



DAYCARE PERSPECTIVE

HRGA

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HAYDEN RETAIL CENTER

2891 NORTH HAYDEN PKWY. ROSEVILLE, CA 95747

06/30/2026

26025

1.0



PARKING LOT VIEW



STREET VIEW

RETAIL PERSPECTIVE

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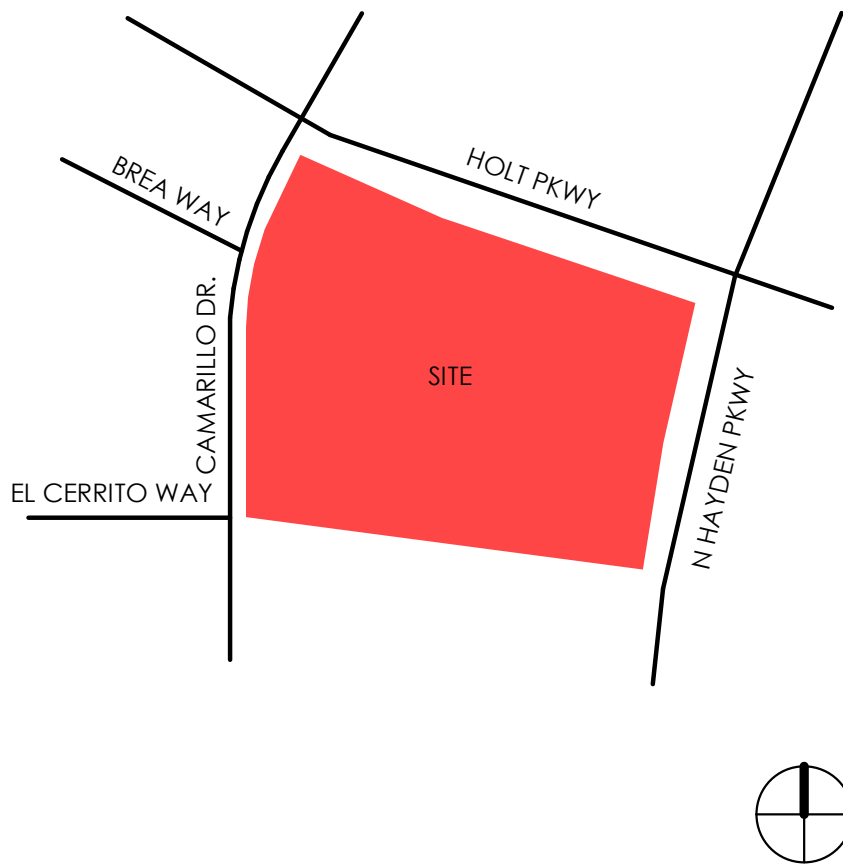
HAYDEN RETAIL CENTER

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06/30/2026

26025

1.1



VICINITY MAP

PROJECT NAME:	HAYDEN RETAIL CENTER	
PROJECT LOCATION:	2891 NORTH HAYDEN PKWY, ROSEVILLE, CA 95747	
ASSESSORS PARCEL #:	492-490-002-000	
LOT SIZE:	5.58 ACRES	
ZONING:	CC - COMMUNITY COMMERCIAL	
GENERAL PLAN:	TBD	
OCCUPANCY / USE:	RETAIL/DAYCARE	
PARKING DIMENSIONS:	90 DEGREE STANDARD SPACE WIDTH: 9 FT SPACE DEPTH: 18 FT	90 DEGREE COMPACT* SPACE WIDTH: 9 FT SPACE DEPTH: 16 FT
	TWO-WAY MANEUVERING WIDTH: 24 FT	
	*COMPACT CAR SPACES, UP TO 20 %.	
PARKING LOT SHADING:	50%	
SITE LIGHTING POLE HEIGHT:	MAX. 14 FT	
FEMA FLOOD ZONE:	TBD	

ZONING INFORMATION

BUILDING SUMMARY:

PROGRAM	SF	REQ. PARKING	PROVIDED PARKING
DAY CARE	10,000 SF	40 STALLS	40 STALLS
FAST FOOD WITH DRIVE THRU	3,000 SF	1 STALL PER 100 SF = 30	35 STALLS
RETAIL 1	6,000 SF	1 STALL PER 200 SF = 30	41 STALLS
RETAIL 2	6,000 SF	1 STALL PER 200 SF = 30	40 STALLS
RETAIL 3	6,000 SF	1 STALL PER 200 SF = 30	40 STALLS
TOTAL	31,000 SF	160 STALLS	196 STALLS

BUILDING SUMMARY

EV PARKING REQUIREMENTS:

PROGRAM	TYPE	CODE REQUIREMENT	REQUIRED	PROVIDED
RETAIL	EV CAPABLE	CAL GREEN TABLE 5.106.5.3.1 - 151-200 PARKING SPACES	9	9
	EV CAPABLE W/ EVSE (EVCS)	CAL GREEN TABLE 5.106.5.3.1 - 151-200 PARKING SPACES	26	26

NOTE:
- EV READY: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES
- EV CHARGERS: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS, AT LEAST 50% OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS

ACCESSIBLE EV PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED	
			VAN	STANDARD
RETAIL	CBC 11B-228.3.2.1 - 151 - 200 PARKING SPACES	3	1	1

ACCESSIBLE PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED
RETAIL	CBC CODE TABLE 11B-208.2 - 151-200 TOTAL PARKING SPACES	6	6

PARKING DATA

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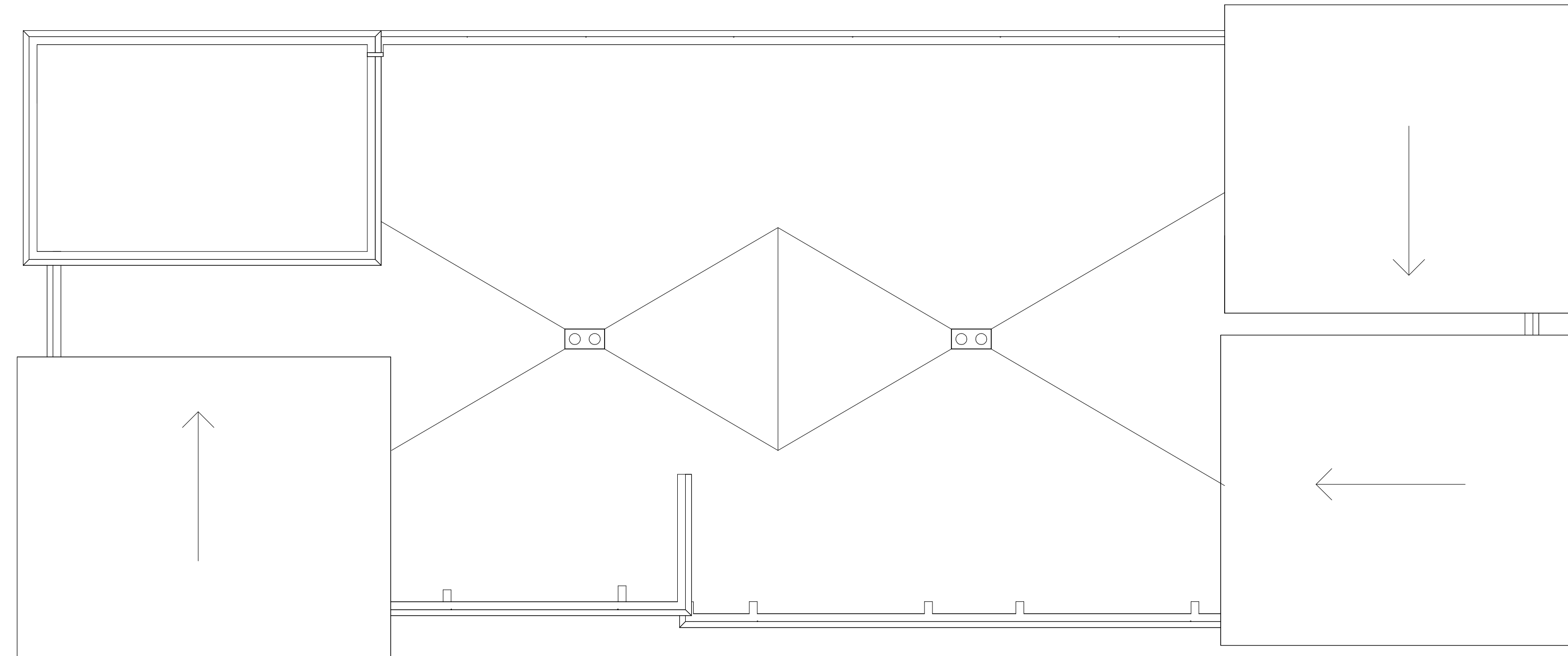
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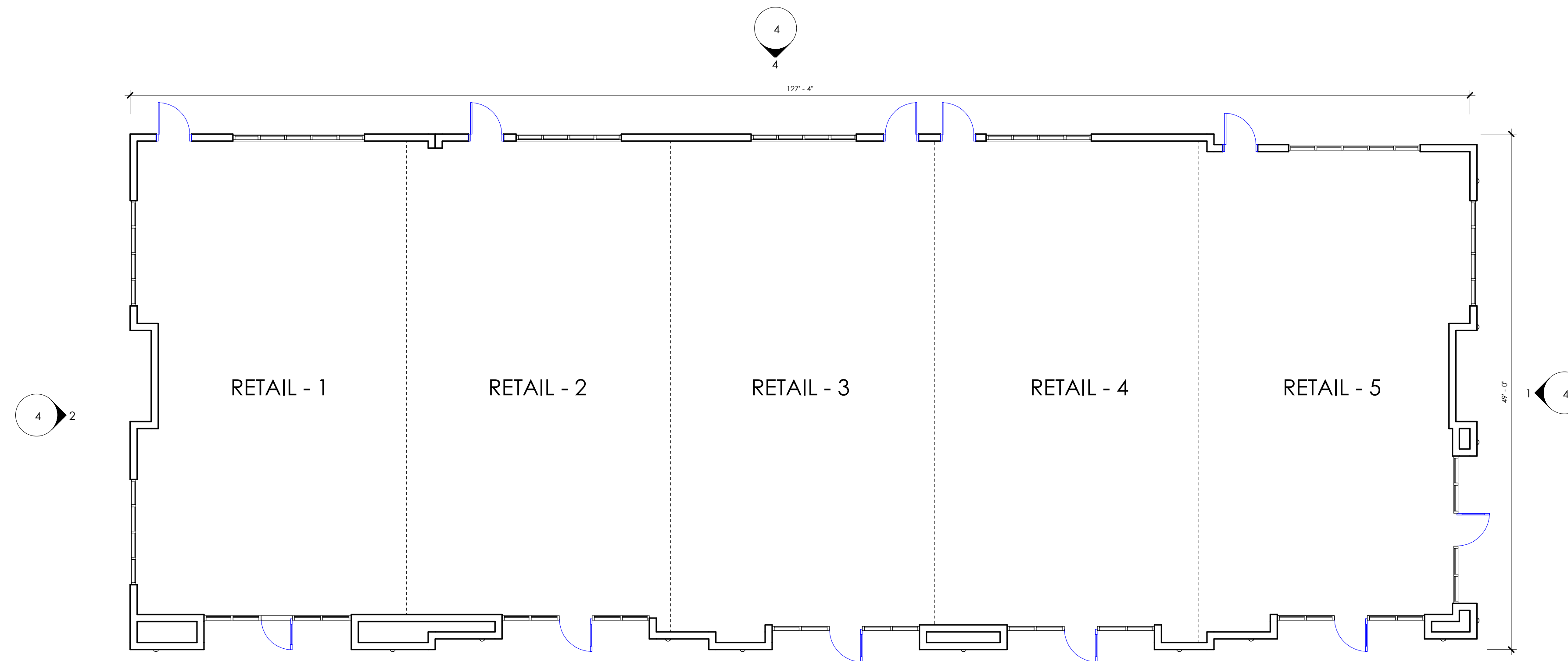
2



ROOF (RETAIL)

1/8" = 1'-0"

2



LEVEL 1 (RETAIL)

1/8" = 1'-0"

1

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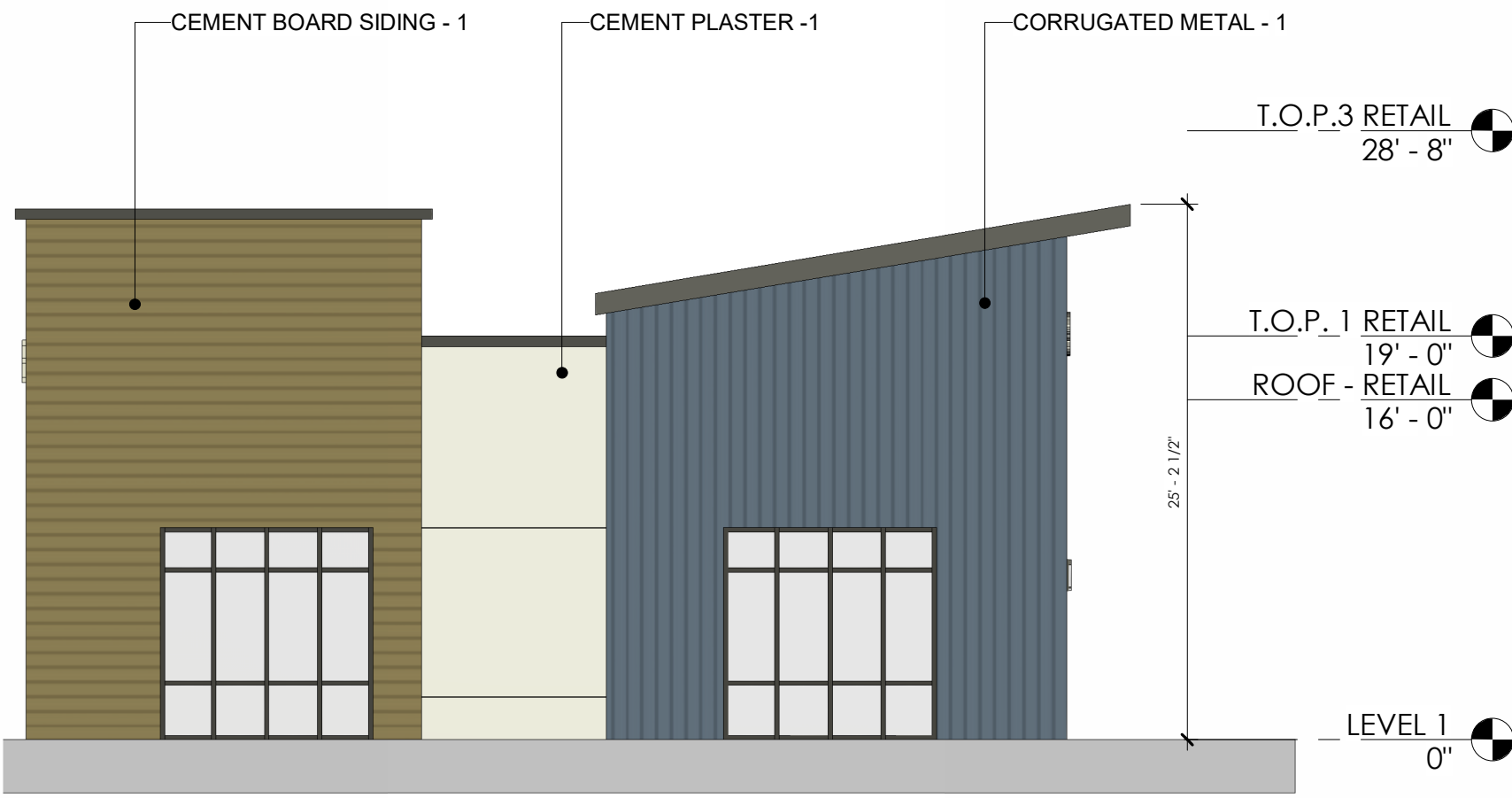
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NORTH ELEV. (RETAIL)

1/8" = 1'-0"

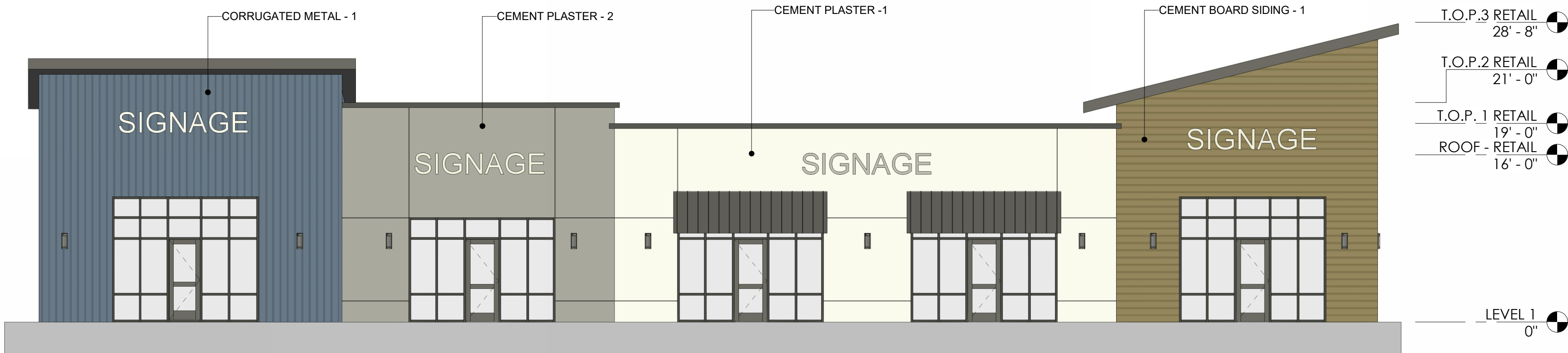
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WEST ELEV. (RETAIL)

1/8" = 1'-0"

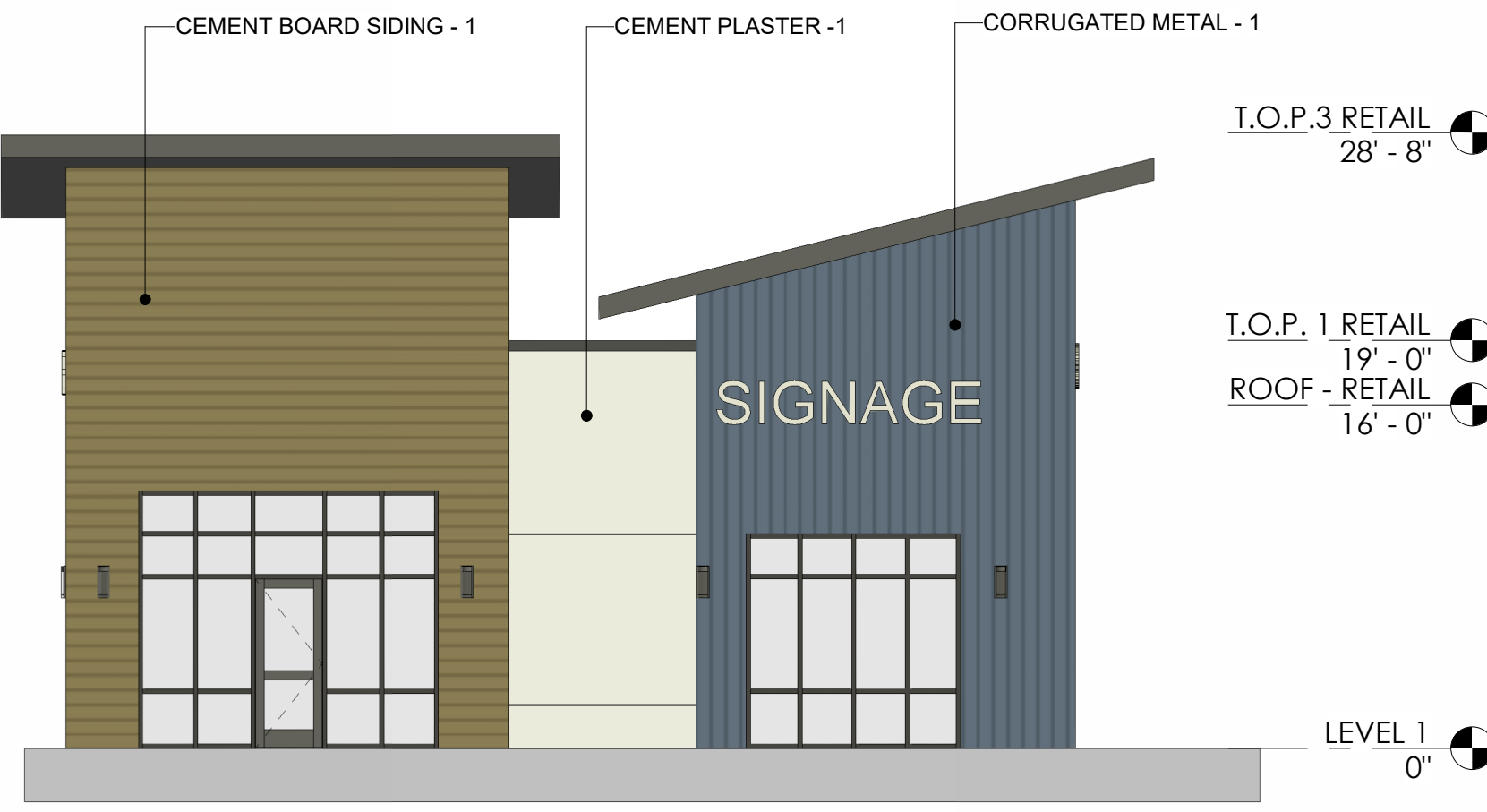
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SOUTH ELEV. (RETAIL)

1/8" = 1'-0"

3



EAST ELEV. (RETAIL)

1/8" = 1'-0"

1

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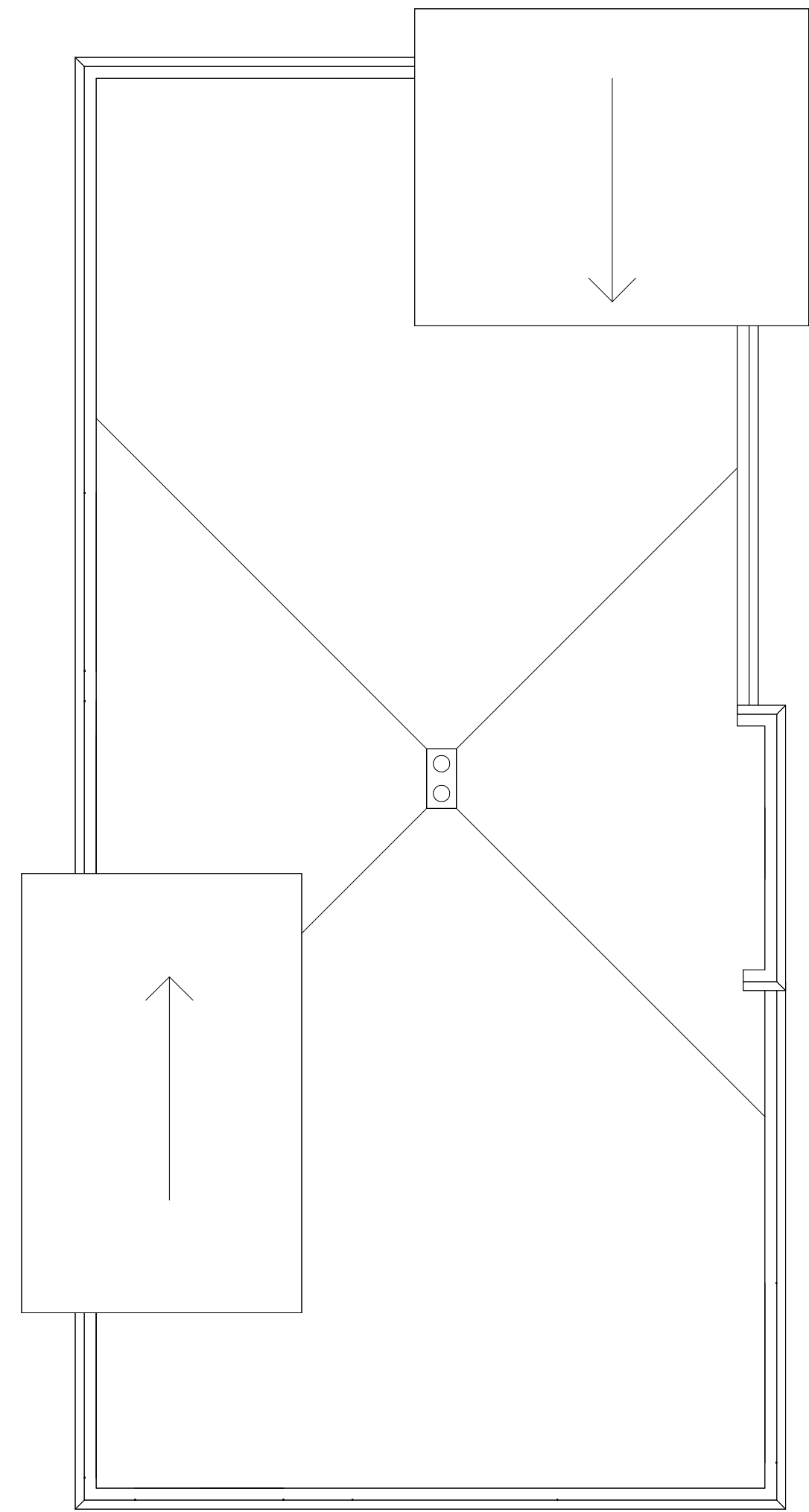
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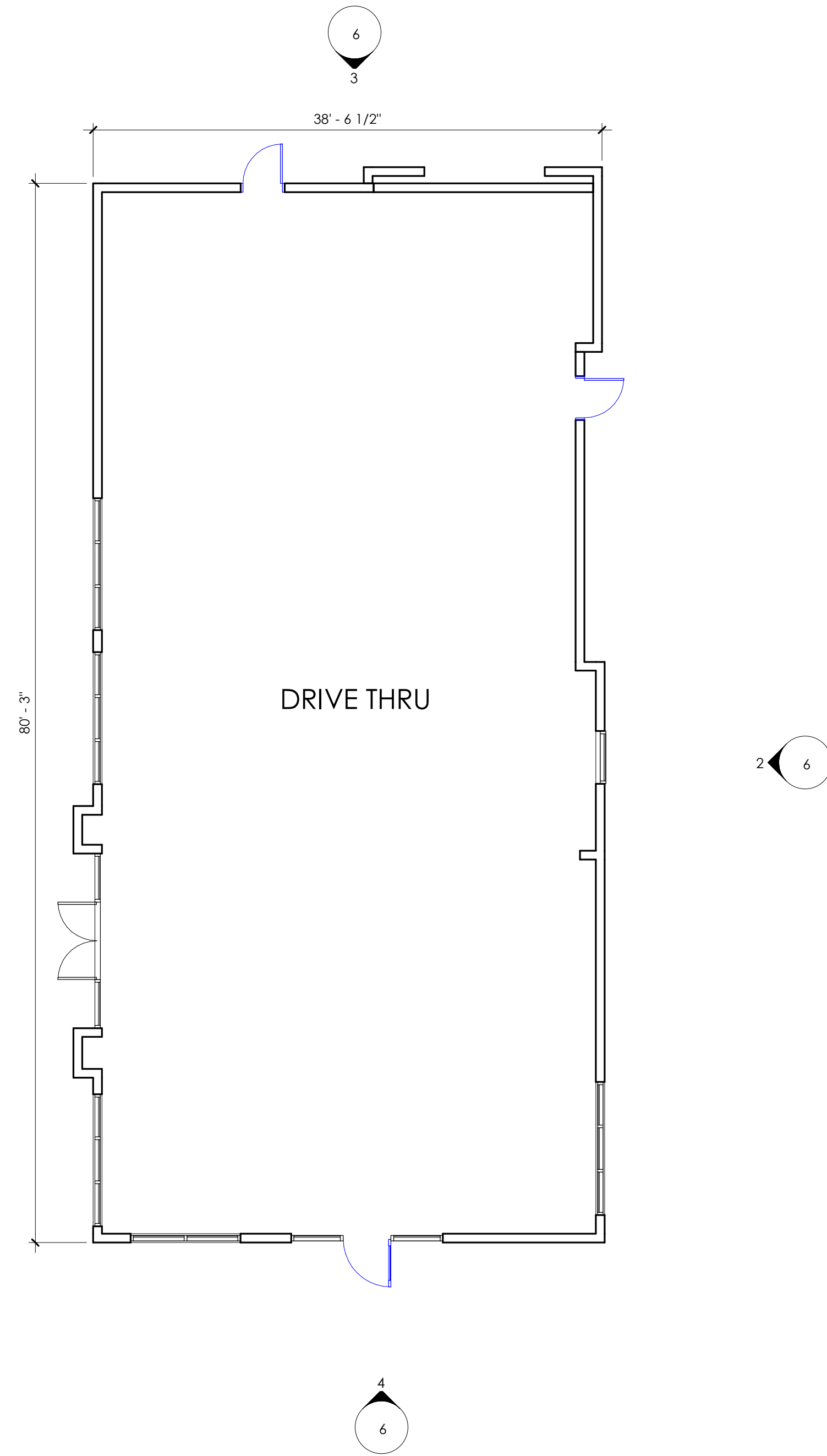
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ROOF - DRIVE THRU

1/8" = 1'-0"

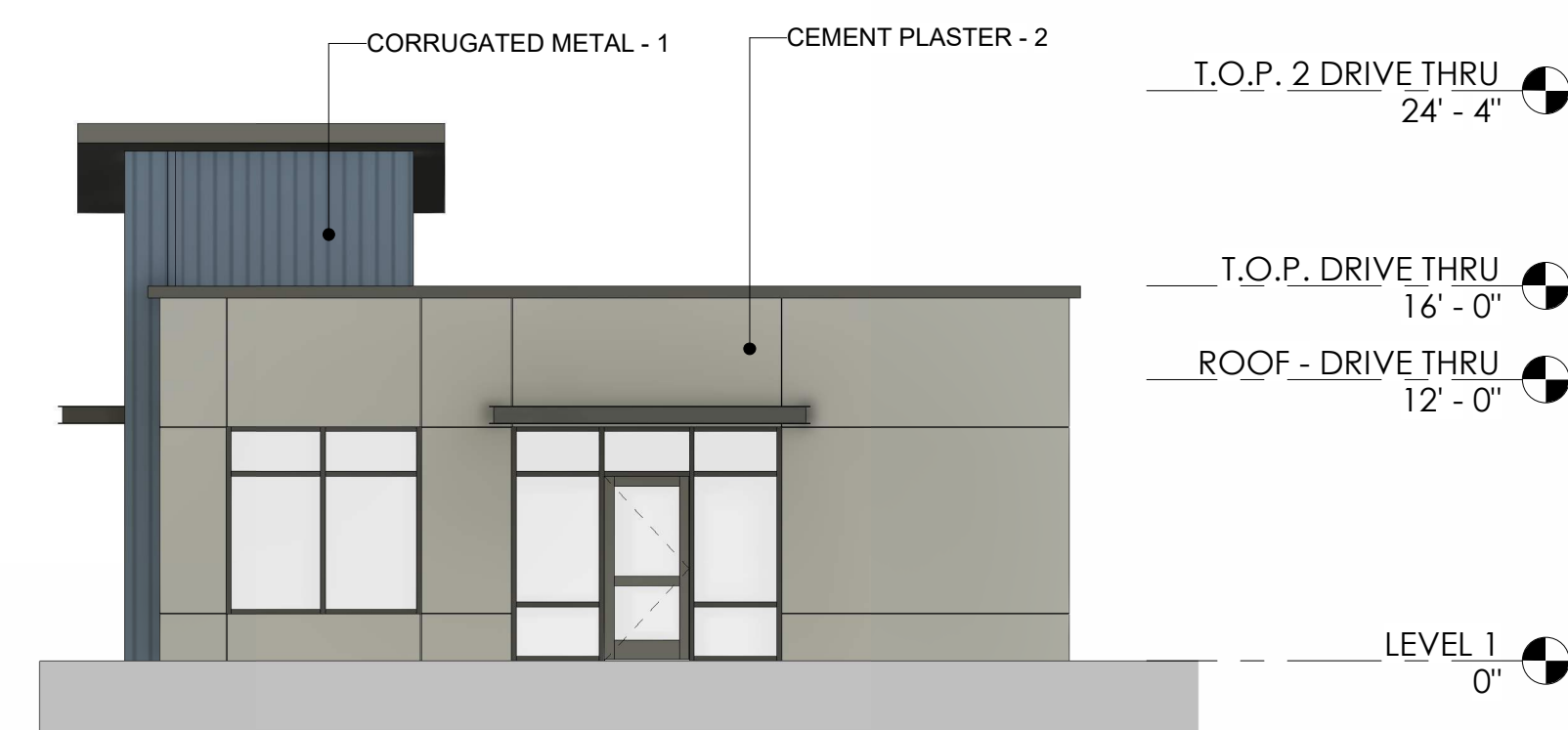
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LEVEL 1 (DRIVE THRU)

1/8" = 1'-0"

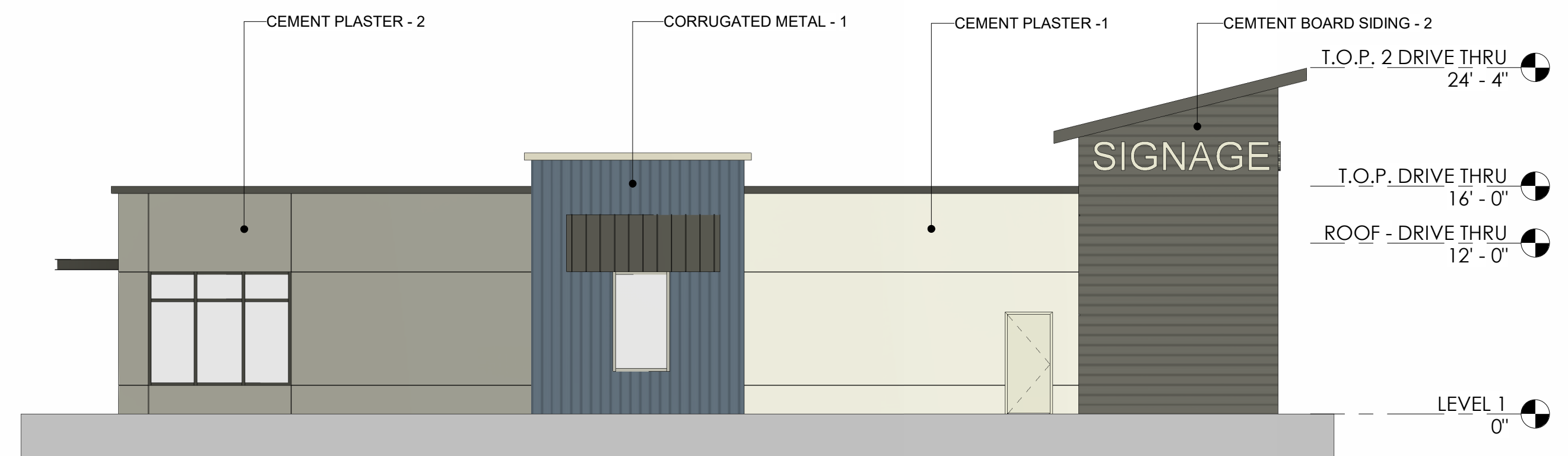
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SOUTH ELEV. (DRIVE THRU)

1/8" = 1'-0"

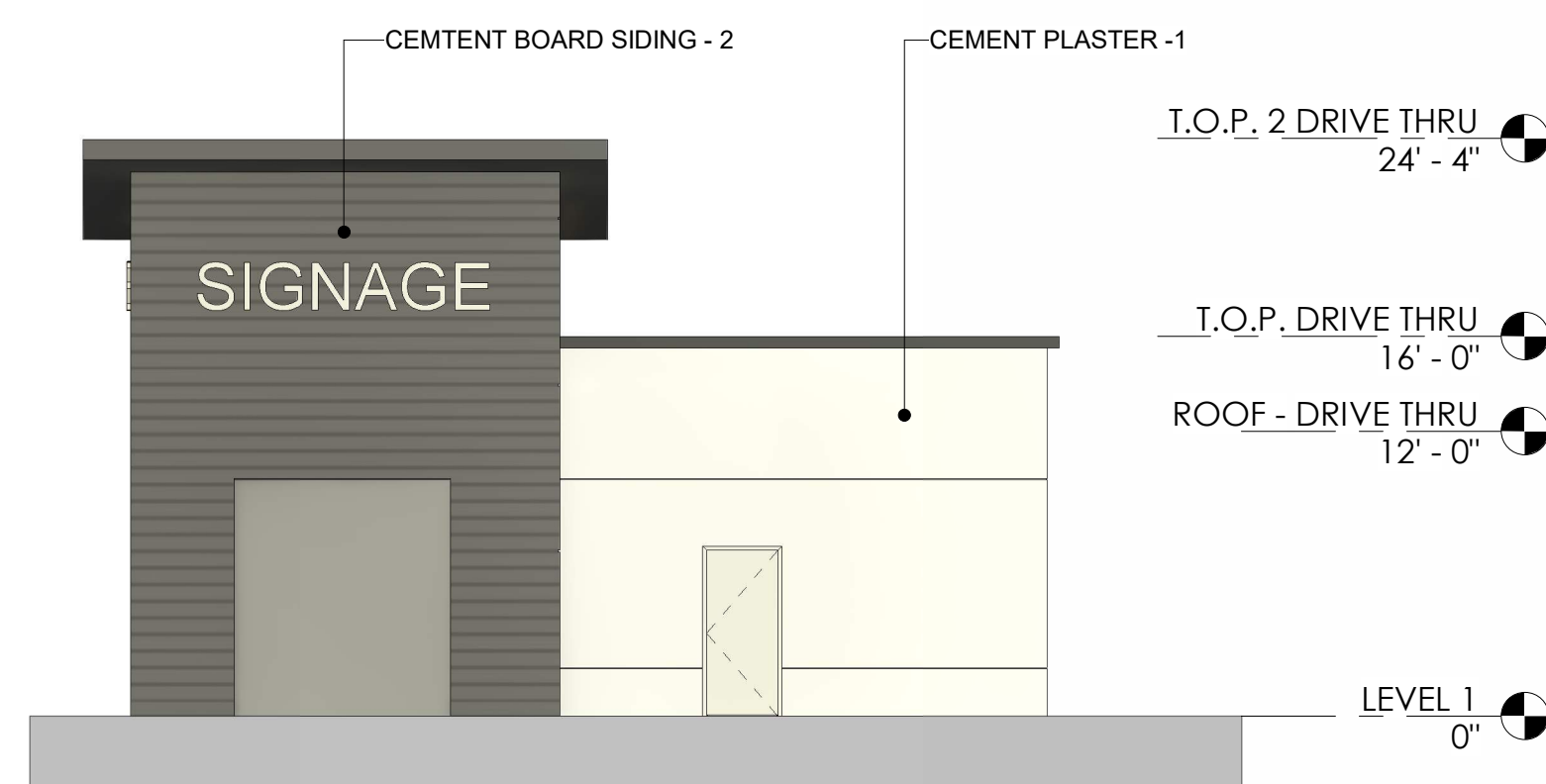
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EAST ELEV. (DRIVE THRU)

1/8" = 1'-0"

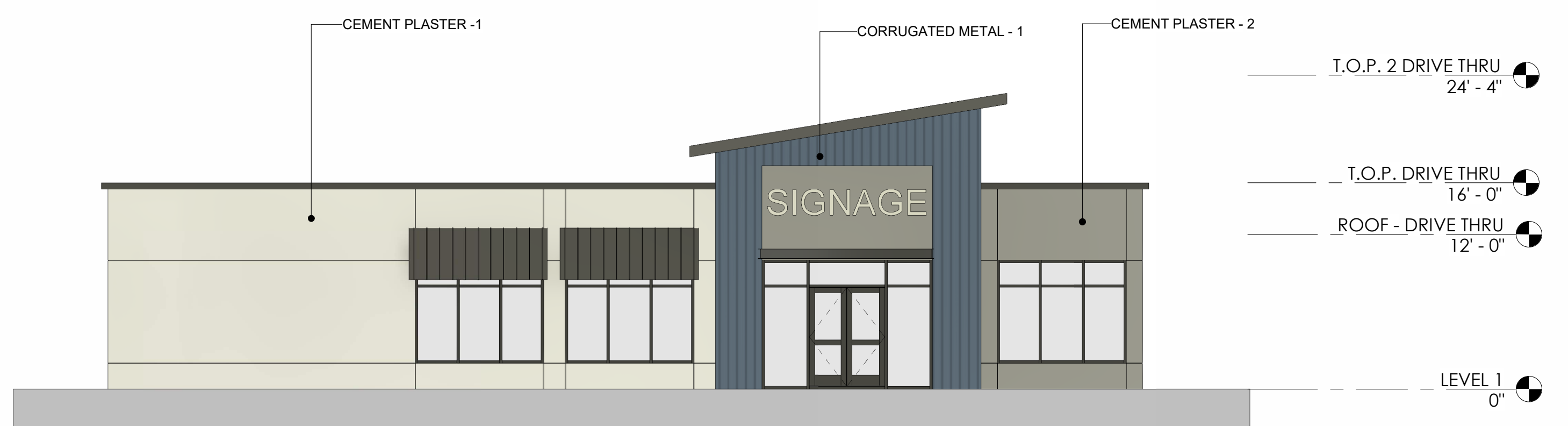
2



NORTH ELEV. (DRIVE THRU)

1/8" = 1'-0"

3



WEST ELEV. (DRIVE THRU)

1/8" = 1'-0"

1

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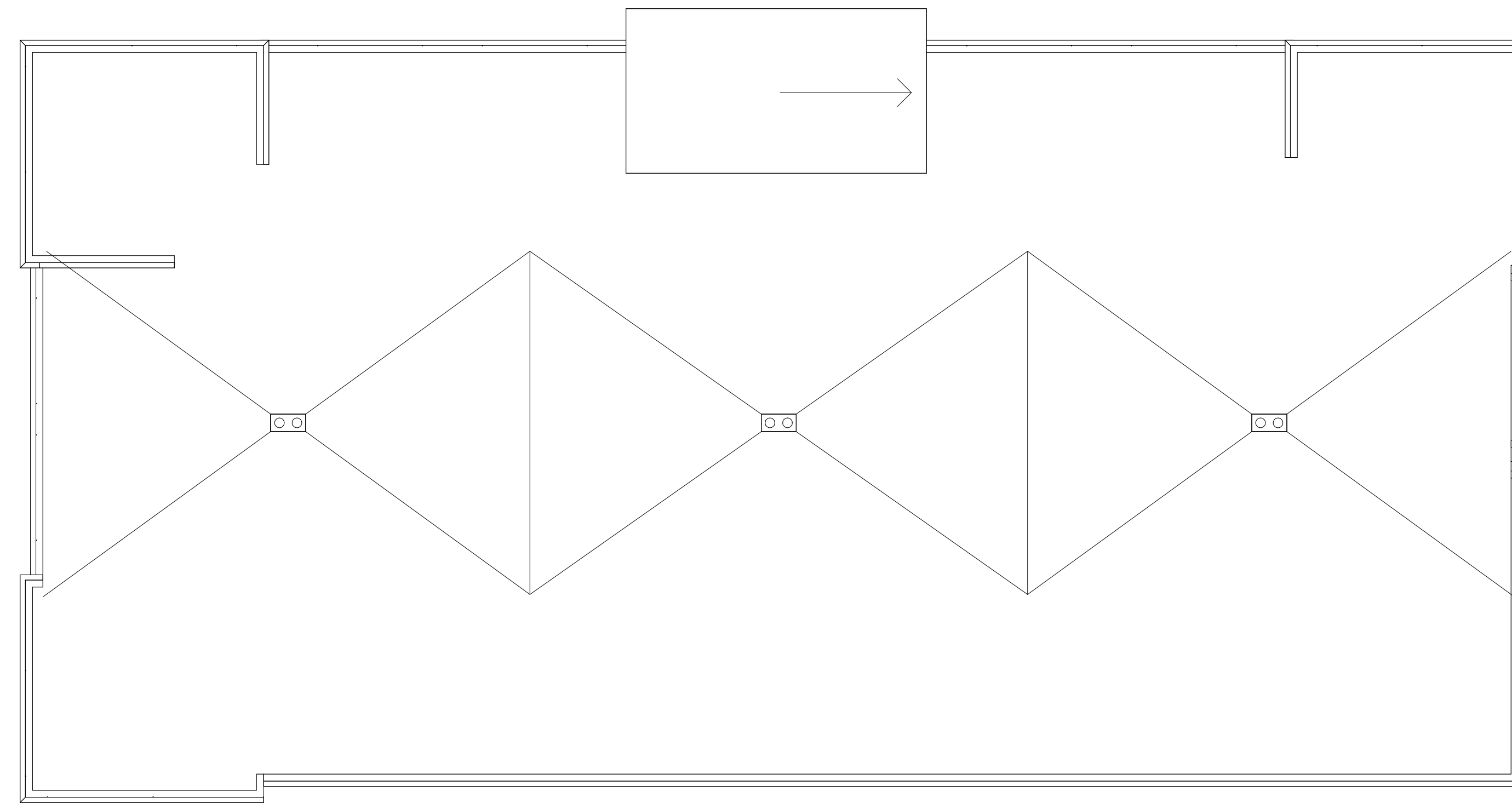
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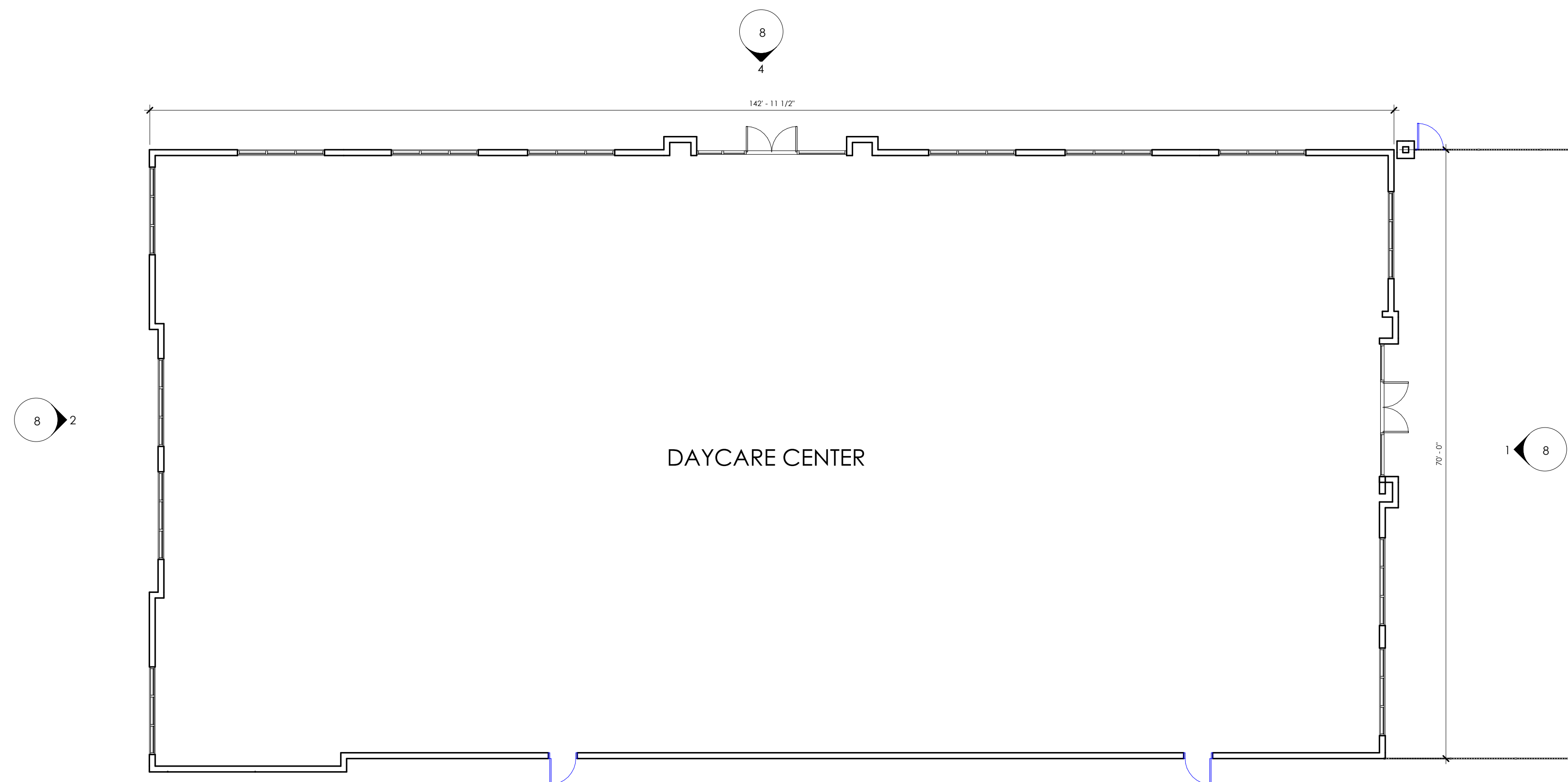
6



ROOF - DAYCARE

1" = 10'-0"

2



LEVEL 1 - DAYCARE

1" = 10'-0"

1

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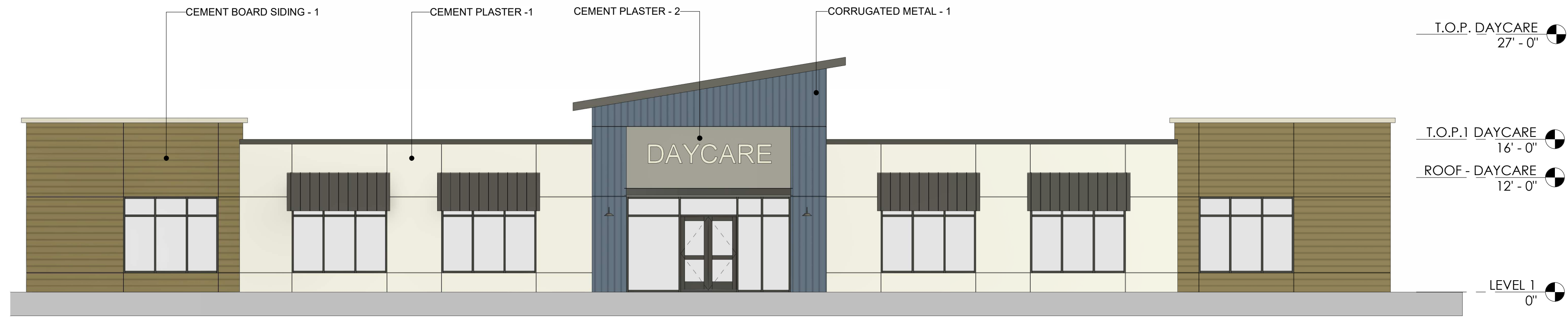
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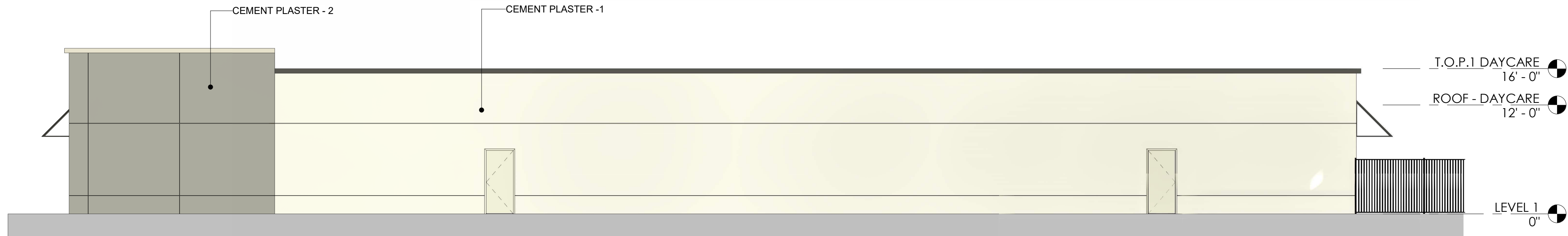
06/30/2026

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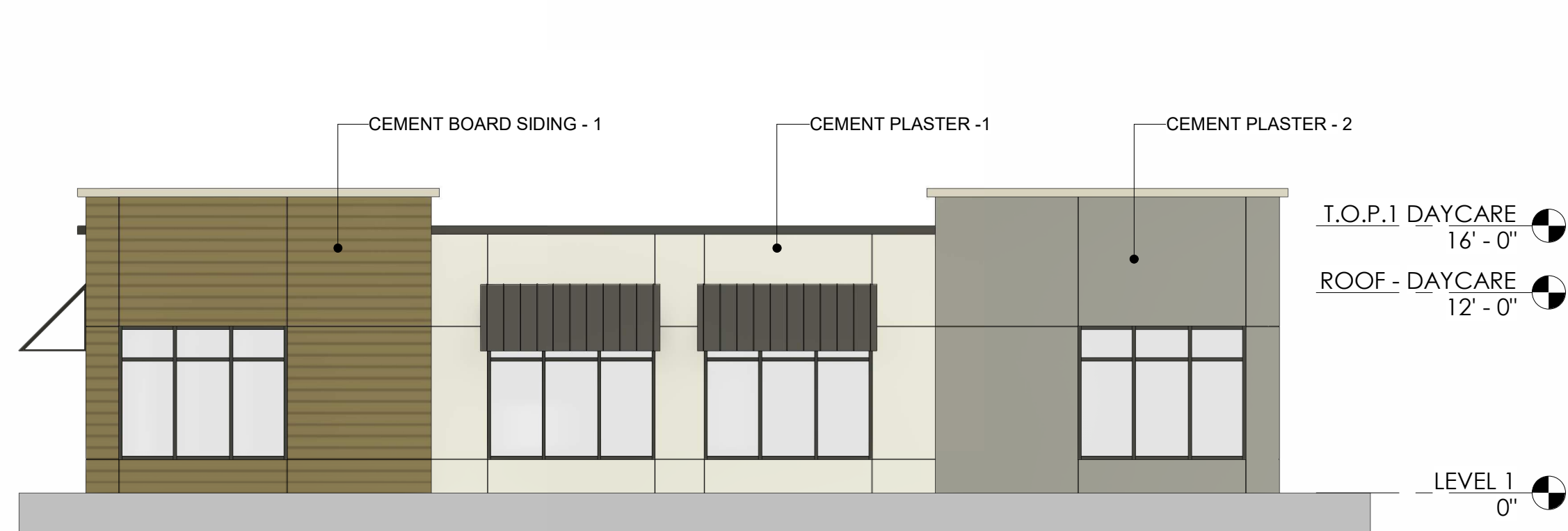
7



NORTH ELEVATION - DAYCARE 1/8" = 1'-0" **4**



SOUTH ELEVATION - DAYCARE 1/8" = 1'-0" **3**



WEST ELEVATION - DAYCARE 1/8" = 1'-0" **2**



EAST ELEVATION - DAYCARE 1/8" = 1'-0" **1**

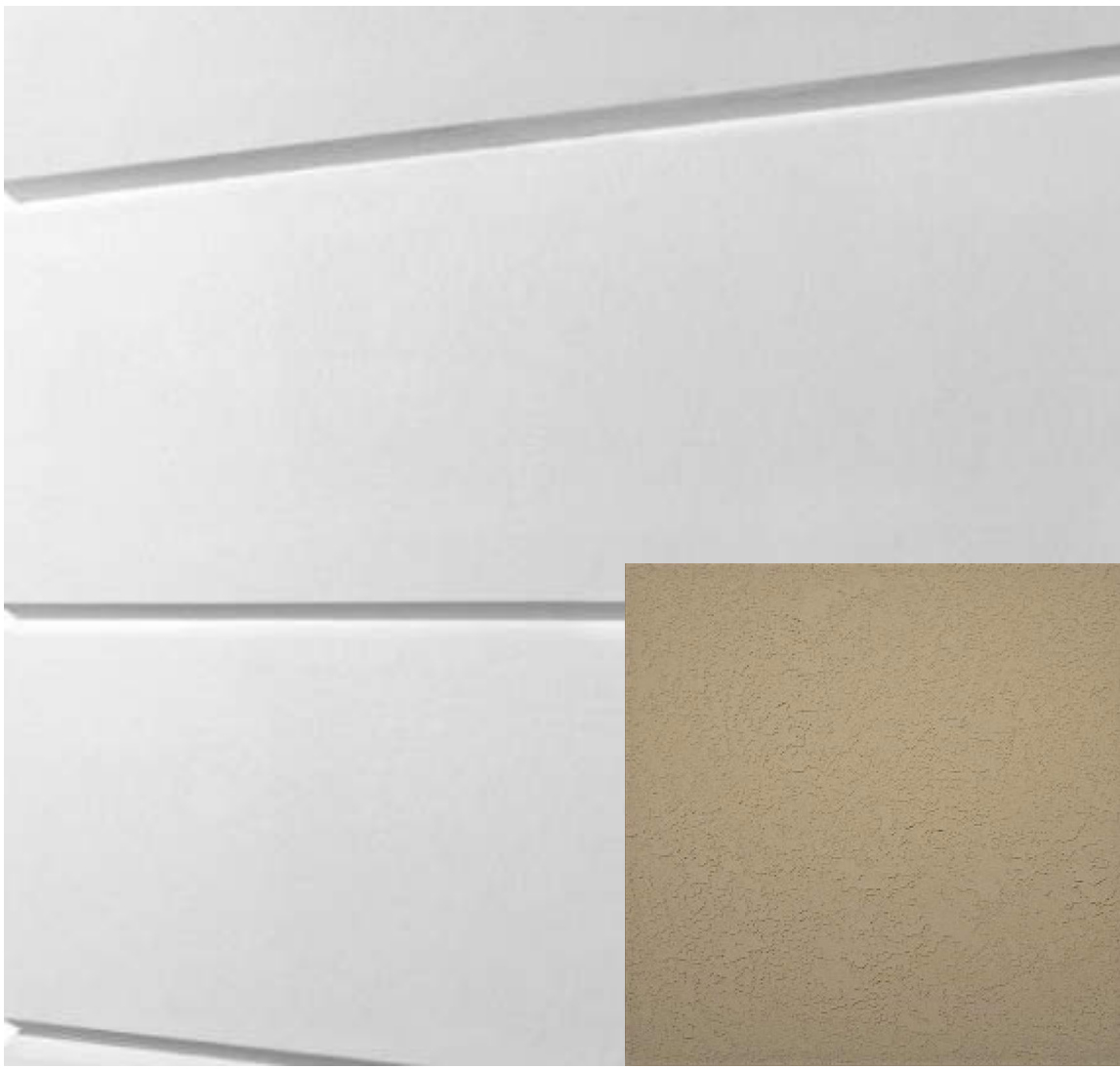
MATERIAL BOARD



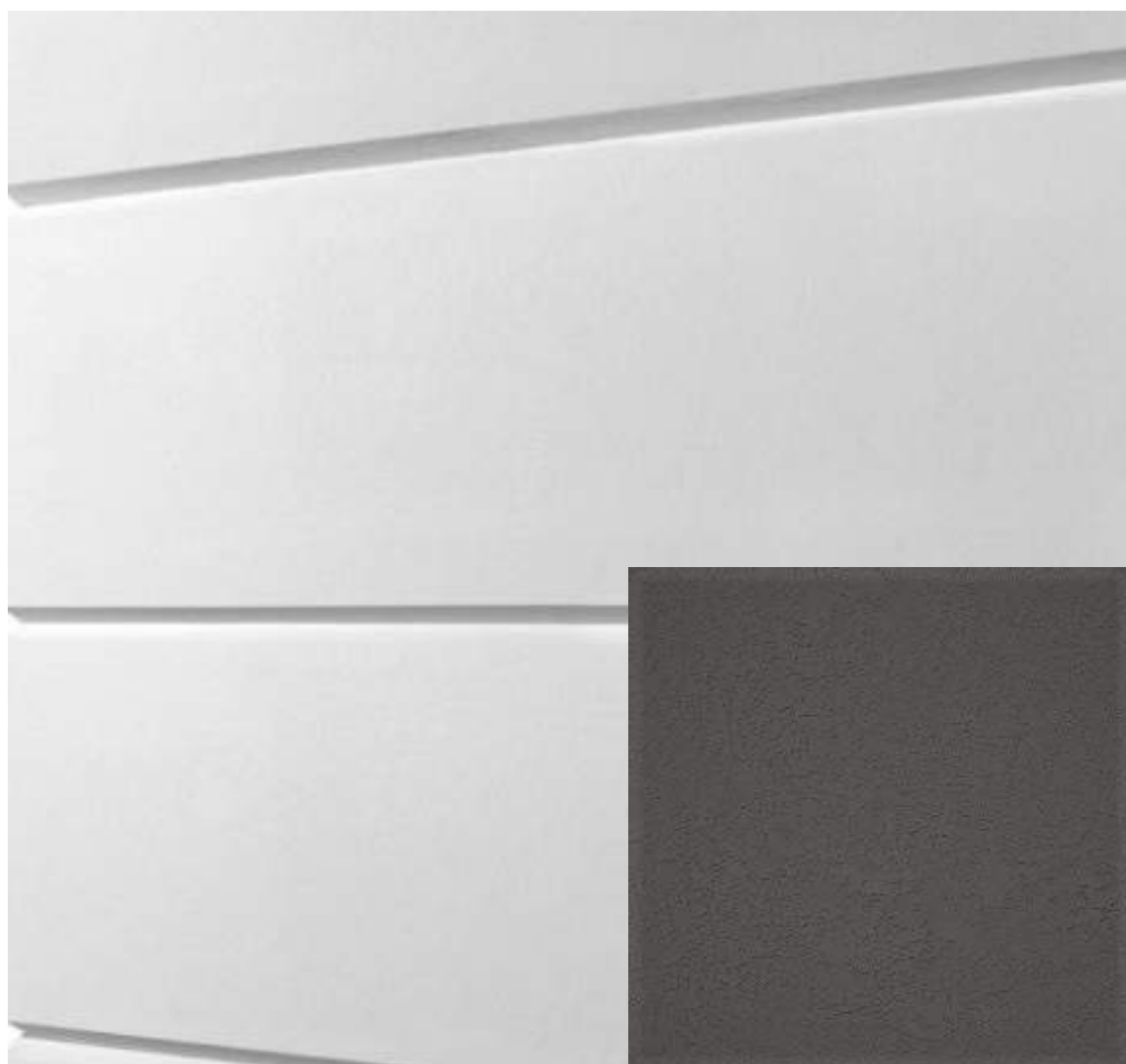
CORRUGATED METAL - 1
MANUFACTURE: TAYLOR METAL
STYLE: CONTOUR SERIES
PAINT COLOR:



CORRUGATED METAL - 2
MANUFACTURE: TAYLOR METAL
STYLE: CONTOUR SERIES
PAINT COLOR:



CEMENT BOARD SIDING - 1
MANUFACTURE: JAMES HARDIE
STYLE: V-GROVE
PAINT COLOR:



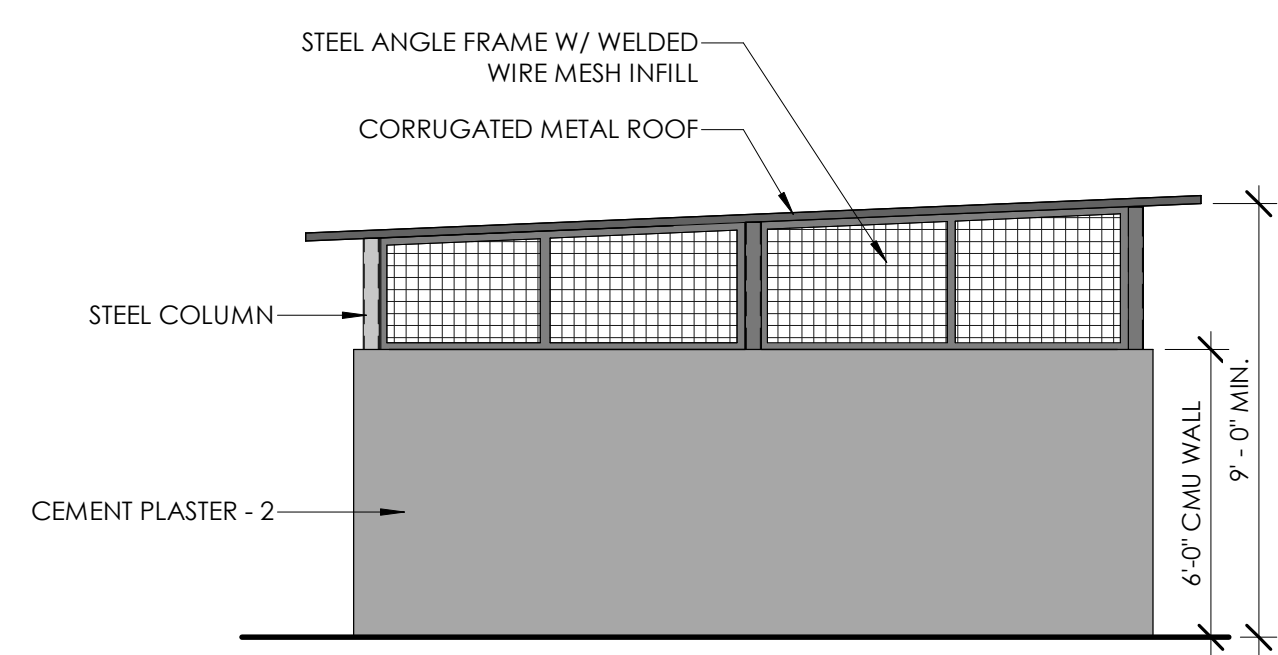
CEMENT BOARD SIDING - 2
MANUFACTURE: JAMES HARDIE
STYLE: V-GROVE
PAINT COLOR:



CEMENT PLASTER - 1



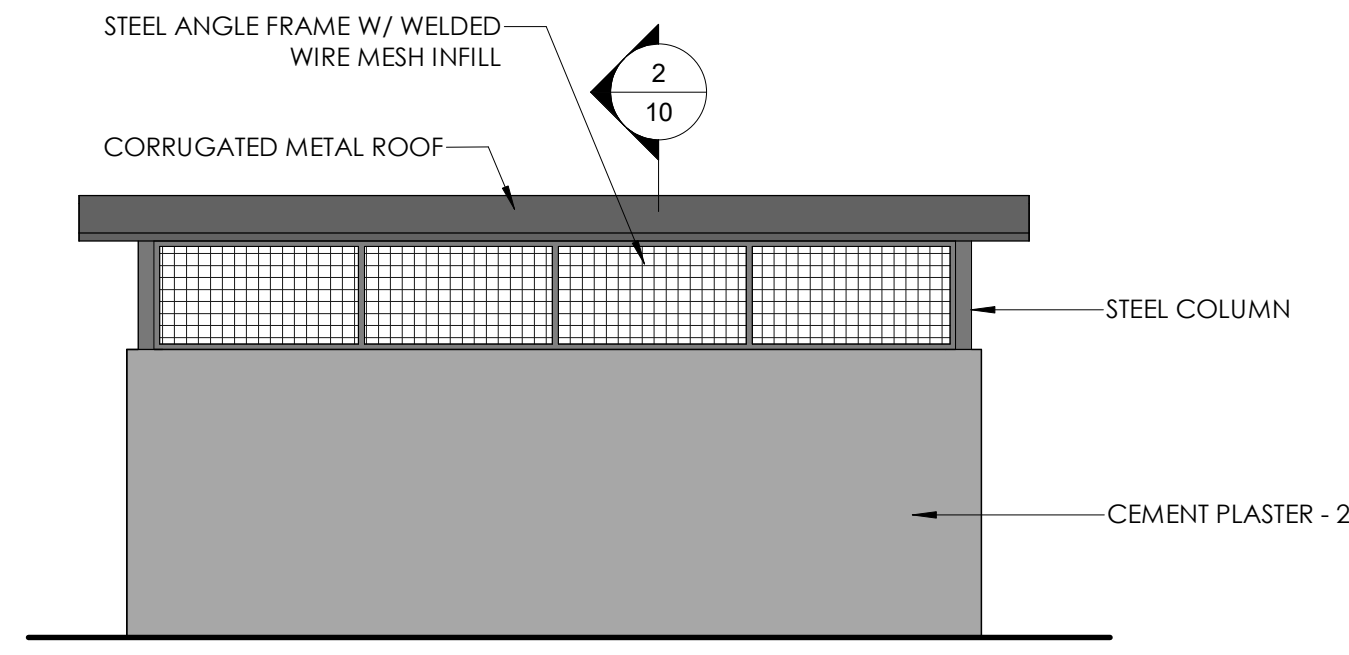
CEMENT PLASTER - 2



TRASH ENCLOSURE

1/4" = 1'-0"

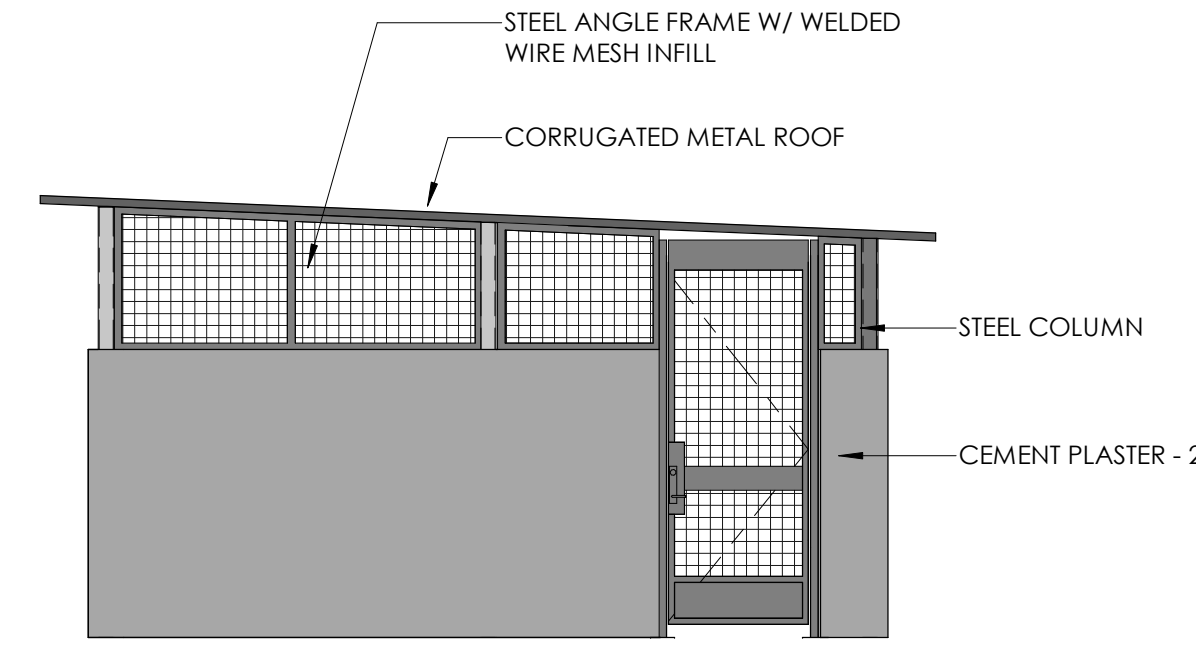
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TRASH ENCLOSURE

1/4" = 1'-0"

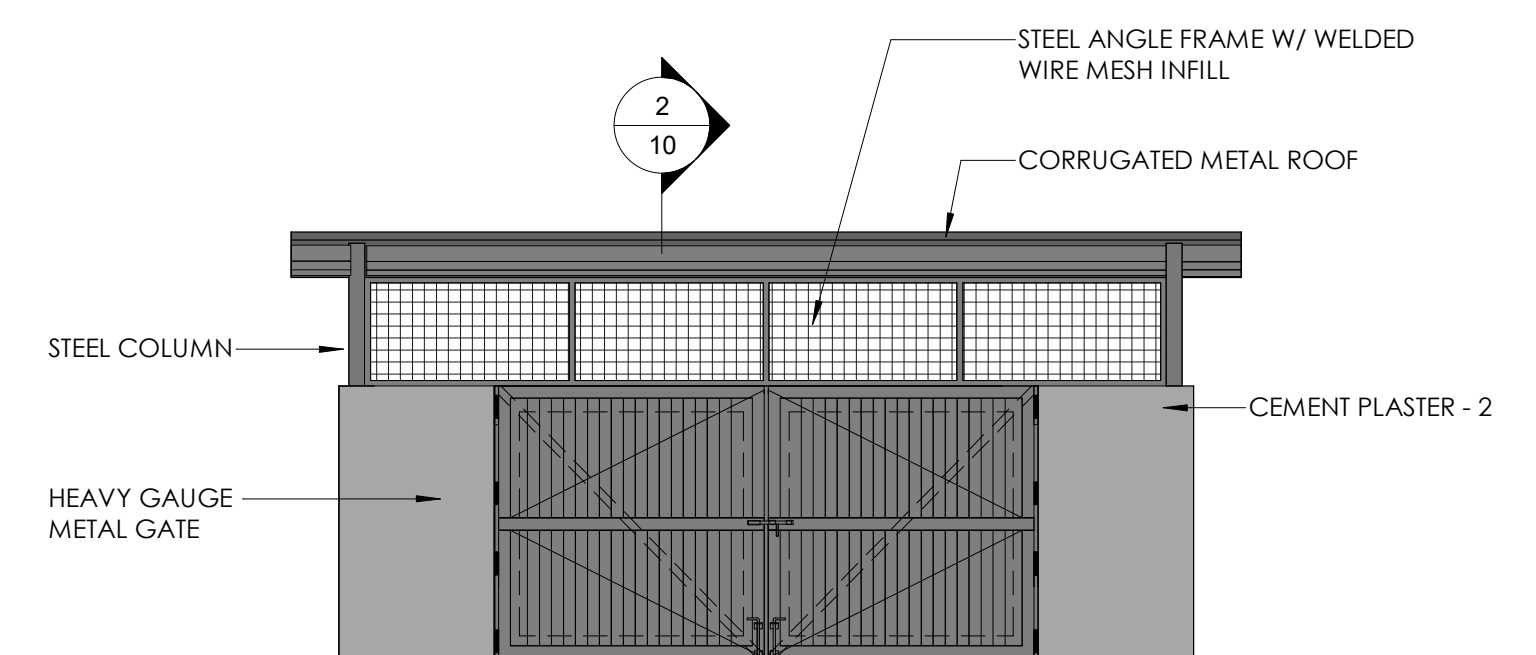
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TRASH ENCLOSURE

1/4" = 1'-0"

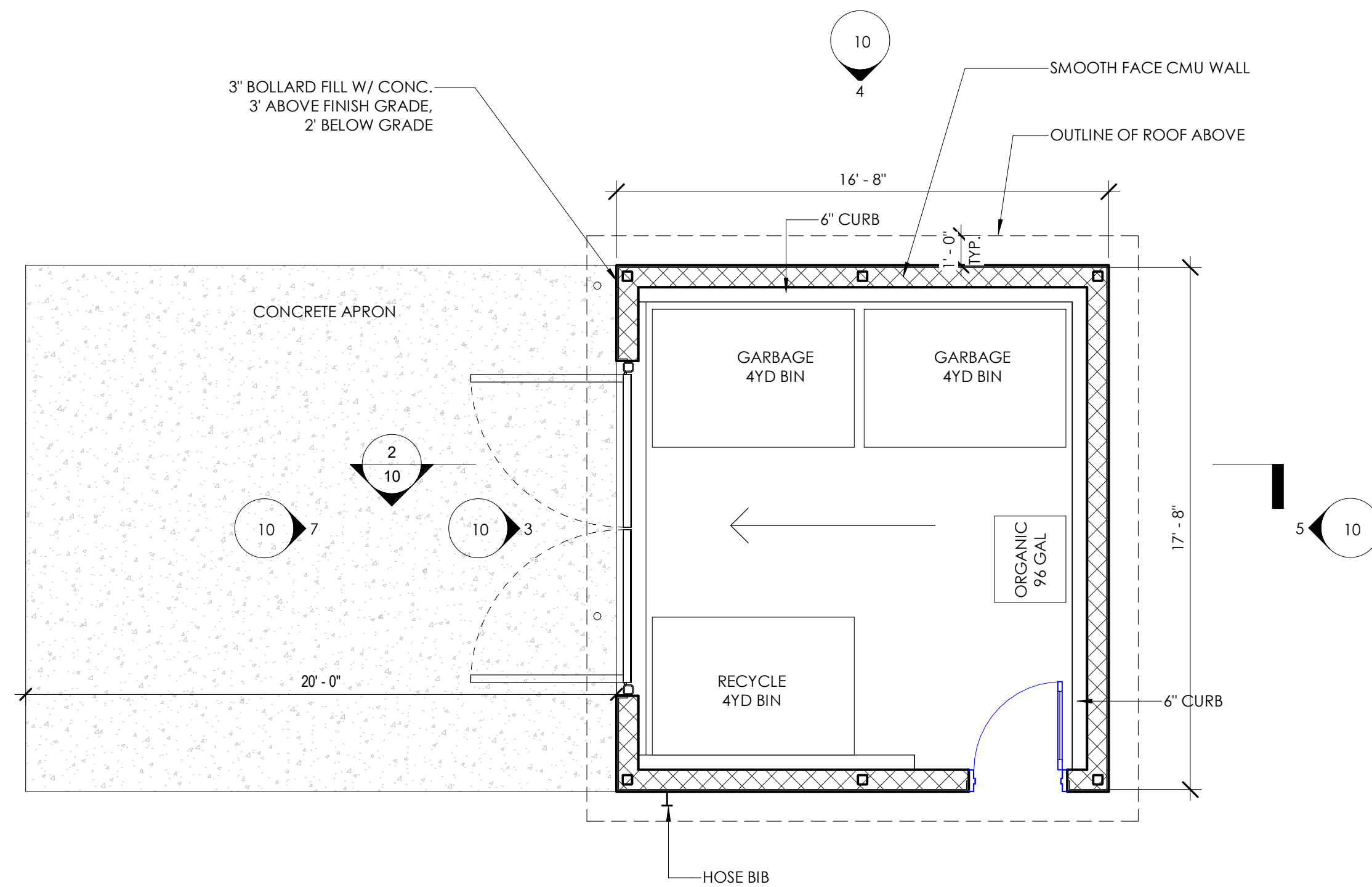
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TRASH ENCLOSURE

1/4" = 1'-0"

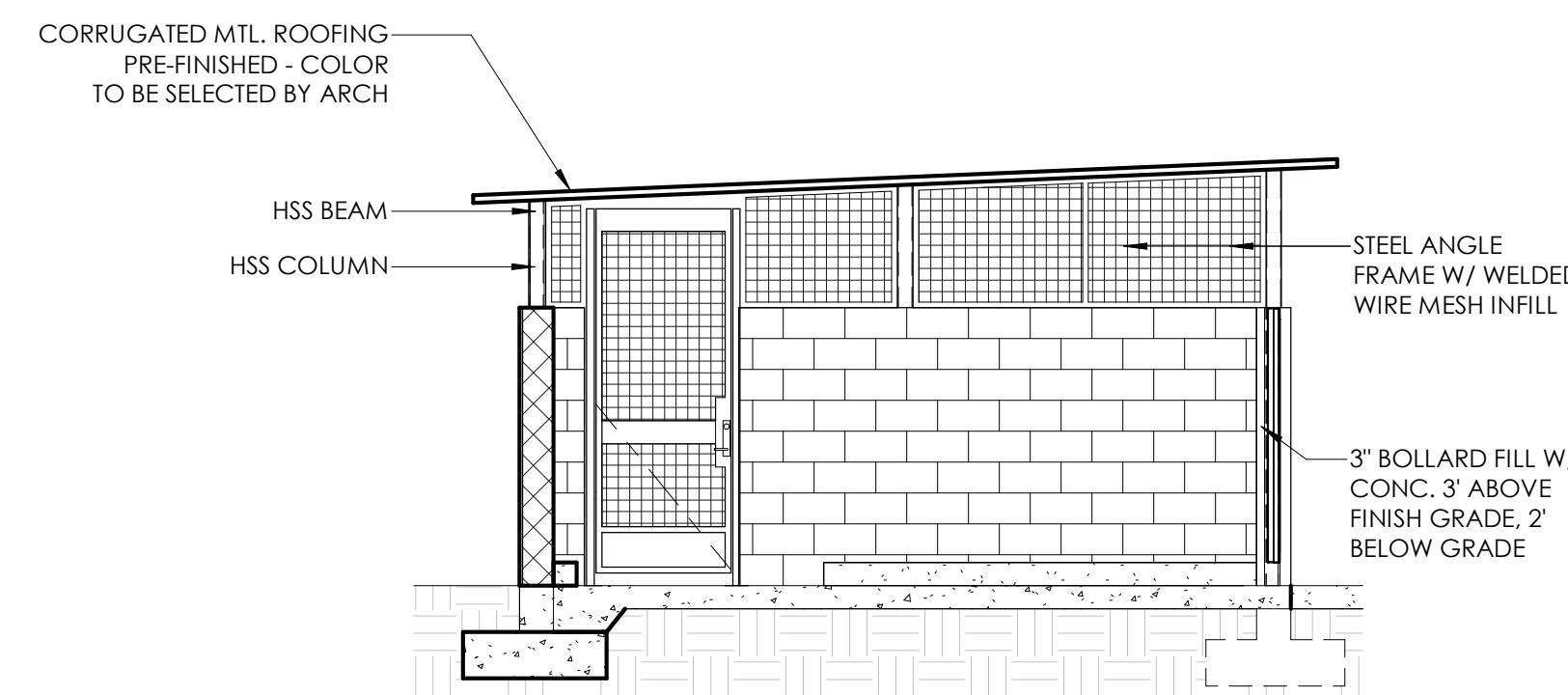
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FLOOR PLAN

1/4" = 1'-0"

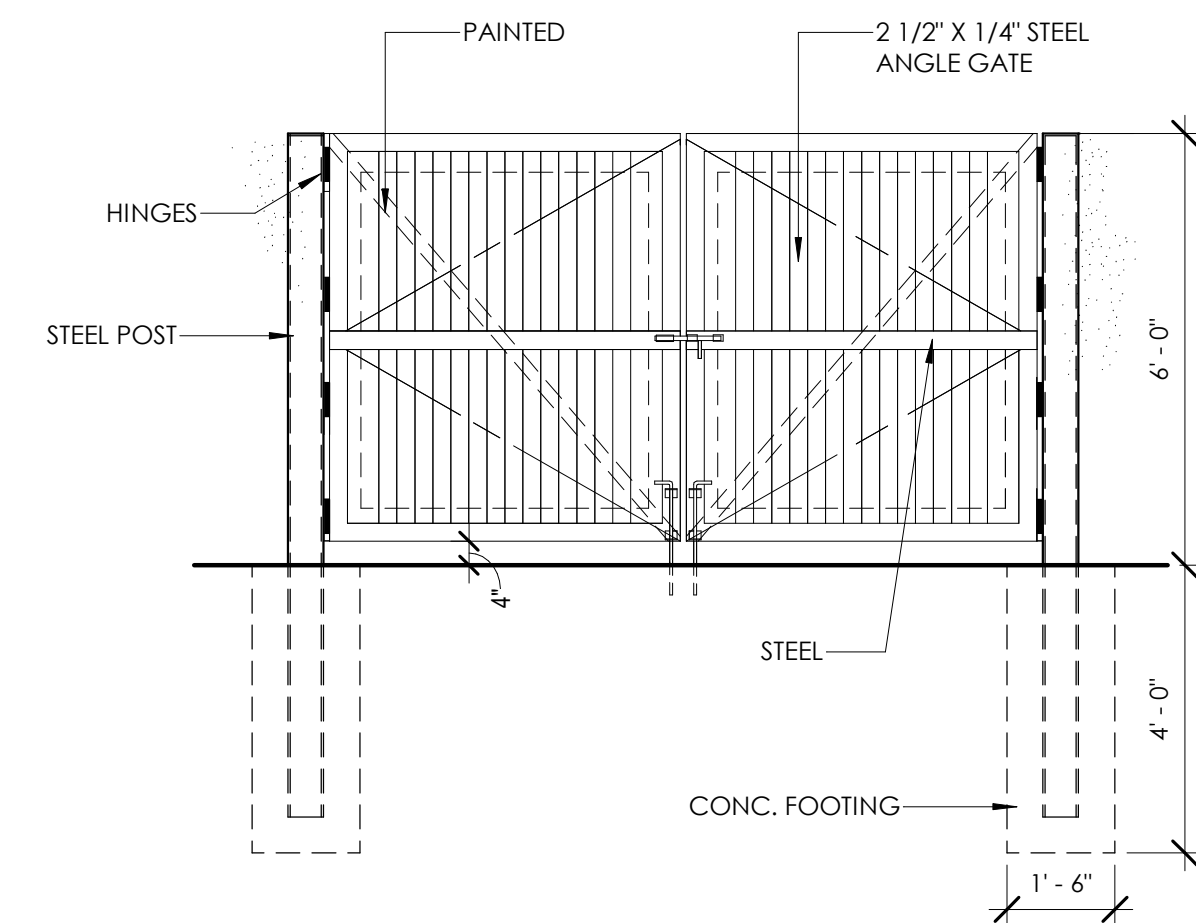
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SECTION

1/4" = 1'-0"

2



TRASH GATE ELEVATION

3/8" = 1'-0"

3

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SITE CONTEXT



1 - SOUTHEAST VIEW FROM N HAYDEN PKWY



2 - EAST VIEW FROM N HAYDEN PKWY



3 - NORTHEAST CORNER VIEW FROM HOLT PKWY



4 - NORTH VIEW FROM HOLT PKWY



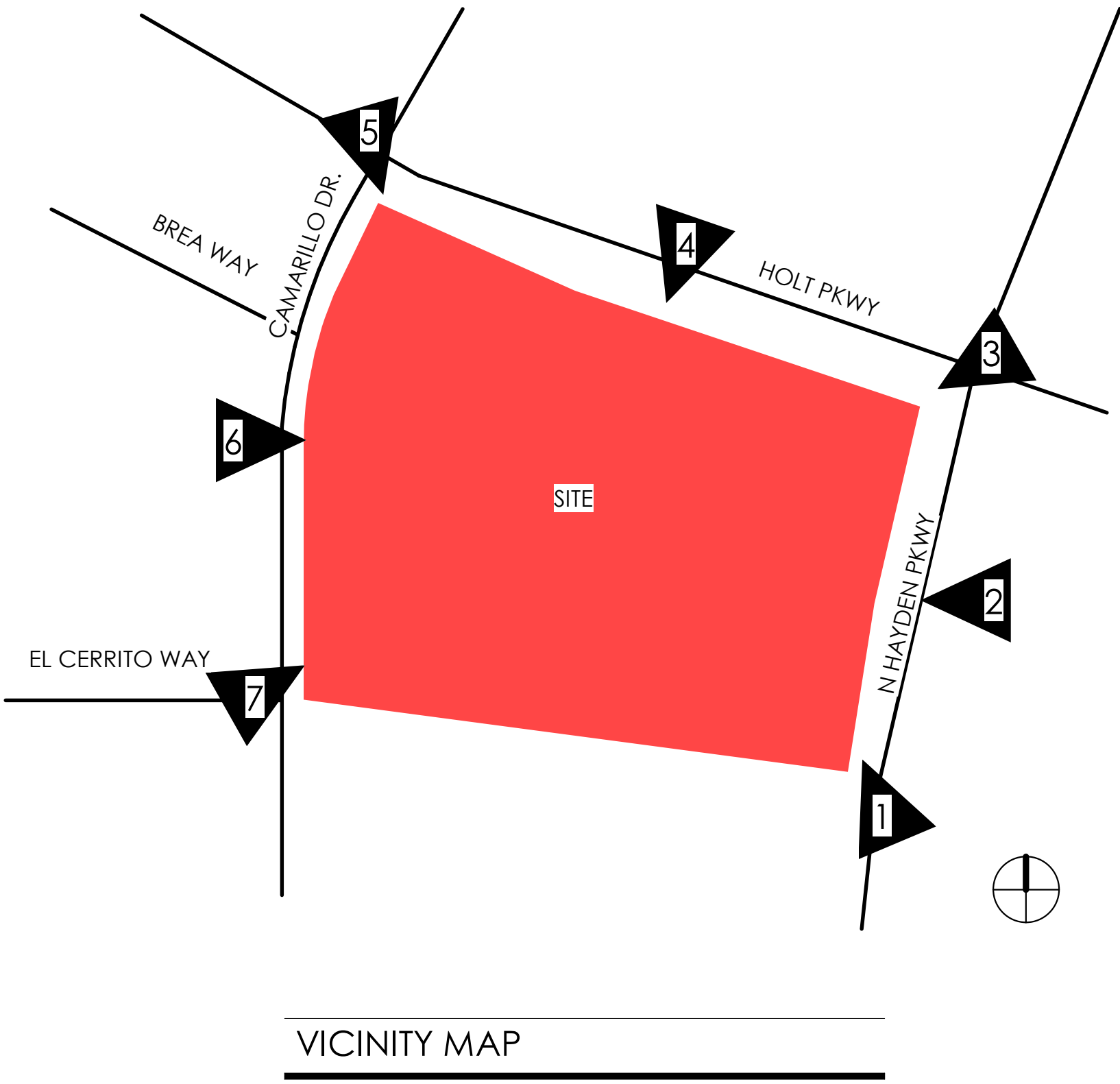
5 - NORTHWEST CORNER VIEW FROM HOLT PKWY



6 - WEST VIEW FROM CAMARIOLO DR.



6 - SOUTHWEST VIEW FROM CAMARIOLO DR.



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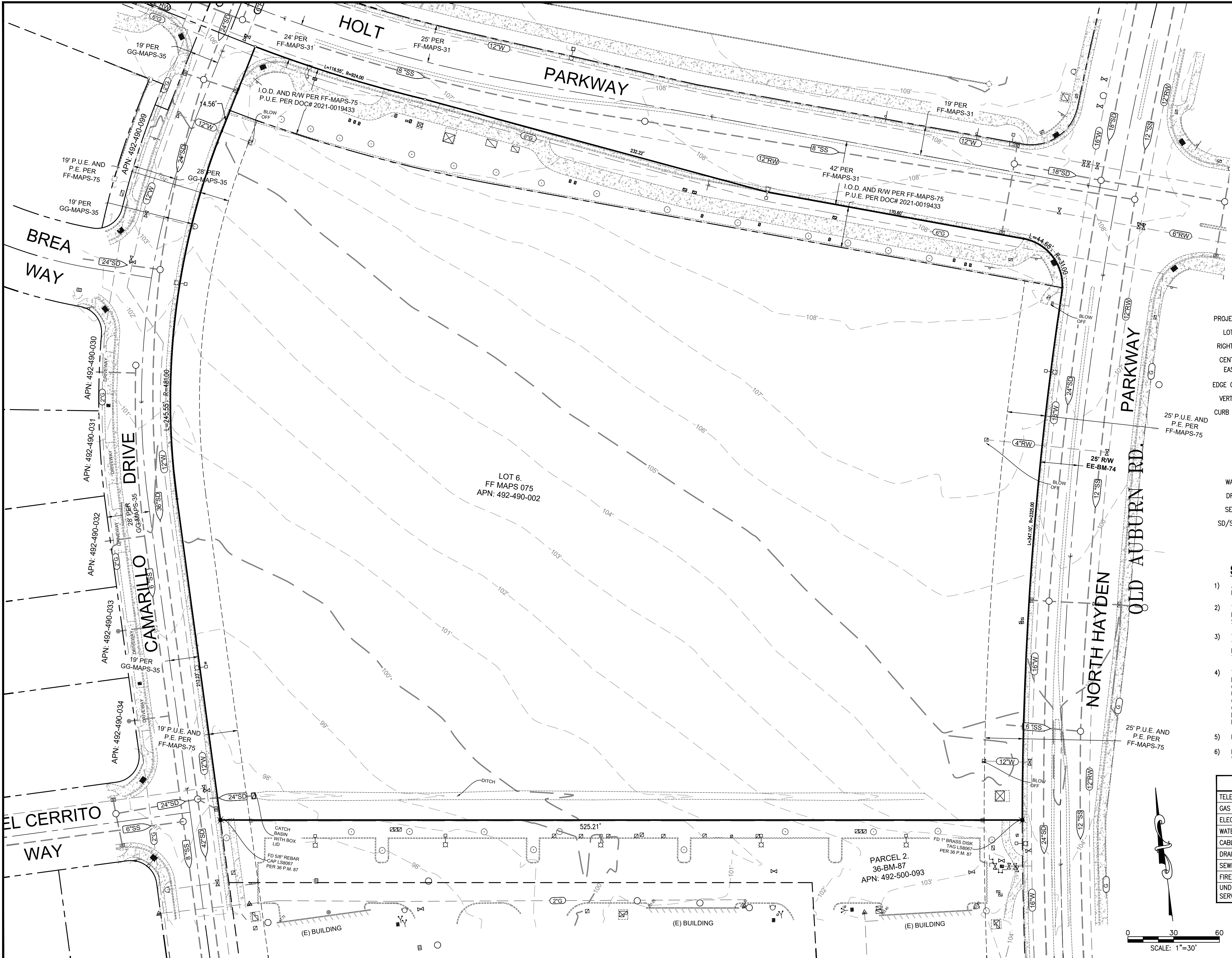
HAYDEN RETAIL CENTER

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11



VICINITY MAP
NO SCALE

LEGEND

PROJECT SITE		DRAIN INLET	
LOT LINES		CLEAN OUT	
RIGHT OF WAY		FIRE HYDRANT	
CENTER LINE		WATER VALVE	
EASEMENT		WATER METER	
EDGE OF PAVEMENT		GAS CONDUIT LINE	
VERTICAL CURB		UNDERGROUND ELECTRIC	
CURB AND GUTTER		OVERHEAD WIRE	
WALL		VAULT/PULLBOX	
FENCE		STREET LIGHT	
TREE		GAS METER	
SIGN		UTILITY POLE	
WATER LINE		GUYPED WIRE	
DRAIN LINE		SPOT ELEVATION	
SEWER LINE		ELEVATION CONTOUR	
SD/SS MANHOLE			

SURVEY NOTES

- A PRELIMINARY TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, REPORT NO. 3422-6710556, DATED OCTOBER 6, 2021, FOR THE PREPARATION OF THIS SURVEY.
- THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM RECORD AS DEPICTED ON A PARCEL MAP FILED IN BOOK 35 OF PARCEL MAPS, PAGE 81, AND LOCATED USING FOUND MONUMENTS ALONG THE WESTERLY BOUNDARY.
- THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- NO UTILITY MAP OR PLANS WERE PROVIDED BY THE WATER AGENCY. THE WATER LINE LOCATION SHOWN HEREON WAS DETERMINED FROM SURFACE MARKINGS, AND THE WATER LINE SIZE IS UNKNOWN.

UTILITY CONTACTS

TELEPHONE	AT&T	DAN ASSULT	(916) 484-2392
GAS	PG&E	DON HENDRICKS	(916) 386-4569
ELECTRICITY	ROSEVILLE ELECTRIC	JEFF WILCOX	(916) 746-1661
WATER	CITY OF ROSEVILLE	SEAN BIGLEY	(916) 774-5750
CABLE	COMCAST	MARK DUBY	(916)830-6743
DRAINAGE	DEVELOPMENT SERVICES		(916) 774-5339
SEWER	CITY OF ROSEVILLE	KEN GLOTZBACH	(916) 774-5750
FIRE	CITY OF ROSEVILLE	JASON RIZZI	(916) 774-5802
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT		(800) 227-2600

BENCHMARK ELEVATION: 110.130' (NAVD88)
CITY OF ROSEVILLE ID# CITY BM 115, 3 1/4"
BRASS DISK STAMPED 2018 PLS 8278, LOCATED
0.5' NORTH OF NORTHEAST BRIDGE ABUTMENT
EAST SIDE OF FIDDYMONT ROAD AT PLEASANT
GROVE CREEK AT TOP OF CONCRETE RAILING.
CONVERSION CALCULATION:
110.130'(NAVD88) - 108.029'(NGVD29) = 2.101'

JTS ENGINEERING CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	TEG	SCALE:	
DRAWN:	TEG	H: 1"=30'	
CHECKED:	PHYA	V: N/A	
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339	



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

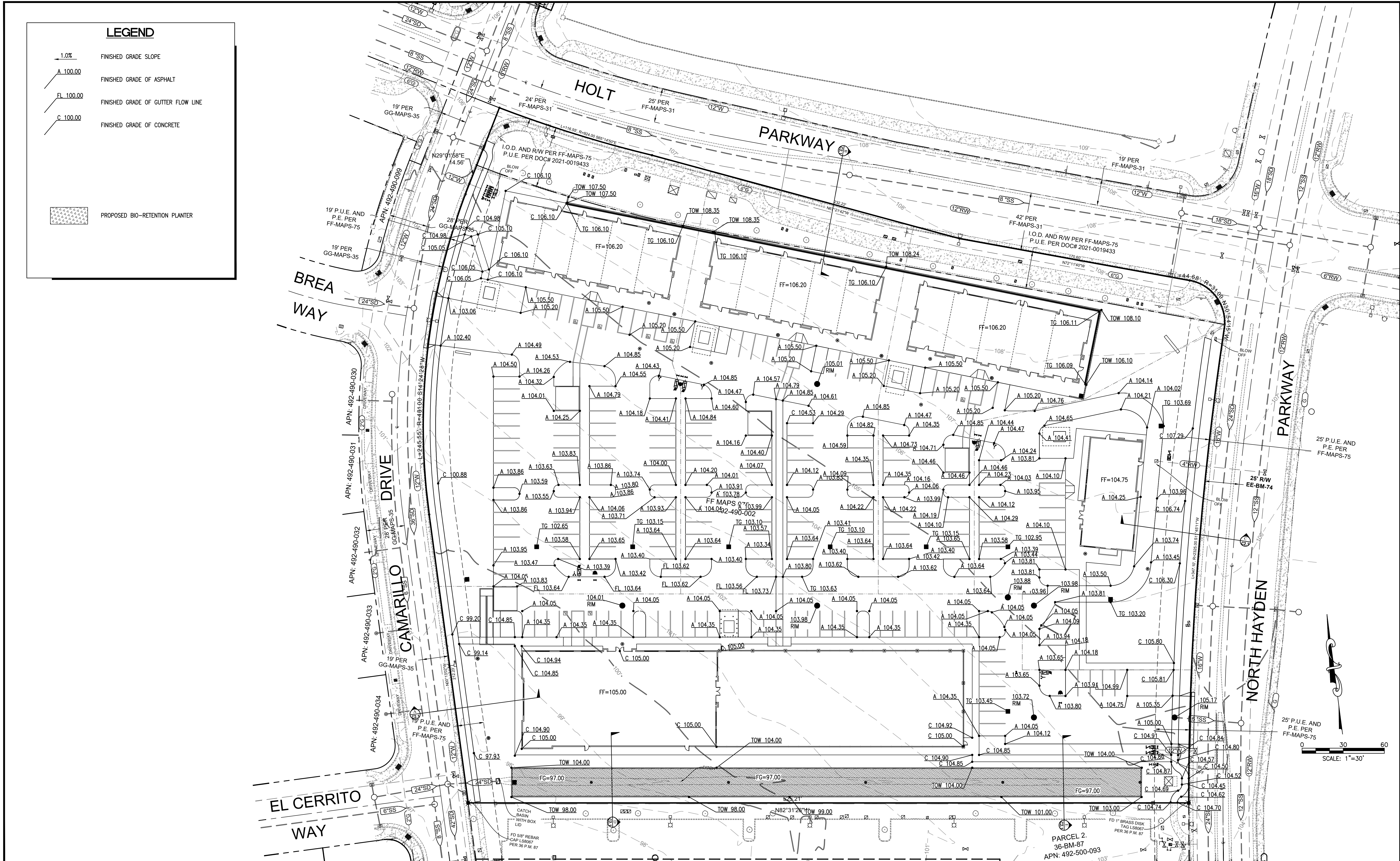
EXISTING CONDITIONS
2891 NORTH HAYDEN PARKWAY

CITY OF ROSEVILLE

APN: 492-490-002

CALIFORNIA

DATE: 7/6/26
SHEET
C1.0
OF 6



BENCHMARK ELEVATION: 110.130' (NAVD88)
CITY OF ROSEVILLE ID# CITY BM 115, 3 1/4"
BRASS DISK STAMPED 2018 PLS 8278, LOCATED
0.5' NORTH OF NORTHEAST BRIDGE ABUTMENT
EAST SIDE OF FIDDYMEANT ROAD AT PLEASANT
GROVE CREEK AT TOP OF CONCRETE RAILING.
CONVERSION CALCULATION:
110.130'(NAVD88) - 108.029'(NGVD29) = 2.101'

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

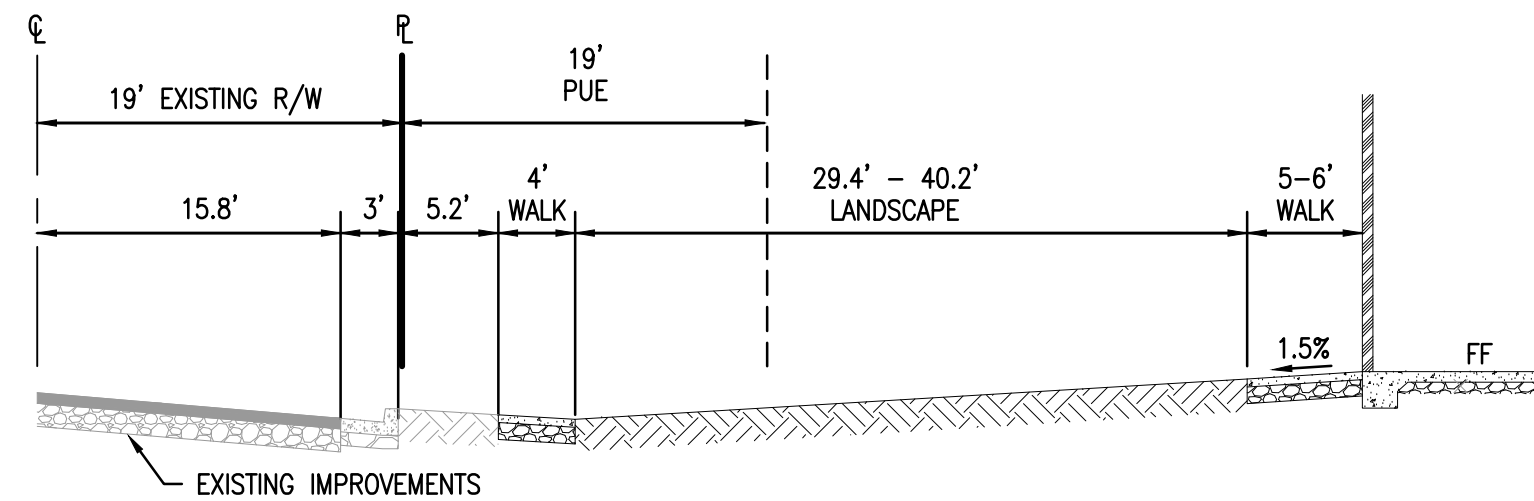
DESIGNED:	TEG	SCALE:	
DRAWN:	TEG	H: 1"=30'	
CHECKED:	PHYA	V: N/A	
SUBMITTED:	PASTOR H. Y. ABEJUELA III	RCE: 94339	



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

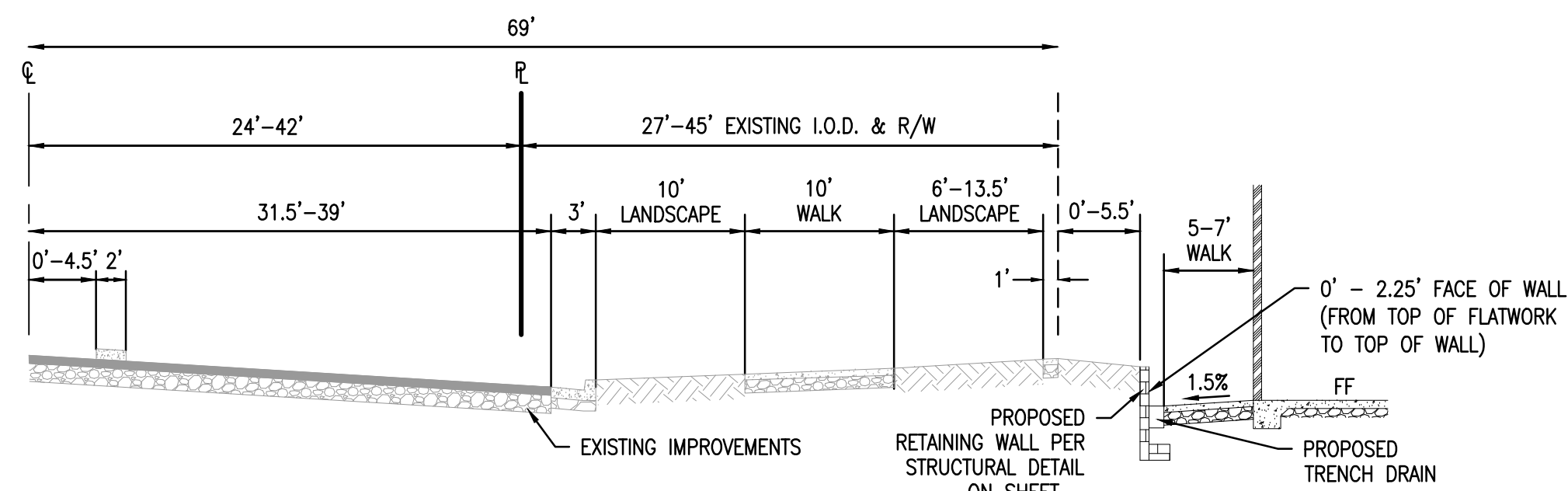
PRELIMINARY GRADING PLAN
2891 NORTH HAYDEN PARKWAY
CITY OF ROSEVILLE
APN: 492-490-002
CALIFORNIA

DATE: 7/6/26
SHEET
C20
OF 6



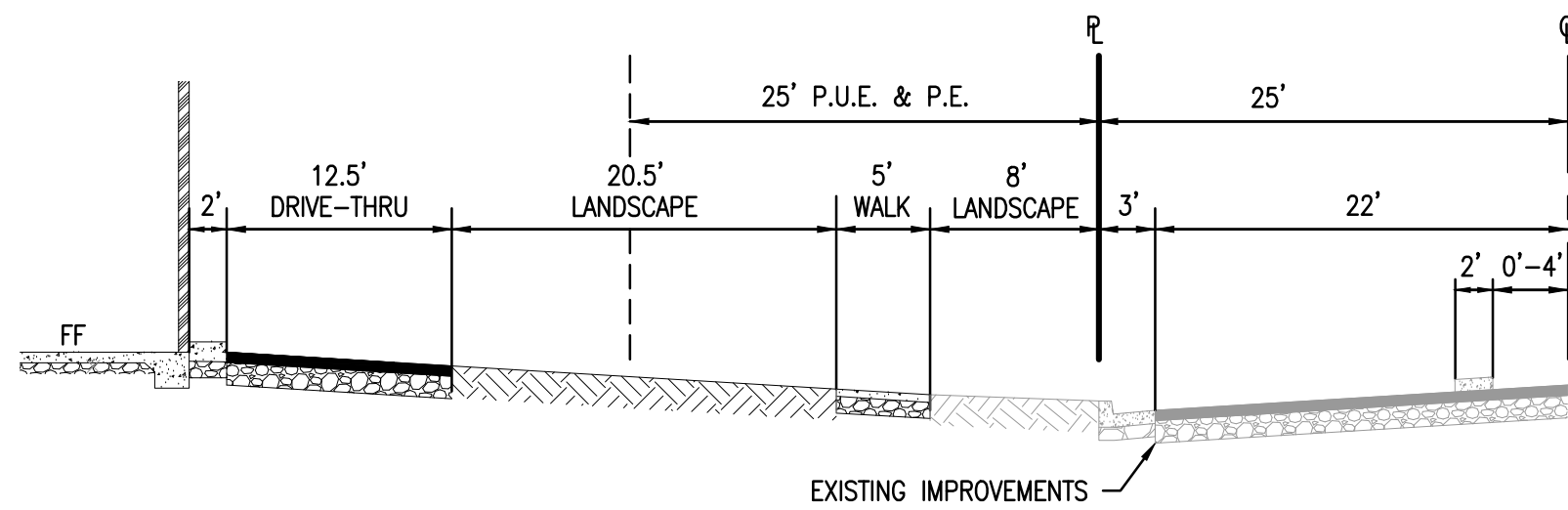
CROSS-SECTION A-A

NTS



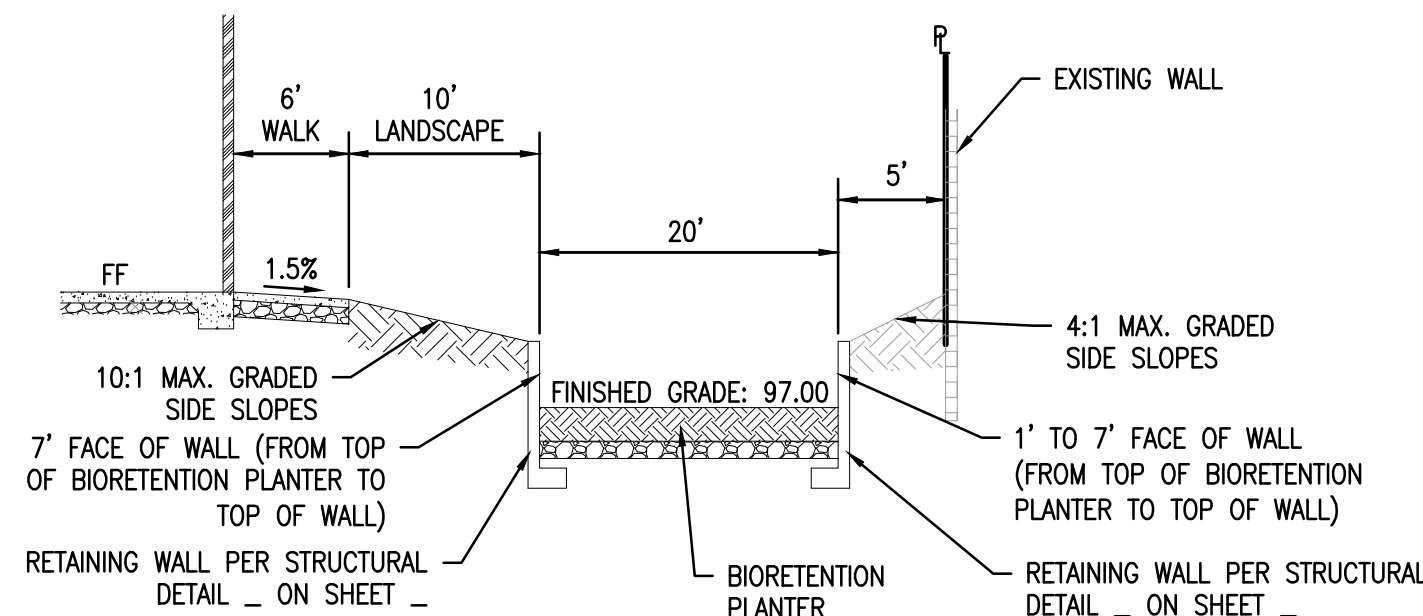
CROSS-SECTION B-B

NTS



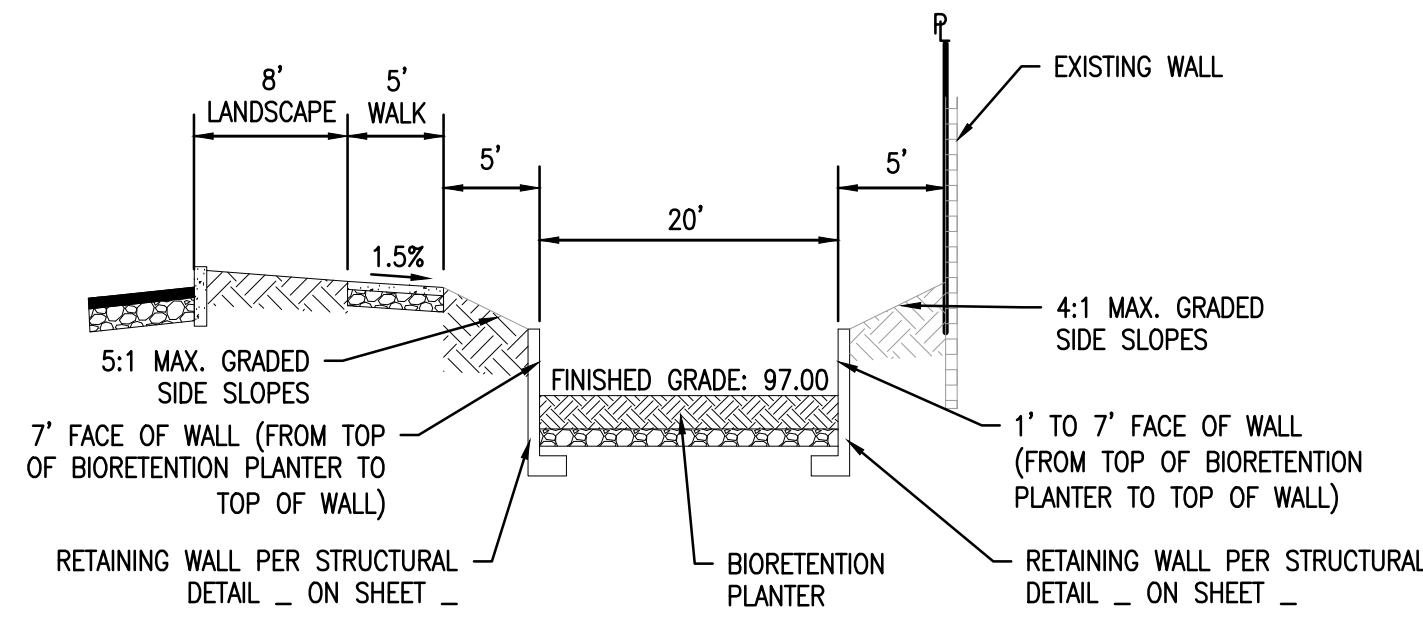
CROSS-SECTION C-C

NTS



CROSS-SECTION D-D

NTS



CROSS-SECTION E-E

NTS

BENCHMARK ELEVATION: 110.130' (NAVD88)
CITY OF ROSEVILLE ID# CITY BM 115, 3 1/4"
BRASS DISK STAMPED 2018 PLS 8278, LOCATED
0.5' NORTH OF NORTHEAST BRIDGE ABUTMENT
EAST SIDE OF FIDDYMENT ROAD AT PLEASANT
GROVE CREEK AT TOP OF CONCRETE RAILING.
CONVERSION CALCULATION:
110.130'(NAVD88) - 108.029'(NGVD29) = 2.101'

JTS ENGINEERING
CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: TEG
DRAWN: TEG
CHECKED: PHYA
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339

SCALE:
H: 1"=30'
V: N/A



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

GRADING SECTIONS
2891 NORTH HAYDEN PARKWAY
CITY OF ROSEVILLE APN: 492-490-002 CALIFORNIA

DATE: 7/6/26
SHEET
C2.1
OF 6

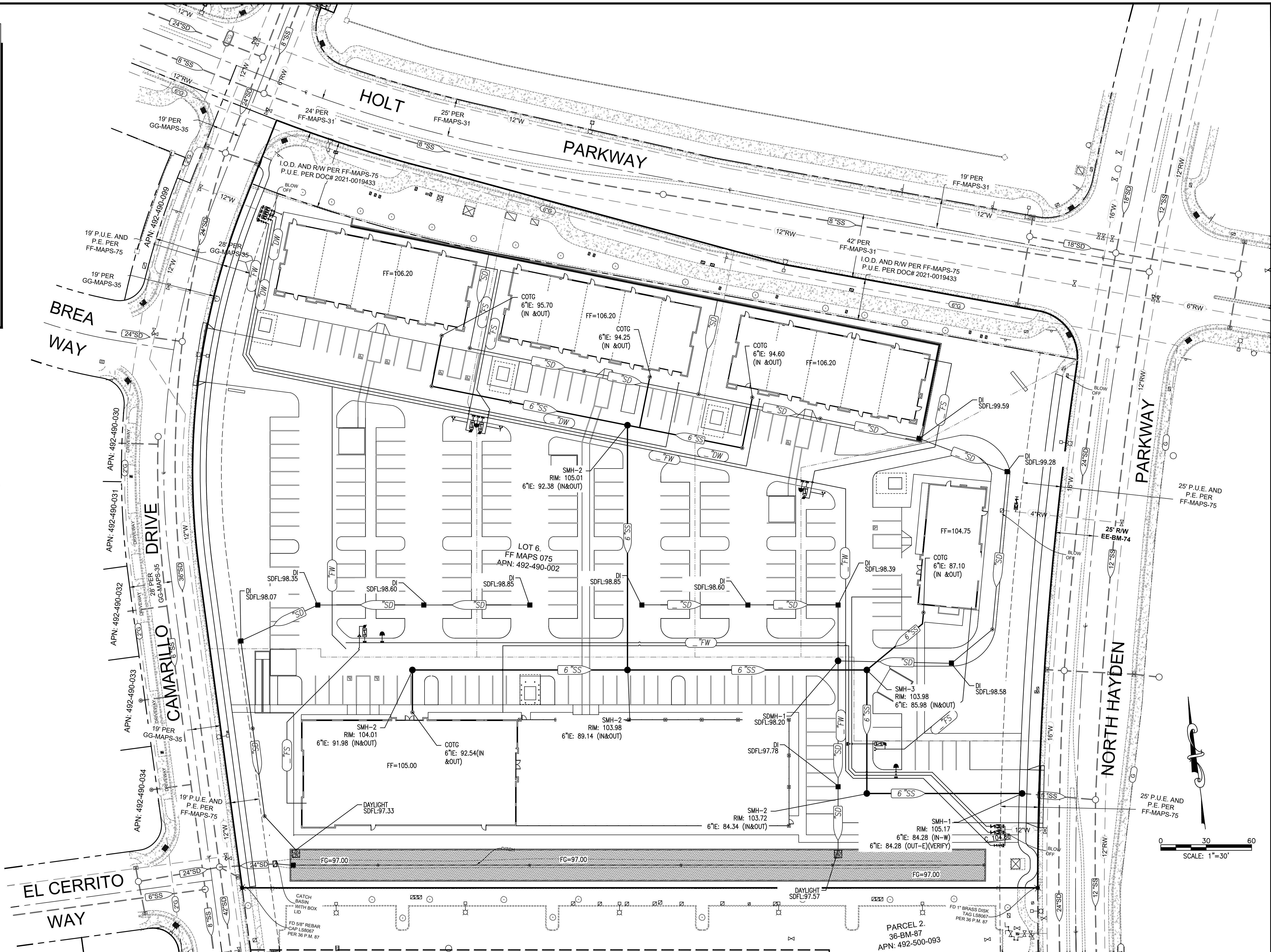
JOB NO: 2026-010

LEGEND

- PROPOSED MANHOLE
- PROPOSED DRAIN INLET OR CATCH BASIN
- PROPOSED DRAIN PIPE
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED CHECK VALVES

NOTES

- ALL UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- STORM DRAIN PIPES SLOPED AT 0.0035 FT/FT.
- ALL PUBLIC SEWER MAINS SLOPED AT 0.0035 FT/FT MIN.
- ALL SEWER SERVICE PIPES SLOPED A 0.02 FT/FT.



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BRASS DISK STAMPED 2018 PLS 8278, LOCATED
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1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: TEG
DRAWN: TEG
CHECKED: PHYA
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339

SCALE:
H: 1"=30'
V: N/A

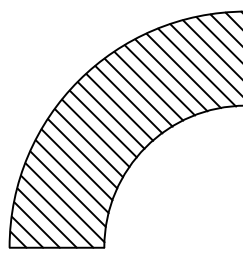


NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

PRELIMINARY UTILITY PLAN
2891 NORTH HAYDEN PARKWAY
CITY OF ROSEVILLE APN: 492-490-002 CALIFORNIA

DATE: 7/6/26
SHEET
C30
OF 6

JOB NO: 2026-010



FIRE LANE TURN TEMPLATE (20' WIDE WITH 30' INSIDE RADIUS AND 50' OUTSIDE RADIUS)



PROPOSED FIRE LANE CURB MARKING



≤ 150' HOSE PULL



PROPOSED FIRE DEPARTMENT CONNECTION



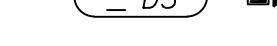
PROPOSED POST INDICATOR VALVE



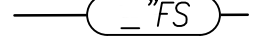
PROPOSED CHECK VALVE



PROPOSED WATER SERVICE



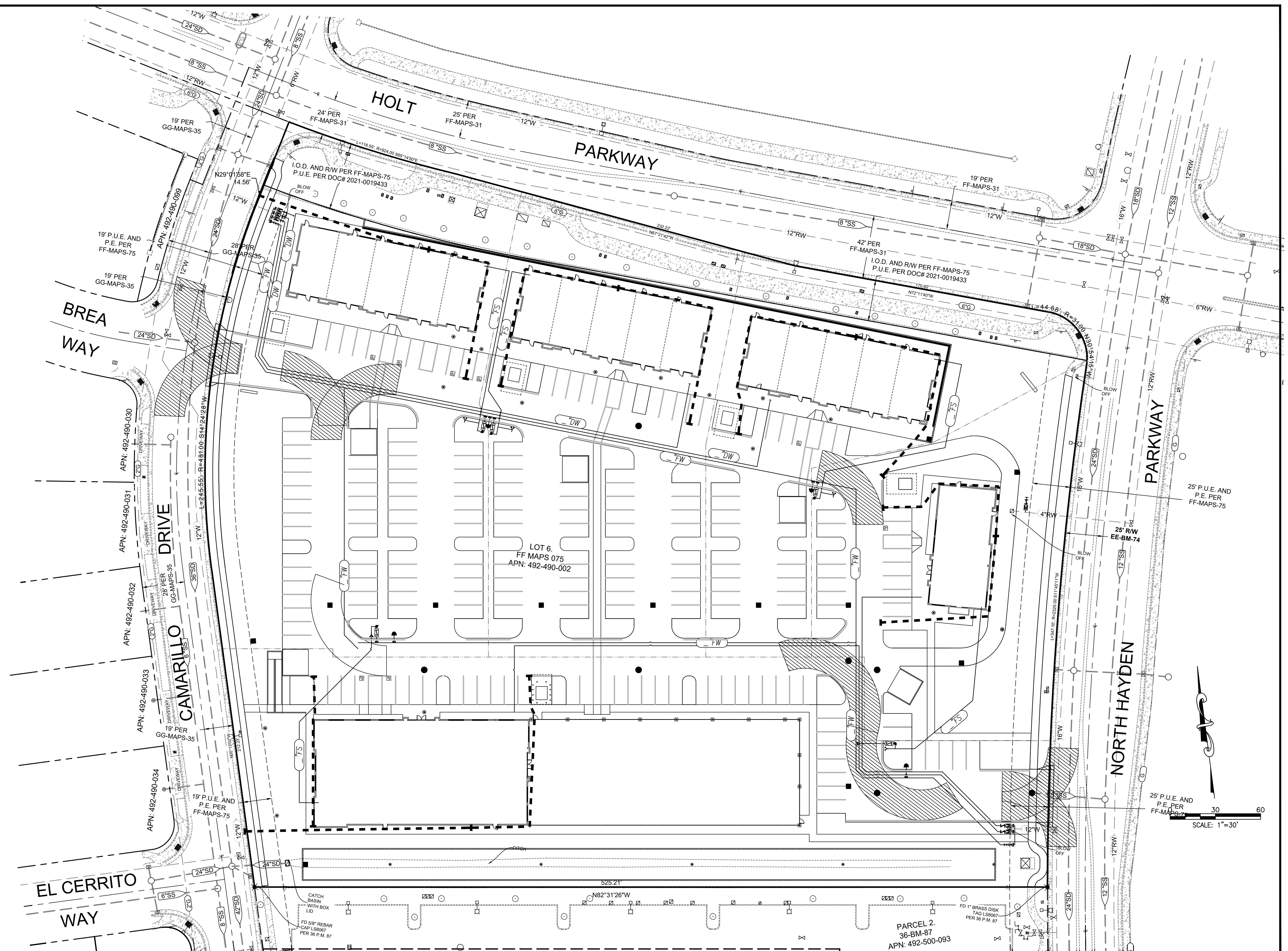
PROPOSED FIRE SERVICE



PROPOSED FIRE HYDRANT

NOTES

1. ALL REQUIRED FIRE LANES MUST BE IDENTIFIED WITH PAINTED & STENCILED CURBS OR SIGNAGE IN ACCORDANCE WITH THE LATEST CALIFORNIA VEHICLE CODE. ALL CURBS SHALL BE PAINTED RED WITH THE WORDS "NO PARKING FIRE LANE" STENCILED IN WHITE EVERY 25-FOOT ON THE FACE OF CURBS USING 4-INCH LETTERS. IF CURBS ARE NOT AVAILABLE AND WHERE MARKINGS ARE SHOWN ON PAVEMENT, PROVIDE 6-INCH WIDE RED STRIPES ALONG EDGE OF THE FIRE LANE WITH THE SAME STENCILING.



BENCHMARK ELEVATION: 110.130' (NAVD88)
CITY OF ROSEVILLE ID# CITY BM 115, 3 1/4"
BRASS DISK STAMPED 2018 PLS 8278, LOCATED
0.5' NORTH OF NORTHEAST BRIDGE ABUTMENT
EAST SIDE OF FIDDYMENT ROAD AT PLEASANT
GROVE CREEK AT TOP OF CONCRETE RAILING.
CONVERSION CALCULATION:
110.130'(NAVD88) - 108.029'(NGVD29) = 2.101'

JTS

**ENGINEERING
CONSULTANTS, INC.**

1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III RCE: 94339		



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

PRELIMINARY FIRE ACCESS PLAN

2891 NORTH HAYDEN PARKWAY

CITY OF ROSEVILLE APN: 492-490-002 CALIFORNIA

DATE: 7/6/26

SHEET

C50

OF 6



CANDIDATE PLANT LIST

Botanical Name	Common Name	Water Use	Mature Size
Accent Trees			
Acer buegerianum	Trident Maple	Med	20' x 20'
Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa Tree	Low	20' x 20'
Cercis Canadensis 'Oklahoma'	Eastern Redbud	Low	20' x 20'
Lagerstroemia indica	Crape Myrtle	Low	20' x 20'

Parking Lot Shade Trees

Acer rubrum 'October Glory'	Red Maple	Med	40' x 35'
Quercus wislizeni	Interior Live Oak	Low	50' x 50'
Zelkova serrata 'Village Green'	Japaneze Zelkova	Med	40' x 40'

Open Space/Screening Trees

Acer rubrum 'Armstrong'	Columnar Red Maple	Med	40' x 15'
Cedrus deodara	Deodar Cedar	Low	50' x 30'
Laurus nobilis 'Saratoga'	Bay Laurel	Med	30' x 20'
Pistacia chinensis 'Keith Davey'	Chinese Pistache	Med	25' x 25'

Street Trees

Platanus x acerifolia	London Plane Tree	Med	70' x 40'
Quercus coccinea	Scarlet Oak	Med	60' x 40'

Shrubs/Perennials/Grasses

Agave 'Blue Flame'	Blue Flame Agave	Low	24" x 36"
Anigozanthos spp.	Kangaroo Paw	Low	36" x 36"
Calamagrostis a. 'Karl Forester'	Feather Reed Grass	Low	48" x 36"
Calandrinia spectabilis 'Shining Pink'	Rock Purslane	Low	18" x 48"
Callistemon v. 'Little John'	Dwarf Bottle Brush	Low	36" x 36"
Cistus 'Mickie'	Dwarf Rockrose	Low	24" x 36"
Dianella revoluta 'Cool Vista'	Cool Vista Flax Lily	Med	30" x 30"
Hesperaloe parvifolia 'Brake Lights'	Brake Lights Red Yucca	Low	48" x 36"
Lomandra 'Lime Tuff'	Lime Tuff Matt Rush	Med	30" x 36"
Nandina domestica 'Lemon Lime'	Heavenly Bamboo	Low	48" x 36"
Pennisetum a. 'Hameln'	Fountain Grass	Low	36" x 36"
Perovskia a. 'Blue Jean Baby'	Russian Sage	Low	36" x 36"
Salvia greggii 'Furman's Red'	Autumn Sage	Low	36" x 36"

Groundcovers

Myoporum parvifolium 'Fine Leaf Form'	Myoporum	Low	6" x 8"
Arctostaphylos uva-ursi	Groudcover Manzanita	Low	6" x 5"
Juniperus conferta 'Blue Pacific'	Blue Shore Juniper	Low	1' x 7"

Bioretention Areas

Chondropetalum tecorum	Cape Rush	Med	36" x 36"
Carex barbarae	Santa Barbara Sedge	Med	24" x 30"
Carex divulsa	Berkeley Sedge	Med	24" x 30"
Iris douglasiana	Douglas Iris	Med	24" x 24"
BIORETENTION SOD	Native Grass Sod Blend	High	

PROJECT LANDSCAPE

TOTAL PROPOSED LANDSCAPE AREA: 65,509 SF

PLANTING NOTES

THE FINAL LANDSCAPE DESIGN (FOR BUILDING PERMIT) WILL COMPLY WITH THE FOLLOWING:

- 30% TREE SPECIES TO BE EVERGREEN (BOTH STREET + PARKING LOT).
- 25% TREES TO BE 24" BOX (15 GAL MINIMUM)
- NO ONE SPECIES WILL EXCEED A MAX. OF 75% WITHIN EACH CATEGORY:
 - SHADE TREE
 - SCREEN TREE
 - SHRUB
- ROOT BARRIERS ARE REQUIRED IN ALL PLANTERS WHERE TREES ARE INSTALLED WITHIN 10' OF PAVING OR HARDSCAPE.
- APPLY PRE-EMERGENT TO ALL NON-SEEDED PLANTERS PRIOR TO PLANTING
- INSTALL A WEED CONTROL LAYER IN ALL BARK AND/ OR ROCK AREAS (AS APPLICABLE)
- ALL TREES ARE REQUIRED TO MAINTAIN 10' CLEAR FROM LIGHT POLES AND 6' FROM UNDERGROUND UTILITIES.



PARKING LOT SHADE CALCULATION

Size	Credit	Sq. Ft.	Shade Credit	Symbol
35' Dia.	100%	962	(43) (962) = 41,366	
Quercus wislizeni	75%	722	(10) (722) = 7,220	
Acer rubrum	50%	481	(7) (481) = 3,367	
Zelkova serrata	25%	240	(5) (240) = 1,200	
Total: = 53,153				

Total sq. ft. of shaded area in calculation: 53,153
 Total sq. ft. of paved parking in calculation: 78,460
 Percentage of shade provided: 67.7%

0' 15' 30' 60'
 SCALE: 1" = 30'-0"

NeoTeric
 Design Group
 913 piedmont dr, sacramento ca 95822
 916.662.0055 | www.neotericlandscapes.com

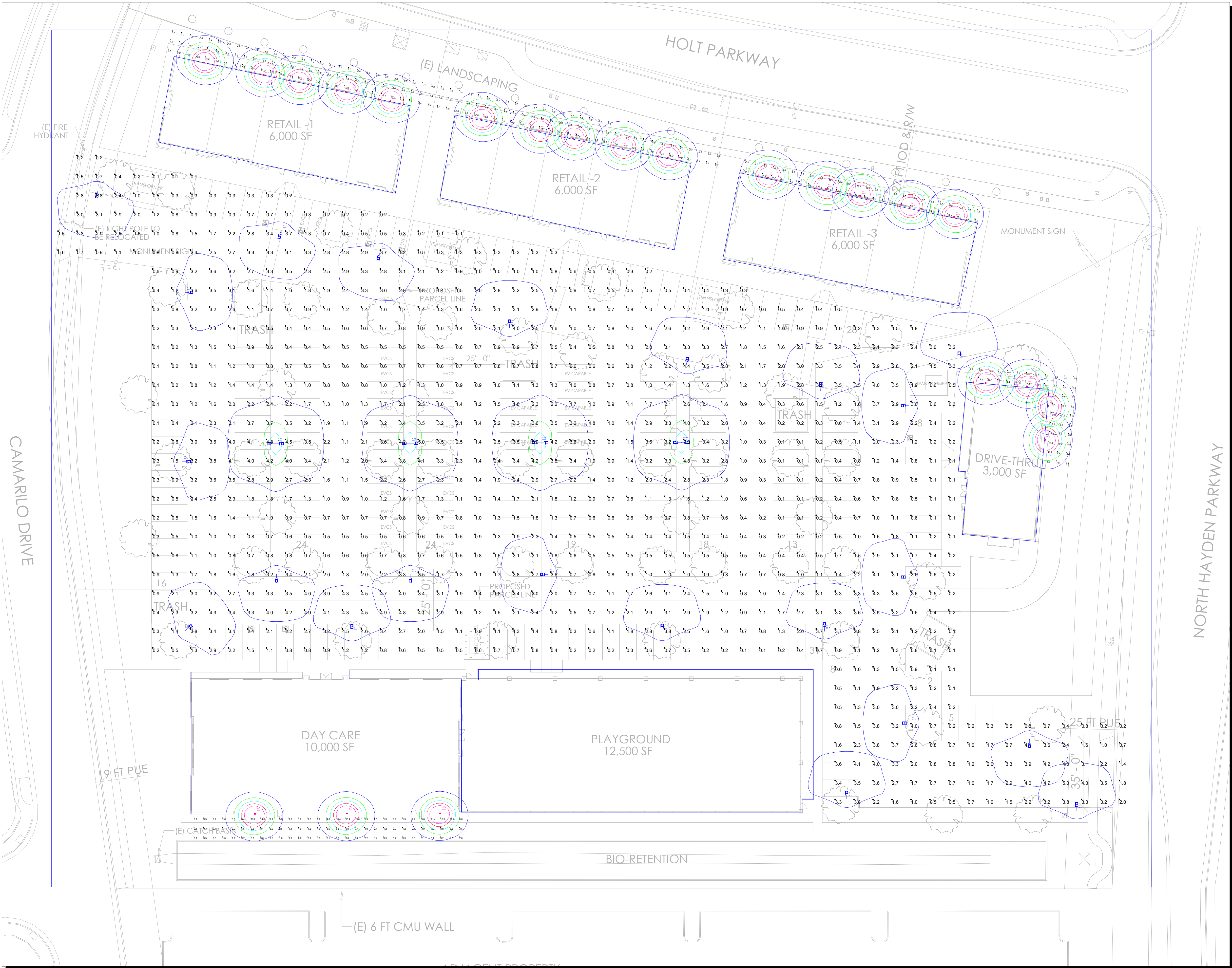
HAYDEN RETAIL CENTER

2891 NORTH HAYDEN PKWY. ROSEVILLE, CA, 95747

PRELIMINARY
 SHADING PLAN

7/6/2026

L3.1



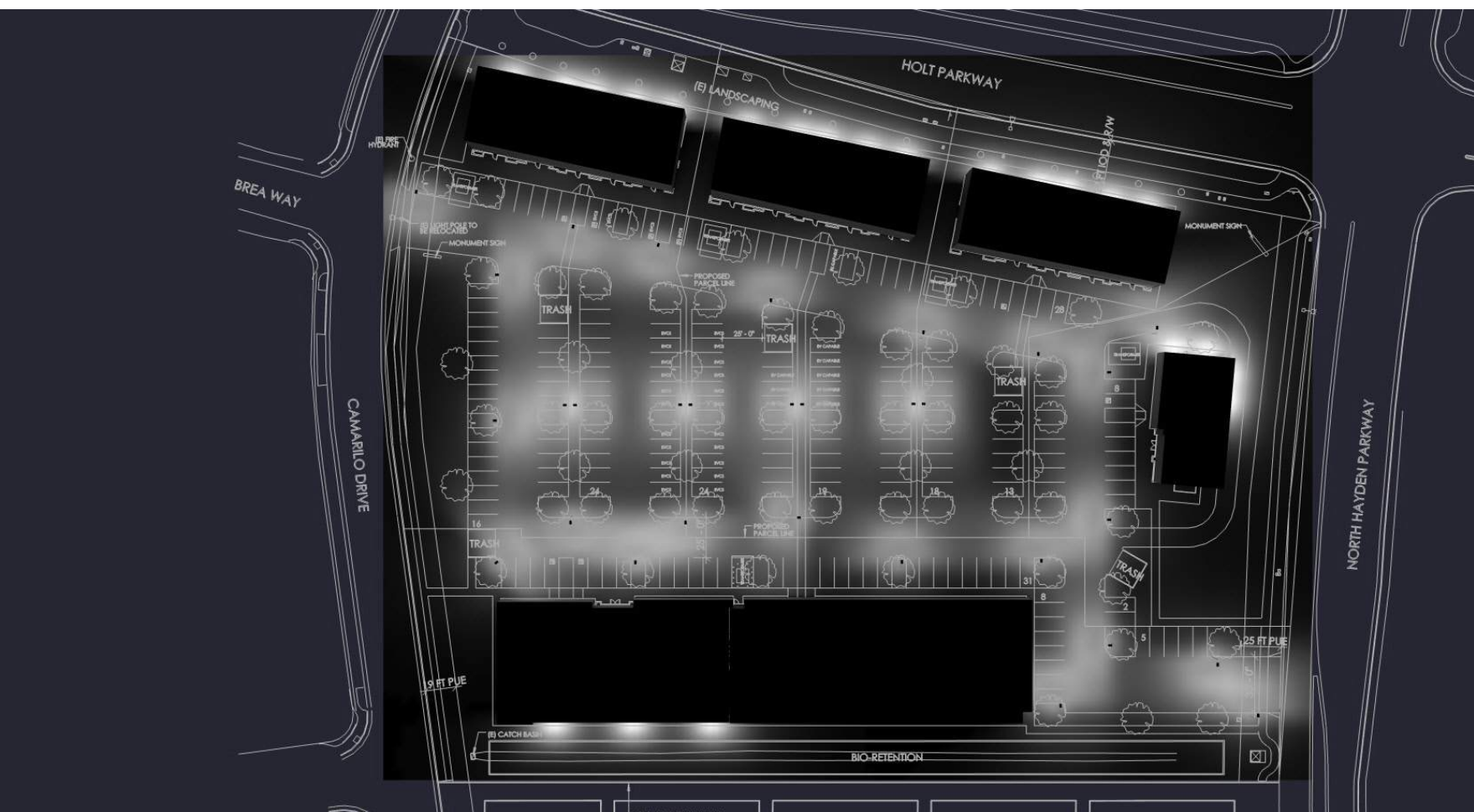
SITE PHOTOMETRIC PLAN VIEW

Scale: 1 inch= 25 Ft.

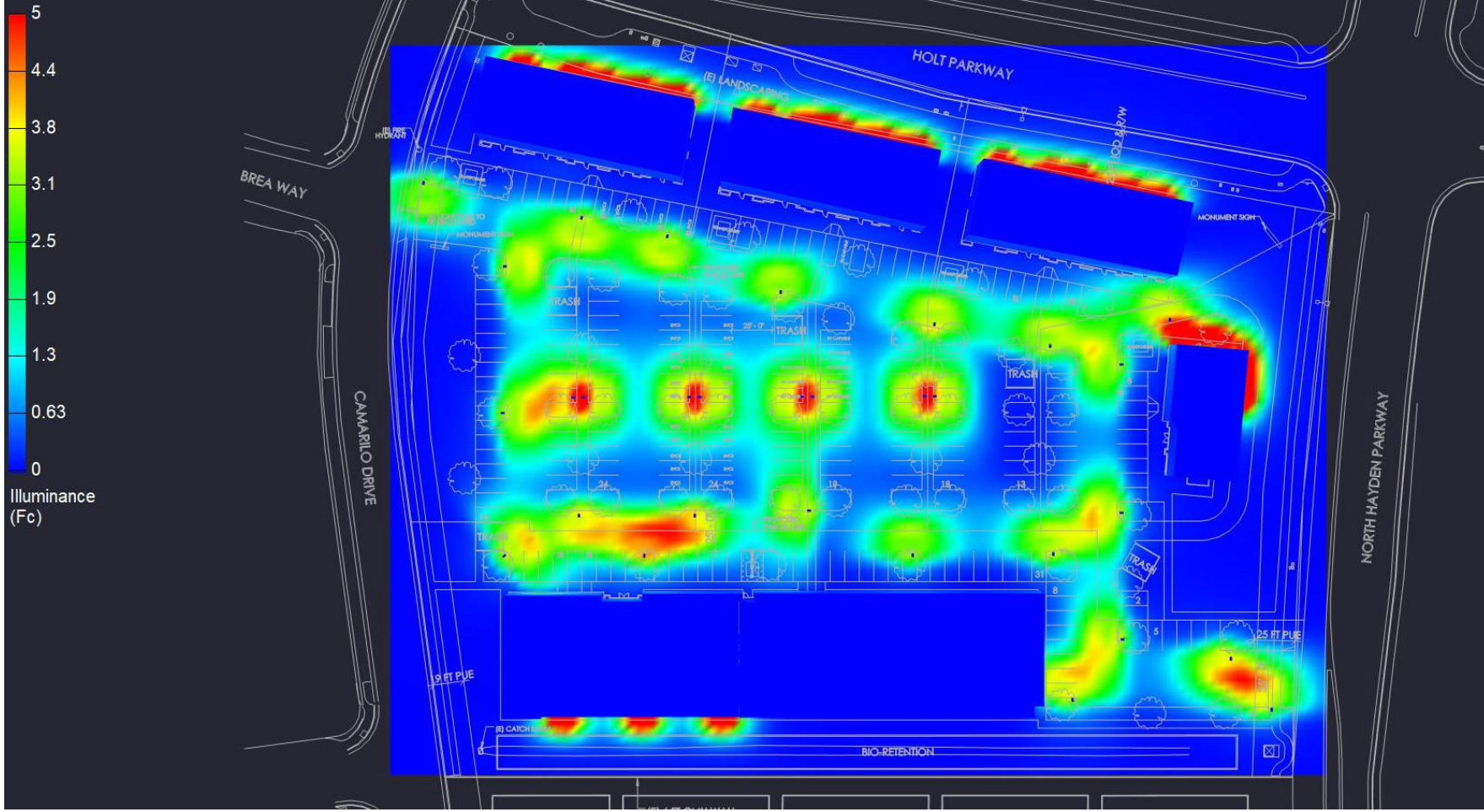
Luminaire Schedule		Qty	Label	[MANUFAC]	Description	Mounting Height	LLF	LLD	LDD	BF	Luminaire Lumens	Luminaire Watts
Symbol	Symbol-Iso											
		22	W1	Industrial Lighting Products Inc	VWM-3L 4L 5L-U-CCTS-T3	10	0.900	1.000	1.000	1.000	5305	40.18
		4	S1- B2B	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-730-U-T3	14	0.900	1.000	1.000	1.000	6899	54
		22	S1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1A-730-U-T3	14	0.900	1.000	1.000	1.000	6899	54

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label								
DAYCARE AT FLOOR		Illuminance	Fc	3.80	16.4	0.1	38.00	164.00
DRIVE-THRU AT FLOOR		Illuminance	Fc	8.30	17.4	1.6	5.19	10.88
Parking Area AT FLOOR		Illuminance	Fc	1.61	7.3	0.1	16.10	73.00
RETAIL STORE 3 AT FLOOR		Illuminance	Fc	9.38	18.8	2.5	3.75	7.52
RETAIL STORES AT FLOOR		Illuminance	Fc	6.25	17.6	0.7	8.93	25.14

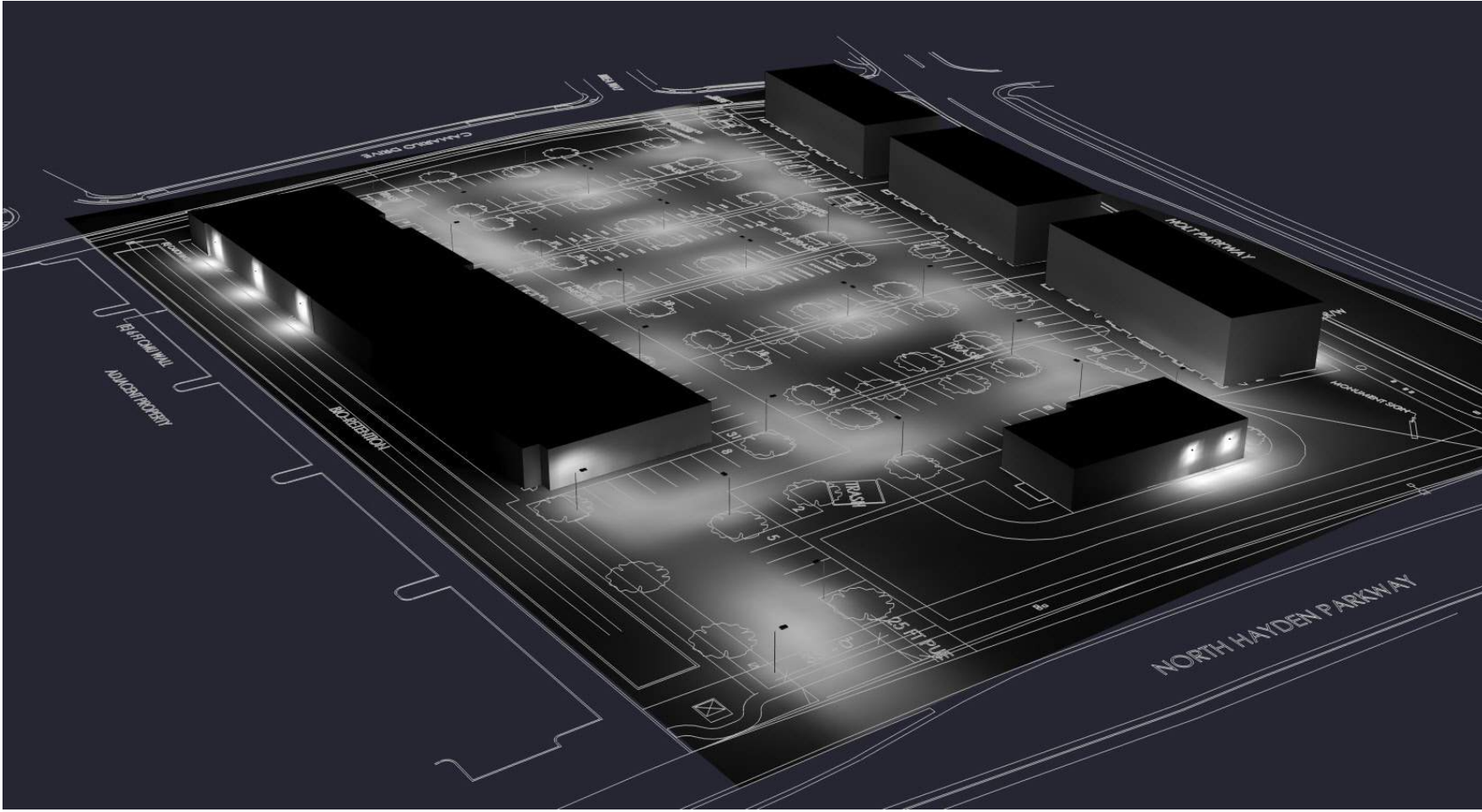
All values shown are maintained horizontal Footcandles at grade level.
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting. Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables.



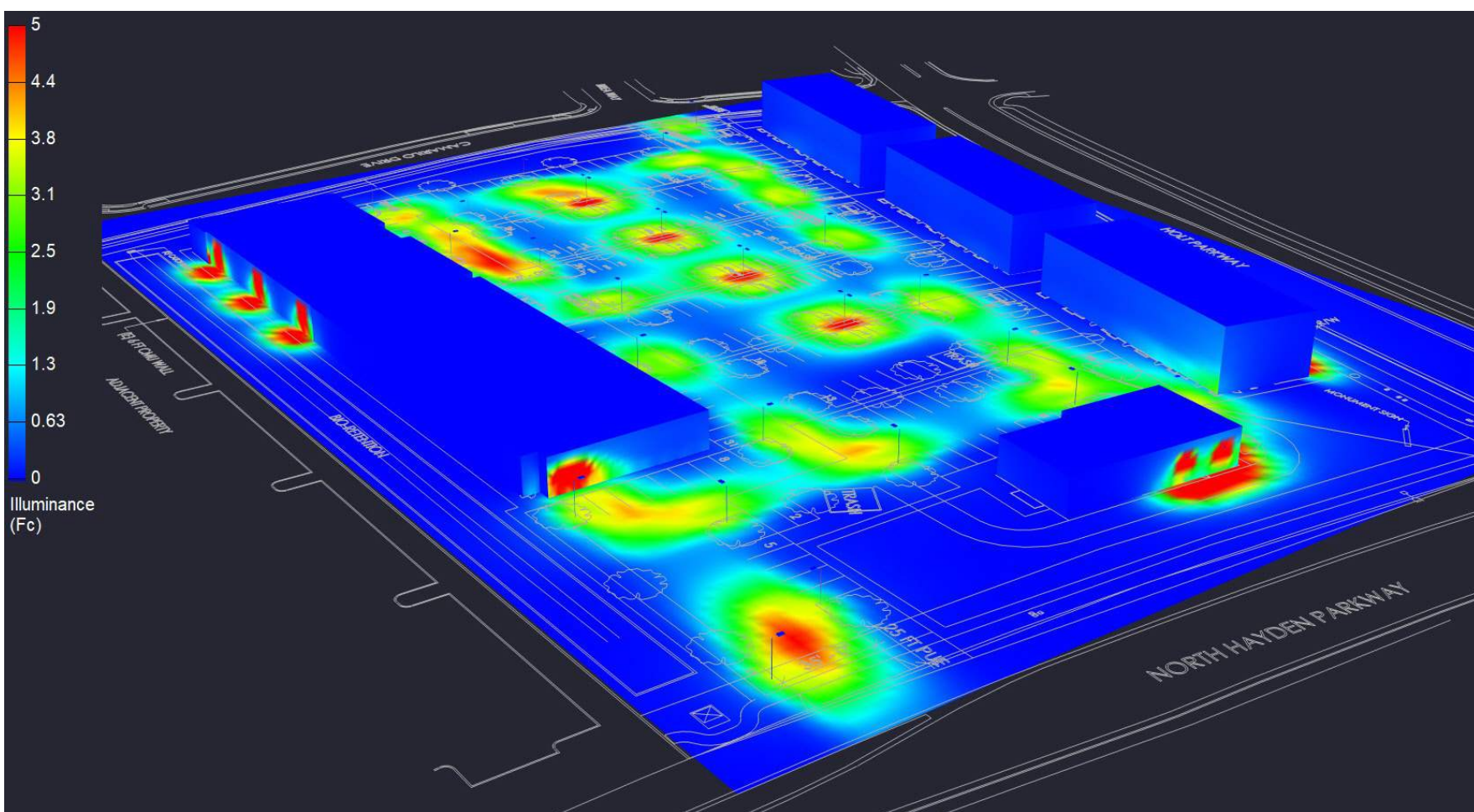
Render Image - View Name : TOP VIEW



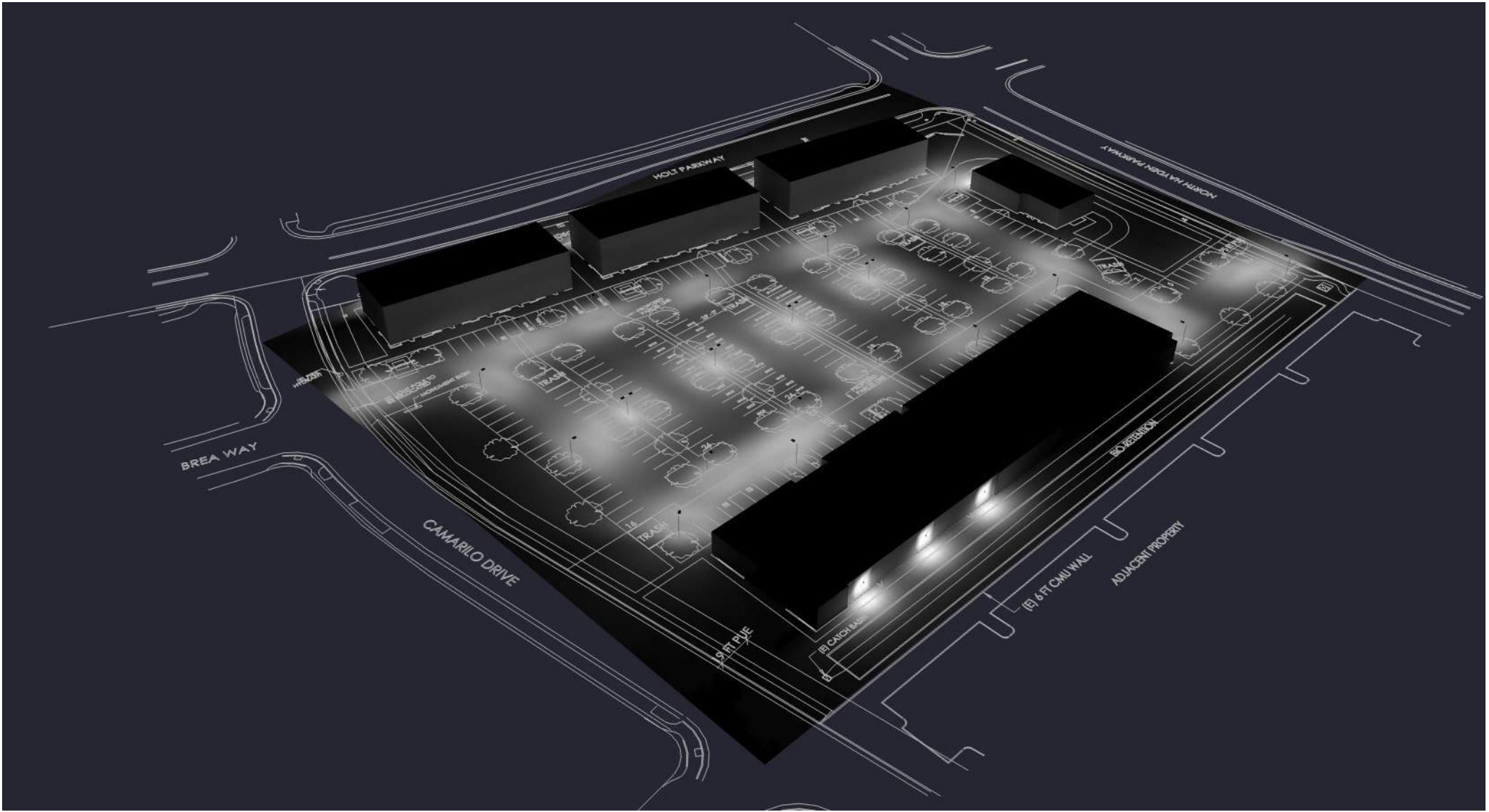
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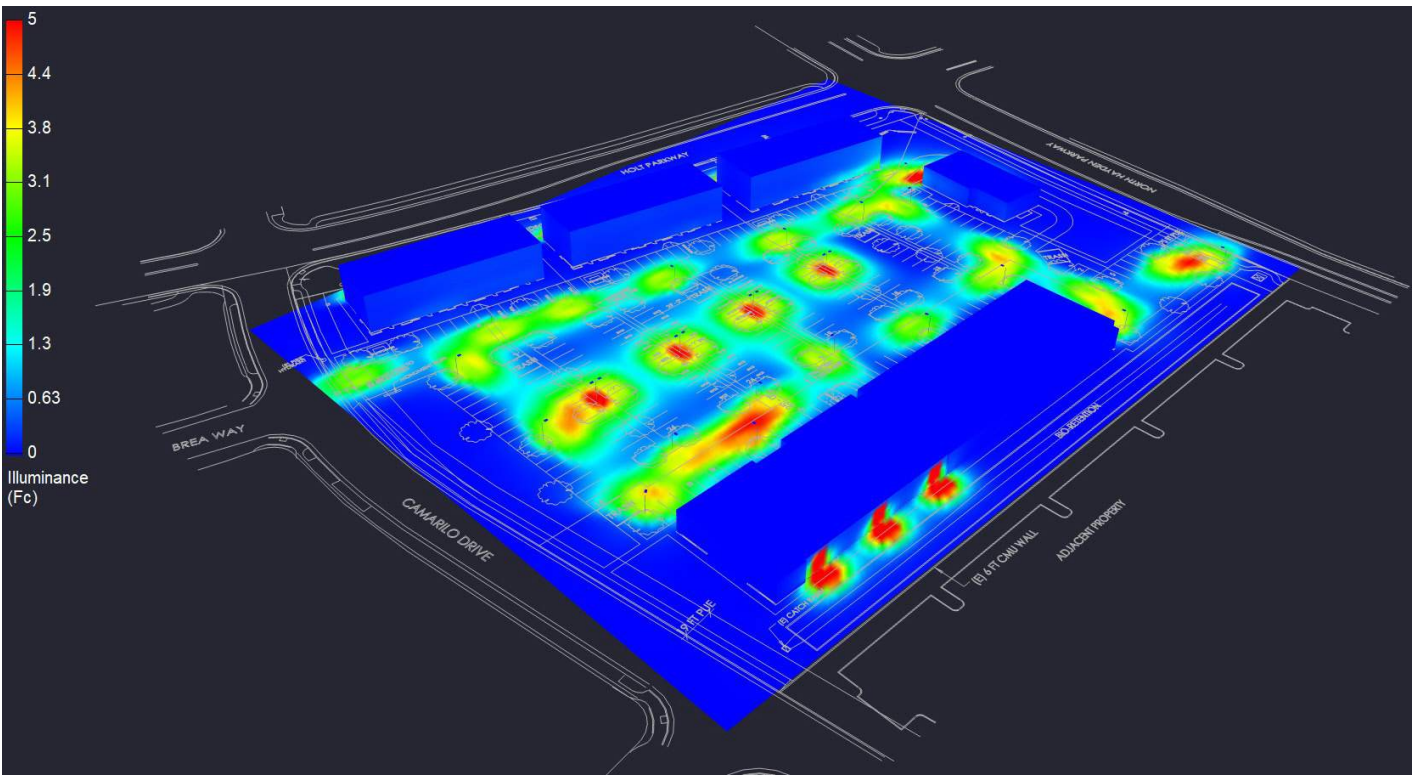
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Render Image - View Name : 3D 2_PSEUDO



Render Image - View Name : 3D VIEW



Render Image - View Name : 3D VIEW_PSEUDO

Filename: Project_9813 Hayden Retail Roseville_Extorior_DB 07-08-2026.AGI