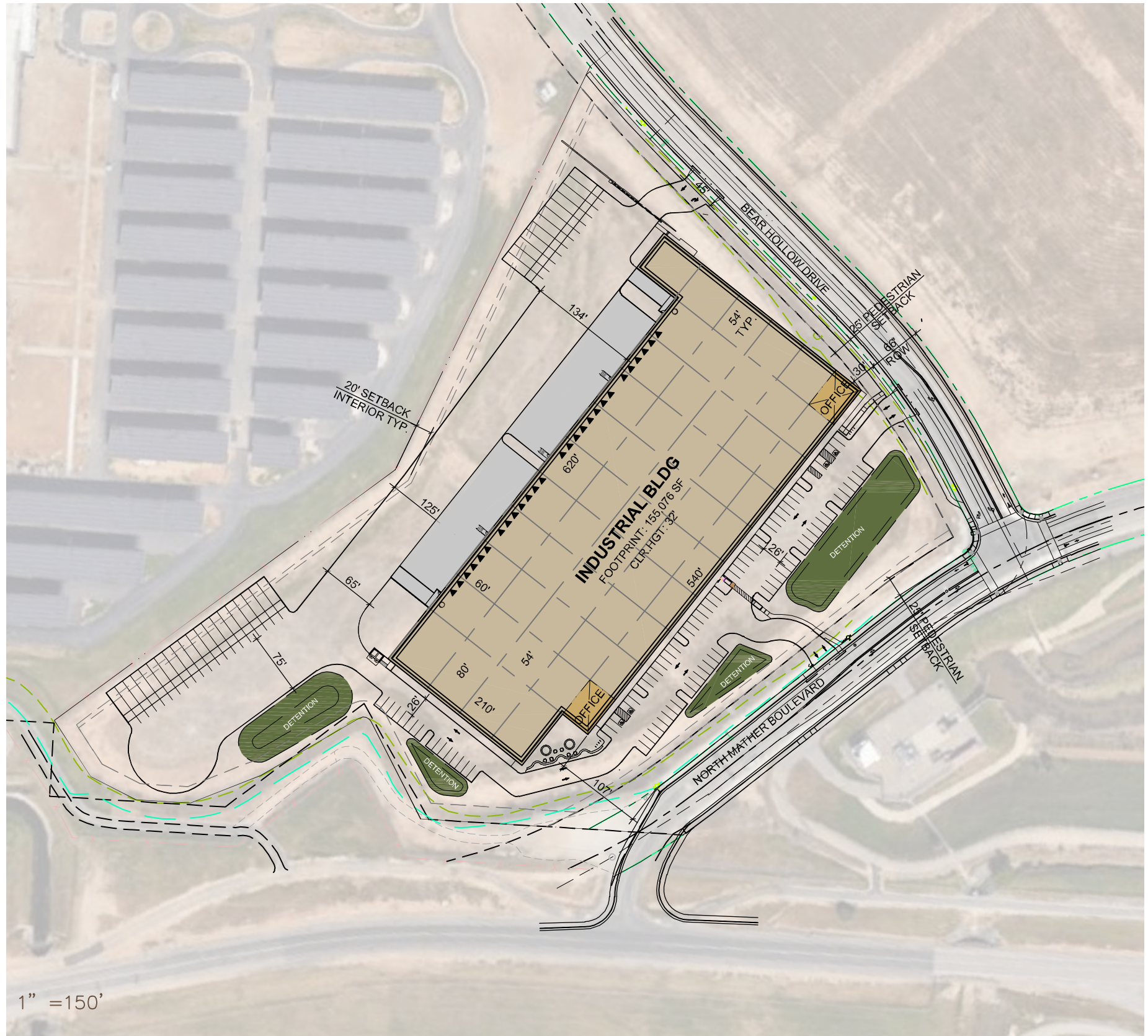


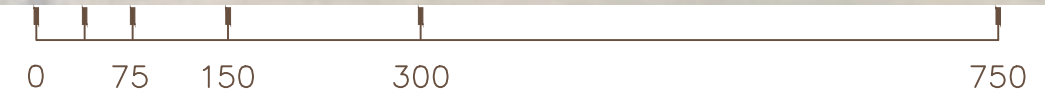
LOGISTIC CENTER AT RANCHO CORDOVA

RANCHO CORDOVA, CA

CONCEPTUAL DESIGN
SNR21-0064-00
10.03.2022



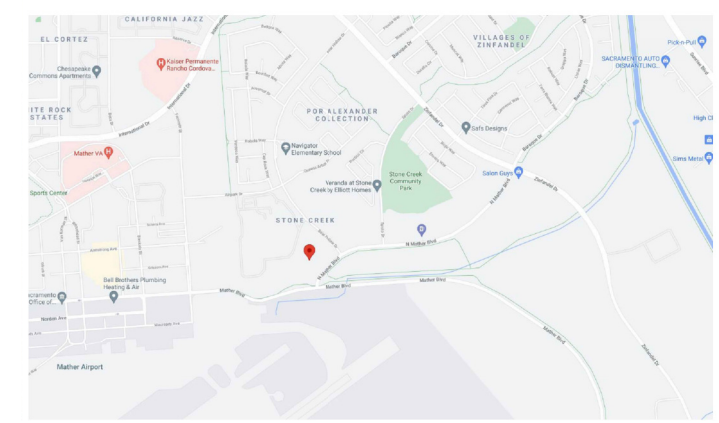
1" = 150'



PROJECT DATA:			DEVELOPMENT STANDARDS:		
SITE AREA:			ZONING: BP(ZSPA)		
GROSS:	10.78 AC	469,364 SF	MAX. BLDG. HT.:	40 FT	
DETECTION:	@ 10%	44,718 SF	BUILDING SETBACKS:		
NET:	9.75 AC	424,646 SF	FRONT:	25 FT	
BUILDING FOOTPRINT:	155,076 SF		SIDE:	20 FT	
BUILDING USE:			REAR:	25 FT	
WAREHOUSE	147,322 SF		LANDSCAPE SETBACKS:		
OFFICE	@ 5%	7,754 SF	FRONT:	10 FT	
COVERAGE:			LANDSCAPE REQ.:		
GROSS:	33%				
NET:	37%				
PARKING REQUIRED:			OFF-STREET PARKING:		
WAREHOUSE	1/2000 SF	74 STALLS	STANDARD:	9X19	
OFFICE	3/1000 SF	23 STALLS	COMPACT:	8X16	
TOTAL		97 STALLS	COMPACT %:	25%	
PARKING PROVIDED:			DRIVE AISLE:	25 FT	
AUTO:		98 STALLS	OVERHANG:	2 FT	
		@0.63/1000 SF	TREE WELL:	5 FT	
		4 STALLS			
		32 STALLS			
TRUCK DOCKS:			REQ. PARKING RATIO BY USE:		
▲ DOCK-HIGH DOORS		27	WAREHOUSE:	0.5/1000	
○ GRADE-LEVEL DOORS		2	MANUF.:	1.6/1000	
			OFFICE:	3/1000 SF	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

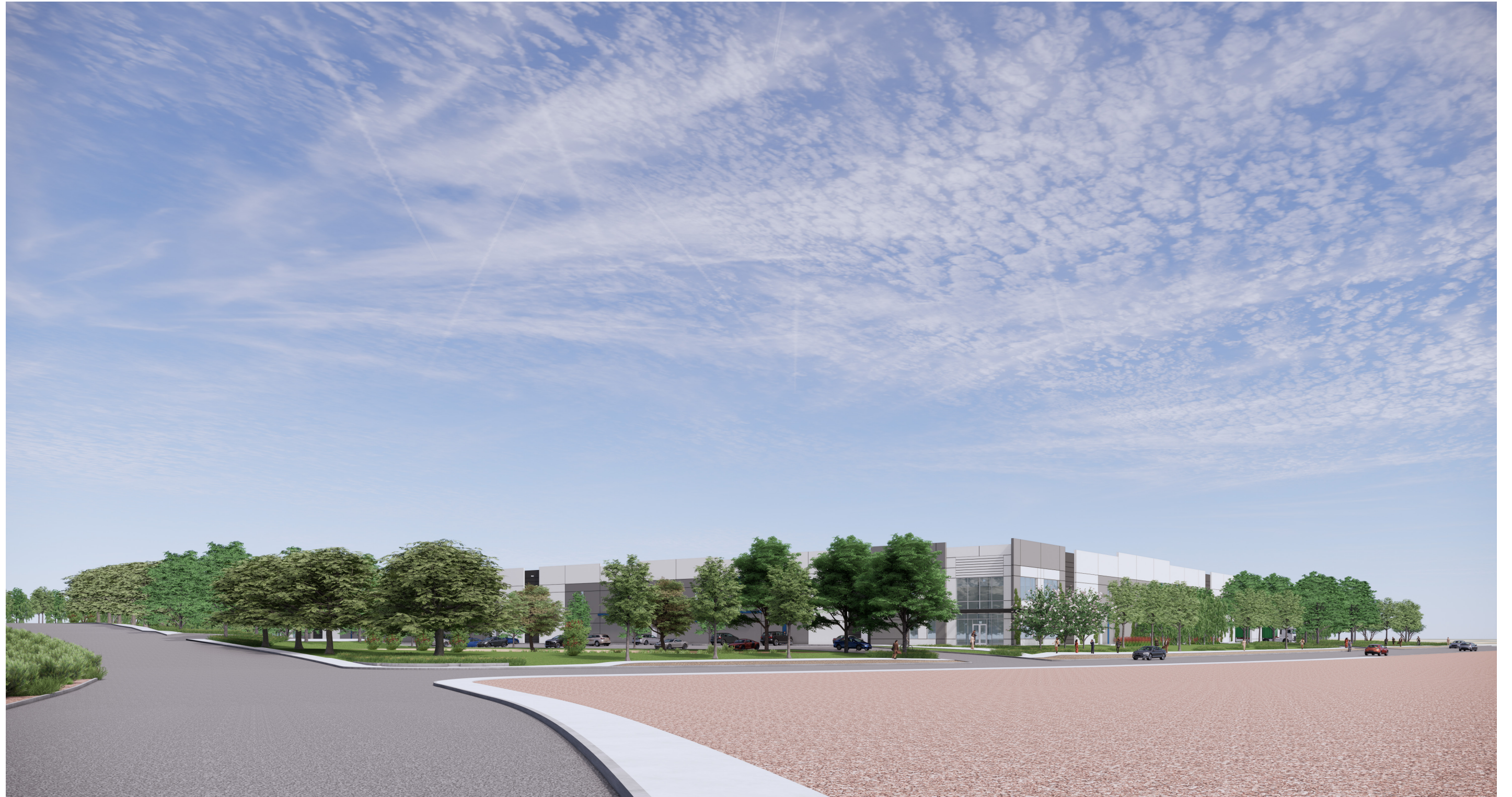
Boundary Source:
GIS MAP & AERIAL IMAGE



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SITE PLAN
LOGISTIC CENTER AT RANCHO CORDOVA
RANCHO CORDOVA, CA- SNR21-0064-00







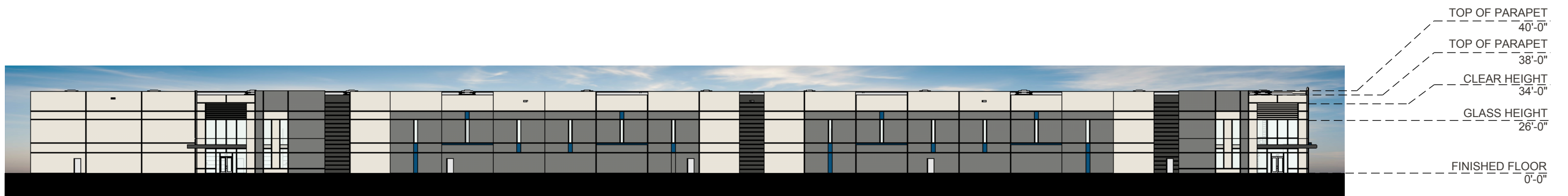








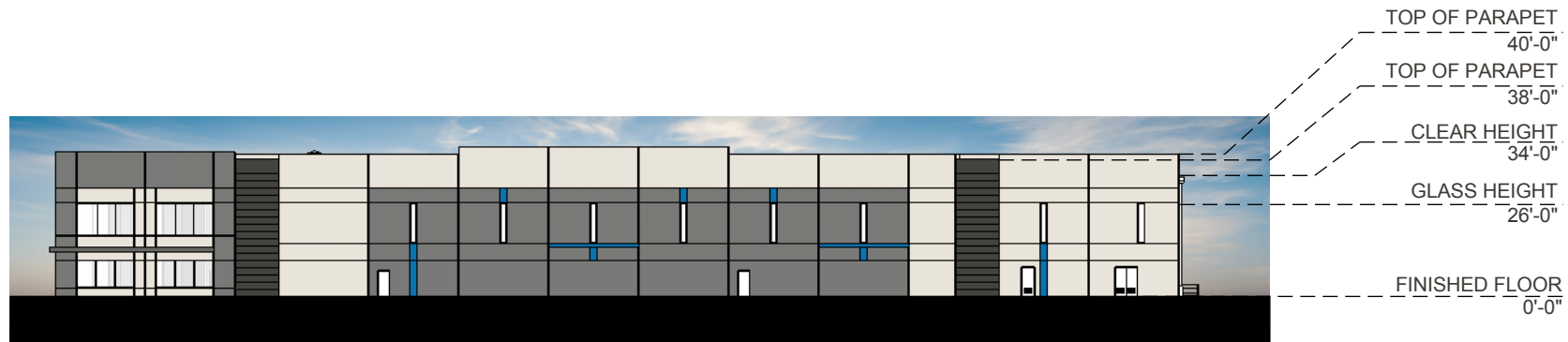
SOUTH EXTERIOR ELEVATION - SCALE: 1" = 50' 0"



EAST EXTERIOR ELEVATION - SCALE: 1" = 50' 0"



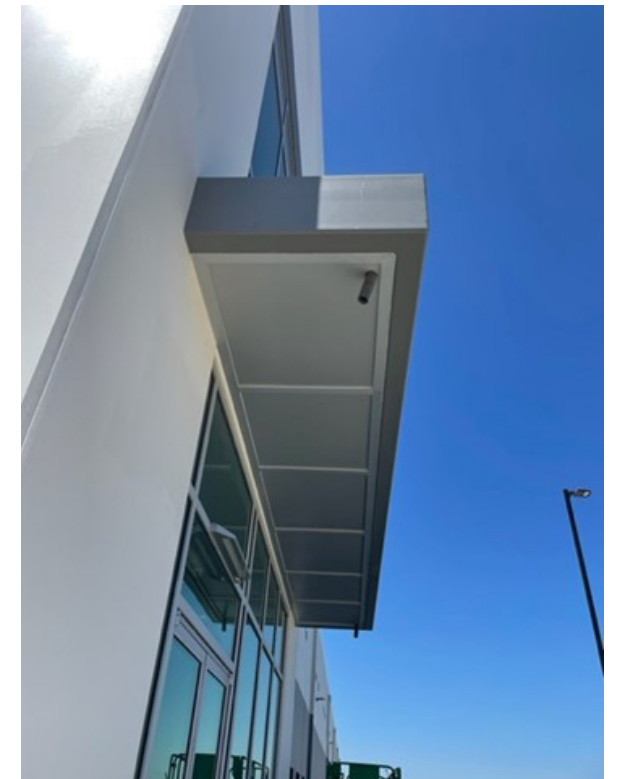
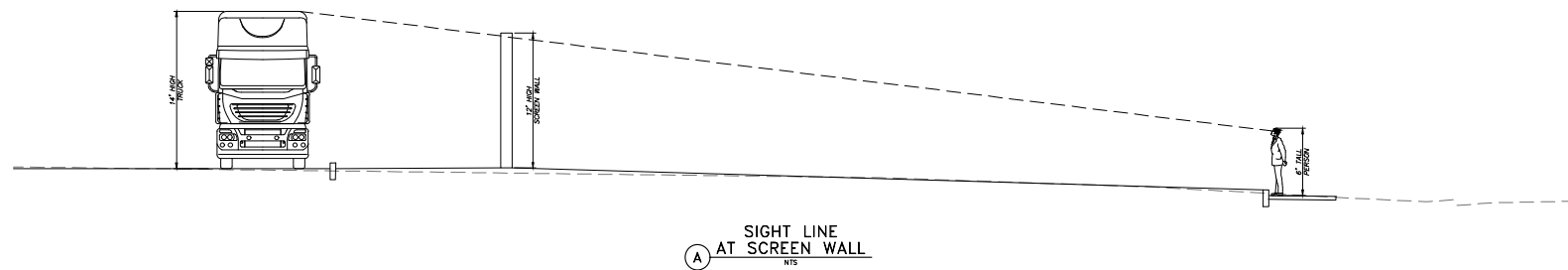
WEST EXTERIOR ELEVATION - SCALE: 1" = 50' 0"



NORTH EXTERIOR ELEVATION - SCALE: 1" = 50' 0"



SCREEN WALL ELEVATION - SCALE: 1" = 50' 0"



TREE LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE	REMARKS
	CALOCEDRUS DECURRENS	CALIFORNIA INCENSE CEDAR	36" BOX 48" BOX	PER PLAN	14 9	MODERATE	15' W X 50' H	EVERGREEN, STANDARD
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	48" BOX	PER PLAN	5	LOW	20' W X 25' H	DECIDUOUS, MULTI-TRUNK
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	41	LOW	20' W X 12' H	EVERGREEN, LOW BRANCHING
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	48" BOX	PER PLAN	4	VERY LOW	25' W X 40' H	EVERGREEN, STANDARD
	CEDRUS DEODARA	DEODAR CEDAR	36" BOX	PER PLAN	14	LOW	35' W X 50' H	EVERGREEN, STANDARD
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	48" BOX	PER PLAN	18	LOW	60' W X 70' H	EVERGREEN, STANDARD
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN CHINESE ELM	24" BOX	PER PLAN	10	MODERATE	40' W X 50' H	DECIDUOUS, STANDARD
	PLATANUS ACERIFOLIA	LONDON PLANE	24" BOX	PER PLAN	23	MODERATE	50' W X 80' H	DECIDUOUS, STANDARD
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	22	LOW	35' W X 40' H	EVERGREEN, LOW BRANCHING
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	15	LOW	30' W X 35' H	DECIDUOUS, STANDARD
	HETEROMELES ARBUTIFOLIA	TOYON	24" BOX	PER PLAN	30	VERY LOW	15' W X 20' H	EVERGREEN, STANDARD

SHRUB LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL.	PER PLAN	168	MODERATE	6' W X 10' H
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.	30" O.C.	1201	LOW	2' W X 2' H
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	36" O.C.	3482	LOW	3' W X 3' H
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL CHERRY	5 GAL.	6' O.C.	8	LOW	6' W X 10' H
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL.	PER PLAN	183	MODERATE	6' W X 10' H

GROUND COVER LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	3946	LOW	6' W X 1' H
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	6' O.C.	233	LOW	6' W X 2' H

BIO-RETENTION BASINS LEGEND - SUNSET ZONE 14

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS	MATURE SIZE
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	247	LOW	6' W X 1' H
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MCMINN MANZANITA	5 GAL.	6' O.C.	42	LOW	6' W X 6' H
	BACCHARIS PILLULARIS	COYOTE BUSH	1 GAL.	6' O.C.	107	LOW	6' W X 2' H
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL.	24" O.C.	974	LOW	2' W X 2' H

SUMMARY DATA

LANDSCAPE AREA: 148,193 S.F.

PROJECT TYPE: PRIVATE

WATER SOURCE: POTABLE

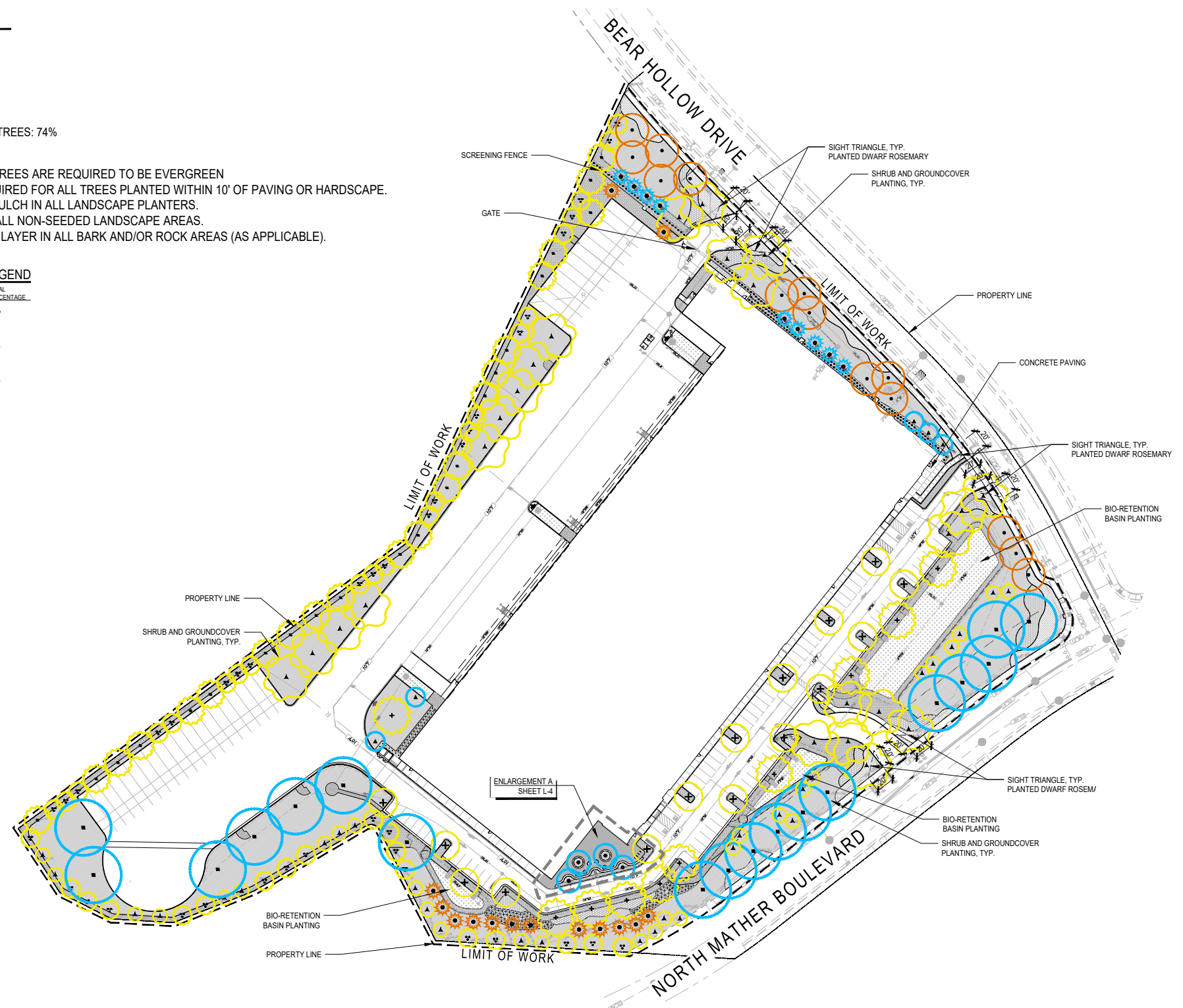
PERCENTAGE OF EVERGREEN TREES: 74%

NOTES:

- OVER 30% OF PROPOSED TREES ARE REQUIRED TO BE EVERGREEN
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE.
- MINIMUM 3" DEPTH BARK MULCH IN ALL LANDSCAPE PLANTERS.
- APPLY PRE-EMERGENT IN ALL NON-SEEDED LANDSCAPE AREAS.
- INSTALL A WEED CONTROL LAYER IN ALL BARK AND/OR ROCK AREAS (AS APPLICABLE).

TREE BOX SIZE DIAGRAM LEGEND

COLOR	SIZE	QTY.	TOTAL PERCENTAGE
Yellow	24" BOX	141	69%
Orange	36" BOX	28	14%
Blue	48" BOX	36	17%
	TOTAL:	205	

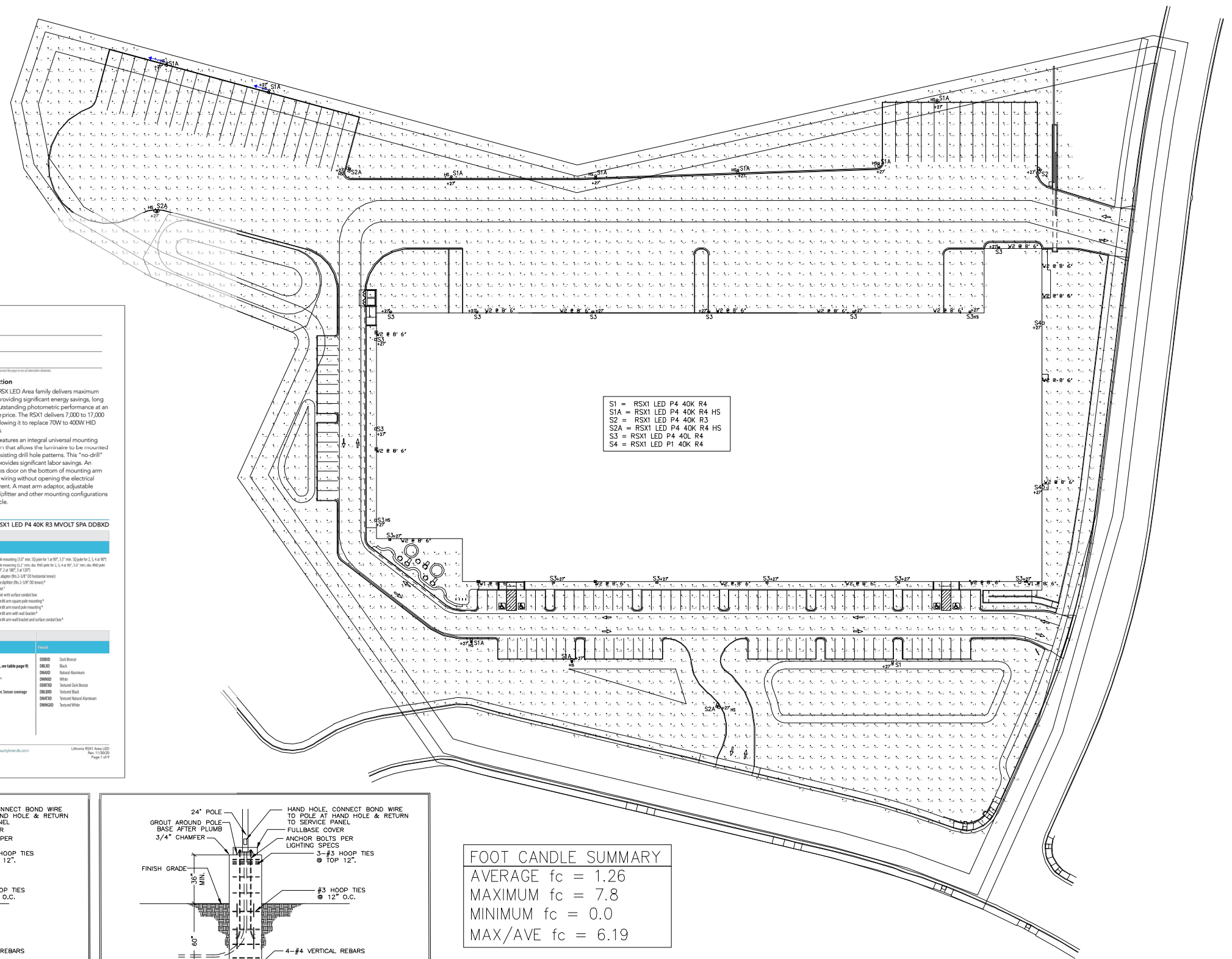


SCALE: NTS




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ENHANCED LANDSCAPE SCREENING @N.MATHER & BEAR HOLLOW
LOGISTIC CENTER AT RANCHO CORDOVA
 RANCHO CORDOVA, CA- SNR21-0064-00



S1 = RSX1 LED P4 40K R4
 S1A = RSX1 LED P4 40K R4 HS
 S2 = RSX1 LED P4 40K R3
 S2A = RSX1 LED P4 40K R4 HS
 S3 = RSX1 LED P4 40L R4
 S4 = RSX1 LED P1 40K R4



RSX1 LED Area Luminaire

Specifications

EPA (H*W): 0.57 ft (0.05 m)²

Length: 21.8" (55.4 cm) SPA mount

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight: 22.0 lbs (10.0 kg)

Introduction

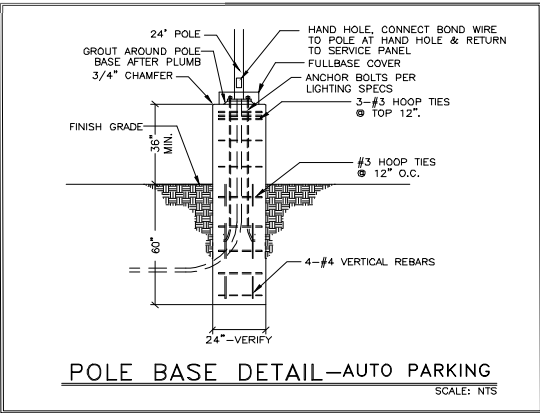
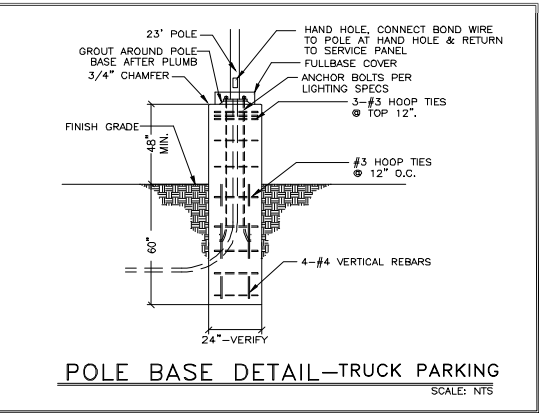
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slitter and other mounting configurations are available.

Ordering Information		EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD	
Code	Performance Package	Color Temperature	Notes
RSX1 LED	P1	30K	3000K
	P2	40K	4000K
	P3	50K	5000K
	P4	60K	6000K

Options

Option	Description	Color
IS	Hour-side shield	3000
PI	Phosorated lens cap	3000
PE	Phosorated external shield, adjustable	3000
PER	Seven wire mesh lens enclosure only (no control)	3000
CEH	Control relay 120V/100/0	3000
SF	Single fuse (1.0, 2.0, 3.0)	3000
DF	Double fuse (2.0, 3.0, 4.0)	3000
SPOXY	2000 Super pack (5000 watt)	3000
RD	Field adjustable output	3000
DMG	5000 dimmable output (allowing for external control system expansion)	3000



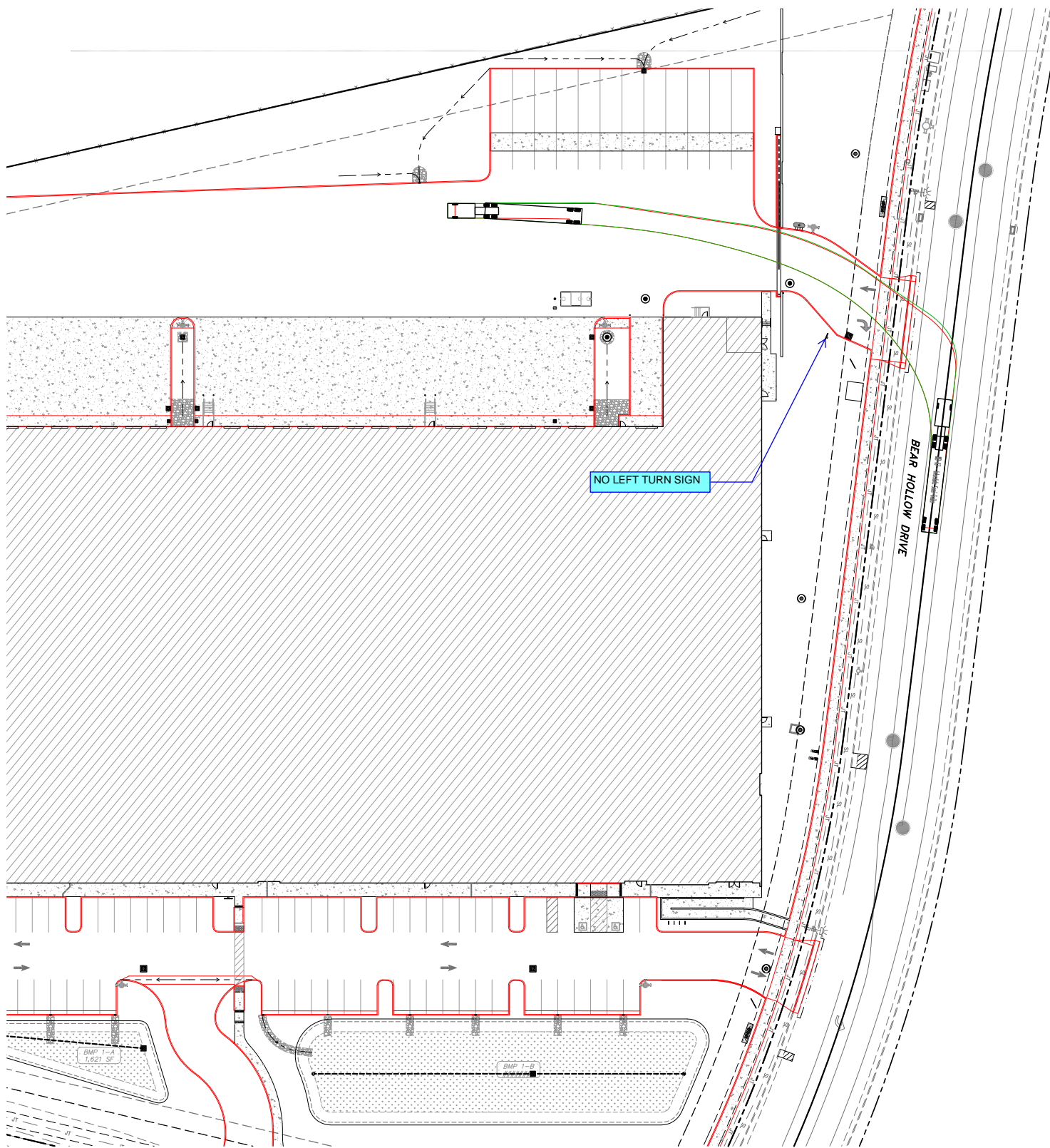
FOOT CANDLE SUMMARY

AVERAGE fc = 1.26
 MAXIMUM fc = 7.8
 MINIMUM fc = 0.0
 MAX/AVE fc = 6.19

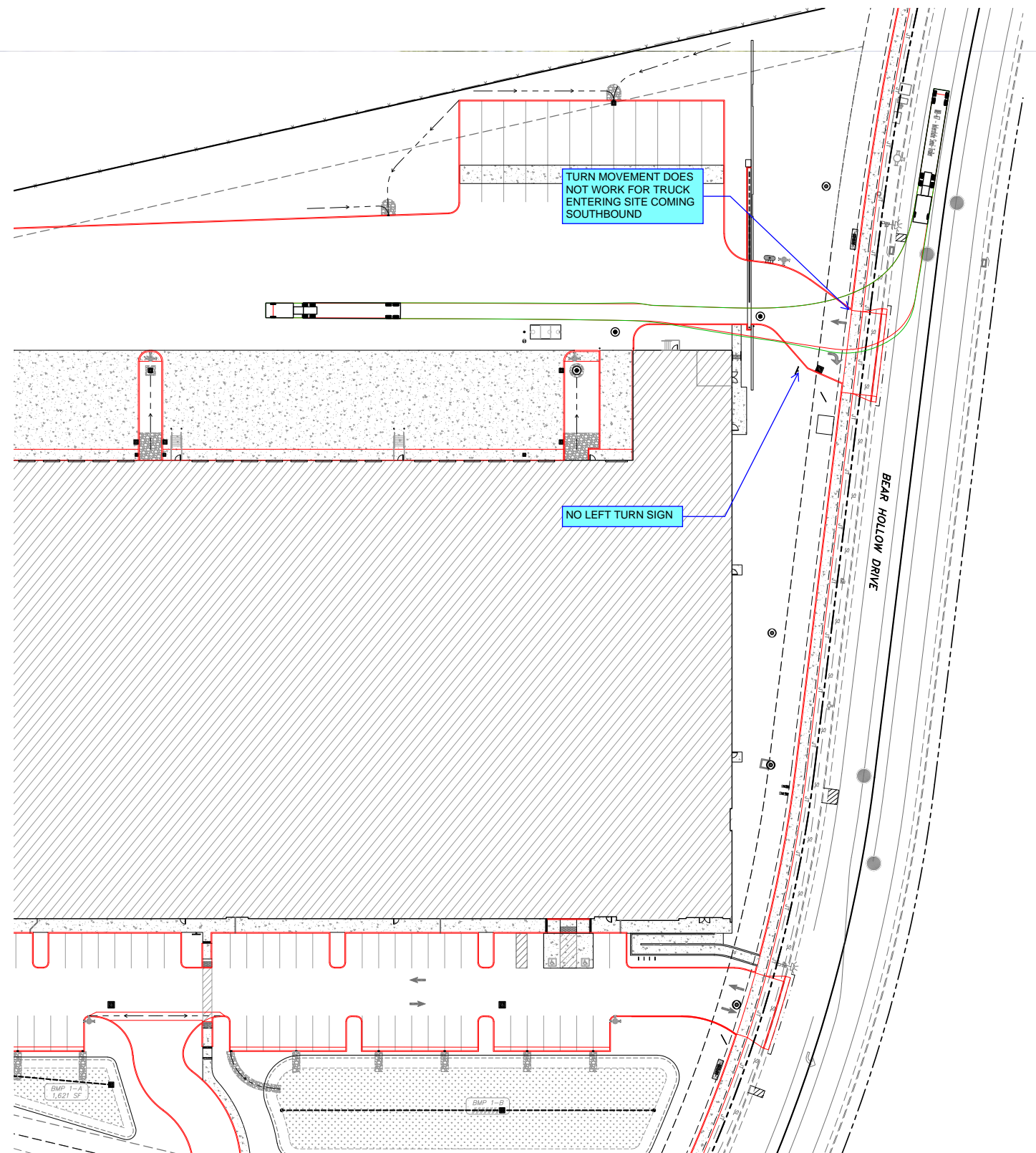
BUG RATING

NO HS = B2-U0-G3
 W/HS = B2-U0-G2

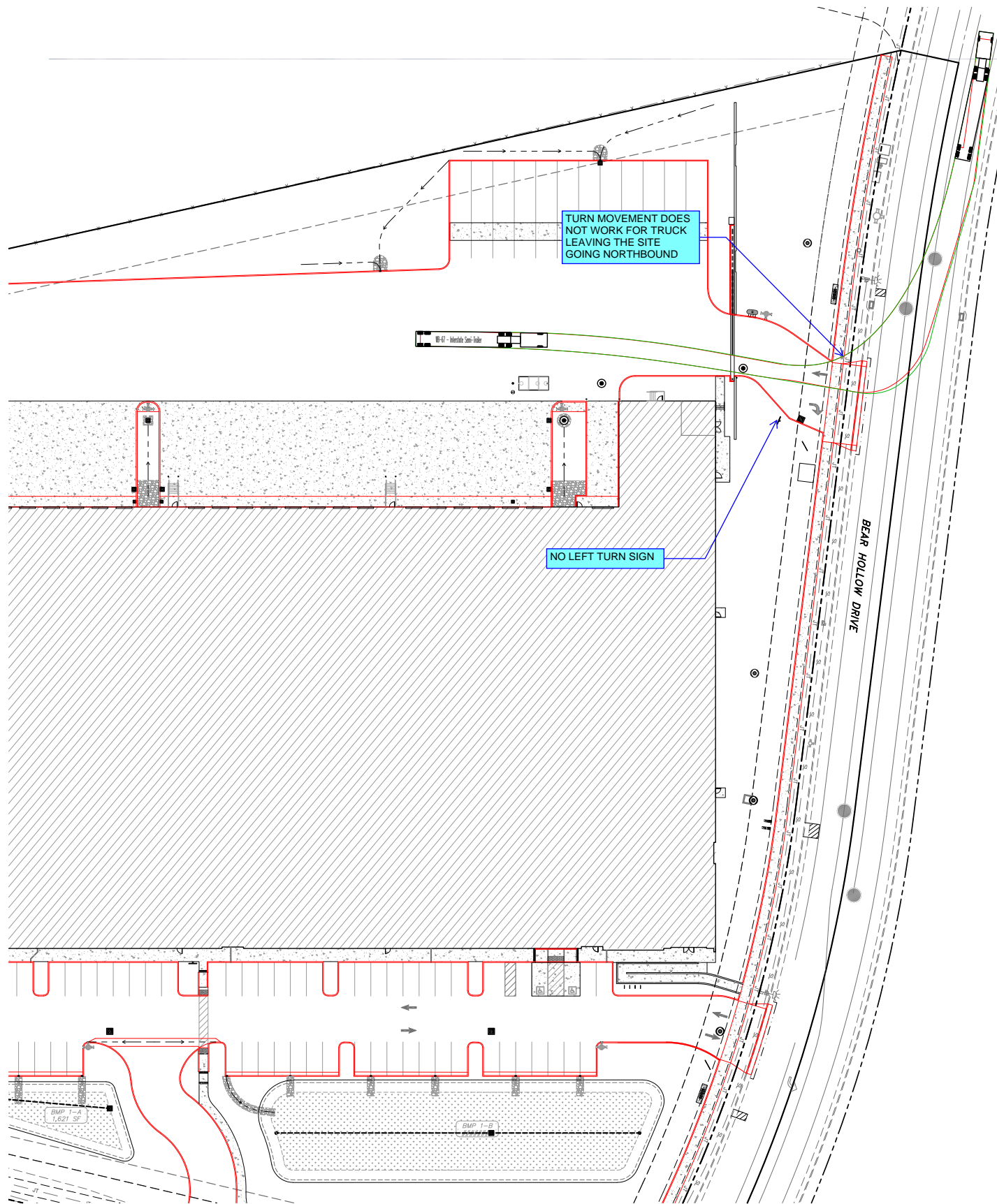
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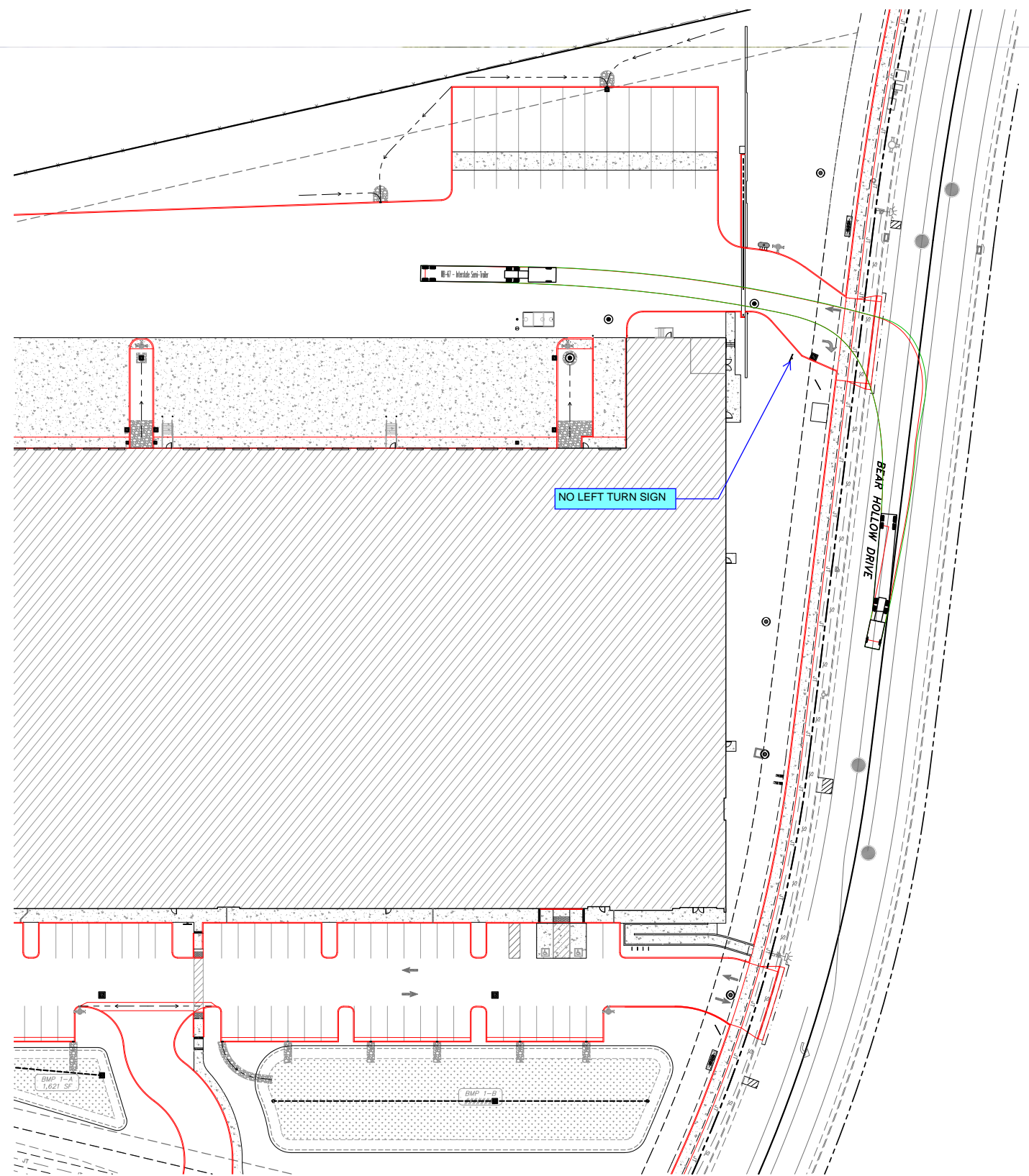
TRUCK TURN MOVEMENT - NORTHBOUND INGRESS



TRUCK TURN MOVEMENT - SOUTHBOUND INGRESS



TRUCK TURN MOVEMENT - NORTHBOUND EGRESS



TRUCK TURN MOVEMENT - SOUTHBOUND EGRESS