

OVERALL SITE PLAN
scale: 1" = 40'-0" A

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAWING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY
- 7 NOT USED.
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
- 10 BIKE RACK. SEE DAB-A2.1 FOR LONG TERM BIKE LOCATION
- 11 FUTURE ELECTRIC VEHICLE CHARGER.
- 12 EXTERIOR METAL STEEL STAIR.
- 13 EXTERIOR CONCRETE STAIR.
- 14 12' x 14" DRIVE-IN DOOR
- 15 LANDSCAPE.
- 16 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 17 PRE-CAST CONC. WHEEL STOP.
- 18 TRUNCATED DOMES.
- 18 ACCESSIBLE PARKING STALL SIGN.
- 19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP HOUSE
- 22 TRASH ENCLOSURE.
- 23 ELECTRICAL ROOM.
- 24 CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS.
- 25 FIRE RISER ROOM
- 26 FIRE HYDRANT
- 27 NOT USED.
- 28 STORM TREATMENT SEE CIVIL DRAWINGS

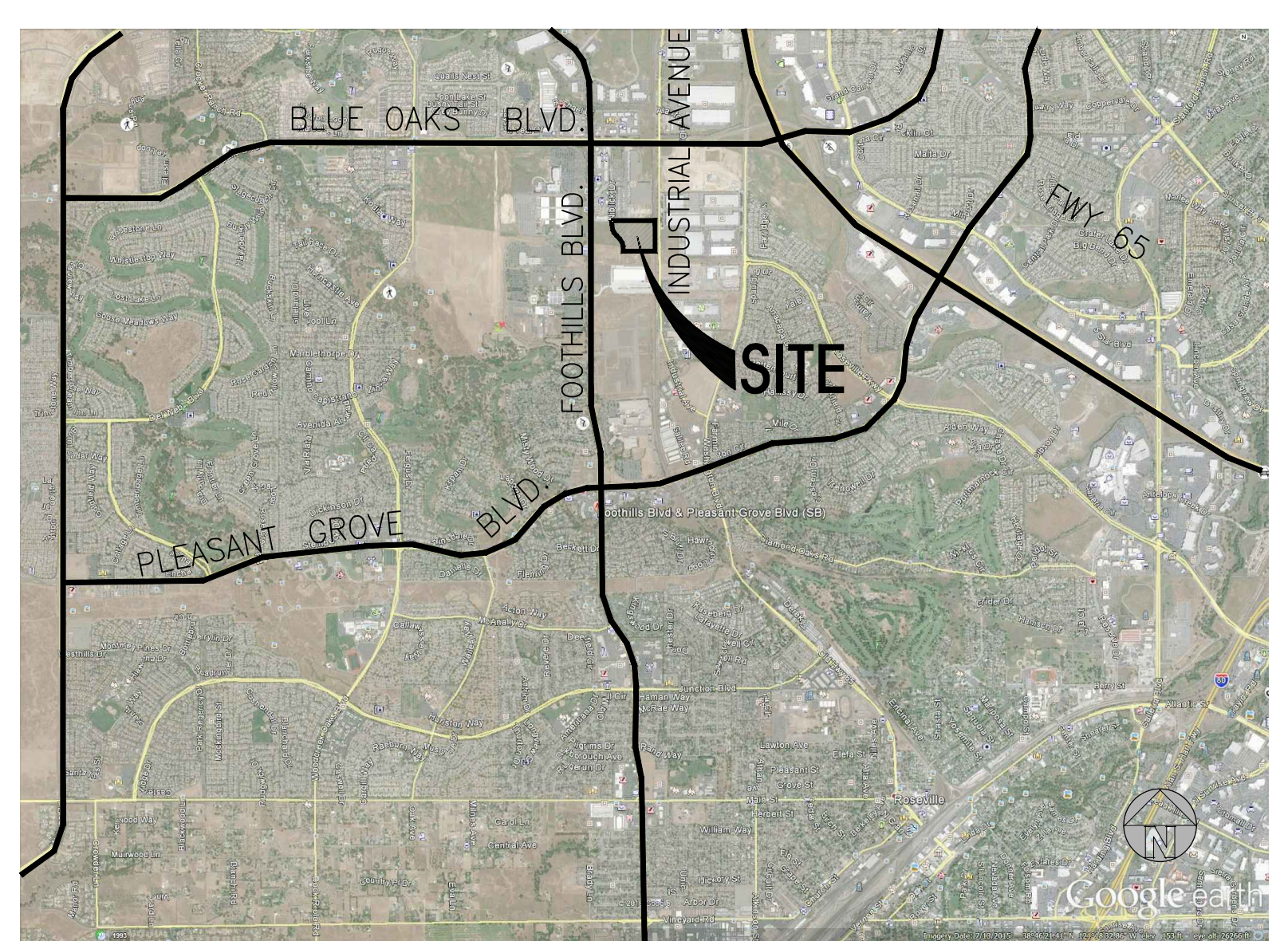
SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER. DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN LEGEND

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- STANDARD PARKING STALL (9' X 16'+2" OVERHANG)
- CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR FUTURE EV
- CLEAN AIR/VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- FIRE LANE
- COMPACT PARKING STALL (8' X 14'+2" OVERHANG)
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

VICINITY MAP



PROPERTY OWNER

RIDGE CAPITAL INC
555 UNIVERSITY AVENUE, SUITE 180
SACRAMENTO, CA 95825
PHONE: 916-330-1975
CONTACT: MICHELLE AZEVEDO

ADDRESS OF THE PROPERTY

751 Roseville Parkway
Roseville, CA 95747

ASSESSOR'S PARCEL NUMBER

017-232-007-000

ZONING

ZONING LIGHT INDUSTRIAL DISTRICT (M-1)
NORTH INDUSTRIAL PLANNING AREA

APPLICANT'S REPRESENTATIVE

HPA, INC.
600 GRAND AVENUE - STE. 302
OAKLAND, CA 94610
TEL: 925-413-6896
ATTN: DEBIE TRIANI

SHEET INDEX

ARCHITECTURAL

DAB-A1.1 OVERALL SITE PLAN
DAB-A1.2 PUMP HOUSE
DAB-A2.1 OVERALL FLOOR PLAN
DAB-A3.1 ELEVATIONS
DAB-AD.1 DETAILS

CIVIL

C.0 PRELIMINARY GRADING PLAN
C.1 PRELIMINARY UTILITY PLAN

LANDSCAPE

L.1 PRELIMINARY LANDSCAPE PLAN

PROJECT DATA

SITE AREA	BUILDING
In s.f.	611,927 s.f.
In acres	14.05 ac
BUILDING AREA	
Office	10,000 s.f.
Warehouse	196,785 s.f.
TOTAL	206,785 s.f.
FLOOR AREA RATIO (MAX 0.5)	
0.34	
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	stalls
(N/A, office doesn't exceed 10% of GFA)	
Whse: 1/1,000 s.f.	207 stalls
TOTAL	207 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18' including overhang)	159 stalls
Compact (9' x 16' including overhang)	29 stalls
Accessible Standard (9' x 18') (108" x 216")	4 stalls
Accessible Van (12' x 18') (144" x 216")	3 stalls
Accessible Standard EV (9' x 18') (108" x 216")	1 stalls
Accessible Van EV (12' x 18') (144" x 216")	1 stalls
Clean Air / Vanpool (5' min parking)	17 stalls
(9' x 18' including overhang)	
EV charging (10% min parking)	19 stalls
(9' x 18' including overhang)	
TOTAL	233 stalls
BICYCLE RACK REQUIRED	
Short Term (4 + 5% of total stalls)	16
Long Term (1 + 5% of total stalls)	13
BICYCLE RACK PROVIDED	
Short Term (4 + 5% of total stalls)	18
Long Term (1 + 5% of total stalls)	16
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	63 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Industrial (M-1)	
North Industrial Planning Area	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
LANDSCAPE REQUIREMENT	
Percentage - TBC	
SETBACKS	
Building	
Front - 100' Ave. Bldg.	
Side - 50'	
Rear - 60'	
Landscape	
50' from Roseville Pkwy	
15' from Union Pacific Rail road (Reduced)	
6' parking lot setback from adjacent properties	



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Project:
751 ROSEVILLE PARKWAY
Roseville, CA

Consultants:
CIVIL Morton & Pitolo
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Vista Parks
FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 20524
Drawn by: M.D.
Date: 06/01/2021
Revision:
City resubmittal 7/29/2021
City resubmittal 8/31/2021
City resubmittal 9/24/2021

Sheet:

DAB-A1.1

