

NOT FOR  
CONSTRUCTION

VASANTHAN PROPERTIES LLC  
ROSEVILLE PERIO DENTAL  
CLINIC  
1623 SANTA CLARA DRIVE  
ROSEVILLE, CA 95661

REVISIONS

No.	Description	Date

DESIGN  
DEVELOPMENT

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DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

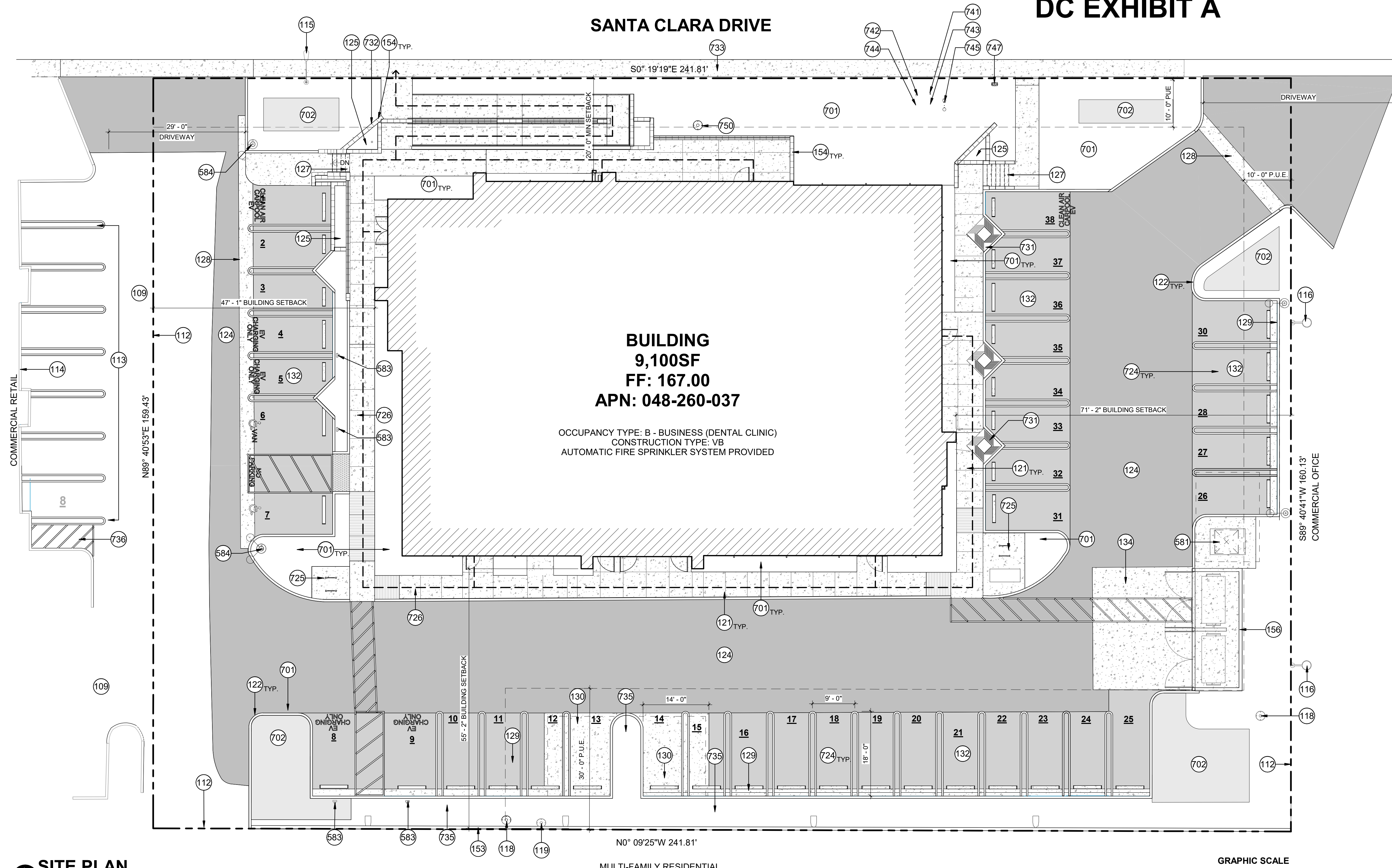
SHEET NUMBER:

**A020**

DRAWN BY: TC REVIEWED BY: AR

DATE: 02/28/2022 PROJECT NUMBER: 2116.01

**DC EXHIBIT A**

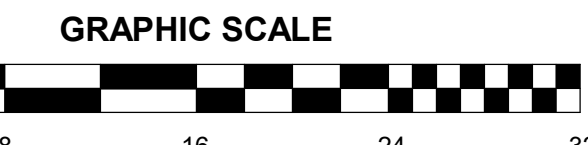


SANTA CLARA DRIVE

**BUILDING  
9,100SF  
FF: 167.00  
APN: 048-260-037**

OCCUPANCY TYPE: B - BUSINESS (DENTAL CLINIC)  
CONSTRUCTION TYPE: VB  
AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED

**SITE PLAN**  
3/32" = 1'-0"



SITE PARKING SCHEDULE						
#	VEHICLE PARKING	ADA VEHICLE PARKING	CLEAN AIR VEHICLE PARKING	EV CHARGING PARKING	SHORT TERM BICYCLE PARKING	LONG TERM BICYCLE PARKING
REQUIRED	46	2	2**	4	6	2
PROVIDED	38+8*	2	2**	4	8	2

\*PER RECIPROCAL PARKING AGREEMENT, 8 SPACES FROM ADJACENT PROPERTY USED IN COUNT. SEE PARKING STUDY.  
\*\* REQUIRED CLEAN AIR VEHICLE PARKING SPACES TOTAL 6 FOR THE SITE, 4 OF THESE ARE ELECTRIC VEHICLE CHARGING SPACES.

**KEYNOTE LEGEND**

- 109 EXISTING PAVEMENT
- 112 PROPERTY LINE
- 113 EXISTING PARKING SPACES TO BE SHARED AND RE-STRIPED
- 114 EXISTING CONCRETE CURB
- 115 EXISTING STREET LIGHT
- 116 EXISTING LIGHT POLE
- 118 EXISTING SANITARY SEWER MAINTENANCE HOLE
- 119 EXISTING STORM DRAIN MAINTENANCE HOLE
- 121 CONCRETE SIDEWALK
- 122 CONCRETE CURB
- 124 NEW ASPHALT PAVING
- 125 RAISED CONCRETE PLANTER
- 127 CONCRETE ACCESS STAIRS
- 128 CONCRETE VALLEY GUTTER
- 129 CONCRETE CURB AND GUTTER

**KEYNOTE LEGEND**

- 130 UNREINFORCED 7" PERVIOUS CONCRETE WITH 8.5" THICKENED EDGE OVER SINGLE LAYER OF BIAXIAL GEOGRID
- 132 ASPHALT PARKING AREA PAVEMENT
- 134 CONCRETE APRON AT REFUSE ENCLOSURE - SEE CIVIL
- 153 GROUND FACE MASONRY PROPERTY WALL - TOP OF WALL HEIGHT TO ALIGN WITH ADJACENT PROPERTY 6' - 8" ABOVE GRADE AT SOUTH PROPERTY LINE - HEIGHT ABOVE GRADE VARIES WITH GRADE CHANGE AT WEST PROPERTY LINE - 10' MAX. - SEE STRUCTURAL & CIVIL - CMU-2
- 154 GROUND FACE WHITE MASONRY SITE WALL - CMU-1
- 156 MASONRY REFUSE BIN ENCLOSURE - 6' - 0" HEIGHT ABOVE PARKING SURFACE - CMU-2
- 581 TRANSFORMER ON CONCRETE PAD
- 583 CAR CHARGING STATION
- 584 LIGHT POLE - SEE PHOTOMETRIC PLAN
- 701 PLANTING AREA
- 702 BIORETENTION INFILTRATION PLANTER

**KEYNOTE LEGEND**

- 724 PARKING STALLS
- 725 CONCRETE SIDEWALK AND BICYCLE RACKS (2) ICONIC BIKE RACKS
- 726 ACCESSIBLE PATH OF TRAVEL
- 731 ADA COMPLIANT TREE GRATE
- 732 MONUMENT SIGN
- 733 CONCRETE DRIVEWAY PER ROSEVILLE CITY REQUIREMENTS
- 735 WOOD CHIP GROUND COVER
- 736 PARKING LOT STRIPING - SEE CIVIL
- 741 WATER METER
- 742 IRRIGATION WATER METER
- 743 BACKFLOW PREVENTER
- 744 IRRIGATION BACKFLOW PREVENTER
- 745 DOUBLE CHECK DETECTOR
- 747 FIRE HYDRANT
- 750 SANITARY SEWER MANHOLE