PLANNING SUBMITTAL DRAWINGS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 WASHINGTON BLVD.
ROSEVILLE, CALIFORNIA



PERSPECTIVE RENDERING OF PROPOSED BUILDING

PROJECT NARRATIVE:

Site: The project site is located on the west side of Washington Blvd. in Roseville, California. The project proposes the development of this 2.95 acres undeveloped site with one single story building divided into five wings of motorsports industrial condos totaling approximately 51,565 square feet including a shared approx. 1,882 s.f. clubhouse space. (1)
The project also includes various site improvements such as a tenant amenity area adjacent to the clubhouse, decorative site concrete, and landscaped areas.

Assessor's Parcel Number: 360-070-008 and 360-070-007

Zoning: M-2 General Manufacturing

The building will be of Type III-B (1) construction utilizing site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entry are also enhanced with faux wood tile and tinted glazing in aluminum frames with overhead steel-framed painted canopies and decorative steel elements. The placement of these enhancements is focused on the location most visible from the public roadway.

Site Access and Parking: The site will be accessed from entrances on Washington Blvd as well as a shared drive aisle with the southern adjacent site. On site visitor parking is located to the east of the building.

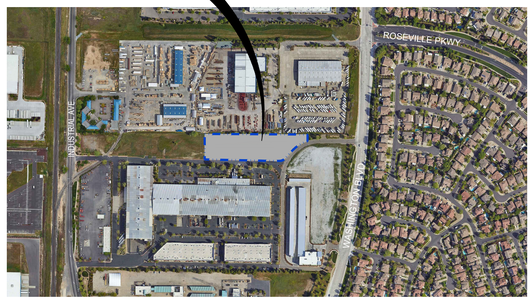
Signage: The proposed signage in this submittal included is for reference only. Criteria for future signage will be provided at a later date and under a separate permit as required.

Landscaping: The project will be fully landscaped using plants appropriate for and indigenous to the area. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries. For further landscaping design information, see the Preliminary Landscape Plan.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed to and through water quality detention and treatment basins. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations per plans. 12) The project architect is a LEED accredited professional and will apply knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:

SITE LOCATION



NORTH

PROJECT TEAM:

BUILDING OWNER REPRESENTATIVE:
M2 INVESTMENT GROUP
4160 DOUGLAS BLVD #200
GRANITE BAY, CA 95746
P: 916-918-8050
STEVE LEFLER
steve@m2cc.net

ARCHITECT:
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1718 3RD STREET, SUITE 101
SACRAMENTO, CA 95811
P:916-449-1400 x405
JEFF LEONHARDT, PROJECT ARCHITECT & PROJECT DESIGNER
jleonhardt@rmw.com

CIVIL ENGINEER:
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1082 SUNRISE AVE
ROSEVILLE, CA 95661
P: 916-783-4100
CHARLES OZANICH
tozanich@ben-en.com

LANDSCAPE DESIGNER
YAMASAKI LANDSCAPE ARCHITECTURE
1223 HIGH STREET
AUBURN, CA 95603
P: 530-885-0040 EXT 325
JEFF AMBROSIA
jeff@yamasaki-la.com

LIGHTING DESIGNER
CAL LIGHTING
11000 OLSON DRIVE, SUITE 200
RANCHO CORDOVA, CA 95670
P: 916-469-4926
DOUG COLEMAN
doug.coleman@cal.lighting

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L2.1 CONCEPTUAL PLANTING PLAN
L2.2 PLANT SCHEDULE & NOTES
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L3.2 PLANTING DETAILS

PHOTOMETRICS:
PH-1 PRELIMINARY PHOTOMETRIC SITE PLAN*
PH-2 LIGHTING CUT SHEETS*

*DENOTES A SHEET TO BE PRINTED IN FULL COLOR

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916 449-1400

rmw.com

OWNER / DEVELOPER:

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916.918.8050 | 916.918.8051

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INDUSTRIAL CONDOS

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3	REV. PER PC3 COMMENTS	05-09-2025
4	REV. PER PC4 COMMENTS	07-21-2025

drawn by : JAB plot date : 07-21-2025

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-25
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2234018.00

COVER SHEET

sheet no. :
A00.1

File Name: P:\2023\2234018.00\Dwgs\1.6_SD6_07-21-2025\2.1_Plot\A00.1 Cover Sheet.dwg Date Plotted: July 21, 2025 - 2:46pm



A: VIEW OF EAST ELEVATION



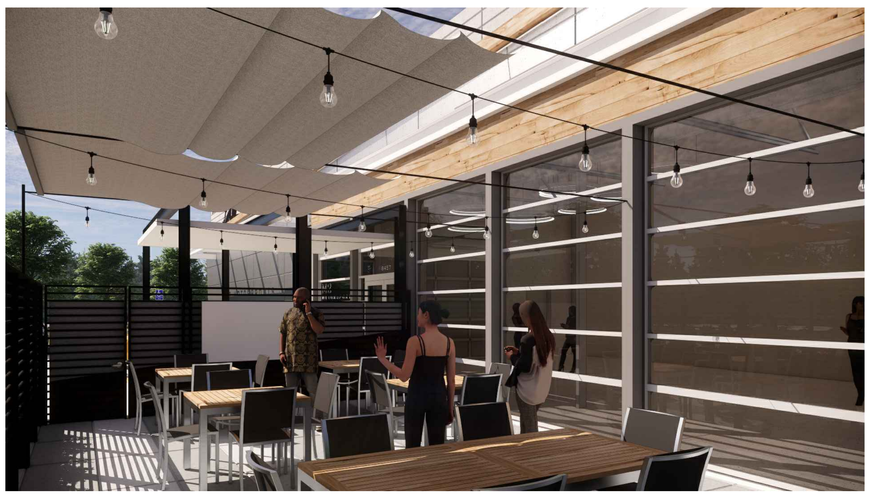
B: VIEW OF SOUTHEAST BUILDING CORNER



C: VIEW OF NORTHEAST BUILDING CORNER



D: AERIAL VIEW OF BUILDING ENTRY AND PATIO



E: VIEW OF PATIO AT CLUBHOUSE



F: VIEW OF CLUBHOUSE ENTERING THE FACILITY

PROJECT RENDERINGS

SCALE: NO SCALE

1

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PROJECT RENDERINGS

sheet no. :

A00.2



A: VIEW OF SOUTHEAST CORNER

1



B: VIEW OF SOUTHWEST BUILDING CORNER



C: VIEW APPROACHING SOUTHWEST ENTRY GATE



D: VIEW AT NORTHEASTERN ENTRY GATE



E: VIEW ENTERING FACILITY AT MAIN ENTRY GATE



F: VIEW OF EAST ELEVATION AT NIGHT

PROJECT RENDERINGS

SCALE: NO SCALE

1

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PROJECT RENDERINGS

sheet no. :

A00.3



SITE LEGEND:

- CLUBHOUSE AREA
- FOR SALE/PRIVATE AUTOMOBILE CONDO AREA
- LANDSCAPE AREA: LAWN
- LANDSCAPE AREA: BARK
- SITE CONCRETE
- DRIVEABLE PAVER AREA PLANTED WITH GRASS OR ARTIFICIAL TURF
- ASPHALT AREA
- STORM WATER RETENTION AREA
- EXISTING PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- NEW WROUGHT IRON FENCE
- E EXTERIOR MOUNTED ELECTRICAL SWITCHGEAR
- EXTERIOR FIRE RISER
- EXTERIOR MOUNTED ROOF ACCESS LADDER

FIRE DEPARTMENT TURN RADIUS:



TRUE NORTH

0 15' 30' 60'

PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

1

SITE DATA:

ADDRESS:	8457 AND 8465 WASHINGTON BLVD.	
APN:	360-070-008 and 360-070-007	
SITE ZONING:	M2	GENERAL INDUSTRIAL
OCCUPANCY TYPE:	CONDOS:	S-1
	CLUBHOUSE:	A-3
SITE AREA:	128,575.92 G.S.F.	= 2.95 ACRES
BUILDING AREA:	51,565 G.S.F.	
F.A.R.:	40.10%	
CONSTRUCTION TYPE:	TYPE III-B	
BUILDING HEIGHT	25'-1"	
NUMBER OF STORIES:	1	

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. STRIPED PEDESTRIAN PATH OF TRAVEL
3. SITE LIGHTING, SEE PHOTOMETRIC PLANS
4. PARKING AND DRIVE ISLES TO BE ASPHALTIC CONCRETE
5. TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS
6. TYPICAL 4" WIDE TRAFFIC STRIPING
7. TYPICAL PARKING: (SEE DETAIL 2/A01.3)
   - A. STANDARD STALLS: 9' X 19' OR 9' X 17' WITH 2' PARKING OVERHANG
   - 1 B. COMPACT STALLS: 8' X 16' OR 8' X 14' WITH 2' PARKING OVERHANG
   - C. VAN ACCESSIBLE PARKING STALL: 9' X 18' MIN. WITH 2' PARKING OVERHANG WITH 8' MIN. WIDE LOADING ZONE AS SHOWN SEE DETAIL 1/A01.3
   - D. ELECTRIC VEHICLE CAPABLE CHARGING SPACES (STALLS LABELED "EV CAPABLE"). PER CGBC 5.106.5.3, TO FACILITATE FUTURE EQUIPMENT INSTALLATION. 5 STALLS PROVIDED.
8. 1 TYPICAL DRIVE ISLE, 20'-0" WIDE MINIMUM. DRIVE AISLES TO COMPLY WITH CITY OF ROSEVILLE FIRE DEPARTMENT FIRE AND LIFE SAFETY STANDARDS. SEE FIRE DEPT. ACCESS SITE PLAN A01.2
9. CURB RAMP, SEE DETAIL 7/A01.2
10. PROPOSED LOCATION OF NEW SITE ACCESS DRIVE CURB CUT, SEE CIVIL DRAWINGS
11. NEW CONCRETE PEDESTRIAN WALKS. ASSUME ALL SIDEWALKS TO BE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 6'-0" MIN.
12. PROPOSED BUILDING EXTERIOR WALLS TO BE SITE CAST TILTED CONCRETE WALLS WITH REVEALS, A TEXTURED ELASTOMERIC COATING AND A MULTI-COLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS, SHEET A03.1
13. TRASH ENCLOSURE W/ 65FT. APPROACH, SEE DETAIL 11/A01.3
14. TYPICAL LANDSCAPE PLANTER AREA. ALL LANDSCAPING TO COMPLY WITH CITY OF ROSEVILLE ZONING AND ALL LOCAL JURISDICTIONAL REQUIREMENTS.
15. INDICATES DRIVEABLE TURF PAVER AREA.
16. INDICATES RAISED PLANTER BED.
17. PEDESTRIAN LIGHT FIXTURES MOUNTED TO STEEL I BEAM ARCHITECTURAL ELEMENTS.
18. GRADE LEVEL ROLL UP DOOR, TYPICAL
19. DASHED GREEN LINE INDICATES ACCESSIBLE PATH OF TRAVEL, SEE 1/A01.2.
20. LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS. SEE DETAIL 4/A01.2
21. LOCATION OF CAR WASH AREA WITH STEEL CANOPY ABOVE.
22. 1 STORMWATER RETENTION / DETENTION AREA. SEE CIVIL DRAWINGS.
23. 1 INDICATES REFUSE TRUCK TURN RADII 30'/50'
24. CONCRETE WHEEL STOPS, SEE CIVIL DRAWINGS.
25. EXISTING CHAIN LINK FENCE ON NEIGHBORING PROPERTY TO REMAIN.
26. DASH-DOT INDICATES EXTERIOR AREA OF ASSISTED RESCUE.
27. 1 BICYCLE RACKS, SEE DETAIL 9/A01.2
28. 1 WALL PACK LIGHTING, SEE PHOTOMETRIC SHEETS FOR MORE INFORMATION.
29. NEW DECORATIVE WROUGHT-IRON FENCING. INSTALL PEDESTRIAN ACCESS GATE WHERE OCCURS.
30. NEW DECORATIVE WROUGHT-IRON GATE.
31. NEW EXTERIOR MOUNTED ROOF ACCESS LADDER.
32. PRIMARY ELECTRICAL TRANSFORMER. SEE UTILITY DRAWINGS.

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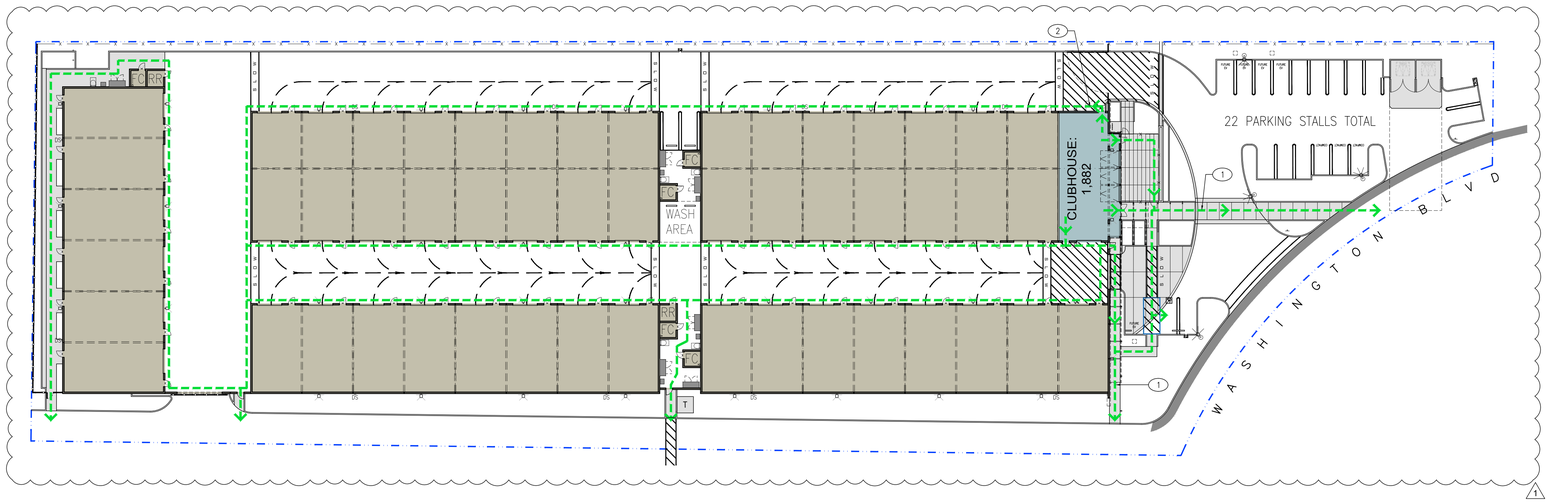
scale : AS NOTED

project number : 2234018.00

PRELIMINARY SITE PLAN

sheet no. :

A01.1



TRUE NORTH

0 15' 30' 60'

SITE PLAN: PATH OF TRAVEL

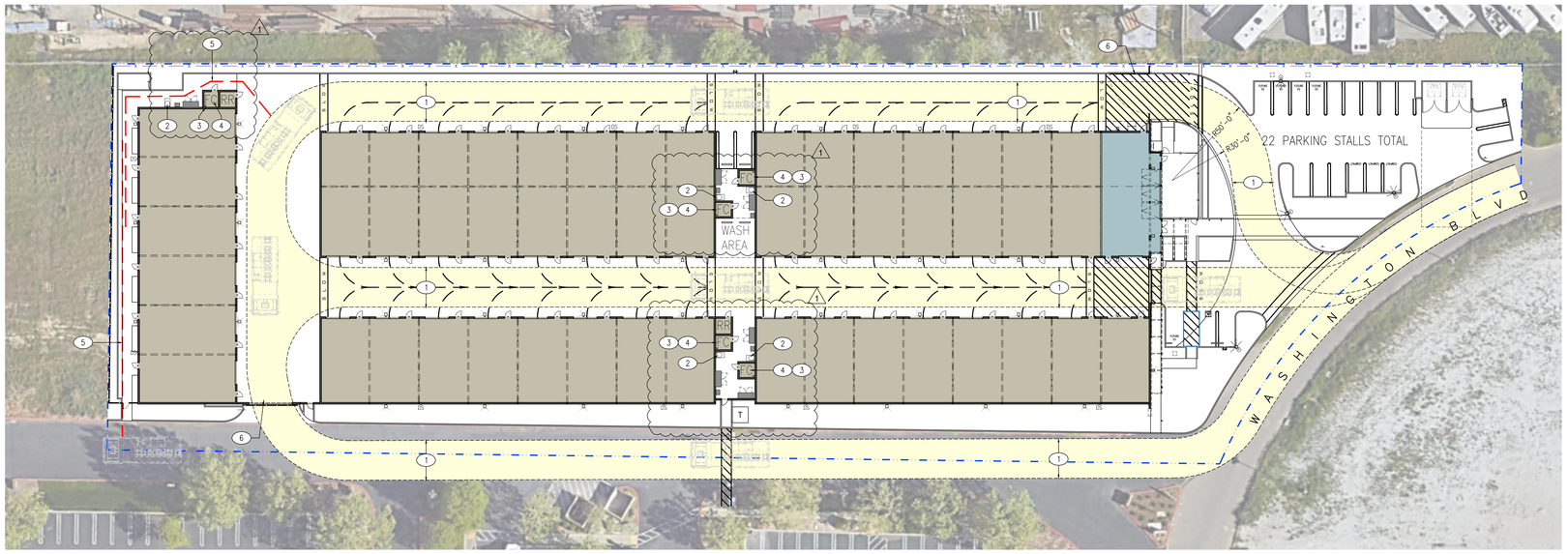
SCALE: 1" = 30'-0"

1

KEYNOTES: PATH OF TRAVEL

1 (1) DASHED GREEN LINE INDICATES ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%)

(2) EXTERIOR AREA OF ASSISTED RESCUE PER CBC 1009.7.1 AND A009.6.3, PROVIDE CLEAR AREA FOR TWO 30"X52" FOR WHEEL CHAIRS. SEE A01.1 & A00.3 FOR ADDITIONAL INFORMATION.



TRUE NORTH

0 15' 30' 60'

PRELIMINARY SITE PLAN: FIRE DEPARTMENT ACCESS

SCALE: 1" = 30'-0"

2

KEYNOTES: FIRE DEPARTMENT ACCESS

(1) FIRE DEPT. ACCESS AISLE, MIN 20'. INSIDE RADIUS MIN 20', OUTSIDE RADIUS MIN 40'

(2) LOCATION OF EXTERIOR ROOF ACCESS LADDER (DELEGATED DESIGN ITEM). SEE 13/A09.3, FIELD VERIFY.

(3) LOCATION OF FIRE CONTROL ROOM, SEE FLOOR PLAN SHEET A02.1. FIRE PROTECTION PLANS UNDER SEPARATE PERMIT.

(4) FIRE RISER LOCATED WITHIN FIRE CONTROL ROOM. FIRE PROTECTION PLANS UNDER SEPARATE PERMIT.

(5) RED DASHED LINE INDICATES 150' LENGTH OF HOSE PULL FROM FIRE TRUCK.

(6) LOCATION OF FIRE ACCESS GATE TO COMPLY WITH LOCAL AUTHORITY HAVING JURISDICTION.

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	CLUBHOUSE:	A-3
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BUILDING AREA:	51,565 G.S.F.	
F.A.R.:	40.10%	
CONSTRUCTION TYPE:	TYPE III-B	
BUILDING HEIGHT	25'-1"	
NUMBER OF STORIES:	1	

SITE LEGEND:

CLUBHOUSE AREA

FOR SALE / PRIVATE AUTOMOBILE CONDO AREA

FIRE DEPARTMENT ACCESS AISLE: 20' WIDE MIN.

EXISTING PROPERTY LINE

FIRE DEPT. 150' HOSE PULL

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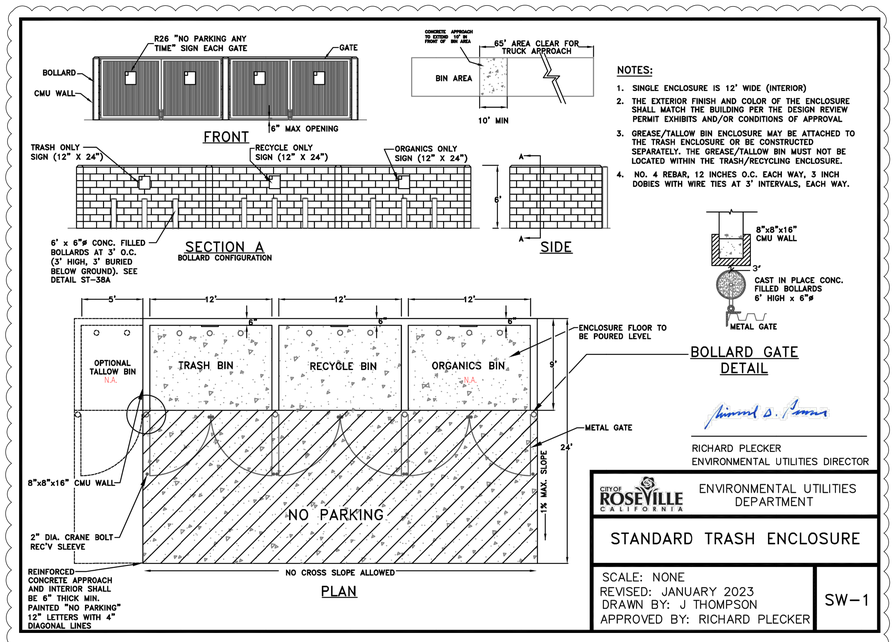
project number : 2234018.00

PRELIMINARY
SITE PLAN: P.O.T /
FIRE DEPT. ACCESS

sheet no. :

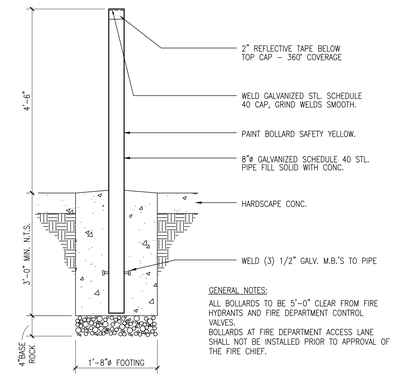
A01.2

File Name: P:\2023\2234018.00\Dwgs\1.6_SD6_07-21-2025\2.1_Plot\A01.2 Preliminary Site Plan - POT_Fire Dept. Access.dwg Date Plotted: July 21, 2025 - 2:47pm



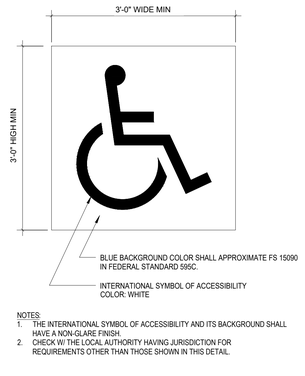
TRASH ENCLOSURE : CITY OF ROSEVILLE — 11

SCALE: N.T.S.



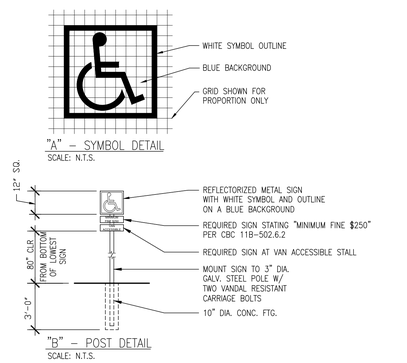
FIXED NON-REMOVABLE BOLLARD — 8

1" = 1'-0"



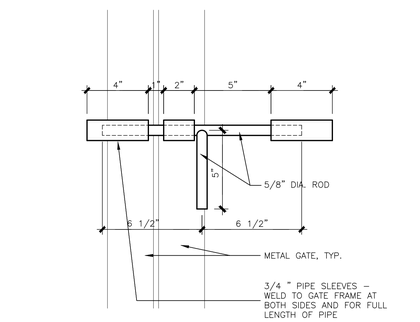
ACCESSIBLE SYMBOL AT ACCESSIBLE PARKING STALLS — 5

SCALE: 1" = 1'-0"



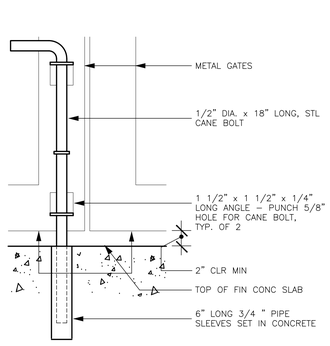
SIGN AT ACCESSIBLE PARKING STALLS — 3

SCALE: NO SCALE



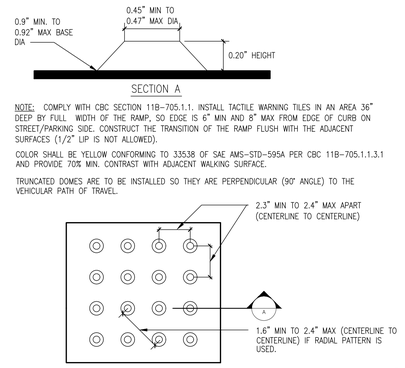
SIDE BOLT ELEVATION AT HEAD — 13

SCALE: 3"= 1'-0"



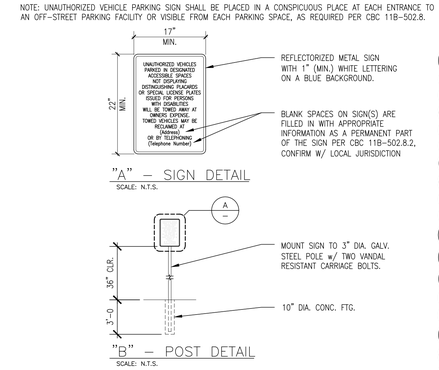
CANE BOLT SECTION — 10

SCALE: 3"= 1'-0"



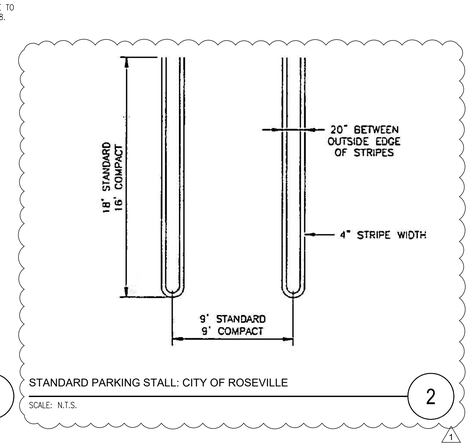
WARNING DOMES AT SITE RAMPS — 7

SCALE: N.T.S.



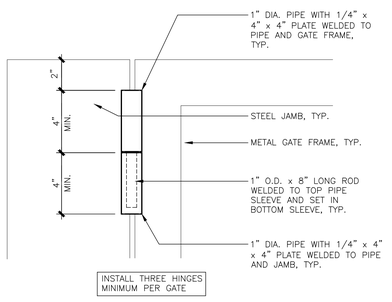
SITE ENTRY ACCESSIBLE SIGN — 4

SCALE: N.T.S.



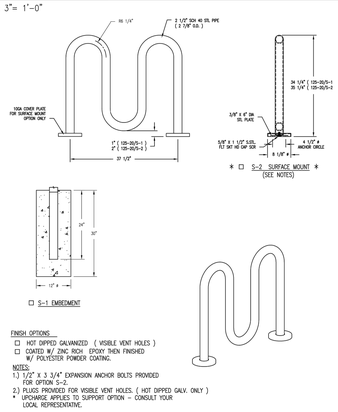
STANDARD PARKING STALL: CITY OF ROSEVILLE — 2

SCALE: N.T.S.



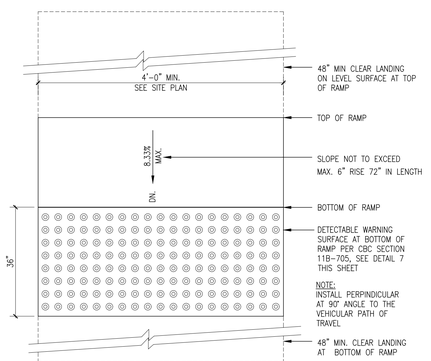
HINGE ELEVATION, TYP. — 12

SCALE: 3"= 1'-0"



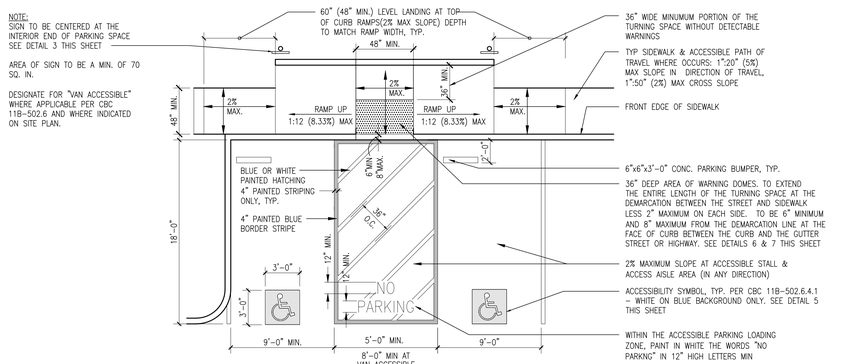
BIKE RACK — 9

SCALE: N.T.S.



TYPICAL RAMP DETAIL — 6

SCALE: 1" = 1'-0"



DOUBLE ACCESSIBLE STALLS — 1

SCALE: 3/16" = 1' - 0"

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PRELIMINARY DESIGN DOCUMENTS FOR:

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INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by :

approved for the architect by :

issue :	description :	date :
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4	REV. PER PC4 COMMENTS	07-21-2025

drawn by : JAB plot date : 07-21-2025

checked by : JDL

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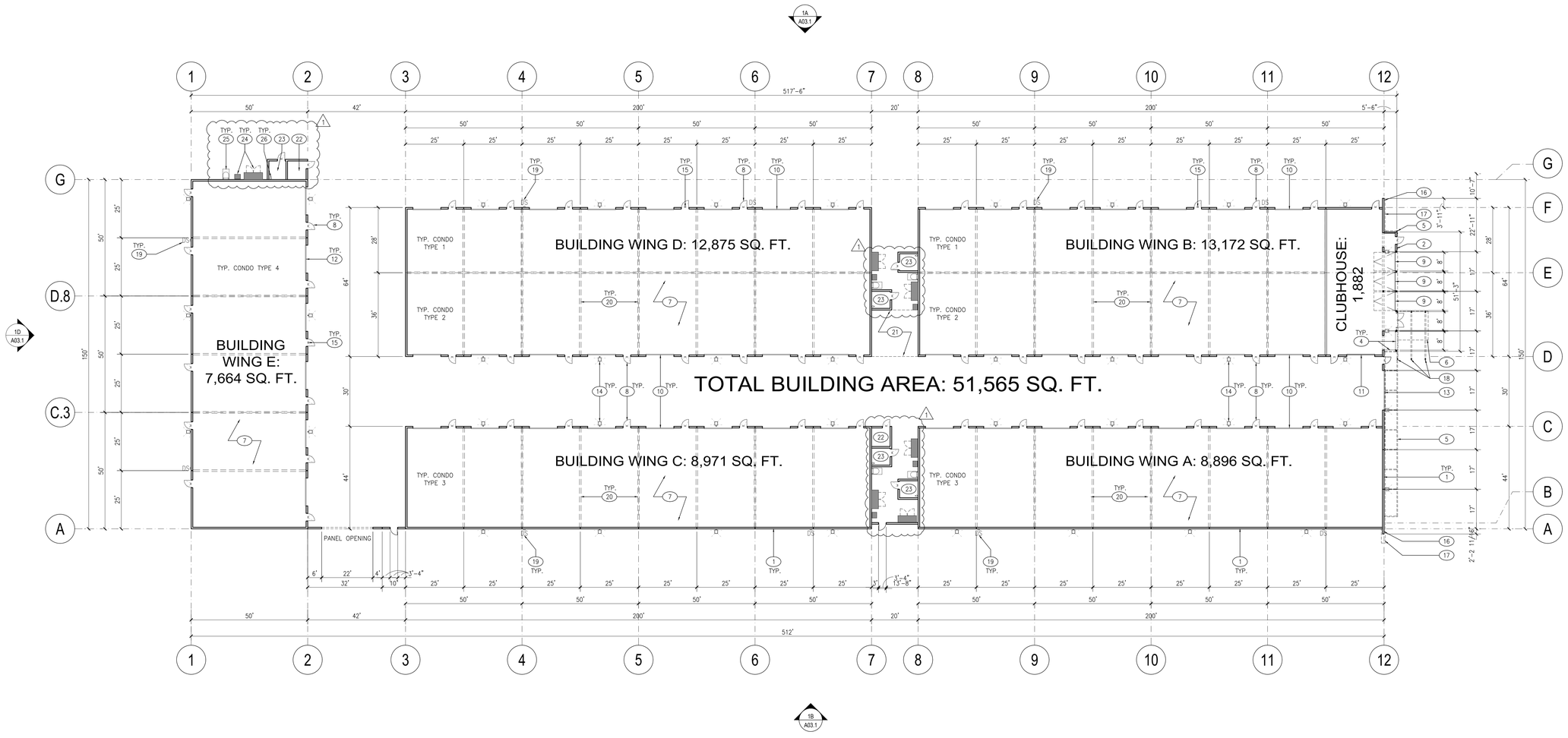
LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-25
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2234018.00

SITE DETAILS

sheet no. : A01.3



PLAN NORTH

0 10' 20' 40'

FLOOR PLAN

SCALE: 1" = 20'-0"

1

BUILDING INFO:

SINGLE STORY BUILDING:	WIDTH (FT.)	DEPTH (FT.)	QUANTITY	AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
CONDO TYPE 1:	25	28	15	700	10,500
CONDO TYPE 2:	25	36	15	900	13,500
CONDO TYPE 3:	25	44	16	1,100	17,600
CONDO TYPE 4:	25	50	6	1,250	7,500
CLUBHOUSE:	30.5	64	1	1,882	1,882
EXTERIOR RESTROOM:	8.5	9.5	2	80	160
FIRE CONTROL ROOM:	8.5	8	5	70	350
MISC:	-	-	-	73	73
TOTAL BUILDING AREA:					51,565

KEYNOTES:

1. TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH 3/4" REVEALS AND A MULTICOLORED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
2. BUILDING WALL AT CLUBHOUSE BUMP OUT. WALLS TO BE PAVER TILES OVER DENS COR STEEL WITH POLYISO BOARD AND STUCCO ASSEMBLY.
3. TYPICAL STOREFRONT DOUBLE DOOR ENTRY WITH TINTED GLAZING
4. TINTED GLAZING IN ALUMINUM FRAMES. SEE FINISH LEGEND ON A03.1
5. STEEL C-CHANNEL ARCHITECTURAL ACCENT ELEMENT. SEE EXTERIOR ELEVATIONS SHEET A03.1
6. LINE OF ENTRY CANOPY ABOVE, SEE EXTERIOR ELEVATIONS.
7. CONCRETE FLOOR SLAB
8. 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS.
9. 8' X 12' GLASS O.H. SECTIONAL ROLL UP DOOR AT CLUBHOUSE.
10. 12' X 10' GRADE LEVEL ROLL UP DOOR
11. 12' X 12' GRADE LEVEL ROLL UP DOOR, QTY. 1.
12. 12' X 14' GRADE LEVEL ROLL UP DOOR, TYP. AT WING E.
13. SLIDING MOTORIZED BARN DOOR WITH PAINTED CONCRETE APPEARANCE.
14. WALL PACK LIGHTING, SEE PHOTOMETRICS SHEETS FOR MORE INFORMATION
15. SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR, TYP. AT ALL EXTERIOR DOORS, SEE PHOTOMETRIC DRAWINGS.
16. CONCRETE TILT PANEL ACCENT WALL. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES.
17. ARCHITECTURAL GLUE LAMINATED WOOD LEDGER BAND. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
18. STEEL I BEAM ARCHITECTURAL ACCENT ELEMENT, SEE EXTERIOR ELEVATIONS, SHEET A03.1
19. "D.S."INDICATES SURFACE MOUNTED DOWNSPOUT FROM GUTTTER ABOVE, TYP.
20. DASHED LINES INDICATE SPECULATIVE FUTURE DEMISING WALLS.
21. STEEL CANOPY AT EXTERIOR CAR WASH AREA.
22. SINGLE OCCUPANCY RESTROOM.
23. FIRE CONTROL ROOM.
24. PROPOSED LOCATION OF EXTERIOR MOUNTED ELECTRICAL SWITCHGEAR CABINET AND STEP DOWN TRANSFORMER. PAINT ADJACENT BUILDING COLOR.
25. EXTERIOR MOUNTED ROOF ACCESS LADDER.
26. FIRE RISER. PAINT TO MATCH ADJACENT BUILDING COLOR.

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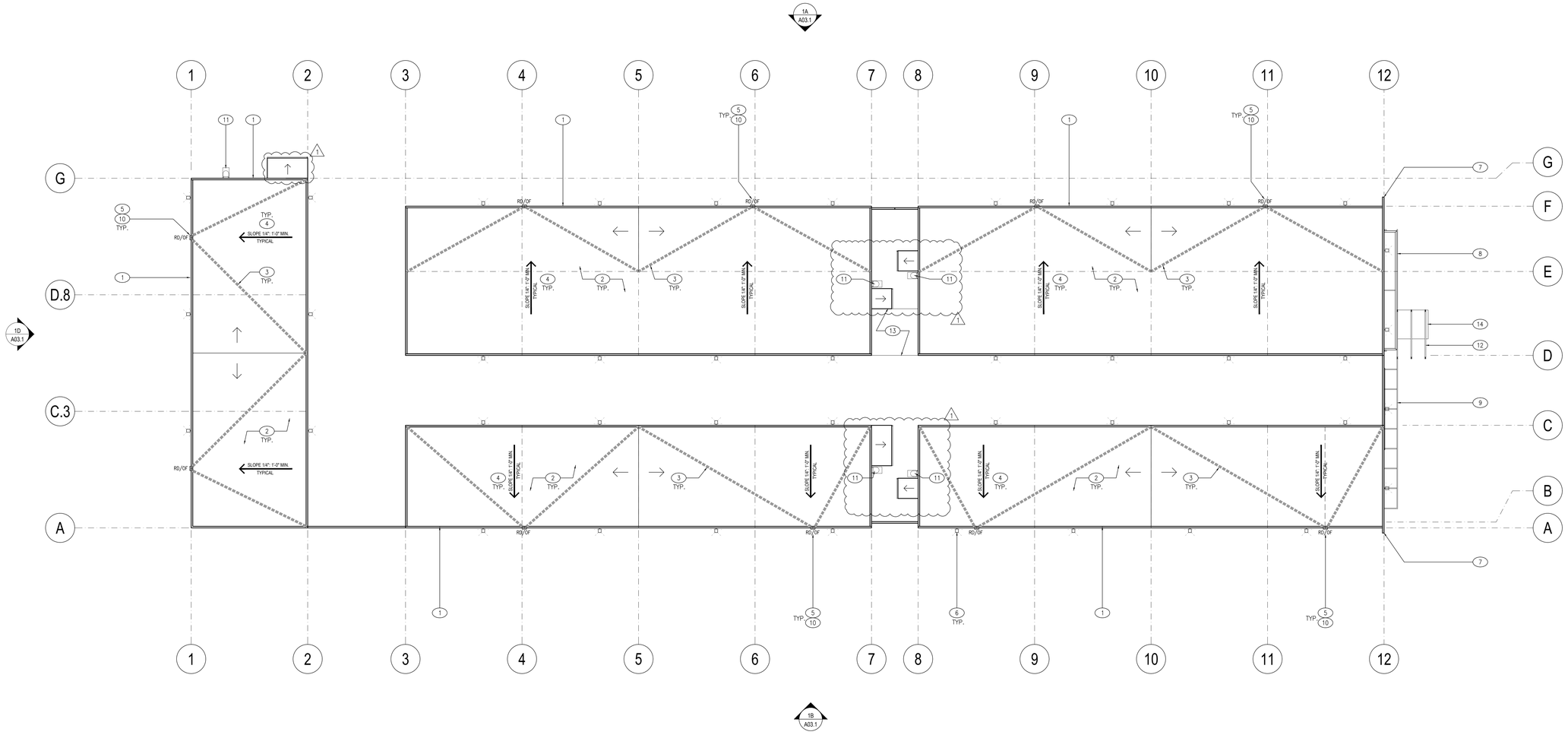
scale : AS NOTED

project number : 2234018.00

PRELIMINARY FLOOR PLAN

sheet no. :

A02.1



PLAN NORTH

0 10' 20' 40'

ROOF PLAN

SCALE: 1" = 20'-0"

1

KEYNOTES:

1. LINE OF TYPICAL PARAPET WALL
2. TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO SINGLE PLY SYSTEM OVER 1/2" STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING.
3. THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA
4. INDICATES DIRECTION OF ROOF SLOPE
5. INDICATES LOCATION OF SURFACE MOUNTED SCUPPER BOX AND DOWNSPOUT BELOW. EACH SCUPPER BOX PROVIDES A ROOF DRAIN VIA THE DOWNSPOUT AND ROOF OVERFLOW OPENING AT THE EXTERIOR TILT-UP WALLS, TYPICAL SEE 13/A09.3
6. WALL LIGHT FIXTURES, SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS.
7. CONCRETE TILT PANEL WING WALL BELOW. SEE ELEVATIONS SHEET A03.2 FOR FINISH MATERIAL AND COLOR
8. DECORATIVE WALL MOUNTED STEEL C CHANNEL ELEMENT. SEE EXTERIOR ELEVATIONS.
9. OPEN STEEL C CHANNEL CANOPY. SEE EXTERIOR ELEVATIONS.
10. METAL DOWNSPOUTS BELOW. PAINT TO MATCH ADJACENT BUILDING. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND FINISH.
11. EXTERIOR MOUNTED ROOF ACCESS LADDER.
12. DECORATIVE STEEL C CHANNEL ENTRY ELEMENT. SEE EXTERIOR ELEVATIONS.
13. STEEL CANOPY AT EXTERIOR CAR WASH AREA.
14. STEEL CANOPY UNDER STEEL C CHANNEL ENTRY FEATURES.

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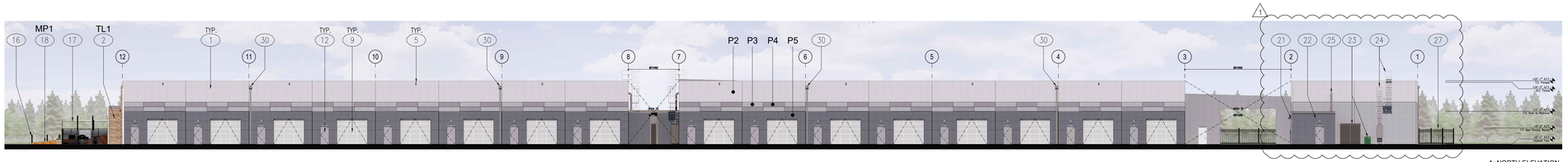
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project number : 2234018.00

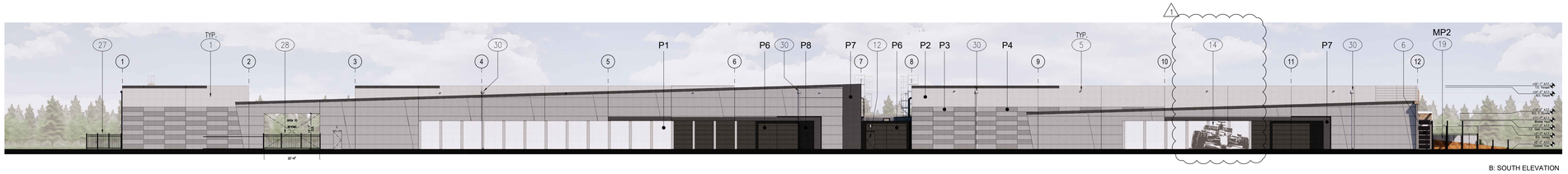
PRELIMINARY ROOF PLAN

sheet no. :

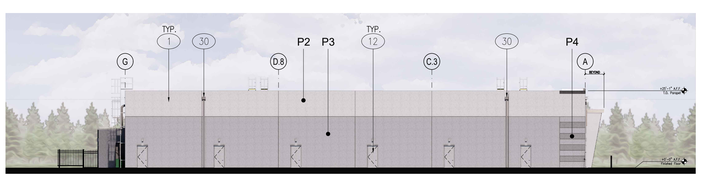
A02.2



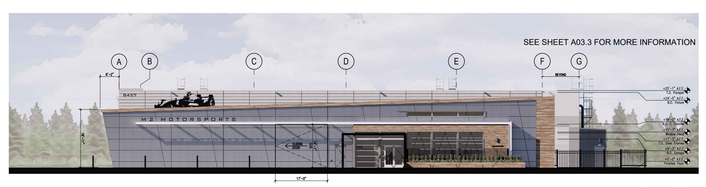
A: NORTH ELEVATION



B: SOUTH ELEVATION



D: WEST ELEVATION



C: EAST ELEVATION

0' 10' 20' 40'

EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0"

1



0' 25' 50' 100'

ELEVATION KEY PLAN

SCALE: 1" = 50'-0"

2

FINISH LEGEND:

P1: PAINT 1
SHERWIN WILLIAMS
SW7008 ALABASTER
TEXCOAT OR EQ TEXTURED FINISH

P2: PAINT 2
SHERWIN WILLIAMS
SW7657 TINSMITH
TEXCOAT OR EQ TEXTURED FINISH

P3: PAINT 3
SHERWIN WILLIAMS
SW7072 ONLINE
TEXCOAT OR EQ TEXTURED FINISH

P4: PAINT 4
SHERWIN WILLIAMS
SW7074 SOFTWARE
TEXCOAT OR EQ TEXTURED FINISH

P5: PAINT 5
SHERWIN WILLIAMS
SW7665 WALL STREET
TEXCOAT OR EQ TEXTURED FINISH

P6: PAINT 6
SHERWIN WILLIAMS
SW7062 ROCK BOTTOM
TEXCOAT OR EQ TEXTURED FINISH

P7: PAINT 7
SHERWIN WILLIAMS
SW7069 IRON ORE
TEXCOAT OR EQ TEXTURED FINISH

P8: PAINT 8
SHERWIN WILLIAMS
SW6990 CAVIAR
TEXCOAT OR EQ TEXTURED FINISH

AL1: ALUMINUM STOREFRONT SYSTEM
THERMALLY BROKEN FRAMES
ANODIZED ALUMINUM FINISH

GL1: GREY VISION GLAZING 1
VITRO SOLARGRAY
1/4" DUAL PANE GLAZING
W/ SOLARBAN 60 ON NO. 2 SURFACE

WD1: ARCHITECTURAL GLULAM BEAM
FINISHED WITH VERATHANE CLEAR SATIN
EXTERIOR OIL-BASED URETHANE SEALER

TL1: WOOD APPEARANCE WALL TILE
FIANDRE SHEN COLLECTION
WOOD EFFECT IN BAMBOO

MP1: RUSTED METAL PANEL
STEEL PANEL WITH
FAUX RUST APPEARANCE

MP2: BRUSHED ALUMINUM PANEL

KEYNOTES:

1. TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
2. BUILDING WALLS AT CLUBHOUSE BUMP OUT. WALLS TO BE PAVER TILES OVER DENS COR STEEL WITH POLYISO BOARD AND STUCCO ASSEMBLY.
3. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
4. ADDRESS SIGNAGE UNDER SEPARATE PERMIT AND SHALL MEET BUILDING, FIRE AND SHERIFF DEPT REQUIREMENTS.
5. WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
6. TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN.
7. SLIDING MOTORIZED BARN DOOR WITH PAINTED CONCRETE APPEARANCE.
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14. PAINTED CAR GRAPHIC.
15. CONCRETE TILT PANEL ACCENT WALL. SEE FINISH SCHEDULE FOR COLOR AND MATERIAL.
16. CUSTOM I BEAM BOLLARD WITH PEDESTRIAN LIGHT FIXTURE. SEE PHOTOMETRIC SITE PLAN.
17. PATIO AMENITY AREA AT CLUBHOUSE WITH DECORATIVE FENCING AND RAISED PLANTER.
18. DECORATIVE ARCHITECTURAL STEEL PANEL WITH RUSTED APPEARANCE AT CLUBHOUSE ENTRY WALKWAY.
19. DECORATIVE BRUSHED ALUMINUM PANEL AT CLUBHOUSE ENTRY WALKWAY.
20. STEEL ENTRY CANOPY UNDER STEEL I BEAM ENTRY ELEMENTS.
21. SINGLE OCCUPANCY RESTROOM.
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24. EXTERIOR MOUNTED ROOF ACCESS LADDER.
25. FIRE RISER. PAINT TO MATCH ADJACENT BUILDING COLOR.
26. STEEL CANOPY AT EXTERIOR CAR WASH AREA.
27. DECORATIVE WROUGHT-IRON FENCING WITH PEDESTRIAN ACCESS GATE WHERE OCCURS.
28. SLIDING DECORATIVE WROUGHT-IRON GATE.
29. SWINGING DECORATIVE WROUGHT-IRON GATE.
30. SCUPPER AND DOWNSPOUT, PAINT TO MATCH ADJACENT BUILDING COLOR.

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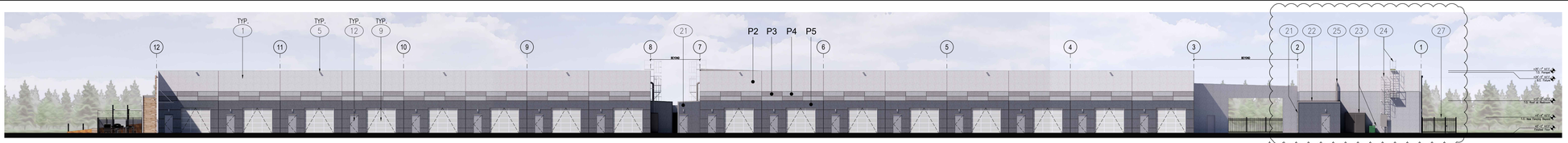
scale : AS NOTED

project number : 2234018.00

EXTERIOR ELEVATIONS

sheet no. :

A03.1



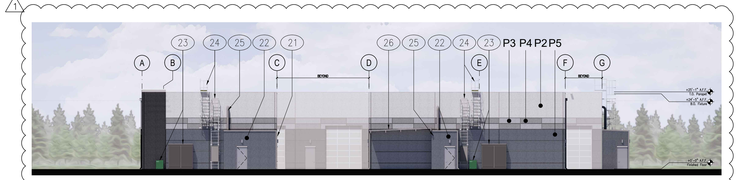
A: NORTH ELEVATION: ALONG GRID C



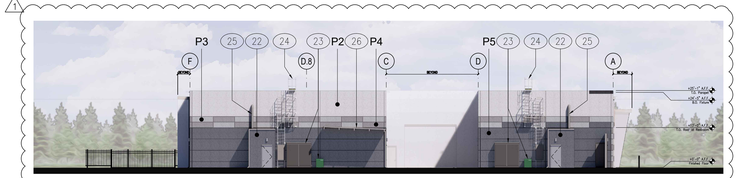
B: SOUTH ELEVATION: ALONG GRID D



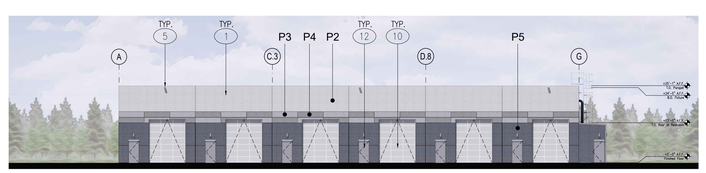
D: WEST ELEVATION: ALONG GRID 3



C: EAST ELEVATION: ALONG GRID 7



F: WEST ELEVATION: ALONG GRID 8



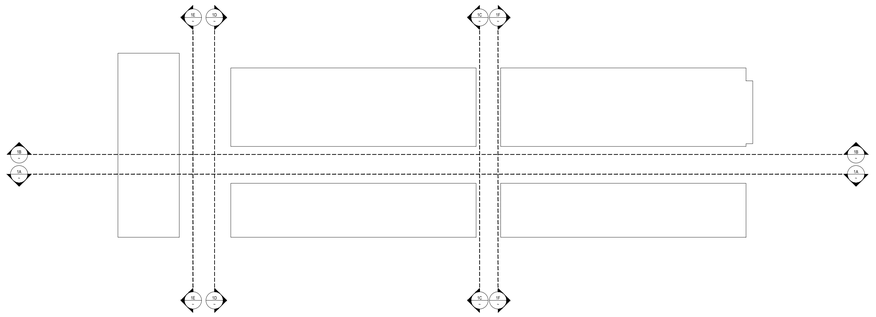
E: EAST ELEVATION: ALONG GRID 2

0' 10' 20' 40'

EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0"

1



0' 25' 50' 100'

ELEVATION KEY PLAN

SCALE: 1" = 50'-0"

2

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P1: PAINT 1
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SW7008 ALABASTER
TEXCOAT OR EQ TEXTURED FINISH

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SHERWIN WILLIAMS
SW7657 TINSMITH
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18. DECORATIVE ARCHITECTURAL STEEL PANEL WITH RUSTED APPEARANCE AT CLUBHOUSE ENTRY WALKWAY.
19. DECORATIVE BRUSHED ALUMINUM PANEL AT CLUBHOUSE ENTRY WALKWAY.
20. STEEL ENTRY CANOPY UNDER STEEL I BEAM ENTRY ELEMENTS.
21. SINGLE OCCUPANCY RESTROOM.
22. FIRE CONTROL ROOM.
23. PROPOSED LOCATION OF EXTERIOR MOUNTED ELECTRICAL SWITCHGEAR CABINET AND STEP DOWN TRANSFORMER. PAINT ADJACENT BUILDING COLOR.
24. EXTERIOR MOUNTED ROOF ACCESS LADDER.
25. FIRE RISER. PAINT TO MATCH ADJACENT BUILDING COLOR.
26. STEEL CANOPY AT EXTERIOR CAR WASH AREA.
27. DECORATIVE WROUGHT-IRON FENCING WITH PEDESTRIAN ACCESS GATE WHERE OCCURS.
28. SLIDING DECORATIVE WROUGHT-IRON GATE.
29. SWINGING DECORATIVE WROUGHT-IRON GATE.
30. SCUPPER AND DOWNSPOUT, PAINT TO MATCH ADJACENT BUILDING COLOR.

RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS
INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by :

approved for the architect by :

issue :	description :	date :
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1	REV. PER PC1 COMMENTS	10-18-2024
2	REV. PER PC2 COMMENTS	01-14-2024
3	REV. PER PC3 COMMENTS	05-09-2025
4	REV. PER PC4 COMMENTS	07-21-2025

drawn by : JAB plot date : 07-21-2025

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-25
STATE OF CALIFORNIA

scale : AS NOTED

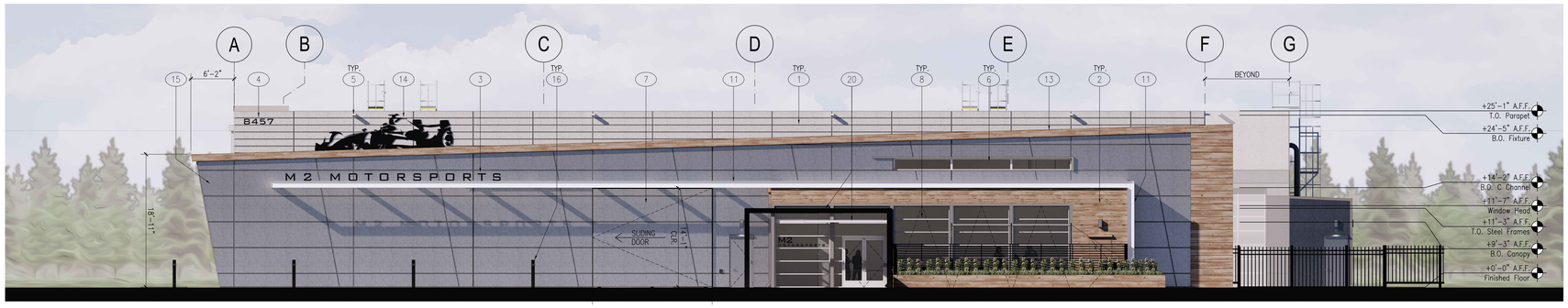
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EXTERIOR ELEVATIONS

sheet no. :

A03.2

File Name: P:\2023\2234018.00\Dwgs\1.6_SD6_07-21-2025\2.1_Plot\A03.2 Exterior Elevations.dwg Date Plotted: July 21, 2025 - 2:47pm



0 4' 8' 16'

ENLARGED EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

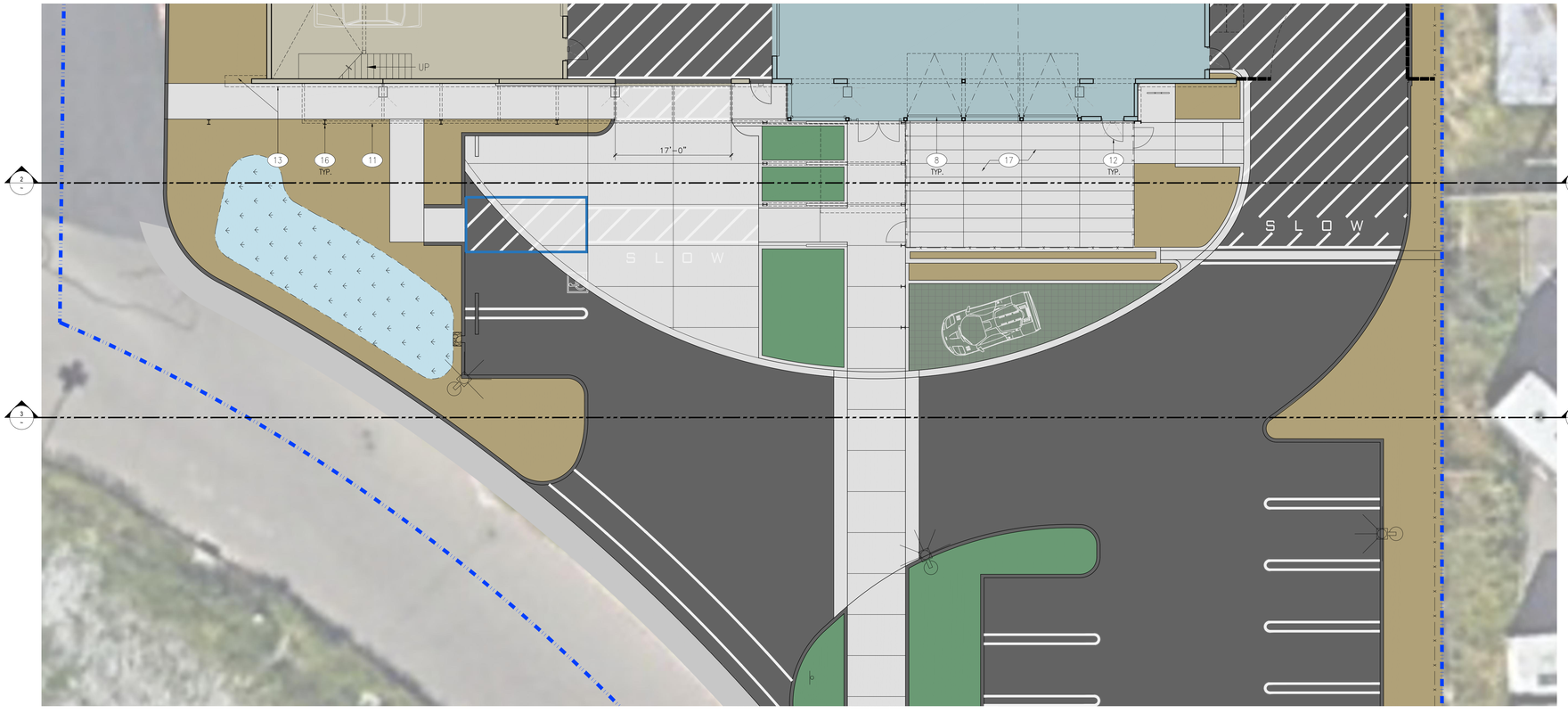


0 4' 8' 16'

ENLARGED EAST ELEVATION: SECTION VIEW

SCALE: 1/8" = 1'-0"

2



PLAN NORTH

0 4' 8' 16'

PARTIAL ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

3

KEYNOTES:

1. TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
2. BUILDING WALLS AT CLUBHOUSE BUMP OUT. WALLS TO BE PAVER TILES OVER DENS COR STEEL WITH POLYISO BOARD AND STUCCO ASSEMBLY.
3. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
4. ADDRESS SIGNAGE UNDER SEPARATE PERMIT AND SHALL MEET BUILDING, FIRE AND SHERIFF DEPT REQUIREMENTS.
5. WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
6. TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN.
7. SLIDING MOTORIZED BARN DOOR WITH PAINTED CONCRETE APPEARANCE.
8. 8' X 12' GLASS O.H. SECTIONAL ROLL UP DOOR AT CLUBHOUSE.
9. 12' X 10' GRADE LEVEL O.H. SECTIONAL ROLL UP DOOR.
10. 12' X 14' GRADE LEVEL O.H. SECTIONAL ROLL UP DOOR.
11. 12" THICK X 6" DEEP PAINTED STEEL C CHANNEL ACCENT, PAINT AS SPECIFIED.
12. TYPICAL 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS.
13. ARCHITECTURAL GLUE LAMINATED WOOD LEDGER BAND.
14. PAINTED CAR GRAPHIC.
15. CONCRETE TILT PANEL ACCENT WALL. SEE FINISH SCHEDULE FOR COLOR AND MATERIAL.
16. CUSTOM I BEAM BOLLARD WITH PEDESTRIAN LIGHT FIXTURE. SEE PHOMETRIC SITE PLAN.
17. PATIO AMENITY AREA AT CLUBHOUSE WITH DECORATIVE FENCING AND RAISED PLANTER.
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FINISH LEGEND:

- P1: PAINT 1 — SHERWIN WILLIAMS SW7008 ALABASTER — TEXCOAT OR EQ TEXTURED FINISH
- P2: PAINT 2 — SHERWIN WILLIAMS SW7657 TINSMITH — TEXCOAT OR EQ TEXTURED FINISH
- P3: PAINT 3 — SHERWIN WILLIAMS SW7072 ONLINE — TEXCOAT OR EQ TEXTURED FINISH
- P4: PAINT 4 — SHERWIN WILLIAMS SW7074 SOFTWARE — TEXCOAT OR EQ TEXTURED FINISH
- P5: PAINT 5 — SHERWIN WILLIAMS SW7665 WALL STREET — TEXCOAT OR EQ TEXTURED FINISH
- P6: PAINT 6 — SHERWIN WILLIAMS SW7062 ROCK BOTTOM — TEXCOAT OR EQ TEXTURED FINISH
- P7: PAINT 7 — SHERWIN WILLIAMS SW7069 IRON ORE — TEXCOAT OR EQ TEXTURED FINISH
- P8: PAINT 8 — SHERWIN WILLIAMS SW6990 CAVIAR — TEXCOAT OR EQ TEXTURED FINISH
- AL1: ALUMINUM STOREFRONT SYSTEM — THERMALLY BROKEN FRAMES — ANODIZED ALUMINUM FINISH
- GL1: GREY VISION GLAZING 1 — VITRO SOLARGRAY — 1/4" DUAL PANE GLAZING — W/ SOLARBAN 60 ON NO. 2 SURFACE
- WD1: ARCHITECTURAL GLULAM BEAM — FINISHED WITH VERATHANE CLEAR SATIN EXTERIOR OIL-BASED URETHANE SEALER
- TL1: WOOD APPEARANCE WALL TILE — FIANDRE SHEN COLLECTION — WOOD EFFECT IN BAMBOO
- MP1: RUSTED METAL PANEL — STEEL PANEL WITH FAUX RUST APPEARANCE
- MP2: BRUSHED ALUMINUM PANEL

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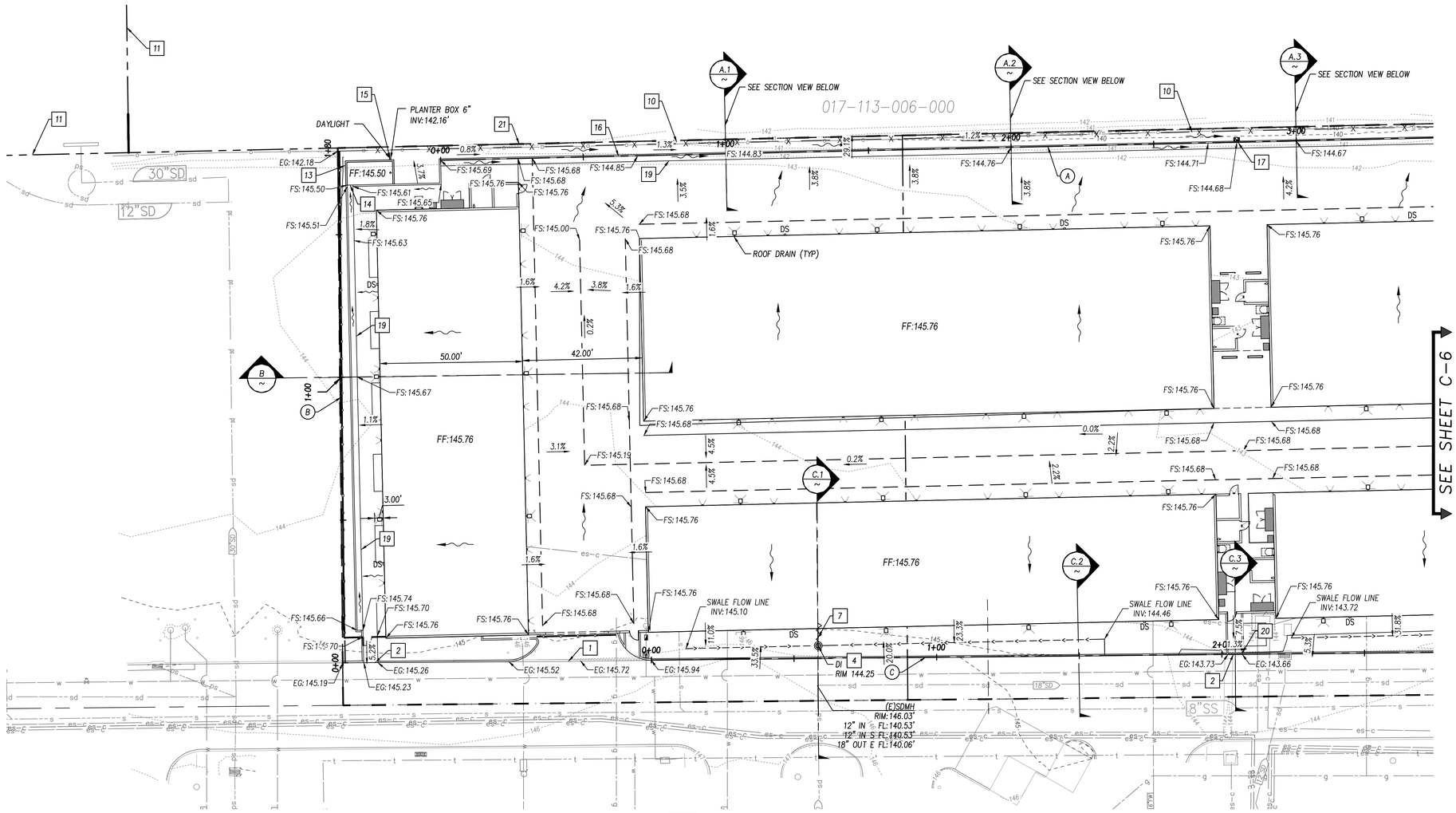
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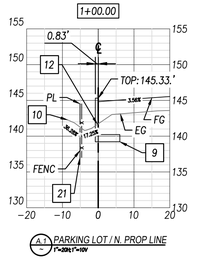
project number : 2234018.00

ENLARGED EAST ELEVATION AND PARTIAL SITE PLAN

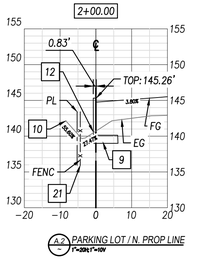
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A03.3

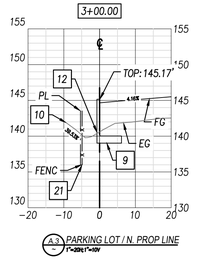




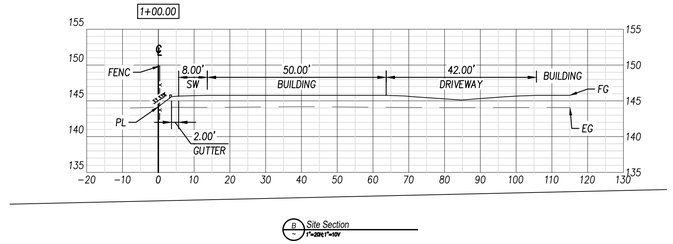
A.1 PARKING LOT / N. PROP LINE 1"=20ft 1"=10ft



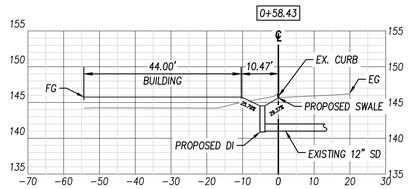
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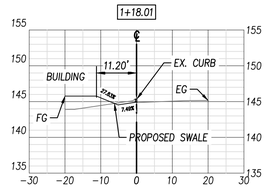
A.3 PARKING LOT / N. PROP LINE 1"=20ft 1"=10ft



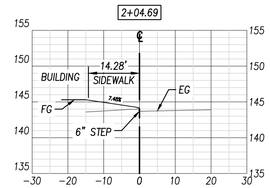
B Site Section 1"=20ft 1"=10ft



C.1 Site Section 1"=20ft 1"=10ft



C.2 Site Section 1"=20ft 1"=10ft



C.3 Site Section 1"=20ft 1"=10ft

GRADING NOTES:

1. A RETAINING WALL WILL BE REQUIRED BETWEEN THE PARKING LOT AND NORTHERN PROPERTY LINE. SEE SECTION VIEWS OF ALIGNMENT "A" ON SHEET C-5. RETAINING WALL TO BE DESIGNED BY OTHERS.
2. FOR ROOF ELEVATION/SLOPES SEE ARCHITECTURAL PLANS
3. ELEVATION POINTS OUTSIDE NORTHERN PROJECT LIMIT WERE TAKEN AFTER INITIAL TOPO BY BENEN.

GRADING KEY NOTES:

1	TIE-IN DRIVEWAY TO EXISTING GRADE
2	TIE-IN WALKWAY TO EXISTING GRADE
3	INSTALL DI
4	INSTALL DI AND CONNECT TO EX. SD LINE
5	INSTALL MH AND CONNECT TO EX. SD LINE
6	INSTALL SD LINE
7	REMOVE EX. SD LINE
8	RELOCATE EX. SD DI
9	RETAINING WALL, TO BE DESIGNED BY OTHERS.
10	EX. VEGETATED SWALE
11	PARCEL LIMIT
12	TOE ELEVATION PER STRUCTURAL ENG.
13	INSTALL BIOFILTRATION PLANTER BOX, SEE SHT C-9 FOR DETAIL
14	INSTALL 2' CURB CUT INTERCEPTOR, SEE SHT C-9 FOR DETAIL
15	INSTALL 6" METAL SCREEN
16	INSTALL CURB PER CITY DETAILS STD.
17	INSTALL 1' CURB CUT INTERCEPTOR, SEE SHT C-9 FOR DETAIL
18	SALVAGE MANHOLE & INSTALL A CUSTOM MADE TOP SIMILAR TO TYPE F OPENING
19	INSTALL 2' GUTTER PER CITY DETAILS STD.
20	INSTALL 6" SIDEWALK STEP
21	ANY WORK ALONG THE NORTH PL WILL REQUIRE A RIGH OF ENTRY FROM THE NEIGHBOR TO THE NORTH.
22	ADJUST CDS UNIT TO MATCH FINISH GRADE

LEGEND:

- SD SD — STORM DRAIN
- SURFACE RUNOFF FLOW DIRECTION
- GRADE BREAK (GB) LINE
- PARCEL LIMIT TYP.
- FLOW LINE

20 0 20 40
SCALE IN FEET

VERTICAL DATUM

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50% PLANS
NOT FOR CONSTRUCTION
07/10/2025

NO. | REVISIONS | BY | DATE

Bennett Engineering Services
1082 Sunrise Avenue, Suite 100
Roseville, California 95661
T 916.783.4100
F 916.783.4110
BENEN TRUSTED ENGINEERING ADVISORS

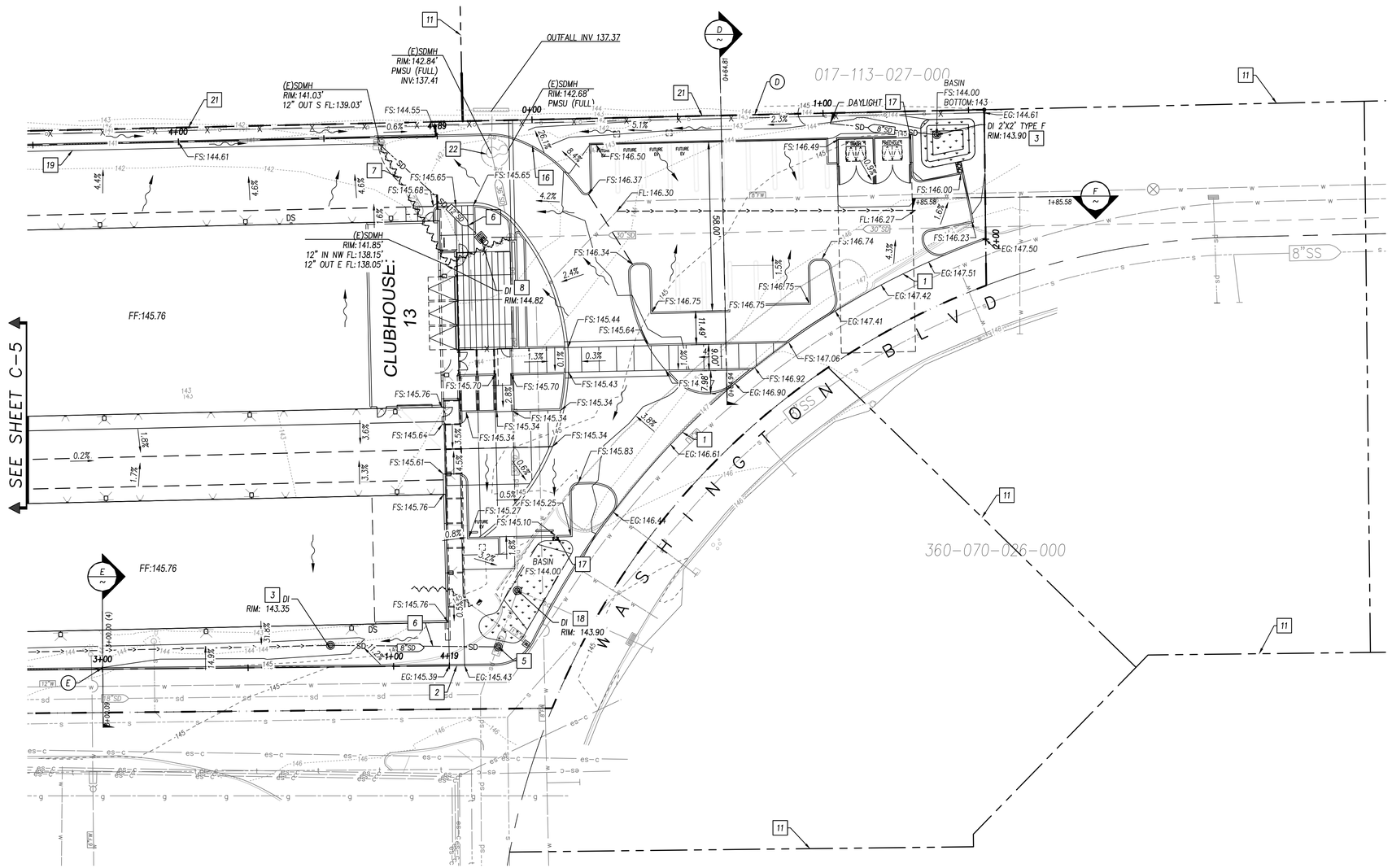
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

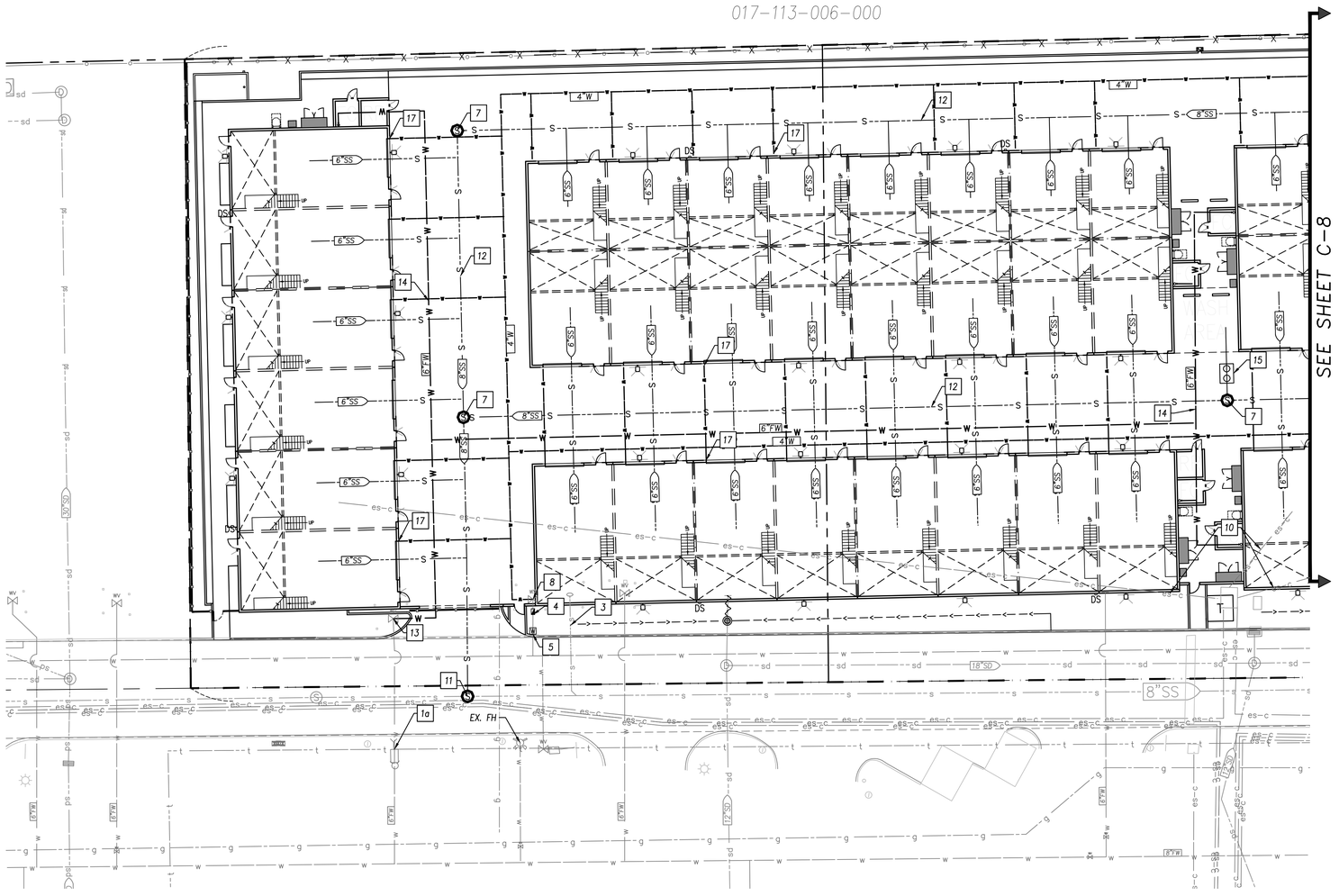
DESIGN BY : DC/ATV
DRAWN BY : DC/ATV
CHECKED BY : T. OZANICH
SCALE : 1"=20'
DATE : 07/10/2025
PROJ NO. : 21402

8457 WASHINGTON BLVD
GRADING PLAN I
CITY OF ROSEVILLE CALIFORNIA

C-5
5 OF 12

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017-113-027-000
360-070-026-000
CLUBHOUSE: 13
FF:145.76
SEE SHEET C-5
WASHINGTON BLVD
OUTFALL INV 137.37
(E)SDMH RIM:142.84' PMSU (FULL) INV:137.41
(E)SDMH RIM:141.03' 12" OUT S FL:139.03'
(E)SDMH RIM:142.68' PMSU (FULL)
(E)SDMH RIM:141.85' 12" IN NW FL:138.15' 12" OUT E FL:138.05'
DAYLIGHT
BASIN FS:144.00 BOTTOM:143
DI 2'X2' TYPE F RIM:143.90
DI RIM:144.82
DI RIM: 143.35
DI RIM: 143.90
BASIN FS:144.00
8"SS
DS
SD
8" SD
30" SD
12"W
8"W
0+00
1+00
2+00
3+00
4+00
4+19
0+64.81
1+85.58
3+00.09
EG:145.39
EG:145.43
EG:147.50
EG:147.51
EG:147.42
EG:147.41
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FS:146.74
FS:146.34
FS:146.75
FS:145.44
FS:145.64
FS:147.06
FL:146.30
FL:146.27
3.0% 20.1%
8.4%
4.2%
2.4%
1.3%
0.3%
1.0%
4.3%
1.5%
0.6%
0.5%
0.8%
3.2%
14.9%
5.1%
2.3%
4.4%
4.6%
1.6%
3.6%
3.5%
4.5%
3.3%
1.7%
1.8%
0.2%
56.00'
11.49'
7.98'
7.96'
9.00'
9.00'
1.00'
0.94%
0.15%
2.8%
0.5%
0.8%
0.5%
0.5%
0.5



UTILITY KEY NOTES:

1. *SERVICE NOT TO BE USED*
- 1a. *EX. FIRE DEPARTMENT CONNECTION (FDC PER AS-BUILTS)*
2. *CONNECT IRRIGATION LINE TO EX. 1.5" WATER LINE, SEE LANDSCAPE PLANS FOR PIPE ALIGNMENT.*
3. *SEWER SERVICES TO BE ABANDONED*
4. *INSTALL 4" BFP DEVICE FOR DOMESTIC WATER.*
- 4a. *INSTALL 1.5" BFP DEVICE FOR IRRIGATION WATER LINE.*
5. *INSTALL 4" WATER METER ON EXISTING WATER SERVICE LINE FOR DOMESTIC WATER.*
- 5a. *INSTALL 1.5" WATER METER ON EXISTING WATER SERVICE LINE FOR IRRIGATION/WATER.*
6. *REMOVE EX. WATER LINE.*
7. *INSTALL 48" SANITARY SEWER MANHOLE*
8. *CONNECT TO EXISTING DOMESTIC WATER WITH 4" PVC SCH 40*
9. *GAS ALIGNMENT PER MECHANICAL PLANS.*
10. *ELECTRICAL ALIGNMENT PER ELECTRICAL PLANS.*
11. *CONNECT SANITARY SEWER MANHOLE TO EXISTING SS LINE*
12. *INSTALL SANITARY SEWER VCP PIPE LINE*
13. *CONNECT NEW FIRE WATER LINE TO EXISTING FW LINE*
14. *INSTALL FIRE WATER LINE*
15. *INSTALL JENSEN 500 GALLON SAND-OIL INTERCEPTOR*
16. *INSTALL SANITARY SEWER CLEAN OUT*
17. *DOMESTIC 1" WATER SERVICE TO UNITS (TYP)*
18. *PROPOSED STORM DRAIN SYSTEM*

LEGEND:

PARCEL LIMIT TYP.

SCALE IN FEET
20 0 20 40

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VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

DESIGN BY :	DC/ATV
DRAWN BY :	DC/ATV
CHECKED BY :	T. OZANICH
SCALE :	1"=20'
DATE :	07/10/2025
PROJ NO. :	21402

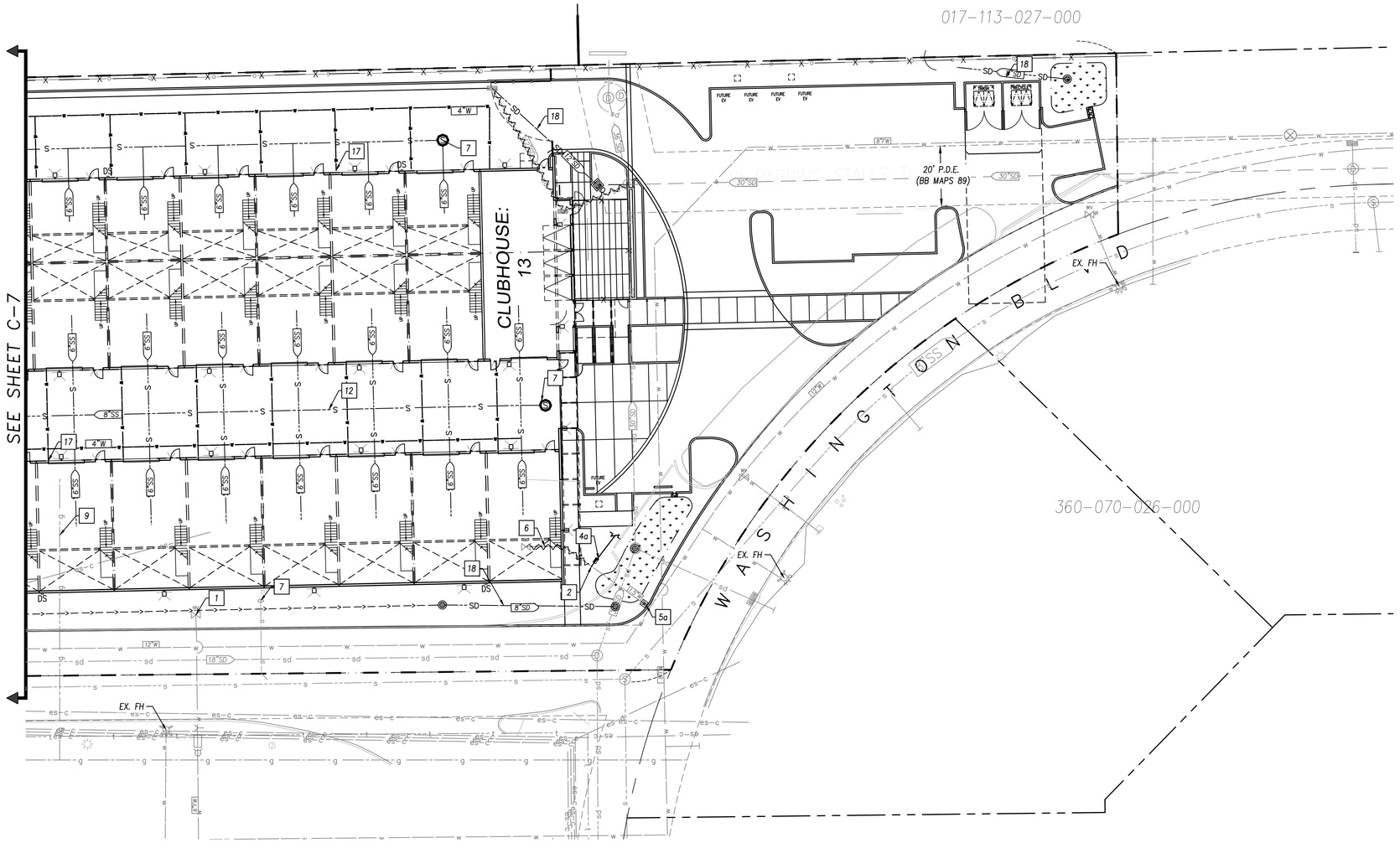
8457 WASHINGTON BLVD
CITY OF ROSEVILLE

UTILITIES I

CALIFORNIA

C-7
7
OF
12

Login Name: avega
Plot Date: July 11, 2025 - 5:06 pm
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PARCEL LIMIT TYP.

VERTICAL DATUM

ELEVATIONS SHOWN ARE BASED ON NGVD29 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.

50% PLANS
NOT FOR CONSTRUCTION
07/10/2025

NO.	REVISIONS	BY	DATE
1			
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3			
4			
5			

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VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

DESIGN BY :	DC/ATV
DRAWN BY :	DC/ATV
CHECKED BY :	T. OZANICH
SCALE :	1"=20'
DATE :	07/10/2025
PROJ NO. :	21402

8457 WASHINGTON BLVD

UTILITIES II

CITY OF ROSEVILLE CALIFORNIA

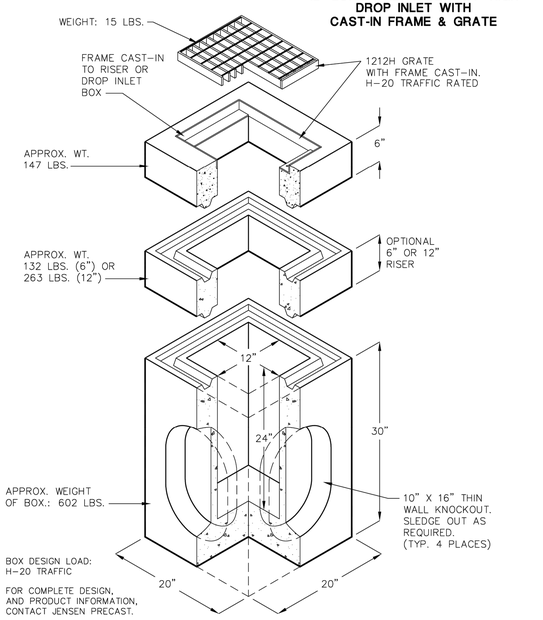
C-8

8 OF 12

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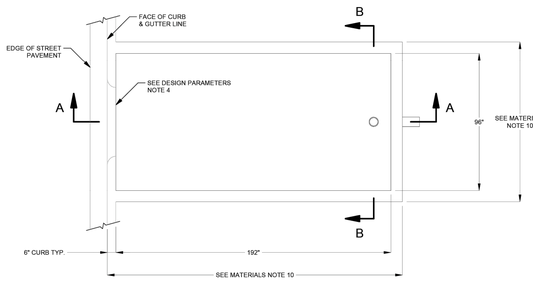
1212-HDI

12" LONG x 12" WIDE x 24" HIGH DROP INLET WITH CAST-IN FRAME & GRATE

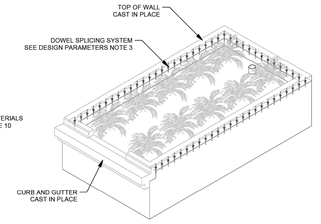


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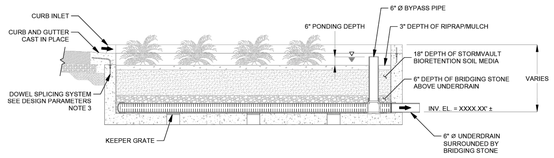
JENSEN PRECAST®



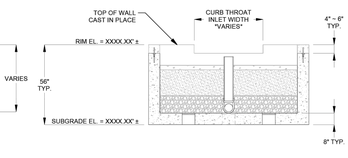
PLAN VIEW



ISOMETRIC VIEW



SECTION A-A



SECTION B-B

STORMVAULT BIOFILTRATION (SVBF)

CONFIGURATION: PLANTER BOX (-PB)

MODEL: SVBF-PB 8X16

HYDRAULICS

STORMWATER QUALITY DESIGN FLOW (SQDF)	≤0.570-CFS
STORM DRAIN DESIGN CONVEYANCE FLOW	XX.X-CFS
RETURN REQUENCY / PERIOD OF PEAK DESIGN CONVEYANCE FLOW	XX-YRS

TREATMENT

BIO SOILS FILTRATION MEDIA	JENSEN'S *SIERRA BLEND* *
MAXIMUM TREATMENT FLOW RATE (MTFR)	MODEL SVBF-PB 8X16
	0.570-CFS
	256-GPM
BIO SOIL MEDIA UNITIZED TREATMENT FLUX RATE *HYDRAULIC SURFACE LOADING RATE (HSLR)*	193-(IN/HR)/FT²
	2-GPM/FT²

*JENSEN BIORETENTION & INFILTRATION TREE/PLANTER ***STORMVAULT BIOFILTRATION*** SIZED TO TREAT THE ENTIRE SQDF AT A RATE OF 193-INCHES/HR (2-GPM/FT²), WHEN USING JENSEN'S ENGINEERED ***SIERRA BLEND*** BIO SOIL MEDIA.

1. JENSEN'S ***STORMVAULT BIOFILTRATION (SVBF)*** DESIGNED AND SIZED TO TREAT THE ENTIRE SQDF.
2. THIS CERTIFIED STORMWATER TREATMENT UNIT ACHIEVES 80% TSS REMOVAL.
3. CAPTURED WATER QUALITY CONSTITUENTS:
   - TOTAL SUSPENDED SOLIDS (TSS)
   - PHOSPHORUS
   - TOTAL AND DISSOLVED COPPER
   - TOTAL AND DISSOLVED ZINC
   - OIL & GREASE
   - FECAL COLIFORM

DESIGN PARAMETERS

1. VEGETATION, FOUNDATION, SUBGRADE, AND BACKFILL TO BE DESIGNED BY OTHERS.
2. ***SVBF*** CAN READILY BE RECONFIGURED AS AN OPEN TOP SWALE SYSTEM TO RECEIVE SURFACE FLOW FROM ALL SIDES.
3. ***SVBF*** MAY BE DEPLOYED WITH UNFINISHED TOP OF WALLS TO BE POURED IN FIELD ALLOWING FOR CONSTRUCTION OF CONTINUOUS STREETSCAPE AND LANDSCAPE FEATURES.
4. INLETS THROUGH CURB CAN BE LOCATED ON ANY SIDE OF THE BOX AND THEIR DIMENSIONS VARY PER DESIGN.
5. GROUNDWATER ELEVATION IS ASSUMED TO BE BELOW THE BOTTOM OF PRECAST STRUCTURE. CONTACT JENSEN WATER RESOURCES FOR HIGH GROUNDWATER CONDITIONS.
6. STANDARD CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE READILY AVAILABLE. CONTACT JENSEN WATER RESOURCES FOR CUSTOM DESIGNS.
7. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN WATER RESOURCES.

CONSTRUCTION & INSTALLATION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD PRIOR TO INSTALLATION.
2. THE CONNECTION BETWEEN THE INTERNAL DRAIN PIPING OF THE ***SVBF*** SHALL BE WATERTIGHT.
3. CONTRACTOR MAY GROUT ALL PIPE PENETRATIONS IN PRECAST CONCRETE OPENINGS IN FIELD AS NECESSARY.
4. CONTRACTOR TO PROVIDE FIELD POUR OF CURB TO THE ELEVATIONS SHOWN ON THE SITE DRAWINGS AS NECESSARY.

MATERIALS

1. ALL DIMENSIONS ARE IN DECIMAL INCHES.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'c = 4,000-psi AT 28-DAYS.
3. THE PORTLAND CEMENT USED IN THE PRECAST SECTION SHALL MEET THE REQUIREMENTS OF TYPE II/V HIGH SULFATE RESISTANT CEMENT IN ACCORDANCE WITH ASTM CLASS M C-150.
4. VAULT SECTIONS DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ASTM C857 & C858
5. ALL PRECAST CONCRETE COMPONENTS TO BE MANUFACTURED IN A NPCA CERTIFIED PLANT.
6. IF REQUIRED, JENSEN WILL FURNISH VAULT WITH FLUID-APPLIED WATERPROOFING COATING AROUND ENTIRE INSIDE SURFACE OF ***SVBF***.
7. BRIDGING STONE SHALL BE 3/8" WASHED PEA GRAVEL OR 1/2" CLEAN ROUND ROCK.
8. ALL PVC PIPE SHALL CONFORM TO ASTM D 3034 (SDR-35) PIPE.
9. JENSEN WATER RESOURCES TO PROVIDE ALL MATERIALS AS SHOWN, UNLESS OTHERWISE NOTED.
10. ALL CONCRETE COMPONENT THICKNESSES, DIMENSIONS, AND JOINT ORIENTATIONS MAY VARY ACROSS JENSEN PRECAST'S MANUFACTURING FACILITIES.

SVBF8X16 Drawing Sheet.idw

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:
1.) All elevations have been provided by others, and have not been verified by Jensen Precast. Contractor to verify all dimensions and elevations in field prior to installation.
2.) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Precast's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
3.) System design criteria has been provided to Jensen Precast. Others are responsible for verification that system meets intended application.
4.) Foundation, subgrade, and backfill to be designed by others.

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JENSEN WATER RESOURCES
521 DUNN CIRCLE, SPARKS, NV 89431
www.jensenwaterresources.com
(855) 468-5600

MODEL: STORMVAULT BIOFILTRATION PLANTER BOX MODEL: SVBF-PB 8X16

PROJECT: PROJECT NAME CITY, STATE

REV:

PART NUMBER: SVBF-PB 8X16 | DRAWN BY: T. Handke

CREATED: 6/4/2021 | MODIFIED: 6/4/2021

SHEET: 1 OF 1

50% PLANS
NOT FOR CONSTRUCTION
07/10/2025

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DESIGN BY : DC/ATV
DRAWN BY : DC/ATV
CHECKED BY : T. OZANICH
SCALE : AS SHOWN
DATE : 07/10/2025
PROJ NO. : 21402

8457 WASHINGTON BLVD

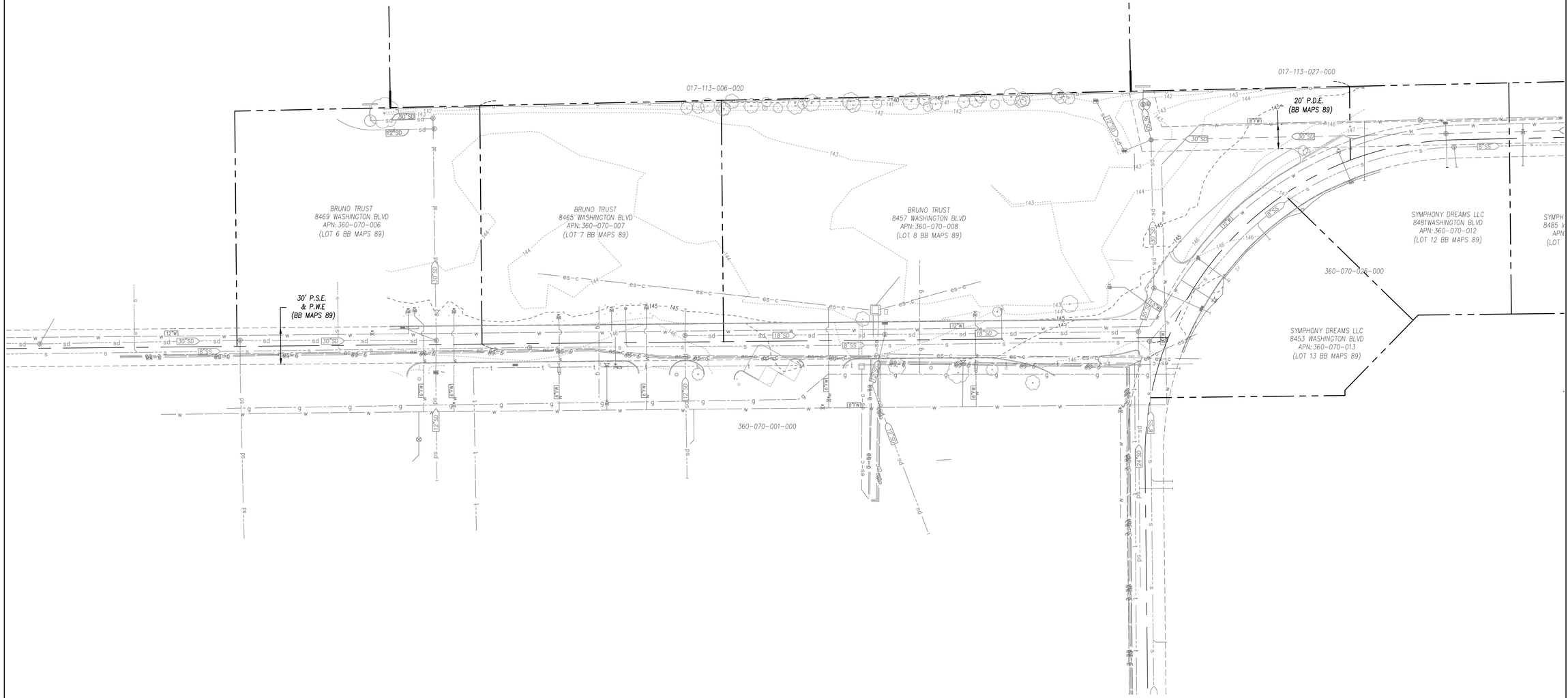
SECTIONS AND DETAILS

CITY OF ROSEVILLE CALIFORNIA

C-9

9 OF 12

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LEGEND:

PARCEL LIMIT TYP.

VERTICAL DATUM

ELEVATIONS SHOWN ARE BASED ON NGVD29 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4"BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.

50% PLANS
NOT FOR CONSTRUCTION
07/10/2025

REVISIONS

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DESIGN BY :	C. GILLIS
DRAWN BY :	C. ROBERTS
CHECKED BY :	T. OZANICH
SCALE :	1"=50'
DATE :	07/10/2025
PROJ NO. :	21402

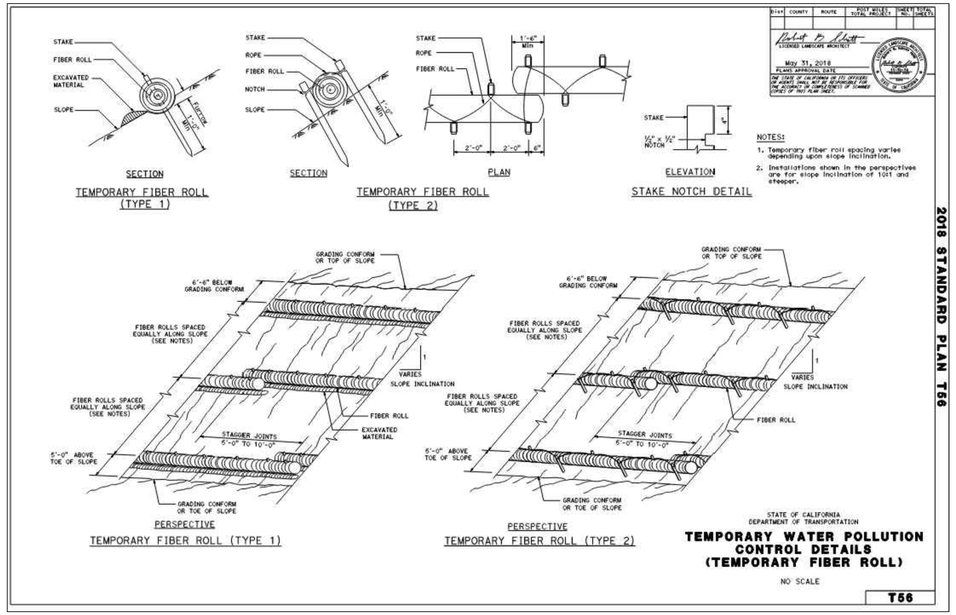
8457 WASHINGTON BLVD

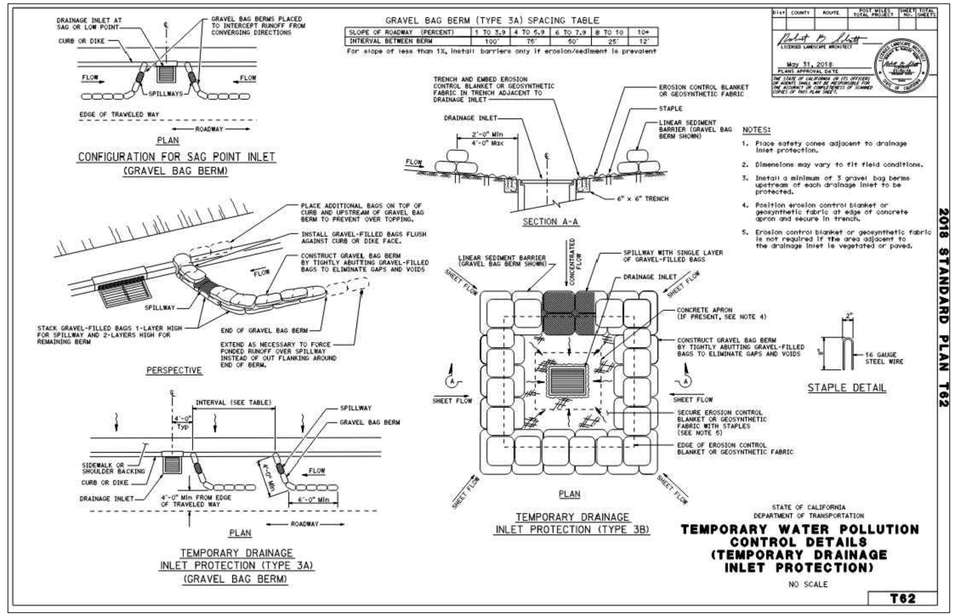
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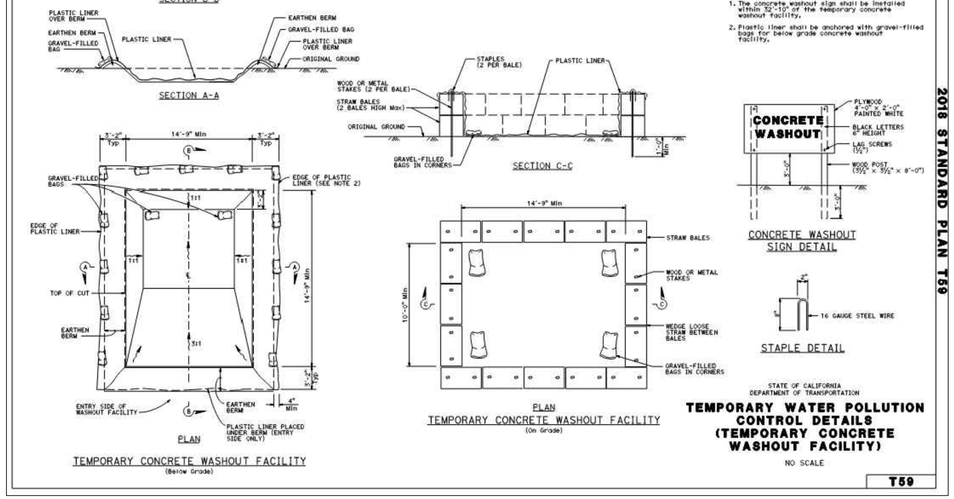
CITY OF ROSEVILLE CALIFORNIA

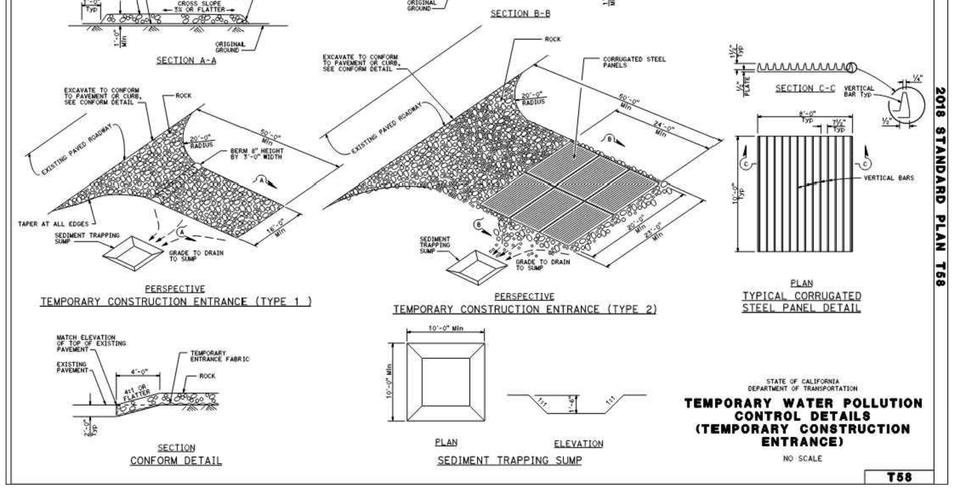
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DESIGN BY :	C. GILLIS
DRAWN BY :	C. ROBERTS
CHECKED BY :	T. OZANICH
SCALE :	AS SHOWN
DATE :	07/30/2021
PROJ NO. :	21402

8457 WASHINGTON BLVD
CITY OF ROSEVILLE
CALIFORNIA

EROSION CONTROL DETAILS

C-12
12 OF 12

30% PLANS
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06/11/2024

Login Name: avega
Plot Date: July 11, 2025 – 5:08 pm
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M2 MOTORSPORTS

Landscape Development Plans

ROSEVILLE, CALIFORNIA

PLANTING NOTES

1. Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
2. All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
3. If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
4. Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
5. Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
6. All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
7. Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
8. When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
9. Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
10. Place a 3" layer of 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.
11. Ground cover plants shall be planted in straight rows and evenly triangularly spaced a intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
12. For trees that require staking, use two 2" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
13. Sod lawns: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
14. Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

1. Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
2. Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
3. All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
4. Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
5. Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
6. All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
7. Install pop-up shrub heads 24" from curbs and walks.
8. Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. Run one extra wire, of a different color, to the last valve on each mainline leg, looping the wire through each valve box and label for future use.
9. At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
10. After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
11. All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
12. Install systems without spray nozzles, drip emitters or rotor heads. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads.
13. Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
14. Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
15. Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

1. Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch layer.
2. Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
3. Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
4. All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
5. Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
6. Turf slopes cannot exceed 4:1.
7. Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
8. Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
9. Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
10. Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
11. Refer to arborist report for existing oak tree preservation notes and guidelines.
12. Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
13. Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
14. Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter, if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

1/14/25

SIGNATURE DATE

DRAWING INDEX

L0.1 - COVER SHEET
L1.1 - IRRIGATION PLAN
L1.2 - IRRIGATION SCHEDULE & CALCS
L2.1 - PLANTING PLAN
L2.2 - PLANT SCHEDULE & NOTES
L3.1 - IRRIGATION DETAILS
L-3.2 - PLANTING DETAILS

YAMASAKI
LANDSCAPE ARCHITECTURE

RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS
INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
1	REV. PER PC1 COMMENTS	10-18-2024
2	REV. PER PC2 COMMENTS	01-14-2025
3	REV. PER PC3 COMMENTS	05-09-2025

drawn by :

plot date : 01-14-2025

checked by :

stamp

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO #5126
Signature
8/26
Renewal Date
Date
STATE OF CALIFORNIA

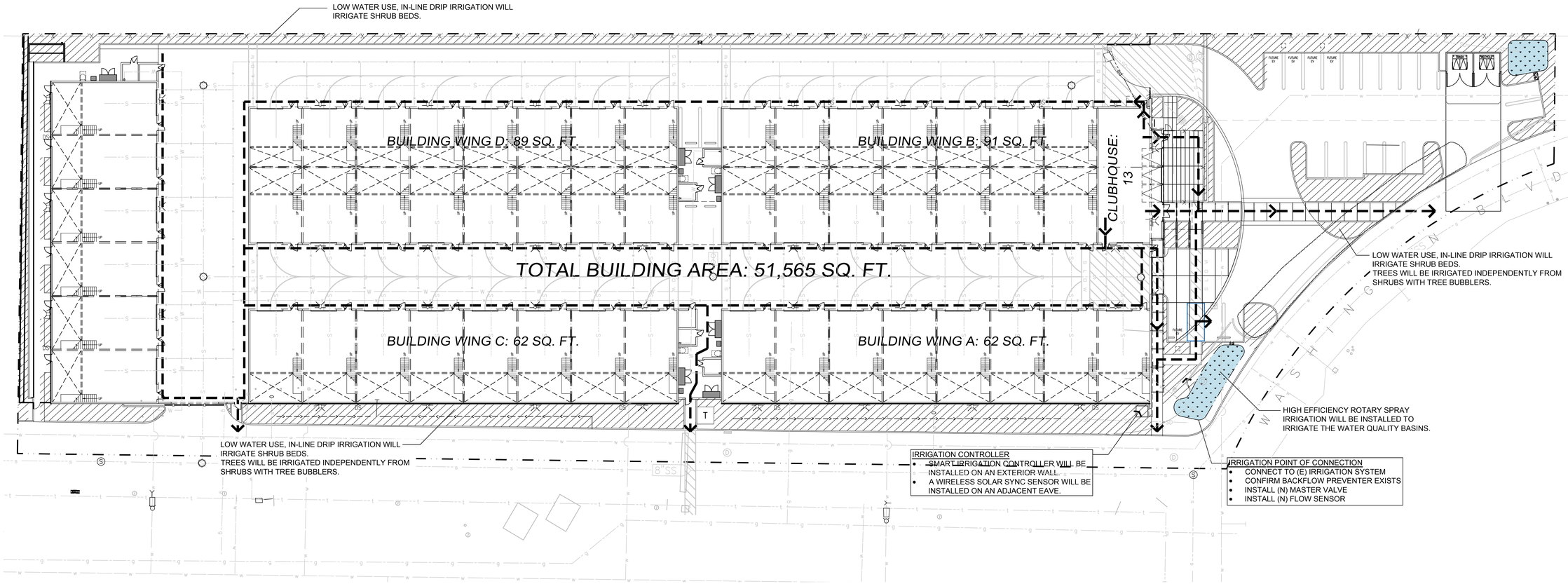
scale : AS NOTED

project number : 2234018.00

COVER SHEET

sheet no. :

L0.1



SEE SHEET L1.2 FOR COMPLETE IRRIGATION SCHEDULE

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

5/12/25

SIGNATURE DATE

0' 40' 20' 80'

SCALE: 1"=20'-0"

NORTH

YAMASAKI LANDSCAPE ARCHITECTURE

RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS
INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
1	REV. PER PC1 COMMENTS	10-18-2024
2	REV. PER PC2 COMMENTS	01-14-2025
3	REV. PER PC3 COMMENTS	05-09-2025

drawn by : plot date : 01-14-2025

checked by :

stamp

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO #5126
Signature
6/26
Renewal Date
Date
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2234018.00

CONCEPTUAL IRRIGATION PLAN

sheet no. :

L1.1

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
SYMBOLS IDENTIFIED WITH COMPLETION OF THE IRRIGATION PLAN.	Hunter MP2000 PROS-12-PRS30-CV-F
	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline Hunter Eco-Mat 17 mm
	Area to Receive Dripline Rain Bird XFS-06-18

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.
	Water Meter 2"

IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PRELIMINARY MWELO CALCULATION

YAMASAKI

Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

PROJECT INFORMATION

Project Name: M2 Motorsports **Date:** 6/6/2024

Project Contact:	Applicant:	Yamasaki Landscape Architecture
		1223 High Street, Auburn, CA 95603
		(530) 885-0040
	Contact:	Jeff Ambrosia
	Owner:	M2 Motorsports
Project Address:		8457 Washington Boulevard
		Roseville, CA 95678

Project Type:	New Private Project
Local Water Purveyor:	Roseville Utility
Water Supply:	

Total Landscape Area:	14,731 s.f.
Maximum Applied Water Allowance:	214,539 gallons
Estimated Total Water Use:	154,889 gallons

Document Check List:

- ☐ Project Information
- ☐ Water Efficient Landscape Worksheet
- ☐ Soil Management Report
- ☐ Landscape Design Plan
- ☐ Irrigation Design Plan
- ☐ Grading Design Plan

Applicant Signature _____ 6/6/2024 Date

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package. "

YAMASAKI
LANDSCAPE ARCHITECTURE

RMW
Architecture
Interiors

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checked by :

stamp

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THERESA V. ZARO STATE
Expiration
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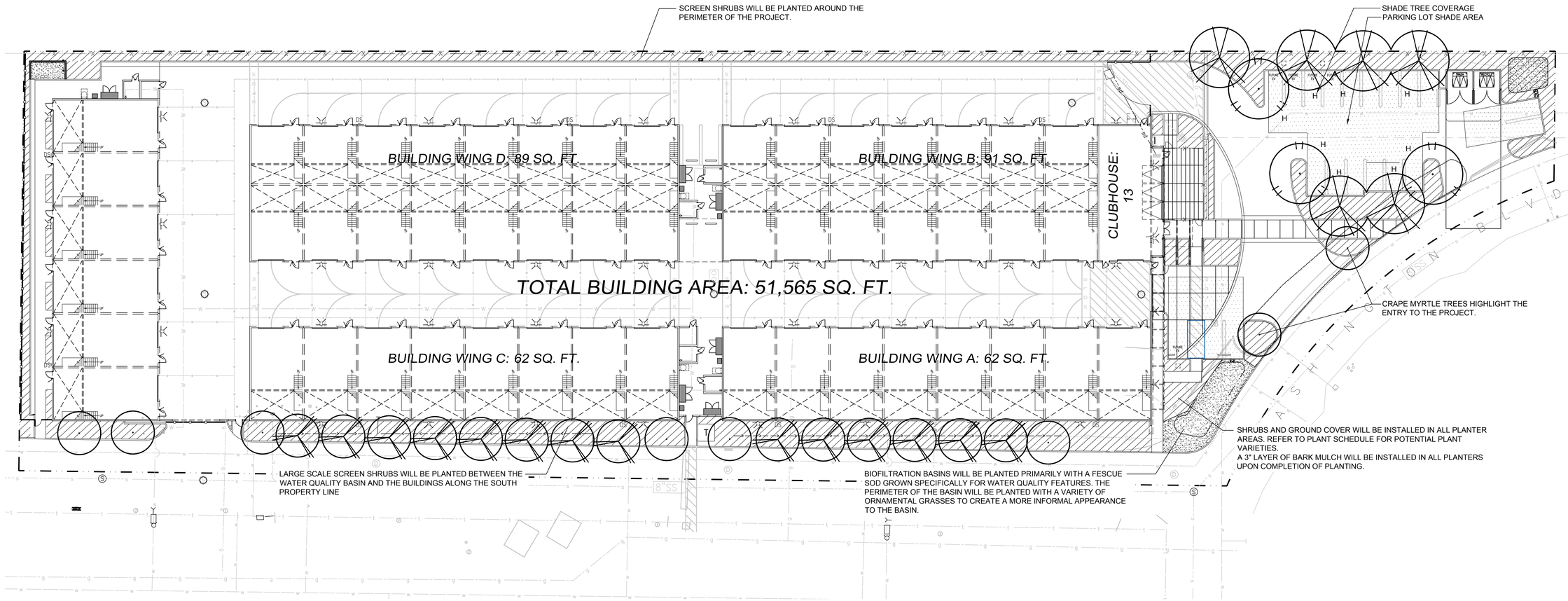
scale : AS NOTED

project number : 2234018.00

IRRIGAITON SCHEDULE & CALCULATIONS

sheet no. :

L1.2



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES						
	LAG NAT	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20`x20`	LOW
	PIS RED	3	Pistacia x `Red Push` / Red Push Pistache	15 gal	35`x30`	LOW
	PLA COL	6	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40`x30`	MED
	RHA MAJ	23	Rhaphiolepis x 'Montic' / Majestic Beauty Indian Hawthorn standard	24" box	10`x10`	MED
SYMBOL	CODE		BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
BIOSWALE						
	BIO HYD		Biofiltration Fescue / Avail. from DeltaBluegrass	sod		MED

SEE SHEET L2.2 FOR COMPLETE PLANT SCHEDULE

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THERESA V. ZARO #5126
Signature
8/26
Renewal Date
Date
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2234018.00

CONCEPTUAL PLANTING PLAN

sheet no. :

L2.1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	NORTH ROSEVILLE DESIGN GUIDELINES
TREES						
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20`x20`	LOW	X
	PIS RED	Pistacia x `Red Push` / Red Push Pistache	15 gal	35`x30`	LOW	X
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40`x30`	MED	X
	RHA MAJ	Rhaphiolepis x 'Montic' / Majestic Beauty Indian Hawthorn standard	24" box	10`x10`	MED	X
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	15 gal	35`x30`	LOW	
POTENTIAL SHRUBS						
	CAL DWA	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal	4`x4`	LOW	
	GRE NOE	Grevillea x `Noellii` / Grevillea	5 gal	5`x5`	LOW	X
	MAH AQU	Mahonia aquifolium / Oregon Grape	5 gal	3`x4`	LOW	
	MAH SOF	Mahonia eurybracteata `Soft Caress` / Soft Caress Mahonia	5 gal	3`x4`	MED	X
	NAN GUL	Nandina domestica `Gulf Stream` / Heavenly Bamboo	5 gal	2`x2`	LOW	X
	PIT VAR	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	5`x5`	MED	
	PRU COM	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry	5 gal	8`x6`	LOW	
	RHA EVE	Rhamnus californica `Eve Case` / California Coffeeberry	5 gal	6`x7`	LOW	
	RHA UMB	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn	5 gal	4`x4`	LOW	
	XYL COM	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	6`x6`	LOW	X
POTENTIAL GRASSES						
	MUH CAP	Muhlenbergia capillaris `Regal Mist` / Muhly	1 gal	3`x3`	LOW	
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	4`x4`	LOW	
POTENTIAL VINES						
	FIC PUM	Ficus pumila / Creeping Fig	5 gal	1`x6`	MED	
POTENTIAL GROUND COVERS						
	CIS PRO	Cistus salviifolius `Prostratus` / Sageleaf Rockrose	1 gal	2`x6`	LOW	X
	COT LOW	Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster	1 gal	1.5`x6`	LOW	
BIOSWALE						
	BIO HYD	Biofiltration Fescue / Avail. from DeltaBluegrass	sod		MED	

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
LAG NAT	314		0		0		0		0
PIS RED	707		0		0	3	1,061		0
PLA COL	962		0		0	5	2,405		0

PARKING LOT AREA (SF)	6,049
SHADE REQUIRED (50%)	3,025
SHADE PROVIDED (SF)	3,466
SHADE PROVIDED	57%

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plot date : 01-14-2025

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THERESA V. ZARO 5726
Expiration
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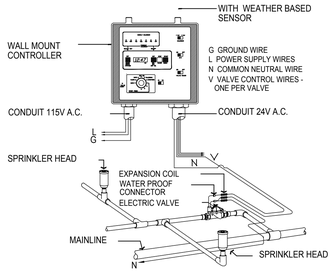
project number : 2234018.00

YAMASAKI
LANDSCAPE ARCHITECTURE

PLANT SCHEDULE
& NOTES

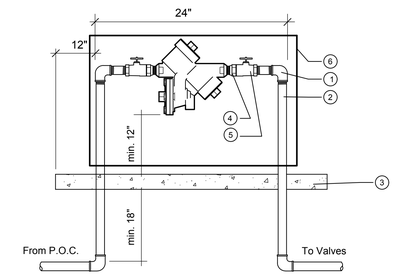
sheet no. :

L2.2



CONTROLLER INSTALLATION (A)

CTRL1 — SCALE: N.T.S.



LEGEND

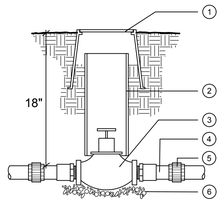
1. COPPER ELL
2. TYPE K COPPER PIPE
3. 24"X48"X4" CONCRETE SLAB
4. UNION
5. BRASS GATE VALVE
6. GREEN POLAR BLANKET OR EQUAL

BACKFLOW PREVENTER (B)

IRR-BCKFLW — SCALE: N.T.S.

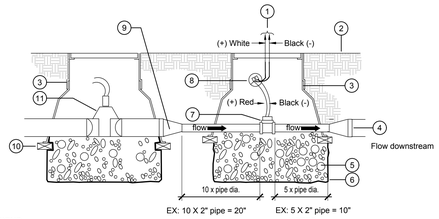
LEGEND

1. 9" VALVE BOX
2. 6" PVC SLEEVE
3. GATE VALVE
4. IRRIGATION MAINLINE
5. PVC UNION
6. PEAGRAVEL SUMP 6" MIN.



GATE VALVE (C)

VLV-GATE — SCALE: N.T.S.



LEGEND

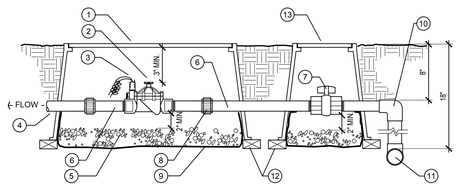
1. SENSOR CABLE - TWO #20 FOIL SHIELD W/DRAIN, BLACK JACKET, DIRECT BURIAL BLACK, WHITE. ALLOW 2' OF EXTRA CABLE.
2. FINISHED GRADE OR SURFACE.
3. VALVE BOX WITH EXTENSIONS AS REQUIRED.
4. FITTING OR REDUCING COUPLING AT DISTANCE EQUAL TO 5 X PIPE DIAMETER FROM FLOW SENSOR.
5. 3/4 " PEA GRAVEL SUMP, 6" DEEP.
6. FILTER FABRIC.
7. FLOW SENSOR BODY.
8. WATERPROOF CONNECTIONS " NOTE POLARITY ON SENSOR TO SENSOR CABLE HOOKUP.
9. FITTING OR REDUCING COUPLING AT DISTANCE EQUAL TO 10 X PIPE DIAMETER FROM FLOW SENSOR.
10. STANDARD BRICK.
11. MASTER VALVE.

NOTES:

- NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
- NOTE: FLOW SENSOR CABLE MUST BE RUN IN 1" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.
- NOTE: CONTRACTOR TO FOLLOW ALL MASTER VALVE AND FLOW SENSOR COMPANIES' DETAILS AND INSTALLATION PROCEDURES FOR INSTALLATION.

FLOW SENSOR/MASTER VALVE (D)

FLW-SENS-MST-VLV — SCALE: N.T.S.



LEGEND

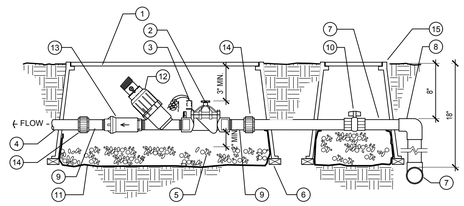
1. JUMBO RECTANGULAR VALVE BOX (15"x21")
2. REMOTE CONTROL VALVE
3. SOLENOID
4. PVC LATERAL
5. 6" PEA GRAVEL SUMP
6. PVC SCH 80 TOE NIPPLE, TYP.
7. PVC BALL VALVE
8. SCH. 80 PVC UNION, TYP.
9. FILTER FABRIC
10. SCH. 80 ST ELL
11. PVC MAIN LINE
12. STANDARD BRICK (3 5/8"x2 1/2"x8")
13. 10" ROUND VALVE BOX

NOTES:

- USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
- USE A PVC BALL VALVE WITH EVERY VALVE OR MANIFOLD OF VALVES.
- LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED ABOVE GRAVEL 2" MIN.

REMOTE CONTROL VALVE (E)

VLV-RMT-2 — SCALE: N.T.S.



LEGEND

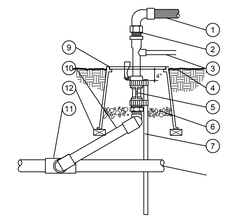
1. RECTANGULAR VALVE BOX
2. REMOTE CONTROL VALVE
3. SOLENOID
4. PVC LATERAL
5. 6" PEA GRAVEL SUMP
6. STANDARD BRICK (3 5/8"x2 1/2"x8")
7. PVC MAINLINE
8. PVC ELL
9. SCH. 80 PVC TOE NIPPLE
10. PVC BALL VALVE
11. FILTER FABRIC
12. FILTER
13. PRESSURE REGULATOR
14. SCH. 80 PVC UNION, TYP.
15. 10" ROUND VALVE BOX

NOTES:

- 3/4" - 1" VALVES, USE 15"X21" VALVE BOX
- 1 1/2" VALVE, USE 17"X30" VALVE BOX
- USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
- USE A PVC BALL VALVE WITH EVERY VALVE
- LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED OVER GRAVEL 2" MIN.

REMOTE CONTROL VALVE FOR DRIP (F)

VLV-PRVF-2 — SCALE: N.T.S.

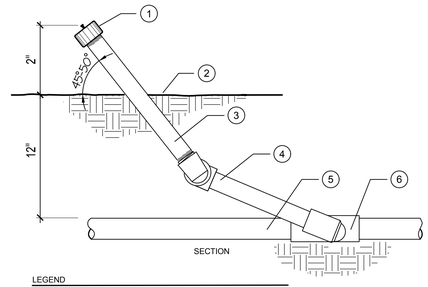


LEGEND

1. GARDEN HOSE
2. SWIVEL HOSE ELL
3. COUPLER
4. FINISHED GRADE
5. QUICK COUPLING VALVE
6. 6" MIN. PEA GRAVEL SUMP
7. #4 REBAR WITH HOSE CLAMPS
8. MAINLINE
9. 9" ROUND VALVE BOX
10. PVC SWING JOINT ASSEMBLY
11. TEE
12. STANDARD BRICK, 3 REQUIRED.

QUICK COUPLING VALVE (G)

VLV-QKCPL — SCALE: N.T.S.

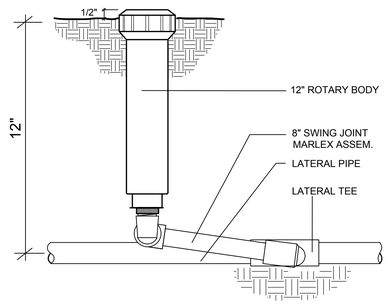


LEGEND

1. ADJUSTABLE FLOOD BUBBLER - INSTALLED AT AN ANGLE (45 DEGREES - 50 DEGREES)
2. FINISHED GRADE
3. SCH 80 RISER
4. 12" SWING JOINT MARLEX ASSEMBLY
5. LATERAL PIPE
6. LATERAL TEE

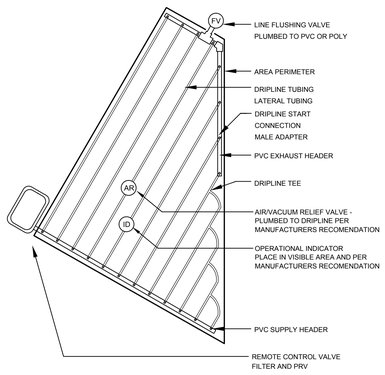
TREE BUBBLER (H)

BBLR-1 at angle — SCALE: N.T.S.



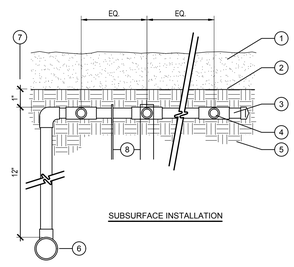
12" POP-UP ROTARY NOZZLE (I)

HDS-1.0 — SCALE: N.T.S.



DRIPLINE IRREGULAR AREAS LAYOUT (J)

NTFM-IRR — SCALE: N.T.S.



SUBSURFACE INSTALLATION

LEGEND

1. MULCH
2. FINISHED GRADE
3. HEADER
4. DRIPLINE, SEE PLANS FOR SPACING
5. SUBGRADE
6. SUPPLY LATERAL
7. DRIPLINE DEPTH
8. STAPLES

NOTES:

- CHOOSE HEADER STYLE BASED ON FLOW AND HEADER LAYOUT REQUIREMENTS.
- STAPLES ARE REQUIRED AT ALL BLANK TUBING HEADERS AND DRIPLINE. PER MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS.
- STAPLES ARE NOT REQUIRED ON PCV HEADERS.

SUBSURFACE HEADER & DRIPLINE INSTALLATION (K)

NTFM-DPTH — SCALE: N.T.S.

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stamp

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 3747
8/26
Renewal Date
STATE OF CALIFORNIA

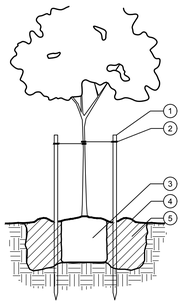
scale : AS NOTED

project number : 2234018.00

IRRIGATION DETAILS

sheet no. :

L3.1



LEGEND

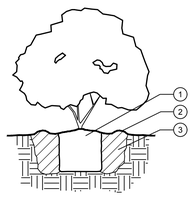
1. TREE STAKE
2. TREE TIE
3. ROOTBALL
4. SOIL RING
5. AMENDED BACKFILL

NOTES:

- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- CUT TREE STAKES WITHIN 2" OF TIES
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
- REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
- MAINTAIN A MINIMUM DISTANCE OF 18" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

TREE PLANTING AND STAKING — A

PLT-TREE1 SCALE: N.T.S.



LEGEND

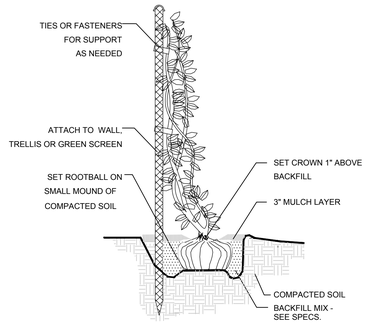
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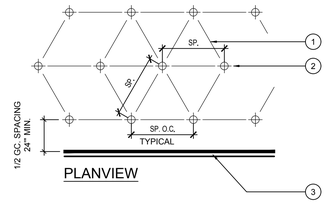
SHRUB PLANTING — B

PLT-SHRB1 SCALE: N.T.S.



VINE PLANTING — C

PLT-VINE SCALE: N.T.S.



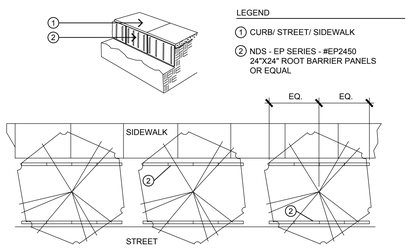
PLANVIEW

LEGEND

1. GROUNDCOVER SPACING PER PLANT SCHEDULE.
2. GROUNDCOVER CENTERS.
3. WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

GROUNDCOVER PLANTING — D

PLT-GRDCVR SCALE: N.T.S.



LEGEND

1. CURB/ STREET/ SIDEWALK
2. NDS - EP SERIES - #EP2450 24"X24" ROOT BARRIER PANELS OR EQUAL

NOTES:

- INSTALL (4) 24" PANELS ON EACH SIDE OF TREE
- CENTER THE PANELS ON TRUNK OF TREE
- ROOT BARRIERS ARE REQUIRED IN ALL LOCATIONS WHERE TREES ARE PLACED CLOSER THAN 48" FROM CURBS, SIDEWALKS, CONCRETE OR ASPHALT, AND WHERE SHOWN ON PLANS.
- SET TOP OF ROOT BARRIER 4" BELOW TOP OF WALK OR CURB, OR 2" BELOW FINISHED GRADE, WHICHEVER IS LOWER.

TREE ROOT BARRIER — E

PLT-BARR SCALE: N.T.S.

F

G

H

I

J

K

YAMASAKI
LANDSCAPE ARCHITECTURE

RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS
INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
1	REV. PER PC1 COMMENTS	10-18-2024
2	REV. PER PC2 COMMENTS	01-14-2025
3	REV. PER PC3 COMMENTS	05-09-2025

drawn by : plot date : 01-14-2025

checked by :

stamp



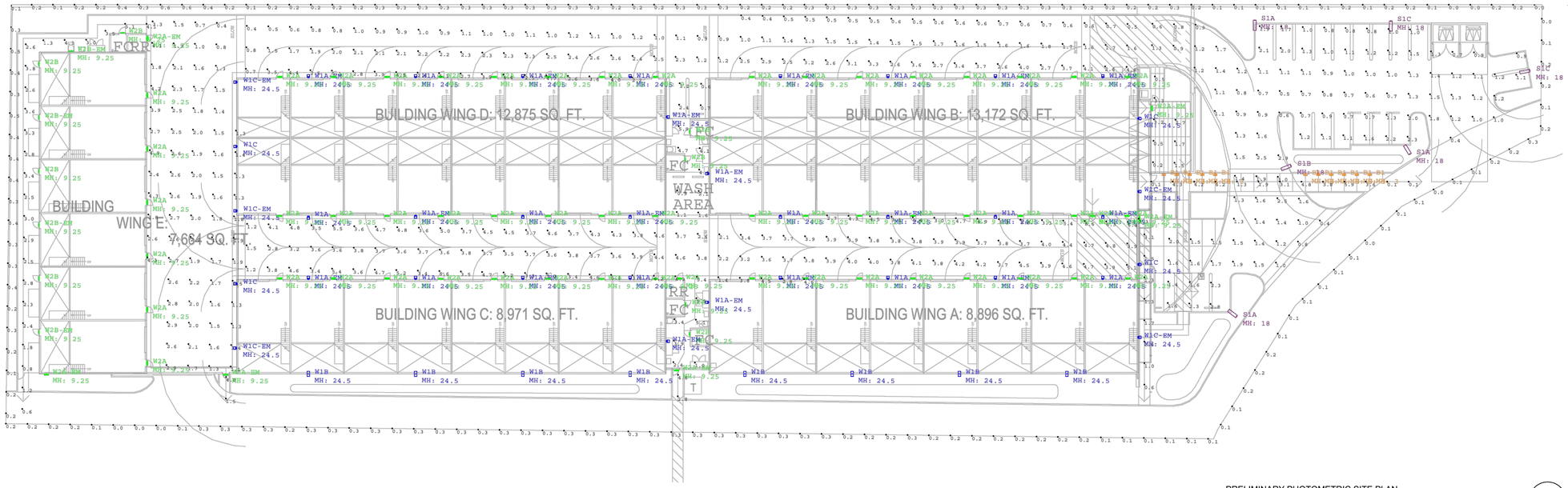
scale : AS NOTED

project number : 2234018.00

PLANTING DETAILS

sheet no. :

L3.2



PRELIMINARY PHOTOMETRIC SITE PLAN

SCALE: N.T.S.

1

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
	11	B1	Single	WE-EF USA	131-9502_us	0.850	261	7.5	82.5	N.A.
	3	S1A	Single	Selux Corporation	ACPL-R4-XX-W-5G1350-30-XX-UNV-HS	0.850	4021	42	126	B0-U0-G1
	1	S1B	Single	Selux Corporation	ACPL-R4-XX-W-5G1350-30-XX-UNV	0.850	5460	42	42	B1-U0-G1
	2	S1C	Single	Selux Corporation	ACL-X-R4-5G1530-30-XX-UNV-HS	0.850	2379	36	72	B0-U0-G1
	11	W1A	Single	WE-EF USA	131-9567_us	0.850	1919	29	319	B1-U0-G1
	17	W1A-EM	Single	WE-EF USA	131-9567_us	0.850	1919	29	493	B1-U0-G1
	8	W1B	Single	WE-EF USA	131-9565_us	0.850	1500	21	168	B1-U0-G1
	4	W1C	Single	WE-EF USA	131-9667_us	0.850	2828	41	164	B1-U0-G1
	5	W1C-EM	Single	WE-EF USA	131-9667_us	0.850	2828	41	205	B1-U0-G1
	56	W2A	Single	Performance iN Lighting	071582	0.850	1319	15	840	B0-U0-G0
	6	W2A-EM	Single	Performance iN Lighting	071582	0.850	1319	15	90	B0-U0-G0
	8	W2B	Single	Performance iN Lighting	071550	0.850	1385	15	120	B0-U0-G0
	4	W2B-EM	Single	Performance iN Lighting	071550	0.850	1385	15	60	B0-U0-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bldg A Exit Sidewalk	Illuminance	Fc	1.71	3.3	0.6	2.85	5.50
Bldg Wing E Rear Sidewalk	Illuminance	Fc	2.75	5.1	0.6	4.58	8.50
Bldgs C and A Exit Sidewalk_1	Illuminance	Fc	3.20	4.6	1.8	1.78	2.56
Bldgs E and C Exit Sidewalk	Illuminance	Fc	2.75	4.0	1.5	1.83	2.67
Canopy Area	Illuminance	Fc	1.70	3.3	0.2	8.50	16.50
Inner Courtyard and Wash Areas	Illuminance	Fc	3.90	8.6	0.6	6.50	14.33
Main Entrance Exit Sidewalk	Illuminance	Fc	3.03	6.2	0.1	30.30	62.00
Main Entrance Parking and Drives	Illuminance	Fc	1.29	3.0	0.4	3.23	7.50
Property Boundary	Illuminance	Fc	0.22	0.6	0.0	N.A.	N.A.
Rear Drive	Illuminance	Fc	2.09	4.9	0.4	5.23	12.25
Side Drive	Illuminance	Fc	1.92	5.1	0.4	4.80	12.75

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.

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1	REV. PER PC1 COMMENTS	10-18-2024

CAL LIGHTING

drawn by : JAB plot date : 10-18-2024

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN.12-31-25
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2234018.00

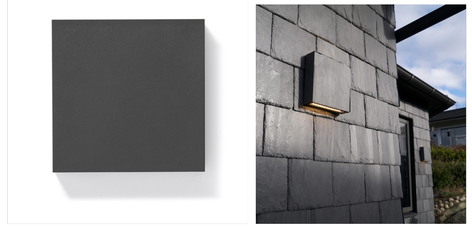
PHOTOMETRIC PLAN

sheet no. :

PH-1

FIXTURE TYPE W2A, W2A EM, W2B, W2B EM

MIMIK 20

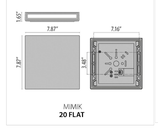


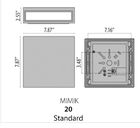
Ceiling-, wall- and post- mount series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- Single (M) or dual (B) light emission.
- IESNA Type II light distribution (FLAT).
- IESNA Type II light distribution.
- IESNA Type II light distribution.
- IESNA Type IV light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 0-10 V dimming driver.
- Optional, integral, emergency battery-pack designed for a minimum operation of 90 minutes (EMPK versions).
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Post accessory available for MIMIK 20 (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-catalogued CCT (Kelvin) options.
- Optional clear plexiglass panel can be customized with logos for signage or wayfinding (LINE BOLLARD). Consult factory for more information.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 65 · IP 67 · IP 66 · IK 08 · IK 10 · IK 08 · 3 G · 5 G · 3 G

FINISHES

- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **WH-87** / White / Textured
- **BK-81** / Black / Textured
- **RB-10** / Iron rust / Textured





LUMEN OUTPUT		2700K	3000K	3500K	4000K	5000K
MIMIK 20 M T2	15W	1373	1385	1396	1408	1420
MIMIK 20 M T2	26W	2238	2256	2274	2292	2310
MIMIK 20 M T2 EMPK	15W	1373	1385	1396	1408	1420
MIMIK 20 M T3	15W	1385	1396	1407	1418	1429
MIMIK 20 M T3	26W	2255	2273	2291	2309	2327
MIMIK 20 M T3 EMPK	15W	1385	1396	1407	1418	1429
MIMIK 20 M T4	15W	1308	1319	1329	1340	1351
MIMIK 20 M T4	26W	2132	2149	2166	2183	2200
MIMIK 20 M T4 EMPK	15W	1308	1319	1329	1340	1351
MIMIK 20 FLAT M	14W	919	960	1001	1042	1083
MIMIK 20 FLAT B	25W	1847	1930	2012	2095	2178

WATTAGE	
MIMIK 20 M T2	15W
MIMIK 20 M T2	26W
MIMIK 20 M T3	15W
MIMIK 20 M T3	26W
MIMIK 20 M T4	15W
MIMIK 20 M T4	26W
MIMIK 20 FLAT M	14W
MIMIK 20 FLAT B	25W

Scan here for installation instructions

Revision 11
05/24

FIXTURE TYPE S1A, S1B

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Arca Pro
Square Pole



Order Code: ACPL - ____ - ____ - ____ - ____ - ____ - ____ - ____

Pole Order Code: ____ - ____ - ____ - RN - ____ - ____ - ____ - ____ (*Refer to chart on page 5 for Rivnut locations.)

Series · Height · Finish · Rivnut Sets · Options · Rivnut Locations

Motion Sensor Order Code: MS - ____ - D - ____ - UNV (*Refer to chart on page 9 for order code.)

Series · Hand hole Orientation · DIM Level · Photocell · Voltage

ACPL						
Series	ACPL Arca Pro Square Pole					
Optics	R1 Type I	R2 Type II	R3 Type III	R4 Type IV	R5R Type V (Round)	R5S Type V (Square)
Mounting	S1 Single Square (OB)	S2 Double Square (DB-OO)	SBx[1] Sidemix Mount Square Specify Luminaire Locations (enumber of luminaires per pole)			[1]Max 4 heads (SB4).
Light Engine	SG1350 10 LED 42W/5,250lm	SG1530 10 LED 64W/7,552lm	SG1900 10 LED 108W/11,988lm	SG2530 20 LED 128W/15,104lm	SG2900 20 LED 210W/23,978lm	* Values based on RSR distribution and 3000K CCT.
CCT	AM[2,3] Amber	27[2,3] 2700K	30[3] 3000K	35[3] 3500K	40 4000K	50[3] 5000K [2]Meets DarkSky requirements with Amber, 2700K, 3000K CCTs. [3]Consult factory for lead time.
Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color
Voltage	UNV 120-277V	347 347V	480 480V			
Options	DM[4,5] Dimming (0-10V)	HS[5] House Side Shield	DC Decorative Collar (for 5" square poles only)	IMSDxy[6,7] Internal Motion Sensor (see page 8 for order code) Dx = Dim Level y = Photocell Feature		[4]DM on fixture or TLR on pole only - cannot be combined. [5]Cannot be combined with R5R & R5S. [6]DM, TLR, MSDxy, or MS, Cannot be combined. [7]Only available with S1 & S2 mountings.

Note: For options with poles, see page 6.

Product Modifications

Please list modification requirements for review by factory:

Approvals

Date:

NRTL · DLC · RoHS · IP66 · IK10 · LIVING FUTURE CORPORATE MEMBER

Selux Corporation © 2024, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

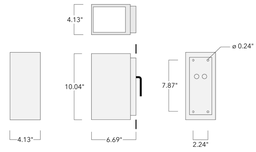
FIXTURE TYPE B1-EM

VLS410 LED

Surface Mounted Wall Luminaires

we-ef





Description

IP66. Class I. IK07. Marine-grade, die-cast aluminum alloy, 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Safety glass lens. Two cable entries. CAD-optimized optics for superior illumination and glare control. Integral driver. OLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire.

Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately.
Example: XXX-XXXX-9004 (Black)
+ XXX-XXXX (Accessory 1)

WE-EF LIGHTING USA, LLC
410-D Keystone Drive, 15086 Warrendale, PA 15086 - Phone: +1 724 742 0030
customersupport.usa@we-ef.com - https://we-ef.com/us
Subject to technical changes and errors. - Generated on 06/11/2024

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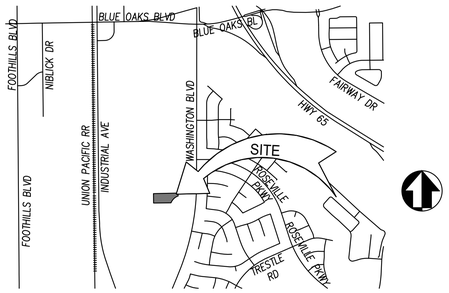
scale : AS NOTED

project number : 2234018.00

LIGHTING
CUT SHEETS

sheet no. :

PH-2



CITY OF ROSEVILLE CALIFORNIA

IMPROVEMENT PLANS FOR 8457 WASHINGTON BLVD

ROSEVILLE, CALIFORNIA

APN: 360-070-007,008

SHEET LIST TABLE

SHT No.	DWG No.	Sheet Description
1	C-1	TITLE SHEET
2	C-2	GENERAL NOTES
3	C-3	EXISTING TOPO AND DEMOLITION PLAN
4	C-4	CALCULATED SITE PLAN
5	C-5	GRADING PLAN I
6	C-6	GRADING PLAN II
7	C-7	UTILITIES I
8	C-8	UTILITIES II
9	C-9	UTILITIES PROFILES
10	C-10	SECTIONS AND DETAILS
11	C-11	EROSION CONTROL PLAN
12	C-12	EROSION CONTROL DETAILS

STATE WATER RESOURCE CONTROL BOARD

WDID NO.: DISTURBED AREA:

CONSTRUCTION START DATE: _____FINAL STABILIZATION DATE: _____

PROJECT AREA: XX ACRES
NEAREST RECEIVING WATERS:

BENCHMARK: DATUM

ELEV 146.073 BM 45

ELEVATIONS SHOWN ARE BASED ON OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4"BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY.

EARTHWORK QUANTITIES

(THE FOLLOWING NUMBERS ARE PROVIDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.)

CUT: ±CY (RAW)
FILL: ±CY (RAW)
NET: ±CY (RAW) IMPORT/EXPORT

SWPPP NOTE:

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY STATE INSPECTORS.

S.W.R.C.B

N.O.I. TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. (WQ ORDER NO. XX-XX-DWQ)

UNAUTHORIZED CHANGES AND USES

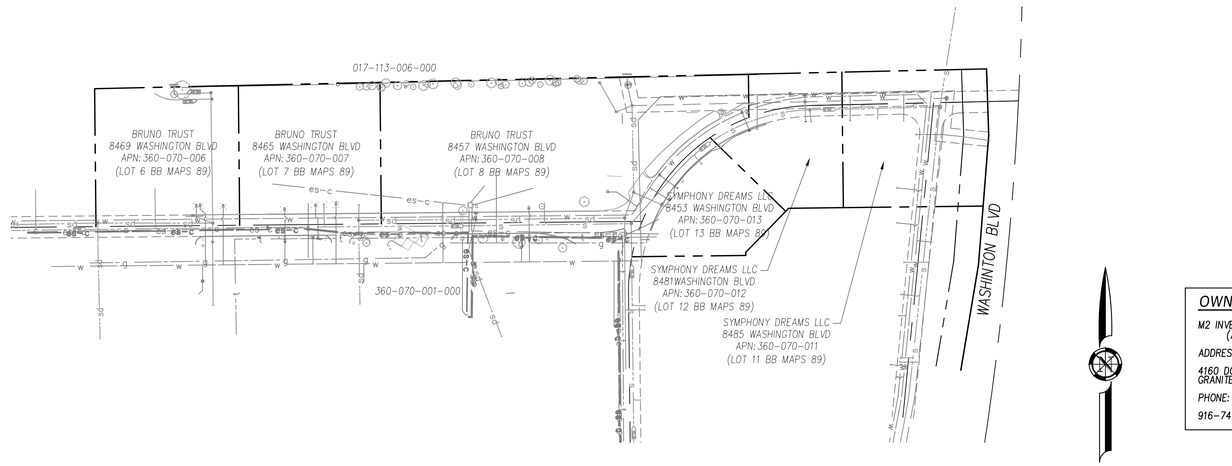
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED BY THE PREPARER OF THESE PLANS

CONTRACTOR RESPONSIBILITIES:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTSRACTOIR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE COUNTY OF PLACER AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COUNTY OF PLACER OR THE PROJECT DESIGN CONSULTANT.

UTILITY REPRESENTATIVES

UTLITY	REPRESENTATIVE	PHONE
U.S.A.		(800) 227-2600
GAS - P.G.&E.	MARY WESTFALL	(530) 889-3134
ELECTRICITY - ROSEVILLE ELECTRIC	JOEY MCKINNEY	(916) 241-6776
TELEPHONE - ROSEVILLE COMMUNICATIONS	SCOTT BARBER	(916) 786-1231
WATER - CITY OF ROSEVILLE	JIM MULLIGAN	(916) 774-5750
FIRE - ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
DRAINAGE DEVELOPMENT SERVICES	ENGINEERING	(916) 774-5339
SEWER - CITY OF ROSEVILLE	KEN GLOTZBACH	(916) 774-5750
CABLE TV - COMCAST CABLE	ANDREW KOTS	(800) 722-3206



100 0 100 200
SCALE IN 1" = 100'

OWNER INFO:	ENGINEER INFO:	APPLICANT INFO:
M2 INVESTMENT GROUP (ATTN: STEVE LEFLER)	BENNETT ENGINEERING SERVICES (ATTN: ANTHONY OZANICH)	
ADDRESS: 4160 DOUGLASS BLVD., SUITE 200 GRANITE BAY, CA 95746	ADDRESS: 1082 SUNRISE AVENUE, SUITE 100 GRANITE BAY, CA 95746	
PHONE: 916-747-8890	PHONE: 916-783-4100	

GEOTECHNICAL REVIEW

_____ REVIEWED THESE IMPROVEMENT PLANS FOR CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORTS FOR "_____" DATED _____ (FILE NUMBER _____). PRELIMINARY RECOMMENDATIONS "_____"

REVIEWED BY:

_____ _____
PROJECT ENGINEER DATE

CITY OF ROSEVILLE DEVELOPMENT DEPARTMENT SERVICES

_____ _____
MARK STOUT - CITY ENGINEER DATE

PLANNING PROJECT NO.: PL 24-0892

DATE IMPROVEMENT COMPLETED:

UTILITY NOTE
UNICO ENGINEERING HAS FIELD LOCATED ALL VISIBLE UTILITIES AND APPURTENANT STRUCTURES SHOWN HEREON. THE LOCATIONS OF ANY UNDERGROUND UTILITIES SHOWN HEREON WERE BASED UPON FIELD EVIDENCE. ACTUAL DEPTHS AND ALIGNMENTS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE SOUTH LINE OF LOT 8 A AS SHOWN ON THE SUBDIVISION MAP ENTITLED "COSTAL/KMS COMMERCIAL CENTER" FILED IN BOOK BB, OF MAPS AT PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY.

VERTICAL DATUM
ELEVATIONS SHOWN ARE BASED ON NGVD29 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4"BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.

811 Know what's below. Call before you dig.

50% PLANS
NOT FOR CONSTRUCTION
07/10/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS | BY | DATE

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Roseville, California 95661
T 916.783.4100
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BENEN TRUSTED ENGINEERING ADVISORS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

DESIGN BY : D. CRUZ
DRAWN BY : D.CRUZ
CHECKED BY : T. OZANICH
SCALE : 1"=50'
DATE : 07/10/2025
PROJ NO. : 21402

8457 WASHINGTON BLVD
TITLE SHEET
CITY OF ROSEVILLE CALIFORNIA

C-1
1
OF
12

Login Name: avega
Plot Date: July 11, 2025 - 5:04 pm
File Name: P:\Proj\21402_M2-8457 Washington Blvd\03-PLANS\MASTERS\SHEETS\21402_01 COVER.dwg
XREFS: BBR-21402_1_24x36 LAND DEV | 21-402_XR-BASEMAP | 21-402_XR-TOPO | 21-402_XR-UTIL

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF ROSEVILLE CONSTRUCTION AND IMPROVEMENTS STANDARDS (INCLUDING THE LATEST AMENDMENTS), STANDARD CONSTRUCTIONS SPECIFICATIONS, CALTRANS STANDARD SPECIFICATIONS AND PLANS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS DATED 2002 (ENGLISH UNITS), AND THE LATEST ADDITION OF THE CMUTCD.

2. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE NEGLIGENCE OF ENGINEER.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS FROM THE APPROPRIATE AGENCIES. REFER TO THE SPECIAL PROVISIONS FOR PERMITS NEEDED.

4. THESE PLANS ARE HEREBY MADE PART OF THE CONTRACT SPECIFICATIONS FOR THIS PROJECT.

VERIFICATION-LOCATION:

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT U.S.A. AND HAVE UTILITIES MARKED AT LEAST 72 HOURS BEFORE BEGINNING WORK. WHERE MARKINGS ARE NEAR PROPOSED FOUNDATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POT HOLING PRIOR TO EXCAVATING.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO LOCATE EXISTING UNDERGROUND FACILITIES BEYOND THE INFORMATION PROVIDED BY U.S.A. MARKING INCLUDE, BUT NOT LIMITED TO, METAL DETECTORS, WIRE LOCATIONS (OR WIRE LOCATING EQUIPMENT), AND POTHOLING.

7. LOCATIONS OF SIGNAL STANDARDS, CONTROLLERS, SERVICE PEDESTALS, PULL BOXES AND LOOP DETECTORS AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE THESE ITEMS AND THE ENGINEER SHALL APPROVE SAID LOCATIONS PRIOR TO EXCAVATION.

8. IN CASE OF BORING, CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
DEVELOPMENT SERVICES - ENGINEERING LAND DEVELOPMENT
311 Vernon Street
Roseville, CA 95678 (916) 774-5339

TRAFFIC CONTROL PLANS:

9. TRAFFIC CONTROL SHALL BE PER THE LATEST ADDITION OF THE CMUTCD. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.

10. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A WRITTEN TRAFFIC CONTROL PLAN REQUESTING TO DISCONNECT OR DISABLE ANY TRAFFIC SIGNAL LOOP OR SIGNAL INTERCONNECT WIRE. THIS WRITTEN NOTIFICATION SHALL INCLUDE DATE AND TIME OF DISCONNECT, DESCRIPTION OF WORK, INCLUDING LOOP INPUTS IF APPLICABLE, CONTACT PERSON, AND ESTIMATED DATE OF RECONNECTION. THIS REQUEST SHALL BE ON COMPANY LETTERHEAD, FAX OR VIA COMPANY E-MAIL. UPON APPROVAL OF REQUEST, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 48 HOURS PRIOR TO WORK TO VERIFY SCHEDULE. A COPY OF THE APPROVED REQUEST SHALL BE GIVEN TO THE SIGNAL TECHNICIAN DISCONNECTING THE REQUESTED SYSTEM. THIS COPY IS TO BE PLACED IN THE NEAREST CONTROLLER CABINET DURING THE COURSE WORK. REQUEST TO DISCONNECT OR DISABLE ANY TRAFFIC SIGNAL SYSTEM FOR A PERIOD LONGER THAN FIVE (5) WORKING DAYS WILL NOT BE APPROVED.

11. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A WRITTEN TRAFFIC CONTROL PLAN IF ANY (PARTIAL OR FULL) LANE CLOSURE IS NECESSARY. THIS WRITTEN NOTIFICATION SHALL INCLUDE DATE AND TIME, DESCRIPTION OF WORK, CONTACT PERSON AND ESTIMATED DATE OF COMPLETION. THIS REQUEST SHALL BE ON COMPANY LETTERHEAD, FAX, OR VIA COMPANY E-MAIL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THE CLOSURE. UPON APPROVAL OF REQUEST, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 48 HOURS PRIOR TO WORK TO VERIFY SCHEDULE.

12. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE SAFETY.

13. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.

A.C./CONCRETE-PAVEMENT WORK:

14. A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING.

15. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.

16. ALL CONCRETE TO BE USED IN CURBS, DRIVEWAYS, BIKE PATHS AND SIDEWALKS SHALL BE CLASS A (6 SACK).

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.

SUBGRADE:

18. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.

19. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.

20. THE UPPER SIX (6) INCHES OF THE SUB GRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.

21. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.

22. NO TRENCHING SHALL OCCUR BENEATH THE DRIP LINE OF ANY OAK TREE TO BE SAVED UNLESS STATED ON THESE PLANS "TRENCHING UNDER THIS TREE IS APPROVED".

SIGNAL:

23. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY FOR THE SIGNAL TO OPERATE AS SHOWN IN THE PHASE DIAGRAM, EXCEPT AS NOTED IN THE SPECIAL PROVISIONS.

24. ALL SIGNAL SECTIONS SHALL HAVE FULL CIRCLE VISORS.

25. MOUNT VIDEO PAN, TILT, ZOOM CAMERA BELOW LUMINAIRE MAST ARM AS DIRECTED BY CITY ENGINEER.

26. SIGNAL HEADS TO REMAIN DARK FOR MORE THAN ONE MONTH SHALL BE COVERED
WITH A COMMERCIALLY AVAILABLE SIGNAL HEAD COVER. BURLAP SACKS AND/OR PLYWOOD WILL NOT BE ALLOWED.

27. FOR SIGNALS BEING INSTALLED AS A DEVELOPER OBLIGATION, THE CITY SHALL SUPPLY EQUIPMENT AS OUTLINED IN THE CITY'S STANDARDS AT THE DEVELOPER'S COST. FULL PAYMENT IS REQUIRED PRIOR TO THE RELEASE OF THE EQUIPMENT.

28. ALL LOOP DETECTOR HANDHOLES (DHH'S) SHALL BE INSTALLED ON THE LANE LINES. EACH DHH SHALL BE CONNECTED TO ITS OWN UNIQUE CONDUIT THAT RUNS DIRECTLY FROM THE DHH TO A NUMBER 6 PULL BOX LOCATED IN THE SIDEWALK, ADJACENT TO THE DHH IN THE SAME DIRECTION OF TRAVEL. NO MULTIPLE DHH'S SHALL BE ALLOWED THAT ARE CONNECTED TO THE SAME CONDUIT RUN.

29. ALL DHH'S SHALL BE INSTALLED PER THE STATE OF CALIFORNIA STANDART PLANS, DATED JULY 2002, DRAWING ES-5E, TYPE B DETECTOR HANDHOLE DETAILS.

SIGNING-STRIPING:

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING AS REQUIRED BY THE LATEST EDITION OF THE CMUTCD TO DELINEATE CONSTRUCTION HAZARDS AT HIS OWN EXPENSE.

31. ALL TRAFFIC STRIPES AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC.

32. SIGNING AND STRIPING DETAILS REFER TO THOSE SHOWN IN THE LATEST EDITION OF THE CMUTCD.

33. LOCATIONS OF SIGNING AND STRIPING AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE THESE ITEMS AND THE ENGINEER SHALL APPROVE SAID LOCATIONS PRIOR TO CONSTRUCTION/INSTALLATION.

34. THE CONTRACTOR SHALL REMOVE ALL EXISTING NON-CONFORMING STRIPING AS DIRECTED BY THE ENGINEER AND ALL EXISTING STRIPING THAT CONFLICTS WITH THE PROPOSED STRIPING.

EROSION CONTROL:

35. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING, AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS AND SHALL PROVIDE CITY OF ROSEVILLE WITH A COPY OF OSHA PERMIT.

36. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 1 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE OR CAPABLE OF BEING PLACED WITHIN 24 HOURS. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

37. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.

38. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT
AT THE TIME OF CONSTRUCTION.

RESTORATION:

39. ALL EXISTING UTILITIES AND IMPROVEMENTS, INCLUDING SUBSTRUCTURES, THAT ARE DAMAGED BY THE CONTRACTOR, WHICH ARE NOT DESIGNATED BY THE PLANS OR SPECIFICATIONS TO BE DISTURBED, SHALL BE RESTORED OR REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

40. CONTRACTOR SHALL RESTORE ALL DISTURBED LANDSCAPING AND IRRIGATION SYSTEMS TO ORIGINAL CONDITION AND/OR REDESIGN AND INSTALL IRRIGATION TO ACCOMMODATE NEW STRUCTURES WITHIN THIS PROJECT.

41. THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.

MISC.:

42. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE ENGINEERING DIVISION, ENVIRONMENTAL UTILITIES DEPARTMENT, AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.

43. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.

44. PARKING OF VEHICLES AND EQUIPMENT OR STORAGE OF MATERIALS UNDER THE DRIPLINE OF TREES SHALL NOT OCCUR AT ANY TIME.

ABBREVIATIONS:

∠	ANGLE
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AP	ANGLE POINT
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BSW	BACK OF SIDEWALK
C&G	CURB AND GUTTER
CG&S	CURB, GUTTER AND SIDEWALK
℄	CENTER LINE
CH	CHORD
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CTV	CABLE TV
CR	CURB RETURN
DI	DROP INLET
DRWY	DRIVEWAY
DWG	DRAWING
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL,ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FD	FOUND
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
G	GAS
GB	GRADE BREAK
GFL	GUTTER FLOW LINE
GR	GRATE
GV	GATE VALVE
HP	HIGH POINT
HR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
L=	LENGTH
LF	LINEAR FEET
LT	LEFT
LP	LOW POINT
ME	MAINTENANCE EASEMENT
MH	MANHOLE
MP	MIDPOINT
OH	OVERHEAD
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PS	PLANTER STRIP
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R,R=	RADIUS
RT	RIGHT
R/W	RIGHT-OF-WAY
S=	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MH
SDWK,SW	SIDEWALK
SECT	SECTION
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MH
STA	STATION
T	TELEPHONE
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION ENTRANCE
TYP	TYPICAL
W,WTR	WATER
WV	WATER VALVE
XW	CROSSWALK

LEGEND:

	EXISTING	PROPOSED
ASSESSOR'S PARCEL NO.	25-025-254	25-025-254
SURVEY MONUMENT	◉	◉
SURVEY BENCHMARK	△	△
SPOT ELEVATION	x 225.0	x 225.0
CONTOUR LINE	160	160
CATCHLINE (CUT)	C	C
CATCHLINE (FILL)	F	F
FLOWLINE		
JOINT UTILITY POLE	JP	JP
UTILITY POLE		
GUY WIRE & ANCHOR		
CENTERLINE		
AC DIKE		
FENCE (CHAINLINK)		
FENCE (WOOD)		
GUARDRAIL		
PROPERTY LINE		
RIGHT-OF-WAY		
TOP OF EMBANKMENT		
TOE OF EMBANKMENT		
STORM DRAIN	12"SD	SD 12"SD SD
STORM DRAIN MANHOLE	D	D
STORM DRAIN CATCH BASIN		
SANITARY SEWER	4"SS	S 4"SS S
SANITARY SEWER MANHOLE	S	S
SANITARY SEWER CLEANOUT		
AIR RELEASE VALVE		
AIR VACUUM RELEASE VALVE		
BLOW-OFF VALVE		
BUTTERFLY VALVE		
CHECK VALVE		
DOUBLE-DETECTOR CHECK VALVE		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
HOSE BIBB		
IRRIGATION CONTROL VALVE		
POST INDICATOR VALVE		
WATER MAIN	12"W	W 12"W W
WATER MANHOLE	W	W
WATER SERVICE METER	W	W
WATER VALVE		
WATER VAULT	W-VLT	W-VLT
ELECTRICAL MANHOLE	E	E
ELECTRICAL PULLBOX	E	E
ELECTRICAL PANEL	E	E
ELECTRICAL TRANSFORMER		
ELECTRICAL VAULT	E-VLT	E-VLT
TELEPHONE MANHOLE	T	T
TELEPHONE PEDESTAL	PHN	PHN
TELEPHONE POLE		
TELEPHONE PULLBOX	T	T
TELEPHONE VAULT	T-VLT	T-VLT
MISC MANHOLE		
STREET LIGHT		
STREET LIGHT PULLBOX	SL	SL
STREET LIGHT W/TRAFFIC SIGNAL		
TRAFFIC SIGNAL		
TRAFFIC SIGNAL PULLBOX	TS	TS
GAS MAIN	G	G
GAS METER	G	G
OVERHEAD UTILITY LINE	OH	OH
UNDERGROUND ELECTRICAL	E	E
OVERHEAD ELECTRICAL	OE	OE
UNDERGROUND TELEPHONE	T	T
OVERHEAD TELEPHONE	OT	OT
MAILBOX	MB	MB
TREE/TREE WELL		
BUILDING		

50% PLANS
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07/10/2025

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

NO.	REVISIONS	BY	DATE
1			
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IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

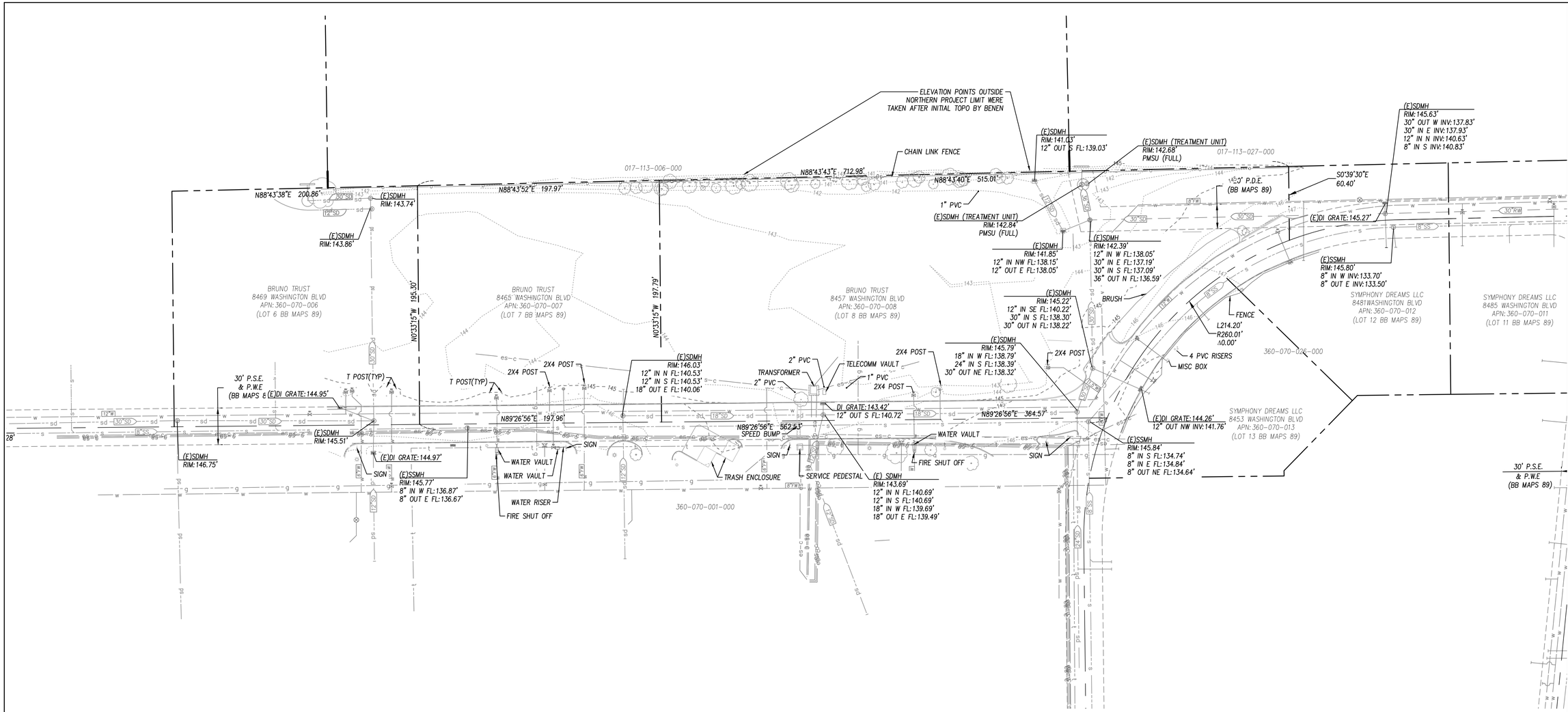
DESIGN BY : D. CRUZ
DRAWN BY : D. CRUZ
CHECKED BY : T. OZANICH
SCALE : 1"=50'
DATE : 07/10/2025
PROJ. NO. : 21402

8457 WASHINGTON BLVD
CITY OF ROSEVILLE CALIFORNIA

GENERAL NOTES

C-2
2
OF
12

Login Name: avega
Plot Date: July 11, 2025 - 5:04 pm
File Name: P:\Pro\21402-MZ-8457 Washington Blvd\03-PLANS\MASTERS\SHEETS\21402_02-NOTES.dwg
XREFS: BSR-21402_21_24x36 LMD DEV | 21-402_XR-BASEMAP | 21-402_XR-TOPO | 21-402_XR-UTIL



LEGEND:

PARCEL LIMIT TYP.

VERTICAL DATUM

ELEVATIONS SHOWN ARE BASED ON NGVD29 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4"BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.

50% PLANS
NOT FOR CONSTRUCTION
07/10/2025

NO.	REVISIONS	BY	DATE
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VERIFY SCALE
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DRAWN BY :	D. CRUZ
CHECKED BY :	T. OZANICH
SCALE :	1"=40'
DATE :	07/10/2025
PROJ NO. :	21402

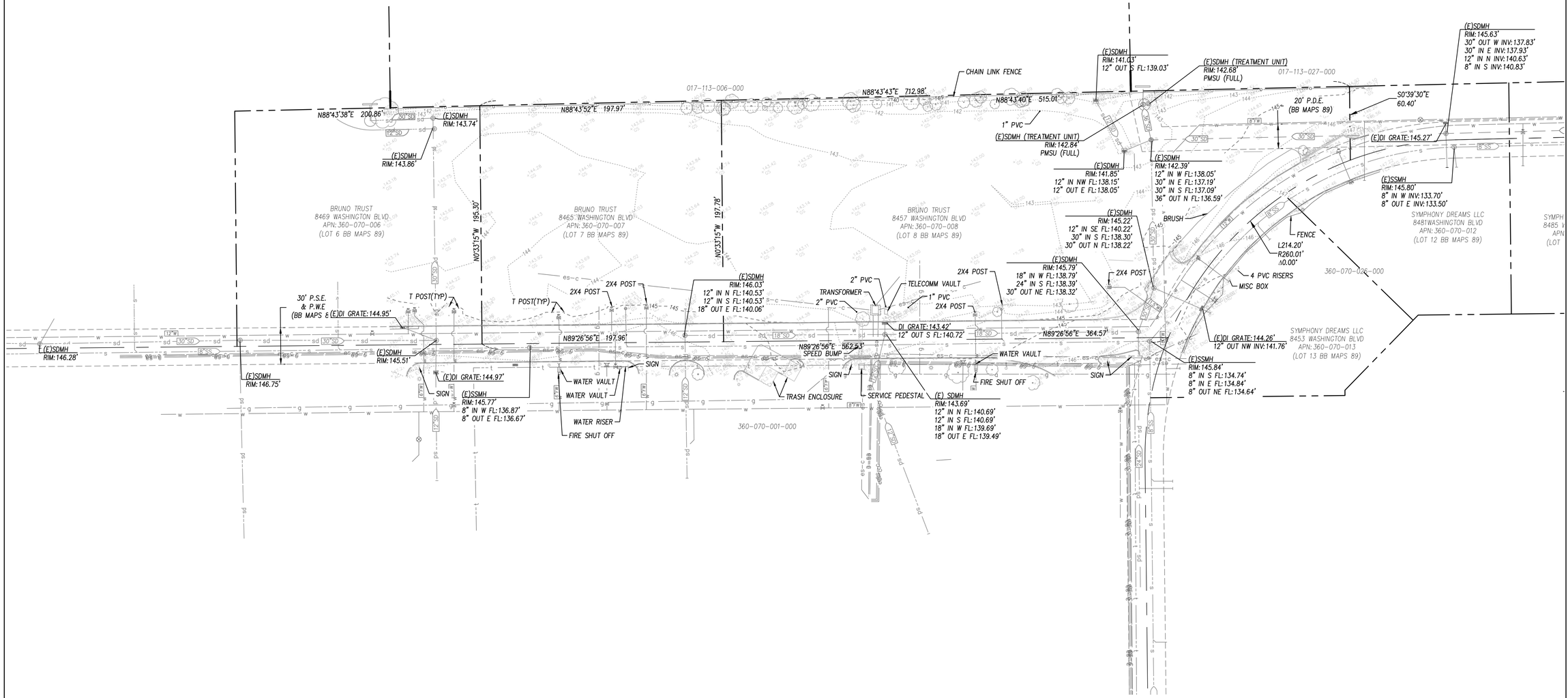
8457 WASHINGTON BLVD

EXISTING TOPO PLAN

CITY OF ROSEVILLE CALIFORNIA

C-3
3 OF 12

Login Name: avega
Plot Date: July 11, 2025 - 5:05 pm
File Name: P:\Proj\21402-MZ-8457 Washington Blvd\03-PLANS\MASTERS\SHEETS\21402_03-EXISTING TOPO.dwg
XREFS: BSM-21402_V_24x36 LAND DEV | 21-402_XR-TOPO | 21-402_XR-BASEMAP | 21-402_XR-UTIL



LEGEND:

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DESIGN BY :	D. CRUZ
DRAWN BY :	D. CRUZ
CHECKED BY :	T. OZANICH
SCALE :	1"=50'
DATE :	07/10/2025
PROJ NO. :	21402

8457 WASHINGTON BLVD

CALCULATED SITE PLAN

CITY OF ROSEVILLE CALIFORNIA

C-4
4
OF
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File Name: P:\Proj\21402-WZ-8457 Washington Blvd\03-PLANS\MASTERS\SHEETS\21402_04-SITE PLAN.dwg
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