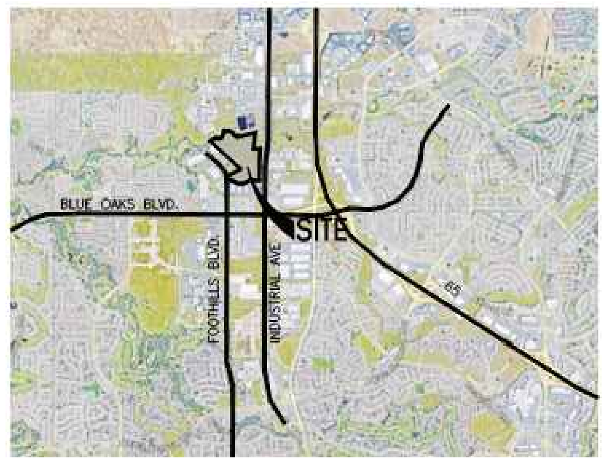
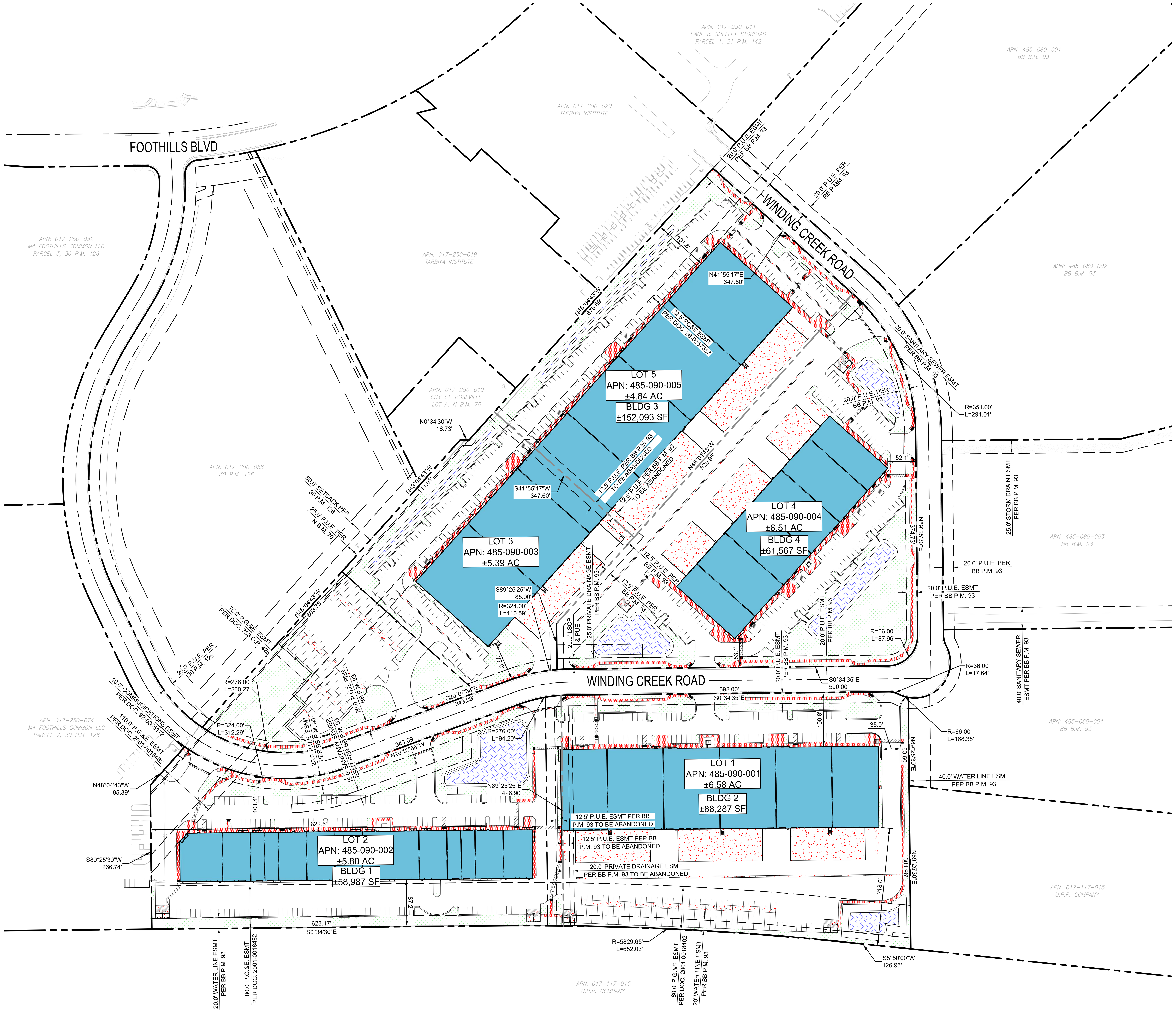
VICINITY MAP





PROJECT SUMMARY

PROJECT ADDRESS:
1100 WINDING CREEK RD, ROSEVILLE CA 95678

AREA
AREA: 29.12± ACRES
APN: 485-090-001, (LOT 1) (6.58 AC)
APN: 485-090-002, (LOT 2) (5.80 AC)
APN: 485-090-003, (LOT 3) (5.39 AC)
APN: 485-090-004, (LOT 4) (6.51 AC)
APN: 485-090-005, (LOT 5) (4.84 AC)

SPECIFIC PLAN
NORTH INDUSTRIAL PLANNING AREA
PARCELS LI-44 AND LI-45

LAND USE DESIGNATION
LIGHT INDUSTRIAL (LI)

ZONING
LIGHT INDUSTRIAL (M-1)

PROPOSED USES
INDUSTRIAL OFFICE SPACE
INDUSTRIAL WAREHOUSE

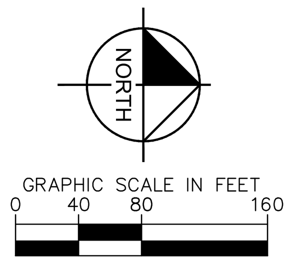
DEVELOPER
MARK IV CAPITAL
4450 MACARTHUR BLVD., 2ND FLOOR
NEWPORT BEACH, CA 92660
ATTN: TANNER WILSON
TWILSON@MARKIV.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES
555 CAPITOL MALL SUITE 300
SACRAMENTO, CA 95814
ATTN: JARED FREY
JARED.FREY@KIMLEY-HORN.COM

ARCHITECT
HPA ARCHITECTURE
600 GRAD AVENUE, SUITE 302
OAKLAND, CA 94610
ATTN: KUN ZHANG
KUN.ZHANG@HPAARCHS.COM

LEGEND

- CENTERLINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- BUILDING AREA
- CONCRETE PAVEMENT
- BIORETENTION



SCALE
1" = 80'
WHEN PRINTED AT FULL SIZE
(30"X42")

MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

OVERALL SITE PLAN

C1.0

Kimley»Horn

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

SITE PLAN

C1.1

MARK IV CAPITAL

Kimley»Horn

LEGEND

- CENTERLINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- FENCE LINE
- ADA PATH OF TRAVEL
- SIGHT DISTANCE LINE
- SIGHT TRIANGLE
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- BUILDING AREA
- CONCRETE PAVEMENT
- BIORETENTION
- R25.0' TYP. / R50.0' TYP. FIRE TRUCK TURN

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SCALE
1" = 40'
WHEN PRINTED AT FULL SIZE (30"X42")

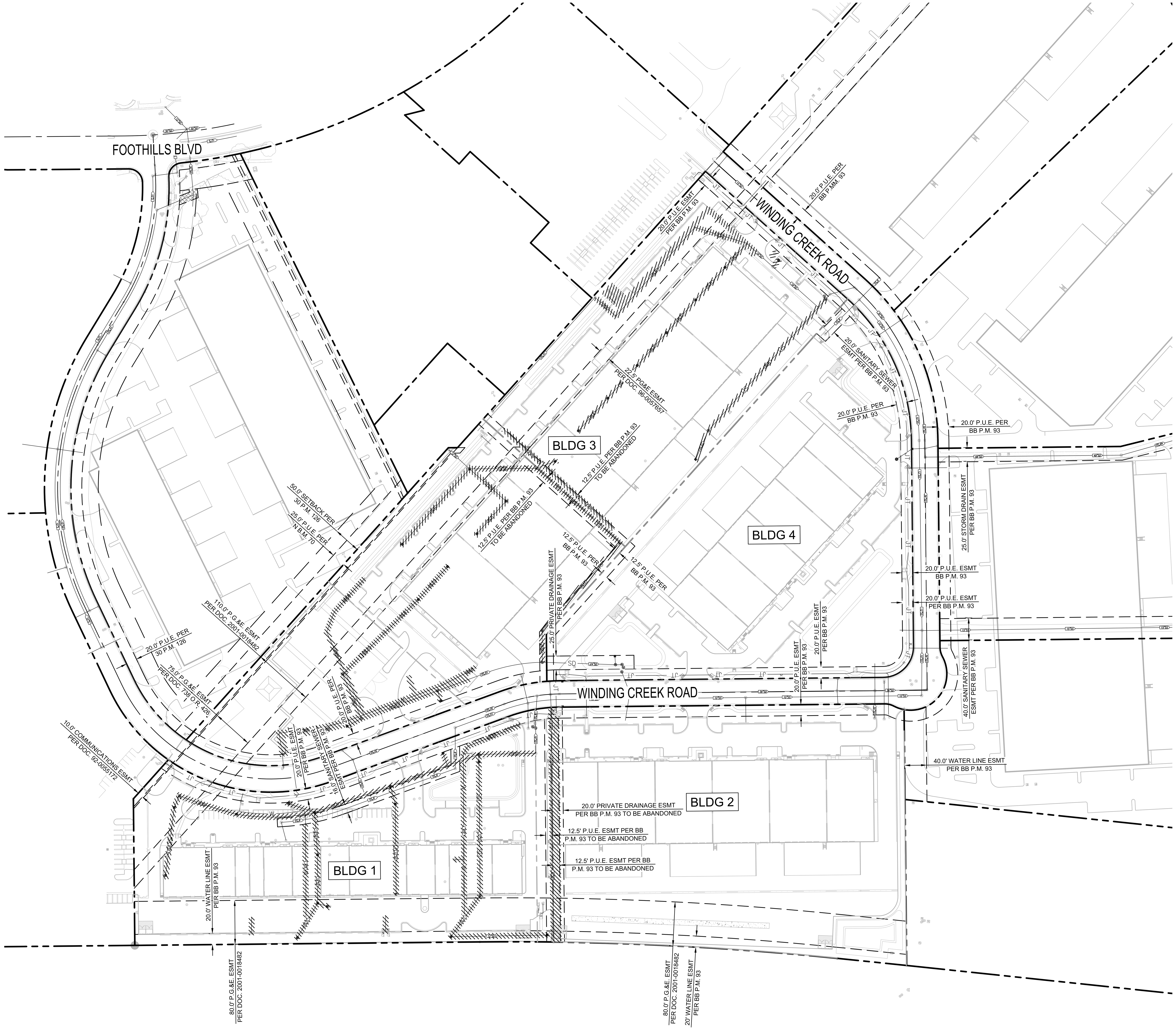
MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

SITE PLAN

C1.2

Kimley»Horn



LEGEND

DEMOLITION OF WET UTILITY

NORTH

GRAPHIC SCALE IN FEET

0 40 80 160

SCALE

1" = 80'

WHEN PRINTED AT FULL SIZE (30"X42")

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

OVERALL WET DEMOLITION UTILITY PLAN

C2.0

MARK IV CAPITAL

Kimley»Horn

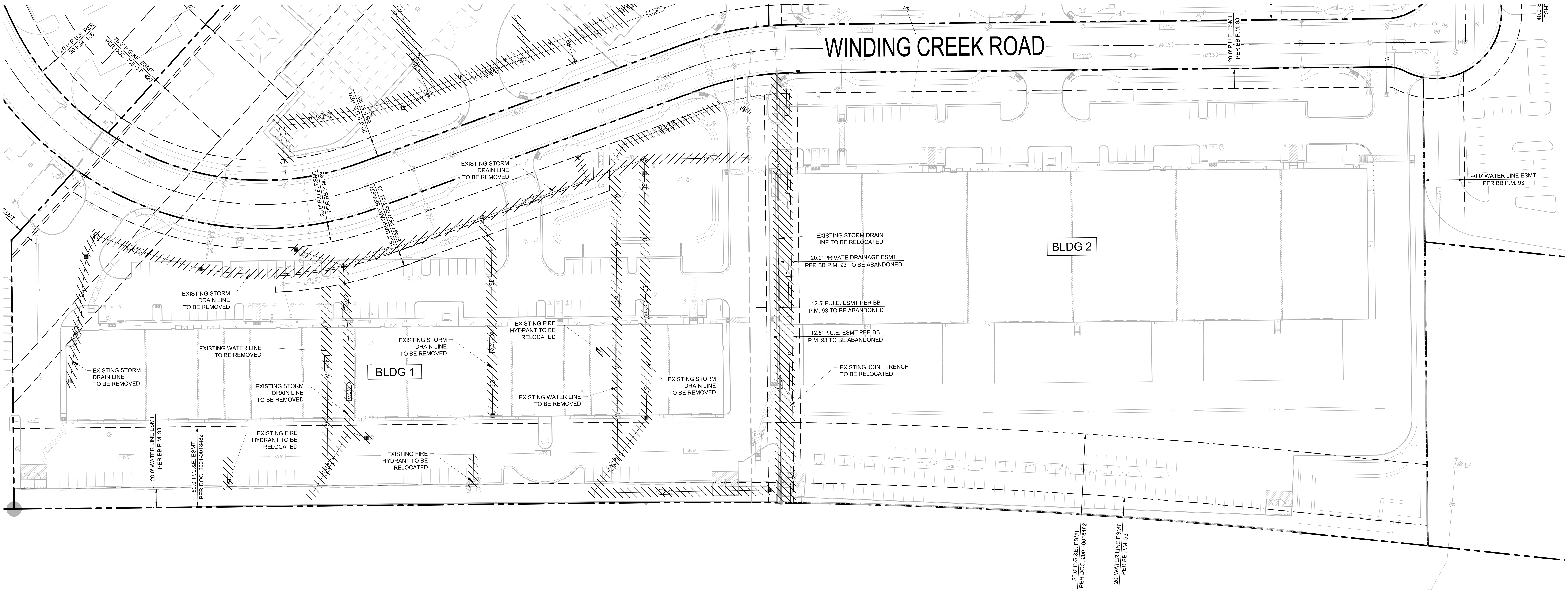
1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

WET DEMOLITION UTILITIES PLAN

C2.1

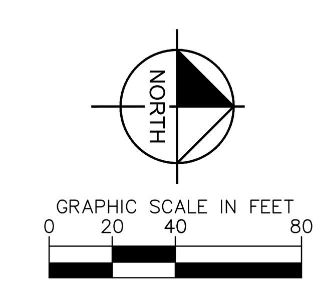
MARK IV CAPITAL

Kimley»Horn



LEGEND

DEMOLITION OF WET UTILITY



SCALE
1" = 40'
WHEN PRINTED AT FULL SIZE
(30"X42")

MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

WET DEMOLITION UTILITIES PLAN

C2.2

Kimley»Horn

LEGEND

	CENTERLINE
	PROPERTY LINE
	EX. PROPERTY LINE
	RIGHT-OF-WAY LINE
SD	PROPOSED STORM DRAIN PIPE
SD	EXISTING STORM DRAIN PIPE
120	PROPOSED CONTOURS
120	EXISTING CONTOURS
R	RIDGE
LP	LOW POINT
	BIORETENTION
	LANDSCAPE

NOTES

1. PROPOSED PIPE SIZE CALLOUTS ONLY SHOWN ON PIPES WHERE PIPE SIZE CHANGE.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

SCALE
1" = 80'
WHEN PRINTED AT FULL SIZE
(30"X42")

ESTIMATED EARTHWORK QUANTITIES		
CUT	FILL	NET
77,000 CY	26,500 CY	50,500 CY CUT

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S). THE EARTHWORK QUANTITIES ONLY ACCOUNT FOR COMPARISON OF THE EXISTING TOP SURFACE TO THE PROPOSED FINISHED GRADE SURFACE.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, UTILITY TRENCHES, FOOTINGS, SLABS, FOUNDATIONS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

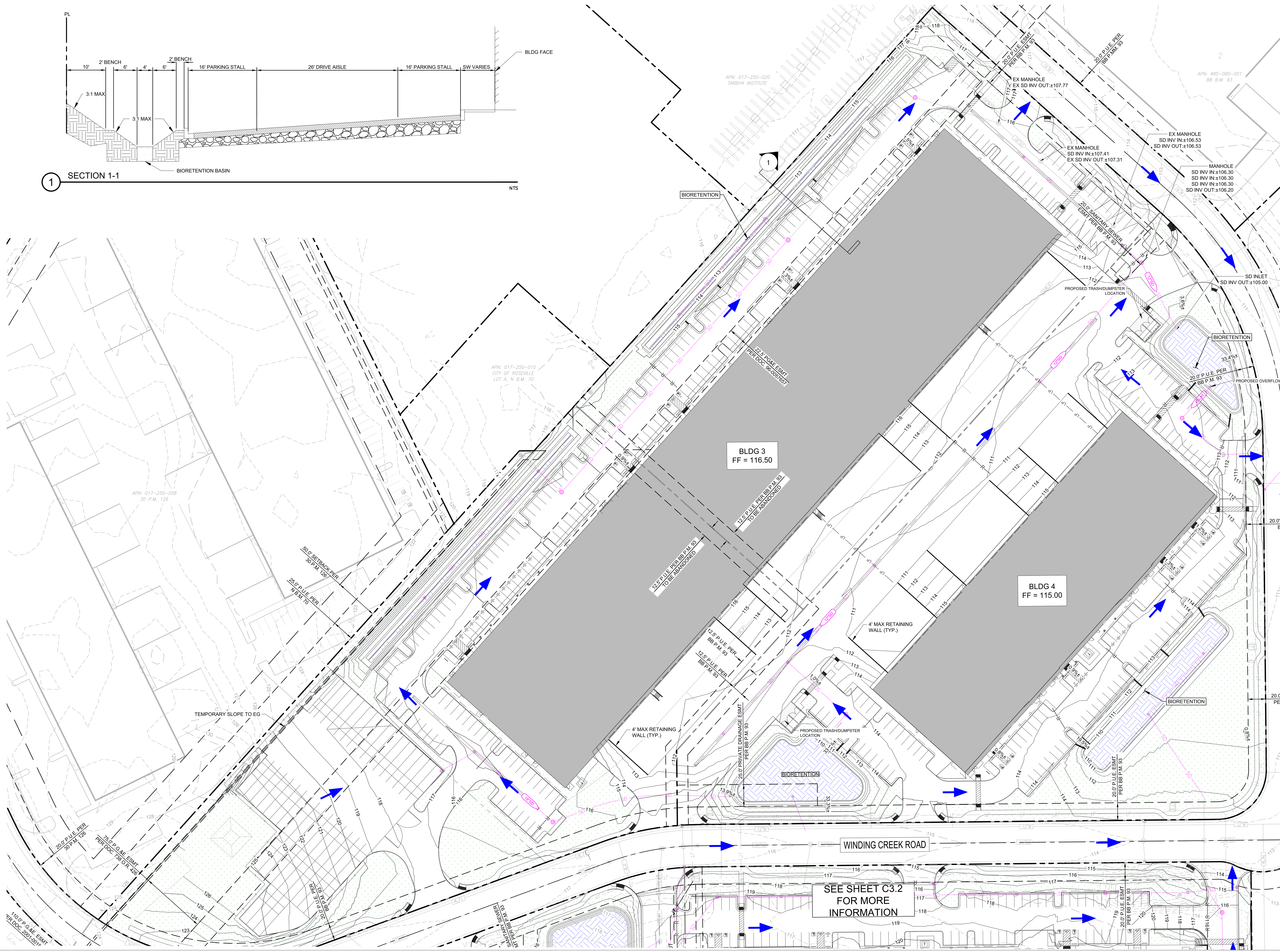
MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

OVERALL GRADING

C3.0

Kimley»Horn



LEGEND

- CENTERLINE
- PROPERTY LINE
- EX. PROPERTY LINE
- RIGHT-OF-WAY LINE
- SD — PROPOSED STORM DRAIN PIPE
- SD — EXISTING STORM DRAIN PIPE
- W — EXISTING WATER PIPE
- 120 — PROPOSED CONTOURS
- 120 — EXISTING CONTOURS
- LP — LOW POINT
- R — RIDGE
- RETAINING WALL
- BIORETENTION
- LANDSCAPE
- OVERLAND RELEASE

NOTES

1. PROPOSED PIPE SIZE CALLOUTS ONLY SHOWN ON PIPES WHERE PIPE SIZE CHANGE.

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

GRADING PLAN

MARK IV CAPITAL

Kimley»Horn

C3.1

MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

GRADING PLAN

C3.2

Kimley»Horn

MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

OVERALL WET UTILITIES PLAN

C4.0

Kimley»Horn

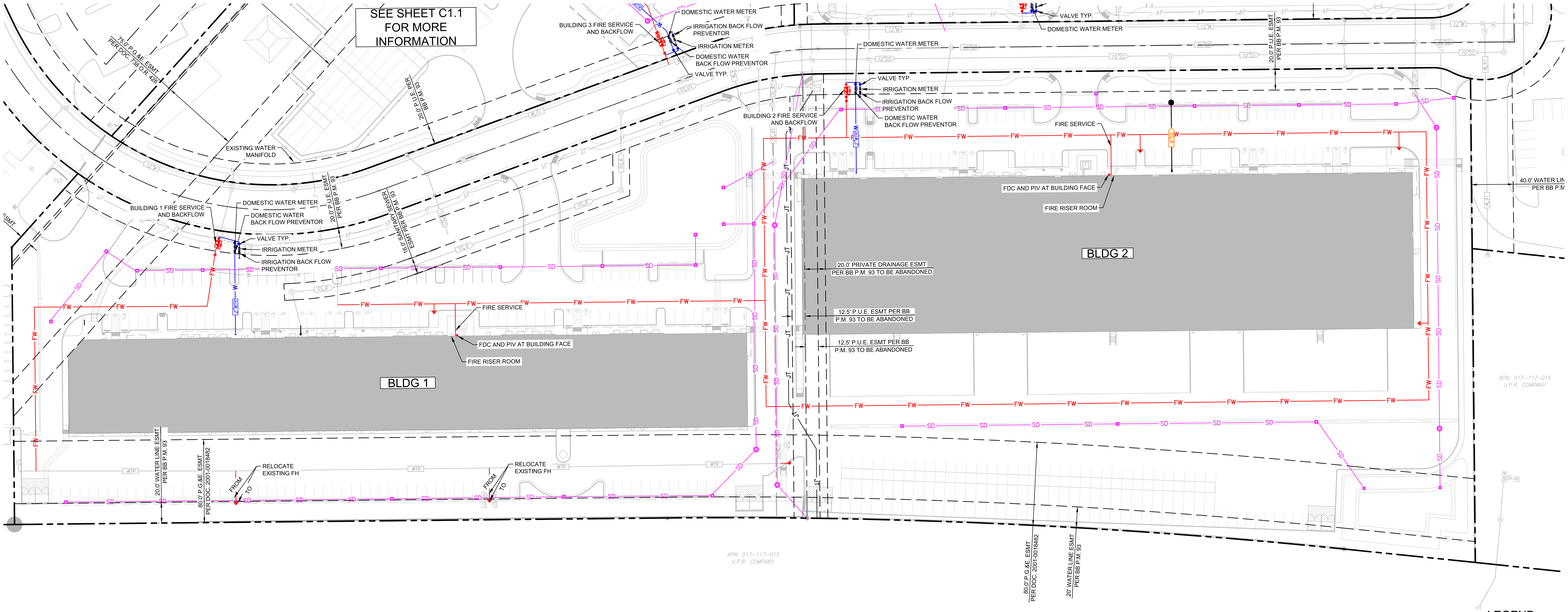
C4.1

MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

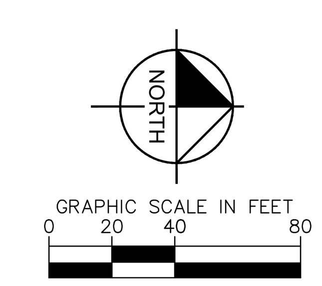
WET UTILITIES PLAN

Kimley»Horn



LEGEND

- SS — SEWER LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- JT — JOINT TRENCH
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- DOUBLE CHECK DETECTOR VALVE AND WATER METER
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT



SCALE
1" = 40'
WHEN PRINTED AT FULL SIZE (30"X42")

MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

WET UTILITIES PLAN

C4.2

Kimley»Horn

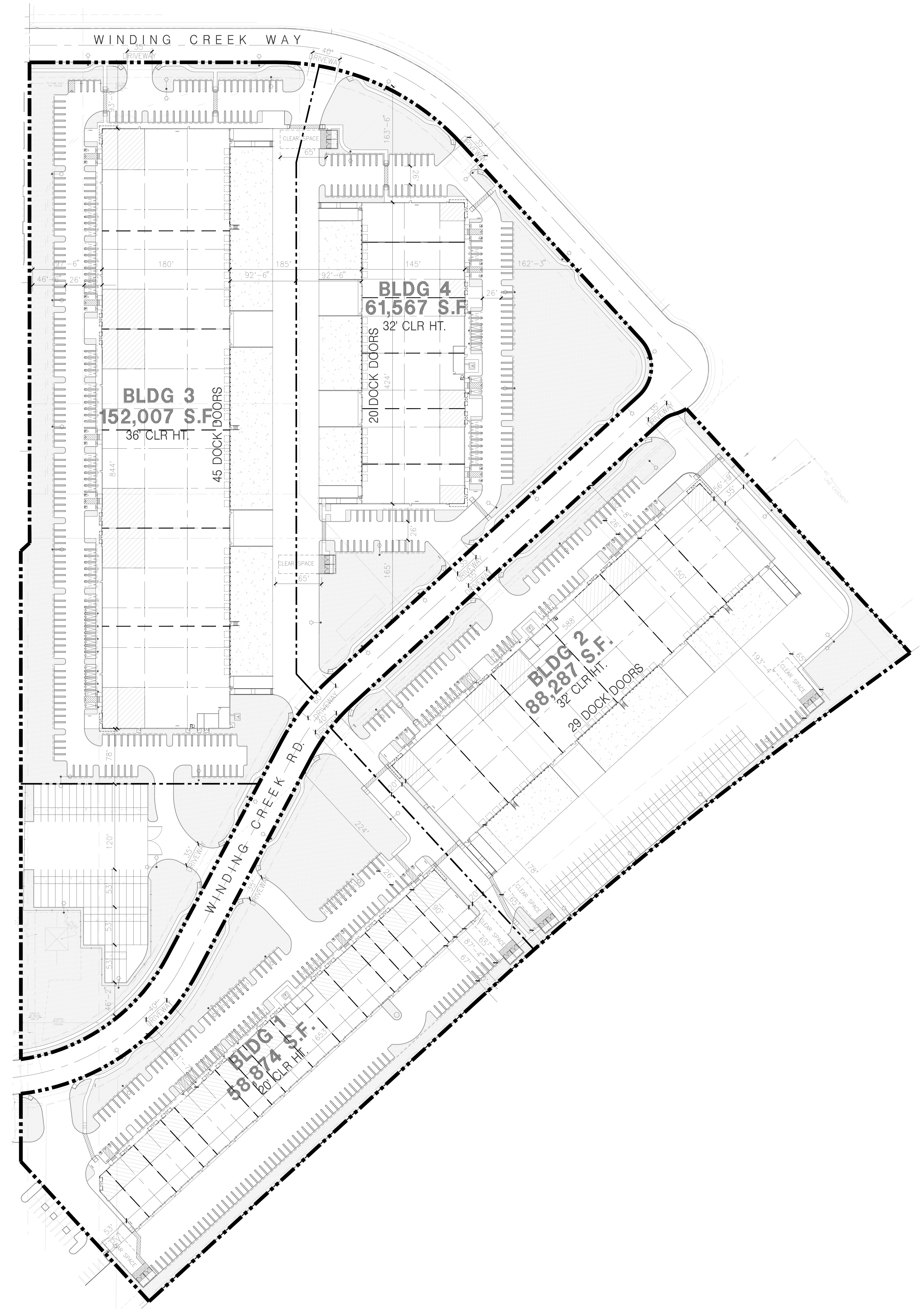
MARK IV CAPITAL

1100 WINDING CREEK ROAD
ROSEVILLE, CA, 95678

LOT LINE ADJUSTMENT EXHIBIT

C5.0

Kimley»Horn

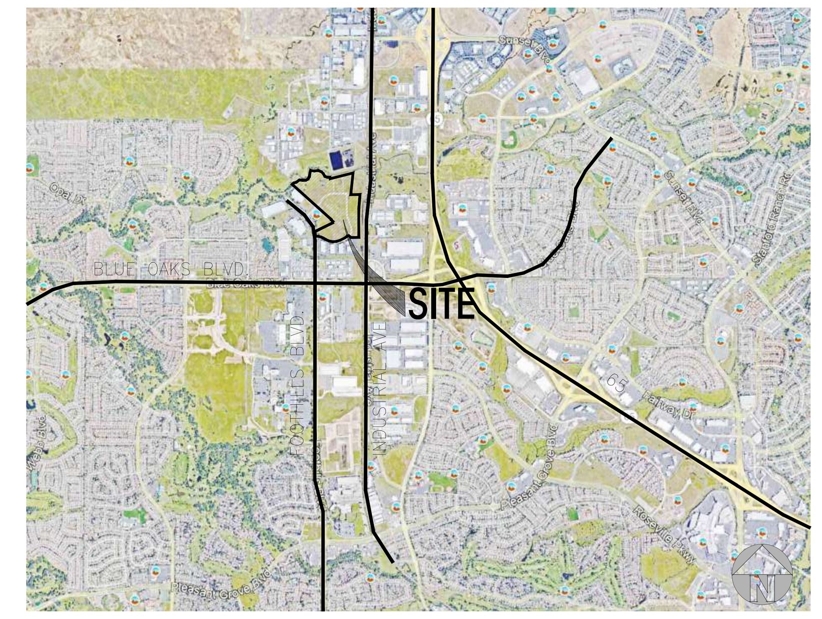


OVERALL MASTER PLAN (A)
scale: 1" = 80'-0"

SCALE: 1" = 80'-0"
0 80' 160' 240'

TRUE NORTH

AERIAL MAP



TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TRAILER LOT	TOTAL	
SITE AREA							
In s.f.	239,963	299,145	381,103	258,462	85,585	1,264,258	sf
In acres	5.51	6.87	8.75	5.93	1.96	29.02	ac
BUILDING AREA							
Office	22,500	5,000	15,000	8,000		50,500	sf
Warehouse	36,374	83,287	137,007	53,567		310,235	sf
TOTAL	**58,874**	**88,287**	**152,007**	**61,567**		**360,735**	sf
FLOOR AREA RATIO							
Maximum Allowed			0.50				
Actual	0.25	0.30	0.40	0.24		0.29	
AUTO PARKING REQUIRED							
Office: 1/250 s.f. If exceeds 10% of GFA	90	n/a	n/a	n/a		90	stalls
Whse: 1/1,000 s.f.	37	89	153	62		341	stalls
TOTAL	**127**	**89**	**153**	**62**		**431**	stalls
AUTO PARKING PROVIDED							
Standard (9' x 16'+2' overhang)	123	65	181	90		459	stalls
Accessible parking (9'x18')	3	4	4	3		14	stalls
Accessible Van parking (9'x18'+8' Aisle)	3	3	4	3		13	stalls
EV Capable	35	17	52	25		129	stalls
~ EV capable without EVSE (9'x 16'+2' overhang)	[26]	[13]	[38]	[19]			
~ EV capable with EVSE (9'x 16'+2' overhang)	[7]	[3]	[12]	[4]			
~ Accessible EV parking (9'x18')	[1]	[0]	[1]	[1]			
~ Accessible EV Van parking (9'x18'+8' Aisle)	[1]	[1]	[1]	[1]			
TOTAL	**164**	**89**	**241**	**121**		**615**	stalls
TRAILER PARKING PROVIDED							
Trailer (10' x 53')	0	36	0	0	44	80	stalls
BICYCLE PARKING REQUIRED							
Short Term: 4+5% total stalls	13	9	17	11		50	stalls
Long Term: 1+5% total stalls	10	6	14	8		38	stalls
TOTAL	**23**	**15**	**31**	**19**		**88**	stalls
BICYCLE PARKING PROVIDED							
Short Term:	14	10	18	12		54	stalls
Long Term:	12	8	16	8		44	stalls
TOTAL	**26**	**18**	**34**	**20**		**98**	stalls
ZONING ORDINANCE							
Zoning Designation - Light Industrial (M-1)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - 50'							
SETBACKS							
Building	Landscape						
Front - 100' Ave. Blvd	50' from Foothills Blvd						
Side - 50'	15' from Union Pacific Rail Road						
Rear - 60'	6' parking lot setback from adjacent properties						

HPA architecture

HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770
E-Mail : hpa@hparchs.com

LICENSED ARCHITECT
YONG NAM
C-29451
3-31-27
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

MARK IV CAPITAL

4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660

Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL MASTER PLAN

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025
4th Planning Submittal 05/27/2025

Sheet:

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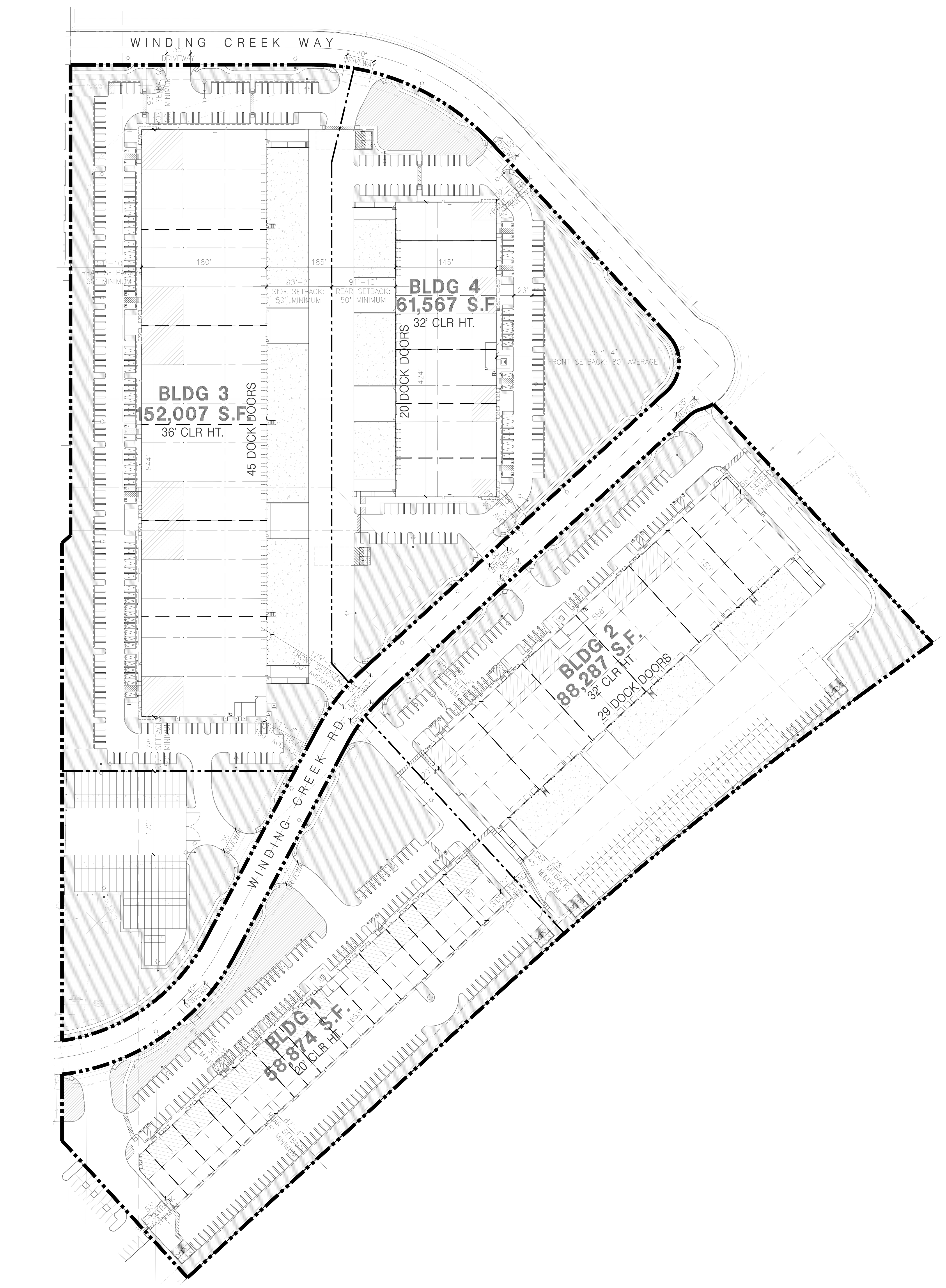

SETBACK PLAN (A)
scale: 1" = 80'-0"

0 80' 160' 240'

TRUE NORTH

BUILDING 1 : 58,874 S.F.

Setback	Front	Side	Rear
Required	65' Minimum	35'	45'
Provided	99'	53'	87'

BUILDING 2 : 88,287 S.F.

Setback	Front	Side	Rear
Required	65' Minimum	35'	45'
Provided	100'	56'	178'

BUILDING 3 : 152,007 S.F.

Setback	Front	Side	Rear
Required	90' Minimum 100' Average	50'	60'
Provided	100'	78'	97'

BUILDING 4 : 61,567 S.F.

Setback	Front	Side	Rear
Required	80' Average	35'	45'
Provided	120'	55'	91'

HPA architecture

HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770
E-Mail : hpa@hparchs.com

LICENSED ARCHITECT
YONG NAM
C-29451
3-31-27
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

MARK IV CAPITAL

4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660

Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE SETBACK PLAN

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025
4th Planning Submittal 05/27/2025

Sheet:

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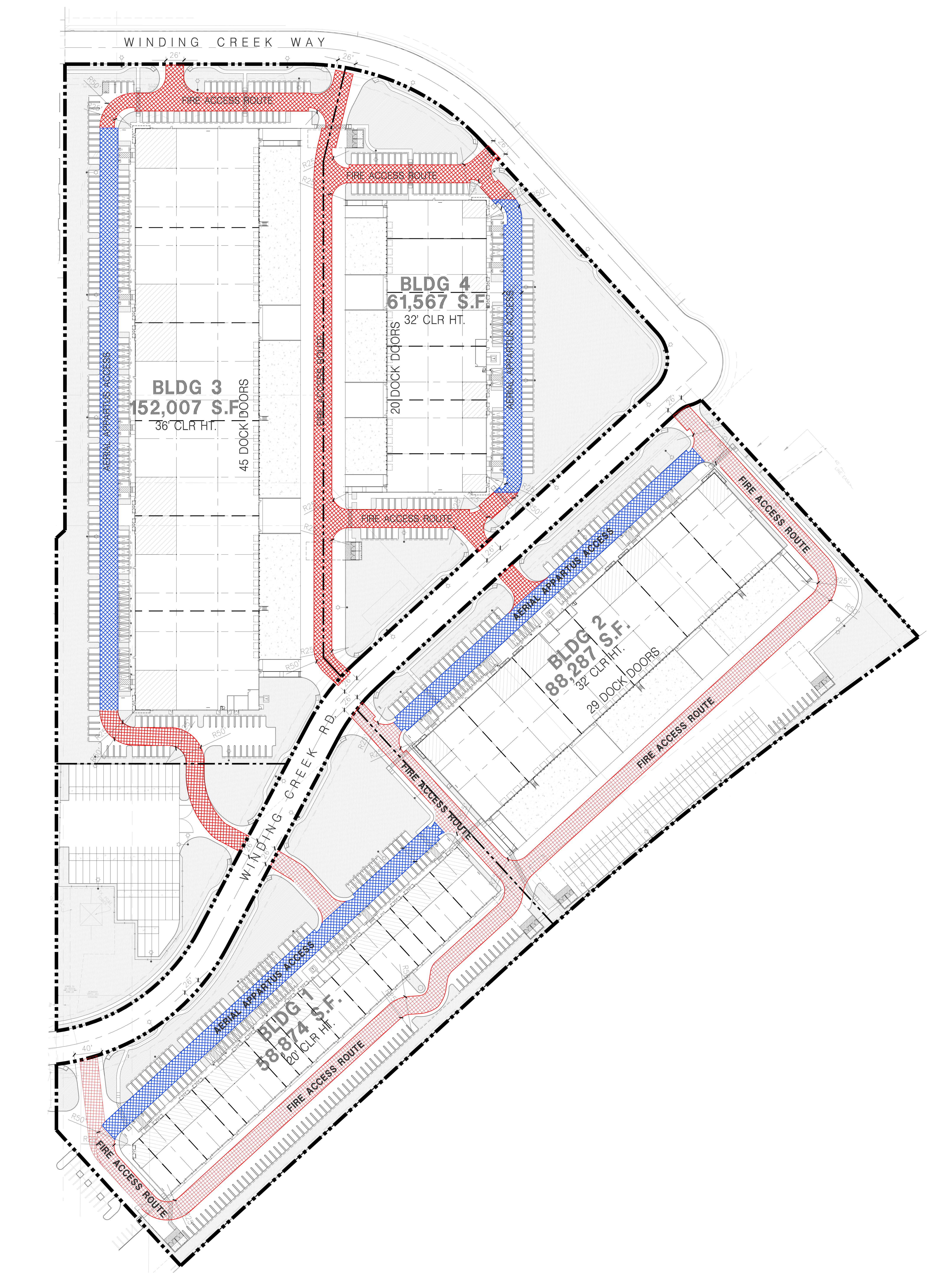

FIRE ACCESS SITE PLAN (A)

scale: 1" = 80'-0"

SCALE: 1" = 80'-0"

0 80' 160' 240'

TRUE NORTH

GENERAL NOTES

- 26' WIDE FIRE LANE
- AERIAL APPARATUS ACCESS

HPA architecture

HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770
E-Mail : hpa@hparchs.com

LICENSED ARCHITECT
YONG NAM
C-29451
3-31-27
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

MARK IV CAPITAL

4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660

Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE FIRE ACCESS PLAN

Project Number:	22345
Drawn By:	KZ
Date:	07/12/2024

Revision:

1st Planning Submittal	09/12/2024
2nd Planning Submittal	01/22/2025
3rd Planning Submittal	04/04/2025
4th Planning Submittal	05/27/2025

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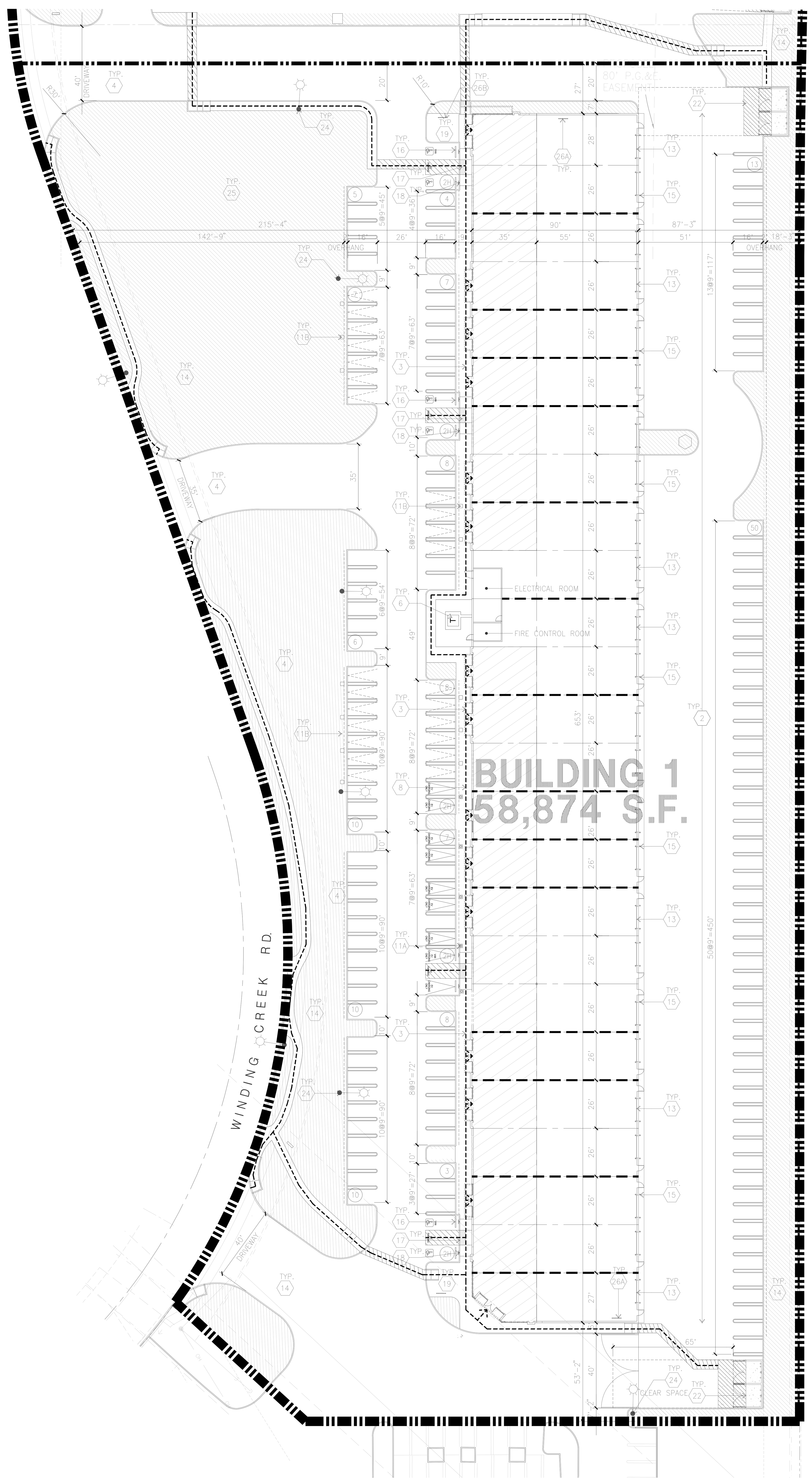

OVERALL SITE PLAN (A)
SCALE: 1" = 30'-0"
0 30' 60' 90'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER.
7. 8' CHAIN LINK FENCE. SEE DAB-AD.1 FOR DETAILS.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
10. OUTDOOR AMENITY AREA.
11A. ELECTRIC VEHICLE CHARGER.
11B. FUTURE ELECTRIC VEHICLE CHARGER. PROVIDE CONDUIT.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. TRASH ENCLOSURE. SEE DAB-AD.1 FOR DETAILS.
23. ELECTRICAL ROOM.
24. EXTERIOR PARKING LIGHT POLE. SEE 8/DAB-AD.1 FOR DETAILS.
25. STORM TREATMENT SEE CIVIL DRAWINGS
26A. SECURED / INTERIOR BIKE RACK FOR LONG TERM BICYCLE PARKING
26B. EXTERIOR BIKE RACK FOR SHORT TERM BICYCLE PARKING
27. MONUMENT SIGN

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TERRACON, MARCH 4, 2024(AMENDED MARCH 21,2024), PROJECT NUMBER #NB235025
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE LEGEND

- STANDARD PARKING STALL, 9'X18'
- ACCESSIBLE PARKING STALL, 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X18'
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- LIGHTING POLE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TRAILER LOT	TOTAL
SITE AREA						
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In acres	5.51	6.87	8.75	5.93	1.96	29.02 ac
BUILDING AREA						
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Warehouse	36,374	83,287	137,007	53,567		310,235 sf
TOTAL	**58,874**	**88,287**	**152,007**	**61,567**		**360,735** sf
FLOOR AREA RATIO						
Maximum Allowed			0.50			
Actual	0.25	0.30	0.40	0.24		0.29
AUTO PARKING REQUIRED						
Office: 1/250 s.f. If exceeds 10% of GFA	90	n/a	n/a	n/a		90 stalls
Whse: 1/1,000 s.f.	37	89	153	62		341 stalls
TOTAL	**127**	**89**	**153**	**62**		**431** stalls
AUTO PARKING PROVIDED						
Standard (9' x 16'+2' overhang)	123	65	181	90		459 stalls
Accessible parking (9'x18')	3	4	4	3		14 stalls
Accessible Van parking (9'x18'+8' Aisle)	3	3	4	3		13 stalls
EV Capable	35	17	52	25		129 stalls
~ EV capable without EVSE (9'x 16'+2' overhang)	[26]	[13]	[38]	[19]		
~ EV capable with EVSE (9'x 16'+2' overhang)	[7]	[3]	[12]	[4]		
~ Accessible EV parking (9'x18')	[1]	[0]	[1]	[1]		
~ Accessible EV Van parking (9'x18'+8' Aisle)	[1]	[1]	[1]	[1]		
TOTAL	**164**	**89**	**241**	**121**		**615** stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 53')	0	36	0	0	44	80 stalls
BICYCLE PARKING REQUIRED						
Short Term: 4+5% total stalls	13	9	17	11		50 stalls
Long Term: 1+5% total stalls	10	6	14	8		38 stalls
TOTAL	**23**	**15**	**31**	**19**		**88** stalls
BICYCLE PARKING PROVIDED						
Short Term:	14	10	18	12		54 stalls
Long Term:	12	8	16	8		44 stalls
TOTAL	**26**	**18**	**34**	**20**		**98** stalls
ZONING ORDINANCE						
Zoning Designation - Light Industrial (M-1)						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 50'						

SETBACKS

Building	Landscape
Front - 100' Ave. Blvd	50' from Foothills Blvd
Side - 50'	15' from Union Pacific Rail Road
Rear - 60'	6' parking lot setback from adjacent properties

HPA architecture

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LICENSED ARCHITECT
YONG NAM
C-29451
3-31-27
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

MARK IV CAPITAL

4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660

Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL SITE PLAN

Project Number:	22345
Drawn By:	KZ
Date:	07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025
4th Planning Submittal 05/27/2025

Sheet:

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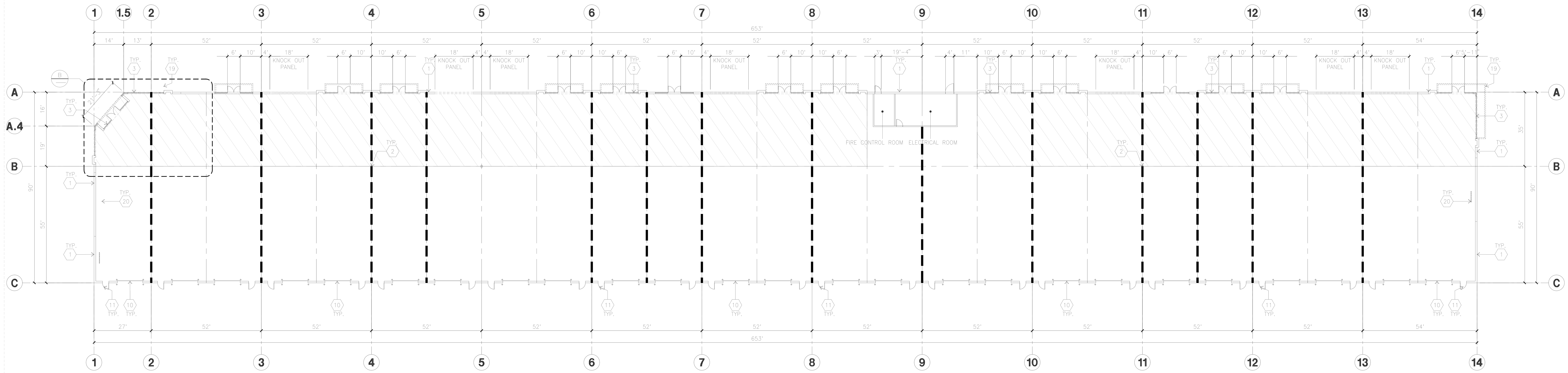
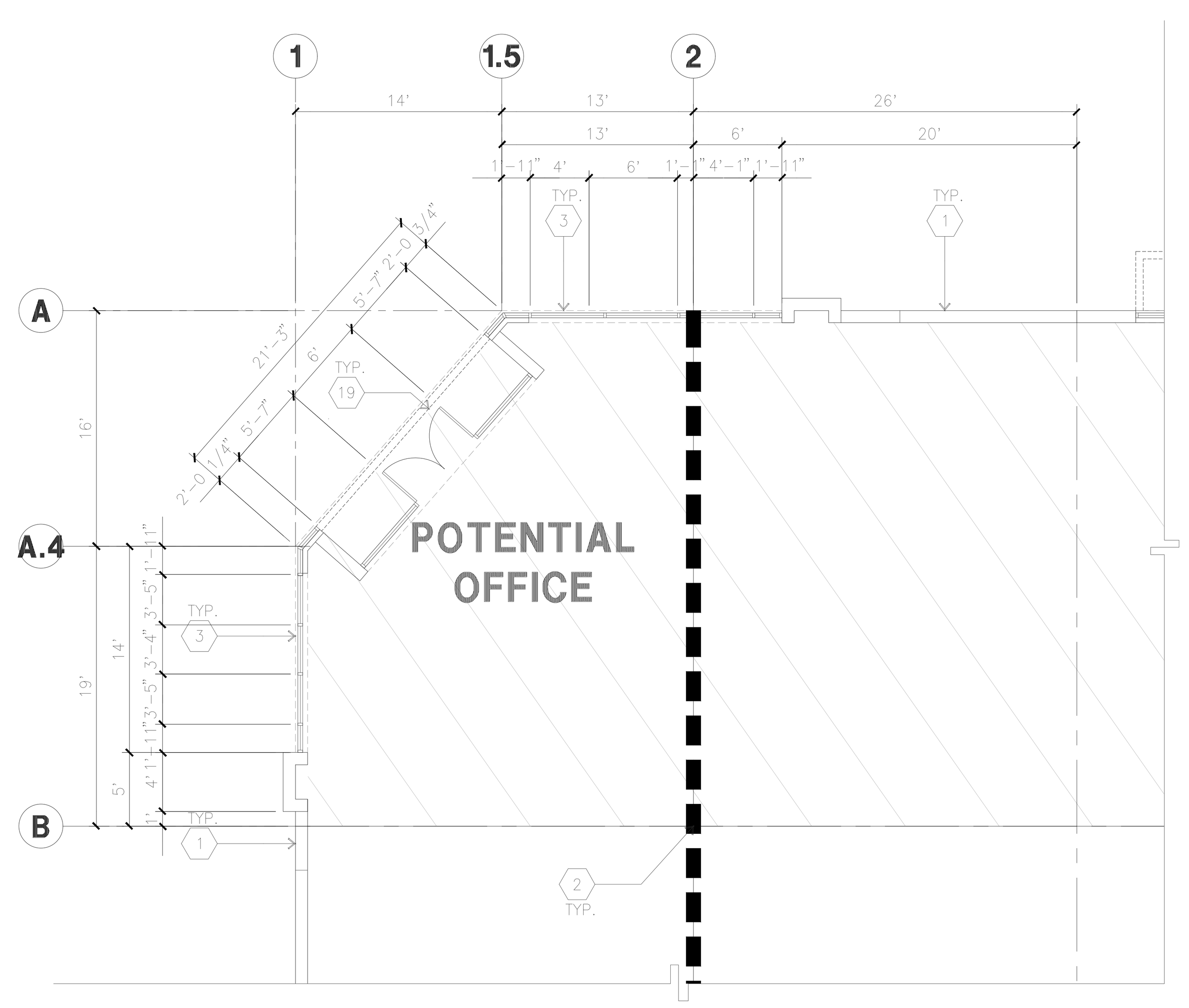


OVERALL FLOOR PLAN A
scale: 1" = 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
PLAN NORTH



ENLARGED FLOOR PLAN B
scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
0 8' 16' 24'
PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA, FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. Z GUARD.
17. PUMP ROOM.
18. ELECTRICAL ROOM.
19. METAL CANOPY ABOVE.
20. INTERIOR BIKE RACK.
21. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL FLOOR PLAN

Project Number:	22345
Drawn By:	KZ
Date:	07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
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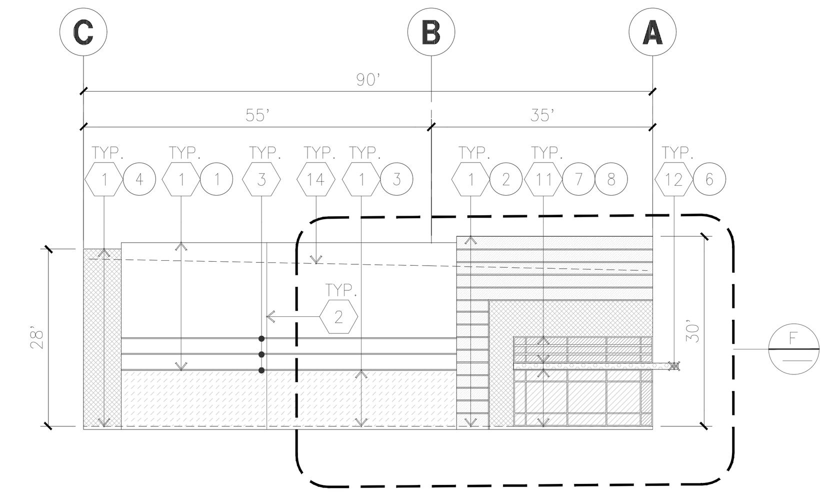
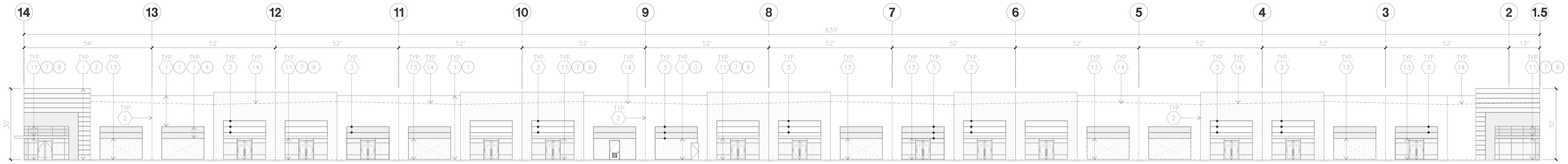
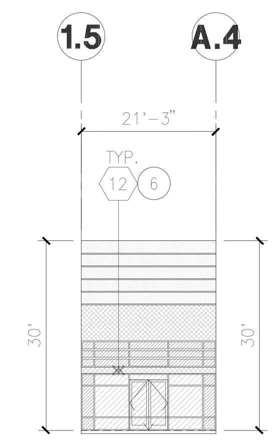


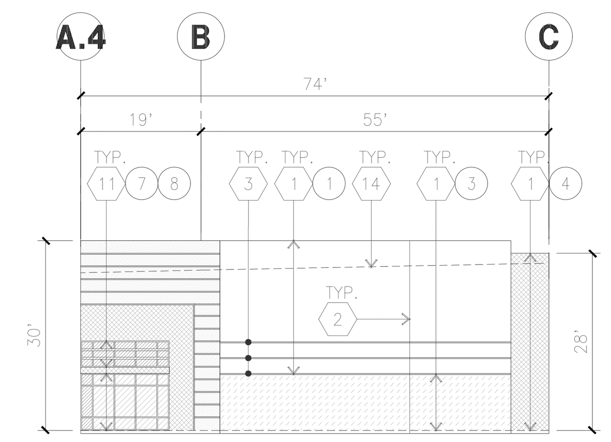
NORTH ELEVATION (A)
scale: 1" = 20'-0"



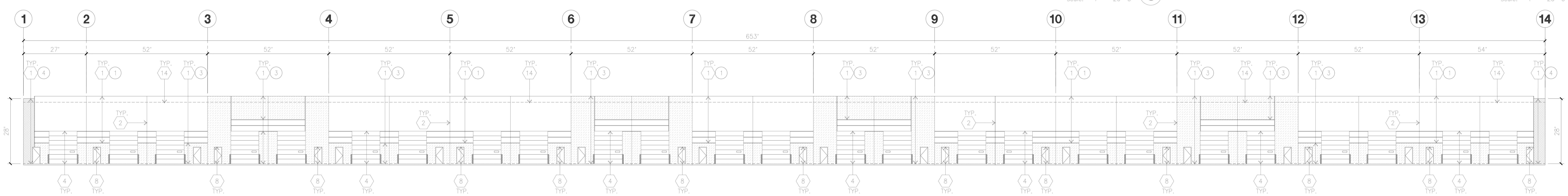
WEST ELEVATION (B)
scale: 1" = 20'-0"



SOUTHWEST ELEVATION (C)
scale: 1" = 20'-0"



SOUTH ELEVATION (D)
scale: 1" = 20'-0"



EAST ELEVATION (E)
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.

9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL CANOPY
13. KNOCK OUT PANEL.
14. ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7004 SNOWBOUND
2. CONCRETE TILT-UP PANEL. COLOR : SW 7071 GREY SCREEN
3. CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GRAY
4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 7075 WEB GRAY
6. CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7075 WEB GRAY
7. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
8. GLAZING COLOR : BLUE GLAZING
9. DOOR COLORS : MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

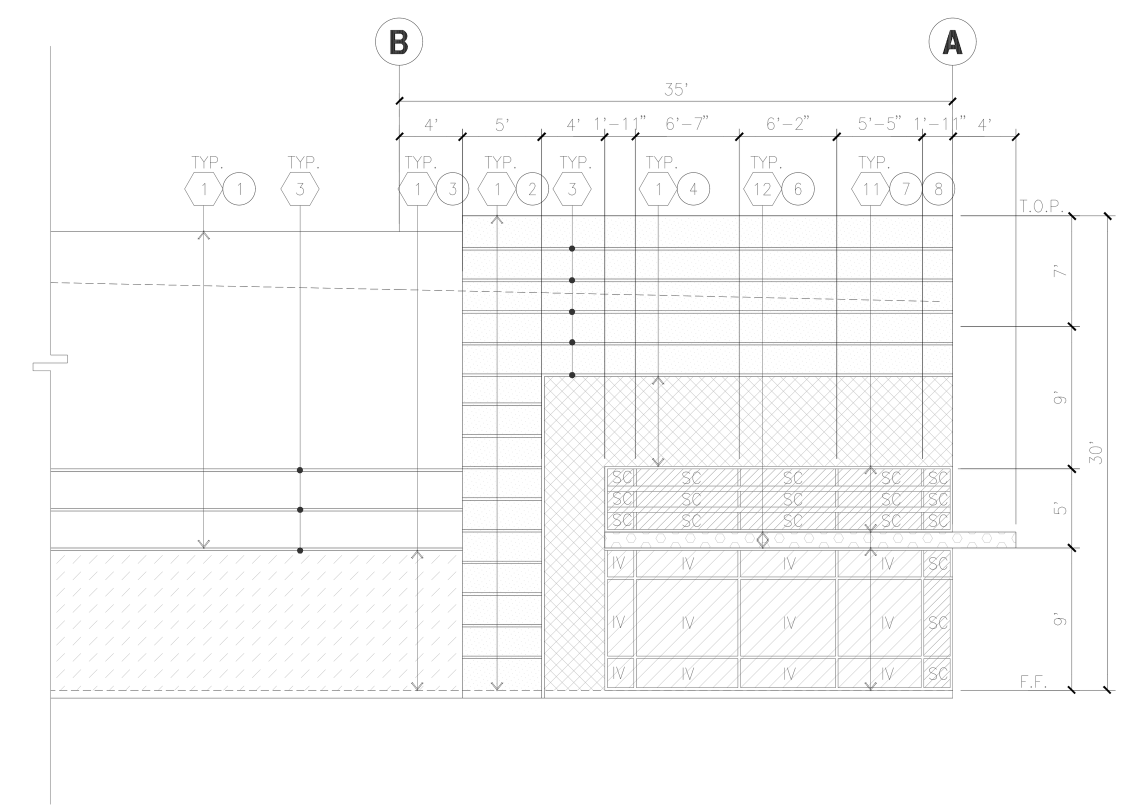
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.



ENLARGED NORTH ELEVATION (F)
scale: 1/8" = 1'-0"

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STRUCTURAL	-
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PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ELEVATIONS

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025
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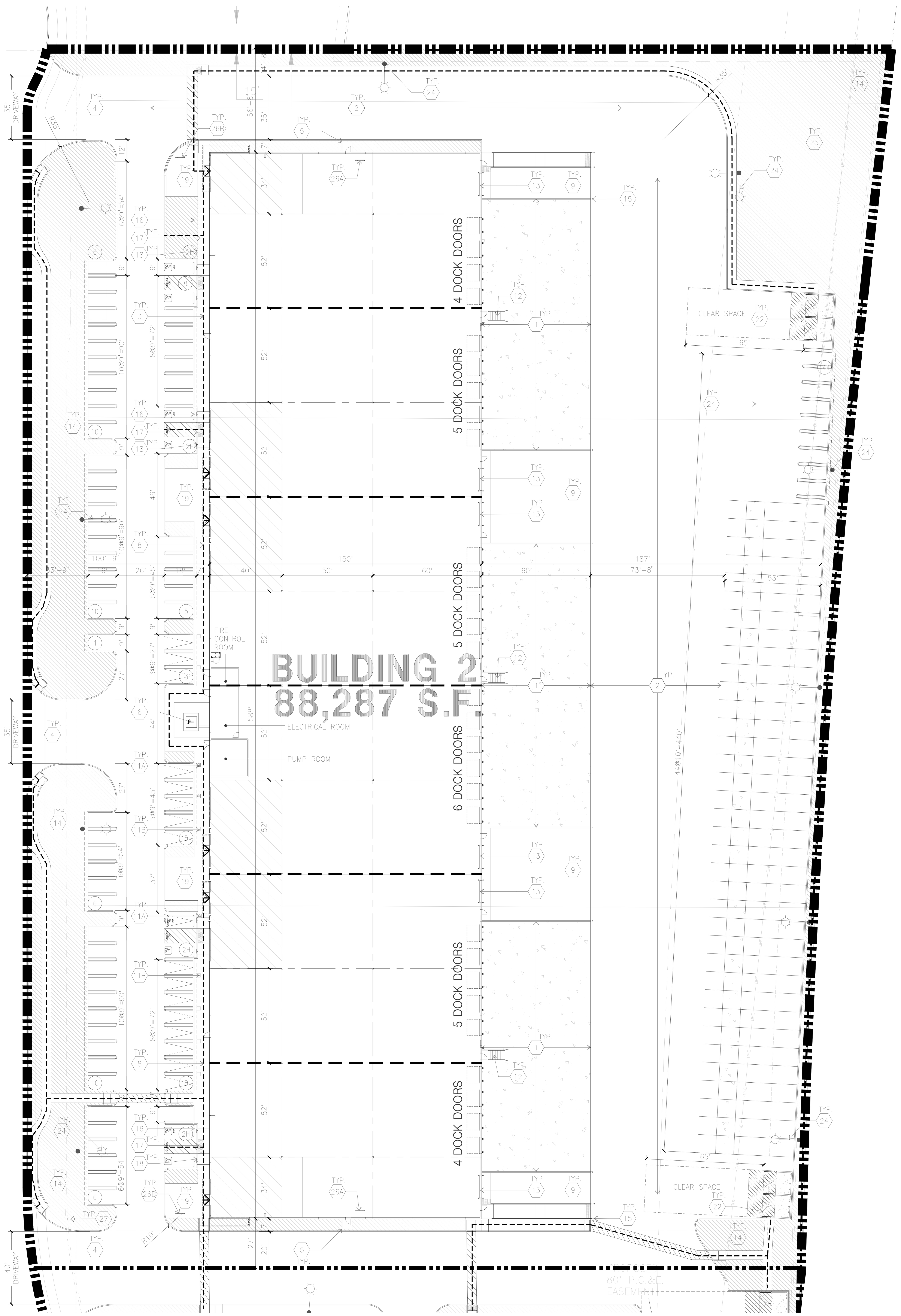

OVERALL SITE PLAN A
scale: 1" = 30'-0"

SCALE: 1" = 30'-0"
0 30' 60' 90'

TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER.
7. 8' CHAIN LINK FENCE. SEE DAB-AD.1 FOR DETAILS.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
10. OUTDOOR AMENITY AREA.
11A. ELECTRIC VEHICLE CHARGER.
11B. FUTURE ELECTRIC VEHICLE CHARGER. PROVIDE CONDUIT.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. TRASH ENCLOSURE. SEE DAB-AD.1 FOR DETAILS.
23. ELECTRICAL ROOM.
24. EXTERIOR PARKING LIGHT POLE. SEE 8/DAB-AD.1 FOR DETAILS.
25. STORM TREATMENT SEE CIVIL DRAWINGS
26A. SECURED / INTERIOR BIKE RACK FOR LONG TERM BICYCLE PARKING
26B. EXTERIOR BIKE RACK FOR SHORT TERM BICYCLE PARKING
27. MONUMENT SIGN

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TERRACON, MARCH 4, 2024(AMENDED MARCH 21,2024), PROJECT NUMBER #NB235025
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE LEGEND

- STANDARD PARKING STALL, 9'X18'
- ACCESSIBLE PARKING STALL, 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X18'
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- LIGHTING POLE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TRAILER LOT	TOTAL	
SITE AREA							
In s.f.	239,963	299,145	381,103	258,462	85,585	1,264,258	sf
In acres	5.51	6.87	8.75	5.93	1.96	29.02	ac
BUILDING AREA							
Office	22,500	5,000	15,000	8,000		50,500	sf
Warehouse	36,374	83,287	137,007	53,567		310,235	sf
TOTAL	**58,874**	**88,287**	**152,007**	**61,567**		**360,735**	sf
FLOOR AREA RATIO							
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LICENSED ARCHITECT
YONG NAM
C-29451
3-31-27
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

MARK IV CAPITAL

4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660

Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL SITE PLAN

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025
4th Planning Submittal 05/27/2025

Sheet:
2-DAB-A1.1

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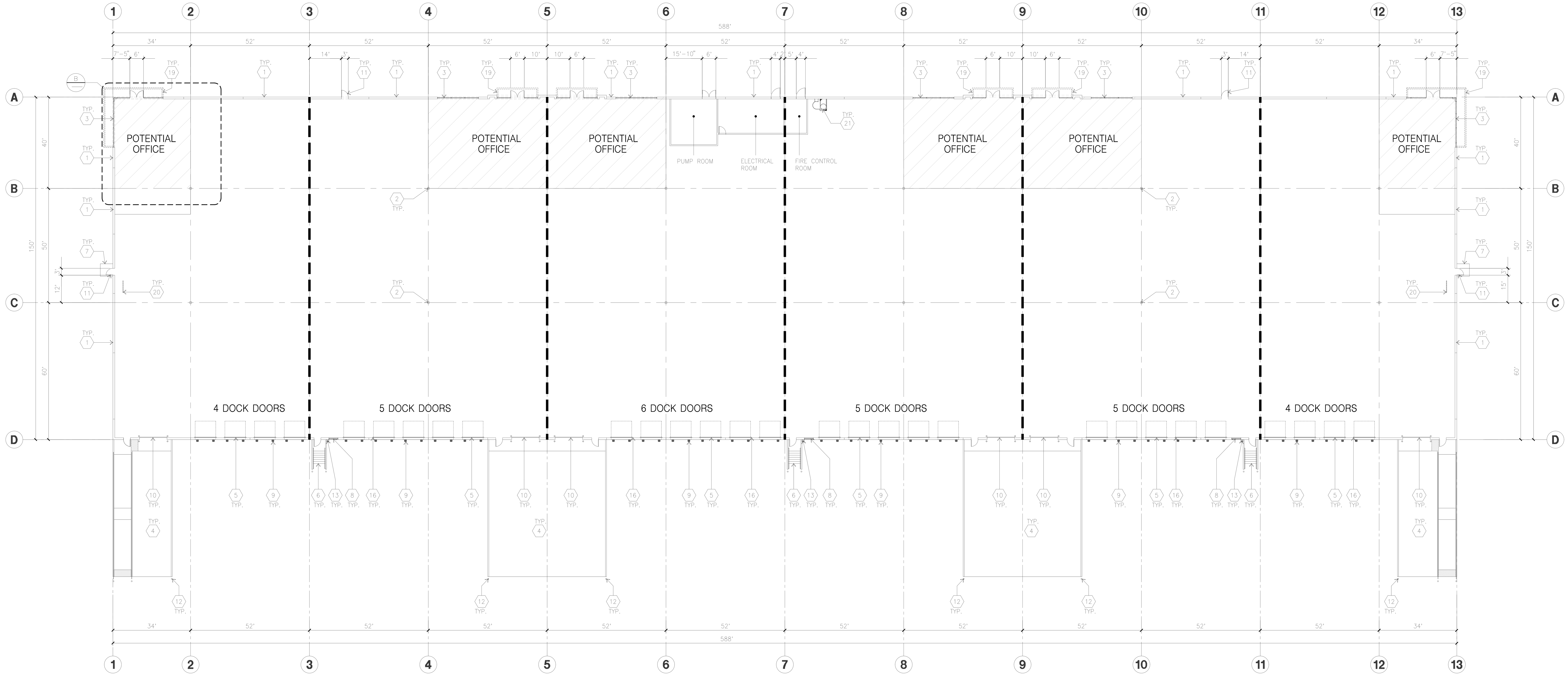
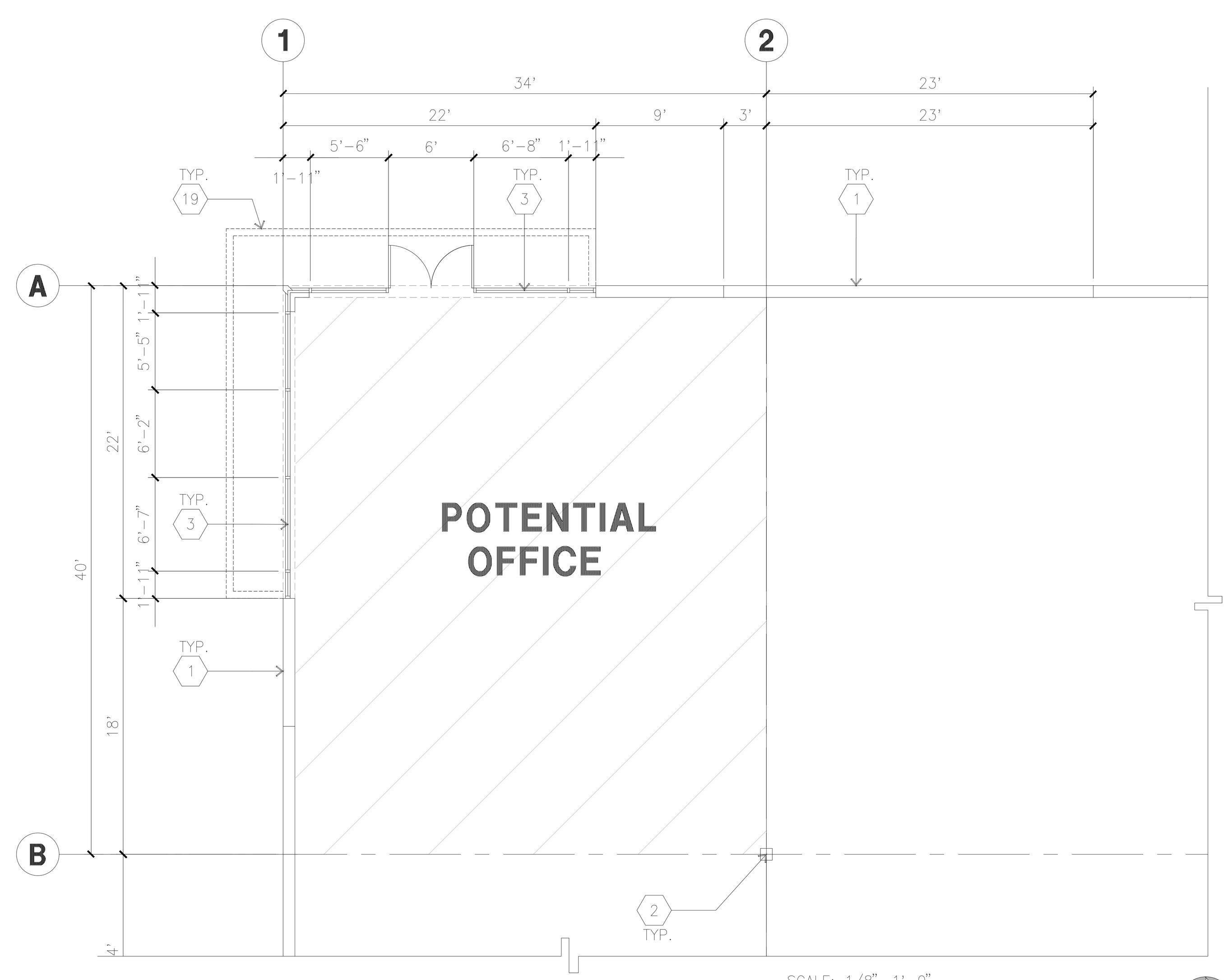


OVERALL FLOOR PLAN A
scale: 1"= 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
PLAN NORTH



ENLARGED FLOOR PLAN B
scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
0 8' 16' 24'
PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA, FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. Z GUARD.
17. PUMP ROOM.
18. ELECTRICAL ROOM.
19. METAL CANOPY ABOVE.
20. INTERIOR BIKE RACK.
21. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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TITLE OVERALL FLOOR PLAN

Project Number:	22345
Drawn By:	KZ
Date:	07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
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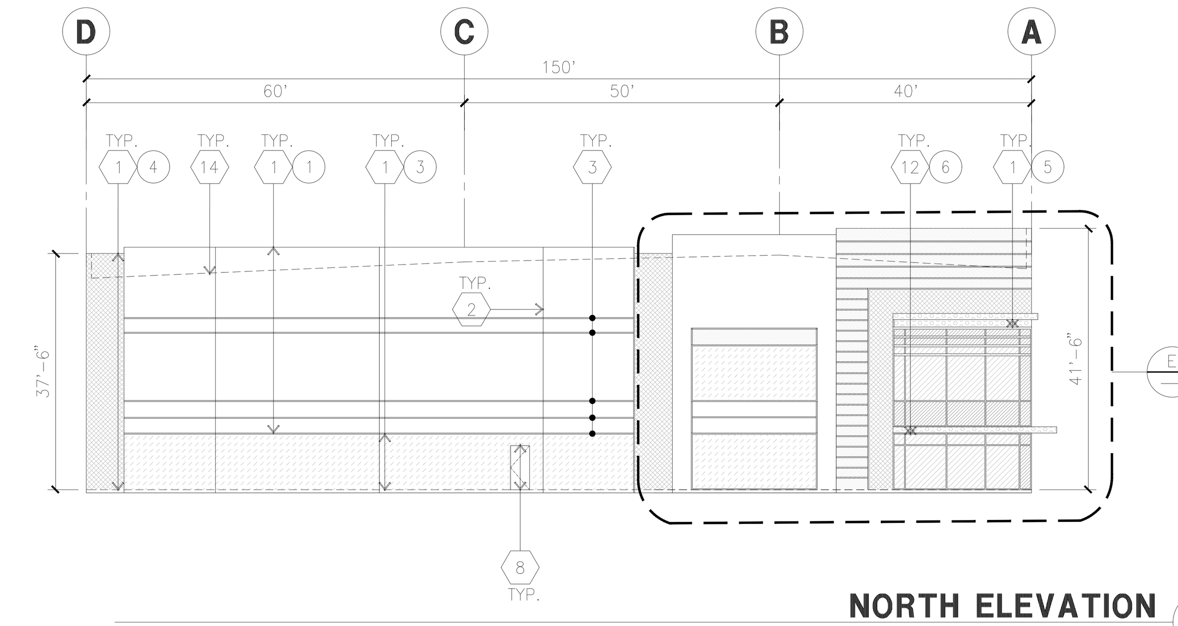
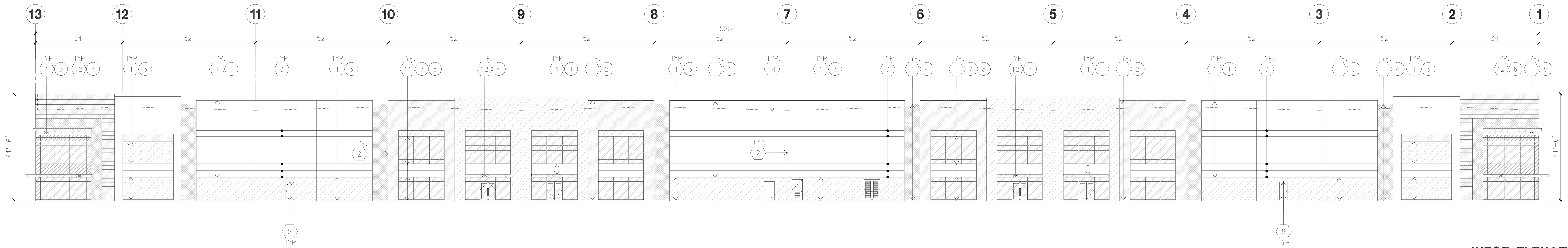
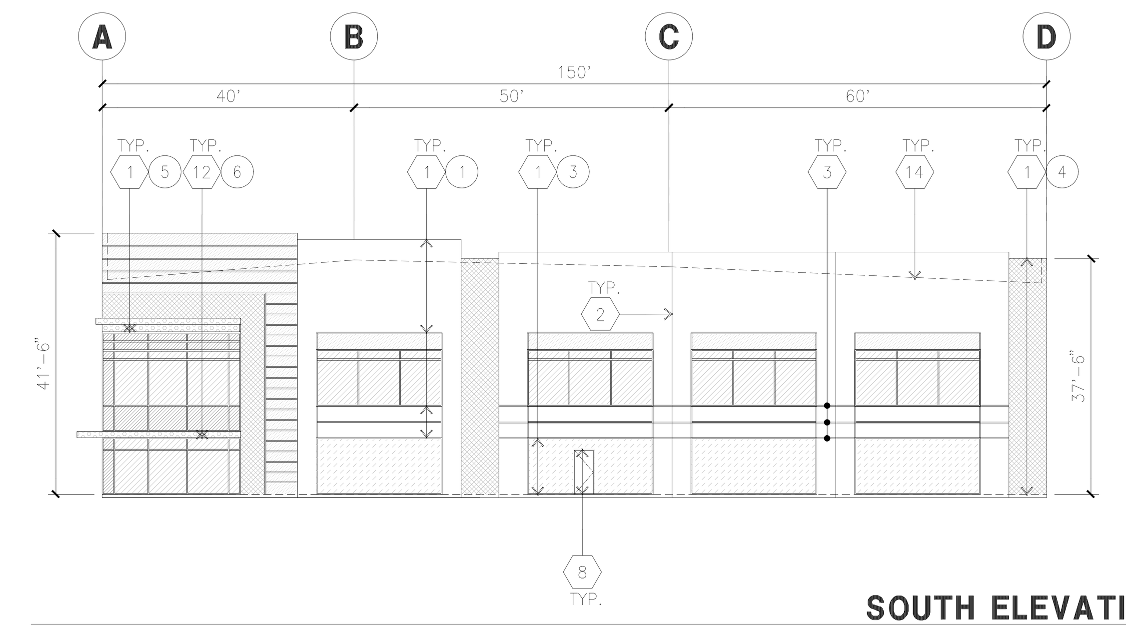


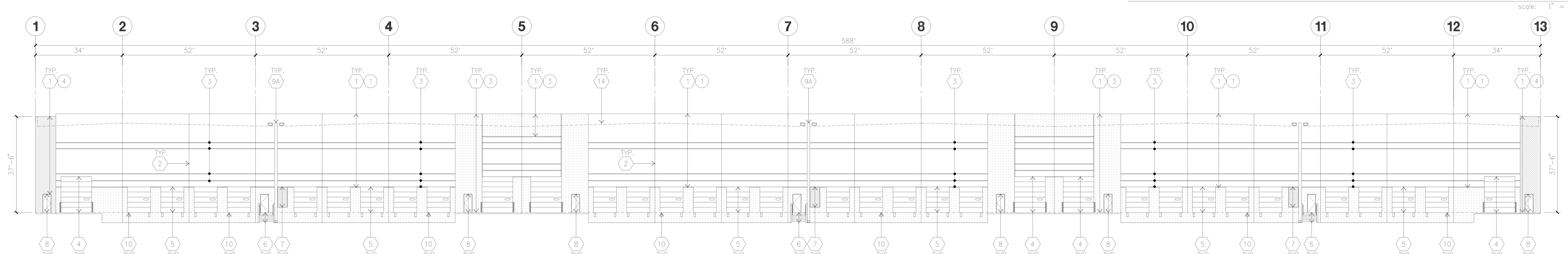
NORTH ELEVATION A
scale: 1" = 20'-0"



WEST ELEVATION B
scale: 1" = 20'-0"



SOUTH ELEVATION C
scale: 1" = 20'-0"



EAST ELEVATION D
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.

9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL CANOPY
13. KNOCK OUT PANEL.
14. ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7004 SNOWBOUND
2. CONCRETE TILT-UP PANEL. COLOR : SW 7071 GREY SCREEN
3. CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GRAY
4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 7075 WEB GRAY
6. CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7075 WEB GRAY
7. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
8. GLAZING COLOR : BLUE GLAZING
9. DOOR COLORS : MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

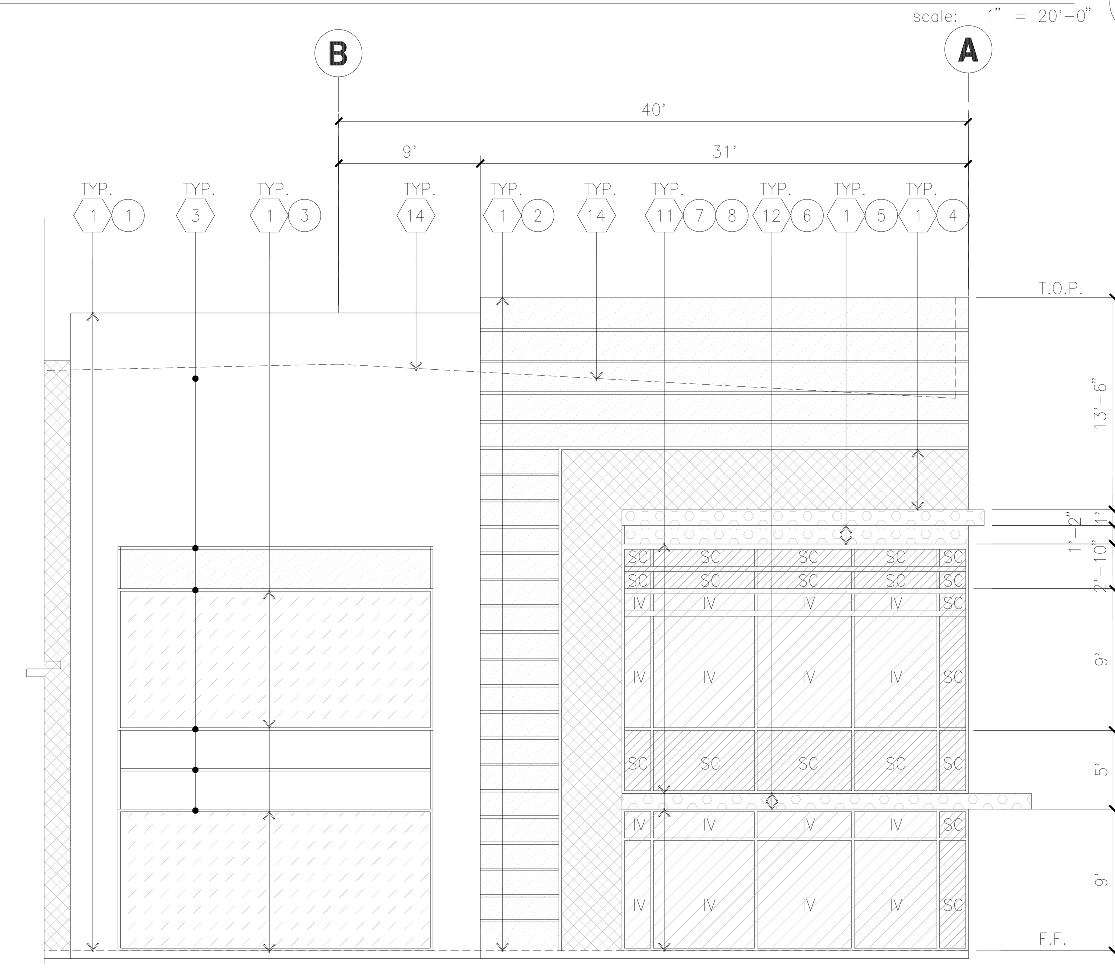
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.



ENLARGED NORTH ELEVATION E
scale: 1/8" = 1'-0"

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TITLE ELEVATIONS

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TITLE: OVERALL SITE PLAN

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

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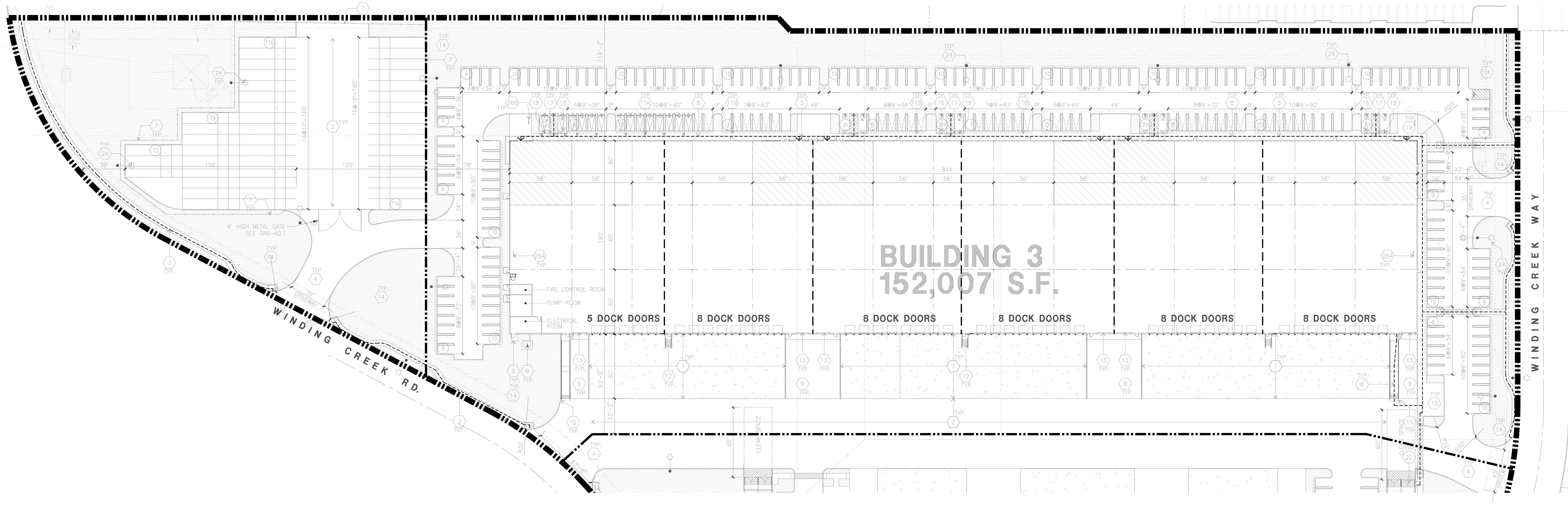


OVERALL SITE PLAN (A)
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 120'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER.
7. 8' CHAIN LINK FENCE. SEE DAB-AD.1 FOR DETAILS.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS
10. OUTDOOR AMENITY AREA.
11A. ELECTRIC VEHICLE CHARGER.
11B. FUTURE ELECTRIC VEHICLE CHARGER. PROVIDE CONDUIT.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. TRASH ENCLOSURE. SEE DAB-AD.1 FOR DETAILS.
23. ELECTRICAL ROOM.
24. EXTERIOR PARKING LIGHT POLE. SEE 8/DAB-AD.1 FOR DETAILS.
25. STORM TREATMENT SEE CIVIL DRAWINGS
26A. SECURED / INTERIOR BIKE RACK FOR LONG TERM BICYCLE PARKING
26B. EXTERIOR BIKE RACK FOR SHORT TERM BICYCLE PARKING
27. MONUMENT SIGN

SITE PLAN GENERAL NOTES

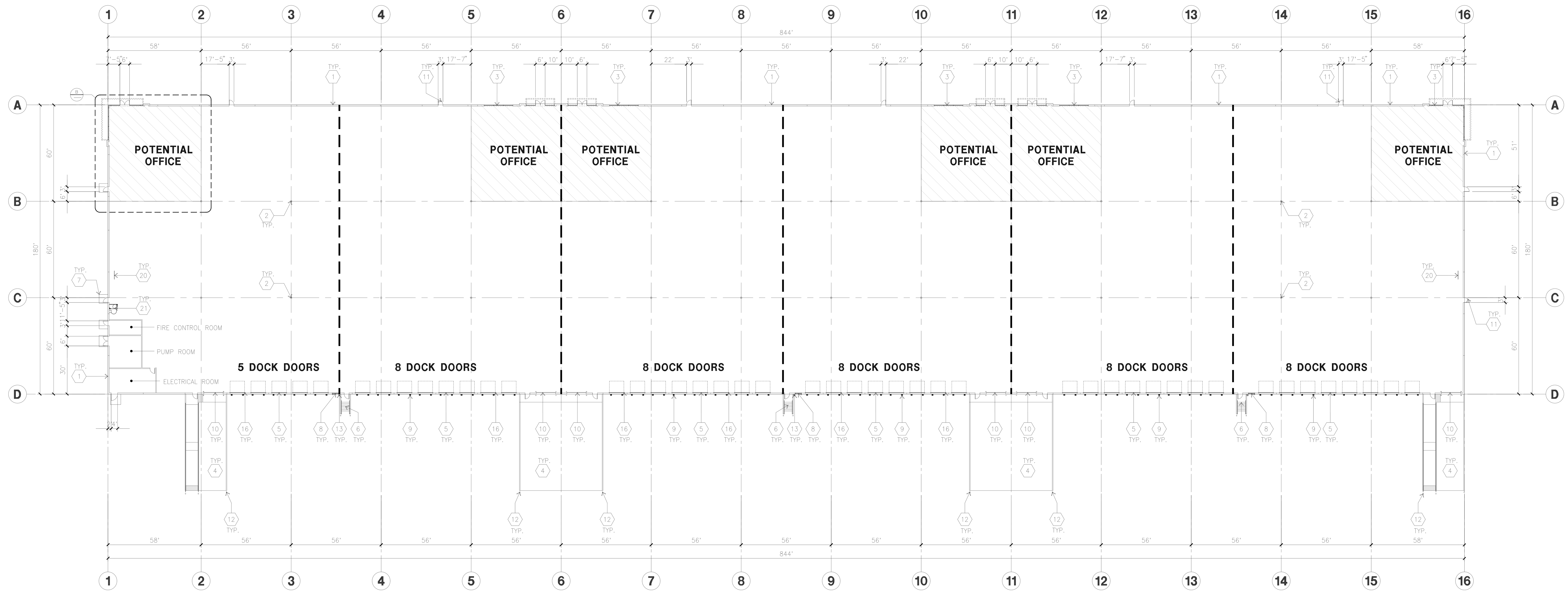
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TERRACON, MARCH 4, 2024(AMENDED MARCH 21,2024), PROJECT NUMBER
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE LEGEND

- STANDARD PARKING STALL, 9'X18'
- ACCESSIBLE PARKING STALL, 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X18'
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- LIGHTING POLE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TRAILER LOT	TOTAL	
SITE AREA							
In s.f.	239,963	299,145	381,103	258,462	85,585	1,264,258	sf
In acres	5.51	6.87	8.75	5.93	1.96	29.02	ac
BUILDING AREA							
Office	22,500	5,000	15,000	8,000		50,500	sf
Warehouse	36,374	83,287	137,007	53,567		310,235	sf
TOTAL	**58,874**	**88,287**	**152,007**	**61,567**		**360,735**	sf
FLOOR AREA RATIO							
Maximum Allowed			0.50				
Actual	0.25	0.30	0.40	0.24		0.29	
AUTO PARKING REQUIRED							
Office: 1/250 s.f. If exceeds 10% of GFA	90	n/a	n/a	n/a		90	stalls
Whse: 1/1,000 s.f.	37	89	153	62		341	stalls
TOTAL	**127**	**89**	**153**	**62**		**431**	stalls
AUTO PARKING PROVIDED							
Standard (9' x 16'+2' overhang)	123	65	181	90		459	stalls
Accessible parking (9'x18')	3	4	4	3		14	stalls
Accessible Van parking (9'x18'+8' Aisle)	3	3	4	3		13	stalls
EV Capable	35	17	52	25		129	stalls
~ EV capable without EVSE (9'x 16'+2' overhang)	[26]	[13]	[38]	[19]			
~ EV capable with EVSE (9'x 16'+2' overhang)	[7]	[3]	[12]	[4]			
~ Accessible EV parking (9'x18')	[1]	[0]	[1]	[1]			
~ Accessible EV Van parking (9'x18'+8' Aisle)	[1]	[1]	[1]	[1]			
TOTAL	**164**	**89**	**241**	**121**		**615**	stalls
TRAILER PARKING PROVIDED							
Trailer (10' x 53')	0	36	0	0	44	80	stalls
BICYCLE PARKING REQUIRED							
Short Term: 4+5% total stalls	13	9	17	11		50	stalls
Long Term: 1+5% total stalls	10	6	14	8		38	stalls
TOTAL	**23**	**15**	**31**	**19**		**88**	stalls
BICYCLE PARKING PROVIDED							
Short Term:	14	10	18	12		54	stalls
Long Term:	12	8	16	8		44	stalls
TOTAL	**26**	**18**	**34**	**20**		**98**	stalls
ZONING ORDINANCE							
Zoning Designation - Light Industrial (M-1)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - 50'							
SETBACKS							
Building	Landscape						
Front - 100' Ave. Blvd	50' from Foothills Blvd						
Side - 50'	15' from Union Pacific Rail Road						
Rear - 60'	6' parking lot setback from adjacent properties						



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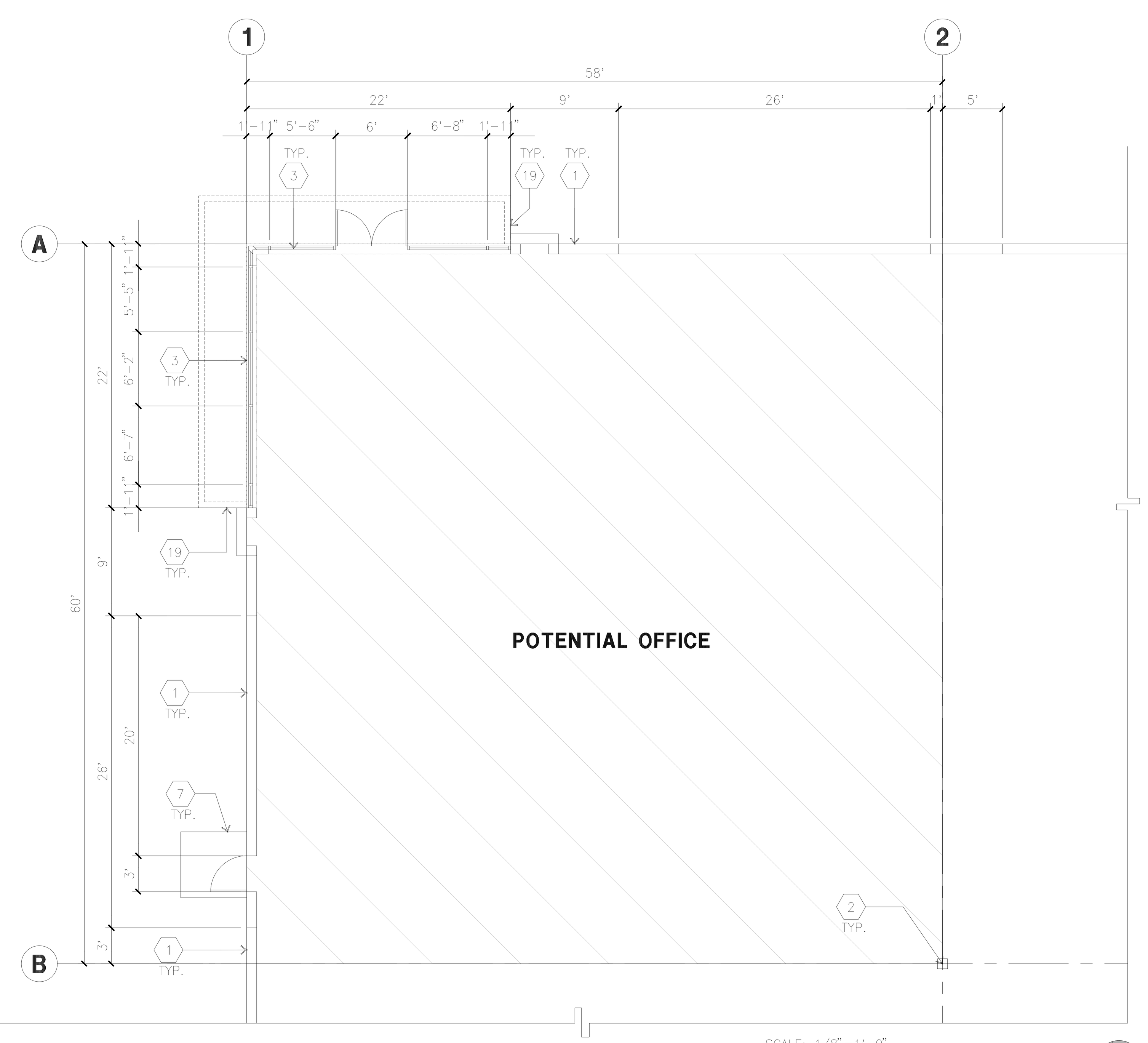

ENLARGED FLOOR PLAN (B)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
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8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. Z GUARD.
17. PUMP ROOM.
18. ELECTRICAL ROOM.
19. METAL CANOPY ABOVE.
20. INTERIOR BIKE RACK.
21. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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LICENSED ARCHITECT YONG NAM C-29451 3-31-27 RENEWAL DATE STATE OF CALIFORNIA

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CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL FLOOR PLAN

Project Number:	22345
Drawn By:	KZ
Date:	07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025

Sheet:
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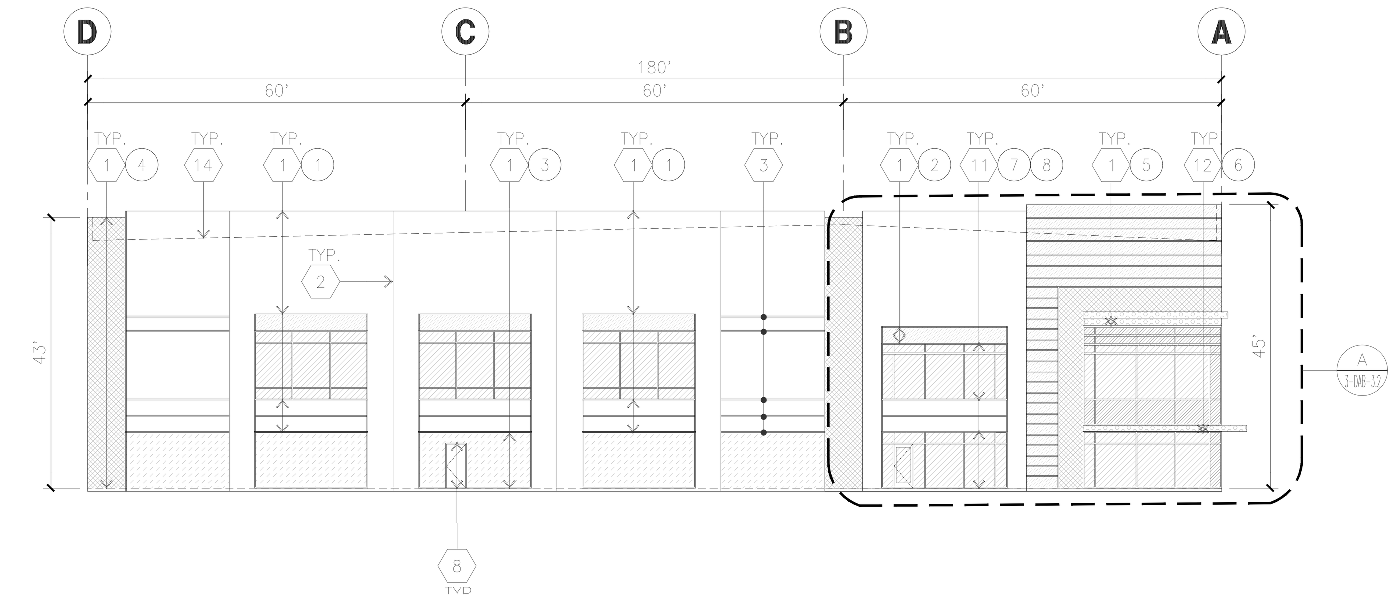


NORTH ELEVATION A
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.

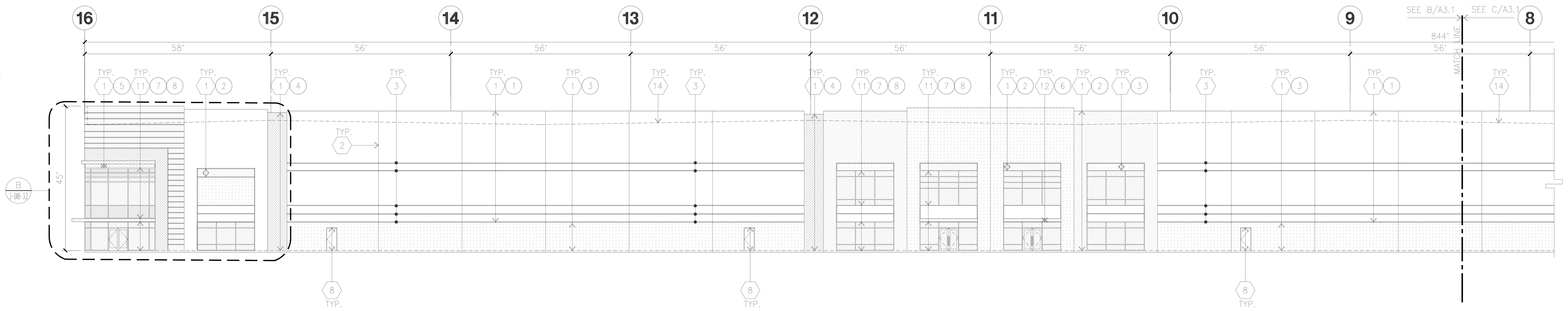
9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL CANOPY
13. KNOCK OUT PANEL.
14. ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.



WEST ELEVATION B
scale: 1" = 20'-0"

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7004 SNOWBOUND
2. CONCRETE TILT-UP PANEL. COLOR : SW 7071 GREY SCREEN
3. CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GRAY
4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 7075 WEB GRAY
6. CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7075 WEB GRAY
7. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
8. GLAZING COLOR : BLUE GLAZING
9. DOOR COLORS : MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

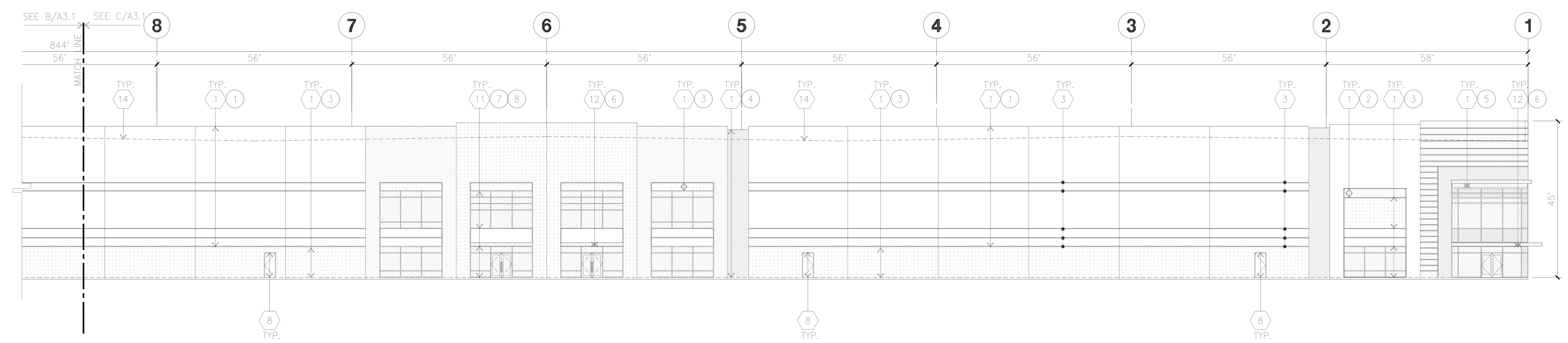
IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

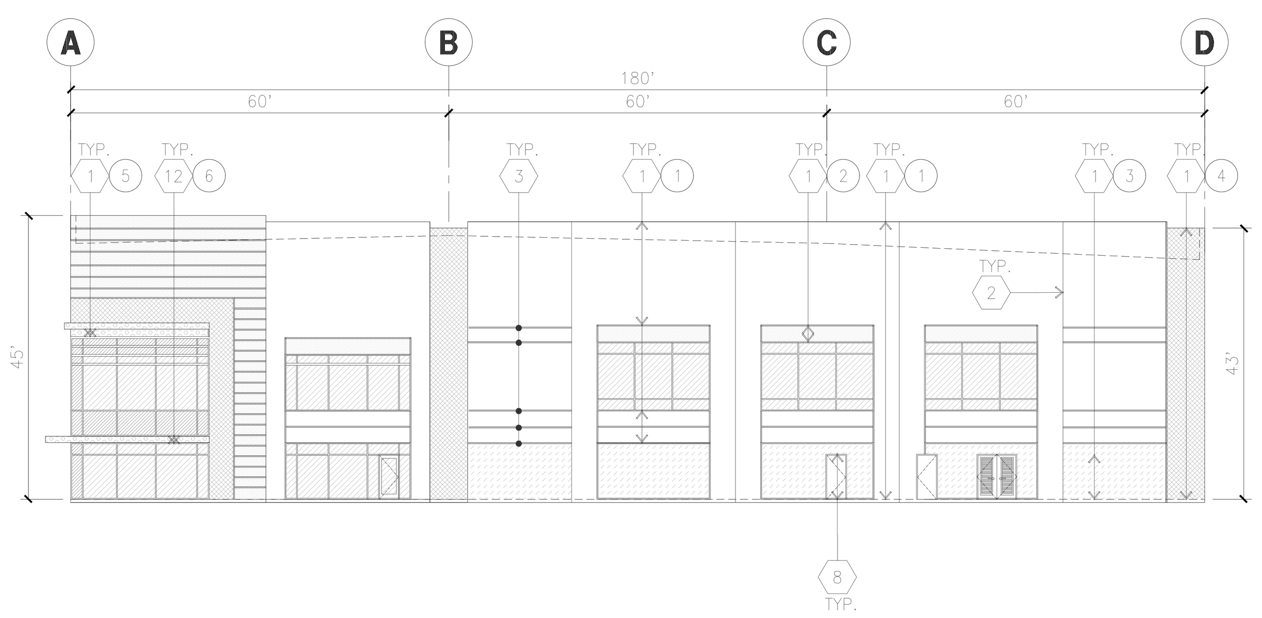
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

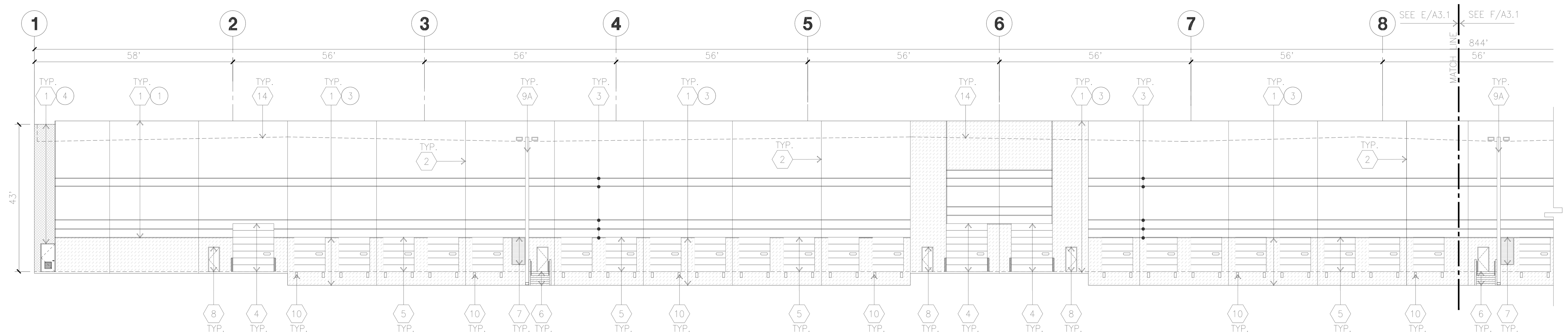
SC : SPANDREL WITH CONCRETE BEHIND



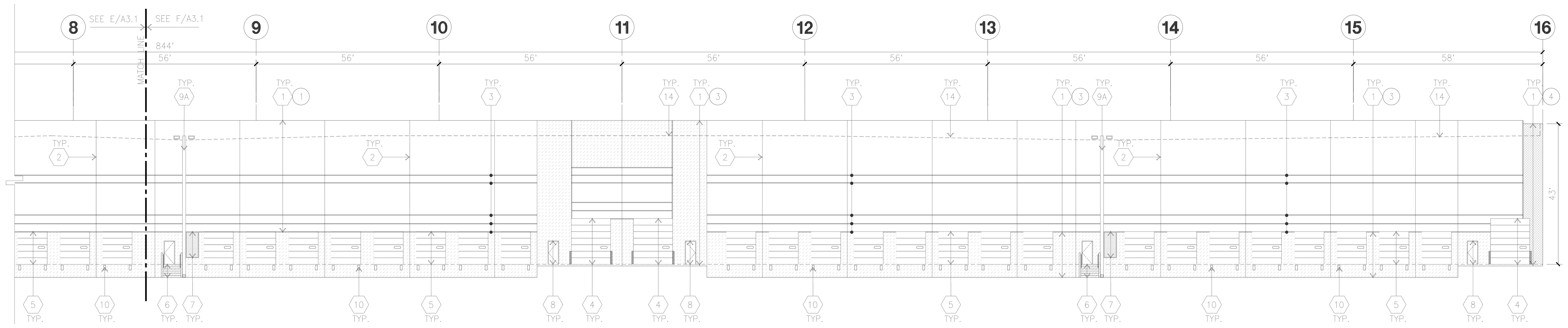
WEST ELEVATION (CON'T.) C
scale: 1" = 20'-0"



SOUTH ELEVATION D
scale: 1" = 20'-0"



EAST ELEVATION E
scale: 1" = 20'-0"



EAST ELEVATION (CON'T.) F
scale: 1" = 20'-0"

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RENEWAL DATE
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Owner:

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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE ELEVATIONS

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
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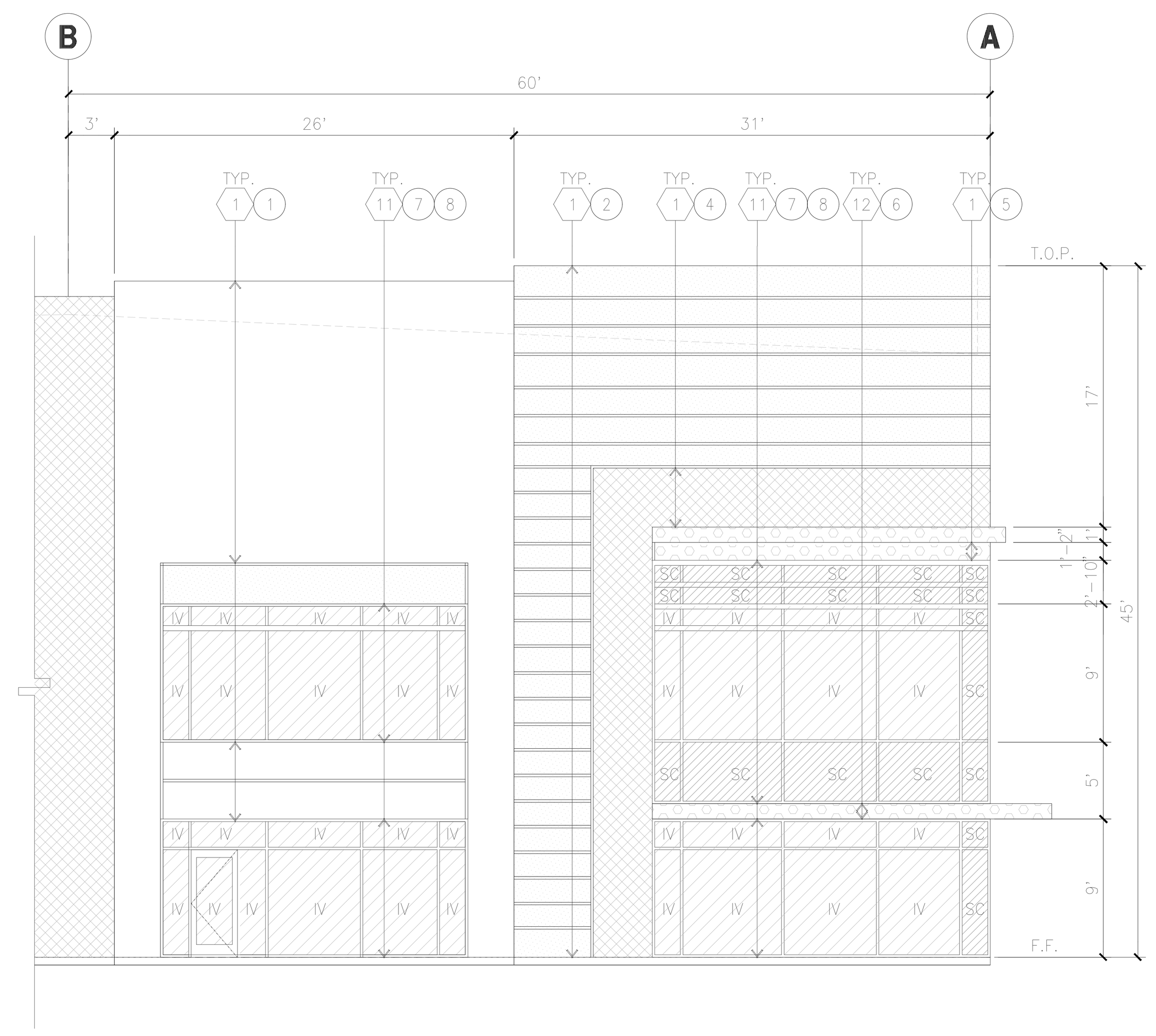
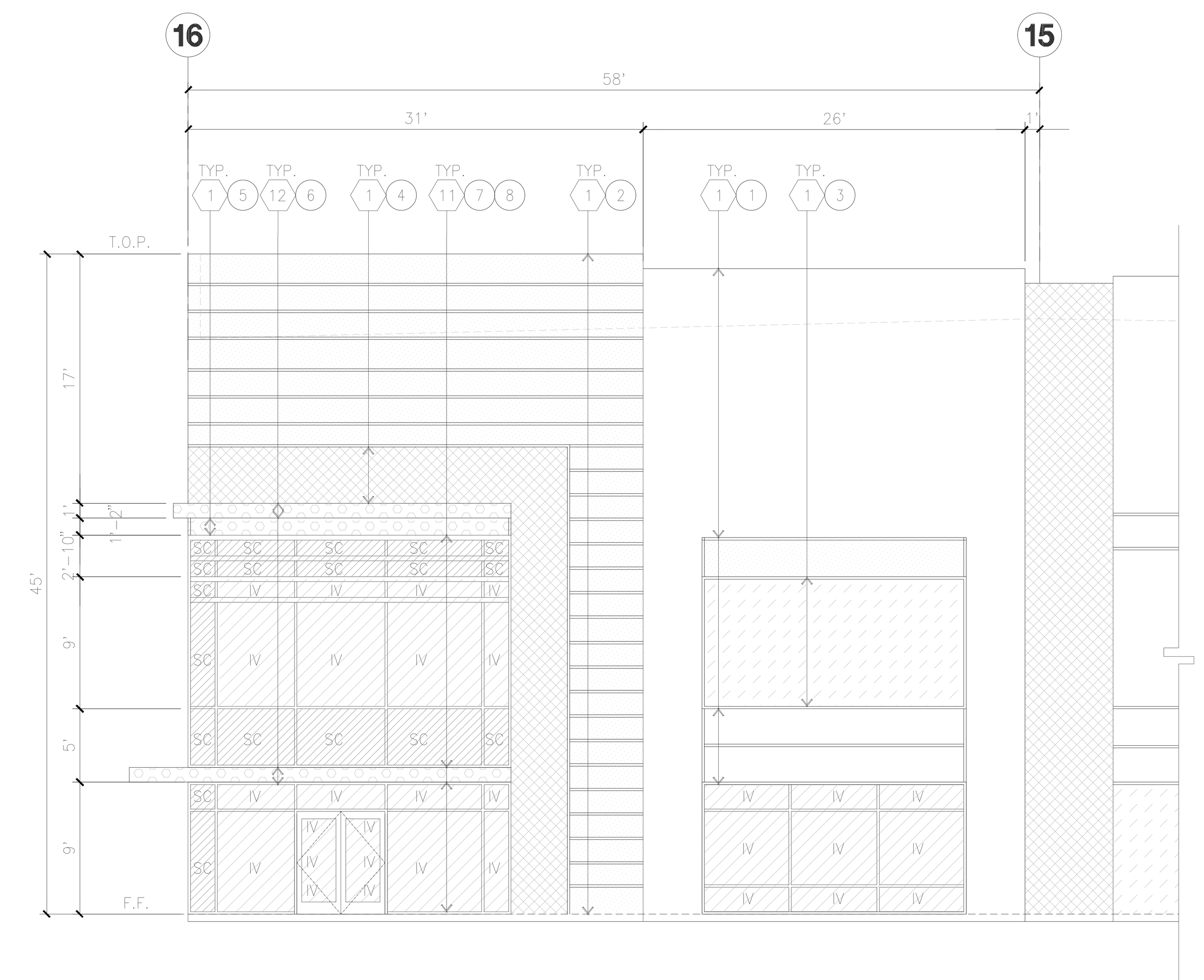


ENLARGED NORTH ELEVATION A
scale: 1/8" = 1'-0"



ENLARGED WEST ELEVATION B
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

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9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL CANOPY
13. KNOCK OUT PANEL.
14. ROOF LINE BEYOND

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K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7004 SNOWBOUND
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8. GLAZING COLOR : BLUE GLAZING
9. DOOR COLORS : MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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LANDSCAPE	YAMASAKI
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SOILS	-

TITLE ELEVATIONS

Project Number:	22345
Drawn By:	KZ
Date:	07/12/2024

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1st Planning Submittal 09/12/2024
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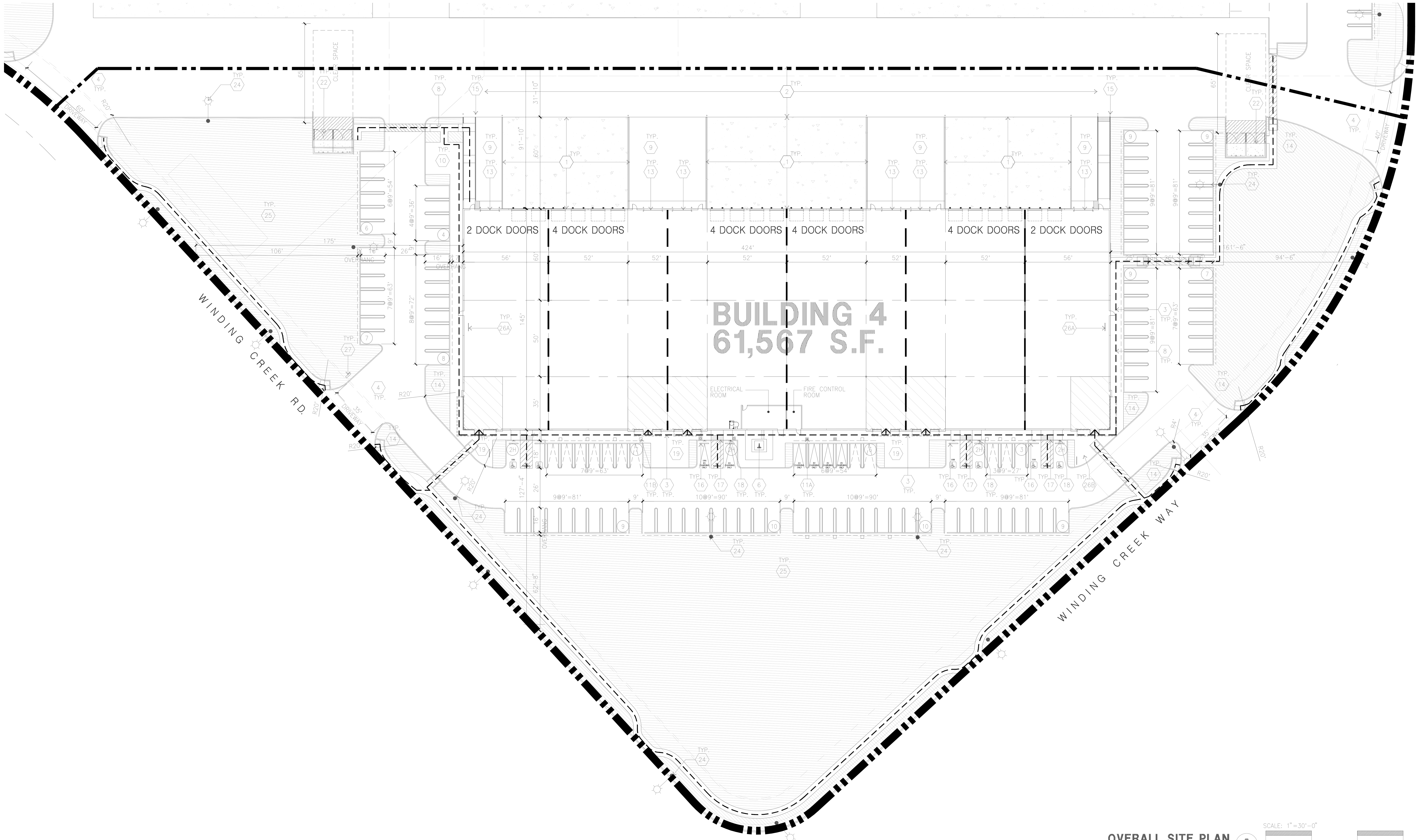

OVERALL SITE PLAN (A)
scale: 1" = 30'-0"

SCALE: 1"=30'-0"
0 30' 60' 90'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER.
7. 8' CHAIN LINK FENCE. SEE DAB-AD.1 FOR DETAILS.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS
10. OUTDOOR AMENITY AREA.
11A. ELECTRIC VEHICLE CHARGER.
11B. FUTURE ELECTRIC VEHICLE CHARGER. PROVIDE CONDUIT.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. TRASH ENCLOSURE. SEE DAB-AD.1 FOR DETAILS.
23. ELECTRICAL ROOM.
24. EXTERIOR PARKING LIGHT POLE. SEE 8/DAB-AD.1 FOR DETAILS.
25. STORM TREATMENT SEE CIVIL DRAWINGS
26A. SECURED / INTERIOR BIKE RACK FOR LONG TERM BICYCLE PARKING
26B. EXTERIOR BIKE RACK FOR SHORT TERM BICYCLE PARKING
27. MONUMENT SIGN

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TERRACON, MARCH 4, 2024(AMENDED MARCH 21,2024), PROJECT NUMBER
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE LEGEND

- STANDARD PARKING STALL, 9'X18'
- ACCESSIBLE PARKING STALL, 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X18'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, 9'X18'
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X18'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X18'+5' W/ ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X18'
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- LIGHTING POLE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TRAILER LOT	TOTAL	
SITE AREA							
In s.f.	239,963	299,145	381,103	258,462	85,585	1,264,258	sf
In acres	5.51	6.87	8.75	5.93	1.96	29.02	ac
BUILDING AREA							
Office	22,500	5,000	15,000	8,000		50,500	sf
Warehouse	36,374	83,287	137,007	53,567		310,235	sf
TOTAL	**58,874**	**88,287**	**152,007**	**61,567**		**360,735**	sf
FLOOR AREA RATIO							
Maximum Allowed			0.50				
Actual	0.25	0.30	0.40	0.24		0.29	
AUTO PARKING REQUIRED							
Office: 1/250 s.f. If exceeds 10% of GFA	90	n/a	n/a	n/a		90	stalls
Whse: 1/1,000 s.f.	37	89	153	62		341	stalls
TOTAL	**127**	**89**	**153**	**62**		**431**	stalls
AUTO PARKING PROVIDED							
Standard (9' x 16'+2' overhang)	123	65	181	90		459	stalls
Accessible parking (9'x18')	3	4	4	3		14	stalls
Accessible Van parking (9'x18'+8' Aisle)	3	3	4	3		13	stalls
EV Capable	35	17	52	25		129	stalls
~ EV capable without EVSE (9'x 16'+2' overhang)	[26]	[13]	[38]	[19]			
~ EV capable with EVSE (9'x 16'+2' overhang)	[7]	[3]	[12]	[4]			
~ Accessible EV parking (9'x18')	[1]	[0]	[1]	[1]			
~ Accessible EV Van parking (9'x18'+8' Aisle)	[1]	[1]	[1]	[1]			
TOTAL	**164**	**89**	**241**	**121**		**615**	stalls
TRAILER PARKING PROVIDED							
Trailer (10' x 53')	0	36	0	0	44	80	stalls
BICYCLE PARKING REQUIRED							
Short Term: 4+5% total stalls	13	9	17	11		50	stalls
Long Term: 1+5% total stalls	10	6	14	8		38	stalls
TOTAL	**23**	**15**	**31**	**19**		**88**	stalls
BICYCLE PARKING PROVIDED							
Short Term:	14	10	18	12		54	stalls
Long Term:	12	8	16	8		44	stalls
TOTAL	**26**	**18**	**34**	**20**		**98**	stalls

ZONING ORDINANCE
Zoning Designation - Light Industrial (M-1)

MAXIMUM BUILDING HEIGHT ALLOWED
Height - 50'

SETBACKS

Building	Landscape
Front - 100' Ave. Blvd	50' from Foothills Blvd
Side - 50'	15' from Union Pacific Rail Road
Rear - 60'	6' parking lot setback from adjacent properties

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18831 Bardeen Avenue, Ste.100
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LICENSED ARCHITECT
YONG NAM
C-29451
3-31-27
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

MARK IV CAPITAL
4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660
Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE OVERALL SITE PLAN

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
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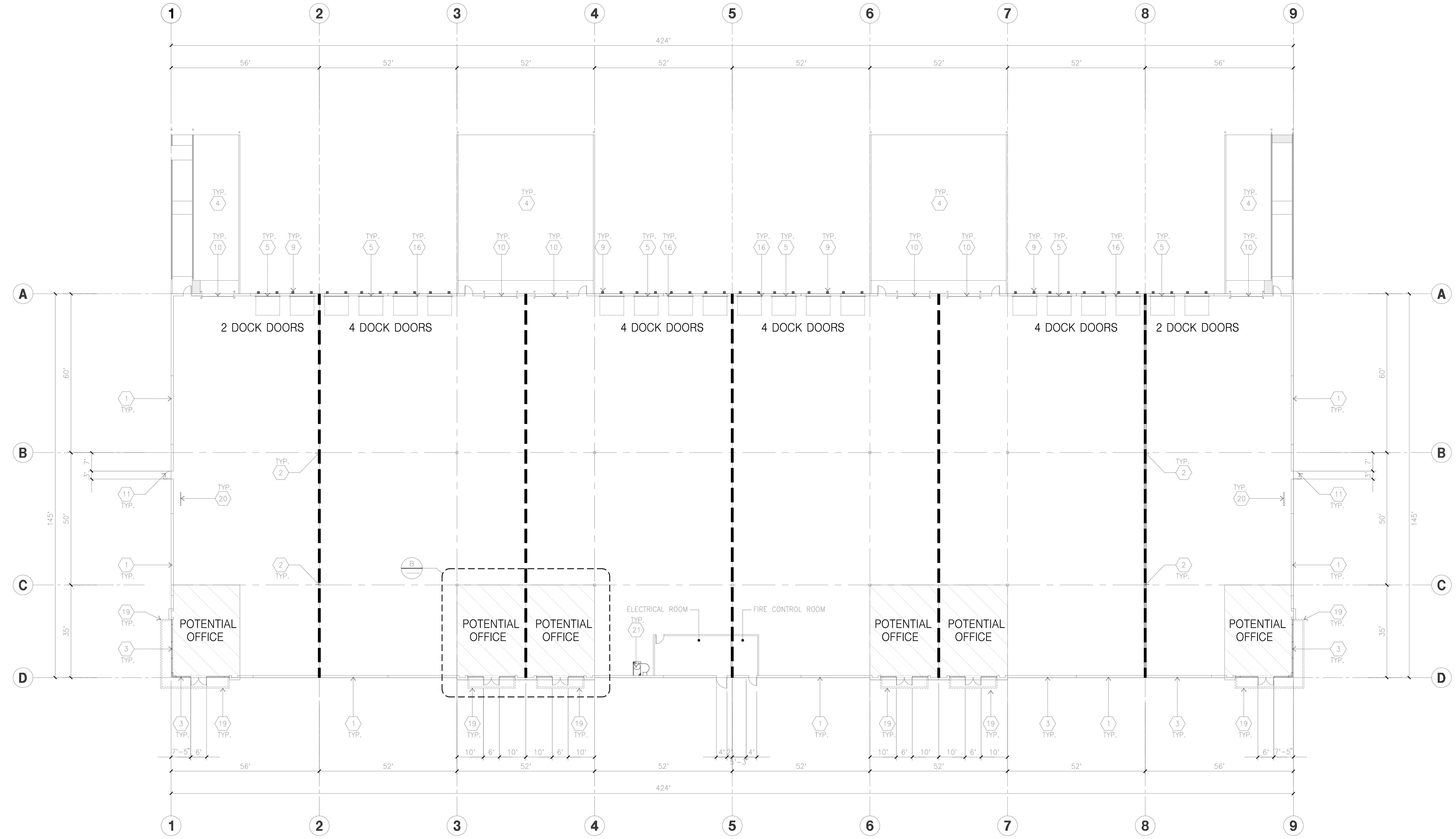
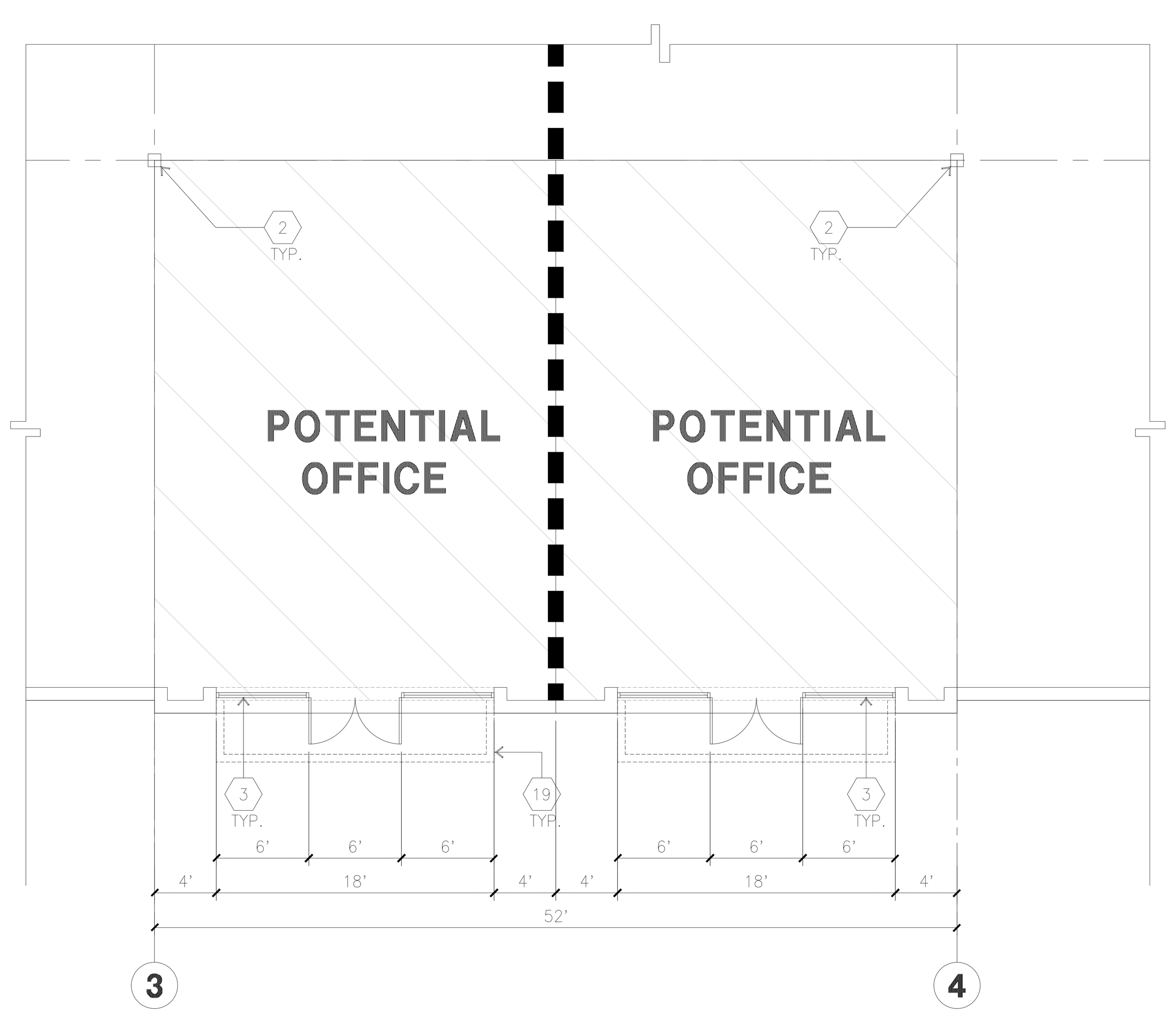


OVERALL FLOOR PLAN A
scale: 1"= 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
PLAN NORTH



ENLARGED FLOOR PLAN B
scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
0 8' 16' 24'
PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. Z GUARD.
17. PUMP ROOM.
18. ELECTRICAL ROOM.
19. METAL CANOPY ABOVE.
20. INTERIOR BIKE RACK.
21. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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TITLE OVERALL FLOOR PLAN

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Drawn By:	KZ
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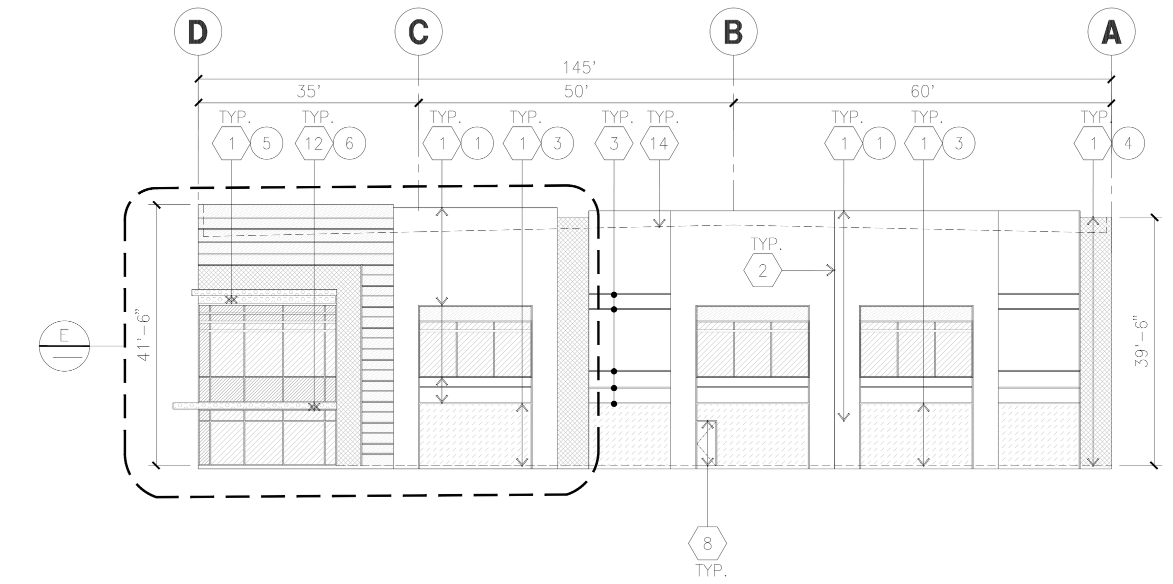
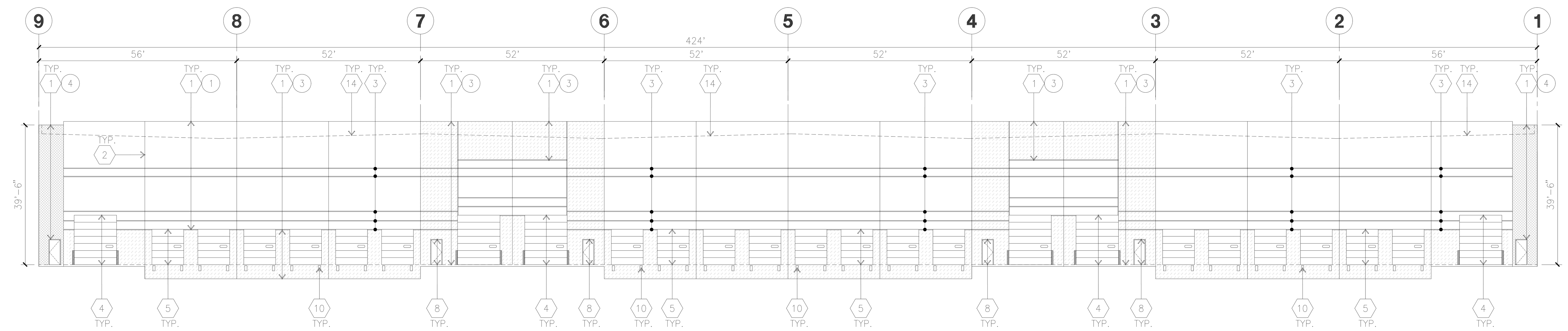
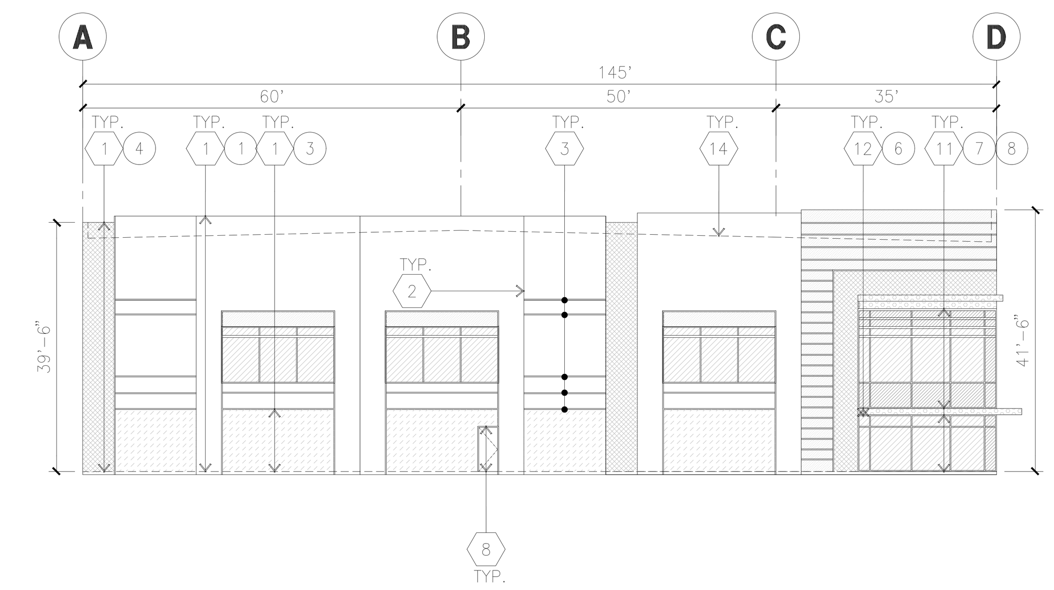


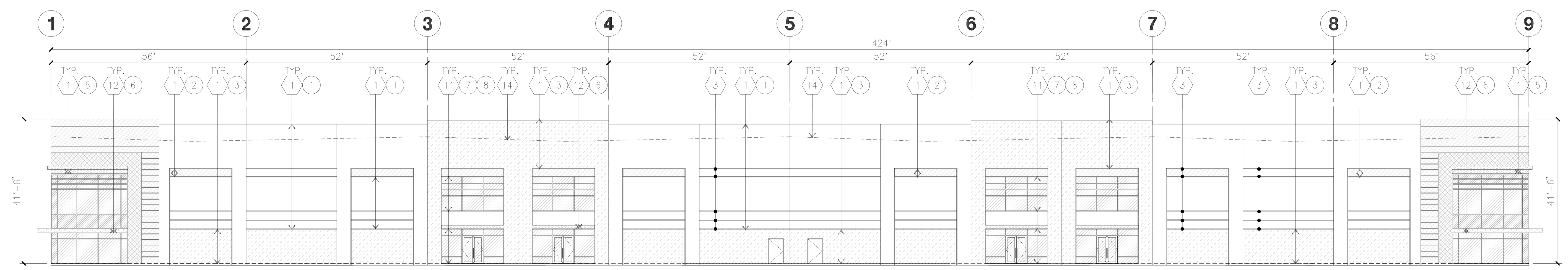
NORTH ELEVATION A
scale: 1" = 20'-0"



WEST ELEVATION B
scale: 1" = 20'-0"



SOUTH ELEVATION C
scale: 1" = 20'-0"



EAST ELEVATION D
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.

9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL CANOPY
13. KNOCK OUT PANEL.
14. ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7004 SNOWBOUND
2. CONCRETE TILT-UP PANEL. COLOR : SW 7071 GREY SCREEN
3. CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GRAY
4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 7075 WEB GRAY
6. CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7075 WEB GRAY
7. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
8. GLAZING COLOR : BLUE GLAZING
9. DOOR COLORS : MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

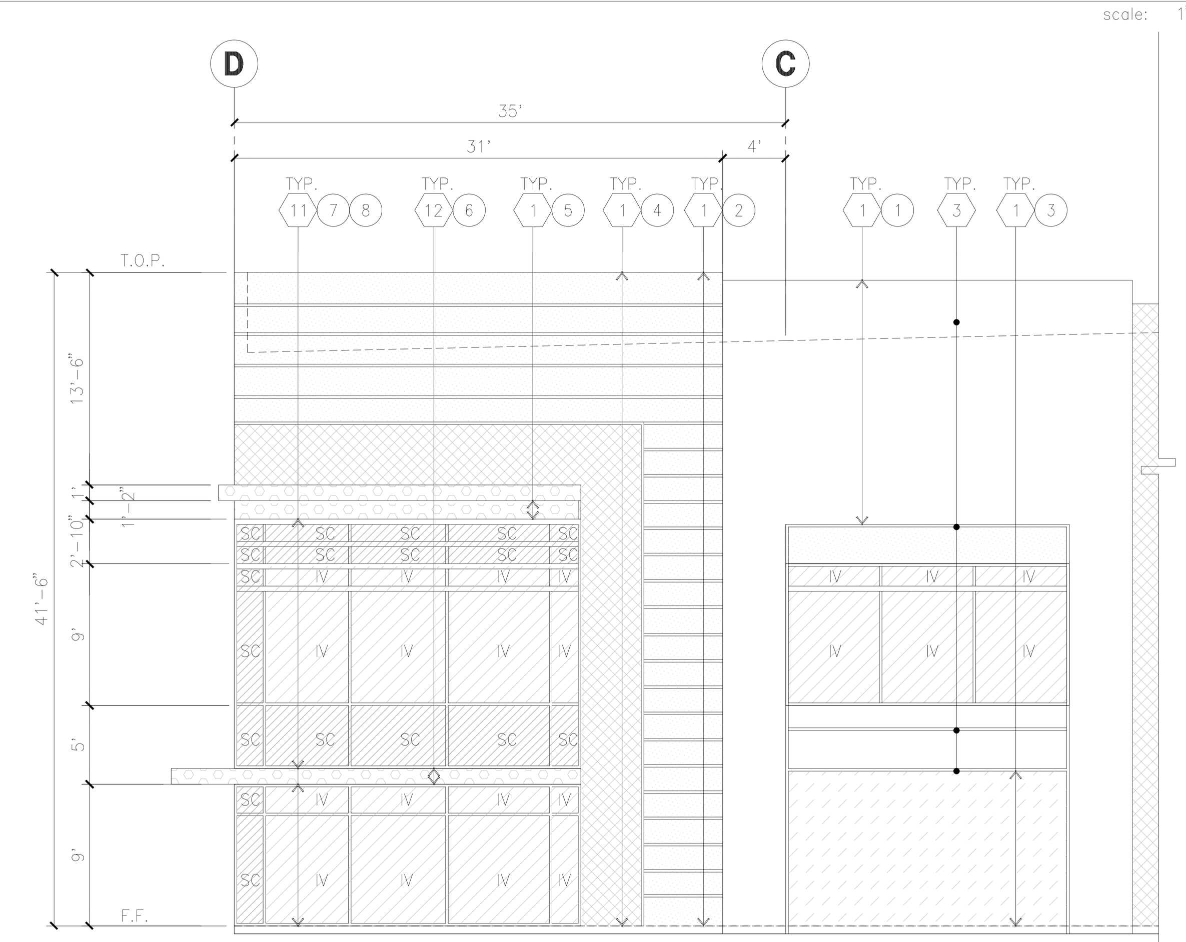
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.



ENLARGED NORTH ELEVATION E
scale: 1/8" = 1'-0"

HPA architecture

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TITLE ELEVATIONS

Project Number:	22345
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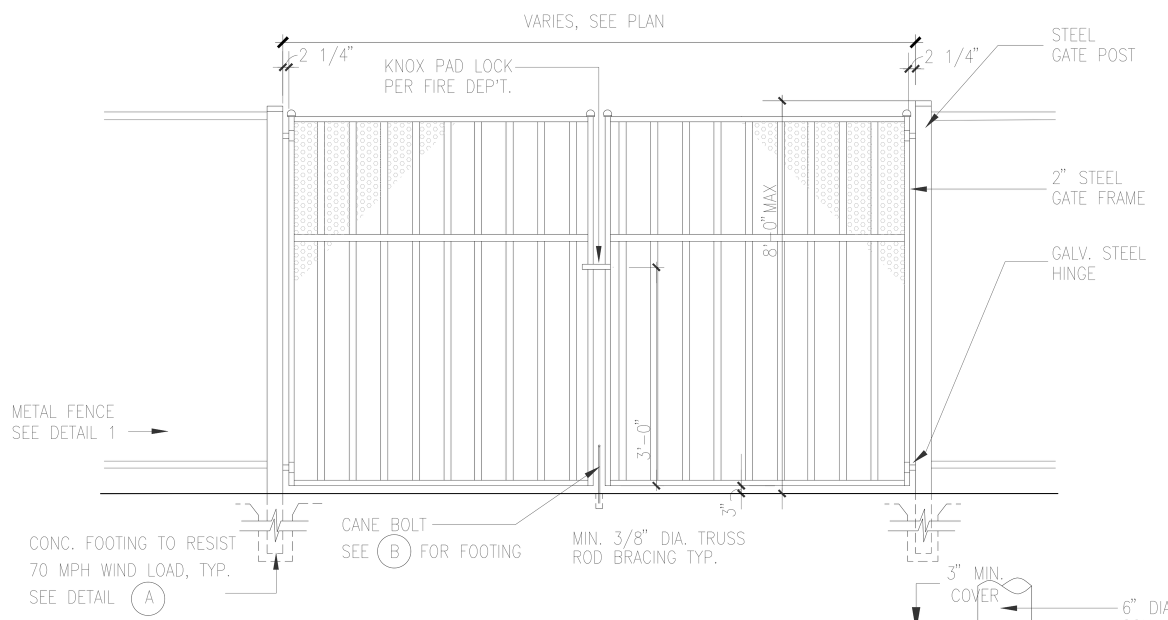
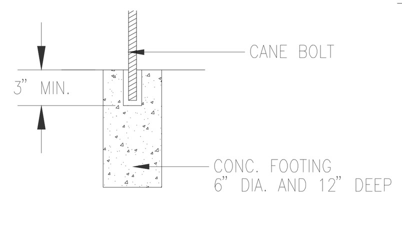
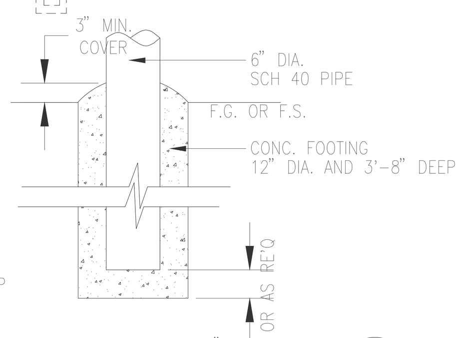




CANE BOLT FOOTING N.T.S. (B)

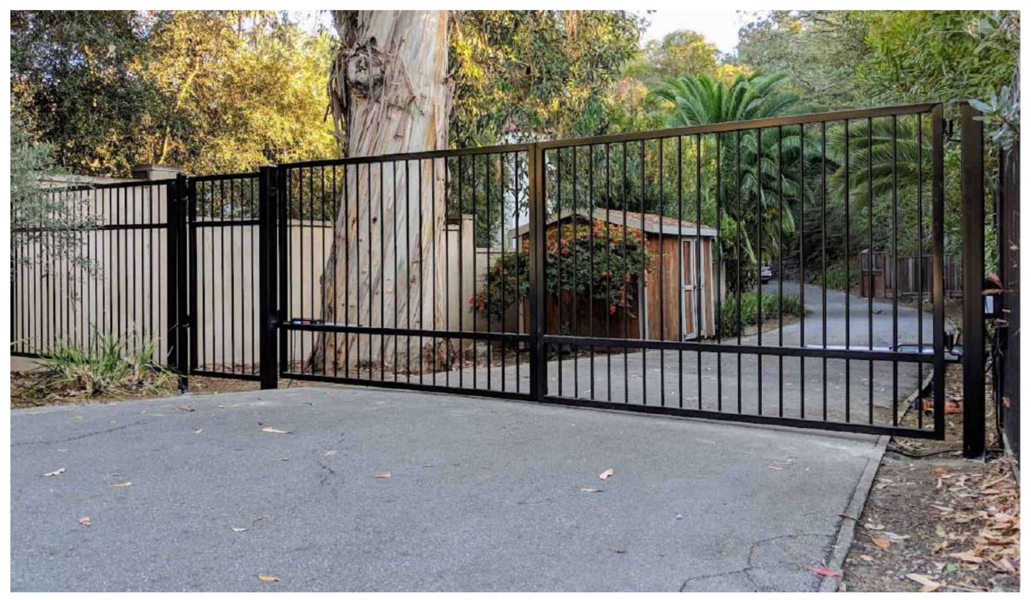


FOOTING FOR GATE POST N.T.S. (A)

FENCE AND GATE CONTRACTOR TO DESIGN AND DETAIL ALL NOTES:
MEMBERS AND CONNECTIONS IN ACCORDANCE WITH WIND VELOCITY =90 MPH
EXPOSURE = C
ALL CALCULATIONS WILL BE DONE BY REGISTERED STRUCTURAL ENGINEER IN THE STATE OF CALIFORNIA AND SUBMITTED FOR ARCHITECT'S AND BUILDING DEPARTMENT.
APPROVAL PRIOR TO FABRICATION
WELD AND GRIND SMOOTH ALL JOINTS

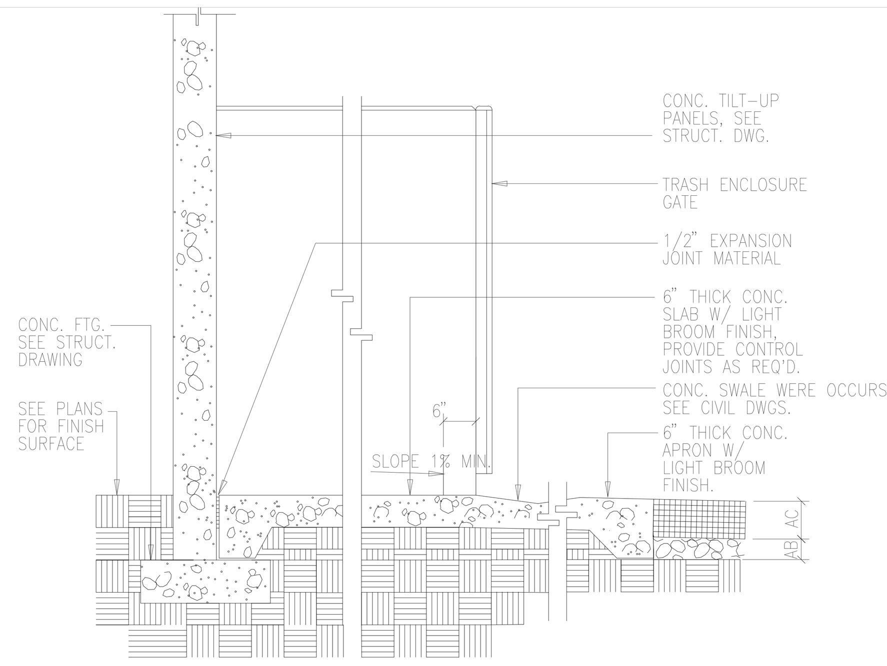
DOUBLE SWING VEHICULAR GATES (9)

SCALE: N.T.S.



DOUBLE SWING VEHICULAR GATES (10)

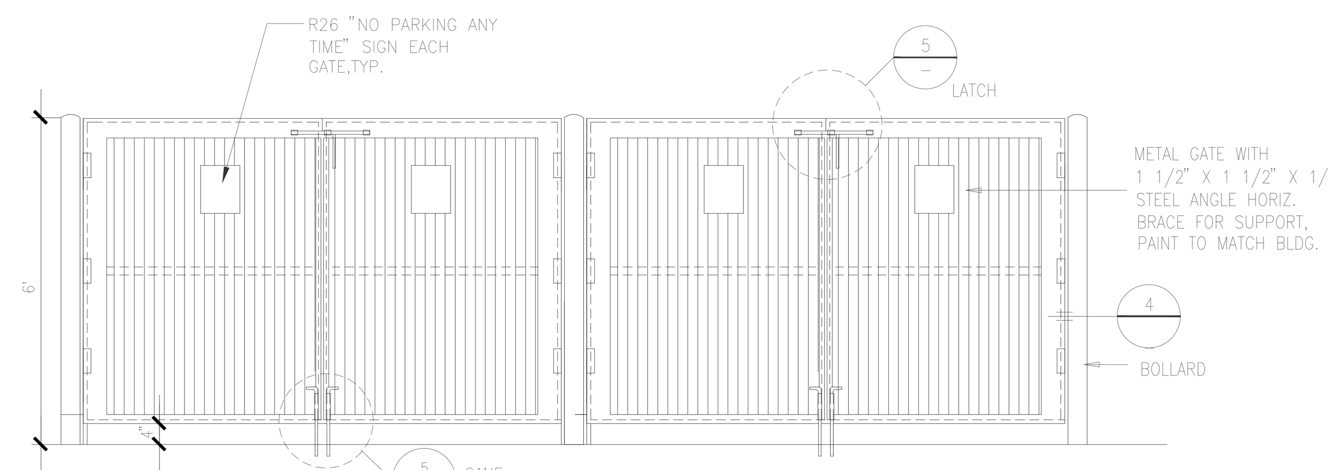
SCALE: N.T.S.



NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.
2. SEE DETAILS 2, 3 FOR ADDITIONAL NOTES.

TRASH ENCLOSURE SECTION (1)

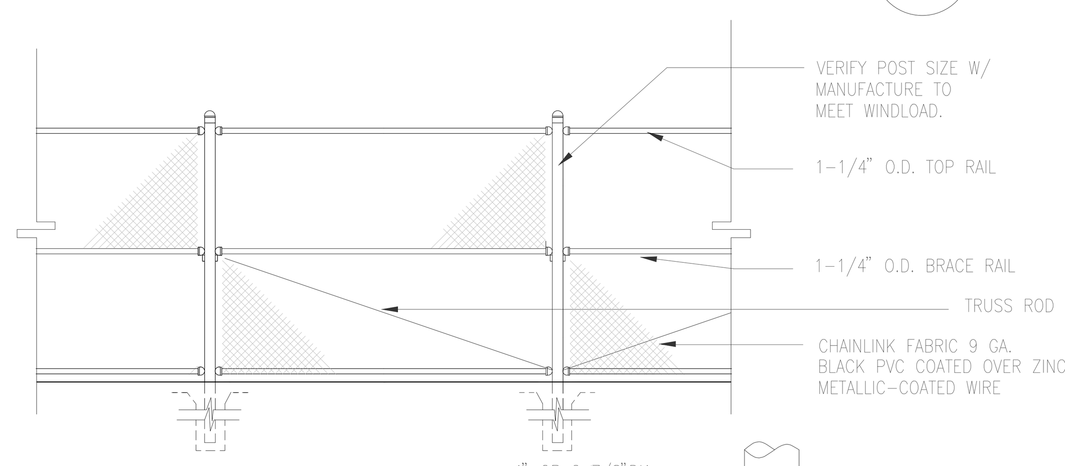
SCALE: N.T.S. 10502C

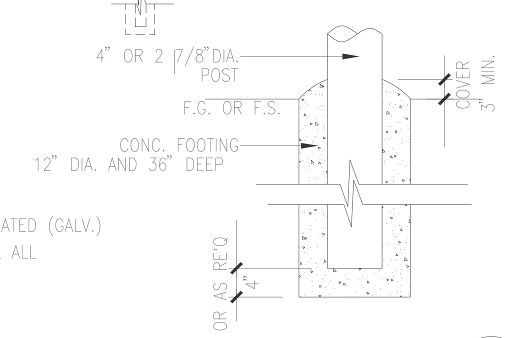


NOTES:
1. PAINT METAL PER SPECIFICATIONS.
2. FOR ADDITIONAL INFORMATION, SEE DETAIL 2

TRASH ENCLOSURE GATE ELEVATION (3)

SCALE: N.T.S. A10502B



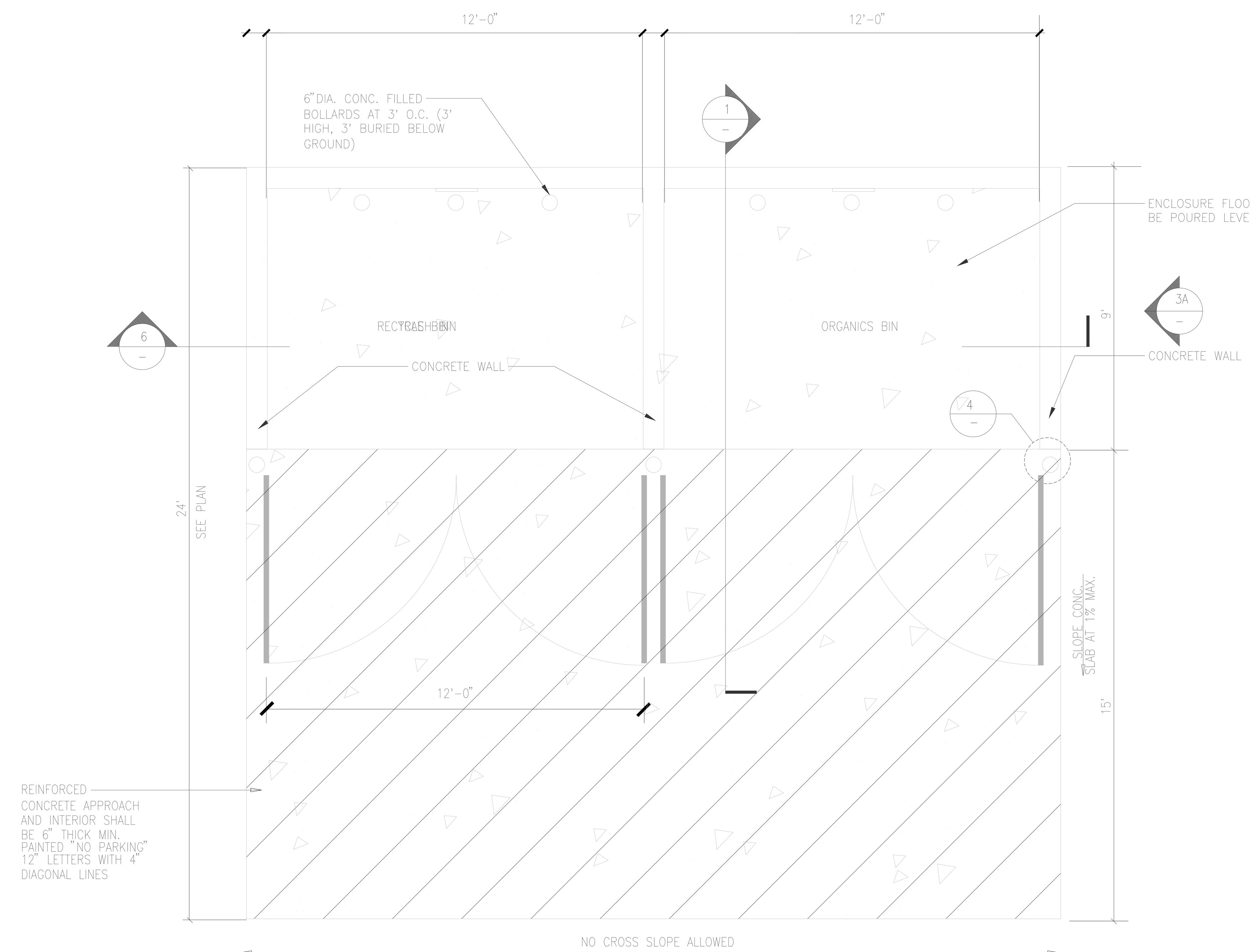


FOOTING FOR POST N.T.S. (A)

ALL MATERIALS ARE PIPE, STEEL, BLACK & HOT DIPPED ZINC COATED (GALV.)
CHAINLINK FENCE AND GATE CONTRACTOR TO DESIGN AND DETAIL ALL MEMBERS AND CONNECTIONS IN ACCORDANCE WITH WINDE VELOCITY = 110 MPH, EXPOSURE C.
3. VERIFY POST SIZE AND FOOTING SIZE W/MANUFACTURE TO MEET REQUIRED WINDLOAD. SEE SPEC. SECTION 32 31 13.

CHAIN-LINK FENCE (6)

SCALE: N.T.S.

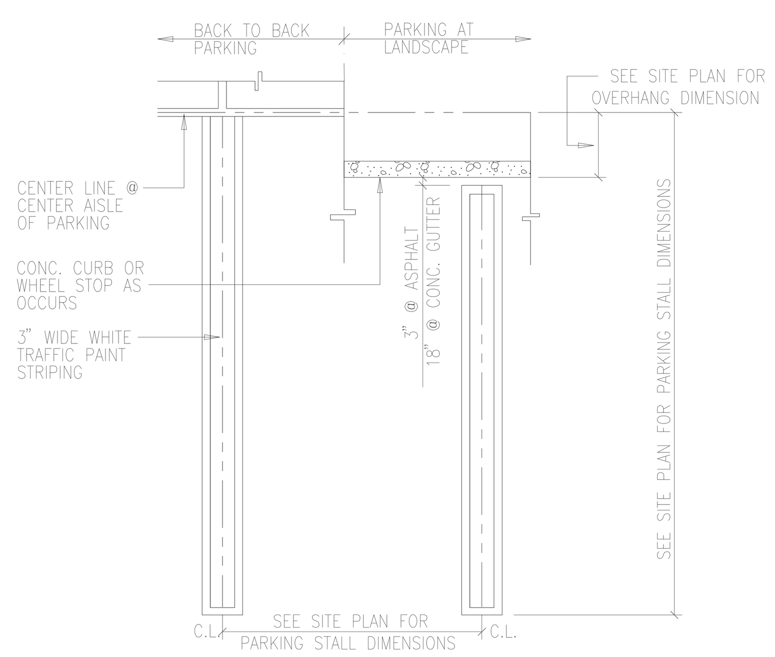


GENERAL NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.
4. SINGLE ENCLOSURE IS 12' WIDE (INTERIOR)
5. THE EXTERIOR FINISH AND COLOR OF THE ENCLOSURE SHALL MATCH THE BUILDING PER THE DESIGN REVIEW PERMIT EXHIBITS AND / OR CONDITIONS OF APPROVAL
6. GREASE/TALLOW BIN ENCLOSURE MAY BE ATTACHED TO THE TRASH ENCLOSURE OR BE CONSTRUCTED SEPARATELY. THE GREASE/TALLOW BIN MUST NOT BE LOCATED WITHIN THE TRASH/RECYCLING ENCLOSURE.
7. NO. 4 REBAR, 12 INCHES O.C. EACH WAY, 3 INCH DOBIES WITH WIRE TIES AT 3' INTERVALS, EACH WAY.
8. SEE SW-1 FOR CITY DETAILS

NOTES:
1. ACCESSIBLE TRASH ENCLOSURE DOOR MUST MEET ALL APPLICABLE SPECIFICATIONS FOR DOORS AS PER 2019 CBC, SECTION 11B-206.4 & 11B-206.4.1
2. PROVIDE A 10" HIGH KICK PLATE AT THE BOTTOM OF THE DOOR, 2019 CBC, SECTION 11B-404.2.10
3. ACCESSIBLE TRASH ENCLOSURE DOOR TO HAVE A MAXIMUM DOOR OPENING OF 5LBS AND A SINGLE-EFFORT, NON-GRASPING TYPE HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE THE CONCRETE DECK.
4. ACCESSIBLE TRASH ENCLOSURE DOOR TO HAVE A MINIMUM 24" STRIKE SIDE CLEARANCE AND MINIMUM 60" DEEP LEVEL LANDING AT THE PULL SIDE OF THE (EXTERIOR) DOOR TO COMPLY WITH 2019 CBC, SECTIONS 11B-404.2.4, 11B-404.2.4.1 & TABLE 11B-404.2.3

TRASH ENCLOSURE PLAN (2)

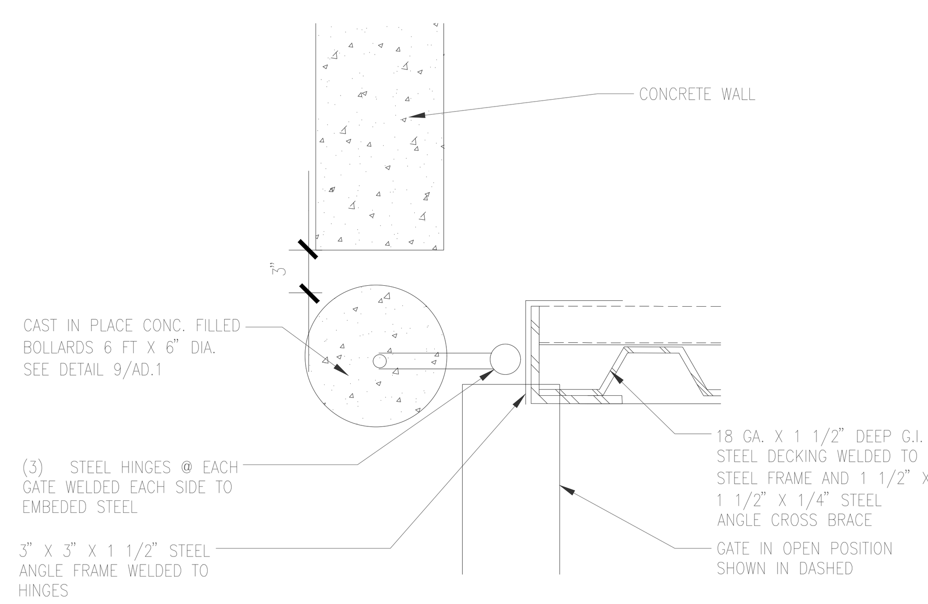
SCALE: NTS TEMP502A



NOTES:
1. PROVIDE 2 COATS OF PAINT OVER NON-SEALED ASPHALT PAVING AND 1 COAT OF PAINT OVER SLURRY SEALED ASPHALT.
2. VERIFY STRIPING REQUIREMENTS W/ CITY, & PROVIDE ACCORDINGLY
3. PROVIDE 4" WIDE STRIPPING AT ALL TRUCK STALLS

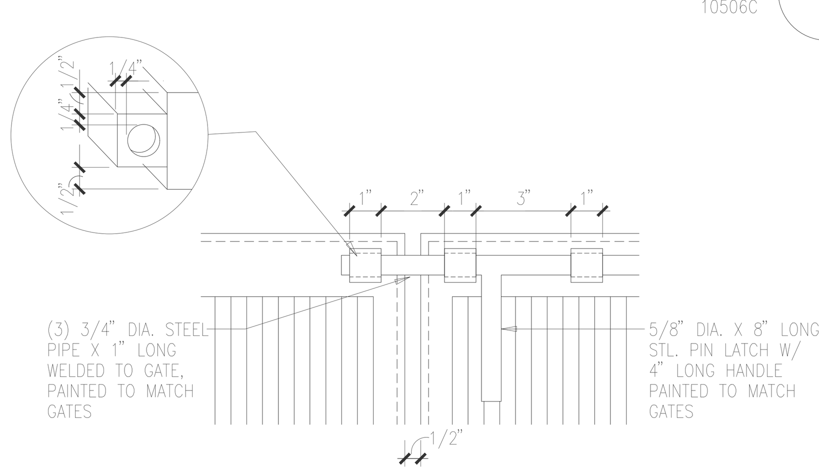
PARKING LOT STRIPES (7)

SCALE: N.T.S. 10301A

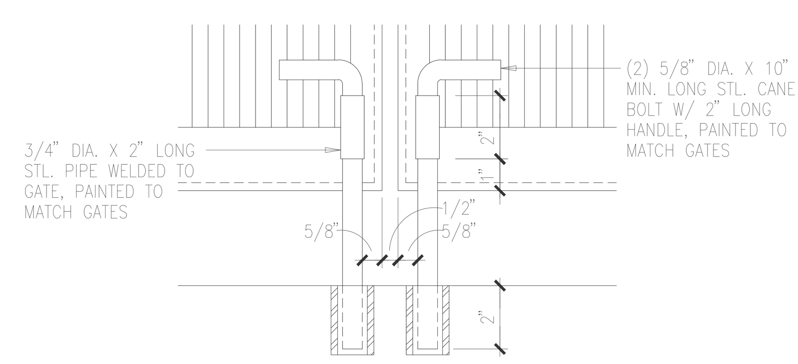


TRASH ENCLOSURE GATE & HINGE (4)

SCALE: NTS 10506C



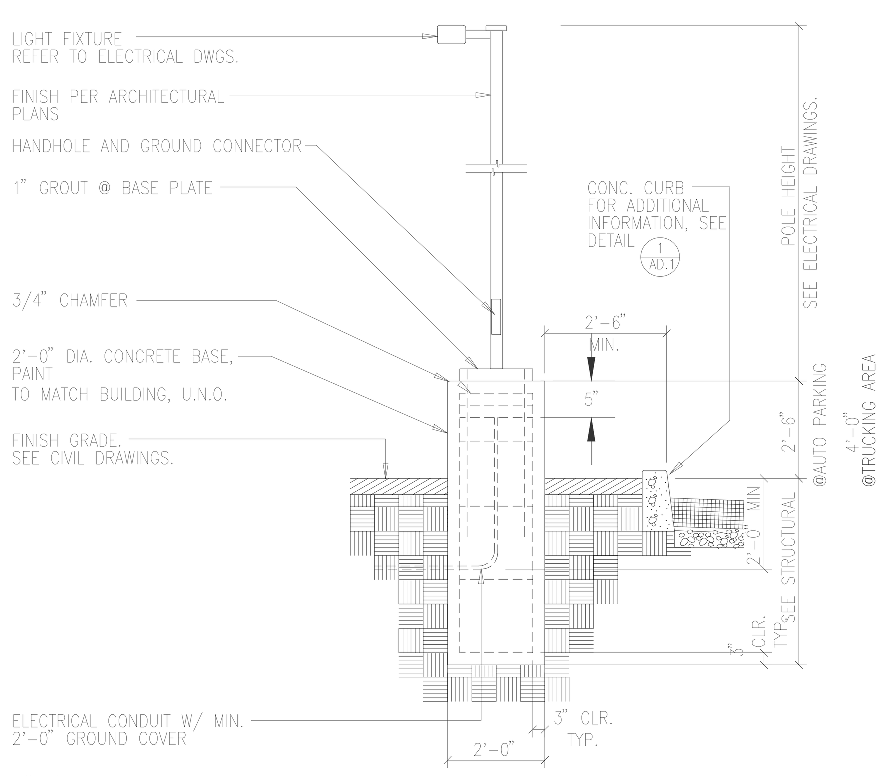
LATCH DETAIL



CANE BOLT DETAIL

TRASH ENCLOSURE GATE LATCHES (5)

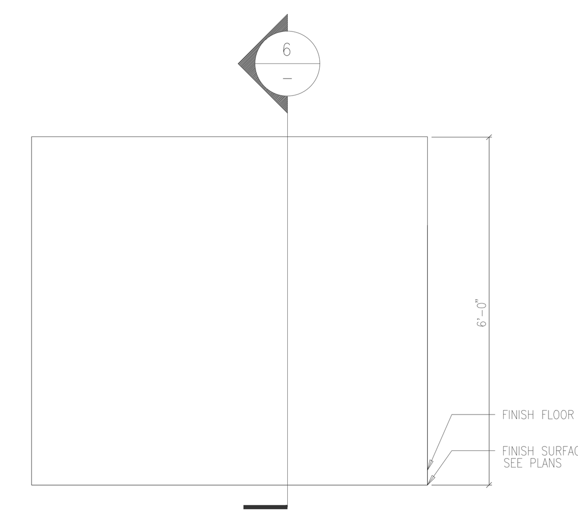
SCALE: NTS DEX-0003



NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE SITE PLAN FOR LIGHT POLE LOCATIONS.

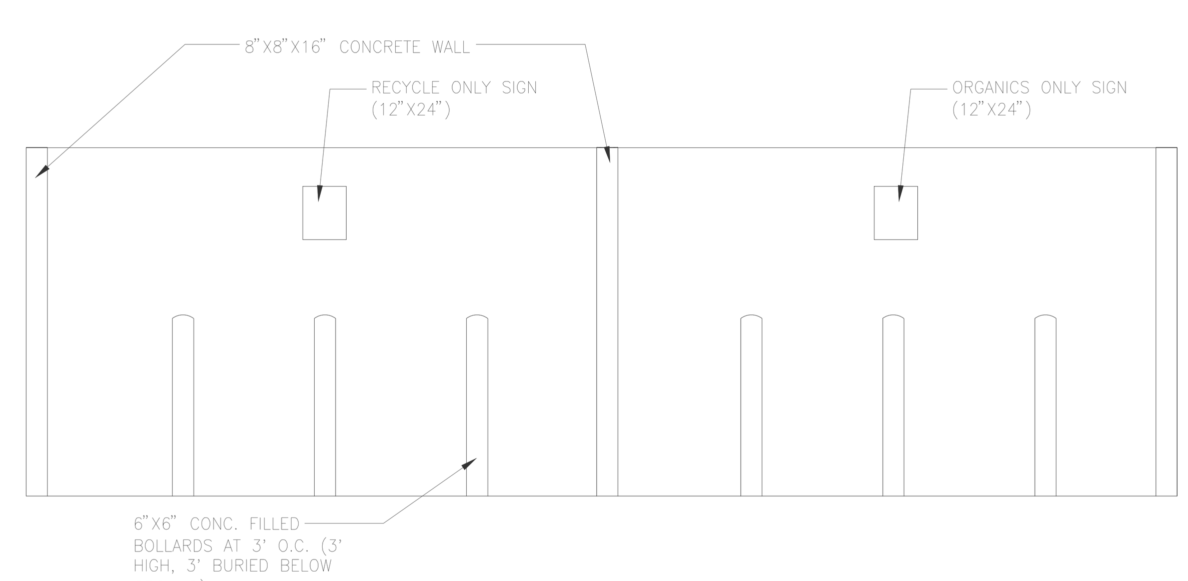
LIGHT POLE AND BASE (8)

SCALE: 3/8"=1'-0"



TRASH ENCLOSURE ELEVATION (3A)

SCALE: NTS A10502B



TRASH ENCLOSURE SECTION (6)

SCALE: N.T.S. A10502B

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DAB-AD.1

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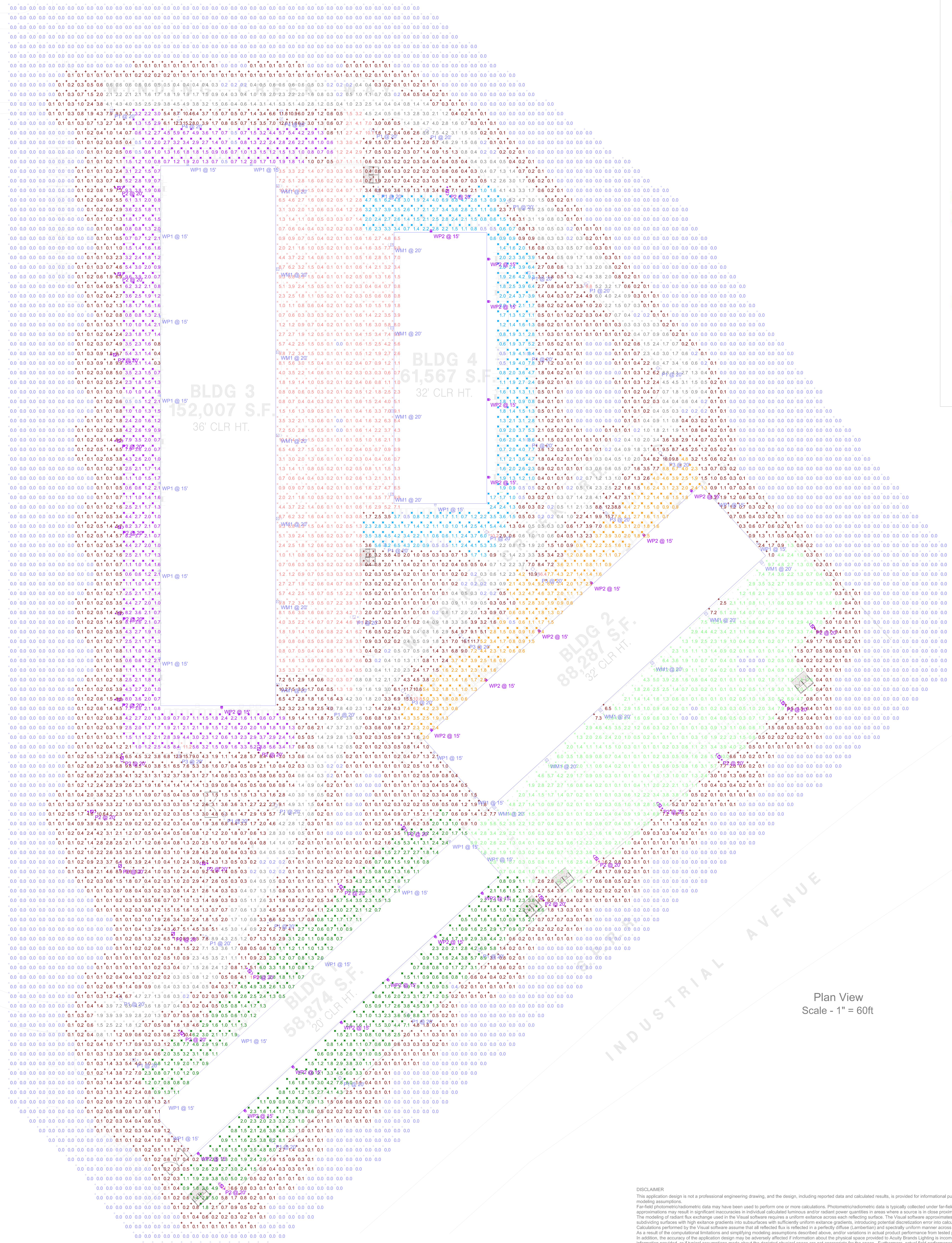
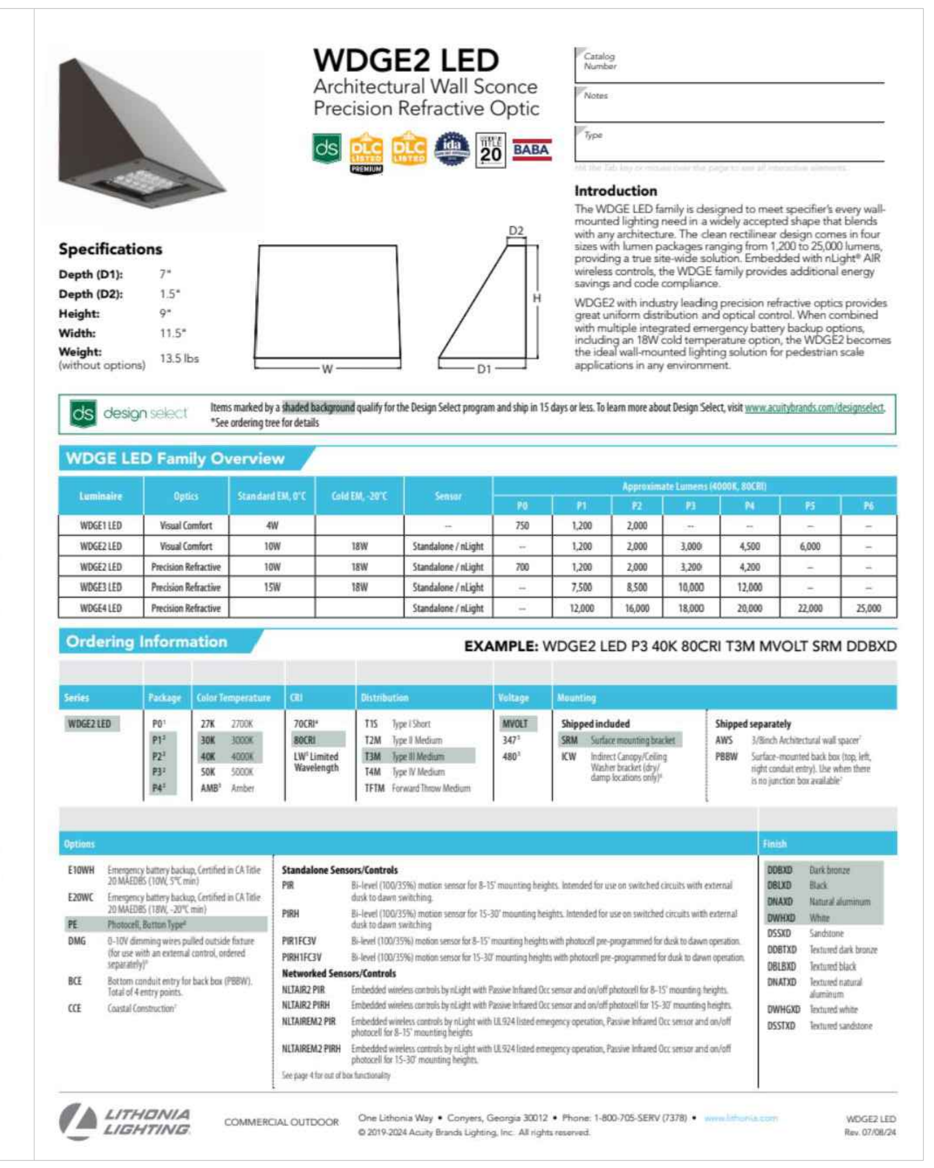


Plan View
Scale - 1" = 60ft



NOTE
1. Readings shown are based on a total LLF of 0.9 as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the fixture labels for product type and mounting height.
3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG 1_PARKING	✱	2.3 fc	11.3 fc	0.4 fc	28.3:1	5.8:1
BLDG 2_PARKING	✱	2.5 fc	10.8 fc	0.5 fc	21.6:1	5.0:1
BLDG 3_PARKING	✱	2.2 fc	11.2 fc	0.5 fc	22.4:1	4.4:1
BLDG 4_PARKING	✱	2.5 fc	10.2 fc	0.5 fc	20.4:1	5.0:1
DOCK 1	✱	1.8 fc	10.2 fc	0.0 fc	N/A	N/A
DOCK 2	✱	1.7 fc	11.3 fc	0.0 fc	N/A	N/A
ENTIRE CALCULATIONS	+	1.1 fc	16.4 fc	0.0 fc	N/A	N/A
WINDING CREEK WAY	☐	1.6 fc	9.8 fc	0.2 fc	49.0:1	8.0:1

* **ALL LIGHTING, INTERIOR & EXTERIOR, AND CONTROLS TO BE COORDINATED THROUGH LIGHTING CONSULTANT, BUILDING STANDARD - NO ALTERNATES.**
CES/CNS PRIMARY CONTACT: NANCY RAMDON-CONNOLLY, PHONE: (415)307-8579, EMAIL: nancy.ramdonconnolly@cityelectricsupply.com

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Distribution
	P1	24	RSX2 LED P4 50K R3	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R3 Distribution	1	RSX2_LED_P4_50K_R3.ies	25000	0.9	189.54	TYPE III, SHORT, BUG RATING: B3 - U0 - G4
	P2	25	RSX2 LED P4 50K R4	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R4 Distribution	1	RSX2_LED_P4_50K_R4.ies	25328	0.9	189.54	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
	P3	6	[...]	[...]	1	[. . .]	[. . .]	0.9	379.08	[. . .]
			RSX2 LED P4 50K R4	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R4 Distribution	1	RSX2_LED_P4_50K_R4.ies	25328	0.9	189.54	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
			RSX2 LED P4 50K R3	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R3 Distribution	1	RSX2_LED_P4_50K_R3.ies	25000	0.9	189.54	TYPE III, SHORT, BUG RATING: B3 - U0 - G4
	P4	2	RSX2 LED P4 50K R3	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R3 Distribution	1	RSX2_LED_P4_50K_R3.ies	25000	0.9	379.08	TYPE III, SHORT, BUG RATING: B3 - U0 - G4
	WM1	17	RSX2 LED P4 50K R4	RSX Area Fixture Size 2 P4 Lumen Package 5000K CCT Type R4 Distribution	1	RSX2_LED_P4_50K_R4.ies	25328	0.9	189.54	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
	WP1	20	WDGE2 LED P4 50K 70CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 70CRI, TYPE 4 MEDIUM OPTIC	1	WDGE2_LED_P4_50K_70CRI_T4M.ies	4774	0.9	46.6589	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2
	WP2	19	WDGE2 LED P4 50K 70CRI T3M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 70CRI, TYPE 3 MEDIUM OPTIC	1	WDGE2_LED_P4_50K_70CRI_T3M.ies	4878	0.9	46.6589	TYPE III, MEDIUM, BUG RATING: B1 - U0 - G2

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	P2	-64.81	-11.06	20.00	20.00	90.00	0.00	-63.62	-11.06	0.00
2	P2	-64.00	123.61	20.00	20.00	90.00	0.00	-62.81	123.61	0.00
3	P2	-63.80	258.59	20.00	20.00	90.00	0.00	-62.60	258.59	0.00
4	P2	-64.75	393.50	20.00	20.00	90.00	0.00	-63.55	393.50	0.00
5	P2	-71.13	528.29	20.00	20.00	90.00	0.00	-69.94	528.29	0.00
6	P2	-64.22	654.47	20.00	20.00	90.00	0.00	-63.03	654.47	0.00
7	P2	-64.76	789.16	20.00	20.00	90.00	0.00	-63.57	789.16	0.00
8	P1	-70.34	904.00	20.00	20.00	0.00	0.00	-70.34	905.20	0.00
9	P4	34.69	900.05	20.00	20.00	0.00	0.00			
10	WP1	6.18	53.35	15.00	15.00	270.00	0.00	5.98	53.35	0.00
11	WP1	6.18	190.30	15.00	15.00	270.00	0.00	5.98	190.30	0.00
12	WP1	6.18	327.45	15.00	15.00	270.00	0.00	5.98	327.45	0.00
13	WP1	6.18	464.40	15.00	15.00	270.00	0.00	5.98	464.40	0.00
14	WP1	6.18	588.08	15.00	15.00	270.00	0.00	5.98	588.08	0.00
15	WP1	6.18	721.36	15.00	15.00	270.00	0.00	5.98	721.36	0.00
16	P4	195.45	902.90	20.00	20.00	0.00	0.00			
17	WP1	48.86	824.04	15.00	15.00	0.00	0.00	48.86	824.25	0.00
18	WP1	148.05	824.04	15.00	15.00	0.00	0.00	148.05	824.25	0.00
19	P3	791.89	370.33	20.00	20.00	315.95	0.00			
20	P3	389.35	-1.38	20.00	20.00	315.95	0.00			
21	P3	479.40	85.61	20.00	20.00	315.95	0.00			
22	P3	592.62	188.77	20.00	20.00	315.95	0.00			
23	P3	698.84	284.50	20.00	20.00	315.95	0.00			
24	P1	329.86	882.43	20.00	20.00	286.78	0.00	328.71	882.77	0.00
25	P1	419.53	872.94	20.00	20.00	33.07	0.00	420.18	873.94	0.00
26	P1	547.54	764.81	20.00	20.00	47.16	0.00	548.42	765.63	0.00
27	P1	667.23	634.09	20.00	20.00	47.16	0.00	668.11	634.90	0.00
28	P1	779.79	503.01	20.00	20.00	47.16	0.00	780.66	503.82	0.00
29	P1	588.17	656.07	20.00	20.00	270.00	0.00	586.98	656.07	0.00
30	P1	588.17	529.89	20.00	20.00	270.00	0.00	586.98	529.89	0.00
31	P1	588.17	395.17	20.00	20.00	270.00	0.00	586.98	395.17	0.00
32	P1	520.25	246.47	20.00	20.00	316.67	0.00	519.43	247.34	0.00
33	P1	356.68	224.87	20.00	20.00	0.00	0.00	356.68	226.07	0.00
34	P1	174.19	-359.68	20.00	20.00	46.80	0.00	175.07	-358.86	0.00
35	P1	-37.67	-590.43	20.00	20.00	270.00	0.00	-38.87	-590.43	0.00
36	WM1	187.50	12.15	20.00	20.00	90.00	0.00	187.95	12.15	0.00
37	WM1	187.50	142.15	20.00	20.00	90.00	0.00	187.95	142.15	0.00
38	WM1	187.50	272.15	20.00	20.00	90.00	0.00	187.95	272.15	0.00
39	WM1	187.50	402.15	20.00	20.00	90.00	0.00	187.95	402.15	0.00
40	WM1	187.50	532.15	20.00	20.00	90.00	0.00	187.95	532.15	0.00
41	WM1	187.50	662.15	20.00	20.00	90.00	0.00	187.95	662.15	0.00
42	WM1	187.50	792.15	20.00	20.00	90.00	0.00	187.95	792.15	0.00
43	WM1	370.50	310.15	20.00	20.00	270.00	0.00	370.05	310.15	0.00
44	WM1	370.50	440.15	20.00	20.00	270.00	0.00	370.05	440.15	0.00
45	WM1	370.50	570.15	20.00	20.00	270.00	0.00	370.05	570.15	0.00
46	WM1	370.50	700.15	20.00	20.00	270.00	0.00	370.05	700.15	0.00
47	P1	346.92	790.44	20.00	20.00	180.00	0.00	346.92	789.24	0.00
48	P1	-58.00	-472.00	20.00	20.00	161.57	0.00	-57.62	-473.13	0.00
49	P1	73.00	-379.00	20.00	20.00	124.29	0.00	73.99	-379.67	0.00
50	P1	182.00	-173.00	20.00	20.00	123.69	0.00	182.99	-173.66	0.00
51	P1	267.00	-22.00	20.00	20.00	119.41	0.00	268.04	-22.59	0.00
52	P1	315.00	118.00	20.00	20.00	270.00	0.00	313.81	118.00	0.00
53	WP1	435.00	-93.00	15.00	15.00	227.86	0.00	434.85	-93.14	0.00
54	WP1	499.00	-163.00	15.00	15.00	227.86	0.00	498.85	-163.14	0.00
55	WP1	22.00	-688.00	15.00	15.00	227.86	0.00	21.85	-688.14	0.00
56	P2	692.00	-264.00	20.00	20.00	318.01	0.00	691.20	-263.11	0.00
57	WM1	527.00	-178.00	20.00	20.00	139.66	0.00	527.29	-178.34	0.00
58	WM1	609.00	-104.00	20.00	20.00	139.66	0.00	609.29	-104.34	0.00
59	WM1	693.00	-26.00	20.00	20.00	139.66	0.00	693.29	-26.34	0.00
60	WM1	858.00	125.00	20.00	20.00	139.66	0.00	858.29	124.66	0.00
61	WM1	945.00	205.00	20.00	20.00	139.66	0.00	945.29	204.66	0.00
62	WP1	512.00	-253.00	15.00	15.00	47.05	0.00	512.15	-252.86	0.00
63	P2	791.00	-181.00	20.00	20.00	318.01	0.00	790.20	-180.11	0.00
64	P2	884.00	-105.00	20.00	20.00	318.01	0.00	883.20	-104.11	0.00
65	P2	984.00	-21.00	20.00	20.00	318.01	0.00	983.20	-20.11	0.00
66	P1	185.00	-705.00	20.00	20.00	318.01	0.00	184.20	-704.11	0.00
67	P1	291.00	-607.00	20.00	20.00	318.01	0.00	290.20	-606.11	0.00
68	P1	398.00	-509.00	20.00	20.00	318.01	0.00	397.20	-508.11	0.00
69	P1	509.00	-407.00	20.00	20.00	318.01	0.00	508.20	-406.11	0.00
70	WP1	874.40	301.33	15.00	15.00	46.54	0.00	874.55	301.47	0.00
71	WP1	939.27	232.14	15.00	15.00	46.54	0.00	939.42	232.28	0.00
72	P2	1030.00	99.00	20.00	20.00	318.01	0.00	1029.20	99.89	0.00
73	WM1	774.00	48.00	20.00	20.00	139.66	0.00	774.29	47.66	0.00
74	P2	106.00	-776.00	20.00	20.00	318.01	0.00	105.20	-775.11	0.00
75	P2	606.00	-325.00	20.00	20.00	318.01	0.00	605.20	-324.11	0.00
76	P3	35.00	-93.00	20.00	20.00	0.00	0.00			
77	P2	-54.00	-96.00	20.00	20.00	180.00	0.00	-54.00	-97.20	0.00
78	P2	-57.00	-277.00	20.00	20.00	0.00	0.00	-57.00	-275.81	0.00
79	P2	26.00	-383.00	20.00	20.00	0.00	0.00	26.00	-381.81	0.00
80	P2	80.00	-267.00	20.00	20.00	270.00	0.00	78.81	-267.00	0.00
81	P1	106.00	-198.00	20.00	20.00	0.00	0.00	106.00	-196.81	0.00
82	P2	-107.00	-186.00	20.00	20.00	90.00	0.00	-105.81	-186.00	0.00
83	WP2	64.35	-719.70	15.00	15.00	133.96	0.00	64.49	-719.84	0.00
84	WP2	212.32	-584.20	15.00	15.00	133.96	0.00	212.47	-584.34	0.00
85	WP2	287.99	-514.71	15.00	15.00	133.96	0.00	288.13	-514.85	0.00
86	WP2	434.98	-380.62	15.00	15.00	133.96	0.00	435.13	-380.76	0.00
87	WP2	508.28	-312.58	15.00	15.00	133.96	0.00	508.43	-312.73	0.00
88	WP2	431.05	-59.77	15.00	15.00	316.67	0.00	430.91	-59.62	0.00
89	WP2	516.51	18.36	15.00	15.00	316.67	0.00	516.37	18.51	0.00
90	WP2	763.41	244.94	15.00	15.00	316.67	0.00	763.27	245.09	0.00
91	WP2	101.98	-21.37	15.00	15.00	180.00	0.00	101.98	-21.57	0.00
92	P2	160.00	-94.00	20.00	20.00	0.00	0.00	160.00	-92.81	0.00
93	P2	141.36	-431.16	20.00	20.00	135.36	0.00	142.20	-432.01	0.00
94	P2	35.34	-528.39	20.00	20.00	135.36	0.00	36.18	-529.24	0.00
95	P2	382.84	-207.08	20.00	20.00	137.96	0.00	383.64	-207.96	0.00
96	P2	284.49	-299.31	20.00	20.00	137.96	0.00	285.29	-300.20	0.00
97	WP1	128.85	-537.17	15.00	15.00	317.58	0.00	128.71	-537.01	0.00
98	WP1	259.55	-417.06	15.00	15.00	318.01	0.00	259.42	-416.91	0.00
99	WP1	380.22	-305.01	15.00	15.00	316.12	0.00	380.08	-304.86	0.00
100	WP1	15.04	-641.73	15.00	15.00	317.58	0.00	14.90	-641.57	0.00
101	WP1	459.45	-233.43	15.00	15.00	316.12	0.00	459.30	-233.28	0.00
102	WP2	137.38	-652.64	15.00	15.00	133.96	0.00	137.53	-652.78	0.00
103	WP2	360.90	-448.00	15.00	15.00	133.96	0.00	361.05	-448.14	0.00
104	WP2	429.26	720.07	15.00	15.00	0.00	0.00	429.26	720.28	0.00
105	WP2	517.74	611.42	15.00	15.00	90.00	0.00	517.95	611.42	0.00
106	WP2	517.74	458.07	15.00	15.00	90.00	0.00	517.95	458.07	0.00
107	WP2	517.74	336.68	15.00	15.00	90.00	0.00	517.95	336.68	0.00
108	WP2	517.74	677.70	15.00	15.00	90.00	0.00	517.95	677.70	0.00
109	WP1	436.07	294.95	15.00	15.00	180.00	0.00	436.07	294.75	0.00
110	P2	454.80	790.14	20.00	20.00	180.00	0.00	454.80	788.94	0.00
111	WP2	599.61	95.18	15.00	15.00	316.67	0.00	599.46	95.33	0.00
112	WP2	681.21	170.21	15.00	15.00	316.67	0.00	681.07	170.36	0.00
113	WP2	837.54	314.29	15.00	15.00	316.67	0.00	837.40	314.44	0.00

DISCLAIMER
This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.
Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.
Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.
As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.
It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

HPA architecture
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Owner:

MARK IV CAPITAL

4450 MacArthur Blvd, 2nd floor
Newport Beach, CA 92660
Tel : 949-509-1444

Project:

1100 WINDING CREEK ROAD

1100 Winding Creek Rd
Roseville, CA 95678

Consultants:

CIVIL	KIMLEY HORN
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	YAMASAKI
FIRE	-
SOILS	-

TITLE
SITE PHOTOMETRIC PLAN

Project Number: 22345
Drawn By: KZ
Date: 07/12/2024

Revision:
1st Planning Submittal 09/12/2024
2nd Planning Submittal 01/22/2025
3rd Planning Submittal 04/04/2025
4th Planning Submittal 05/27/2025

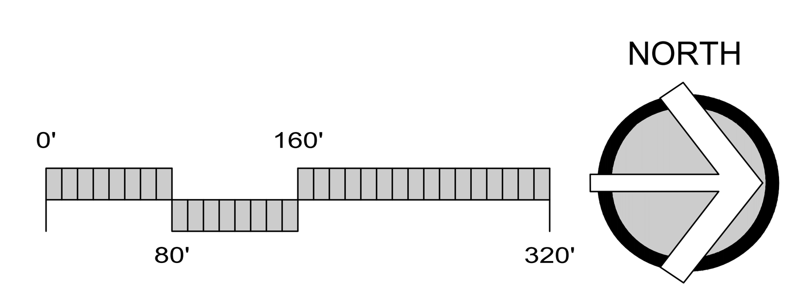
Sheet:
E1.1

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
		Acer rubrum 'October Glory' / October Glory Red Maple
		Cedrus deodara / Deodar Cedar
		Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud
		Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
		Magnolia stellata rubra / Red Star Magnolia
		Pistacia x `Red Push` / Red Push Pistache
		Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
		Prunus cerasifera `Purple Pony` / Dwarf Flowering Plum
		Quercus shumardii / Shumard Oak
		Quercus wislizeni / Interior Live Oak
		Rhaphiolepis x 'Montic' / Majestic Beauty® Indian Hawthorn
		Ulmus parvifolia `True Green` / Chinese Evergreen Elm
		Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova

SEE SHEET L1.7 FOR COMPLETE
PLANT SCHEDULE



YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. &
WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: JMA
Scale: 1"=80'
Date: 8/30/24
File Name: FWC PL

No.	Date	Revision
1	1/22/25	DR COMMENTS
2	4/3/25	DR RESUBMITTAL
3	5/27/25	DR RESUBMITTAL

Seal

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5124
Signature
8/26
Renewal Date
5/27/25
Date
STATE OF CALIFORNIA

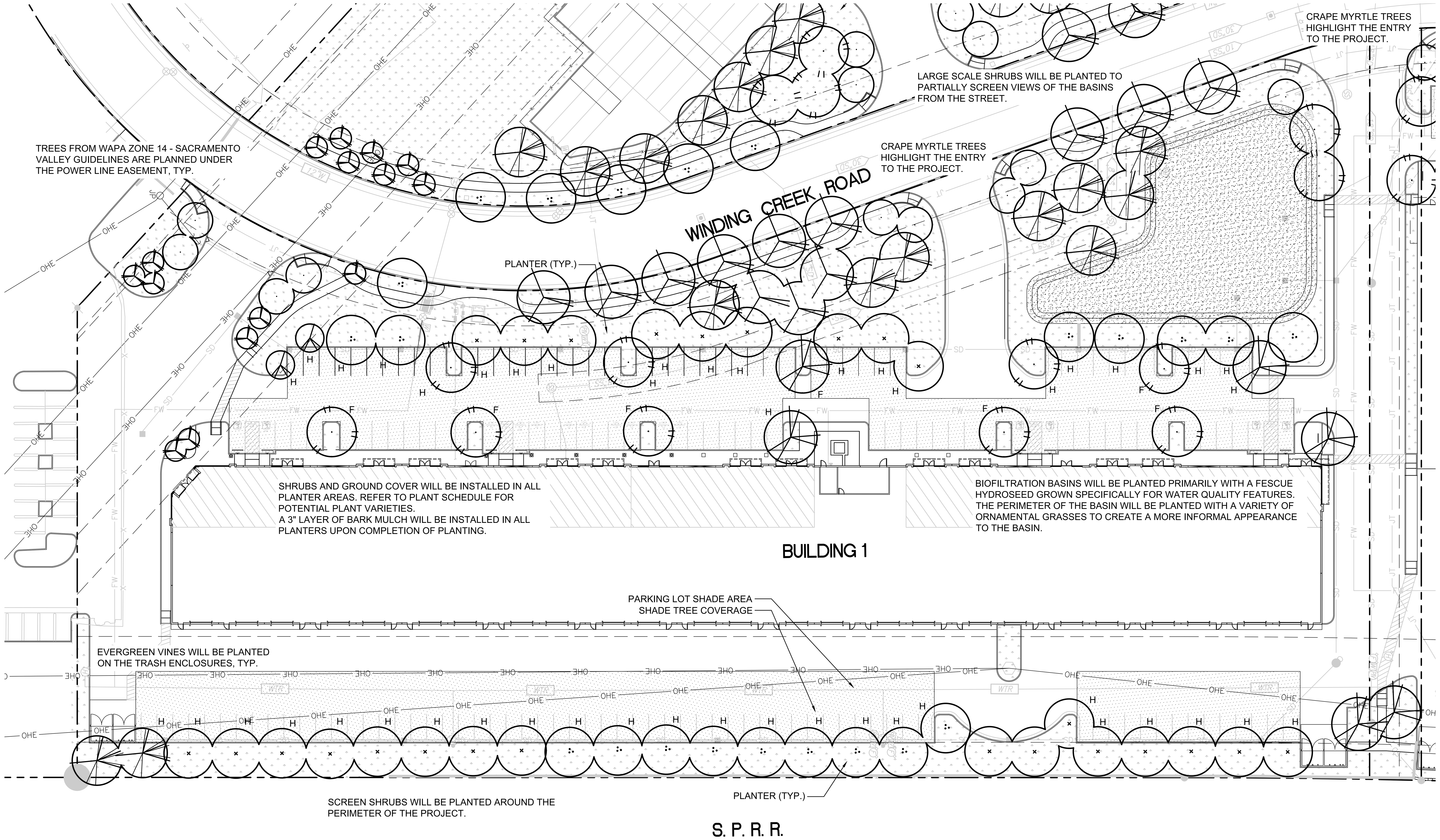
Sheet Title

OVERALL
PLANTING PLAN

Sheet No

L1.1

S:\Projects\Foothills Blvd Winding Creek\DWG's\DD\FWC LP.dwg\L1.1\27 May 2025 3:23 PM by: Theresa Zaro



PLANT SCHEDULE: BUILDING 1

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	12	Acer rubrum 'October Glory' / October Glory Red Maple
	10	Cedrus deodara / Deodar Cedar
	9	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	2	Magnolia stellata rubra / Red Star Magnolia
	11	Pistacia x `Red Push` / Red Push Pistache
	17	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	8	Prunus cerasifera `Purple Pony` / Dwarf Flowering Plum
	6	Ulmus parvifolia `True Green` / Chinese Evergreen Elm
	25	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova

SYMBOL	QTY	BOTANICAL / COMMON NAME
BIOSWALE		
	13,507 sf	Biofiltration Hydroseed / Drought Tolerant Fescue Blend

SEE SHEET L1.7 FOR COMPLETE PLANT SCHEDULE

NORTH

0' 30' 60' 120'

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. & WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: JMA

Scale: 1"=30'

Date: 8/30/24

File Name: FWC LP

No.	Date	Revision
1	1/22/25	DR COMMENTS
2	4/3/25	DR RESUBMITTAL
3	5/27/25	DR RESUBMITTAL

Seal

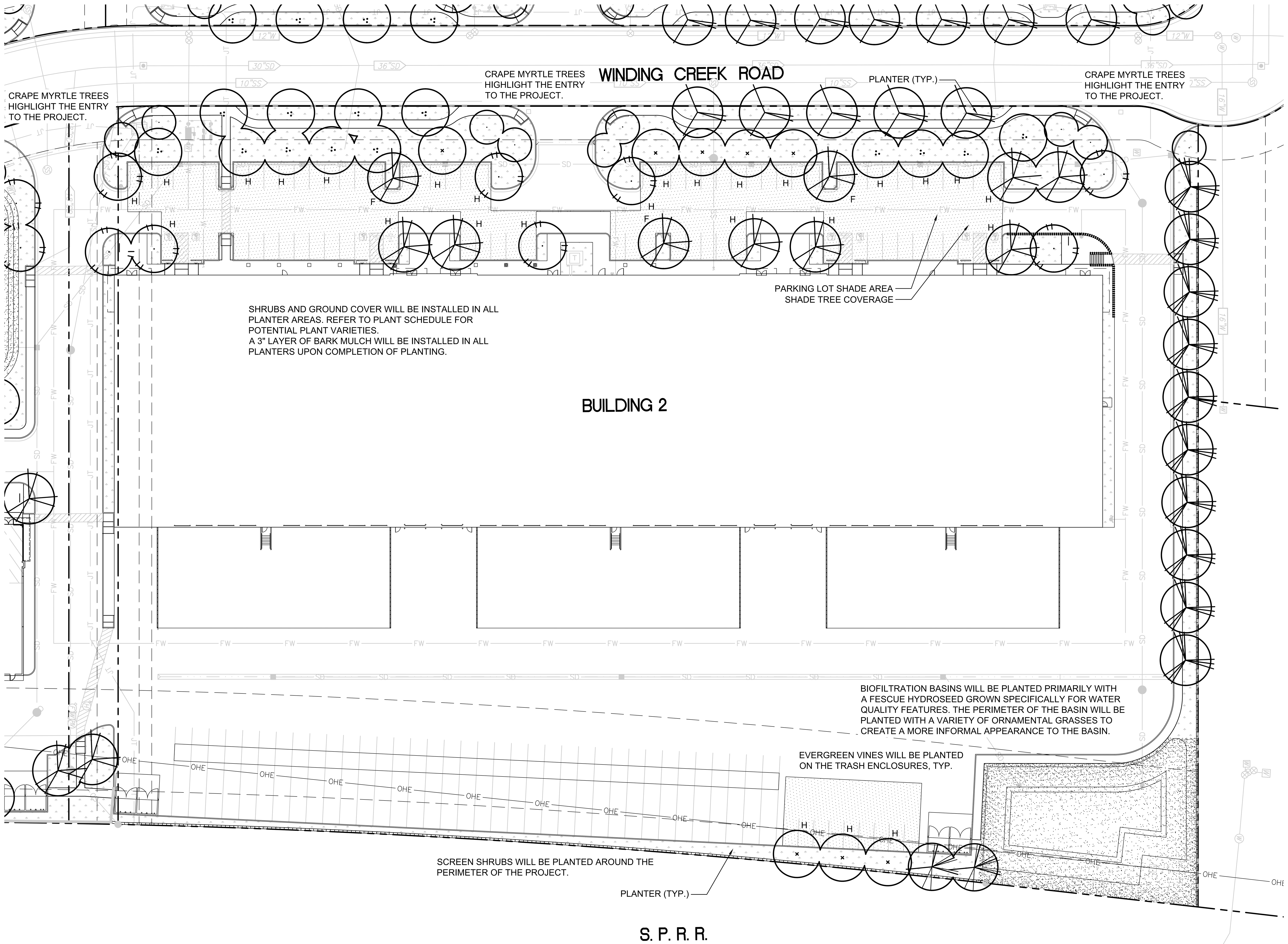
LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5124
Signature
8/26
Renewal Date
5/27/25
Date
STATE OF CALIFORNIA

Sheet Title

BUILDING 1
PLANTING PLAN

Sheet No

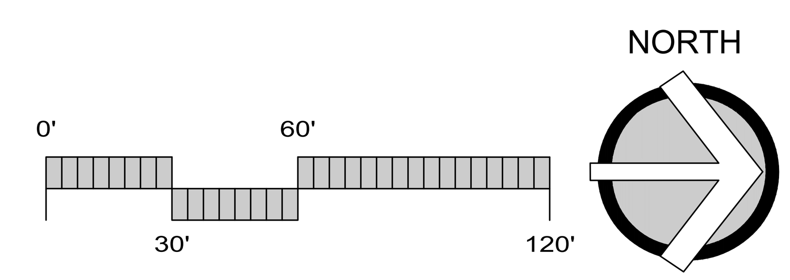
L1.2



PLANT SCHEDULE: BUILDING 2

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	5	Acer rubrum 'October Glory' / October Glory Red Maple
	2	Cedrus deodara / Deodar Cedar
	9	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	8	Pistacia x `Red Push` / Red Push Pistache
	13	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	10	Quercus shumardii / Shumard Oak
	10	Ulmus parvifolia `True Green` / Chinese Evergreen Elm
	8	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova
BIOSWALE		
	10,394 sf	Biofiltration Hydroseed / Drought Tolerant Fescue Blend

SEE SHEET L1.7 FOR COMPLETE PLANT SCHEDULE



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LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. & WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: JMA

Scale: 1"=30'

Date: 8/30/24

File Name: FWC PL

No.	Date	Revision
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3	5/27/25	DR RESUBMITTAL

Seal

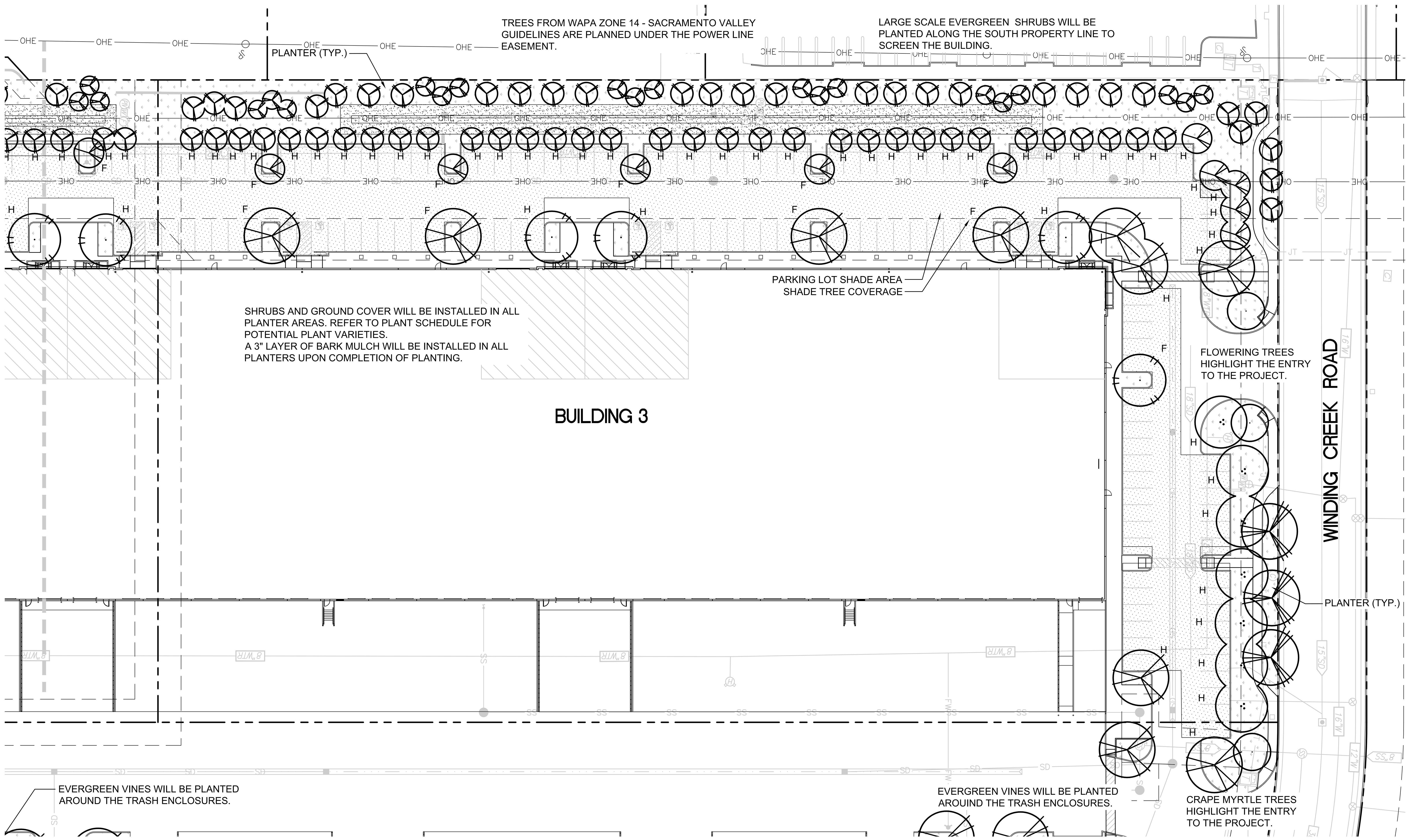
LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5124
Signature
8/26
Renewal Date
5/27/25
Date
STATE OF CALIFORNIA

Sheet Title

BUILDING 2
PLANTING PLAN

Sheet No

L1.3

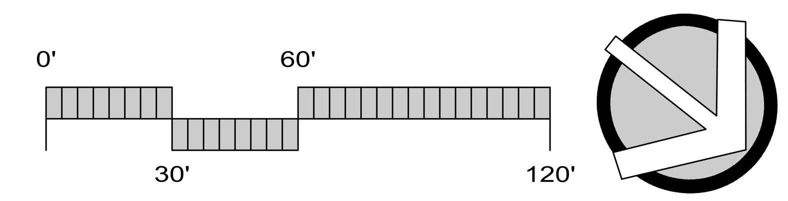


PLANT SCHEDULE: BUILDING 3

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	3	Acer rubrum 'October Glory' / October Glory Red Maple
	15	Cedrus deodara / Deodar Cedar
	9	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	22	Magnolia stellata rubra / Red Star Magnolia
	15	Pistacia x `Red Push` / Red Push Pistache
	17	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	104	Prunus cerasifera `Purple Pony` / Dwarf Flowering Plum
	3	Quercus shumardii / Shumard Oak
	33	Rhaphiolepis x 'Montic' / Majestic Beauty® Indian Hawthorn
	14	Ulmus parvifolia `True Green` / Chinese Evergreen Elm
BIOSWALE		
	11,771 sf	Biofiltration Hydroseed / Drought Tolerant Fescue Blend

SEE SHEET L1.7 FOR COMPLETE PLANT SCHEDULE

NORTH



YAMASAKI
LANDSCAPE ARCHITECTURE

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LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. & WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: JMA
Scale: 1"=30'
Date: 8/30/24
File Name: FWC PL

No.	Date	Revision
1	1/22/25	DR COMMENTS
2	4/3/25	DR RESUBMITTAL
3	5/27/25	DR RESUBMITTAL

Seal

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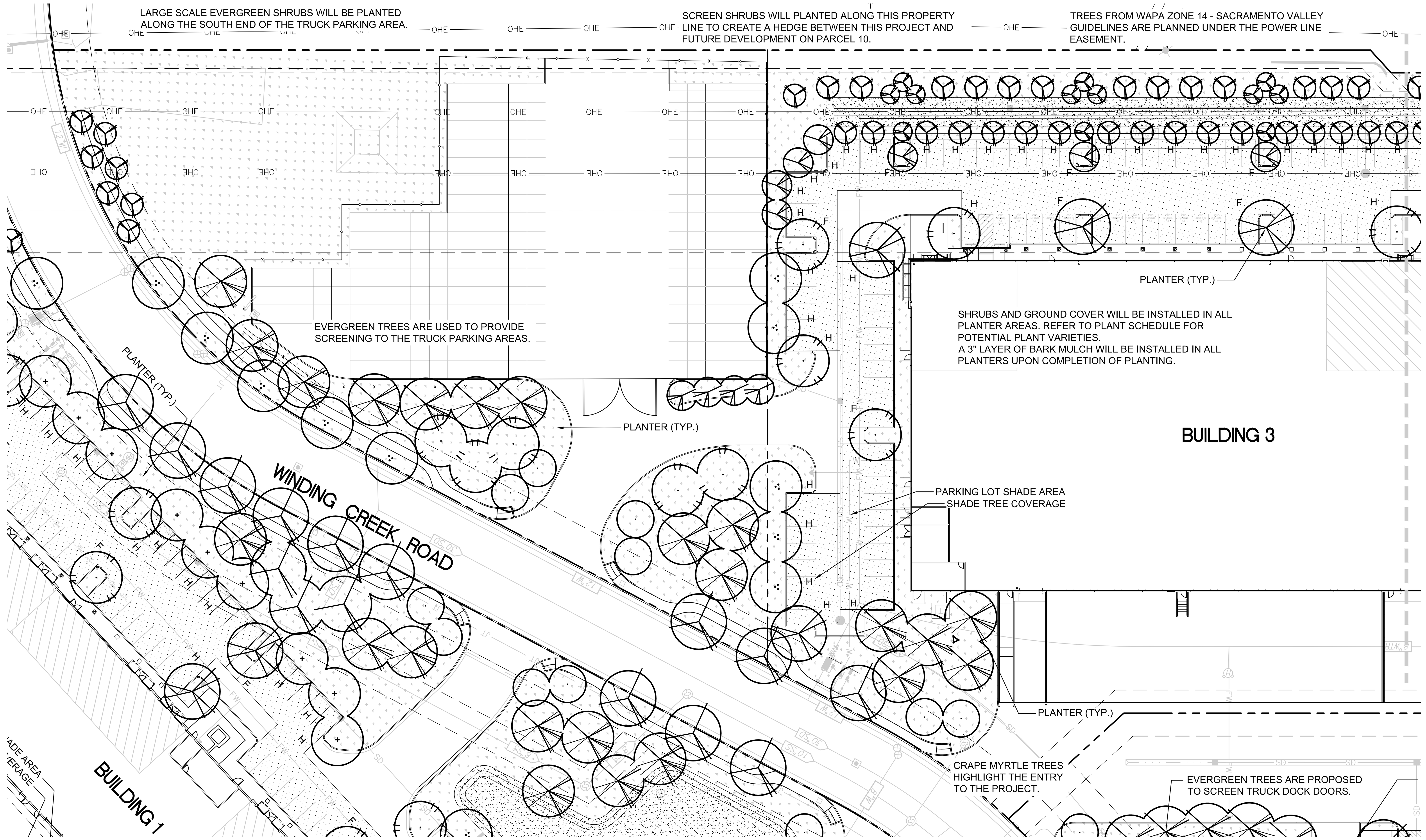
THERESA V. ZARO 5724
8/26
5/27/25
STATE OF CALIFORNIA

Sheet Title

BUILDING 3 NORTH PLANTING PLAN

Sheet No

L1.4



PLANT SCHEDULE: BUILDING 3

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	3	Acer rubrum 'October Glory' / October Glory Red Maple
	15	Cedrus deodara / Deodar Cedar
	9	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	22	Magnolia stellata rubra / Red Star Magnolia
	15	Pistacia x `Red Push` / Red Push Pistache
	17	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	104	Prunus cerasifera `Purple Pony` / Dwarf Flowering Plum
	3	Quercus shumardii / Shumard Oak
	33	Rhaphiolepis x 'Montic' / Majestic Beauty® Indian Hawthorn
	14	Ulmus parvifolia `True Green` / Chinese Evergreen Elm
BIOSWALE		
	11,771 sf	Biofiltration Hydroseed / Drought Tolerant Fescue Blend

SEE SHEET L1.7 FOR COMPLETE PLANT SCHEDULE

0' 30' 60' 120'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

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LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. & WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: JMA
Scale: 1"=30'
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File Name: FWC PL

No.	Date	Revision
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2	4/3/25	DR RESUBMITTAL
3	5/27/25	DR RESUBMITTAL

Seal

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THERESA V. ZARO 5124
Signature
8/26
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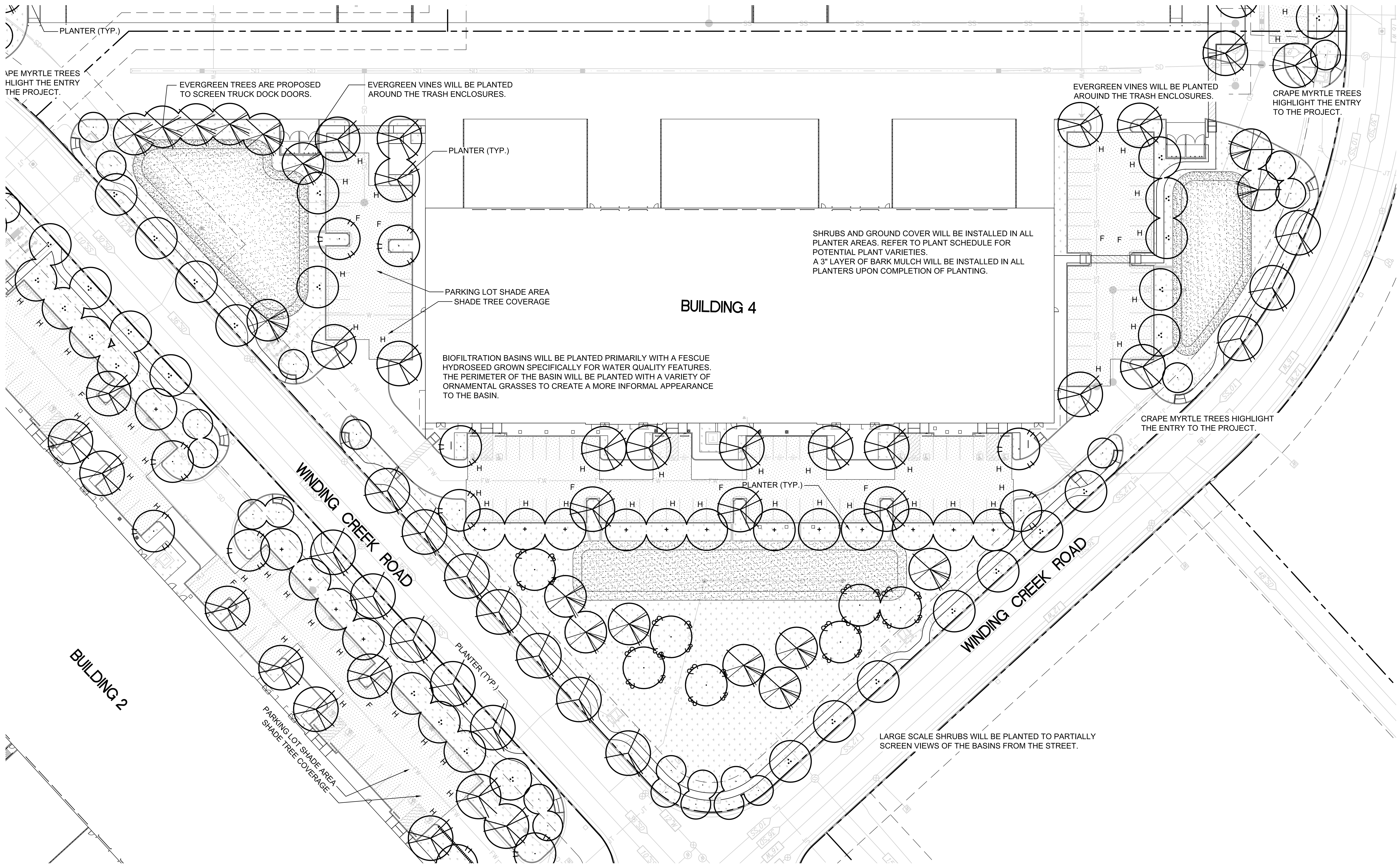
5/27/25
Date
STATE OF CALIFORNIA

Sheet Title

BUILDING 3 SOUTH PLANTING PLAN

Sheet No

L1.5



PLANT SCHEDULE: BUILDING 4

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	10	Acer rubrum 'October Glory' / October Glory Red Maple
	16	Cedrus deodara / Deodar Cedar
	15	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
	6	Pistacia x `Red Push` / Red Push Pistache
	18	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	7	Quercus wislizeni / Interior Live Oak
	17	Ulmus parvifolia `True Green` / Chinese Evergreen Elm
	12	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova
BIOSWALE		
	23,701 sf	Biofiltration Hydroseed / Drought Tolerant Fescue Blend

SEE SHEET L1.7 FOR COMPLETE PLANT SCHEDULE

NORTH

0' 30' 60' 120'

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LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. & WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

Client/Subconsultant

Project Mgr: TVZ
Drawn By: JMA
Scale: 1"=30'
Date: 8/30/24
File Name: FWC PL

No.	Date	Revision
1	1/22/25	DR COMMENTS
2	4/3/25	DR RESUBMITTAL
3	5/27/25	DR RESUBMITTAL

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5/27/25
Date
STATE OF CALIFORNIA

Sheet Title

BUILDING 4
PLANTING PLAN

Sheet No

L1.6

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	NRSP PLANT LIST
TREES						
		Acer rubrum 'October Glory' / October Glory Red Maple	15 gal	50`x30`	MED	
		Cedrus deodara / Deodar Cedar	15 gal	50`x30`	LOW	X
		Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud	15 gal	18`x15`	MED	
		Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20`x20`	LOW	X
		Magnolia stellata rubra / Red Star Magnolia	15 gal	12`x16`	MED	
		Pistacia x `Red Push` / Red Push Pistache	15 gal	35`x30`	LOW	X
		Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40`x30`	MED	X
		Prunus cerasifera `Purple Pony` / Dwarf Flowering Plum	15 gal	12`x12`	MED	X
		Quercus shumardii / Shumard Oak	15 gal	50`x30`	LOW	
		Quercus wislizeni / Interior Live Oak	15 gal	50`x30`	LOW	
		Rhaphiolepis x 'Montic' / Majestic Beauty® Indian Hawthorn	15 gal	12`x10`	LOW	
		Ulmus parvifolia `True Green` / Chinese Evergreen Elm	24" box	40`x35`	LOW	
		Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	15 gal	35`x30`	LOW	

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	
POTENTIAL SHRUBS					
	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal	3`x5`	LOW	X
	Dianella x 'Clarity Blue' / Clarity Blue Dianella	5 gal			X
	Grevillea x `Noellii` / Grevillea	5 gal	5`x5`	LOW	
	Mahonia aquifolium / Oregon Grape	5 gal	3`x4`	LOW	X
	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	5 gal	3`x4`	LOW	
	Nandina domestica `Gulf Stream` / Heavenly Bamboo	5 gal	2`x2`	LOW	
	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	5`x5`	MED	
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry	5 gal	8`x6`	LOW	X
	Rhamnus californica `Eve Case` / California Coffeeberry	5 gal	6`x7`	LOW	X
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn	5 gal	4`x4`	LOW	
	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	6`x6`	LOW	
POTENTIAL GRASSES					
	Muhlenbergia capillaris `Regal Mist` / Muhly	1 gal	3`x3`	LOW	
	Muhlenbergia rigens / Deer Grass	1 gal	4`x4`	LOW	X
POTENTIAL VINES					
	Ficus pumila / Creeping Fig	5 gal	1`x6`	MED	X

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	SPACING
POTENTIAL GROUND COVERS					X
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw	1 gal	2`x6`	LOW	72" o.c.
	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	1`x4`	LOW	36" o.c.
	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 gal	1`x8`	LOW	72" o.c.
	Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster	1 gal	1.5`x6`	LOW	60" o.c.
	Lantana x 'Mone' / Tangerine™ Trailing Lantana	flat			36" o.c.
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	flat			60" o.c.
BIOSWALE					
	Biofiltration Hydroseed / Drought Tolerant Fescue Blend	Hydroseed			

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.

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.

BUILDING 1 PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
CED DEO	962		0		0	1	481		0
MAG RUB	314		0		0	3	471		0
PIS RED	962	6	5,772		0	2	962		0
PLA COL	962		0		0	14	6,734		0
ULM TRU	962	1	962		0	1	481		0
ZEL VIL	962		0		0	24	11,544		0

PARKING LOT AREA (SF)	50,850
SHADE REQUIRED (50%)	25,425
SHADE PROVIDED (SF)	27,407
SHADE PROVIDED	54%

BUILDING 2 PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
PIS RED	962		0		0	5	2,405		0
PLA COL	962		0		0	7	3,367		0
ULM TRU	962	3	2,886		0	6	2,886		0
ZEL SER	962		0		0	8	3,848		0

PARKING LOT AREA (SF)	26,172
SHADE REQUIRED (50%)	13,086
SHADE PROVIDED (SF)	15,392
SHADE PROVIDED	59%

BUILDING 3 PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
PIS CHI	962	3	2,886		0	8	3,848		0
PLA COL	962		0		0	9	4,329		0
MAG RUB	314	9	2,826		0	8	1,256		0
PRU PUR	314		0		0	59	9,263		0
ULM PAR	962	6	5,772		0	6	2,886		0
ZEL SER	962		0		0		0		0

PARKING LOT AREA (SF)	66,600
SHADE REQUIRED (50%)	33,300
SHADE PROVIDED (SF)	33,066
SHADE PROVIDED	50%

BUILDING 4 PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
PIS CHI	962	2	1,924		0	4	1,924		0
PLA COL	962		0		0	7	3,367		0
ULM PAR	962	3	2,886		0	12	5,772		0
ZEL SER	962		0		0	12	5,772		0

PARKING LOT AREA (SF)	33,492
SHADE REQUIRED (50%)	16,746
SHADE PROVIDED (SF)	21,645
SHADE PROVIDED	65%

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LANDSCAPE DEVELOPMENT PLANS

FOOTHILLS BLVD. & WINDING CREEK ROAD

WINDING CREEK ROAD
ROSEVILLE, CA

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Seal

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5124
8/26
5/27/25
STATE OF CALIFORNIA

Sheet Title

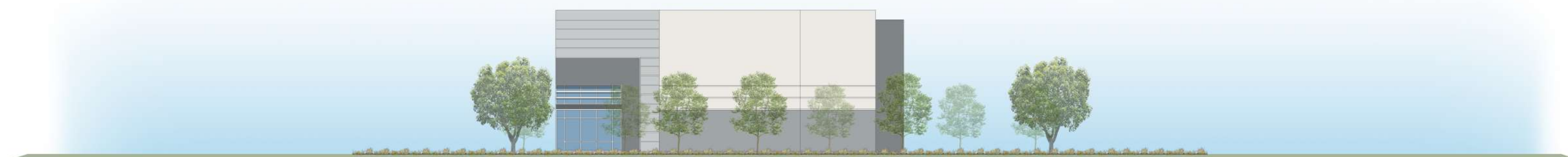
PLANT SCHEDULE, NARRATIVES & CALCS.

Sheet No

L1.7

North Elevation

West Elevation



South Elevation

East Elevation

Conceptual Building Elevations Building 1

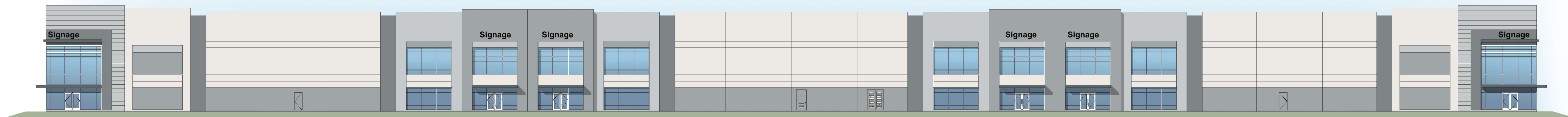
FOOTHILL BLVD. & WINDING CREEK ROAD

City of Roseville CA #22345 | 05.22.2025

HPA architecture SINCE 1980

MARK IV CAPITAL

North Elevation



West Elevation

South Elevation

East Elevation

HPA architecture SINCE 1980

Conceptual Building Elevations Building 2

FOOTHILL BLVD. & WINDING CREEK ROAD

City of Roseville CA #22345 | 04.02. 2025

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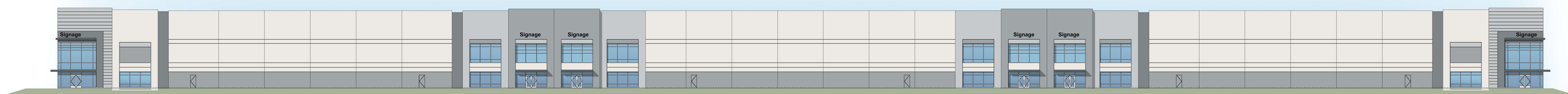
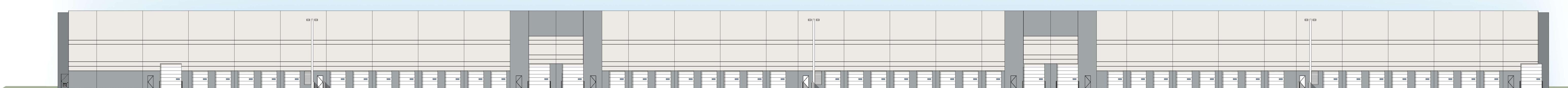
North Elevation



West Elevation

South Elevation



East Elevation

HPA architecture SINCE 1980

Conceptual Building Elevations Building 3

FOOTHILL BLVD. & WINDING CREEK ROAD

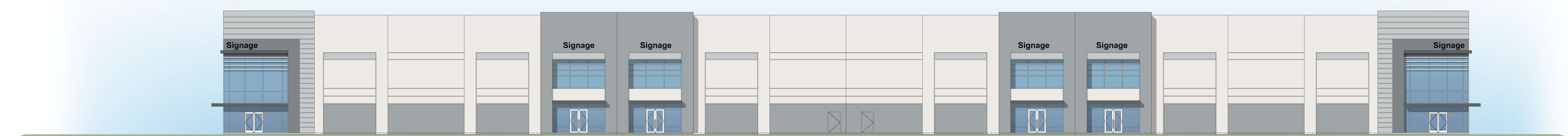
City of Roseville CA #22345 | 04.02. 2025

MARK IV CAPITAL

North Elevation

West Elevation

South Elevation



East Elevation

HPA architecture SINCE 1980

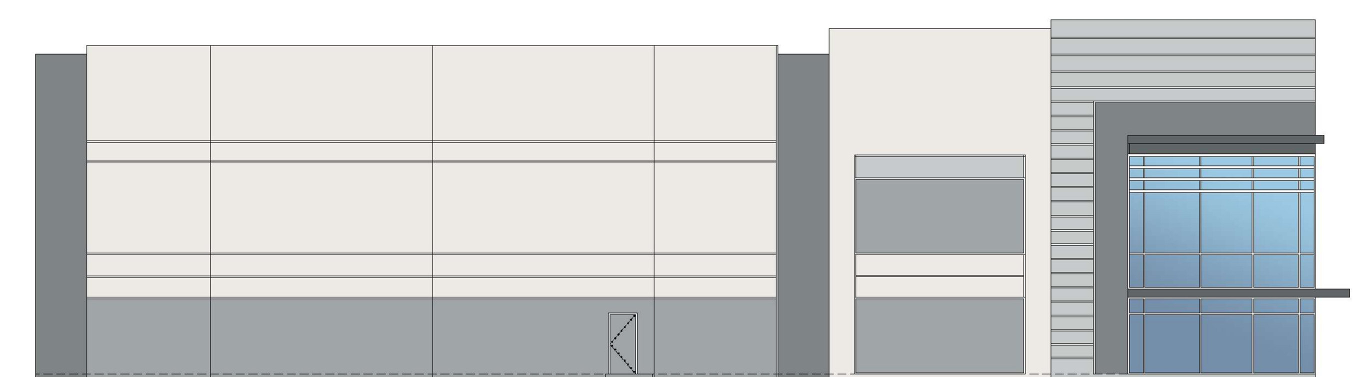
Conceptual Building Elevations Building 4

FOOTHILL BLVD. & WINDING CREEK ROAD

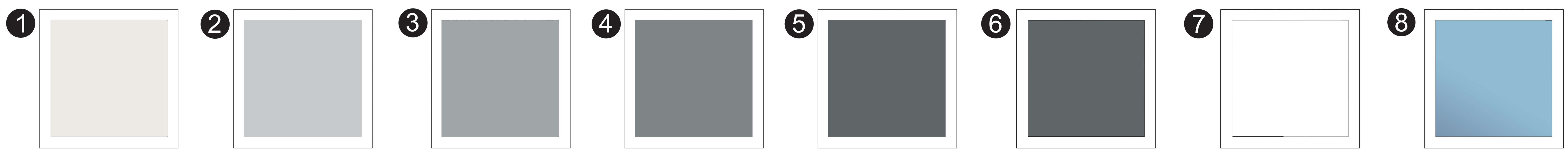
City of Roseville CA #22345 | 04.02. 2025

MARK IV CAPITAL

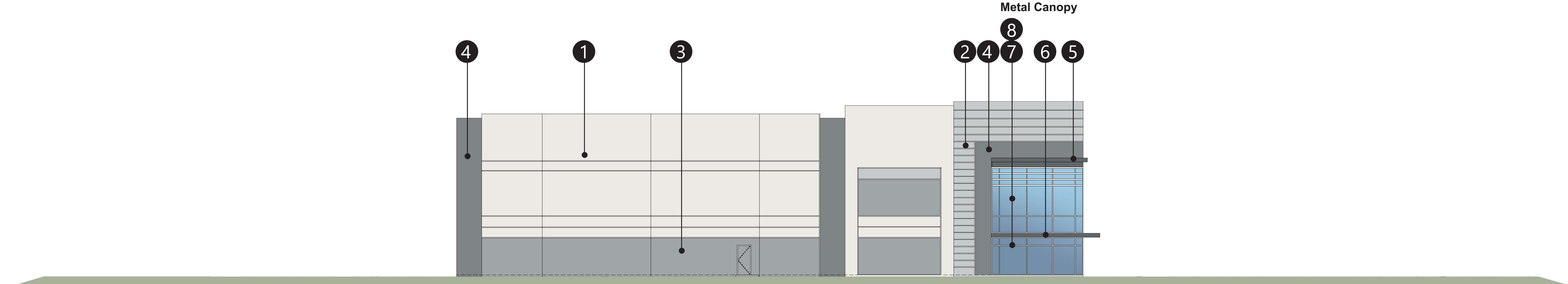
West Elevation-Building 1



North Elevation-Building 2



1	2	3	4	5	6	7	8
Sherwin Williams SW 7004 Snowbound (256-C2)	Sherwin Williams SW 7071 Grey Screen (235-C1)	Sherwin Williams SW 7073 Network Gray (235-C3)	Sherwin Williams SW 7074 Software (235-C5)	Sherwin Williams SW 7075 Web Gray (235-C6)	Sherwin Williams SW 7075 Web Gray (235-C6) Metal Canopy	Clear Anodized Aluminum Mulions	Blue Glazing



Enlarged View of North Elevation-Building 2

City of Roseville CA

Foothill Blvd. & Winding Creek Road

Material Board Building 1 & 2 #22345 | 04.02. 2025

HPA architecture 43 Years

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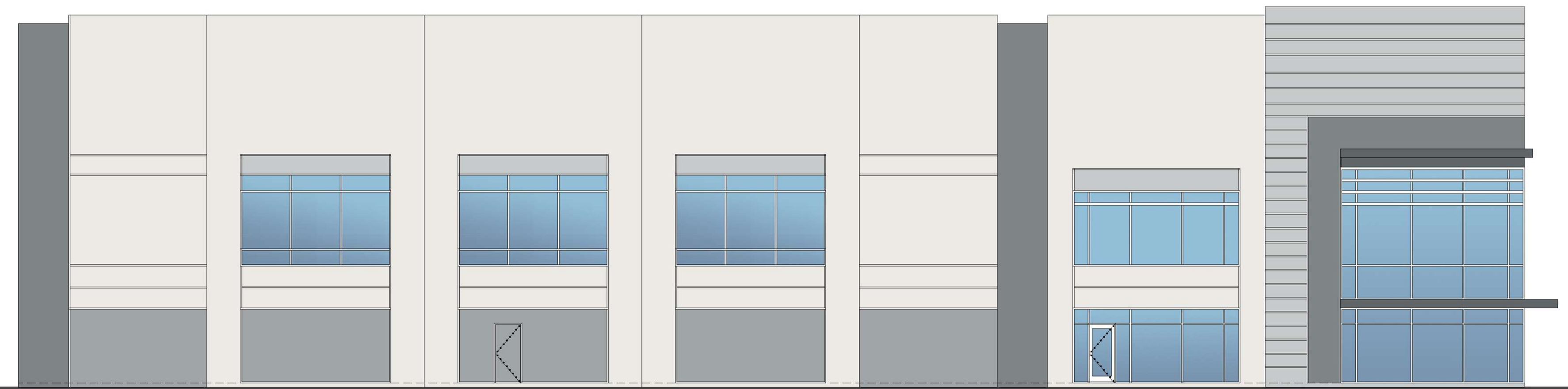
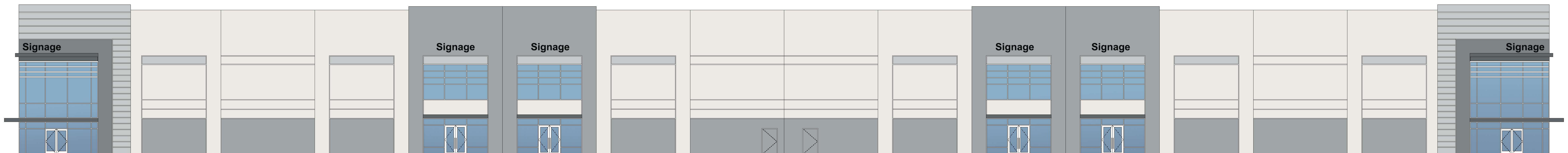
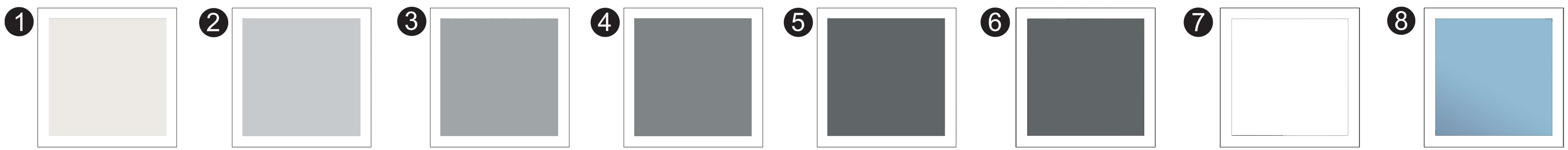


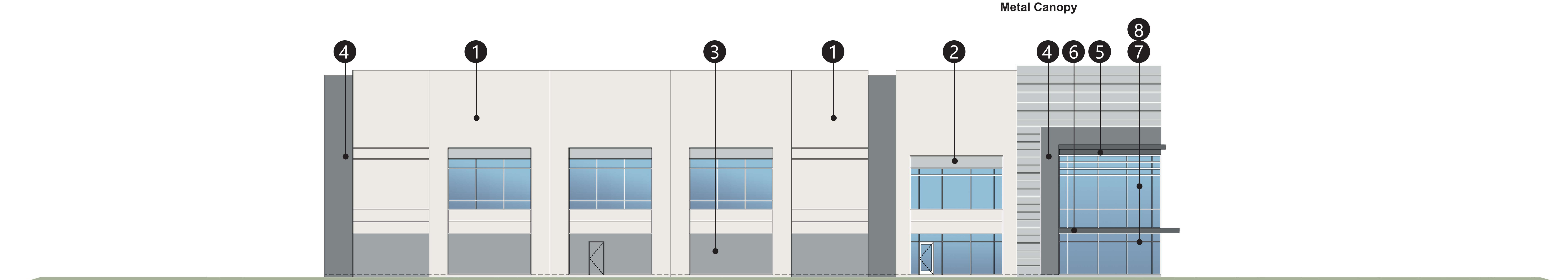
North Elevation-Building 3



East Elevation-Building 4



1. Sherwin Williams SW 7004 Snowbound (256-C2)
2. Sherwin Williams SW 7071 Grey Screen (235-C1)
3. Sherwin Williams SW 7073 Network Gray (235-C3)
4. Sherwin Williams SW 7074 Software (235-C5)
5. Sherwin Williams SW 7075 Web Gray (235-C6)
6. Sherwin Williams SW 7075 Web Gray (235-C6) Metal Canopy
7. Clear Anodized Aluminum Mulions
8. Blue Glazing



Enlarged View of North Elevation-Building 3

HPA architecture 43 Years

City of Roseville CA

Foothill Blvd. & Winding Creek Road

Material Board Building 3 & 4 #22345 | 04.02. 2025

MARK IV CAPITAL

City of Roseville CA

1100 Winding Creek Road

Rendering View from Winding Creek Rd #22345 | 03.24.2025

MARK IV CAPITAL