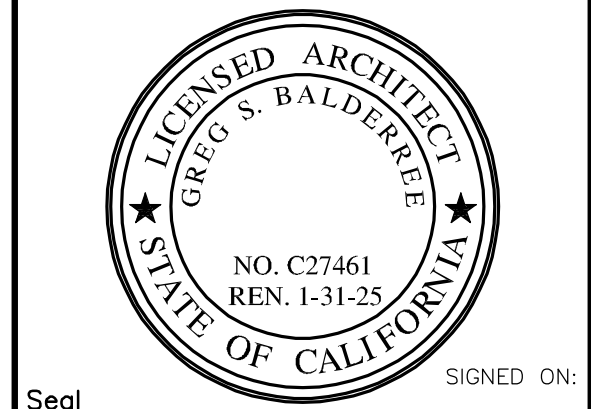


DC EXHIBIT B

GSB ARCHITECTURE
Architecture • Interiors • Planning

Greg S. Baldersee, AIA
Architect / CGBP / LEED AP

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Designed By: GSB
Drawn By: GSB
Checked By: GSB

Consultant

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HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

EXISTING 10375 FAIRWAY DR
PROPOSED 10385 FAIRWAY DR
ROSEVILLE, CA 95678

Project APN: 357-100-001-000

SN Investment Properties, LLC
1121 SW Salmon Street Suite 500
Portland, OR 97205

Mr. Michael Corbett
(510) 918-2700
MichaelC@schnitzerproperties.com
Client / Owner

EXISTING SITE PLAN WITH PROPOSED IMPROVEMENTS

Sheet Title

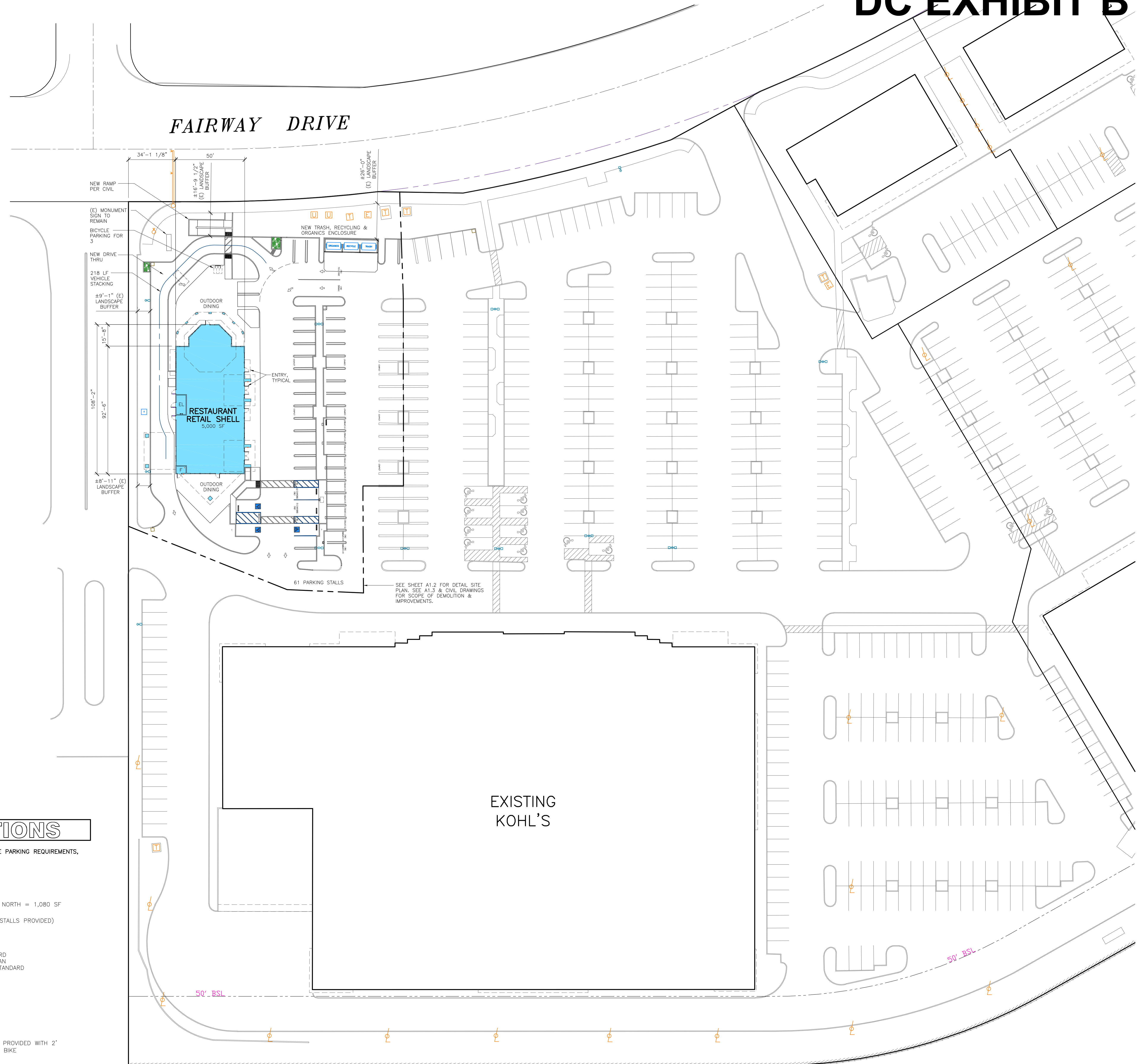
2 AUGUST 2023
PL23-0091 PLAN REVIEW COMMENTS
DATED 15 JUNE 2023.

REVISIONS TO THIS SHEET ARE IN ACCORDANCE WITH THE RESPONSES TO THE ABOVE COMMENTS. NO CHANGES WERE MADE NOT REQUIRED BY THE COMMENTS.

Revisions

Project No. GSB22-07
Date: 3 MAY 2023

A1.1
of



PARKING CALCULATIONS

PARKING PER CITY OF ROSEVILLE ZONING CODE TABLE 19.26.030 OFF-STREET VEHICLE PARKING REQUIREMENTS, CBC TABLE 11B-208.2, CBC TABLE 11B-228.3.2.1, & CGSC TABLE 5.106.5.3.1:

NEW BUILDING VEHICLE PARKING:

RESTAURANT TOTAL GROSS BUILDING FLOOR AREA : 5,000 SF
COVERED OUTDOOR DINING : 495 SF SOUTH + 585 SF NORTH = 1,080 SF
6,080 SF TOTAL / 100 SF PER PARKING STALL = 61 REQUIRED STALLS (61 STALLS PROVIDED)

PROVIDED PARKING STALLS : 38 STANDARD
7 COMPACT
1 ACCESSIBLE - VAN
2 ACCESSIBLE - STANDARD
1 EVSE ACCESSIBLE - VAN
1 EVSE ACCESSIBLE - STANDARD
2 EVSE STANDARD
9 EV CAPABLE

EXISTING PARKING STALLS REMOVED FOR NEW WORK: 67 STALLS

NEW BICYCLE PARKING PER CGSC 5.106.4.1.1:

61 VEHICLE STALLS x 5% = 3 : 3-CAPACITY BICYCLE RACK PROVIDED WITH 2' x 6' MIN CLEAR AREA PER BIKE

EXISTING SITE PLAN WITH PROPOSED IMPROVEMENTS

