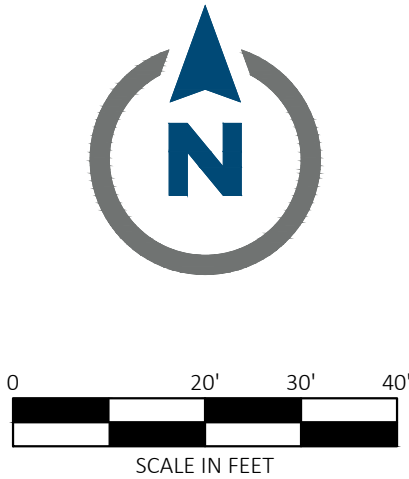


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Know what's below.
Call before you dig.

SITE BENCHMARK

TBM #1

SET MAG NAIL NORTHING: 20493582.42 EASTING: 6767045.73 ELEVATION: 199.897

TBM #2

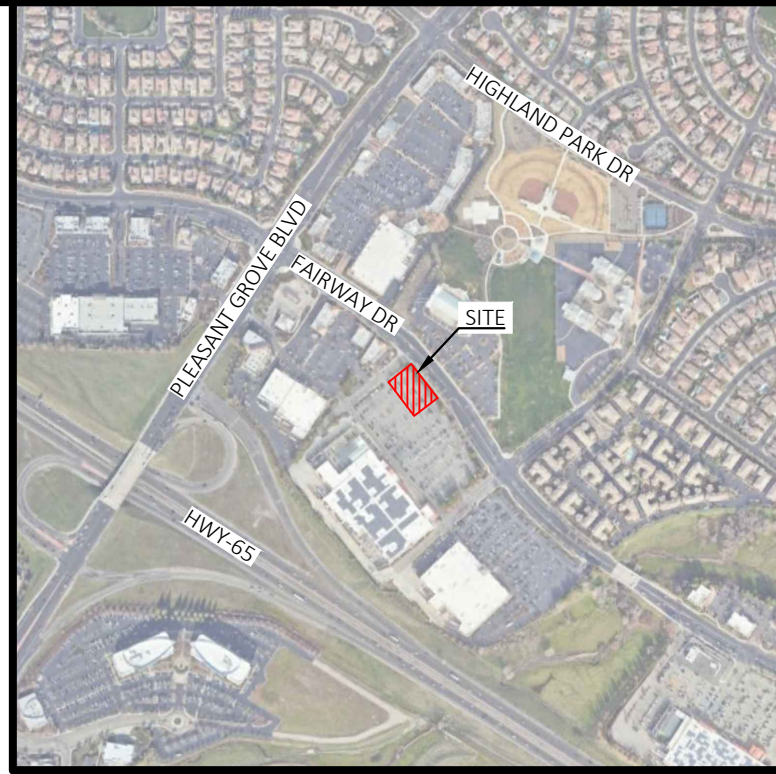
SET MAG NAIL NORTHING: 20493583.68 EASTING: 6767187.20 ELEVATION: 198.75

BASIS OF BEARING

CALIFORNIA COORDINATE SYSTEM (CCSR), CALIFORNIA ZONE 2

VERTICAL DATUM

NAVD88 IN US SURVEY FEET



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- FOUND MONUMENT AS NOTED

○

SET MONUMENT AS NOTED

○

COMPUTED POINT

⊕

TEMPORARY BENCHMARK (TBM)

⊕

FIRE HYDRANT

⊕

WATER VALVE

⊕

FIRE DEPARTMENT CONNECTION

⊕

POST INDICATOR VALVE

⊕

WATER METER

⊕

IRRIGATION CONTROL VALVE

⊕

BACK FLOW PREVENTION

⊕

SANITARY MANHOLE (SMH)

⊕

CLEANOUT

⊕

LIGHT

⊕

ELECTRIC VAULT

⊕

GRATED INLET (GI)

⊕

STORM MANHOLE (DMH)

⊕

CURB INLET (CI)

⊕

TELEPHONE MANHOLE

⊕

FIBER OPTIC VAULT

⊕

CONTINUATION
- (M)

MEASURED/CALCULATED DIMENSION
- (R)

RECORD DIMENSION
- (R1)

RECORD DIMENSION
- PER DOC. NO. 2006-0093820

PARENT PARCEL LINE

PARCEL LINE

EASEMENT LINE

R/W ---

RIGHT-OF-WAY LINE

UNDERGROUND ELECTRIC LINE

GAS

UNDERGROUND GAS LINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND IRRIGATION LINE

UNK

UNDERGROUND UNKNOWN UTILITY LINE

UNDERGROUND STORM DRAIN LINE

SS

UNDERGROUND SANITARY SEWER LINE

MAJOR CONTOUR

MINOR CONTOUR

GENERAL DEMOLITION NOTES

- A.

THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "7BREW STANDARD SITE WORK SPECIFICATIONS".
- B.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- C.

CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D.

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E.

ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- F.

PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.
- G.

ANY WORK TO TAKE PLACE OFF-SITE SHALL BE COORDINATED WITH THE APPROPRIATE PROPERTY OWNER.

DEMOLITION NOTES

- 18A

EXISTING TO BE REMOVED.
- 19A

EXISTING TO REMAIN.
- 51B

LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 51D

PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE



7 BREW
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY NOT
FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	6/5/2026
REVISION	REV-2

DEMOLITION PLAN

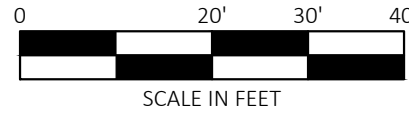
SHEET TITLE
SHEET NUMBER

C1.0

ACREAGE SUMMARY TABLE		
PARCEL	± 21,727 SF (0.50 AC)	
PERVIOUS AREA	± 9,395SF (0.22AC)	
IMPERVIOUS AREA	± 12,332 SF (0.28AC)	
PARKING TABLE		
	SPACES REMOVED	SPACES PROVIDED
STANDARD CAR PARKING	52 SPACES	0 SPACES
ACCESSIBLE PARKING	0 SPACE	1 SPACE
TOTAL CAR PARKING	52	1 SPACES

SITE INFORMATION	
ZONING	CC/SA-HR
BUILDING FOOTPRINT (TOTAL, 2 STRUCTURES)	911 SF
BUILDING HEIGHT	19'-1 7/8"
SETBACKS	
NORTHWEST	30' BUILDING
NORTHEAST	30' BUILDING
SOUTHEAST	5' BUILDING
SOUTHWEST	5' BUILDING

ADJACENT ZONING INFORMATION	
NORTH	CC/SA-HR
SOUTH	CC/SA-HR
EAST	PR
WEST	HIGHWAY 65



NOTE:

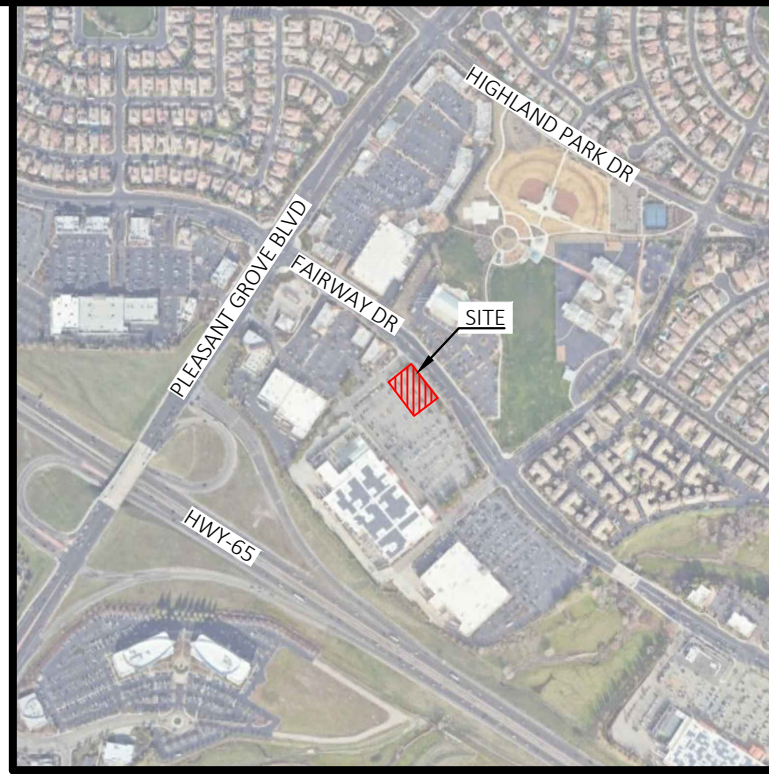
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.

SITE BENCHMARK

TBM #1
SET MAG-NAIL NORTHING: 2049582.42; EASTING: 6767945.73; ELEVATION: 199.89'
TBM #2
SET MAG-NAIL NORTHING: 2049583.68; EASTING: 6767187.20; ELEVATION: 198.73'
BASIS OF BEARING:
CALIFORNIA COORDINATE SYSTEM (CCS), CALIFORNIA ZONE 2
VERTICAL DATUM
NAVD88 IN US SURVEY FEET



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- | | |
|------------------------------|--|
| ● FOUND MONUMENT AS NOTED | (M) MEASURED/CALCULATED DIMENSION |
| ○ SET MONUMENT AS NOTED | (R) RECORD DIMENSION |
| ⊙ COMPUTED POINT | (R1) RECORD DIMENSION |
| ⊕ TEMPORARY BENCHMARK (TBM) | PER DOC. NO. 2006-0093820 |
| ⊕ FIRE HYDRANT | |
| ⊕ WATER VALVE | |
| ⊕ FIRE DEPARTMENT CONNECTION | |
| ⊕ POST INDICATOR VALVE | ----- PARENT PARCEL LINE |
| ⊕ WATER METER | ----- PARCEL LINE |
| ⊕ IRRIGATION CONTROL VALVE | ----- EASEMENT LINE |
| ⊕ BACK FLOW PREVENTION | R/W ----- RIGHT-OF-WAY LINE |
| ⊕ SANITARY MANHOLE (SMH) | ----- UGE ----- UNDERGROUND ELECTRIC LINE |
| ⊕ CLEANOUT | ----- GAS ----- UNDERGROUND GAS LINE |
| ⊕ LIGHT | ----- UGT ----- UNDERGROUND TELEPHONE LINE |
| ⊕ ELECTRIC VAULT | ----- UNK ----- UNDERGROUND IRRIGATION LINE |
| ⊕ GRATED INLET (GI) | ----- UNK ----- UNDERGROUND UNKNOWN UTILITY LINE |
| ⊕ STORM MANHOLE (DMH) | ----- ----- UNDERGROUND STORM DRAIN LINE |
| ⊕ CURB INLET (CI) | ----- SS ----- UNDERGROUND SANITARY SEWER LINE |
| ⊕ TELEPHONE MANHOLE | ----- MAJOR CONTOUR |
| ⊕ FIBER OPTIC VAULT | ----- MINOR CONTOUR |
| ⊕ CONTINUATION | |

PROPOSED LEGEND

- | | |
|-------|---|
| ----- | PROPERTY LINE/RIGHT OF WAY LINE |
| ----- | CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN |
| ● | BUILDING CONTROL POINT |
| # | PROPOSED PARKING SPACES |
| ----- | LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS) |

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADI SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 03A WHEEL CHAIR RAMP IN SIDEWALK
- 03D CONCRETE SIDEWALK
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 12F SIGN BASE
- 70A CITY OF ROSEVILLE - STANDARD TRASH ENCLOSURE (REF ARCH DETAIL FOR FOOTING DESIGN)
- 70B CITY OF ROSEVILLE - TYPE 2 BARRIER CURB (ST-18)
- 70C CITY OF ROSEVILLE - DETECTABLE WARNING (ST-35)

SITE NOTES

- 01B LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
- 08B OVERHEAD CANOPY - (TYP-PER ARCH. PLANS).
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL



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REVISION

NO.	DESCRIPTION	DATE



7 BREW
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY NOT
FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	6/5/2026
REVISION	REV-2

SITE PLAN

SHEET TITLE
SHEET NUMBER

C2.0

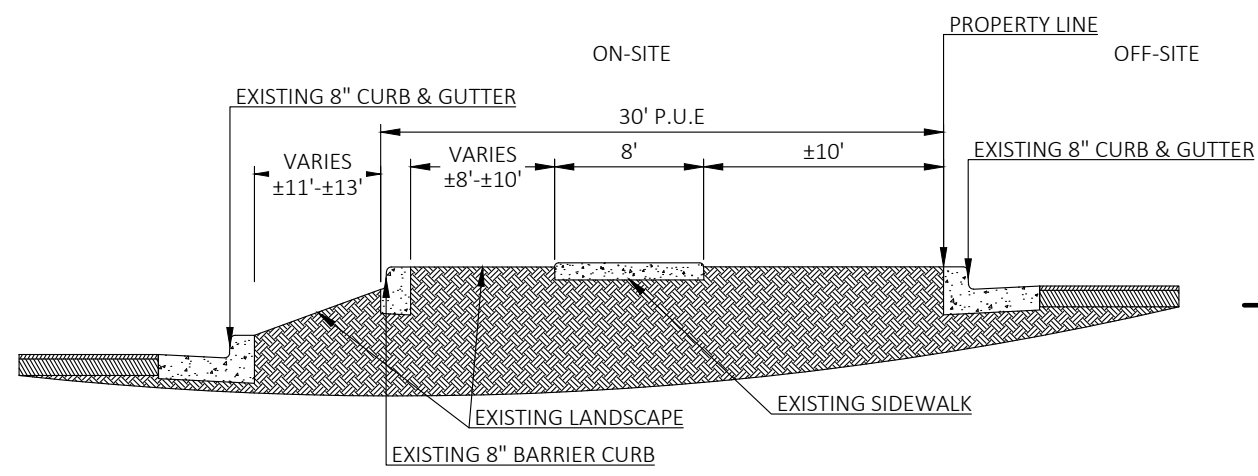
LINE TABLE		
LINE	BEARING	DISTANCE
L1(M)	S 57°16'15" E	9.57'
L1(U)	S 57°50'08" E	9.49'
L2(M)	N 50°24'13" E	35.09'
L3(M)	N 45°23'04" E	24.44'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	1962.00'	177.67'	177.67'	S 44°34'59" E	2°16'06"
C2(M)	1962.00'	176.75'	176.69'	S 40°54'42" E	5°09'42"
C3(M)	1962.00'	221.22'	221.10'	S 35°08'03" E	6°27'37"
C4(M)	2038.00'	259.78'	259.61'	S 35°31'53" E	7°18'12"
C5(R)	2038.00'	259.83'	259.65'	S 35°30'41" E	7°18'17"
C5(M)	39.97'	63.61'	57.11'	S 89°02'39" E	91°10'52"

PORTION OF LOT 46B
BOOK W OF MAPS, PAGE 43
PARCEL ONE
PARENT PARCEL
TOTAL AREA:
634,355 SQ. FEET ±, OR
14.563 ACRES ±
APN: 017-123-068-000

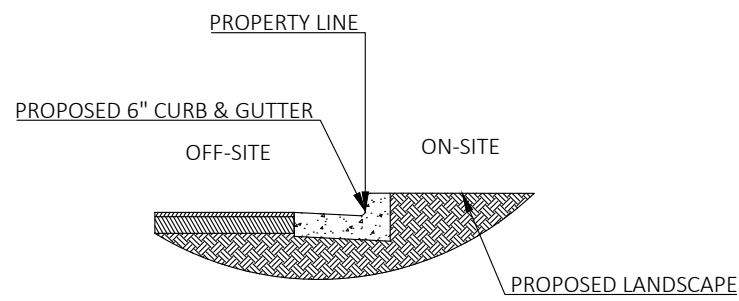
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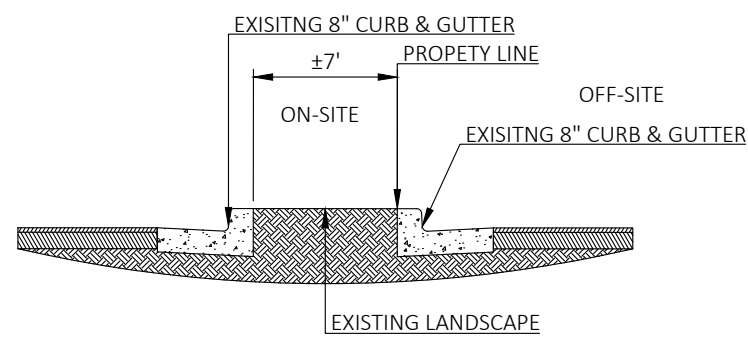
A CROSS SECTION A

NTS



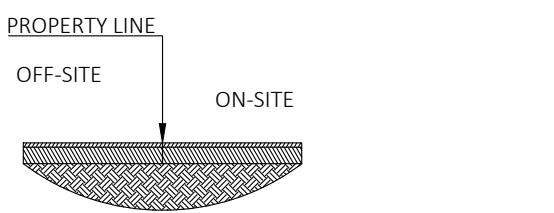
C CROSS SECTION C

NTS



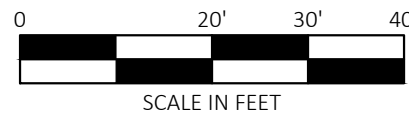
B CROSS SECTION B

NTS



D CROSS SECTION D

NTS

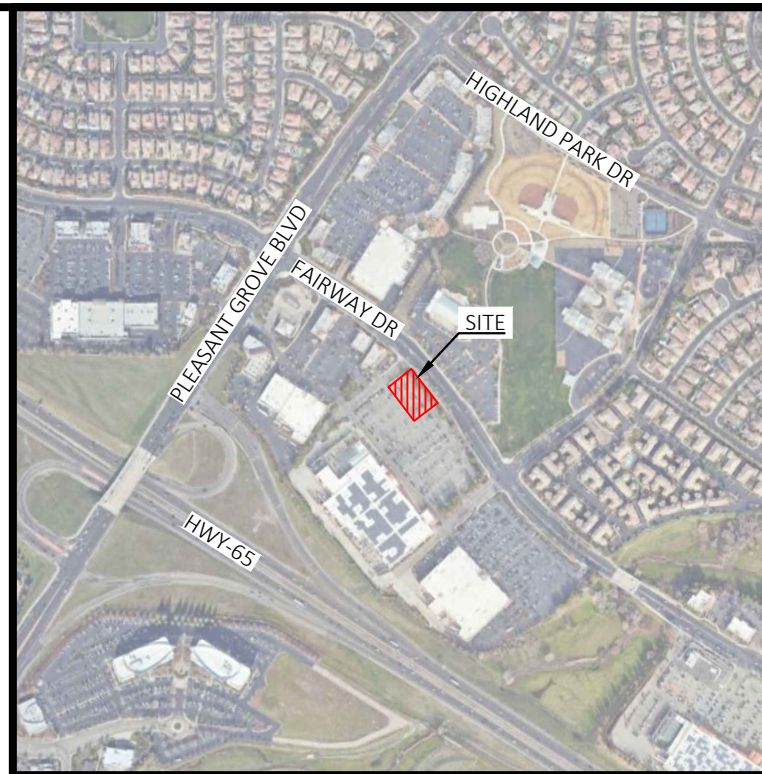


NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- | | |
|------------------------------|-----------------------------------|
| ● FOUND MONUMENT AS NOTED | (M) MEASURED/CALCULATED DIMENSION |
| ○ SET MONUMENT AS NOTED | (R) RECORD DIMENSION |
| ○ COMPUTED POINT | (R1) RECORD DIMENSION |
| ⊕ TEMPORARY BENCHMARK (TBM) | PER DOC. NO. 2006-0093820 |
| ⊕ FIRE HYDRANT | |
| ⊕ WATER VALVE | |
| ⊕ FIRE DEPARTMENT CONNECTION | |
| ⊕ POST INDICATOR VALVE | |
| ⊕ WATER METER | |
| ⊕ IRRIGATION CONTROL VALVE | |
| ⊕ BACK FLOW PREVENTION | |
| ⊕ SANITARY MANHOLE (SMH) | |
| ⊕ CLEANOUT | |
| ⊕ LIGHT | |
| ⊕ ELECTRIC VAULT | |
| ⊕ GRATED INLET (GI) | |
| ⊕ STORM MANHOLE (DMH) | |
| ⊕ CURB INLET (CI) | |
| ⊕ TELEPHONE MANHOLE | |
| ⊕ FIBER OPTIC VAULT | |
| ⊕ CONTINUATION | |
- | |
|------------------------------------|
| — PARENT PARCEL LINE |
| — PARCEL LINE |
| — EASEMENT LINE |
| — RIGHT-OF-WAY LINE |
| — UNDERGROUND ELECTRIC LINE |
| — GAS |
| — UNDERGROUND TELEPHONE LINE |
| — UNDERGROUND IRRIGATION LINE |
| — UNK |
| — UNDERGROUND UNKNOWN UTILITY LINE |
| — UNDERGROUND STORM DRAIN LINE |
| — UNDERGROUND SANITARY SEWER LINE |
| — MAJOR CONTOUR |
| — MINOR CONTOUR |

PROPOSED LEGEND

- | | | |
|--|---------|--|
| — PROPERTY LINE/RIGHT OF WAY LINE | x XX.XX | SPOT ELEVATIONS: |
| — GRADE BREAK (RIDGE) | | TC = TOP OF CURB |
| — SWALE S=0.00XX (GRADIENT AS INDICATED) | | G = GUTTER |
| — XXX | | EG=EXISTING GRADE |
| | | FG = FINISHED GRADE |
| | | FFE = FINISHED FLOOR ELEVATION |
| ⊕ GREASE TRAP (PER SEVEN BREW STANDARDS) | ⊕ | INLET FILTER (SEE C8.2 - DETAIL SHEET 3) |

GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM: RCP, CPP, PP OR HDPE AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPE LOCATED WITHIN THE RIGHT OF WAY SHALL BE RCP. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("n") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITESPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
- PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.
- SOIL TYPE: EXCHEQUER, VERY STONY LOAM, 2 TO 15 PERCENT SLOPES.

GRADING DETAILS

- 73A INLET FILTER PER C8.2 - DETAIL SHEET 3. CONTRACTOR TO FIELD VERIFY GRATE SIZE PRIOR TO ORDERING AND NOTIFY THE CEC.

GRADING NOTES

- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.



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REVISION		
NO.	DESCRIPTION	DATE



7 BREW
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY NOT
FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
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REVISION	REV-2

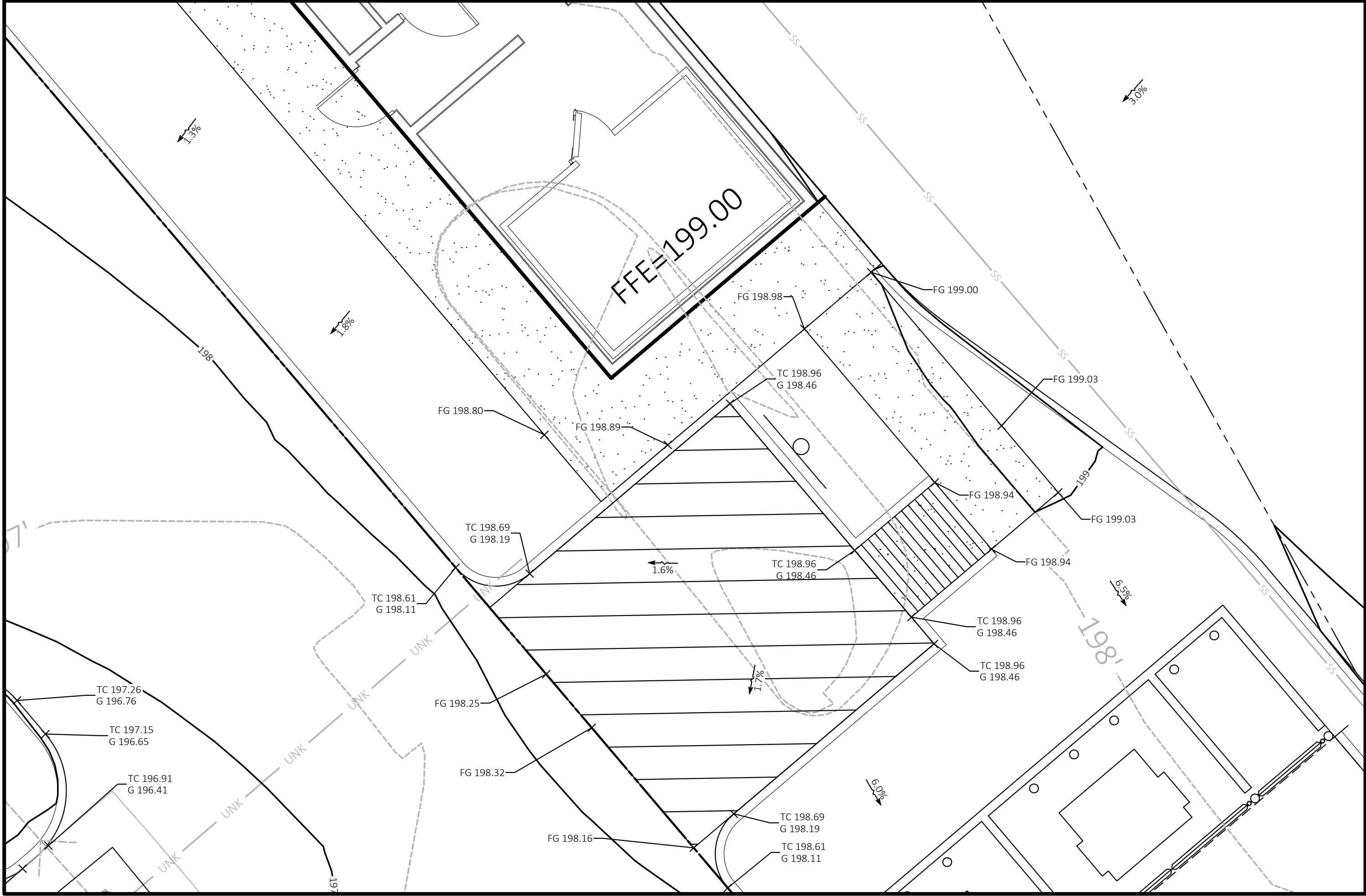
GRADING PLAN I

SHEET TITLE
SHEET NUMBER

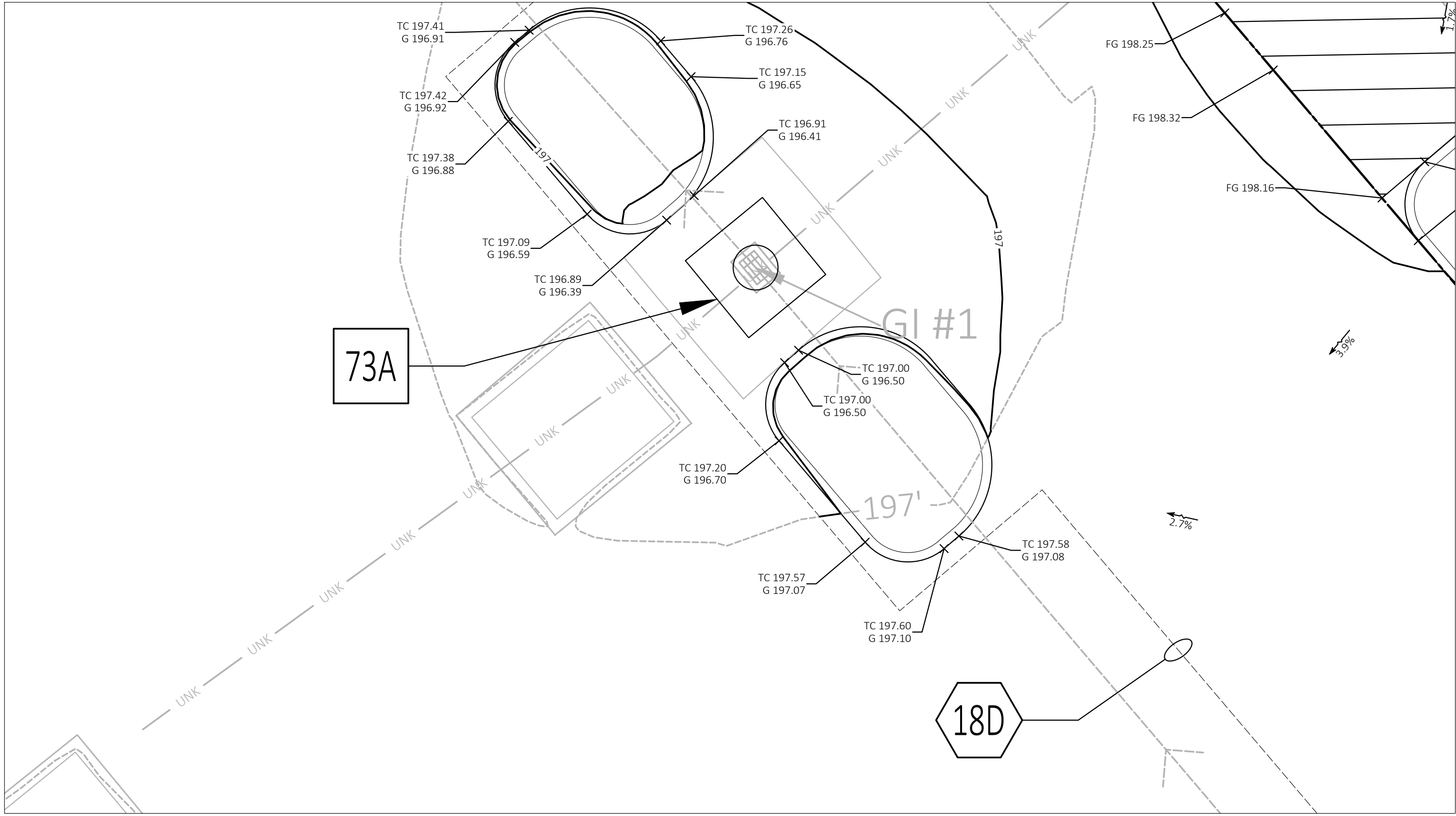
C3.0

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INSET A
SCALE: 1"=5'



INSET B
SCALE: 1"=5'



NOTE:

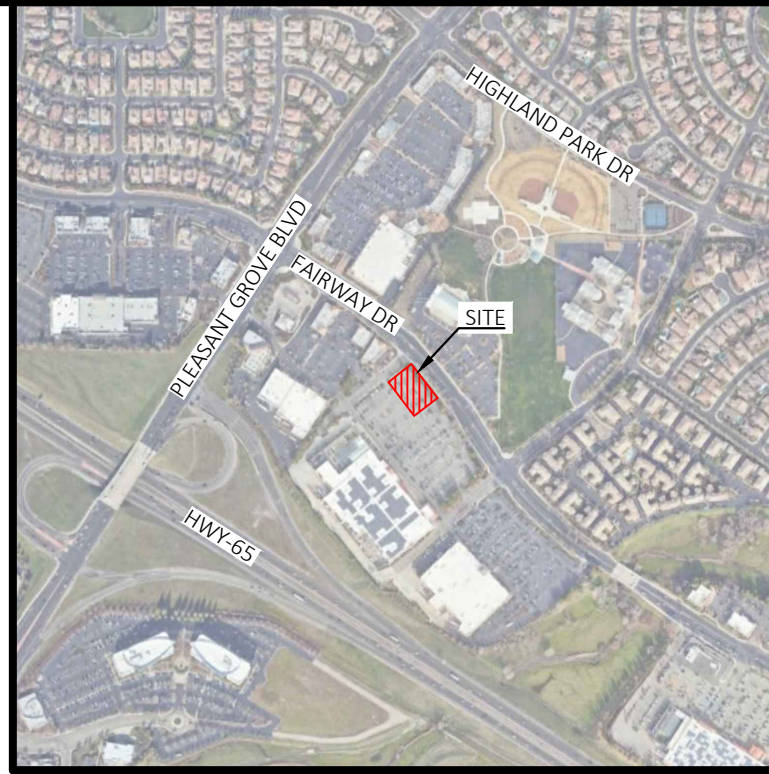
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.

SITE BENCHMARK

TBM #1
SET MAG-NAIL NORTHING: 20495582.42 EASTING: 6767045.73 ELEVATION: 199.897
TBM #2
SET MAG-NAIL NORTHING: 20495334.05 EASTING: 6767187.20 ELEVATION: 198.73
BASIS OF BEARING:
CALIFORNIA COORDINATE SYSTEM (CCS), CALIFORNIA ZONE 2
VERTICAL DATUM
NAVD88 IN US SURVEY FEET



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- | | | | |
|---|----------------------------|------|----------------------------------|
| ● | FOUND MONUMENT AS NOTED | (M) | MEASURED/CALCULATED DIMENSION |
| ○ | SET MONUMENT AS NOTED | (R) | RECORD DIMENSION |
| ○ | COMPUTED POINT | (R1) | RECORD DIMENSION |
| + | TEMPORARY BENCHMARK (TBM) | | PER DOC. NO. 2006-0093820 |
| ⊕ | FIRE HYDRANT | | |
| ⊕ | WATER VALVE | | |
| ⊕ | FIRE DEPARTMENT CONNECTION | | |
| ⊕ | POST INDICATOR VALVE | --- | PARENT PARCEL LINE |
| ⊕ | WATER METER | --- | PARCEL LINE |
| ⊕ | IRRIGATION CONTROL VALVE | --- | EASEMENT LINE |
| ⊕ | BACK FLOW PREVENTION | R/W | RIGHT-OF-WAY LINE |
| ⊕ | SANITARY MANHOLE (SMH) | --- | UNDERGROUND ELECTRIC LINE |
| ⊕ | CLEANOUT | --- | GAS |
| ⊕ | LIGHT | --- | UNDERGROUND TELEPHONE LINE |
| ⊕ | ELECTRIC VAULT | --- | UNDERGROUND IRRIGATION LINE |
| ⊕ | GRATED INLET (GI) | --- | UNDERGROUND UNKNOWN UTILITY LINE |
| ⊕ | STORM MANHOLE (DMH) | --- | UNDERGROUND STORM DRAIN LINE |
| ⊕ | CURB INLET (CI) | --- | UNDERGROUND SANITARY SEWER LINE |
| ⊕ | TELEPHONE MANHOLE | --- | MAJOR CONTOUR |
| ⊕ | FIBER OPTIC VAULT | --- | MINOR CONTOUR |
| ⊕ | CONTINUATION | | |

PROPOSED LEGEND

- | | | | |
|-----|--|---------|---|
| --- | PROPERTY LINE/RIGHT OF WAY LINE | x XX.XX | SPOT ELEVATIONS:
TC = TOP OF CURB
G = GUTTER
FG = FINISHED GRADE
FFE = FINISHED FLOOR ELEVATION |
| --- | GRADE BREAK (RIDGE) | | |
| --- | GRADE BREAK (FLOWLINE) | | |
| --- | CONTOUR ELEVATIONS | | |
| ⊕ | GREASE TRAP (PER SEVEN BREW STANDARDS) | | |

GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM: RCP, CPP, PP OR HDPE AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPE LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE RCP. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITEWORK SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
- PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

GRADING DETAILS

- 73A INLET FILTER PER C8.2 - DETAIL SHEET 3. CONTRACTOR TO FIELD VERIFY GRATE SIZE PRIOR TO ORDERING AND NOTIFY THE CEC.

GRADING NOTES

- 18D MATCH EXISTING PAVEMENT ELEVATIONS.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE



7 BREW
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY NOT
FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	6/5/2026
REVISION	REV-2

GRADING PLAN II

SHEET TITLE
SHEET NUMBER

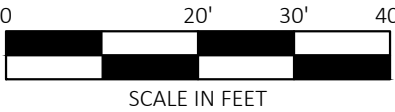
C3.1

GENERAL EROSION NOTES

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- F. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS.

- I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- K. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- MAINTENANCE**
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED.
 2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
 3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 5. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.

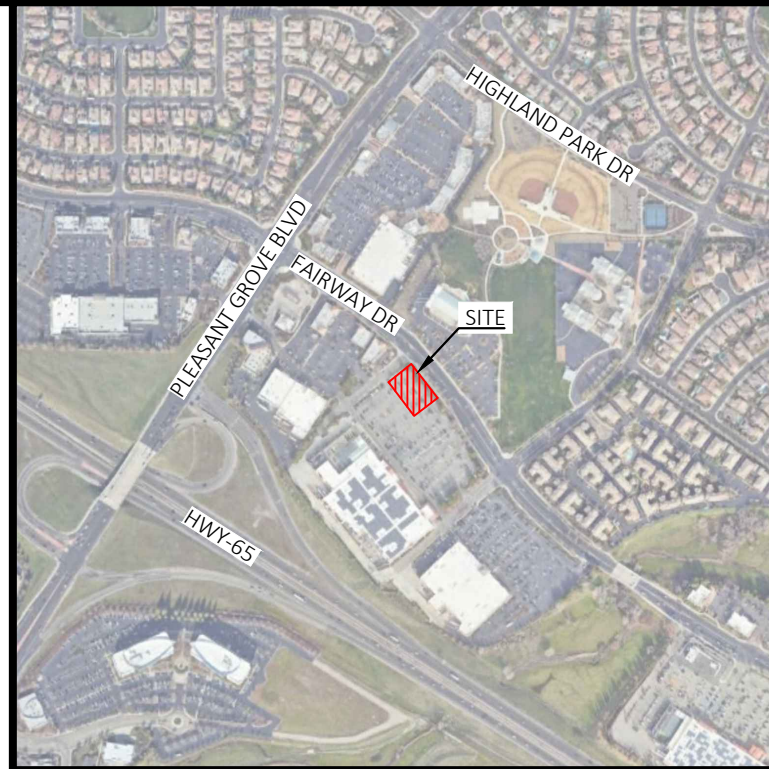


NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- | | |
|------------------------------|--|
| ● FOUND MONUMENT AS NOTED | (M) MEASURED/CALCULATED DIMENSION |
| ○ SET MONUMENT AS NOTED | (R) RECORD DIMENSION |
| ⊙ COMPUTED POINT | (R1) RECORD DIMENSION |
| ⊕ TEMPORARY BENCHMARK (TBM) | PER DOC. NO. 2006-0093820 |
| ⊕ FIRE HYDRANT | |
| ⊕ WATER VALVE | |
| ⊕ FIRE DEPARTMENT CONNECTION | |
| ⊕ POST INDICATOR VALVE | — PARENT PARCEL LINE |
| ⊕ WATER METER | — PARCEL LINE |
| ⊕ IRRIGATION CONTROL VALVE | — EASEMENT LINE |
| ⊕ BACK FLOW PREVENTION | R/W — RIGHT-OF-WAY LINE |
| ⊕ SANITARY MANHOLE (SMH) | — UGE — UNDERGROUND ELECTRIC LINE |
| ⊕ CLEANOUT | — GAS — UNDERGROUND GAS LINE |
| ⊕ LIGHT | — UST — UNDERGROUND TELEPHONE LINE |
| ⊕ ELECTRIC VAULT | — UNK — UNDERGROUND IRRIGATION LINE |
| ⊕ GRATED INLET (GI) | — UNK — UNDERGROUND UNKNOWN UTILITY LINE |
| ⊕ STORM MANHOLE (DMH) | — — UNDERGROUND STORM DRAIN LINE |
| ⊕ CURB INLET (CI) | — SS — UNDERGROUND SANITARY SEWER LINE |
| ⊕ TELEPHONE MANHOLE | — — MAJOR CONTOUR |
| ⊕ FIBER OPTIC VAULT | — — MINOR CONTOUR |
| ~ CONTINUATION | |

PROPOSED LEGEND

- | | |
|-----------------------------------|--------------------|
| — PROPERTY LINE/RIGHT OF WAY LINE | □ CONCRETE WASHOUT |
| — LIMITS OF DISTURBANCE | ⊙ INLET PROTECTION |
| — XXX — CONTOUR ELEVATIONS | — SWP-CI (BIG RED) |
| — GRADE BREAK | |
| — FLOWLINE | |

AREA OF DISTURBANCE = 0.46 ACRES (20,198 S.F.)

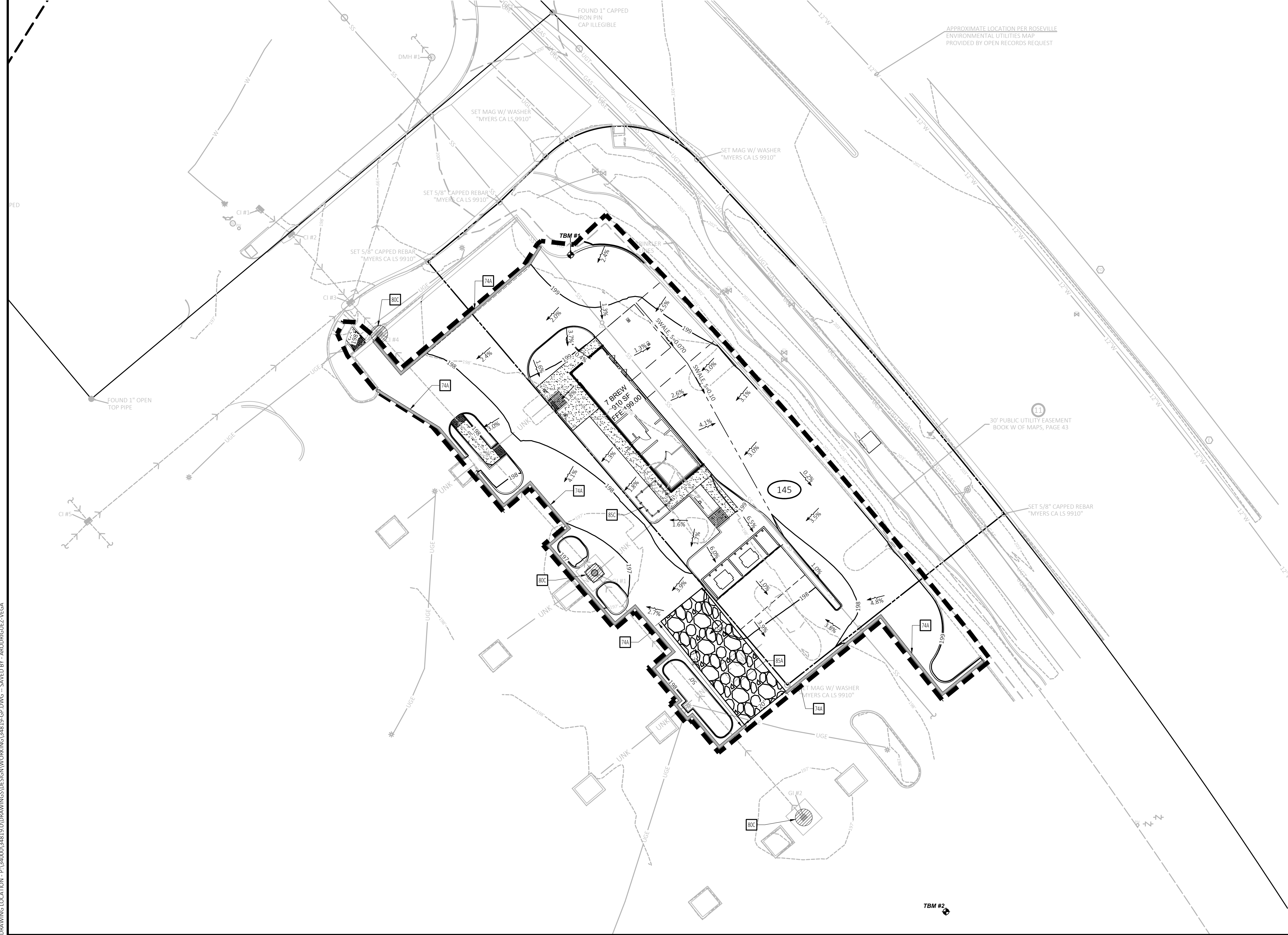
SOIL TYPES

145 EXCHEQUER-ROCK OUTCROP COMPLEX, 2-30% SLOPES

EROSION DETAILS

- 74A BIG RED
80C TEMPORARY GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
85A TEMPORARY STONE CONSTRUCTION ENTRANCE
85C TEMPORARY CONCRETE WASH OUT

- SEQUENCE OF CONSTRUCTION
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. CONSTRUCT BIG RED ON THE SITE.
 4. CLEAR AND GRUB THE SITE.
 5. BEGIN GRADING THE SITE.
 6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 7. TEMPORARILY SEED DENUDED AREAS.
 8. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 9. INSTALL INLET PROTECTION DEVICES.
 10. PREPARE SITE FOR PAVING.
 11. PAVE SITE.
 12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



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REVISION		
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7 BREW
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ROSEVILLE, CALIFORNIA

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PROFESSIONAL OF RECORD	JPD
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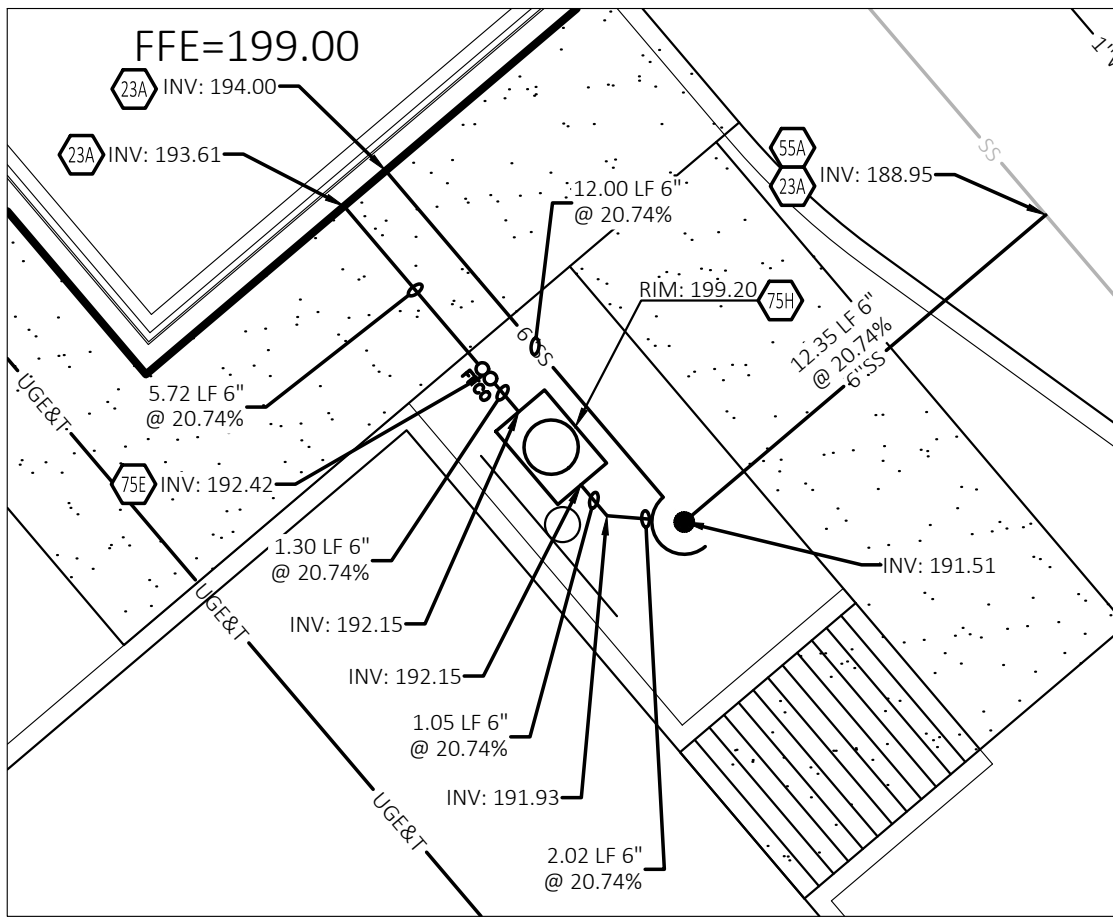
EROSION CONTROL
PLAN

SHEET TITLE
SHEET NUMBER

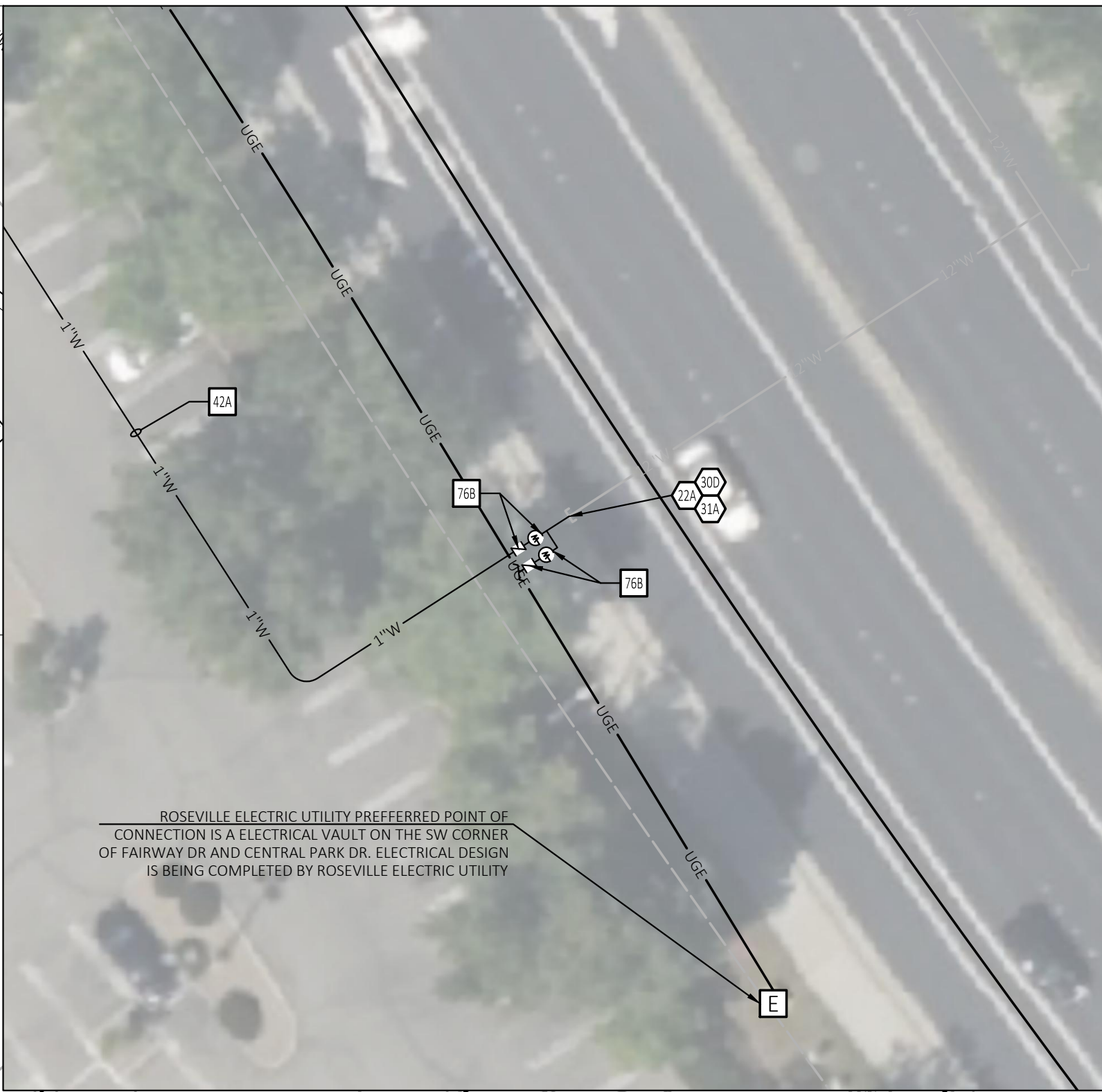
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DRAWING LOCATION: P:\240000\24819\0 DRAWINGS\DESIGN\WORKING\24819-UP.DWG - SAVED BY: ARDORIGUEZ.AGA

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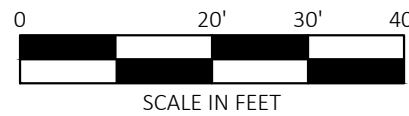


INSET A
SCALE: 1"=5'



INSET B
SCALE: 1"=20'

ROSEVILLE ELECTRIC UTILITY PREFERRED POINT OF CONNECTION IS A ELECTRICAL VAULT ON THE SW CORNER OF FAIRWAY DR AND CENTRAL PARK DR. ELECTRICAL DESIGN IS BEING COMPLETED BY ROSEVILLE ELECTRIC UTILITY



NOTE:

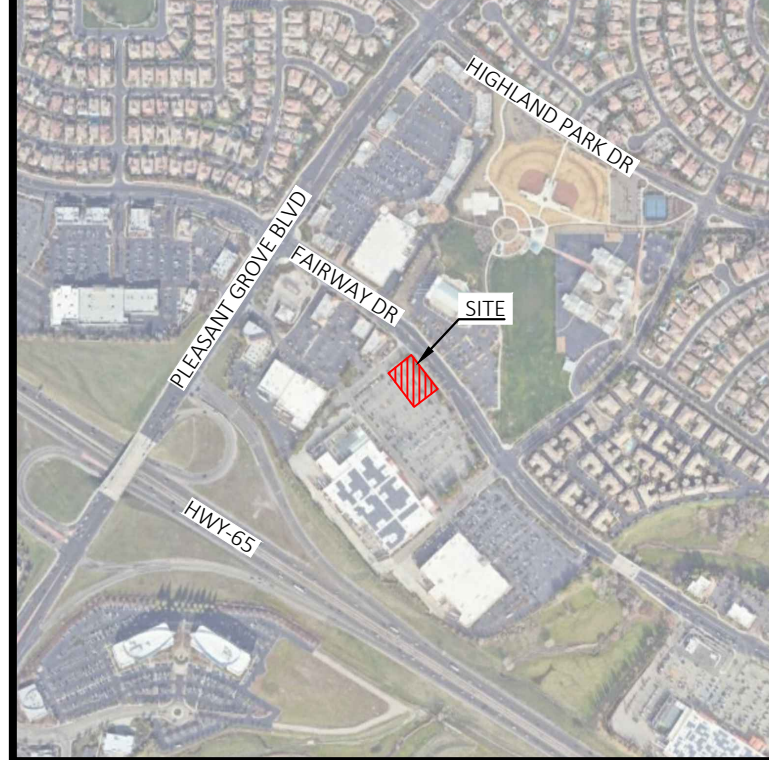
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.

SITE BENCHMARK

TBM #1
SET MAG-NAIL NORTHING: 2049582.42 EASTING: 6767945.73 ELEVATION: 199.897
TBM #2
SET MAG-NAIL NORTHING: 2049583.08 EASTING: 6767947.20 ELEVATION: 198.75
BASIS OF BEARING:
CALIFORNIA COORDINATE SYSTEM (CCSR), CALIFORNIA ZONE 2
VERTICAL DATUM
NAVD88 IN US SURVEY FEET



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- | | | | |
|-----|----------------------------------|------|-------------------------------|
| ● | FOUND MONUMENT AS NOTED | (M) | MEASURED/CALCULATED DIMENSION |
| ○ | SET MONUMENT AS NOTED | (R) | RECORD DIMENSION |
| ○ | COMPUTED POINT | (R1) | RECORD DIMENSION |
| ⊕ | TEMPORARY BENCHMARK (TBM) | | PER DOC. NO. 2006-0093820 |
| ⊕ | FIRE HYDRANT | | |
| ⊕ | WATER VALVE | | |
| ⊕ | FIRE DEPARTMENT CONNECTION | | |
| ⊕ | POST INDICATOR VALVE | | |
| ⊕ | WATER METER | | |
| ⊕ | IRRIGATION CONTROL VALVE | | |
| ⊕ | BACK FLOW PREVENTION | | |
| ⊕ | SANITARY MANHOLE (SMH) | | |
| ⊕ | CLEANOUT | | |
| ⊕ | LIGHT | | |
| ⊕ | ELECTRIC VAULT | | |
| ⊕ | GRATED INLET (GI) | | |
| ⊕ | STORM MANHOLE (DMH) | | |
| ⊕ | CURB INLET (CI) | | |
| ⊕ | TELEPHONE MANHOLE | | |
| ⊕ | FIBER OPTIC VAULT | | |
| ⊕ | CONTINUATION | | |
| --- | PARENT PARCEL LINE | | |
| --- | PARCEL LINE | | |
| --- | EASEMENT LINE | | |
| --- | RIGHT-OF-WAY LINE | | |
| --- | UNDERGROUND ELECTRIC LINE | | |
| --- | UNDERGROUND GAS LINE | | |
| --- | UNDERGROUND TELEPHONE LINE | | |
| --- | UNDERGROUND IRRIGATION LINE | | |
| --- | UNDERGROUND UNKNOWN UTILITY LINE | | |
| --- | UNDERGROUND STORM DRAIN LINE | | |
| --- | UNDERGROUND SANITARY SEWER LINE | | |
| --- | MAJOR CONTOUR | | |
| --- | MINOR CONTOUR | | |

PROPOSED LEGEND

- | | | | |
|-----|--|--|--|
| --- | PROPERTY LINE/RIGHT OF WAY LINE | | |
| --- | STORM DRAIN | | |
| --- | UNDERGROUND ELECTRIC SERVICE | | |
| --- | UNDERGROUND TELEPHONE SERVICE | | |
| --- | SANITARY SEWER SERVICE | | |
| --- | WATER SERVICE | | |
| ⊕ | GREASE TRAP (PER SEVEN BREW STANDARDS) | | |

GENERAL UTILITY NOTES

- A. ALL WATER LINES SHALL BE TYPE K WITH 18" MIN. COVER.
- B. ALL SANITARY SEWER LINES SHALL BE VCP WITH 3' MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.
- H. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

UTILITY DETAILS

- 42A WATER LINE TRENCHING AND BEDDING
42B SANITARY SEWER TRENCHING AND BEDDING
76A CITY OF ROSEVILLE - SEWER CLEANOUT
76B CITY OF ROSEVILLE - COMMERCIAL WATER SERVICE
79A POP-UP DRAIN EMMITTER

UTILITY NOTES

- 22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
- 23A POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
- 24A POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).
- 24D PROPOSED ELECTRIC TRANSFORMER.
- 26A POINT OF CONNECTION FOR UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS).
- 30D VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.
- 31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- 55A CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SANITARY SEWER SERVICE. IF DEPTH IS NOT ADEQUATE FOR CONNECTION OF NEW LINE CONTACT CEI ENGINEERING ASSOCIATES WITH INFORMATION FOR EVALUATION OF ALTERNATIVES.
- 75E TWO-WAY CLEANOUT
- 75F PUMPED STORMWATER DISCHARGE. SEE ARCHITECTURAL PLANS FOR PUMP AND PIPE SIZE DETAILS.
- 75H GREASE INTERCEPTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 76C CONTRACTOR TO FIELD VERIFY THE EXISTENCE OF UNKNOWN UTILITIES.



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PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
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CEI PROJECT NUMBER	34819
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REVISION	REV-2

UTILITY PLAN

SHEET TITLE
SHEET NUMBER

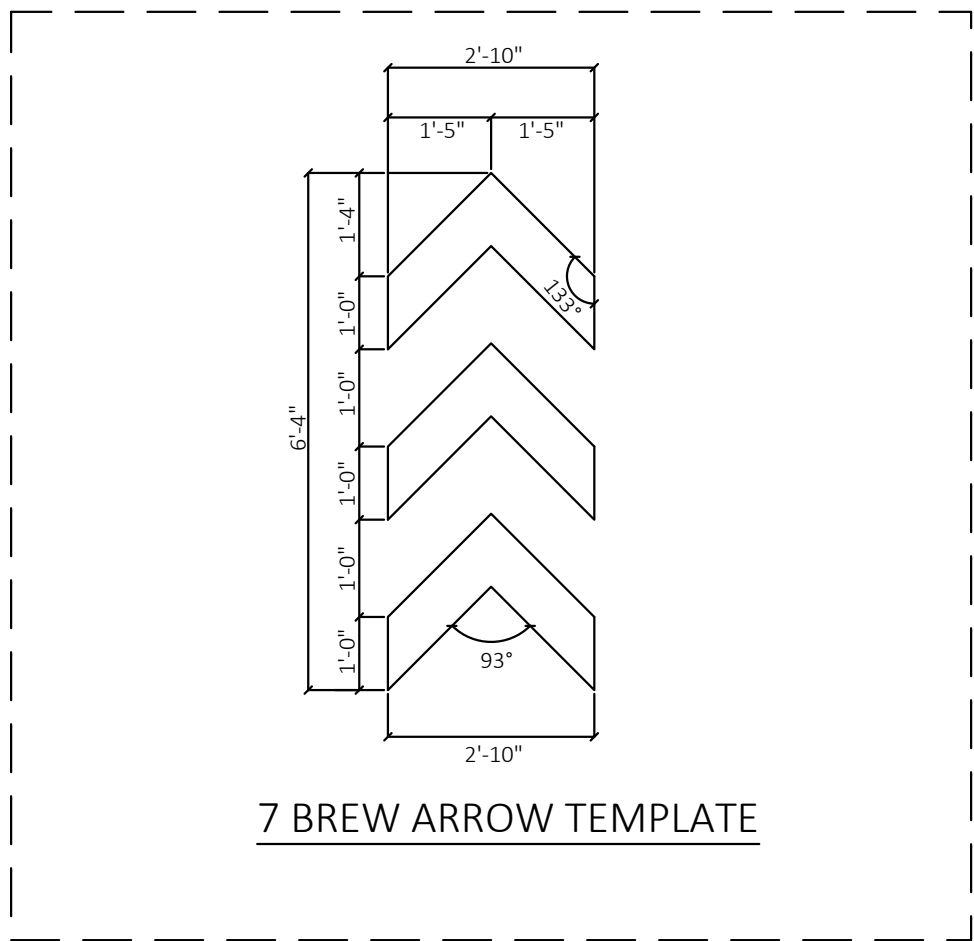
C5.0

PAVING DETAILS

03D	CONCRETE SIDEWALK.
08A	STANDARD DUTY ASPHALT PAVING.
08C	HEAVY DUTY CONCRETE PAVING.

PAVING NOTES

- 12D 4 INCH WIDE PAINTED BLUE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 70B 4S" STRIPING
- 70E WHITE 48" TALL "DO NOT ENTER" STRIPING AND STOP BAR



NOTE:

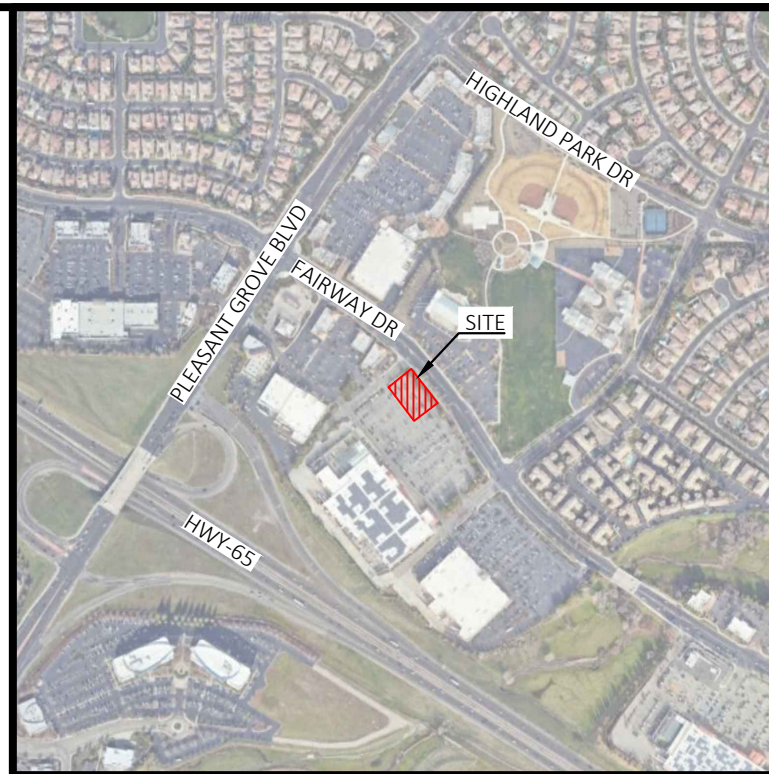
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SITE BENCHMARK

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TBM #2
SET MAG-NAIL NORTHING: 20495583.68 EASTING: 6767187.20 ELEVATION: 198.75
BASIS OF BEARING:
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VERTICAL DATUM
NAVD88 IN US SURVEY FEET



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- | | | | |
|---|----------------------------|--------|----------------------------------|
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| ⊕ | WATER METER | --- | PARCEL LINE |
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| ⊕ | BACK FLOW PREVENTION | R/W | RIGHT-OF-WAY LINE |
| ⊕ | SANITARY MANHOLE (SMH) | ------ | UNDERGROUND ELECTRIC LINE |
| ⊕ | CLEANOUT | ------ | UNDERGROUND GAS LINE |
| ⊕ | LIGHT | ------ | UNDERGROUND TELEPHONE LINE |
| ⊕ | ELECTRIC VAULT | ------ | UNDERGROUND IRRIGATION LINE |
| ⊕ | GRATED INLET (GI) | ------ | UNDERGROUND UNKNOWN UTILITY LINE |
| ⊕ | STORM MANHOLE (DMH) | ------ | UNDERGROUND STORM DRAIN LINE |
| ⊕ | CURB INLET (CI) | ------ | UNDERGROUND SANITARY SEWER LINE |
| ⊕ | TELEPHONE MANHOLE | ------ | MAJOR CONTOUR |
| ⊕ | FIBER OPTIC VAULT | ------ | MINOR CONTOUR |
| ⊕ | CONTINUATION | | |

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.

STRIPING PAINT COLORS

WHITE	PMS 000C C: 0%, M: 0%, Y: 0%, K: 0% R: 255, G: 255, B: 255 HEX: FFFFFFFF
BLUE	PMS 299 C: 100%, M: 63%, Y: 0%, K: 35% R: 0, G: 61, B: 165 HEX: 003DA5
RED	PMS 202 C: 29.54%, M: 95.11%, Y: 74.72%, K: 29.59% R: 138, G: 36, B: 50 HEX: 8A2452

GENERAL PAVING NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PAVEMENT SECTION DESIGNS ARE TAKEN FROM THE GEOTECHNICAL INVESTIGATION REPORT AND ADDENDUM AS PREPARED BY THE CONSULTING ENGINEER. THE CONTRACTOR SHALL FOLLOW THE SPECIFICATION AND DETAILED RECOMMENDATIONS.
- C. WITHIN 24 HOURS PRIOR TO ANY PAVING ACTIVITIES, THE CONTRACTOR SHALL PERFORM SUBGRADE COMPACTION AND PROOF ROLL TESTS ON PREPARED SUBGRADE TO VERIFY THE SUBGRADE HAS NOT DETERIORATED DURING PROJECT CONSTRUCTION.
- D. AFTER COMPLETING PAVING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR HAVING PAVEMENT CORED UNDER SUPERVISION OF MATERIALS INSPECTOR AND SUBMITTING CORE RESULTS TO ENGINEER AND OWNER.
- E. CONCRETE TO ASPHALT STANDARD PAVEMENT HEADER SHALL BE USED FOR ALL CONCRETE TO ASPHALT INTERFACES.
- F. ALL AREAS WITH CONCRETE PAVING SHALL HAVE A "LIGHT BROOM" FINISH.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
- ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A.
 - ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.
- H. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

PAVEMENT MARKING KEYNOTES

- 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
- 4" SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL.
- 48-INCH TALL "LANE W" PAINTED IN RED.
- SOLID RED DIRECTIONAL ARROW PAVEMENT MARKING.
- 4" SOLID BLUE PAVEMENT MARKER, TYPICAL.
- SOLID RED TRIPLE ARROW PAVEMENT MARKER.



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE



7 BREW
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY NOT
FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	6/5/2026
REVISION	REV-2

PAVING PLAN

SHEET TITLE
SHEET NUMBER

C6.0

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 57°16'15" E	9.57'
L1(U)	S 57°50'08" E	9.49'
L2(M)	N 50°24'13" E	35.09'
L3(M)	N 45°23'04" E	24.44'

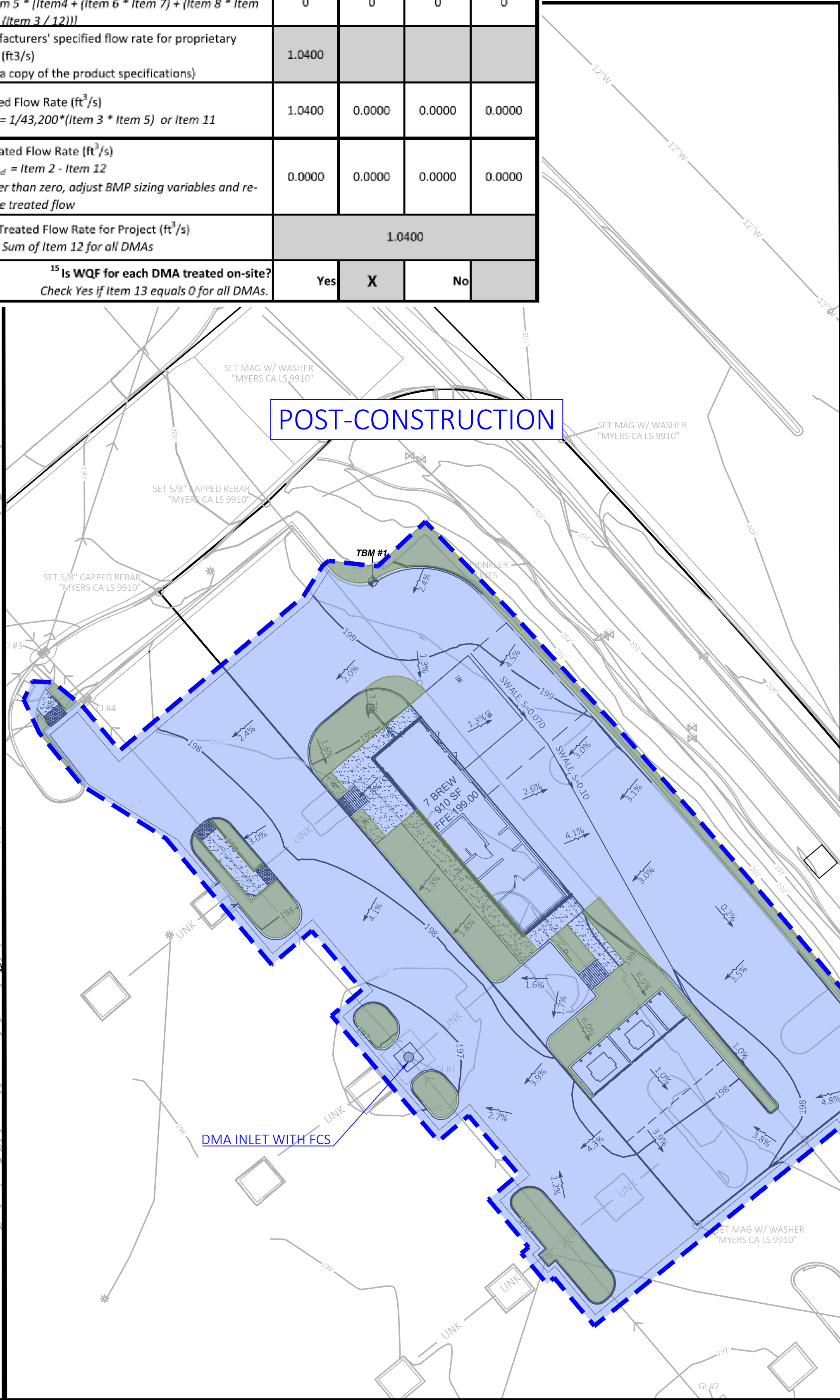
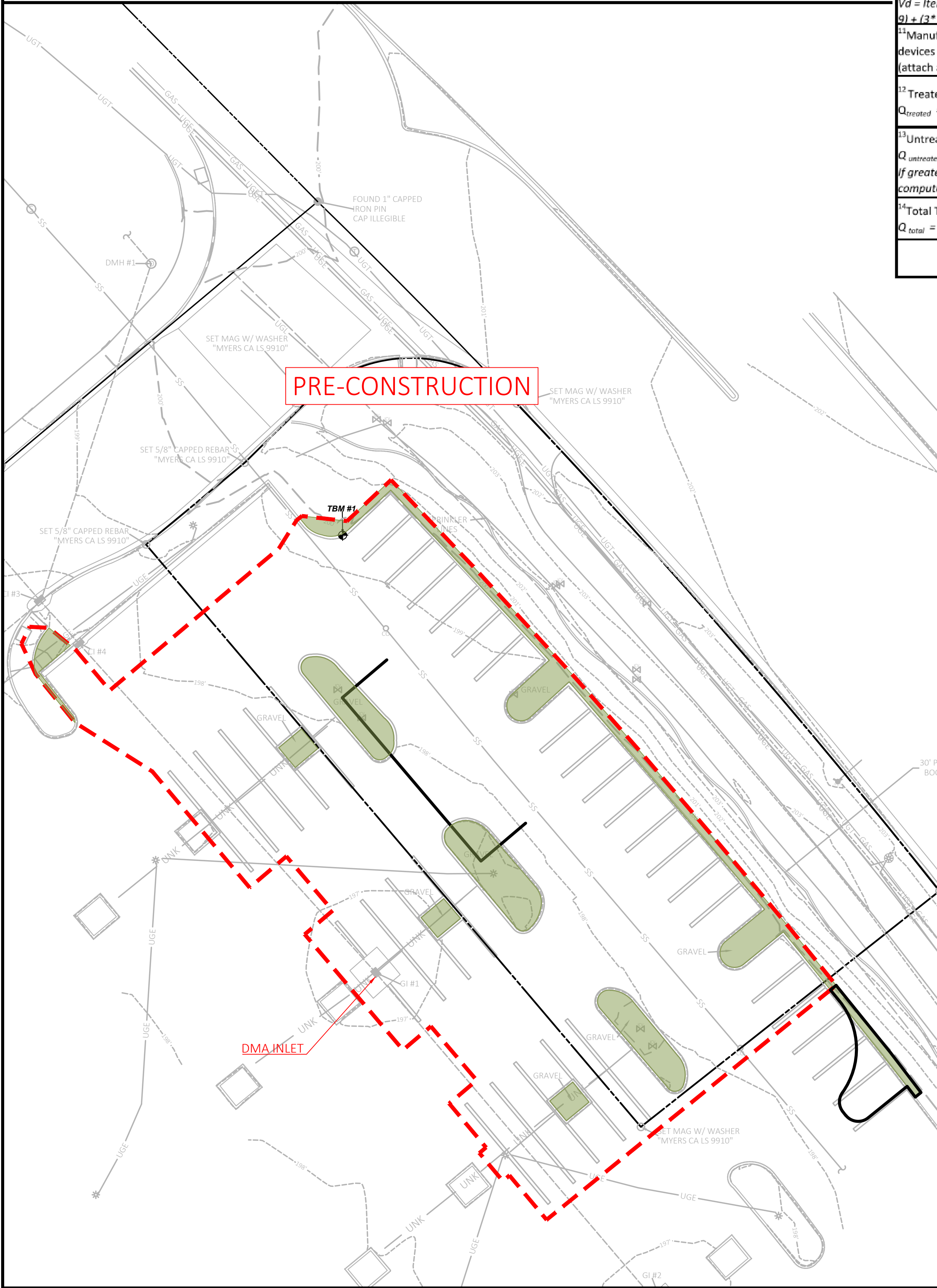
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	1962.00'	177.67'	177.67'	S 44°34'59" E	2°10'06"
C2(M)	1962.00'	176.75'	176.69'	S 40°54'42" E	5°09'42"
C3(M)	1962.00'	221.22'	221.10'	S 35°08'03" E	6°27'37"
C4(M)	2038.00'	259.78'	259.61'	S 35°31'53" E	7°18'12"
C5(M)	2038.00'	259.83'	259.65'	S 35°30'41" E	7°18'17"
C6(M)	39.97'	63.61'	57.11'	S 89°02'39" E	91°10'52"

PORTION OF LOT 46B
BOOK W OF MAPS, PAGE 43
PARCEL ONE
PARENT PARCEL
TOTAL AREA:
634,355 SQ. FEET ±, OR
14.563 ACRES ±
APN: 017-123-068-000

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures																						
DMA ID No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Total Impervious area requiring treatment	16438																					
Impervious area untreated by Site Design Measures (ft ²)	15928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Item 1 - Form 3-4 Item 11																						
Additional pervious area draining to BMP (ac)	2868																					
Composite DMA Runoff Coefficient (C _c) Enter area weighted composite runoff coefficient representing entire DMA	0.85																					
Water Quality Volume (WQV) (ft ³) WQV = 1/12 * (Item 2 + Item 3) * (Item 4) * Unit WQV	865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Quality Flow (WQF) (cfs) WQF = 1/43,200 * (Item 2 + Item 3) * (Item 4) * Unit WQF	0.074	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Form 3-7 Flow-Through Planters, Tree Box and Media Filters				
DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N/A			
WQF (ft ³ /s) Item 6 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQFs.	0.0740			
Surface Loading Rate Maximum 5.0 in/hr	0.0			
Maximum Ponding Depth (ft) BMP Specific, see BMP design details	0.0			
Soil/Media Surface Area (ft ²) Top of BMP	0			
Soil/Media Depth (ft)	0.00			
Soil/Media porosity	0.00			
Gravel Depth (ft)	0.00			
Gravel porosity	0.00			
Detention Volume (ft ³) Vd = Item 5 * (Item 4 + (Item 6 * Item 7) + (Item 8 * Item 9) + (3 * (Item 3 / 12)))	0	0	0	0
Manufacturers' specified flow rate for proprietary devices (ft ³ /s) (attach a copy of the product specifications)	1.0400			
Treated Flow Rate (ft ³ /s) Q _{treated} = 1/43,200 * (Item 3 * Item 5) or Item 11	1.0400	0.0000	0.0000	0.0000
Untreated Flow Rate (ft ³ /s) Q _{untreated} = Item 2 - Item 12 If greater than zero, adjust BMP sizing variables and re-compute treated flow	0.0000	0.0000	0.0000	0.0000
Total Treated Flow Rate for Project (ft ³ /s) Q _{total} = Sum of Item 12 for all DMAs	1.0400			
Is WQF for each DMA treated on-site? Check Yes if Item 13 equals 0 for all DMAs.	Yes	X	No	



0 20' 30' 40'
SCALE IN FEET

NOTE:

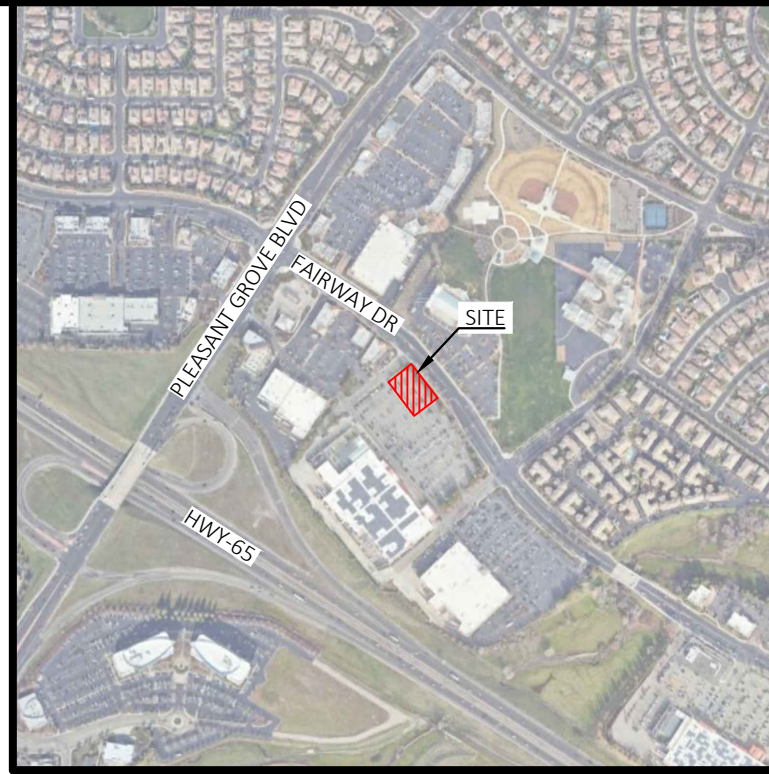
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.

SITE BENCHMARK

ITEM #1
SET MAG-NAIL NORTHING: 2049582.42 EASTING: 6767045.73 ELEVATION: 199.89'
ITEM #2
SET MAG-NAIL NORTHING: 2049334.58 EASTING: 6767287.20 ELEVATION: 198.73'



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- FOUND MONUMENT AS NOTED (M)
- SET MONUMENT AS NOTED (R)
- COMPUTED POINT (R1)
- TEMPORARY BENCHMARK (TBM)
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- BACK FLOW PREVENTION
- SANITARY MANHOLE (SMH)
- CLEANOUT
- LIGHT
- ELECTRIC VAULT
- GRADED INLET (GI)
- STORM MANHOLE (DMH)
- CURB INLET (CI)
- TELEPHONE MANHOLE
- FIBER OPTIC VAULT
- CONTINUATION
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- RECORD DIMENSION PER DOC. NO. 2006-0093820
- PARENT PARCEL LINE
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND IRRIGATION LINE
- UNDERGROUND UNKNOWN UTILITY LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONTOUR ELEVATIONS
- PRE-DEVELOPMENT DMA
- POST-DEVELOPMENT DMA
- PERVIOUS AREA
- GRADE BREAK FLOWLINE
- DISTURBED AREA

Pre and Post Construction Calculations		
Description	Pre Construction	Post Construction
Disturbed Area (sf)	20,198	20,198
Total Pervious Area (sf)	1,966	3,192
Total Impervious Area (sf)*	18,232	17,006
DMA within Development Area (sf)*	19,306	19,306
Pervious Area within DMA (sf)*	1,889	2,868
Impervious Area within DMA (sf)*	17,417	16,438
*NOTE: Values used in W. Placer SWQP Spreadsheet		

Rational Flow Calculation to Inlet (Q = CIA)		
	Pre Construction	Post Construction
Pervious Area within DMA (ac.) (C=0.25)	0.04	0.07
Impervious Area within DMA (ac.) (C=0.95)	0.40	0.37
DMA within Development Area (ac.)	0.44	0.44
Composite C-Value	0.88	0.85
Intensity (in/hr) (from W Placer Manual for FCS systems)	0.362	
Peak Flow to Inlet (cfs)	0.140	0.135

Pre and Post Construction Comparison Summary		
	Values	Net
Pervious Area within DMA (ac.) (C=0.25)	979	increase
Impervious Area (sf)	979	decrease
Runoff to Inlet (cfs)	0.006	decrease

DRAINAGE NOTES:

THE MAPS AND CALCULATIONS ON SHOW THE PRE AND POST CONDITIONS OF THE PROPOSED 7 BREW DEVELOPMENT ON 10201 FAIRWAY DRIVE, ROSEVILLE, CA. WHEN COMPARING POST CONDITIONS TO PRE, THERE IS A NET INCREASE IN PERVIOUS AREA, DECREASE IN IMPERVIOUS AREA, AND A DECREASE IN PEAK FLOWS.

IN PROPOSED CONDITIONS, A CONTECH FULL CAPTURE FILTER WILL BE ADDED TO THE EXISTING ON-SITE INLET TO PROMOTE WATER QUALITY TREATMENT. THE CAPACITY OF THE FILTER WAS CHECKED USING FORMS 3-5 AND 3-7 OF THE W PLACER SWQP SPREADSHEET. THESE FORMS HAVE BEEN ADDED ONTO THIS SHEET. PER FORM 3-7 ITEM 2, THE WQF IS 0.074 CFS. THE LOWEST TREATMENT FLOW RATE PROVIDED BY THE CONTECH FULL CAPTURE FILTER IS 1.04 CFS. THIS VALUE WAS USED IN FORM 3-7. ALL MODELS OF THE CONTECH FILTER WILL PROVIDE ENOUGH TREATMENT FOR THE PROPOSED SITE. CONTRACTOR WILL NEED TO FIELD VERIFY THE EXISTING GRATE SIZE PRIOR TO ORDERING THE FILTER AND NOTIFY THE CEC.



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2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

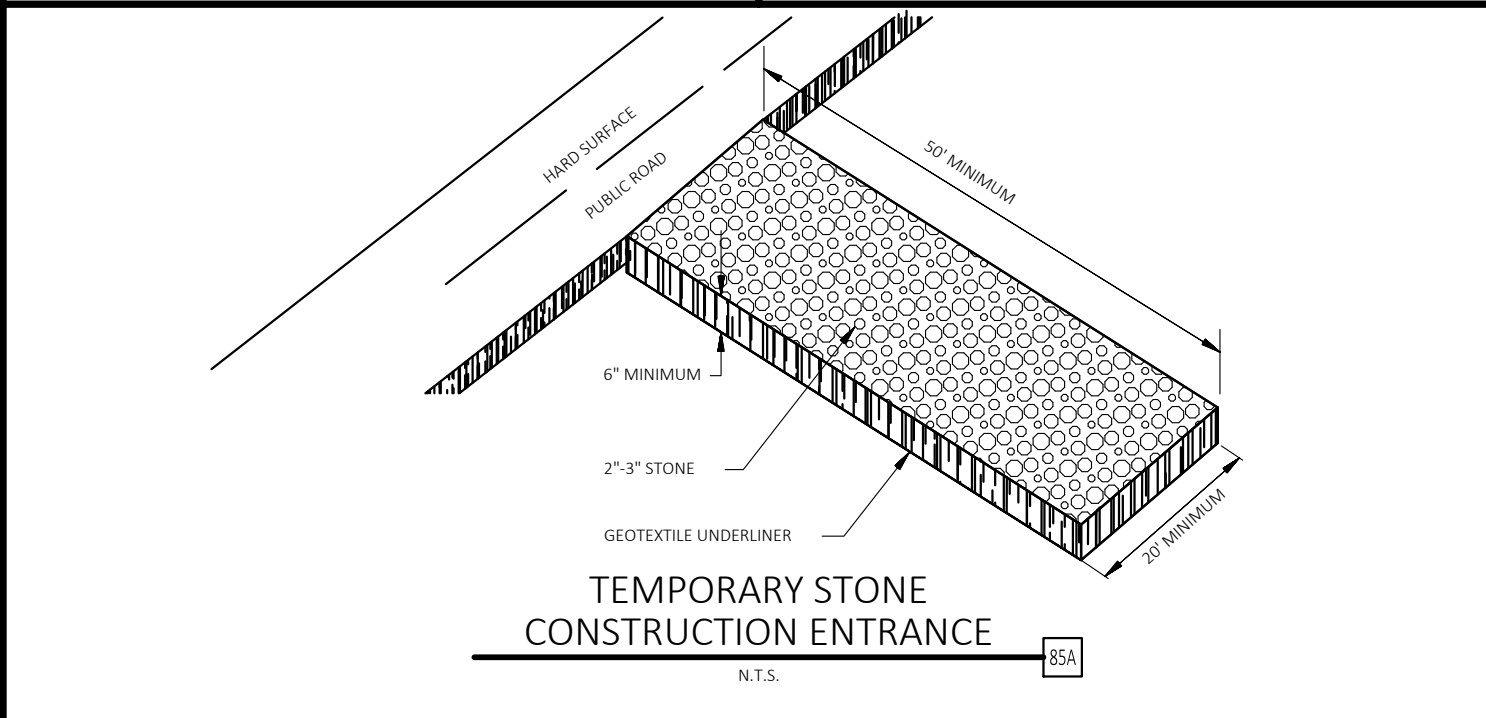
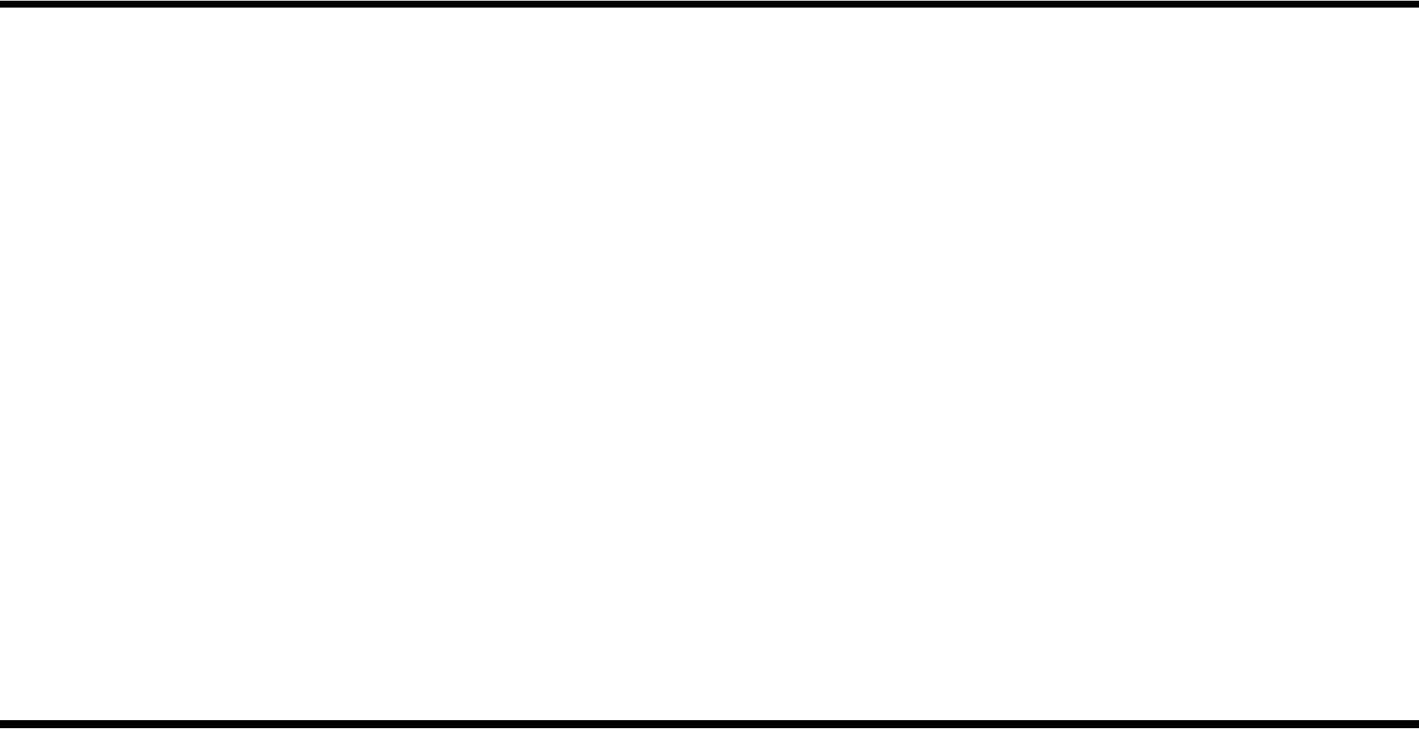
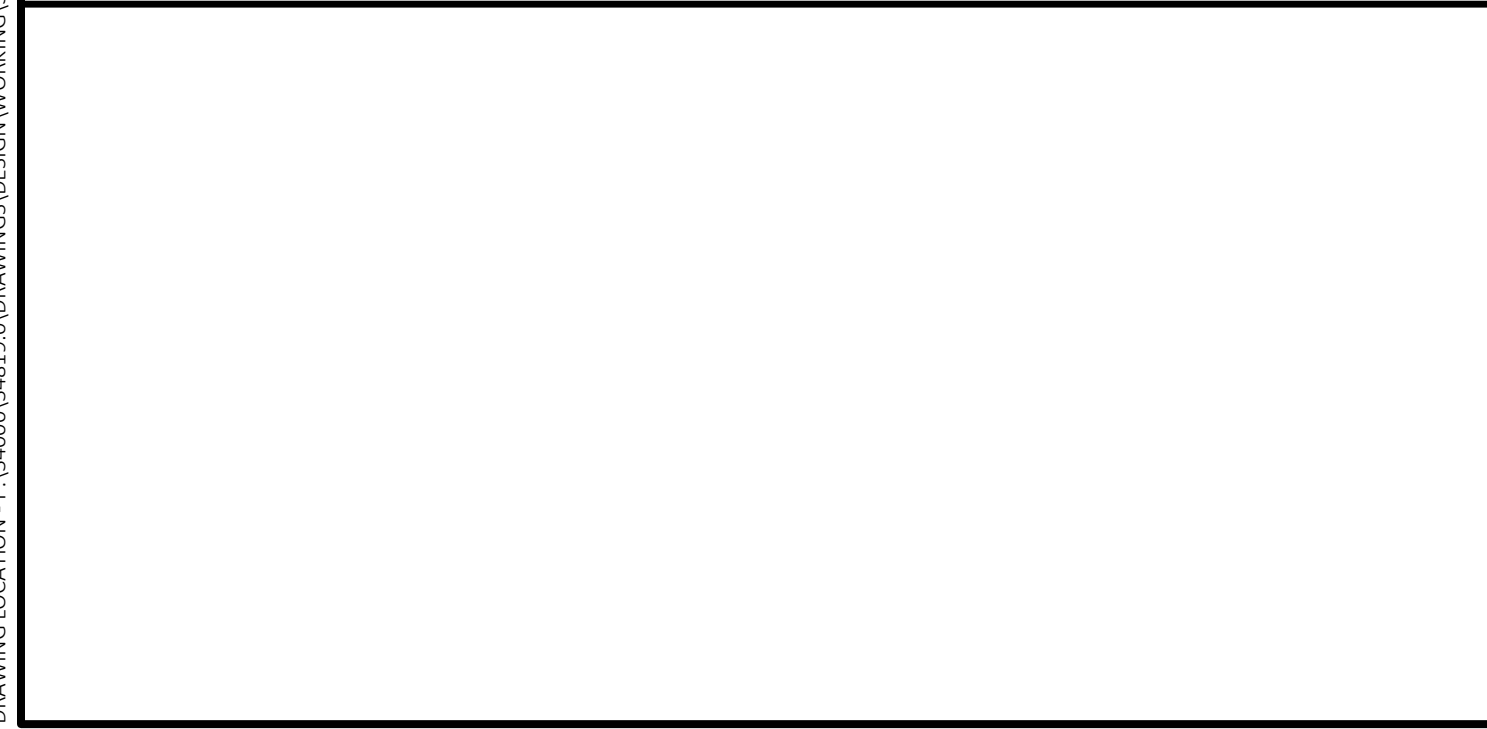
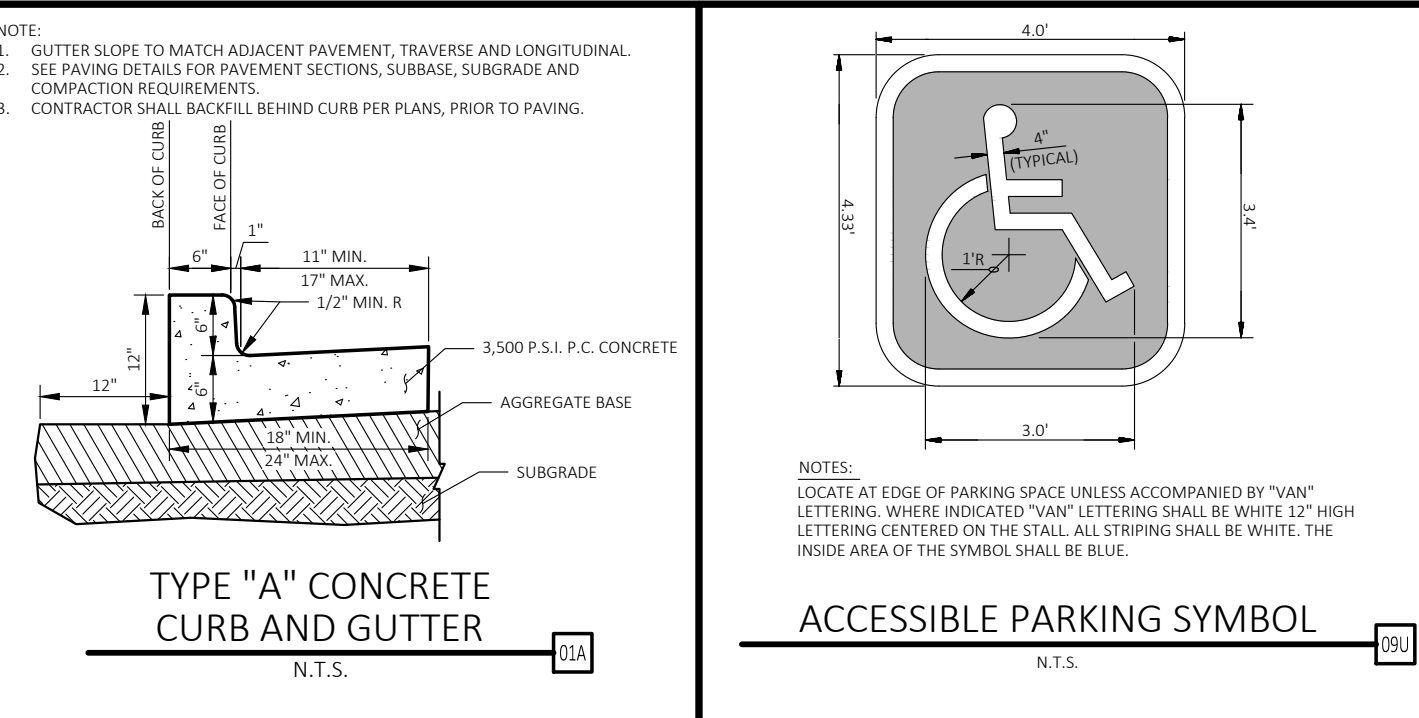
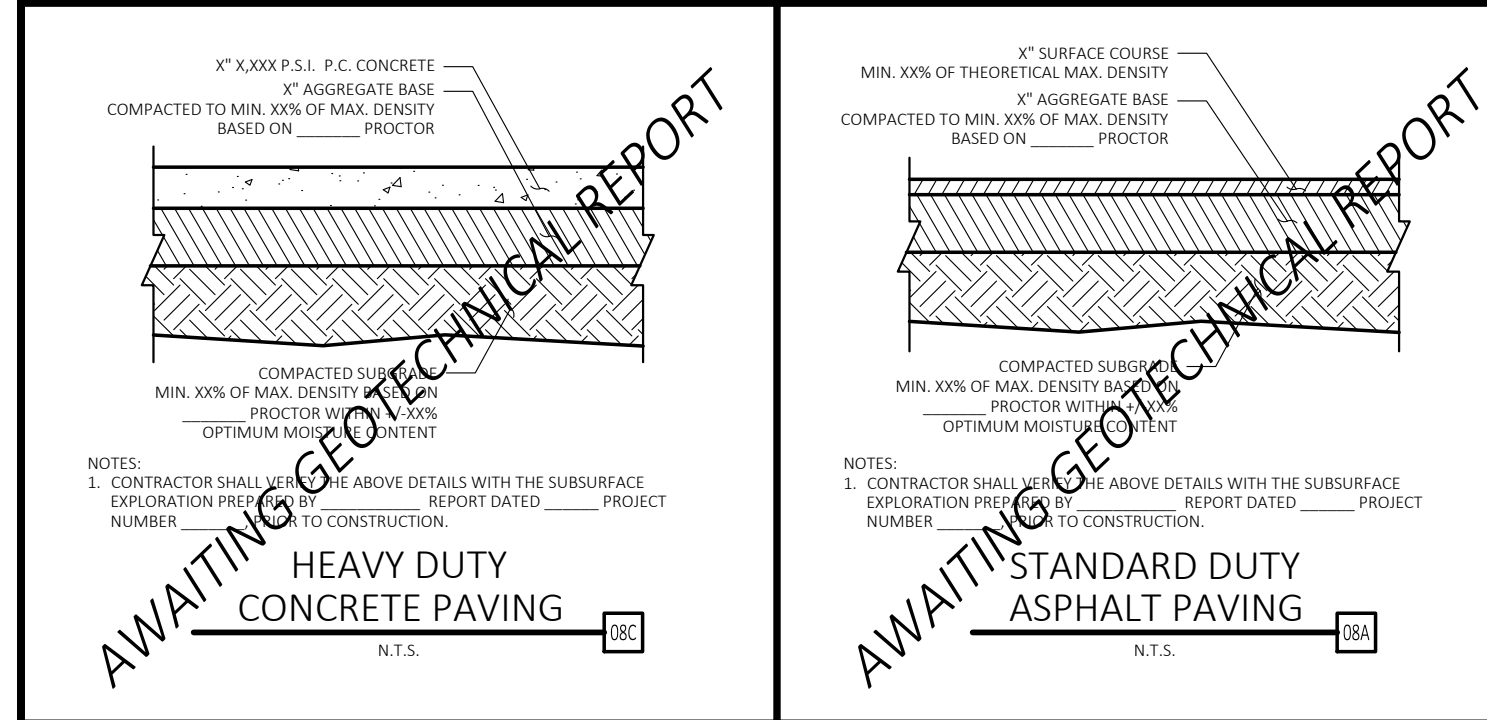


7 BREW
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	4/30/2026
REVISION	REV-2

DMA EXHIBIT
SHEET TITLE
SHEET NUMBER

C7.0



SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products
Temporary and Reusable Solutions for Sediment Control



- Reusable Curb Inlet Protection
- Environmentally Friendly
- Drops out sediment by dissipating the water energy

"Big Red" Filter Advantages:

- Easy to Install
- Versatile for a variety of curb inlets
- Reusable and Extremely easy to clean
- Made from 90% Inert Recycled Materials

The SWP-CI "Big Red" Filter is a REUSABLE inlet protector that keeps out sediment throughout the entire construction project. There are no pockets to fill, no velcro bags, no assembly etc. Simply place in front of the inlet, make sure it lays in the contour, and you are DONE!

Simple Installation also translates into simple removal, cleanup and re-use at the next project or phase. Maintenance is simple as well by lifting the unit from the inlet, shaking the mud off of it, removing the sediment on the concrete, and placing the unit back. If it is severely filled with sediment, wash it out in a vegetated area and it is as good as new.

All of these features and benefits combine to make the SWP-CI "Big Red" curb inlet protector the perfect choice for all curb inlet applications. It comes in 54" long for single curb inlets and 104" lengths for double curb inlets.

- High Flow Rate
- Made of Durable High-Strength Geotextile
- Fully Reusable
- Made of Recycled Materials



SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products



Specifications:

1. Infill Material: shredded recycled rubber tires
2. Weight: approx. 10 lbs per linear foot
3. Diameter: approx. 8"

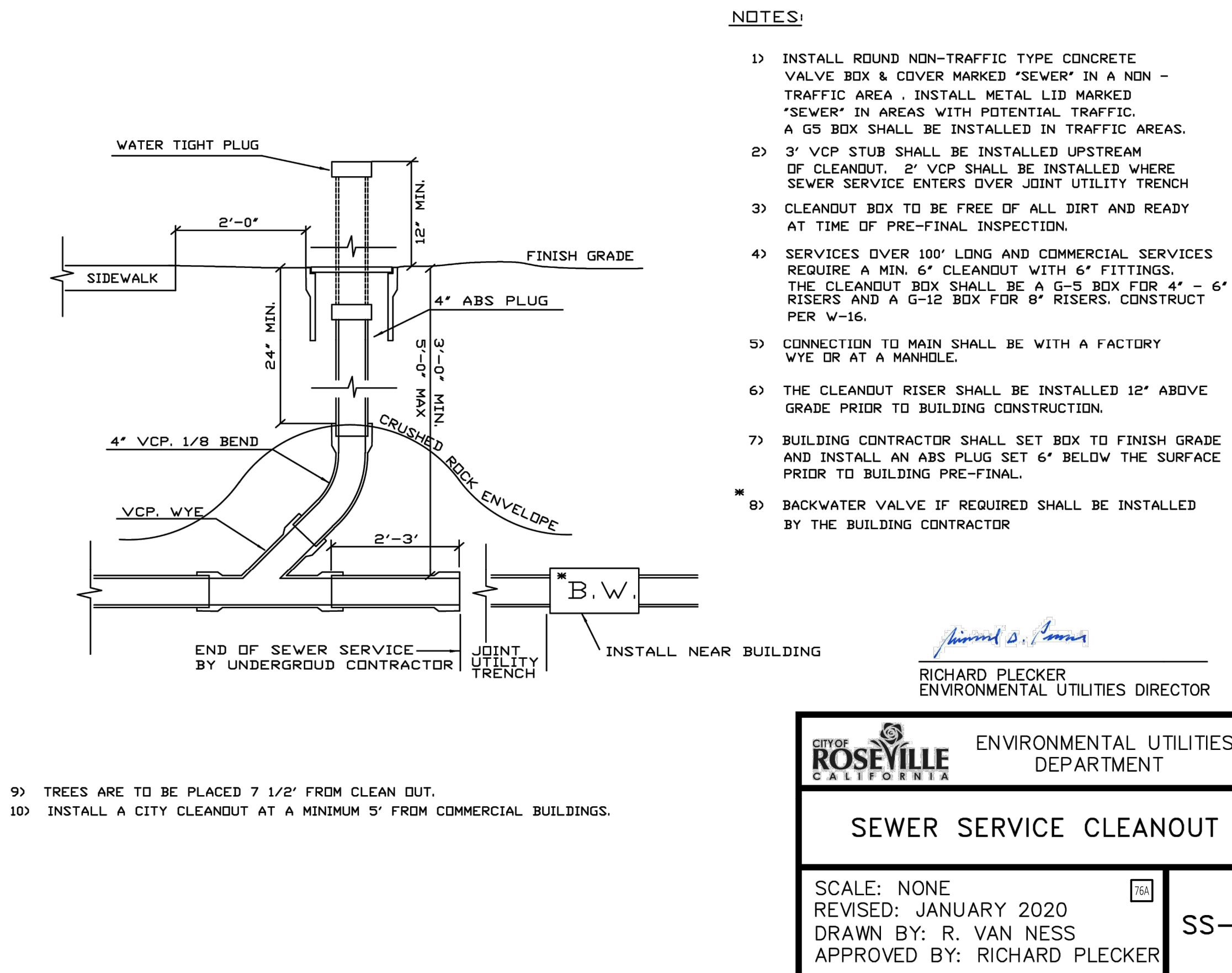
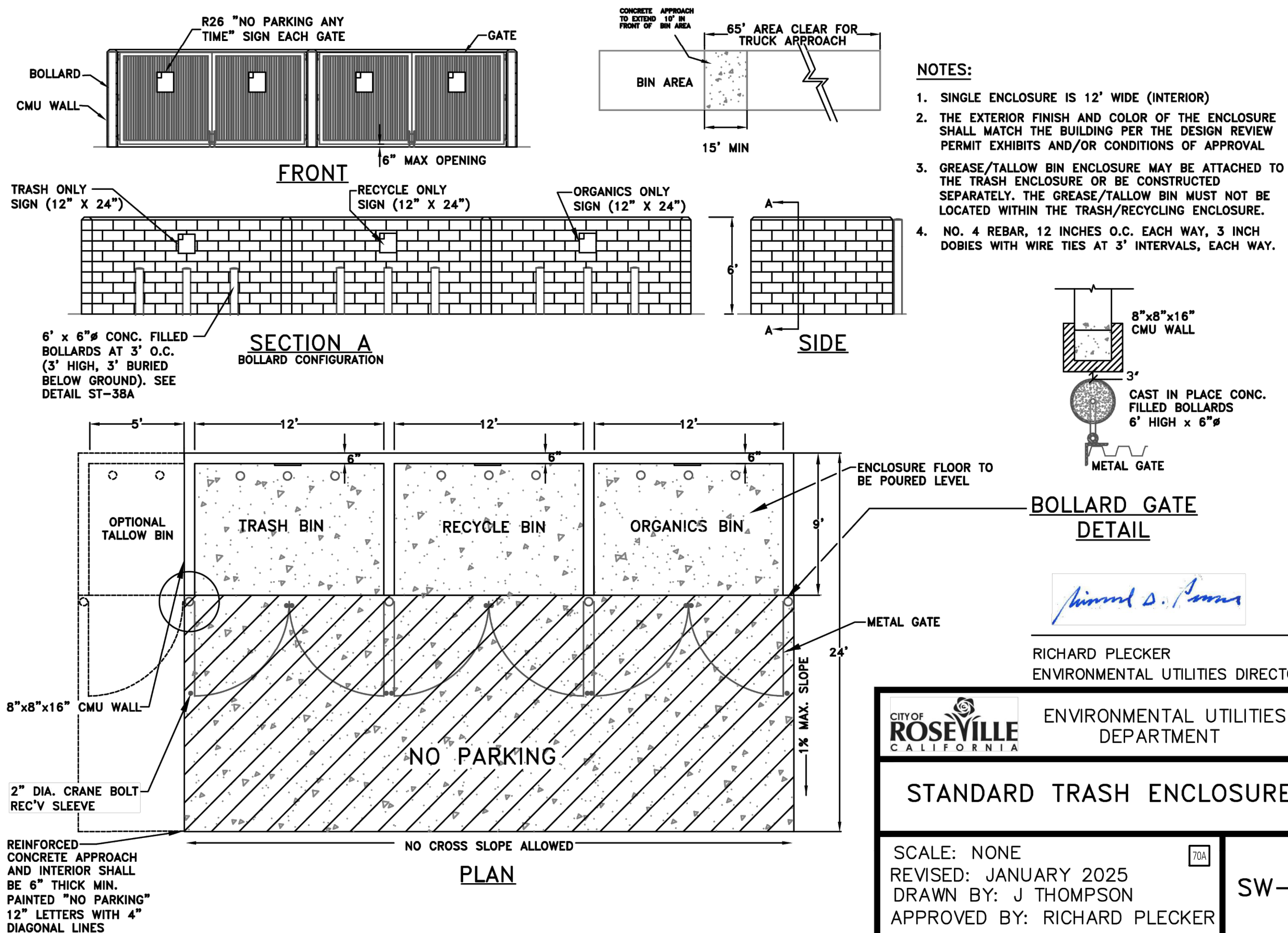
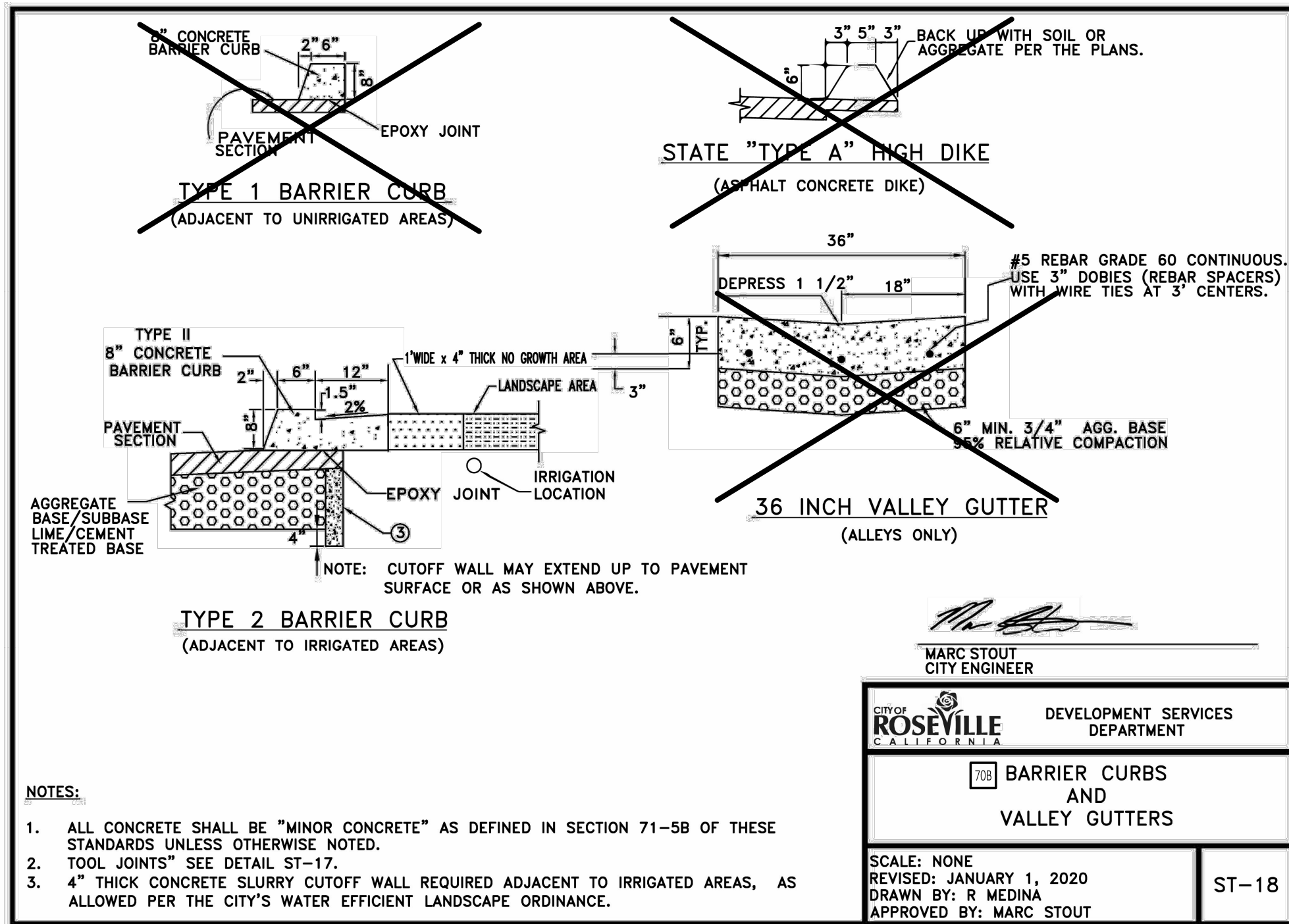
Geotextile fabric made of durable high flow fabric with the following properties:

Property	Test Method	Units	Typical Value
Weight	ASTM D5261	oz/sq. yd.	9.3
Grab Tensile Strength	ASTM D4632	lb	250
		warp fill	290
Tear Strength (Trapezoid)	ASTM D4533	lb	60
		warp fill	50
Burst	ASTM D3786	psi	440

(Efforts were made to determine flow rate-the fabric exceeded all capacities of the testing equipment)



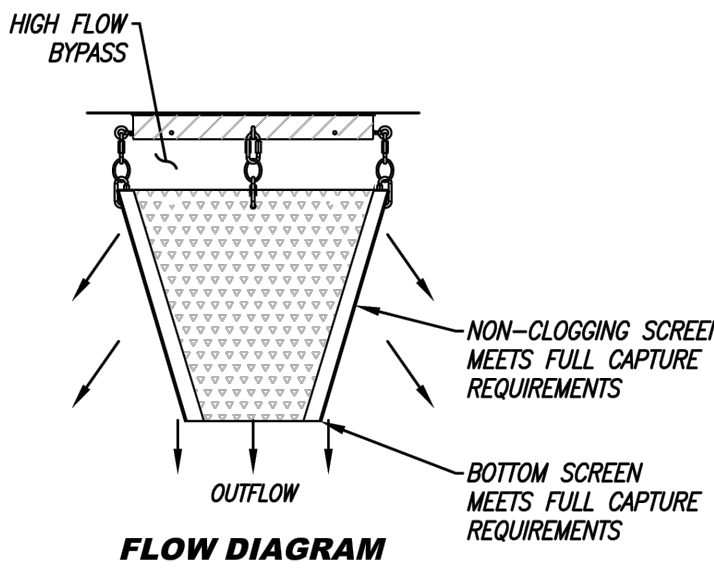
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REVISION		
NO.	DESCRIPTION	DATE

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	6/5/2026
REVISION	REV-2

FOR USE IN GRATE INLETS



1. ALL HARDWARE, FLANGE, FRAME, AND SCREENS SHALL BE STAINLESS STEEL.
2. OPTIONAL HYDROCARBON BOOM SHALL BE 2-INCH DIAMETER.
3. SEE PERFORMANCE REPORTS IN MANUFACTURER'S SPECIFICATIONS.
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT CONTECH FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
9. CONCRETE STRUCTURES SOLD SEPARATELY.

PROPRIETARY AND CONFIDENTIAL:

THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF QUIKRETE AND ITS COMPANIES. THIS DOCUMENT, NOR ANY PART THEREOF, MAY BE USED, REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF QUIKRETE.



MODEL #	TREATMENT FLOW RATE (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-GRATE-FULL 12-12-12	1.04	1.24	0.15
BIO-GRATE-FULL 18-18-12	1.78	2.79	0.33
BIO-GRATE-FULL 24-24-12	2.70	4.96	0.59
BIO-GRATE-FULL 24-40-12	3.70	6.35	0.88
BIO-GRATE-FULL 24-24-24	7.31	4.96	1.22
BIO-GRATE-FULL 24-40-24	9.53	6.35	1.82
BIO-GRATE-FULL 36-36-24	11.93	7.74	2.73

GRATE INLET FILTER
 73A FULL CAPTURE
 STANDARD DETAIL

- 1) SEE SCHEDULE 40 PVC RISER
 PIPE AT BASE)
 2) TH IDLER
 3) OR APPROVED EQUAL FOR 1"
 4) THROUGH CITY)
 5) W DEVICE
 6) OR IS ALL BRASS
 7) R IRRIGATION SERVICE)
- 10) BRASS STRAINER WITH BRASS PLUG
 11) SCH. 40 P.V.C. THROUGH PIPE EYE
 12) INSTALL (2) UNIONS NOT CONNECTED
 TO PRESSURE REGULATOR
 13) METER SPUDS
 14) BRASS PLUG
 15) CONCRETE COLLAR (SEE DETAIL W-16)
-
- SIDEWALK
 FINISH GRADE
 FINISH
 GRADE
 CONTINUOUS SECTION BRASS
 EXTEND BRASS PIPE 6\" BEYOND CONCRETE
 12\" MIN.
 8\"-10\" DIA CONCRETE FOR STABILITY
 1/2\" DRAIN ROCK 2\" BELOW IDLER TO 12\" BELOW METER SETTER
 SEE TAPPING SADDLE DETAIL (W-26)

James D. Jones

RICHARD PLECKER
ENVIRONMENTAL UTILITIES DIRECTOR



ENVIRONMENTAL UTILITIES
DEPARTMENT

768 COMMERCIAL 1” SERVICE LINE

SCALE: NONE
REVISED: JANUARY 2024
DRAWN BY: R. VAN NESS
APPROVED BY: RICHARD PLECKER

W-6

NO WATER SHALL BE DRAWN THROUGH THE BACKFLOW DEVICE
UNTIL IT HAS BEEN TESTED BY THE ENVIRONMENTAL UTILITIES DEPT.

ALL FITTINGS AND PIPING SHALL BE BRASS BEGINNING AT CURB STOP

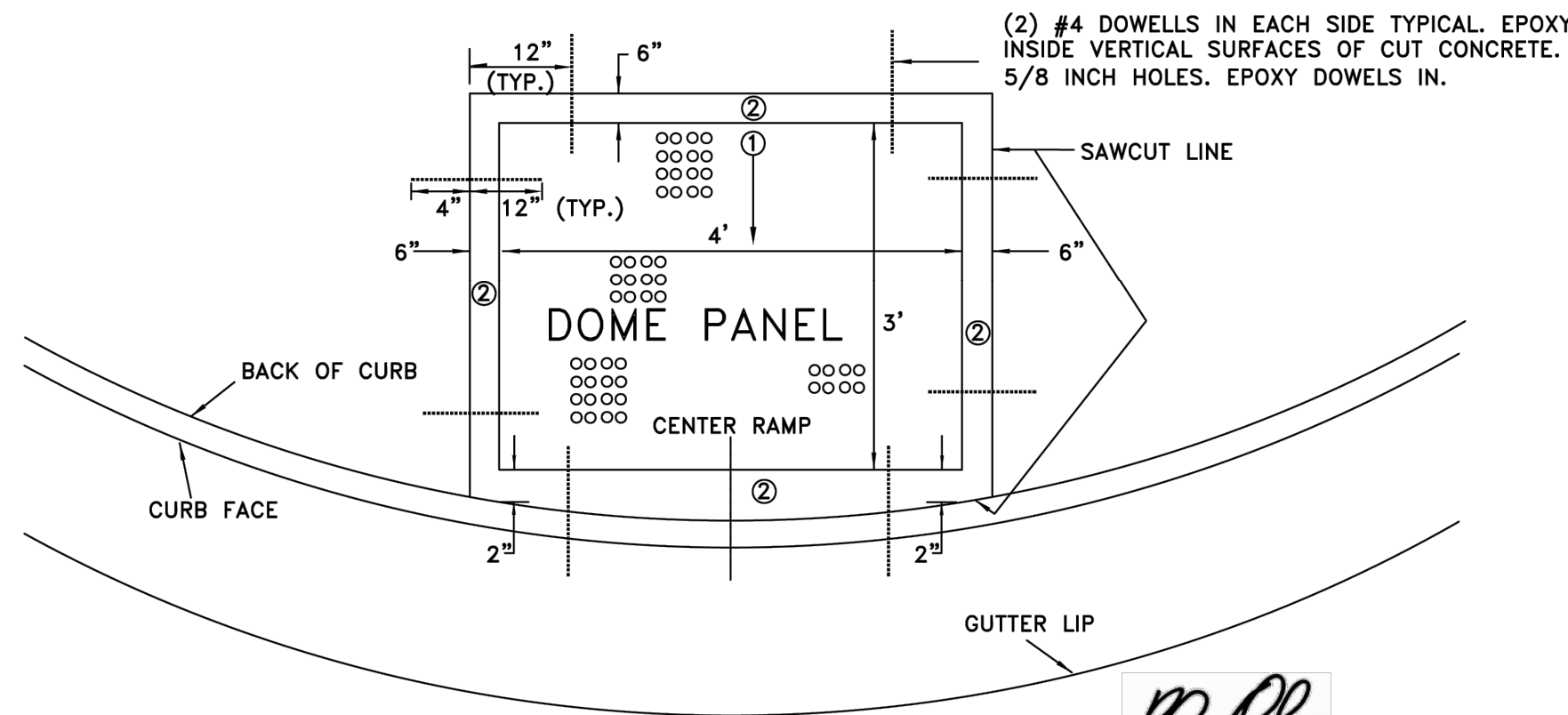
IF USED FOR IRRIGATION DO NOT INCLUDE PRESSURE
REGULATOR.

INSTALL (3" X 5") CONCRETE BRICK
UNDER PERIMETER OF UTILITY BOXES.

WATER METERS SHALL BE PURCHASED THROUGH THE CITY.
PURCHASE INCLUDES INSTALLATION.

THE BACKFLOW DEVICE SHALL BE INSULATED WITH A CITY APPROVED FREEZE PROTECTION BAG.

BURIED PIPE AND FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE OR APPROVED EQUAL.



RHON HERNDON
PUBLIC WORKS DIRECTOR

DEPARTMENT OF
PUBLIC HEALTH

 DETECTABLE WARNING
(TRUNCATED DOME PANEL)
RETROFIT OR REPLACEMENT

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

ST-35

1. PRIOR TO RETROFITTING TRUNCATED DOME PANEL, ASSURE GRADES CONFORM TO CITY REQUIREMENTS.
2. ALL CONCRETE SHALL BE "MINOR CONCRETE" AS DEFINED IN SECTION 71-5B OF THESE STANDARDS.



CEI ENGINEERING ASSOCIATES, INC
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472

REVISION		
NO.	DESCRIPTION	DATE



7 BREW
CLIENT 2
10211 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY NOT
FOR CONSTRUCTION

PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARW
CEI PROJECT NUMBER	34819
DATE	6/5/2026
REVISION	REV-2

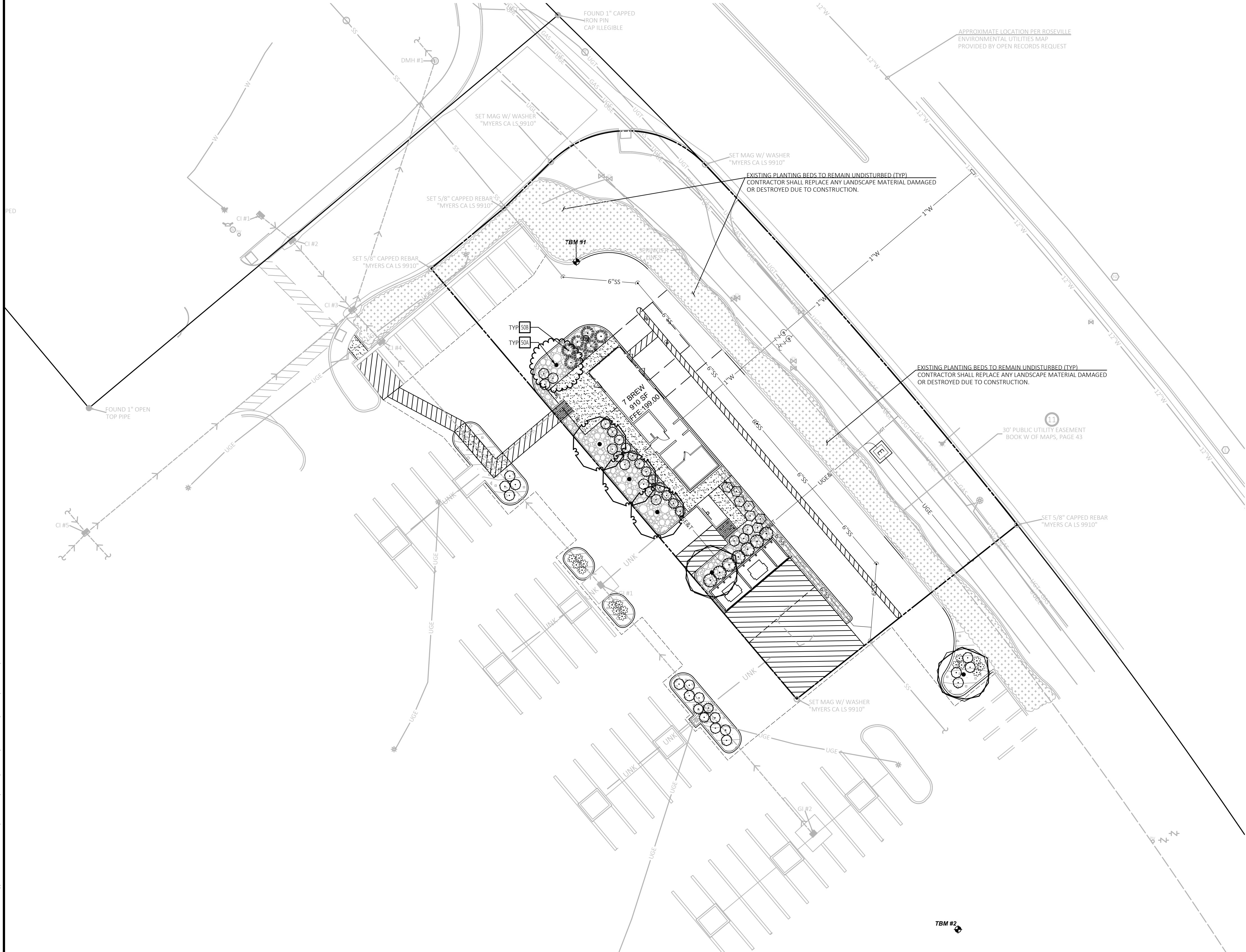
DETAIL SHEET 3

SHEET TITLE
SHEET NUMBER

C8.2

DRAWING LOCATION: \\VANDURA.CEII.COM\PROJECTS\2020\34819.DRAWINGS\DESIGN\WORKING\34819.L1.DWG - SAVED BY: MPARKS

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NOTE:

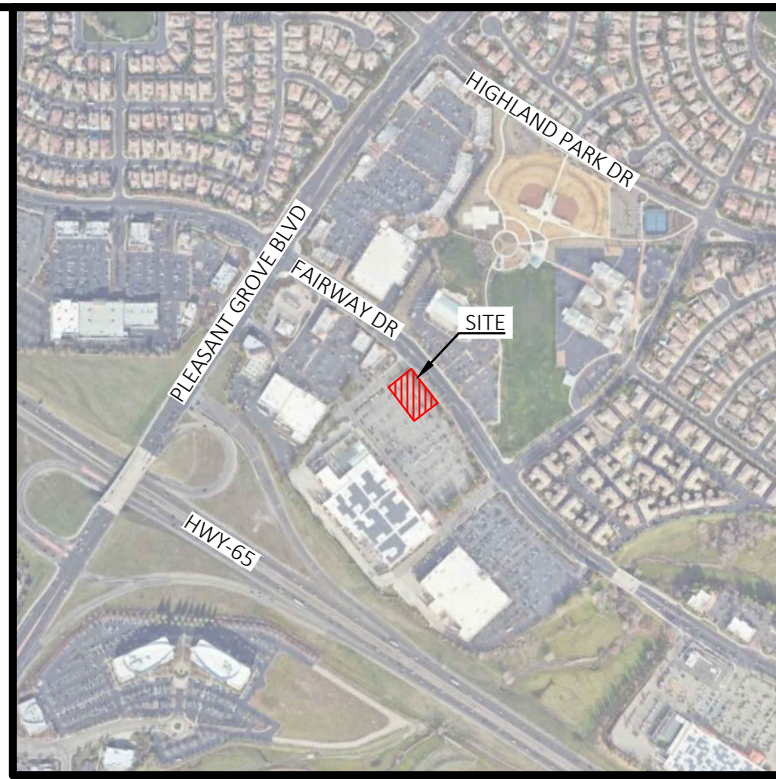
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Know what's below.
Call before you dig.

SITE BENCHMARK

TBM #1
SET MAG-NAIL NORTHING: 2049582.42 EASTING: 6767945.73 ELEVATION: 199.897
TBM #2
SET MAG-NAIL NORTHING: 2049534.58 EASTING: 6767187.20 ELEVATION: 198.73



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

- FOUND MONUMENT AS NOTED (M)
- SET MONUMENT AS NOTED (R)
- COMPUTED POINT (R1)
- TEMPORARY BENCHMARK (TBM)
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- BACK FLOW PREVENTION
- SANITARY MANHOLE (SMH)
- CLEANOUT
- LIGHT
- ELECTRIC VAULT
- GRATED INLET (GI)
- STORM MANHOLE (DMH)
- CURB INLET (CI)
- TELEPHONE MANHOLE
- FIBER OPTIC VAULT
- CONTINUATION
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- RECORD DIMENSION
- PER DOC. NO. 2006-0093820
- PARENT PARCEL LINE
- PROPOSED PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND IRRIGATION LINE
- UNDERGROUND UNKNOWN UTILITY LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN

LANDSCAPE DETAILS

- 50A TREE PLANTING
- 50B SHRUB PLANTING

GENERAL LANDSCAPE NOTES

A. REFER TO LANDSCAPE NOTES SHEET FOR NOTES AND DETAILS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
TREES					
	3	CELTIS OCCIDENTALIS 'PRAIRIE HARVEST' / PRAIRIE HARVEST HACKBERRY	24" BOX	50A	2.00" CAL.
	2	ULMUS PARVIFOLIA 'ALLEE' / ALLEE* LACEBARK ELM	24" BOX	50A	2.00" CAL.
	1	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	24" BOX	50A	2.00" CAL.
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
SHRUBS					
	7	JUNIPERUS CHINENSIS 'SAN JOSE' / SAN JOSE JUNIPER	5 GAL	50B	
	15	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	50B	
	7	MAHONIA X 'GOLDEN ABUNDANCE' / GOLDEN ABUNDANCE OREGON GRAPE	5 GAL	50B	
	16	PENNISETUM SETACEUM 'DWARF RUBRUM' / DWARF PURPLE FOUNTAIN GRASS	5 GAL	50B	
	28	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL	50B	
	7	SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE	5 GAL	50B	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	LANDSCAPE ROCK TO MATCH EXISTING LANDSCAPE ON SITE ISLANDS. 4" DEPTH	918 SF	
	1" 2" DIA. CRUSHED GRANITE WASHED. COLOR: BROWN/TAN DEPTH: 4"	1,537 SF	

NOTE: BOTH INSTALL HEIGHT AND CALIPER SHALL BE MET AT TIME OF PLANTING.

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE
DATE 4.28.26

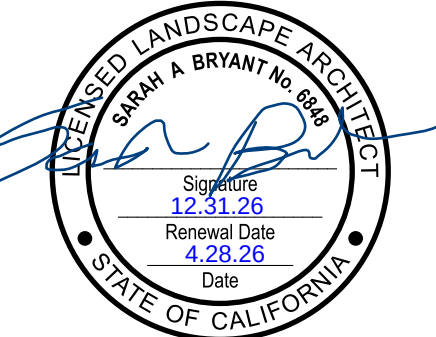


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REVISION		
NO.	DESCRIPTION	DATE



7 BREW
10201 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA



PROFESSIONAL OF RECORD JPD
PROJECT MANAGER MS
DESIGNER ARV
CEI PROJECT NUMBER 34819
DATE 4/23/2026
REVISION REV-0

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

L1.0

DRAWING LOCATION: \\VANZURA.CELIB.COM\PROJECTS\34819\0\DRAWINGS\DESIGN\WORKING\34819\1\7.DWG - SAVED BY: MPARKS

- GENERAL NOTES
1.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.

2.

CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

3.

QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.

4.

IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.

5.

ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

6.

CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.

7.

ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.

8.

THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.

9.

COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.

10.

IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.

11.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

12.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.

13.

WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.

14.

ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

15.

IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.

16.

THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

17.

SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2- 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.

18.

ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

- PLANTING NOTES
1.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

2.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.

3.

LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.

4.

ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.

5.

TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.

6.

ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.

7.

TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)

8.

BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.

9.

THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.

10.

ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.

11.

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.

12.

ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST

13.

ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.

14.

ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.

15.

IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.

16.

PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.

17.

CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.

18.

ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.

19.

ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

20.

ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.

21.

NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.

22.

MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.

23.

A FOUR INCH (4") TOP DRESSING/MULCHING OF 1.5" - 2" DIA. CRUSHED ROCK SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.

24.

THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY NOVEMBER-MARCH
DECIDUOUS SHRUBBERY & TREES NOVEMBER-MARCH
EVERGREEN TREES NOVEMBER-MARCH

- PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE
- A.

GUARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

B.

REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

C.

MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.
- HERBICIDES NOTES

1.

APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.

2.

IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE

3.

NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.

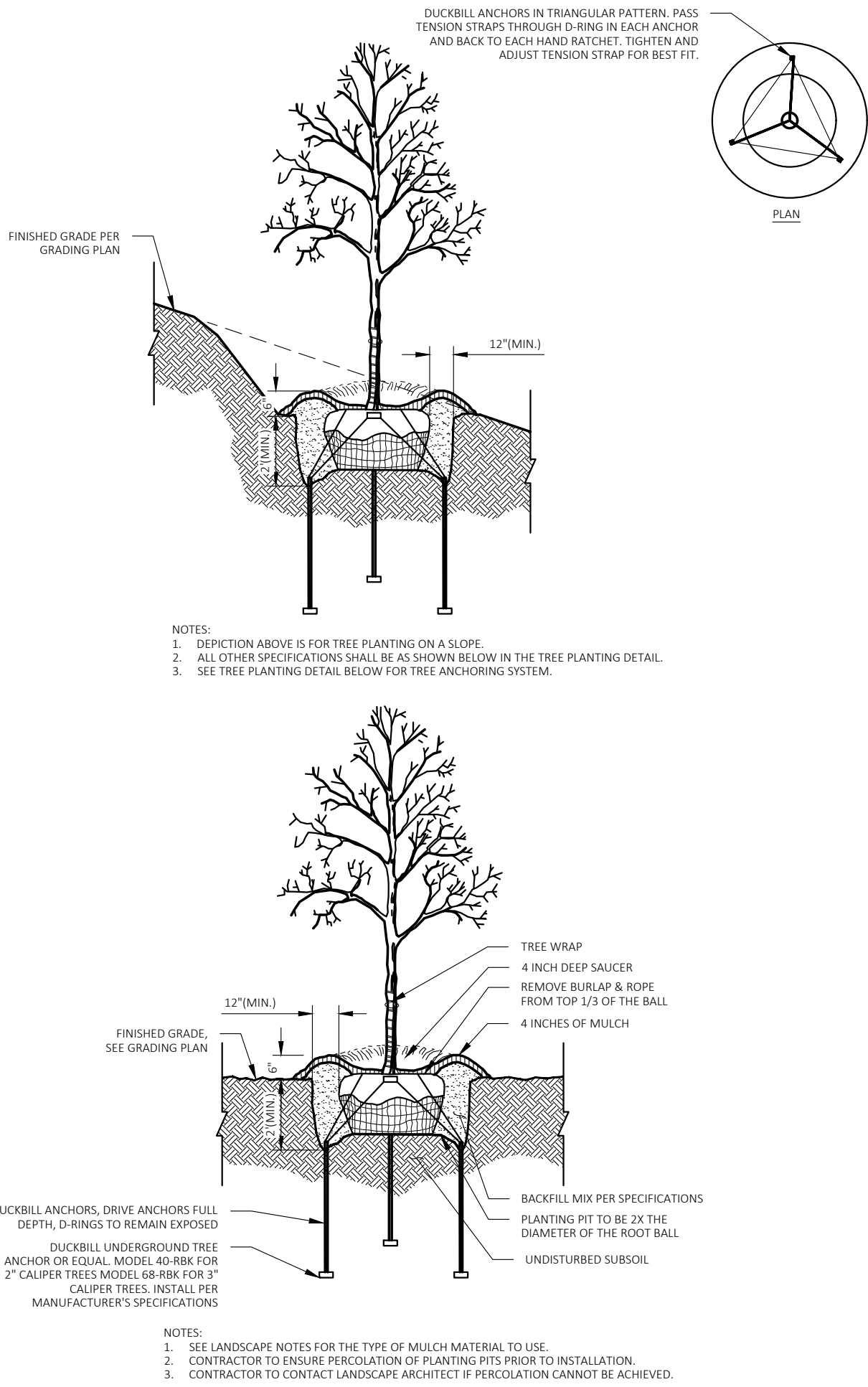
4.

CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

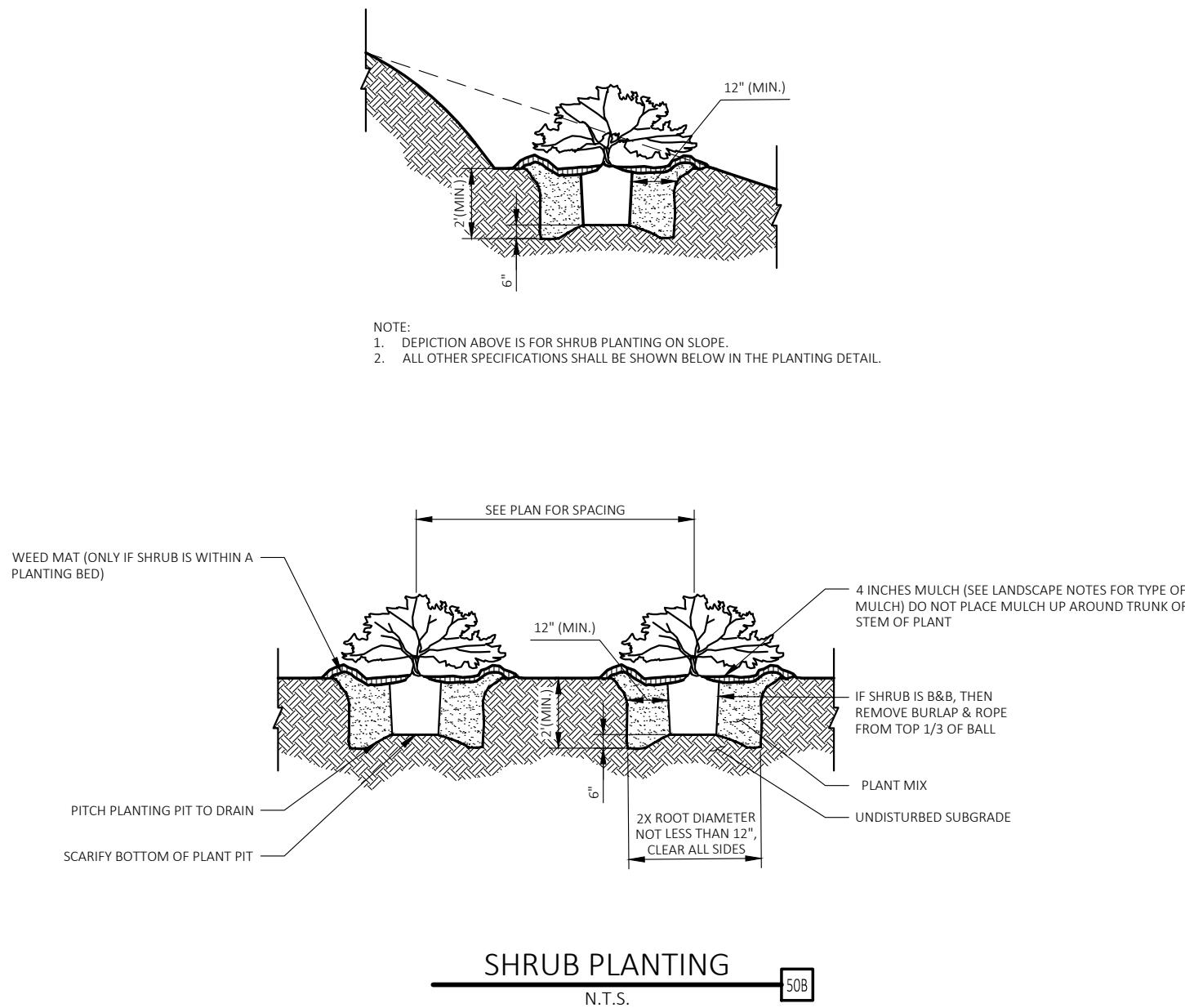
- SOIL MANAGEMENT PLAN NOTES
1.

SOIL TESTING
1.1. THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. SOIL TESTING SHALL OCCUR AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADE ESTABLISHED, BUT PRIOR TO SOIL PREPARATION.
1.2. THE SOILS REPORT SHALL CONTAIN AN ANALYSIS OF SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, AND PERCENT ORGANIC MATTER. THE SOILS REPORT SHALL ALSO CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION, AMENDED SOIL, AND FERTILIZATION.
1.3. A MINIMUM OF TWO LOCATIONS SHALL BE SAMPLED, AND ADDITIONAL SAMPLES REQUIRED AT THE RATE OF ONE PER EVERY 10,000 SF OF LANDSCAPE AREA.
1.4. TWO SAMPLES PER LOCATION SHALL BE TAKEN. ONE AT A DEPTH OF 10" AND ONE AT A DEPTH OF 36". EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH.
1.5. THE SOILS REPORT SHALL BE FURNISHED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO IMPLEMENTATION.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS:
1. SEE CIVIL PLANS FOR GRADING PLAN.
2. A SOILS REPORT IS REQUIRED PER THE SOIL MANAGEMENT PLAN NOTES ABOVE.
3. PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMEND PLANTING HOLES NEEDED TO MEET THIS REQUIREMENT.
4. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE RECOMMENDATIONS OF THE SOILS REPORT.
5. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF 4 CU.YDS. PER 1,000 SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOILS. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" ARE EXEMPT FROM ADDING COMPOST AND TILLING.
6. A MINIMUM OF A THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH FOR INSECT HABITAT AND MUST BE NOTED ON THE PLANS.



TREE PLANTING
N.T.S.



I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELD AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE: DATE: 4.28.26



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7 BREW
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LANDSCAPE NOTES
SHEET TITLE
SHEET NUMBER

L1.1

DRAWING LOCATION: \\PANDURA.CEII.COM\PROJECTS\2020\34819\01\DRAWINGS\DESIGN\WORKING\34819\1.DWG - SAVED BY: -MPARKS

GENERAL IRRIGATION NOTES

1.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
4.

THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
5.

ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
6.

CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE OF 65 PSI.
7.

IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
8.

ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
9.

SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
10.

IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
11.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS, OR PROVIDE BLOWOUT ASSEMBLY.
12.

ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
13.

IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15.

ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
16.

DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
17.

LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
18.

MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL 64A.
19.

IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
20.

VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3" OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE.
21.

ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
22.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
23.

ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, OR NETAFFIM.
24.

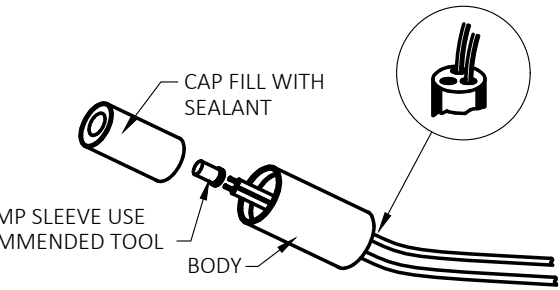
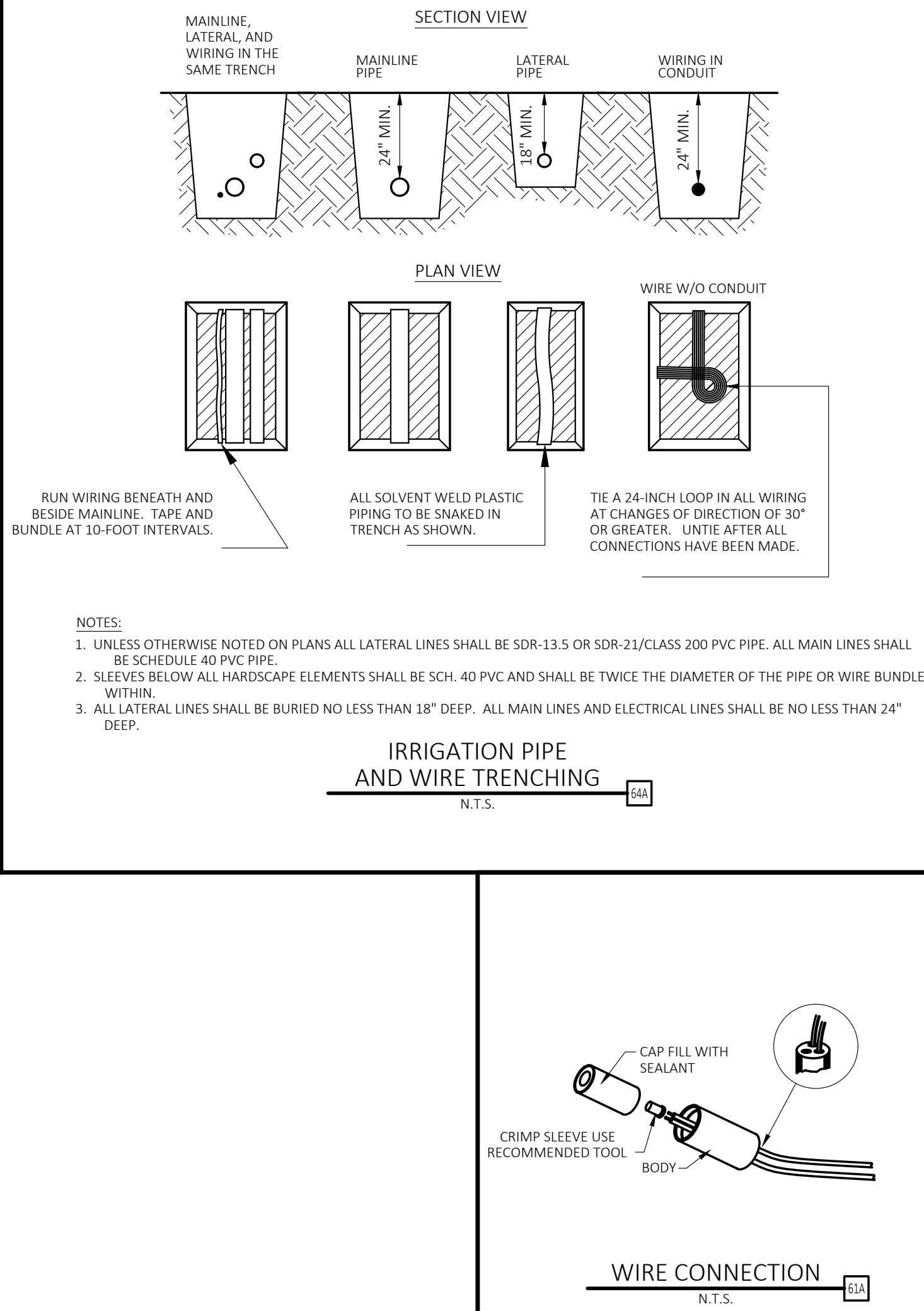
ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC.) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
25.

UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
26.

ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING ON CIVIL PLANS.
27.

CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
28.

ALL LATERAL LINE SIZING SHALL REFER TO LABELS AND PIPE SCHEDULE. ALL LATERALS NOT LABELED SHALL BE 3/4" MIN.



WIRE CONNECTION
N.T.S.
ELA

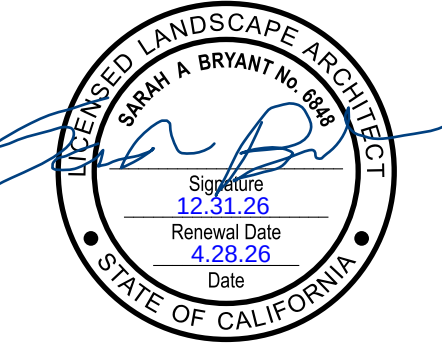


CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE



7 BREW
10201 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA



PROFESSIONAL OF RECORD	JPD
PROJECT MANAGER	MS
DESIGNER	ARV
CEI PROJECT NUMBER	34819
DATE	4/23/2026
REVISION	REV-0

IRRIGATION DETAILS
SHEET TITLE
SHEET NUMBER

L2.1

I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE
4.28.26
DATE

DRAWING LOCATION: \\PANDURA.CEIB.COM\PROJECTS\400\34819.0\DRAWINGS\DESIGN\WORKING\34819.LP.DWG - SAVED BY: MPARKS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name

ET_o of City from Appendix A

Total Landscape Area

Results:
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA]]

MAWA calculation incorporating Effective Precipitation (Optional)
Precipitation (Optional)

ET_o of City from Appendix A

Total Landscape Area

Special Landscape Area

Enter Effective Precipitation

Results:
MAWA = [(ET_o - Eppt) x (0.62)] x [(0.45 x LA) + ((1.0 - 0.45) x SLA)]

Roseville

52.20

0

1506

0

1,506

21,930

2,932

29

0

0

52

1,506

0

0.00

-

-

-

-

-

Name of City

ET_o (inches/year)

Overhead Landscape Area (ft²)

Drip Landscape Area (ft²)

SLA (ft²)

Gallons

Cubic Feet

HCF

Acre-feet

Millions of Gallons

ET_o (inches/year)

LA (ft²)

SLA (ft²)

Total annual precipitation (inches/year)

Eppt (in/yr)(25% of total annual precipitation)

Gallons

Cubic Feet

HCF

Acre-feet

Millions of Gallons

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type

Very Low

Low

Medium

High

SLA

Plant Factor

0 - 0.1

0.2 - 0.3

0.4 - 0.6

0.7 - 1.0

1.0

Hydrozone

Select System From the Dropdown List click on cell below

Plant Water Use Type (s) (low, medium, high)

Plant Factor (PF)

Hydrozone Area (HA) (ft²) Without SLA

Irrigation Efficiency (IE)

(PF x HA (ft²))/IE

Zone 1

Zone 2

Zone 3

Zone 4

Zone 5

Zone 6

Zone 7

Zone 8

Zone 9

Zone 10

Zone 11

Zone 12

Zone 13

Zone 14

Zone 15

Zone 16

Zone 17

Zone 18

Zone 19

Zone 20

Zone 21

Zone 22

Zone 23

Zone 24

Zone 25

Zone 26

Zone 27

Zone 28

Zone 29

Zone 30

Zone 31

Zone 32

Zone 33

Zone 34

Zone 35

SLA

Sum

0

1,506

0

0

322

74

397

0

Results

MAWA = 21,930

ETWU = 12,836 Gallons

1,716 Cubic Feet

17.16 HCF

0.04 Acre-feet

0.01 Millions of Gallons

ETWU complies with MAWA

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7 BREW
10201 FAIRWAY DRIVE
ROSEVILLE, CALIFORNIA

PROFESSIONAL OF RECORD JPD
PROJECT MANAGER MS
DESIGNER ARV
CEI PROJECT NUMBER 34819
DATE 4/23/2026
REVISION REV-0

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Signature: 4.28.26
DATE

MEWLO CALCULATIONS
SHEET TITLE
SHEET NUMBER
L3.0

Section [_____]

Stormwater Grate Type Catch Basin Filtration Device – Full Capture

PART 1 – GENERAL

01.01.00 Purpose

The purpose of this specification is to establish generally acceptable criteria for devices used for filtration of stormwater runoff captured by catch basins with grates or combo curb-grate inlets. They also can be used in catch basins with curb inlets. It is intended to serve as a guide to producers, distributors, architects, engineers, contractors, plumbers, installers, inspectors, agencies, and users; to promote understanding regarding materials, manufacture and installation; and to provide for identification of devices complying with this specification.

01.02.00 Description

Stormwater Catch Basin Filtration Devices (SCBFD) are used to filter stormwater runoff captured by catch basins. The SCBFD is a filter system composed of a mounting flange, mounting brackets, internal high flow bypass, and a filter basket. SCBFDs are used to remove various pollutants from stormwater by means of screening, separation, and filtration.

01.03.00 Manufacturer

The manufacturer of the SCBFD shall be one that is regularly engaged in the engineering, design and production of systems developed for the treatment of stormwater runoff for at least (10) years, and which have a history of successful production, acceptable to the engineer of work. In accordance with the drawings, the SCBFD(s) shall be a filter device manufactured/distributed by Contech Engineered Solutions, LLC., or assigned distributors or licensees. Contech Engineered Solutions, LLC. can be reached at:

West Coast Office:
398 Via El Centro
Oceanside, CA 92058
Phone: (760) 433-7640
www.conteches.com

01.04.00 Submittals

- | | |
|----------|---|
| 01.04.01 | Submittal drawings will be provided with each order to the contractor and engineer of work. |
| 01.04.02 | Submittal drawings are to detail the SCBFD, its components and the sequence for installation, including: <ul style="list-style-type: none">• SCBFD configuration with primary dimensions• Various SCBFD components• Any accessory equipment |
| 01.04.03 | Inspection and maintenance documentation submitted upon request. |

01.05.00 Work Included

- | | |
|----------|---|
| 01.05.01 | Specification requirements for installation of SCBFD. |
| 01.05.02 | Manufacturer to supply SCBFD(s): <ul style="list-style-type: none">• Filter Basket• Media Filtration Boom (optional) |

- 01.05.03 Optional Media Filtration Boom may be provided with each Filter Basket housed in nylon netting and securely fastened entrance to the Filtration basket. Each media boom shall contain polymer beads to permanently absorb hydrocarbons.

01.06.00 Reference Standards

ASTM A 240	Standard Specification for Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications
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PART 2 – COMPONENTS

02.01.00 Filter Basket Components

All SCBFD components must be made of stainless steel, per these specifications. SCBFD's containing any fabrics or plastics will not be accepted.

- 02.01.01 Mounting Flange shall be manufactured of 100% stainless steel.
- 02.01.02 Mounting Brackets shall be manufactured of 100% stainless steel. The quick links must have a load rating from the manufacture of at least 800 lbs.
- 02.02.03 Filter Basket shall be manufactured of 100% stainless steel.
- The openings shall be louver, non-clogging, with opening widths less than 5 mm in size.
 - Opening shall face a direction opposite the direction of flow and be self-cleaning during storm flows into the basket.
- 02.02.04 Bottom Screens shall be manufactured of 100% stainless steel perforated round openings less than 5 mm in size.
- 02.02.05 Hydrocarbon Boom (optional add-on) shall be made of granulated oil absorbing polymers that have been tested in accordance with section 11.2 of ASTM F 716.07 and held within a netting.
- Oil absorbing polymers must be proven to absorb 180% of its weight within a 300 second contact time, and at this absorption percentage the physical increase in the size of granules is not more than 50%.
 - Netting shall be 100% polyester with a number 16 sieve size, and strength tested per ASTM D 3787.

PART 3 – PERFORMANCE

03.01.00 General

- 03.01.01 Function - The SCBFD has no moving internal components and functions based on gravity flow, unless otherwise specified. Runoff enters the SCBFD from a catch basin with a grate opening and flows downward into the SCBFD. This SCBFD shall be positioned directly under the catch basin grate. After removal of the grate, the SCBFD must be able to be removed through the catch basin opening without any further disassembly. Stormwater enters the inside of the Filter Basket and flows downward toward the bottom portion of the Basket. The non-clogging screen has openings that are facing upward. As water flows downward, the screening continuously removes debris from the screen's surface. Stormwater flow up to the peak treatment flow rate is processed through the

- filtration screens. During the highest flows, the Basket fills with water and spills out the internal bypass openings between the basket and top flange and into the bottom of the catch basin.
- 03.01.02 Pollutants - The SCBFD will remove and retain trash, debris, sediments, particulate metals, particulate nutrients, and hydrocarbons (with hydrocarbon boom add-on) entering the catch basin during frequent storm events and specified flow rates. For pollutant removal performance, see section 03.02.00.
- 03.01.03 Treatment Flow Rate - The SCBFD operates using gravity flow. The SCBFD treatment flow rate varies by size/model and is provided on the drawings. Flow rates must be supported by independent third-party observed lab results.
- 03.01.04 Bypass Flow Rate - The SCBFD is designed to fit within the catch basin in a way not to affect the existing hydraulic. The bypass must be sized with an open area greater than the outlet pipe size, thus the SCBFD shall not be a critical point of flow restriction. Bypass flow rate must be based on the SCBFD's inlet throat or bypass orifice capacity, whichever is less.
- 03.01.05 Pollutant Load - The SCBFD must be designed to have minimum storage capacity as documented on the drawing for each size and model.
- 03.01.06 Performance Protocol and Results - The Filter Basket must be submitted and approved by a state agency as a "full capture" trash device.

03.02.00 Test Performance

At a minimum, the SCBFD shall be tested, according to section 03.01.06, and meet these performance specifications:

03.02.01 Filter Pollutant Removal Table

POLLUTANT	REMOVAL EFFICIENCY
Trash and Debris - (down to 5 mm)	100%

PART 4 - EXECUTION

04.01.00 General

The installation and use of the SCBFD shall conform to all applicable national, state, municipal and local specifications.

04.02.00 Installation & Measurements

The contractor shall furnish all measurements, labor, equipment, materials and incidentals required to install the (SCBFD) device(s) and appurtenances in accordance with the drawings, installation manual, and these specifications, and be inspected and approved by the local governing agency. Installation contractor should possess a Confined Space Entry Certification Permit (especially for curb inlet catch basins), pursuant to OSHA standards. Any damage to catch basin and surrounding infrastructure caused by the installation of the SCBFD is the responsibility of the installation contractor.

- 04.02.01 Mounting Flange, Mounting Hardware, and Filter Basket and all components or accessories shall be inserted through the catch basin and properly secured per manufactures installation manual and these specifications.

04.03.00 Shipping, Storage and Handling

- 04.03.01 Shipping – SCBFD shall be shipped to the contractor's address and is the responsibility of the contractor to transport the unit(s) to the exact site of installation. Filters must be nested and stacked during shipping.
- 04.03.02 Storage and Handling– The contractor shall exercise care in the storage and handling of the SCBFD(s) and its components prior to and during installation. Any repair or replacement costs associated with events occurring after delivery is accepted, and unloading has commenced shall be born by the contractor. The SCBFD(s) and its components shall always be stored indoors and transported inside the original shipping container(s) until the SCBFD(s) are ready to be installed. The SCBFD shall always be handled with care and lifted according to OSHA and NIOSA lifting recommendations and/or contractor's workplace safety professional recommendations.

04.04.00 Maintenance and Inspection

- 04.04.01 Inspection – After installation, the contractor shall demonstrate that the SCBFD has been properly installed at the correct location(s), elevations, and with appropriate supports and fasteners. All components associated with the SCBFD and its installation shall be subject to inspection by the engineer of work, governing agency, and the manufacture at the place of installation. In addition, the contractor shall demonstrate that the SCBFD has been installed per the manufacturer's specifications and recommendations. SCBFD(s) shall be physically inspected regularly in accordance to owner's Stormwater Pollution Prevention Plans (SWPPP) and manufacture's recommendations. An inspection record shall be kept by the operator. The record shall include the condition of the SCBFD and its appurtenances. The most current copy of the inspection record shall always be copied and placed in the owner's SWPPP.
- 04.04.02 Maintenance – The manufacturer recommends cleaning and debris removal and replacement of the Media Filtration Boom as needed. The maintenance shall be performed by someone qualified. A Maintenance Manual is available upon request from the manufacturer. The manual has detailed information regarding the maintenance of the SCBFD(s). A detailed Maintenance Record shall be kept by the maintenance operator. The Maintenance Record shall include any maintenance activities preformed, amount and description of debris collected, and the condition of the filter. The most current copy of the Maintenance Record shall always be copied and placed in the owner's Stormwater Pollution Prevention Plan (SWPPP) per governing agency.
- 04.04.03 Material Disposal - All debris, trash, organics, and sediments captured and removed from the SCBFD shall be transported and disposed of at an approved facility for disposal in accordance with local and state regulations. Please refer to state and local regulations for the proper disposal of toxic and non-toxic material.

PART 5 – QUALITY ASSURANCE

05.01.00 Warranty

The manufacturer shall guarantee the SCBFD against all manufacturing defects in materials and workmanship for a period of (1) year from the date of delivery to the contractor. The manufacturer shall be notified of repair or replacement issues in writing within the warranty period. The SCBFD is limited to recommended application for which it was designed.

[End of This Section]

Bio Clean[®] Grate Inlet Filter Installation Manual



Installation Procedures

Contech's Bio Clean® Grate Inlet Filter is a stormwater catch basin filter designed to remove high levels of trash, debris, sediments and hydrocarbons. The filter is available in several configurations including trash full capture, Kraken membrane filter, and fabric filter variations. This manual covers installation procedures of all configurations. The trash full capture and Kraken membrane filters are made of 100% stainless steel, while the fabric filter is made of a woven monofilament geotextile fabric. All filters are available at various sizes and depths, allowing them to fit in any grated catch basin inlet. The filter is generally mounted under the grate flange but can also be mounted below the grate to the wall of the basin. This configuration is recommended in areas with "direct traffic" ratings such as roads with higher speed traffic. The flange is cut to size allowing for quick and simple installation.

Delivery

- Contech shall deliver the filter(s) to the site in coordination with the Contractor.

Inspection

- Inspection of the Bio Clean® Grate Inlet Filter and all parts contained in or shipped shall be inspected at time of delivery by the site Engineer/Inspector and the Contractor. Any non-conformance to approved drawings or damage to any part of the system shall be documented on the Contech shipping ticket.

Catch Basin Preparation

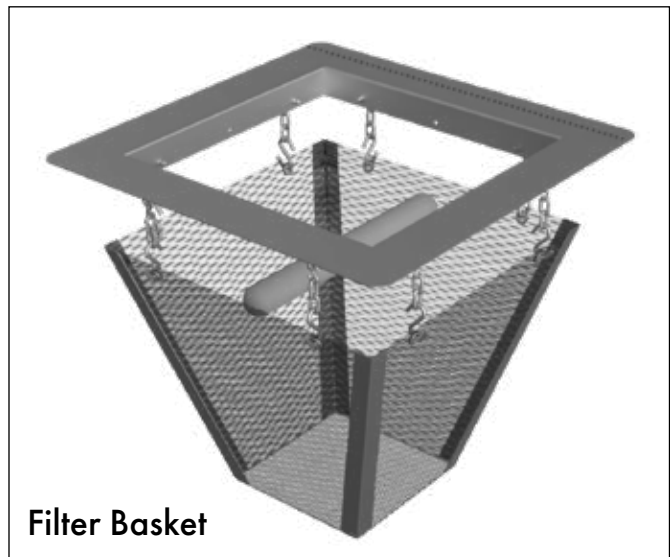
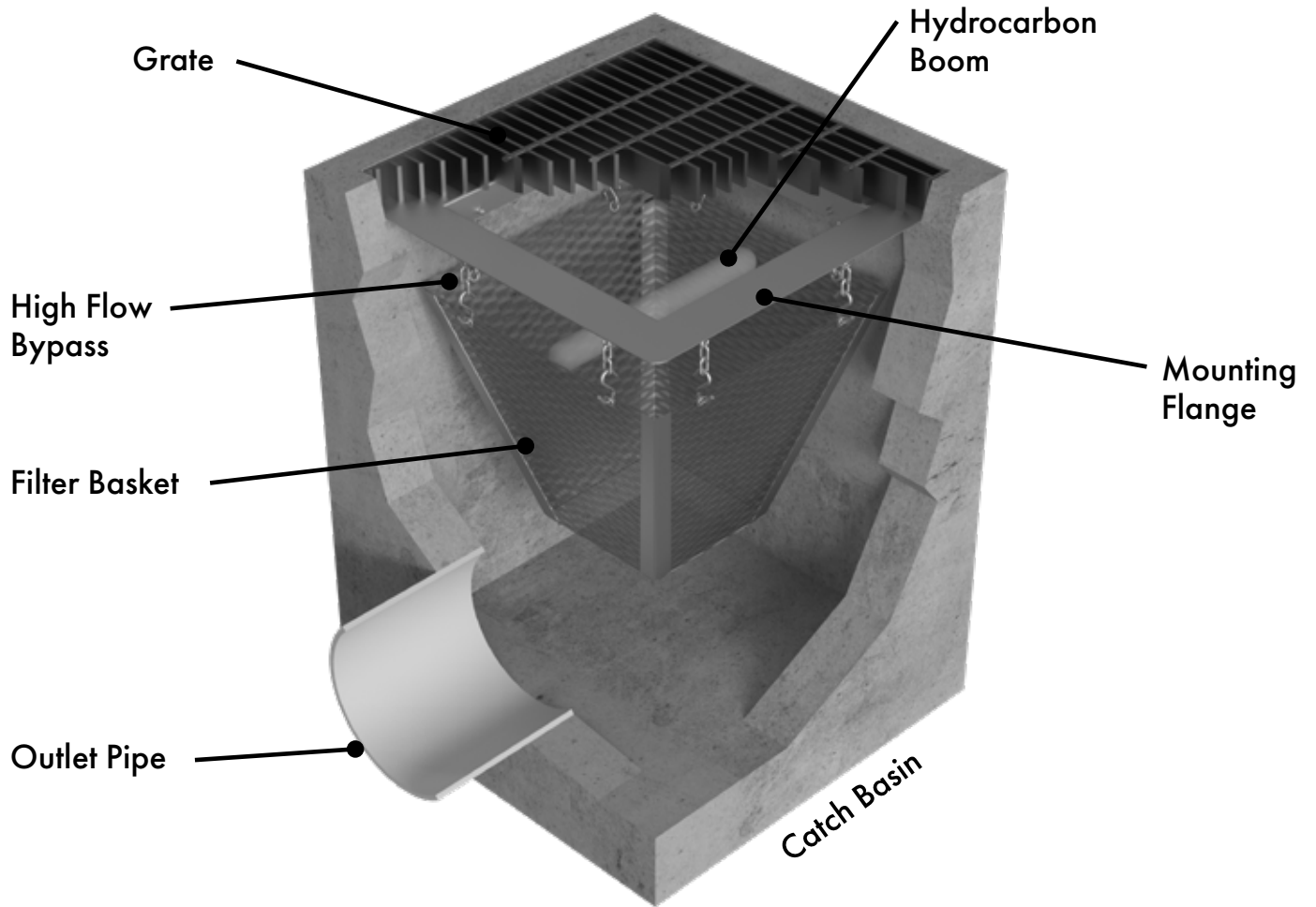
- The Contractor is responsible for providing adequate and complete catch basin and fall protection including gas metering and other safety equipment when installing the Bio Clean® Grate Inlet Filter.
- The Contractor shall adhere to all jurisdictional and/or OSHA safety rules during installation of the filter.
- The Contractor or Owner is responsible for appropriately barricading the catch basin from traffic (in accordance with local codes).



Installation

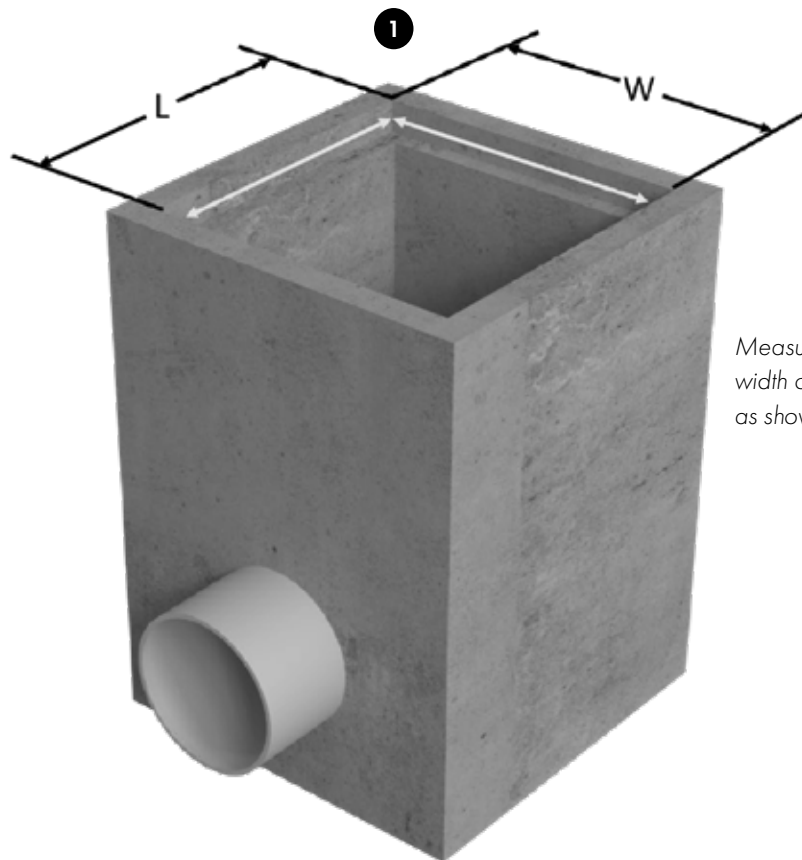
- Each Bio Clean® Grate Inlet Filter shall be installed based on the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.
- It is recommended that the catch basin is properly cleaned and inspected for any damage prior to installing the Grate Inlet Filter. The trough and weir system mount directly to the walls of the catch basin using concrete wedge and/or drive anchors.

System Diagram

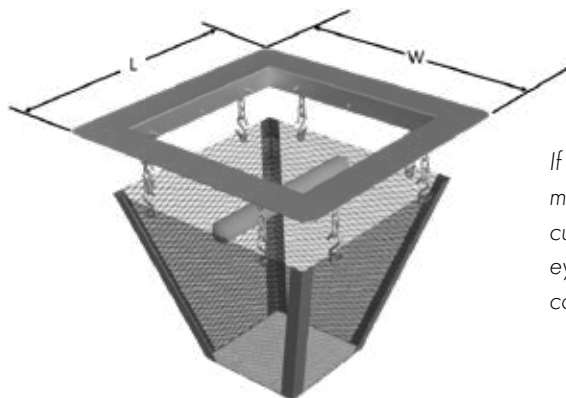


Option 1 | Mounting on Grate Flange (Preferred Method)

- **Step 1** Measure to ensure the filter will properly and fully fit the catch basin opening. Once the grate is removed use a tape measure to pull the dimensions (length and width) of catch basin walls below the grate frame lip. Next, check the dimensions (length and width) on the mounting flange. The mounting flange should be approximately $\frac{1}{4}$ " to $\frac{1}{2}$ " shorter than the catch basin ID. If the mounting flange is larger than the catch basin ID, trimming of the flange will be required. Various tools and methods can be used to cut the flange such as a circular saw, cut of saw, plasma cutter or grinder. After cutting the flange, ensure that any sharp or protruding edges are removed with a grinder. Sharp edges could cause injury. Once cut, verify again that dimensions are accurate and the filter will properly fit.



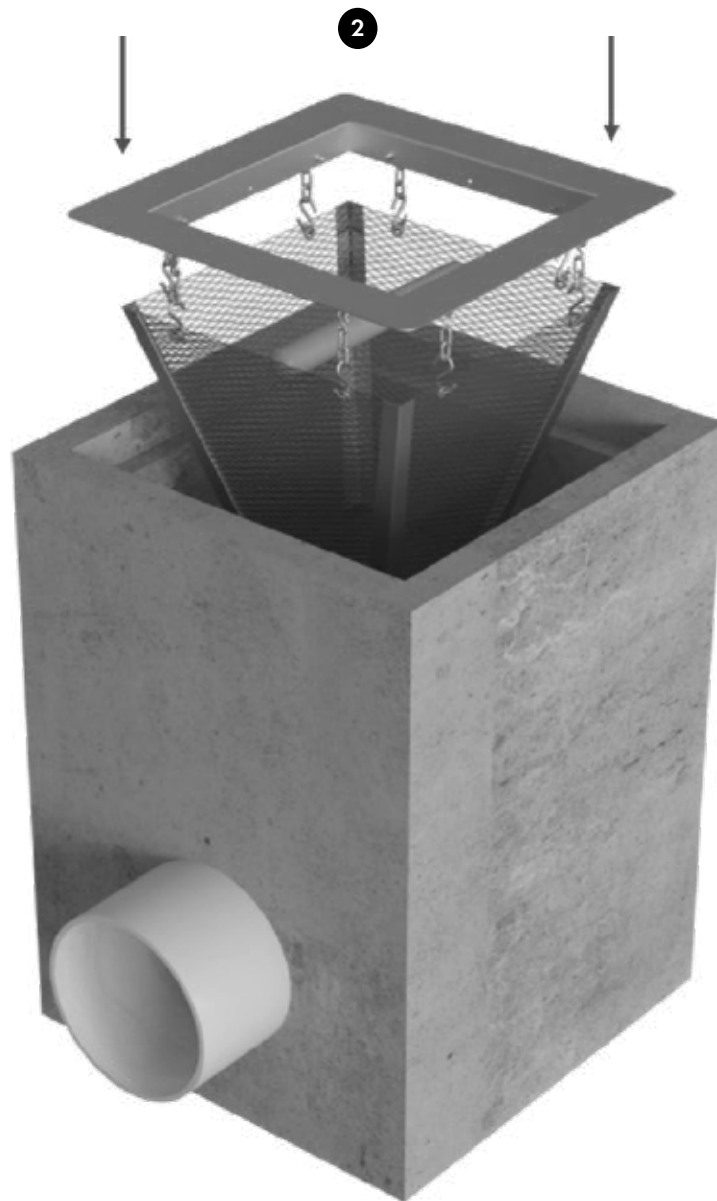
Measure the length and width of the catch basin ID as shown to the left.



If trimming of the mounting flange is required, use a tape measure along with a straightedge and a marker to draw a cutting line. Use proper tools and safety protection such as eye wear before cutting. Once cut, verify measurements are correct.

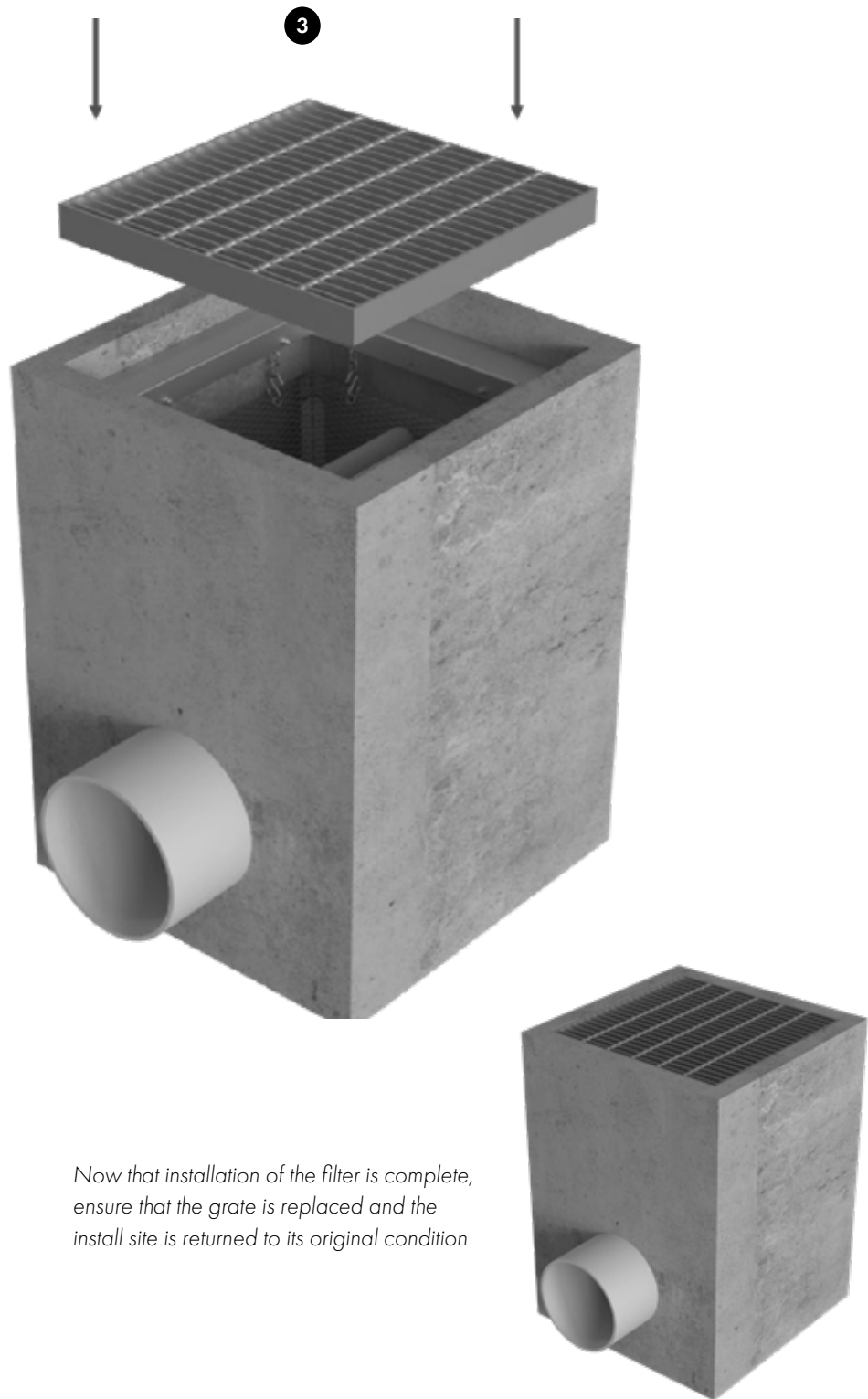
Measure the length and width of the mounting flange as shown to the right.

- **Step 2** Now that the filter is ready for installation, simply set the filter into place, resting the mounting flange on the grate frame lip.



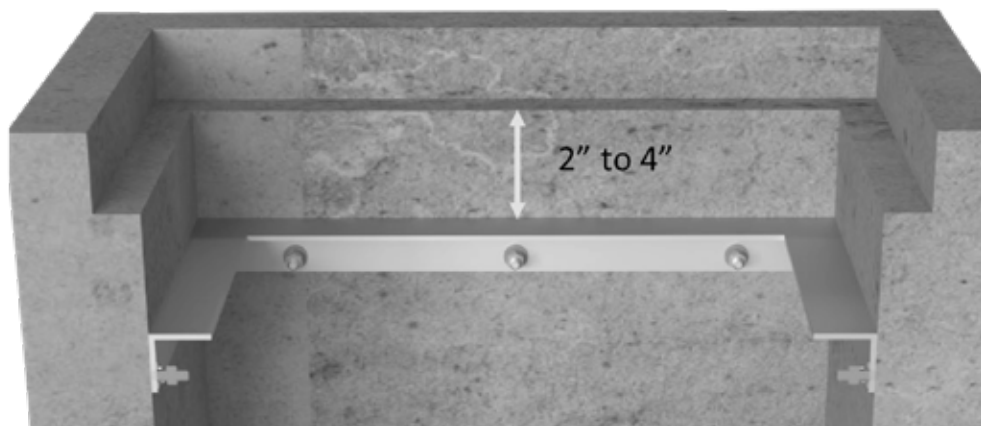
Installation of the filter is simple and fast. Set the filter in place on the grate frame lip and center.

- **Step 3** installation is now complete. Be sure to remove all tools and seal up the catch basin by replacing the grate and taking down any traffic control.

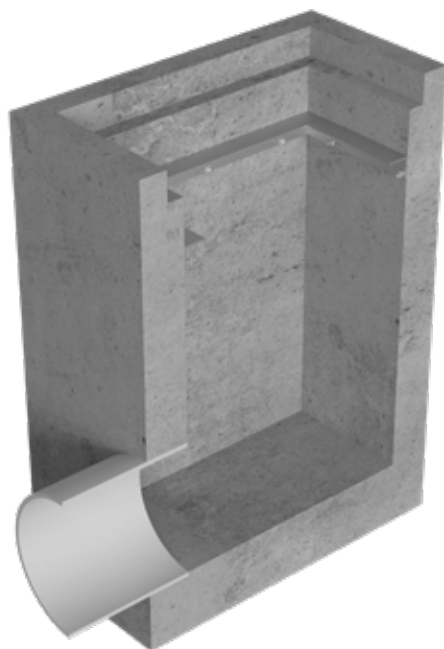


Option 2 | Under Mount Configuration

- **Step 1** involves mounting the under mounts, which are supplied with the filter. Under mounts will be stainless-steel L-metal with holes pre-drilled for mounting. Using a tape measure and chalk or a large marker, draw a guideline 2" to 4" below the edge of the grate flange on all four sides of the basin walls. Ensure that the lines are level. This guideline shows where the top edge of the L metal under mounts will be positioned. Next check the length of each under mount. There should be two longer pieces and two shorter pieces. Double check their length and trim down if necessary to properly fit inside the basin. Next, while holding the first under mount in place, use a rotary hammer with a $\text{Ø}1/4"$ concrete drill bit to drill holes 2 $\frac{3}{4}"$ deep (minimum) at each location along the under mount that there is a predrilled hole. Once all holes are drilled, insert a $\text{Ø}1/4"$ by 2 $\frac{3}{4}"$ long stainless-steel drive pin into each hole. This will temporarily support the weight of the under mount. Next, drive the wedge anchors or drive pin tight using the hammer. Repeat the process on the other three under mounts.



- **Step 2** now that the filter is ready for installation and the under mounts are installed, simply set the filter into place, resting the mounting flange onto the under mounts. Before setting, clean the under mounts of any debris. It is recommended that gloves are worn and proper lifting techniques are use. Larger filters may require two people to set in place. Do not drop the filter in place. Ensure that the filter is in proper position. Center the filter in the grate frame so any gaps are even on all four sides.
- **Step 3** installation is now complete. Be sure to remove all tools and seal up the catch basin by replacing the grate and taking down any traffic control.



Under mounts should be installed with their top flange 2 to 4" below the grate flange to allow for proper clearance. Ensure the under mounts are level.



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BC Grate Inlet Filter Install Guide 9/22

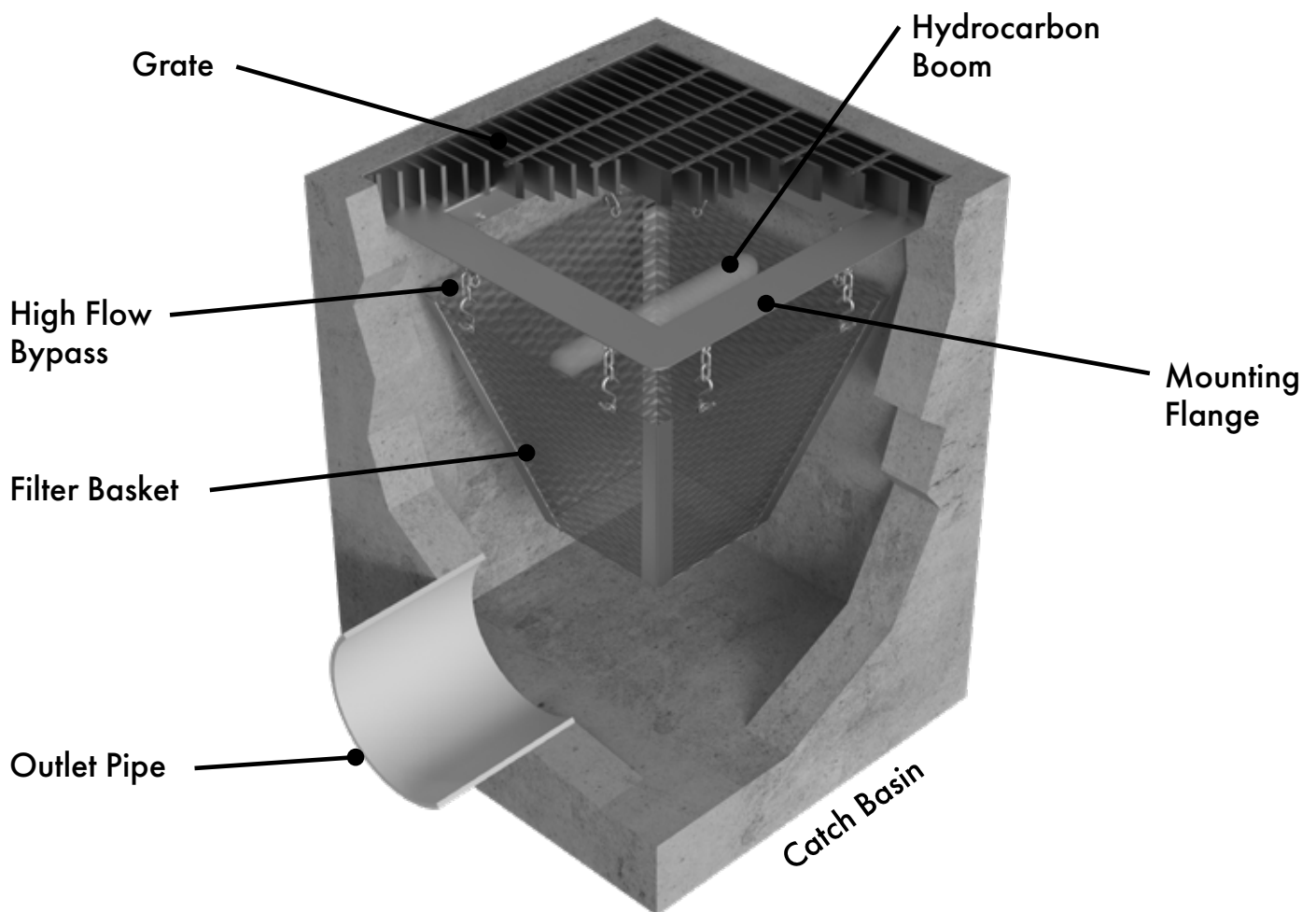
Bio Clean[®] Grate Inlet Filter
Operation & Maintenance Manual



Operation & Maintenance

Contech's Bio Clean® Grate Inlet Filter is a stormwater device designed to remove high levels of trash, debris, sediments and hydrocarbons. The filter is available in several configurations including trash full capture, Kraken® membrane filter, and fabric filter variations. This manual covers maintenance procedures of the trash full capture and fabric filter configurations. A supplemental manual is available for the Kraken variation. The trash full capture filter is made of 100% stainless steel, while the fabric filter is made of a woven monofilament geotextile fabric. Both filters are available at various sizes and depths allowing them to fit in any grated catch basin inlet. The filters heavy duty construction allows for cleaning with any vacuum truck. The filter can also easily be cleaned by hand.

As with all stormwater BMPs, inspection and maintenance on the Grate Inlet Filter is necessary. Stormwater regulations require BMPs be inspected and maintained to ensure they are operating as designed to allow for effective pollutant removal and provide protection to receiving water bodies. It is recommended that inspections be performed multiple times during the first year to assess site-specific loading conditions. This is recommended because pollutant loading can vary greatly from site to site. Variables such as nearby soil erosion or construction sites, winter sanding of roads, amount of daily traffic and land use can increase pollutant loading on the system. The first year of inspections can be used to set inspection and maintenance intervals for subsequent years. Without appropriate maintenance, a BMP can exceed its storage capacity which can negatively affect its continued performance in removing and retaining captured pollutants.



System Diagram

Inspection Equipment

Following is a list of equipment to allow for simple and effective inspection of the Grate Inlet Filter:

- Contech Inspection Form (contained within this manual).
- Manhole hook or appropriate tools to remove access hatches and covers.
- Appropriate traffic control signage and procedures.
- Protective clothing and eye protection.
- Note: entering a confined space requires appropriate safety and certification. It is generally not required for routine inspections or maintenance of the system.



Inspection Steps

The core to any successful stormwater BMP maintenance program is routine inspections. The inspection steps required on the Grate Inlet Filter are quick and easy. As mentioned above, the first year should be seen as the maintenance interval establishment phase. During the first year, more frequent inspections should occur in order to gather loading data and maintenance requirements for that specific site. This information can be used to establish a base for long-term inspection and maintenance interval requirements.

The Grate Inlet Filter can be inspected through visual observation. All necessary pre-inspection steps must be carried out before inspection occurs, such as safety measures to protect the inspector and nearby pedestrians from any dangers associated with an open grated inlet. Once the grate has been safely removed, the inspection process can proceed:

- Prepare the inspection form by writing in the necessary information including project name, location, date & time, unit number and other info (see inspection form).
- Observe the filter with the grate removed.
- Look for any out of the ordinary obstructions on the grate or in the filter and its bypass. Write down any observations on the inspection form.
- Through observation and/or digital photographs estimate the amount of trash, foliage and sediment accumulated inside the filter basket. Record this information on the inspection form.
- Observe the condition and color of the hydrocarbon boom. Record this information on the inspection form.
- Finalize inspection report for analysis by the maintenance manager to determine if maintenance is required.

Maintenance Indicators

Based upon observations made during inspection, maintenance of the system may be required based on the following indicators:

- Missing or damaged internal components.
- Obstructions in the filter basket and its bypass.
- Excessive accumulation of trash, foliage and sediment in the filter basket. Maintenance is required when the basket is greater than half-full.
- The following chart shows the 50% and 100% storage capacity of each filter height:

Basket Model	Height ¹ (inches)	Top Width (inches)	Top Length (inches)	Bottom Width (inches)	Bottom Length (inches)	50% Storage Capacity (CF)	100% Storage Capacity (CF)
BIO-GRATE-FULL/ FABRIC-12-12-12	6.00	10.00	10.00	8.31	8.31	0.15	0.30
BIO-GRATE-FULL/ FABRIC-18-18-12	6.00	15.00	15.00	12.50	12.50	0.33	0.66
BIO-GRATE-FULL/ FABRIC-24-24-12	6.00	20.00	20.00	16.69	16.69	0.59	1.18
BIO-GRATE-FULL/ FABRIC-24-24-24	18.00	20.00	20.00	10.00	10.00	1.22	2.44
BIO-GRATE-FULL/ FABRIC-24-40-12	6.00	20.00	30.00	16.69	25.00	0.88	1.76
BIO-GRATE-FULL/ FABRIC-24-40-24	18.00	20.00	30.00	10.00	15.00	1.82	3.64
BIO-GRATE-FULL/ FABRIC-36-36-24	18.00	30.00	30.00	15.00	15.00	2.73	5.46
BIO-GRATE-FULL/ FABRIC-24-40-24	18.00	20.00	30.00	10.00	15.00	1.82	3.64
BIO-GRATE-FULL/ FABRIC-36-36-24	18.00	30.00	30.00	15.00	15.00	2.73	5.46

¹ Refers to basket height, total system height is equal to basket height plus 6 inches for bypass.

Maintenance Equipment

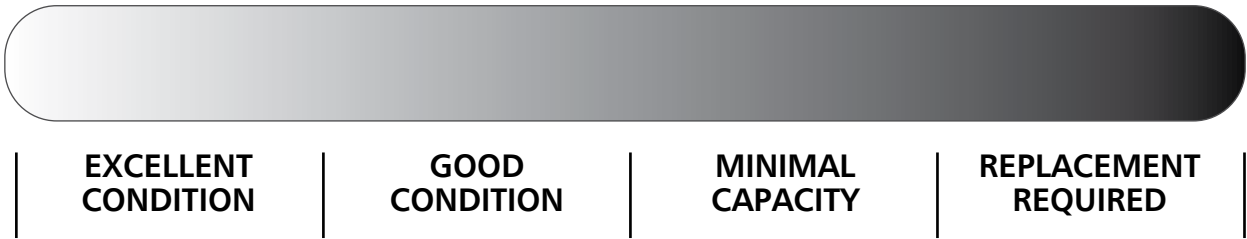
It is recommended that a vacuum truck be utilized to minimize the time required to maintain the Curb Inlet Filter, though it can easily be cleaned by hand:

- Contech Maintenance Form (contained in O&M Manual).
- Manhole hook or appropriate tools to remove the grate.
- Appropriate safety signage and procedures.
- Protective clothing and eye protection.
- Note: entering a confined space requires appropriate safety and certification. It is generally not required for routine maintenance of the system. Small or large vacuum truck (with pressure washer attachment preferred).

Maintenance Procedures

It is recommended that maintenance occurs at least two days after the most recent rain event to allow debris and sediments to dry out. Maintaining the system while flows are still entering it will increase the time and complexity required for maintenance. Cleaning of the Grate Inlet Filter can be performed utilizing a vacuum truck. Once all safety measures have been set up, cleaning of the Grate Inlet Filter can proceed as followed:

- Remove grate (traffic control and safety measures to be completed prior)
- Using an extension on a vacuum truck, position the hose over the opened catch basin. Insert the vacuum hose down into the filter basket and suck out trash, foliage and sediment. A pressure wash is recommended and will assist in spraying off any debris stuck on the side or bottom of the filter basket. Power wash off the filter basket sides and bottom.
- Next, remove the hydrocarbon boom that is attached to the inside of the filter basket. The hydrocarbon boom is fastened to rails on two opposite sides of the basket (vertical rails). Assess the color and condition of the boom using the following information in the next bullet point. If replacement is required, install and fasten on a new hydrocarbon boom. Booms can be ordered directly from the manufacturer.
- The following is a replacement indication color chart for the hydrocarbon booms:

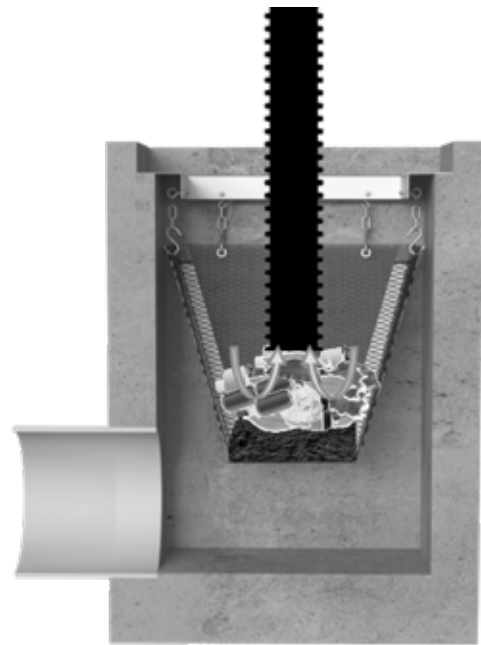


- The last step is to replace the grate and remove all traffic control.
- All removed debris and pollutants shall be disposed of following local and state requirements.
- Disposal requirements for recovered pollutants may vary depending on local guidelines. In most areas the sediment, once dewatered, can be disposed of in a sanitary landfill. It is not anticipated that the sediment would be classified as hazardous waste.
- In the case of damaged components, replacement parts can be ordered from the manufacturer. Hydrocarbon booms can also be ordered directly from the manufacturer as previously noted.

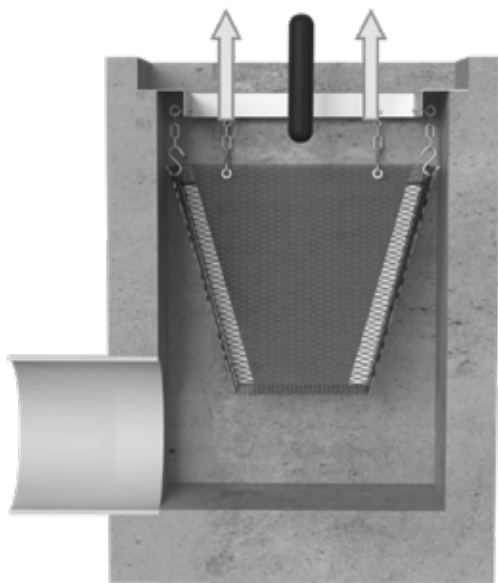
Maintenance Sequence



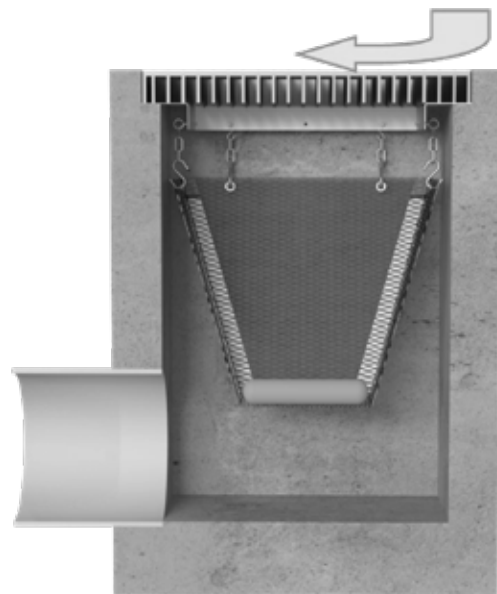
1. Remove grate and set up vacuum truck to clean the filter basket.



2. Insert the vacuum hose down into the filter basket and suck out debris. Use a pressure washer to assist in vacuum removal. Pressure wash off screens.



3. Remove the hydrocarbon boom that is attached to the inside of the filter basket. The hydrocarbon boom is fastened to rails on two opposite sides of the basket (vertical rails). Assess the color and condition of the boom using the information in the chart above. If replacement is required, install and fasten on a new hydrocarbon boom.



4. Close up and replace the grate and remove all traffic control. All removed debris and pollutants shall be disposed of following local and state requirements.



Inspection and Maintenance Report Catch Basin Only

Project Name _____

For Office Use Only

Project Address _____
(city) (Zip Code)

(Reviewed By)

Owner / Management Company _____

(Date)

Contact _____

Phone () -

Office personnel to complete section to the left.

Inspector Name _____

Date ____ / ____ / ____

Time ____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint

☐ Storm

Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____

Additional Notes _____

Site Map #	GPS Coordinates of Insert	Catch Basin Size	Evidence of Illicit Discharge?	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Signs of Structural Damage?	Functioning Properly or Maintenance Needed?
1	Lat: _____ Long: _____							
2	Lat: _____ Long: _____							
3	Lat: _____ Long: _____							
4	Lat: _____ Long: _____							
5	Lat: _____ Long: _____							
6	Lat: _____ Long: _____							
7	Lat: _____ Long: _____							
8	Lat: _____ Long: _____							
10	Lat: _____ Long: _____							
11	Lat: _____ Long: _____							
12	Lat: _____ Long: _____							

Comments:



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Grate Inlet Filter Operation & Maintenance Manual 08/22

Inspection and Maintenance Report Catch Basin Only

Project Name _____

Project Address _____ (city) (Zip Code)

Owner / Management Company _____

Contact _____

Phone () -

Inspector Name _____

Date ____ / ____ / ____ Time ____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm

Storm Event in Last 72-hours? ☐ Yes ☐ No

Weather Condition _____

Additional Notes

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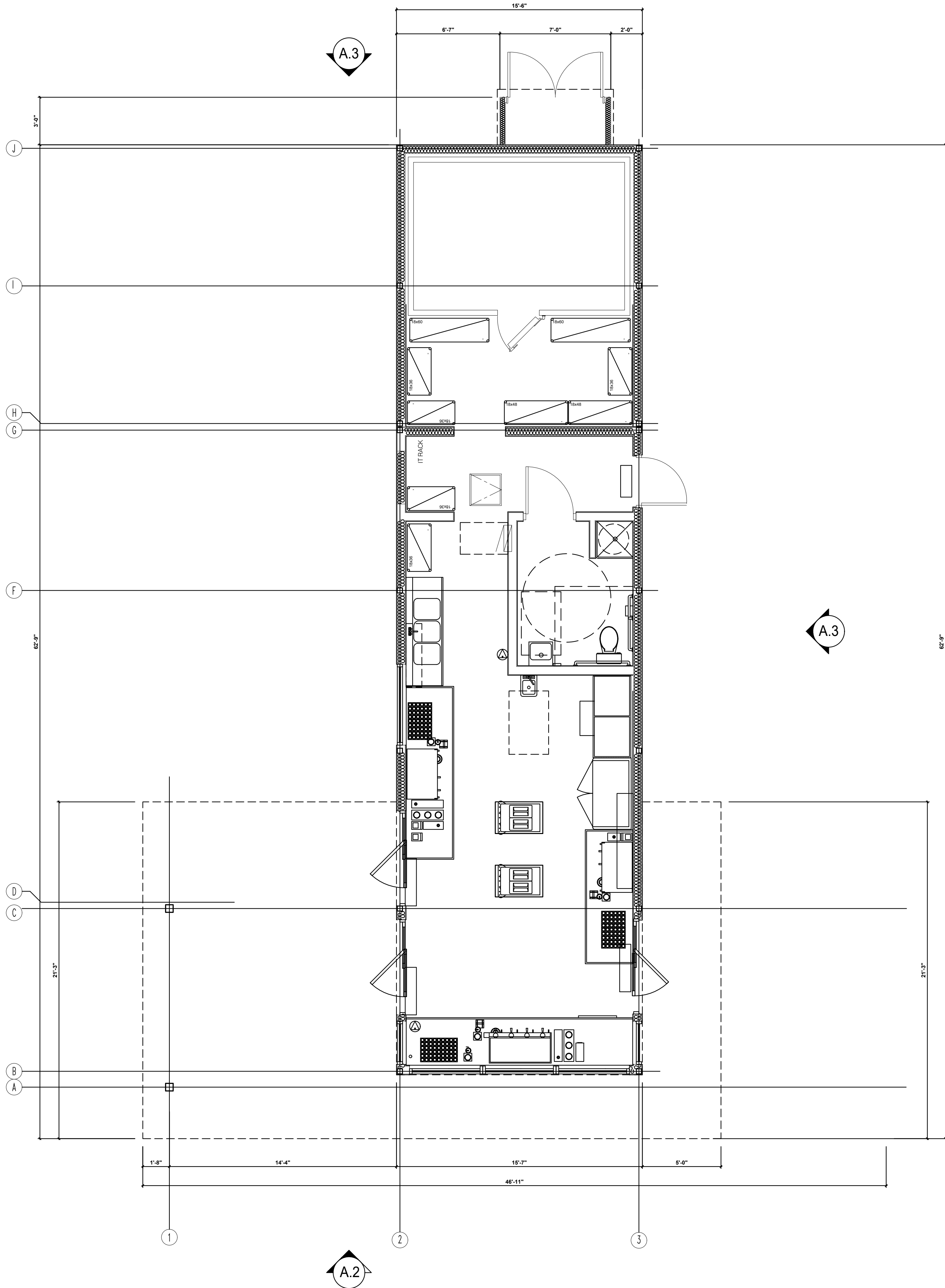
(Reviewed By)

(Date)
Office personnel to complete section to the left.

Site Map #	GPS Coordinates of Insert	Catch Basin Size	Evidence of Illicit Discharge?	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Signs of Structural Damage?	Functioning Properly or Maintenance Needed?
1	Lat: Long:							
2	Lat: Long:							
3	Lat: Long:							
4	Lat: Long:							
5	Lat: Long:							
6	Lat: Long:							
7	Lat: Long:							
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10	Lat: Long:							
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12	Lat: Long:							

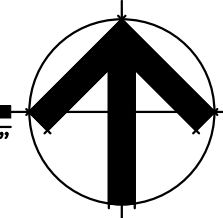
Comments:

A.2



FLOOR PLAN

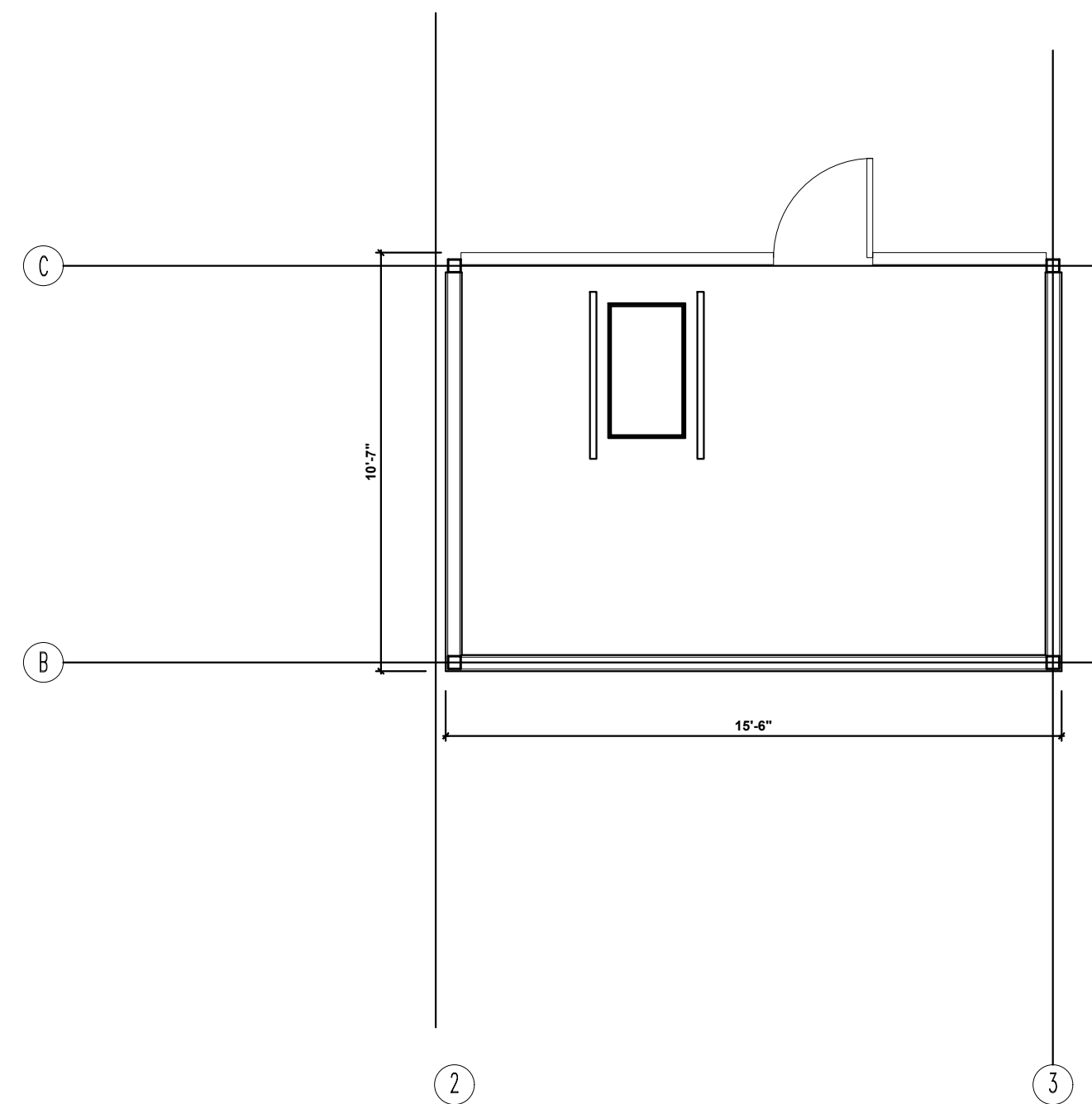
SCALE: 1/4" = 1'-0"



Building Area Breakdown

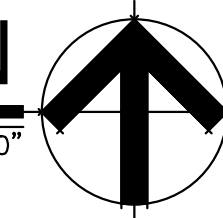
TOTAL GROUND FLOOR AREA:	910.00 S.F.
DESCRIPTION:	AREA
SERVICE AREA	704.00 SF.
RESTROOM	66.00 SF.
COOLER	140.00 SF.
MECH ACCESS ROOM	164.00 SF.

A.3



MECH. ACCESS ROOM PLAN

SCALE: 1/4" = 1'-0"



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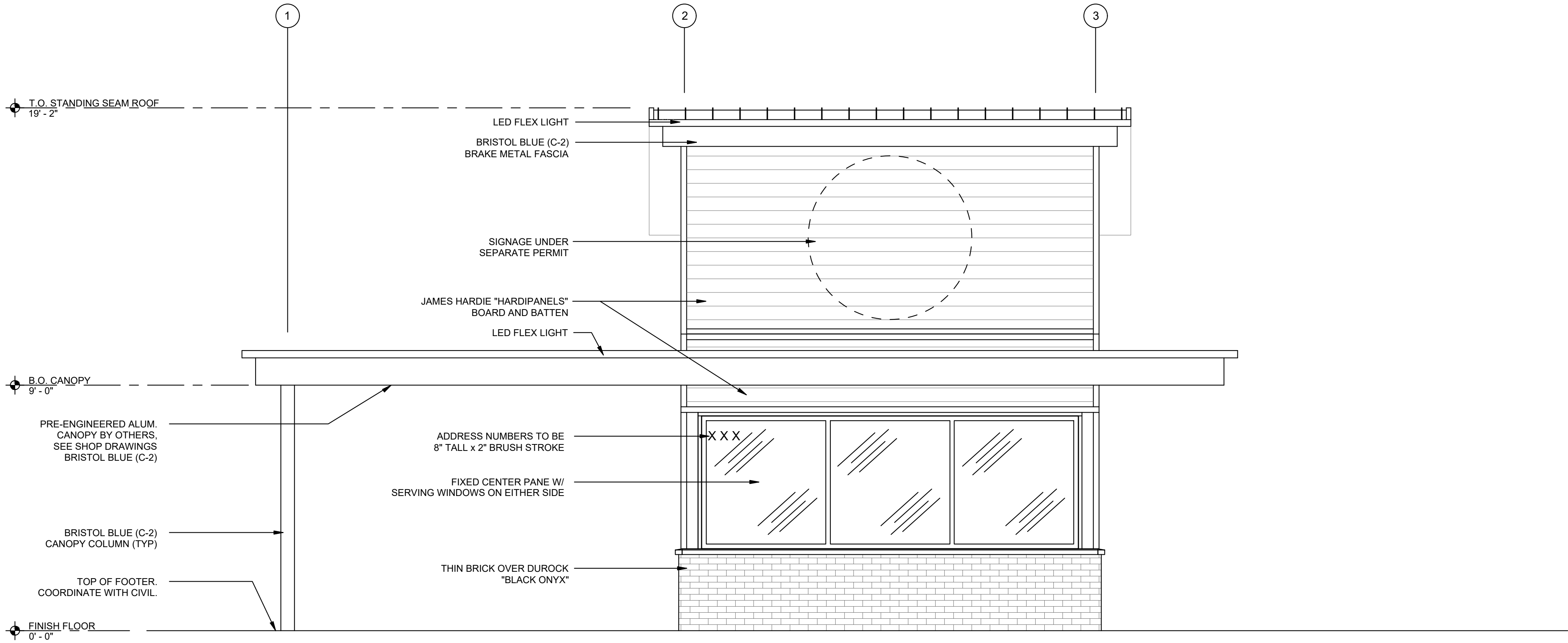
CLIENT INFORMATION



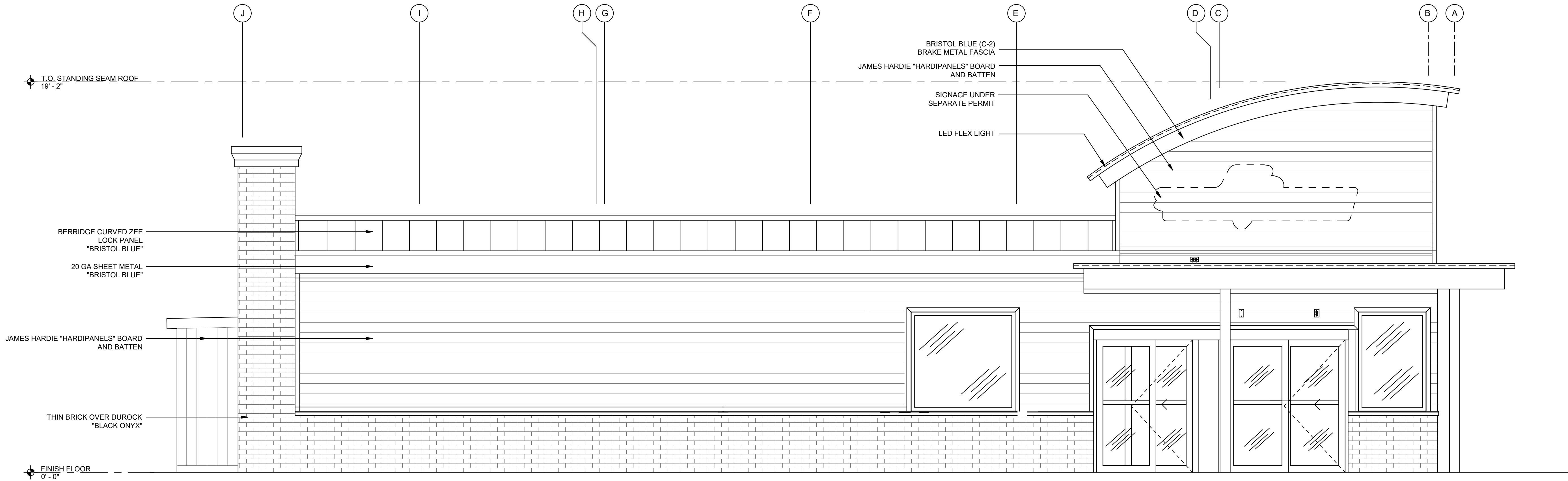
PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
10201 FAIRWAY DR
ROSEVILLE, CA 95678
SHEET NAME
CONCEPTUAL FLOOR PLANS

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DATE	05/26/26
SCALE	
PROJECT NUMBER	
SHEET	

A1



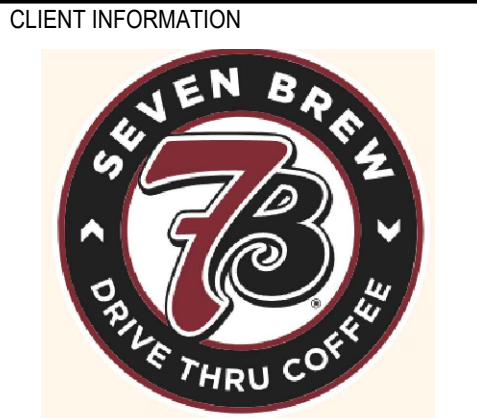
SOUTH ELEVATION



WEST ELEVATION

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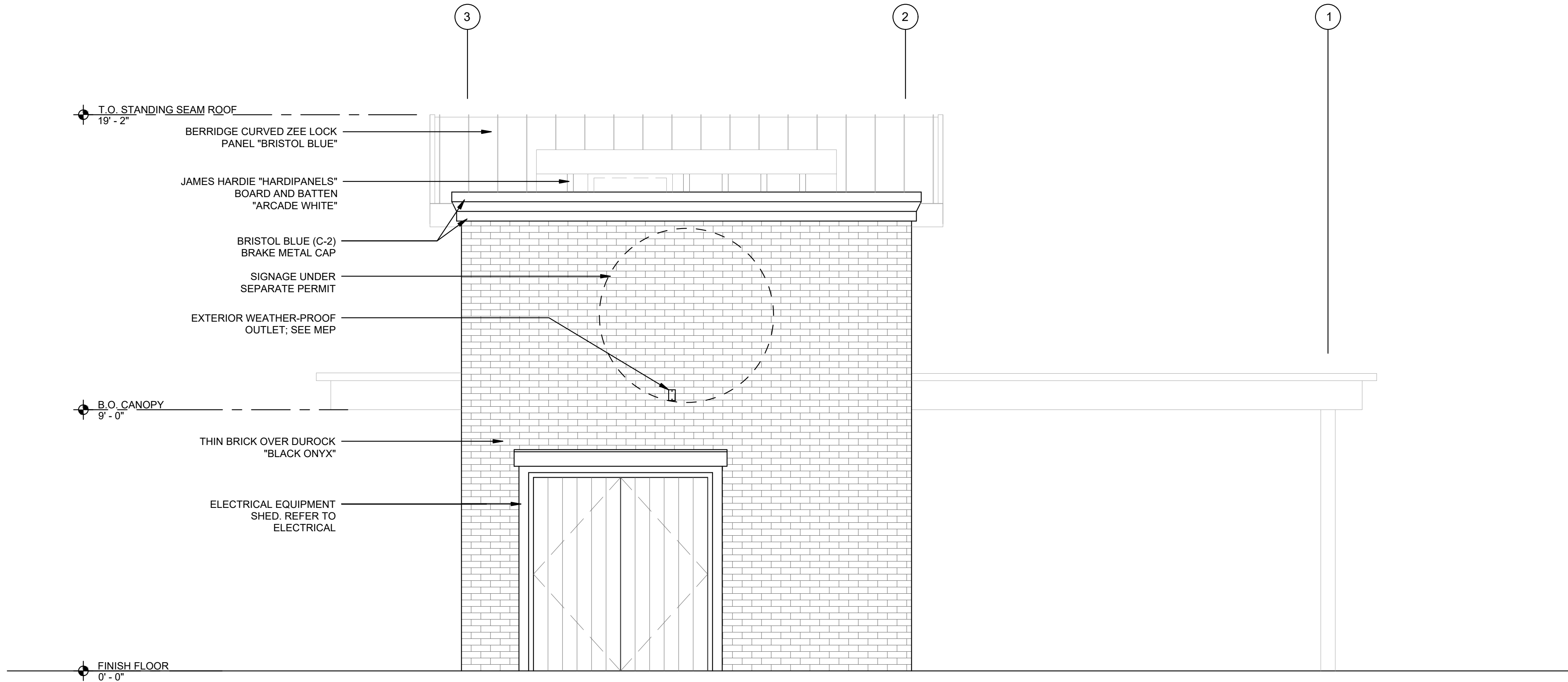
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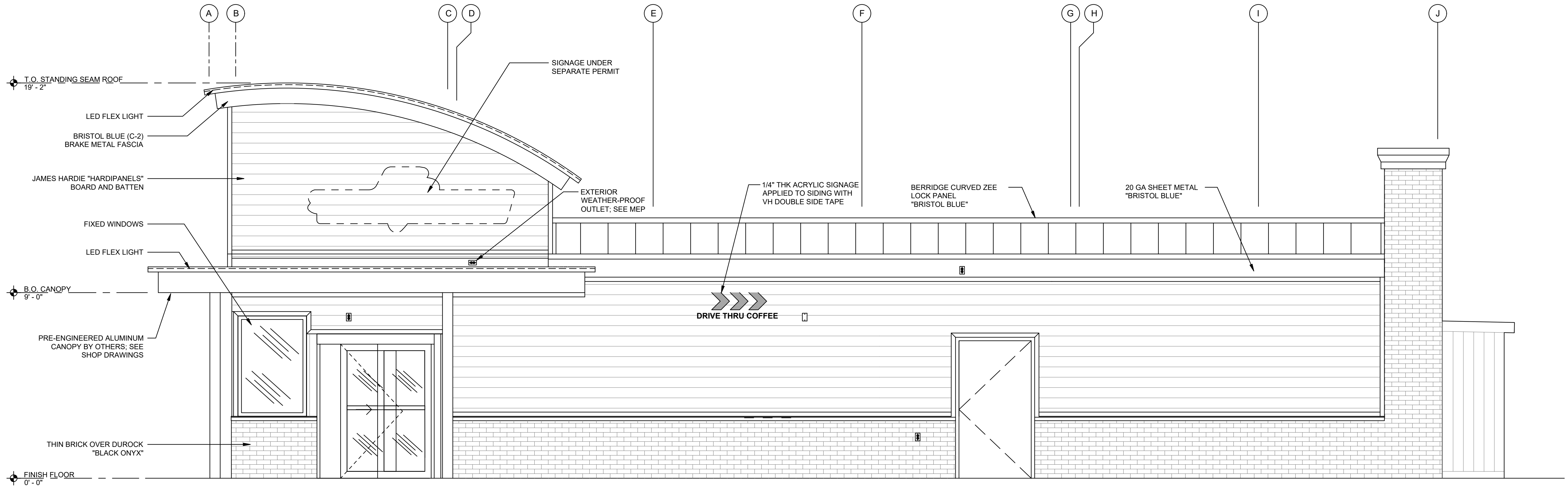
PROJECT NAME
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SHEET NAME
CONCEPTUAL ELEVATIONS

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SHEET	



NORTH ELEVATION



EAST ELEVATION

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PROJECT NAME

DRAWN

CHECKED

DATE

05/26/26

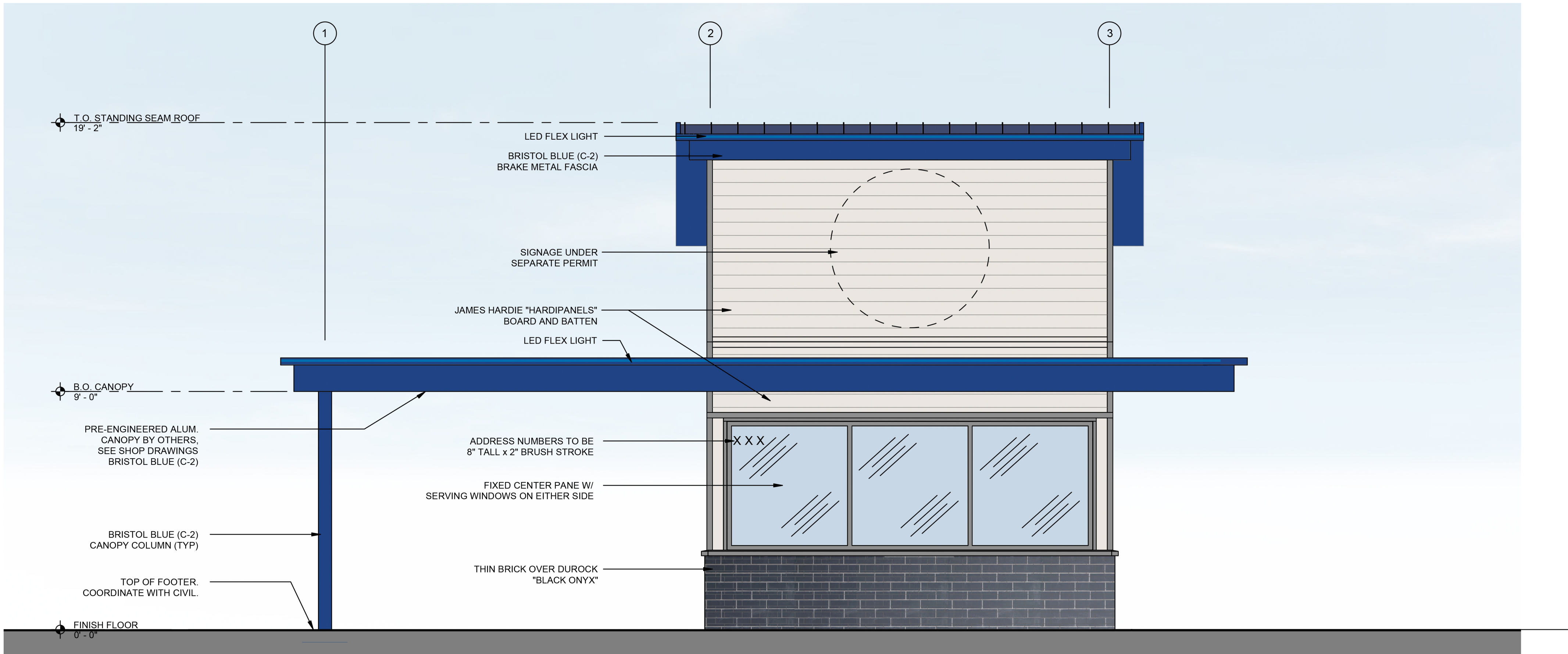
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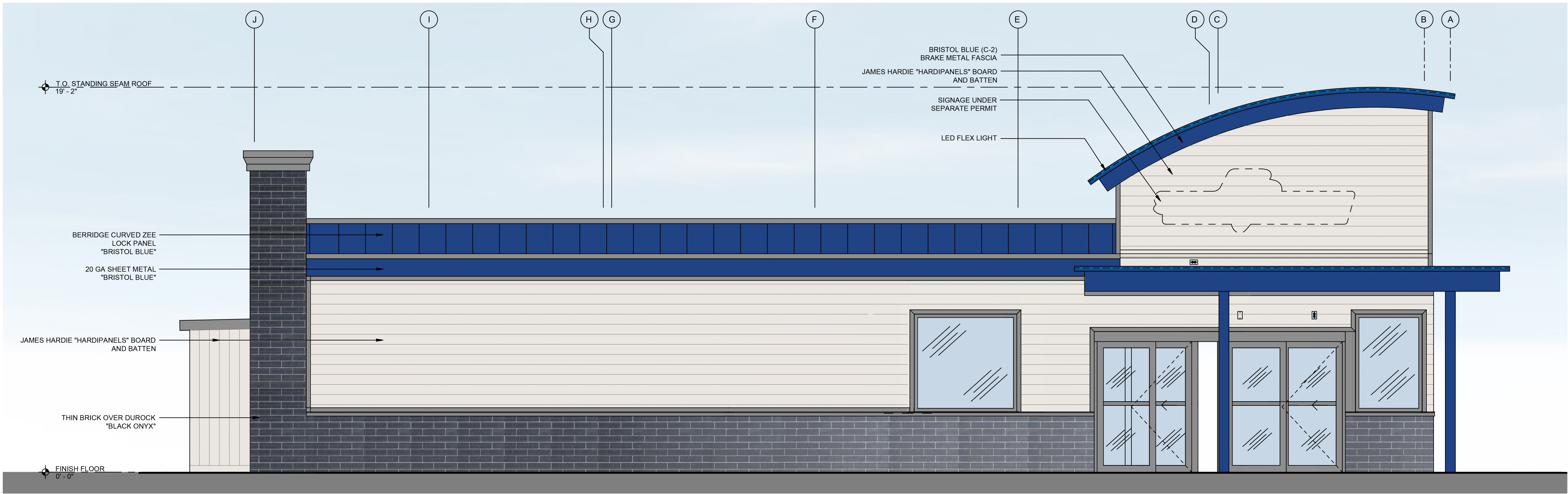
SHEET

A3

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SOUTH ELEVATION



WEST ELEVATION

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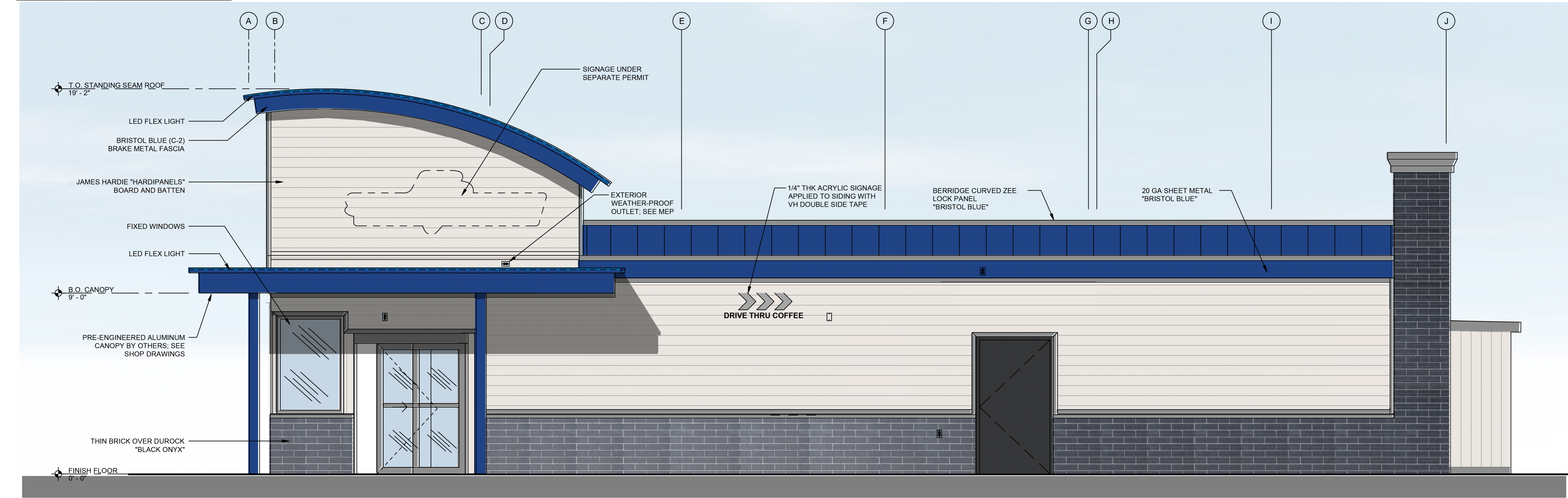
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SHEET NAME
COLORLED ELEVATIONS

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SCALE	
PROJECT NUMBER	
SHEET	



NORTH ELEVATION



EAST ELEVATION

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SHEET NAME
COLORS ELEVATIONS

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A5



LEFT - REAR SIDE VIEW



RIGHT -REAR SIDE VIEW



FRONT - RIGHT SIDE VIEW



FRONT - LEFT SIDE VIEW

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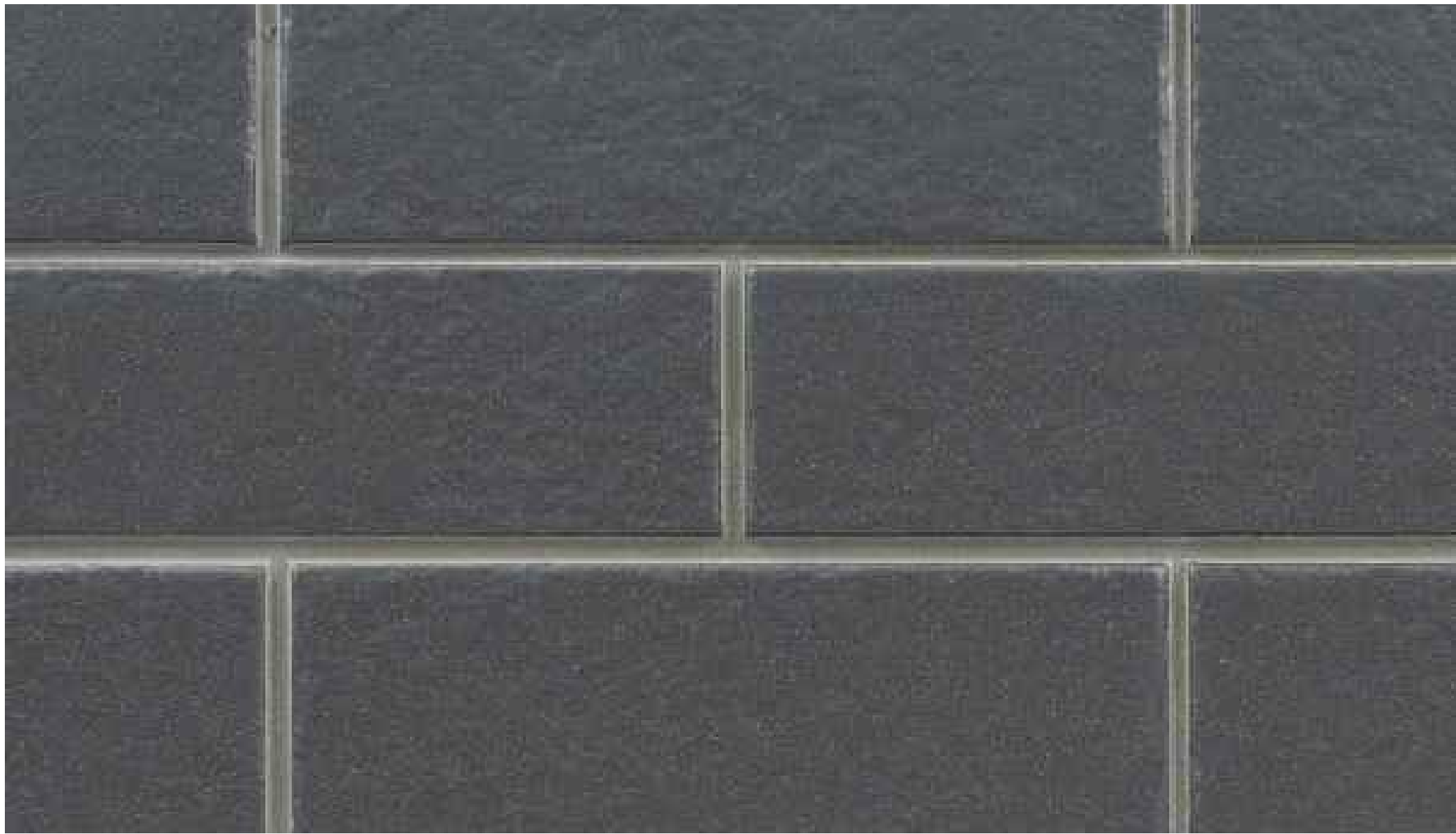


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10201 FAIRWAY DR
ROSEVILLE, CA 95678

SHEET NAME
COLORS ELEVATIONS

DRAWN	CHECKED
DATE	05/26/26
SCALE	
PROJECT NUMBER	
SHEET	



FIBER CEMENT PANEL
BRAND: NICHIIHA - MODERN BRICK
COLOR: MIDNIGHT
FINISH: SMOOTH



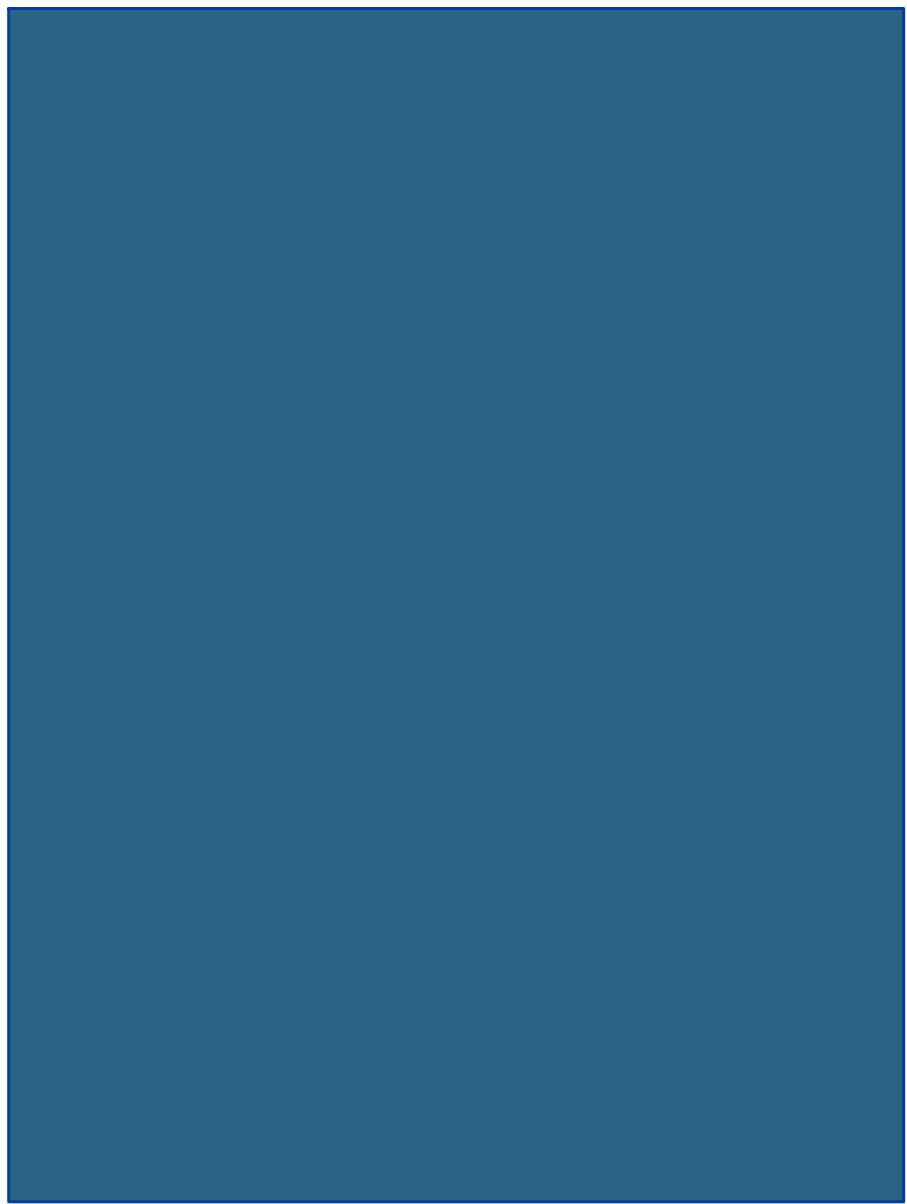
CLEAR ANODIZED WINDOW FRAME
BRAND: KAWNEER - TRIFAB II 451
COLOR: CLEAR ANODIZED
FINISH: BRUSHED ALUMINUM



BOARD AND BATTEN WALL SIDING
BRAND: JAMES HARDIE : "HARDIEPANELS"
COLOR: LIGHT GRAY
FINISH: WOOD GRAIN



GRAY METAL COPING & FLASHING
BRAND: KINKSPAN - MORIN
COLOR: ZINC GRAY
FINISH: SMOOTH



BLUE METAL STANDING SEAM
BRAND: KINGSPAN - MORIN
COLOR: REGAL BLUE
FINISH: SMOOTH



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29833 Santa Margarita Pkwy., Suite 300
Rancho Santa Margarita, CA 92688
Main: 951.710.6334 Web: kineticdesign.build
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REVISIONS

No.	DATE	DESCRIPTION

CLIENT INFORMATION



PROJECT NAME
7 BREW
MODULAR BUILDING FOR CALIFORNIA
10201 FAIRWAY DR
ROSEVILLE, CA 95678

SHEET NAME
MATERIAL COLOR BOARD

DRAWN	CHECKED
DATE	05/26/26
SCALE	
PROJECT NUMBER	
SHEET	