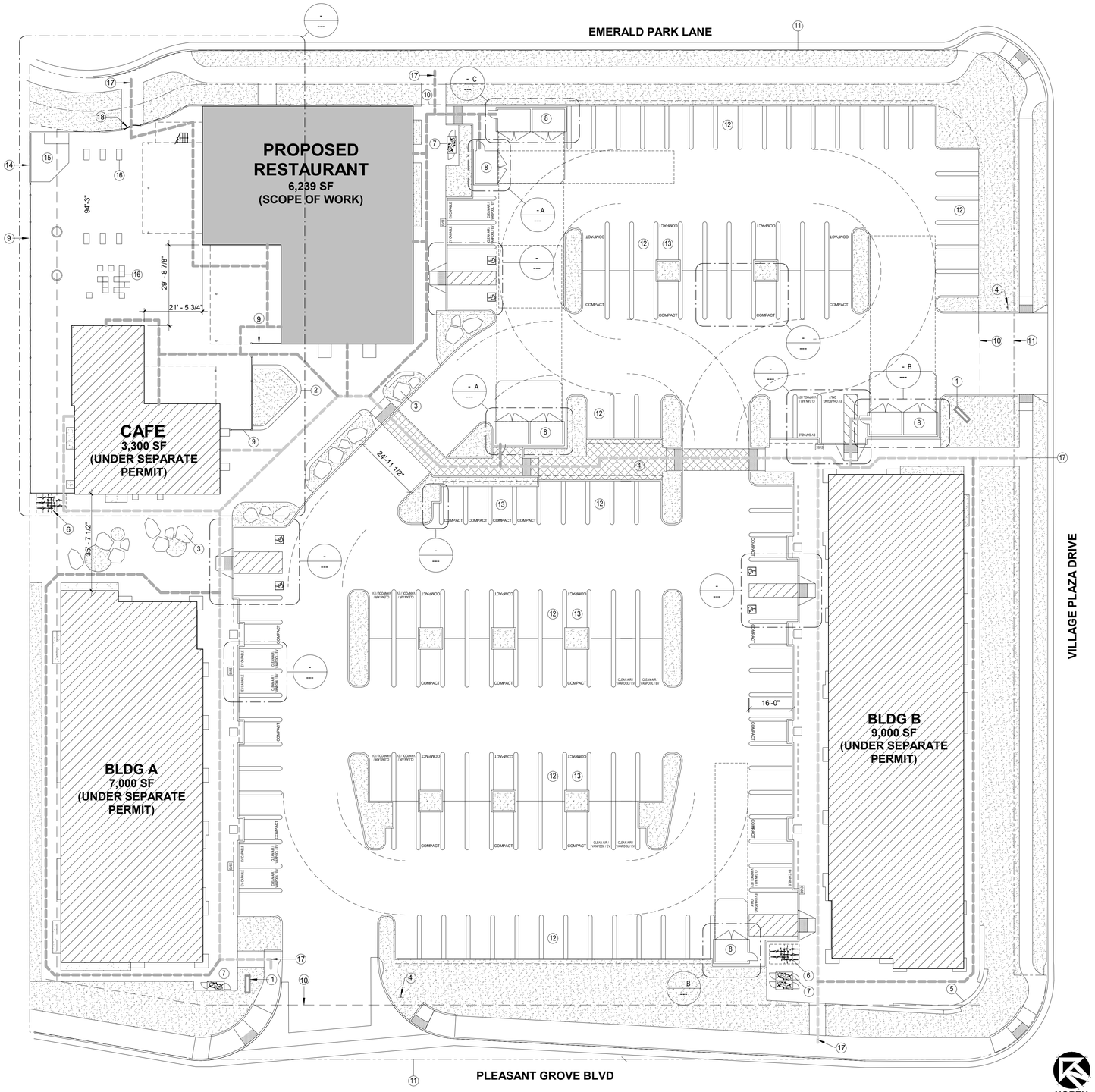
PC ATTACHMENT 1



17 ARCHITECTURAL SITE PLAN

1" = 20'-0"

LOT COVERAGE

RESTAURANT: 6,800 SF
CAFE: 2,900 SF
SHELL A: 7,000 SF
SHELL B: 9,000 SF

TOTAL LOT COVERAGE: 25,700 SF
25,700 SF / 134,448 SF = 19.1%

Building	Gross Floor Area	Ratio	Parking Required	Parking Provided	Compact Stall	Accessible Parking Required	Accessible Parking Provided	Clean Air / Vanpool Required	Clean Air / Vanpool Provided	EV Required	EV Provided	Bike Required	Bike Rack Provided	Bike Locker Required	Bike Locker Provided
RESTAURANT & PATIO	5,700	100	59												
CAFE	3,300	100	33												
BUILDING A	7,000	200	35												
BUILDING B	9,000	200	45												
TOTAL			172	157	32 (20%)	6	6	16	16	10	10	8	8	8	8

PARKING REDUCTION CALCULATION:
172 SPACES REQUIRED
157 SPACES PROVIDED (10% REDUCTION)
4 SPACES INCLUDED AS MOTORCYCLE PARKING PER 1:40 RATIO SPECIFIED IN ZONING CODE 19.26.040 SECTION A.1.C.

4 PARKING CALCULATION

1" = 1'-0"

1. RETAIL CENTER MONUMENT SIGN UNDER SEPARATE SIGNAGE PERMIT
2. LANDSCAPE AREA
3. DECORATIVE BOULDERS, SEE LANDSCAPE
4. ACCESSIBLE SIGN A, SEE DETAIL 6 / G-003
5. LANDSCAPE WALL AND SIGNAGE SEE DETAIL 9 / A-004
6. SHORT TERM BICYCLE PARKING 19 / A-002
7. LONG TERM BICYCLE PARKING 20 / A-002
8. TRASH ENCLOSURE
9. 4' HIGH FENCE, SEE DETAIL 4 / A-004
10. SETBACK
11. EASEMENT
12. STANDARD PARKING STALL
13. COMPACT PARKING STALL 1 / A-001
14. 6' HIGH SOUND WALL, SEE DETAIL 12 / A-003
15. STAGE
16. GAMES BY OWNER
17. PUBLIC WAY
18. SOLID METAL DOOR

3 SITE PLAN KEYNOTES

12" = 1'-0"

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- BOUNDARY OF SCOPE OF WORK
- FIRE LANE
- TRUNCATED DOMES 3 / G-004
- A.D.A. SIGNAGE
- T — ELECTRICAL TRANSFORMER
- PARKING LOT LIGHT POLE - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- B — LIGHT BOLLARD - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- STORM DRAIN - COORDINATE LOCATIONS WITH IMPROVEMENT DRAWINGS
- FIRE HYDRANT - COORDINATE WITH CIVIL IMPROVEMENT DRAWINGS
- PA — LANDSCAPE PLANTER AREA
- C — COMPACT STALL PER CITY OF ROSEVILLE STANDARD 1 / A-001
- EVSE — ELECTRIC VEHICLE SUPPLY EQUIPMENT

2 SITE PLAN LEGEND

12" = 1'-0"

1) HORIZONTAL CONTROL FOR BUILDING LOCATIONS, SITE PARKING AND CONCRETE FLAT WORK LAYOUT SHALL BE PER CIVIL PLANS.

2) LOCATIONS OF ALL EXISTING FIXTURES, UTILITIES, EASEMENTS AND STRUCTURES ON SITE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3) IMPROVEMENTS DESCRIBED IN THIS PLAN ARE COORDINATED WITH CIVIL, ELECTRICAL AND LANDSCAPING CONSULTANTS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER PRIOR TO CONSTRUCTION. NO WORK SHALL CONTINUE UNLESS APPROVED BY ARCHITECT OR CIVIL ENGINEER.

4) SET FACE OF LIGHT POLE BASE AT 2'-0" FROM BACK SIDE OF CURB CENTERED ON PARKING LOT STALL STRIPING. IF LOCATED AT WALKWAY, SET FACE OF LIGHT POLE BASE AT 2'-0" FROM BACK SIDE OF WALKWAY UNLESS SPECIFIED OTHERWISE IN THE FIELD BY GENERAL CONTRACTOR, ELECTRICAL ENGINEER OR CIVIL ENGINEER. A MIN. 4' CLEAR WALK SHALL BE MAINTAINED AT ACCESSIBLE ROUTES

5) GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION INDICATES ACCEPTANCE OF EXISTING CONDITIONS.

6) AT FIRE LANES CURBING SHALL BE PAINTED RED UPON WHICH IS MARKED IN WHITE WORDS "NO PARKING - FIRE LANE". LETTERS TO BE WHITE 3" IN HEIGHT, HAVE A 3/4" STOKE, AND BE REPEATED AT NOT LESS THAN 25'-0" INTERVALS.

7) THE ACCESSIBLE PATH OF TRAVEL IS AT MINIMUM A MIN. 4' WIDE CLEAR, PAVED PATH WITH MAX 5% SLOPE IN DIRECTION OF TRAVEL (EXCEPT AT CURB RAMPS), WITH 2% CROSS SLOPE, AND BE COMPLIANT WITH ACCESSIBLE CHANGES IN LEVEL, GAPS, DETECTABLE WARNINGS, ETC.

1 SITE PLAN NOTES

12" = 1'-0"

ARCHITECTURAL GROUP Borges
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

REV	DATE	DESCRIPTION

West Park Retail - Restaurant

2320 Pleasant Grove Boulevard
Roseville, CA 95747

STAMP

APPROVED BY THE ROSEVILLE PLANNING COMMISSION
Attest: Kinarik Shallow
12/12/2019
PL19-0158

DRAWN BY: Author PROJECT NO.: 18042
CHECK BY: Checker ISSUE DATE: 10/10/17

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NO.

A-001

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