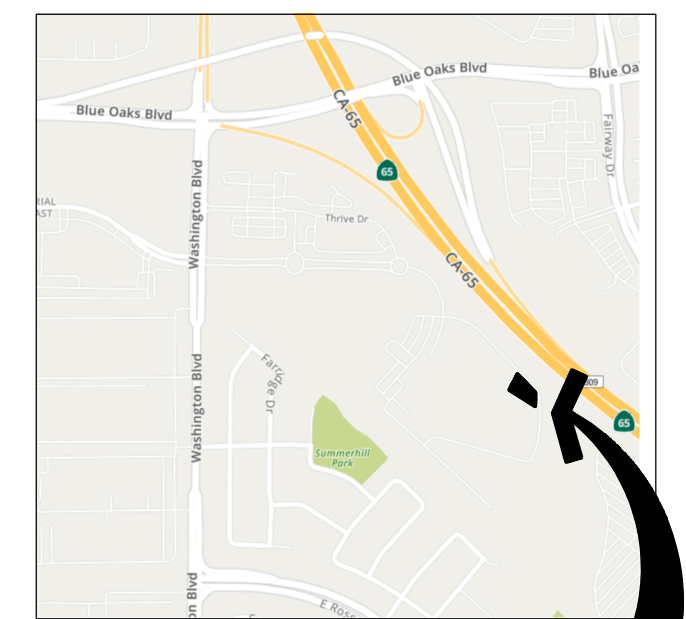


PC EXHIBIT B



PROJECT LOCATION

ROSEVILLE, CA

PROJECT TEAM

PROJECT CONTACT:
ALPINE CLIMBING GYM
342 TORANCA DRIVE
RIPON, CA 95366
(402) 650-7618
CONTACT: JONATHAN MEER
jonathan@climbatalpine.com

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH
joe@aplarc.com

SITE DATA

ASSESSORS PARCEL NUMBER: 363-022-017
PROPERTY AREA: 81,719 SQ. FT. / 1.876 AC

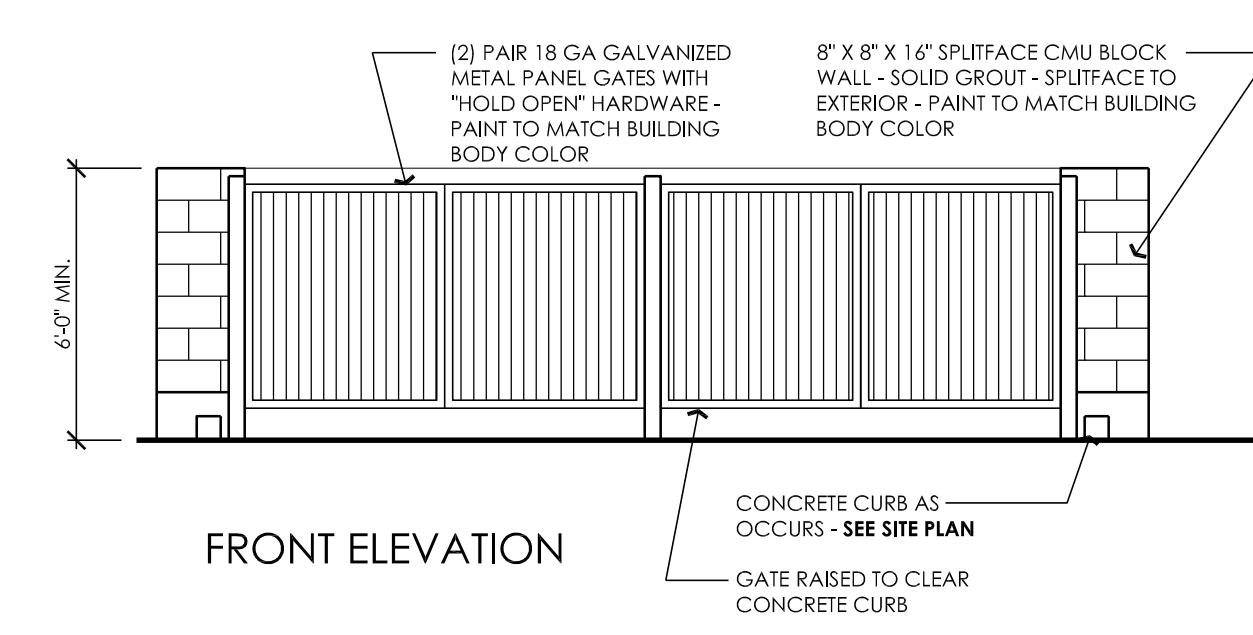
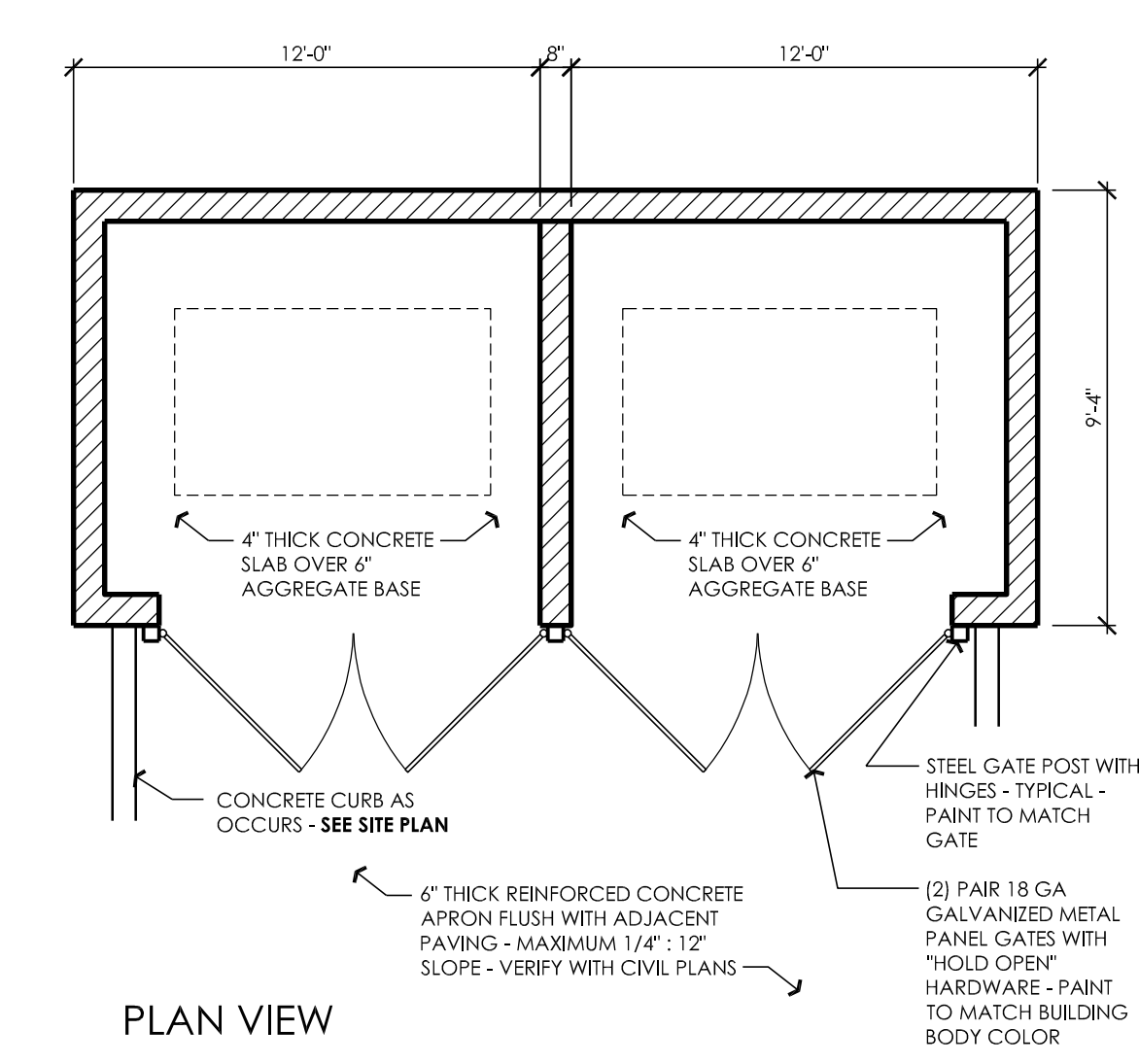
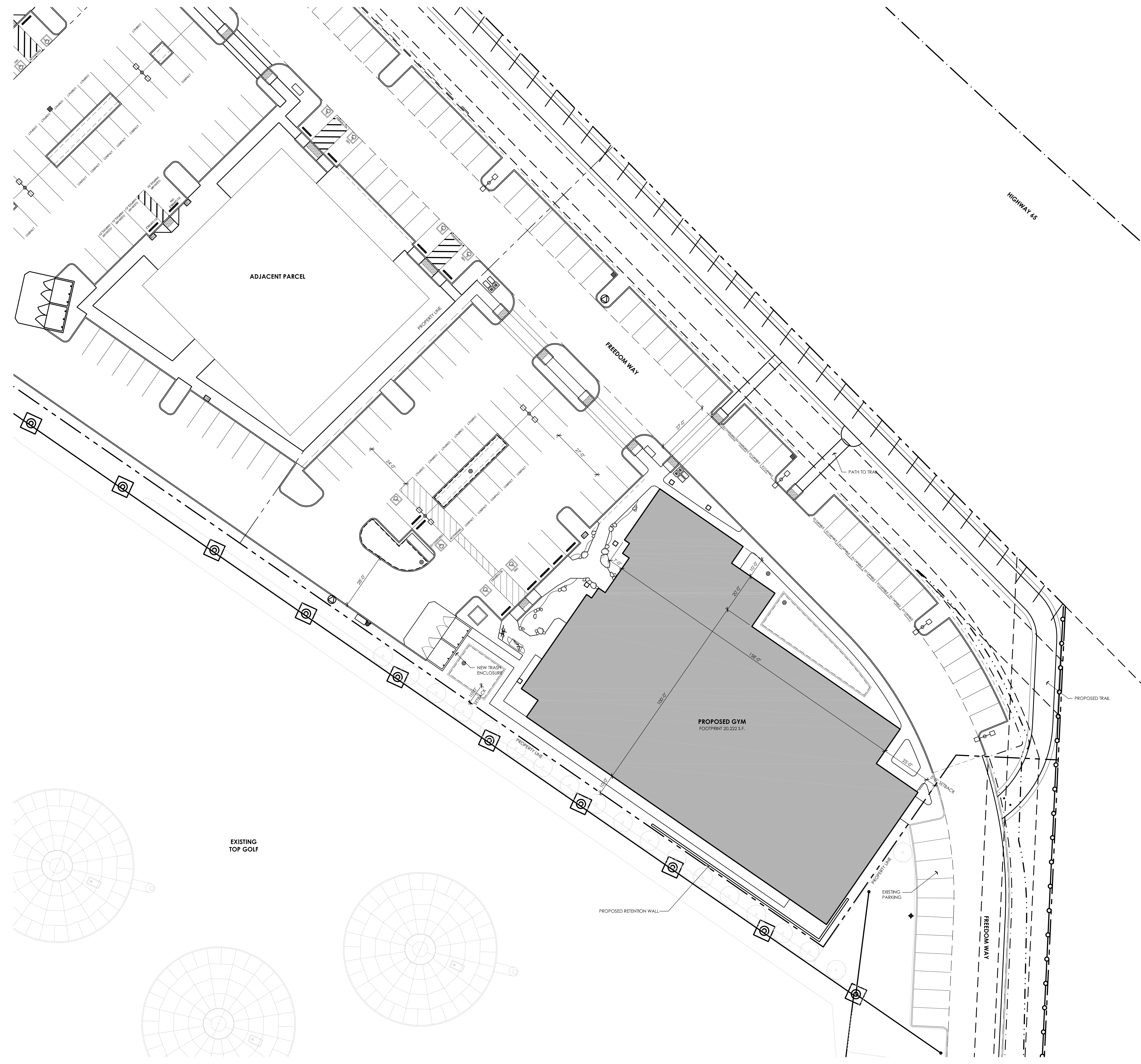
BUILDING DATA

BUILDING AREA: 20,206 SQ. FT. (FOOTPRINT)
BUILDING USE: HEALTH CLUB

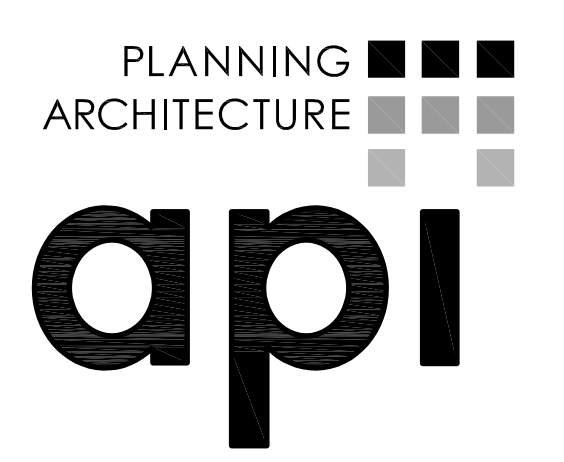
PARKING DATA

PARKING PROVIDED

STANDARD (9' X 18')	49 STALLS
COMPACT 30% MAX (9' X 16')	10 STALLS
VAN ACCESSIBLE	1 STALL
ACCESSIBLE	2 STALLS
EV CHARGING (1 ACCESSIBLE)	3 STALLS
EV CAPABLE	10 STALLS
TOTAL:	75 STALLS



PROPOSED TENANT IMPROVEMENT: ALPINE CLIMBING GYM II 1730 FREEDOM WAY ROSEVILLE, CA



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

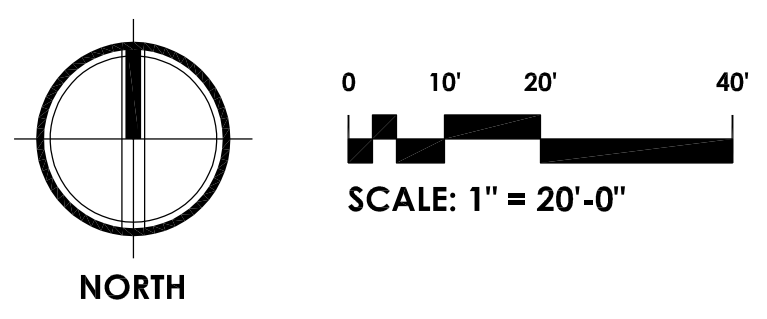
www.aplarc.com

SHEET:

A1

OF 7

REVISED: 25-11-15 AZ
SITE PLAN
SCALE: 1" = 20'-0"





SIEGFRIED

3428 Brookside Road
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

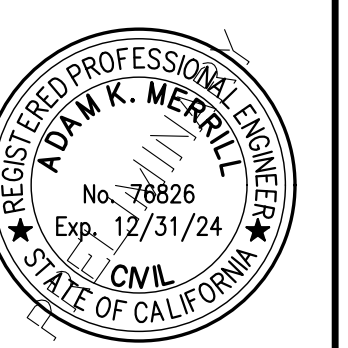
- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS
No. Date Description

PROJECT

ALPINE CLIMB GYM - ROSEVILLE

1730 FREEDOM WAY
ROSEVILLE, CA 95678



SHEET TITLE

PAVING & DIMENSIONING PLAN

Proj Mgr AKM

Drawn by ARM

Date 05/11/2023

Job No. 21203

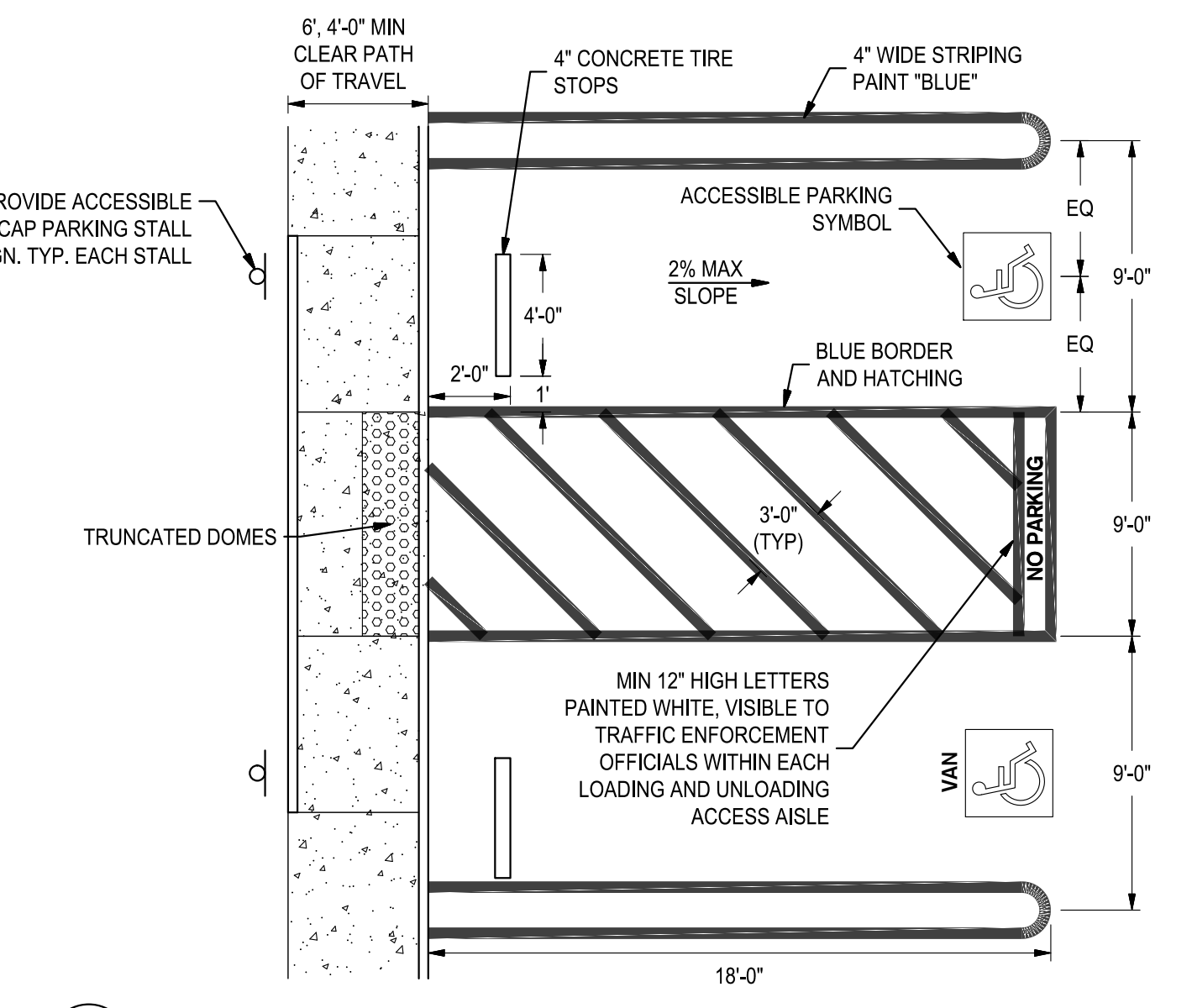
SHEET:

C3.0

5 OF 12

PAVING LEGEND:

- CONCRETE
- ASPHALT PAVEMENT
- TRUNCATED DOMES
TRUNCATED DOMES COMPLYING WITH CBC 11B-705.
- EXISTING CONCRETE
CONCRETE TO REMAIN

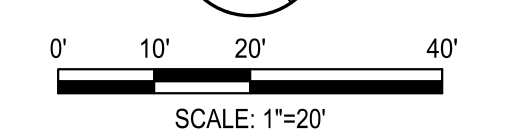


1 ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE

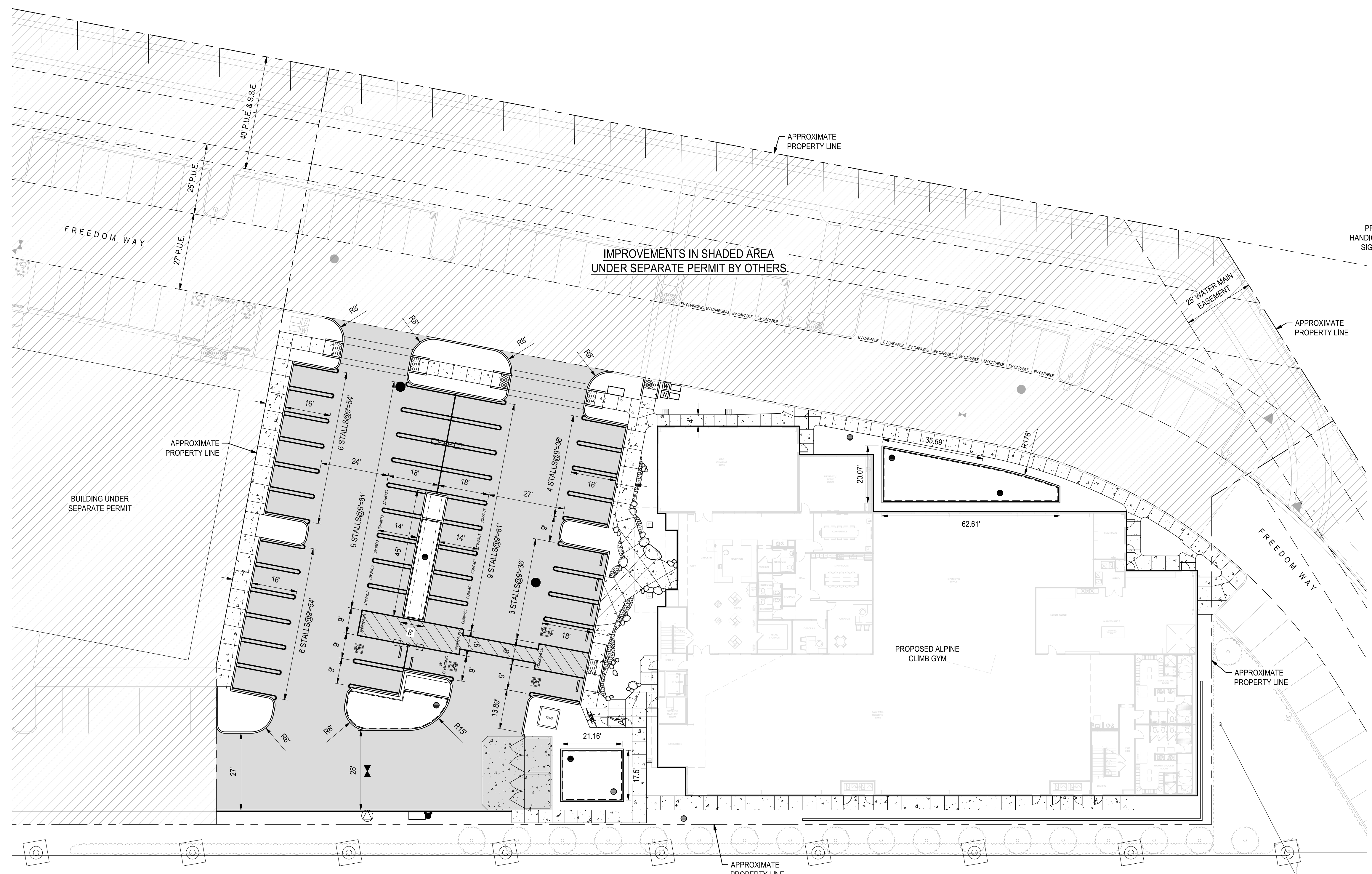
GENERAL PAVING AND DIMENSIONING NOTES:

ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION).

- CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL COORDINATE POINTS ARE AT FACE OF CURB OR RADIUS POINT. BUILDING CONTROL POINTS ARE AT THE OUTER MOST EDGE OF THE BUILDING ENVELOPE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS. ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
- REFER TO SITE PAVING PLAN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND WHITE ON TOP OF 6" WIDE BLACK STRIPE ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
- ALL CONCRETE SIDEWALK SHALL BE 5' MIN. WIDTH UNLESS OTHERWISE SPECIFIED. SLOPED AT 1.25% TOWARDS CURB.
- ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
- FOR ACCESSIBLE PATH OF TRAVEL, SEE SHEET C4.0, OVERALL GRADING PLAN.

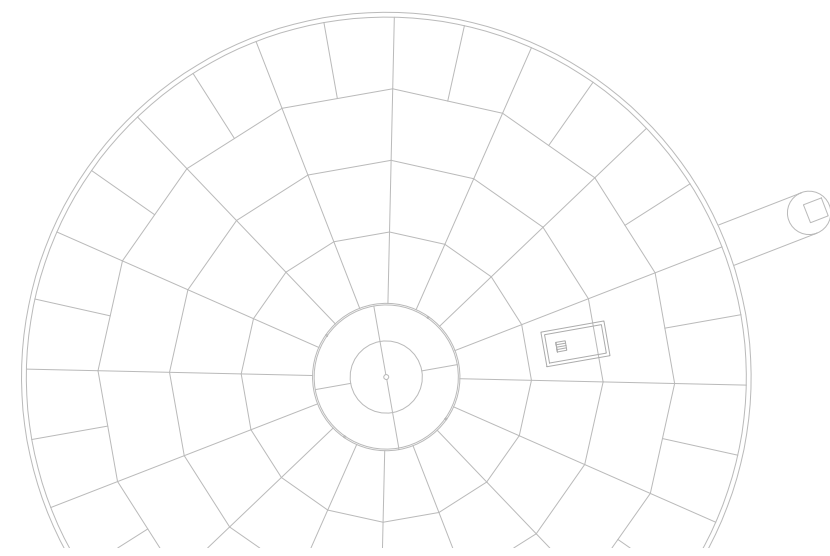


ROSEVILLE BYPASS RTE 65



IMPROVEMENTS IN SHADED AREA UNDER SEPARATE PERMIT BY OTHERS

EXISTING TOPGOLF SITE



F:\projects\21203_oplne roseville_ghm and graphics\utilities\21203-C3.0_PAVING & DIMENSIONING PLAN.dwg --- 05/11/23