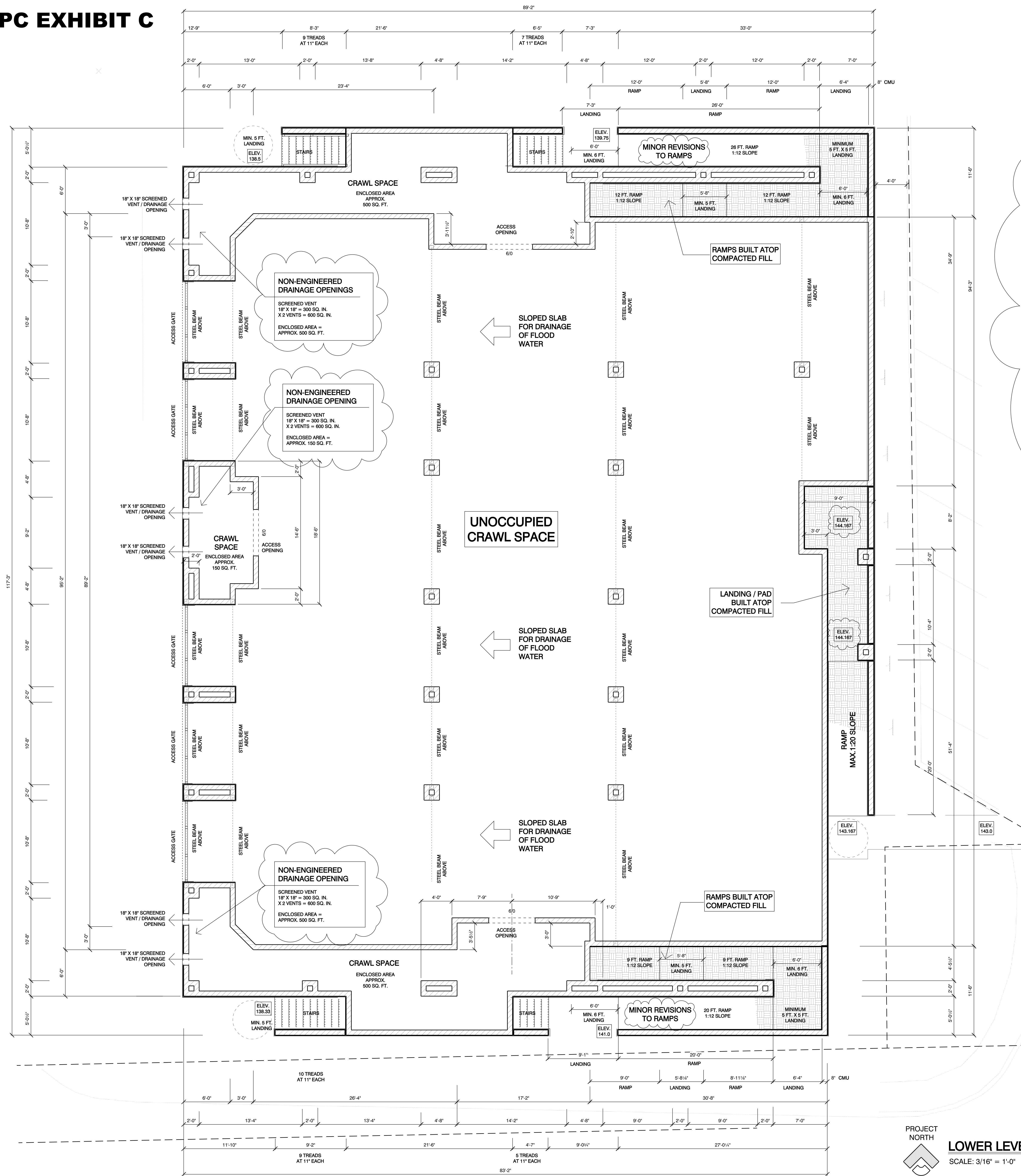


# PC EXHIBIT C



## FLOODPLAIN CONSTRUCTION NOTES:

ALL BUILDING MATERIALS LOWER THAN 2 FEET ABOVE THE BFE SHALL BE RESISTANT TO FLOOD DAMAGE AND BUILDING MATERIALS SHALL BE APPROVED BY THE CITY OF ROSEVILLE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE CONSTRUCTED USING FLOOD RESISTANT MATERIALS AND METHODS IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2.

THE BASE FLOOD ELEVATION (BFE) AT THE PROJECT LOCATION IS 142.0 (NAVD 88 DATUM). THE PROPOSED BUILDING SHALL HAVE THE LOWEST FLOOR ELEVATION AND ALL SUPPORTING EQUIPMENT AT LEAST TWO (2) FEET ABOVE THE BFE. THIS REQUIREMENT INCLUDES ALL OF THE STRUCTURE'S SUPPORT EQUIPMENT SUCH AS, BUT NOT LIMITED TO, ELECTRICAL, HEATING, VENTILATION DUCTWORKS, PLUMBING AND AIR CONDITIONING EQUIPMENT, ELECTRICAL OUTLETS, HOT WATER HEATER, ELECTRICAL/GAS METERS AND OTHER SERVICE FACILITIES THAT COULD BE DAMAGED IF SUBMERGED UNDER WATER. THE STRUCTURE SHALL BE CONSTRUCTED WITH ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES THAT ARE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.

THE PROPOSED BUILDING SHALL BE ADEQUATELY ANCHORED TO PREVENT FLUTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECTS OF BUOYANCY.

FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO FLOODING SHALL BE DESIGNED WITH A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE LOWEST GRADE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUISERS, OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOOD WATERS.

CONTRACTOR SHALL PROVIDE PRODUCT SPEC SHEETS FOR APPROVAL PRIOR TO INSTALLATION.

UPON THE COMPLETION OF THE STRUCTURE, THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT AND SUPPORT EQUIPMENT, SHALL BE CERTIFIED BY SUBMITTAL OF THE CURRENT VERSION OF A FEMA ELEVATION CERTIFICATE BY A REGISTERED PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, AND VERIFIED BY THE FLOODPLAIN ADMINISTRATOR.

PRIOR TO OCCUPANCY, A DEED RESTRICTION SHALL BE RECORDED WITH THE PROPERTY THAT LIMITS THE USE OF THE PART OF THE STRUCTURE THAT IS BELOW THE BASE FLOOD ELEVATION TO PARKING OF VEHICLES, BUILDING ACCESS, OR STORAGE.

ALL STORED MATERIALS OR EQUIPMENT IN AREAS SUBJECT TO FLOODING SHALL BE KEPT ANCHORED OR OTHERWISE RESTRAINED TO PREVENT THEM FROM BEING CARRIED DOWNSTREAM BY FLOODWATERS, AND THE STORAGE OF FLAMMABLE, TOXIC, OR EXPLOSIVE MATERIALS IS PROHIBITED.

THE CONTRACTOR MAY BE REQUIRED REMOVE ALL CONSTRUCTION MATERIALS AND/OR OTHER APURTENANCES THAT ARE WITHIN THE CITY'S REGULATORY FLOODPLAIN DURING THE FLOOD SEASON FROM NOVEMBER 1 THROUGH APRIL 15.

PROJECT NORTH  
**LOWER LEVEL FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

**TR-A**  
 THOMAS ROMAN  
 Architecture  
 TR-Architecture.com  
 530.205.8750

**LEVEL 5 BUILDERS INC.**  
 LEVEL 5 BUILDERS INC.  
 150 GOODELL ROAD  
 FOLSOM, CA 95630  
 916-337-1660

**Licensed Architect**  
 THOMAS G. ROMAN  
 No. 022822  
 State of California

**SUNRISE OFFICE CENTER / SUNRISE FAMILY DENTISTRY**  
 NEW OFFICE BUILDING WITH SUNRISE FAMILY DENTISTRY AT 705 SUNRISE AVE. ROSEVILLE, CA

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.  
 CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

THOMAS ROMAN ARCHITECTURE EXPRESSLY RESERVE THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS.  
 THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, EXCEPT AS NEEDED BY THE OWNER AND CONTRACTOR FOR PERMITS AND CONSTRUCTION.  
 THESE DOCUMENTS SHALL NOT BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THOMAS ROMAN ARCHITECTURE.

REMARKS	DATE
PLANNING SUBMITTAL	04-28-24
	07-22-24

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING DEPARTMENT MAY BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

FOLDER 701 SUNRISE  
 DRAWN BY TR / BW / JF  
 FILE A-101

**LOWER LEVEL FLOOR PLAN**  
**A-101**

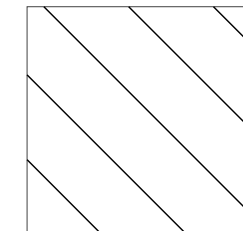
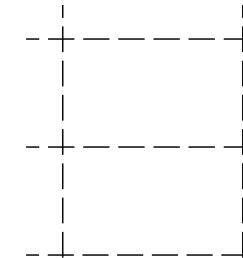

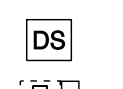



REMARKS	DATE
PLANNING SUBMITTAL	04-28-24
	07-22-24

ALL FIELD CHANGES TO APPROVED  
 SET OF PLANS SHALL BE FIRST  
 APPROVED BY THE BUILDING  
 DEPARTMENT. FAILURE  
 TO PROVIDE CHANGES TO THE  
 BUILDING DEPARTMENT MAY BE  
 CAUSE FOR THE DEPARTMENT TO  
 ISSUE A STOP WORK NOTICE.

FOLDER 701 SUNRISE  
 DRAWN BY TR / BW / JF  
 FILE A-103

**LEGEND:**

-  ROOF-TOP UNIT PLACEMENT AREA
-  ROOF-TOP PV SOLAR PLACEMENT AREA
-  ROOF / ATTIC ACCESS  
- SEE DETAILS, SHEET A-XXX
-  DOWN-SPOUT  
- COLLECTOR BOX  
- DOWN-SPOUT  
- OVER-FLOW SPOT  
- SEE DETAILS
-  ROOF DRAIN / OVERFLOW DRAIN

**ROOF MATERIALS / NOTES**

**FLAT ROOFS - MEMBRANE ROOFING**  
 CONTRACTOR SHALL PROVIDE FULLY ADHERED OR MECHANICALLY FASTED  
 60 MILS (NOMINAL THICKNESS) TPO ROOFING SYSTEM. SYSTEM SHALL CONFORM  
 WITH APPLICABLE FEDERAL, STATE, PROVINCIAL, AND LOCAL BUILDING CODES.  
 MINIMUM SLOPE = 1/4" PER FOOT.  
 MATERIALS AND INSTALLATION AS PER MANUFACTURERS RECOMMENDATIONS  
 SYSTEM SHALL INCLUDE UNDERLAYMENT, GLASS MAT COVER BOARD, SHEET  
 FLASHING, EDGE SEALANTS, SADDLES, CORNERS, AND VENT FLASHING.  
 FINISH: SRI (SOLAR REFLECTANCE INDEX) = 79 MINIMUM  
 FLEXIBLE WALKWAYS: INSTALL WALKWAY PRODUCTS IN LOCATIONS TO PERMIT  
 TRAVEL FROM ROOFTOP ACCESS TO ALL UTILITIES. HEAT WELD TO SUBSTRATE  
 OR ADHERE WITH COMPATIBLE ADHESIVES.  
 PENETRATIONS: WHERE FEASIBLE, CONTRACTOR SHALL FURNISH AND INSTALL  
 ROOFTOP PENETRATIONS, CURBS, AND ASSOCIATED FLASHINGS. SIZE AND LOCATION  
 OF PENETRATIONS SHALL BE COORDINATED WITH AND APPROVED BY TENANTS PRIOR  
 TO INSTALLATION. PENETRATIONS SHALL INCLUDE AND NOT BE LIMITED TO THE  
 FOLLOWING:  
 1. PLUMBING VENTS - EXTEND 12" INTO BUILDING FOR FUTURE TENANTS TIE-IN  
 2. WATER HEATER B-VENT  
 3. UTILITY SET FAN CURB  
 4. RTU CURBS  
 5. ELECTRICAL AND GAS PENETRATION FOR RTUS  
 6. ELECTRICAL SIGNAGE PENETRATIONS  
 7. LINE SET PENETRATION FOR ICE MAKER (IF APPLICABLE)  
 8. SLEEPERS FOR CONDENSERS (IF APPLICABLE)  
 DRAINAGE: CONTRACTOR SHALL FURNISH AND INSTALL ROOFTOP DRAINAGE TO TIE  
 IN WITH SITE STORM WATER MANAGEMENT SYSTEM. SCUPPER AND DOWNSPOUTS SHALL  
 BE MINIMUM .032" THICKNESS FORMED AND COATED ALUMINUM. COLOR TO MATCH  
 ADJACENT FINISHES. COORDINATE SCUPPER / DOWNSPOUTS WITH EXTERIOR  
 BUILDING ELEMENTS AND TENANT PROVIDED SIGNAGE.

**FIRE-STOPPING**

CRICKETS / BRACING / OVER-FRAMING - PROVIDE FIRE BLOCKING  
 AT ALL CONCEALED AREAS SUCH THAT NO VOIDS EXCEED  
 10'-0" IN ANY DIRECTION AS PER CBC 708.4.2

