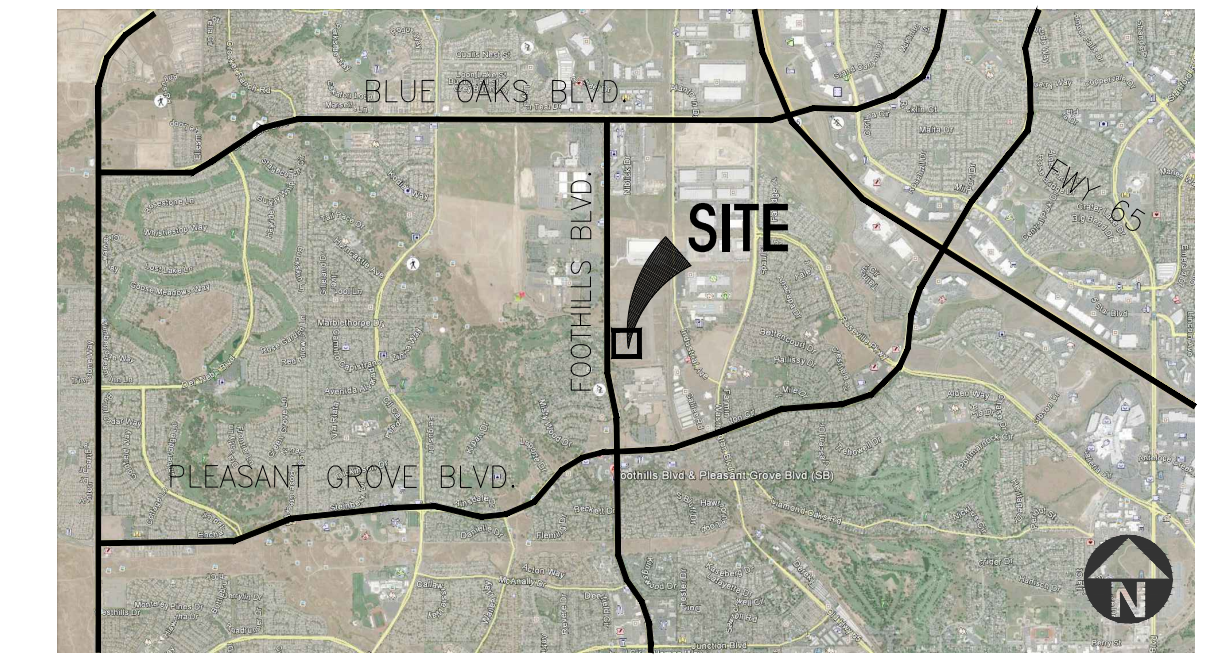


PC EXHIBIT A

BUILDING DATA

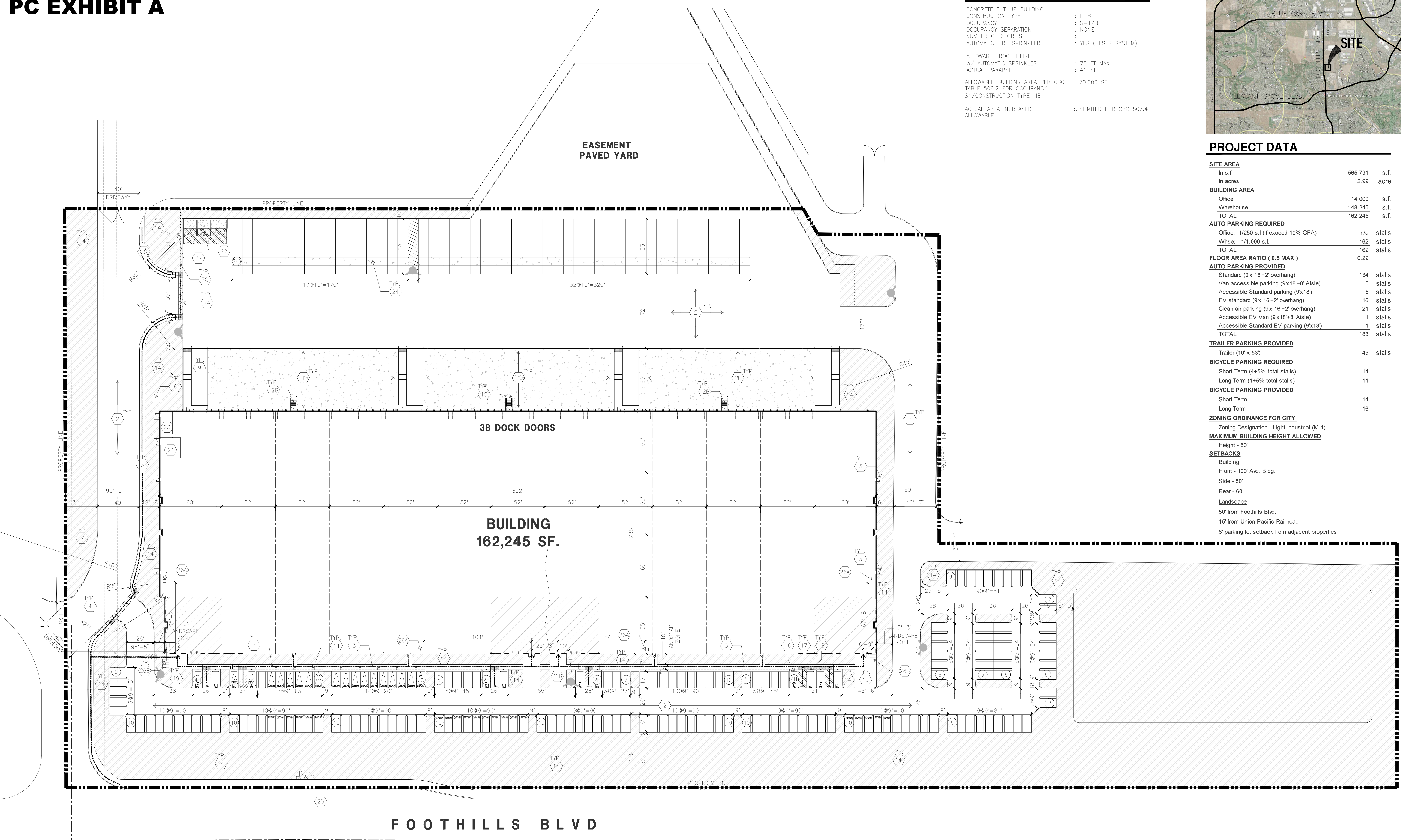
CONCRETE TILT UP BUILDING	: III B
CONSTRUCTION TYPE	: S-1/B
OCCUPANCY SEPARATION	: NONE
NUMBER OF STORIES	: 1
AUTOMATIC FIRE SPRINKLER	: YES (ESFR SYSTEM)
ALLOWABLE ROOF HEIGHT	: 75 FT MAX
W/ AUTOMATIC SPRINKLER	: 41 FT
ACTUAL PARAPET	
ALLOWABLE BUILDING AREA PER CBC	: 70,000 SF
TABLE 502.2 FOR OCCUPANCY	
S1/CONSTRUCTION TYPE III B	
ACTUAL AREA INCREASED	: UNLIMITED PER CBC 507.4
ALLOWABLE	

AERIAL MAP



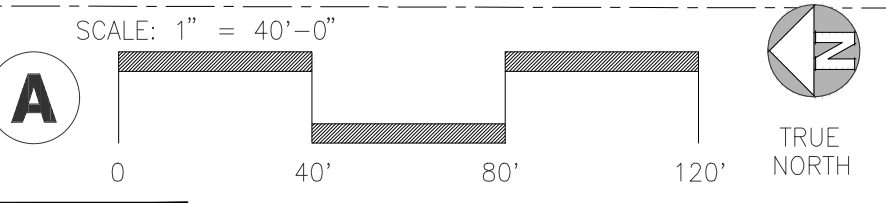
PROJECT DATA

SITE AREA		
In s.f.	565,791	s.f.
In acres	12.99	acre
BUILDING AREA		
Office	14,000	s.f.
Warehouse	148,245	s.f.
TOTAL	162,245	s.f.
AUTO PARKING REQUIRED		
Office: 1/250 s.f. (if exceed 10% GFA)	n/a	stalls
Whse: 1/1,000 s.f.	162	stalls
TOTAL	162	stalls
FLOOR AREA RATIO (0.5 MAX)	0.29	
AUTO PARKING PROVIDED		
Standard (9x 16+2' overhang)	134	stalls
Van accessible parking (9x18+8' Aisle)	5	stalls
Accessible Standard parking (9x18)	5	stalls
EV standard (9x 16+2' overhang)	16	stalls
Clean air parking (9x 16+2' overhang)	21	stalls
Accessible EV Van (9x18+8' Aisle)	1	stalls
Accessible Standard EV parking (9x18)	1	stalls
TOTAL	183	stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 53')	49	stalls
BICYCLE PARKING REQUIRED		
Short Term (4+5% total stalls)	14	
Long Term (1+5% total stalls)	11	
BICYCLE PARKING PROVIDED		
Short Term	14	
Long Term	16	
ZONING ORDINANCE FOR CITY		
Zoning Designation - Light Industrial (M-1)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 50'		
SETBACKS		
Building		
Front - 100' Ave. Bldg.		
Side - 50'		
Rear - 60'		
Landscape		
50' from Foothills Blvd.		
15' from Union Pacific Rail road		
6' parking lot setback from adjacent properties		



FOOTHILLS BLVD

OVERALL SITE PLAN



SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
- PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MEDIUM BROOM FINISH U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN KEYNOTES

- | | |
|--|--|
| 1 HEAVY BROOM FINISH CONCRETE PAVEMENT. | 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H. |
| 2 ASPHALT CONCRETE (AC) PAVING | 16 PRE-CAST CONC. WHEEL STOP. |
| 3 ACCESSIBLE PATH OF TRAVEL | 17 TRUNCATED DOMES. |
| 4 DRIVEWAY APRONS | 18 ACCESSIBLE PARKING STALL SIGN. |
| 5 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX. | 19 HARDSCAPE AT ENTRANCE. |
| 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY | 20 ACCESSIBLE ENTRY SIGN. |
| 7A 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT | 21 PUMP ROOM. |
| 7B 6" HIGH CHAIN LINK FENCE | 22 TRASH ENCLOSURE. |
| 7C 8" HIGH METAL FENCE | 23 ELECTRICAL ROOM. |
| 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "C" DRAWINGS. | 24 CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS. |
| 9 CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS. NOT USED. | 25 BUS SHELTER. SEE CIVIL FOR EASEMENT AND SIZE |
| 10 FUTURE ELECTRIC VEHICLE CHARGER. | 26A SECURED / INTERIOR BIKE RACK FOR LONG TERM BICYCLE PARKING |
| 12A EXTERIOR METAL STEEL STAIR. | 26B EXTERIOR BIKE RACK FOR SHORT TERM BICYCLE PARKING |
| 12B EXTERIOR CONCRETE STAIR. | 27 PEDESTRIAN EGRESS GATE |
| 13 12' x 14' DRIVE-IN DOOR | |
| 14 LANDSCAPE. | |

SITE PLAN GENERAL NOTES

- | | |
|--|--|
| CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS | ACCESSIBLE PARKING STALL (9' X 18') |
| STANDARD PARKING STALL 9' X 18' (14' WITH 2' OVERHANG) | ACCESSIBLE PARKING (VAN) STALL (9' X 18') + 8' W/ ACCESSIBLE AISLE |
| CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR FUTURE EV | PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN |
| CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV | |
| TRAILER PARKING (10' X 53') | |
| LANDSCAPED AREA | |



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Project:
Roseville Foothills
Blvd Bldg 5

Roseville, CA

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Mechanical:
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Electrical:
Landscape: VistaParks
Fire Protection:
Soils Engineer:

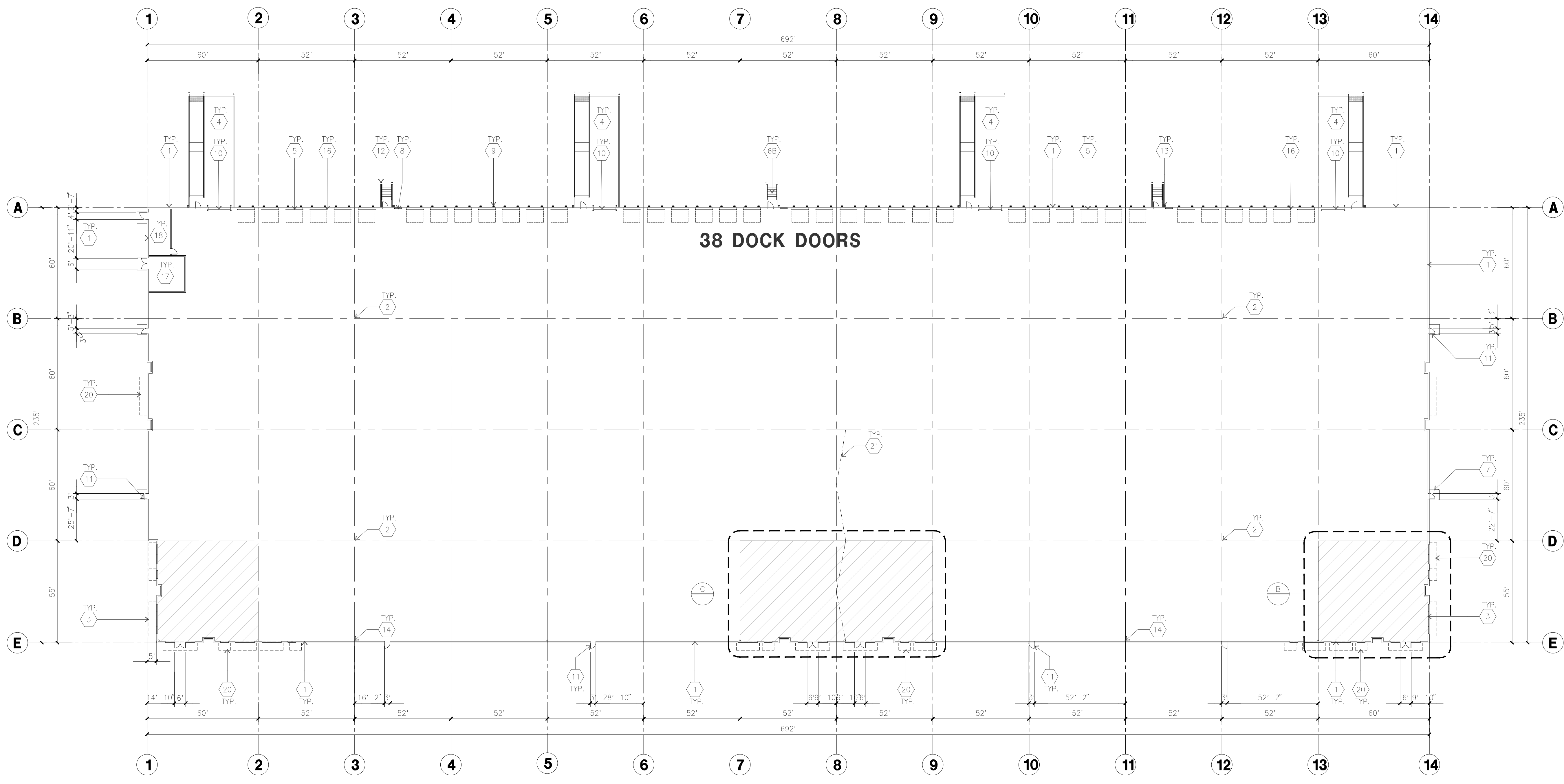
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Project Number: 21231
Drawn by: TSP
Date: 06/03/2021
Revision:
PC2 COMMENT 09/14/2021

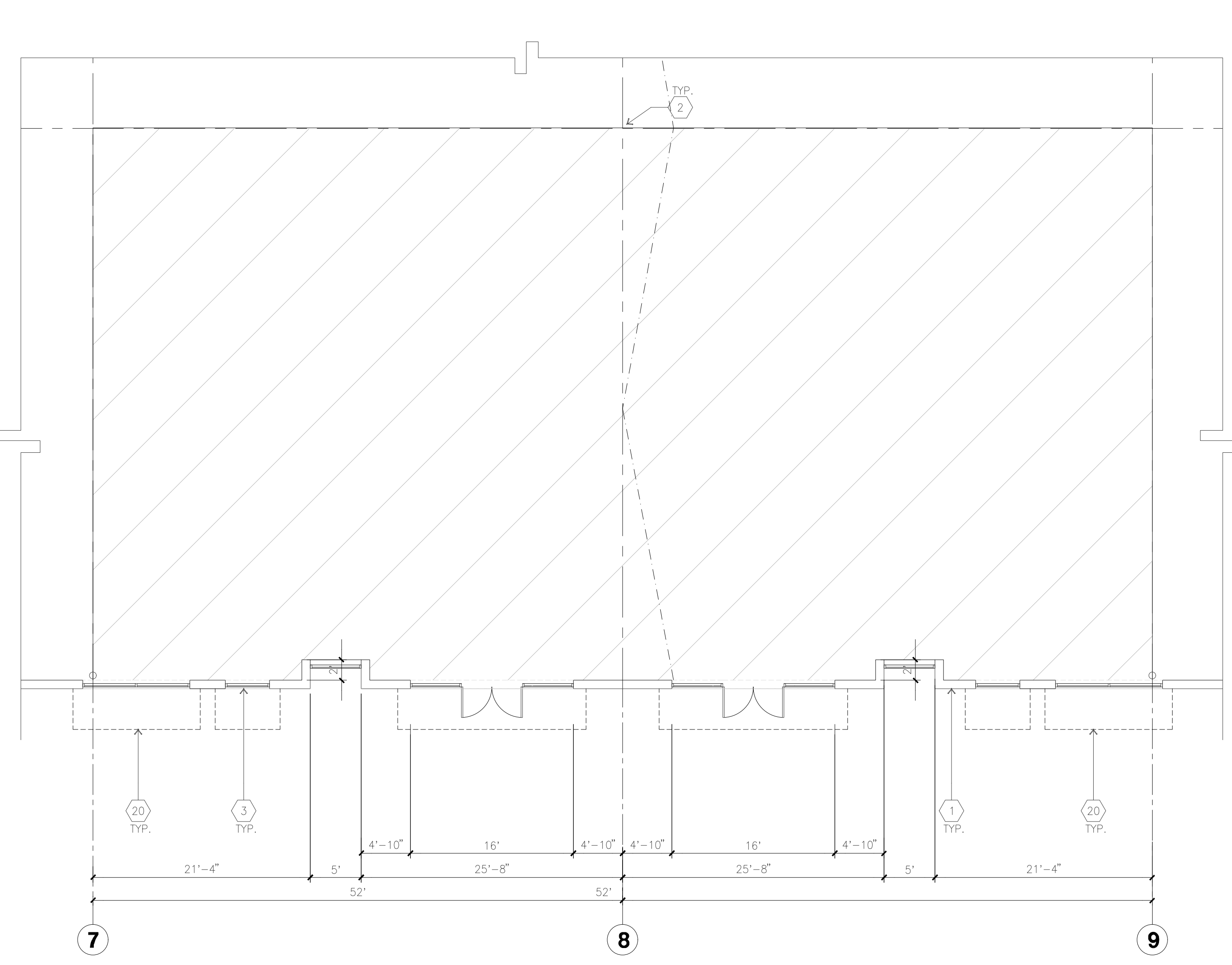
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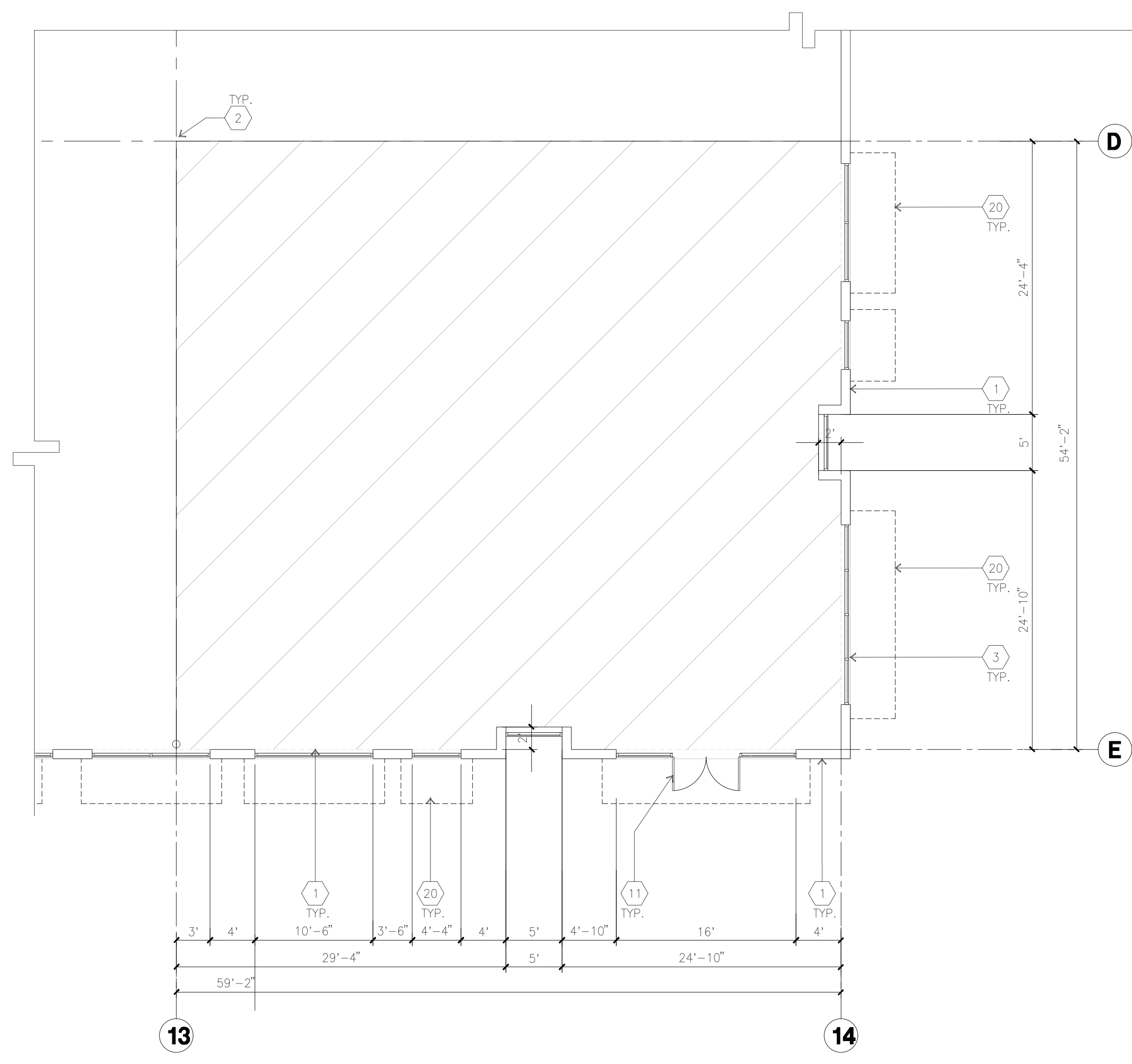
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OVERALL SITE PLAN
 scale: 1"=30'-0"
 SCALE: 1"=30'-0"
 TRUE NORTH



ENLARGED FLOOR PLAN C
 scale: 1/8"=1'-0"
 SCALE: 1/8"=1'-0"
 TRUE NORTH



ENLARGED FLOOR PLAN B
 scale: 1/8"=1'-0"
 SCALE: 1/8"=1'-0"
 TRUE NORTH

KEYNOTES - FLOOR PLAN

- 1) CONCRETE TILT-UP PANEL.
- 2) STRUCTURAL STEEL COLUMN.
- 3) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4) CONCRETE RAMP W/ 4" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5) 12' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 6A) EXTERIOR METAL STEEL STAIR.
- 6B) EXTERIOR CONCRETE STAIR.
- 7) 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" = 12" MAX.
- 8) 4'X8' METAL LOUVER.
- 9) DOCK DOOR BUMPER.
- 10) 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 11) 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 12) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- 13) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14) INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- 15) INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- 16) Z GUARD.
- 17) PUMP ROOM.
- 18) ELECTRICAL ROOM.
- 19) METAL CANOPY ABOVE.
- 20) SOFFIT LINE ABOVE.
- 21) STRUCTURAL BRACE FRAME LOCATION.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIORS AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES. SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6.
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE.
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEEL OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION. CONCRETE SLABS IN OFFICE AREAS, WHERE SAND OVER VISQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 12. SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER.
 13. SHURESEAL LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 14. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB.
 15. NO RED CALK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
 16. 10" POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
 17. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000/BURKE EPOXY INJECTION RESIN OR EQUAL.
 18. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 19. MM-60 AT SPEED BAY ONLY. PRICE AS ADDITIONAL ALTERNATE.



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 Sacramento, CA 95826
 ph: (916) 379-1202

Project:
**Roseville Foothills
 Blvd Bldg 5**

Roseville, CA

Consultants:
 Civil: Kimley Horn
 Structural:
 Mechanical:
 Plumbing:
 Electrical:
 Landscape: VistaParks
 Fire Protection:
 Soils Engineer:

Title: **OVERALL FLOOR PLAN**

Project Number: 21231
 Drawn by: TSP
 Date: 06/03/2021
 Revision:
 PC2 COMMENT 09/14/2021

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5-DAB-A2.1



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Consultants:

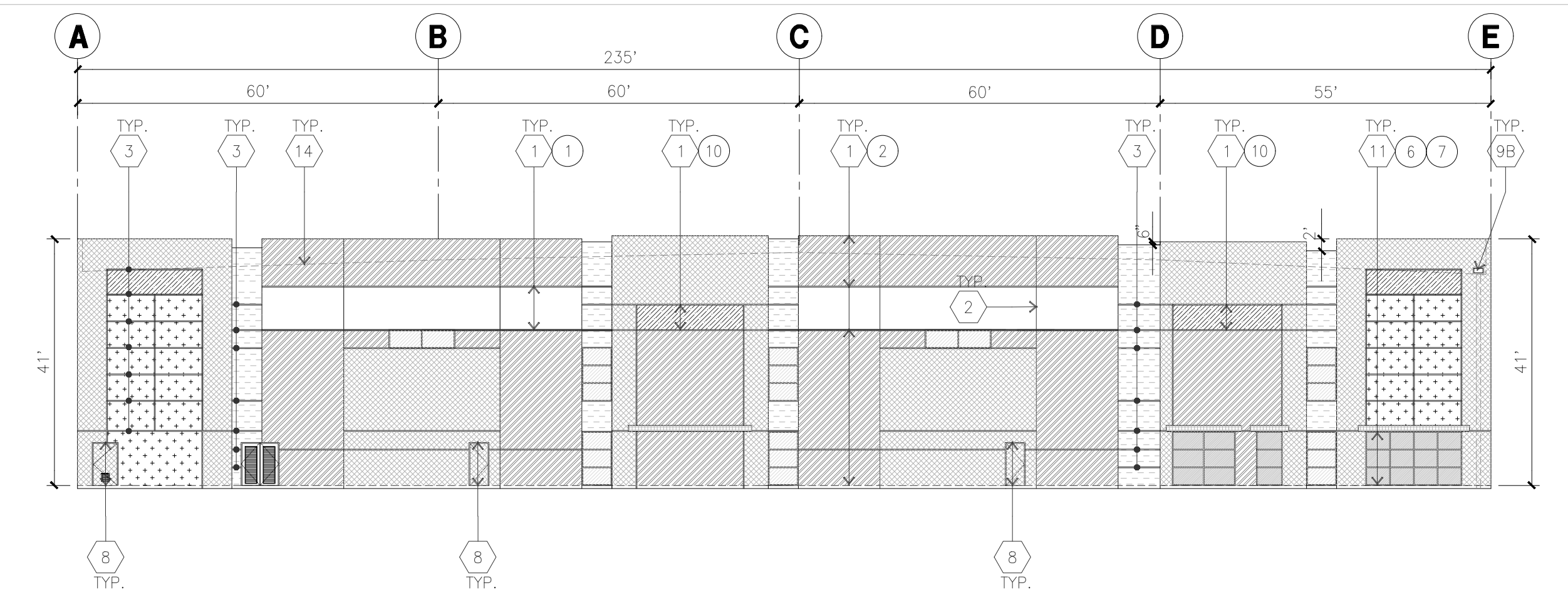
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Fire Protection:
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Title: ELEVATIONS

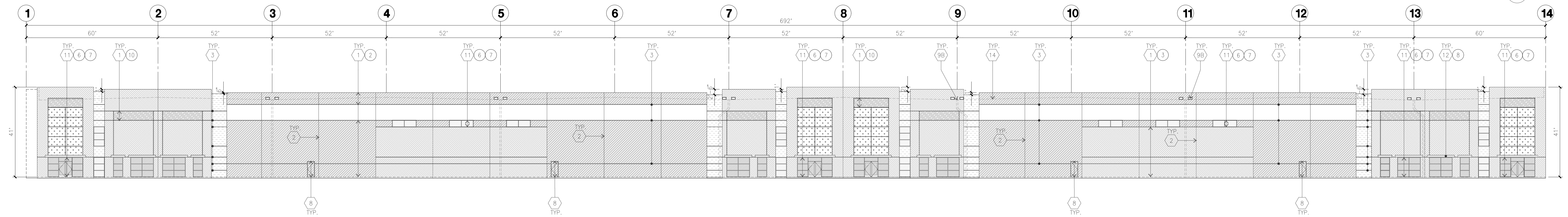
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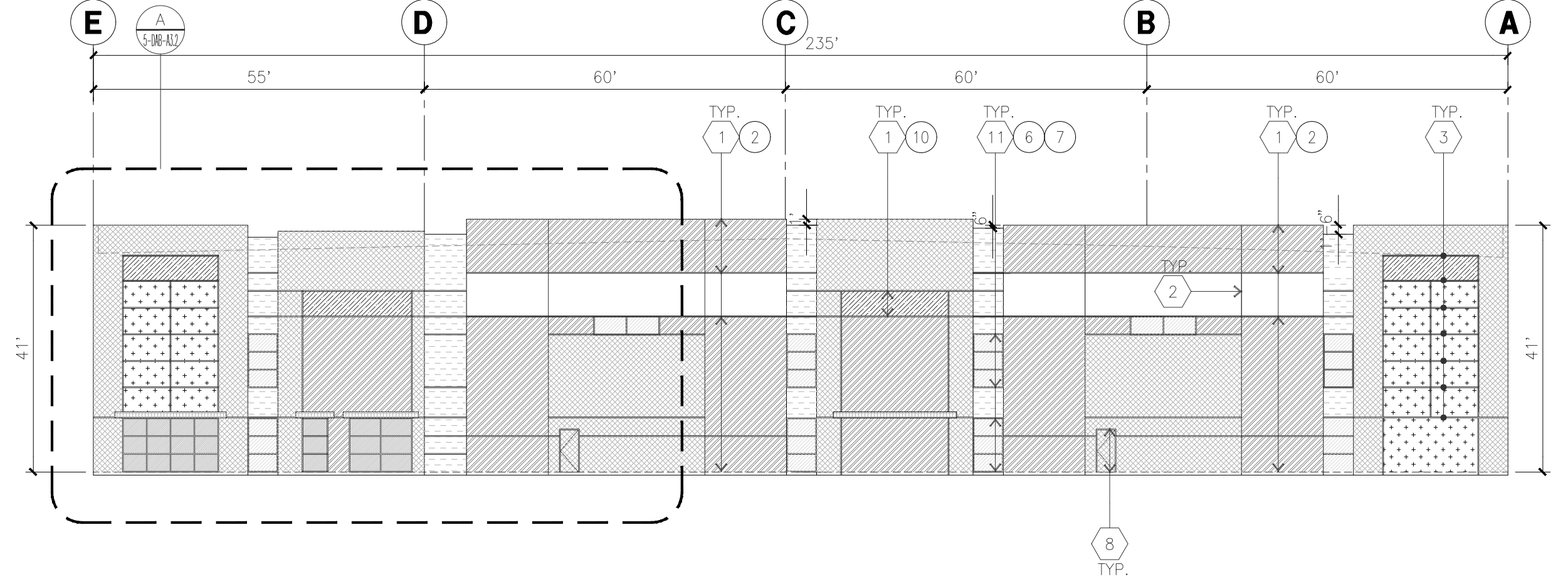
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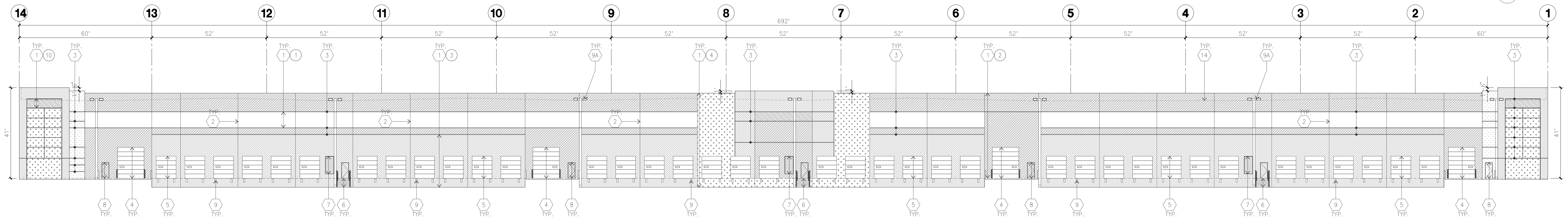
NORTH ELEVATION
scale: 1" = 20'-0"



WEST ELEVATION
scale: 1" = 20'-0"



SOUTH ELEVATION
scale: 1" = 20'-0"



SOUTH ELEVATION
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 EXTERIOR METAL STEEL STAIR.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9A EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- 9B INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.
- 10 DOCK BUMPER.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 12 METAL CANOPY
- 13 NOT USED.
- 14 ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- K. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
- L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : SW 7006 EXTRA WHITE
- 2 CONCRETE TILT-UP PANEL. COLOR : SW 6385 DOVER WHITE
- 3 CONCRETE TILT-UP PANEL. COLOR : SW 7058 MAGNETIC GRAY
- 4 CONCRETE TILT-UP PANEL. COLOR : SW 7673 PEWTER CAST
- 5 CONCRETE TILT-UP PANEL. COLOR : SW 7068 GRIZZLE GRAY
- 6 MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- 7 GLAZING COLOR : BLUE GLAZING
- 8 CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7006 EXTRA WHITE
- 9 DOOR COLORS : MATCH BUILDING COLOR
- 10 CONCRETE TILT-UP PANEL. COLOR : KM 4988-5 PASSIONATE BLUEBERRY

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- INSULATED VISION GLASS
 - SPANDREL GLASS WITH CONCRETE BEHIND
 - SINGLE LITE VISION GLASS
 - IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27, SHGC: 0.21, VLT: 26%
MINIMUM VT TO BE 0.40 PER 2016 CEC TABLE 140.3-B
 - SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH WARM GRAY OPAQCOTE PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
 - V : VISION GLASS
1/4" VISTACOL PACIFICA
MULLIONS : ANODIZED CLEAR.



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Project:

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Consultants:

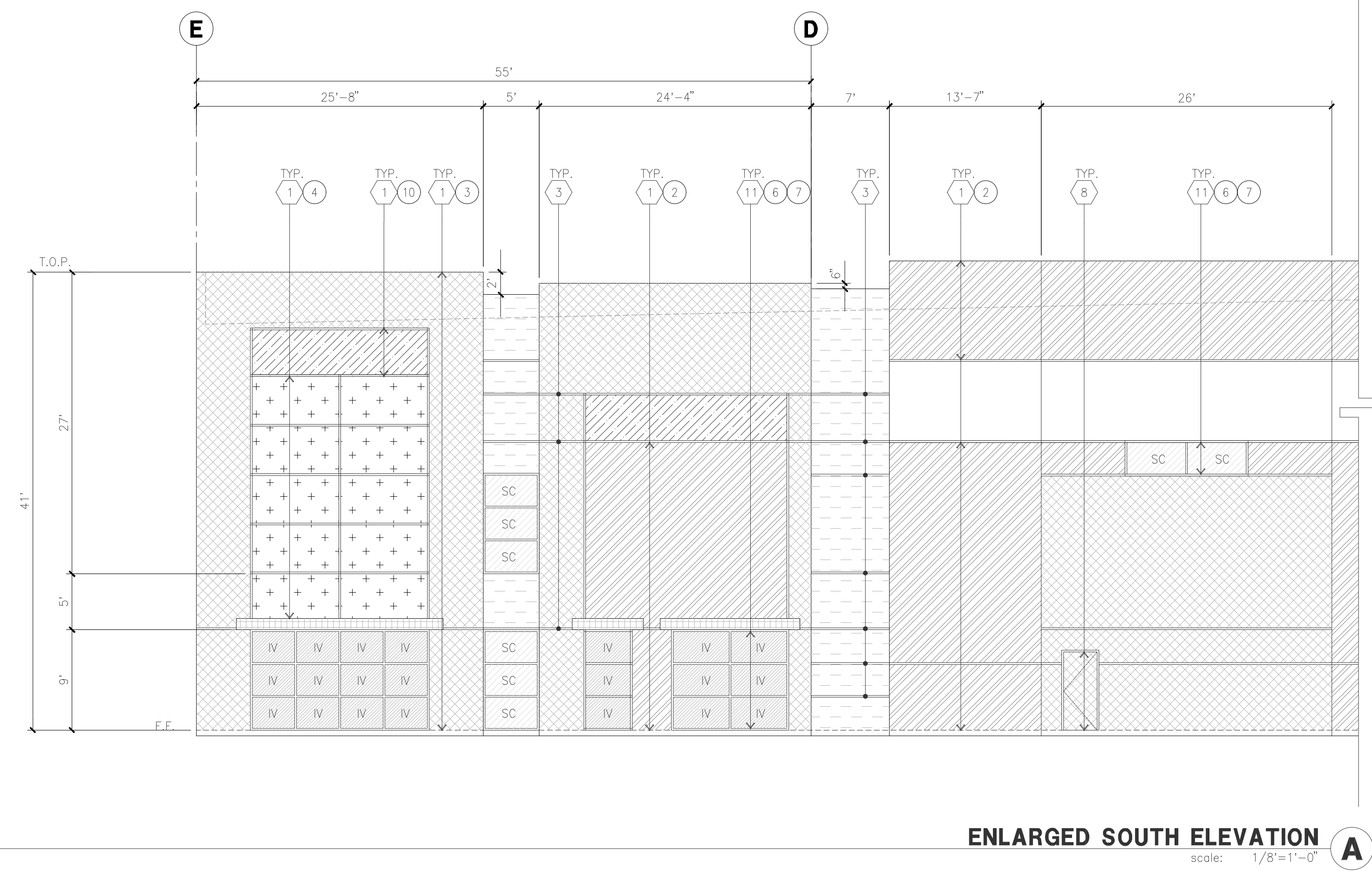
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- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
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- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
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- 8A EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
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- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : SW 7006 EXTRA WHITE
- 2 CONCRETE TILT-UP PANEL. COLOR : SW 6385 DOVER WHITE
- 3 CONCRETE TILT-UP PANEL. COLOR : SW 7058 MAGNETIC GRAY
- 4 CONCRETE TILT-UP PANEL. COLOR : SW 7673 PEWTER CAST
- 5 CONCRETE TILT-UP PANEL. COLOR : SW 7068 GRIZZLE GRAY
- 6 MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- 7 GLAZING COLOR : BLUE GLAZING
- 8 CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7006 EXTRA WHITE
- 9 DOOR COLORS : MATCH BUILDING COLOR
- 10 CONCRETE TILT-UP PANEL. COLOR : KM 4988-5 PASSIONATE BLUEBERRY

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
 - SC SPANDREL GLASS WITH CONCRETE BEHIND
 - SINGLE LITE VISION GLASS
 - IV INSULATED VISION GLASS 1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES U: 0.27 SHGC: 0.21 VLT: 26% MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
 - SC SPANDREL WITH CONCRETE BEHIND 1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.
 - V VISION GLASS 1/4" VISTACOOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.



BUILDING 5 - WEST ELEVATION



BUILDING 5 - NORTH ELEVATION



BUILDING 5 - EAST ELEVATION



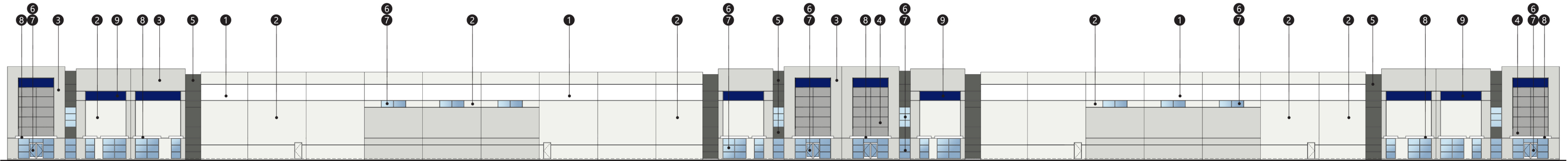
BUILDING 5 - SOUTH ELEVATION



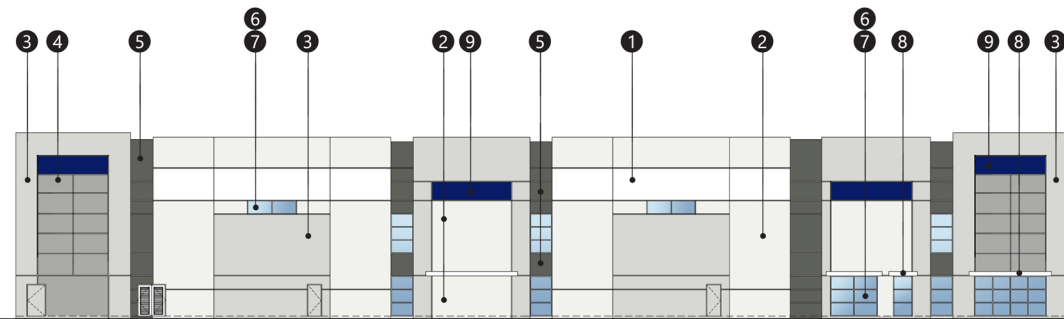
Pleasant Grove & Foothills Bldg. 5

ROSEVILLE, CA





BUILDING 5 -WEST ELEVATION



BUILDING 5 -NORTH ELEVATION

- 1



Sherwin Williams
SW 7006
Extra White
- 2



Sherwin Williams
SW 6385
Dover White
- 3



Sherwin Williams
SW 7058
Magnetic Gray
- 4



Sherwin Williams
SW 7673
Pewter Cast
- 5



Sherwin Williams
SW 7068
Grizzle Gray
- 6



Blue
Glazing
- 7



Clear Anodized
Mullions
- 8



Sherwin Williams
SW 7006
Extra White
@ Metal Canopy
- 9



Kelly Moore
4988-5
PASSIONATE BLUEBERRY

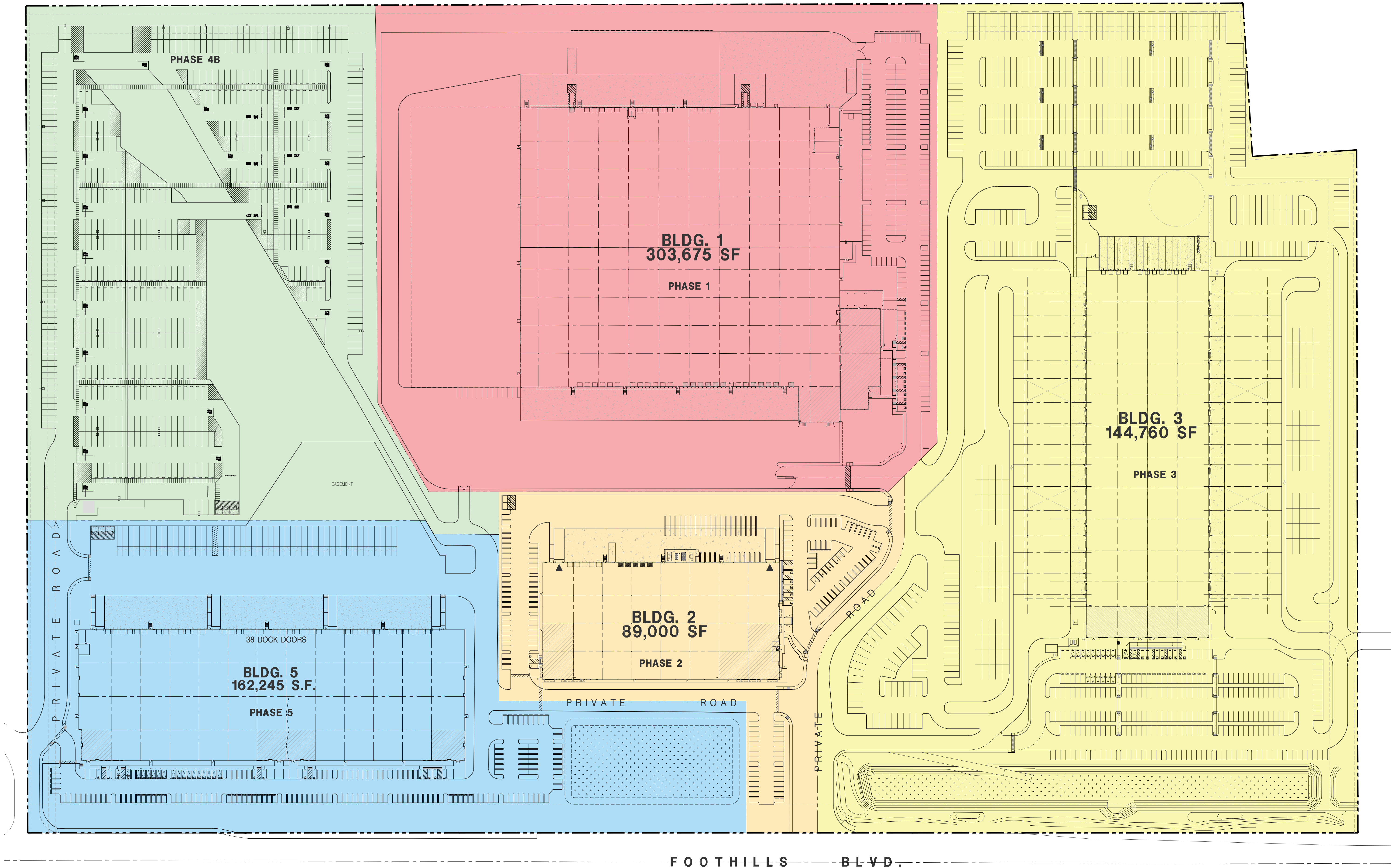


Pleasant Grove & Foothills Bldg. 5

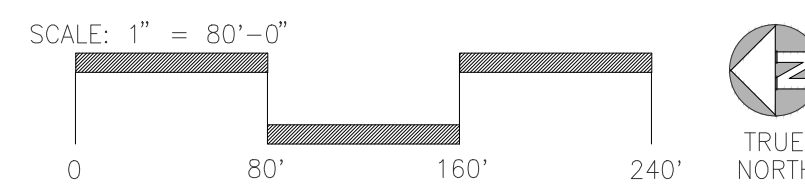
ROSEVILLE, CA

MATERIAL BOARD





MASTER SITE PLAN
Scale: 1" = 80'-0" **A**



hpa, inc.
600 Grand Avenue, suite 302
Oakland, CA 94610
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:
Roseville 80
Land North
8775 Folsom Blvd, #200
Sacramento, CA 95826
ph: (916) 379-1202

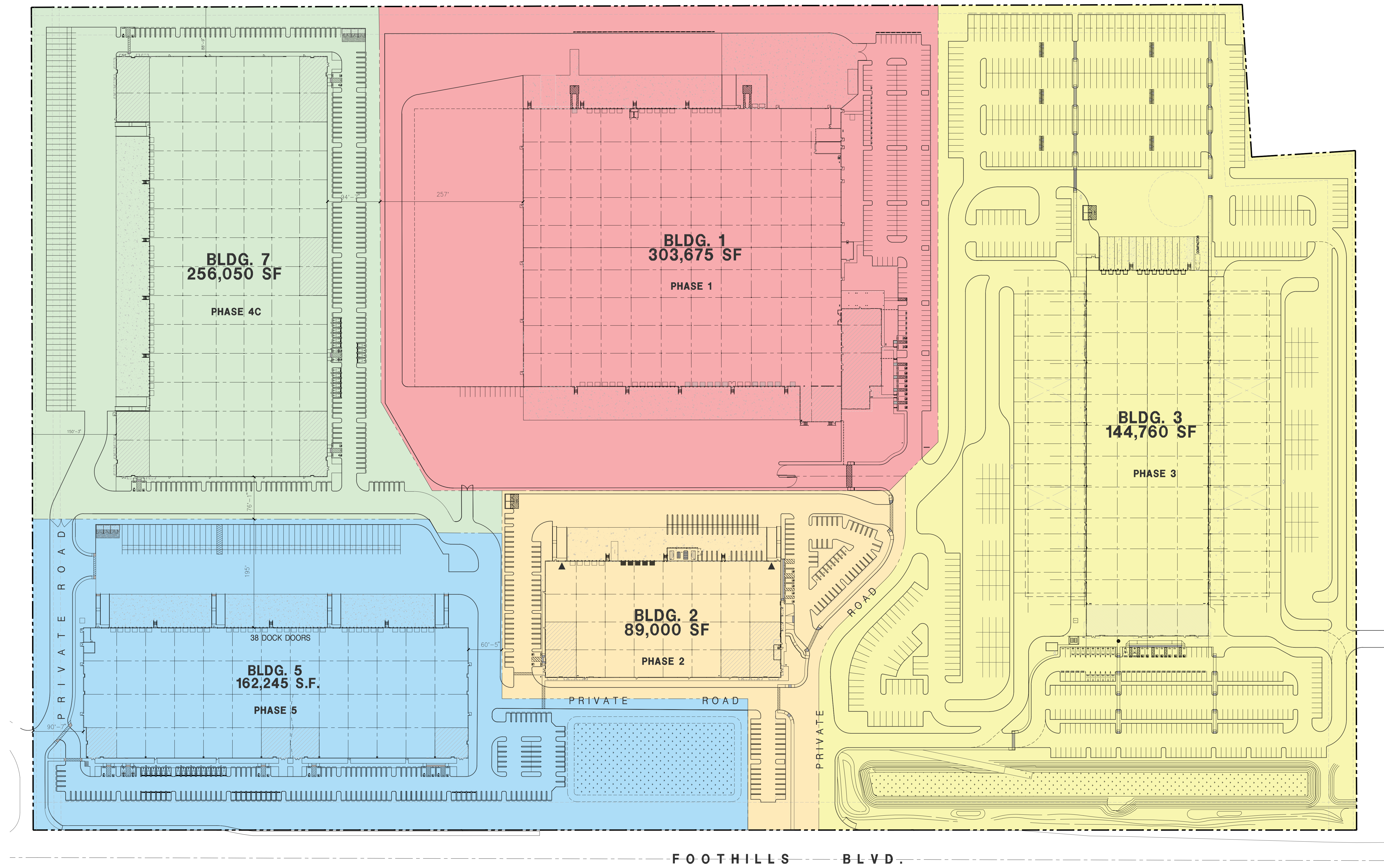
Project:
Roseville Foothills
Blvd Bldg 5
Roseville, CA

Consultants:
Civil: Kimley Horn
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: VistaParks
Fire Protection:
Soils Engineer:

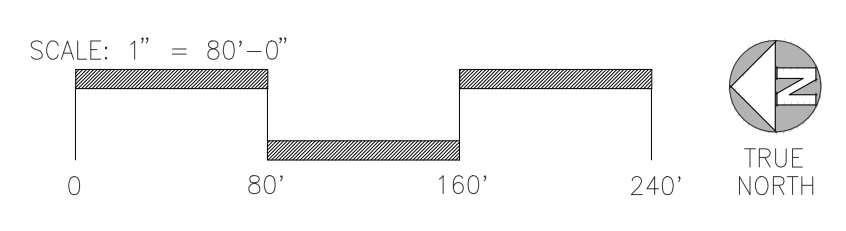
Title: Phase 4C

Project Number: 21231
Drawn by: TSP
Date: 06/03/2021
Revision:
PC2 COMMENT 09/14/2021

Sheet:



MASTER SITE PLAN
 Scale: 1" = 80'-0"
 A



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 600 Grand Avenue, suite 302
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 fax: 949-863-0851
 email: hpa@hparch.com



Owner:
 Roseville 80
 Land North
 8775 Folsom Blvd, #200
 Sacramento, CA 95826
 ph: (916) 379-1202

Project:
 Roseville Foothills
 Blvd Bldg 5
 Roseville, CA

Consultants:
 Civil: Kimley Horn
 Structural:
 Mechanical:
 Plumbing:
 Electrical:
 Landscape: VistaParks
 Fire Protection:
 Soils Engineer:

Title:
 Phase 4B

Project Number: 21231
 Drawn by: TSP
 Date: 06/03/2021
 Revision:
 PC2 COMMENT 09/14/2021

Sheet:



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email: hpa@hparchs.com

Owner:

Roseville 80
Land North

8775 Folsom Blvd, #200
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Project:

Roseville Foothills
Blvd Bldg 5

Roseville, CA

VISTA PARKS
design/build/construction

8264 Barynon Court Sacramento, CA 95829
PH: (916) 681-2227 FAX: (916) 681-2228



Consultants:

Civil: Kimley Horn
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: VistaParks
Fire Protection:
Soils Engineer:

Title:
Preliminary
Landscape 4C

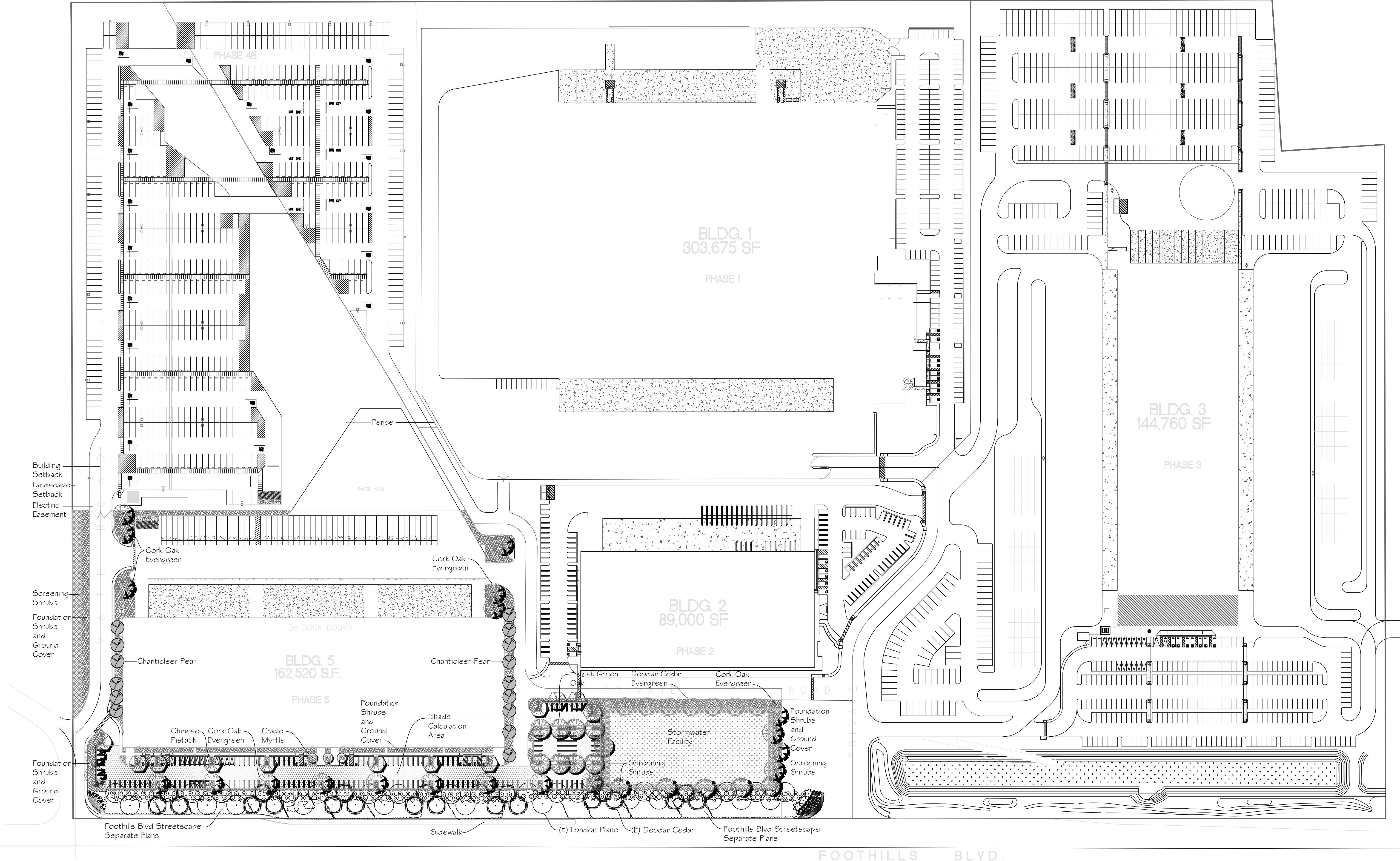
Project Number: 21231
Drawn by: TSP
Date: 06/03/2021

Revision:



Sheet:

LP4C



WELO WORKSHEET

Building 5 Welo Worksheet		Reference Evapotranspiration (Eto)	
		52.2	
Regular Landscape Areas		There are no special landscape areas.	
Hydrozone#	Plant	Irrigation Method	ETAF X Estimated Total Water Use (GPY)
1	0.2	Drip	0.81 0.25 10197 2549.25 82504
2	0.2	Drip	0.81 0.25 10966 2741.5 88726
3	0.2	Drip	0.81 0.25 6246 1561.5 50536
4	0.2	Drip	0.81 0.25 7002 1750.5 56653
5	0.2	Drip	0.81 0.25 6833 1708.25 55286
6	0.2	Drip	0.81 0.25 7068 1767 57187
7	0.2	Drip	0.81 0.25 7669 1917.25 62050
8	0.2	Drip	0.81 0.25 7008 1752 56702
9	0.2	Drip	0.81 0.25 3183 795.75 25754
10	0.4	Bubbler	0.81 0.49 775 379.75 12290
11	0.4	Bubbler	0.81 0.49 1050 514.5 16651
Total			67997 564339
Maximum Allowed Water Allowance (MAWA)		990295	
Estimated Total Water Use (ETWU)		564339	
Average ETAF		0.25	
Allowed ETAF		0.45	

SHADE CALCULATIONS

Tree Variety	Full Value	Full	Half	1/4	Total Sq.'
35' Trees	962 sq.'				
Pistacia chinensis		3	7		6253
Quercus Forest Green		7	2		7696
Quercus suber		6	3		9139
Total Shade Area Provided With New Trees					23088
Existing Trees					
Platanus Columbia		9			4329
Cedrus deodara			2		962
Total Shade Area Provided With Existing Trees					5291
Total Shade Area Provided					28379
Parking Area					55510
Shade required					27755
Shade Provided					28379

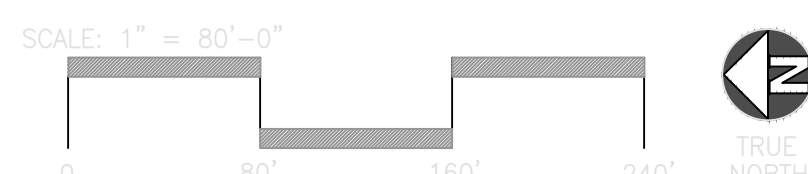
PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Cedrus deodara	Cedrus deodara	Low	24" Box	7
	Lagerstroemia 'Catawba'	Crape Myrtle	Low	24" Box	3
	Pistacia chinensis	Chinese Pistache	Low	24" Box	12
	Pyrus chanticleer	Chanticleer Pear	Med	15 Gallon	11
	Quercus shumardii	Shumard Oak	Low	15 Gallon	5
	Quercus f. 'Forest Green'	Forest Green Oak	Low	15 Gallon	9
	Quercus suber	Cork Oak	Low	24" Box	17

FOUNDATION SHRUBS/ACCENTS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Callistemon Low Boy	Low Boy Bottlebrush	Low	5 Gallon	5
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	5
	Grevillea noelii	Noel Grevillea	Low	5 Gallon	5
	Nandina domestica	Heavenly Bamboo	Low	5 Gallon	5
	Rosemannus Tuscan Blue	Tuscan Rosemary	Low	5 Gallon	5
	Rhamnus c. 'Eve Case'	Coffeeferry	Low	5 Gallon	5
	Rhaphtolopsis Pink Lady	Indian Hawthorne	Low	5 Gallon	5
	Tillagahia violacea	Society Garlic	Low	1 Gallon	1
SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Arbutus unedo	Strawberry Tree	Low	5 Gallon	5
	Grevillea canberrra gem	Canberra Grevillea	Low	5 Gallon	5
	Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	5
	Prunus caroliniana compacta	Dwarf Cherry Laurel	Low	5 Gallon	5
	Xylosma compacta	Compact Xylosma	Low	5 Gallon	5
GR COVER	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Baccharis Pigeon Point	Dwarf Coyote Brush	Low	72" OC	1
	Cistus 'Sunset'	Sunset Rockrose	Low	60" OC	1
	Cotoneaster 'Coral Beauty'	Bearberry	Low	48" OC	1
STORMWATER FACILITY	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Compact Bioswale Mix - Pacific Coast Seed				
	Agrostis pallens, Tringrae				
	Festuca rubra Molate, Molate				
	Red Fescue				
	Deschampsia cespitosa,				
	Tufted Hairgrass				
	Juncus effluens, Soft Rush				
	Juncus patens, Grey Rush				
	Carex divisa, Berkeley Sedge				
	Cyperus eragrostis, Umbrella Sedge				
					48 lbs. per acre

PRELIMINARY NOTES

- PRELIMINARY LANDSCAPE NOTES**
- PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCTIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.
 - PLANTS WILL BE GROUPED INTO ZONES WITH SIMILAR WATER/ET REQUIREMENTS.
 - ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF RECYCLED MULCH EXCEPT IN VEHICLE/HIGH FOOT TRAFFIC AREAS WHICH WILL CONTAIN DECOMPOSED GRANITE AT 3" DEPTH.
 - 61% OF ALL TREES ARE 24" BOX SIZE.
 - 38% OF ALL TREES ARE EVERGREEN.
- PRELIMINARY IRRIGATION NOTES**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE RECYCLED WATER AND FOLLOW THE CITY OF ROSEVILLE RECYCLED WATER ORDINANCE.
 - A FULLY AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:
 - AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.
 - SHRUBS AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING DRIP SYSTEM.
 - TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES.
 - WLO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.



THESE DRAWINGS ARE NOT INTENDED FOR BIDDING, SHOP DRAWINGS, OR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL BIDS MADE FROM THESE DRAWINGS.

WELO WORKSHEET

Building 5 WELO Worksheet
Reference Evapotranspiration (Eto) 52.2

Hydrozone#	Plant	Irrigation Method	Efficiency (PF/IE)	ETAF	Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (GPY)
1	0.2	Drip	0.81	0.25	10197	2549.25	82504
2	0.2	Drip	0.81	0.25	10966	2741.5	88726
3	0.2	Drip	0.81	0.25	6246	1561.5	50536
4	0.2	Drip	0.81	0.25	7002	1750.5	55653
5	0.2	Drip	0.81	0.25	6833	1708.25	55286
6	0.2	Drip	0.81	0.25	7068	1767	57187
7	0.2	Drip	0.81	0.25	7669	1917.25	62050
8	0.2	Drip	0.81	0.25	7008	1752	56702
9	0.2	Drip	0.81	0.25	3183	795.75	25754
10	0.4	Bubbler	0.81	0.49	775	379.75	12290
11	0.4	Bubbler	0.81	0.49	1050	514.5	16651
Total					67997		564339

Maximum Allowed Water Allowance (MAWA) 990295
Estimated Total Water Use (ETWU) 564339
Average ETAF 0.25
Allowed ETAF 0.45

HYDROZONE TABLE

Hydrozone	Valve#	Irrigation Method	Area (sq') % of Lndsp
Low	1	Drip	10197 15.00%
Low	2	Drip	10966 16.1%
Low	3	Drip	6246 9.2%
Low	4	Drip	7002 10.3%
Low	5	Drip	6833 10.0%
Low	6	Drip	7068 10.4%
Low	7	Drip	7669 11.3%
Low	8	Drip	7008 10.3%
Low	9	Drip	3183 4.7%
Med	10	Bubbler	775 1.1%
Med	11	Bubbler	1050 1.5%
Total			67997 100%

Hydrozone	Area (sq')	% of Lndsp
High	0	0%
Med	1825	3%
Low	66172	97%
Total	67997	100%

SHADE CALCULATIONS

Tree Variety	Full Value	Full	Half	1/4	Total Sq.'
35' Trees	962 sq.'				
Pistacia chinensis		3	7		6253
Quercus Forest Green		7	2		7696
Quercus suber		8	3		9139
Total Shade Area Provided					23088
Existing Trees					
Platanus Columbia			9		4329
Cedrus deodara			2		962
Total Shade Area Provided With Existing Trees					5291
Total Shade Area Provided					28379
Parking Area					55510
Shade required	50%				27755
Shade Provided	51%				28379

PRELIMINARY NOTES

- PRELIMINARY LANDSCAPE NOTES**
- PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCTIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.
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 - ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF RECYCLED MULCH EXCEPT IN VEHICLE/HIGH FOOT TRAFFIC AREAS WHICH WILL CONTAIN DECOMPOSED GRANITE AT 3" DEPTH.
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 - SHRUBS AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING DRIP SYSTEM.
 - TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES.
 - WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.

PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Cedrus deodara	Cedrus deodara	Low	24" Box	7
	Lagerstroemia 'Catawba'	Grape Myrtle	Low	24" Box	3
	Pistacia chinensis	Chinese Pistache	Low	24" Box	12
	Pyrus chanticleer	Chanticleer Pear	Med	15 Gallon	11
	Quercus shumardii	Shumard Oak	Low	15 Gallon	5
	Quercus f. 'Forest Green'	Forest Green Oak	Low	15 Gallon	9
	Quercus suber	Cork Oak	Low	24" Box	17

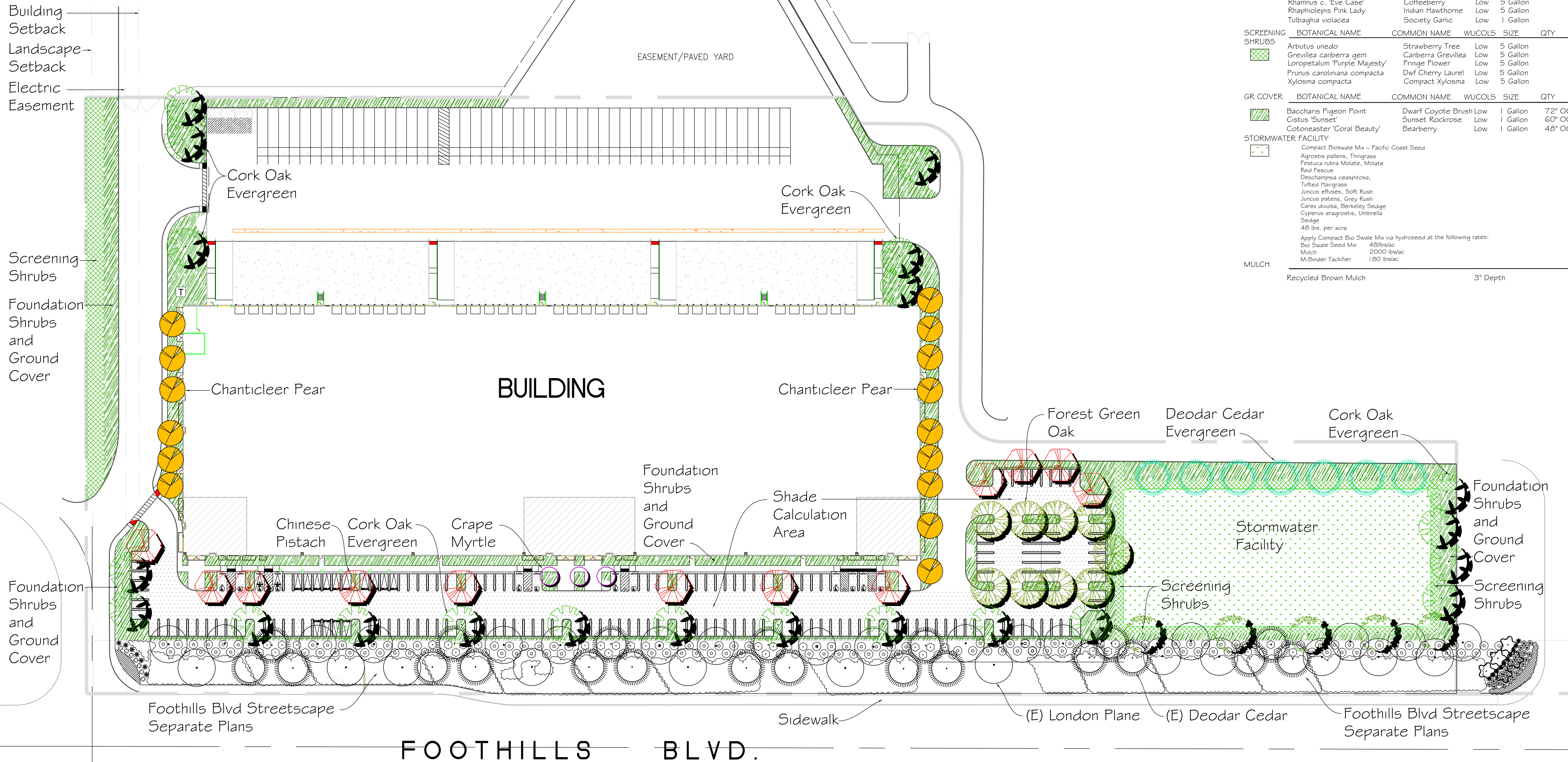
FOUNDATION SHRUBS/ACCENTS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Callistemon Low Boy	Low Boy Bottlebrush	Low	5 Gallon	5
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	5
	Grevillea noeli	Noel Grevillea	Low	5 Gallon	5
	Nandina domestica	Heavenly Bamboo	Low	5 Gallon	5
	Rosemannia 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	5
	Rhamnus c. 'Eve Case'	Coffeeferry	Low	5 Gallon	5
	Rhapheolepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	5
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	5

SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Arbutus unedo	Strawberry Tree	Low	5 Gallon	5
	Grevillea canberra gem	Canberra Grevillea	Low	5 Gallon	5
	Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	5
	Prunus caroliniana compacta	Dwf Cherry Laurel	Low	5 Gallon	5
	Xylosma compacta	Compact Xylosma	Low	5 Gallon	5

GR COVER	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Baccharis Pigeon Point	Dwarf Coyote Brush	Low	1 Gallon	72" OC
	Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	60" OC
	Cotoneaster 'Coral Beauty'	Bearberry	Low	1 Gallon	48" OC

STORMWATER FACILITY	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Compact Bioswale Mix - Pacific Coast Seed				
	Agrostis pallens	Thingrass			
	Festuca rubra Molate, Molate				
	Red Fescue				
	Deschampsia caespitosa				
	Tillandsia				
	Juncus effusus, Soft Rush				
	Juncus patens, Grey Rush				
	Carex divisa, Berkeley Sedge				
	Cyperus eragrostis, Umbrella Sedge				
	48 lbs. per acre				
	Apply Compact Bio Swale Mix via hydroseeded at the following rates:				
	Bio Swale Seed Mix 48lb/acre				
	Mulch 2000 lb/acre				
	M-Binder Tackifier 180 lb/acre				

MULCH	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Recycled Brown Mulch			3" Depth	

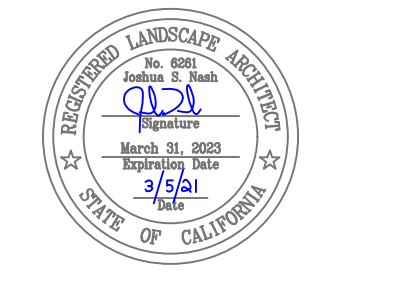


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Fire Protection:
Soils Engineer:

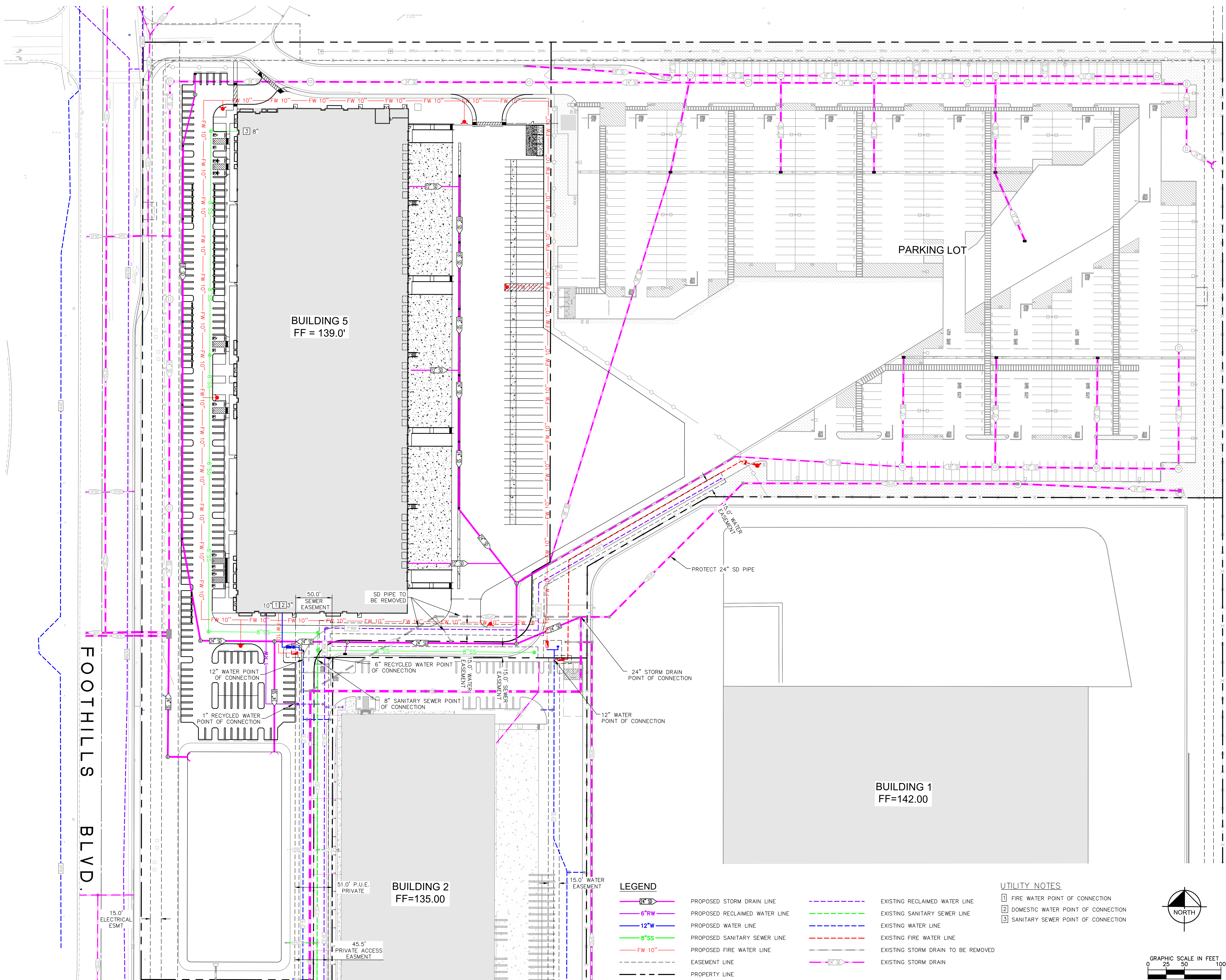
Title:
Project Number: 21231
Drawn by: TSP
Date: 06/03/2021
Revision:



Sheet:

THESE DRAWINGS ARE NOT INTENDED TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT WITHOUT THE WRITTEN PERMISSION OF HPA ARCHITECTURE. THE CITY OF ROSEVILLE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

Plotted By: pnt023, Antonio, Sheet Set: kha, Layout: UT-01, September 13, 2021, 03:16:11pm, K:\SAC\DEV\190248\Roseville 80 North Lot\08 CAD\UT\01 Preliminary\PRELIMINARY UTILITY PLAN_PHASE 4B.dwg
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FOOTHILLS BLVD.

BUILDING 5
FF = 139.0'

BUILDING 2
FF=135.00

BUILDING 1
FF=142.00

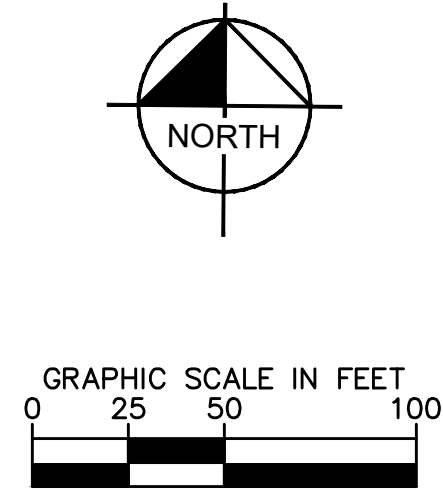
PARKING LOT

LEGEND

- | | | | |
|--|-------------------------------|--|------------------------------------|
| | PROPOSED STORM DRAIN LINE | | EXISTING RECLAIMED WATER LINE |
| | PROPOSED RECLAIMED WATER LINE | | EXISTING SANITARY SEWER LINE |
| | PROPOSED WATER LINE | | EXISTING WATER LINE |
| | PROPOSED SANITARY SEWER LINE | | EXISTING FIRE WATER LINE |
| | PROPOSED FIRE WATER LINE | | EXISTING STORM DRAIN TO BE REMOVED |
| | EASEMENT LINE | | EXISTING STORM DRAIN |
| | PROPERTY LINE | | |

UTILITY NOTES

- 1 FIRE WATER POINT OF CONNECTION
- 2 DOMESTIC WATER POINT OF CONNECTION
- 3 SANITARY SEWER POINT OF CONNECTION



PRELIMINARY UTILITY PLAN
PHASE 4B

ROSEVILLE 80
NORTH LOT
7601 FOOTHILLS BLVD.
ROSEVILLE, CA 95747

SHEET NUMBER
UT-02
2 OF 8

Kimley-Horn
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PHOENIX, AZ 85004
WWW.KIMLEY-HORN.COM

ROSEVILLE 80
LAND LLC.
8775 FOLSOM BLVD #200
SACRAMENTO, CA 95826
TEL: 916-376-1202

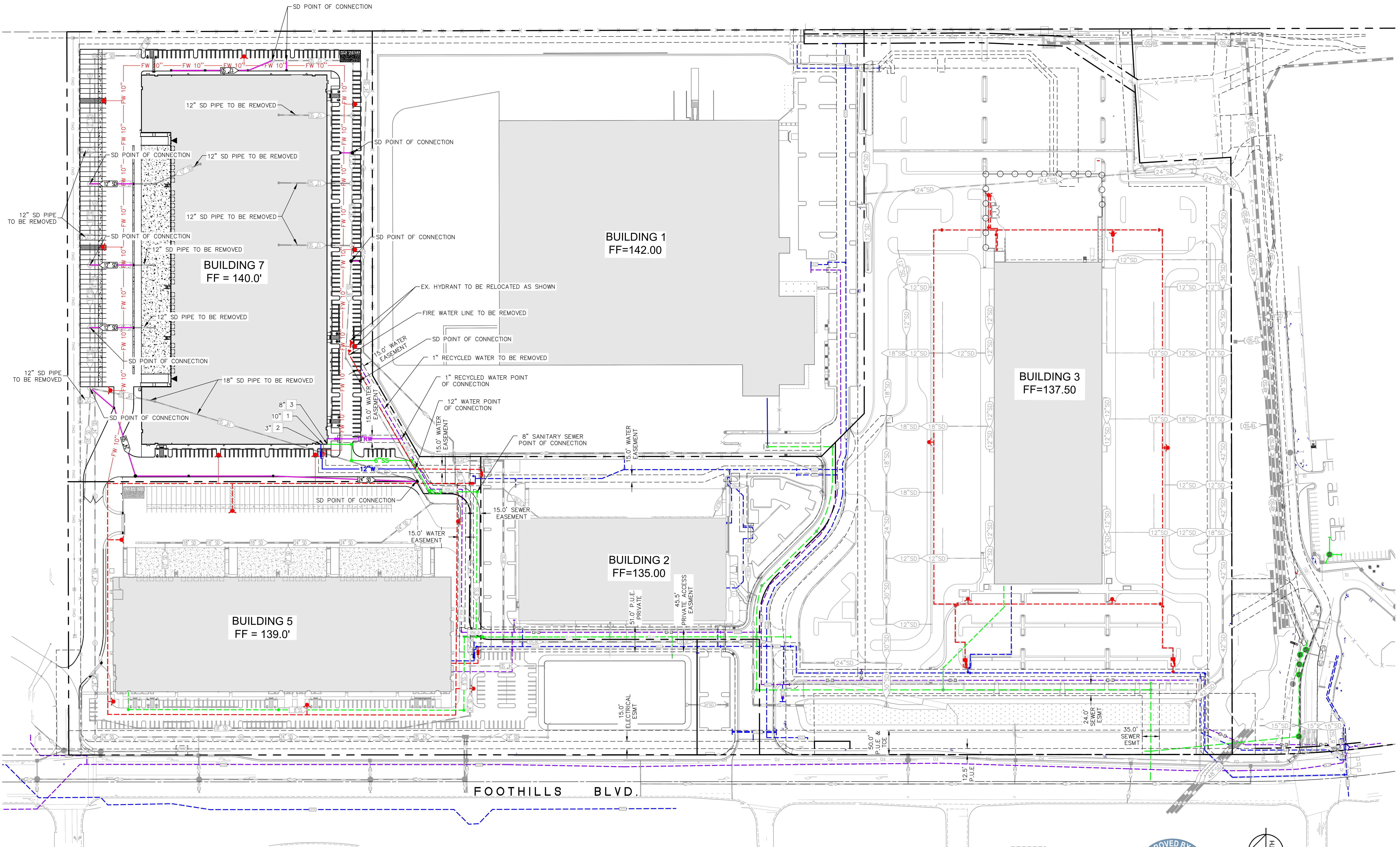
REV.	NO.	REVISIONS	DATE

LEGEND

- 24" SD PROPOSED STORM DRAIN LINE
- 6" RW PROPOSED RECLAIMED WATER LINE
- 12" W PROPOSED WATER LINE
- 6" SS PROPOSED SANITARY SEWER LINE
- FW 10" PROPOSED FIRE WATER LINE
- - - EASEMENT LINE
- - - PROPERTY LINE
- EXISTING RECLAIMED WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE WATER LINE
- 24" SD EXISTING STORM DRAIN

UTILITY NOTES

- 1 FIRE WATER POINT OF CONNECTION
- 2 DOMESTIC WATER POINT OF CONNECTION
- 3 SANITARY SEWER POINT OF CONNECTION



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**OVERALL PRELIMINARY UTILITY PLAN
PHASE 4C**

**ROSEVILLE 80
NORTH LOT**
7601 FOOTHILLS BLVD.
ROSEVILLE, CA 95747

SHEET NUMBER
UT-03
3 OF 8

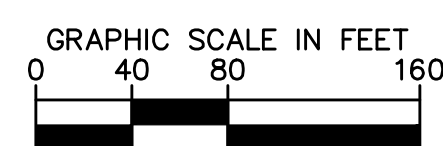
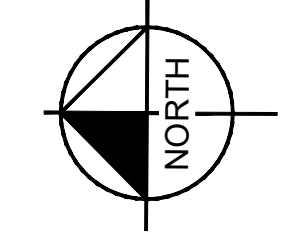
No.	REVISIONS	DATE

**ROSEVILLE 80
LAND LLC.**
8775 FOULSON BLVD. #200
SACRAMENTO, CA 95826
TEL: 916-376-1202

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505 CAPITOL Mall, Suite 300
PHOENIX, AZ 85004
WWW.KIMLEY-HORN.COM

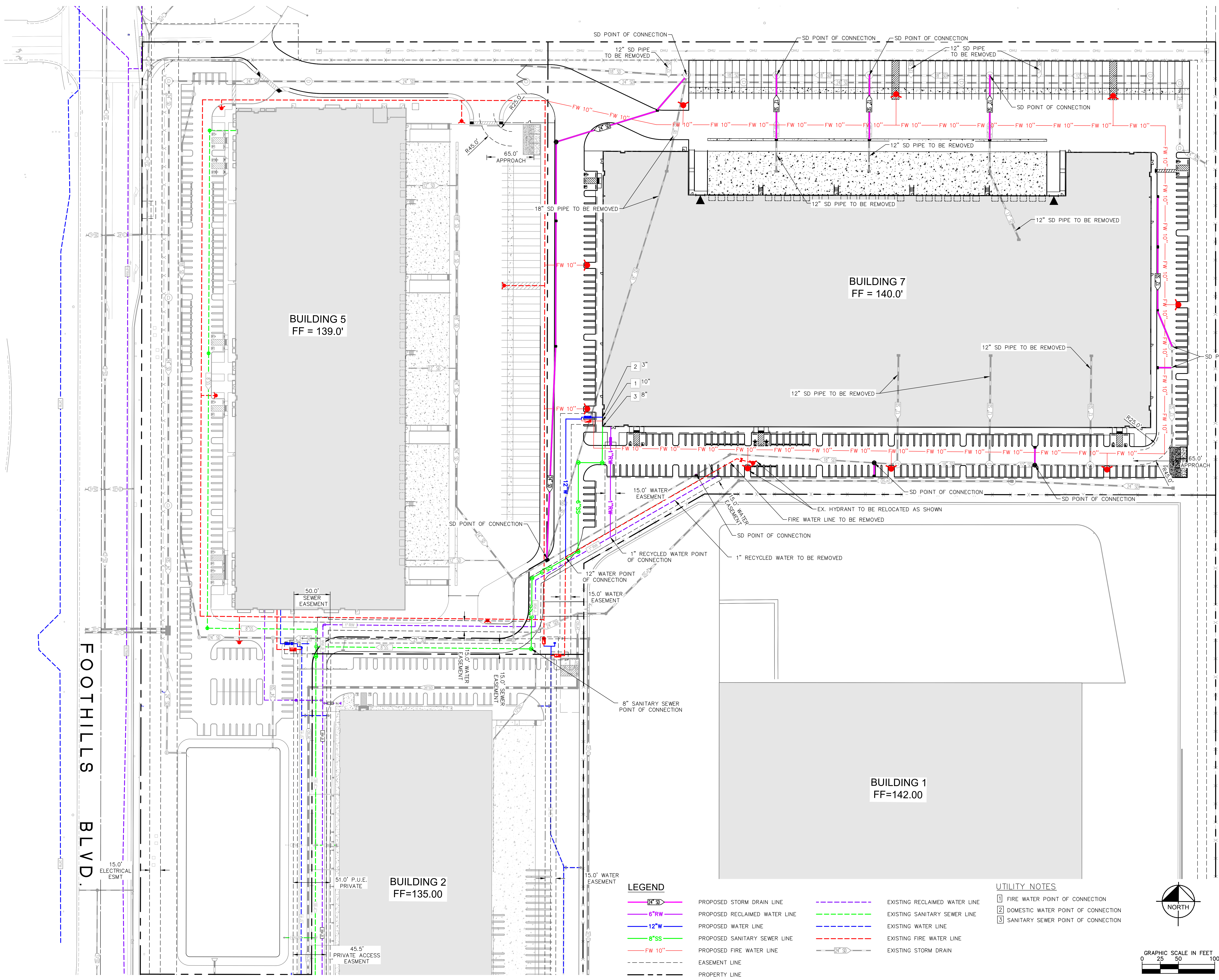
DATE	SCALE	DESIGNED	DRAWN	CHECKED
09/13/2021	AS SHOWN	AJP	EVS	SR

LICENSED PROFESSIONAL



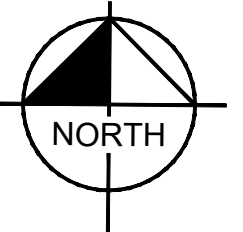
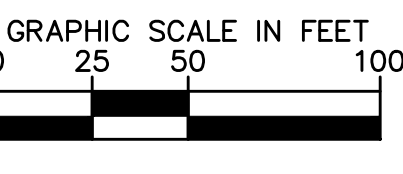
Know what's below.
Call before you dig.

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LEGEND	
	PROPOSED STORM DRAIN LINE
	PROPOSED RECLAIMED WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE WATER LINE
	EASEMENT LINE
	PROPERTY LINE
	EXISTING RECLAIMED WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING FIRE WATER LINE
	EXISTING STORM DRAIN

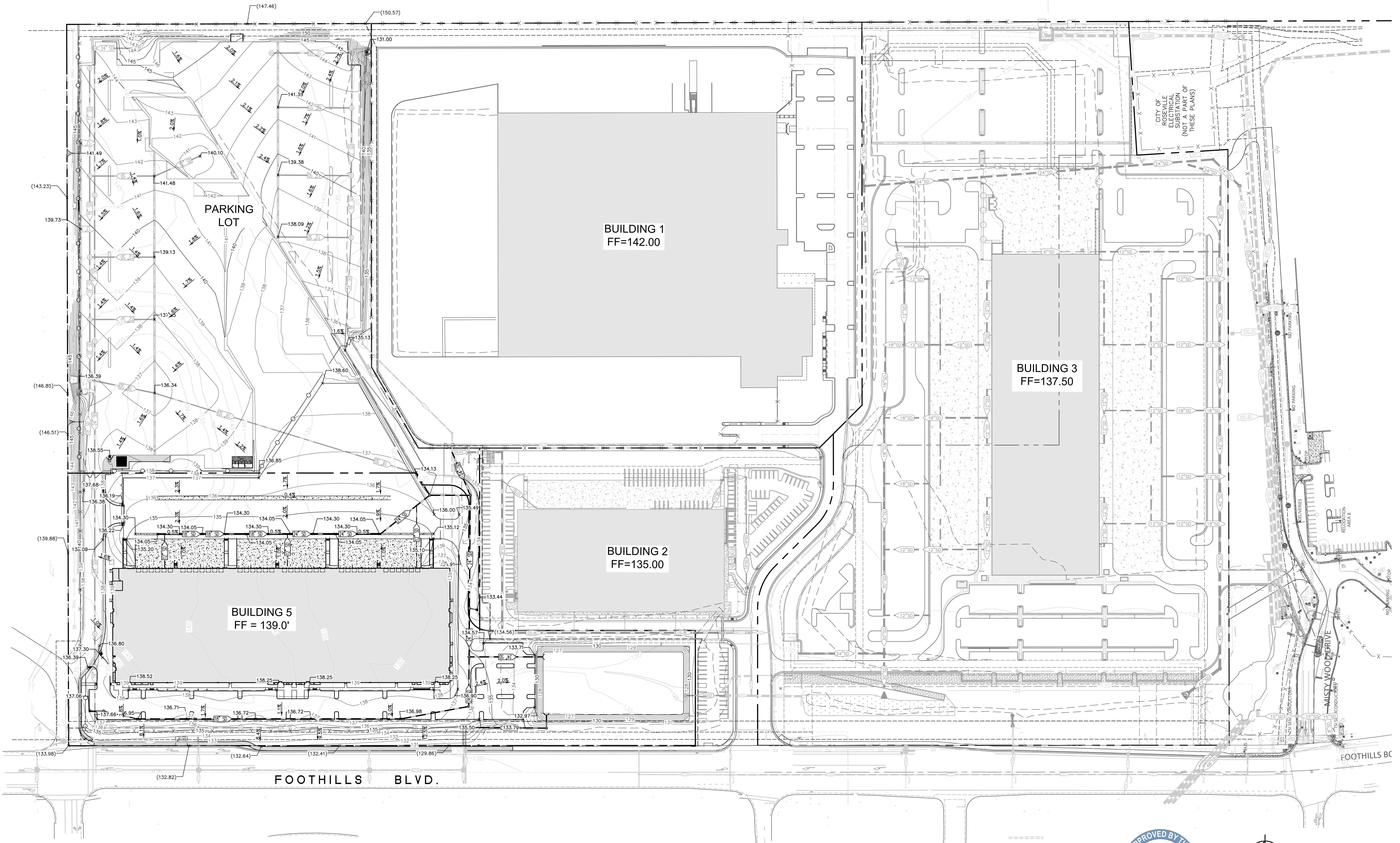
- UTILITY NOTES**
- 1 FIRE WATER POINT OF CONNECTION
 - 2 DOMESTIC WATER POINT OF CONNECTION
 - 3 SANITARY SEWER POINT OF CONNECTION



ROSEVILLE 80 NORTH LOT 7601 FOOTHILLS BLVD. ROSEVILLE, CA 95747	PRELIMINARY UTILITY PLAN PHASE 4C	Kimley-Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 505 CAPITOL AVENUE, SUITE 300 SACRAMENTO, CA 95826 PHONE: 916-885-9800 WWW.KIMLEY-HORN.COM	LICENSED PROFESSIONAL DATE: SEPT. 2021 SCALE AS SHOWN DESIGNED: AJP DRAWN: EJS CHECKED: SS	ROSEVILLE 80 LAND LLC. 8775 FOLSOM BLVD #200 SACRAMENTO, CA 95826 TEL: 916-376-1202
SHEET NUMBER UT-04 4 OF 8		REVISIONS No. DATE		

PRELIMINARY EARTHWORK
 CUT: 58,804 CY
 FILL: 50,800 CY
 NET: 8,004 CY (CUT)

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	FENCE
	EXISTING FENCE
	PROPERTY LINE



NO.	REVISIONS	DATE

ROSEVILLE 80
 NORTH LOT
 LAND LLC.
 8775 FOOTHILLS BLVD. #200
 SACRAMENTO, CA 95826
 TEL: 916-376-1202

Kimley-Horn
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 505 CAPITOL MALL, SUITE 300
 PHOENIX, AZ 85004
 WWW.KIMLEY-HORN.COM

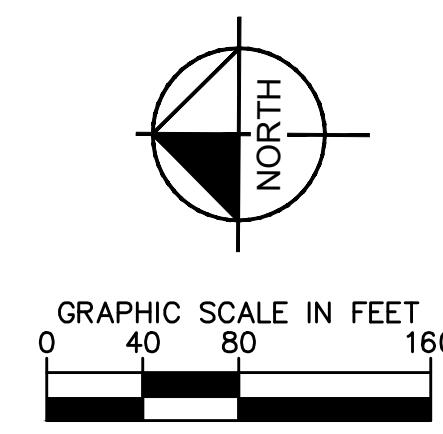
LICENSED PROFESSIONAL	
NIA PROJECT	097913002
DATE	SEPT. 2021
SCALE AS SHOWN	AS SHOWN
DESIGNED	AJP
DRAWN	EVS
CHECKED	SR

OVERALL PRELIMINARY GRADING PLAN
 PHASE 4B

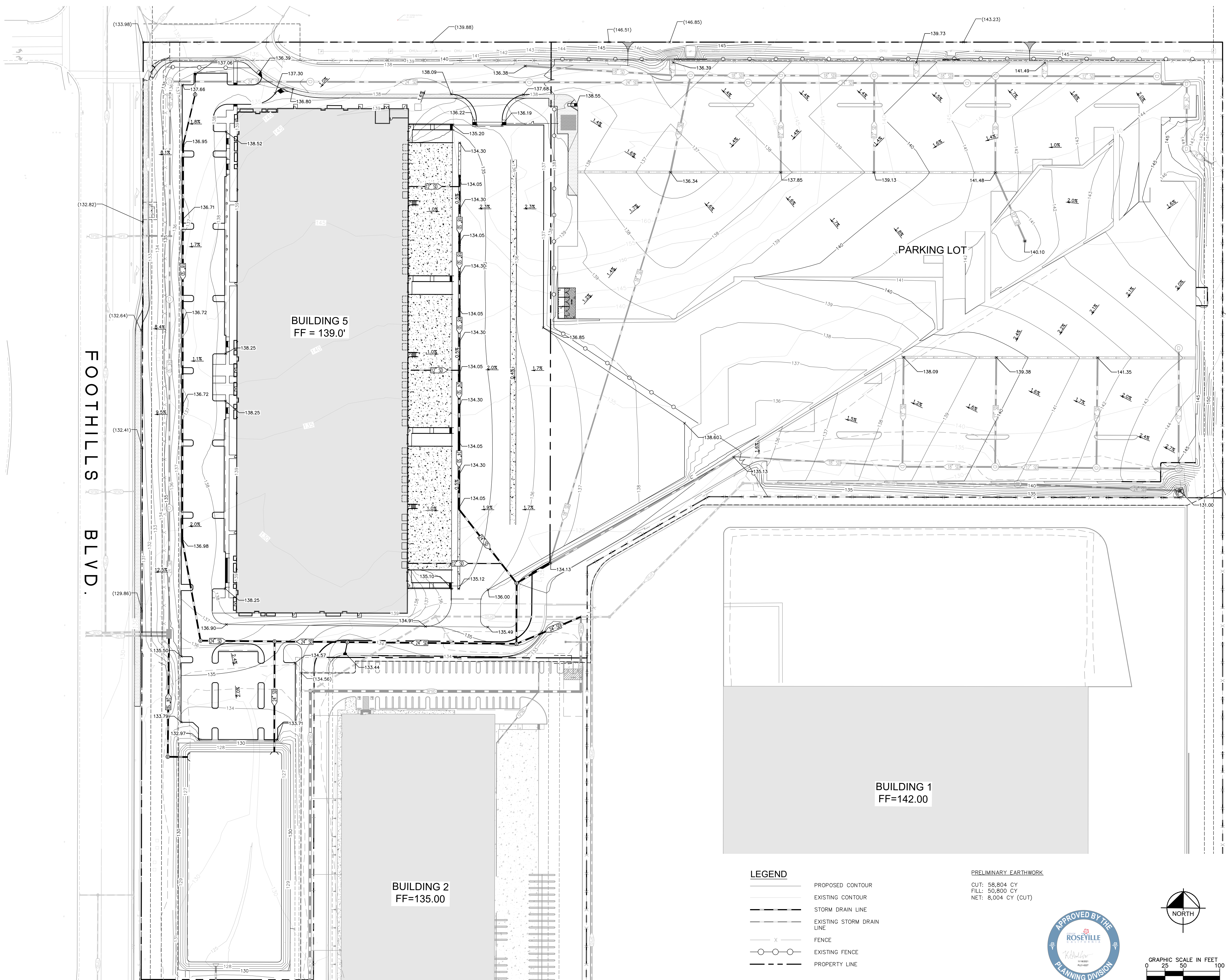
ROSEVILLE 80
 NORTH LOT
 7601 FOOTHILLS BLVD.
 ROSEVILLE, CA 95747

SHEET NUMBER
 GP-01
 5 OF 8

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FOOTHILLS BLVD.

BUILDING 5
FF = 139.0'

BUILDING 1
FF=142.00

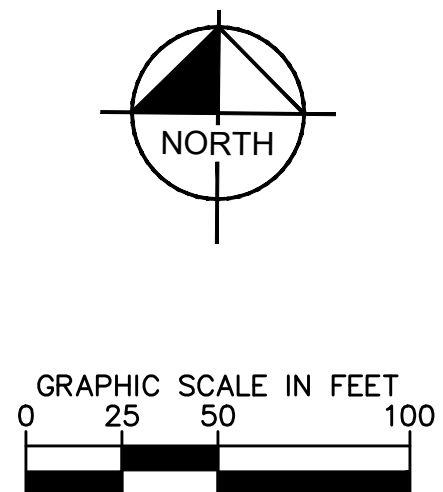
BUILDING 2
FF=135.00

PARKING LOT

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- FENCE
- EXISTING FENCE
- PROPERTY LINE

PRELIMINARY EARTHWORK
 CUT: 58,804 CY
 FILL: 50,800 CY
 NET: 8,004 CY (CUT)



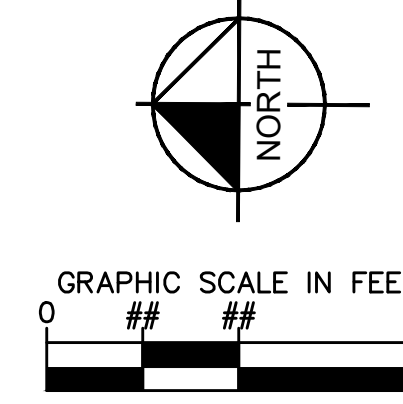
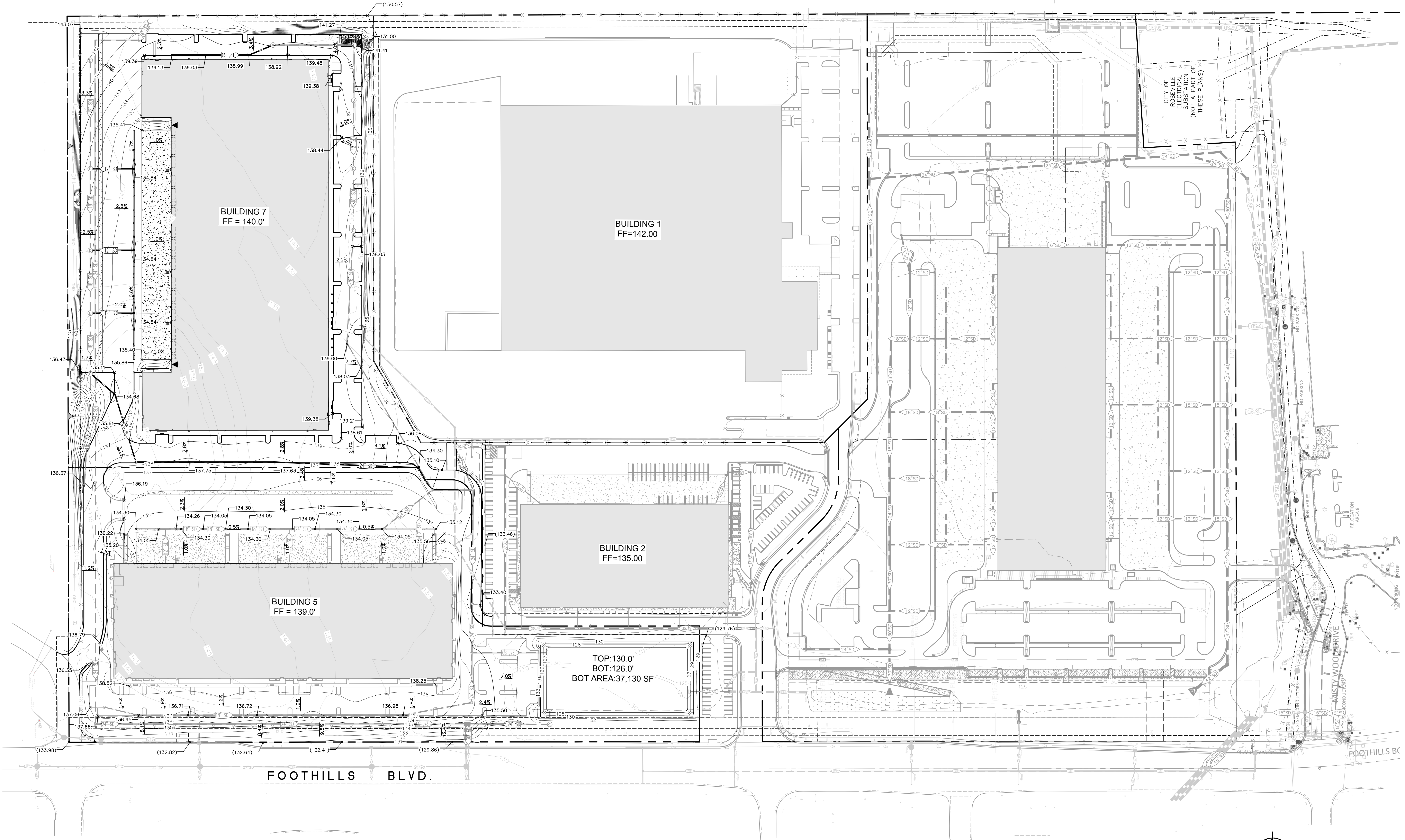
<p>ROSEVILLE 80 NORTH LOT</p> <p>7601 FOOTHILLS BLVD. ROSEVILLE, CA 95747</p>	<p>PRELIMINARY GRADING PLAN PHASE 4B</p>	<p>LICENSED PROFESSIONAL</p> <p>NHA PROJECT: 091915002 DATE: SEPT. 2021 SCALE AS SHOWN DESIGNED: AJP DRAWN: EJS CHECKED: CSR</p>	<p>Kimley-Horn</p> <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 505 CAPITAL MALL, SUITE 300 SACRAMENTO, CA 95826 PHONE: 916-885-9900 WWW.KIMLEY-HORN.COM</p>	<p>ROSEVILLE 80 LAND LLC. 8775 FOLSOM BLVD #200 SACRAMENTO, CA 95826 TEL: 916-376-1202</p>					
<p>SHEET NUMBER GP-02 6 OF 6</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE				<p>REVISIONS</p>	<p>REVISIONS</p>
No.	REVISIONS	DATE							

PRELIMINARY EARTHWORK
 CUT: 30,417 CY
 FILL: 14,304 CY
 NET: 16,113 CY (CUT)

LEGEND

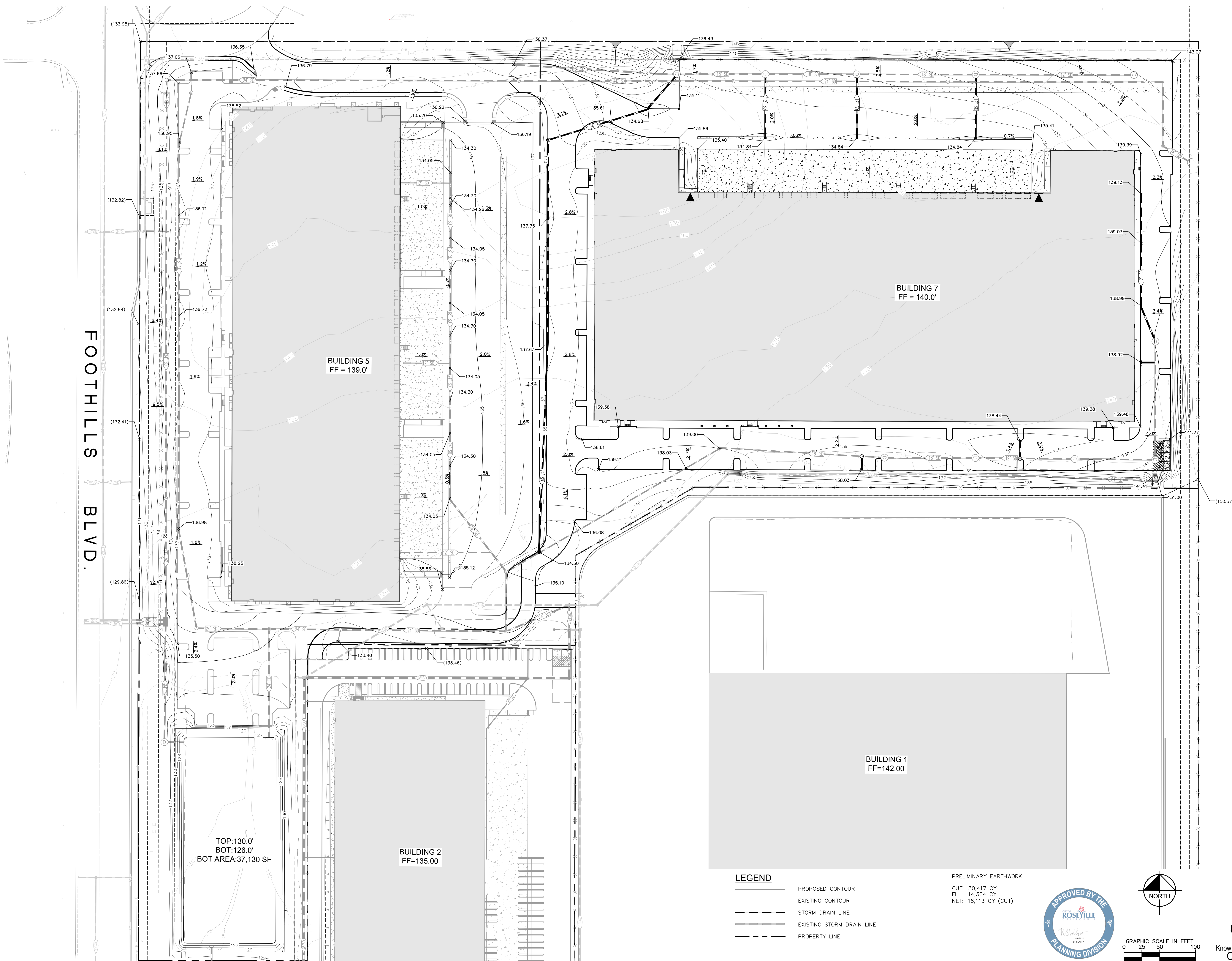
	PROPOSED CONTOUR
	EXISTING CONTOUR
	STORM DRAIN LINE
	PROPERTY LINE

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<p>ROSEVILLE 80 NORTH LOT 7601 FOOTHILLS BLVD. ROSEVILLE, CA 95747</p>		<p>OVERALL PRELIMINARY GRADING PLAN PHASE 4C</p>		<p>PROJECT: 091910002 DATE: SEPT. 2021 SCALE: AS SHOWN DESIGNED: AJP DRAWN: EJS CHECKED: SR</p>		<p>LICENSED PROFESSIONAL ENGINEER ROSEVILLE PLANNING DIVISION</p>		<p>Approved by the City of Roseville</p>		<p>ley Horn KINY-HORN AND ASSOCIATES, INC. 8775 FOLSOM BLVD. #200 SACRAMENTO, CA 95826 TEL: 916-376-1202</p>		<p>ROSEVILLE 80 LAND LLC. 8775 FOLSOM BLVD. #200 SACRAMENTO, CA 95826 TEL: 916-376-1202</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	No.	DATE		
No.	DATE																	

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FOOTHILLS BLVD.

TOP: 130.0'
BOT: 126.0'
BOT AREA: 37,130 SF

BUILDING 5
FF = 139.0'

BUILDING 2
FF=135.00

BUILDING 7
FF = 140.0'

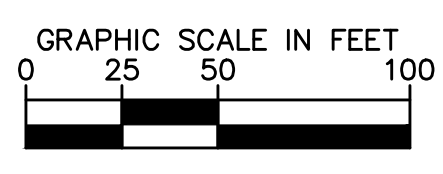
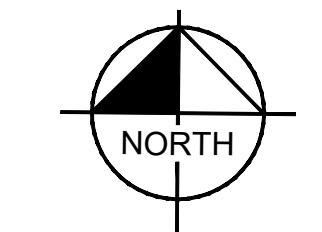
BUILDING 1
FF=142.00

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPERTY LINE

PRELIMINARY EARTHWORK

CUT: 30,417 CY
FILL: 14,304 CY
NET: 16,113 CY (CUT)



<p>ROSEVILLE 80 NORTH LOT 7601 FOOTHILLS BLVD. ROSEVILLE, CA 95747</p>		<p>PRELIMINARY GRADING PLAN PHASE 4C</p>		<p>LICENSED PROFESSIONAL</p>		<p>Kimley-Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 505 CAPITAL MALL, SUITE 300 SACRAMENTO, CA 95833 PHONE: 916-885-9900 WWW.KIMLEY-HORN.COM</p>		<p>ROSEVILLE 80 LAND LLC. 8775 FOULSON BLVD #200 SACRAMENTO, CA 95826 TEL: 916-376-1202</p>		<table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		No.	REVISIONS	DATE			
No.	REVISIONS	DATE															
<p>ROSEVILLE 80 NORTH LOT</p>		<p>PRELIMINARY GRADING PLAN</p>		<p>LICENSED PROFESSIONAL</p>		<p>Kimley-Horn</p>		<p>ROSEVILLE 80 LAND LLC.</p>		<table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		No.	REVISIONS	DATE			
No.	REVISIONS	DATE															
<p>SHEET NUMBER GP-04 8 OF 8</p>		<p>DATE SEPT. 2021</p>		<p>SCALE AS SHOWN</p>		<p>DESIGNED: AJP</p>		<p>DRAWN: EJS</p>		<p>CHECKED: CSR</p>							