



FLOOR PLAN NOTES

- REFER TO SHEET A6-01 FOR DOOR AND WINDOW SCHEDULES.
- PROVIDE INSULATION AT INTERIOR WALLS AS NOTED ON WALL LEGEND/TYPES.
- DIMENSIONS FOR EXTERIOR FRAMING ARE TO FACE OF PLYWOOD AND/OR FACE OF MASONRY AS APPLIES (U.N.D).
- PROVIDE INTERNATIONAL SYMBOL ACCESSIBILITY (ISA) DECAL AT MAIN ENTRANCE DOORS (UNDER SHELL WORK).
- PROVIDE TACTILE EXIT SIGNS AT ALL GRADE LEVEL EXIT DOORS. SIGN TO READ "EXIT" - SEE DETAILS.
- PROVIDE FIRE DEPARTMENT KEY KNOX BOX. G.G. SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH LOCAL FIRE MARSHAL.
- SEAL ALL PENETRATIONS AT EXTERIOR WALLS AS REQUIRED.
- HOLD ALL UTILITIES TIGHT TO ROOF FRAMING, PERIMETER WALLS OR CEILING UNLESS NOTED OTHERWISE.
- ILLUMINATED BUILDING IDENTIFICATION (ADDRESS) TO BE PROVIDED UNDER SHELL WORK PER LOCATION(S) SHOWN ON EXTERIOR ELEVATIONS. MUST BE SPECIFICALLY REVIEWED AND APPROVED WITH PLANNING / BUILDING / FIRE DEPARTMENT FOR FINAL LOCATION AND/OR TYPE DURING PROJECT SUBMITTALS.

KEYNOTES

- TRUCK DOCK CONCRETE RETAINING WALL - PAINT PER SCHEDULE
- 4'-0" HIGH 8" CMU WALL FOR FUTURE EXTERIOR CART CORRAL - PAINT PER SCHEDULE
- CONCRETE FILLED PIPE BOLLARD - PAINT SAFETY YELLOW
- LINE OF EXISTING CANOPY ABOVE
- TRUCK DOCK BUMPERS AND EDGE OF DOCK LEVELER. REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
- DOCK SEAL. REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
- ELECTRICAL PANELS. REFER TO ELECTRICAL.

DATE	ISSUED FOR	REV
2022.11.29	50% REVIEW	
2022.12.16	90% REVIEW	
2023.01.13	ENTITLEMENT CYCLE 2	
2023.02.10	ENTITLEMENT CYCLE 3	

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Project Component
BUILDING SHELL

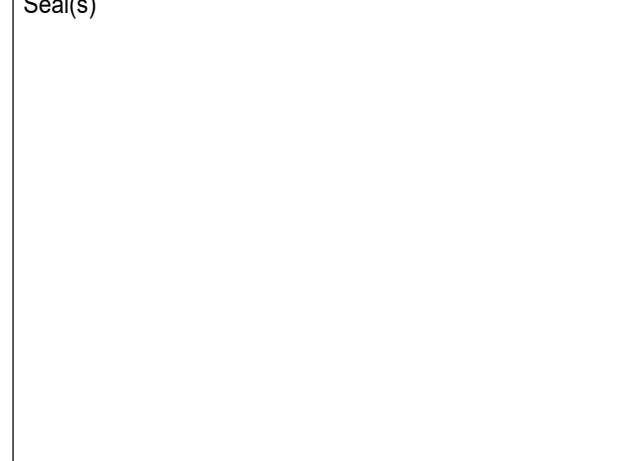

CLIENT
INTER-CAL REAL ESTATE CORPORATION



Consultants

Survey:	N/A
Civil:	MORTON & PITALO, INC.
Architecture:	NORR
Structural:	VLMK
Mechanical:	COOLSYS
Electrical:	COOLSYS
Interiors:	N/A
Landscape:	

Seal(s)

150 W. Jefferson Avenue, Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager D. GAROFALO	Drawn D. WILSON
Project Leader R. AVILA	Checked M. VON WERDER

Client
Peter Bollinger Investment

Project
West Roseville Retail Centers

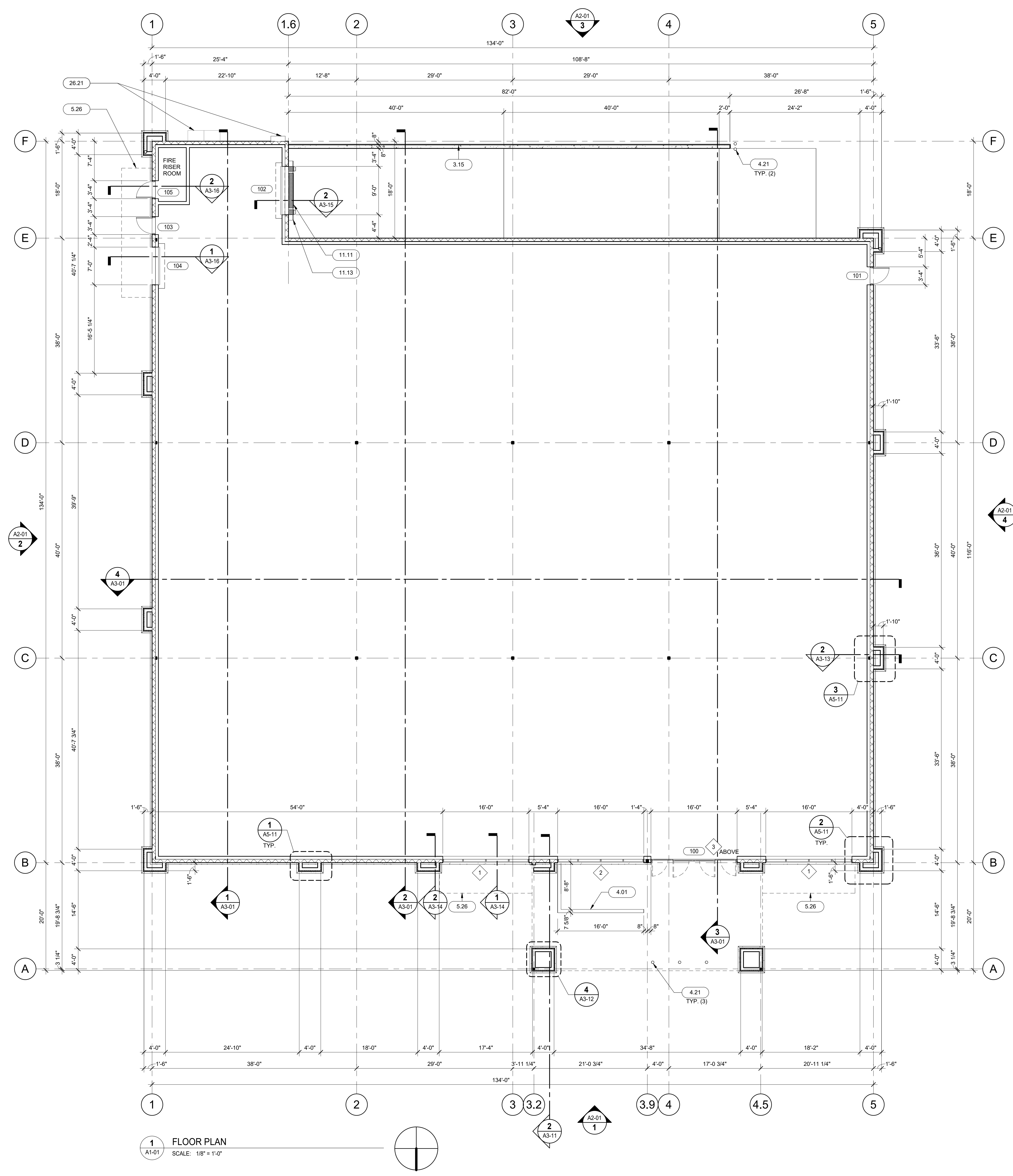
1751 Pleasant Grove Blvd.
West Roseville CA 95747

Drawing Title
FLOOR PLAN

Scale
As indicated

Project No.
JCOT21-0477

Drawing No.
A1-01



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- CEMENT PLASTER FINISH TO BE LIGHT TEXTURE.
- ROOF MOUNTED EQUIPMENT - TO BE BY TENANT IN FUTURE TENANT IMPROVEMENT PACKAGE - UNITS SHALL NOT BE VISIBLE FROM GROUND LEVEL OR SHALL BE SCREENED PER JURISDICTION REQUIREMENTS.
- REFER TO SHEET A6-01 FOR DOOR AND WINDOW SCHEDULES.

EXTERIOR PAINT SCHEDULE

MARK	PAINT NAME
P-5	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET RED"
P-6	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET SHORELINE"
P-7	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET GRAY"
P-8	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET CHARCOAL"
P-9	MATCH ADJACENT BUILDING COPING COLOR
S-1	CULTURED STONE - BUCKEYE LIMESTONE

KEYNOTES

- CONCRETE PROTECTION CURB
- 4'-0" HIGH, 8" CMU WALL FOR FUTURE EXTERIOR CART CORRAL - PAINT PER SCHEDULE
- EXTERIOR SIGNAGE - PROVIDED BY TENANT UNDER SEPARATE PERMIT, PER ELEVATIONS
- HOLLOW METAL DOOR AND FRAME - PAINT PER SCHEDULE
- ROLL-UP DELIVERY DOOR - PAINT PER SCHEDULE
- BUILDING ADDRESS NUMBERS - TO BE PLACED IN SUCH A MANNER AS TO BE PLAINLY VISIBLE FROM THE STREET. 12" MIN. HIGH CHARACTERS WITH 3/8" MIN. STROKE. ON CONTRASTING BACKGROUND AND ILLUMINATED AS REQUIRED BY LOCAL FIRE JURISDICTION
- EXPOSED CMU - SEAL AND PAINT PER SCHEDULE
- CONCRETE FILLED PIPE BOLLARD - PAINT SAFETY YELLOW
- STEEL SUSPENSION RODS & PLATES - PAINT PER SCHEDULE - REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION
- METAL PARAPET COPING FLASHING - PAINT PER SCHEDULE
- 7/8" REINFORCED CEMENT PLASTER - PAINT PER SCHEDULE
- CEMENT PLASTER CORNICE TRIM - PAINT PER SCHEDULE
- CEMENT PLASTER ACCENT CAP (BAND) - PAINT PER SCHEDULE
- ADHERED STONE VENEER - BUCKEYE LIMESTONE BY CULTURED STONE
- STOREFRONT WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON-TINTED GLAZING
- STOREFRONT TRANSOM WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON-TINTED GLAZING
- METAL CONTROL JOINT/REVEAL. PAINT TO MATCH ADJACENT FINISH - REFER TO DETAIL 6/A3-12
- CANOPY DOWNSPOUT CONNECTED UNDER SIDEWALK DRAIN
- ROOF SCUPPERS WITH EXTERIOR LEADER. SEE DETAIL ON THIS SHEET FOR MORE INFORMATION. OVERFLOW SCUPPER TO BE LOCATED 2'-0" AWAY FROM PRIMARY SCUPPER, MIN. 4" ABOVE ROOF LEVEL.
- CANOPY - CONNECT DOWNSPOUT TO UNDER SIDEWALK DRAIN. REFER TO CIVIL
- DOCK SEAL. REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01

DATE	ISSUED FOR	REV
2022.11.29	50% REVIEW	
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Project Component
BUILDING SHELL


CLIENT
INTER-CAL REAL ESTATE CORPORATION



Consultants

Survey:	N/A
Civil:	MORTON & PITALO, INC.
Architecture:	NORR
Structural:	VLMK
Mechanical:	COOLSYS
Electrical:	COOLSYS
Interiors:	N/A
Landscape:	

Seal(s)



150 W. Jefferson Avenue, Suite 1300
Detroit, MI, US 48226
nor.com

Project Manager	Drawn
D. GAROFALO	D. WILSON
Project Leader	Checked
R. AVILA	M. VON WERDER

Client
Peter Bollinger Investment

Project
West Roseville Retail Centers

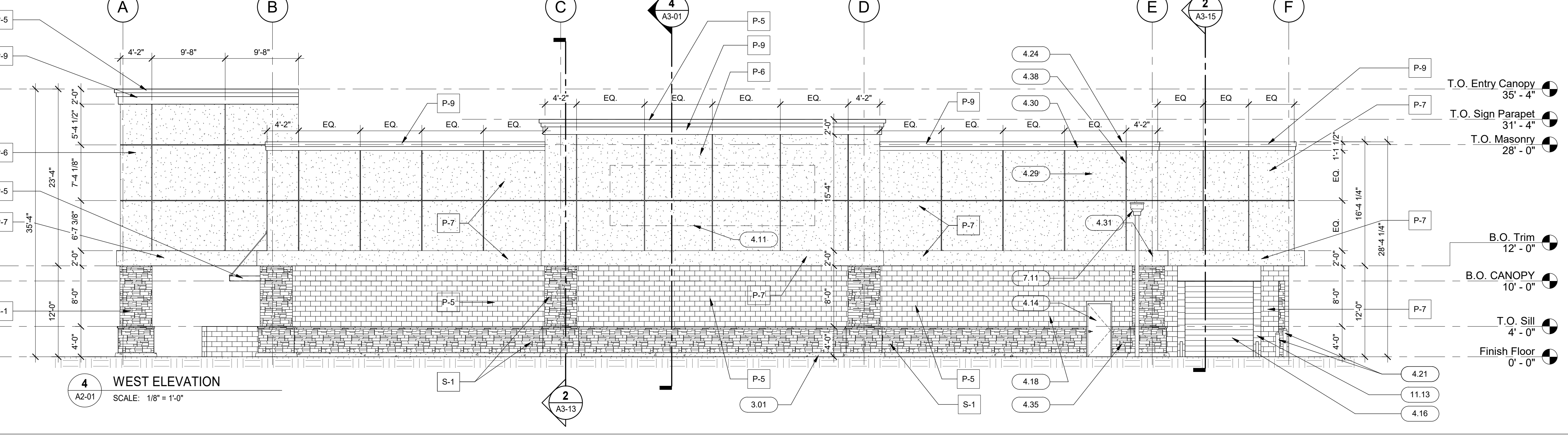
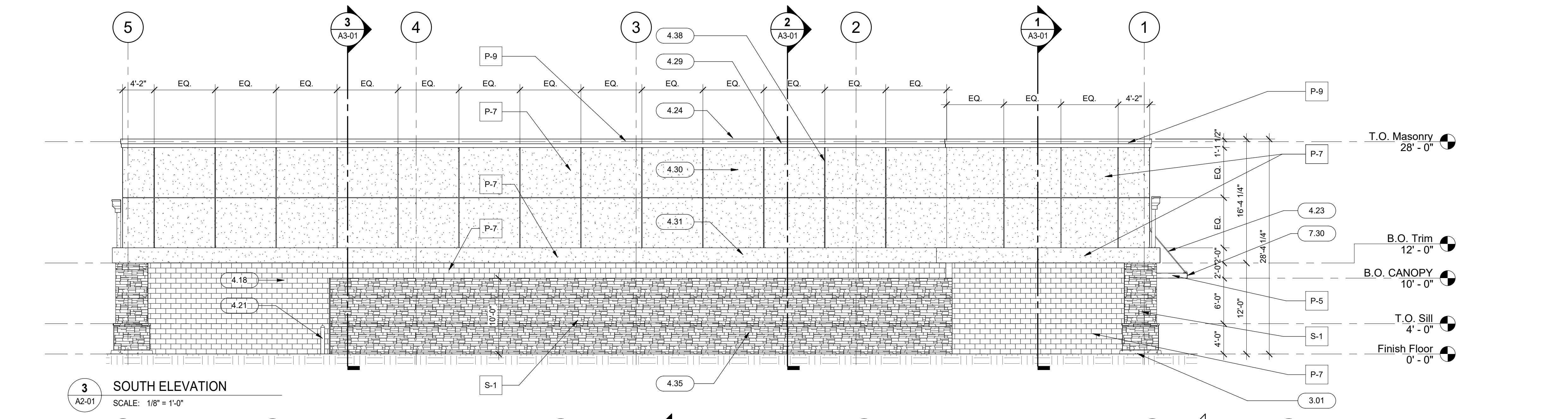
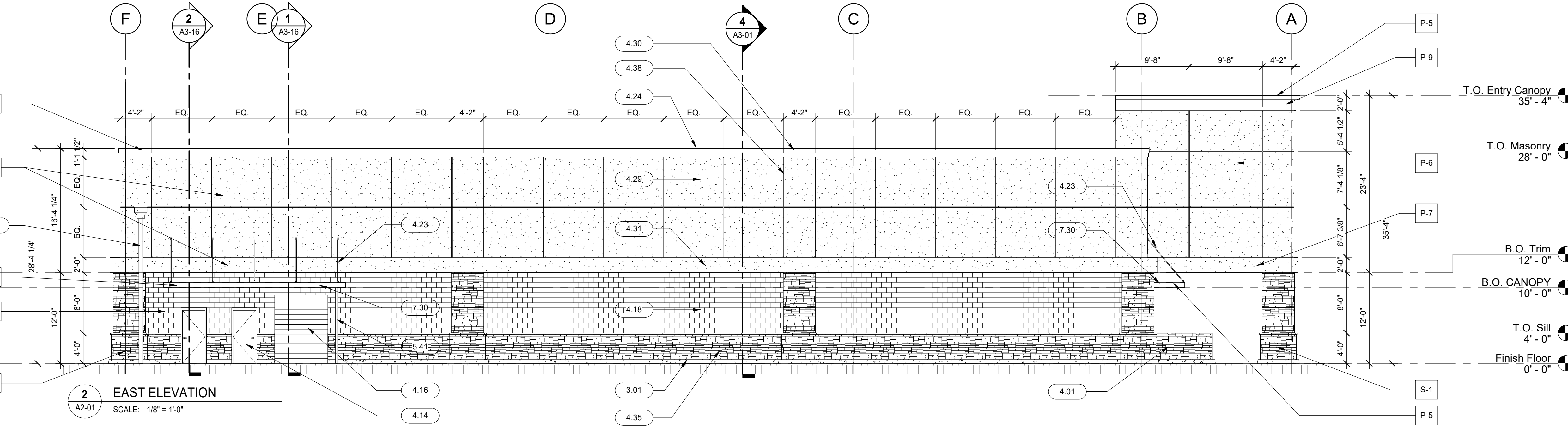
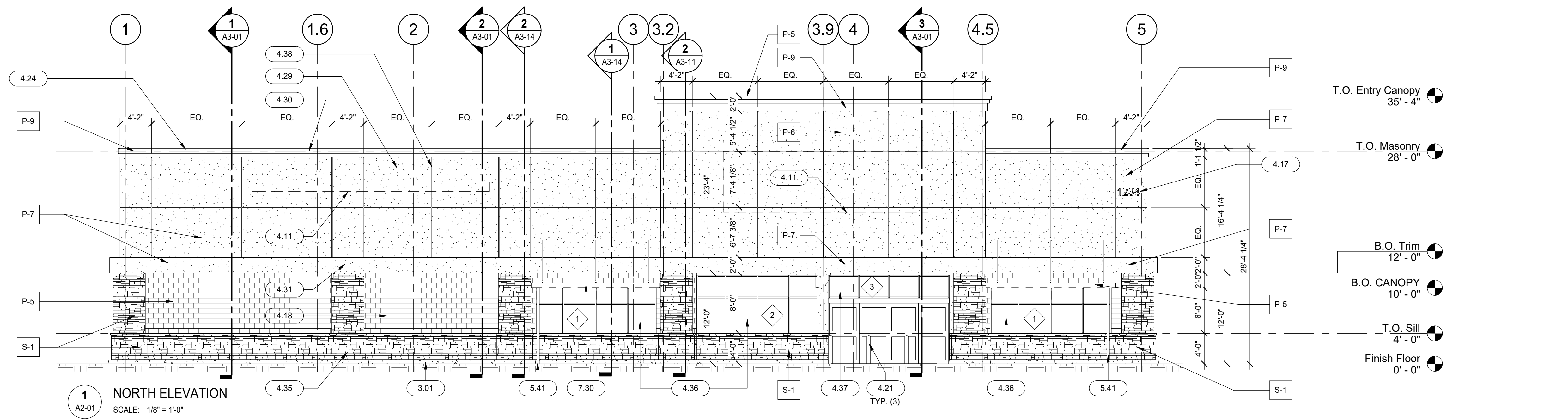
1751 Pleasant Grove Blvd.
West Roseville, CA 95747

Drawing Title
EXTERIOR ELEVATIONS

Scale
As indicated

Project No.
JCDT21-0477

Drawing No.
A2-01



PRELIMINARY - NOT FOR CONSTRUCTION

- ROOF PLAN NOTES**
- ANY/ALL OPENINGS AT ROOF LARGER THAN 8'x8' SHALL BE PROTECTED WITH BURGLAR BARS PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. THE SPACING OF BARS SHALL NOT EXCEED 5" O.C.
 - ALL PENETRATIONS THROUGH ROOFING SHALL BE WEATHERTIGHT. CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW WITH ROOFING INSTALLER AND ROOFING MANUFACTURER PRIOR TO ANY REQUIRED OVERCUTS OR LAPS REQUIRED TO PROVIDE WEATHERTIGHT AND WARRANTED SYSTEM. PROVIDE STANDARD ROOFING MANUFACTURER BOOTS AND FLASHING FOR PENETRATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CERTIFICATE STATING THE ANY/ALL ROOF INSTALLATION HAS BEEN APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - ALL NEW ROOFING MATERIAL MUST COMPLY WITH ENERGY CODE.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUBMITTALS & SHOP DRAWINGS AND ALL NECESSARY COORDINATION WITH THE ROOFING CONTRACTOR FOR THE ROOF ASSEMBLY.
 - THE GENERAL COORDINATION SHALL BE INFORMED PRIOR TO ANY INSTALLATION OF REQUIRED BLOCKING BELOW ROOF SHEATHING AS WELL AS ALL ROOF INSULATION & MEMBRANE COMPONENTS TO BE INSTALLED BY THE CONTRACTOR'S ROOFING SUB. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ATTACHMENTS, PENETRATION SEALANTS, ETC. AS NEEDED FOR COMPLETION OF WORK.
 - ALL ROOF MOUNTED MECHANICAL/REFRIGERATION EQUIPMENT, ROOF MOUNTED CURBS, PLUMBING PIPING, STACK PENETRATIONS, EXHAUST/MAKE-UP AIR VENT, ETC. TO BE BY TENANT IN FUTURE TENANT IMPROVEMENT PACKAGE.

- KEYNOTES**
- 4.24 METAL PARAPET COPING/ FLASHING - PAINT PER SCHEDULE
 - 5.38 ROOF HATCH PER SPECIFICATIONS - ACCESS LADDER BY TENANT
 - 7.07 SINGLE-PLY ROOFING MEMBRANE SYSTEM OVER R-30 MIN. RIGID INSULATION OVER PLYWOOD DECKING. REFER TO STRUCTURAL FOR PLYWOOD DECKING. MINIMUM TYPE C ROOF FIRE CLASSIFICATION.
 - 7.10 PARAPET BRACING - REFER TO STRUCTURAL
 - 7.11 ROOF SCUPPERS WITH EXTERIOR LEADER. SEE DETAIL ON THIS SHEET FOR MORE INFORMATION. OVERFLOW SCUPPER TO BE LOCATED 2'-0" AWAY FROM PRIMARY SCUPPER, MIN. 4" ABOVE ROOF LEVEL.
 - 7.26 PROVIDE TAPERED ROOF INSULATION AS INDICATED WITH FINISH SLOPE OF 1/4" PER 12"
 - 7.29 CANOPY - ROOF TO SPLASH TO GRADE
 - 7.30 CANOPY - CONNECT DOWNSPOUT TO STORM
 - 8.11 5'-0"x5'-0" SKYLIGHT WITH BURGLAR BARS. USE SUNOPTICS PRISMATIC SKYLIGHTS (ICC ESR-3557) PER SPECS
 - 48.01 AREA DESIGNATED FOR FUTURE SOLAR PANEL. REFER TO TABLE ON THIS SHEET FOR AREA CALCULATIONS

FUTURE SOLAR AREA CALCULATIONS

ROOF AREA	15% OF ROOF AREA	SOLAR AREA
16095.00 SF	2414.25 SF	2462.77 SF

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Project Component
BUILDING SHELL

Key Plan

Consultants

Survey:	N/A
Civil:	MORTON & PITALO, INC.
Architecture:	NORR
Structural:	VLMK
Mechanical:	COOLSYS
Electrical:	COOLSYS
Interiors:	N/A
Landscape:	

Seal(s)

NORR

150 W. Jefferson Avenue, Suite 1300
 Detroit, MI, US 48226
 norr.com

Project Manager
 D. GAROFALO

Drawn
 D. WILSON

Project Leader
 R. AVILA

Checked
 [Signature]

Client
Peter Bollinger Investment

Project
West Roseville Retail Centers

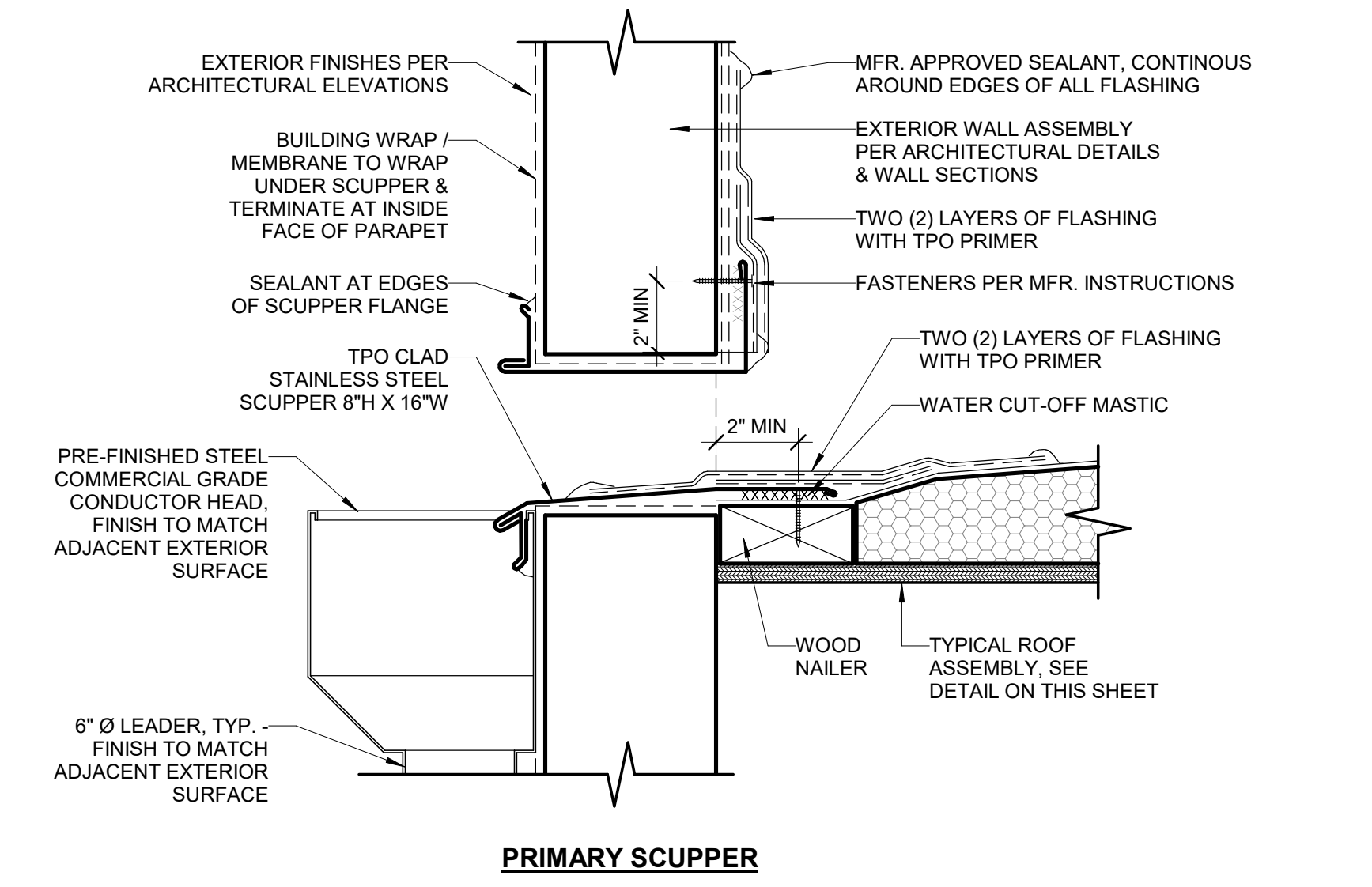
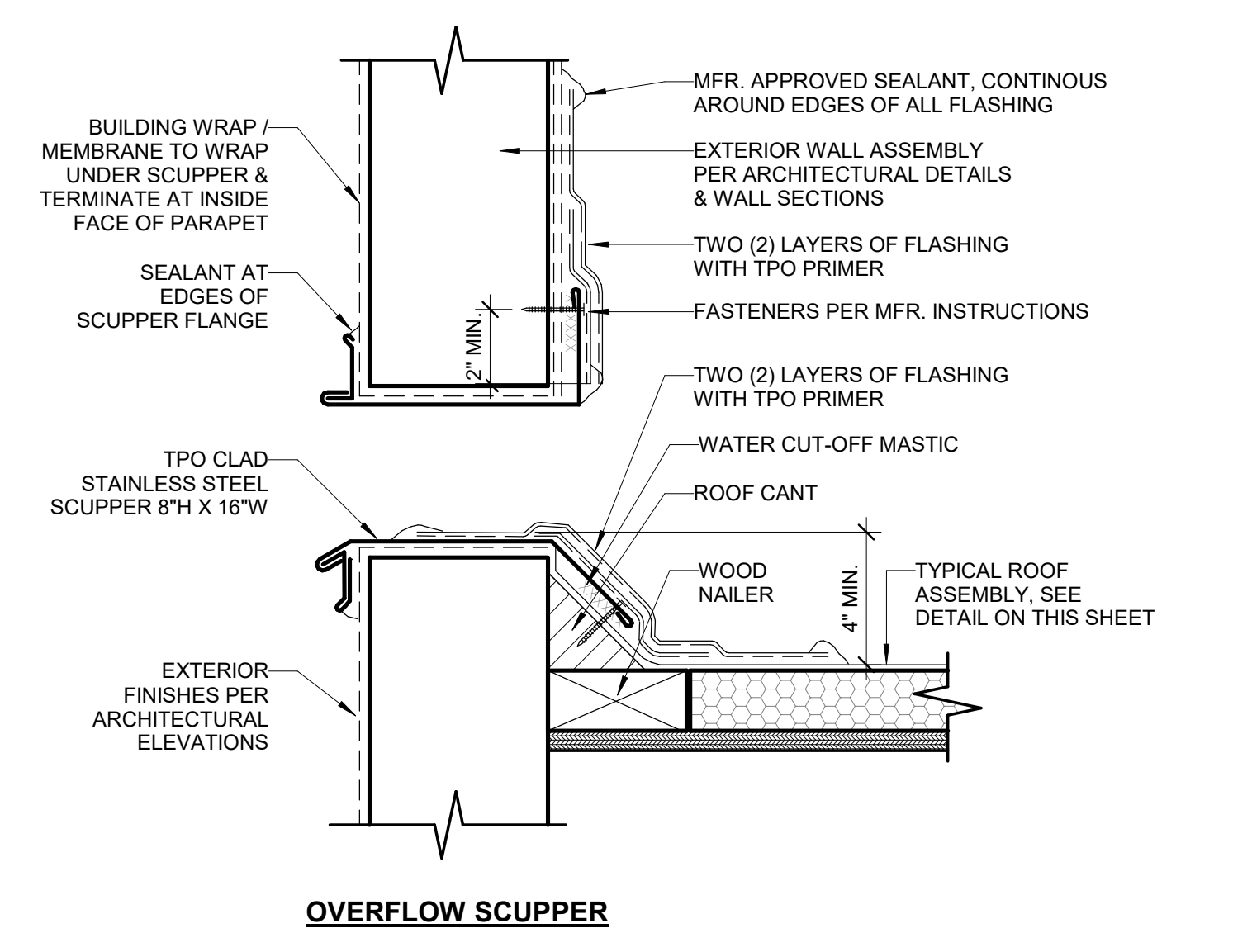
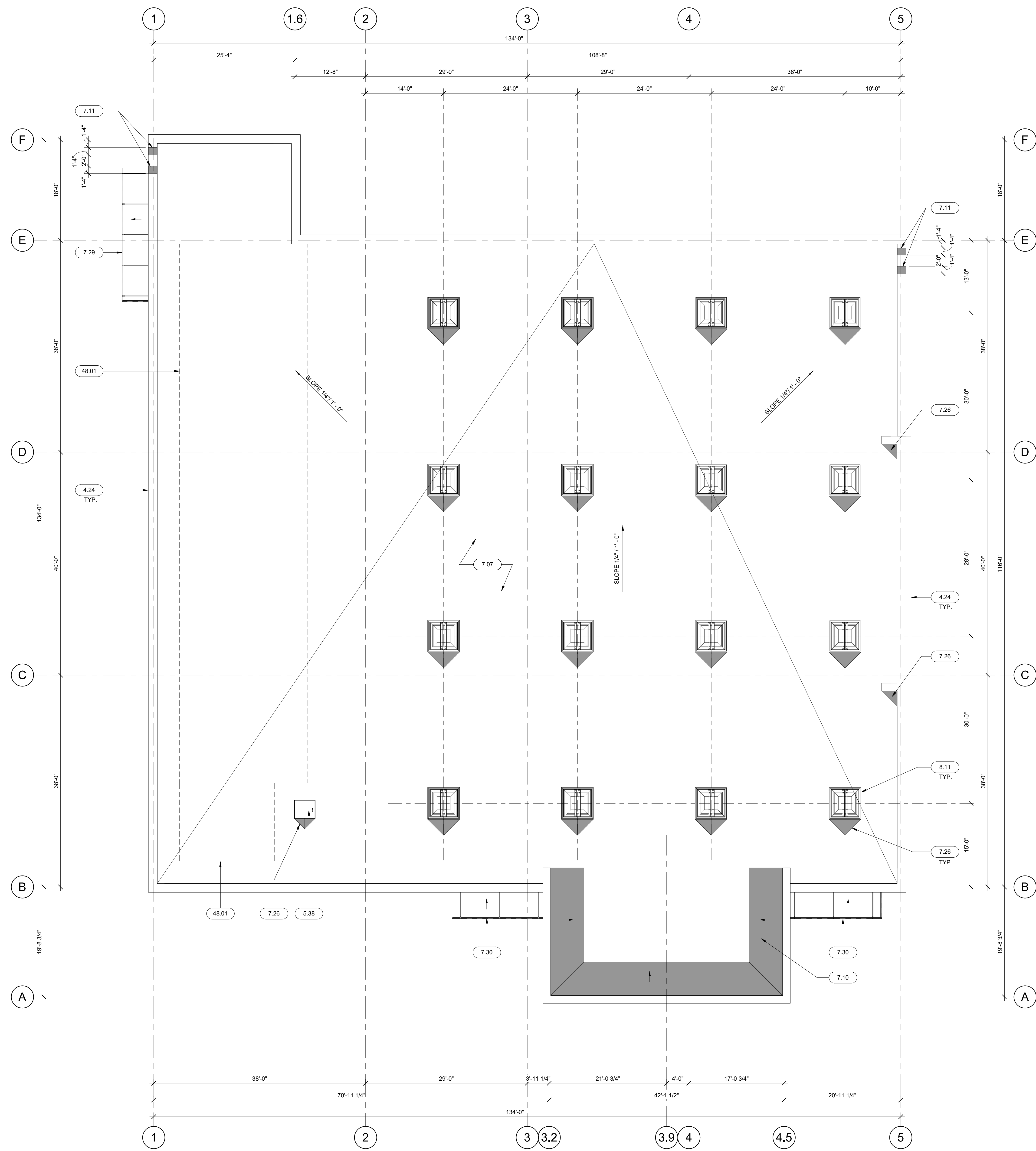
1751 Pleasant Grove Blvd.
 West Roseville CA

Drawing Title
ROOF PLAN

Scale
 As indicated

Project No.
 JCDC21-0477

Drawing No.
A1-31



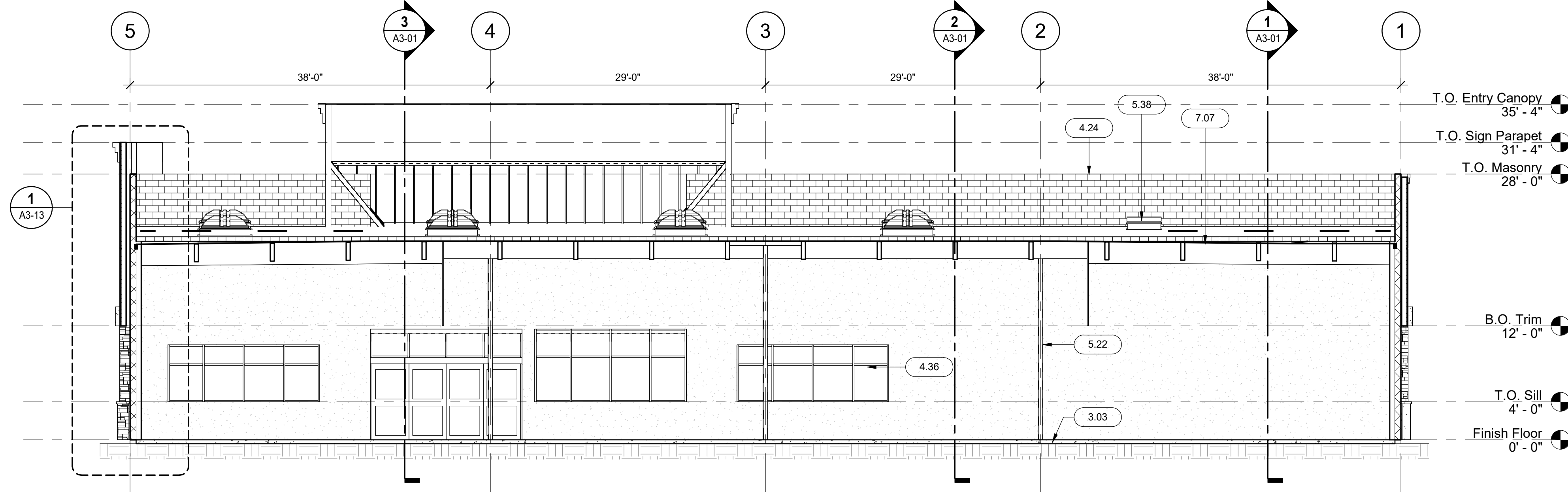
1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

2 SCUPPER DETAILS
 SCALE: 3" = 1'-0"

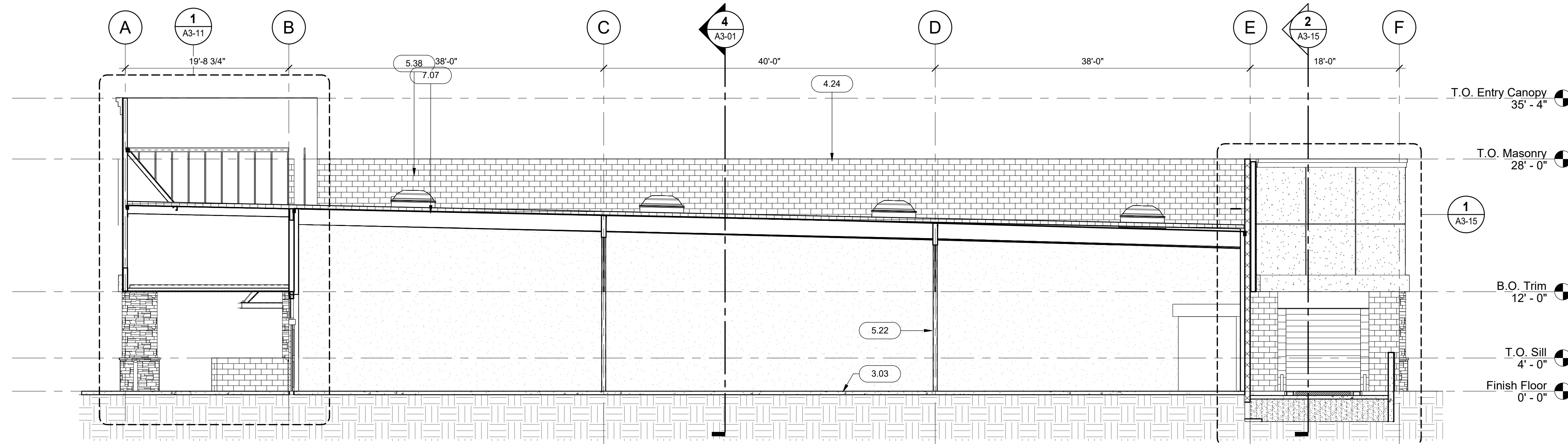
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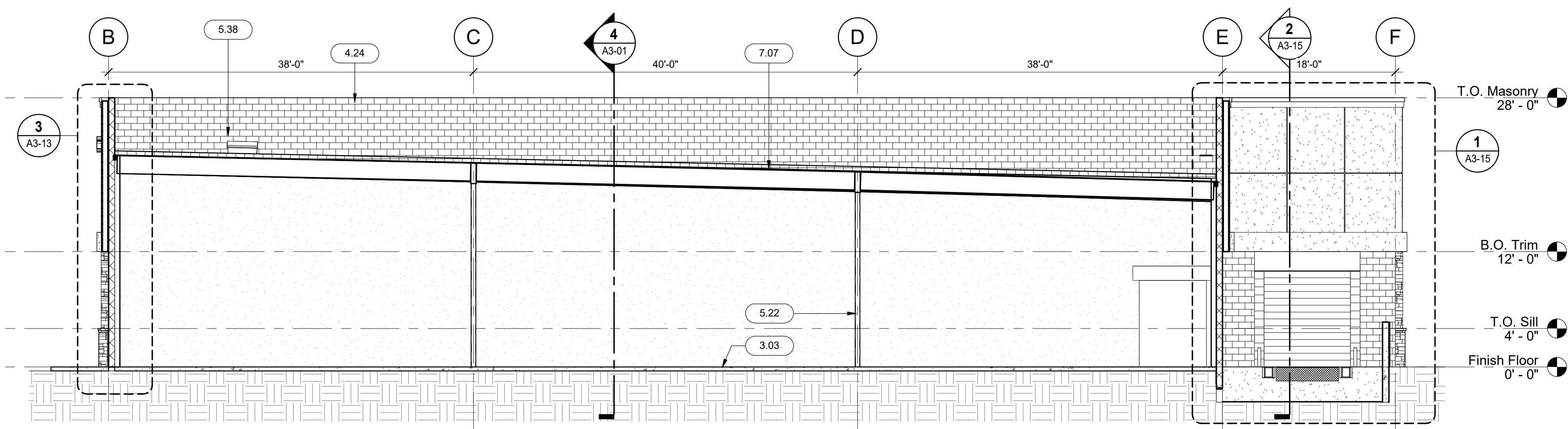
Autodesk Docs Project Building Information Modeling - West Roseville Retail Centers - West Roseville Retail (2023-04-07) - All Workflows - ShellCAD.rvt



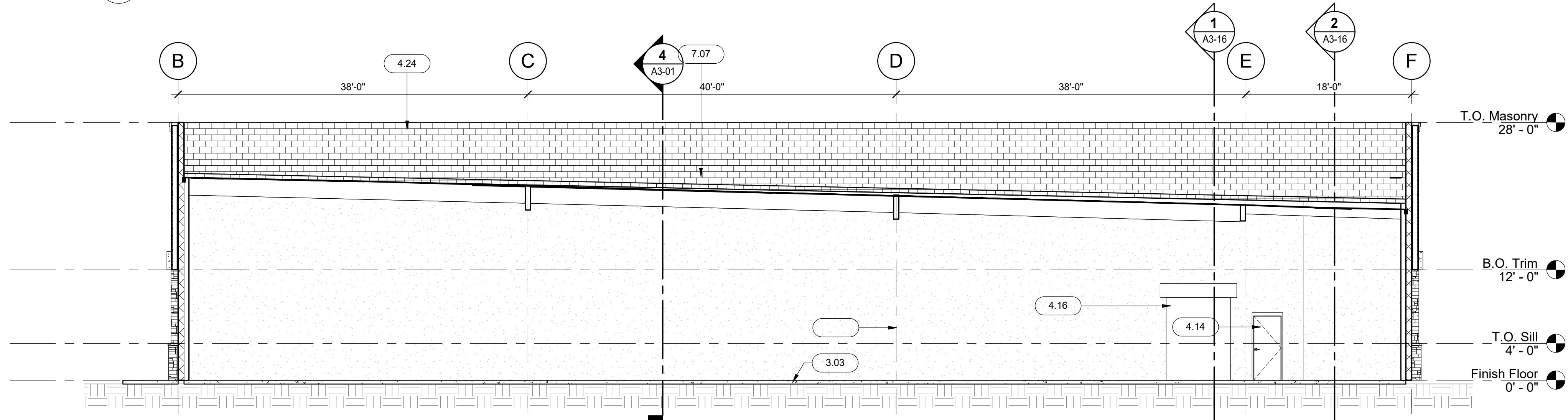
4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

KEYNOTES	
3.03	REINFORCED SLAB ON GRADE WITH 15 MIL. VAPOUR BARRIER OVER GRANULAR FILL. REFER TO STRUCTURAL.
4.14	HOLLOW METAL DOOR AND FRAME - PAINT PER SCHEDULE
4.16	ROLL-UP DELIVERY DOOR - PAINT PER SCHEDULE
4.24	METAL PARAPET CORNING FLASHING - PAINT PER SCHEDULE
4.36	STOREFRONT WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON-TINTED GLAZING
5.22	STEEL COLUMN - REFER TO STRUCTURAL
5.38	ROOF HATCH PER SPECIFICATIONS - ACCESS LADDER BY TENANT
7.07	SINGLE-PLY ROOFING MEMBRANE SYSTEM OVER R-30 MIN. RIGID INSULATION OVER PLYWOOD DECKING. REFER TO STRUCTURAL FOR PLYWOOD DECKING. MINIMUM TYPE C ROOF FIRE CLASSIFICATION.

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Project Component
BUILDING SHELL
Key Plan

Consultants	
Survey:	N/A
Civil:	MORTON & PITALO, INC.
Architecture:	NORR
Structural:	VLMK
Mechanical:	COOLSYS
Electrical:	COOLSYS
Interiors:	N/A
Landscape:	

Seal(s)

NORR
150 W. Jefferson Avenue, Suite 1300
Detroit, MI, US 48226
norr.com

Project Manager	Drawn
D. GAROFALO	D. WILSON
Project Leader	Checked
R. AVILA	

Client
Peter Bollinger Investment

Project
West Roseville Retail Centers

1751 Pleasant Grove Blvd.
West Roseville CA

Drawing Title
OVERALL BUILDING SECTIONS

Scale
1/8" = 1'-0"

Project No.
JCDC21-0477

Drawing No.
A3-01

PRELIMINARY - NOT FOR CONSTRUCTION



DATE	ISSUED FOR	REV
2023-01-20	ISSUE FOR PERMIT	1
2023-02-06	PLANNING CYCLE 2 COMMENTS	2

PRELIMINARY NOT FOR CONSTRUCTION

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Project Component

Key Plan

Consultants
 Civil:
 Landscape:
 Architecture:
 Structural:
 Mechanical:
 Electrical:

Seal(s)

NORR

The Cannery
 1631 Alhambra Blvd., Suite 100
 Sacramento, CA, US 95816
 norr.com

Project Manager	BIM Lead
Design Lead	Drawn
	Author
Project Leader	Checked
	Checker

PETER BOLLINGER INVESTMENT CO

Project
WEST ROSEVILLE_SHELL

1751 PLEASANT GROVE BLVD.
 ROSEVILLE, CA 95747

Drawing Title
SITE PLAN

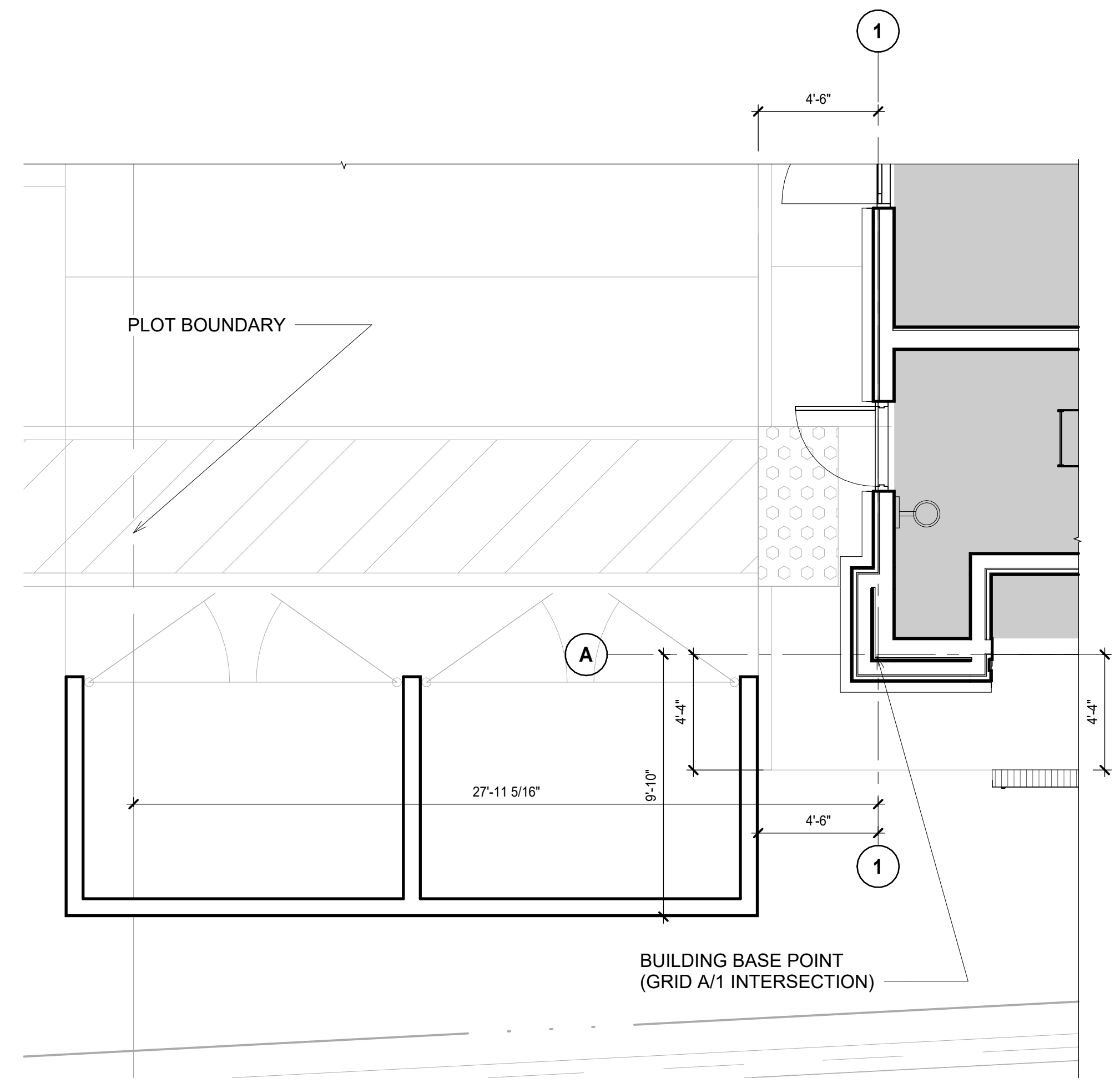
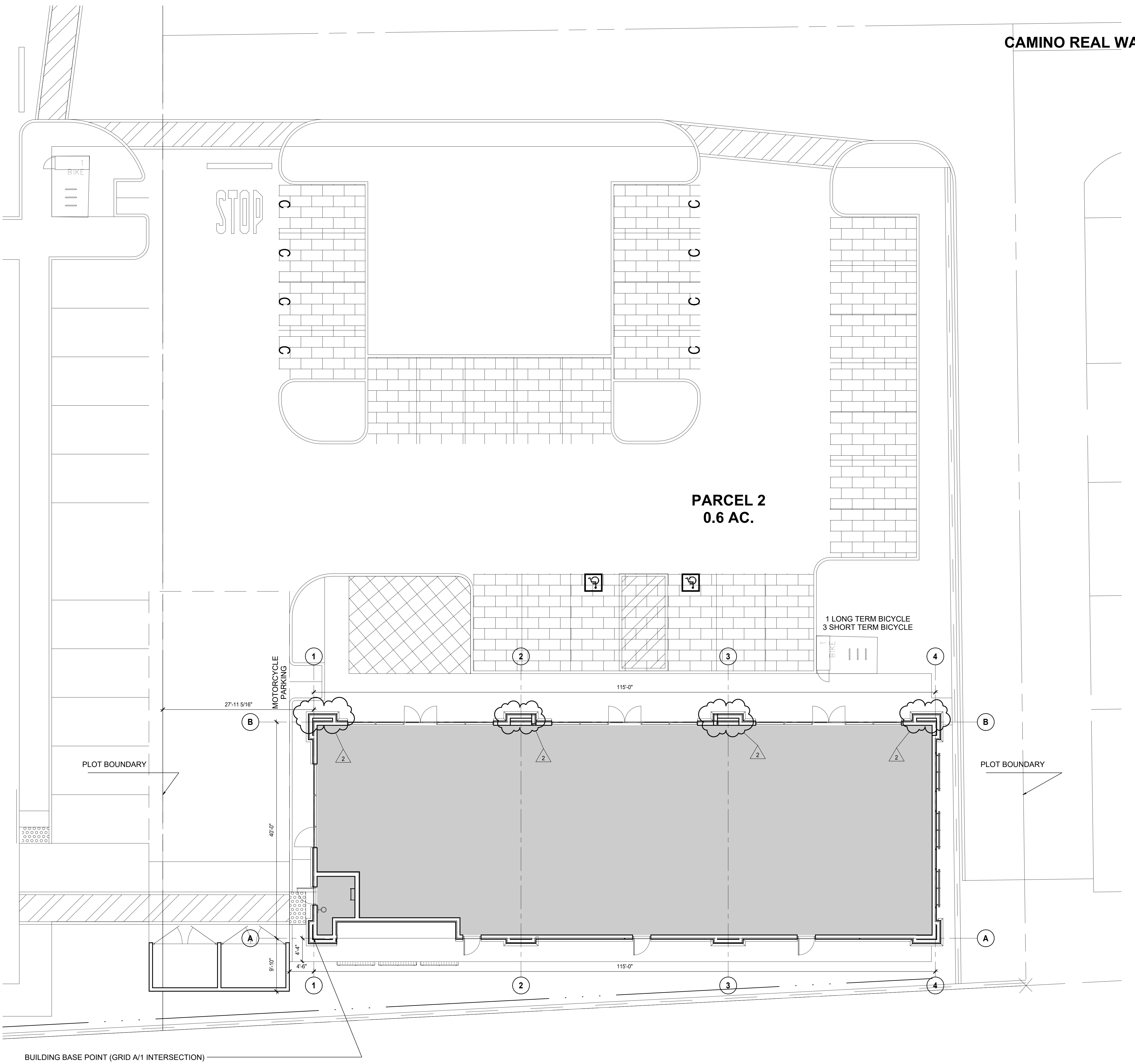
Scale As Indicated

Project No. JCSR22-0035

Drawing No. A10-01

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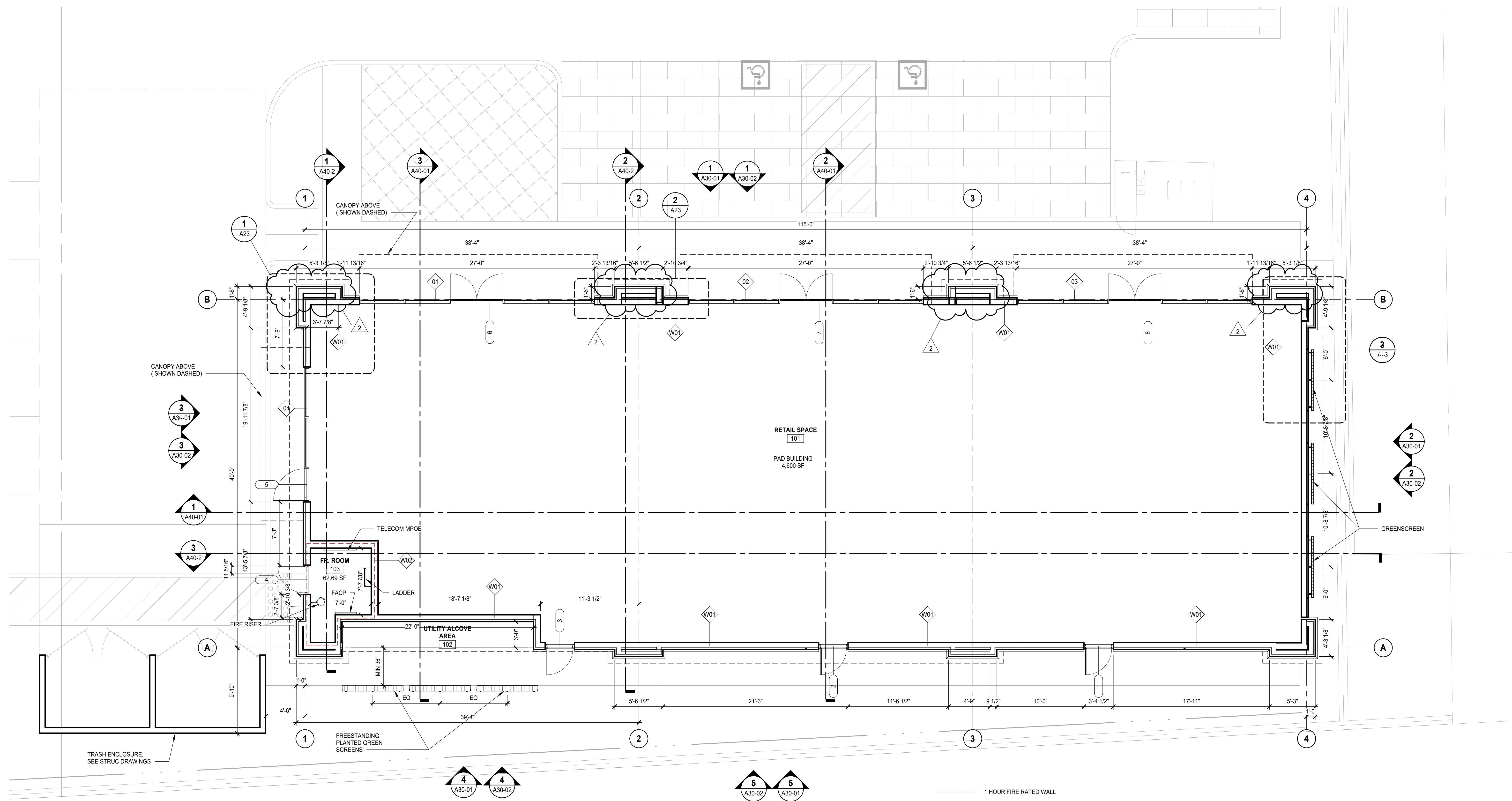
1 SITE PLAN
 SCALE: 1/8" = 1'-0"

2 BUILDING BASE POINT
 SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR	REV
2023-01-20	ISSUE FOR PERMIT	1
2023-02-06	PLANNING CYCLE 2 COMMENTS	2

PRELIMINARY NOT FOR CONSTRUCTION



1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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Project Component

Key Plan

Consultants

Civil:
 Landscape:
 Architecture:
 Structural:
 Mechanical:
 Electrical:

Seal(s)

NORR

The Cannery
 1631 Alhambra Blvd., Suite 100
 Sacramento, CA, US 95816
 norr.com

Project Manager	BIM Lead
Design Lead	Drawn S. TAYARA
Project Leader	Checked M. NOVAK/LEONG

PETER BOLLINGER INVESTMENT CO

Project
 WEST ROSEVILLE_SHELL

1751 PLEASANT GROVE BLVD.
 ROSEVILLE, CA 95747

Drawing Title
 FLOOR PLAN

Scale 3/16" = 1'-0"

Project No. JCSR22-0035

Drawing No. A20-01



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Seal(s)

NORR

The Cannery
 1631 Alhambra Blvd., Suite 100
 Sacramento, CA, US 95816
 norr.com

Project Manager	BIM Lead
Design Lead	Drawn T. BARRERA
Project Leader	Checked M. NOVAK

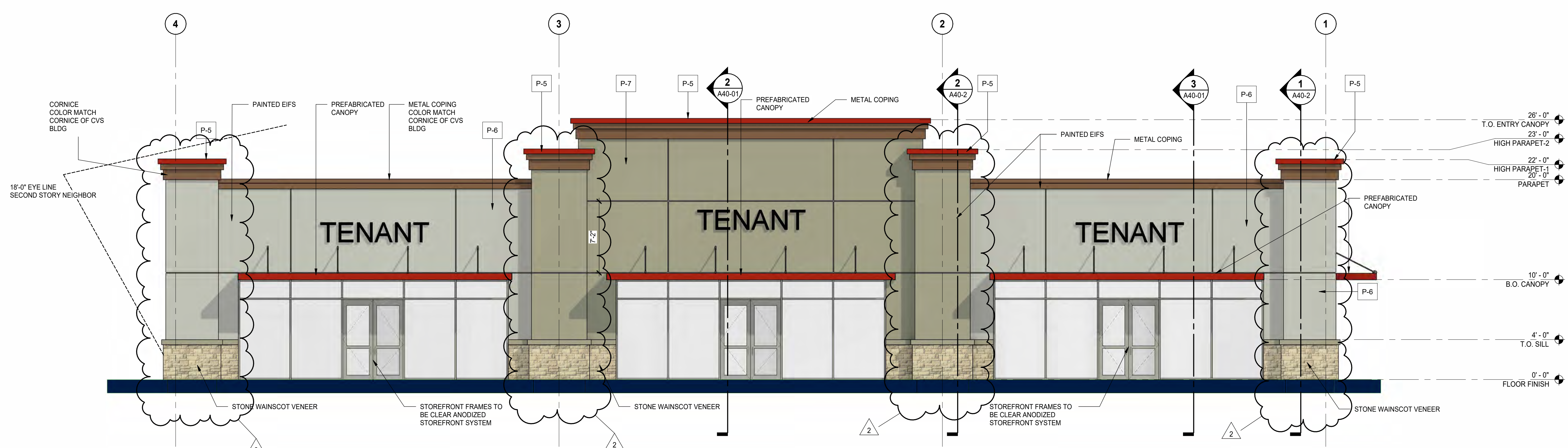
PETER BOLLINGER INVESTMENT CO

Project
 WEST ROSEVILLE_SHELL

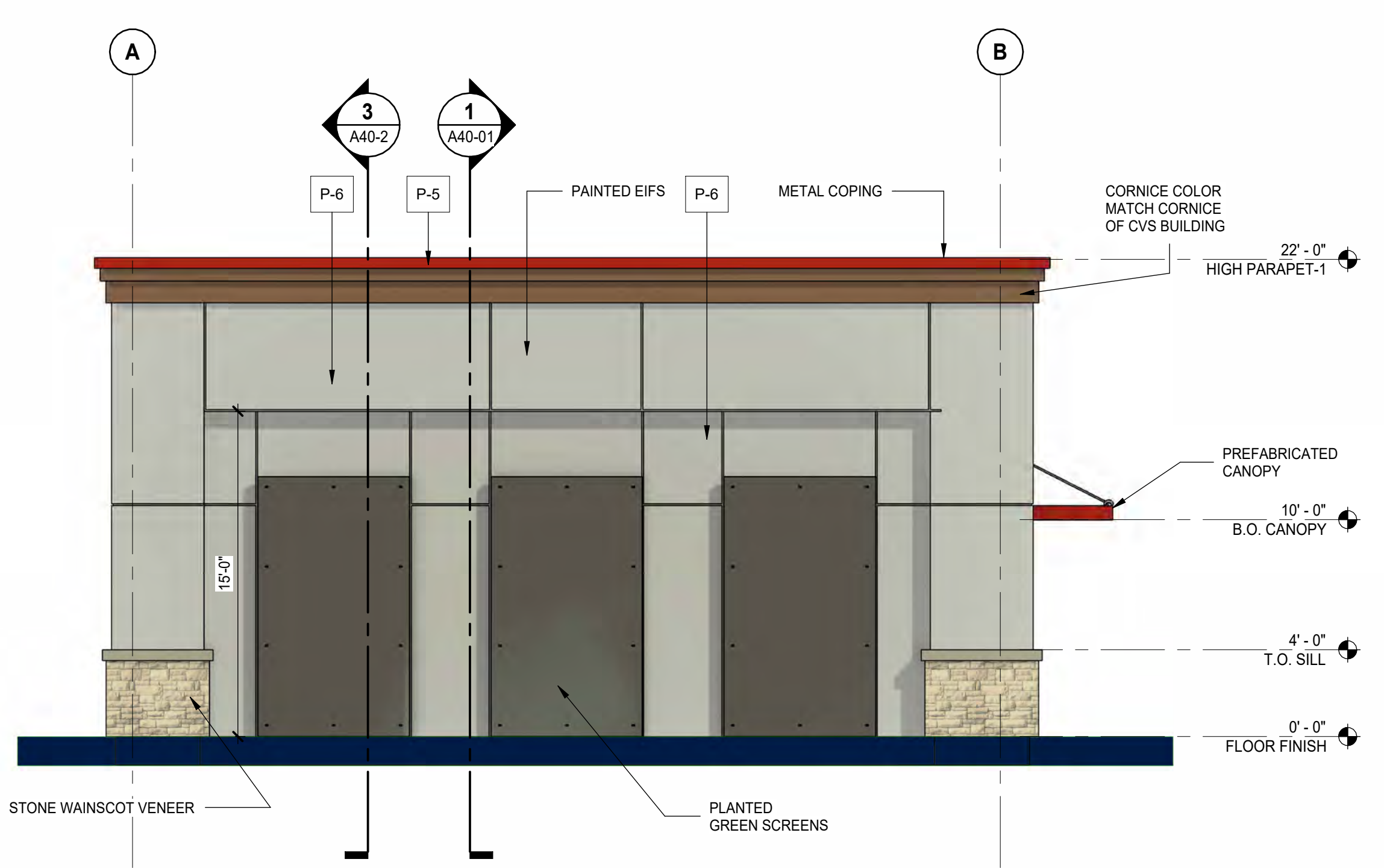
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 ROSEVILLE, CA 95747

Drawing Title
 COLORED EXTERIOR ELEVATIONS

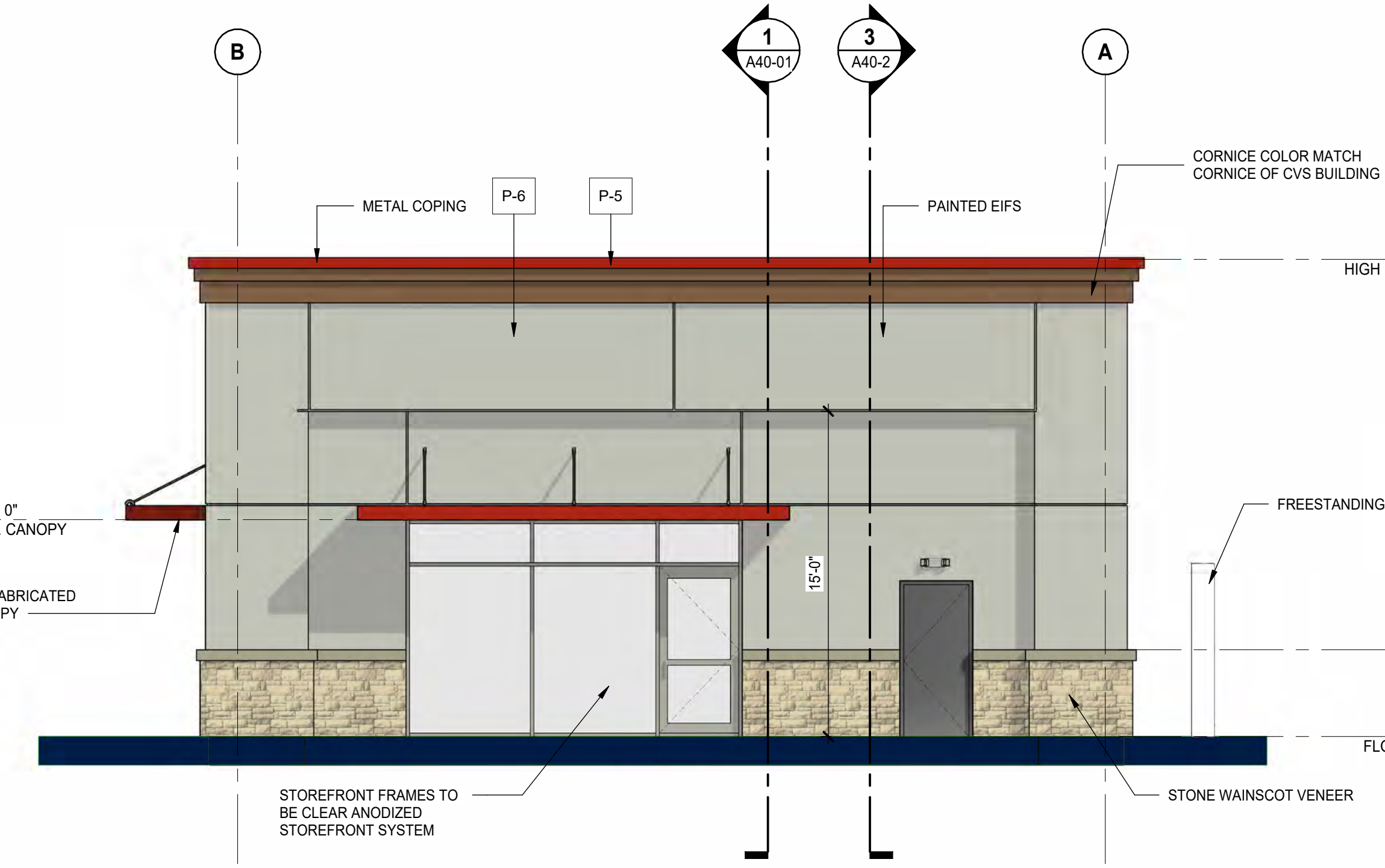
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Project No. JCSR22-0035
Drawing No. A30-01



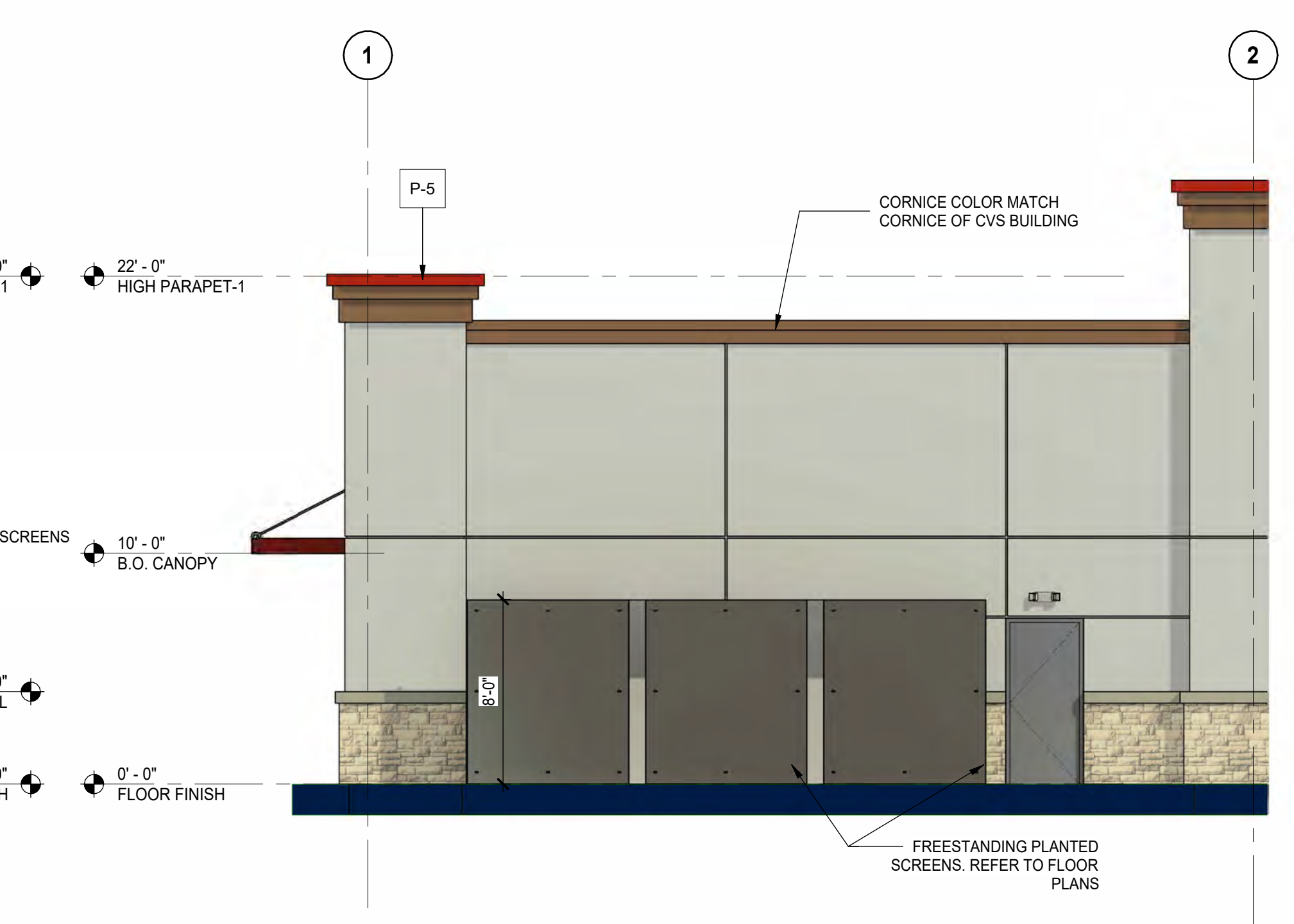
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 SCALE: 3/16" = 1'-0"



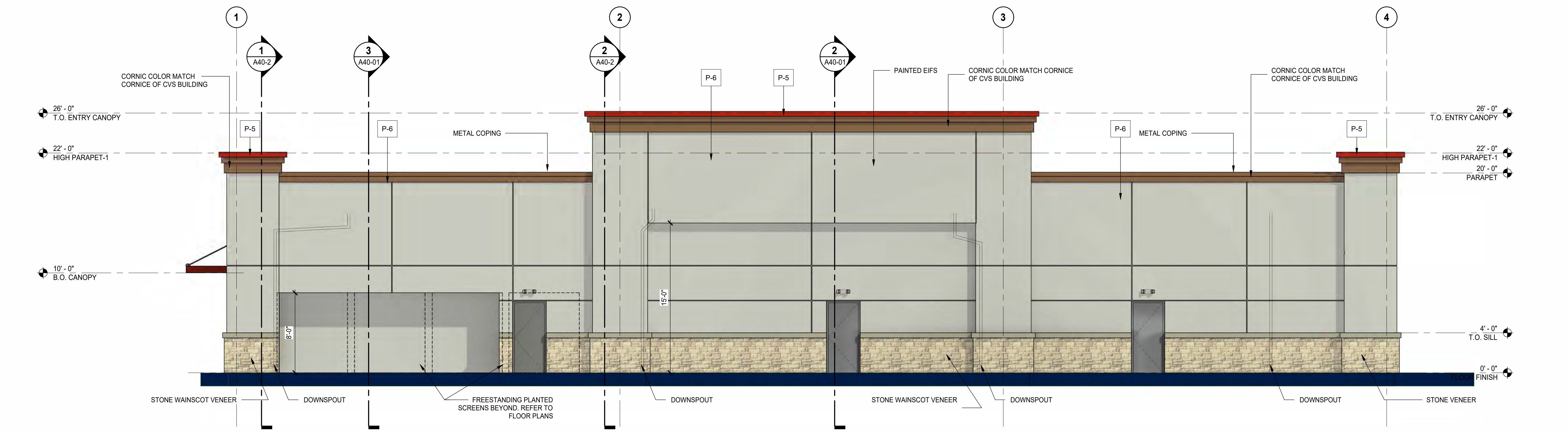
2 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



4 PARTIAL SOUTH ELEVATION - REAR -
 SCALE: 3/16" = 1'-0"

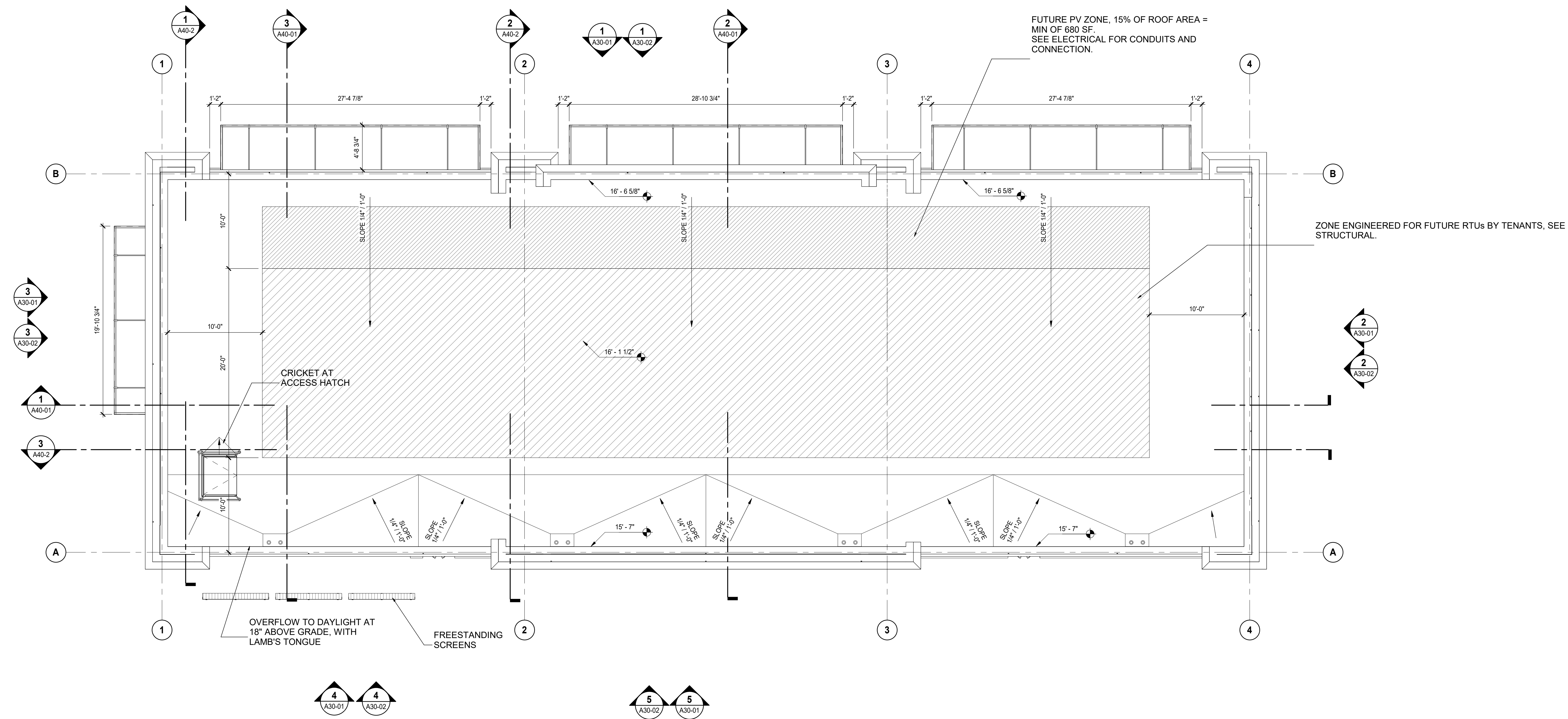


5 SOUTH ELEVATION - REAR
 SCALE: 3/16" = 1'-0"

EXTERIOR PAINT SCHEDULE	
MARK	PAINT NAME
P-5	HERITAGE RED, BENJAMIN MOORE #PM-18
P-6	SHORELINE, BENJAMIN MOORE #1471
P-7	GRAYSTONE, BENJAMIN MOORE #1475

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PRELIMINARY NOT FOR CONSTRUCTION



1 ROOF PLAN
A20-05 SCALE: 3/16" = 1'-0"

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Structural:
Mechanical:
Electrical:

Seal(s)

NORR

The Cannery
1631 Alhambra Blvd., Suite 100
Sacramento, CA, US 95816
norr.com

Project Manager	BIM Lead
Design Lead	Drawn Author
Project Leader	Checked Checker

PETER BOLLINGER INVESTMENT CO

Project
WEST ROSEVILLE_SHELL
1751 PLEASANT GROVE BLVD.
ROSEVILLE, CA 95747

Drawing Title
ROOF PLAN

Scale	3/16" = 1'-0"
Project No.	JCSR22-0035
Drawing No.	A20-05



DATE	ISSUED FOR	REV
2023-01-20	ISSUE FOR PERMIT	

PRELIMINARY NOT FOR CONSTRUCTION

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Project Component
Key Plan

Consultants
 Civil:
 Landscape:
 Architecture:
 Structural:
 Mechanical:
 Electrical:

Seal(s)

NORR

The Cannery
 1631 Alhambra Blvd., Suite 100
 Sacramento, CA, US 95816
 norr.com

Project Manager	BIM Lead
Design Lead	Drawn
Project Leader	Checked
	Checker

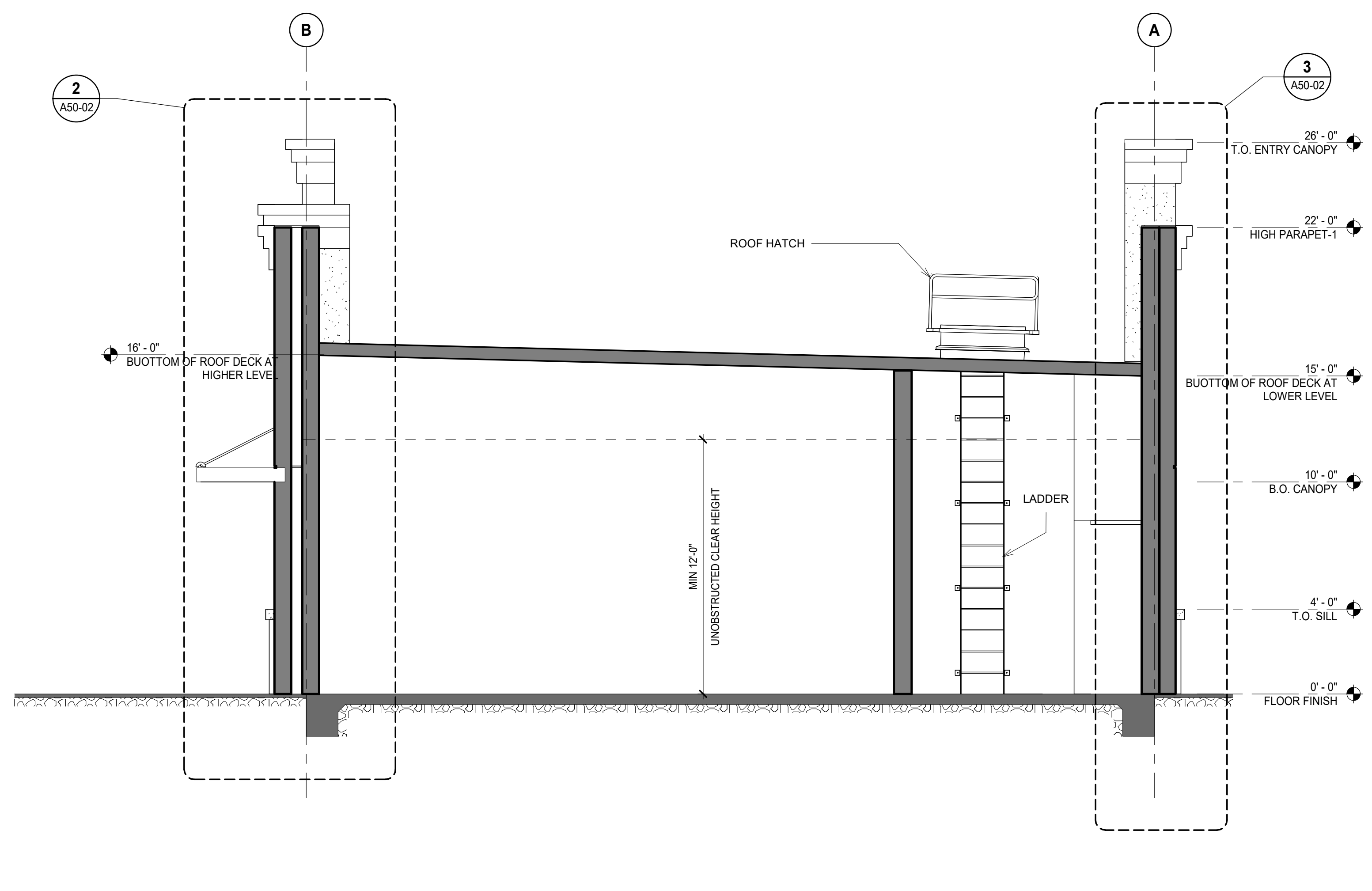
PETER BOLLINGER INVESTMENT CO

Project
WEST ROSEVILLE_SHELL

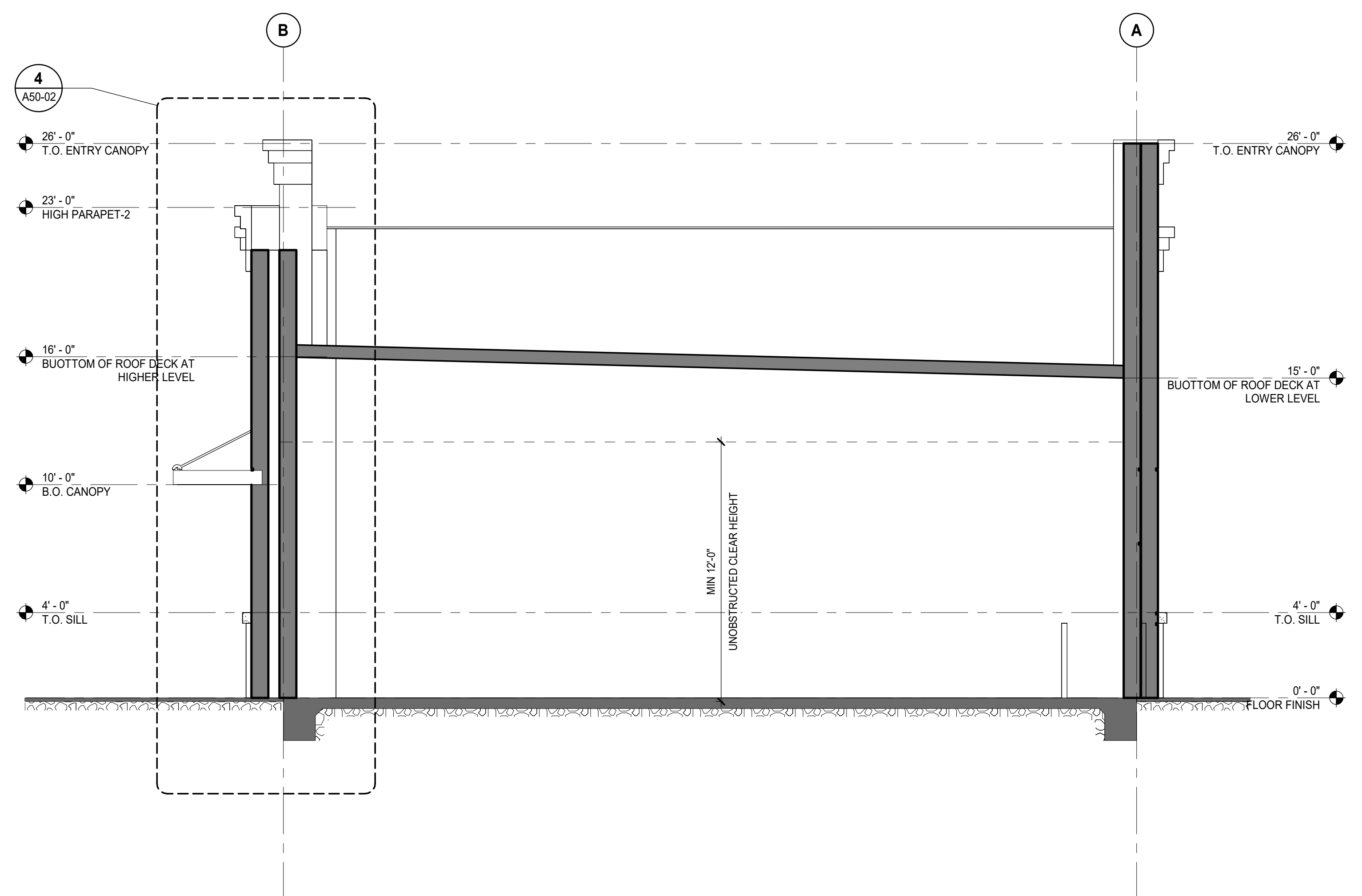
1751 PLEASANT GROVE BLVD.
 ROSEVILLE, CA 95747

Drawing Title
BUILDING SECTIONS

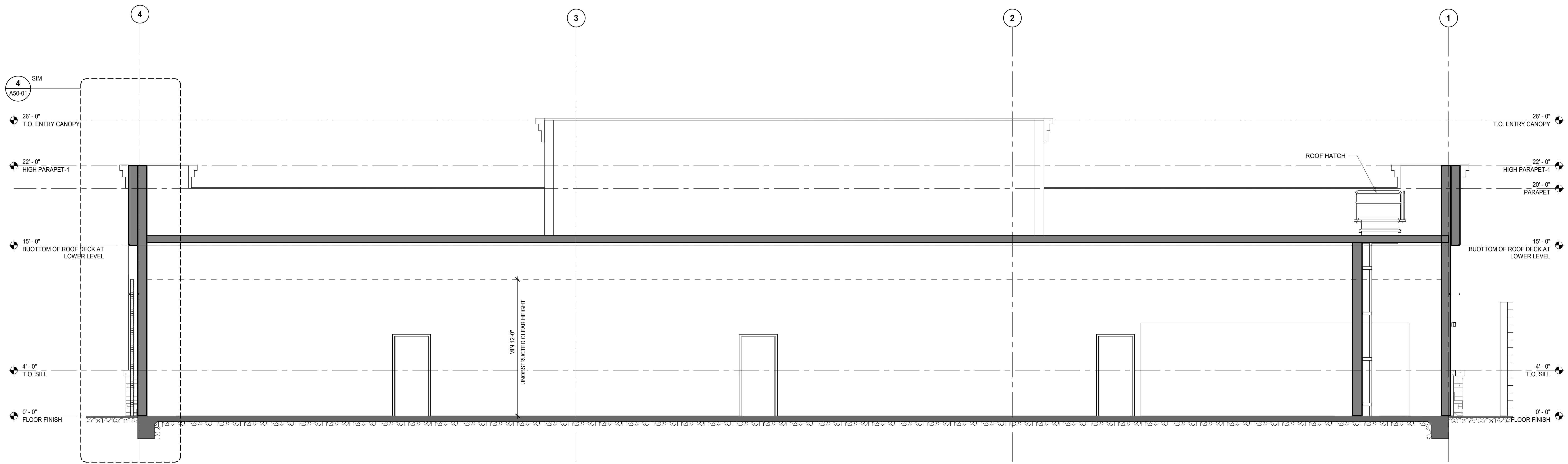
Scale	1/4" = 1'-0"
Project No.	JCSR22-0035
Drawing No.	A40-2



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



2 BUILDING SECTION 5
 SCALE: 1/4" = 1'-0"

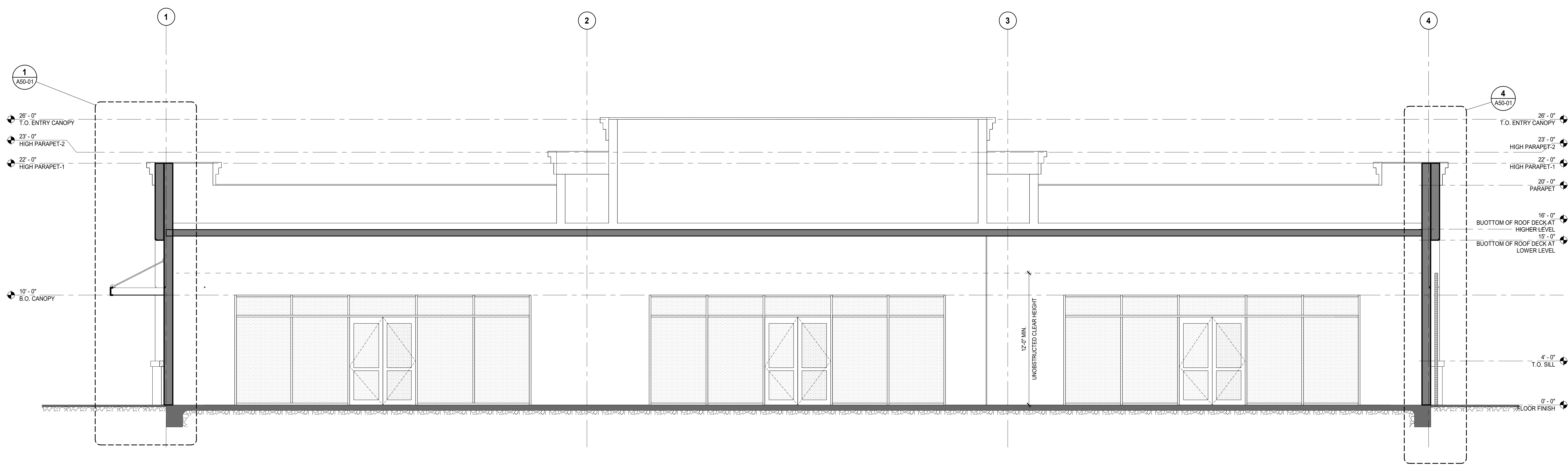


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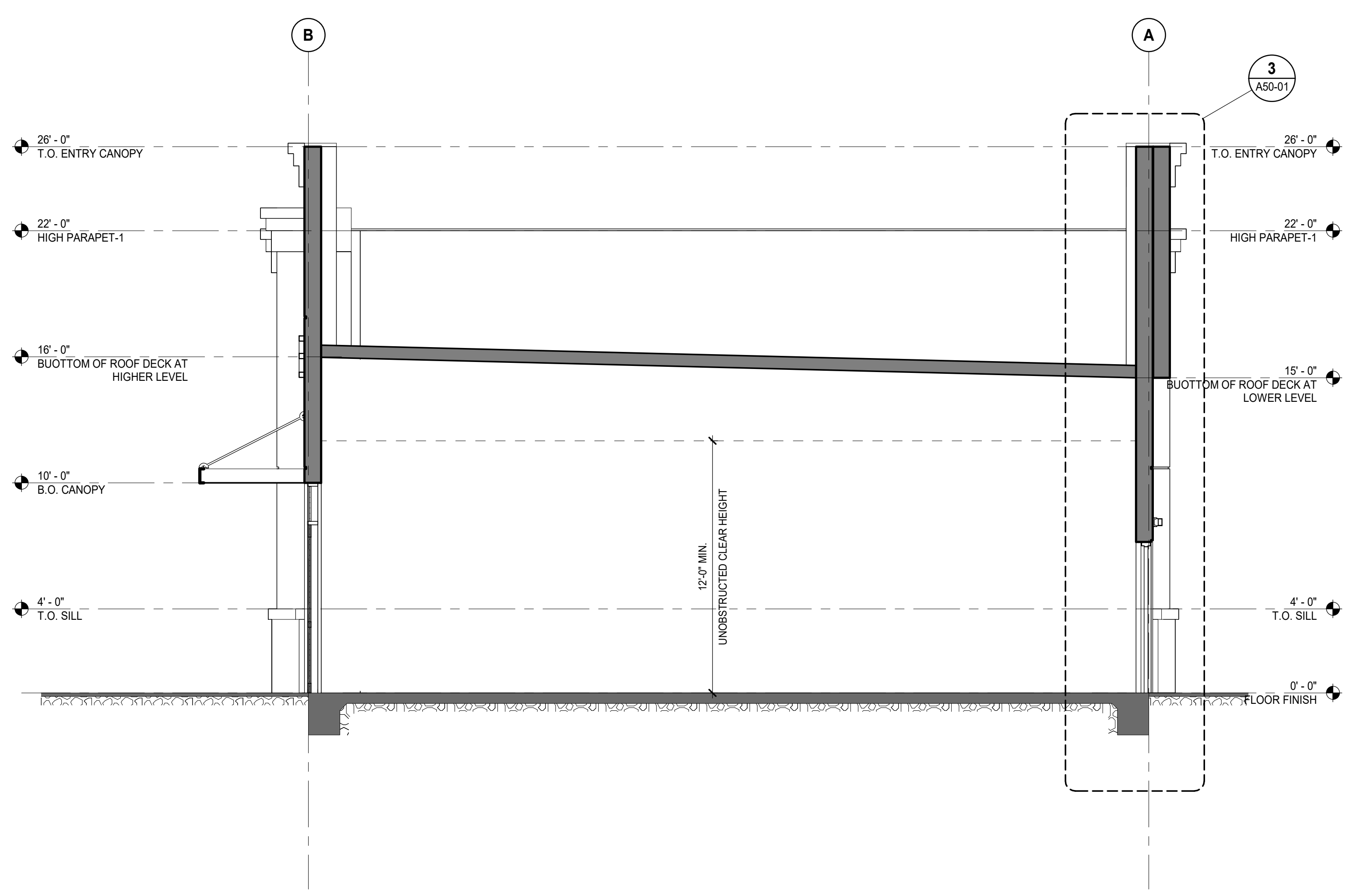
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DATE	ISSUED FOR	REV
2023-01-20	ISSUE FOR PERMIT	

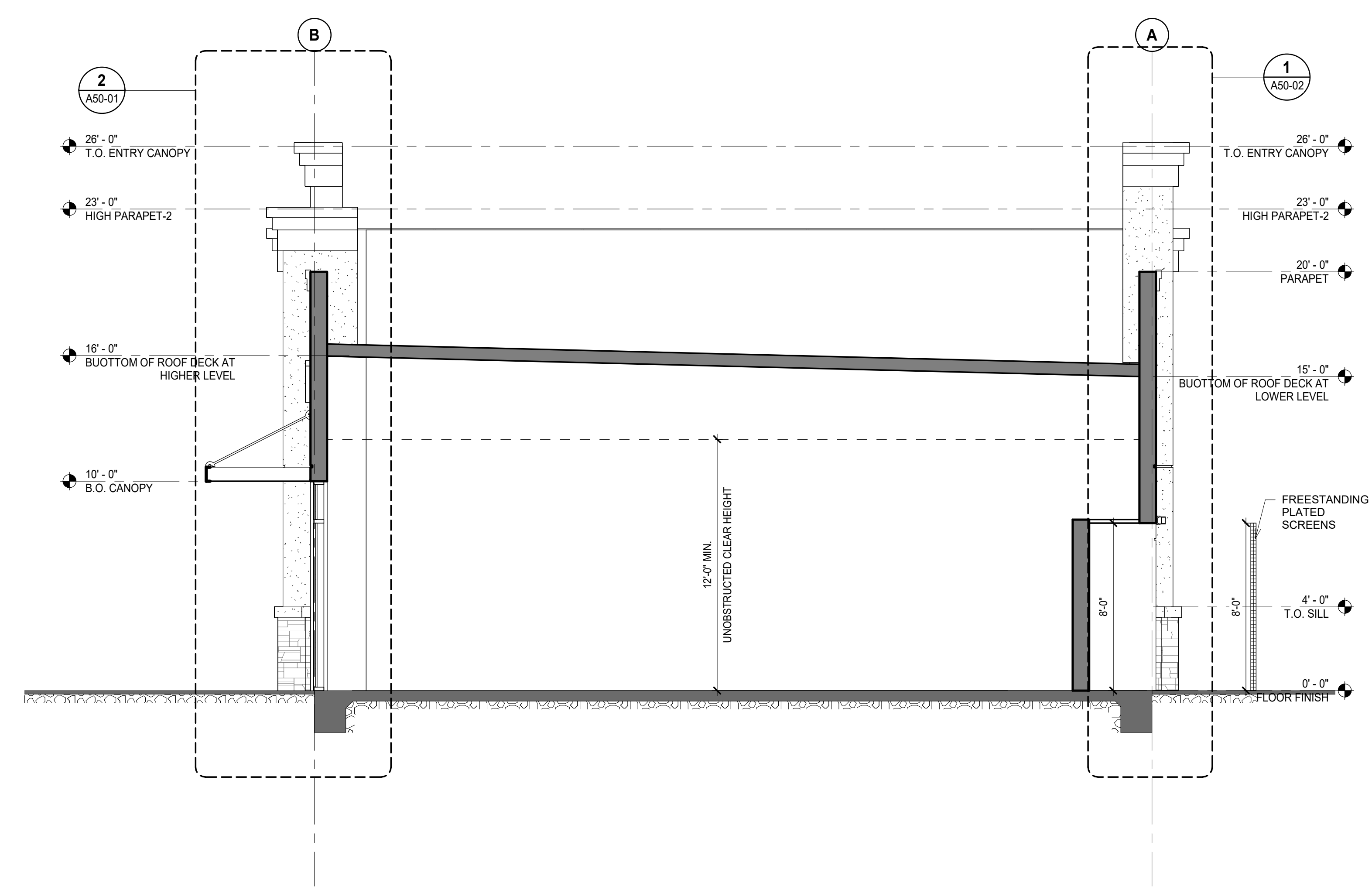
PRELIMINARY NOT FOR CONSTRUCTION



1
A40-01
BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



2
A40-01
BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



3
A40-01
BUILDING SECTION 3
SCALE: 1/4" = 1'-0"

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Seal(s)

NORR

The Cannery
1631 Alhambra Blvd., Suite 100
Sacramento, CA, US 95816
norr.com

Project Manager	BIM Lead
Design Lead	Drawn Author
Project Leader	Checked Checker

PETER BOLLINGER INVESTMENT CO

Project
WEST ROSEVILLE_SHELL

1751 PLEASANT GROVE BLVD.
ROSEVILLE, CA 95747

Drawing Title
BUILDING SECTIONS

Scale 1/4" = 1'-0"

Project No. JCSR22-0035

Drawing No. A40-01