

# PC EXHIBIT D

**FIRE DEPT. NOTES**

1. THE CITY OF ROSEVILLE FIRE DEPARTMENT SERVES AS THE CUPA FOR THE CITY OF ROSEVILLE. FOR INFORMATION ON REQUIRED SUBMITTALS TO THE CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) PLEASE CONTACT JASON RIZZI AT JRIZZI@ROSEVILLE.CA.US OR 916 774-5802.
2. SEPARATE FIRE SYSTEM PERMITS WILL BE REQUIRED FOR THE INSTALLATION OR MODIFICATION OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS. FOR MORE INFORMATION, PLEASE CONTACT JASON RIZZI AT JRIZZI@ROSEVILLE.CA.US OR 916 774-5802.
3. THE INSTALLATION OR MODIFICATION OF ELECTRONICALLY OPENED ACCESS GATES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ROSEVILLE FIRE DEPARTMENT EMERGENCY VEHICLE ACCESS STANDARD. PRIOR TO FINAL APPROVAL OF THE PROJECT, AN ACCEPTANCE TEST OF THE ACCESS SYSTEM SHALL BE WITNESSED BY THE FIRE & LIFE SAFETY DIVISION. PLEASE CONTACT JRIZZI@ROSEVILLE.CA.US OR 916 774-5802 WITH ANY QUESTIONS.
4. PROVIDE KNOX BOX AT ALL SECURITY GATES FOR FIRE DEPT. ACCESS.

**BUILDING TABULATIONS**

PROPERTY ADDRESS:  
1513 EUREKA ROAD,  
ROSEVILLE, CA 95661

SITE AREA: 246,986 SQ.FT. (5.67 ACRES)

APN: 048-013-013-000 & 048-013-014-000

OCCUPANCY GROUP: B, S-1 & S-2

ZONING: CC/SA-AE

FIRE SPRINKLERS TO MEET NFPA 13 STANDARDS: YES, THROUGHOUT

TYPE OF CONSTRUCTION: III-B

LOT COVERAGE: 59,176 + 246,986 = 24%

NEW BUILDING AREA: 54,353 SQ.FT.

NEW SECOND FLOOR AREA: 38,428 SQ.FT.

NEW COVERED CANOPY: 4,823 SQ.FT.

TOTAL PROPOSED BUILDING AREA: 97,604 SQ.FT.

LANDSCAPING AREA: 15% OF 246,986 S.F. = 37,048 SQ.FT. (REQUIRED) 37,141 SQ.FT. (PROVIDED)

**SITE LEGEND**

- INDICATES AREA OF CONSTRUCTION
- INDICATES ACCESSIBLE PATH OF TRAVEL TO BE MAINTAINED. 5% MAX. SLOPE WITH 2% MAX. CROSS SLOPE WITH THE EXCEPTION OF ACCESSIBLE PARKING STALLS. SLOPE SHALL BE 2% MAX. IN ANY DIRECTION.
- INDICATES NEW LANDSCAPE AREAS

**PARKING TABULATIONS**

**PARKING SUMMARY**

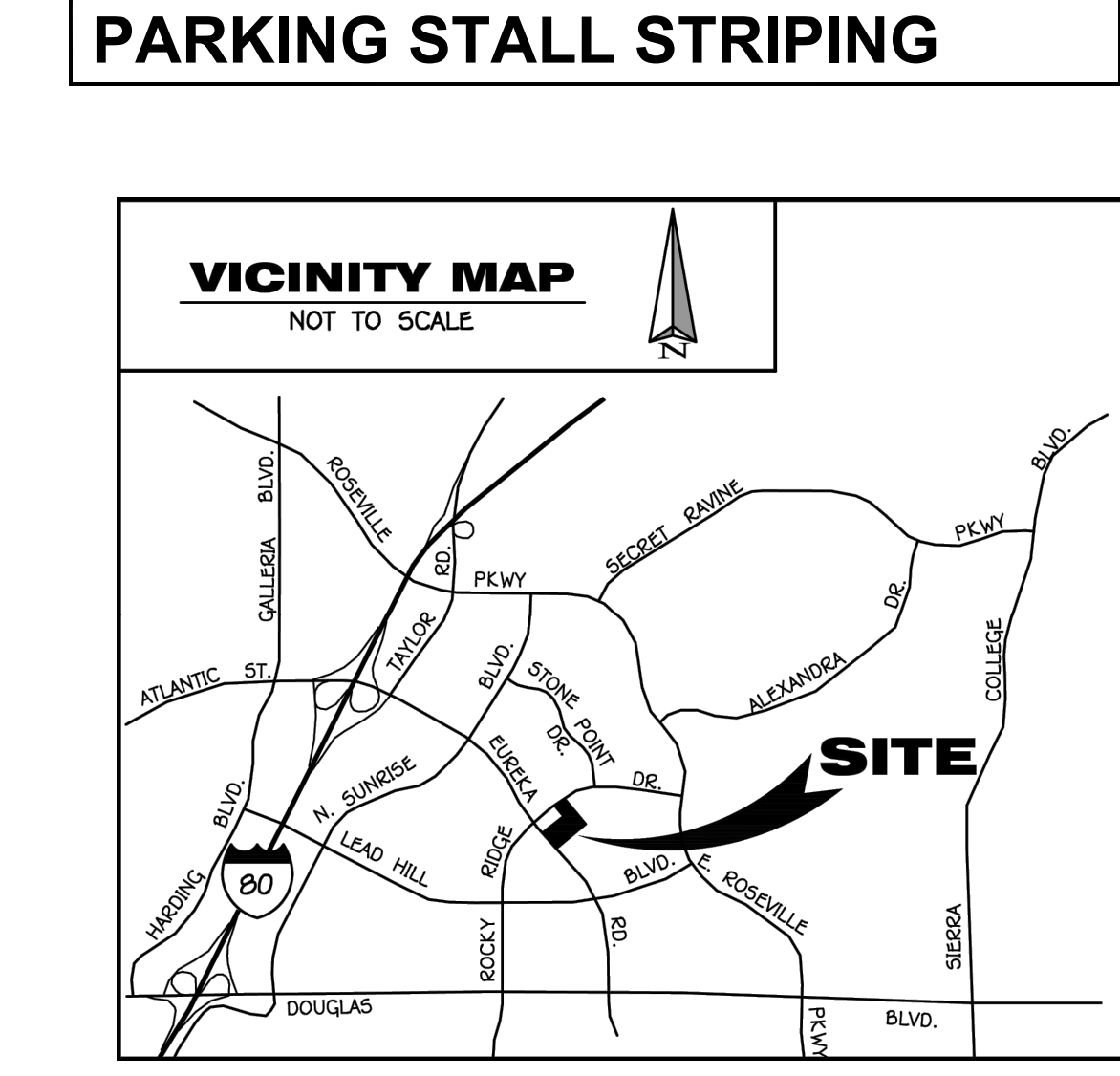
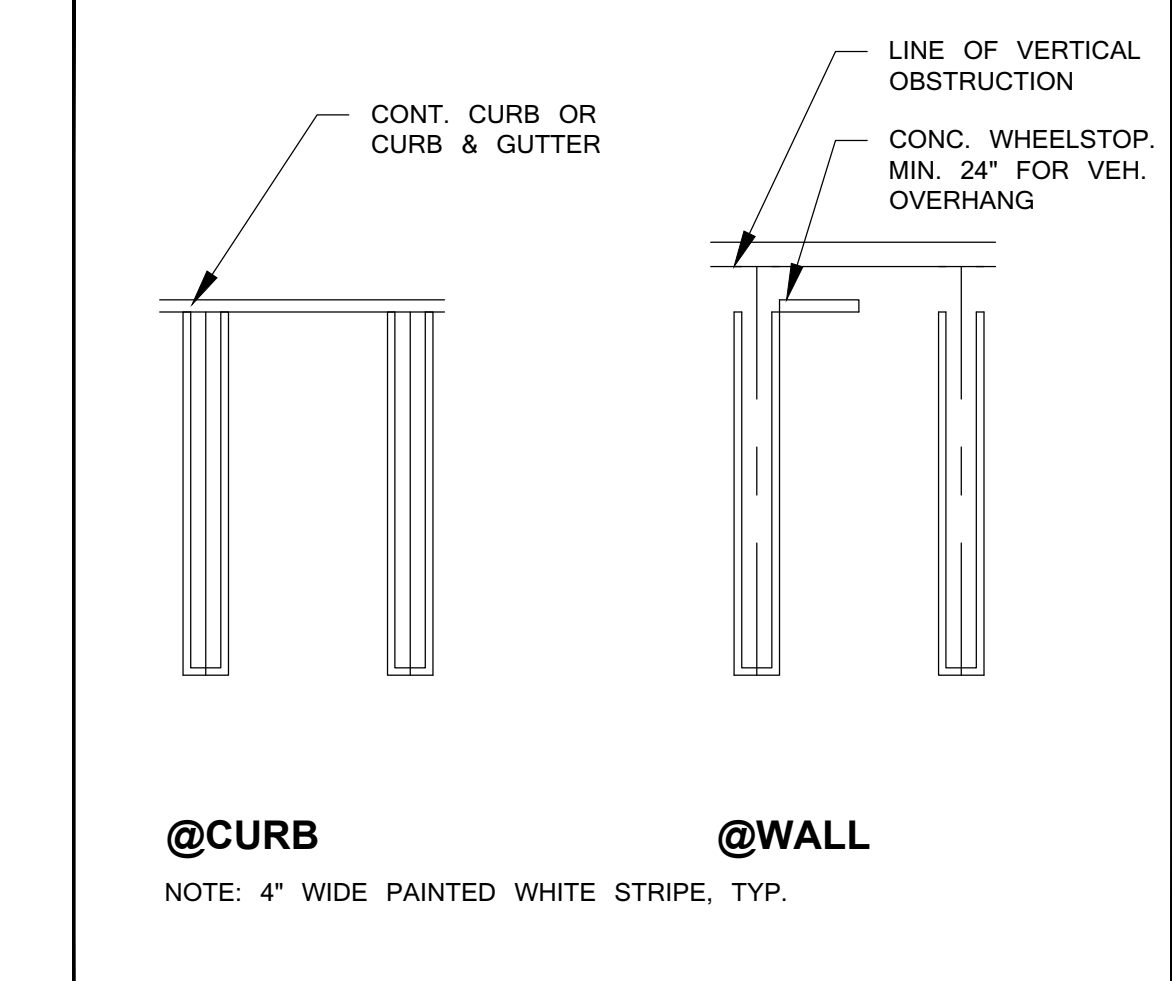
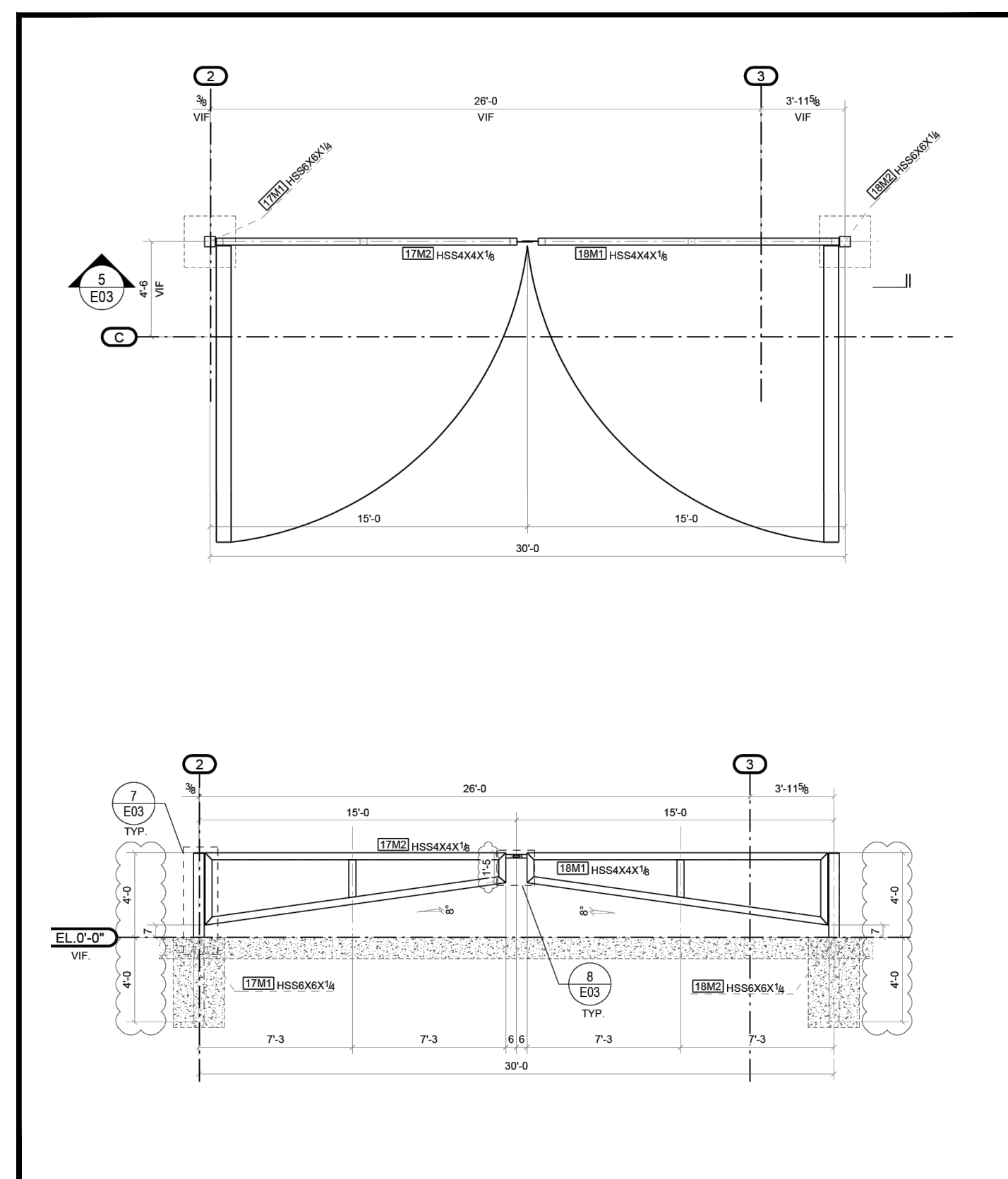
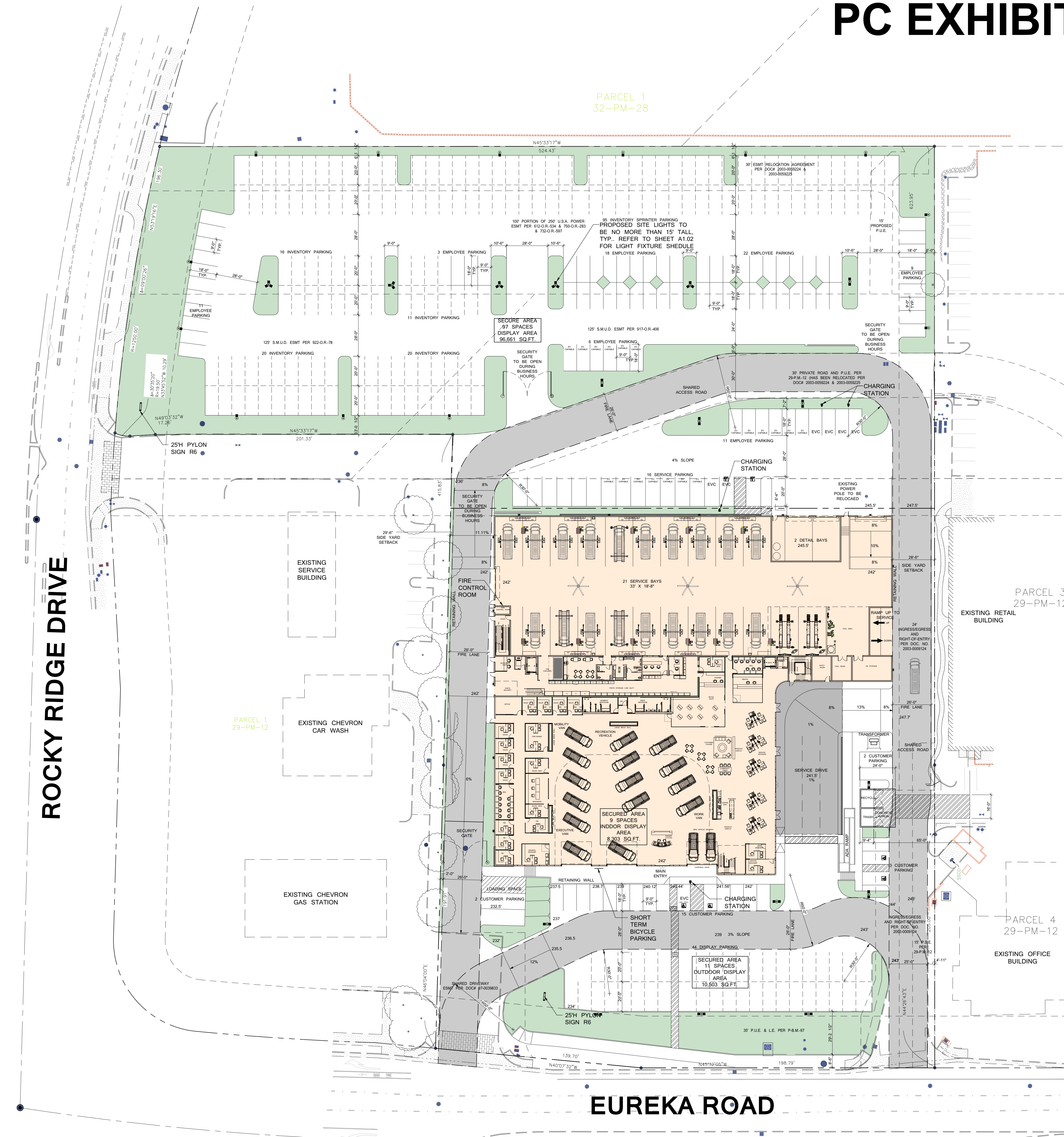
(1 STALL/1000 SQ.FT.) = 117 STALLS REQUIRED PER CITY CODE BASED ON OUTDOOR & INDOOR DISPLAY AREA

**PROPOSED PARKING SPACES**

CUSTOMER AND EMPLOYEE:	73
SERVICE PARKING:	16
ADA PARKING (CBC TABLE 11B-208.2):	5
EV CAPABLE SPACES (CGBC TABLE 5.106.5.3.1):	25
EV CHARGING STALLS 6 (CGBC TABLE 5.106.5.3.1):	1
1 VAN AND 1 STANDARD STALL (CBC TABLE 11B-228.3.2.1)	206
INVENTORY PARKING:	325
TOTAL PARKING:	

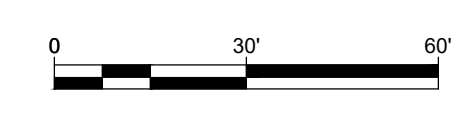
2 SHORT TERM BICYCLE PARKING (CGBC 5.106.4.1.1)

3 LONG TERM BICYCLE PARKING (CGBC 5.106.4.1.1)



**PROPOSED SITE PLAN**

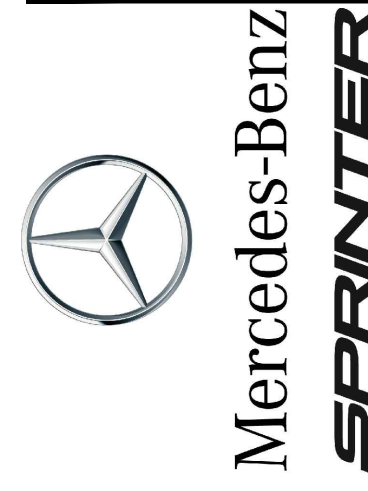
SCALE: 1" = 30'



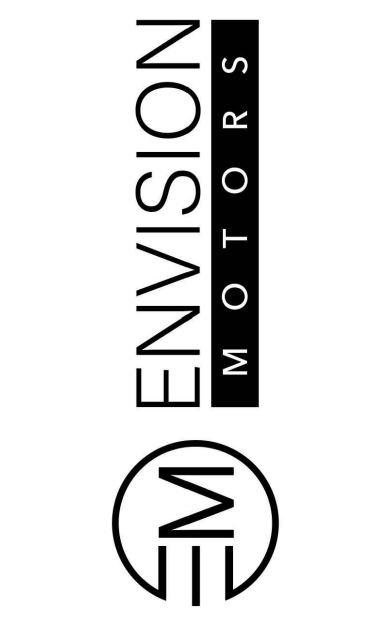
**DENNIS J. FLYNN ARCHITECTS, INC.**

9312 Tritt Circle  
Villa Park, California 92861  
(714) 602-9300 FAX(714) 602-9309

03/28/23 OWNER REVIEW  
04/21/23 CITY REVIEW  
06/05/23 PLANNING SUBMITTAL  
07/31/23 PLANNING RESUBMITTAL  
08/31/23 PLANNING RESUBMITTAL



**SPRINTER ROSEVILLE**  
1513 EUREKA ROAD  
ROSEVILLE, CA 95661



PROJECT NUMBER:

## PROPOSED SITE PLAN