



PROJECT TEAM

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DRAWING INDEX

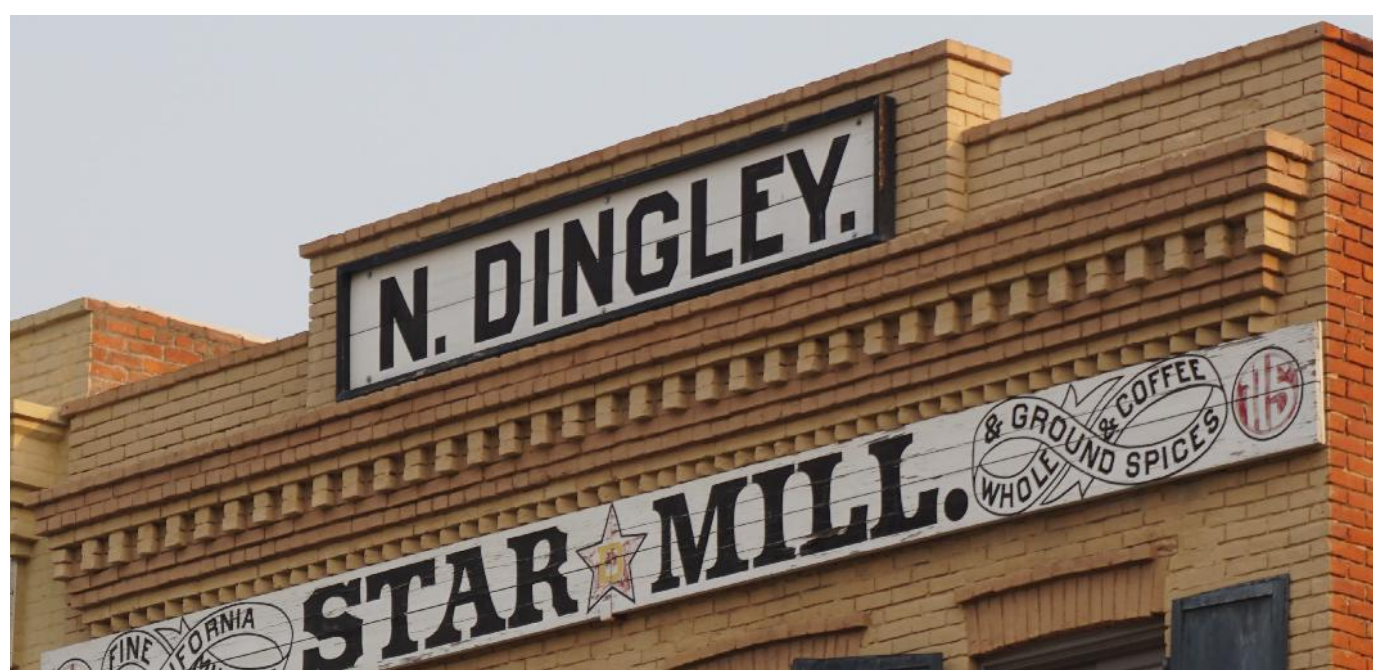
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C2	PRELIM. UTILITY PLAN
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PROJECT SITE

VICINITY MAP

CALIFORNIA GOLD RUSH
COMMERCIAL ARCHITECTURE (circa 1850-1900)



REFERENCE - CORNICE DETAILS

PARAPET
FRIEZE OR BRACKETS
CORNICE
TRANSOM WINDOWS,
CURVED OR RECTANGULAR



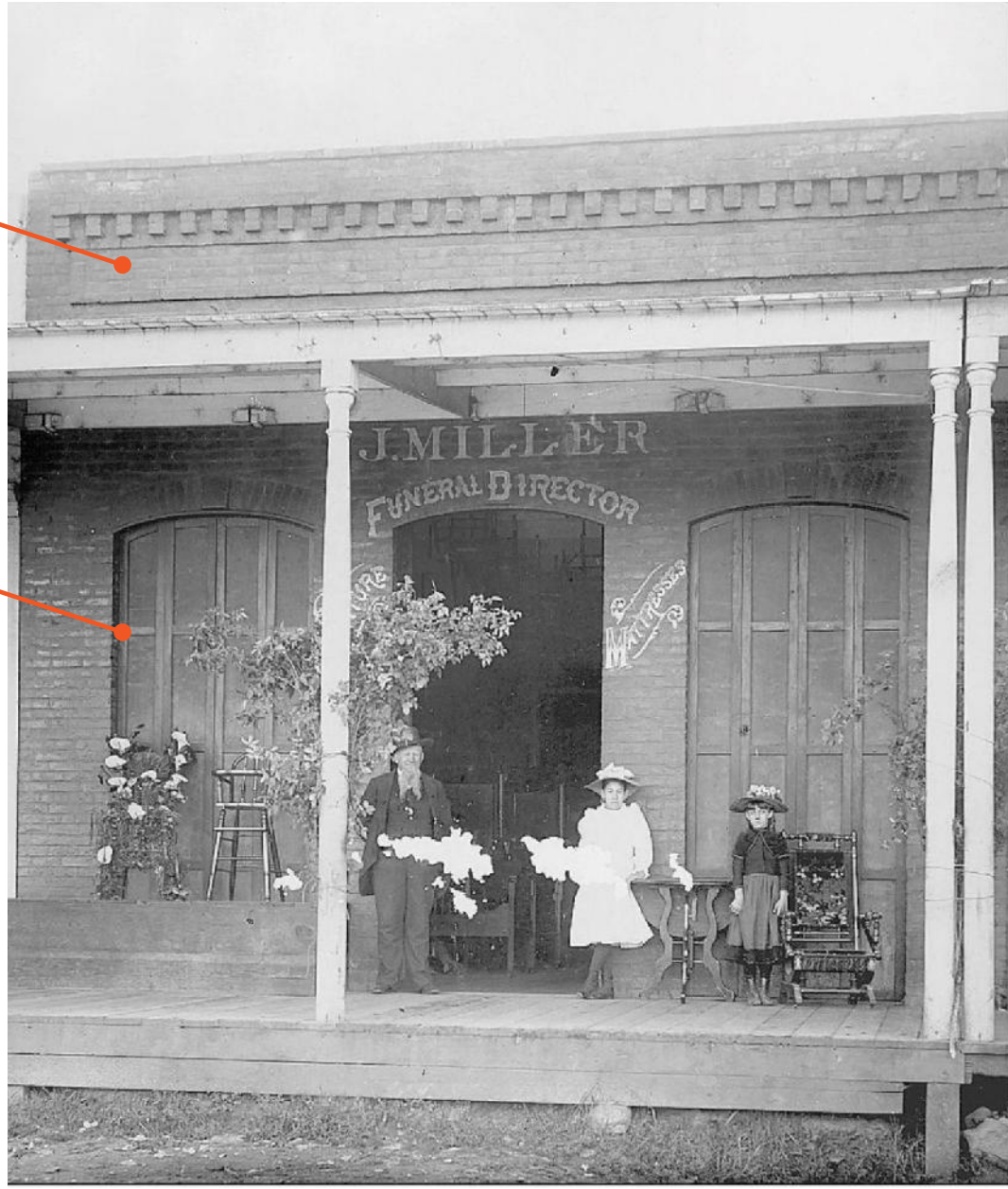
HISTORIC SUTTER STREET (700 BLOCK) - 1914

DEEP SET AWNING OR
COVERED WALKWAY



BRICK DENTILS @ CORNICE

DENTILS OR BRACKETS



SUTTER STREET STOREFRONT - 1880



ENTERPRISE HOTEL (SUTTER ST) - 1893

UPPER STORY WINDOWS
WITH SOLDIER COURSE
LINTEL



REFERENCE - CORNER EMPHASIS

SUTTER ST. COMMERCIAL ARCHITECTURE - HISTORICAL PHOTOS



REFERENCE - 3 STORY BLDG. - OLD SACRAMENTO

williams + paddon

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BRACKETS AT CORNICE

PILASTER - BRICK OR
WOOD

HANGING BLADE SIGN

TRANSOM

WINDOW W/
SIGN PAINTING

BASE PANEL



SUTTER ST. COMMERCIAL ARCHITECTURE - CURRENT REFERENCE



GOOSE-NECK
DOWN LIGHT

EXPRESSED SCUPPER
BOX AND DOWN SPOUT



REFERENCE - UPPER WINDOWS

603 SUTTER STREET
CEDRUS HOLDINGS LLP.
603 SUTTER ST. FOLSOM, CA

A-002
HISTORICAL REFERENCES

DATE OF REVISION: 02/08/23

APN: 070-00111-010
PORTION OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.B.&M.
603 SUTTER STREET
CITY OF FOLSOM, SACRAMENTO COUNTY, STATE OF CALIFORNIA 95630



1. PER THE FEMA FLOOD RATE MAP NO. 06067C0116H, DATED AUGUST 16, 2012, THE PARCEL IS IN ZONE "X" (OUTSIDE OF THE 100 YEAR FLOOD PLAIN)

COUNTY OF SACRAMENTO BENCHMARK U15-23
NGVD 29 ELEVATION 158.93

STANDARD BRONZE DISC STAMPED "U.S.C.&G.S. B.M. Z-855 1949" LOCATED AT THE SOUTHWEST CORNER OF THE GREENBACK LANE BRIDGE ACROSS THE AMERICAN RIVER IN THE TOP OF A 9' BY 10' ROCK OUTCROP APPROXIMATELY 41 FEET WEST OF THE SOUTHWEST WING WALL, 54' WEST OF THE CENTERLINE OF GREENBACK LANE AND ABOUT 10 FEET LOWER THAN THE ROAD.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SUTTER STREET AS SHOWN ON THE MAPS 56 RS 9 AND 38 PM 20, THE BEARING OF WHICH IS N 53° 05' 31" E, AND WAS ESTABLISHED FROM STREET IMPROVEMENTS AND MONUMENTS FOUND ON SAID MAPS.

CEDRUS HOLDINGS LIMITED PARTNERSHIP
604 SUTTER ST, STE 250
FOLSOM, CA 95630

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



603 SUTTER STREET APN: 00-00111-010 FOLSOM, CA 95630		OWNER: CEDRUS HOLDINGS LIMITED PARTNERSHIP 604 SUTTER STREET, SUITE 250 FOLSOM, CA 95630		 2280 Douglas Blvd, Suite 100, Roseville, CA 95661 Phone: 916.772.7800				PRELIMINARY ★ NOT FOR ★ CONSTRUCTION QUANT.		NO. _____ REVISION _____ DATE _____ BY _____ APPROVD _____	
Drawing _____ of _____	Sheet _____ of Total _____ 2	8/23/2023									

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
OVERHEAD ELEC & TELEPHONE		
LOT LINE		
CENTERLINE		
SW, CURB & GUTTER		
EDGE OF PAVEMENT		
STORM DRAIN		
SANITARY SEWER		
WATER		
GAS LINE		
SDMH		
DROP INLET		
SSMH		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
PIV		
FDC		
REDUCED PRESSURE BACKFLOW PREVENTER		
BOLLARD		
UTILITY POLE		
STREET LIGHT		
FENCE		
RETAINING WALL		
BLOCK WALL		
INDEX CONTOUR		
INTERMEDIATE CONTOURS		
TREE & TAG NO.*		
CONTROL POINT		
5/8 REBAR LS 6013		
PK & WASHER LS 6013		
FINISH FLOOR ELEVATION		
SPOT ELEVATION (ASPHALT CONCRETE)		
BUILDING		
NEW ASPHALT PAVING		
NEW PCC PAVING		
NEW LANDSCAPING		

APN: 070-0111-009
GOOTEE CYNTHIA & JAMES
MICHAEL & PATRICIA

(E) BUILDING

APN: 070-0111-010

APN: 070-0111-011
FUENTES, BENJAMIN
& MARSH MARIE E

COMMERCIAL

MIXED USE / RETAIL

AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

EXISTING

GENERAL

WATER 3

CITY OF FOLSOM

**PROPOSED NUMBER OF OFFICE
AND RETAIL UNITS:**

CITY OF FOLSOM

DRAINAGE
CITY OF EOL SOME

FIRE PRO

SCHOOL DIST

PARK DI

ASSES

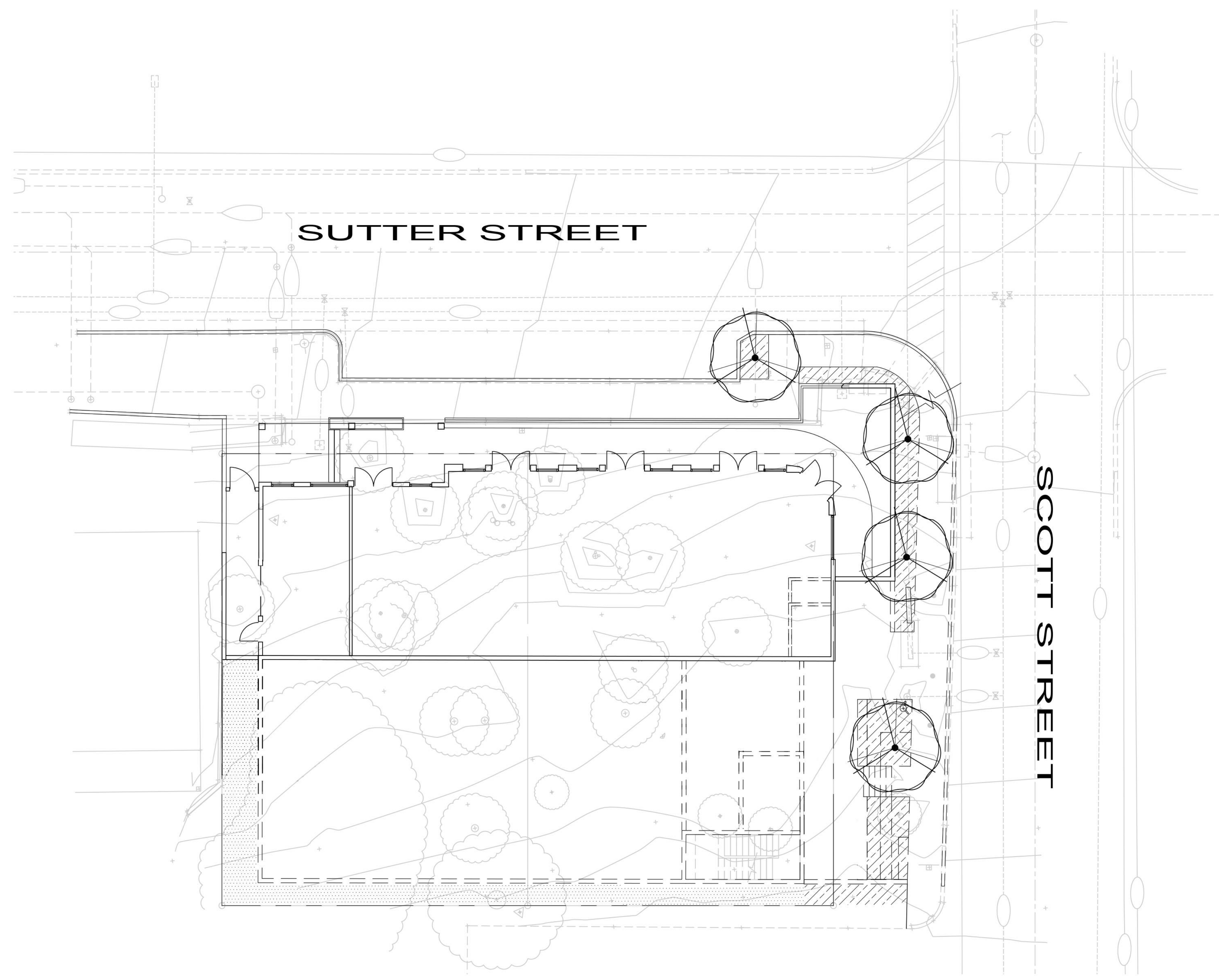
*SEE ARBORIST REPORT BY CALTLC DATED JULY 14, 2022

p:\2019 Projects\19018 603 Sutter St\WORKING CAD\C1 Prelim Grading-Ground.dwg Aug 23, 2023-04:27 pm

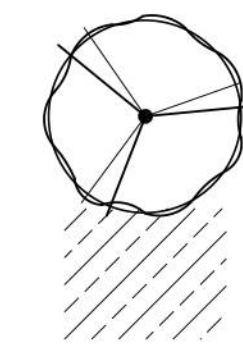
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603 SUTTER STREET APN: 00-00111-010 FOLSOM, CA 95630		OWNER: CEDRUS HOLDINGS LIMITED PARTNERSHIP 604 SUTTER STREET, SUITE 250 FOLSOM, CA 95630		 2260 Douglas Blvd. Suite 160, Roseville, CA 95661 Ph: 916-772-7800 www.wecorp.com				DESIGN		BY	CHECK	NO.	REVISION	DATE	BY	APPROVD					
Drawing		Sheet		C2		of		of		Total		8/23/2023		0		1		2		ORIGINAL SCALE IS IN INCHES	

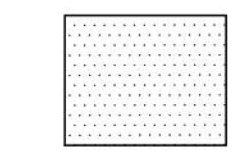


CONCEPT PLANT SCHEDULE



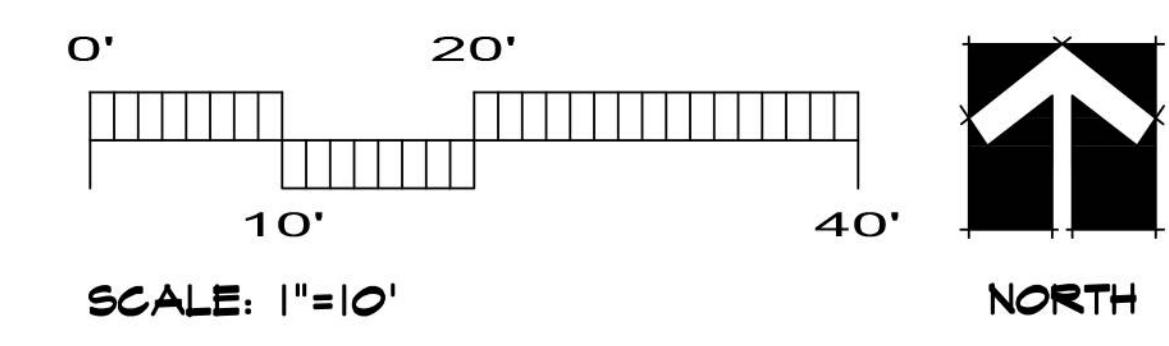
POTENTIAL TREES
Acer palmatum / Japanese Maple 15 gal

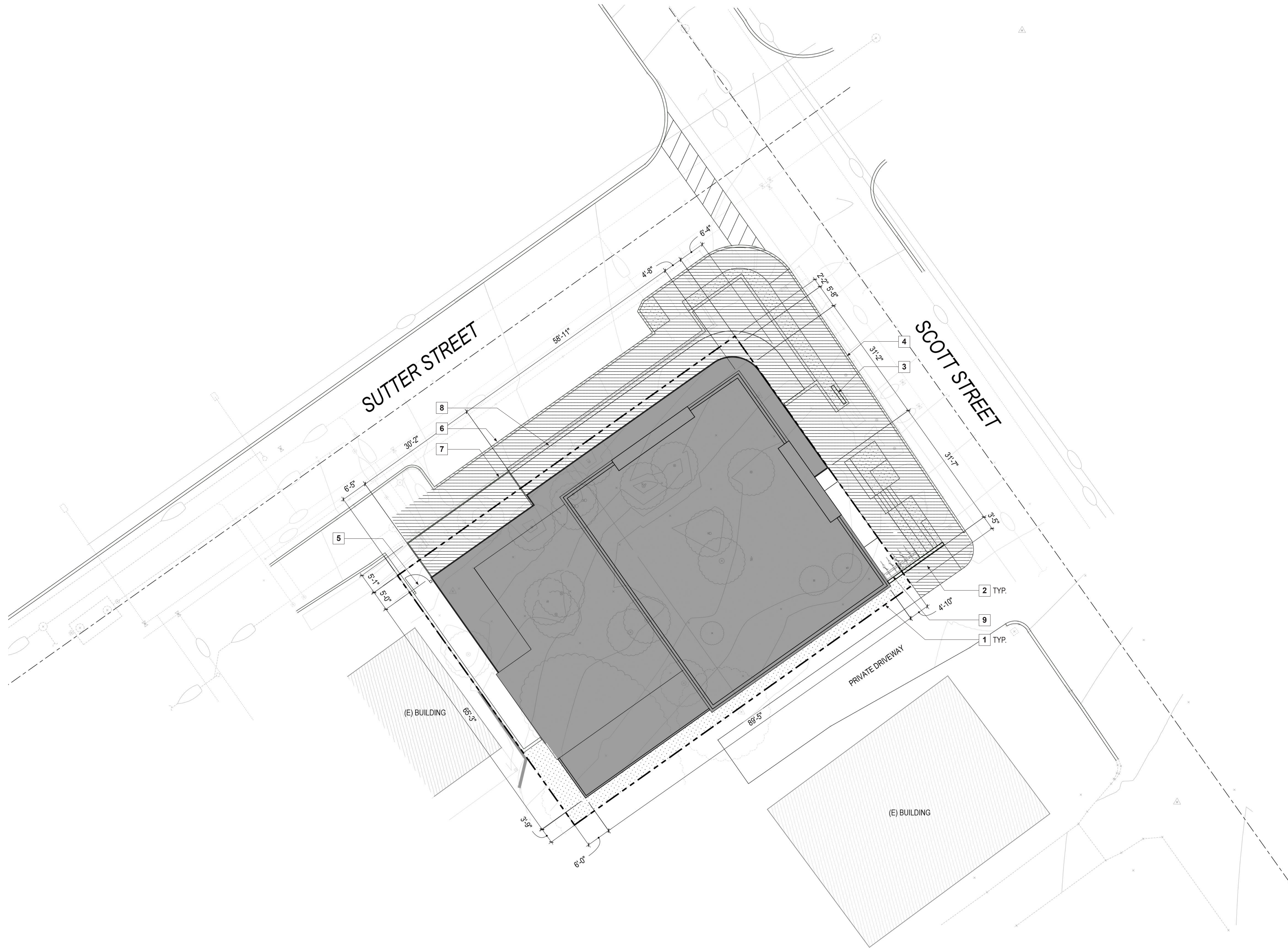
POTENTIAL SHRUBS
Aspidistra elatior / Cast Iron Plant 1 gal
Callistemon citrinus 'Little John' / Dwarf Bottle Brush 5 gal
Calycanthus occidentalis / Spice Bush 1 gal
Cistus salviifolius 'Prostratus' / Sageleaf Rockrose 1 gal
Cistus x purpureus / Orchid Rockrose 5 gal
Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster 1 gal
Dietes iridioides / Fortnight Lily 5 gal
Erigeron karvinskianus 'Moerhousii' / Pink Santa Barbara Daisy 1 gal
Galvezia speciosa / Island Bush Snapdragon 1 gal
Heliotropium peruvianum / Blue Cat Grass 1 gal
Hemerocallis x 'Yellow' / Daylily 1 gal
Kniphofia uvaria / Red Hot Poker 1 gal
Lavandula angustifolia / English Lavender 1 gal
Mimulus aurantiacus / Sticky Monkey Flower 1 gal
Myrtus communis / Myrtle 5 gal
Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo 5 gal
Pennisetum orientale / Oriental Fountain Grass 1 gal
Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax 1 gal
Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorne Standard 5 gal
Rosmarinus officinalis 'Collingwood Ingram' / Rosemary 1 gal
Salvia greggii 'Furman's Red' / Furman's Red Salvia 1 gal
Symphoricarpos mollis / Creeping Snowberry 1 gal
Vinca minor / Common Periwinkle 1 gal



Bark Mulch

SITE PLAN





SITE DATA:

ADDRESS: 603 SUTTER ST.
APN: 070-0111-010
SITE AREA: 7,408 SF +/-
F.A.R.: 1.66

BUILDING DATA:

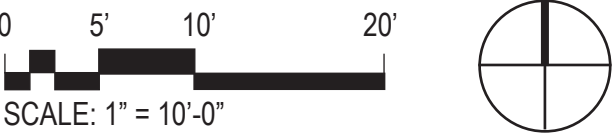
PROJECT AREA (GROSS BLDG):
1ST FLOOR:
RETAIL: 2,716 SF +/-
TRASH ROOM: 200 SF +/-
2ND FLOOR:
OFFICE: 5,246 SF +/-
LOBBY: 420 SF +/-
MISC.: 420 SF +/-
DECK AREA: 700 SF +/-
3RD FLOOR:
2 BEDROOM UNIT A: 2,130 SF +/-
2 BEDROOM UNIT B: 1,500 SF +/-
LOBBY: 165 SF +/-
DECK AREA: 1,430 SF +/-

CONDITIONED AREA: 12,177 SF +/-
UNCONDITIONED AREA: 620 SF +/-
DECK AREA: 2,130 SF +/-

SHEET NOTES A-101

- 1 PROPERTY LINE
- 2 EXTENT OF RIGHT OF WAY IMPROVEMENT AREA
- 3 RELOCATE (E) BACKFLOW DEVICE
- 4 EDGE OF CURB
- 5 GATED ACCESS TO TRASH ROOM
- 6 (E) SIDEWALK AND ON STREET PARKING TO REMAIN
- 7 EXTENT OF DECK ENCROACHMENT IN TO R.O.W.
- 8 EXTENT OF CANOPY ENCROACHMENT IN TO R.O.W.
- 9 BIKE PARKING

1 OVERALL SITE PLAN

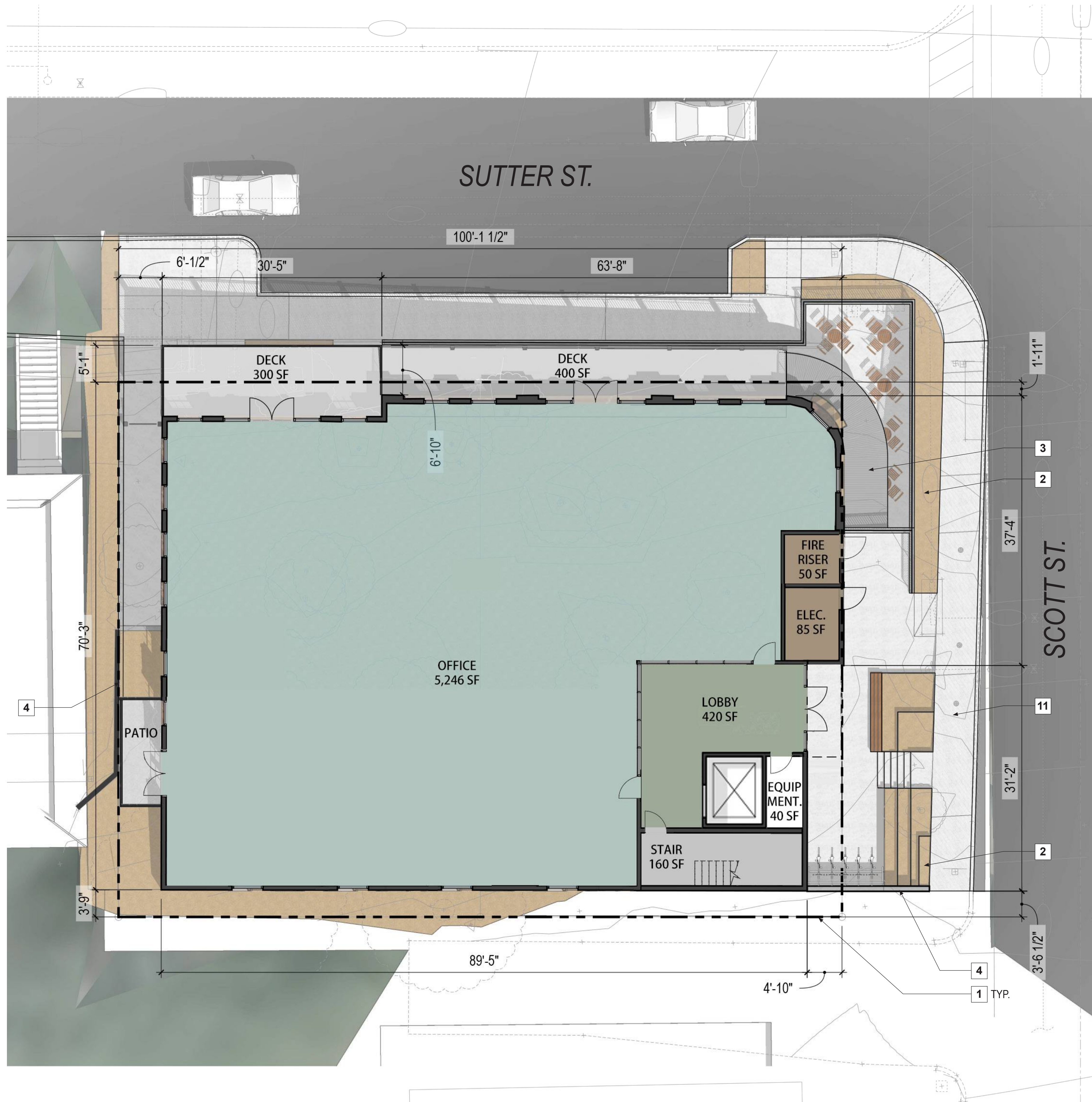


williams + paddon

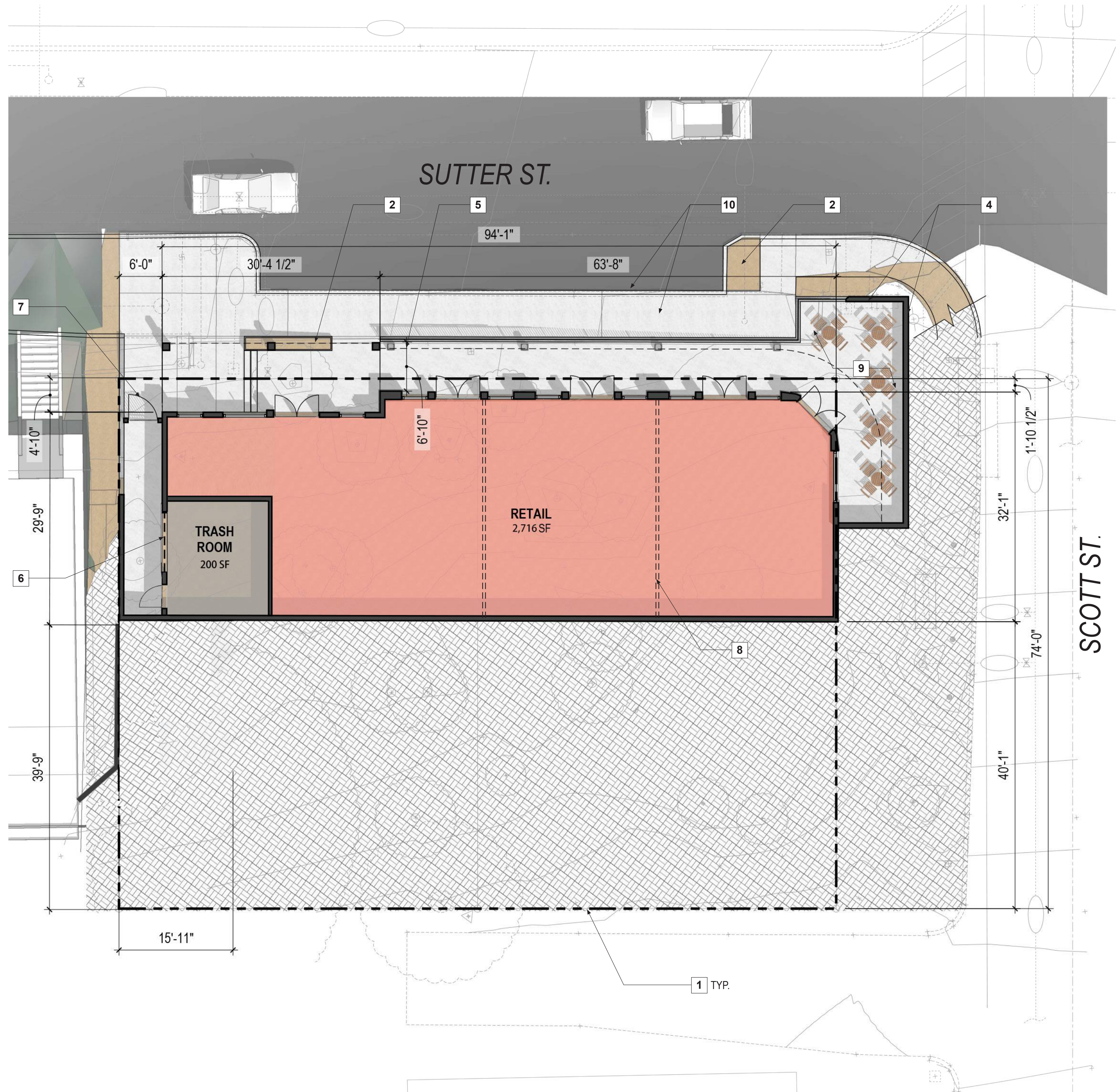
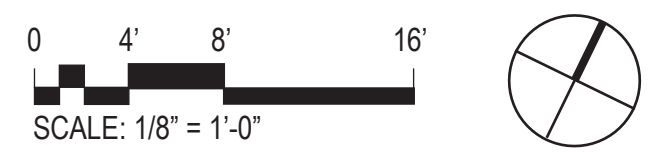
ARCHITECTS + PLANNERS
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Roseville, CA 95661
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1715 R Street, Ste. 200
Sacramento, CA 95811
wp-architects.com

603 SUTTER STREET
CEDRUS HOLDINGS LLP.
603 SUTTER ST. FOLSOM, CA

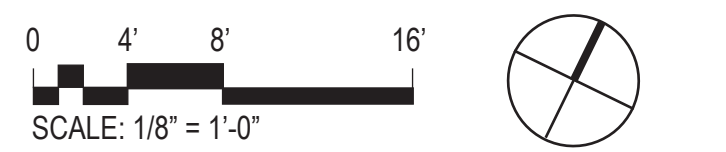
A-101
OVERALL SITE PLAN
DATE OF REVISION: 02/08/23



2 FLOOR PLAN - LEVEL 2

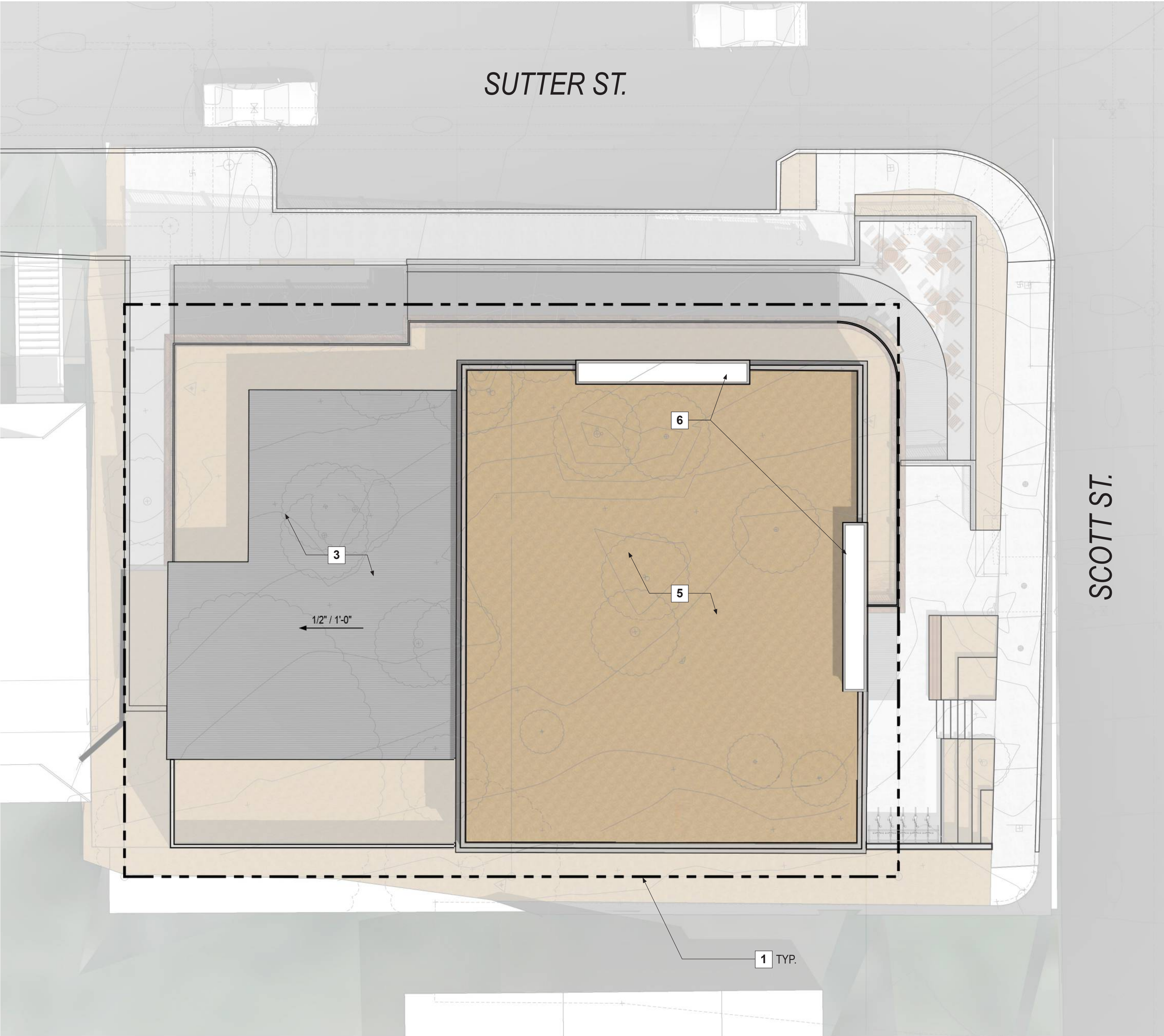


1 FLOOR PLAN - LEVEL 1



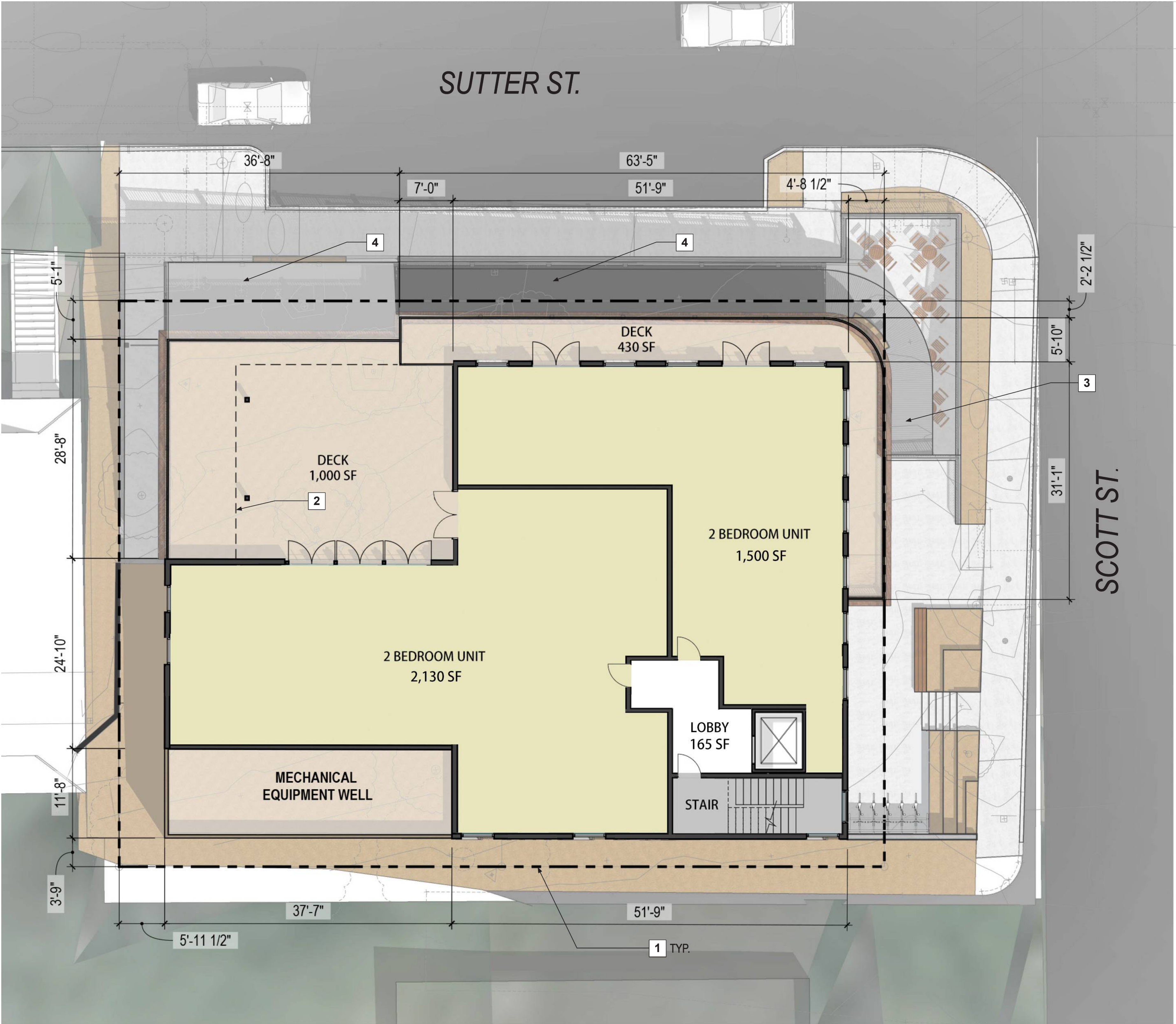
SHEET NOTES A-111

- 1 PROPERTY LINE
- 2 LANDSCAPE PLANTER
- 3 CORRUGATED METAL ROOF
- 4 RETAINING WALL
- 5 LINE OF ROOF AND/OR DECK OVERHEAD
- 6 ROLL-UP DOOR ACCESS TO TRASH ROOM
- 7 4FT WIDE ORNAMENTAL IRON GATE
- 8 POTENTIAL DEMISING WALL LOCATION
- 9 POTENTIAL DINING PATIO
- 10 (E) SIDEWALK AND ON STREET PARKING TO REMAIN
- 11 (N) SIDEWALK IMPROVEMENTS



2

ROOF PLAN



1

FLOOR PLAN - LEVEL 3



SHEET NOTES A-112

- 1 PROPERTY LINE
- 2 LINE OF ROOF OVERHEAD
- 3 CORRUGATED METAL ROOF
- 4 DECK BELOW
- 5 FLAT ROOF AREA
- 6 ARCHITECTURAL ROOF PARAPET



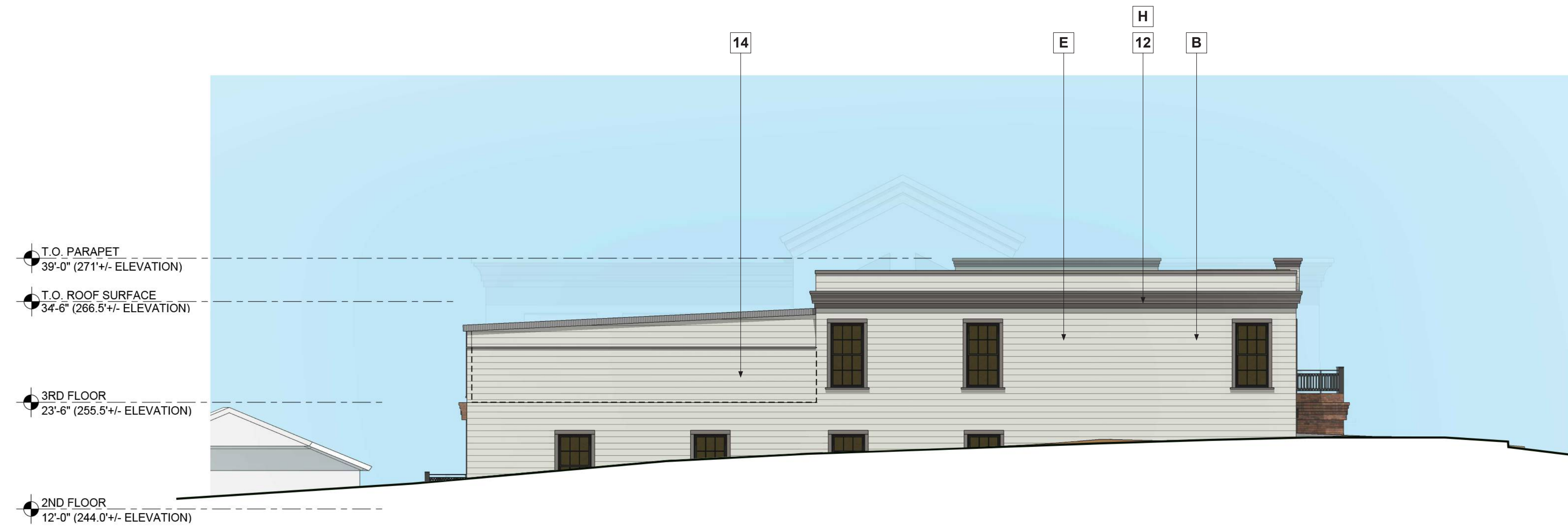
1 NORTH ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

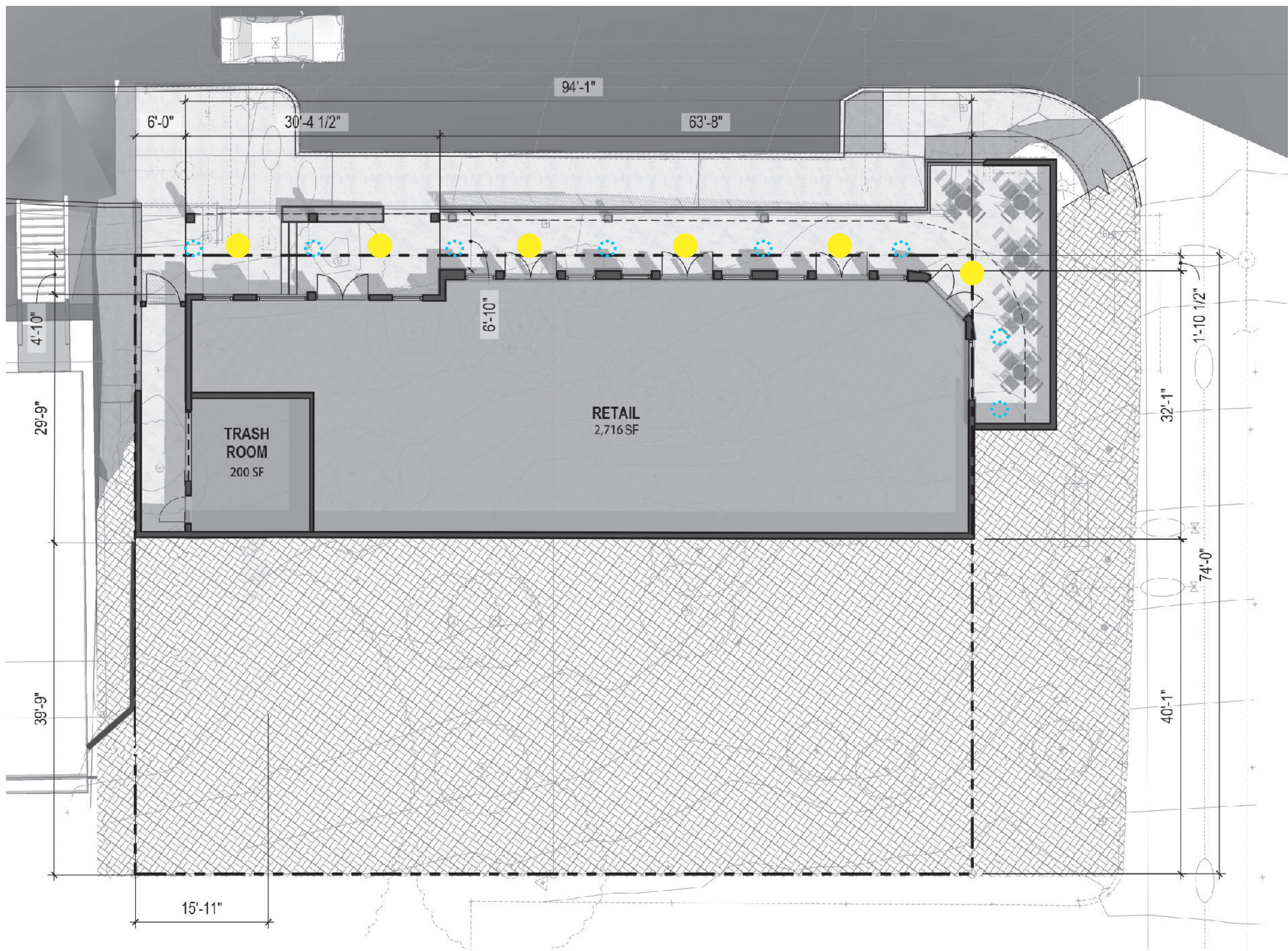
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- A BRICK VENEER - H.C. MUDDOX: MENDOCINO BLEND
- B HORIZONTAL SIDING - COLOR: SNOWBOUND SW 7004
- C CORRUGATED METAL ROOF
- D PAINTED WOOD TRIM TO MATCH WINDOW SYSTEM
- E ALUMINUM WINDOW / STOREFRONT SYSTEM - COLOR: DARK BRONZE
- G EXTERIOR PAINT - COLOR: URBANE BRONZE SW 7048
- H EXTERIOR TRIM - COLOR: CROWNSVILLE GRAY HC 106

SHEET NOTES A-211

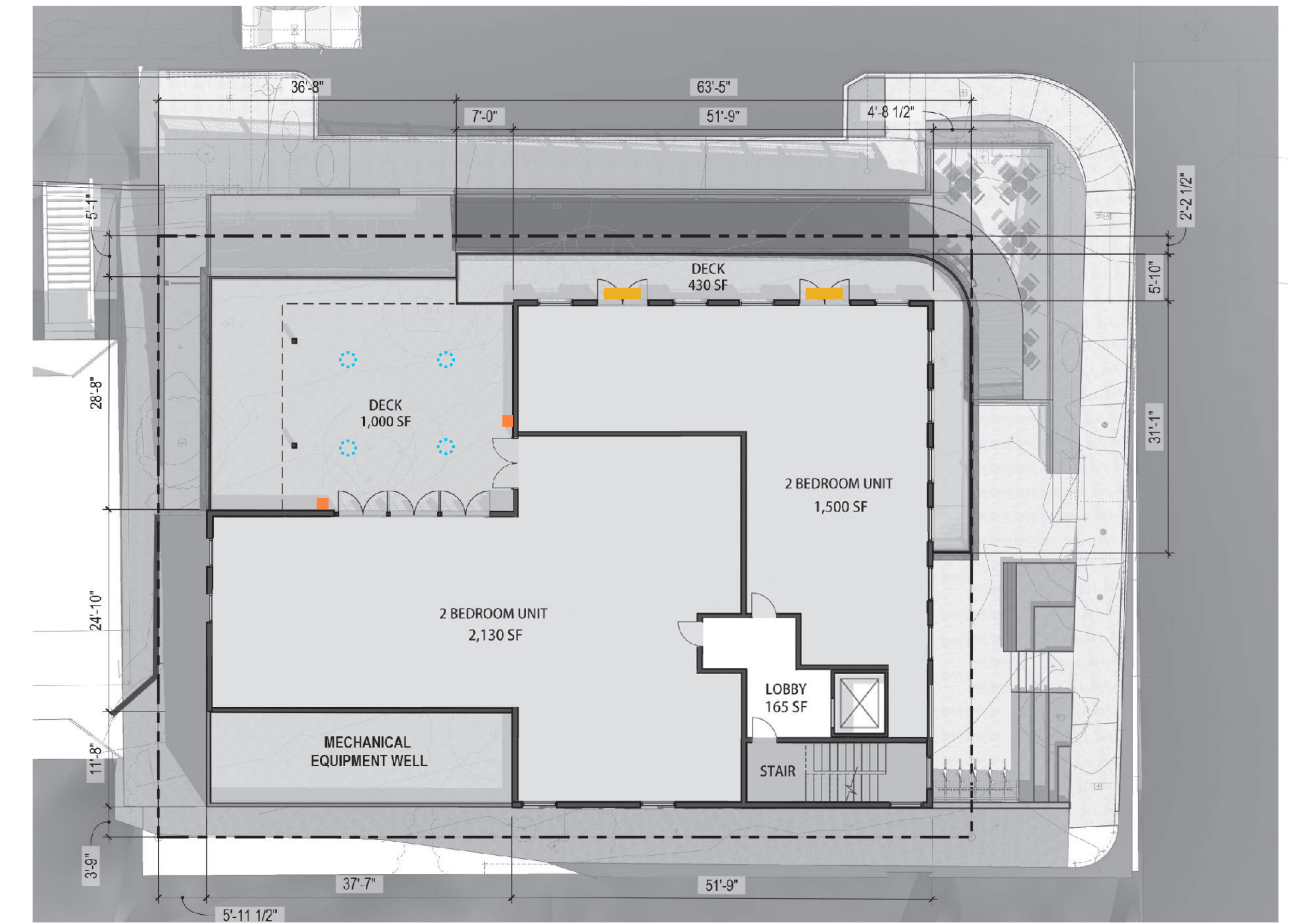
- 1 LINE OF FLAT ROOF BEYOND
- 2 MAXIMUM ALLOWABLE HEIGHT PLANE
- 3 GATE ACCESS TO TRASH ROOM
- 4 LOBBY ENTRANCE
- 5 SIDEWALK ACCESS FROM STREET
- 6 TRASH ROOM ROLL-UP DOOR
- 7 CONCRETE BASE
- 8 CONCRETE WINDOW SILL
- 9 ORNAMENTAL IRON RAILING
- 10 WOOD BALCONY STRUCTURE
- 11 CONCRETE RETAINING WALL
- 12 WOOD CORNICE PROFILE
- 13 BRICK CORNICE / DENTILS
- 14 MECHANICAL WELL BEYOND
- 15 PAINTED STEEL AWNING STRUCTURE



1 LIGHTING PLAN - LEVEL 1



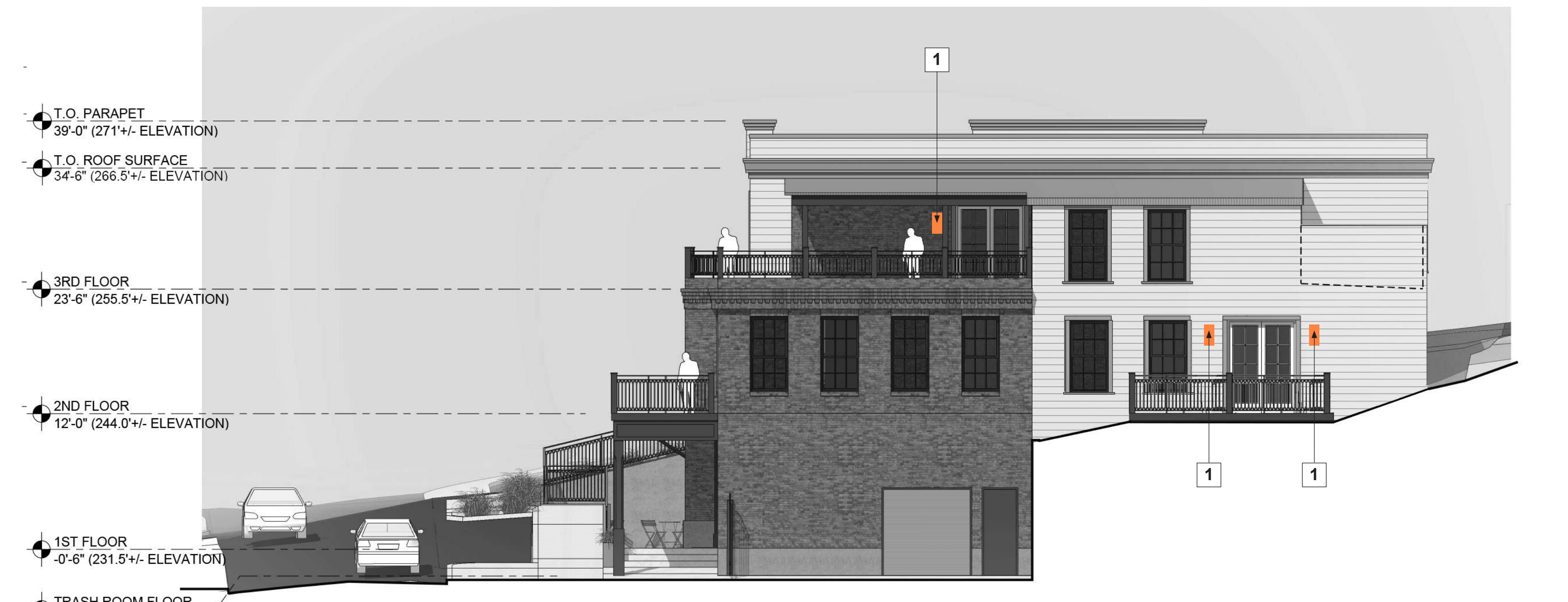
2 LIGHTING PLAN - LEVEL 2



3 LIGHTING PLAN - LEVEL 3



4 NORTH ELEVATION



5 WEST ELEVATION

LIGHTING LOCATION:

- LIGHTING 1
- LIGHTING 2
- LIGHTING 3
- LIGHTING 4



LIGHTING 1:
COPPER GROVE KRAN AGED
COPPER WALL MOUNT
Dimensions: 10.5"W x 13"D x 22"H
Color: Brown
Light Direction: Downlight



LIGHTING 2:
INTAGE BARN OUTDOOR SCONCE
Dimensions: 18"W x 25"D x 17 1/2"H
Finish: Steel and Aluminum
Color: Weathered Rust
Light Direction: Downlight



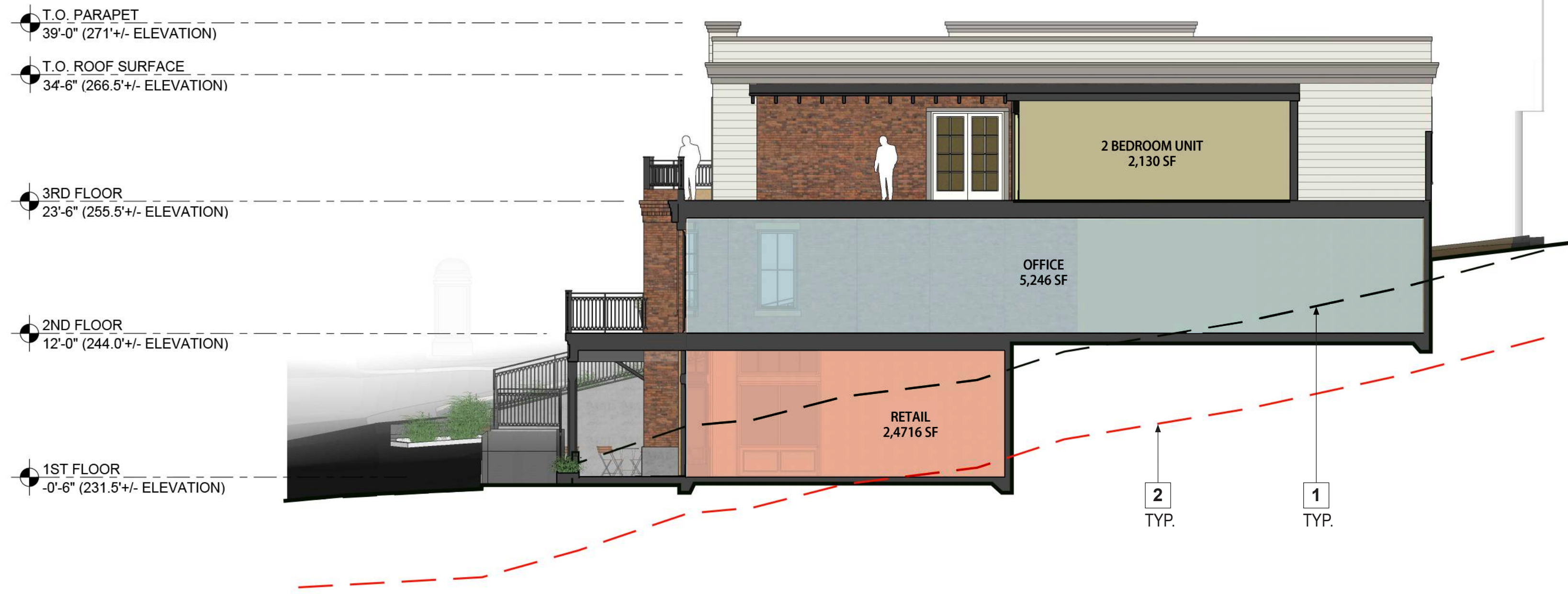
LIGHTING 3:
COPPER GROVE KRAN AGED COPPER
HANGING LANTERN
Dimensions: 27.5"W x 29.5"H
Color: Brown
Light Direction: Downlight



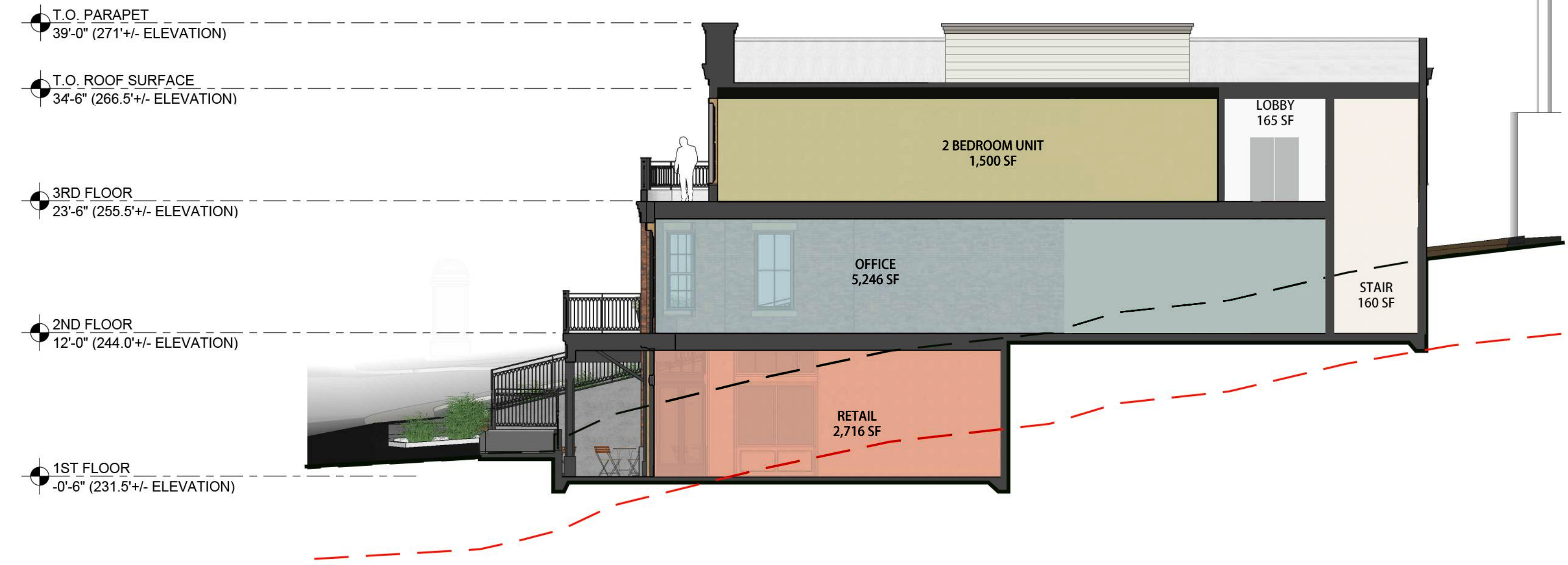
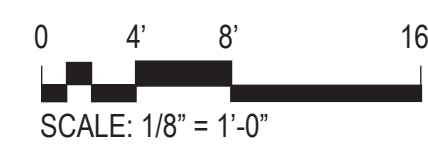
LIGHTING 4:
LED CAN LIGHT
Dimensions: 8" Diameter
Color: Brown
Light Direction: Downlight



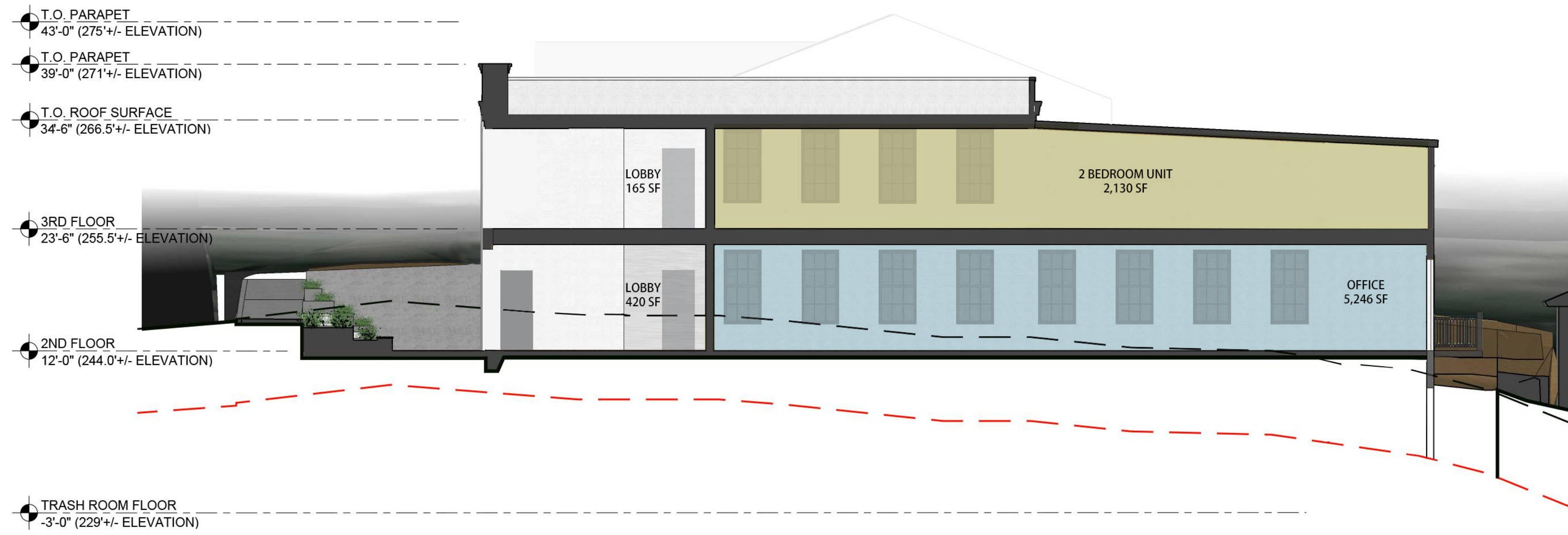
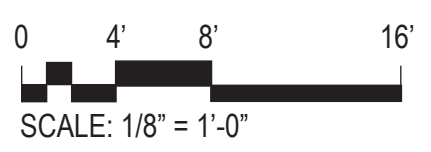
6 EAST ELEVATION



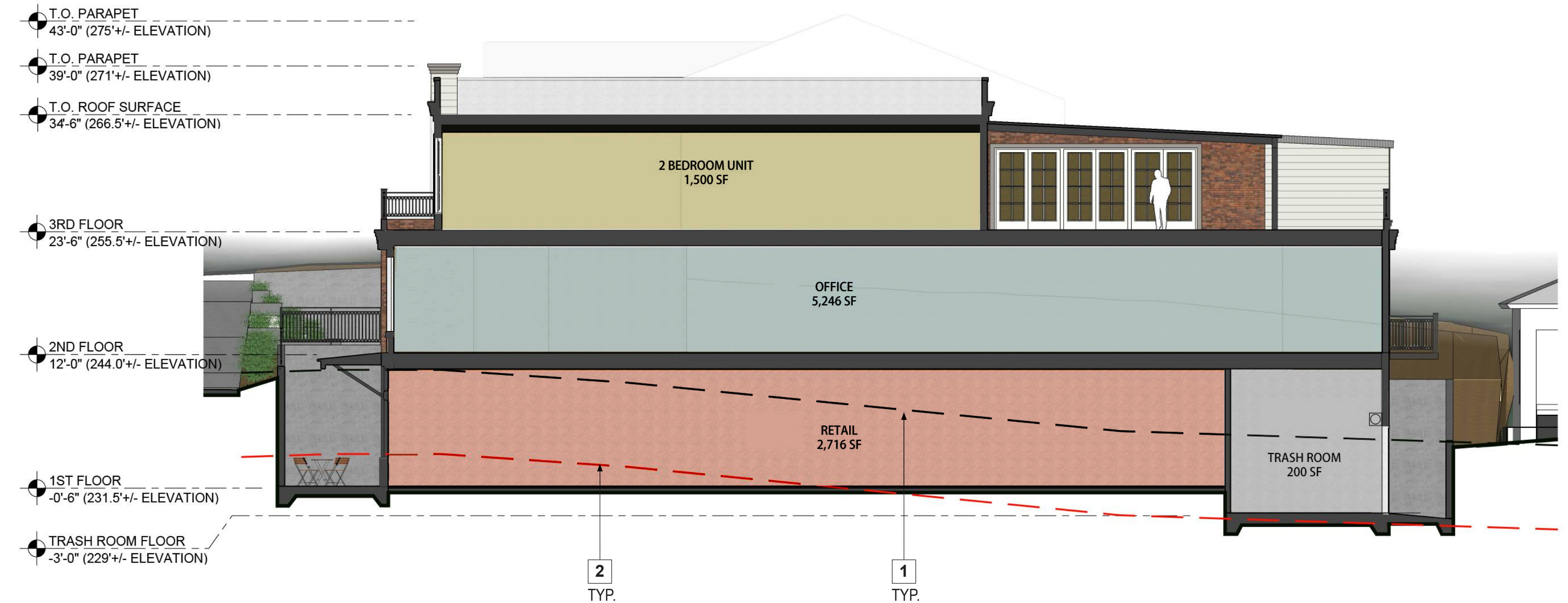
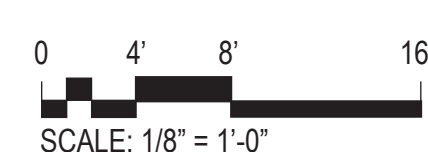
1 BUILDING SECTION 1



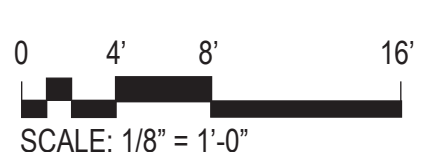
2 BUILDING SECTION 2



4 BUILDING SECTION 4



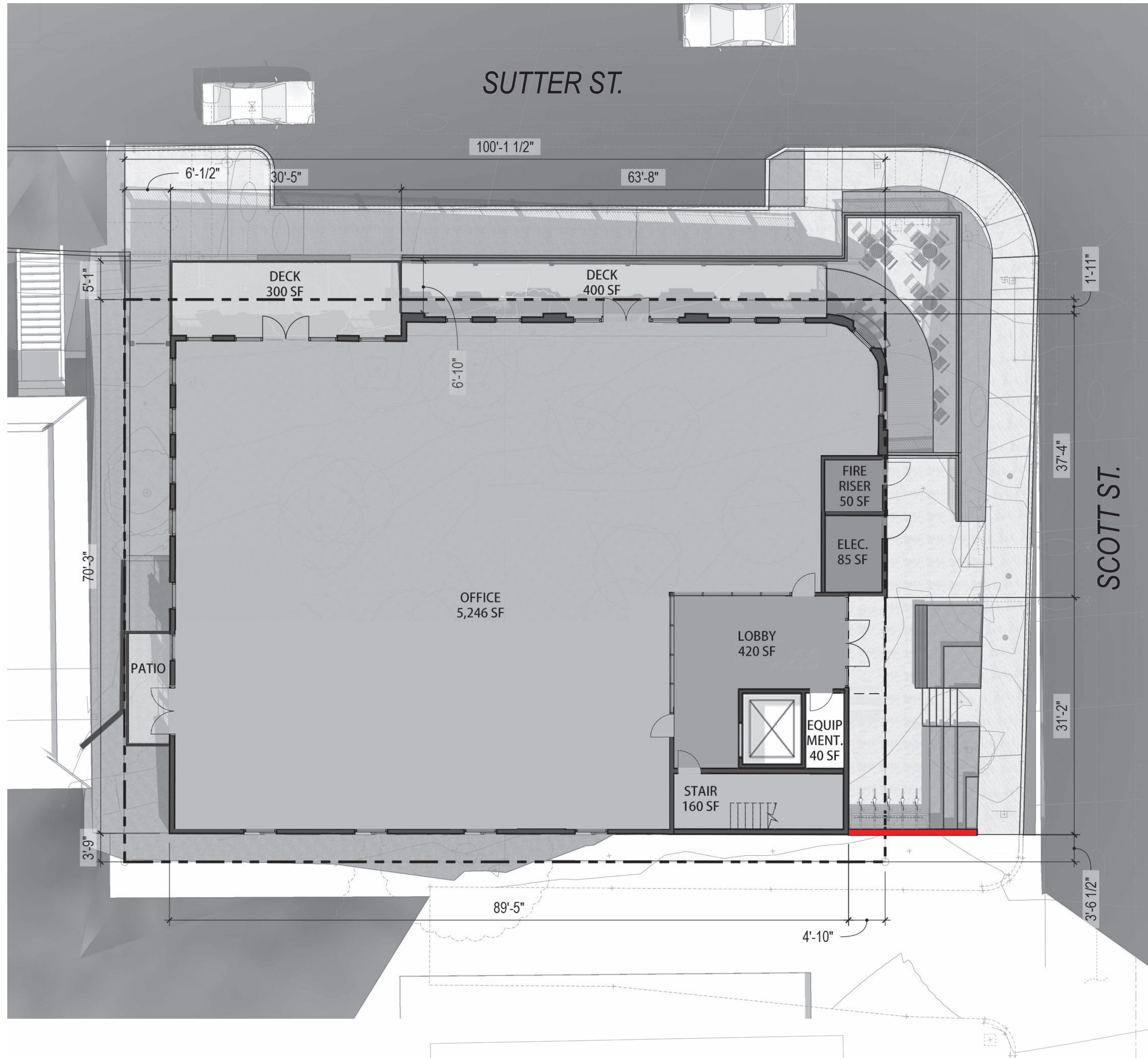
3 BUILDING SECTION 3



SHEET NOTES A-211

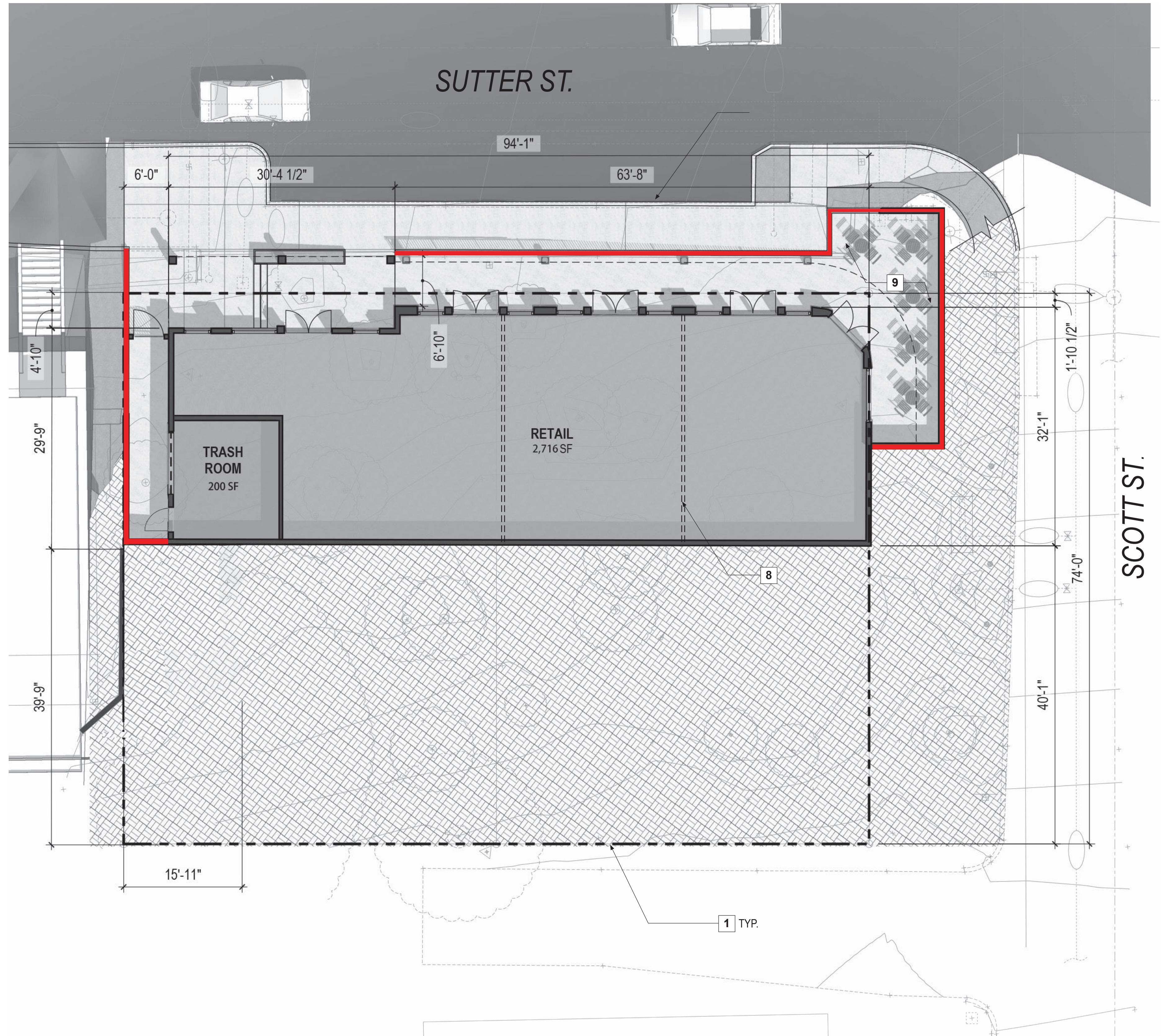
- 1 APPROX. LOCATION OF EXISTING NATURAL GRADE
- 2 APPROX. LOCATION OF BEDROCK

KEY PLAN



2

FLOOR PLAN - LEVEL 2



1

FLOOR PLAN - LEVEL 1



RETAINING WALL LOCATION

RETAINING WALL DETAIL:

RIVER ROCK STONE RETAINING WALL.
STYLE TO MATCH ADJACENT BUILDING LIKE 614 SUTTER ST.



1 ILLUSTRATIVE RENDERING - LOOKING SOUTHWEST



2 ILLUSTRATIVE RENDERING - LOOKING SOUTH



3 ILLUSTRATIVE RENDERING - AREIAL LOOKING SOUTHWEST



4 ILLUSTRATIVE RENDERING - LOOKING EAST



1 ILLUSTRATIVE RENDERING - POTENTIAL PATIO DINING AREA



2 ILLUSTRATIVE RENDERING - SCOTT ST. OFFICE ENTRANCE



1 STREET VIEW RENDERING - VIEW FROM SUTTER STREET LOOKING SOUTH



2 STREET VIEW RENDERING - VIEW FROM SUTTER STREET LOOKING SOUTH



1 STREET VIEW RENDERING - VIEW FROM SUTTER ST. LOOKING SOUTHWEST



2 STREET VIEW RENDERING - VIEW FROM SCOTT ST. / RILEY ST. INTERSECTION

Uniform Sign Program (USP)

Project: 603 Sutter Street, Folsom, CA

1.0 INTENT AND PURPOSE

This Uniform Sign Program is established for the purpose of assuring high quality tenant signage. All signage shall be designed and constructed to compliment the project architecture.

This document describes the acceptable types of signs, materials, localizations, and sizes. Signs are non-illuminated. Renderings, drawings, and shop drawings contained in these guidelines are included for illustrative purpose only and are intended to aid the Tenant in complying with the Design Criteria.

1.1 Interpretation and Compliance: As administrators of the tenant sign criteria, the Owner/Landlord is the final arbitrator of criteria compliance. These guidelines are to be approved by the City of Folsom and all signage must receive appropriate City issued signage permits before being fabricated or installed.

If ownership should change for all or part of the project and/or the retail tenant spaces, the guidelines herein established shall remain applicable and in force under new ownership. Should the new owner wish to amend these guidelines, it shall submit such proposal to the Planning Department of the City of Folsom for approval.

2.0 DEFINITION OF TERMS

2.1 Area or Sign Area: Sign area shall include the entire area with a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all signs elements, including, but not limited to, sign structures or borders, written copy, and color. Supporting structures such as sign brackets are not included in sign area provided that they contain no lettering or graphics.

2.2 Logo/Logotype: No logos are allowed per City of Folsom.

2.3 Tenant Identification: Shall consist of a Tenant's name. No telephone numbers or URLs are allowed.

2.4 Temporary Identification: A sign placed for a limited duration of time.

3.0 SUBMITTAL, REVIEW, AND APPROVAL PROCESS

Prior to construction of any sign or application for City sign permits, the tenant or tenant's representative must obtain the Owner/Landlord's written approval of the proposed sign design. The review and approval process shall be as follows:

3.1 Tenant to submit drawings showing sizes and location to Owner/Landlord.

3.2 Owner/Landlord shall review designs and either approve, approve with corrections, or deny application within 21 calendar days of receipt of application.

3.3 If application is denied, tenant shall review reasons for denial and then revise their application to address the Owner/Landlord's concerns and resubmit the application.

3.4 Once approval is granted by the Owner/Landlord, tenant may then proceed with their sign permit application to the City.

3.5 Signage installed without Owner/Landlord and City approval will result in the removal of signage at Tenant's sole expense.

4.0 GENERAL CRITERIA FOR ALL SIGNAGE

4.1 Code Compliance: All signage shall comply with local building codes and ordinances.

4.2 Maintenance: Maintenance of installed signs is the tenant's sole responsibility. It is expected that damaged or deteriorated signs or non-functioning signage lighting will be repaired promptly and restored to a like-new condition. Within ten days after receiving written notice from the Owner or the City, Tenant will complete all repairs requested. If repairs and remedies are not made within this time period, the Owner may undertake repairs at the Tenant's expense.

4.3 Allowable Messages: Sign messages shall be limited to the project/tenant name.

4.4 Allowable Sign Types: The sign types outlined in these guidelines are the only signs permitted on the building or property.

4.5 Preferred Materials: Sign design and construction should include the use of high quality materials such as architectural grade metals.

4.6 Sign Locations: Signs shall be permitted only within the sign areas shown.

4.7 License Required: Sign installers are to be State of California licensed contractors and are required to provide contractor's license number(s), classifications, and expiration date; proof of liability insurance and evidence of Worker's Compensation Insurance to the Owner prior to conducting any work. Tenants are advised to consult with the City of Sacramento for additional permit requirements.

4.8 Removal at Move-Out: When vacating a retail space, the tenant, at their expense, shall remove all signage, patch and repair all damage and leave the building surfaces in as-new condition.

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Folsom, CA 95630

PROJECT

603 Sutter Street

GRAPHIC CONSULTANT


AlphaArchitectural
Signs & Lighting
5410 Warehouse Way
Sacramento, CA 95826

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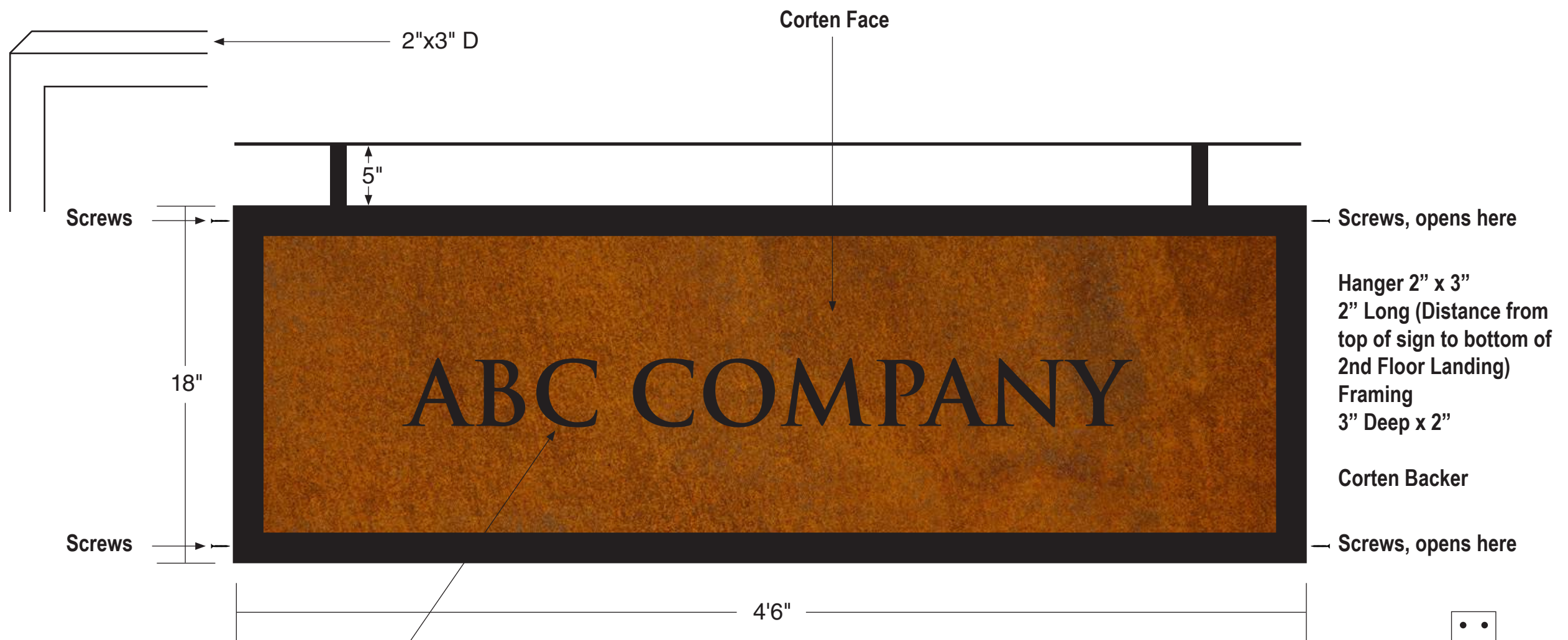
08/09/2022

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Contents

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Letters would be 1" thick fabrication with stainless steel painted. Each tenant would have name.

D/F- Both faces will slide out

2" Outer

3" Depth typical aluminum tubing

This would have black, either all around as shown, or just a top bar. We would use bar for hanging, not chain.

Copy Color: Medium Bronze

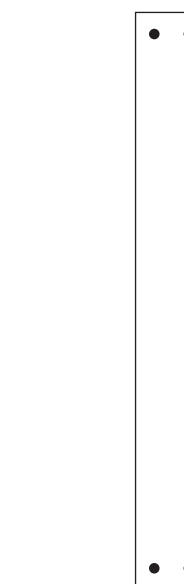
Copy Type:

Option A: Trajan

OR

Option B: Benecarlo Medium

Case: Upper OR Upper & lower



Side view access to change Face

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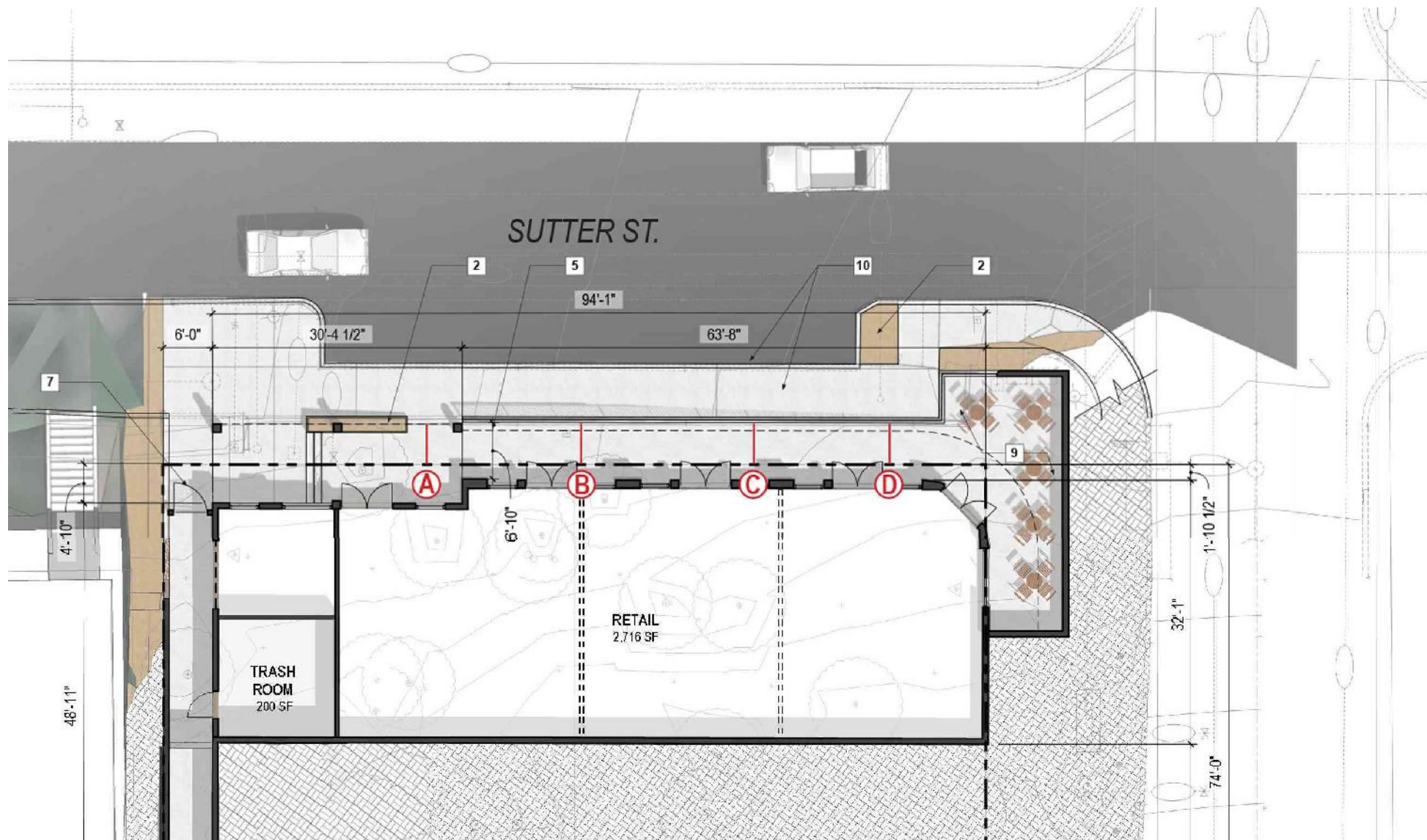
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Hanging Tenant
Sign Type A

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4 Tenant Blade Signs

ABCD Possible locations,
mounted to top of ceiling.

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**Hanging Tenant
Sign Locations**

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2" Thick stainless letters
painted - black

603 SUTTER



1 3D VIEW - AERIAL

2 3D VIEW - CORNER PERSPECTIVE

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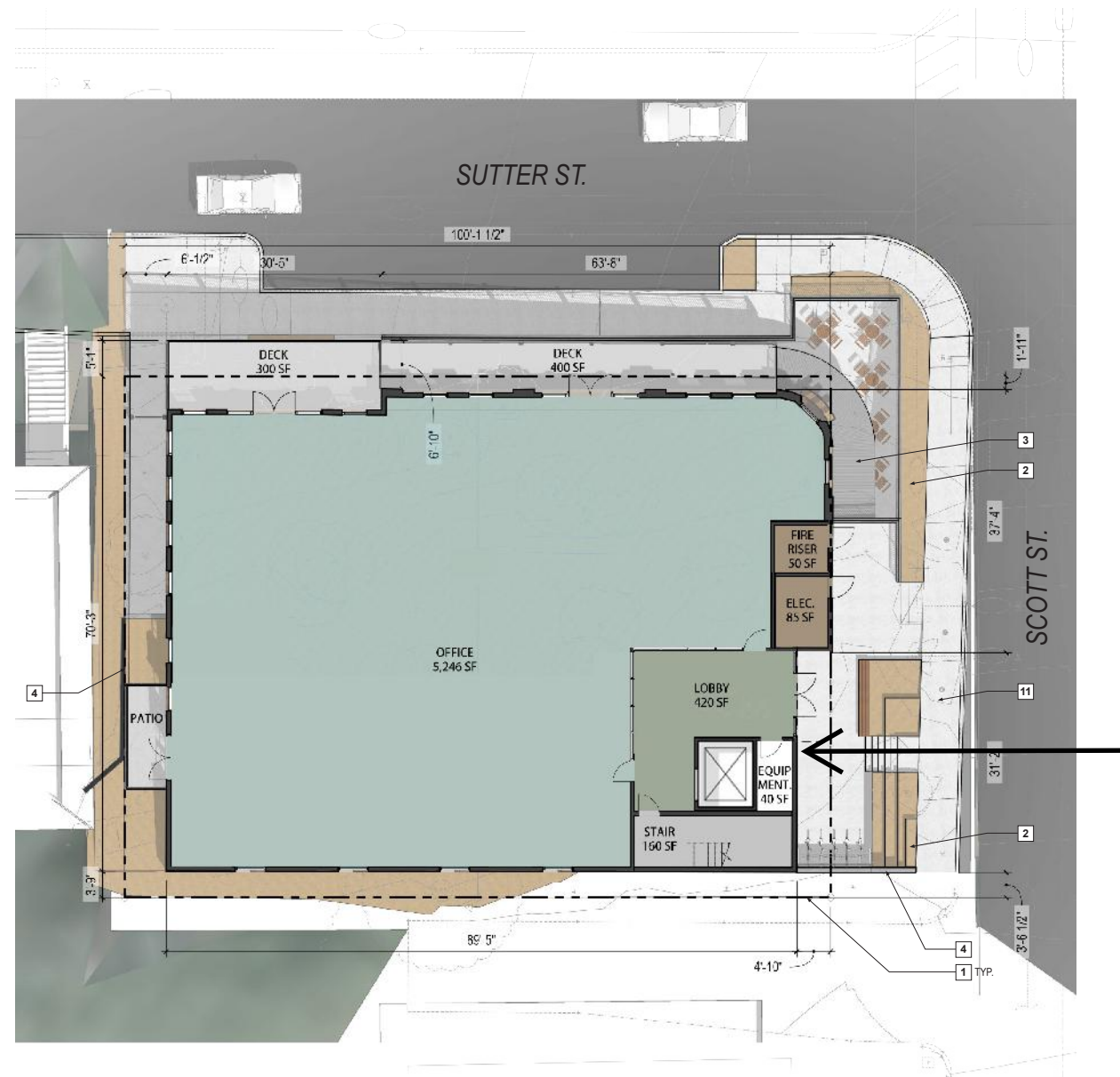
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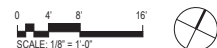
Addressing

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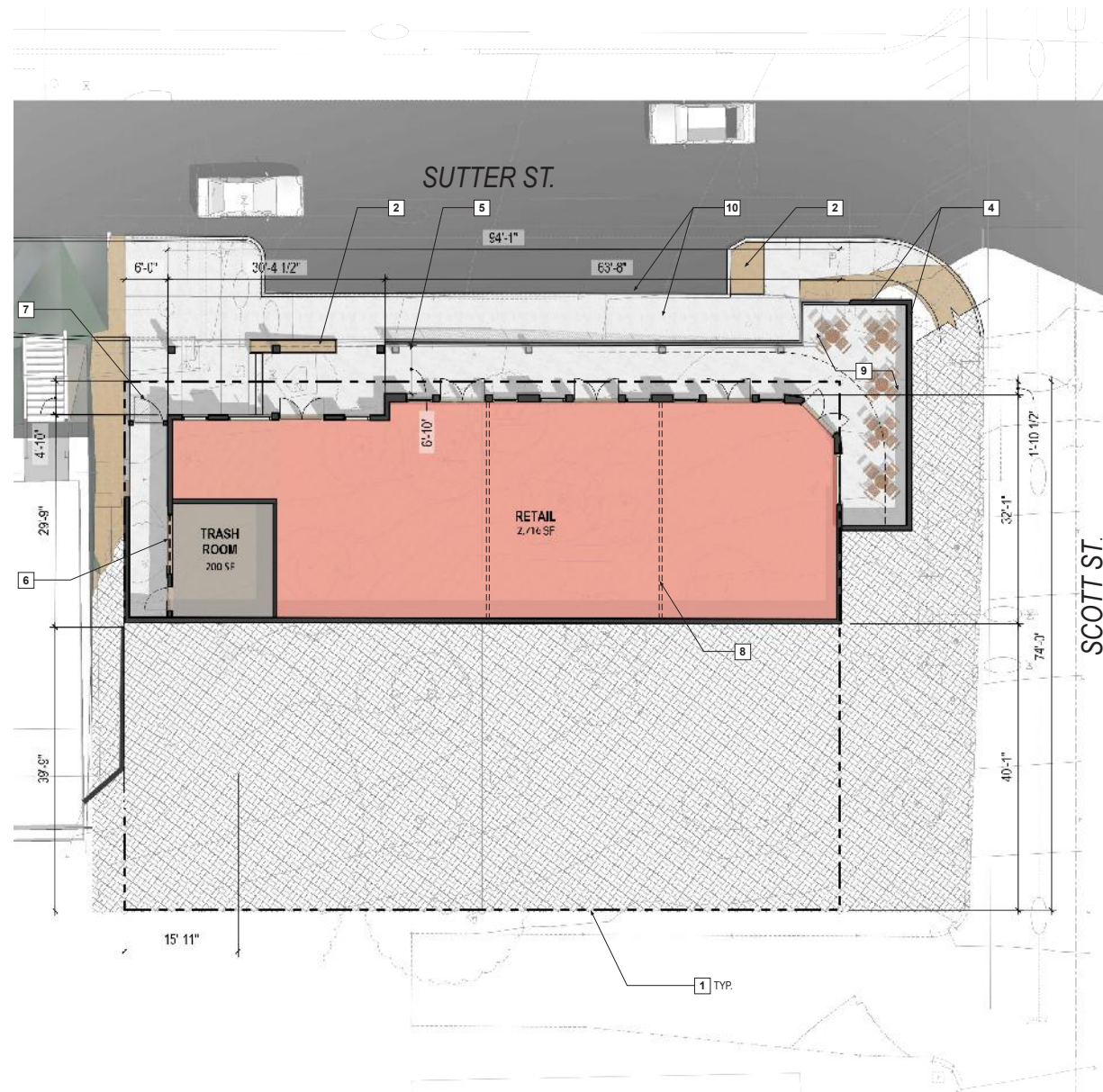
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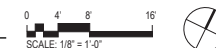
2 FLOOR PLAN - LEVEL 2



Sign Directory goes
here, right of entrance



1 FLOOR PLAN - LEVEL 1



SHEET NOTES A-111

- 1 PROPERTY LINE
- 2 LANDSCAPE PLANTER
- 3 CORRUGATED METAL ROOF
- 4 RETAINING WALL
- 5 LINE OF ROOF AND/OR DECK OVERHEAD
- 6 ROLL-UP DOOR ACCESS TO TRASH ROOM
- 7 4FT WIDE ORNAMENTAL IRON GATE
- 8 POTENTIAL DEMISING WALL LOCATION
- 9 POTENTIAL DINING PATIO
- 10 (E) SIDEWALK AND ON STREET PARKING TO REMAIN
- 11 (N) SIDEWALK IMPROVEMENTS

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Sign Directory
Location

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2 EAST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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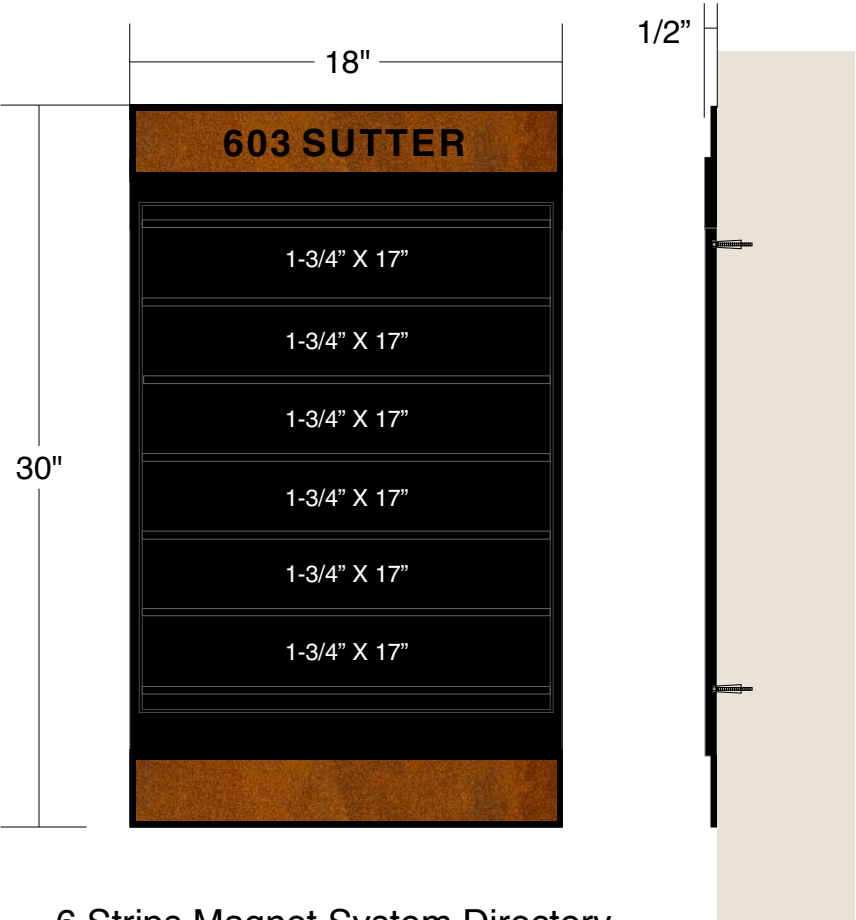
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Sign Locations

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6 Strips Magnet System Directory

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Sign Directory
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