

SOUTHPOINTE AT FOLSOM

DRAWING SHEET INDEX
SHEET G1.0
MAY 24, 2022

OWNER / CLIENT / DEVELOPER

APRR MANAGEMENT, LLC.
4050 REDWOOD HWY
SAN RAFAEL, CA 94903
CONTACT: GREG MARGETICH
PHONE: (916) 208-2500
EMAIL: GREG@THEMARGETICHGROUP.COM

ENGINEER / PLANNER

MORTON PITALO, INC.
600 COOLIDGE DRIVE, SUITE #140
FOLSOM, CA 95630
CONTACT: JEFFREY THOMPSON
PHONE: (916) 984-7621
EMAIL: JTHOMPSON@MPENGR.COM

LANDSCAPE ARCHITECT

ROACH & CAMPBELL
111 SCRIPPS DRIVE
SACRAMENTO, CA 95825
CONTACT: DAVID CAMPBELL
PHONE: (916) 945-8003
EMAIL: DAVID@ROACHCAMPBELL.COM

ARCHITECTURAL

BORGES ARCHITECTURAL GROUP
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
CONTACT: ADAM LEHNER
PHONE: (916) 782-7200
EMAIL: BORGESARCH.COM

CIRCLE K ARCHITECT

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
CONTACT: DOUG COUPER
PHONE: (949) 296-0450

DRAWING SHEET INDEX

1 GENERAL

G1.0 SHEET INDEX

2 CIVIL

C2.1 PRELIMINARY SITE PLAN
C2.2 PRELIMINARY GRADING PLAN
C2.3 PRELIMINARY UTILITY PLAN
C2.4 PRELIMINARY SITE LIGHTING PLAN

3 LANDSCAPE

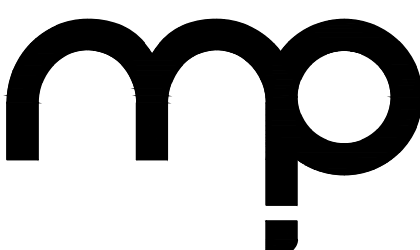
L1.1 PRELIMINARY LANDSCAPE PLAN (OVERALL PLAN)
L1.2 PRELIMINARY LANDSCAPE PLAN (PARKING LOT SHADE)

4 ARCHITECTURAL

A-101 EXTERIOR ELEVATIONS - MEDICAL 1
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A-105 EXTERIOR ELEVATIONS - MEDICAL 3
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A-107 EXTERIOR ELEVATIONS - MEDICAL 4
A-108 FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 4
A-109 EXTERIOR ELEVATIONS - MEDICAL 5
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A-1 BUILDING FLOOR PLAN 3700 W/ ATTACHED CAR WASH
A-2 BUILDING ROOF PLAN 3700 W/ ATTACHED CAR WASH
A-3 EXTERIOR ELEVATIONS 3700 & CAR WASH
A-4 BUILDING SECTIONS
A-4.1 BUILDING SECTIONS
A-4 (5) FUEL CANOPY EXTERIOR ELEVATIONS
CSP 5.0W CIRCLE K SITE PLAN



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Parcel	Size (acres)	Building (SF)	Code	Required	Provided
1-Fuel	1.42	4,720 SF	Auto Service Station 1 per 200 SF	24	27
2-QSR 1	1.28	4,000 SF	Eating Establishment 1 per 3 seats	30	36
3-QSR 2	1.08	3,500 SF	Eating Establishment 1 per 3 seats	24	25
5-Medical 1	0.36	2-Story, 24,000 SF	Office 3 per 1,000 SF	72	72
6-Medical 2	0.21	2-Story, 16,000 SF	Office 3 per 1,000 SF	48	48
7-Medical 3	0.21	2-Story, 16,000 SF	Office 3 per 1,000 SF	48	48
8-Medical 4	0.21	8,100 SF	Office 3 per 1,000 SF	25	25
9-Medical 5	0.22	8,100 SF	Office 3 per 1,000 SF	25	25
4-Retail	1.22	12,760 SF	Retail 3 per 1,000 SF	39	41
Total	6.21			335	347

PARKING REQUIREMENT



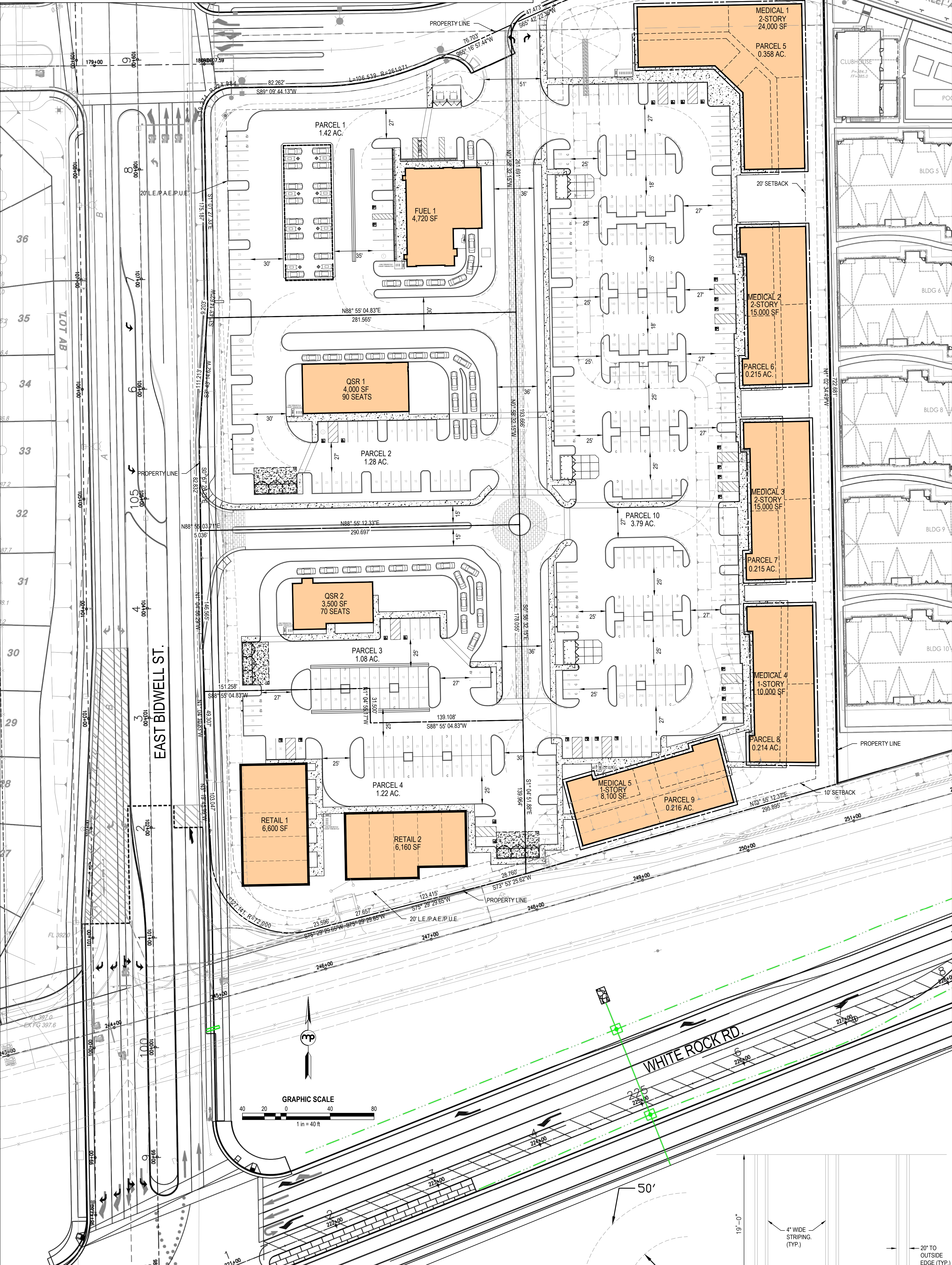
TYPICAL LIGHT DETAIL

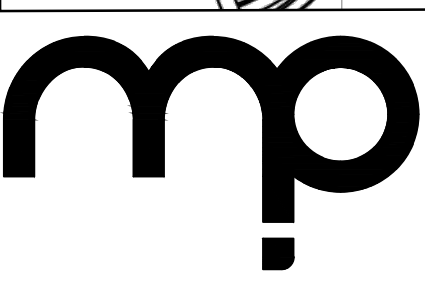
SOUTHPOINTE AT FOLSOM

PRELIMINARY SITE PLAN

SHEET C2.1

MAY 24, 2022

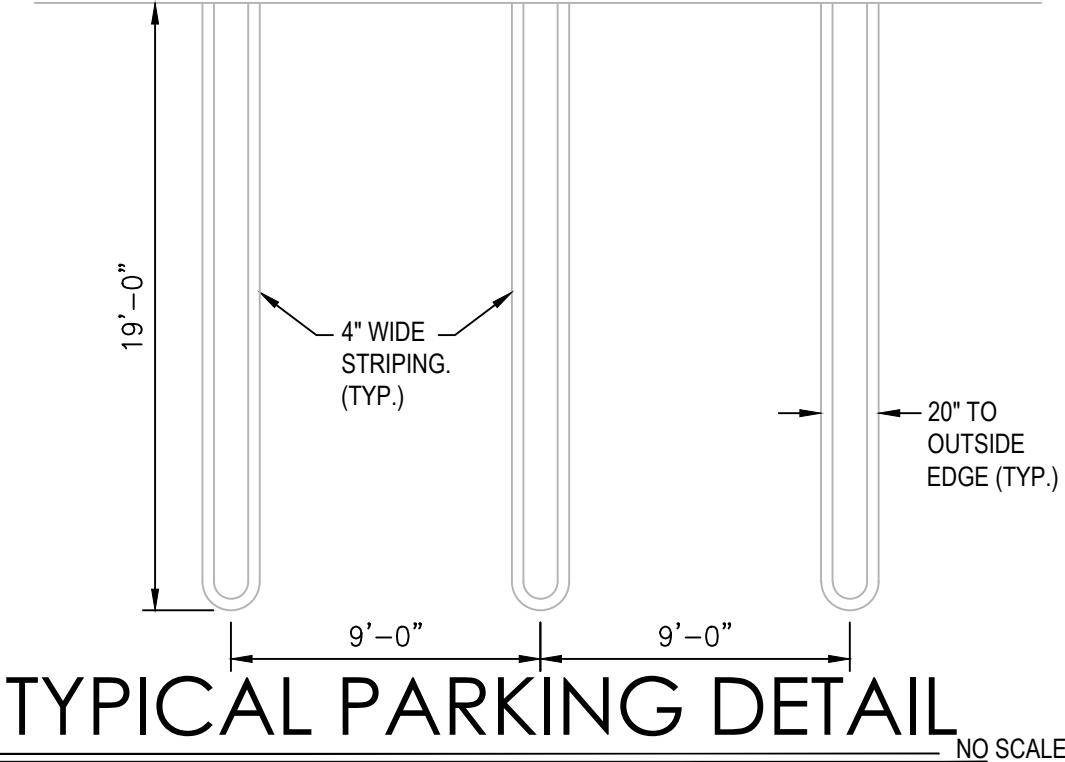




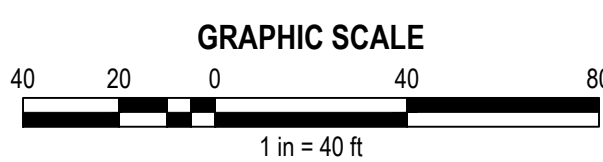
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TURNING RADIUS

TYPICAL PARKING DETAIL



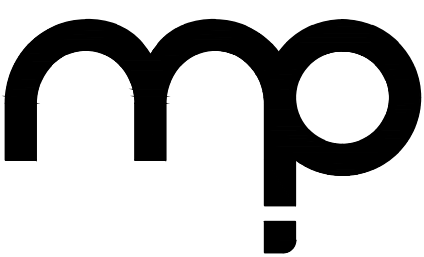
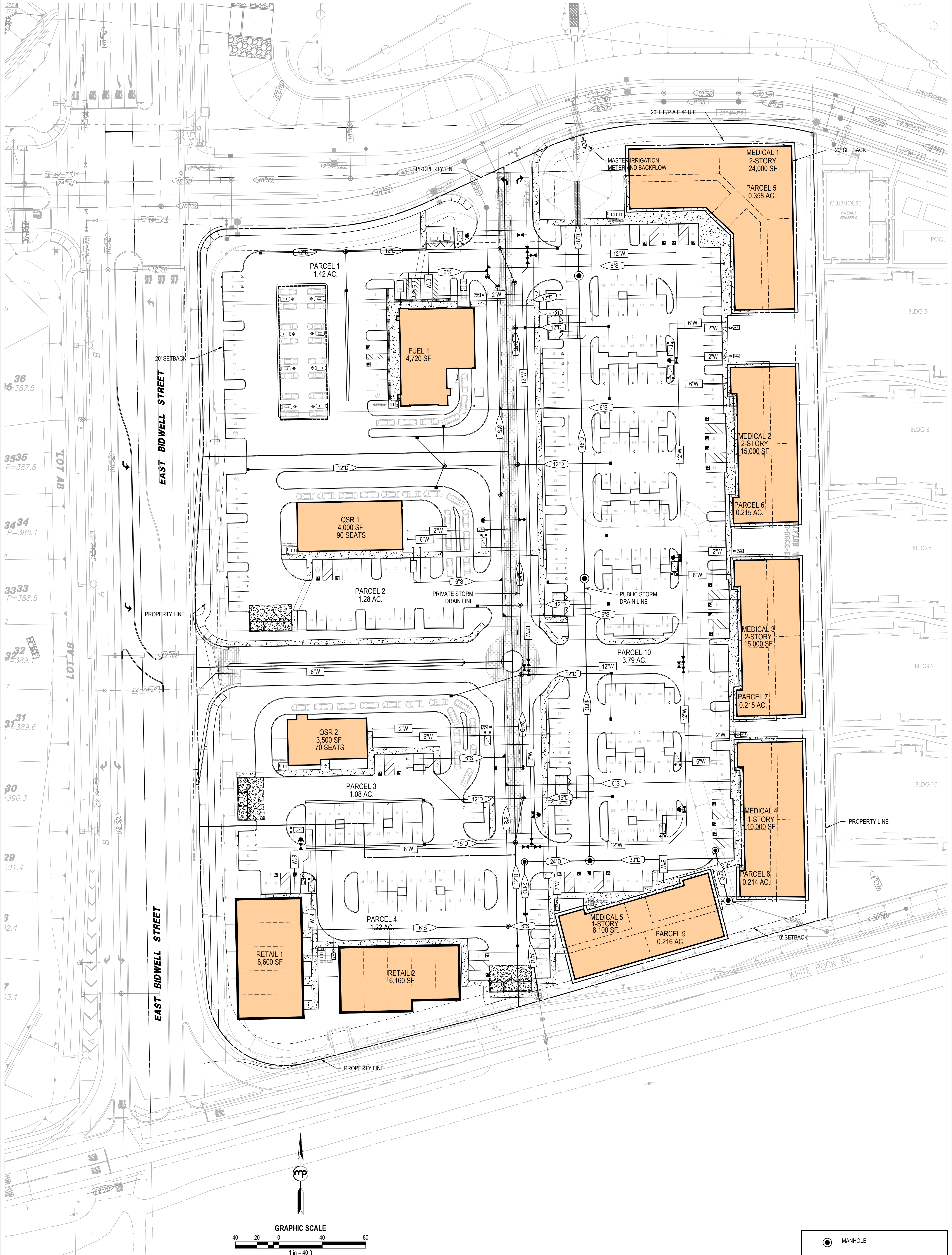
MAY 24, 2022



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SOUTHPOINTE AT FOLSOM

PRELIMINARY UTILITY PLAN SHEET C2.3 MAY 24, 2022



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	MANHOLE
	WATER METER WITH BACKFLOW
	FIRE DEPARTMENT CONNECTION WITH DOUBLE CHECK ASSEMBLY
	DRAIN INLET
	FIRE HYDRANT

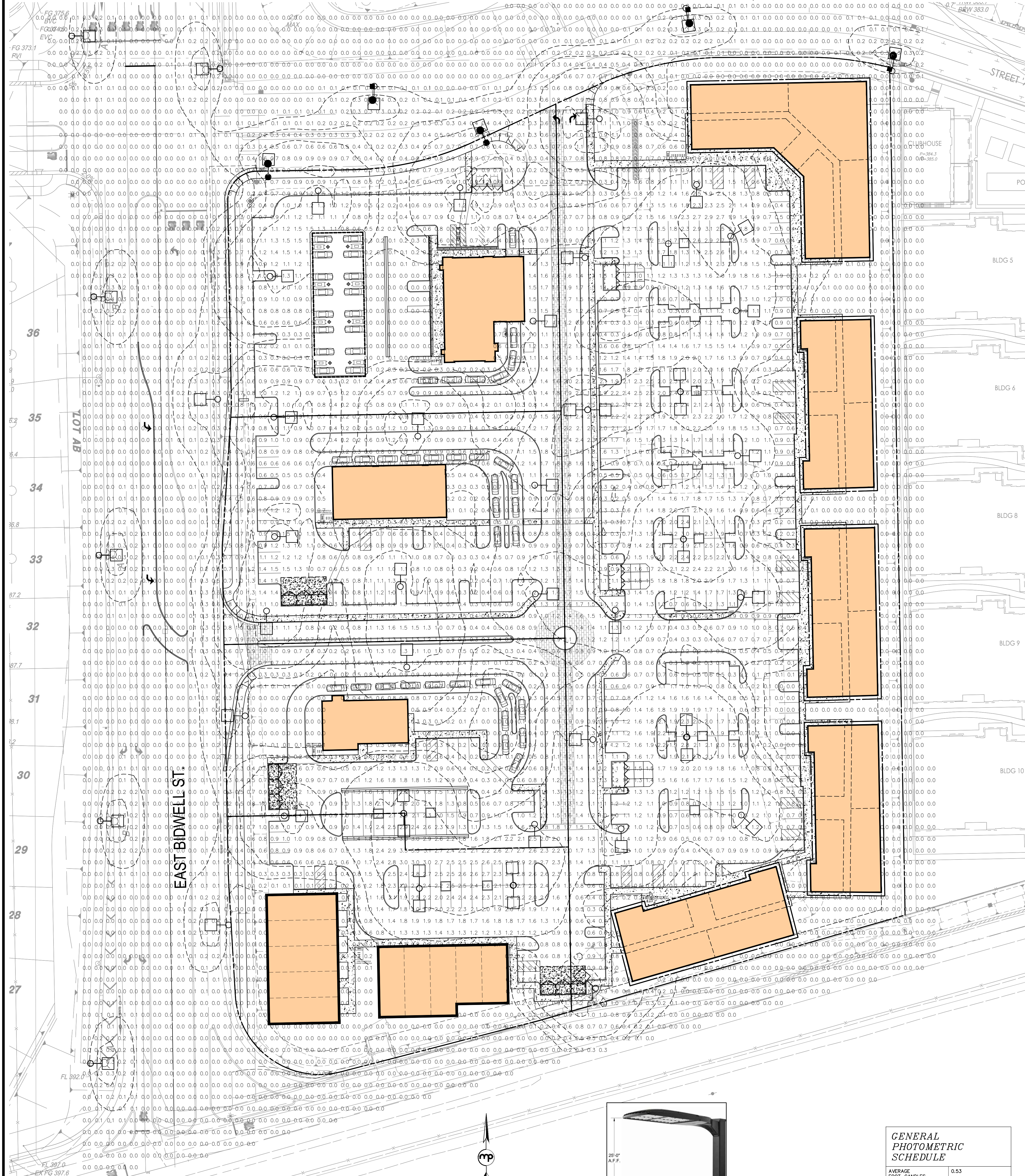
LEGEND

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SOUTHPOINTE AT FOLSOM

PRELIMINARY SITE LIGHTING PLAN
SHEET C2.4

MAY 24, 2022

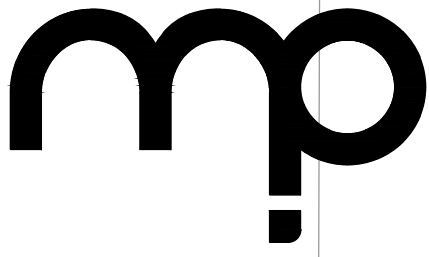


GENERAL
PHOTOMETRIC
SCHEDULE

AVERAGE FOOT-CANDLES	0.53
MAXIMUM FOOT-CANDLES	3.3
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	3.32 / 0
AVERAGE TO MINIMUM FC RATIO	0.53 / 0

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3
1TFTM		(1) LED,	DSX2 LED P1 40K TETM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TETM MVOLT	120V 1P 2W	LED DRIVER,		/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - U0 - G4 18952.5 0, 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT D-Series Area Size 2 02504085-483-400-4888-7179461R06 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23542 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9
K208-150		(1) 150W SWITCHBOX 22201829, SETTING: POS 3 69 BK, 1/3 SHALLOW LENS USED: XPGWNT-01-0000-00MPL	EXISTING STREETLIGHTS	ELECTRONIC	POLE	King Luminaire, K2005-P4SH-III-100(SS)-7030	240V 2P 2W	Meanwell HLG-150H-24B		CGPL 11/12/15 INPUT ELECTRICAL: 120.0 VOLTS, 100.7 WATTS, 0.847 AMPS Pendant POWER FACTOR: 1.0, VOLTAGE THD: 0.2, CURRENT THD: 9.6 AMBIENT: 24.9 10549

PHOTOMETRIC CALCULATIONS



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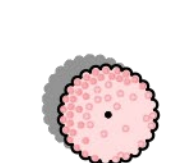
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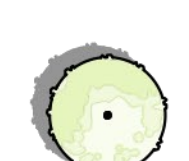
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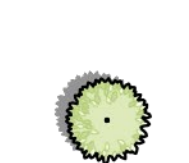
PRELIMINARY PLANT LEGEND

	SHADE TREES	
	LARGER CANOPY TREES FOR SHADE AT PARKING AND OTHER USE AREAS	
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	15 GAL.
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL.
	PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE	15 GAL.
	QUERCUS LOBATA / VALLEY OAK	15 GAL.

	STREET TREES	
	TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, SUITABLE FOR PLANTING ADJACENT THE RIGHT-OF-WAY.	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	15 GAL.
	FRAXINUS AMERICANA 'FALL FESTIVAL' / WHITE ASH	15 GAL.
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH	15 GAL.
	LIRIODENDRON TULIPIFERA / TULIP POPLAR	15 GAL.
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.
	QUERCUS ILEX / HOLLY OAK	15 GAL.

	ACCENT TREES	
	TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES.	
	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	15 GAL.
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL.
	CORNUS KOUSA / KOUSA DOGWOOD	15 GAL.
	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	15 GAL.
	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	15 GAL.
	OLEA EUROPAEA / OLIVE MULTI-TRUNK	15 GAL.

	INTERIOR AISLE AND ALLEE TREES	
	USED BEHIND MAJOR CANOPY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES	
	CARPINUS BETULUS / EUROPEAN HORNBEAM	15 GAL.
	ELAEAGARUS DECIPENS / JAPANESE BLUEBERRY TREE	15 GAL.
	NYSSA SYLVATICA / SOUR GUM	15 GAL.

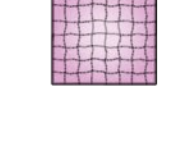
	COLUMNAR TREES	
	TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND.	
	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	15 GAL.
	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	15 GAL.
	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL.
	TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	15 GAL.

	FOUNDATION SHRUBS	
	LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. TYPICALLY 5 GALLON SIZE.	
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN' / HOWARD M. MANZANITA	5 GAL.
	COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	5 GAL.
	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	5 GAL.
	PRUNUS LAUROCEASUS 'ZABELIANA' / ZABEL LAUREL	5 GAL.
	RHAPHIOLEPIS X 'MAJESTIC BEAUTY' TM / MAJESTIC B. HAWTHORNE	5 GAL.

	MID-GROUND SHRUBS	
	MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.	
	CAMELLIA SASANKUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL.
	ILEX CRENATA 'STOKES' / JAPANESE HOLLY	5 GAL.
	PRUNUS LAUROCEASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL.
	RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5 GAL.

	VERTICAL ACCENT	
	CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS	15 GAL.
	ILEX CRENATA 'SENTINEL' / SENTINEL JAPANESE HOLLY	15 GAL.
	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL.
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	15 GAL.
	PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	15 GAL.

	ACCENT SHRUB	
	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	5 GAL.
	AGAPANTHUS AFRICANUS 'RANCHO WHITE' / DWARF WHITE LILY OF THE NILE	1 GAL.
	BULBINE FRUTESCENS / STALKED BULBINE	5 GAL.
	DIANELLA REVOLUTA 'BIG RED' / DIANELLA	1 GAL.
	DIETES IRIDIODES / FORTNIGHT LILY	1 GAL.
	GREVILLEA LANGIERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL.
	LEUCADENDRON X 'HAWAII MAGIC' / ROYAL HAWAIIAN MAGIC CONEBUSH	5 GAL.

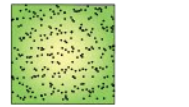
	ENTRY PLANTING	
	ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND CONTRASTING. GENERALLY ONE GALLON PLANTING AT 18-32" O.C., WITH 20-30% TWO GALLON OR 15 GALLON PLANTINGS LIKELY.	
	BULBINE FRUTESCENS / STALKED BULBINE	1 GAL.
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL.
	HESPERALOE PARVIFLORA 'YELLOW SUN' / YELLOW SUN YUCCA	1 GAL.
	ILEX CRENATA 'STOKES' / JAPANESE HOLLY	5 GAL.
	LOROPETALUM C. RUB. 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	5 GAL.
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	15 GAL.
	PHORMIUM TENAX 'MAORI MAIDENSUNRISE' / NEW ZEALAND FLAX	5 GAL.
	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	15 GAL.
	PRUNUS LAUROCEASUS 'OTTO LUYKEN' / LUYKENS LAUREL	15 GAL.
	ROSA X 'FLOWER CARPET WHITE' / ROSE	2 GAL.
	ROSMARINUS OFFICINALIS 'INGRAMII' / ROSEMARY	15 GAL.

KEYNOTES

- 1 PRIMARY ENTRY MONUMENT, GENERAL LOCATION SHOWN
- 2 SECONDARY SITE SIGNAGE, GENERAL LOCATION SHOWN
- 3 COVERED FUELING STATION OR CAR WASH (NOT CALCULATED WITH PARKING SHADE)
- 4 PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING ISLANDS AND OTHER LANDSCAPE
- 5 STREET TREES PER CITY OF FOLSOM MASTER TREE LIST, AND MIN. AVG. SPACING OF 50' O.C. PER ZONING CODE
- 6 PARCEL BOUNDARY. SEE CIVIL DRAWINGS.
- 7 PROPERTY LINE. SEE CIVIL DRAWINGS
- 8 EASEMENT LINE. SEE CIVIL DRAWINGS
- 9 BUILDING ENTRANCE (DEPENDENT ON ARCHITECTURE)
- 10 PERVIOUS PAVERS AT DRIVEWAY ENTRANCES AND MAIN AISLE
- 11 SERVICE WALKS OR PATIOS, TYPICAL (DEPENDENT ON TENANT PROGRAM)
- 12 BOULDERS, RE-LOCATED ON-SITE
- 13 LONG AND SHORT TERM BIKE PARKING
- 14 PEDESTRIAN CONNECTION TO ADJACENT PARCEL
- 15 CITY SIDEWALK

PRELIMINARY PLANT LEGEND (CONTINUED)

	SHRUBS AND GROUNDCOVER	
	NATIVE OR ADAPTED PLANTS IN BUFFER AREAS. PREDOMINATELY LOW WATER USE. GENERALLY 60% ONE GALLON PLANTING, 40% FIVE GALLON PLANTING, 36"-48" ON CENTER.	
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.
	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.
	COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER	1 GAL.
	JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER	1 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	1 GAL.
	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	1 GAL.
	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	1 GAL.
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	1 GAL.
	ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.
	SALVIA CHAMAEADRYOIDES / MEXICAN BLUE SAGE	1 GAL.

	TURF	
	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	1 GAL.



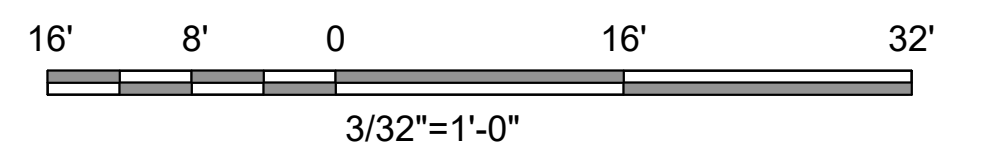
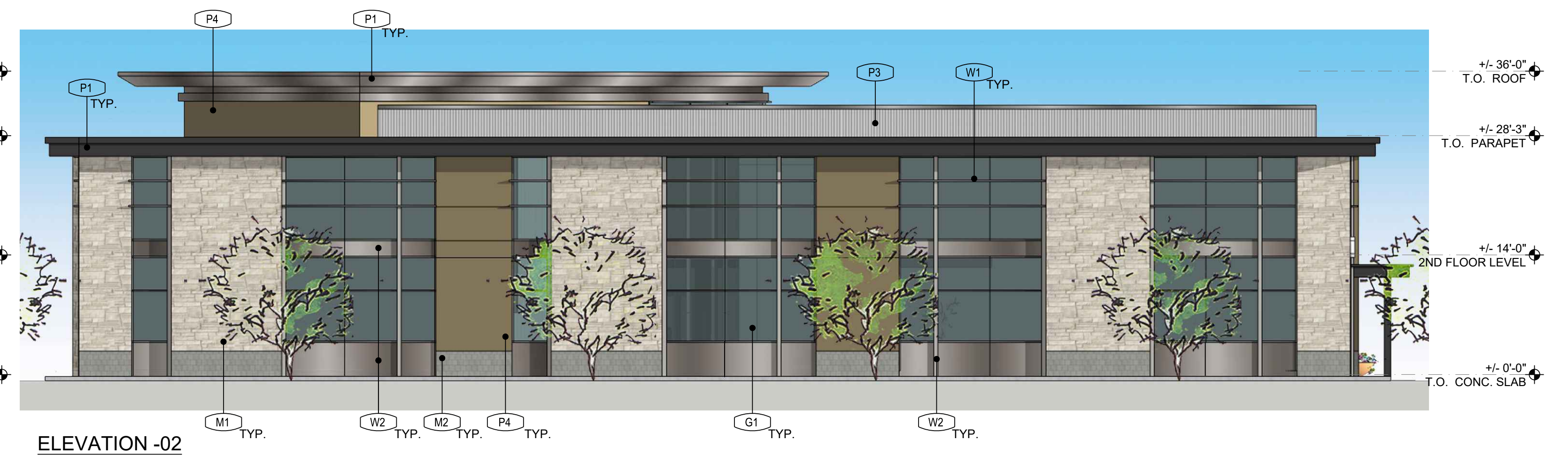
IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 8' WIDE, SET BACK 2' FROM HARDSCAPE
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 8' IN WIDTH

LANDSCAPE DESIGN CONCEPT

A VARIETY OF LOW AND MEDIUM WATER USE TREES, SHRUBS, AND GROUNDCOVER WILL PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE. LARGE CANOPY PARKING LOT SHADE TREES, ALONG WITH VERTICAL SHRUBS AND LOW GROUNDCOVER WILL SOFTEN THE TRANSITION AS ONE MOVES INTO THE SITE. COLUMNAR AND SMALL ACCENT TREES WITHIN THE SITE, WILL PROVIDE FORM AND CONTEXT TO THE BUILDING. VEGETATED SWALES PLANTED WITH NATIVE GRASSES PROVIDE ON-SITE STORM WATER MANAGEMENT. PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. TREE SPECIES ARE ADAPTED TO THE REGION OF FOLSOM D AND THE IN ACCORDANCE WITH FOLSOM STREET TREE LIST.



MASONRY	PAINT FINISHES
W1 - CULTURED STONE "RUSTIC" HEAVY STONE	P1 - KELLY MOORE KMS02.5, "ZINC DUST"
M2 - EL DORADO STONE "CANDORADO" CUT COARSE STONE	P2 - KELLY MOORE KMS02.2, "METAL CH"
SIDING	P3 - KELLY MOORE KMS04.1, "PEACOCK WHITE"
S1 - MATAVESSE SHIP LAP SIDING 2.5x8" FACE STAINED OLYMPIC "CHESTNUT BROWN"	P4 - KELLY MOORE KMS02.1, "CHOCOLATE BOWL"
S2 - MATAVESSE "SANTA MARIA BARNSCREEN" STAINED OLYMPIC "CHESTNUT BROWN"	P5 - KELLY MOORE KMS03.1, "WINTER WHITE"
S3 - MATAVESSE "SANTA MARIA BARNSCREEN" STAINED OLYMPIC "OAK BROWN"	P6 - KELLY MOORE KMS02.4, "TRAVELER STONE"
S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT GREY	P7 - KELLY MOORE KMS02.3, "CANDI GREEN"
WINDOW SYSTEMS/GLAZING	
W1 - ANICADA, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED	
W2 - ALUSCORRO, OR EQ. CHERRY GREY	



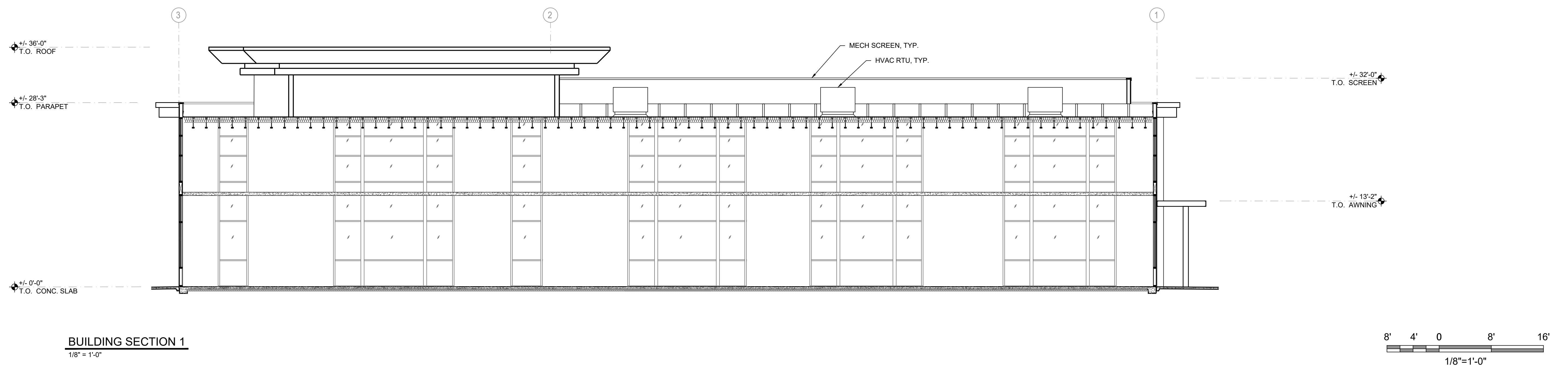
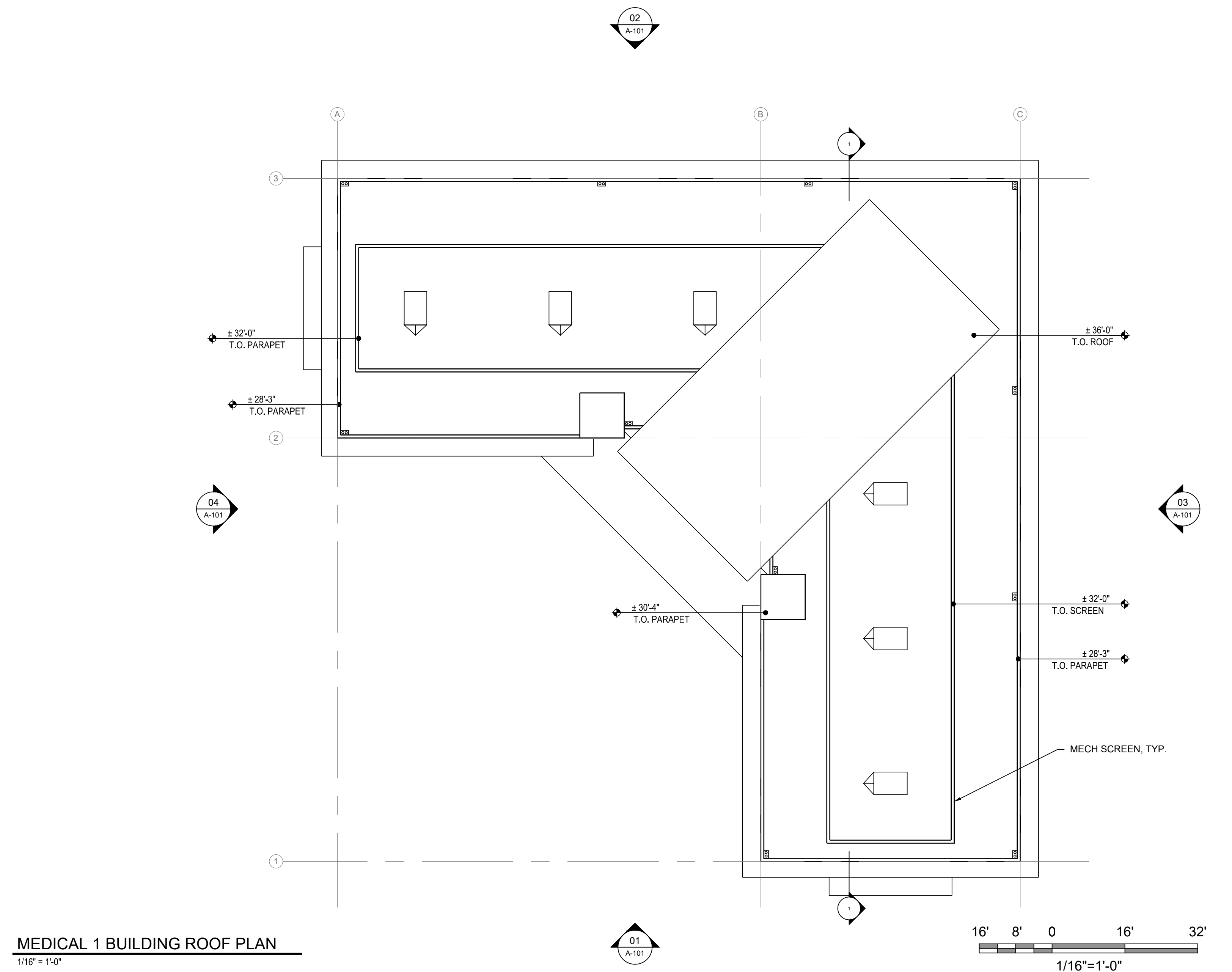
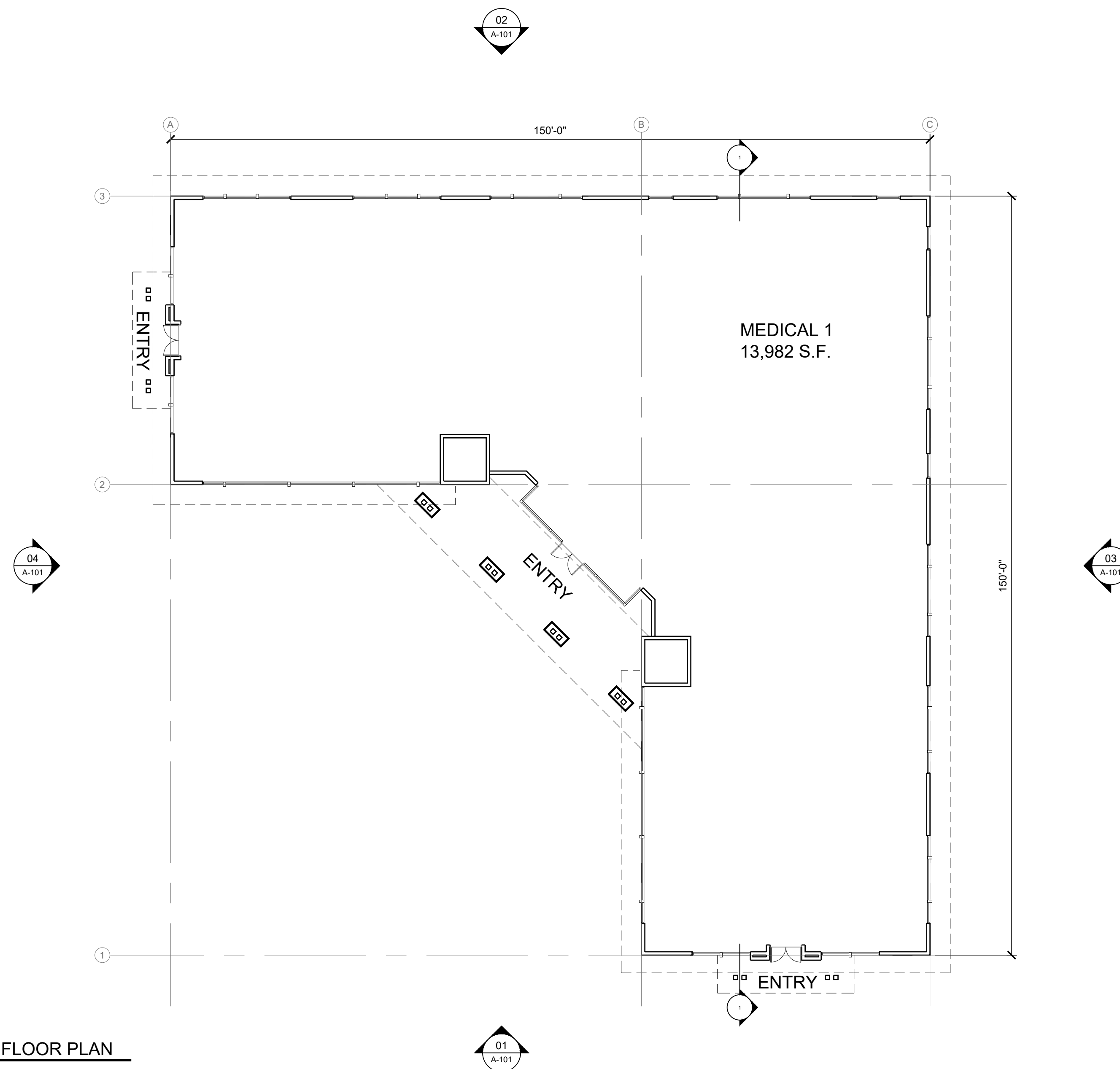
SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - MEDICAL 1

FOLSOM, CA 21019

02-11-2022

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

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Borges
ARCHITECTURAL GROUP



SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 1

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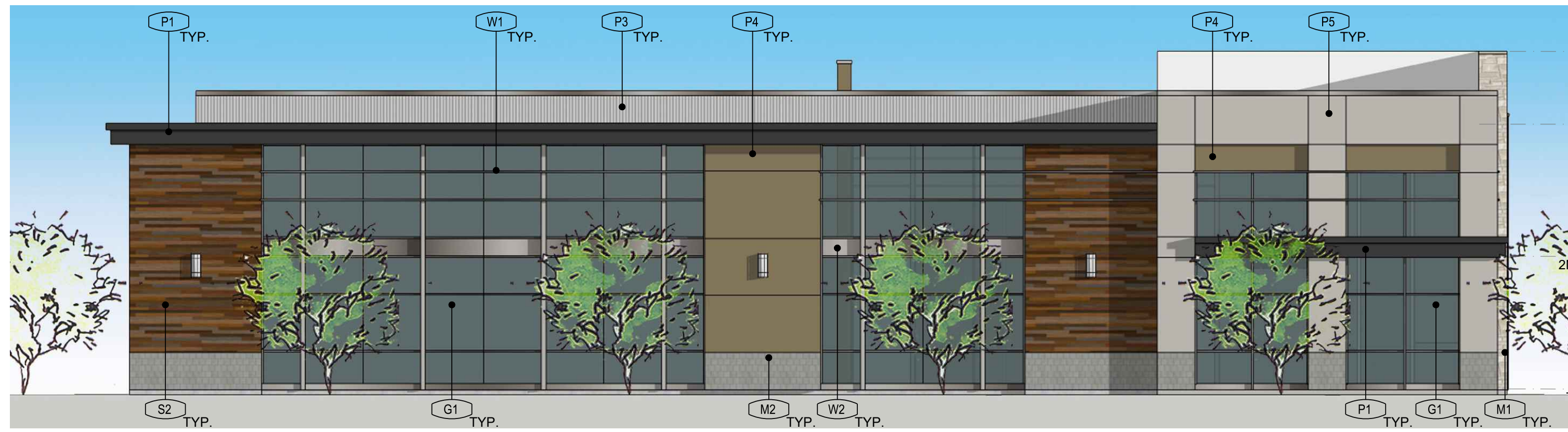




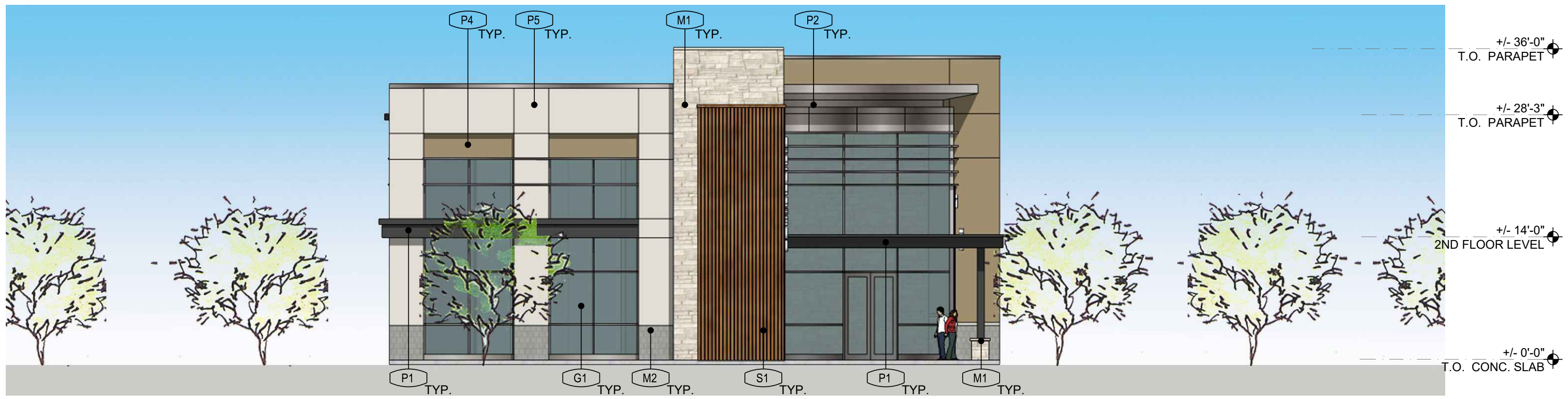
ELEVATION -01



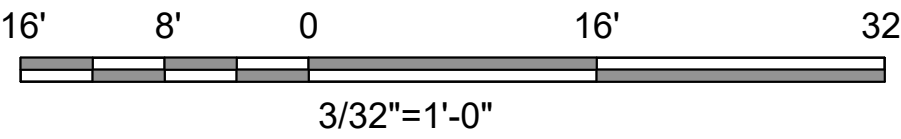
ELEVATION -02



ELEVATION -03



ELEVATION -04



MASONRY	PAINT FINISHES
W1 - CULTURED STONE "MCTO" HEAVY STONE W2 - EL DORADO STONE "CARRANADO" CUT COARSE STONE	P1 - KELLY MOORE KM603-5, "ZINC DUST" P2 - KELLY MOORE KM603-2, "METAL CH"'
SIDING	P3 - KELLY MOORE KM604-1, "PEAKLY WHITE" P4 - KELLY MOORE KM623-1, "CHOWDER BOWL" P5 - KELLY MOORE KM623-1, "WINTER WHITE" P6 - KELLY MOORE KM603-2, "TRUNKER STONE" P7 - KELLY MOORE KM623-3, "CANDI GREEN"
S1 - MATAVESIDE SHIP LAP SIDING 2.5X8" FACE STAINED OLYMPIC "CHESTNUT BROWN" S2 - MATAVESIDE "SANTA MARIA BANSCHREEN" STAINED OLYMPIC "CHESTNUT BROWN" S3 - MATAVESIDE "SANTA MARIA BANSCHREEN" STAINED OLYMPIC "COCA BROWN" S4 - JAMES HARDIE FIBRE CEMENT SIDING ARTISAN V-GROOVE, LIGHT GREY	
WINDOW SYSTEMS/GLAZING	
W1 - ANICADAL OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED W2 - ALUCOROND OR EQ. GRAY GREY	

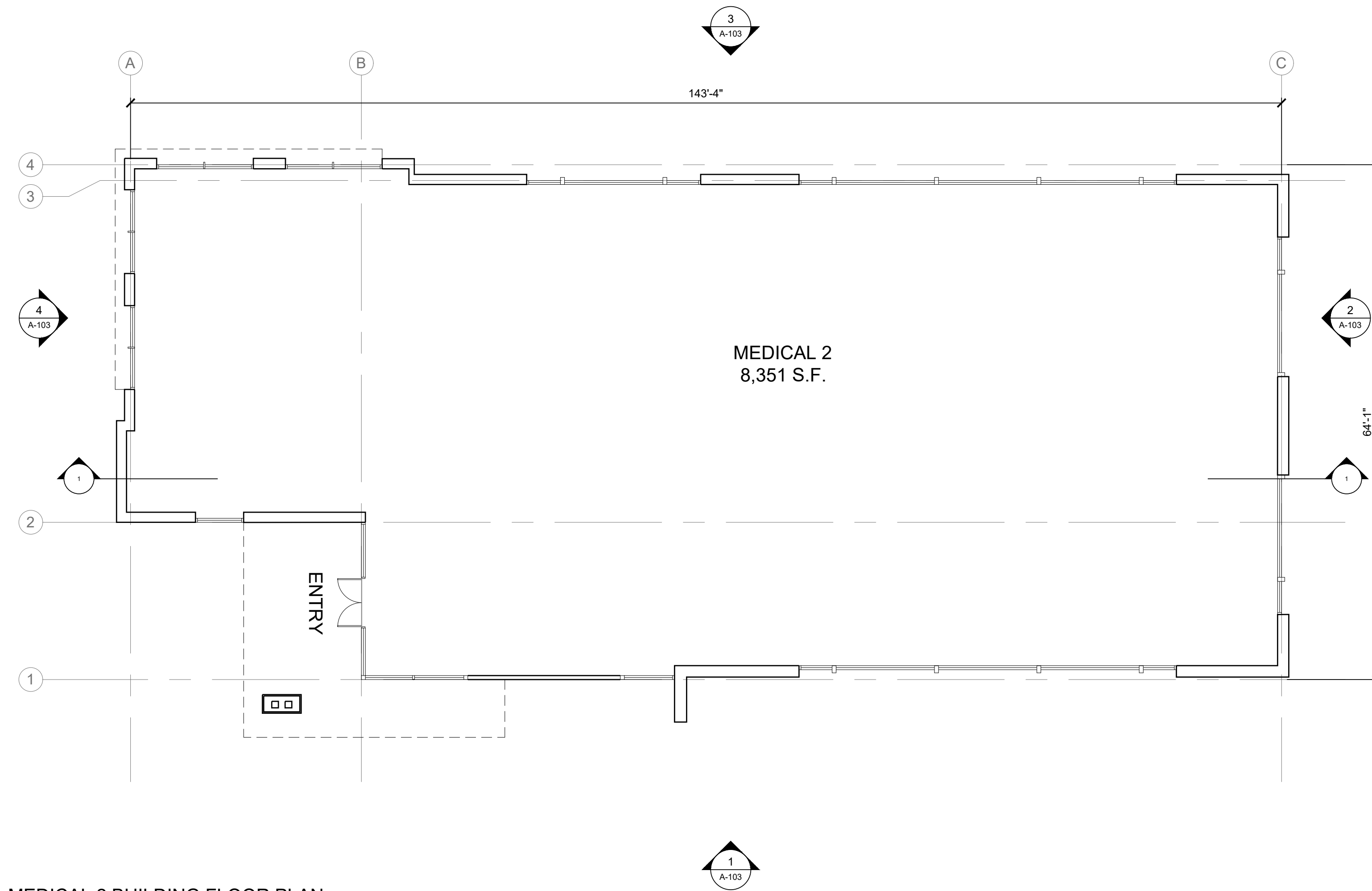


PERSPECTIVE VIEW

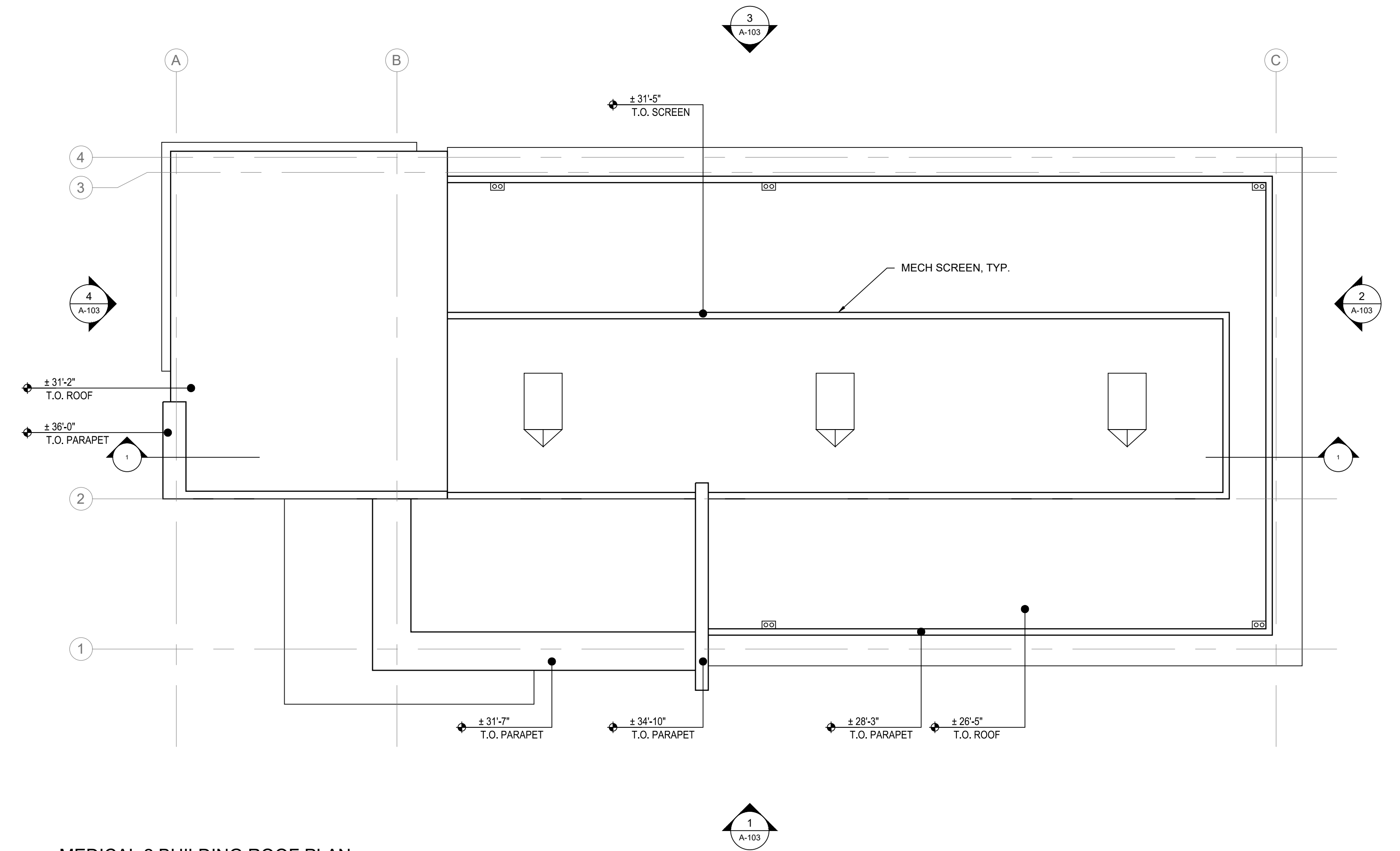
SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - MEDICAL 2

A-103

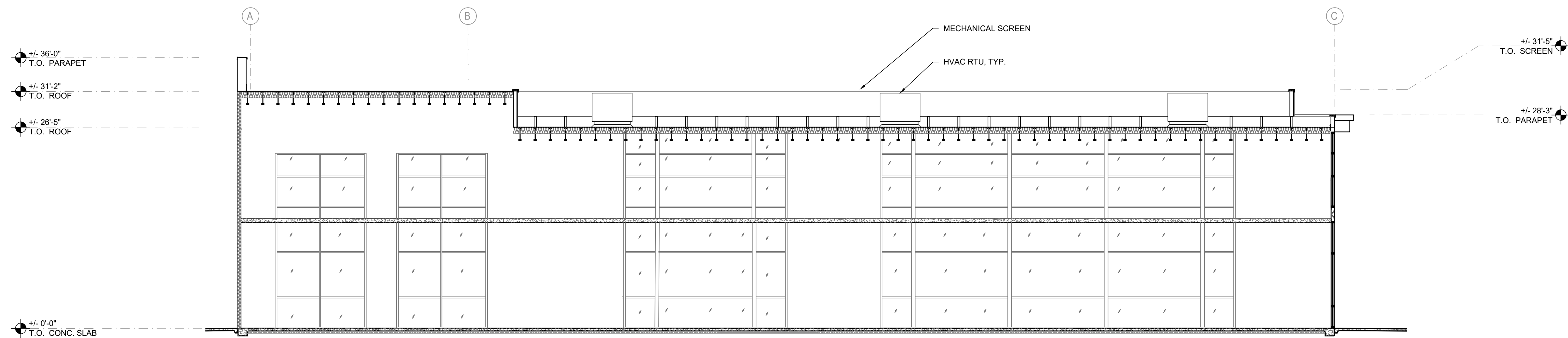
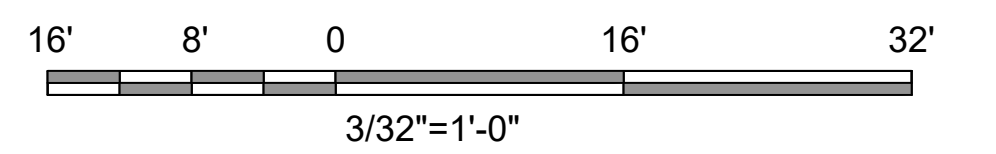




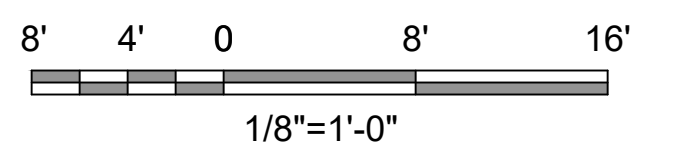
MEDICAL 2 BUILDING FLOOR PLAN
3/32" = 1'-0"



MEDICAL 2 BUILDING ROOF PLAN
3/32" = 1'-0"



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



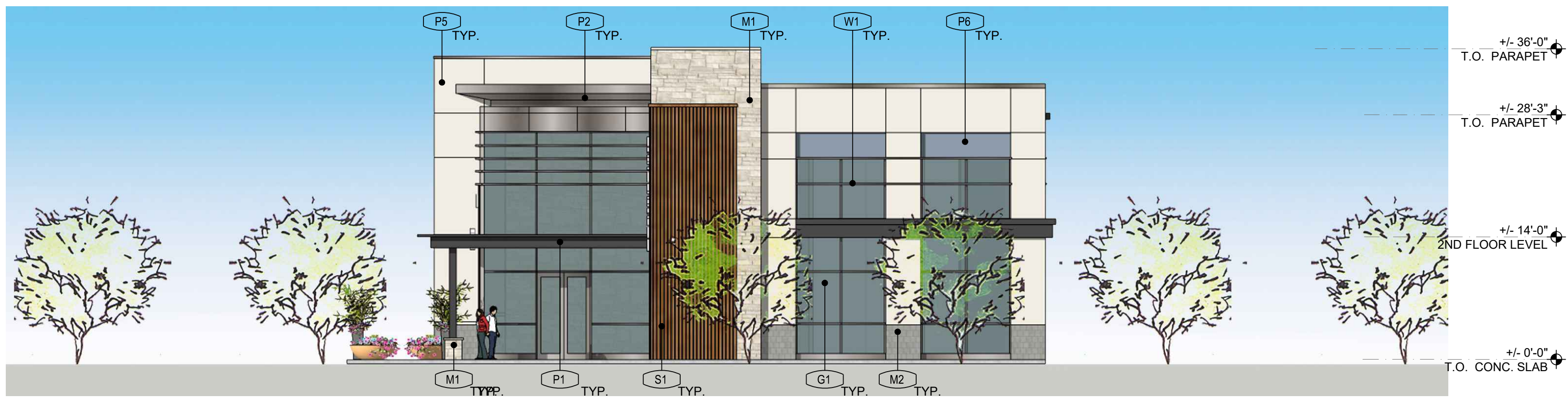
SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 2

A-104

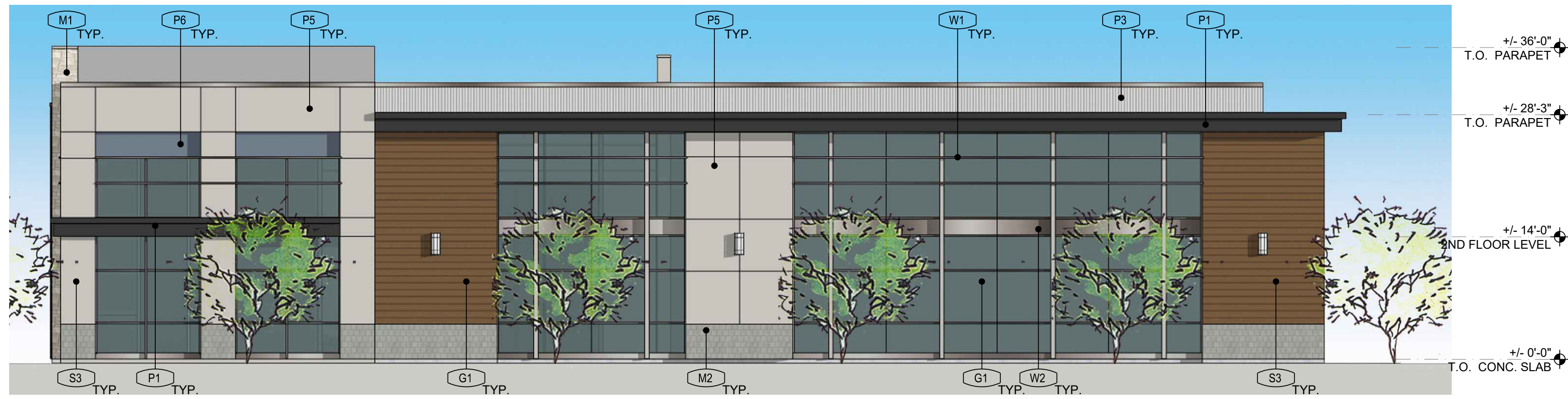
ARCHITECTURAL GROUP
Borges



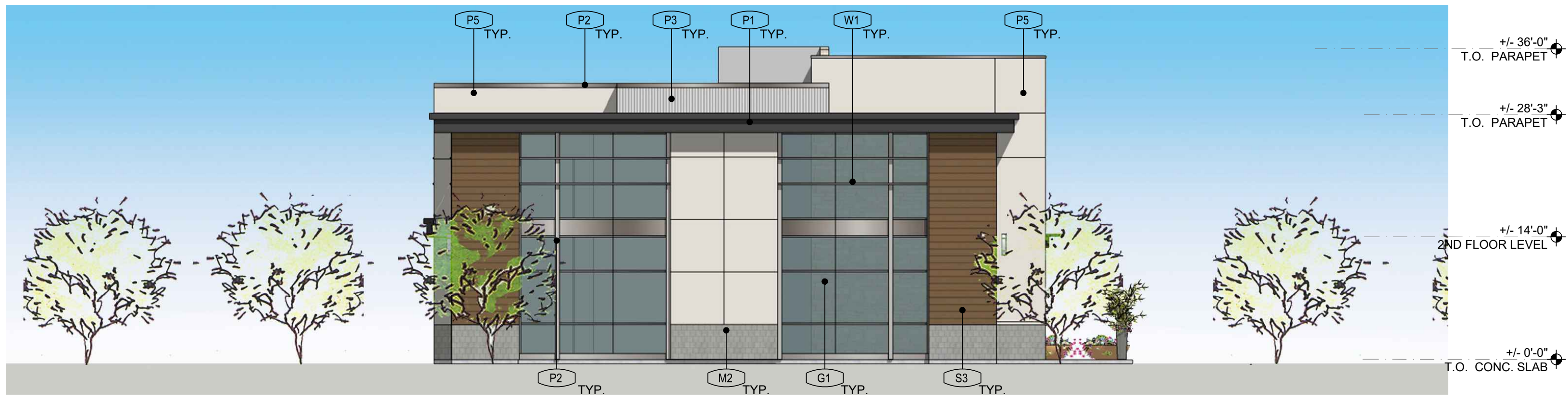
ELEVATION -01



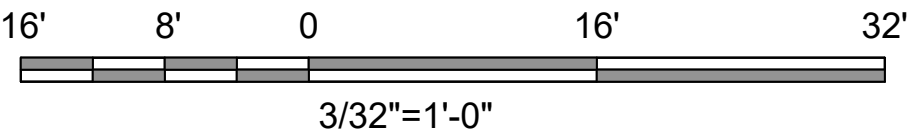
ELEVATION -02



ELEVATION -03



ELEVATION -04



MASONRY		PAINT FINISHES	
W1 - CULTURED STONE "MISTO" HEAVY STONE		P1 - KELLY MOORE KMA023, "ZINC DUST"	
M2 - EL DORADO STONE "CANDIDADO" CUT COARSE STONE		P5 - KELLY MOORE KMA002, "METAL CH"	
SIDING		P3 - KELLY MOORE KMA004, "PEACOCK WHITE"	
S1 - MATAVESSE SHIP LAP SIDING 2.5x8" FACE STAINED OLYMPIC "CHESTNUT BROWN"		P4 - KELLY MOORE KMA021, "CHOCOLATE BOWL"	
S2 - MATAVESSE "SANTA MARIA HANDSCREEN" STAINED OLYMPIC "CHESTNUT BROWN"		P6 - KELLY MOORE KMA004, "TRAVELER STONE"	
S3 - MATAVESSE "SANTA MARIA HANDSCREEN" STAINED OLYMPIC "COCA BROWN"		P7 - KELLY MOORE KMA023, "MIST WHITE"	
S4 - JAMES HARDY FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT GREY		P8 - KELLY MOORE KMA004, "TRAVELER STONE"	
WINDOW SYSTEMS/GLAZING		P9 - KELLY MOORE KMA023, "CAMO GREEN"	
W1 - ARCADIA, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED			
W2 - ALUCORND, OR EQ. CHARTER GREY			

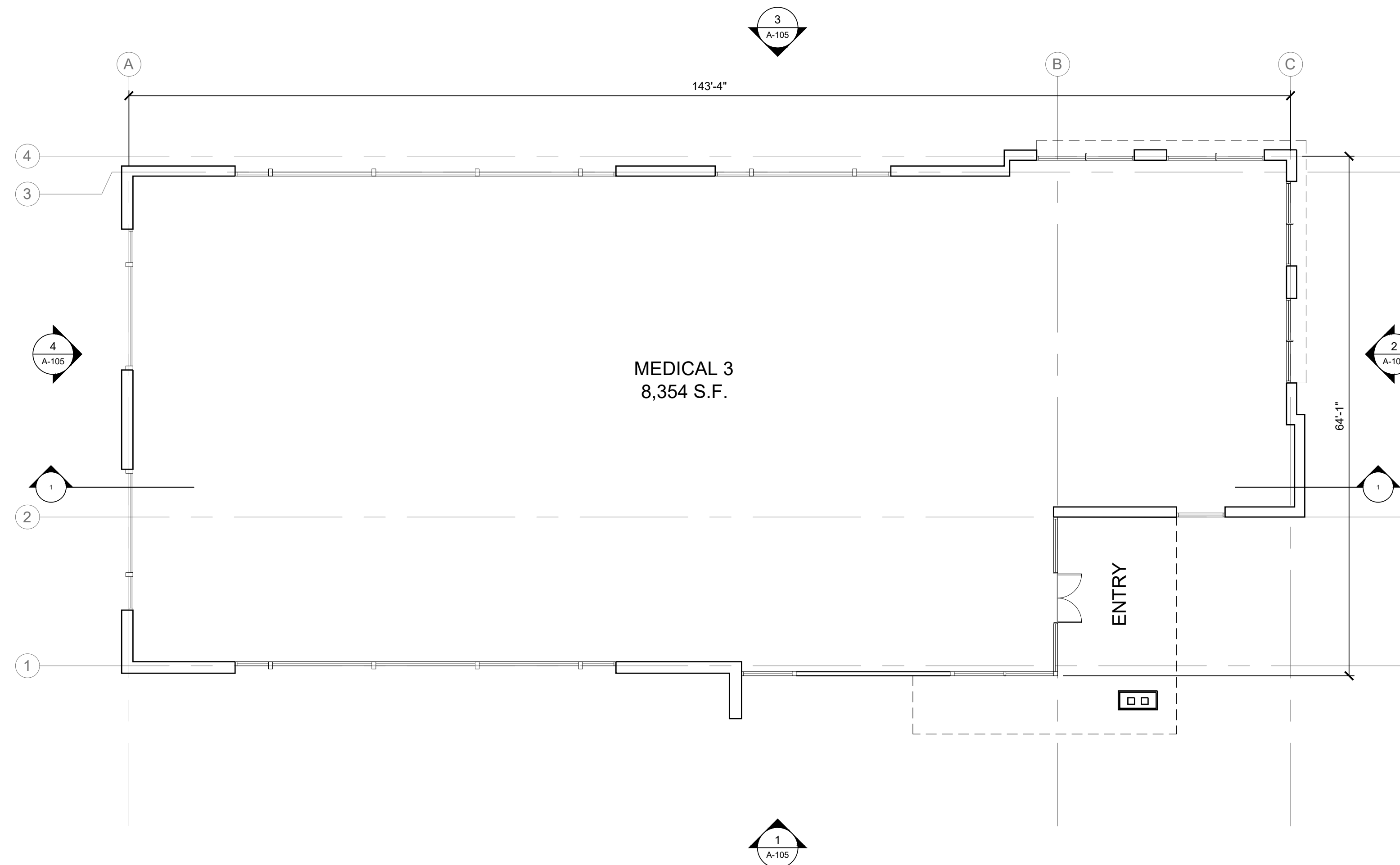


PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - MEDICAL 3

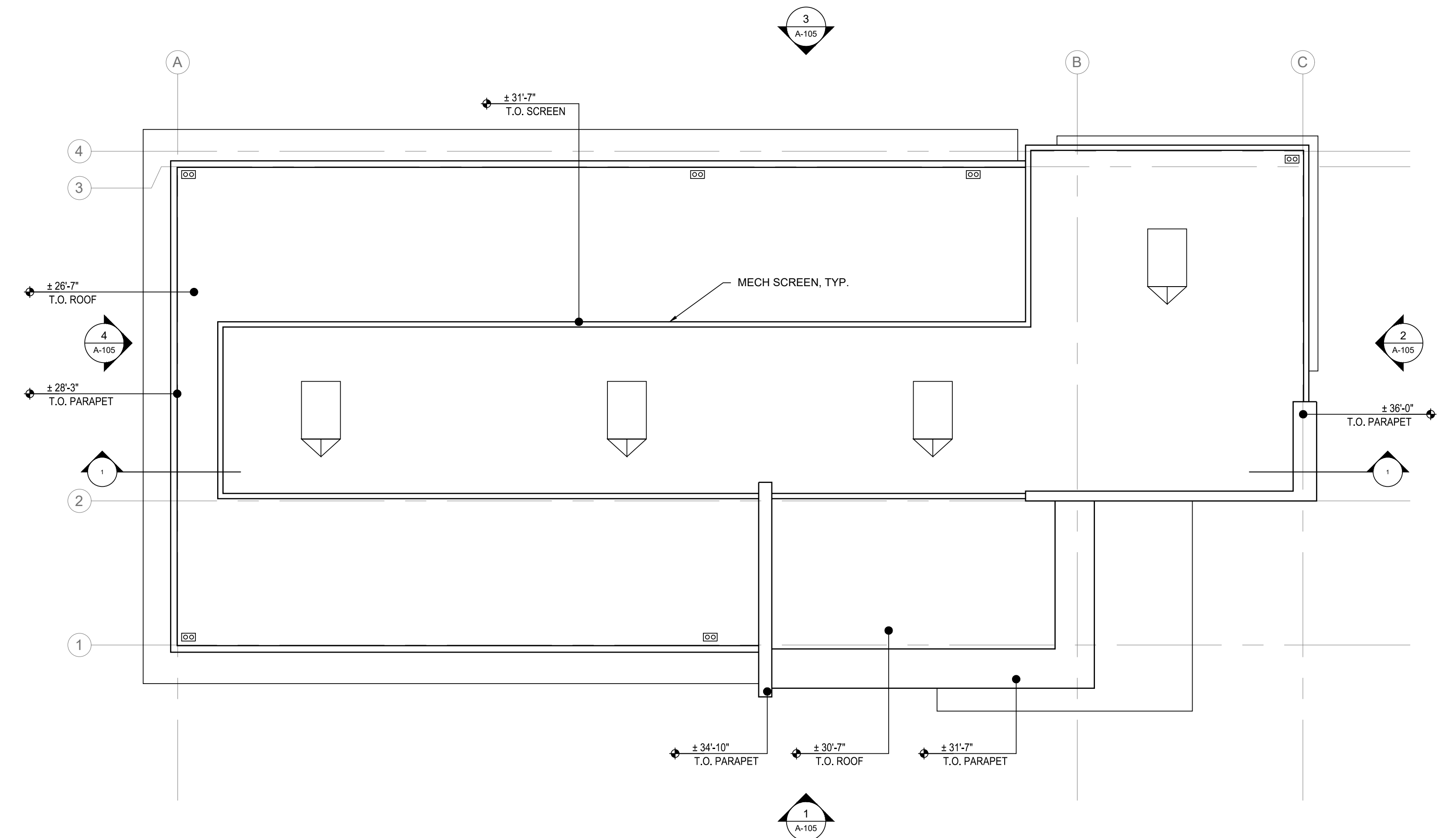
A-105

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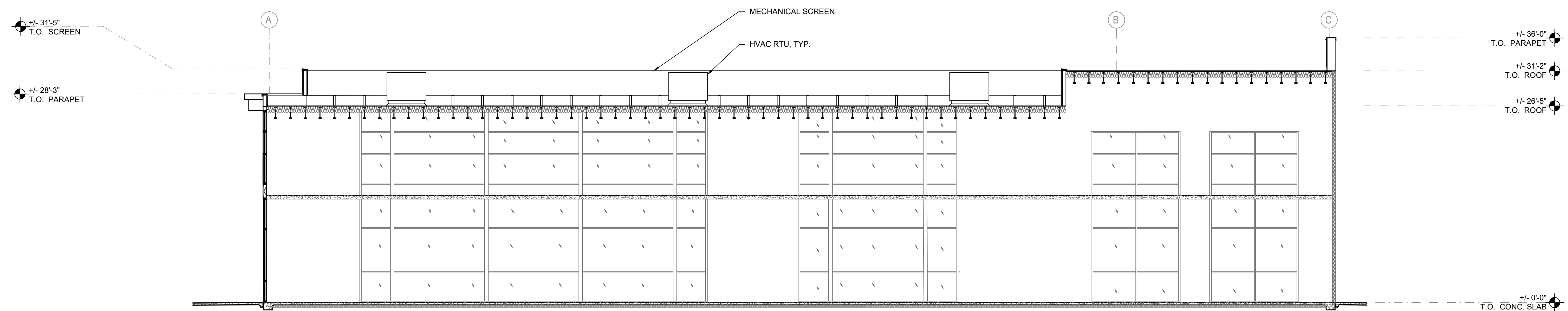
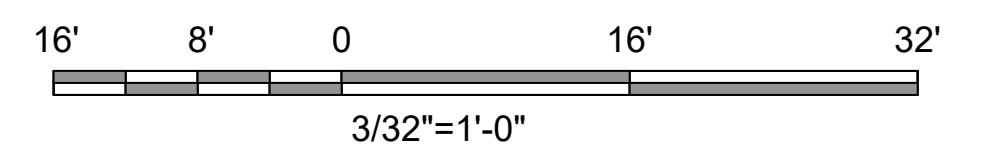
MEDICAL 3 BUILDING FLOOR PLAN

3/32" = 1'-0"



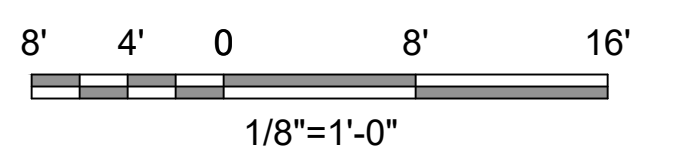
MEDICAL 3 BUILDING FLOOR PLAN

3/32" = 1'-0"



BUILDING SECTION 1

1/8" = 1'-0"

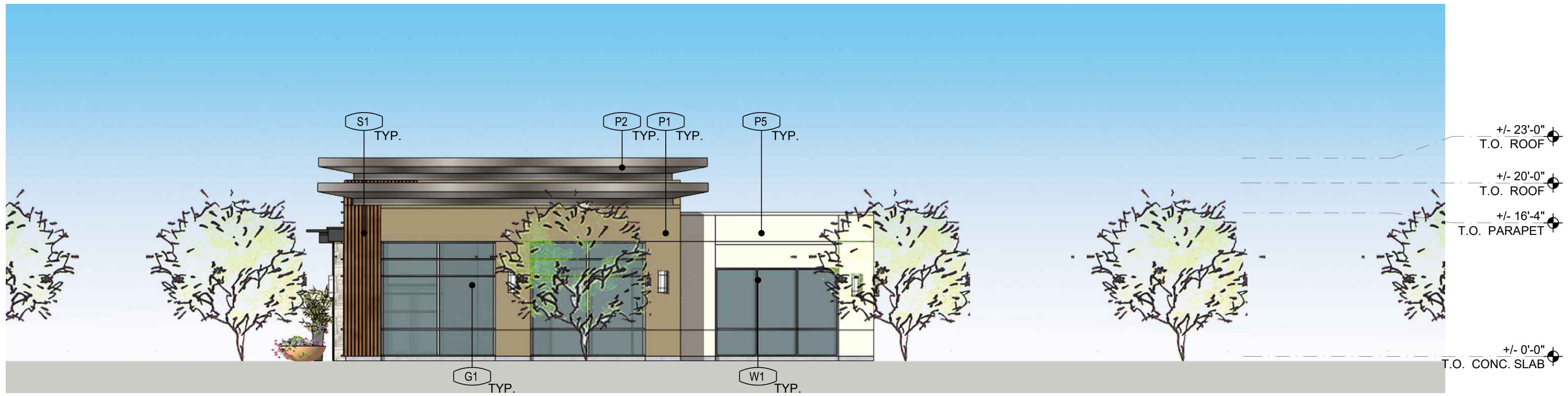


SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 3

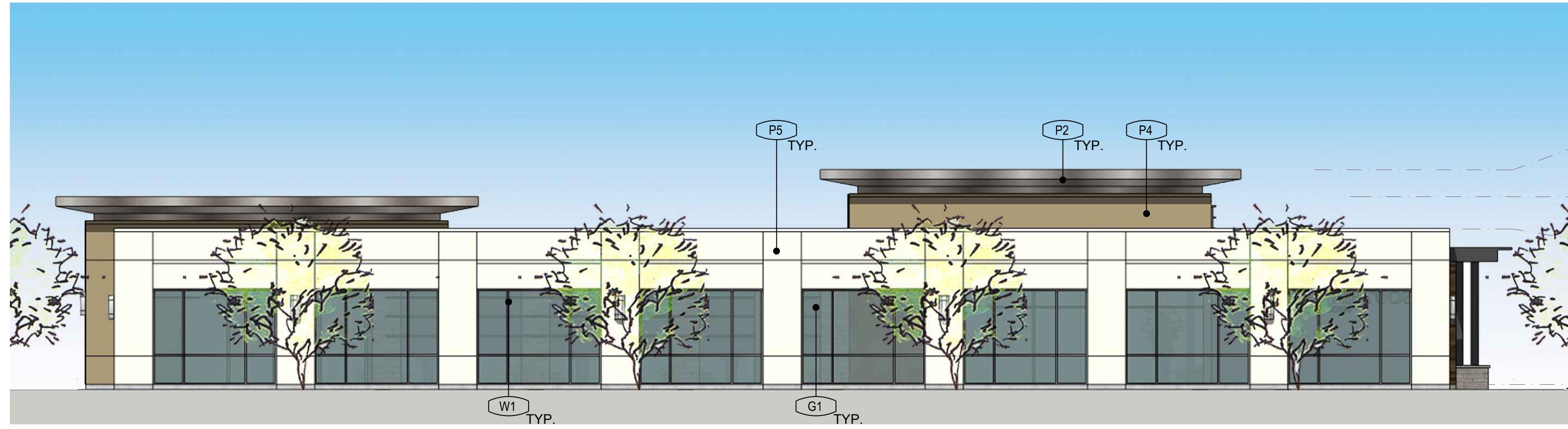
A-106



ELEVATION -01



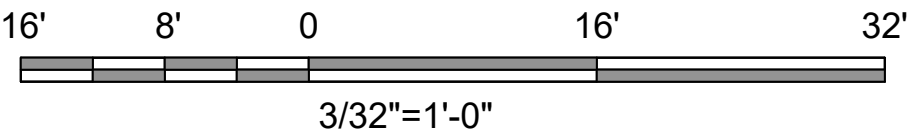
ELEVATION -02



ELEVATION -03



ELEVATION -04

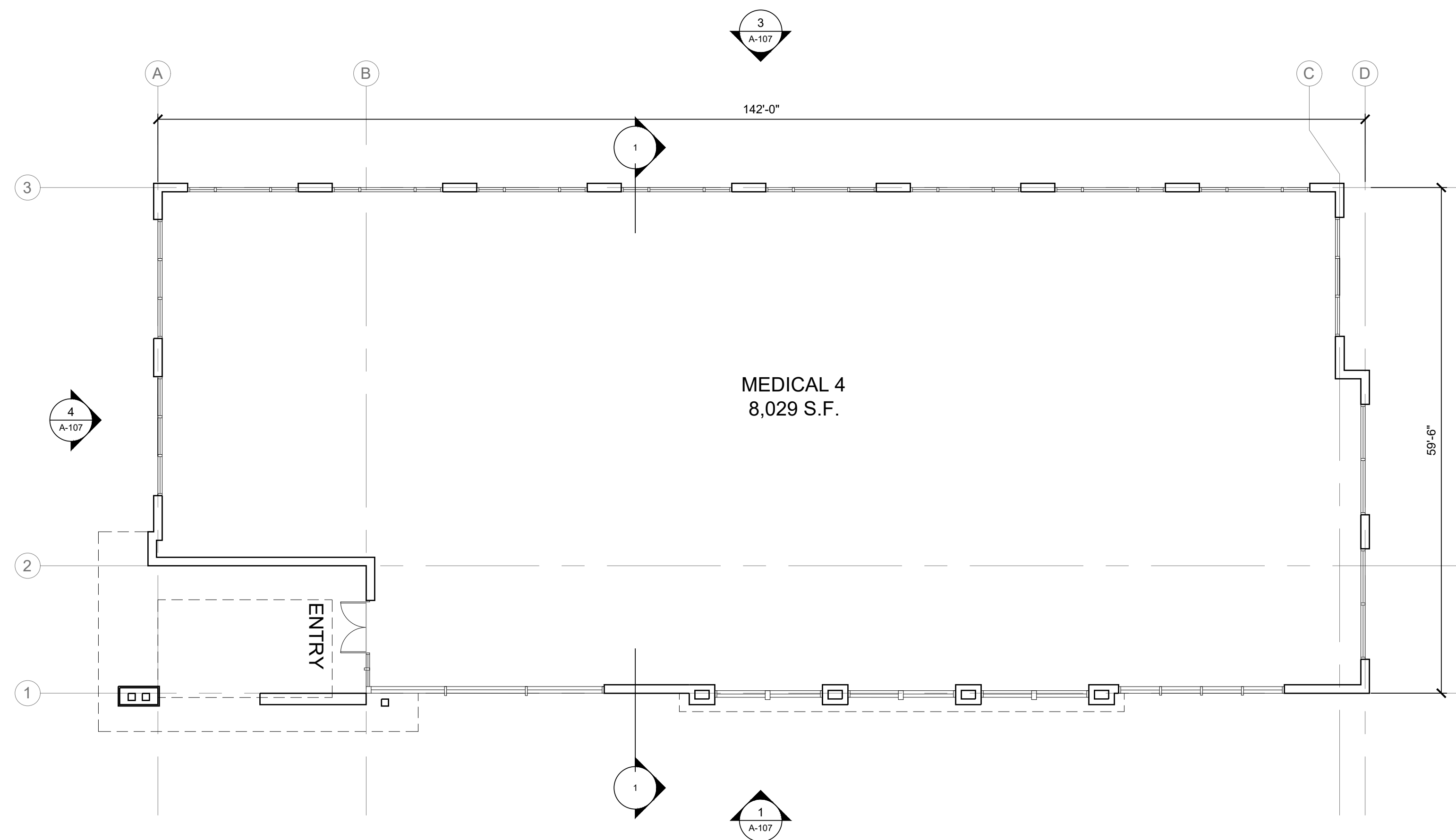


MASONRY		PAINT FINISHES	
W1 - CULTURED STONE "MILK" HEAVY STONE		P1 - KELLY MOORE KMS02-5, "ZINC DUST"	
W2 - EL DORADO STONE "CANDORADO" CUT COARSE STONE		P2 - KELLY MOORE KMS02-2, "METAL CH"	
SIDING		P3 - KELLY MOORE KMS04-1, "PEACOCK WHITE"	
S1 - MATAVESIDE SHIP LAP SIDING 2.5x8" FACE STAINED OLYMPIC "CHESTNUT BROWN"		P4 - KELLY MOORE KMS02-1, "CHOCOLATE BOWL"	
S2 - MATAVESIDE "SANTA MARIA BANSCHREIN" STAINED OLYMPIC "CHESTNUT BROWN"		P5 - KELLY MOORE KMS02-1, "WINTER WHITE"	
S3 - MATAVESIDE "SANTA MARIA BANSCHREIN" STAINED OLYMPIC "COCA BROWN"		P6 - KELLY MOORE KMS02-2, "TRULAND STONE"	
S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT GREY		P7 - KELLY MOORE KMS02-3, "CAND GREEN"	
WINDOW SYSTEMS/GLAZING			
W1 - ARCADIA, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED			
W2 - ALUCOROND, OR EQ. CHERRY GREY			



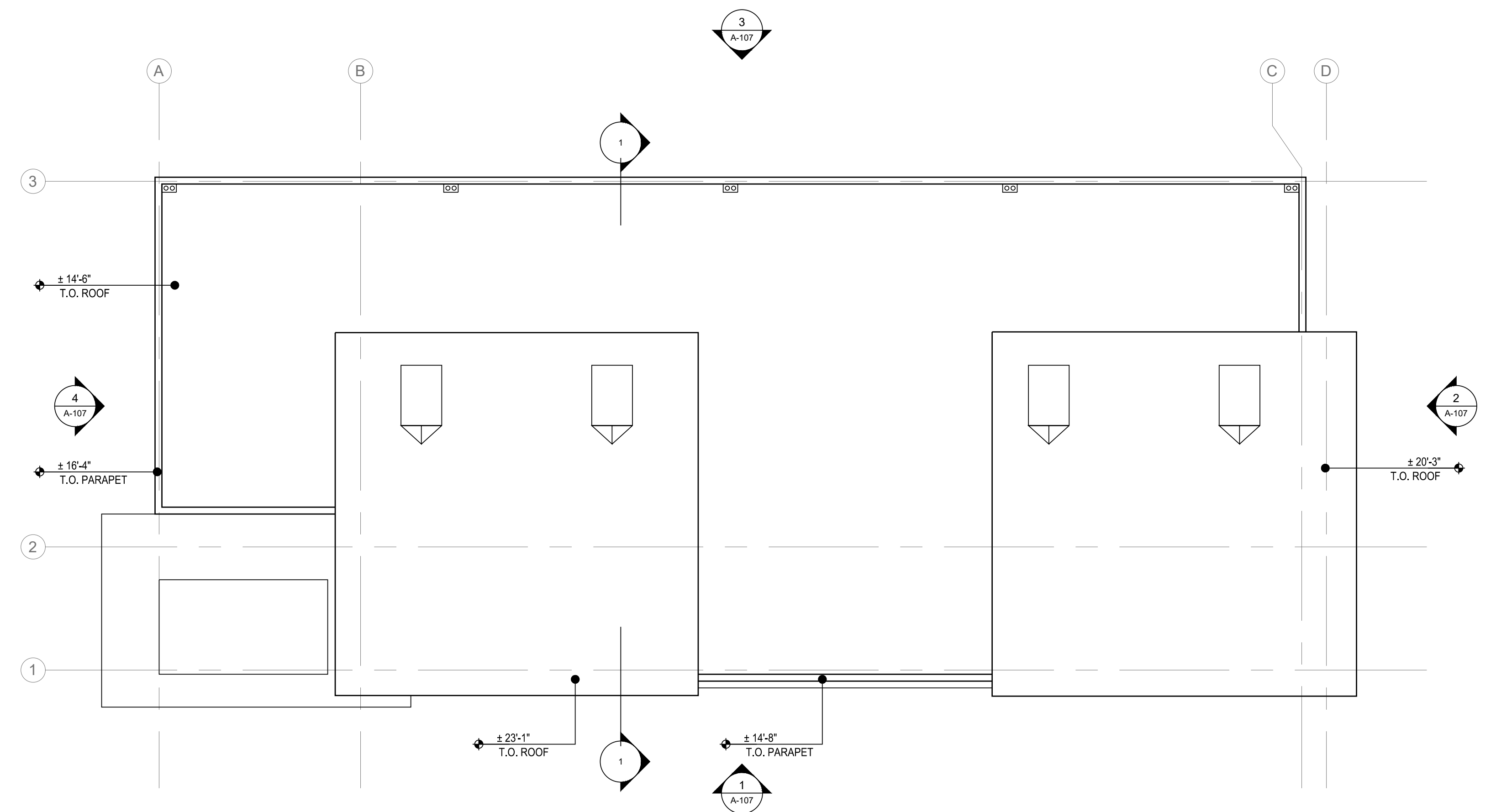
PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - MEDICAL 4



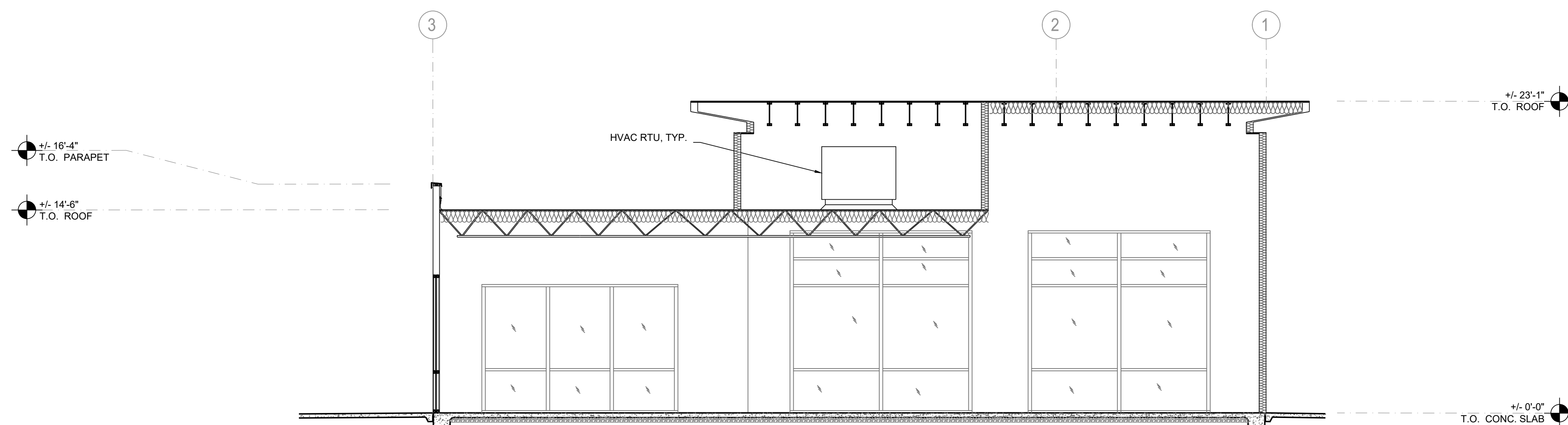
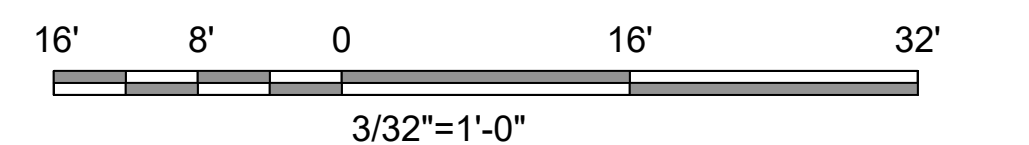
MEDICAL 4 BUILDING FLOOR PLAN

3/32" = 1'-0"



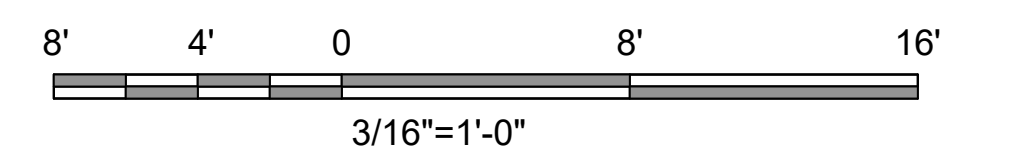
MEDICAL 4 BUILDING ROOF PLAN

3/32" = 1'-0"



BUILDING SECTION 1

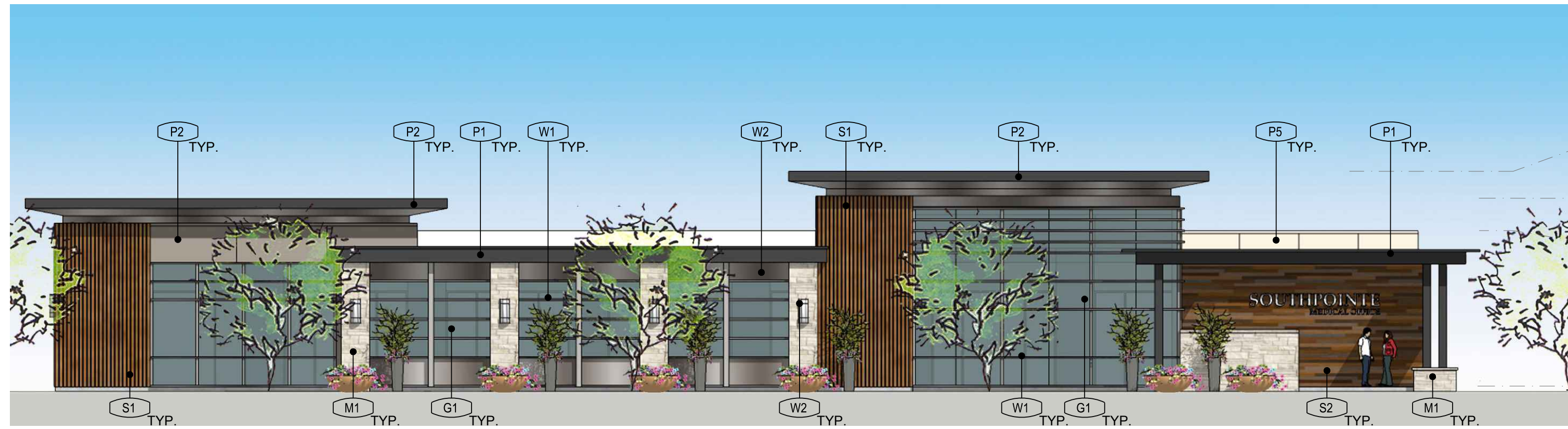
3/32" = 1'-0"



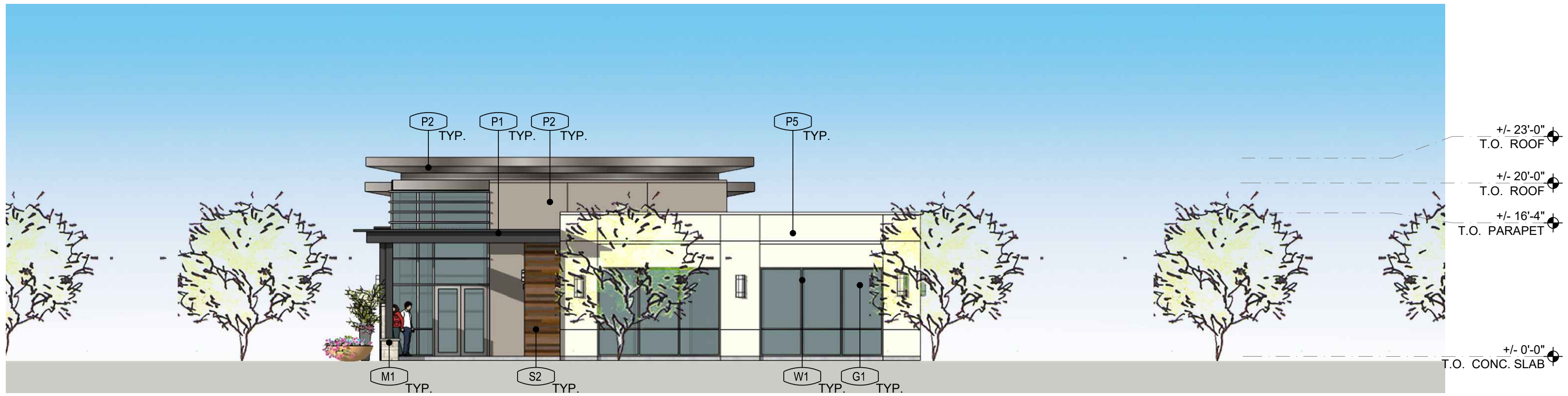
SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 4

A-108

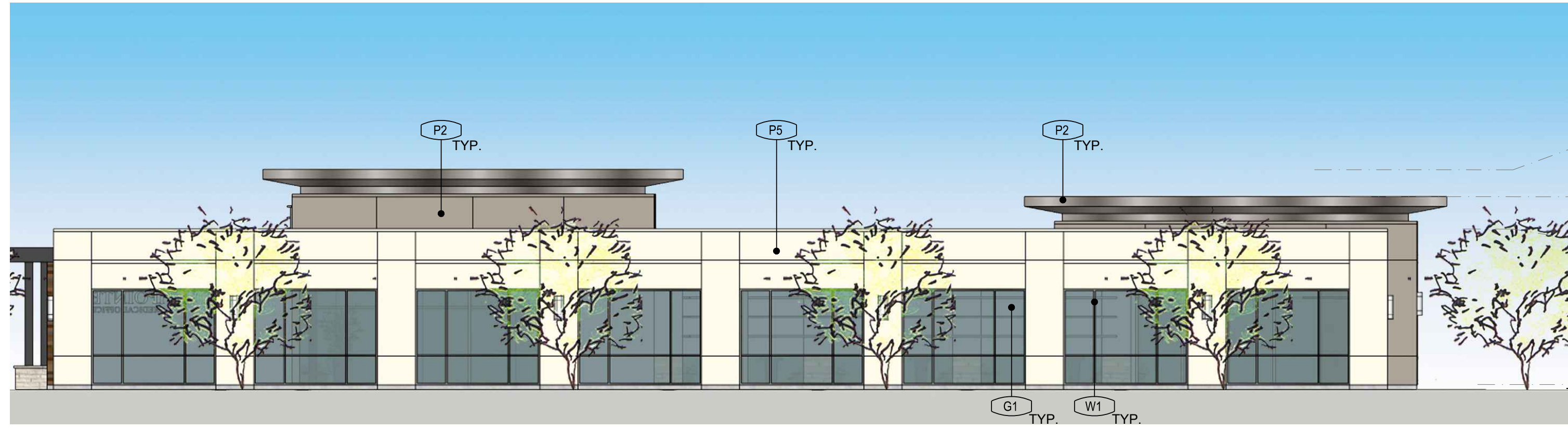
Borges
ARCHITECTURAL GROUP



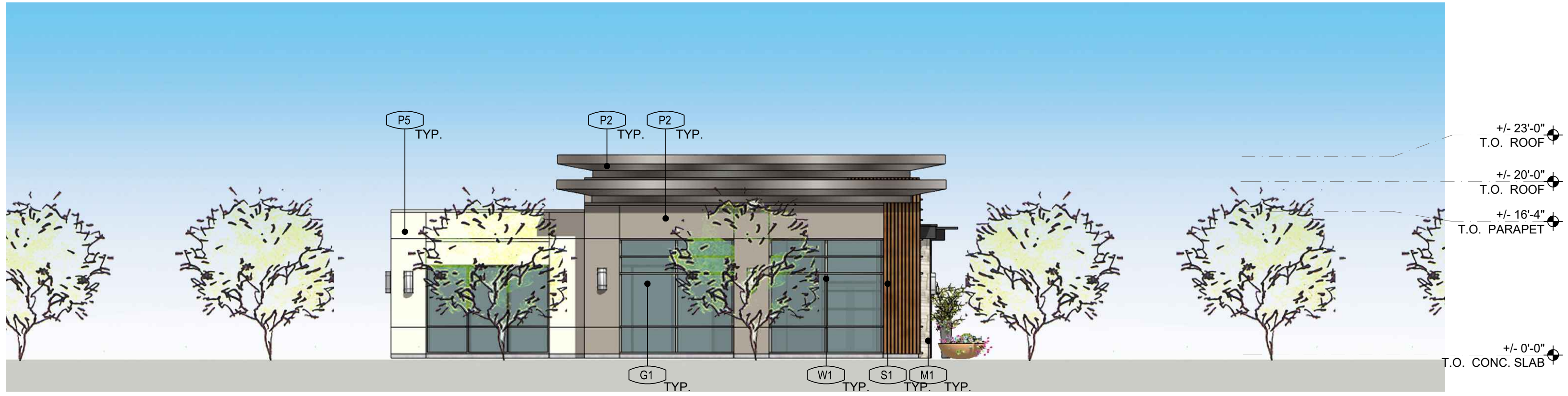
ELEVATION -01



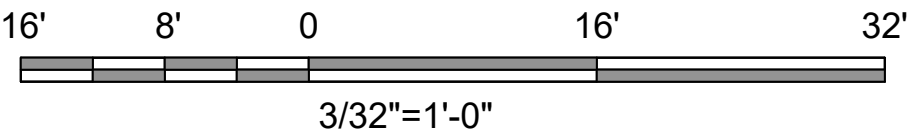
ELEVATION -02



ELEVATION -03



ELEVATION -04



MASONRY		PAINT FINISHES	
W1 - CULTURED STONE "PACIFIC" HEAVY STONE		P1 - KELLY MOORE KMA023-5, "ZINC DUST"	
W2 - EL DORADO STONE "CANDORADO" CUT COARSE STONE		P2 - KELLY MOORE KMA023-2, "METAL CH"'	
SIDING		P3 - KELLY MOORE KMA04-1, "PEACOCK WHITE"	
S1 - MATAVERGE SHIP LAP SIDING 2.5x8" FACE STAINED OLYMPIC "CHESTNUT BROWN"		P4 - KELLY MOORE KMA023-1, "CHOWDER BOWL"	
S2 - MATAVERGE "SANTA MARIA BARNDOOR"		P5 - KELLY MOORE KMA023-1, "WINTER WHITE"	
S3 - MATAVERGE "SANTA MARIA BARNDOOR"		P6 - KELLY MOORE KMA023-2, "TRUNKER STONE"	
S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT GREY		P7 - KELLY MOORE KMA023-3, "CANDI GREEN"	
WINDOW SYSTEMS/GLAZING			
W1 - ARCADIA, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED			
W2 - ALUCOBOND, OR EQ. GREY GREY			

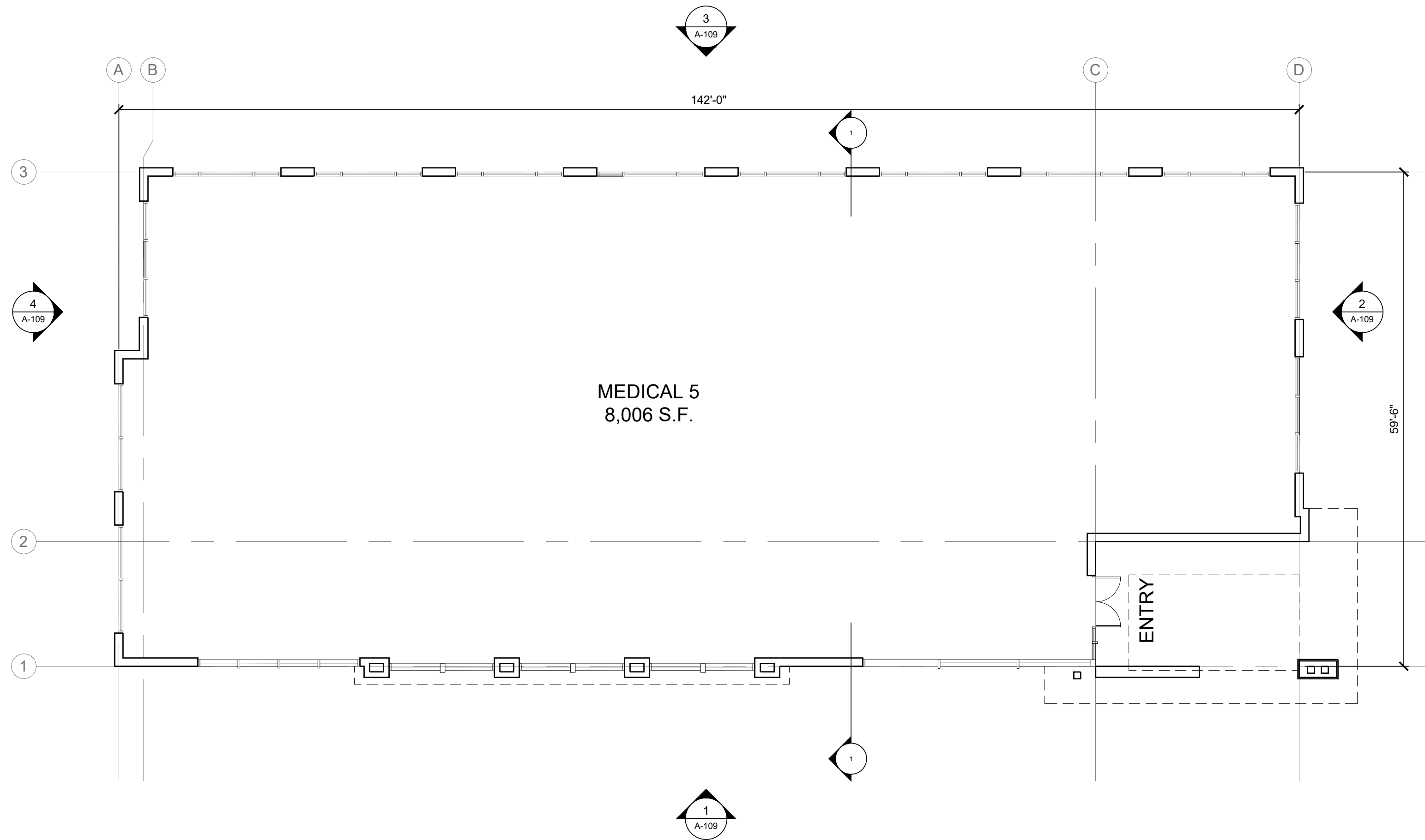


PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - MEDICAL 5

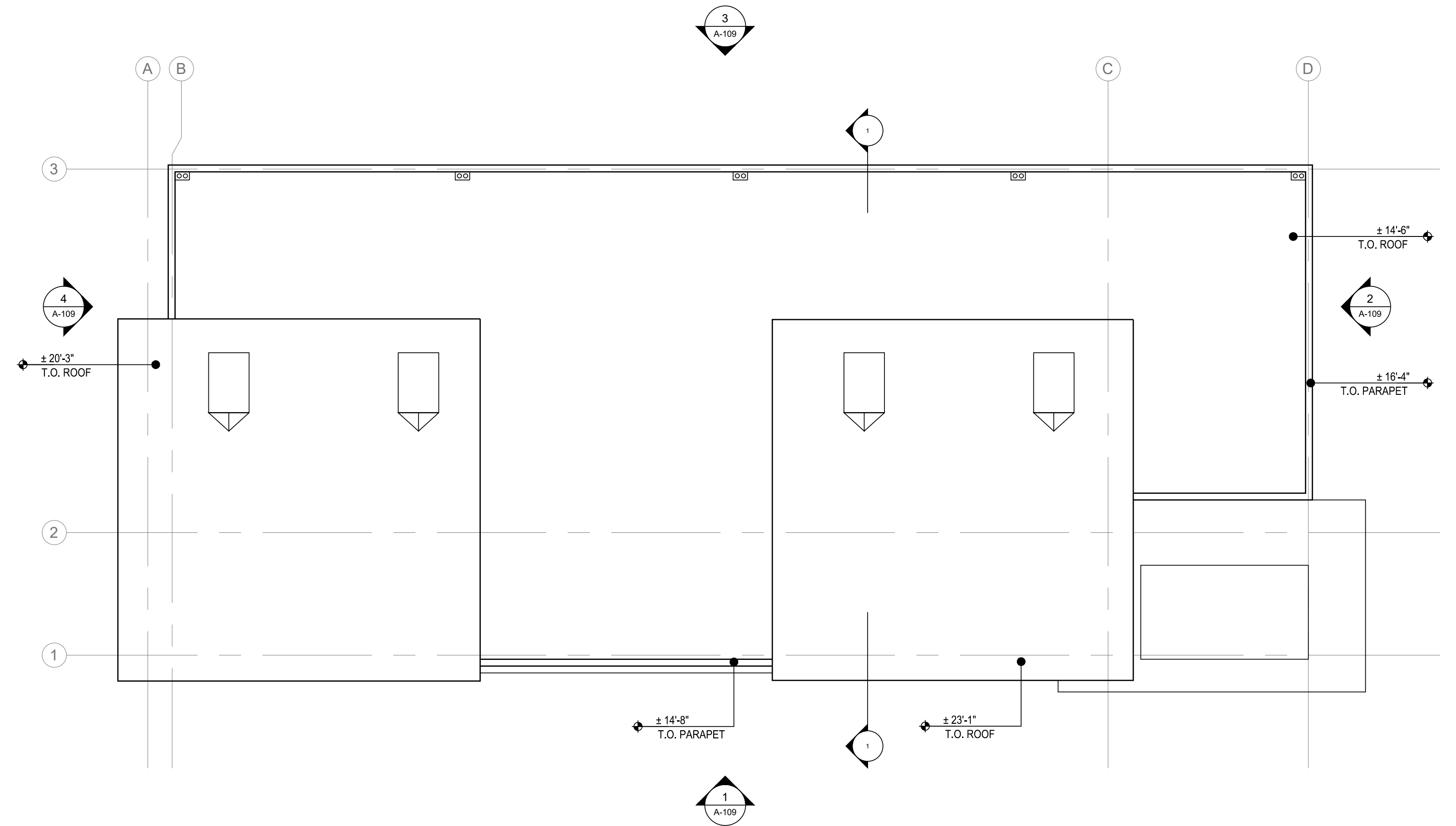
A-109





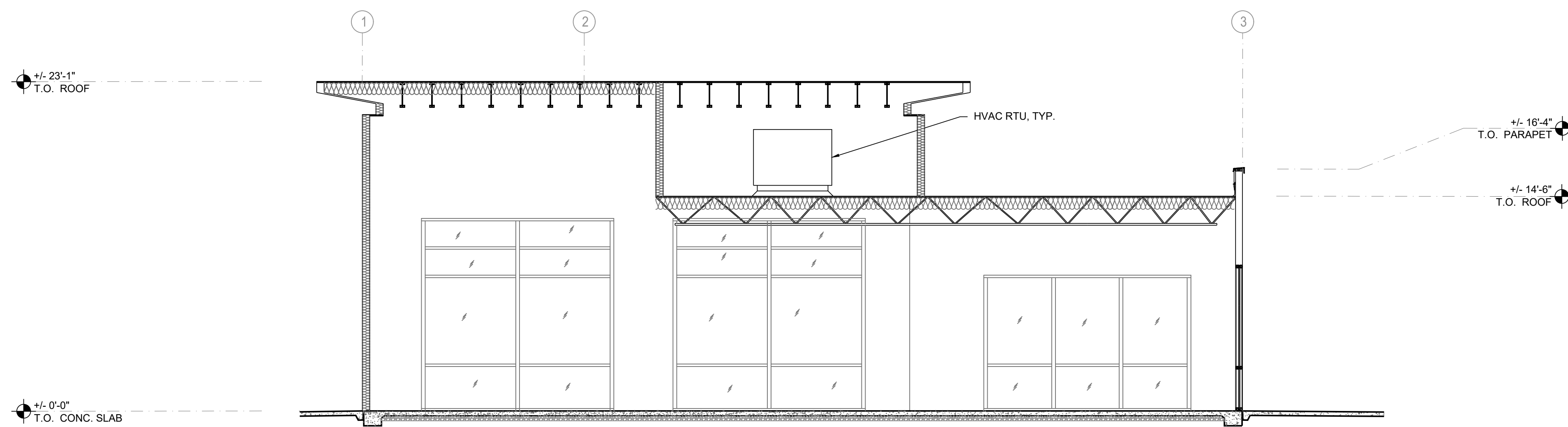
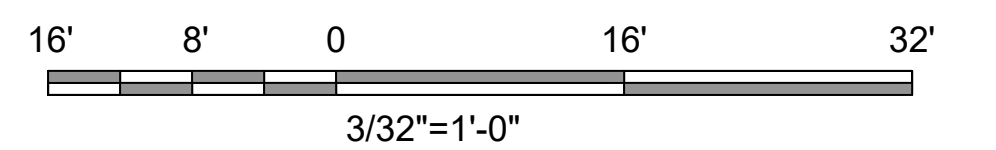
MEDICAL 5 BUILDING FLOOR PLAN

3/32" = 1'-0"



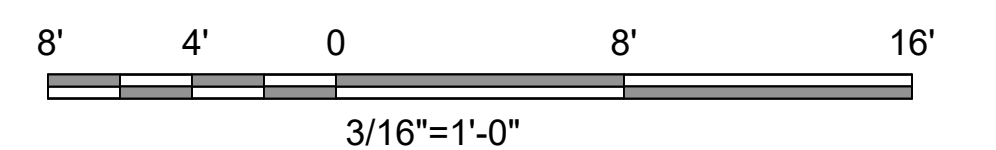
MEDICAL 5 BUILDING ROOF PLAN

3/32" = 1'-0"



BUILDING SECTION 1

3/16" = 1'-0"



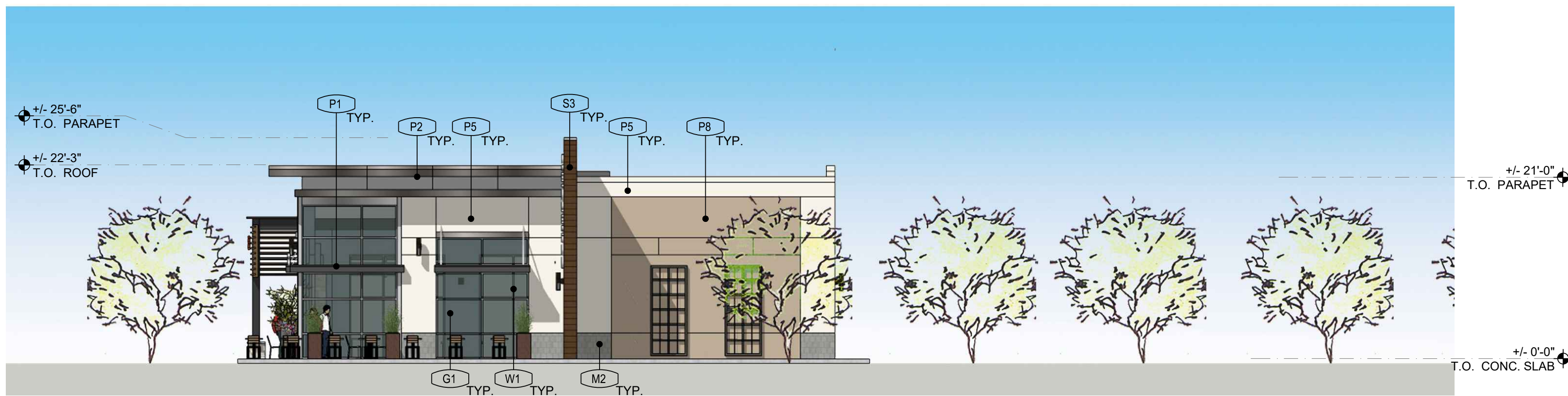
SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 5

A-110

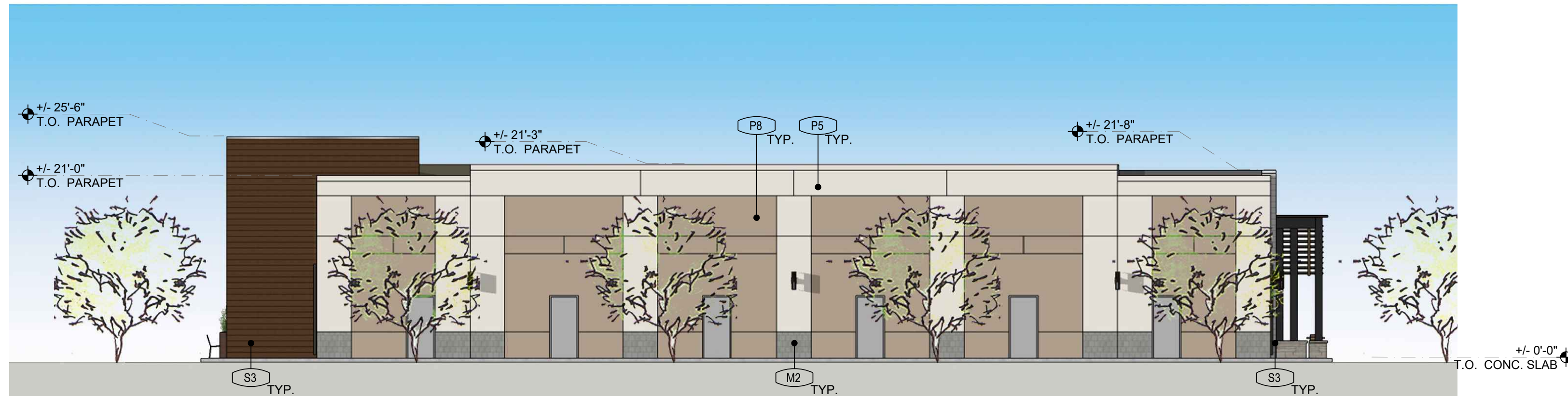




ELEVATION -01



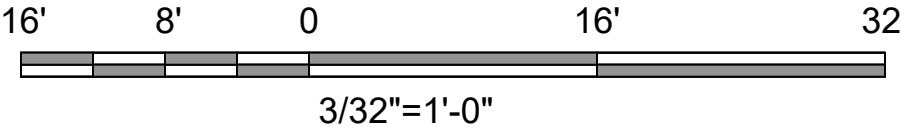
ELEVATION -02



ELEVATION -03



ELEVATION -04

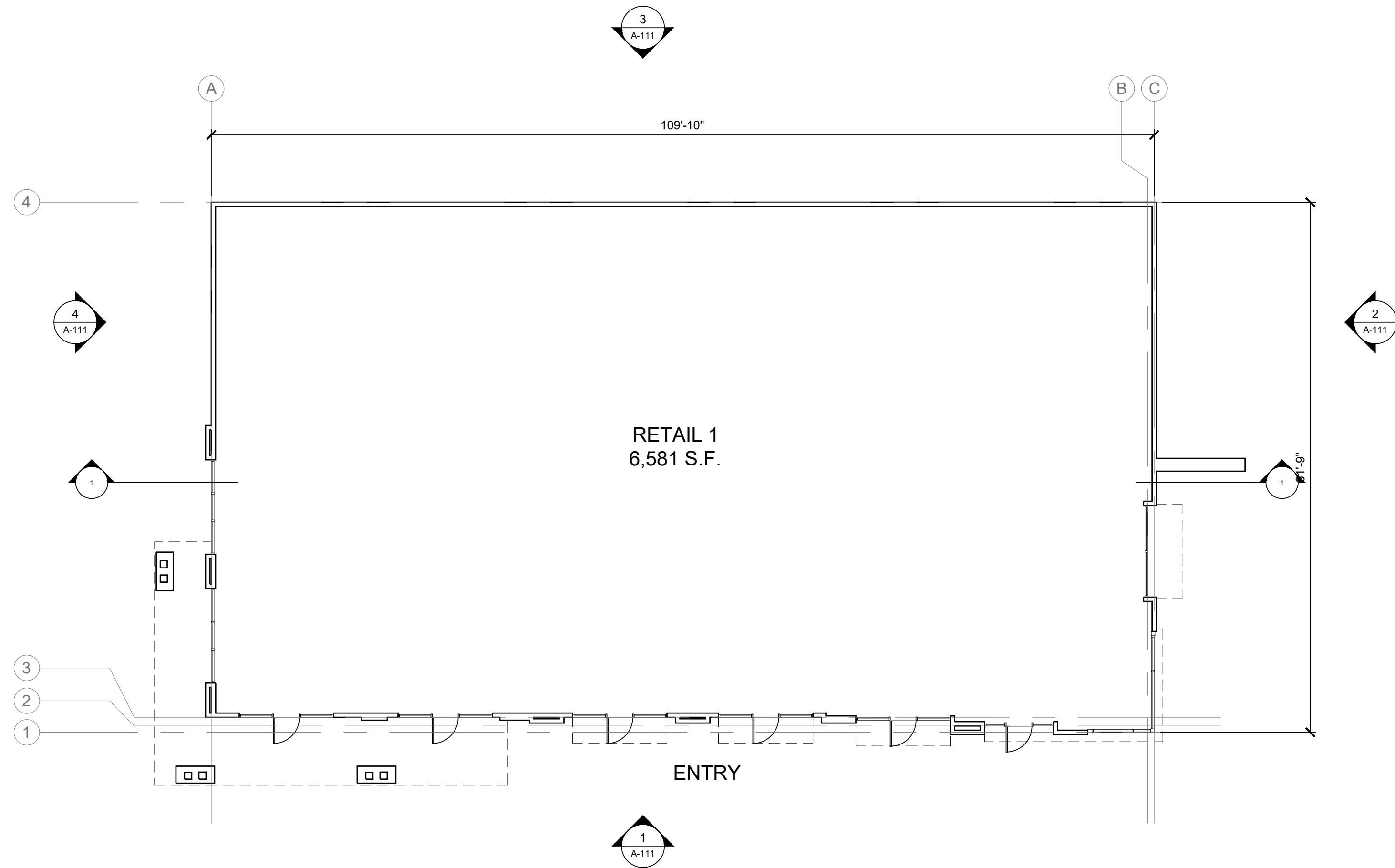


MASONRY	PAINT FINISHES
W1 - CULTURED STONE "RUSTIC" HEAVY STONE M2 - EL DORADO STONE "CARRAZZO" CUT COARSE STONE	P1 - KELLY MOORE KMS02-3, "ZINC DUST" P5 - KELLY MOORE KMS02-2, "METAL CH"' P3 - KELLY MOORE KMS04-1, "PEACOCK WHITE" P4 - KELLY MOORE KMS02-1, "CHOWDER BOWL" P1 - KELLY MOORE KMS02-1, "WHITEST WHITE" P6 - KELLY MOORE KMS02-2, "TRULAND STONE" P7 - KELLY MOORE KMS02-3, "CAND GREEN"
SIDING	
S1 - MAYAVERSE SHIP LAP SIDING 2.5x8" FACE STAINED OLYMPIC "CHESTNUT BROWN" S2 - MAYAVERSE "SANTA MARIA BARNDOOR" STAINED OLYMPIC "CHESTNUT BROWN" S3 - MAYAVERSE "SANTA MARIA BARNDOOR" STAINED OLYMPIC "COCA BROWN" S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT GREY	
WINDOW SYSTEMS/GLAZING	
W1 - ALUMINUM, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED W2 - ALUMINUM, OR EQ. CASEY GREY	



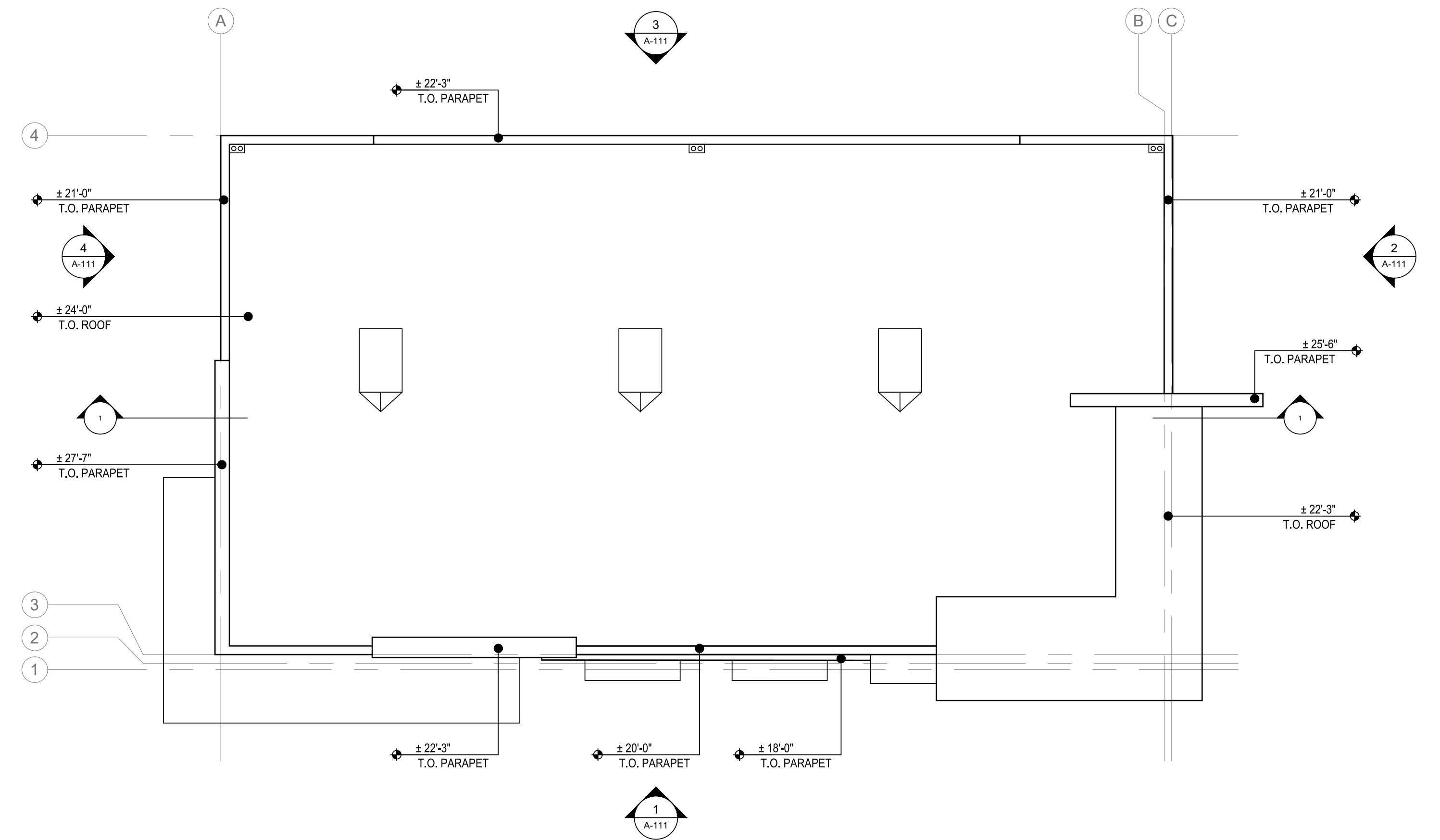
PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - RETAIL 1



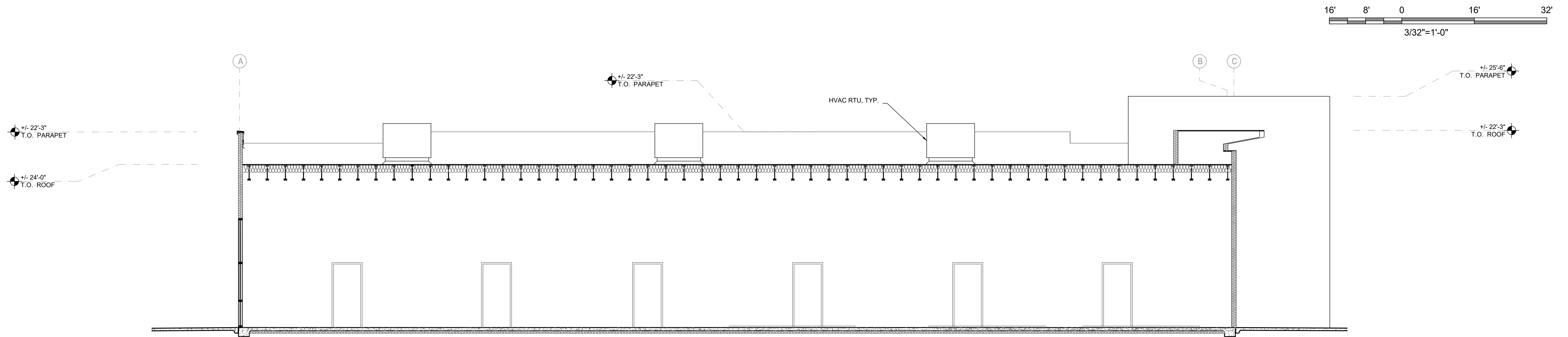
RETAIL 1 BUILDING FLOOR PLAN

3/32" = 1'-0"



RETAIL 1 BUILDING ROOF PLAN

3/32" = 1'-0"



BUILDING SECTION 1

3/16" = 1'-0"

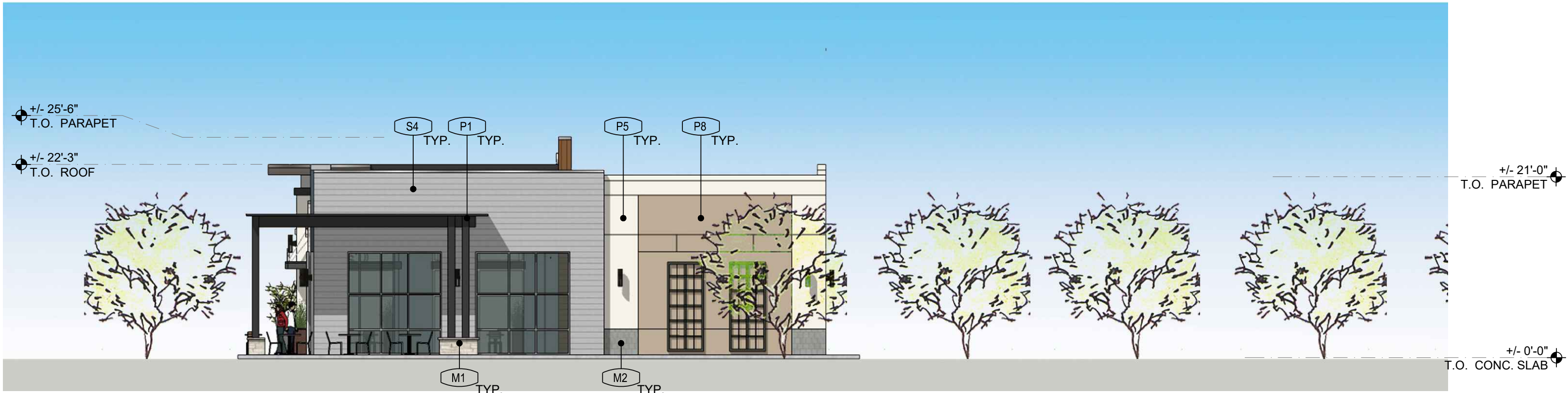
SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - RETAIL 1

A-112

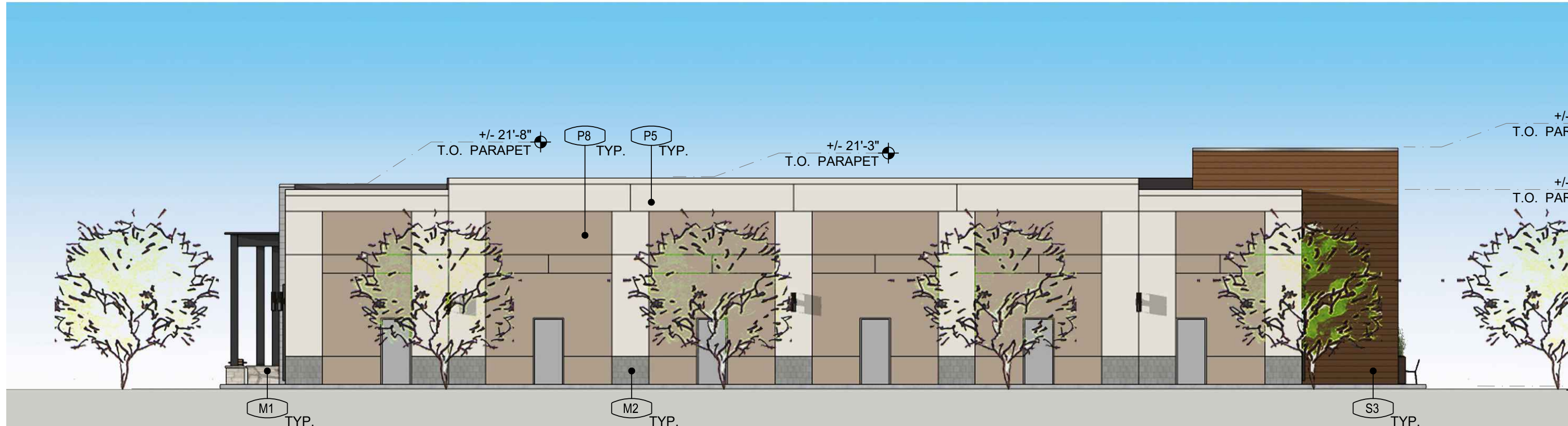
ARCHITECTURAL GROUP
Borges



ELEVATION -01



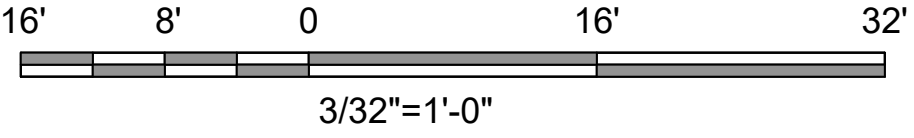
ELEVATION -02

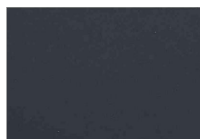
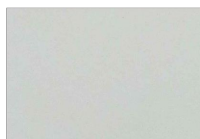
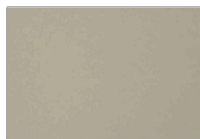
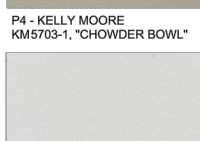
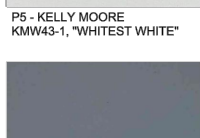
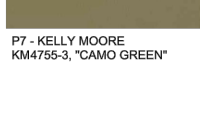
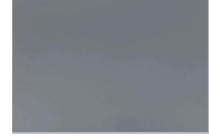


ELEVATION -03



ELEVATION -04

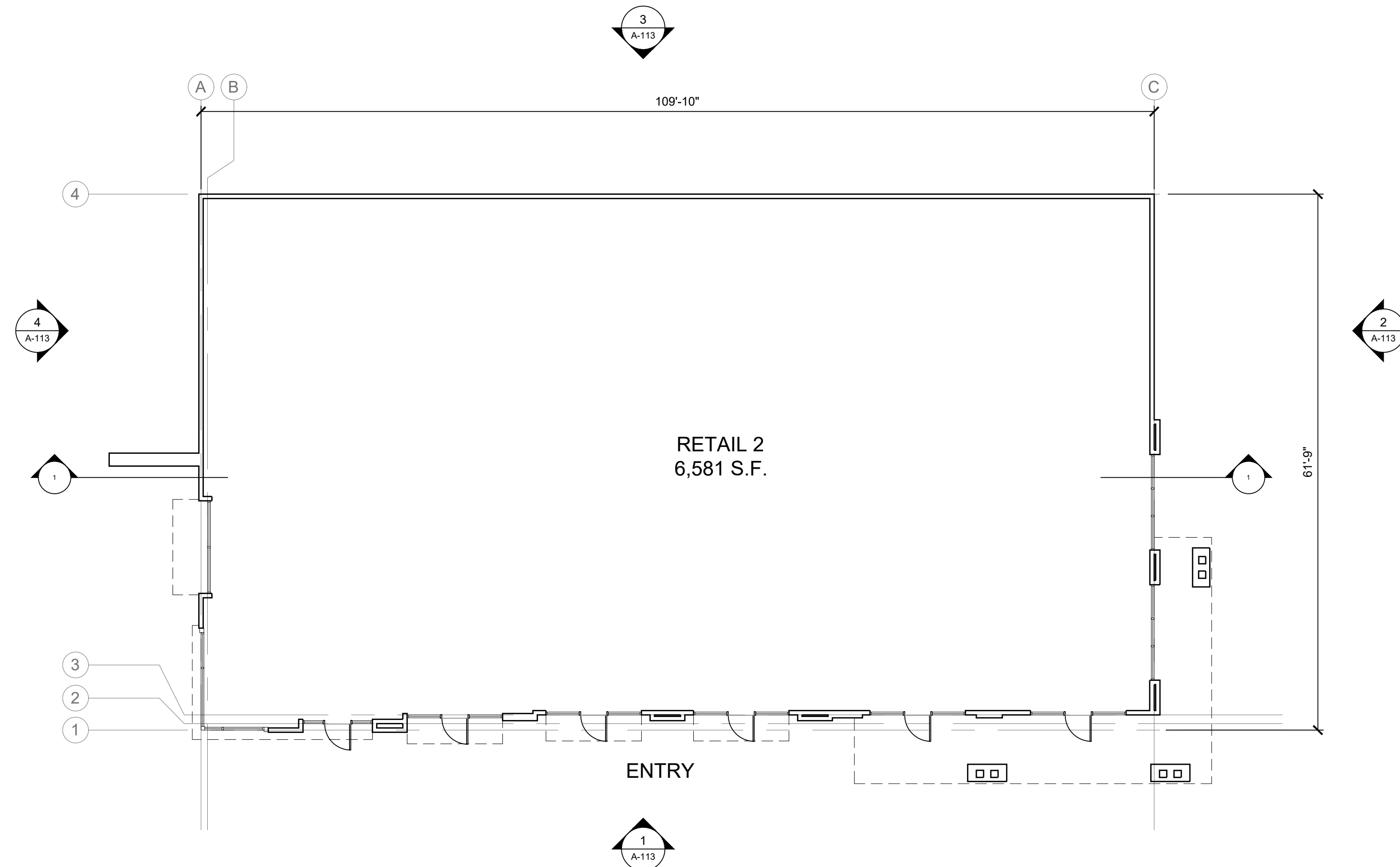


MASONRY	PAINT FINISHES
 W1 - CULTURED STONE MASONRY	 P1 - KELLY MOORE PAINTS
 M2 - EL DORADO STONE MASONRY	 P5 - KELLY MOORE PAINTS
SIDING	 P3 - KELLY MOORE PAINTS
 S1 - MAYAVERDE SHIP LAP SIDING	 P8 - KELLY MOORE PAINTS
 S2 - MAYAVERDE SHIP LAP SIDING	 P4 - KELLY MOORE PAINTS
 S3 - MAYAVERDE SHIP LAP SIDING	 P7 - KELLY MOORE PAINTS
 S4 - MAYAVERDE SHIP LAP SIDING	 P6 - KELLY MOORE PAINTS
WINDOW SYSTEMS/GLAZING	 P9 - KELLY MOORE PAINTS
 W1 - ALUMINUM WINDOW SYSTEM	 P2 - KELLY MOORE PAINTS
 W2 - ALUMINUM WINDOW SYSTEM	 P3 - KELLY MOORE PAINTS



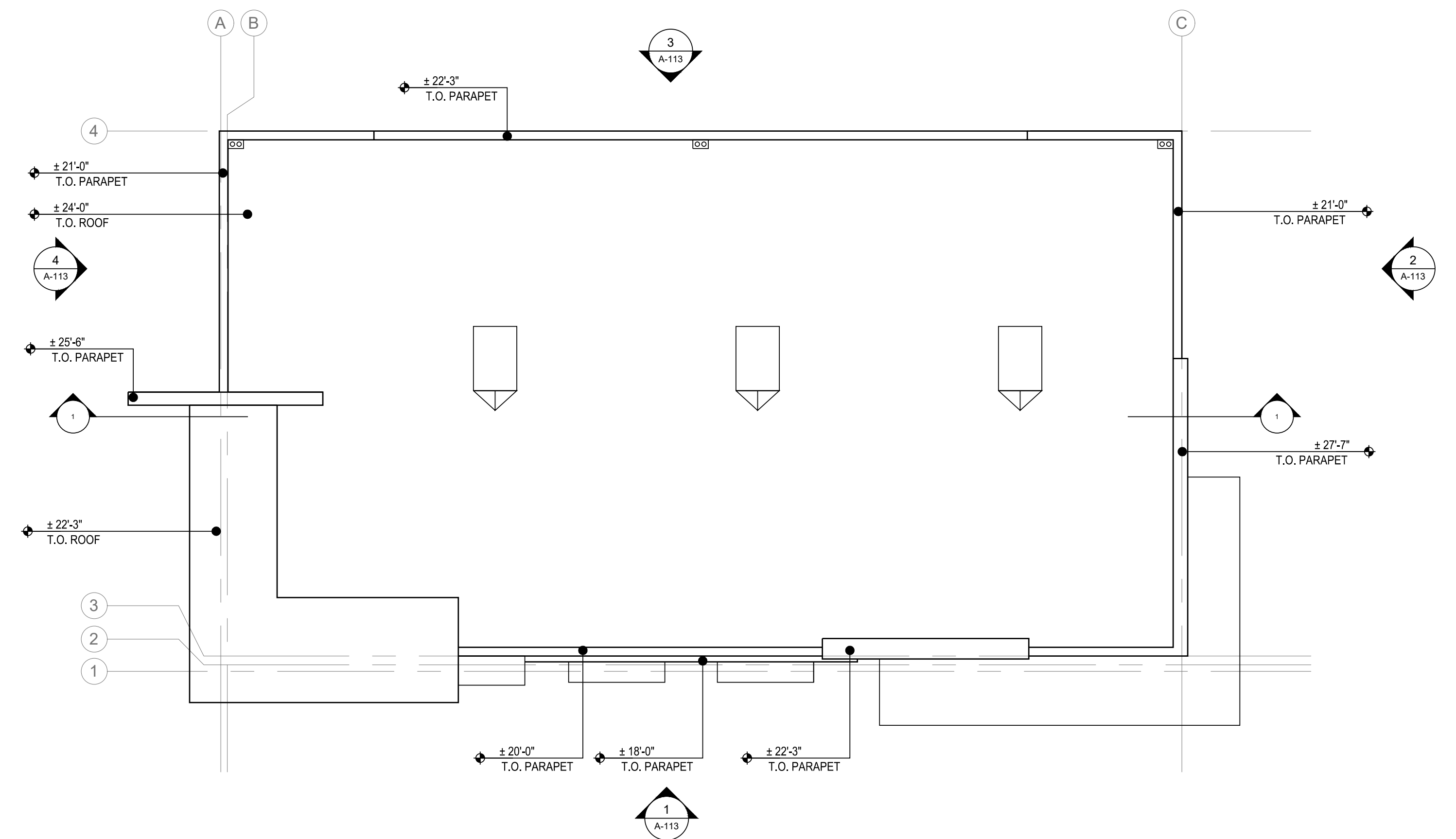
PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - RETAIL 2



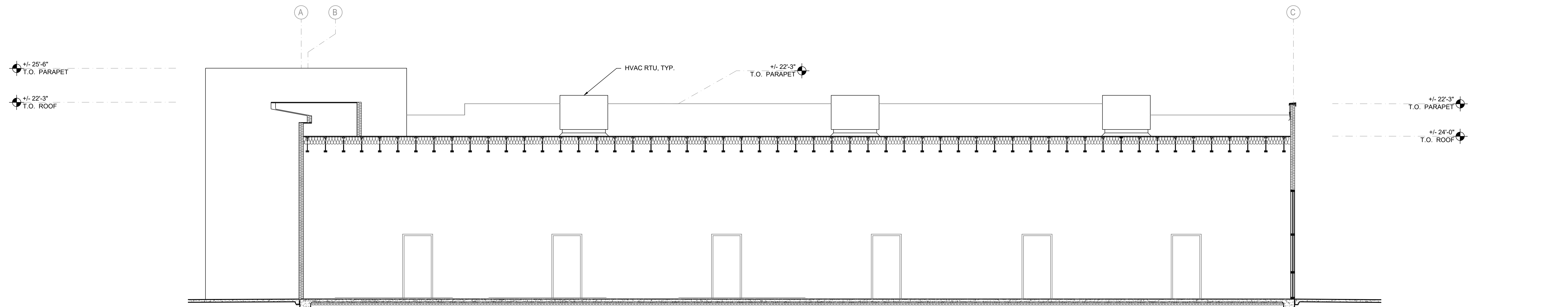
RETAIL 2 BUILDING FLOOR PLAN

3/32" = 1'-0"



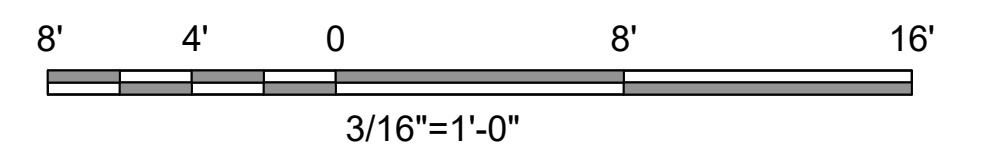
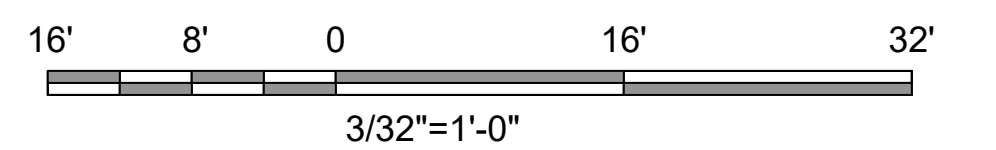
RETAIL 1 BUILDING ROOF PLAN

3/32" = 1'-0"



BUILDING SECTION 1

3/16" = 1'-0"



SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - RETAIL 2

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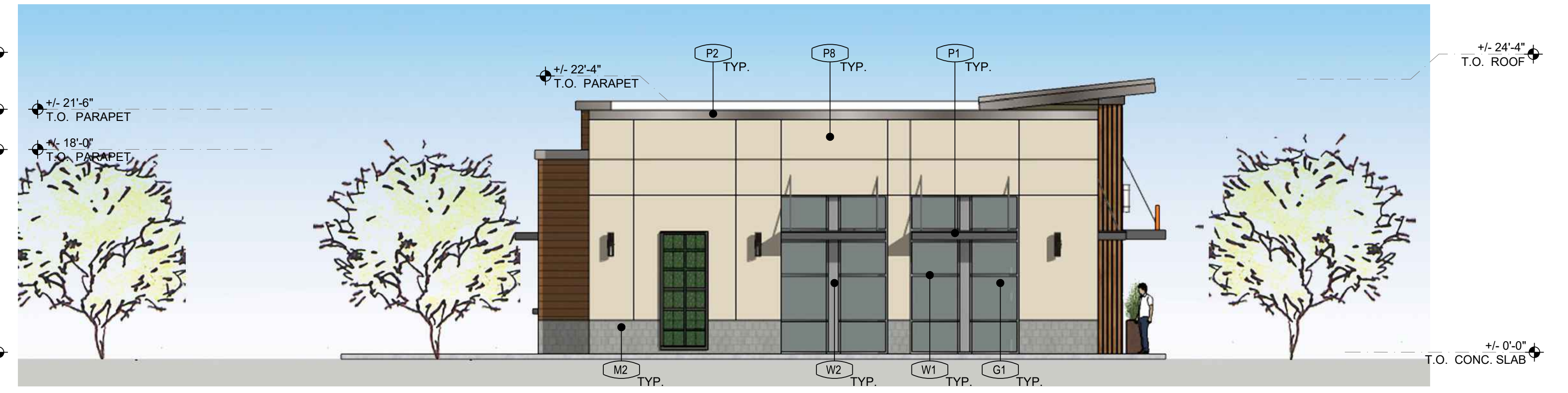
ELEVATION -01



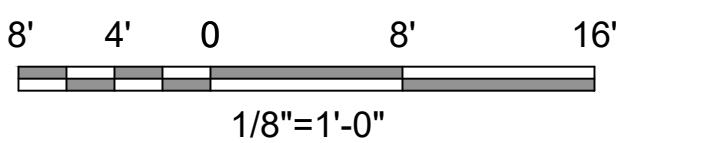
ELEVATION -02



ELEVATION -03



ELEVATION -04



MASONRY	PAINT FINISHES
M1 - CULTURED STONE "ARTISTIC HEAVY STONE"	P1 - KELLY MOORE KMA005, "DUSTY DUST"
M2 - EL DORADO STONE "CARVED" CUT COMB STONE	P2 - KELLY MOORE KMA002, "METAL CHIP"
SIDING	P3 - KELLY MOORE KMA004, "PEBBLY WHITE"
S1 - NATAVERDE SHIP LAP SIDING 3-5/8" FACE STAINED OL'IMPIC "CHESTNUT BROWN"	P4 - KELLY MOORE KMA003, "CHOWDER BOWL"
S2 - NATAVERDE "SANTA MARIA HANGSCREEN" STAINED OL'IMPIC "CHESTNUT BROWN"	P5 - KELLY MOORE KMA001, "WINTER WHITE"
S3 - NATAVERDE "SANTA MARIA HANGSCREEN" STAINED OL'IMPIC "TOMBO BROWN"	P6 - KELLY MOORE KMA004, "TRUCKER STOMP"
S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT WASH	P7 - KELLY MOORE KMA003, "CAMO GREEN"
WINDOW SYSTEMS/GLAZING	
W1 - ARCADIA, OR EG. ALUMINUM STOREFRONT/CAJUN WALL CLEAR ANODIZED	
W2 - ALUCORND, OR EG. GREY	



PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - QSR 1

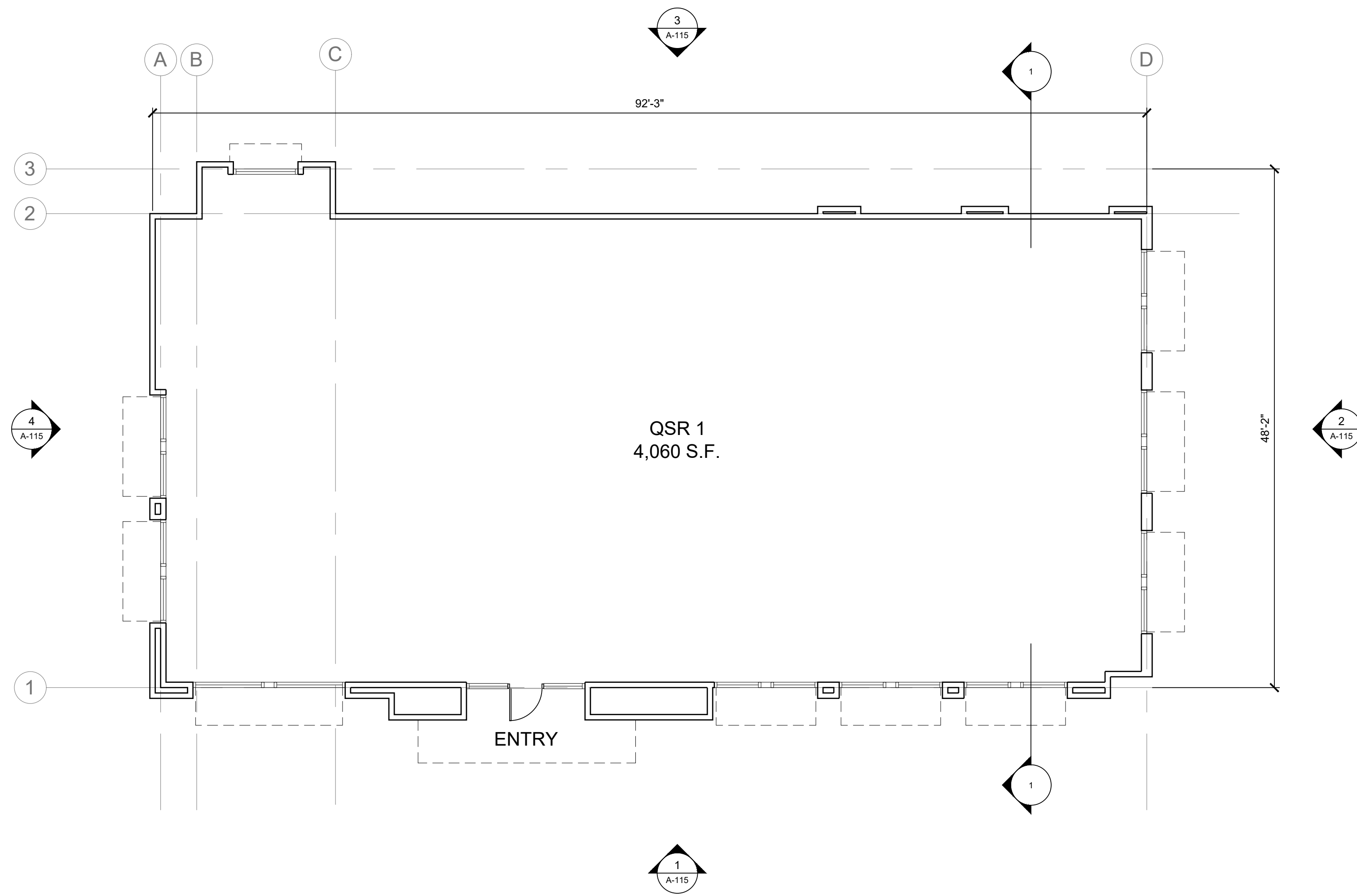
FOLSOM, CA 21019

02-11-2022

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

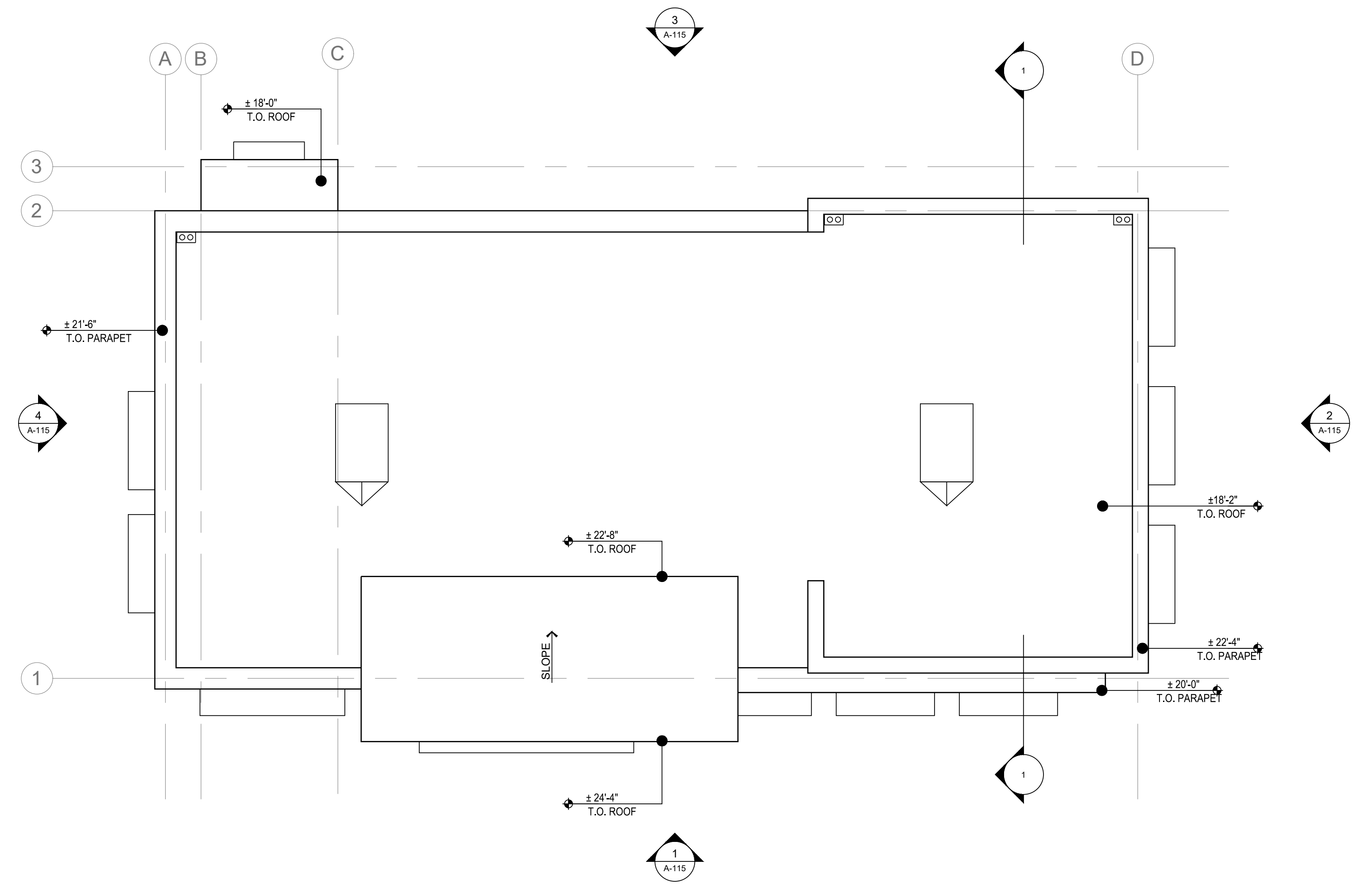
A-115

ARCHITECTURAL GROUP
Borges



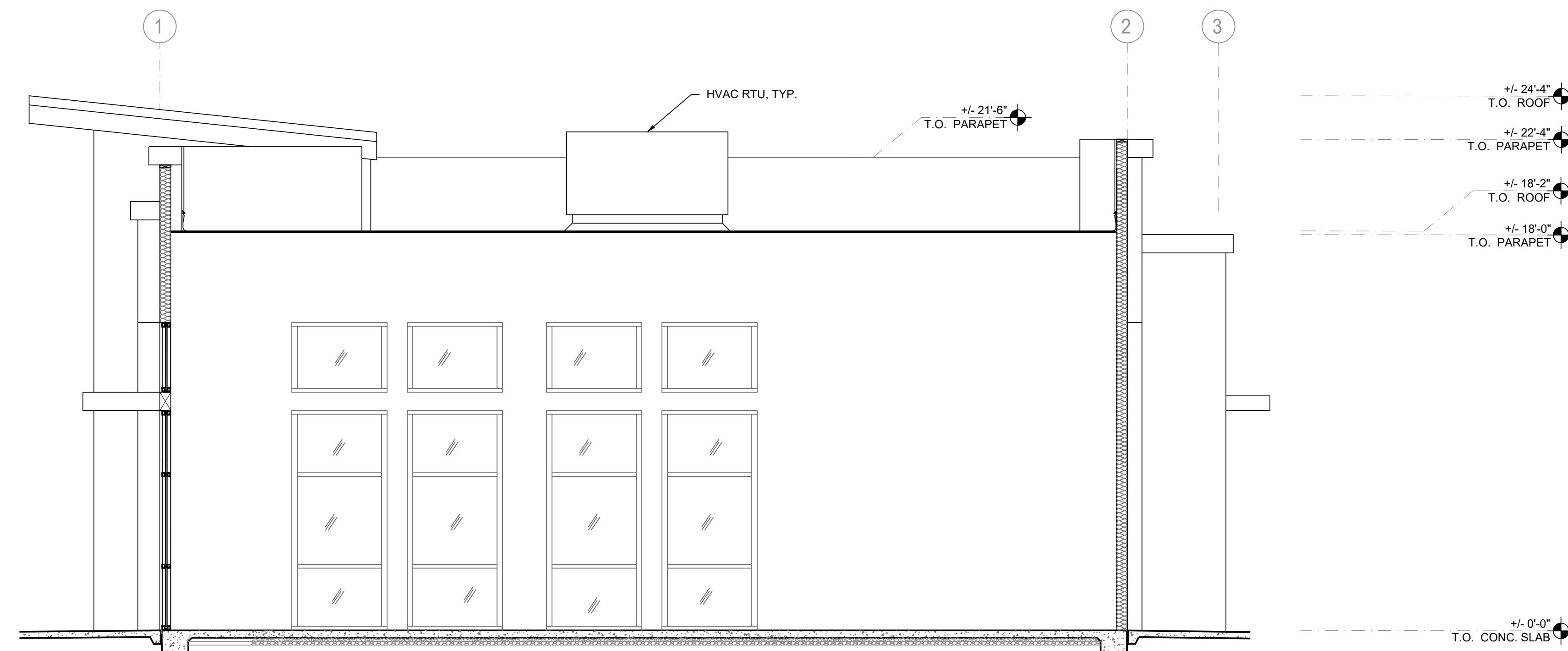
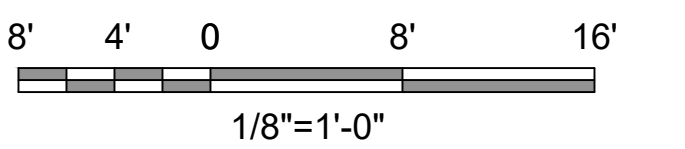
QSR 1 BUILDING FLOOR PLAN

1/8" = 1'-0"



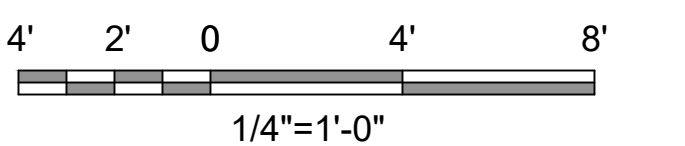
QSR 1 BUILDING ROOF PLAN

1/8" = 1'-0"



BUILDING SECTION 1

1/4" = 1'-0"



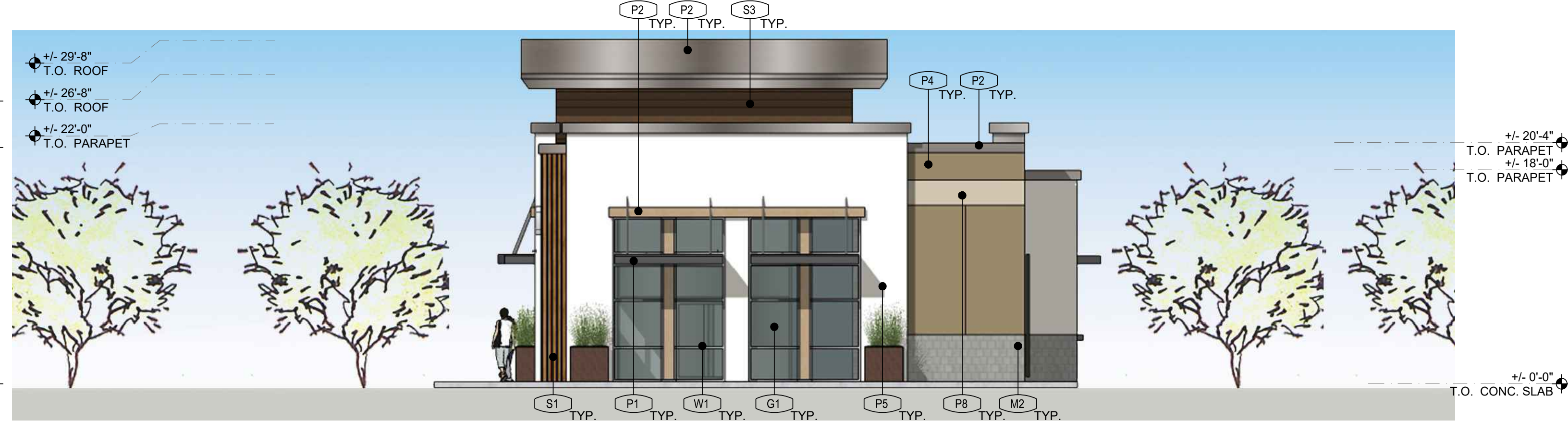
SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - QSR 1

A-116

ARCHITECTURAL GROUP
Borges



ELEVATION -01



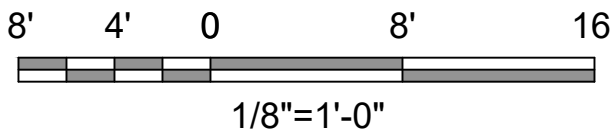
ELEVATION -02



ELEVATION -03



ELEVATION -04

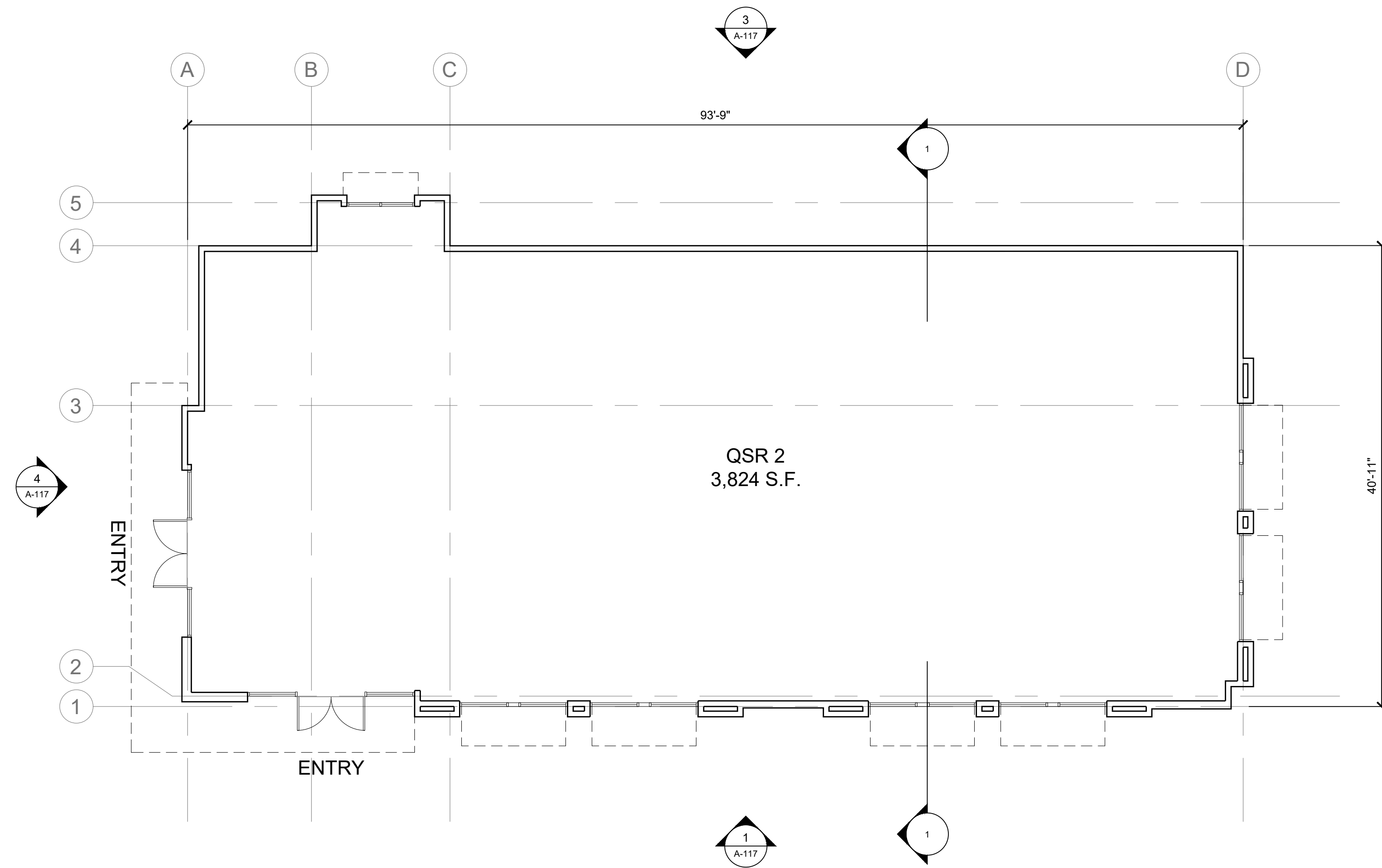


MASONRY	PAIN FINISHES
M1 - CULTURED STONE "RUSTIC" HEAVY STONE	P1 - KELLY MOORE KARNDOL, "ZINC DUST"
M2 - EL DONADO STONE "CARRANADO" CUT COARSE STONE	P2 - KELLY MOORE KARNDOL, "METAL CH"
SIDING	P3 - KELLY MOORE KARNDOL, "PEAKLY WHITE"
S1 - MATAVESSE SHIP LAP SIDING 2.5"X8" FACE STAINED OLIVINE "CHESTNUT BROWN"	P4 - KELLY MOORE KARNDOL, "CHOWDER BOWL"
S2 - MATAVESSE "SANTA MARIA HANGGREEN" STAINED OLIVINE "CHESTNUT BROWN"	P5 - KELLY MOORE KARNDOL, "WINTER WHITE"
S3 - MATAVESSE "SANTA MARIA HANGGREEN" STAINED OLIVINE "CHESTNUT BROWN"	P6 - KELLY MOORE KARNDOL, "THUNDER STORM"
S4 - JAMES HANCOCK "FRESH CEMENT" SIDING ARTISAN V-GROOVE, LIGHT MIST	P7 - KELLY MOORE KARNDOL, "CANDY GREEN"
WINDOW SYSTEMS/GLAZING	
W1 - ARCADIA, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED	
W2 - ALUCOBOND, OR EQ. GRAY GREY	



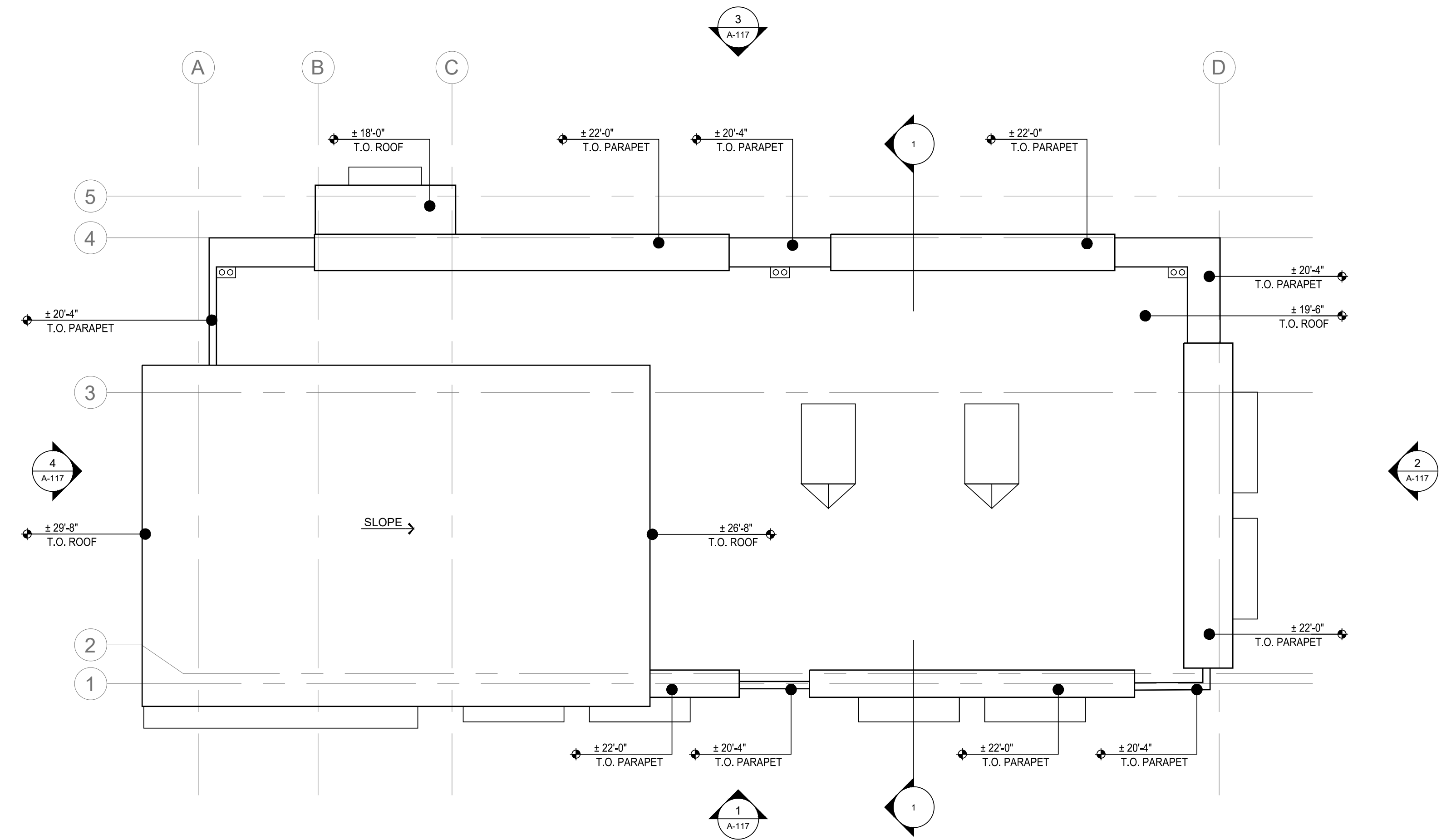
PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH EXTERIOR ELEVATIONS - QSR 2



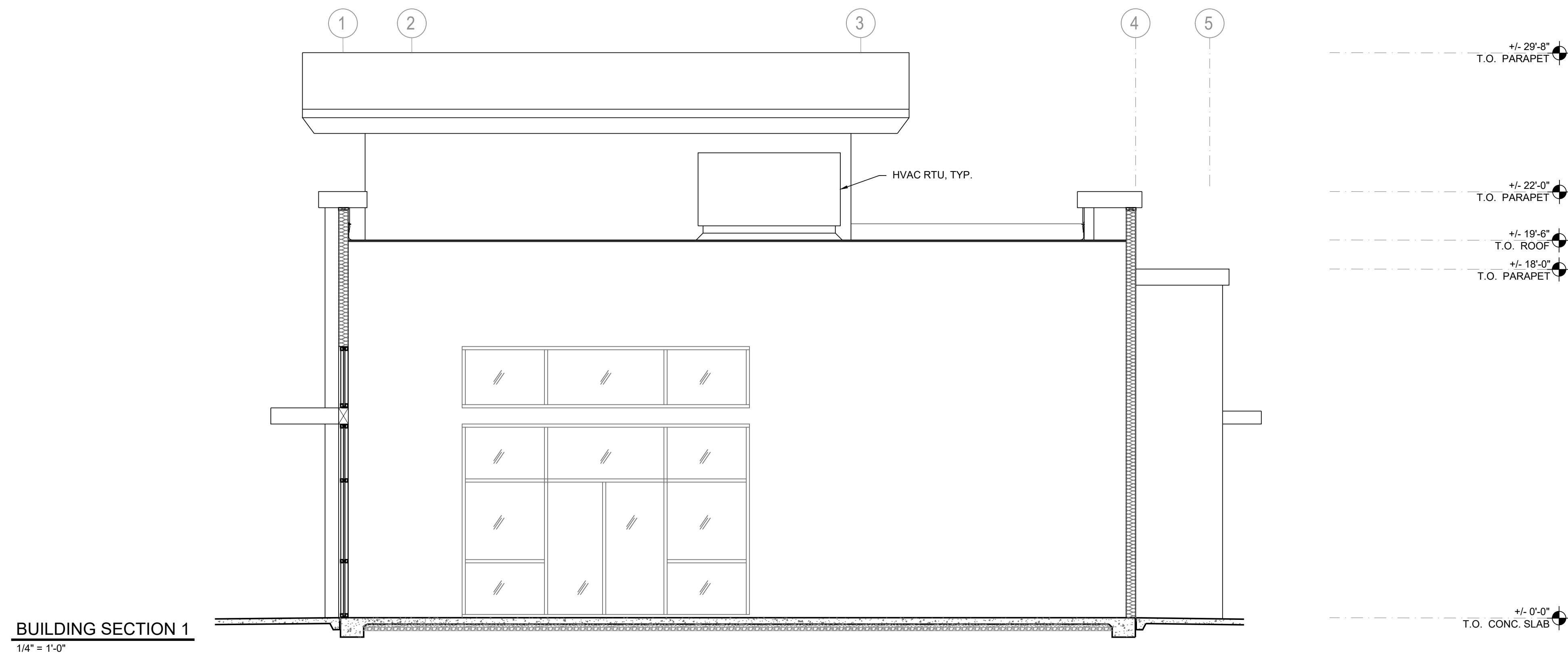
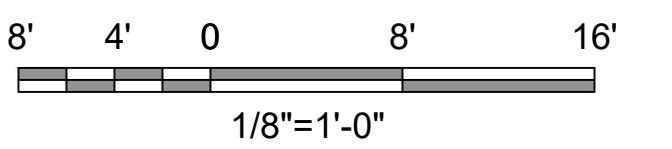
QSR 2 BUILDING FLOOR PLAN

1/8" = 1'-0"



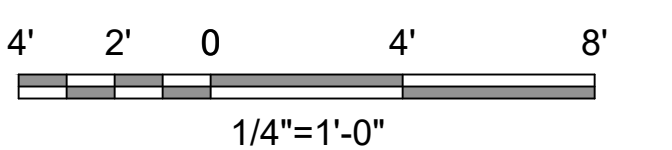
QSR 2 BUILDING ROOF PLAN

1/8" = 1'-0"



BUILDING SECTION 1

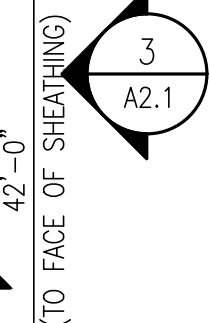
1/4" = 1'-0"

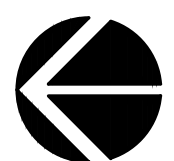
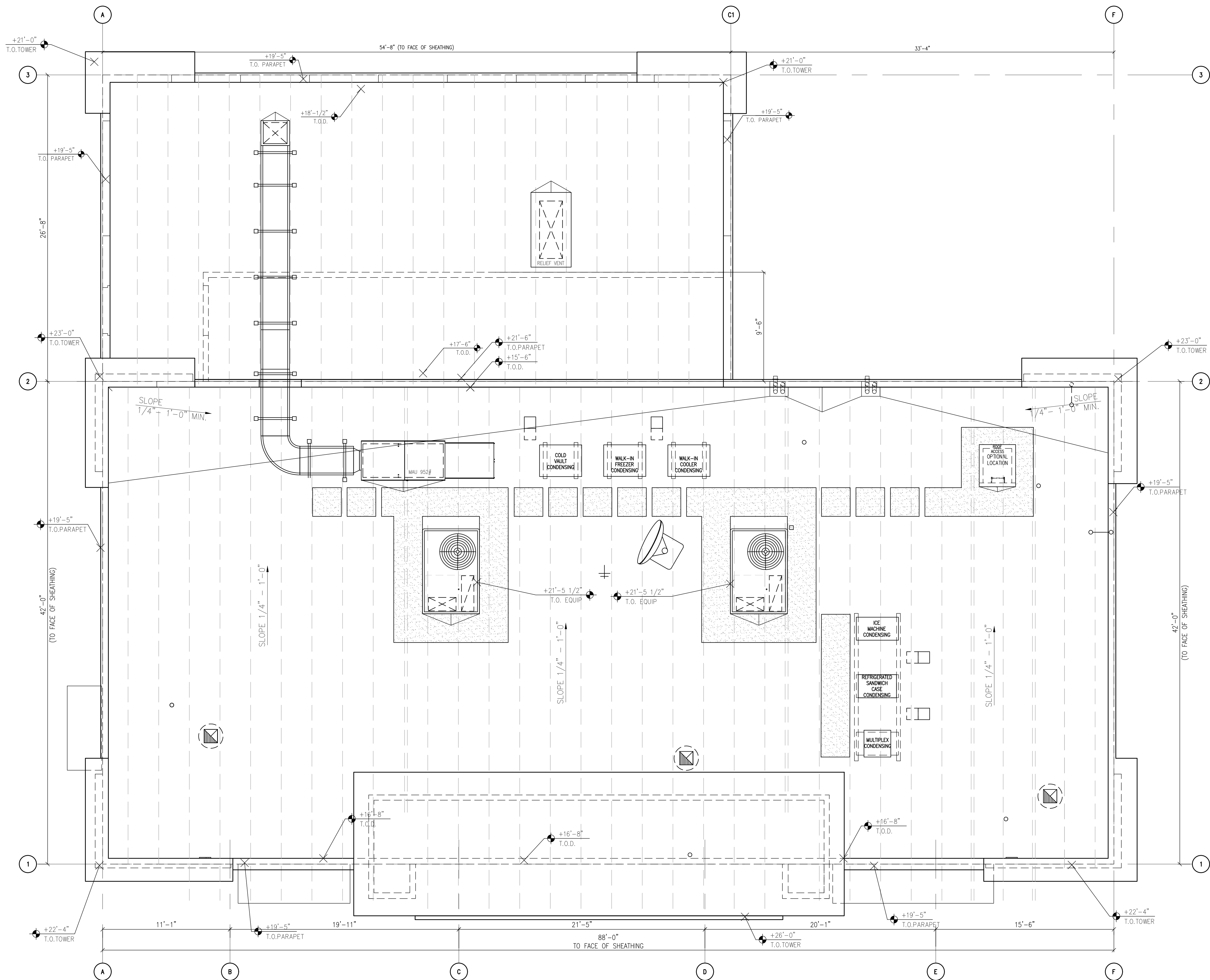


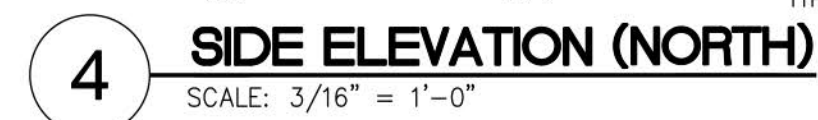
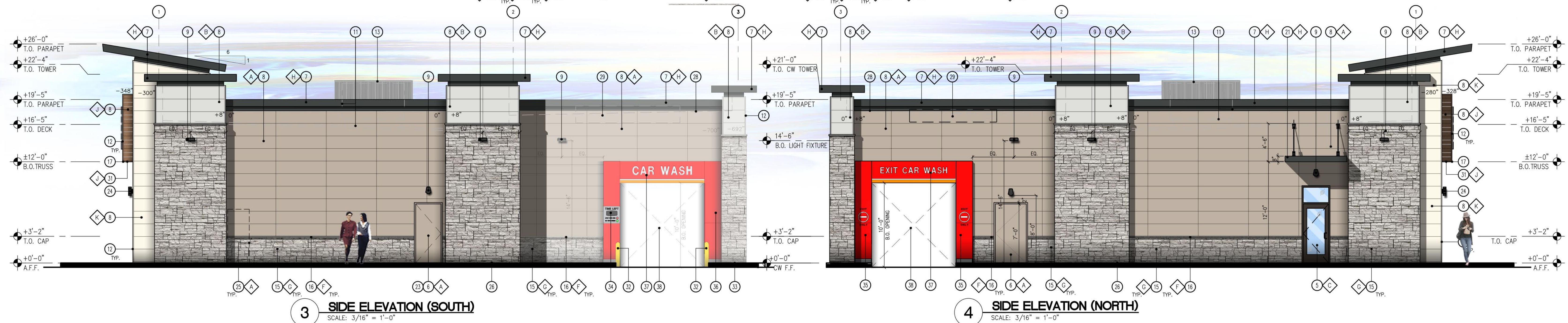
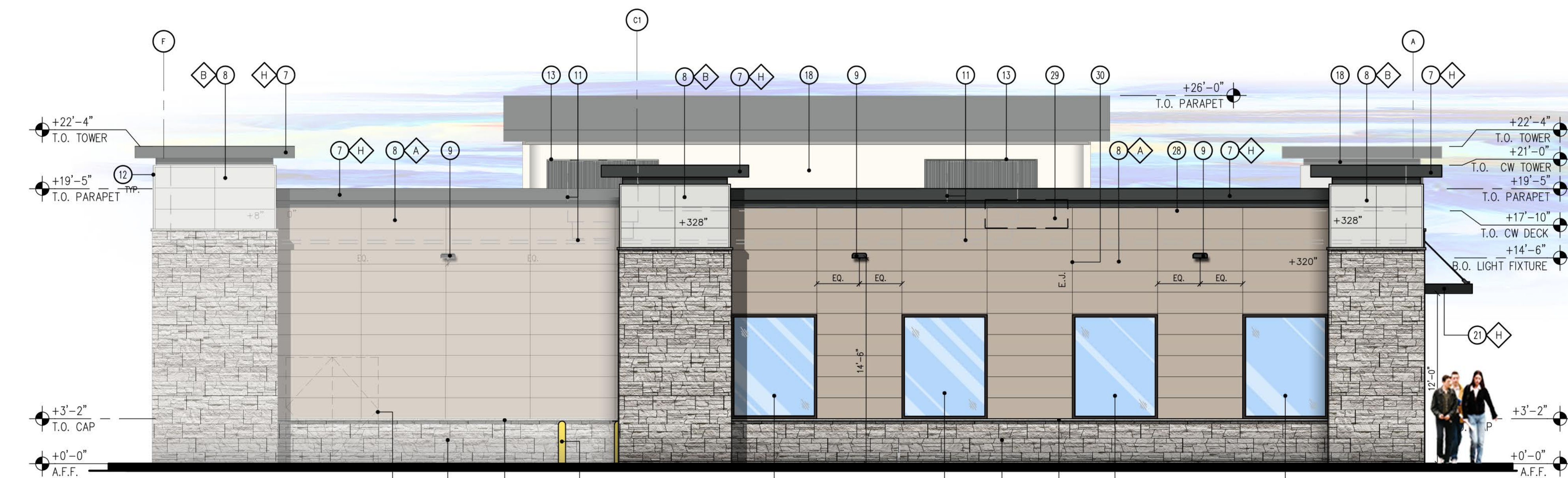
SOUTHPOINTE AT FOLSOM RANCH FLOOR PLAN, ROOF PLAN, & CROSS SECTION - QSR 2

A-118

ARCHITECTURAL GROUP
Borges







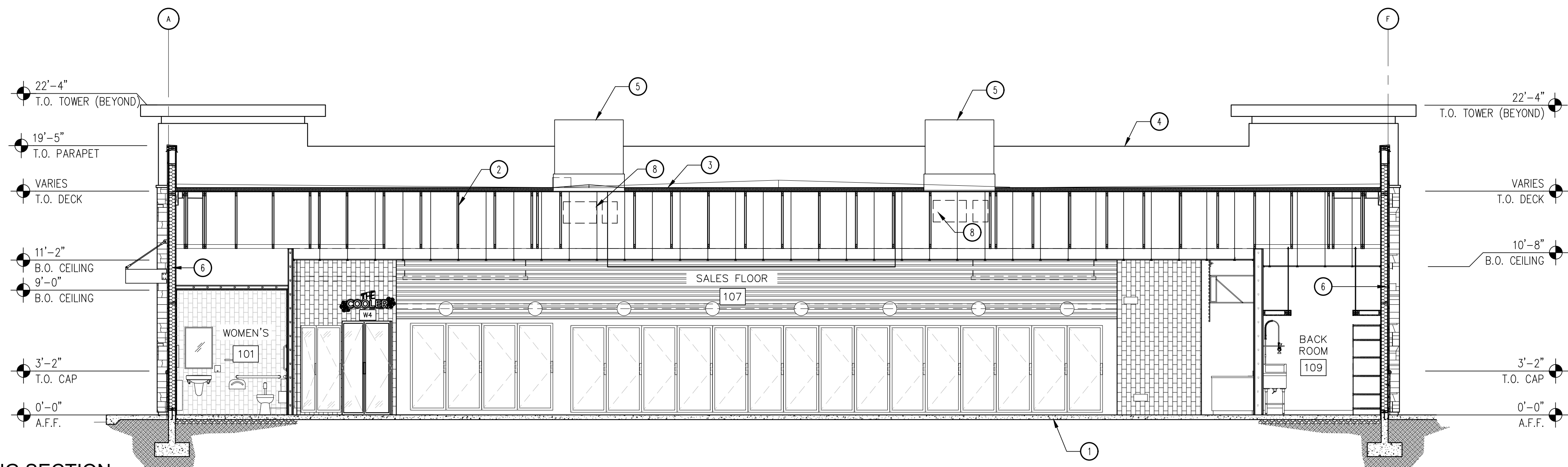
- KEY NOTES** (X)

- | | | | |
|-----|--|-----|---|
| 1. | STEEL COLUMN WRAP WITH BREAK METAL | 21. | ALUMINUM ANVING WITH SUPPORT RODS.
PROVIDE BLOCKING IN EXTERIOR WALL
FOR ANVING AND SUPPORTS |
| 2. | LINE OF CANOPY / SOFFIT | 22. | EMERGENCY FIRE SHUT-OFF SWITCH |
| 3. | DARK BRONZE ANODIZED WINDOW FRAME
W/ GRAY TINTED GLASS PER SOLARBAN
SOLARGRAY SPECS | 23. | INSULATED METAL DOOR |
| 4. | INTERNALLY ILLUMINATED SIGN (UNDER
SEPARATE PERMIT) | 24. | DECORATIVE WALL SCONE |
| 5. | DARK BRONZE ANODIZED DOOR W/ GRAY
TINTED GLASS STOREFRONT SYSTEM | 25. | O22 TANK WITH METAL LOUVERED
CONTAINER |
| 6. | SERVICE DOOR, PAINT TO MATCH
SURROUNDING WALL | 26. | EXTERIOR FINISH TO EXTEND ABOVE
SIDEWALK/GRADE |
| 7. | CORNICE MOULDING WITH PRE-FINISHED
METAL CAP FLASHING | 27. | FRP WINDOW FRAME W/ GRAY TINTED
GLASS WINDOW SYSTEM. PAINT WINDOW
FRAME TO MATCH DARK BRONZE. |
| 8. | NICHHA FIBER CEMENT WALL PANEL
SYSTEM | 28. | CR WASH LINE OF ROOF. |
| 9. | WALL MOUNTED LIGHT FIXTURE, COLOR:
BRONZE. | 29. | LOGO/CR WASH SIGN (SHOWN DASHED)
PROVIDED AND INSTALLED BY SIGNAGE
VENDOR. SIGNAGE UNDER SEPARATE
PERMIT |
| 10. | SES PANEL LOCATION. | 30. | CONTROL/EXPANSION JOINT "E.J."
LOCATION |
| 11. | ROOF LINE AND HVAC UNITS | 31. | NICHHA FIBER CEMENT SOFFIT. |
| 12. | 1-1/2" CORNER KEY EDGE, TYP. TO ALL
CORNERS | 32. | 42"x6" DIA BOLLARD WITH TRAFFIC
YELLOW PLASTIC COVER |
| 13. | ENVISOR 52" VERTICAL STYLE RTU
SCREEN, TYPE: ACRYLIC LOUVER.
https://cityspacingsnc.com/visor | 33. | ISLAND SIDEWALK WITH BROOM FINISH,
SLOPED 1" PER FT. AWAY FROM BUILDING |
| 14. | ADDRESSING LOCATION: 8" TALL INCH
BLACK NUMBERS.
FINAL AREA LOCATION TO BE DETERMINED
BY FIRE DEPARTMENT. | 34. | PRE-FINISHED ACM ENTRANCE PORTAL
LEG- W/ TIMER, PROVIDE POWER FOR
TIMER, COORDINATE WITH VENDOR. |
| 15. | 1 1/2" THK. X 5' BORAL/CULTURED
STONE HEWN STONE | 35. | PRE-FINISHED ACM EXIT PORTAL LEG. |
| 16. | WATERBATE BORAL/CULTURED STONE
CAP, INSTALL PER MFR. SPECS. | 36. | PRE-FINISHED ACM PORTAL LEG. |
| 17. | FRY REGLET DRIP CAP | 37. | PRE-FINISHED ACM PORTAL HEADER,
PROVIDE POWER FOR LED LIGHTS AND
BACK LIT LETTERS. COORDINATE WITH
VENDOR. |
| 18. | PARAPET WALL BEYOND | 38. | WASH BAY OPENING |
| 19. | (KNOX) KEY-BOX AT 6'-0" AFF (IF
REQUIRED BY FIRE DEPARTMENT) | | |
| 20. | FIRE DEPARTMENT CONNECTION (IF
REQUIRED) | | |

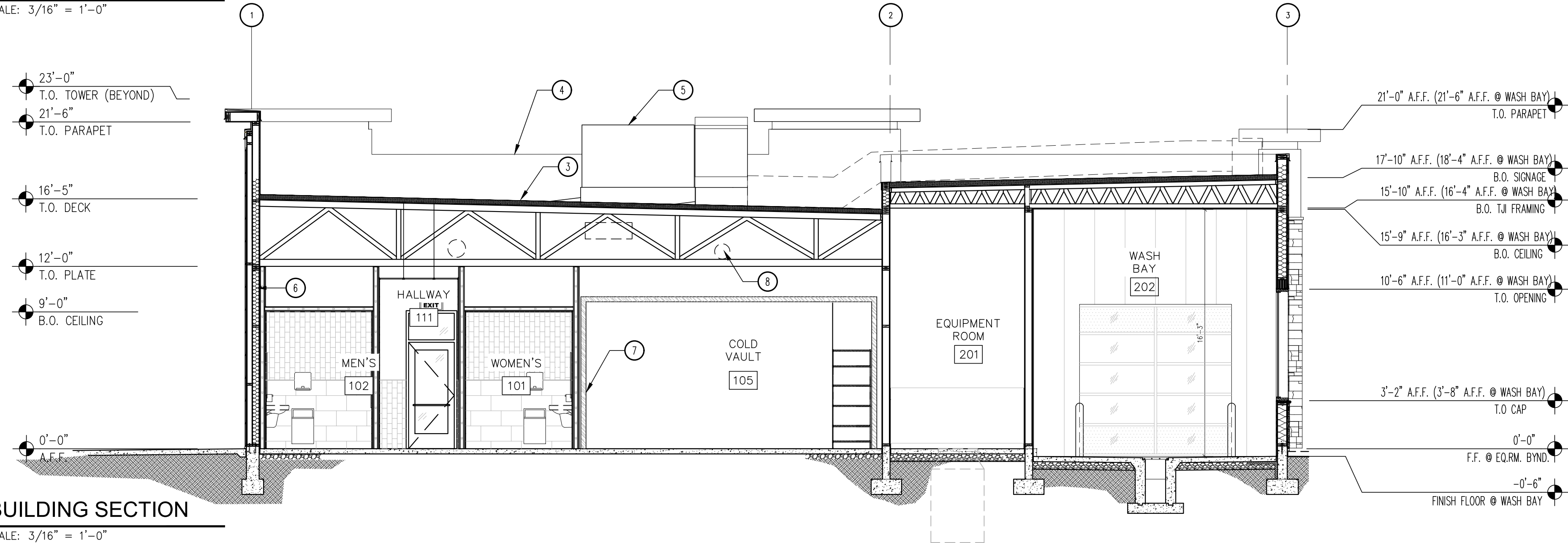
FINISH SCHEDULE

A	***NICHIA TUFF BLOCK - COLOR TO MATCH #SW 7031 MEGA GREIGE	H	*SHERWIN WILLIAMS #SW7069 IRON ONE - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
B	***NICHIA TUFF BLOCK - COLOR TO MATCH #SW 7084 PASSIVE	I	- CIRCLE K ORANGE #PMS 144
C	- 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS	J	***NICHIA VINTAGEWOOD - CEDAR
D	*SHERWIN WILLIAMS #SW 4081 - ***SAFETY RED	K	***NICHIA TUFF BLOCK - COLOR TO MATCH #SW 7008 ALABASTER
E	*SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE		
F	*** BORAL/CULTURED STONE SILL GRAY		
G	*** BORAL/CULTURED STONE ARCTIC		

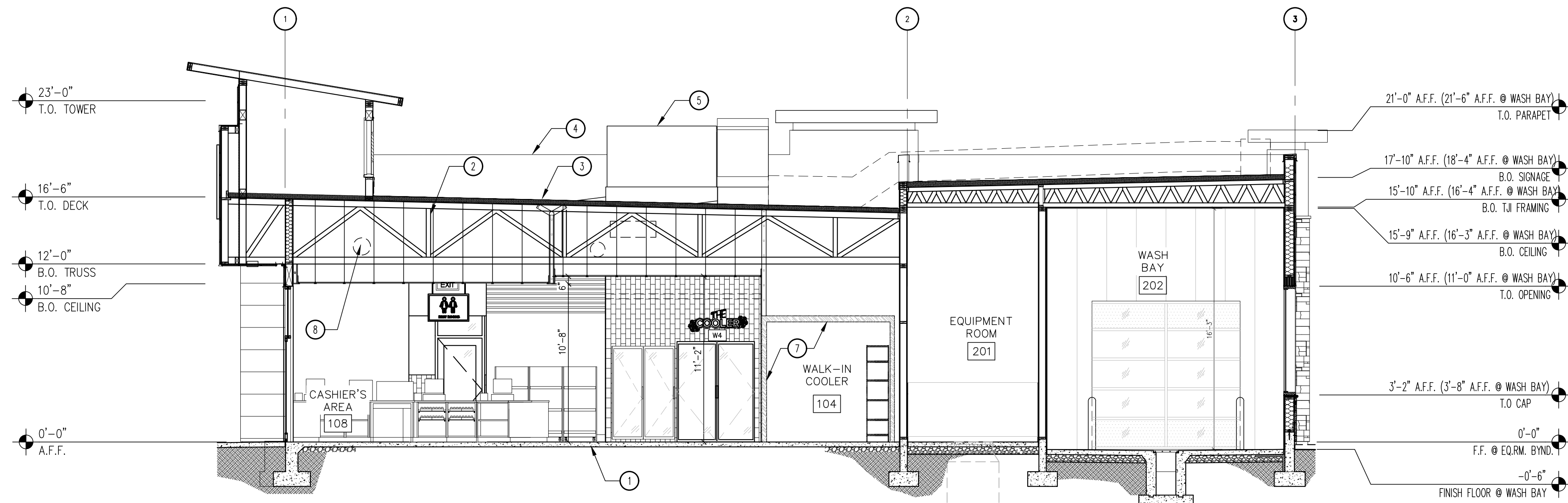
* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.G. TO COORDINATE WITH CK PM AND OWNER'S REP



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



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



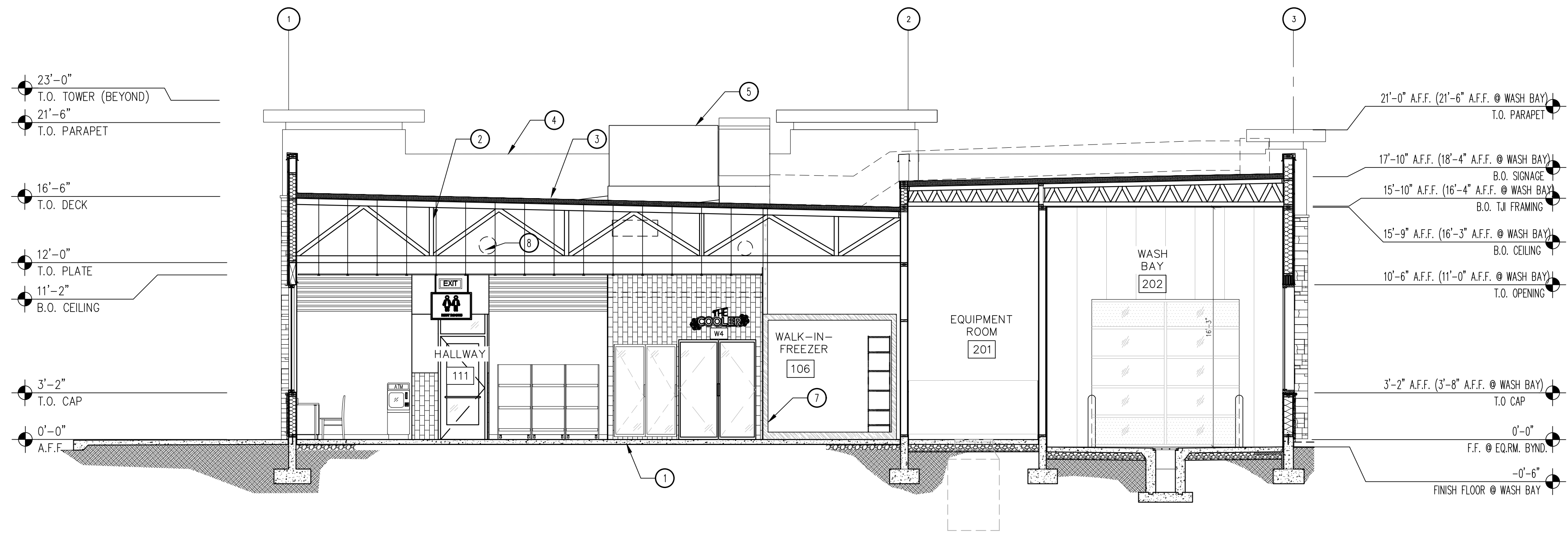
3 BUILDING SECTION
SCALE: 3/16" = 1'-0"

KEY NOTES

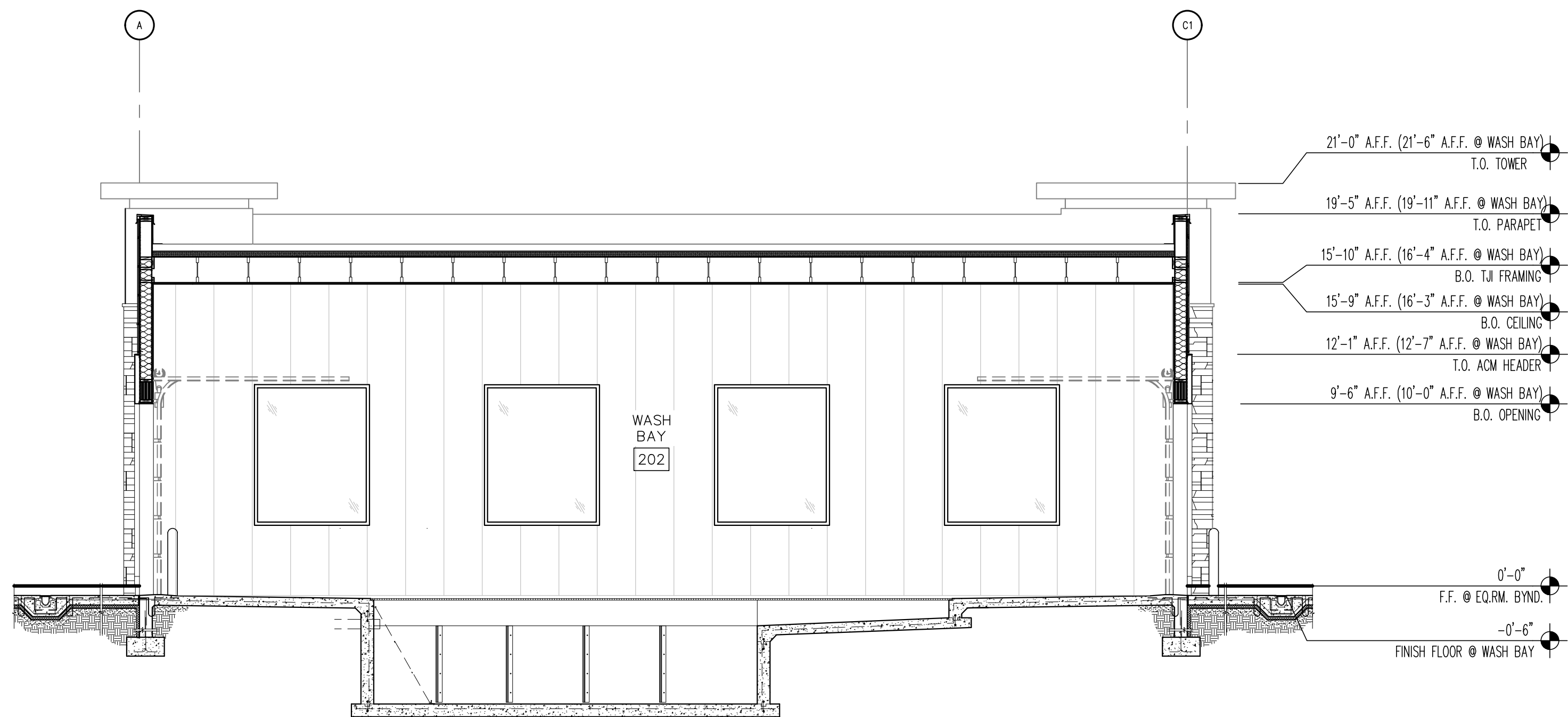
1. CONCRETE SLAB WITH MINIMUM 15ML "CLASS A" VAPOR BARRIER LAPPED A MINIMUM OF 6" & TAPED PER MANUFACTURER'S SPECIFICATIONS, SEE STRUCTURAL CONCRETE SLAB, SEE STRUCTURAL FOR REINFORCING.
2. ROOF JOIST, SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION.
3. TPO ROOFING SYSTEM OVER RIGID INSULATION. WALKWAYS AS REQUIRED BY ROOFING MANUFACTURER.
4. PARAPET BEYOND
5. ROOF TOP HVAC UNIT, SEE MECHANICAL DRAWINGS.
6. R-21 BATT INSULATION
7. WALK IN FREEZER/COOLER WALL
8. ALL DUCT WORK TO GO THROUGH TRUSSES - SEE MECH.

KEY NOTES

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6. R-21 BATT INSULATION
7. WALK IN FREEZER/COOLER WALL
8. ALL DUCT WORK TO GO THROUGH TRUSSES - SEE MECH.
9. SWITCHGEAR CABINET
10. EXTERIOR ROOF ACCESS LADDER WITH SECURITY DOOR
11. SIGN BY VENDOR. SUBMITTED UNDER SEPARATE PERMIT
12. PARAPET BRACE, SEE ROOF PLAN



4 BUILDING SECTION
SCALE: 3/16" = 1'-0"

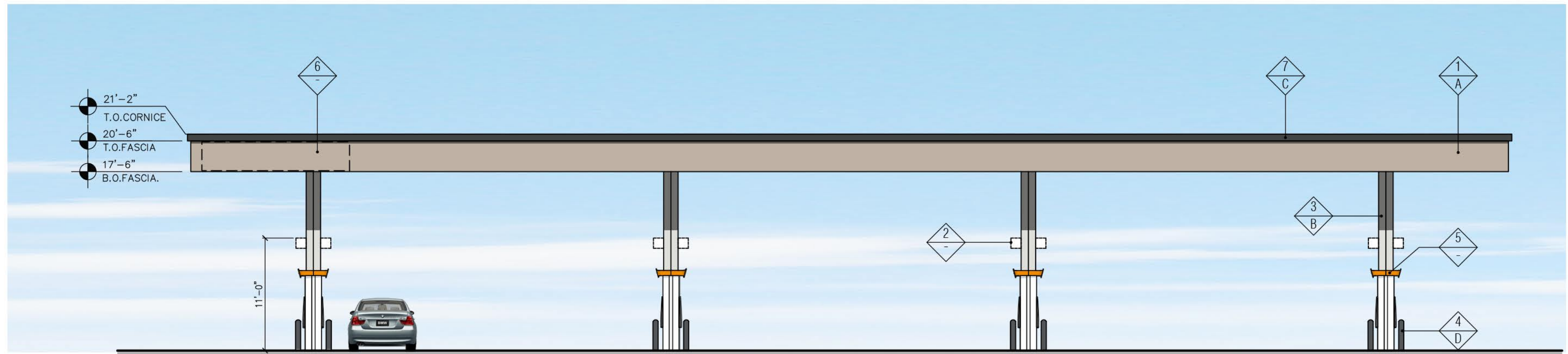


5 BUILDING SECTION
SCALE: 3/16" = 1'-0"

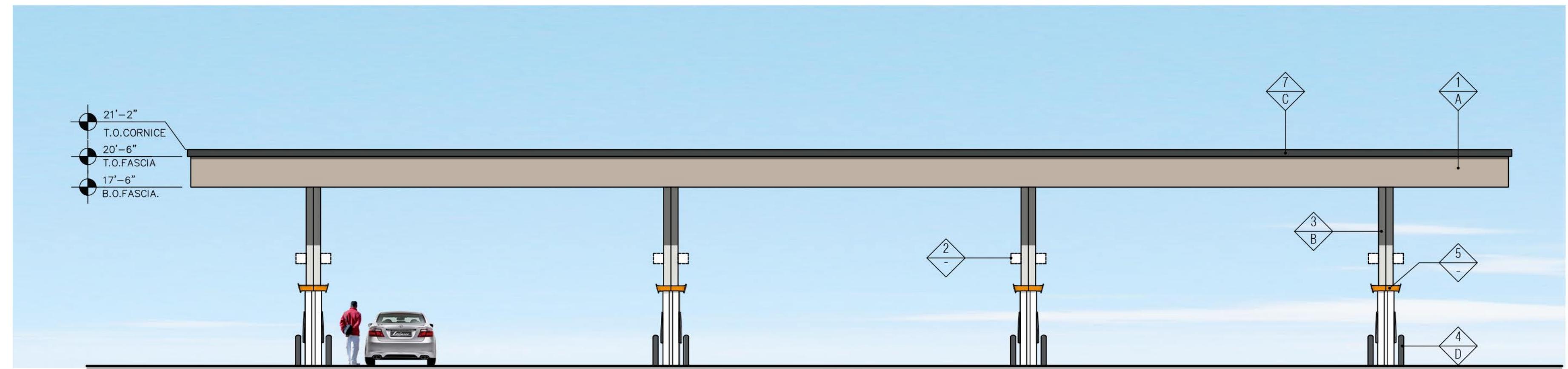


3 "SIDE" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



2 "FRONT" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



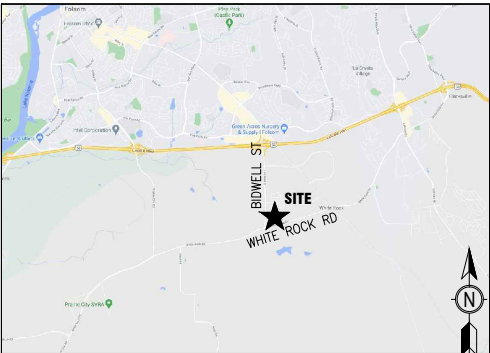
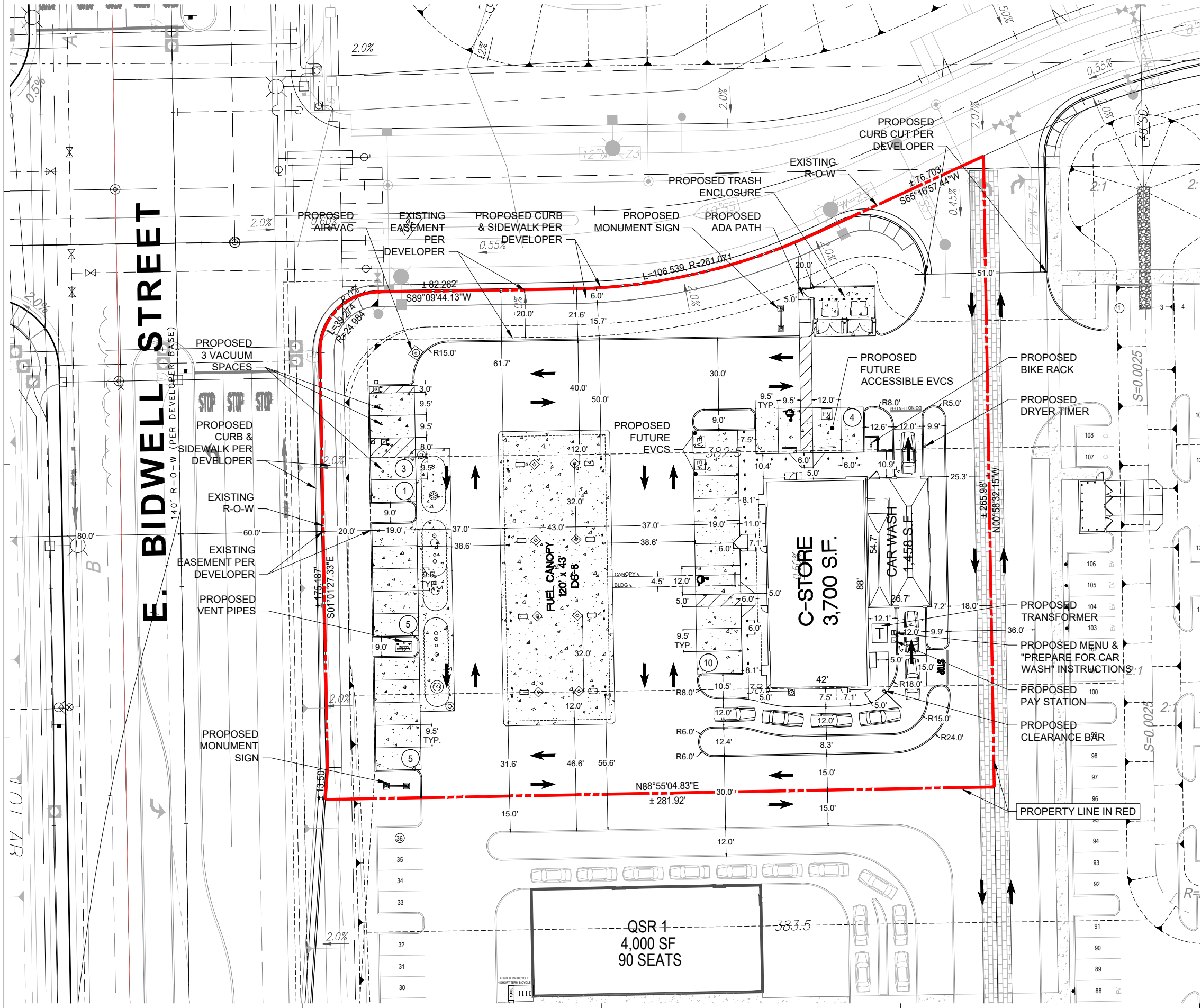
1 "REAR" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL	
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
7	PRE-FINISHED METAL COPING
FINISH COLOR	
A	SHERWIN WILLIAMS - #SW 7031 - MEGA GREIGE
B	SHERWIN WILLIAMS - #SW 7064 - PASSIVE
C	SHERWIN WILLIAMS - #SW7069 - IRON ONE
D	PVC BOLLARD SLEEVE "DARK GRAY"

Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The fascia panels are pre-finished by signage vendor.
3. All signs require a separate submittal.
4. All lighting on canopy to be flush mounted with fascia.

CIRCLE K STORE
SITE PLAN
NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



OWNER:
CIRCLE K STORES INC.
255 E. RINCON STREET, STE 100
CORONA, CALIFORNIA 92879

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUASTI ROAD, SUITE 700
ONTARIO, CA 91761
PHONE: (909) 974-8422
CONTACT: WILLIAM SCARBROUGH

ARCHITECT :
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 3,700 S.F. CONVENIENCE STORE, A 1,457 S.F. CAR WASH, AND A FUEL CANOPY WITH 8 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF FOLSOM, CA
EXISTING ZONING: SP-CC-PD (FOLSOM PLAN AREA SPECIFIC PLAN, COMMUNITY COMMERCIAL)
PROPOSED ZONING: SP-CC-PD (FOLSOM PLAN AREA SPECIFIC PLAN, COMMUNITY COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED: 50' BLDG HEIGHT PROVIDED: 23'-0"
SETBACKS:
FRONT: 20'
SIDE: 0', 20' IF ADJ TO RESIDENTIAL
REAR: 0', 20' IF ADJ TO RESIDENTIAL

SITE DATA

PARCELS: A PORTION OF APN 072-3380-004-0000
CIRCLE K NET SITE AREA: ±1,450 AC (± 63,167 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	3,700 SF
CAR WASH BLDG AREA	1,458 SF
FUEL CANOPY AREA	5,180 SF

SITE COVERAGE (BASED ON 10,318 SF BLDG AND FUEL CANOPY AREA AND ±1,450 AC OF TOTAL NET CIRCLE K SITE AREA) ±16.3% (7,116 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
AUTO SERVICE STATION: 1 SP/200 SF 19 SP

CIRCLE K PARKING PROVIDED

STANDARD PARKING SPACES	22 SP
ACCESSIBLE PARKING SPACES	142 SP
CIRCLE K PARKING PROVIDED	25 SP
FUELING SPACES PROVIDED	16 SP
TOTAL CIRCLE K PARKING PROVIDED	41 SP

CLEAN AIR VEHICLE PARKING PROVIDED (INCLUDING 2 EVCS SPACES) 3 SP
BICYCLE PARKING PROVIDED 2 SP
VACUUM PARKING PROVIDED 3 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF A PRELIMINARY SITE PLAN PREPARED BY MORTON & PITALO, INC. DATED 03/28/2022, AND AN AERIAL.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.

SCALE: 1" = 20'

0 10' 20' 40' 60'

GF

30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
04/15/21	PREP CSP-1
05/28/21	PREP CSP-2
06/30/21	PREP CSP-3
11/05/21	PREP CSP-4
11/08/21	REV CSP-4
05/02/22	PREP CSP-5

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME

CIRCLE K STORES INC.
FOLSOM, CALIFORNIA
NEC BIDWELL STREET & WHITE ROCK ROAD



LAND DEVELOPMENT
CONSULTANTS, LLC
3281 E. GUASTI RD, #700
ONTARIO, CA 91761



CIRCLE K STORES INC.

PROJECT NUMBER
20210518.0

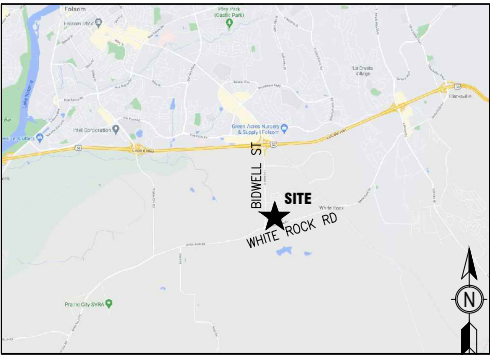
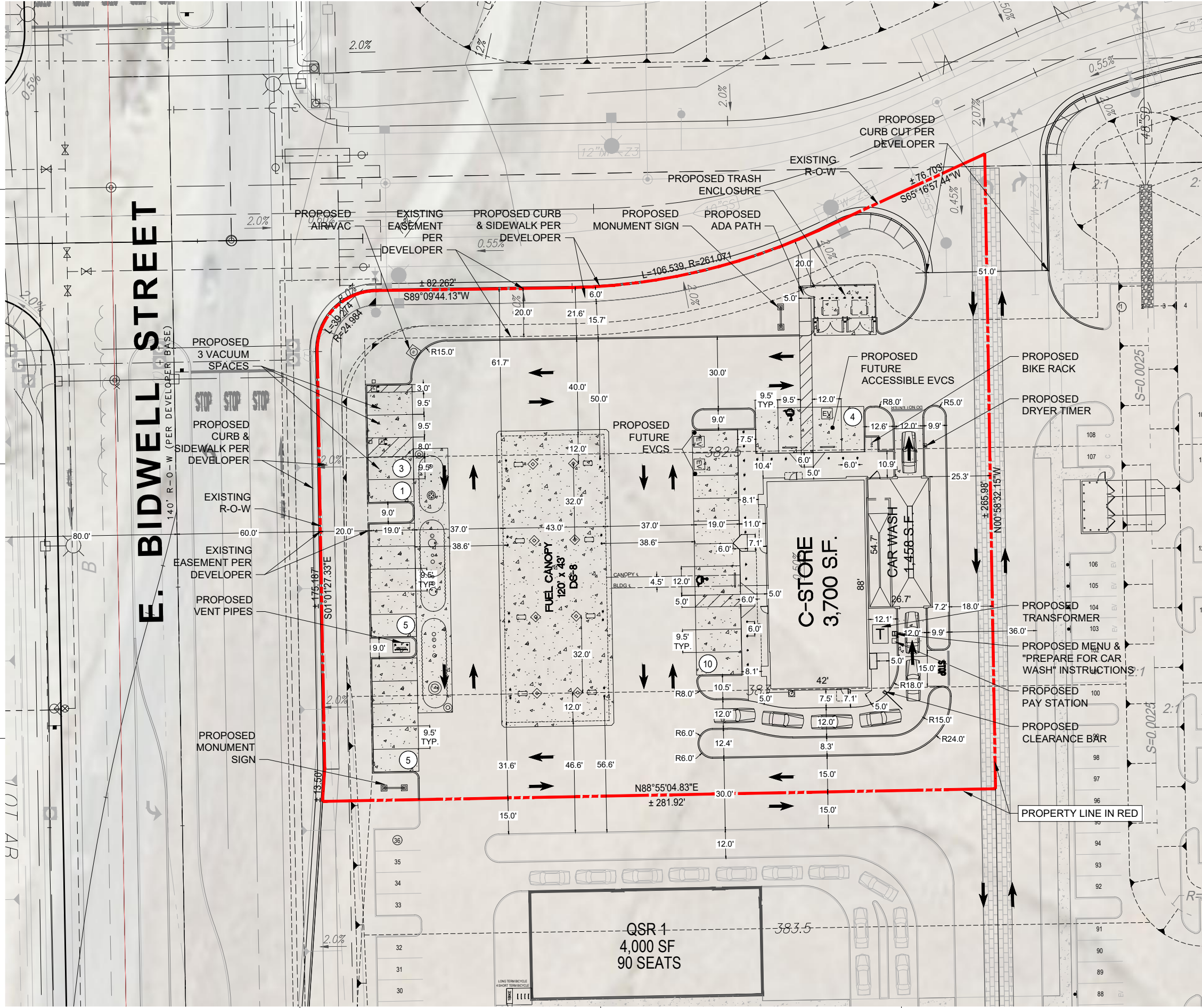
SHEET TITLE

SITE PLAN

SHEET NUMBER

CSP 5.0W
NOT ISSUED FOR CONSTRUCTION

CIRCLE K STORE
SITE PLAN
NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



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t: 949 296 0450

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05/02/22	PREP CSP-5

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PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME
CIRCLE K STORES INC.

FOLSOM, CALIFORNIA
NEC BIDWELL STREET & WHITE ROCK ROAD



LAND DEVELOPMENT
CONSULTANTS, LLC
3281 E. GUASTI RD, #700
ONTARIO, CA 91761



CIRCLE K STORES INC.

PROJECT NUMBER
20210518.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
CSP 5.0A
NOT ISSUED FOR CONSTRUCTION

E. BIDWELL STREET

PROPOSED 3 VACUUM SPACES

PROPOSED CURB & SIDEWALK PER DEVELOPER

EXISTING R.O.W.

EXISTING EASEMENT PER DEVELOPER

PROPOSED VENT PIPES

PROPOSED MONUMENT SIGN

PROPOSED AIR/VAC

EXISTING EASEMENT PER DEVELOPER

PROPOSED CURB & SIDEWALK PER DEVELOPER

PROPOSED TRASH ENCLOSURE

PROPOSED MONUMENT SIGN

PROPOSED ADA PATH

PROPOSED CURB CUT PER DEVELOPER

PROPOSED BIKE RACK

PROPOSED DRYER/TIMER

PROPOSED FUTURE ACCESSIBLE EVCS

PROPOSED FUTURE EVCS

PROPOSED TRANSFORMER

PROPOSED MENU & "PREPARE FOR CAR WASH" INSTRUCTIONS

PROPOSED PAY STATION

PROPOSED CLEARANCE BAR

PROPERTY LINE IN RED

QSR 1
4,000 SF
90 SEATS

C-STORE
3,700 S.F.

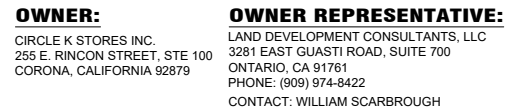
CAR WASH
1,458 S.F.

FUEL CANOPY
120' x 43'

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A CAD FILE OF A PRELIMINARY SITE PLAN PREPARED BY MORTON & PITALO, INC. DATED 03/28/2022, AND AN AERIAL.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.

SCALE: 1" = 20'



PROJECT INFORMATION

ZONING INFORMATION

JURISDICTION:	CITY OF FOLSOM, CA
EXISTING ZONING:	SP-CC-PD (FOLSOM PLAN AREA SPECIFIC PLAN, COMMUNITY COMMERCIAL)
PROPOSED ZONING:	SP-CC-PD (FOLSOM PLAN AREA SPECIFIC PLAN, COMMUNITY COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED:	50'
BLDG HEIGHT PROVIDED:	23'-0"
SETBACKS:	
FRONT:	20'
SIDE:	0', 20' IF ADJ TO RESIDENTIAL
REAR:	0', 20' IF ADJ TO RESIDENTIAL

BUILDING AREA	
CONVENIENCE STORE BLDG AREA	3,700 SF
CAR WASH BLDG AREA	1,458 SF
FUEL CANOPY AREA	5,160 SF
SITE COVERAGE (BASED ON 10,318 SF BLDG AND FUEL CANOPY AREA AND ±1.450 AC OF TOTAL NET CIRCLE K SITE AREA)	±16.3% (7,116 SF/AC)

Technical drawing of a truck chassis showing dimensions in meters. The drawing includes a side view and a top view. The side view shows a truck with a cab and a trailer. The top view shows the chassis with dimensions for the wheelbase and axle positions. The dimensions are: 19.92 (cab length), 42.5 (total length), 15.5 (wheelbase), 10.4 (distance from front axle to front of trailer), 4.2 (distance from front axle to first trailer axle), 33.5 (distance between first and second trailer axles), 4 (distance from second trailer axle to end of trailer), and 2 (distance from end of trailer to rear of chassis). The text "Mak 56° Horiz" and "Mak 10° Vert" is also present.

WB-50 - Intermediate Semi-Trailer	
Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
04/15/21	PREP CSP-1
05/28/21	PREP CSP-2
06/30/21	PREP CSP-3
11/05/21	PREP CSP-4
11/08/21	REV CSP-4
05/02/22	PREP CSP-5

[illegible]

PROFESSIONAL IN CHARGE
DOUG S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME

**CIRCLE K
STORES INC.
FOLSOM,
CALIFORNIA
NEC BIDWELL STREET
& WHITE ROCK ROAD**



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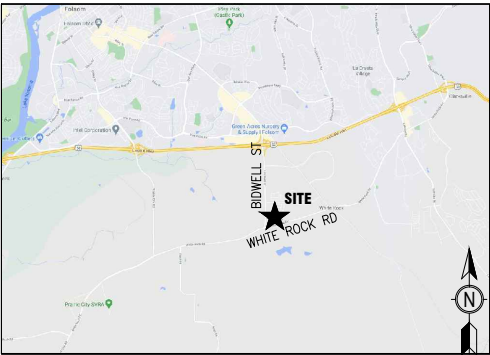
SHEET NUMBER

CSP 5.0T

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CIRCLE K STORE
SITE PLAN

NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



OWNER:
CIRCLE K STORES INC.
255 E. RINCON STREET, STE 100
CORONA, CALIFORNIA 92879

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUASTI ROAD, SUITE 700
ONTARIO, CA 91761
PHONE: (909) 974-8422
CONTACT: WILLIAM SCARBROUGH

ARCHITECT :
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 3,700 S.F. CONVENIENCE STORE, A 1,457 S.F. CAR WASH, AND A FUEL CANOPY WITH 8 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF FOLSOM, CA
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PROPOSED ZONING: SP-CC-PD (FOLSOM PLAN AREA SPECIFIC PLAN, COMMUNITY COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED: 50' BLDG HEIGHT PROVIDED: 23'-0"
SETBACKS:
FRONT: 20'
SIDE: 0', 20' IF ADJ TO RESIDENTIAL
REAR: 0', 20' IF ADJ TO RESIDENTIAL

SITE DATA

PARCELS: A PORTION OF APN 072-3380-004-0000
CIRCLE K NET SITE AREA: ±1.450 AC (± 63,167 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	3,700 SF
CAR WASH BLDG AREA	1,458 SF
FUEL CANOPY AREA	5,180 SF

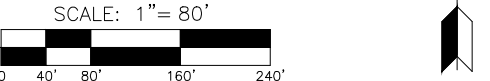
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PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED	
AUTO SERVICE STATION: 1 SP/200 SF	19 SP
CIRCLE K PARKING PROVIDED	
STANDARD PARKING SPACES	22 SP
ACCESSIBLE PARKING SPACES	142 SP
CIRCLE K PARKING PROVIDED	25 SP
FUELING SPACES PROVIDED	16 SP
TOTAL CIRCLE K PARKING PROVIDED	41 SP
CLEAN AIR VEHICLE PARKING PROVIDED (INCLUDING 2 EVCS SPACES)	3 SP
BICYCLE PARKING PROVIDED	2 SP
VACUUM PARKING PROVIDED	3 SP

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GF

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05/02/22	PREP CSP-5

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
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