SOUTHPOINTE AT FOLSOM

DRAWING SHEET INDEX

SHEET G1.0

MAY 24, 2022

OWNER / CLIENT / DEVELOPER

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CIRCLE K ARCHITECT

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30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
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DRAWING SHEET INDEX

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SOUTHPOINTE AT FOLSOM

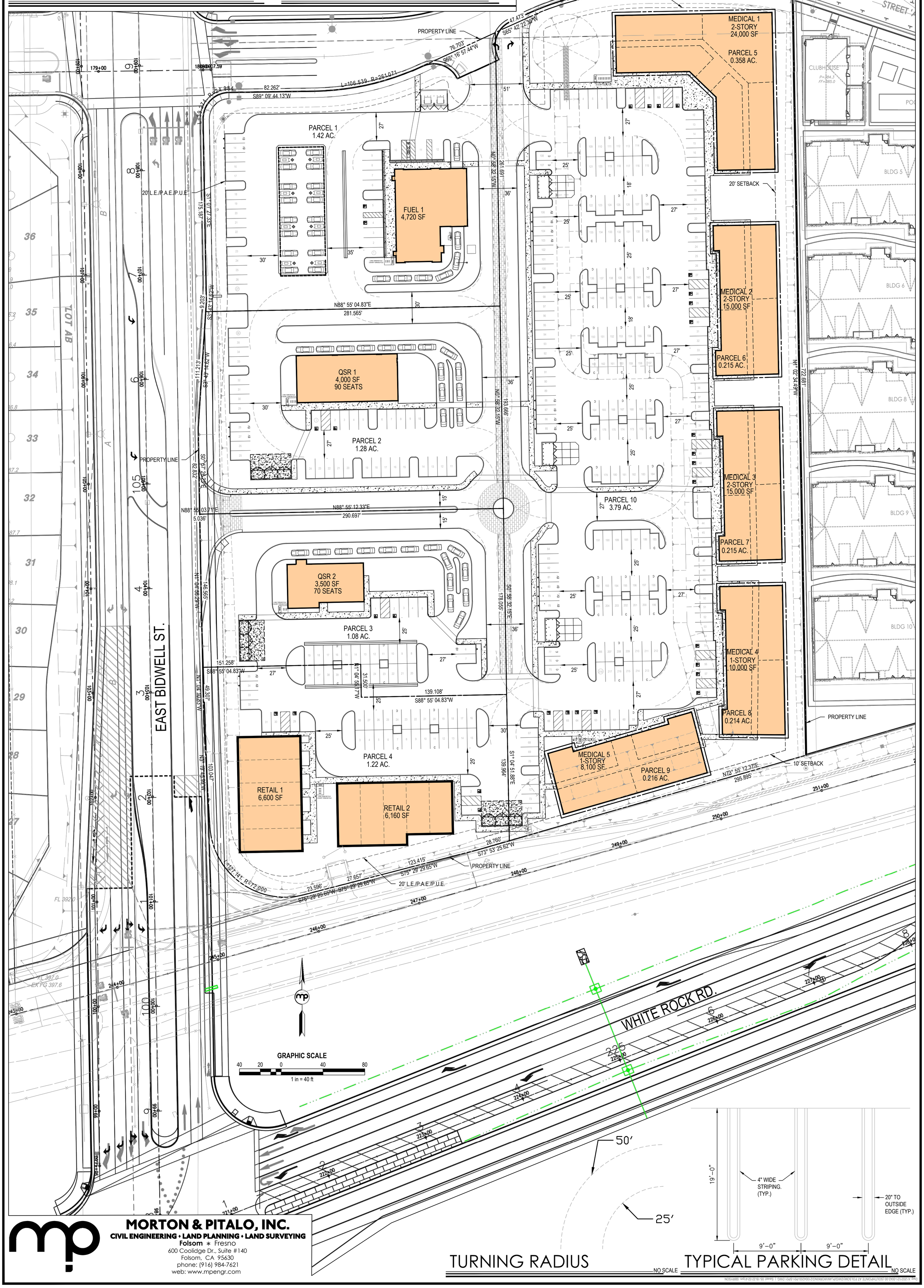
PRELIMINARY SITE PLAN
SHEET C2.1
MAY 24, 2022

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

NO SCALE

TYPICAL LIGHT DETAIL



TURNING RADIUS
NO SCALE

TYPICAL PARKING DETAIL
NO SCALE

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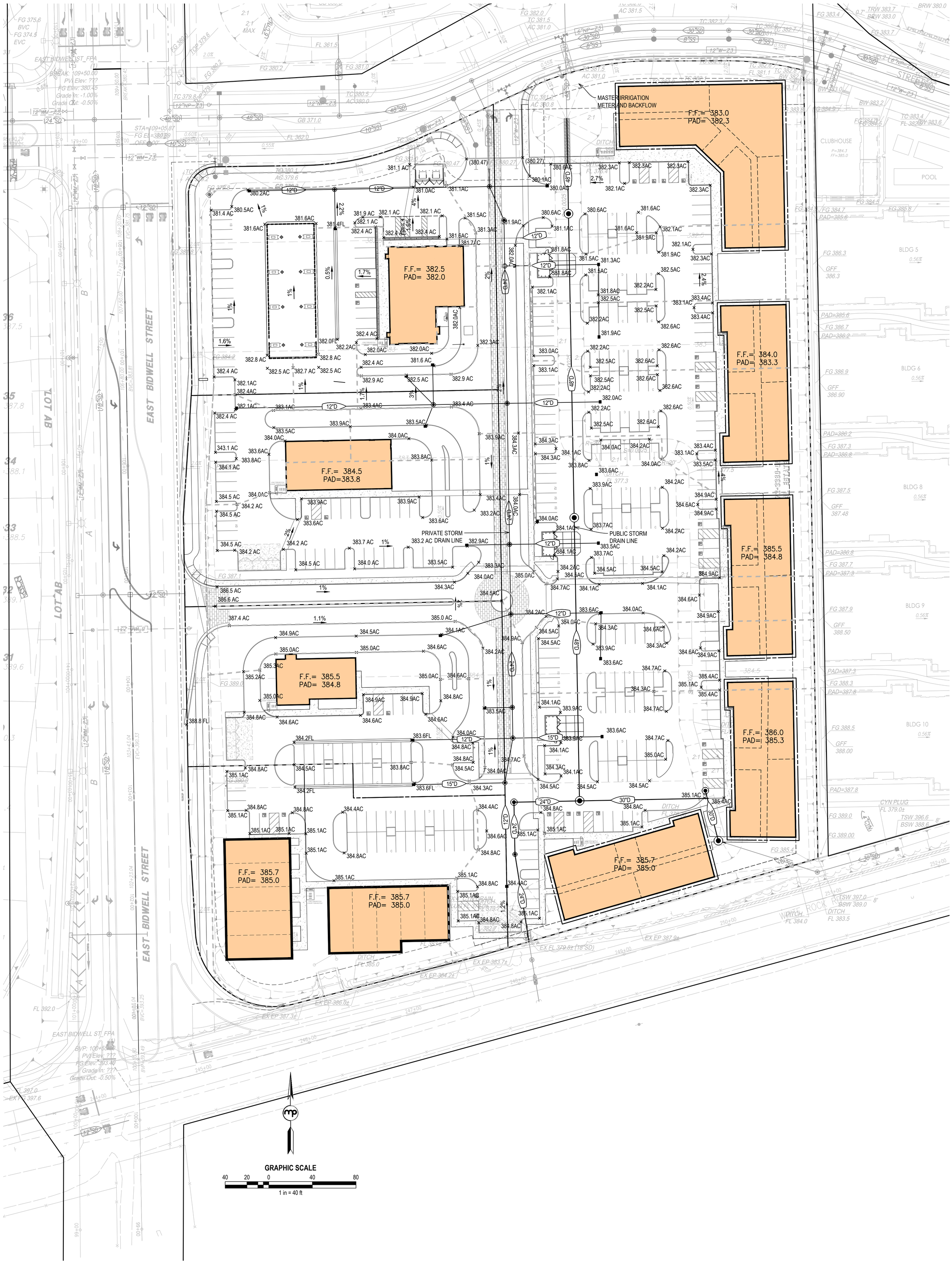
SOUTHPOINTE AT FOLSOM

PRELIMINARY GRADING PLAN

SHEET C2.2

MAY 24, 2022



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FF	FINISHED FLOOR
FL	FLOWLINE
AC	PAVEMENT ELEVATION
C	CONCRETE ELEVATION

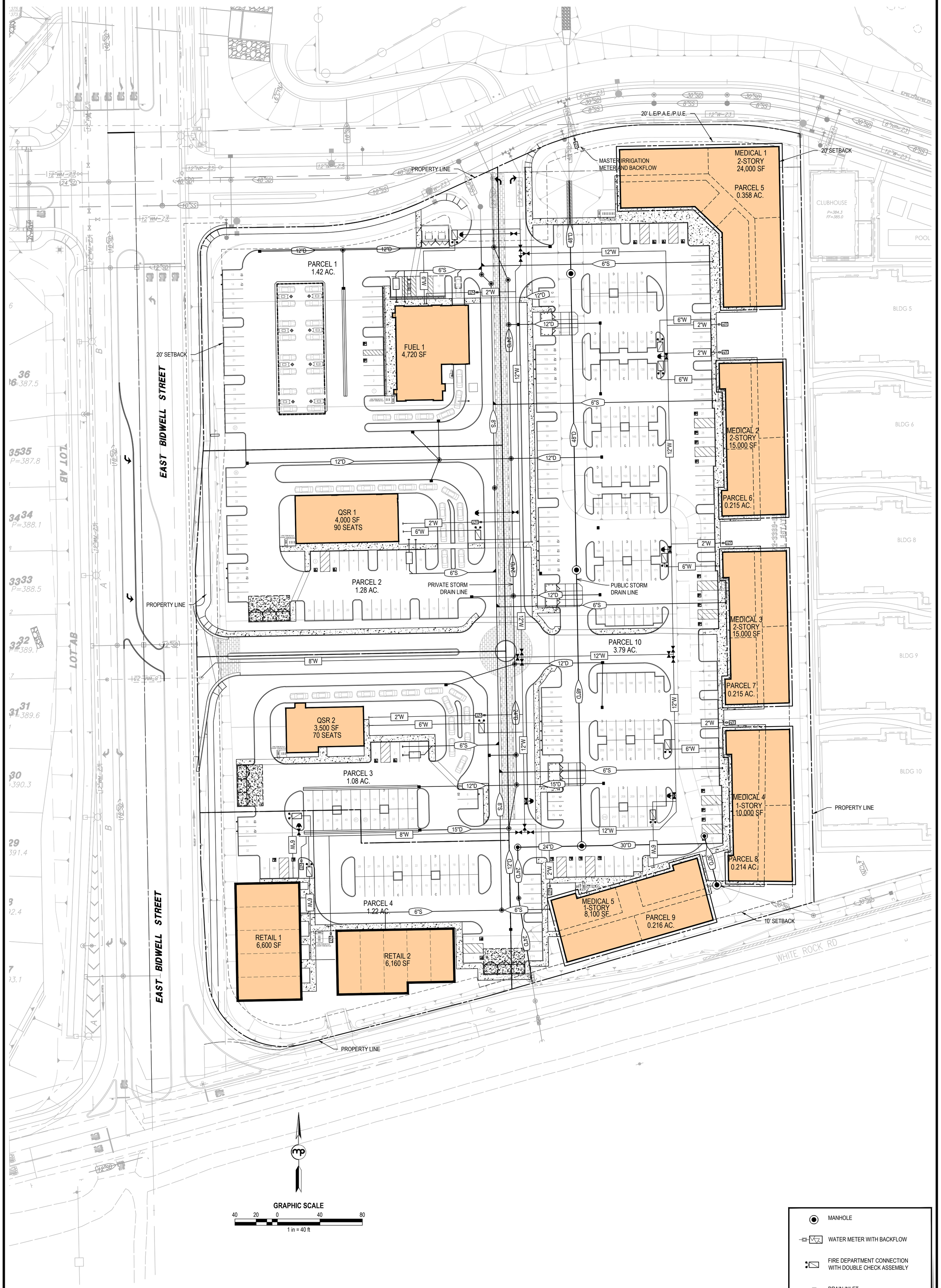
ABBREVIATIONS

SOUTHPOINTE AT FOLSOM

PRELIMINARY UTILITY PLAN

SHEET C2.3

MAY 24, 2022



MANHOLE

WATER METER WITH BACKFLOW

FIRE DEPARTMENT CONNECTION WITH DOUBLE CHECK ASSEMBLY

DRAIN INLET

FIRE HYDRANT

LEGEND

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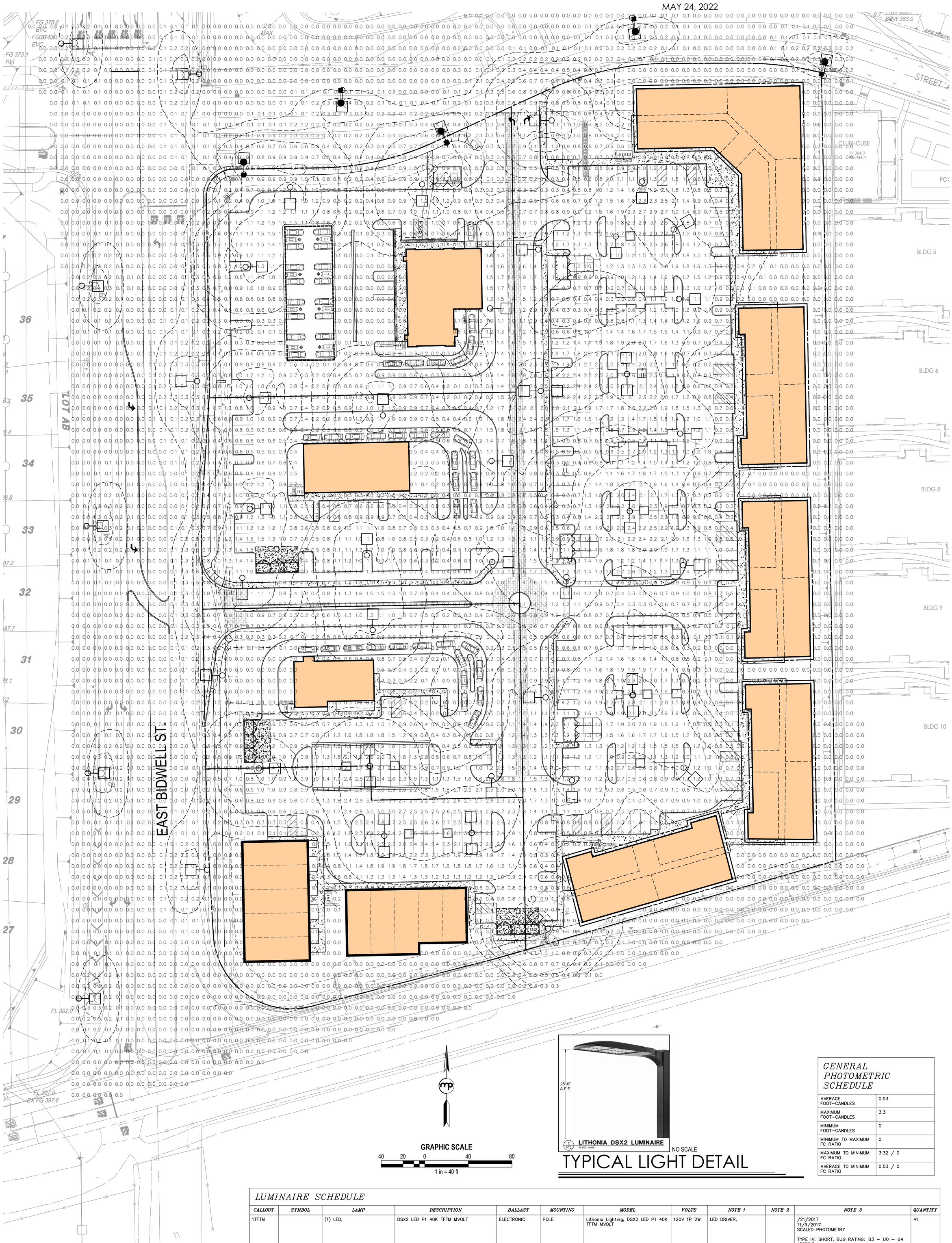
SOUTHPOINTE AT FOLSOM

PRELIMINARY SITE LIGHTING PLAN

SHEET C2.4

MAY 24, 2022



NO SCALE

TYPICAL LIGHT DETAIL

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	QUANTITY
1TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM 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 a2d940b6–48b3–4ab1–a888–71794f61f80b NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	41
K208–150		(1) 150W SWITCHBOX 222D1829, SETTING: POS 3 – 69.8K. VL3 SHALLOW LENS USED., XPGBWT–01–0000–00XPL	EXISTING STREETLIGHTS	ELECTRONIC	POLE	King Luminaire, K200S–P4SH–III–100(SSL)–7030	240V 2P 2W	Meanwell HLG–150H–24B		CGPL 11/12/15 11/11/15 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	14

PHOTOMETRIC CALCULATIONS

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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.
ULMUS X 'ACCOLADE' / ACCOLADE ELM	15 GAL.
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	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.
QUERCUS VIRGINIANA 'CATHEDRAL' / CATHEDRAL LIVE 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.
VITEX AGNUS-CASTUS / CHASTE TREE	15 GAL.

INTERIOR AISLE AND ALLEE TREES
USED BEHIND MAJOR CANPOY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES

CARPINUS BETULUS / EUROPEAN HORNBEAM	15 GAL.
ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE	15 GAL.
NYSSA SYLVATICA / SOUR GUM	15 GAL

COLUMNAR TREES
TREES WITH UPRIGHT, FASTIGATE 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 LAUROCERASUS '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 SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL.
ILEX CRENATA 'STOKES' / JAPANESE HOLLY	5 GAL.
PRUNUS LAUROCERASUS '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 REV' / DIANELLA	1 GAL.
DIETES IRIDIOIDES / FORTNIGHT LILY	1 GAL.
GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL.
LEUCADENDRON X 'HAWAII MAGIC' / ROYAL HAWAIIAN MAGIC CONEBUSH	5 GAL.
LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	5 GAL.
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX	1 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	5 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 MAIDEN/SUNRISE' / NEW ZEALAND FLAX	5 GAL.
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	15 GAL.
PRUNUS LAUROCERASUS '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 ADPATED 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 CHAMAEDRYOIDES / MEXICAN BLUE SAGE	1 GAL.
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER	1 GAL.
WESTRINGIA F. 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	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.

mortonpitalo

Roach & Campbell

March 2022
Folsom, CA
Design Review Submittal
R&C PN: 21046

0' 40' 80'
1" = 40'
N

Southpointe at Folsom
Preliminary Landscape Plan | Overall Plan

L1.1

Parking Lot Shade Calculations	Project:	21046A
Southpointe at Folsom	Date:	2/24/2022

	25%	50%	75%	100%	Total
Qty. 35' Diameter Trees	0	6	29	72	
sub total of shade at 962 sf for 100% canopy	0	2886	20938	69264	93,088
Qty. 30' Diameter Trees		8			
sub total of shade at 706 sf for 100% canopy	0	2832	0	0	2,832
Qty. 25' Diameter Trees		25	0	6	
sub total of shade at 491sf for 100% canopy	0	6150	0	2946	9,096
Qty. 20' Diameter Trees		0		13	
sub total of shade at 314sf for 100% canopy	0	0	0	4082	4,082
				Total Shade Provided	*109,098*
				Total Parking Area	*204,989*
				Percent Shaded (50% Req'd)	*53%*

CITY OF FOLSOM TREE STANDARDS

DIVERSITY: PER CITY OF FOLSOM DESIGN STANDARDS, TO PREVENT DAMAGE FROM PESTS AND DISEASE, AND TO MITIGATE STORM DRAINAGE AND DROUGHT, A DIVERSE TREE PALETTE IS REQUIRED. THE TOTAL NUMBER OF TREES SHALL NOT EXCEED:

- 25% BY GENUS
- 20% BY SPECIES
- 15% BY CULTIVAR

TREES 4' CLEAR OF UTILITIES, 10' CLEAR OF FIRE HYDRANTS, AND 20' CLEAR OF STREETLIGHTS, TYPICAL.

SHADING LEGEND (PER CITY OF FOLSOM DESIGN GUIDELINES)

- 25% — 25% SHADE VALUE; TYPICALLY IN CORNERS OR AT EDGES
- 100% — 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- 50% — 50% SHADE VALUE, TYP. AT PARKING LOT EDGES
- 75% — 75% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

mortonpitalo

Roach & Campbell

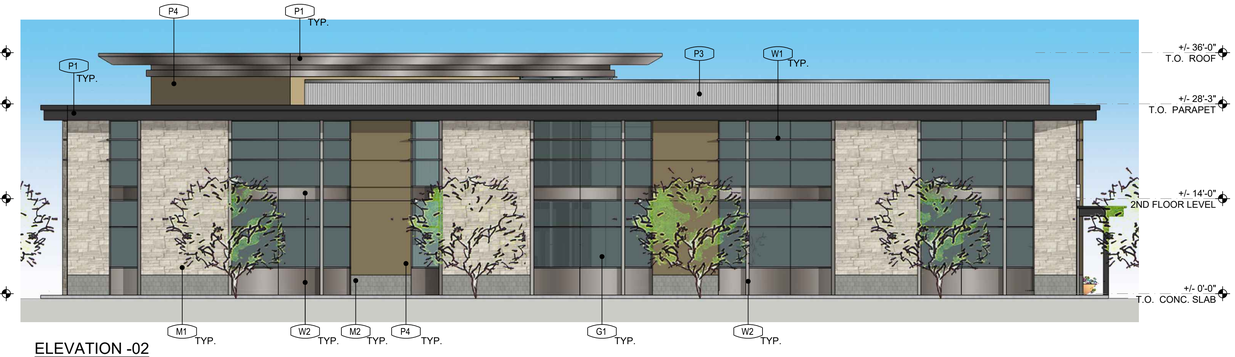
March 2022
Folsom, CA
Design Review Submittal
R&C PN: 21046

0' 40' 80'
1" = 40'
N

Southpointe at Folsom
Preliminary Landscape Plan | Parking Lot Shade

L1.2

ELEVATION -01



ELEVATION -02

ELEVATION -03

ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE
"ARCTIC" HEWN STONE

M2 - EL DORADO STONE
"CANYONADO" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE
STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED "OLYMPIC "KONA BROWN"

S4 – JAMES HARDIE FIBER CEMENT SIDING
ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ.
ALUMINUM FRAME FRONT/CURTAINWALL
CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ.
CADET GREY

P1 - KELLY MOORE
KM4603-5, "ZINC DUST"

P2 - KELLY MOORE
KM4609-2, "METAL CHI"

P3 - KELLY MOORE
KM5944-1, "PEARLY WHITE"

P4 - KELLY MOORE
KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE
KM4643-1, "WHITEST WHITE"

P6 - KELLY MOORE
KM4605-2, "THUNDER STORM"

P7 - KELLY MOORE
KM4750-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - MEDICAL 1

A-101

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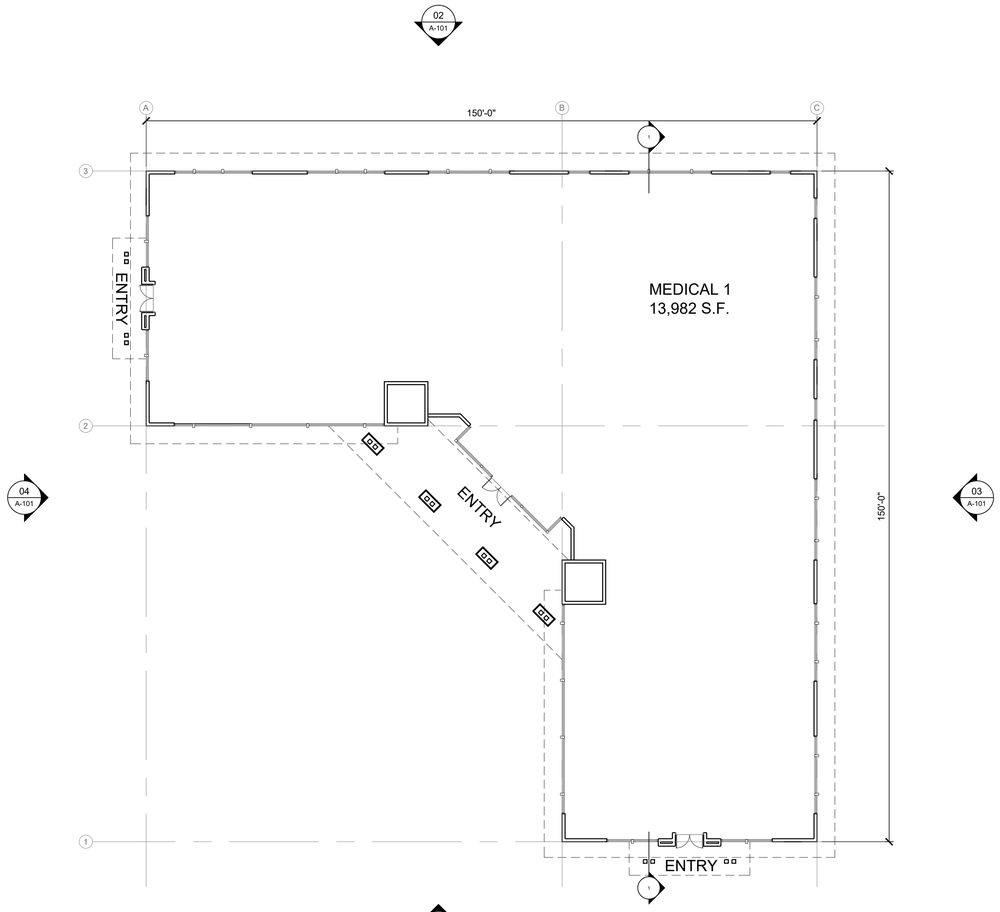
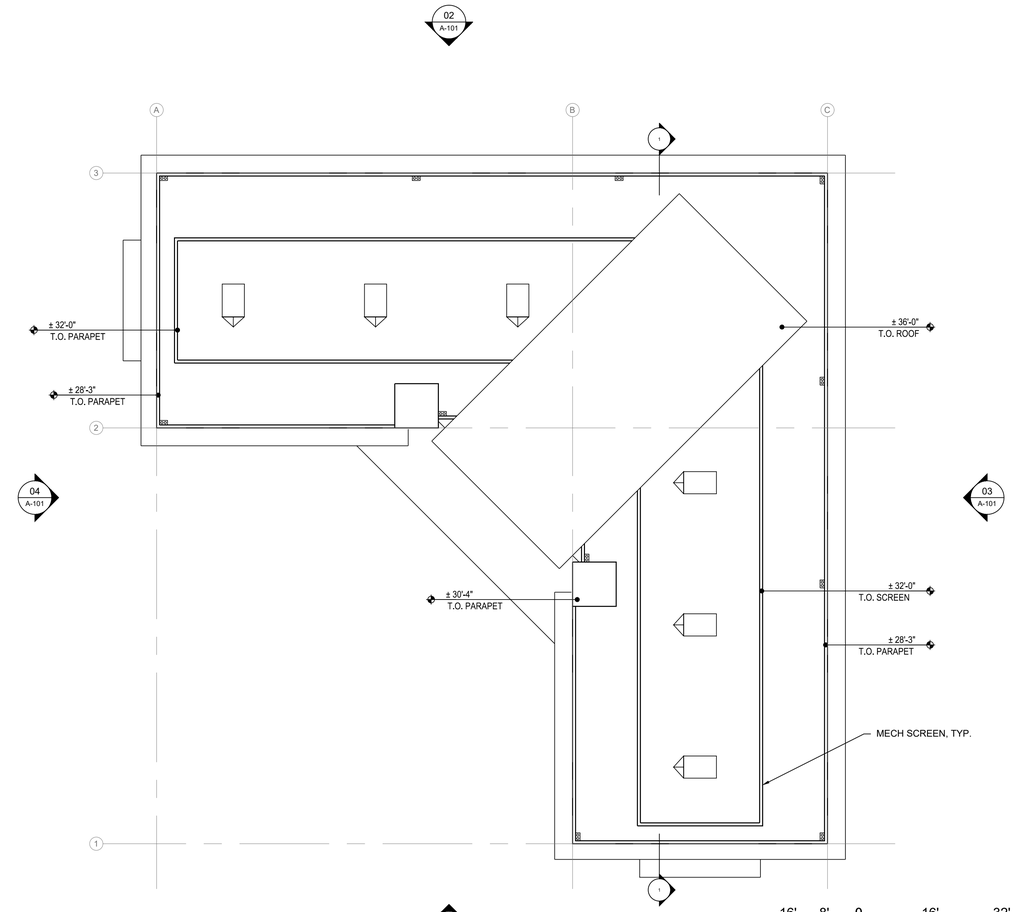
ARCHITECTURAL GROUP Borges



MEDICAL 1 BUILDING FLOOR PLAN

1/16" = 1'-0"

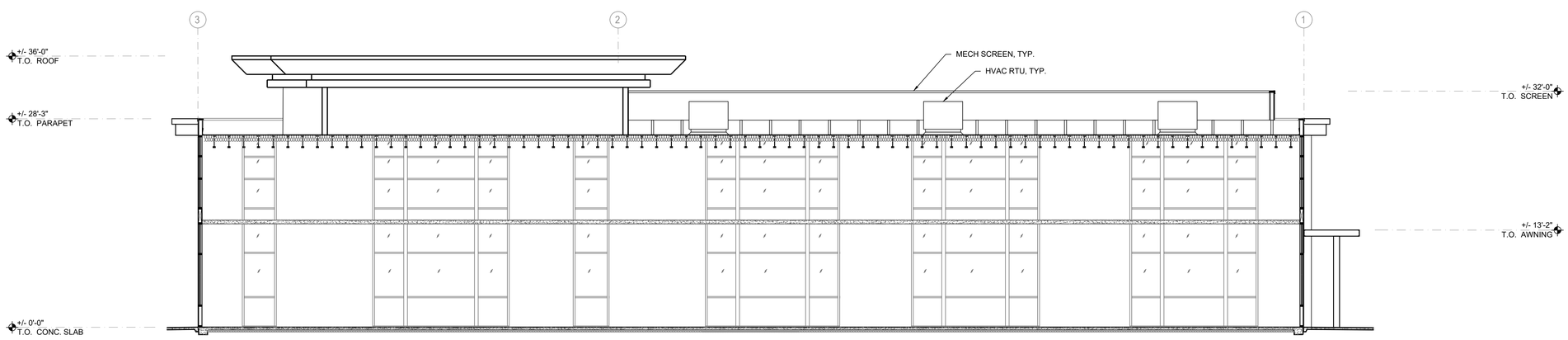


MEDICAL 1 BUILDING ROOF PLAN

1/16" = 1'-0"

16' 8' 0 16' 32'

1/16"=1'-0"



BUILDING SECTION 1

1/8" = 1'-0"

8' 4' 0 8' 16'

1/8"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 1

A-102

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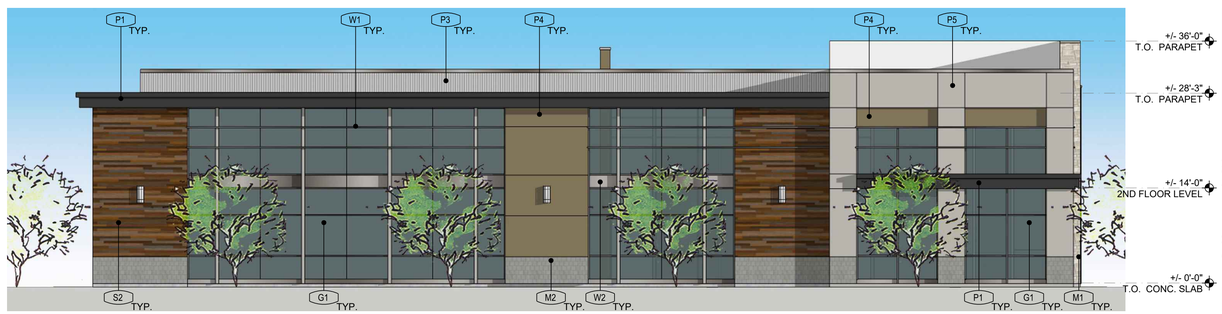
ELEVATION -01

ELEVATION -02



ELEVATION -03

ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE
"ARCTIC" HEWN STONE

M2 - EL DORADO STONE
"CANYONADE" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE
STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED OLYMPIC "KONA BROWN"

S4 - JAMES HARDIE FIBER CEMENT SIDING
ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ.
ALUMINUM STOREFRONT/CURTAINWALL
CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ.
CADET GREY

PAINT FINISHES

P1 - KELLY MOORE
KM4603-5, "ZINC DUST"

P2 - KELLY MOORE
KM4609-2, "METAL CHI"

P3 - KELLY MOORE
KM5444-1, "PEARLY WHITE"

P4 - KELLY MOORE
KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE
KM4643-1, "WHITEST WHITE"

P6 - KELLY MOORE
KM4605-2, "THUNDER STORM"

P7 - KELLY MOORE
KM4759-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - MEDICAL 2

A-103

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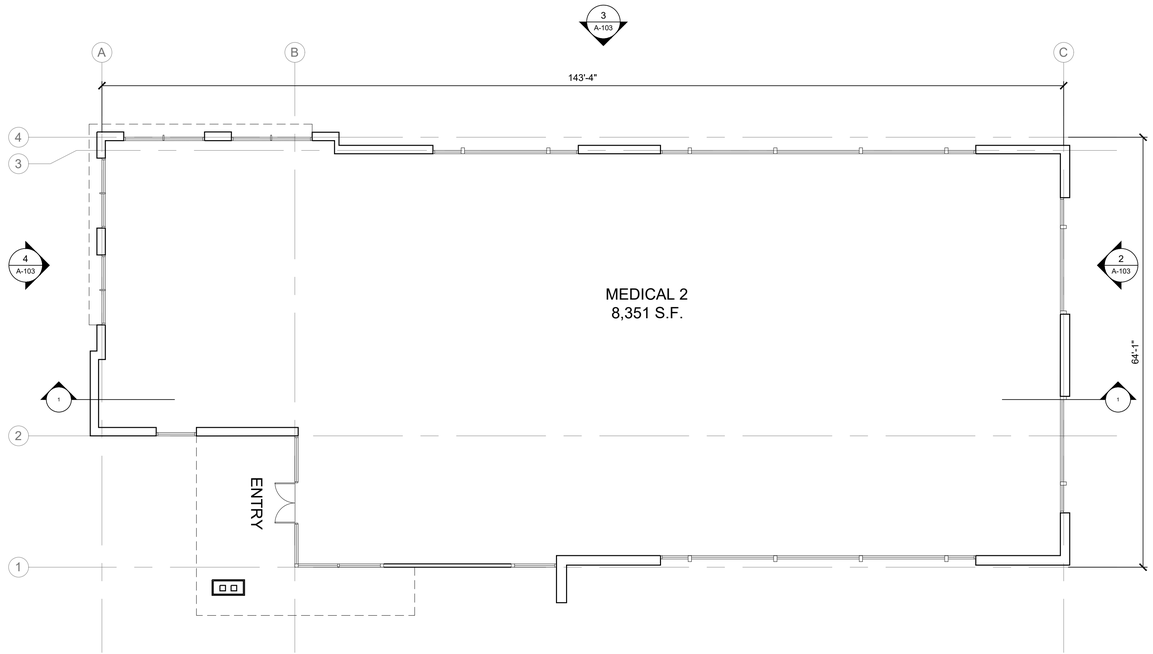
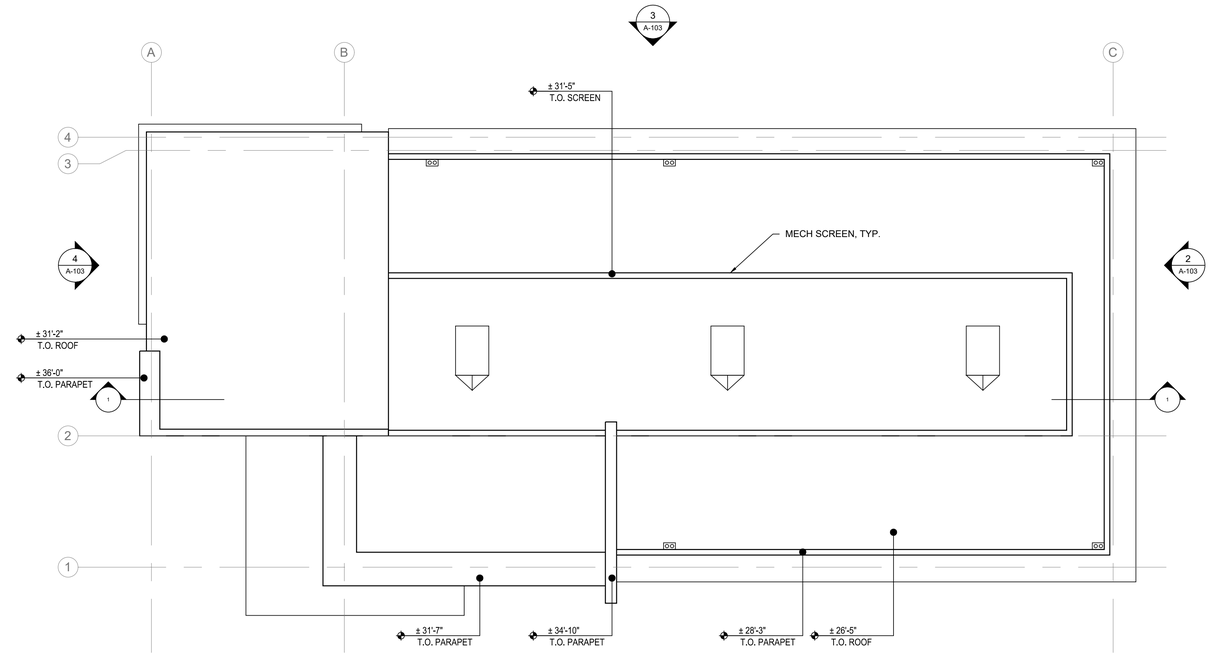


MEDICAL 2 BUILDING FLOOR PLAN

3/32" = 1'-0"

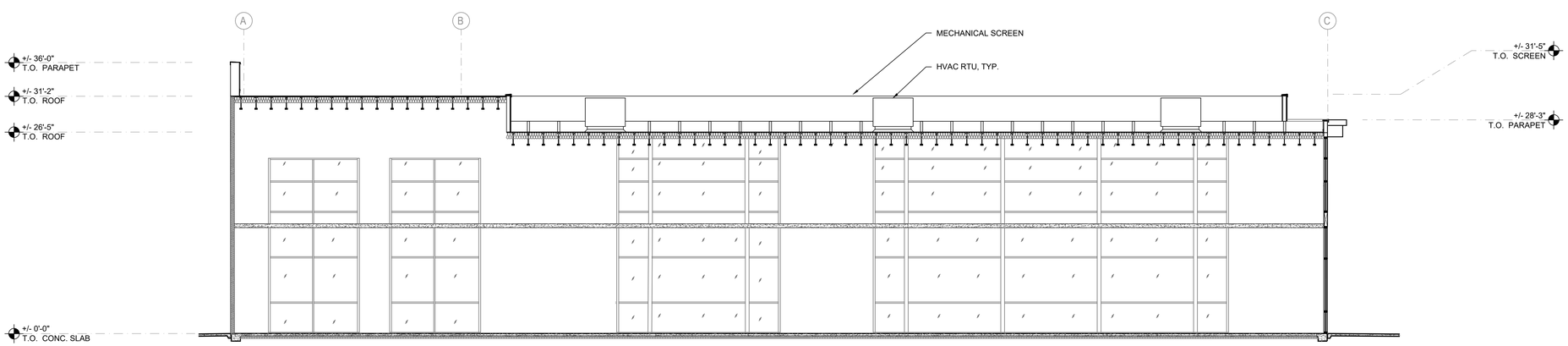


MEDICAL 2 BUILDING ROOF PLAN

3/32" = 1'-0"

16' 8' 0 16' 32'

3/32"=1'-0"



BUILDING SECTION 1

1/8" = 1'-0"

8' 4' 0 8' 16'

1/8"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 2

A-104

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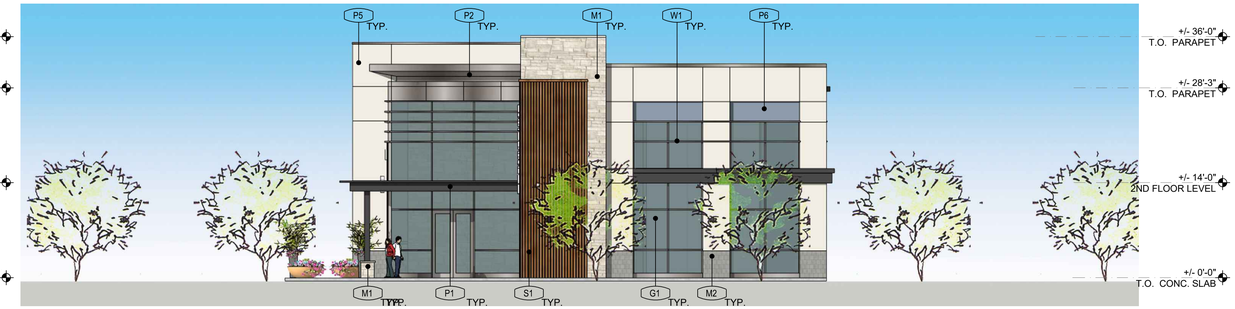
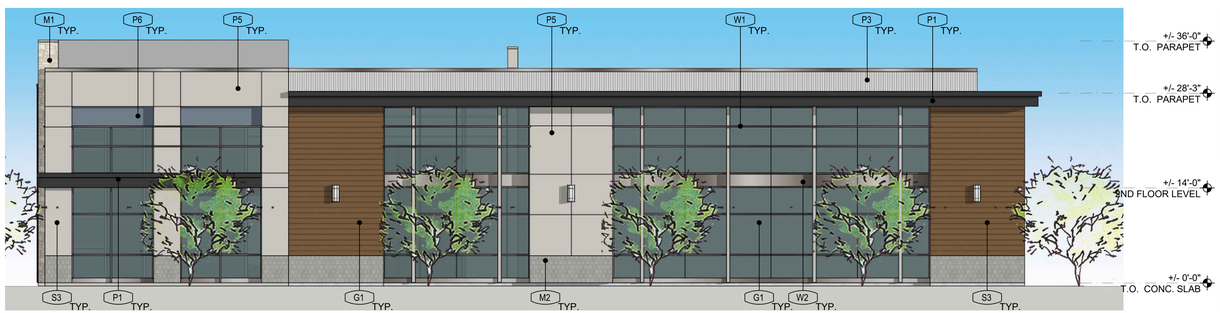
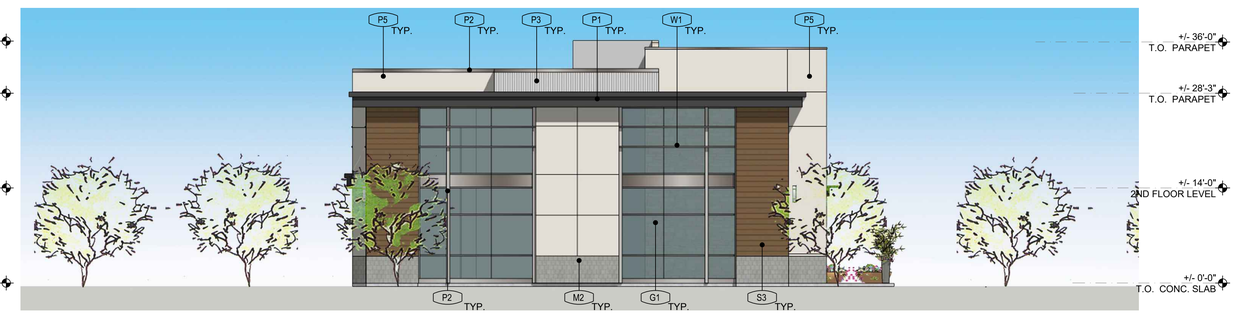
ELEVATION -01



ELEVATION -02



ELEVATION -03



ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE "ARCTIC" HEWN STONE

M2 - EL DORADO STONE "CANYONADE" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "KONA BROWN"

S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ. ALUMINUM SASH, CW FRONT/CURTAINWALL CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ. CADET GREY

PAINT FINISHES

P1 - KELLY MOORE KM4603-5, "ZINC DUST"

P2 - KELLY MOORE KM4809-2, "METAL CHI"

P3 - KELLY MOORE KM844-1, "PEARLY WHITE"

P4 - KELLY MOORE KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE KM844-3-1, "WHITEST WHITE"

P6 - KELLY MOORE KM4805-2, "THUNDER STORM"

P7 - KELLY MOORE KM4750-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - MEDICAL 3

A-105

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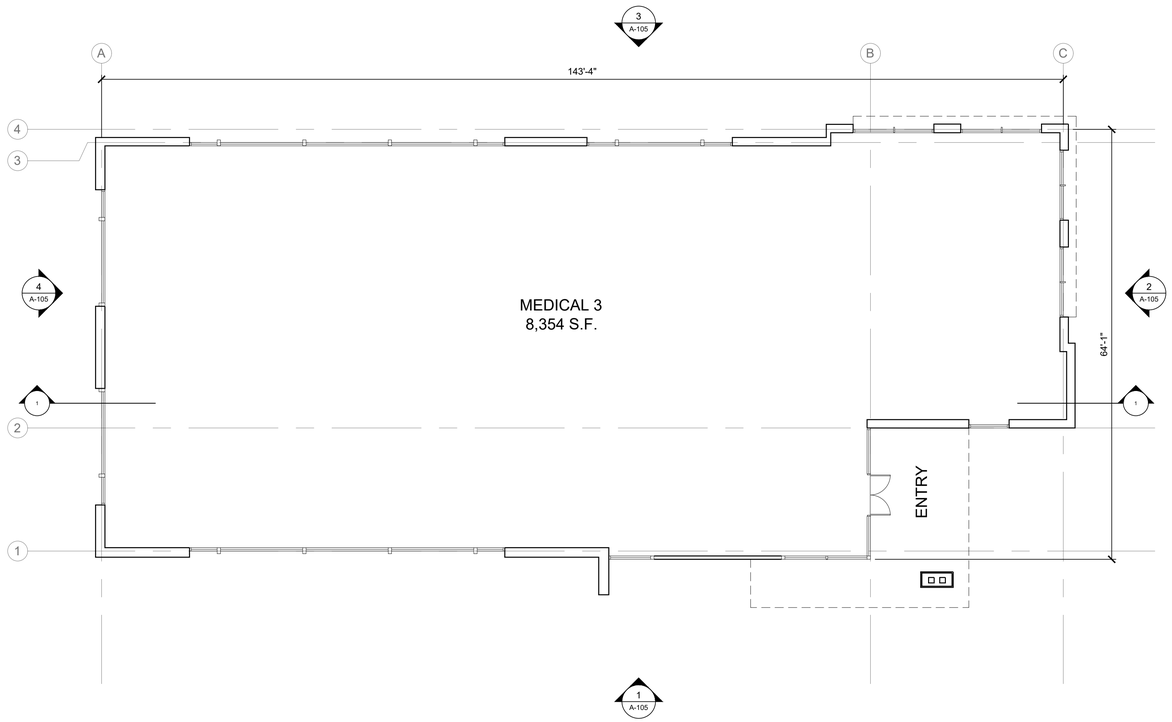
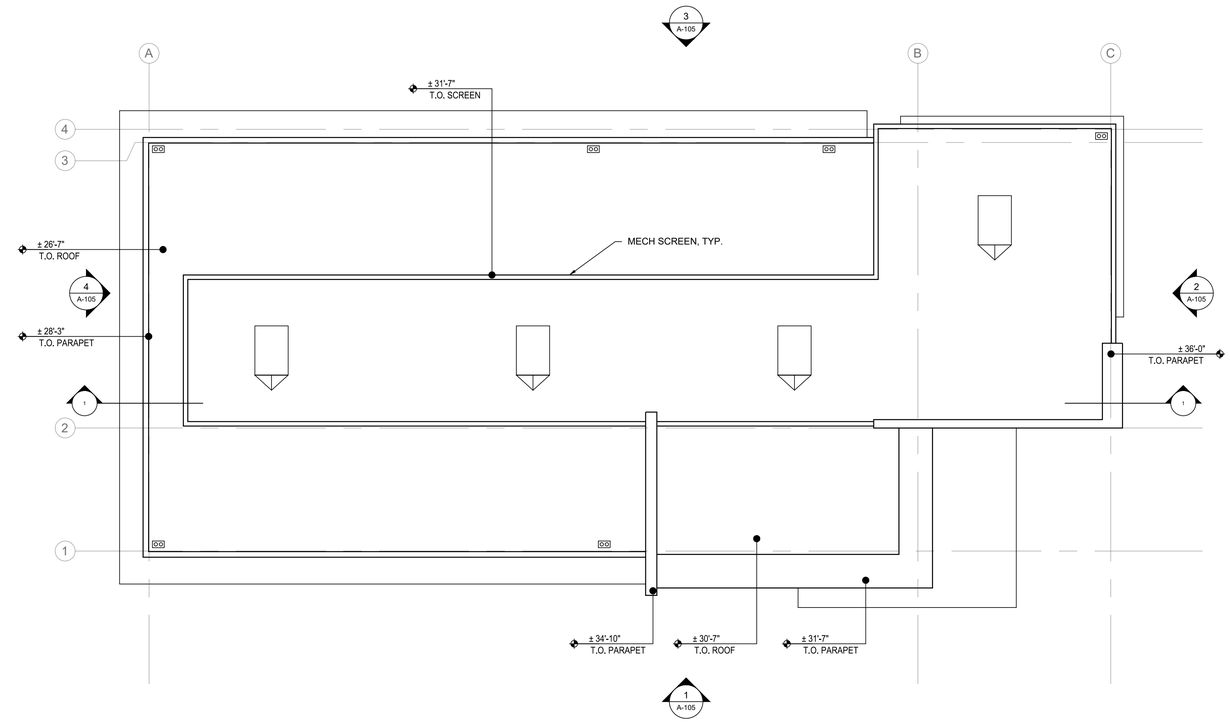


MEDICAL 3 BUILDING FLOOR PLAN

3/32" = 1'-0"

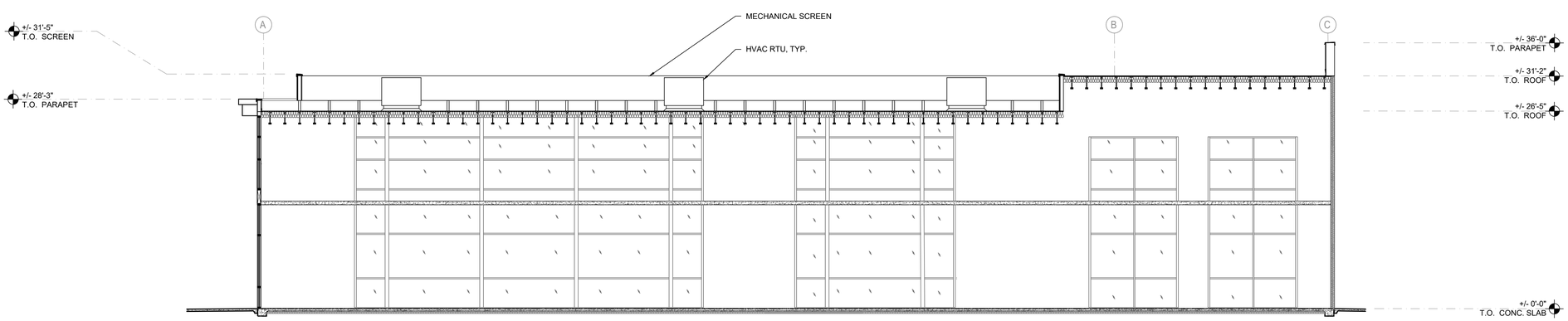


MEDICAL 3 BUILDING FLOOR PLAN

3/32" = 1'-0"

16' 8' 0 16' 32'

3/32"=1'-0"



BUILDING SECTION 1

1/8" = 1'-0"

8' 4' 0 8' 16'

1/8"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 3

A-106

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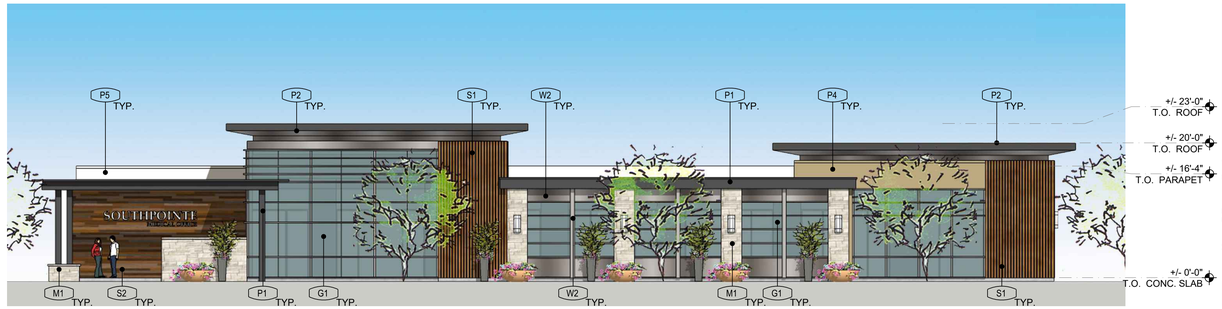
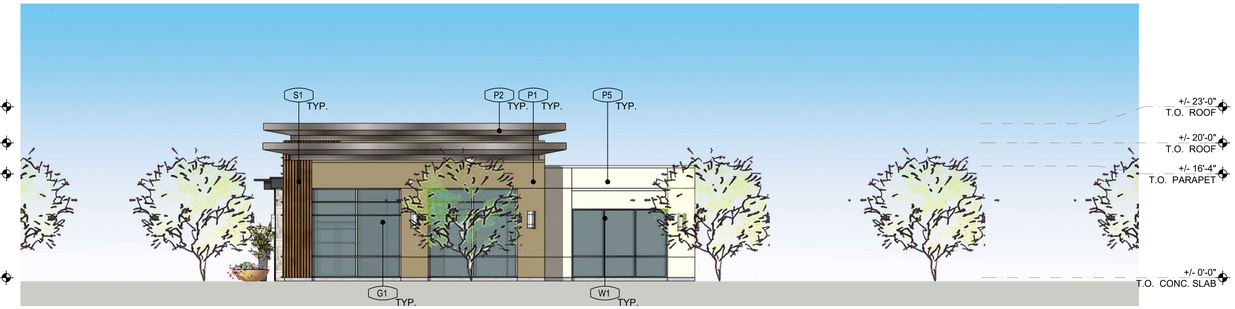
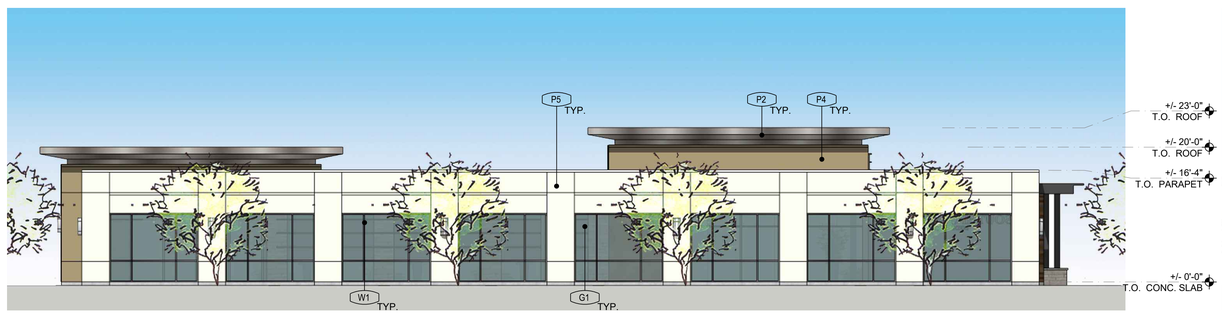


ELEVATION -01



ELEVATION -02



ELEVATION -03

ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE "ARCTIC" HEWN STONE

M2 - EL DORADO STONE "CANYONADO" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "KONA BROWN"

S4 – JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ. ALUMINUM STORE FRONT/CURTAINWALL CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ. CADET GREY

PAINT FINISHES

P1 - KELLY MOORE KM4603-5, "ZINC DUST"

P2 - KELLY MOORE KM4809-2, "METAL CHI"

P3 - KELLY MOORE KM844-1, "PEARLY WHITE"

P4 - KELLY MOORE KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE KM4643-1, "WHITEST WHITE"

P6 - KELLY MOORE KM4860-2, "THUNDER STORM"

P7 - KELLY MOORE KM4750-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - MEDICAL 4

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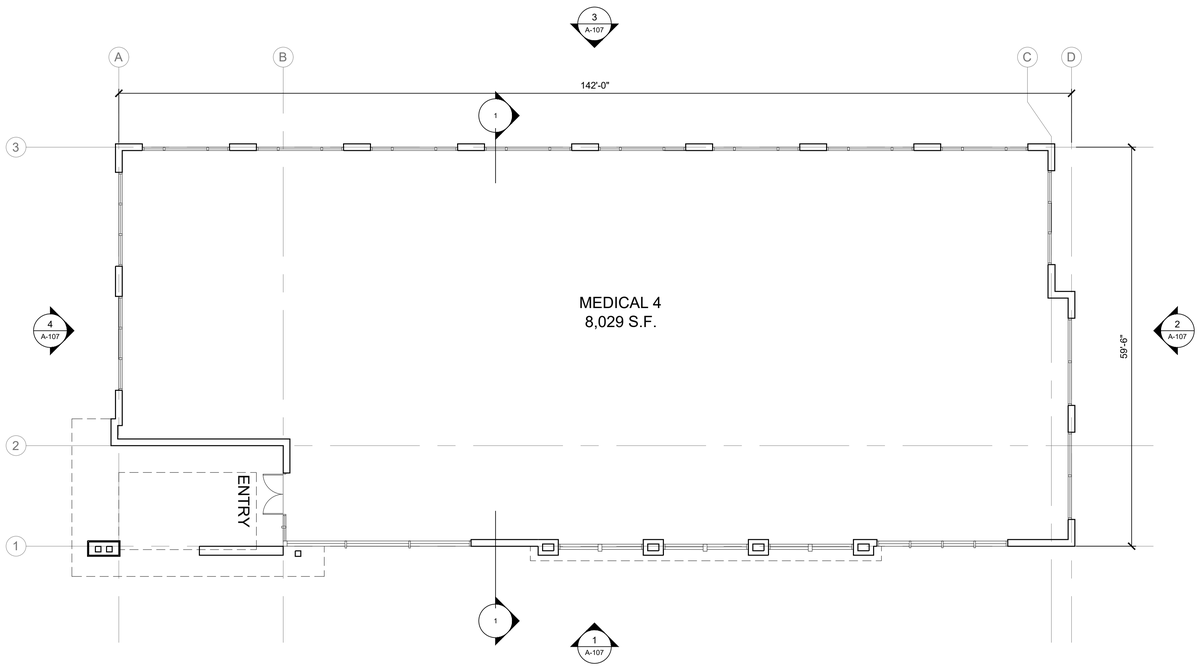
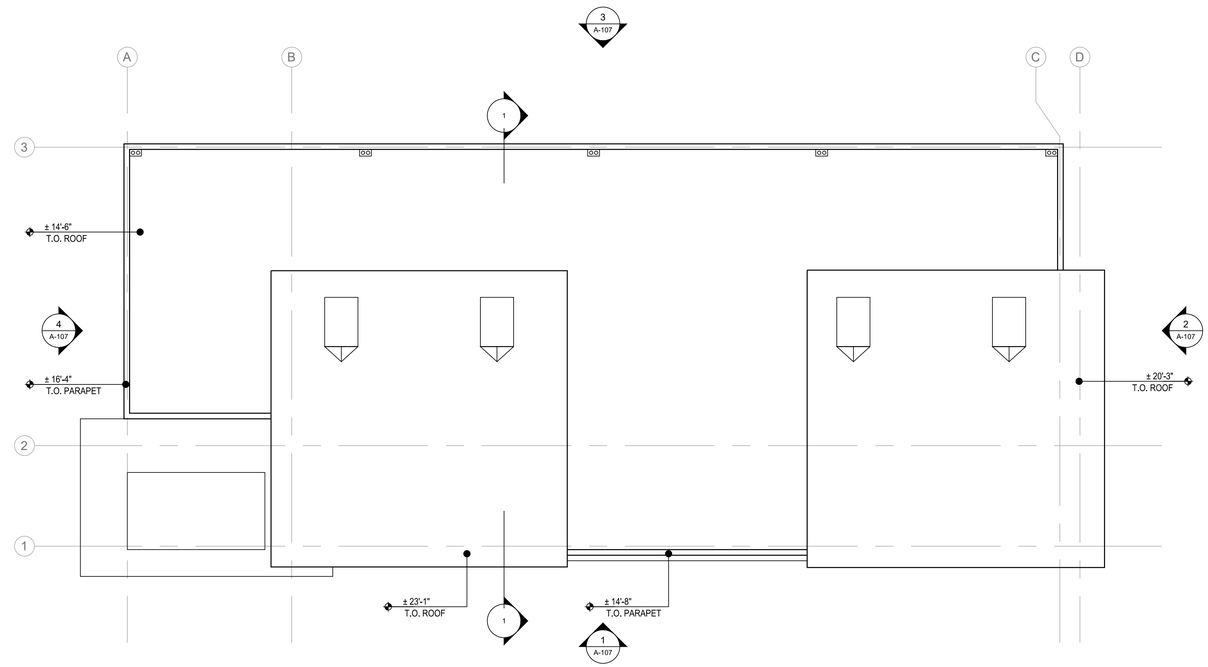


MEDICAL 4 BUILDING FLOOR PLAN

3/32" = 1'-0"

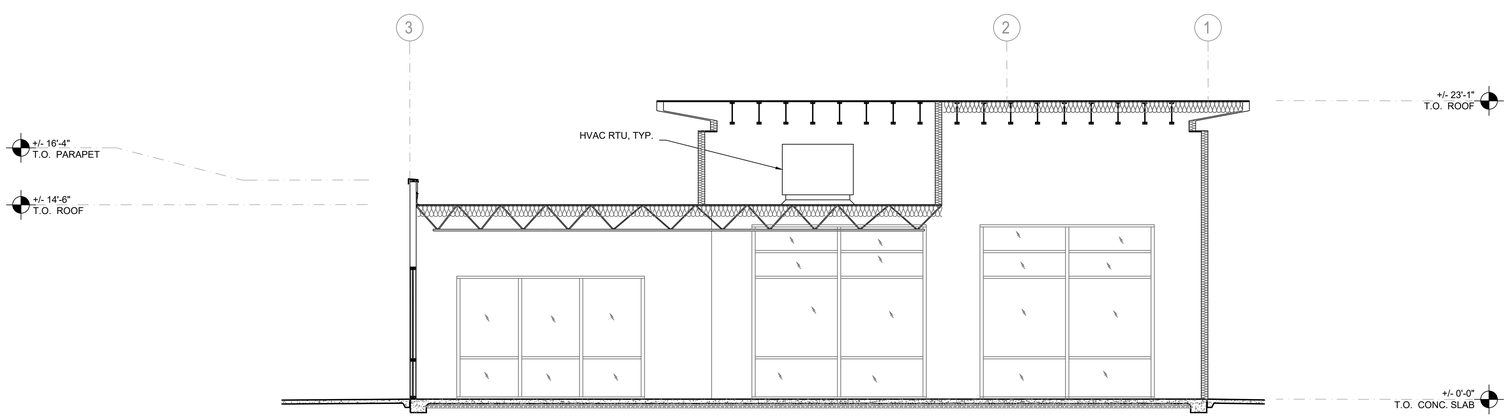


MEDICAL 4 BUILDING ROOF PLAN

3/32" = 1'-0"

16' 8' 0 16' 32'

3/32"=1'-0"



BUILDING SECTION 1

3/32"=1'-0"

8' 4' 0 8' 16'

3/16"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 4

A-108

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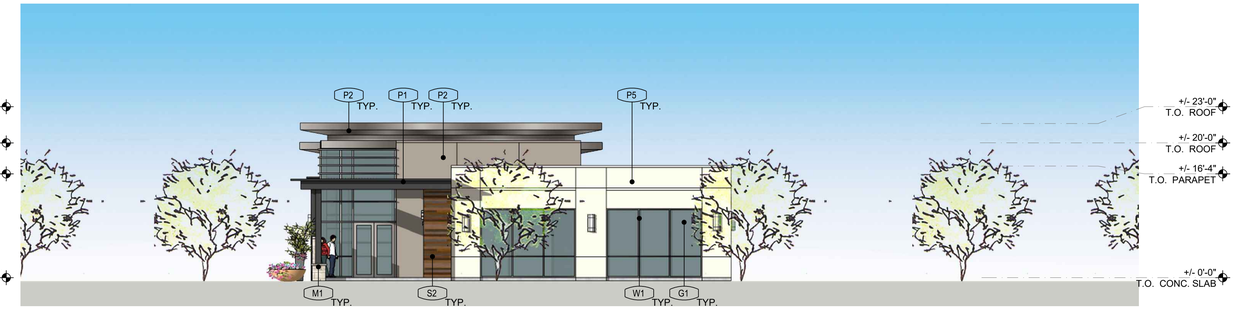
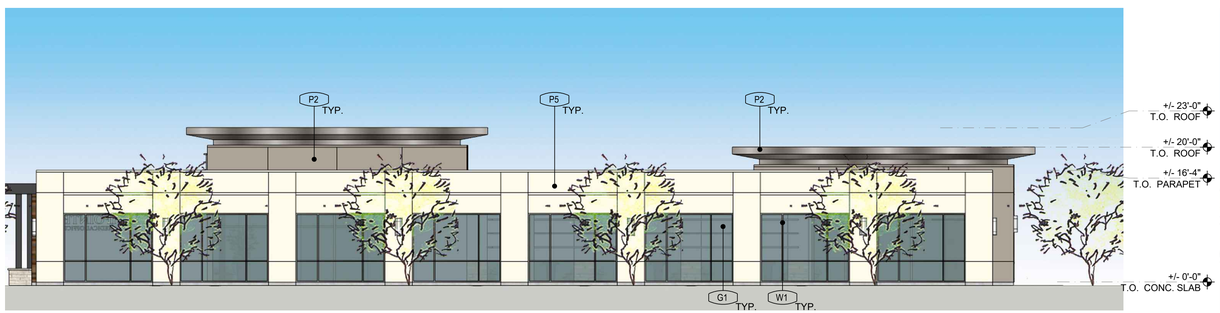
ELEVATION -01



ELEVATION -02



ELEVATION -03

ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE "ARCTIC" HEWN STONE

M2 - EL DORADO STONE "CANYONADO" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "KONA BROWN"

S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ. CADET GREY

PAINT FINISHES

P1 - KELLY MOORE KM4603-5, "ZINC DUST"

P2 - KELLY MOORE KM4809-2, "METAL CHI"

P3 - KELLY MOORE KM844-1, "PEARLY WHITE"

P4 - KELLY MOORE KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE KM844-3-1, "WHITEST WHITE"

P6 - KELLY MOORE KM4809-2, "THUNDER STORM"

P7 - KELLY MOORE KM4750-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - MEDICAL 5

A-109

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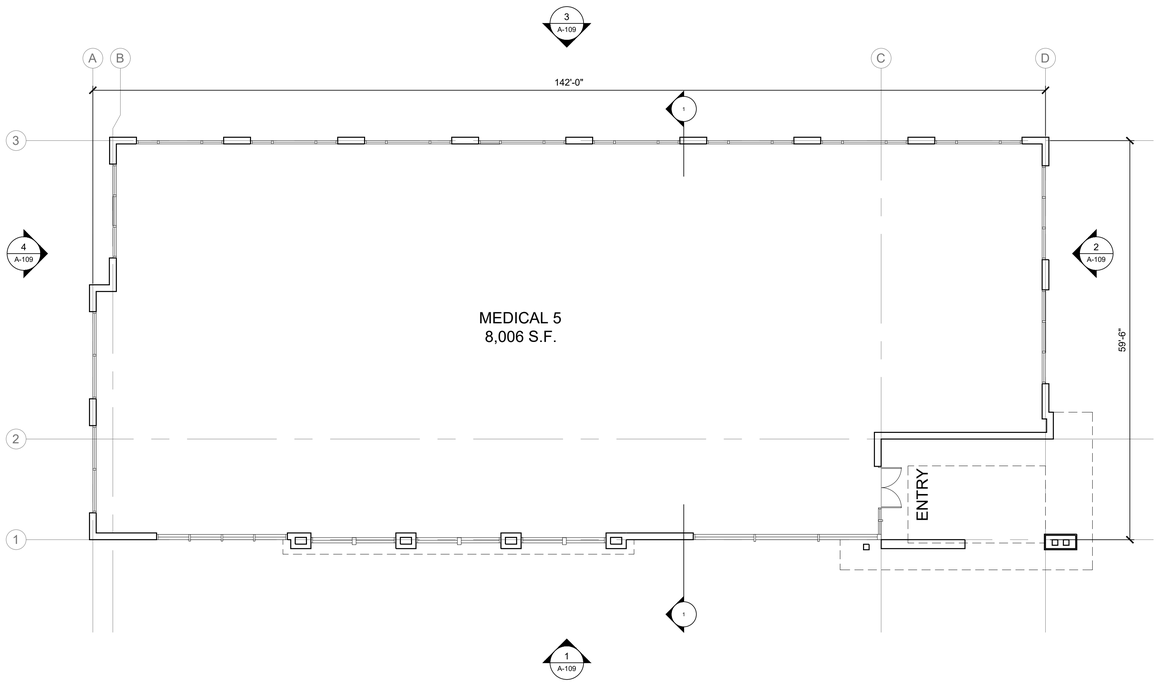
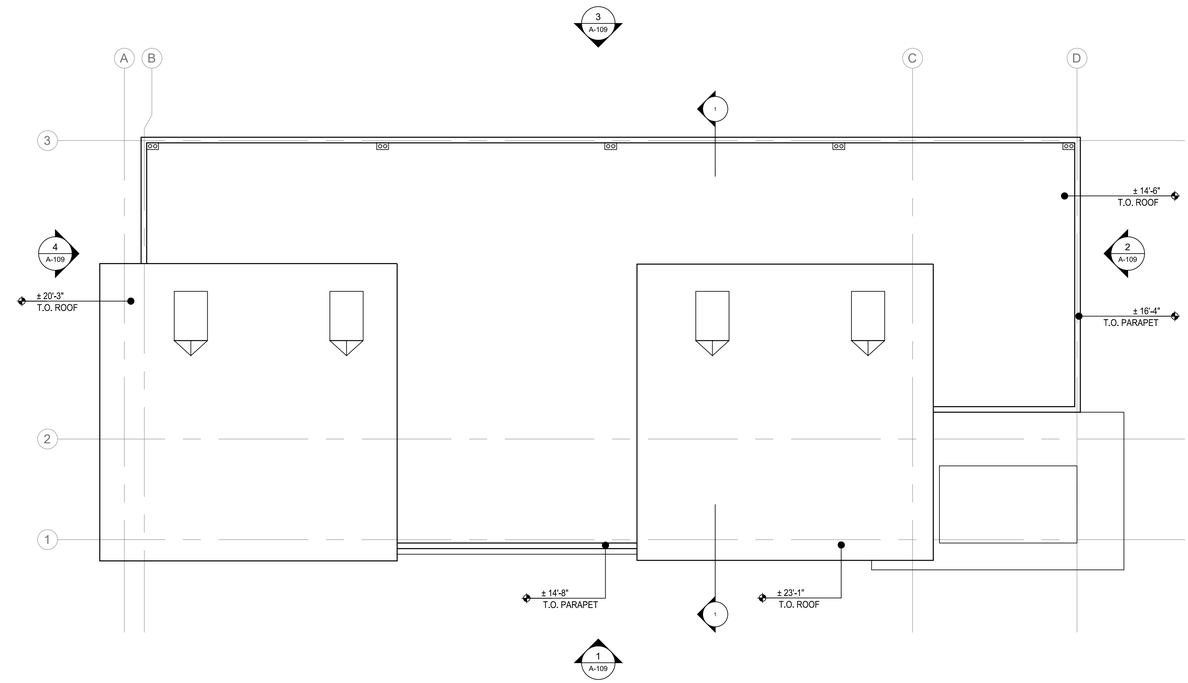
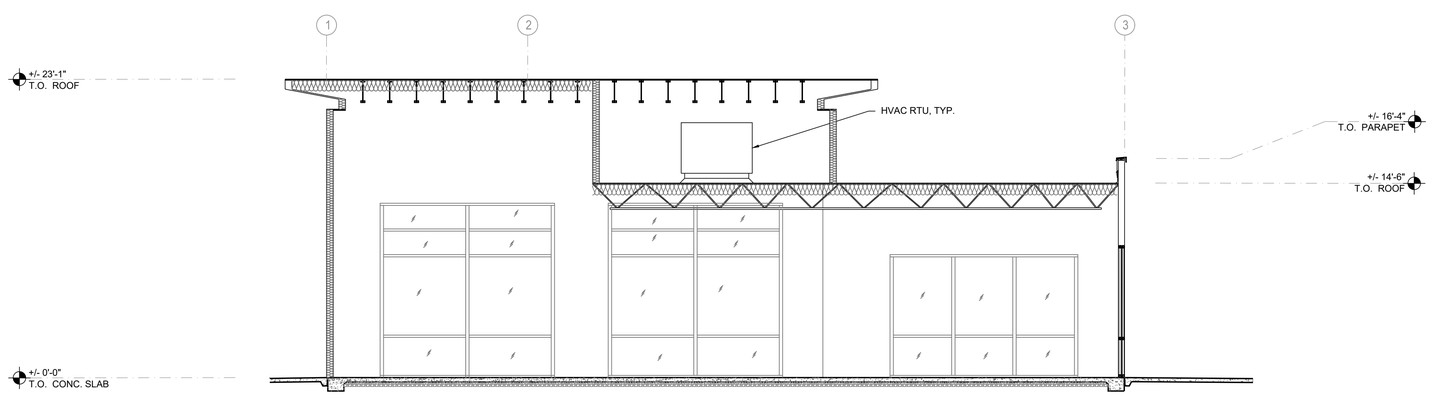


MEDICAL 5 BUILDING FLOOR PLAN
3/32" = 1'-0"



MEDICAL 5 BUILDING ROOF PLAN
3/32" = 1'-0"

16' 8' 0 16' 32'
3/32"=1'-0"



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

8' 4' 0 8' 16'
3/16"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - MEDICAL 5

A-110

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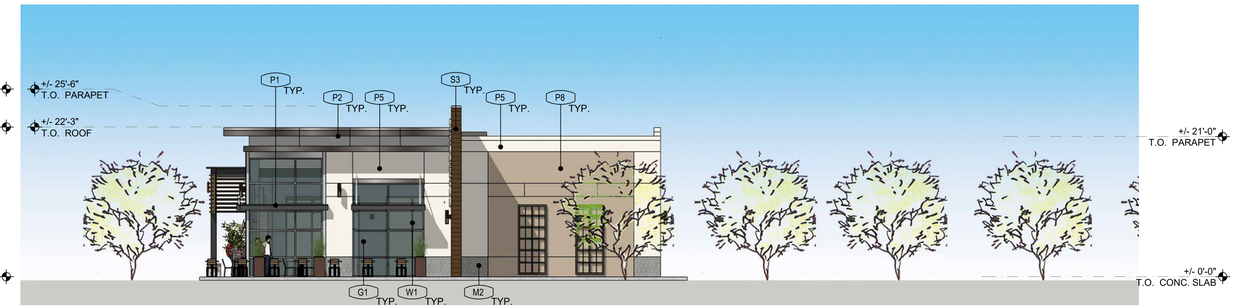
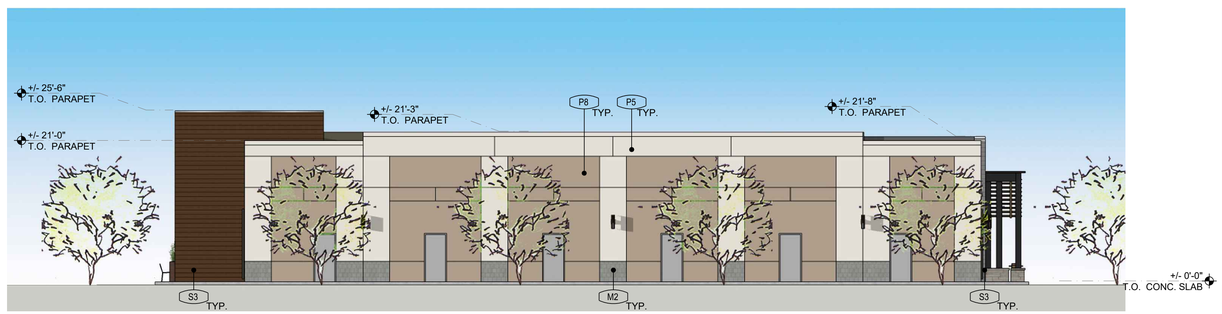
ELEVATION -01



ELEVATION -02



ELEVATION -03

ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE
"ARCTIC" HEWN STONE

M2 - EL DORADO STONE
"CANYONADO" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE
STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED "OLYMPIC "KONA BROWN"

S4 – JAMES HARDIE FIBER CEMENT SIDING
ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ.
ALUMINUM STORE FRONT/CURTAINWALL
CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ.
CADET GREY

PAINT FINISHES

P1 - KELLY MOORE
KM4603-5, "ZINC DUST"

P2 - KELLY MOORE
KM4809-2, "METAL CHI"

P3 - KELLY MOORE
KM944-1, "PEARLY WHITE"

P4 - KELLY MOORE
KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE
KM944-3, "WHITEST WHITE"

P6 - KELLY MOORE
KM4809-2, "THUNDER STORM"

P7 - KELLY MOORE
KM4750-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - RETAIL 1

A-111

FOLSOM, CA 21019 02-11-2022

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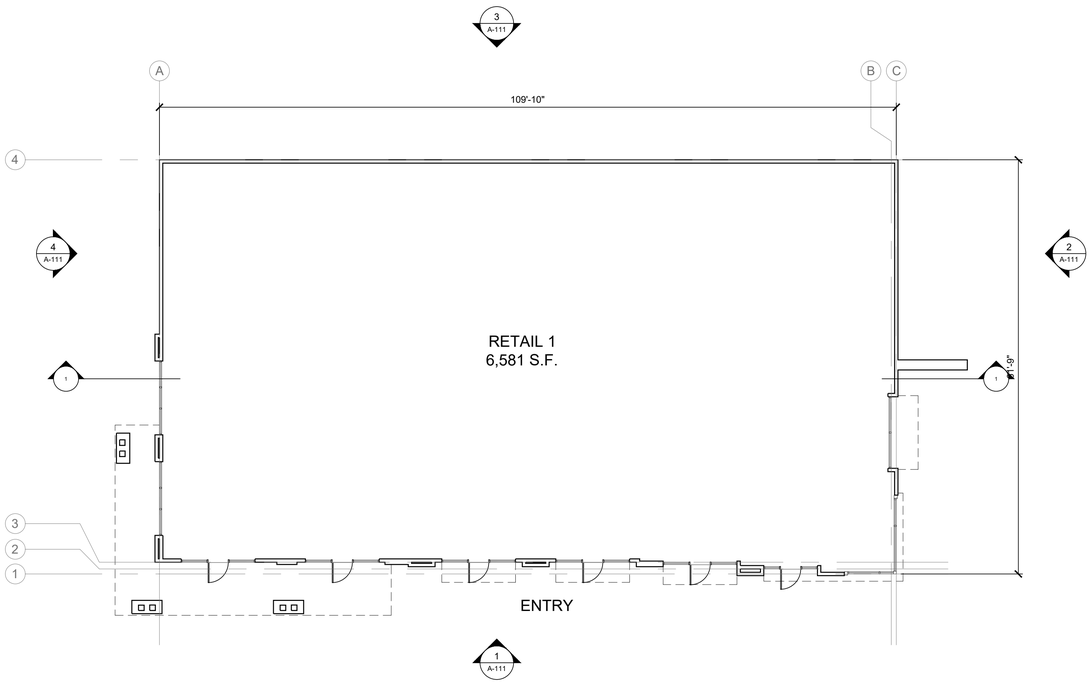
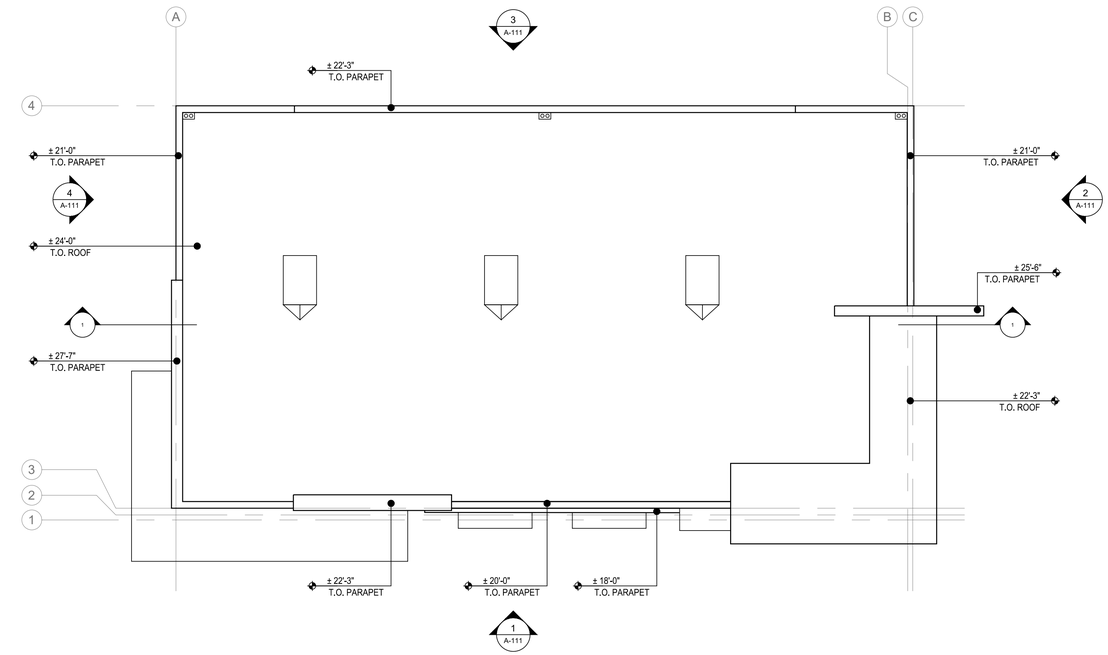


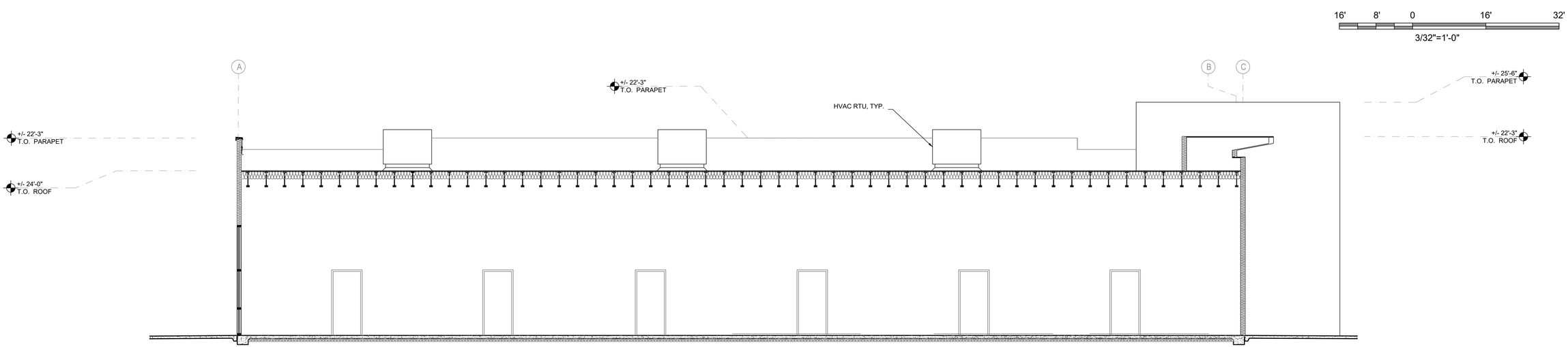
RETAIL 1 BUILDING FLOOR PLAN

3/32" = 1'-0"



RETAIL 1 BUILDING ROOF PLAN

3/32" = 1'-0"



BUILDING SECTION 1

3/16" = 1'-0"

8' 4' 0 8' 16'

3/16"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - RETAIL 1

A-112

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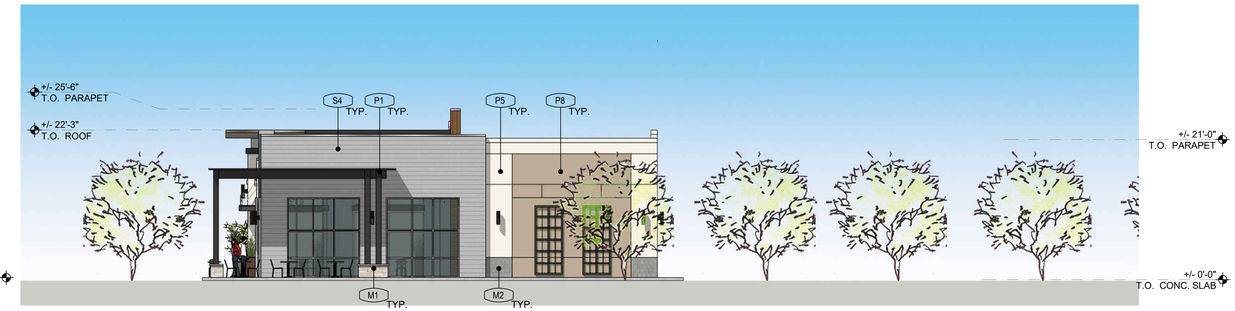
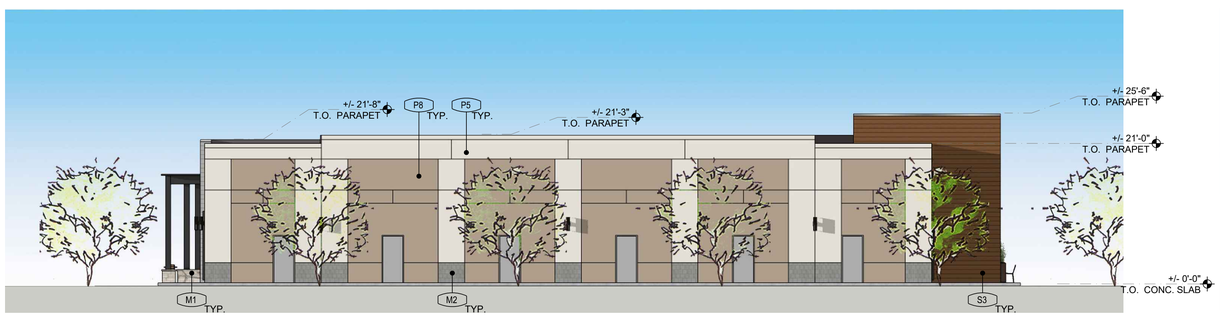
ELEVATION -01



ELEVATION -02



ELEVATION -03

ELEVATION -04

16' 8' 0 16' 32'

3/32"=1'-0"

MASONRY

M1 - CULTURED STONE
"ARCTIC" HEWN STONE

M2 - EL DORADO STONE
"CANYONADO" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE
STAINED OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN"
STAINED OLYMPIC "KONA BROWN"

S4 – JAMES HARDIE FIBER CEMENT SIDING
ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ.
ALUMINUM STOREFRONT/CURTAINWALL
CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ.
CADET GREY

PAINT FINISHES

P1 - KELLY MOORE
KM4603-5, "ZINC DUST"

P2 - KELLY MOORE
KM4609-2, "METAL CHI"

P3 - KELLY MOORE
KM944-1, "PEARLY WHITE"

P4 - KELLY MOORE
KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE
KM4643-1, "WHITEST WHITE"

P6 - KELLY MOORE
KM4695-2, "THUNDER STORM"

P7 - KELLY MOORE
KM4759-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - RETAIL 2

A-113

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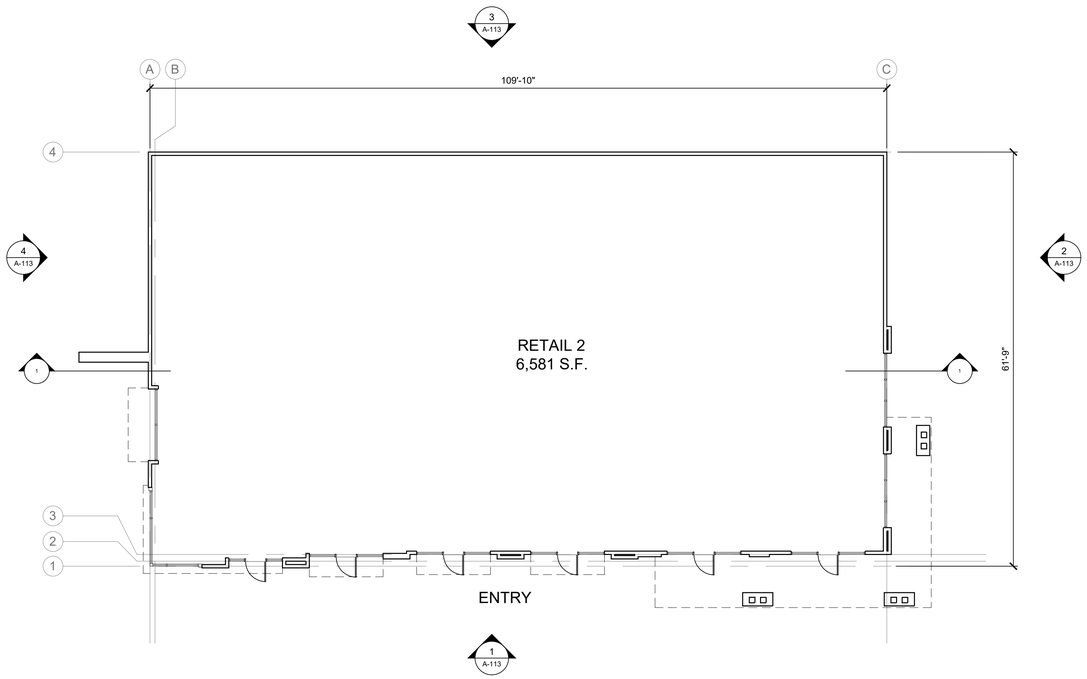
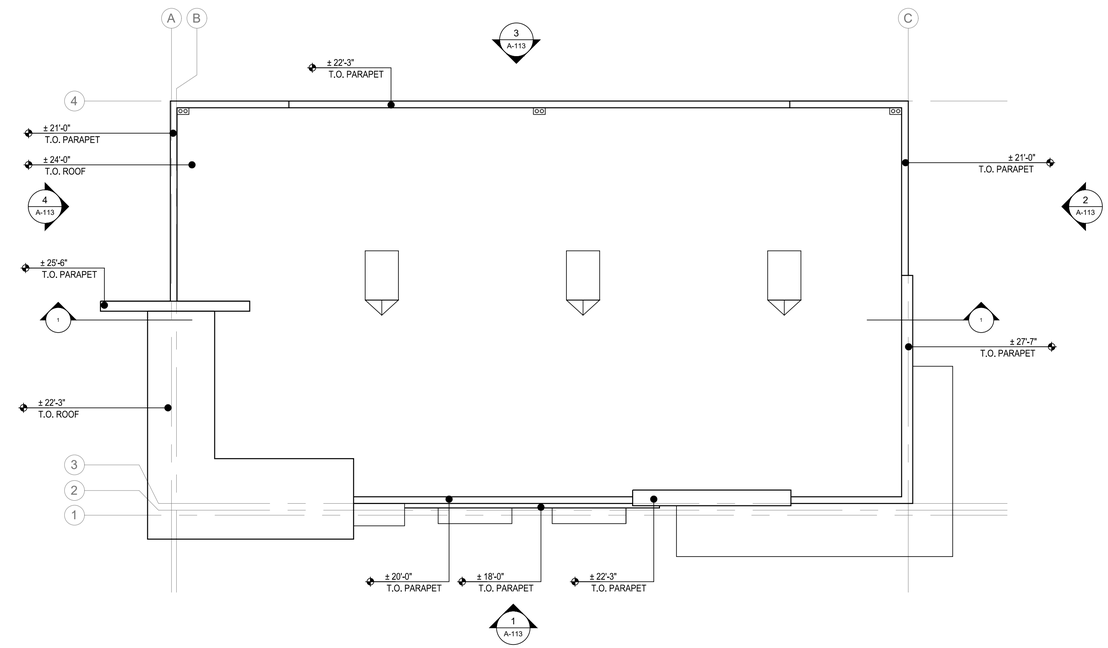


RETAIL 2 BUILDING FLOOR PLAN

3/32" = 1'-0"

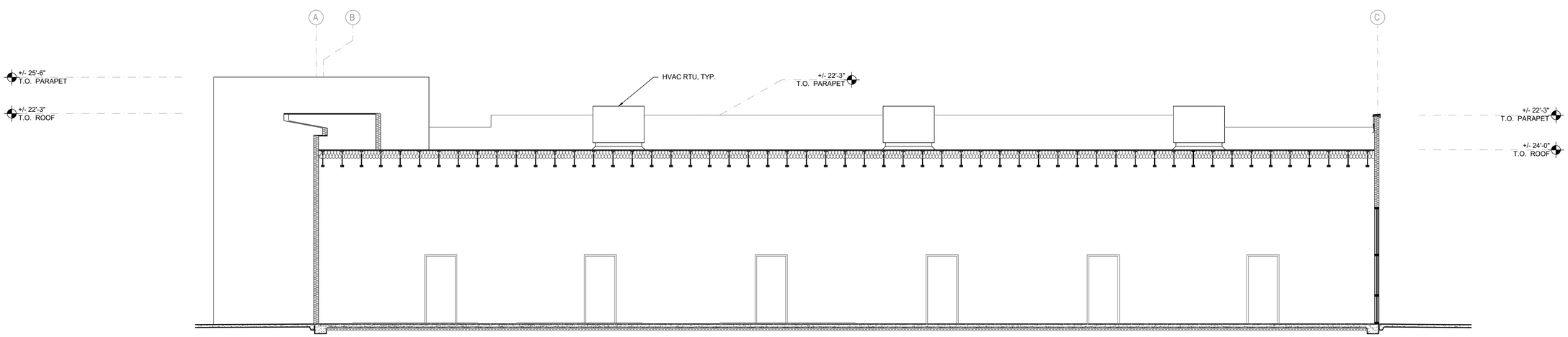


RETAIL 1 BUILDING ROOF PLAN

3/32" = 1'-0"

16' 8' 0 16' 32'

3/32"=1'-0"



BUILDING SECTION 1

3/16" = 1'-0"

8' 4' 0 8' 16'

3/16"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - RETAIL 2

A-114

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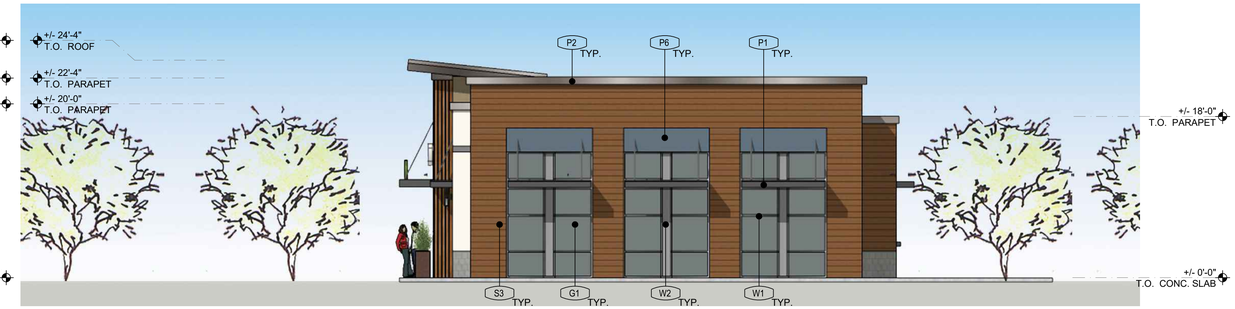
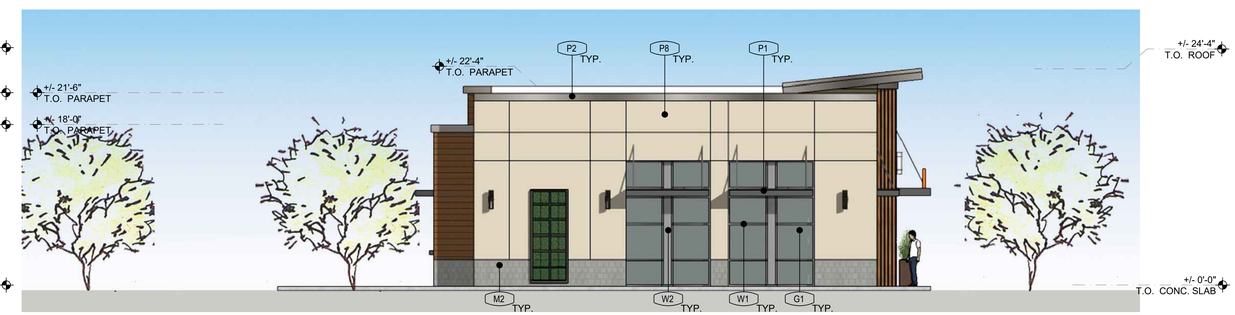
ELEVATION -01



ELEVATION -02

ELEVATION -03



ELEVATION -04

8' 4' 0 8' 16'

1/8"=1'-0"

MASONRY

M1 - CULTURED STONE "ARCTIC" HEWN STONE

M2 - EL DORADO STONE "CANYONADO" CUT COARSE STONE

SIDING

S1 - MATAVERDE SHIP LAP SIDING 2-5/8" FACE STAINED: OLYMPIC "CHESTNUT BROWN"

S2 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED: OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED: OLYMPIC "NONA BROWN"

S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ. CADET GREY

PAINT FINISHES

P1 - KELLY MOORE KM4603-5, "ZINC DUST"

P2 - KELLY MOORE KM4609-2, "METAL CHI"

P3 - KELLY MOORE KM4444-1, "PEARLY WHITE"

P4 - KELLY MOORE KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE KM4443-1, "WHITEST WHITE"

P6 - KELLY MOORE KM4609-2, "THUNDER STORM"

P7 - KELLY MOORE KM4755-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - QSR 1

A-115

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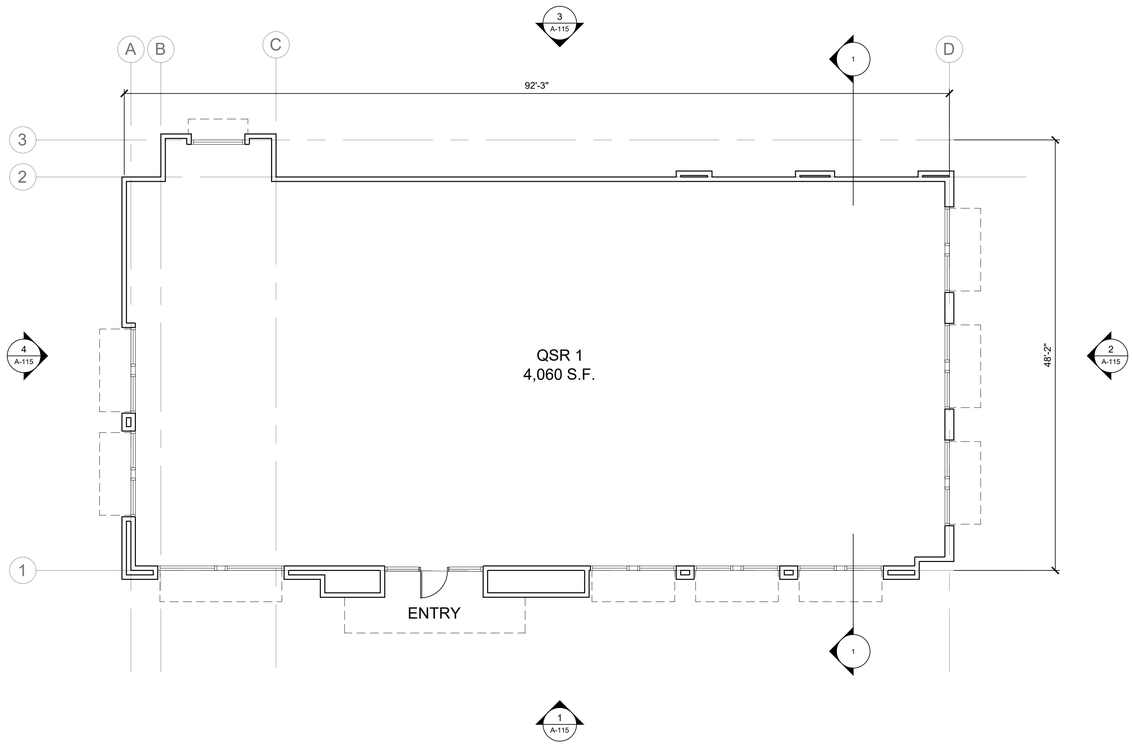
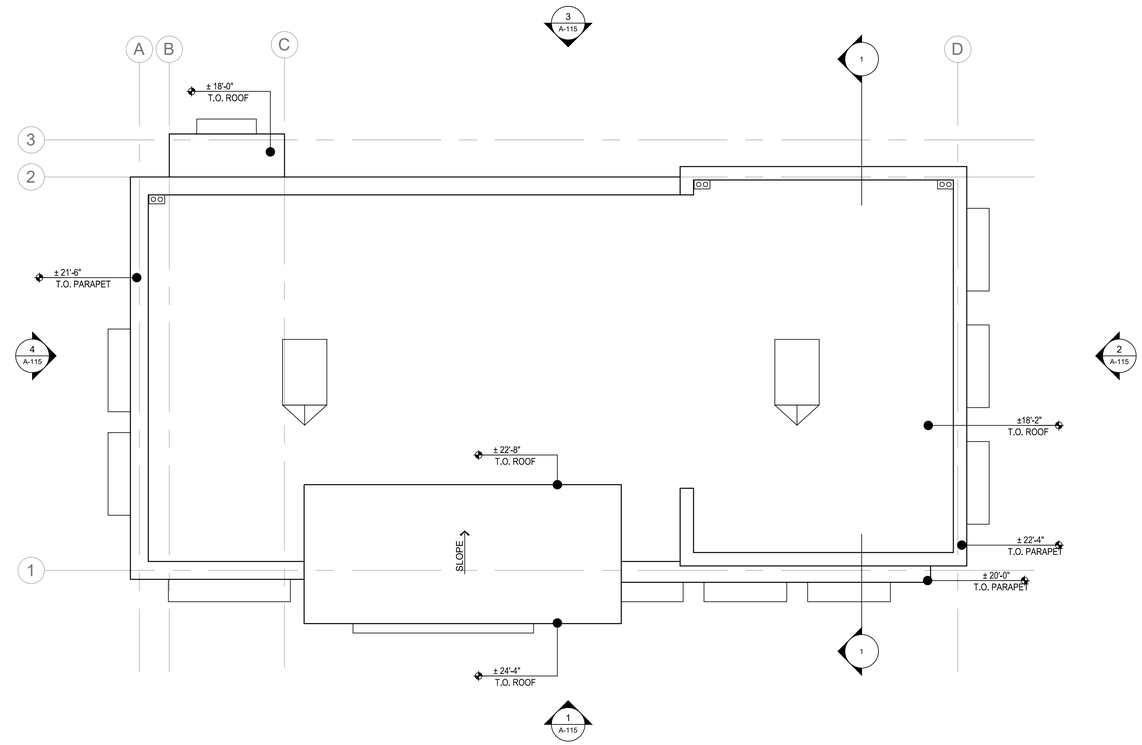
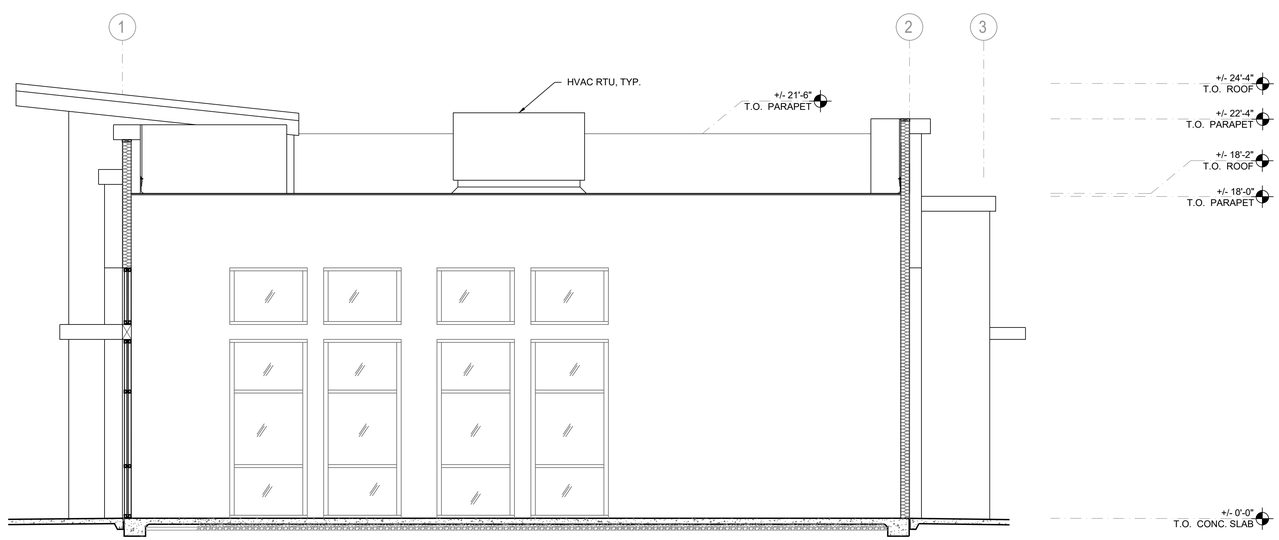


QSR 1 BUILDING FLOOR PLAN
1/8" = 1'-0"



QSR 1 BUILDING ROOF PLAN
1/8" = 1'-0"

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



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

4' 2' 0 4' 8'
1/4"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - QSR 1

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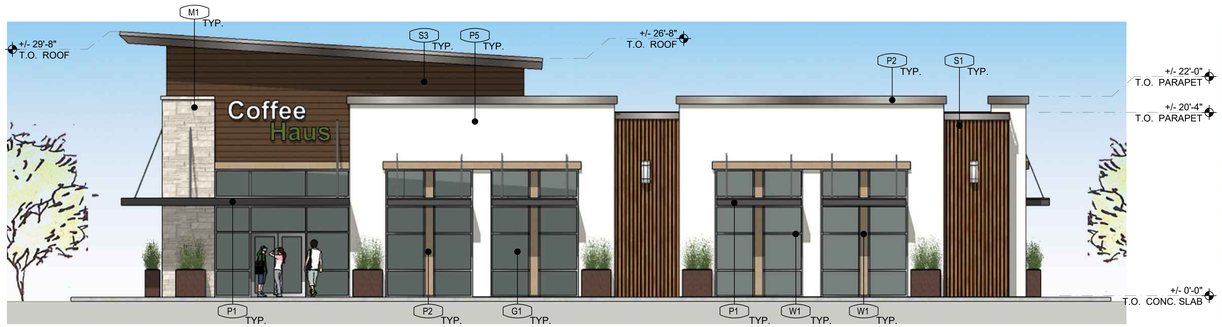
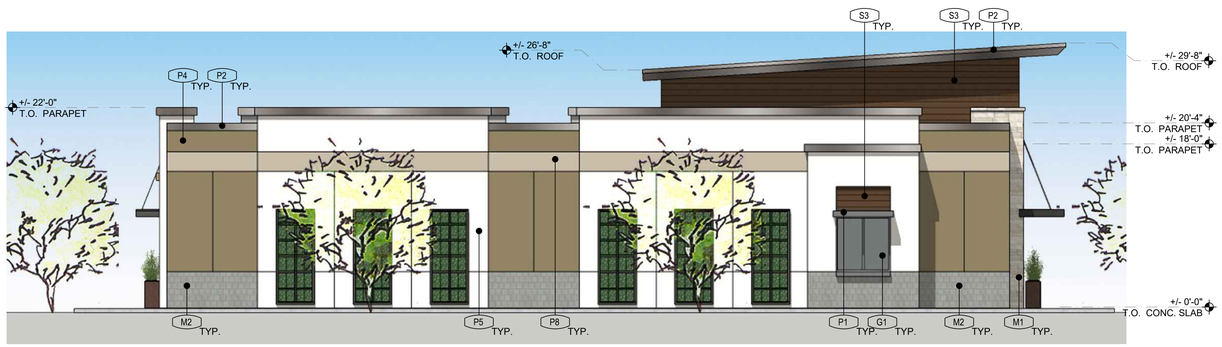


ELEVATION -01

ELEVATION -02



ELEVATION -03

ELEVATION -04

8' 4' 0 8' 16'

1/8"=1'-0"

MASONRY

M1 - CULTURED STONE "ARCTIC" HEWN STONE

M2 - EL DORADO STONE "CANYONADE" CUT COARSE STONE

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S2 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "CHESTNUT BROWN"

S3 - MATAVERDE "SANTA MARIA RAINSCREEN" STAINED OLYMPIC "KONA BROWN"

S4 - JAMES HARDIE FIBER CEMENT SIDING ARTISAN V-GROOVE, LIGHT MIST

WINDOW SYSTEMS/GLAZIING

W1 - ARCADIAS, OR EQ. ALUMINUM STOREFRONT/CURTAINWALL CLEAR ANODIZED

W2 - ALUCOBOND, OR EQ. CADET GREY

PAINT FINISHES

P1 - KELLY MOORE KM4603-5, "ZINC DUST"

P2 - KELLY MOORE KM4809-2, "METAL CHI"

P3 - KELLY MOORE KM944-1, "PEARLY WHITE"

P4 - KELLY MOORE KM5703-1, "CHOWDER BOWL"

P5 - KELLY MOORE KM944-3-1, "WHITEST WHITE"

P6 - KELLY MOORE KM4809-2, "THUNDER STORM"

P7 - KELLY MOORE KM4759-3, "CAMO GREEN"

PERSPECTIVE VIEW

SOUTHPOINTE AT FOLSOM RANCH

EXTERIOR ELEVATIONS - QSR 2

A-117

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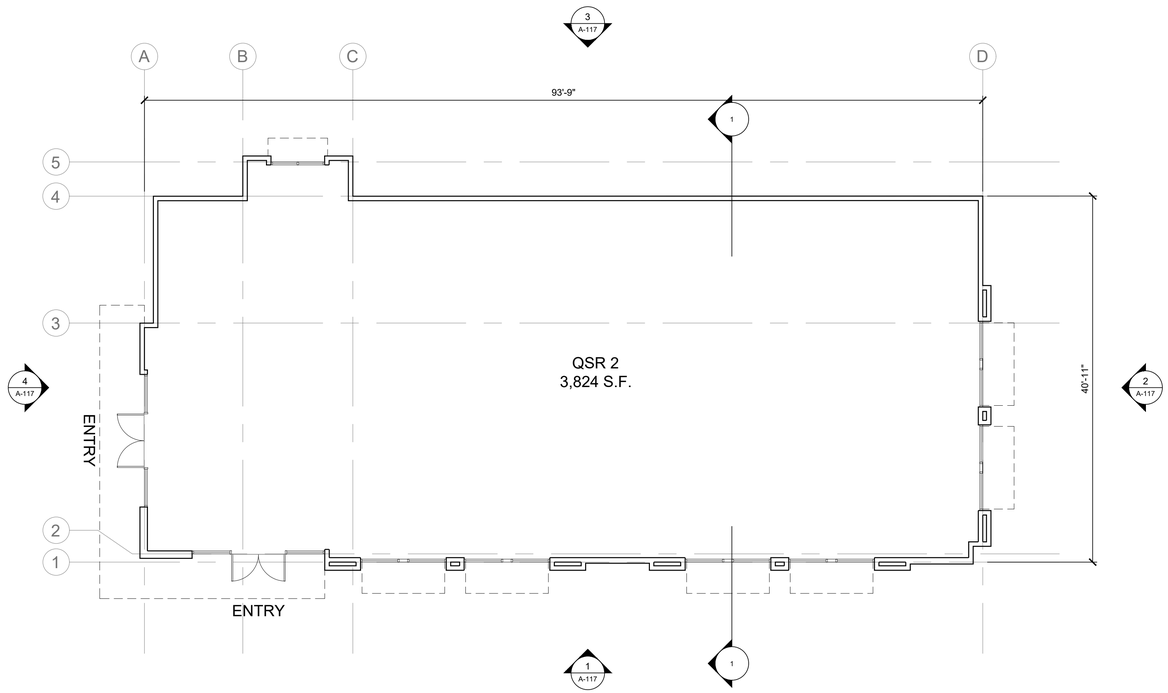
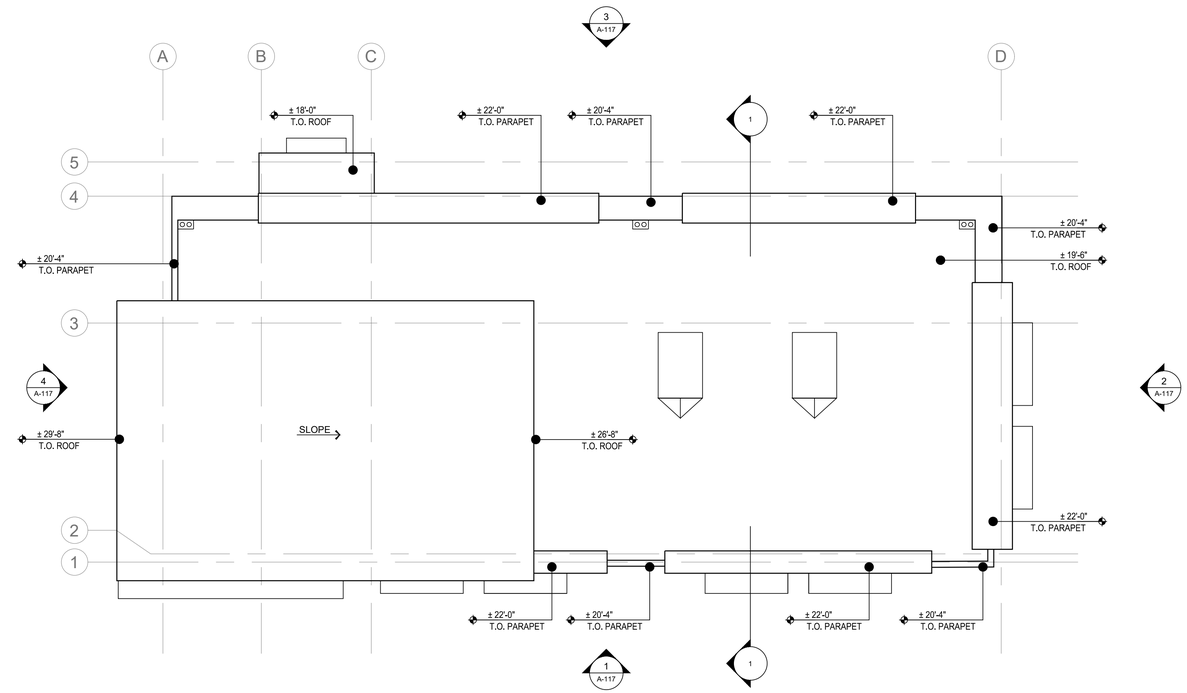


QSR 2 BUILDING FLOOR PLAN

1/8" = 1'-0"

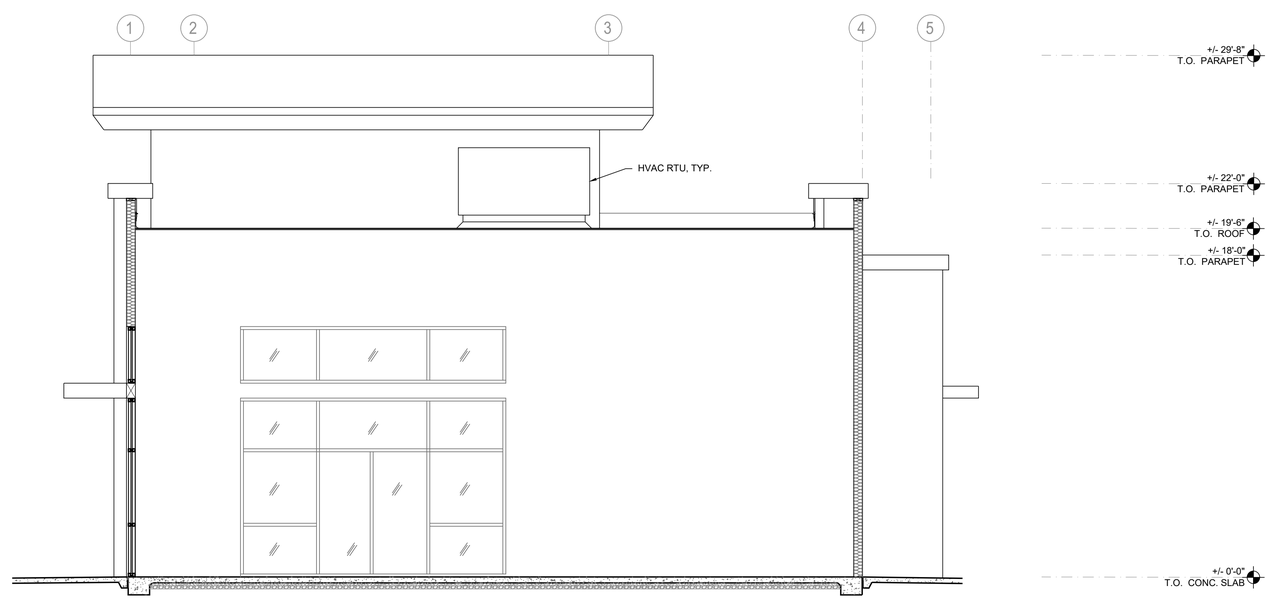


QSR 2 BUILDING ROOF PLAN

1/8" = 1'-0"

8' 4' 0 8' 16'

1/8"=1'-0"



BUILDING SECTION 1

1/4" = 1'-0"

4' 2' 0 4' 8'

1/4"=1'-0"

SOUTHPOINTE AT FOLSOM RANCH

FLOOR PLAN, ROOF PLAN, & CROSS SECTION - QSR 2

A-118

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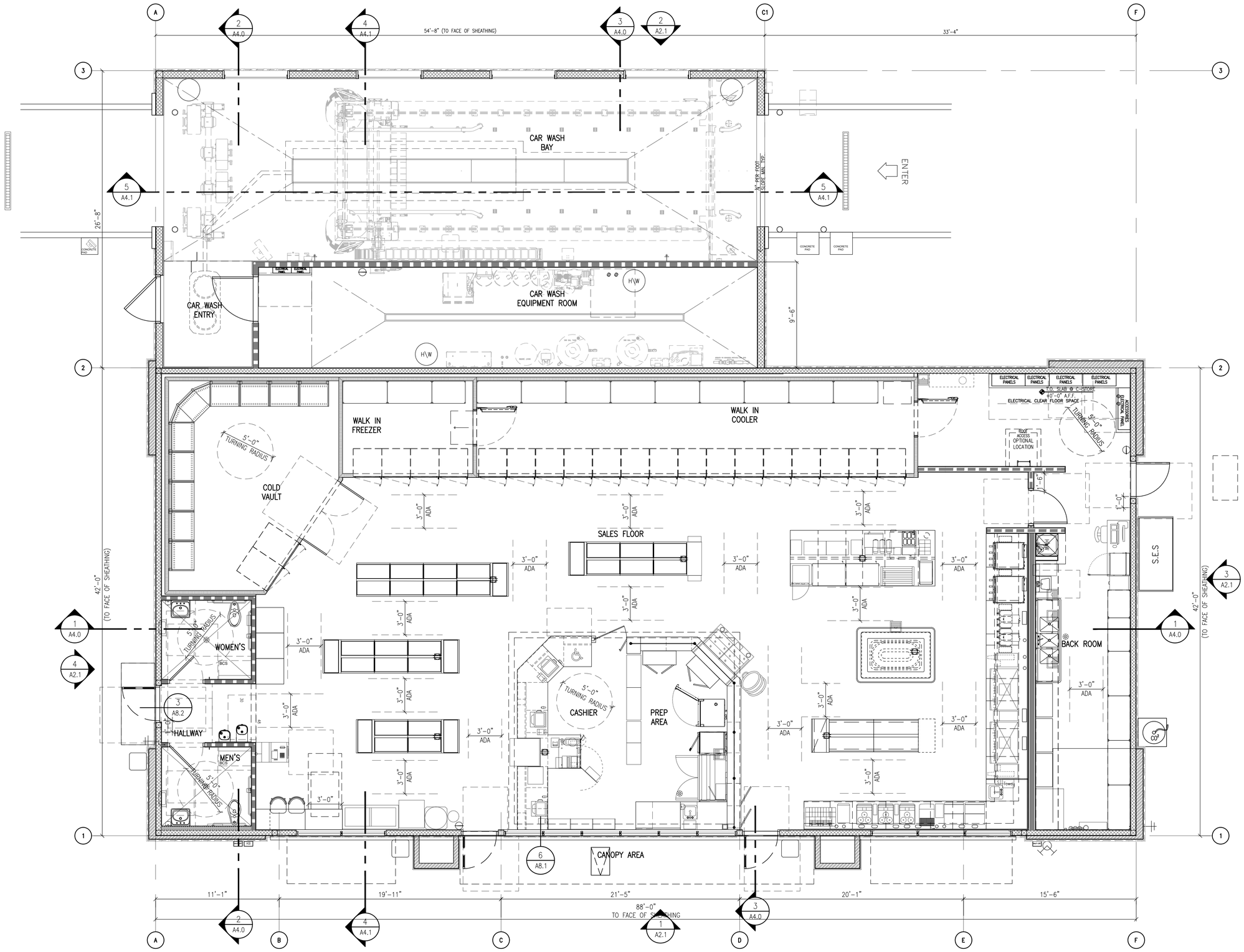

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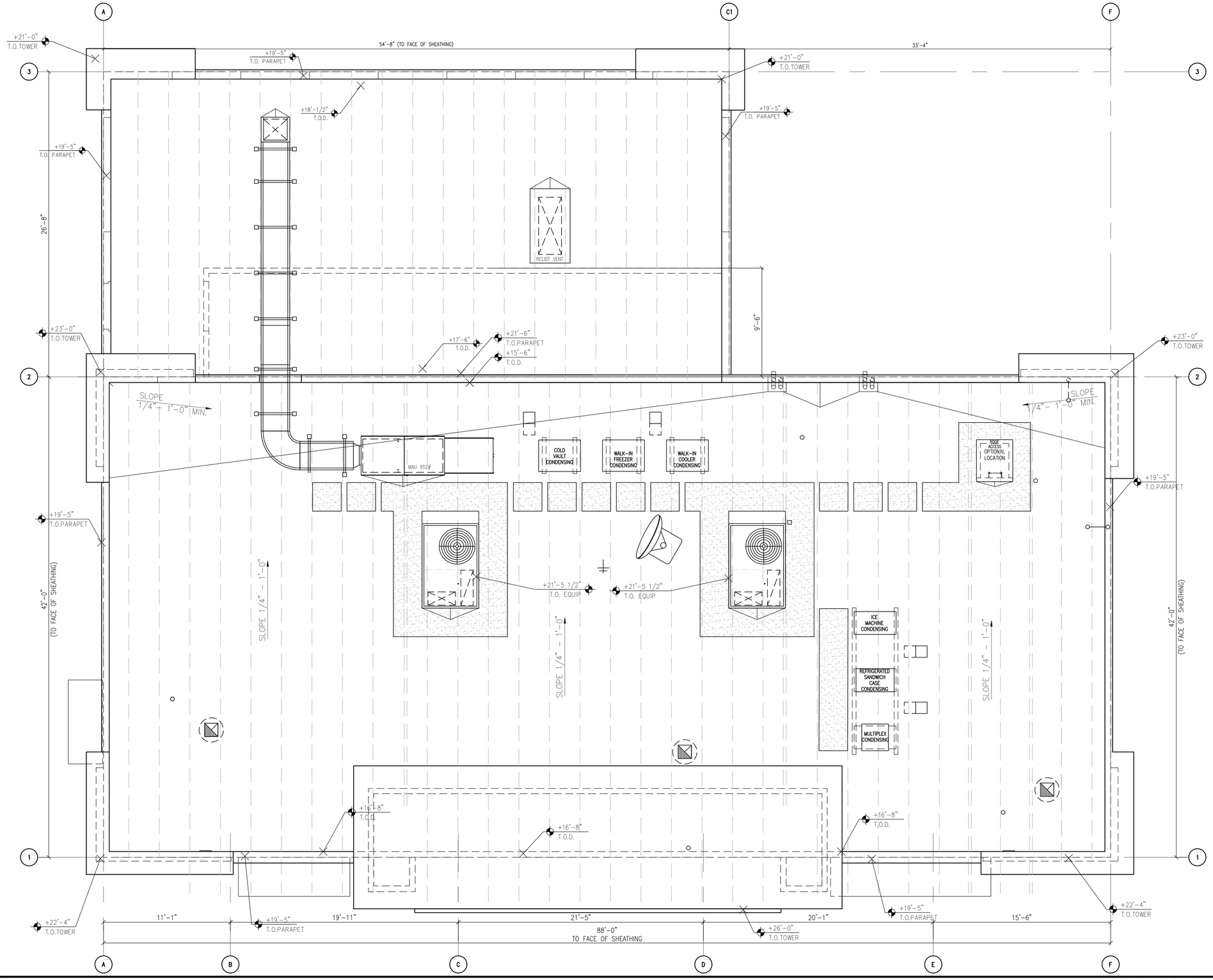
NEC CLINTON KEITH ROAD & MITCHELL ROAD
MURRIETA, CA
20210147.0

BUILDING FLOOR PLAN 3700 W/ ATTACHED CAR WASH

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

A-1

05/10/2022



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FOLSOM, CA
20210518.0

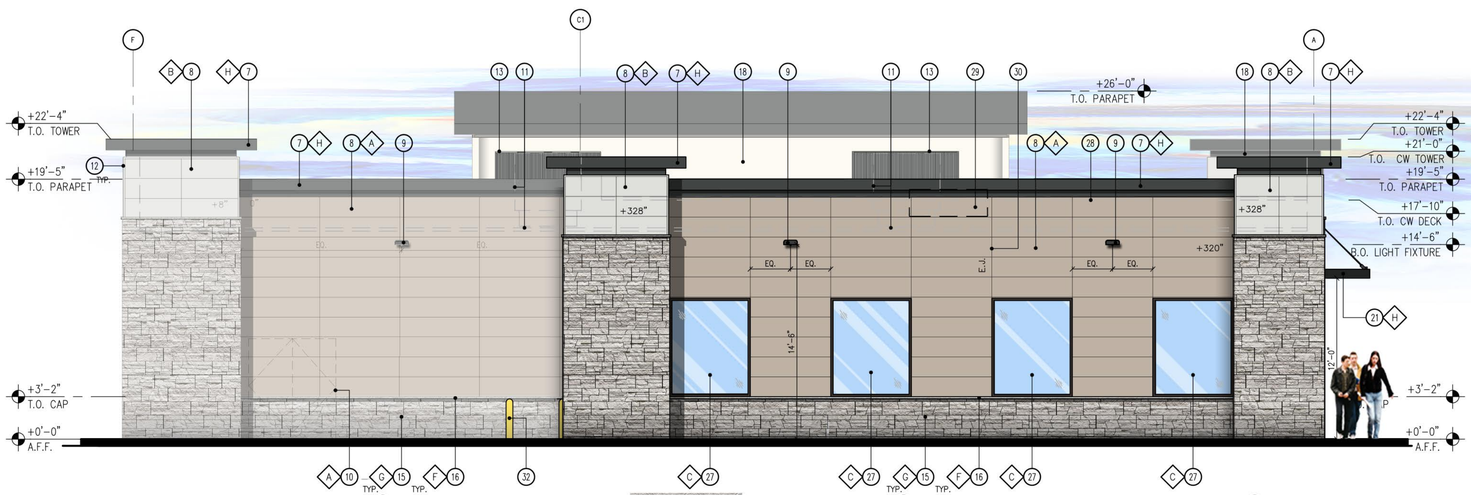
BUILDING ROOF PLAN 3700 W/ ATTACHED CAR WASH

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

A-2

05/10/2022

1 **FRONT ELEVATION (WEST)**
SCALE: 3/16" = 1'-0"



2 **BACK ELEVATION (EAST)**
SCALE: 3/16" = 1'-0"

KEY NOTES

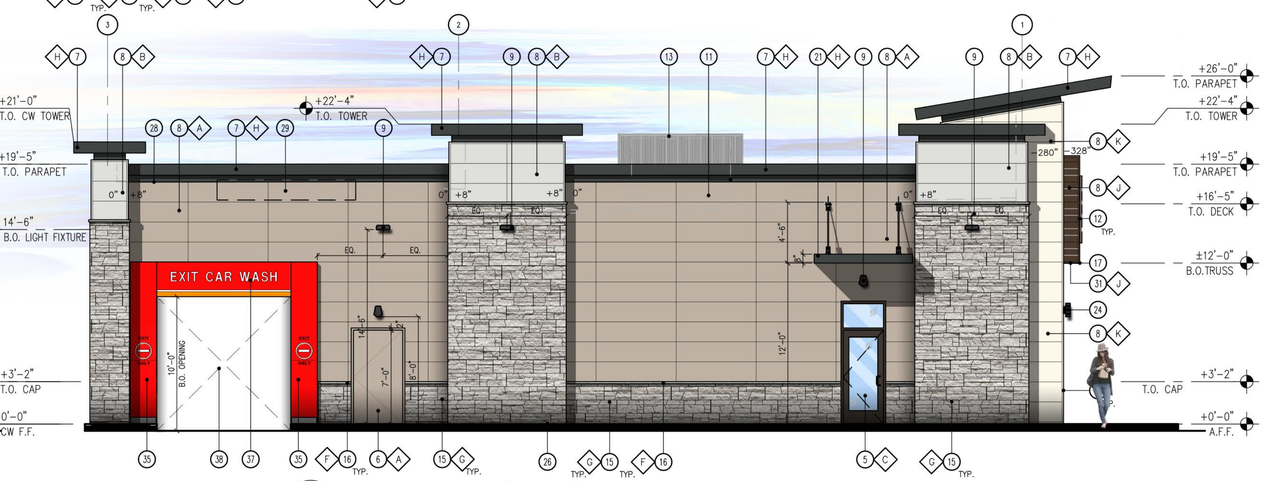
1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. CORNICE MOULDING WITH PRE-FINISHED METAL CAP FLASHING
8. NICHIHA FIBER CEMENT WALL PANEL SYSTEM
9. WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE.
10. SES PANEL LOCATION.
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS
13. ENVISOR 52" VERTICAL STYLE RTU SCREEN. TYPE: ACRYLICAP LOUVER. HTTPS://CITYSCAPESINC.COM/ENVISOR
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 1 1/2" THK. X 5" BORAL/CULTURED STONE HEWN STONE
16. WATERTABLE BORAL/CULTURED STONE CAP, INSTALL PER MFR. SPECS.
17. FRY REGLET DRIP CAP
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. ALUMINUM AWNING WITH SUPPORT RODS. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
22. EMERGENCY FUEL SHUT-OFF SWITCH
23. INSULATED METAL DOOR
24. DECORATIVE WALL SCONE
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
27. FRP WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM. PAINT WINDOW FRAME TO MATCH DARK BRONZE.
28. CAR WASH LINE OF ROOF.
29. LOGO/CAR WASH SIGN (SHOWN DASHED) PROVIDED AND INSTALLED BY SIGNAGE VENDOR. SIGNAGE UNDER SEPARATE PERMIT
30. CONTROL/EXPANSION JOINT "E.J." LOCATION
31. NICHIHA FIBER CEMENT SOFFIT.
32. 42"H, 6" DIA. BOLLARD WITH TRAFFIC YELLOW PLASTIC COVER
33. ISLAND SIDEWALK WITH BROOM FINISH, SLOPED ¼" PER FT. AWAY FROM BUILDING
34. PRE-FINISHED ACM ENTRANCE PORTAL LEG W/ TIMER. PROVIDE POWER FOR TIMER. COORDINATE WITH VENDOR.
35. PRE-FINISHED ACM EXIT PORTAL LEG.
36. PRE-FINISHED ACM PORTAL LEG.
37. PRE-FINISHED ACM PORTAL HEADER. PROVIDE POWER FOR LED LIGHTS AND BACK LIT LETTERS. COORDINATE WITH VENDOR.
38. WASH BAY OPENING

FINISH SCHEDULE

- A – ***NICHIHA TUFF BLOCK – COLOR TO MATCH #SW 7031 MEGA GREIGE
- B – ***NICHIHA TUFF BLOCK – COLOR TO MATCH #SW 7064 PASSIVE
- C – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- D – *SHERWIN WILLIAMS #SW 4081 – **SAFETY RED
- E – *SHERWIN WILLIAMS #SW 7005 – CIRCLE K WHITE
- F – *** BORAL/CULTURED STONE SILL GRAY
- G – *** BORAL/CULTURED STONE ARCTIC
- H – *SHERWIN WILLIAMS #SW7069 IRON ONE – FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- I – CIRCLE K ORANGE #PMS 144
- J – ***NICHIHA VINTAGEWOOD – CEDAR
- K – ***NICHIHA TUFF BLOCK – COLOR TO MATCH #SW 7008 ALABASTER

* 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

3 **SIDE ELEVATION (SOUTH)**
SCALE: 3/16" = 1'-0"



4 **SIDE ELEVATION (NORTH)**
SCALE: 3/16" = 1'-0"

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NEC BIDWELL STREET & WHITE ROCK RD
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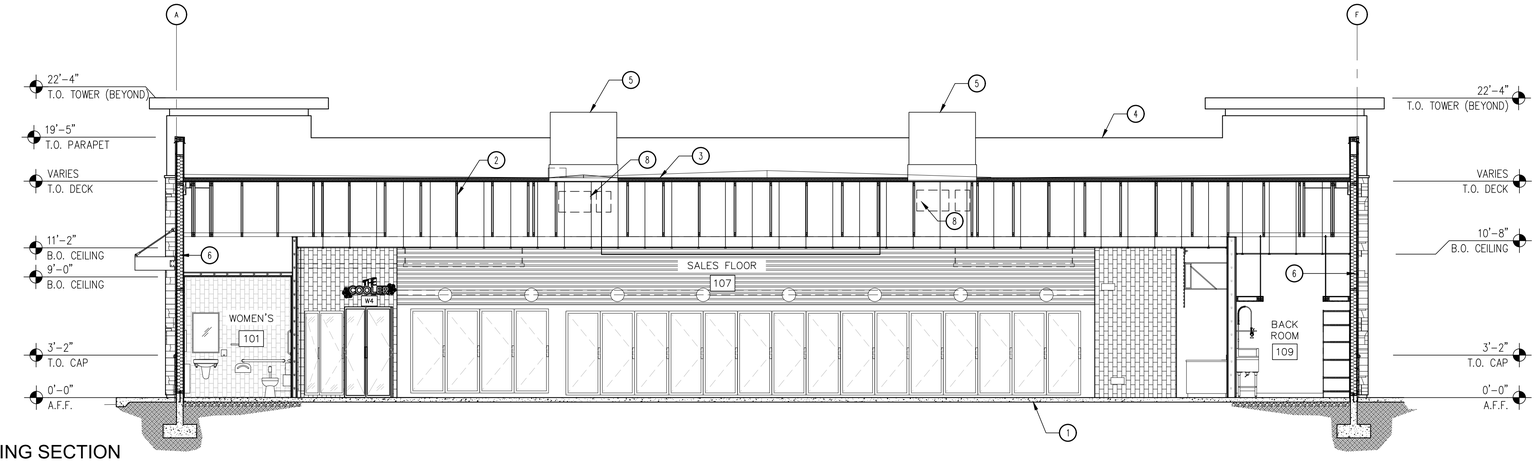
EXTERIOR ELEVATIONS 3700 & CAR WASH

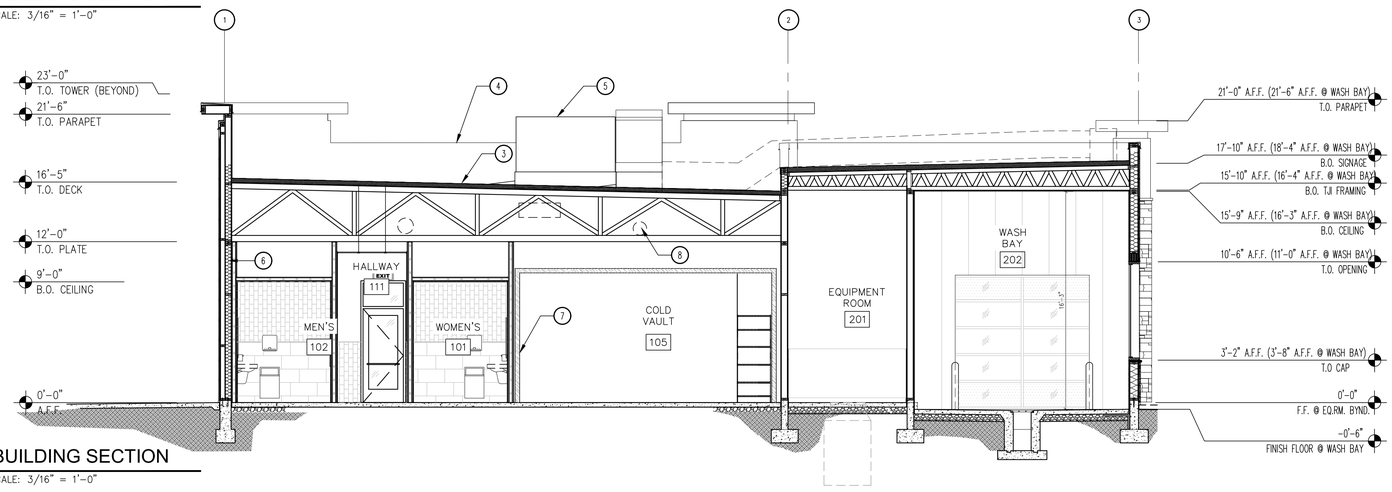
SCALE: AS NOTED

A-3

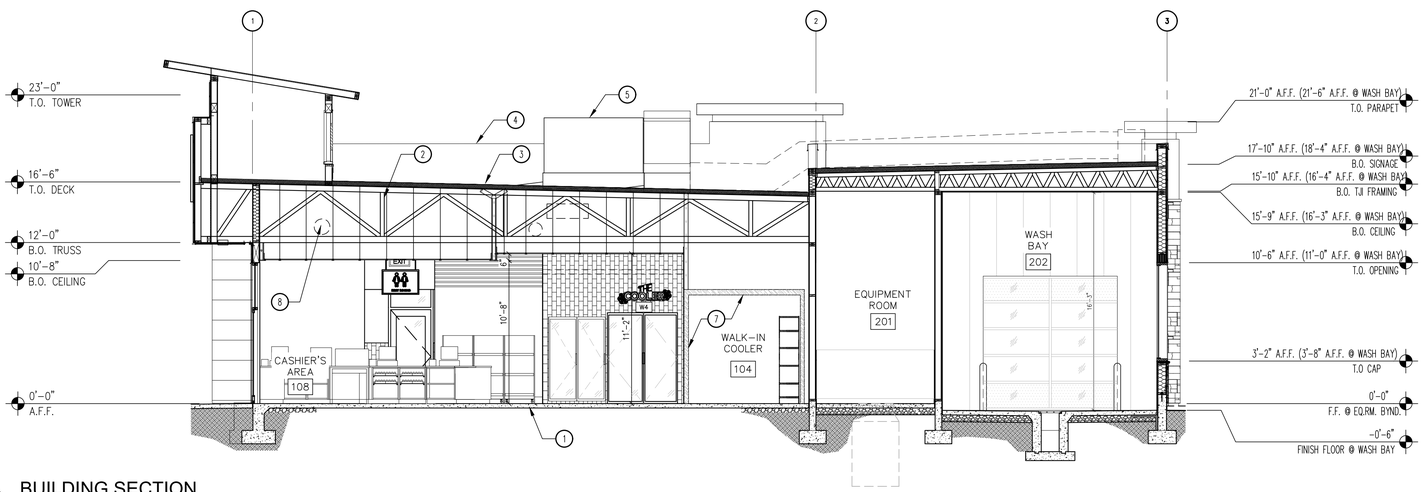
4/12/2022



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 (X)

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.

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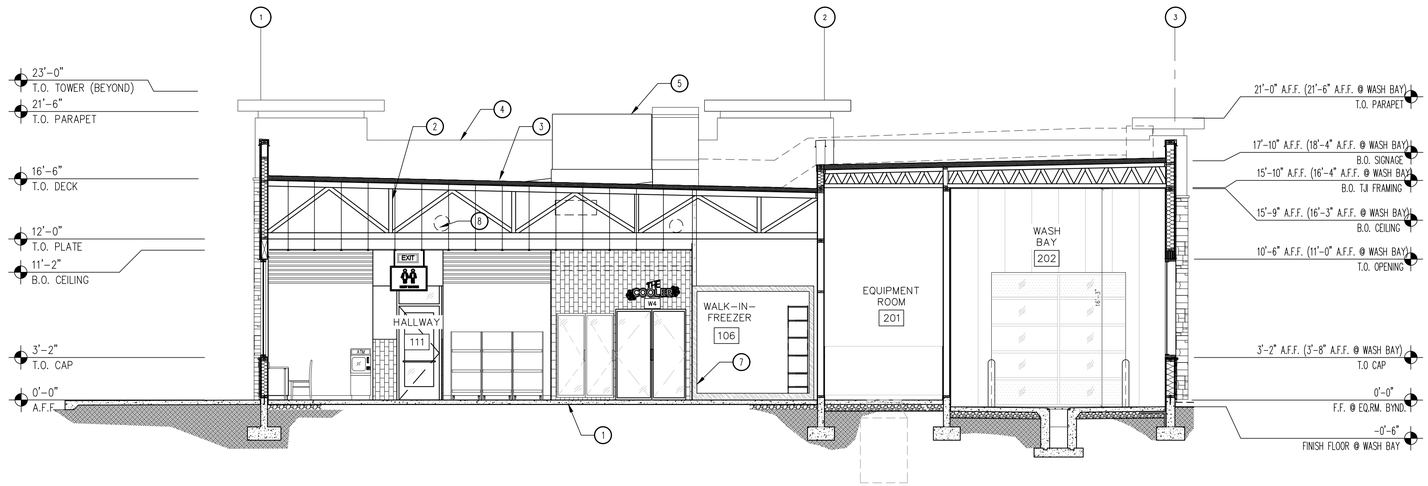
BUILDING SECTIONS
SCALE: AS NOTED
A-4

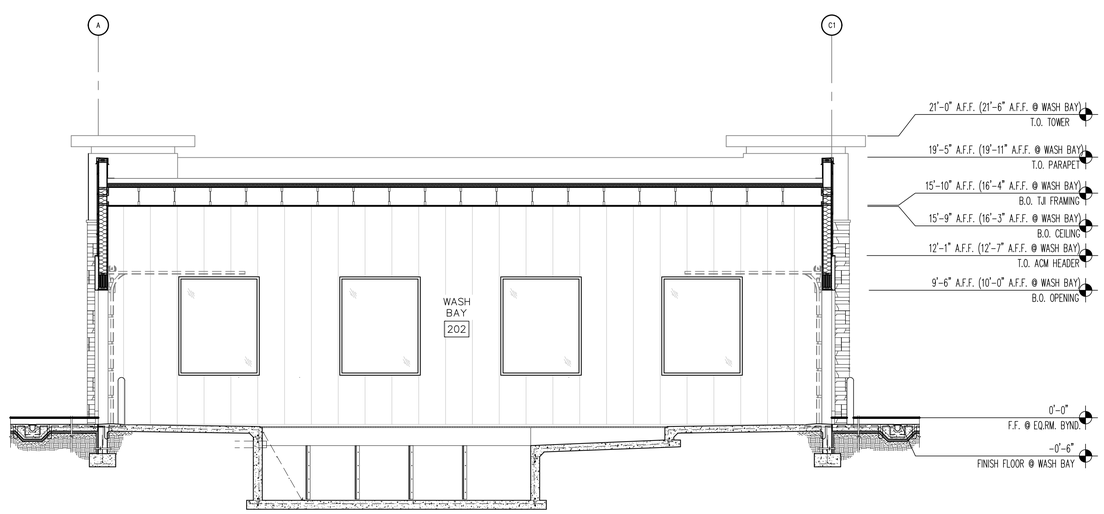
05/10/2022

KEY NOTES (X)

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.
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"

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

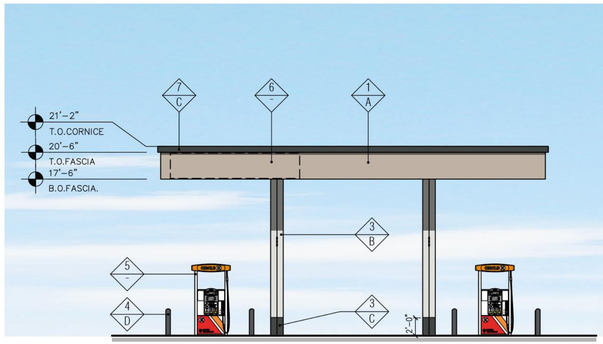
CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

LAND DEVELOPMENT CONSULTANTS, LLC
3281 E. Guasti Rd. Suite #700
Ontario, California 91761
t: (909) 974-8422

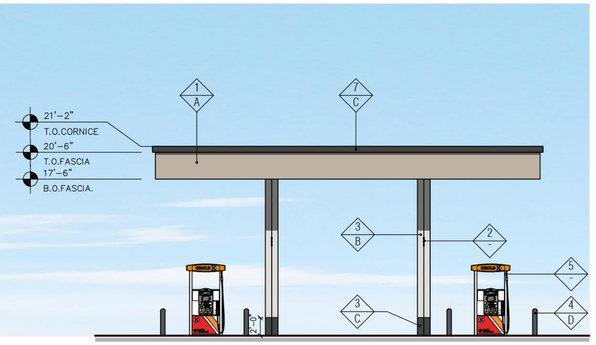
CIRCLE K
NEC BIDWELL STREET & WHITE ROCK RD
FOLSOM, CA
20210518.0

BUILDING SECTIONS
SCALE: AS NOTED
A-4.1

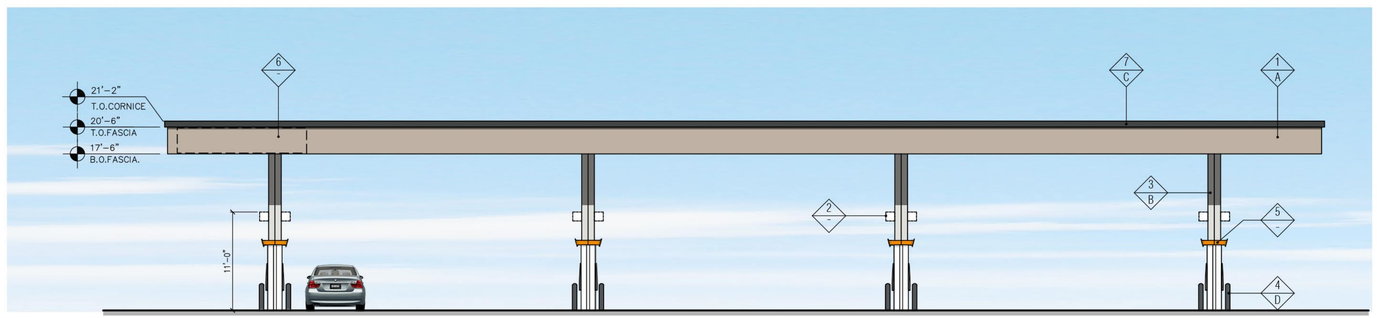
05/10/2022



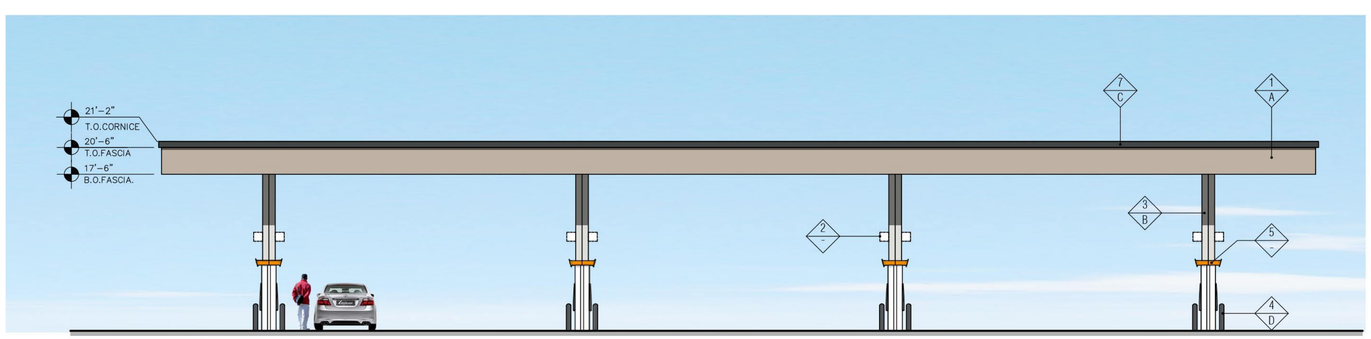
3 "SIDE" ELEVATION (SOUTH)
SCALE: 1/8" = 1'–0"



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

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20210518.0

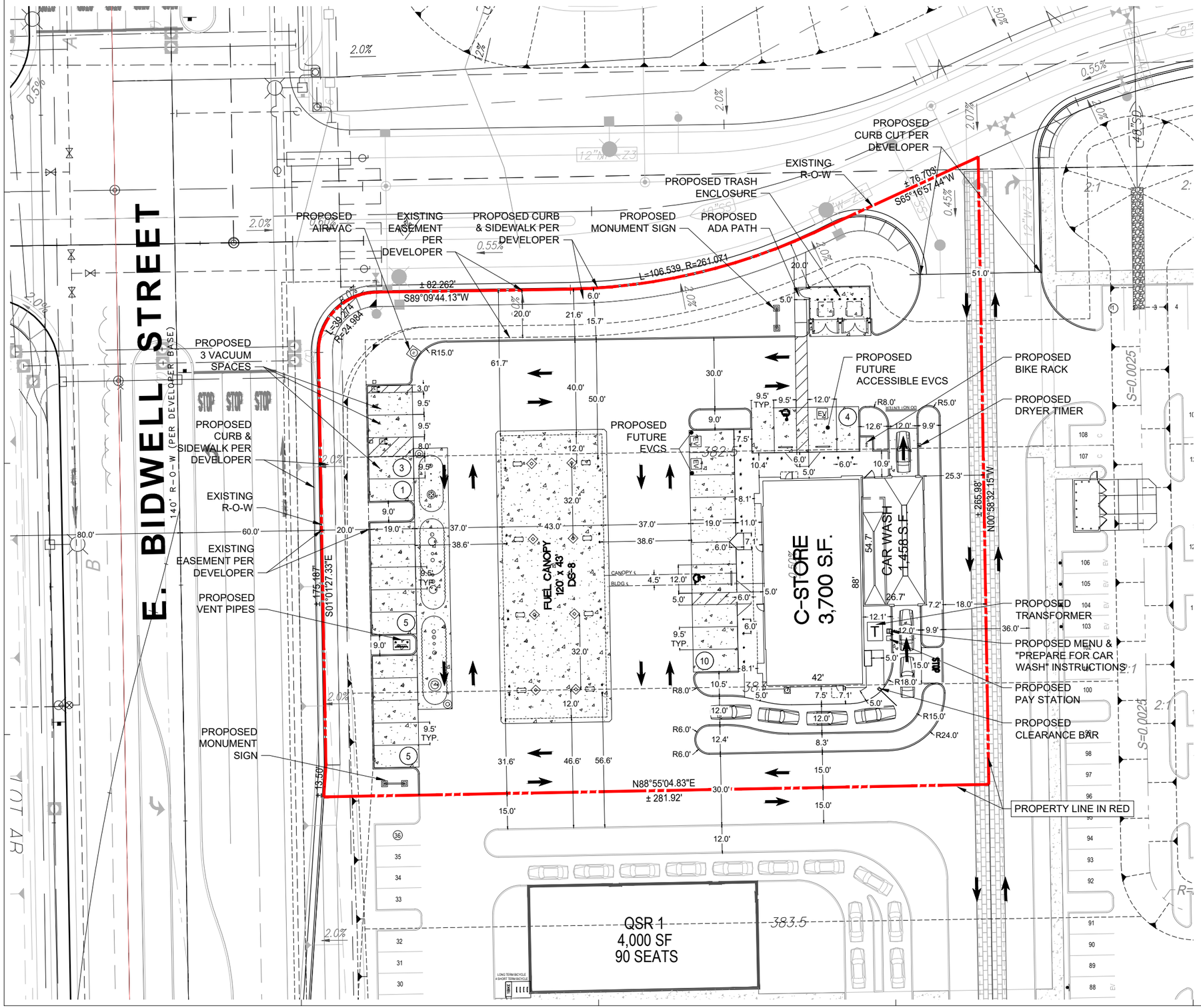
FUEL CANOPY EXTERIOR ELEVATIONS - DS08
SCALE: AS NOTED

A-4

04/12/2022

CIRCLE K STORE
SITE PLAN

NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



VICINITY MAP

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

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REAR: 0', 20' IF ADJ TO RESIDENTIAL

SITE DATA

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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
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PARKING REQUIREMENTS

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0 10' 20' 40' 60'

GF

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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 & WHIITE ROCK ROAD

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

CIRCLE K STORES INC.

PROJECT NUMBER
20210518.0

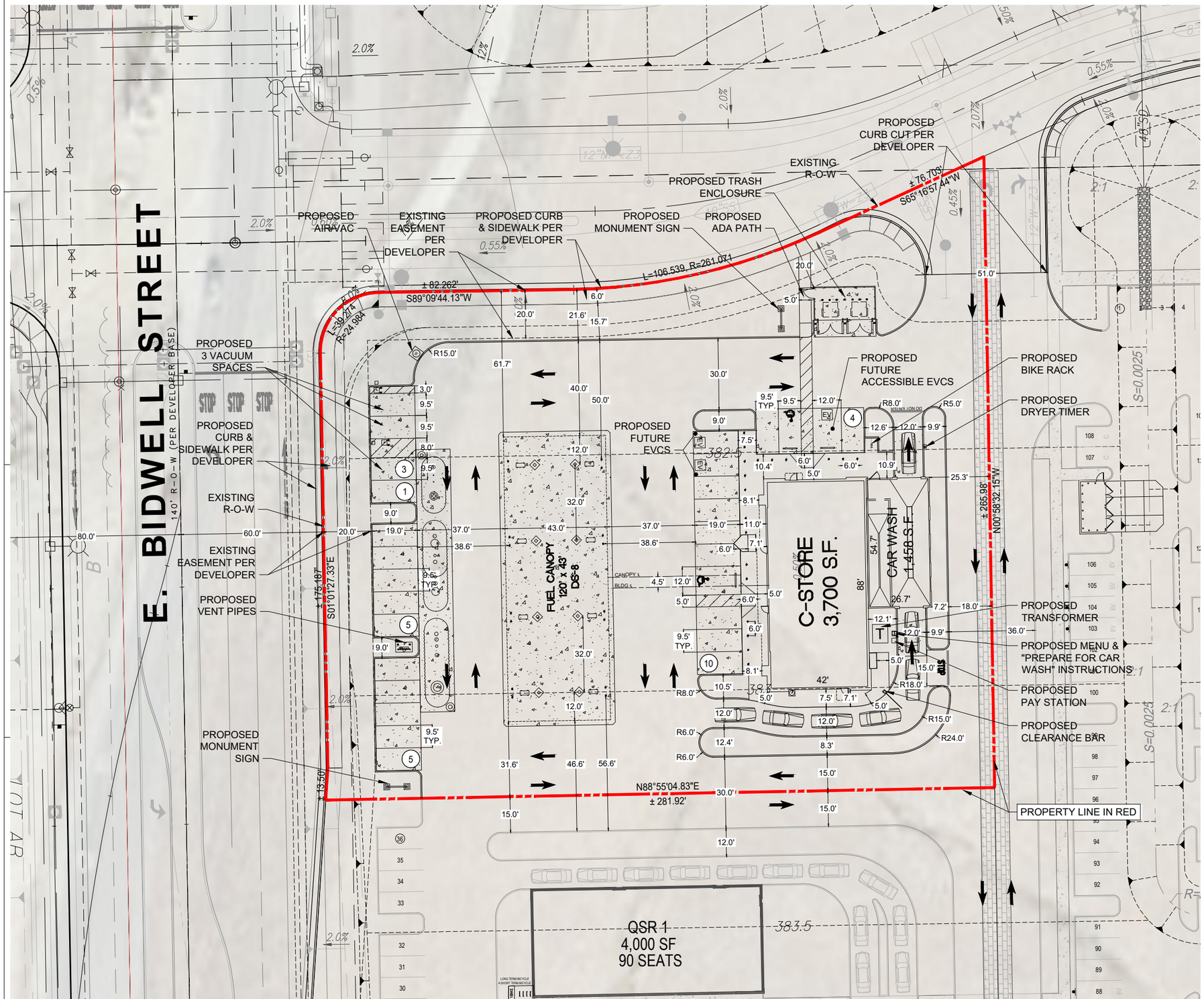
SHEET TITLE
SITE PLAN

SHEET NUMBER
CSP 5.0W

NOT ISSUED FOR CONSTRUCTION

CIRCLE K STORE
SITE PLAN

NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



VICINITY MAP

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PROFESSIONAL SEAL

OWNER:

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CORONA, CALIFORNIA 92879

OWNER REPRESENTATIVE:

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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

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SCALE: 1"= 20'

0 10' 20' 40' 60'

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 & WHIITE 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

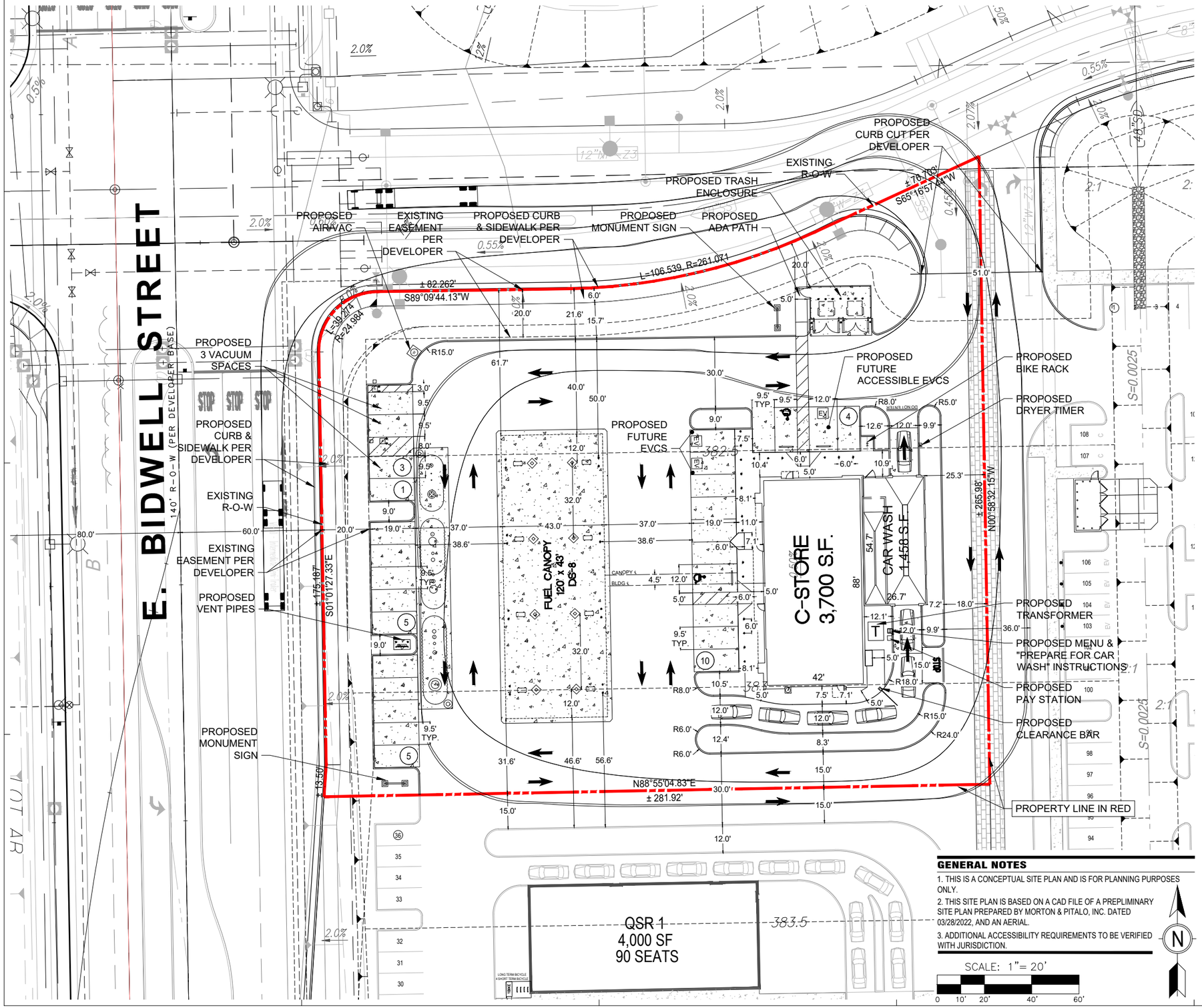
SHEET NUMBER

CSP 5.0A

NOT ISSUED FOR CONSTRUCTION

CIRCLE K STORE
SITE PLAN

NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



VICINITY MAP

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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

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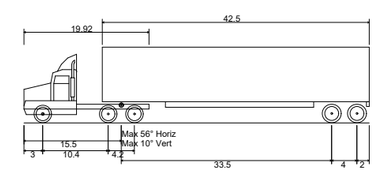

WB-50 - Intermediate Semi-Trailer

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°

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N

GF

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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 & WHIITE 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

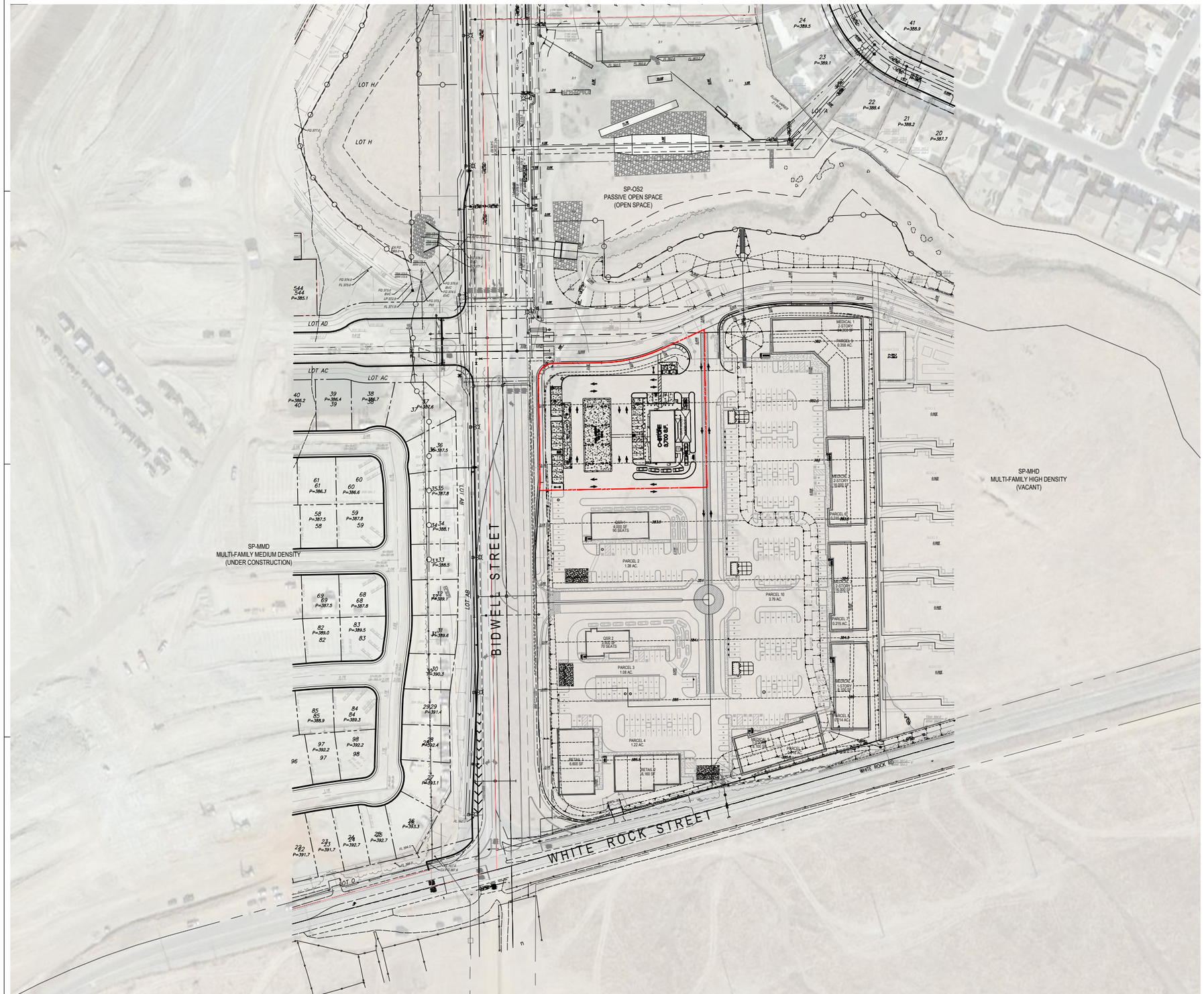
SHEET NUMBER

CSP 5.0T

NOT ISSUED FOR CONSTRUCTION

CIRCLE K STORE
SITE PLAN

NEC BIDWELL STREET & WHITE ROCK ROAD, FOLSOM, CA



VICINITY MAP

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PROJECT INFORMATION

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0 40' 80' 160' 240'

N

GF

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME

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PROJECT NUMBER
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SHEET TITLE

SITE PLAN

SHEET NUMBER

CSP 5.0

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