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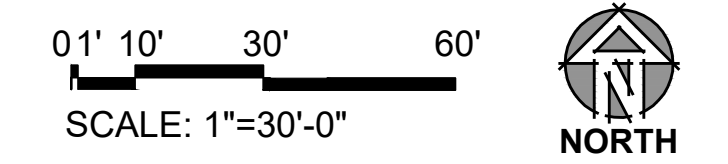
**PROJECT DATA**

ACCESSOR'S PARCEL No:	363-022-021-000
ZONING:	PD/SA-NC
SUBJECT LOT AREA:	+/- 1.56 AC (+/- 67,975 SF)
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLER:	YES
OCCUPANCY TYPE:	M
BUILDING HEIGHT:	26'-6" (60'-0" ALLOWED, CBC TABLE 504.3)
STORIES:	1 (2 STORIES ALLOWED, CBC TABLE 504.4)
GROSS FLOOR AREA:	+/- 5,000 S.F. (36,000 SF ALLOWED, CBC TABLE 506.2)
FIRE SEPARATION DISTANCES:	NORTH: 177'-8" - 0-RATING REQUIRED
(2016 CBC TABLE 602)	WEST: 46'-10" - 0-RATING REQUIRED
	SOUTH: 56'-0" - 0-RATING REQUIRED
	EAST: 166'-11 1/2" - 0-RATING REQUIRED

ALLOWABLE EXTERIOR WALL OPENINGS AT FOUR SIDES: NO LIMIT  
(2016 CBC TABLE 705.8)

**OWNER / CONSULTANT INDEX**

<b>OWNER'S REP:</b> COVENANT REAL ESTATE GROUP 2044 CALIFORNIA AVE. CORONA, CA 92881 JULIE MARGETICH email: margetich@pacificdentalservices.com TEL: (951) 582-5745	<b>CIVIL ENGINEER:</b> TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE #110 FOLSOM, CA 95630 CASEY FEICKERT email: cfeickert@tsdeng.com TEL: (916) 608-0707 FAX: (916) 608-0701
<b>ARCHITECT:</b> BORGES ARCHITECTURAL GROUP 1478 STONE POINT DR., STE. 350 ROSEVILLE, CA 95661 ROCELYN BAJAO email: rocelyn@borgesarch.com TEL: (916) 782-7200	<b>LANDSCAPE ARCHITECT:</b> FUHRMAN LEAMY LAND GROUP 2140 PROFESSIONAL DR., STE. 115 ROSEVILLE, CA 95661 STEVE FUHRMAN email: stevef@flandgroup.com TEL: (916) 783-5263



# FREEDOM POINT BUILDING B COVER SHEET & OVERALL SITE PLAN

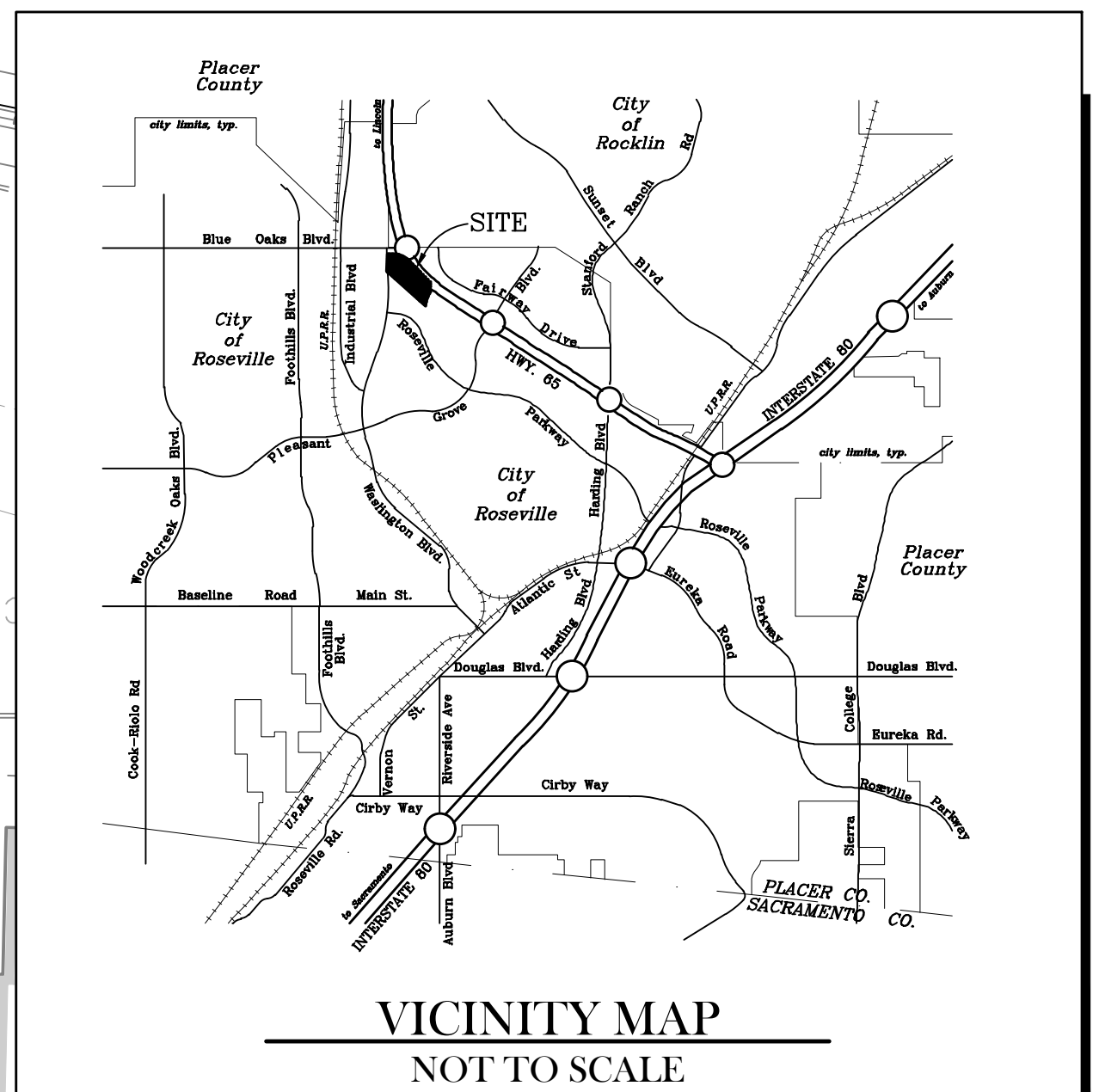
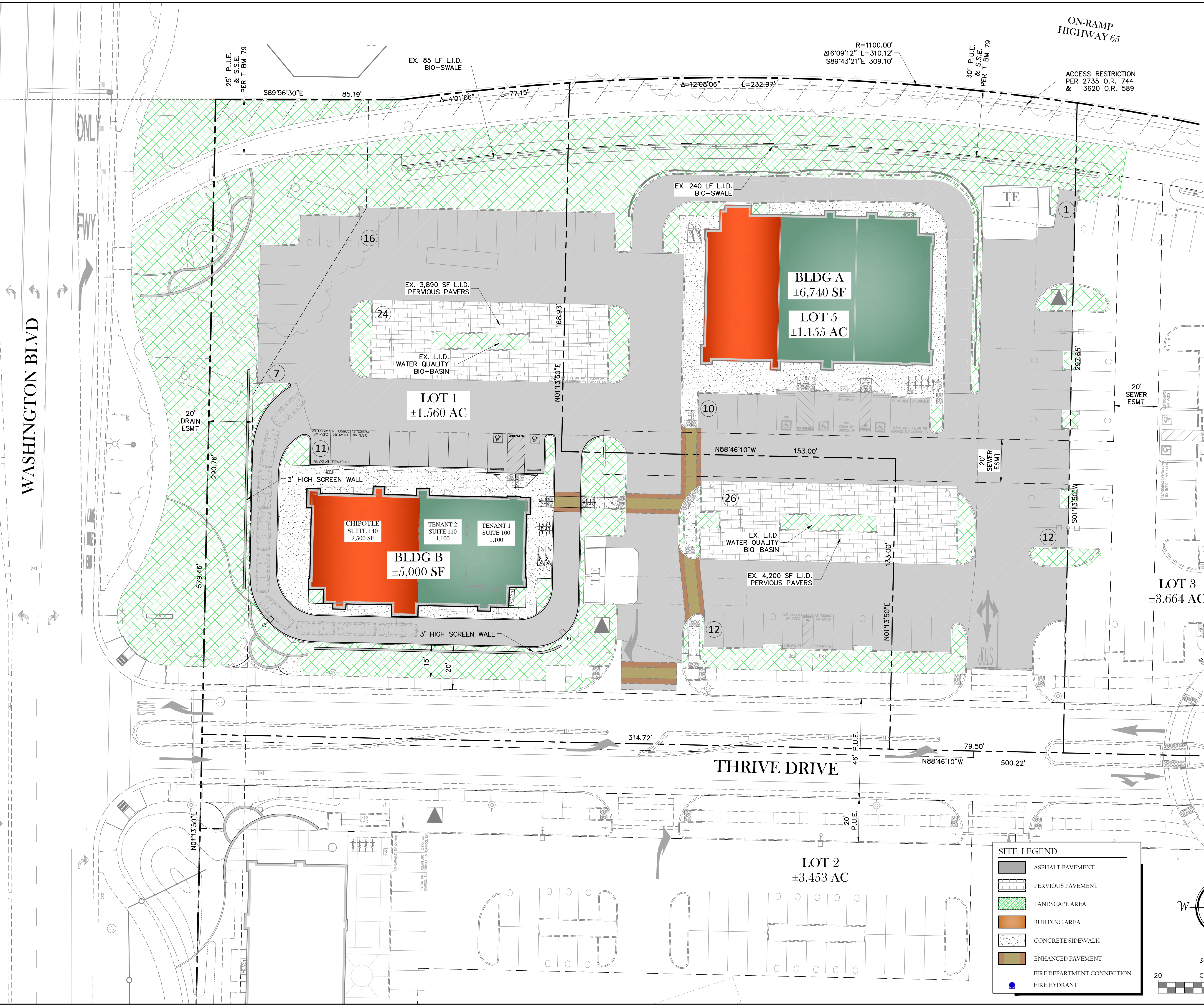
**G-001**  
Borges ARCHITECTURAL GROUP

4200 THRIVE DRIVE, ROSEVILLE, CA

17002-B 09-30-2019

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

# PRELIMINARY SITE PLAN NCRSP - PARCEL 49 MAJOR PROJECT PERMIT STAGE 1 - PARCEL 1 & 5 FREEDOM POINT ROSEVILLE, CA



**PARCEL 49 PARKING SUMMARY**

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	Total Required	Total Provided
A - Suite 100	Restaurant/Fast Food	1	2,290	1/50	46	46
A - Suite 120	Retail	1	2,350	1/300	8	8
A - Suite 140	Retail	1	2,100	1/300	7	7
B - Chipotle	Restaurant/Fast Food	1	2,500	1/50	50	50
B - Tenant 1	Retail	1	1,100	1/300	4	4
B - Tenant 2	Retail	1	1,100	1/300	4	4
<b>SITE TOTALS:</b>			<b>11,440</b>		<b>119</b>	<b>119</b>

**PROJECT SUMMARY**

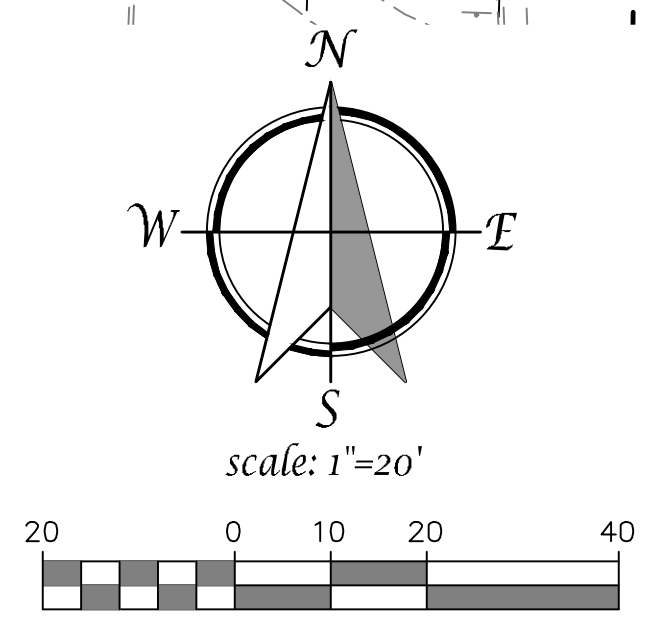
OWNER/DEVELOPER	ASSESSORS PARCEL NO & LOT AREA
ROSEVILLE COVENANT GROUP, LLC EP ROSEVILLE, LLC 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA 94588 ATTN: BRUCE KAHL brucekahl@me.com	APN AREA LOT 1 363-022-021 ±1.560 AC LOT 5 363-022-022 ±1.155 AC

ENGINEER	PARKING SUMMARY
TSD ENGINEERING, INC. 31 NATOMA ST #160 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com	REQUIRED PROPOSED LOT 1 & 5 STANDARD STALLS 83 COMPACT 31 ACCESSIBLE 5 5 TOTAL 119 119

PROPOSED USE: COMMERCIAL/RETAIL  
ZONING: PD/SA-NC

- SITE LEGEND**
- ASPHALT PAVEMENT
  - PERVIOUS PAVEMENT
  - LANDSCAPE AREA
  - BUILDING AREA
  - CONCRETE SIDEWALK
  - ENHANCED PAVEMENT
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT



MAJOR PROJECT PERMIT - STAGE 1  
PRELIMINARY SITE PLAN  
LOT 1 & 5  
OCTOBER 01, 2019

**TSD ENGINEERING, INC.**  
expect more.

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

**SP-1**

P:\Projects\399-002\02 DWG\B- Preliminary Site Plan.dwg, Date: 10/01/19

