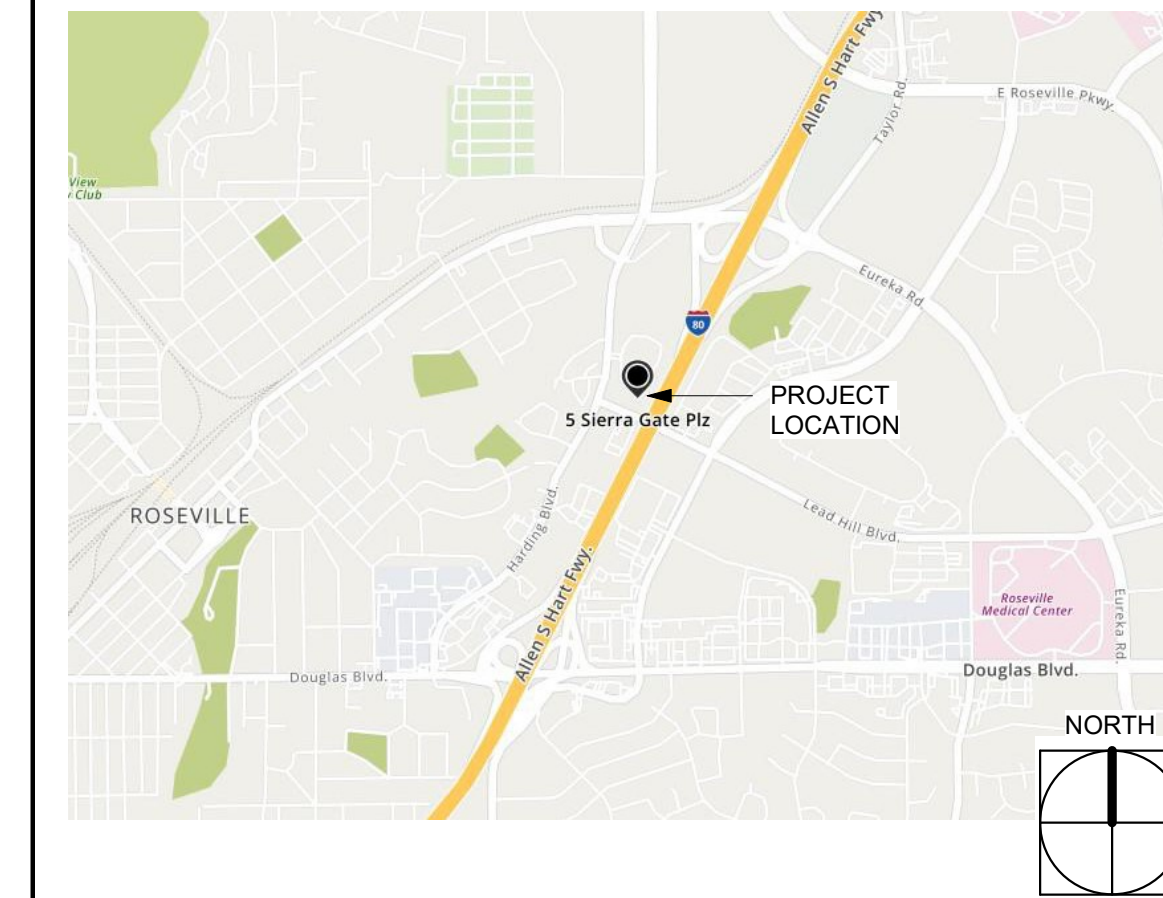




F5 OVERALL SITE PLAN
SCALE: 1" = 20'-0" EXISTING (SHOWN FOR REFERENCE ONLY)

VICINITY MAP



SITE DATA

ASSESSOR'S PARCEL:	015-240-023-000
JOB SITE ADDRESS:	5 SIERRA GATE PLAZA, ROSEVILLE, CA 95678
USE ZONE:	BP - BUSINESS PROFESSIONAL/ OFFICE
PARCEL AREA:	119,812 SQ. FT. (2.75 ACRES)
FLOOD ZONE:	NO
EXISTING BUILDING	
OCC. CLASSIFICATION AND USE:	B (BUSINESS), S-1 (STORAGE)
BUILDING CONSTRUCTION TYPE:	II-B
NUMBER OF STORIES:	3 (ABOVE GROUND LEVEL)
HEIGHT OF BUILDING:	+50'-0" (ABOVE GROUND LEVEL)
BUILDING TOTAL GROSS AREA:	37,000 SQ. FT.
1ST FLOOR:	13,000 SQ. FT.
2ND FLOOR:	12,000 SQ. FT.
3RD FLOOR:	12,000 SQ. FT.
YEAR BUILDING WAS CONSTRUCTED:	UNKNOWN
EXISTING TENANT IMPROVEMENT	
OCC. CLASSIFICATION AND USE:	B (BUSINESS), S-1 (STORAGE), E (CLASSROOM) TOTALING 2,341 SQ. FT.

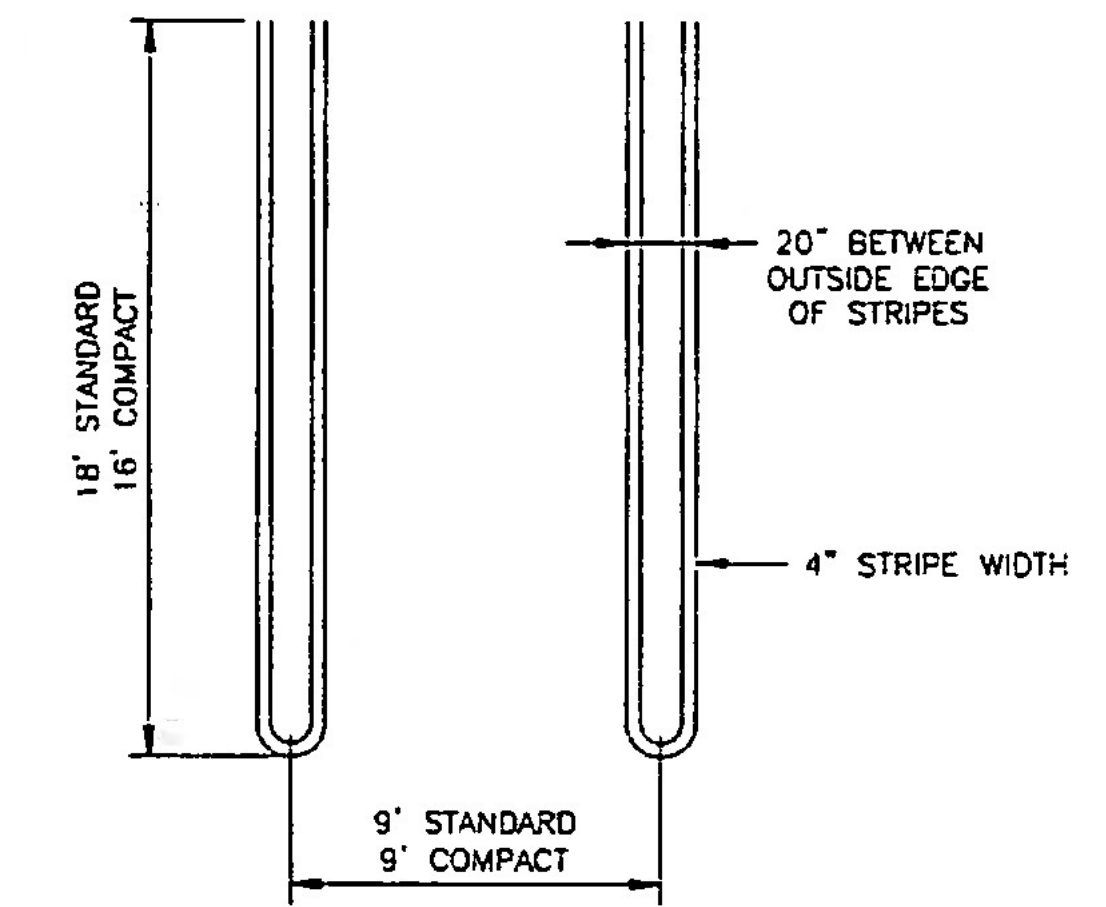
PARKING COUNT

VEHICULAR PARKING COUNT IS BASED ON ROSEVILLE MUNICIPAL CODE, TITLE 17, CHAPTER 19.26.030. MINIMUM PARKING REQUIREMENTS ARE:

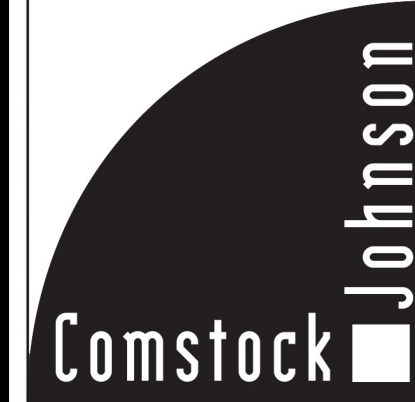
OFFICE (34,859 SQ. FT.):	1 SPACE PER 250 SQ. FT. NET
EDUCATION (2,341 SQ. FT.; 4 CLASSRMS.):	2 PER CLASSROOM
REQUIRED:	
STANDARD:	141 SPACES
ACCESSIBLE:	5 SPACES
VAN ACCESSIBLE:	1 SPACES
TOTAL:	147 SPACES
PROVIDED:	
STANDARD:	189 SPACES
ACCESSIBLE:	5 SPACES
VAN ACCESSIBLE:	1 SPACES
TOTAL:	195 SPACES

KEYNOTES

- EXISTING PUBLIC RIGHT-OF-WAY CONCRETE WALK TO REMAIN, TYP.
- EXISTING CONCRETE WALK WITH CURBS TO REMAIN, TYP. THROUGHOUT THE SITE.
- EXISTING LANDSCAPE PLANTER TO REMAIN, TYP. THROUGHOUT THE SITE.
- EXISTING ASPHALT PAVEMENT TO REMAIN, TYP. THROUGHOUT THE PARKING LOT.
- EXISTING PARKING STALL STRIPING, 4" WIDE WHITE TRAFFIC PAINT TO REMAIN, TYP. AT NON-ACCESSIBLE PARKING.
- EXISTING ON-SITE MASONRY TRASH ENCLOSURE WITH METAL GATES TO REMAIN.
- POLE MOUNTED SITE ENTRANCE SIGN, TYP. AT EACH VEHICULAR ENTRANCE. SEE DETAIL AS INDICATED.
- POLE MOUNTED ACCESSIBLE PATH OF TRAVEL/ ROUTE SIGN WITH ARROW INDICATING DIRECTION TO BUILDING MAIN ENTRY.
- EXISTING LIMITED ACCESS DRIVEWAY TO REMAIN.
- EXISTING FENCING TO REMAIN, TYP.



B5 PARKING DOUBLE-STRIPE DETAIL
SCALE: 6" = 1'-0"



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Phone: (916) 362-6303

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Principal Architect
- Kevin L. Wilcox
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- Jeffrey J. Reilly
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JOB TITLE:

TENANT IMPROVEMENTS FOR:
JOHN ADAMS ACADEMY T.I., SUITES 100 & 150
5 SIERRA GATE PLAZA, ROSEVILLE, CA 95678

REVISIONS:

DATE	DESCRIPTION

DATE 31 JAN 2025
DRAWN KLW/ YT
JOB NO. 2025014.00

SHEET
CUP A1.0
OVERALL SITE PLAN



A. EXTERIOR ELEVATION



B. EXTERIOR ELEVATION



C. EXTERIOR ELEVATION



D. EXTERIOR ELEVATION



E. EXTERIOR ELEVATION



F. EXTERIOR ELEVATION



G. EXTERIOR ELEVATION



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REVISIONS:

DATE	DESCRIPTION

DATE 31 JAN 2025
DRAWN KLW/ YT
JOB NO. 2025014.00

SHEET
CUP A3.0
EXTERIOR ELEVATIONS