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ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/18/20	PREP SP-6
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07/28/20	PREP SP-8
08/06/20	PREP SP-9
11/04/20	PREP SP-10
11/19/20	PREP SP-11
04/13/21	PREP SP-12
04/20/21	PREP SP-13
04/23/21	PREP SP-14 UPDATED ALTA
04/23/21	REV SP-14
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06/09/21	PREP SP-16
06/11/21	REV SP-16
07/09/21	REV SP-16 UPDATE TANKS
08/10/21	PREP SP-17
09/07/21	PREP SP-18
10/13/21	PREP SP-19
12/10/21	PREP SP-20
12/13/21	REV SP-20
01/13/22	PREP SP-21



OWNER:
CIRCLE K STORES INC.
255 E. RINCON STREET, SUITE 100
CORONA, CALIFORNIA 92679

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUAISTI ROAD #700
ONTARIO, CA 91761
PHONE: (909) 974-8422
FAX: (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 BASELINE RD & WESTBROOK BLVD, ROSEVILLE, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,458 S.F. CAR WASH, AND A FUEL CANOPY WITH 6 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF ROSEVILLE, CA
EXISTING ZONING: GC (GENERAL COMMERCIAL)
SIERRA VISTA SPECIFIC PLAN, PARCEL KT-42 (CC LAND USE)
PROPOSED ZONING: GC (GENERAL COMMERCIAL)
SIERRA VISTA SPECIFIC PLAN, PARCEL KT-42 (CC LAND USE)

MAX. BLDG HEIGHT ALLOWED: 50' BLDG HEIGHT PROVIDED: 23'-0"
SETBACKS: TBV

SITE DATA

PARCEL: APN 499-010-081
CIRCLE K NET SITE AREA: ± 2,010 AC (± 87,569 SF)
REMAINING PARCEL: ± 8,533 AC (± 371,706 SF)
CIRCLE K GROSS SITE AREA: ±10,543 AC (± 459,275 SF)

BUILDING AREA

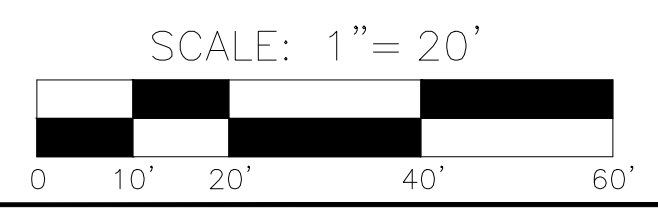
CONVENIENCE STORE BLDG AREA	5,200 SF
CAR WASH BLDG AREA	1,458 SF
FUEL CANOPY AREA	3,936 SF
CIRCLE K SITE COVERAGE (BASED ON 5,200 SF BLDG AREA, 1,458 SF CAR WASH AREA & 3,963 SF OF FUEL CANOPY AREA AND ±2,001 AC OF NET SITE AREA)	±12.15% (5,294 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED	
RETAIL: 1 SP/300 SF	17 SP
CIRCLE K PARKING PROVIDED	
STANDARD PARKING SPACES	23 SP
ACCESSIBLE PARKING SPACES	2 + 1 SP
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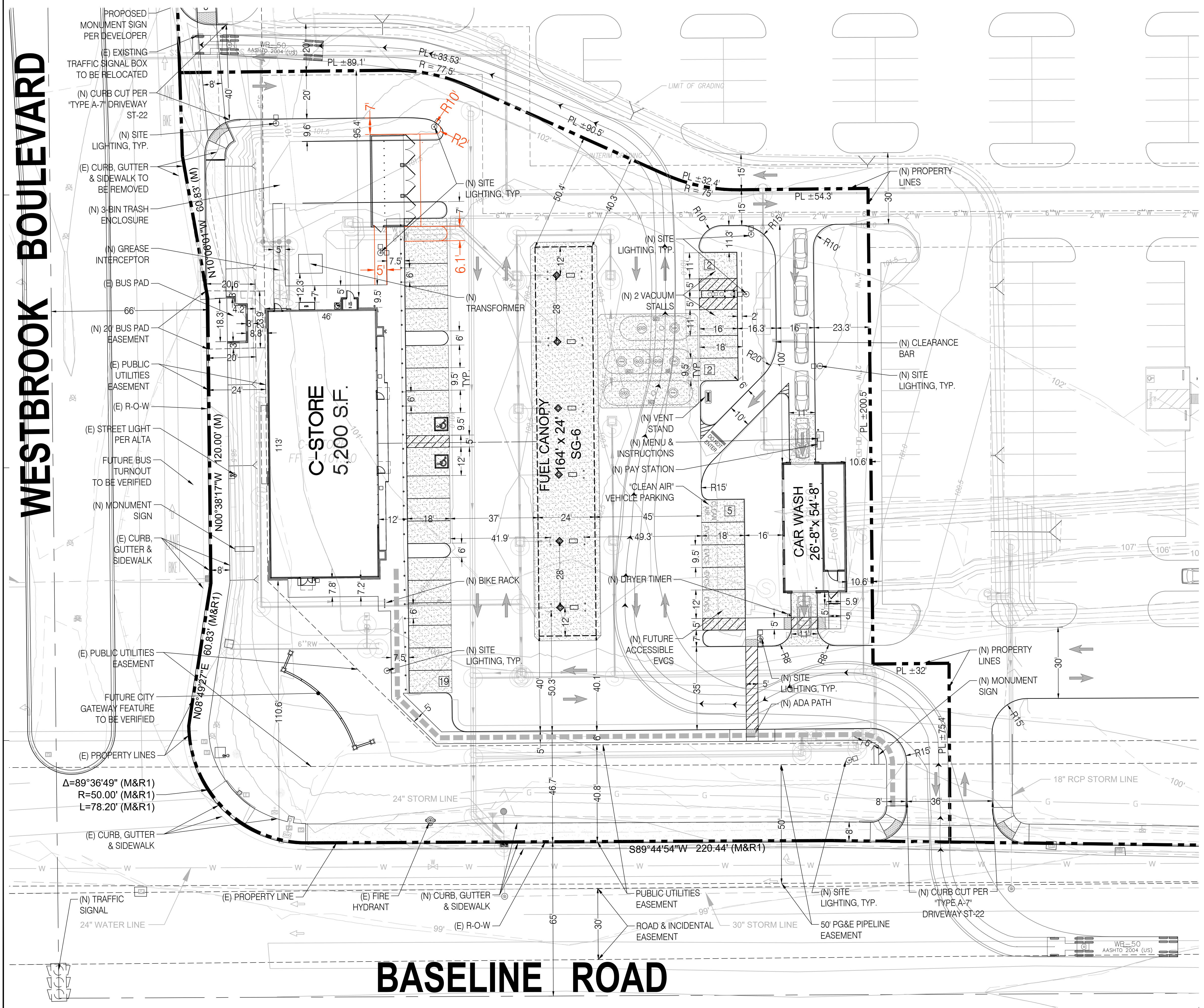
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- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



CIRCLE K STORE SITE PLAN

NEC BASELINE ROAD & WESTBROOK BOULEVARD, ROSEVILLE, CA



WESTBROOK BOULEVARD

BASELINE ROAD



PROFESSIONAL IN CHARGE
ARCH. PROF. IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL
JN

DRAWN BY
JN

PROJECT NAME
CIRCLE K STORE #



LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUAISTI ROAD #700
ONTARIO, CA 91761



CIRCLE K STORES INC.

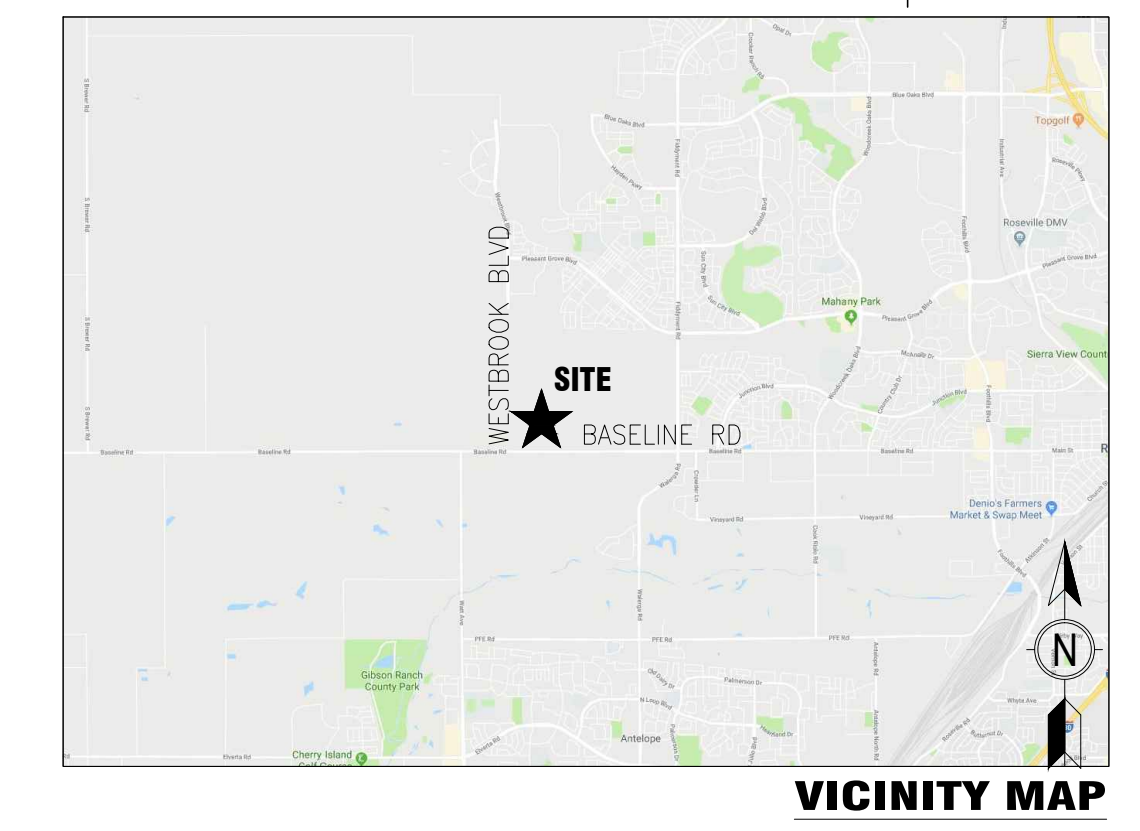
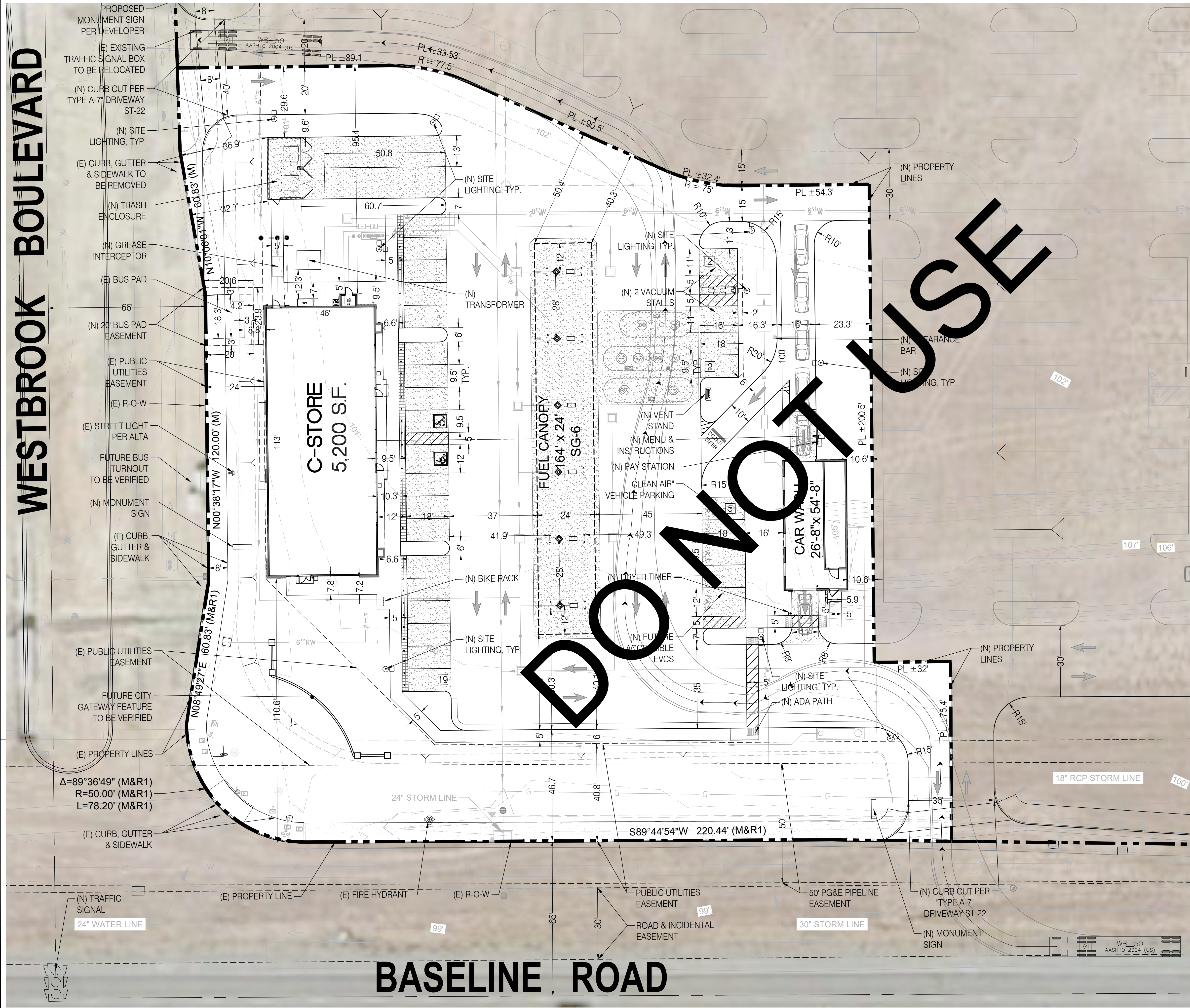
PROJECT NUMBER
20190856.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-21.1

CIRCLE K STORE SITE PLAN

NEC BASELINE ROAD & WESTBROOK BOULEVARD, ROSEVILLE, CA



OWNER:
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30 EXECUTIVE PARK, SUITE 100
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PHONE: (949) 296-0450
FAX: (909) 974-8422
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BUILDING AREA

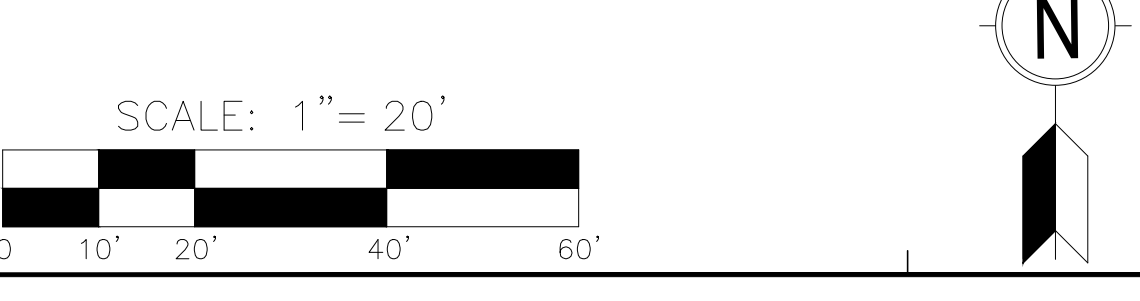
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10/13/21	PREP SP-19



PROFESSIONAL IN CHARGE
ARCH. PROF. IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

DRAWN BY
JN

PROJECT NAME
CIRCLE K STORE #

ROSEVILLE, CALIFORNIA
5990 BASELINE ROAD



LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUASTI ROAD #700
ONTARIO, CA 91761



CIRCLE K STORES INC.

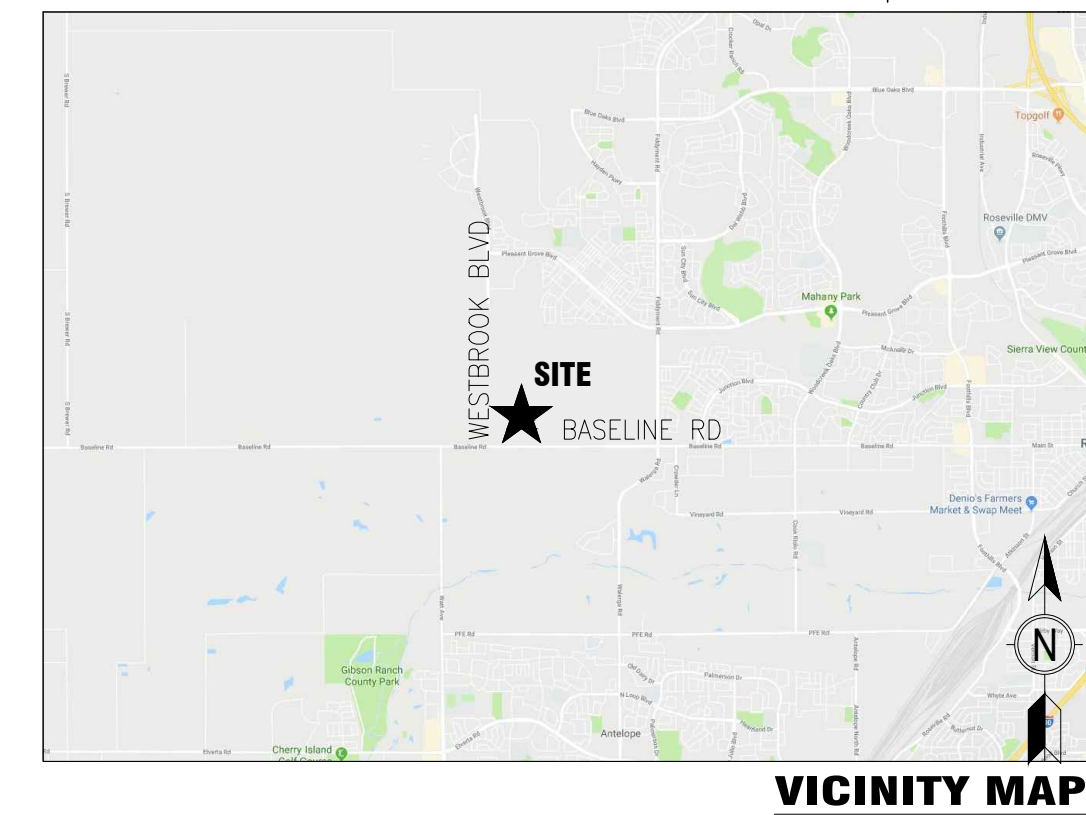
PROJECT NUMBER
20190856.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-19.1

CIRCLE K STORE SITE PLAN

NEC BASELINE ROAD & WESTBROOK BOULEVARD, ROSEVILLE, CA



VICINITY MAP

OWNER:

CIRCLE K STORES INC.
30 EXECUTIVE PARK, SUITE 100
255 E. RINCON STREET, SUITE 100
CORONA, CALIFORNIA 92879

OWNER REPRESENTATIVE:

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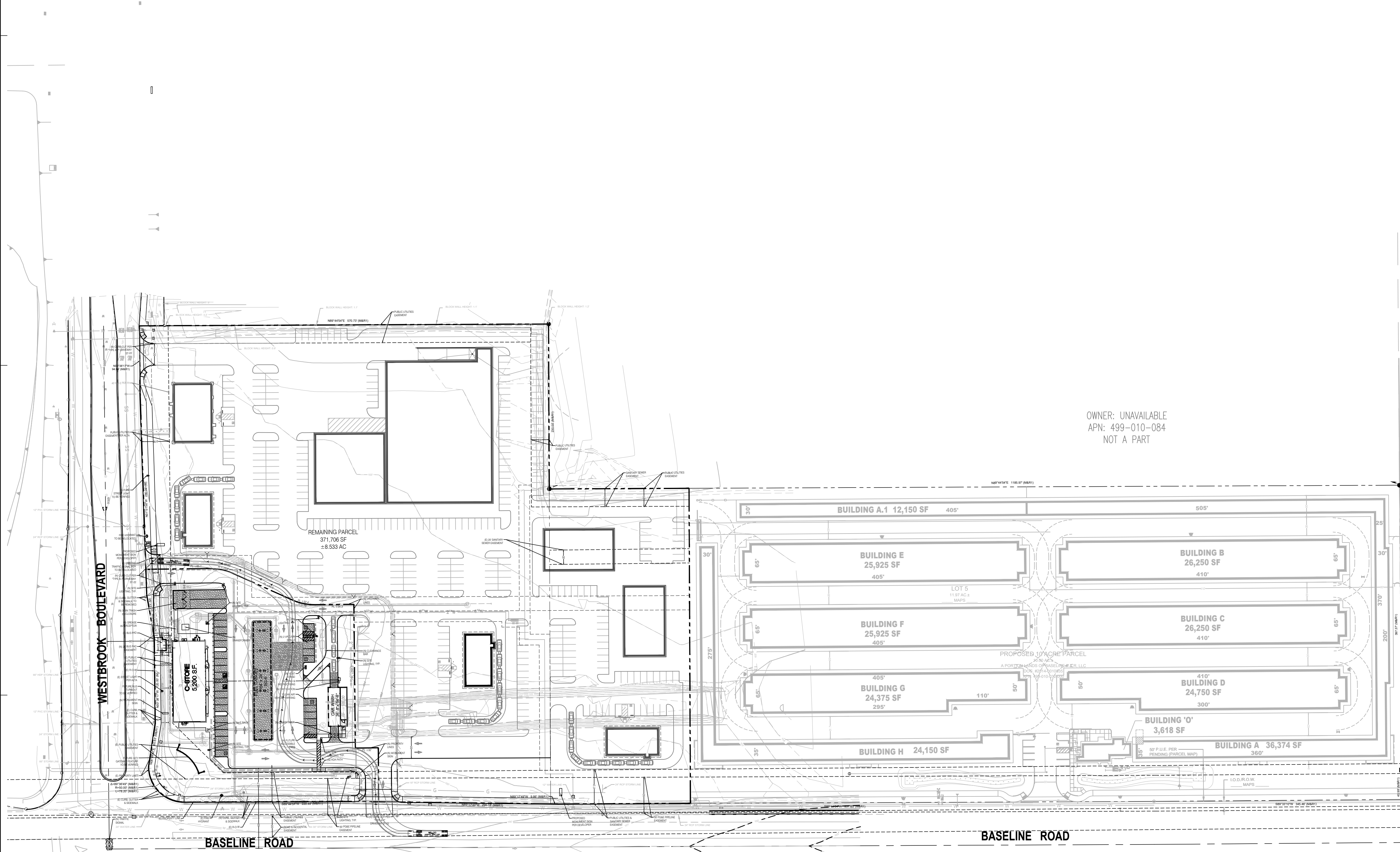
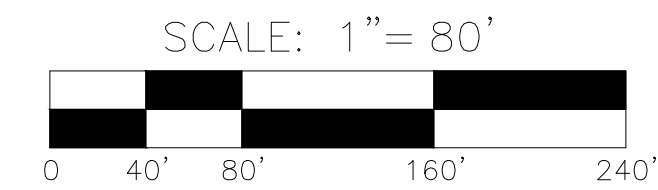
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OWNER: UNAVAILABLE
APN: 499-010-084
NOT A PART

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12/13/21	REV SP-20



PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
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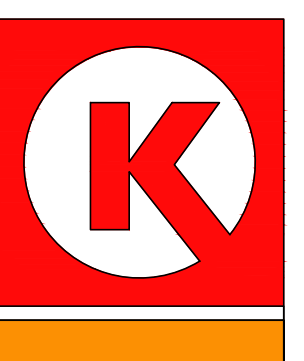
PROJECT NAME

**CIRCLE K
STORE #**

**ROSEVILLE,
CALIFORNIA**
NEC BASELINE ROAD
& WESTBROOK BOULEVARD



LAND DEVELOPMENT
CONSULTANTS, LLC
3281 EAST GUASTI ROAD #700
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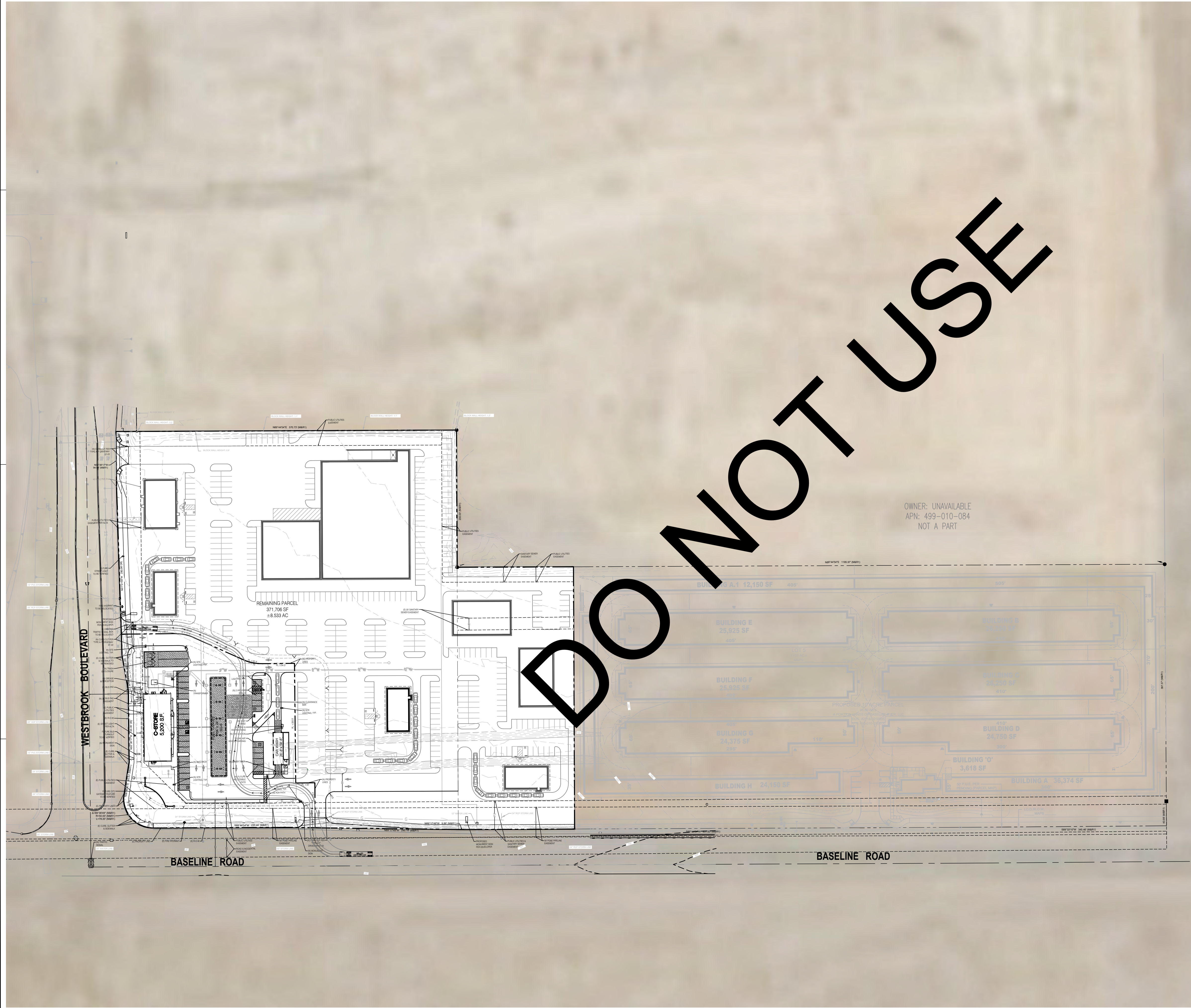
PROJECT NUMBER
20190856.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-20.2

CIRCLE K STORE SITE PLAN

NEC BASELINE ROAD & WESTBROOK BOULEVARD, ROSEVILLE, CA



OWNER:
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255 E. RINCON STREET, SUITE 100
CORONA, CALIFORNIA 92679

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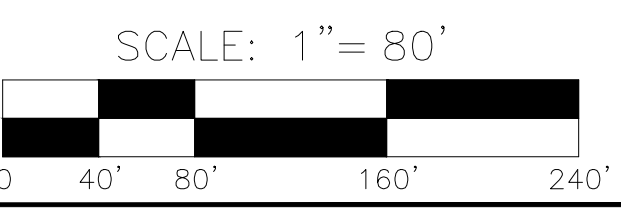
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QUALITY CONTROL

DRAWN BY
JN

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CIRCLE K STORE #

ROSEVILLE, CALIFORNIA
5990 BASELINE ROAD



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CIRCLE K STORES INC.

PROJECT NUMBER
20190856.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-19.2

WESTBROOK BOULEVARD



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	QTY
	<i>Cercis canadensis</i>	Eastern Redbud Multi-trunk	15 gal	Deciduous	Accent Tree	Medium	Multi	No	10
	<i>Lagerstroemia indica</i> 'Purple Tower'	Purple Tower Crape Myrtle	24"box	Deciduous	Accent Tree	Low	Standard	No	7
	<i>Laurus</i> x 'Saratoga'	Saratoga Hybrid Laurel	15 gal	Evergreen	Screen Tree	Low	Standard	No	3
	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	24"box	Deciduous	Parking Lot Tree	Low	Standard	No	17
	<i>Platanus racemosa</i>	California Sycamore	15 gal	Deciduous	Street Tree	Medium	Standard	No	5
	<i>Quercus rubra</i>	Red Oak	15 gal	Deciduous	Street Tree	Medium	Standard	No	2
	<i>Quercus wislizenii</i>	Interior Live Oak	15 gal	Evergreen	Street Tree	Low	Standard	Yes	7
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY		
	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Vine Hill Manzanita	5 gal	Evergreen	Low	Yes	2		
	<i>Arctostaphylos</i> x 'Sunset'	Sunset Manzanita	5 gal	Evergreen	Low	Yes	11		
	<i>Baccharis pilularis</i> 'Pigeon Point'	Pigeon Point Coyote Brush	5 gal	Evergreen	Low	Yes	33		
	<i>Callistemon viminalis</i> 'Little John'	Little John Weeping Bottlebrush	5 gal	Evergreen	Low	No	144		
	<i>Carpenteria californica</i> 'Elizabeth'	Elizabeth Bush Anemone	5 gal	Evergreen	Low	Yes	71		
	<i>Ceanothus griseus horizontalis</i> 'Yankee Point'	Yankee Point Carmel Creeper	5 gal	Evergreen	Low	Yes	74		
	<i>Ceanothus maritimus</i> 'Valley Violet'	Valley Violet Maritime Ceanothus	5 gal	Evergreen	Low	Yes	71		
	<i>Cistus</i> x <i>pulverulentus</i> 'Sunset'	Sunset Rockrose	5 gal	Evergreen	Low	No	74		
	<i>Festuca mairei</i>	Atlas Fescue	1 gal	Evergreen	Low	No	118		
	<i>Ligustrum japonicum</i> 'Texanum'	Texas Japanese Privet	5 gal	Evergreen	Low	No	135		
	<i>Pennisetum spathiolatum</i>	Rye Puffs	1 gal	Evergreen	Low	No	60		
	<i>Ribes viburnifolium</i>	Evergreen Currant	5 gal	Evergreen	Low	Yes	8		
	<i>Salvia greggii</i> 'Furmans Red'	Furman's Red Autumn Sage	5 gal	Evergreen	Low	No	50		
	<i>Salvia leucantha</i> 'Midnight'	Mexican Bush Sage	5 gal	Evergreen	Low	No	15		
	<i>Salvia leucantha</i> 'Santa Barbara'	Mexican Bush Sage	5 gal	Evergreen	Low	No	69		
	<i>Teucrium cossonii majoricum</i>	Germander	1 gal	Evergreen	Low	No	204		



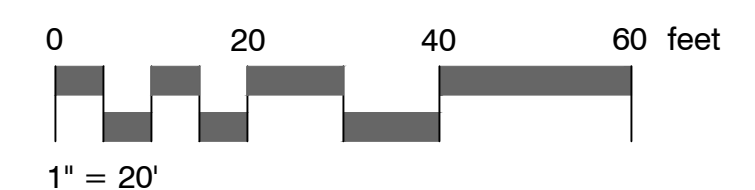
Shade Calculations

Tree	Interior Planter-100%	South, East and West-50%	Corner and North-25%
<i>Pistacia chinensis</i> 'Keith Davey'	2 x 962 = 1,924	7 x 481 = 3,367	3 x 240 = 720
Calculated Total	1,924 +	3,367 +	720 = 6,011

Required Total

Parking lot area shade calculations: 11,846 square feet - Parking stalls and all vehicular back up areas.

Area Required to be shaded: 11,846 x 50% = 5,923 square feet
 6,011 > 5,923
 Shade provided is more than amount required. Thus, shading requirement is satisfied.



I:\MacHome\Desktop\Wood Architecture\21121040_WA-Circle K-NEC Baseline Rd. & Westbrook Blvd., Roseville, CA (GF)\LandSchematic\21040_WA-schematic_2.dwg 14.12.2021 by kurkoether

KEY NOTES

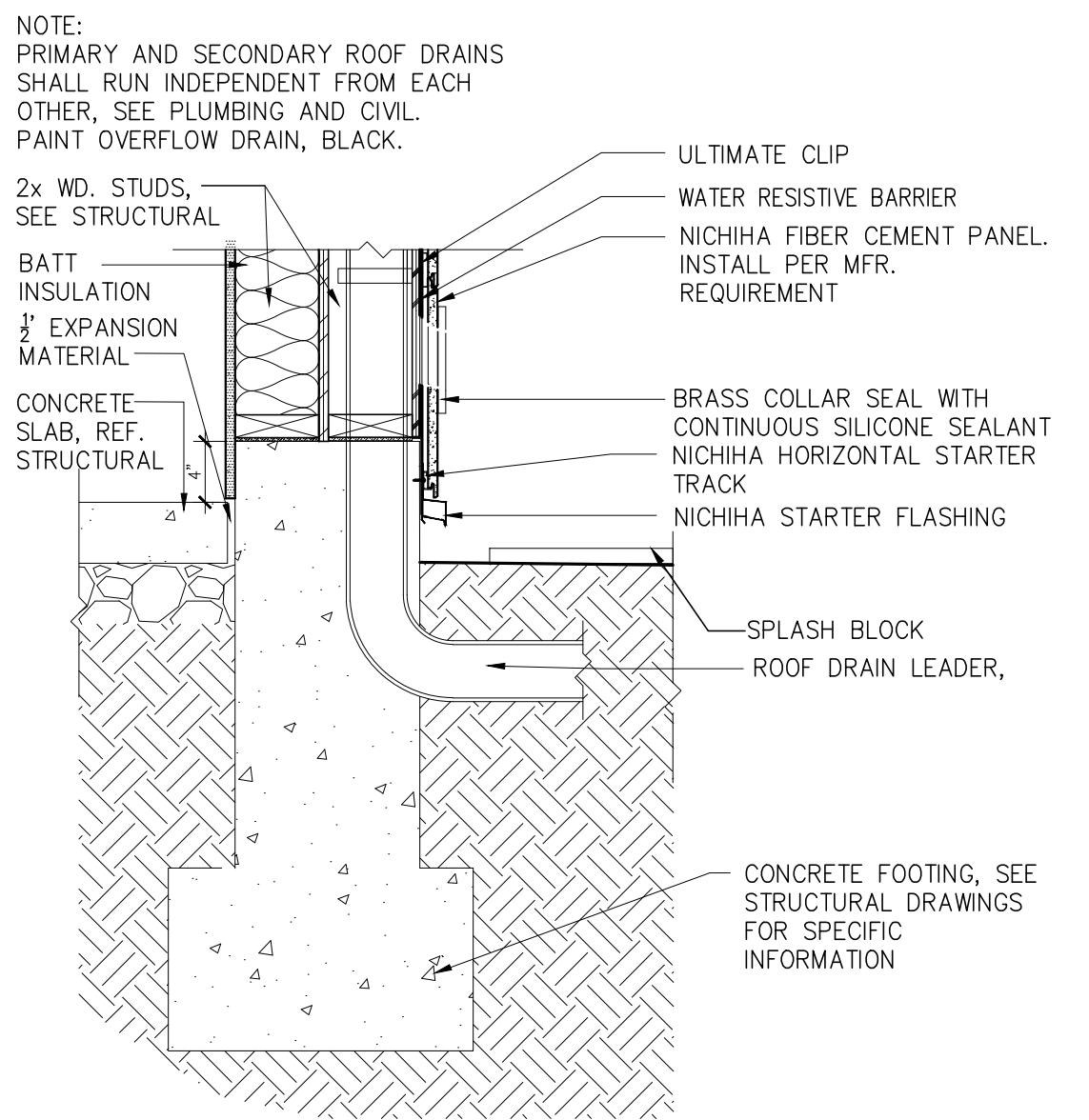
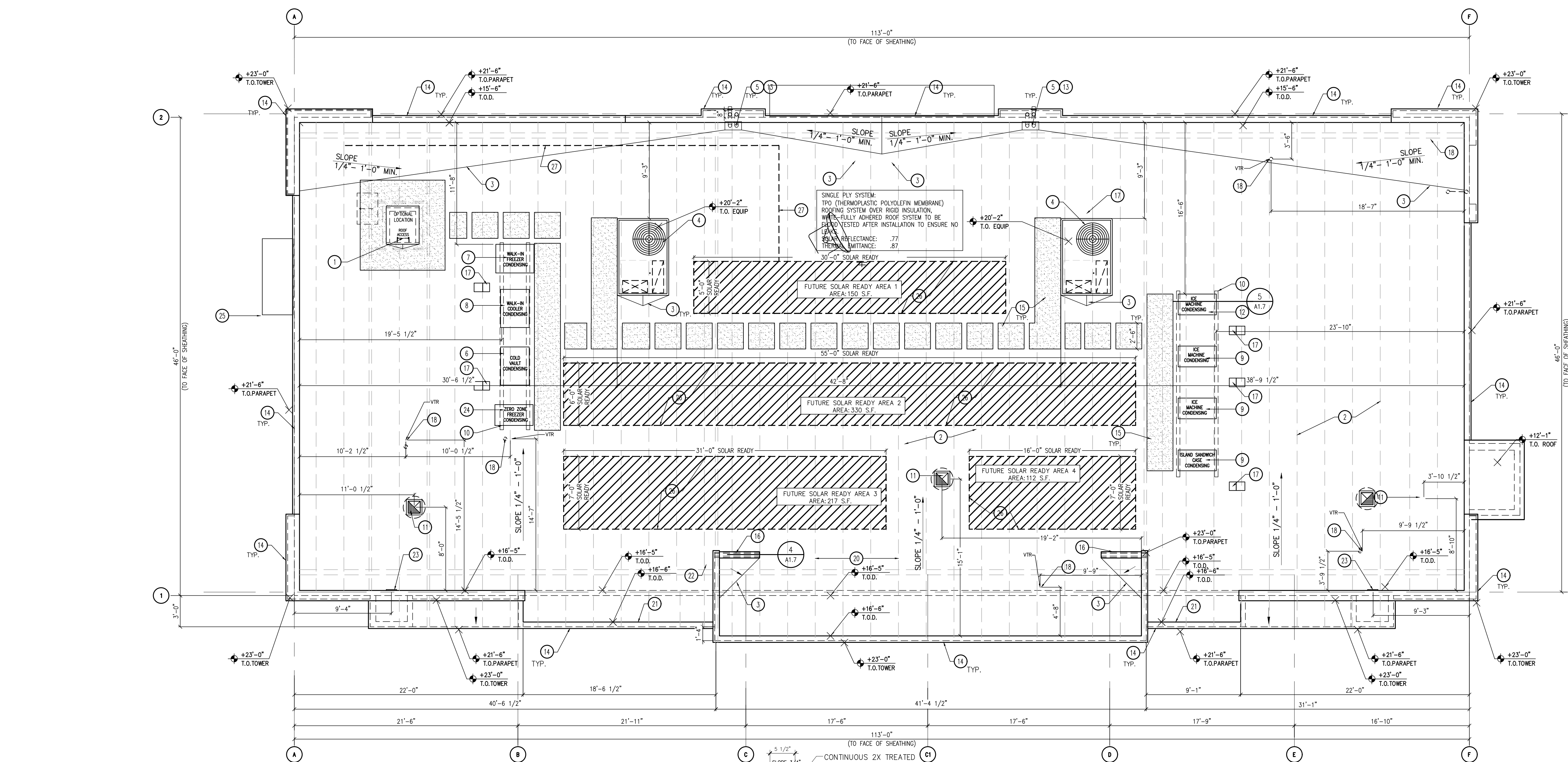
- METAL ROOF ACCESS LADDER WITH SECURITY DOOR BELOW.
- TPO (THERMOPLASTIC POLYOLEFIN MEMBRANE) ROOFING SYSTEM OVER RIGID INSULATION, WHITE-FULLY ADHERED.
- TAPERED INSULATION DRAINAGE VALLEY CRICKET, MINIMUM SLOPE 1/4" PER FOOT.
- ROOF TOP HVAC UNIT
- COMBINATION ROOF DRAIN / OVERFLOW DRAIN
- COLD VAULT CONDENSING UNIT
- WALK-IN FREEZER CONDENSING UNIT
- WALK-IN COOLER CONDENSING UNIT
- ICE MACHINE CONDENSING UNIT
- 4"x4" PRE-TREATED WOOD SLEEPER CONDENSER SUPPORT WITH PROTECTION PAD. PROVIDE EQUIPMENT STRAPS TO SECURE CONDENSERS TO SLEEPERS.
- EXHAUST FAN UNITS
- ISLAND SANDWICH CASE CONDENSING UNIT
- EMERGENCY OVERFLOW ROOF DRAIN TAIL PIECE. EXTEND 4" BEYOND FINISH SURFACE
- PRE-FINISHED GALVANIZED METAL COPING, SEE EXTERIOR ELEVATIONS
- 30" WIDE WALKING PATH FOR EQUIPMENT ACCESS. "ULTRA PLY TPO" WALKWAY PAD BY FIRESTONE OR EQUAL. INSTALL PER MANUFACTURER INSTRUCTIONS. VERIFY PATH LOCATION WITH CIRCLE K PROJECT MANAGER.
- PARAPET BRACING AS REQUIRED.
- ROOF JACK FOR REFRIGERANT LINE
- VTR LOCATION
- NOT USED
- PRE-FAB WOOD TRUSSES
- TPO ROOF AT PARAPET TYP.
- FREEZELESS ROOF HYDRANT
- RUSKIN LOUVER VENT # ELF6350DMP OR ALTERNATE-GIBRALTAR GLPG1212G
- ZERO ZONE FREEZER CONDENSING UNIT
- ALUMINUM ANNING WITH SUPPORT RODS BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR ANNING AND SUPPORTS. PROVIDE WATERTIGHT FLASHING AT ALL WALL OPENINGS AND ATTACHMENT CONNECTIONS. SEE EXTERIOR ELEVATIONS
- FUTURE SOLAR PANELS AREA, 15% OF ROOF AREA PER CEC SECTION 110.10(b)
- FUTURE SOLAR POWER PATHWAY

GENERAL NOTES

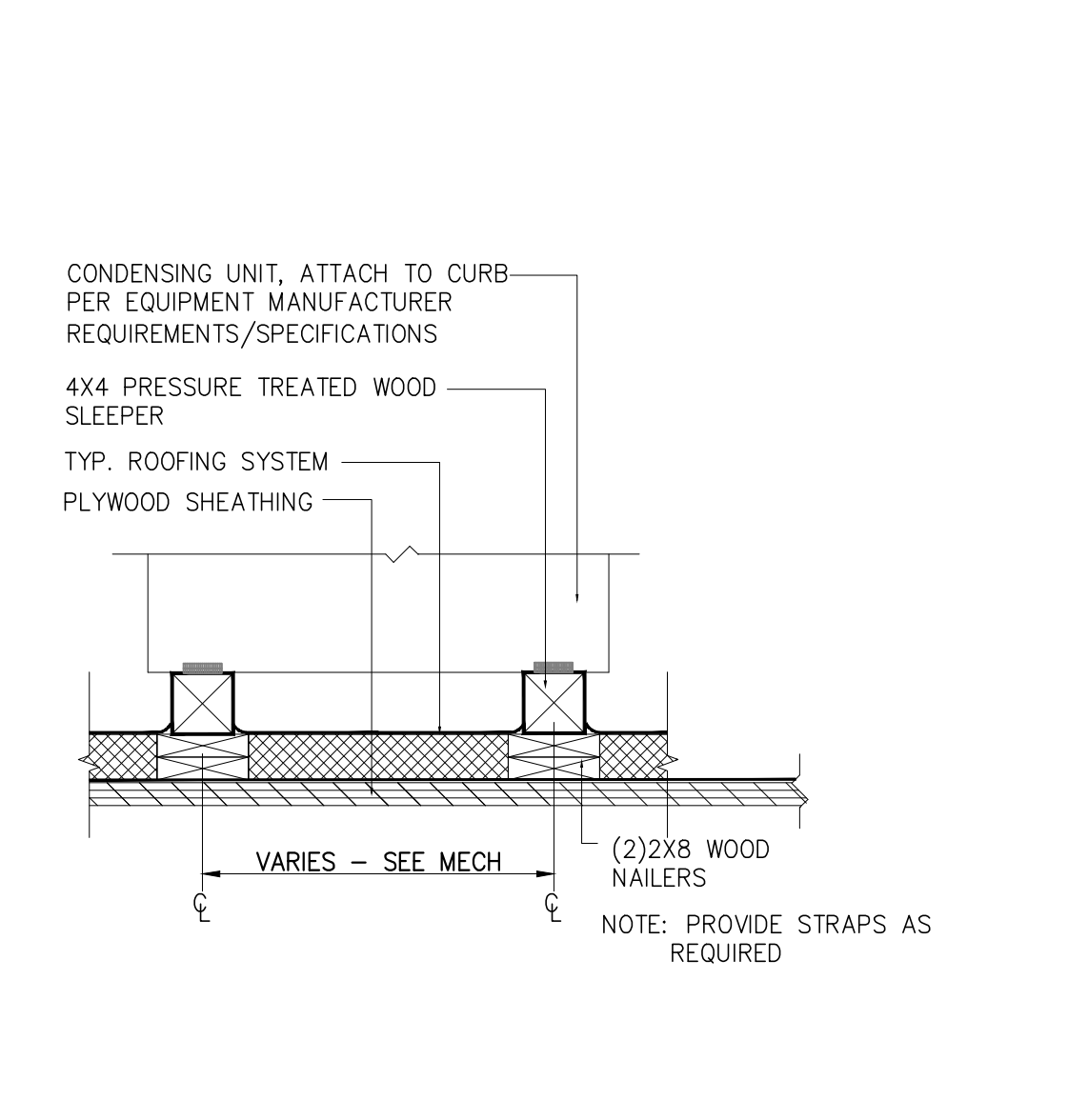
- SEE BUILDING ELEVATIONS FOR PARAPET HEIGHTS.

SINGLE PLY ROOFING SPECIFICATION

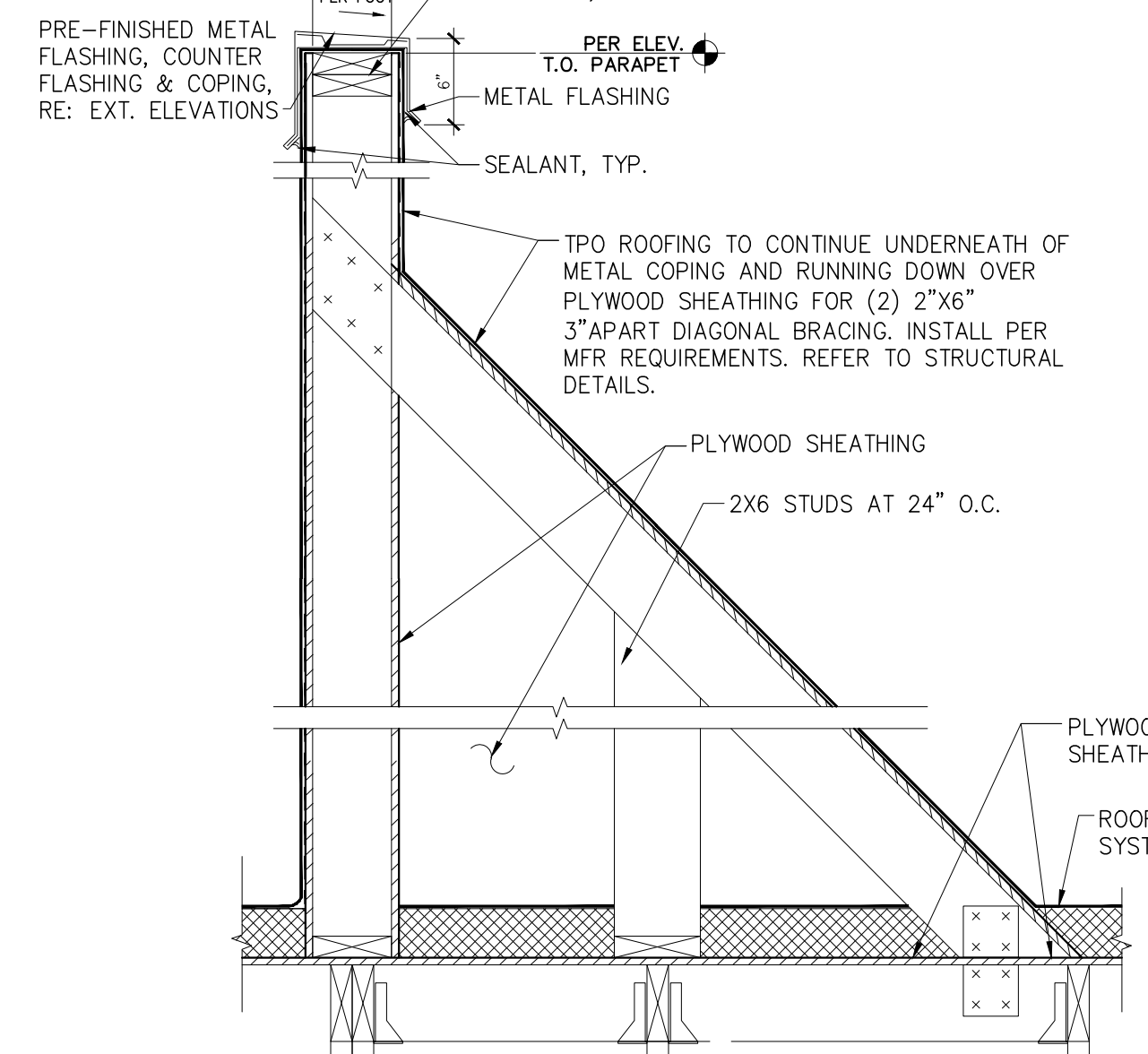
SINGLE PLY ROOFING SPECIFICATION
 FIRESTONE
 TPO-60ML (THERMOPLASTIC POLYOLEFIN MEMBRANE) FULLY ADHERED TPO WHITE ASTM D6878
 CLASSIFICATION: UL CLASS: A FM CLASS: 1
 -45°F REF DESIGN
 MAX. SLOPE 1"
 DECK: NON-COMBUSTIBLES AND COMBUSTIBLE
 INSULATION: POLYSTYRENE INSULATION BOARD ASTM C1289
 LTR = R-15. INSTALLED IN TWO LAYERS WITH STAGGERED JOINTS
 TAPERED INSULATION: FACTORY TAPERED BOARDS FABRICATED TO PRODUCE SLOPE OF 1/4" PER FOOT. SLOPE TOWARDS DRAIN.
 CRICKETS: PROVIDE CRICKETS TAPERED. EDGE STRIPS WHERE INDICATED.
 AUXILIARY MATERIALS
 SHEET FLASHING: SAME SHEET AS FIELD SHEET
 BONDING ADHESIVE: MANUFACTURERS STANDARD BONDING ADHESIVE
 METAL TERMINATION BARS: PRE-DRILLED STAINLESS STEEL OR ALUMINUM BARS
 FASTENERS: FACTORY-COATED STEEL FASTENERS AND METAL PLATES MEETING CORROSION-RESISTANCE PROVISIONS OF FMG 4470
 MISCELLANEOUS: PROVIDE POURABLE SEALER, PREFORMED CONES, PREFORMED INSIDE AND OUTSIDE CORNER FLASHING, T-JOINT COVERS, TERMINATION REGLES, AND COVER STRIPS.
 WALK-WAY PADS: FACTORY FORMED, NON-POROUS, HEAVY-DUTY SLIP RESISTANT PADS OR ROLLS ACCEPTABLE TO MEMBRANE ROOFING SYSTEM MANUFACTURER.
 ROOF ASSEMBLY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 PROVIDE PATCH OVER ALL T-LAP JOINTS IN THE ROOF.



6 ROOF DRAIN LEADER
 1" = 1'-0"

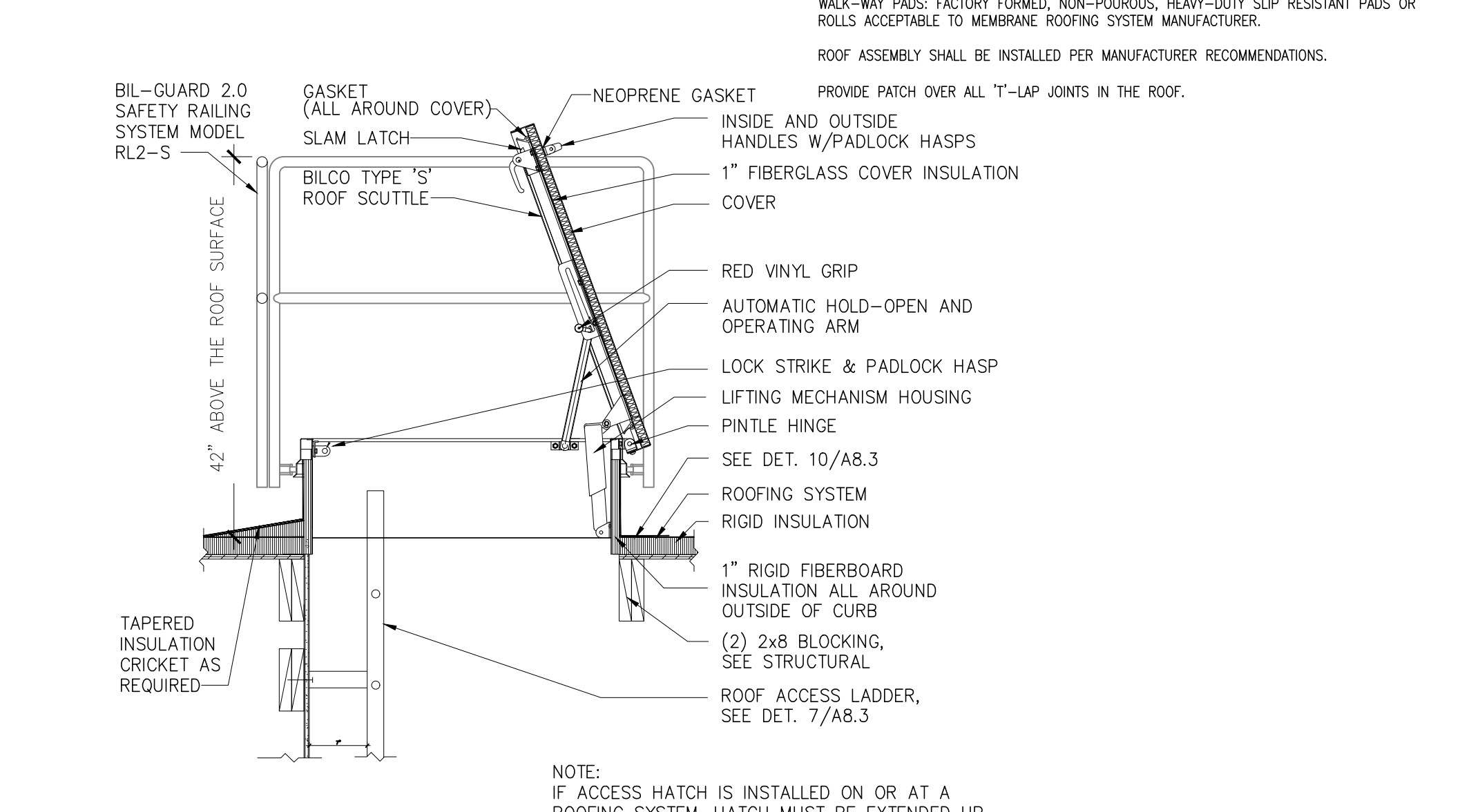


5 SLEEPER DETAIL @ CONDENSERS
 1" = 1'-0"

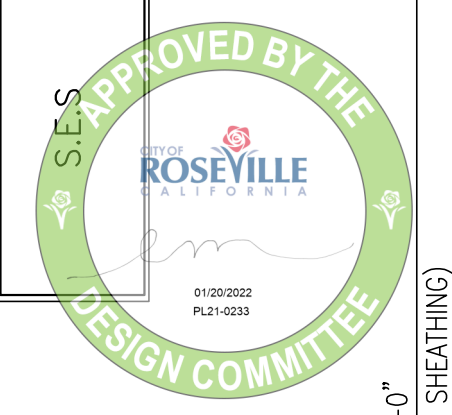
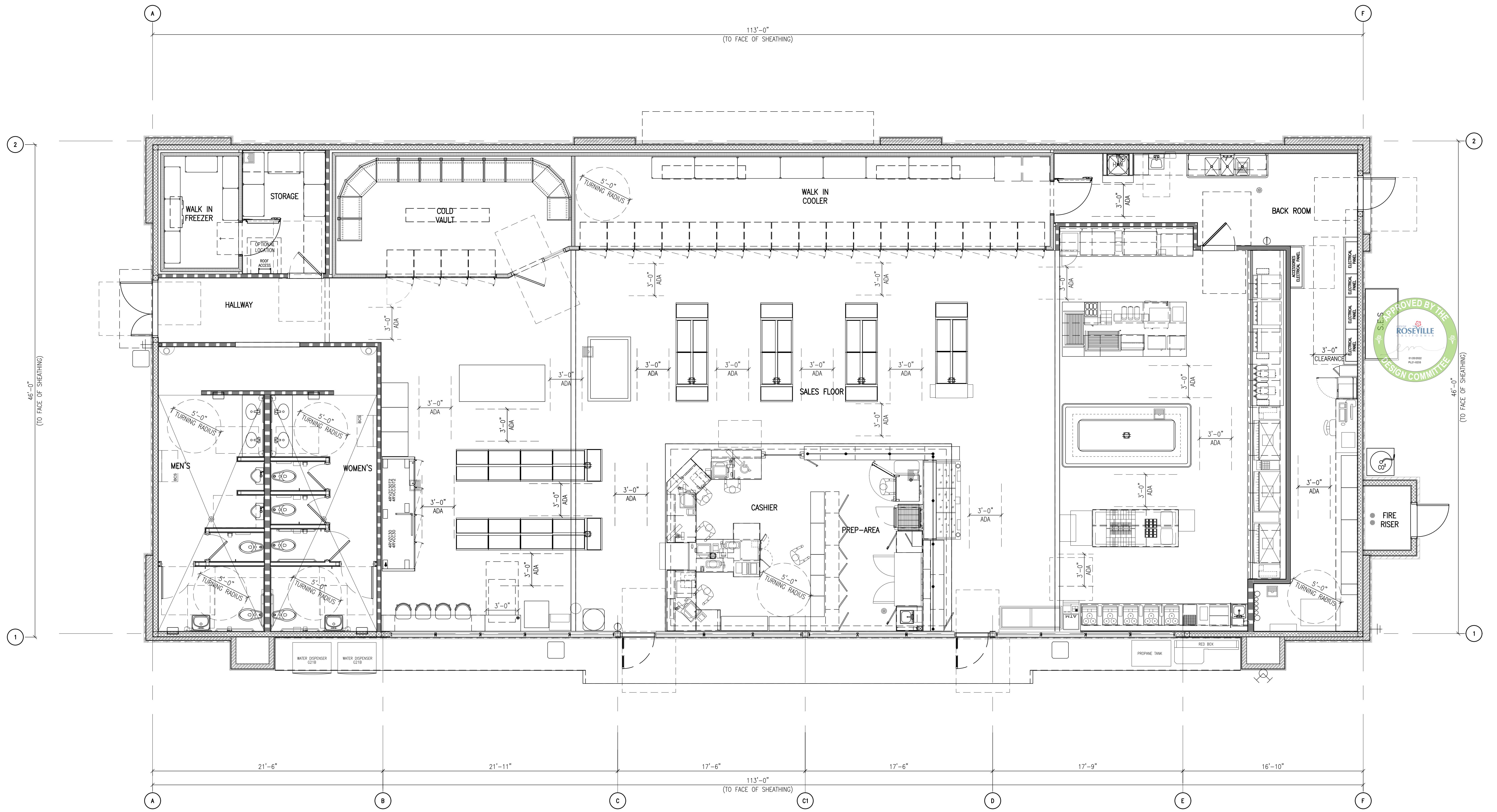


4 PARAPET DETAIL
 1" = 1'-0"

1 ROOF PLAN
 SCALE: 3/16" = 1'-0"



2 ROOF SCUTTLE
 3/4" = 1'-0"



1 BUILDING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

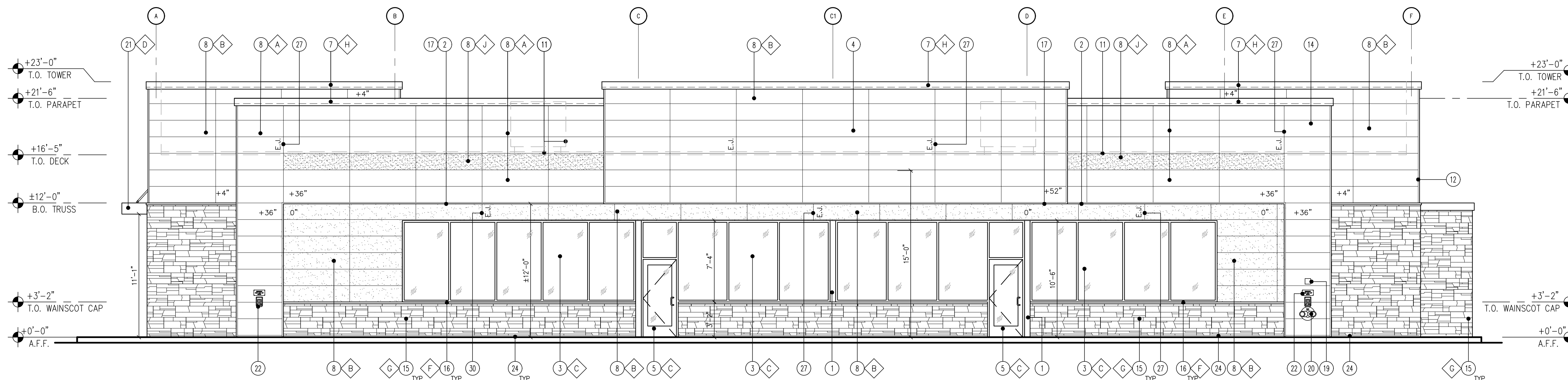


KEY NOTES

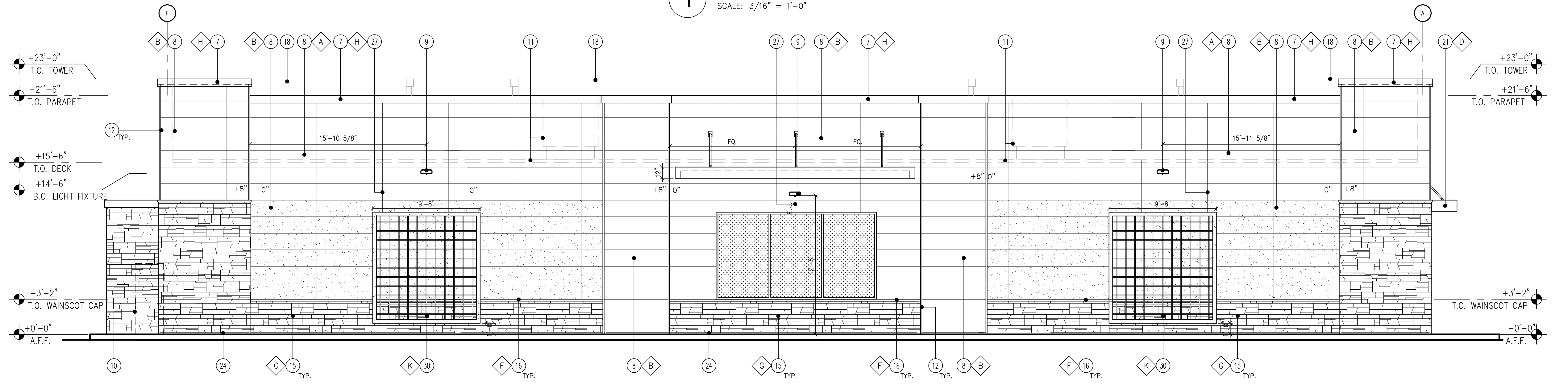
- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS.
- POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE.
- SES PANEL LOCATION.
- ROOF LINE AND HVAC UNITS
- 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS
- DOWNSPOUT.
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
- FRY REGLET DRIP CAP
- PARAPET WALL BEYOND
- (KNDX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL 7512121212 FLASHING
- CO2 TANK WITH METAL LOUVER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
- CONTROL/EXPANSION JOINT "E.S." LOCATION
- HARDSOFOFIT FIBER LEACH PANELS
- SPANDREL GLASS WINDOW
- METAL LATTICE / GREEN SCREEN TO BE FREESTANDING, 1' OFF OF THE BUILDING

FINISH SCHEDULE

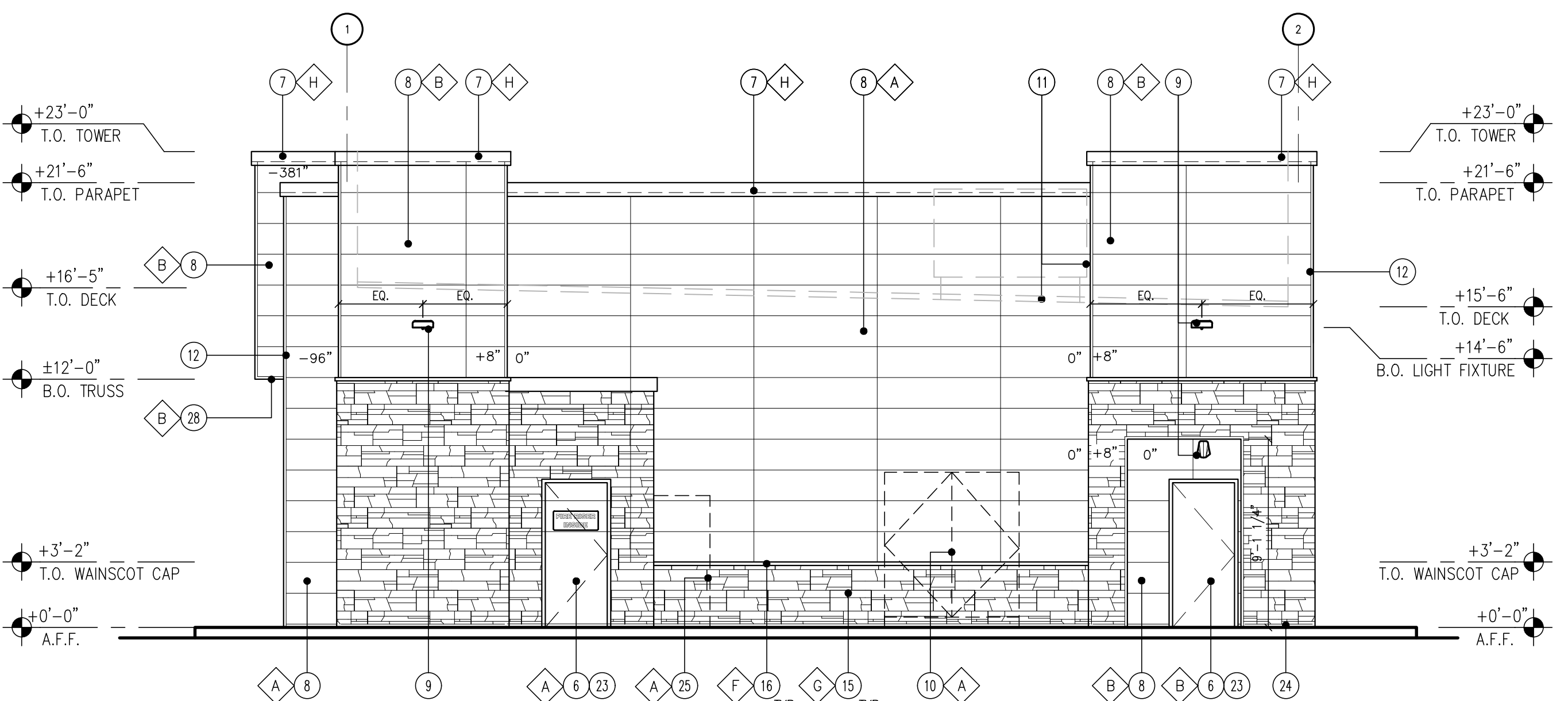
- A - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6095 TOASTY
 - B - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6115 TOTALLY TAN
 - C - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
 - D - *SHERWIN WILLIAMS #SW 4081 - **SAFETY RED
 - E - NOT USED
 - F - ***NICHHA CHISELED SILL TAN
 - G - ***NICHHA LEDGESTONE BLUFF
 - H - *SHERWIN WILLIAMS #SW 6090 - JAVA - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
 - I - NOT USED
 - J - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 4081
 - K - *SHERWIN WILLIAMS #SW 7022 - ALPACA - PAINT PRIMER: "LOXON" CONCRETE & MASONRY PRIMER/SEALER - PAINT PRIMER WITH A GREY TINT COLOR - PAINT TOP COAT: "SUPERPAINT" EXTERIOR ACRYLIC LATEX PAINT - SHEEN: SATIN
- * 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.C. TO COORDINATE WITH CK PM AND OWNER'S REP
 circlek@nichha.com



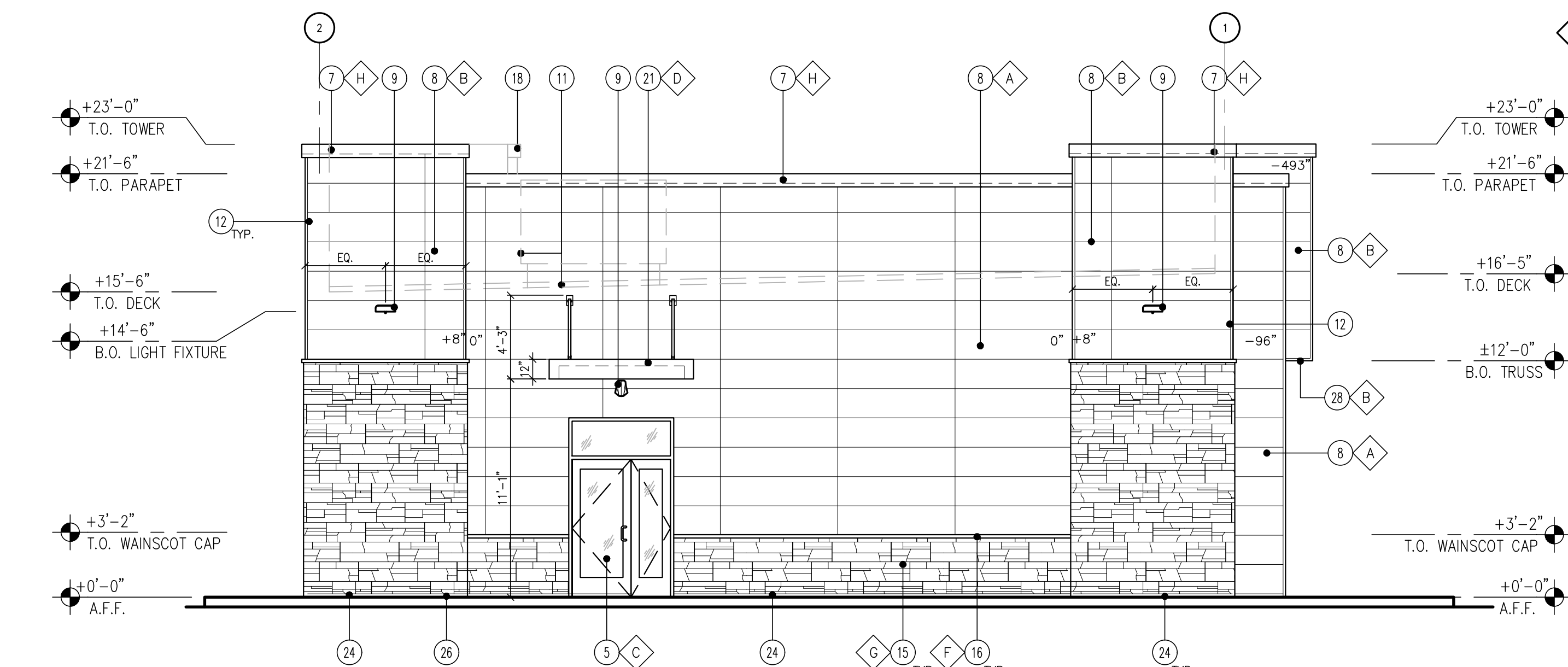
1 FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



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



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



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



CIRCLE K
5990 BASELINE RD
ROSEVILLE, CA
20190856.0

BUILDING EXTERIOR ELEVATIONS 5200
SCALE: AS NOTED
A2.0

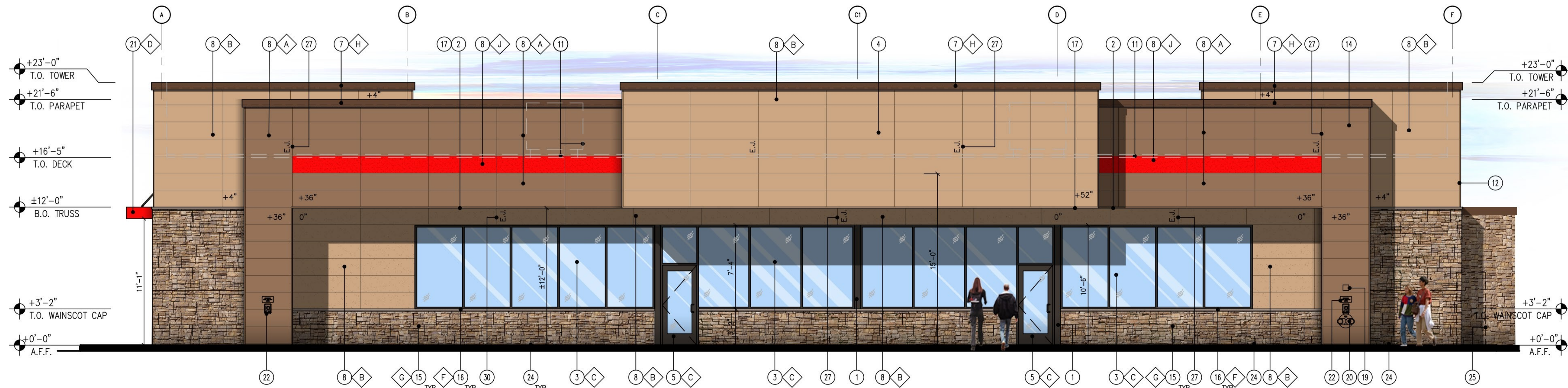
KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS.
- POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE.
- SES PANEL LOCATION
- ROOF LINE AND HVAC UNITS
- 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS
- DOWNSPOUT.
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
- FRY REGLET DRIP CAP
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL FLASHING
- CO2 TANK WITH METAL LOUVER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
- CONTROL/EXPANSION JOINT "E.J." LOCATION
- HARDESOFFIT FIBER CEMENT PANELS
- SPANDREL GLASS WINDOW
- METAL LATTICE / GREEN SCREEN TO BE FREESTANDING, 1' OFF OF THE BUILDING

FINISH SCHEDULE

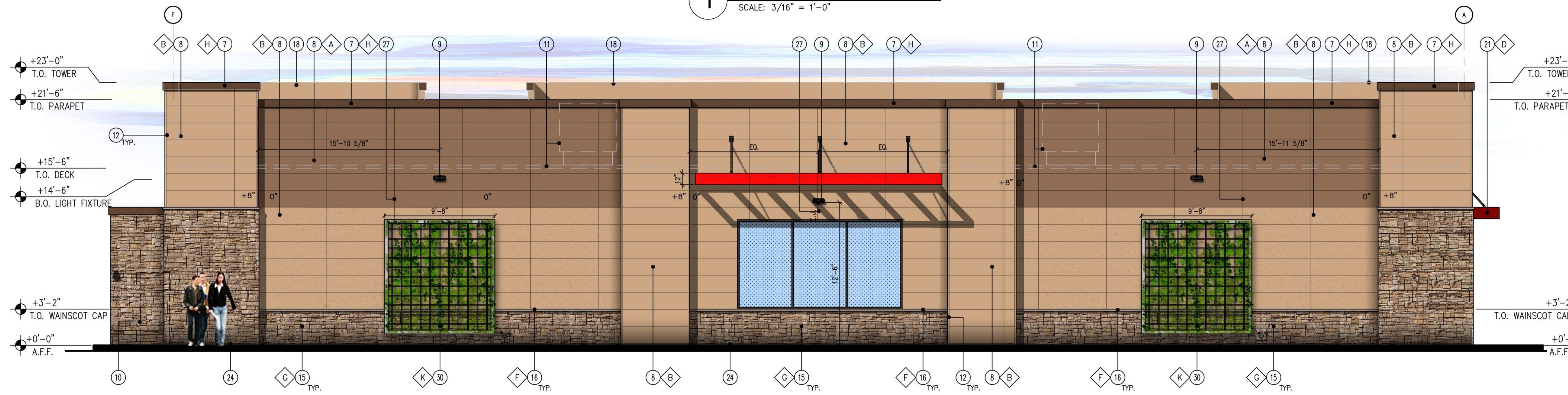
- A - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6095 TOASTY
- B - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6115 TOTALLY TAN
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- D - SHERWIN WILLIAMS #SW 4081
- **SAFETY RED
- E - NOT USED
- F - ***NICHHA CHISELED SILL TAN
- G - ***NICHHA LEDGESTONE BLUFF
- H - SHERWIN WILLIAMS #SW 6090 - JAVA
- FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- I - NOT USED
- J - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 4081
- K - SHERWIN WILLIAMS #SW 7022
- ALPACA
- PAINT PRIMER: "LOXON" CONCRETE & MASONRY PRIMER/SEALER
- PAINT PRIMER WITH A GREY TINT COLOR
- PAINT TOP COAT: "SUPERPAINT" EXTERIOR ACRYLIC LATEX PAINT
- SHEEN: SATIN

* 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.C. TO COORDINATE WITH GK PM AND OWNER'S REP
circlek@nichha.com



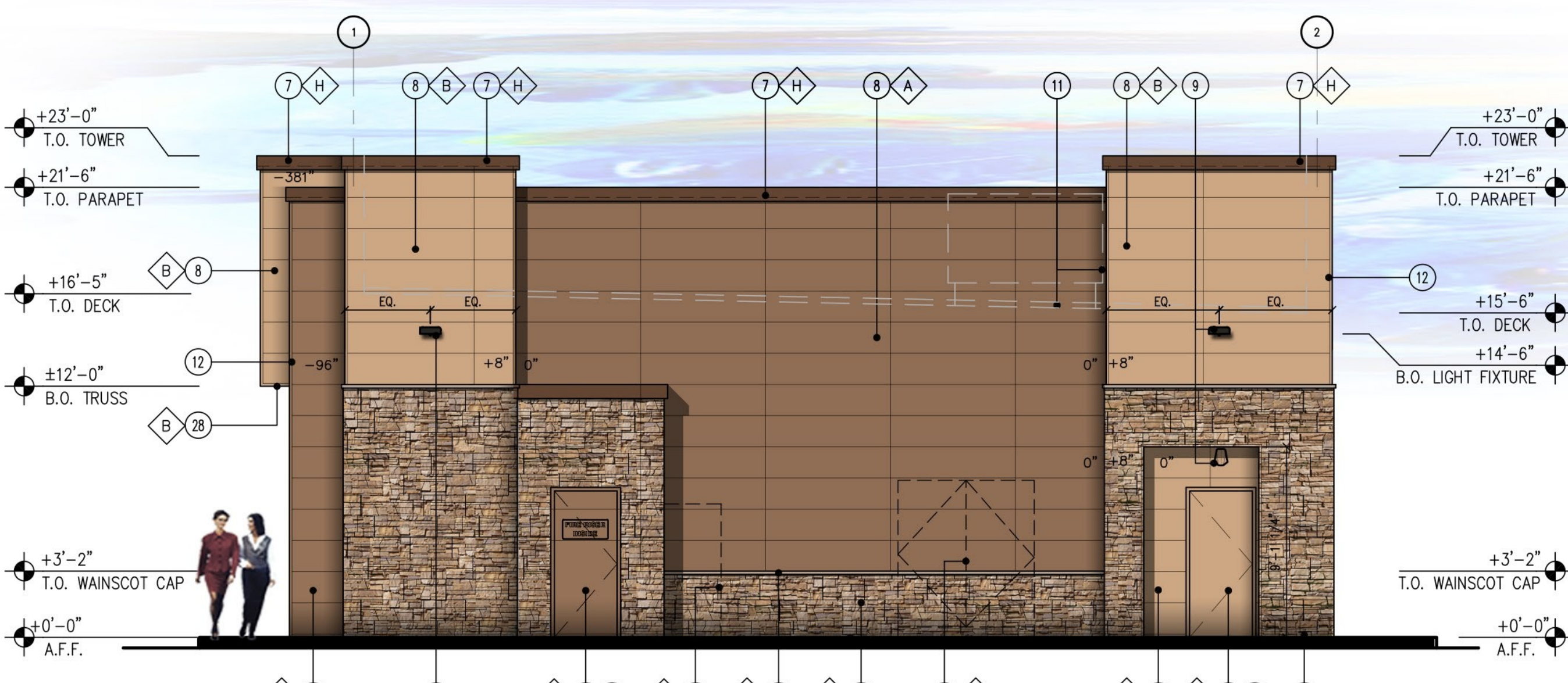
1 FRONT ELEVATION (EAST)

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



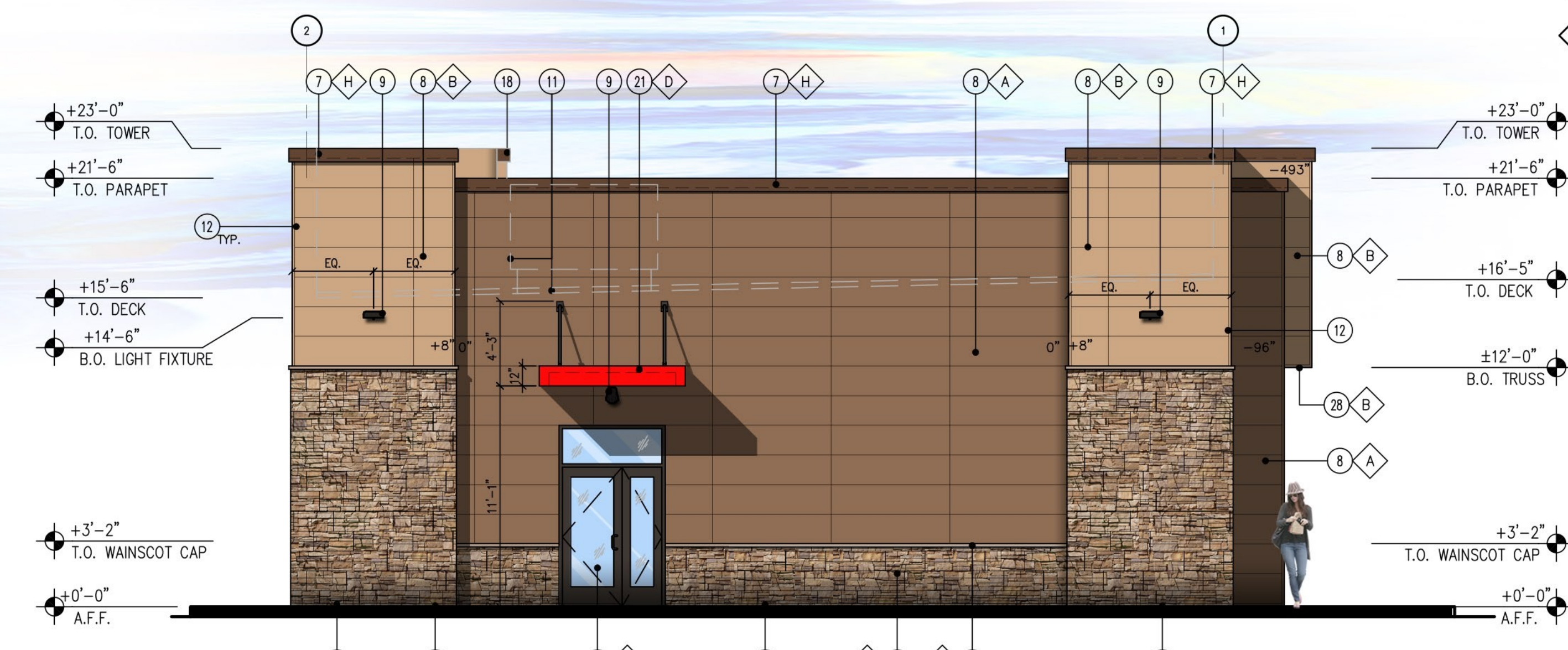
2 BACK ELEVATION (WEST)

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



3 SIDE ELEVATION (NORTH)

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



4 SIDE ELEVATION (SOUTH)

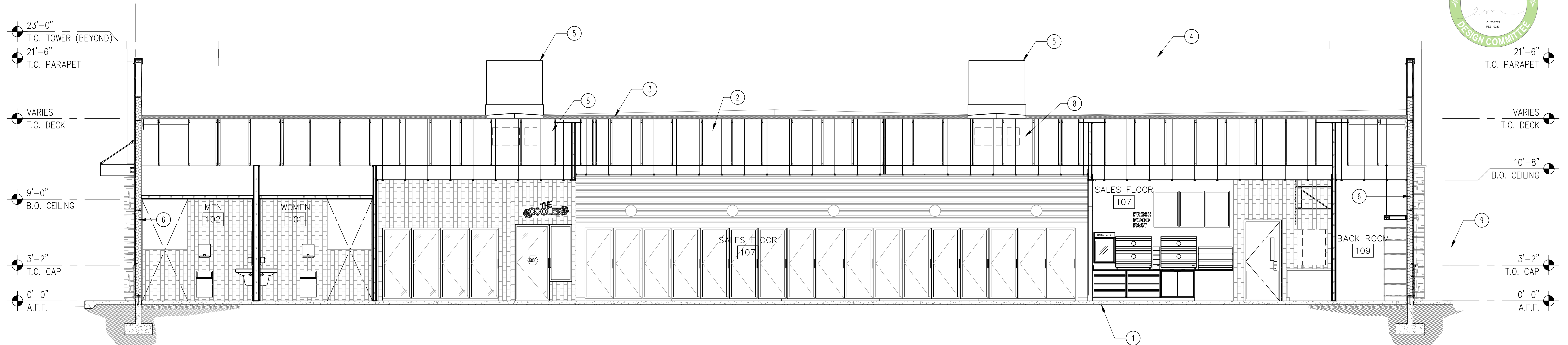
SCALE: 3/16" = 1'-0"



CIRCLE K BUILDING EXTERIOR ELEVATIONS 5200
 NEC BASELINE ROAD & WESTBROOK BOULEVARD
 ROSEVILLE, CA
 20190856.0
 SCALE: AS NOTED
A2.0

KEY NOTES (X)

1. CONCRETE SLAB WITH MINIMUM 15ML 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 MANUFACTURE.
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 BEYOND
10. NOT USED
11. SIGN BY VENDOR, SUBMITTED UNDER SEPARATE PERMIT.
12. PARAPET BRACE, SEE ROOF PLAN



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

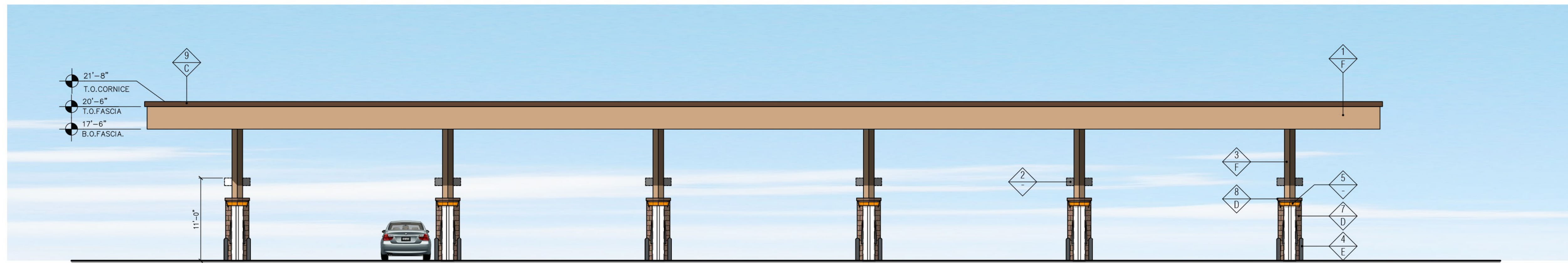


3 "SIDE" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

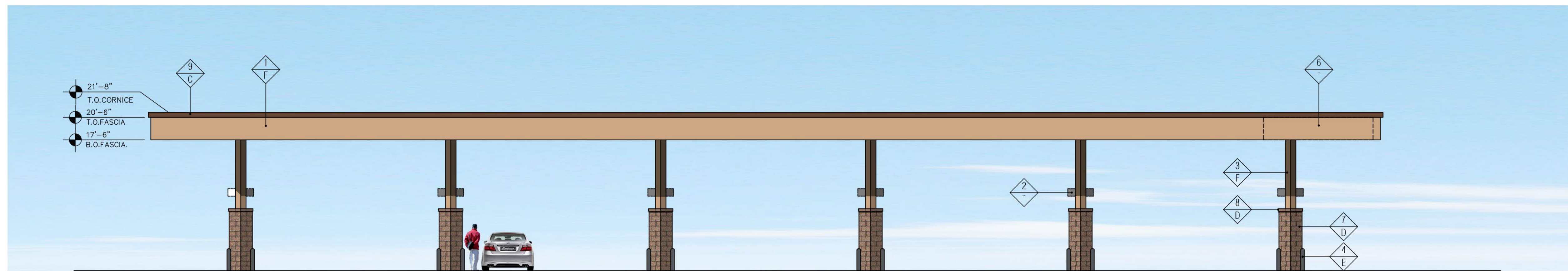
4 "SIDE" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

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	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	4X8X16 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	PRE-FINISHED METAL COPING
▼ FINISH COLOR	
A	NOT USED
B	NOT USED
C	FIRESTONE MANSARD BROWN SR (FOR PRE-FINISHED METAL COPING) OR MATCH SHERWIN WILLIAMS - #SW6090 - JAVA
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

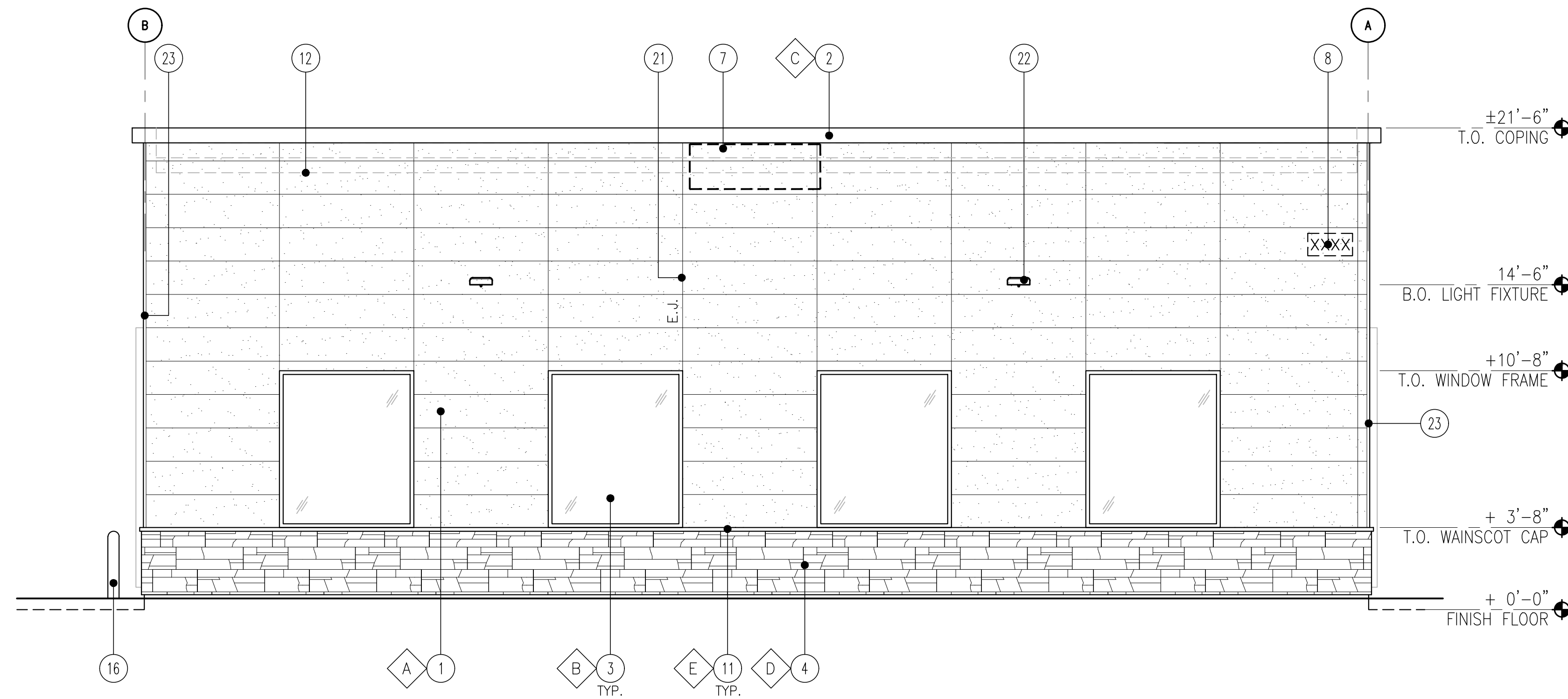
Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The fascia panels are pre-finished by signage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



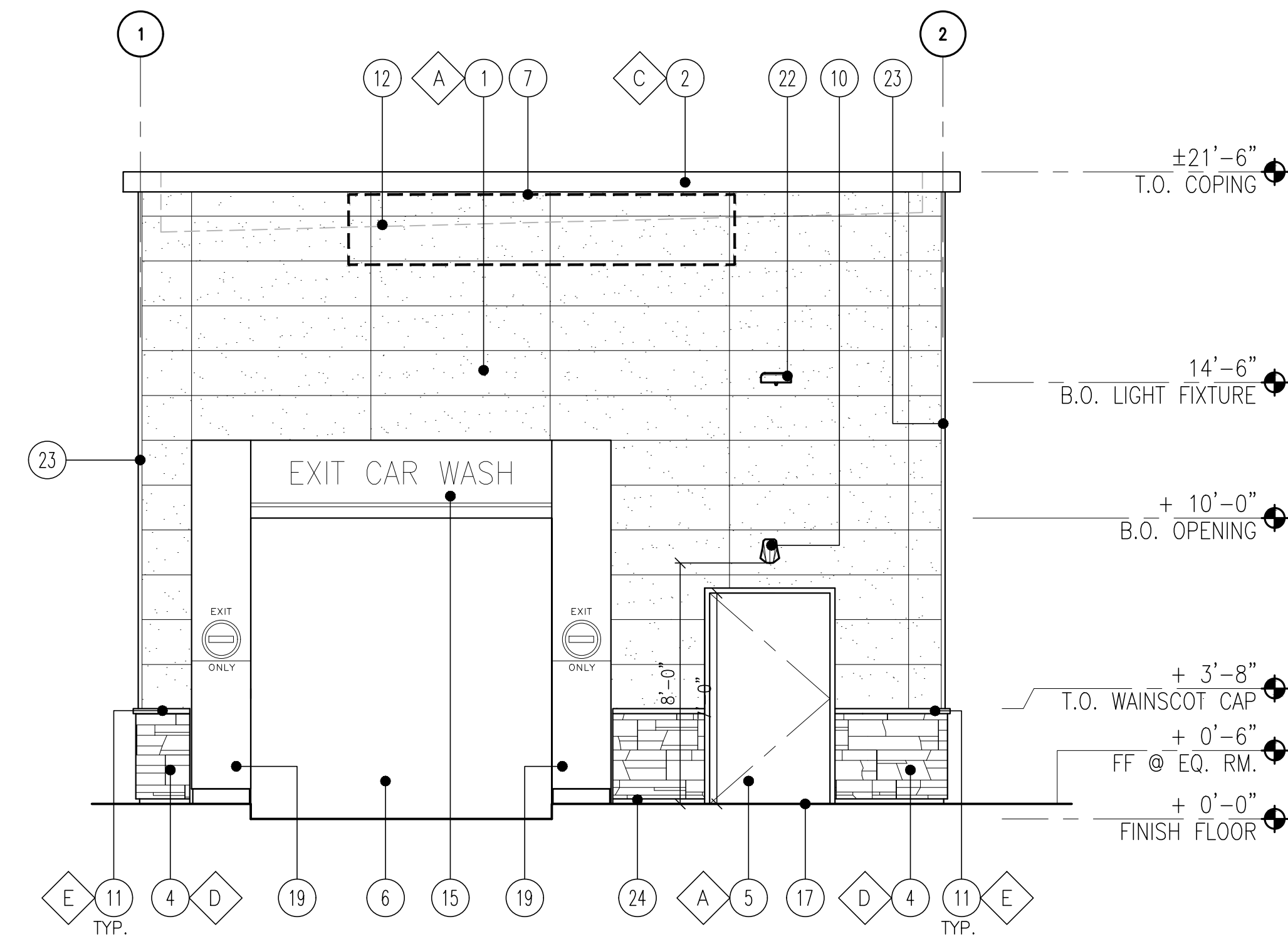
2 "FRONT" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



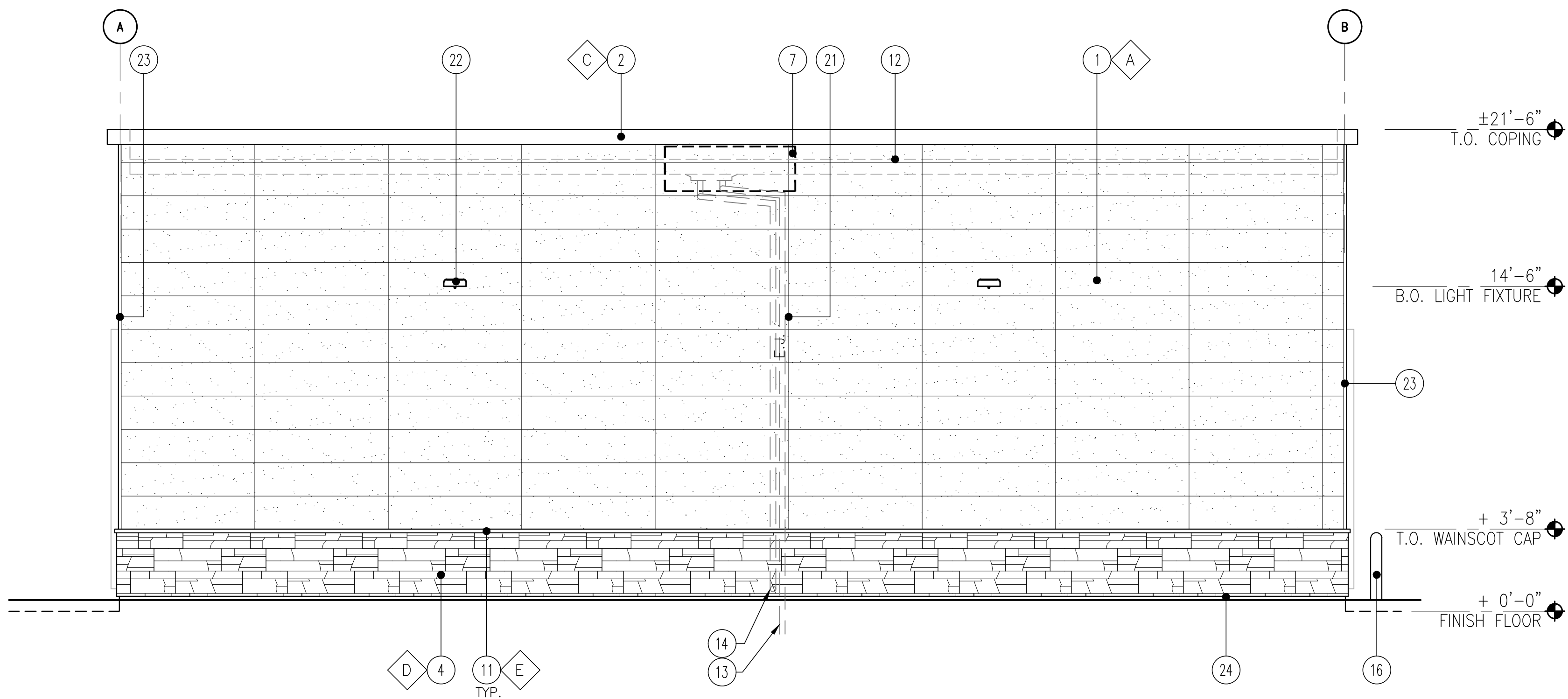
1 "REAR" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



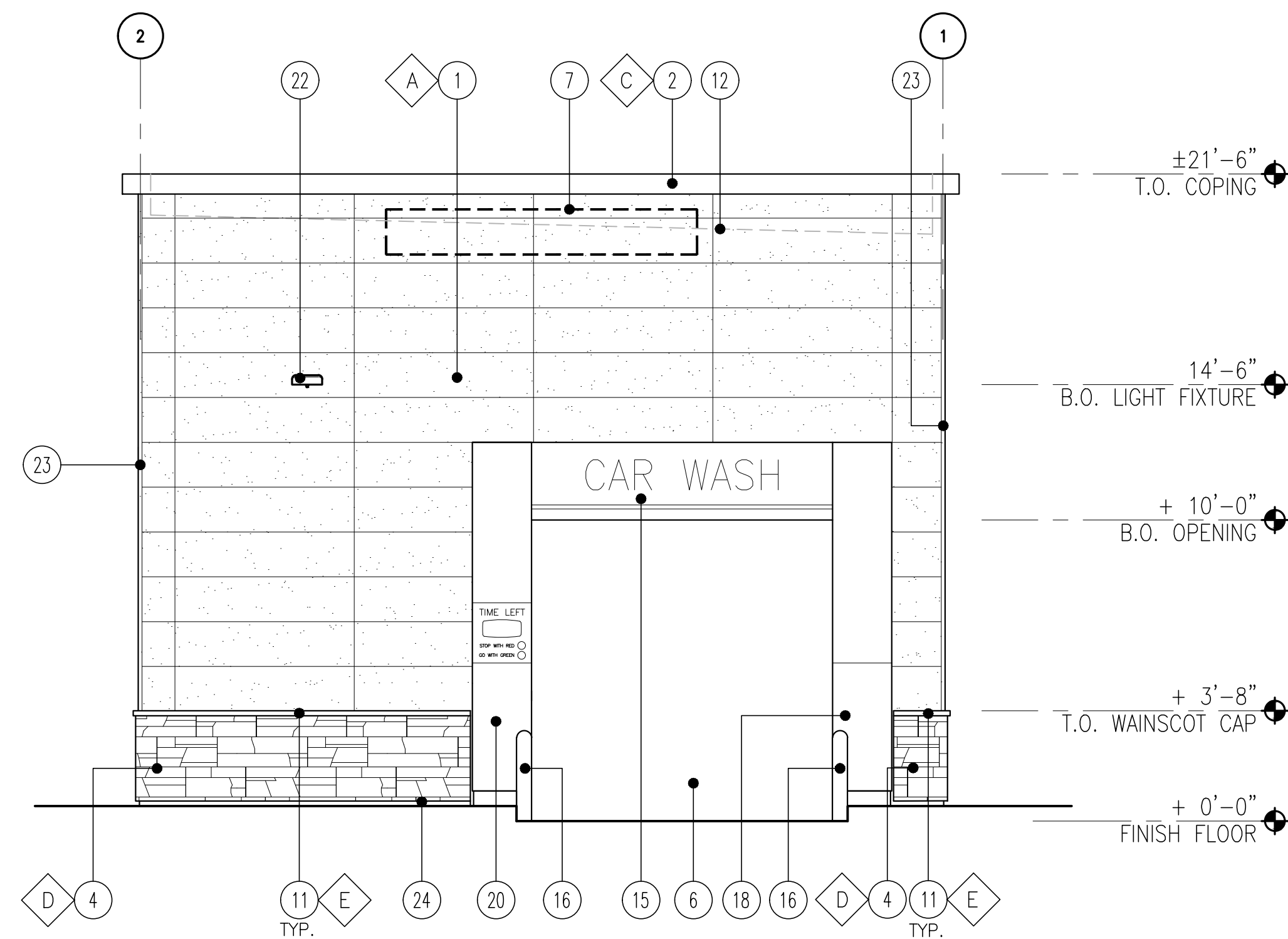
4 SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



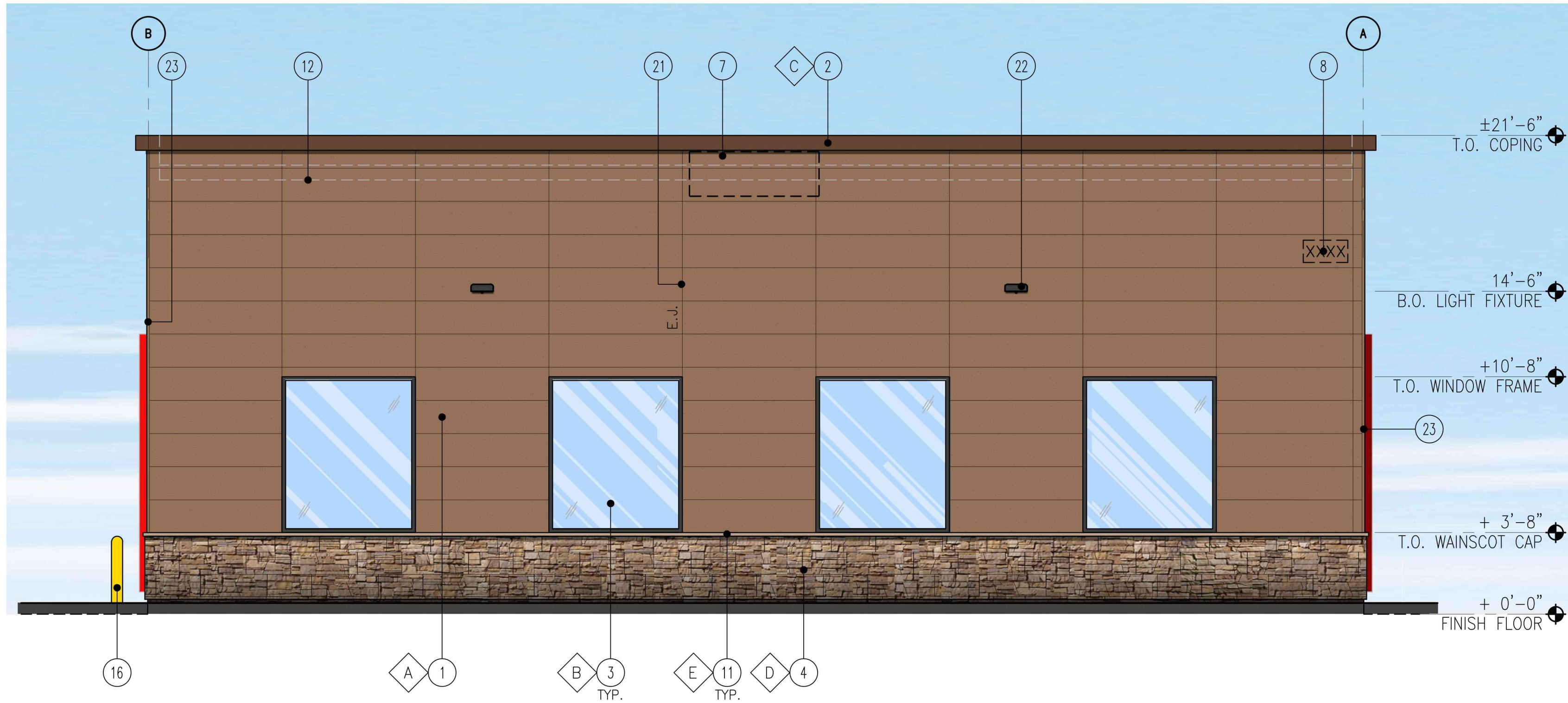
1 FRONT ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

KEY NOTES

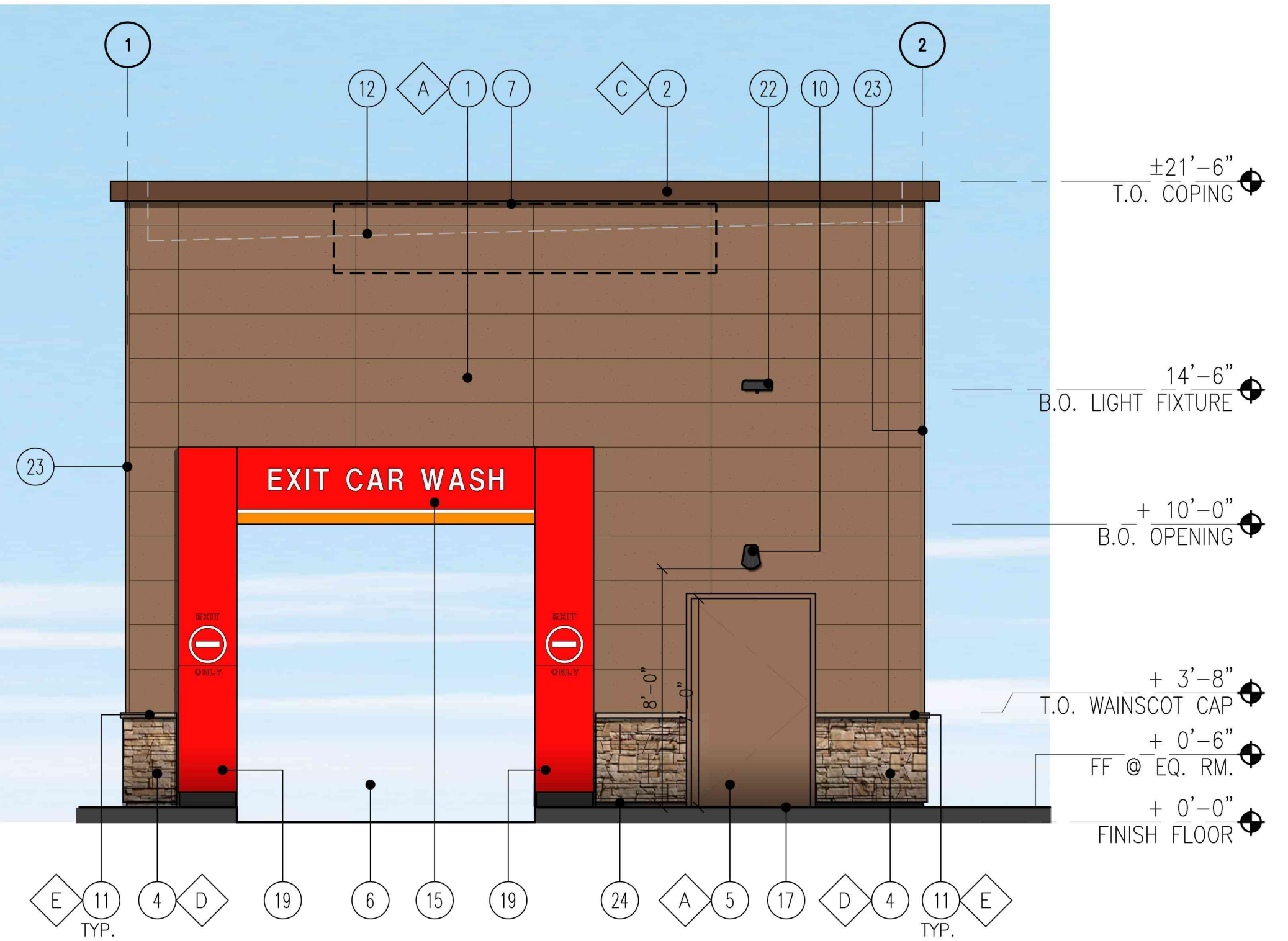
1. NICHHA FIBER CEMENT WALL PANEL SYSTEM
2. PREFINISHED METAL COPING
3. FRP WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM. PAINT WINDOW FRAME TO MATCH DARK BRONZE
4. 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
5. INSULATED FRP DOOR IN FRP FRAME. PAINT TO MATCH NICHHA PANEL AS NOTED.
6. WASH BAY OPENING.
7. POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
8. ADDRESS SIGN NUMBERS, 8" HIGH & 1" CONTRASTING BACKGROUND
9. NOT USED
10. EXTERIOR WALL-MOUNTED LIGHTING ABOVE EXTERIOR DOOR
11. 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
12. LINE OF ROOF
13. ROOF DRAIN, SEE CIVIL DRAWINGS FOR CONTINUATION
14. OVERFLOW WITH SHEEP TONGUE, CONTRACTOR TO PROVIDE A CONCRETE SPLASH BLOCK AT THIS DOWNSPOUT LOCATION AT LANDSCAPE AREA.
15. PRE-FINISHED ACM PORTAL HEADER. PROVIDE POWER FOR LED LIGHTS AND BACK LIT LETTERS. COORDINATE WITH VENDOR.
16. 42" DIA. BOLLARD, WITH TRAFFIC YELLOW PLASTIC COVER
17. ISLAND/SIDEWALK WITH BROOM FINISH. SLOPED 1/4" PER FT. AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
18. PRE-FINISHED ACM ENTRANCE PORTAL LEG. PROVIDE POWER FOR TIMER. COORDINATE WITH VENDOR.
19. PRE-FINISHED ACM EXIT PORTAL LEG
20. PRE-FINISHED ACM PORTAL LEG
21. CONTROL/EXPANSION JOINT "E.J." LOCATION
22. WALL MOUNTED LIGHT FIXTURE, COLOR BRONZE

FINISH SCHEDULE

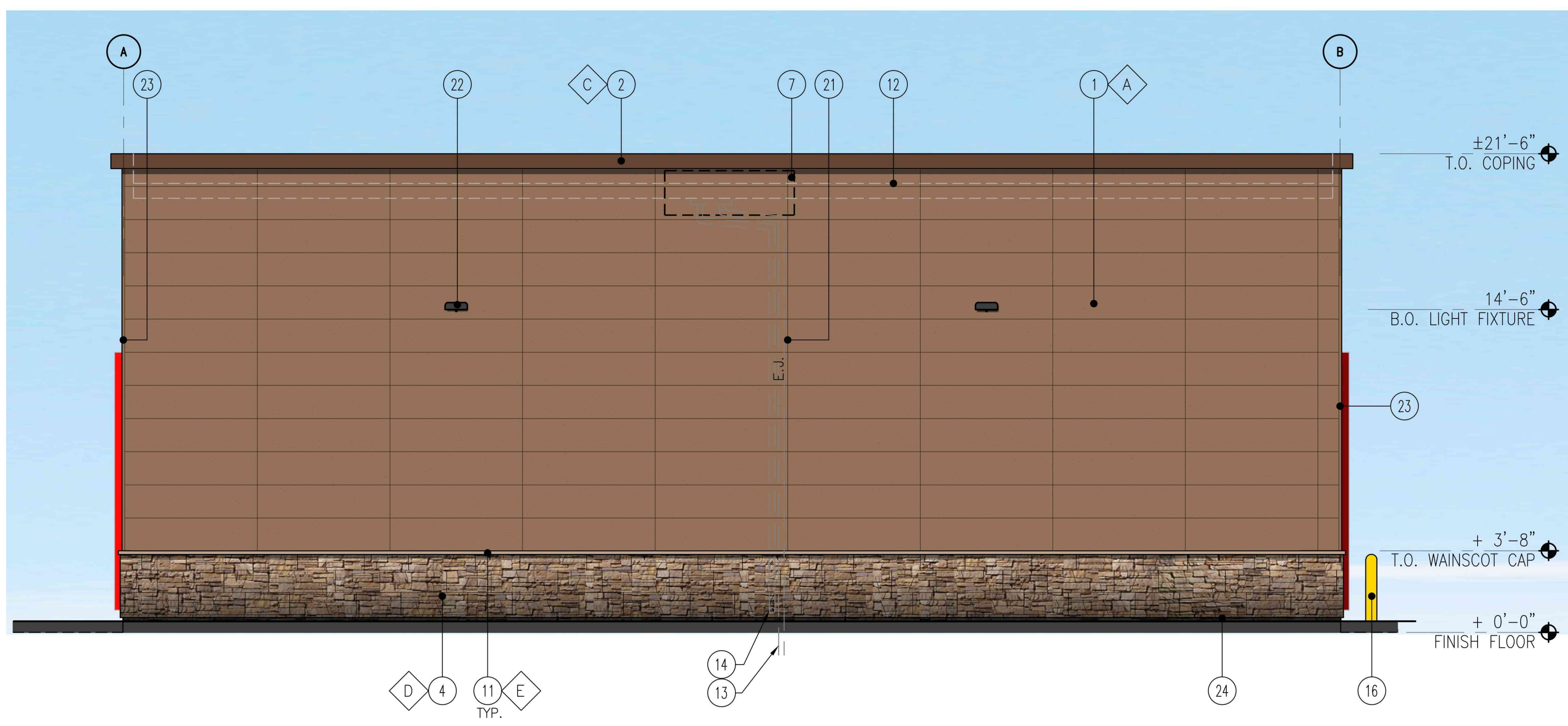
- A - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6095 TOASTY
 - B - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
 - C - SHERWIN WILLIAMS #SW 6090 - JAWA
- FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
 - D - ***NICHHA LEDGESTONE BLUFF
 - E - ***NICHHA CHISELED SILL TAN
- *USE SHERWIN WILLIAMS MANUFACTURER ONLY.
*** CONFIRM WITH OWNER'S REP



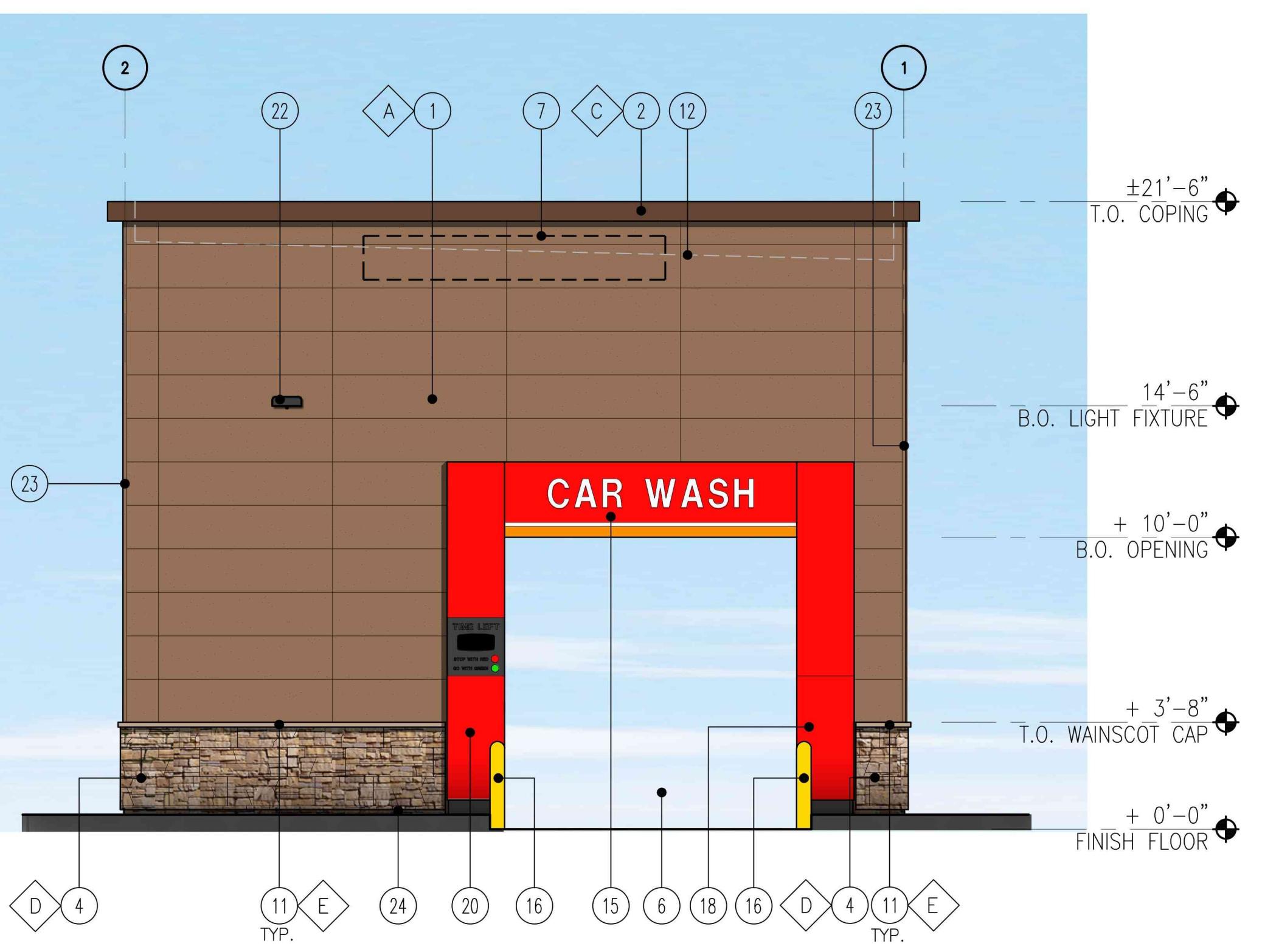
4 SIDE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

KEY NOTES

1. NICHHA FIBER CEMENT WALL PANEL SYSTEM
2. PREFINISHED METAL COPING
3. FRP WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM. PAINT WINDOW FRAME TO MATCH DARK BRONZE
4. 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
5. INSULATED FRP DOOR IN FRP FRAME. PAINT TO MATCH NICHHA PANEL AS NOTED.
6. WASH BAY OPENING.
7. POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
8. ADDRESS SIGN NUMBERS, 8" HIGH & 1" CONTRASTING BACKGROUND
9. NOT USED
10. EXTERIOR WALL-MOUNTED LIGHTING ABOVE EXTERIOR DOOR
11. 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
12. LINE OF ROOF
13. ROOF DRAIN, SEE CIVIL DRAWINGS FOR CONTINUATION
14. OVERFLOW WITH SHEEP TONGUE. CONTRACTOR TO PROVIDE A CONCRETE SPLASH BLOCK AT THIS DOWNSPOUT LOCATION AT LANDSCAPE AREA
15. PRE-FINISHED ACM PORTAL HEADER. PROVIDE POWER FOR LED LIGHTS AND BACK LIT LETTERS. COORDINATE WITH VENDOR.
16. 42" DIA. BOLLARD, WITH TRAFFIC YELLOW PLASTIC COVER
17. ISLAND/SIDEWALK WITH BROOM FINISH. SLOPED 1/4" PER FT. AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
18. PRE-FINISHED ACM ENTRANCE PORTAL LEG. PROVIDE POWER FOR TIMER. COORDINATE WITH VENDOR.
19. PRE-FINISHED ACM EXIT PORTAL LEG
20. PRE-FINISHED ACM PORTAL LEG
21. CONTROL/EXPANSION JOINT "E.J." LOCATION
22. WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE, #12-1039

FINISH SCHEDULE

- A - ***NICHHA TUFF BLOCK
- COLOR TO MATCH #SW 6095 TOASTY
 - B - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
 - C - *SHERWIN WILLIAMS #SW 6090 - JAVA
- FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
 - D - ***NICHHA LEDGESTONE BLUFF
 - E - ***NICHHA CHISELED SILL TAN
- *USE SHERWIN WILLIAMS MANUFACTURER ONLY.
*** CONFIRM WITH OWNER'S REP



1 FRONT ELEVATION
NTS



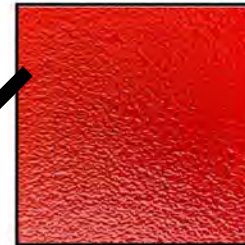
GRAY TINTED SOLARBAN
SOLARGRAY GLASS



NICHIHA TUFF BLOCK TO MATCH
#SW 6095 "TOASTY"



NICHIHA TUFF BLOCK TO MATCH
#SW 6115 "SMILLY TAN"



NICHIHA TUFF BLOCK TO MATCH
#SW 4081 "SAFETY RED"



DARK BRONZE
STOREFRONT SYSTEM



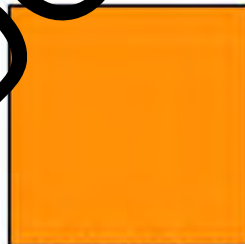
RESTORATION MANSARD
BROWN SR #6090 "JAVA"



NICHIHA FIBER CEMENT CAP
CHISELED SILL "TAN"



NICHIHA KURASTONE HIGH
FIBER CEMENT WAINSCOT
LEDGESTONE "BLUFF"

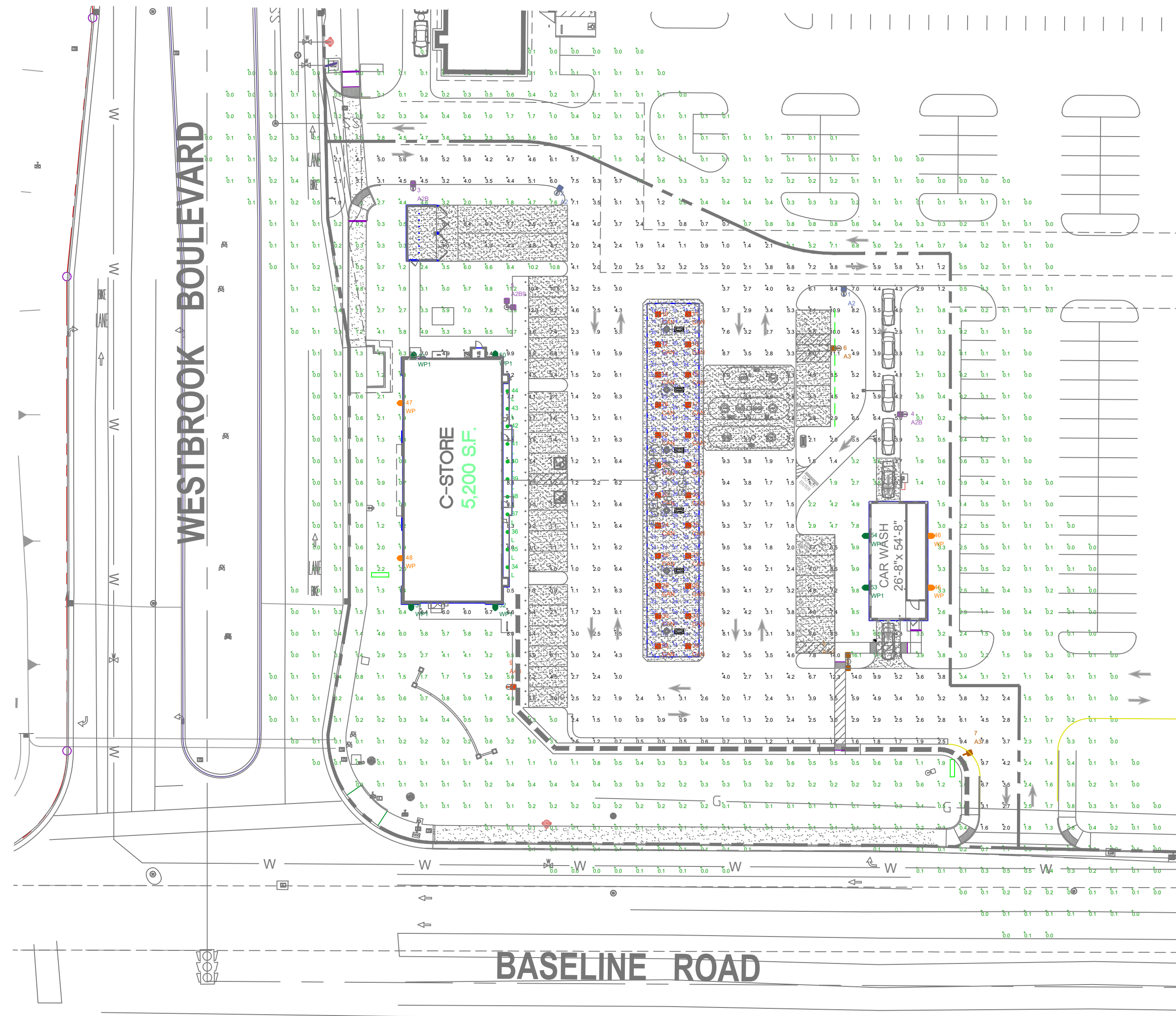


PMS #144 "CIRCLE K ORANGE"



SHERWIN WILLIAMS #SW 4081
"SAFETY RED"

DO NOT USE



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A2	18
2	A2	18
3	A2B	18
4	A2B	18
5	A2B9	18
6	A3	18
7	A3	18
8	A3-2	18
9	A4B	18
10	CAN	17.5
11	CAN	17.5
12	CAN	17.5
13	CAN	17.5
14	CAN	17.5
15	CAN	17.5
16	CAN	17.5
17	CAN	17.5
18	CAN	17.5
19	CAN	17.5
20	CAN	17.5
21	CAN	17.5
22	CAN	17.5
23	CAN	17.5
24	CAN	17.5
25	CAN	17.5
26	CAN	17.5
27	CAN	17.5
28	CAN	17.5
29	CAN	17.5
30	CAN	17.5
31	CAN	17.5
32	CAN	17.5
33	CAN	17.5
34	L	12
35	L	12
36	L	12
37	L	12
38	L	12
39	L	12
40	L	12
41	L	12
42	L	12
43	L	12
44	L	12
45	WP	14.5
46	WP	14.5
47	WP	14.5
48	WP	14.5
49	WP1	14.5
50	WP1	14.5
51	WP1	14.5
52	WP1	14.5
53	WP1	14.5
54	WP1	14.5

NOTES:

- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.08	14.0	0.4	10.20	35.00
UNDEFINED	1.07	16.1	0.0	N.A.	N.A.
UNDER CANOPY	22.36	29	14	1.60	2.07

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	2	A2	SINGLE	15499	1.020	1.000	1.020	B3-U0-G3	104	208	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-30K7-2M-UL-NM-XX
[Symbol]	1	A2B	SINGLE	11924	1.020	1.000	1.020	B2-U0-G2	104	208	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-30K7-2M-UL-NM-XX + OSQ-BLSMF
[Symbol]	2	A2B9	2 @ 90 DEGREES	11924	1.020	1.000	1.020	B2-U0-G2	104	208	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-30K7-2M-UL-NM-XX + OSQ-BLSMF
[Symbol]	2	A3	SINGLE	15500	1.020	1.000	1.020	B3-U0-G3	104	208	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-16L-30K7-3M-UL-NM-XX
[Symbol]	1	A3-2	BACK-BACK	15500	1.020	1.000	1.020	B3-U0-G3	104	208	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-16L-30K7-3M-UL-NM-XX
[Symbol]	1	A4B	SINGLE	11924	1.020	1.000	1.020	B2-U0-G2	104	104	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-30K7-4M-UL-NM-XX + OSQ-BLSMF
[Symbol]	24	CAN	SINGLE	10641	1.020	0.720	0.734	B3-U0-G1	88.44	2122.56	BETALED, A DIVISION OF RU	CAN-228-SL-RM-06-E-UL-XX-700-30K (SET DIAL @ 3)(SPECIAL ORDER)
[Symbol]	11	L	SINGLE	1050	1.020	1.000	1.020	B1-U0-G0	12	132	Cree Lighting	LR6X-10L-30K
[Symbol]	4	WP	SINGLE	2490	1.020	1.000	1.020	B1-U0-G1	20	80	Cree Inc	XSPW-B-WM-2ME-2L-30K-UL-XX
[Symbol]	6	WP1	SINGLE	8475	1.020	1.000	1.020	B2-U0-G2	77	462	Cree Inc	XSPW-B-WM-4ME-8L-30K-UL-XX

* LUMENS AREA BASED ON CCT=5700K X .763 SCALE FACTOR FOR CCT=3000K



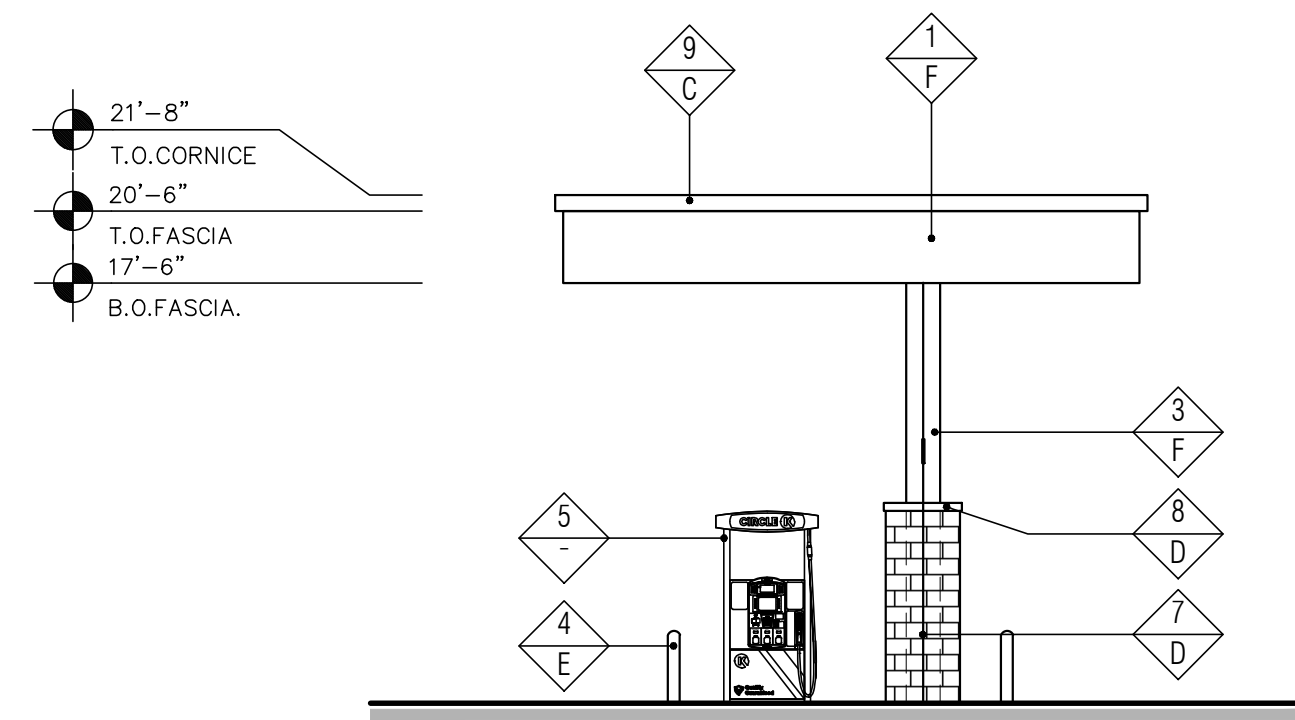
1340 Kemper Meadow Dr. Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	FNE	6/1/21	REVISED TO MEET POWER DENSITY REQUIREMENTS
R2	FNE	10/8/21	REVISED PER UPDATED SITE PLAN

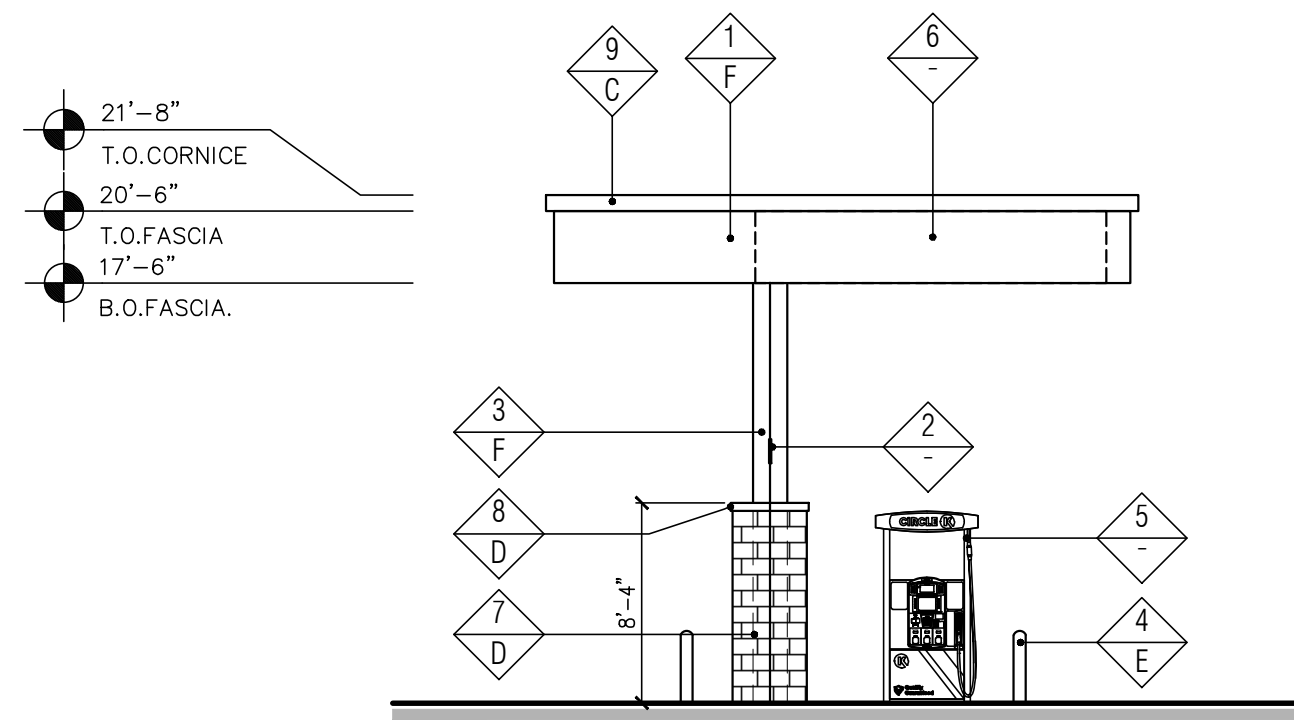
DISCLAIMER
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SCALE: 1" = 40'
LAYOUT BY: FNE
DWG SIZE: D
DATE: 12/08/21

PROJECT NAME:
CIRCLE K
ROSEVILLE, CA
DRAWING NUMBER:
RL-7376-S1-R2



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

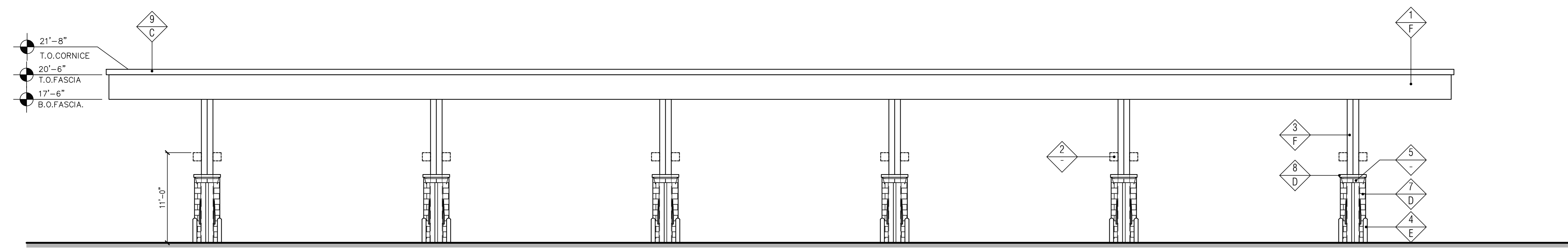


4 "SIDE" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

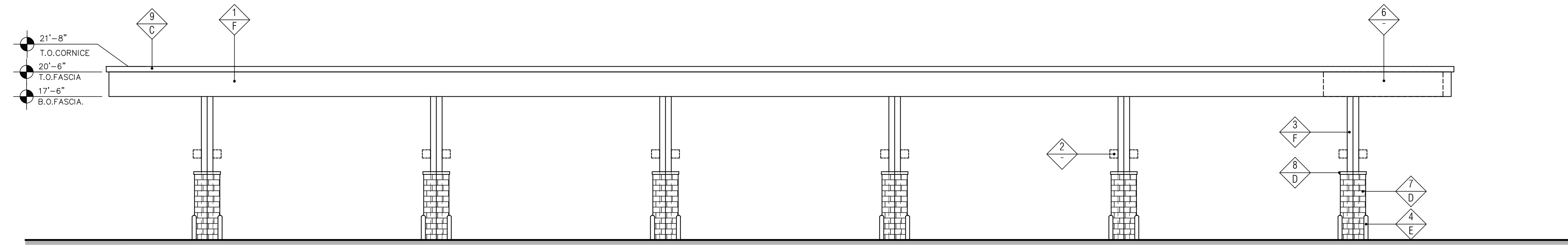
FINISH SCHEDULE

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	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	4X8X16 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	PRE-FINISHED METAL COPING
FINISH COLOR	
A	NOT USED
B	NOT USED
C	FIRESTONE MANSARD BROWN SR (FOR PRE-FINISHED METAL COPING) OR MATCH SHERWIN WILLIAMS - #SW6090 - JAVA
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

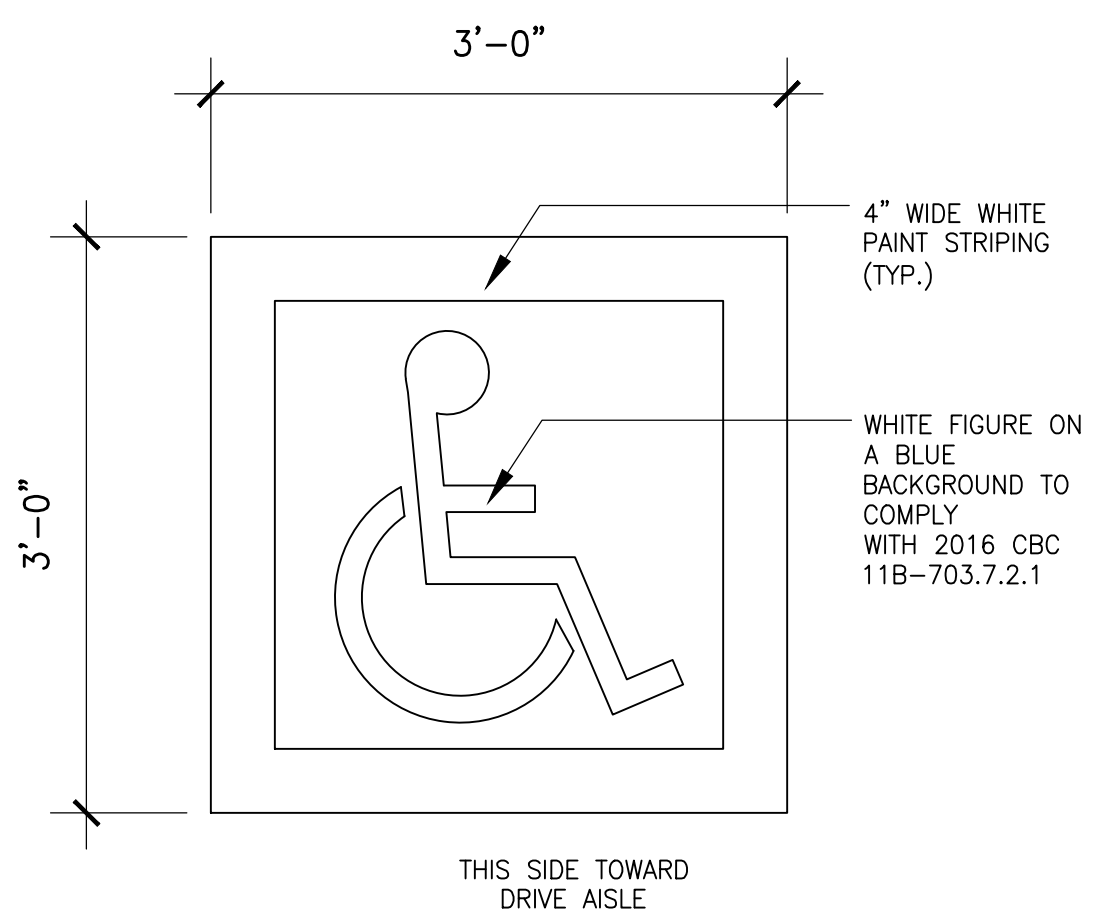
Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The fascia panels are pre-finished by signage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



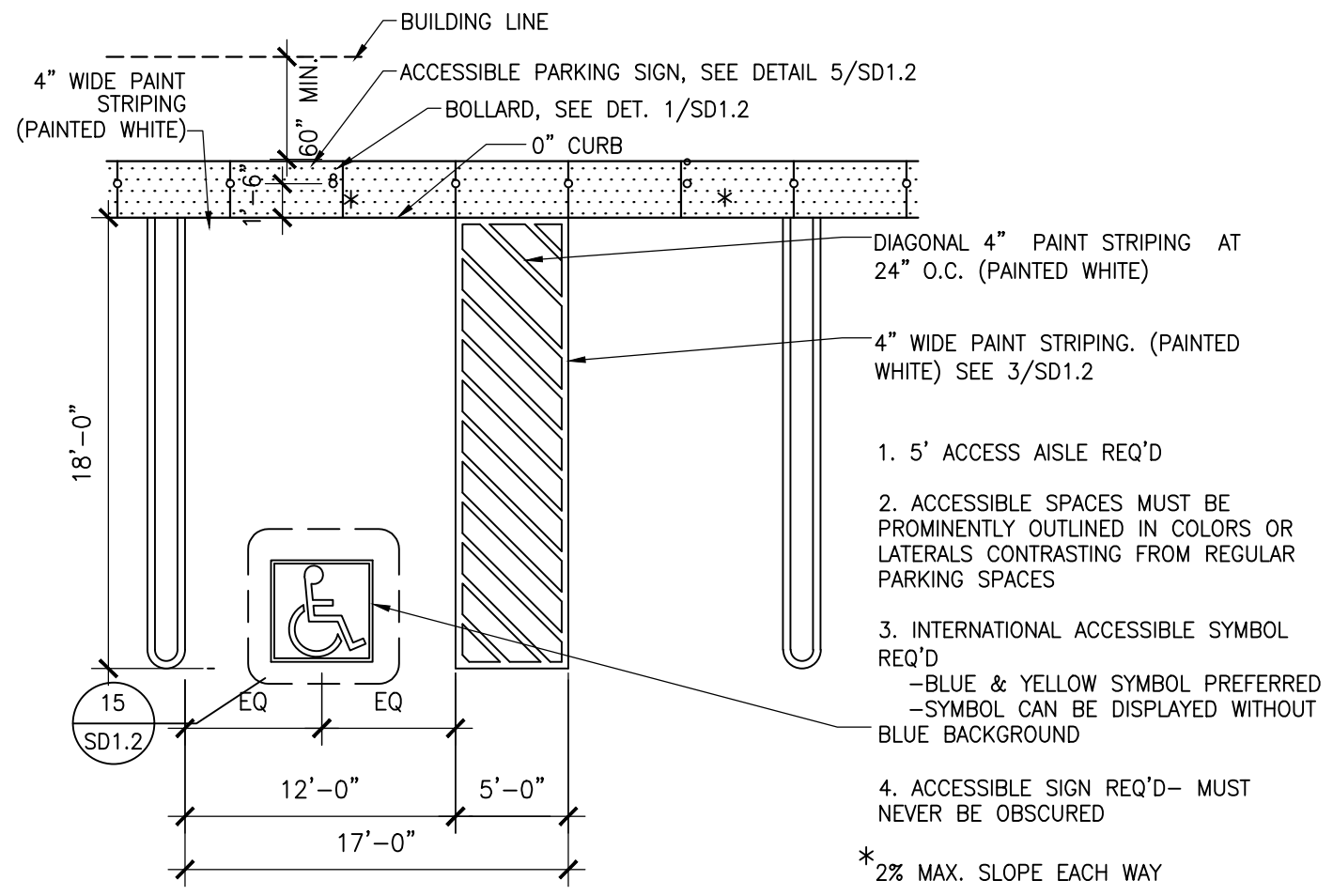
2 "FRONT" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



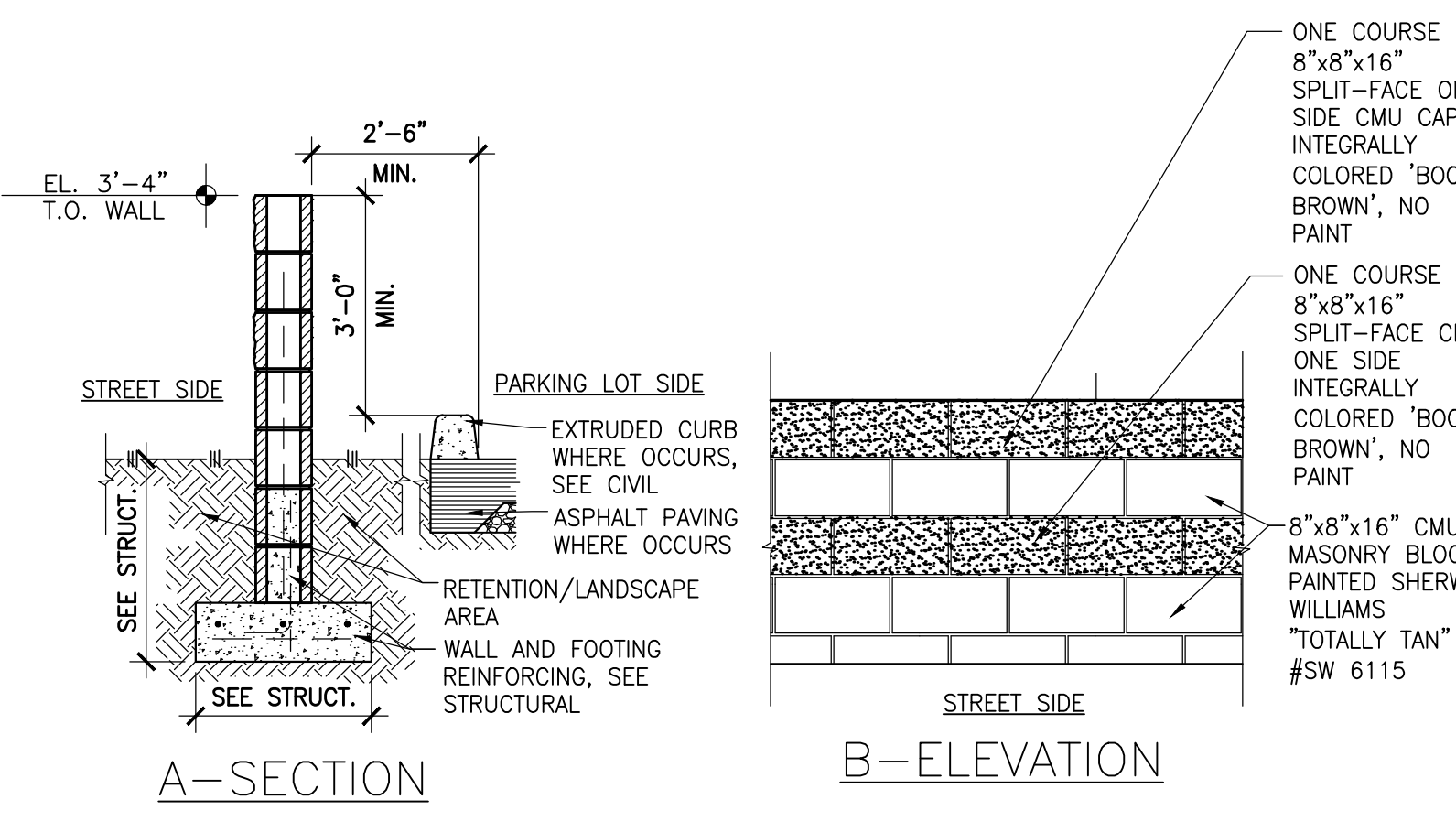
1 "REAR" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



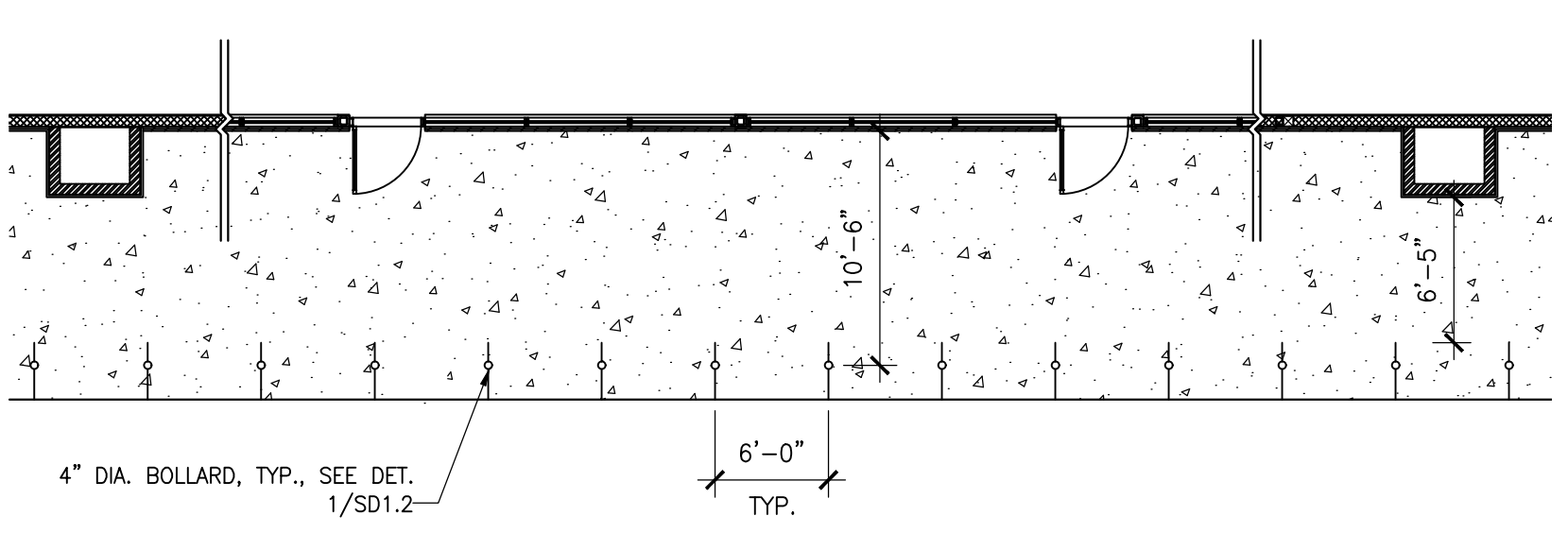
15 ACCESSIBLE PARKING SYMBOL
1"=1'-0"



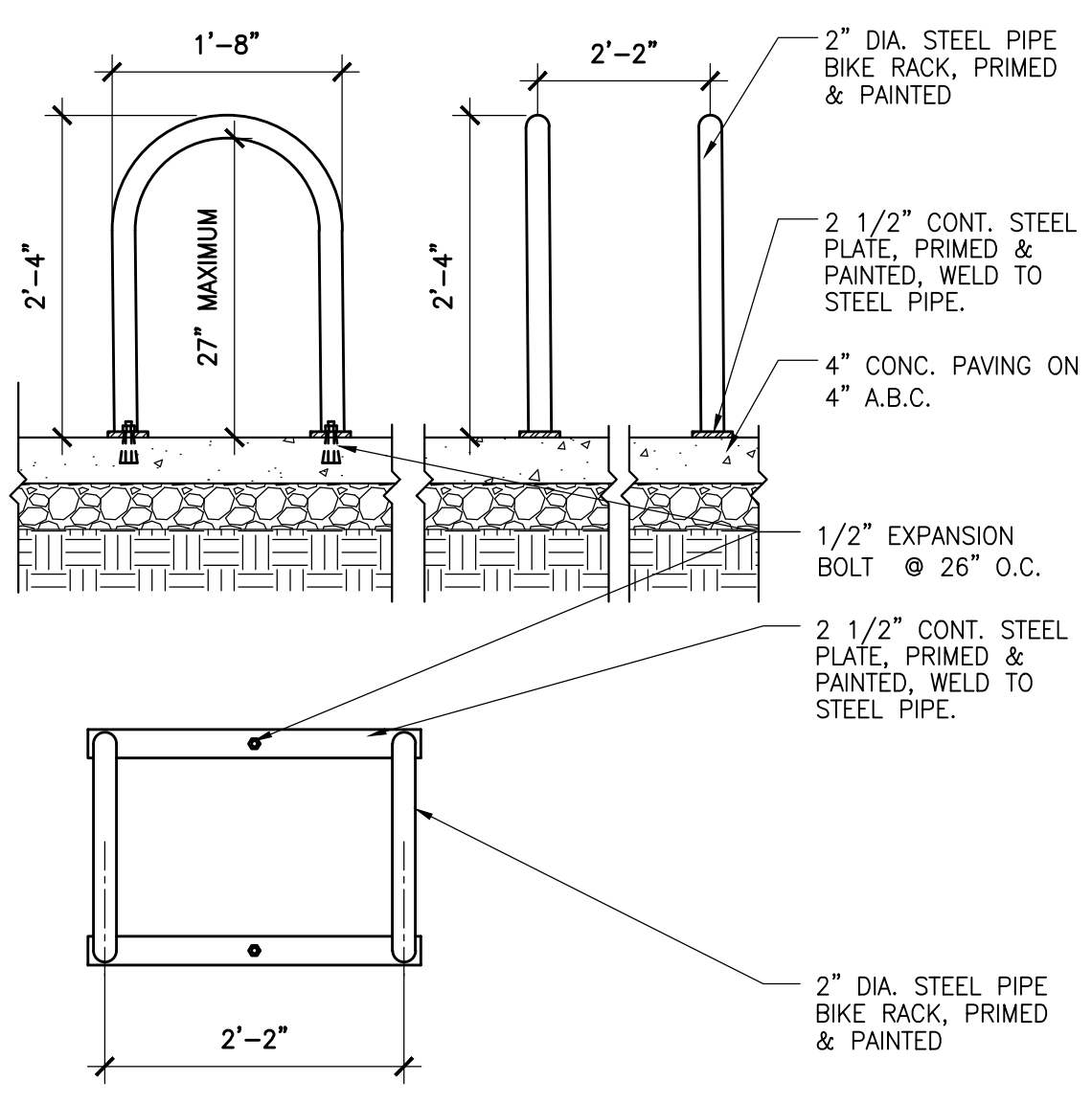
12 ACCESSIBLE PARKING STALL
1/8"=1'-0"



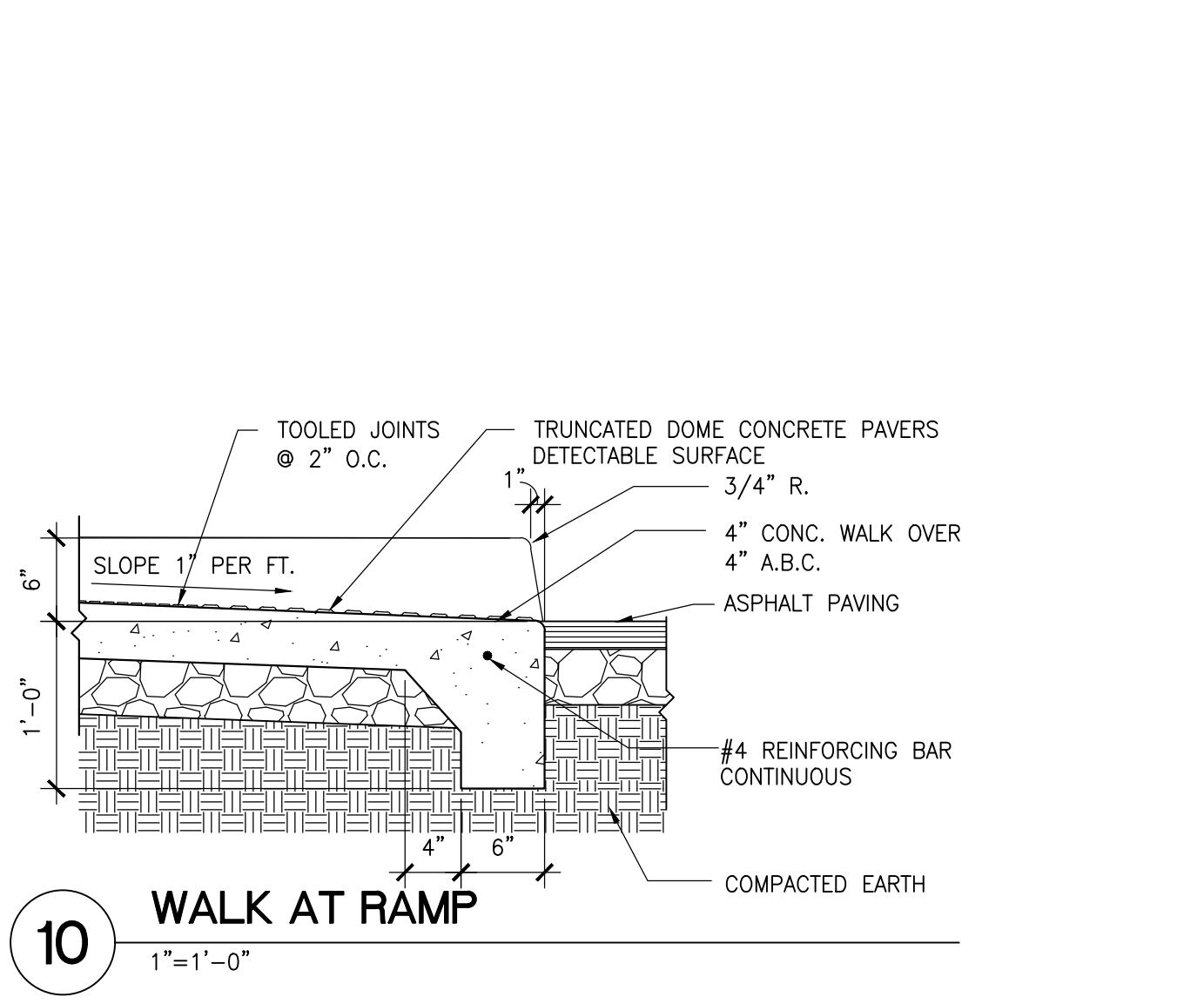
7 SCREEN WALL
1/2"=1'-0"



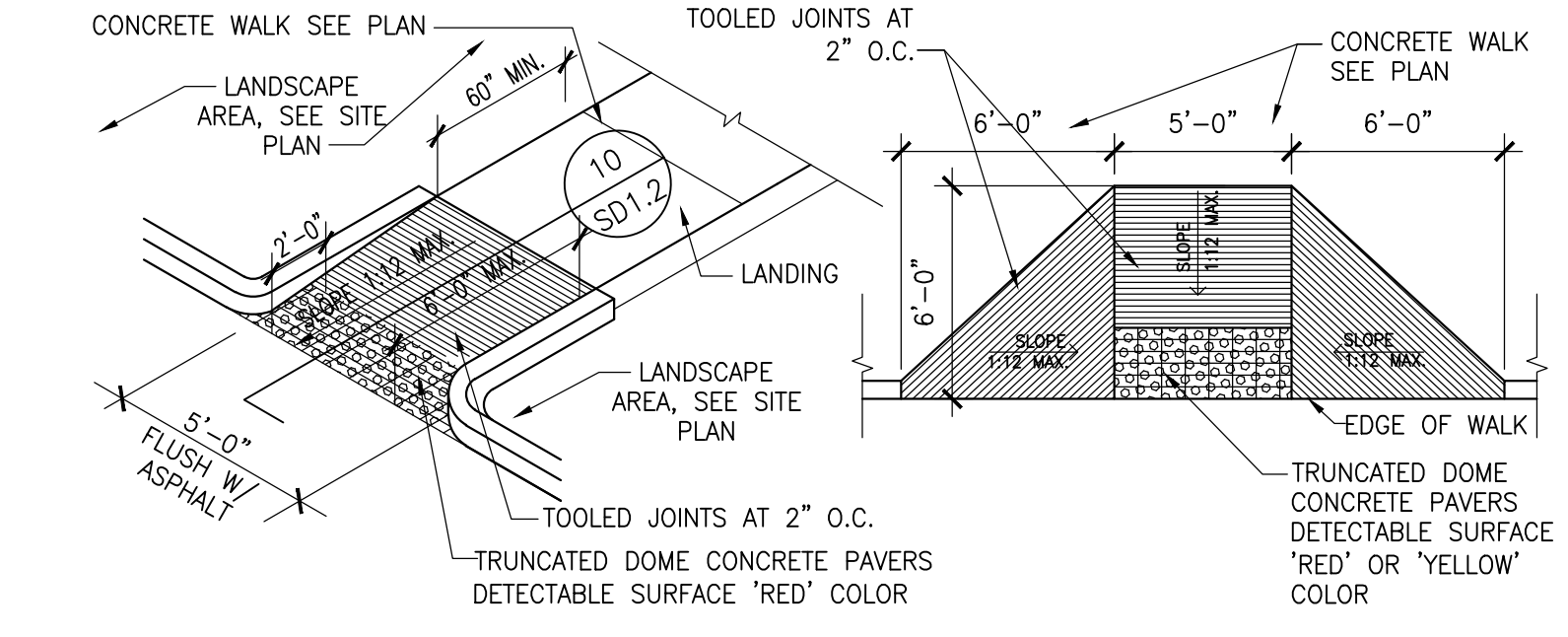
4 TYP. FRONT COLORED CONCRETE + BOLLARD
1/8"=1'-0"



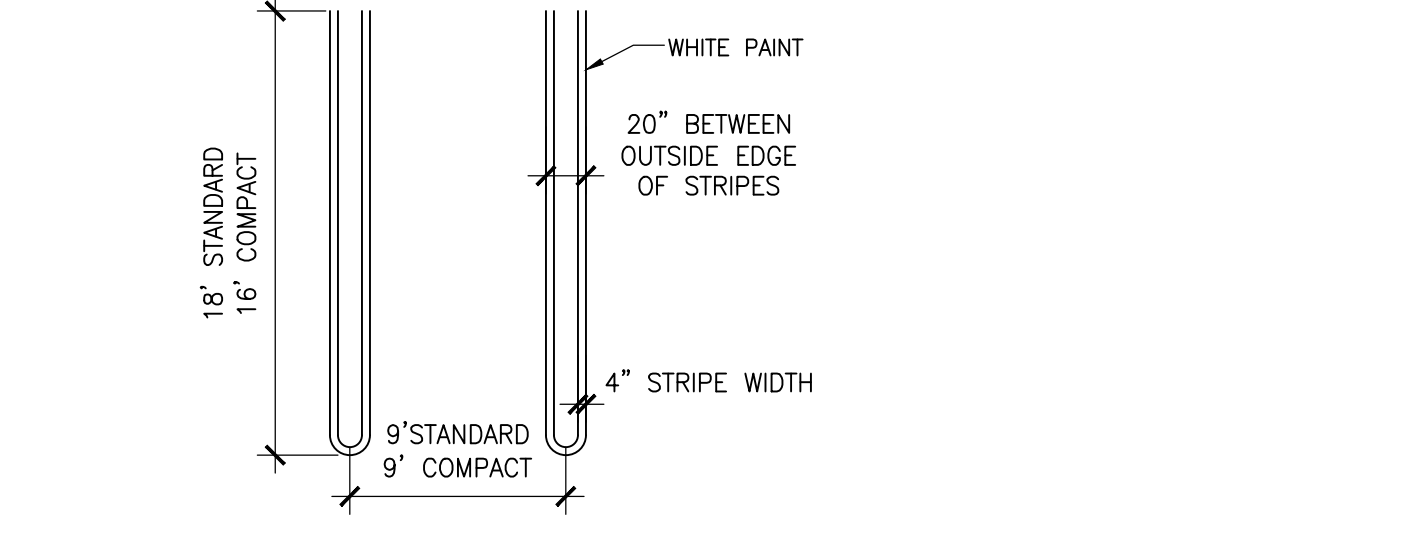
14 BIKE RACK DETAIL (TYPICAL OF 2)
3/4"=1'-0"



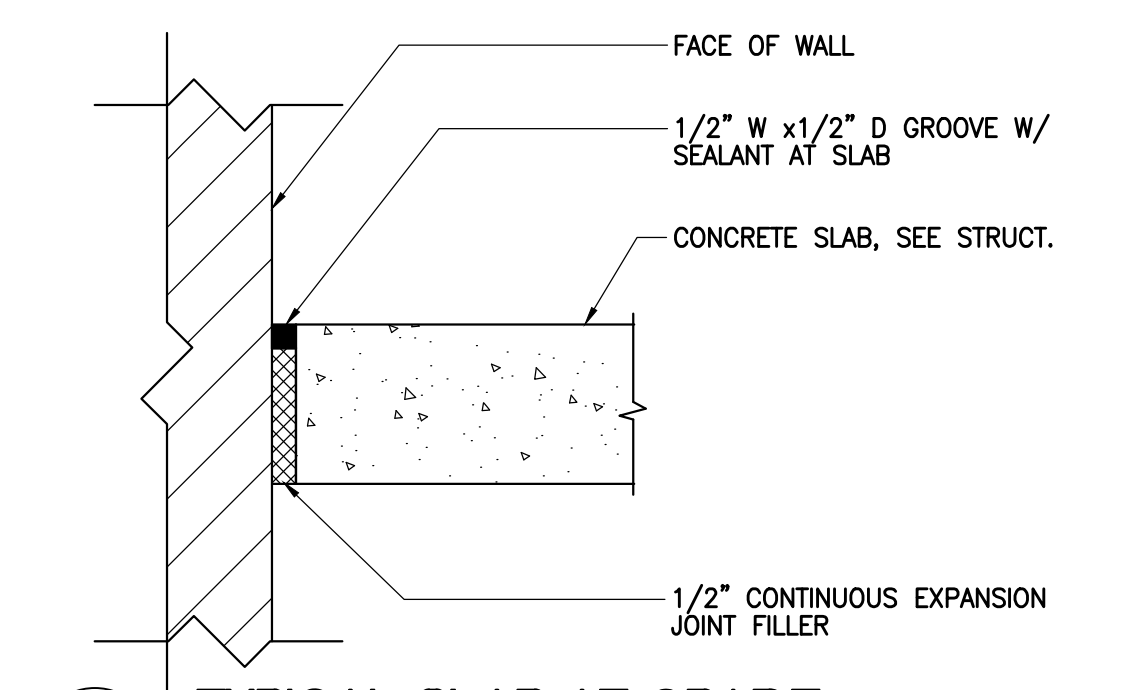
10 WALK AT RAMP
1"=1'-0"



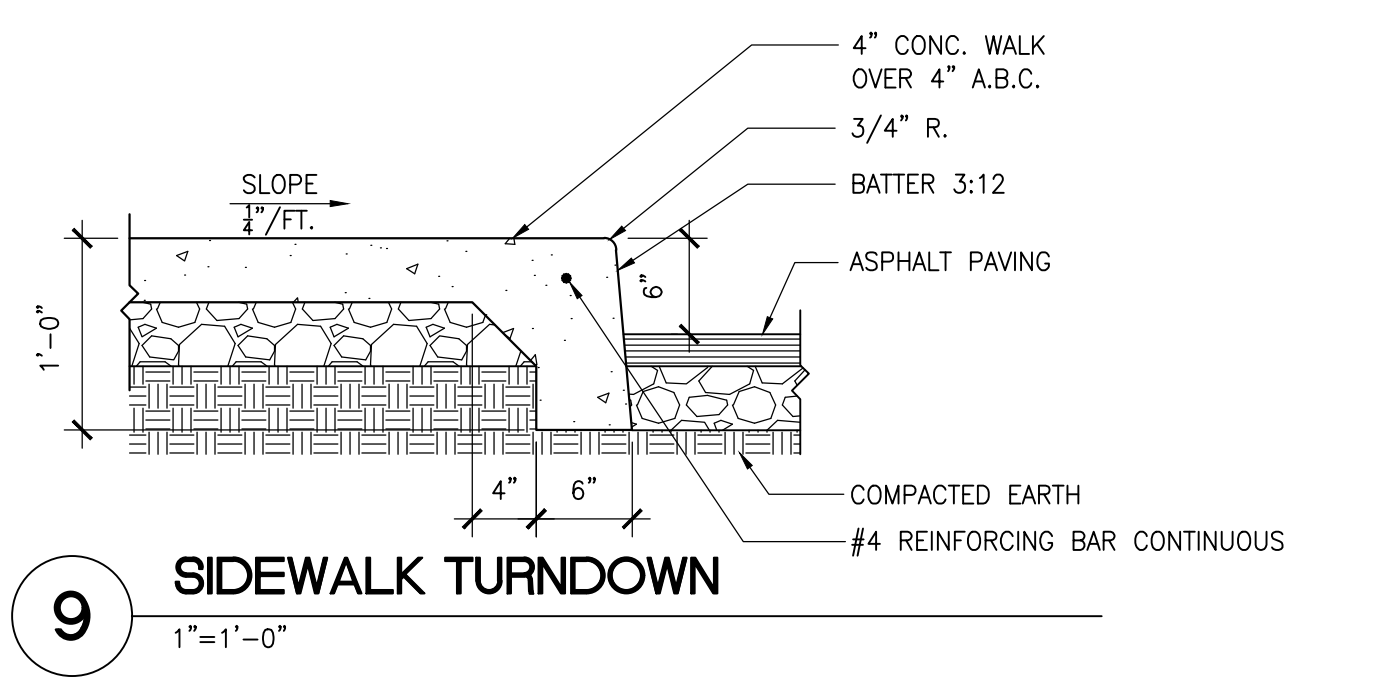
6 ACCESSIBLE RAMPS
3/16"=1'-0"



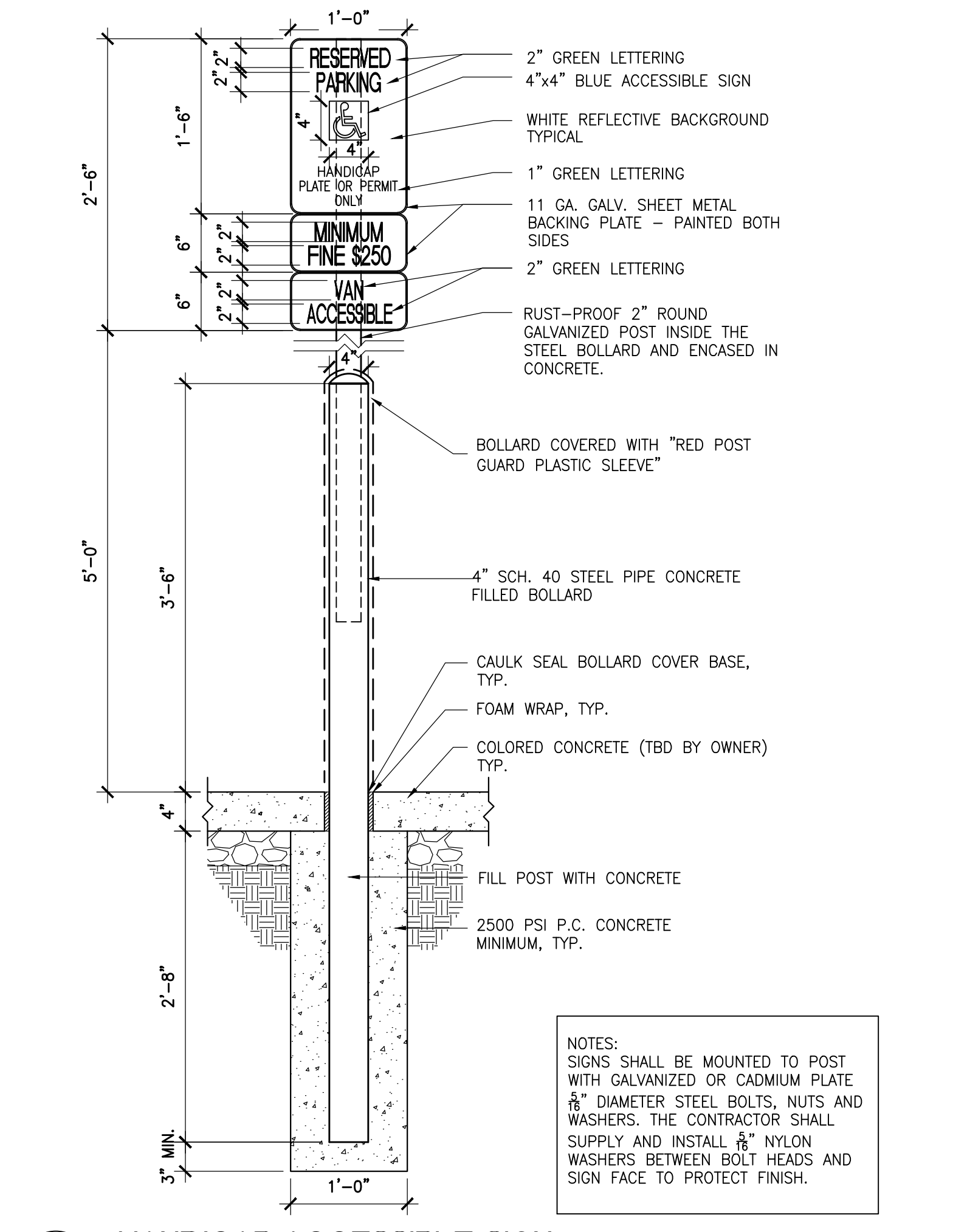
3 PARKING STALL STRIPPING
1/8"=1'-0"



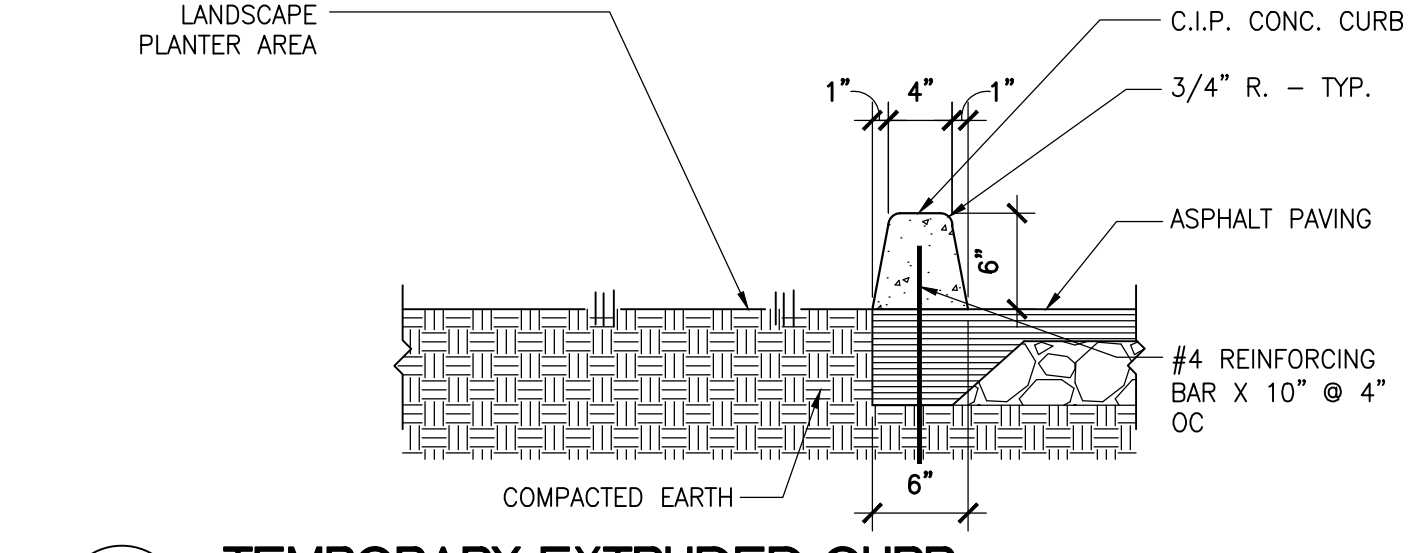
13 TYPICAL SLAB AT GRADE
3"=1'-0"



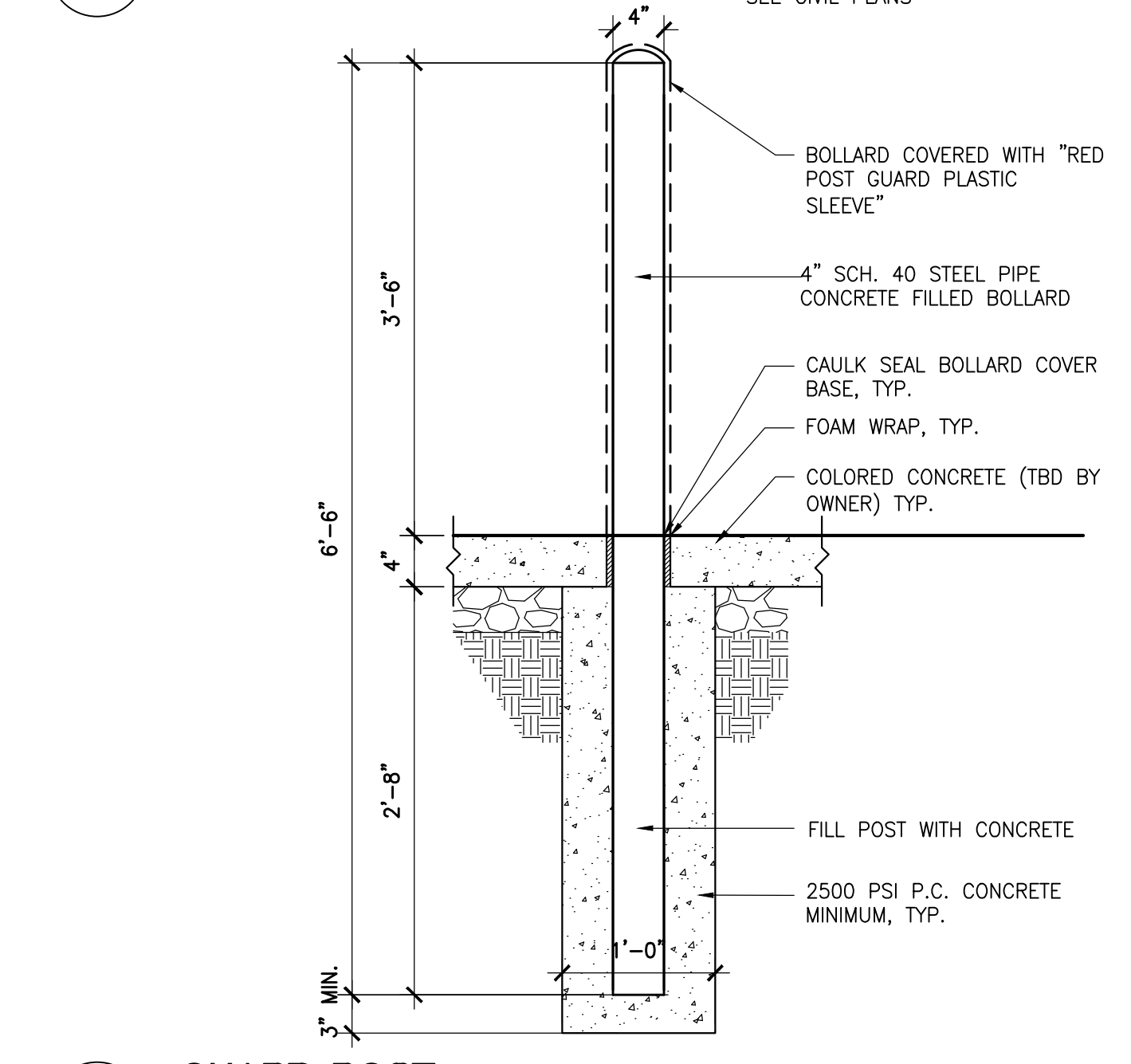
9 SIDEWALK TURNDOWN
1"=1'-0"



5 HANDICAP ACCESSIBLE SIGN
1"=1'-0"

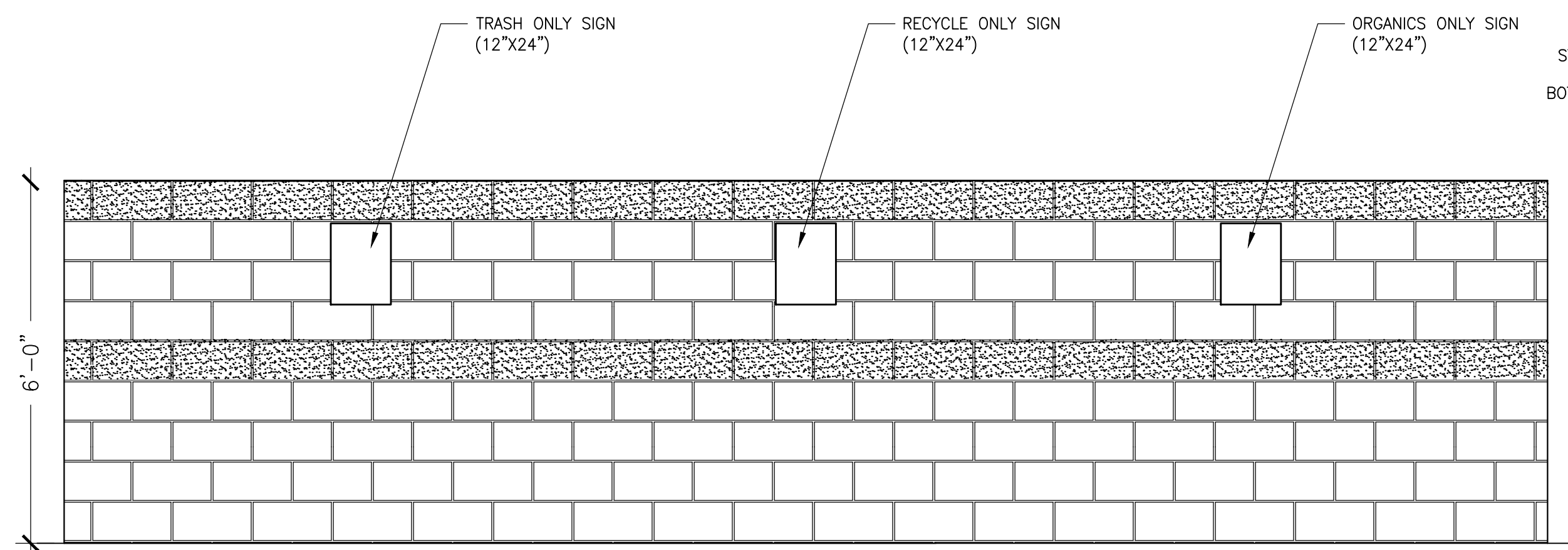


2 TEMPORARY EXTRUDED CURB
1"=1'-0"

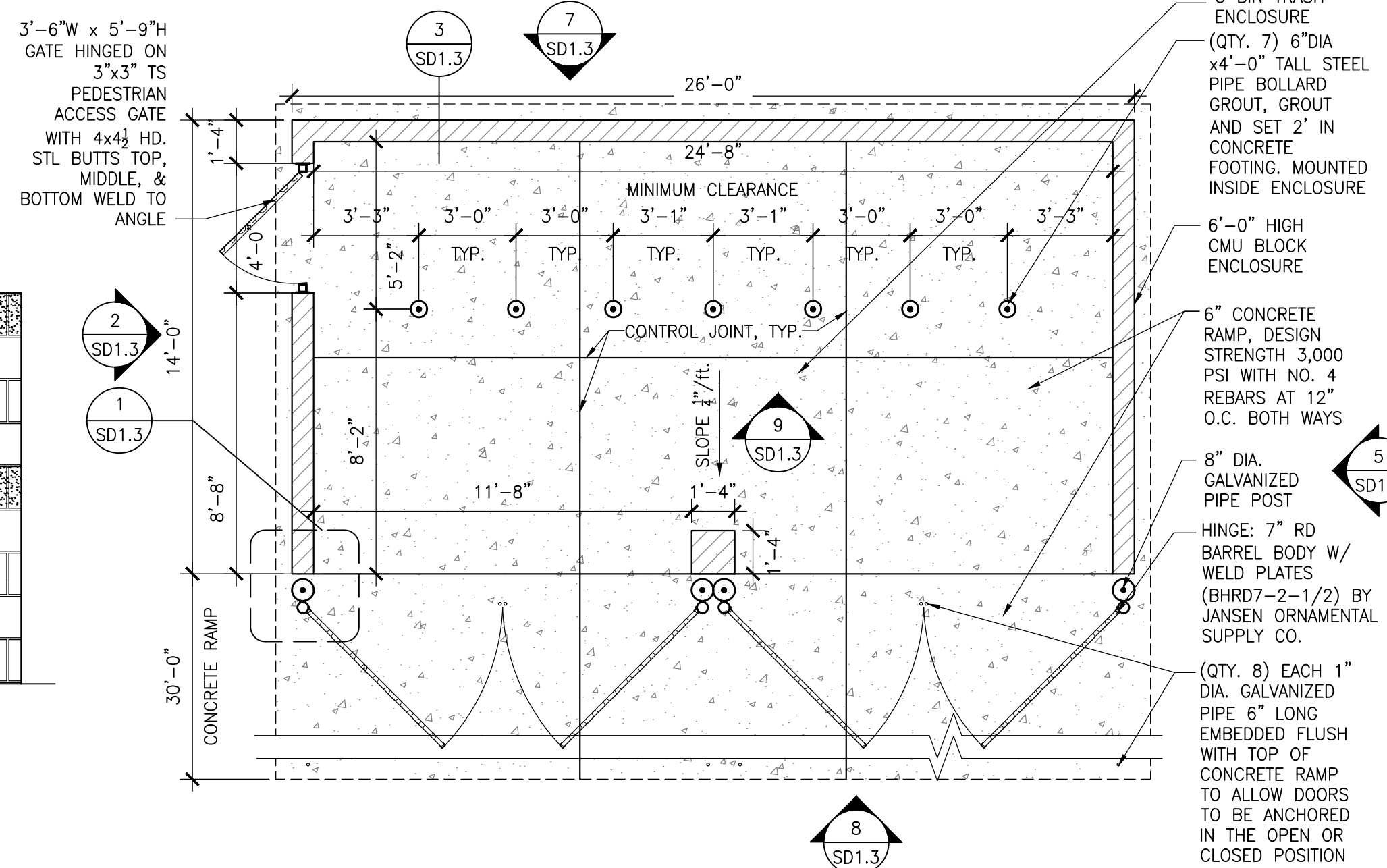


1 GUARD POST
1"=1'-0"

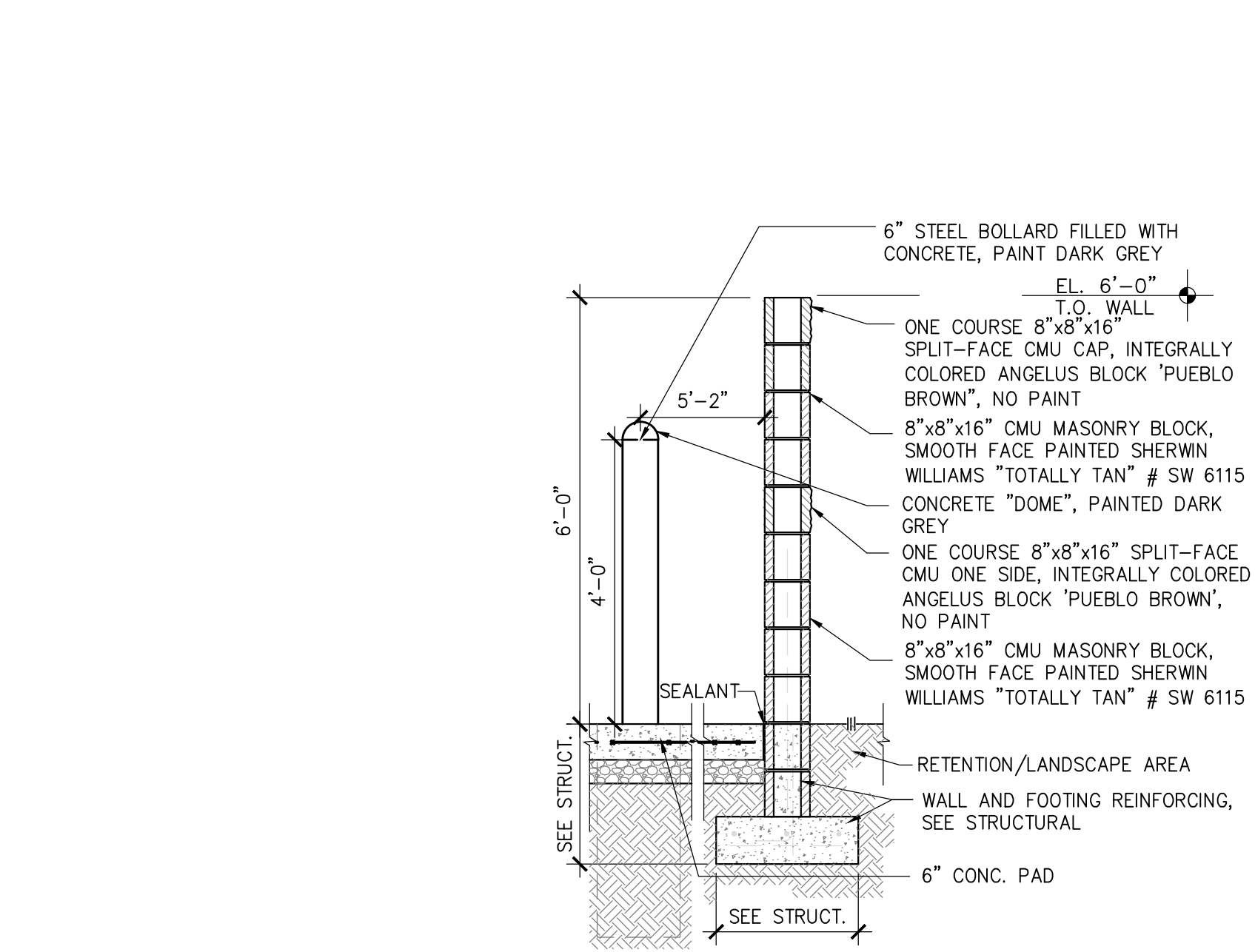




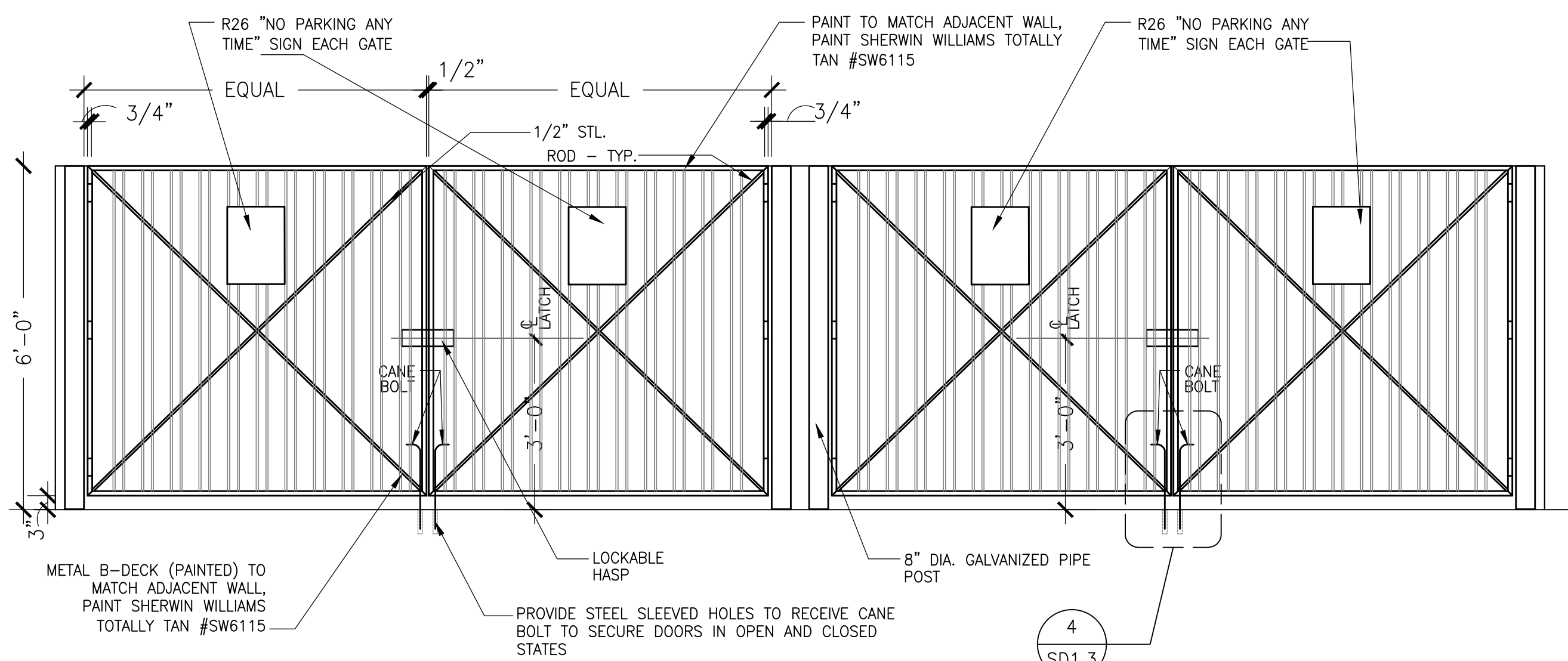
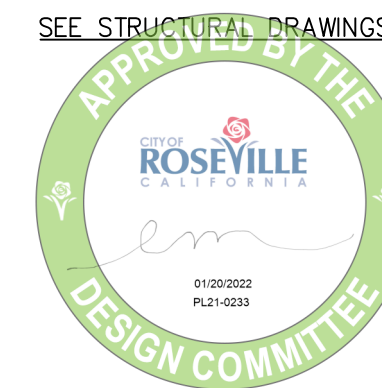
9 TRASH ENCLOSURE INTERIOR ELEVATION
1/2"=1'-0"



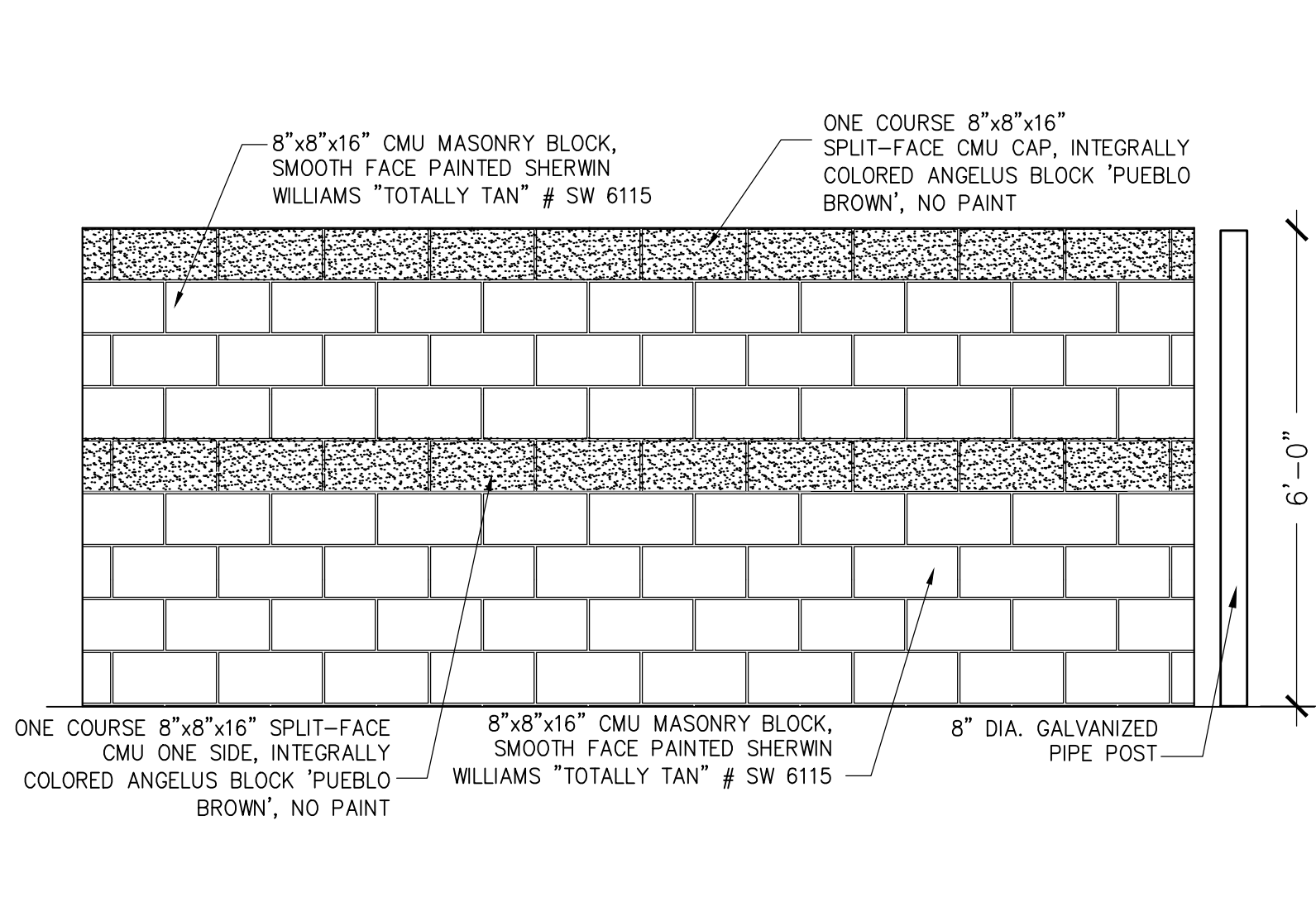
7 TRASH ENCLOSURE (PLAN)
1/4"=1'-0"



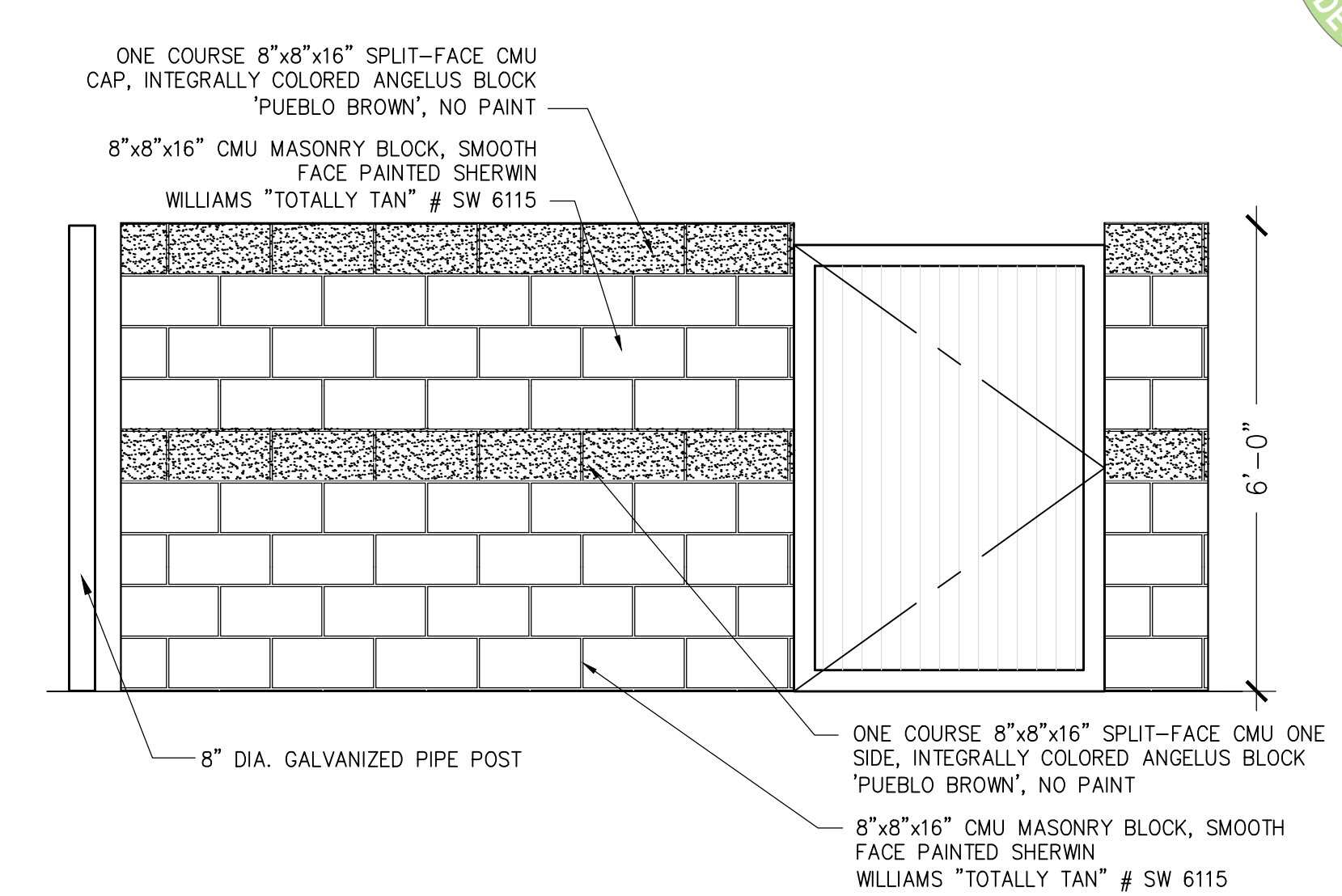
3 6'-0" TRASH ENCLOSURE
1/2"=1'-0"



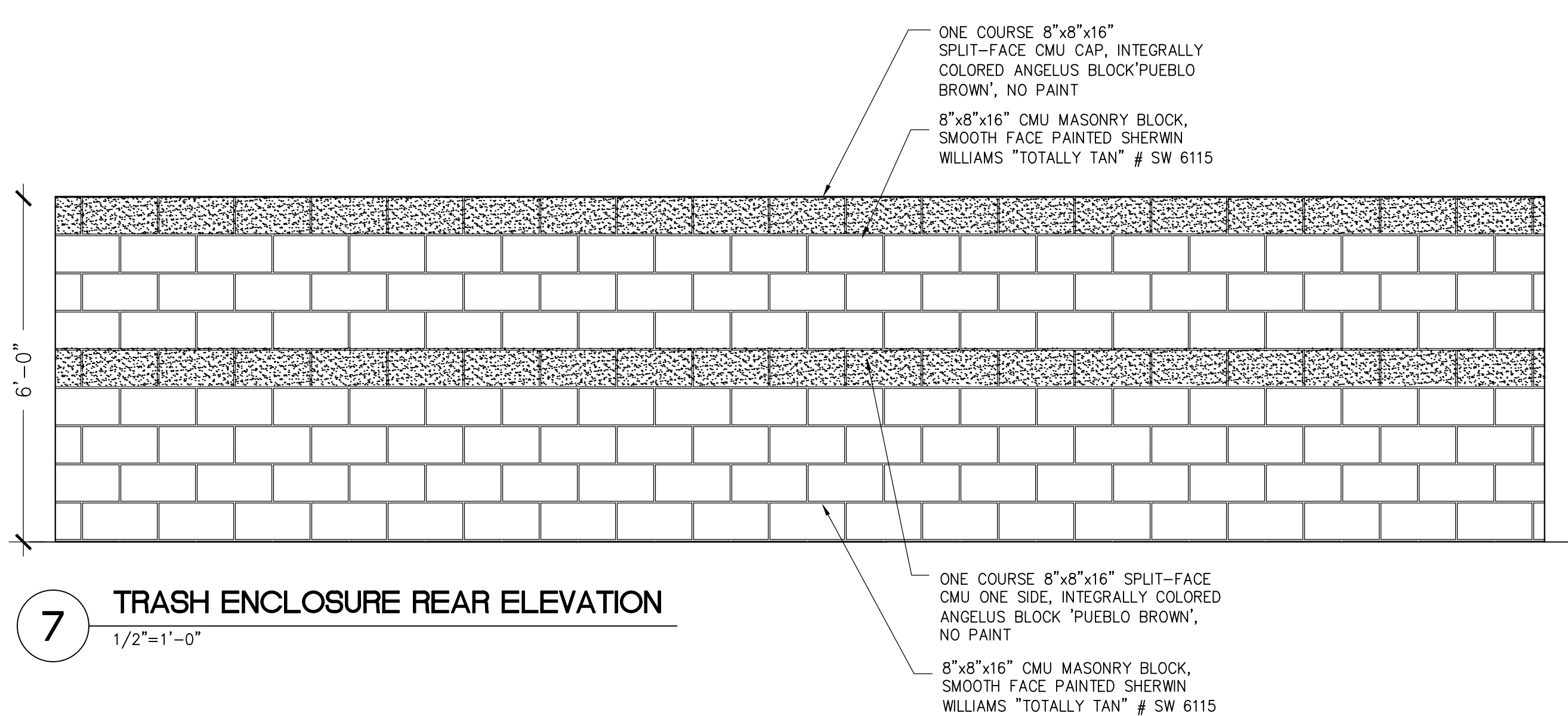
8 TRASH ENCLOSURE FRONT ELEVATION
1/2"=1'-0"



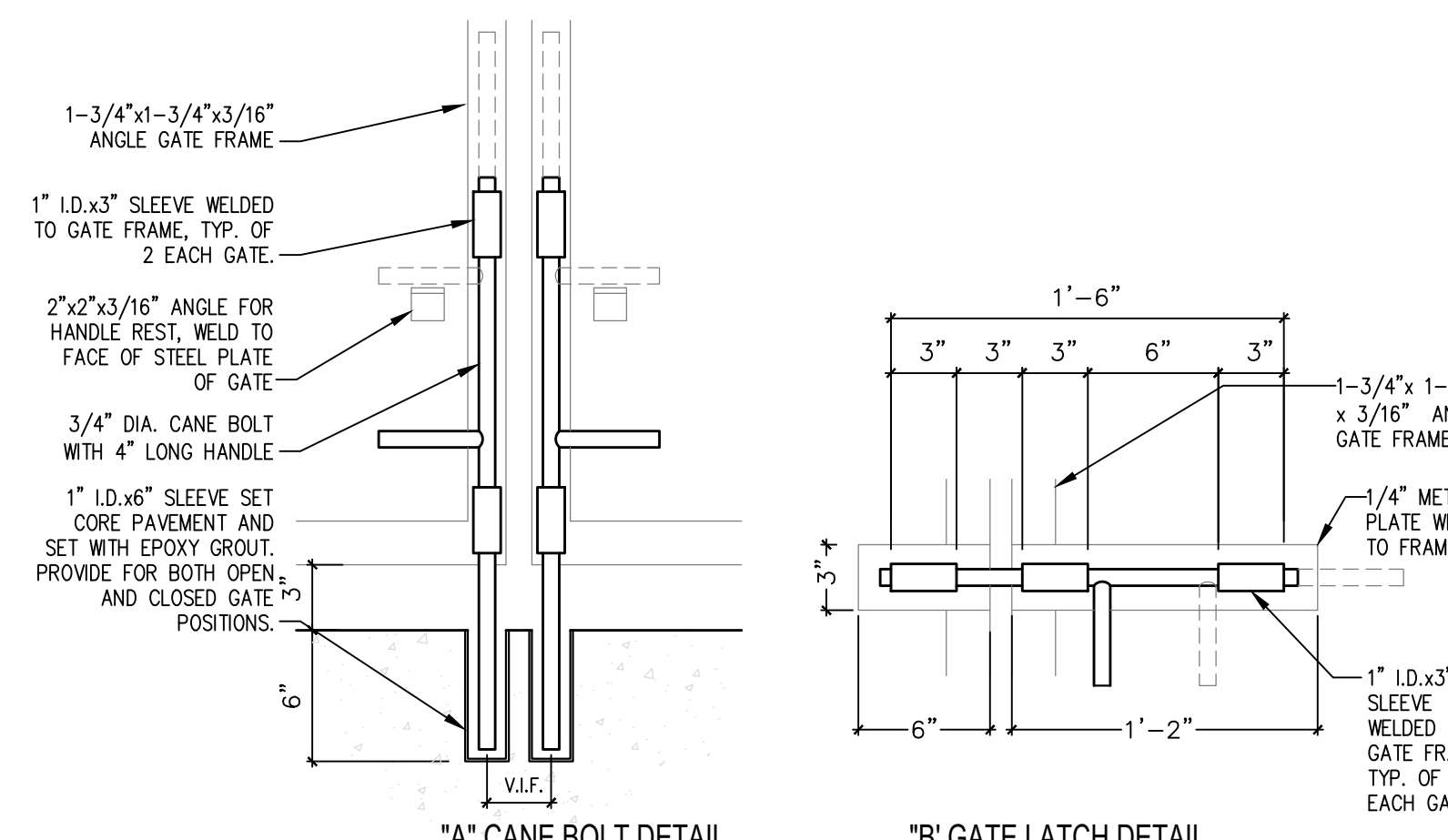
5 TRASH ENCLOSURE SIDE ELEVATION
1/2"=1'-0"



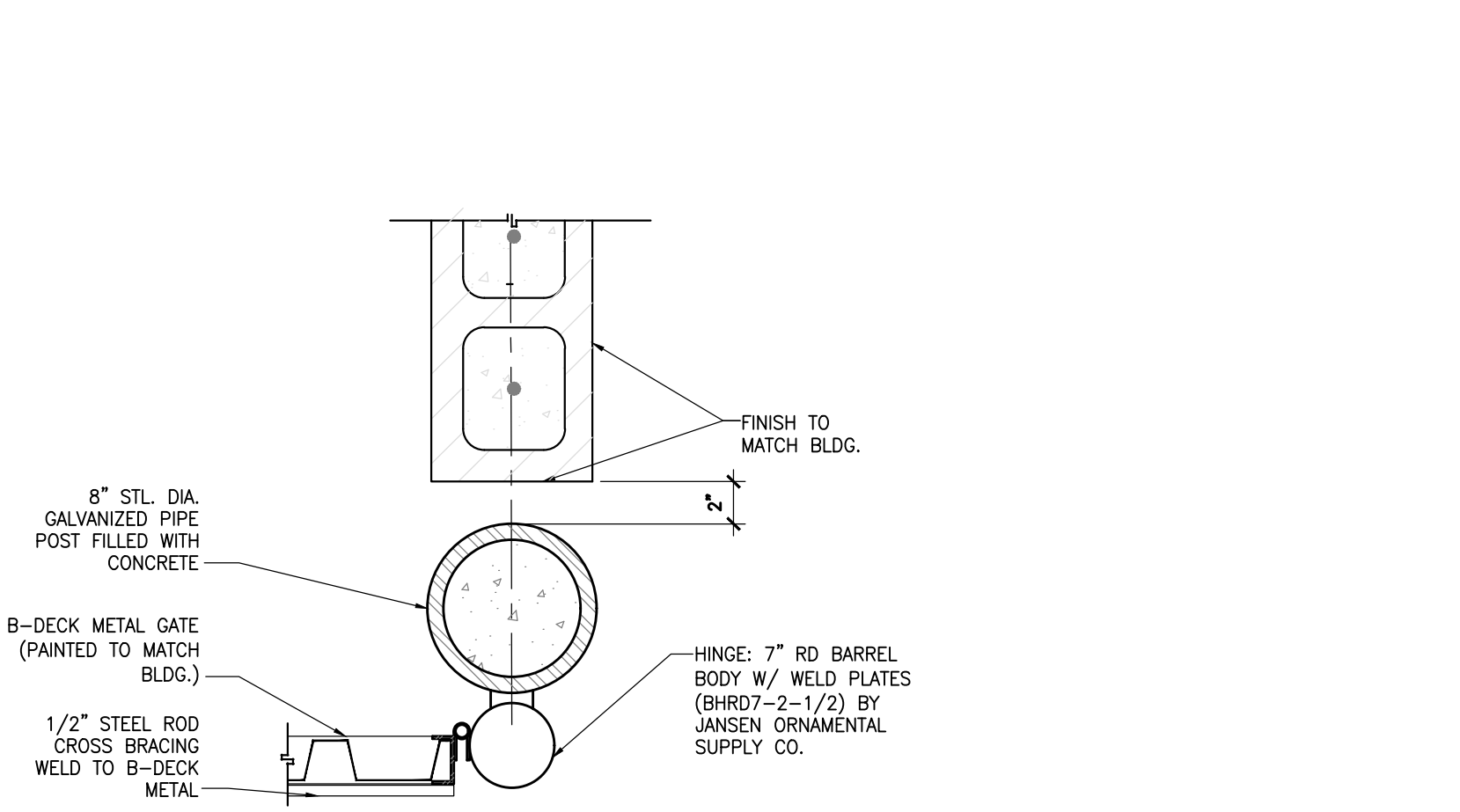
2 TRASH ENCLOSURE SIDE ELEVATION
1/2"=1'-0"



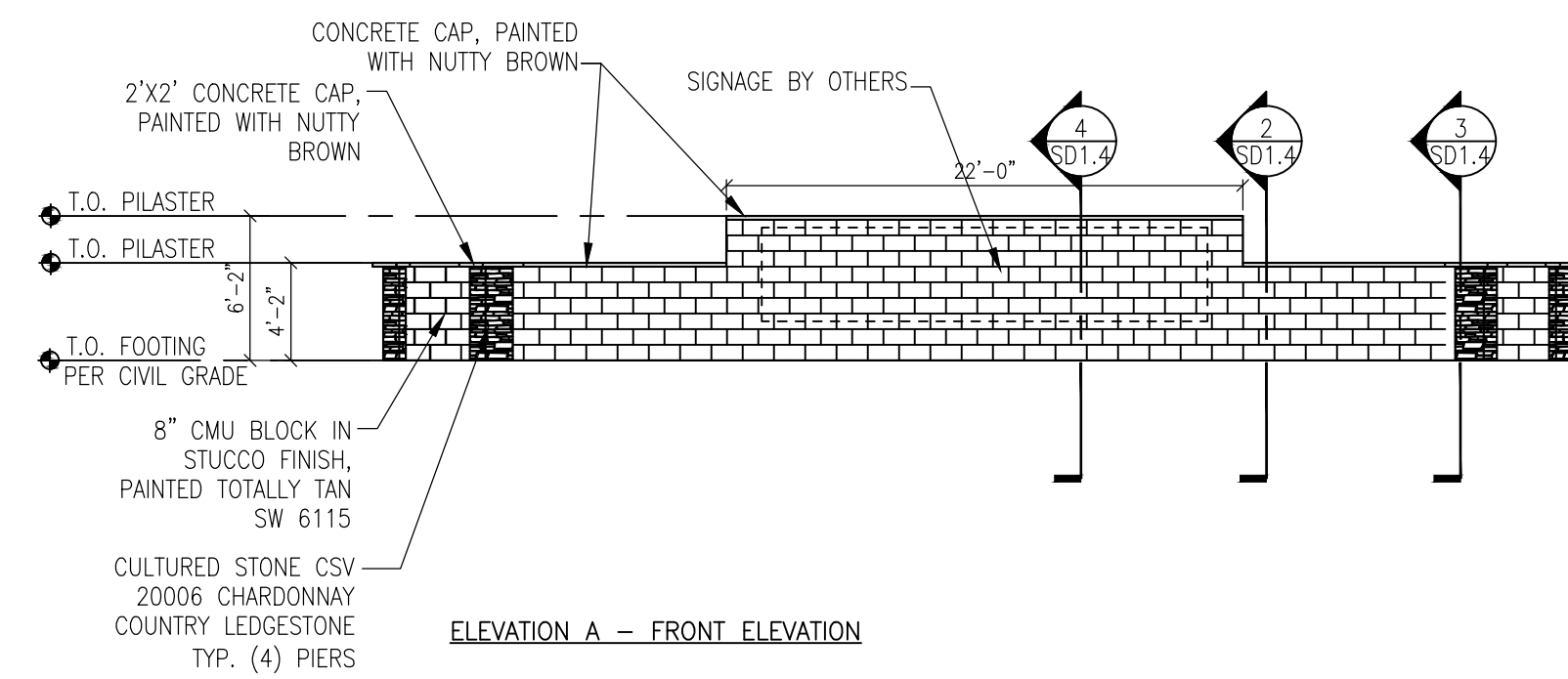
7 TRASH ENCLOSURE REAR ELEVATION
1/2"=1'-0"



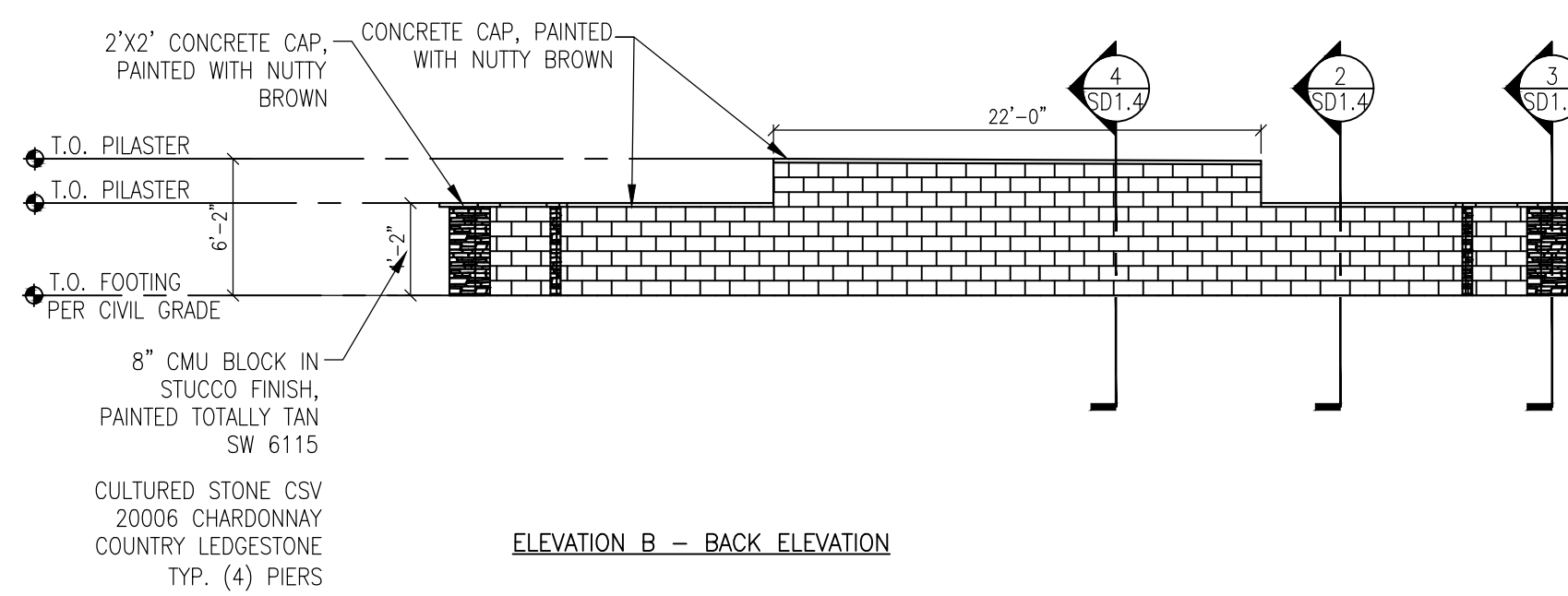
4 CANE BOLT DETAIL
1 1/2"=1'-0"



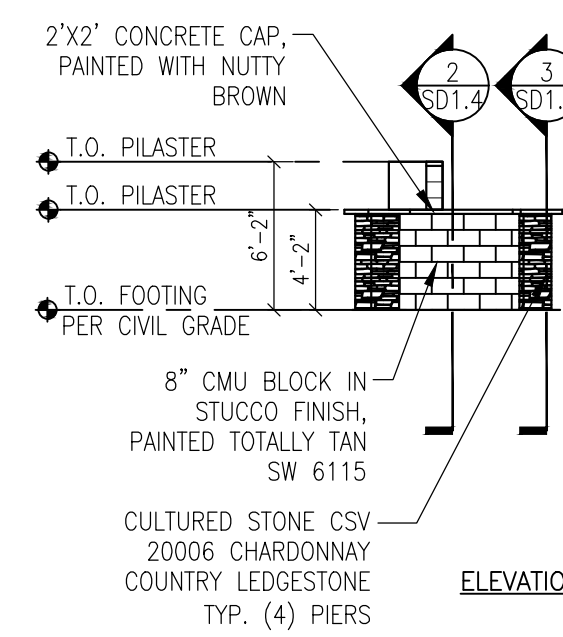
1 ENCLOSURE GATE HINGE
1 1/2"=1'-0"



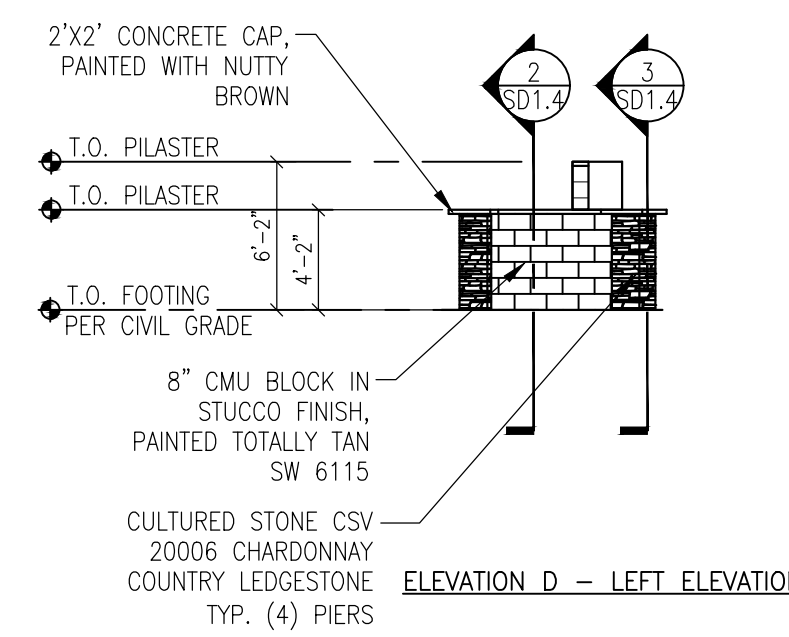
ELEVATION A - FRONT ELEVATION



ELEVATION B - BACK ELEVATION

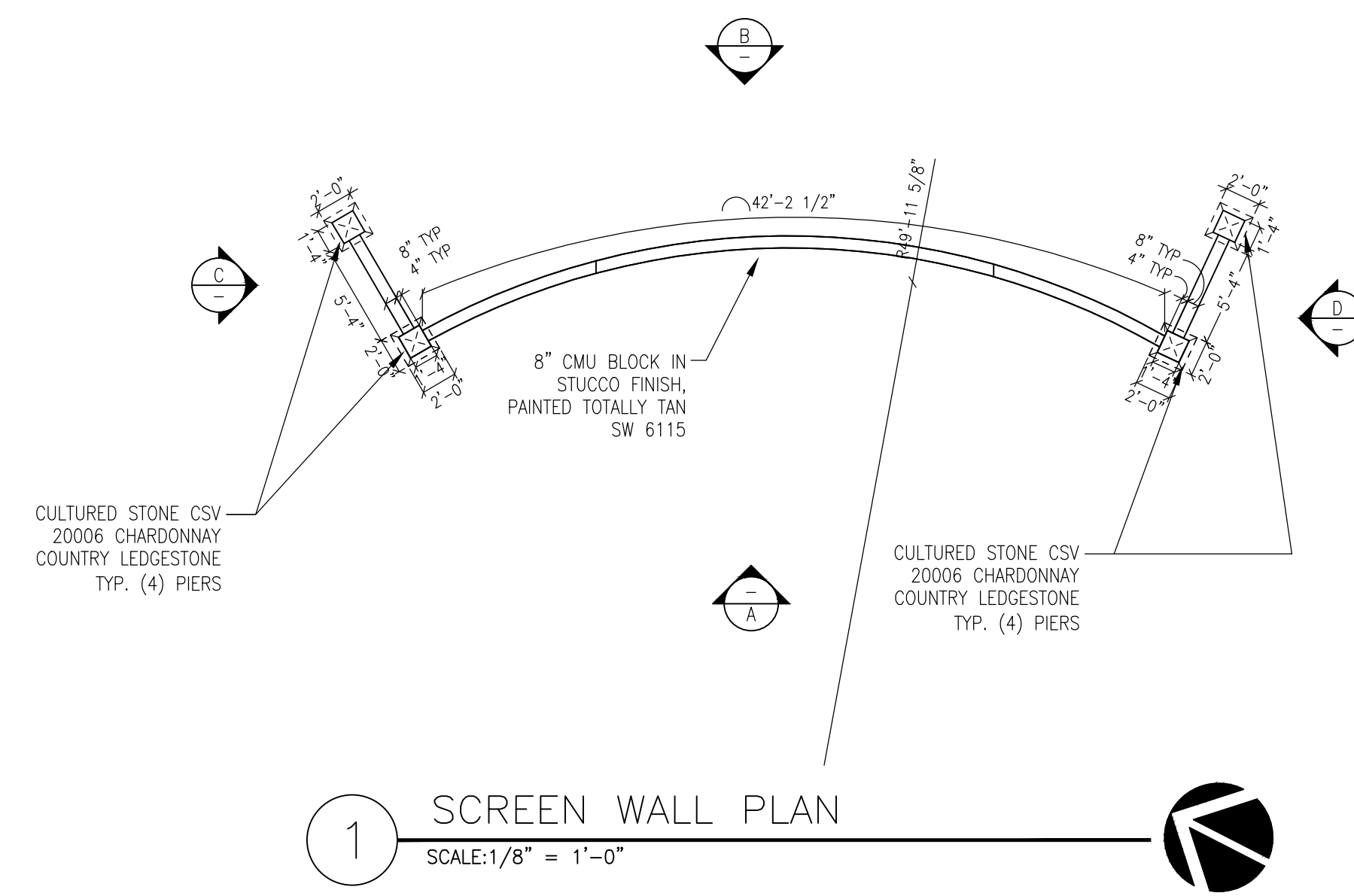


ELEVATION C - RIGHT ELEVATION

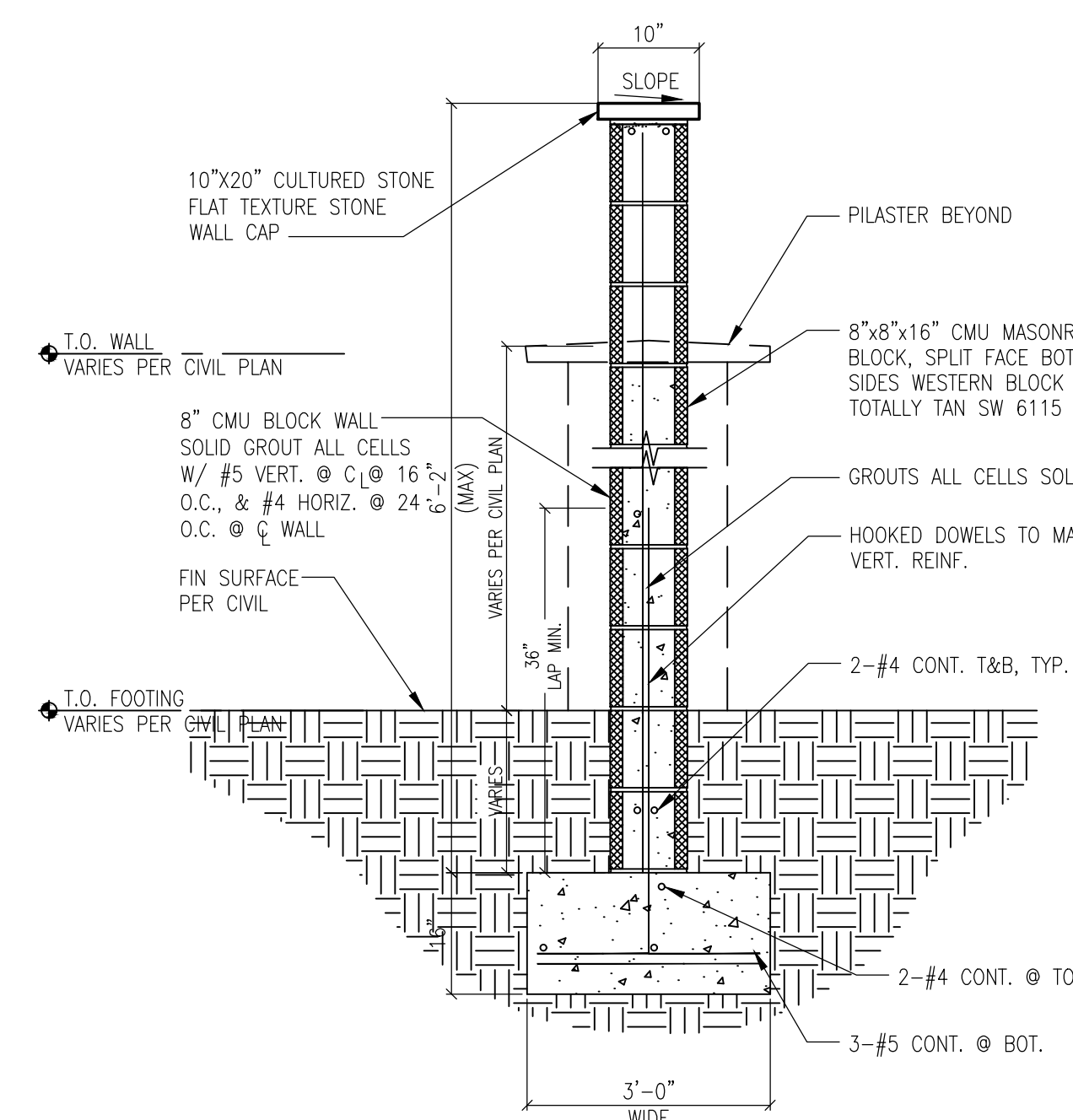


ELEVATION D - LEFT ELEVATION

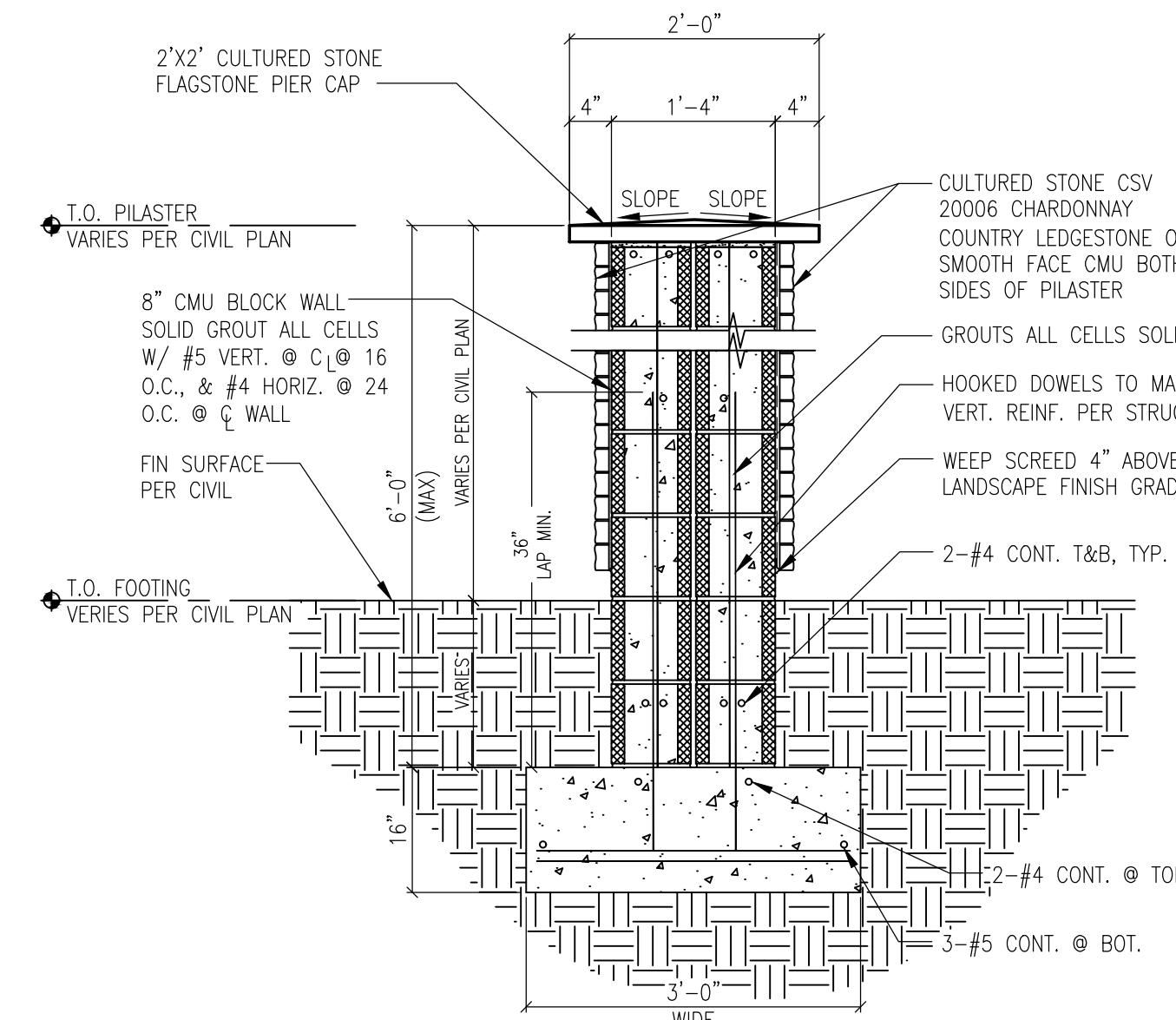
5 GATEWAY SIGN ELEVATION
SCALE: 1/8" = 1'-0"



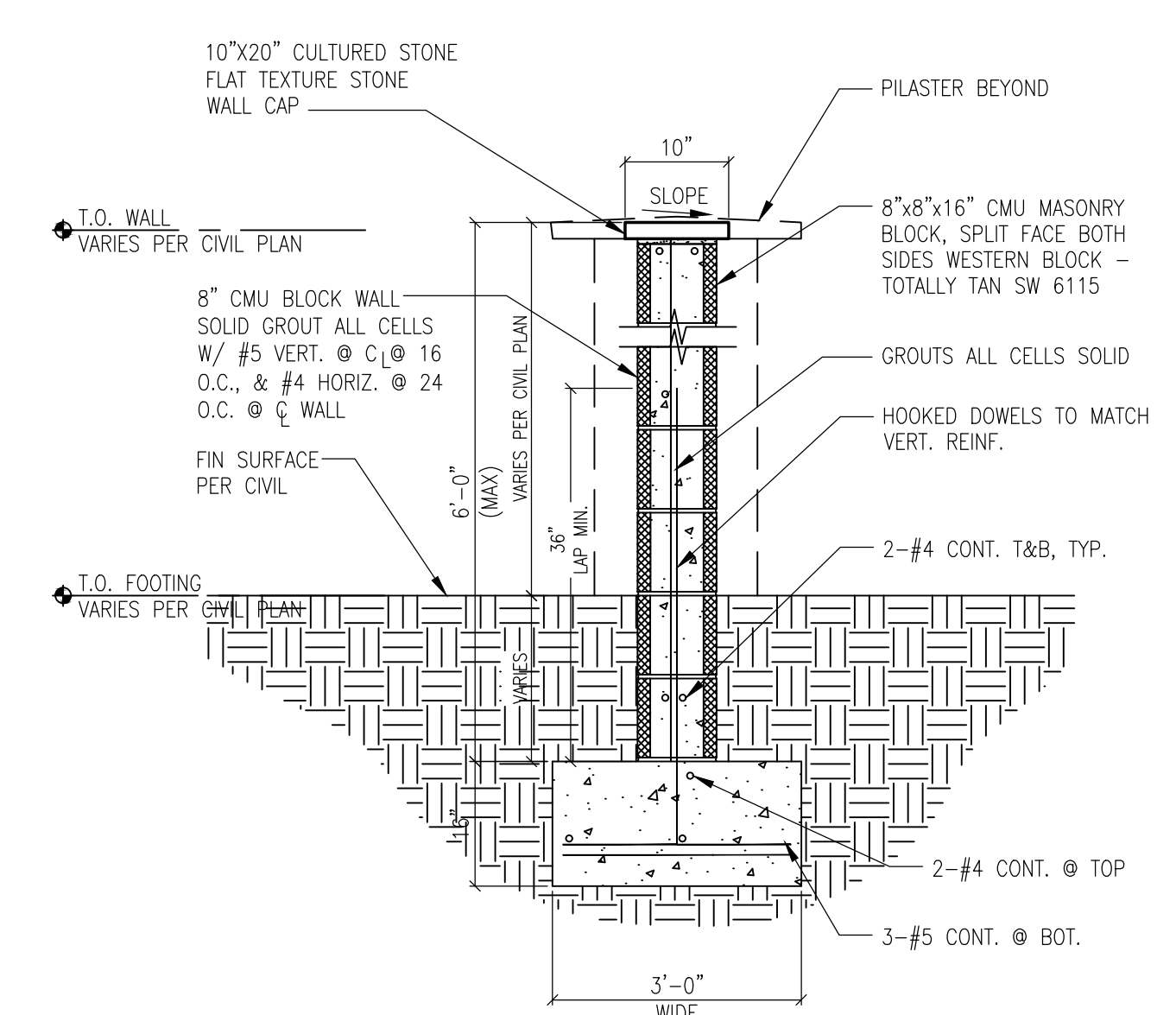
1 SCREEN WALL PLAN
SCALE: 1/8" = 1'-0"



4 GATEWAY SIGN DETAIL
SCALE: 3/4" = 1'-0"



3 GATEWAY SIGN DETAIL
SCALE: 3/4" = 1'-0"

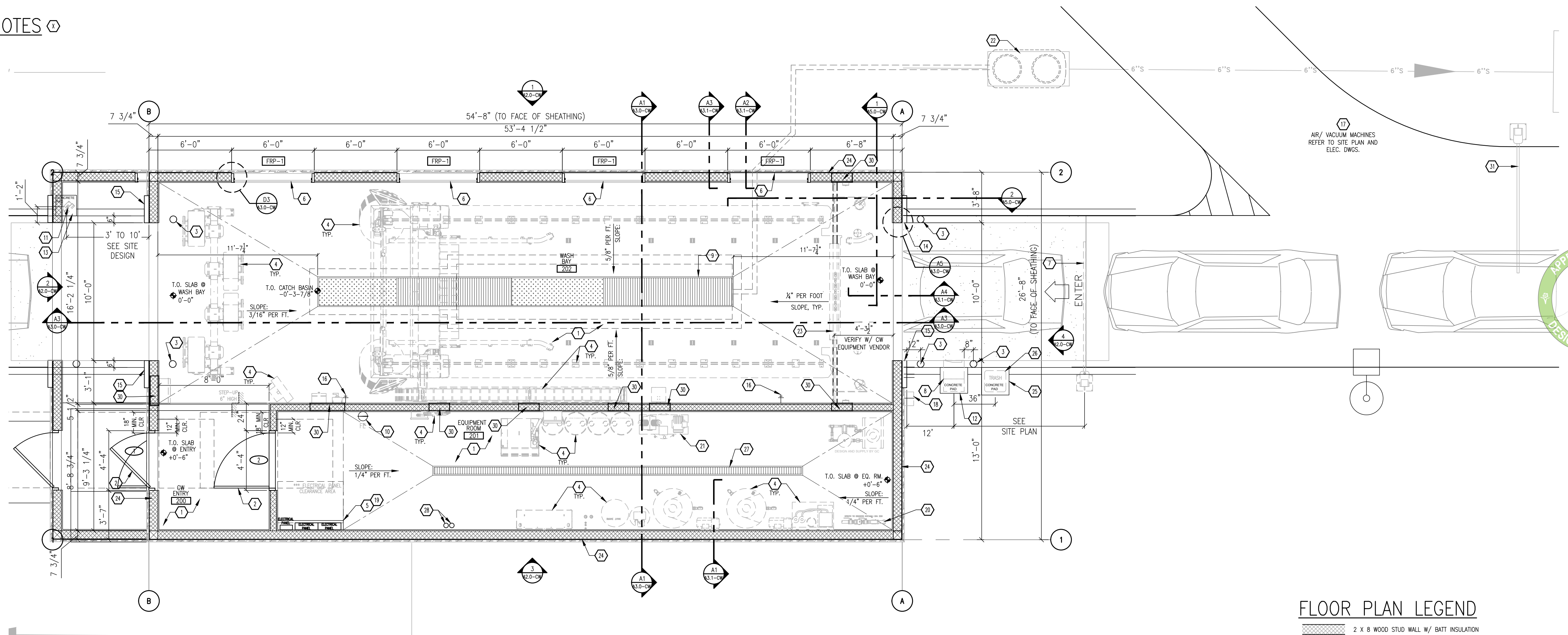


2 GATEWAY SIGN DETAIL
SCALE: 3/4" = 1'-0"



FLOOR PLAN KEY NOTES

1. CONCRETE SLAB.
2. INSULATED FRP DOOR IN FRP FRAME.
3. 6" DIA. BOLLARD WITH PLASTIC COVER.
4. CAR WASH EQUIPMENT (N.L.C.) PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT.
5. CAR WASH ELECTRICAL PANEL.
6. FRP WINDOW.
7. CLEARANCE BAR (N.L.C.) PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT.
8. CODED ENTRY SYSTEM N.L.C. PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT.
9. WASH BAY TRENCH DRAIN, SLOPE CONCRETE FLOOR SLAB TO TRENCH DRAIN.
10. WALL MOUNTED FIRE EXTINGUISHER (TYPE ABC).
11. DRYER TIME PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT.
12. 2'-0"x2'-0" MIN. CONCRETE PAD FOR CODED ENTRY SYSTEM BY GC. COORDINATE LOCATION, NUMBER, & SIZE OF CONDUITS IN PAD WITH CAR WASH EQUIPMENT CONSULTANT.
13. 1'-6"x1'-6" MIN. CONCRETE PAD FOR DRYER TIMER BY GC. COORDINATE LOCATION, NUMBER, & SIZE OF CONDUITS IN PAD WITH CAR WASH EQUIPMENT CONSULTANT.
14. PRE-FINISHED ENTRANCE PORTAL LEG, SUPPLIED AND INSTALLED BY SIGNAGE VENDOR, PROVIDE POWER FOR TIMER. REFER TO EXT. ELEVATIONS.
15. PRE-FINISHED PORTAL LEG, SUPPLIED AND INSTALLED BY SIGNAGE VENDOR.
16. HOSE BIB.
17. AIR/ VACUUM MACHINES.
18. ENTRANCE SIGN BY VENDOR.
19. 4" CONCRETE CURB AT ELECTRICAL PANELS.
20. CAR WASH WATER SERVICE.
21. AIR COMPRESSOR.
22. OIL/SAND SEPARATOR.
23. RECESS IN FLOOR FOR UNDER-CARRIAGE WASHER - VERIFY.
24. 2x8 WOOD STUD EXTERIOR WALL FRAMING WITH R-20 BATT INSULATION.
25. 2'-0"x2'-0" MIN. CONCRETE PAD BY GC.
26. TRASH CAN.
27. TRENCH DRAIN IN EQUIPMENT ROOM, SLOPE CONCRETE FLOOR SLAB TO TRENCH DRAIN.
28. EMERGENCY OVERFLOW AND ROOF DRAIN.
29. DIGITAL MENU BOARD FOR CAR WASH AT CASHIER AREA.
30. WOOD BLOCKING 400# TYP.
31. CAR WASH ACCESS BAR.
- 32.



GENERAL NOTES:

1. CONCRETE FLOOR SLAB IN WASH BAY TO HAVE BROOM FINISH WITH BROOM MARKS RUNNING PERPENDICULAR TO THE TRENCH.
2. EXTERIOR DIMENSIONS SHOWN ARE TO FACE OF SHEATHING, UNLESS OTHERWISE NOTED. CONCRETE SLAB TO ALIGN WITH FACE OF SHEATHING.

A1 SCALE 1/4"=1'-0" FLOOR PLAN

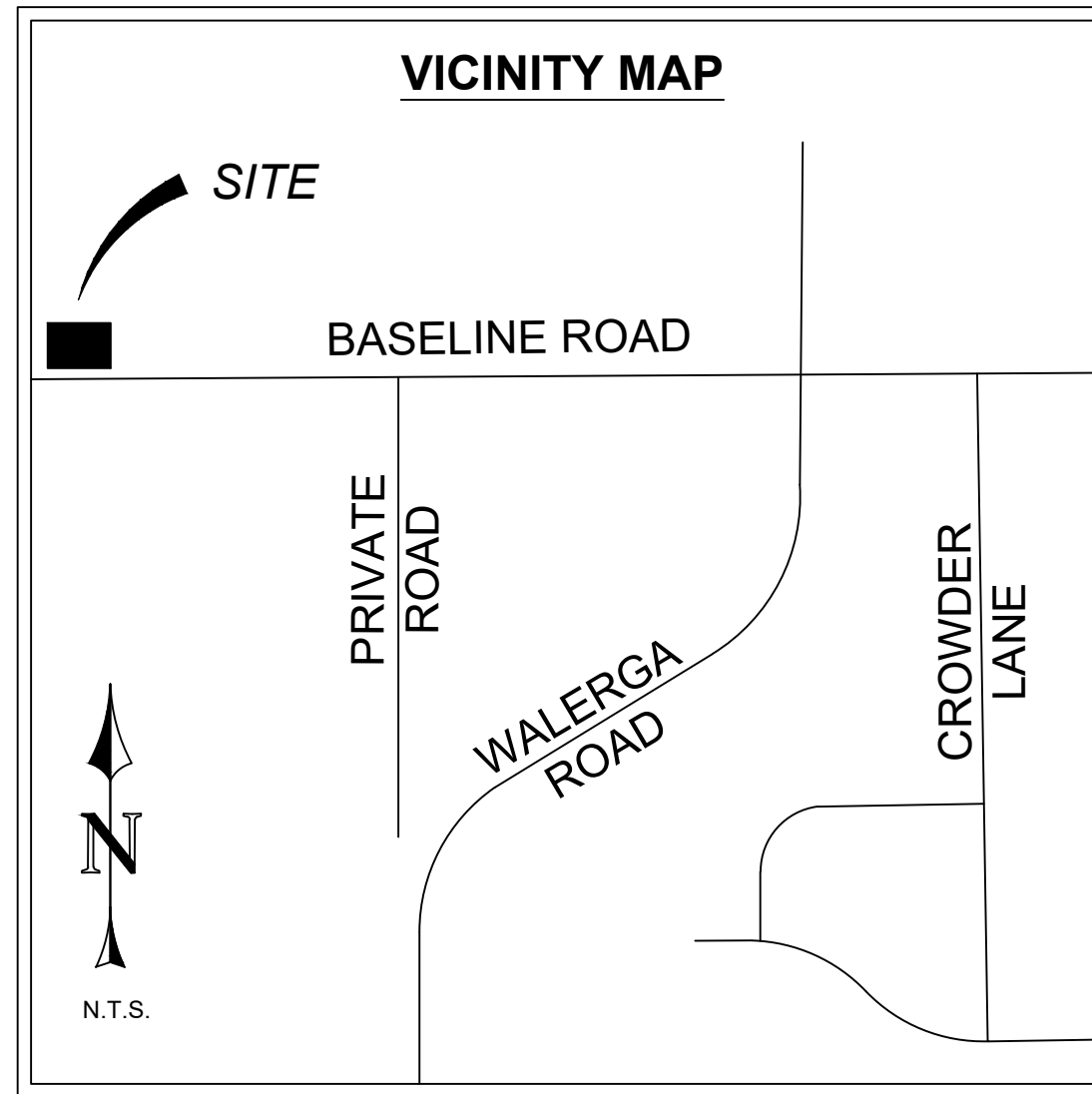
FLOOR PLAN LEGEND

- 2 X 8 WOOD STUD WALL W/ BATT INSULATION
- 2 X 6 WOOD STUD WALL
- FIBER CEMENT KURASTONE WALL SYSTEM / FIBER CEMENT WALL PANEL SYSTEM
- DOOR TYPE SEE CAR WASH DOOR SCHEDULE, SHEET A4.0-CW
- WINDOW TYPE SEE CAR WASH WINDOW SCHEDULE, SHEET A4.0-CW

NOTE: MARK VII EQUIPMENT VENDOR TO MAKE SURE THAT ALL REQUIREMENTS FOR EXTERIOR SOUND LIMITS ARE MET PER LOCAL AHJ CRITERIA, INCLUDING THE DRYER.

FOR SHEET NUMBER REFERENCES NOTED ON THIS DRAWING, REFER TO SHEET NUMBER WITH SUFFIX '-CW'.





PROPERTY DESCRIPTION

BEING ALL OF LOT 4, AS SHOWN ON THE FINAL MAP OF SIERRA VISTA KV SIERRA VISTA, LLC, LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15- 1092, RECORDED OCTOBER 22, 2019, IN BOOK EE OF MAPS, PAGE 71, PLACER COUNTY RECORDS.

NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCES OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITIONS AND ARE FOR PLANNING LEVEL STUDIES ONLY.

TENTATIVE PARCEL MAP NOTES

1. LOT DIMENSIONS AND ACREAGES ON THIS TENTATIVE PARCEL MAP ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE. FLEXIBILITY IN LARGE LOT PARCEL CONFIGURATION AND PHASING AS SHOWN HEREON IS PERMITTED WITH THE FINAL MAP(S) PROVIDED THAT THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THIS TENTATIVE PARCEL MAP, SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE.
3. PROJECT IMPROVEMENTS ARE DEFERRED TO INDIVIDUAL FINAL MAPS OR PROJECT DEVELOPMENT PLANS.
4. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF LOTS MAY BE PHASED IN ANY SEQUENCE PROVIDED EACH PHASE PROVIDES FOR ACCESS AND FOR BACKBONE INFRASTRUCTURE, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
5. PURSUANT TO THE GOVERNMENT CODE SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
6. RECIPROCAL ACCESS, PARKING, DRAINAGE, AND UTILITY INFRASTRUCTURE AGREEMENTS ARE TO BE RECORDED AS NEEDED WITH THE FILING OF EACH FINAL PARCEL MAP OR DEVELOPMENT PLAN RELATING TO THIS TENTATIVE PARCEL MAP.
7. ADDITIONAL EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR LOT DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED WITH EACH FINAL PARCEL MAP OR DEVELOPMENT PLAN BASED ON THIS TENTATIVE PARCEL MAP.

TENTATIVE PARCEL MAP INFORMATION

APPLICANT: LAND DEVELOPMENT CONSULTANTS, LLC
3281 EAST GUASTI ROAD, SUITE 700
ONTARIO, CA 91761

ENGINEER: BASE CONSULTING GROUP, INC.
1713 11TH STREET, SUITE #1
REEDLEY, CA 93654

ASSESSOR'S PARCEL NUMBER: 499-010-081

SITE ADDRESS: VACANT LAND, BASELINE ROAD, ROSEVILLE, CA

TOTAL ACREAGE: 8.57 ACRES +/-

LAND USE:

EXISTING / PROPOSED DESIGNATION: COMMUNITY COMMERCIAL (CC)

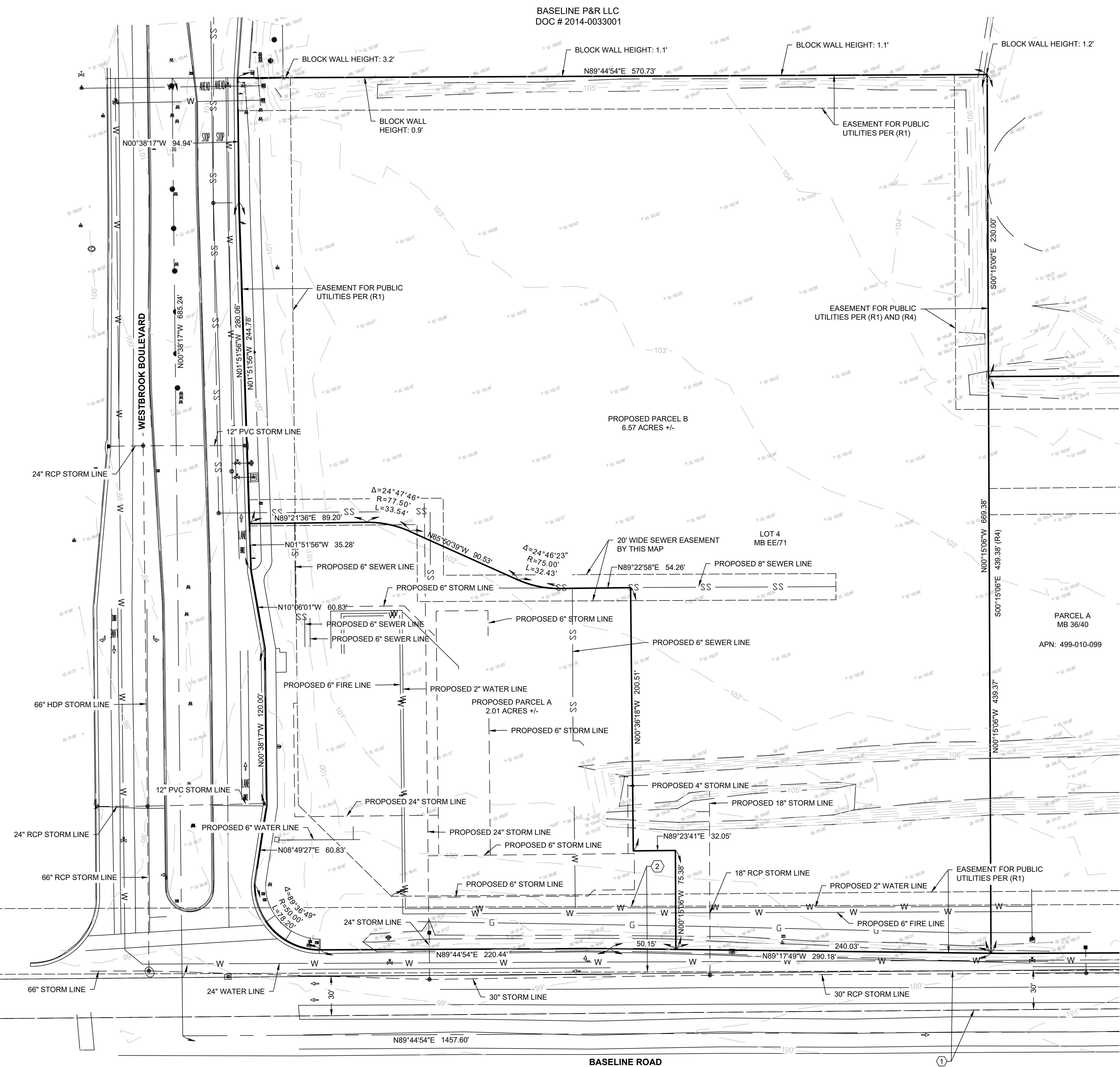
ZONING:

EXISTING / PROPOSED ZONING DISTRICT: GENERAL COMMERCIAL (GC)

NUMBER OF LOTS / PARCELS: 2

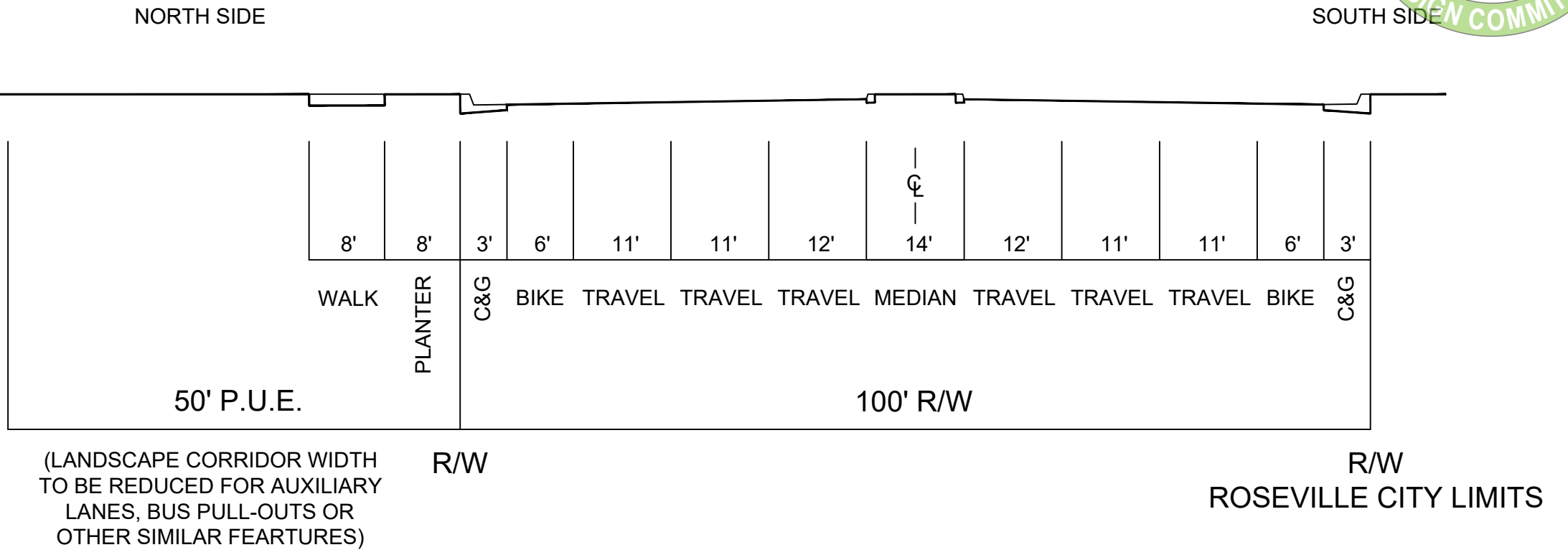
SERVICE PROVIDERS:

PARKS AND RECREATION: CITY OF ROSEVILLE
POLICE AND FIRE PROTECTION: CITY OF ROSEVILLE
SANITARY SEWER: CITY OF ROSEVILLE
DOMESTIC WATER: CITY OF ROSEVILLE
ELECTRICITY: CITY OF ROSEVILLE
TELEPHONE: CONSOLIDATED COMMUNICATIONS
GAS: PACIFIC GAS & ELECTRIC
CABLE: COMCAST / CONSOLIDATED COMMUNICATIONS



EASEMENT TABLE

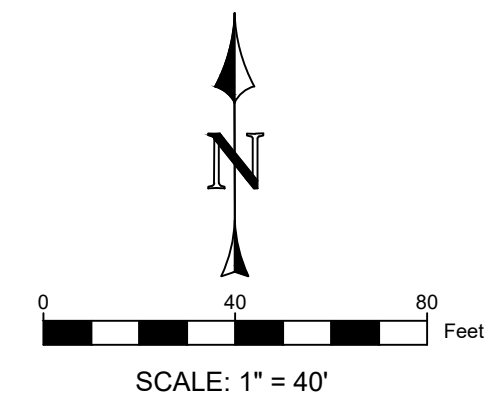
1. COUNTY OF PLACER, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1890, (BOOK) 55 (PAGE) 641 OF DEEDS.
2. PACIFIC GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED PURSUANT TO FINAL ORDER OF CONDEMNATION IN DEED RECORDED NOVEMBER 12, 2019, (INSTRUMENT) 2019-0090221, OFFICIAL RECORDS.



BASELINE ROAD

6-LANE ARTERIAL

NOT TO SCALE



COVER SHEET
TENTATIVE PARCEL MAP

PARCEL _____

ROSEVILLE, CA

OCTOBER, 2021

