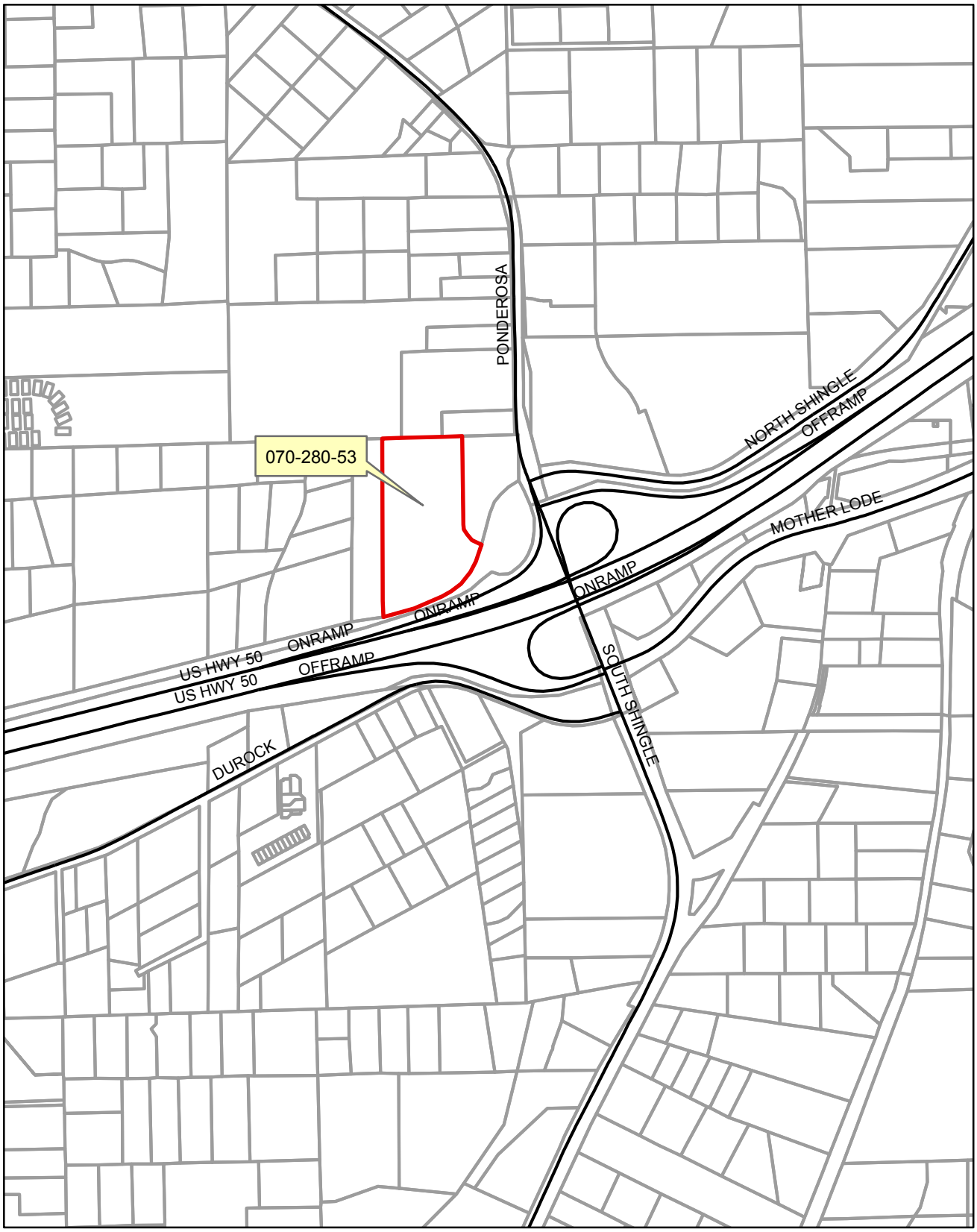


File No. S08-0025-R
Location Map

Project Parcel
Parcels
Roads

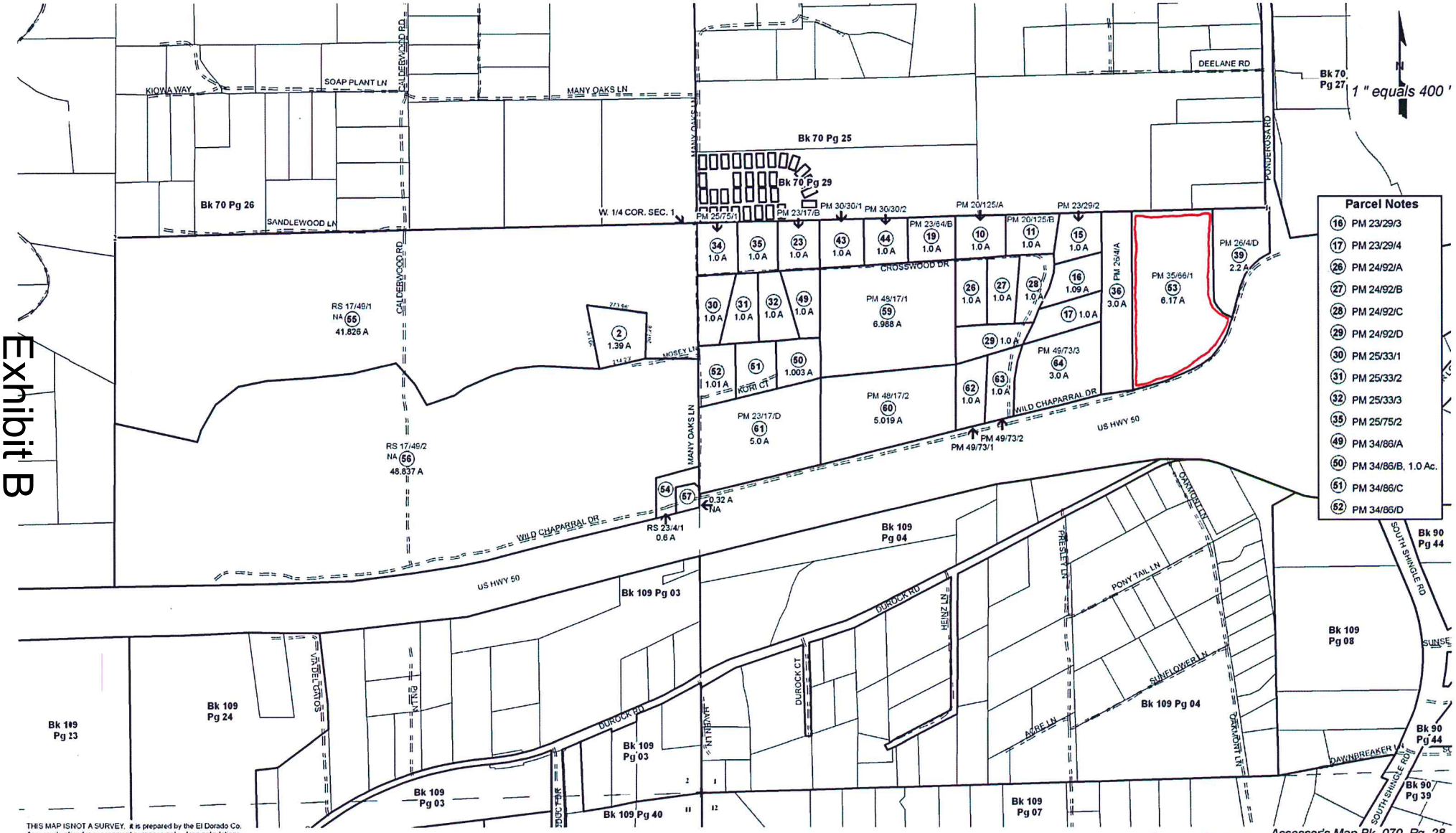
N
W
E
S

0 250 500 750 1,000 Feet

Exhibit A

POR. NE. 1/4 SEC. 2 & POR. NW. 1/4 SEC. 1, T.9N., R.9E., M.D.M.

70:28



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

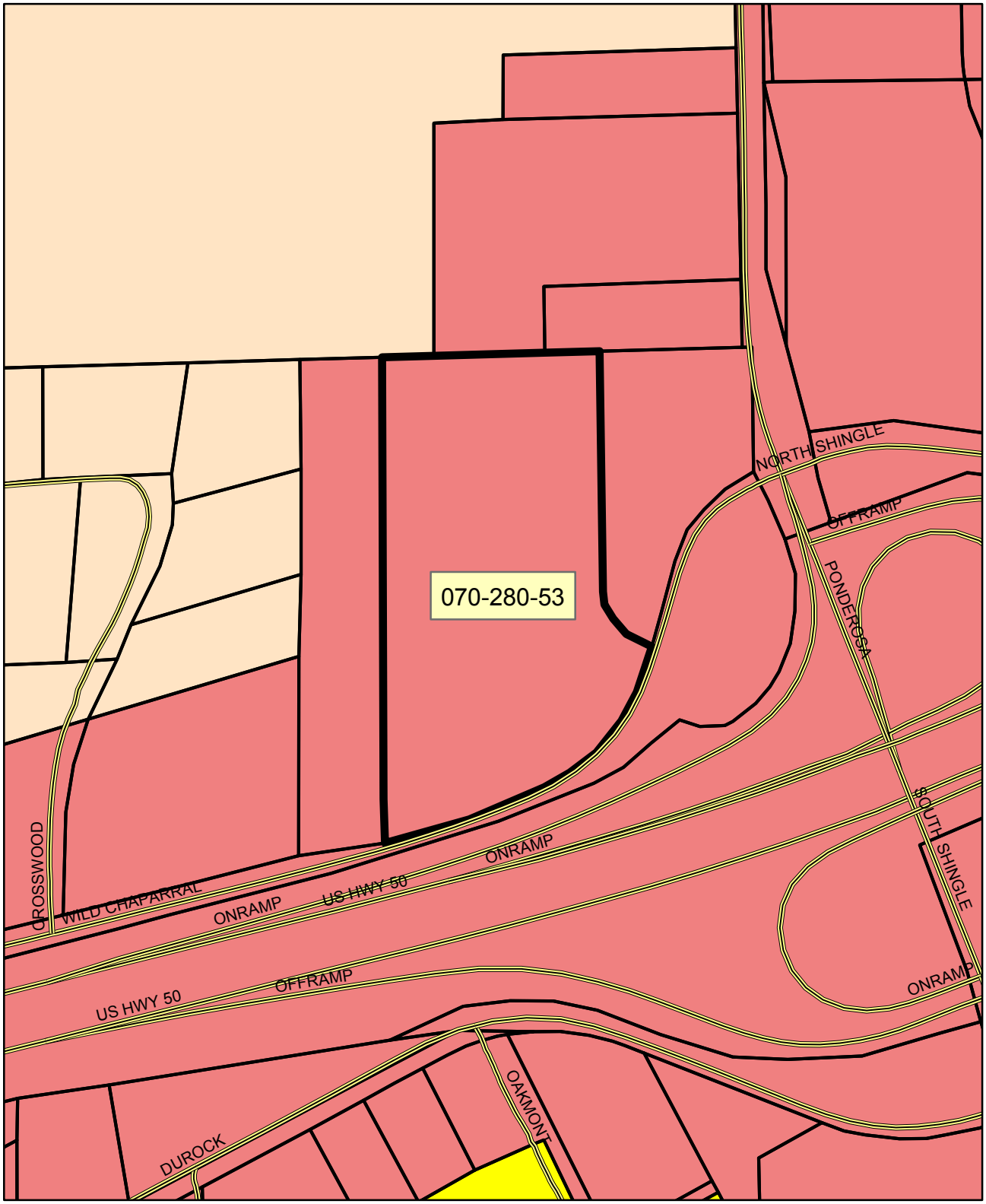
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. July 28, 2006

Assessor's Map Bk. 070, Pg. 28
County of El Dorado, CA

Exhibit B



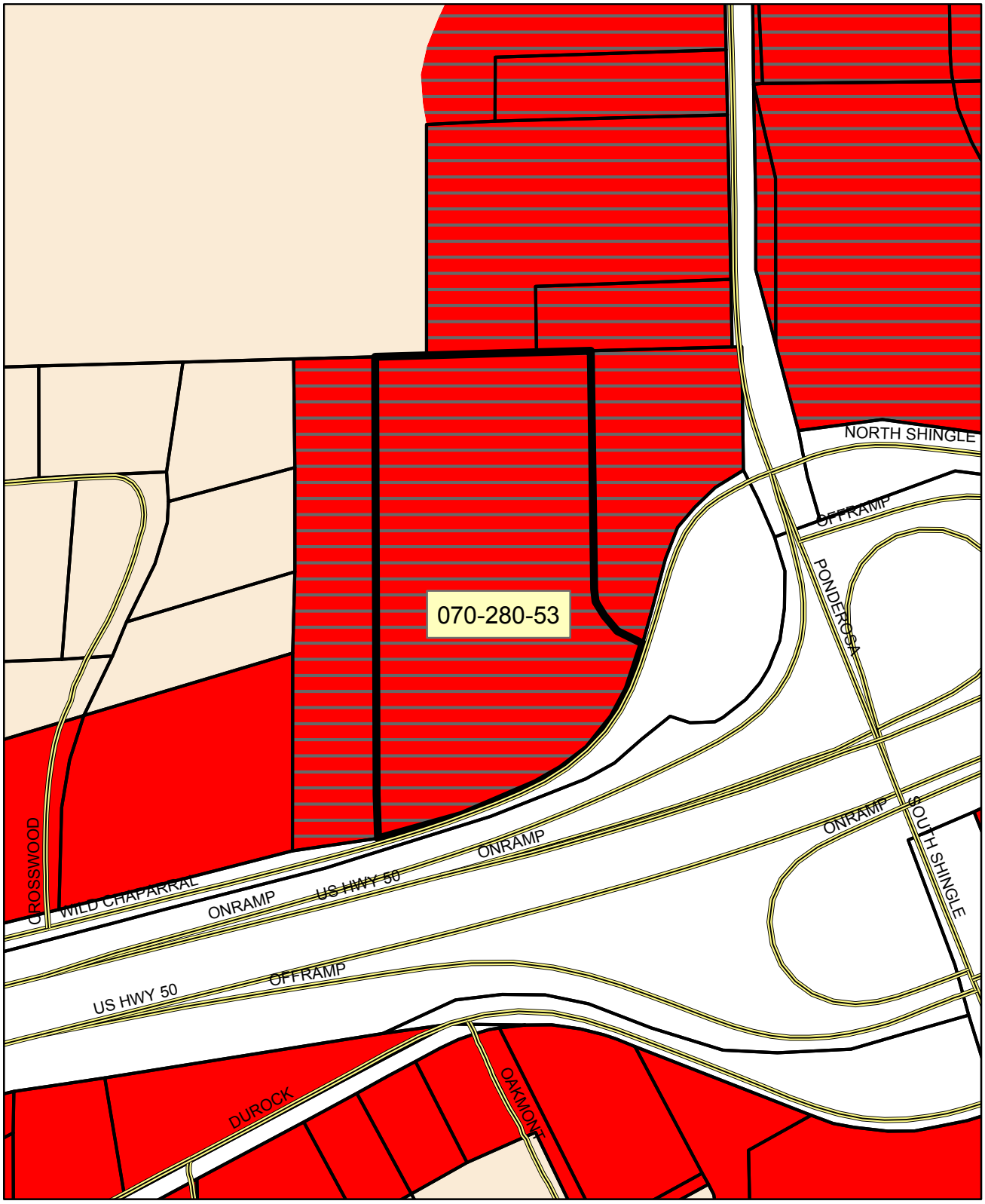
Project Parcel
Roads
Parcels
Commercial
High Density Residential
Low Density Residential

File No. S08-0025-R
General Plan Land Use Map

N
W E
S

Exhibit C

0 100 200 300 400 Feet



Project Parcel
Roads
Parcels
CC = Commercial Community
CR = Commercial Regional
R1A = Residential 1 Acre
TC = Transportation Corridor

File No.S08-0025-R
Zoning Map

N
W E
S

0 100 200 300 400 Feet

Exhibit D

File No. S08-0025-R Aerial Photo

N
W E
S

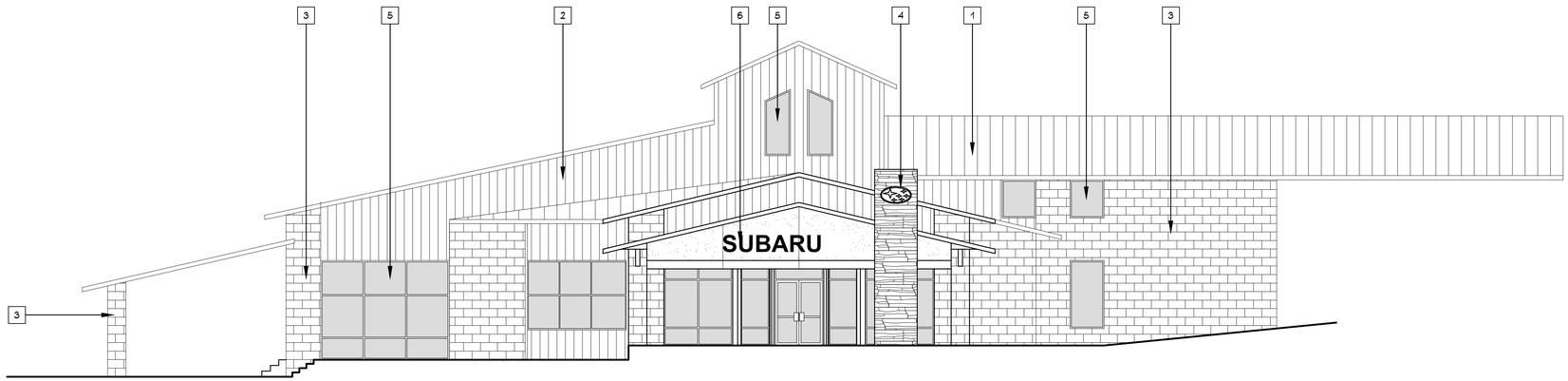
Exhibit E

0 50 100 150 200 Feet

Exhibit F

Existing South Elevations

1/8" = 1'-0"



Existing East Elevations

1/8" = 1'-0"

Existing West Elevations

1/8" = 1'-0"

KEY NOTES:

1. EXISTING METAL ROOFING
2. EXISTING METAL SIDING
3. EXISTING SPLIT-FACE CONCRETE BLOCK
4. EXISTING STONE SUBARU ICON TOWER
5. EXISTING STOREFRONT WINDOWS
6. EXISTING SIGNAGE

Shingle Springs Subaru

4045 West Chaparral, Shingle Springs, CA.

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
3320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1400 FAX: 916-851-1408
pwcarch@pwcarchitects.com

1 PLANNING - COMPLETENESS 1-28-16

Existing Elevations

Project: SHINGLE SPRINGS SUBARU

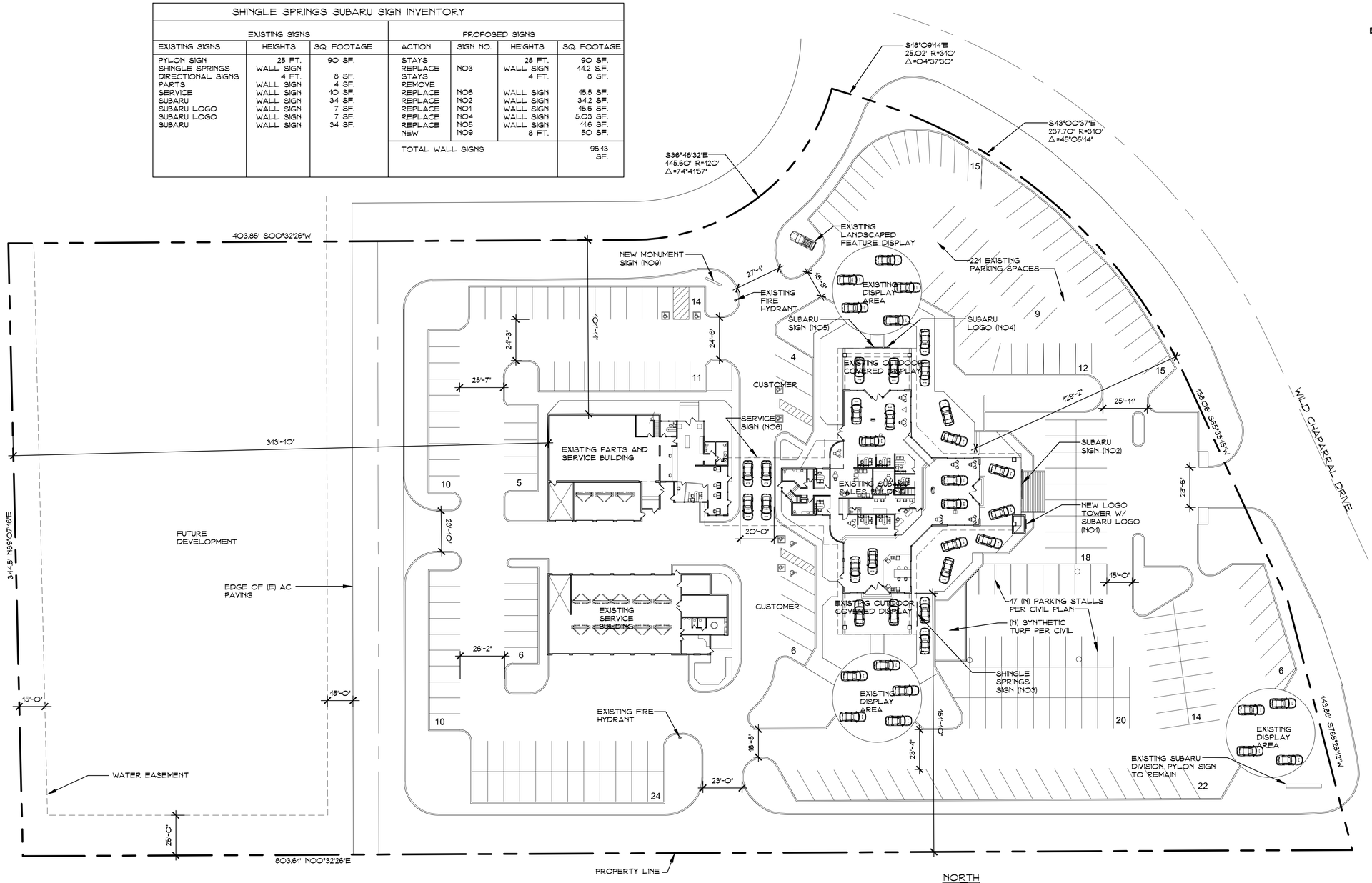
Job No. 15745 ***Date:*** 12-11-15

Scale: AS NOTED

A2

Exhibit G

SHINGLE SPRINGS SUBARU SIGN INVENTORY						
EXISTING SIGNS			PROPOSED SIGNS			
EXISTING SIGNS	HEIGHTS	SQ. FOOTAGE	ACTION	SIGN NO.	HEIGHTS	SQ. FOOTAGE
PYLON SIGN	25 FT.	90 SF.	STAYS		25 FT.	90 SF.
SHINGLE SPRINGS	WALL SIGN		REPLACE	NO3	WALL SIGN	14.2 S.F.
DIRECTIONAL SIGNS	4 FT.	8 SF.	STAYS		4 FT.	8 SF.
PARTS	WALL SIGN	4 SF.	REMOVE			
SERVICE	WALL SIGN	10 SF.	REPLACE	NO6	WALL SIGN	15.5 SF.
SUBARU	WALL SIGN	34 SF.	REPLACE	NO2	WALL SIGN	34.2 SF.
SUBARU LOGO	WALL SIGN	7 SF.	REPLACE	NO1	WALL SIGN	15.6 SF.
SUBARU LOGO	WALL SIGN	7 SF.	REPLACE	NO4	WALL SIGN	5.03 SF.
SUBARU	WALL SIGN	34 SF.	REPLACE	NO5	WALL SIGN	11.6 SF.
			NEW	NO9	8 FT.	50 SF.
			TOTAL WALL SIGNS			96.13 SF.



Site Plan

1" = 30'-0"

PROJECT INFORMATION

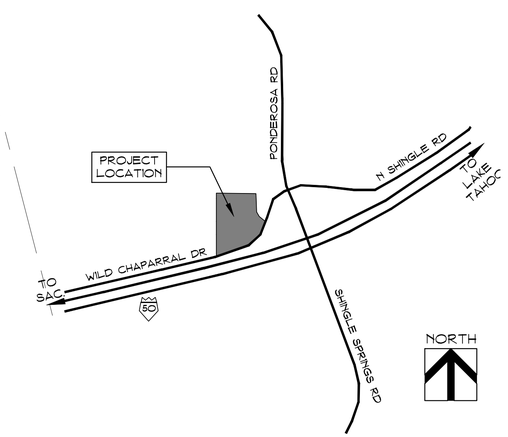
BUILDING DATA:

APN/STREET ADDRESS:	070-280-53-100/ 4045 WILD CHAPARRAL
CITY:	SHINGLE SPRINGS, CALIFORNIA
JURISDICTION:	EL DORADO COUNTY
ZONING:	REGIONAL COMMERCIAL (C3)
OCCUPANCY (MIXED USE):	B (OFFICE & VEHICLE SHOWROOM) S-1 (VEHICLE SERVICE)
TYPE OF CONSTRUCTION:	TYPE V-B (NON-RATED)
STORIES:	TWO
MAX. BUILDING HEIGHT:	24'-10" (TOWER)
SITE FIRE PROTECTION:	WET SYSTEMS HYDRANTS
SITE AREA:	268,765 S.F. (± 6.17 AC.)
SITE COVERAGE:	24,276 S.F. (8.95%)
EXISTING BUILDING:	
-FIRST FLOOR	18,252 S.F.
-COVERED AREA	5,987 S.F.
-SECOND FLOOR	2,135 S.F.
-TOTAL	26,374 S.F.
PARKING	221 EXISTING SPACES

DRAWING INDEX:

A1 SITE PLAN
A2 EXISTING ELEVATIONS
A3 PROPOSED ELEVATIONS
C1 PARTIAL GRADING PLAN

VICINITY MAP



PROJECT TEAM

OWNER
SHINGLE SPRINGS SUBARU NISSAN INC.
P.O. BOX 660
SHINGLE SPRINGS CA 95682
(800) 345-7778

ARCHITECT
PERKINS WILLIAMS & COTTERILL
3320 DATA DRIVE, SUITE 200
RANCHO CORDOVA, CA. 95670
(916) 851-1400

CIVIL ENGINEER
WARREN-GREEN ENGINEERING
3114 BRENNANS ROAD
LOOMIS, CA
(916) 663-2323

CONTRACTOR
HARTIN & HUME INC.
2664 MERCHANTILE DR. SUITE A
RANCHO CORDOVA, CA.
(916) 635-0331

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
3320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1400 FAX: 916-851-1408
pwcarch@pwcarchitects.com

1 PLANNING - COMPLETENESS 1-28-16

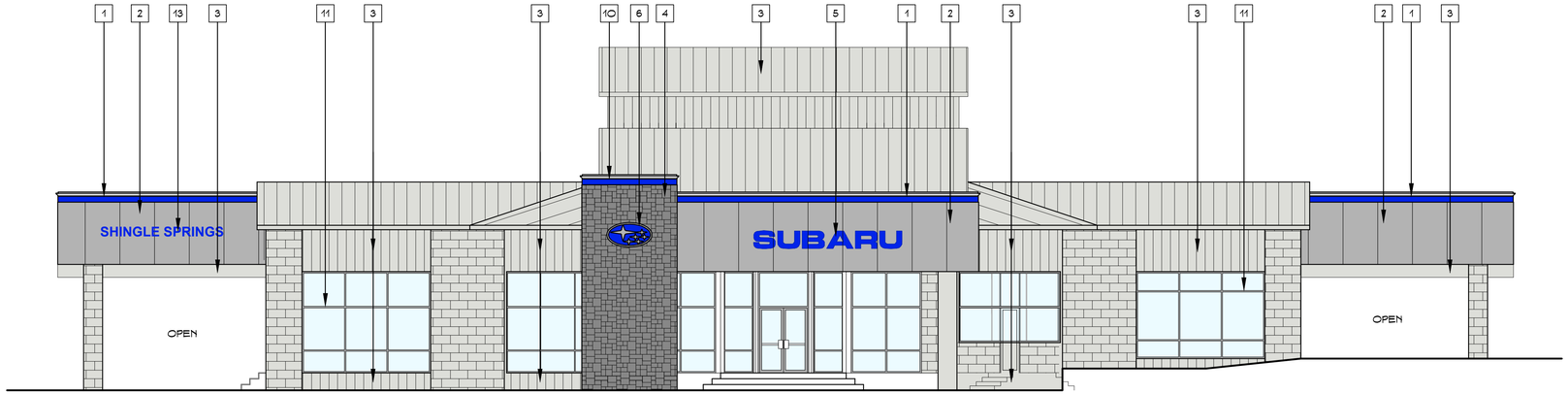
Site Plan

Project:	SHINGLE SPRINGS SUBARU
Job No.	15745
Date:	12-11-15
Scale:	AS NOTED

A1

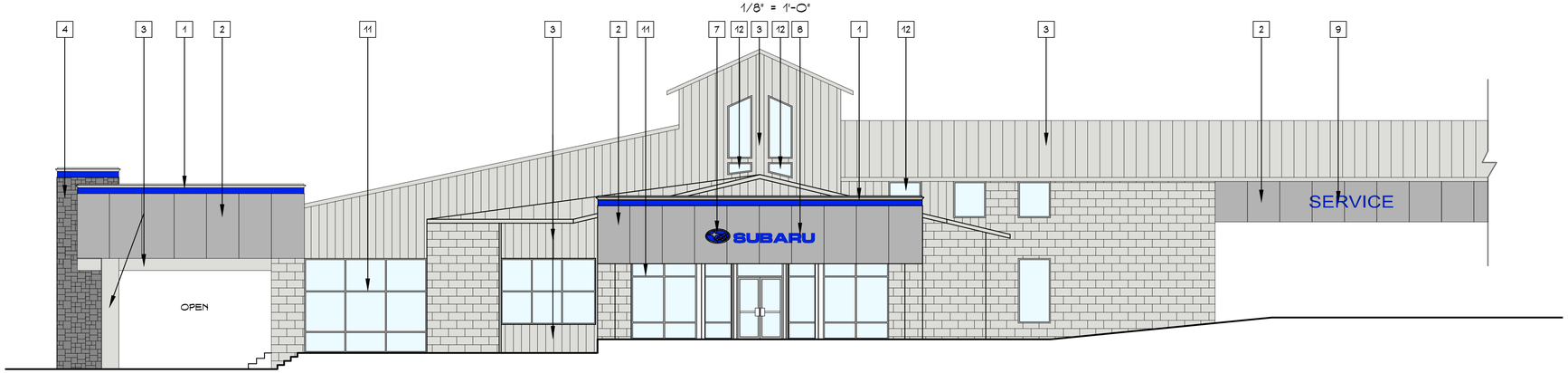
Shingle Springs Subaru

4045 Wild Chaparral, Shingle Springs, CA.



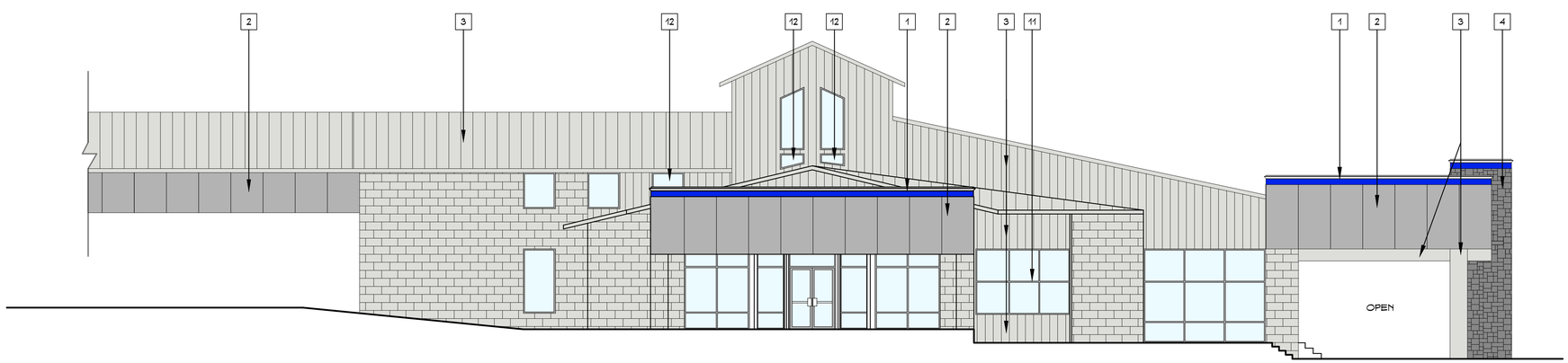
Proposed South Elevations

1/8" = 1'-0"



Proposed East Elevations

1/8" = 1'-0"



Proposed West Elevations

1/8" = 1'-0"

KEY NOTES:

1. ALUMINUM TOP CAP. VERTICAL FACE TO BE PMS 280C. REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
2. COMPOSITE METAL PANELS- SILVER METALLIC
3. PAINT TO MATCH SHERWIN WILLIAMS SW7071 'GRAY SCREEN'
4. SUBARU SLATE ICON TOWER
5. 24" ILLUM. CHANNEL LETTERSET
6. 36" SUBARU STAR CLUSTER
7. 20" SUBARU STAR CLUSTER
8. 14" ILLUM. CHANNEL LETTERSET
9. 18" ILLUM. CHANNEL LETTERSET
10. ALUMINUM TOP CAP. COLOR TO MATCH SILVER METALLIC FINISH
11. PAINT EX. WINDOW FRAMING TO MATCH SHERWIN WILLIAMS SW7071 'GRAY SCREEN'
12. NEW WINDOW TO MATCH EXISTING
13. 12" ILLUM. CHANNEL LETTERSET

Exhibit H-1

Shingle Springs Subaru

4045 West Chaparral, Shingle Springs, CA.

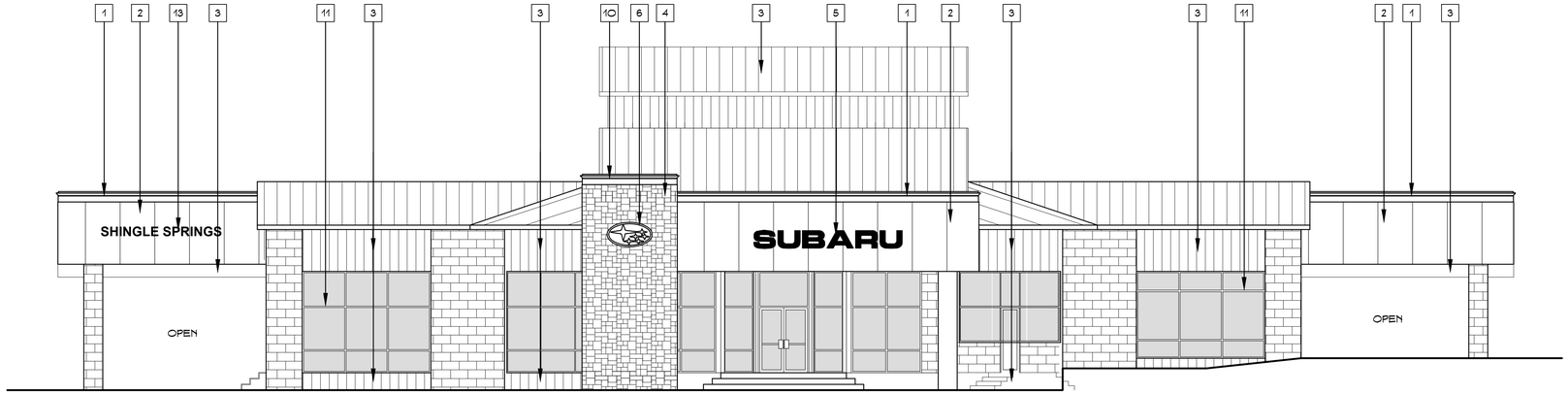
PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
3320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1400 FAX: 916-851-1408
pwearch@pwearchitects.com

△1 PLANNING - COMPLETENESS 1-28-16

Proposed Elevations

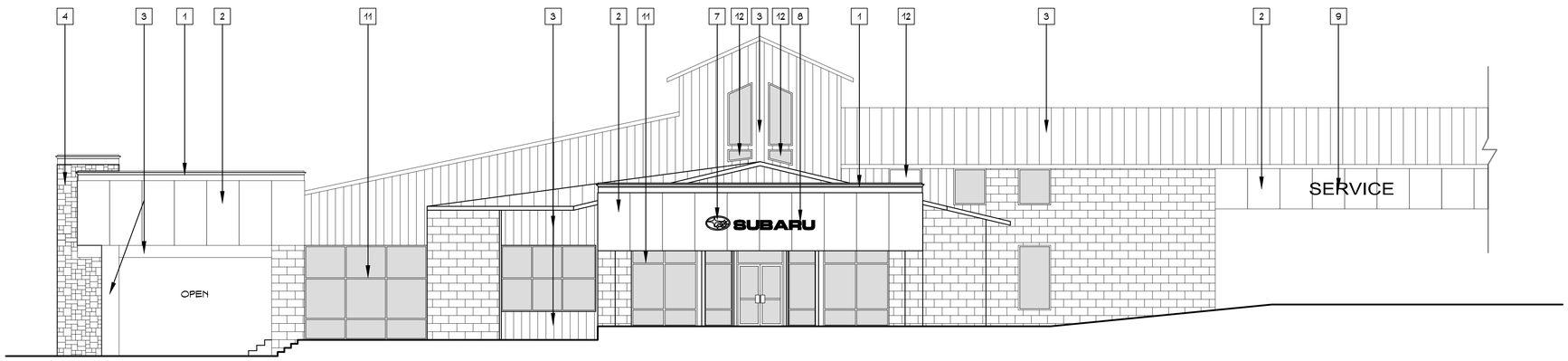
Project:	SHINGLE SPRINGS SUBARU		
Job No.	15745	*Date:*	12-11-15
Scale:	AS NOTED		

A3



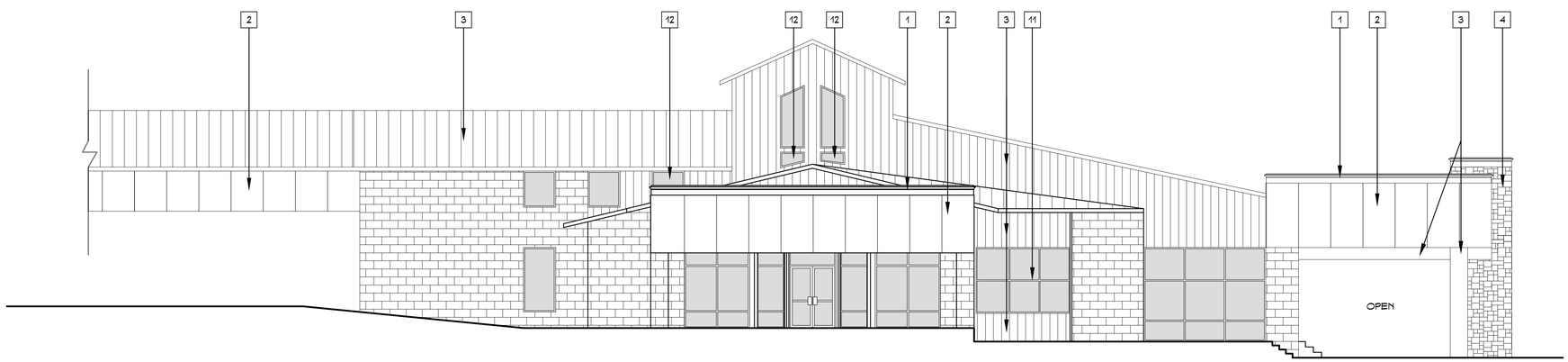
Proposed South Elevations

1/8" = 1'-0"



Proposed East Elevations

1/8" = 1'-0"



Proposed West Elevations

1/8" = 1'-0"

KEY NOTES:

1. ALUMINUM TOP CAP. VERTICAL FACE TO BE PMS 280C. REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
2. COMPOSITE METAL PANELS- SILVER METALLIC
3. PAINT TO MATCH SHERWIN WILLIAMS SW7071 'GRAY SCREEN'
4. SUBARU SLATE ICON TOWER
5. 24" ILLUM. CHANNEL LETTERSET
6. 36" SUBARU STAR CLUSTER
7. 20" SUBARU STAR CLUSTER
8. 14" ILLUM. CHANNEL LETTERSET
9. 18" ILLUM. CHANNEL LETTERSET
10. ALUMINUM TOP CAP. COLOR TO MATCH SILVER METALLIC FINISH
11. PAINT EX. WINDOW FRAMING TO MATCH SHERWIN WILLIAMS SW7071 'GRAY SCREEN'
12. NEW WINDOW TO MATCH EXISTING
13. 12" ILLUM. CHANNEL LETTERSET

Exhibit H-2

Shingle Springs Subaru

4045 West Chaparral, Shingle Springs, CA.

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
3320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA. 95670
916-851-1400 FAX: 916-851-1408
pwearch@pwearchitects.com

△1 PLANNING - COMPLETENESS 1-28-16

Proposed Elevations

Project:	SHINGLE SPRINGS SUBARU		
Job No.	15745	*Date:*	12-11-15
Scale:	AS NOTED		

A3

N01	36" Illum Logo - 36"h x 62-1/2"w	(15.6 Sq. Ft.)
N02	24" Illum Blue Channel Letters “SUBARU” - 17' 1-1/4" OAL	(34.2 Sq. Ft.)
N03	12" Illum Blue Channel Letters “SHINGLE SPRINGS” - 170-¼" OAL	(14.2 Sq. Ft.)

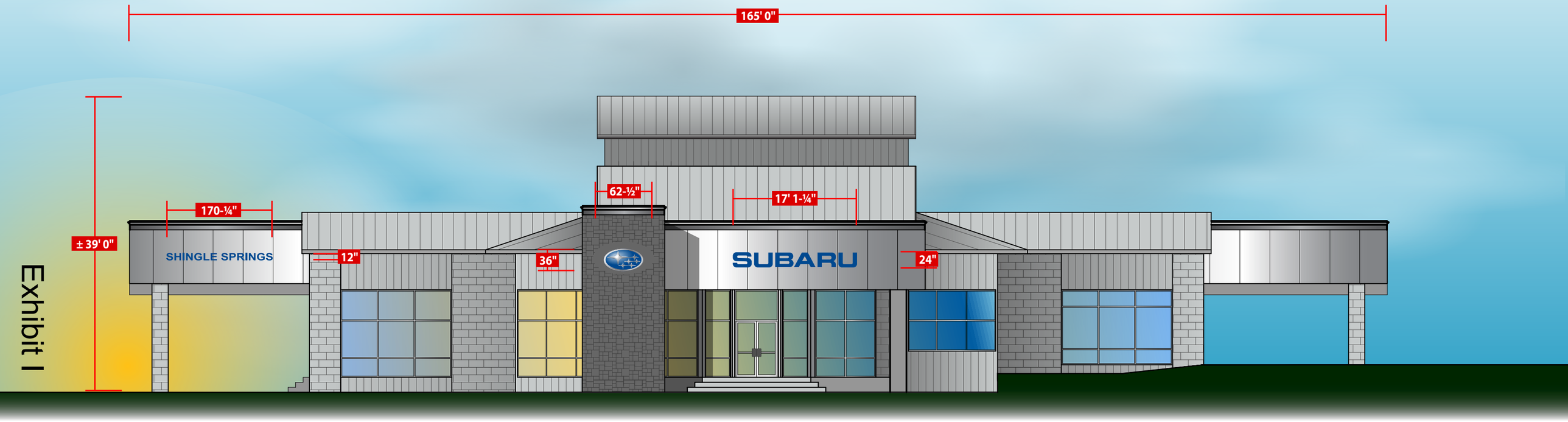


Exhibit I

South Elevation

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AFR
ADDRESS	SUB14175 Shingle Springs Subaru 4045 Wild Chaparral Drive Shingle Springs, CA 95682		

DATE	10.21.15
DWG NUM	B65001
SHEET	2

DATE	REVISION	BY
11.18.15	Revised N03	AFR
11.19.15	Added N10	AFR
01.26.16	Revised N01-N05, N09 and removed N07, N08 & N10	AFR

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N04	20" Illum Logo - 20"h x 36-1/4"w	(5.03 Sq. Ft.)
N05	14" Illum Blue Channel Letters “SUBARU” - 9' 11-3/4" OAL	(11.6 Sq. Ft.)
N06	18” Illum Blue Channel Letters “SERVICE” - 10’ 4” OAL	(15.5 Sq. Ft.)

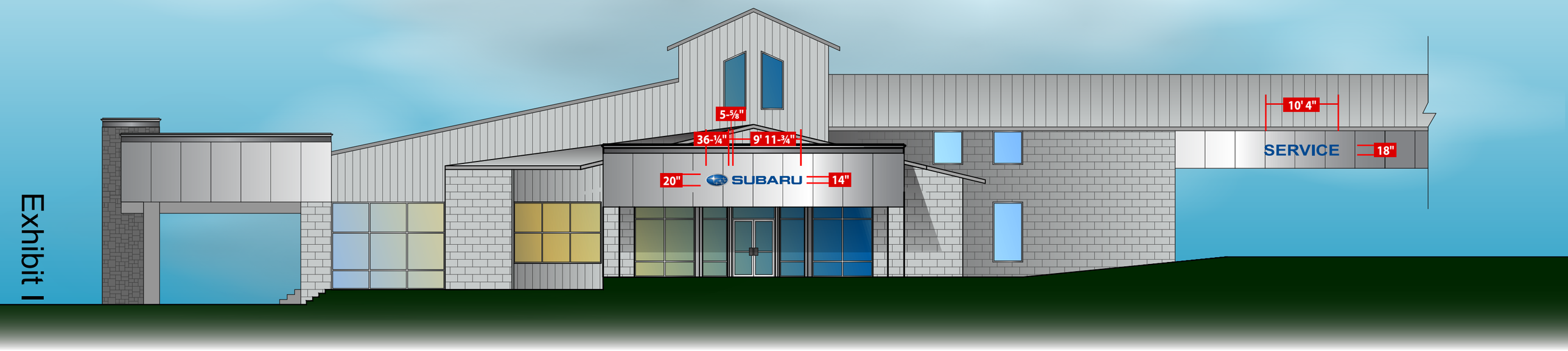

Exhibit I

East Elevation

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AFR
ADDRESS	SUB14175 Shingle Springs Subaru 4045 Wild Chaparral Drive Shingle Springs, CA 95682		

DATE	10.21.15
DWG NUM	B65001
SHEET	3

DATE	REVISION	BY
11.18.15	Revised N03	AFR
11.19.15	Added N10	AFR
01.26.16	Revised N01-N05, N09 and removed N07, N08 & N10	AFR

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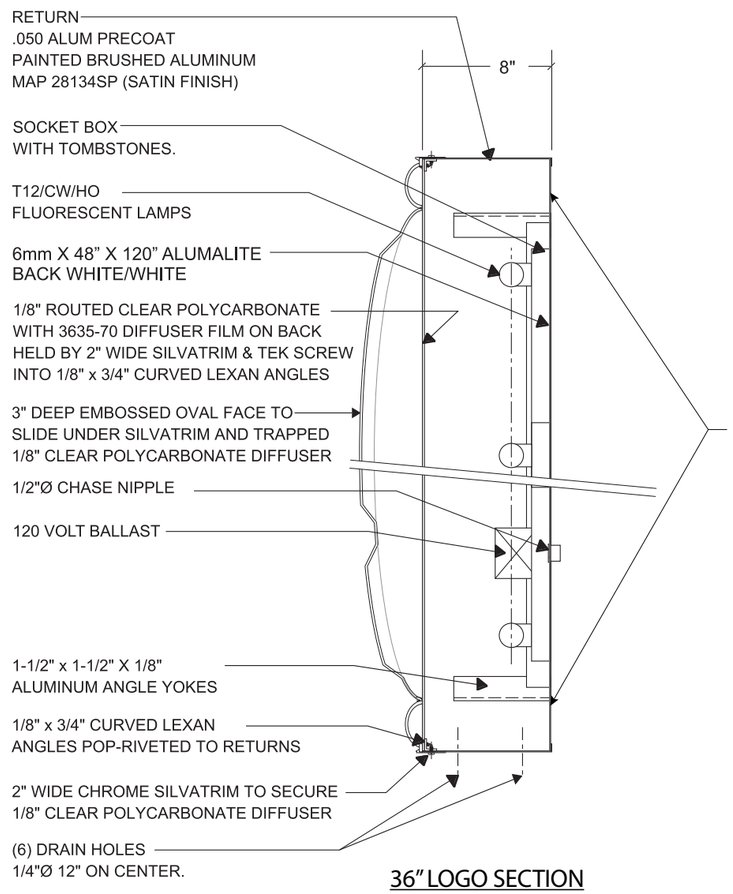
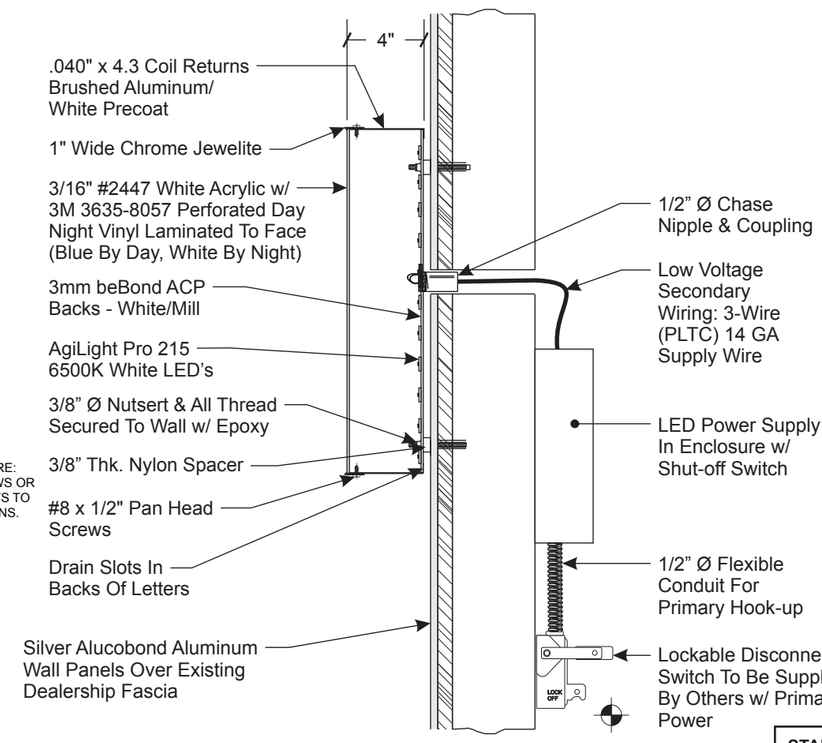
Exhibit I

N01 - 36" ILLUM LOGO
Scale: ½" = 1' 0"

N02 - 24" ILLUM CHANNEL LETTERS
Scale: ½" = 1' 0"



36" LOGO SECTION
Not To Scale



24" ILLUM CHANNEL LETTER
Not to Scale

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD WALL SIGN NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.
6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AFR
ADDRESS	SUB14175 Shingle Springs Subaru 4045 Wild Chaparral Drive Shingle Springs, CA 95682	DATE	10.21.15
		DWG NUM	B65001
		SHEET	4

DATE	REVISION	BY
11.18.15	Revised N03	AFR
11.19.15	Added N10	AFR
01.26.16	Revised N01-N05, N09 and removed N07, N08 & N10	AFR

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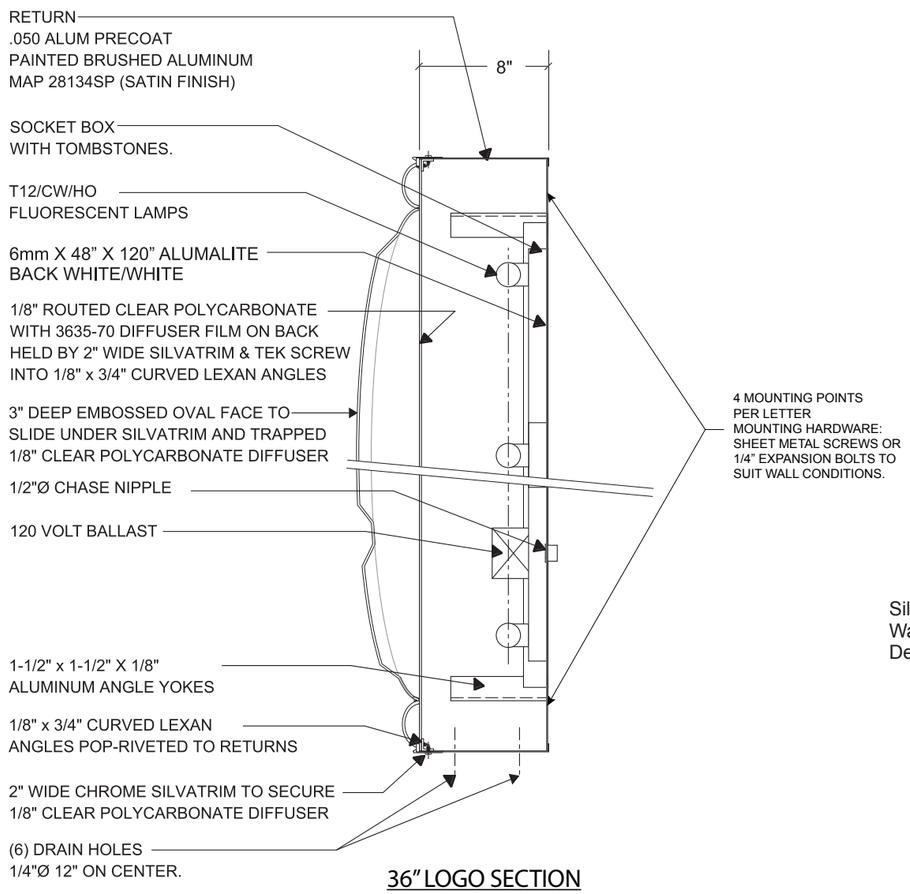
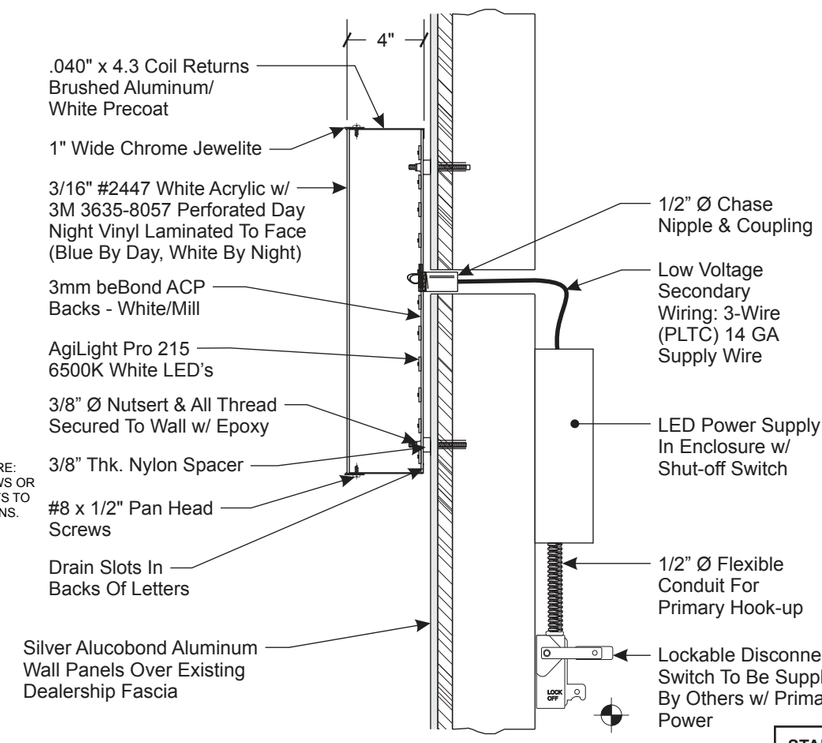
Exhibit I

N04 - 20" ILLUM LOGO
Scale: NTS

N05 - 14" ILLUM CHANNEL LETTERS
Scale: NTS



36" LOGO SECTION
Not To Scale



24" ILLUM CHANNEL LETTER
Not to Scale

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD WALL SIGN NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.
6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AFR
ADDRESS	SUB14175 Shingle Springs Subaru 4045 Wild Chaparral Drive Shingle Springs, CA 95682	DATE	10.21.15
		DWG NUM	B65001
		SHEET	5

DATE	REVISION	BY
11.18.15	Revised N03	AFR
11.19.15	Added N10	AFR
01.26.16	Revised N01-N05, N09 and removed N07, N08 & N10	AFR

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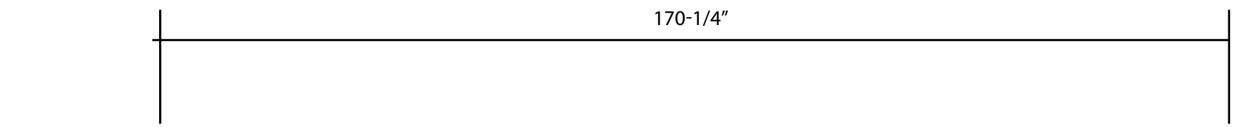
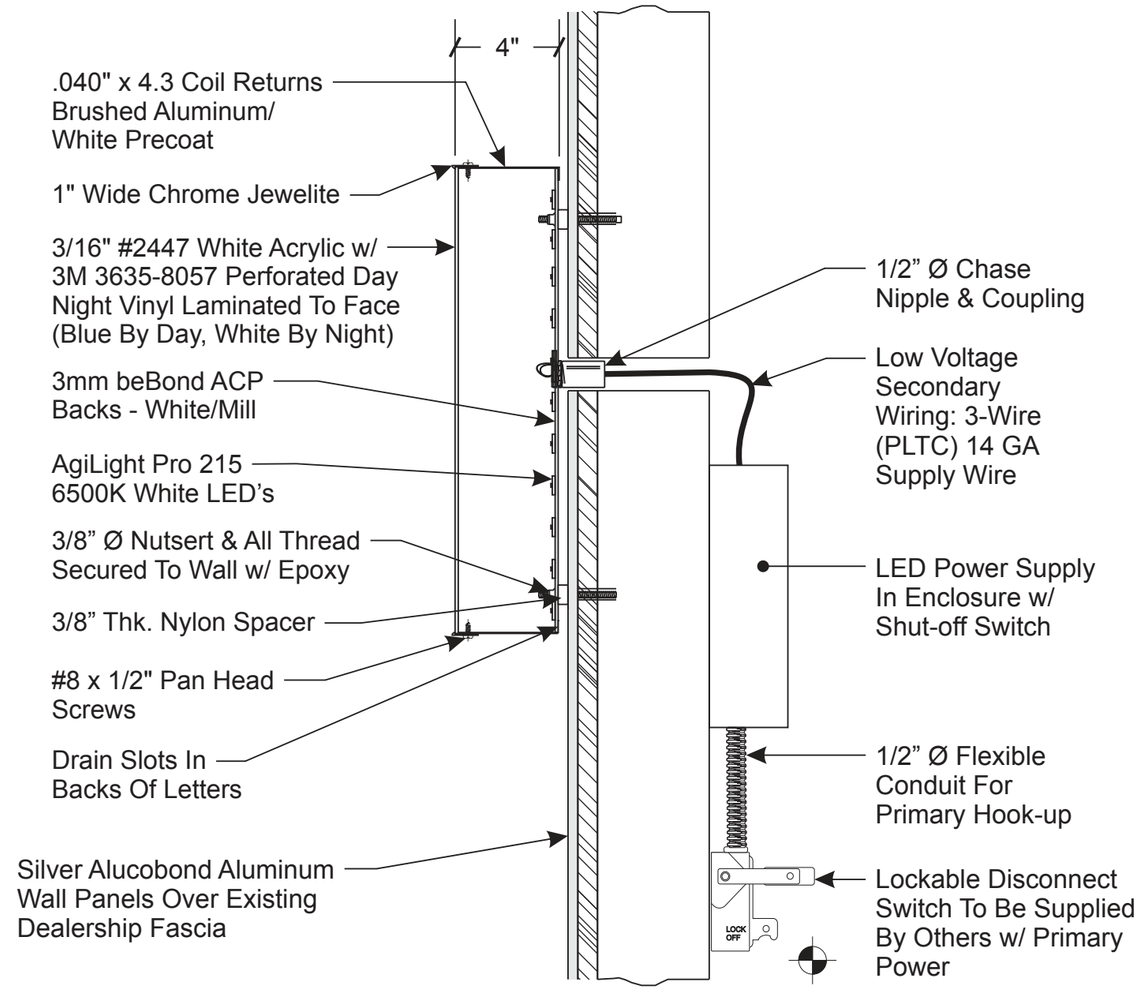
Exhibit I



N03 - 12" ILLUM CHANNEL LETTER
Scale: NTS

N06 - 18" ILLUM CHANNEL LETTER
Scale: NTS



CROSS SECTION
NTS

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring And Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AFR	DATE	10.21.15
ADDRESS	SUB14175 Shingle Springs Subaru 4045 Wild Chaparral Drive Shingle Springs, CA 95682			DWG NUM	B65001
				SHEET	6

DATE	REVISION	BY
11.18.15	Revised N03	AFR
11.19.15	Added N10	AFR
01.26.16	Revised N01-N05, N09 and removed N07, N08 & N10	AFR

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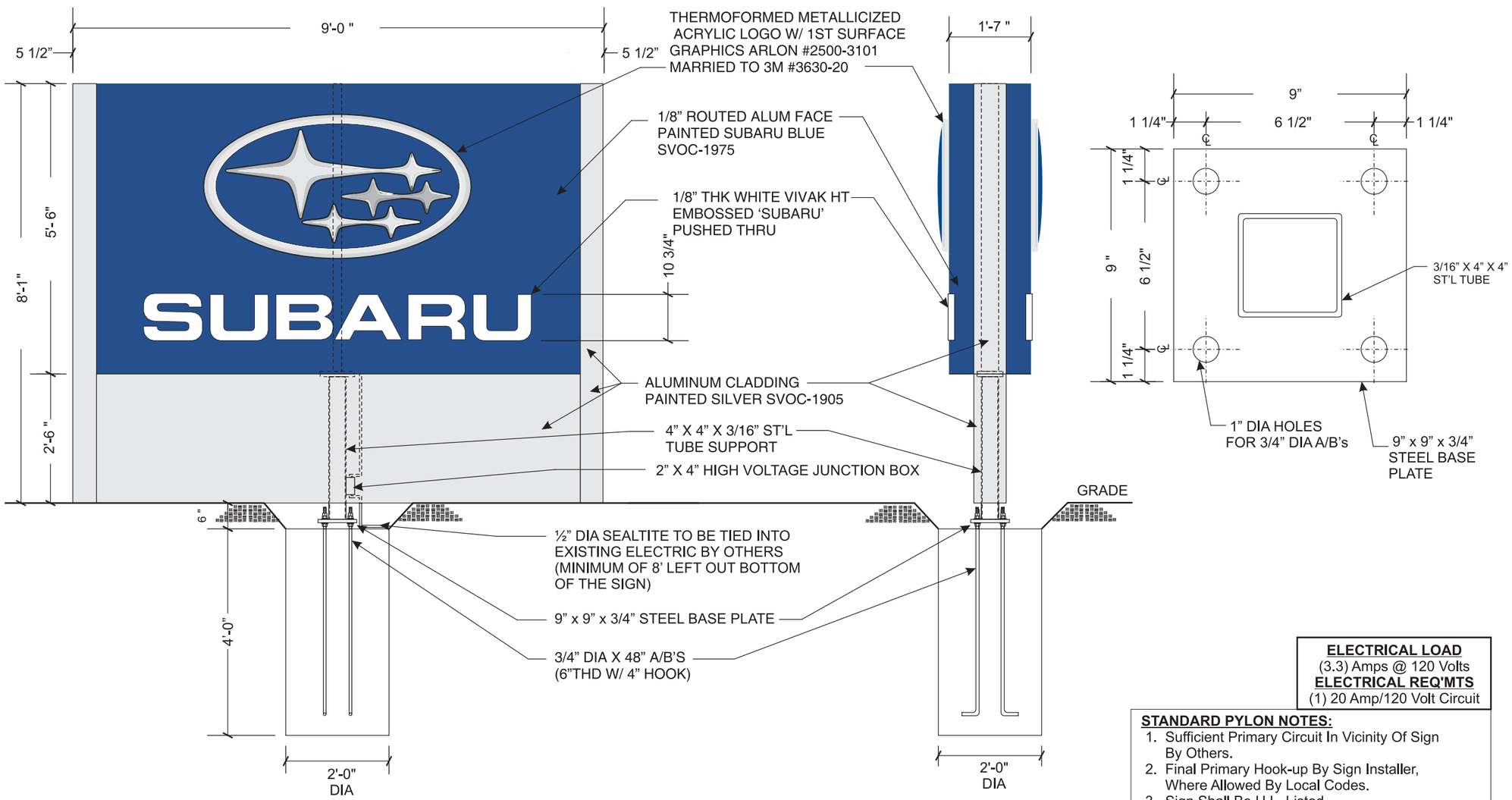
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: http://www.philadelphiasign.com

N09: M50 Illuminated Monument - 50 Sq. Ft.



ELECTRICAL LOAD
(3.3) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD PYLON NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Soil Assumed To Be Medium Clay, Or Better, With Minimum Soil Bearing Capacity Of 2,500 PSF.
5. Concrete 3,000 PSI @ 28 Days.
6. Reinforcing Steel Shall Be ASTM A615 GR-40.
7. Structural Steel Shall Be ASTM A36.
8. All Welds Shall Conform To A.W.S Standards.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Exhibit I

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Subaru	DWG BY	AFR
ADDRESS	SUB14175 Shingle Springs Subaru 4045 Wild Chaparral Drive Shingle Springs, CA 95682	DATE	10.21.15
		DWG NUM	B65001
		SHEET	7

DATE	REVISION	BY
11.18.15	Revised N03	AFR
11.19.15	Added N10	AFR
01.26.16	Revised N01-N05, N09 and removed N07, N08 & N10	AFR

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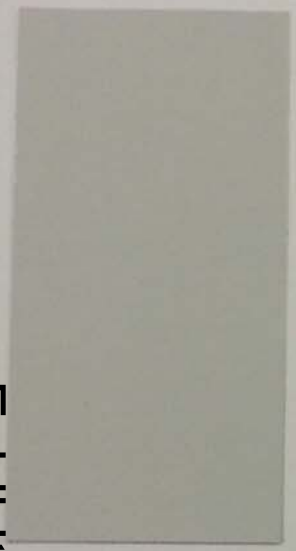
Shingle Springs Subaru

4045 Wild Chaparral

Shingle Springs, California

15 DEC 16 PM 3:50
RECEIVED
PLANNING DEPARTMENT

Paint



Sherwin Williams
"Gray Screen"
SW7071

Glazing

Clear Glass/
Clear Aluminum Storefront

Stone

Camara Slate Products or Equal
"Shadow Grey"

Metal

Una Clad or Equal
"Silver Metallic"

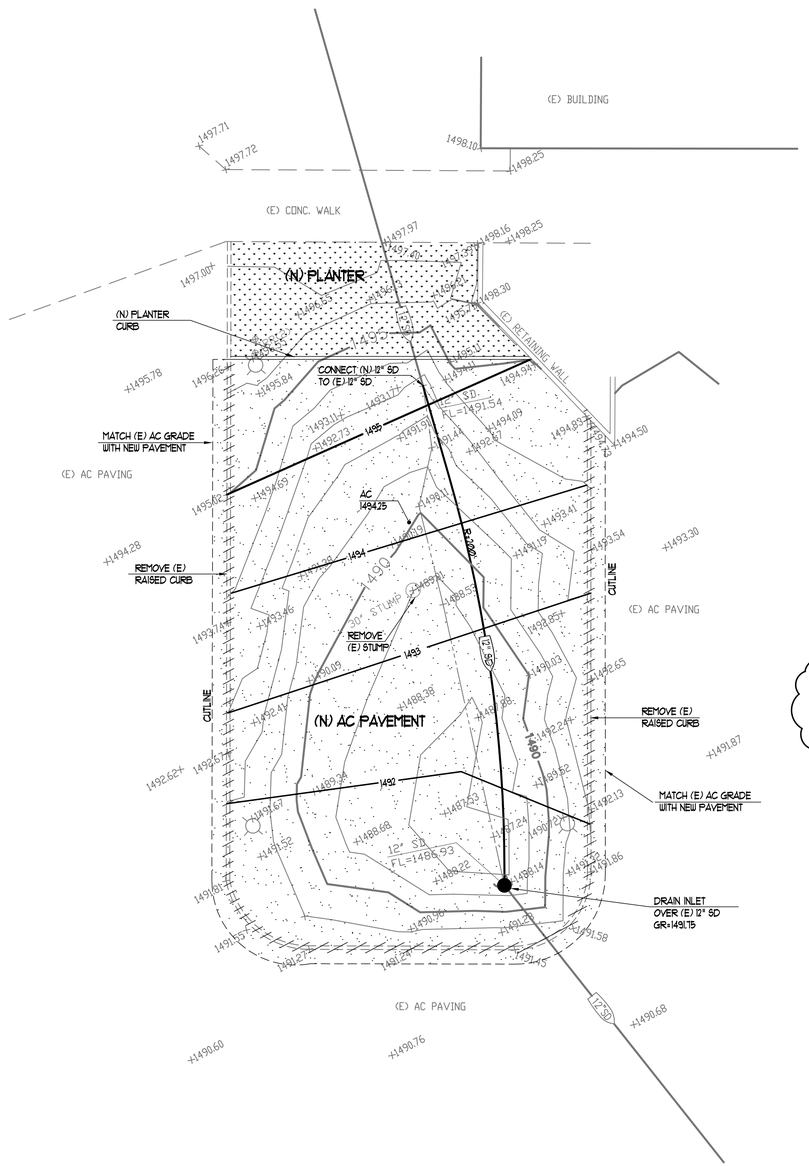
Una Clad or Equal
"Award Blue"

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
3220 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA
(916) 851-1400 95670

S 08-0025-R

Exhibit J

Exhibit K



NOTE

NET INCREASE IN IMPERVIOUS SURFACE WITH THIS PROJECT: 4,012 SF

ABBREVIATIONS

AC	ASPHALT CONCRETE	JP	JOINT POLE
AB	AGGREGATE BASE	LF	LINEAR FEET
BCR	BEGIN CURB RETURN	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BO	BLOW OFF	(N)	NEW
BOW	BACK OF WALK	N.I.C.	NOT IN CONTRACT
BW	BOTTOM OF WALL	OG	ORIGINAL GRADE
CC	CONCRETE (TOP OF CONCRETE WALK)	PD	PLANTER DRAIN
CL	CENTER LINE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	POC	POINT OF CONNECTION
CONST.	CONSTRUCT	PP	POWER POLE
COTG	CLEANOUT TO GRADE	RCP	REINFORCED CONCRETE PIPE
DI	DRAIN INLET	RD	ROOF DRAIN
DIP	DUCTILE IRON PIPE	RDWD	REDWOOD
DS	DOWNSPOUT	RET	RETAINING
DWY	DRIVEWAY	RP	REDUCED PRESSURE
(E)	EXISTING	R/W	RIGHT OF WAY
E. BOX	ELECTRICAL BOX	RWL	RAIN WATER LEADER
E. COND.	ELECTRICAL CONDUIT	S	SLOPE
ECR	END CURB RETURN	SD	STORM DRAIN
ELEC	ELECTRIC	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	STA.	STATION
EXIST.	EXISTING	ST. LT.	STREET LIGHT
FDC	FIRE DEPARTMENT CONNECTION	TBM	TEMPORARY BENCH MARK
FF	FINISH FLOOR	T	TRANSFORMER
FH	FIRE HYDRANT	TEL	TELEPHONE
FL	FLOW LINE	TC	TOP OF CURB
FM	FIRE MAIN	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
GV	GATE VALVE	W	WATER
HDR	HEADER	WV	WATER VALVE
HP	HIGH POINT	VB	VALVE BOX
INV	INVERT ELEVATION	YD	YARD DRAIN

LEGEND

40	EXISTING CONTOUR
× 43.15	EXISTING ELEVATION
10"SD	EXISTING STORM DRAIN
31.90	NEW ELEVATION
8" SD	NEW STORM DRAIN
■	NEW DRAIN STRUCTURE (TYPE AS NOTED)
1495	NEW FINISH GRADE CONTOUR
– – – – – – – –	CUTLINE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NUMBER	DESCRIPTION	ENGR INIT	COUNTY APPROVAL BY	DATE
7				
6				
5				
4				
3				
2				
1				

REVISION BLK.

DRAWN BY:
DESIGNED BY: L.A.G.
CHECKED BY: R.S.W.
SCALE: 1" = 10'
DATE: DEC. 2015 F.B. REF.

Warren•Green Engineering
3114 Brennans Road / Loomis CA 95650 / 916.663.2323

BENCH MARK
BM: ELEV :
DATUM:

PREPARED UNDER THE DIRECTION OF
LORI A. GREEN DATE
RCE # 36500

IMPROVEMENT PLANS FOR:
SHINGLE SPRINGS SUBARU
PRELIMINARY GRADING PLAN
COUNTY OF EL DORADO, CALIFORNIA

C1

JOB NUMBER 15-241

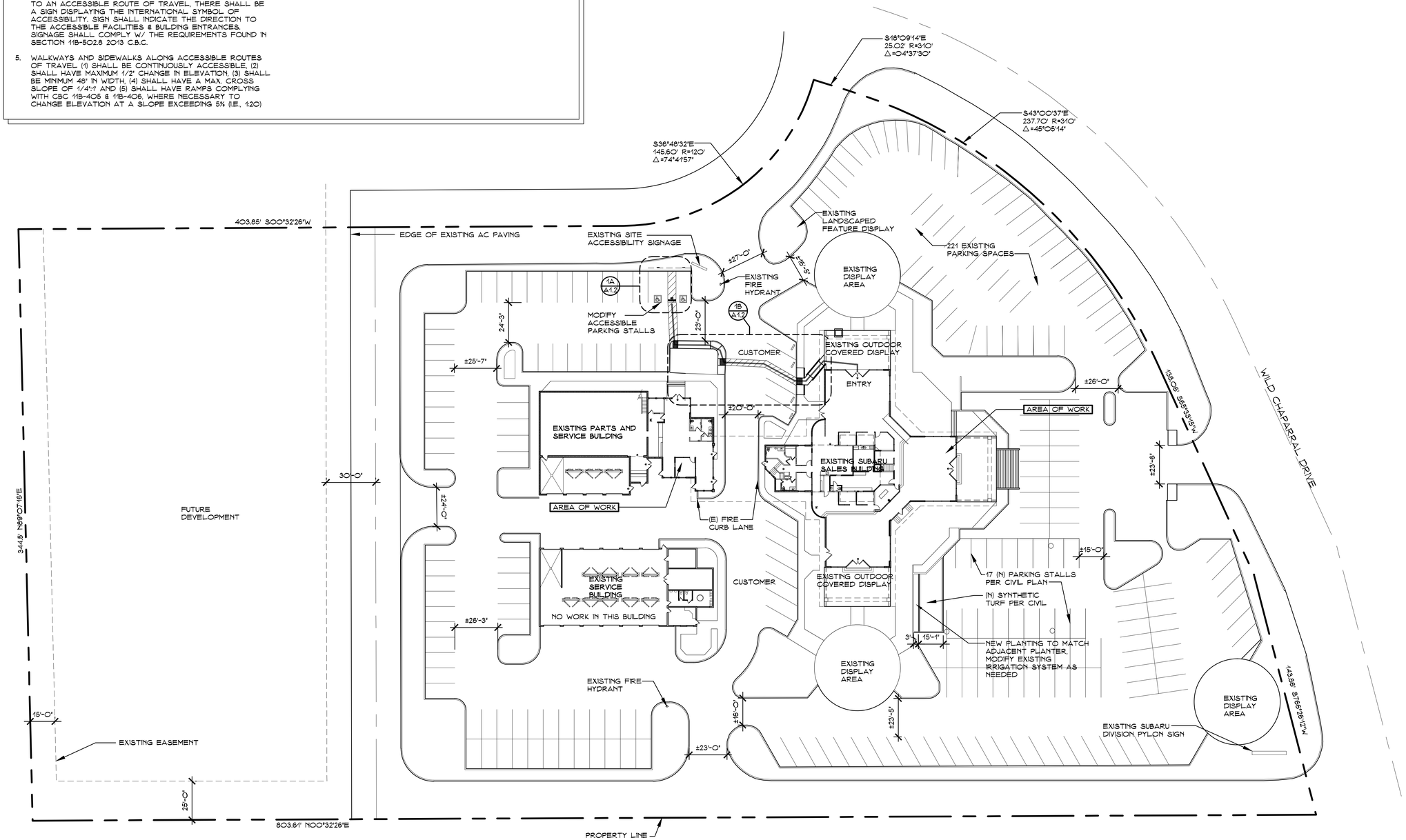
Exhibit L

GENERAL NOTES

1. THE LANDING ON EACH SIDE OF ALL EXIT DOORS SHALL BE LEVEL & CLEAR. THE LEVEL AREA SHALL BE 60" MIN. IN LENGTH IN THE DIRECTION OF THE DOOR SWING & 44" MIN. IN LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. PROVIDE AT LEAST 24" CLEAR PAST THE STRIKE EDGE OF EXTERIOR DOORS. SEE DETAIL 4/A1.2
2. ALL FIRE APPARATUS ACCESS ROAD CURBS SHALL BE PAINTED RED W/ THE WORDS, "NO PARKING FIRE LANE" STENCILED IN WHITE EVERY 50 FEET ON THE FACE OF THE CURBS USING 4-INCH LETTERS.
3. FIRE LANE SIGNS SHALL STATE, "NO PARKING".
4. PROVIDE SIGNAGE DIRECTING PERSONS W/ DISABILITIES TO THE ACCESSIBLE ROUTE OF TRAVEL. SIGN SHALL BE LOCATED AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGN SHALL INDICATE THE DIRECTION TO THE ACCESSIBLE FACILITIES & BUILDING ENTRANCES. SIGNAGE SHALL COMPLY W/ THE REQUIREMENTS FOUND IN SECTION 11B-502.8 2013 C.B.C.
5. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) SHALL HAVE MAXIMUM 1/2" CHANGE IN ELEVATION, (3) SHALL BE MINIMUM 48" IN WIDTH, (4) SHALL HAVE A MAX. CROSS SLOPE OF 1/4":1' AND (5) SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405 & 11B-406, WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20)
6. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT TO ENTRANCE, LOCATED STRIKESIDE & MOUNTED 60" A.F.F. TO THE CENTER OF THE SIGN, PER SECTION 11B-216.6, SEE 2/A1.2

SYMBOL LEGEND

- ACCESSIBLE ROUTE OF TRAVEL 4'-0" WIDE MIN.
- FIRE HYDRANT
- TRANSFORMER LOCATION
- POLE LIGHT, TYP. SEE ELECTRICAL
- PROPERTY LINE



1 / A1.1 SITE PLAN
SCALE = 1" = 30'-0"

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
3220 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1400 FAX 916-851-1408
pwcarch@pwcarchitects.com

PROFESSIONAL STAMP:

LICENSED ARCHITECT
ROY COTTERILL
No. C-20188
REN. 9/30/17
STATE OF CALIFORNIA

CONSULTANT INFO:

A TENANT IMPROVEMENT FOR
SHINGLE SPRINGS SUBARU
4045 WILD CHAPARRAL DR.
SHINGLE SPRINGS, CA 95682

ISSUE TYPE:

REVISIONS:

DATE: 3-24-16
PROJECT NUMBER: 15745
DRAWING TITLE: SITE PLAN
SHEET NUMBER: A1.1

INFORMATION AND DRAWINGS APPEARING HEREIN CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF PERKINS, WILLIAMS & COTTERILL ARCHITECTS.

Table 130.16.070.1b –Community Region Area Signage Standards for Permanent On-Site Signs

Commercial Zone Districts		
Zone District	**Allowed Signs and Development Standards in Community Regions**	
	Building-Attached	**Freestanding**
C CP CG	1 or more signs per establishment based on floor area as follows: • < 10,000 sf floor area = 50 sf max sign area • 10,001 – 25,000 sf floor area = 75 sf max sign area • > 25,001 sf floor area = 100 sf max sign area	**Individual Establishment:** No more than 1 sign per public street frontage as follows: ➢ First street frontage: 50 sf max area, 12 ft max height ➢ Other street frontage(s): 30 sf max area, 10 ft max height **Integrated Development:** 1 multi-tenant sign per public street frontage as follows: ➢ First street frontage: 80 sf max area, 20 ft max height ➢ Other street frontage(s): 40 sf max area, 10 ft max height
CPO	1 or more signs not exceeding a combined total of 50 sf per establishment; Roofline is max height	**Individual Establishment:** No more than 1 sign per public street frontage as follows: ➢ Primary frontage: 50 sf max area, 12 ft max height ➢ Other street frontage(s): 30 sf max area, 8 ft max height **Integrated Development:** 1 multi-tenant sign per public street frontage as follows: ➢ First street frontage: 80 sf max area, 20 ft max height ➢ Other street frontage(s): 40 sf max area, 10 ft height limit