

**SITE ANALYSIS**

CONTROL NUMBER ..... PAMP2018-00025 (DOLLAR GENERAL)

**AREA ANALYSIS**

A.P.N. .... 206-0210-044  
 PROPOSED DOLLAR GENERAL SITE AREA ..... 36,421 SQUARE FEET (0.83 ACRES)  
 PROPOSED BUILDING AREA ..... 9,100 SQUARE FEET  
 PROPOSED BUILDING HEIGHT ..... 18'-0"  
 PROPOSED FLOOR AREA RATIO ..... 0.25%

ZONING ..... RIO LINDA SPA - GATEWAY ZONING DISTRICT, CMU (COMMERCIAL MIXED USE)

LANDSCAPE AREA ..... 10,840 (29%)  
 EXISTING LAND USE ..... (E) COMMERCIAL BLDG. TO BE DEMOLISHED

AREA SEPARATION WALLS ..... NONE  
 CONSTRUCTION TYPE ..... V-8  
 BLDG. SPRINKLERED ..... TBD  
 PROPOSED OCCUPANCY GROUP ..... M/S-1  
 PROPOSED BUILDING USE ..... RETAIL  
 PROPOSED OCCUPANCY LOAD ..... 136

**PARKING ANALYSIS**

PARKING SPACES REQUIRED PER PLANNING (3 SPACES PER 1000 SQ.FT.) ..... 27 SPACES  
 PARKING SPACES PROVIDED ..... 27 SPACES  
 STANDARD SPACES ..... 25 SPACES  
 HANDICAP SPACES ..... 02 SPACES

**ZONING SETBACKS**

THE FOLLOWING ARE FOUND SETBACK FROM COUNTY OF SACRAMENTO FOR "GATEWAY ZONING DISTRICT, CMU" ZONE:

FRONT: (RIO LINDA BLVD.) 0' MIN - 25' MAX  
 STREET SIDE (M ST.) 0' MIN - 25' MAX  
 INTERIOR SIDE: 20'  
 REAR: 20'

**VICINITY MAP**

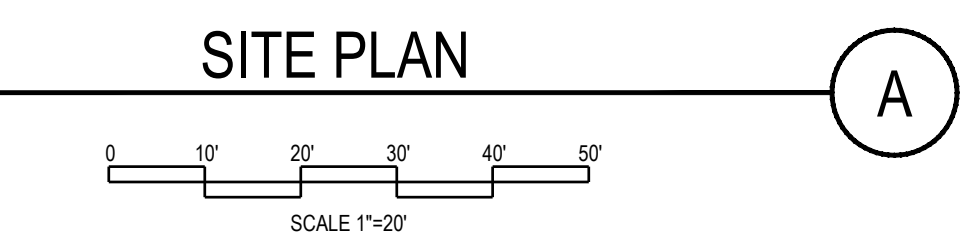
**ABBREVIATIONS**

NOTE: NOT ALL ABBREVIATIONS MAY BE USED ON THESE PLANS.

AC ASPHALTIC CONCRETE	CONC. COND. CONCRETE CONDENSATE	G GAS	OH OVERHEAD	NTS NOT TO SCALE	SL STREET LIGHT
ACC ACCESSIBLE	CPS CONTROL POINT SET	GR GRATE	OHV OVERHANG	OHV OPEN IRON PIPE	SLB STREET LIGHT BOX
ACU AIR CONDITIONING UNIT	CS CONCRETE SURFACE	GRD GROUND ROD BOX	OSP OLD STEEL POST HOLE	OSPH OLD STEEL POST HOLE	SS SANITARY SEWER
AD AREA DRAIN	D DEPTH	GRD GROUND ROD	PA PROPERTY LINE	PA PLANTER AREA	SSCD SANITARY SEWER CLEANOUT
APN ASSESSOR'S PARCEL NUMBER	DDC DOUBLE DETECTOR CHECK VALVE	GV GAS VALVE	HR HOSE BIBB	PB PARKING BUMPER	SSM SANITARY SEWER MANHOLE
ARV AIR RELEASE VALVE	DF DRINKING FOUNTAIN	HB HOSE BIBB	HBD HEADER BOARD	PH POSTHOLE	T TETHER BALL POLE
BBALL BASKETBALL POLE	DG DECOMPOSED GRANITE	HP HIGH PRESSURE	HR HANDRAIL	PIV POST INDICATOR VALVE	TBM TEMPORARY BENCHMARK
BCM BRASS CAP MONUMENT	DI DIA. DIAMETER	HT. HEIGHT	HVE HIGH VOLTAGE ELECTRIC	PP POWER POLE	TC TOP OF CURB
BFP BACK FLOW PREVENTER	DM DROP MANHOLE	HT. HEIGHT	HVIC HIGH VOLTAGE ELECTRIC IN CONCRETE	PRKG PARKING	TOW TOP OF WALL
BL BLOCK	DS DRAIN/SPROUT	HWF HOOD WIRE FENCE	IC IN CONCRETE	PUE PUBLIC UTILITY EASEMENT	TP TELEPHONE POLE
BLDG BUILDING	DWG DRAWING	ICV IRRIGATION CONTROL VALVE	IRV IRRIGATION	PV PAVERS	TRW TOP OF RETAINING WALL
BOL BOLLARD	E ELECTRIC	IRV IRRIGATION	IRP IRRIGATION	RYC RAIN WATER LEADER	UG UNDERGROUND
BOV BLOW-OFF VALVE	EP EDGE OF PAVEMENT	IRP IRRIGATION	IRP IRRIGATION	RM MANHOLE RIM ELEVATION	UNK UNKNOWN
BR BRICK	ESMT EASEMENT	IRP IRRIGATION	IRP IRRIGATION	RUB RUBBER	VBALL VOLLEYBALL
B.W.F. BARBED WIRE FENCE	EX EXISTING	JT JOINT TRENCH	IRP IRRIGATION	RIM MANHOLE RIM ELEVATION	W WATER
C COMMUNICATION	FA FIRE ALARM	JT JOINT TRENCH	IRP IRRIGATION	RR RIGHT OF WAY	WI WITH
CL CENTERLINE	FDC FIRE DEPARTMENT CONNECTION	LDG LANDING	IRP IRRIGATION	RP REDUCED PRESSURE	WO WITHOUT
CLTV CABLE TELEVISION	FFE FINISHED FLOOR ELEVATION	LVE LOW VOLTAGE ELECTRIC	IRP IRRIGATION	RP REDUCED PRESSURE	WO WOOD
CP CAPPED IRON PIPE	FL FIRE HYDRANT	LVE LOW VOLTAGE ELECTRIC	IRP IRRIGATION	RP REDUCED PRESSURE	WO WOOD
CL.F. CHAIN LINK FENCE	FL FLOWLINE	LVE LOW VOLTAGE ELECTRIC	IRP IRRIGATION	RP REDUCED PRESSURE	WO WOOD
CMP CORRUGATED METAL PIPE	FO FIBER OPTIC	LVE LOW VOLTAGE ELECTRIC	IRP IRRIGATION	RP REDUCED PRESSURE	WO WOOD
CO CLEANOUT	FS FIRE SERVICE	LVE LOW VOLTAGE ELECTRIC	IRP IRRIGATION	RP REDUCED PRESSURE	WO WOOD
COL COLUMN		LVE LOW VOLTAGE ELECTRIC	IRP IRRIGATION	RP REDUCED PRESSURE	WO WOOD

**SITE LEGEND**

--- P ---	= PROPERTY LINE	○	= storm drain cleanout	---	= UNDERGROUND ELECTRIC LINE (RECORD INFORMATION)
--- C ---	= CENTERLINE	□	= drop inlet	---	= UNDERGROUND ELECTRIC LINE (UNDERGROUND LOCATING)
---	= EASEMENT	⊗	= AREA DRAIN	⊗	= ELECTRIC MANHOLE
⊙	= PROPERTY CORNER AS NOTED	○ RML	= RAIN WATER LEADER	⊗	= UTILITY POLE (WITH GUY WIRE)
⊙	= PROPERTY CORNER NOTHING FOUND OR SET	○ DS	= downspout	⊗	= ELECTRIC METER
⊙	= TEMPORARY BENCHMARK (SEE TBM LIST FOR INFO)	12"SS	= sanitary sewer line (size & direction of flow)	⊗	= ELECTRIC BOX
---	= SWALE OR DRAINAGE FLOW	12"SS	= sanitary sewer line (RECORD INFORMATION)	⊗	= STREET LIGHTING BOX
---	= DRAINAGE FLOW	12"SS	= sanitary sewer line (UNDERGROUND LOCATING)	⊗	= LIGHT STANDARD
---	= FENCE (TYPE NOTED)	12"SS	= sanitary sewer manhole	⊗	= SIGNAL LIGHT
○	= TREE (SIZE/TYPE INDICATED)	12"SS	= sanitary sewer cleanout	⊗	= FLOOD LIGHT
100	= SLOPE	---	= water line (size indicated)	⊗	= ELECTRICAL OUTLET
---	= CONTOUR	---	= water line (RECORD INFORMATION)	⊗	= GAS LINE (SIZE INDICATED)
---	= CONCRETE SURFACE	---	= water line (UNDERGROUND LOCATING)	⊗	= GAS LINE (RECORD INFORMATION)
---	= EDGE OF ASPHALT	⊗	= water manhole	⊗	= GAS LINE (UNDERGROUND LOCATING)
---	= EDGE OF BUILDING	⊗	= water valve	⊗	= GAS MANHOLE
---	= SIGN	⊗	= water meter	⊗	= GAS VALVE
99.9	= POST OR BOLLARD	⊗	= water box	⊗	= GAS METER
99.99	= GROUND ELEVATION	⊗	= IRRIGATION CONTROL VALVE	---	= telephone line
12"SD	= storm drain line (size & direction of flow)	⊗	= FIRE HYDRANT	---	= telephone line (RECORD INFORMATION)
12"SD	= storm drain line (RECORD INFORMATION)	⊗	= backflow preventer	---	= telephone line (UNDERGROUND LOCATING)
12"SD	= storm drain line (UNDERGROUND LOCATING)	⊗	= SPRINKLER	---	= STORM DRAIN BOX
⊗	= storm drain manhole	⊗	= HOSE BIBB	---	= TRAFFIC SIGNAL BOX
		---	= OVERHEAD ELECTRIC LINE		
		---	= UNDERGROUND ELECTRIC LINE		



**NOTES:**

- SITE LAYOUT BASED ON AERIAL DATA ONLY. LOT LINES AND PROPERTY DIMENSIONS MUST BE VERIFIED BY ALTA SURVEY.
- LANDSCAPE, UTILITY, SIGNAGE, DRAINAGE ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY.

**PROJECT DIRECTORY**

**ARCHITECT & MEP DESIGN:**  
 MPA ARCHITECTS, INC.  
 3578 30TH ST.  
 SAN DIEGO, CA 92104  
 CONTACT: JARED ATKISSON  
 P. 619-236-0595 x 1322  
 F. 619-236-0557  
 e-mail: jumsey@mpa-architects.com

**OWNER/LANDLOR:**  
 SimonCRE Torreon IV, LLC  
 6900 E. 2ND ST.  
 SCOTTSDALE, AZ 85251  
 CONTACT: JARED ATKISSON  
 P. 480-745-7862  
 F. 480-588-4150  
 e-mail: jared.atkisson@simoncre.com

**CIVIL ENGINEER:**  
 WARREN CONSULTING ENGINEERS  
 1117 WINDFIELD WAY, SUITE 110  
 EL DORADO HILLS, CA 95762  
 CONTACT: GEORGE WARREN  
 P. 916-865-1070 C. 916-823-8669  
 e-mail: George@wceinc.com

**LANDSCAPE ARCHITECT:**  
 T.J.M. & ASSOCIATES  
 8433 EAST CHOLLA ST., SUITE 101  
 SCOTTSDALE, AZ 85260  
 CONTACT: TIM McQUEEN  
 P. 602-266-6300  
 F. 602-266-6619  
 e-mail: timmqueen@tjma.net

**TENANT:**  
 DOLLAR GENERAL CORPORATION  
 CONSTRUCTION PROJECT MANAGER  
 CONTACT: JEFF STELLE  
 P. 615-855-4854  
 e-mail: jstelle@dollargeneral.com

**GENERAL CONTRACTOR:**  
 TBD

**MPA ARCHITECTS, INC.**

3578 30th Street  
 San Diego, CA 92104  
 V. 619.236.0595  
 F. 619.236.0557  
 www.mpa-architects.com

MEMBER  
 AMERICAN INSTITUTE OF ARCHITECTS

**CLIENT**

**SimonCRE, LLC**

6900 E. 2nd STREET  
 SCOTTSDALE, AZ 85251

Contact: Jared Atkisson  
 DIRECTOR OF CONSTRUCTION  
 jared.atkisson@simoncre.com  
 (480) 745-1956 office

**PROJECT**

**DOLLAR GENERAL**

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

6749 RIO LINDA BLVD.  
 RIO LINDA, CA 95673

**REVISIONS**

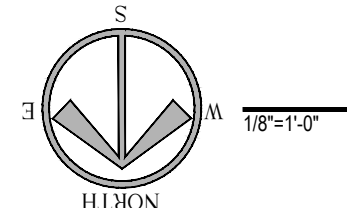
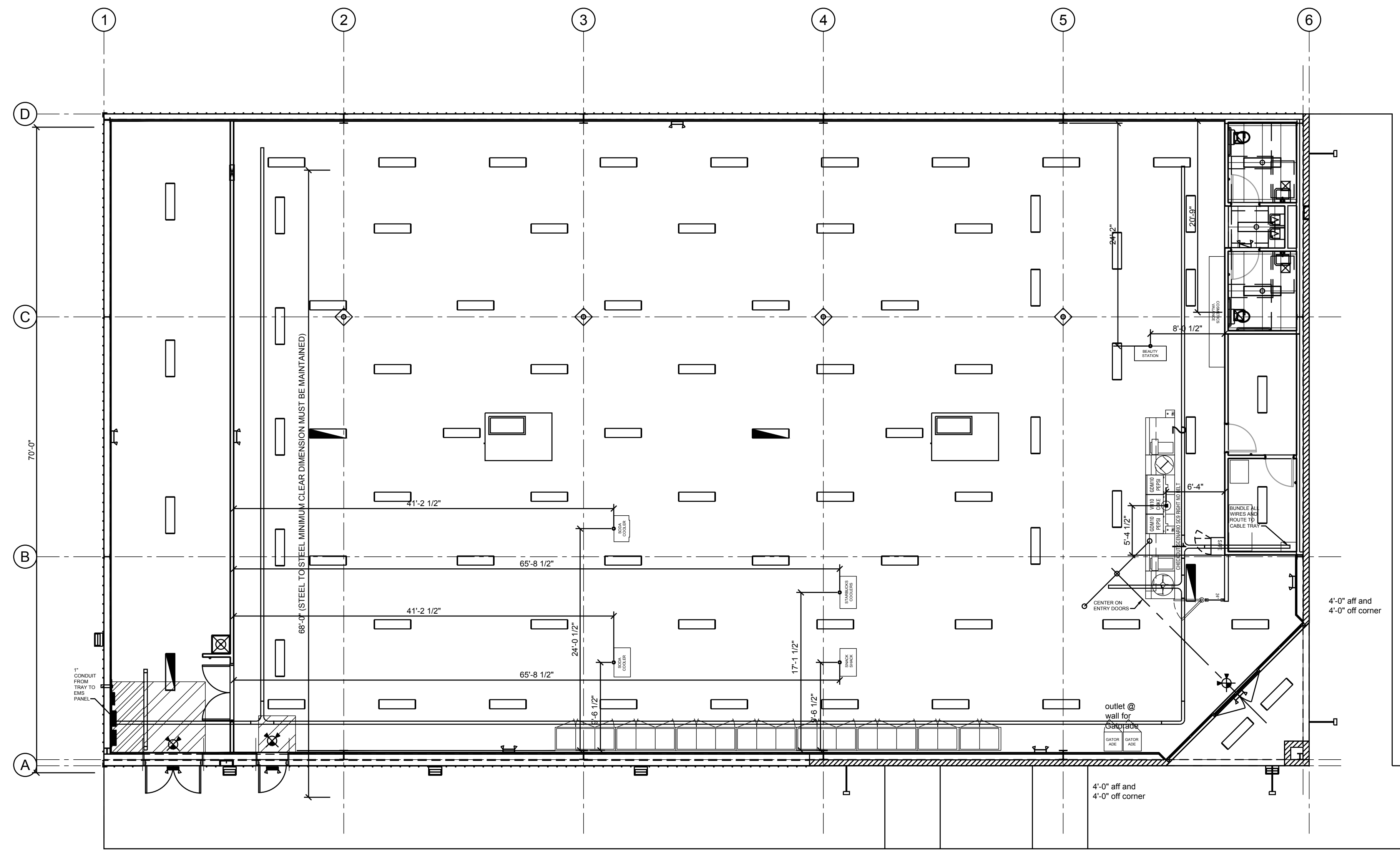
NO.	DESCRIPTION	DATE

**SHEET TITLE**

**SITE PLAN**

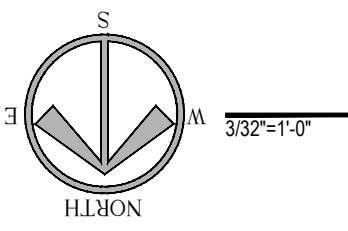
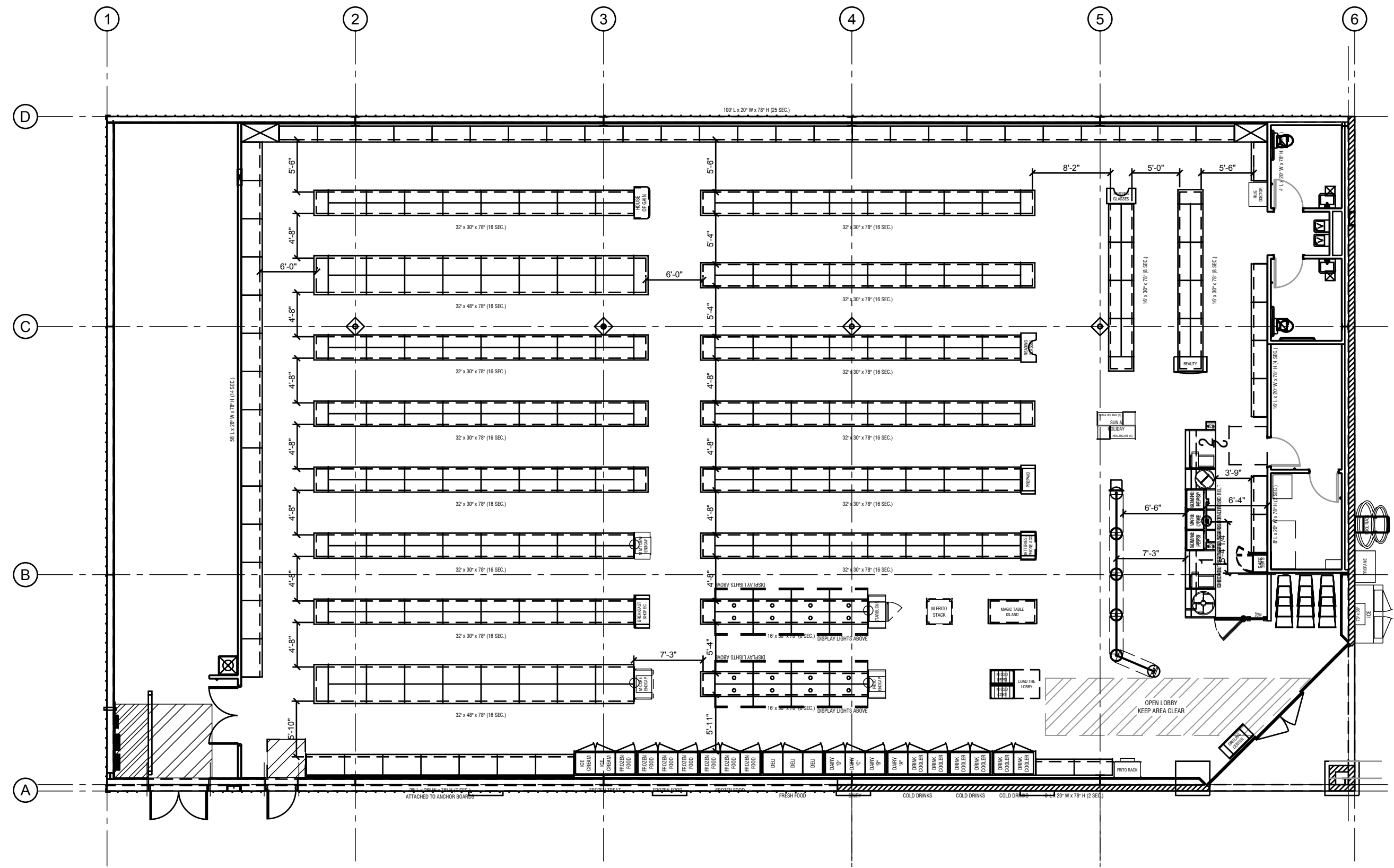
DATE: 08-02-18 SCALE: AS NOTED  
 DRAWN BY: L DALE DATABASE: 18171  
 CHECKED BY: SHEET NUMBER:  
 PROJECT NO: 18171

**A.10**

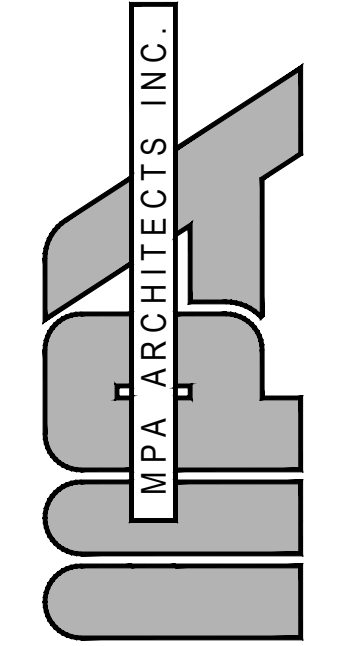


FLOOR PLAN

NOTE:  
DOLLAR GENERAL STORES PROVIDE SALE  
OF GENERAL PRE-PACKAGED GOODS AND  
MERCHANDISE.



FIXTURE PLAN



3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557  
www.mpa-architects.com

MEMBER  
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT  
SimonCRE, LLC

6900 E. 2nd STREET  
SCOTTSDALE, AZ 85251  
Contact: Jared Atkisson  
DIRECTOR OF CONSTRUCTION  
jared.atkisson@simoncre.com  
(480) 745-1956 office

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:  
**DOLLAR GENERAL®**  
6749 RIO LINDA BLVD.  
RIO LINDA, CA 95673

REVISIONS

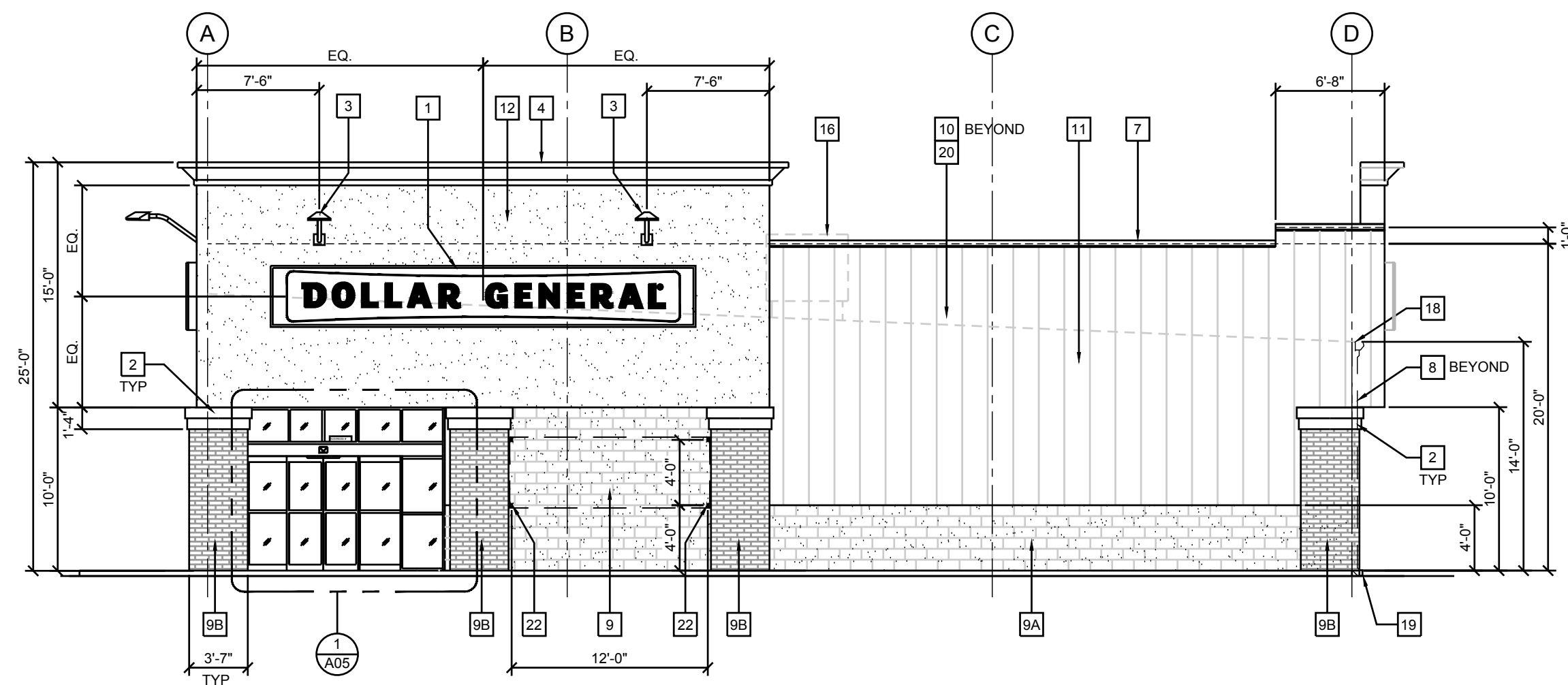
NO.	DESCRIPTION	DATE

SHEET TITLE

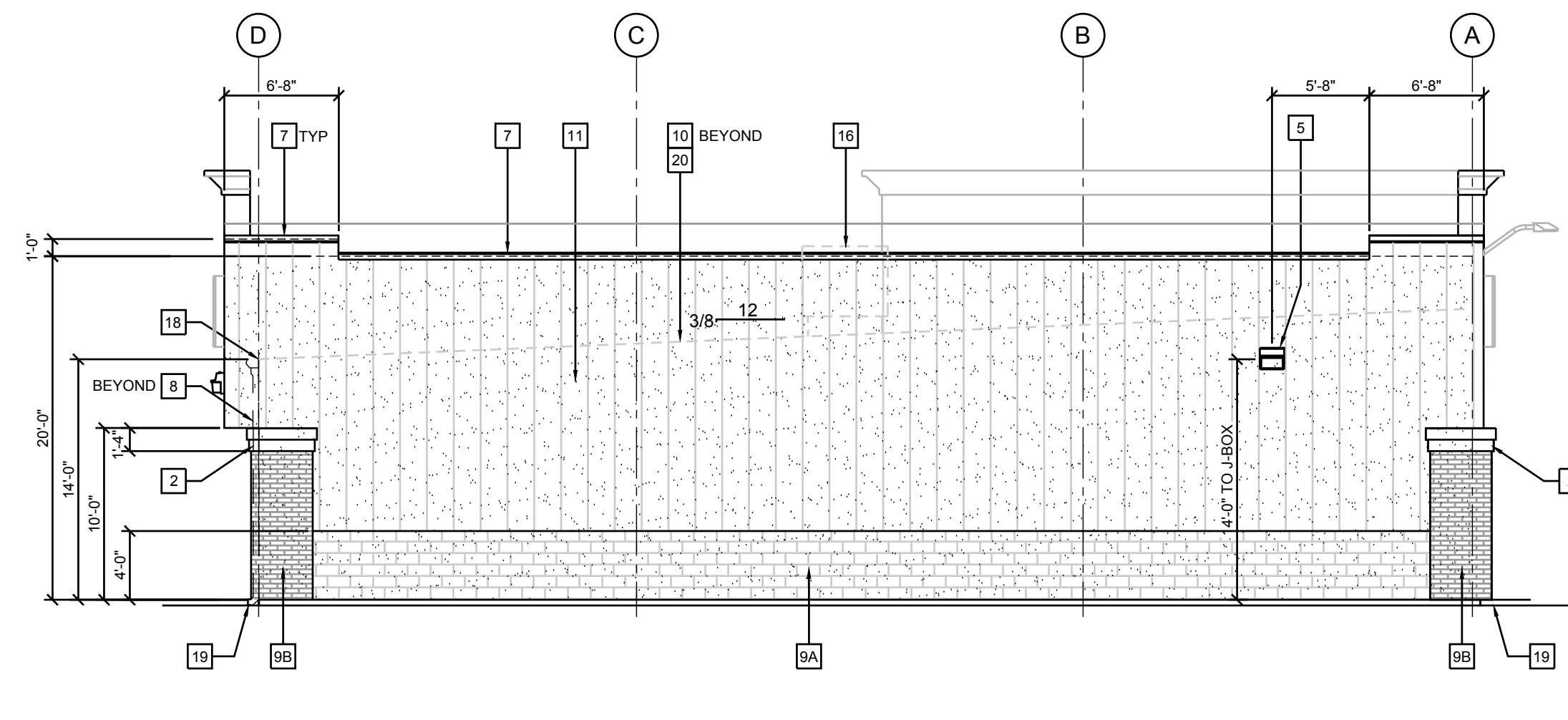
FLOOR PLAN

DATE: 08-02-18	SCALE: AS NOTED
DRAWN BY: L DALE	CHECKED BY: 18171
CHECKED BY: 18171	SHEET NUMBER: A2.0
PROJECT NO: 18171	

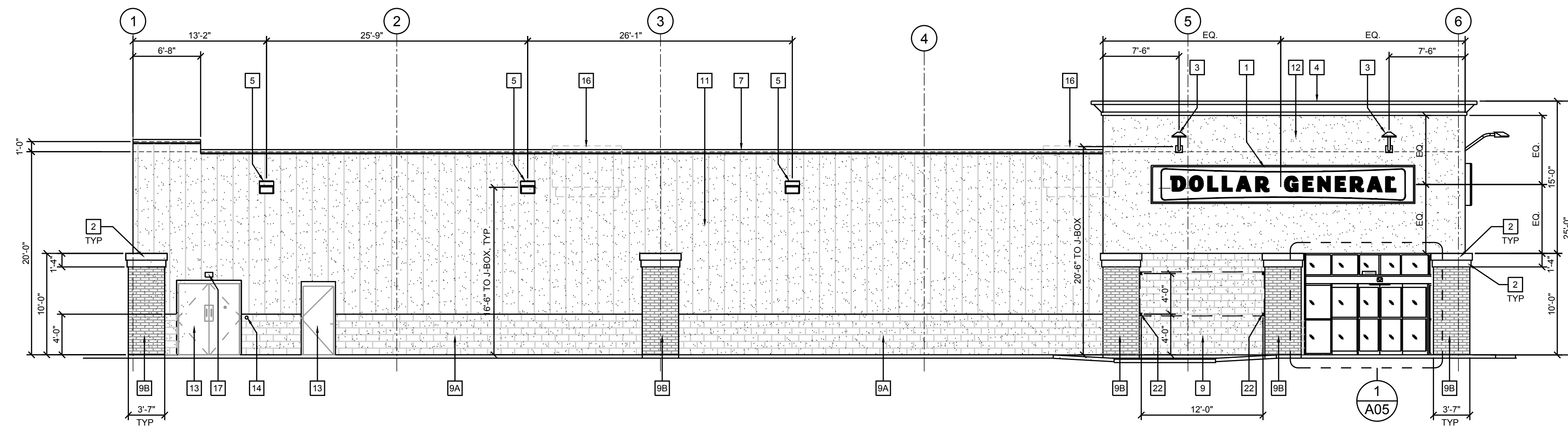




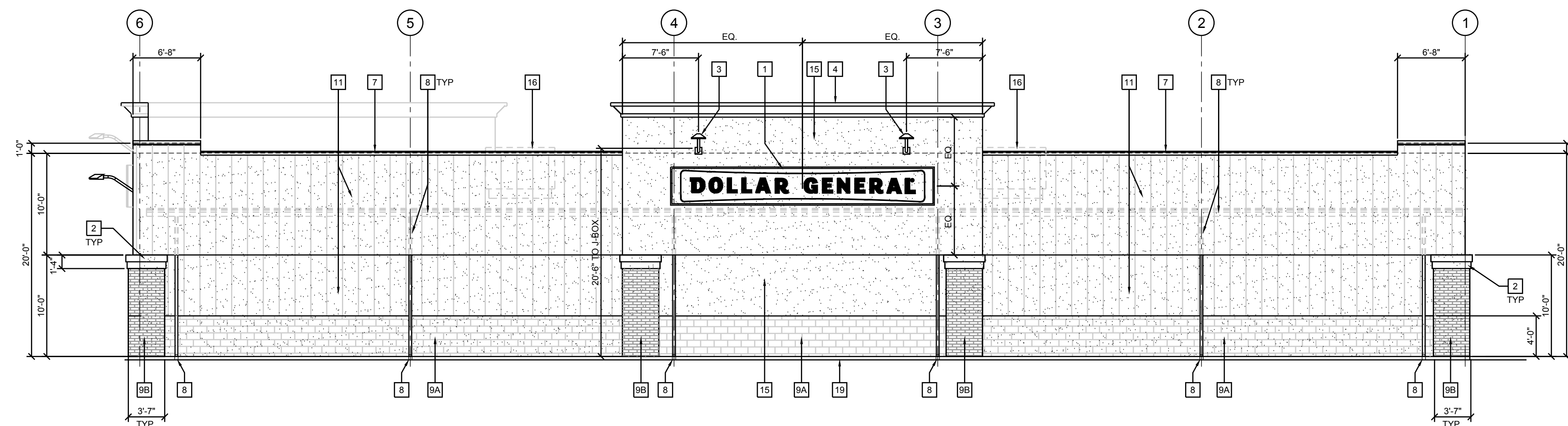
EAST ELEVATION  
(@ RIO LINDA BLVD.)



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION  
(@ M STREET)

ELEVATION KEYED NOTES

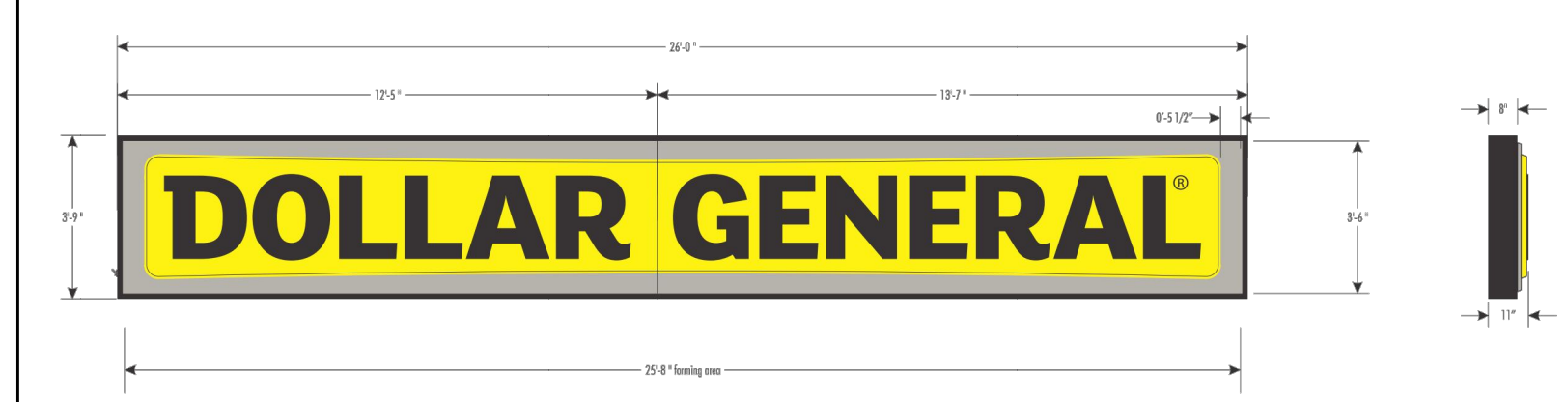
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- 2 FOAM TRIM w/ STUCCO FINISH. COLOR TO MATCH SHERWIN-WILLIAMS HOPSACK SW6109
- 3 FLOOD LIGHT. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
- 4 FOAM CORNICE w/ STUCCO FINISH. COLOR TO MATCH SHERWIN-WILLIAMS HOPSACK SW6109
- 5 WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 NOT USED
- 7 PRE-FINISHED METAL COPING. COLOR TO MATCH ADJACENT WALLS AT ALL TEXTURED METAL PANELS PROVIDED BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 8 GUTTER AND DOWNSPOUT BEHIND PARAPET - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 9 8" SPLIT FACE CONCRETE MASONRY BLOCK. BY ORCO BLOCK (OR EQUAL), COLOR: LA PAZ
- 10 8x16 SPLIT FACE CONCRETE MASONRY VENEER. BY ORCO BLOCK (OR EQUAL), COLOR: LA PAZ
- 11 PAINTED 4" SMOOTH FACED ECONOMY SIZED (4"x4"x8") BRICK. COLOR TO MATCH SHERWIN-WILLIAMS SMOKEHOUSE SW7040
- 12 STANDING SEAM METAL ROOF.
- 13 PRE-FINISHED TEXTURECLAD METAL WALL PANELS. COLOR: DRIFTWOOD AT FRONT OF BUILDING ONLY AS PROVIDED BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 14 7/8" EXTERIOR STUCCO OVER 3/8" PLWOOD SHEATHING OVER 2x6 WOOD STUD. POP-OUT FRAMING. COLOR TO MATCH SHERWIN-WILLIAMS NOMADIC DESERT SW6107
- 15 HOLLOW METAL SERVICE/EXIT DOOR PER PLAN. COLOR TO MATCH SHERWIN-WILLIAMS VAN DYKE BROWN SW7041
- 16 DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
- 17 7/8" EXTERIOR STUCCO OVER 5/8" PLWOOD SHEATHING OVER METAL BUILDING HORIZ. GRITS @ 32" O/C. COLOR TO MATCH SHERWIN-WILLIAMS NOMADIC DESERT SW6107
- 18 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 19 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- 20 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
- 21 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- 22 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- 23 NOT USED
- 24 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

SIGN NOTE

1. ALL EXTERIOR BUILDING SIGN AND MONUMENT SIGNS SHOWN FOR REFERENCE ONLY. EXTERIOR SIGNS TO BE UNDER A SEPARATE PERMIT.
2. FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.

SIGN SPECIFICATIONS

1. BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OF UP TO 1400 LBS.
2. PYLON SIGNS: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE MONUMENT SIGN BASE. BURY CONDUIT UNDER PARKING AREA. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND.
3. PYLON SIGN TO COMPLY w/ ANGEL FIRE MUNICIPAL CODE, CHAPTER 8, & CHAPTER 11 (ARTICLE 5, SEC. 9.11C-5).
4. FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SINCE THE 'J' BOX AND WIRES ARE IN PLACE.



NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

**MPA ARCHITECTS INC.**

3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557  
www.mpa-architects.com

MEMBER  
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

**SimonCRE, LLC**

6900 E. 2nd STREET  
SCOTTSDALE, AZ 85251

Contact: Jared Atkisson  
DIRECTOR OF CONSTRUCTION  
jared.atkisson@simoncre.com  
(480) 745-1956 office

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

**DOLLAR GENERAL®**

6749 RIO LINDA BLVD.  
RIO LINDA, CA 95673

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

**EXTERIOR ELEVATIONS**

DATE: 08-02-18 SCALE: AS NOTED

DRAWN BY: L DALE DATE: 07/09/18

CHECKED BY: BOGZANWAZ D DATE: 07/09/18

SHEET NUMBER: 18171 OF 4

PROJECT NO: 18171

**A3.0**



