Appendix B

California Northstate University Medical Center Submittal and Signage Plan

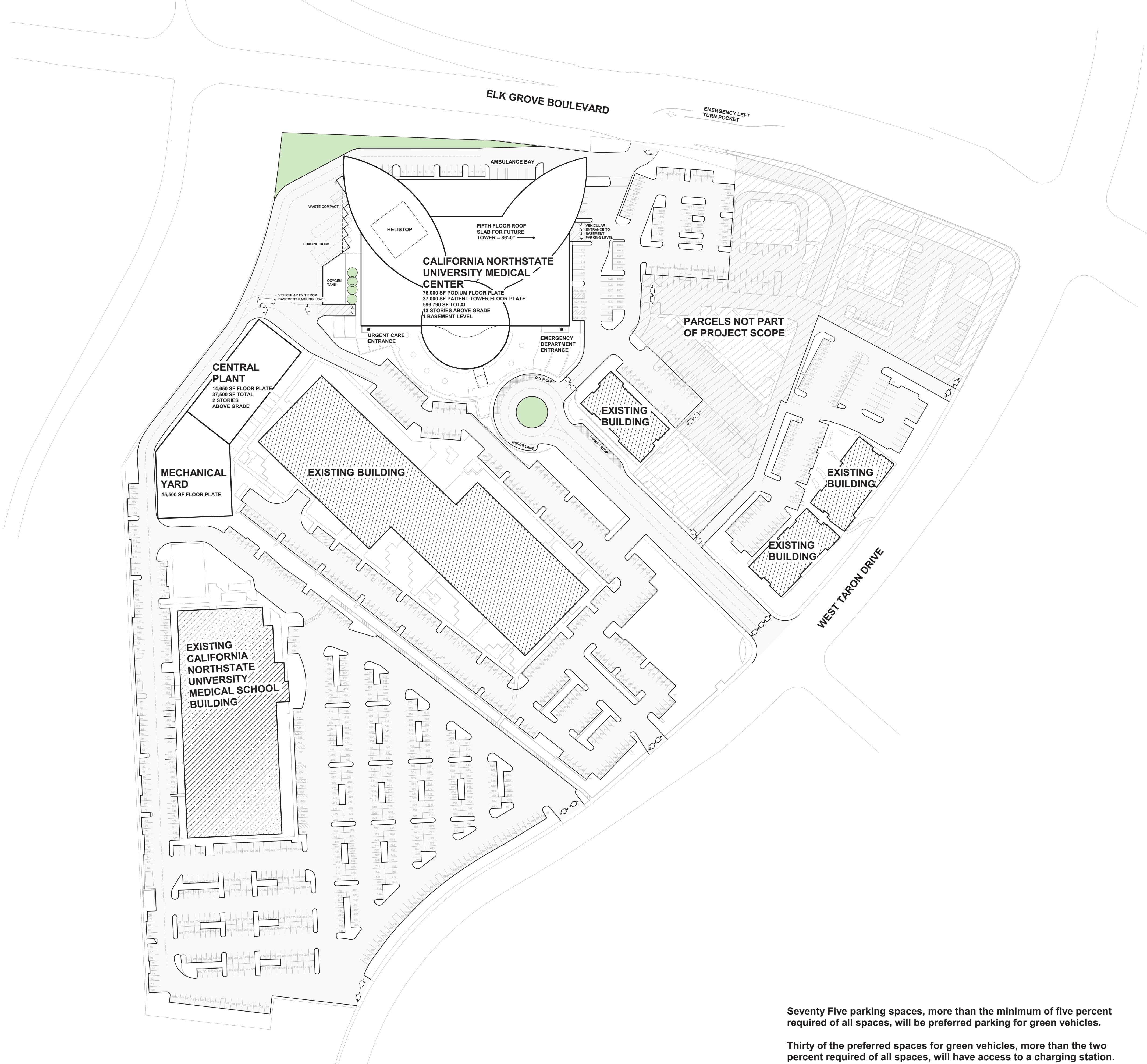
CALIFORNIA
NORTHSTATE
UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757
CLIENT PROJECT NO.

FONG & CHAN ARCHITECTS

FCA PROJECT NO. 467
ISSUE DATE 06/08/20


ELK GROVE BOULEVARD
EMERGENCY LEFT TURN POCKET
AMBULANCE BAY
WASTE COMPACT.
HELISTOP
FIFTH FLOOR ROOF SLAB FOR FUTURE TOWER = 86'-0"
VEHICULAR ENTRANCE TO BASEMENT PARKING LEVEL
LOADING DOCK
OXYGEN TANK
VEHICULAR EXIT FROM BASEMENT PARKING LEVEL
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
76,000 SF PODIUM FLOOR PLATE
37,000 SF PATIENT TOWER FLOOR PLATE
596,790 SF TOTAL
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
PARCELS NOT PART OF PROJECT SCOPE
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
DROP OFF
MERGE LANE
TRANSIT STOP
EXISTING BUILDING
MECHANICAL YARD
15,500 SF FLOOR PLATE
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
WEST TARON DRIVE
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING

Seventy Five parking spaces, more than the minimum of five percent required of all spaces, will be preferred parking for green vehicles.

Thirty of the preferred spaces for green vehicles, more than the two percent required of all spaces, will have access to a charging station.

5 PHASE I SITE PLAN
SCALE: 1" = 60'-0"

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
TEL (415) 931-8600 ▪ FAX (415) 931-4601 ▪ fca@fca-arch.com

CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

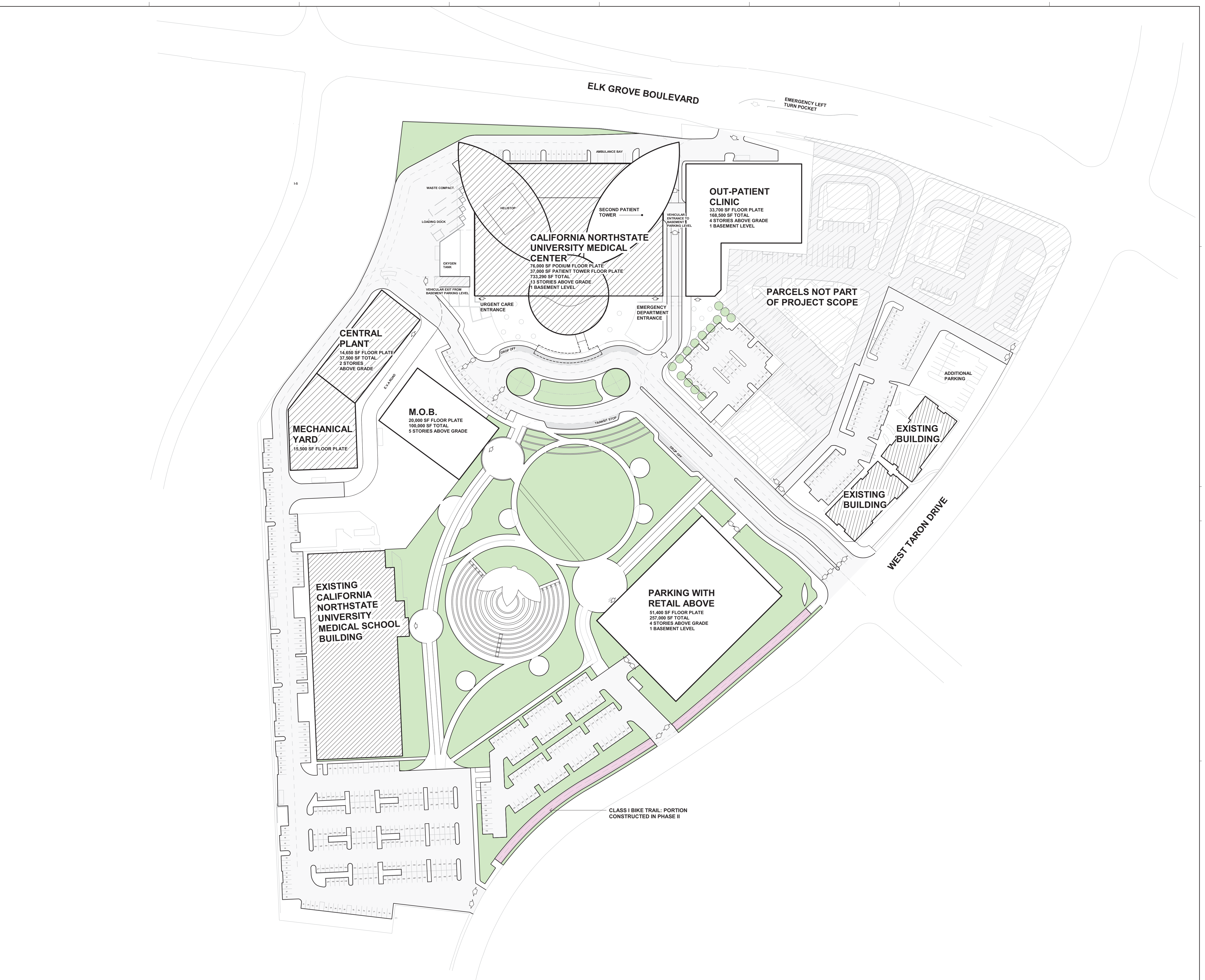
KEY PLAN

SHEET TITLE
SITE PLAN PHASE 1

PROJECT NO.
467
DRAWN BY:
WH
CHECKED BY:
PD
SCALE:
1"=60'-0"
DATE:
06/05/2020

SHEET NO.
DDP 1-1

Plotted on: 6/2/2020 1:43:53 PM


ELK GROVE BOULEVARD
EMERGENCY LEFT TURN POCKET
I-5
AMBULANCE BAY
WASTE COMPACT.
HELISTOP
LOADING DOCK
OXYGEN TANK
SECOND PATIENT TOWER
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
76,000 SF PODIUM FLOOR PLATE
37,000 SF PATIENT TOWER FLOOR PLATE
733,290 SF TOTAL
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
VEHICULAR ENTRANCE TO BASEMENT PARKING LEVEL
OUT-PATIENT CLINIC
33,700 SF FLOOR PLATE
168,500 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
VEHICULAR EXIT FROM BASEMENT PARKING LEVEL
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
PARCELS NOT PART OF PROJECT SCOPE
DROP OFF
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
E.V.A ROAD
M.O.B.
20,000 SF FLOOR PLATE
100,000 SF TOTAL
5 STORIES ABOVE GRADE
MECHANICAL YARD
15,500 SF FLOOR PLATE
TRANSIT STOP
DROP OFF
ADDITIONAL PARKING
EXISTING BUILDING
EXISTING BUILDING
WEST TARON DRIVE
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING
PARKING WITH RETAIL ABOVE
51,400 SF FLOOR PLATE
257,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
CLASS I BIKE TRAIL: PORTION CONSTRUCTED IN PHASE II

5 PHASE II SITE PLAN (P2)
SCALE: 1" = 60'-0"

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

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CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

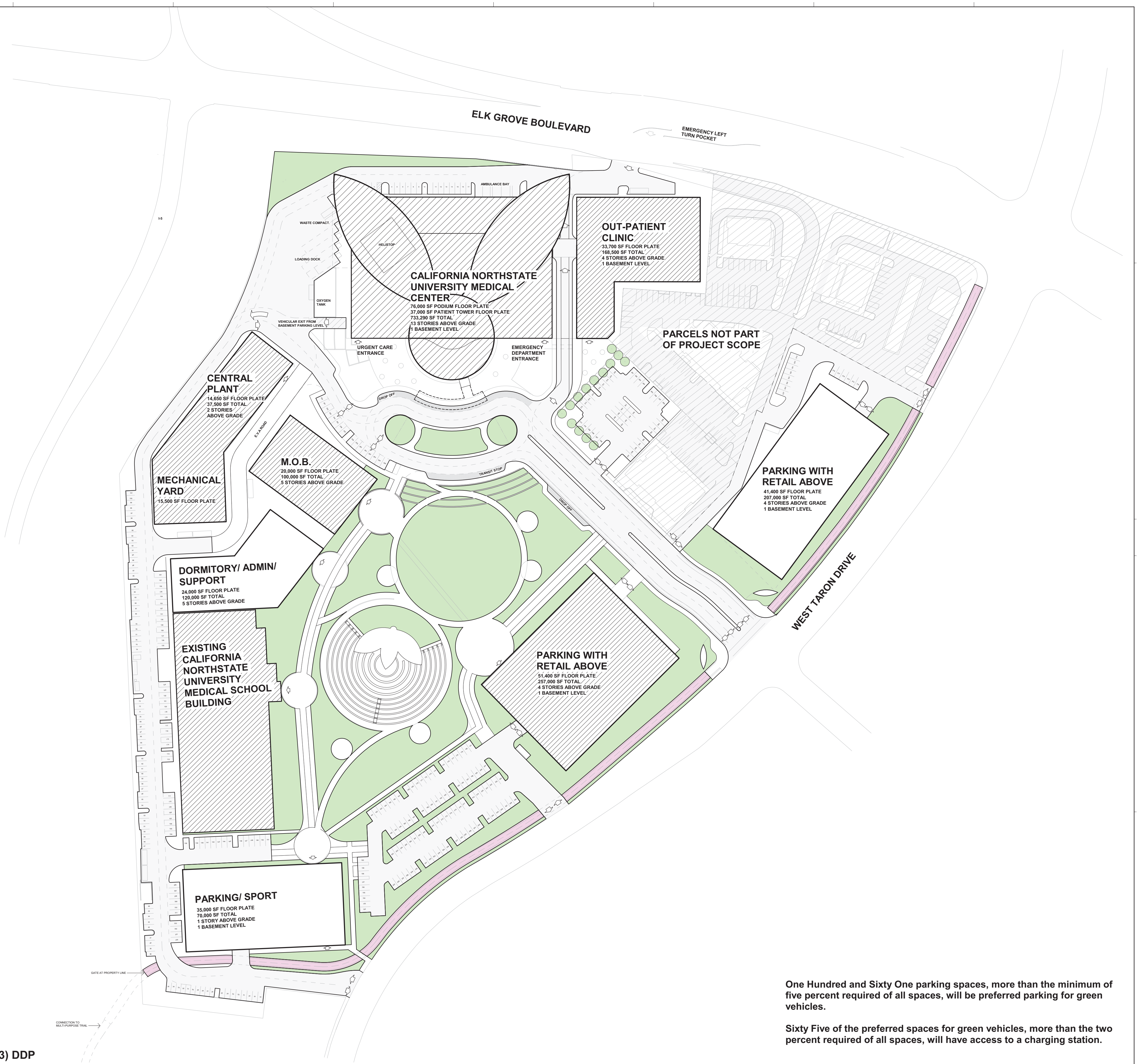
KEY PLAN

SHEET TITLE
PHASE II SITE PLAN

PROJECT NO. 467	SHEET NO.
DRAWN BY: WH	**DDP 1-2**
CHECKED BY: PD	
SCALE: 1" = 60'-0"	
DATE: 06/08/2020	

Plotted on: 6/8/2020 9:12:01 AM

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot
0
4
8
16


ELK GROVE BOULEVARD
EMERGENCY LEFT TURN POCKET
AMBULANCE BAY
WASTE COMPACT.
HELISTOP
LOADING DOCK
OXYGEN TANK
VEHICULAR EXIT FROM BASEMENT PARKING LEVEL
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
76,000 SF PODIUM FLOOR PLATE
37,000 SF PATIENT TOWER FLOOR PLATE
733,290 SF TOTAL
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
OUT-PATIENT CLINIC
33,700 SF FLOOR PLATE
168,500 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARCELS NOT PART OF PROJECT SCOPE
DROP OFF
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
E.V.A ROAD
MECHANICAL YARD
15,500 SF FLOOR PLATE
M.O.B.
20,000 SF FLOOR PLATE
100,000 SF TOTAL
5 STORIES ABOVE GRADE
TRANSIT STOP
DROP OFF
PARKING WITH RETAIL ABOVE
41,400 SF FLOOR PLATE
207,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
WEST TARON DRIVE
DORMITORY/ ADMIN/ SUPPORT
24,000 SF FLOOR PLATE
120,000 SF TOTAL
5 STORIES ABOVE GRADE
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING
PARKING WITH RETAIL ABOVE
51,400 SF FLOOR PLATE
257,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARKING/ SPORT
35,000 SF FLOOR PLATE
70,000 SF TOTAL
1 STORY ABOVE GRADE
1 BASEMENT LEVEL
GATE AT PROPERTY LINE
CONNECTION TO MULTI-PURPOSE TRAIL
I-5

One Hundred and Sixty One parking spaces, more than the minimum of five percent required of all spaces, will be preferred parking for green vehicles.

Sixty Five of the preferred spaces for green vehicles, more than the two percent required of all spaces, will have access to a charging station.

5 PHASE III SITE PLAN (P3) DDP

SCALE: 1" = 60'-0"

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

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CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

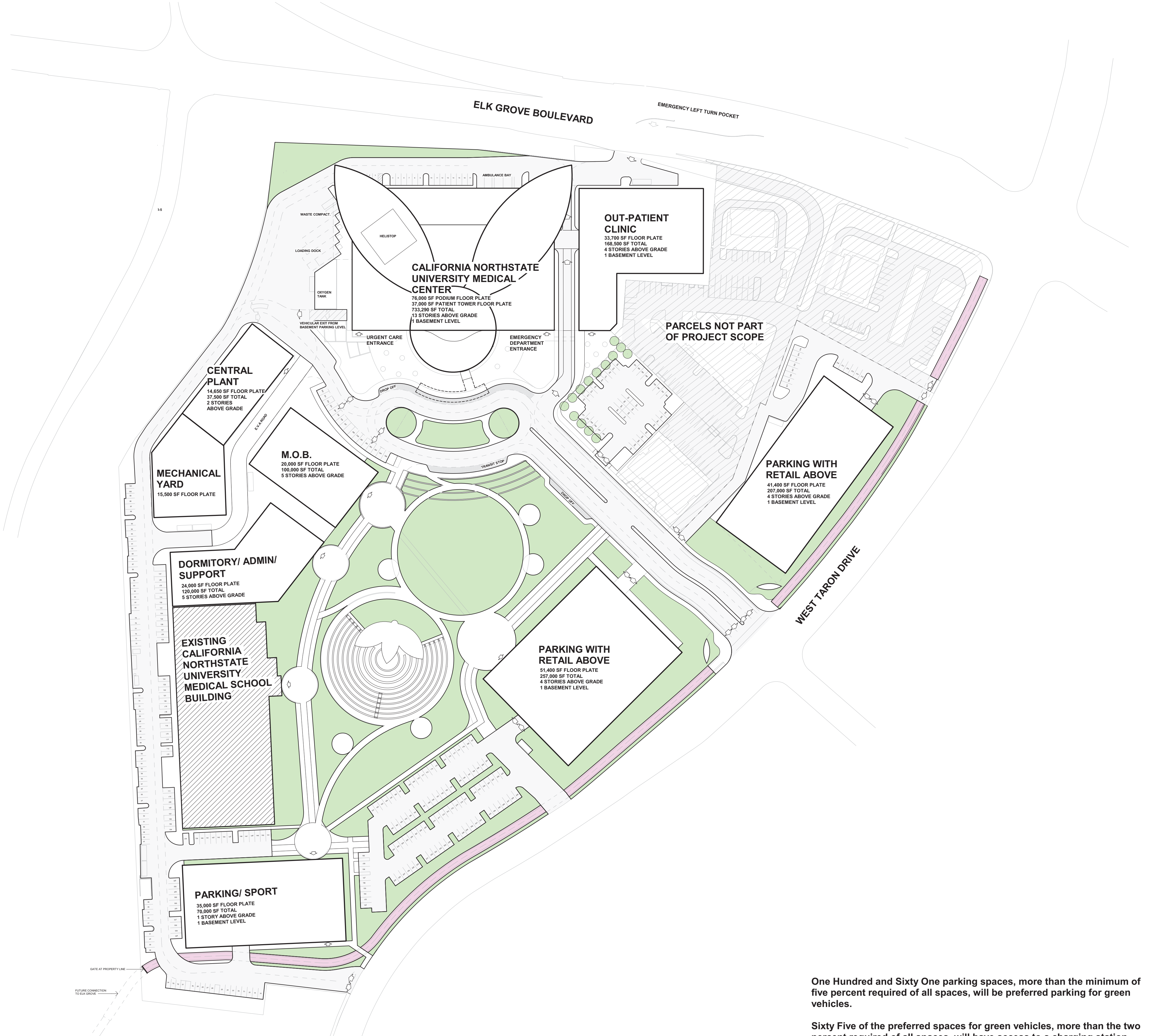
KEY PLAN

SHEET TITLE
PHASE III SITE PLAN

PROJECT NO.
467
DRAWN BY:
WH
CHECKED BY:
PD
SCALE:
1" = 60'-0"
DATE:
06/08/2020

SHEET NO.
DDP 1-3

Plotted on: 6/3/2020 9:21:24 AM


ELK GROVE BOULEVARD
EMERGENCY LEFT TURN POCKET
AMBULANCE BAY
WASTE COMPACT.
LOADING DOCK
HELISTOP
OXYGEN TANK
VEHICULAR EXIT FROM BASEMENT PARKING LEVEL
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
76,000 SF PODIUM FLOOR PLATE
37,000 SF PATIENT TOWER FLOOR PLATE
733,290 SF TOTAL
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
OUT-PATIENT CLINIC
33,700 SF FLOOR PLATE
168,500 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARCELS NOT PART OF PROJECT SCOPE
DROP OFF
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
E.V.A ROAD
MECHANICAL YARD
15,500 SF FLOOR PLATE
M.O.B.
20,000 SF FLOOR PLATE
100,000 SF TOTAL
5 STORIES ABOVE GRADE
TRANSIT STOP
DROP OFF
PARKING WITH RETAIL ABOVE
41,400 SF FLOOR PLATE
207,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
DORMITORY/ ADMIN/ SUPPORT
24,000 SF FLOOR PLATE
120,000 SF TOTAL
5 STORIES ABOVE GRADE
WEST TARON DRIVE
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING
PARKING WITH RETAIL ABOVE
51,400 SF FLOOR PLATE
257,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARKING/ SPORT
35,000 SF FLOOR PLATE
70,000 SF TOTAL
1 STORY ABOVE GRADE
1 BASEMENT LEVEL
GATE AT PROPERTY LINE
FUTURE CONNECTION TO ELK GROVE

One Hundred and Sixty One parking spaces, more than the minimum of five percent required of all spaces, will be preferred parking for green vehicles.

Sixty Five of the preferred spaces for green vehicles, more than the two percent required of all spaces, will have access to a charging station.

5 MASTER SITE PLAN (P3)
SCALE: 1" = 60'-0"

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

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CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

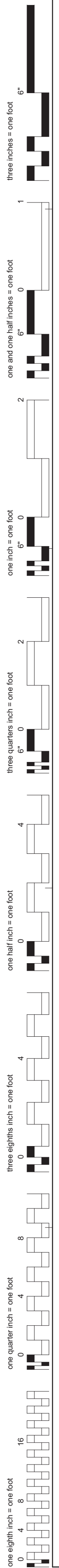
KEY PLAN

SHEET TITLE
MASTER SITE PLAN - PHASE III FINAL BUILDOUT

PROJECT NO.
467
DRAWN BY:
WH
CHECKED BY:
Checker
SCALE:
1" = 60'-0"
DATE:
06/05/2020

SHEET NO.
DDP 1-4

Plotted on: 6/2/2020 1:35:19 PM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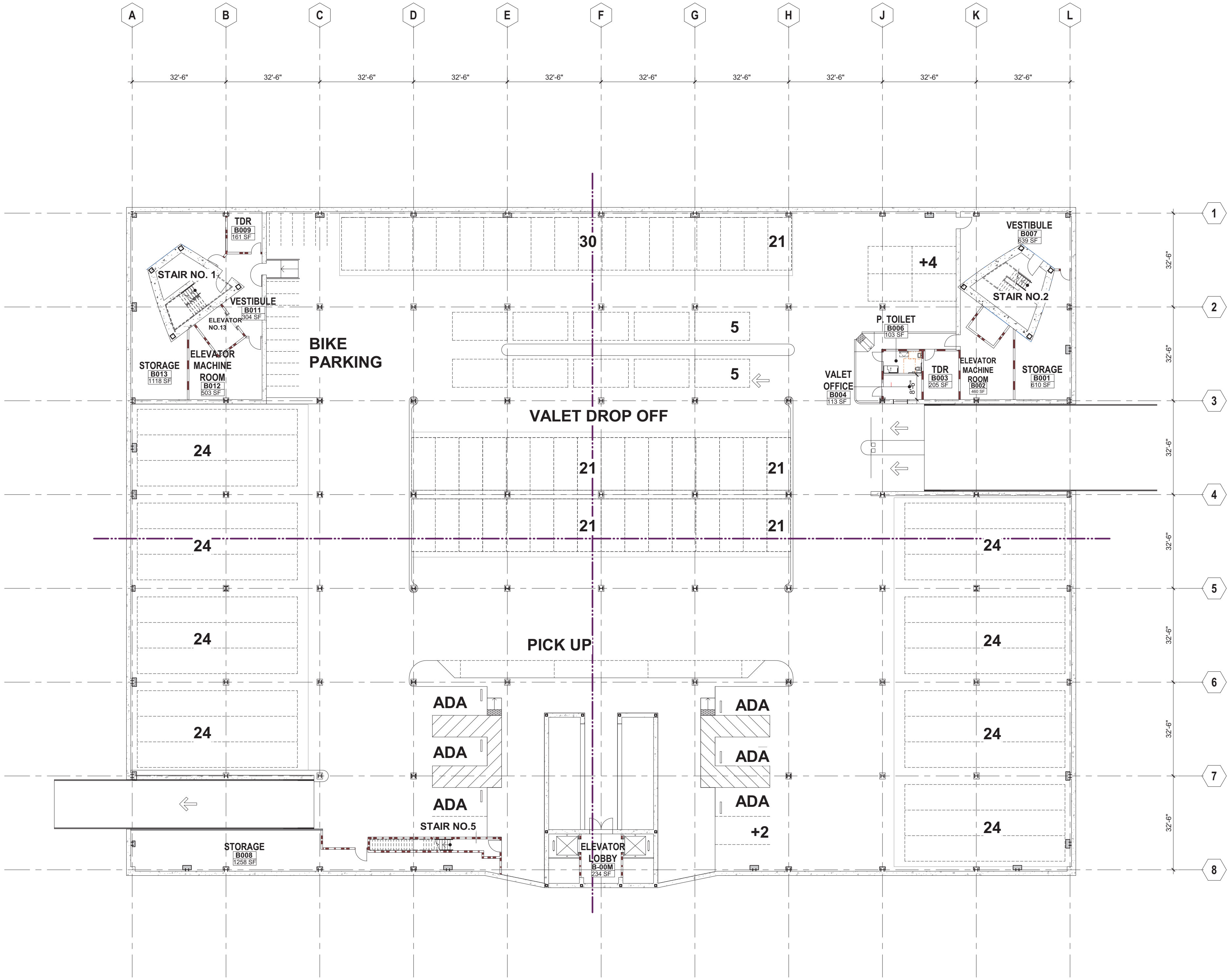
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


A
B
C
D
E
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G
H
J
K
L
32'-6"
1
2
3
4
5
6
7
8
TDR
B009
161 SF
STAIR NO. 1
VESTIBULE
B011
304 SF
ELEVATOR
NO.13
ELEVATOR
MACHINE
ROOM
B012
503 SF
STORAGE
B013
1118 SF
BIKE
PARKING
30
21
+4
VESTIBULE
B007
639 SF
STAIR NO.2
5
5
P. TOILET
B006
103 SF
VALET
OFFICE
B004
113 SF
TDR
B003
205 SF
ELEVATOR
MACHINE
ROOM
B002
460 SF
STORAGE
B001
610 SF
VALET DROP OFF
24
21
21
21
21
24
24
PICK UP
24
24
24
24
ADA
ADA
ADA
ADA
ADA
ADA
+2
24
STAIR NO.5
STORAGE
B008
1258 SF
ELEVATOR
LOBBY
B-00M
234 SF

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

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California Northstate University

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

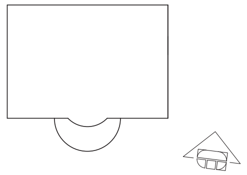
AGENCY APPROVAL

OSHPD PROJECT NUMBER: H191687-34-00

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS



KEY PLAN

SHEET TITLE
BASEMENT FLOOR PLAN

PROJECT NO.
467
DRAWN BY:
Author
CHECKED BY:
Checker
SCALE:
DATE:
04/01/20

SHEET NO.
DDP A2-0

Plotted on: 7/16/2019 4:47:38 PM

three inches = one foot

one and one half inches = one foot

one inch = one foot

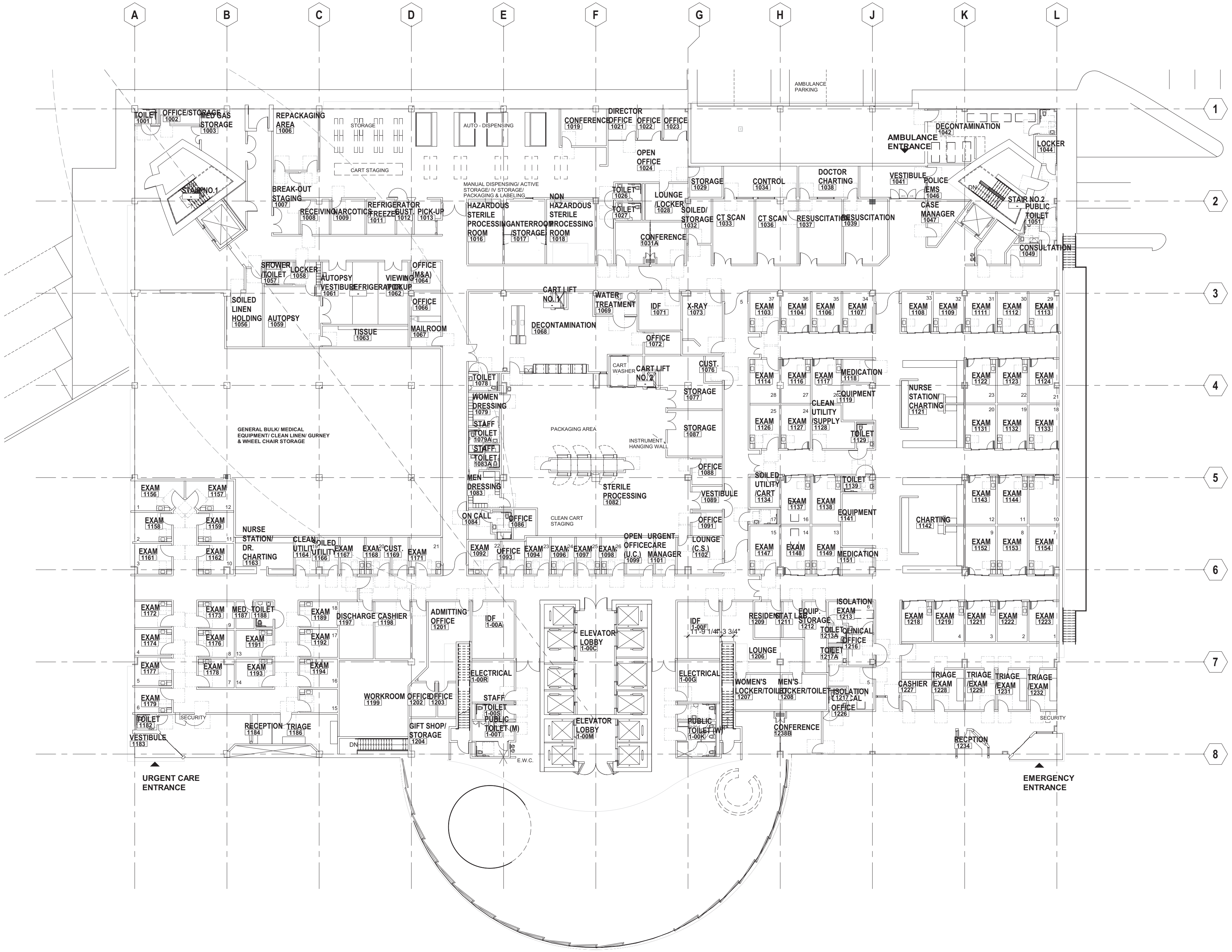
three quarters inch = one foot

one half inch = one foot

three eighths inch = one foot

one quarter inch = one foot

one eighth inch = one foot


A
B
C
D
E
F
G
H
J
K
L
1
2
3
4
5
6
7
8
AMBULANCE PARKING
TOILET 1001
OFFICE/STORAGE 1002
MED GAS STORAGE 1003
REPACKAGING AREA 1006
STORAGE
AUTO - DISPENSING
CART STAGING
MANUAL DISPENSING/ ACTIVE STORAGE/ IV STORAGE/ PACKAGING & LABELING
CONFERENCE 1019
DIRECTOR OFFICE 1021
OFFICE 1022
OFFICE 1023
OPEN OFFICE 1024
AMBULANCE ENTRANCE
DECONTAMINATION 1042
LOCKER 1044
STAIR NO.1
BREAK-OUT STAGING 1007
RECEIVING 1008
NARCOTICS 1009
REFRIGERATOR FREEZER 1011
CUST. 1012
PICK-UP 1013
HAZARDOUS STERILE PROCESSING ROOM 1016
ANTEROOM STORAGE 1017
NON HAZARDOUS STERILE PROCESSING ROOM 1018
TOILET 1026
TOILET 1027
LOUNGE /LOCKER 1028
STORAGE 1029
CONTROL 1034
DOCTOR CHARTING 1038
VESTIBULE 1041
POLICE EMS 1046
STAIR NO.2
PUBLIC TOILET 1051
SOILED/ STORAGE 1032
CT SCAN 1033
CT SCAN 1036
RESUSCITATION 1037
RESUSCITATION 1039
CASE MANAGER 1047
CONFERENCE 1031A
CONSULTATION 1049
SHOWER /TOILET 1057
LOCKER 1058
AUTOPSY VESTIBULE 1061
REFRIGERATOR
VIEWING PICKUP 1062
OFFICE (M&A) 1064
OFFICE 1066
SOILED LINEN HOLDING 1056
AUTOPSY 1059
TISSUE 1063
MAILROOM 1067
CART LIFT NO. 1
WATER TREATMENT 1069
IDF 1071
X-RAY 1073
DECONTAMINATION 1068
OFFICE 1072
EXAM 1103
EXAM 1104
EXAM 1106
EXAM 1107
EXAM 1108
EXAM 1109
EXAM 1111
EXAM 1112
EXAM 1113
CART WASHER
CART LIFT NO. 2
CUST. 1076
STORAGE 1077
STORAGE 1087
TOILET 1078
WOMEN DRESSING 1079
STAFF TOILET 1079A
STAFF TOILET 1083A
MEN DRESSING 1083
PACKAGING AREA
INSTRUMENT HANGING WALL
GENERAL BULK/ MEDICAL EQUIPMENT/ CLEAN LINEN/ GURNEY & WHEEL CHAIR STORAGE
EXAM 1114
EXAM 1116
EXAM 1117
MEDICATION 1118
EQUIPMENT 1119
CLEAN UTILITY /SUPPLY 1128
TOILET 1129
EXAM 1126
EXAM 1127
NURSE STATION/ CHARTING 1121
EXAM 1122
EXAM 1123
EXAM 1124
EXAM 1131
EXAM 1132
EXAM 1133
OFFICE 1088
VESTIBULE 1089
STERILE PROCESSING 1082
CLEAN CART STAGING
ON CALL 1084
OFFICE 1086
OFFICE 1091
SOILED UTILITY /CART 1134
EXAM 1137
EXAM 1138
TOILET 1139
EQUIPMENT 1141
CHARTING 1142
EXAM 1143
EXAM 1144
EXAM 1156
EXAM 1157
EXAM 1158
EXAM 1159
EXAM 1161
EXAM 1162
NURSE STATION/ DR. CHARTING 1163
CLEAN UTILITY 1164
SOILED UTILITY 1166
EXAM 1167
EXAM 1168
CUST. 1169
EXAM 1171
EXAM 1092
OFFICE 1093
EXAM 1094
EXAM 1096
EXAM 1097
EXAM 1098
OPEN OFFICE (U.C.) 1099
URGENT CARE MANAGER 1101
LOUNGE (C.S.) 1102
EXAM 1147
EXAM 1148
EXAM 1149
MEDICATION 1151
EXAM 1152
EXAM 1153
EXAM 1154
EXAM 1172
EXAM 1173
MED. 1187
TOILET 1188
EXAM 1189
DISCHARGE 1197
CASHIER 1198
ADMITTING OFFICE 1201
IDF 1-00A
ELEVATOR LOBBY 1-00C
IDF 1-00F
RESIDENT 1209
STAT LAB 1211
EQUIP. STORAGE 1212
ISOLATION EXAM 1213
TOILET 1213A
CLINICAL OFFICE 1216
TOILET 1217A
EXAM 1218
EXAM 1219
EXAM 1221
EXAM 1222
EXAM 1223
EXAM 1174
EXAM 1176
EXAM 1191
EXAM 1192
EXAM 1177
EXAM 1178
EXAM 1193
EXAM 1194
ELECTRICAL 1-00R
ELECTRICAL 1-00G
LOUNGE 1206
11'-9 1/4"
3 3/4"
EXAM 1179
WORKROOM 1199
OFFICE 1202
OFFICE 1203
STAFF TOILET 1-00D
PUBLIC TOILET (M) 1-00T
ELEVATOR LOBBY 1-00M
PUBLIC TOILET (W) 1-00K
WOMEN'S LOCKER/TOILET 1207
MEN'S LOCKER/TOILET 1208
ISOLATION CLINICAL OFFICE 1217
ISOLATION EXAM 1226
CASHIER 1227
TRIAGE /EXAM 1228
TRIAGE /EXAM 1229
TRIAGE /EXAM 1231
TRIAGE /EXAM 1232
TOILET 1182
SECURITY
RECEPTION 1184
TRIAGE 1186
GIFT SHOP/ STORAGE 1204
DN
E.W.C.
CONFERENCE 1238B
SECURITY
RECEPTION 1234
VESTIBULE 1183
URGENT CARE ENTRANCE
EMERGENCY ENTRANCE

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

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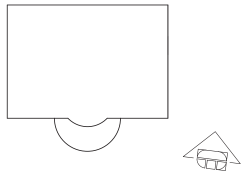
CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
9700 W Taron Dr, Elk Grove, CA 95757

NO	DESCRIPTION	DATE

REVISIONS



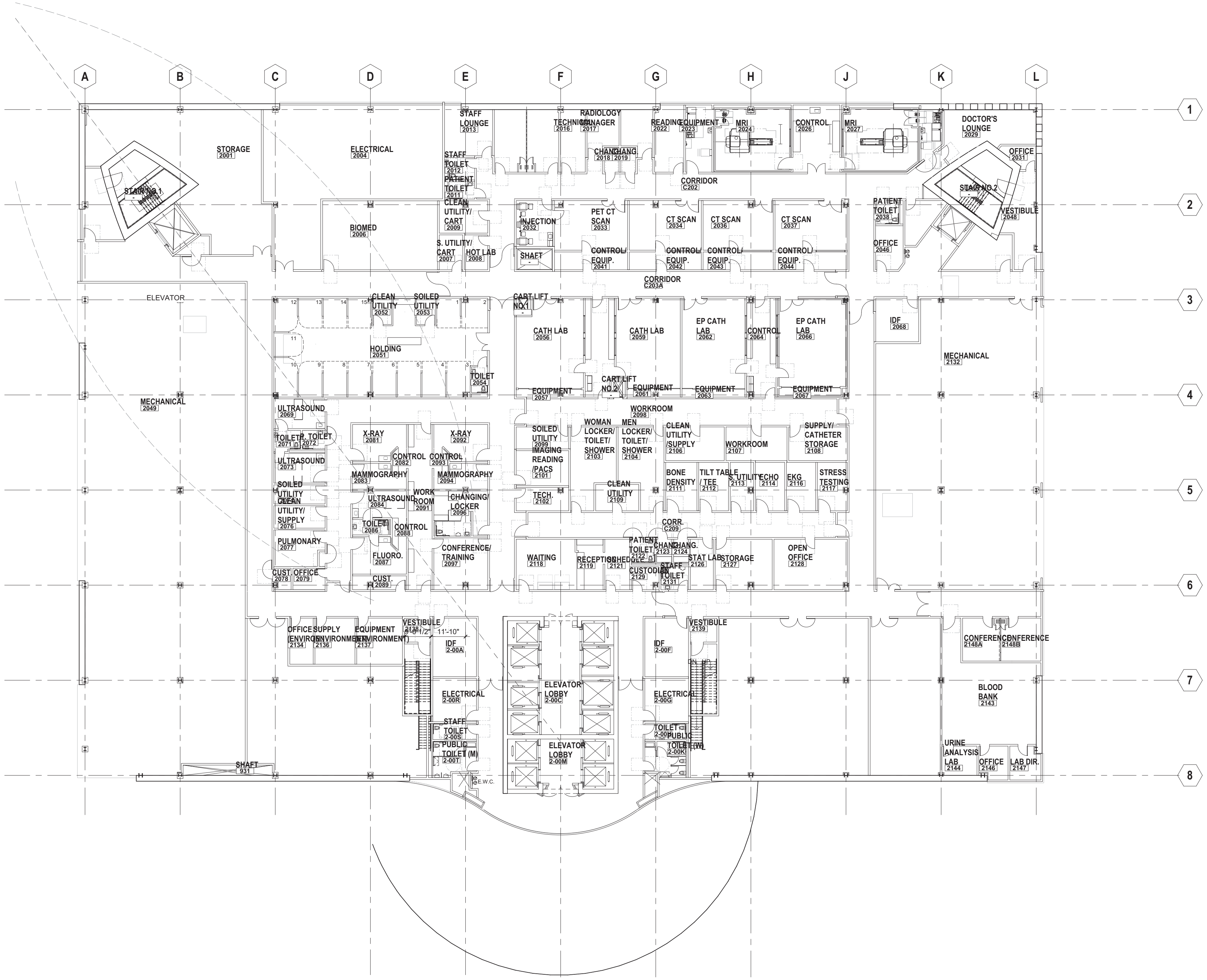
KEY PLAN

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NO. 467	SHEET NO.
DRAWN BY: Author	**DDP**
CHECKED BY: Checker	**A2-1**
SCALE:	
DATE: 04/01/20	

Plotted on: 6/27/2019 1:33:26 PM

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


A
B
C
D
E
F
G
H
J
K
L
1
2
3
4
5
6
7
8
STORAGE 2001
ELECTRICAL 2004
STAFF LOUNGE 2013
TECHNICIAN 2016
RADIOLOGY MANAGER 2017
CHANG. 2018
CHANG. 2019
READING 2022
EQUIPMENT 2023
MRI 2024
CONTROL 2026
MRI 2027
DOCTOR'S LOUNGE 2029
OFFICE 2031
STAIR NO.1
STAIR NO.2
STAFF TOILET 2012
PATIENT TOILET 2011
CORRIDOR C202
CLEAN UTILITY/ CART 2009
BIOMED 2006
INJECTION 2032
PET CT SCAN 2033
CT SCAN 2034
CT SCAN 2036
CT SCAN 2037
PATIENT TOILET 2038
VESTIBULE 2048
S. UTILITY/ CART 2007
HOT LAB 2008
SHAFT
CONTROL/ EQUIP. 2041
CONTROL/ EQUIP. 2042
CONTROL/ EQUIP. 2043
CONTROL/ EQUIP. 2044
OFFICE 2046
CORRIDOR C203A
ELEVATOR
CLEAN UTILITY 2052
SOILED UTILITY 2053
CART LIFT NO.1
CATH LAB 2056
CATH LAB 2059
EP CATH LAB 2062
CONTROL 2064
EP CATH LAB 2066
IDF 2068
HOLDING 2051
MECHANICAL 2132
TOILET 2054
CART LIFT NO.2
MECHANICAL 2049
EQUIPMENT 2057
EQUIPMENT 2061
EQUIPMENT 2063
EQUIPMENT 2067
WORKROOM 2098
ULTRASOUND 2069
TOILET 2071
P. TOILET 2072
X-RAY 2081
X-RAY 2092
SOILED UTILITY 2099
WOMAN LOCKER/ TOILET/ SHOWER 2103
MEN LOCKER/ TOILET/ SHOWER 2104
CLEAN UTILITY /SUPPLY 2106
WORKROOM 2107
SUPPLY/ CATHETER STORAGE 2108
ULTRASOUND 2073
CONTROL 2082
CONTROL 2093
IMAGING READING /PACS 2101
MAMMOGRAPHY 2083
MAMMOGRAPHY 2094
BONE DENSITY 2111
TILT TABLE / TEE 2112
S. UTILITY 2113
ECHO 2114
EKG 2116
STRESS TESTING 2117
SOILED UTILITY 2074
CLEAN UTILITY/ SUPPLY 2076
ULTRASOUND 2084
WORK ROOM 2091
CHANGING/ LOCKER 2096
TECH. 2102
CLEAN UTILITY 2109
TOILET 2086
CONTROL 2088
CORR. C209
PULMONARY 2077
FLUORO. 2087
CONFERENCE/ TRAINING 2097
PATIENT TOILET 2122
CHANG. 2123
CHANG. 2124
WAITING 2118
RECEPTION 2119
SCHEDULE 2121
STAT LAB 2126
STORAGE 2127
OPEN OFFICE 2128
CUSTODIAN 2129
STAFF TOILET 2131
CUST. 2078
OFFICE 2079
CUST. 2089
VESTIBULE 2138
VESTIBULE 2139
9'-0 1/2"
11'-10"
OFFICE (ENVIRONMENT) 2134
SUPPLY (ENVIRONMENT) 2136
EQUIPMENT (ENVIRONMENT) 2137
IDF 2-00A
IDF 2-00F
CONFERENCE 2148A
CONFERENCE 2148B
ELEVATOR LOBBY 2-00C
ELECTRICAL 2-00R
ELECTRICAL 2-00G
BLOOD BANK 2143
STAFF TOILET 2-00S
TOILET 2-00H
PUBLIC TOILET (M) 2-00T
PUBLIC TOILET (W) 2-00K
ELEVATOR LOBBY 2-00M
DN
UP
URINE ANALYSIS LAB 2144
OFFICE 2146
LAB DIR. 2147
SHAFT 931
E.W.C.

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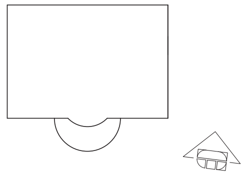
9700 W Taron Dr, Elk Grove, CA 95757

NO	DESCRIPTION	DATE

REVISIONS



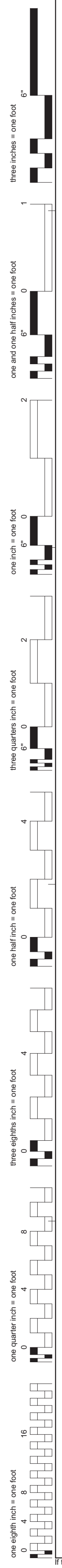
KEY PLAN

SHEET TITLE
SECOND FLOOR PLAN

PROJECT NO.
467
DRAWN BY:
Author
CHECKED BY:
Checker
SCALE:
DATE:
04/01/20

SHEET NO.
DDP A2-2

Plotted on: 6/27/2019 2:20:13 PM


three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot
6"
0
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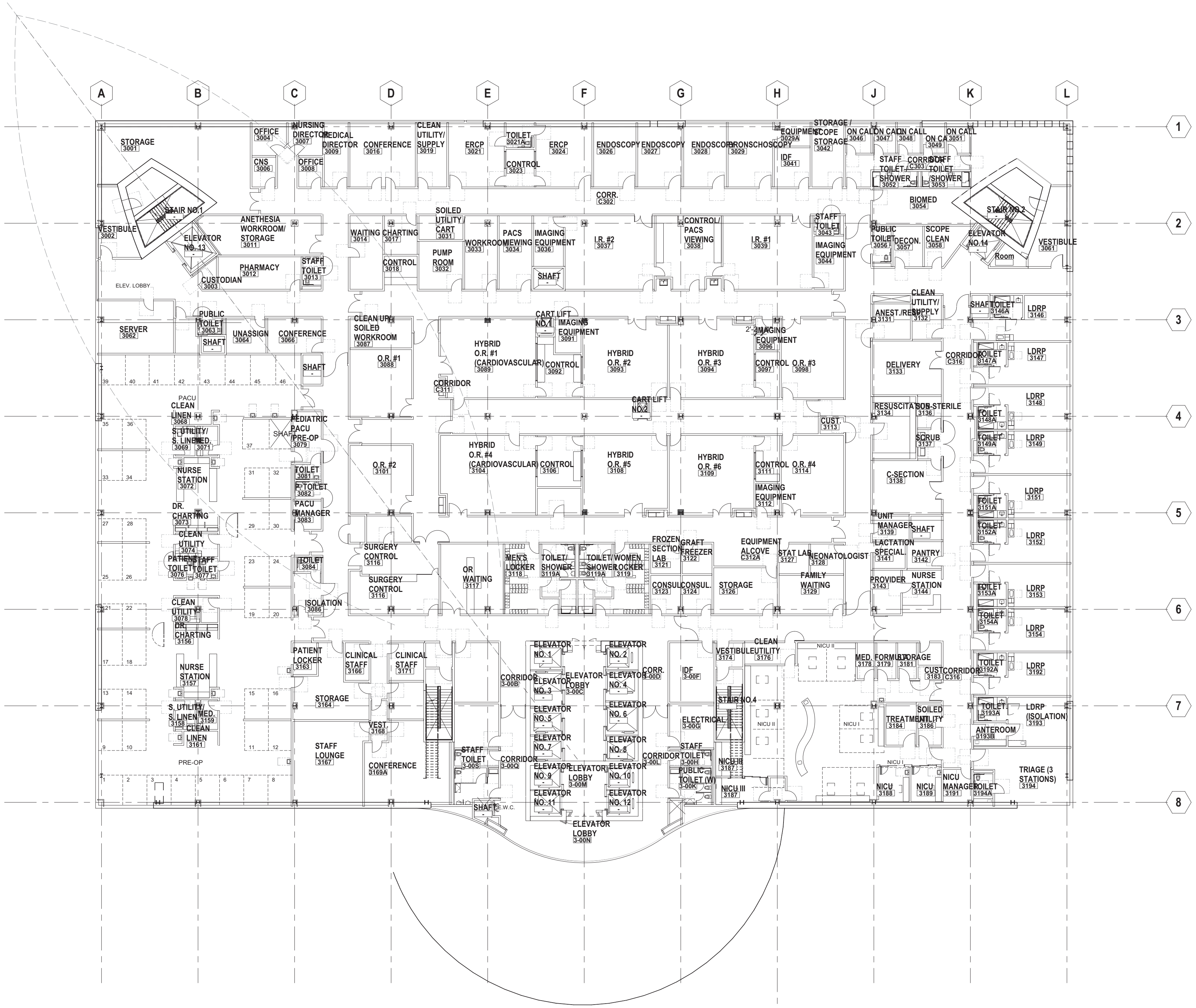
2
4
8
16


A
B
C
D
E
F
G
H
J
K
L
1
2
3
4
5
6
7
8
STORAGE 3001
OFFICE 3004
CNS 3006
NURSING DIRECTOR 3007
OFFICE 3008
MEDICAL DIRECTOR 3009
CONFERENCE 3016
CLEAN UTILITY/ SUPPLY 3019
ERCP 3021
TOILET 3021A
CONTROL 3023
ERCP 3024
ENDOSCOPY 3026
ENDOSCOPY 3027
ENDOSCOPY 3028
BRONSCHOSCOPY 3029
EQUIPMENT 3029A
IDF 3041
STORAGE / SCOPE STORAGE 3042
ON CALL 3046
ON CALL 3047
ON CALL 3048
ON CALL 3049
ON CALL 3051
STAFF TOILET / SHOWER 3052
CORRIDOR C303
STAFF TOILET /SHOWER 3053
CORR. C302
BIOMED 3054
STAIR NO.1
VESTIBULE 3002
ELEVATOR NO. 13
ANETHESIA WORKROOM/ STORAGE 3011
PHARMACY 3012
STAFF TOILET 3013
CUSTODIAN 3003
ELEV. LOBBY
WAITING 3014
CHARTING 3017
CONTROL 3018
SOILED UTILITY / CART 3031
PUMP ROOM 3032
WORKROOM 3033
PACS VIEWING 3034
IMAGING EQUIPMENT 3036
SHAFT
I.R. #2 3037
CONTROL/ PACS VIEWING 3038
I.R. #1 3039
STAFF TOILET 3043
IMAGING EQUIPMENT 3044
PUBLIC TOILET 3056
DECON. 3057
SCOPE CLEAN 3058
STAIR NO.2
ELEVATOR NO.14
Room
VESTIBULE 3061
SERVER 3062
PUBLIC TOILET 3063
SHAFT
UNASSIGN 3064
CONFERENCE 3066
SHAFT
CLEAN UP/ SOILED WORKROOM 3087
O.R. #1 3088
CORRIDOR C311
HYBRID O.R. #1 (CARDIOVASCULAR) 3089
CART LIFT NO.1
IMAGING EQUIPMENT 3091
CONTROL 3092
HYBRID O.R. #2 3093
HYBRID O.R. #3 3094
2'-2 1/4"
IMAGING EQUIPMENT 3096
CONTROL 3097
O.R. #3 3098
CART LIFT NO.2
ANEST./RESP 3131
CLEAN UTILITY/ SUPPLY 3132
SHAFT
TOILET 3146A
LDRP 3146
DELIVERY 3133
CORRIDOR C316
TOILET 3147A
LDRP 3147
LDRP 3148
TOILET 3148A
39
40
41
42
43
44
45
46
PACU
CLEAN LINEN 3068
35
36
S. UTILITY/ S. LINEN 3069
MED. 3071
37
SHAFT
PEDIATRIC PACU /PRE-OP 3079
CUST. 3113
RESUSCITATION 3134
NON-STERILE 3136
SCRUB 3137
TOILET 3149A
LDRP 3149
33
34
NURSE STATION 3072
31
32
TOILET 3081
P. TOILET 3082
PACU MANAGER 3083
O.R. #2 3101
HYBRID O.R. #4 (CARDIOVASCULAR) 3104
CONTROL 3106
HYBRID O.R. #5 3108
HYBRID O.R. #6 3109
CONTROL 3111
O.R. #4 3114
IMAGING EQUIPMENT 3112
C-SECTION 3138
LDRP 3151
TOILET 3151A
27
28
DR. CHARTING 3073
29
30
UNIT MANAGER 3139
SHAFT
TOILET 3152A
LDRP 3152
CLEAN UTILITY 3074
PATIENT TOILET 3076
STAFF TOILET 3077
23
24
TOILET 3084
SURGERY CONTROL 3116
OR WAITING 3117
MEN'S LOCKER 3118
TOILET/ SHOWER 3119A
TOILET/ SHOWER 3119A
WOMEN LOCKER 3119
FROZEN SECTION LAB 3121
GRAFT FREEZER 3122
EQUIPMENT ALCOVE C312A
STAT LAB 3127
NEONATOLOGIST 3128
LACTATION SPECIAL. 3141
PANTRY 3142
25
26
SURGERY CONTROL 3116
CONSUL 3123
CONSUL. 3124
STORAGE 3126
FAMILY WAITING 3129
PROVIDER 3143
NURSE STATION 3144
TOILET 3153A
LDRP 3153
21
22
CLEAN UTILITY 3078
19
20
ISOLATION 3086
TOILET 3154A
LDRP 3154
DR. CHARTING 3156
17
18
NURSE STATION 3157
PATIENT LOCKER 3163
CLINICAL STAFF 3166
CLINICAL STAFF 3171
ELEVATOR NO. 1
ELEVATOR NO. 2
CORRIDOR 3-00B
ELEVATOR NO. 3
ELEVATOR LOBBY 3-00C
ELEVATOR NO. 4
CORR. 3-00D
IDF 3-00F
VESTIBULE 3174
CLEAN UTILITY 3176
NICU II
MED. 3178
FORMULA 3179
STORAGE 3181
CUST 3183
CORRIDOR C316
TOILET 3192A
LDRP 3192
13
14
15
16
STORAGE 3164
ELEVATOR NO. 5
ELEVATOR NO. 6
STAIR NO.4
ELECTRICAL 3-00G
NICU II
NICU I
TREATMENT 3184
SOILED UTILITY 3186
TOILET 3193A
LDRP (ISOLATION) 3193
ANTEROOM 3193B
S. UTILITY/ S. LINEN 3158
MED. 3159
CLEAN LINEN 3161
9
10
11
12
VEST. 3168
STAFF LOUNGE 3167
ELEVATOR NO. 7
ELEVATOR NO. 8
STAFF TOILET 3-00S
CORRIDOR 3-00Q
CORRIDOR 3-00L
STAFF TOILET 3-00H
NICU III 3187
PUBLIC TOILET (W) 3-00K
NICU III 3187
NICU I
NICU 3188
NICU 3189
NICU MANAGER 3191
TOILET 3194A
TRIAGE (3 STATIONS) 3194
PRE-OP
CONFERENCE 3169A
ELEVATOR NO. 9
ELEVATOR LOBBY 3-00M
ELEVATOR NO. 10
ELEVATOR NO. 11
ELEVATOR NO. 12
1
2
3
4
5
6
7
8
SHAFT
E.W.C.
ELEVATOR LOBBY 3-00N

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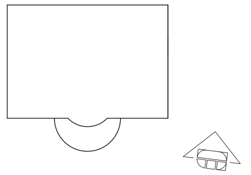


KEY PLAN

SHEET TITLE

THIRD FLOOR PLAN

PROJECT NO.
467
DRAWN BY:
Author
CHECKED BY:
Checker
SCALE:
DATE:
04/01/20

SHEET NO.

DDP A2-3

Plotted on: 6/27/2019 2:13:57 PM

three inches = one foot

one and one half inches = one foot

one inch = one foot

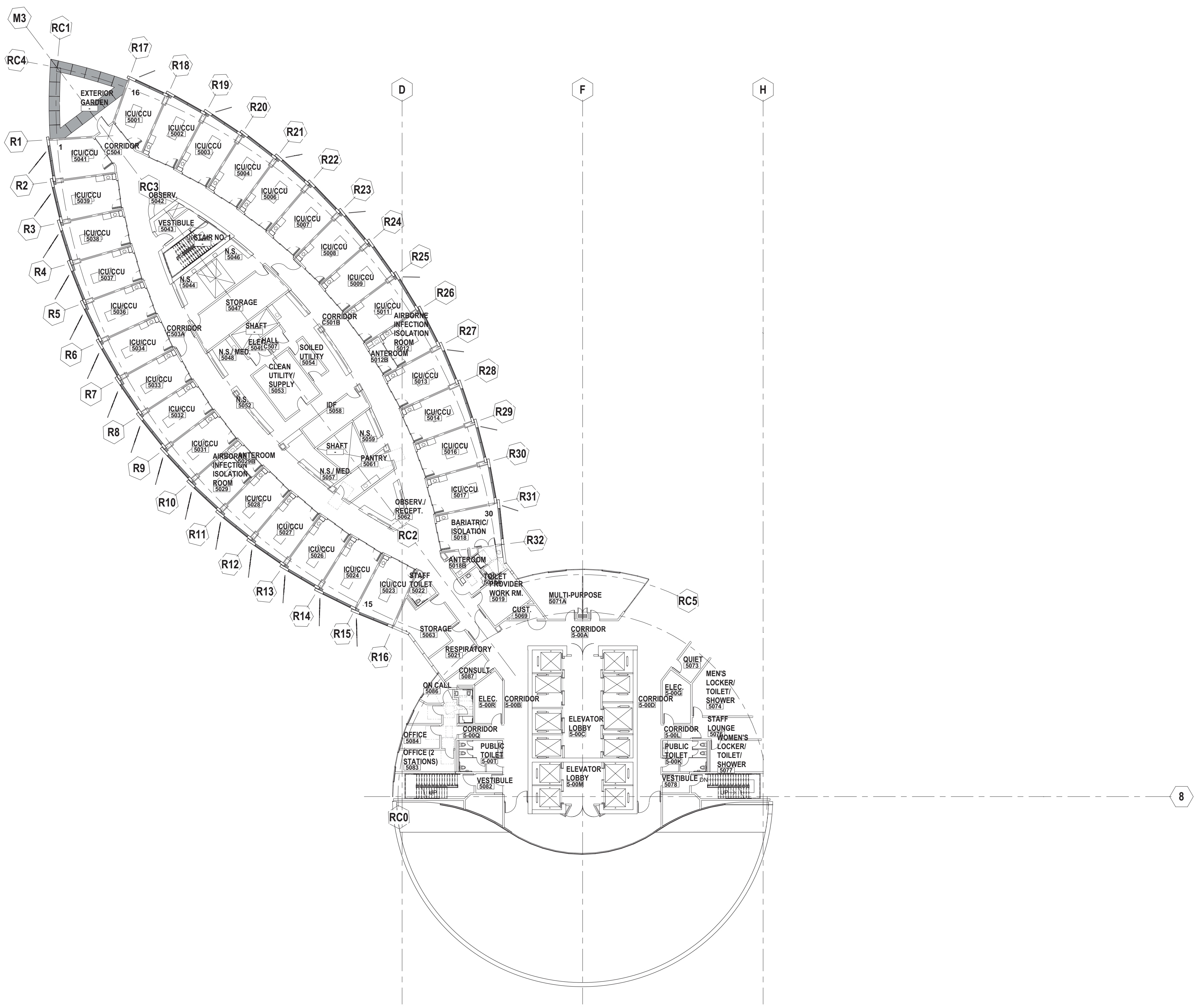
three quarters inch = one foot

one half inch = one foot

three eighths inch = one foot

one quarter inch = one foot

one eighth inch = one foot


M3
RC1
RC4
R1
R2
R3
R4
R5
R6
R7
R8
R9
R10
R11
R12
R13
R14
R15
R16
R17
R18
R19
R20
R21
R22
R23
R24
R25
R26
R27
R28
R29
R30
R31
R32
RC2
RC3
RC5
RC0
D
F
H
8
1
15
16
30
EXTERIOR GARDEN -
CORRIDOR C504
ICU/CCU 5001
ICU/CCU 5002
ICU/CCU 5003
ICU/CCU 5004
ICU/CCU 5006
ICU/CCU 5007
ICU/CCU 5008
ICU/CCU 5009
ICU/CCU 5011
AIRBORNE INFECTION ISOLATION ROOM 5012
ANTEROOM 5012B
ICU/CCU 5013
ICU/CCU 5014
ICU/CCU 5016
ICU/CCU 5017
BARIATRIC/ ISOLATION 5018
ANTEROOM 5018B
TOILET 5018A
PROVIDER WORK RM. 5019
ICU/CCU 5041
ICU/CCU 5039
ICU/CCU 5038
ICU/CCU 5037
ICU/CCU 5036
ICU/CCU 5034
ICU/CCU 5033
ICU/CCU 5032
ICU/CCU 5031
AIRBORNE INFECTION ISOLATION ROOM 5029
ANTEROOM 5029B
ICU/CCU 5028
ICU/CCU 5027
ICU/CCU 5026
ICU/CCU 5024
ICU/CCU 5023
STAFF TOILET 5022
OBSERV. 5042
VESTIBULE 5043
STAIR NO. 1 -
UP
N.S. 5046
N.S. 5044
STORAGE 5047
SHAFT -
ELEC. 5049
HALL C507
N.S./ MED. 5048
SOILED UTILITY 5054
CLEAN UTILITY/ SUPPLY 5053
CORRIDOR C503A
CORRIDOR C501B
N.S. 5052
IDF 5058
N.S. 5059
SHAFT -
PANTRY 5061
N.S./ MED. 5057
OBSERV./ RECEPT. 5062
STORAGE 5063
RESPIRATORY 5021
CONSULT. 5087
ON CALL 5086
ELEC. 5-00R
CORRIDOR 5-00B
CORRIDOR 5-00Q
OFFICE 5084
OFFICE (2 STATIONS) 5083
PUBLIC TOILET 5-00T
VESTIBULE 5082
MULTI-PURPOSE 5071A
CUST. 5069
CORRIDOR 5-00A
ELEVATOR LOBBY 5-00C
ELEVATOR LOBBY 5-00M
CORRIDOR 5-00D
ELEC. 5-00G
QUIET 5073
MEN'S LOCKER/ TOILET/ SHOWER 5074
STAFF LOUNGE 5076
WOMEN'S LOCKER/ TOILET/ SHOWER 5077
CORRIDOR 5-00L
PUBLIC TOILET 5-00K
VESTIBULE 5078
DN
UP

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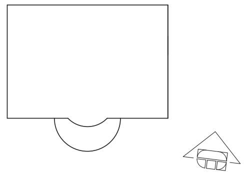


KEY PLAN

SHEET TITLE

TYPICAL TOWER FLOOR (FIFTH THROUGH ELEVENTH FLOOR)

PROJECT NO.
467

DRAWN BY:
Author

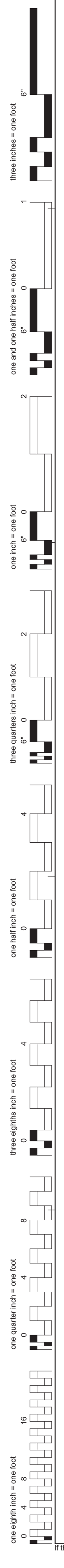
CHECKED BY:
Checker

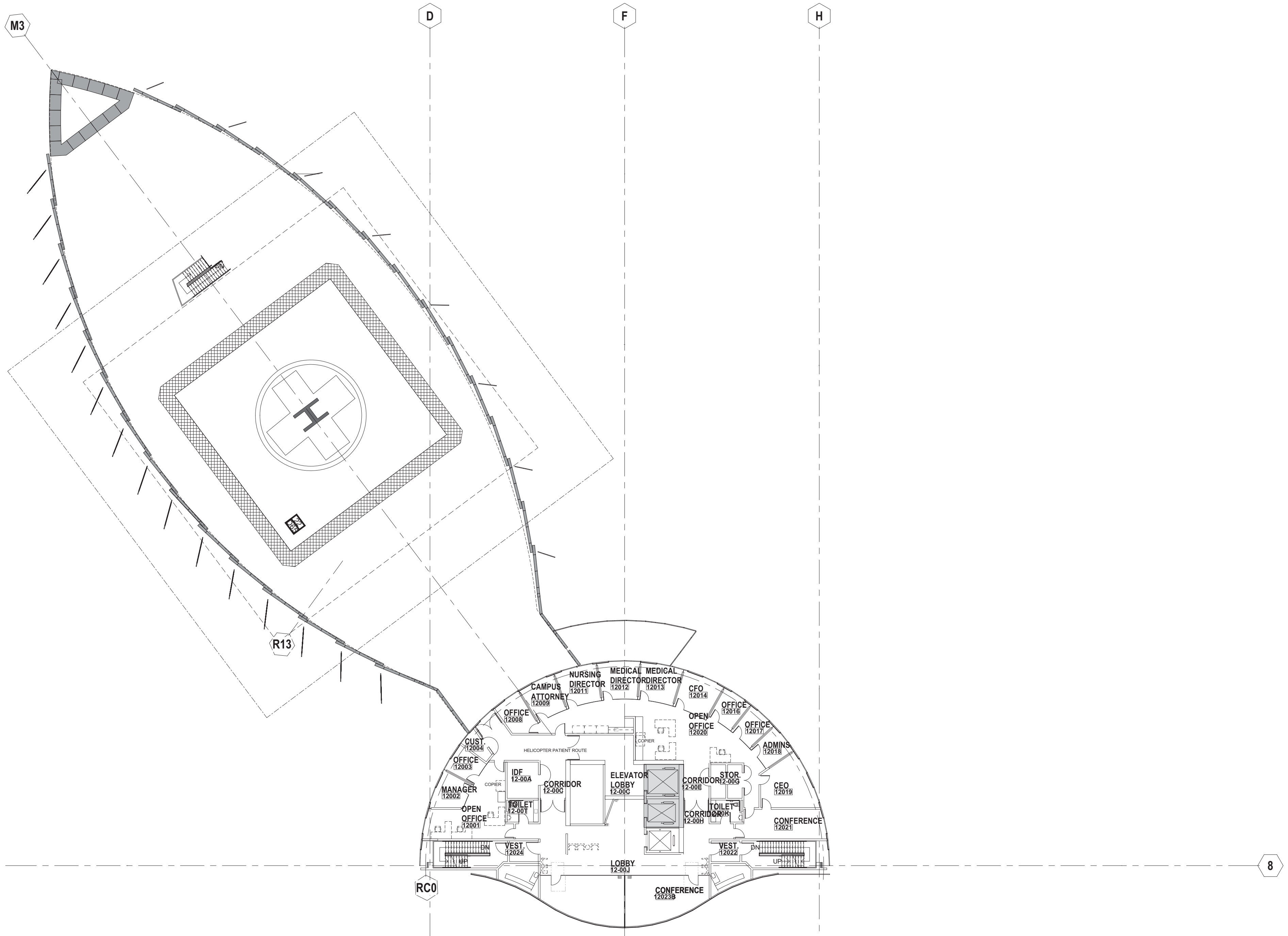
SCALE:

DATE:
04/01/2020

SHEET NO.
DDP A2-5

Plotted on: 6/27/2019 2:20:43 PM


three inches = one foot
6"
1
one and one half inches = one foot
0
6"
2
one inch = one foot
0
6"
2
three quarters inch = one foot
0
6"
4
one half inch = one foot
0
4
three eighths inch = one foot
0
8
one quarter inch = one foot
0
16
one eighth inch = one foot
8
4
0


M3
D
F
H
R13
RC0
8
CAMPUS ATTORNEY 12009
NURSING DIRECTOR 12011
MEDICAL DIRECTOR 12012
MEDICAL DIRECTOR 12013
CFO 12014
OFFICE 12008
OFFICE 12016
OPEN OFFICE 12020
OFFICE 12017
CUST. 12004
COPIER
HELICOPTER PATIENT ROUTE
ADMINS 12018
OFFICE 12003
IDF 12-00A
COPIER
MANAGER 12002
CORRIDOR 12-00C
ELEVATOR LOBBY 12-00C
CORRIDOR 12-00E
STOR. 12-00G
CEO 12019
TOILET 12-00T
OPEN OFFICE 12001
CORRIDOR 12-00H
TOILET 12-00K
CONFERENCE 12021
DN
UP
VEST. 12024
VEST. 12022
DN
UP
LOBBY 12-00J
CONFERENCE 12023B

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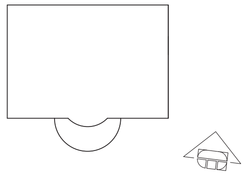
NO	DESCRIPTION	DATE

REVISIONS



KEY PLAN

SHEET TITLE

TWELFTH FLOOR - ADMINISTRATION FLOOR

PROJECT NO.
467

DRAWN BY:
Author

CHECKED BY:
Checker

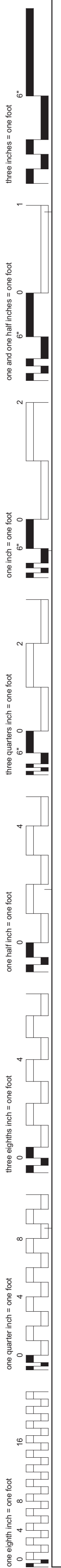
SCALE:

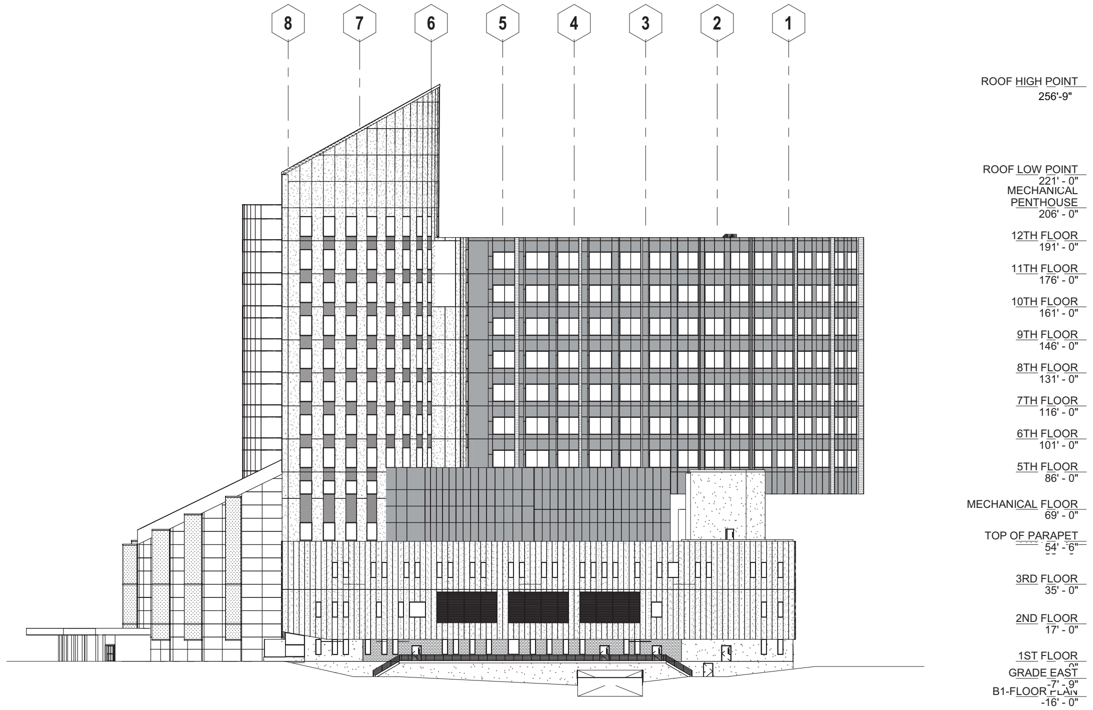
DATE:
04/01/2020

SHEET NO.

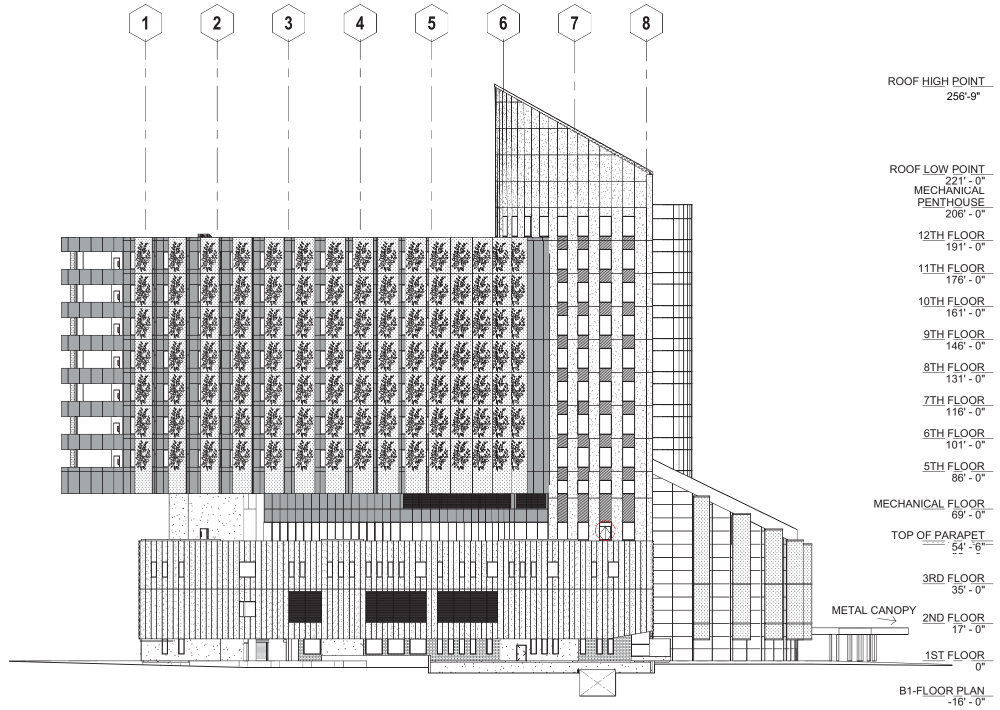
DDP A2-12

Plotted on: 6/27/2019 2:32:55 PM

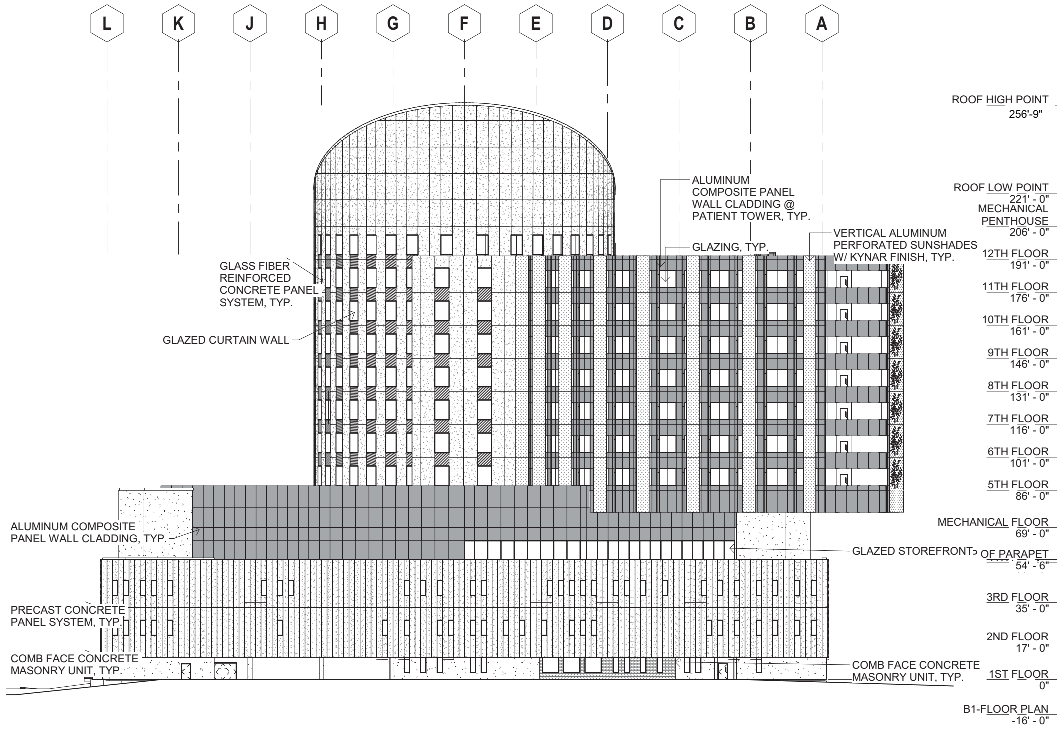

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


8
7
6
5
4
3
2
1
ROOF HIGH POINT
256'-9"
ROOF LOW POINT
221' - 0"
MECHANICAL PENTHOUSE
206' - 0"
12TH FLOOR
191' - 0"
11TH FLOOR
176' - 0"
10TH FLOOR
161' - 0"
9TH FLOOR
146' - 0"
8TH FLOOR
131' - 0"
7TH FLOOR
116' - 0"
6TH FLOOR
101' - 0"
5TH FLOOR
86' - 0"
MECHANICAL FLOOR
69' - 0"
TOP OF PARAPET
54' - 6"
3RD FLOOR
35' - 0"
2ND FLOOR
17' - 0"
1ST FLOOR
0"
GRADE EAST
-7' - 9"
B1-FLOOR PLAN
-16' - 0"

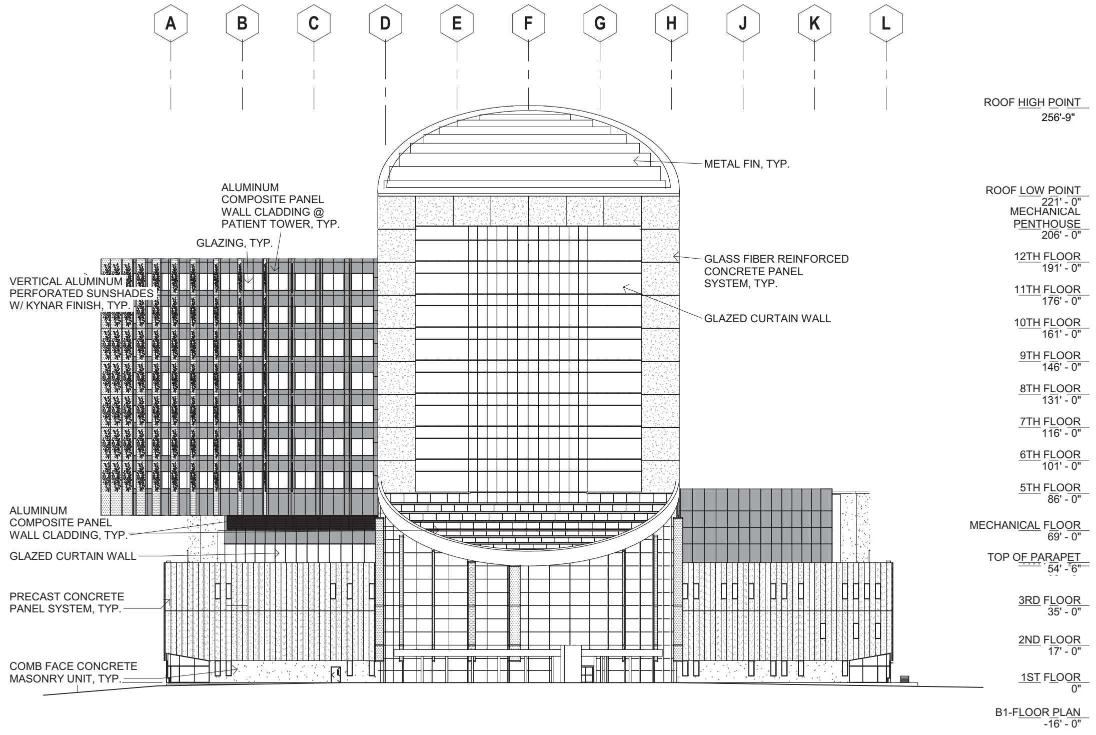
2 EAST ELEVATION
SCALE: 1/32" = 1'-0"


1
2
3
4
5
6
7
8
ROOF HIGH POINT
256'-9"
ROOF LOW POINT
221' - 0"
MECHANICAL PENTHOUSE
206' - 0"
12TH FLOOR
191' - 0"
11TH FLOOR
176' - 0"
10TH FLOOR
161' - 0"
9TH FLOOR
146' - 0"
8TH FLOOR
131' - 0"
7TH FLOOR
116' - 0"
6TH FLOOR
101' - 0"
5TH FLOOR
86' - 0"
MECHANICAL FLOOR
69' - 0"
TOP OF PARAPET
54' - 6"
3RD FLOOR
35' - 0"
METAL CANOPY
2ND FLOOR
17' - 0"
1ST FLOOR
0"
B1-FLOOR PLAN
-16' - 0"

17 WEST ELEVATION
SCALE: 1/32" = 1'-0"


L
K
J
H
G
F
E
D
C
B
A
ROOF HIGH POINT
256'-9"
ALUMINUM COMPOSITE PANEL WALL CLADDING @ PATIENT TOWER, TYP.
ROOF LOW POINT
221' - 0"
MECHANICAL PENTHOUSE
206' - 0"
GLAZING, TYP.
VERTICAL ALUMINUM PERFORATED SUNSHADES W/ KYNAR FINISH, TYP.
GLASS FIBER REINFORCED CONCRETE PANEL SYSTEM, TYP.
12TH FLOOR
191' - 0"
11TH FLOOR
176' - 0"
GLAZED CURTAIN WALL
10TH FLOOR
161' - 0"
9TH FLOOR
146' - 0"
8TH FLOOR
131' - 0"
7TH FLOOR
116' - 0"
6TH FLOOR
101' - 0"
5TH FLOOR
86' - 0"
ALUMINUM COMPOSITE PANEL WALL CLADDING, TYP.
MECHANICAL FLOOR
69' - 0"
GLAZED STOREFRONT
OF PARAPET
54' - 6"
PRECAST CONCRETE PANEL SYSTEM, TYP.
3RD FLOOR
35' - 0"
2ND FLOOR
17' - 0"
COMB FACE CONCRETE MASONRY UNIT, TYP.
COMB FACE CONCRETE MASONRY UNIT, TYP.
1ST FLOOR
0"
B1-FLOOR PLAN
-16' - 0"

4 NORTH ELEVATION
SCALE: 1/32" = 1'-0"


A
B
C
D
E
F
G
H
J
K
L
ROOF HIGH POINT
256'-9"
METAL FIN, TYP.
ALUMINUM COMPOSITE PANEL WALL CLADDING @ PATIENT TOWER, TYP.
ROOF LOW POINT
221' - 0"
MECHANICAL PENTHOUSE
206' - 0"
GLAZING, TYP.
GLASS FIBER REINFORCED CONCRETE PANEL SYSTEM, TYP.
12TH FLOOR
191' - 0"
VERTICAL ALUMINUM PERFORATED SUNSHADES W/ KYNAR FINISH, TYP.
11TH FLOOR
176' - 0"
GLAZED CURTAIN WALL
10TH FLOOR
161' - 0"
9TH FLOOR
146' - 0"
8TH FLOOR
131' - 0"
7TH FLOOR
116' - 0"
6TH FLOOR
101' - 0"
5TH FLOOR
86' - 0"
ALUMINUM COMPOSITE PANEL WALL CLADDING, TYP.
MECHANICAL FLOOR
69' - 0"
GLAZED CURTAIN WALL
TOP OF PARAPET
54' - 6"
PRECAST CONCRETE PANEL SYSTEM, TYP.
3RD FLOOR
35' - 0"
2ND FLOOR
17' - 0"
COMB FACE CONCRETE MASONRY UNIT, TYP.
1ST FLOOR
0"
B1-FLOOR PLAN
-16' - 0"

19 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

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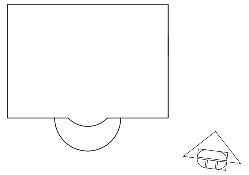
9700 W Taron Dr, Elk Grove, CA 95757

NO	DESCRIPTION	DATE

REVISIONS



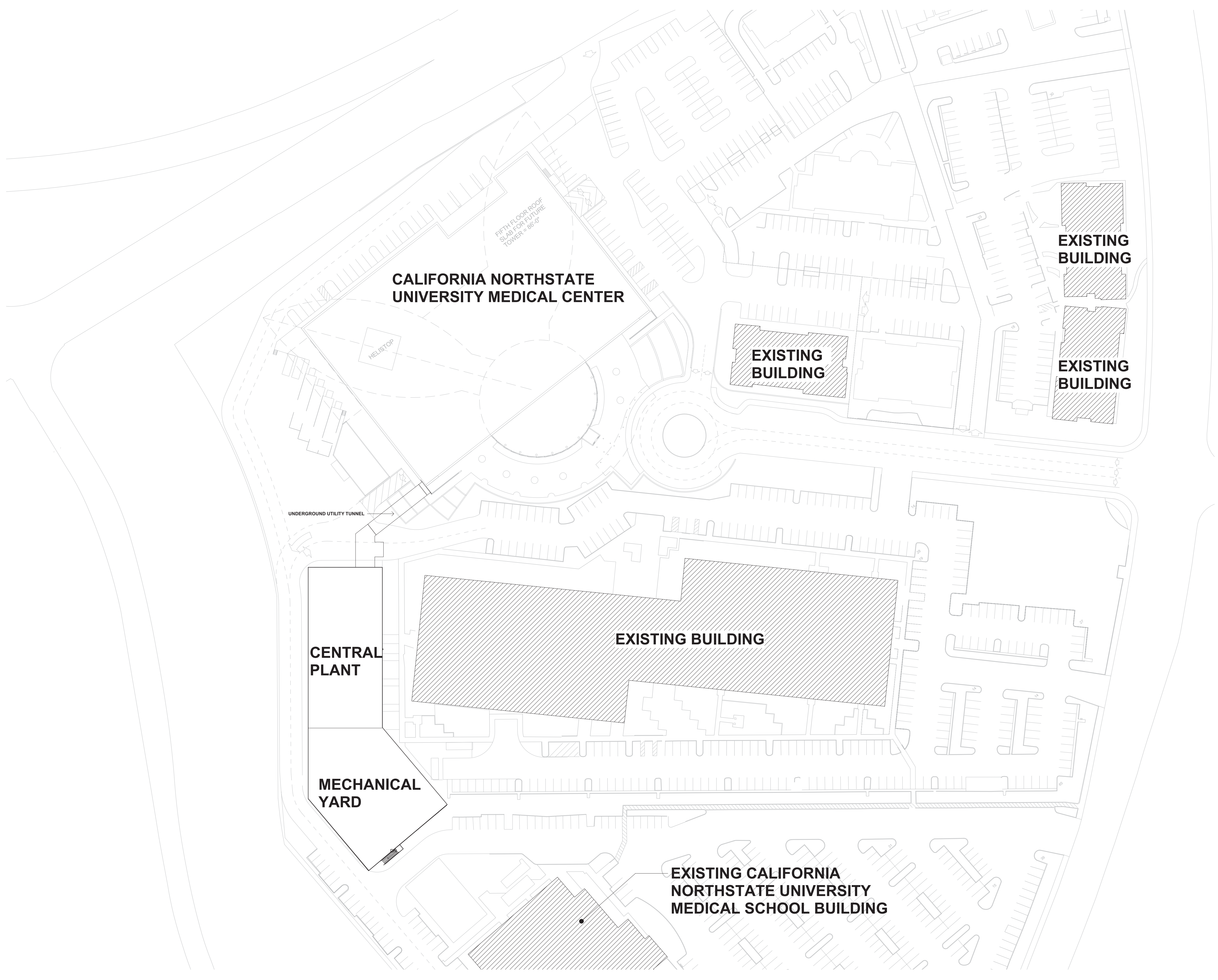
KEY PLAN

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO.
467
DRAWN BY:
Author
CHECKED BY:
Checker
SCALE:
DATE:
04/01/20

SHEET NO.
DDP
A3-0

Plotted on: 6/27/2019 1:28:32 PM


CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
FIFTH FLOOR ROOF SLAB FOR FUTURE TOWER = 86'-0"
HELISTOP
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
UNDERGROUND UTILITY TUNNEL
CENTRAL PLANT
EXISTING BUILDING
MECHANICAL YARD
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING

1 CENTRAL UTILITY PLANT SITE PLAN
SCALE: 1" = 40'-0"

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

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CALIFORNIA NORTHSTATE UNIVERSITY
CENTRAL UTILITY PLANT
9700 W Taron Dr, Elk Grove, CA 95757

AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

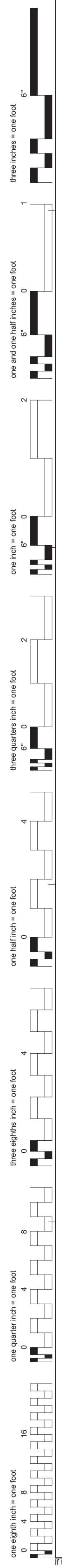
KEY PLAN

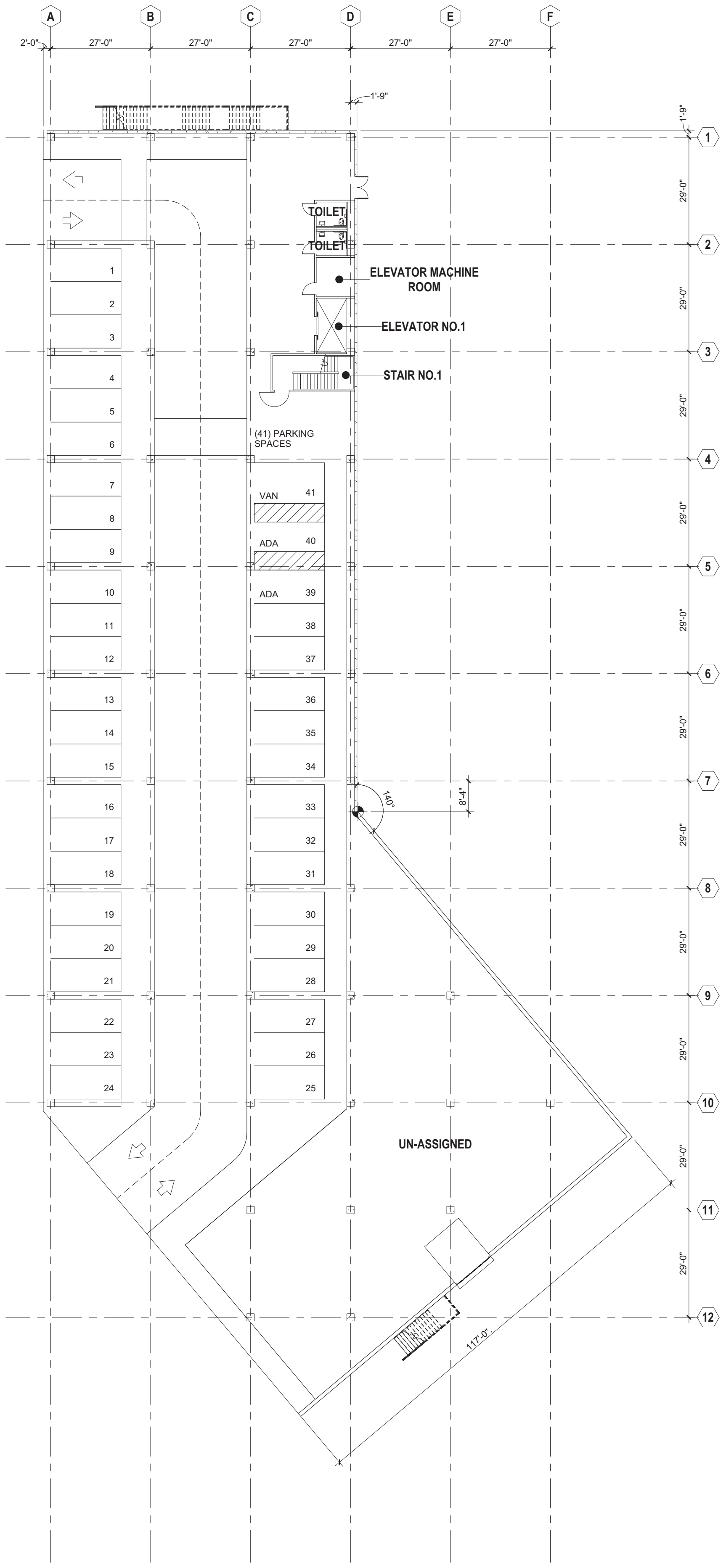
SHEET TITLE
SITE PLAN

PROJECT NO.
528
DRAWN BY:
WH
CHECKED BY:
PD
SCALE:
DATE:
05/29/2020

SHEET NO.
A1-01

Plotted on: 6/8/2020 9:45:59 AM

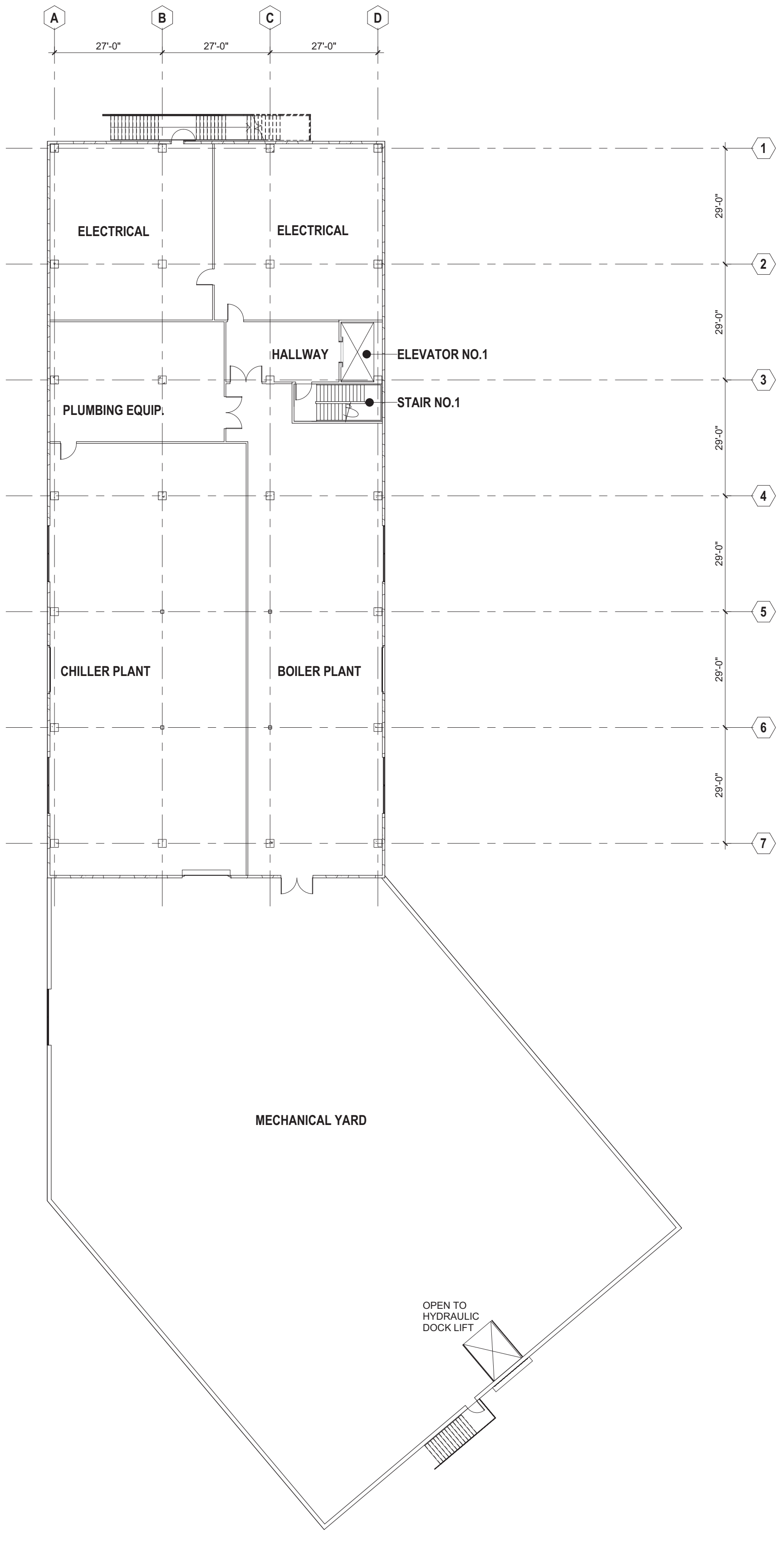

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot
0
6"
1
2
4
8
16


A
B
C
D
E
F
2'-0"
27'-0"
27'-0"
27'-0"
27'-0"
27'-0"
1'-9"
1'-9"
29'-0"
1
2
3
4
5
6
7
8
9
10
11
12
TOILET
TOILET
ELEVATOR MACHINE ROOM
ELEVATOR NO.1
STAIR NO.1
(41) PARKING SPACES
VAN
ADA
ADA
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
14'0"
8'-4"
UN-ASSIGNED
117'-0"

5 FIRST FLOOR PLAN

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

If this sheet is not 30" x 42" it is a reduced print - scale accordingly


A
B
C
D
27'-0"
27'-0"
27'-0"
29'-0"
1
2
3
4
5
6
7
ELECTRICAL
ELECTRICAL
HALLWAY
ELEVATOR NO.1
STAIR NO.1
PLUMBING EQUIP.
CHILLER PLANT
BOILER PLANT
MECHANICAL YARD
OPEN TO HYDRAULIC DOCK LIFT

25 SECOND FLOOR PLAN

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

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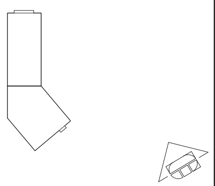
NO	DESCRIPTION	DATE

REVISIONS



KEY PLAN

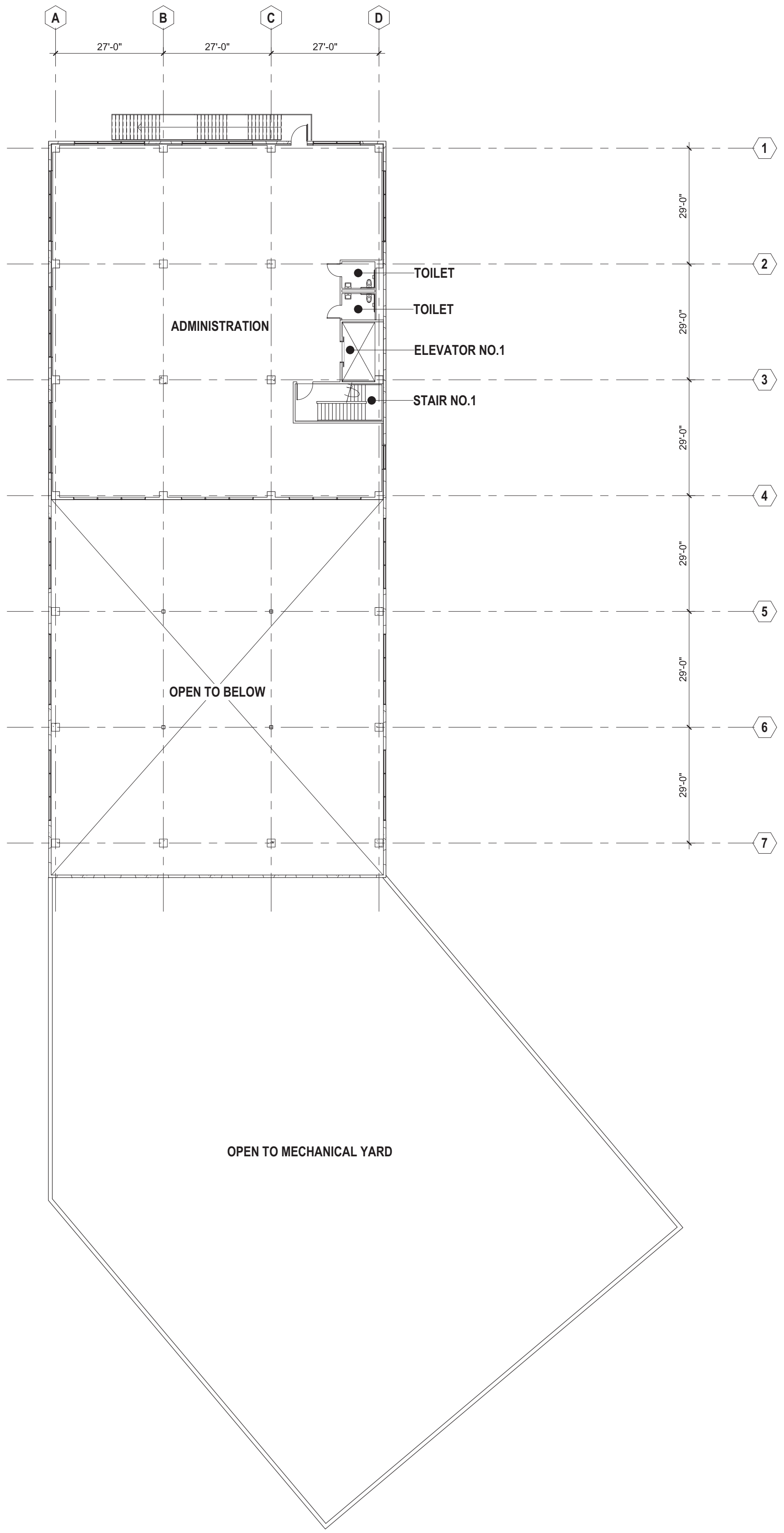
SHEET TITLE
FIRST AND SECOND FLOOR PLANS

PROJECT NO.
467
DRAWN BY:
JL
CHECKED BY:
PD
SCALE:
AS INDICATED
DATE:
04/01/20

SHEET NO.
A2-1

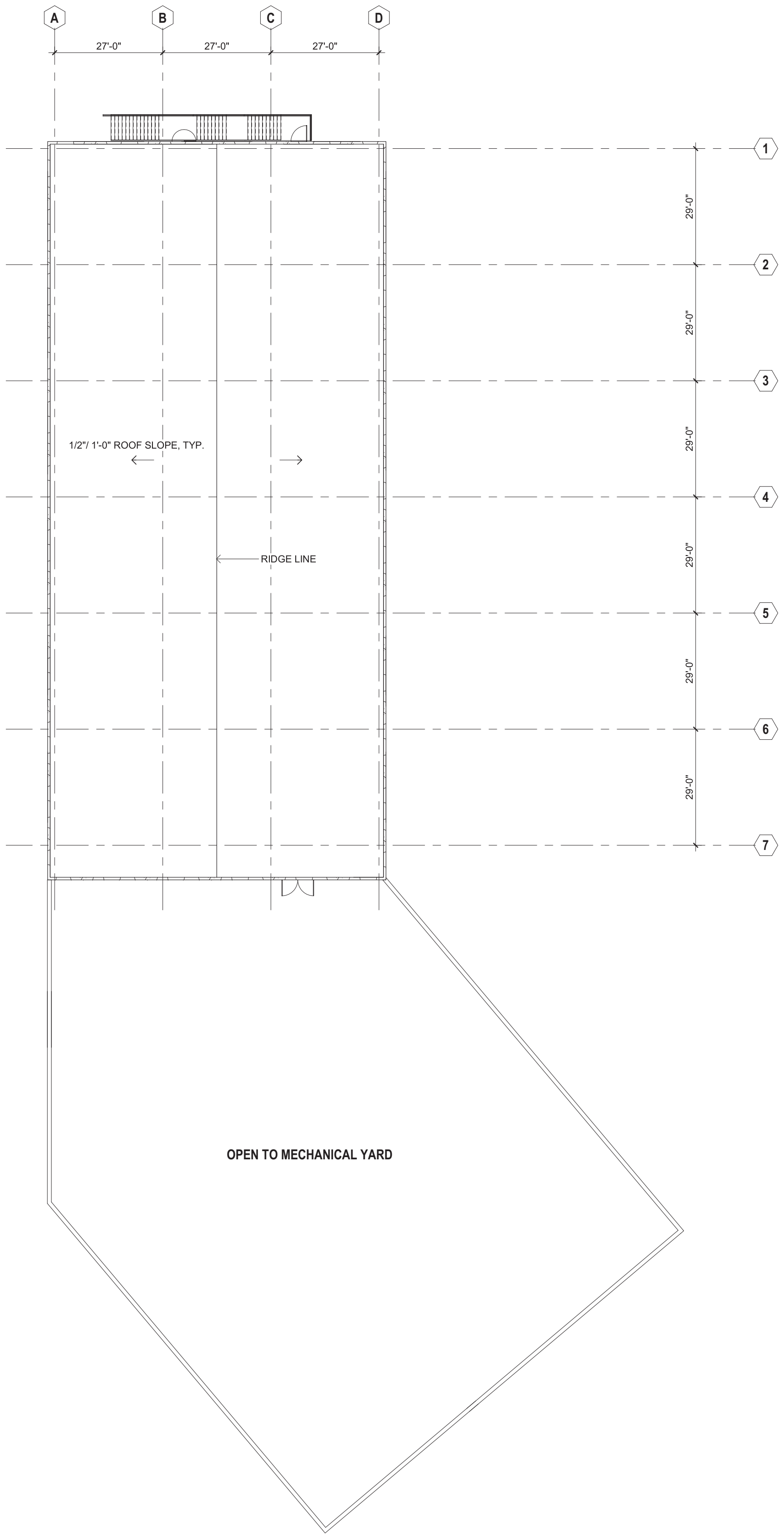
Plotted on: 7/16/2019 9:42:30 AM

three inches = one foot
6"
1
one and one half inches = one foot
0
6"
2
one inch = one foot
0
6"
2
three quarters inch = one foot
0
6"
4
one half inch = one foot
0
4
three eighths inch = one foot
0
8
4
one quarter inch = one foot
0
16
8
4
one eighth inch = one foot
0


A
B
C
D
27'-0"
27'-0"
27'-0"
1
2
3
4
5
6
7
29'-0"
29'-0"
29'-0"
29'-0"
29'-0"
29'-0"
TOILET
TOILET
ADMINISTRATION
ELEVATOR NO.1
STAIR NO.1
OPEN TO BELOW
OPEN TO MECHANICAL YARD

5 MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0"

If this sheet is not 30" x 42" it is a reduced print - scale accordingly


A
B
C
D
27'-0"
27'-0"
27'-0"
1
2
3
4
5
6
7
29'-0"
29'-0"
29'-0"
29'-0"
29'-0"
29'-0"
1/2"/ 1'-0" ROOF SLOPE, TYP.
RIDGE LINE
OPEN TO MECHANICAL YARD

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

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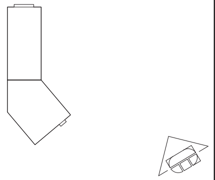
NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

REVISIONS



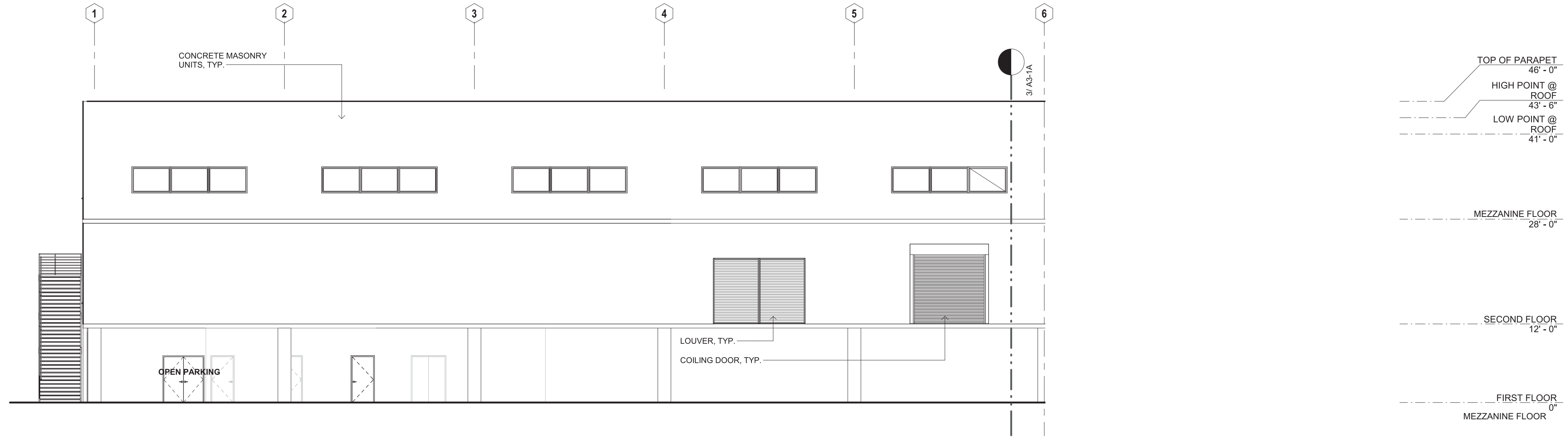
KEY PLAN

SHEET TITLE
MEZZANINE FLOOR PLAN AND ROOF PLAN

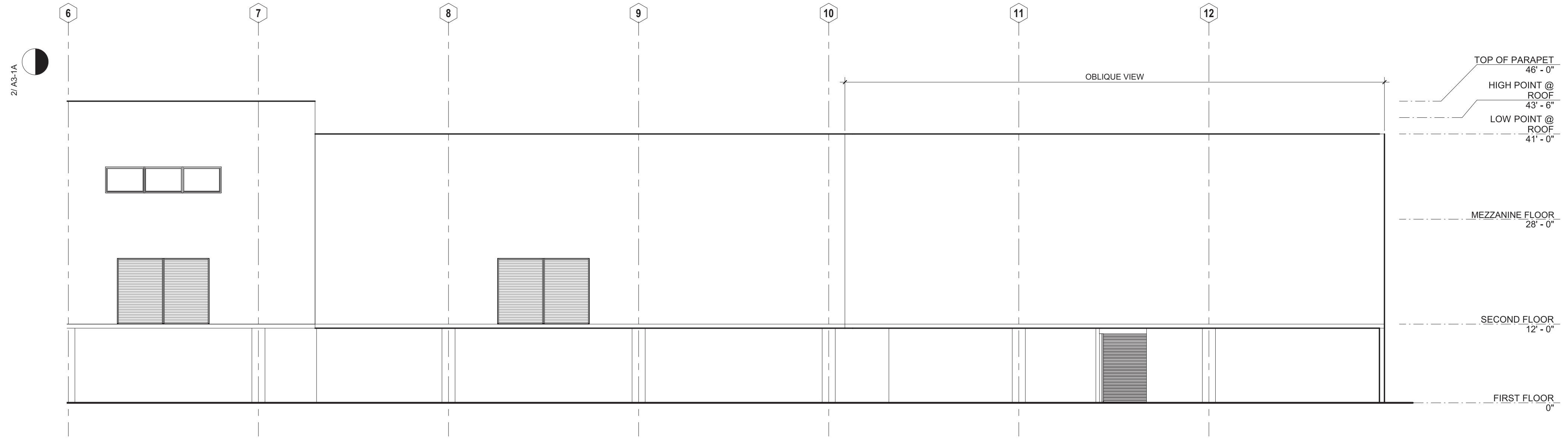
PROJECT NO.
467
DRAWN BY:
JL
CHECKED BY:
PD
SCALE:
AS INDICATED
DATE:
05/15/20

SHEET NO.
A2-2

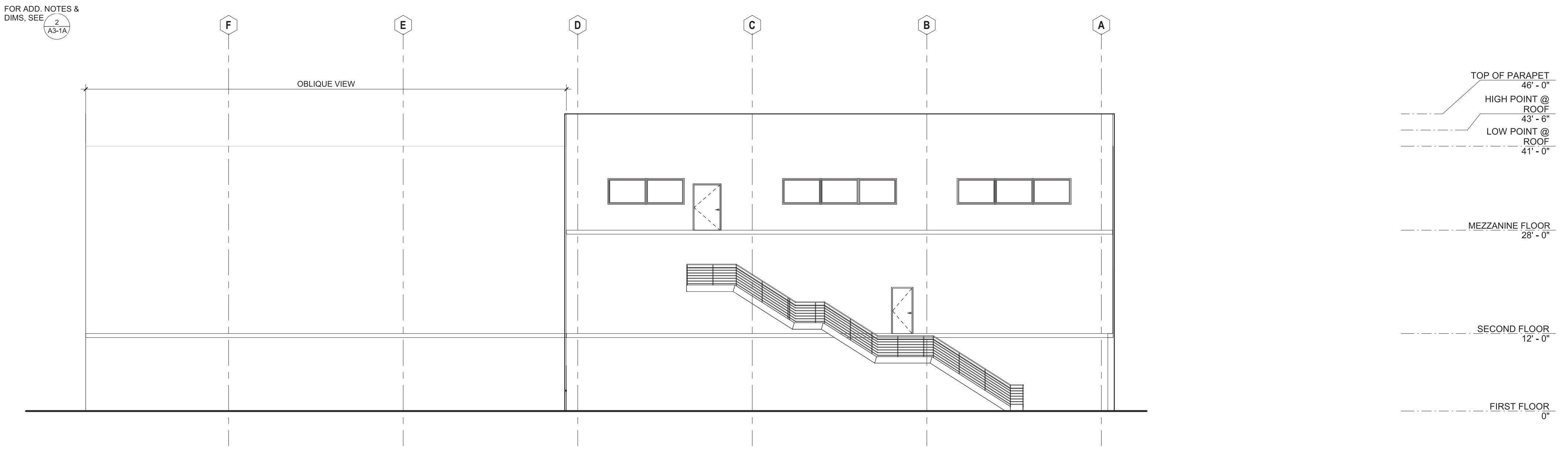
Plotted on: 7/1/2019 11:13:22 AM


1
2
3
4
5
6
CONCRETE MASONRY UNITS, TYP.
3/ A3-1A
OPEN PARKING
LOUVER, TYP.
COILING DOOR, TYP.
TOP OF PARAPET 46' - 0"
HIGH POINT @ ROOF 43' - 6"
LOW POINT @ ROOF 41' - 0"
MEZZANINE FLOOR 28' - 0"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0"
MEZZANINE FLOOR

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"


6
7
8
9
10
11
12
2/ A3-1A
OBLIQUE VIEW
TOP OF PARAPET 46' - 0"
HIGH POINT @ ROOF 43' - 6"
LOW POINT @ ROOF 41' - 0"
MEZZANINE FLOOR 28' - 0"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0"

3 WEST ELEVATION CONTINUED
SCALE: 1/8" = 1'-0"


FOR ADD. NOTES & DIMS, SEE 2 A3-1A
F
E
D
C
B
A
OBLIQUE VIEW
TOP OF PARAPET 46' - 0"
HIGH POINT @ ROOF 43' - 6"
LOW POINT @ ROOF 41' - 0"
MEZZANINE FLOOR 28' - 0"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0"

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

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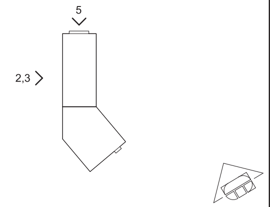
NO	DESCRIPTION	DATE

REVISIONS



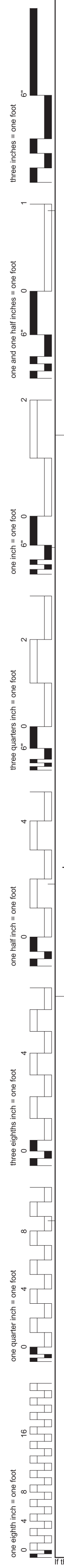
KEY PLAN

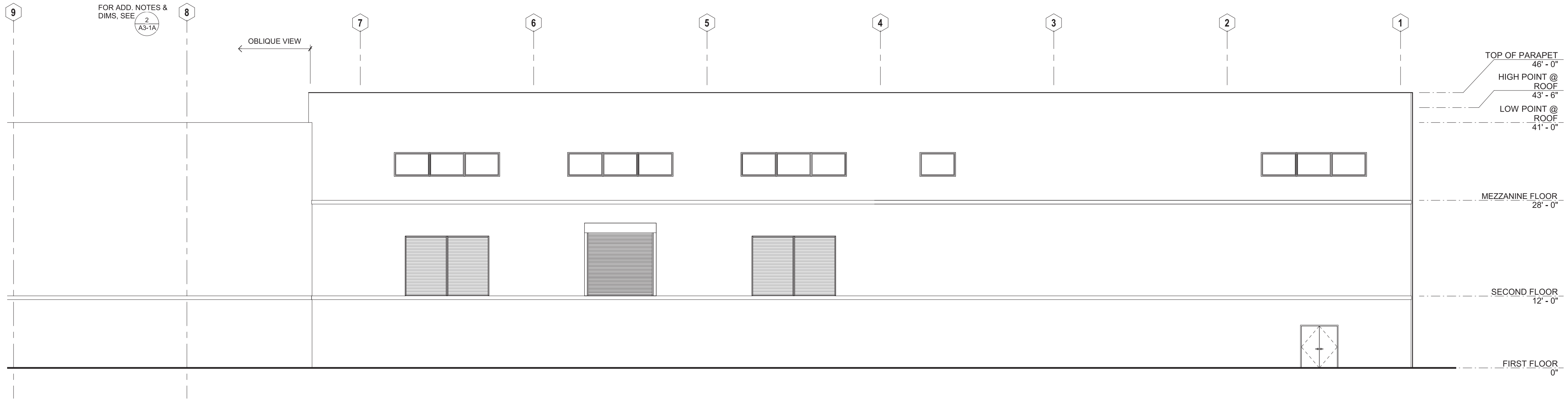
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO.
467
DRAWN BY:
JL
CHECKED BY:
PD
SCALE:
AS INDICATED
DATE:
05/15/20

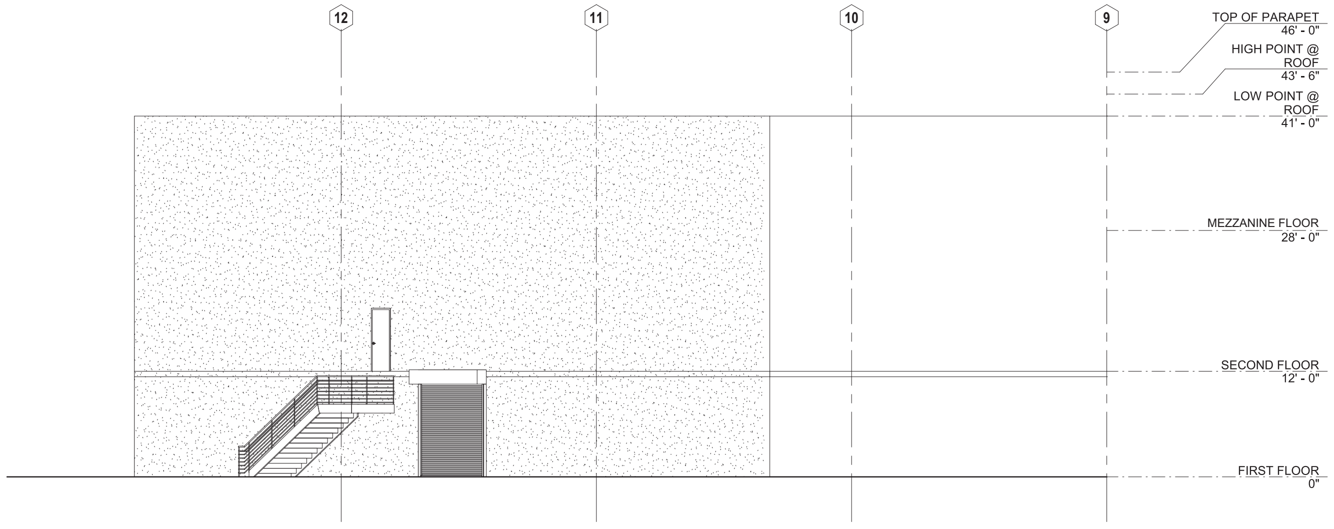
SHEET NO.
A3-1A

Plotted on: 7/1/2019 11:13:24 AM

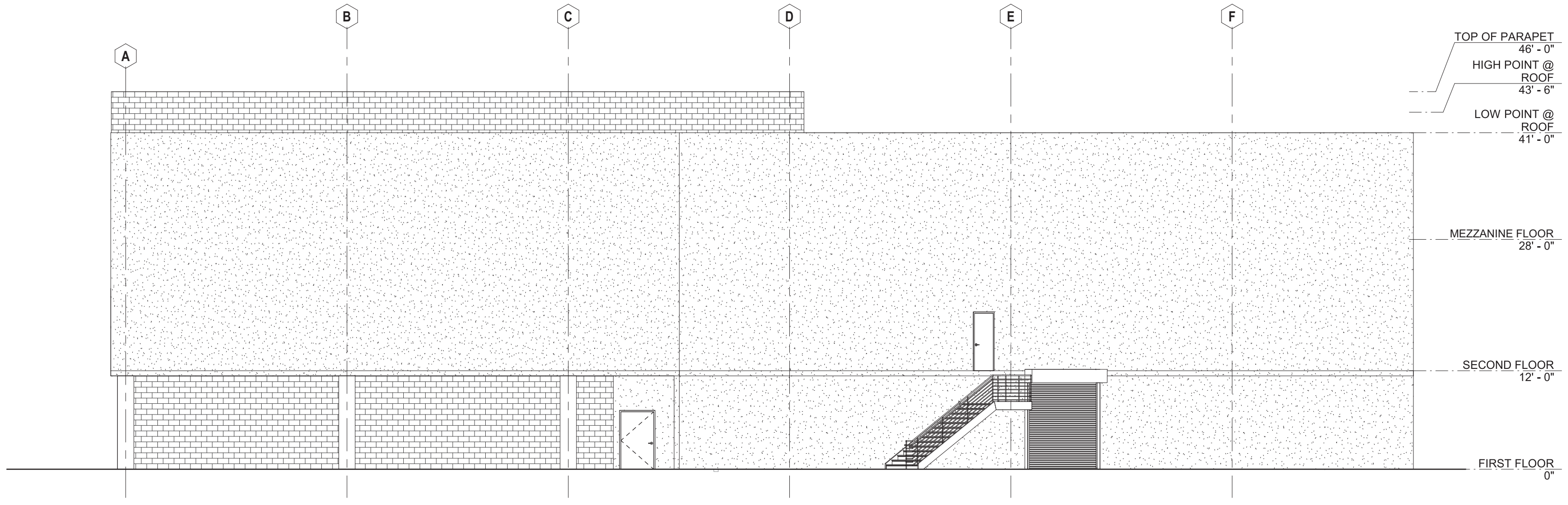

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


FOR ADD. NOTES & DIMS, SEE 2 A3-1A
OBLIQUE VIEW
9
8
7
6
5
4
3
2
1
TOP OF PARAPET 46' - 0"
HIGH POINT @ ROOF 43' - 6"
LOW POINT @ ROOF 41' - 0"
MEZZANINE FLOOR 28' - 0"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0"

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


12
11
10
9
TOP OF PARAPET 46' - 0"
HIGH POINT @ ROOF 43' - 6"
LOW POINT @ ROOF 41' - 0"
MEZZANINE FLOOR 28' - 0"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0"

3 EAST ELEVATION CONTINUED
SCALE: 1/8" = 1'-0"


A
B
C
D
E
F
TOP OF PARAPET 46' - 0"
HIGH POINT @ ROOF 43' - 6"
LOW POINT @ ROOF 41' - 0"
MEZZANINE FLOOR 28' - 0"
SECOND FLOOR 12' - 0"
FIRST FLOOR 0"

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

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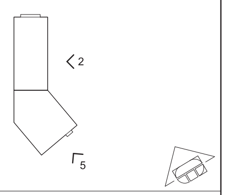
CENTRAL UTILITY PLANT

9700 W Taron Dr, Elk Grove, CA 95757

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

REVISIONS



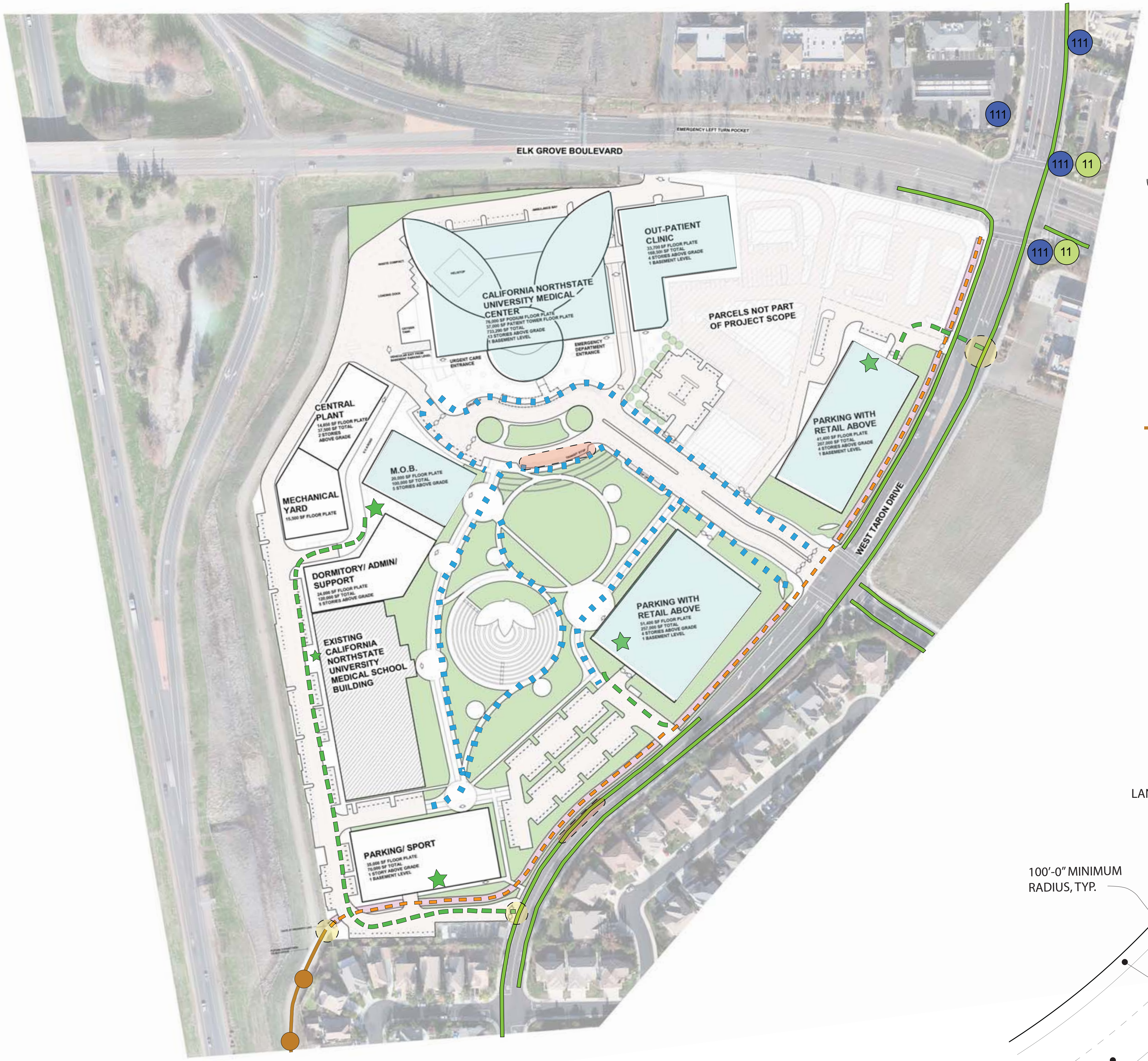
KEY PLAN

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO.
467
DRAWN BY:
JL
CHECKED BY:
PD
SCALE:
AS INDICATED
DATE:
05/15/20

SHEET NO.
A3-1B

Plotted on: 7/1/2019 11:13:27 AM

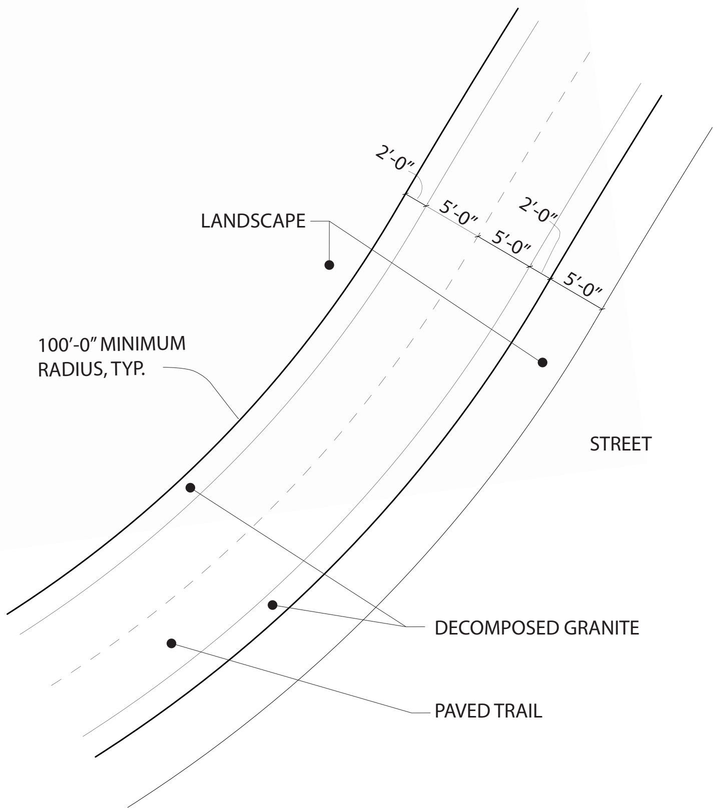


EMERGENCY LEFT TURN POCKET
ELK GROVE BOULEVARD
111
111
111
11
111
11
OUT-PATIENT CLINIC
33,700 SF FLOOR PLATE
168,501 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
AMBULANCE BAY
WASTE COMPACT
HELISTOP
LOADING DOCK
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
76,000 SF PODIUM FLOOR PLATE
37,000 SF PATIENT TOWER FLOOR PLATE
733,290 SF TOTAL
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
OXYGEN TANK
VEHICULAR EXIT FROM BASEMENT PARKING LEVEL
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
PARCELS NOT PART OF PROJECT SCOPE
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
MECHANICAL YARD
15,500 SF FLOOR PLATE
M.O.B.
20,000 SF FLOOR PLATE
100,000 SF TOTAL
5 STORIES ABOVE GRADE
TRANSIT STOP
PARKING WITH RETAIL ABOVE
41,400 SF FLOOR PLATE
207,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
WEST TARON DRIVE
DORMITORY/ ADMIN/ SUPPORT
24,000 SF FLOOR PLATE
120,000 SF TOTAL
5 STORIES ABOVE GRADE
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING
PARKING WITH RETAIL ABOVE
51,400 SF FLOOR PLATE
257,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARKING/ SPORT
35,000 SF FLOOR PLATE
70,000 SF TOTAL
1 STORY ABOVE GRADE
1 BASEMENT LEVEL

LEGEND

🟦	HIGH PEDESTRIAN TRAFFIC BUILDINGS
◯	CONNECTION TO EXISTING PATH
▭	RIDE SHARING STOP
11	ROUTE 111 BUS STOP
111	ROUTE 111 BUS STOP
★	SECURE BIKE PARKING
- - -	BIKE CIRCULATION
▪ ▪ ▪	PEDESTRIAN CIRCULATION
—●—	PROPOSED HIKING TRAIL
——	EXISTING CLASS II BIKE PATH
▪▪▪▪	TWO-WAY CLASS I BIKEWAY

TRAIL DETAIL



2'-0"
5'-0"
2'-0"
5'-0"
5'-0"
LANDSCAPE
100'-0" MINIMUM RADIUS, TYP.
STREET
DECOMPOSED GRANITE
PAVED TRAIL

SITE AMENITIES

NOT TO SCALE

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9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE
SITE AMENITIES PLAN

PROJECT NO.
467
DRAWN BY:
WH
CHECKED BY:
PD
SCALE:
DATE:
06/08/2020

SHEET NO.
A1-05

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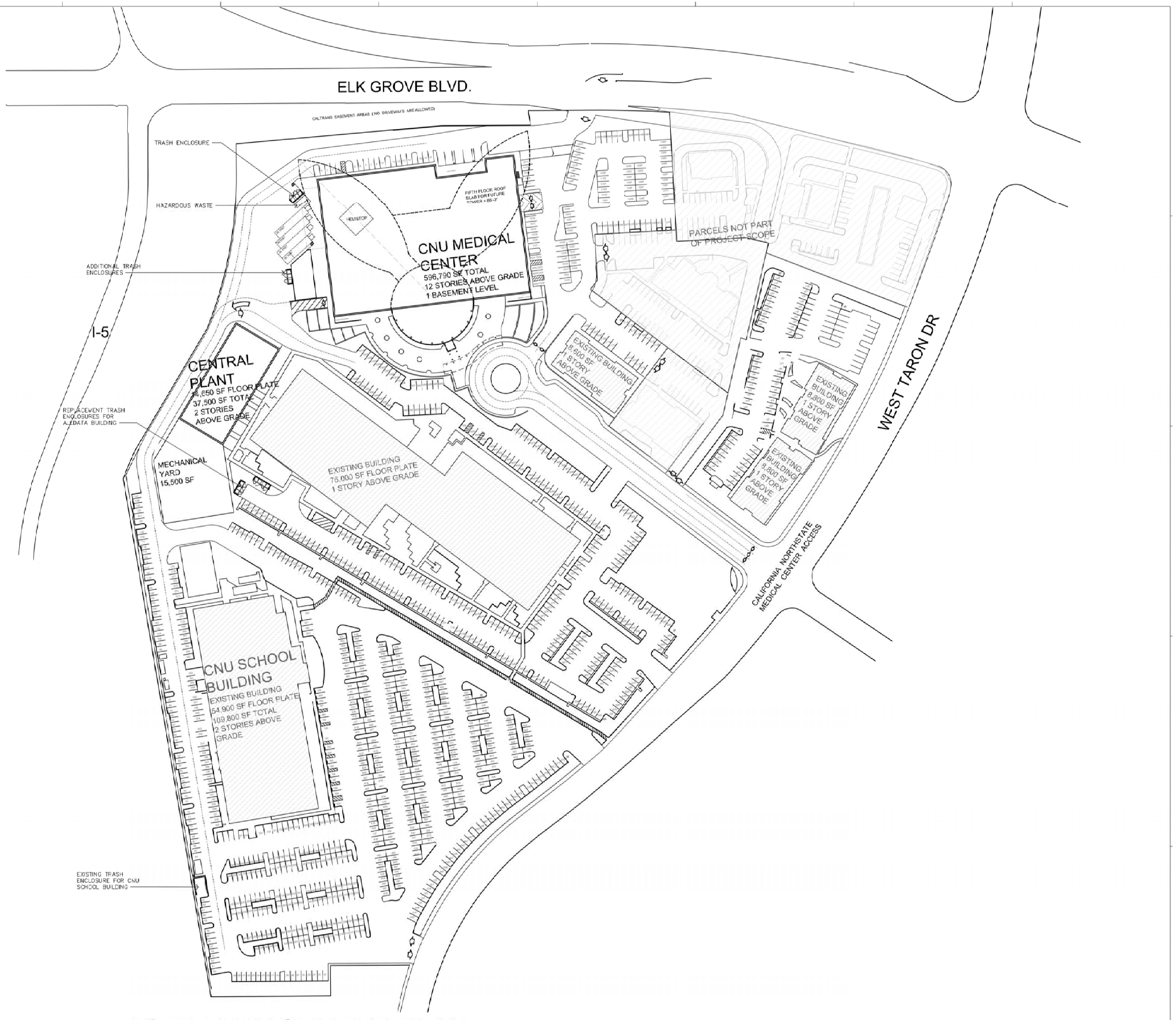
ELK GROVE BLVD.
CALTRANS EASEMENT AREAS (NO DRIVEWAYS ARE ALLOWED)
TRASH ENCLOSURE
HAZARDOUS WASTE
ADDITIONAL TRASH ENCLOSURES
HELISTOP
FIFTH FLOOR ROOF SLAB FOR FUTURE TOWER = 86'-3"
CNU MEDICAL CENTER
596,790 SF TOTAL
12 STORIES ABOVE GRADE
1 BASEMENT LEVEL
I-5
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES
ABOVE GRADE
REPLACEMENT TRASH ENCLOSURES FOR ALLDATA BUILDING
MECHANICAL YARD
15,500 SF
EXISTING BUILDING
76,000 SF FLOOR PLATE
1 STORY ABOVE GRADE
PARCELS NOT PART OF PROJECT SCOPE
EXISTING BUILDING
8,600 SF
1 STORY
ABOVE GRADE
EXISTING BUILDING
8,800 SF
1 STORY
ABOVE GRADE
EXISTING BUILDING
8,800 SF
1 STORY
ABOVE GRADE
WEST TARON DR
CALIFORNIA NORTHSTATE MEDICAL CENTER ACCESS
CNU SCHOOL BUILDING
EXISTING BUILDING
54,900 SF FLOOR PLATE
109,800 SF TOTAL
2 STORIES ABOVE GRADE
EXISTING TRASH ENCLOSURE FOR CNU SCHOOL BUILDING

PRELIMINARY WASTE MANAGEMENT PLAN

SCALE: 1" = 60'-0"

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

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9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS:

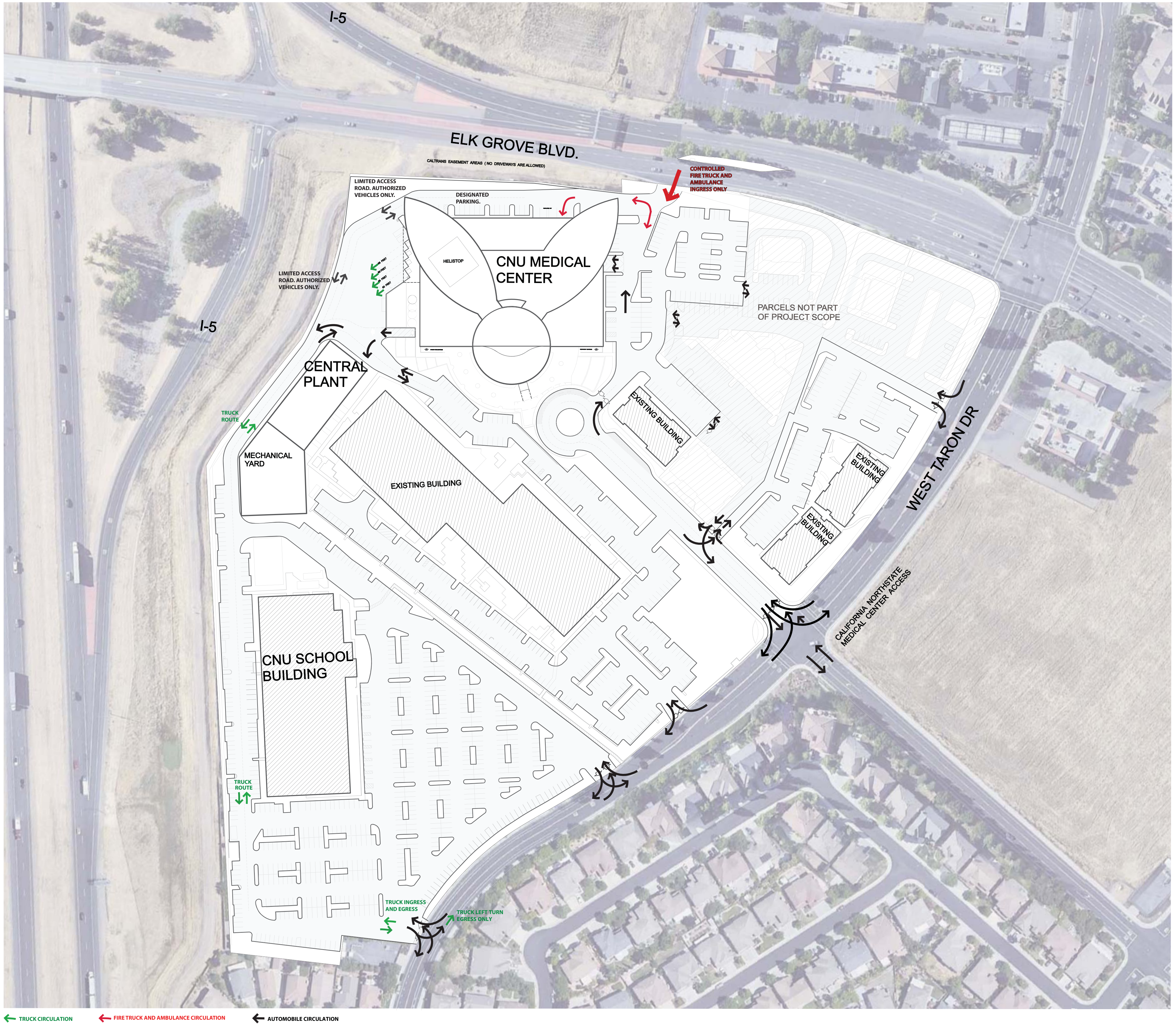
KEY PLAN

SHEET TITLE
PRELIMINARY PHASE 1 WASTE MANAGEMENT PLAN

PROJECT NO.
467
DRAWN BY:
WH
CHECKED BY:
PD
SCALE:
DATE:
11/05/19

SHEET NO.
A1-06

Plotted on: 8/11/2019 5:55:46 PM


I-5
I-5
ELK GROVE BLVD.
CALTRANS EASEMENT AREAS (NO DRIVEWAYS ARE ALLOWED)
CONTROLLED FIRE TRUCK AND AMBULANCE INGRESS ONLY
LIMITED ACCESS ROAD. AUTHORIZED VEHICLES ONLY.
DESIGNATED PARKING.
LIMITED ACCESS ROAD. AUTHORIZED VEHICLES ONLY.
HELISTOP
CNU MEDICAL CENTER
65 FEET
65 FEET
65 FEET
50 FEET
PARCELS NOT PART OF PROJECT SCOPE
CENTRAL PLANT
TRUCK ROUTE
MECHANICAL YARD
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
WEST TARON DR
CALIFORNIA NORTHSTATE MEDICAL CENTER ACCESS
CNU SCHOOL BUILDING
TRUCK ROUTE
TRUCK INGRESS AND EGRESS
TRUCK LEFT TURN EGRESS ONLY
TRUCK CIRCULATION
FIRE TRUCK AND AMBULANCE CIRCULATION
AUTOMOBILE CIRCULATION

1 PHASE I SITE PLAN (P1)

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

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CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

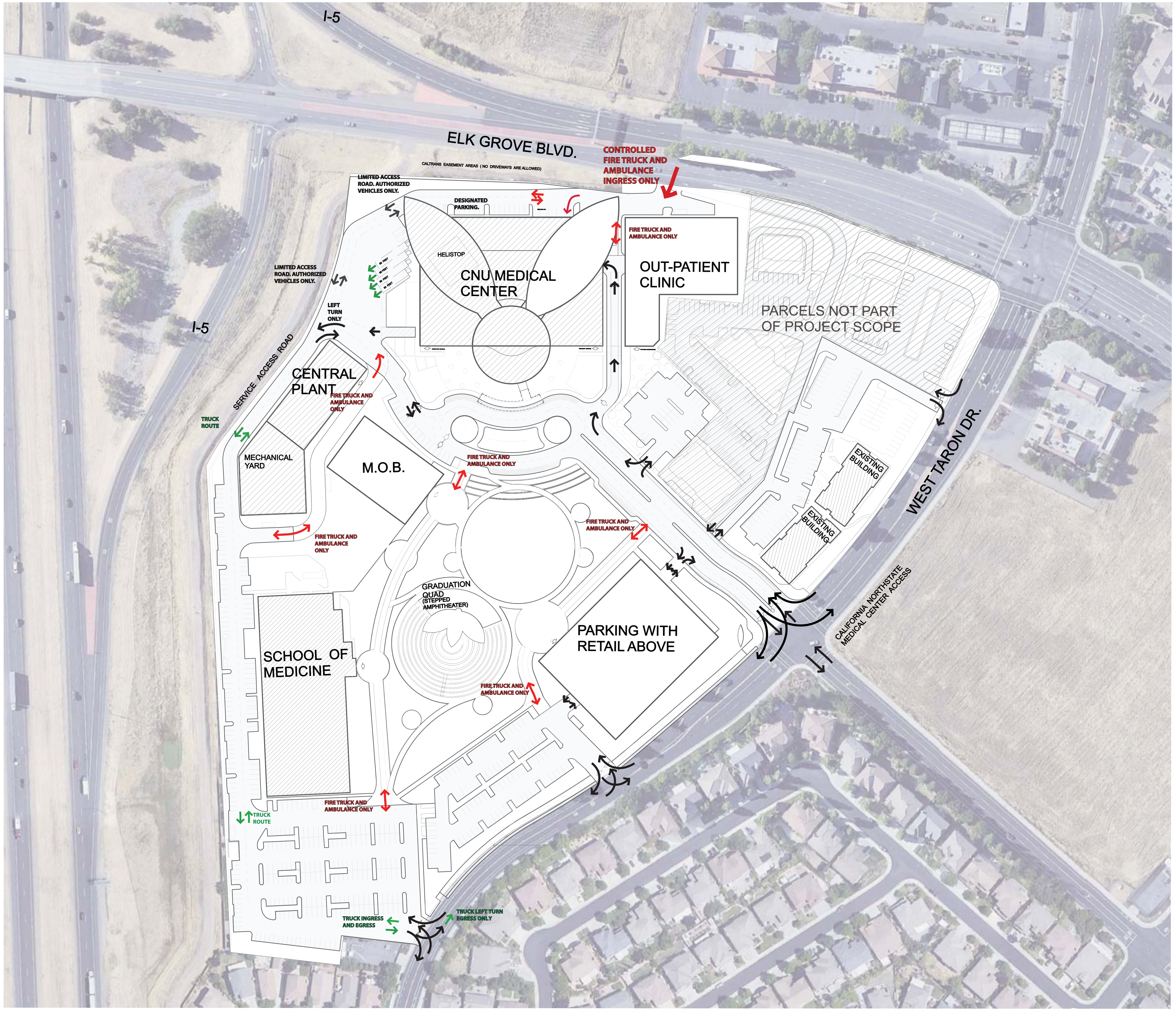
KEY PLAN

SHEET TITLE

PHASE I SITE INGRESS/ EGRESS EXHIBIT

PROJECT NO. 467
DRAWN BY: WH
CHECKED BY: Checker
SCALE: N.T.S.
DATE: 06/08/2020

SHEET NO.
A1-7


I-5
ELK GROVE BLVD.
CALTRANS EASEMENT AREAS (NO DRIVEWAYS ARE ALLOWED)
CONTROLLED FIRE TRUCK AND AMBULANCE INGRESS ONLY
LIMITED ACCESS ROAD. AUTHORIZED VEHICLES ONLY.
DESIGNATED PARKING.
HELISTOP
CNU MEDICAL CENTER
FIRE TRUCK AND AMBULANCE ONLY
OUT-PATIENT CLINIC
PARCELS NOT PART OF PROJECT SCOPE
65 FEET
65 FEET
65 FEET
60 FEET
LIMITED ACCESS ROAD. AUTHORIZED VEHICLES ONLY.
LEFT TURN ONLY
I-5
SERVICE ACCESS ROAD
CENTRAL PLANT
FIRE TRUCK AND AMBULANCE ONLY
TRUCK ROUTE
MECHANICAL YARD
M.O.B.
FIRE TRUCK AND AMBULANCE ONLY
FIRE TRUCK AND AMBULANCE ONLY
FIRE TRUCK AND AMBULANCE ONLY
EXISTING BUILDING
EXISTING BUILDING
WEST TARON DR.
CALIFORNIA NORTHSTATE MEDICAL CENTER ACCESS
GRADUATION QUAD (STEPPED AMPHITHEATER)
PARKING WITH RETAIL ABOVE
SCHOOL OF MEDICINE
FIRE TRUCK AND AMBULANCE ONLY
FIRE TRUCK AND AMBULANCE ONLY
TRUCK ROUTE
TRUCK INGRESS AND EGRESS
TRUCK LEFT TURN EGRESS ONLY

← TRUCK CIRCULATION

← FIRE TRUCK AND AMBULANCE CIRCULATION

← AUTOMOBILE CIRCULATION

1 PHASE II SITE PLAN (P2)

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AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

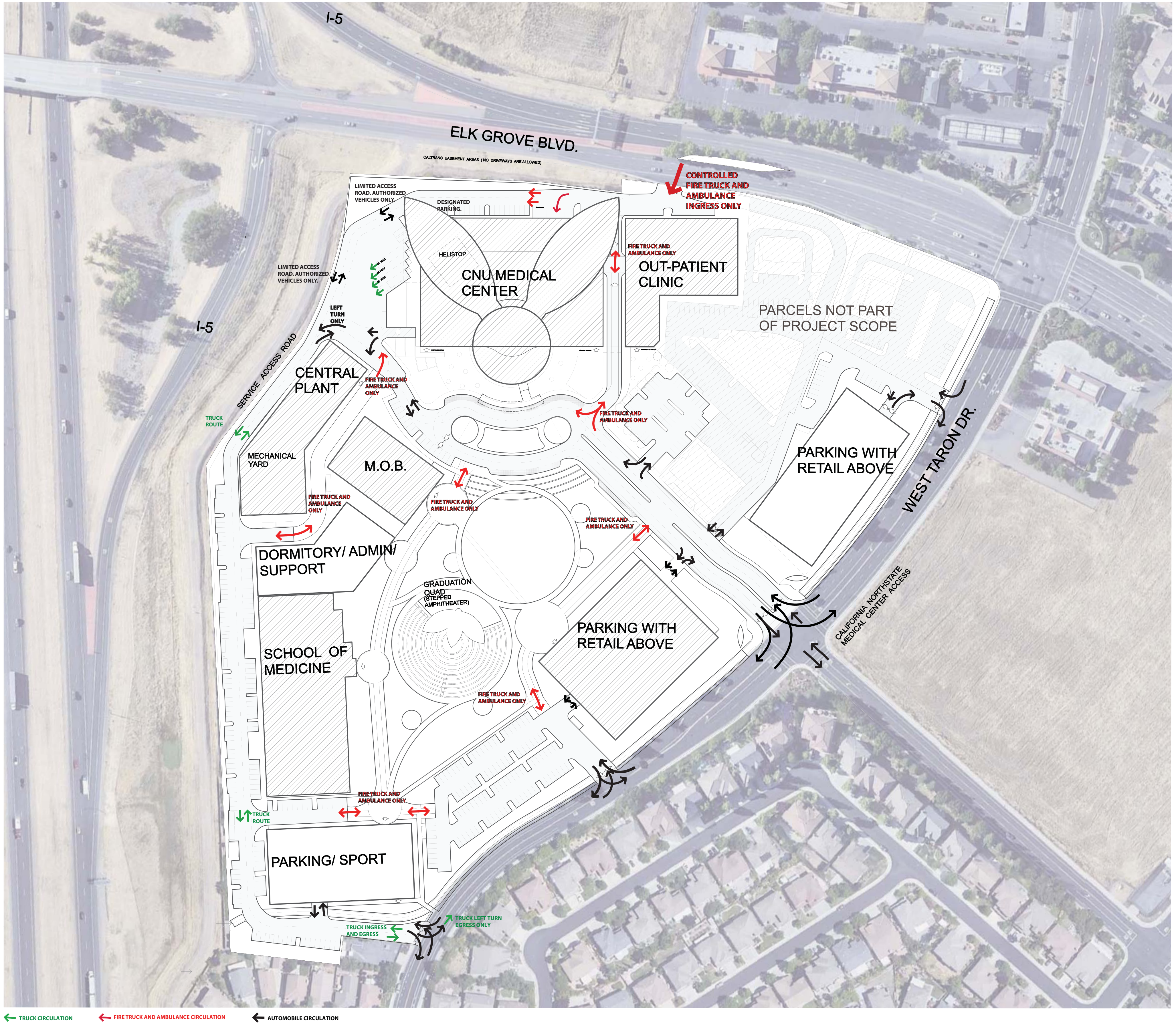
KEY PLAN

SHEET TITLE

PHASE II
SITE INGRESS/ EGRESS
EXHIBIT

PROJECT NO.
467
DRAWN BY:
WH
CHECKED BY:
Checker
SCALE:
N.T.S.
DATE:
06/08/2020

SHEET NO.
A1-8


I-5
ELK GROVE BLVD.
CALTRANS EASEMENT AREAS (NO DRIVEWAYS ARE ALLOWED)
CONTROLLED FIRE TRUCK AND AMBULANCE INGRESS ONLY
LIMITED ACCESS ROAD. AUTHORIZED VEHICLES ONLY.
DESIGNATED PARKING.
HELISTOP
CNU MEDICAL CENTER
FIRE TRUCK AND AMBULANCE ONLY
OUT-PATIENT CLINIC
PARCELS NOT PART OF PROJECT SCOPE
LIMITED ACCESS ROAD. AUTHORIZED VEHICLES ONLY.
65 FEET
LEFT TURN ONLY
I-5
SERVICE ACCESS ROAD
CENTRAL PLANT
FIRE TRUCK AND AMBULANCE ONLY
TRUCK ROUTE
FIRE TRUCK AND AMBULANCE ONLY
MECHANICAL YARD
M.O.B.
PARKING WITH RETAIL ABOVE
WEST TARON DR.
FIRE TRUCK AND AMBULANCE ONLY
FIRE TRUCK AND AMBULANCE ONLY
FIRE TRUCK AND AMBULANCE ONLY
DORMITORY/ ADMIN/ SUPPORT
GRADUATION QUAD (STEPPED AMPHITHEATER)
CALIFORNIA NORTHSTATE MEDICAL CENTER ACCESS
PARKING WITH RETAIL ABOVE
SCHOOL OF MEDICINE
FIRE TRUCK AND AMBULANCE ONLY
FIRE TRUCK AND AMBULANCE ONLY
TRUCK ROUTE
PARKING/ SPORT
TRUCK INGRESS AND EGRESS
TRUCK LEFT TURN EGRESS ONLY
TRUCK CIRCULATION
FIRE TRUCK AND AMBULANCE CIRCULATION
AUTOMOBILE CIRCULATION

1 MASTER SITE PLAN (P3)

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AGENCY APPROVAL

CONSULTANTS:

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE

MASTER SITE PLAN - PHASE III
SITE INGRESS/ EGRESS
EXHIBIT - OPTION 3

PROJECT NO.: 467
DRAWN BY: WH
CHECKED BY: Checker
SCALE: N.T.S.
DATE: 06/08/2020
SHEET NO.: A1-9

SCHEMATIC PLANT LIST

Locate plants as shown. All trees shall be 24" box

SYMBOL	SPECIES	COMMON NAME	WUCOLS
○	***TREES***		
	Acer rubrum	Red Maple	H
	Platanus acerifolia 'Columbia'	London Plane	M
●	Carpinus betulus fastigiata	Hornbeam	M
	Populus nigra	Italian Poplar	M
✹	Cupressus sempervirens 'stricta'	Italian Cypress	M
	Olea europaea 'Swan Hill'	Fruitless Olive	VL
	Schinus molle	California Pepper	L
•	Lagerstroemia indica	Crape Myrtle	L
	Malus spp	Flowering Crabapple	M
○	Quercus agrifolia	Coast Live Oak	VL
	Quercus lobata	Valley Oak	L
	Quercus ilex	Holly Oak	L
●	Ulmus parvifolia	Chinese Elm	M
○	Existing trees to remain		
🟩	***SHRUBS- 5 gallon located as shown***		
	Olea europea 'Montra'	'Little Ollie' Dwarf Olive	VL
	Rosmarinus officinalis	Rosemary	L
	Prunus ilicifolia	Holly Leaf Cherry	L
	Heteromeles arbutifolia	Toyon	VL
	Arctostaphylos densiflora	Howard McMinn Manzanita	L
	Pittosporum tenuifolium 'Silver Sheen'	Pittosporum	M
🟩	***GRASSES-1 gallon located 18" o.c.***		
	Festuca californica	California Fescue	M
	Stipa pulchra	Purple Needle Grass	L
	Muhlenbergia rigens	Deer Grass	M
	Helictotrichon sempervirens	Blue Oat Grass	L
🟩	***GROUNDCOVERS- locate 1 gallons at 2' oc***		
	Baccharis p. 'Pigeon Point	Pigeon Point Baccharis	L
	Coprosma kirkii	Creeping coprosma	L
	Rosmarinus prostratus	Rosemary	L
	Myoporum parvifolium	Dwarf myoporum	L
▼	***VINES- 5 gallon located as shown***		
	Vitis C. 'Roger's Red'	Roger's Red Grape	M
	Parthenocissus tricuspidata	Boston Ivy	M
	Rosa "Don Juan"	Climbing Roses	M
🟦	***STORMWATER PLANTING 1 gallon located 18" oc***		
	Juncus effusus	Soft Rush	M
	Juncus patens	California Gray Rush	M
	Sodded Lawn, See Specs		H

WUCOL LEGEND

VL	VERY LOW WATER USE
L	LOW WATER USE
M	MEDIUM WATER USE
H	HIGH WATER USE

LANDSCAPE AREA DATA

TOTAL SITE	337,714 SF
PARKING LOT	53,678 SF
REQUIRED LANDSCAPE	50,062 SF
PROVIDED LANDSCAPE	57,000 SF

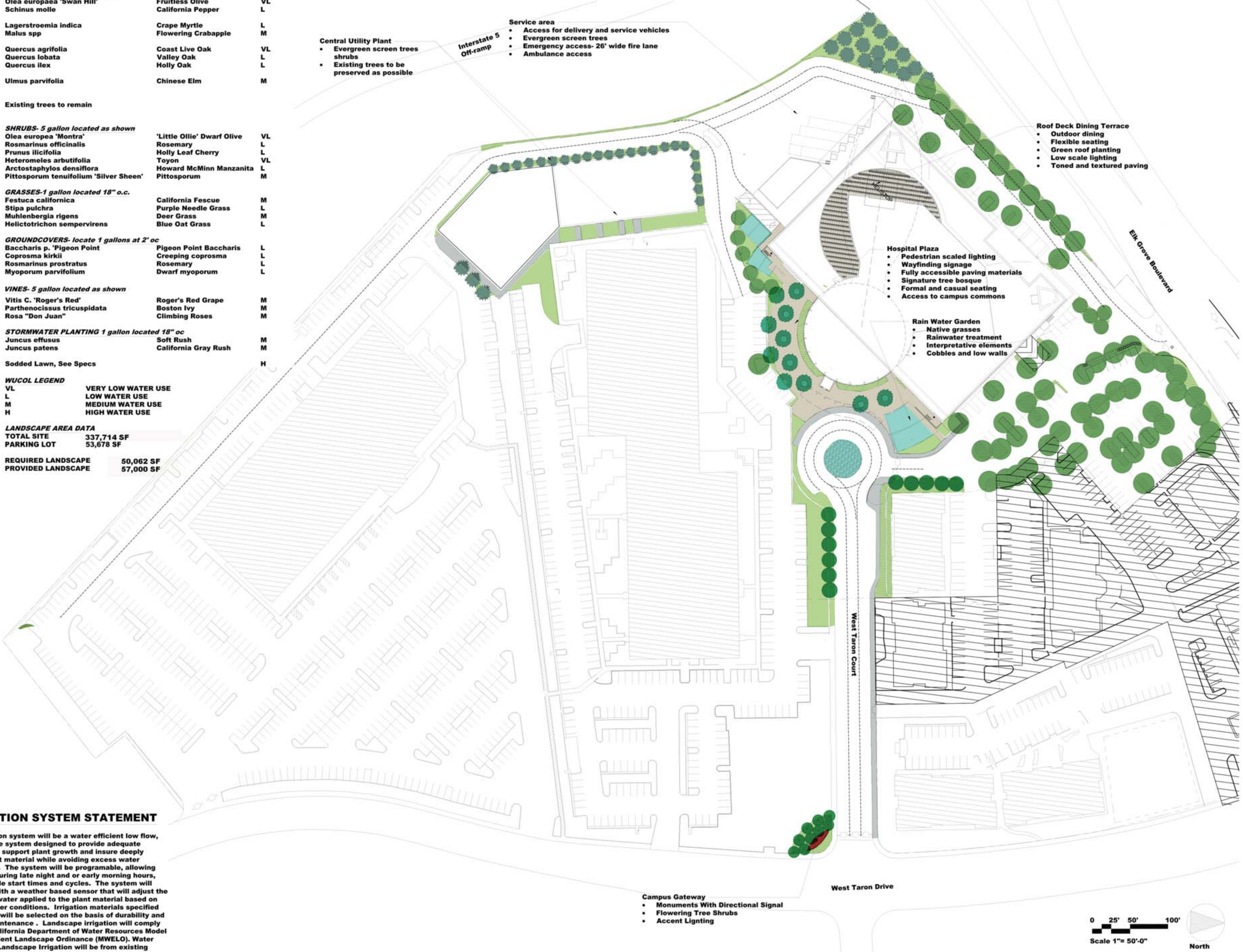
SHADE CALCULATIONS

Per City of Elk Grove, 50% of parking lot to be shaded

SYMBOL	SPECIES	COVERAGE	QTY	AREA (SF)	TOTAL (SF)
	TREES				
	Ulmus parvifolia	FULL	20	700	14,000
	Quercus agrifolia	HALF	25	350	8,750
	Olea europea 'Swan Hill'	QUARTER	7	175	1,225
			TOTAL SHADE COVERAGE		23,975
			TOTAL AREA OF PARKING LOTS		47,937
			SHADE PERCENTAGE		50%

LANDSCAPE MAINTENANCE STATEMENT

All landscaped areas within the project site and within the Right of Way shall be maintained by the Owner.



Central Utility Plant
- Evergreen screen trees shrubs
- Existing trees to be preserved as possible

Service area
- Access for delivery and service vehicles
- Evergreen screen trees
- Emergency access- 26' wide fire lane
- Ambulance access

Roof Deck Dining Terrace
- Outdoor dining
- Flexible seating
- Green roof planting
- Low scale lighting
- Toned and textured paving

Hospital Plaza
- Pedestrian scaled lighting
- Wayfinding signage
- Fully accessible paving materials
- Signature tree bosque
- Formal and casual seating
- Access to campus commons

Rain Water Garden
- Native grasses
- Rainwater treatment
- Interpretative elements
- Cobbles and low walls

Campus Gateway
- Monuments With Directional Signal
- Flowering Tree Shrubs
- Accent Lignting

IRRIGATION SYSTEM STATEMENT

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance . Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Water source for Landscape Irrigation will be from existing Non-Potable service at the project site.

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CONSULTANTS:

NCE

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE
PHASE 1 LANDSCAPE MASTER PLAN

PROJECT NO.
467

DRAWN BY:
AP

CHECKED BY:
MG

SCALE:
1" = 50'

DATE:
5/26/20

SHEET NO.
L1.0

Plotted on:

SCHEMATIC PLANT LIST

Locate plants as shown. All trees shall be 24" box

SYMBOL	SPECIES	COMMON NAME	WUCOLS
	TREES		
●	Acer rubrum	Red Maple	H
	Platanus acerifolia 'Columbia'	London Plane	M
●	Carpinus betulus fastigiata	Hornbeam	M
	Populus nigra	Italian Poplar	M
●	Cupressus sempervirens 'stricta'	Italian Cypress	M
	Olea europaea 'Swan Hill'	Fruitless Olive	VL
	Schinus molle	California Pepper	L
●	Lagerstroemia indica	Crape Myrtle	L
	Malus spp	Flowering Crabapple	M
●	Quercus agrifolia	Coast Live Oak	VL
	Quercus lobata	Valley Oak	L
	Quercus ilex	Holly Oak	L
●	Ulmus parvifolia	Chinese Elm	M
●	Existing trees to remain		
▨	***SHRUBS- 5 gallon located as shown***		
	Olea europea 'Montra'	'Little Ollie' Dwarf Olive	VL
	Rosmarinus officinalis	Rosemary	L
	Prunus ilicifolia	Holly Leaf Cherry	L
	Heteromeles arbutifolia	Toyon	VL
	Arctostaphylos densiflora	Howard McMinn Manzanita	L
	Pittosporum tenuifolium 'Silver Sheen'	Pittosporum	M
▨	***GRASSES-1 gallon located 18" o.c.***		
	Festuca californica	California Fescue	M
	Stipa pulchra	Purple Needle Grass	L
	Muhlenbergia rigens	Deer Grass	M
	Helictotrichon sempervirens	Blue Oat Grass	L
▨	***GROUNDCOVERS- locate 1 gallons at 2' oc***		
	Baccharis p. 'Pigeon Point	Pigeon Point Baccharis	L
	Coprosma kirkii	Creeping coprosma	L
	Rosmarinus prostratus	Rosemary	L
	Myoporum parvifolium	Dwarf myoporum	L
▼	***VINES- 5 gallon located as shown***		
	Vitis C. 'Roger's Red'	Roger's Red Grape	M
	Parthenocissus tricuspidata	Boston Ivy	M
	Rosa "Don Juan"	Climbing Roses	M
▨	***STORMWATER PLANTING 1 gallon located 18" oc***		
	Juncus effusus	Soft Rush	M
	Juncus patens	California Gray Rush	M
▬	Sodded Lawn, See Specs		H

WUCOL LEGEND

VL	VERY LOW WATER USE
L	LOW WATER USE
M	MEDIUM WATER USE
H	HIGH WATER USE

LANDSCAPE AREA DATA

TOTAL SITE	24.58 AC (1070704.8 SF)
PARKING LOT	53,678 SF
REQUIRED LANDSCAPE	309,658 SF
PROVIDED LANDSCAPE	315,525 SF

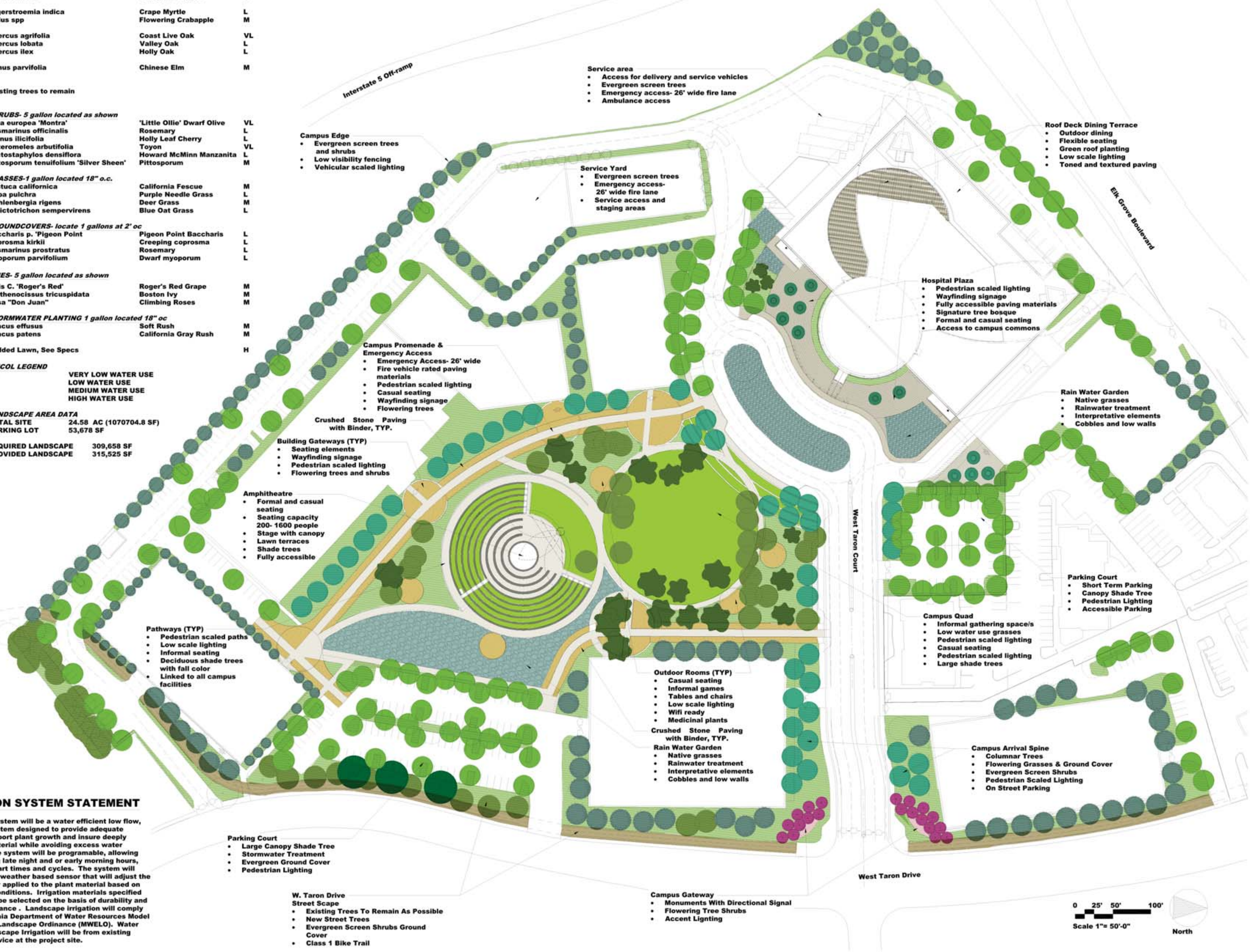
SHADE CALCULATIONS

Per City of Elk Grove, 50% of parking lot to be shaded

SYMBOL	SPECIES	COVERAGE	QTY	AREA (SF)	TOTAL (SF)
	TREES				
	Ulmus parvifolia	FULL	16	700	11,200
	Quercus agrifolia	HALF	43	350	15,050
	Olea europaea 'Swan Hill'	QUARTER	4	175	700
			TOTAL SHADE COVERAGE		26,950
			TOTAL AREA OF PARKING LOTS		53,678
			SHADE PERCENTAGE		50%

LANDSCAPE MAINTENANCE STATEMENT

All landscaped areas within the project site and within the Right of Way shall be maintained by the Owner.


Interstate 5 Off-ramp
Campus Edge
• Evergreen screen trees and shrubs
• Low visibility fencing
• Vehicular scaled lighting
Service area
• Access for delivery and service vehicles
• Evergreen screen trees
• Emergency access- 26' wide fire lane
• Ambulance access
Service Yard
• Evergreen screen trees
• Emergency access- 26' wide fire lane
• Service access and staging areas
Roof Deck Dining Terrace
• Outdoor dining
• Flexible seating
• Green roof planting
• Low scale lighting
• Toned and textured paving
Elk Grove Boulevard
Hospital Plaza
• Pedestrian scaled lighting
• Wayfinding signage
• Fully accessible paving materials
• Signature tree bosque
• Formal and casual seating
• Access to campus commons
Campus Promenade & Emergency Access
• Emergency Access- 26' wide
• Fire vehicle rated paving materials
• Pedestrian scaled lighting
• Casual seating
• Wayfinding signage
• Flowering trees
Crushed Stone Paving with Binder, TYP.
Building Gateways (TYP)
• Seating elements
• Wayfinding signage
• Pedestrian scaled lighting
• Flowering trees and shrubs
Rain Water Garden
• Native grasses
• Rainwater treatment
• Interpretative elements
• Cobbles and low walls
Amphitheatre
• Formal and casual seating
• Seating capacity 200- 1600 people
• Stage with canopy
• Lawn terraces
• Shade trees
• Fully accessible
West Taron Court
Parking Court
• Short Term Parking
• Canopy Shade Tree
• Pedestrian Lighting
• Accessible Parking
Campus Quad
• Informal gathering space/s
• Low water use grasses
• Pedestrian scaled lighting
• Casual seating
• Pedestrian scaled lighting
• Large shade trees
Pathways (TYP)
• Pedestrian scaled paths
• Low scale lighting
• Informal seating
• Deciduous shade trees with fall color
• Linked to all campus facilities
Outdoor Rooms (TYP)
• Casual seating
• Informal games
• Tables and chairs
• Low scale lighting
• Wifi ready
• Medicinal plants
Crushed Stone Paving with Binder, TYP.
Rain Water Garden
• Native grasses
• Rainwater treatment
• Interpretative elements
• Cobbles and low walls
Campus Arrival Spine
• Columnar Trees
• Flowering Grasses & Ground Cover
• Evergreen Screen Shrubs
• Pedestrian Scaled Lighting
• On Street Parking
Parking Court
• Large Canopy Shade Tree
• Stormwater Treatment
• Evergreen Ground Cover
• Pedestrian Lighting
W. Taron Drive Street Scape
• Existing Trees To Remain As Possible
• New Street Trees
• Evergreen Screen Shrubs Ground Cover
• Class 1 Bike Trail
Campus Gateway
• Monuments With Directional Signal
• Flowering Tree Shrubs
• Accent Lignting
West Taron Drive
0 25' 50' 100'
Scale 1"= 50'-0"
North

IRRIGATION SYSTEM STATEMENT

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance . Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Water source for Landscape Irrigation will be from existing Non-Potable service at the project site.

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three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

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CONSULTANTS:
NCE

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

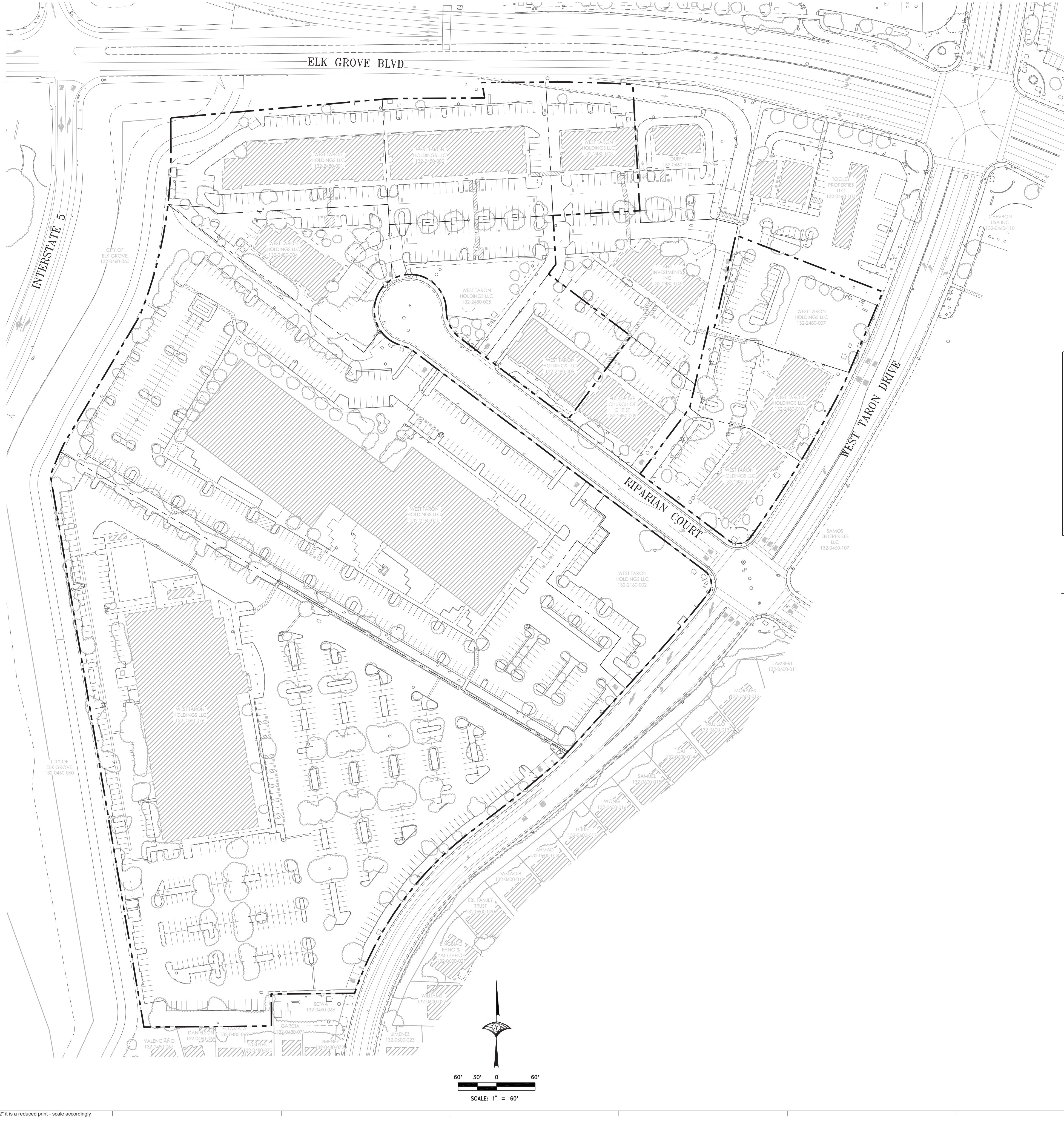
SHEET TITLE
PHASE 3 LANDSCAPE MASTER PLAN

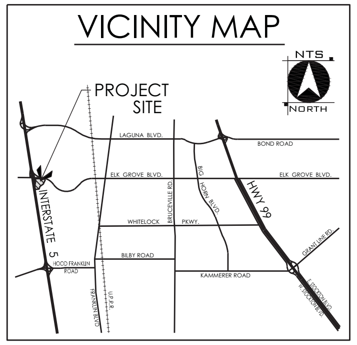
PROJECT NO.
467
DRAWN BY:
AP
CHECKED BY:
MG
SCALE:
1" = 50'
DATE:
5/20/20

SHEET NO.
L1.1

Plotted on:

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


ELK GROVE BLVD
INTERSTATE 5
RIPARIAN COURT
WEST TARON DRIVE
CITY OF ELK GROVE 132-0460-060
WEST TARON HOLDINGS LLC 132-2480-001
WEST TARON HOLDINGS LLC 132-2480-002
WEST TARON HOLDINGS LLC 132-2480-003
DUFFY 132-0460-104
TOOLEY PROPERTIES LLC 132-0460-100
CHEVRON USA INC 132-0460-110
WEST TARON HOLDINGS LLC 132-2480-004
WEST TARON HOLDINGS LLC 132-2480-005
AHN INVESTMENTS INC 132-2480-006
WEST TARON HOLDINGS LLC 132-2480-007
WEST TARON HOLDINGS LLC 132-2480-008
ELK GROVE CHURCH OF CHRIST 132-2480-009
WEST TARON HOLDINGS LLC 132-2480-010
WEST TARON HOLDINGS LLC 132-2480-011
SAMOS ENTERPRISES LLC 132-0460-107
WEST TARON HOLDINGS LLC 132-2160-002
WEST TARON HOLDINGS LLC 132-0460-076
LAMBERT 132-0600-011
MORALES 132-0600-012
TRUJILLO 132-0600-013
CAI 132-0600-014
SAMUEL 132-0600-015
WONG 132-0600-016
LOUIE 132-0600-017
AHMAD 132-0600-018
DASTAGIR 132-0600-019
EBL FAMILY TRUST 132-0600-020
BINGBIAO FANG & YAO ZHENG 132-0600-021
WILLIAMS 132-0600-022
JIMENEZ 132-0600-023
SCWA 132-0460-066
GARCIA 132-0480-071
JIMENEZ 132-0480-072
NGUYEN 132-0480-070
FUTAMATA 132-0480-069
DANIELSON 132-0480-068
VALENCIANO 132-0480-067
60' 30' 0 60'
SCALE: 1" = 60'


VICINITY MAP
NTS
NORTH
PROJECT SITE
LAGUNA BLVD.
BOND ROAD
ELK GROVE BLVD.
ELK GROVE BLVD.
INTERSTATE 5
BRUCEVILLE RD.
BIG HORN BLVD.
HWY 99
WHITELOCK PKWY.
BILBY ROAD
HOOD FRANKLIN ROAD
KAMMERER ROAD
GRANT LINE RD.
E. STOCKTON BLVD.
W. STOCKTON BLVD.
FRANKLIN BLVD
U.P.R.R.

LEGEND

× 274.1	SPOT ELEVATION
═ ═ ═ ═ ═	CURB & GUTTER
— — — — —	EDGE OF HARDSCAPE
	ACCESSIBLE RAMP
—x—x—	FENCE
═══	WALL
	SIGN, AS INDICATED
	TREE OR SHRUB
— 12"D —	STORM DRAIN LINE
SDMH	STORM DRAIN MANHOLE
□ DI	DRAIN INLET
— 6"S —	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
— 12"W —	WATER LINE
⋈	WATER VALVE
FH	FIRE HYDRANT
	FIRE DEPT. CONN. & POST INDICATOR VALVE
	WATER METER
	REDUCED PRESSURE BACKFLOW PREVENTOR
	IRRIGATION VALVE BOX
— GAS —	GAS LINE
— FO&T —	FIBER OPTIC/TEL LINE
	FIBER OPTIC MARKER
	TV/CABLE BOX
	TELEPHONE BOX
EL EL	ELECTRIC VAULT, BOX, OR PANEL

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FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
TEL (415) 931-8600 ▪ FAX (415) 931-4601 ▪ fca@fca-arch.com

CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE

EXISTING TOPOGRAPHY PLAN

PROJECT NO.
467

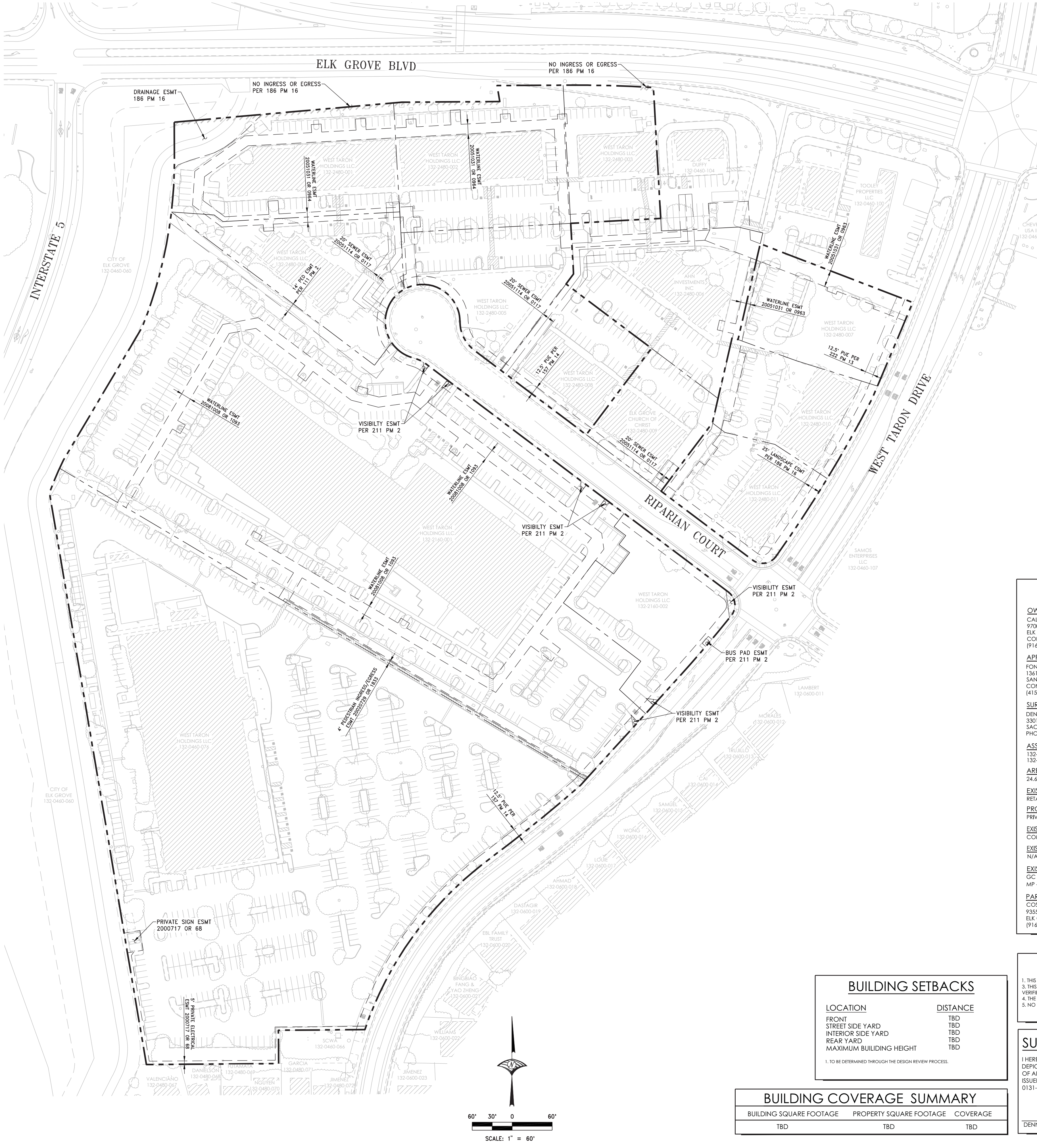
DRAWN BY:
P. ROBERTS

CHECKED BY:
M. SPOKELY

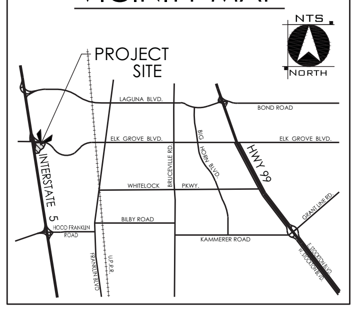
SCALE:

DATE:
04/01/2020

SHEET NO.
C1.0


ELK GROVE BLVD
INTERSTATE 5
WEST TARON DRIVE
RIPARIAN COURT
DRAINAGE ESMT
186 PM 16
NO INGRESS OR EGRESS
PER 186 PM 16
NO INGRESS OR EGRESS
PER 186 PM 16
WATERLINE ESMT
20051031 OR 0964
WATERLINE ESMT
20051031 OR 0964
WATERLINE ESMT
20051031 OR 0963
WATERLINE ESMT
20051031 OR 0963
20' SEWER ESMT
20051114 OR 0117
20' SEWER ESMT
20051114 OR 0117
20' SEWER ESMT
20051114 OR 0117
14' PED ESMT
PER 111 PM 2
12.5' PUE PER
157 PM 14
12.5' PUE PER
222 PM 13
25' LANDSCAPE ESMT
PER 186 PM 16
WATERLINE ESMT
20081008 OR 1093
WATERLINE ESMT
20081008 OR 1093
WATERLINE ESMT
20081008 OR 1093
VISIBILTY ESMT
PER 211 PM 2
VISIBILTY ESMT
PER 211 PM 2
VISIBILITY ESMT
PER 211 PM 2
BUS PAD ESMT
PER 211 PM 2
VISIBILITY ESMT
PER 211 PM 2
4' PEDESTRIAN INGRESS/EGRESS
ESMT 20020729 OR 1833
12.5' PUE PER
157 PM 14
PRIVATE SIGN ESMT
2000717 OR 68
5' PRIVATE ELECTRICAL
ESMT 2000717 OR 68
CITY OF ELK GROVE 132-0460-060
WEST TARON HOLDINGS LLC 132-2480-001
WEST TARON HOLDINGS LLC 132-2480-002
WEST TARON HOLDINGS LLC 132-2480-003
WEST TARON HOLDINGS LLC 132-2480-004
WEST TARON HOLDINGS LLC 132-2480-005
AHN INVESTMENTS INC 132-2480-006
WEST TARON HOLDINGS LLC 132-2480-007
WEST TARON HOLDINGS LLC 132-2480-008
ELK GROVE CHURCH OF CHRIST 132-2480-009
WEST TARON HOLDINGS LLC 132-2480-010
WEST TARON HOLDINGS LLC 132-2480-011
WEST TARON HOLDINGS LLC 132-2160-001
WEST TARON HOLDINGS LLC 132-2160-002
WEST TARON HOLDINGS LLC 132-0460-076
DUFFY 132-0460-104
TOOLEY PROPERTIES LLC 132-0460-100
CHEVRON USA INC 132-0460-110
SAMOS ENTERPRISES LLC 132-0460-107
LAMBERT 132-0600-011
MORALES 132-0600-012
TRUJILLO 132-0600-013
CAI 132-0600-014
SAMUEL 132-0600-015
WONG 132-0600-016
LOUIE 132-0600-017
AHMAD 132-0600-018
DASTAGIR 132-0600-019
EBL FAMILY TRUST 132-0600-020
BINGBIAO FANG & YAO ZHENG 132-0600-021
WILLIAMS 132-0600-022
JIMENEZ 132-0600-023
SCWA 132-0460-066
GARCIA 132-0480-071
JIMENEZ 132-0480-072
NGUYEN 132-0480-070
FUTAMATA 132-0480-069
DANIELSON 132-0480-068
VALENCIANO 132-0480-067
60' 30' 0 60'
SCALE: 1" = 60'

VICINITY MAP


PROJECT SITE
NTS
NORTH
LAGUNA BLVD.
BOND ROAD
ELK GROVE BLVD.
ELK GROVE BLVD.
INTERSTATE 5
HWY 99
BIG HORN BLVD.
BRUCEVILLE RD.
WHITELOCK PKWY.
BILBY ROAD
HOOD FRANKLIN ROAD
KAMMERER ROAD
GRANT LINE RD.
FRANKLIN BLVD
U.P.R.R.
E. STOCKTON BLVD.
W. STOCKTON BLVD.

PROJECT NOTES

OWNER
CALIFORNIA NORTHSTATE UNIVERSITY
9700 WEST TARON DRIVE
ELK GROVE, CA 95757
CONTACT: ALVIN CHEUNG
(916) 686-8883

APPLICANT
FONG & CHAN ARCHITECTS
1361 BUSH STREET
SAN FRANCISCO, CA 94109
CONTACT: PAOLO DIAZ
(415) 931-8600

SURVEYOR
DENNIS BARBER, PLS 8067
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011
132-2160-001, -002, 132-0460-076

AREA
24.6 ± ACRES GROSS

EXISTING USE
RETAIL/COMMERCIAL, OFFICE, PRIVATE SCHOOL

PROPOSED USE
PRIVATE SCHOOL, MEDICAL FACILITY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
COMMERCIAL & EMPLOYMENT

EXISTING/ PROPOSED SPECIFIC PLAN DESIGNATION
N/A

EXISTING/ PROPOSED ZONING
GC - GENERAL COMMERCIAL
MP - INDUSTRIAL/OFFICE PARK,

PARK DISTRICT
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

FIRE PROTECTION
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-5085

SEWER
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 876-7526

STORM DRAINAGE
CITY OF ELK GROVE
8401 LAGUNA PALMS WAY
ELK GROVE, CA 95758
(916) 687-3005

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

TELEPHONE
FRONTIER COMMUNICATIONS
9257 LAGUNA SPRINGS WAY #160
ELK GROVE, CA 95758
(916) 691-5615

NOTES

1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
4. THE AERIAL TOPOGRAPHY SHOWN HERON WAS PROVIDED BY OTHERS.
5. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

BUILDING SETBACKS

LOCATION	DISTANCE
FRONT	TBD
STREET SIDE YARD	TBD
INTERIOR SIDE YARD	TBD
REAR YARD	TBD
MAXIMUM BUILIDING HEIGHT	TBD

1. TO BE DETERMINED THROUGH THE DESIGN REVIEW PROCESS.

BUILDING COVERAGE SUMMARY

BUILDING SQUARE FOOTAGE	PROPERTY SQUARE FOOTAGE	COVERAGE
TBD	TBD	TBD

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.

DENNIS L. BARBER
EXP:12-31-19
No. 8067

DENNIS BARBER, P.L.S. 8067 DATE

FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
TEL (415) 931-8600 ▪ FAX (415) 931-4601 ▪ fca@fca-arch.com

CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

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CONSULTANTS:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

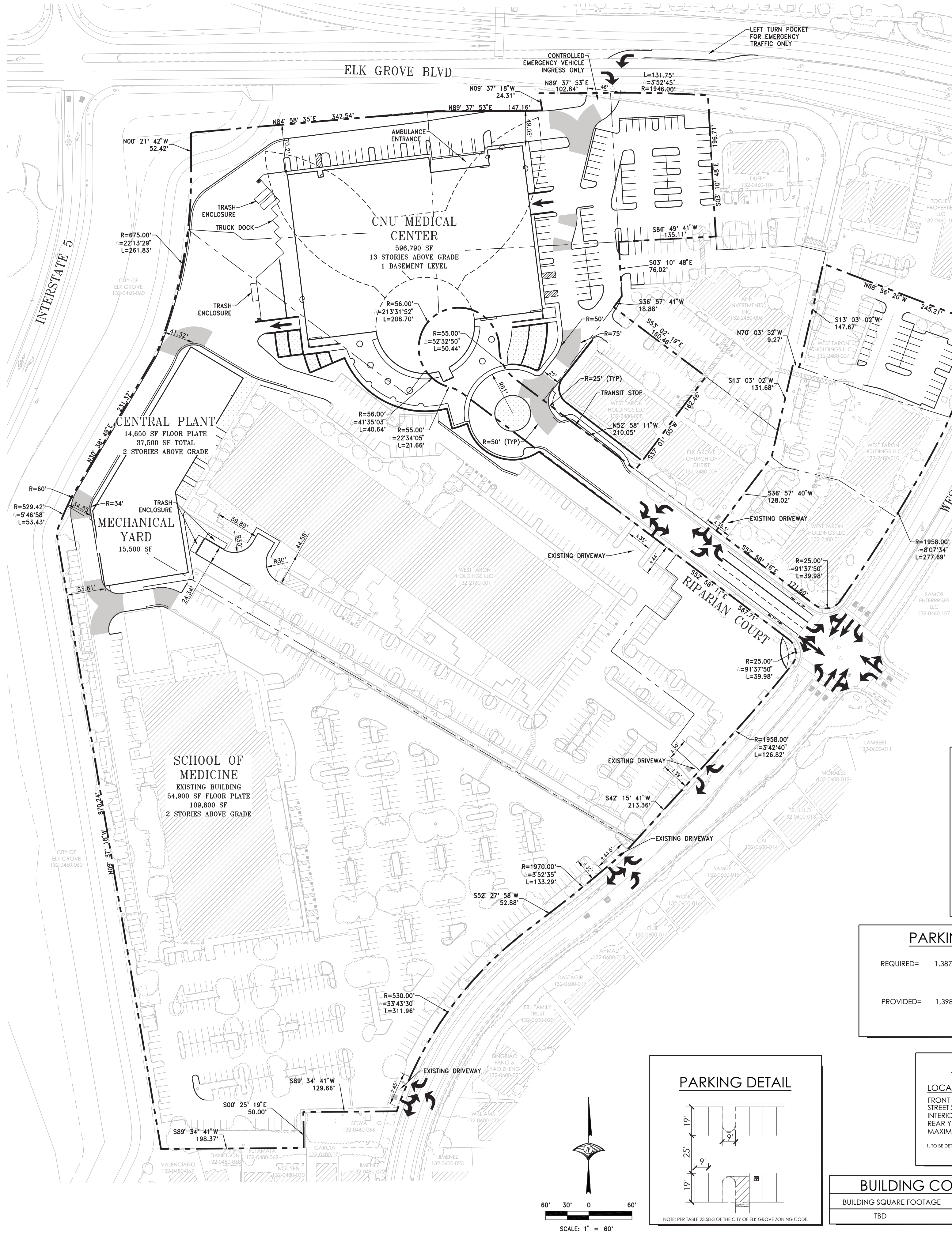
SHEET TITLE

EXISTING SITE EASEMENT PLAN

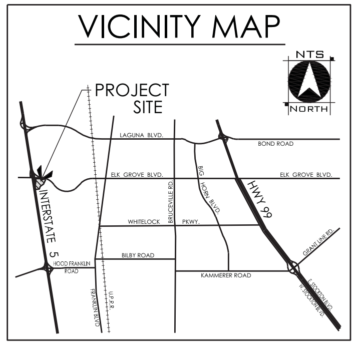
PROJECT NO.
467
DRAWN BY:
P. ROBERTS
CHECKED BY:
M. SPOKELY
SCALE:
DATE:
04/01/2020

SHEET NO.
C1.1

If this sheet is not 30" x 42" it is a reduced print - scale accordingly


ELK GROVE BLVD
INTERSTATE 5
LEFT TURN POCKET FOR EMERGENCY TRAFFIC ONLY
CONTROLLED EMERGENCY VEHICLE INGRESS ONLY
L=131.75' Δ=3°52'45" R=1946.00'
N89° 37' 53"E 102.84'
46'
N09° 37' 18"W 24.31'
N89° 37' 53"E 147.16'
N84° 58' 35"E 342.54'
N00° 21' 42"W 52.42'
AMBULANCE ENTRANCE
70.21'
49.05'
196.71'
S03° 10' 48"E
S86° 49' 41"W 135.11'
S03° 10' 48"E 76.02'
DUFFY 132-0460-104
TOOLEY PROPERTIES LLC 132-0460-100
TRASH ENCLOSURE
TRUCK DOCK
CNU MEDICAL CENTER
596,790 SF
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
R=675.00' Δ=22°13'29" L=261.83'
CITY OF ELK GROVE 132-0460-060
TRASH ENCLOSURE
R=56.00' Δ=213°31'52" L=208.70'
R=55.00' Δ=52°32'50" L=50.44'
R=50'
R=75'
S36° 57' 41"W 18.88'
S53° 02' 19"E 160.46'
AHN INVESTMENTS INC 132-2480-006
N70° 03' 52"W 9.27'
N68° 56' 20"W 245.21'
±54'
±44'
EXISTING DRIVEWAY
S13° 03' 02"W 147.67'
WEST TARON HOLDINGS LLC 132-2480-007
N22° 54' 46"E 156.36'
S13° 03' 02"W 131.68'
41.32'
25'
R61'
R=25' (TYP)
TRANSIT STOP
WEST TARON HOLDINGS LLC 132-2480-008
N52° 58' 11"W 210.05'
162.46'
S37° 01' 05"W
ELK GROVE CHURCH OF CHRIST 132-2480-009
WEST TARON HOLDINGS LLC 132-2480-010
R=56.00' Δ=41°35'03" L=40.64'
R=55.00' Δ=22°34'05" L=21.66'
R=50' (TYP)
231.37'
N30° 38' 49"E
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
R=60'
R=529.42' Δ=5°46'58" L=53.43'
34.85'
R=34'
TRASH ENCLOSURE
MECHANICAL YARD
15,500 SF
59.89'
R30'
44.58'
53.81'
24.34'
WEST TARON HOLDINGS LLC 132-2160-001
EXISTING DRIVEWAY
±35'
±44'
S36° 57' 40"W 128.02'
EXISTING DRIVEWAY
±35.5'
WEST TARON HOLDINGS LLC 132-2480-011
S52° 58' 16"E 171.60'
S52° 58' 11"E 567.71'
RIPARIAN COURT
R=25.00' Δ=91°37'50" L=39.98'
R=1958.00' Δ=8°07'34" L=277.69'
WEST TARON DRIVE
SAMOS ENTERPRISES LLC 132-0460-107
R=25.00' Δ=91°37'50" L=39.98'
R=1958.00' Δ=3°42'40" L=126.82'
LAMBERT 132-0600-011
EXISTING DRIVEWAY
±30'
±39'
MORALES 132-0600-012
S42° 15' 41"W 213.36'
TRUJILLO 132-0600-013
EXISTING DRIVEWAY
±44.5'
±32'
CAI 132-0600-014
R=1970.00' Δ=3°52'35" L=133.29'
SAMUEL 132-0600-015
S52° 27' 58"W 52.88'
WONG 132-0600-016
LOUIE 132-0600-017
AHMAD 132-0600-018
SCHOOL OF MEDICINE
EXISTING BUILDING
54,900 SF FLOOR PLATE
109,800 SF
2 STORIES ABOVE GRADE
870.24'
N09° 37' 18"W
CITY OF ELK GROVE 132-0460-060
DASTAGIR 132-0600-019
R=530.00' Δ=33°43'30" L=311.96'
EBL FAMILY TRUST 132-0600-020
BINGBIAO FANG & YAO ZHENG 132-0600-021
EXISTING DRIVEWAY
±45'
S89° 34' 41"W 129.66'
S00° 25' 19"E 50.00'
SCWA 132-0460-066
WILLIAMS 132-0600-022
S89° 34' 41"W 198.37'
VALENCIANO 132-0480-067
DANIELSON 132-0480-068
FUTAMATA 132-0480-069
NGUYEN 132-0480-070
GARCIA 132-0480-071
JIMENEZ 132-0480-072
JIMENEZ 132-0600-023
N
60' 30' 0 60'
SCALE: 1" = 60'

VICINITY MAP


PROJECT SITE
NTS
NORTH
LAGUNA BLVD.
BOND ROAD
ELK GROVE BLVD.
INTERSTATE 5
HWY 99
BILBY ROAD
KAMMERER ROAD
FRANKLIN BLVD
U.P.R.R.
E. STOCKTON BLVD.
W. STOCKTON BLVD.

PROJECT NOTES

OWNER
CALIFORNIA NORTHSTATE UNIVERSITY
9700 WEST TARON DRIVE
ELK GROVE, CA 95757
CONTACT: ALVIN CHEUNG
(916) 686-8883

APPLICANT
FONG & CHAN ARCHITECTS
1361 BUSH STREET
SAN FRANCISCO, CA 94109
CONTACT: PAOLO DIAZ
(415) 931-8600

SURVEYOR
DENNIS BARBER, PLS 8067
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011
132-2160-001, -002, 132-0460-076

AREA
24.6 ± ACRES GROSS

EXISTING USE
RETAIL/COMMERCIAL, OFFICE, PRIVATE SCHOOL

PROPOSED USE
PRIVATE SCHOOL, MEDICAL FACILITY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
COMMERCIAL & EMPLOYMENT

EXISTING/ PROPOSED SPECIFIC PLAN DESIGNATION
N/A

EXISTING/ PROPOSED ZONING
GC - GENERAL COMMERCIAL
MP - INDUSTRIAL/OFFICE PARK,

PARK DISTRICT
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

FIRE PROTECTION
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-5085

SEWER
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 876-7526

STORM DRAINAGE
CITY OF ELK GROVE
8401 LAGUNA PALMS WAY
ELK GROVE, CA 95758
(916) 687-3005

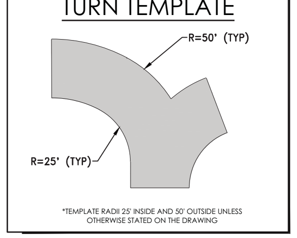
WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

TELEPHONE
FRONTIER COMMUNICATIONS
9257 LAGUNA SPRINGS WAY #160
ELK GROVE, CA 95758
(916) 691-5615

EMERGENCY VEHICLE TURN TEMPLATE


R=50' (TYP)
R=25' (TYP)

*TEMPLATE RADII 25' INSIDE AND 50' OUTSIDE UNLESS OTHERWISE STATED ON THE DRAWING

PARKING REQUIREMENT

REQUIRED= 1,387 PARKING SPACES

PROVIDED= 1,398 PARKING SPACES

NOTES

1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
4. THE AERIAL TOPOGRAPHY SHOWN HERON WAS PROVIDED BY OTHERS.
5. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

PARKING DETAIL

NOTE: PER TABLE 23.58-3 OF THE CITY OF ELK GROVE ZONING CODE.

BUILDING SETBACKS

LOCATION	DISTANCE
FRONT	TBD
STREET SIDE YARD	TBD
INTERIOR SIDE YARD	TBD
REAR YARD	TBD
MAXIMUM BUILIDING HEIGHT	TBD

1. TO BE DETERMINED THROUGH THE DESIGN REVIEW PROCESS.

BUILDING COVERAGE SUMMARY

BUILDING SQUARE FOOTAGE	PROPERTY SQUARE FOOTAGE	COVERAGE
TBD	TBD	TBD

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.

DENNIS L. BARBER
EXP:12-31-19
No. 8067

DENNIS BARBER, P.L.S. 8067 DATE

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
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CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE

PHASE 1 - PRELIMINARY SITE PLAN

PROJECT NO.
467

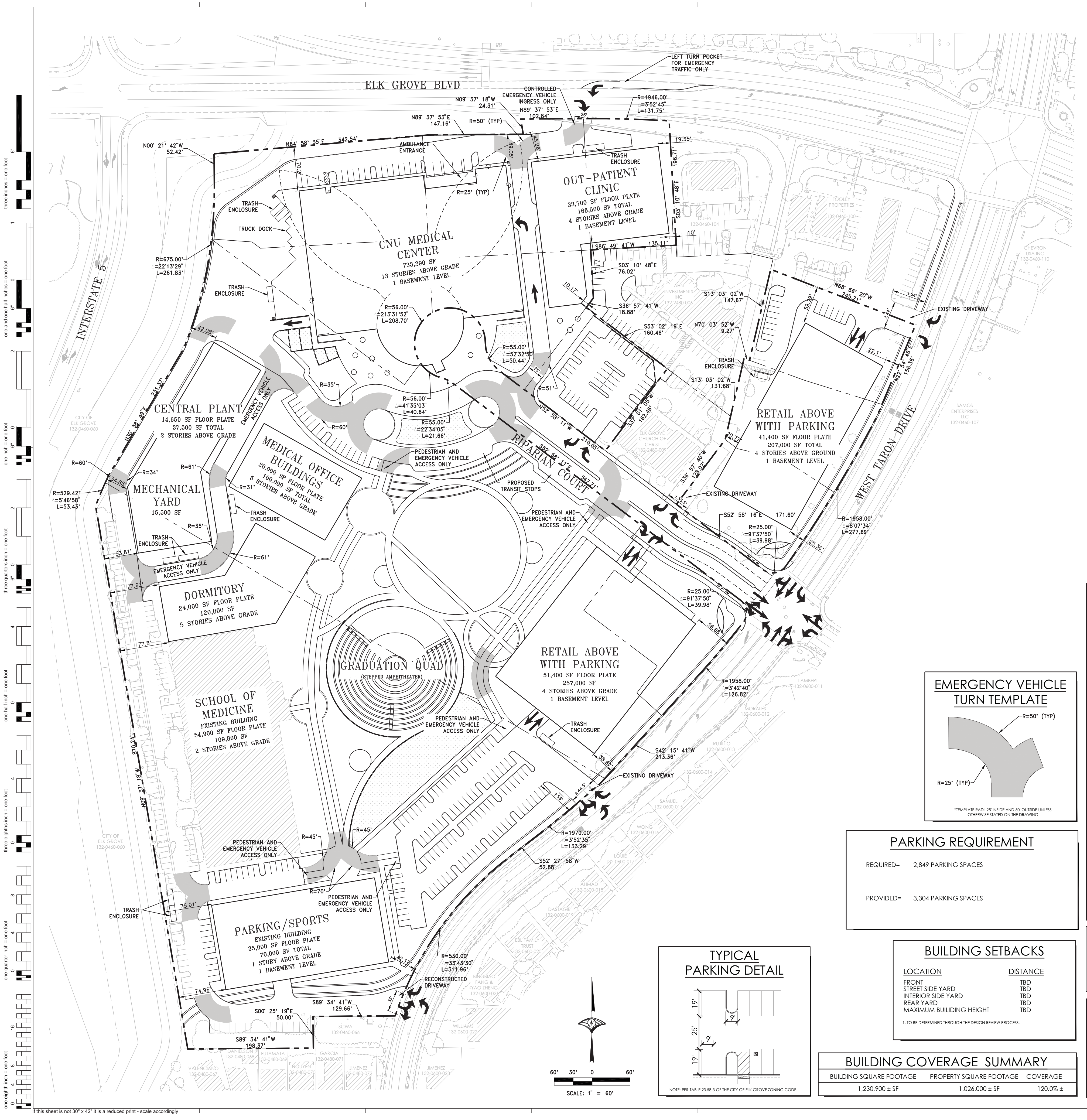
DRAWN BY:
P. ROBERTS

CHECKED BY:
M. SPOKELY

SCALE:

DATE:
06/08/2020

SHEET NO.
C2.0


ELK GROVE BLVD
INTERSTATE 5
WEST TARON DRIVE
RIPARIAN COURT
LEFT TURN POCKET FOR EMERGENCY TRAFFIC ONLY
CONTROLLED EMERGENCY VEHICLE INGRESS ONLY
AMBULANCE ENTRANCE
TRUCK DOCK
TRASH ENCLOSURE
CNU MEDICAL CENTER
733,290 SF
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
OUT-PATIENT CLINIC
33,700 SF FLOOR PLATE
168,500 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
MEDICAL OFFICE BUILDINGS
20,000 SF FLOOR PLATE
100,000 SF TOTAL
5 STORIES ABOVE GRADE
MECHANICAL YARD
15,500 SF
DORMITORY
24,000 SF FLOOR PLATE
120,000 SF
5 STORIES ABOVE GRADE
SCHOOL OF MEDICINE
EXISTING BUILDING
54,900 SF FLOOR PLATE
109,800 SF
2 STORIES ABOVE GRADE
GRADUATION QUAD
(STEPPED AMPHITHEATER)
RETAIL ABOVE WITH PARKING
41,400 SF FLOOR PLATE
207,000 SF TOTAL
4 STORIES ABOVE GROUND
1 BASEMENT LEVEL
RETAIL ABOVE WITH PARKING
51,400 SF FLOOR PLATE
257,000 SF
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARKING/SPORTS
EXISTING BUILDING
35,000 SF FLOOR PLATE
70,000 SF TOTAL
1 STORY ABOVE GRADE
1 BASEMENT LEVEL
EMERGENCY VEHICLE ACCESS ONLY
PEDESTRIAN AND EMERGENCY VEHICLE ACCESS ONLY
PROPOSED TRANSIT STOPS
EXISTING DRIVEWAY
RECONSTRUCTED DRIVEWAY
N89° 37' 53"E 147.16'
N09° 37' 18"W 24.31'
N89° 37' 53"E 102.84'
R=1946.00' =3°52'45" L=131.75'
R=50' (TYP)
R=25' (TYP)
N00° 21' 42"W 52.42'
N86° 58' 35"E 342.54'
R=675.00' =22°13'29" L=261.83'
R=56.00' =213°31'52" L=208.70'
R=529.42' =5°46'58" L=53.43'
R=1958.00' =8°07'34" L=277.69'
R=1958.00' =3°42'40" L=126.82'
S42° 15' 41"W 213.36'
R=1970.00' =3°52'35" L=133.29'
S52° 27' 58"W 52.88'
R=530.00' =33°43'30" L=311.96'
S89° 34' 41"W 129.66'
S00° 25' 19"E 50.00'
S89° 34' 41"W 198.37'
EMERGENCY VEHICLE TURN TEMPLATE
R=50' (TYP)
R=25' (TYP)
*TEMPLATE RADII 25' INSIDE AND 50' OUTSIDE UNLESS OTHERWISE STATED ON THE DRAWING
TYPICAL PARKING DETAIL
19'
25'
19'
9'
9'
NOTE: PER TABLE 23.58-3 OF THE CITY OF ELK GROVE ZONING CODE.
60' 30' 0 60'
SCALE: 1" = 60'
If this sheet is not 30" x 42" it is a reduced print - scale accordingly

PARKING REQUIREMENT

REQUIRED= 2,849 PARKING SPACES

PROVIDED= 3,304 PARKING SPACES

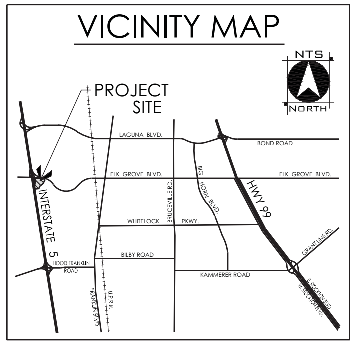
BUILDING SETBACKS

LOCATION	DISTANCE
FRONT	TBD
STREET SIDE YARD	TBD
INTERIOR SIDE YARD	TBD
REAR YARD	TBD
MAXIMUM BUILIDING HEIGHT	TBD

1. TO BE DETERMINED THROUGH THE DESIGN REVIEW PROCESS.

BUILDING COVERAGE SUMMARY

BUILDING SQUARE FOOTAGE	PROPERTY SQUARE FOOTAGE	COVERAGE
1,230,900 ± SF	1,026,000 ± SF	120.0% ±


VICINITY MAP
NTS
NORTH
PROJECT SITE
LAGUNA BLVD.
BOND ROAD
ELK GROVE BLVD.
ELK GROVE BLVD.
INTERSTATE 5
BRUCEVILLE RD.
BIG HORN BLVD.
HWY 99
WHITELOCK PKWY.
BILBY ROAD
HOOD FRANKLIN ROAD
KAMMERER ROAD
GRANT LINE RD.
FRANKLIN BLVD
U.P.R.R.
E. STOCKTON BLVD.
W. STOCKTON BLVD.

PROJECT NOTES

OWNER
CALIFORNIA NORTHSTATE UNIVERSITY
9700 WEST TARON DRIVE
ELK GROVE, CA 95757
CONTACT: ALVIN CHEUNG
(916) 686-8883

APPLICANT
FONG & CHAN ARCHITECTS
1361 BUSH STREET
SAN FRANCISCO, CA 94109
CONTACT: PAOLO DIAZ
(415) 931-8600

SURVEYOR
DENNIS BARBER, PLS 8067
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011
132-2160-001, -002, 132-0460-076

AREA
24.6 ± ACRES GROSS

EXISTING USE
RETAIL/COMMERCIAL, OFFICE, PRIVATE SCHOOL

PROPOSED USE
PRIVATE SCHOOL, MEDICAL FACILITY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
COMMERCIAL & EMPLOYMENT

EXISTING/ PROPOSED SPECIFIC PLAN DESIGNATION
N/A

EXISTING/ PROPOSED ZONING
GC - GENERAL COMMERCIAL
MP - INDUSTRIAL/OFFICE PARK,

PARK DISTRICT
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

FIRE PROTECTION
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
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(916) 686-5085

SEWER
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
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(916) 386-5453

TELEPHONE
FRONTIER COMMUNICATIONS
9257 LAGUNA SPRINGS WAY #160
ELK GROVE, CA 95758
(916) 691-5615

NOTES

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4. THE AERIAL TOPOGRAPHY SHOWN HERON WAS PROVIDED BY OTHERS.
5. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.

DENNIS L. BARBER EXP:12-31-19 No. 8067

DENNIS BARBER, P.L.S. 8067 DATE

FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
TEL (415) 931-8600 ▪ FAX (415) 931-4601 ▪ fca@fca-arch.com

CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

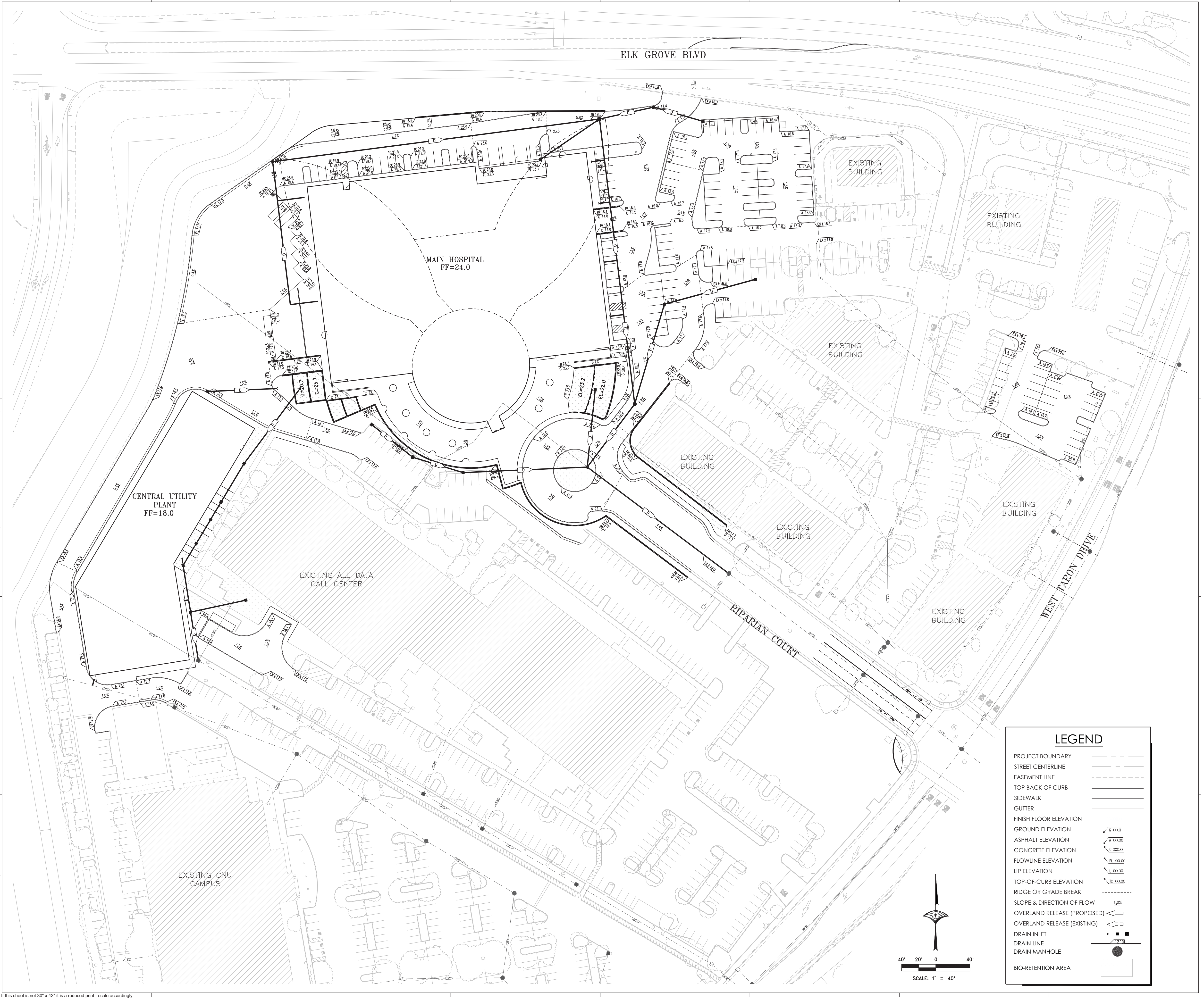
SHEET TITLE

PHASE 3 FINAL BUILD OUT - PRELIMINARY SITE PLAN

PROJECT NO.
467
DRAWN BY:
P. ROBERTS
CHECKED BY:
M. SPOKELY
SCALE:
DATE:
06/08/2020

SHEET NO.
C2.1

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


ELK GROVE BLVD
MAIN HOSPITAL
FF=24.0
CENTRAL UTILITY PLANT
FF=18.0
EXISTING BUILDING
EXISTING ALL DATA CALL CENTER
EXISTING CNU CAMPUS
RIPARIAN COURT
WEST TARON DRIVE
40'
20'
0
40'
SCALE: 1" = 40'

LEGEND

PROJECT BOUNDARY	——— — — ———
STREET CENTERLINE	——— — ———
EASEMENT LINE	- - - - - - - - -
TOP BACK OF CURB	———————
SIDEWALK	———————
GUTTER	———————
FINISH FLOOR ELEVATION	
GROUND ELEVATION	G XXX.X
ASPHALT ELEVATION	A XXX.XX
CONCRETE ELEVATION	C XXX.XX
FLOWLINE ELEVATION	FL XXX.XX
LIP ELEVATION	L XXX.XX
TOP-OF-CURB ELEVATION	TC XXX.XX
RIDGE OR GRADE BREAK	- - - - - - - - -
SLOPE & DIRECTION OF FLOW	1.0%
OVERLAND RELEASE (PROPOSED)	⇦
OVERLAND RELEASE (EXISTING)	⇦
DRAIN INLET	● ■ ■
DRAIN LINE	12"D
DRAIN MANHOLE	●
BIO-RETENTION AREA	▨

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

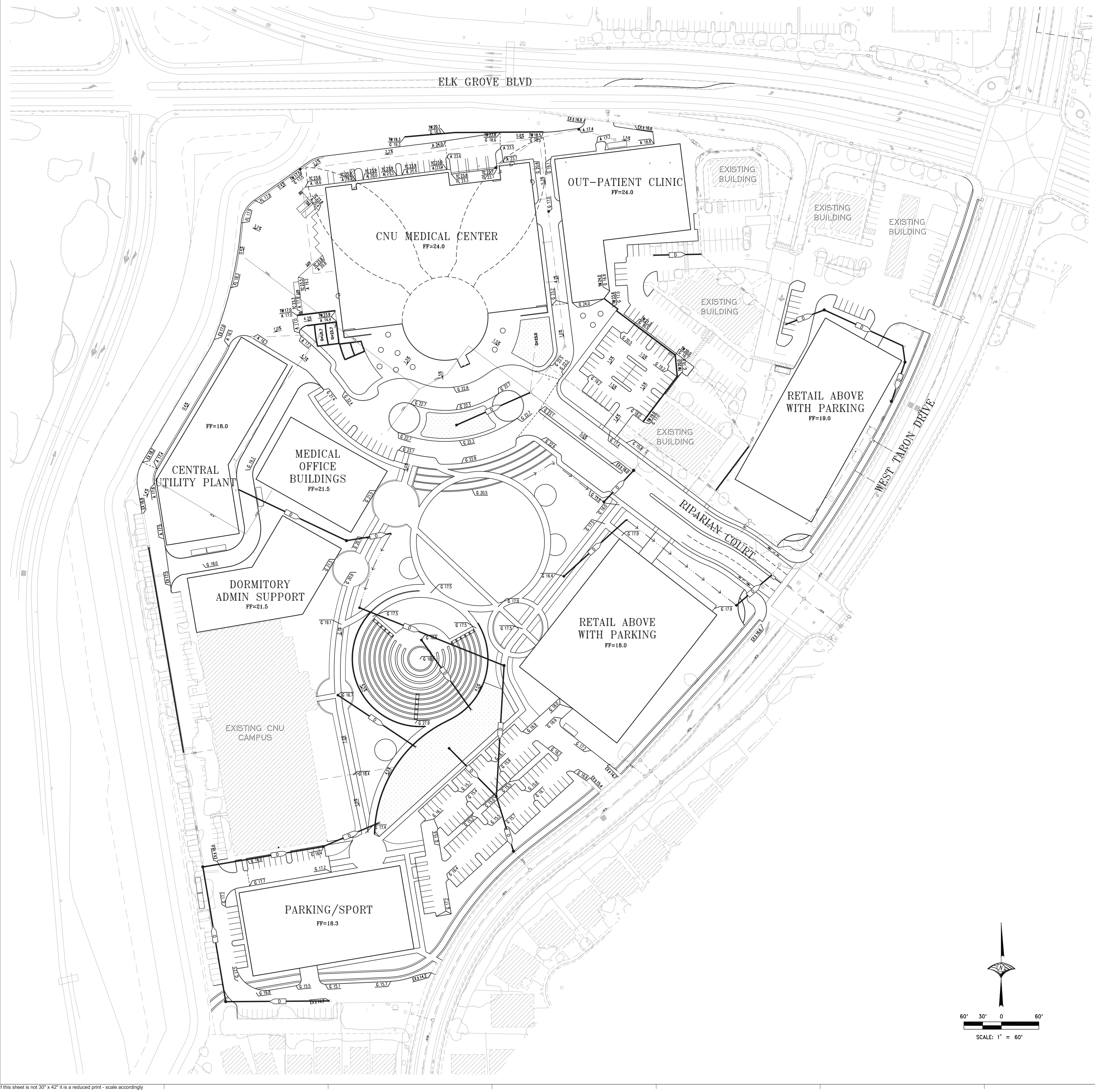
KEY PLAN

SHEET TITLE
PHASE 1 - PRELIMINARY SITE GRADING AND DRAINAGE PLAN

PROJECT NO.
467
DRAWN BY:
P. ROBERTS
CHECKED BY:
M. SPOKELY
SCALE:
DATE:
06/08/2020

SHEET NO.
C3.0

If this sheet is not 30" x 42" it is a reduced print - scale accordingly


ELK GROVE BLVD
OUT-PATIENT CLINIC
FF=24.0
CNU MEDICAL CENTER
FF=24.0
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
RETAIL ABOVE WITH PARKING
FF=19.0
WEST TARON DRIVE
FF=18.0
CENTRAL UTILITY PLANT
MEDICAL OFFICE BUILDINGS
FF=21.5
RIPARIAN COURT
DORMITORY ADMIN SUPPORT
FF=21.5
RETAIL ABOVE WITH PARKING
FF=18.0
EXISTING CNU CAMPUS
PARKING/SPORT
FF=18.3
60'
30'
0
60'
SCALE: 1" = 60'
three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

LEGEND

PROJECT BOUNDARY	—— – – ——
STREET CENTERLINE	—— – ——
EASEMENT LINE	– – – – – – – –
TOP BACK OF CURB	————
SIDEWALK	————
GUTTER	————
FINISH FLOOR ELEVATION	
GROUND ELEVATION	G XXX.X
ASPHALT ELEVATION	A XXX.XX
CONCRETE ELEVATION	C XXX.XX
FLOWLINE ELEVATION	FL XXX.XX
LIP ELEVATION	L XXX.XX
TOP-OF-CURB ELEVATION	TC XXX.XX
RIDGE OR GRADE BREAK	- - - - - - - - -
SLOPE & DIRECTION OF FLOW	1.0%
OVERLAND RELEASE (PROPOSED)	⇦
OVERLAND RELEASE (EXISTING)	<⇦⊐
DRAIN INLET	• ■ ◩
DRAIN LINE	12"D
DRAIN MANHOLE	●
BIO-RETENTION AREA	▨

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FONG & CHAN ARCHITECTS
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Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

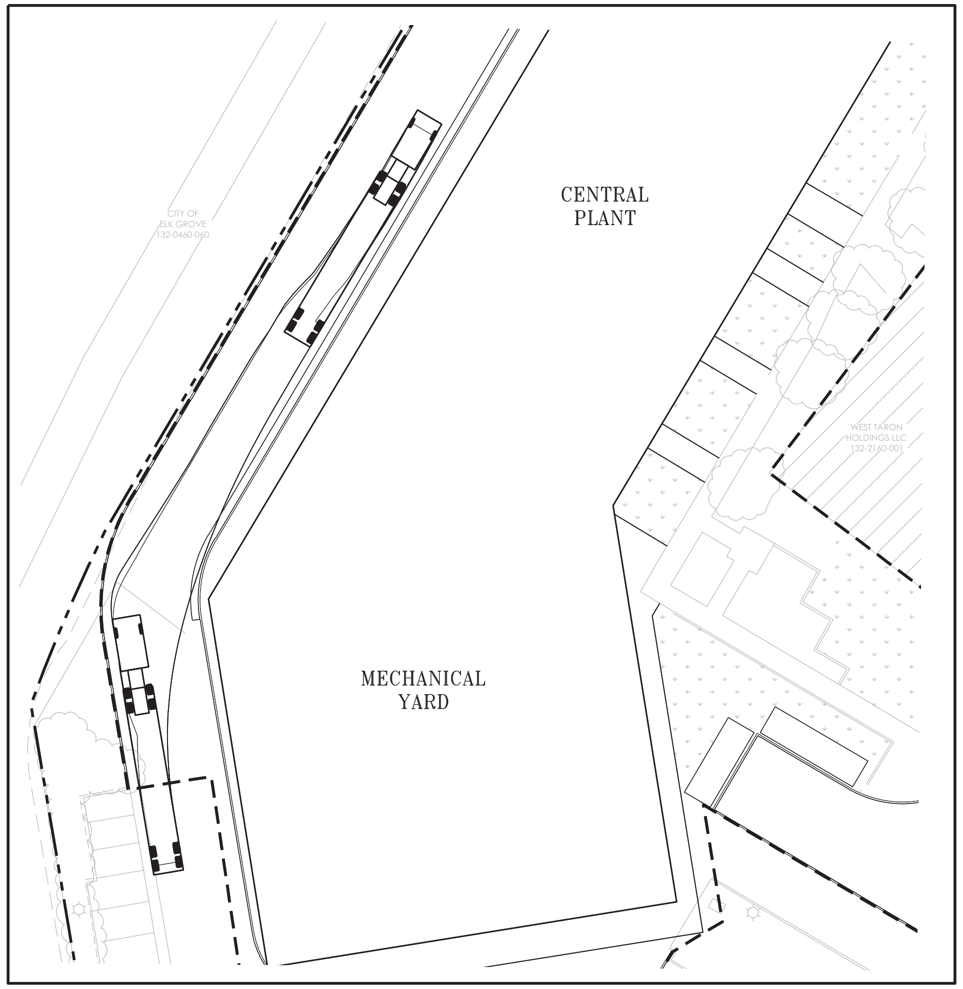
KEY PLAN

SHEET TITLE

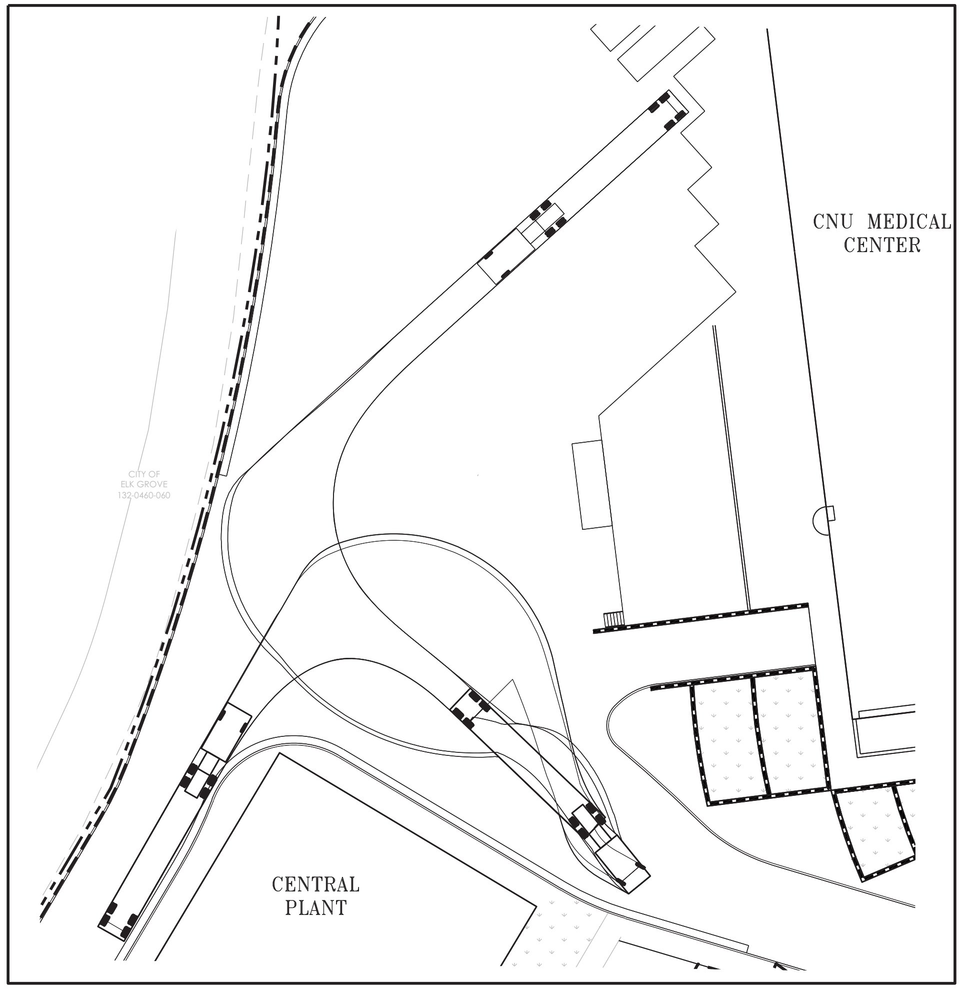
PHASE 3 FINAL BUILD OUT - PRELIMINARY SITE GRADING AND DRAINAGE PLAN

PROJECT NO.
467
DRAWN BY:
P. ROBERTS
CHECKED BY:
M. SPOKELY
SCALE:
DATE:
06/08/2020

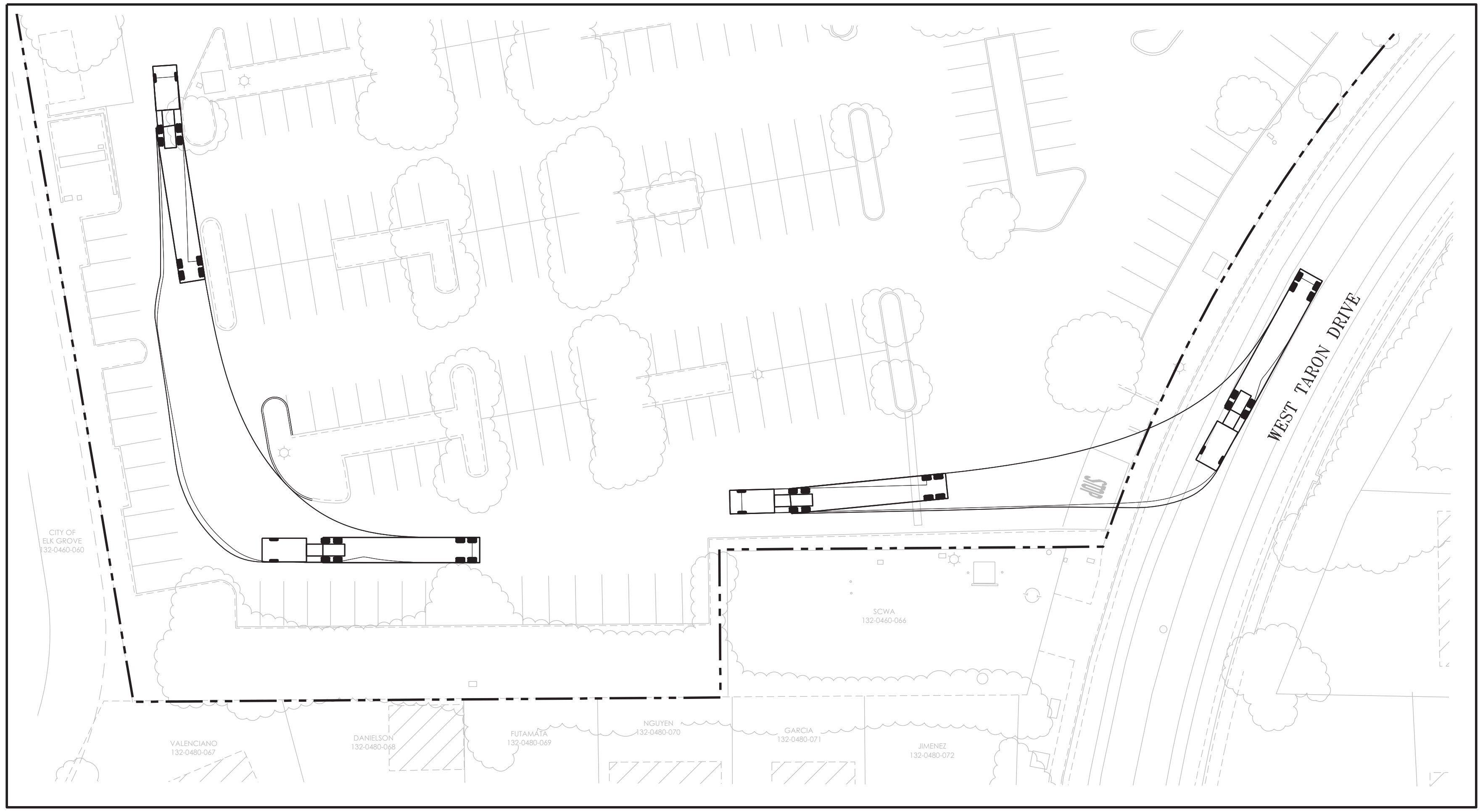
SHEET NO.
C3.1


CENTRAL
PLANT
MECHANICAL
YARD
CITY OF
ELK GROVE
132-0460-060
WEST TARON
HOLDINGS LLC
132-2160-001

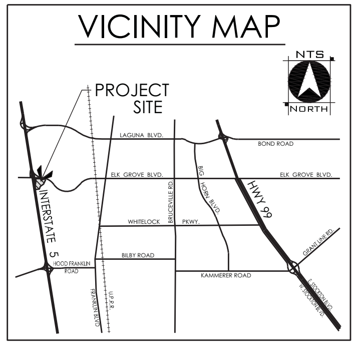
AT CENTRAL UTILITY PLANT


CNU MEDICAL
CENTER
CENTRAL
PLANT
CITY OF
ELK GROVE
132-0460-060

HOSPITAL TRUCK DOCK APPROACH


WEST TARON DRIVE
CITY OF
ELK GROVE
132-0460-060
SCWA
132-0460-066
VALENCIANO
132-0480-067
DANIELSON
132-0480-068
FUTAMATA
132-0480-069
NGUYEN
132-0480-070
GARCIA
132-0480-071
JIMENEZ
132-0480-072

ENTRANCE AT WEST TARON DRIVE


VICINITY MAP
NTS
NORTH
PROJECT
SITE
LAGUNA BLVD.
BOND ROAD
ELK GROVE BLVD.
ELK GROVE BLVD.
BIG HORN BLVD.
BRUCEVILLE RD.
HWY 99
INTERSTATE 5
WHITELOCK PKWY.
BILBY ROAD
HOOD FRANKLIN ROAD
KAMMERER ROAD
GRANT LINE RD.
FRANKLIN BLVD
U.P.R.R.
E. STOCKTON BLVD.
W. STOCKTON BLVD.

PROJECT NOTES

OWNER
CALIFORNIA NORTHSTATE UNIVERSITY
9700 WEST TARON DRIVE
ELK GROVE, CA 95757
CONTACT: ALVIN CHEUNG
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APPLICANT
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SURVEYOR
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3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011
132-2160-001, -002, 132-0460-076

AREA
24.6 ± ACRES GROSS

EXISTING USE
RETAIL/COMMERCIAL, OFFICE, PRIVATE SCHOOL

PROPOSED USE
PRIVATE SCHOOL, MEDICAL FACILITY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
COMMERCIAL & EMPLOYMENT

EXISTING/ PROPOSED SPECIFIC PLAN DESIGNATION
N/A

EXISTING/ PROPOSED ZONING
GC - GENERAL COMMERCIAL
MP - INDUSTRIAL/OFFICE PARK,

PARK DISTRICT
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

FIRE PROTECTION
COSUMNES CSD
9355 E. STOCKTON BLVD. #185
ELK GROVE, CA 95624
(916) 405-7150

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-5085

SEWER
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 876-7526

STORM DRAINAGE
CITY OF ELK GROVE
8401 LAGUNA PALMS WAY
ELK GROVE, CA 95758
(916) 687-3005

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

TELEPHONE
FRONTIER COMMUNICATIONS
9257 LAGUNA SPRINGS WAY #160
ELK GROVE, CA 95758
(916) 691-5615

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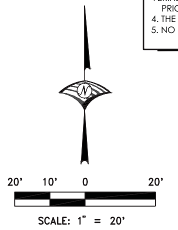
N
20'
10'
0
20'
SCALE: 1" = 20'

FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
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Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE
REVISIONS		

KEY PLAN

SHEET TITLE

PHASE 1 - TRUCK CIRCULATION PLAN

PROJECT NO.
467

DRAWN BY:
P. ROBERTS

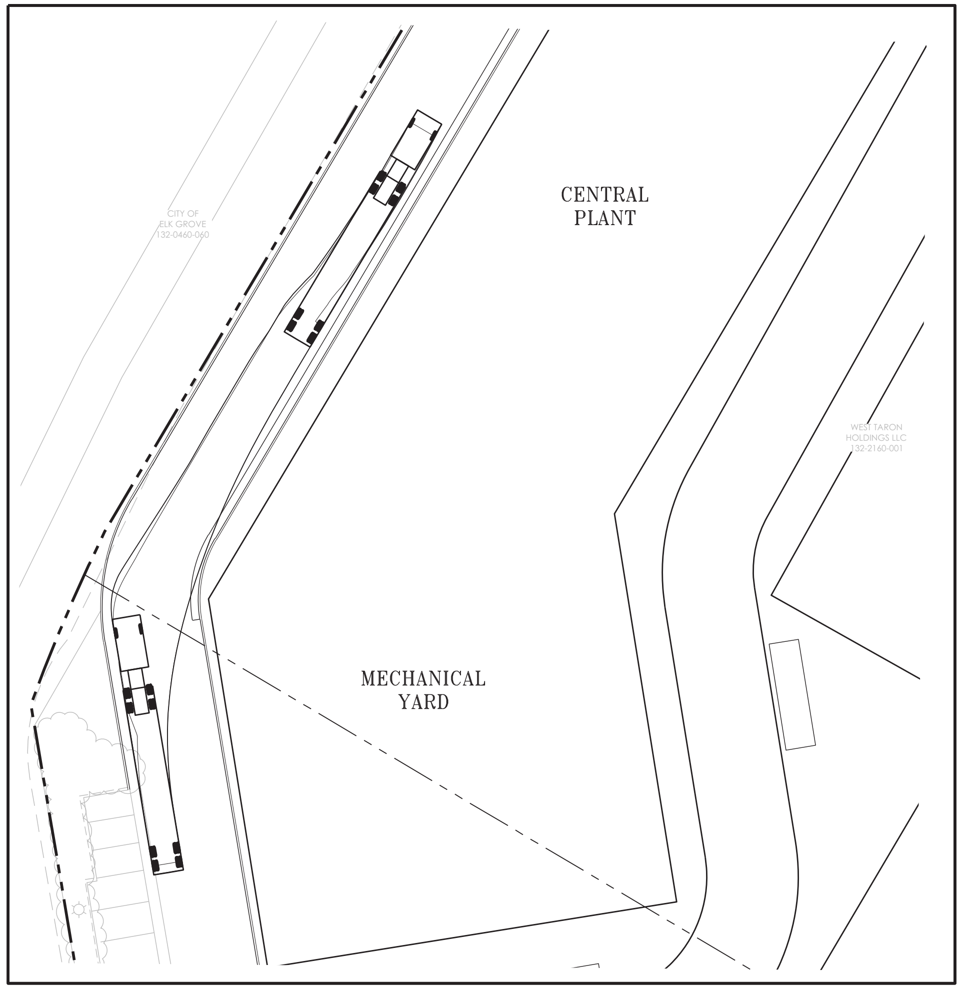
CHECKED BY:
M. SPOKELY

SCALE:

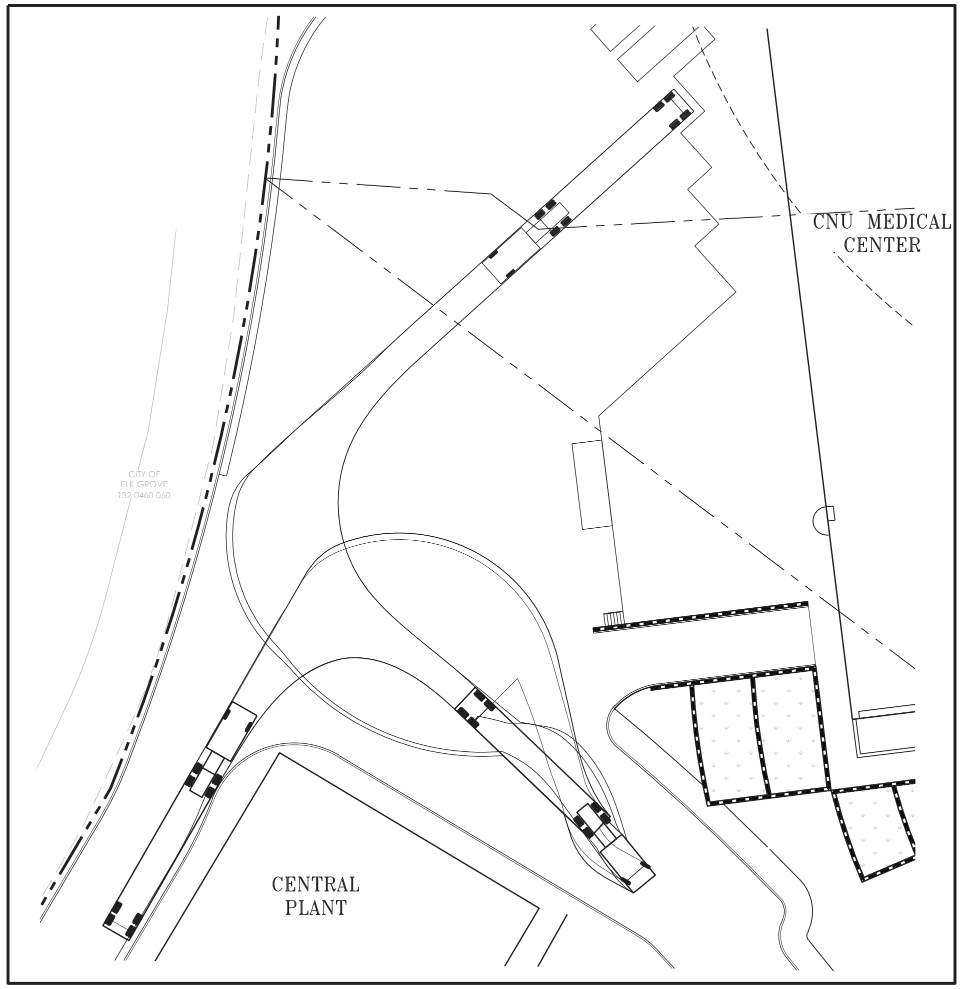
DATE:
04/01/2020

SHEET NO.
C4.0

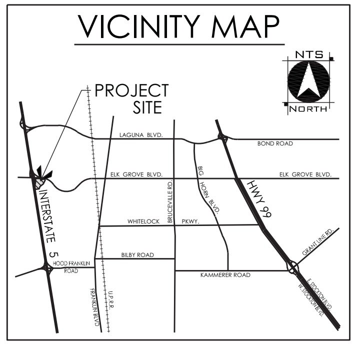
If this sheet is not 30" x 42" it is a reduced print - scale accordingly


CENTRAL PLANT
MECHANICAL YARD
CITY OF ELK GROVE 132-0460-060
WEST TARON HOLDINGS LLC 132-2160-001

AT CENTRAL UTILITY PLANT


CNU MEDICAL CENTER
CENTRAL PLANT
CITY OF ELK GROVE 132-0460-060

HOSPITAL TRUCK DOCK APPROACH


VICINITY MAP
NTS
NORTH
PROJECT SITE
LAGUNA BLVD.
BOND ROAD
ELK GROVE BLVD.
ELK GROVE BLVD.
BIG HORN BLVD.
HWY 99
INTERSTATE 5
BRUCEVILLE RD.
WHITELOCK PKWY.
BILBY ROAD
HOOD FRANKLIN ROAD
KAMMERER ROAD
GRANT LINE RD.
FRANKLIN BLVD
U.P.R.R.
E. STOCKTON BLVD.
W. STOCKTON BLVD.

PROJECT NOTES

OWNER
CALIFORNIA NORTHSTATE UNIVERSITY
9700 WEST TARON DRIVE
ELK GROVE, CA 95757
CONTACT: ALVIN CHEUNG
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ASSESSOR'S PARCEL NO.
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011
132-2160-001, -002, 132-0460-076

AREA
24.6 ± ACRES GROSS

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PROPOSED USE
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COMMERCIAL & EMPLOYMENT

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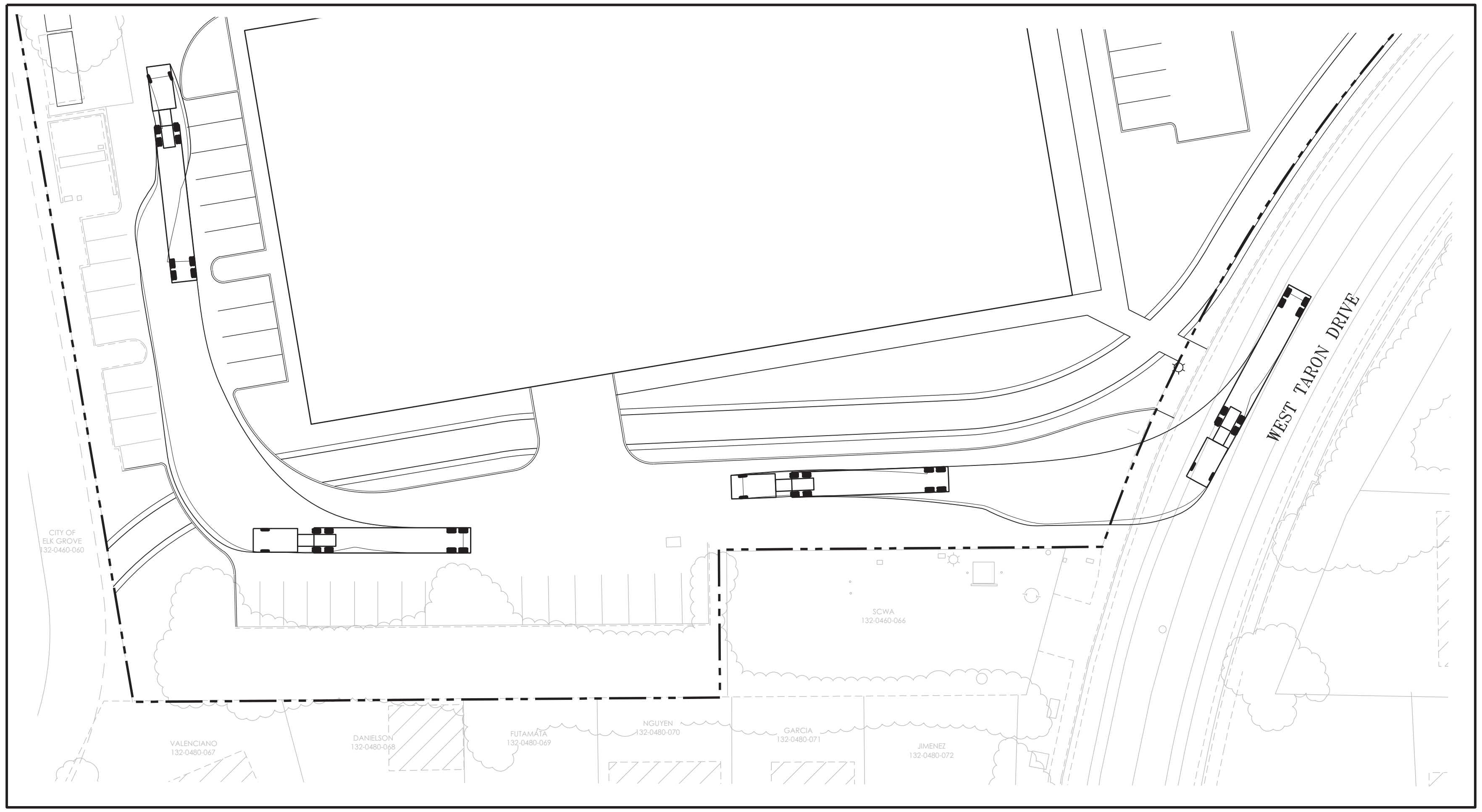
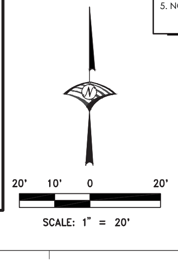

WEST TARON DRIVE
CITY OF ELK GROVE 132-0460-060
SCWA 132-0460-066
VALENCIANO 132-0480-067
DANIELSON 132-0480-068
FUTAMATA 132-0480-069
NGUYEN 132-0480-070
GARCIA 132-0480-071
JIMENEZ 132-0480-072

ENTRANCE AT WEST TARON DRIVE



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SACRAMENTO, CA 95816 FAX 916.341.7767

NO	DESCRIPTION	DATE

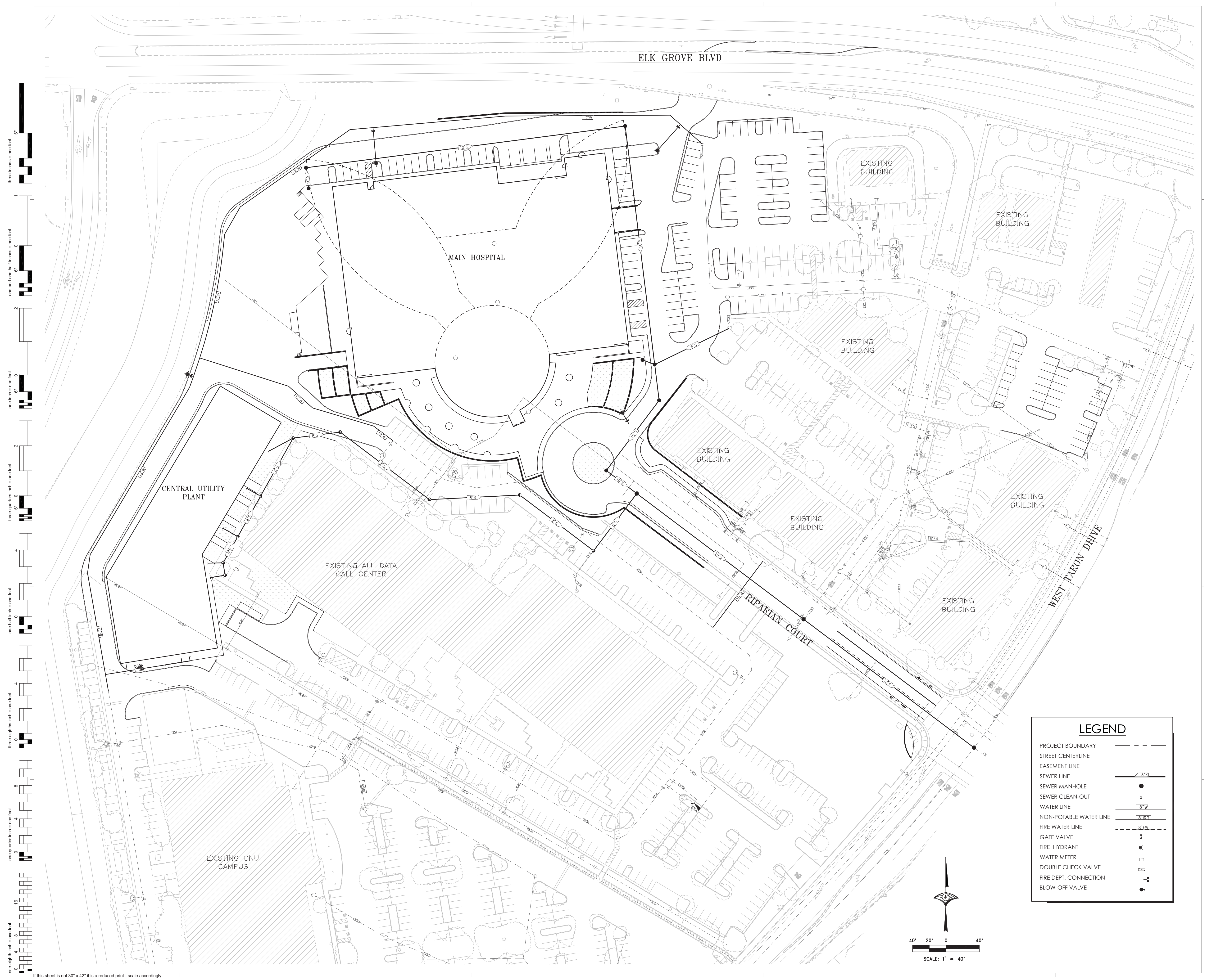
REVISIONS

KEY PLAN

SHEET TITLE

PHASE 3 FINAL BUILD OUT - TRUCK CIRCULATION PLAN

PROJECT NO.: 467
DRAWN BY: P. ROBERTS
CHECKED BY: M. SPOKELY
SCALE:
DATE: 04/01/2020
SHEET NO.: C4.1


ELK GROVE BLVD
MAIN HOSPITAL
CENTRAL UTILITY PLANT
EXISTING ALL DATA CALL CENTER
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING CNU CAMPUS
RIPARIAN COURT
WEST TARON DRIVE
N
40' 20' 0 40'
SCALE: 1" = 40'
three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

LEGEND

PROJECT BOUNDARY	— – – —
STREET CENTERLINE	— – —
EASEMENT LINE	- - - - -
SEWER LINE	8"S
SEWER MANHOLE	●
SEWER CLEAN-OUT	⊘
WATER LINE	8"W
NON-POTABLE WATER LINE	8"IRR
FIRE WATER LINE	8"FW
GATE VALVE	⧗
FIRE HYDRANT	◉
WATER METER	▭
DOUBLE CHECK VALVE	⍁
FIRE DEPT. CONNECTION	⊸
BLOW-OFF VALVE	●

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CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE

PHASE 1 - PRELIMINARY WATER AND SEWER PLAN

PROJECT NO.
467

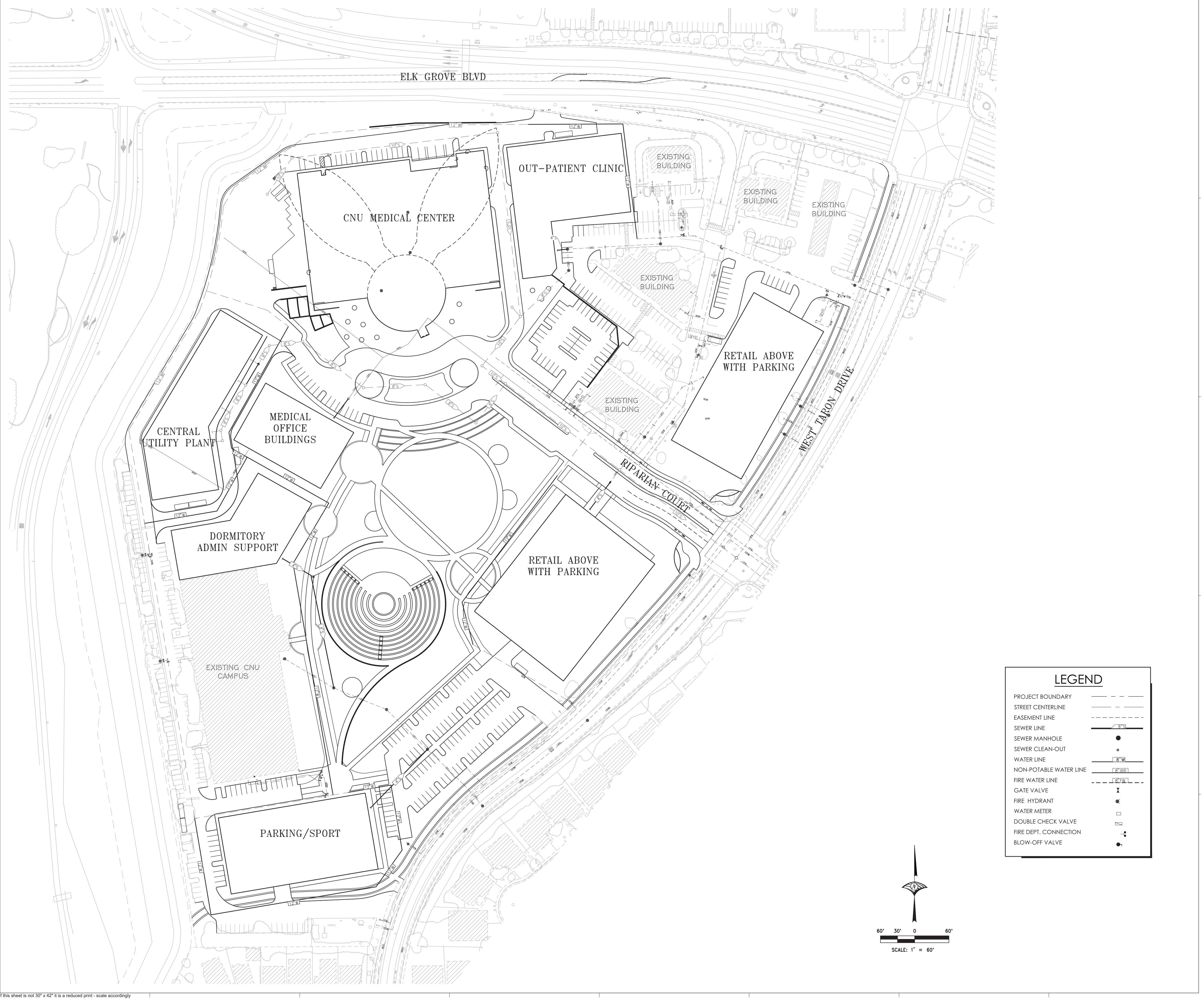
DRAWN BY:
P. ROBERTS

CHECKED BY:
M. SPOKELY

SCALE:

DATE:
06/08/2020

SHEET NO.
C5.0


ELK GROVE BLVD
CNU MEDICAL CENTER
OUT-PATIENT CLINIC
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
RETAIL ABOVE WITH PARKING
CENTRAL UTILITY PLANT
MEDICAL OFFICE BUILDINGS
DORMITORY ADMIN SUPPORT
RIPARIAN COURT
WEST TARON DRIVE
RETAIL ABOVE WITH PARKING
EXISTING CNU CAMPUS
PARKING/SPORT
LEGEND
PROJECT BOUNDARY
STREET CENTERLINE
EASEMENT LINE
SEWER LINE 8"S
SEWER MANHOLE
SEWER CLEAN-OUT
WATER LINE 8"W
NON-POTABLE WATER LINE 8"IRR
FIRE WATER LINE 8"FW
GATE VALVE
FIRE HYDRANT
WATER METER
DOUBLE CHECK VALVE
FIRE DEPT. CONNECTION
BLOW-OFF VALVE
60' 30' 0 60'
SCALE: 1" = 60'

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

NO	DESCRIPTION	DATE

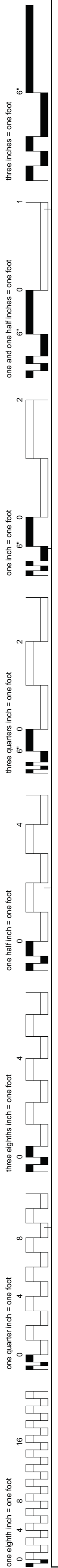
REVISIONS

KEY PLAN

SHEET TITLE
PHASE 3 FINAL BUILD OUT - WATER AND SEWER PLAN

PROJECT NO.
467
DRAWN BY:
P. ROBERTS
CHECKED BY:
M. SPOKELY
SCALE:
DATE:
06/08/2020

SHEET NO.
C5.1


three inches = one foot
6"
1
one and one half inches = one foot
0
6"
2
one inch = one foot
0
6"
2
three quarters inch = one foot
0
6"
4
one half inch = one foot
0
4
three eighths inch = one foot
0
8
one quarter inch = one foot
4
0
16
one eighth inch = one foot
8
4
0

Sheet List

Sheet Number	Sheet Name	100% SD (06/28/19)
LI0-1	GENERAL NOTES, LEGEND & ABBREVIATIONS	•
LI1-0.1	SITE LIGHTING PLAN	•
LI1-0.2	SITE PHOTOMETRIC LIGHTING PLAN (VALUE)	•
LI3-0	LIGHTING CUTSHEET	•
LI1-0.3	SITE PHOTOMETRIC LIGHTING PLAN (COLOR)	•
LI2-0	BASEMENT LIGHTING PLAN	
LI2-1	FIRST FLOOR LIGHTING PLAN	
LI2-2	SECOND FLOOR LIGHTING PLAN	
LI2-3	THIRD FLOOR LIGHTING PLAN	
LI2-4	FOURTH FLOOR LIGHTING PLAN	
LI2-4.M	MECHANICAL FLOOR LIGHTING PLAN	
LI2-5	FIFTH FLOOR LIGHTING PLAN	
LI2-6	SIXTH FLOOR LIGHTING PLAN	
LI2-7	SEVENTH FLOOR LIGHTING PLAN	
LI2-8	EIGHTH FLOOR LIGHTING PLAN	
LI2-9	NINTH FLOOR LIGHTING PLAN	
LI2-10	TENTH FLOOR LIGHTING PLAN	

Naming Convention

Prefix	Description	Code	Description
I-	Interior Light	AJ	Ajustable downlight
		BL	Bollard light
E-	Exterior Light	BR	Bracket. Wall sconce
		BU	Buried light
		CL	Ceiling light
		DL	Down light
		FD	Flood light
		FT	Foot light
		IN	Indicator
		LL	Linear light (FL batten, LED module, Neon etc.)
		PD	Pendant light
		PN	Panel light (LED panel, array etc.)
		PL	Pole light
		SP	Spot light
		WW	Wallwasher
		FFE	Table and floor lamps

Lighting Legend

Image	Specification Code	Description	Manufacturer	Source	Wattage	Voltage	Count	Length
	E-BR01	WALL SCONCE	BEGA-US	LED	TBC	TBC	32	0' - 0"
	E-DL01	AMPHITHEATER DOWNLIGHT	BEGA-US	LED	TBC	TBC	58	0' - 0"
	E-DL02	ENTRANCE DOWNLIGHT	BEGA-US	LED	TBC	TBC	8	0' - 0"
	E-DL03	MAIN ENTRANCE CANOPY	KKDC	LED	TBC	TBC	14	56' - 0"
	E-FD01	MOONLIGHT	ECOSENSE	LED	TBC	TBC	124	0' - 0"
	E-LL01	UNDER BENCH LIGHT	KKDC	LED	TBC	TBC	377	1443' - 10 1/8"
	E-LL02	CEILING LIGHT @ 4TH FLOOR	KKDC	LED	TBC	TBC	784	3002' - 6 31/32"
	E-PL01	VEHICULAR POLE LIGHT (SINGLE HEAD)	SIMES	LED	TBC	TBC	42	0' - 0"
	E-PL02	STREET LIGHT (SINGLE HEAD)	SIMES	LED	TBC	TBC	20	0' - 0"
	E-PL03	VEHICULAR & SIDEWALK POLE LIGHT (MULTI HEAD)	SIMES	LED	TBC	TBC	70	0' - 0"
	E-PL04	VEHICULAR POLE LIGHT (MULTI HEAD)	SIMES	LED	TBC	TBC	6	0' - 0"
	E-PL05	SPORT PITCH POLE LIGHT	LITHONIA LIGHTING	LED	TBC	TBC	6	0' - 0"
	E-PL06	SIDEWALK POLE LIGHT (SINGLEHEAD)	SIMES	LED	TBC	TBC	23	0' - 0"

General Notes1

1. All luminaires and lamps must be manufactured in accordance with relevant local standards.
2. All LED's to have color rendering performance of CRI 90 or greater, unless specified otherwise.
3. Quantities and lengths to be confirmed from drawings and on-site by contractor prior to order.
4. All lighting fixtures and related components to come with a minimum 5 years warranty.
5. Working mock-up and samples for all fittings are requested. To be helad at one single meeting.
6. Proposed alternates must meet all specs and performance characteristics of the original spec.
7. Lighting focusing and adjustments will be directed by lighting designer on site after installation.

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NITEO
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SAN FRANCISCO, CA 94116 USA
TEL +1 (415) 666-2232
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http://www.niteolighting.com

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LIGHTING CONSULTANT

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NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE
GENERAL NOTES, LEGEND & ABBREVIATIONS

PROJECT NO.
467
DRAWN BY:
CN
CHECKED BY:
KA
SCALE:
AS INDICATED
DATE:
04/01/20

SHEET NO.
LI0-1

Plotted on: 10/10/2019 12:08:18 PM

three inches = one foot

one and one half inches = one foot

one inch = one foot

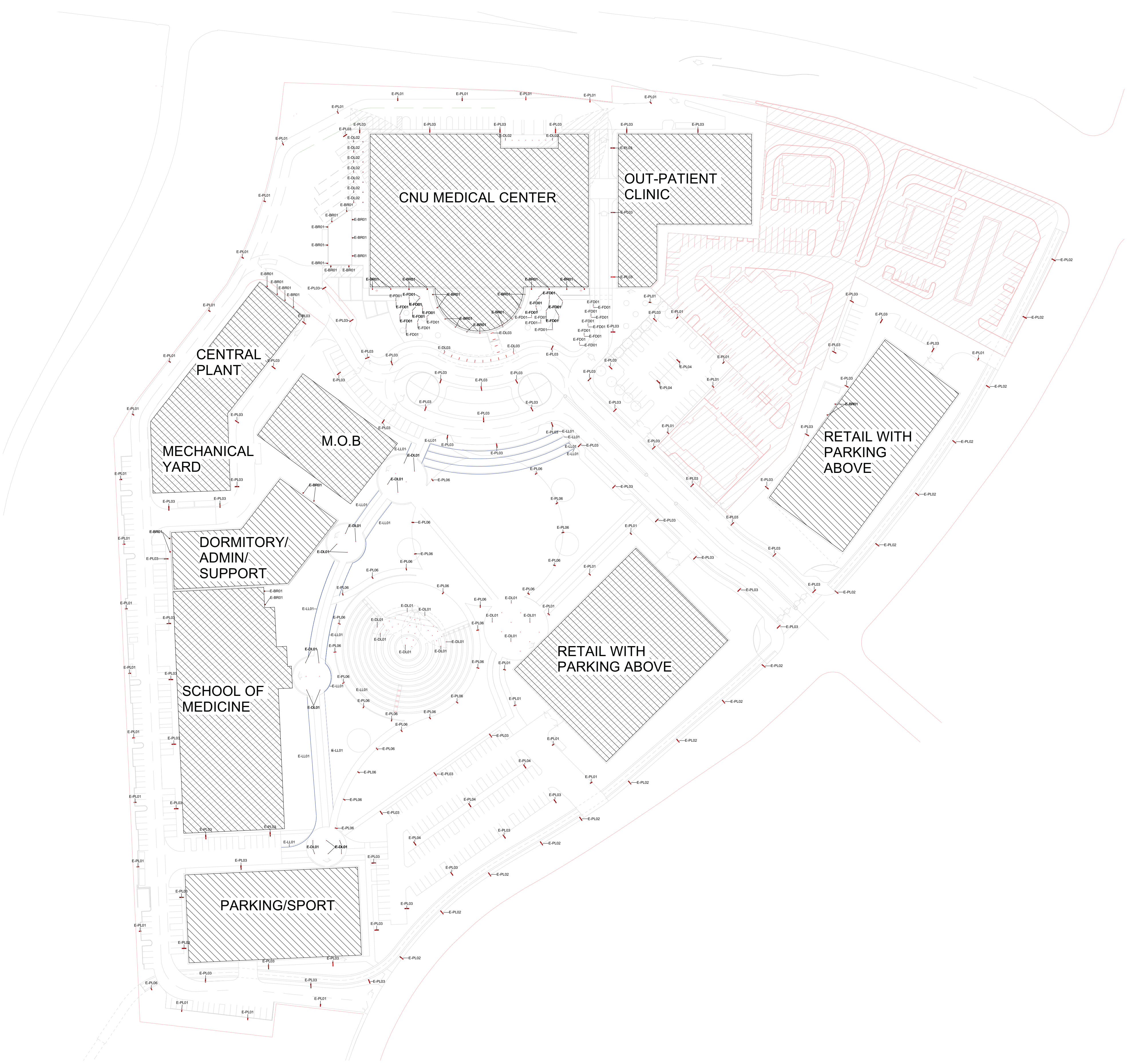
three quarters inch = one foot

one half inch = one foot

three eighths inch = one foot

one quarter inch = one foot

one eighth inch = one foot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OUT-PATIENT CLINIC
CENTRAL PLANT
MECHANICAL YARD
M.O.B
DORMITORY/ ADMIN/ SUPPORT
SCHOOL OF MEDICINE
PARKING/SPORT
RETAIL WITH PARKING ABOVE
RETAIL WITH PARKING ABOVE
E-PL01
E-PL02
E-PL03
E-PL04
E-PL06
E-DL01
E-DL02
E-DL03
E-LL01
E-BR01
E-FD01

1 SITE PLAN (PHASE III)

LIGHTING COLOR LEGEND

🟥 LIGHTING FIXTURE ABOVE EYE LEVEL

🟦 LIGHTING FIXTURE BELOW EYE LEVEL

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United States
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NO	DESCRIPTION	DATE

REVISIONS

KEY PLAN

SHEET TITLE

SITE LIGHTING PLAN (PHASE III)

PROJECT NO.
467

DRAWN BY:
CN

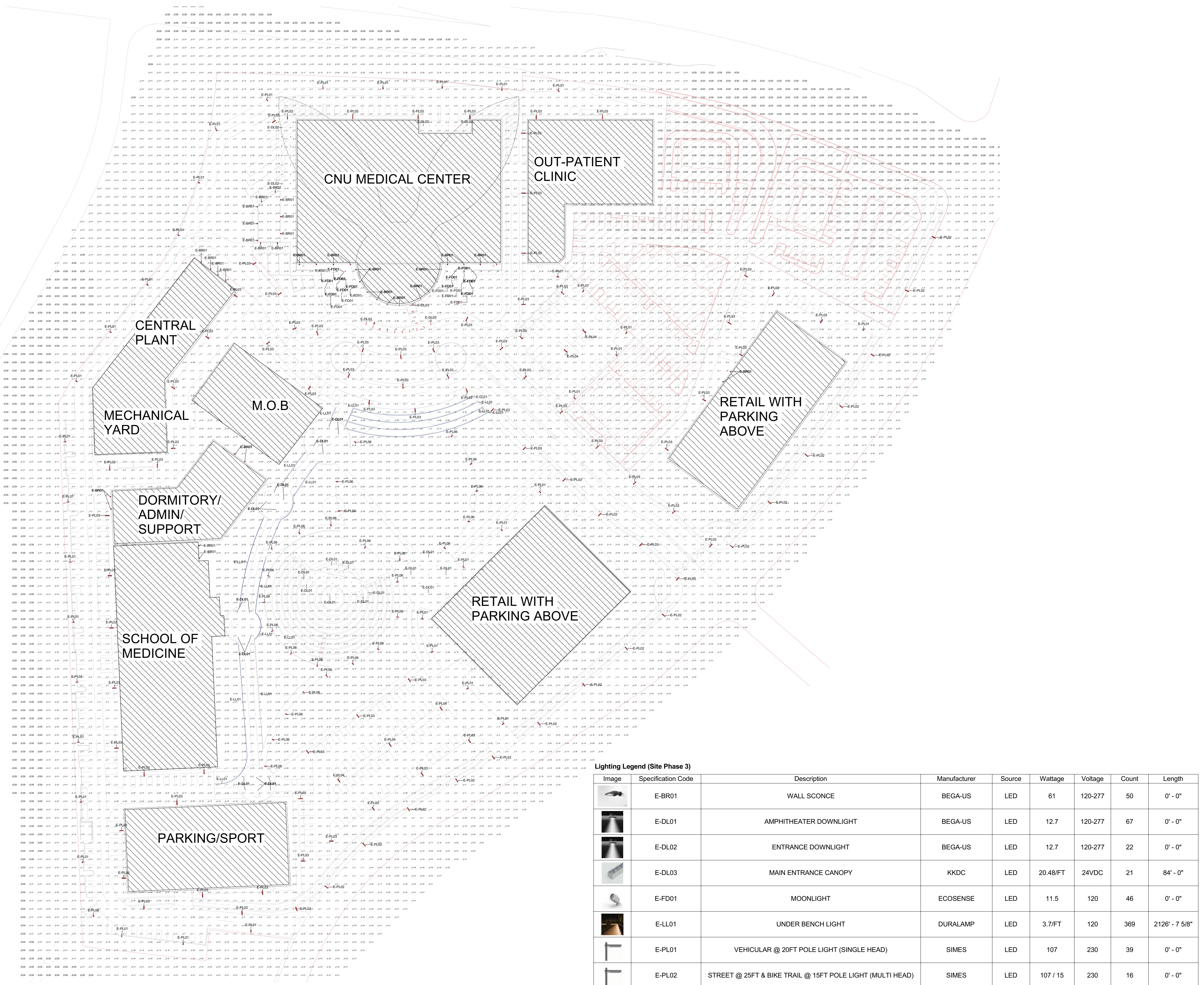
CHECKED BY:
KA

SCALE:
AS INDICATED

DATE:
05.28.20

SHEET NO.
LI1-0.1

Plotted on: 3/6/2020 1:15:27 pm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OUT-PATIENT CLINIC
CENTRAL PLANT
MECHANICAL YARD
M.O.B
RETAIL WITH PARKING ABOVE
DORMITORY/ ADMIN/ SUPPORT
RETAIL WITH PARKING ABOVE
SCHOOL OF MEDICINE
PARKING/SPORT

Lighting Legend (Site Phase 3)

Image	Specification Code	Description	Manufacturer	Source	Wattage	Voltage	Count	Length
	E-BR01	WALL SCONCE	BEGA-US	LED	61	120-277	50	0' - 0"
	E-DL01	AMPHITHEATER DOWNLIGHT	BEGA-US	LED	12.7	120-277	67	0' - 0"
	E-DL02	ENTRANCE DOWNLIGHT	BEGA-US	LED	12.7	120-277	22	0' - 0"
	E-DL03	MAIN ENTRANCE CANOPY	KKDC	LED	20.48/FT	24VDC	21	84' - 0"
	E-FD01	MOONLIGHT	ECOSENSE	LED	11.5	120	46	0' - 0"
	E-LL01	UNDER BENCH LIGHT	DURALAMP	LED	3.7/FT	120	369	2126' - 7 5/8"
	E-PL01	VEHICULAR @ 20FT POLE LIGHT (SINGLE HEAD)	SIMES	LED	107	230	39	0' - 0"
	E-PL02	STREET @ 25FT & BIKE TRAIL @ 15FT POLE LIGHT (MULTI HEAD)	SIMES	LED	107 / 15	230	16	0' - 0"
	E-PL03	VEHICULAR @ 20FT & SIDEWALK @ 15FT POLE LIGHT (MULTI HEAD)	SIMES	LED	107 / 15	230	105	0' - 0"
	E-PL04	VEHICULAR @ 20FT POLE LIGHT (MULTI HEAD)	SIMES	LED	107	230	5	0' - 0"
	E-PL06	SIDEWALK POLE LIGHT (SINGLEHEAD)	SIMES	LED	15	230	28	0' - 0"

LIGHTING COLOR LEGEND

🟥 LIGHTING FIXTURE ABOVE EYE LEVEL
🟦 LIGHTING FIXTURE BELOW EYE LEVEL

1 SITE PLAN PHOTOMETRIC (FOOT CANDLE VALUE)

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CONSULTANTS:

LIGHTING CONSULTANT

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San Francisco, CA 94116
United States
216.544.0597
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NO	DESCRIPTION	DATE

REVISIONS

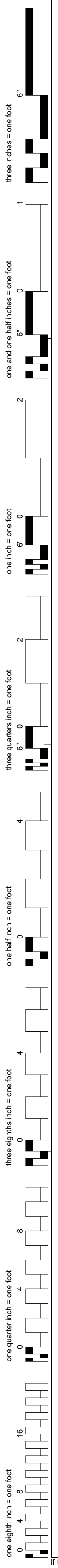
KEY PLAN

SHEET TITLE
SITE PHOTOMETRIC LIGHTING PLAN (VALUE)

PROJECT NO.
467
DRAWN BY:
CN
CHECKED BY:
EP
SCALE:
AS INDICATED
DATE:
05.28.20

SHEET NO.
LI1-0.2

Plotted on: 3/6/2020 1:15:28 pm


three inches = one foot
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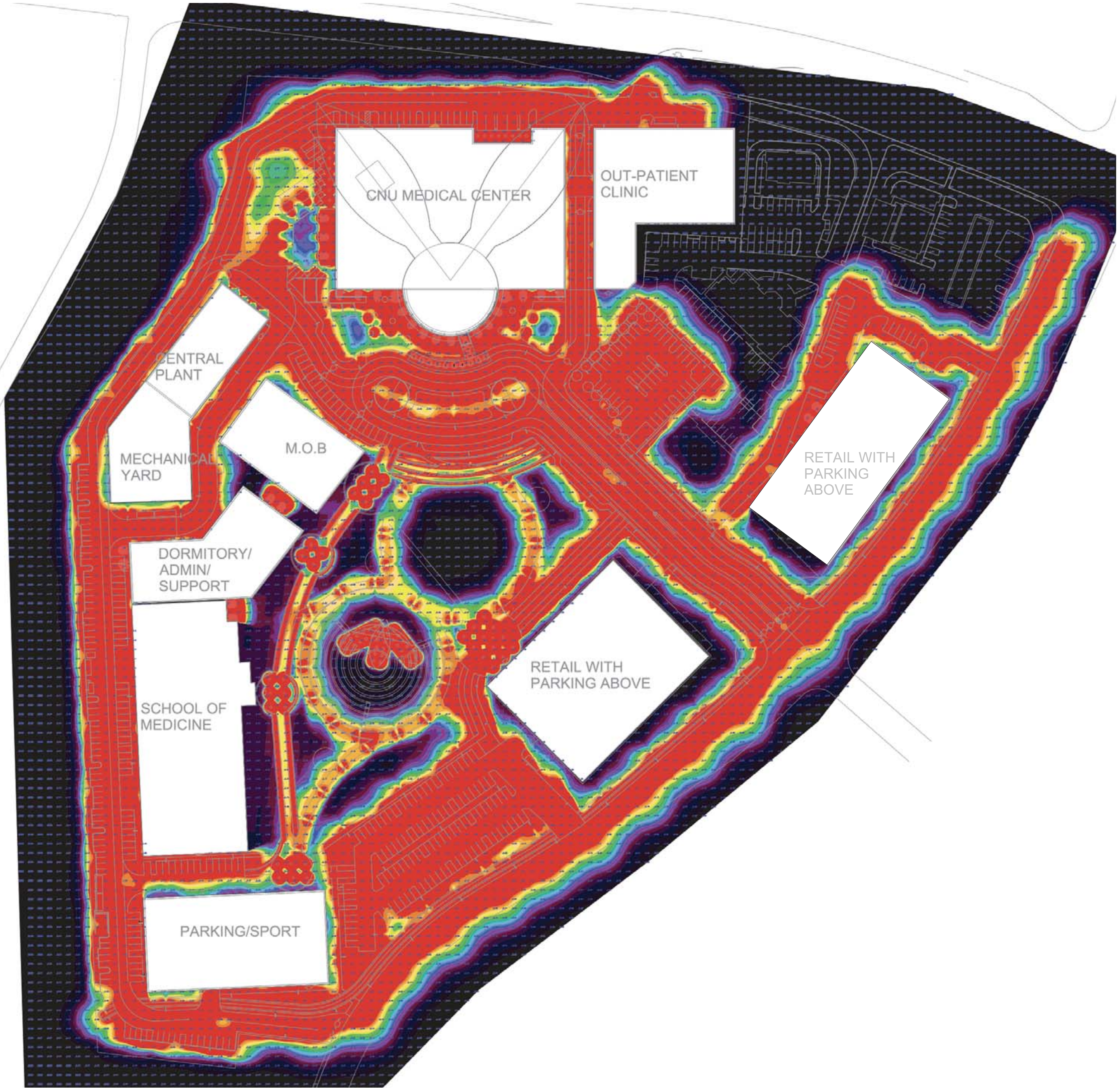
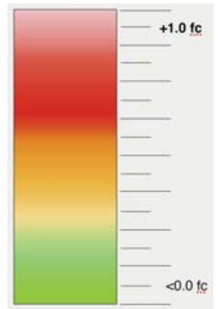
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot


CNU MEDICAL CENTER
OUT-PATIENT CLINIC
CENTRAL PLANT
MECHANICAL YARD
M.O.B
DORMITORY/ ADMIN/ SUPPORT
SCHOOL OF MEDICINE
RETAIL WITH PARKING ABOVE
RETAIL WITH PARKING ABOVE
PARKING/SPORT

1 SITE PLAN PHOTOMETRIC (COLOR)

FC COLOR SCALE



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United States
216.544.0597
www.niteolighting.com

NO	DESCRIPTION	DATE

REVISIONS

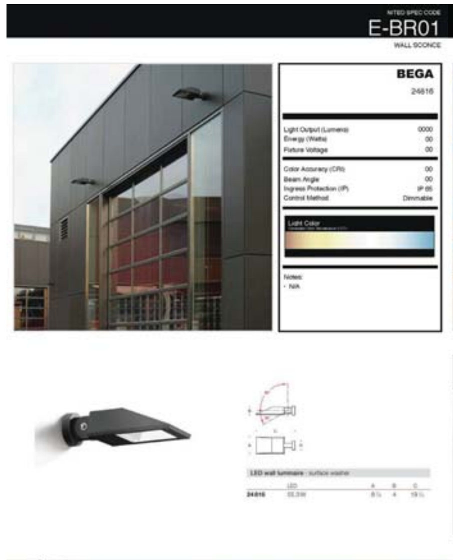
KEY PLAN

SHEET TITLE
SITE PHOTOMETRIC LIGHTING PLAN (COLOR)

PROJECT NO. 467	SHEET NO. **LI1-0.3**
DRAWN BY: CN	
CHECKED BY: KA	
SCALE: AS INDICATED	
DATE: 05.28.20	

Plotted on: 3/6/2020 1:15:29 pm

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot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E-BR01
WALL SCONCE

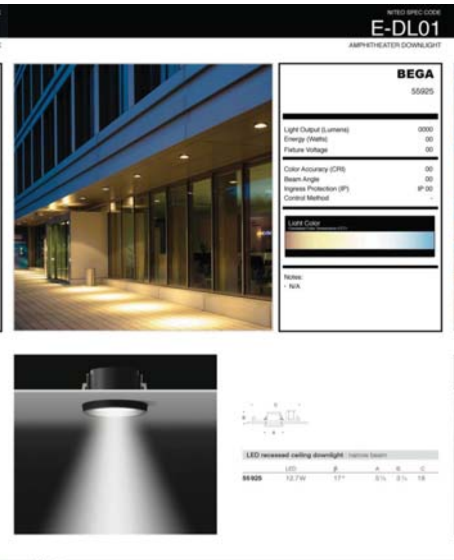
BEGA
24616

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 65
Control Method Dimmable

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-DL01
AMPHITHEATER DOWNLIGHT

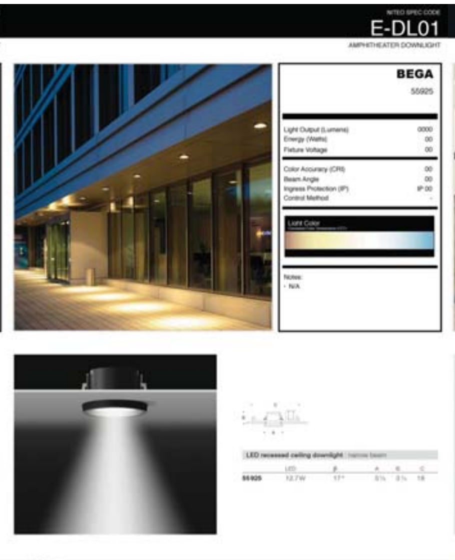
BEGA
55925

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 00
Control Method -

Light Color

Notes:
- N/A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E-DL01
AMPHITHEATER DOWNLIGHT

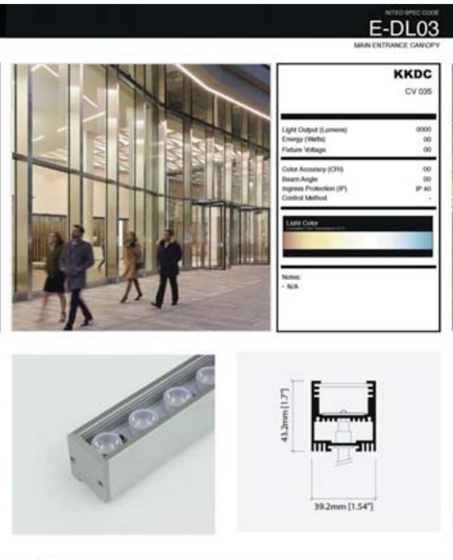
BEGA
55925

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 00
Control Method -

Light Color

Notes:
- N/A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E-DL03
MAIN ENTRANCE CANOPY

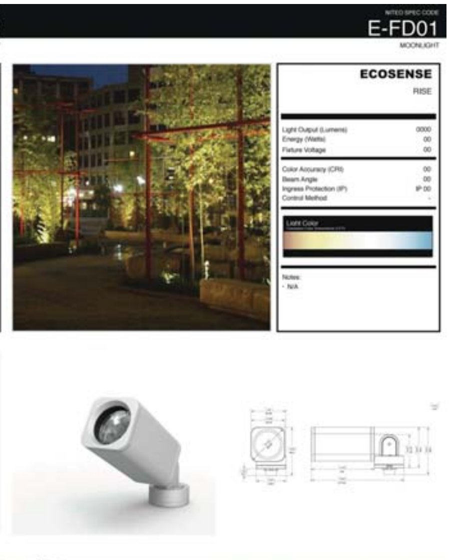
KKDC
CV 035

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 40
Control Method -

Light Color

Notes:
- N/A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E-FD01
MOONLIGHT

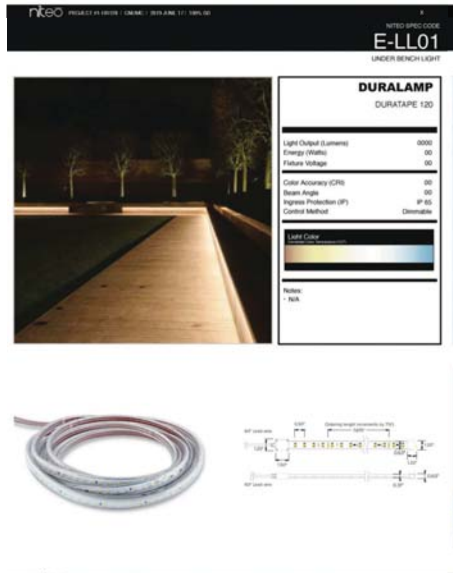
ECOSENSE
RISE

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 00
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-LL01
UNDER BENCH LIGHT

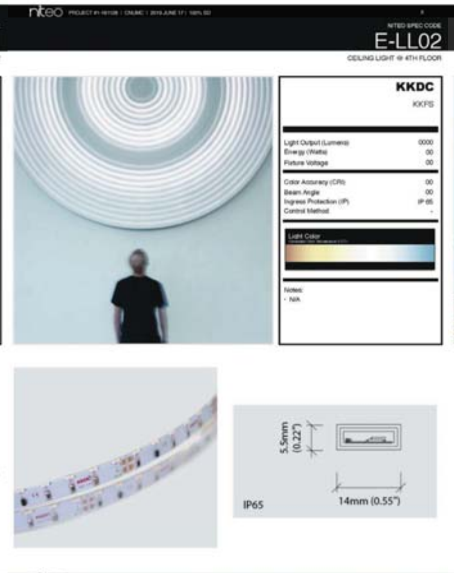
DURALAMP
DURATAPE 120

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 65
Control Method Dimmable

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-LL02
CEILING LIGHT @ 4TH FLOOR

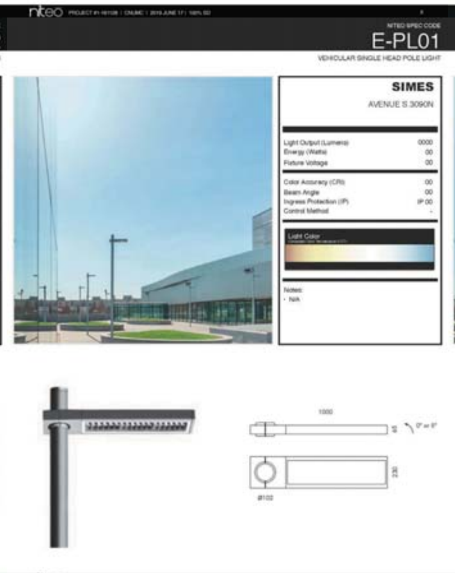
KKDC
KKFS

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 65
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-PL01
VEHICULAR SINGLE HEAD POLE LIGHT

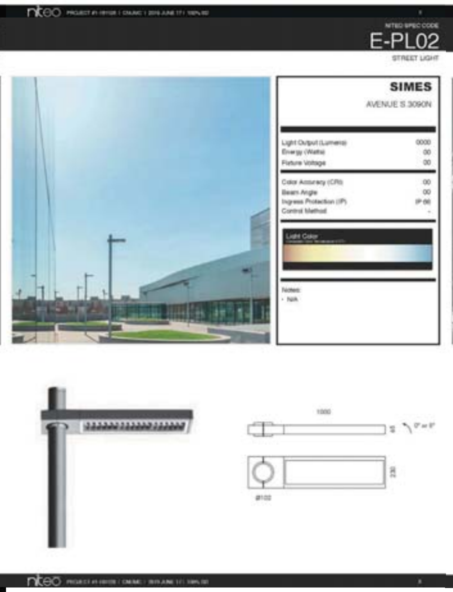
SIMES
AVENUE S.3090N

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 00
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-PL02
STREET LIGHT

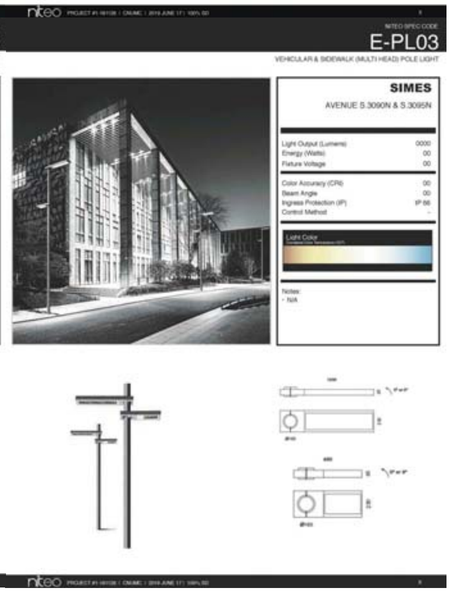
SIMES
AVENUE S.3090N

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 66
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-PL03
VEHICULAR & SIDEWALK (MULTI HEAD) POLE LIGHT

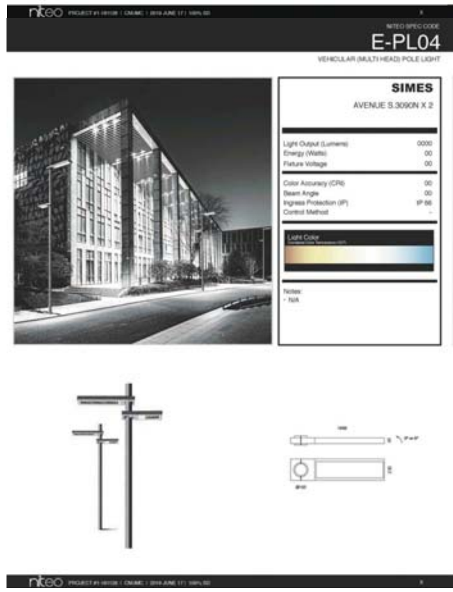
SIMES
AVENUE S.3090N & S.3095N

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 66
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-PL04
VEHICULAR (MULTI HEAD) POLE LIGHT

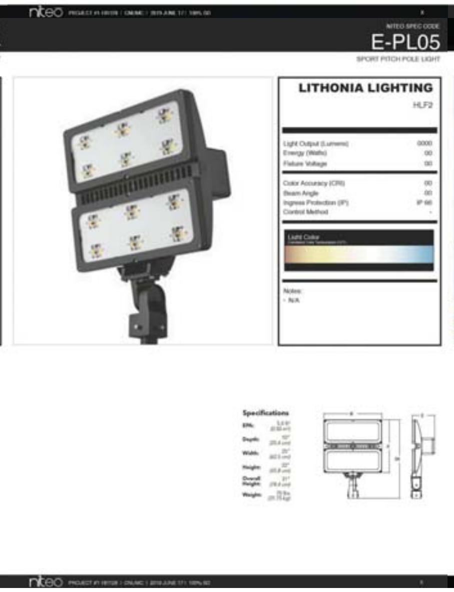
SIMES
AVENUE S.3090N X 2

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 66
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-PL05
SPORT PITCH POLE LIGHT

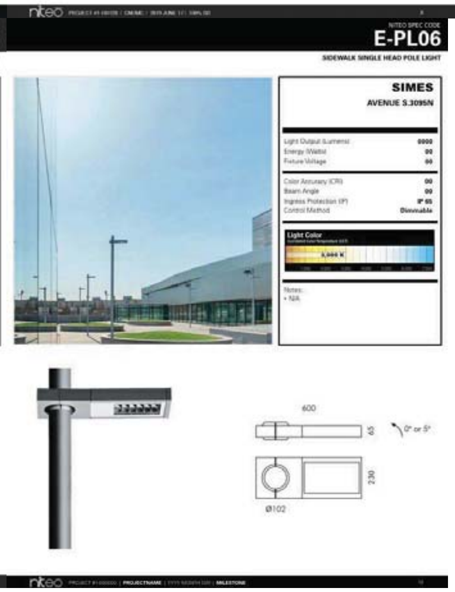
LITHONIA LIGHTING
HLF2

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 66
Control Method -

Light Color

Notes:
- N/A


NITEO SPEC CODE
E-PL06
SIDEWALK SINGLE HEAD POLE LIGHT

SIMES
AVENUE S.3095N

Light Output (Lumens) 0000
Energy (Watts) 00
Fixture Voltage 00

Color Accuracy (CRI) 00
Beam Angle 00
Ingress Protection (IP) IP 65
Control Method Dimmable

Light Color
3,000 K

Notes:
- N/A

FONG & CHAN ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1361 BUSH STREET ▪ SAN FRANCISCO ▪ CALIFORNIA 94109
TEL (415) 931-8600 ▪ FAX (415) 931-4601 ▪ fca@fca-arch.com

CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY PHASE 3 FINAL BUILD OUT

9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:
LIGHTING CONSULTANT
niteo (to shine)
2619 25th Aveune
San Francisco, CA 94116
United States
216.544.0597
www.niteolighting.com

NO	DESCRIPTION	DATE

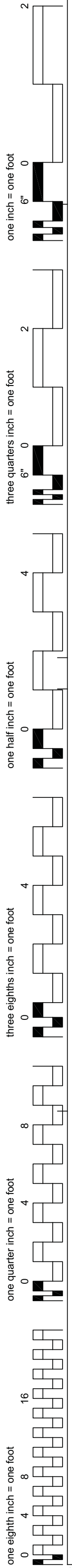
REVISIONS

KEY PLAN
SHEET TITLE
LIGHTING CUTSHEET

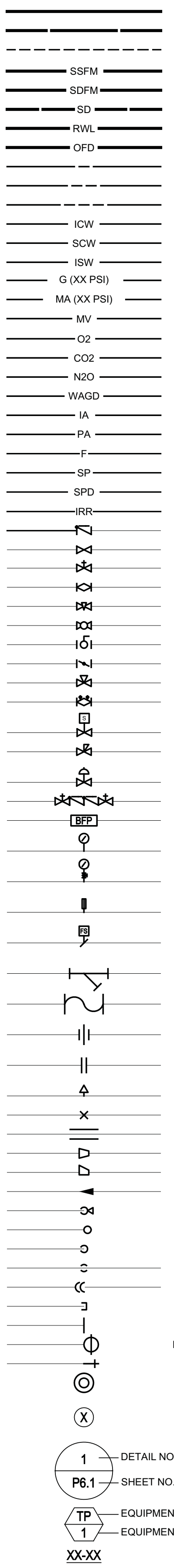
PROJECT NO. 467	SHEET NO.
DRAWN BY: CN	**LI3-0**
CHECKED BY: KA	
SCALE: AS INDICATED	
DATE: 04/01/20	

If this sheet is not 30" x 42" it is a reduced print - scale accordingly

Plotted on: 10/10/2019 12:08:27 PM


one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

LEGEND



	SS	SANITARY SEWER (ABOVE FLOOR)
	SS	SANITARY SEWER (BELOW FLOOR/GRADE)
	V	SANITARY VENT
SSFM	SSFM	SANITARY SEWER FORCE MAIN
SDFM	SDFM	STORM DRAIN FORCED MAIN
SD	SD	STORM DRAIN
RWL	RWL	RAINWATER LEADER
OFD	OFD	OVERFLOW DRAIN
	DCW	DOMESTIC (POTABLE) COLD WATER
	DHW	DOMESTIC (POTABLE) HOT WATER
	DHWR	DOMESTIC (POTABLE) HOT WATER RETURN
ICW	ICW	INDUSTRIAL COLD WATER
SCW	SCW	SOFT WATER
ISW	ISW	INDUSTRIAL SOFT WATER
G (XX PSI)	G	NATURAL GAS AT XX PSIG
MA (XX PSI)	MA	MEDICAL AIR AT XX PSIG
MV	MV	MEDICAL VACUUM
O2	O2	OXYGEN
CO2	CO2	CARBON DIOXIDE
N2O	N2O	NITROUS OXIDE
WAGD	WAGD	WASTE ANESTHEIC GAS DISPOSAL
IA	IA	INSTRUMENT AIR
PA	PA	PNEMATIC AIR
F	F	FIRE MAIN
SP	SP	SPRINKLER SUPPLY
SPD	SPD	SPRINKLER DRAIN
IRR	IRR	IRRIGATION
		CHECK VALVE
	SOV	SHUT-OFF VALVE
		GATE VALVE
		PLUG VALVE
		PLUG VALVE
		BALL VALVE
		BUTTERFLY VALVE
		MIXING VALVE
		BALANCING VALVE
S		SOLENOID VALVE
	PRV	PRESSURE REDUCING VALVE
		CONTROL VALVE
	BFP	BACKFLOW PREVENTER
BFP		
		PRESSURE GAUGE
		THERMOMETER
FS		FLOW SWITCH
		STRAINER
		FLEXIBLE CONNECTION
		UNION
		FLANGE
	WHA	WATER HAMMER ARRESTOR
		ANCHOR
		SLEEVE/PENETRATION/GUIDE
		CONCENTRIC INCREASER/REDUCER
		ECCENTRIC INCREASER/REDUCER
		FLOW DIRECTION INDICATOR
		SHUTOFF VALVE IN VERTICAL
		UP
		DOWN
		TEE DOWN
		OFFSET
		CAP
	CO/WCO	CLEANOUT/WALL CLEANOUT
	FCO/GCO	FLOOR CLEANOUT/GRADE CLEANOUT
	HB	HOSE BIB
	FD	FLOOR DRAIN
X		SHEET NOTE DESIGNATION
1 — DETAIL NO. P6.1 — SHEET NO.		DETAIL DESIGNATION TAG
TP — EQUIPMENT TYPE 1 — EQUIPMENT NO.		EQUIPMENT DESIGNATION TAG
XX-XX		FIXTURE DESIGNATION TAG

ABBREVIATIONS

ADA	AMERICAN WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
APPROX	APPROXIMATE
BAS	BUILDING AUTOMATION SYSTEM
BLDG	BUILDING
BTUH/BTH	BRITISH THERMAL UNIT PER HOUR
CBC	CALIFORNIA BUILDING CODE
CFH	CUBIC FEET PER HOUR
CMC	CALIFORNIA MECHANICAL CODE
CONN	CONNECTION
CONT	CONTINUATION
CPC	CALIFORNIA PLUMBING CODE
CWV	COMBINATION WASTE AND VENT
DEPT.	DEPARTMENT
DFU	DRAINAGE FIXTURE UNIT
DIA/Ø	DIAMETER
DIV	DIVISION
DN	DOWN
DWG(S)	DRAWING(S)
(E)	EXISTING
ELEC	ELECTRICAL/ELECTRIC
EWC	ELECTRIC WATER COOLER
FF	FINISHED FLOOR ELEVATION
FT./'	FEET
GAL(S)	GALLON(S)
GALV	GALVANIZED
GPD	GALLON PER DAY
GPF	GALLON PER FLUSH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
IE	INVERT ELEVATION
IN./"	INCHES
MBTH/MBH	1,000 BTUH
MECH	MECHANICAL
MIN	MINUTE
MIN.	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NA	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PDI	PLUMBING AND DRAINAGE INSTITUTE
PSI(G)	POUNDS PER SQUARE INCH (GAUGE)
SQ. FT./SF	SQUARE FEET
S.S.	STAINLESS STEEL
TP	TRAP PRIMER
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VB	VACUUM BREAKER

GENERAL NOTES - PLUMBING

1. INVERT ELEVATIONS INDICATED ON FLOOR PLANS ARE BASED ON GRADING PLANS, UON.
2. ROUTING OF PLUMBING PIPING SYSTEMS AND OTHER SYSTEMS SHALL BE COORDINATED. PIPING SHOWN IS FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH OTHER TRADES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS OF VALVES AND THE ASSOCIATED MAINTENANCE ACCESS WITH OTHER TRADES, INCLUDING MECHANICAL, ELECTRICAL AND OTHER COMPONENTS OF ADJACENT SYSTEMS AND CONSTRUCTION, TO SUIT THE SITE LAYOUT.
4. ALL WASTE PIPING SHALL BE SLOPED NO LESS THAN 2% EXCEPT OTHERWISE NOTED.

DRAWING INDEX

P001	PLUMBING LEGEND, ABBREVIATIONS, GENERAL NOTES, AND DRAWING INDEX
P010	PLUMBING SITE PLAN

BUILDING WATER SUPPLY INFO

	PHASE 1	PHASE 1+ 2	PHASE 1+2 +3
AVAILABLE STATIC PRESSURE	40 PSI	40 PSI	40 PSI
AVAILABLE STATIC PRESSURE AT ROOF LEVEL	±25 PSI	±25 PSI	±25 PSI
ESTIMATED DOMESTIC WATER SUPPLY FIXTURE UNITS (WSFU)	3950	5950	-
ESTIMATED DOMESTIC WATER (DCW) MAXIMUM INSTANTANEOUS DEMAND	600 GPM	800 GPM	-
ESTIMATED SOFT WATER (SCW) MAXIMUM INSTANTANEOUS DEMAND	350 GPM	-	-
ESTIMATED BUILDING IRRIGATION (IRR) MAXIMUM INSTANTANEOUS DEMAND	- GPM	-	-

SANITARY SEWER INFO

	PHASE 1	PHASE 1+ 2	PHASE 1+2 +3
ESTIMATED TOTAL DRAINAGE FIXTURE UNITS (DFU)	~3,500	~5,500	-

NATURAL GAS INFO

	PHASE 1				PHASE 1 + 2				PHASE 1+ 2+ 3			
EQUIPMENT	NO. OF OPERATING UNITS	NO. OF STANDBY UNITS	INPUT PER UNIT (CFH)	**TOTAL (CFH)**	NO. OF OPERATING UNITS	NO. OF STANDBY UNITS	INPUT PER UNIT (CFH)	**TOTAL (CFH)**	NO. OF OPERATING UNITS	NO. OF STANDBY UNITS	INPUT PER UNIT (CFH)	TOTAL (CFH)
GAS-FIRED STEAM BOILER	5	1	398	**1,990**	7	1	398	**2,786**	7	1	398	**2,786**
CONDENSING BOILER	3	1	8,000	**24,000**	4	1	8,000	**32,000**	5	1	8,000	**40,000**
LOW PRESSURE STEAM BOILER	1	1	4,000	**4,000**	1	1	4,000	**4,000**	1	1	4,000	**4,000**
DOMESTIC WATER HEATER	5	2	1,350	**6,750**	9	2	1,350	**12,150**	11	2	1,350	**14,850**
KITCHEN STOVE	4	0	22	**88**	4	0	22	**88**	4	0	22	**88**
TOTAL				**37,000**				**51,100**				**61,800**

PIPE SCHEDULE

SYSTEM	SYMBOL	LOCATION	SIZE	PIPE	FITTINGS	JOINTS
SANITARY WASTE, STORM DRAIN	SS SD	UNDERGROUND UNDER BLDG.	ALL	STANDARD WEIGHT CAST IRON ASTM A-888	STANDARD WEIGHT CAST ASTM C-1540	HUSKY SD 4000
		ABOVE GROUND				
SANITARY VENT	SV	UNDERGROUND	ALL	STANDARD WEIGHT CAST IRON ASTM A-888	STANDARD WEIGHT CAST IRON ASTM C-1540	HUSKY SD 4000
		ABOVE GROUND	3" & LARGER	STANDARD WEIGHT CAST IRON	STANDARD WEIGHT CAST IRON	
			2½" & SMALLER	DWV TYPE COPPER ASTM B306	DRAINAGE TYPE FITTING ANSI B16.23a.	SOLDER
DOMESTIC COLD WATER DOMESTIC HOT WATER	DCW DHW	UNDERGROUND	ALL	TYPE K SOFT TEMPER COPPER ASTM B88	WROUGHT COPPER ANSI B16.22	AWS CLASS BCuP-5 BRAZING ALLOY
		ABOVE GROUND	4" & SMALLER	TYPE L HARD DRAWN COPPER ASTM B88	WROUGHT COPPER ANSI B16.22	LEAD-FREE SOLDER
			6"	TYPE L HARD DRAWN COPPER ASTM B88	WROUGHT COPPER ANSI B16.22	BCuP BRAZED JOINTS
OXYGEN	O2	ALL	ALL	TYPE L SEAMLESS COPPER TUBE CONFORM ASTM B819;	WROUGHT COPPER ANSI B16.22, PURGED CLEANED.	BCuP BRAZED JOINTS
NATURAL GAS	CSP	ABOVE GROUND	ALL	SCHEDULE 40 GALVANIZED	SCHEDULE 40 GROOVED FITTINGS	VICTAULIC COUPLINGS

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CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY PRELIMINARY SITEWORK & UTILITIES

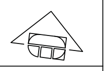
9700 W Taron Dr, Elk Grove, CA 95757

CONSULTANTS:

GAYNER ENGINEERS
1133 POST STREET
SAN FRANCISCO, CA 94109
TELEPHONE (415)474-9500
FAX (415) 474-1363

NO	DESCRIPTION	DATE
	CITY PLANNING REVIEW	04/01/20
	100% DESIGN DEVELOPMENT	08/30/19

REVISIONS



KEY PLAN

SHEET TITLE
PLUMBING LEGEND, ABBREVIATIONS, GENERAL NOTES, AND DRAWING INDEX

PROJECT NO.
467
DRAWN BY:
JT
CHECKED BY:
CC
SCALE:
NONE
DATE:
08/29/19

SHEET NO.
P001

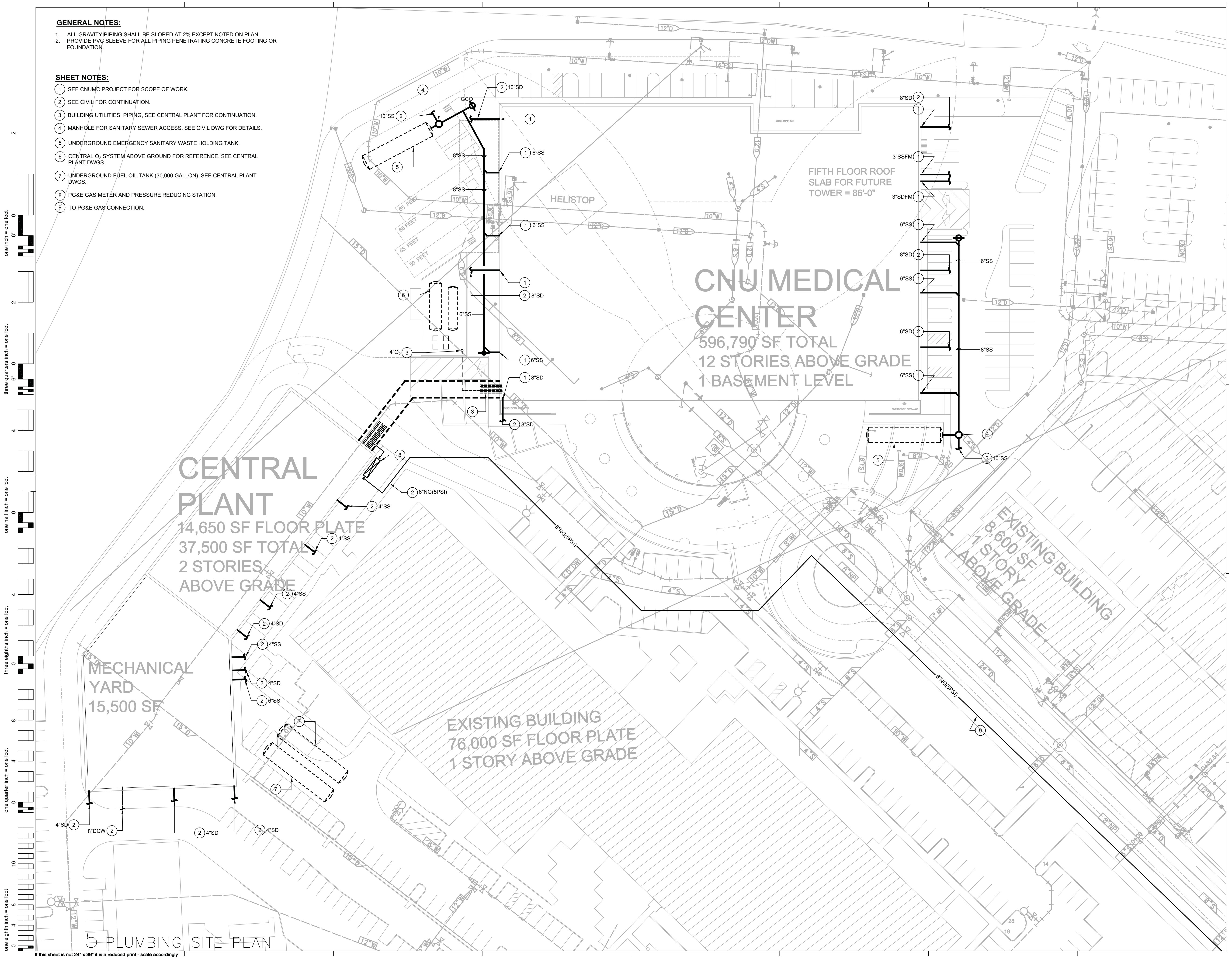
Plotted on:

GENERAL NOTES:

1. ALL GRAVITY PIPING SHALL BE SLOPED AT 2% EXCEPT NOTED ON PLAN.
2. PROVIDE PVC SLEEVE FOR ALL PIPING PENETRATING CONCRETE FOOTING OR FOUNDATION.

SHEET NOTES:

① SEE CNUMC PROJECT FOR SCOPE OF WORK.
② SEE CIVIL FOR CONTINUATION.
③ BUILDING UTILITIES PIPING, SEE CENTRAL PLANT FOR CONTINUATION.
④ MANHOLE FOR SANITARY SEWER ACCESS. SEE CIVIL DWG FOR DETAILS.
⑤ UNDERGROUND EMERGENCY SANITARY WASTE HOLDING TANK.
⑥ CENTRAL O_2 SYSTEM ABOVE GROUND FOR REFERENCE. SEE CENTRAL PLANT DWGS.
⑦ UNDERGROUND FUEL OIL TANK (30,000 GALLON). SEE CENTRAL PLANT DWGS.
⑧ PG&E GAS METER AND PRESSURE REDUCING STATION.
⑨ TO PG&E GAS CONNECTION.


CNU MEDICAL CENTER
596,790 SF TOTAL
12 STORIES ABOVE GRADE
1 BASEMENT LEVEL
FIFTH FLOOR ROOF SLAB FOR FUTURE TOWER = 86'-0"
HELISTOP
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
MECHANICAL YARD
15,500 SF
EXISTING BUILDING
76,000 SF FLOOR PLATE
1 STORY ABOVE GRADE
EXISTING BUILDING
8,600 SF
1 STORY
ABOVE GRADE
GCO
10"SD
10"SS
8"SS
6"SS
8"SD
6"SD
4"O2
3"SSFM
3"SDFM
10"SS
6"NG(5PSI)
4"SS
4"SD
6"SS
8"DCW
12"D
10"W
12"W
15"D
8"S
4"S
6"FS
2"DW
65 FEET
50 FEET
EMERGENCY ENTRANCE
AMBULANCE BAY
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

5 PLUMBING SITE PLAN

If this sheet is not 24" x 36" it is a reduced print - scale accordingly

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TEL (415) 931-8600 ▪ FAX (415) 931-4601 ▪ fca@fca-arch.com

P:\project\18180 Elk Grove Hospital\Xref\~CNU_Logo_English~9377010.png

CALIFORNIA NORTHSTATE UNIVERSITY PRELIMINARY SITEWORK & UTILITIES

9700 W Taron Dr, Elk Grove, CA 95757

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GAYNER ENGINEERS
1133 POST STREET
SAN FRANCISCO, CA 94109
TELEPHONE (415)474-9500
FAX (415) 474-1363

NO	DESCRIPTION	DATE
	DDP SUBMITTAL	06/08/20
	100% DESIGN DEVELOPMENT	08/30/19

REVISIONS

KEY PLAN

SHEET TITLE
PLUMBING SITE PLAN

PROJECT NO.
467

DRAWN BY:
JT

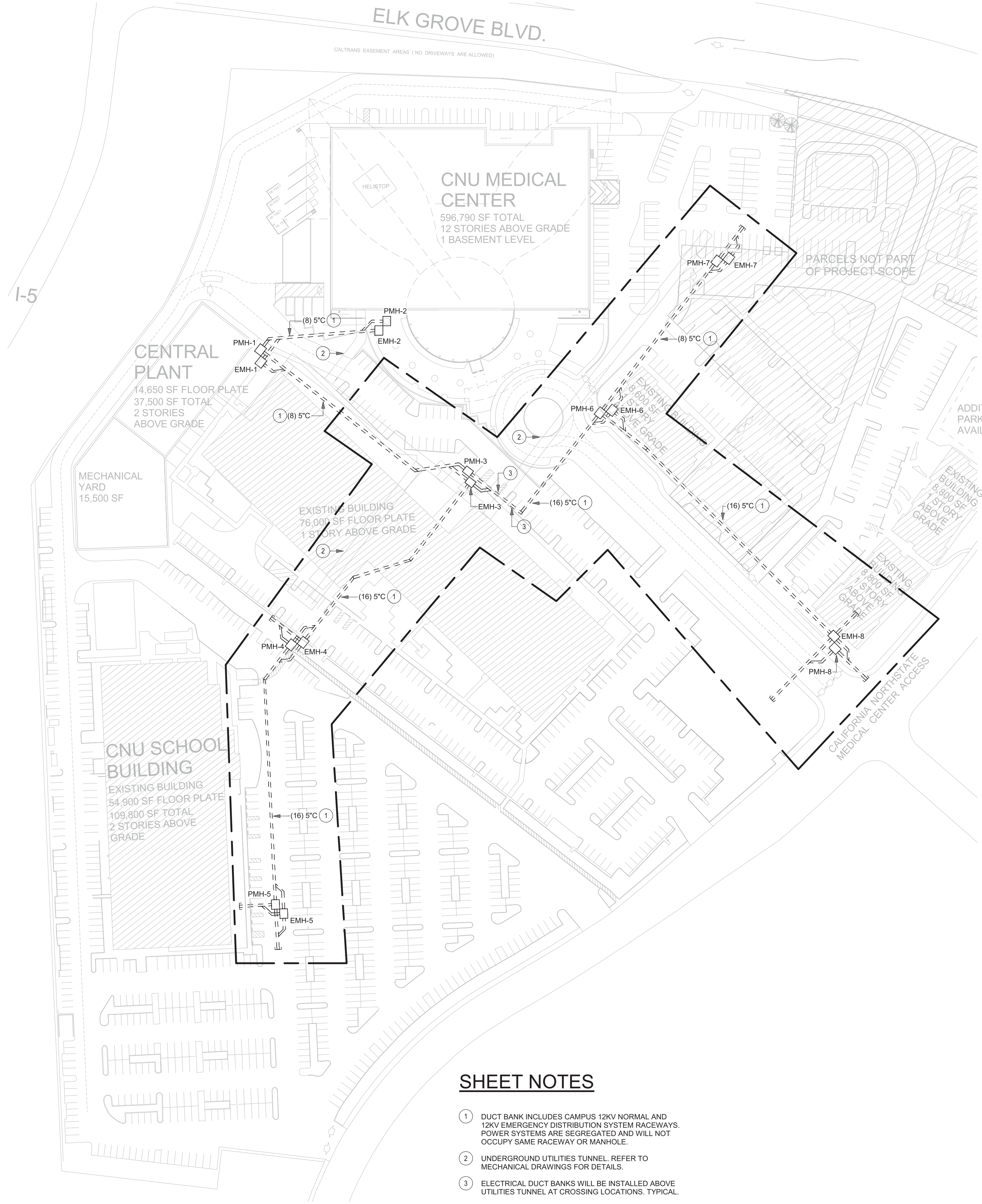
CHECKED BY:
CC

SCALE:
$\frac{1}{32}$"=1'-0"

DATE:
08/29/19

Plotted on:

SHEET NO.
P010


ELK GROVE BLVD.
CALTRANS EASEMENT AREAS (NO DRIVEWAYS ARE ALLOWED)
I-5
CNU MEDICAL CENTER
596,790 SF TOTAL
12 STORIES ABOVE GRADE
1 BASEMENT LEVEL
HELISTOP
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
MECHANICAL YARD
15,500 SF
EXISTING BUILDING
76,000 SF FLOOR PLATE
1 STORY ABOVE GRADE
CNU SCHOOL BUILDING
EXISTING BUILDING
54,900 SF FLOOR PLATE
109,800 SF TOTAL
2 STORIES ABOVE GRADE
PARCELS NOT PART OF PROJECT SCOPE
ADDITIONAL 30 PARKING SPACES AVAILABLE
EXISTING BUILDING 8,800 SF 1 STORY ABOVE GRADE
CALIFORNIA NORTHSTATE MEDICAL CENTER ACCESS
PMH-1
EMH-1
PMH-2
EMH-2
PMH-3
EMH-3
PMH-4
EMH-4
PMH-5
EMH-5
PMH-6
EMH-6
PMH-7
EMH-7
PMH-8
EMH-8
(8) 5"C ①
(16) 5"C ①
②
③

CAMPUS SITE PLAN - ELECTRICAL DISTRIBUTION
⑤ 1" = 70'-0"

SHEET NOTES

① DUCT BANK INCLUDES CAMPUS 12KV NORMAL AND 12KV EMERGENCY DISTRIBUTION SYSTEM RACEWAYS. POWER SYSTEMS ARE SEGREGATED AND WILL NOT OCCUPY SAME RACEWAY OR MANHOLE.

② UNDERGROUND UTILITIES TUNNEL. REFER TO MECHANICAL DRAWINGS FOR DETAILS.

③ ELECTRICAL DUCT BANKS WILL BE INSTALLED ABOVE UTILITIES TUNNEL AT CROSSING LOCATIONS. TYPICAL.

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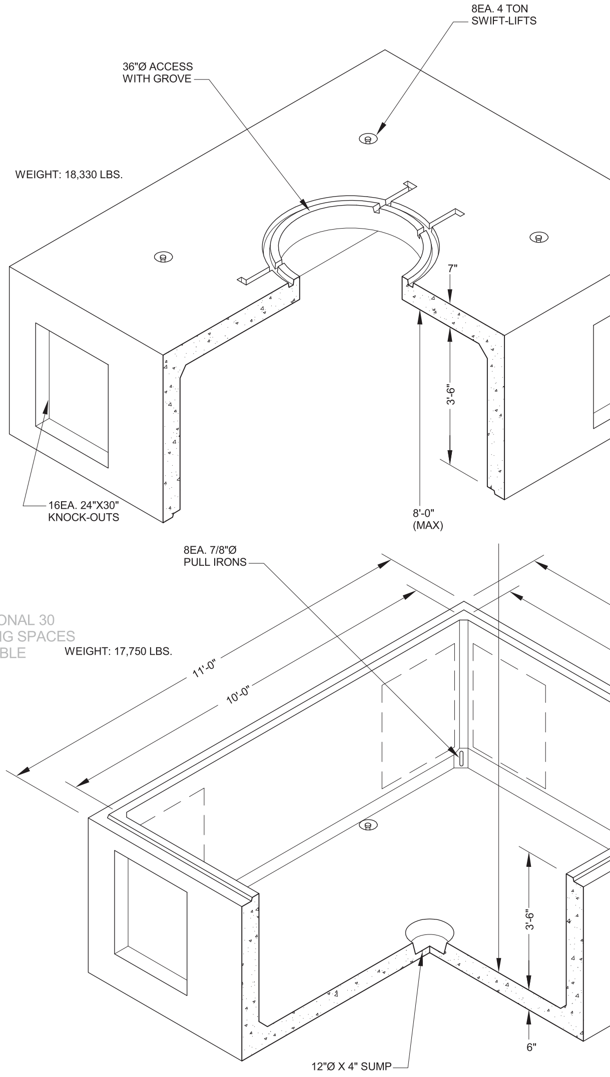
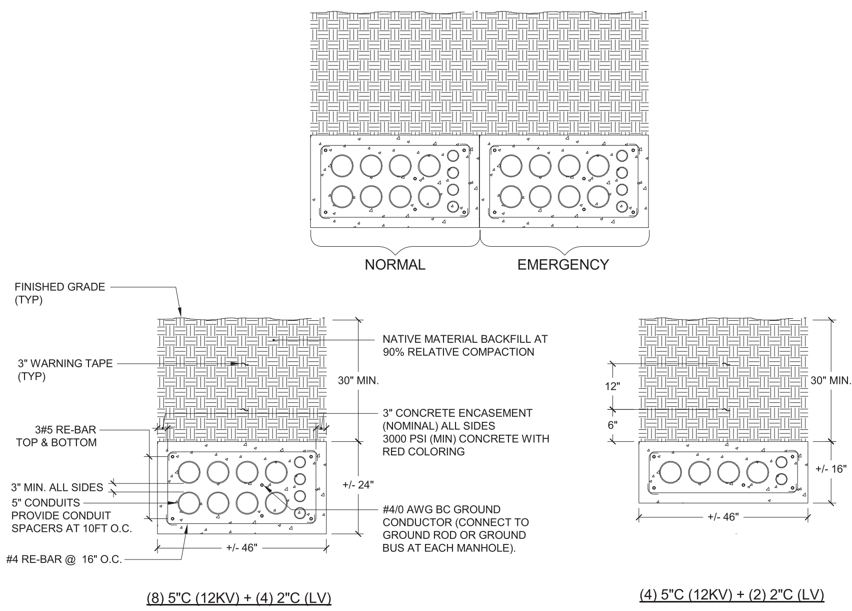

8EA. 4 TON SWIFT-LIFTS
36"Ø ACCESS WITH GROVE
WEIGHT: 18,330 LBS.
4'-2"
3'-6"
8'-0" (MAX)
16EA. 24"X30" KNOCK-OUTS
8EA. 7/8"Ø PULL IRONS
WEIGHT: 17,750 LBS.
11'-0"
10'-0"
9'-0"
8'-0"
3'-6"
6"
12"Ø X 4" SUMP

① DETAIL - ELECTRICAL MANHOLE

SCALE: NONE


NORMAL
EMERGENCY
FINISHED GRADE (TYP)
3" WARNING TAPE (TYP)
3#5 RE-BAR TOP & BOTTOM
3" MIN. ALL SIDES
5" CONDUITS PROVIDE CONDUIT SPACERS AT 10FT O.C.
#4 RE-BAR @ 16" O.C.
NATIVE MATERIAL BACKFILL AT 90% RELATIVE COMPACTION
30" MIN.
3" CONCRETE ENCASEMENT (NOMINAL) ALL SIDES 3000 PSI (MIN) CONCRETE WITH RED COLORING
+/- 24"
#4/0 AWG BC GROUND CONDUCTOR (CONNECT TO GROUND ROD OR GROUND BUS AT EACH MANHOLE).
+/- 46"
12"
6"
30" MIN.
+/- 16"
+/- 46"

(8) 5"C (12KV) + (4) 2"C (LV)

(4) 5"C (12KV) + (2) 2"C (LV)

② TYPICAL CONCRETE ENCASED DUCT BANK CONSTRUCTION

SCALE: NONE

FONG & CHAN ARCHITECTS
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CALIFORNIA NORTHSTATE UNIVERSITY

CALIFORNIA NORTHSTATE UNIVERSITY CENTRAL UTILITY PLANT

9700 W Taron Dr, Elk Grove, CA 95757

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TELEPHONE (415) 474-9500
FAX (415) 474-1363

NO	DESCRIPTION	DATE
	CITY PLANNING REVIEW	04/01/20
	100% DESIGN DEVELOPMENT	08/30/19

REVISIONS

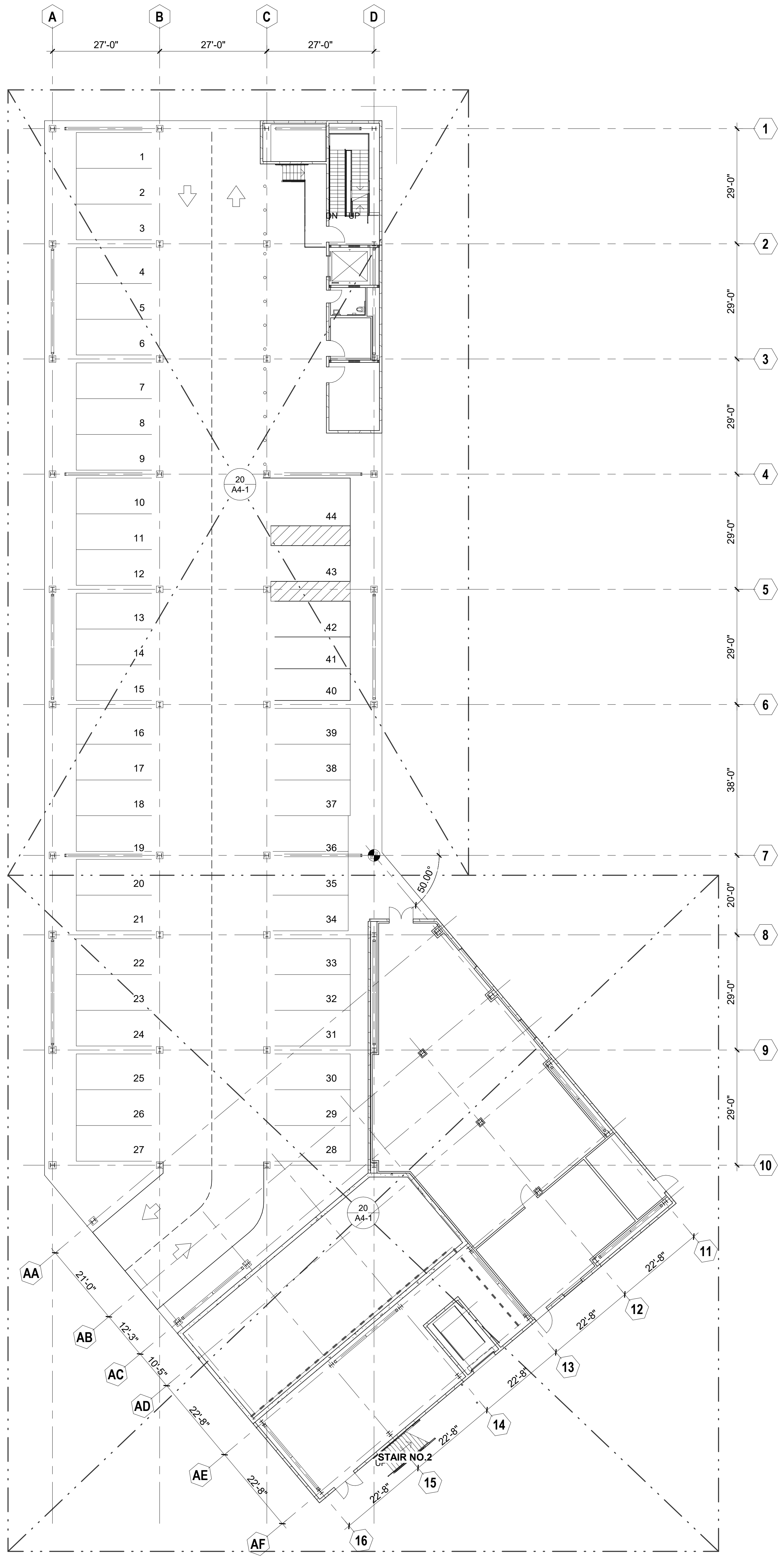
KEY PLAN

SHEET TITLE
PRIMARY ELECTRICAL SERVICES CAMPUS DISTRIBUTION - NORMAL AND EMERGENCY

PROJECT NO.
467
DRAWN BY:
Author
CHECKED BY:
Checker
SCALE:
DATE:
08/28/19

SHEET NO.
ES101

Plotted on: 3/30/2020 8:20:40 PM


A
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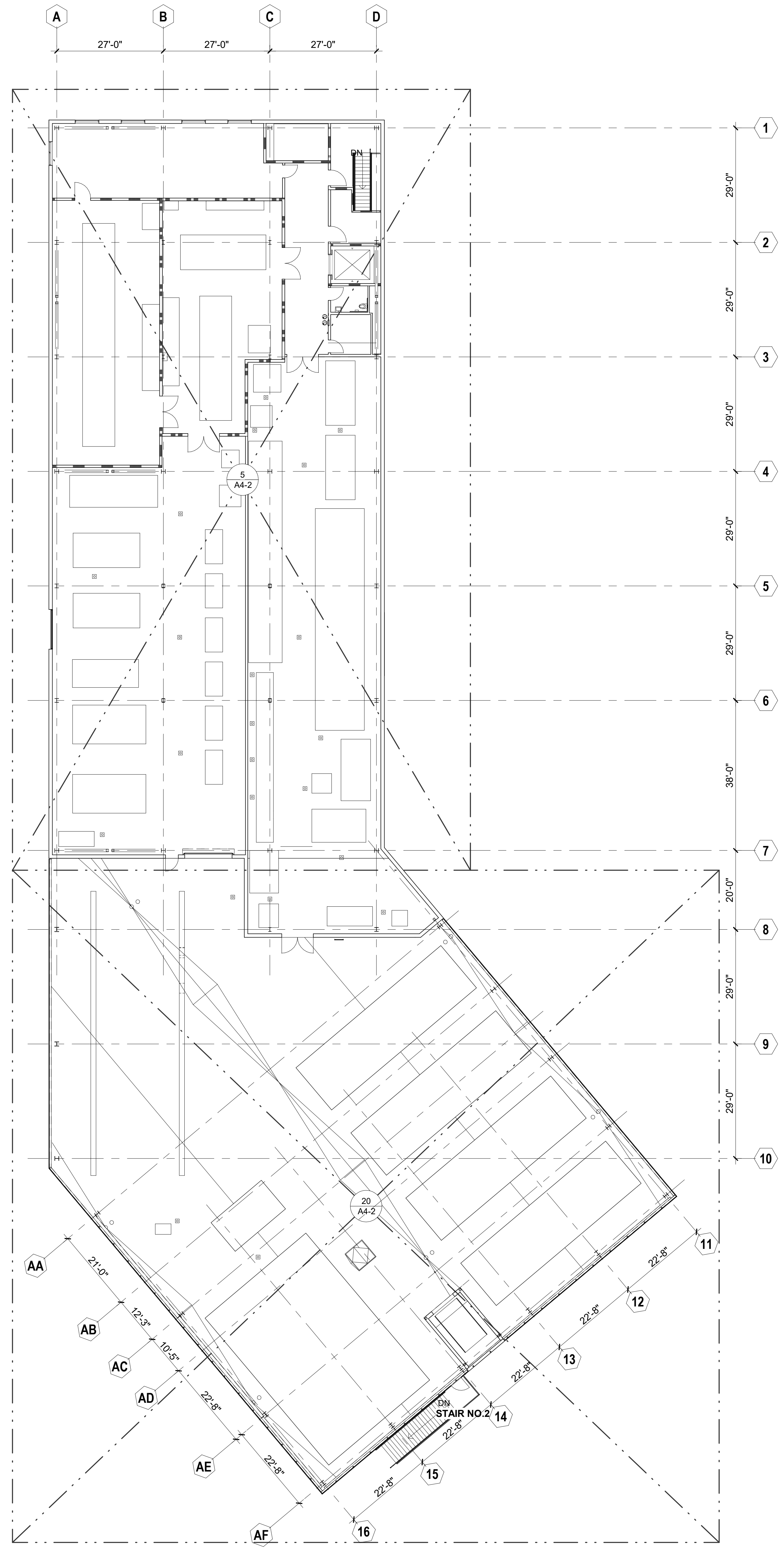
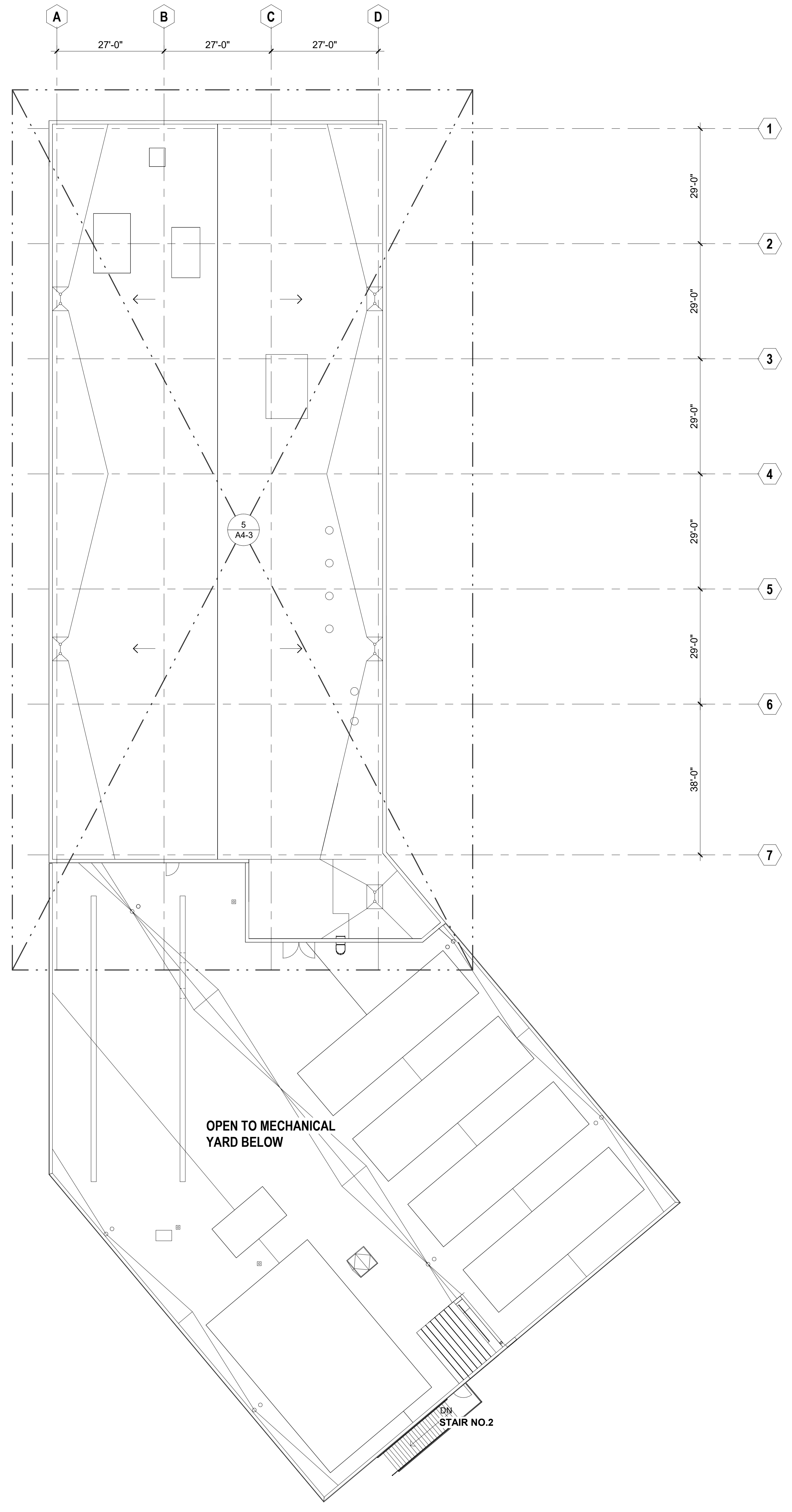
50.00°
AA
AB
AC
AD
AE
AF
21'-0"
12'-3"
10'-5"
22'-8"
STAIR NO.2

5 FIRST FLOOR PLAN


A
B
C
D
27'-0"
27'-0"
27'-0"
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
29'-0"
38'-0"
20'-0"
DN
5
A4-2
20
A4-2
AA
AB
AC
AD
AE
AF
21'-0"
12'-3"
10'-5"
22'-8"
DN
STAIR NO.2

15 SECOND FLOOR PLAN


A
B
C
D
27'-0"
27'-0"
27'-0"
1
2
3
4
5
6
7
29'-0"
38'-0"
5
A4-3
OPEN TO MECHANICAL YARD BELOW
DN
STAIR NO.2

30 ROOF PLAN

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

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AGENCY APPROVAL

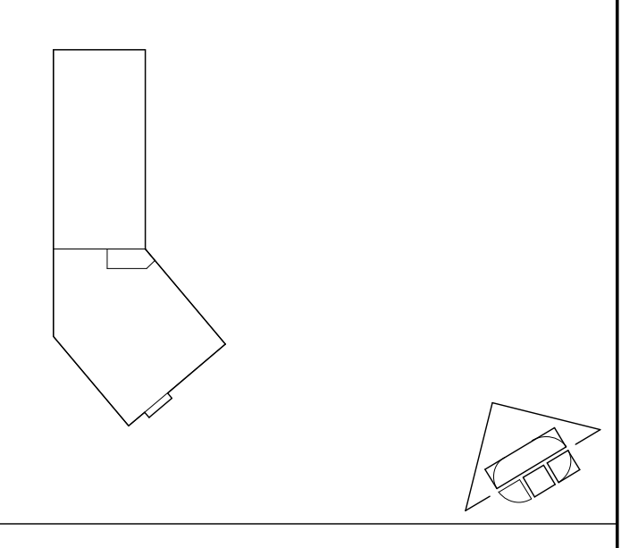
OSHPD PROJECT NUMBER: H192922-34-00

CONSULTANTS:

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE
	50% CONSTRUCTION DOCUMENTS	05/29/20

REVISIONS



KEY PLAN

SHEET TITLE

FIRST, SECOND FLOOR PLANS & ROOF PLAN

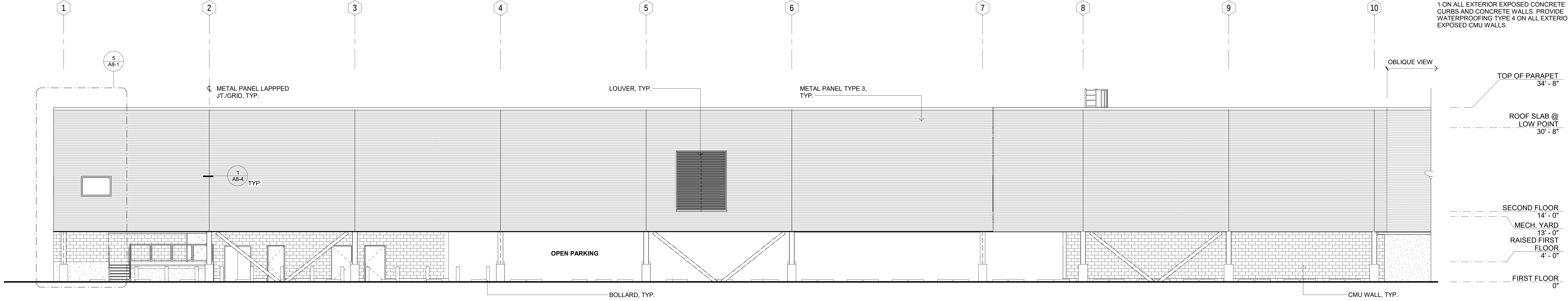
PROJECT NO.
528
DRAWN BY:
JL
CHECKED BY:
PD
SCALE:
1/16" = 1'0"
DATE:
05/29/2020

SHEET NO.
A2-1

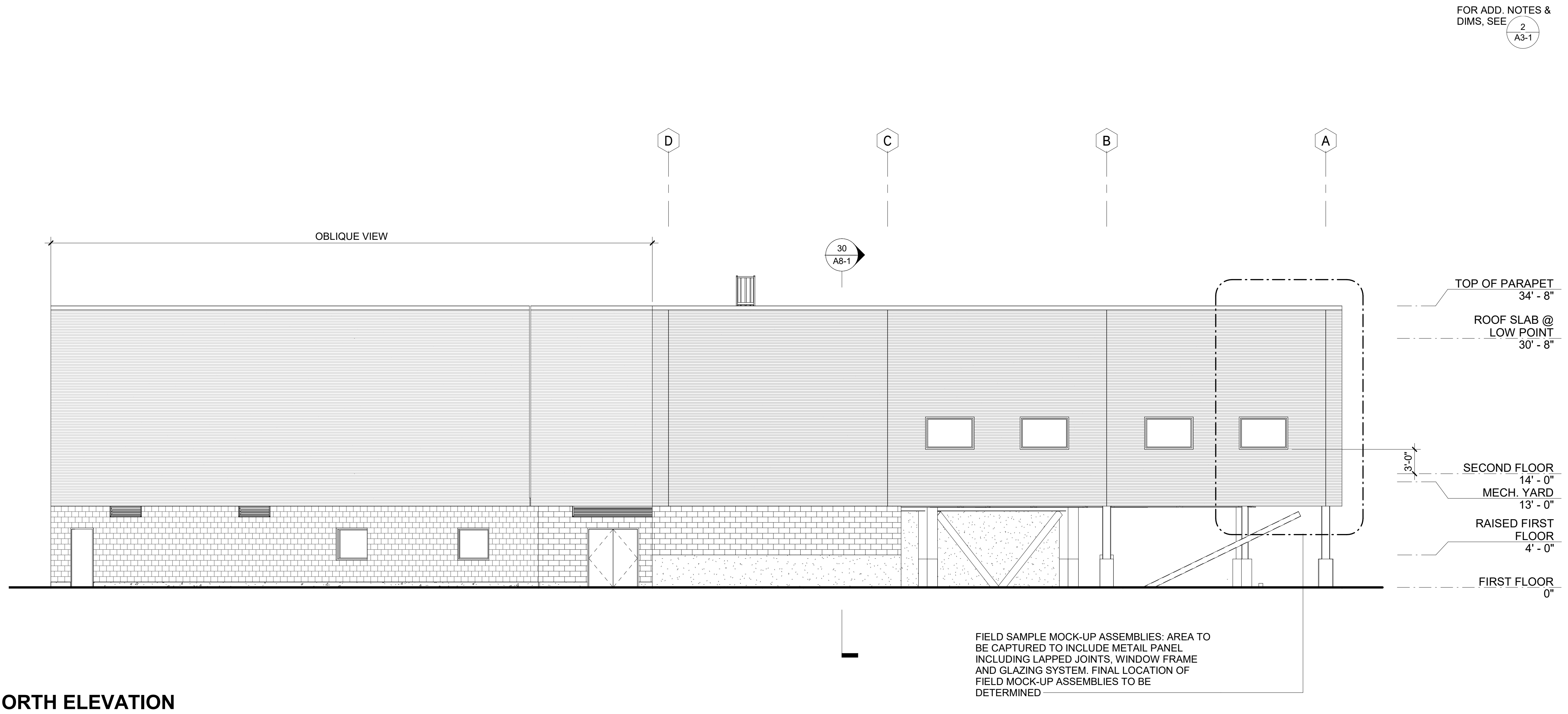
Plotted on: 6/1/2020 12:46:52 AM

36 SHEET NOTES

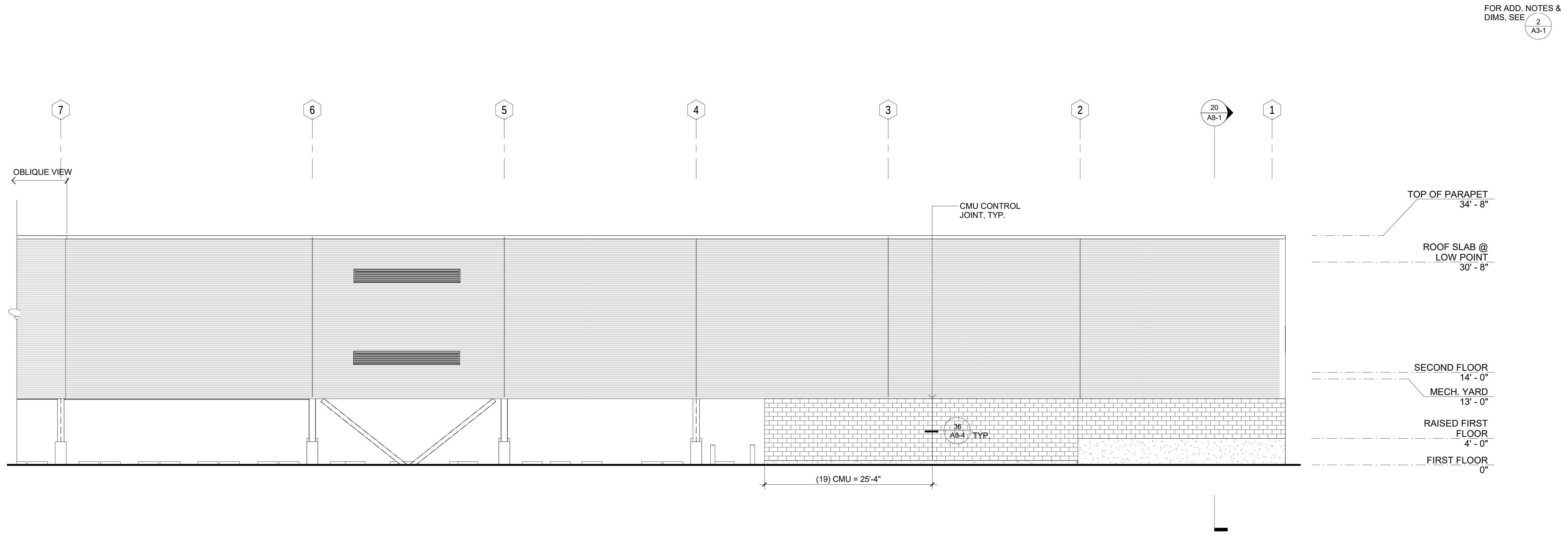
1. ALL ELEVATIONS SHOWN ON FLOOR PLANS ARE RELATIVE AND INDICATE TOP OF STRUCTURAL SLAB.
2. NOMINAL REFERENCE ELEVATION AT FIRST FLOOR IS 0'-0" WHICH IS EQUAL TO DATUM EL. 18'-0" (BASED ON NGS POINT EGOC NAVD 88).
3. PROVIDE WATER REPELLENT COATING TYPE 1 ON ALL EXTERIOR EXPOSED CONCRETE CURBS AND CONCRETE WALLS. PROVIDE WATERPROOFING TYPE 4 ON ALL EXTERIOR EXPOSED CMU WALLS.


1
2
3
4
5
6
7
8
9
10
5
A8-1
℄ METAL PANEL LAPPPED JT./GRID, TYP.
LOUVER, TYP.
METAL PANEL TYPE 3, TYP.
OBLIQUE VIEW
1
A8-4
TYP.
OPEN PARKING
BOLLARD, TYP.
CMU WALL, TYP.
TOP OF PARAPET 34' - 8"
ROOF SLAB @ LOW POINT 30' - 8"
SECOND FLOOR 14' - 0"
MECH. YARD 13' - 0"
RAISED FIRST FLOOR 4' - 0"
FIRST FLOOR 0"

2 WEST ELEVATION


FOR ADD. NOTES & DIMS, SEE 2 A3-1
D
C
B
A
OBLIQUE VIEW
30
A8-1
3'-0"
TOP OF PARAPET 34' - 8"
ROOF SLAB @ LOW POINT 30' - 8"
SECOND FLOOR 14' - 0"
MECH. YARD 13' - 0"
RAISED FIRST FLOOR 4' - 0"
FIRST FLOOR 0"
FIELD SAMPLE MOCK-UP ASSEMBLIES: AREA TO BE CAPTURED TO INCLUDE METAIL PANEL INCLUDING LAPPED JOINTS, WINDOW FRAME AND GLAZING SYSTEM. FINAL LOCATION OF FIELD MOCK-UP ASSEMBLIES TO BE DETERMINED

4 NORTH ELEVATION


FOR ADD. NOTES & DIMS, SEE 2 A3-1
7
6
5
4
3
2
20
A8-1
1
OBLIQUE VIEW
CMU CONTROL JOINT, TYP.
36
A8-4
TYP.
(19) CMU = 25'-4"
TOP OF PARAPET 34' - 8"
ROOF SLAB @ LOW POINT 30' - 8"
SECOND FLOOR 14' - 0"
MECH. YARD 13' - 0"
RAISED FIRST FLOOR 4' - 0"
FIRST FLOOR 0"

5 EAST ELEVATION

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

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AGENCY APPROVAL

OSHPD PROJECT NUMBER: H192922-34-00

CONSULTANTS:

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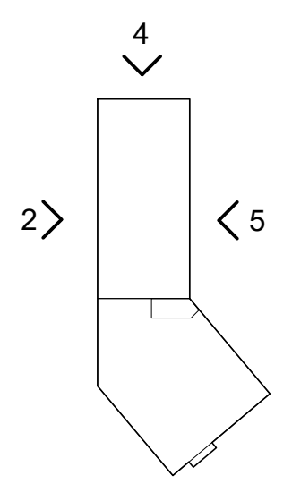
NO	DESCRIPTION	DATE
	50% CONSTRUCTION DOCUMENTS	05/29/20

REVISIONS



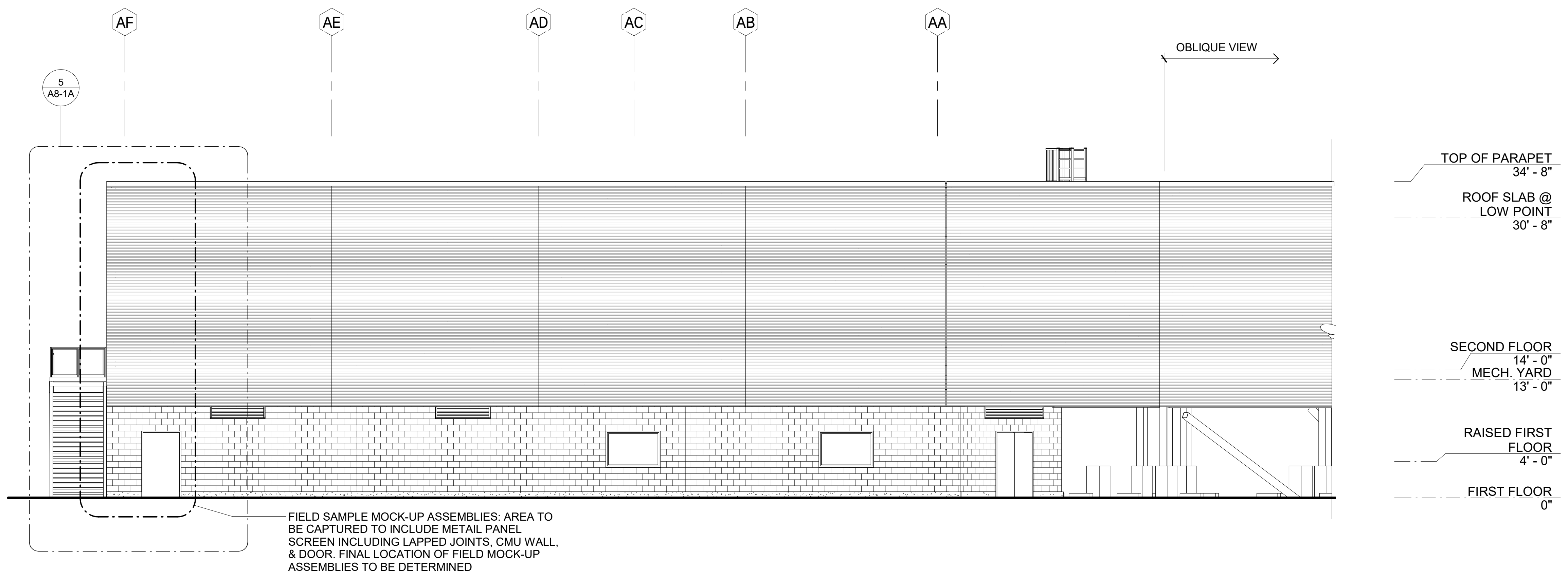
KEY PLAN

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO.
528
DRAWN BY:
KT, WH
CHECKED BY:
KT
SCALE:
1/8" = 1'-0"
DATE:
05/29/2020

SHEET NO.
A3-1

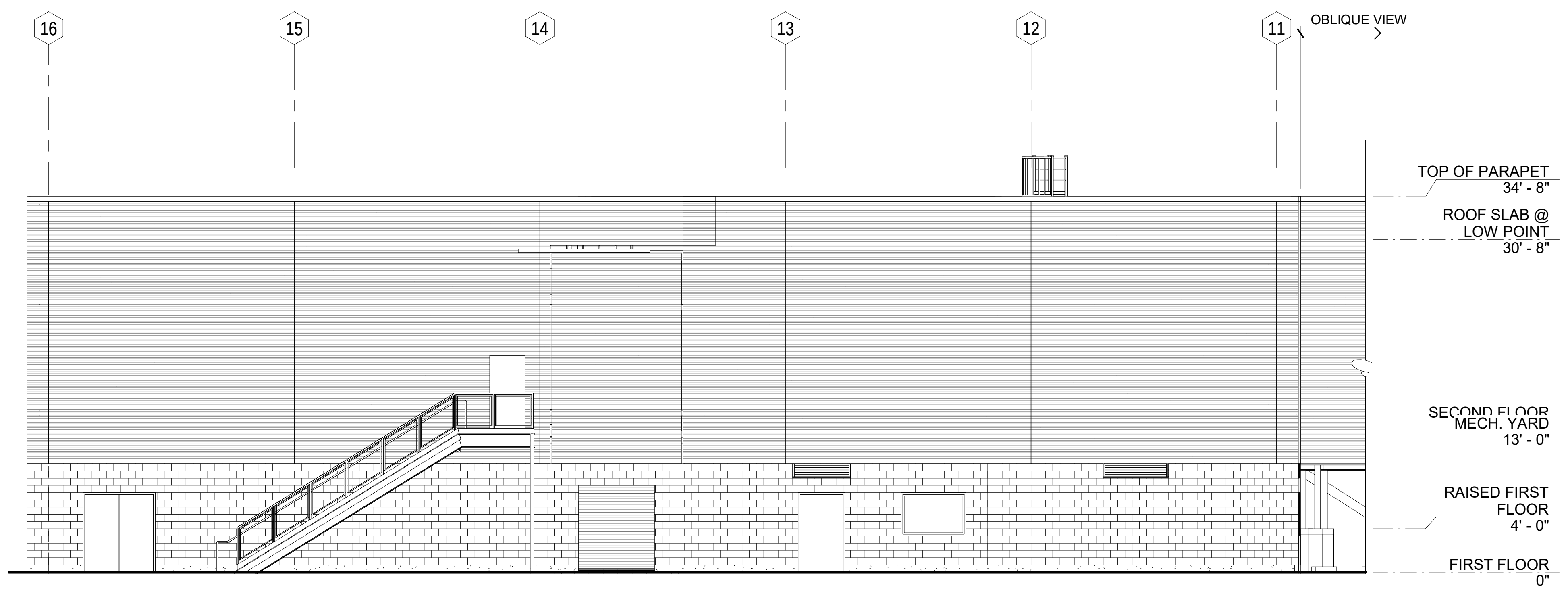
Plotted on: 5/29/2020 9:23:05 PM


AF
AE
AD
AC
AB
AA
5
A8-1A
OBLIQUE VIEW
TOP OF PARAPET
34' - 8"
ROOF SLAB @
LOW POINT
30' - 8"
SECOND FLOOR
14' - 0"
MECH. YARD
13' - 0"
RAISED FIRST
FLOOR
4' - 0"
FIRST FLOOR
0"

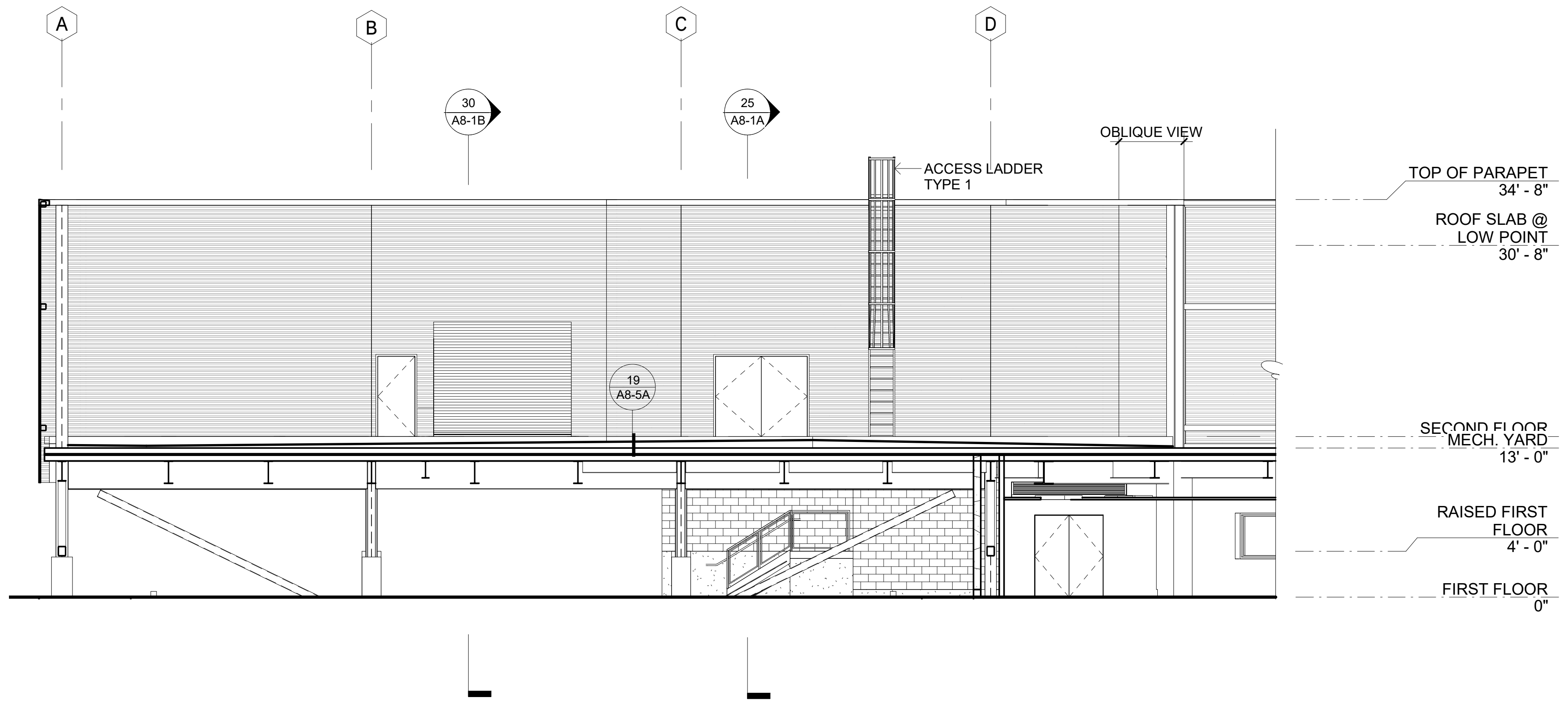
FIELD SAMPLE MOCK-UP ASSEMBLIES: AREA TO BE CAPTURED TO INCLUDE METAIL PANEL SCREEN INCLUDING LAPPED JOINTS, CMU WALL, & DOOR. FINAL LOCATION OF FIELD MOCK-UP ASSEMBLIES TO BE DETERMINED

2 NORTH EAST ELEVATION

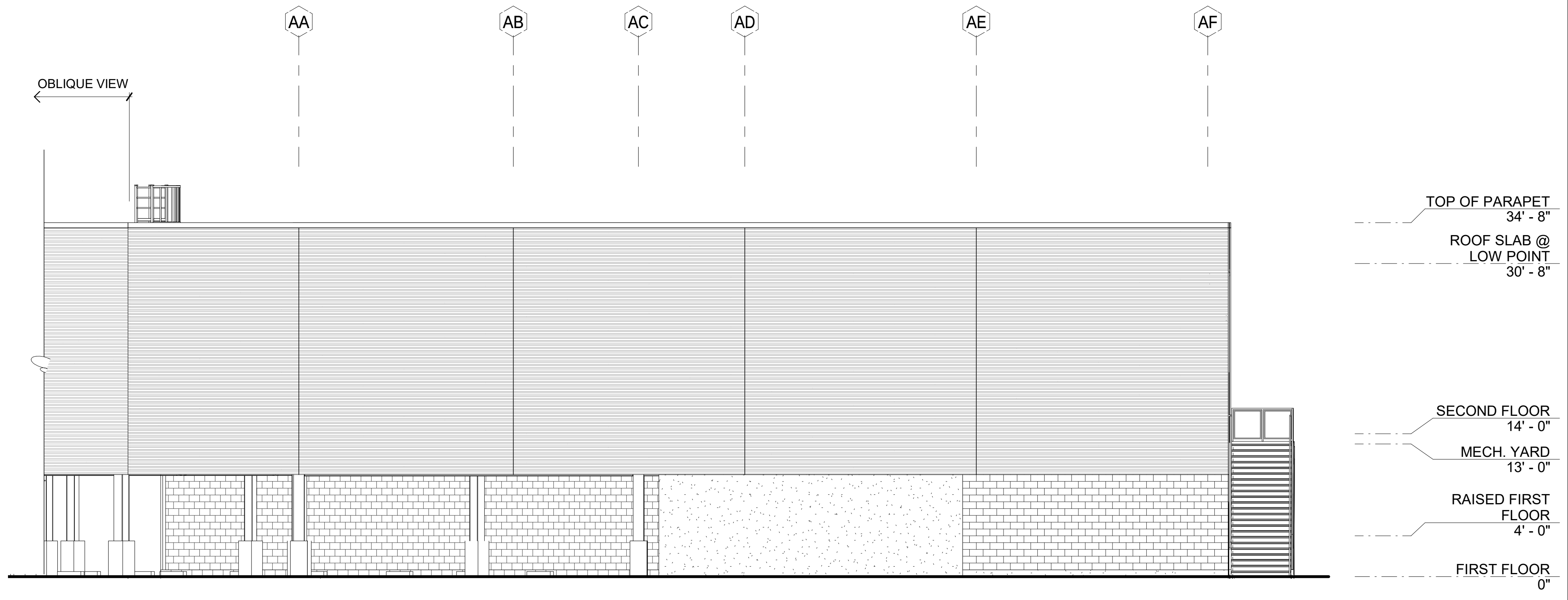
FOR ADD. NOTES & DIMS, SEE 2/A3-1


16
15
14
13
12
11
OBLIQUE VIEW
TOP OF PARAPET
34' - 8"
ROOF SLAB @
LOW POINT
30' - 8"
SECOND FLOOR
MECH. YARD
13' - 0"
RAISED FIRST
FLOOR
4' - 0"
FIRST FLOOR
0"

4 SOUTH EAST ELEVATION


A
B
C
D
30
A8-1B
25
A8-1A
ACCESS LADDER
TYPE 1
OBLIQUE VIEW
19
A8-5A
TOP OF PARAPET
34' - 8"
ROOF SLAB @
LOW POINT
30' - 8"
SECOND FLOOR
MECH. YARD
13' - 0"
RAISED FIRST
FLOOR
4' - 0"
FIRST FLOOR
0"

24 SOUTH ELEVATION AT MECHANICAL YARD


AA
AB
AC
AD
AE
AF
OBLIQUE VIEW
TOP OF PARAPET
34' - 8"
ROOF SLAB @
LOW POINT
30' - 8"
SECOND FLOOR
14' - 0"
MECH. YARD
13' - 0"
RAISED FIRST
FLOOR
4' - 0"
FIRST FLOOR
0"

5 SOUTH WEST ELEVATION

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

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AGENCY APPROVAL

OSHPD PROJECT NUMBER: H192922-34-00

CONSULTANTS:

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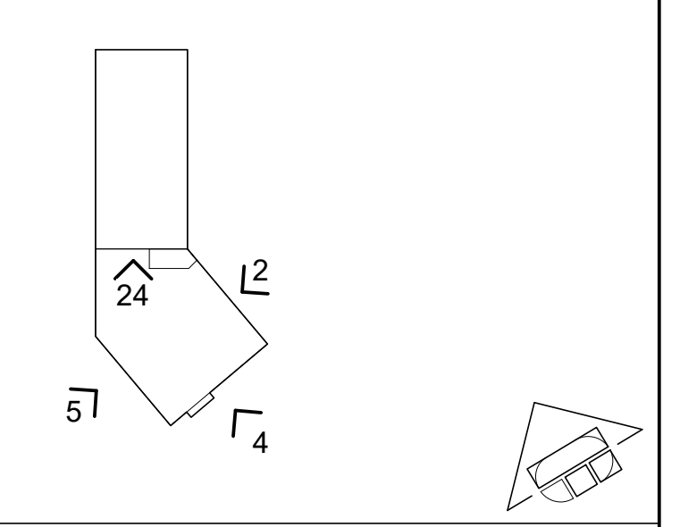
NO	DESCRIPTION	DATE
	50% CONSTRUCTION DOCUMENTS	05/29/20

REVISIONS

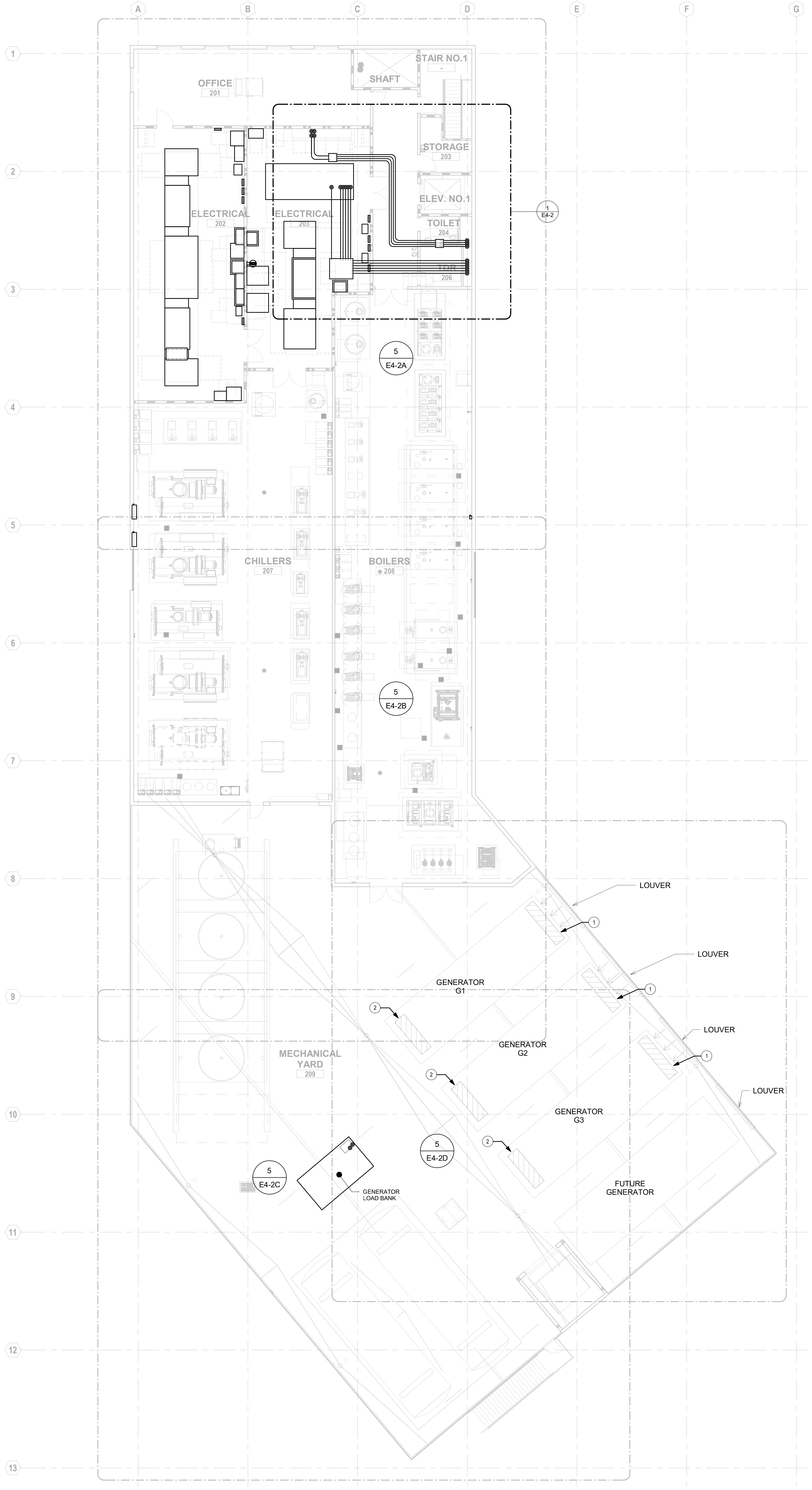


KEY PLAN

SHEET TITLE
EXTERIOR ELEVATIONS

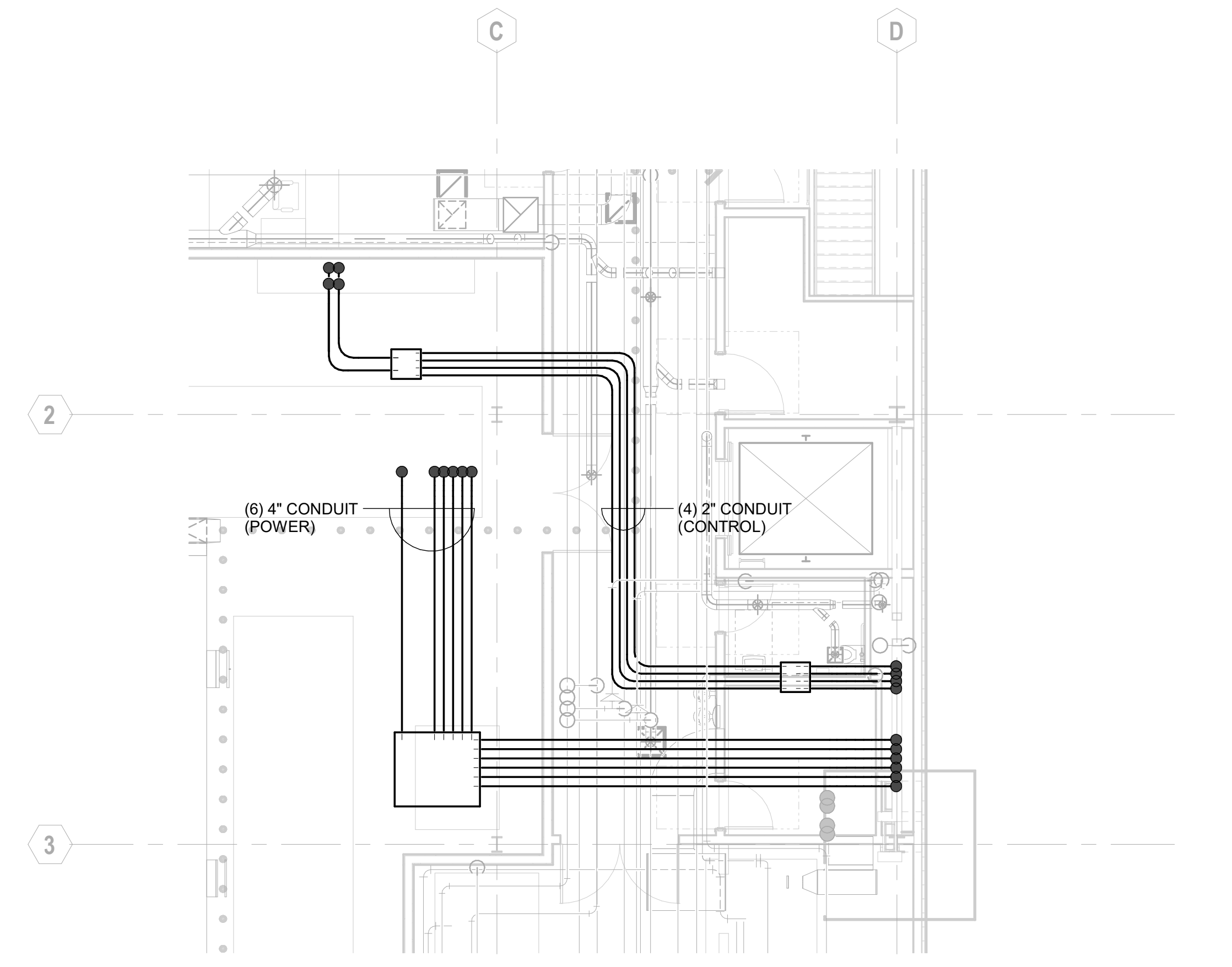
PROJECT NO. 528	SHEET NO. **A3-1A**
DRAWN BY: KT, WH	
CHECKED BY: KT	
SCALE: 1/8" = 1'-0"	
DATE: 05/29/2020	

Plotted on: 5/29/2020 9:23:17 PM


A
B
C
D
E
F
G
1
2
3
4
5
6
7
8
9
10
11
12
13
OFFICE
201
SHAFT
STAIR NO.1
STORAGE
203
ELEV. NO.1
TOILET
204
TDR
206
ELECTRICAL
202
ELECTRICAL
203
1
E4-2
5
E4-2A
CHILLERS
207
BOILERS
208
5
E4-2B
LOUVER
LOUVER
LOUVER
LOUVER
1
1
1
2
2
2
GENERATOR
G1
GENERATOR
G2
GENERATOR
G3
FUTURE
GENERATOR
MECHANICAL
YARD
209
5
E4-2C
5
E4-2D
GENERATOR
LOAD BANK

5 SECOND FLOOR POWER PLAN - OVERALL

SCALE: 3/32" = 1'-0"


C
D
2
3
(6) 4" CONDUIT
(POWER)
(4) 2" CONDUIT
(CONTROL)

① ENLARGED SECOND FLOOR CONDUIT PATH

1/8" = 1'-0"

36 GENERAL NOTES

1. INDICATED BRANCH CIRCUIT WIRING HOMERUNS ARE PROVIDED FOR REFERENCE. ACTUAL CIRCUIT WIRING HOMERUNS AND ROUTING WILL BE REVISED TO SUIT FIELD CONDITIONS. CONTRACTOR SHALL INCLUDE FINAL CIRCUIT ASSIGMENTS AND ROUTING CONDITIONS IN AS-BUILTS DRAWINGS. PANEL DIRECTORIES SHALL BE UPDATED TO REFLECT FINAL CONDITIONS.
2. REFER TO SINGLE LINE DIAGRAM FOR HVAC, PLUMBING AND ELEVATOR EQUIPMENT FEEDER CONDUCTOR AND CONDUIT SIZES.

37 SHEET NOTES

① GENERATOR AIR INTAKE LOCATION.

② GENERATOR EXHAUST LOCATION. EXHAUST DISCHARGE UP.

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FAX (415) 474-1363

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NO	DESCRIPTION	DATE
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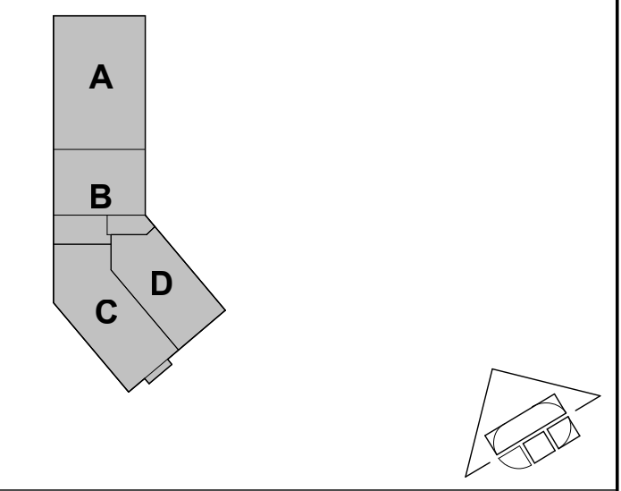

KEY PLAN

SHEET TITLE

SECOND FLOOR POWER PLAN - OVERALL

PROJECT NO.
528

DRAWN BY:
IW

CHECKED BY:
HB

SCALE:
AS INDICATED

DATE:
05/29/2020

SHEET NO.
E4-2

Plotted on: 5/28/2020 5:14:40 PM

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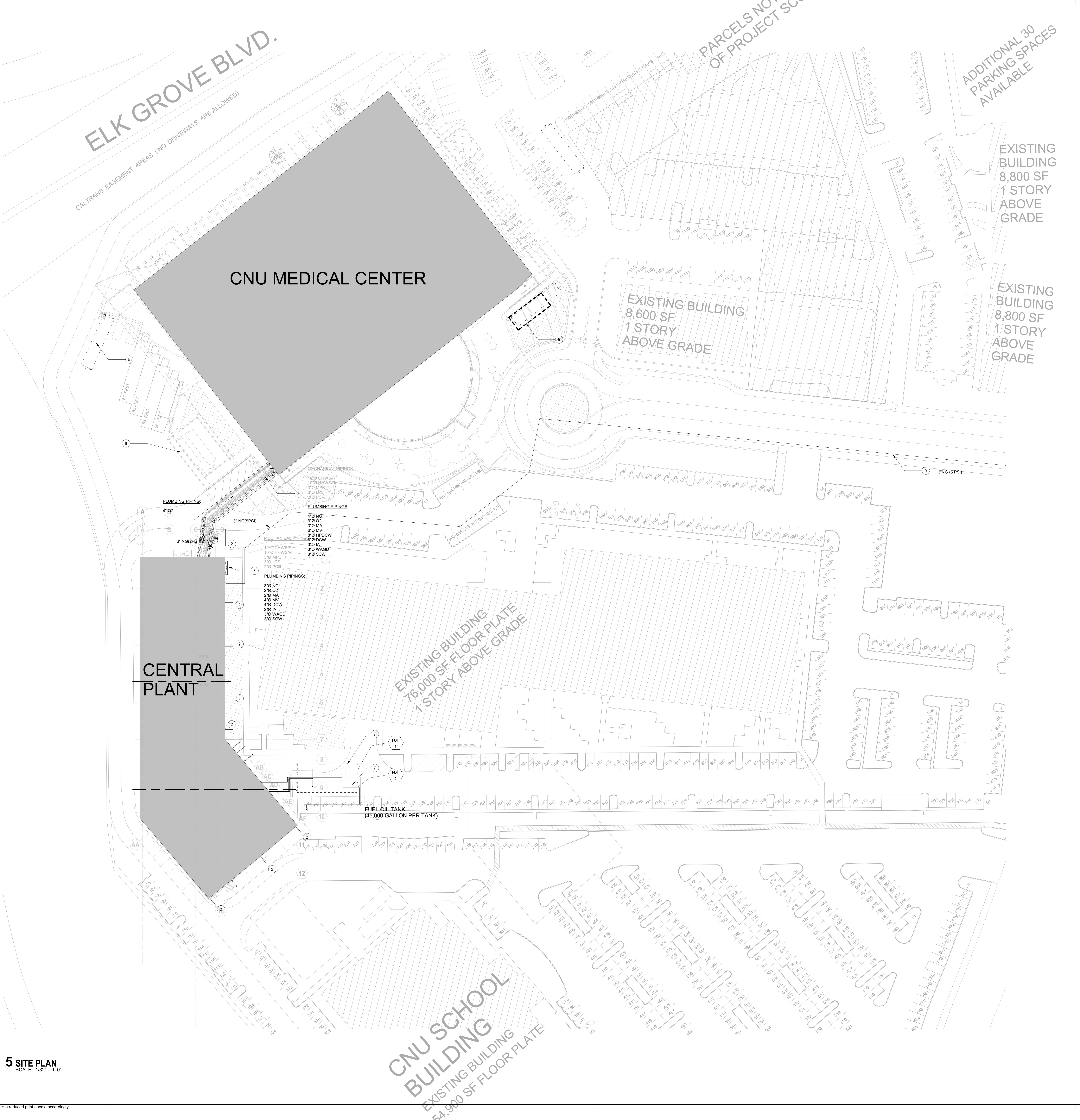
5/28/2020 5:14:40 PM E:\Revit Files\Revit 2019\18180 Elk Grove Hospital\CNUMC-Central Plan_E_v19_IW.rvt


ELK GROVE BLVD.
CALTRANS EASEMENT AREAS (NO DRIVEWAYS ARE ALLOWED)
PARCELS NOT PART OF PROJECT SCOPE
ADDITIONAL 30 PARKING SPACES AVAILABLE
CNU MEDICAL CENTER
EXISTING BUILDING 8,600 SF 1 STORY ABOVE GRADE
EXISTING BUILDING 8,800 SF 1 STORY ABOVE GRADE
EXISTING BUILDING 8,800 SF 1 STORY ABOVE GRADE
MECHANICAL PIPINGS;
16"Ø CHWS/R
10"Ø HHWS/R
3"Ø MPS
3"Ø LPS
2"Ø PCR
PLUMBING PIPING;
4" O2
3" NG(5PSI)
6" NG(2PSI)
PLUMBING PIPINGS;
4"Ø NG
3"Ø O2
3"Ø MA
6"Ø MV
8"Ø HPDCW
6"Ø DCW
3"Ø IA
3"Ø WAGD
3"Ø SCW
MECHANICAL PIPINGS;
12"Ø CHWS/R
10"Ø HHWS/R
3"Ø MPS
3"Ø LPS
2"Ø PCR
PLUMBING PIPINGS;
3"Ø NG
2"Ø O2
2"Ø MA
4"Ø MV
4"Ø DCW
2"Ø IA
3"Ø WAGD
3"Ø SCW
3"NG (5 PSI)
CENTRAL PLANT
EXISTING BUILDING 76,000 SF FLOOR PLATE 1 STORY ABOVE GRADE
FOT 1
FOT 2
FUEL OIL TANK
(45,000 GALLON PER TANK)
CNU SCHOOL BUILDING
EXISTING BUILDING 54,900 SF FLOOR PLATE

5 SITE PLAN
SCALE: 1/32" = 1'-0"

GENERAL NOTES:

1. ALL GRAVITY PIPING SHALL BE SLOPED AT 2% EXCEPT NOTED ON PLAN.

2. PROVIDE PVC SLEEVE FOR ALL PIPING PENETRATIONG CONCRETE FOOTING OR FOUNDATION.

SHEET NOTES:

① SEE ENLARGED FLOOR PLANS FOR CONTINUATION.
② SEE CIVIL FOR CONTINUATION.
③ BUILDING UTILITIES PIPING IN TUNNEL, SEE CNUMC PROJECT FOR CONTINUATION.
④ MANHOLE FOR SANITARY SEWER ACCESS. SEE CIVIL DWG FOR DETAILS.
⑤ UNDERGROUND EMERGENCY SANITARY WASTE HOLDING TANK FOR REFERENCE.
⑥ CENTRAL O_2 SYSTEM ABOVE GROUND FOR REFERENCE.
⑦ UNDERGROUND FUEL OIL TANK (30,000 GALLON).
⑧ PG&E GAS METER AND PRESSURE REDUCING STATION.
⑨ TO PG&E GAS CONNECTION.

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NO	DESCRIPTION	DATE
	50% CONSTRUCTION DOCUMENTS	05/29/20

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KEY PLAN

SHEET TITLE
SITE PLAN

PROJECT NO.
528
DRAWN BY:
XH
CHECKED BY:
CC
SCALE:
DATE:
05/29/2020

SHEET NO.
P1-0

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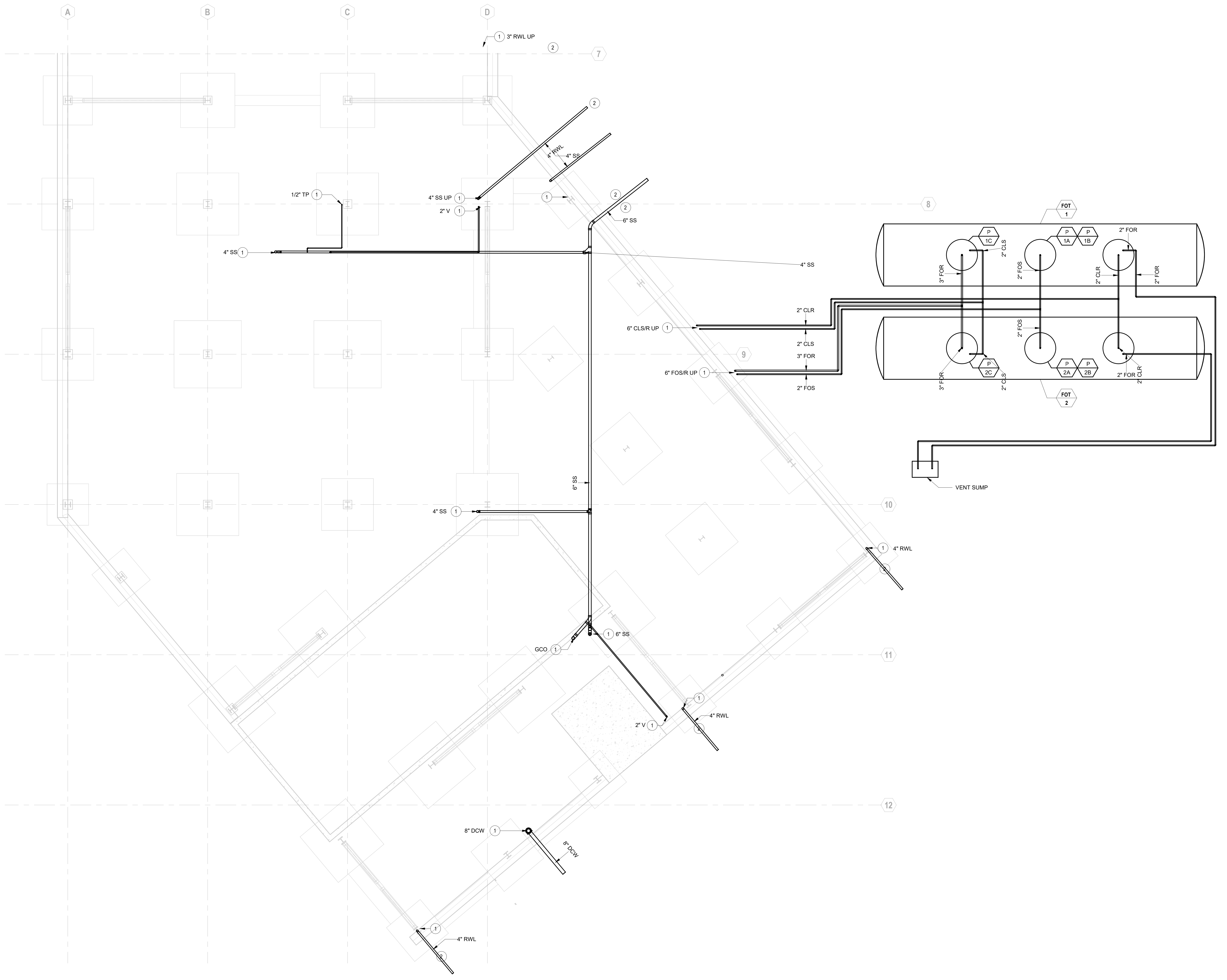
Plotted on: 5/28/2020 5:01:26 PM


A
B
C
D
7
8
9
10
11
12
1 3" RWL UP
2
2
4" RWL
4" SS
2
2
6" SS
1/2" TP 1
4" SS UP 1
2" V 1
1
4" SS 1
4" SS
6" CLS/R UP 1
2" CLR
2" CLS
3" FOR
6" FOS/R UP 1
2" FOS
FOT 1
P 1C
P 1A
P 1B
2" FOR
3" FOR
2" CLS
2" FOS
2" CLR
2" FOR
2" FOS
3" FOR
P 2C
2" CLS
P 2A
P 2B
2" FOR
2" CLR
FOT 2
VENT SUMP
6" SS
4" SS 1
1 4" RWL
2
GCO 1
1 6" SS
1
2" V 1
4" RWL
2
8" DCW 1
8" DCW
1
4" RWL
2

4 UNDERGROUND PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES:

① PIPING UP THRU SLAB. PROVIDE WATER PROOFING PENETRATION AT SLAB.

② SEE CIVIL DWG FOR CONTINUATION.

③ SEE DMP1-2 FOR PIPING CONTINUATION.

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

If this sheet is not 36" x 48" it is a reduced print - scale accordingly

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CENTRAL UTILITY PLANT

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AGENCY APPROVAL

OSHPD PROJECT NUMBER: H192922-34-00

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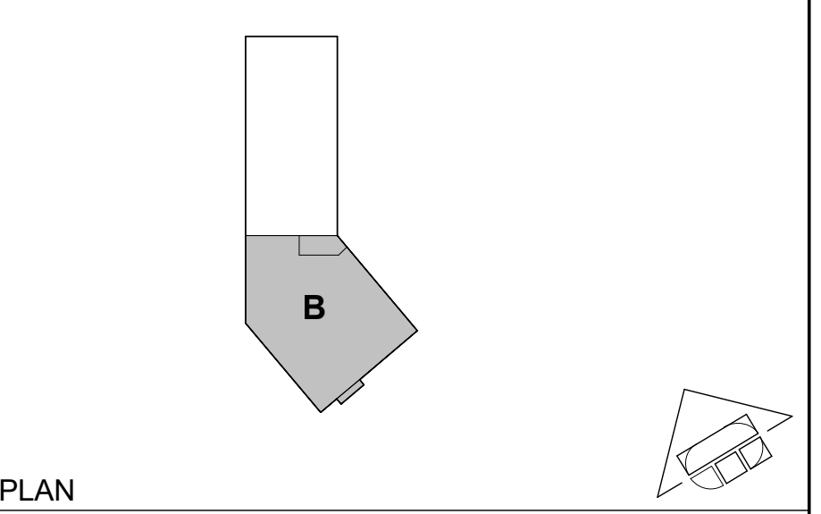
FAX (415) 474-1363

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE
	50% CONSTRUCTION DOCUMENTS	05/29/20

REVISIONS



KEY PLAN

SHEET TITLE
PARTIAL UNDERGROUND FLOOR PLAN - AREA B

PROJECT NO.
528
DRAWN BY:
XH
CHECKED BY:
CC
SCALE:

DATE:
05/29/2020

SHEET NO.
P2-0B

Plotted on: 5/28/2020 5:02:15 PM

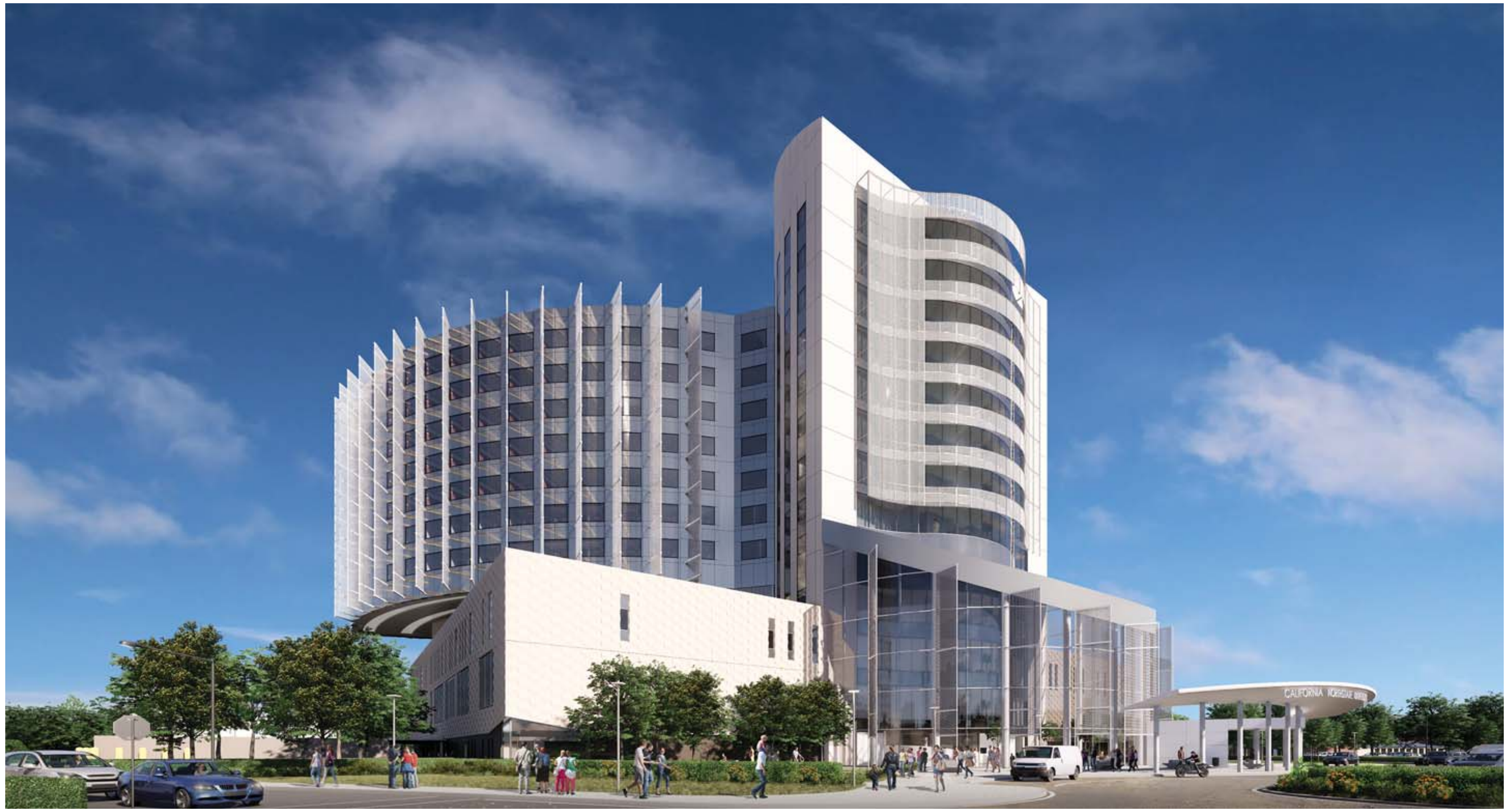
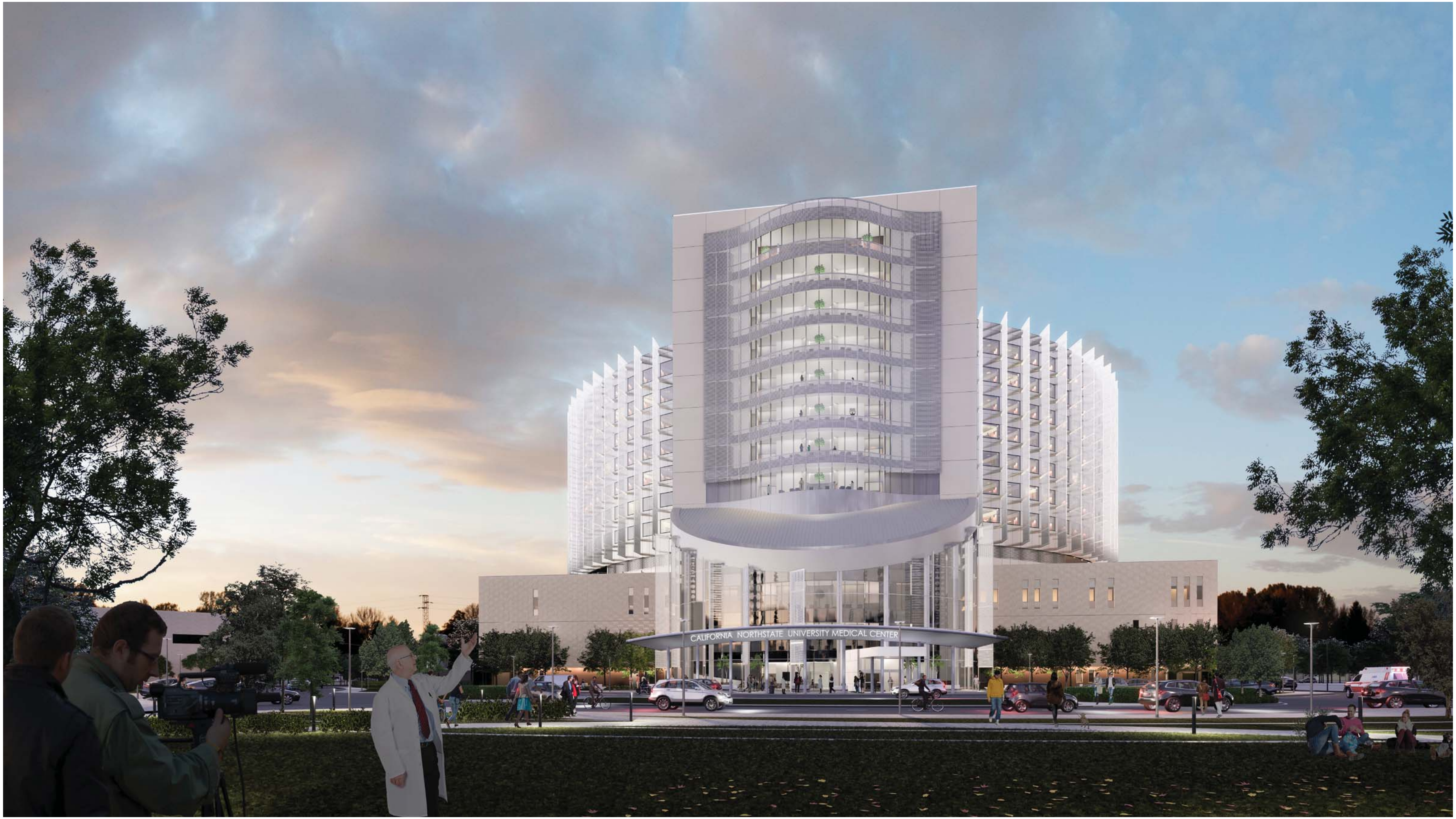


EXHIBIT A - EXTERIOR FINISHES & RENDERINGS | June 24, 2020

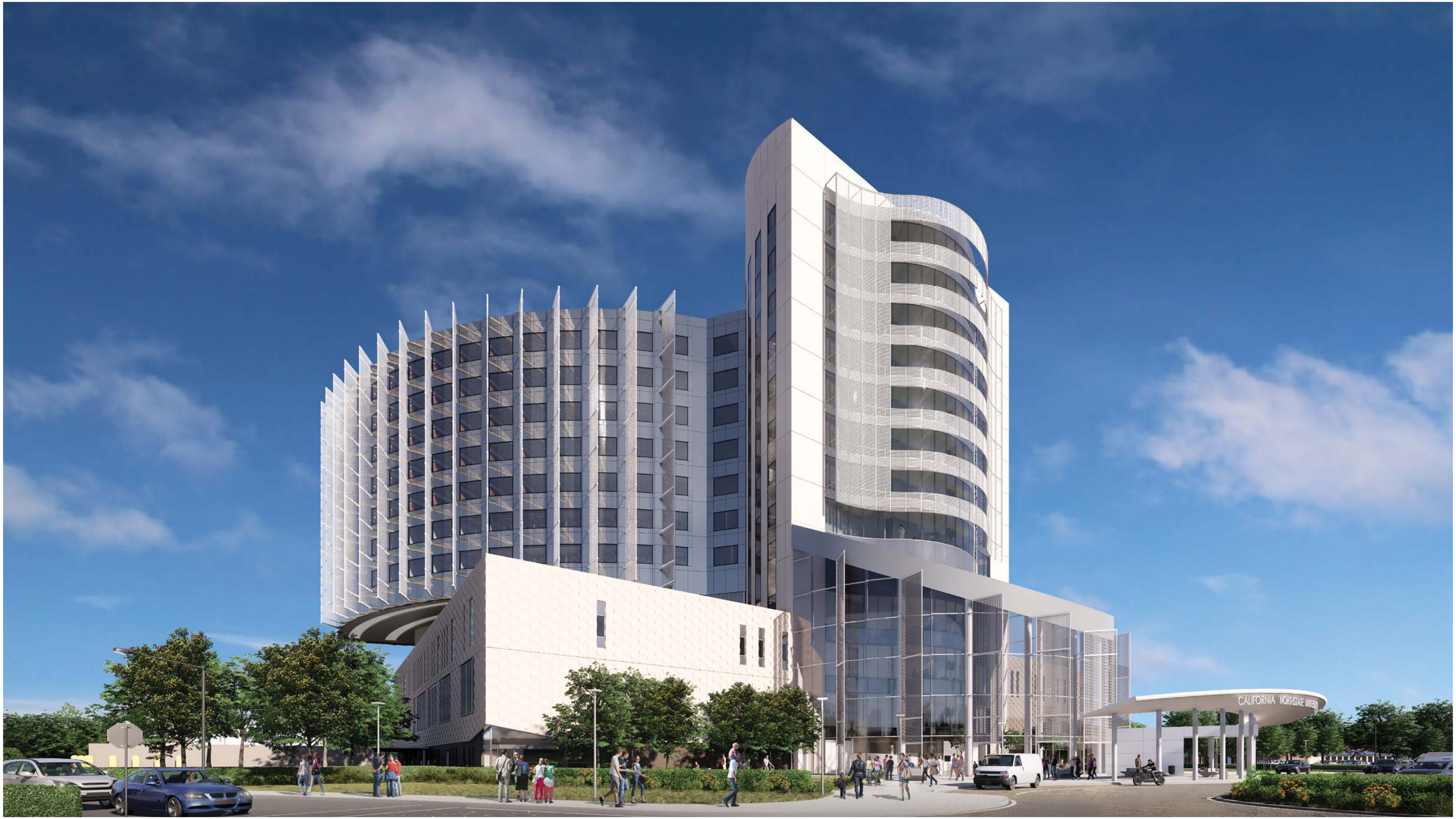
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

California Northstate University College of Medicine, Elk Grove, California

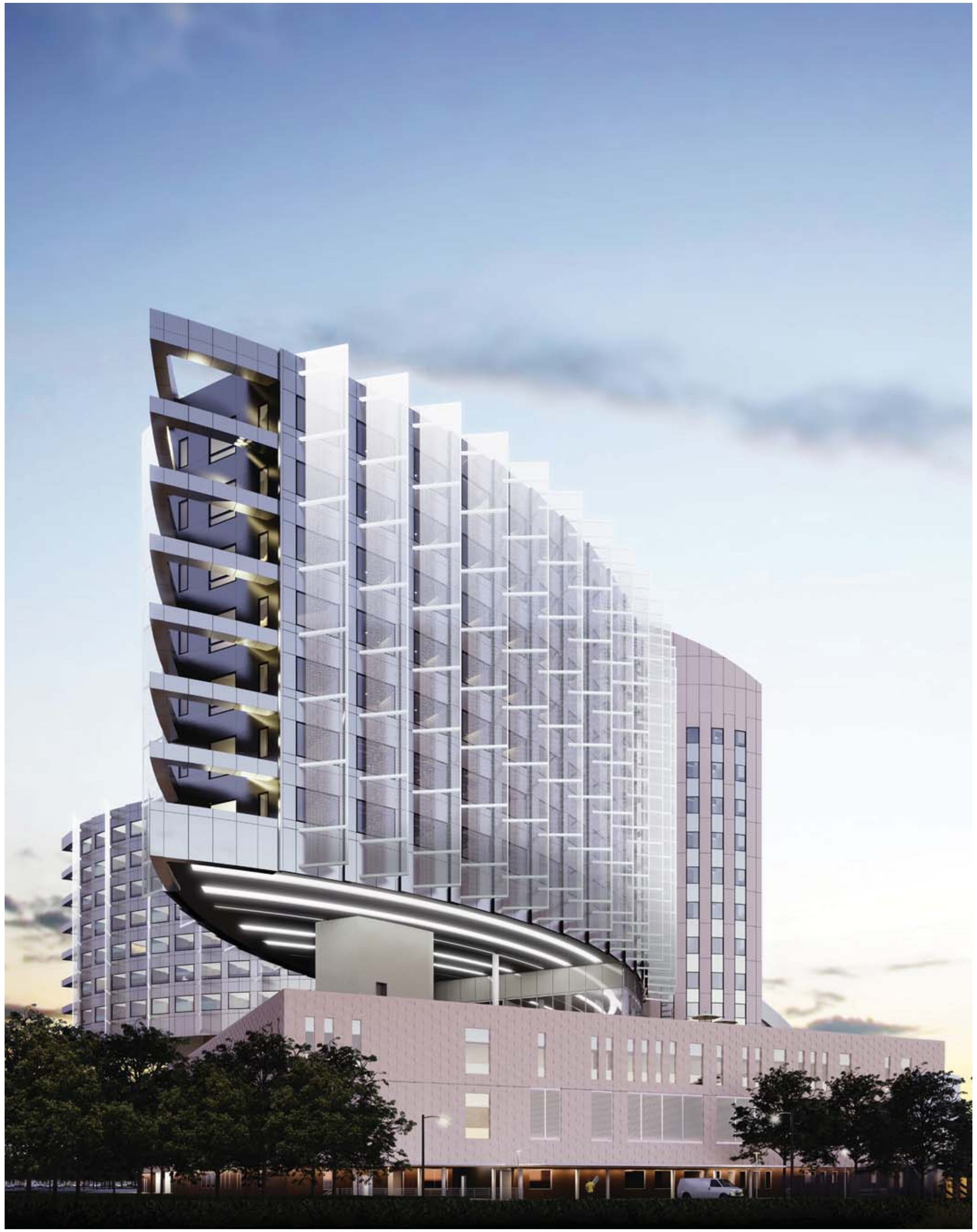
Prepared by: Fong & Chan Architects


CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

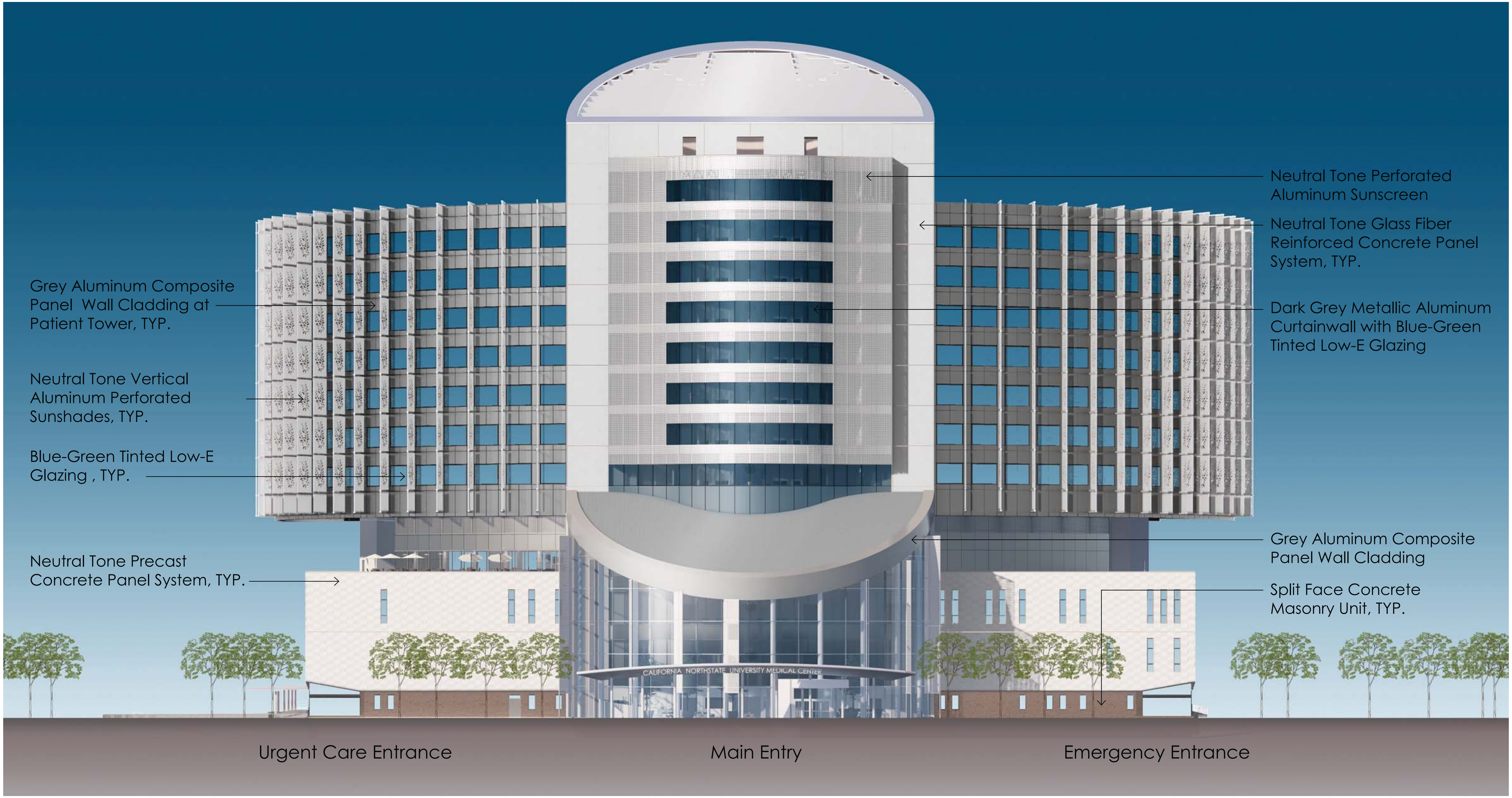
View from Main Entry Drive | California Northstate University Medical Center


CALIFORNIA NORTHSTATE UNIVERSITY

View from Service Access Road | California Northstate University Medical Center



View to Patient Tower | California Northstate University Medical Center



Neutral Tone Perforated Aluminum Sunscreen

Neutral Tone Glass Fiber Reinforced Concrete Panel System, TYP.

Grey Aluminum Composite Panel Wall Cladding at Patient Tower, TYP.

Dark Grey Metallic Aluminum Curtainwall with Blue-Green Tinted Low-E Glazing

Neutral Tone Vertical Aluminum Perforated Sunshades, TYP.

Blue-Green Tinted Low-E Glazing , TYP.

Grey Aluminum Composite Panel Wall Cladding

Neutral Tone Precast Concrete Panel System, TYP.

Split Face Concrete Masonry Unit, TYP.

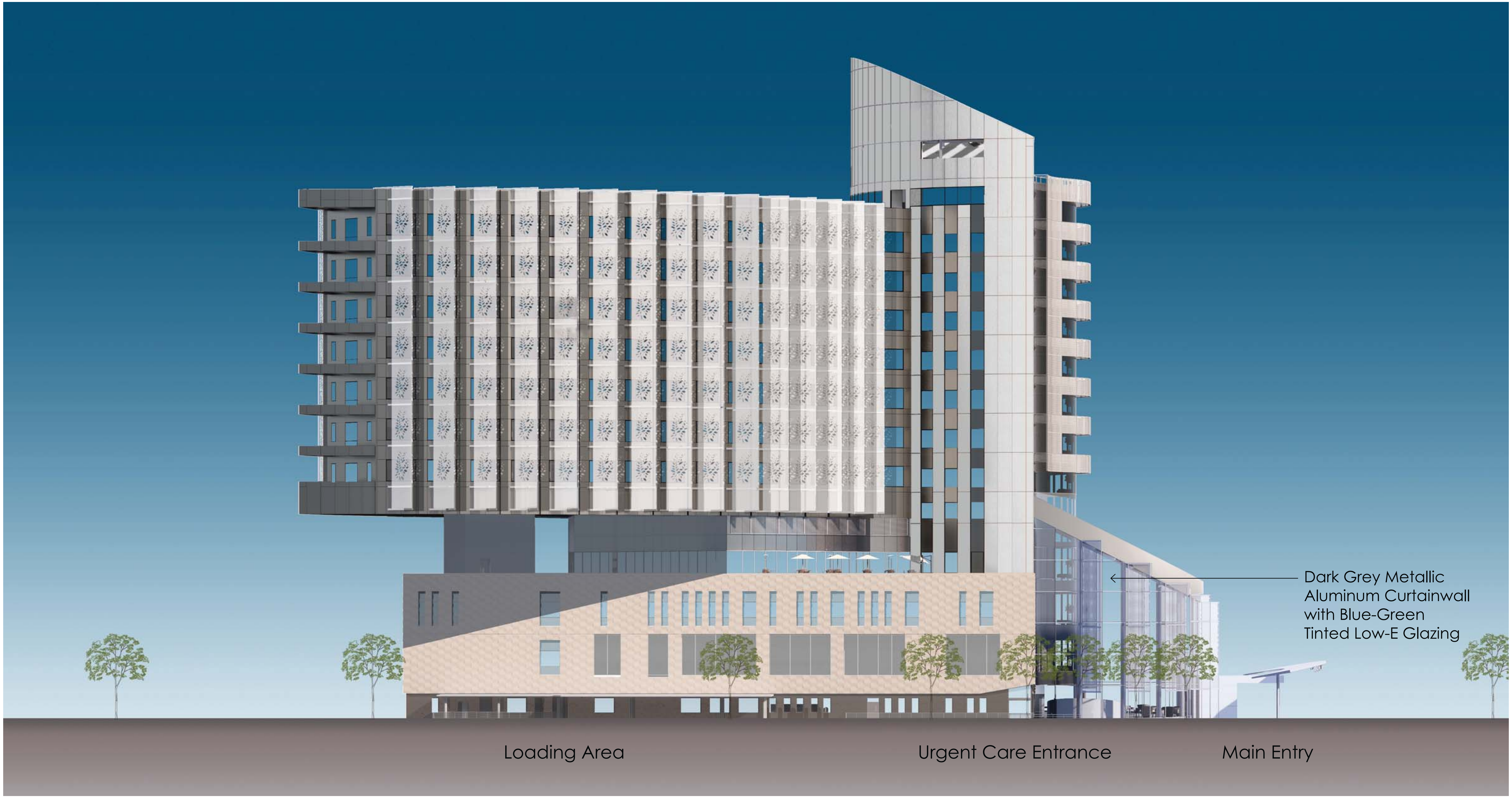
Urgent Care Entrance

Main Entry

Emergency Entrance

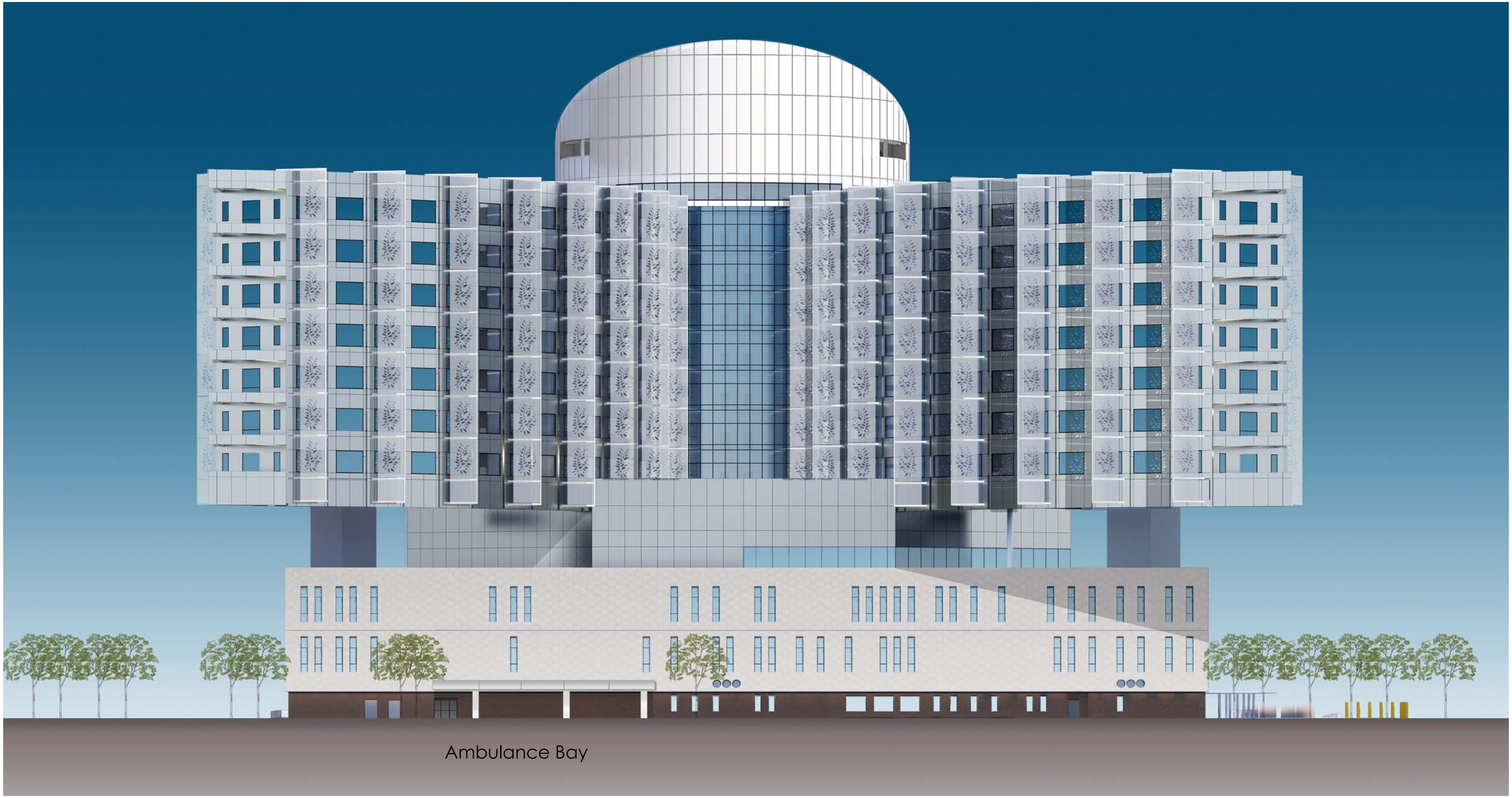
South Elevation

Elevations | California Northstate University Medical Center

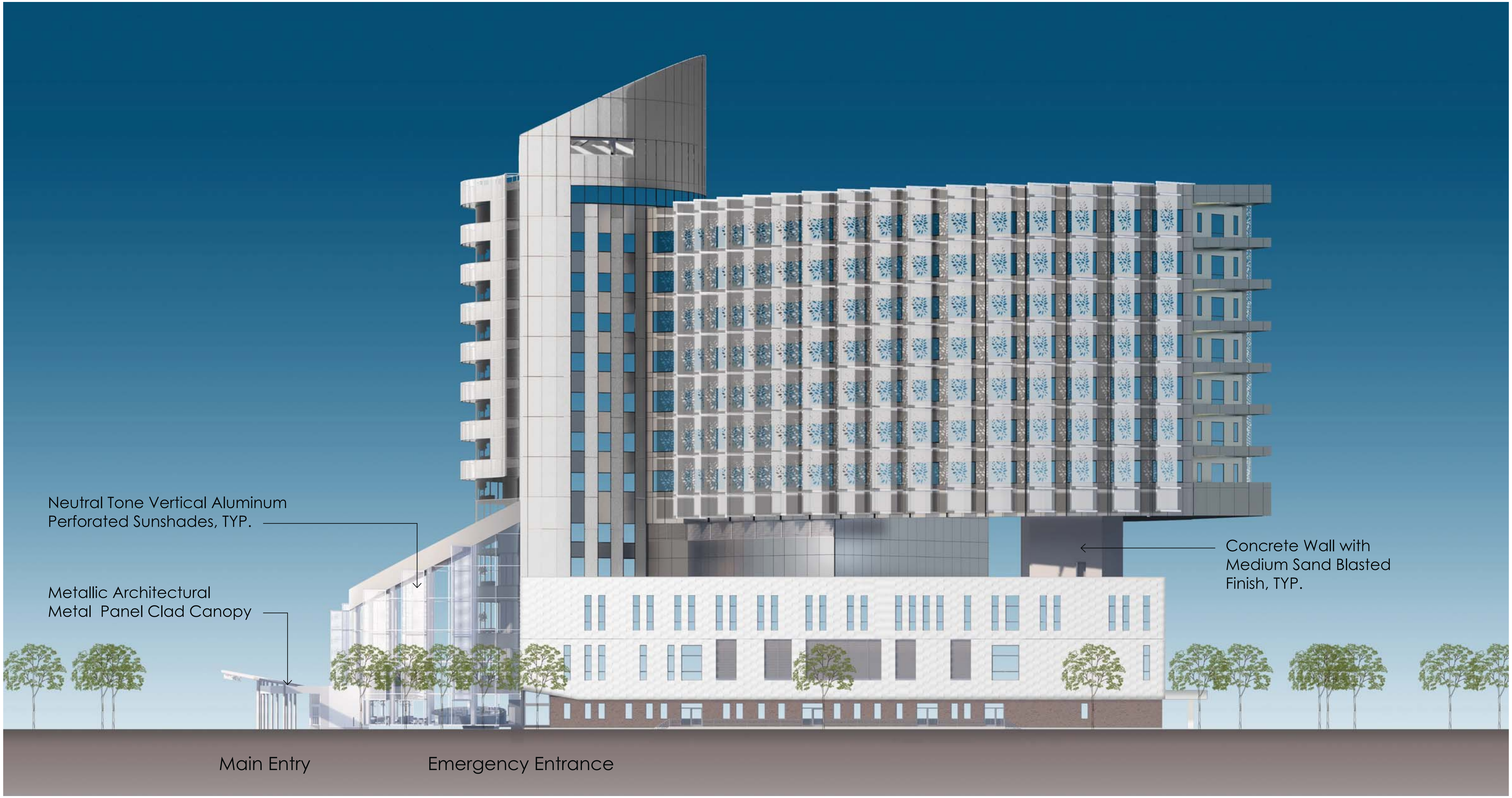

Dark Grey Metallic
Aluminum Curtainwall
with Blue-Green
Tinted Low-E Glazing
Loading Area
Urgent Care Entrance
Main Entry

West Elevation

Elevations | California Northstate University Medical Center


Ambulance Bay

North Elevation



Neutral Tone Vertical Aluminum Perforated Sunshades, TYP.

Metallic Architectural Metal Panel Clad Canopy

Concrete Wall with Medium Sand Blasted Finish, TYP.

Main Entry

Emergency Entrance

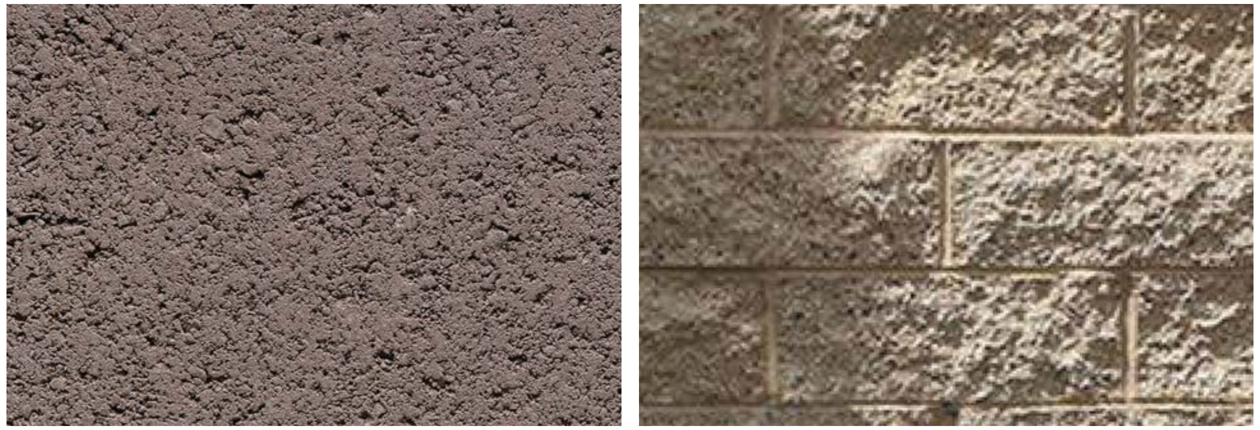
East Elevation

Aluminum Composite Panel | Alucobond Anodic Steel City Silver Mica (Color Approximation)

Glazing | Viracon Green 2 (Color Approximation)

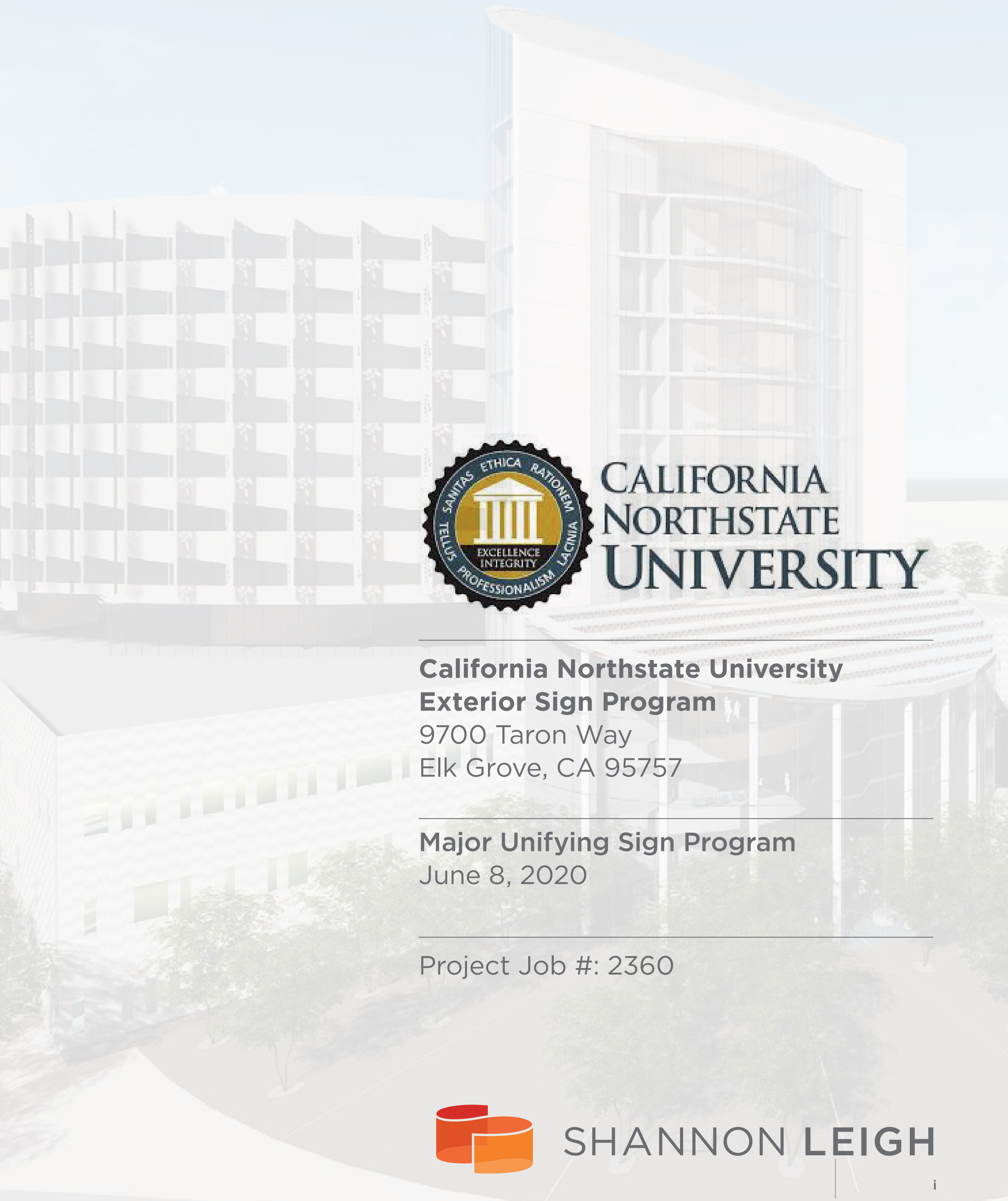
Glass Fiber Reinforced Concrete / Precast Concrete | Clark Pacific 4-1
(Color Approximation)

Concrete Masonry Unit | Basalite 397
(Color Approximation / Split face finish)



Perforated Aluminum Panel | Neutral Tone Kynar Finish

FONG & CHAN ARCHITECTS



CALIFORNIA NORTHSTATE UNIVERSITY

California Northstate University
Exterior Sign Program
9700 Taron Way
Elk Grove, CA 95757

Major Unifying Sign Program
June 8, 2020

Project Job #: 2360

SHANNON **LEIGH**

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  Secondary Site ID Pylon

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  Secondary Monument / Directional

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  Vehicular Regulatory Signs

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  Pedestrian Directionals

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  Retail / Entry Sign (Building Mounted)

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  Retail / Window Graphics

58 Materials, Finishes & Colors

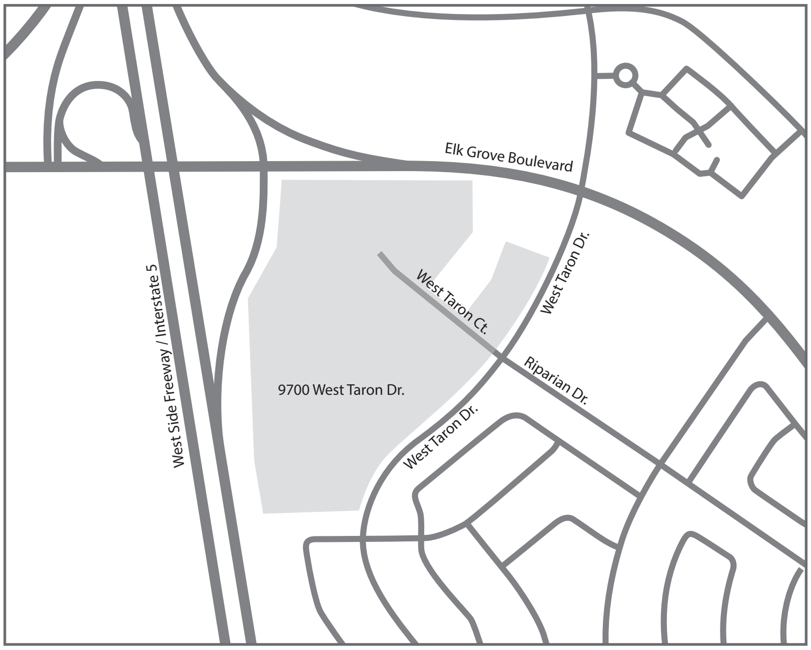
Project Information

Project Site

California Northstate University Medical School & Hospital Campus

Address

9700 Taron Drive
Elk Grove, California


Elk Grove Boulevard
West Taron Dr.
West Taron Ct.
Riparian Dr.
West Side Freeway / Interstate 5
9700 West Taron Dr.
West Taron Dr.

Vicinity Map

Owner

California Northstate University
9700 Taron Drive
Elk Grove, California
CEO
Dr. Alvin Cheung

Architects

Fong & Chan Architects
1361 Bush Street
San Francisco, California 94109
p: 415-931-8600

Landscape Architect

OMG Studio
1818 Harmon Street, Suite 2
Berkeley, California 94703
p: 510-289-9325

Environmental Graphics Consultant

Shannon Leigh Associates
1631 Alhambra Boulevard, Suite 100
Sacramento, California 95816
p: 510-969-7870

Government Agencies

City of Elk Grove Planning Department
8401 Laguna Palms Way,
Elk Grove, California
p: 916-478-2265
f: 916-691-3168

Major Uniform Sign Program

California Northstate University
Medical School & Hospital Campus

Overview

1. Objective

The Unified Sign Program for the California Northstate University Medical School Campus in Elk Grove, California is established for the purpose of assuring high quality campus and retail tenant signage. All signage shall be designed and constructed to compliment the project architecture and the neighborhood environment, reflecting the broader Stonelake aesthetic. This document describes the acceptable types of signs, materials, locations, sizes and illumination methods and outlines the process for signage review and approval. Renderings, drawings, and shop drawings contained in these guidelines are included for illustrative purposes only and are intended to aid the tenant and owner in complying with the design criteria.

2. Interpretation and Compliance

All signage must receive city issued sign permits before being fabricated or installed. If ownership should change for all or part of the project, and/or retail tenant spaces, the guidelines herein established shall remain applicable and in force under the new ownership. Any redesign or color changes shall require separate approval from the City of Elk Grove. Any amendments to these guidelines shall require approval from the City of Elk Grove.

3.General Criteria for all signage

- Architectural Compatibility: all signage shall be designed as an integral part of, or complimentary to, the architectural features of the building, landscape, and/or storefront
- Code Compliance: all signage shall comply with the City of Elk Grove Sign Ordinance
- Maintenance: maintenance of installed signs are the tenant's sole responsibility
- Allowable Messages: sign messages shall be limited to the tenant's name or logo
- Allowable Sign Types: sign types shown in these guidelines are the only signs permitted on the building or property
- Preferred Materials: sign design and construction should include the use of high quality materials such as architectural grade metals, glass, plastics and vinyl
- Lighting: light levels must be dim-able. No sign lighting shall create a nuisance to the community or surrounding neighborhood
- Light Efficiency: low voltage, LED and other high efficiency lighting is required
- Sign Locations: permitted only in the sign areas shown
- License Requirements: sign installers are to be State of California licensed contractors and are required to provide a contractor's license, proof of liability insurance and worker's compensation insurance
- Removal at Move-Out: when vacating a retail space, the tenant, at their expense, shall remove all signage, patch, repair and leave the building surfaces in as-new condition
- Bird Repellent: visible bird repellent on any sign is prohibited

4. Prohibited Signs and Sign Components

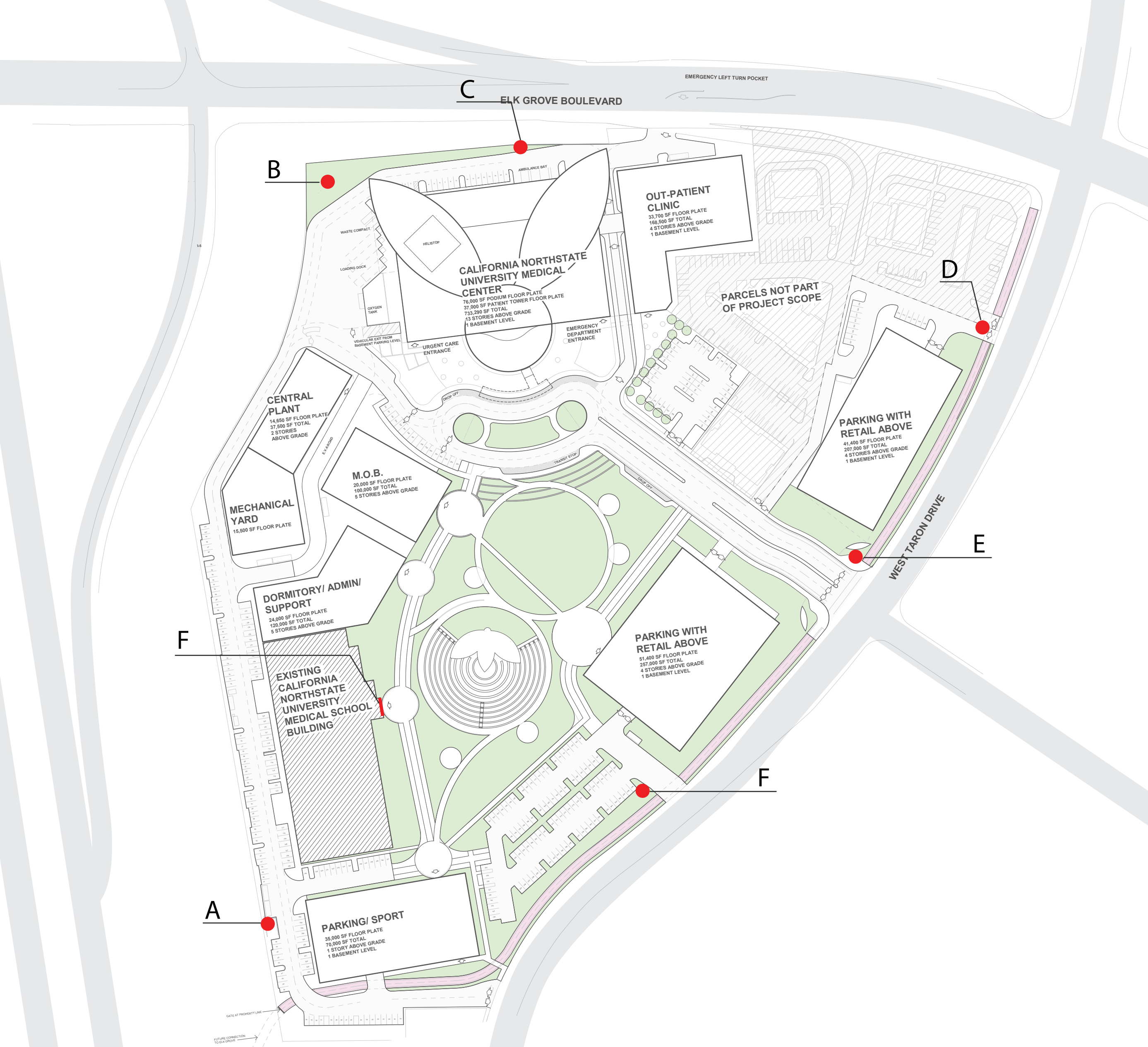
The following sign components are not permitted:

- Cabinet type illuminated signs with full acrylic sign faces
- Vacuum formed plastic letters or sign faces
- Moving, flashing, rotating, or odor producing signs. Digital and changing message signs are also prohibited
- Exposed non-ornamental hardware or electrical conduit and components
- The retailer's name and logo are allowable on signs, however no brand or trade names, logos, trademarks, service marks or other graphic insignia are allowed
- Hand-painted signs
- Projected or otherwise produced images of a sign or message on any surface or object
- Streamers, clusters of flags, twirlers, flares, balloons, and other similar attention getting devices, including noise emitting devices

5. Allowable Sign Area

Signage areas shown on the drawings are the allowable square footage for that sign type and location based on the City of Elk Grove Sign Ordinance (passed March 13, 2019).

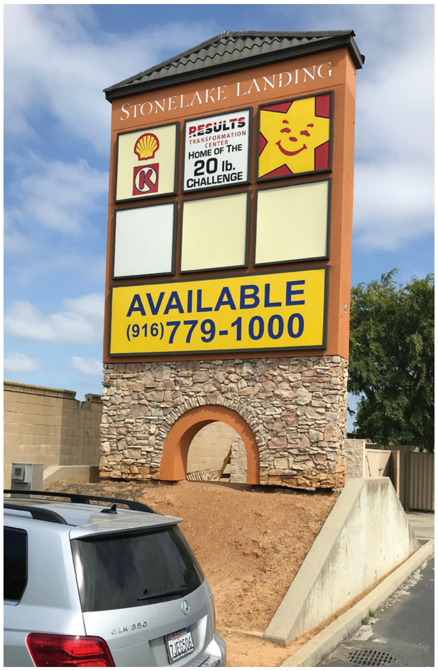
Site Plan Existing Sign Locations


EMERGENCY LEFT TURN POCKET
C
ELK GROVE BOULEVARD
B
AMBULANCE BAY
WASTE COMPACT.
HELISTOP
LOADING DOCK
OXYGEN TANK
VEHICULAR EXIT FROM BASEMENT PARKING LEVEL
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
76,000 SF PODIUM FLOOR PLATE
37,000 SF PATIENT TOWER FLOOR PLATE
733,290 SF TOTAL
13 STORIES ABOVE GRADE
1 BASEMENT LEVEL
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
OUT-PATIENT CLINIC
33,700 SF FLOOR PLATE
168,500 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
PARCELS NOT PART OF PROJECT SCOPE
D
DROP OFF
TRANSIT STOP
CENTRAL PLANT
14,650 SF FLOOR PLATE
37,500 SF TOTAL
2 STORIES ABOVE GRADE
E.V.A ROAD
MECHANICAL YARD
15,500 SF FLOOR PLATE
M.O.B.
20,000 SF FLOOR PLATE
100,000 SF TOTAL
5 STORIES ABOVE GRADE
PARKING WITH RETAIL ABOVE
41,400 SF FLOOR PLATE
207,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
WEST TARON DRIVE
E
DORMITORY/ ADMIN/ SUPPORT
24,000 SF FLOOR PLATE
120,000 SF TOTAL
5 STORIES ABOVE GRADE
F
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING
PARKING WITH RETAIL ABOVE
51,400 SF FLOOR PLATE
257,000 SF TOTAL
4 STORIES ABOVE GRADE
1 BASEMENT LEVEL
F
A
PARKING/ SPORT
35,000 SF FLOOR PLATE
70,000 SF TOTAL
1 STORY ABOVE GRADE
1 BASEMENT LEVEL
GATE AT PROPERTY LINE
FUTURE CONNECTION TO ELK GROVE

Site Plan Date: 06/03/2020

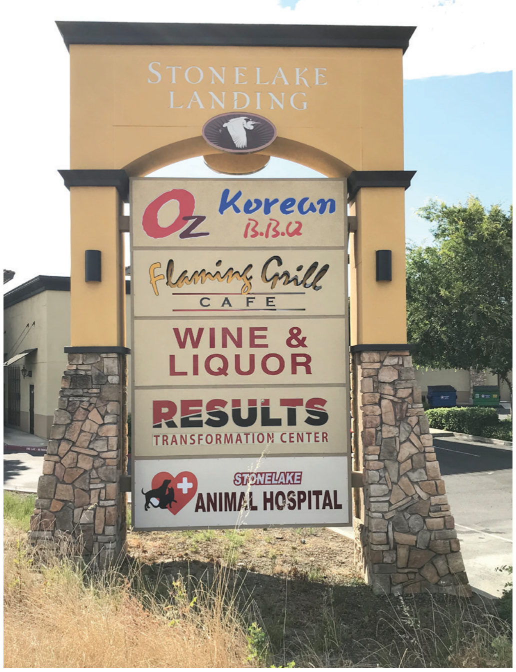
Current Conditions / Existing Signs On Site

These signs are currently located on and around the project site. Some will be removed while others are to remain.


STONELAKE LANDING
RESULTS TRANSFORMATION CENTER
HOME OF THE 20 lb. CHALLENGE
AVAILABLE
(916)779-1000

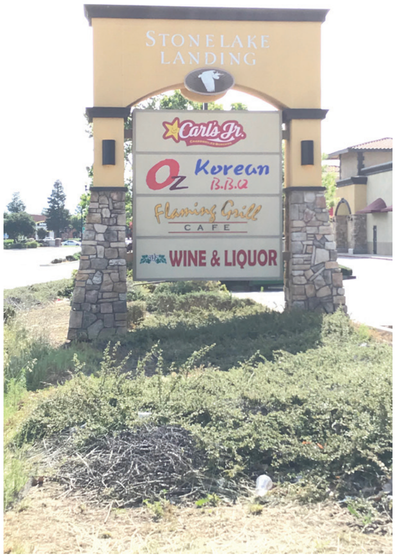
Sign A

South-West Corner of Site


STONELAKE LANDING
Oz Korean B.B.Q
Flaming Grill CAFE
WINE & LIQUOR
RESULTS TRANSFORMATION CENTER
STONELAKE ANIMAL HOSPITAL

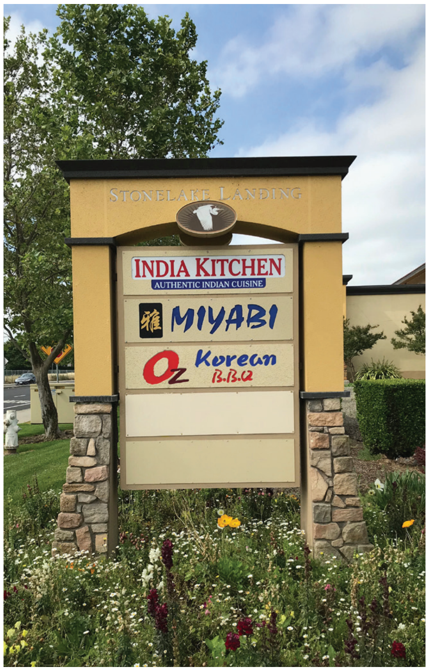
Sign B

North-West Corner of Site


STONELAKE LANDING
Carl's Jr.
Oz Korean B.B.Q
Flaming Grill CAFE
WINE & LIQUOR

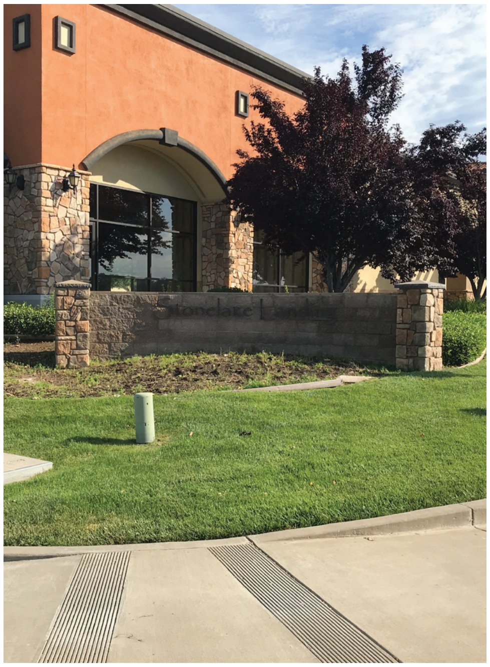
Sign C

North Side of Site


STONELAKE LANDING
INDIA KITCHEN
AUTHENTIC INDIAN CUISINE
MIYABI
Oz Korean B.B.Q

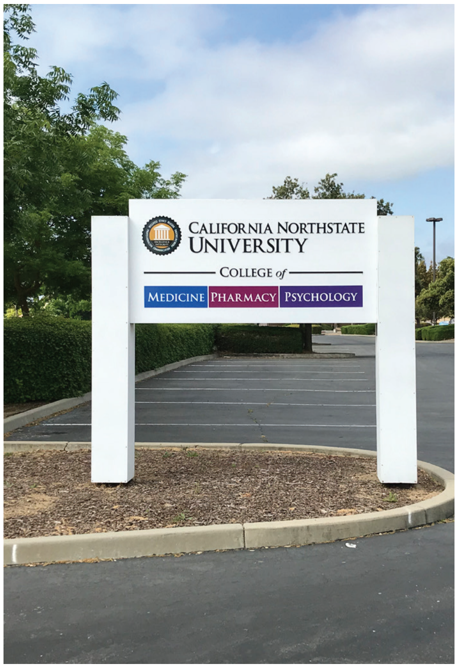
Sign D

East Side of Site


Stonelake Landing

Sign E

East Side of Site

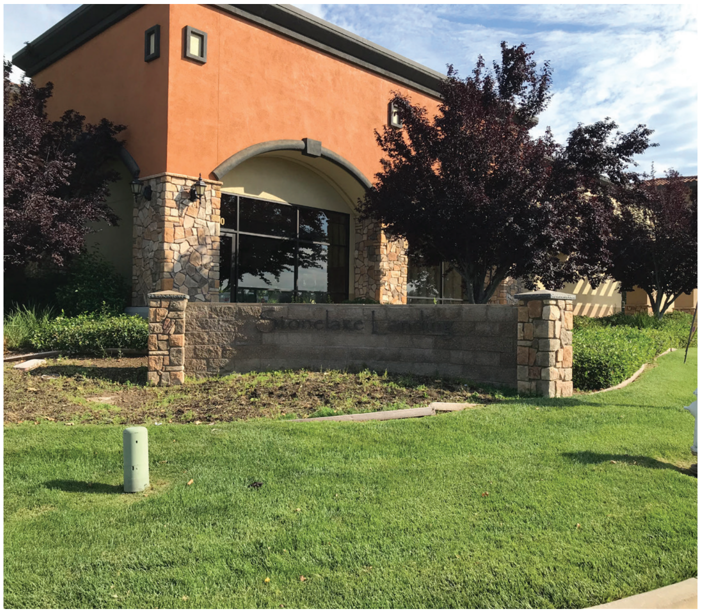

CALIFORNIA NORTHSTATE UNIVERSITY
COLLEGE of
MEDICINE
PHARMACY
PSYCHOLOGY

Sign F

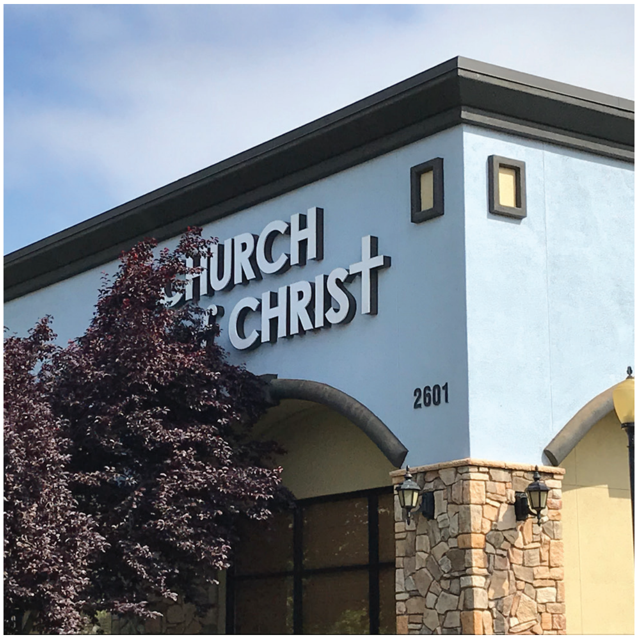
East Side of Site

Current Conditions / Existing Signs On Site

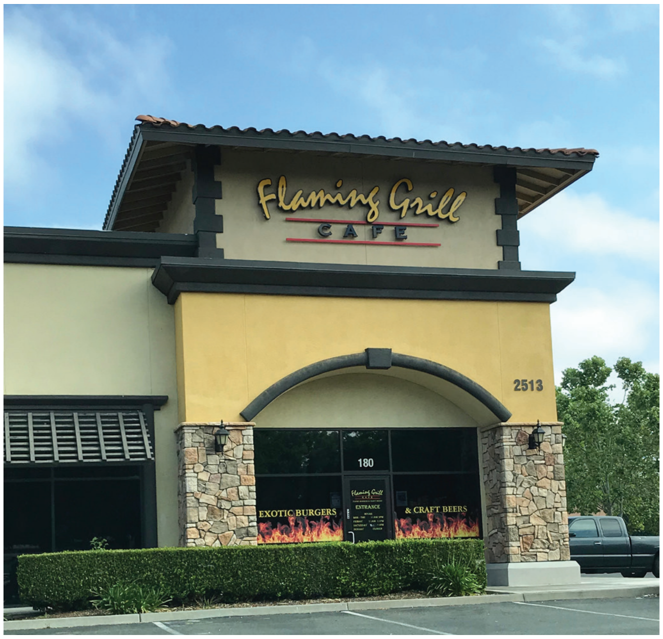
These signs are currently located on and around the project site. Some will be removed while others are to remain.


Stonelake Landing

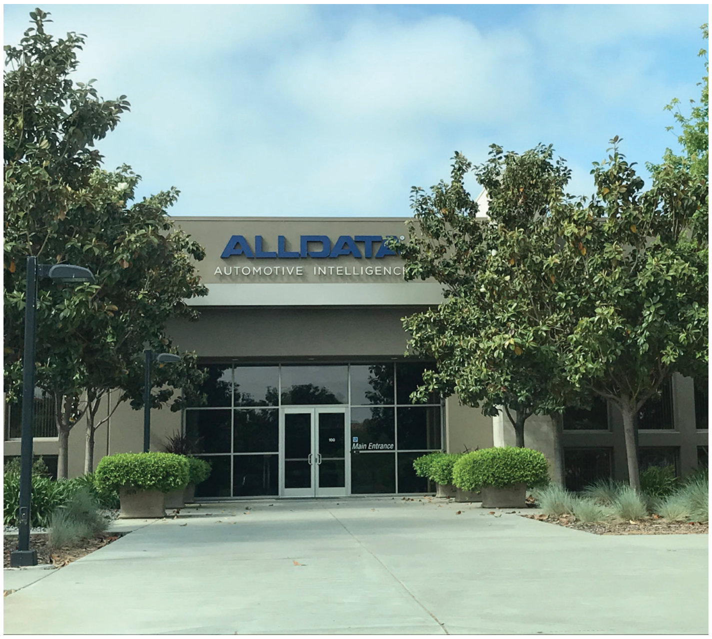
Monument Sign
North-West Corner at W. Taron Dr & W. Taron Ct.


HURCH
CHRIST
2601

Building Sign / Adjacent to Site


Flaming Grill
CAFE
2513
180
EXOTIC BURGERS
& CRAFT BEERS

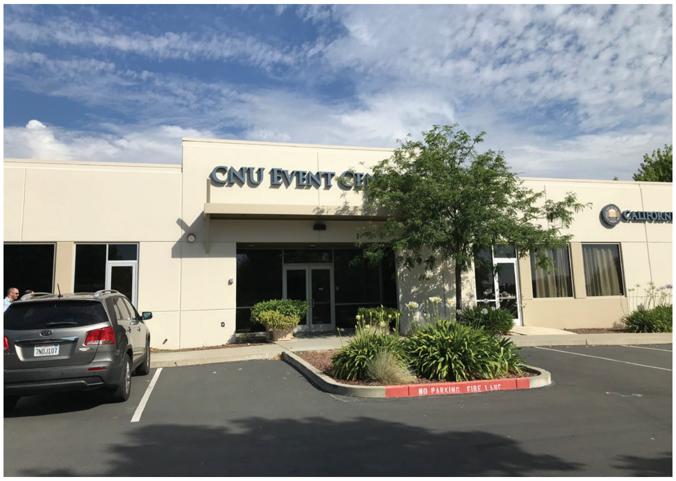
Building Sign / On Current Site


ALLDATA
AUTOMOTIVE INTELLIGENC
Main Entrance

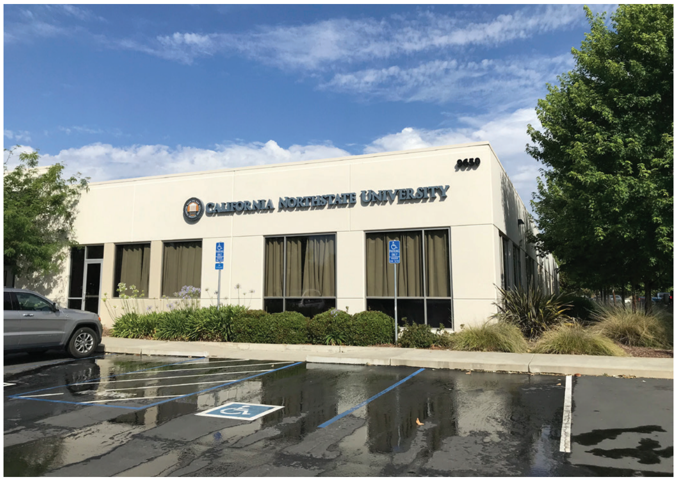
Building Sign / On Current Site

Current Conditions / Existing Signs On Site

These signs are currently located on and around the project site. Some will be removed while others are to remain.


CNU EVENT CE
CALIFORN
NO PARKING FIRE LANE

Building Sign / On Current Site

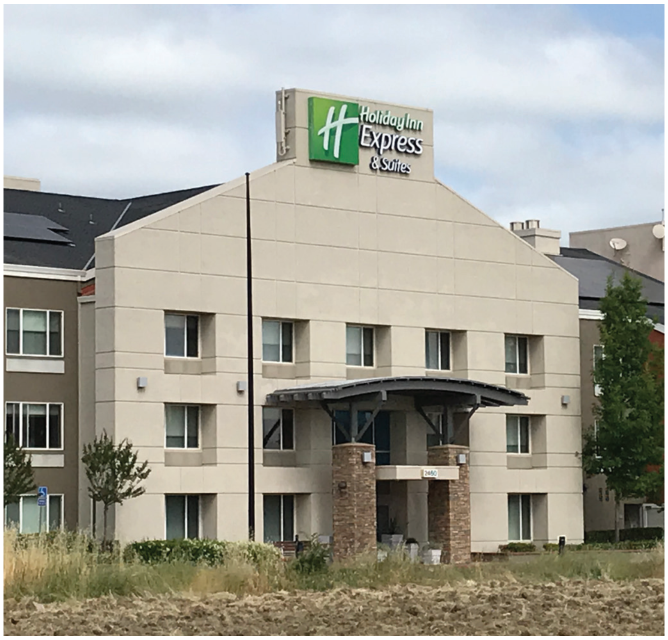

CALIFORNIA NORTHSTATE UNIVERSITY
9650

Building Sign / On Current Site

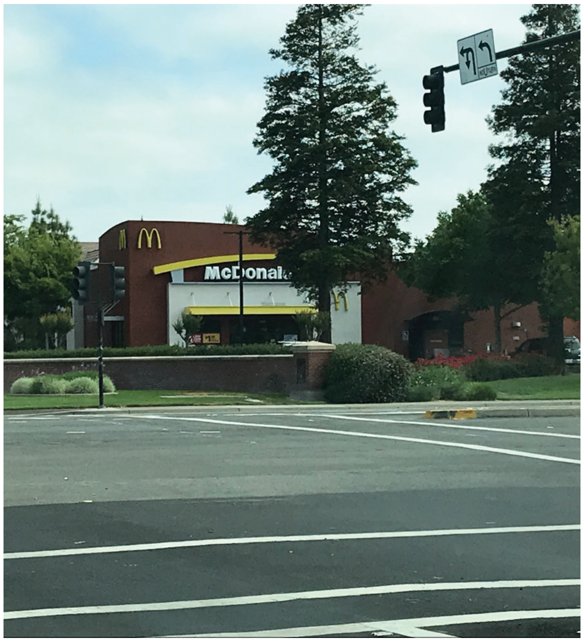
Building Sign / On Current Site

Precedents / Immediate Area

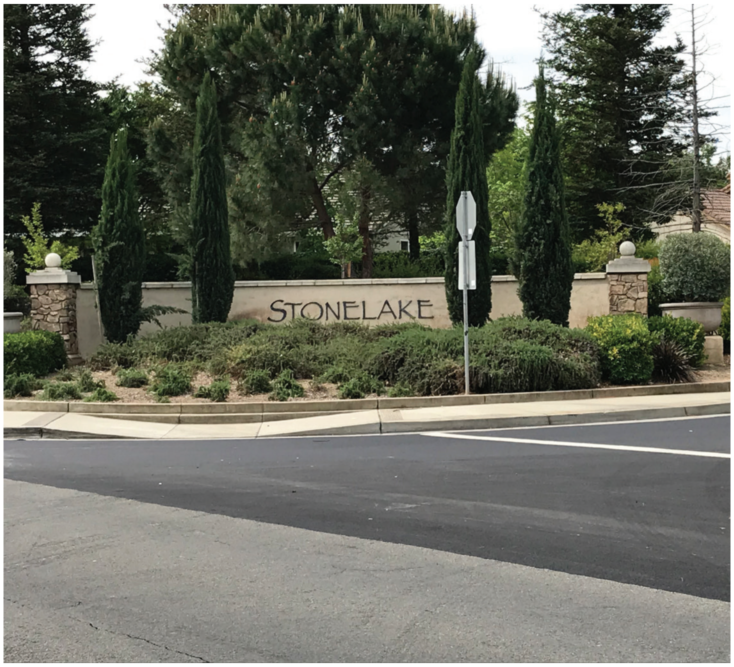
These signs are currently around the project's neighborhood.


Holiday Inn Express & Suites

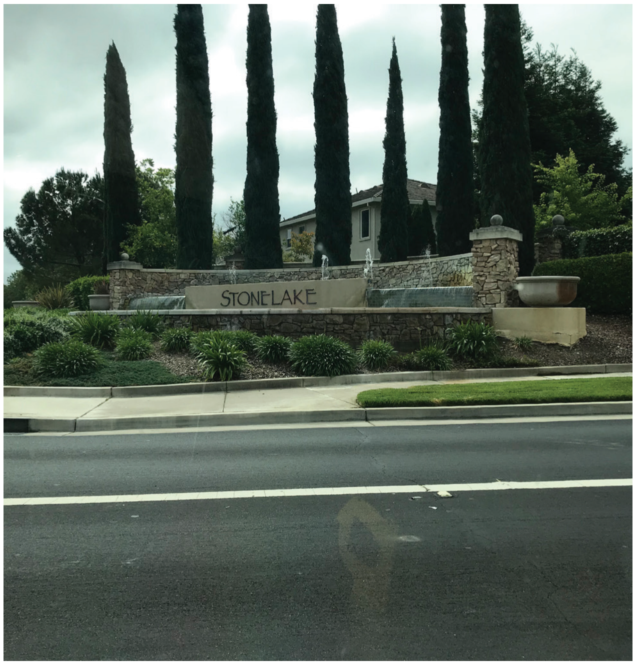
Holiday Inn / Maritime Drive



McDonald's / Elk Grove Blvd & Harbor Point



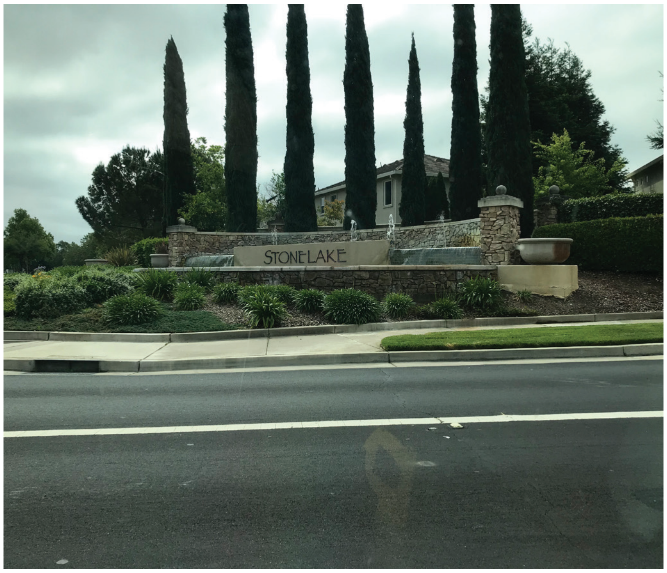
Stonelake Gateway / Elk Grove Blvd



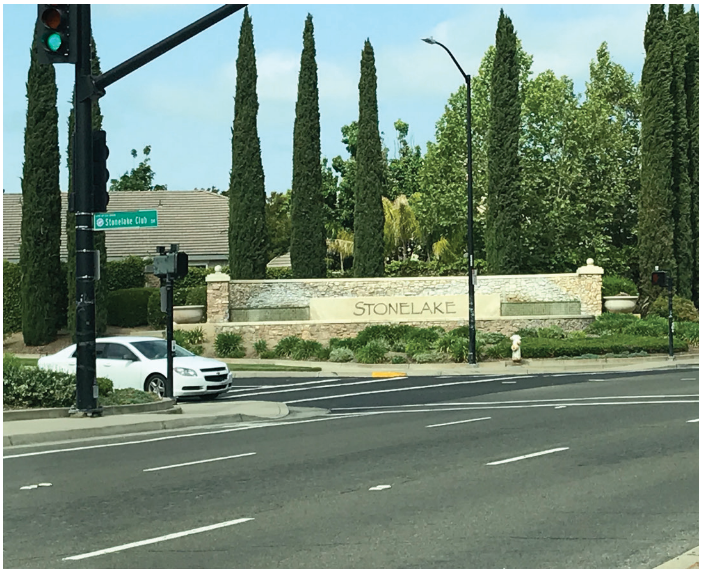
Stonelake Gateway / Elk Grove Blvd

Precedents / Immediate Area

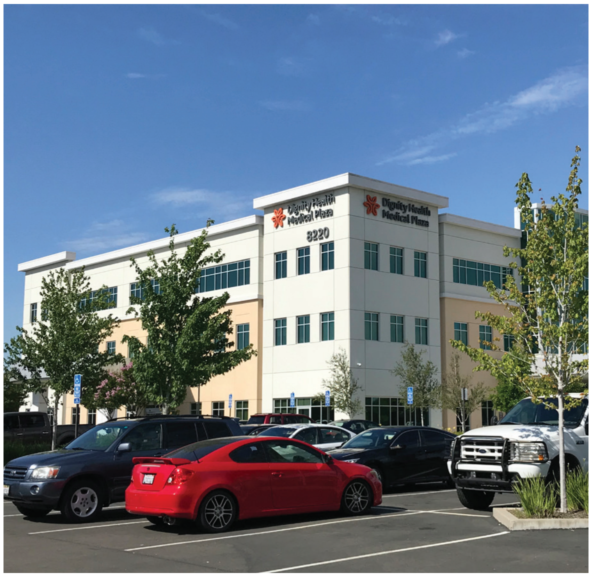
These signs are currently around the project's neighborhood.



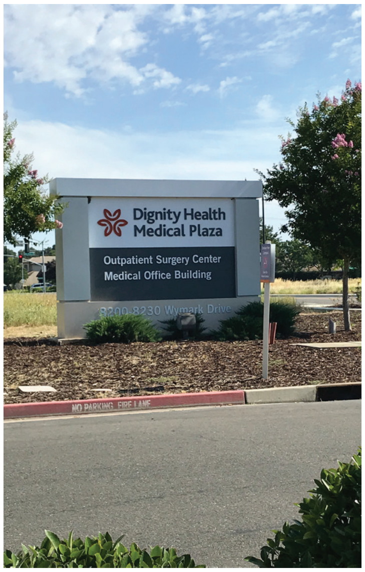
Stonelake Gateway / Elk Grove Blvd


Stonelake Club
STONELAKE

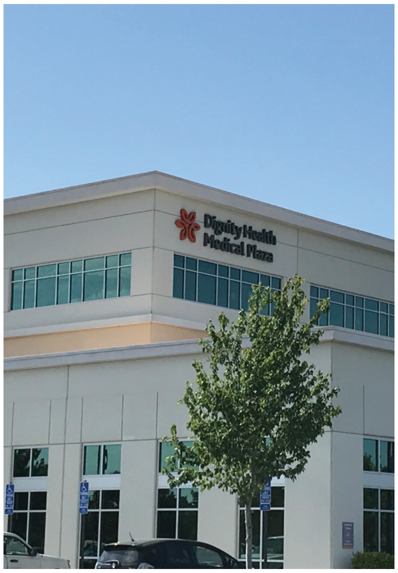
Stonelake Gateway / Elk Grove Blvd


Dignity Health Medical Plaza
8220
Dignity Health Medical Plaza

Dignity Health / North-East Corner
Wymark Dr.

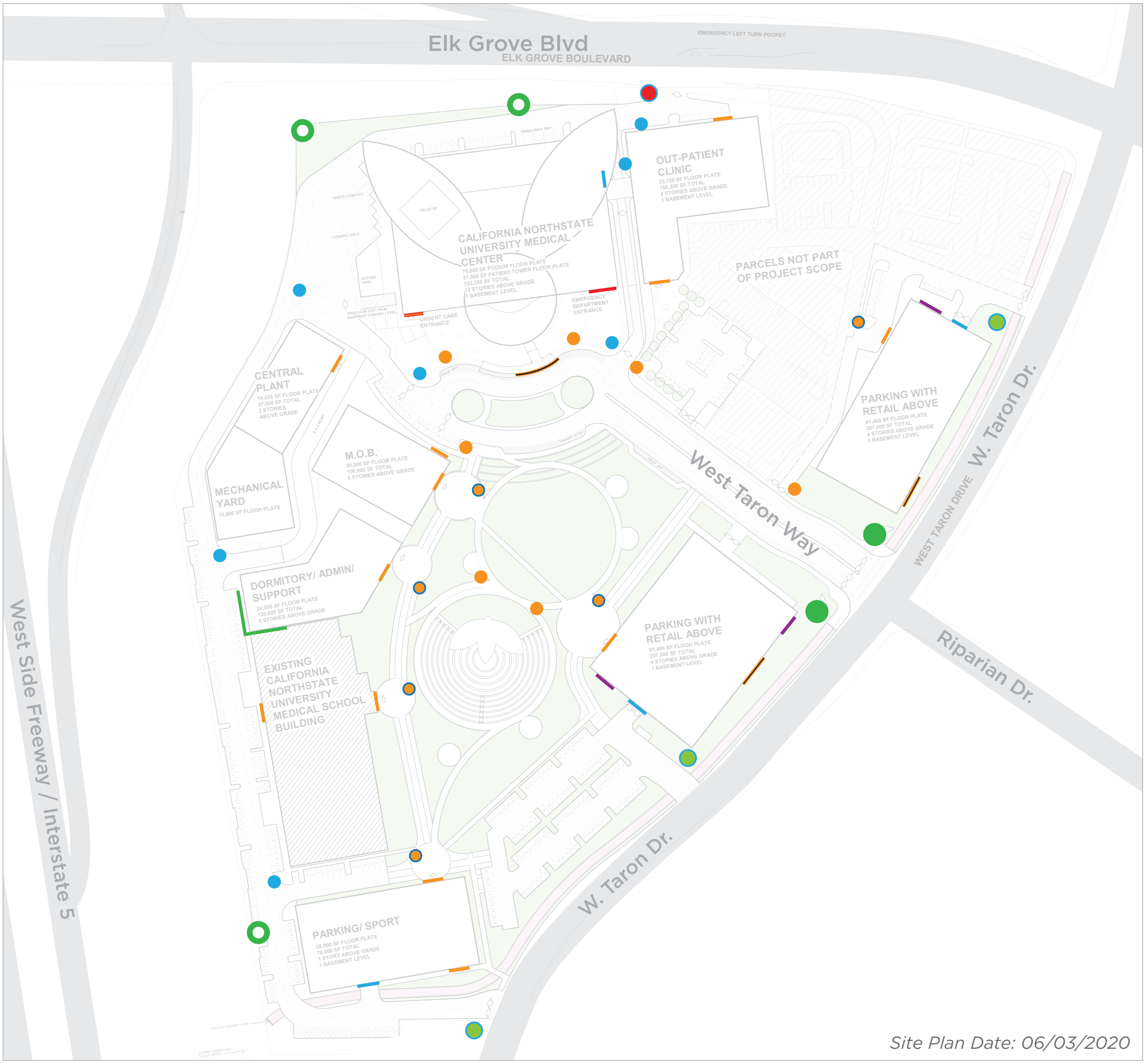

Dignity Health Medical Plaza
Outpatient Surgery Center
Medical Office Building
8200-8230 Wymark Drive
NO PARKING FIRE LANE

Dignity Health / Monument
Wymark Dr.


Dignity Health Medical Plaza

Dignity Health
North-West Corner
Wymark Dr.

Site Plan with Sign Locations


Elk Grove Blvd
ELK GROVE BOULEVARD
EMERGENCY LEFT TURN POCKET
OUT-PATIENT CLINIC
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
URGENT CARE ENTRANCE
EMERGENCY DEPARTMENT ENTRANCE
PARCELS NOT PART OF PROJECT SCOPE
CENTRAL PLANT
MECHANICAL YARD
M.O.B.
DORMITORY/ ADMIN/ SUPPORT
EXISTING CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL SCHOOL BUILDING
PARKING WITH RETAIL ABOVE
PARKING WITH RETAIL ABOVE
PARKING/ SPORT
West Taron Way
W. Taron Dr.
WEST TARON DRIVE
Riparian Dr.
W. Taron Dr.
West Side Freeway / Interstate 5

Site Plan Date: 06/03/2020

Key

Identity Signage

- ○ Pylon Site Signs (existing)
- ● Primary Monuments
- ◉ Secondary Monuments
- ◉ Secondary Monument / ED
- ▬ Building Sign / Site ID
- ▬ Building ID Sign

Wayfinding Signs

- ● Directional Sign (Vehicle)
- ▬ Parking Entry Signs
- ● Directional Sign (Ped)
- ◉ Destination Markers
- ▬ Building Entry Signs
- ▬ Entry Sign / ED & UC
- ▬ Retail Entry Sign

Site Identification Signage

This section covers the ground mounted, freestanding signs proposed for the campus

- Primary Site Identity Pylon Sign
- Secondary Site Identity Pylon Sign
- Primary Site Identity Monuments
- Secondary Monument / Directional
- Site Identity Signage (Building Mounted & Freeway Facing)

Primary Site ID Pylon

Remodel Existing A

The Primary Site Identity Pylon Sign is located on the west side of the site facing Interstate 5 freeway. The existing sign will be remodeled to align with the overall design of the site signage. This sign will provide identification for the medical school and the medical center along with specialty emergency and urgent care facilities.

Site Plan Locations: ○

1. Quantity

a. One exiting sign location

2. Size

a. Max Height: 24′-0″
b. Max Square Footage: 180 sq.ft. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

a. Sign Cabinet: Paint finish, Color TBD
b. Lettering and Graphics: Acrylic letter/graphic forms with translucent color vinyl faces.
c. Sign Base: Natural Concrete, No Finish

5. Colors

a. Sign Cabinet: TBD
b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
c. Sign Base: Natural Concrete color

6. Illumination

a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
b. LED or other energy-efficient lighting source is required
c. Signs edges and backs to contain all light without showing light leaks
d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement

a. Located at the primary entry to the campus
b. Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations

Freestanding signs,
Commercial Integrated Development

Quantity: One sign per site entrance

Sign Size: max. 150 sq.ft.

Max Height: 20 ft.

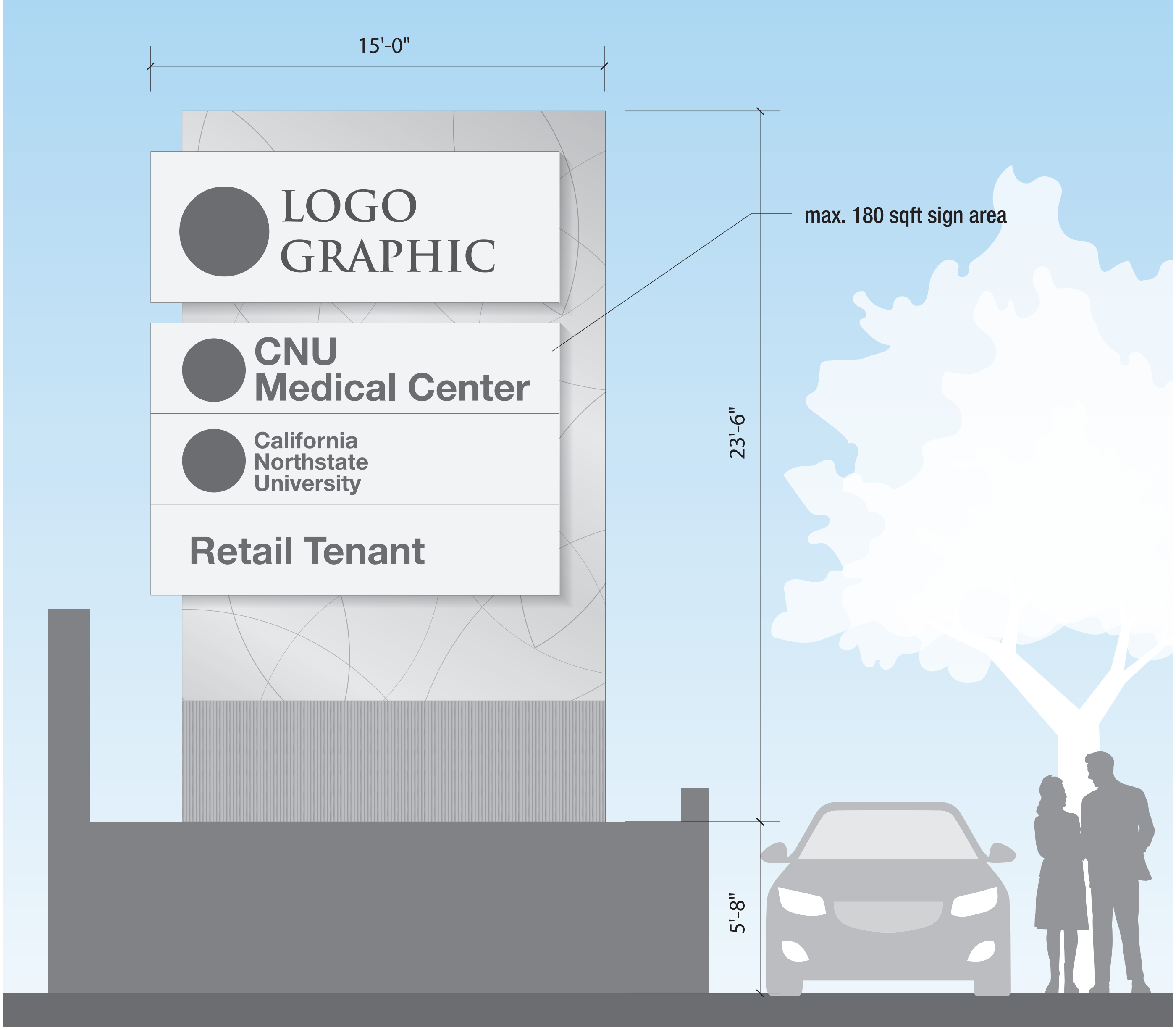
Set Back: 10 ft. from right of way

Requested Variance

None

This is an existing pylon sign on the site. The sign will be remodeled with no additional hight, width or signage area.

Primary Site ID Pylon / Remodel Existing A


15'-0"
LOGO GRAPHIC
CNU Medical Center
California Northstate University
Retail Tenant
max. 180 sqft sign area
23'-6"
5'-8"

HealthPartners
Park Nicollet Clinic
URGENT CARE
6000

MACQUARIE UNIVERSITY
HOSPITAL & CLINIC
Main Entry
Parking P

Secondary Site ID Pylon

Remodel Existing B&C

The Secondary Site Identity Pylon Sign are located on the north side of the site along Elk Grove Boulevard. The existing signs will be remodeled to align with the overall design of the site signage. This sign will provide identification for the medical school and the medical center along with specialty emergency and urgent care facilities.

Site Plan Locations: ○

1. Quantity

- **a.** Two exiting sign location

2. Size

- **a.** Max Height: 24′-0″
- **b.** Max Square Footage: 160 sq.ft. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

- **a.** Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
- **b.** Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

- **a.** Sign Cabinet: Paint finish, Color TBD
- **b.** Lettering and Graphics: Acrylic letter/graphic forms with translucent color vinyl faces.
- **c.** Sign Base: Natural Concrete, No Finish

5. Colors

- **a.** Sign Cabinet: TBD
- **b.** Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
- **c.** Sign Base: Natural Concrete color

6. Illumination

- **a.** Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Signs edges and backs to contain all light without showing light leaks
- **d.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement

- **a.** Located at the primary entry to the campus
- **b.** Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations

Freestanding signs,
Commercial Integrated Development

Quantity: One sign per site entrance

Sign Size: max. 150 sq.ft.

Max Height: 20 ft.

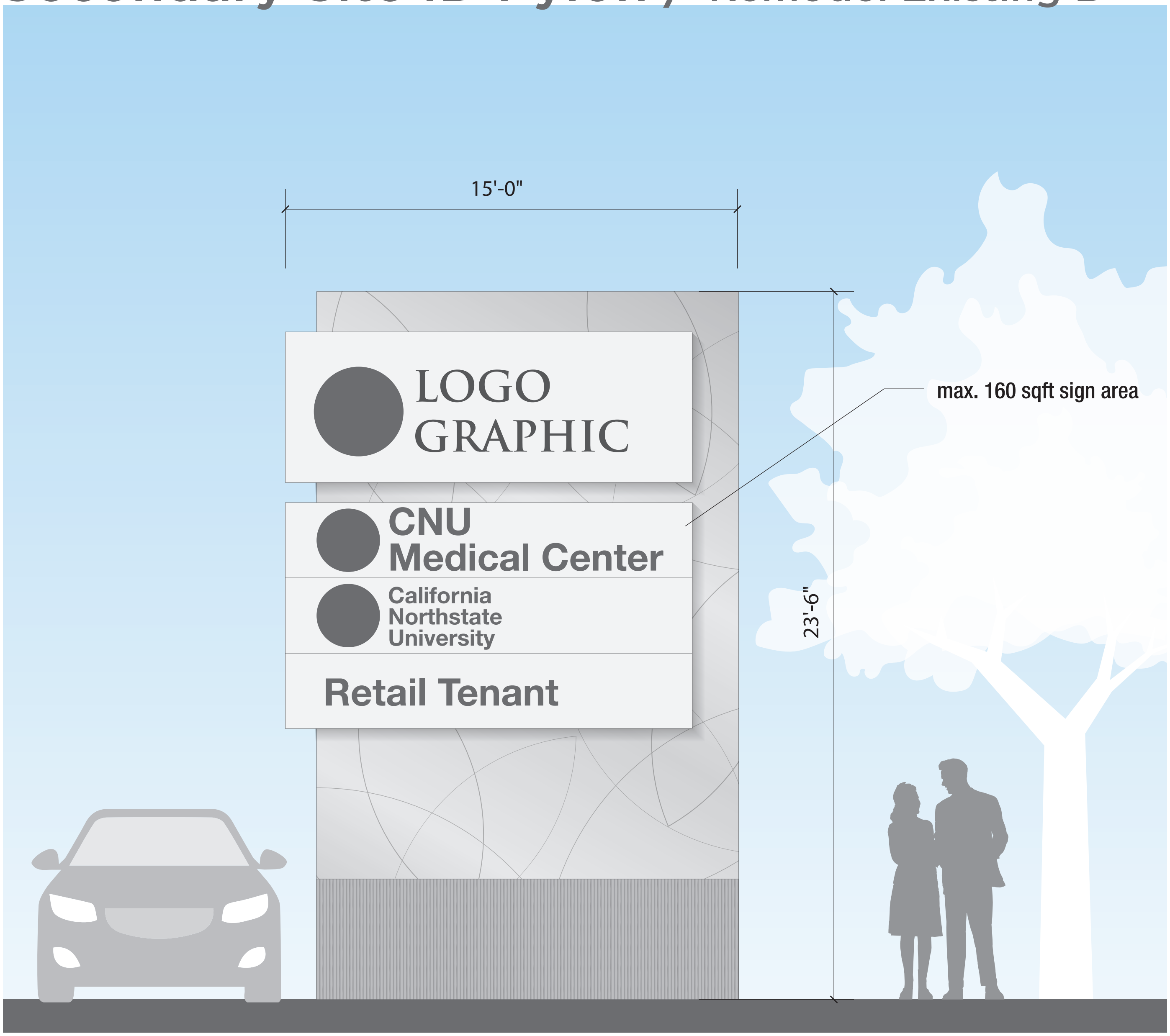
Set Back: 10 ft. from right of way

Requested Variance

None

These are existing pylon signs on the site. The sign will be remodeled with no additional hight, width or signage area.

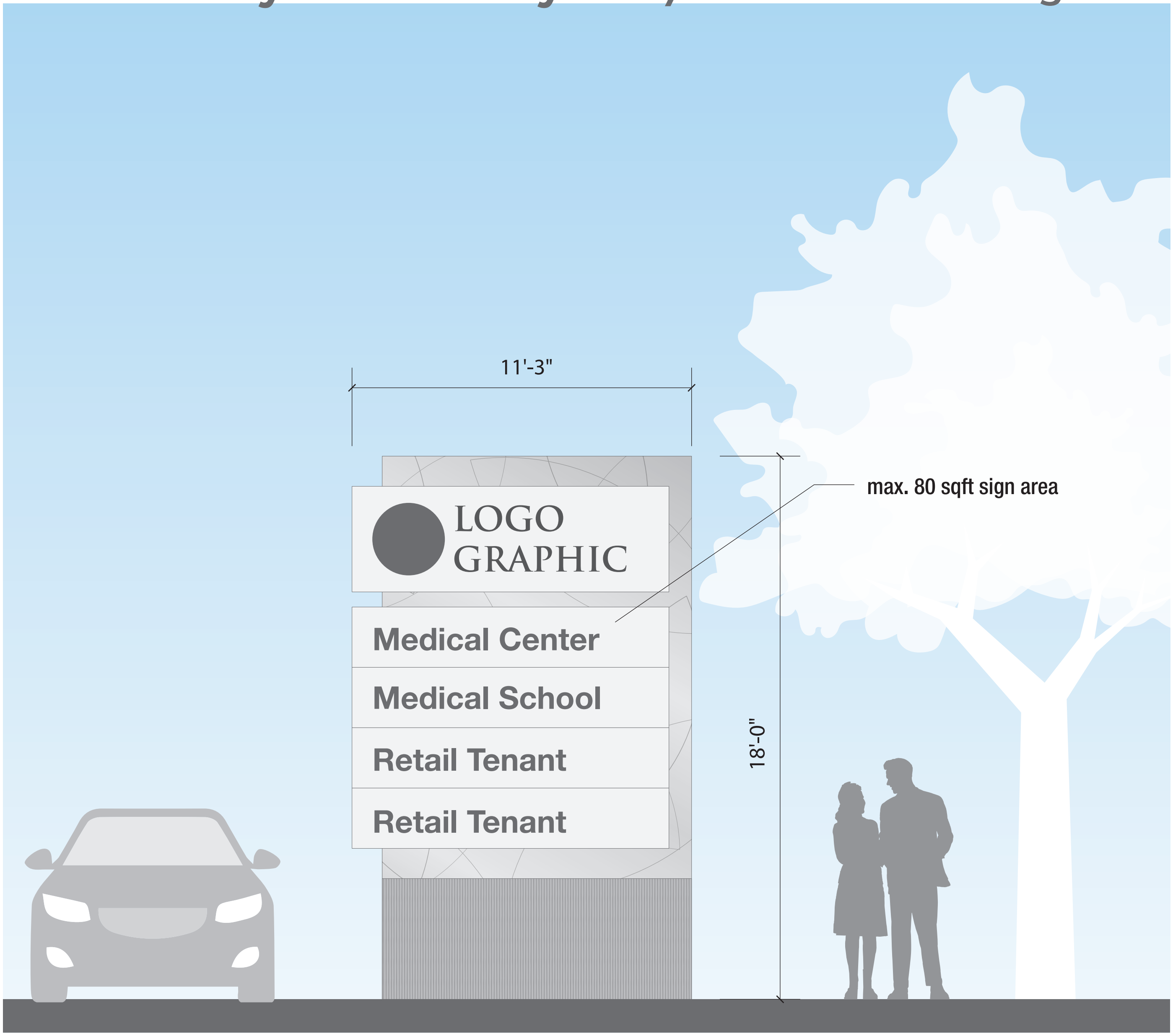
Secondary Site ID Pylon / Remodel Existing B


15'-0"
LOGO
GRAPHIC
CNU
Medical Center
California
Northstate
University
Retail Tenant
max. 160 sqft sign area
23'-6"

GERDAU
CHARLOTTE MILL

THE VILLAGE
Palms
31 SHIRLEY ROAD
PREMIUM
RESTHOME
HOSPITAL
SERVICED APARTMENTS

Secondary Site ID Pylon / Remodel Existing C


11'-3"
max. 80 sqft sign area
LOGO GRAPHIC
Medical Center
Medical School
Retail Tenant
Retail Tenant
18'-0"

Norfolk General Hospital
H
Norfolk General Hospital
ANNIVERSARY CELEBRATIONS
JUNE6 PARK PLACE
Emergency

Springs MEMORIAL HOSPITAL
Springs Memorial Hospital
EMERGENCY
Admissions
Health Information Management
Outpatient Procedures
Outpatient Registration
Visitors Parking

101
Tulip Street
Eversady Partitions
Pak Technologies
LynchPrint

Primary Hospital Monument

Replace Existing Monument

The Primary Hospital Monument Signs will be located at the primary site entrance at the intersection of West Taron Drive and West Taron Way. These signs will provide identification for the Medical Center along with specialty Emergency and Urgent Care facilities. The signs will be situated at street level for pedestrian and vehicular traffic.

Site Plan Locations: 🟢

1. Quantity

- **a.** One sign located on northern corner of the primary site entrance.

2. Size

- **a.** Max Height: 10′-0″
- **b.** Max Square Footage: 50sq.ft. per sign (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

- **a.** Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
- **b.** Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

- **a.** Sign Cabinet: Paint finish, Color TBD
- **b.** Lettering and Graphics: Acrylic letter/graphic forms with translucent color vinyl faces.
- **c.** Sign Base: Natural Concrete, No Finish

5. Colors

- **a.** Sign Cabinet: TBD
- **b.** Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
- **c.** Sign Base: Natural Concrete color

6. Illumination

- **a.** Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Signs edges and backs to contain all light without showing light leaks
- **d.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement

- **a.** Located at the primary entry to the hospital site
- **b.** Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations

Freestanding signs, Integrated Development

Quantity: 1 per project entrance

Sign Size: 50 sq.ft. per sign

Max Height: 10 ft.

Set Back: 10 ft.; measured from back of the public right-of-way

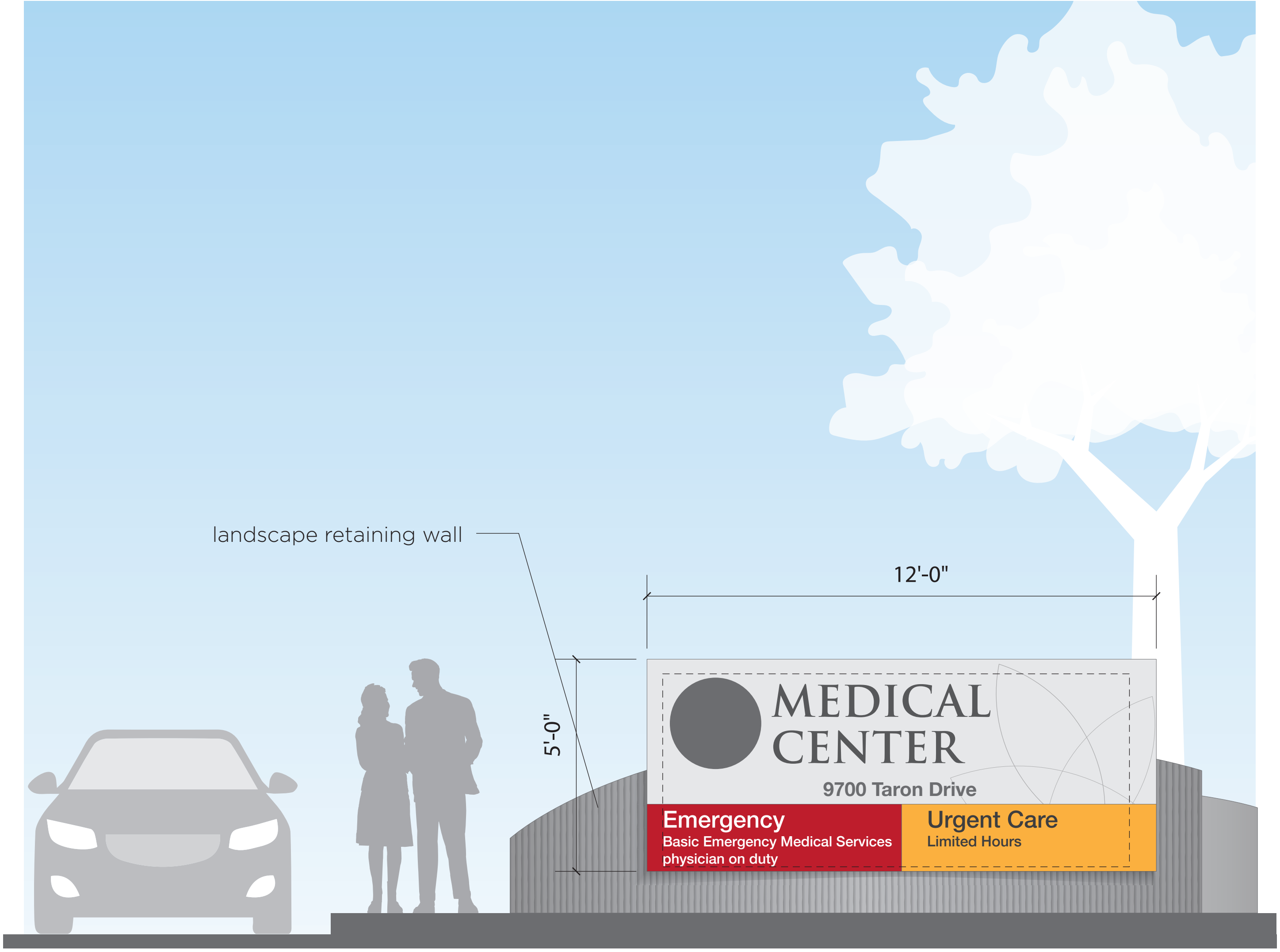
---

Requested Variance

This sign replaces an existing sign at that location.

The Medical School and Medical Center share the primary entrance at West Taron Drive and West Taron Way. One (1) Additional primary monument sign at the main campus entry for a total of two (2)

Primary Hospital Monument


landscape retaining wall
12'-0"
5'-0"
MEDICAL
CENTER
9700 Taron Drive
Emergency
Basic Emergency Medical Services
physician on duty
Urgent Care
Limited Hours

Examples

El Camino Hospital
THE HOSPITAL OF SILICON VALLEY

Existing sign at location

Primary School Campus Monument

The Primary Campus Monument Signs will be located at the primary campus entrance at the intersection of West Taron Drive and West Taron Way. These signs will provide identification for the medical school campus. The signs will be situated at street level for pedestrian and vehicular traffic.

Site Plan Locations: ●

1. Quantity

a. One sign located on southern corner of the primary campus entrance.

2. Size

a. Max Height: 10′-0″

b. Max Square Footage: 50 sq.ft. per sign (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.

b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

a. Sign Cabinet: Paint finish, Color TBD

b. Lettering and Graphics: Acrylic letter/graphic forms with translucent color vinyl faces.

c. Sign Base: Natural Concrete, No Finish

5. Colors

a. Sign Cabinet: TBD

b. Lettering and Graphics: CNU Brand Colors, Sign Base: Natural Concrete color

6. Illumination

a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots

b. LED or other energy-efficient lighting source is required

c. Signs edges and backs to contain all light without showing light leaks

d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement

a. Located at the primary entry to the campus

b. Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations

Freestanding signs, Integrated Development

Quantity: 1 per project entrance

Sign Size: 50 sq.ft. per sign

Max Height: 10 ft.

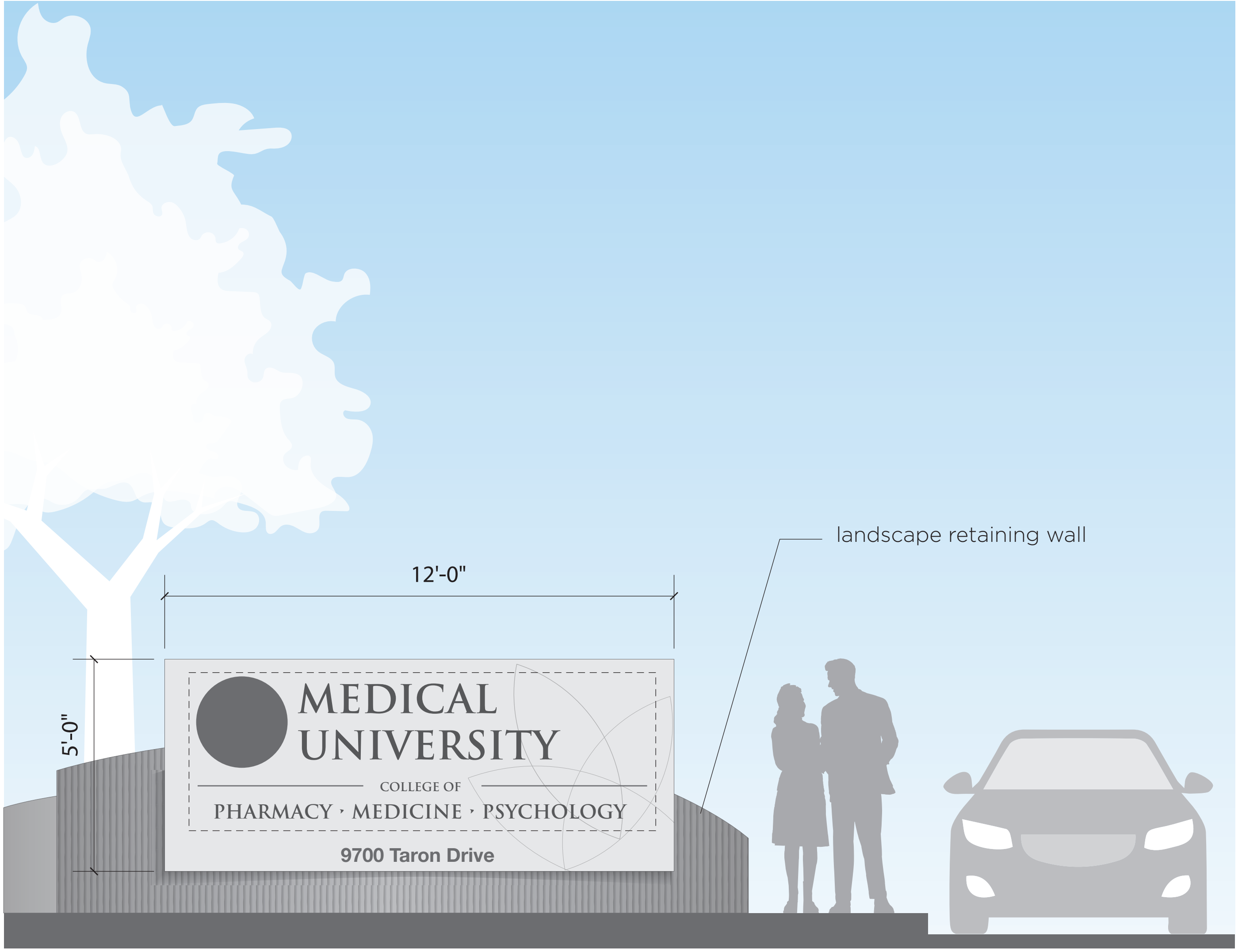
Set Back: 10 ft.; measured from back of the public right-of-way

---

Requested Variance

The Medical School and Medical Center share the primary entrance at West Taron Drive and West Taron Way. One (1) Additional primary monument sign at the main campus entry for a total of two (2)

Primary School Campus Monument



landscape retaining wall
12'-0"
5'-0"
MEDICAL UNIVERSITY
COLLEGE OF
PHARMACY · MEDICINE · PSYCHOLOGY
9700 Taron Drive

Examples

Secondary Monument / Directional

The Site Entry Markers will be located at each campus entrance except for the primary campus entrance. Most will be along West Taron Drive with one located at the ambulance entrance on Elk Grove Boulevard. These signs will identify particular campus entrances and provide directional information to other entrances and facilities. The signs will be situated at street level for pedestrian and vehicular traffic.

Site Plan Locations: 🟢

1. Quantity

- **a.** 5 signs for entire campus

2. Size

- **a.** Max Height: 6′-0″
- **b.** Max Square Footage: 36 sq.ft. per sign (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

- **a.** Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
- **b.** Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

- **a.** Sign Cabinet: Paint finish, Color TBD
- **b.** Lettering and Graphics: Acrylic letter/graphic forms with translucent color vinyl faces.
- **c.** Sign Base: Natural Concrete, No Finish

5. Colors

- **a.** Sign Cabinet: TBD
- **b.** Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
- **c.** Sign Base: Natural Concrete color

6. Illumination

- **a.** Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Signs edges and backs to contain all light without showing light leaks
- **d.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement

- **a.** Located at the five (5) secondary campus entrances.
- **b.** Situated at ground level and perpendicular to vehicular traffic.

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional Signs

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

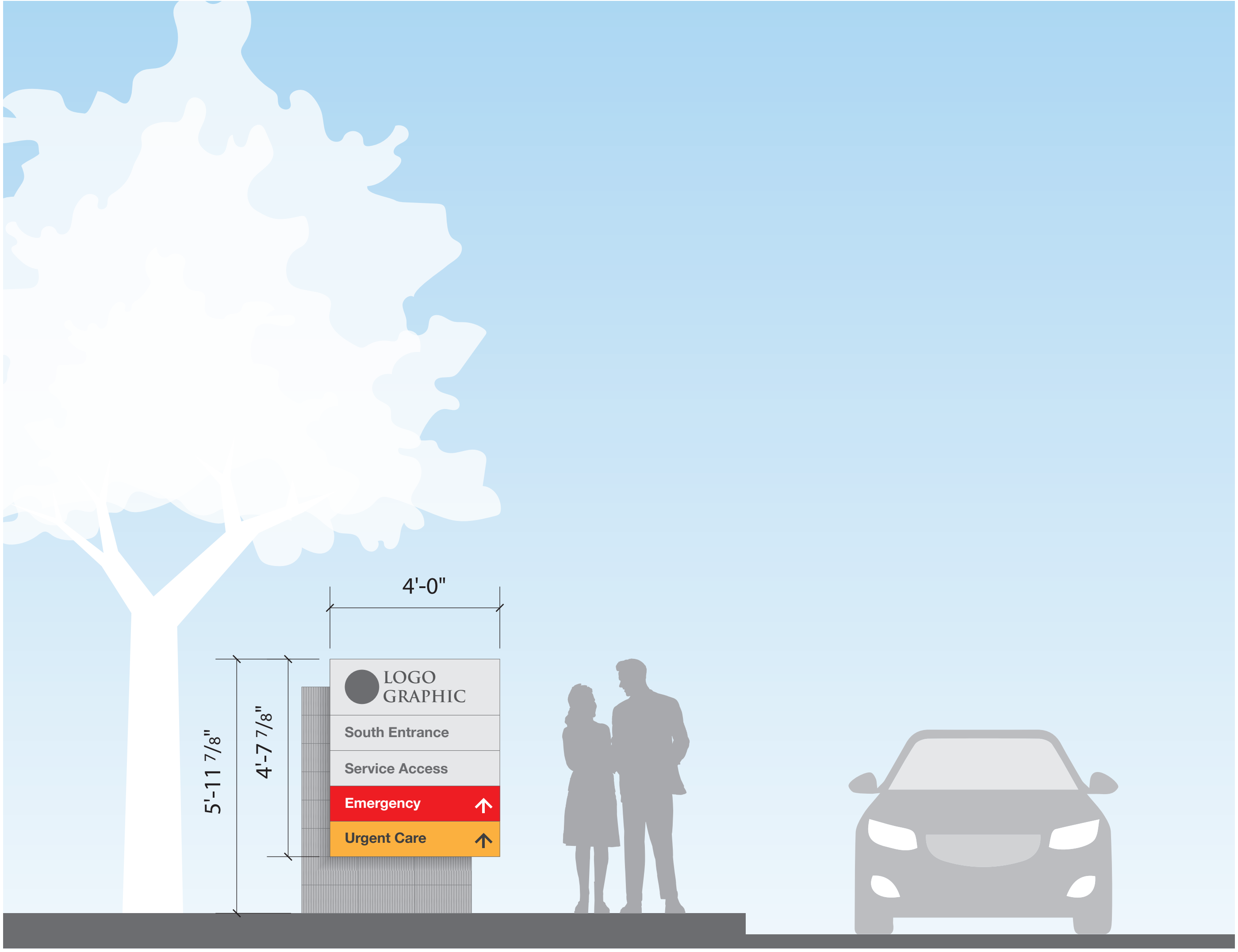
Max Height: 6′-0″

Note: No advertising allowed

Requested Variance

None

Secondary Monument / Directional


4'-0"
5'-11 7/8"
4'-7 7/8"
LOGO GRAPHIC
South Entrance
Service Access
Emergency
Urgent Care

Examples

YARRABILBA
SALES & INFORMATION CENTRE
CAR PARK

GOODYEAR
CINCINNATI REDS PLAYER DEVELOPMENT COMPLEX

6041
100 Fannie Mae
Mortgage Help Center
200

MERCY
MEDICAL CENTER
EMERGENCY
Chest Pain
Hall-Perrine Cancer Center
Hospital Entrance
Parking

Site Identity / Building Sign

Freeway Facing

The Brand Identity Freeway Facing Sign is a large scale sign with high visibility designs to communicate the corporate brand and ownership of the building and campus to the vehicular traffic along the adjacent freeway.

Site Plan Locations: 🟩

1. Description

- **a.** Sign is composed of individual dimensional letterforms and graphic elements
- **b.** Sign is limited to the corporate brand wordmark or logo artwork; tag lines or slogans are not allowed

2. Quantity

- **a.** Two sign for campus

3. Size

- **a.** Sign is limited to 200 square feet each. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials

- **a.** Sign elements to be fabricated aluminum cans with acrylic faces

5. Finishes

- **a.** Sign Cans: Painted returns and backs
- **b.** Sign Faces: Translucent white acrylic with Day/Night translucent vinyl on front face.

6. Colors

- **a.** Sign Cans: Dark gray, returns and backs
- **b.** Letterform Faces: Dark gray during the day and white at night.
- **c.** Graphic Element Faces: Brand Colors, TBD

7. Illumination

- **a.** Individual letterforms and graphic elements are to be internally illuminated, with even light distribution and no hot spots
- **b.** Each letterform and graphic element shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.
- **c.** LED or other energy-efficient lighting source is required
- **d.** Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
- **e.** Sign can edges and backs to contain all light without showing light leaks
- **f.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** The sign is to be mounted on the parapet of the building facing the adjacent freeway.
- **b.** Two signs will be located at the corner of the building to capture viewing from two directions along the freeway.
- **c.** A sign may not project above the wall on which it is located
- **d.** Signs must be attached to, and parallel to, the building facade.

City of Elk Grove / Sign Regulations

Building Signs, Office & Industrial Zone Districts

Quantity: 1 per public frontage (additional signs allowed for each public frontage if accumulated sq. footage does not exceed allowable.)

Max Sign Size: 1 sq.ft. for every lineal foot of public frontage. Not to exceed 150 sq.ft.

Max Height: Roof line

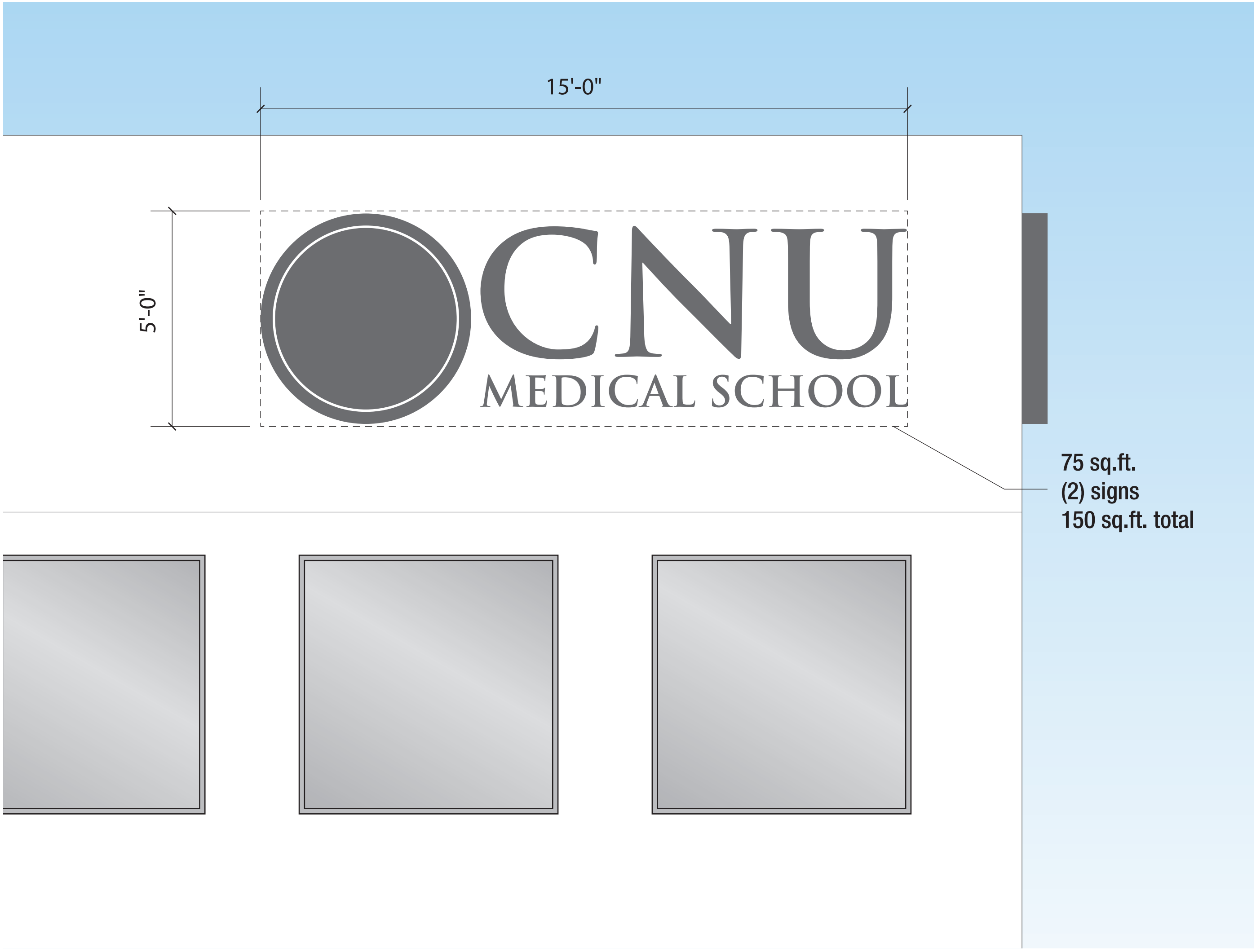
Requested Variance

Increase signage area for visability from freeway corridor.

Building Frontage is 122 ft.

Requesting additional 28 sq.ft. of sign area to make a total of 150 sq.ft of sign area.

Site Identity / Building Sign / Freeway Facing


15'-0"
5'-0"
CNU
MEDICAL SCHOOL

75 sq.ft.
(2) signs
150 sq.ft. total

Examples

Sutter Health
Sutter Medical Center

Los Angeles Times

Building Identity Signage

This section covers the building mounted signs proposed for the campus

- Building Sign / Primary Site Identity
- Secondary Building Identity Signage
- Building Name & Number

Building Sign / Primary Identity

The Primary Identity Sign is a large scale sign with high visibility designs to communicate the corporate brand and ownership of the building.

Site Plan Locations: ▬

1. Description

- **a.** Sign is composed of individual dimensional letterforms and graphic elements
- **b.** Sign is limited to the tenant's word-mark or logo artwork; tag lines or slogans are not allowed

2. Quantity

- **a.** One sign for the building

3. Size

- **a.** Signs shall be limited to 1000 sq.ft.. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
- **b.** Maximum cap height shall be limited to 48 inches

4. Materials

- **a.** Sign Cans: fabricated aluminum cans with acrylic faces and applied vinyl

5. Finishes

- **a.** Sign Cans: Painted returns and backs
- **b.** Sign Faces: Translucent white acrylic with Day/Night vinyl on front face

6. Colors

- **a.** Sign Cans: Dark gray, returns and backs
- **b.** Letterform Faces: Dark gray during the day and white at night.

7. Illumination

- **a.** Individual letterforms and graphic elements are to be internal illuminated, with even light distribution and no hot spots
- **b.** Each letterform and graphic element shall be individually placed and electrified directly to the building marquee without a continuous sign box or visible raceway.
- **c.** LED or other energy-efficient lighting source is required
- **d.** Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
- **e.** Sign can edges and backs to contain all light without showing light leaks
- **f.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs must be attached to, and parallel to, the building facade. A sign may not project above the wall on which it is located

---

City of Elk Grove / Sign Regulations

Building Signs, Office & Industrial Zone Districts

Quantity: 1 per public frontage (additional signs allowed for each public frontage if accumulated sq. footage does not exceed allowable.)

Max Sign Size: 1 sq.ft. for every lineal foot of public frontage. Not to exceed 150 sq.ft.

Max Height: Roof line

Note: Buildings over seventy-five thousand (75,000 ft2) square feet may exceed the maximum signage total through a major design review approval issued pursuant to EGMC Chapter 23.16.

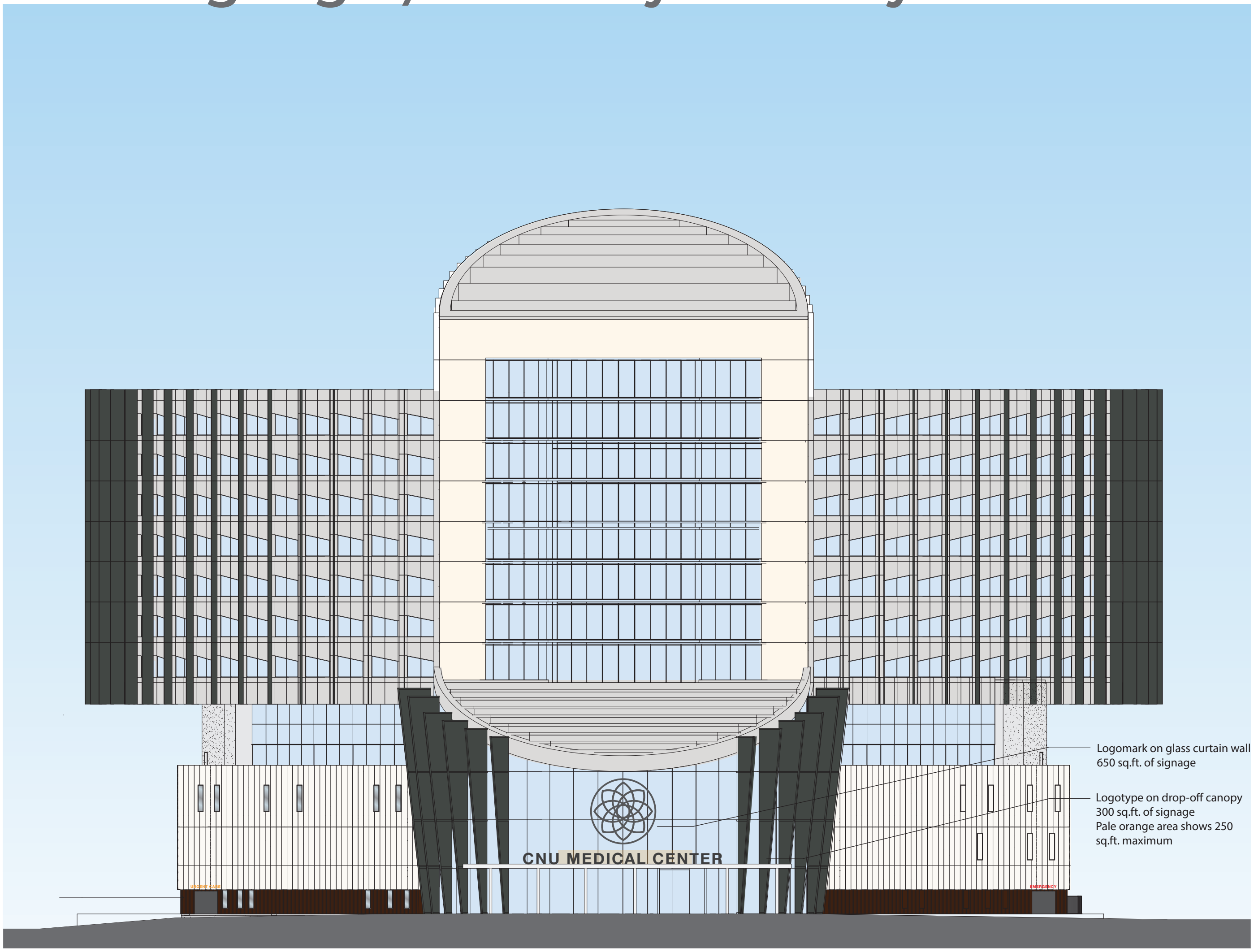
Requested Variance

The building exceeds the 72,000 sq.ft.. to allow a variance of signage area

Due to the large scale of the building, large scale signage is visually appropriate.

Requesting additional 850 sq.ft. of sign area above the 150 sq.ft. maximum.

Building Sign / Primary Identity


CNU MEDICAL CENTER
URGENT CARE
EMERGENCY

Logomark on glass curtain wall
650 sq.ft. of signage

Logotype on drop-off canopy
300 sq.ft. of signage
Pale orange area shows 250
sq.ft. maximum

South Elevation

Examples

Cincinnati Children's
Cincinnati Children's

Secondary Building Identity Signs

Building Signs reside above the first floor window line of the building and serves to identify the building to the general public. These signs are to be mounted on the building in a locations that are close to the edge of the building, facing directions that are visible to the general public.

Site Plan Locations: ▬

1. Description

- **a.** Sign is composed of individual reverse pan channel letterforms, numbers, and/or graphics, pin mounted off building surface
- **b.** Signs are to be limited to the building name or logo artwork; tag lines or slogans are not allowed

2. Quantity

- **a.** Maximum of two signs per building

3. Size

- **a.** Maximum 75 sq,ft.
  (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
- **b.** Allowable, accumulative sign area is equal to 1 sq.ft. for every lineal foot of building frontage.
- **c.** Limited to accumulated 150 sq.ft. max.

4. Materials

- **a.** Sign letters/numbers to be fabricated aluminum cans

5. Finishes

- **a.** Letters/numbers to be painted on all sides

6. Colors

- **a.** Sign color to contrast with the color of the building where it is located. Color to be light gray on a dark background or dark gray on a light background

7. Illumination

- **a.** Individual letters /numbers are to have internal halo illumination, with even light distribution all round edges with no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Each letter and/or logo shall be individually placed and electrified directly to the building facade without a continuous sign box or visible raceway
- **d.** Signs edges and sides to contain all light without showing light leaks
- **e.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs are to be placed above the first floor window line of the building
- **b.** Signs must be attached to, and parallel to, the building facade. A sign may not project above the building wall.

City of Elk Grove / Sign Regulations

Building Signs, Office & Industrial Zone Districts

Quantity: 1 per public frontage (additional signs allowed for each public frontage if accumulated sq. footage does not exceed allowable.)

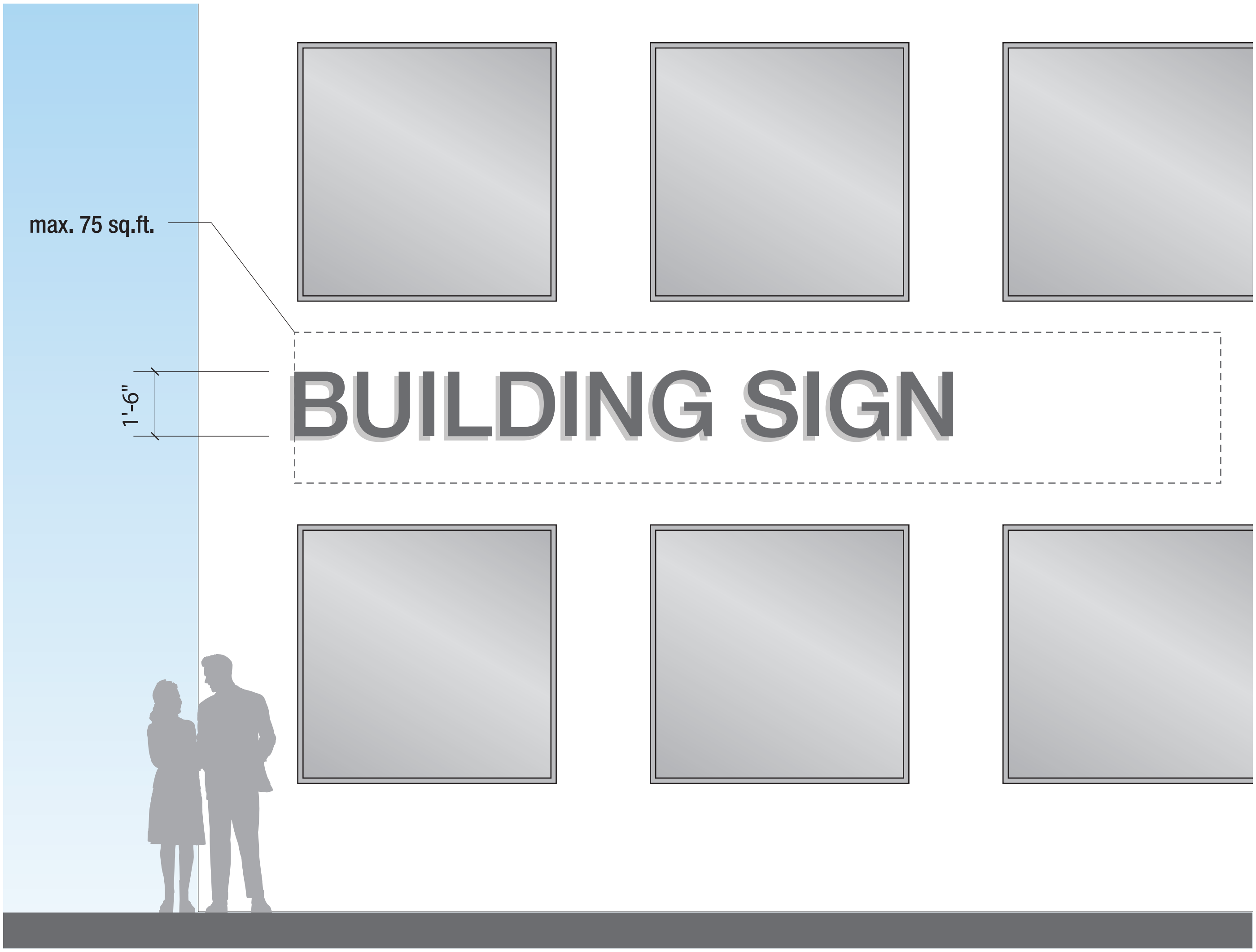
Max Sign Size: 1 sq.ft. for every lineal foot of public frontage. Not to exceed 150 sq.ft.

Max Height: Roof line

Requested Variance

None

Secondary Building Identity Signs


max. 75 sq.ft.
1'-6"
BUILDING SIGN

Examples

Chesterfield
College

Building Name & Numbers

These signs are used to communicate the street address or on-campus identity number/letter of the building. These signs are intended to be highly visible for not only visitor wayfinding but for City Emergency Services.

Site Plan Locations: not located on site plan

1. Description

- **a.** Sign is composed of individual reverse pan channel letterforms or numbers, pin mounted to building surface
- **b.** Sign is limited to letterforms or numbers

2. Quantity

- **a.** One sign per building.

3. Size

- **a.** Capitol Height: Minimum 12″, maximum 24″

4. Materials

- **a.** Sign letters/numbers to be fabricated aluminum cans

5. Finishes

- **a.** Letters/numbers to be painted on all sides

6. Colors

- **a.** Sign color to contrast with the color of the building where it is located ie. Light Gray on a dark background or Dark Gray on a light background

7. Illumination

- **a.** Individual letters/numbers are to have internal halo illumination, with even light distribution all round edges with no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Each letter/number shall be individually placed and electrified directly to the building facade without a continuous sign box or visible raceway
- **d.** Signs edges and sides to contain all light without showing light leaks
- **e.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs are to be placed at parapet level of the building
- **b.** Signs must be attached to, and parallel to, the building. The sign may not project above the top of the building

City of Elk Grove / Sign Regulations

Regulations unknow

Quantity: not specified

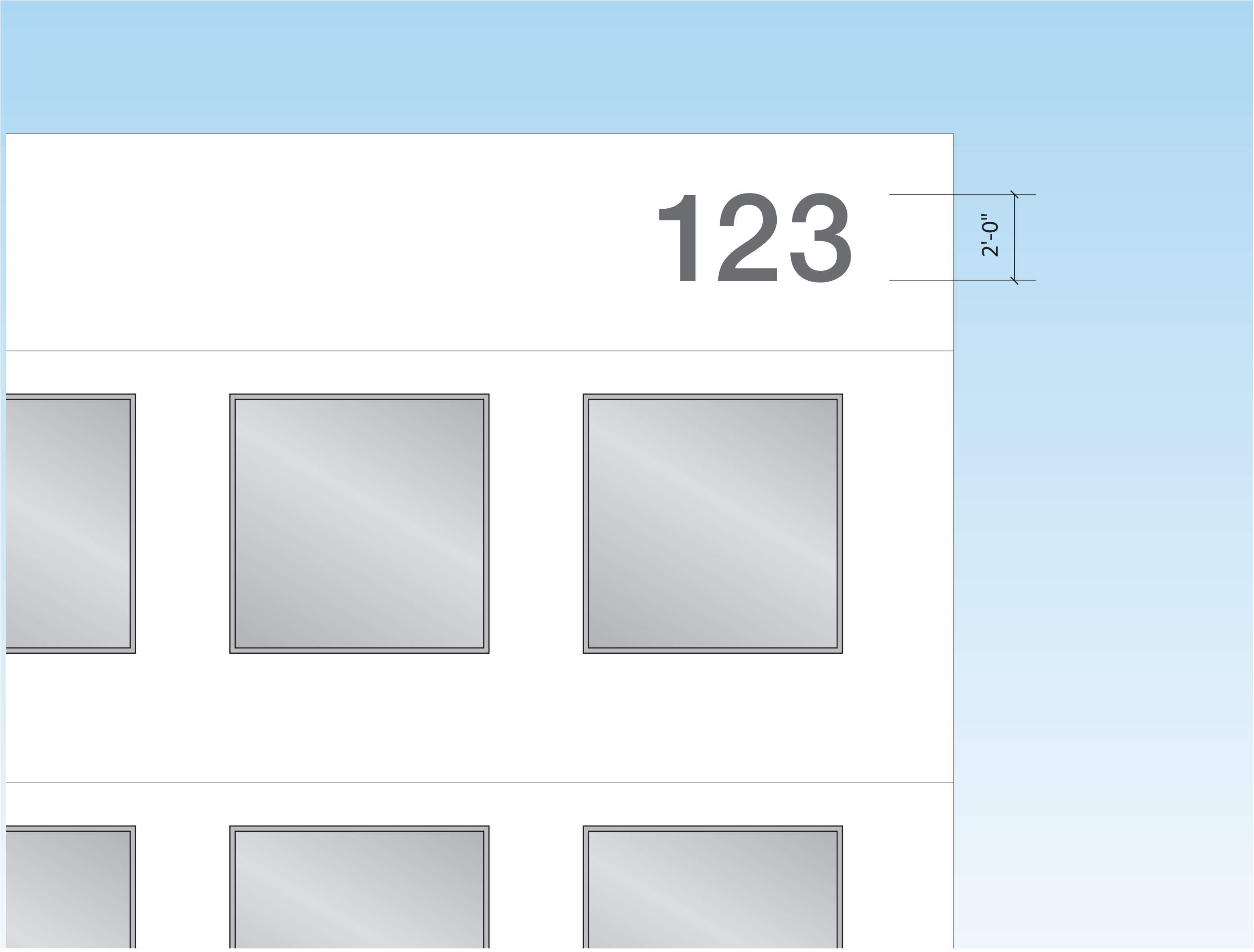
Max Sign Size: not specified

Max Height: not specified

Requested Variance

None

Building Name & Numbers



Examples

Vehicular Wayfinding & Regulatory Signs

This section covers signage specifically for identifying and regulating the various parking facilities on campus.

- Vehicular Directional Signage
- Garage Entry Signage (Wall Mounted)
- Parking Information Signage
- Vehicular Regulatory Signage

Vehicular Directional Signage

Vehicular Directionals will only be within the campus property and located along the vehicular paths/ roads. These signs will provide directional information to buildings and facilities. The signs will be situated at ground level for vehicular traffic.

Site Plan Locations: ●

1. Quantity

a. Ten (10) signs for entire campus

2. Size

a. Max Height: 6′-0″

b. Max Square Footage: 36 sq.ft. per sign (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

a. Sign Cabinet: Fabricated from aluminum

b. Lettering & Graphics: Vinyl

c. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

a. Sign Cabinet: Paint finish, Color TBD

b. Lettering & Graphics: Reflective Vinyl

c. Sign Base: Natural Concrete, No Finish

5. Colors

a. Sign Cabinet: TBD

b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange

c. Sign Base: Natural Concrete color

6. Illumination

a. Externally illuminated with ambient landscape lighting and by vehicle headlights.

7. Placement

a. Located at ten locations along inner-campus roadways.

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

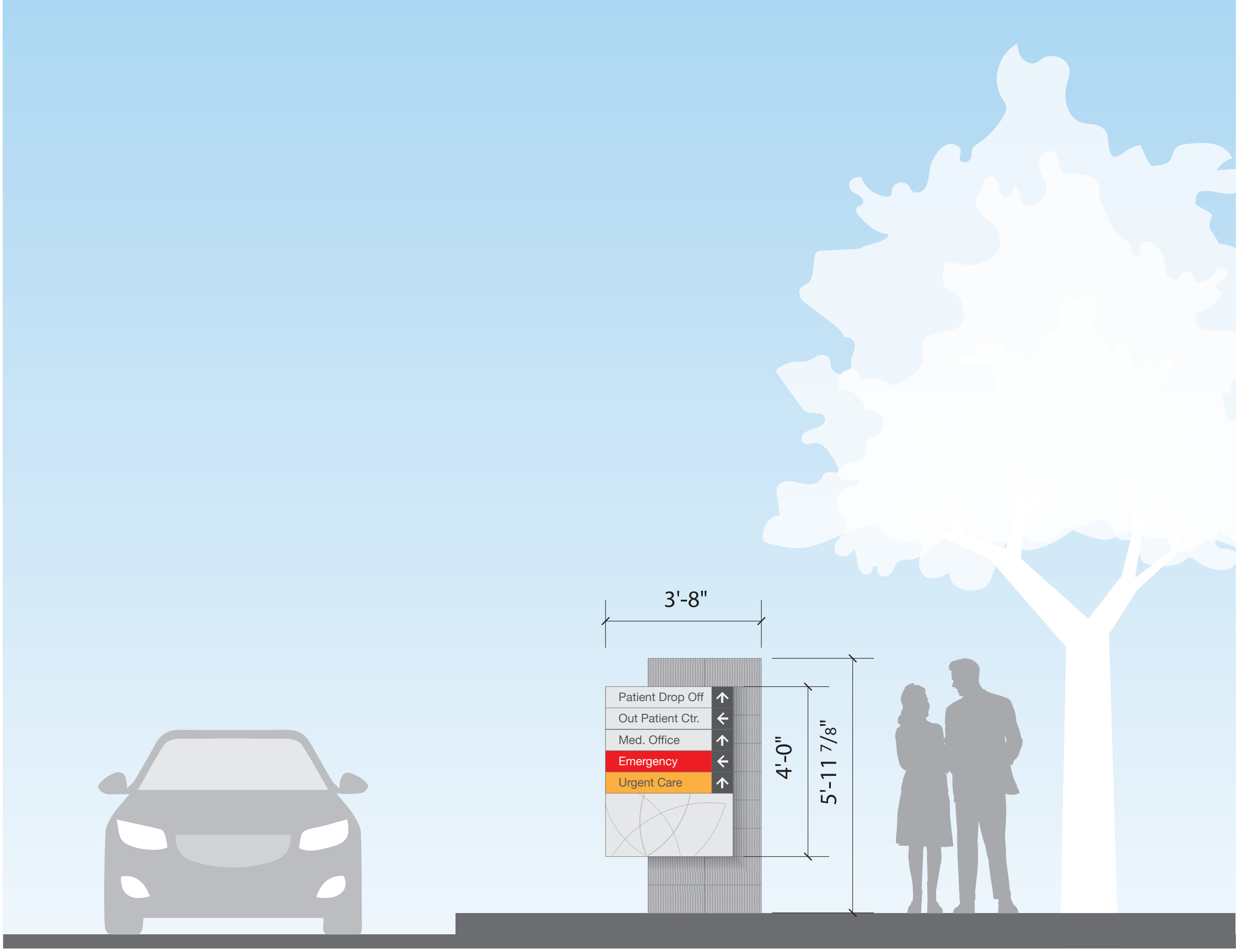
Note: No advertising allowed

Requested Variance

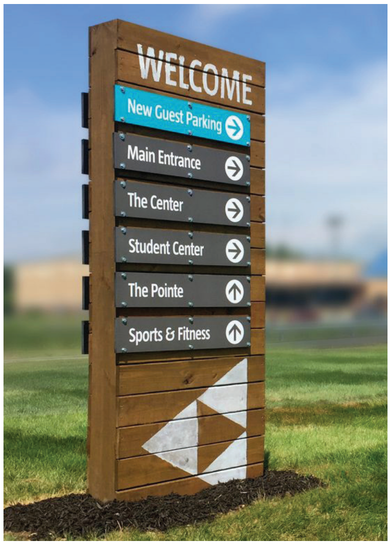
None:

This sign is a directional sign in the vehicular wayfinding system.

Vehicular Directional Signage


3'-8"
Patient Drop Off ↑
Out Patient Ctr. ←
Med. Office ↑
Emergency ←
Urgent Care ↑
4'-0"
5'-11 7/8"

Examples


WELCOME
New Guest Parking
Main Entrance
The Center
Student Center
The Pointe
Sports & Fitness

VIRGINIA HOSPITAL CENTER
A →
Main Hospital
B →
Medical Offices B
C →
Women & Infant
↑
Medical Offices C
Oncology
Parking C
→ EMERGENCY

Overflow Parking
P
←
Thanks
For Visiting

Parking Garage Entry Signs

Parking Entry Signs are located above the vehicular entrances to the parking facility to provide identification as a wayfinding destination.

Site Plan Locations: ▬

1. Description

- **a.** These signs are to identify the vehicular entry and exit of a parking facility as part of the vehicular wayfinding system.
- **b.** These signs are limited to the name or identification of the parking facility

2. Quantity

- **a.** One sign per each parking garage entry and exit.
- **b.** Each letter/number or graphic shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.

3. Size

- **a.** Signs shall be limited to 30 square feet per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials

- **a.** Letters/Numbers: Fabricated aluminum cans

5. Finishes

- **a.** Letters/Numbers: Painted face and returns

6. Colors

- **a.** Sign color to contrast with the color of the building where it is located ie. Light Gray on a dark background or Dark Gray on a light background

7. Illumination

- **a.** Individual letters/numbers are to have internal halo illumination, with even color distribution and no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Internally illuminated sign cans with printed graphics are not allowed
- **d.** Signs edges to contain all light without showing light leaks
- **e.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs are to be placed above the vehicular entries/exits of the parking facility

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City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

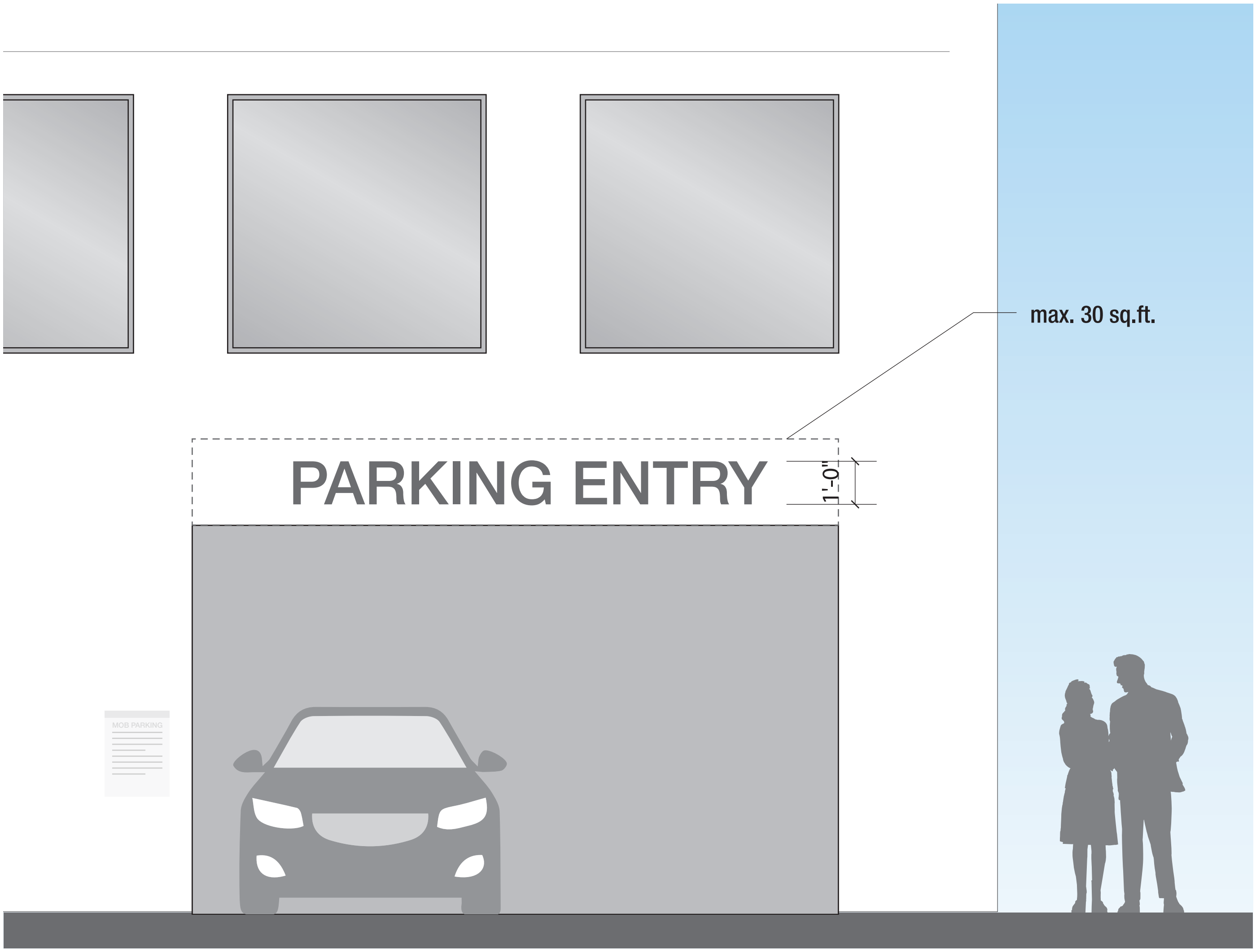
Note: No advertising allowed

Requested Variance

None:

This sign is a destination identification sign in the vehicular wayfinding system.

Parking Garage Entry Signs


max. 30 sq.ft.
PARKING ENTRY
1'-0"
MOB PARKING

Examples

P
PARKING
ENTRANCE
CLEARANCE 6' 6"

P
PUBLIC PARKING
ENTRANCE

FOURTH AVENUE PARKING GARAG
CLEARANCE 7'

Parking Information Signs

Parking Information signs are to be mounted near the entrances and exits to the parking structure. These signs provide information regarding parking restrictions, hours of operation, damage liability warnings, etc.

Site Plan Location: not located on site plan

1. Description

- **a.** Sign panel attached to the building wall with information text and graphics
- **b.** These signs are used to communicate to the vehicle driver any pertinent information regarding parking regulations and/or restrictions.

2. Quantity

- **a.** Two sign per each parking garage entry.

3. Size

- **a.** Sign Area shall be limited to 2 sq.ft. per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials

- **a.** Sign Panel: Aluminum
- **b.** Lettering & Graphics: Cut Vinyl

5. Finishes

- **a.** Sign Panel: Paint finish
- **b.** Lettering & Graphics: TBD

6. Colors

- **a.** Sign Panel: TBD
- **b.** Lettering & Graphics: TBD

7. Illumination

- **a.** Externally illuminated with ambient lighting

8. Placement

- **a.** Signs are to be placed at the vehicular entries to parking facilities

---

City of Elk Grove / Sign Regulations

Exempt with Limitations / Incidental Signs

Quantity: Not Specified

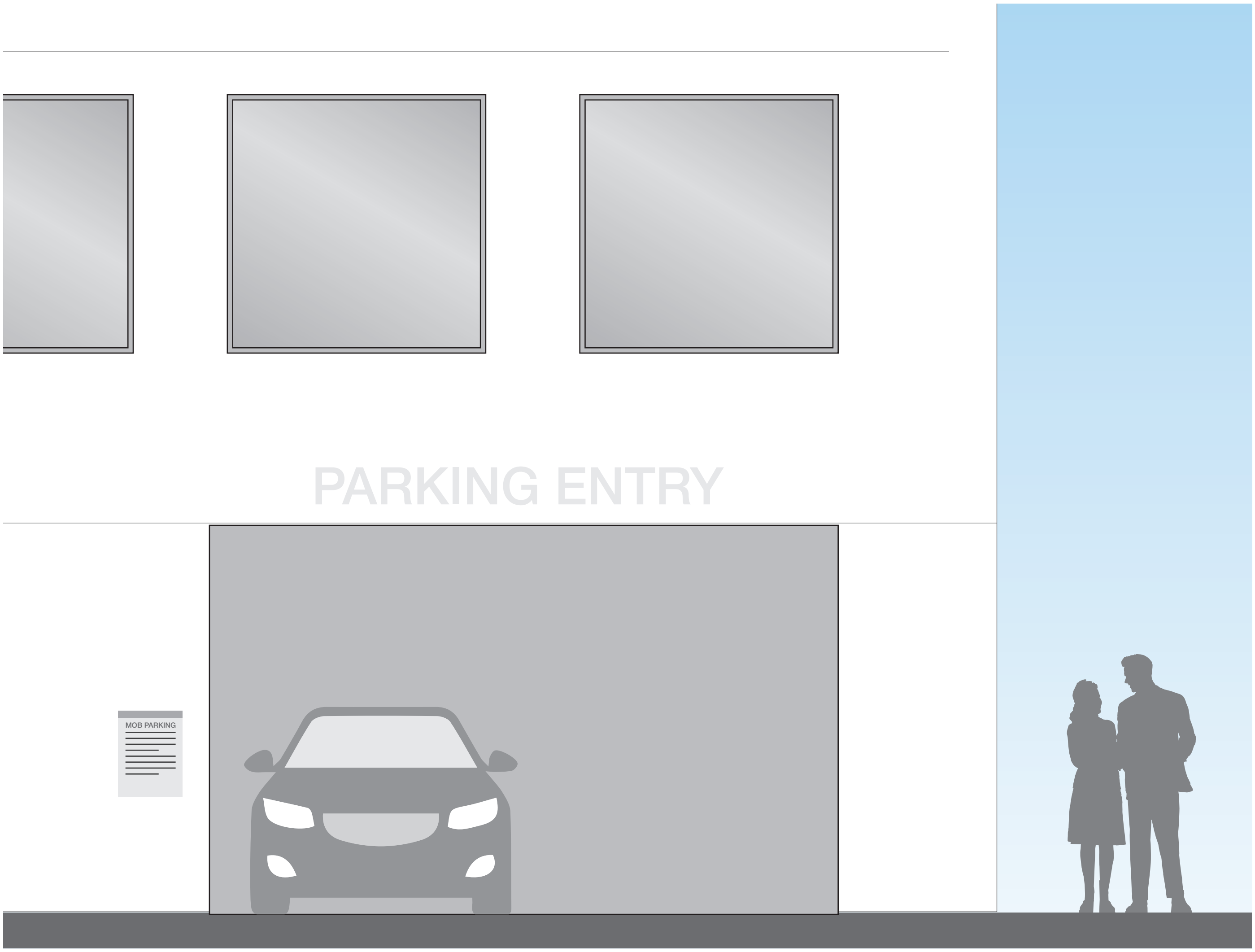
Max Sign Size: Not to exceed 2 sq.ft.

Max Height: Not Specified

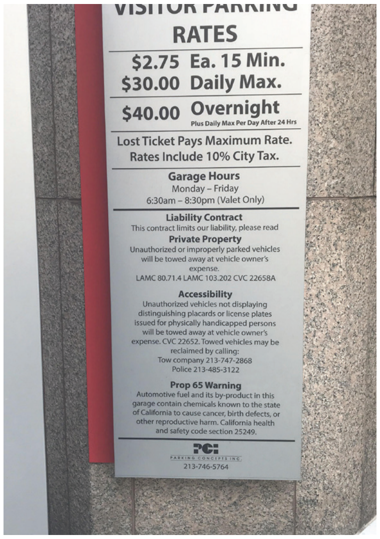
Requested Variance

None

Parking Regulation/Information Signs



Examples



VISITOR PARKING
RATES

$2.75 Ea. 15 Min.
$30.00 Daily Max.

$40.00 Overnight
Plus Daily Max Per Day After 24 Hrs

Lost Ticket Pays Maximum Rate.
Rates Include 10% City Tax.

Garage Hours
Monday – Friday
6:30am – 8:30pm (Valet Only)

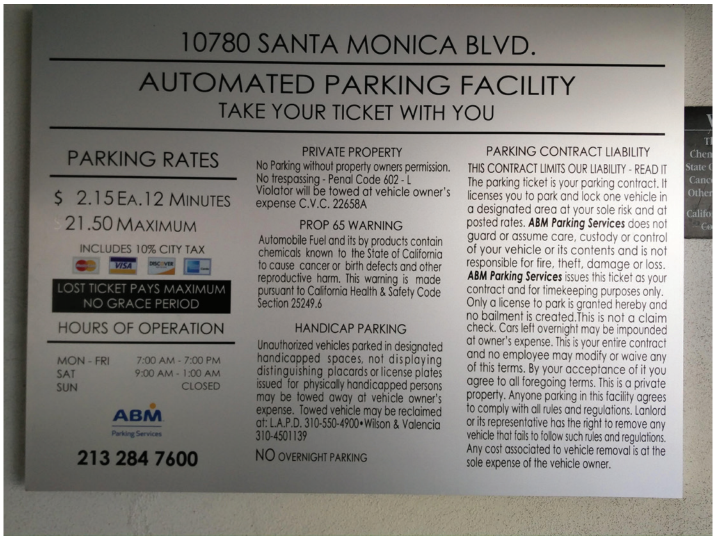
Liability Contract
This contract limits our liability, please read

Private Property
Unauthorized or improperly parked vehicles will be towed away at vehicle owner's expense.
LAMC 80.71.4 LAMC 103.202 CVC 22658A

Accessibility
Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons will be towed away at vehicle owner's expense. CVC 22652. Towed vehicles may be reclaimed by calling:
Tow company 213-747-2868
Police 213-485-3122

Prop 65 Warning
Automotive fuel and its by-product in this garage contain chemicals known to the state of California to cause cancer, birth defects, or other reproductive harm. California health and safety code section 25249.

PARKING CONCEPTS INC.
213-746-5764



10780 SANTA MONICA BLVD.

AUTOMATED PARKING FACILITY
TAKE YOUR TICKET WITH YOU

PARKING RATES

$ 2.15 EA. 12 MINUTES
21.50 MAXIMUM
INCLUDES 10% CITY TAX

LOST TICKET PAYS MAXIMUM
NO GRACE PERIOD

HOURS OF OPERATION

MON - FRI	7:00 AM - 7:00 PM
SAT	9:00 AM - 1:00 AM
SUN	CLOSED

ABM
Parking Services

213 284 7600

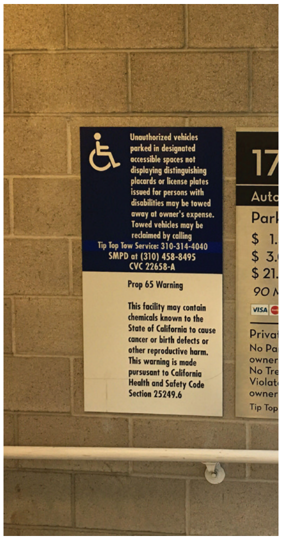
PRIVATE PROPERTY
No Parking without property owners permission. No trespassing - Penal Code 602 - L Violator will be towed at vehicle owner's expense C.V.C. 22658A

PROP 65 WARNING
Automobile Fuel and its by products contain chemicals known to the State of California to cause cancer or birth defects and other reproductive harm. This warning is made pursuant to California Health & Safety Code Section 25249.6

HANDICAP PARKING
Unauthorized vehicles parked in designated handicapped spaces, not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at vehicle owner's expense. Towed vehicle may be reclaimed at: L.A.P.D. 310-550-4900•Wilson & Valencia 310-4501139

NO OVERNIGHT PARKING

PARKING CONTRACT LIABILITY
THIS CONTRACT LIMITS OUR LIABILITY - READ IT
The parking ticket is your parking contract. It licenses you to park and lock one vehicle in a designated area at your sole risk and at posted rates. ***ABM Parking Services*** does not guard or assume care, custody or control of your vehicle or its contents and is not responsible for fire, theft, damage or loss. ***ABM Parking Services*** issues this ticket as your contract and for timekeeping purposes only. Only a license to park is granted hereby and no bailment is created.This is not a claim check. Cars left overnight may be impounded at owner's expense. This is your entire contract and no employee may modify or waive any of this terms. By your acceptance of it you agree to all foregoing terms. This is a private property. Anyone parking in this facility agrees to comply with all rules and regulations. Lanlord or its representative has the right to remove any vehicle that fails to follow such rules and regulations. Any cost associated to vehicle removal is at the sole expense of the vehicle owner.



Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by calling
Tip Top Tow Service: 310-314-4040
SMPD at (310) 458-8495
CVC 22658-A

Prop 65 Warning

This facility may contain chemicals known to the State of California to cause cancer or birth defects or other reproductive harm. This warning is made pursuant to California Health and Safety Code Section 25249.6

Vehicular Regulatory Signs

Vehicular Traffic Regulatory signs will only be within the campus property and located along the vehicular paths/roads. These signs will provide traffic flow and entry information to parking areas and roadway entrances. The signs will be situated at ground level for vehicular traffic.

Site Plan Locations: not located on site plan

1. Quantity

a. As needed

2. Size

a. Max Square Footage: 2 sq.ft. per sign (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
b. Max Height: 3′-0″ for monument signs
c. Min Height: 80″ clearance below pole or flag signs

3. Materials

a. Sign Panel: Aluminum
b. Lettering & Graphics: Cut Vinyl

4. Finishes

a. Sign Panel: Paint finish, Color TBD
b. Lettering & Graphics: Cut reflective vinyl

5. Colors

a. Sign Panel: TBD
b. Lettering and Graphics: TBD

6. Illumination

a. Externally illuminated with ambient landscape lighting

7. Placement

a. Located along inner-campus roadways and parking areas.

City of Elk Grove / Sign Regulations

Exempt with Limitations / Incidental Signs

Quantity: Not Specified

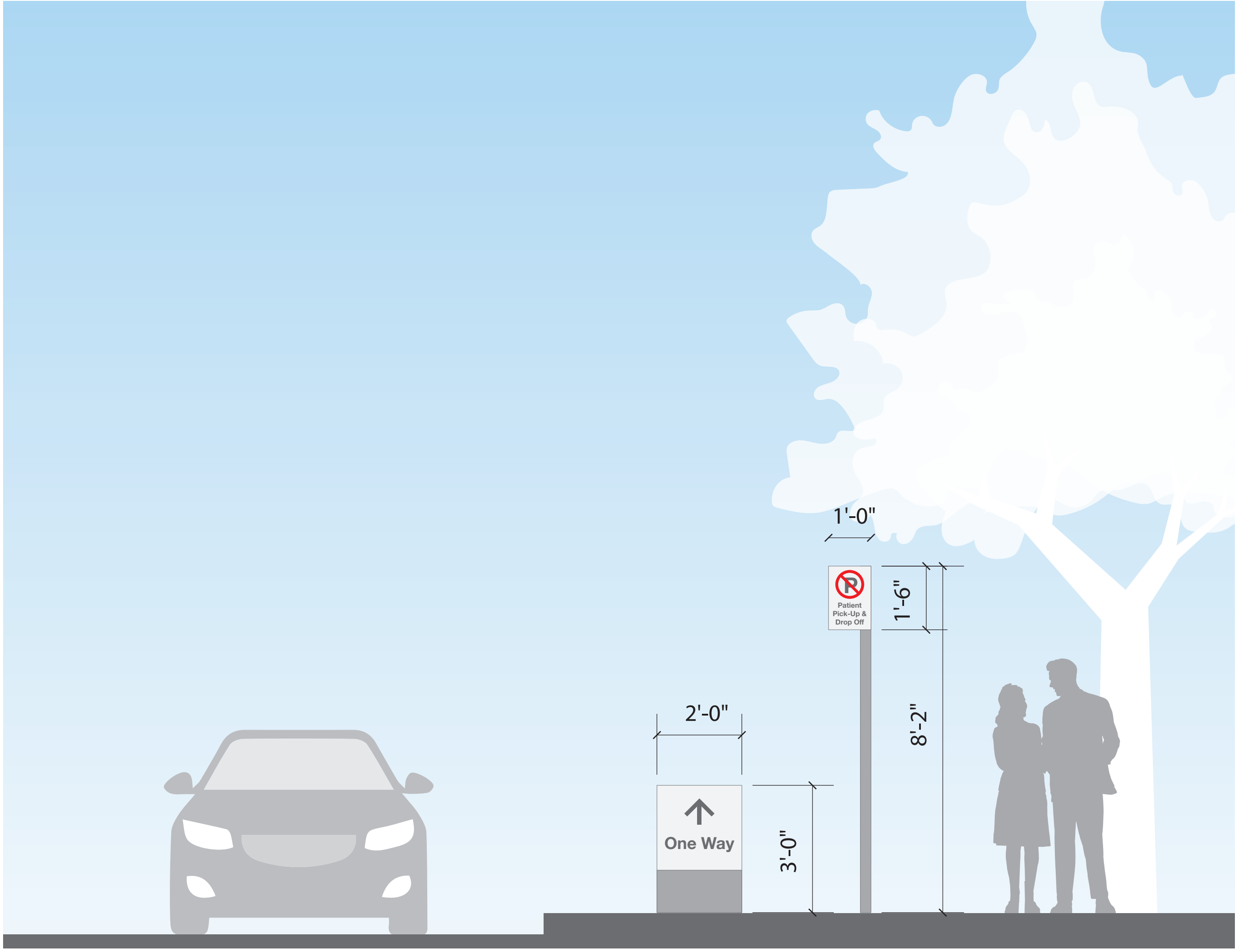
Max Sign Size: Not to exceed 2 sq.ft.

Max Height: Not Specified

Requested Variance

None

Vehicular Regulatory Signs


1'-0"
Patient
Pick-Up &
Drop Off
1'-6"
8'-2"
2'-0"
One Way
3'-0"

Examples

Patient
Drop-off
& Pick-up
Only

DO NOT
ENTER
Do Not Enter
MGM

AOTEA CENTRE
LOADING BAYS
1-5
AUTHORISED
PARKING ONLY
PLEASE PRESS INTERCOM
BUTTON FOR ASSISTANCE
TOW AWAY AREA
ACE TOWING COMPANY
135 NEWTON ROAD, NEWTON
09 379 4846

Pedestrian Wayfinding

This section covers the building mounted signs proposed for the campus

- Pedestrian Directional Signage
- Building Entry Markers
- Building Entry Signage (Wall Mounted)
- Building Entry Signage (Awning Mounted)

Pedestrian Directionals

Pedestrian Directionals will only be within the campus property and located along the pedestrian paths of travel. These signs will provide directional information to buildings and facilities. The signs will be situated at ground level for pedestrian traffic.

Site Plan Locations: ●

1. Quantity

a. As needed

2. Size

a. Max Height: 6′-0″
b. Max Square Footage: 36 sq.ft. per sign (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

a. Sign Cabinet: Fabricated from aluminum
b. Lettering and Graphics: Cut vinyl
c. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes

a. Sign Cabinet: Paint finish
b. Lettering and Graphics: Matte
c. Sign Base: Paint Finish

5. Colors

a. Sign Cabinet: TBD
b. Lettering and Graphics: TBD
c. Sign Base: TBD

6. Illumination

a. Externally illuminated with ambient landscape lighting

7. Placement

a. Located along inner-campus pedestrian paths.

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Sign Size: 36 sq.ft.

Max Height: 6′-0″

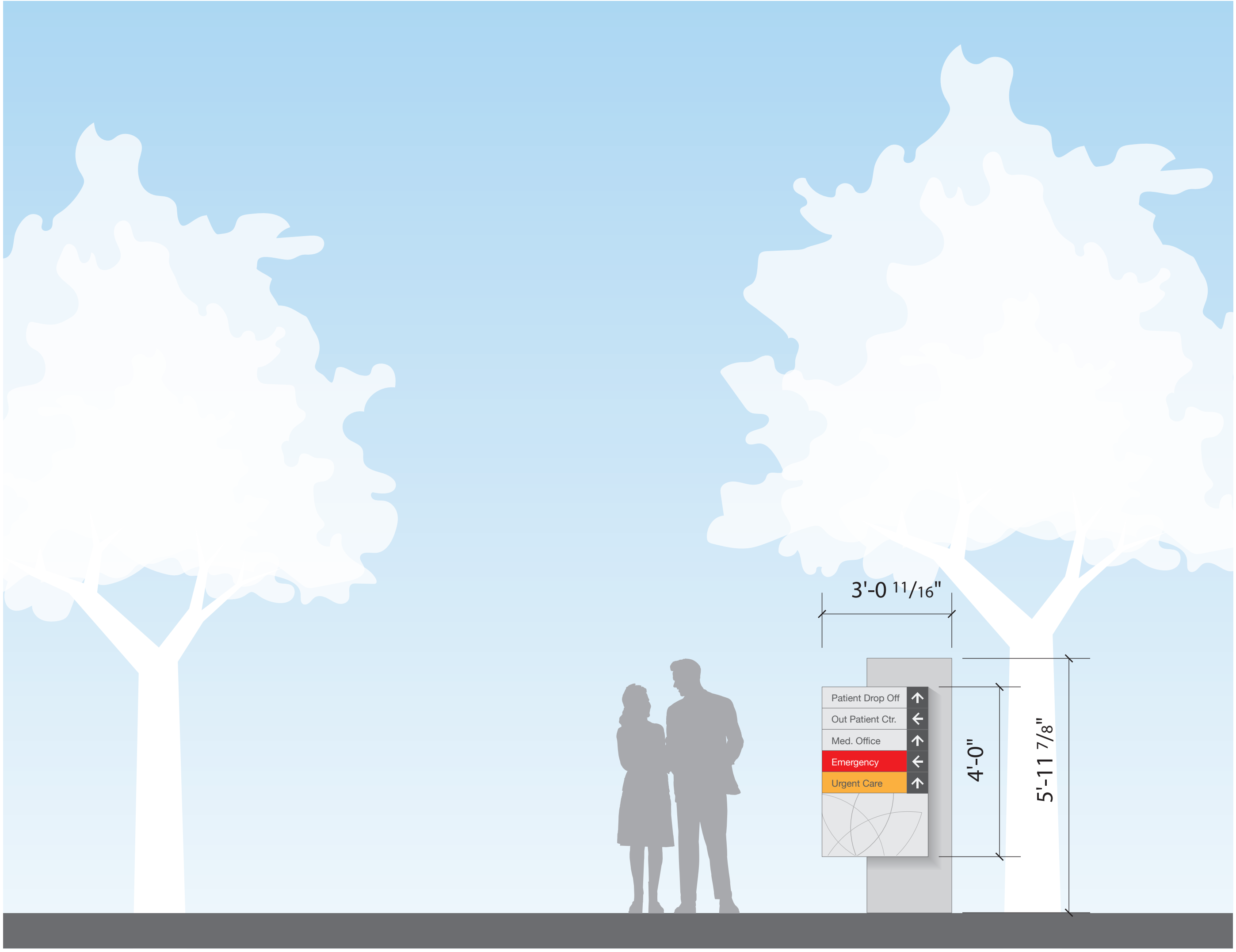
Note:

Requested Variance

None:

This sign is a directional sign in the pedestrian wayfinding system.

Pedestrian Directionals


3'-0 11/16"
Patient Drop Off
Out Patient Ctr.
Med. Office
Emergency
Urgent Care
4'-0"
5'-11 7/8"

Examples

Campus Directions
You are in the Central Campus
Eastern Campus
Western Campus
The Hub

Cynthia Woods Mitchell Center for the Arts
Jack J. Valenti School of Communication
School of Theatre & Dance

link
MALL
LINK OFFICE III
LINK OFFICE II
LINK OFFICE I
LINK STAY
ACESSO LOJAS NÍVEL 0
SANITÁRIOS

Arthur Parkyn Park

Building Entry Markers & Security Phone

The Building Entry Markers will only be within the campus property and located at or near primary building entrances. These signs will provide long range identification of building entrances along with directional information to other buildings and facilities. Emergency call boxes with blue light indicators will be integrated into the sign. The signs will be situated at ground level for pedestrian traffic.

Site Plan Locations: ●

1. Description

- **a.** Freestanding, internally illuminated sign cabinet with pushed through acrylic lettering and graphics
- **b.** Integrated Security Call Box system

2. Quantity

- **a.** six (6) signs for entire campus

3. Size

- **a.** Height: Max. 10′-0″
- **b.** Sign Area: Max. 36 sq.ft. per sign. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials

- **a.** Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
- **b.** Base: Constructed with Concrete masonry unit, vertical comb face.

5. Finishes

- **a.** Sign Cabinet: Paint Finish
- **b.** Lettering and Graphics: Acrylic letter/graphic forms with translucent color vinyl faces.
- **c.** Sign Base: Natural Concrete, No Finish

6. Colors

- **a.** Sign Cabinet: TBD
- **b.** Lettering and Graphics: TBD
- **c.** Sign Base: TBD

7. Illumination

- **a.** Sign cabinet to have internal illumination. Individual letters and/or logos are to have even light and color distribution and no hot spots
- **b.** LED or other energy-efficient lighting source is required
- **c.** Signs cabinet edges to contain all light without showing light leaks
- **d.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

8. Placement

- **a.** Located at building entrances on the campus.

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

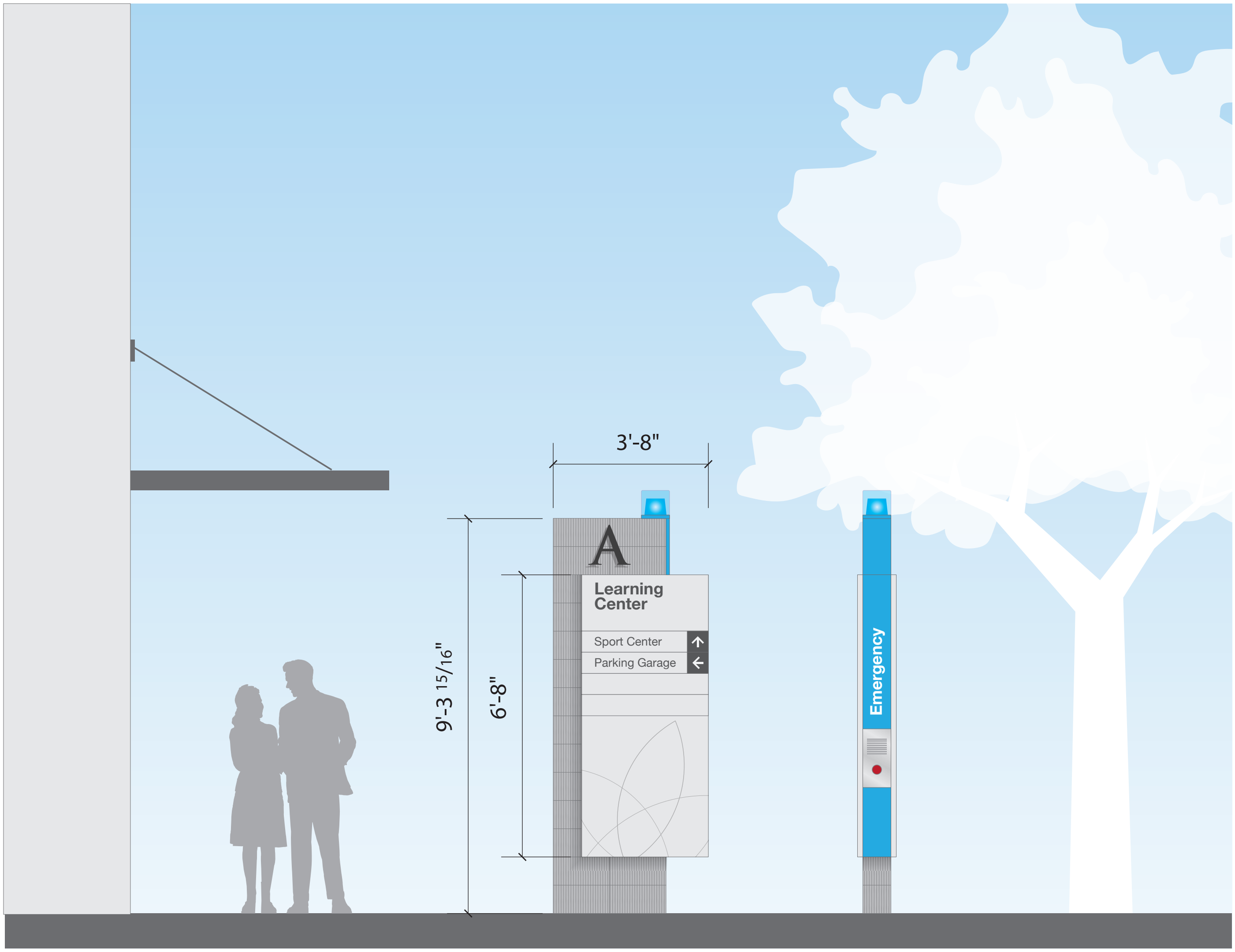
Note: No advertising allowed

Requested Variance

Additional 4′-0″ of allowable sign height.

This sign is a destination identification sign in the pedestrian wayfinding system. These signs are intended for pedestrian, long distance visibility. The additional height will provide that visibility across campus.

Building Identity Markers


3'-8"
9'-3 15/16"
6'-8"
A
Learning Center
Sport Center
Parking Garage
Emergency

Front View

Side View

Examples

KELHAM ISLAND
MUSEUM
KELHAM SQUARE
RIVER WALK

Science & Engineering Centre
Y

UH
University Hospitals
Broadview Heights Health Center
Emergency
Main Entrance
Urgent Care
Visitor Parking

Building Entry Signs (Wall Mounted)

Building Entry Signs are located above the primary entrances to the building and/or any exterior entrance to a distinct department/facility within the building and provides identification of building by name or facility function.

Site Plan Locations: ▬

1. Description

- **a.** Individual dimensional letters/graphic elements attached to building.
- **b.** Signs are to be limited to the building name or logo artwork; tag lines or slogans are not allowed

2. Quantity

- **a.** One sign per each primary, exterior facing entrance on the ground level

3. Size

- **a.** Signs area is limited to 30 square feet per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
- **b.** Maximum cap height shall be limited to 12 inches

4. Materials

- **a.** Sign letterforms and graphic elements to be fabricated aluminum cans

5. Finishes

- **a.** All sign elements to be painted on all sides

6. Colors

- **a.** Sign color to contrast with the color of the building where it is located. Color to be light gray on a dark background or dark gray on a light background

7. Illumination

- **a.** Individual letters /numbers are to have internal halo illumination, with even light distribution all round edges with no hot spots
- **b.** Each letterform and graphic element shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.
- **c.** LED or other energy-efficient lighting source is required
- **d.** Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
- **e.** Sign can edges to contain all light without showing light leaks
- **f.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs are to be placed above the building entry.
- **b.** Signs must be attached to, and parallel to, the building.

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

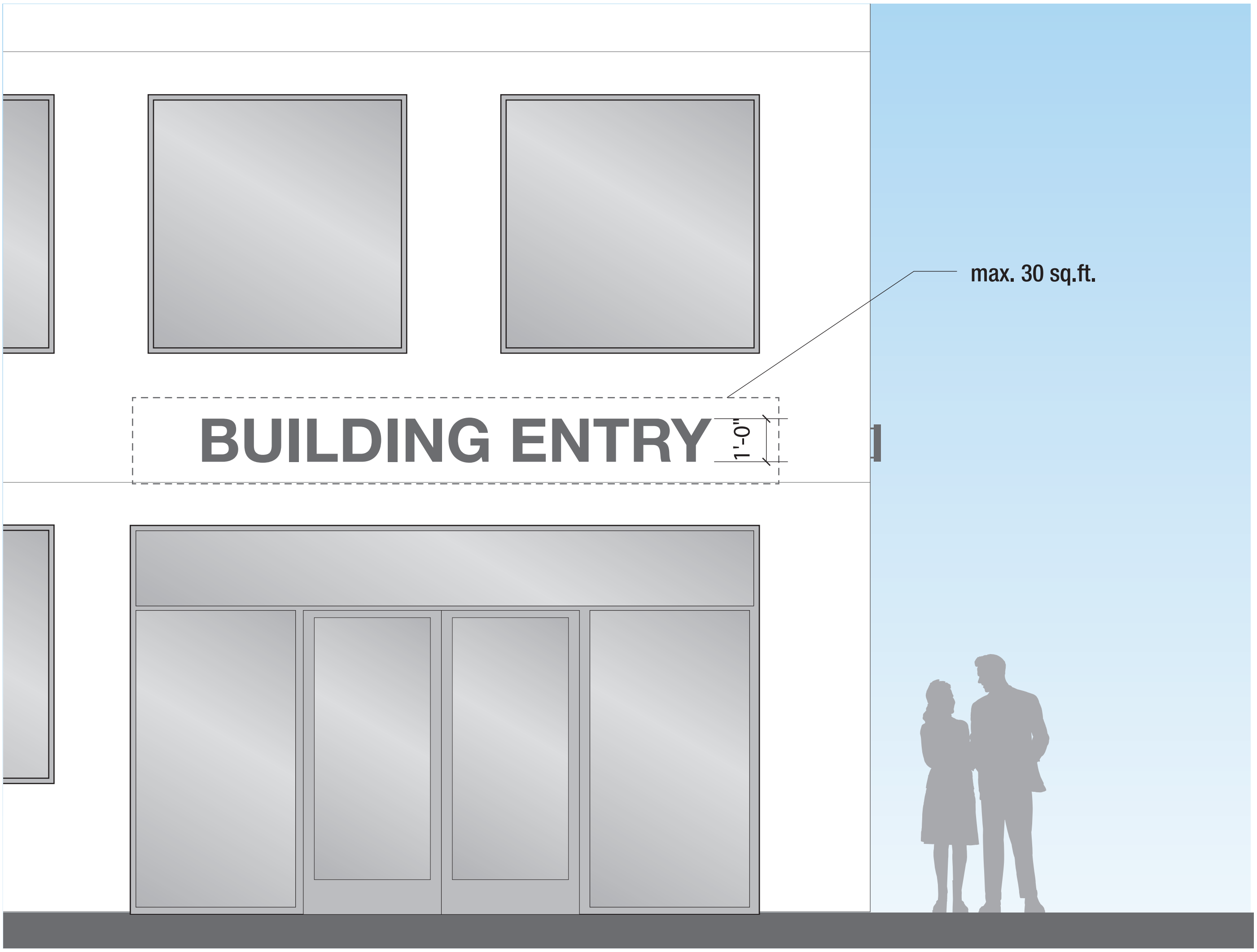
Note: No advertising allowed

Requested Variance

None:

This sign is a destination identification sign in the pedestrian wayfinding system.

Building Entry Signs (Wall Mounted)


max. 30 sq.ft.
BUILDING ENTRY
1'-0"

Examples

MANOR HILL
REALTY INC.
BROKERAGE

LEGACY GATE

Stafford Library

Building Entry Signs (Marquee Mounted)

Building Marquee Signs are located above the primary entrance to building and/or any exterior entrance to a distinct department/facility within the building. These signs are to be mounted onto the marquee at these exterior entrances.

Site Plan Locations: 🟧

1. Description

- **a.** Individual dimensional letters/graphic elements mounted on entry marquee.
- **b.** Signs are to be limited to the tenant's name or logo artwork; tag lines or slogans are not allowed
- **c.** The only signage permitted are corporate logos or graphic symbols.

2. Quantity

- **a.** One sign per each primary, exterior facing entrance on the ground level

3. Size

- **a.** Signs shall be limited to 15 square feet per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
- **b.** Maximum cap height shall be limited to 12 inches

4. Materials

- **a.** Sign Cans: fabricated aluminum cans with acrylic faces and applied vinyl

5. Finishes

- **a.** Sign Cans: Painted returns and backs
- **b.** Sign Faces: Translucent white acrylic with Day/Night vinyl on front face

6. Colors

- **a.** Sign Cans: Dark gray, returns and backs
- **b.** Letterform Faces: Dark gray during the day and white at night.

7. Illumination

- **a.** Individual letterforms and graphic elements are to be internally illuminated, with even light distribution and no hot spots
- **b.** Each letterform and graphic element shall be individually placed and electrified directly to the building marquee without a continuous sign box or visible raceway.
- **c.** LED or other energy-efficient lighting source is required
- **d.** Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
- **e.** Sign can edges and backs to contain all light without showing light leaks
- **f.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs are to be placed above the first floor marquee of the building
- **b.** Signs must be attached to, and parallel to, the building marquee. The sign may not project above the marquee more than 12 inches

---

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

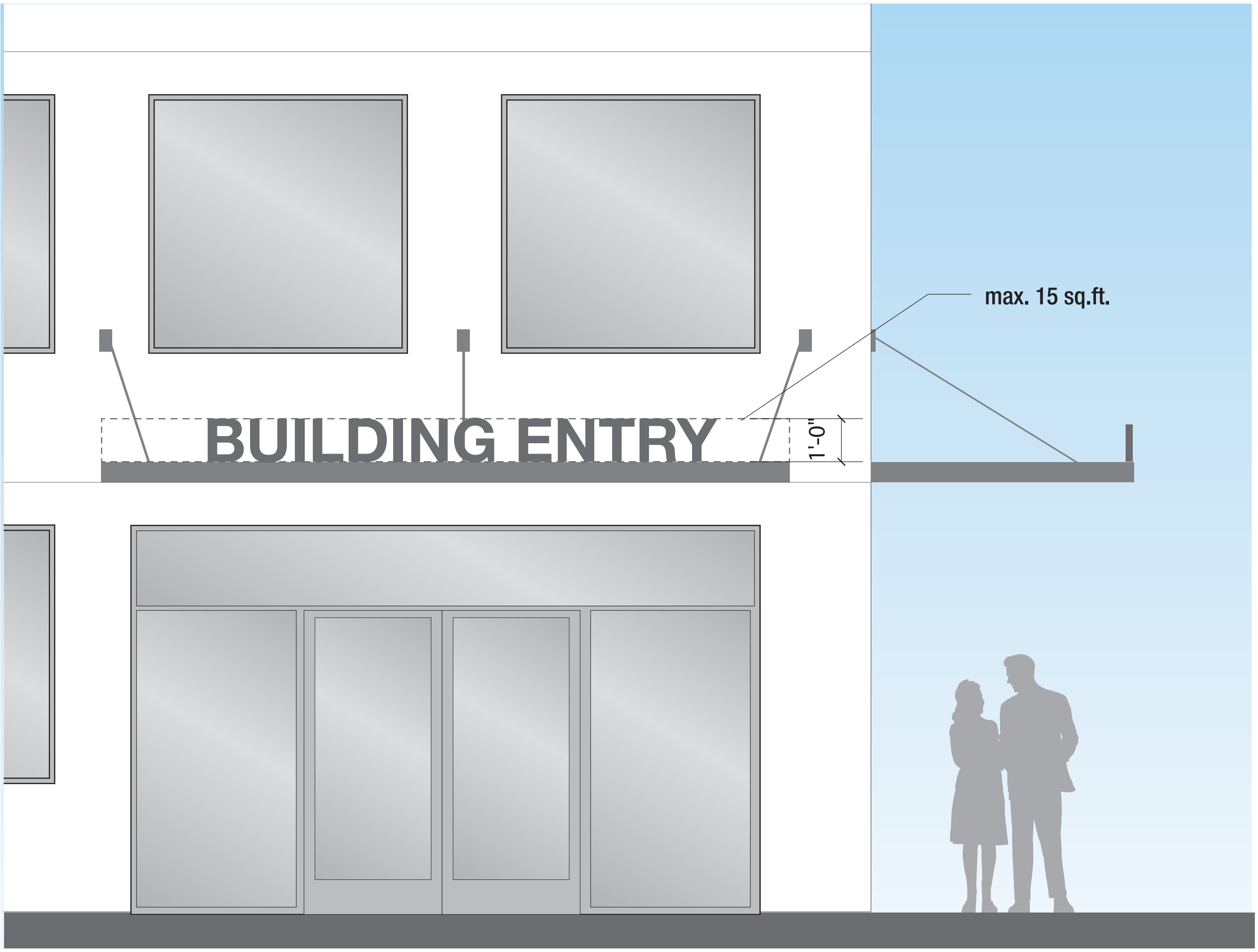
Note: No advertising allowed

Requested Variance

None:

This sign is a destination identification sign in the pedestrian wayfinding system.

Building Entry Signs (Marquee Mounted)


max. 15 sq.ft.
BUILDING ENTRY
1'-0"

Examples

BOOKMEN STACKS

THE CRANE BUILDING
22

LIC LIBRARY

Retail Signage

This section covers signage specifically for the retail tenants within the building along West Taron Drive

- Retail Entry Sign (wall mounted)
- Retail Entry Sign (awning mounted)
- Blade signs
- Storefront Graphics

Retail Entry Sign (Marquee Mounted)

Retail Marquee Signs are located on the building entry marquee and provide identification of building tenants to the general public. These signs are to be mounted on the building marquee above the entrance to the tenants individual spaces. These signs identify the brand/logo for a tenant within first level of the building.

Site Plan Locations: ▬

1. Description

a. Individual dimensional letters/graphic elements attached to the top of the entry marquee.
b. Signs are to be limited to the tenant's name or logo artwork; tag lines or slogans are not allowed
c. The only signage permitted are corporate logos or graphic symbols.

2. Quantity

a. One sign per each retail tenant exterior facing entrance on the ground level

3. Size

a. Signs shall be limited to 15 square feet per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
b. Maximum cap height shall be limited to 12 inches

4. Materials

a. Sign Cans: fabricated aluminum cans with acrylic faces and applied vinyl

5. Finishes

a. Sign Cans: Painted returns and backs
b. Sign Faces: Translucent white acrylic with Day/Night vinyl on front face

6. Colors

a. Sign Cans: Dark gray, returns and backs
b. Letterform Faces: Dark gray during the day and white at night.

7. Illumination

a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
b. Each letterform or logo shall be individually placed and electrified directly to the building canopy without a continuous sign box or visible raceway.
c. LED or other energy-efficient lighting source is required
d. Internally illuminated sign cans with printed graphics are not allowed
e. Signs edges and backs to contain all light without showing light leaks
f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

a. Signs are to be placed above the first floor awning of the building
b. Signs must be attached to, and parallel to, the building awning. The sign may not project above the awning more than 12 inches

---

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

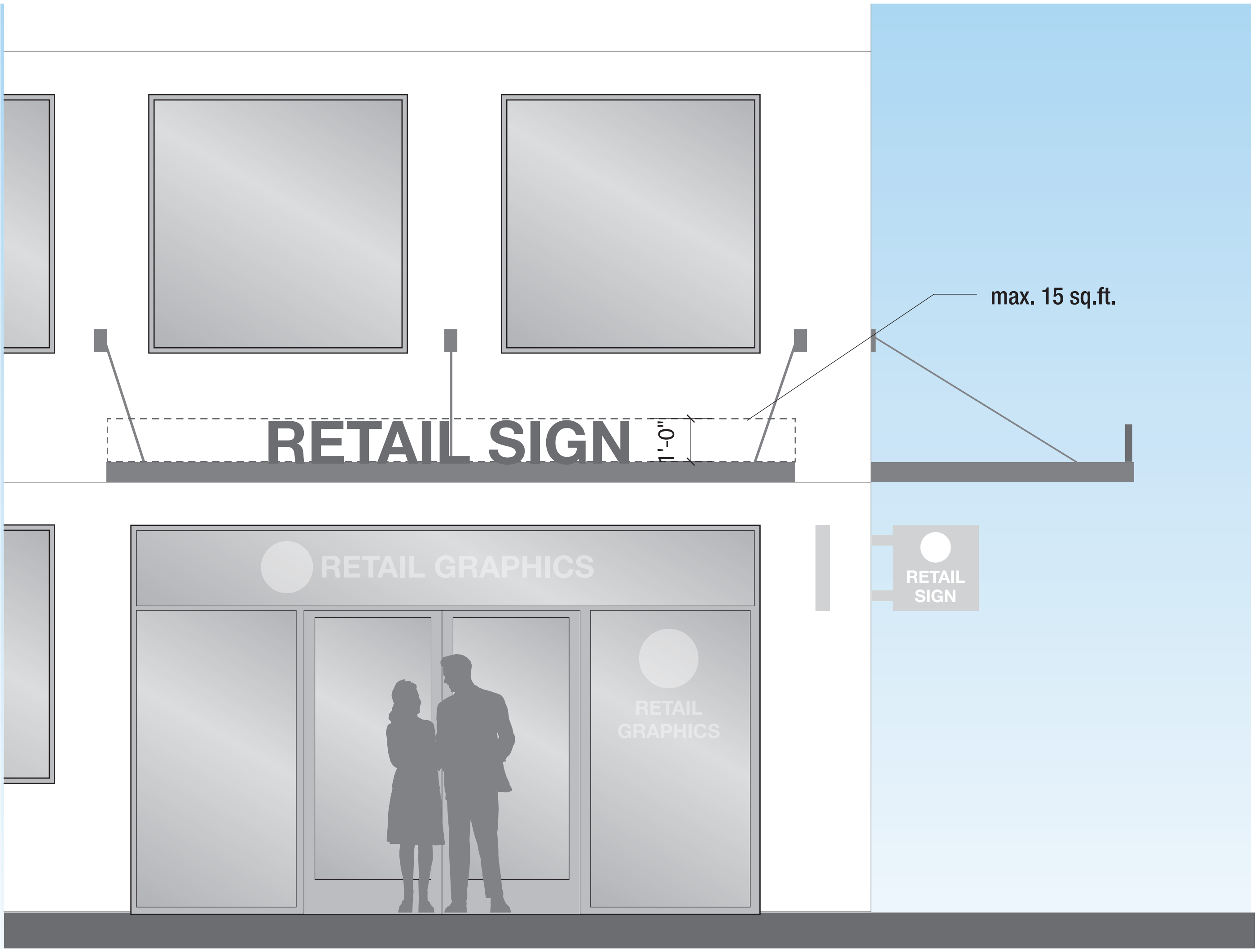
Note: No advertising allowed

Requested Variance

None:

This sign is a destination identification sign in the pedestrian wayfinding system.

Retail Entry Sign (Marquee Mounted)


max. 15 sq.ft.
RETAIL SIGN
1'-0"
RETAIL GRAPHICS
RETAIL SIGN
RETAIL GRAPHICS

Examples

OUTRAGEOUS GALLERY
Outrageous Gallery

the MAVE NYC

Retail / Entry Sign (Building Mounted)

Retail Entry Signs provide identification of building tenants to the general public. These signs are to be mounted on the building above the entrance to the tenants individual spaces. These signs identify the brand/logo for a tenant within first level of the building.

Site Plan Locations: 🟪

1. Description

- **a.** Individual dimensional letters/graphic elements attached to building.
- **b.** Signs are to be limited to the building name or logo artwork; tag lines or slogans are not allowed

2. Quantity

- **a.** One sign per each primary, exterior facing entrance on the ground level

3. Size

- **a.** Signs area is limited to 30 square feet per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
- **b.** Maximum cap height shall be limited to 12 inches

4. Materials

- **a.** Sign letterforms and graphic elements to be fabricated aluminum cans

5. Finishes

- **a.** All sign elements to be painted on all sides

6. Colors

- **a.** Sign color to contrast with the color of the building where it is located. Color to be light gray on a dark background or dark gray on a light background

7. Illumination

- **a.** Individual letterforms and graphics are to have internal halo illumination, with even light distribution all round edges with no hot spots
- **b.** Each letterform and graphic element shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.
- **c.** LED or other energy-efficient lighting source is required
- **d.** Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
- **e.** Sign can edges and backs to contain all light without showing light leaks
- **f.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Signs are to be placed above the retail entry.
- **b.** Signs must be attached to, and parallel to, the building.

City of Elk Grove / Sign Regulations

Exempt Signs with Limitations / Directional

Quantity: Not Specified

Max Sign Size: 36 sq.ft.

Max Height: 6′-0″

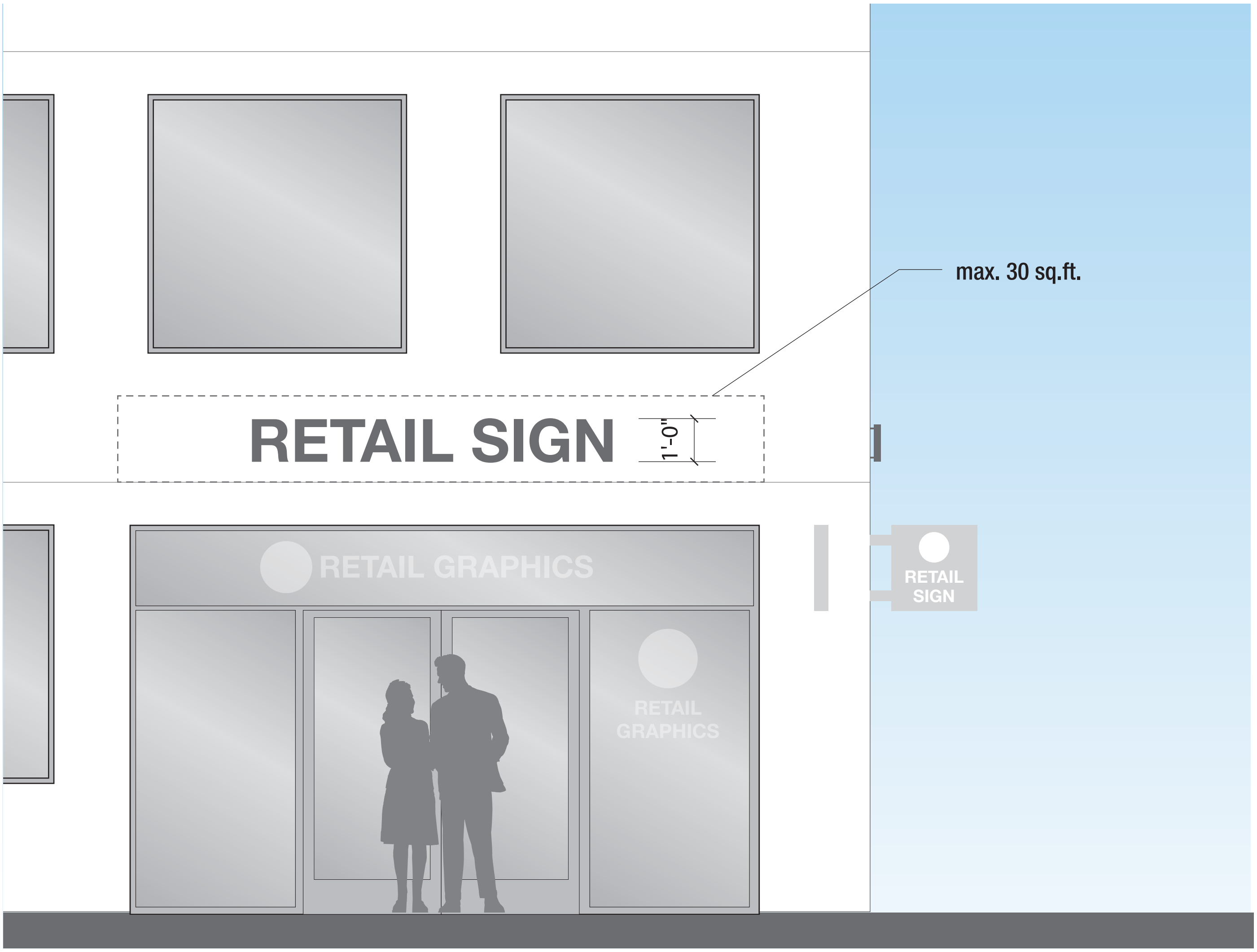
Note: No advertising allowed

Requested Variance

None:

This sign is a destination identification sign in the pedestrian wayfinding system.

Retail / Entrty Sign (Building Mounted)


max. 30 sq.ft.
RETAIL SIGN
1'-0"
RETAIL GRAPHICS
RETAIL SIGN
RETAIL GRAPHICS

Examples

FLOUR SHOP
local • handcrafted • food

MASA
Masa Restaurant

STRUTT & PARKER

Retail / Blade Signs

The Blade Sign for the retail tenant will be located at or near the exterior entry to the retail space. The sign will contain the tenant name, tenant logo, or tenant logo mark. This sign provides tenant visibility from vantage points parallel to the building entry facade.

Site Plan Locations: not located on site plan

1. Description

- **a.** Rectangular sign cabinet with structural brackets mounted perpendicular to the building surface.
- **b.** Double sided sign
- **c.** Lettering and Graphics are pushed through sign faces.

2. Quantity

- **a.** One sign shall be allowed per each retail tenant entry, up to 8 locations on entire building

3. Size

- **a.** Signs shall be limited to 4 square feet per location. (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials

- **a.** Sign cabinet and bracket to be fabricated from aluminum
- **b.** Lettering and Graphics to be translucent acrylic

5. Finishes

- **a.** Sign Cabinet and Brackets: Painted finish on all sides
- **b.** Lettering and Graphics: Translucent acrylic pushed through sign face

6. Colors

- **a.** Sign cabinet and bracket: Dark gray
- **b.** Lettering and Graphics: All white

7. Illumination

- **a.** Sign Cabinet with pushed through lettering and graphics is internally illuminated with even light distribution and no hot spots.
- **b.** LED or other energy-efficient lighting source is required
- **c.** Sign Cabinet edges and sides to contain all light without showing light leaks
- **d.** Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement

- **a.** Sign to be located at or near the exterior retail entry
- **b.** Signs must be attached to, and perpendicular to, the building facade. A sign may not project above the wall on which it is located

City of Elk Grove / Sign Regulations

Building Signs, Special Category Signs

Quantity: Not Specified

Max Sign Size: 4 sq.ft.

Max. Projection: 5′-0″

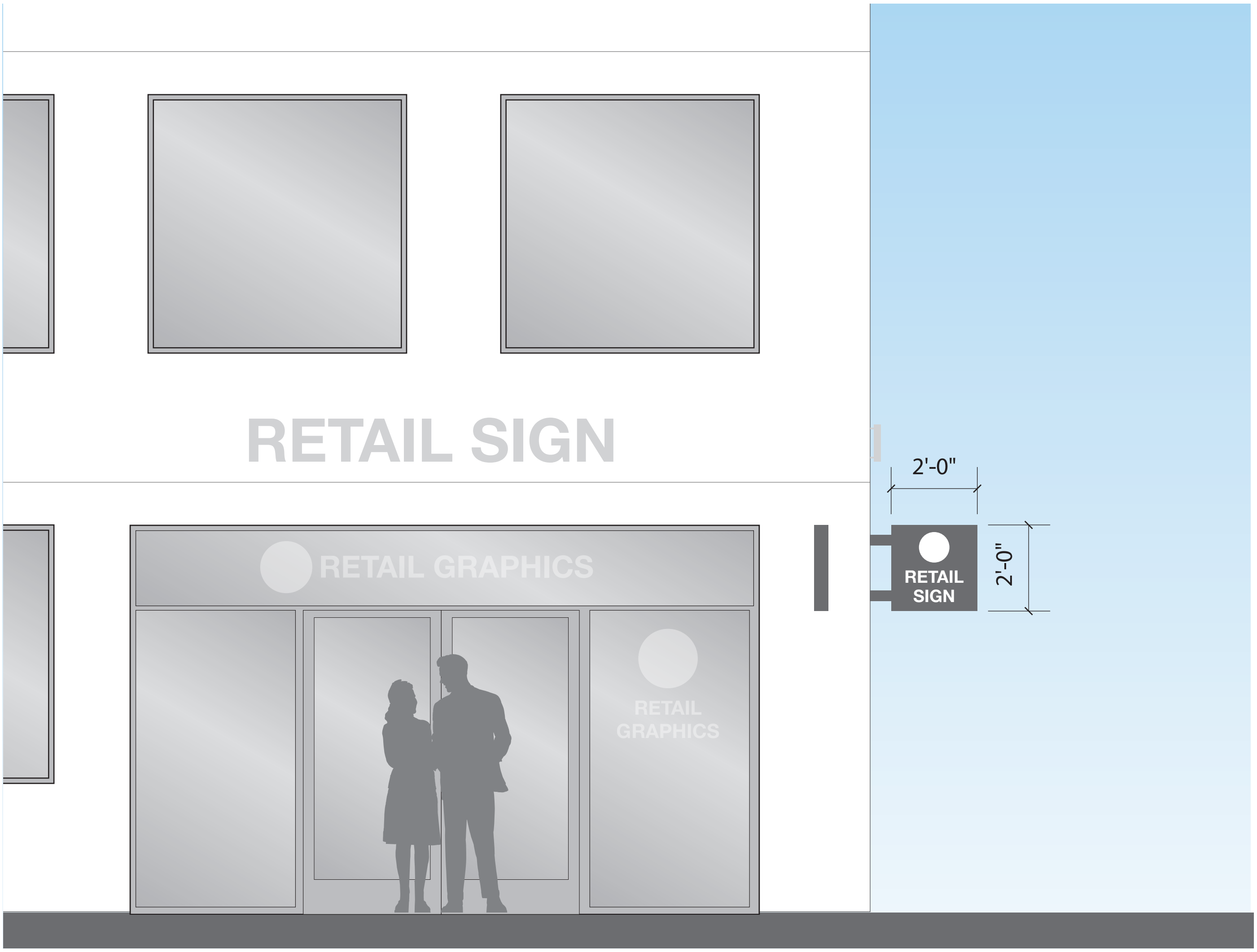
Min Height: 8′-0′ above ground at lowest point

Notes: The area of Blade Signs is included in the maximum allowable square footage for Building Signs.

Requested Variance

None

Retail / Blade Signs


RETAIL SIGN
RETAIL GRAPHICS
RETAIL GRAPHICS
2'-0"
2'-0"
RETAIL SIGN

Examples

BIRCH.
coffee

KUSH
HAND-KNOTTED CARPETS

PRESENTING
STORE
SIGN

Retail / Window Graphics

Window Signs are used to communicate the tenant name or logo and operational hours at a pedestrian scale.

Site Plan Location: not located on site plan

1. Quantity

- **a.** Each individual tenant is allowed one name or logo, which can include a branded tagline or message
- **b.** Each individual tenant is allowed one hours of operation sign

2. Size

- **a.** Name or Logo Graphic: Max. 4 sq.ft.
- **b.** Hours of Operation: Max. 1.5 sq.ft.
- **c.** (**Note:** Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials

- **a.** Individually cut out vinyl artwork
- **b.** No solid clear vinyl sheets with printed artwork allowed
- **c.** No paper signs placed in temporary sleeves are allowed

4. Finishes

- **a.** All vinyl shall be matte or satin finish
- **b.** No high-gloss finish allowed

5. Colors

- **a.** All window signs shall be white or a light gray in color

6. Illumination

- **a.** No illumination

7. Placement

- **a.** The tenant name or logo graphic can be placed either on the transom window above the main entrance, on the main door leading into the space or on the window to the handle side of the main entry door
- **b.** Hours signs can be placed either in the main door leading into the space or on the window to the handle side of the main entry door
- **c.** All vinyl shall be placed on the first (exterior) surface of the glass

City of Elk Grove / Sign Regulations

Building Signs

Quantity: Not Specified

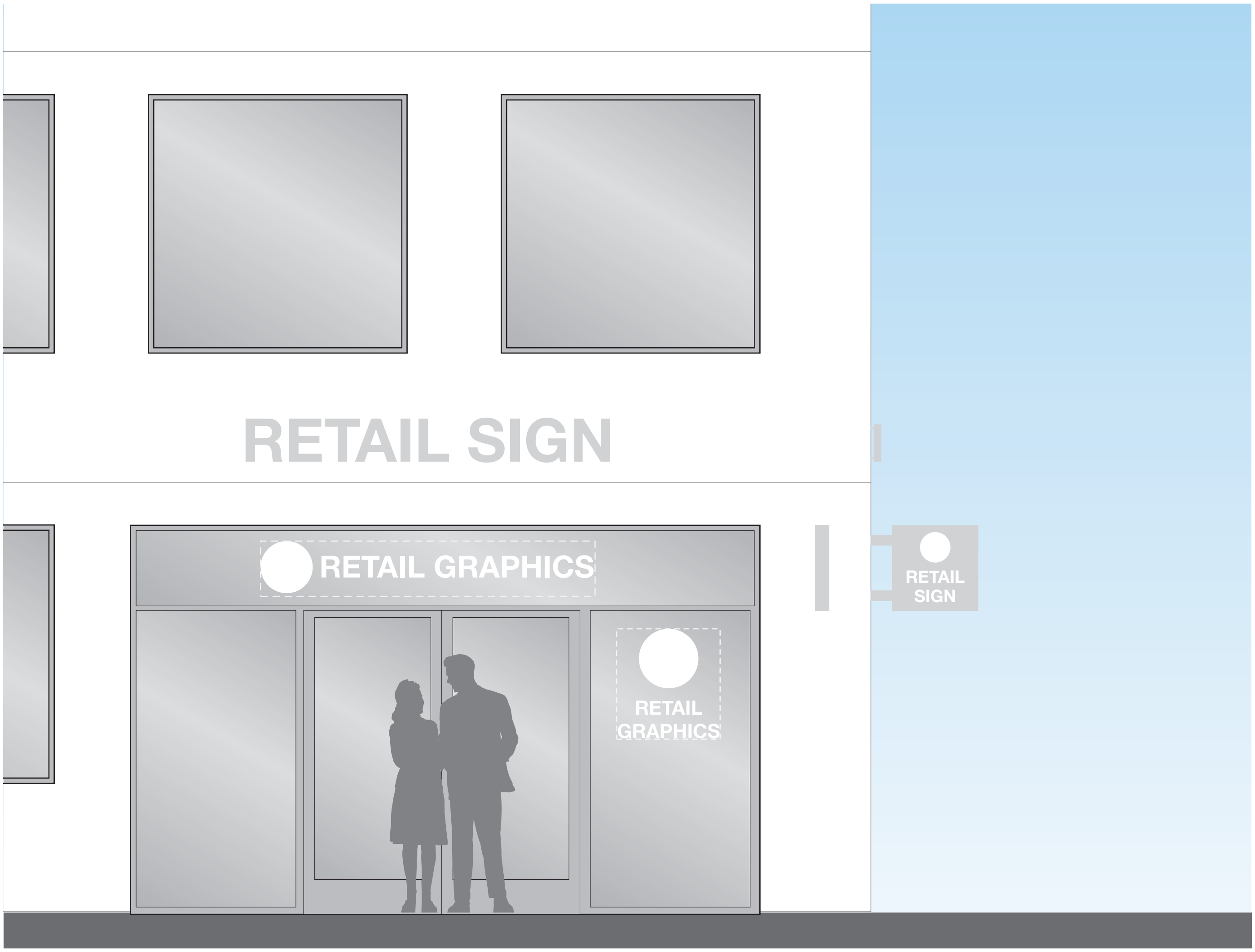
Max Sign Size: Does not exceed total square footage for building facade

Note: The area of Window Signs are included in the overall maximum allowable square footage for Building Signs.

Requested Variance

None

Retail Window Graphics


RETAIL SIGN
RETAIL GRAPHICS
RETAIL GRAPHICS
RETAIL SIGN

Examples

THE MARKET BY
FOXTROT
OPEN DAILY
www.foxtrotco.com

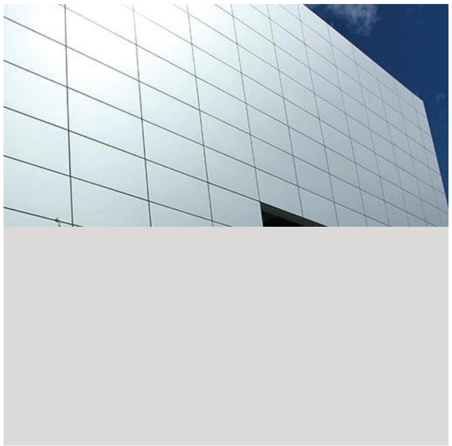
THOM BROWNE.
NEW YORK

THRIVE
630.881.0736
www.thrivetherapy.in

Materials, Finishes & Colors

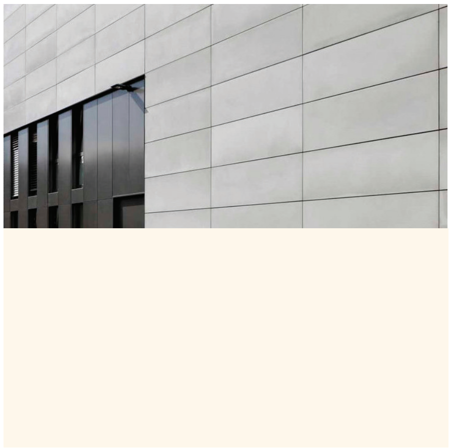
This section contains the preliminary architectural material and color palettes The intent is to extended these colors and materials into the signage.

Materials & Colors



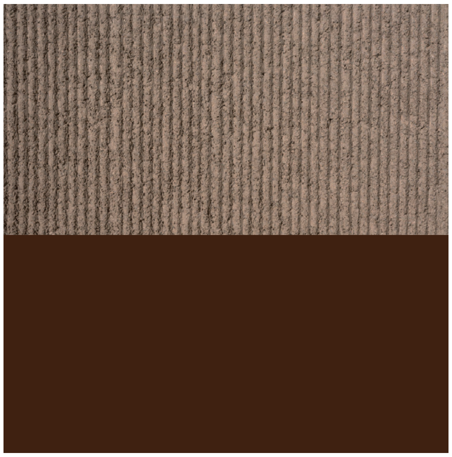
Metal Wall Panels & Roof

Material: Aluminum
Finish: Paint
Color: RGB: 218, 218, 218



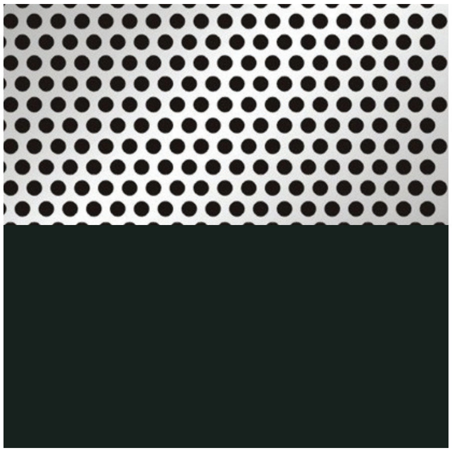
Concrete Wall Panels

Material: Reinforced Concrete
Finish: Paint
Color: RGB: 255, 245, 231



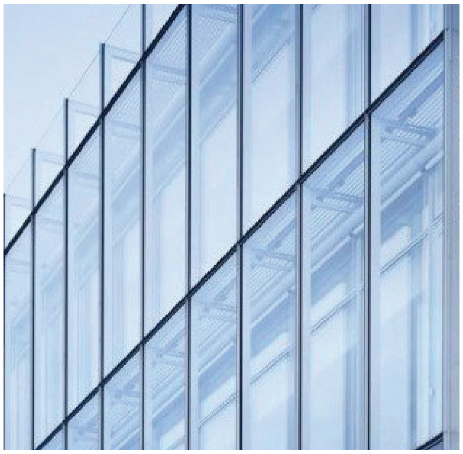
Comb Face Concrete Walls

Material: Comb Face CMU
Finish: Paint
Color: RGB: 65, 35, 18



Perforated Metal Panels

Material: Aluminum
Finish: Paint
Color: RGB: 26, 36, 33



Glazing

Material: Glass
Finish: None
Color: Clear