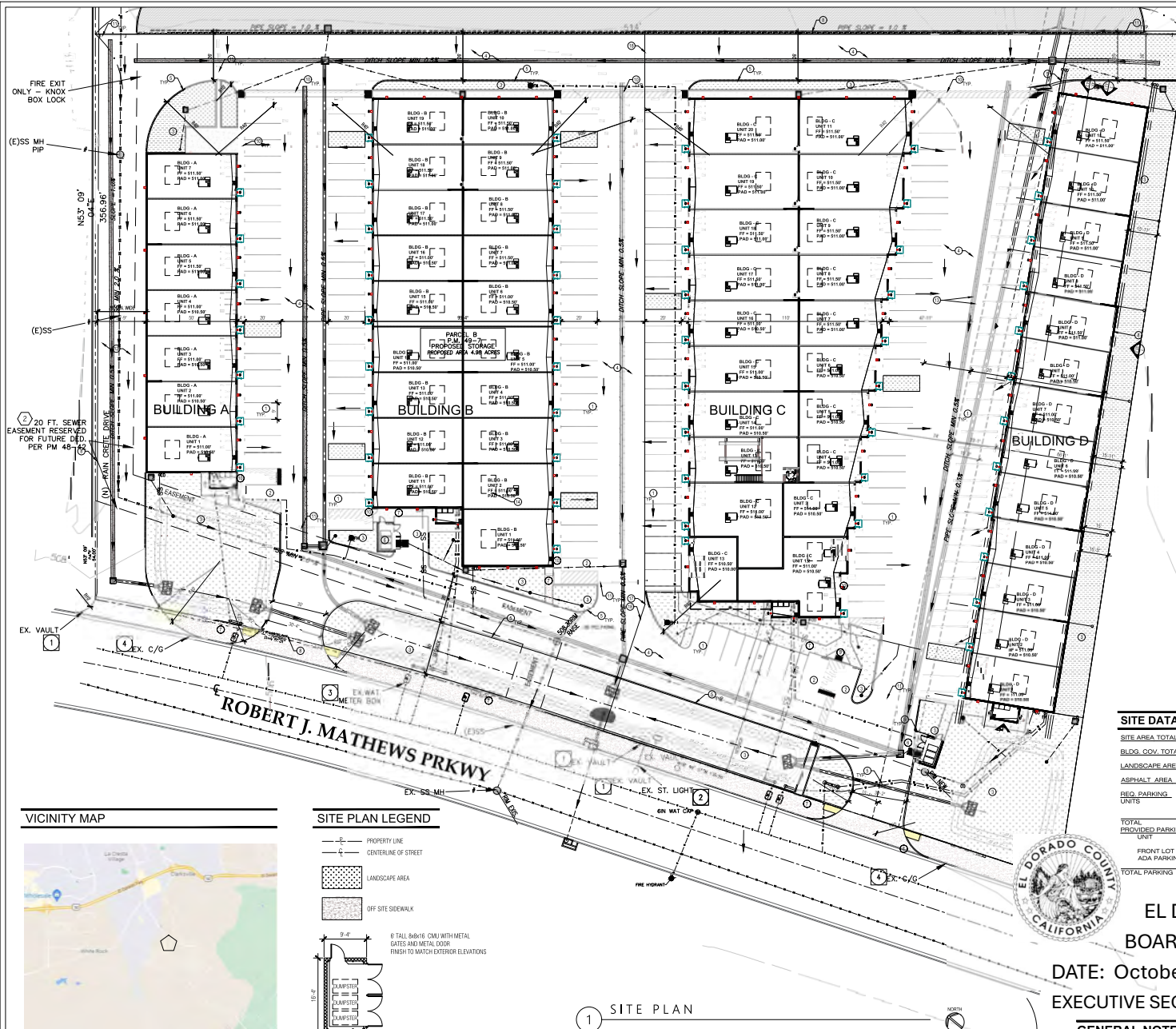


# PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS EXHIBIT F - SITE PLAN



## SITE PLAN - KEY NOTES

- STANDARD PARKING STALL
- ADA PARKING STALL
- LANDSCAPE AREA
- ASPHALT DRIVE
- 6" CURB
- TRASH ENCLOSURE
- SIDEWALK
- PROPERTY LINE
- ADA RAMP
- PATH OF TRAVEL
- ROLLING GATE EQUIPPED WITH KNOX BOX
- FIRE LANE
- DRAINAGE EASEMENT
- EXISTING ROCK TO BE REMOVED
- EXISTING STORM DRAIN TO REMAIN
- NOT USED
- 7"X10" TEMPORARY ASPHALT CURB
- CONSTRUCTION LIMITS FOR PHASE I

## BUILDING AREA PHASE I

BUILDING A	8,765	SG. FT.
BUILDING B	23,845	SG. FT.
BUILDING C	29,043	SG. FT.
BUILDING D	16,787	SG. FT.
<b>TOTAL</b>	<b>78,440</b>	<b>SG. FT.</b>
MECH. RM.	135X55	SG. FT.
<b>TOTAL</b>	<b>675</b>	<b>SQ. FT.</b>
<b>TOTAL AREA</b>	<b>78,132</b>	<b>SG. FT.</b>

## BUILDING UNITS PHASE I

BUILDING A	25X50	(7-UNITS)
BUILDING B	25X50	(16-UNITS)
BUILDING C	25X60	(7-UNITS)
BUILDING D	25X50	(11-UNITS)
<b>TOTAL</b>	<b>25X50</b>	<b>58-UNITS</b>
<b>PHASE 2 FUTURE INFORMATION</b>		
FUTURE BUILDINGS 1, 2, 3 AND 4		
BUILDING 1 - 15,572 SF		
BUILDING 2 - 31,345 SF		
BUILDING 3 - 31,345 SF		
BUILDING 4 - 31,345 SF		
<b>TOTAL SF FUTURE UPPER SITE = 109,007 SF</b>		

## SITE DATA PHASE I

SITE AREA TOTAL	216,096.79	SG. FT. or 4.96 ACRES
BLDG. COV. TOTAL	78,132.00	SG. FT. (216,096.79) = 36.16%
LANDSCAPE AREA	34,482.00	SG. FT. (216,096.79) = 16.41%
ASPHALT AREA	102,502.79	SG. FT. (216,096.79) = 47.43%
REQ. PARKING	1 SPACE PER 250 OF ACTIVE USE AREA (AUA) LESS 50% OF AUA FOR STORAGE USE - 77,457,250 - 368 (LESS 50%) =	165 SPACES
TOTAL PROVIDED PARKING		165 SPACES
UNIT	EXTERIOR PARKING SPACES	160 SPACES
FRONT LOT	INTERIOR PARKING SPACES	NA
ADA PARKING	VAN STANDARD	2 SPACES
TOTAL PARKING		162 SPACES

**APPROVED**  
**EL DORADO COUNTY**  
**BOARD OF SUPERVISORS**

DATE: October 23, 2025

EXECUTIVE SECRETARY: Karen L. Garner

## GENERAL NOTES

EXTERIOR LIGHTS SHOULD NOT CAUSE GLARE OR EXCESSIVE LIGHT SPILLAGE ONTO NEIGHBORING SITES.

LA VERNE,  
LOS ANGELES CITY  
CALIFORNIA  
LAND USE SERVICES

## SITE PLAN

IF THESE DRAWINGS ARE SMALLER THAN 24" X 36" THEY HAVE BEEN REDUCED.  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS.  
UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Rev.	Revision / Issue	Drawn	Checked	Date
1	P.C. REVIEW	JMG	JMG	10-23-25
2	REVISED	JMG	JMG	10-23-25
3	FINAL	JMG	JMG	10-23-25
4	REVISED	JMG	JMG	10-23-25



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## SCALE

1"=20'

**A1.0**