



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

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AMERICAN INSTITUTE OF ARCHITECTS



1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065
CONTACT: WADE WYLIE
P: 760-780-5493
e-mail: wade@woodcrestrev.com

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL
SEC STATE HWY 49 & NORTHSIDE DR
COOL, CA 95614

REVISIONS

NO.	DESCRIPTION	DATE

VICINITY MAP



SHEET TITLE

SITE PLAN

DATE	BY	AS NOTED
06-17-20	L DALE	19091
19091		
19091		

A1.0

SITE ANALYSIS

AREA ANALYSIS

APN	071-500-037-000
SITE AREA	73,387 SQUARE FEET (1.68 ACRES)
PROPOSED BUILDING AREA	9,100 SQUARE FEET
BUILDING COVERAGE	TBD
ZONING	CG
EXISTING LAND USE	VACANT
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-B
BLDG. SPRINKLERED	TBD
PROPOSED OCCUPANCY GROUP	M
PROPOSED BUILDING USE	RETAIL
PROPOSED OCCUPANCY LOAD	TBD

PARKING ANALYSIS

PARKING SPACES REQUIRED (8.100 SQ.FT./200)	31 SPACES
PARKING SPACES PROVIDED	31 SPACES
STANDARD SPACES	29 SPACES
HANDICAP SPACES	02 SPACES

ZONING SETBACKS

THE FOLLOWING ARE FOUND SETBACK FROM COUNTY OF EL DORADO, CA FOR "CG" ZONE:

FRONT	17' MIN.
STREET SIDE	10' MIN.
INTERIOR SIDE	0'
REAR	5' MIN.

LEGAL DESCRIPTION OF AREA OF SURVEY

PARCELS APN: 071-500-037-000

PARCEL 1 AS SHOWN ON THE PARCEL MAP FILED JANUARY 6, 1982 IN BOOK 30 OF PARCEL MAPS, PAGE 71, EL DORADO COUNTY RECORDS.

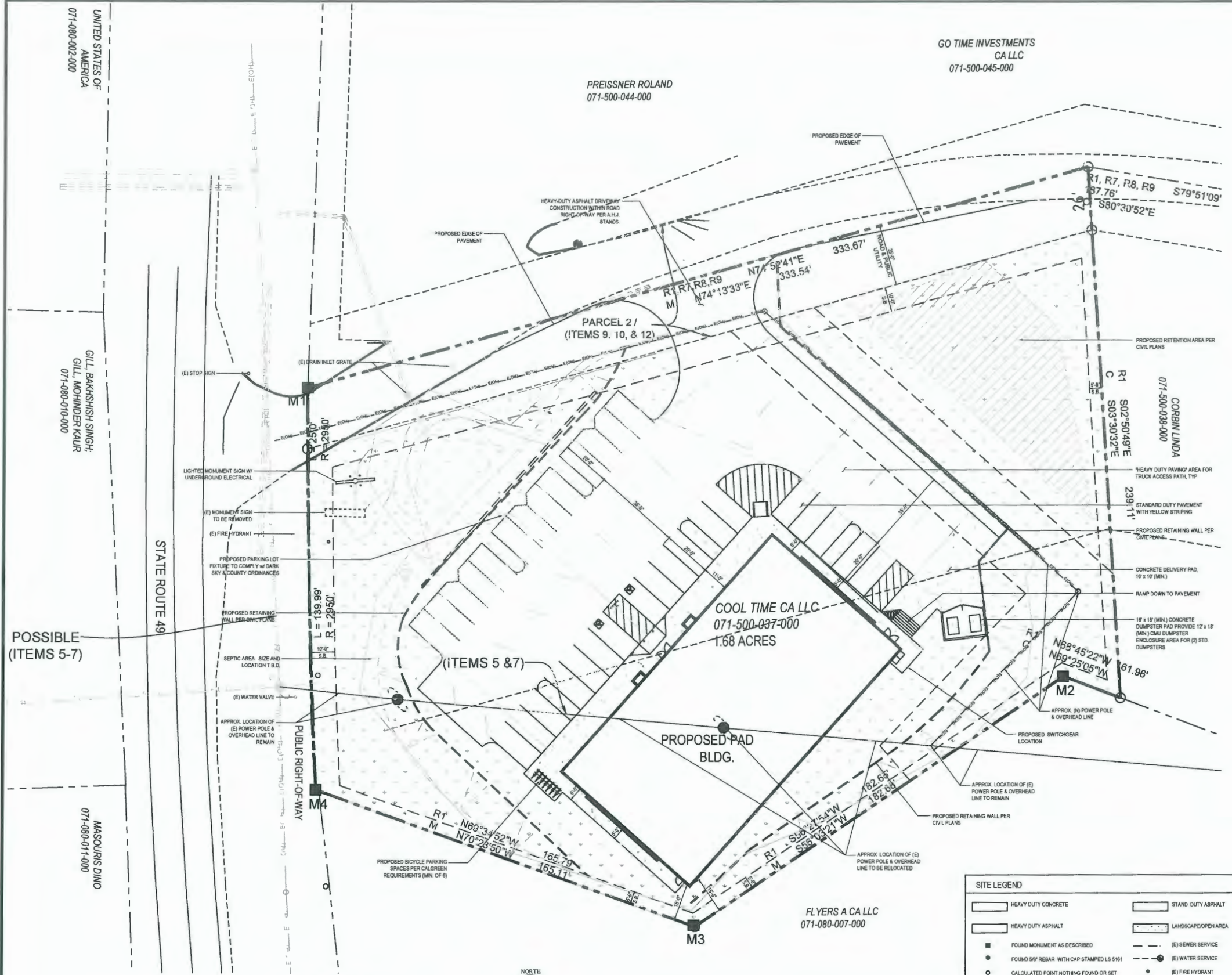
PARCEL TWO
AN EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES AS SHOWN ON THE ABOVE PARCEL MAP

FLOOD ZONE NOTE

FLOOD ZONE CLASSIFICATION IS BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NUMBER 06017C0175E ALL OF THE PARCELS ARE LOCATED WITHIN ZONE X - DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- EXCEPTIONS:** per amended title report provided by First American Title Co, order no: 0901-5921611
- (ITEM 1) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1928 IN BOOK 206, PAGE 216 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRICAL COMPANY. AFFECTS: AS DESCRIBED THEREIN. THE LOCATIONS OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - (ITEM 2) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1942 IN BOOK 152, PAGE 94 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC GAS AND ELECTRICAL COMPANY. AFFECTS: AS DESCRIBED THEREIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - (ITEM 3) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 8, 1953 IN BOOK 326, PAGE 158 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY. AFFECTS: AS DESCRIBED THEREIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
 - (ITEM 4) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO PAY ROAD IMPROVEMENT FEE" RECORDED JANUARY 5, 1982 IN BOOK 2044, PAGE 91 OF OFFICIAL RECORDS.
 - (ITEM 5) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION, FOR: 50' RADIUS TURNAROUND EASEMENT & NONEXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT AND INCIDENTAL PURPOSES.
 - (ITEM 6) AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1982 IN BOOK 2049, PAGE 20 OF OFFICIAL RECORDS. IN FAVOR OF: NEWTON LEVESKIS AND BETTY LEVESKIS, HIS WIFE AS JOINT TENANTS. AFFECTS: NORTHERLY 25 FEET, (DEED FOR APN 071-500-044-000)
 - (ITEM 7) A LEASE DATED JANUARY 26, 1983, EXECUTED BY NEWTON G. LEVESKIS AND ELIZABETH J. LEVESKIS, HUSBAND AND WIFE AS LESSOR AND UNITED STATES POSTAL SERVICE AS LESSEE, RECORDED IN INSTRUMENT NO. 10772 IN BOOK 2155, PAGE 197 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (LEASE FOR APN 071-500-044-000)
 - (ITEM 8) AN EASEMENT FOR A 50' NONEXCLUSIVE ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 29, 1992 AS INSTRUMENT NO. 33414 IN BOOK 3795, PAGE 385 OF OFFICIAL RECORDS. IN FAVOR OF: JOHN W. DELTON AND PATTY G. DALTON HUSBAND AND WIFE, AS JOINT TENANT, AS TO AN UNDIVIDED 1/2 INTEREST AND DAVID E. HOPKINS AND MARY A. HOPKINS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST. AFFECTS: AS DESCRIBED THEREIN.

- SURVEYORS NOTES**
- UNDERGROUND UTILITIES EXIST AND WERE MEASURED CONFORMED WITH THE LOCATIONS ON THE AS-BUILT IMPROVEMENT PLANS. HOWEVER EXACT LOCATIONS ARE NOT KNOWN AND CAN ONLY BE DETERMINED BY CAREFULLY EXCAVATING AND HAND PRObing. A DISTANCE CAN BE OBTAINED BY CALLING UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600. 48 HOURS IN ADVANCE OF ANY EXCAVATION.
 - THE PROPERTY IS NOW BEING USED FOR LAND DEVELOPMENT
 - THERE IS NO OBSERVABLE EVIDENCE THAT THE PROPERTY WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
 - THERE ARE SEVERAL TREES ALONG THE ON PROPERTY AND THE TREES LARGER THAN 12-INCH DIAMETER HAVE BEEN NOTED.



APPROVED EL DORADO COUNTY Board of Supervisors
DATE: July 20, 2021
BY: Tiffany Schmidkeg
EXECUTIVE SECRETARY

SITE PLAN

SCALE: 1"=20'

Exhibit F

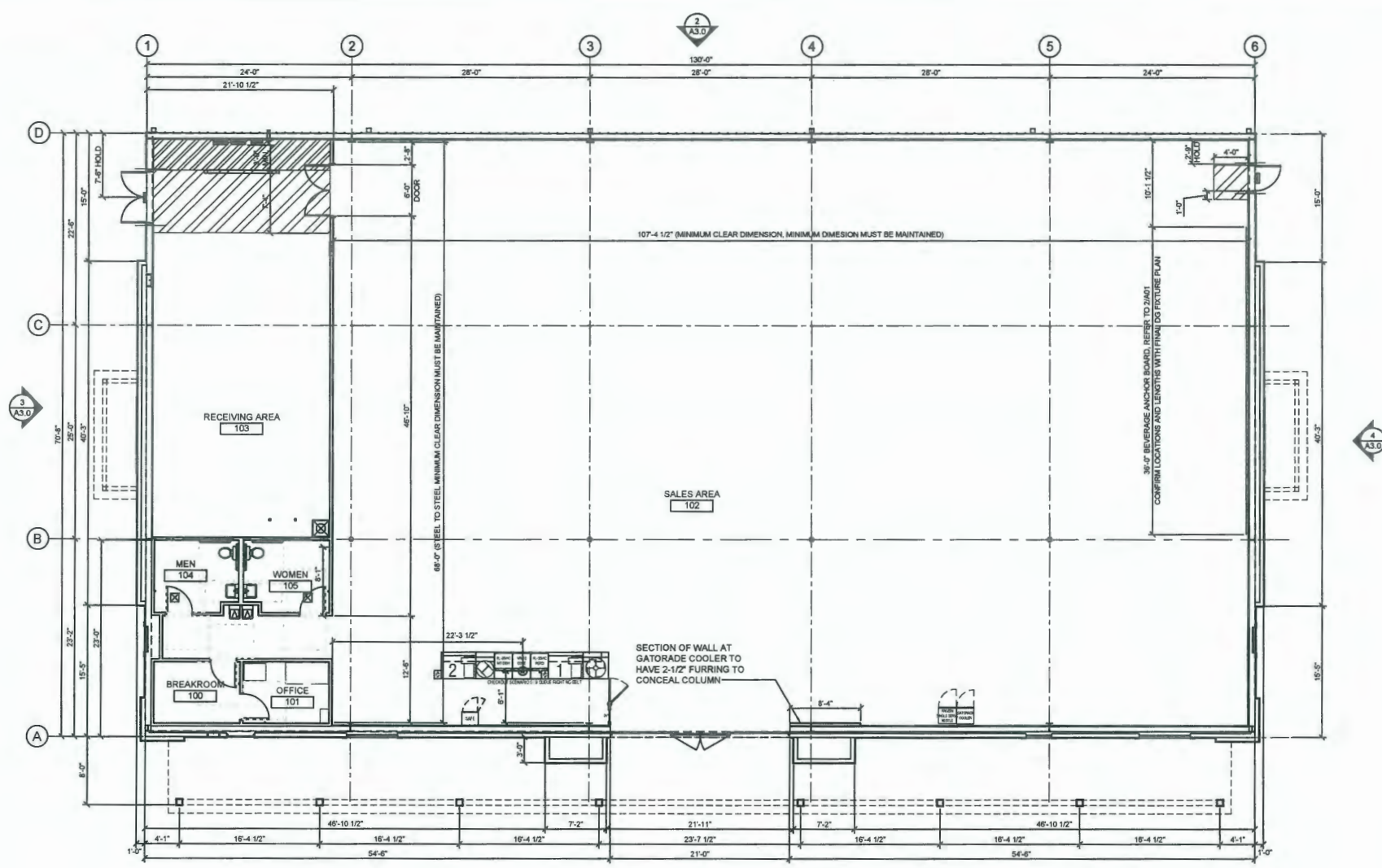
NOTES:

- SITE LAYOUT BASED ON AERIAL DATA ONLY. LOT LINES AND PROPERTY DIMENSIONS MUST BE VERIFIED BY ALTA SURVEY.
- LANDSCAPE, UTILITY, SIGNAGE, DRAINAGE ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY.
- SITE LAYOUT SUBJECT TO CHANGE PENDING LOCAL JURISDICTION RESTRICTIONS AND APPROVALS.

SITE LEGEND

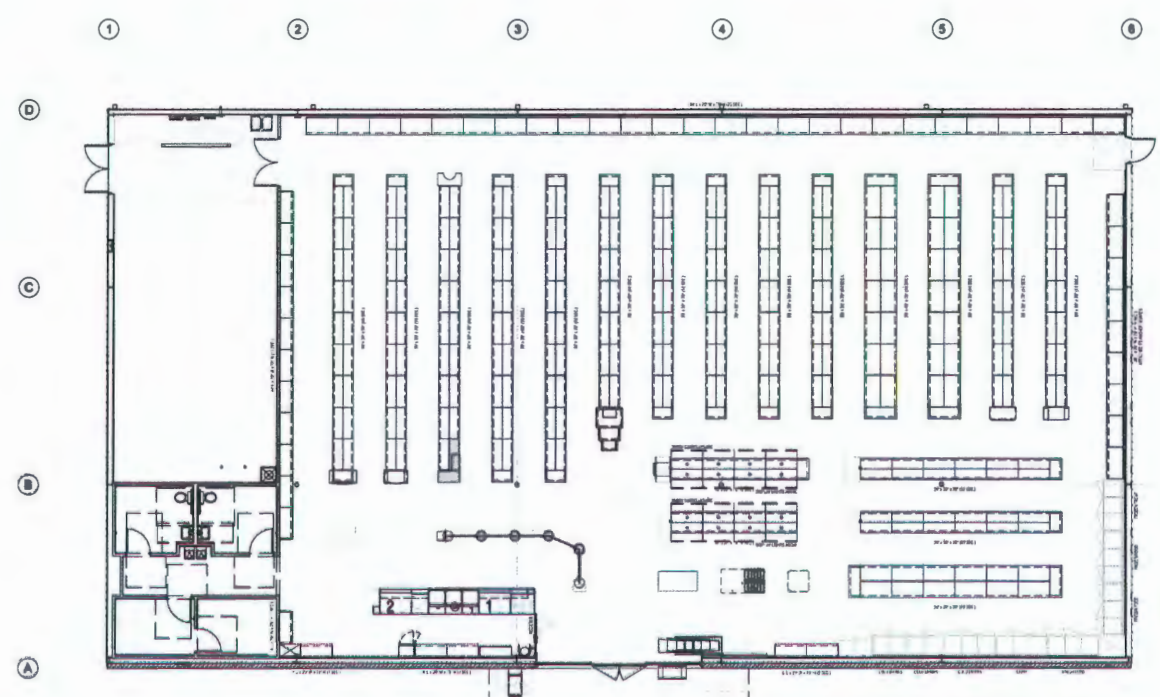
HEAVY DUTY CONCRETE	STAND. DUTY ASPHALT
HEAVY DUTY ASPHALT	LANDSCAPE/OPEN AREA
FOUND MONUMENT AS DESCRIBED	(E) SEWER SERVICE
FOUND 5/8" REBAR WITH CAP STAMPED LS 5161	(E) WATER SERVICE
CALCULATED POINT, NOTHING FOUND OR SET	(E) FIRE HYDRANT
FOUND STANDARD MONUMENT IN WELL	(E) STREET LIGHT
(E) EXISTING	(E) FENCE
(I) EMBRACES RECORD DATA	(E) TREE - APPROX DRIP LINE WITH TRUNK DIAMETER
M REPRESENTS MEASURED DATA	(E) POWER POLE/UTILITY POLE
C REPRESENTS CALCULATED DATA	
P.S.E. (PUBLIC SERVICE EASEMENT)	
ROS RECORD OF SURVEY	
RAW RIGHT-OF-WAY	
S.N.F. SEARCH NOT FOUND	
EDOR EL DORADO COUNTY OFFICIAL RECORDS	
(T) TOTAL	

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FLOOR PLAN

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



FIXTURE PLAN



3578 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0557
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CLIENT

WOODCREST
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065
CONTACT: WADE WYLIE
P: 760-789-5493
e-mail: wade@woodcrestev.com

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COOL, CA 95614

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE	
FLOOR & FIXTURE PLANS	
DATE	SCALE
12-14-99	AS NOTED
DRAWN BY	CHECKED BY
L DALE	19091
PROJECT NO.	19091
A2.0	

PRE-ENGINEERED METAL BUILDING NOTES

METAL BUILDING NOTES:

1. THE PRE-MANUFACTURED METAL BUILDING STRUCTURE, CONCRETE FOUNDATION, AND INTERIOR CONCRETE SLAB SHALL BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE STANDARDS. IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE.
2. THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY, AND ERECTION OF THE COMPLETE STRUCTURAL STEEL FRAMING AND EXTERIOR SKIN PACKAGE. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.
3. THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS (MOUNTED VERTICALLY SO THAT THE 12" FACE IS AGAINST THE BUILDING METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED 96" APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.

ROOF NOTES:

1. METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED.
2. ROOF PANELS TO BE A MINIMUM 24 GAUGE.
3. METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING SLR II ROOF.
4. CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.



3578 30th Street
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CLIENT



1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065

CONTACT: WADE WYLLIE
P: 760-789-5463
e-mail: wade@woodcrestrev.com

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DOLLAR GENERAL

SEC STATE HWY 49 & NORTHSIDE DR
COOL, CA 95614

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/14/19

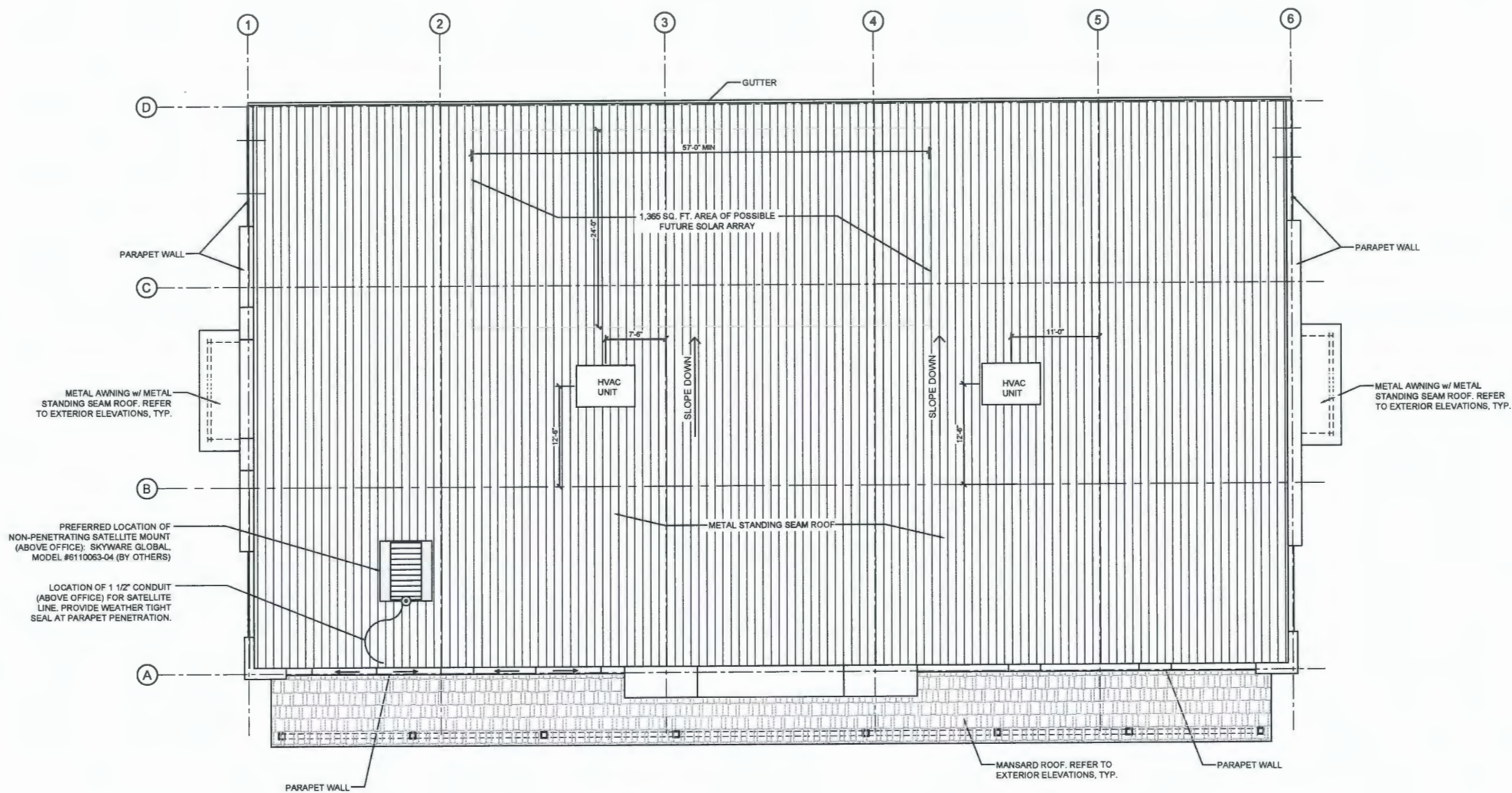
NO.	DESCRIPTION	DATE

SHEET TITLE

ROOF PLAN

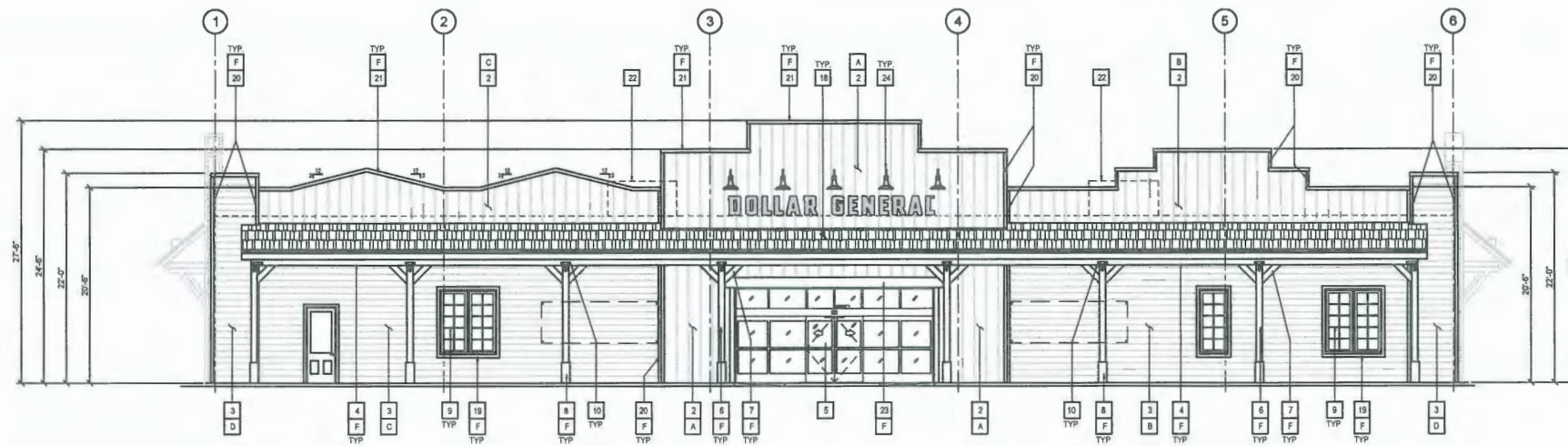
DATE	SCALE	AS NOTED
12-14-19	AS NOTED	
DESIGNED BY: L. DALE	DRAWN BY: 19091	
CHECKED BY:	CHECKED BY:	
PROJECT NO: 19091		

A2.1



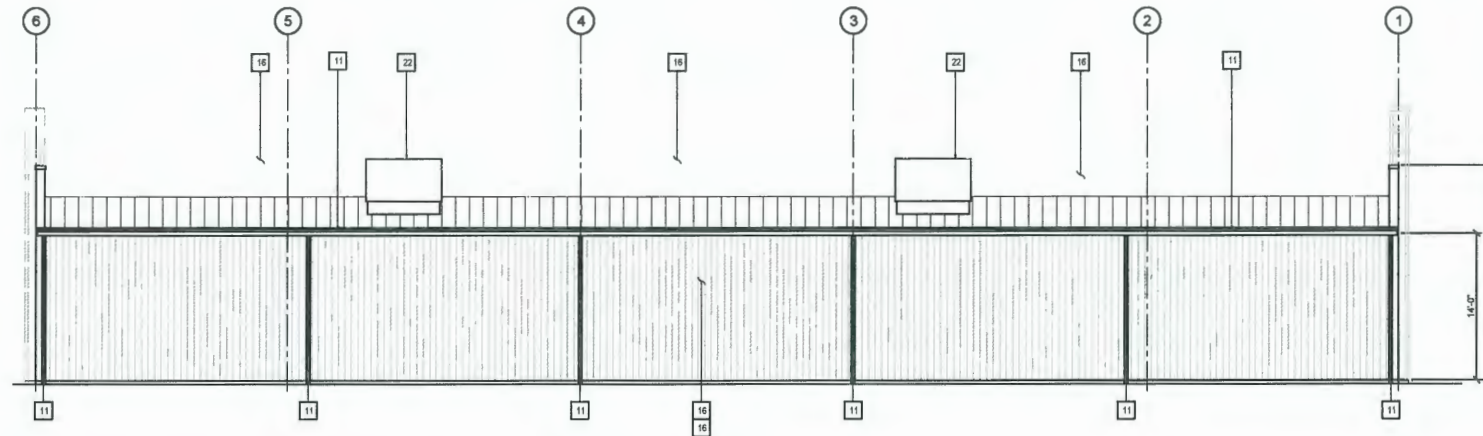
ROOF PLAN

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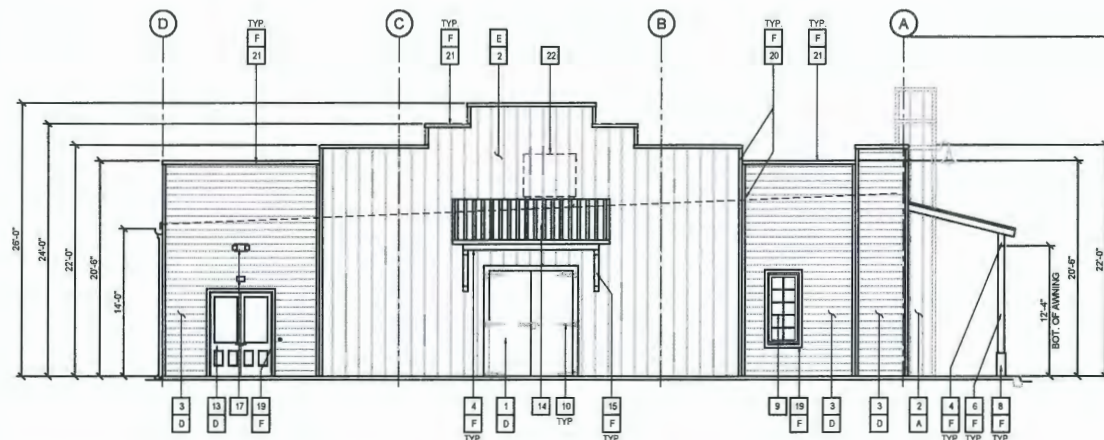
FRONT ELEVATION
(WEST ELEVATION @ HWY 49)

1



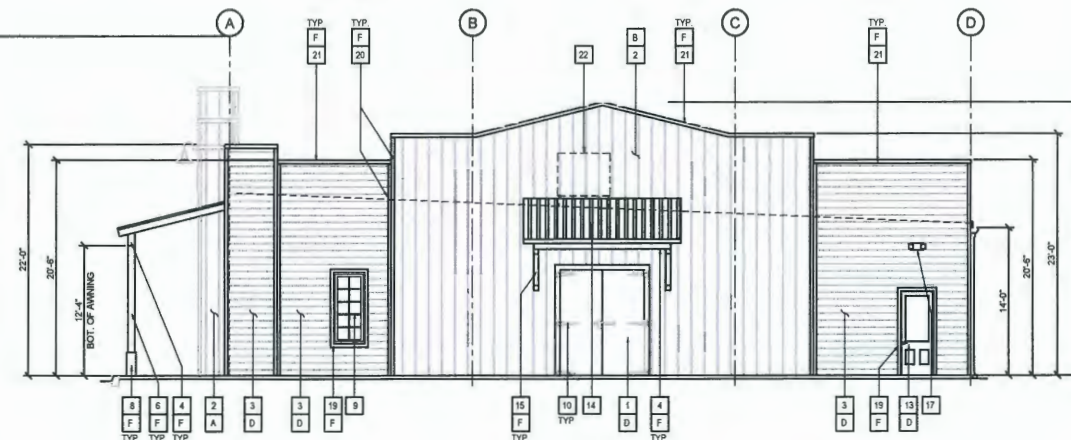
REAR ELEVATION
(EAST ELEVATION)

2



LEFT ELEVATION
(NORTH ELEVATION)

3



RIGHT ELEVATION
(SOUTH ELEVATION)

4

EXTERIOR FINISH SCHEDULE

- 1 FAUX BARN DOORS
COLOR: PER PLAN
- 2 VERTICAL BOARD-AND-BATTEN WOOD SIDING (1 1/2" REVEAL)
COLOR: PER PLAN
- 3 HORIZONTAL SHIPLAP WOOD BOARD (8" REVEAL)
COLOR: PER PLAN
- 4 WOOD BEAM PER STRUCTURAL PLANS
COLOR: PER PLAN
- 5 ALUMINUM STOREFRONT/WINDOW SYSTEM
GLASS COLOR & STYLE: TINTED (PER 1-24)
FRAME COLOR: DARK BRONZE
- 6 WOOD POST PER STRUCTURAL PLANS
COLOR: PER PLAN
- 7 WOOD KNEE BRACE PER STRUCTURAL PLANS
COLOR: PER PLAN
- 8 2x WOOD BASE - 20" HIGH (L.I.N.O.)
COLOR: PER PLAN
- 9 FAUX WINDOW w/ DIVIDED LIGHT WINDOW w/ SPANDREL GLAZING
FRAME COLOR: DARK BRONZE (TO MATCH STOREFRONT)
- 10 ALL EXPOSED HARDWARE (FAUX BARN DOORS, COLUMN CAP & BASE, ETC.)
TO BE POWDER COATED FLAT BLACK
- 11 GLITTER & DOWNSPOUT - PAINT COLOR TO MATCH ADJACENT SURFACE
- 12 -
- 13 EXTERIOR DOOR PER DOOR SCHEDULE
COLOR: PER PLAN
- 14 CORRUGATED METAL ROOF
COLOR: NATURAL GALV. METAL (NO PAINT)
- 15 STRUCTURAL WOOD BRACE PER STRUCTURAL PLANS
COLOR: PER PLAN
- 16 PRE-FINISHED METAL WALL PANELS (BY PEMB)
COLOR: PER PLAN
- 17 LIGHTING FIXTURE PER LIGHTING PLAN
- 18 COMPOSITION SHINGLES, BY OWENS CORNING (OR EQUAL)
STYLE: TRUSITION DURATION
COLOR: SAND DRIVE
- 19 2x4 WOOD TRIM AT WINDOWS & DOOR FRAMES
COLOR: PER PLAN
- 20 4" WIDE WOOD TRIM AT ALL EDGES
COLOR: PER PLAN
- 21 PARAPET GA. METAL COPING / FLASHING
COLOR: PER PLAN
- 22 LOCATION OF HVAC UNIT MOUNTED ON ROOF BEYOND
- 23 2x12 WOOD TRIM ABOVE STOREFRONT
COLOR: PER PLAN
- 24 EXTERIOR GOOSE NECK STYLE LIGHTING FIXTURE
(REFER TO ELECTRICAL PLANS)

PAINT COLORS:

A	DUNN EDWARDS #	DES216 "Barrel Stove"
B	DUNN EDWARDS #	DEA152 "Deep Crimson"
C	DUNN EDWARDS #	DES423 "Golden Rays"
D	DUNN EDWARDS #	DES245 "Trinity Islands"
E	DUNN EDWARDS #	DES871 "Downpour"
F	DUNN EDWARDS #	DES225 "Fossil"

MPA ARCHITECTS INC.

3578 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0567
www.mpa-architects.com

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AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

WOODCREST
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92066
CONTACT: WADE WYLIE
P: 760-780-5493
e-mail: wade@woodcrestev.com

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REVISIONS

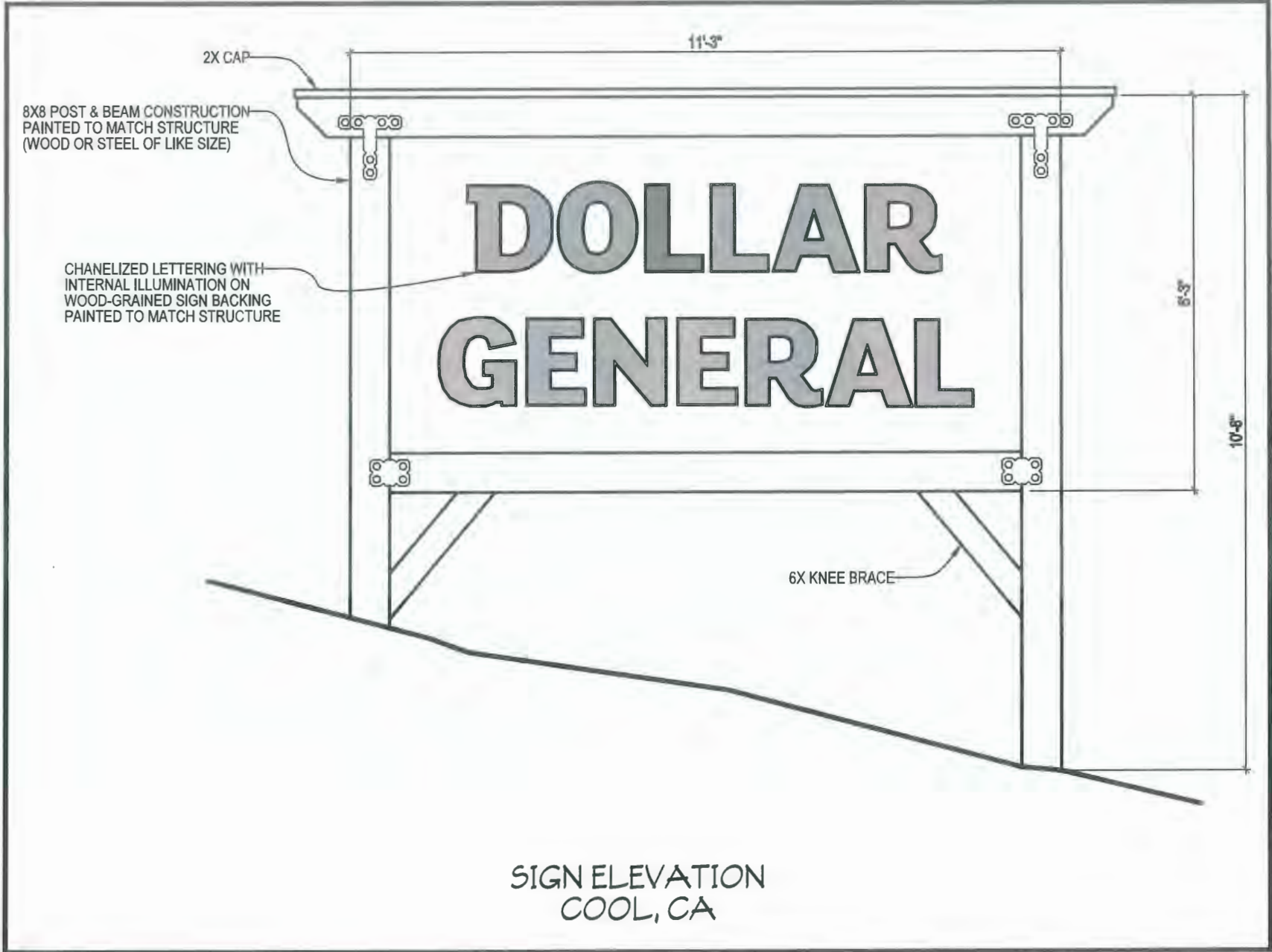
NO.	DESCRIPTION	DATE

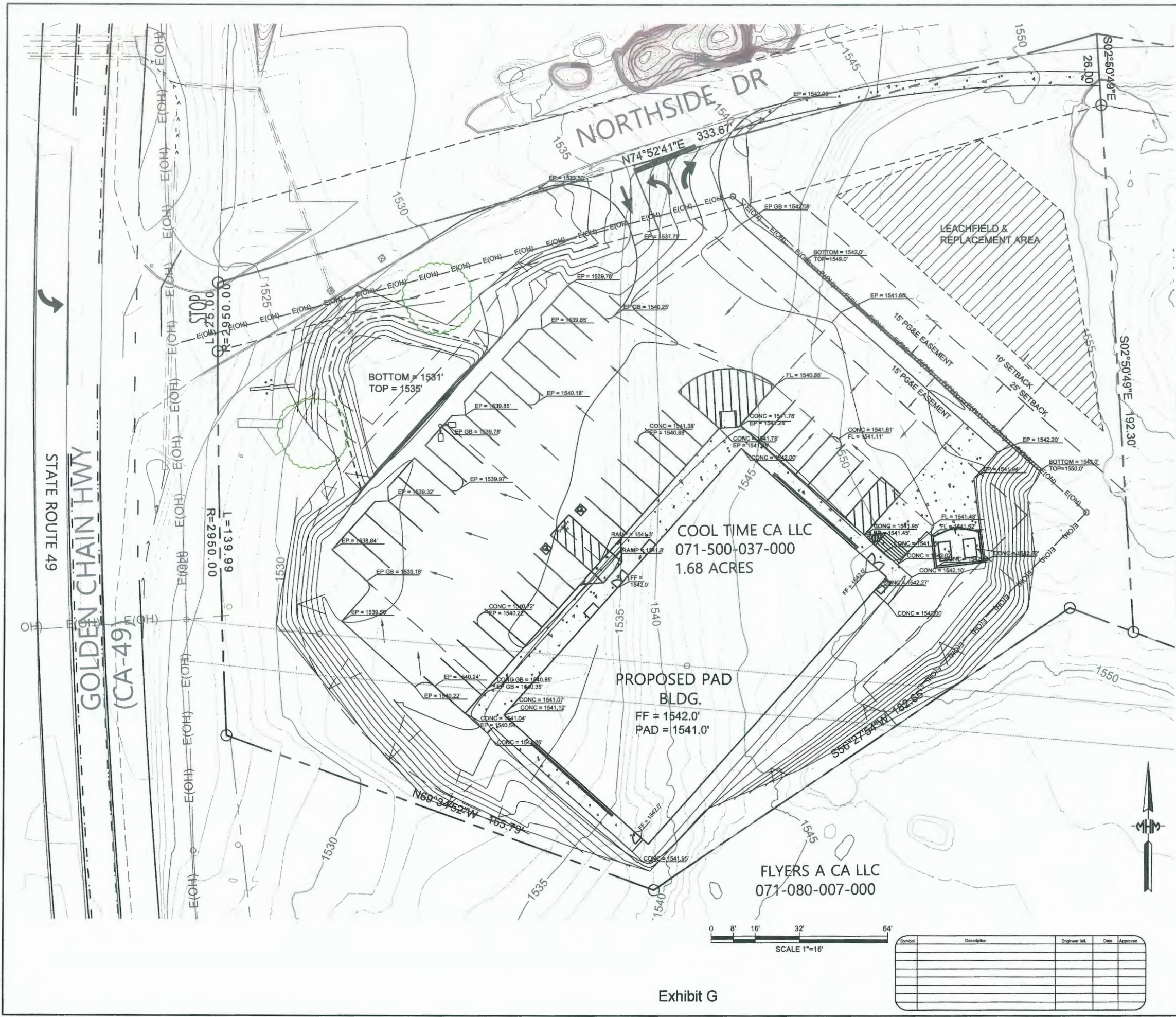
SHEET TITLE
EXTERIOR ELEVATIONS

DATE: 12-14-18 SCALE: AS NOTED
DRAWN: L. DALE DATE: 19091
CHECKED: DATE: 19091
PROJECT: 19091

A3.0

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- STORM DRAIN CONSTRUCTION NOTES**
- 1 CONSTRUCT 24" STORM DRAIN DROP INLET PER DETAIL D-1 (ON SHT. C08)
 - 2 CONSTRUCT 24" STORM DRAIN DROP INLET PER DETAIL D-2 (ON SHT. C08)
 - 3 6" RAIN LEADER TO BE CONNECTED TO BUILDING ROOF DRAIN INV = 328.0± PER DETAIL DS-1 (ON SHT. C08)
 - 4 6" RAIN LEADER PIPE UNDER WALKWAY PER DETAIL U-1 (ON SHT. C08)

NOTES:
 ELEVATIONS SHOWN ARE FINISHED GRADE. TO DETERMINE SUBGRADE ELEVATIONS IN PAVED AREA SUBTRACT PAVING SECTION THICKNESS SHOWN ON SHEET C03. TO DETERMINE SUBGRADE AT BUILDING PAD AREA SUBTRACT SLAB AND AGGREGATE UNDERLAYMENT THICKNESS AS SHOWN ON FOUNDATION PLANS. TO DETERMINE SUBGRADE AT CONCRETE WALKS, SUBTRACT THICKNESS OF CONCRETE AND AGGREGATE UNDERLAYMENT SHOWN ON SHEET C03. NOTE THAT TOPSOIL FINISHED GRADE IS 1 INCH BELOW ADJACENT CONCRETE WALK FINISHED GRADE SHOWN. SLOPE SUBGRADE TO SMOOTH LINES CONSISTENT WITH FINISHED GRADES SHOWN TO ALLOW FOR UNIFORM THICKNESS OF TOPSOIL AND PAVEMENT SECTIONS. TOP OF CURB GRADE IS .50' HIGHER THAN PAVEMENT GRADE UNLESS NOTED OTHERWISE.

CROSS SLOPE ON ANY ACCESSIBLE PAVED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION OR BE LESS THAN 0.5% ON ANY HARD SURFACED AREA. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICT.

EARTHWORK SUMMARY	
ESTIMATED QUANTITY OF EXCAVATION (COMPACTED CUBIC YARDS):	4,800 CU. YDS.
ESTIMATED QUANTITY OF EMBANKMENT (COMPACTED CUBIC YARDS):	4,400 CU. YDS.
ESTIMATED QUANTITY OF MATERIAL IMPORTED (COMPACTED CUBIC YARDS):	400 CU. YDS. (C)

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY.

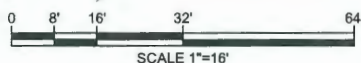
THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

EARTHWORK ADJUSTMENTS ARE BASED ON DATA OBTAINED FROM THE SOILS AND GEOLOGY REPORT. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY, RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE SHOWN ABOVE. THE ABOVE QUANTITIES DID NOT CONSIDER LIME TREATMENT.

GRADE ADJUSTMENTS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE A BALANCED DESIGN.

NO ADJUSTMENTS HAVE BEEN MADE TO QUANTITIES ABOVE FOR SHRINKAGE OR SWELL. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN ADJUSTMENTS BASED ON THE GEOTECHNICAL REPORT RECOMMENDATIONS.

APPROVED
EL DORADO COUNTY
 Board of Supervisors
 DATE July 20, 2021
 BY Tiffany Schmid
 EXECUTIVE SECRETARY



Symbol	Description	Engineer Init.	Date	Approved

Exhibit G

C05

ELDORADO COUNTY
 WOODCREST CO, DOLLAR GENERAL
 GRADING PLAN

APPROVED:	DESIGNED BY: J. MALLIN	DWG. NO.:
	DRAWN BY: V. KUDELIN	
	CHECKED BY: S. MINARD	SHT. NO.:
	JOB NO.: 19-157	5 OF 10
	FILE NAME: 19-157MAST	

21-0733 D 11 of 131





FRONT ELEVATION
(WEST ELEVATION @ HWY 49) 1



REAR ELEVATION
(EAST ELEVATION) 2



LEFT ELEVATION
(NORTH ELEVATION) 3



RIGHT ELEVATION
(SOUTH ELEVATION) 4

APPROVED
EL DORADO COUNTY
Board of Supervisors
DATE July 20, 2021
BY Tiffany Schmid/gas
EXECUTIVE SECRETARY



3578 30th Street
San Diego, CA 92104
V. 619.236.0595
F. 619.236.0567
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RAMONA, CALIFORNIA 92065
CONTACT: WADE WYLIE
P: 760-789-5493
e-mail: wade@woodcrestev.com

PROJECT

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SEC STATE HWY 49 & NORTHSIDE DR
COOL, CA 95614

REVISIONS

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

DATE	SCALE	AS NOTED
09-25-19	SCALE	19001
L DATE	SCALE	19001
PROJECT NO.	SCALE	19001

A3.0



N.T.S. NORTH ELEVATION ①



N.T.S. SOUTH ELEVATION ②



3578 30th Street
San Diego, CA 92104
V. 619.236.0555
F. 619.236.0557
www.mpa-architects.com

MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

WOODCREST
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065

CONTACT: WADE WYLIE
P. 760-788-5493
e-mail: wade@woodcrestev.com

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COOL, CA 95614

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE	
EXTERIOR COLOR ELEVATIONS	
DATE: 09-25-19	SCALE: AS NOTED
DRAWN BY: L. DALE	CHECKED BY: 19061
DATE: 19061	SCALE: A3.2

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Dollar General - Cool, CA

Batt & Board / Horizontal Siding: Barrel Stove (DE6216), Deep Crimson (DEA152), Golden Rays (DE5423), Trinity Islands (DE6249), Downpour (DE5871)

Trim: Fossil (DE6225)

Metal Panel: Light Stone (Ceco)

Roof: Owens Corning "Teak" Shingles

Metal Roof: Bronze



REVISIONS

NO.	DATE	DESCRIPTION

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Grupp, Landscape Architecture, of any errors, omissions or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications shall remain the property of Eric E. Grupp, Landscape Architecture. No part thereof shall be copied, distributed or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Eric E. Grupp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of their restrictions.



CLIENT: **WOODCREST**
 1410 MAIN STREET, SUITE C
 RAMONA, CALIFORNIA 92085
 CONTACT: WADE WYLIE
 P: 760-789-5493
 e-mail: wade@woodcrestny.com

PROJECT: **PAD BLDG. (GEN. RETAIL)**
 SEC STATE HWY 49 & NORTHSIDE DR
 COOL, CA 95614

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT.
	ARB STR	Arbutus unedo / Strawberry Tree WUCOLS REG. 2 - L	24"box
	EX OAK	Existing Tree - Oak To Remain	Exist
	PIN PON	Pinus ponderosa / Ponderosa Pine WUCOLS REG. 2 - L	24"box
	QUE FAS	Quercus robur 'Fastigiata' / Pyramidal English Oak WUCOLS REG. 2 - M	15 gal
SHRUBS			
	ARC HOW	Arctostaphylos densiflora 'Howard McMin' / Howard McMin Manzanita WUCOLS REG. 2 - L	5 gal
	BAC HYB	Baccharis x 'Starr' / Starr Coyote Brush WUCOLS REG. 2 - L	1 gal
	COT HOR	Cotoneaster horizontalis / Rock Cotoneaster WUCOLS - REG. 2 - L	5 gal
	ELA FRU	Elaeagnus pungens 'Fruitlands' / Silverberry WUCOLS REG. 2 - L	5 gal
	FES OVI	Festuca ovina glauca 'Elijah Blue' / Blue Fescue WUCOLS REG. 2 - L	1 gal
	GAU CHE	Gaura lindheimeri 'Cherry Brandy' / Cherry Brandy Gaura WUCOLS REG. 2 - M	1 gal
	HEM ORD	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily WUCOLS REG. 2 - M	1 gal
	JUN GOS	Juniperus chinensis 'Gold Star' TM / Gold Star Juniper WUCOLS REG. 2 - L	5 gal
	JUN SPR	Juniperus chinensis 'Sea Spray' / Sea Spray Juniper WUCOLS REG. 2 - L	5 gal
	KNI LVA	Kniphofia uvana / Torchlily WUCOLS REG. 5 - L	5 gal
	PAN VIR	Panicum virgatum / Switch Grass WUCOLS REG. 2 - M	1 gal
	PYR LOW	Pyracantha coccinea 'Lowboy' / Lowboy Pyracantha WUCOLS REG. 2 - L	5 gal
VINES/PALM			
	WIS SIN	Wisteria sinensis / Chinese Wisteria	15 gal
GROUND COVERS			
	BARK	Forest Bark Mulch / Bark 2" Depth	None

IRRIGATION REGIME

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FOR THE ENTIRE PROJECT
 THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:
 ET BASED SELF ADJUSTING STATION RUN TIME
 MULTIPLE PROGRAM CAPABILITIES
 MULTIPLE REPEAT CYCLE CAPABILITIES
 FLEXIBLE CALENDAR PROGRAM

APPROVED
 EL DORADO COUNTY
 Board of Supervisors
 DATE: July 20, 2021
 BY: Tiffany Schmidlops
 EXECUTIVE SECRETARY



SHEET DESCRIPTION
Conceptual Landscape Plan

DATE: 10/07/19
 SCALE: 1" = 20'
 DRAWN BY: Eric Grupp
 SHEET NUMBER

PRL-1
 of 1



Notes:
 1. The Landscape Contractor is obtain a soils test from a qualified soils testing laboratory and amend the soils as recommended by the soils recommendations PRIOR to installation of plants. The soils test results must be presented to the municipality to obtain Certificate of Occupancy.
 2. All plantings and irrigation shall be maintained by the property owner and in in any case where a required planting has not survived the property owner shall be responsible for replacement with equal or better plant materials.
 3. All trees as depicted on the planting plan adjacent to the parking plan shall provide 40% coverage of the parking area within 15 years as required by Land Use Development Code L-11 4.2.7.E.g.