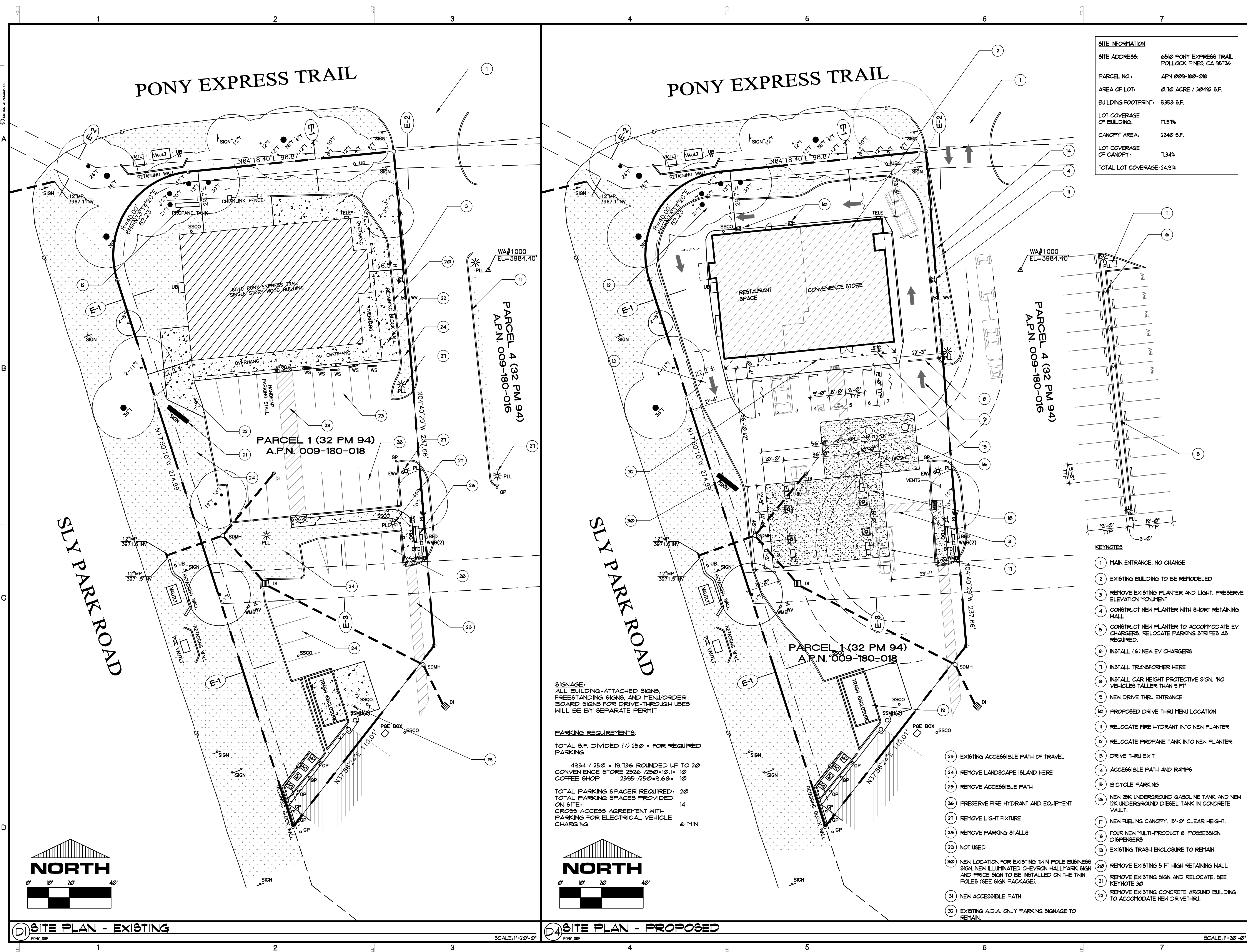




SITE INFORMATION
SITE ADDRESS: 6510 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726
PARCEL NO.: APN 009-180-018
AREA OF LOT: 0.10 ACRE / 30492 S.F.
BUILDING FOOTPRINT: 5358 S.F.
LOT COVERAGE OF BUILDING: 17.57%
CANOPY AREA: 2240 S.F.
LOT COVERAGE OF CANOPY: 7.34%
TOTAL LOT COVERAGE: 24.91%



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PHONE (916) 476-3911
suttonarch@yahoo.com

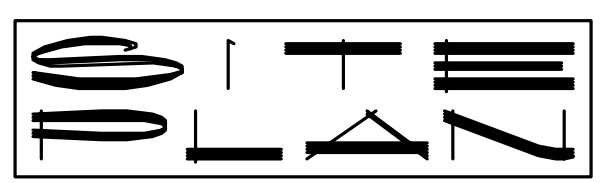
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CONTACT: STEVE SUTTON

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1	3/25/2025 DRS-0003 (EL DORADO COUNTY PLANNING)	DER

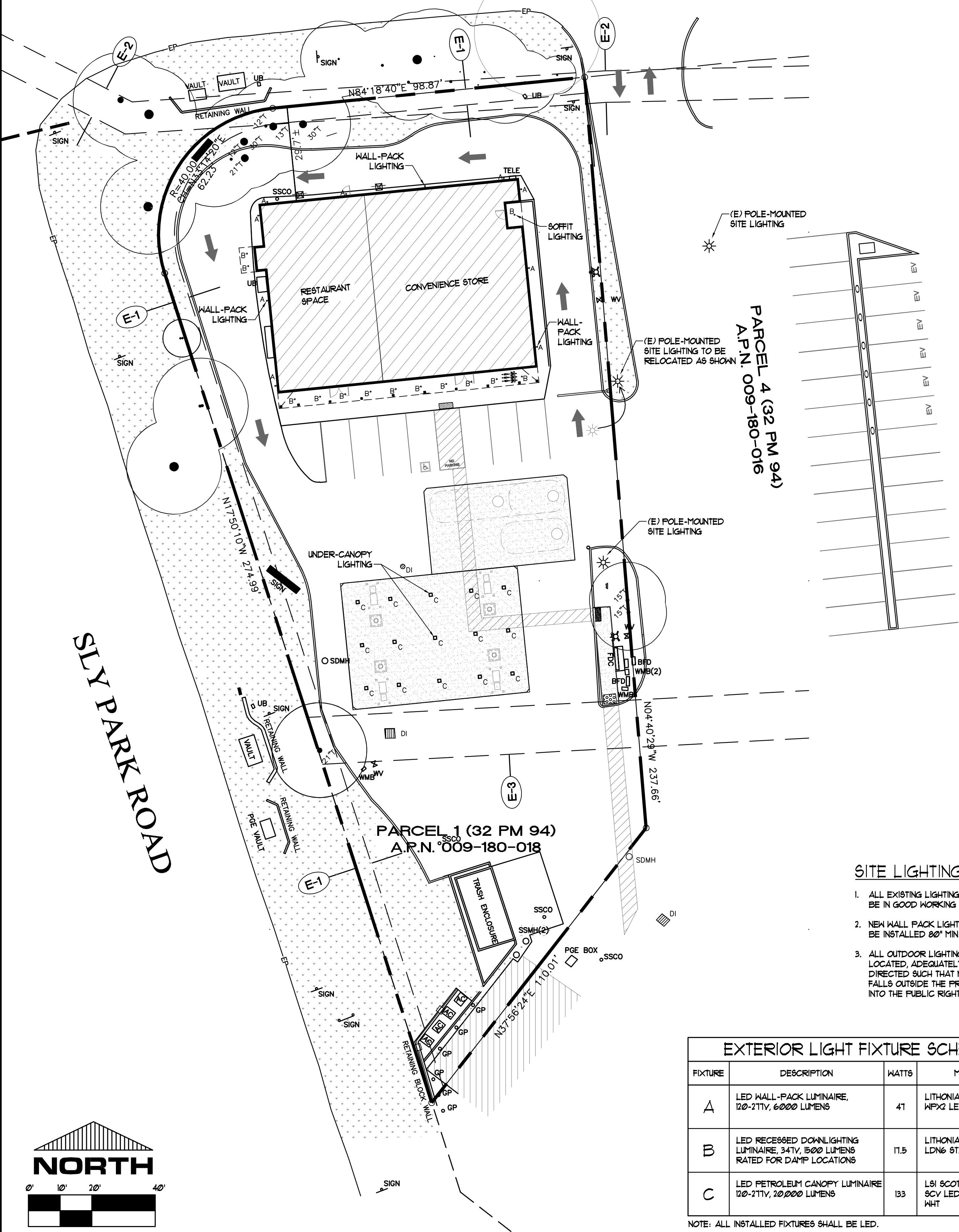
DATE: SEPTEMBER 20, 2024
DRAWN BY: SDB
JOB NO: 2435

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OF _____ SHEETS



PONY EXPRESS TRAIL

SLY PARK ROAD



SITE LIGHTING NOTES

1. ALL EXISTING LIGHTING TO BE VERIFIED TO BE IN GOOD WORKING ORDER.
2. NEW WALL PACK LIGHT FIXTURES SHALL BE INSTALLED 80" MIN ABOVE SIDEWALKS.
3. ALL OUTDOOR LIGHTING SHALL BE LOCATED, ADEQUATELY SHIELDED, AND DIRECTED SUCH THAT NO DIRECT LIGHT FALLS OUTSIDE THE PROPERTY LINE OR INTO THE PUBLIC RIGHT-OF-WAY.

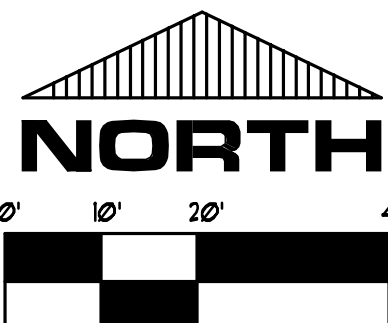
PARCEL 4 (32 PM 94)
A.P.N. 009-180-016

PARCEL 1 (32 PM 94)
A.P.N. 009-180-018

EXTERIOR LIGHT FIXTURE SCHEDULE

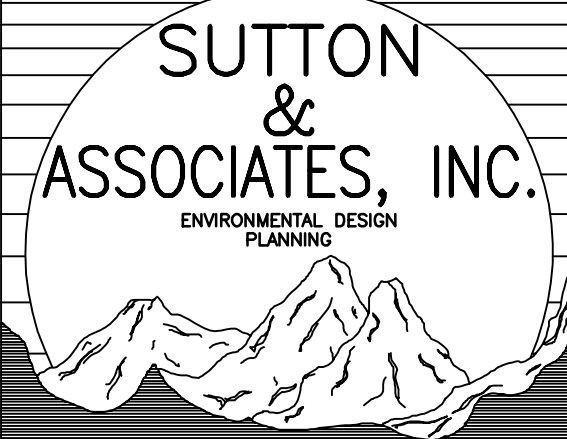
FIXTURE	DESCRIPTION	WATTS	MFR / MODEL
A	LED WALL-PACK LUMINAIRE, 120-21TV, 6000 LUMENS	41	LITHONIA LIGHTING / WFX2 LED
B	LED RECESSED DOWNLIGHTING LUMINAIRE, 34TV, 1500 LUMENS RATED FOR DAMP LOCATIONS	11.5	LITHONIA LIGHTING / LDN6 STATIC WHITE LED
C	LED PETROLEUM CANOPY LUMINAIRE 120-21TV, 20,000 LUMENS	133	LSI SCOTTSDALE VERTEX / SCV LED 20L 9C UNV DIM 50 WHI

NOTE: ALL INSTALLED FIXTURES SHALL BE LED.



D4 SITE LIGHTING PLAN

SCALE: 1"=20'-0"



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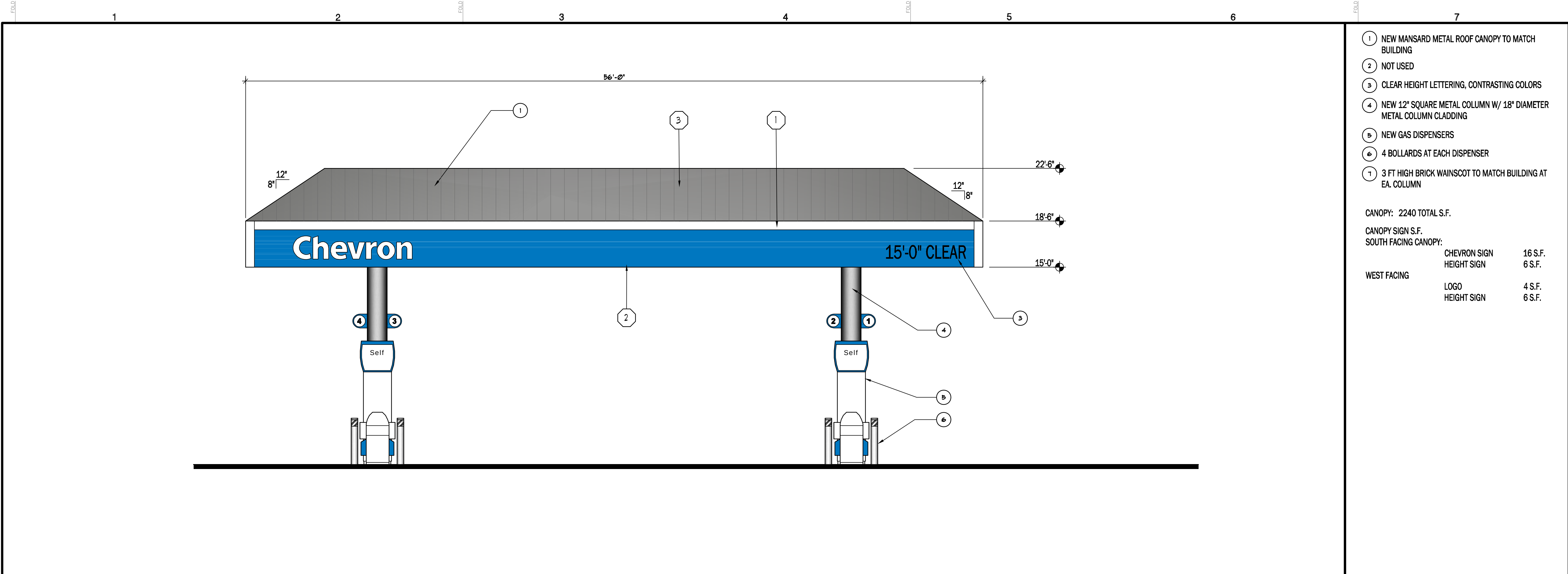
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OF _____ SHEETS

LIGHTING PLAN

SCALE: N/A

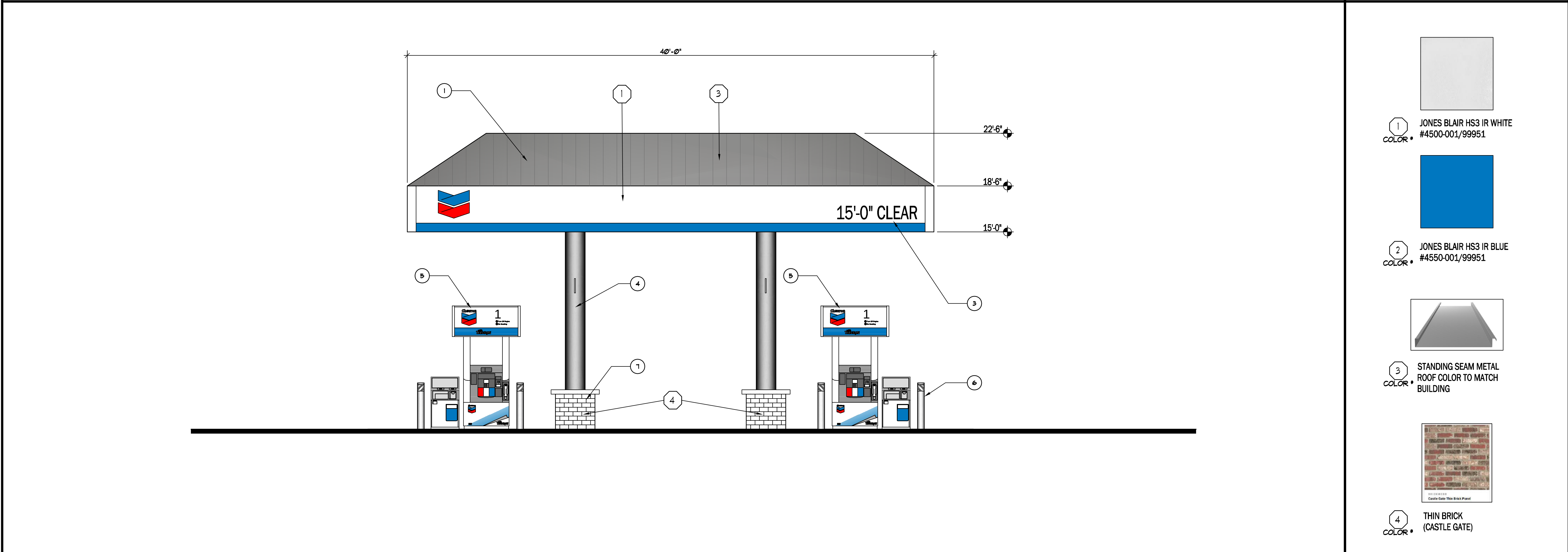


CANOPY PLAN



B) NORTH AND SOUTH CANOPY ELEVATIONS

B) CANOPY KEYNOTES



D) EAST AND WEST CANOPY ELEVATION

D) CANOPY COLORS

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ENVIRONMENTAL DESIGN PLANNING

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APN: 009-180-018

PONY EXPRESS STATION

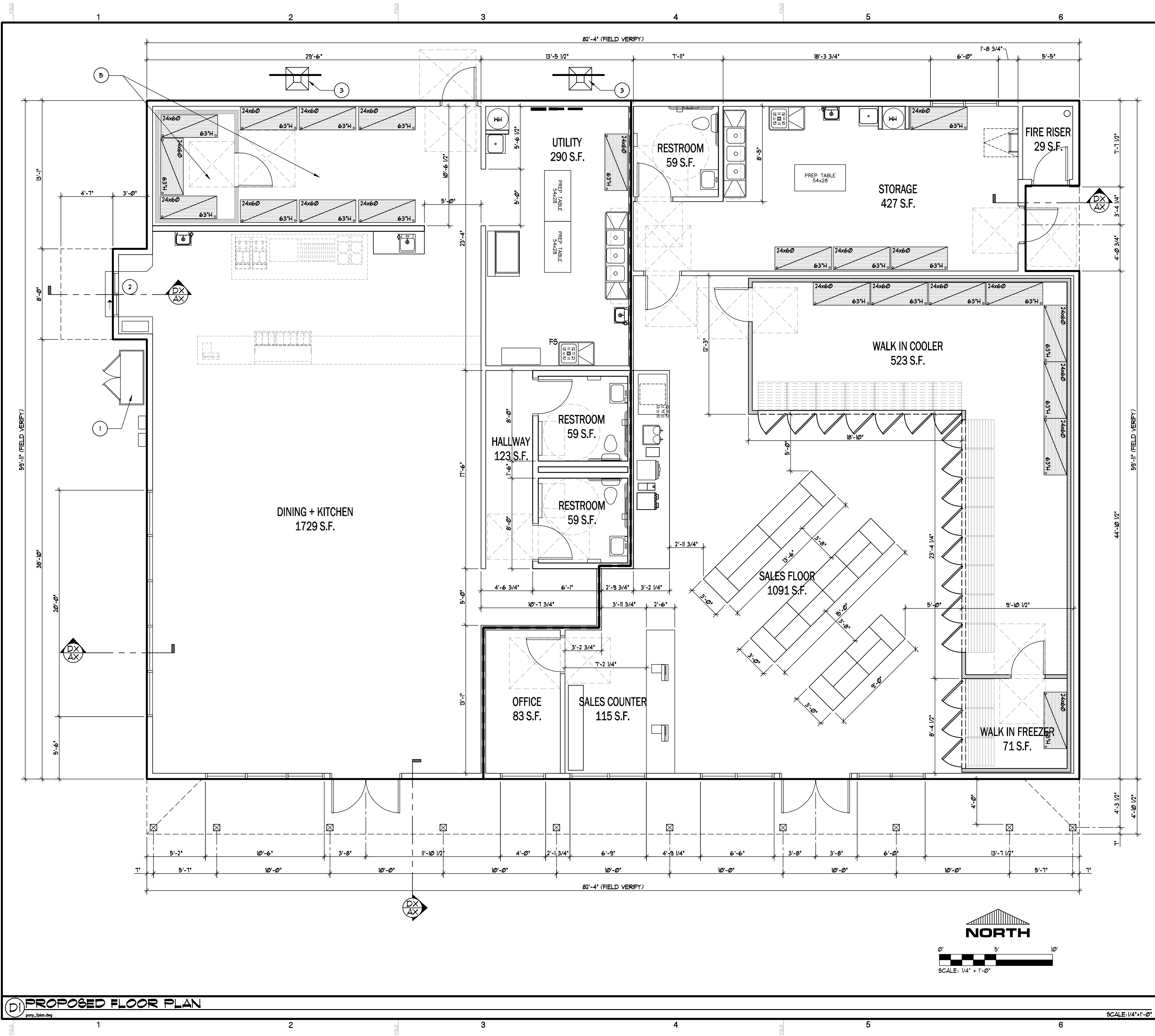
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CANOPY
ELEVATIONS



PROPOSED FLOOR PLAN SUMMARY

THIS FLOOR PLAN DIVIDES AN EXISTING BUILDING TO HOUSE BOTH A CONVENIENCE STORE AND RESTAURANT WITH AN OPTIONAL DRIVE-THRU. THIS FLOOR PLAN IS NOT FINAL AND REQUIRES OWNER INPUT. THE RESTAURANT SPACE IS DESIGNED TO BE FLEXIBLE AND ACCOMMODATE A VARIETY OF RESTAURANT LAYOUTS. SQUARE FOOTAGES LISTED ON THIS PLAN REFLECT AREAS WITHIN WALLS.

1 EXISTING ELECTRICAL EQUIPMENT
2 PROPOSED DRIVE-THRU WINDOW LOCATION
3 PROPOSED LED DRIVE-THRU SIGN LOCATIONS
4 NOT USED
5 PLAUSIBLE RESTAURANT STORAGE. LAYOUT TO BE DETERMINED BY NEW TENANT. SQUARE FOOTAGE INTENTIONALLY NOT LISTED.

ROOM AREAS
NOTE: AREAS REFLECT SPACE WITHIN INTERIOR WALLS.

STARBUCKS ROOM AREAS

DINING + KITCHEN	1729 S.F.
HALLWAY	123 S.F.
RESTROOM	59 S.F.
RESTROOM	59 S.F.
UTILITY	290 S.F.
TOTAL	2260 S.F. 2395 S.F.

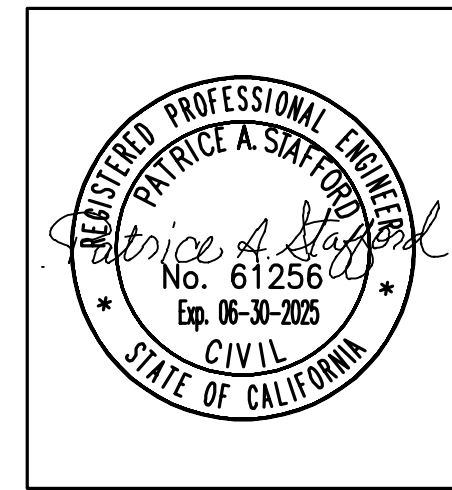
CONVENIENCE STORE AREAS

SALES COUNTER	115 S.F.
SALES FLOOR	1091 S.F.
WALK-IN COOLER	523 S.F.
WALK-IN FREEZER	71 S.F.
STORAGE	427 S.F.
RESTROOM	59 S.F.
OFFICE	83 S.F.
FIRE RISER	29 S.F. NOT IN S.F.
TOTAL	2291 S.F. 2533 S.F.

FLOOR PLAN NOTES
SCALE: N/A

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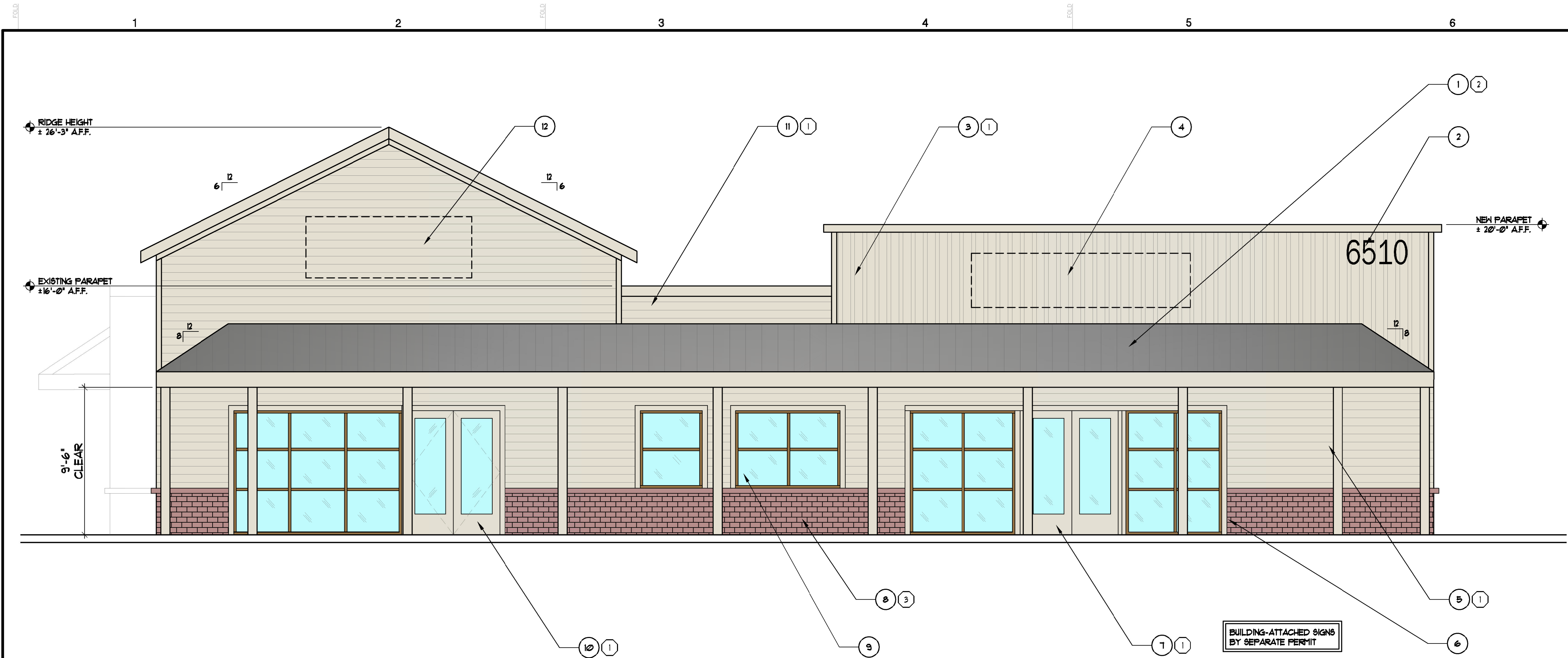
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CONTACT: STEVE SUTTON

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JOB NO: 2435

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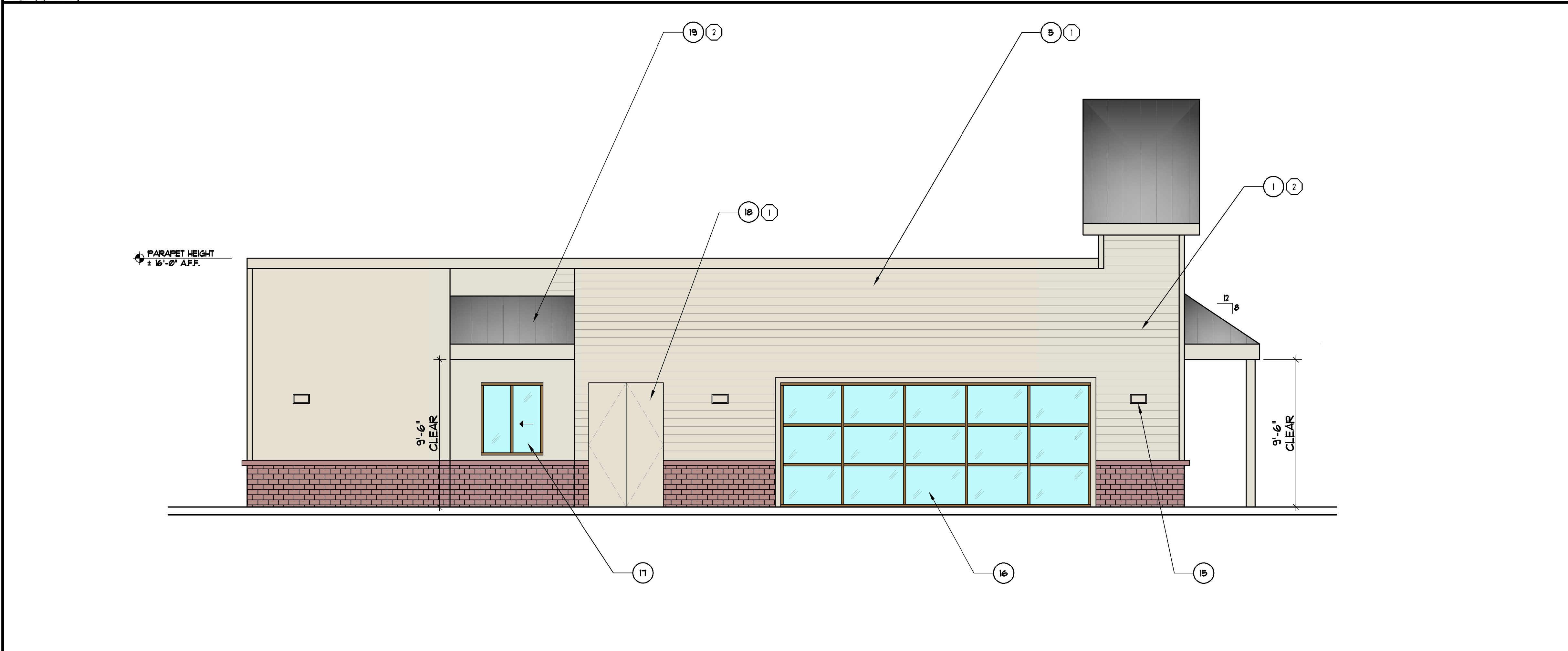
PROPOSED FLOOR PLAN



(B) SOUTH ELEVATION

(B) ELEVATION KEYNOTES

- PROPOSED DRAFT ELEVATION REQUIRING OWNER TEAM REVIEW. COLORS AND FINAL MATERIALS STILL TO BE DETERMINED.
- 1 NEW PORCH WITH METAL ROOF AT BUILDING FRONT. PORCH WRAPS AROUND FOR AESTHETICS.
 - 2 BACK LIT ADDRESS SIGN. SAN SERIF FONT. 12 INCHES TALL OR GREATER.
 - 3 CORRUGATED METAL SIDING AT NEW PARAPET ABOVE CONVENIENCE STORE.
 - 4 SIGNAGE ILLUMINATED AND CENTERED ABOVE CONVENIENCE STORE ENTRANCE. 50 S.F. MAX SIGN AREA.
 - 5 HORIZONTAL CEMENT BOARD SIDING
 - 6 TIMBER POSTS WHERE INDICATED
 - 7 CONVENIENCE STORE ENTRANCE
 - 8 BRICK FACADE WHERE INDICATED
 - 9 WINDOWS AT SALES COUNTER
 - 10 RESTAURANT ENTRANCE
 - 11 ORIGINAL PARAPET
 - 12 NEW RESTAURANT SIGNAGE. 50 S.F. MAX SIGN AREA.
 - 13 ROOF BEYOND
 - 14 NEW PARAPET WRAPS AROUND CORNER
 - 15 WALL-PACK LIGHT FIXTURE
 - 16 PROPOSED RESTAURANT WINDOWS
 - 17 DRIVE THRU WINDOW
 - 18 EXISTING POWER PANEL



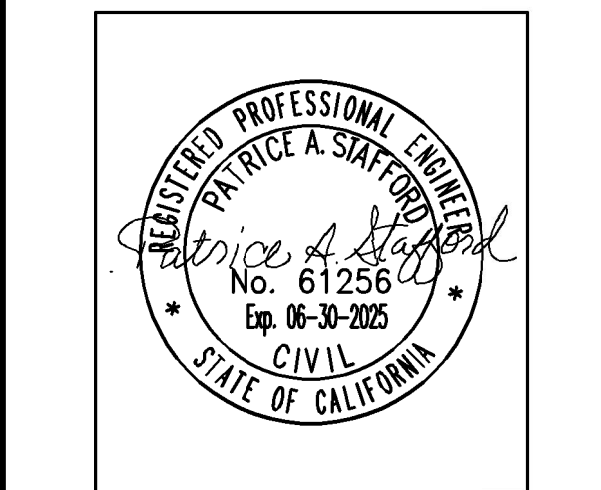
(D) WEST ELEVATION

(D) ELEVATION KEYNOTES

- APN: 009-180-018
- 1 JONES BLAIR TAN
COLOR * 1- 0702-P
- 2 WESTERN METAL ROOFING
COLOR * LIGHT GRAY
- 3 THIN BRICK
COLOR * (CASTLE GATE)

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PONY EXPRESS STATION

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POLLOCK PINES, CA 95725

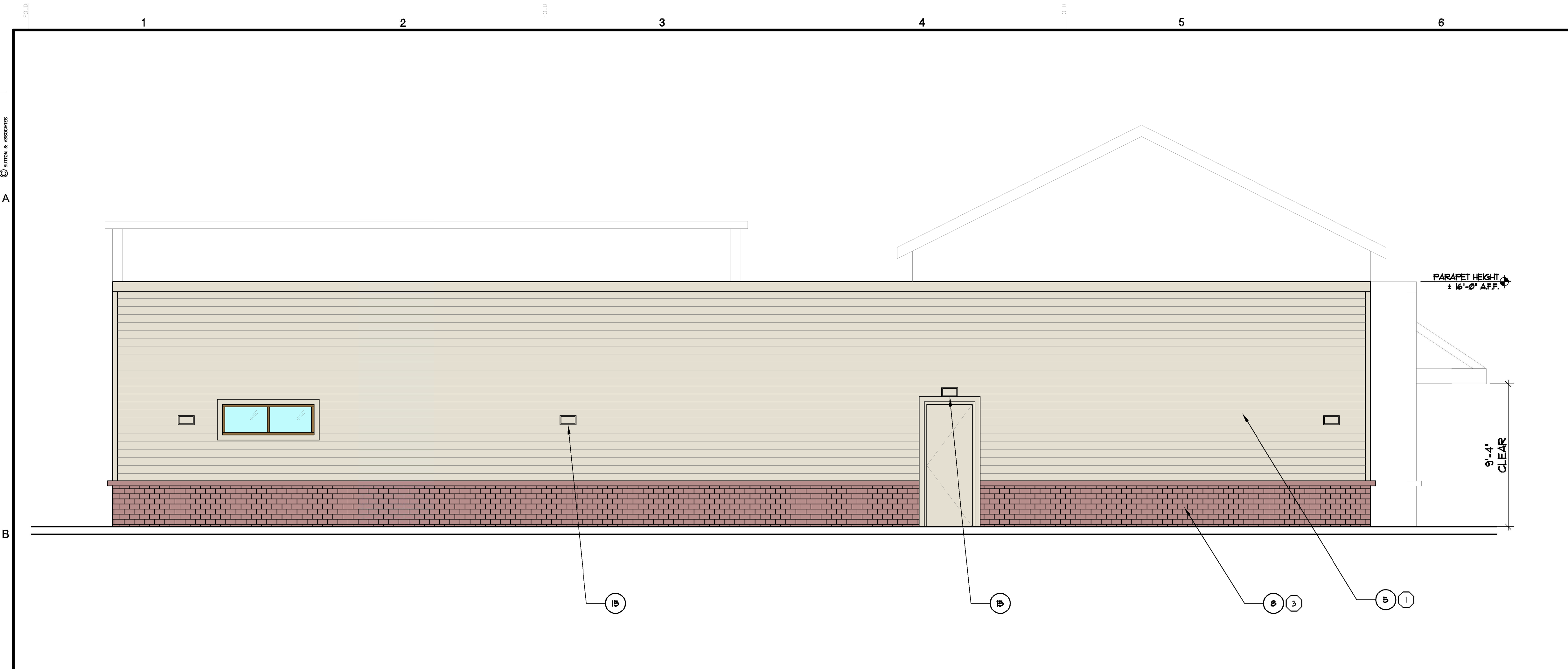
AGENT: SUTTON & ASSOCIATES, INC
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CONTACT: STEVE SUTTON

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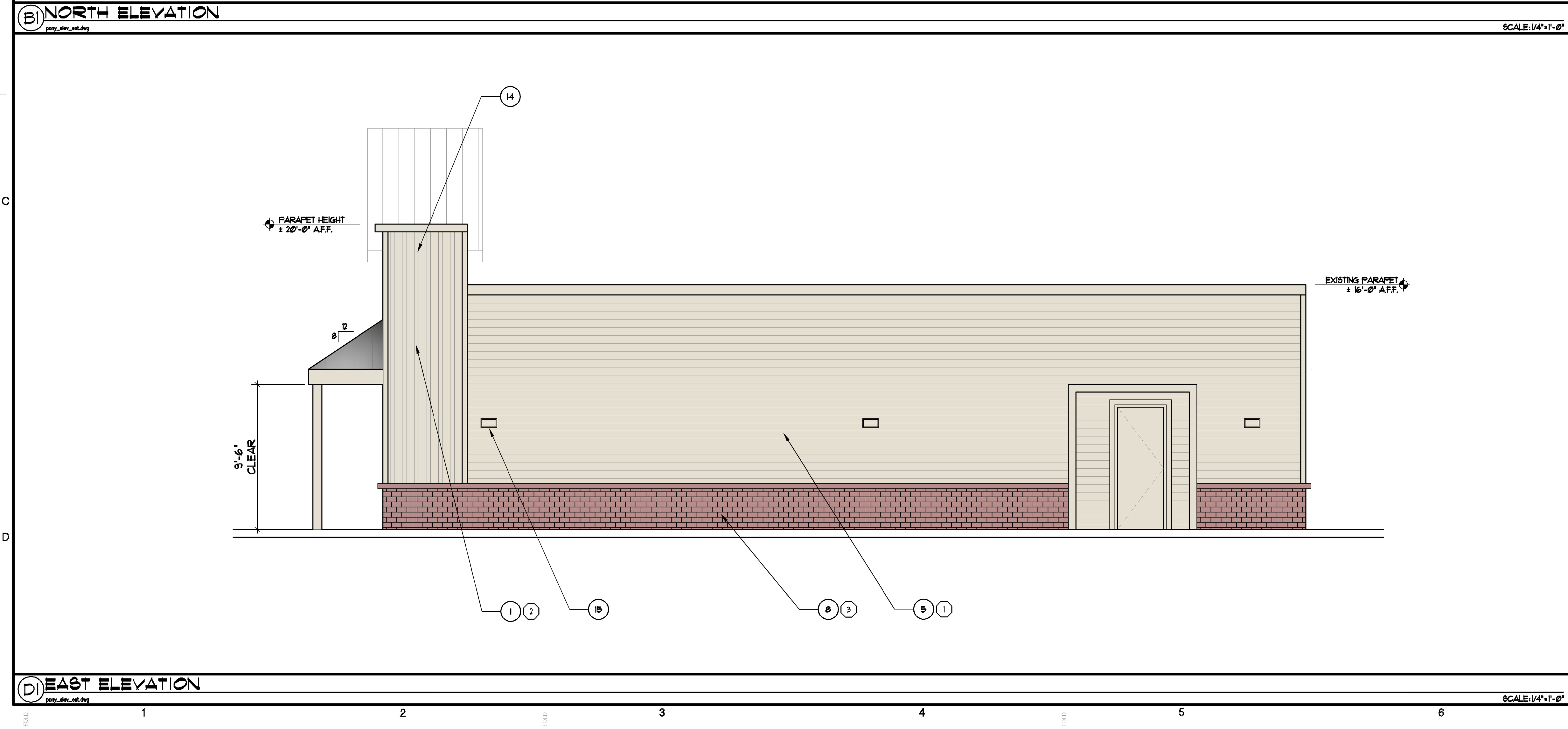
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JOB NO: 2435

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BUILDING ELEVATIONS



- PROPOSED DRAFT ELEVATION REQUIRING OWNER TEAM REVIEW. COLORS AND FINAL MATERIALS STILL TO BE DETERMINED.
- 1 NEW PORCH WITH METAL ROOF AT BUILDING FRONT. PORCH WRAPS AROUND FOR AESTHETICS.
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 - 6 TIMBER POSTS WHERE INDICATED
 - 7 CONVENIENCE STORE ENTRANCE
 - 8 BRICK FACADE WHERE INDICATED
 - 9 WINDOWS AT SALES COUNTER
 - 10 RESTAURANT ENTRANCE
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 - 12 NEW RESTAURANT SIGNAGE
 - 13 ROOF BEYOND
 - 14 NEW PARAPET WRAPS AROUND CORNER
 - 15 WALL-PACK LIGHT FIXTURE
 - 16 PROPOSED RESTAURANT WINDOWS
 - 17 DRIVE THRU WINDOW
 - 18 EXISTING POWER PANEL



(B) ELEVATION KEYNOTES
PONY_FPLAN.DWG

SCALE: N/A

1 JONES BLAIR TAN
COLOR * 11- 0702-P

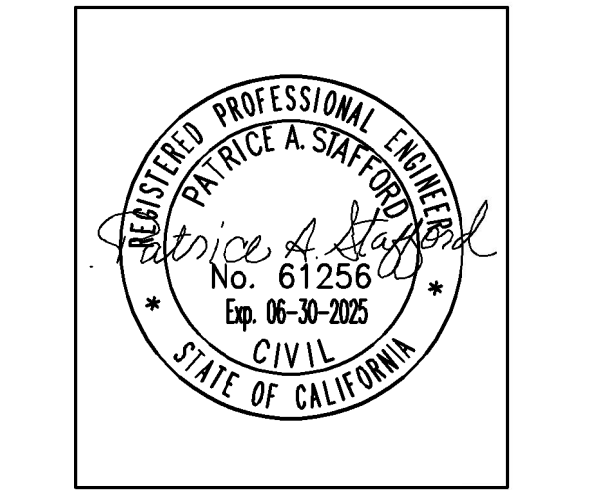
2 WESTERN METAL ROOFING
COLOR * LIGHT GRAY

3 THIN BRICK
(CASTLE GATE)
COLOR *

BRICKWORK
Castle Gate Thin Brick Panel

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DRAWN BY: MEM
JOB NO: 2435

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BUILDING ELEVATIONS