

# DR22-0007 Cool Station

## Automobile - based Commercial Project

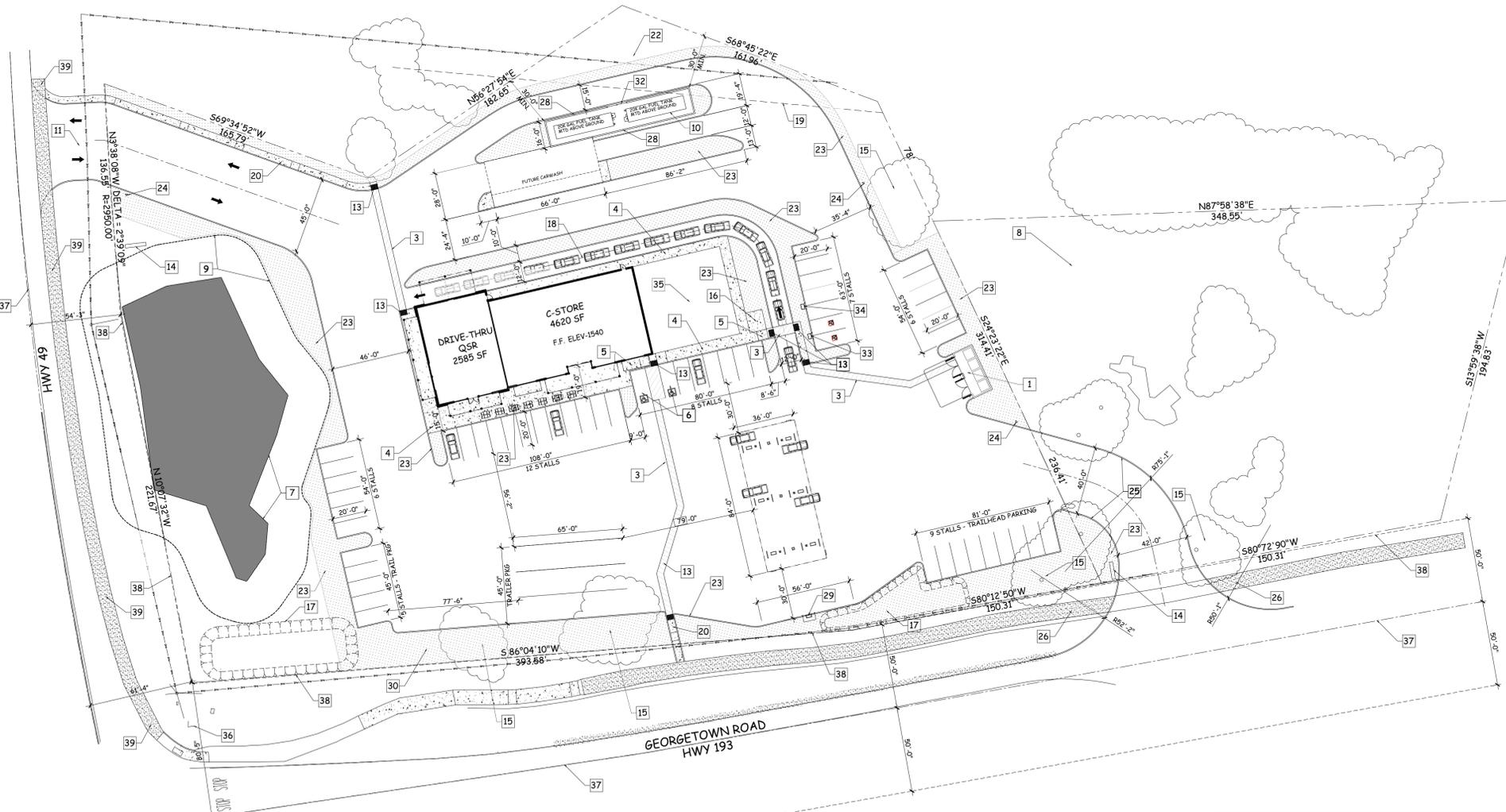
### Exhibit E - Site Plan

#### SITE GENERAL NOTES

- POST CONSTRUCTION TREATMENT OF STORMWATER RUNOFF TO MEET CURRENT EL DORADO COUNTY STANDARDS.
- OIL AND WATER SEPARATOR TO MEET CURRENT EL DORADO COUNTY GUIDELINES AND BE PROVIDED AS NECESSARY.
- DRIVEWAYS AND SIDEWALKS TO MEET CURRENT EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS.

#### # SITE PLAN KEYNOTES

- TRASH ENCLOSURE W/ 20'-4"x20"x6" THICK REINFORCED CONCRETE APRON. PROVIDE 10' CLEAR AT GATES WHEN OPEN. REFER TO TRASH ENCLOSURE PLAN AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
- FUEL CANOPY OVER 8-PUMP (16 DISPENSER) FUEL ISLAND. PROVIDE CONCRETE SLAB UNDER THE FULL EXTENT OF THE FUEL CANOPY WITH AN IMPERMEABLE SURFACE EXTENDING 8' MIN. BEYOND THE FACE OF THE ADJACENT FUEL PUMP DISPENSER. THIS CONCRETE SLAB MUST BE GRADED AND CONSTRUCTED TO PREVENT DRAINAGE ACROSS, OR FROM, THE DISPENSING AREA. THIS FUEL ISLAND AREA SHALL BE EQUIPPED WITH DRAIN INLETS THAT DIRECT DRAINAGE THROUGH SAND AND OIL SEPARATORS TO THE SANITARY SEWER SYSTEM. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 48" WIDE ACCESSIBLE ROUTE. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- ACCESSIBLE CONCRETE SIDEWALK. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- PROVIDE ACCESSIBLE CURB RAMP. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- ACCESSIBLE PARKING AND SIGNAGE. VERIFY SURFACE SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION ON ACCESSIBLE PARKING SPACES AND ACCESS AISLES.
- EXISTING ROCK FORMATIONS IN THIS AREA SHALL REMAIN UNDISTURBED AND SHALL BE PROTECTED WITH A 15 TO 25 FOOT NO WORK BUFFER THAT IS IDENTIFIED WITH BUFFER FENCING THAT SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT CONSTRUCTION.
- PROVIDE SEPTIC TANK AND LEACH FIELD WITH BUILT-IN REDUNDANCY. REFER TO SEPTIC DESIGN FOR MORE INFORMATION. BUFFER FENCING TO IDENTIFY UNDISTURBED AREA AROUND ROCK FORMATIONS SHALL REMAIN IN PLACE THROUGH CONSTRUCTION.
- ABOVE GROUND FUEL TANKS INSTALLED PER MFG SPECIFICATIONS.
- NEW FULL ACCESS DRIVEWAY PER COUNTY REQUIREMENTS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- NEW RIGHT-IN, RIGHT-OUT DRIVEWAY PER COUNTY REQUIREMENTS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- DETECTABLE WARNING, TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (22.9 MM) MINIMUM AND 0.92 INCH (23.4 MM) MAXIMUM, A TOP DIAMETER OF 0.45 INCH (11.4 MM) MINIMUM AND 0.47 INCH (11.9 MM) MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 MM) WITH A SPACING OF 2.3 INCHES (58 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (16.5 MM) MINIMUM. MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
- MONUMENT SIGN; EXACT LOCATION AND DESIGN SHALL BE DETERMINED BASED ON COUNTY REQUIREMENTS AND DESIGN BY SIGN COMPANY.
- PRESERVE EXISTING TREES WHEREVER POSSIBLE AS PRACTICAL AND FEASIBLE.
- (6) BICYCLE PARKING SPACES. BICYCLE RACKS SHALL BE DESIGNED TO ENABLE A BICYCLE TO BE LOCKED TO THE RACK AND SHALL BE INSTALLED IN A MANNER THAT ALLOWS ADEQUATE ACCESS TO THE BICYCLE.
- PROVIDE STORMWATER DETENTION BASIN. REFER TO CIVIL ENGINEERING FOR SPECIFIC LOCATION, SIZE AND DESIGN.
- DRIVE-THRU LANE WITH APPROXIMATELY 275' OF STACKING. 15' UTILITY EASEMENT TO OVERHEAD POWER LINES.
- PROVIDE AN ACCESSIBLE RAMP WITH HANDRAIL WITH MAX. 2% CROSS SLOPE AND MAX. 8% SLOPE IN THE DIRECTION OF TRAVEL. PROVIDE ACCESSIBLE LANDING AT MAX. 30' APART PER CBC-11B.
- MODIFY EXISTING ACCESSIBLE PATH AS REQUIRED TO FACILITATE RECONSTRUCTED DRIVEWAY. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- DEMOLISH AND REMOVE EXISTING CONCRETE PAD.
- LANDSCAPE AREA, TYP. REFER TO LANDSCAPE PLANS FOR SPECIFIC DESIGN.
- FIRE HYDRANT - APPROXIMATE LOCATION AND QUANTITY SHOWN FOR REFERENCE. WE ANTICIPATE THAT A MINIMUM OF TWO WILL BE REQUIRED WITH A POSSIBILITY OF A THIRD. THE EXACT QUANTITY AND LOCATION SHALL BE DETERMINED BY EL DORADO FIRE DURING BUILDING PERMIT REVIEW.
- SPLIT-FACED CMU RETAINING WALL; VARIES IN HEIGHT FROM APPROX. 2' TO 4'; DEPENDING ON EXACT DEPT OF DRIVEWAY CUT. REFER TO CIVIL ENGINEERING FOR ADDITIONAL INFORMATION.
- RECONSTRUCT ADJACENT TYPE II BICYCLE PATH AS REQUIRED TO ALLOW FOR NEW DRIVEWAY CUT.
- COMMON AREA WITH OUTDOOR SEATING.
- 8' HIGH CMU SCREEN FENCE AS SHOWN AT FUEL TANKS.
- FUEL DISPENSER FOR RED DIESEL.
- REMOVE EXISTING DRIVEWAY.
- (NOT USED)
- 6' HIGH CHAIN LINK GATE WITH PRIVACY SLATS.
- LEVEL 2 EVC STATION WITH CHARGING PORTS FOR TWO STALLS
- INSTALL INFRASTRUCTURE FOR FUTURE LEVEL 2 EVC STATION WITH CHARGING FOR TWO ADDITIONAL STALLS.
- PAD FOR FUTURE BUILDING EXPANSION, APPROXIMATELY 2852 SF. INSTALL LANDSCAPING AND OUTDOOR SEATING AREA PER LANDSCAPE PLANS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF EXISTING SIGN. GC SHALL LOCATE, PROTECT AND PRESERVE THIS EXISTING SIGN IN PLACE.
- CENTERLINE OF STREET. VERIFY WITH CALTRANS.
- ULTIMATE RIGHT-OF-WAY FOLLOWS PROPERTY LINE. REFER TO R.O.W. MAP FROM CALTRANS. VERIFY WITH CALTRANS.
- FRONTAGE IMPROVEMENTS TO SR49: CONSTRUCT AN 8-FT WIDE CLASS 2 BIKE LANE ALONG THE SHOULDER OF SR49 FROM THE EXISTING CURB RAMP AT THE CORNER OF SR49 AND SR193, NORTH TO THE NORTHERN PROPERTY LINE. OBTAIN AN ENCROACHMENT PERMIT(S) FROM CALTRANS FOR IMPROVEMENTS WITHIN STATE RIGHT OF WAY. COMPLETE THIS WORK TO THE SATISFACTION OF CALTRANS.



#### PROPERTY DATA

APN: 071-080-007 & 071-500-036  
 PARCEL AREA: 5.2 +/- ACRES  
 ZONING: C6-DC

#### PROJECT INFO

PROJECT NAME: COOL STATION

#### PARKING CALCULATIONS

**RETAIL FOOD AND BEVERAGE:**  
 1 PER 200 SF. OF AUA; PLUS 1 PER CHECK STAND; PLUS 1 PER 600 SF. OF STORAGE AREA.  
 AUA: 2,400 S.F./200 = 12 SPACES  
 CHECK STANDS: 2 = 2 SPACES  
 STORAGE AREA: 2,220 S.F./600 = 4 SPACES  
 SUB TOTAL: 18 SPACES

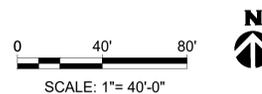
**RESTAURANT W/ DRIVE-THRU:**  
 1 PER 300 SF. OF GFA; PLUS 1 RV SPACE FOR EVERY 20 PARKING SPACES.  
 GFA: 2,585 S.F./300 = 9 SPACES

**TOTAL: 27 SPACES REQUIRED, 68 PROVIDED**

**BICYCLE SPACES:** 1 PER EVERY 5 REQUIRED PARKING SPACES.  
 27 REQUIRED SPACES/5 = 6 BICYCLE SPACES.

#### BUILDING SQ. FT. CALCULATION

MAIN BUILDING	7,205 S.F.
C-STORE	4,620 S.F.
DRIVE-THRU QSR	2,585 S.F.
FUTURE PAD	2,852 S.F.
FUTURE CARWASH	1,892 S.F.
FUEL CANOPY	3,024 S.F.



1 SITE PLAN  
 1"=40'-0" NOTE:

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 LICENSE NO. C-36401  
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 11584 FRANCIS DRIVE  
 GRASS VALLEY, CA 95949  
 (530) 263-5899  
 MelH.Architect@gmail.com

A PROJECT FOR:  
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 10940 TRINITY PKWY, C-274  
 STOCKTON, CA 95219

CONTACT: MEL HIGGINBOTHAM  
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SET REVISIONS	DATE	SCALE	DRAWN	CKD	APPD
NO DESCRIPTION	02/06/25				
0 DESIGN REVIEW	02/06/25				

NE COR. HWY-49 & HWY-193, COOL, CA.  
 APN: 071-080-007 & 071-500-036

ARCHITECTURAL SITE PLAN

A-1.0

# DR22-0007 Cool Station Automobile - based Commercial Project Exhibit F - Exterior Elevations



1 SOUTH EXTERIOR ELEVATION  
1/8"=1'-0" NOTE



1 EAST EXTERIOR ELEVATION  
1/8"=1'-0" NOTE



1 WEST EXTERIOR ELEVATION  
1/8"=1'-0" NOTE



1 NORTH EXTERIOR ELEVATION  
1/8"=1'-0" NOTE

**FINISH SCHEDULE**

 P-01 SHERWIN WILLIAMS: SW-0014, SHERATON SAGE	 P-02 SHERWIN WILLIAMS: SW-2820, DOWNING EARTH	 P-03 SHERWIN WILLIAMS: SW-2822, DOWNING SAND	 P-04 SHERWIN WILLIAMS: SW-2803, ROCKWOOD TERRA COTTA	 P-01 SHERWIN WILLIAMS: SW-6258, TRICORN BLACK	 M-01 CORRUGATED METAL
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**KEYNOTES**

1. PRE-FINISHED METAL AWNING, SEE FINISH SCHEDULE.
2. STOREFRONT FRAME TO BE DARK BRONZE, TYPICAL.
3. SIGNAGE SHOWN FOR REFERENCE, UNDER SEPARATE PERMIT.
4. VERTICAL BOARD AND BATTEN SIDING
5. FIBER CEMENT LAF SIDING WITH 6" REVEAL.
6. CORRUGATED METAL SIDING, MANUFACTURER T.B.D.
7. 4" WIDE TRIM PAINTED W/ ROCKWOOD TERRACOTTA
8. 4"x4" POST, REFER TO STRUCTURAL FOR SPECIFICATIONS.
9. CUSTOM CORNICE WITH DENTALS
10. 30" HIGH RAIL WITH WOOD BALUSTERS
11. CORRUGATED METAL ROOF, MANUFACTURER T.B.D.

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

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DATE	SCALE	DRAWN	CHKD	APPD
8/2/23				

DATE	SCALE	DRAWN	CHKD	APPD
8/2/23				

NE CNR OF HWY-49 & GEORGETOWN RD  
COOL, CA. - APN: 071-080-007

EXTERIOR ELEVATIONS  
COLOR

**A-5.0a**



**DR22-0007 Cool Station  
Automobile - based Commercial Project  
Exhibit F - Exterior Elevations**

**1 SOUTH EXTERIOR ELEVATION**  
1/8"=1'-0" NOTE:

**1 EAST EXTERIOR ELEVATION**  
1/8"=1'-0" NOTE:

**1 WEST EXTERIOR ELEVATION**  
1/8"=1'-0" NOTE:

**1 NORTH EXTERIOR ELEVATION**  
1/8"=1'-0" NOTE:

FINISH SCHEDULE		KEYNOTES	
	SW 0014 Sheraton Sage Interior / Exterior View Details P-01		PC-01 SHERWIN WILLIAMS: SW-6258, TRICORN BLACK
	SW 2820 Downing Earth Interior / Exterior View Details P-02		V-01 McNEAR BRICK SANDMOLD SERIES, CLASSIC 7/8" CORRUGATED, FOLSOM
	SW 2822 Downing Sand Interior / Exterior View Details P-03		R-01 TAYLOR METAL ZINC GREY SRI-39
	SW 2803 Rookwood Terra Cotta Interior / Exterior View Details P-04		

**EXTERIOR FINISH SCHEDULE**

**KEYNOTES**

- PRE-FINISHED METAL AWNINGS, SEE FINISH SCHEDULE
- STOREFRONT FRAME TO BE DARK BRONZE, TYPICAL
- SIGNAGE SHOWN FOR REFERENCE, UNDER SEPARATE PERMIT

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	0	DESIGN REVIEW	8/2/23				

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COOL, CA. - APN: 071-080-007

EXTERIOR ELEVATIONS CARWASH  
COLOR

**A-5.1a**

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Exhibit G- Architectural Renderings**



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0	DESIGN REVIEW	8/28/23				

NE COR. HWY-49 & HWY-193, COOL, CA.  
APN: 071-080-007 & 071-500-036

COLOR PERSPECTIVE  
RENDERING - CORNER

**CVR-2.2**

1 COLOR PERSPECTIVE RENDERING - CORNER VIEW

NO SCALE NOTE:

**DR22-0007 Cool Station  
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Exhibit G - Architectural Renderings**



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NOI DESCRIPTION	8/28/23				
0 DESIGN REVIEW					

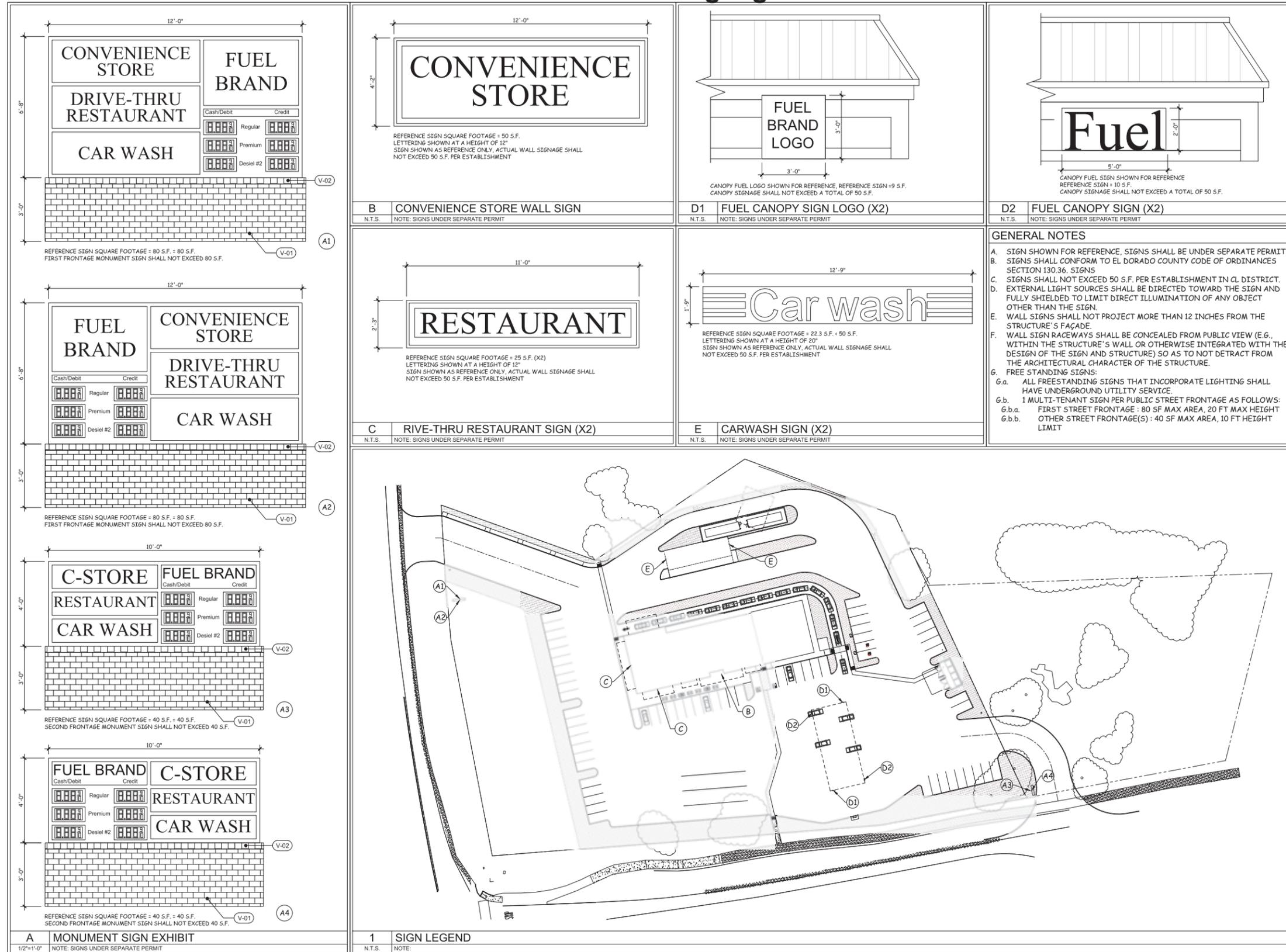
NE COR. HWY-49 & HWY-193, COOL, CA.  
APN: 071-080-007 & 071-500-036

**COLOR PERSPECTIVE  
RENDERING - HWY-193 DRIVE**

**CVR-2.1**

1 | COLOR PERSPECTIVE RENDERING - HWY-193 DRIVEWAY  
NO SCALE NOTE

# DR22-0007 Cool Station Automobile - based Commercial Project Exhibit H - Signage

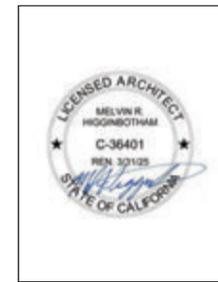


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DATE	SCALE	DRAWN	CKD	APPD
8/28/23				

NO	DESCRIPTION	DATE	BY	REVIEWED
0	DESIGN REVIEW	8/28/23		

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APN: 071-080-007 & 071-500-036

**SIGNAGE EXHIBIT (REF. ONLY)**

**A-6.0**

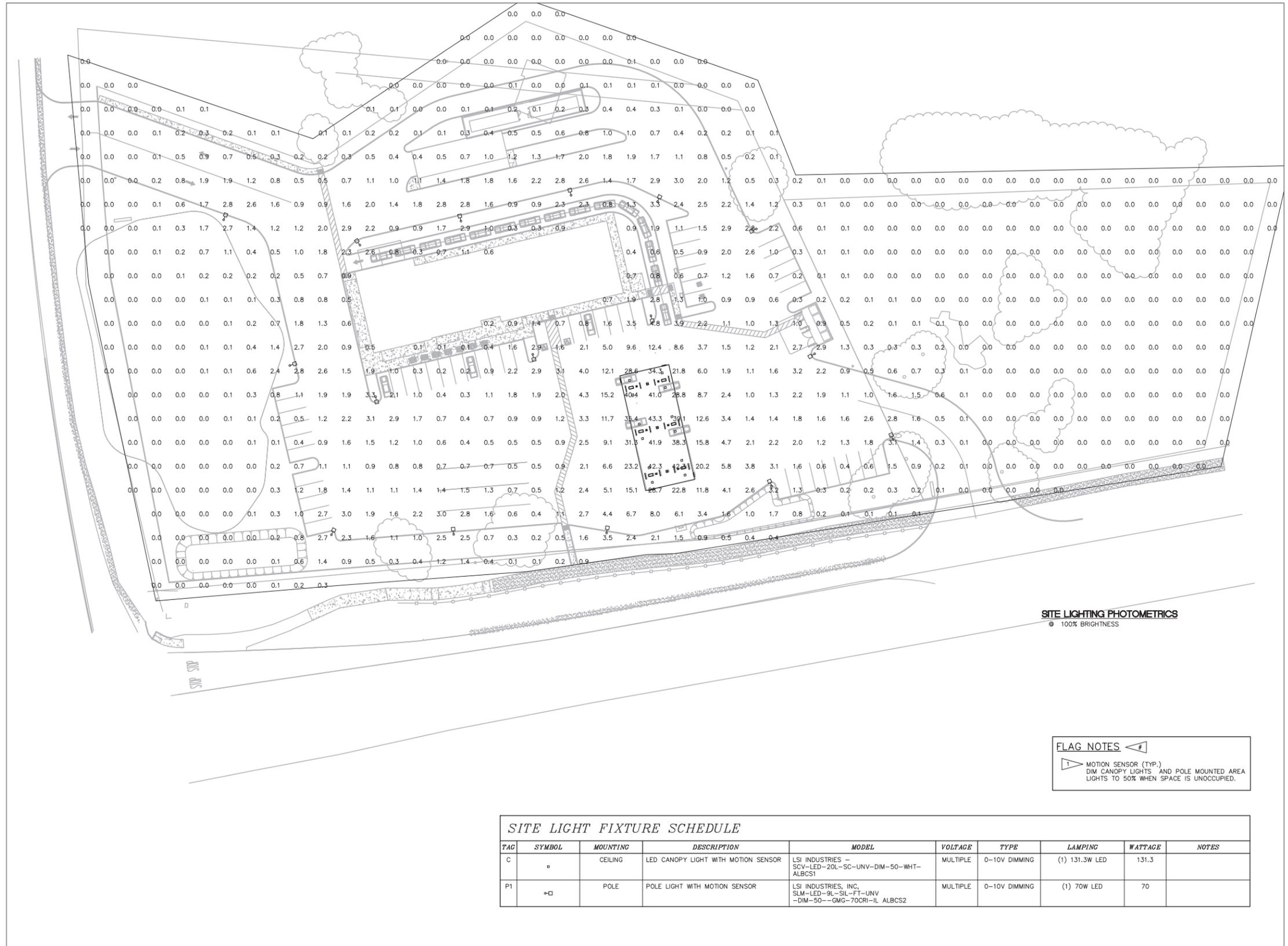
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### Exhibit J - Photometric Site Plan



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CONTACT: SARA MCCLURE

**PROFESSIONAL ENGINEER**  
MARK H. STEINBERG  
E-24894  
C-12-31-22  
ELECTRICAL  
STATE OF CALIFORNIA  
11/14/23

NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1	DESIGN REVIEW	8/5/22	11/14/23			
2	BACKGROUND UPDATE					

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PHOTOMETRIC PLAN  
(100% LIGHT LEVEL)

ES2

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