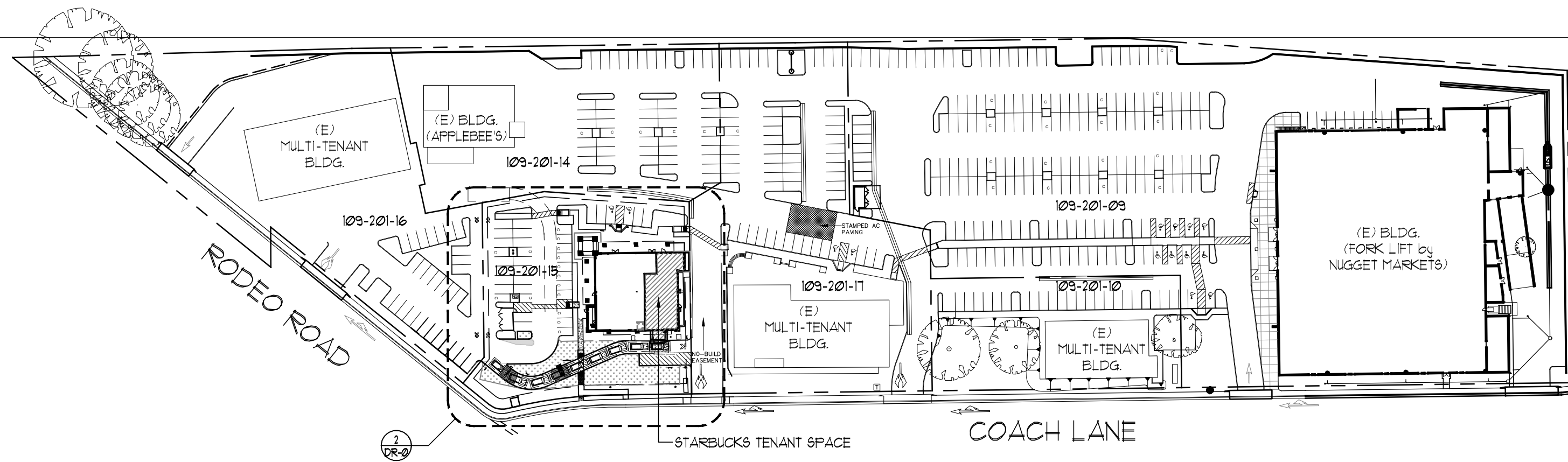


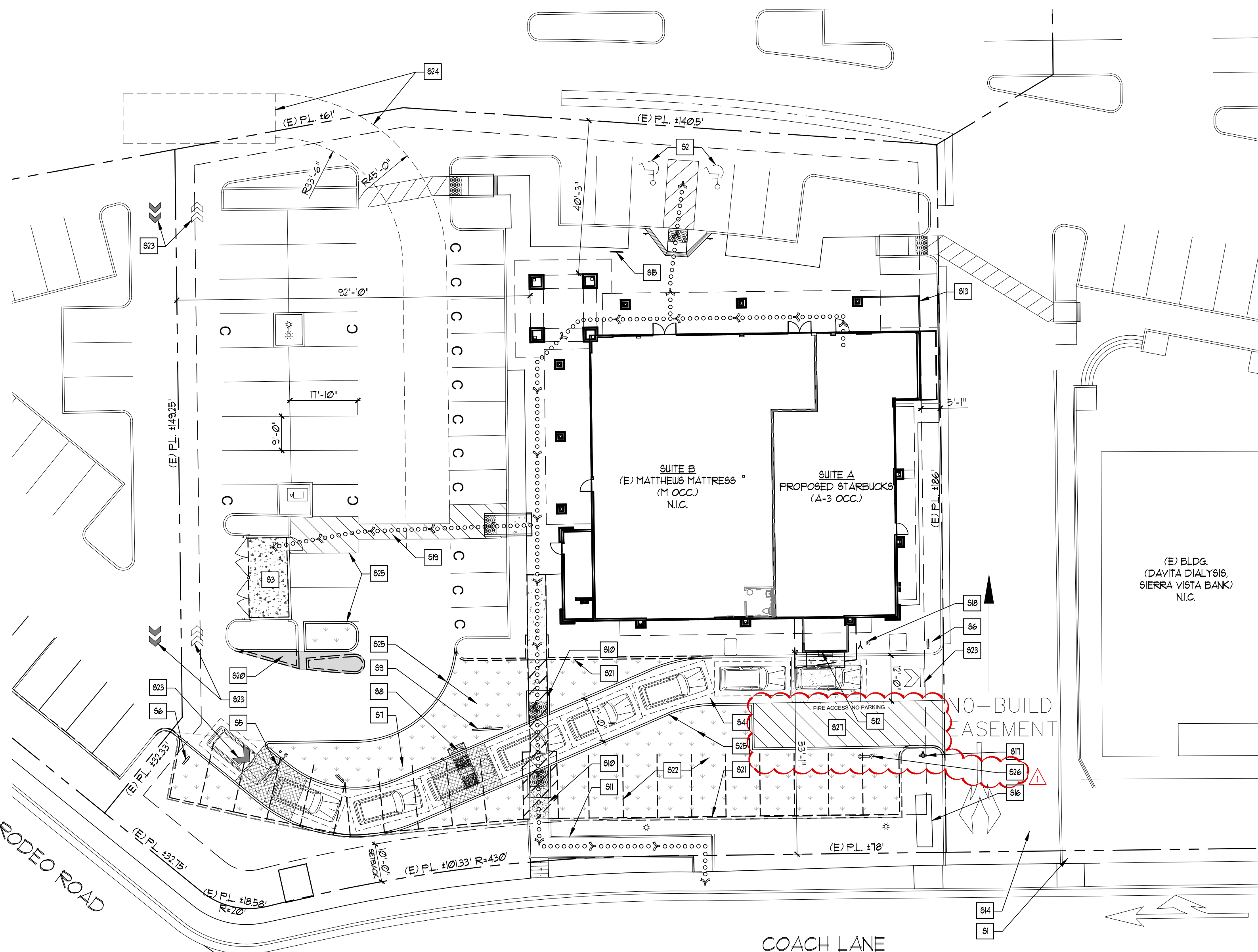
CAMERON PARK STARBUCKS

3291 COACH LANE, SUITE A, CAMERON PARK, CALIFORNIA



1 SHOPPING CENTER SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 100'-0"



NOTE: REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

2 PROPOSED SITE PLAN

Revised Exhibit F-Site Plan

SCALE: 1" = 20'-0"



PROPOSED PARKING ANALYSIS:

STALLS REQUIRED:	RESTAURANT W/ D.T. = 1/300 G.F.A. + 1 RV SPACE FOR EVERY 20 SPACES STARBUCKS G.F.A. = 2,200 S.F. 2,200 / 300 = 7.3 SPACES + 1 RV SPACE FURNITURE RETAIL = 1/500 OF A.U.A. MATTHEWS MATTRESS A.U.A. = 3,656 S.F. 3,656 / 500 = 7.3 SPACES TOTAL SPACES REQUIRED = 16 SPACES (2 ACCESSIBLE SPACES)
STALLS PROVIDED:	20 STANDARD SPACES 2 ACCESSIBLE SPACES 15 COMPACT SPACES 31 TOTAL SPACES
BICYCLE PARKING:	3 SPACES, SHORT TERM BIKE RACK SPACES 2 SPACES, LONG TERM BIKE LOCKERS
NOTE 20 STANDARD PARKING SPACES TO BE REMOVED. SEE TRAFFIC STUDY FOR ADDITIONAL INFORMATION ON SHOPPING CENTER PARKING CALCULATIONS.	

PROJECT DATA:

PROJECT DESCRIPTION:	EXISTING BUILDING WITH NEW DRIVE THROUGH
JURISDICTION:	EL DORADO COUNTY
ZONING:	CC - COMMERCIAL COMMUNITY
PARCEL NO:	109-201-15
OCCUPANCY TYPE:	GROUP A2
SITE AREA:	1,906 ACRES
TENANT AREA :	2,269 SQUARE FEET
BUILDING AREAS :	(E) SUITE B (MATTHEWS MATTRESS) 3,813 S.F. (E) SUITE A (NEW STARBUCKS TENANT) 2,235 S.F. (E) ELEG. ROOM (COMMON SPACE) 192 S.F. (E) TOTAL: 6,300 S.F.
RETAIL USE INFO:	(N) DRIVE THRU WINDOW ADDITION (STARBUCKS) 34 S.F. (N) BUILDING TOTAL: 6,334 S.F.
BLDG. HEIGHT:	MAX. 50
F.A.R.:	MAX. F.A.R. = .85
FLOOD ZONE:	ZONE X

SITE PLAN LEGEND

	NEW LANDSCAPED AREAS, SEE PRELIMINARY LANDSCAPE PLAN
	NEW POROUS PAVEMENT AREAS
	NEW CONCRETE AREAS
	EXISTING PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	EXISTING SETBACK LINE
	SITE FEATURES TO BE REMOVED

SITE PLAN KEY NOTES

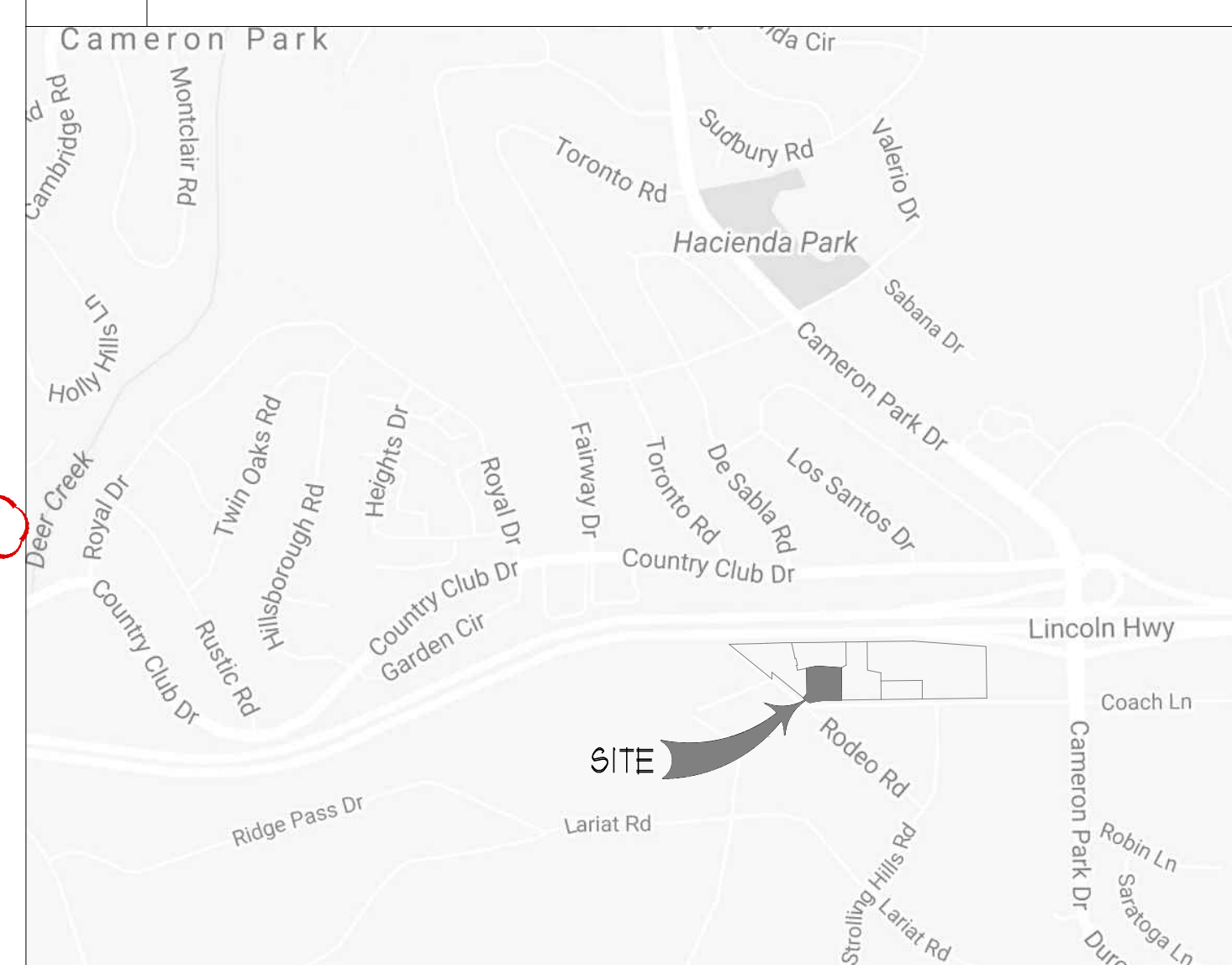
- (E) ACCESSIBLE PARKING WARNING SIGN AT SITE ENTRANCE DRIVEWAY
- (E) ACCESSIBLE PARKING STALLS AND ACCESSIBLE STALL SIGNS (1 VAN ACCESSIBLE)
- (E) TRASH ENCLOSURE TO REMAIN
- (N) DRIVE THRU LANE
- (N) DRIVE-THRU HEIGHT RESTRICTION BAR, SEE DETAIL 3, SHEET DR-3
- (N) DRIVE-THRU DIRECTIONAL SIGN, SEE DETAILS 1 & 2, SHEET DR-3
- (N) DRIVE-THRU PREVIEW MENU, SEE DETAIL 4, SHEET DR-3
- (N) DRIVE-THRU DIGITAL ORDER SCREEN WITH CANOPY, SEE DETAIL 10, SHEET DR-3
- (N) DRIVE-THRU ORDER MENU BOARD, SEE DETAIL 5, SHEET DR-3
- (N) SIDEWALK & ACCESSIBLE CURB RAMP, REFER TO CIVIL FOR ADDITIONAL INFORMATION
- (E) ACCESSIBLE CONCRETE RAMP & STAIR FOR ACCESS TO PUBLIC WAY
- (N) DRIVE-THRU TRANSACTION WINDOW
- (N) OUTDOOR SEATING PATIO WITH RAILING, RAILING TO MATCH (E) ELSEWHERE ON SITE
- (E) SITE ACCESS DRIVE, REFER TO CIVIL FOR ADDITIONAL INFORMATION
- (E) BIKE RACK TO REMAIN
- (E) MONUMENT SIGN
- (E) FIRE HYDRANT
- (E) F.D.C. & P.V. - F.D.C. TO BE REMOVED & RELOCATED TO SOUTH SIDE OF FIRE ACCESS AREA, P.V. TO REMAIN.
- (N) STRIPED ACCESSIBLE PATH OF TRAVEL TO (E) TRASH ENCLOSURE
- (N) A.C. PAVING OR CONCRETE AS REQUIRED AT DEMOLISHED PLANTER AREAS
- (E) CURB TO BE DEMOLISHED
- (E) A.C. PAVING (4 PARKING SPACE STRIPING) TO BE DEMOLISHED
- (N) PAINTED WAYFINDING GRAPHICS ON PAVEMENT
- WASTE MANAGEMENT VEHICLE & TURNING RADIUS
- (N) CURB & PLANTER, SEE CIVIL & LANDSCAPE FOR MORE INFORMATION
- (N) F.D.C. & BACKFLOW DEVICE.
- (N) STRIPED EMERGENCY VEHICLE ACCESS AREA

CONTACTS:

OWNER VALLEY STAR PARTNERS, LLC 831 JEFFERSON BLVD. WEST SACRAMENTO, CA 95661 PH: (916) 617-4244 ATTN: MARK ENGSTROM	CIVIL NORTHSTAR 111 MISSION RANCH BOULEVARD, SUITE 100 CHICO, CA 95926 PH: (530) 893-1600 ATTN: ROBIN KAMPMANN
ARCHITECT McCANDLESS & ASSOCIATES ARCHITECTS, INC. 428 1/2 FIRST STREET WOODLAND, CA 95695 PH: (530) 662-9146 ATTN: BILL MCCANDLESS	LANDSCAPE GARTH RUFFNER LANDSCAPE ARCHITECT 4120 DOUGLAS BLVD. SUITE 306 PMB 301 ROSEVILLE, CA 95746 PH: (916) 791-2516 ATTN: GARTH RUFFNER

SHEET INDEX:

DR-0	PROJECT DATA AND SITE PLANS
DR-1	PROPOSED FLOOR PLAN
DR-2	PROPOSED EXTERIOR ELEVATIONS
DR-3	SITE DETAILS
PRELIMINARY GRADING PLAN	
LA	PRELIMINARY LANDSCAPE PLAN



VICINITY MAP:

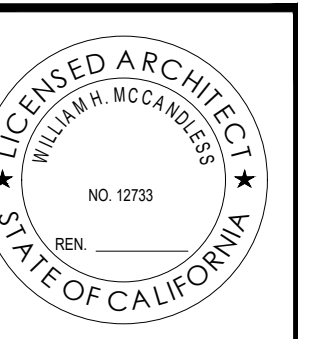
SCALE: N.T.S.



REVISIONS
PLAN CHECK
04/22/19

PROPOSED SHELL IMPROVEMENTS FOR:
STARBUCKS
3291 COACH LANE, SUITE A
CAMERON PARK, CA

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 First Street, Suite 204
Woodland, CA 95695
www.mccandlessarch.com
PH: (530) 662-9146



DESIGN REVIEW

DRAWN	M & A
CHECKED	M & A
DATE	10-21-2018
SCALE	NOTED
JOB #	17-174
SHEET	DR-0

Revised Exhibit G-Elevations

MATERIAL SCHEDULE	
1	(E) TUBE STEEL CANOPY FRAME (FOR REFERENCE ONLY)
2	(E) SPLIT FACE CMU VENEER 8x2x16 w/ CLEAR WATER REPELLANT COATING (FOR REFERENCE ONLY)
3	CEMENT PLASTER BY LAHABRA OR EQUAL, w/ INTEGRAL COLORED ELASTOMERIC WATER REPELLANT COATING TO MATCH COLOR INDICATED. STEEL TROUCEL FINISH.
4	METAL ROOF BY AEP SPAN, DESIGN SPAN BATTEN 24"W x 24 GA. PANELS w/ SNAP SEAM CONSTRUCTION
5	STOREFRONT FRAME AND DOOR TO MATCH (E)
6	ALUMINUM BREAK METAL TO MATCH STOREFRONT
7	WROUGHT IRON GUARDRAIL TO MATCH (E)
8	STOREFRONT GLAZING
9	BUILDING MOUNTED SIGNAGE (BY OTHERS)
10	CEMENT PLASTER EXP. JOINT.
11	2" METAL REVEAL - PRIME & PAINT.
12	(N) STEEL CANOPY
13	(E) ADDRESS NUMBERS (RELOCATED)
MATERIAL FINISH	
A	PAINT:ICI #146 "LANTARD"
B	DUNN EDWARDS DE6164 "CANARY ISLAND"
C	PAINT:ICI #21 "SHAKER VILLAGE"
D	AEP SPAN "COOL METALIC CHAMPAGNE"
E	CLEAR ANODIZED
F	FACTORY FINISHED "BLACK"
G	CLEAR
H	MATCH ADJACENT MATERIAL FINISH/COLOR
I	EXISTING TO REMAIN

SIGNAGE CALCULATION	
(2) 14'-6" x 1'-6" WORDMARK	43.5 SF.
(1) 45'-1/2" x 20" DRIVE THRU SIGN	6.32 SF.
TOTAL PROPOSED SIGN AREA:	49.82 SF.
MAX. BLDG. SIGN AREA PER TENANT IS 50 SF.	

REVISIONS	
△	PLAN CHECK
04/22/19	
△	OWNER CHANGES
04/30/19	

PROPOSED SHELL IMPROVEMENTS FOR:
STARBUCKS
3291 COACH LANE, SUITE A
CAMERON PARK, CA

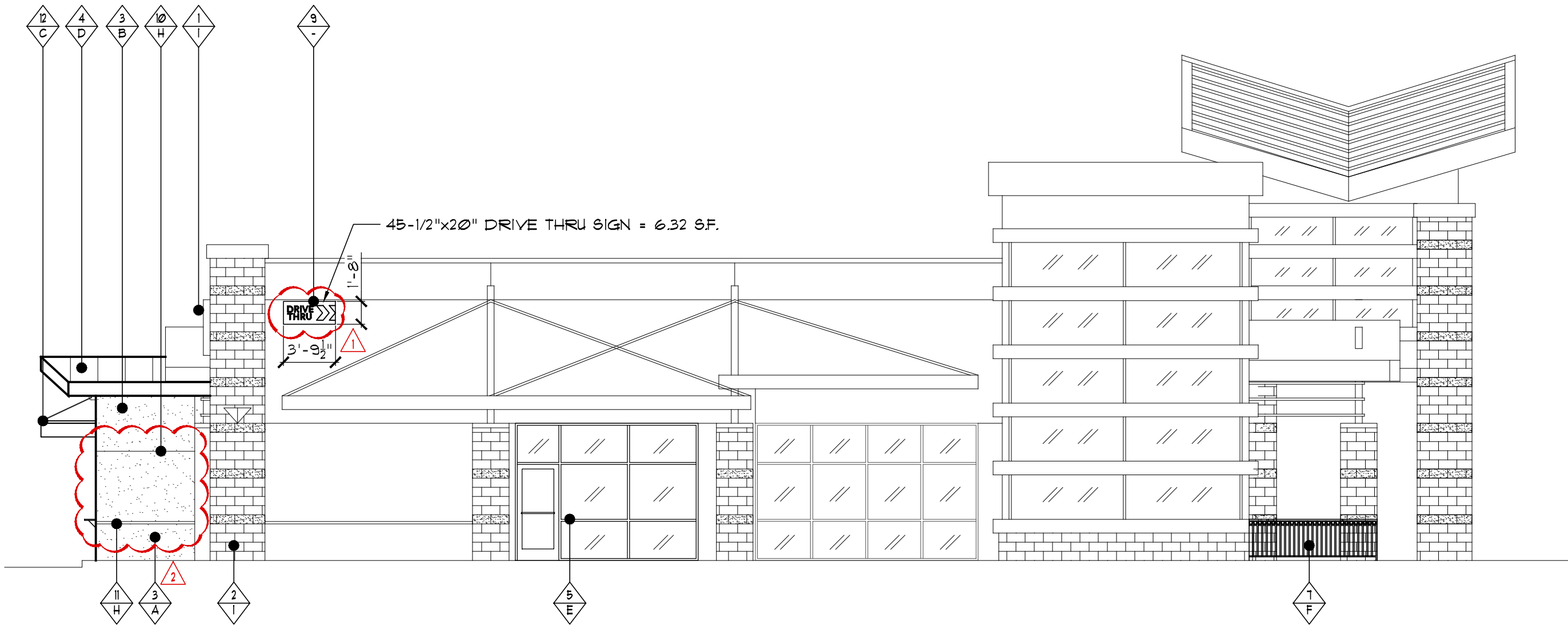
McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 First Street, Suite 204
Woodland, CA 95695
www.mccandlessarch.com
FH # (950) 662-9146



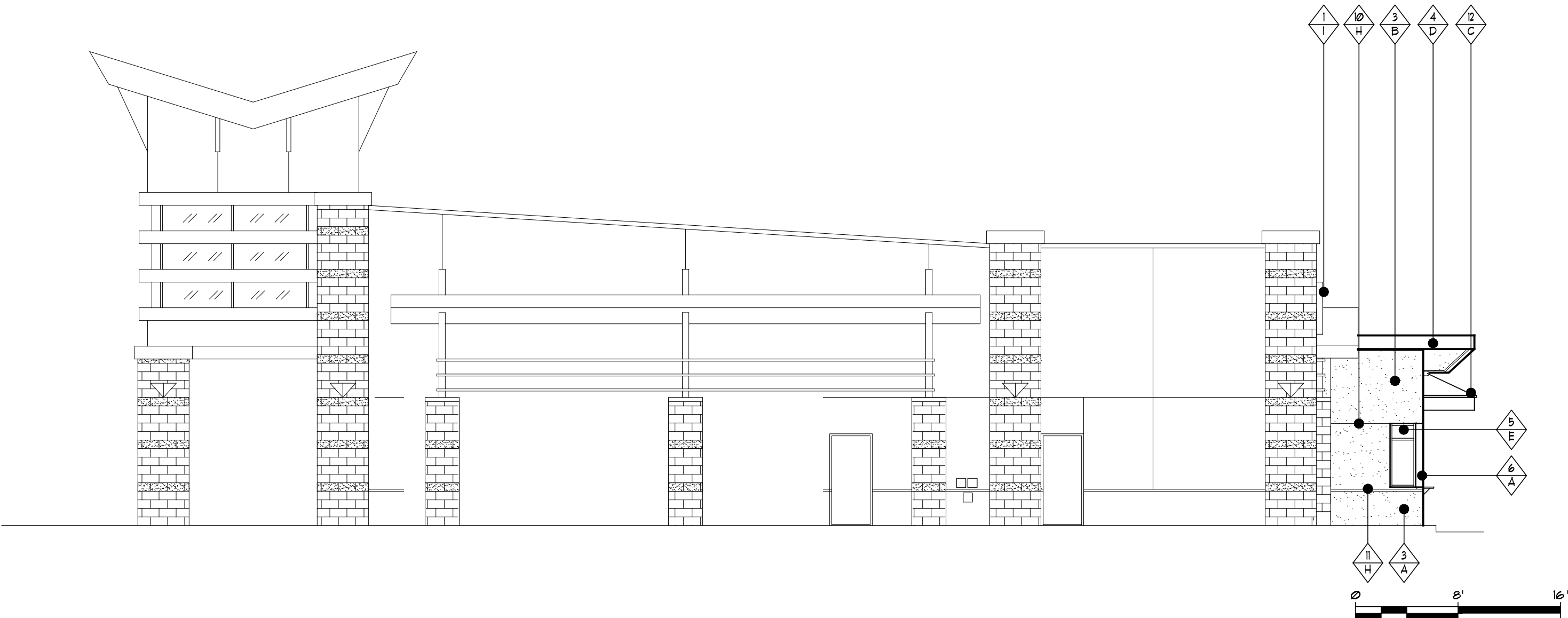
DESIGN REVIEW

DRAWN	M & A
CHECKED	M & A
DATE	10-21-2018
SCALE	NOTED
JOB	17-174
SHEET	

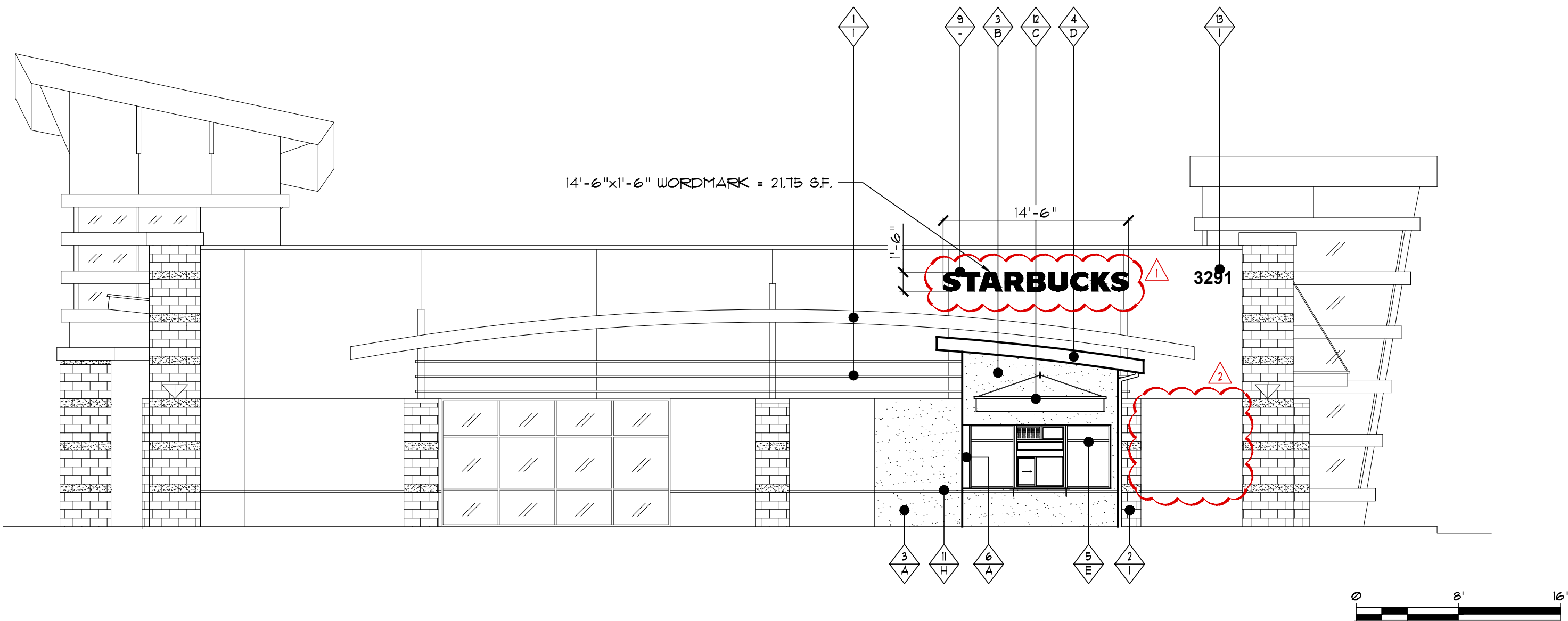
DR-2



4 PROPOSED WEST ELEVATION

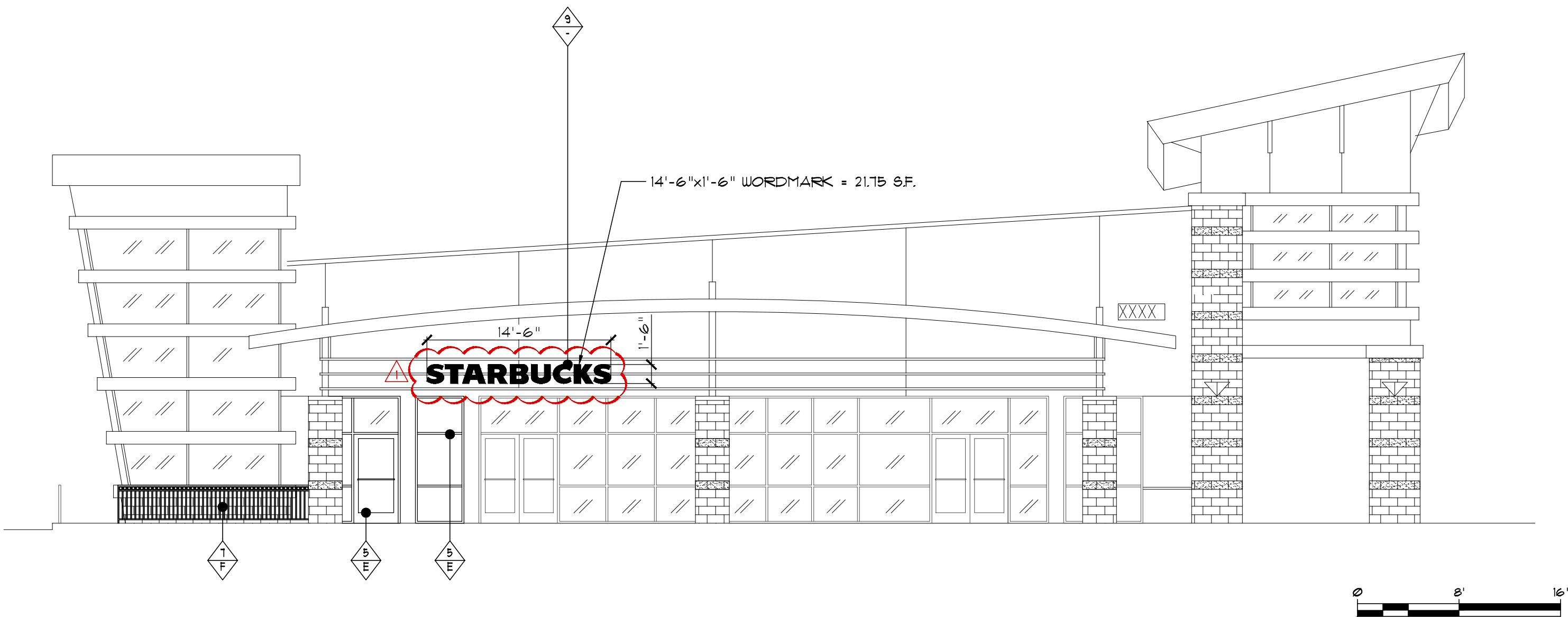


2 PROPOSED EAST ELEVATION



3 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

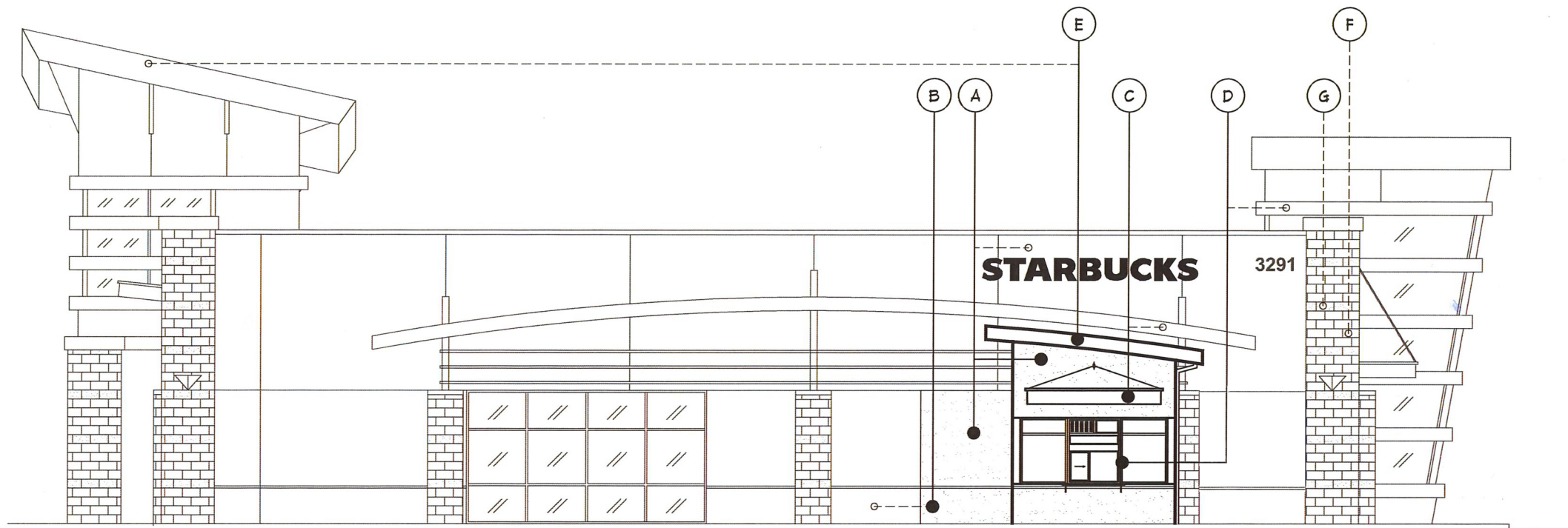


McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET, SUITE 204 A WOODLAND, CA 95695

Revised Exhibit H-Materials Board

COLORS AND MATERIALS STARBUCKS SHELL IMPROVEMENTS

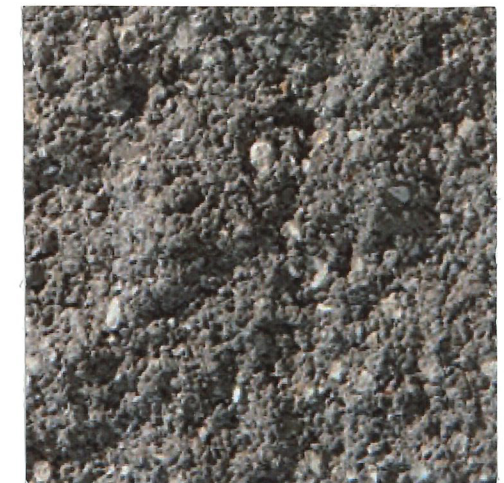
3291 COACH LANE
CAMERON PARK, CA JANUARY 2019



PROPOSED SOUTH ELEVATION



G - (E) COLUMNS TO REMAIN:
SPLIT FACED CMU VENEER
CALSTONE #G142 "SLATE"



F - (E) COLUMNS TO REMAIN:
SPLIT FACED CMU VENEER
CALSTONE #G107 "DARK CHARCOAL"



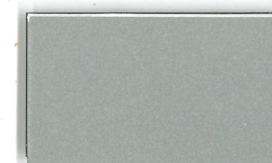
A - STUCCO WALL COLOR -
PAINT TO MATCH (E):
DUNN EDWARDS "CANARY ISLAND"
DE6164



B - STUCCO WAINSCOT COLOR
PAINT TO MATCH (E):
ICI #146 "LANYARD"



C - METAL CANOPY COLOR
PAINT TO MATCH (E):
ICI #21 "SHAKER VILLAGE"

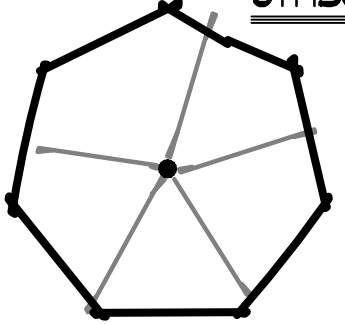
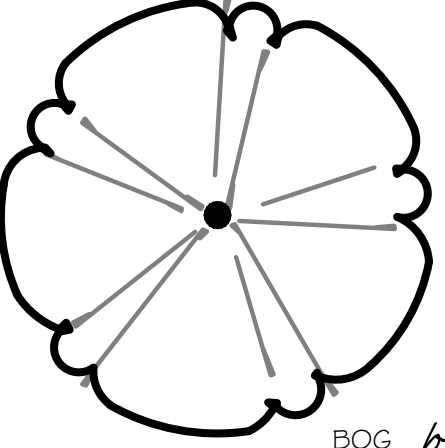


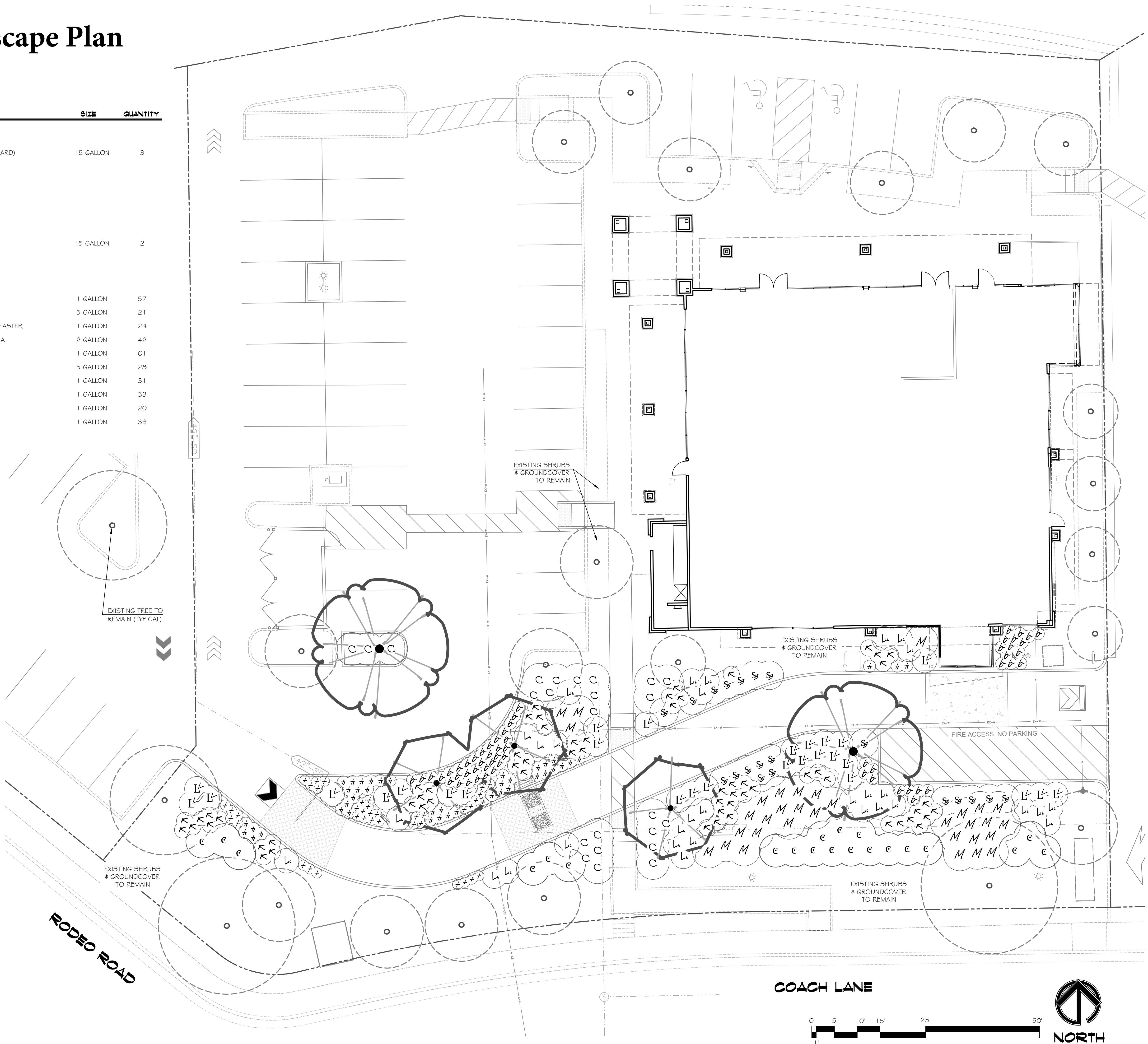
D - STOREFRONT & BREAKMETAL
COLOR TO MATCH (E):
KAWNEER CLEAR ANODIZED



E - STANDING SEAM METAL ROOF
TO MATCH (E):
AEP SPAN "METALLIC CHAMPAGNE"

Revised Exhibit I-Landscape Plan

PLANT LIST & LEGEND			
SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CERCIS OCCIDENTALIS/WESTERN REDBUD (STANDARD)	15 GALLON	3
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	2
BOG 	BOUTELOUA GRACILIS/BLUE GRAMMA GRASS	1 GALLON	57
CIP 	CISTUS PURPUREUS/PURPLE ROCKROSE	5 GALLON	21
CTL 	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	24
HSP 	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	42
KNI 	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON	61
LNM 	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON	28
LVM 	LAVANDULA A. 'MUNSTEAD'/DWF. LAVENDER	1 GALLON	31
MUH 	MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON	33
SLB 	SALVIA X. 'BEE'S BLISS'/CREEPING SAGE	1 GALLON	20
TUV 	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	39



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd., #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

**CAMERON
PARK
STARBUCKS**

COACH LANE
COUNTY OF EL DORADO
CALIFORNIA

FOR McCANDLESS & ASSOC.

Sheet Title:

**PRELIMINARY
LANDSCAPE
PLAN**

Date: NOV. 20, 2018

Scale: 1"= 10'-0"

Job Number: 38065

Sheet Number: **LA** of 1