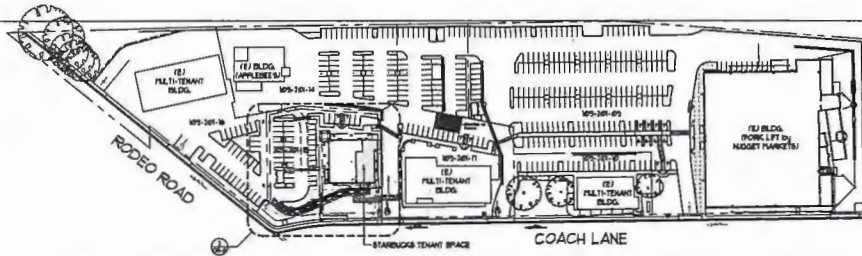
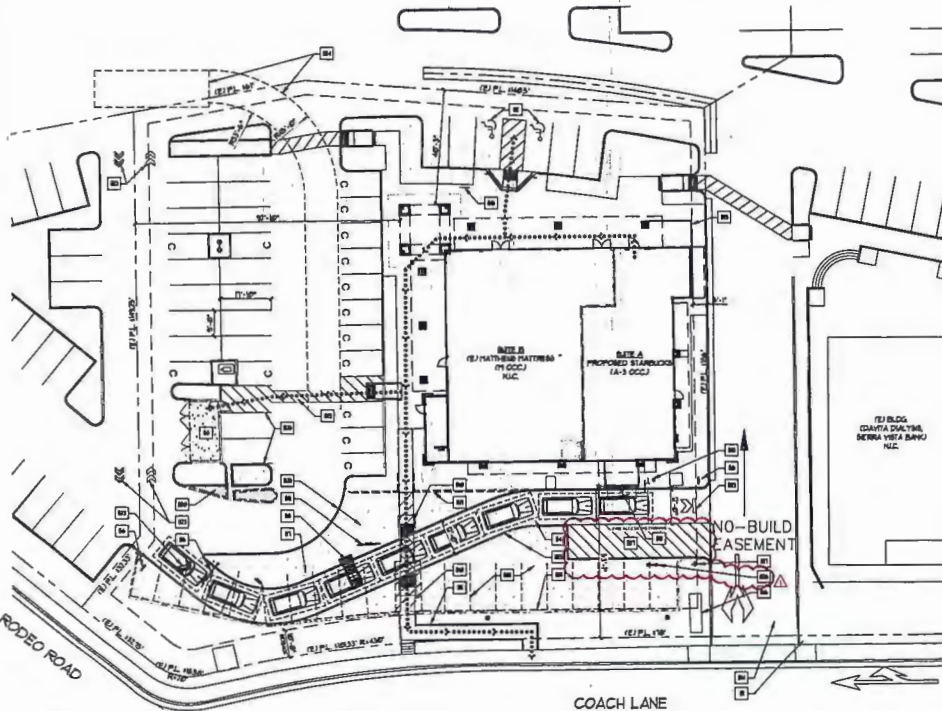


CAMERON PARK STARBUCKS

3291 COACH LANE, SUITE A, CAMERON PARK, CALIFORNIA



1 SHOPPING CENTER SITE PLAN (FOR REFERENCE ONLY)



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

2 PROPOSED SITE PLAN

Revised Exhibit F-Site Plan

PROPOSED PARKING ANALYSIS:

STALLS REQUIRED:	RESTAURANT 10 D.T. + 1000 G.A. + 1 RV SPACE FOR EVERY 30 SPACES STARBUCKS OF A + 2200 SF 1200 / 300 = 13 SPACES + 1 RV SPACE FURNITURE RETAIL + 1500 SF OF AREA PATTERSON PATTERSON AUA + 3000 SF 3000 / 300 = 10 SPACES TOTAL SPACES REQUIRED = 23 SPACES (1 ACCESSIBLE SPACES)
STALLS PROVIDED:	20 STANDARD SPACES 3 ACCESSIBLE SPACES 3 TOTAL SPACES
BICYCLE PARKING:	3 SPACES, SHORT TERM BIKE RACK SPACES 2 SPACES, LONG TERM BIKE LOCKERS

NOTE: 30 STANDARD PARKING SPACES TO BE PROVIDED. SEE TRAFFIC STUDY FOR ADDITIONAL INFORMATION ON SHOPPING CENTER PARKING CALCULATIONS.

PROJECT DATA:

PROJECT DESCRIPTION:	EXISTING BUILDING WITH NEW DRIVE THRU
JURISDICTION:	EL DORADO COUNTY
ZONING:	CC - COMMERCIAL COMMUNITY
PARCEL NO.:	005-101-05
OCCUPANCY TYPE:	GROUP A2
SITE AREA:	1.050 ACRES
TENANT AREA:	2045 SQUARE FEET
BUILDING AREA:	(1) SUITE A (PATTERSON PATTERSON) 3,070 SF (2) SUITE A (NEW STARBUCKS TENANT) 2,200 SF (3) BICYCLE RACK (SHORT TERM) 30 SF (3) TOTAL 5,300 SF
IN DRIVE THRU LANE ADDITION (STARBUCKS):	34 SF
IN BUILDING TOTAL:	5,334 SF
RETAIL USE INFO:	STARBUCKS HOURS OF OPERATION: 6AM-7PM TOTAL NUMBER OF EMPLOYEES: 20 EMPLOYEES PER SHIFT: 3
BUILDING HEIGHT:	MAX 30
FAAD:	MAX FAR = 35
FLOOD ZONE:	ZONE X

SITE PLAN LEGEND

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

SITE PLAN KEY NOTES

- [1] (1) ACCESSIBLE PARKING SPACES 80% AT SITE ENTRANCE DRIVEWAY
- [2] (2) ACCESSIBLE PARKING SPACES AND ACCESSIBLE STALL ROW (1 VAN ACCESSIBLE)
- [3] (3) TRASH ENCLOSURE TO REMAIN
- [4] (4) DRIVE THRU LANE
- [5] (5) NO DRIVE-THRU HEIGHT RESTRICTION BARS, SEE DETAIL 3, SHEET DR-3
- [6] (6) NO DRIVE-THRU DIRECTIONAL SIGNS, SEE DETAILS 1 + 2, SHEET DR-3
- [7] (7) NO DRIVE-THRU PREVIEW FENCE, SEE DETAIL 4, SHEET DR-3
- [8] (8) NO DRIVE-THRU DIGITAL ORDER SCREEN WITH CANOPY, SEE DETAIL 3, SHEET DR-3
- [9] (9) NO DRIVE-THRU ORDER MENU BOARD, SEE DETAIL 3, SHEET DR-3
- [10] (10) NO BIKESHALE + ACCESSIBLE CURB RAMP, REFER TO CIVIL FOR ADDITIONAL INFORMATION
- [11] (11) ACCESSIBLE CONCRETE RAMP + STAIR FOR ACCESS TO PUBLIC WAY
- [12] (12) NO DRIVE-THRU TRANSACTION WINDOW
- [13] (13) NO OUTDOOR SEATING PATIO WITH RAILING, RAILING TO PATCH (1) ELEVATION ON SITE
- [14] (14) (1) SITE ACCESS DRIVE, REFER TO CIVIL FOR ADDITIONAL INFORMATION
- [15] (15) BIKE RACK TO REMAIN
- [16] (16) NO HONKING SIGN
- [17] (17) FIRE HYDRANT
- [18] (18) (1) FDC + P.V. - FDC TO BE REMOVED + RELOCATED TO BOTH SIDE OF FIRE ACCESS AREA, P.V. TO REMAIN
- [19] (19) NO STRIPPED ACCESSIBLE PATH OF TRAVEL TO (1) TRASH ENCLOSURE
- [20] (20) NO A.C. PAVING OR CONCRETE AS REQUIRED AT DEVELOPED PLANTER AREAS
- [21] (21) (1) CURB TO BE DEVELOPED
- [22] (22) NO A.C. PAVING (1) PARKING SPACE STRIPING TO BE DEVELOPED
- [23] (23) NO PAINTED WAITING SPACES ON PAVEMENT
- [24] (24) BAITER MANAGER VEHICLE + TURNING RADIUS
- [25] (25) NO CURB + PLANTER, SEE CIVIL + LANDSCAPE FOR FURTHER INFORMATION
- [26] (26) NO V.D.C. + BACKLASH DEVICE
- [27] (27) NO STRIPPED EMERGENCY VEHICLE ACCESS AREA

CONTACTS:

OWNER VALLEY STAR PARTNERS, LLC 851 JEFFERSON BLVD. SUITE 200 SACRAMENTO, CA 95811 PH: (916) 441-4344 ATTN: PARK DISTRICT	CIVIL NORTHSTAR 1800 RANCH BOULEVARD, SUITE 100 CHICO, CA 95926 PH: (530) 892-8008 ATTN: BOB CAMPBELL
ARCHITECT PCCANDELL & ASSOCIATES ARCHITECTS, INC. 408 DOUGLAS BLVD. SUITE 200 SACRAMENTO, CA 95811 PH: (916) 441-4344 ATTN: BILL PCCANDELL	LANDSCAPE GARY RUPNER LANDSCAPE ARCHITECT 408 DOUGLAS BLVD. SUITE 200 SACRAMENTO, CA 95811 PH: (916) 441-4344 ATTN: GARY RUPNER

SHEET INDEX:

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

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE May 9, 2019

BY *Tiffany Schmitt*
EXECUTIVE SECRETARY

REVISIONS
1. PLAN CHECK
2. DESIGN

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

PCANDELL & ASSOCIATES ARCHITECTS, INC.
408 DOUGLAS BLVD.
SUITE 200
SACRAMENTO, CA 95811
PH: (916) 441-4344
ATTN: BILL PCCANDELL



DESIGN REVIEW

DRAWN	H.L.A.
CHECKED	H.L.A.
DATE	10-21-2018
SCALE	NOTED
JOB #	11-174
SHEET	DR-0

Revised Exhibit G-Elevations

MATERIAL SCHEDULE		REVISIONS
1	(1) TILE SKI, CANTY FRUPE (FOR EXISTENCE ONLY)	1. SW. Q. 600
2	(2) BUILT-UP FLOOR OVER VENEER BOARD BY CASTSTONE, W/ CLEAR WATER REPELLANT COATING (NO REFERENCE ONLY)	2. SW. Q. 600
3	(3) 1/2" LAMINATE OVER 1/2" OSB OR EQUAL, W/ PATTERNED ELASTOMERIC WATER REPELLANT COATING TO MATCH COLOR INDICATED. KIBEL TRIGLO, FINISH.	3. SW. Q. 600
4	FETAL, ROOF BY ASP SHAP, DESIGN SHAP BRUSH DENT 24" X 24 GA. PANELS W/ SHAP BEAT CONSTRUCTION	4. SW. Q. 600
5	STONERIGHT TRIM AND DOOR TO MATCH FETAL	
6	ALUMINUM PANELS PETAL TO MATCH STONERIGHT	
7	UNGLAZED IRON GUARDRAIL TO MATCH FETAL	
8	STONERIGHT GLAZING	
9	PAINT, CHS POLISHED BRASSAGE (BY OTHERS)	
10	GENERIC PLASTER EPP, CONC	
11	3" PETAL REVEAL - PRERE 4 PAINT.	
12	NO KIBEL CANTY	
13	SEE ADJACENT NUMBER (RELOCATED)	

PROPOSED SHELL IMPROVEMENTS FOR
STARBUCKS
3191 COACH LANE, SUITE A

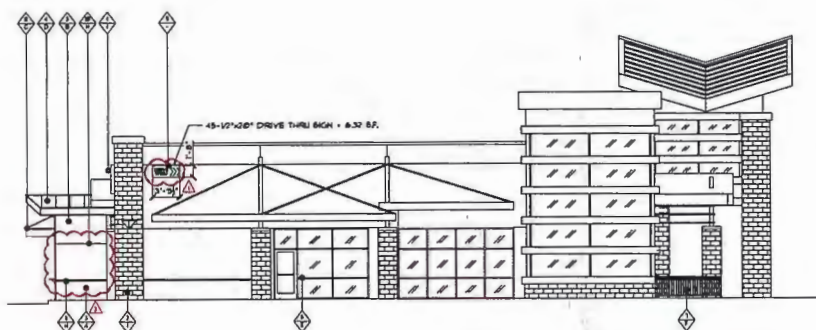


McGANDLESS & ASSOCIATES ARCHITECTS, INC.
1000 1/2 First Street, Suite 204
San Francisco, CA 94104

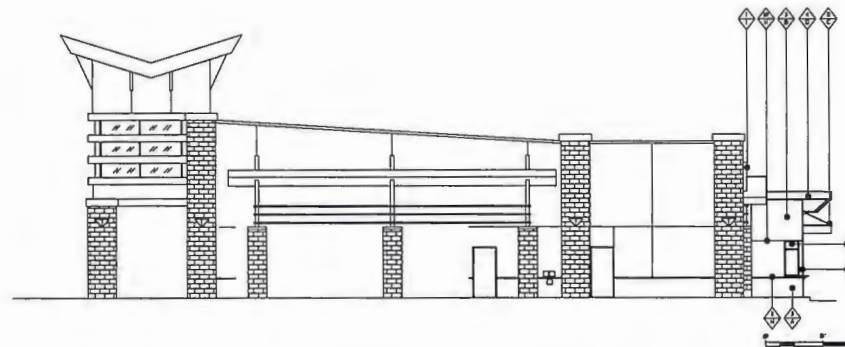
DESIGN REVIEW

DRAIN	M.I.A.
CHECKED	M.I.A.
DATE	10-21-2018
SCALE	NOTED
JOB #	11-114
ALERT	

DR-2

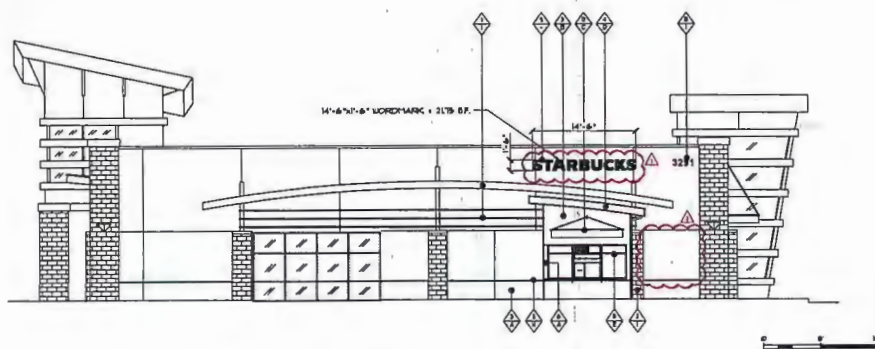


4 PROPOSED WEST ELEVATION



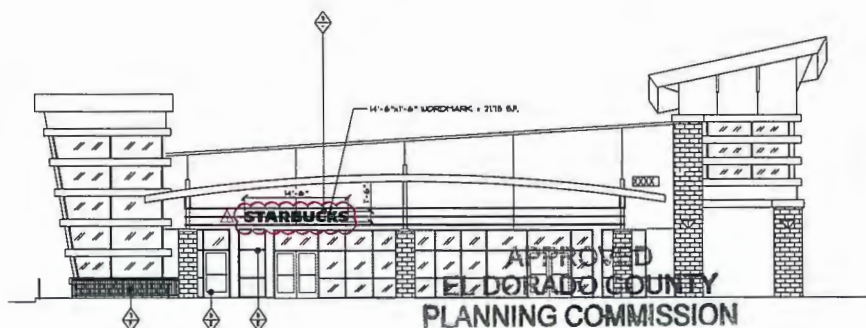
2 PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION

DOI: 10.1002/for



1 PROPOSED NORTH ELEVATION

SCALE: 10" = 1'-0"

DATE May 9, 2019
BY Tiffany Schme
EXECUTIVE SECRETARY

DATE May 9, 2019
BY Tiffany Schme
EXECUTIVE SECRETARY



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

COLORS AND MATERIALS STARBUCKS SHELL IMPROVEMENTS

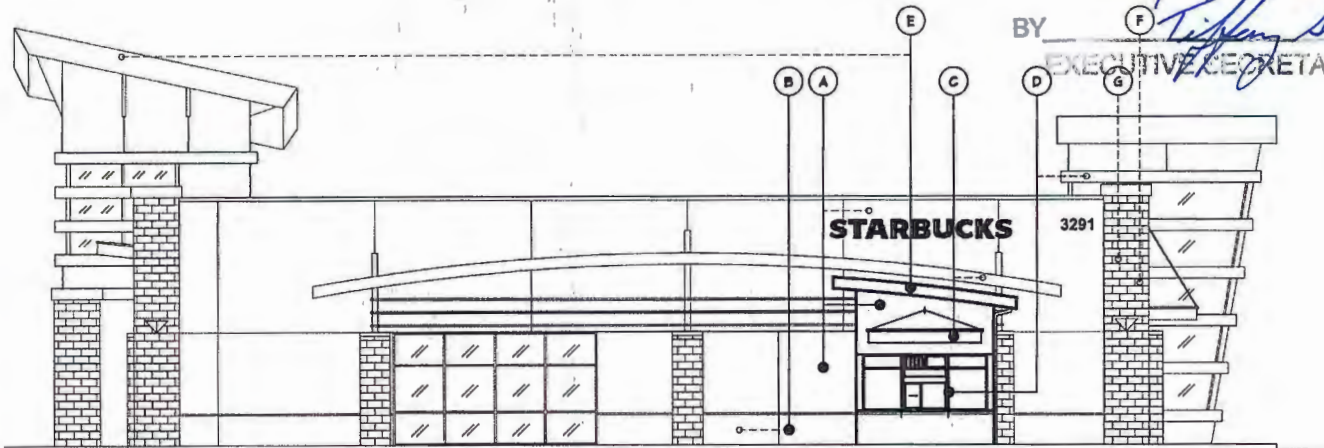
3291 COACH LANE
CAMERON PARK, CA JANUARY 2019

Revised Exhibit H-Materials Board

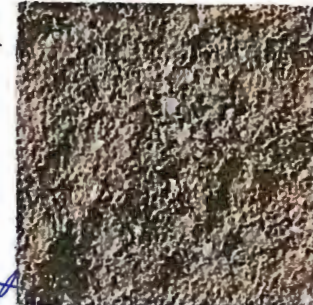
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE May 9, 2019

BY Tiffany Schmidt
EXECUTIVE SECRETARY



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 #G101 "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"

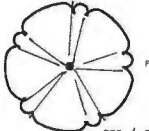


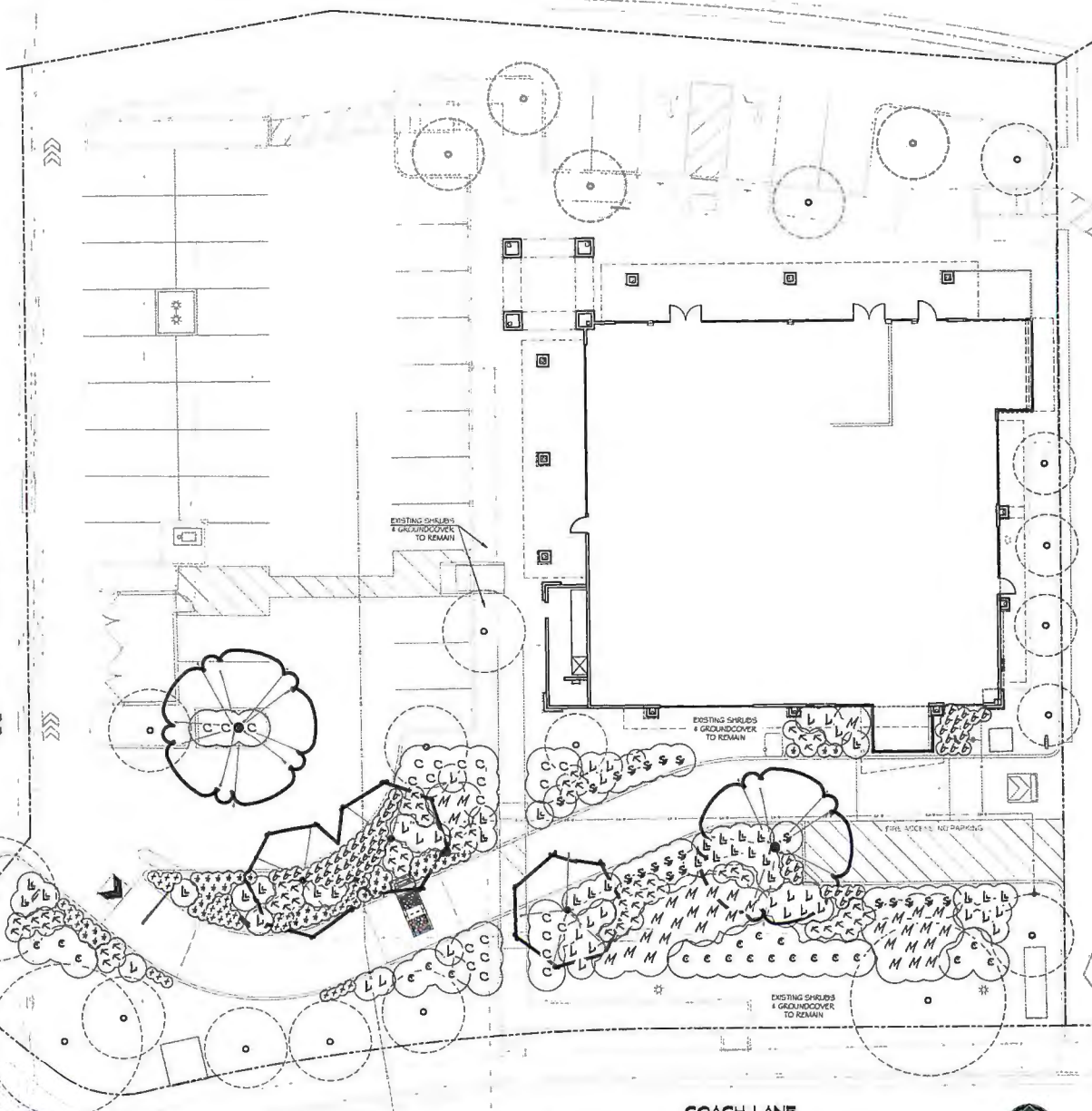
D - STOREFRONT & BREAKMETAL
COLOR TO MATCH (E):
KALNEER CLEAR ANODIZED



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

Revised Exhibit I-Landscape Plan

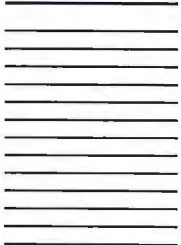
PLANT LIST & LEGEND		
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE QUANTITY
	CERCIS OCCIDENTALIS/WESTERN REDBUD (STANDARD)	15 GALLON 3
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON 2
BOG	BOULEDOIA GRACILIS/BLUE GRAMA GRASS	1 GALLON 57
GP	OSTIA PURPUREUS/PURPLE ROCKROSE	5 GALLON 21
CL	COTONEASTER D. 'LOWPAST'/PROSTRATE COTONEASTER	1 GALLON 24
HSP	HESPERALOE K. 'ORANGE LIGHTS'/HYBRID RED YUCCA	2 GALLON 42
KH	KNUTHIA LARVA FLAVENCO/RED HOT POKER	1 GALLON 61
LNM	LANTANA MONTEVIDEOSA/LANTANA	5 GALLON 20
LVM	LAVANDULA A. 'SUNSTEADY/INF. LAVENDER	1 GALLON 31
MUH	MUNKERBERGIA ROBINSONII/GRASS	1 GALLON 33
SLD	SALVIA X. 'DESS BUSH'/CREEPING SAGE	1 GALLON 20
TUV	TUBAEGIA YOLACEA/SOCIETY GARLIC	1 GALLON 39



Garth Ruffner
Landscape Architect
(916) 707-2570
4150 Douglas Blvd. #200-201, 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, 2010
Scale: 1"=10'-0"
Job Number: 30025
Sheet Number: LA of 1



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE May 9, 2019
BY Tiffany Schmidt/CMT
EXECUTIVE SECRETARY

