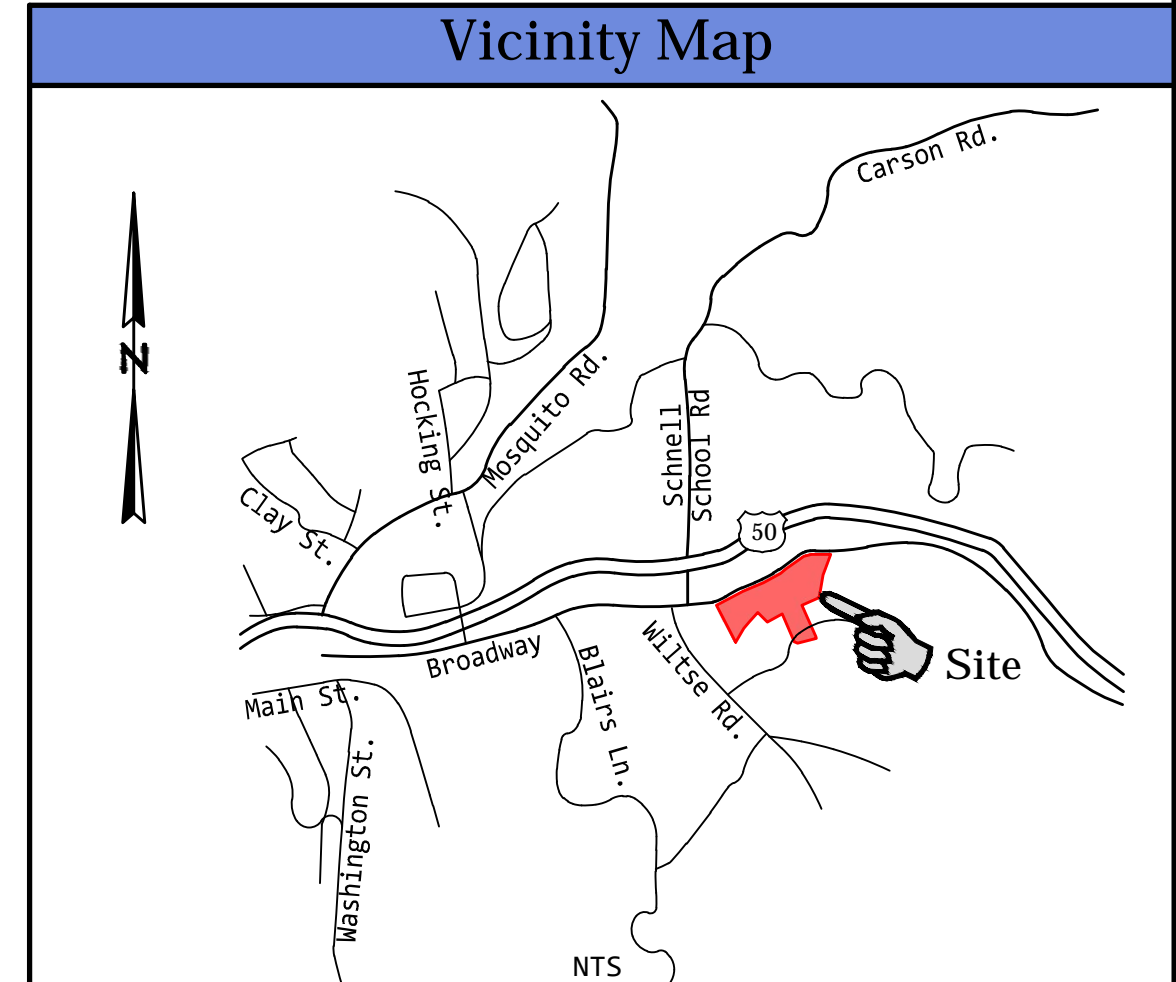
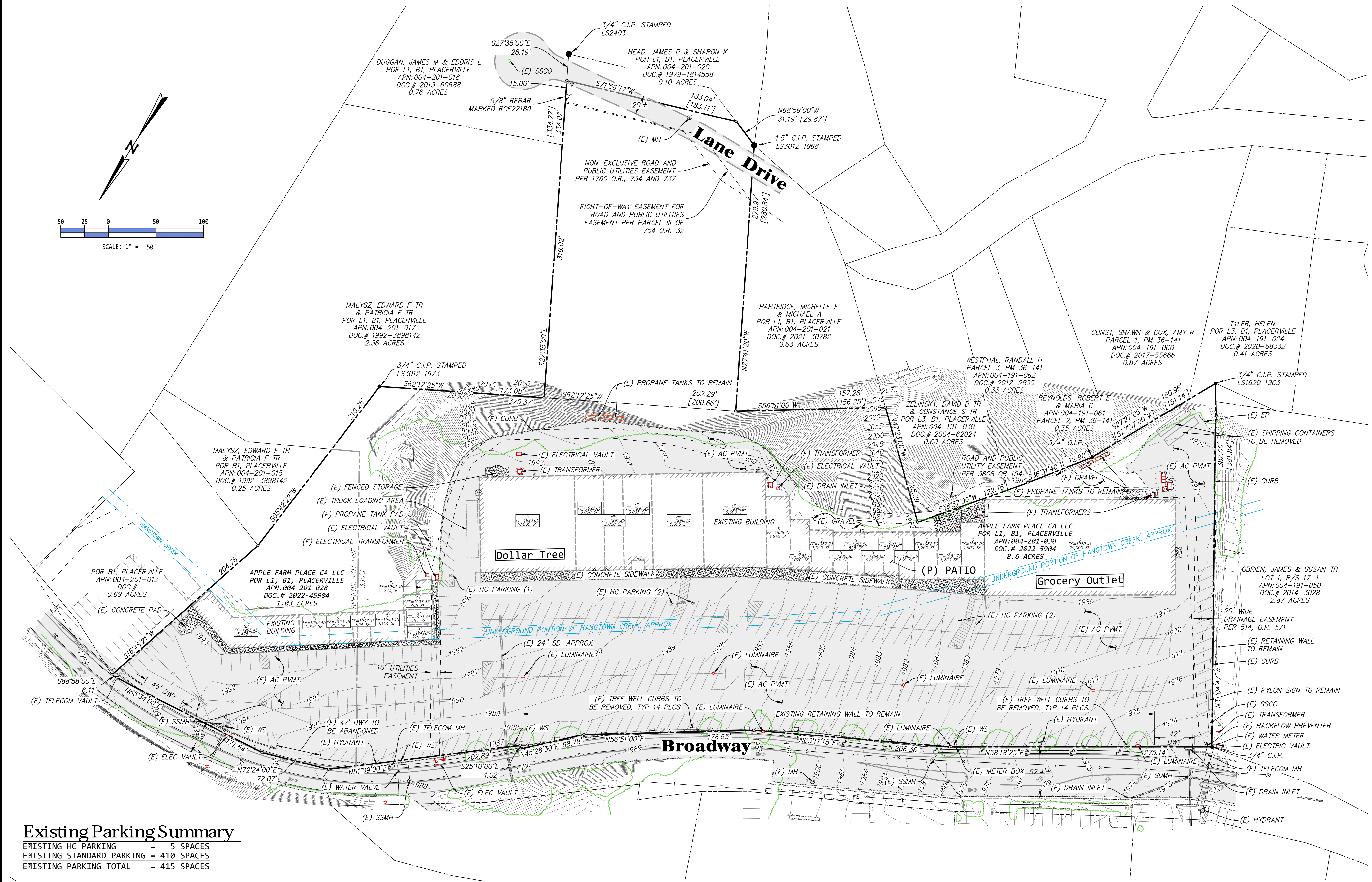
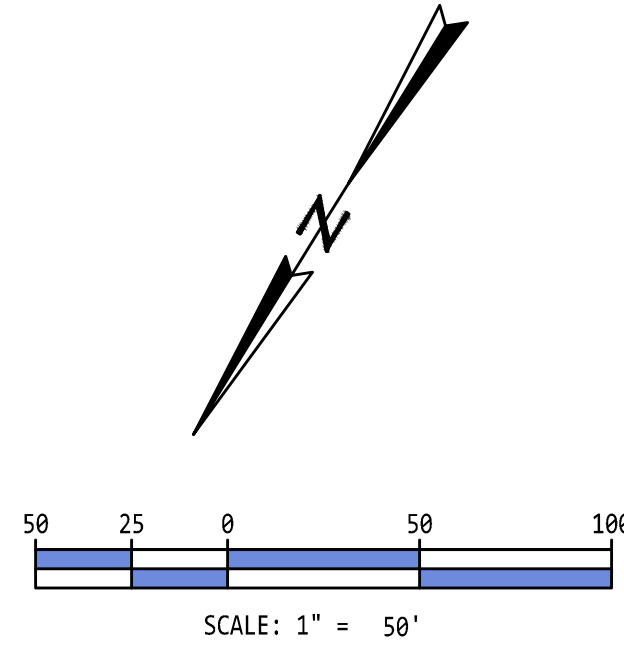


Existing Site Conditions for Apple Farm Place - Remodel & Re-Tenant

1426-1448 Broadway, Placerville, CA 95667
Por. Lot 1, Block 1, Placerville Township
APN: 004-201-030
June 2023



Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOT. OF WALL AT FG	LPG	PROPANE
CH	CHORD BEARING	PRP	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUB. UTILITY ESMT.
EB	EXISTING	R	RADIUS
EDC	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
GA	GUY ANCHOR	UGE	UNDERGROUND ELECTRIC
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data

OWNER / APPLICANT	APPLE FARM PLACE, LLC C/O LEONARD GRADO 4330 GOLDEN CENTER DRIVE, SUITE D, PLACERVILLE CA 95667 530-622-5682 lgrado@palosverdespropertiesinc.com
ENGINEER	 LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 PH. 530-677-4080
SCALE	1" = 50'
CONTOUR INTERVAL	1 FOOT
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY TSD ENGINEERING, INC.
SECTION, TOWNSHIP & RANGE	POR. LOT 1, BLOCK 1, PLACERVILLE TOWNSHIP
PARCEL ADDRESS	1426-1448 BROADWAY, PLACERVILLE, CA 95667
ASSESSOR'S PARCEL NUMBER	004-201-030 & 004-201-028
LAND USE DESIGNATION	BROADWAY VILLAGE CORRIDOR
ZONING	HC @/AIRPORT OVERLAY
TOTAL AREA	9.63 ACRES
TOTAL# OF PARCELS	2 PARCELS
WATER SUPPLY	CITY OF PLACERVILLE
SEWAGE DISPOSAL	CITY OF PLACERVILLE
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FPD
DATE OF PREPARATION	JUNE 2023
PROJECT#:	22-105

Existing Parking Summary

EXISTING HC PARKING	= 5 SPACES
EXISTING STANDARD PARKING	= 410 SPACES
EXISTING PARKING TOTAL	= 415 SPACES

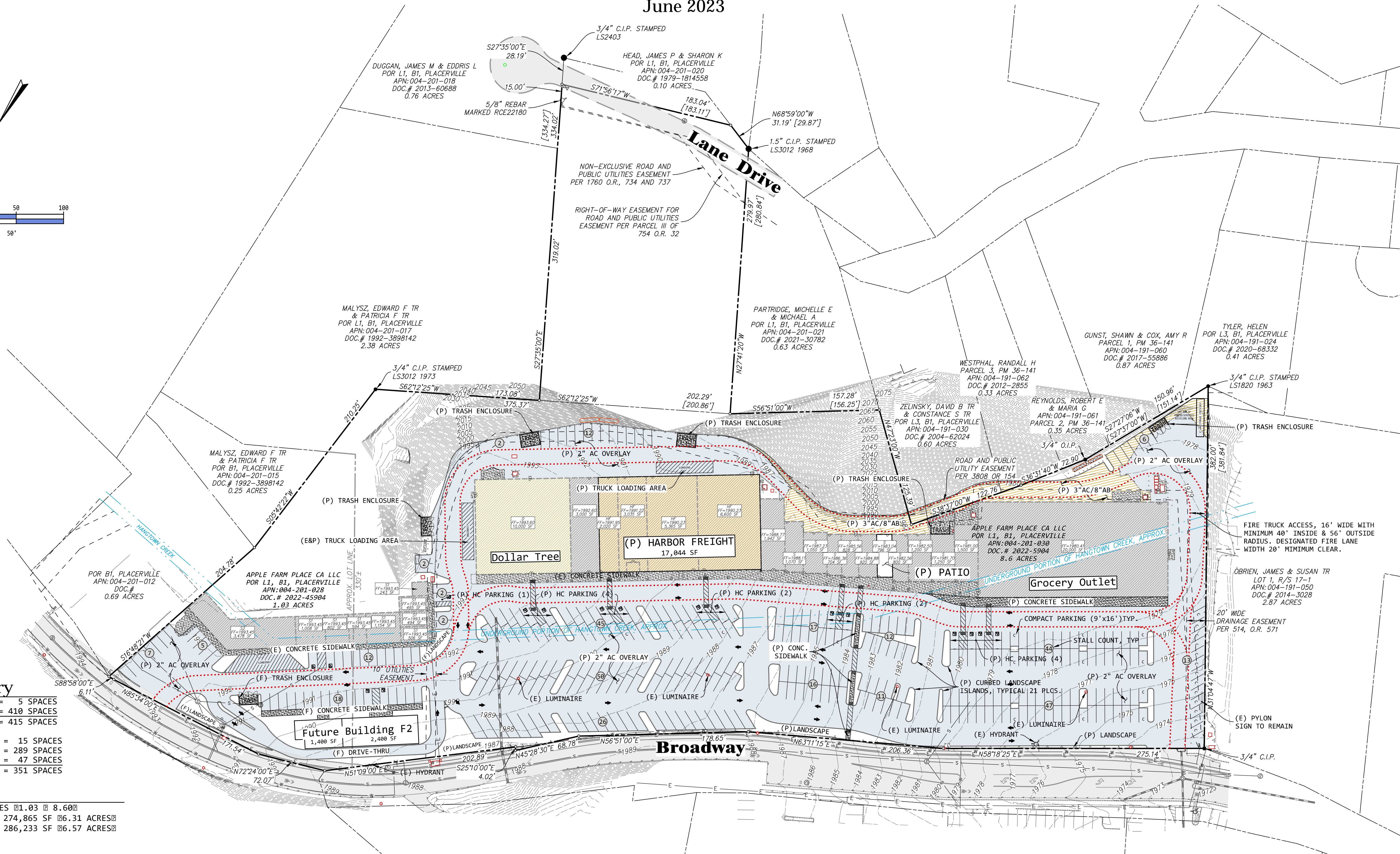
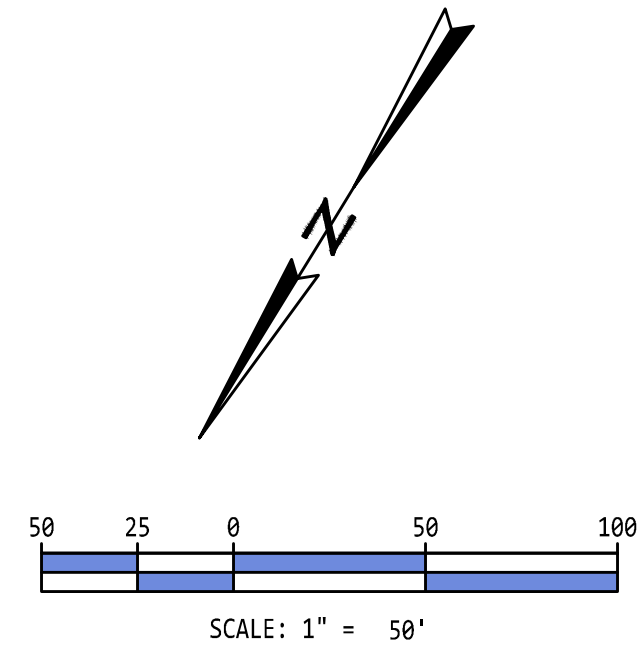
Overall Site Plan For Apple Farm Place - Remodel & Re-Tenant

1426-1448 Broadway, Placerville, CA 95667

Por. Lot 1, Block 1, Placerville Township

APN: 004-201-030

June 2023



Parking Summary

EXISTING HC PARKING = 5 SPACES
 EXISTING STANDARD PARKING = 410 SPACES
 EXISTING PARKING TOTAL = 415 SPACES

PROPOSED HC PARKING = 15 SPACES
 PROPOSED STANDARD PARKING = 289 SPACES
 PROPOSED COMPACT PARKING = 47 SPACES
 PROPOSED PARKING TOTAL = 351 SPACES

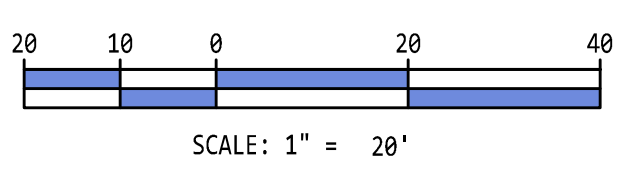
Project Data

GROSS SITE AREA = 9.63 ACRES @ 1.03 @ 8.60
 EXISTING IMPERVIOUS AREA = 274,865 SF @ 6.31 ACRES
 PROPOSED IMPERVIOUS AREA = 286,233 SF @ 6.57 ACRES

Building Data

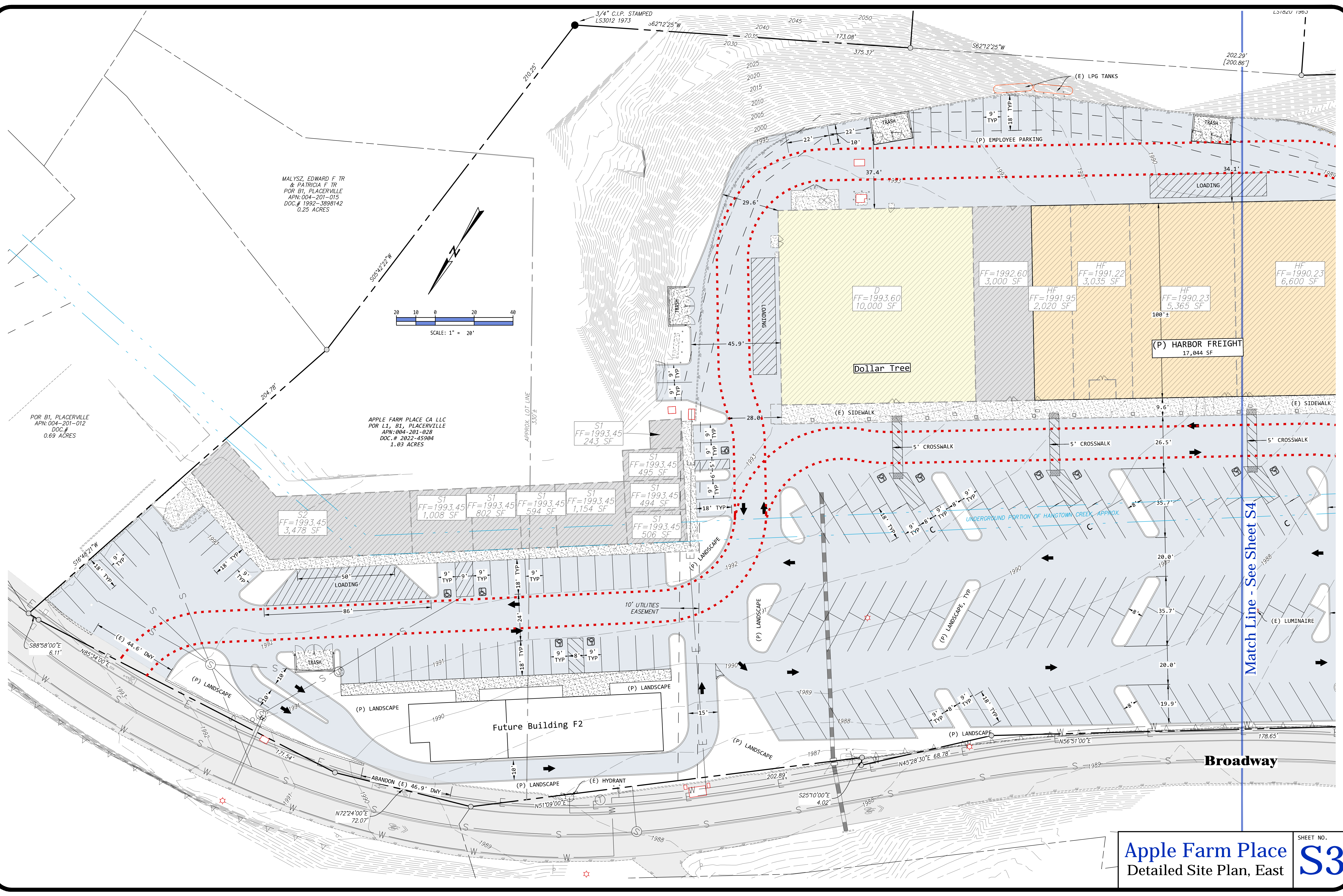
CONSTRUCTION TYPE = Type III Non-Sprinklered
 OCCUPANCY CLASS = M & B
 EXISTING BUILDING AREA = 70,673 SF
 PROPOSED BUILDING AREA = 69,808 SF
 FUTURE BUILDING AREA = 3,800 SF
 EXISTING NUMBER OF UNITS = 26
 PROPOSED NUMBER OF UNITS = 22

MALYSZ, EDWARD F TR
& PATRICIA F TR
POR B1, PLACERVILLE
APN: 004-201-015
DOC.# 1992-3898142
0.25 ACRES



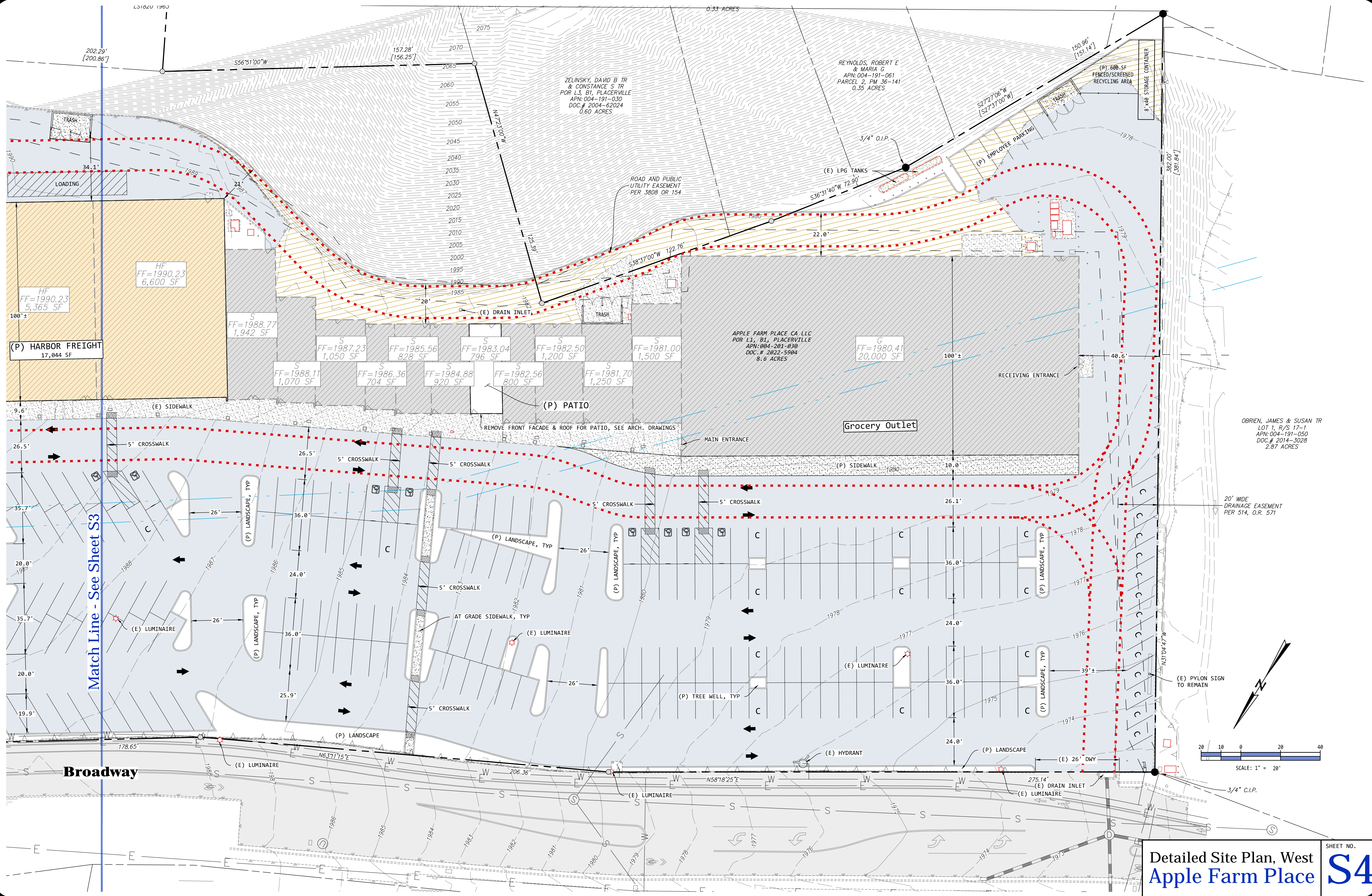
POR B1, PLACERVILLE
APN: 004-201-012
DOC.#
0.69 ACRES

APPLE FARM PLACE CA LLC
POR L1, B1, PLACERVILLE
APN: 004-201-028
DOC.# 2022-45904
1.03 ACRES



Match Line - See Sheet S4

Broadway



Match Line - See Sheet S3

Broadway

(P) HARBOR FREIGHT
17,044 SF

HF
FF=1990.23
6,600 SF

HF
FF=1990.23
5,365 SF

S
FF=1988.77
1,942 SF

S
FF=1987.23
1,050 SF

S
FF=1985.56
828 SF

S
FF=1983.04
796 SF

S
FF=1982.50
1,200 SF

S
FF=1981.00
1,500 SF

S
FF=1988.11
1,070 SF

S
FF=1986.36
704 SF

S
FF=1984.88
920 SF

S
FF=1982.56
800 SF

S
FF=1981.70
1,250 SF

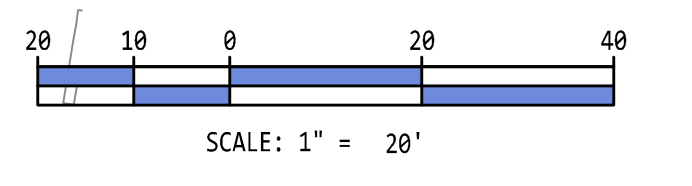
APPLE FARM PLACE CA LLC
POR L1, B1, PLACERVILLE
APN: 004-191-030
DOC.# 2022-5904
8.6 ACRES

G
FF=1980.41
20,000 SF

ZELINSKY, DAVID B TR
& CONSTANCE S TR
POR L3, B1, PLACERVILLE
APN: 004-191-030
DOC.# 2004-62024
0.60 ACRES

REYNOLDS, ROBERT E
& MARIA G
APN: 004-191-061
PARCEL 2, PM 36-141
0.35 ACRES

O'BRIEN, JAMES & SUSAN TR
LOT 1, R/S 17-1
APN: 004-191-050
DOC.# 2014-3028
2.87 ACRES






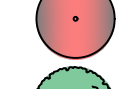










Detailed Site Plan, West
Apple Farm Place **S4**

SHEET NO.

Preliminary Planting Plan For
Apple Farm Place
 1426-1448 Broadway, Placerville, CA 95667
 Por. Lot 1, Block 1, Placerville Township
 APN: 004-201-030
 June 2023

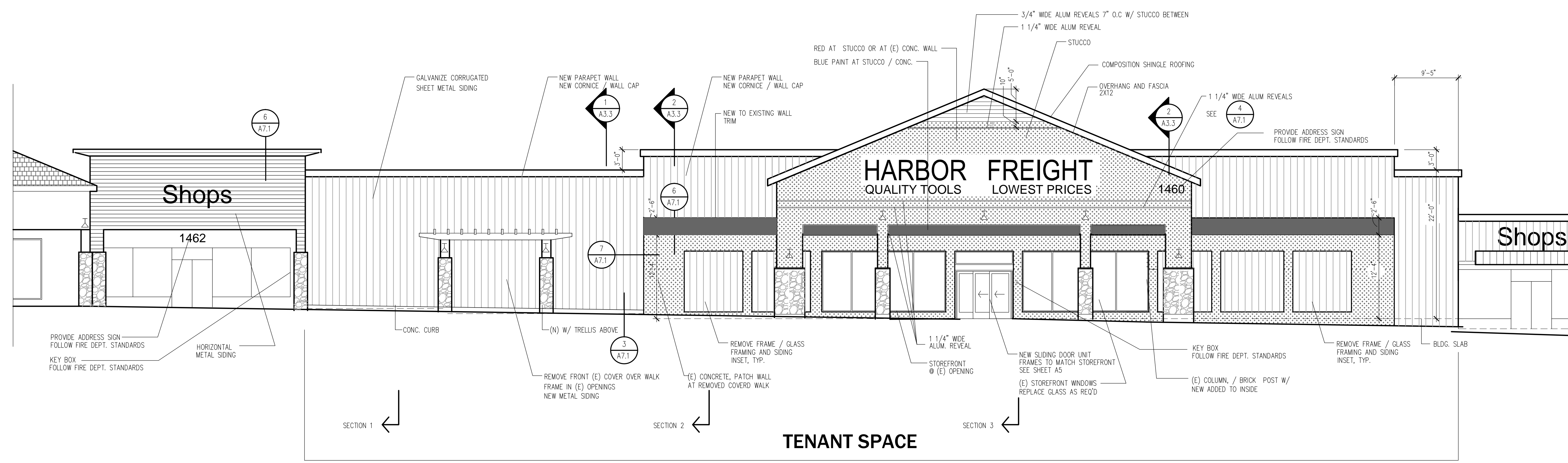
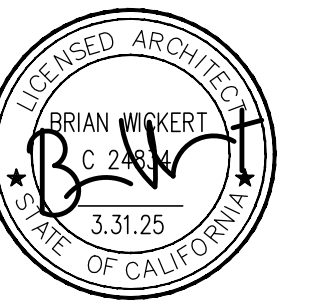


Plant List				
BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
 Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	14	15 Gallon	
 Malus floribunda	Crabapple Tree	20	15 Gallon	
 Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	14	15 Gallon	
 Pyrus calleryana 'Aristocrat'	Aristocrate Flowering Pear	16	15 Gallon	
 Quercus wislizenii	Interior Live Oak	18	15 Gallon	
SHRUBS				
 Berberis thunbergii 'Goruzam'	Golden Ruby Barberry	23	1 Gallon	
 Carpentaria californica	Bush Anemone	19	5 Gallon	
 Juniperus chinensis var. sargentii	Sargent's Juniper	50	5 Gallon	
 Heteromeles arbutifolia	Toyon	14	5 Gallon	
 Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	46	1 Gallon	
 Nandina domestica 'Compacta'	Compact Heavenly Bamboo	27	5 Gallon	
 Rhamnus californica tomentella	Coffeeberry	16	5 Gallon	
GROUND COVER AND GRASSES				
 Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	131	1 Gallon	
 Muhlenbergia rigens	Deer Grass	88	1 Gallon	

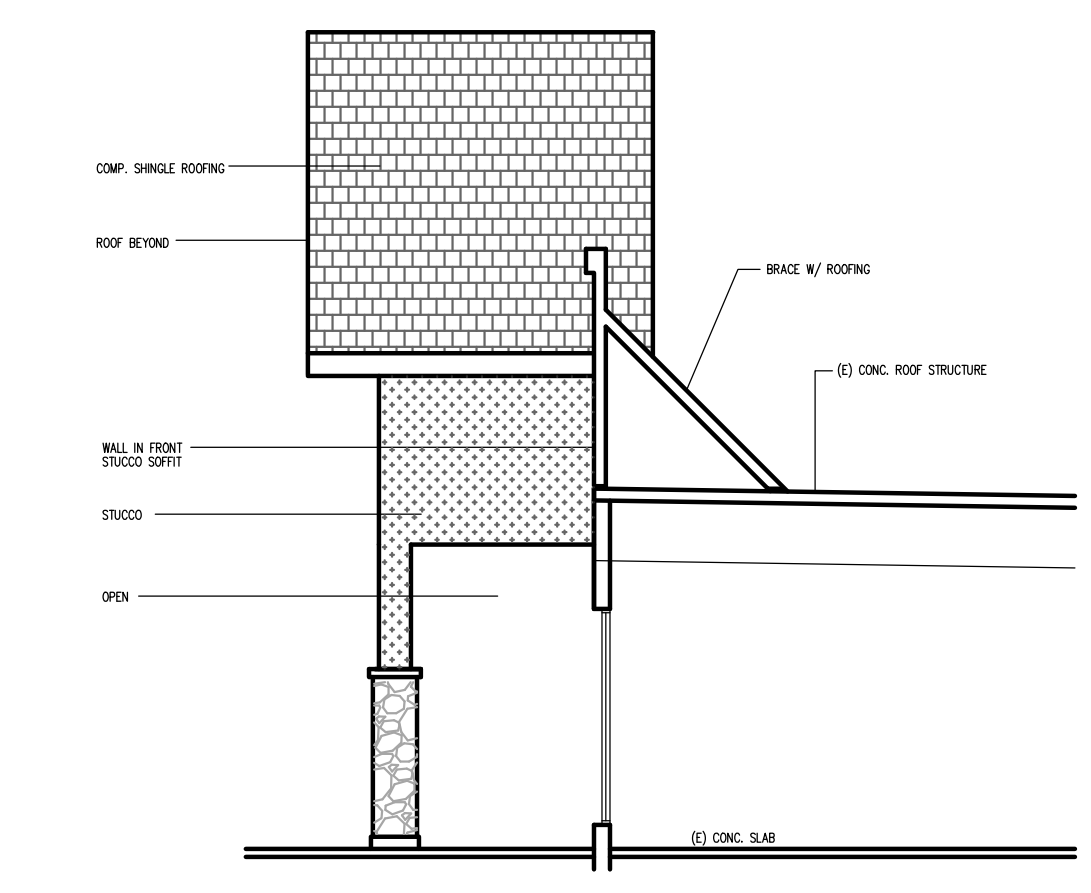

 Email Address: tadams@taldesign.net
 Phone: 530-622-6200

PRELIMINARY PLANTING PLAN
1" = 30'

Project Data	
OWNER / APPLICANT	APPLE FARM PLACE, LLC c/o LEONARD GRADO 4330 GOLDEN CENTER DRIVE, SUITE D, PLACERVILLE CA 95667 530-622-5682 lgrado@palosverdespropertiesinc.com
SCALE	1" = 30'
CONTOUR INTERVAL	1 FOOT
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY TSD ENGINEERING, INC.
SECTION, TOWNSHIP & RANGE	POR. LOT 1, BLOCK 1, PLACERVILLE TOWNSHIP
PARCEL ADDRESS	1426-1448 BROADWAY, PLACERVILLE, CA 95667
ASSESSOR'S PARCEL NUMBER	004-201-030
PRESENT ZONING	HC
PROPOSED ZONING	HC
TOTAL AREA	8.6 ACRES
TOTAL# OF PARCELS	1 PARCEL
WATER SUPPLY	CITY OF PLACERVILLE
SEWAGE DISPOSAL	CITY OF PLACERVILLE
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FPD
DATE OF PREPARATION	JUNE 2023
PROJECT#:	22-105



NORTH / FRONT ELEVATION



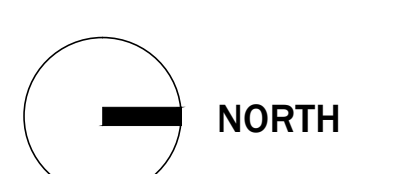
**WEST / SIDE ELEVATION
 EAST / SIDE ELEVATION (OPP. HAND)**

**APPLE FARM
 PLACE**

**COLD SHELL
 IMPROVEMENTS**

Suite 1462
 Suite 1460-1450
 BROADWAY CT
 PLACERVILLE CA

ELEVATIONS



SCALE 1/8" = 1'-0"
 DATE 3-6-23

SHT A3.1



SCALE 3/32" = 1'-0"
0 5 10 20 30'

GRADO

Placerville, CA

ELEVATIONS

SCALE AS SHOWN
DATE

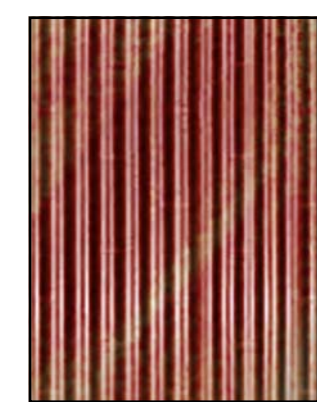
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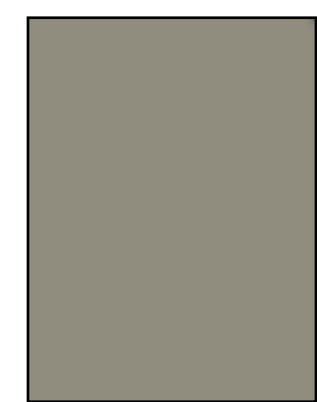
SCALE 3/32" = 1'-0"
0 5' 10' 20' 30'



Weathered
Wood
Siding



Galvanized
Corrugated



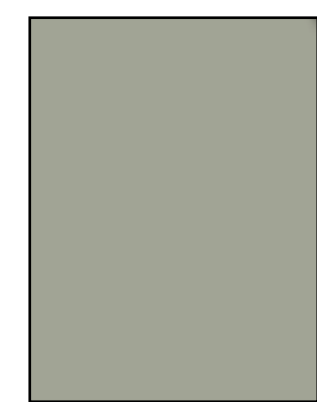
Smoked Truffle
CSP - 145



Brick



Mountain Sage



Oil Cloth
CSP - 760



Saddle Brown

GRADO

Placerville, CA

ELEVATIONS

SCALE AS SHOWN
DATE

SHT A3.1



SCALE 3/32" = 1'-0"
0 5' 10' 20' 30'

APPLE FARM
PLACE

BROADWAY CT
PLACERVILLE CA

ELEVATIONS

SCALE 1/8" = 1'-0"
DATE 1-17-23

A3-1R



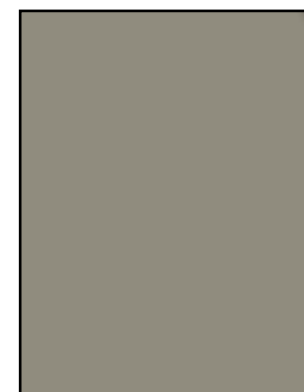
SCALE 3/32" = 1'-0"
 0 5 10' 20' 30'



Weathered
Wood
Siding



Galvanized
Corrugated



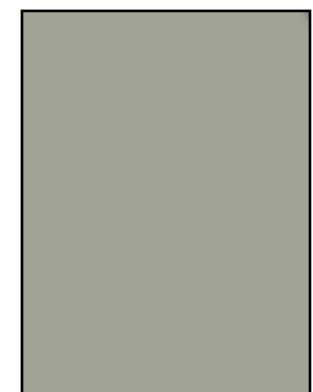
Smoked Truffle
CSP - 145



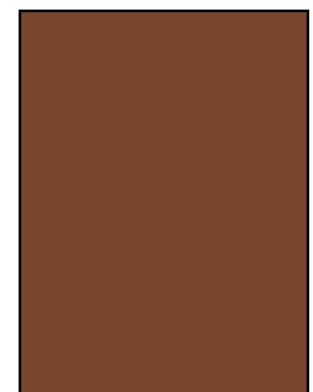
Brick



Mountain Sage



Oil Cloth
CSP - 760



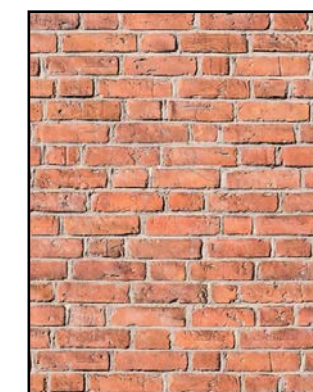
Saddle Brown



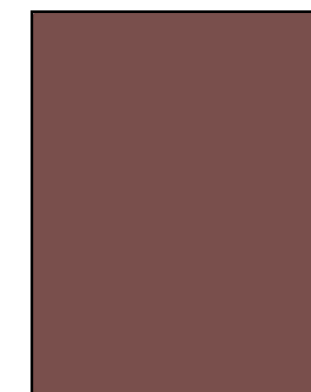
Green Canvas
Awnings



Wood Siding



Brick



Hodley Red
HC - 64



CMU Color

Shops

Grocery Outlet

APPLE FARM
PLACE

BROADWAY CT
PLACERVILLE CA

ELEVATIONS

SCALE 1/8" = 1'-0"
DATE 1-17-23

A3-1R



SCALE 3/32" = 1'-0"
0 5 10' 20' 30'

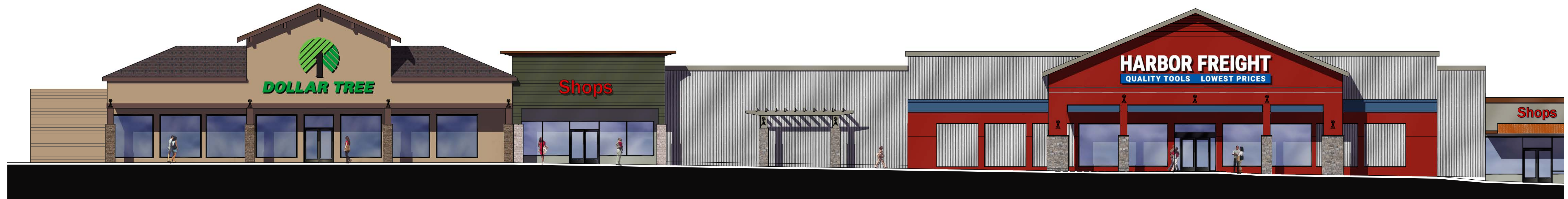
APPLE FARM
PLACE

BROADWAY CT
PLACERVILLE CA

ELEVATIONS

SCALE 1/8" = 1'-0"
DATE 1-17-23

A3-1R



SCALE 3/32" = 1'-0"
 0 5 10 20 30



Dollar Tree

Shop

Harbor Freight

APPLE FARM PLACE

BROADWAY CT
 PLACERVILLE CA

ELEVATIONS

SCALE 1/8" = 1'-0"
 DATE 1-17-23

A3-1R

Accessible Path of Travel Exhibit For Apple Farm Place - Remodel & Re-Tenant

1426-1448 Broadway, Placerville, CA 95667

Por. Lot 1, Block 1, Placerville Township

APN: 004-201-030

July 2023



Parking Summary

EXISTING HC PARKING = 5 SPACES
 EXISTING STANDARD PARKING = 410 SPACES
 EXISTING PARKING TOTAL = 415 SPACES

PROPOSED HC PARKING = 15 SPACES
 PROPOSED STANDARD PARKING = 303 SPACES
 PROPOSED COMPACT PARKING = 30 SPACES
 PROPOSED PARKING TOTAL = 348 SPACES

Project Data

GROSS SITE AREA = 9.63 ACRES (1.03 + 8.60)
 EXISTING IMPERVIOUS AREA = 274,865 SF (6.31 ACRES)
 PROPOSED IMPERVIOUS AREA = 286,233 SF (6.57 ACRES)

Building Data

CONSTRUCTION TYPE = Type III Non-Sprinklered
 OCCUPANCY CLASS = M & B
 EXISTING BUILDING AREA = 70,673 SF
 PROPOSED BUILDING AREA = 69,808 SCF
 FUTURE BUILDING AREA = 3,800 SF
 EXISTING NUMBER OF UNITS = 26
 PROPOSED NUMBER OF UNITS = 22

NOT TO SCALE

Apple Farm Place
 Accessible Path of Travel Exhibit

SHEET NO.
A1

Plotted: Jul 06, 2023 - Apple Farm_Base.dwg