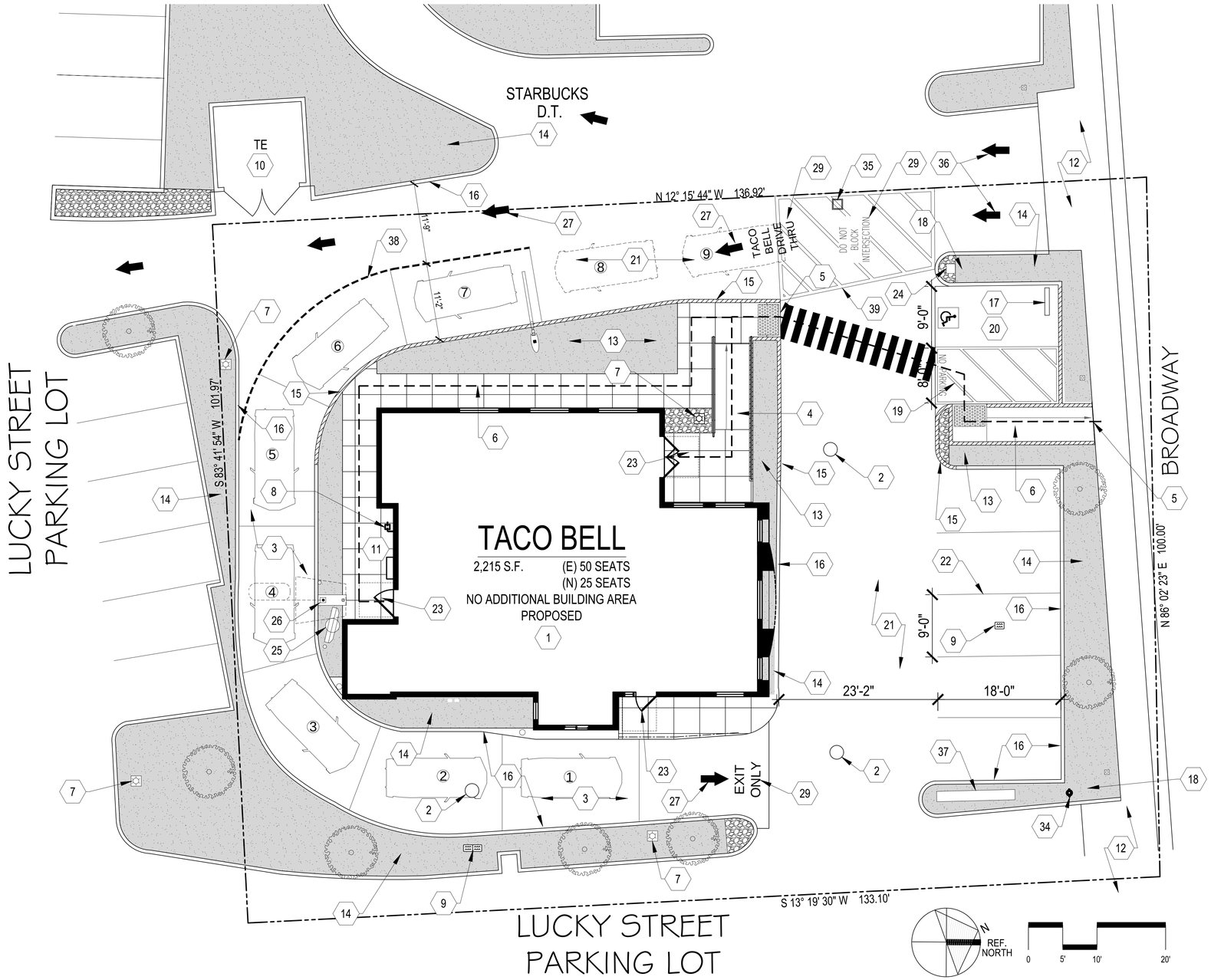
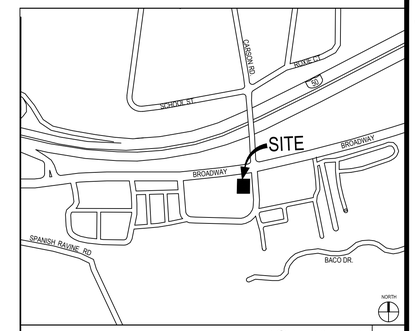
W:\Data\Sutherland\23014_Sutherland_Placerville_Broadway_031113\02_cd_current\001_23014_DD0_0.dwg By: PMOSS Saved on:1/13/2026 9:54:56 AM
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



SITE PLAN 1/8"=1'-0" A



VICINITY MAP E

SITE INFO: PLACERVILLE, CA
ADDRESS: 1240 BROADWAY
ZONE: HWC / AO
APN#: 004-261-022
PROPERTY SIZE - .29 AC (12,632 SF)

OWNER: THOMAS CONCORD CA LLC
1224 LINCOLN AVE
WALNUT CREEK, CA 94596

BUILDING INFO: 2,215 SF (EXTERIOR FACE OF STUD OF HABITABLE SPACE)

BUILDING PERCENTAGE (2,215 SF) = 17.5%
LANDSCAPE PERCENTAGE (1,800 SF) = 14.2 %
TRASH ENCLOSURE (182 SF) = 1.5%
HARDSCAPE (8,435) = 66.8%

PARKING INFO: EXISTING 9 REDUCTION TO 6 STALLS. RECIPROCAL (PARKING AGREEMENT WITH CENTER.)

SHEET INDEX

DD0.0 SITE PLAN, PROJECT INFORMATION, VICINITY MAP, SHEET INDEX
DD0.1 EXISTING SITE PLAN
DD1.0 DEMO FLOOR PLAN
DD2.0 DEMO REFLECTED CEILING PLAN
DD3.0 DEMO EXTERIOR ELEVATIONS
DD4.0 PROPOSED WEST ELEVATION
DD4.1 PROPOSED EAST, SOUTH AND NORTH ELEVATIONS
DD5.1 EXTERIOR SIGNAGE
DD5.2 EXTERIOR MENU BOARD
DD5.3 EXTERIOR MENU BOARD
L-01 PRELIMINARY LANDSCAPE PLAN
L-02 PRELIMINARY LANDSCAPE PLAN

PROJECT INFORMATION D

(#) KEY NOTES SYMBOL ON SITE PLAN

1. (E) BUILDING FOOTPRINT TO BE REMODELED.
2. (E) SEWER MANHOLE TO REMAIN.
3. (E) DRIVE THRU LANE TO REMAIN.
4. (N) ADA RAMP WITH GUARDRAILS.
5. FLUSH PAVEMENT AND SIDEWALK.
6. SLOPE SIDEWALK <5%.
7. (E) LOT LIGHTS TO REMAIN.
8. (E) GAS METER.
9. (E) WATER METER.
10. (E) TRASH ENCLOSURE TO REMAIN.
11. (E) ELECTRICAL SWITCHGEAR CABINET TO REMAIN.
12. (E) CONCRETE CURB CUTS TO REMAIN.
13. (N) LANDSCAPE TO MATCH (E) PLANTING.
14. (E) LANDSCAPE TO REMAIN.
15. (N) CONCRETE CURB.
16. (E) CURBS TO REMAIN.
17. (N) WHEELSTOP.
18. (N) TOW AWAY SIGN PER ADA REQT'S.
19. PAINT (N) ADA LOADING ZONE STRIPPING PARKING SYMBOLS AND "NO PARKING"
20. (N) ADA PARKING, LESS THAN 2% SLOPE IN ANY DIRECTION. G.C. TO RE-GRADE AND EXTEND CONCRETE SURFACE TO ATTAIN COMPLIANCE AS NECESSARY.
21. (E) PARKING LOT ASPHALT AREA. ADD TOP LAYER TO EVEN OUT SURFACE
22. (N) PAINT 4" WIDE PARKING STALL LINES, TYP.
23. LEVEL LANDING AT ENTRY/EXITS, TYPICAL PER ADA REQUIREMENTS.
24. (E) PYLON SIGN TO BE REFACED.
25. (N) MENU BOARD AND BOLLARD.
26. (N) SPEAKER / OCB PEDESTAL.
27. (N) WHITE TRAFFIC ARROWS TYPICAL. USE EPOXY TRAFFIC PAINT.
28. (N) 6" STEEL, CONCRETE FILLED BOLLARD.
28. (E) 6" STEEL, CONCRETE FILLED BOLLARD.
29. (N) 12" HIGH LETTERS IN TRAFFIC EPOXY PAINT.
30. (E) SIDEWALK TO REMAIN.
31. (N) CONCRETE ADA PATH OF TRAVEL MAX 4.5% SLOPE IN DIRECTION OF TRAVEL AND MAX 1.5% CROSS SLOPE. MIN 5' WIDE.
32. (N) CLEARANCE BAR.
33. (E) MENU BOARD AND SPEAKER POST TO BE REMOVED.
34. (E) FIRE HYDRANT.
35. (E) STORM DRAIN INLET TO REMAIN.
36. REPAINT (E) DIRECTIONAL ARROWS.
37. (E) CENTER MONUMENT SIGN.
38. PAINT (N) 6" WHITE DASHED LINE MARKING DRIVE THRU LANE.
39. (N) 12" DIAGONAL STRIPPING EPOXY PAINT.

SITE PLAN KEY NOTES (#) B

VMI architecture
Design ~ Planning ~ Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmarch.com

VMI JOB NUMBER
23014

LICENSED ARCHITECT
HUGH EDWARD MURPHY
No. C17928
REN. 10/31/27
STATE OF CALIFORNIA

RECORD DATES

DD SUBMITTAL	07/30/24
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

CLIENT
JAS PROPERTIES
1199 N. STATE STREET
UKIAH, CA 95482
ANDREW HENNAN
(530) 529-0038

PROJECT
TACO BELL REMODEL
1240 Broadway
Placerville, CA 95667
APN#: 004-261-022

TACO BELL
SUCCESSOR

NEW
SITE PLAN

DD0.0