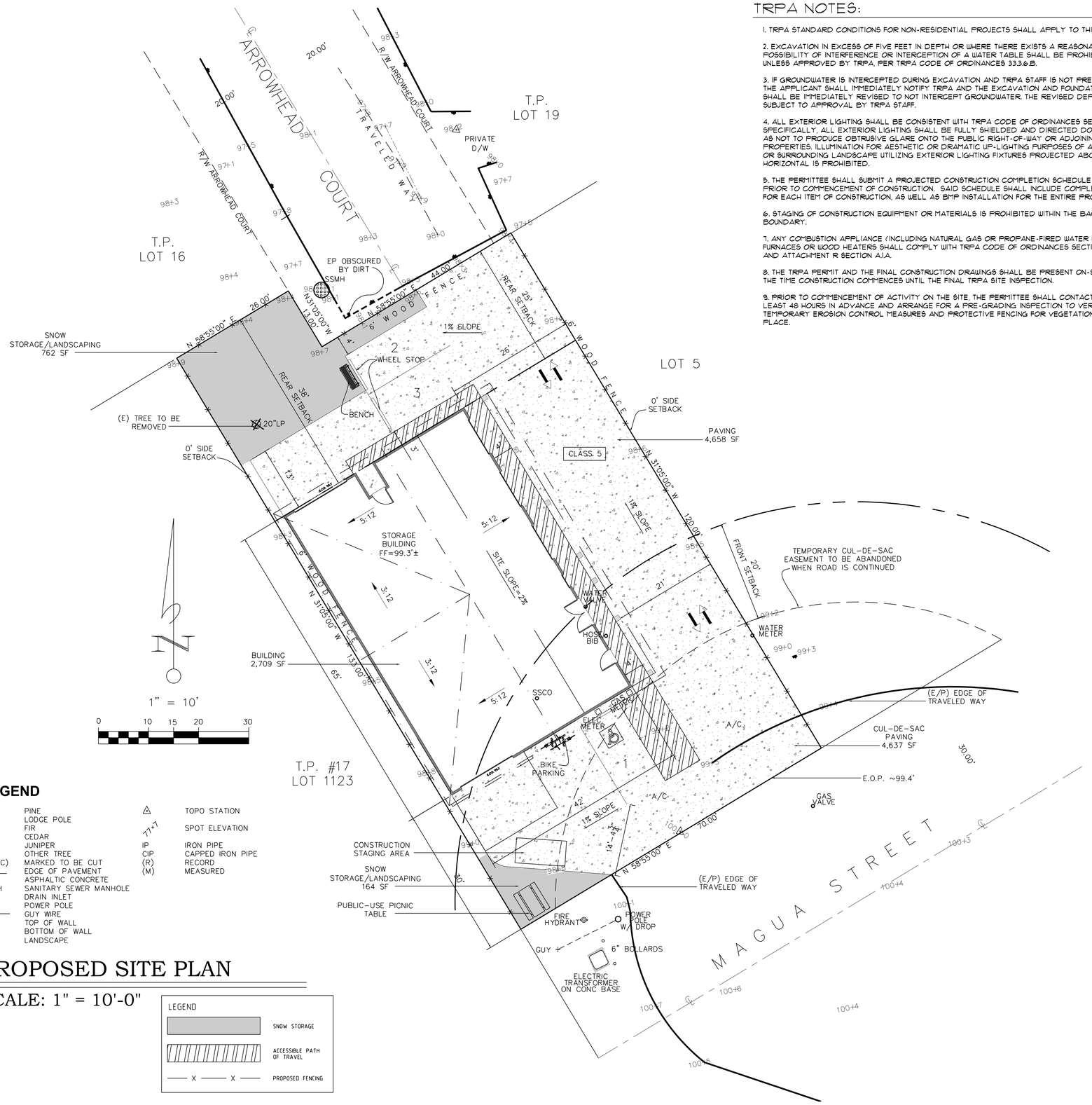


LEGEND

P	PINE	△	TOPO STATION
LP	LODGE POLE	7'+7	SPOT ELEVATION
F	FIR	IP	IRON PIPE
C	CEDAR	CIP	CAPPED IRON PIPE
J	JUNIPER	(R)	RECORD
OT	OTHER TREE	(M)	MEASURED
(MTBC)	MARKED TO BE CUT		
⎯\\\⎯	EDGE OF PAVEMENT		
A/C	ASPHALTIC CONCRETE		
SSMH	SANITARY SEWER MANHOLE		
DI	DRAIN INLET		
PP	POWER POLE		
— —	GUY WIRE		
TW	TOP OF WALL		
BW	BOTTOM OF WALL		
L/S	LANDSCAPE		

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

LEGEND

- SNOW STORAGE
- ACCESSIBLE PATH OF TRAVEL
- X — X — PROPOSED FENCING

TRPA NOTES:

1. TRPA STANDARD CONDITIONS FOR NON-RESIDENTIAL PROJECTS SHALL APPLY TO THIS PROJECT.

2. EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH OR WHERE THERE EXISTS A REASONABLE POSSIBILITY OF INTERFERENCE OR INTERCEPTION OF A WATER TABLE SHALL BE PROHIBITED UNLESS APPROVED BY TRPA, PER TRPA CODE OF ORDINANCES 33.3.6.B.

3. IF GROUNDWATER IS INTERCEPTED DURING EXCAVATION AND TRPA STAFF IS NOT PRESENT, THEN THE APPLICANT SHALL IMMEDIATELY NOTIFY TRPA AND THE EXCAVATION AND FOUNDATION DESIGN SHALL BE IMMEDIATELY REVISED TO NOT INTERCEPT GROUNDWATER. THE REVISED DEPTH SHALL BE SUBJECT TO APPROVAL BY TRPA STAFF.

4. ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES SECTION 36.8. SPECIFICALLY, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD SO AS NOT TO PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC UP-LIGHTING PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHTING FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.

5. THE PERMITTEE SHALL SUBMIT A PROJECTED CONSTRUCTION COMPLETION SCHEDULE TO TRPA PRIOR TO COMMENCEMENT OF CONSTRUCTION. SAID SCHEDULE SHALL INCLUDE COMPLETION DATES FOR EACH ITEM OF CONSTRUCTION, AS WELL AS BMP INSTALLATION FOR THE ENTIRE PROJECT AREA.

6. STAGING OF CONSTRUCTION EQUIPMENT OR MATERIALS IS PROHIBITED WITHIN THE BACKSHORE BOUNDARY.

7. ANY COMBUSTION APPLIANCE (INCLUDING NATURAL GAS OR PROPANE-FIRED WATER HEATERS OR FURNACES OR WOOD HEATERS SHALL COMPLY WITH TRPA CODE OF ORDINANCES SECTION 65.1.4 AND ATTACHMENT R SECTION A.1.A.

8. THE TRPA PERMIT AND THE FINAL CONSTRUCTION DRAWINGS SHALL BE PRESENT ON-SITE FROM THE TIME CONSTRUCTION COMMENCES UNTIL THE FINAL TRPA SITE INSPECTION.

9. PRIOR TO COMMENCEMENT OF ACTIVITY ON THE SITE, THE PERMITTEE SHALL CONTACT TRPA AT LEAST 48 HOURS IN ADVANCE AND ARRANGE FOR A PRE-GRADING INSPECTION TO VERIFY THAT ALL TEMPORARY EROSION CONTROL MEASURES AND PROTECTIVE FENCING FOR VEGETATION ARE IN PLACE.

10. THE SITE SHALL BE WINTERIZED BY OCTOBER 15TH OF EACH CONSTRUCTION SEASON IN ACCORDANCE TO TRPA WINTERIZATION STANDARDS TO REDUCE AND MITIGATE WATER QUALITY IMPACTS ASSOCIATED WITH WINTER WEATHER.

A. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOTPRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE BUILDING FOOTPRINT.

B. CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.

C. THIS SITE SHALL BE WINTERIZED IN ACCORDANCE W/ THE PROVISIONS OF ATTACHMENT R OR BY OCT. 15TH EACH CONSTRUCTION SEASON.

D. THE PERMITTEE IS RESPONSIBLE FOR INSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THIS SITE PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.

11. CONTRACTOR SHALL SECURE PERMITS PRIOR TO COMMENCEMENT OF WORK AND SATISFY ALL REQUIREMENTS OF GOVERNING AGENCIES. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM TRPA AND OTHER AGENCIES HAVING JURISDICTION TO RESOLVE DESIGN MODIFICATIONS, AS NEEDED.

12. CONTRACTOR SHALL CONTACT UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA. PHONE: 811.

13. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THIS PLAN IN A GENERAL WAY ONLY. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITES PRIOR TO ANY WORK ON SUBSEQUENTLY AFFECTED FACILITIES. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.

14. ANY EXISTING UTILITY COMPANY UTILITIES DISRUPTED WITHOUT THE CONSENT OF THE APPROPRIATE UTILITY COMPANY SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF AND AT NO COST TO THE OWNER.

OWNER & MAILING ADDRESS:
BRIAN KUELPER
PO BOX 395
ZEPHYR COVE, NV 89448
(530) 416-1611
BRIANKUELPER@GMAIL.COM

BUILDING CODE DATA
OCCUPANCY GROUP = S-1
TYPE OF CONSTRUCTION = V-B
SPRINKLERS = YES SOLAR = YES
STORIES = 3 MOD. AREA UNDER ROOF = 8,495 SF
TOTAL CONDITIONED SPACE = 6,051 SF
TOTAL UNCONDITIONED SPACE = 2,444 SF

TOTAL PARCEL AREA: 8,738 SF
PLANNING AREA: MEYERS AREA PLAN (COMMUNITY CENTER, MAP-1)
LAND USE (EXISTING): WAREHOUSE
LAND USE (PROPOSED): WAREHOUSE (SELF-SERVICE & PRIVATE)
DENSITY (EXISTING): 2 WAREHOUSES
DENSITY (PROPOSED): 1 WAREHOUSE
NATURAL HAZARDS (FLOOD/AVALANCHE): FLOOD ZONE D
AGE OF EXISTING BUILDING(S): 48 YEARS (BUILT 1977)
SCENIC: YES, TRPA SCENIC ROADWAY UNIT 36

BASE ALLOWABLE COVERAGE:	2,185 SF
TOTAL EXISTING COVERAGE:	7,910 SF
TOTAL PROPOSED COVERAGE:	7,625 SF
TOTAL REMAINING COVERAGE TO BE BANKED FOR FUTURE USE:	285 SF
EXCESS COVERAGE:	5,725 SF

EXISTING VERIFIED COVERAGE (PER TRPA FILE # LCAP2023-0042):

LAND CAPABILITY	LAND AREA	% COVERAGE	COVERAGE (SF)
5	8,138 SF	25%	2,185 SF

EXISTING VERIFIED COVERAGE TABLE (TRPA #20041128):

HARD COVERAGE:	TOTAL SF:
WESTERLY BUILDING	1,600 SF
EASTERLY BUILDING	1,600 SF
SHED AT WEST BLDG.	65 SF
SHED AT EAST BLDG.	65 SF
PAVING	2,987 SF
TOTAL (E) COVERAGE:	6,200 SF
SOFT COVERAGE:	
GRAVEL AT N. END	1,710 SF
TOTAL LAND COVERAGE:	7,910 SF
EXCESS COVERAGE:	5,725 SF

EXISTING VERIFIED CFA (TRPA #20041128):

COMMERCIAL FLOOR AREA:	TOTAL SF:
WESTERLY BUILDING	1,600 SF
EASTERLY BUILDING	1,600 SF
TOTAL CFA:	3,200 SF

PROPOSED COVERAGE TABLE:

TYPE:	TOTAL SF:
PAVING	4,658 SF
CUL-DE-SAC PAVING	258 SF
BUILDING	2,709 SF
TOTAL (P) COVERAGE:	7,625 SF
TOTAL LAND COVERAGE:	7,625 SF
BANKED COVERAGE:	285 SF
EXCESS COVERAGE:	5,725 SF
TOTAL OFFSITE COVERAGE:	0 SF

10% OF PAVING SNOW STORAGE REQUIRED: 482 SF (926 SF PROVIDED)

PROPOSED CFA:

COMMERCIAL FLOOR AREA:	TOTAL SF:
TOTAL CFA:	8,209 SF

*AN ADDITIONAL 5,009 SF OF CFA IS REQUIRED FOR THIS PROJECT AND SHALL BE ACQUIRED FROM THE MEYERS AREA PLAN & PRIVATE SOURCES.

* ALL COVERAGE EXEMPTIONS MUST BE LOCATED ON NON-SENSITIVE LANDS (LAND CAPABILITY CLASSES 4,5,6,7 OR IPES SCORES 726 OR HIGHER)

SCOPE OF WORK

- DEMOLISH (E) COMMERCIAL BUILDINGS
- CONSTRUCT A NEW 3-STORY STORAGE BUILDING
- REMOVE (E) PAVING AND RE-PAVE PARKING AREA
- NEW STRIPING AND BMPS
- NEW ACCESS TO AND FROM PARCEL

BFD/KEY
Architecture
PO Box 6093
Stateline, NV 89449
architect@bfdkey.com
775.580.6288

TITLE:

SITE PLAN
- PROPOSED -

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN: 034-322-06

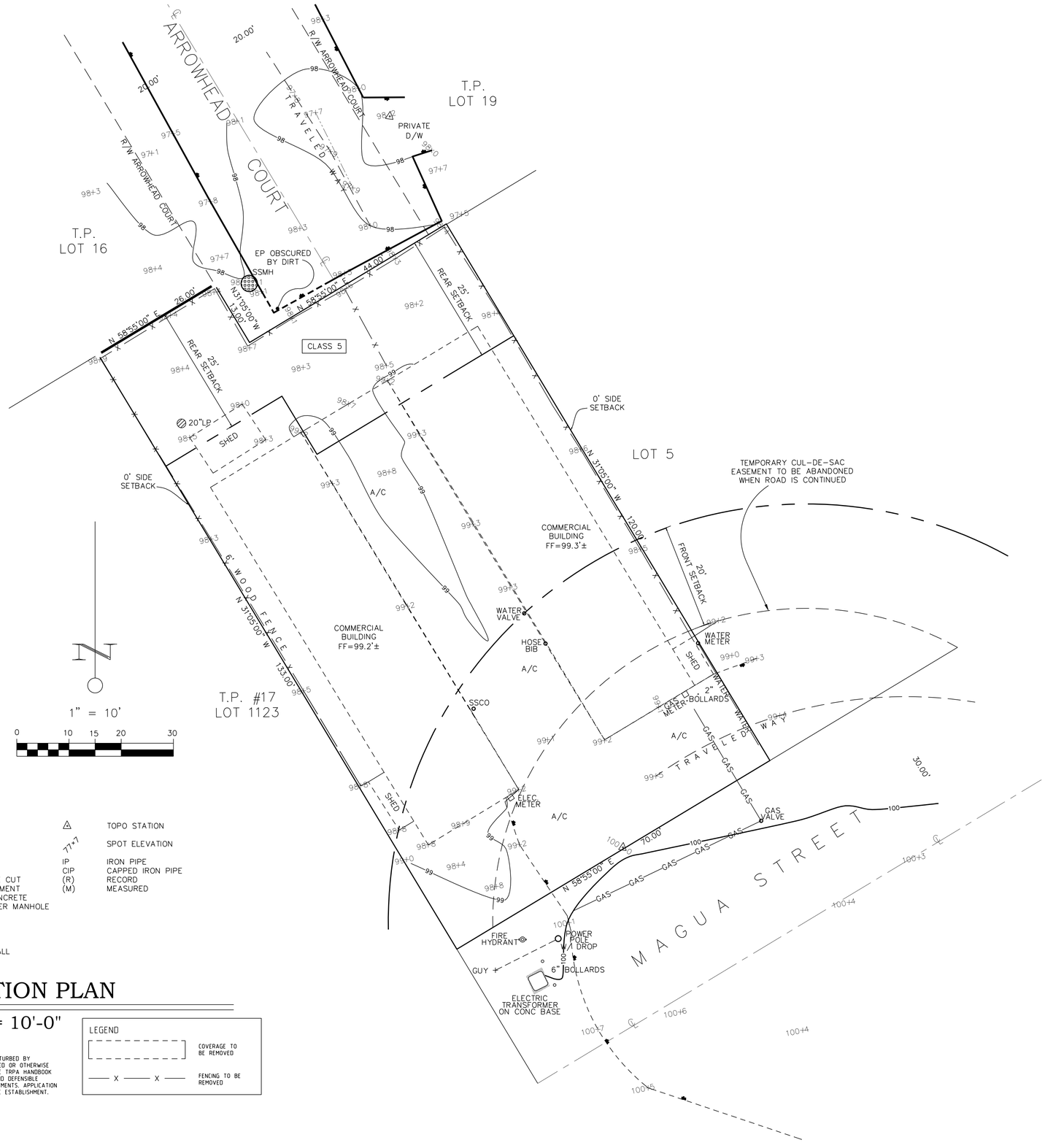
DATE:

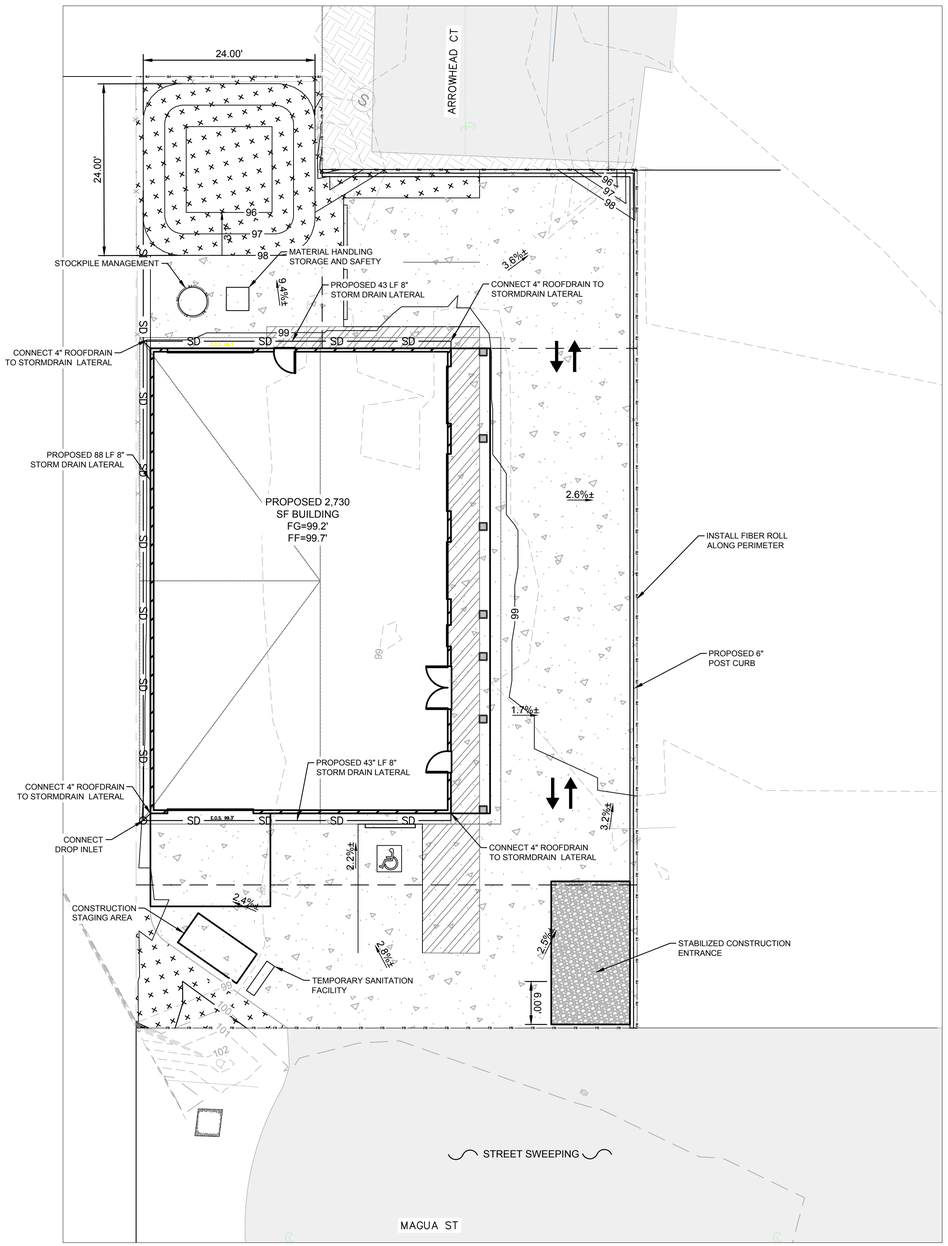
DRAWN BY: NMW
DATE PREPARED: 3/24/26
SCALE: AS NOTED

DRAWING No:

SP1

of Sheets


ARROWHEAD COURT
20.00'
R/W ARROWHEAD COURT
T.P.
LOT 19
PRIVATE
D/W
TRAVELED WAY
T.P.
LOT 16
EP OBSCURED
BY DIRT
SSMH
N 31°05'00" W
133.00'
N 58°55'00" E
44.00'
26.00'
N 58°55'00" E
REAR SETBACK
25'
CLASS 5
20"LP
SHED
0' SIDE
SETBACK
LOT 5
N 31°05'00" W
120.00'
FRONT SETBACK
20'
TEMPORARY CUL-DE-SAC
EASEMENT TO BE ABANDONED
WHEN ROAD IS CONTINUED
A/C
COMMERCIAL
BUILDING
FF=99.3'±
COMMERCIAL
BUILDING
FF=99.2'±
WATER
VALVE
HOSE
BIB
WATER
METER
2"
WATER
GAS
METER
BOLLARDS
GAS LINE
GAS
GAS
GAS



BMP SPREADSHEET

Basin	2:1 (rock lined or vegetated)				5:1 (mowable)			
Contributing Surface	Kuelper							
Length (ft.)								
Width (ft.)								
Area (ft2)	7632							
Area (ft^2)	7632	0	0	0	0	0	0	0
Runoff (ft^3)	636.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Treatment Label:	POND 1							
Top Length (ft.)	24.0							
Top Width (ft.)	24.0							
Depth (in.)	24							
Bottom Length (ft.)	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	16.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Volume (yd^3)	29.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
On-Site Ksat	14.2							
Mapped Ksat	14.2	14.2	14.2	14.2	14.2	14.2	14.2	14.2
Treatment Capacity (ft^3)	1304.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft^3)	668.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0

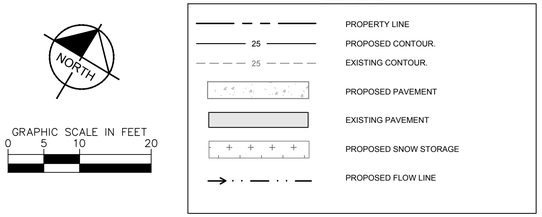
BMP CALCULATIONS

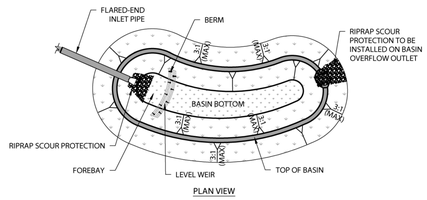
IMPERVIOUS AREA: 7,632 SF
20-YR 1-HR STORM DEPTH: 1"
REQUIRED STORM WATER VOLUME: 636 CF

INFILTRATION BASIN
VOLUME PROVIDED: 696.16 CF
SIDE SLOPES: 3H:1V

POND TOP: 98.0'
POND BOTTOM: 96.0'

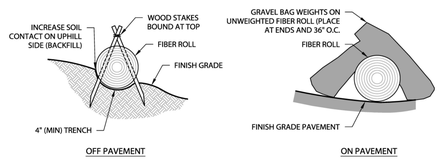
LEGEND

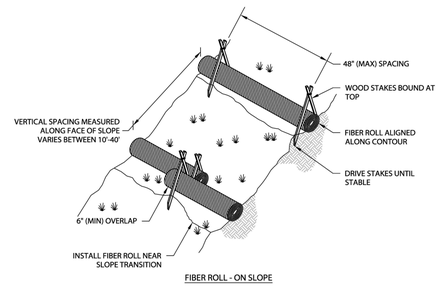




NOTES:
1. THIS DETAIL DISPLAYS KEY CONCEPTS FOR AN INFILTRATION BASIN AND IS NOT INTENDED TO BE APPLICABLE TO A SPECIFIC SITE. INDIVIDUAL DESIGN OF AN INFILTRATION BASIN SHOULD BE VERIFIED BY THE APPROPRIATE REVIEW AGENCY AND/OR ENGINEER.
2. WHERE ADEQUATE SPACE IS AVAILABLE, SIZE INFILTRATION BASIN TO RETAIN AT LEAST THE 20-YEAR 1-HOUR VOLUME GENERATED FROM THE TRIBUTARY IMPERVIOUS AREA.
3. DESIGN INFILTRATION BASIN TO INFILTRATE STORMWATER WITHIN 96 HOURS.
4. INSTALL PRETREATMENT FOR INFILTRATION BASIN TO REMOVE COARSE SEDIMENT AND OTHER POLLUTANTS, AND TO REDUCE MAINTENANCE COSTS. PRETREATMENT OPTIONS INCLUDE CHECK DAM, FORE BAY, OR OTHER SEDIMENT TRAP DEVICES.
5. BASINS STEEPER THAN 3:1 SHALL REQUIRE MECHANICAL STABILIZATION.

TRPA INFILTRATION BASIN DETAIL





TRPA FIBER ROLL DETAIL

GRADING AND DRAINAGE NOTES

UPON PROJECT COMPLETION AND FINAL INSPECTION BY TRPA, THE PARCEL SHALL RECEIVE A BMP CERTIFICATE OR REISSUANCE OF BMP CERTIFICATE.

THE PERMITTEE SHALL PROVIDE PHOTOGRAPHS TO THE TRPA COMPLIANCE INSPECTOR, TAKEN DURING CONSTRUCTION, THAT DEMONSTRATE ANY SUBSURFACE BMPS OR TRENCHING AND BACKFILLING ARE CONSTRUCTED CORRECTLY (DEPTH, FILL MATERIAL, ETC.).

TEMPORARY AND PERMANENT BMPS MAY BE FIELD-FIT AS APPROPRIATE BY THE TRPA INSPECTOR.

BMPS ARE NOT CONSIDERED LAND COVERAGE PER TRPA CODE OF ORDINANCES.

ALL BMPS SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS, WHICH MAY REQUIRE PERIODIC REINSTALLATION OR REPLACEMENT.

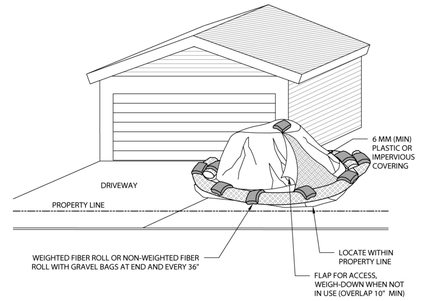
HAY BALES ARE NOT ALLOWED IN THE LAKE TAHOE BASIN DUE TO THE POTENTIAL FOR CARRYING INVASIVE WEEDS PER TRPA BMP HANDBOOK.

ALL SURPLUS SOIL SHALL BE REMOVED FROM THE PROJECT SITE. IF STOCKPILED ON-SITE, IT MUST BE PROPERLY MANAGED PER THE TRPA BMP HANDBOOK AND TAKEN TO A TRPA-APPROVED LOCATION.

DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION; MULCH IS NOT PERMITTED AS A DUST CONTROL MEASURE WITHIN 30 FT OF A STRUCTURE.

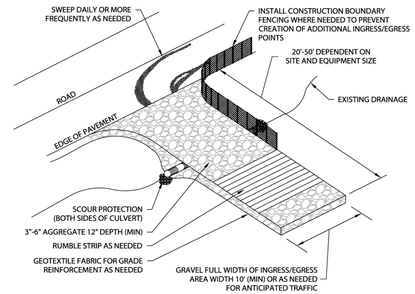
FOR ALL AREAS DISTURBED BY CONSTRUCTION, INSTALL TEMPORARY STABILIZATION MEASURES (E.G., EROSION CONTROL BLANKETS OR HYDROMULCH WITH TACKIFIERS). COVER ANY STOCKPILE REMAINING OVER WINTER WITH DURABLE MATERIAL OR PLASTIC SHEETING.

PEA GRAVEL AND LAVA ROCK ARE NOT PERMITTED UNDER DRIPLINE ROOF EDGES, INFILTRATION BMPS, OR SLOPED AREAS.



NOTES:
1. LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OF STORMWATER.
2. ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
3. COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE DURING WIND.
4. CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS
5. VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLLS.
6. REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
7. STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA.

TRPA STOCKPILE MANAGEMENT DETAIL



NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
2. THE AGGREGATE SHALL BE 3" - 6" CRUSHED ROCK.
3. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND, WHERE FEASIBLE, AND LOCATED WHERE PERMANENT DRIVEWAY OR PARKING AREAS ARE PLANNED.
5. ADDITIONAL STONE SHALL BE PROVIDED WHEN SURFACE VOIDS ARE NO LONGER VISIBLE OR WHEN THERE IS FREQUENT OFF-SITE TRACKING. FREQUENT OFF-SITE TRACKING MAY INDICATE THE NEED FOR GRAVEL REPLACEMENT.
6. CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
7. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE SWEPT AND REMOVED DAILY OR MORE FREQUENTLY AS NEEDED.
8. LIMIT CONSTRUCTION TRAFFIC DURING WET WEATHER OR WHEN THE SITE IS SATURATED, MUDDY OR COVERED IN SNOW.
9. LIMIT SPEEDS OF INGRESS/EGRESS VEHICLES TO 5 M.P.H. OR LESS.

TRPA VEHICLE TRACKING CONTROL DETAIL

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7900 RANCHARRAH PARKWAY, SUITE 100, RENO, NV 89511
PHONE: 775-525-4455
WWW.KIMLEY-HORN.COM

KHA PROJECT 192490000
DATE 09/11/2025
SCALE: AS SHOWN
DESIGNED BY: SG
DRAWN BY: AB
CHECKED BY: SG

GRADING AND BMP PLAN

KUELPER STORAGE
1036 MAGUA ST
EL DORADO COUNTY, CA
APN: 034-322-006

SHEET NUMBER

Plotted By: Barnes, Aidon Date: September 11, 2025 05:31:58pm File Path: K:\REN_Civil\192490000 — Kuelper Storage Bldg\07 CAD\Plansheets\24X36Plans\C-Grading.dwg
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TRPA LIGHTING NOTES:

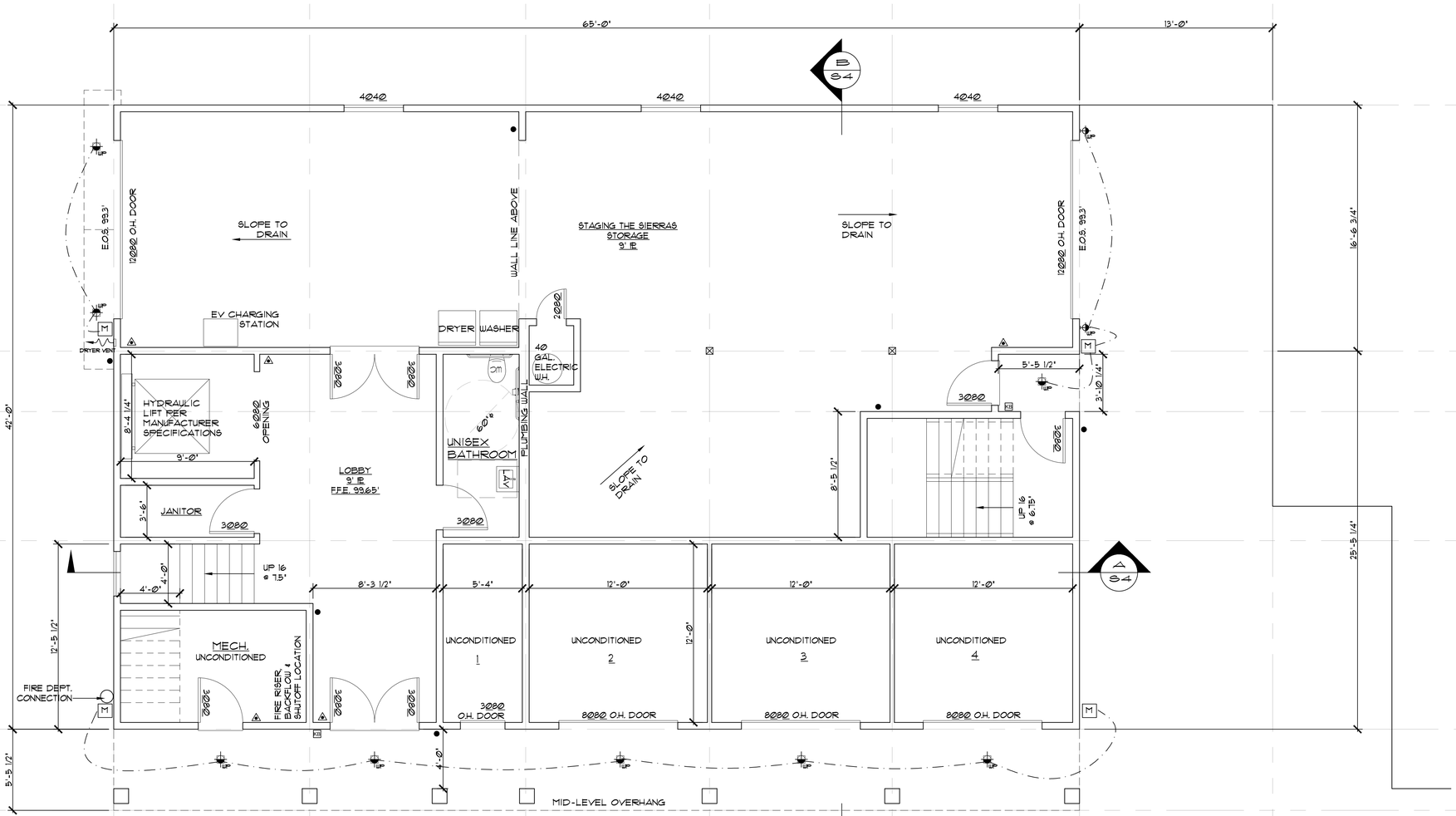
ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH THE TRPA CODE OF ORDINANCES, CHAPTER 36, SECTION 36.8, EXTERIOR LIGHTING STANDARDS.

A. EXTERIOR LIGHTS SHALL NOT BLINK, FLASH, OR CHANGE INTENSITY. STRING LIGHTS, BUILDING OR ROOFLINE TUBE LIGHTING, REFLECTIVE, OR LUMINESCENT WALL SURFACES ARE PROHIBITED.
B. EXTERIOR LIGHTING SHALL NOT BE ATTACHED TO TREES EXCEPT FOR THE CHRISTMAS SEASON.
C. PARKING LOT, WALKWAY, AND BUILDING LIGHTS SHALL BE DIRECTED DOWNWARD.
D. FIXTURE MOUNTING HEIGHT SHALL BE APPROPRIATE TO THE PURPOSE. THE HEIGHT SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN CHAPTER 37.
E. OUTDOOR LIGHTING SHALL BE USED FOR PURPOSES OF ILLUMINATION ONLY, AND SHALL NOT BE DESIGNED FOR, OR USED AS, AN ADVERTISING DISPLAY. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE. UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.
F. THE COMMERCIAL OPERATION OF SEARCHLIGHTS FOR ADVERTISING OR ANY OTHER PURPOSE IS PROHIBITED.
G. SEASONAL LIGHTING DISPLAYS AND LIGHTING FOR SPECIAL EVENTS THAT CONFLICT WITH OTHER PROVISIONS OF THIS SECTION MAY BE PERMITTED ON A TEMPORARY BASIS PURSUANT TO CHAPTER 22: TEMPORARY USES, STRUCTURES, AND ACTIVITIES.

ELECTRICAL LEGEND

- DOWNLIGHTS, CEILING MOUNTED
- DOWNLIGHTS, WALL MOUNTED
- M — MOTION SENSOR SWITCH
- FIRE EXTINGUISHER
- KB — KNOX BOX
- SECURITY CAMERA

NOTE: HEATING/COOLING SHALL BE MANAGED THROUGH AN ALL-ELECTRIC MINI-SPLIT SYSTEM.

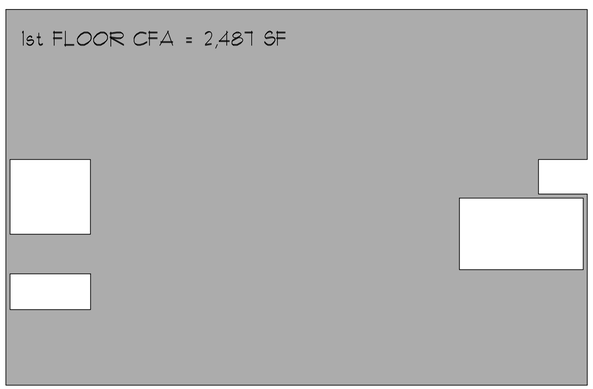


LOWER FLOOR PLAN

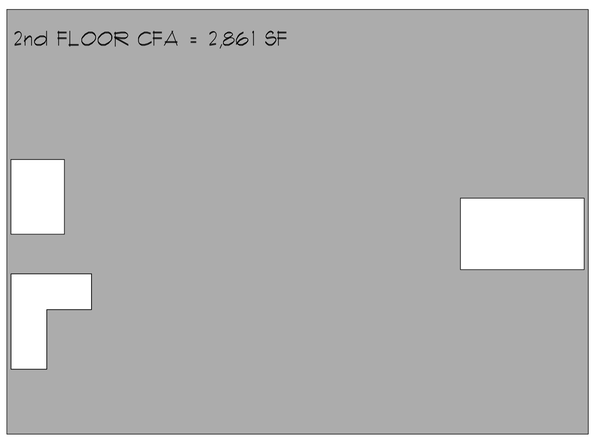
Scale: 1/4"=1'-0"

1st FLOOR CONDITIONED SPACE = 2,055 SF
1st FLOOR UNCONDITIONED SPACE = 654 SF

1st FLOOR TOTAL AREA = 2,709 SF



LOWER FLOOR - CFA
Scale: 1/8"=1'-0"



MIDDLE FLOOR - CFA
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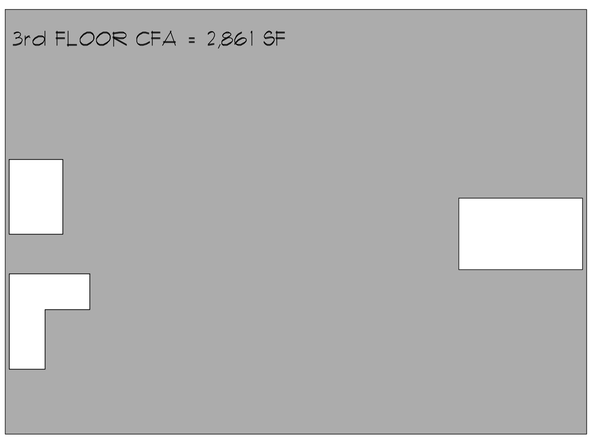

UPPER FLOOR - CFA
Scale: 1/8"=1'-0"

BFD/KEY Architecture
PO Box 6093
Stateline, NV 89449
architect@bfdkey.com
775.580.6288

TITLE: - PROPOSED LOWER LEVEL FLOOR PLAN

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN:034-322-06

DATE:

DRAWN BY: NWW/KSP
DATE PREPARED: 3/24/26
SCALE: AS NOTED

DRAWING No:
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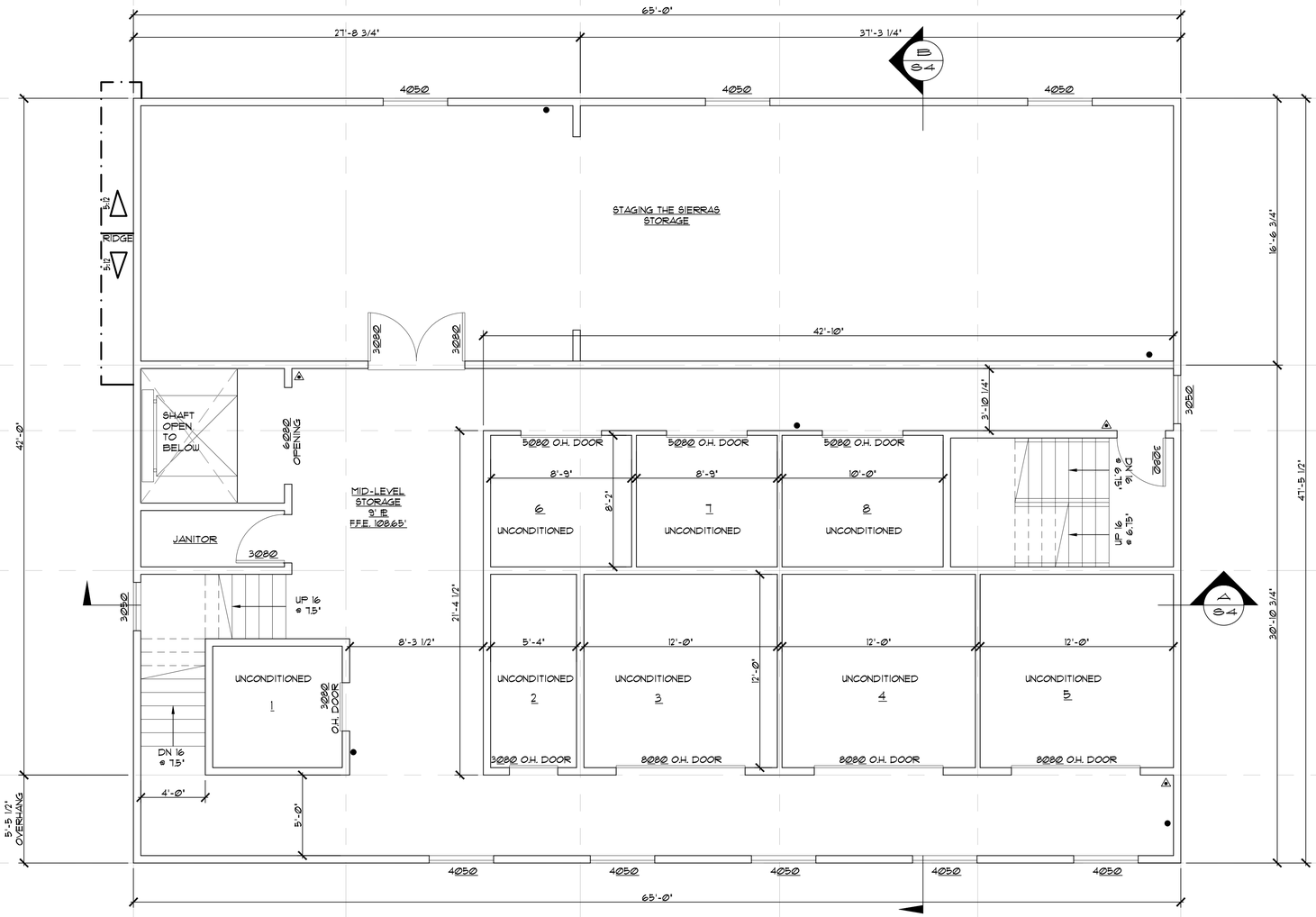

MID-LEVEL STORAGE FLOOR PLAN

Scale: 1/4"=1'-0"

2nd FLOOR CONDITIONED SPACE = 2,013 SF
2nd FLOOR UNCONDITIONED SPACE = 880 SF

2nd FLOOR TOTAL AREA = 2,893 SF

BFD/KEY
Architecture

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TITLE:

- PROPOSED
MID-LEVEL FLOOR PLAN

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN: 034-322-06

DATE:

DRAWN BY: NMW/KSP
DATE PREPARED: 9/15/25
SCALE: AS NOTED

DRAWING No:

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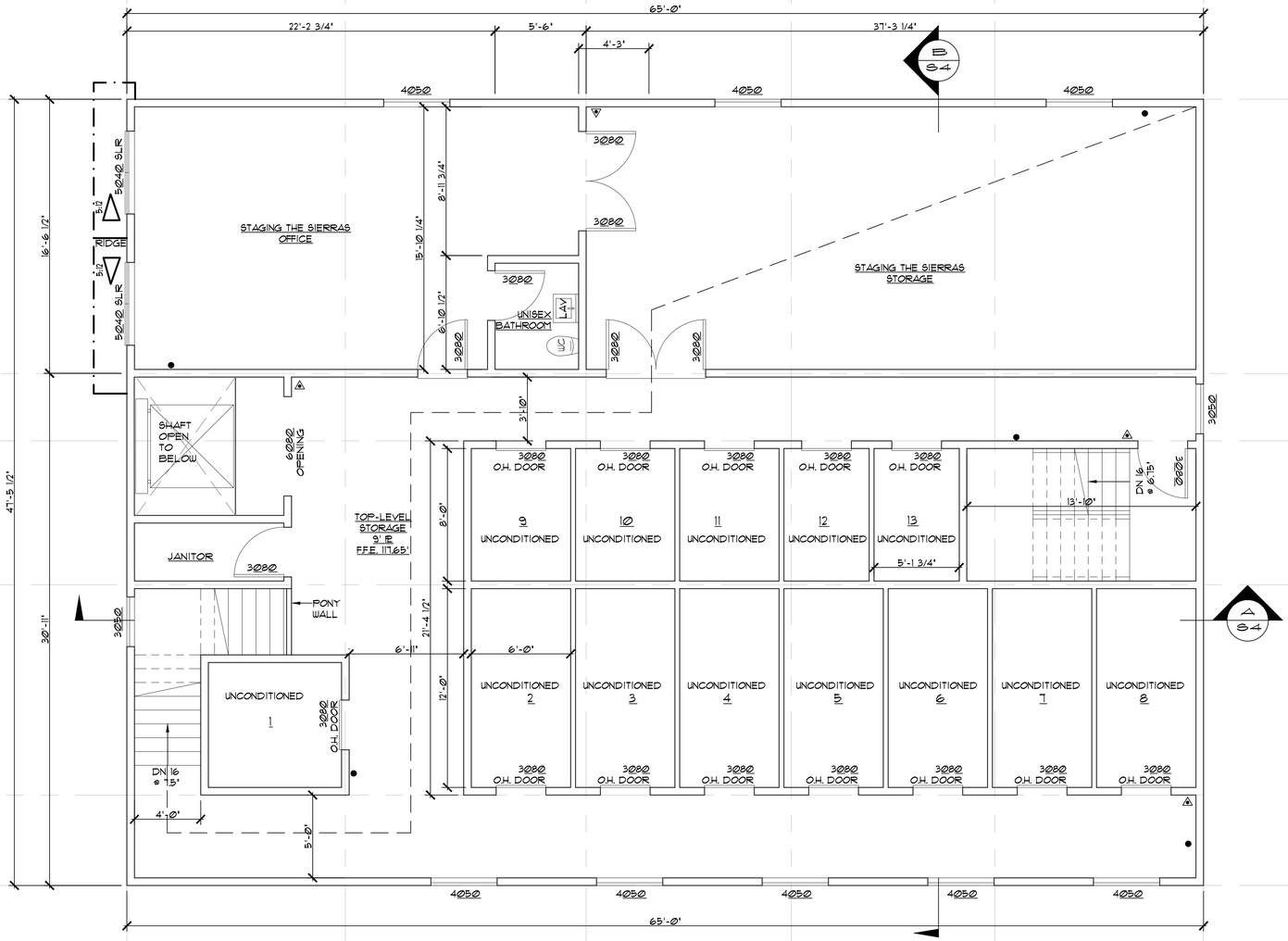

UPPER-LEVEL STORAGE FLOOR PLAN

Scale: 1/4"=1'-0"

3rd FLOOR CONDITIONED SPACE = 1,983 SF
3rd FLOOR UNCONDITIONED SPACE = 910 SF

3rd FLOOR TOTAL AREA = 2,893 SF

BFD/KEY
Architecture

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TITLE:

- PROPOSED
UPPER LEVEL FLOOR PLAN

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN: 034-322-06

DATE:

DRAWN BY: NMW/KSP
DATE PREPARED: 9/15/25
SCALE: AS NOTED

DRAWING No:

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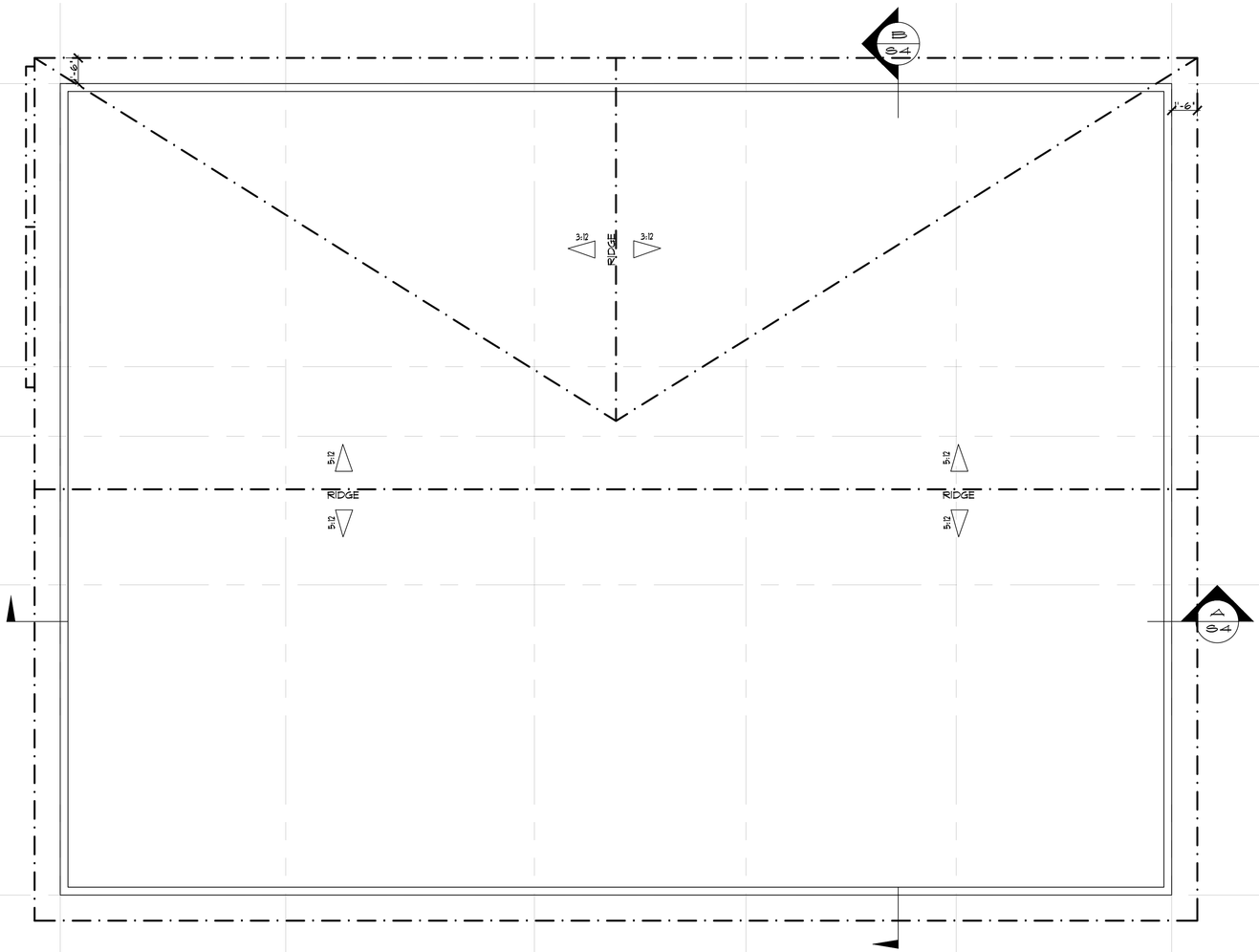
of Sheets



ROOF PLAN

Scale: 1/4"=1'-0"

BFD/KEY
Architecture

PO Box 6093
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775.580.6288

TITLE:

- PROPOSED ROOF PLAN

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST. CA
EL DORADO COUNTY, CA
APN: 034-322-06

DATE:

DRAWN BY: NMW/KSP

DATE PREPARED: 9/15/25

SCALE: AS NOTED

DRAWING No:

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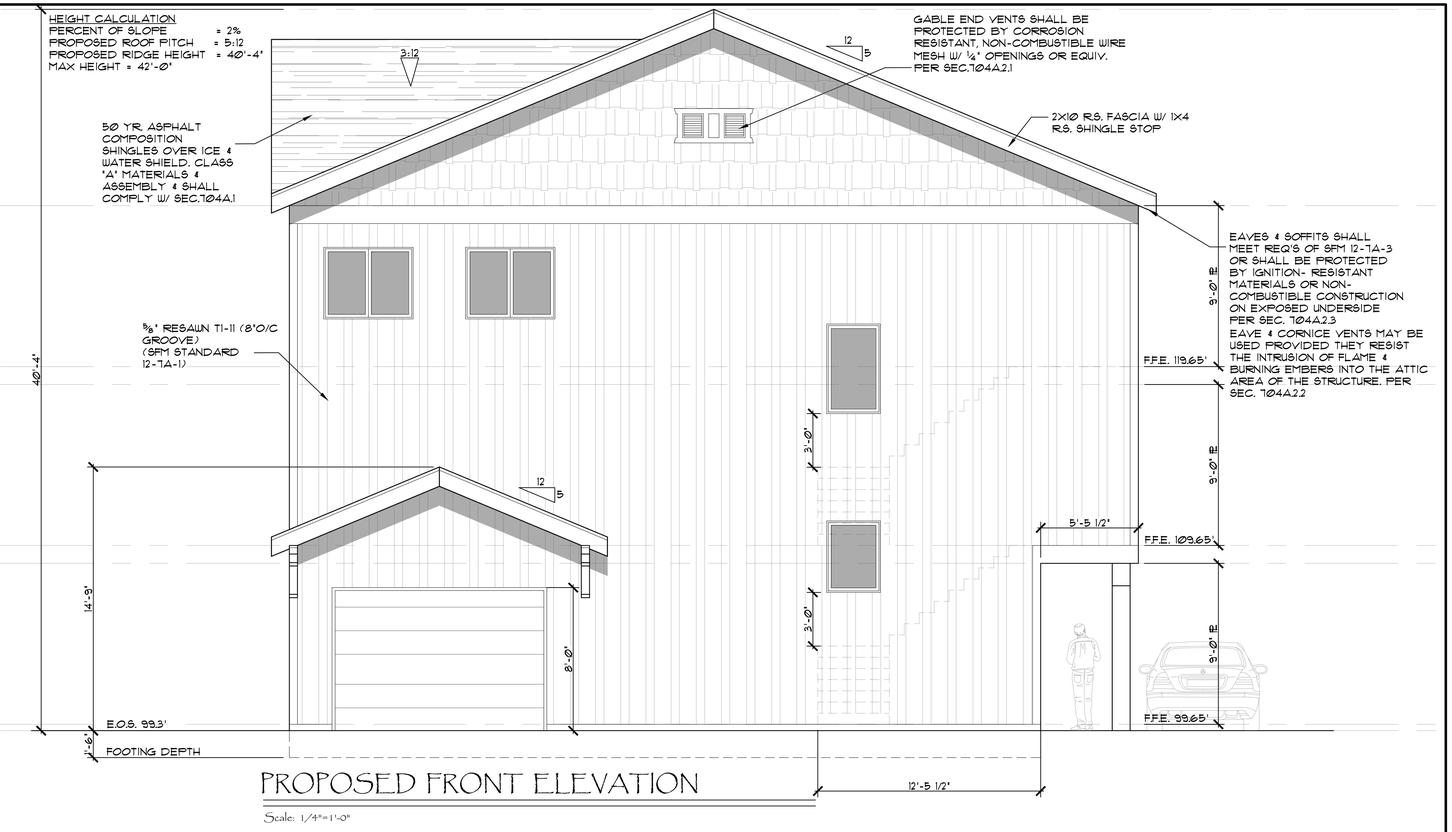
of Sheets

TRPA COLOR NOTES:

I. COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN THE EARTHONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

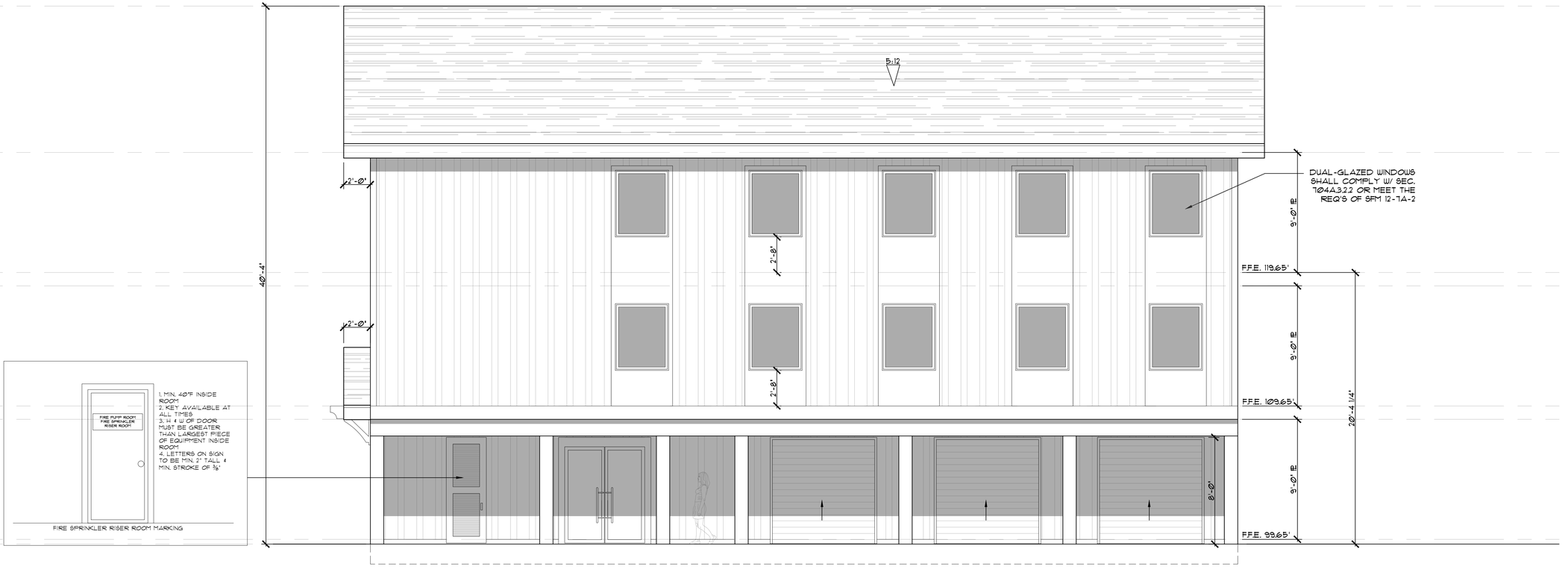
II. ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

III. FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.



PROPOSED FRONT ELEVATION

Scale: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION

Scale: 1/4"=1'-0"

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TITLE:

- PROPOSED ELEVATIONS

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN: 034-322-06

DATE:

DRAWN BY: NMW/KSP
DATE PREPARED: 9/15/25
SCALE: AS NOTED

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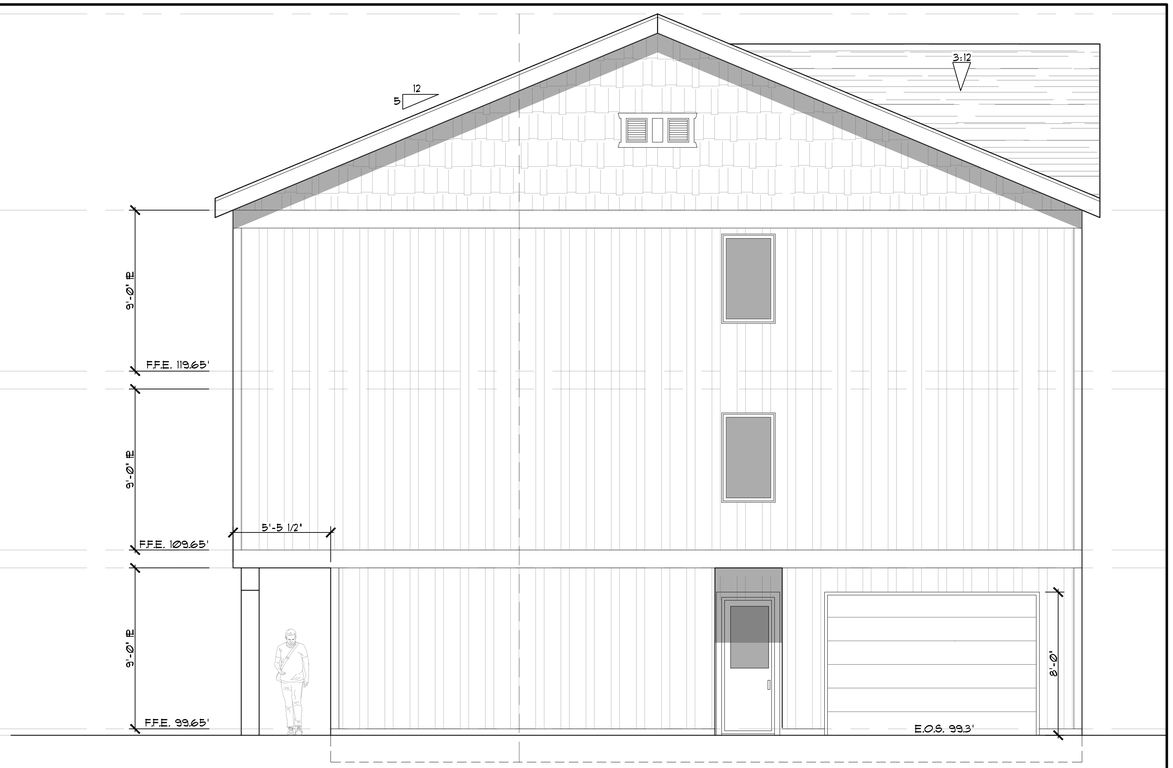
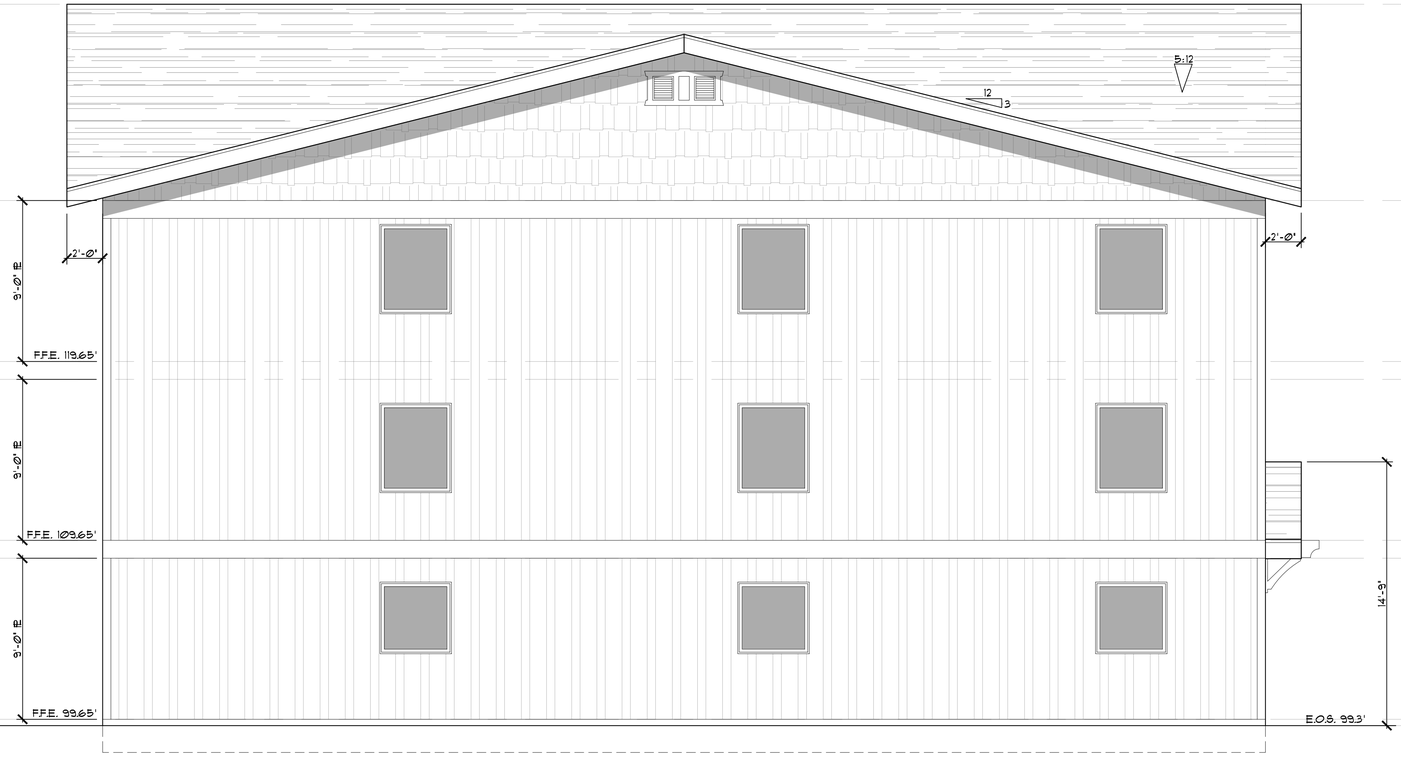


PROPOSED REAR ELEVATION

Scale: 1/4"=1'-0"



PROPOSED LEFT ELEVATION

Scale: 1/4"=1'-0"

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TITLE:

- PROPOSED ELEVATIONS

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN: 034-322-06

DATE:

DRAWN BY: NMW/KSP
DATE PREPARED: 9/15/25
SCALE: AS NOTED

DRAWING No:

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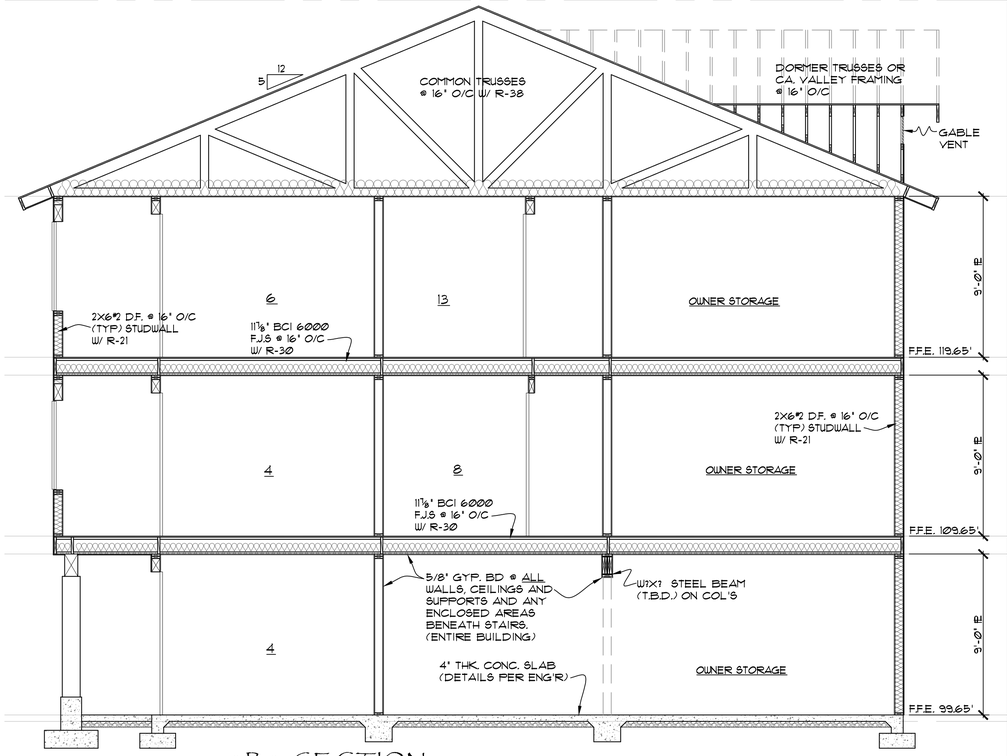
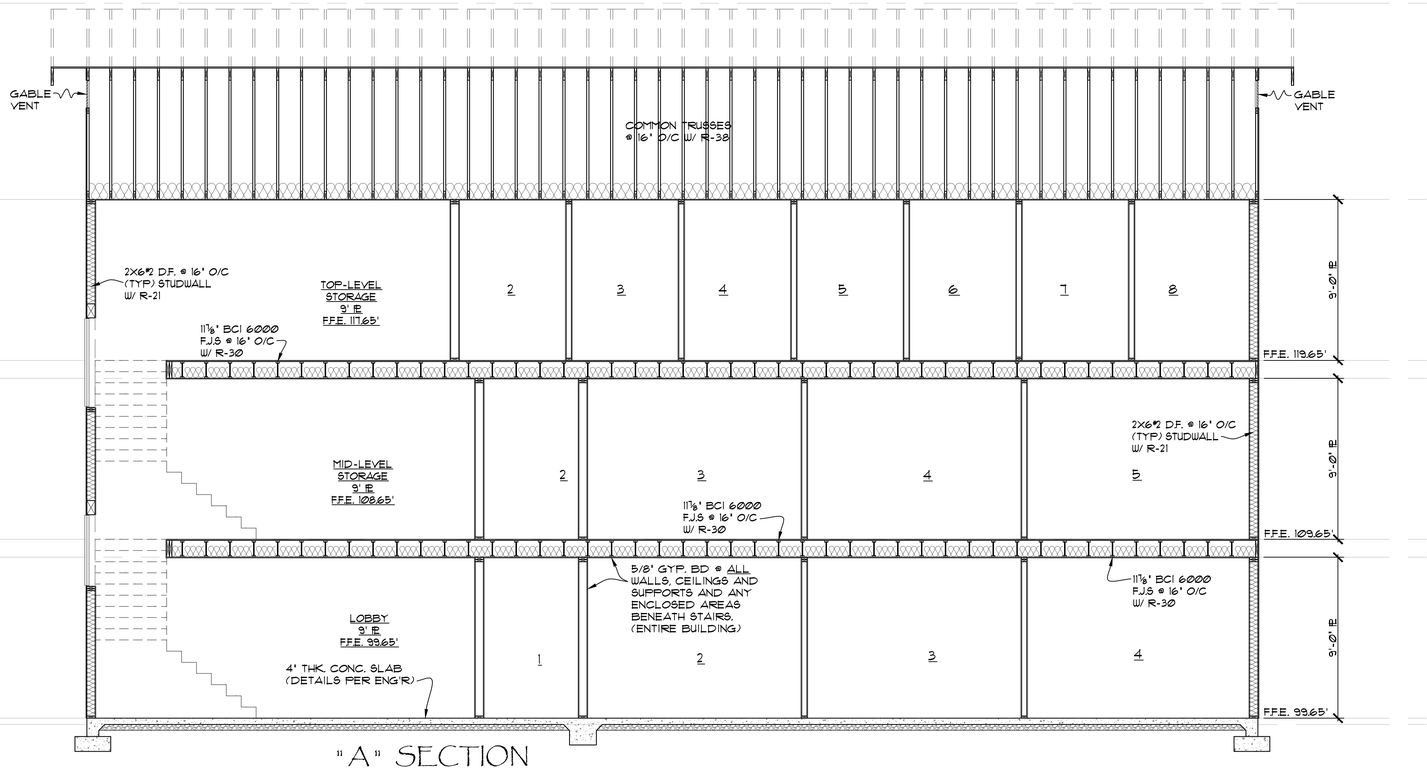


"B" SECTION

Scale: 1/4"=1'-0"



"A" SECTION

Scale: 1/4"=1'-0"

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TITLE:

- PROPOSED ARCHITECTURAL SECTIONS

PROJECT:

Project For:
KUELPER STORAGE
1036 MAGUA ST.
EL DORADO COUNTY, CA
APN: 034-322-06

DATE:

DRAWN BY: KSP
DATE PREPARED: 7/1/25
SCALE: AS NOTED

DRAWING No:

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