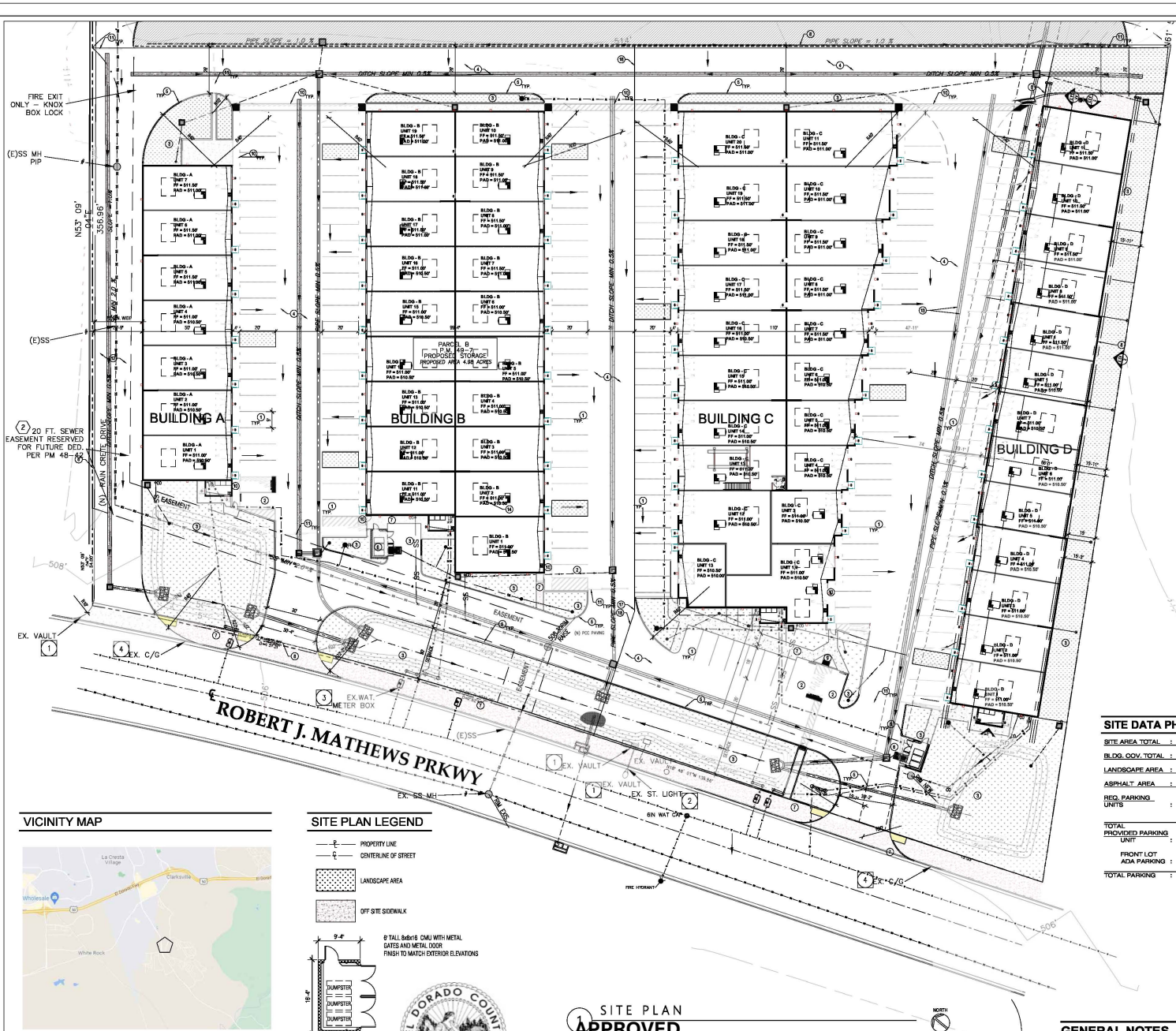


PD21-0002 LATROBE COMMERCIAL CONDOMINIUMS EXHIBIT F - SITE PLAN



SITE PLAN - KEY NOTES

- 1 STANDARD PARKING STALL
- 2 ADA PARKING STALL
- 3 LANDSCAPE AREA
- 4 ASPHALT DRIVE
- 5 6" CURB
- 6 TRASH ENCLOSURE
- 7 SIDEWALK
- 8 PROPERTY LINE
- 9 ADA RAMP
- 10 PATH OF TRAVEL
- 11 ROLLING GATE EQUIPPED WITH KNOX BOX
- 12 FIRE LANE
- 13 DRAINAGE EASEMENT
- 14 EXISTING ROCK TO BE REMOVED
- 15 EXISTING STORM DRAIN TO REMAIN
- 16 NOT USED
- 17 6"X6" TEMPORARY ASPHALT CURB
- 18 CONSTRUCTION UNITS FOR PHASE I

**LA VERNE,
LOS ANGELES CITY
CALIFORNIA
LAND USE SERVICES**

SITE PLAN

BUILDING AREA PHASE I

BUILDING A	8,765	SQ. FT.
BUILDING B	23,845	SQ. FT.
BUILDING C	23,043	SQ. FT.
BUILDING D	16,787	SQ. FT.
TOTAL	72,440	SQ. FT.
MECH. RM.	130X5	SQ. FT.
TOTAL	673	SQ. FT.
TOTAL AREA	78,123	SQ. FT.

BUILDING UNITS PHASE I

BUILDING A	25X50	(7-UNITS)
BUILDING B	25X50	(18-UNITS)
30X50	(1-UNIT)	
BUILDING C	25X60	(7-UNITS)
30X60	(2-UNITS)	
30X62	(1-UNIT)	
30X58	(1-UNIT)	
25X33	(1-UNIT)	
25X48	(1-UNIT)	
25X46	(1-UNIT)	
25X42	(1-UNIT)	
25X38	(1-UNIT)	
25X34	(1-UNIT)	
25X30	(1-UNIT)	
25X29	(1-UNIT)	
34X25/6	(1-UNIT)	
BUILDING D	25X50	(11-UNITS)
30X50	(2-UNITS)	
TOTAL	58-UNITS	

PHASE 2 FUTURE INFORMATION
 FUTURE BUILDINGS 1, 2, 3 AND 4
 BUILDING 1 - 15,372 SF
 BUILDING 2 - 31,346 SF
 BUILDING 3 - 31,346 SF
 BUILDING 4 - 31,346 SF
TOTAL SF FUTURE UPPER SITE = 109,697 SF

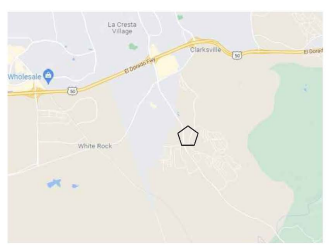
SITE DATA PHASE I

SITE AREA TOTAL	216,096.79	SG. FT. or 4.98 ACRES
BLDG. COV. TOTAL	78,132.00	SG. FT. / 216,096.79 = 36.13%
LANDSCAPE AREA	34,482.00	SG. FT. / 216,096.79 = 16.41%
ASPHALT AREA	102,602.79	SG. FT. / 216,096.79 = 47.43%

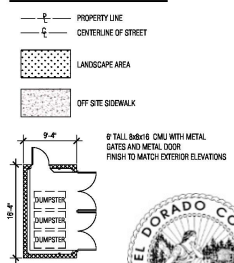
REQ. PARKING : 1 SPACE PER 250 OF ACTIVE USE AREA (AUA)
 LESS 50% OF AUA FOR STORAGE USE
 = 77,457 (250 - 208 (LESS 50%)) = 155 SPACES

TOTAL PROVIDED PARKING	155 SPACES
UNIT	EXTERIOR PARKING SPACES = 160 SPACES
FRONT LOT	INTERIOR PARKING SPACES = NA
ADA PARKING	= 2 SPACES
TOTAL PARKING	= 7 SPACES = 168 SPACES

VICINITY MAP



SITE PLAN LEGEND



**SITE PLAN
APPROVED**

**EL DORADO COUNTY
PLANNING COMMISSION**

DATE: October 23, 2025
 EXECUTIVE SECRETARY: Karen L. Garner

**LTV INC
DUANE R WOOD
5234 N. HIGH PRAIRIE
DRIVE STAR ID 83669
516-768-7067**

**EL DORADO
LTV INC.
200819 LATROBE RD.
EL DORADO HILLS, CA.
95762**

**SCALE
1"=20'**

A1.0

GENERAL NOTES

EXTERIOR LIGHTS SHOULD NOT CAUSE GLARE OR EXCESSIVE LIGHT SPILLAGE ONTO NEIGHBORING SITES.