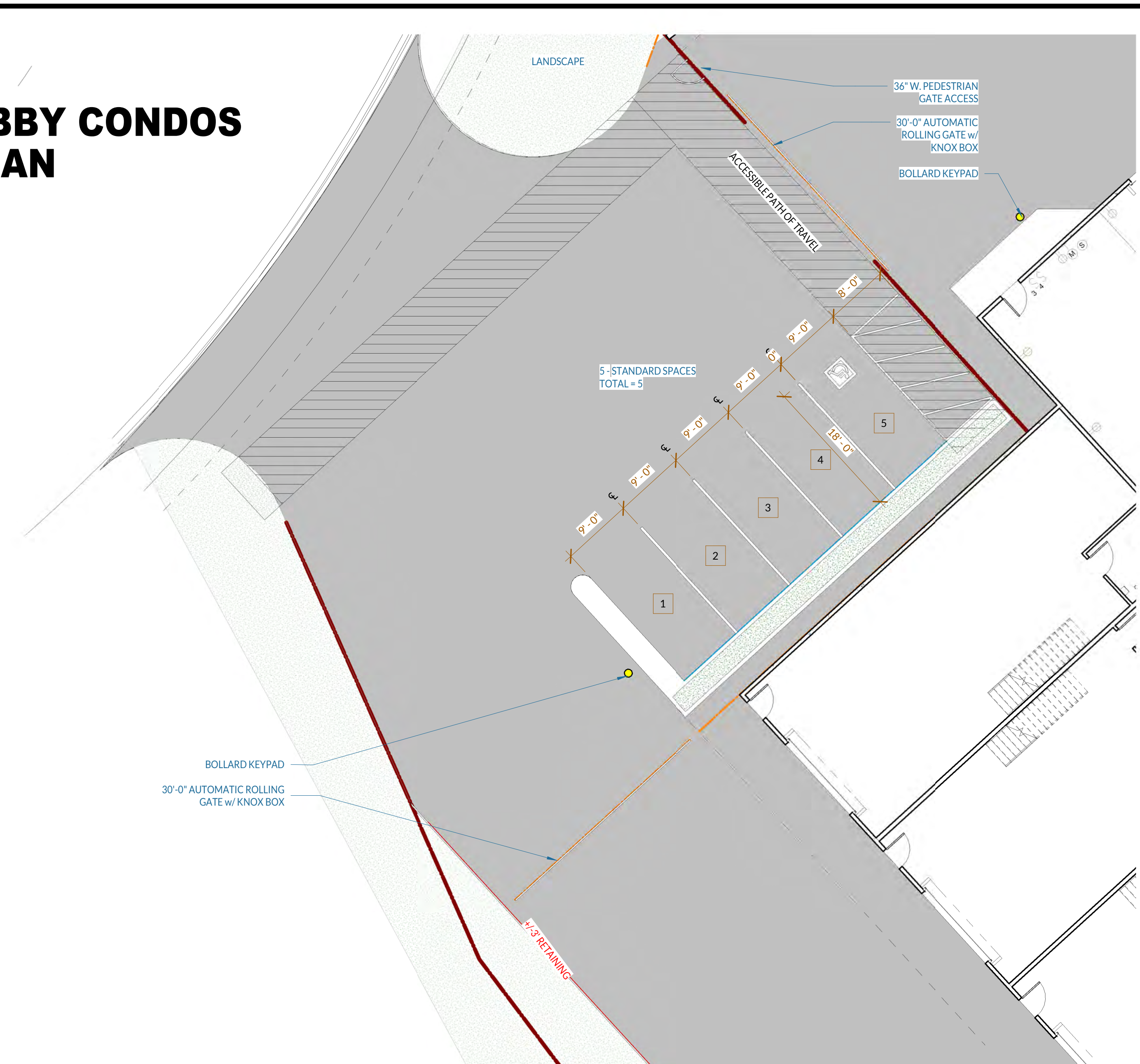


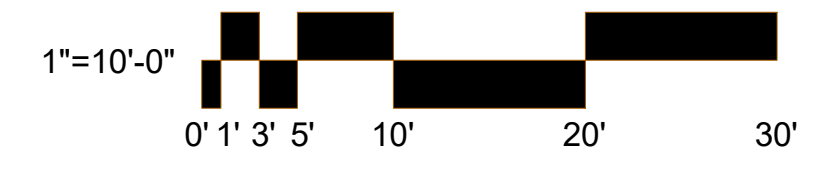
# PD23-0001 EDH HOBBY CONDOS EXHIBIT E - SITE PLAN



**1 UNIT MIX**  
SCALE: 1" = 30'-0"



**2 SITE - ENTRANCE PLAN**  
SCALE: 1" = 10'-0"



**UNIT LEGEND**

[Yellow Box] 25 X 40	[Pink Box] 40 X 60
[Orange Box] 25 X 50	[Green Box] 60 X 40
[Purple Box] 25 X 55	
[Cyan Box] 25 X 60	

**BUILDING AREAS**

BUILDING NAME	AREA
BUILDING 1	56,061 SF
TOTAL AREA	56,061 SF

**UNIT MIX per SIZE**

UNIT	TYP. UNIT AREA	TOTAL AREA	UNIT COUNT
25 X 40	1,000 SF	9,000 SF	9
25 X 50	1,250 SF	27,500 SF	22
25 X 55	1,375 SF	2,750 SF	2
25 X 60	1,500 SF	12,000 SF	8
40 X 60	2,400 SF	2,400 SF	1
60 X 40	2,400 SF	2,400 SF	1
<b>TOTAL</b>		<b>56,050 SF</b>	<b>43</b>

**PARKING SCHEDULE**  
 PER EL DORADO HILLS COUNTY  
 MUNICIPAL CODE TITLE 130.35 PARKING AND LOADING  
 Table 130.35.030.1.  
 GENERAL INDOOR: 1 PER 300 SF AUA; PLUS 2 FOR STORAGE;  
 1475 / 300 SF = 4.92 = 5 PARKING SPACES REQUIRED.  
 PROVIDED 4 (9'X18') PARKING SPACES AND 1 (9'X18') VAN ACCESSIBLE PARKING SPACE

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE: March 13, 2025  
 EXECUTIVE SECRETARY: Karen L. Garner



info@domum.design 888-352-ARC1  
 6532 Lonetree Blvd. Suite 102, Rocklin, CA 95762

ELDORADO HILLS  
 CA 95762  
 APN: 121-280-021

# SUNDANCE - EDH NEW LUXURY STORAGE

Proj. No: 2020.762

Issue / Revision Schedule:  
 No. Date Description

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## UNIT LAYOUT PLAN

**IRRIGATION DESIGN STATEMENT**

WEATHER SENSING TECHNOLOGY, FLOW SENSING AND RAIN SHUTOFF TECHNOLOGY WILL BE INCORPORATED INTO THE FINAL DESIGN OF LANDSCAPE. MOST PLANTING SUCH AS SHRUBS AND GROUND-COVERS WILL BE IRRIGATED WITH POINT-SPECIFIC, LOW FLOW DRIP IRRIGATION. ALL DRIP LINES TO BE STAKED AND COVERED BY HARDWOOD CHIP MULCH, 3" MIN.

FINAL LANDSCAPE PLANS SHALL MEET OR EXCEED A.B. 1881 (MWELO) ORDINANCE.

THERE WILL BE NO TURF AREAS ON THIS PROJECT.

NEWLY PLANTED TREES WILL BE IRRIGATED USING NETAFIM MULTI-EMITTER COLLARS TO PREVENT RUNOFF. TREES WILL BE IRRIGATED SEPARATELY FROM SHRUBS AND GROUNDCOVERS.

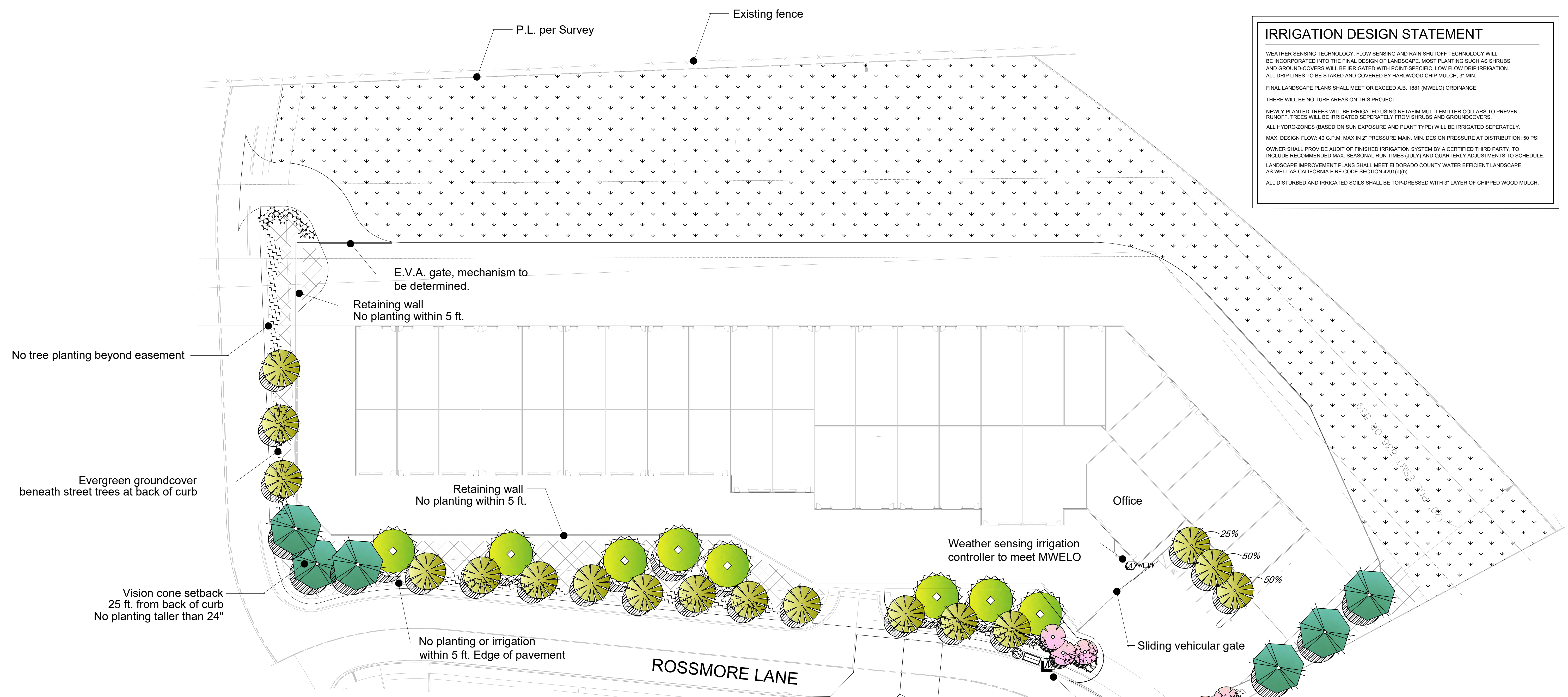
ALL HYDRO-ZONES (BASED ON SUN EXPOSURE AND PLANT TYPE) WILL BE IRRIGATED SEPARATELY.

MAX. DESIGN FLOW: 40 G.P.M. MAX IN 2" PRESSURE MAIN. MIN. DESIGN PRESSURE AT DISTRIBUTION: 50 PSI

OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY, TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO SCHEDULE.

LANDSCAPE IMPROVEMENT PLANS SHALL MEET EL DORADO COUNTY WATER EFFICIENT LANDSCAPE AS WELL AS CALIFORNIA FIRE CODE SECTION 4291(A)(6).

ALL DISTURBED AND IRRIGATED SOILS SHALL BE TOP-DRESSED WITH 3" LAYER OF CHIPPED WOOD MULCH.

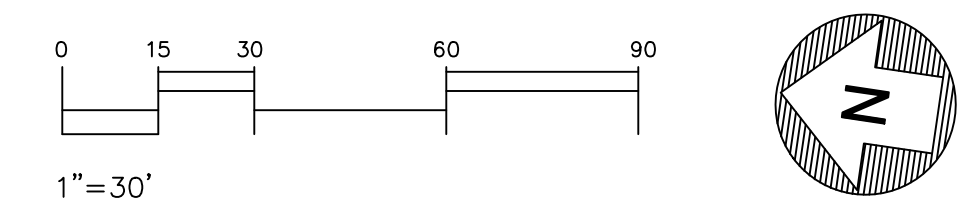


**PROPOSED PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	WUCOLS
<b>TREE</b>				
	ARBUSUS MARINA 20 FT DIAMETER AT 15 YRS. 314 SQ. FT.	PACIFIC MADRONE	15 GAL.	MED
	LAGERSTROMIA MUSKOGEE 20 FT DIAMETER AT 15 YRS. 314 SQ. FT.	LAVENDER CRAPE MYRTLE	15 GAL.	LOW
	PISTACHIA K. DAVEY 25 FT DIAMETER AT 15 YRS. 490 SQ. FT. <i>50% - SIGNIFIES SHADE CREDIT</i>	CHINESE PISTACHE	15 GAL.	MED.
	QUERCUS AGRIFOLIA 30 FT DIAMETER AT 15 YEARS, 706 SQ. FT.	COAST LIVE OAK	15 GAL.	LOW
<b>LARGE EVERGREEN SCREEN SHRUBS (USE TO SCREEN WALLS, METERS, VAULTS, E.V.A.)</b>				
	RHAMNUS EVE CASE	COFFEE BERRY	5 GAL.	LOW
	COTINUS PURPLE ROBE	SMOKE TREE	5 GAL.	MED.
<b>MID-SIZE EVERGREEN SHRUBS</b>				
	CEANOTHUS VALLEY VIOLET	VIOLET CALIFORNIA LILAC	5 GAL.	LOW
	GREVILLEA CANBERRA	PINE GREVILLEA	5 GAL.	LOW
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.	LOW
<b>PERENNIALS AND ACCENT PLANTS</b>				
	GAURA LINDAMERII	WHIRLING BUTTERFLIES	1 GAL.	LOW
	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	1 GAL.	LOW
	ELIPHOBBIA CARACHIAS	GOPIHER SPURGE	1 GAL.	LOW
	HELIANTHEMUM NUMMILIARIUM	SUN ROSE	1 GAL.	LOW
	NEPETA BLUE JEAN	CAT MINT	1 GAL.	LOW

GRASSES			
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL. LOW
	MUHLENBERGIA RIGENS		1 GAL. LOW
GROUNDCOVER			
	BACCHRIS TWIN PEAKS II 2,125 S.F.	CREEPING COYOTE BUSH	1 GAL. LOW
NATIVE SPECIES HYDROSEED			
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	SEED NON-IRRIGATED
	NASELLA PULCHRA	NEEDLE GRASS	SEED NON-IRRIGATED
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	SEED NON-IRRIGATED

- NOTES:**
- (1) PLANT MASSING IS CONCEPTUAL. GAPS ARE LEFT TO RETAIN CLARITY OF PLAN ELEMENTS. PLANT VARIETY MAY BE AMENDED PER OWNER IF WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) RATING REMAINS THE SAME.
  - (2) MAINTENANCE AND FIRE CONTROL SETBACK AT ALL CURBS, WALKS, FENCES AND WALLS: 3 FT.
  - (3) TOTAL IRRIGATED LANDSCAPE AREA: 19,445 S.F.
  - (4) ALL PLANTS TO BE GROUPED IN CLEARLY LABELED HYDROZONES ON FINAL LANDSCAPE IMPROVEMENT PLANS. HYDROZONES SHALL CONSIDER PLANT WATER USE (MED., LOW) AND EXPOSURE (SUN / SHADE).
  - (5) PROVISION OF SHADE: 50% OF PARKING AND ACCESS REQUIRED TO BE SHADED AT 15 YEARS. TOTAL PARKING = 800 S.F. (50% IS 400 S.F.)  
TOTAL SHADE PROVIDED = 612.50 S.F. OR 153 % OF REQUIRED.
  - (6) ALL TREES TO BE PLANTED 5 FT. MIN. FROM WALKS, CURBS, WALLS, FENCES AND DRAINLINES.
  - (7) ALL PLANT SPECIES TAKEN FROM APPENDIX C - EL DORADO COUNTY DROUGHT RESISTANT PLANT LIST, 2015.



**PD23-0001 EDH HOBBY CONDOS  
EXHIBIT H - LANDSCAPE CONCEPT**

**LANDSCAPE MASTER PLAN**

**EL DORADO HILLS HOBBY CONDOS, E.D.H., CA**

MARCH 27, 2024

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: March 13, 2025  
EXECUTIVE SECRETARY: Karen L. Garner

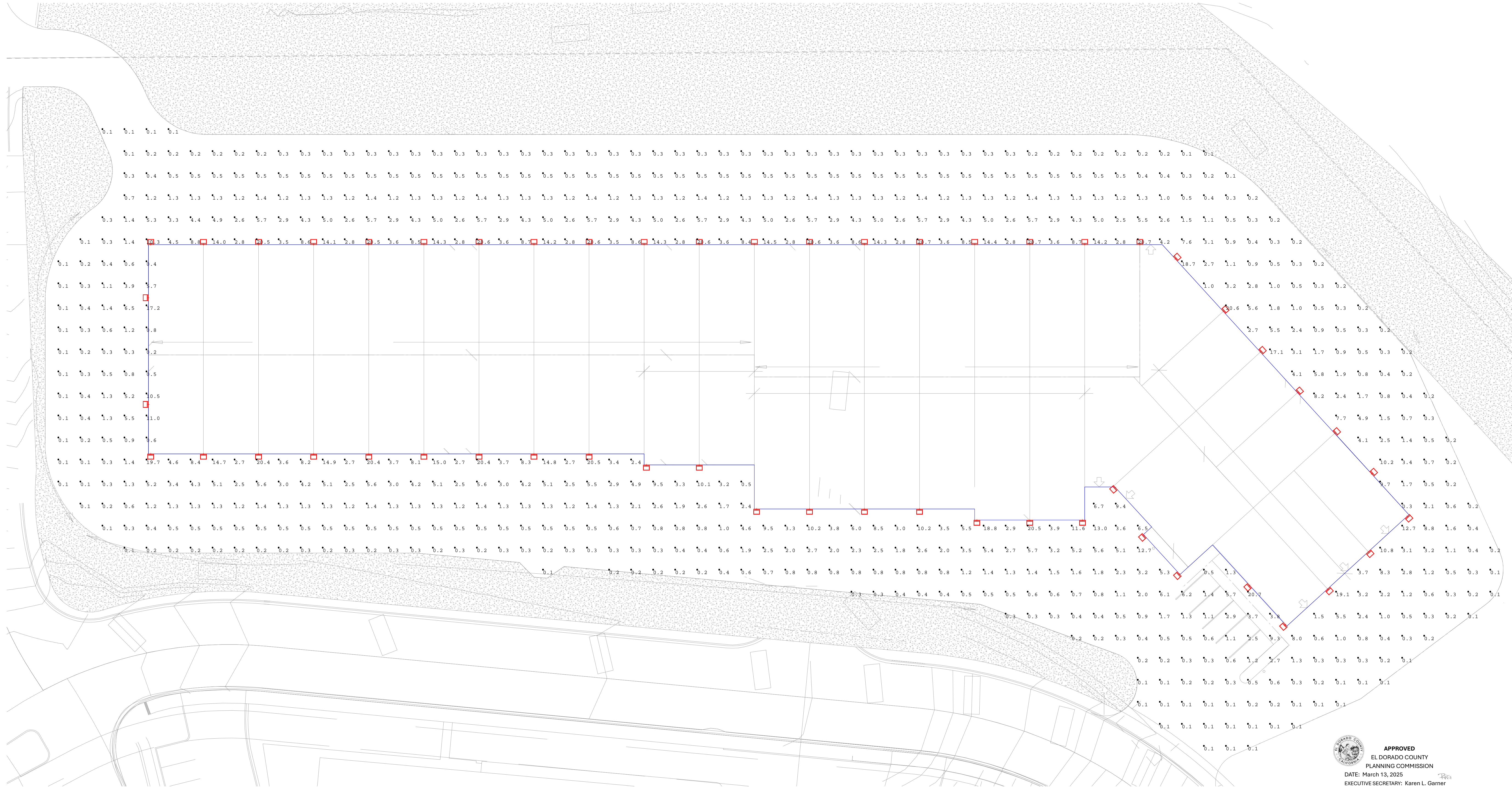


Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
□	53		65-655	Single	3984	1.000	29W LED SMALL WALL PACK	29.38	29.38	1557.14

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	Meter Type	
AREA	Illuminance	Fc	2.68	20.7	0.1	26.80	207.00	READINGS TAKEN AT 0° AFG	Horizontal	

READINGS TAKEN AT: 0" AFG

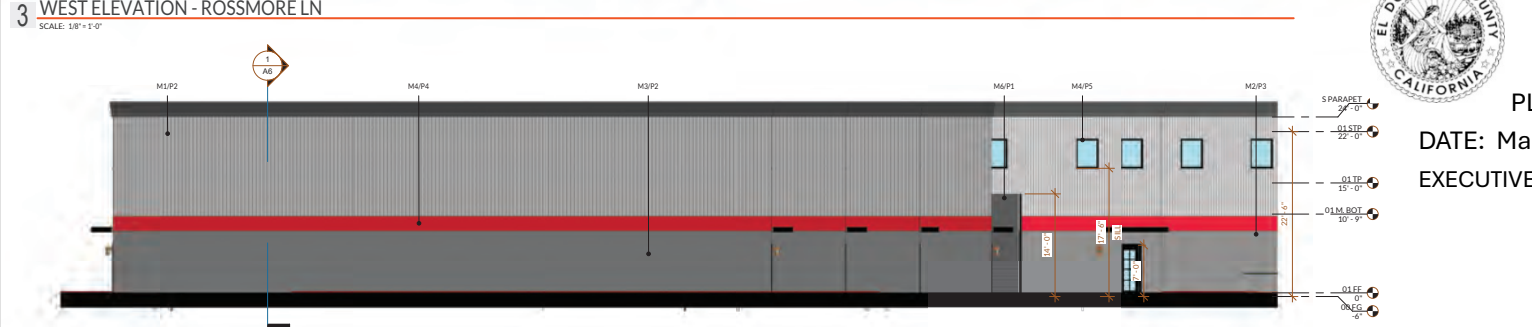
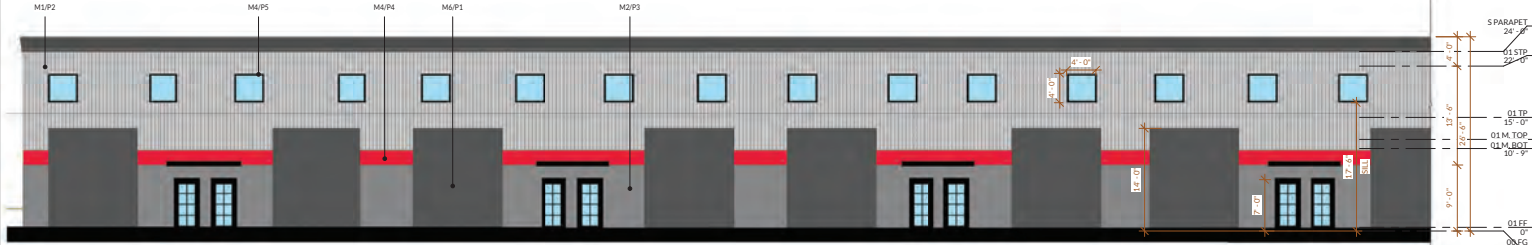
FIXTURE MTG HT: 10' AFF



APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE: March 13, 2025  
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**PD23-0001 EDH HOBBY CONDOS  
 EXHIBIT I - LIGHTING PHOTOMETRIC PLAN**

# PD23-0001 EDH HOBBY CONDOS EXHIBIT J (REVISED)- EXTERIOR ELEVATIONS



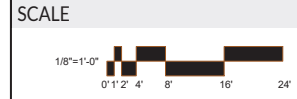
## COLORS AND MATERIALS

- M1 CORRUGATED METAL
- M2 STUCCO
- M3 CMU
- M4 FOAM TRIM
- M5 METAL ROOFING  
DISCOUNT METAL PANELS  
AUTUMN RED OR EQUIVALENT
- M6 CORRUGATED METAL- ROLL UP DOOR
- P1 SHERWIN WILLIAMS COLOR:  
IRON ORE
- P2 SHERWIN WILLIAMS COLOR:  
OLYMPUS WHITE
- P3 SHERWIN WILLIAMS COLOR:  
MARCH WIND
- P4 CUSTOM HOBBY RED COLOR
- P5 SHERWIN WILLIAMS COLOR:  
BLACK MAGIC



**APPROVED**  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE: March 13, 2025  
EXECUTIVE SECRETARY: Karen L. Garner



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**SUNDANCE - EDH  
NEW LUXURY STORAGE**

EL DORADO HILLS  
CA 95762  
APN: 121-280-021

Proj. No: 2020.762

Revised/Revision Schedule:  
Date Description

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EXTERIOR  
ELEVATIONS

A4

**SUNDANCE - EDH  
NEW LUXURY STORAGE**

Proj. No: 2020.762  
Drawn By: CKI  
Reviewed: CKI

Rev#	Revision Schedule:	Description
No.	Date	

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**EXTERIOR ELEVATIONS**

**COLORS AND MATERIALS**

M1		CORRUGATED METAL
M2		STUCCO
M3		CMU
M4		FOAM TRIM
M5		METAL ROOFING - DISCOUNT METAL PANELS - AUTUMN RED OR EQUIVALENT
M6		CORRUGATED METAL - ROLL UP DOOR
P1		SHERWIN WILLIAMS COLOR: IRON ORE
P2		SHERWIN WILLIAMS COLOR: OLYMPUS WHITE
P3		SHERWIN WILLIAMS COLOR: MARCH WIND
P4		CUSTOM HOBBY RED COLOR
P5		SHERWIN WILLIAMS COLOR: BLACK MAGIC

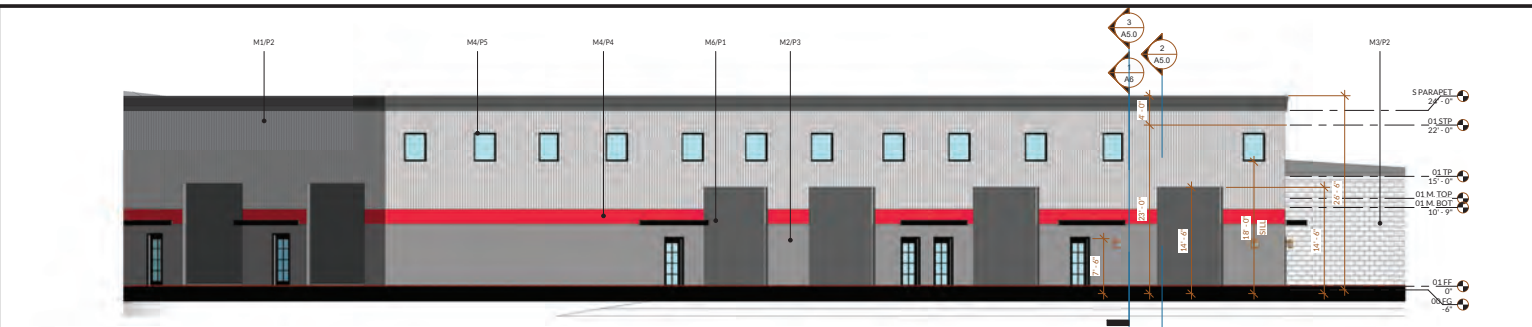
**SCALE**

1/8" = 1'-0"



**APPROVED** **A5**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**

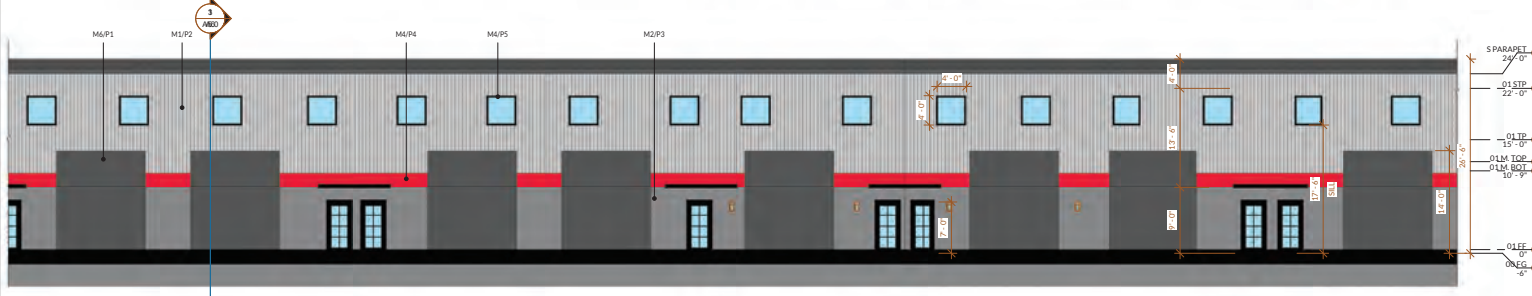
DATE: March 13, 2025  
EXECUTIVE SECRETARY: Karen L. Garner



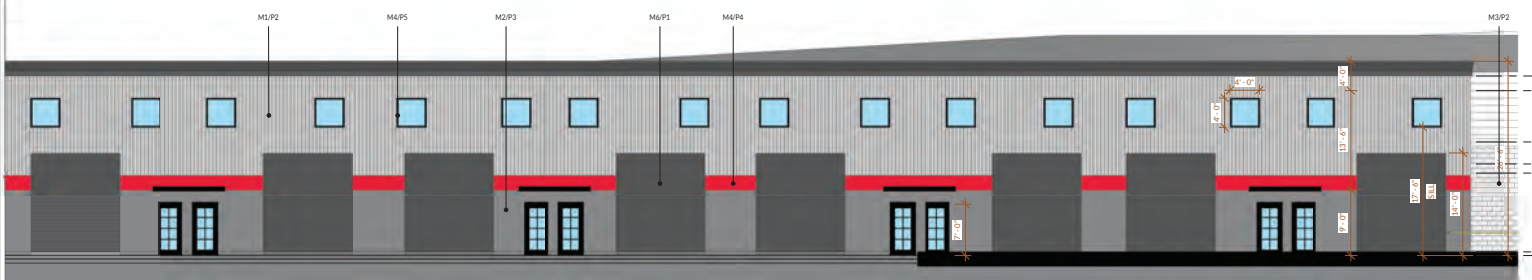
**1 SOUTH ELEVATION - WHITEROCK RD.**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION - WHITE ROCK RD. CONT.**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION - WHITE ROCK RD. CONT.**  
SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION - WHITE ROCK RD. CONT.**  
SCALE: 1/8" = 1'-0"

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