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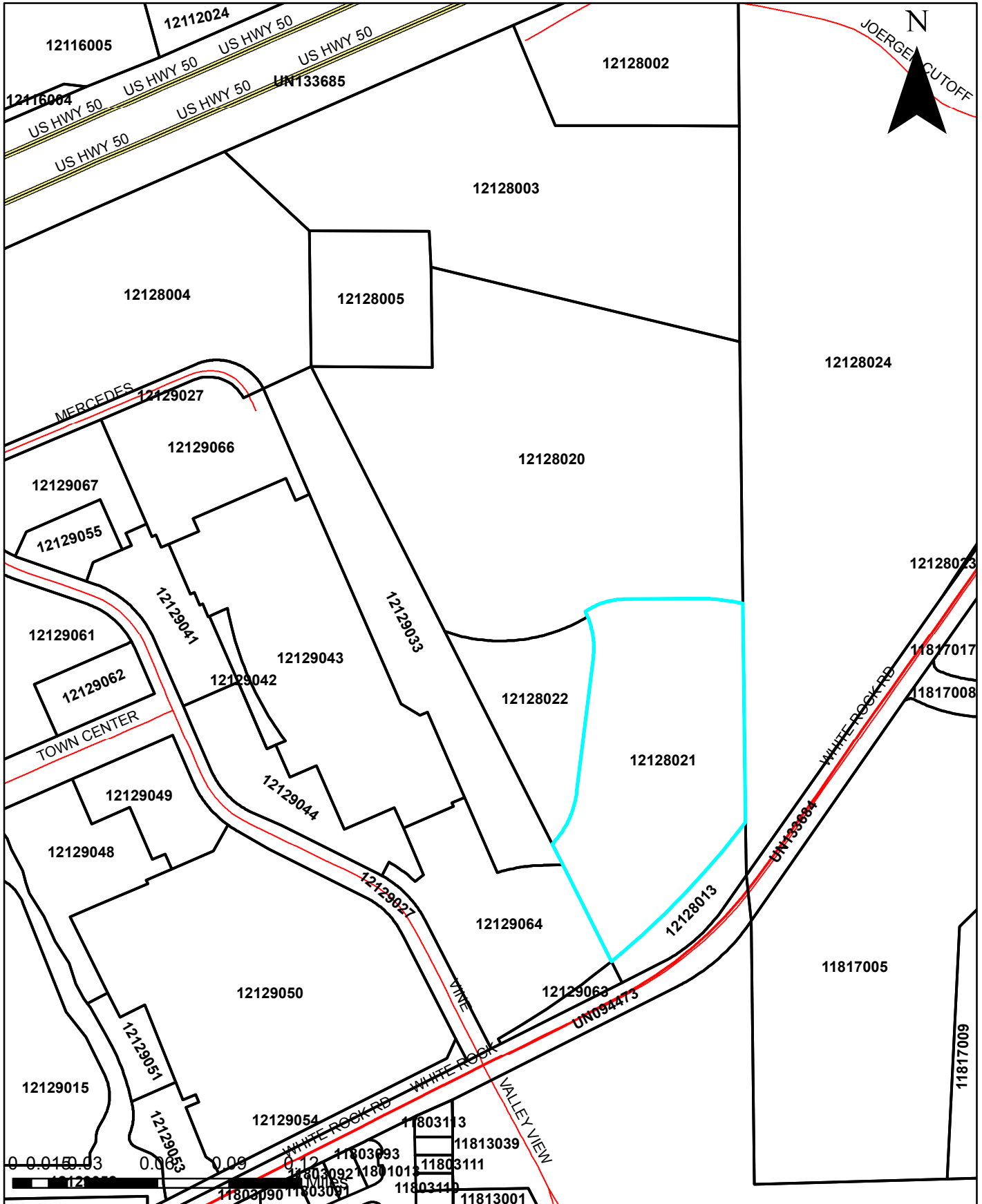


Exhibit A-Location Map



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. Aug 28, 2013

Assessor's Map Bk. 121 - Pg. 28  
County of El Dorado, CA

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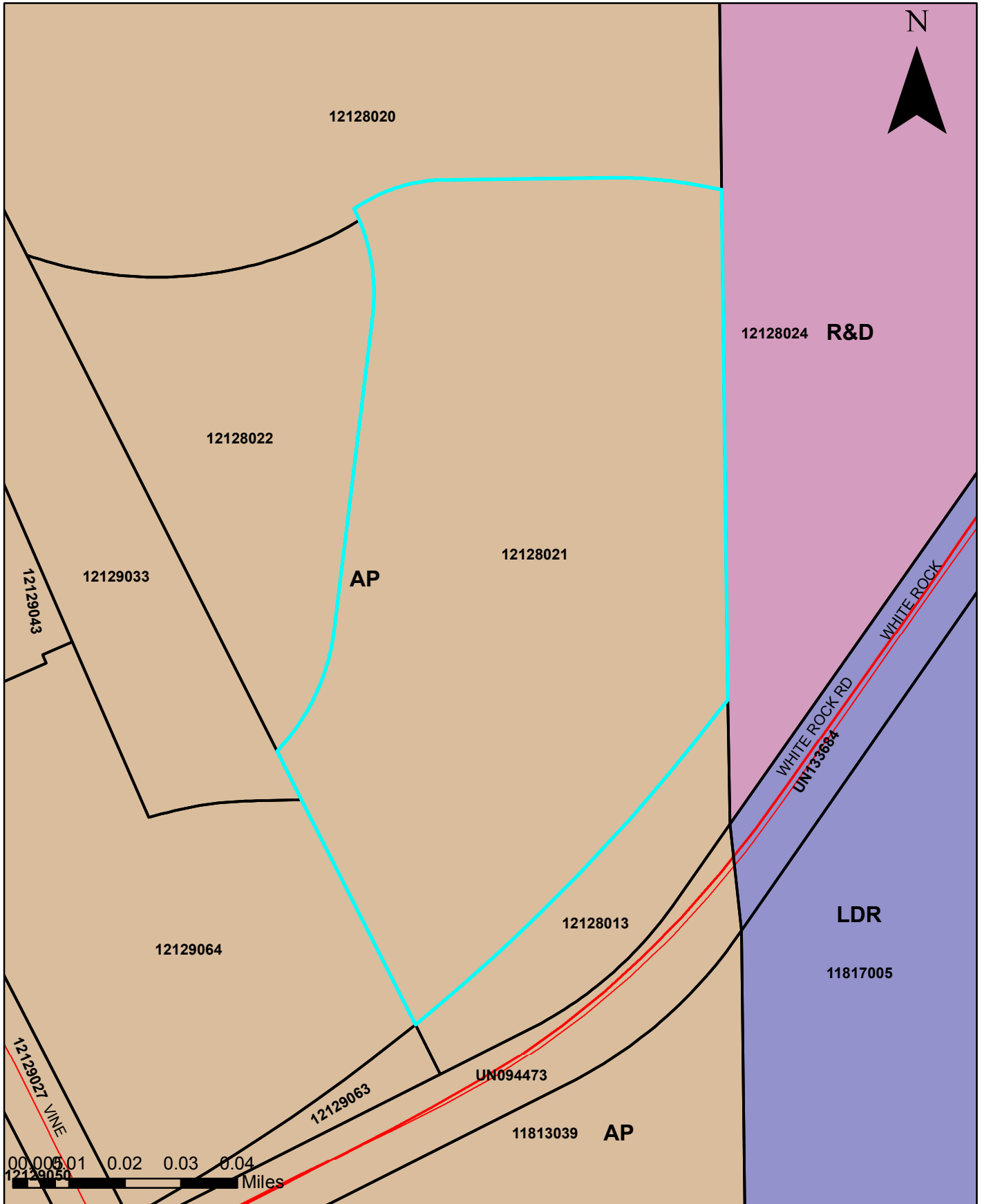


Exhibit C-Land Use Designation Map

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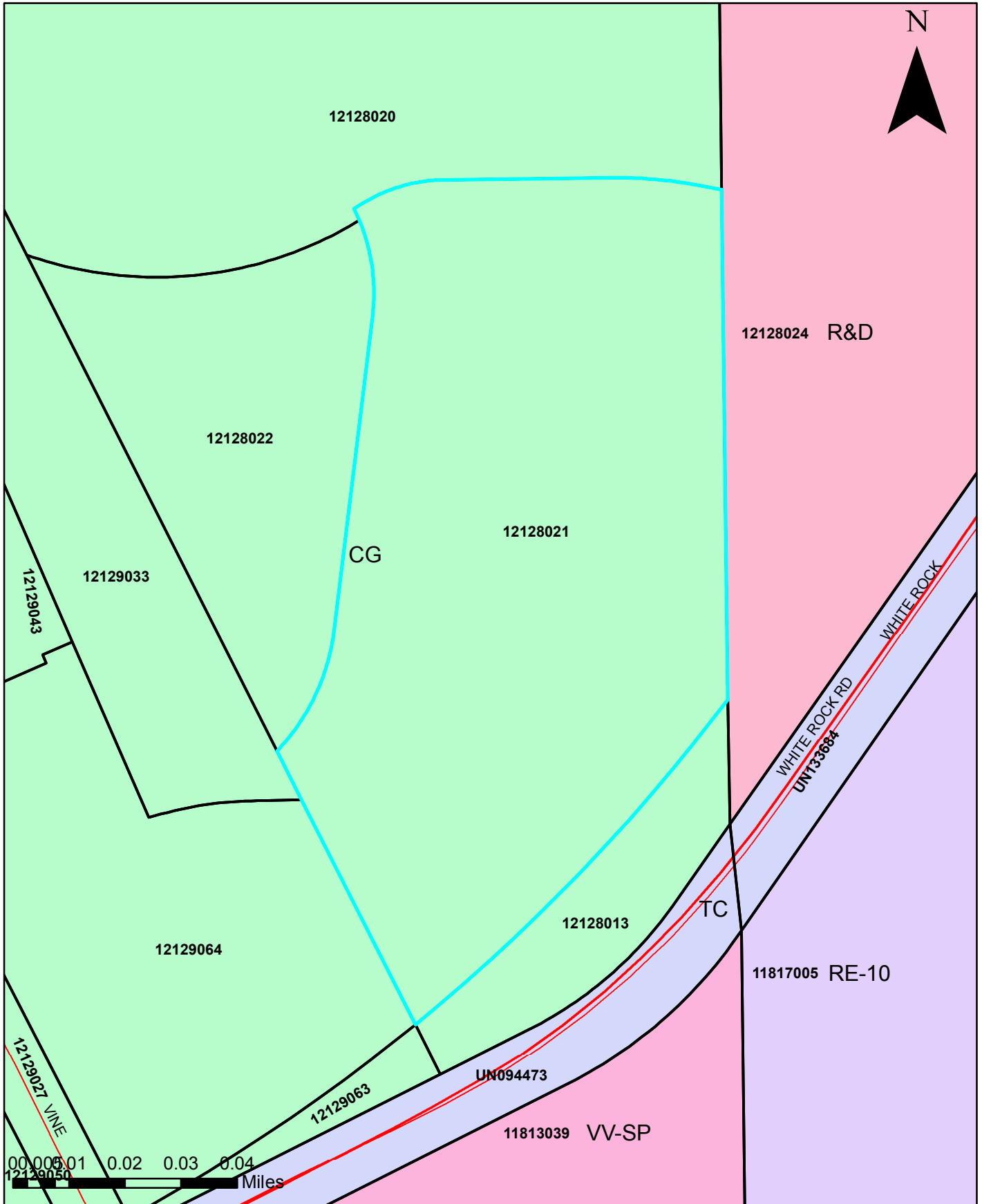
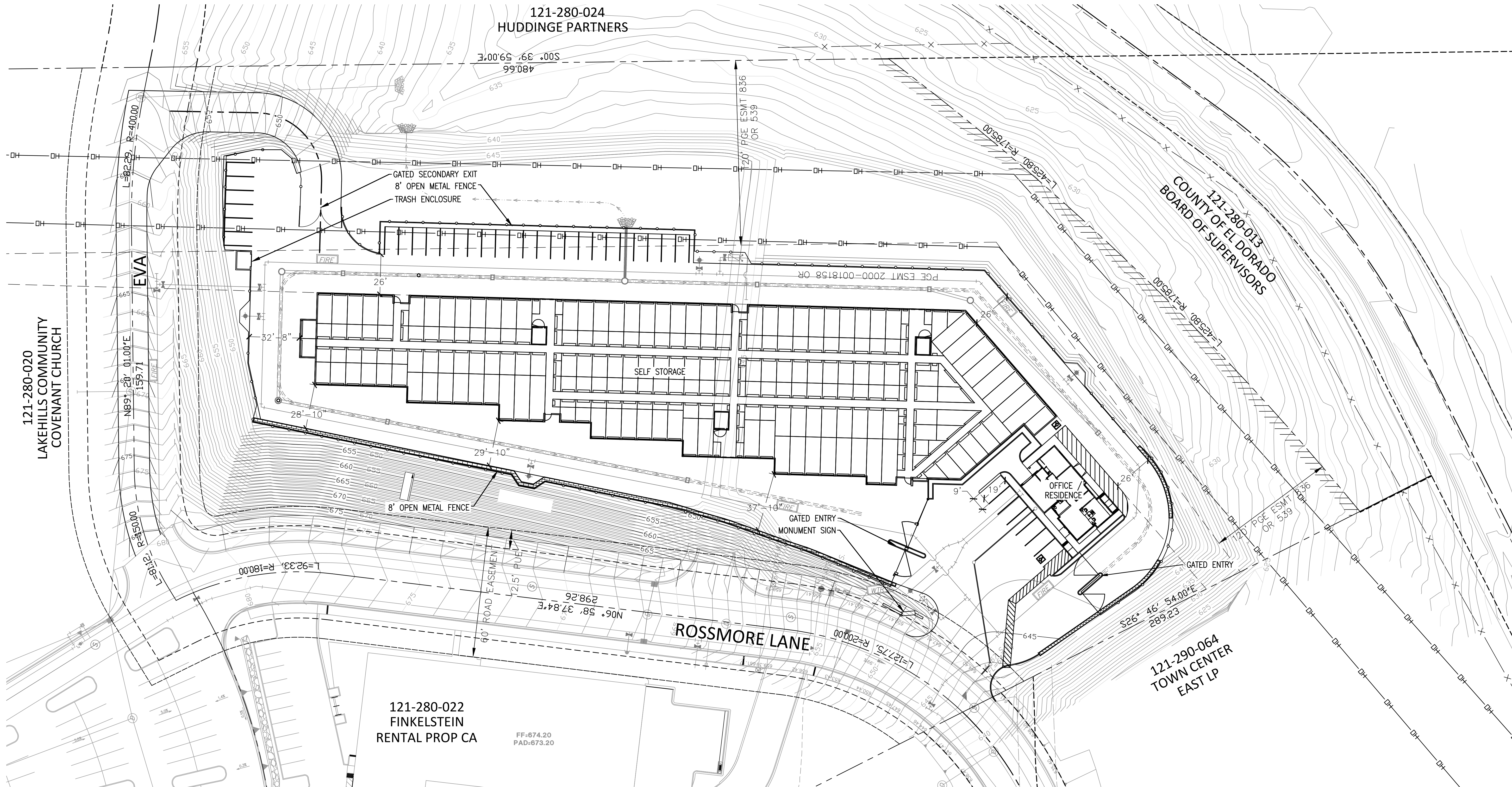


Exhibit D-Zoning Designation Map

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Exhibit E-Aerial Map



**DEVELOPER**

MARK BRADBURY  
 BRYANT PROPERTIES  
 5955 GRANITE LAKE DRIVE, SUITE 110  
 GRANITE BAY, CA 95746  
 916-781-2008

**PROJECT DATA**

PARCEL 1:  
 APN: 121-280-021  
 PROPOSED USE: CG-PD  
 GENERAL PLAN: CG-PD  
 ZONING: CG-PD

**DEVELOPMENT SUMMARY**

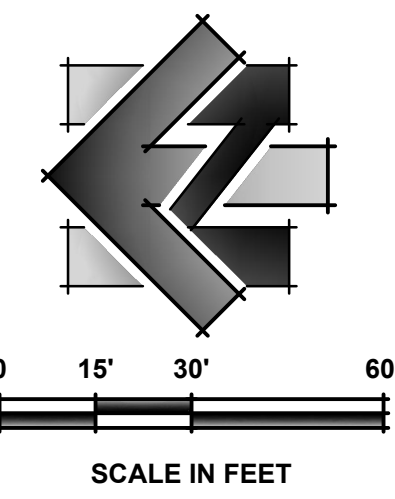
PARCEL 1: 5.55 ACRES

OFFICE BUILDING COVERAGE:	0.07 AC	1.3%
STORAGE BUILDING COVERAGE:	2.74 AC	49.4%
PAVED AREA COVERAGE:	1.12 AC	20.2%
OPEN LANDSCAPE / HARDSCAPE:	1.62 AC	29.1%
<b>TOTAL</b>	<b>5.55 AC</b>	<b>100%</b>

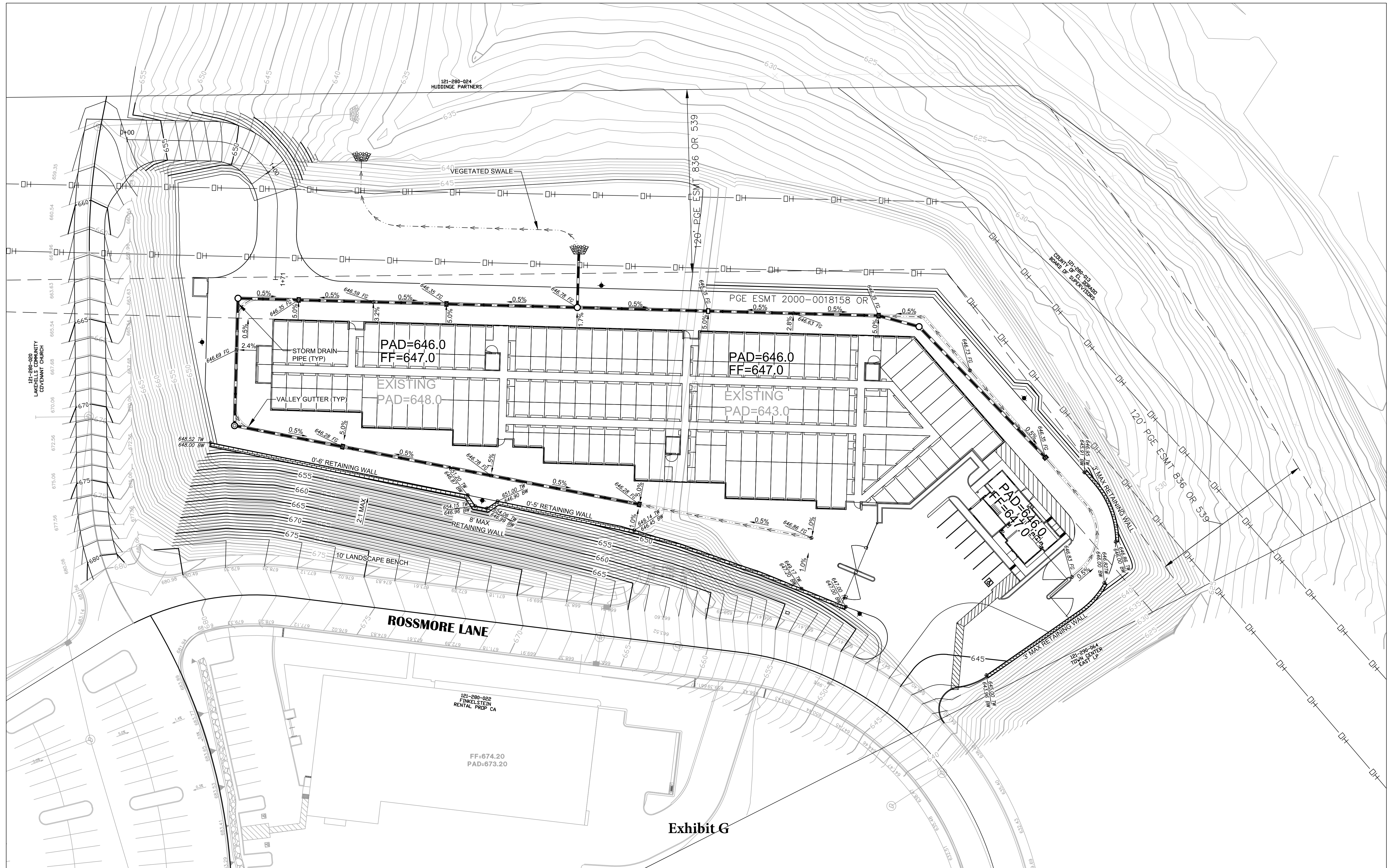
**PARKING SUMMARY**

STANDARD STALL (9'X19'):	34
DISABLED PARKING:	2
<b>TOTAL PARKING:</b>	<b>36</b>

Exhibit F



**PRELIMINARY EARTHWORK**  
**CUT = 7,155 CY**  
**FILL = 7,155 CY**



**Exhibit G**

NO.	REVISION	DESCRIPTION	CHECKED BY	DATE
<b>PRELIMINARY - NOT FOR CONSTRUCTION</b>				

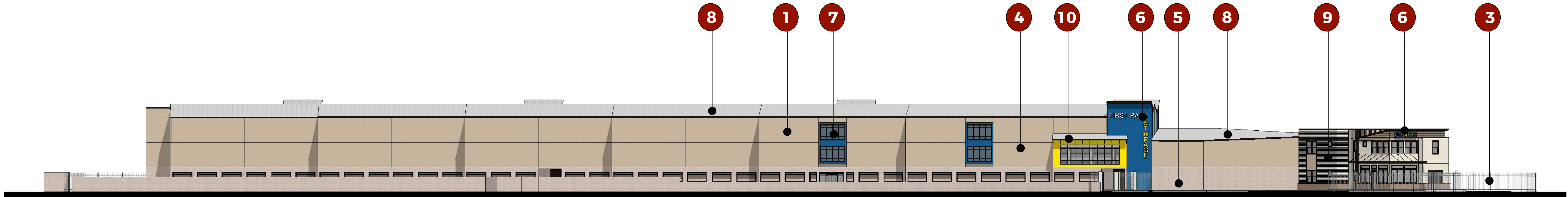
**DRAWING SCALE**  
 HOR. SCALE: 1" = 40'  
 VERT. SCALE:

**REV. ENGINEERS, INC.**  
 Civil Engineers | Land Surveyors | IDAR  
 608 S. Main Street, Suite 200, Fullerton, CA 92630  
 Phone: (714) 365-3940 Fax: (714) 365-3333

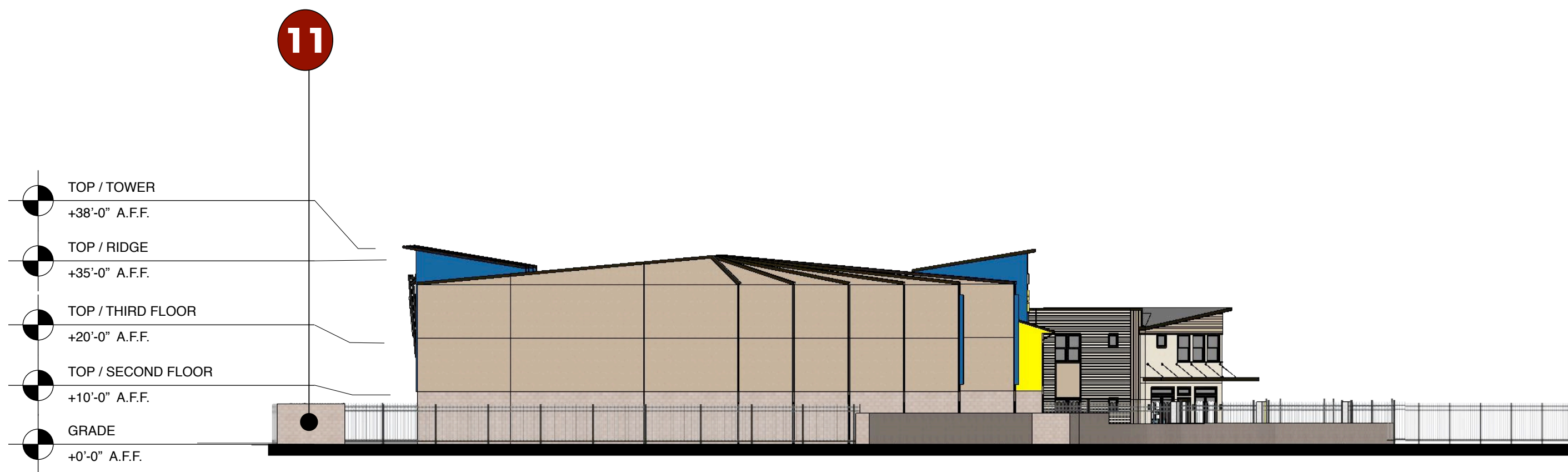
**FRS - EL DORADO HILLS**  
**PRELIMINARY GRADING PLAN**  
**EL DORADO COUNTY**  
**CALIFORNIA**

**DRAWING INFO**  
 DATE: 5/24/2018  
 DRAFTER: JRF  
 DESIGNER: JRF  
 REVIEWER: CJS

PROJECT NO.  
**1051.001**  
 SHEET NO. **1** OF **2**



WEST ELEVATION

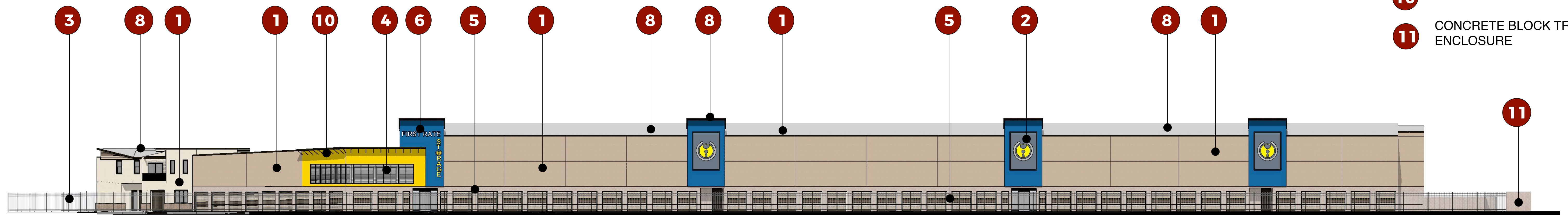


NORTH ELEVATION



SOUTH ELEVATION

- 1 STUCCO - SAND FINISH
- 2 METAL FRAME AND MESH SCREEN WITH G LOGO
- 3 METAL FENCE WITH BLOCK PIERS
- 4 ALUMINUM STOREFRONT
- 5 8" CONCRETE BLOCK
- 6 ILLUMINATED SIGN
- 7 SPANDREL GLASS & STOREFRONT W/ PAINTED STUCCO FRAME
- 8 METAL ROOF
- 9 HORIZONTAL LAP SIDING
- 10 METAL KNEE BRACE
- 11 CONCRETE BLOCK TRASH ENCLOSURE



EAST ELEVATION

Exhibit H1

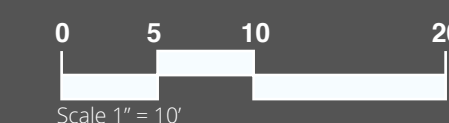
EXTERIOR ELEVATIONS

E. BRYANT VENTURES

FIRST RATE STORAGE | EL DORADO HILLS

El Dorado Hills, California

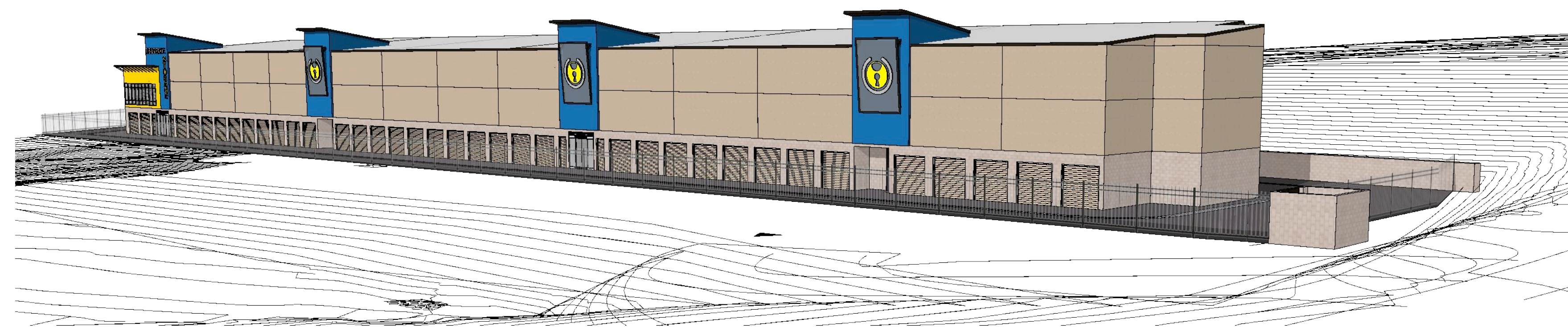
JD+A PROJECT NUMBER: XXXXX | DATE: 05.24.2018 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.







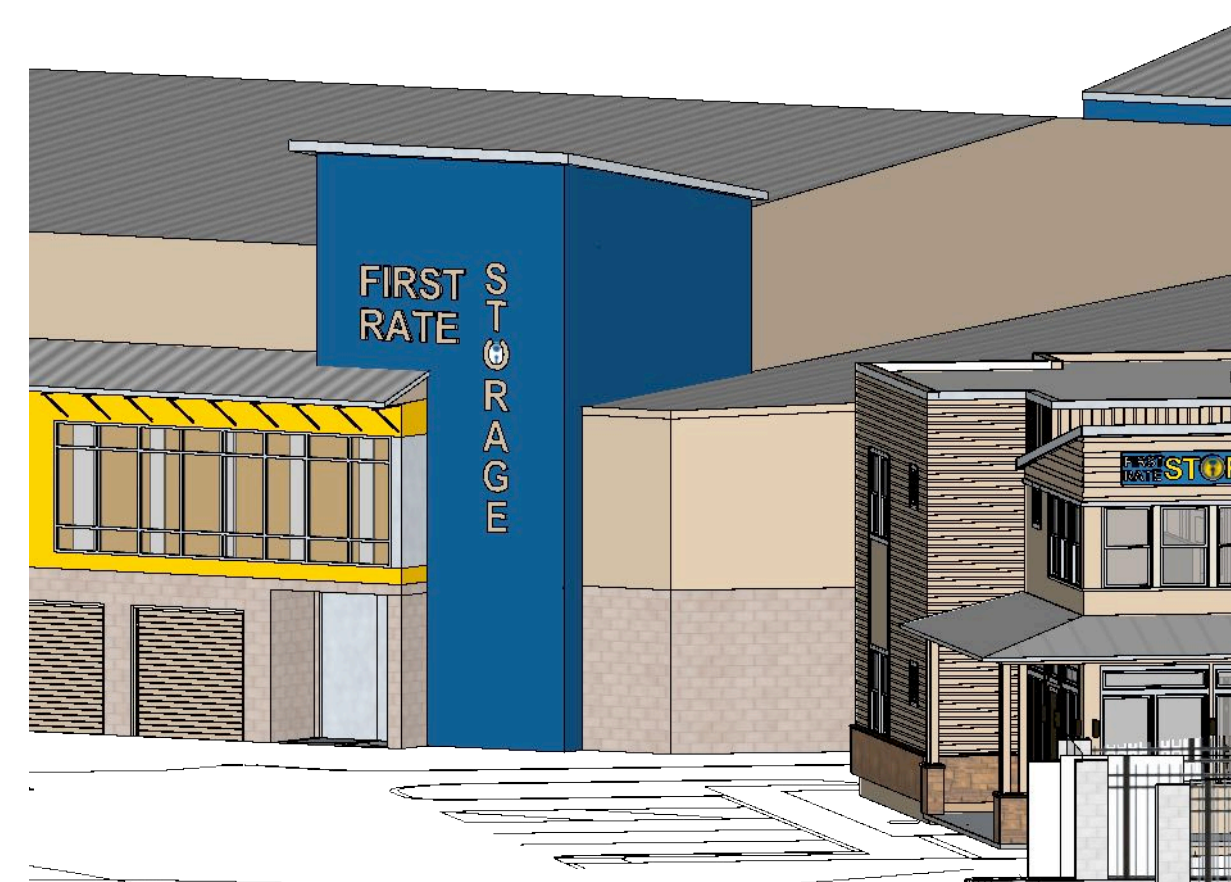
AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING TOWARDS SOUTH WEST



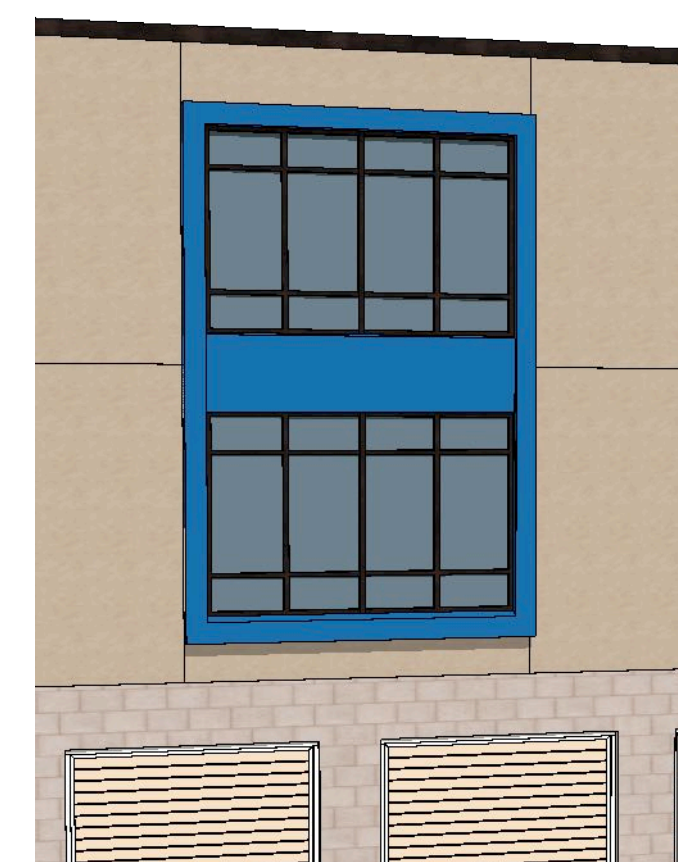
AERIAL VIEW LOOKING TOWARDS NORTH EAST



SIGNAGE TOWER @ MAIN ENTRY



SIGNAGE TOWER @ CORNER SEEN FROM WHITE ROCK



SPANDREL GLASS PANEL DETAIL



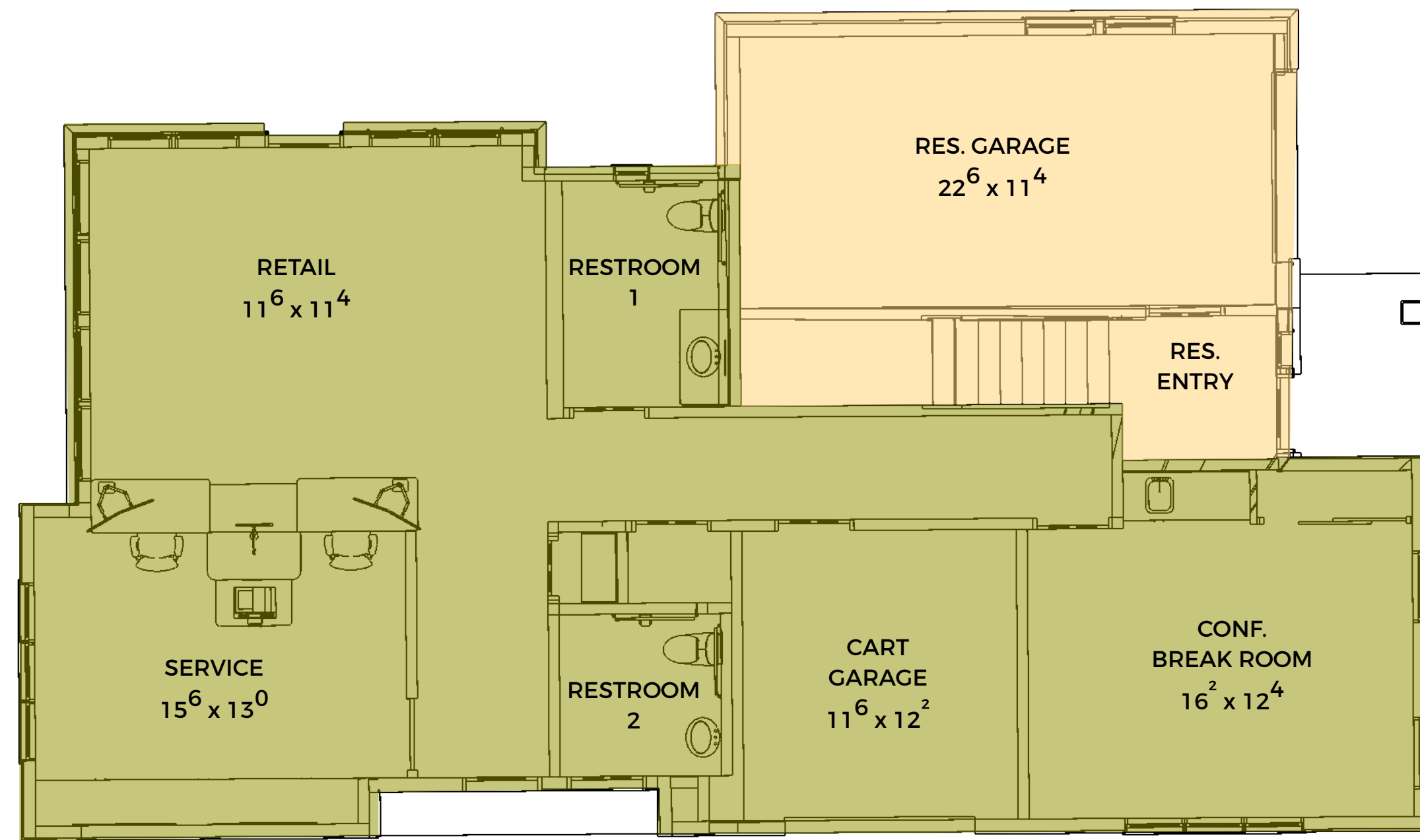
METAL FRAME & MESH SCREEN W/ LOGO



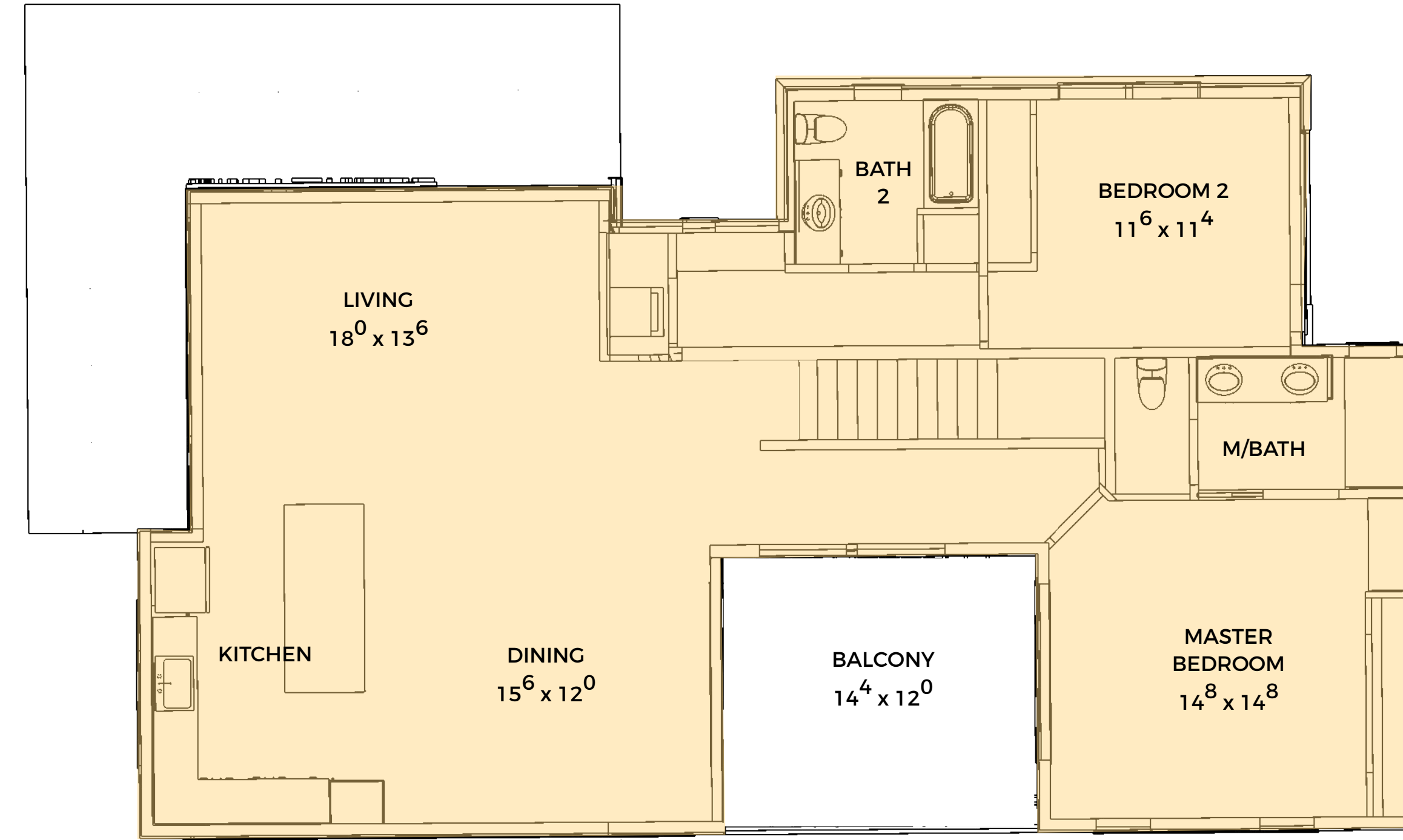
AERIAL VIEW OF OFFICE/ RESIDENCE

**Exhibit H2**

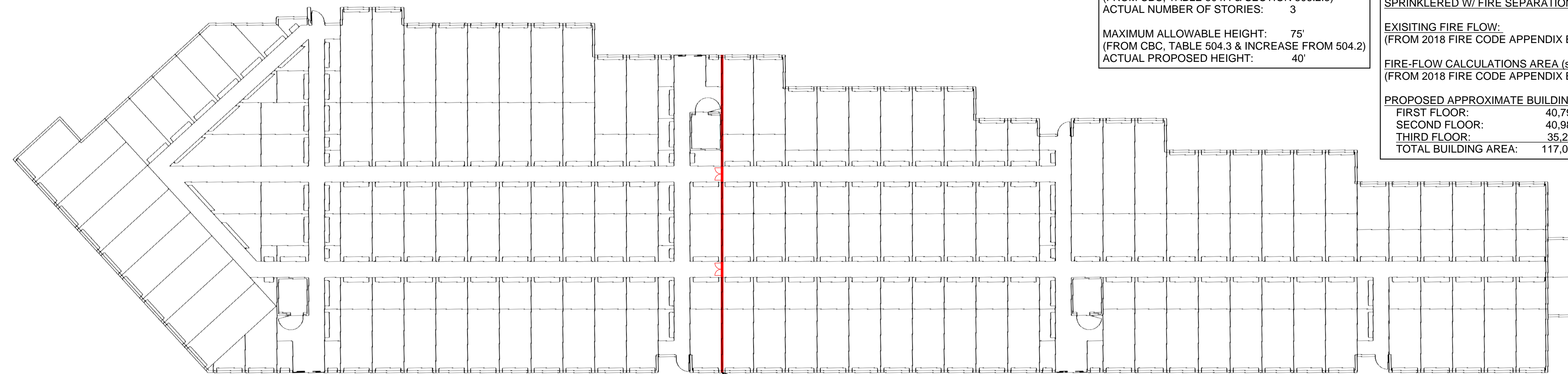
**EXTERIOR VIEWS & DETAILS**



OFFICE/RESIDENCE BUILDING | MAIN FLOOR  
SCALE: 3/16"=1'-0"



OFFICE/RESIDENCE BUILDING | UPPER FLOOR  
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN (2ND & 3RD SIMILAR)  
SCALE: 1"=20'-0"

FIRE SEPARATION WALL W/ DOOR CLOSERS, SIMILAR ALL FLOORS.

PROPOSED USE:	STORAGE FACILITY
BUILDING TYPE:	IIB
OCCUPANCY GROUP:	S-1
FIRE SPRINKLERS:	AUTOMATIC FIRE SPRINKLERS
PROPOSED APPROXIMATE BUILDING AREA:	
FIRST FLOOR:	40,790 S.F.
SECOND FLOOR:	40,980 S.F.
THIRD FLOOR:	35,240 S.F.
TOTAL BUILDING AREA:	117,010 S.F.
MAXIMUM ALLOWABLE STORIES: 3	
(FROM CBC, TABLE 504.4 & SECTION 506.2.3)	
ACTUAL NUMBER OF STORIES: 3	
MAXIMUM ALLOWABLE HEIGHT: 75'	
(FROM CBC, TABLE 504.3 & INCREASE FROM 504.2)	
ACTUAL PROPOSED HEIGHT: 40'	

ALLOWABLE AREA CALCULATION FOR 3-STORY BUILDING, TYPE IIB CONSTRUCTION, OCCUPANCY GROUP S-1, SPRINKLERED:	
ALLOWABLE AREA PER STORY: S-1: SM = 52,500 S.F.	
At = 52,500 S.F.	
If = 0 (FRONTAGE INCREASE PER CBC 506.3) NOT APPLIED	
Sa = 1	
At = [At + (NS x If)] x Sa	
At = [52,500 + (17,500 x 0)] x 1 = 52,500 S.F.	

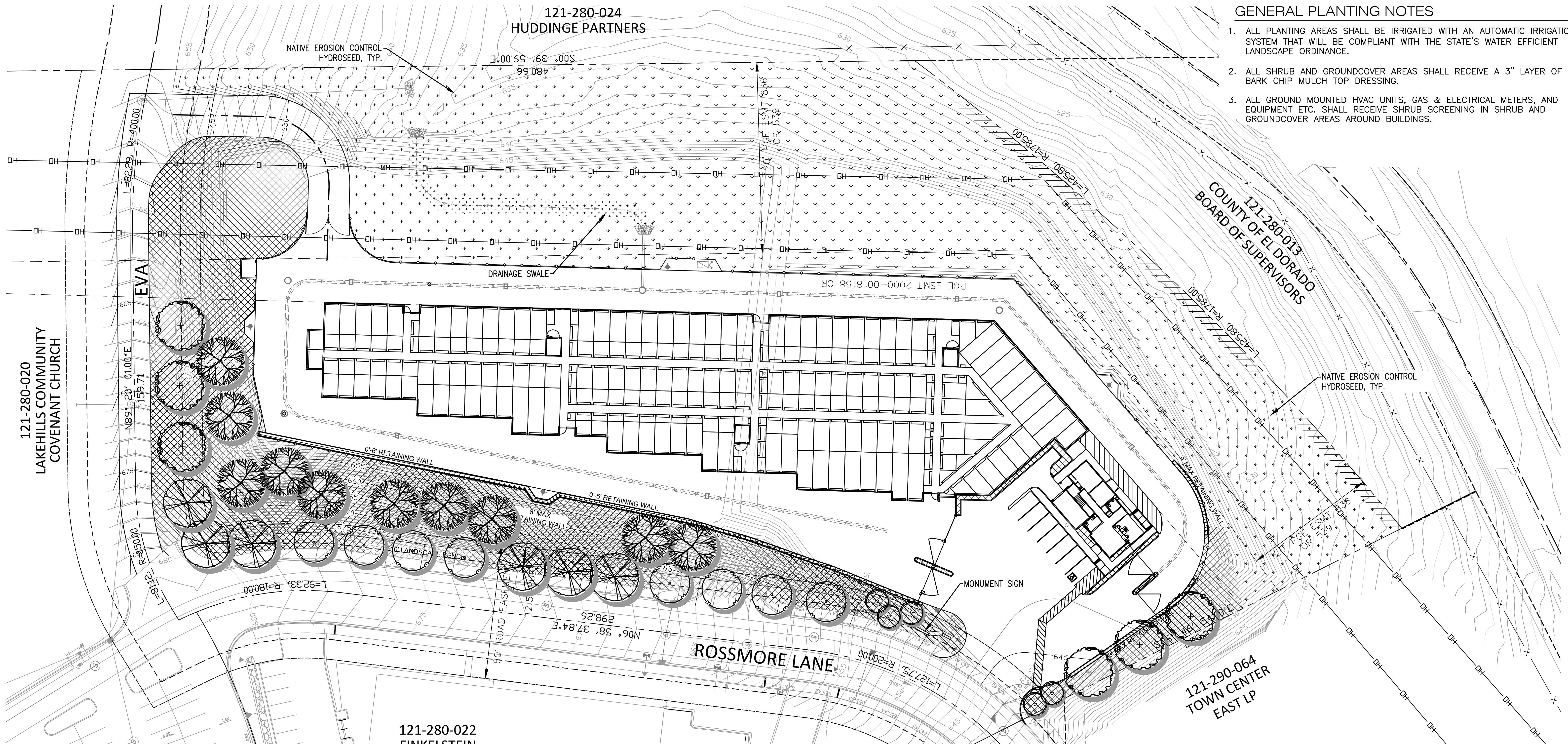
FIRE FLOW REQUIREMENTS FOR 3-STORY BUILDING, TYPE IIB CONSTRUCTION, OCCUPANCY GROUP S-1, SPRINKLERED W/ FIRE SEPARATION WALLS W/ DOOR CLOSERS	
EXISTING FIRE FLOW:	2,500 GMP (1/2 VALUE IN TABLE B105.1(2))
(FROM 2018 FIRE CODE APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS - TABLE B105.1(1))	
FIRE-FLOW CALCULATIONS AREA (square feet)	53,001-58,600 S.F. @ 5,000 GMP (2 x Existing Fire Flow)
(FROM 2018 FIRE CODE APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS - TABLE 105.1(2))	
PROPOSED APPROXIMATE BUILDING AREA W/ 1 FIRE SEPARATION WALL W/ DOOR CLOSERS PER FLOOR:	
FIRST FLOOR:	40,790 S.F./2 = 20,395 S.F. EA FIRE SEPARATION ZONE
SECOND FLOOR:	40,980 S.F./2 = 20,490 S.F. EA FIRE SEPARATION ZONE
THIRD FLOOR:	35,240 S.F./2 = 17,620 S.F. EA FIRE SEPARATION ZONE
TOTAL BUILDING AREA:	117,010 S.F./2 = 58,505 S.F. TOTAL EA FIRE SEPARATION ZONE

Exhibit I

121-280-024  
HUDDING PARTNERS

GENERAL PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT ETC. SHALL RECEIVE SHRUB SCREENING IN SHRUB AND GROUND COVER AREAS AROUND BUILDINGS.



121-280-020  
LAKEHILLS COMMUNITY  
COVENANT CHURCH

121-280-013  
COUNTY OF EL DORADO  
BOARD OF SUPERVISORS

121-290-064  
TOWN CENTER  
EAST LP

121-280-022  
FINICTION

PRELIMINARY TREE LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	DESIGN USE
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	15 G	MED	STREET TREE
	LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE MYRTLE - STANDARD	24" B	LOW	ACCENT TREE
	PYRUS CALLERYANA 'BRADFORD' FLOWERING PEAR	15 G	MED	STREET TREE
	QUERCUS WISLIZENII INTERIOR LIVE OAK	15 G	LOW	SCREEN TREE
	ULMUS PARVIFOLIA 'TRUE GREEN' EVERGREEN ELM	15 G	MED	STREET TREE

SHRUBS: BACKGROUND/SCREEN				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'ED GOUCHER'	5 G	LOW	
	GLOSSY ABELIA	5 G	LOW	
	ARCTOSTAPHYLOS HOWARD MCMINN	5 G	LOW	
	HOWARD MCMINN MANZANITA	5 G	LOW	
	DODONEA VISCOSA 'PURPUREA'	5 G	LOW	
	PURPLE HOPSEED	15 G	LOW	
	ELEAGNIUS PUNGENS	15 G	LOW	
	SERVICEBERRY	15 G	LOW	
	HYPERICUM X MOSERIANUM	5 G	MED	
	GOLD FLOWER	5 G	MED	
	PODOCARPUS MACROPHYLLUS 'MAKI'	5 G	MED	
	SHRUBBY BENT PINE	15 G	LOW	
	PRUNUS C. BRIGHT N TIGHT	15 G	LOW	
	CAROLINA CHERRY	5 G	LOW	
	RHAPHIOLEPIS INDICA 'JACK EVANS'	5 G	LOW	
	INDIA HAWTHORN	5 G	LOW	
	XYLOSMA C. 'COMPACTA'	15 G	LOW	
	COMPACT XYLOSMA	15 G	LOW	

SHRUBS: FACER/FILLER				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0", USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	CISTUS HYBRIDUS	5 G	LOW	
	WHITE ROCKROSE	5 G	LOW	
	CALLISTEMON V. 'LITTLE JOHN'	5 G	LOW	
	DWARF BOTTLEBRUSH	5 G	LOW	
	DIETES BICOLOR	5 G	LOW	
	FORTNIGHT LILY	1 G	LOW	
	DIANELLA CAERULEA	1 G	LOW	
	BLUE FLAX LILY	1 G	LOW	
	HELIOTRICHON SEMPERVIRENS	1 G	LOW	
	BLUE OAT GRASS	1 G	LOW	
	NANDINA DOMESTICA 'COMPACTA'	5 G	LOW	
	HEAVENLY BAMBOO	5 G	LOW	
	PINUS MUGO MUGO	5 G	LOW	
	MUGO MUGO PINE	5 G	LOW	
	MYOPORUM MINUTUM	1 G	LOW	
	SWORD FERN	1 G	LOW	
	SALVIA SPP.	5 G	LOW	
	SAGE	5 G	LOW	
	RHAPHIOLEPIS INDICA 'SPP.'	5 G	LOW	
	INDIA HAWTHORN	5 G	LOW	

SHRUBS AND GROUNDCOVERS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	
	PERENNIALS AND GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE. EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. URSI	1 G	LOW	
	MANZANITA	1 G	LOW	
	CISTUS 'SUNSET'	1 G	LOW	
	MAGENTA ROCKROSE	1 G	LOW	
	FESUCA O. GLAUCA	1 G	LOW	
	BLUE FESCUE	1 G	LOW	
	HYPERICUM CALYCIUM	1 G	MED	
	AARONS BEARD	1 G	LOW	
	LAVANDULA ANGUSTIFOLIA	5 G	LOW	
	ENGLISH LAVENDER	5 G	LOW	
	MUHLENBERGIA CAPILLARIS	1 G	LOW	
	PINK MUHLY	1 G	LOW	
	MYOPORUM PARVIFOLIUM	1 G	LOW	
	CREeping MYOPORIUM	1 G	LOW	
	ROSA FLOWER CARPET (WHITE AND RED)	1 G	MED	
	FLOWER CARPET ROSE	1 G	MED	
	PHORMIUM TENAX	5 G	LOW	
	NEW ZELAND FLAX	5 G	LOW	

SHRUBS AND GROUNDCOVERS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	
	WATER QUALITY SWALES - ADAPTABLE TO WET CONDITIONS			
	CAREX MORROWII	1 G	HIGH	
	JAPANESE SEDGE	1 G	MED	
	CORNUS STOLONIFERA	1 G	MED	
	RED TWIG DOGWOOD	1 G	HIGH	
	JUNCUS PATENS	1 G	HIGH	
	GREY RUSH	1 G	HIGH	
	JUNCUS EFFUSUS	1 G	LOW	
	SOFT RUSH	1 G	LOW	
	HELIOTRICHON SEMPERVIRENS	1 G	LOW	
	BLUE OAT GRASS	1 G	MED	
	SISRINCHIUM BELLUM	1 G	MED	
	BLUE EYED GRASS	1 G	MED	
	PURPLE NEEDLE GRASS	1 G	MED	
	BIOSWALE SOD	SOD	HIGH	
	NATIVE BLEND FOR SWALE BOTTOM	SOD	MED	
	"NO MOW" OR "MOW FREE" FESCUE	SOD	MED	
	NATIVE FESCUE BLEND	SOD	MED	

Exhibit J

FRS - EL DORADO HILLS  
EL DORADO COUNTY, CA

PRELIMINARY PLANTING PLAN

SHEET

PL1

SCALE: 1" = 300'



DATE: 5.24.2018  
PROJECT: 18-1943 D 11 of 11