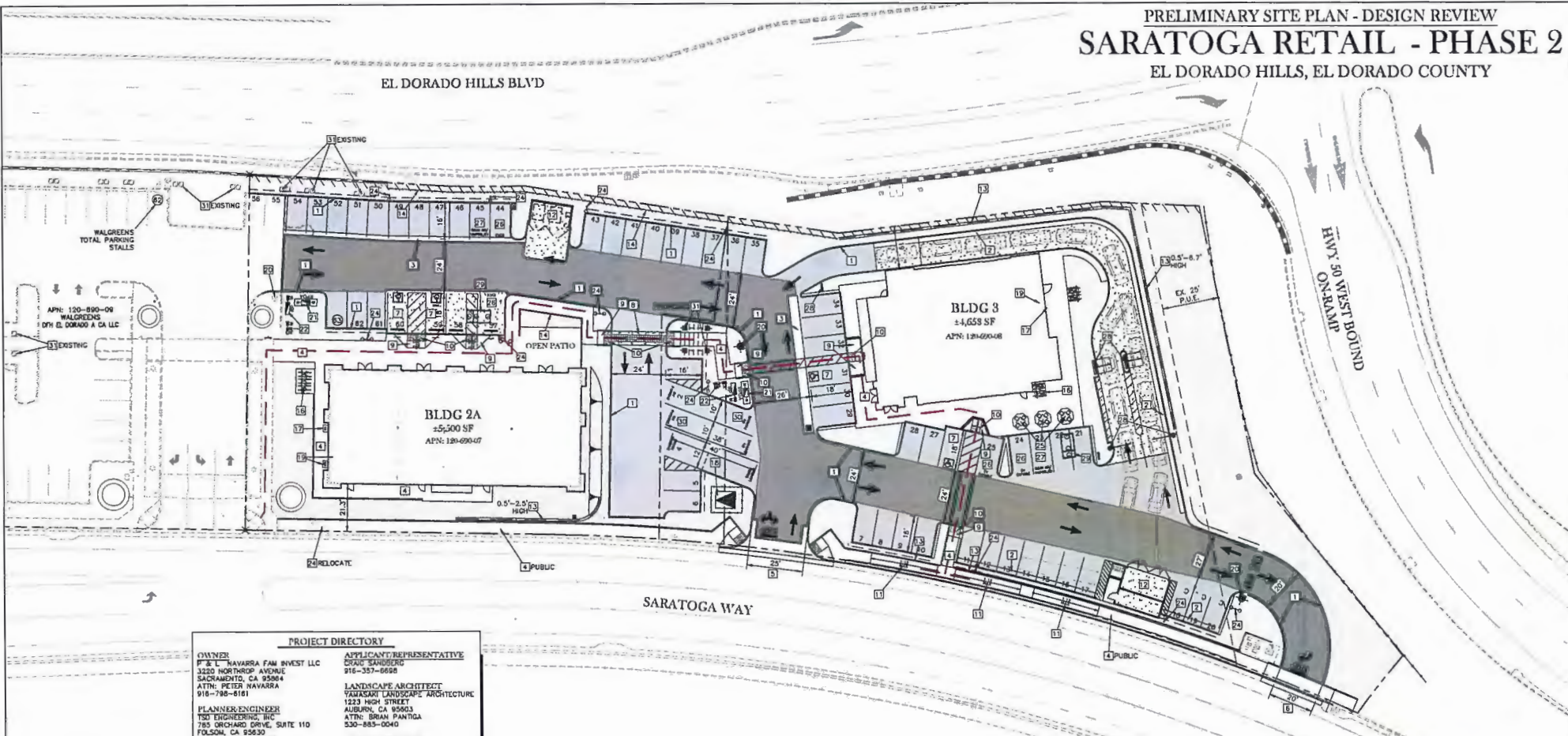


PRELIMINARY SITE PLAN - DESIGN REVIEW
SARATOGA RETAIL - PHASE 2
 EL DORADO HILLS, EL DORADO COUNTY



PROJECT DIRECTORY

OWNER:
 P. & L. NAVARRA FAM INVEST LLC
 3220 NORTHROP AVENUE
 SACRAMENTO, CA 95804
 ATTN: PETER NAVARRA
 916-786-8161

APPLICANT REPRESENTATIVE:
 DAVID SANDBERG
 916-357-6698

PLANNER/ENGINEER:
 TSE ENGINEERING INC
 785 ORCHARD DRIVE, SUITE 110
 FOLSOM, CA 95630
 ATTN: CHRIS SCHULZE
 916-608-0707 x 101

LANDSCAPE ARCHITECT:
 VARIASANT LANDSCAPE ARCHITECTURE
 1223 HIGH STREET
 AUBURN, CA 95603
 ATTN: BRIAN PANITKA
 530-883-0040

ARCHITECT:
 1450 HARBOR BLVD, SUITE A
 WEST SACRAMENTO, CA 95691
 ATTN: STEVE WAKEMAN
 916-527-8970

TRAFFIC ENGINEER:
 MATT WEIR
 RUMLEY-HORN
 916-859-3917

ENVIRONMENTAL ENGINEER:
 ROBERT EDGERTON
 HELIX ENVIRONMENTAL PLANNING, INC.
 916-365-8713

PROJECT SUMMARY-PHASE 2

PARCEL SUMMARY

APN:	120-690-07
LAND AREA: EXISTING	32,578 SF
LAND AREA: PROPOSED	29,560 SF
BUILDING 2A (CPA)	±5,500 SF
(PARKING REQUIRED 19 SPACES @/300 SF)	
LOT COVERAGE:	18.5%

APN: 120-690-08

LAND AREA: EXISTING	41,917 SF
LAND AREA: PROPOSED	44,834 SF
BUILDING 3 (CPA)	±4,658 SF
(PARKING REQUIRED 17 SPACES @/300 SF)	
LOT COVERAGE:	10.4%

PARKING SUMMARY

STANDARD (9'x18 OR 17')	53
RV (10'x24)	2
LOADING (10'x40)	1
COMPACT (9'x18 OR 14')	3
ACCESSIBLE (8'x14)	4
TOTAL PROPOSED	63
(PARKING REQUIRED 34)	

CALGREEN REQUIREMENTS

PARKING FOR FUEL EFFICIENT VEHICLE = 8
 PARKING FOR EV CAPABLE = 4 (1 VAN)

BIKE PARKING SUMMARY

SHORT-TERM BIKE RACKS	13
-----------------------	----

- CONSTRUCTION NOTES**
- 1) VERTICAL CURB
 - 2) COMBINED CURB & GUTTER
 - 3) 2" VALLEY GUTTER
 - 4) CONCRETE SIDEWALK
 - 5) COMMERCIAL DRIVEWAY PER EL DORADO COUNTY STD PLAN 110 CURB RAMP PER CALTRANS STD DTL A8A - CASE G
 - 6) CONSTRUCT COMMERCIAL DRIVEWAY PER EL DORADO COUNTY STD PLAN 103C
 - 7) ACCESSIBLE PARKING STALL ACCESSIBLE AISLE, WHEELSTOP & SIGN R-99.
 - 8) STAMPED ASPHALT/PCC CROSSWALK COLOR & PATTERN TO MATCH ADJACENT DRIVE AISLE (MAX. CROSS SLOPE 2%, LONGITUDINAL SLOPE 4.9% MAX)
 - 9) ACCESSIBLE CURB RAMP
 - 10) CAST IN PLACE DETECTABLE WARNING STRIP 36" DEEP, FULL WIDTH *RUMOR TILE* FEDERAL YELLOW (Ø SARATOGA); *TEKWAY* DARK TERRACOTTA (ØN-SITE)
 - 11) ACCESSIBLE PEDESTRIAN RAMP W/ HANDRAIL/GUARDRAIL
 - 12) TRASH ENCLOSURE
 - 13) RETAINING WALL w/ DECORATIVE FENCE ON TOP OF WALL
 - 14) DECORATIVE METAL FENCE
 - 15) MONUMENT SIGN
 - 16) BICYCLE RACKS
 - 17) GAS METER
 - 18) TRANSFORMER PAD LOCATION
 - 19) ELECTRICAL METER & SWITCH GEAR LOCATION
 - 20) FIRE HYDRANT
 - 21) FIRE DEPARTMENT CONNECTION
 - 22) WATER METER (DOMESTIC & LANDSCAPE)
 - 23) LANDSCAPE CONTROLLER
 - 24) SITE LIGHTING
 - 25) LANDSCAPE/HARDSCAPE AMENITIES
 - 26) EV CAPABLE PARKING STALL
 - 27) FUEL EFFICIENT PARKING STALL
 - 28) DRIVE THRU AMENITIES
 - 29) GREASE INTERCEPTOR
 - 30) RV PARKING
 - 31) OVERHEAD TRELLIS

PAVEMENT LEGEND

REFERENCE GEOTECHNICAL REPORT FOR ALL FILL COMPACTION AND SUBGRADE COMPACTION REQUIREMENTS.

[Pattern]	3" MIN. AC ON 4" CLASS II AB, T.I.=4.5 (R=35)
[Pattern]	5" MIN. AC ON 10" CLASS II AB, T.I.=8.0 (R=35)
[Pattern]	6" PCC ON 6" CLASS II AB
[Pattern]	4" PCC SIDEWALK
[Pattern]	ENHANCED PCC SIDEWALK/CROSSWALK
[Pattern]	LANDSCAPING: SEE LANDSCAPE PLANS & SPECIFICATIONS FOR DETAILS
[Line]	ACCESSIBLE PATH OF TRAVEL

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE October 9, 2018 PRELIMINARY SITE PLAN
 MAY 7, 2018
 REVISED JULY 26, 2018

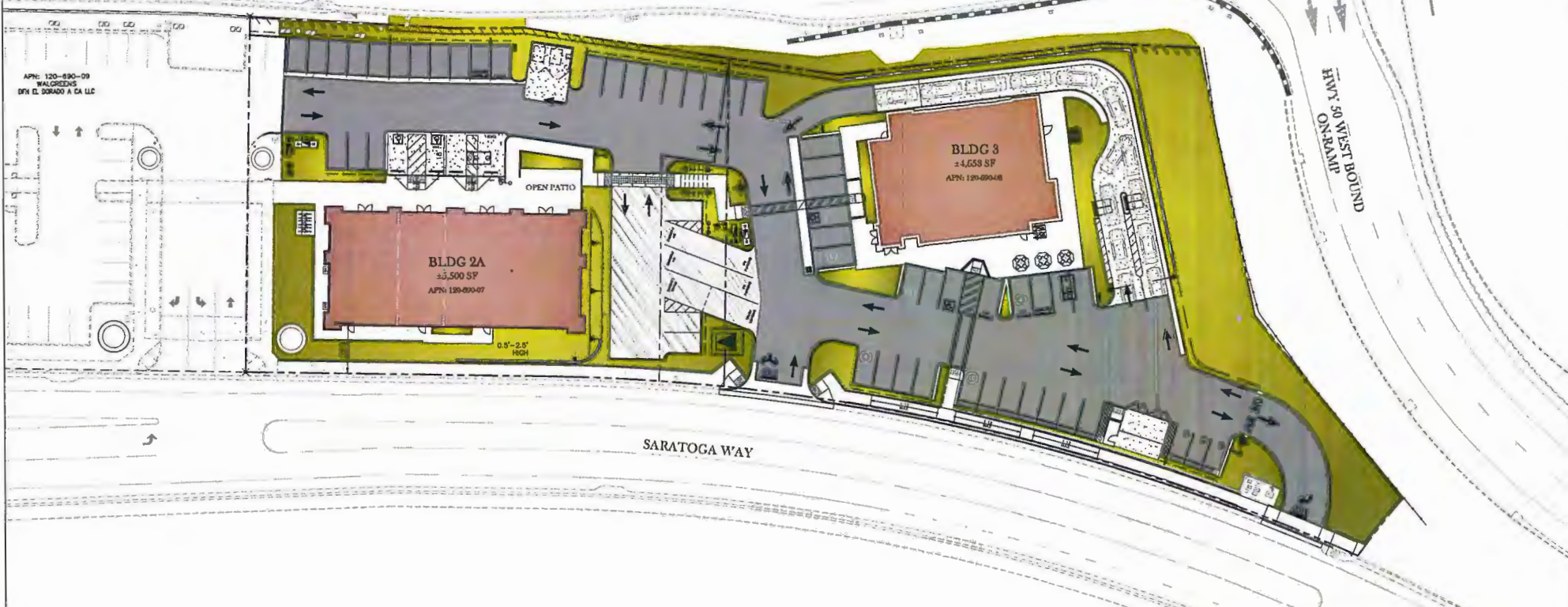
BY Tiffany Schmidt
 EXECUTIVE SECRETARY

TSD ENGINEERING, INC.
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

scale: 1"=20'

PRELIMINARY SITE PLAN - COLOR - DESIGN REVIEW
SARATOGA RETAIL - PHASE 2
 EL DORADO HILLS, EL DORADO COUNTY

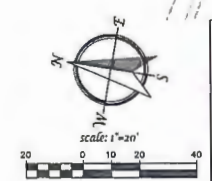
EL DORADO HILLS BLVD



APPROVED
 EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
 DATE: October 9, 2018
 BY: *Tiffany Schmid* **COMT**
 EXECUTIVE SECRETARY

Exhibit H

PAVEMENT LEGEND	
REFERENCE GEOTECHNICAL REPORT FOR ALL FILL COMPACTION AND SUBGRADE COMPACTION REQUIREMENTS.	
	AC PAVEMENT
	PCC PAVEMENT
	PCC SIDEWALK
	ENHANCED PCC SIDEWALK/GROSSWALK
	LANDSCAPING; SEE LANDSCAPE PLANS & SPECIFICATIONS FOR DETAILS.



PRELIMINARY SITE PLAN
 JUNE 26, 2018

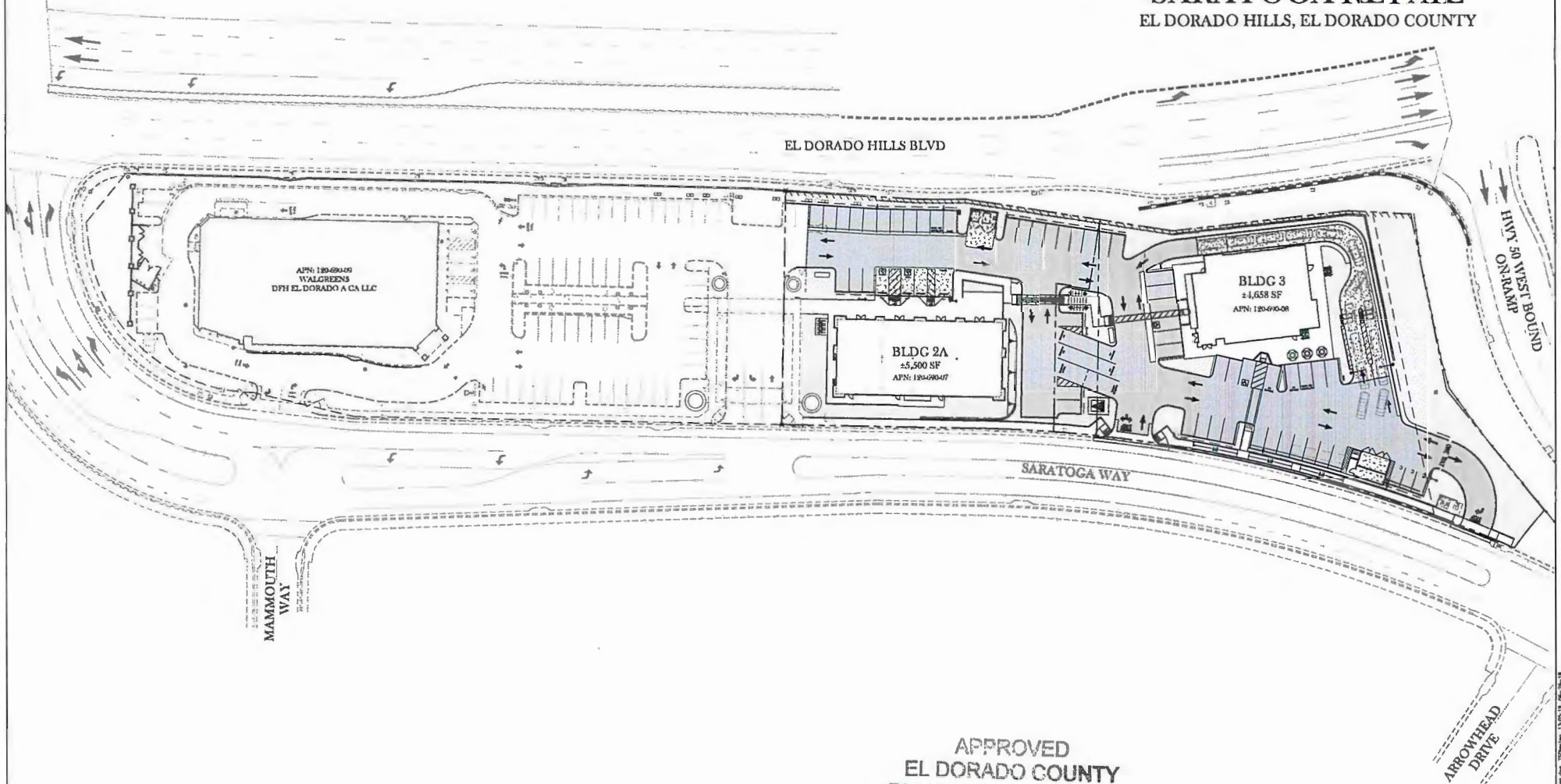
TSD ENGINEERING, INC.
expect more.
 785 Orchard Dr, Suite 110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

P:\Projects\139-090-07_Prelim\139-090-07_Prelim\139-090-07_Prelim.dwg - Color Plot - 11/26/18 11:30:00 AM

OVERALL - PRELIMINARY SITE PLAN - DESIGN REVIEW

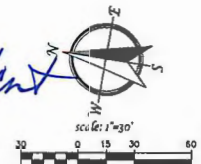
SARATOGA RETAIL

EL DORADO HILLS, EL DORADO COUNTY



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE October 9, 2018
 BY Tiffany Schmid
 EXECUTIVE SECRETARY

PRELIMINARY SITE PLAN
 JUNE 26, 2018

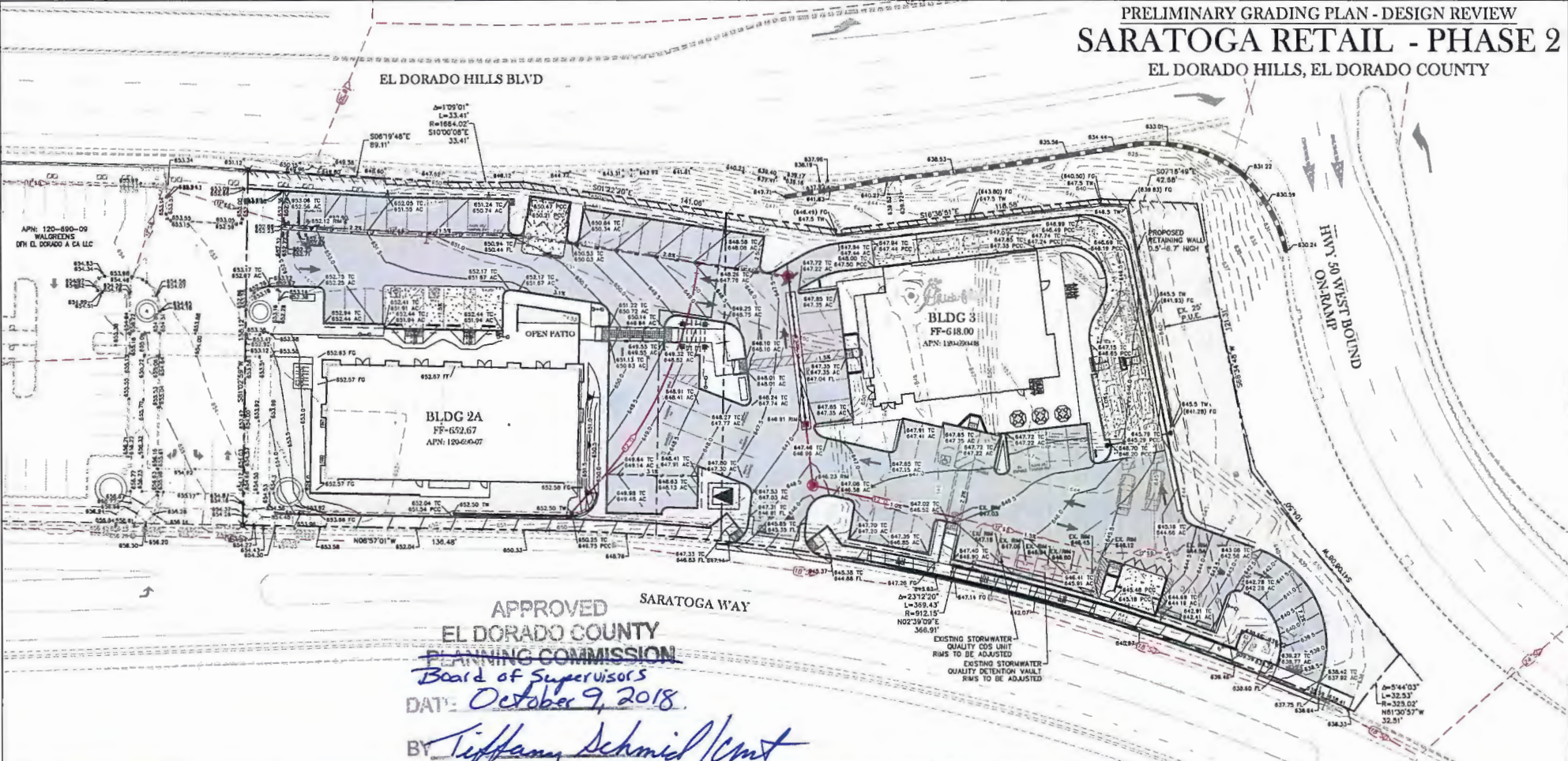


TSD ENGINEERING, INC.
 expect more.
 785 Orchard Dr, Suite 110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

Exhibit I

P:\Projects\120-090-09\120-090-09_Preliminary_Site_Plan.dwg, 11/26/18, 11:26:18 AM, TSD/eng, 11/26/18, 11:26:18 AM

PRELIMINARY GRADING PLAN - DESIGN REVIEW
SARATOGA RETAIL - PHASE 2
 EL DORADO HILLS, EL DORADO COUNTY



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE: *October 9, 2018.*
 BY: *Tiffany Schmid/Cmt*
 EXECUTIVE SECRETARY

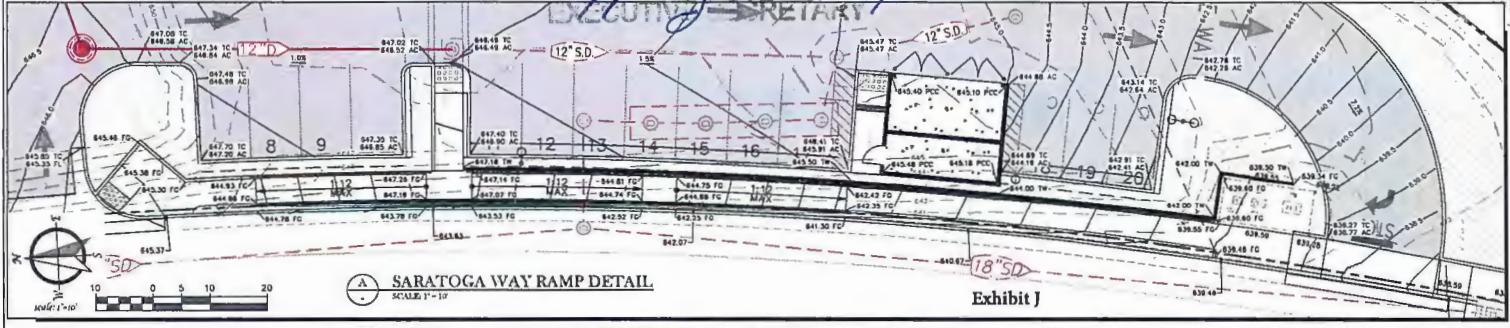


Exhibit J

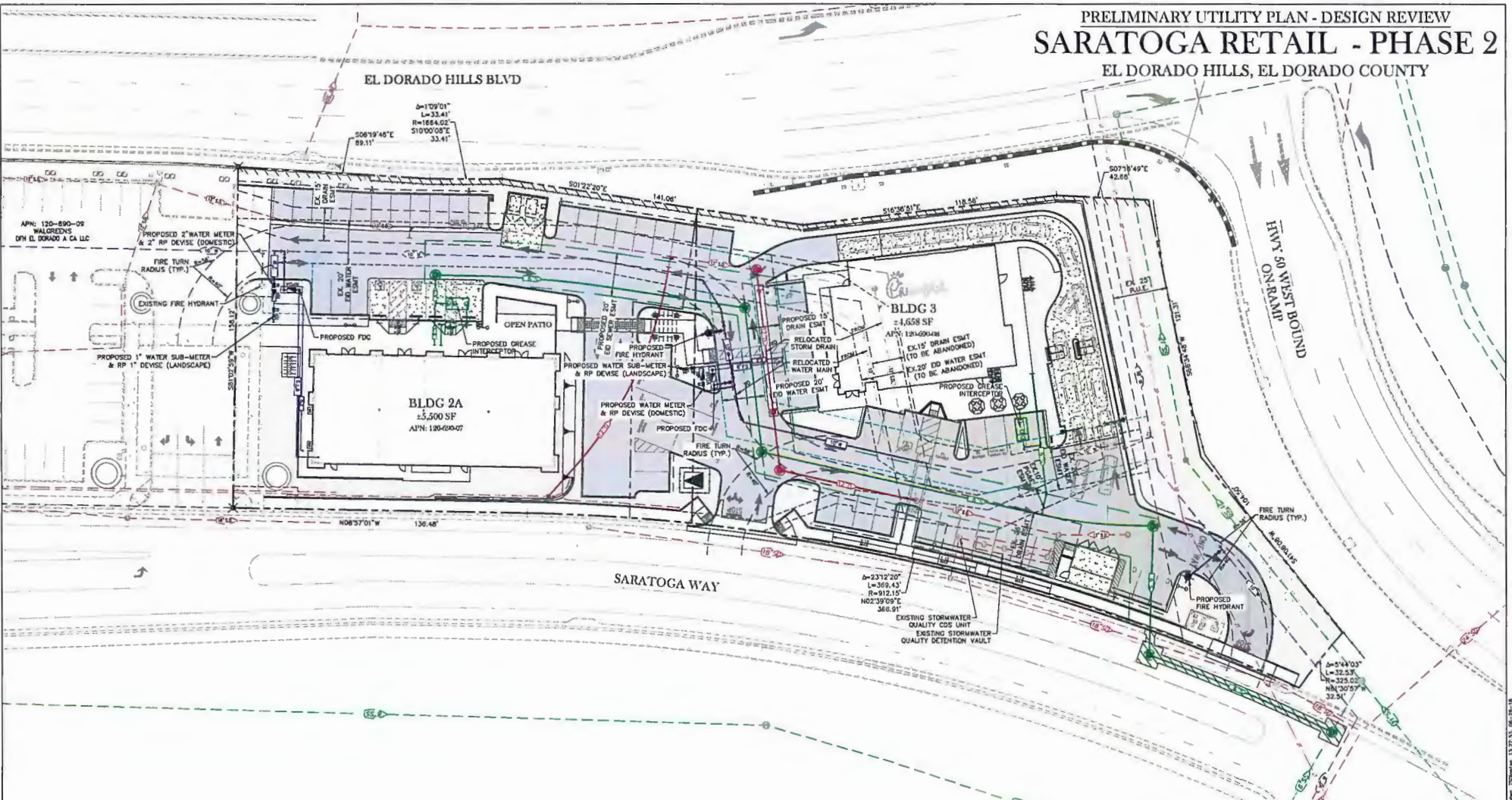
PRELIMINARY GRADING PLAN
 MAY 07, 2018
 REVISED JUNE 26, 2018

TSD ENGINEERING, INC.
 expect more.
 785 Orchard Dr, Suite 110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

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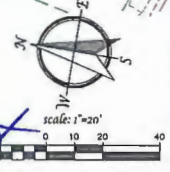
PRELIMINARY UTILITY PLAN - DESIGN REVIEW
SARATOGA RETAIL - PHASE 2

EL DORADO HILLS, EL DORADO COUNTY



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE: *October 9, 2018*

BY: *Tiffany Schmid*
 PROJECT MANAGER



PRELIMINARY UTILITY PLAN
 MAY 07, 2018
 REVISED JUNE 26, 2018

TSD ENGINEERING, INC.
 expect more.
 785 Orchard Dr, Suite 110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

Exhibit K

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EL DORADO HILLS BOULEVARD

SARATOGA WAY

CONCEPT PLANT SCHEDULE

	SHADE TREE 1 Platanus occidentalis 'Formosa' / London Plane Tree	24" box
	SHADE TREE 2 Quercus lobata / Valley Oak	18 gal
	SHADE TREE 3 Platanus racemosa / California Sycamore Multi-Trunk	24" box
	MEDIUM SHADE TREE Cercis canadensis / Eastern Redbud	18 gal
	ACCENT TREE 1 Lagerstroemia x 'Natchez' / White Crape Myrtle	24" box
	ACCENT TREE 2 Arbutus x 'Norte' / Arbutus Multi-Trunk	24" box
	ACCENT SHRUB Cupressus sempervirens 'Tiny Tower' TM / Tiny Tower Italian Cypress	18 gal
	POTENTIAL SHRUBS	
	Abutilon striatum 'Hybrid Blaster' / Giant Doll Abutilon	48" 5 gal 80" oc
	Buddleja davidii 'nanaensis' 'Fascia Plum' TM / Fascia Plum Darterfly Bush	48" 1 gal 40" oc
	Banksia microphylla 'japanica' 'Green Beauty' / Green Beauty Boxwood	48" 5 gal 56" oc
	Camellia japonica 'Kramer's Supreme' TM / Kramer's Supreme Camellia	48" 15 gal 72" oc
	Celastrus scottii 'Wristache' / Sageleaf Redrose	48" 1 gal 40" oc
	Cyrtus minata / Kaffir Lily	48" 1 gal 40" oc
	Dianthus vegeta / African Lily	48" 5 gal 56" oc
	Eunymia fortunei 'Emerald Galaxy' TM / Emerald Galaxy Eunymia	48" 5 gal 80" oc
	Jurpinia chinensis 'Robusta Green' / Robust Green Juniper	48" 5 gal 80" oc
	Lawsonia nerolia / Sweet Bay	48" 24" box 72" oc
	Liriodendron tulipifera 'Silver Surprise' / Silver Surprise Blue Lilytree	48" 1 gal 40" oc
	Madagascar periwinkle / Yellow Trumpet Vine	48" 5 gal 48" oc
	Mahonia aurantiaca 'Soft Green' / Mahonia Soft Green	48" 5 gal 48" oc
	Myrica communis 'Microphylla' / Myrtle	48" 5 gal 48" oc
	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	48" 5 gal 48" oc
	Ostrya pennata 'Flower Purple' / African Daisy	48" 1 gal 56" oc
	Pentstemon tripartitus / Boston Ivy	48" 5 gal 56" oc
	Rosa banksia 'Aldo Piana' / Lady Banks' Rose	48" 5 gal 120" oc
	Rosa horridula 'Iceberg' / Iceberg Rose	48" 5 gal 48" oc
	Rosa polyantha 'Cascia Bruner' / Cascia Bruner Rose	48" 5 gal 56" oc
	Rosmarinus officinalis 'Goldingwood Ingram' / Rosemary	48" 5 gal 48" oc
	Rosmarinus officinalis 'Vara' TM / Inara Trailing Rosemary	48" 5 gal 56" oc
	Selvia greggii 'Purman Red' / Purman's Red Salvia	48" 1 gal 56" oc
	Vincetoxicum / Foxglove	48" 1 gal 24" oc
	ACCENT PLANTING AT ENTRY	
	Adiantum x 'Horseshoe' / Horseshoe Yarrow	16" 1 gal 24" oc
	Erigeron karwinskianus 'Moonlight' / Pink Banks' Barbara Daisy	16" 1 gal 24" oc
	Kaliphofa varia 'Bass Blues' / Red Hot Poker	16" 1 gal 24" oc
	Kaliphofa varia 'Pyramis Beauty' / Poker Plant	16" 1 gal 24" oc
	Rosa x 'Flower Carpet White' / Rose	16" 1 gal 24" oc
	Taxodium distichum / Sweetgum	16" 1 gal 24" oc



PRELIMINARY PLANTING PLAN - DESIGN REVIEW

SARATOGA RETAIL - PHASE 2
EL DORADO HILLS, EL DORADO COUNTY
JUNE 20, 2018

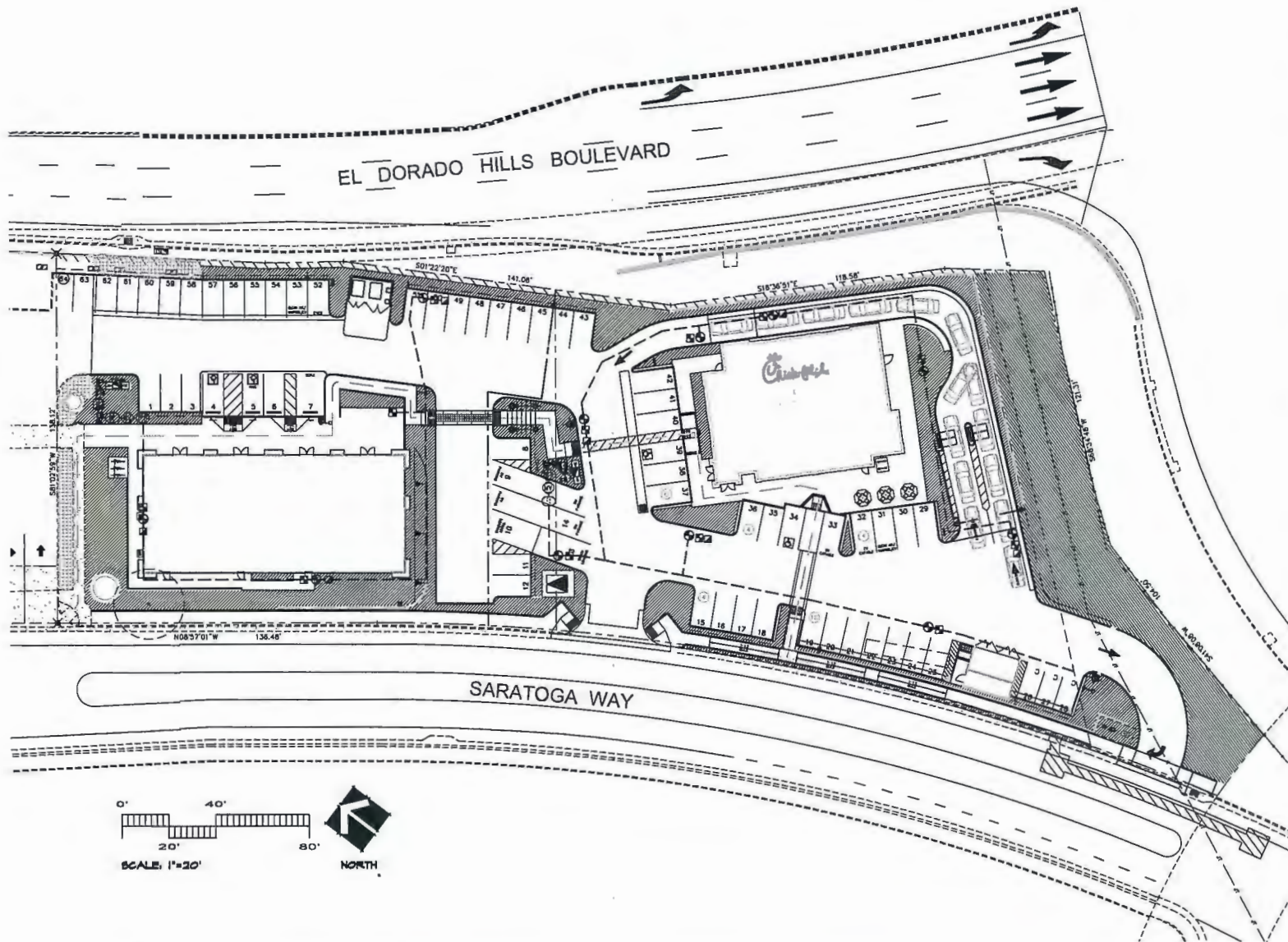
Exhibit L

APPROVED

EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
October 9, 2018.

BY: *Tiffany Schmidt/Cmt*
EXECUTIVE SECRETARY

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, ALBUQUERQUE, NM 87102
TEL: 505.833.0010 FAX: 505.833.0012



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
⊗ ⊗ ⊗ ⊗	Hunter PCB Flood Bubbler, 1/2" FIPT.	20
⊗	Hunter PGZ-101-25 Drip Control Valve Kit, 1" P&V globe valve with 1" HY100 filter system, Pressure Regulation: 25psf. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.	
⊗	Netafim TL000MFV-1 Automatic Flush valve, 1/2" male pipe thread.	
⊗	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is changed to a minimum of 30psf. Includes 16' of 1/4" distribution tubing with connection fitting pre-installed.	
▨	Area to Receive Dripline Hunter PLD-06-10 (10) In-Line Pressure Compensating Landscape Dripline with Built-in Check Valve, 0.65GPH emitters at 10.0' O.C. Dripline laterals spaced at 10.0' apart, with emitters offset for triangular pattern. UV Resistant.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⊗	Hunter IGV-5 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
⊗	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	
⊗	Nibco T-113 Close 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
⊗	Hunter IGV-5 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
⊗	Felco 825Y Reduced Pressure Backflow Preventer	
⊗	Hunter IC-1200-M Modular Controller, 12 stations, Outdoor Model, Metal Cabinet, Commercial Use. With one ICM-600 module included.	
⊗	Creative Sensor Technology F51-T10-001 1" (25mm) PVC tee type flow sensor w/socket and custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .06-52 GPM.	
⊗	Water Meter 1" See Civil plans.	
⊗	Water Meter 1" See Civil Plans	
—	Irrigation Lateral Line: PVC Schedule 40	
---	Irrigation Mainline: CPVC Schedule 40	
----	Pipe Sleeve: PVC Schedule 40	
⊗	Valve Cabinet	
⊗	Valve Number	
⊗	Valve Pipe	
⊗	Valve Box	

PRELIMINARY IRRIGATION PLAN - DESIGN REVIEW

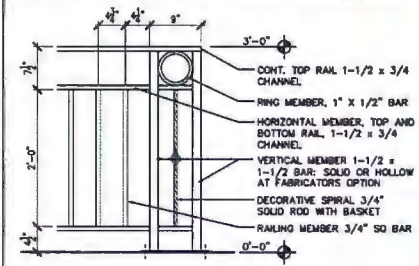
SARATOGA RETAIL - PHASE 2
EL DORADO HILLS, EL DORADO COUNTY
JUNE 20, 2018

Exhibit M

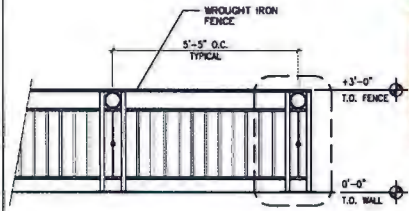
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE: October 9, 2018
BY: Tiffany Schmid/Chf
EXECUTIVE SECRETARY



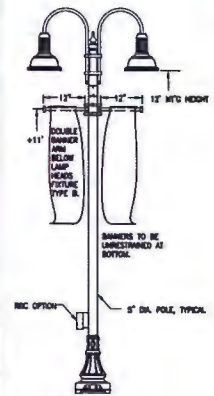
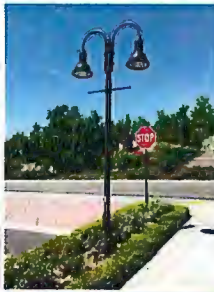
PRELIMINARY SITE DETAILS - DESIGN REVIEW
SARATOGA RETAIL - PHASE 2
 EL DORADO HILLS, EL DORADO COUNTY



FINISH:
 FENCE @ PATIO TO BE POWDER COATED MATTE BLACK
 FENCE @ PERIMETER TO BE POWDER COATED PITTSBURGH PAINTS "SILVER LEAF 406-4"



(A) DECORATIVE METAL FENCE
 NOT TO SCALE PRIVATE ONSITE USE ONLY



TYPE B

POLE BASE SHOWN FOR FINISH TYPE A TYPICAL FOR TYPE B.

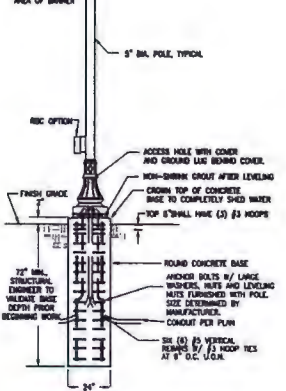
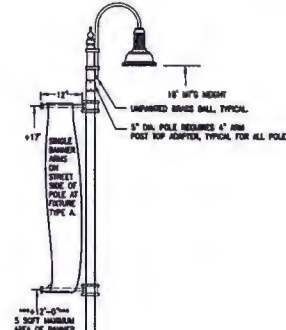
LIGHTING DETAILS

SCALE: NONE

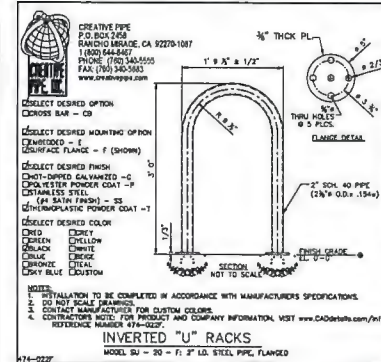
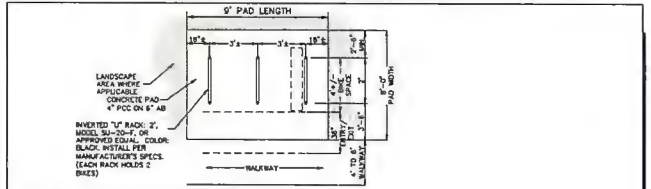
ALL POLES SHALL WITHSTAND 85 MPH WINDS AND 13 GUST FACTOR.
 NOTES: 1. CONCRETE TO FIELD INSTALL W/OUT RECEPTABLES AT ALL LOCATIONS AS SHOWN ON PLANS. SEE OPTION. 2. BRIMMER ARMS ARE ADJUSTABLE, BUT SHALL NOT EXCEED SHOWN AREAS AS SHOWN ABOVE.

(C) SITE LIGHTING

NOT TO SCALE PRIVATE ONSITE USE ONLY



TYPE A

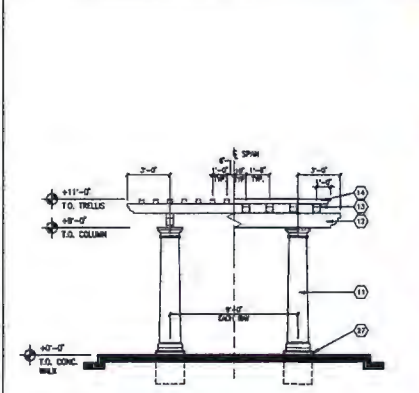


SELECT DESIRED OPTION
 CROSS BAR - CB
 SELECT DESIRED MOUNTING OF RACK
 EXPOSED - E
 CEILING FLANGE - F (SHOWN)
 SELECT DESIRED FINISH
 CHPT-SUPPLY GALVANNEZED - G
 POLYESTER POWDER COAT - P
 CEYANLESS STEEL
 (41 SATIN FINISH) - SS
 CRYSTALINK POWDER COAT - 1
 SELECT DESIRED COLOR
 CHPT: CHPT
 CHEN: CHEN
 BLK: BLK
 WHT: WHT
 CRN: CRN
 CHD: CHD
 CHPT: CHPT
 CHPT: CHPT

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTACT MANUFACTURER FOR CUSTOM COLORS.
 4. CONTRACTOR TO VERIFY PRODUCT AND COMPANY INFORMATION. VISIT: www.CADetails.com/info
 REFERENCE NUMBER 478-0227
INVERTED "U" RACKS
 MODEL 50 - 20 - FT, 5/8" DIA. STEEL PIPE, FLANGED

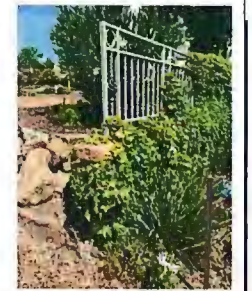
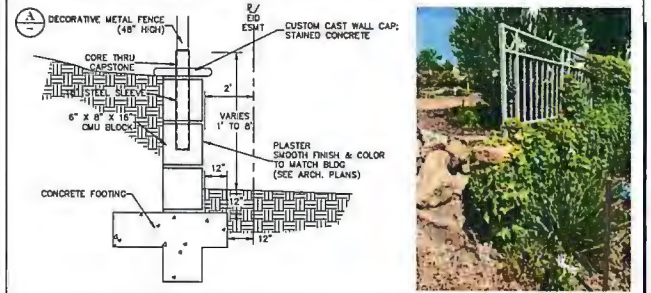
(D) BIKE RACK DETAILS

NOT TO SCALE



(B) OVERHEAD TRELLIS

NOT TO SCALE PRIVATE ONSITE USE ONLY



(E) LANDSCAPE RETAINING WALL

NOT TO SCALE PRIVATE ONSITE USE ONLY

PRELIMINARY SITE DETAILS
 JUNE 26, 2018

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 October 9, 2018

TSD ENGINEERING, INC.
 expect more.
 785 Orchard Dr, Suite 110
 Folsom, CA 95630
 Phone: (916) 608-0202
 Fax: (916) 608-0701

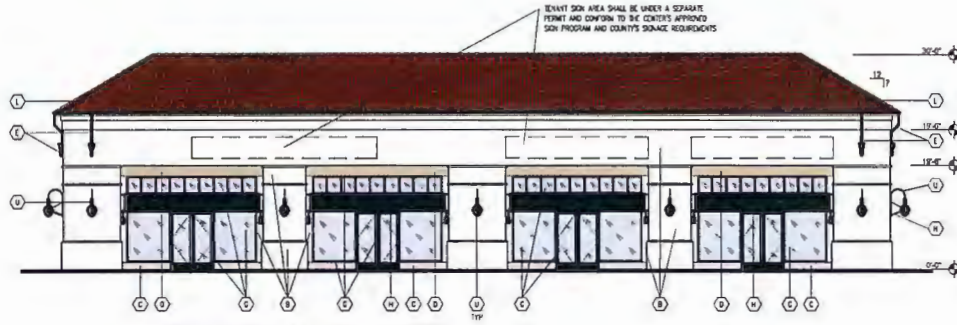
BY: *Tiffany Schmid/Cmt*
 EXECUTIVE SECRETARY

Exhibit N

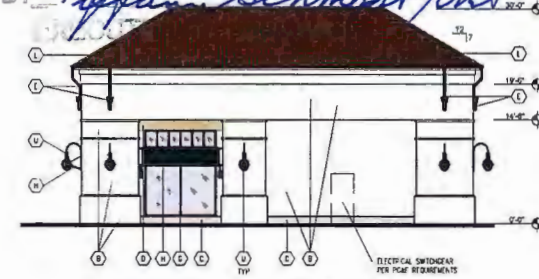
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APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 October 9, 2018

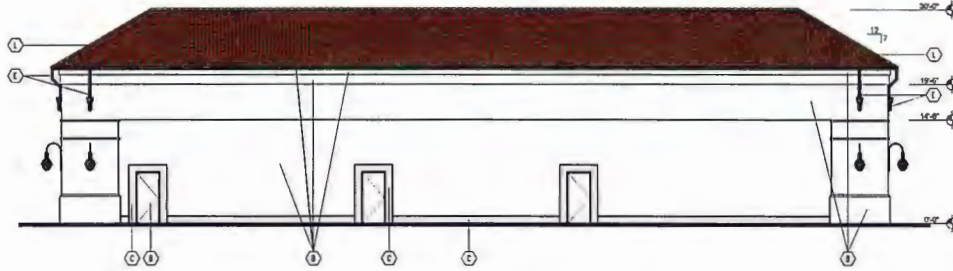
BY *Tiffany Schmidt/Env*



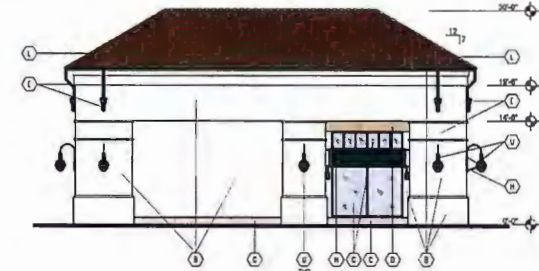
BUILDING 2 - EAST ELEVATION



BUILDING 2 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION



BUILDING 2 - SOUTH ELEVATION

MATERIAL	MANUFACTURER	STYLE / COLOR				
A	METAL FLASH/ENCLOSING	UNCLAD	BONE WHITE	J	- NOT USED -	
B	CEMENT PLASTER WALL/CORNER/ HANDSCUT PAN LEADGLASS DOOR AND FRAME	PITTSBURGH PAINTS	ENOURING KCF 415-1	K	- NOT USED -	
C	CEMENT PLASTER TRIM	PITTSBURGH PAINTS	WHEAT SHEAF 415-3	L	ROOF TILE	REDLAND CLAY TILE JUMPER RD 6020 SERIES TCU4-RS11 18.7% CAPE ANTEQUA 4543 23.7%
D	CEMENT PLASTER TRIM	PITTSBURGH PAINTS	POKY TAIL 315-4	M	- NOT USED -	
E	PATIO FENCE/RAM GUETER	PITTSBURGH PAINTS	WHTI BLACK	N	- NOT USED -	
F	METAL FENCE AT SITE	PITTSBURGH PAINTS	SILVER LEAF 456-4	O	- NOT USED -	
G	RETAINING WALL	F.A.D.	WHTI BLACK	P	- NOT USED -	
H	STOREFRONT	FABRIC: SORBELLA FRAME: ALUMINUM	WHTI BLACK WHTI BLACK	Q	- NOT USED -	
I	JOINING			R	LAMP POST - TYPE B (MATCH EXISTING ON SITE)	ARCHITECTURAL AREA LIGHTING
				S	LAMP POST - TYPE C (MATCH EXISTING ON SITE)	ARCHITECTURAL AREA LIGHTING
				T	- NOT USED -	
				U	TRAIL MOUNTED LIGHT - TYPE A	ARCHITECTURAL AREA LIGHTING
				V	- NOT USED -	
				W	- NOT USED -	
				X	ROUND RECESSED DOWNLIGHT	NOY S08B3 (BLACK)
						W/AC - PR160 H3 (BLACK) POLE - DB10 S1 (BLACK) ARM - TR48 (BLACK) DUAL HEADS - PR160 H3 (BLACK) POLE - CR14 H1 (BLACK) DOUBLE ARMS - TR48 H2 (BLACK)
						SINGLE HEAD - PR160 H3 (BLACK) BRACKET - WYNA 11 (BLACK)

CSHOA
 JUNE 13, 2018
 #15255.2

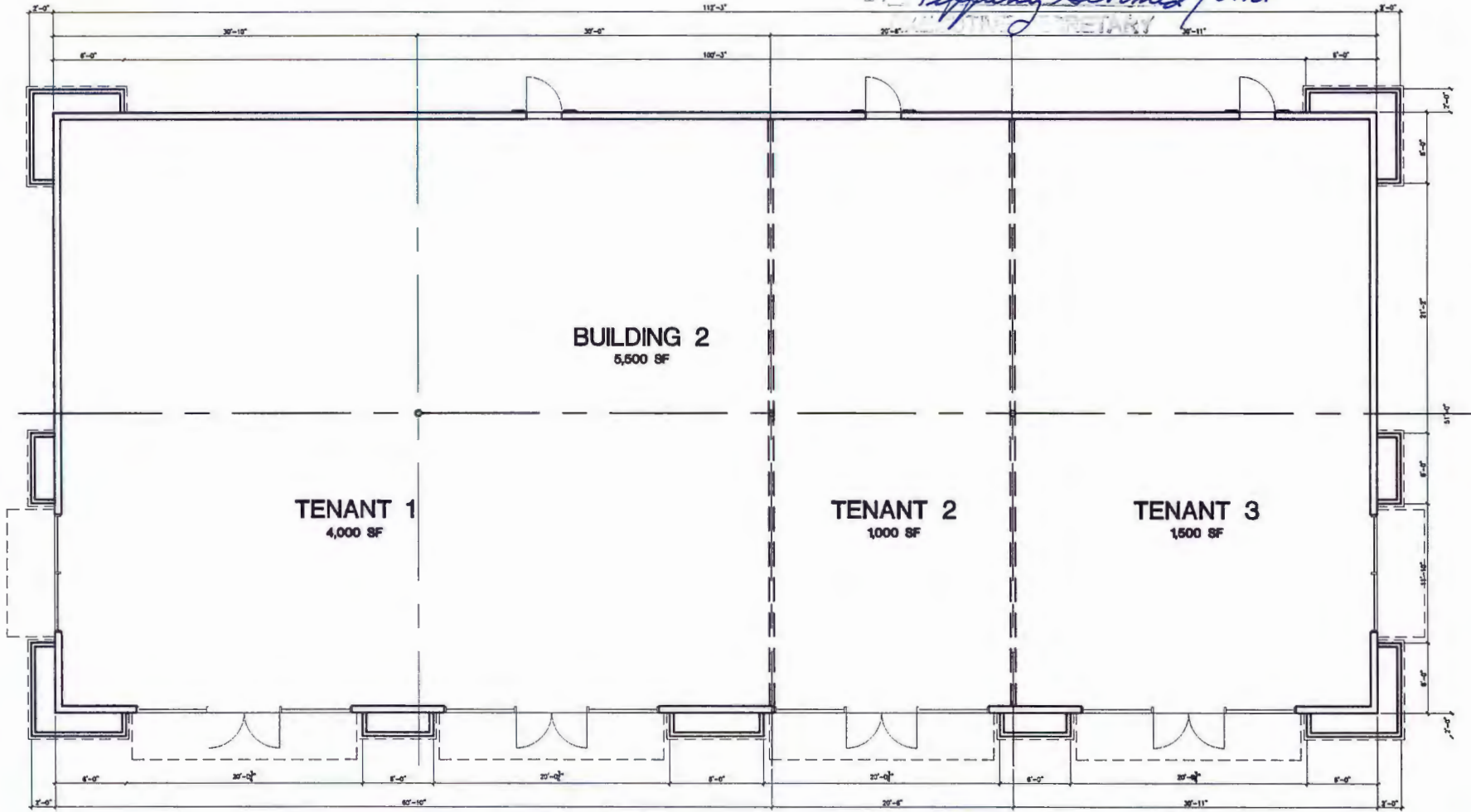
SARATOGA RETAIL
 EL DORADO HILLS BLVD @ SARATOGA WAY
 EL DORADO HILLS, CA

PRELIMINARY EXTERIOR ELEVATIONS
 1/8" = 1'-0"

A5

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
October 9, 2018

BY *Tiffany Schmid/Cmt*
SECRETARY



CSHQ

JUNE 13, 2018
#18286.2

SARATOGA RETAIL

EL DORADO HILLS BLVD @ SARATOGA WAY
EL DORADO HILLS, CA

PRELIMINARY FLOOR PLAN

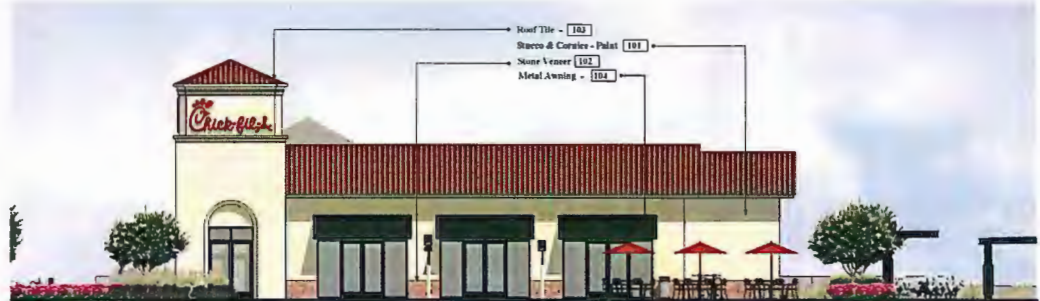
1/4" = 1'-0"



A4



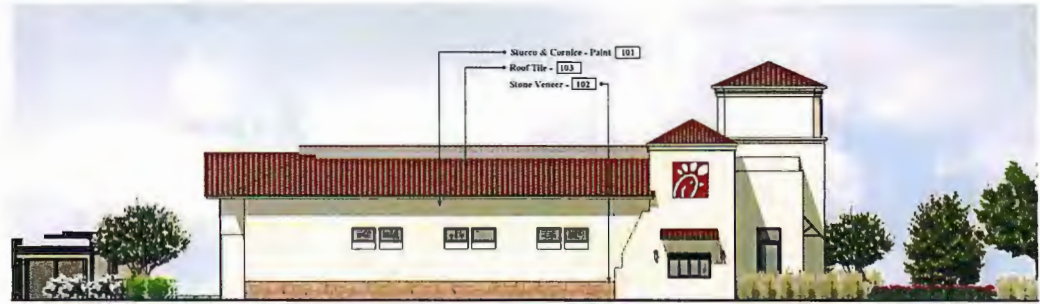
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PRELIMINARY ELEVATIONS
El Dorado Hills, CA

8-12-16
Updated: 11-1-16
11-22-16
11-29-16
12-02-16
06-22-17
07/12/17

File Name: 15-217 Elevation

EL DORADO COUNTY
BOARD OF SUPERVISORS
October 9, 2018
BY *Tiffany Schmid*
EXECUTIVE SECRETARY

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- 101 Paint - Sherwin Williams - #SW7541 "Ocean Gray"
- 102 Stone Veneer - El Dorado Stone - Roughcut "Wheatfield"
- 103 Roof Tile - Kendall Clay Tile - Juniper 9000 Series "Rioja Handmade #95111"
- 104 Metal Awning - "Black"



C · R · H · O
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Exhibit Q



NORTHWEST ELEVATION



PRELIMINARY RENDERINGS
El Dorado Hills, CA

File Name: 15-217 Elevations

8-12-16
Updated: 11-1-16
11-22-16
11-29-16
12-02-16
06-22-17
07/12/17

Exhibit R

C · R · H · O

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EXECUTIVE DIRECTOR



SOUTHWEST ELEVATION



PRELIMINARY RENDERINGS
El Dorado Hills, CA

File Name: 15-227 Elevations

8-12-16
Updated: 11-1-16
11-22-16
11-29-16
12-02-16
06-22-17
07/12/17

Exhibit S

C · R · H · O

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October 9, 2018.

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PATIO AREA



PRELIMINARY RENDERINGS
El Dorado Hills, CA

File Name: 15-227 Elevations

8-12-16
Updated: 11-1-16
11-23-16
11-29-16
12-02-16
06-22-17
07/12/17

Exhibit T

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DATE: October 9, 2018

BY: Tiffany Schmidt / Cmst
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