

(PowerPoint presentation  
by applicant)

PC 6/26/14  
#4  
20 pages

# El Dorado Hills Apartments



EL DORADO HILLS TOWN CENTER— EL DORADO COUNTY, CA



## A.G. Spanos Companies

is a family-owned builder of multifamily housing and master-planned communities with fifty years of operational experience. Our mission is to enhance the communities where we build and develop projects that endure.





A.G. Spanos Companies







# EVERYONE

deserves a well designed place to live





Looking  
East



Looking  
West

# Site Photos

Looking  
West



Looking  
North



# Site Photos





## Neighborhood Context



PROPERTY DESCRIPTION	
ADDRESS:	TOWN CENTER BLVD EL DORADO HILLS, CA EL DORADO COUNTY
APN:	121-296-00-100, 121-296-01-100, & 121-296-02-100
PROPERTY AREA:	100 3,555 AC (196,852 SF)
BUILDING DESCRIPTION	
17,227,297 SF 4-STORY APARTMENT BUILDING	
STUDIO UNITS:	24
ONE-BEDROOM UNITS:	131
TWO-BEDROOM UNITS:	85
TOTAL UNITS:	240
PARKING SUMMARY	
GARAGE STALLS:	431
ON-SITE (EXCLUSIVE):	4
ON-STREET ACCESSIBLE (EXCLUSIVE):	1
TOTAL PROPOSED:	436
TOTAL REQUIRED (DESIGN GUIDELINES):	
1.0 STALLS PER STUDIO:	24
1.5 STALLS PER ONE-BEDROOM:	197
2.0 STALLS PER TWO-BEDROOM:	170
0.1 GUEST STALLS PER UNIT:	25
TOTAL:	416

# EL DORADO HILLS APARTMENTS

05/26/14

ILLUSTRATIVE SITE PLAN

2





PIAZZA PERSPECTIVE

# EL DORADO HILLS APARTMENTS

06/06/14

**AGS**  
A.G. Spang Company

213289  
PIAZZA  
3

**KEPHART**  
COMMERCIAL ARCHITECTURE



MERCEDES AND GREENBELT PERSPECTIVE



TOWN CENTER AND GREENBELT PERSPECTIVE

**EL DORADO HILLS APARTMENTS**

05/06/14


  
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 PERSPECTIVES
   
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UNIVERSITY PARK, TEXAS



EL DORADO HILLS APARTMENTS

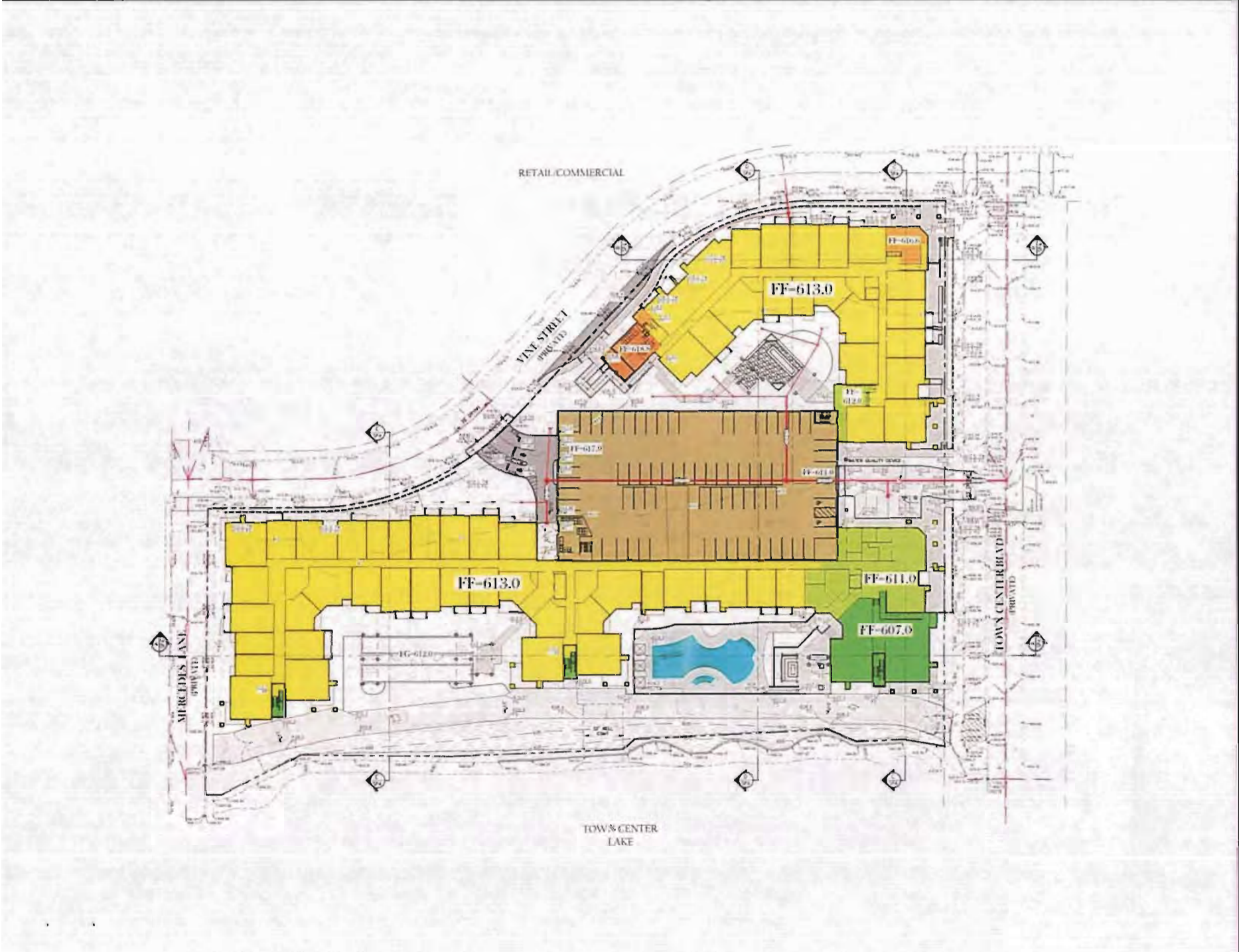


PROPERTY DESCRIPTION	
ADDRESS:	TOWN CENTER BLVD EL DORADO HILLS, CA EL DORADO COUNTY
APN:	121-290-04-100, 121-290-01-100, & 121-290-62
PROPERTY AREA:	180 6,555 AC (136,862 SF)
BUILDING DESCRIPTION	
77,257 SF 4-STORY APARTMENT BUILDING	
STUDIO UNITS:	24
ONE-BEDROOM UNITS:	131
TWO-BEDROOM UNITS:	95
TOTAL UNITS:	250
PARKING SUMMARY	
GARAGE STALLS	431
ON-SITE (EXCLUSIVE)	4
ON-SITE ACCESSIBLE (EXCLUSIVE)	1
TOTAL PROPOSER:	436
TOTAL REQUIRED (DESIGN GUIDELINES):	
1.5 STALLS PER STUDIO	24
1.5 STALLS PER ONE-BEDROOM	197
2.0 STALLS PER TWO-BEDROOM	190
0.1 GUEST STALLS PER UNIT	25
TOTAL	436

**EL DORADO HILLS APARTMENTS**  
05/06/14

21061  
ILLUSTRATIVE SITE PLAN  
2

# Supplemental Slides





**GENERAL LANDSCAPE DESIGN NOTES**

The design of the landscape irrigation system is intended to meet the State of California's Landscape Water Conservation Model Ordinance. Toward this end, the project will include the following best practices:

1. High water use lawn grass areas, will be limited to not more than 50% of the landscape, and shall be irrigated by a low volume pop-up rotary system.
2. Plant materials will be selected based on their proposed location and micro-climate expectations.
3. Hydrozone irrigation techniques will be incorporated.
4. The plant palette will utilize at least 60% native California or low water use plant materials appropriate to the climate zone region.
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary nozzles where appropriate in large ground cover areas, traditional drip irrigation, and/or an in-line drip irrigation system.
6. All electronic irrigation valves shall be connected to an automatic "SMART" irrigation control system.
7. The irrigation system shall be designed to meet the most current State and local agency water conservation policies / standards.





ARCHSTONE SAN MATEO – SAN MATEO, CA



ARBOR SQUARE & THE ORCHARDS TOWN CENTER – WESTMINSTER, CO



BROADSTONE CORNERSTAR – PARKER, CO