

**OWNER / DEVELOPER**  
 TIM SHANNAHAN  
 TFC/VPD VENTURE 1, LLC  
 P.O. BOX 2670  
 GRANITE BAY, CA 95746

**ARCHITECT**  
 AREL L. VALLI  
 VALLI ARCHITECTURAL GROUP  
 2740S PUERTA REAL, SUITE 235  
 MISSION VIEJO, CA 92691  
 PHONE: 949-813-4191  
 E-MAIL: arel@valliarch.com

**LANDSCAPE ARCHITECT**  
 SCOTT VOLMER  
 GREAT VALLEY DESIGN, INC  
 1219 SPRUCE LANE  
 DAVIS, CA 95616  
 PHONE: (530) 792-7095  
 E-MAIL: svolmer@gdvai.com

**PROJECT DATA**

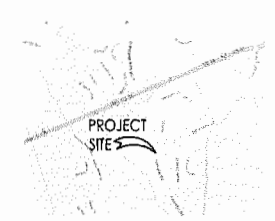
GROSS SITE AREA 97,732 SQ. FT.  
 (2.24 ACRE)

**EXISTING BUILDING**

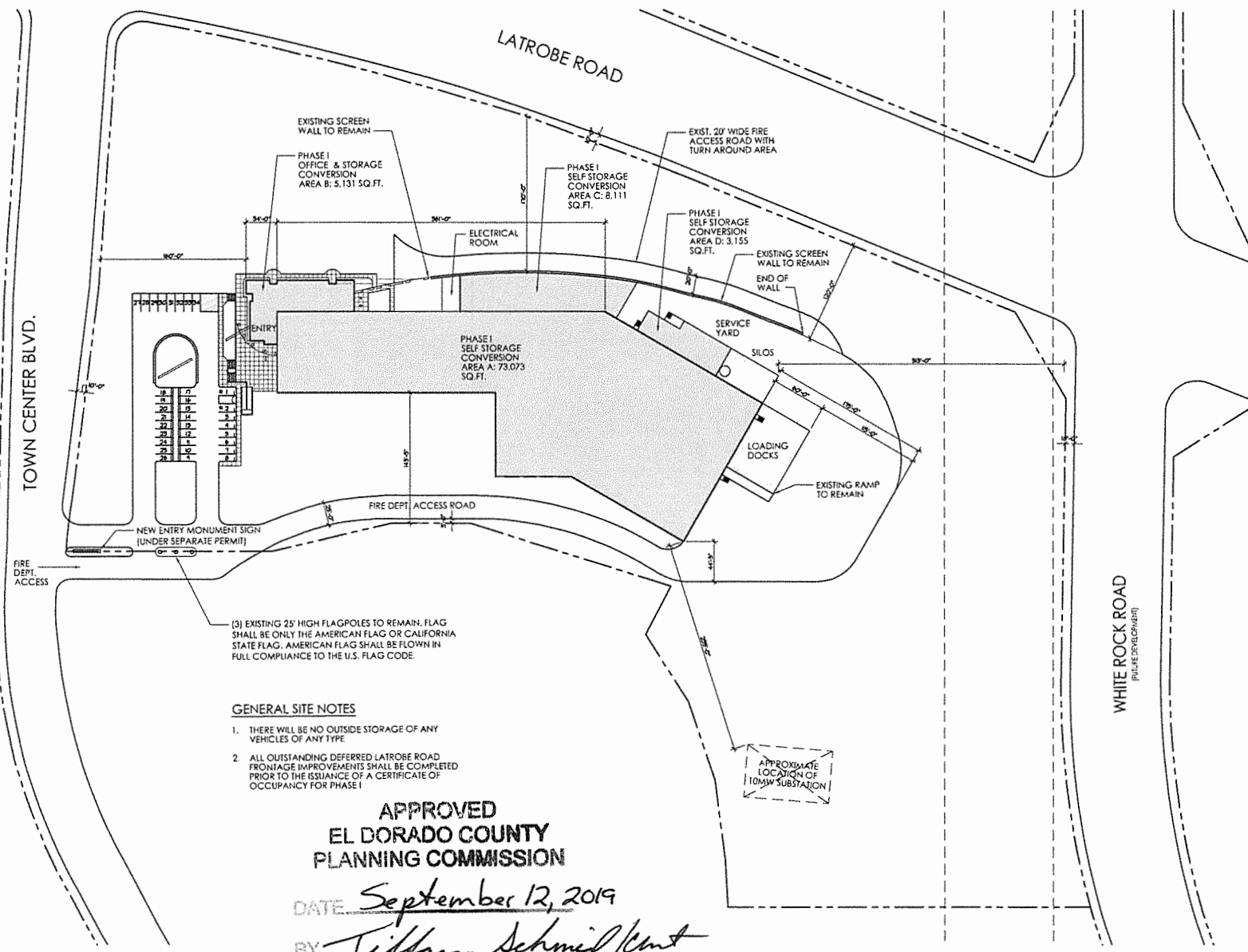
|              |                       |
|--------------|-----------------------|
| AREA 'A'     | 73,073 SQ. FT.        |
| AREA 'B'     | 5,131 SQ. FT.         |
| AREA 'C'     | 8,111 SQ. FT.         |
| AREA 'D'     | 3,155 SQ. FT.         |
| <b>TOTAL</b> | <b>89,470 SQ. FT.</b> |

**PARKING SPACES**  
 (EXISTING)

|                   |
|-------------------|
| (2) ACCESSIBLE    |
| (32) STANDARD     |
| <b>(34) TOTAL</b> |



VICINITY MAP



(3) EXISTING 25' HIGH FLAGPOLES TO REMAIN. FLAG SHALL BE ONLY THE AMERICAN FLAG OR CALIFORNIA STATE FLAG. AMERICAN FLAG SHALL BE FLOWN IN FULL COMPLIANCE TO THE U.S. FLAG CODE.

**GENERAL SITE NOTES**

1. THERE WILL BE NO OUTSIDE STORAGE OF ANY VEHICLES OF ANY TYPE
2. ALL OUTSTANDING DEFERRED LATROBE ROAD FRONTAGE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE I

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

DATE September 12, 2019

BY Tiffany Schmid  
 EXECUTIVE SECRETARY

Exhibit F

**SUPERIOR SELF STORAGE CONVERSION**

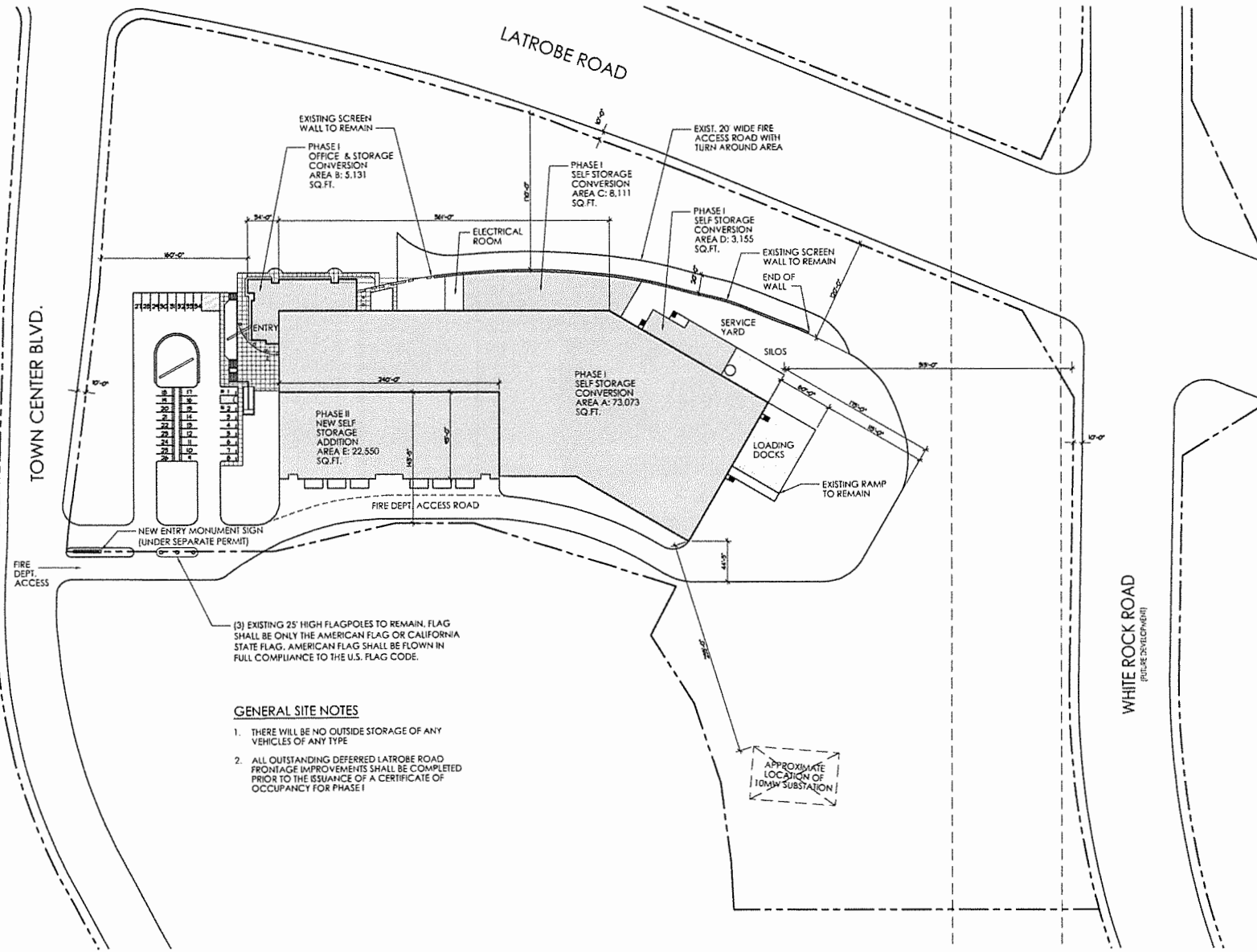
EL DORADO HILLS, CA

**PHASE I SITE PLAN**

01/28/2019



SCALE: 1" = 50'-0"



(3) EXISTING 25' HIGH FLAGPOLES TO REMAIN. FLAG SHALL BE ONLY THE AMERICAN FLAG OR CALIFORNIA STATE FLAG. AMERICAN FLAG SHALL BE FLOWN IN FULL COMPLIANCE TO THE U.S. FLAG CODE.

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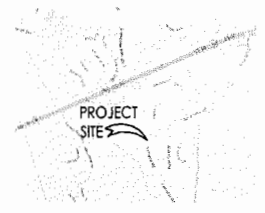
**ARCHITECT**  
 ARIEL L. VALLI  
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 27405 PUERTIA REAL, SUITE 235  
 MISSION VIEJO, CA 92691  
 PHONE: 949-813-4191  
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**PROJECT DATA**

|                      |                        |
|----------------------|------------------------|
| EXISTING BUILDING    |                        |
| AREA 'A'             | 73,073 SQ. FT.         |
| AREA 'B'             | 5,131 SQ. FT.          |
| AREA 'C'             | 8,111 SQ. FT.          |
| AREA 'D'             | 3,155 SQ. FT.          |
| PHASE I TOTAL        | 89,470 SQ. FT.         |
| PHASE II ADDITION    | 22,550 SQ. FT.         |
| <b>TOTAL PROJECT</b> | <b>112,020 SQ. FT.</b> |

**PARKING SPACES**  
 (EXISTING)  
 (2) ACCESSIBLE  
 (32) STANDARD  
 (34) TOTAL



VICINITY MAP

**SUPERIOR SELF STORAGE CONVERSION**

EL DORADO HILLS, CA

**PHASE II SITE PLAN**

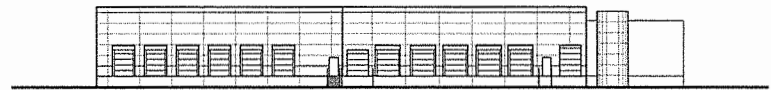
01/28/2019

SCALE: 1" = 50'-0"

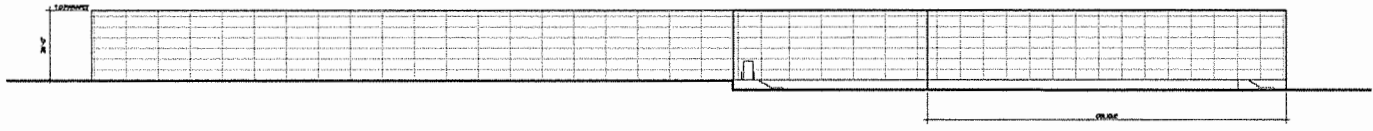




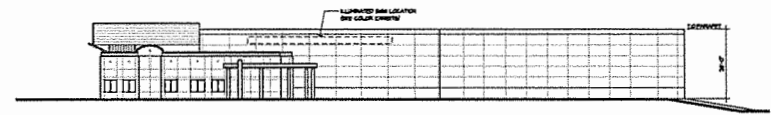
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE *September 12, 2019*

BY *Tiffany Schmid Kent*  
EXECUTIVE SECRETARY

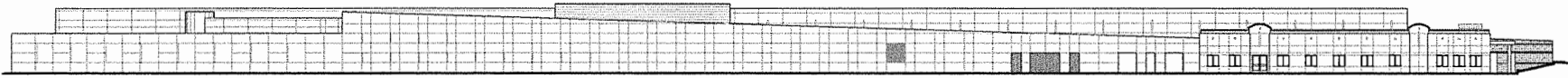
Exhibit G

SUPERIOR SELF STORAGE CONVERSION  
EL DORADO HILLS, CA

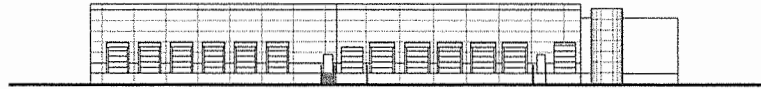
PHASE I ELEVATIONS

SCALE: 1/8" = 1'-0"  
11/01/2018

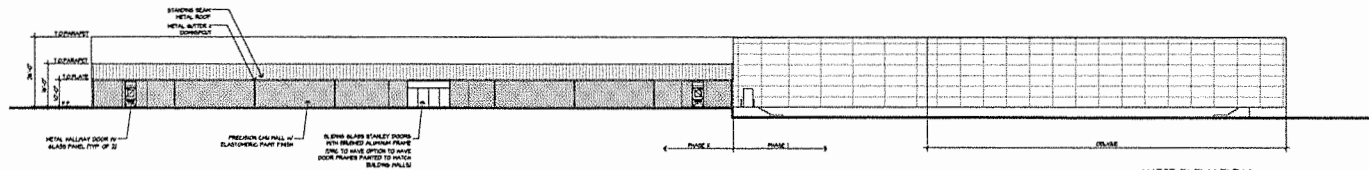




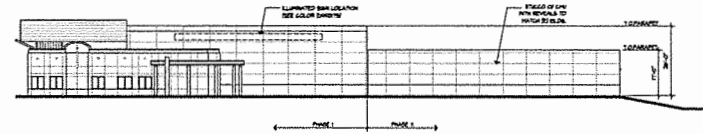
EAST ELEVATION  
1/2" = 1'-0"



SOUTH ELEVATION  
1/2" = 1'-0"



WEST ELEVATION  
1/2" = 1'-0"



NORTH ELEVATION  
1/2" = 1'-0"

SUPERIOR SELF STORAGE CONVERSION  
EL DORADO HILLS, CA

PHASE II ELEVATIONS

SCALE 1/2" = 1'-0"

1/2" = 1'-0"

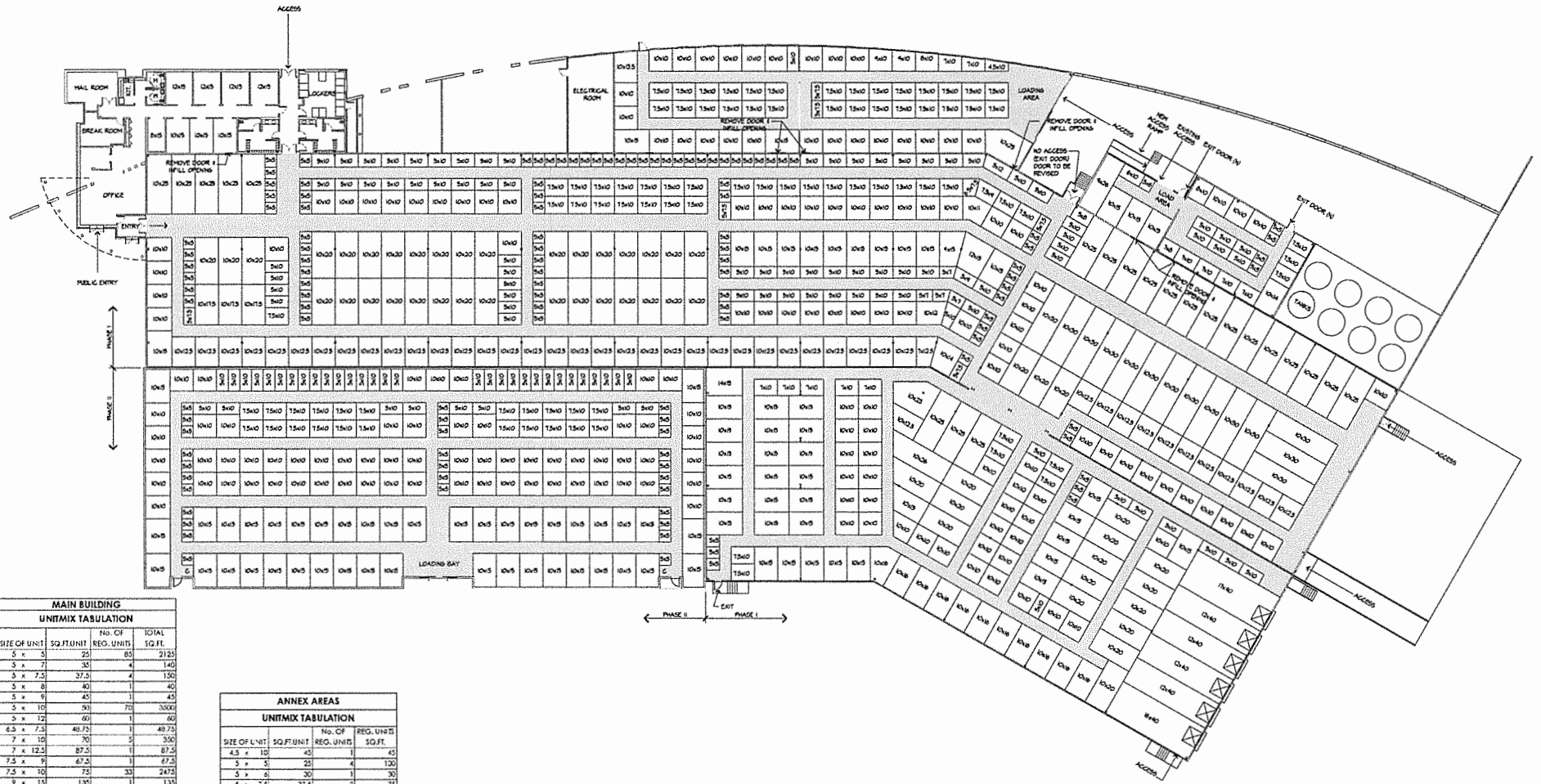


| SIZE OF UNIT        | SQ.FT/UNIT | NO. OF REG. UNITS | TOTAL SQ.FT. |
|---------------------|------------|-------------------|--------------|
| 5 x 5               | 25         | 85                | 2175         |
| 5 x 7               | 35         | 4                 | 140          |
| 5 x 7.5             | 37.5       | 4                 | 150          |
| 5 x 8               | 40         | 1                 | 40           |
| 5 x 9               | 45         | 1                 | 45           |
| 5 x 10              | 50         | 70                | 3500         |
| 5 x 12              | 60         | 1                 | 60           |
| 6.5 x 7.5           | 48.75      | 1                 | 48.75        |
| 7 x 10              | 70         | 5                 | 350          |
| 7 x 12.5            | 87.5       | 1                 | 87.5         |
| 7.5 x 9             | 67.5       | 1                 | 67.5         |
| 7.5 x 10            | 75         | 33                | 2475         |
| 9 x 15              | 135        | 1                 | 135          |
| 10 x 10             | 100        | 83                | 8300         |
| 10 x 11             | 110        | 1                 | 110          |
| 10 x 12             | 120        | 1                 | 120          |
| 10 x 12.5           | 125        | 44                | 5500         |
| 10 x 14             | 140        | 1                 | 140          |
| 10 x 15             | 150        | 41                | 6150         |
| 10 x 16             | 160        | 11                | 1760         |
| 10 x 17.5           | 175        | 3                 | 525          |
| 10 x 20             | 200        | 51                | 10200        |
| 10 x 23             | 230        | 1                 | 230          |
| 10 x 25             | 250        | 22                | 5500         |
| 10 x 26             | 260        | 1                 | 260          |
| 10 x 28             | 280        | 14                | 4000         |
| 12 x 15             | 180        | 1                 | 180          |
| 12 x 40             | 480        | 4                 | 1920         |
| 14 x 15             | 210        | 1                 | 210          |
| 15 x 40             | 600        | 1                 | 600          |
| 17 x 40             | 680        | 1                 | 680          |
| TOTAL               | 490        | 55,849            | 113,978      |
| AVERAGE UNIT SIZE   |            |                   | 73,073       |
| GROSS BUILDING AREA |            |                   | 76,435       |
| EFFICIENCY          |            |                   |              |

| SIZE OF UNIT        | SQ.FT/UNIT | NO. OF REG. UNITS | TOTAL SQ.FT. |
|---------------------|------------|-------------------|--------------|
| 4.5 x 10            | 45         | 1                 | 45           |
| 5 x 5               | 25         | 4                 | 100          |
| 5 x 6               | 30         | 1                 | 30           |
| 5 x 7.5             | 37.5       | 2                 | 75           |
| 5 x 10              | 50         | 7                 | 350          |
| 6 x 10              | 60         | 1                 | 60           |
| 7 x 10              | 70         | 4                 | 280          |
| 7 x 8               | 56         | 1                 | 56           |
| 7.5 x 10            | 75         | 31                | 2325         |
| 8 x 10              | 80         | 2                 | 160          |
| 8 x 15              | 120        | 1                 | 120          |
| 9 x 10              | 90         | 2                 | 180          |
| 9 x 24              | 234        | 1                 | 234          |
| 10 x 10             | 100        | 27                | 2700         |
| 10 x 13.5           | 135        | 1                 | 135          |
| 10 x 14.0           | 140        | 1                 | 140          |
| 10 x 15.0           | 150        | 8                 | 1200         |
| 12 x 15             | 180        | 4                 | 720          |
| 10 x 23             | 230        | 1                 | 230          |
| TOTAL               |            | 102               | 9,280        |
| AVERAGE UNIT SIZE   |            |                   | 90.98        |
| GROSS BUILDING AREA |            |                   | 17,370       |
| EFFICIENCY          |            |                   | 53.30%       |
| LOCKERS             |            |                   |              |
| 3x4x4               |            | 20                |              |
| 4x4x4               |            | 4                 |              |

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE September 12, 2019  
 BY Tiffany Schmid / Unit  
 EXECUTIVE SECRETARY





| MAIN BUILDING UNITMIX TABULATION |             |                   |               |
|----------------------------------|-------------|-------------------|---------------|
| SIZE OF UNIT                     | SQ.FT./UNIT | NO. OF REG. UNITS | TOTAL SQ.FT.  |
| 5 x 5                            | 25          | 80                | 2125          |
| 5 x 7                            | 35          | 4                 | 140           |
| 5 x 7.5                          | 37.5        | 4                 | 150           |
| 5 x 8                            | 40          | 1                 | 40            |
| 5 x 9                            | 45          | 1                 | 45            |
| 5 x 10                           | 50          | 70                | 3500          |
| 5 x 12                           | 60          | 1                 | 60            |
| 6.5 x 7.5                        | 48.75       | 1                 | 48.75         |
| 7 x 10                           | 70          | 5                 | 350           |
| 7 x 12.5                         | 87.5        | 1                 | 87.5          |
| 7.5 x 9                          | 67.5        | 1                 | 67.5          |
| 7.5 x 10                         | 75          | 32                | 2400          |
| 9 x 15                           | 135         | 1                 | 135           |
| 10 x 10                          | 100         | 83                | 8300          |
| 10 x 11                          | 110         | 1                 | 110           |
| 10 x 12                          | 120         | 1                 | 120           |
| 10 x 12.5                        | 125         | 44                | 5500          |
| 10 x 14                          | 140         | 1                 | 140           |
| 10 x 15                          | 150         | 41                | 6150          |
| 10 x 16                          | 160         | 11                | 1760          |
| 10 x 17.5                        | 172.5       | 3                 | 517.5         |
| 10 x 20                          | 200         | 51                | 10200         |
| 10 x 23                          | 230         | 1                 | 230           |
| 10 x 25                          | 250         | 22                | 5500          |
| 10 x 26                          | 260         | 1                 | 260           |
| 10 x 30                          | 300         | 14                | 4200          |
| 12 x 15                          | 180         | 1                 | 180           |
| 12 x 40                          | 480         | 4                 | 1920          |
| 14 x 15                          | 210         | 1                 | 210           |
| 16 x 40                          | 640         | 1                 | 640           |
| 17 x 40                          | 680         | 1                 | 680           |
| <b>TOTAL</b>                     | <b>490</b>  | <b>55</b>         | <b>55,840</b> |
| AVERAGE UNIT SIZE                |             |                   | 112.96        |
| GROSS BUILDING AREA              |             |                   | 73,073        |
| EFFICIENCY                       |             |                   | 76.43%        |

| ANNEX AREAS UNITMIX TABULATION |             |                   |              |
|--------------------------------|-------------|-------------------|--------------|
| SIZE OF UNIT                   | SQ.FT./UNIT | NO. OF REG. UNITS | SQ.FT.       |
| 4.5 x 10                       | 45          | 1                 | 45           |
| 5 x 5                          | 25          | 4                 | 100          |
| 5 x 6                          | 30          | 1                 | 30           |
| 5 x 7.5                        | 37.5        | 2                 | 75           |
| 5 x 10                         | 50          | 7                 | 350          |
| 6 x 10                         | 60          | 1                 | 60           |
| 7 x 10                         | 70          | 6                 | 420          |
| 7 x 8                          | 56          | 1                 | 56           |
| 7.5 x 10                       | 75          | 91                | 6825         |
| 8 x 10                         | 80          | 2                 | 160          |
| 8 x 15                         | 120         | 1                 | 120          |
| 9 x 10                         | 90          | 2                 | 180          |
| 9 x 26                         | 234         | 1                 | 234          |
| 10 x 10                        | 100         | 27                | 2700         |
| 10 x 13.5                      | 135         | 1                 | 135          |
| 10 x 14.0                      | 140         | 1                 | 140          |
| 10 x 15.0                      | 150         | 6                 | 900          |
| 12 x 15                        | 180         | 4                 | 720          |
| 13 x 23                        | 299         | 1                 | 299          |
| <b>TOTAL</b>                   | <b>102</b>  | <b>9,286</b>      | <b>9,286</b> |
| AVERAGE UNIT SIZE              |             |                   | 90.93        |
| GROSS BUILDING AREA            |             |                   | 17,372       |
| EFFICIENCY                     |             |                   | 53.36%       |
| LOCKERS                        |             |                   |              |
| 3x4x4                          |             | 20                |              |
| 4x4x4                          |             | 4                 |              |

| PHASE II UNITMIX TABULATION |             |                   |               |
|-----------------------------|-------------|-------------------|---------------|
| SIZE OF UNIT                | SQ.FT./UNIT | NO. OF REG. UNITS | SQ.FT.        |
| 5 x 5                       | 25          | 29                | 725           |
| 5 x 10                      | 50          | 38                | 1900          |
| 7.5 x 10                    | 75          | 22                | 1650          |
| 10 x 10                     | 100         | 63                | 6300          |
| 10 x 15                     | 150         | 42                | 6300          |
| <b>TOTAL</b>                |             | <b>194</b>        | <b>16,875</b> |
| AVERAGE UNIT SIZE           |             |                   | 86.98         |
| GROSS FLOOR AREA            |             |                   | 22,500        |
| EFFICIENCY                  |             |                   | 74.70%        |

# SUPERIOR SELF STORAGE CONVERSION

EL DORADO HILLS, CA

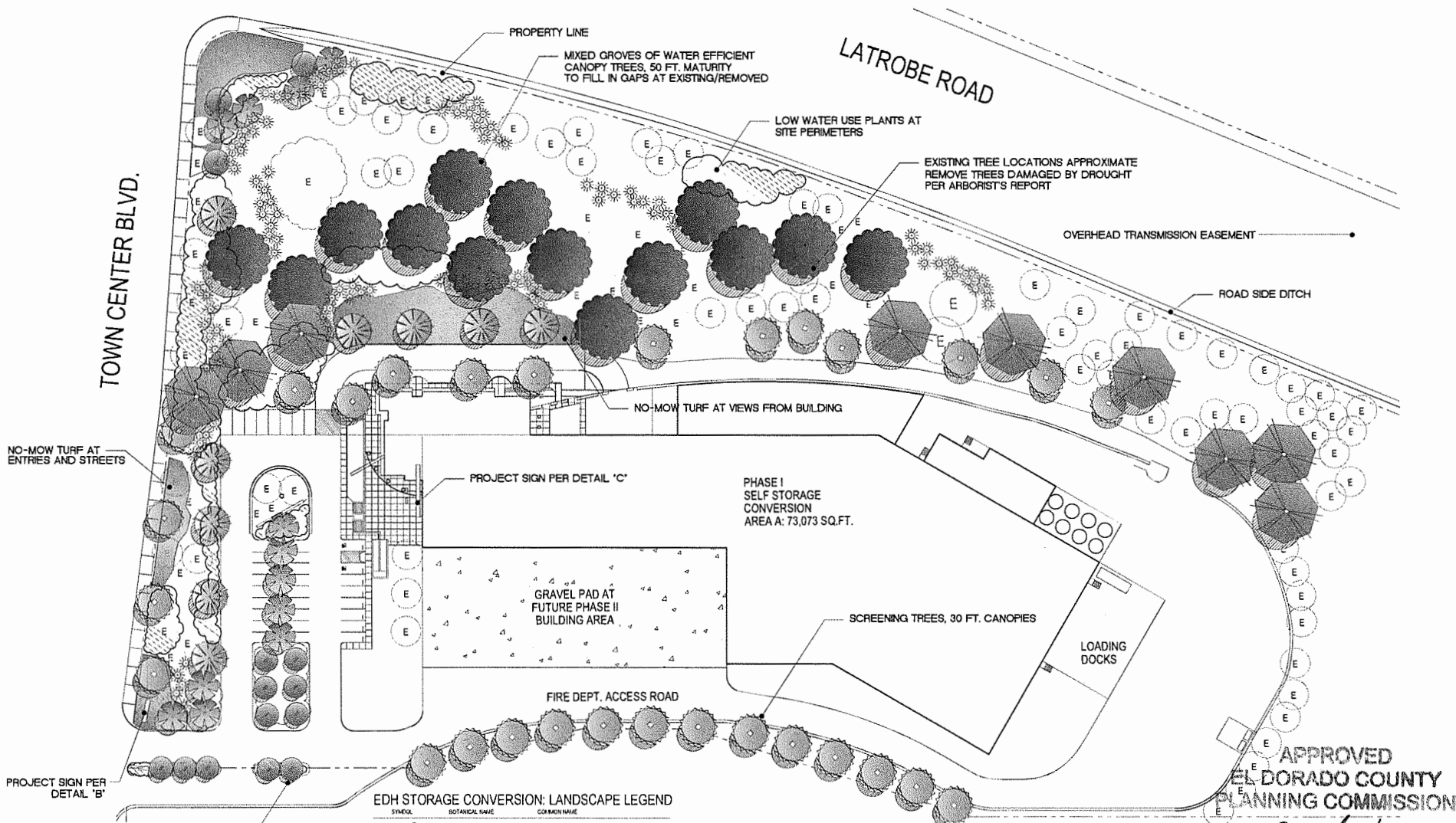
# PHASE II UNITMIX PLAN

SCALE: 1" = 20'-0"

12/14/2018



**VALLI ARCHITECTURAL GROUP**  
 27405 PURITA REAL, SUITE 335 P.O. BOX 8713-4191  
 MISION VIEJO, CA 92656 [www.valliar.com](http://www.valliar.com)



NO-MOW TURF AT ENTRIES AND STREETS

PROJECT SIGN PER DETAIL 'B'

FLOWERING SMALL TREES  
20 FT. CANOPIES

PROPERTY LINE  
MIXED GROVES OF WATER EFFICIENT  
CANOPY TREES, 50 FT. MATURITY  
TO FILL IN GAPS AT EXISTING/REMOVED

LOW WATER USE PLANTS AT  
SITE PERIMETERS

EXISTING TREE LOCATIONS APPROXIMATE  
REMOVE TREES DAMAGED BY DROUGHT  
PER ARBORIST'S REPORT

OVERHEAD TRANSMISSION EASEMENT

ROAD SIDE DITCH

NO-MOW TURF AT VIEWS FROM BUILDING

PROJECT SIGN PER DETAIL 'C'

PHASE I  
SELF STORAGE  
CONVERSION  
AREA A: 73,073 SQ.FT.

GRAVEL PAD AT  
FUTURE PHASE II  
BUILDING AREA

SCREENING TREES, 30 FT. CANOPIES

LOADING  
DOCKS

FIRE DEPT. ACCESS ROAD

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

EDH STORAGE CONVERSION: LANDSCAPE LEGEND

| SYMBOL | BOTANICAL NAME      | COMMON NAME             |
|--------|---------------------|-------------------------|
|        | QUERCUS CALIFORNICA | VALLEY OAK              |
|        | UNSPECIFIED         | TURF TREE               |
|        | UNSPECIFIED         | FLOWERING SMALL TREE    |
|        | UNSPECIFIED         | LARGE RECTANGULAR SHRUB |
|        | UNSPECIFIED         | SCREENING TREE          |
|        | UNSPECIFIED         | LOW WATER USE PLANT     |
|        | UNSPECIFIED         | EXISTING TREE           |
|        | UNSPECIFIED         | NO-MOW TURF             |
|        | UNSPECIFIED         | PROJECT SIGN            |

Exhibit I

ILLUSTRATIVE LANDSCAPE PLAN-PHASE ONE  
STORAGE RENOVATION, EL DORADO HILLS, CA  
NOVEMBER 16, 2018

September 12, 2019  
Tiffany Schmid Hunt  
EXECUTIVE SECRETARY

L-1

Great Valley Design, Inc.  
Cupertino, CA 95014  
www.gvdesign.com

Exhibit 1 - Storage Conversion