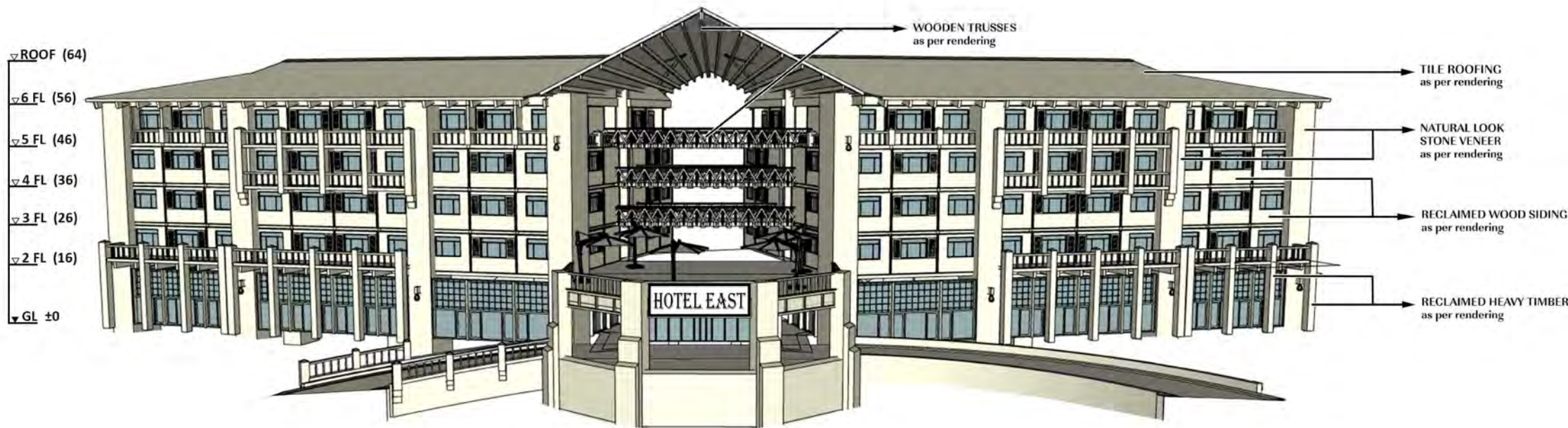
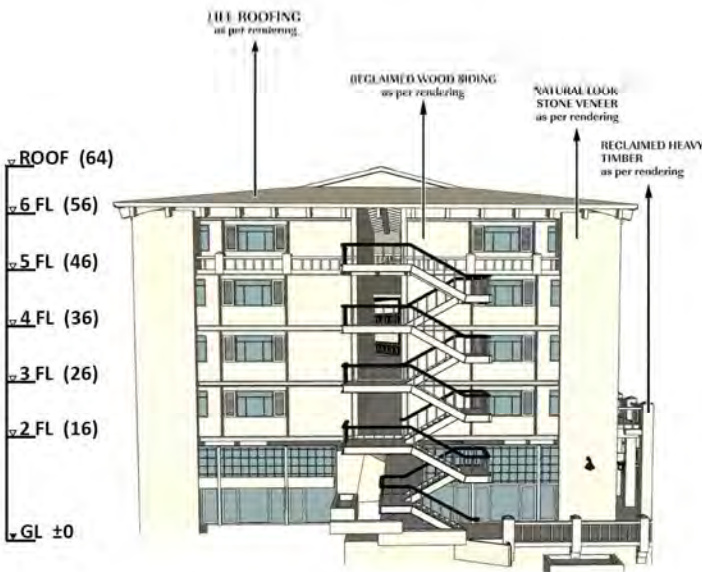




Front Elevation - Hotel East Wing



North Elevation - Hotel East Wing



Rear Elevation - Hotel East Wing



South Elevation - Hotel East Wing

HOTEL EAST WING ELEVATION

1

08/30/22

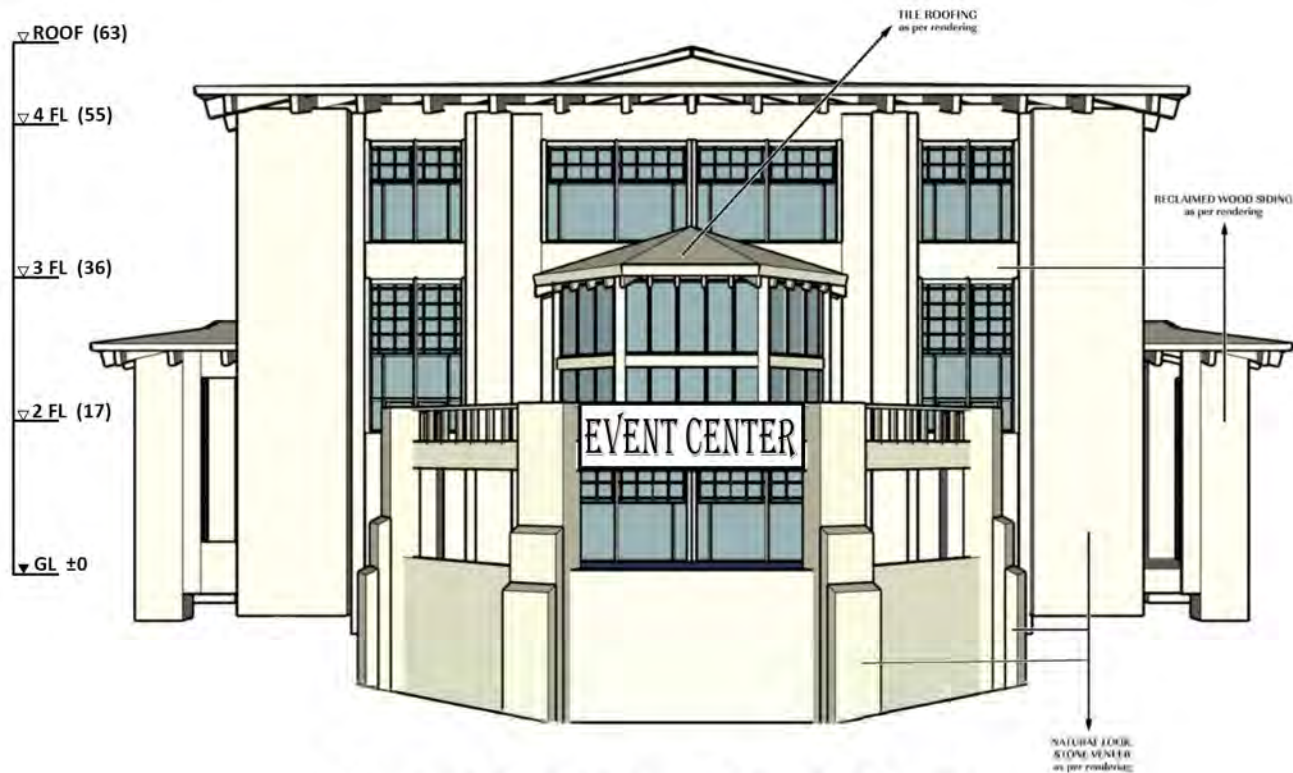
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HRGA

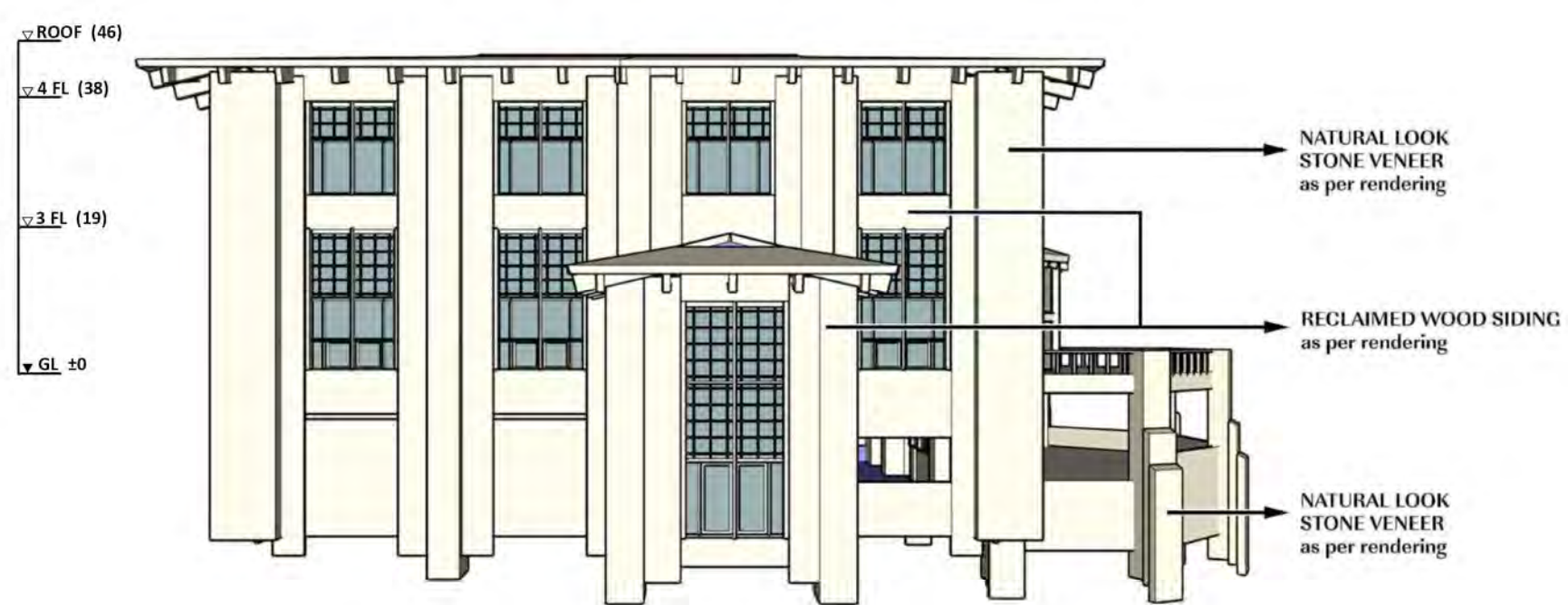
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916.993.4800 | www.hrgarchitects.com

THE VILLAGE CENTER HOSPITALITY LODGING MUSEUM
THE TOWN AND COUNTRY VILLAGE, EL DORADO
EL DORADO HILLS, CALIFORNIA

2



Event Center - North View

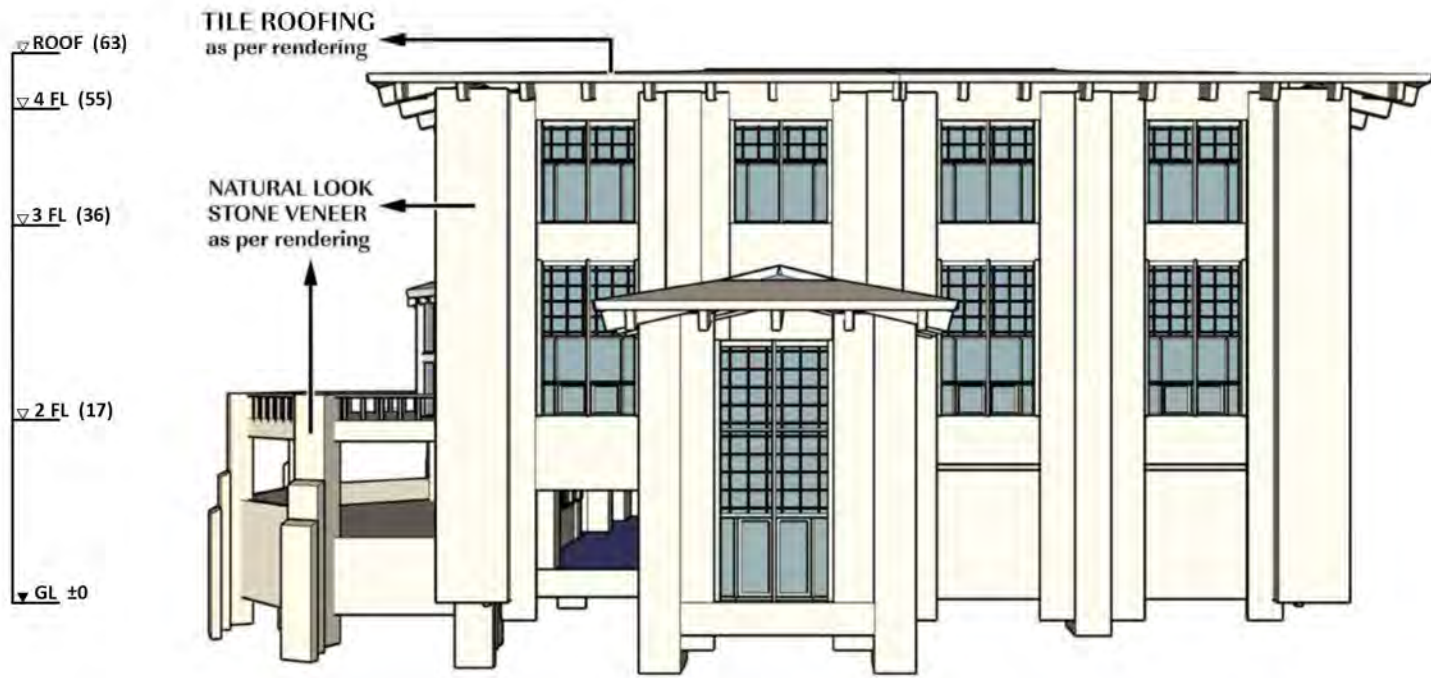


Event Center - East View



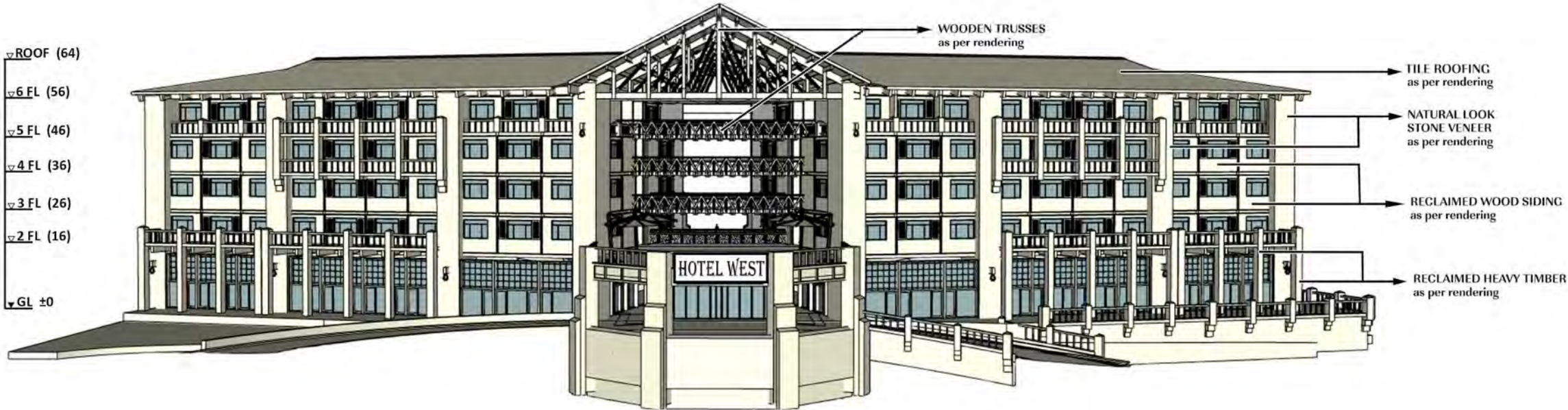
Event Center - South View

HOTEL EVENT CENTER ELEVATION

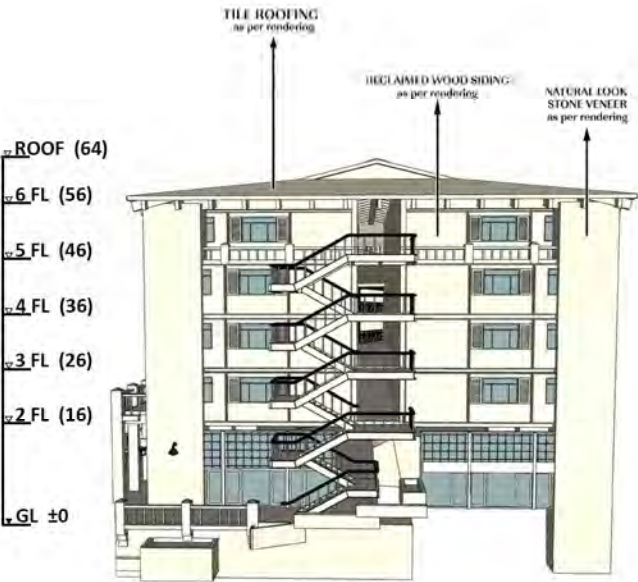


Event Center - West View

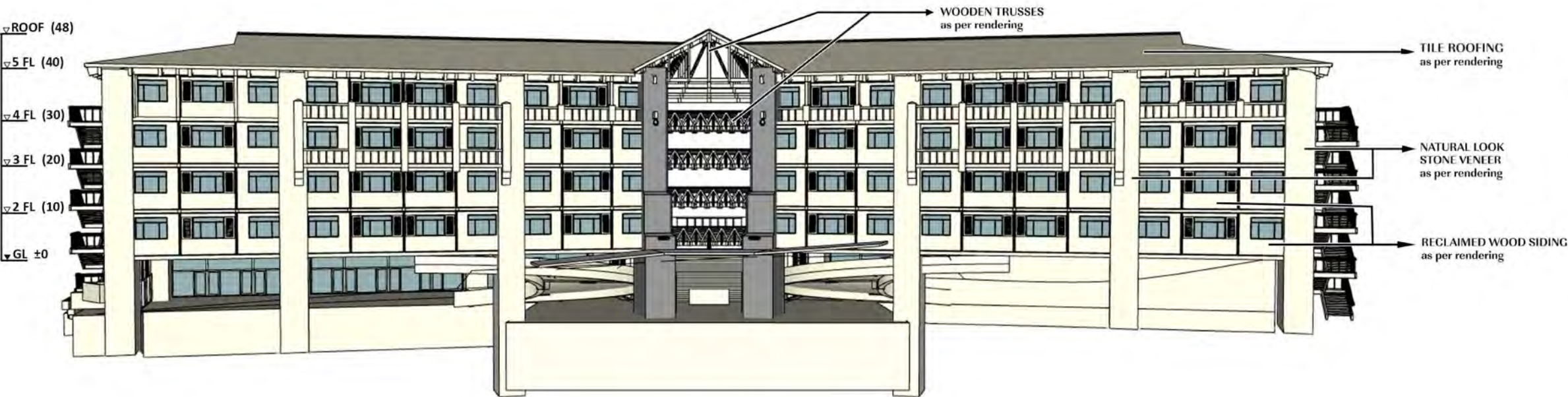
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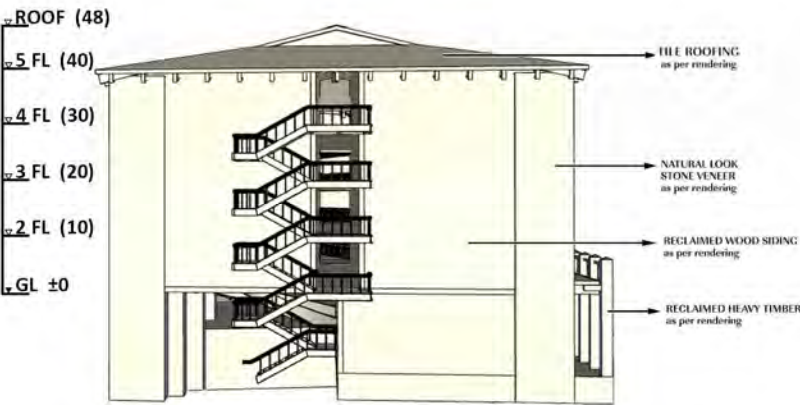
Front Elevation - Hotel West Wing



North Elevation - Hotel West Wing



Rear Elevation - Hotel West Wing



South Elevation - Hotel West Wing

HOTEL WEST WING ELEVATION

1

08/30/22

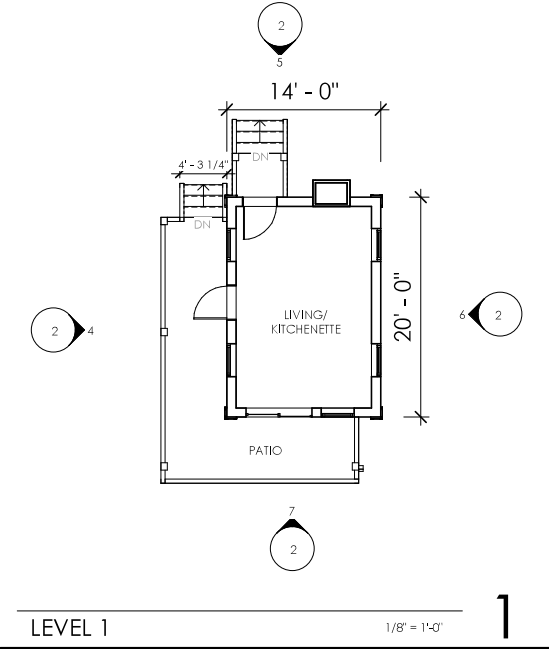
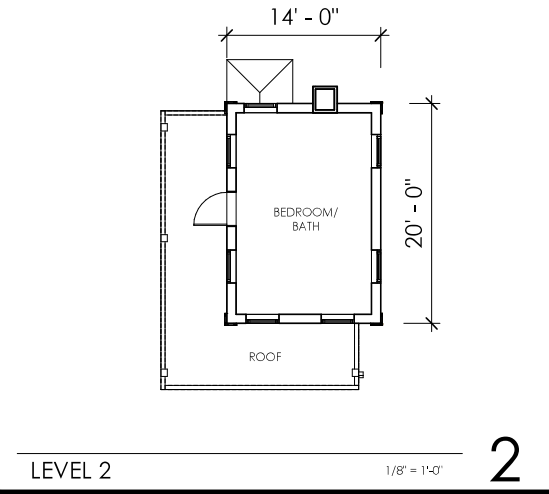
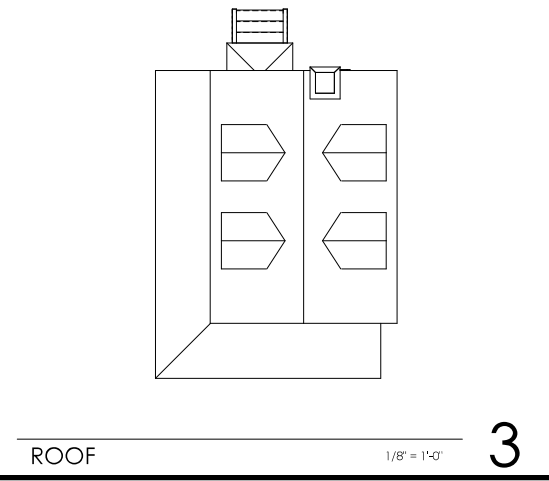
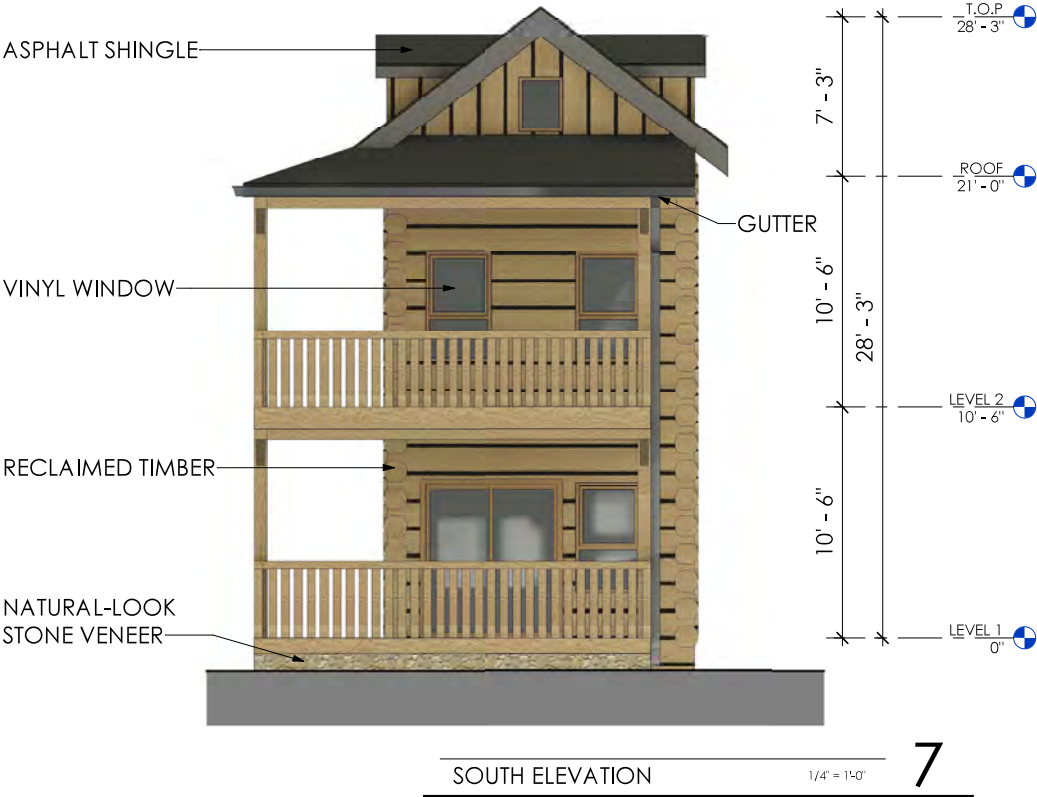
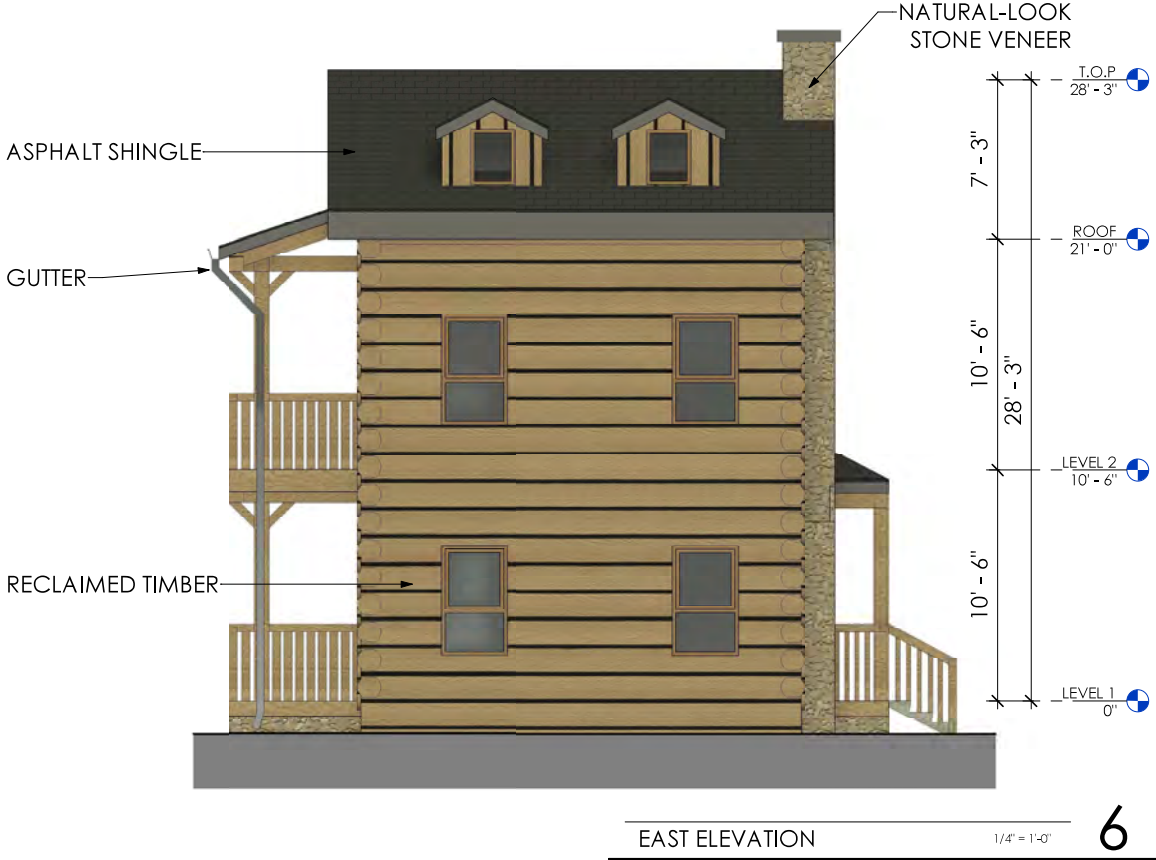
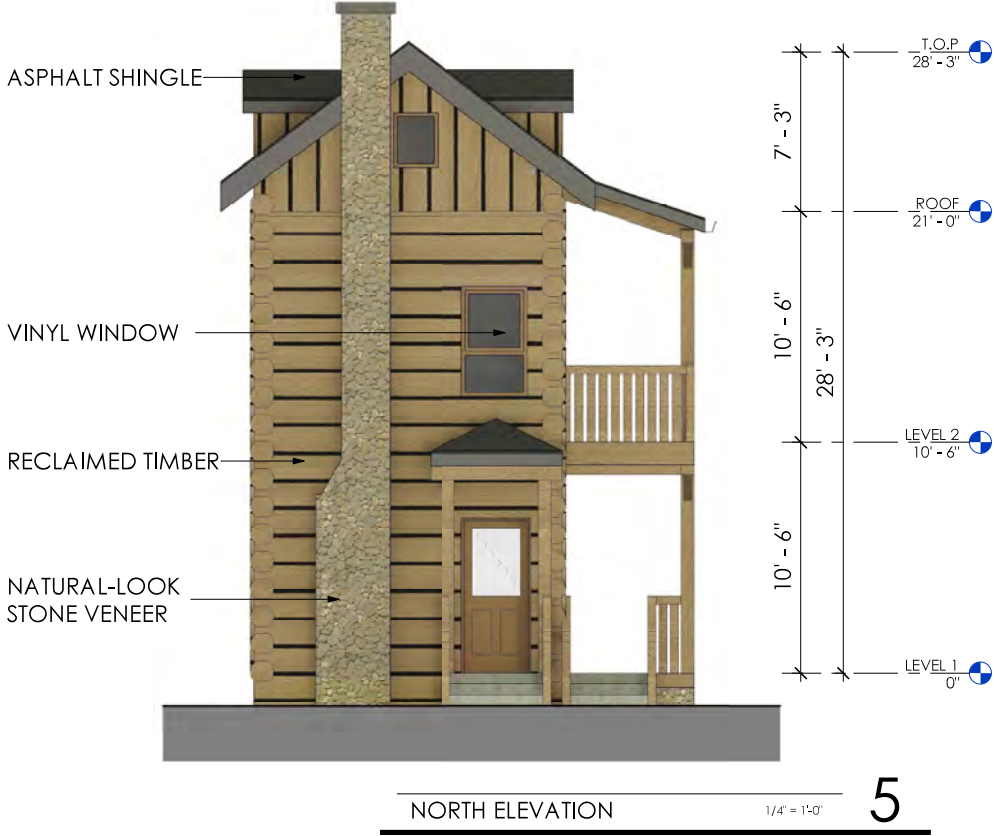
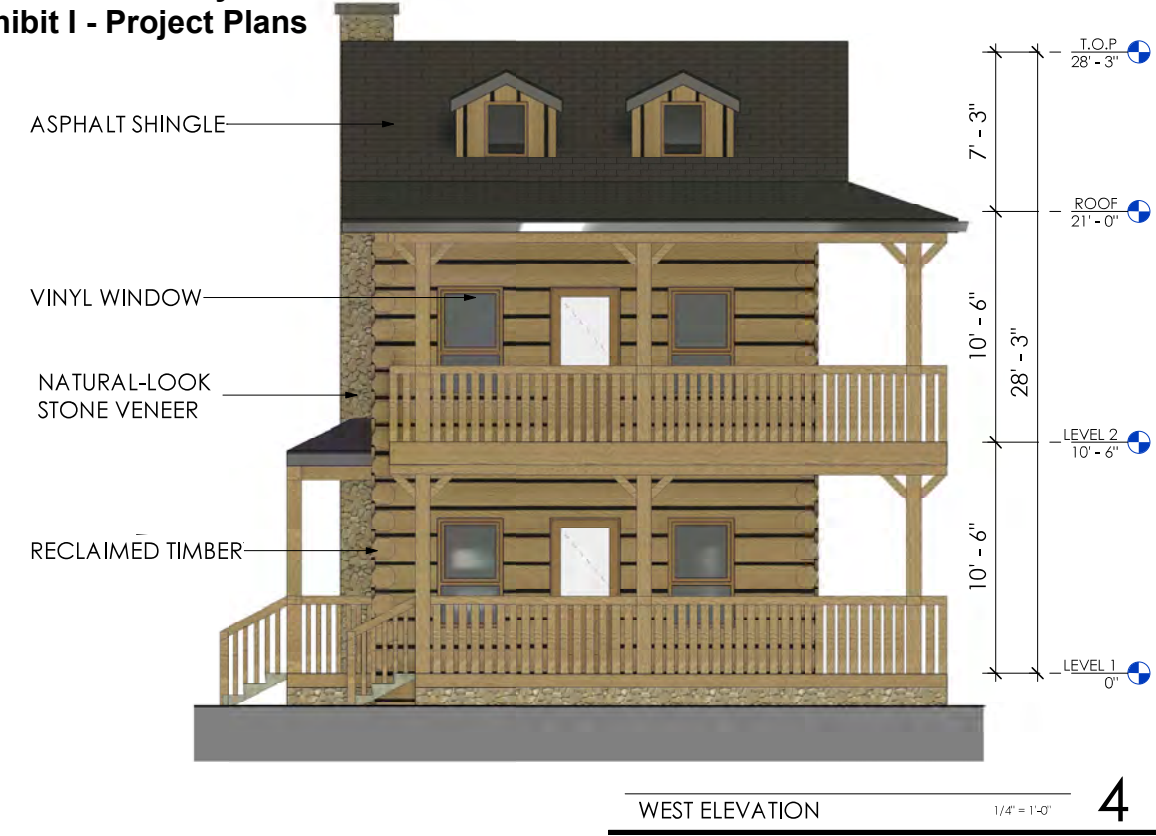
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THE VILLAGE CENTER HOSPITALITY LODGING MUSEUM
THE TOWN AND COUNTRY VILLAGE, EL DORADO
EL DORADO HILLS, CALIFORNIA

4



08/30/22

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RESIDENTIAL COTTAGES
THE TOWN AND COUNTRY VILLAGE, EL DORADO
EL DORADO HILLS, CALIFORNIA

TOWN &
COUNTRY
VILLAGE
EL DORADO

MOHANNA
— DEVELOPMENT CO.

PANFINO
General Partnership



cta
Engineering & Surveying

YOUNGDAHL
CONSULTING GROUP, INC.
ESTABLISHED 1984

HRGA
ARCHITECT

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

DRAWING TITLE:
Conceptual 3-D
Model

DATE:
Sept. 21, 2022

SHEET NUMBER:
Building Elevation



TOWN &
COUNTRY
VILLAGE
EL DORADO

MOHANNA
—DEVELOPMENT CO.

PANFINO
General Partnership



HRGA
ARCHITECT



DRAWING TITLE:
Perspective View
Hospitality Lodging

DATE:
Sept. 21, 2022

SHEET NUMBER:
Building Elevation

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MOHANNA
— DEVELOPMENT CO.

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TORRENCE PLANNING

cta
Engineering & Surveying

YOUNGDAHL
CONSULTING GROUP, INC.
ESTABLISHED 1984

HRGA
ARCHITECT

**FUHRMAN LEAMY
LAND GROUP**
DESIGN • SERVICE • SOLUTIONS

DRAWING TITLE:
**View North
Hotel West**

DATE:
Sept. 21, 2022

SHEET NUMBER:
Building Elevation



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Town and Country El Dorado Hills
Exhibit I - Project Plans



**TOWN &
COUNTRY
VILLAGE**
EL DORADO

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DRAWING TITLE:
**View North
Towards Oak Grove**

DATE:
Sept. 21, 2022

SHEET NUMBER:
Building Elevation

View north towards the "Oak Grove" between hotel west and civic center

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Town and Country El Dorado Hills
Exhibit I - Project Plans











PROPOSED MATERIALS



NATURAL-LOOK
STONE VENEER



RECLAIMED WOOD SIDING



RECLAIMED HEAVY TIMBER



ASPHALT SHINGLE



LOG SIDING



TEMPERED GLASS

TOWN & COUNTRY VILLAGE, EL DORADO
EL DORADO HILLS, CALIFORNIA

TOWN & COUNTRY VILLAGE EL DORADO

OVERALL SITE PLAN
EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=100'
MARCH, 2024

APPLICANT

JOSH PANE
1123 J STREET, 3RD FLOOR
SACRAMENTO, CA 95814

OWNER

MOHAMMAD MOHANNA
CAP FUNDING
1025 9th STREET, SUITE 205
SACRAMENTO, CA 95814

ENGINEER

ctaEngineering & Surveying

Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaeng.net

PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	280
CLUBHOUSES	600

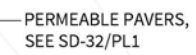
LEGEND

- PROJECT BOUNDARY
- (E) LOT BOUNDARY
- (E) RIGHT OF WAY
- (E) EASEMENT
- (E) EDGE OF PAVEMENT
- (E) FENCE
- GRASS PAVERS
- LANDSCAPE PAVERS
- FIRE DEPARTMENT
PATH OF TRAVEL
TURNING RADII
INSIDE RADIUS=35'
OUTSIDE RADIUS=55'
- FIRE HYDRANT



GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit I - Project Plans

Exhibit I - Project Plans

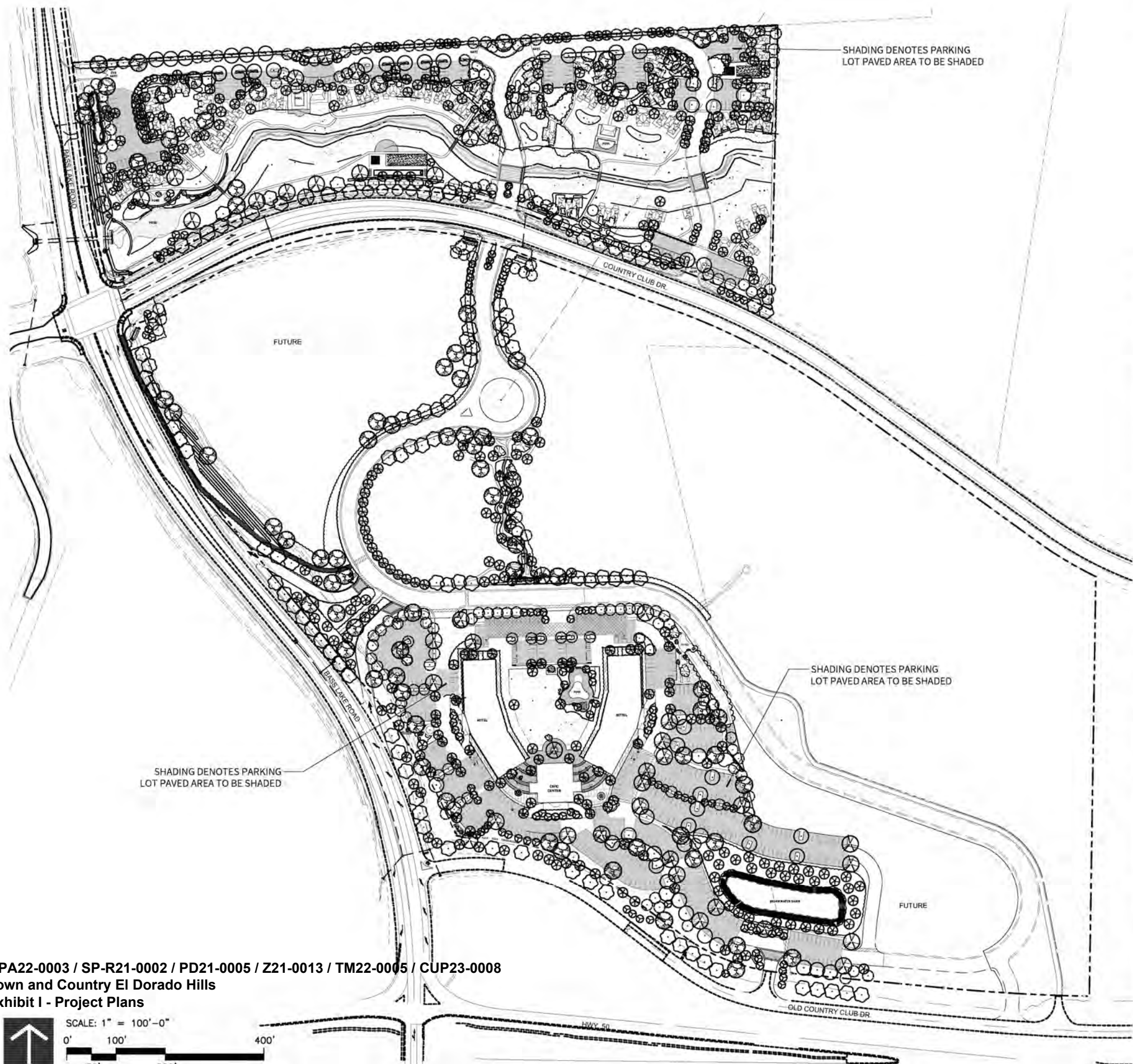


- SHRUBS 305,905 SF
- TREES 5,440 SF

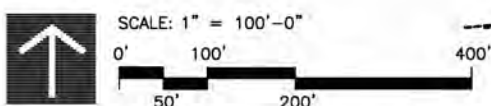
SCALE: 1" = 50'-0"



0' 25' 50' 100' 200'



GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit I - Project Plans



TOWN AND COUNTRY VILLAGE, EL DORADO

El Dorado County, California

PRELIMINARY LANDSCAPE PARKING LOT SHADING

Civic | Hotel | Cottages

- ### PRELIMINARY LANDSCAPING PLANTING NOTES
1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND COUNTY CODE WATER EFFICIENT LANDSCAPE REQUIREMENTS.
 2. ALL PROPOSED WATER FEATURES ARE RECIRCULATING AND SHALL USE NON POTABLE WATER WHEN AND WHERE AVAILABLE.
 3. ALL PROPOSED WATER FEATURES SHALL BE INCLUDED IN THE COUNTY MAXIMUM WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS.
 4. PROVIDE TREE PRESERVATION AND MITIGATION PLAN FOR ALL EXISTING OAK TREES PER COUNTY ORDINANCE.
 5. ALL SIGNS PROPOSED SHALL BE IN CONFORMANCE WITH COUNTY SIGN ORDINANCE.
 6. PROVIDE FOR 50% SHADE OF PARKING AREAS AFTER 15 YEARS.
 7. PROVIDE COMPLIANCE WITH COUNTY LANDSCAPE DEVELOPMENT GUIDELINES.
 8. PROVIDE SIGHT CLEARANCES AT INTERSECTIONS PER COUNTY LANDSCAPE DEVELOPMENT GUIDELINES.
 9. PROVIDE ROOT BARRIERS FOR ALL TREES WHERE TREES ARE PLACED WITHIN 8' OF PAVING, CURBS, AND WALLS.
 10. PROVIDE MINIMUM 15 GALLON FOR ALL NEW PROPOSED TREES, 1 GALLON MINIMUM FOR SHRUBS, AND 4" POT FOR GROUND COVERS.
 11. FULL LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED FOR REVIEW AND APPROVAL. APPROVAL OF LANDSCAPE CORRIDOR LANDSCAPE SHOULD OCCUR PRIOR TO CONSTRUCTION OF FRONTAGE IMPROVEMENTS IN ORDER TO ASSURE THAT THE LANDSCAPE CAN BE INSTALLED, CERTIFIED, AND ACCEPTED BY THE COUNTY AS PART OF THE IMPROVEMENTS.
 12. PROVIDE 44"0" MINIMUM CLEARANCE OF ALL UNDER-STORY (TURF, SHRUBS, AND GROUNDCOVER), PLANTINGS FROM THE TRUNK OF ALL TREES.
 13. CPTED - PLANT SPECIES THAT ALLOW CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRATEGIES TO BE IMPLEMENTED SHALL BE USED IN THE LANDSCAPE DESIGN. SPECIES SHALL BE SELECTED AND INTEGRATED INTO THE DESIGN TO MAINTAIN VISIBILITY OF ALL AREAS OF THE SITE AND DISCOURAGE USE OF AND ACCESS TO POTENTIAL PROBLEM AREAS. PLANT SPECIES FOR THESE AREAS SHALL INCLUDE SHRUBS AND GROUND COVERS THAT ALLOW VISIBILITY AND DO NOT CREATE PLACES FOR HIDING, EITHER BY THEIR SIZE OR FOLIAGE DENSITY, OR THOSE THAT HAVE THORNS, PRICKLY FOLIAGE, OR OTHERWISE DETER LOITERING AND DISCOURAGE USE OF AND ACCESS TO AREAS OF LANDSCAPE THAT ARE UNINTENDED TO BE USED OR ACCESSED.
 14. ALL LANDSCAPED AREAS SHALL BE MAINTAINED TO PROFESSIONAL MAINTENANCE STANDARDS.

SHADE STUDY CALCULATIONS

County of El Dorado

PROJECT: TOWN AND COUNTRY - COTTAGES	9.25.2022
TOTAL STALLS AND BACKUP AREA:	47,370
COVERED STALLS:	0
TOTAL SURFACED AREA:	47,370
TOTAL SHADE REQUIRED: 50%	23,685
TOTAL SHADE PROVIDED:	28,354

SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4	SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND	962	722	481	240		
Acer rubrum	1	5	19	23	X	19,231
Cedrus deodora						TOTAL
Existing Oaks						
Fraxinus velutina						
Pinus eldarica						
Platanus racemosa						
Quercus suber						
Quercus wislizenii						
Ulmus parvifolia						
Ulmus wilsoniana						
30' DIA TREES LEGEND	706	530	354	177		
Acer buergerianum	0	0	0	0	X	0
Pinus halepensis						TOTAL
25' DIA TREES LEGEND	491	368	246	123		
Ginkgo biloba 'Princeton Sentry'	5	3	4	20	X	7,003
						TOTAL
20' DIA TREES LEGEND	314	236	157	79		
Cercis canadensis	0	0	13	1	X	2,120
Lagerstroemia indica x fauriei						TOTAL
Prunus x yedoensis						
TOTAL						28,354

SHADE STUDY CALCULATIONS

County of El Dorado

PROJECT: TOWN AND COUNTRY - CIVIC AND HOTEL	5.02.2023
TOTAL STALLS AND BACKUP AREA:	148,732
COVERED STALLS:	0
TOTAL SURFACED AREA:	148,732
TOTAL SHADE REQUIRED: 50%	74,366
TOTAL SHADE PROVIDED:	84,634

SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4	SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND	962	722	481	240		
Acer macrophyllum	14	14	16	1	X	31,512
Acer rubrum						TOTAL
Cedrus deodora						
Existing Oaks						
Fraxinus velutina						
Pinus eldarica						
Platanus racemosa						
Populus fremontii 'Nevada'						
Quercus agrifolia						
Quercus chrysolepis						
Quercus kelloggii						
Quercus lobata						
Quercus suber						
Quercus wislizenii						
Ulmus parvifolia						
Ulmus wilsoniana						
30' DIA TREES LEGEND	706	530	354	177		
Cedrus atlantica 'Glaucu Pendula'	27	11	28	3	X	35,335
Cedrus deodora						TOTAL
Pinus eldarica						
Pinus halepensis						
25' DIA TREES LEGEND	491	368	246	123		
Acer buergerianum	3	14	12	1	X	9,700
Cornus nuttallii						TOTAL
Ginkgo biloba 'Princeton Sentry'						
Pinus halepensis						
Prunus caroliniana						
Umbellularia californica						
20' DIA TREES LEGEND	314	236	157	79		
Cercis canadensis	13	2	22	1	X	8,087
Lagerstroemia indica x fauriei						TOTAL
Prunus virginiana 'Canada Red'						
Prunus x yedoensis						
TOTAL						84,634

SHEET

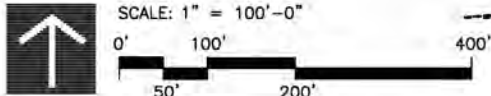


DATE: 3.19.2024
PROJECT: MHM.22049

PL4

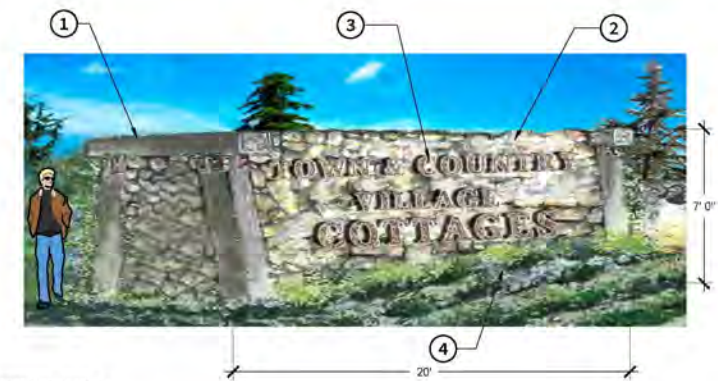


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Town and Country El Dorado Hills
Exhibit I - Project Plans



TOWN AND COUNTRY VILLAGE, EL DORADO
El Dorado County, California

PRELIMINARY SITE SIGN PROGRAM
Civic | Hotel | Cottages



- 1 HEAVY WOOD TIMBER FRAME
- 2 FIELDSTONE DRY STACKED STONE WALL
- 3 SIGN AREA 21 SF, 14" HGT X 1 1/2" THICK, X 18" 0" IN LENGTH RAISED, ALUMINUM, POWDER COATED LETTERS, PINNED TO WALL
- 4 UPLIGHTED LETTERS

D COTTAGES MONUMENT SIGN
1/4" = 1'-0"

C-22049-19



B CIVIC | HOTEL MAIN ENTRY
1/4" = 1'-0"

C-22049-22



C CIVIC | HOTEL SIGN
1/4" = 1'-0"

C-22049-18



- 1 NATURAL STONE WATER FEATURE WITH FALLS AND RECIRCULATING POND
- 2 FIELDSTONE DRY STACKED STONE WALL
- 3 SIGN AREA 75.6 SF, 26" HGT X 3' THICK X 35' LENGTH, RAISED, ALUMINUM, POWDER COATED LETTERS, PINNED TO WALL
- 4 UPLIGHTED LETTERS

A MAIN PROJECT MONUMENT SIGN
1/4" = 1'-0"

C-22049-20

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
S-101	PROJECT MONUMENT SIGN 9' X 40' EALL WITH 24" HGT LETTERS WITH WATER FEATURE. TYPICAL OF (1) LOCATION.	A/PL5
S-102	HOTEL AND CIVIC CENTER ENTRY SIGNAGE, 7' X 20' WITH 14" TO 18" HGT. LETTERS. TYPICAL OF (2) LOCATIONS.	B/PL5
S-103	HOTEL AND CIVIC CENTER ENTRY SIGNAGE, 7' X 20' WITH 14" TO 18" HGT. LETTERS. TYPICAL OF (3) LOCATIONS.	C/PL5
S-104	COTTAGES ENTRY SIGNAGE, 7' X 20' WITH 14" TO 18" HGT LETTERS, TYPICAL OF (3) LOCATIONS.	D/PL5

SHEET

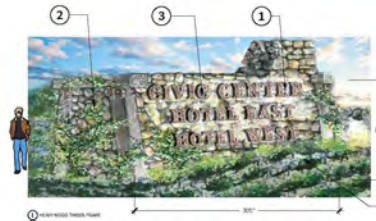


PL5

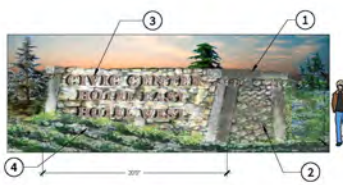
DATE: 3.19.2024
PROJECT: MHM.22049



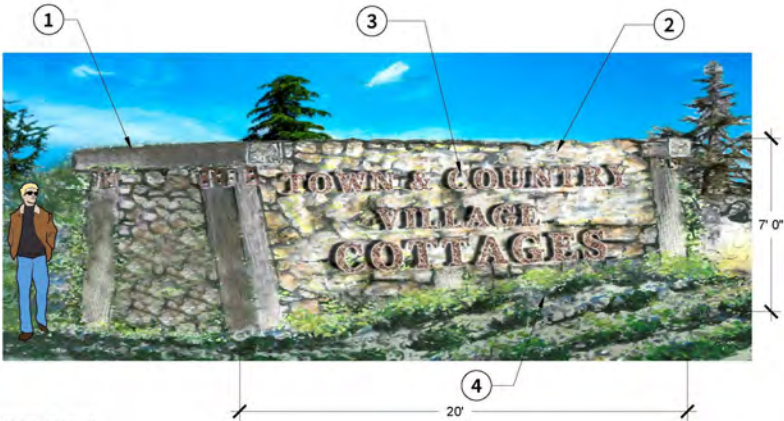
A MAIN PROJECT MONUMENT SIGN
1/4" = 1'-0" C-22049-20



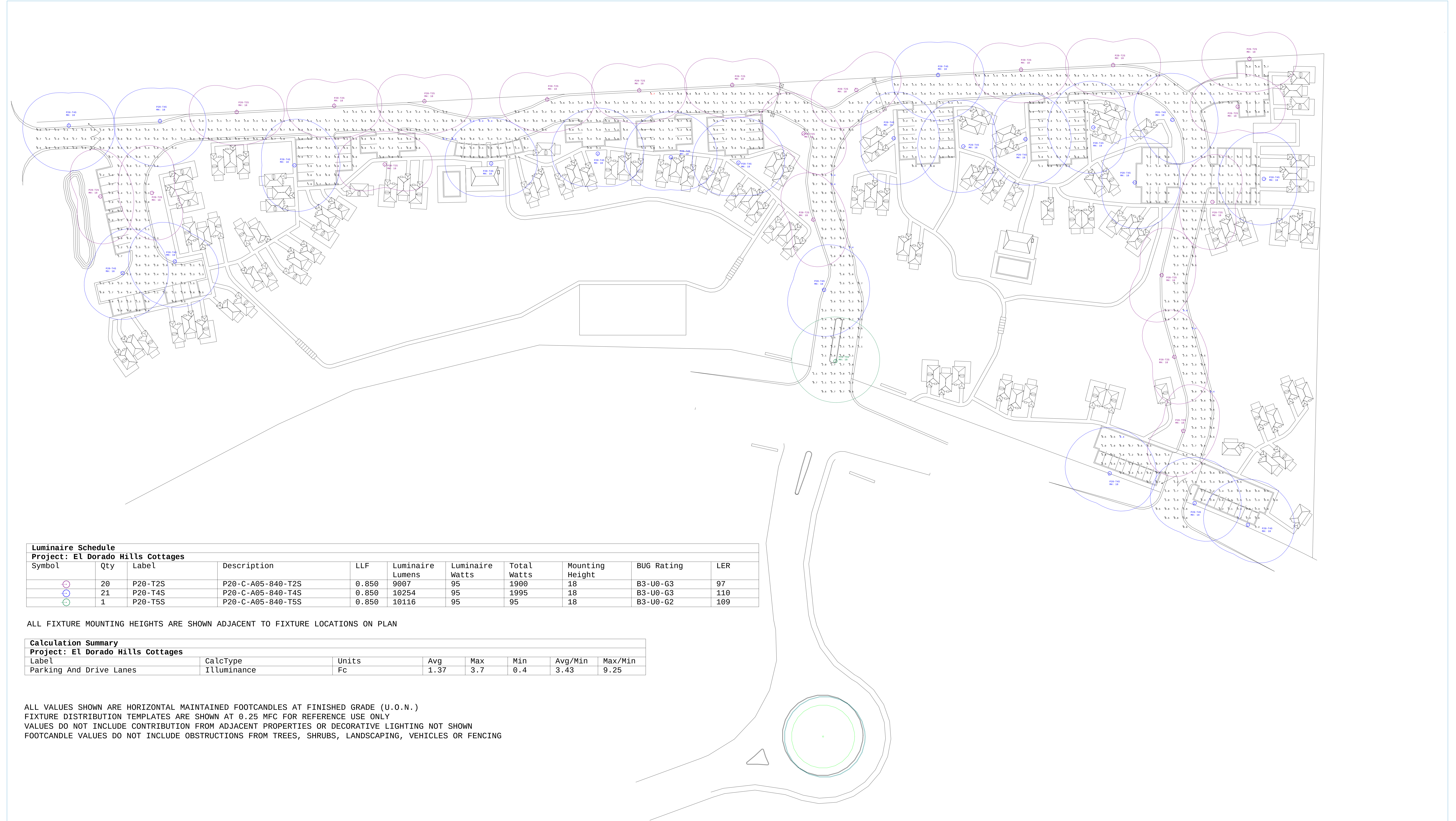
B CIVIC | HOTEL MAIN ENTRY
1/4" = 1'-0" C-22049-22



C CIVIC | HOTEL SIGN
1/4" = 1'-0" C-22049-18



D COTTAGES MONUMENT SIGN
1/4" = 1'-0" C-22049-19



Luminaire Schedule										
Project: El Dorado Hills Cottages										
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating	LER
	20	P20-T2S	P20-C-A05-840-T2S	0.850	9007	95	1900	18	B3-U0-G3	97
	21	P20-T4S	P20-C-A05-840-T4S	0.850	10254	95	1995	18	B3-U0-G3	110
	1	P20-T5S	P20-C-A05-840-T5S	0.850	10116	95	95	18	B3-U0-G2	109

ALL FIXTURE MOUNTING HEIGHTS ARE SHOWN ADJACENT TO FIXTURE LOCATIONS ON PLAN

Calculation Summary								
Project: El Dorado Hills Cottages								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking And Drive Lanes	Illuminance	Fc	1.37	3.7	0.4	3.43	9.25	

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT FINISHED GRADE (U.O.N.)
FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.25 MFC FOR REFERENCE USE ONLY
VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT PROPERTIES OR DECORATIVE LIGHTING NOT SHOWN
FOOTCANDLE VALUES DO NOT INCLUDE OBSTRUCTIONS FROM TREES, SHRUBS, LANDSCAPING, VEHICLES OR FENCING

EL DORADO HILLS COTTAGES - LED SITE LIGHTING PLAN - GARDCO PUREFORM ROUND SERIES

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit I - Project Plans

Scale: 1 inch= 35 Ft.

...	...	...	...	 LIAS - LIGHTING APPLICATION SUPPORT	The calculations set forth herein are based on project specifications provided to Signify / Philips. Actual or assumed values may differ from forecasted results due to differences in calculation methods, testing procedures, component tolerances, component performance, measurement techniques and varying field conditions such as, but not limited to, time of day, temperature, atmospheric/transmittance conditions and improper or unmodeled lamp burn-in procedures. Further, room dimensions, partitions, furniture, underluminaires, elements within the space may significantly affect calculations. Verification of the calculations herein, including design acceptability, and compliance with any applicable lighting codes is not the responsibility of Signify / Philips, and shall be the responsibility of the architect, owner or owner's representative, as applicable. Please refer to luminaire schedule for light loss factor (LLF) details used in the calculations.	DRAWN BY: DA	DATE: 9-1-2022	DWG NUMBER: 88060-03485	DRAWING TITLE: EL DORADO HILLS - COTTAGES LED SITE LIGHTING PHOTOMETRIC PLAN
R2	NEW BACKGROUND ADDED	RH	3-25-2024			SIGNIFY CONTACT: PETER CONTOIS	SALES AGENT : ...		
R1	REVISED FIXTURE LOCATIONS PER NEW BACKGROUND	DA	9-1-2023			SIGNIFY GROUP: KEY ACCOUNTS - WEST	DRAWING SCALE: AS NOTED	SALES FORCE ID: 040077215	
REVISION	DESCRIPTION	BY	DATE						