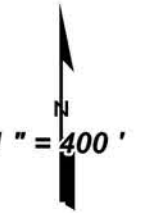


PD17-0002/Diamond Springs Village Apartments
 Location Map
 Exhibit A



POR. SECS. 19 & 30, T.10N., R.11E., M.D.M.

51:46



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.

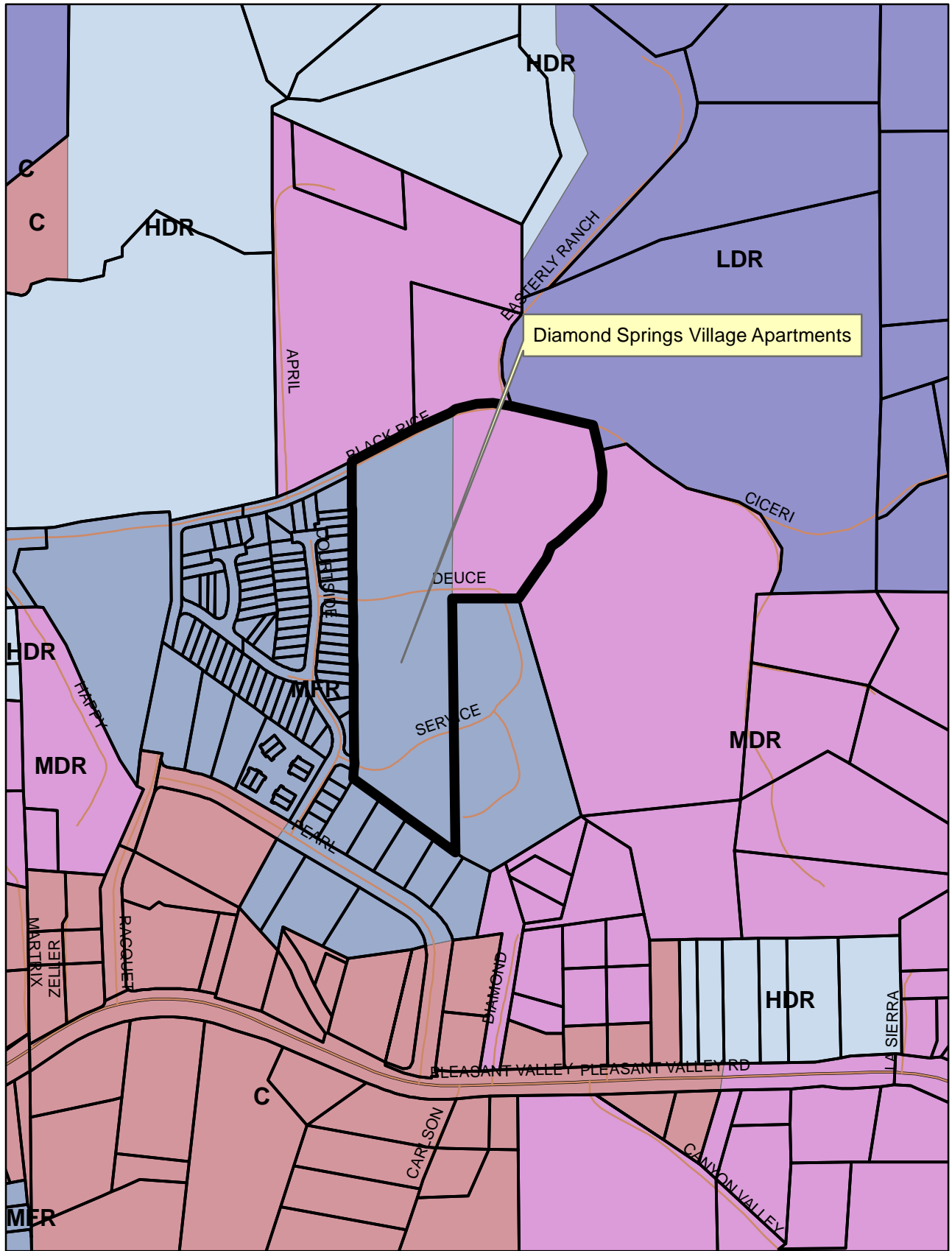
Acreages Are Estimates

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

Exhibit B

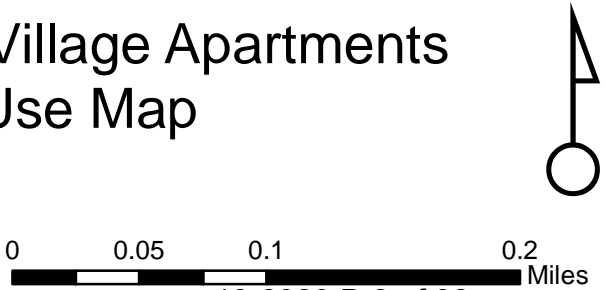
Rev. JUN 16, 2016

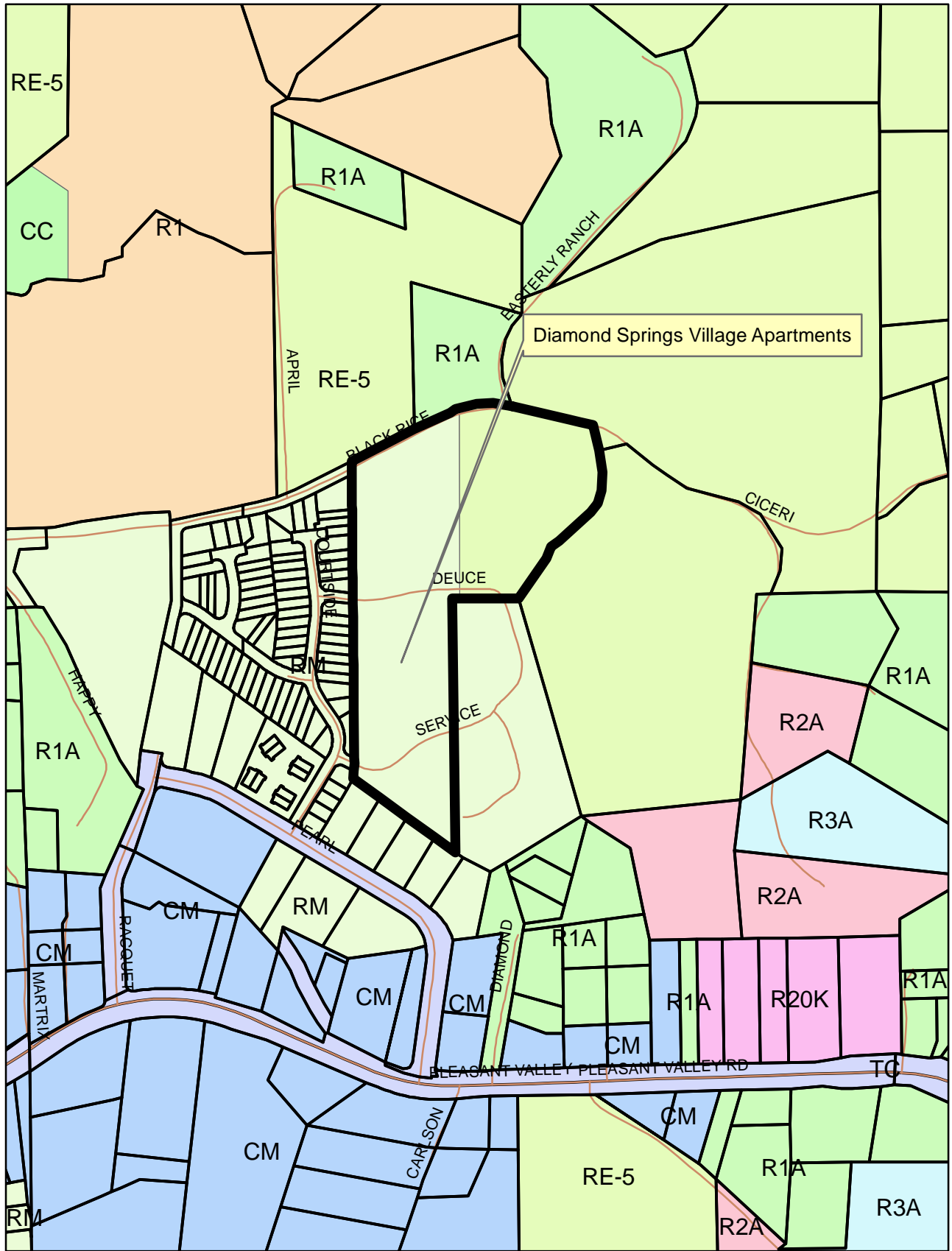
Assessor's Map Bk. 051, Pg. 46
County of El Dorado, CA



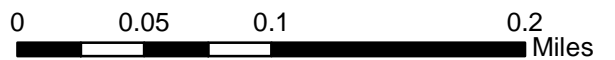
PD17-0002/Diamond Springs Village Apartments
 General Plan Land Use Map
 Exhibit C

- C
- HDR
- LDR
- MDR
- MFR





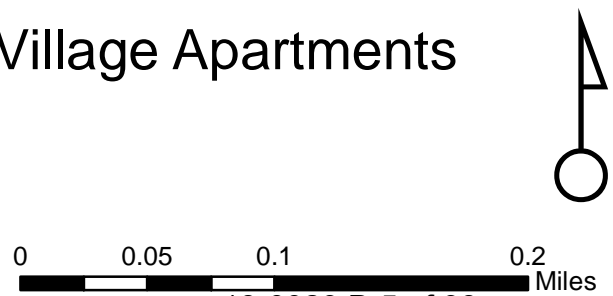
PD17-0002/Diamond Springs Village Apartments Zoning Map Exhibit D



- CC
- CM
- R1
- R1A
- R20K
- R2A
- R3A
- RE-5
- RM
- TC



PD17-0002/Diamond Springs Village Apartments
Aerial Map
Exhibit E



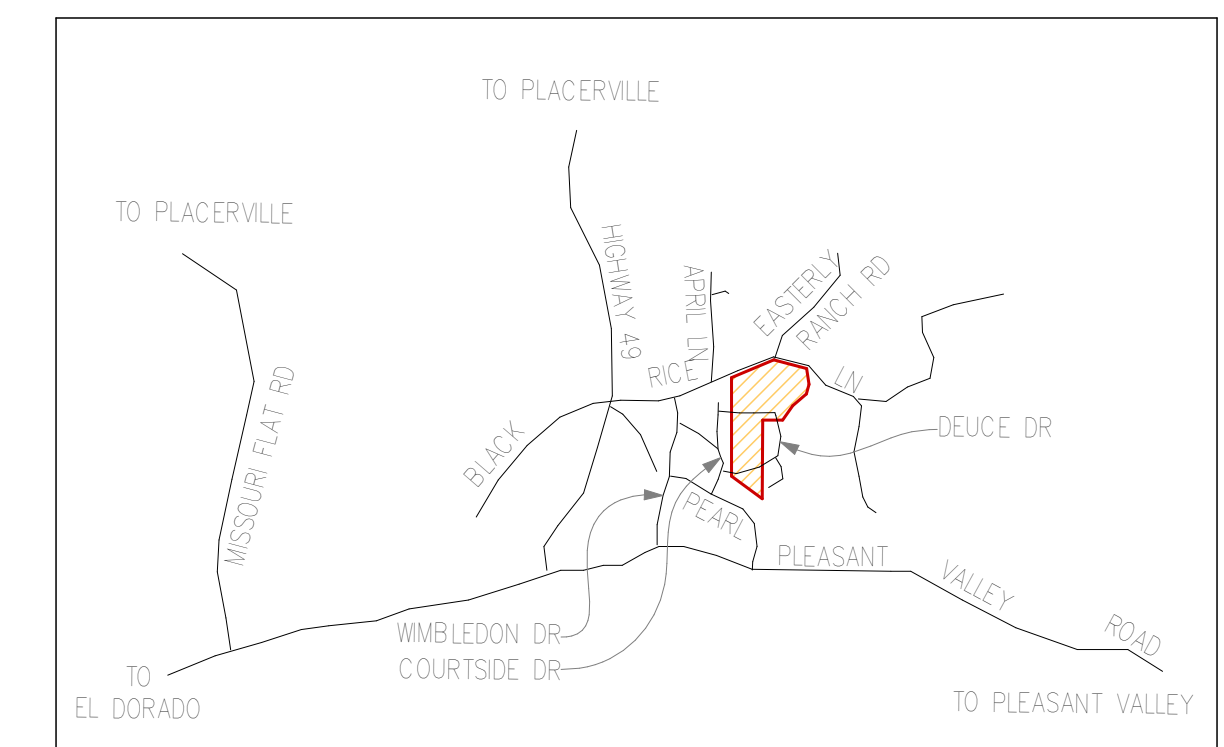
DIAMOND SPRINGS VILLAGE APARTMENTS

CONCEPTUAL SITE PLAN

A PORTION OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, T.10 N., R.11 E., M.D.M.
DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA
OCTOBER, 2017 SCALE: 1" = 50'

SHEET INDEX

SHEET	TITLE
A0.1	• CONCEPTUAL SITE PLAN
A0.2	• NEIGHBORHOOD PARCEL MAP
A0.3	• VICINITY MAP
A1.1	• 1-BED FLOOR/ROOF PLAN
A1.2	• 1-BED ELEVATIONS
A2.1	• 2-BED FLOOR/ROOF PLAN
A2.2	• 2-BED ELEVATIONS
A3.1	• 3-BED FLOOR/ROOF PLAN
A3.2	• 3-BED ELEVATIONS
A4.1	• HYBRID FLOOR/ROOF PLAN
A4.2	• HYBRID ELEVATIONS
A5.1	• COMMUNITY FL./ROOF PLAN
A5.2	• COMMUNITY ELEVATIONS



VICINITY MAP
NO SCALE

Exhibit F

PARKING REQUIRED

No.	UNITS	TYPE	RESIDENT	GUEST	REQUIRED
20	1-BDRM		30	5	35
40	2-BDRM		80	10	90
20	3-BDRM		40	5	45
	OFFICE/ MANAGER				4
80					174

PARKING PROVIDED

STANDARD	102
COVERED	61
COMPACT	7
HANDICAP	12
TOTAL PROVIDED	182

MIN. PARKING SIZE

STANDARD:	9' WIDE, 19' DEEP
COMPACT:	9' WIDE, 16' DEEP

BUILDING LEGEND

COMMUNITY	
NUMBER of BUILDINGS	1
NUMBER of WASHERS	9
NUMBER of DRYERS	9
FOOTPRINT	3,841

1-BEDROOM

UNITS PER BUILDING	8
NUMBER of BUILDINGS	2
FOOTPRINT	3,697
TOTAL UNITS	16

2-BEDROOM

UNITS PER BUILDING	8
NUMBER of BUILDINGS	5
FOOTPRINT	4,733
TOTAL UNITS	40

3-BEDROOM

UNITS PER BUILDING	8
NUMBER of BUILDINGS	2
FOOTPRINT	6,056
TOTAL UNITS	16

1&3-BEDROOM

1 BEDROOM UNITS PER BUILDING	4
3 BEDROOM UNITS PER BUILDING	4
NUMBER of BUILDINGS	1
FOOTPRINT	5,032
TOTAL UNITS	8

TOTAL APARTMENT BUILDINGS	10
TOTAL APARTMENT UNITS	80

AREA CALCULATIONS

AREA	SQFT
CONDITIONED	78,401
PORCH/PATIO	5,859
STORAGE	3,624
LAUNDRY	170
COMMON AREA	12,294
SITE STORAGE	375

KEYNOTES

1	12" DEEP, 96" WIDE, 60" HIGH SIGN
2	(E) 6' REDWOOD FENCE TO REMAIN
3	PROPOSED 6' REDWOOD FENCE
4	15'x25' STORAGE SHED
5	PLAYGROUND CHILDREN AGES 2-12 (600 SF)
6	FIRE LANE, NO PARKING ALLOWED
7	PLAYGROUND CHILDREN AGES 13-17 (600 SF)

PROJECT INFORMATION

OWNER / APPLICANT: CORECARE FOUNDATION 8863 GREENBACK LN, STE 324 ORANGEVALE, CA 95662 (916) 949-8882 CONTACT PERSON: SERGEI OLESKHO	GENERAL PLAN DESIGNATION: MDR - MEDIUM DENSITY RESIDENTIAL MFR - MULTI-FAMILY RESIDENTIAL
PLANNING & ENGINEERING: SCD PLANNING & ENGINEERING, INC. 140 LITTON DRIVE, SUITE 240 GRASS VALLEY, CA 95945 530-272-5841 CONTACT PERSON: MARTIN D. WOOD, P.L.S.	FIRE PROTECTION: EL DORADO COUNTY FIRE DISTRICT
ARCHITECT: JERALD A. BECK, ARCHITECT CA LIC. C11902 916-223-5152	WATER: EL DORADO IRRIGATION DISTRICT
ASSESSOR'S PARCEL: 051-461-59	ELECTRICAL & GAS UTILITIES: PACIFIC GAS & ELECTRIC
LAND AREA: 10.72 ACRES	TELEPHONE: AT&T
ZONING: RM	SEWAGE DISPOSAL: EL DORADO IRRIGATION DISTRICT
	SCHOOL DISTRICT: EL DORADO UNION



DIAMOND SPRINGS VILLAGE APARTMENTS
CONCEPTUAL SITE

NO.	REVISIONS	DATE	DESIGNED: MDW	DRAWN: JAM	PROJ. NO: 201214	DWG-SEE: DAY, STAMP	DATE-SEE: DAY, STAMP

EL DORADO COUNTY
CALIFORNIA

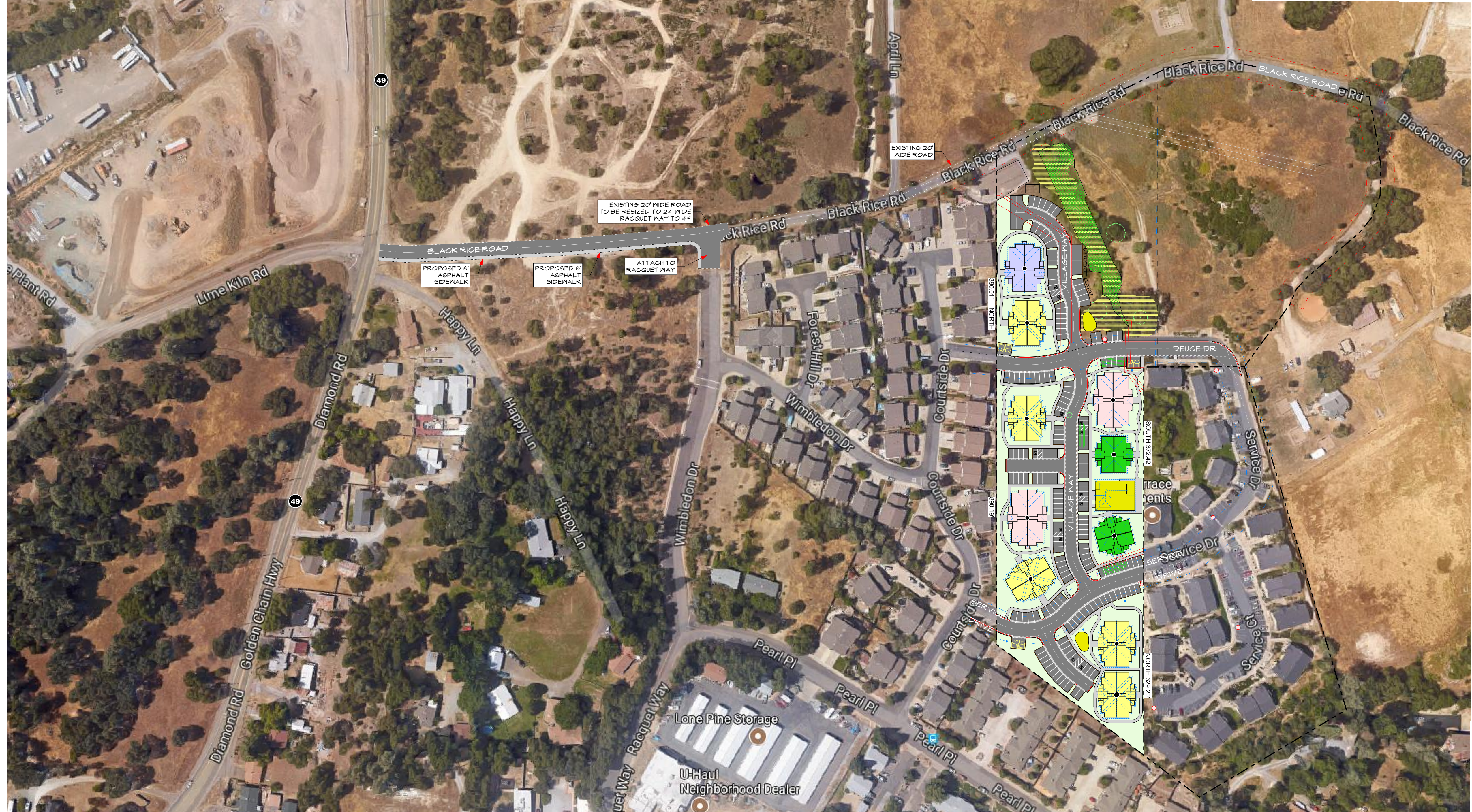
A0.1

J:\esdrb\..._May_01_2018

DIAMOND SPRINGS VILLAGE APARTMENTS

VICINITY MAP

A PORTION OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, T.10 N., R.11 E., M.D.M.
 DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA
 OCTOBER, 2017 SCALE: 1" = 100'



DIAMOND SPRINGS VILLAGE APARTMENTS
 VICINITY MAP

EL DORADO COUNTY
 CALIFORNIA

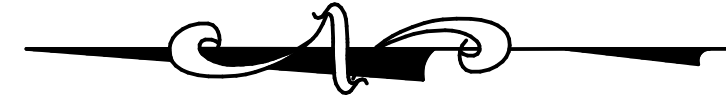
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			PROJ. NO: 201214
			DWG: SEE 'DAY' STAMP
			DATE: SEE 'DAY' STAMP

SHEET
 Tuesday, May 01, 2018

A0.3

**DIAMOND SPRINGS VILLAGE APARTMENTS
CONCEPTUAL SITE PLAN**

A PORTION OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, T.10 N., R.11 E., M.D.M.
DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA
MARCH, 2017 SCALE: NTS



#	APN	Address	Owner
1	051-461-49-100	4541 April Ln Placerville, CA 95667	Ervin Scott and Ervin Garth B
2	051-461-22-100	6720 Easterly Ranch Rd Placerville, CA 95667	Nicolos Richard C and Nicolos Dorothy A
3	051-550-19-100	807 Black Rise Rd Placerville, CA 95667	Hansen Jerry Donohue Anne
4	051-550-33-100	800 Black Rise Rd, Placerville, CA 95667	Hansen Jerry S and Donohue Anne L
5	051-461-60-100	6035 Service Dr, Diamond Springs, CA 95619	DIAMOND TERRACE APARTMENTS
6	051-541-10-100	620 Pearl Pl, Diamond Springs, CA 95619	Link Allen and Link Keeley
7	051-541-09-100	626 Pearl Pl Diamond Springs, CA 95619	Link Allen and Link Keeley
8	051-541-08-100	634 Pearl Pl Diamond Springs, CA 95619	Leu Merlin R and Leu Ann L
9	051-541-07-100	642 Pearl Pl Diamond Springs, CA 95619	Weckworth Rodney R and Weckworth Helena J
10	051-670-05-100	3057 Courtside Dr, Diamond Springs, CA 95619	Barley William P Jr and Scharuhn Katharina
11	051-650-11-100		COURTSIDE MANOR HMOWNERS ASSOC
12	051-650-01-100	3041 Courtside Dr, Diamond Springs, CA 95619	Faria Tyler and Faria Kylie
13	051-650-02-100	3037 Courtside Dr, Diamond Springs, CA 95619	Nicolls Steven A and Nicolls Patricia C
14	051-650-03-100	3031 Courtside Dr, Diamond Springs, CA 95619	Fontaine Joshua D and Fontaine Valarie
15	051-650-04-100	3029 Courtside Dr, Diamond Springs, CA 95619	Cuevas Pedro and Cuevas Carmen Sanchez
16	051-650-05-100	3027 Courtside Dr, Diamond Springs, CA 95619	Richards Carson J and Willette Rayme B
17	051-650-06-100	3025 Courtside Dr, Diamond Springs, CA 95619	Turner Robert V
18	051-650-07-100	3023 Courtside Dr, Diamond Springs, CA 95619	Finley Honey and Finley Scott T
19	051-650-08-100	3021 Courtside Dr, Diamond Springs, CA 95619	Chiappone Thomas P and Chiappone Jennifer W
20	051-650-09-100	3019 Courtside Dr, Diamond Springs, CA 95619	Ivester Kimberly D and Ivester K D
21	051-650-10-100	3017 Courtside Dr, Diamond Springs, CA 95619	Hazlett Matthew D and Hazlett Tara D
22	051-670-06-100	3015 Courtside Dr, Diamond Springs, CA 95619	Minnick Larry S and Minnick Mary Anne
23	051-670-07-100	3013 Courtside Dr, Diamond Springs, CA 95619	James Robert B and James Mary R
24	051-670-08-100	3015 Courtside Dr, Diamond Springs, CA 95619	Ludwig Vicki Ann and Ludwig V
25	051-670-09-100	3009 Courtside Dr, Diamond Springs, CA 95619	Kaur Inderjit
26	051-670-51-100	3007 Courtside Dr, Diamond Springs, CA 95619	Chima Balkar S and Chima Ranjit K
27	051-670-52-100	3005 Courtside Dr, Diamond Springs, CA 95619	Keller Karen L
28	051-670-53-100	3003 Courtside Dr, Diamond Springs, CA 95619	Odlin David H
29	051-670-54-100	3001 Courtside Dr, Diamond Springs, CA 95619	Signor Benjamin J
30	051-670-55-100	2999 Courtside Dr, Diamond Springs, CA 95619	Elder Michael and Elder Sara



**DIAMOND SPRINGS VILLAGE APARTMENTS
NEIGHBORHOOD PARCEL MAP**

EL DORADO COUNTY

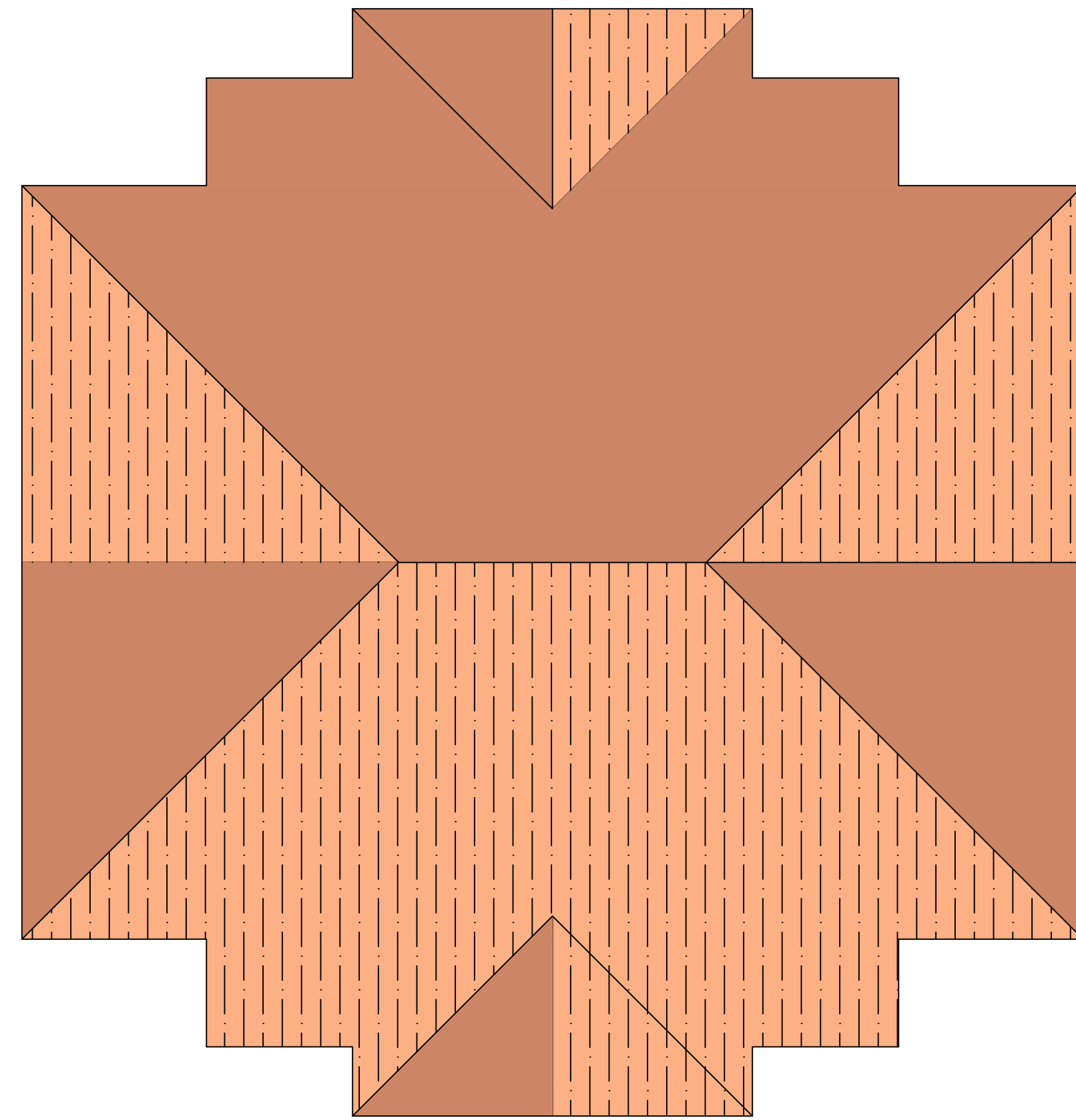
CALIFORNIA

NO.	REVISIONS	DATE	DESIGNED: HDW
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			PROJ: NO:201214
			DWG:SEE DAY STAMP
			DATE:SEE DAY STAMP

Thursday, March 23, 2017

SHEET

A0.2

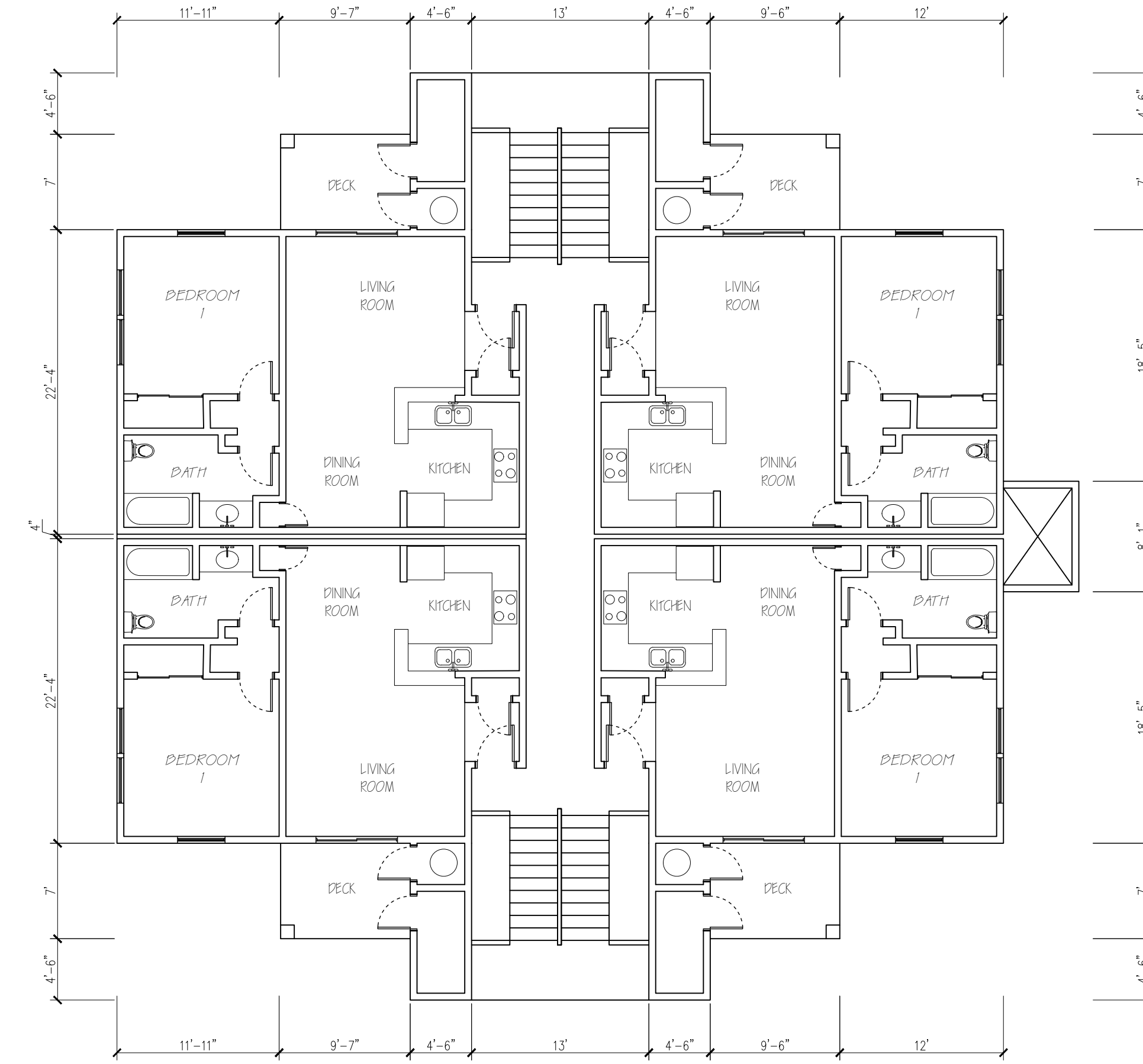


ROOF PLAN
1/8"=1'-0"

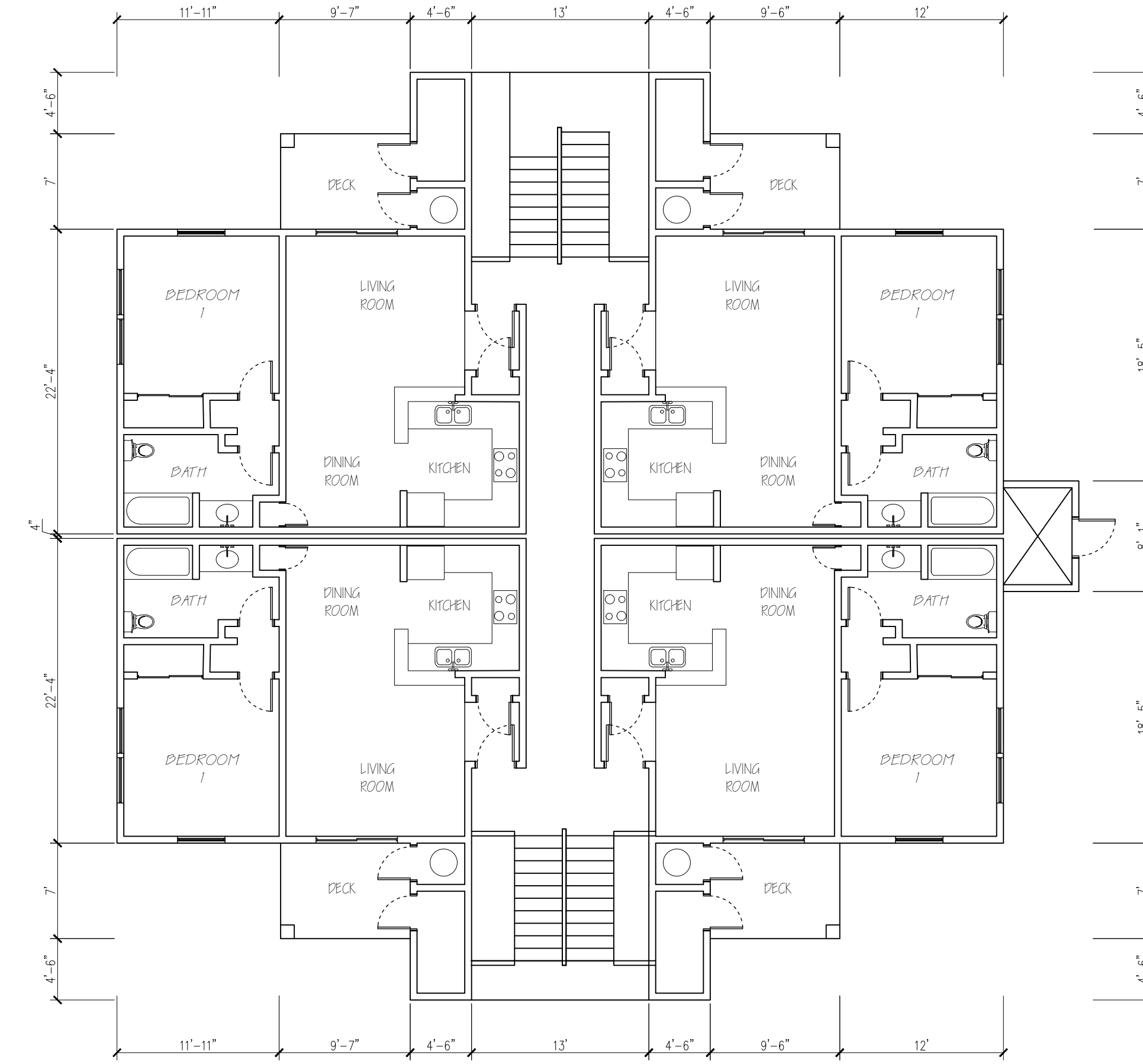
SQUARE FOOTAGE

LIVING AREA - 648 SF

DECK/PATIO - 66 SF



SECOND FLOOR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"

SHEET

A1.1

DIAMOND SPRINGS VILLAGE APARTMENTS
FLOOR PLAN/ROOF PLAN

EL DORADO COUNTY

1 BEDROOM

CALIFORNIA

NO. REVISIONS

DATE

DESIGNED: MDW

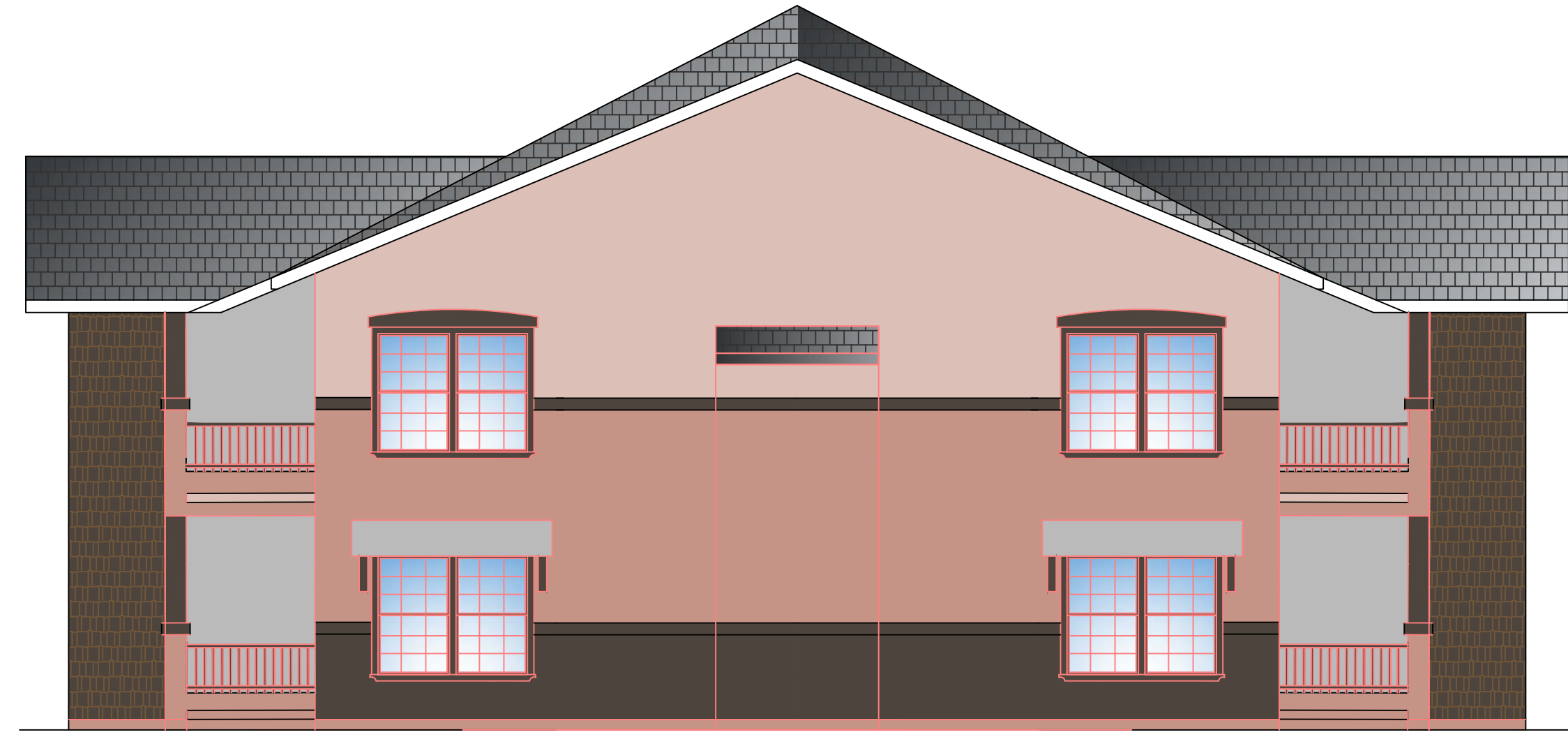
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PROJ. NO: 201214

DWG: SEE DAY STAMP

DATE: SEE DAY STAMP

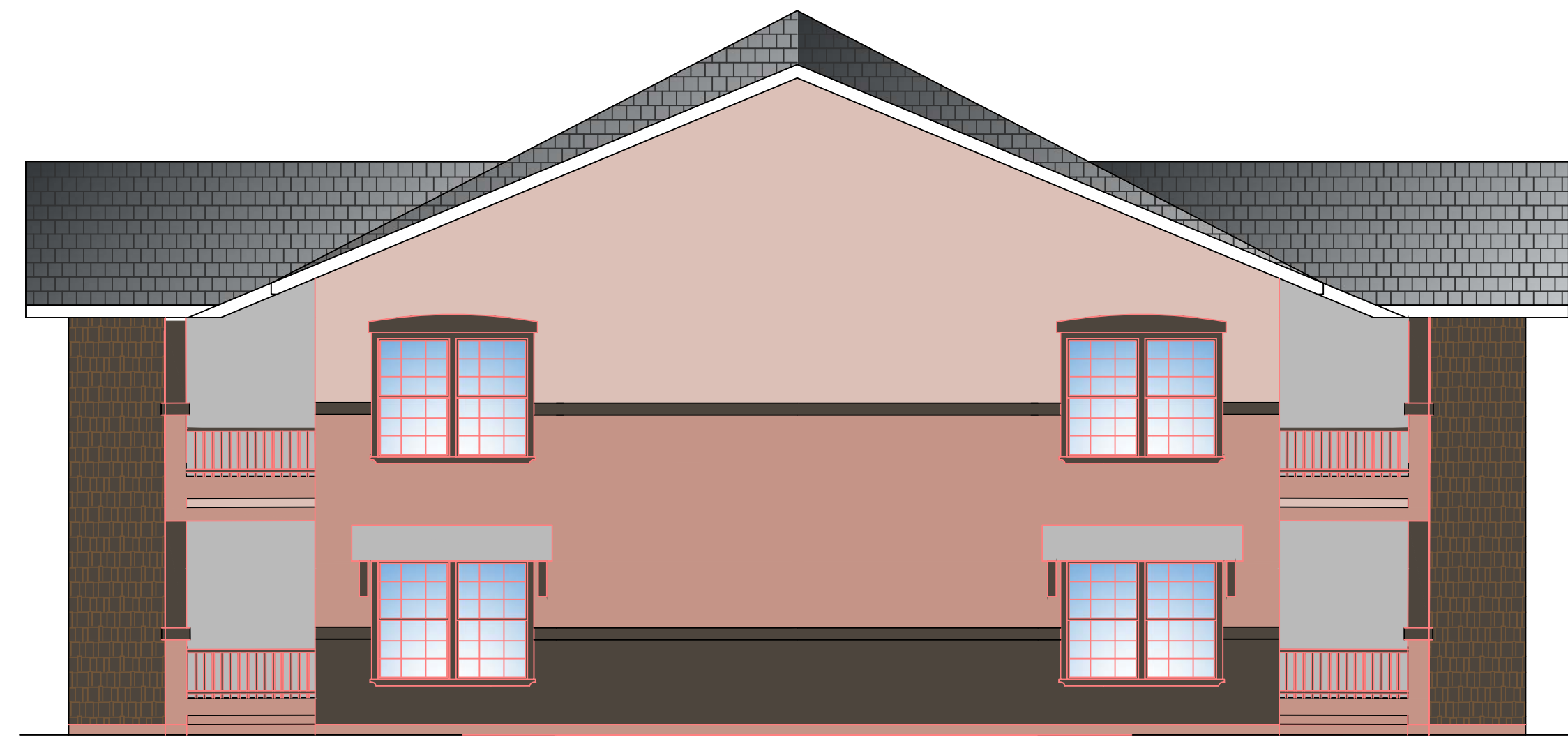
- TYPICAL EXTERIOR FINISHES
1. COMP ROOFING
 2. STUCCO WALL FINISH
 3. STONE VENEER ACCENTS
 4. VINYL FRAME WINDOWS AND SLIDING DOORS
 5. COMPOSITE ENTRY DOORS
 6. FIBER CEMENT TRIMS AND FASCIAS
 7. METAL GUTTERS AND DOWNSPOUTS
 8. METAL HANDRAILS AND GUARDRAILS
 9. STEEL FRAME STAIRS / CONCRETE TREADS



I-BDRM ELEVATION 4
LEFT
1/6"=1'-0"



I-BDRM ELEVATION 1
FRONT/REAR
1/6"=1'-0"

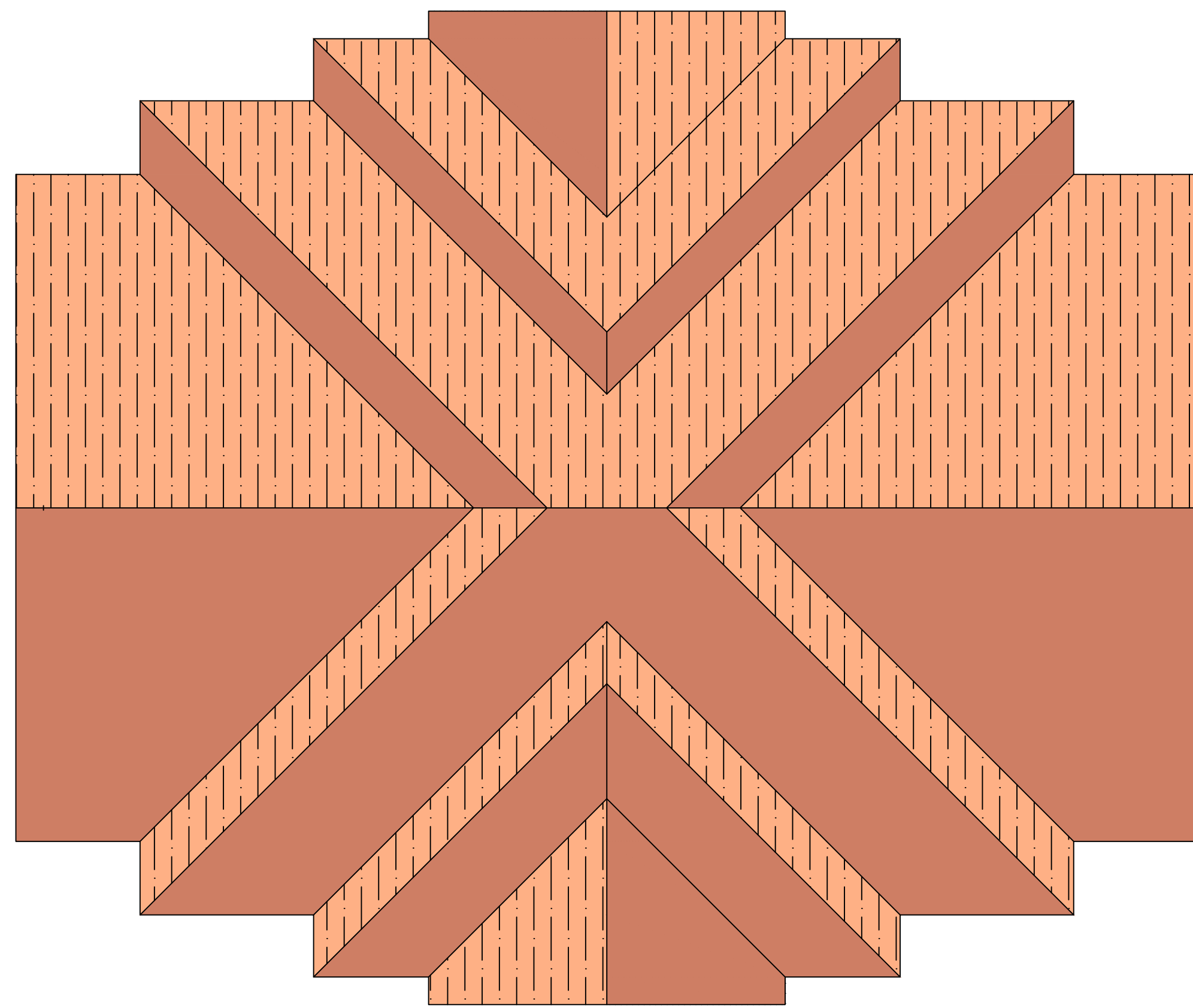


I-BDRM ELEVATION 3
RIGHT
1/6"=1'-0"



I-BDRM ELEVATION 1
FRONT/REAR
1/6"=1'-0"

DESIGNED: MDW DRAWN: MDW PROJ. NO: 201214 DWG: SEE DAY STAMP DATE: SEE DAY STAMP	NO. REVISIONS	DATE
DIAMOND SPRINGS VILLAGE APARTMENTS ARCHITECTURAL ELEVATIONS 1 BEDROOM-ELEVATIONS CALIFORNIA		
EL DORADO COUNTY		
SHEET	A1.2	

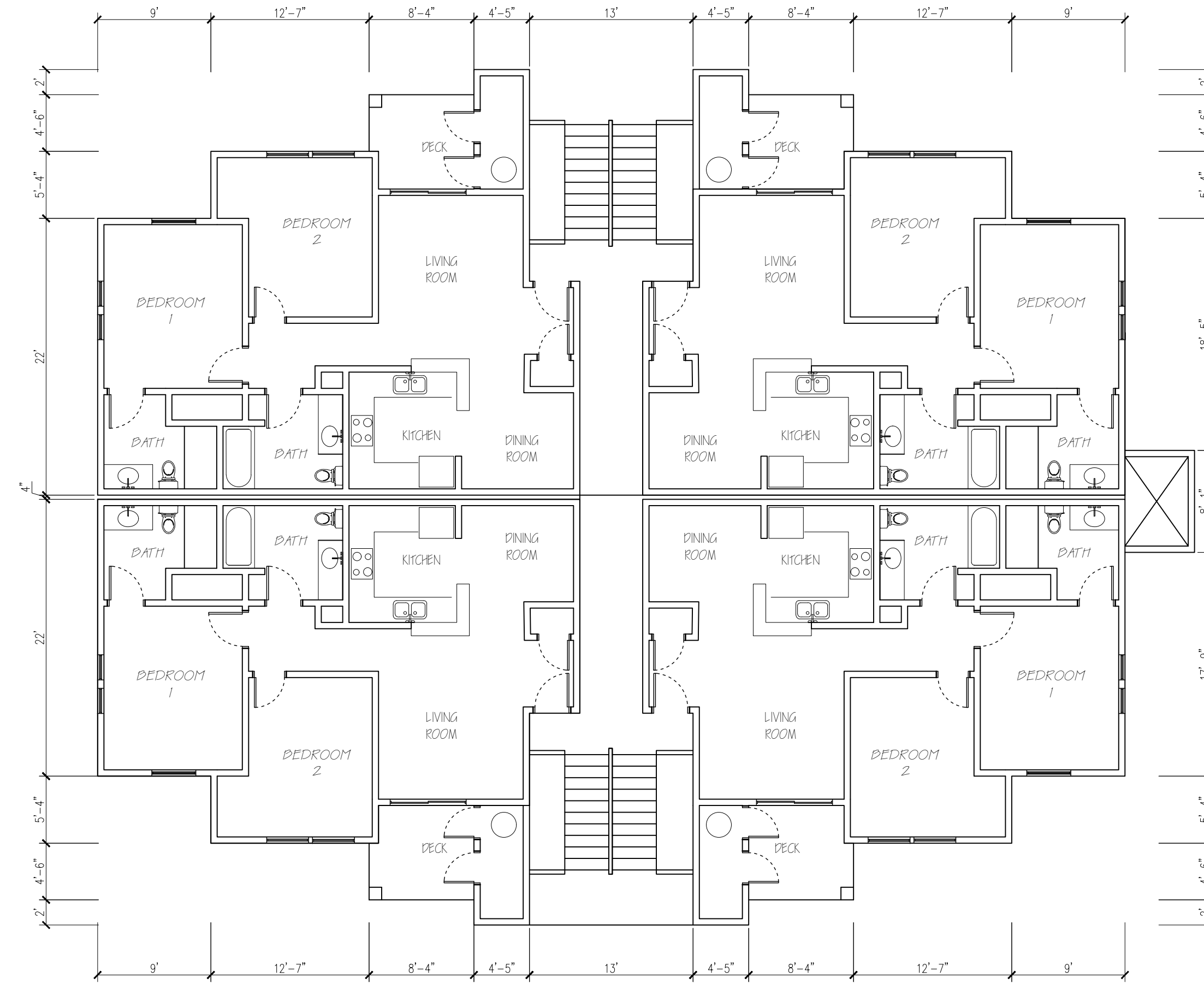


ROOF PLAN
1/8"=1'-0"

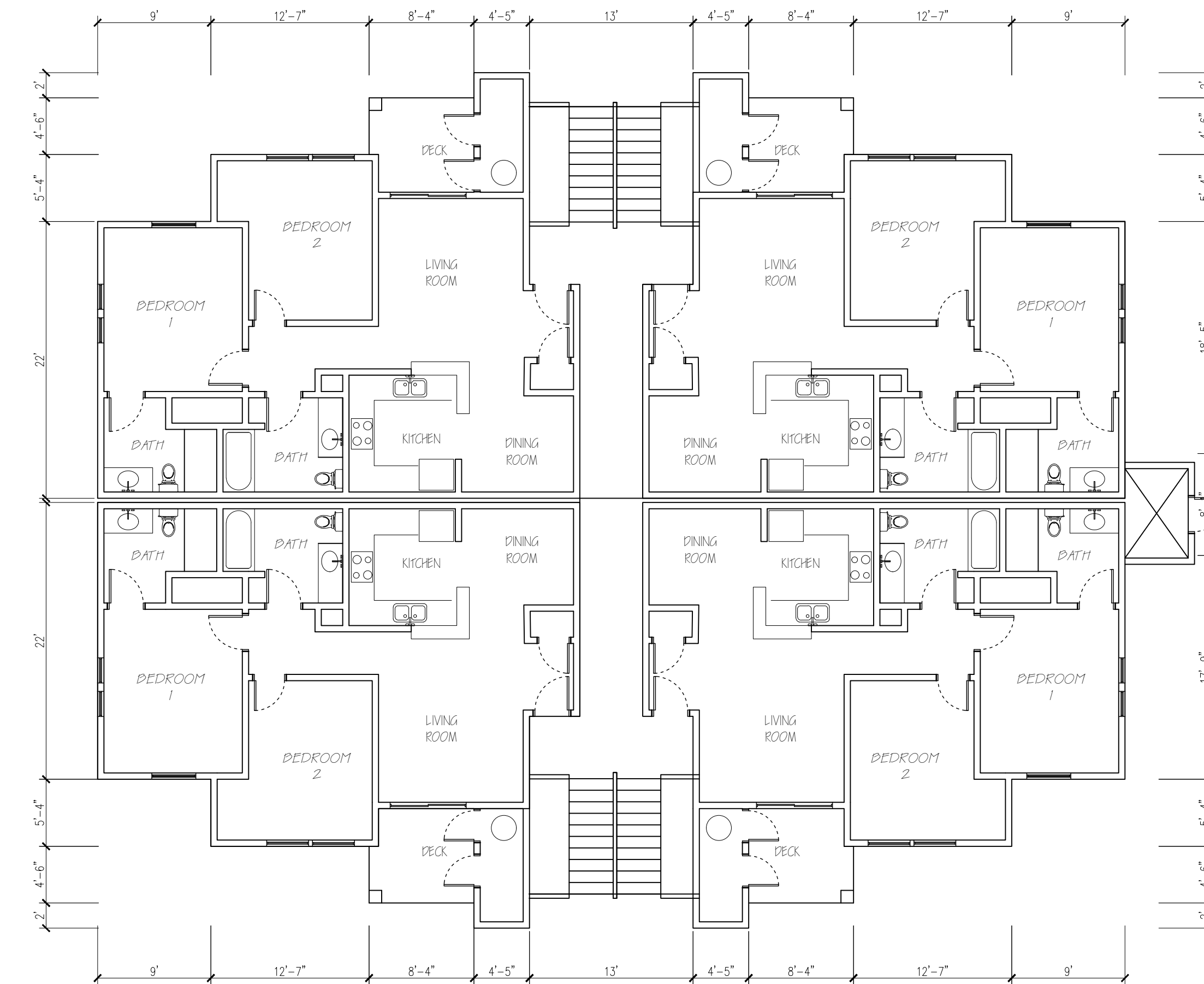
SQUARE FOOTAGE

LIVING AREA - 922 SF

DECK/PATIO - 60 SF



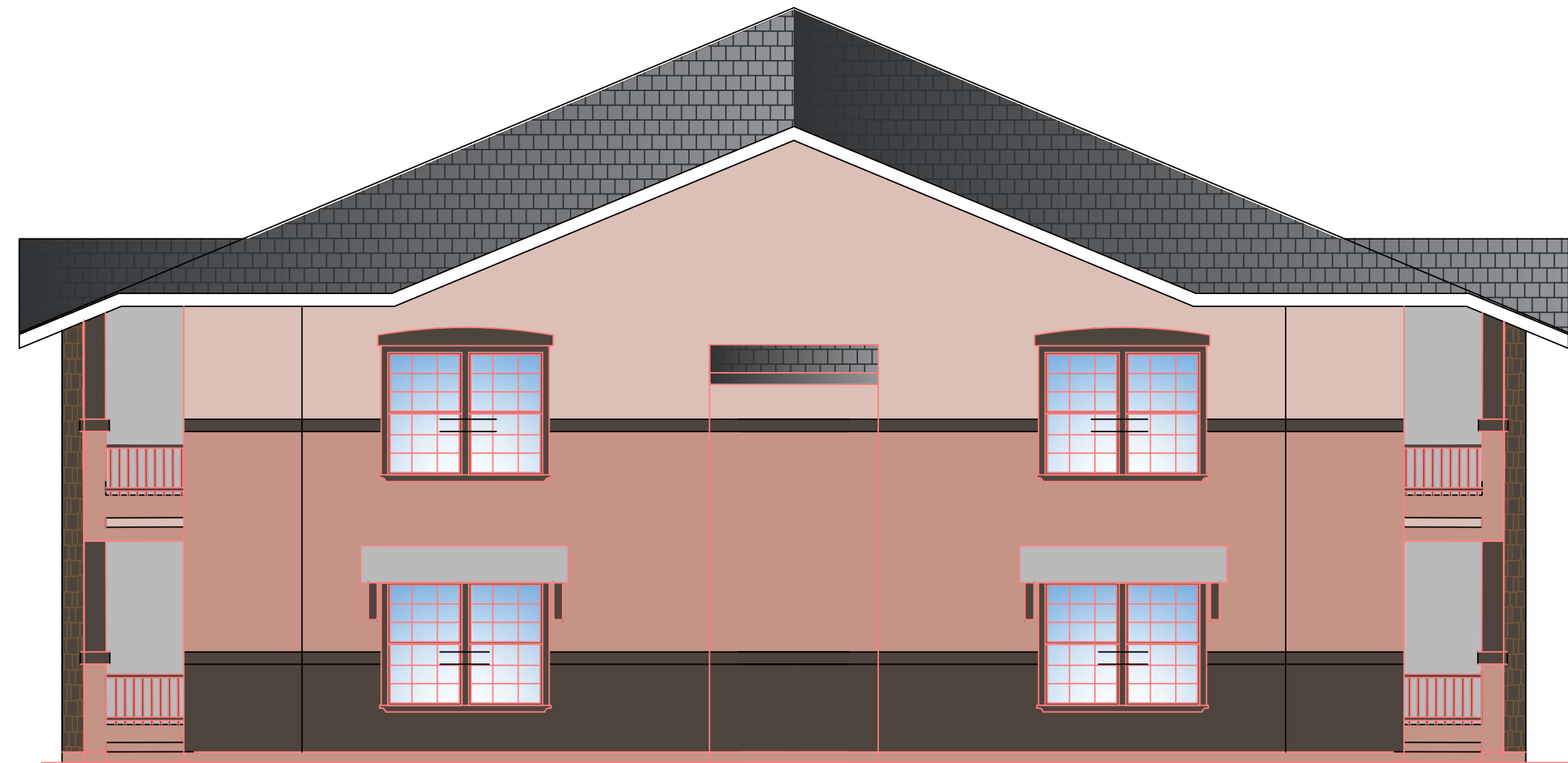
SECOND FLOOR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"

SHEET	A2.1		EL DORADO COUNTY	2 BEDROOM	CALIFORNIA	NO. REVISIONS	DATE	DESIGNED: MDW
								DRAWN: MDW
								PROJ. NO: 201214
								DWG: SEE DAY STAMP
								DATE: SEE DAY STAMP

- TYPICAL EXTERIOR FINISHES
1. COMP ROOFING
 2. STUCCO WALL FINISH
 3. STONE VENEER ACCENTS
 4. VINYL FRAME WINDOWS AND SLIDING DOORS
 5. COMPOSITE ENTRY DOORS
 6. FIBER CEMENT TRIMS AND FASCIAS
 7. METAL GUTTERS AND DOWNSPOUTS
 8. METAL HANDRAILS AND GUARDRAILS
 9. STEEL FRAME STAIRS / CONCRETE TREADS



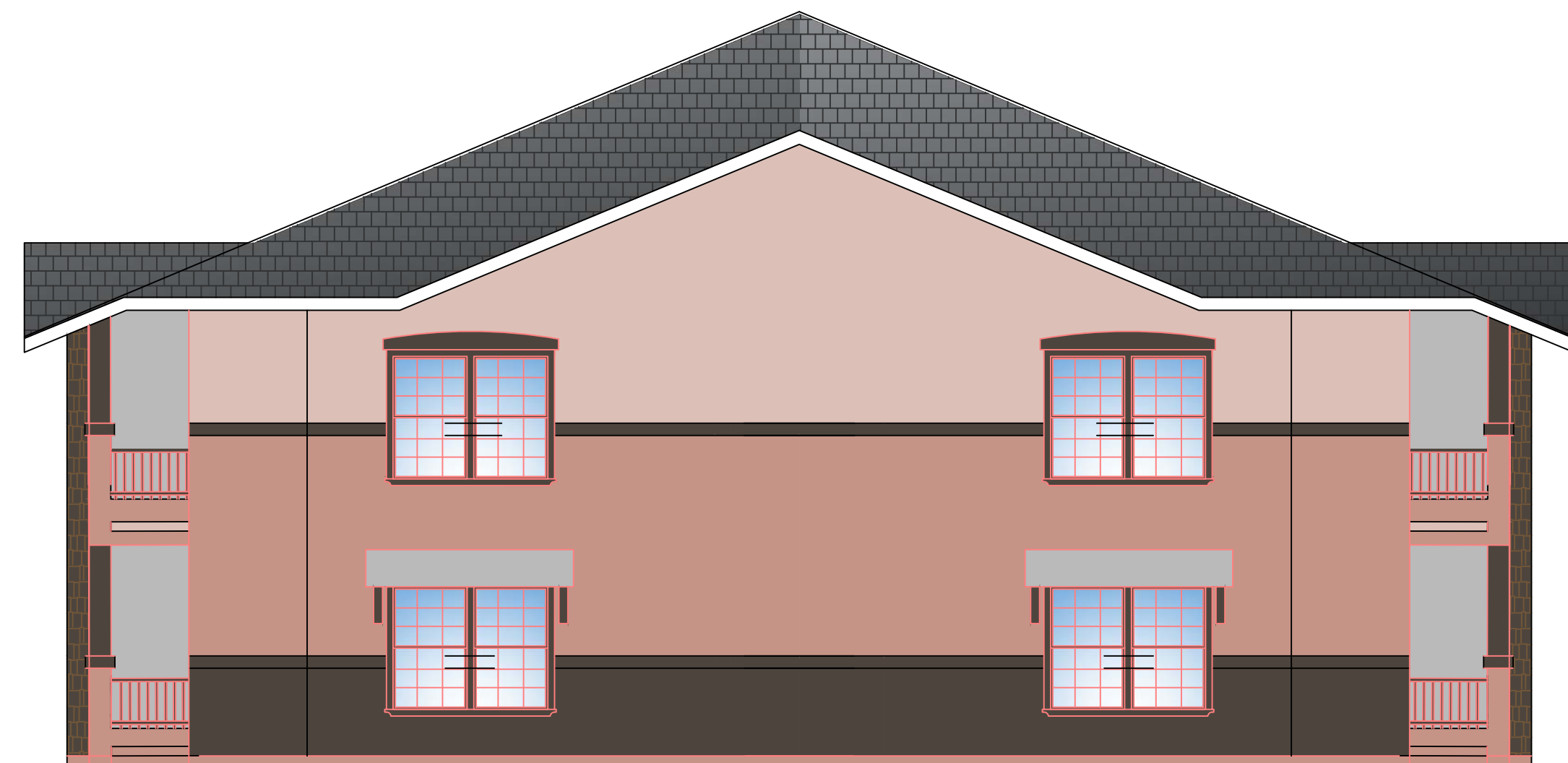
2-BDRM ELEVATION 4

LEFT
1/6"=1'-0"



2-BDRM ELEVATION 1

FRONT/REAR
1/6"=1'-0"



2-BDRM ELEVATION 3

RIGHT
1/6"=1'-0"

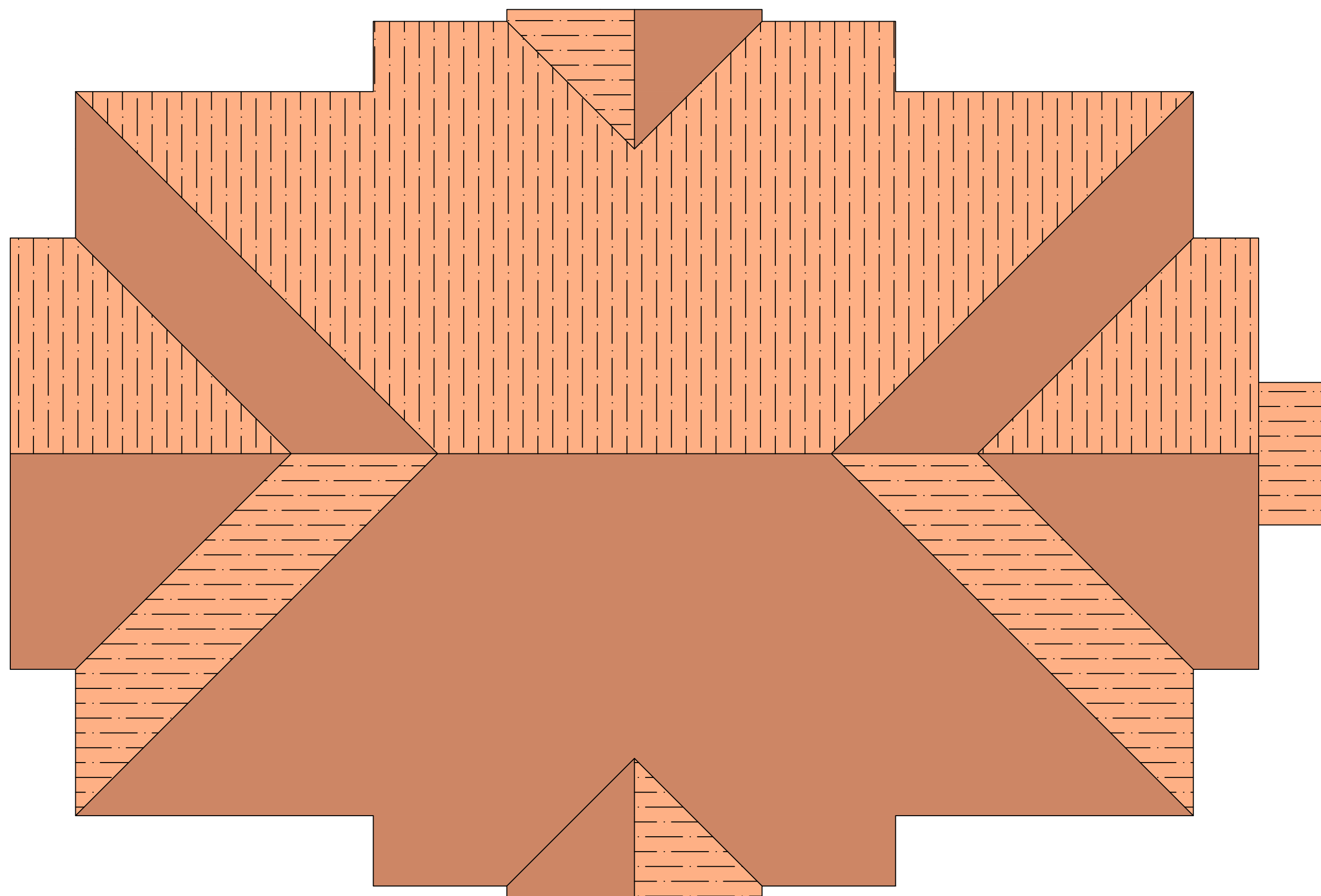


2-BDRM ELEVATION 2

FRONT/REAR
1/6"=1'-0"

SHEET	A2.2		EL DORADO COUNTY	2 BEDROOM-ELEVATIONS	CALIFORNIA	NO. REVISIONS	DATE	DESIGNED: MDW
								DRAWN: MDW
								PROJ. NO: 201214
								DWG-SEE DAY STAMP
								DATE-SEE DAY STAMP

DIAMOND SPRINGS VILLAGE APARTMENTS
ARCHITECTURAL ELEVATIONS

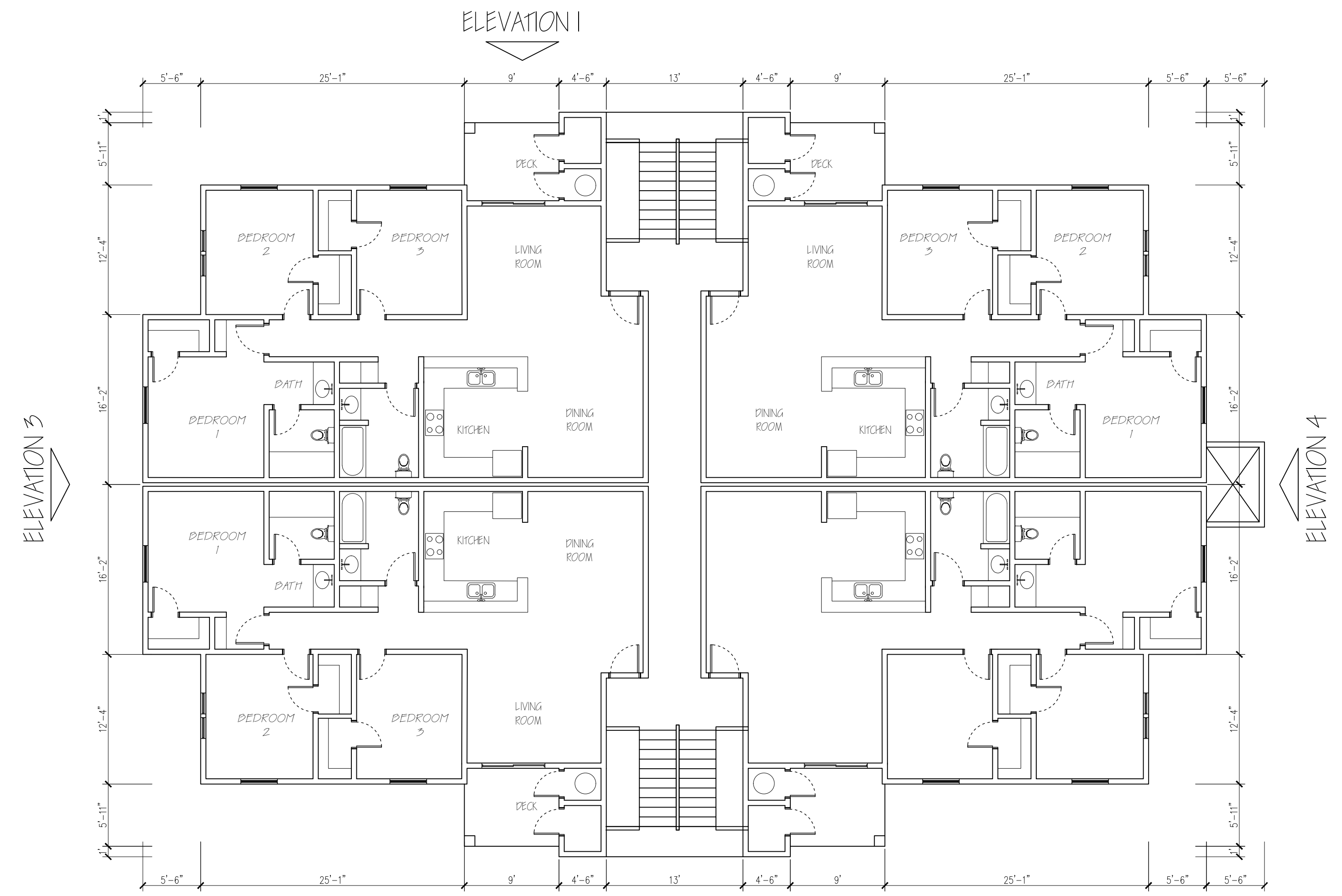


ROOF PLAN
1/8"=1'-0"

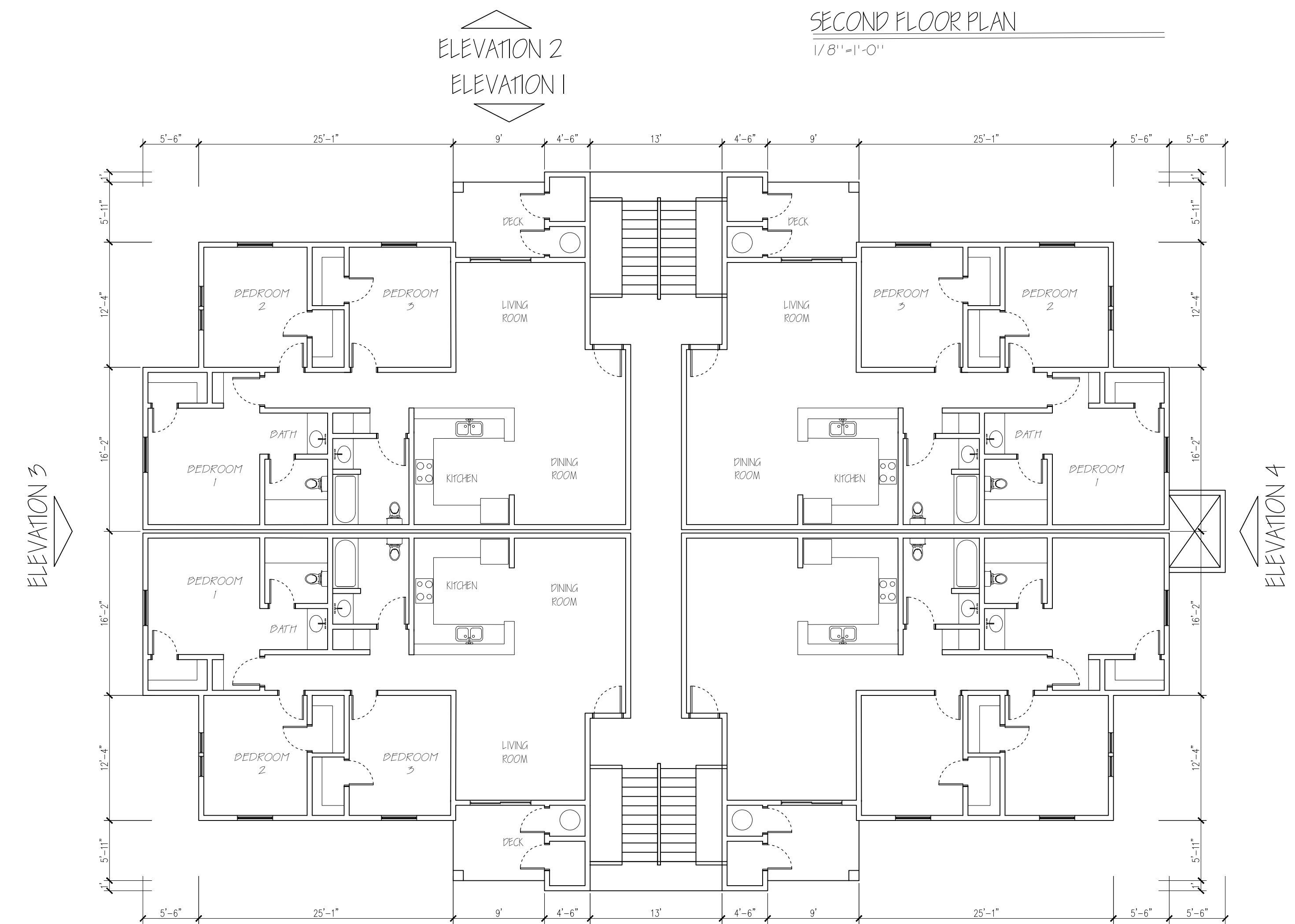
SQUARE FOOTAGE

LIVING AREA (RT SIDE) - 1234 SF

DECK/PATIO - 60 SF



SECOND FLOOR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"

SHEET

A3.7

DIAMOND SPRINGS VILLAGE APARTMENTS
FLOOR PLAN/ROOF PLAN

EL DORADO COUNTY

3 BEDROOM

CALIFORNIA

NO. REVISIONS

DATE

DESIGNED:MDW

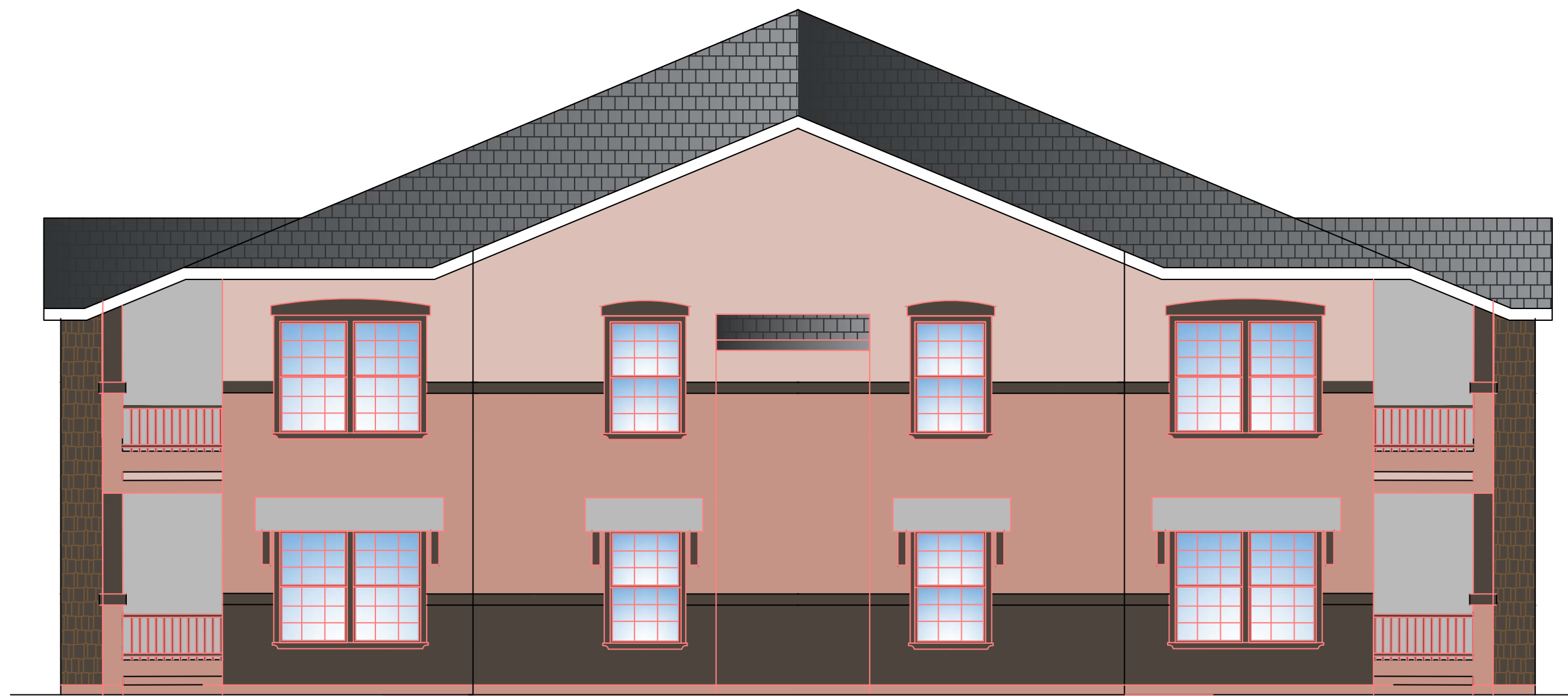
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PROJ. NO: 201214

DWG-SEE DAY STAMP

DATE-SEE DAY STAMP

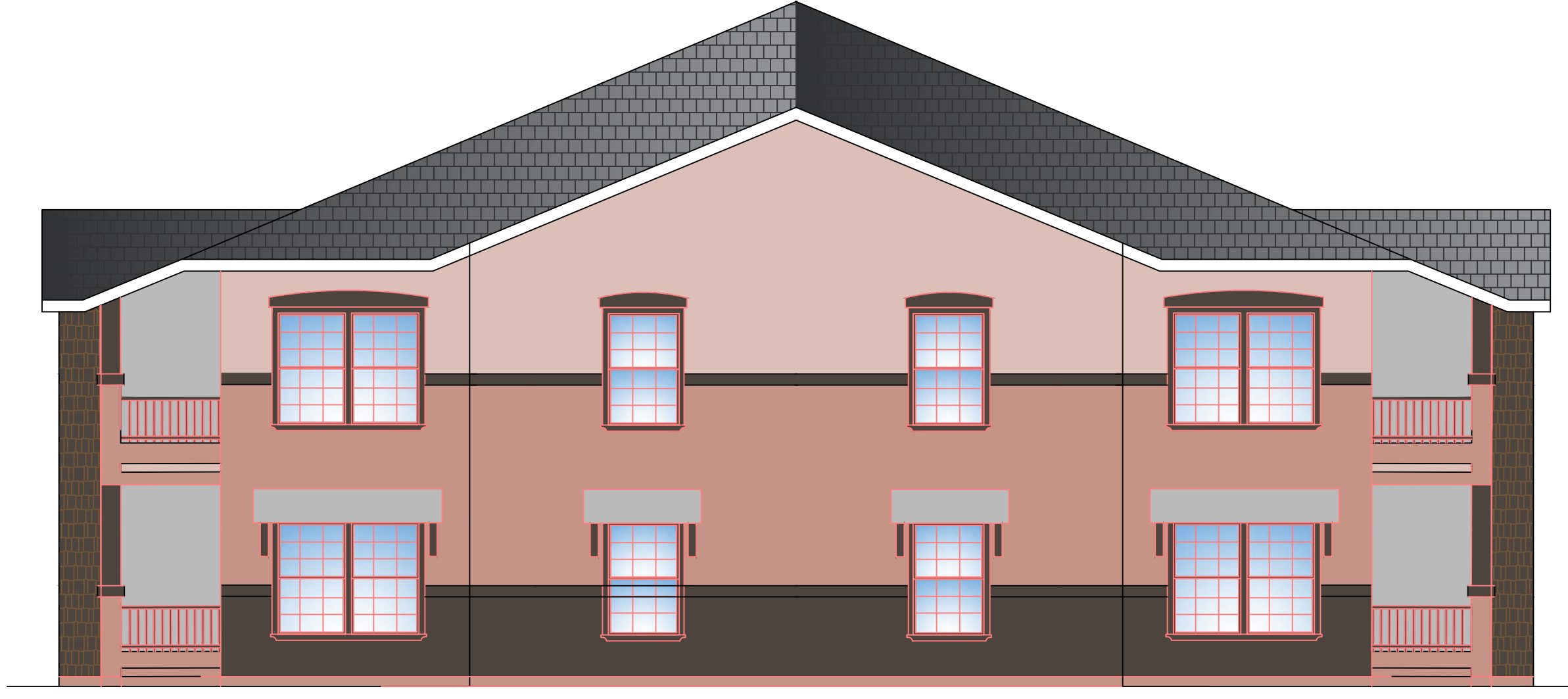
- TYPICAL EXTERIOR FINISHES
1. COMP ROOFING
 2. STUCCO WALL FINISH
 3. STONE VENEER ACCENTS
 4. VINYL FRAME WINDOWS AND SLIDING DOORS
 5. COMPOSITE ENTRY DOORS
 6. FIBER CEMENT TRIMS AND FASCIAS
 7. METAL GUTTERS AND DOWNSPOUTS
 8. METAL HANDRAILS AND GUARDRAILS
 9. STEEL FRAME STAIRS / CONCRETE TREADS



3-BDRM ELEVATION 4
LEFT
1/8"=1'-0"



3-BDRM ELEVATION 1
FRONT/REAR
1/8"=1'-0"

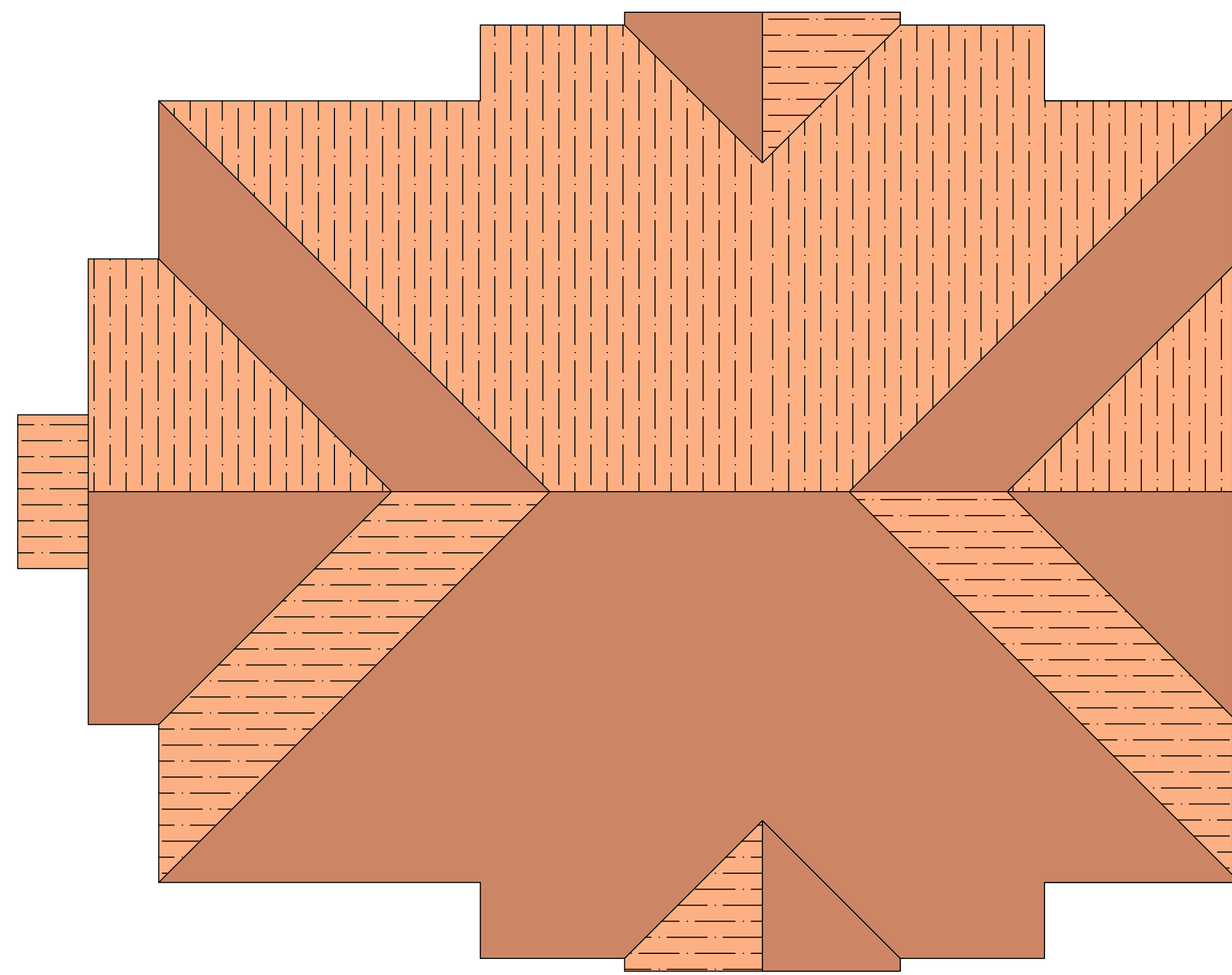


3-BDRM ELEVATION 3
RIGHT
1/8"=1'-0"



3-BDRM ELEVATION 2
FRONT/REAR
1/8"=1'-0"

DESIGNED: MDW	DATE	NO. REVISIONS	DATE	DRAWN: MDW	PROJ. NO: 201214	DWG: SEE DAY STAMP	DATE: SEE DAY STAMP
DIAMOND SPRINGS VILLAGE APARTMENTS ARCHITECTURAL ELEVATIONS 3 BEDROOM-ELEVATIONS EL DORADO COUNTY CALIFORNIA							
SHEET	A3.2						



ROOF PLAN
1/8" = 1'-0"

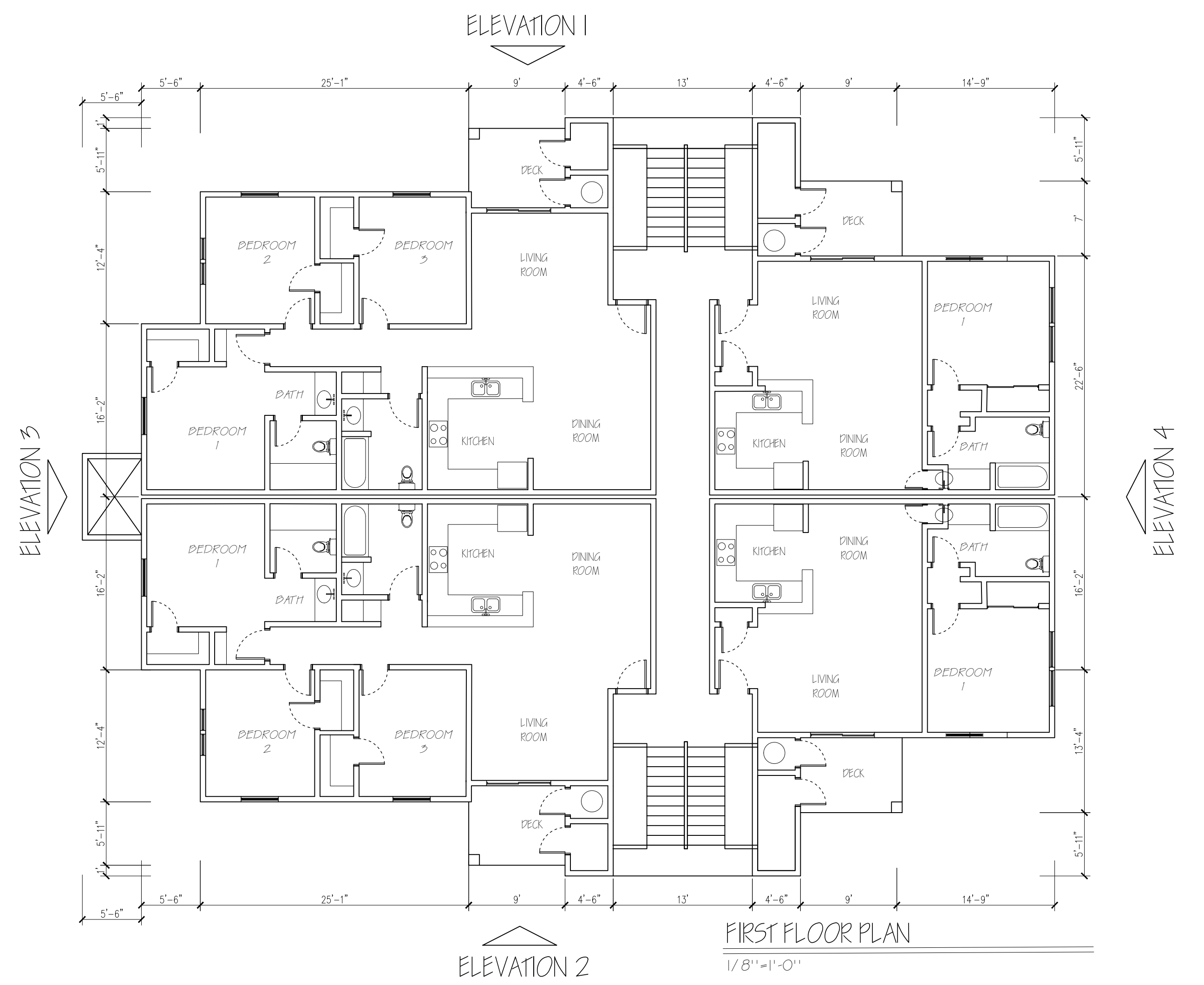
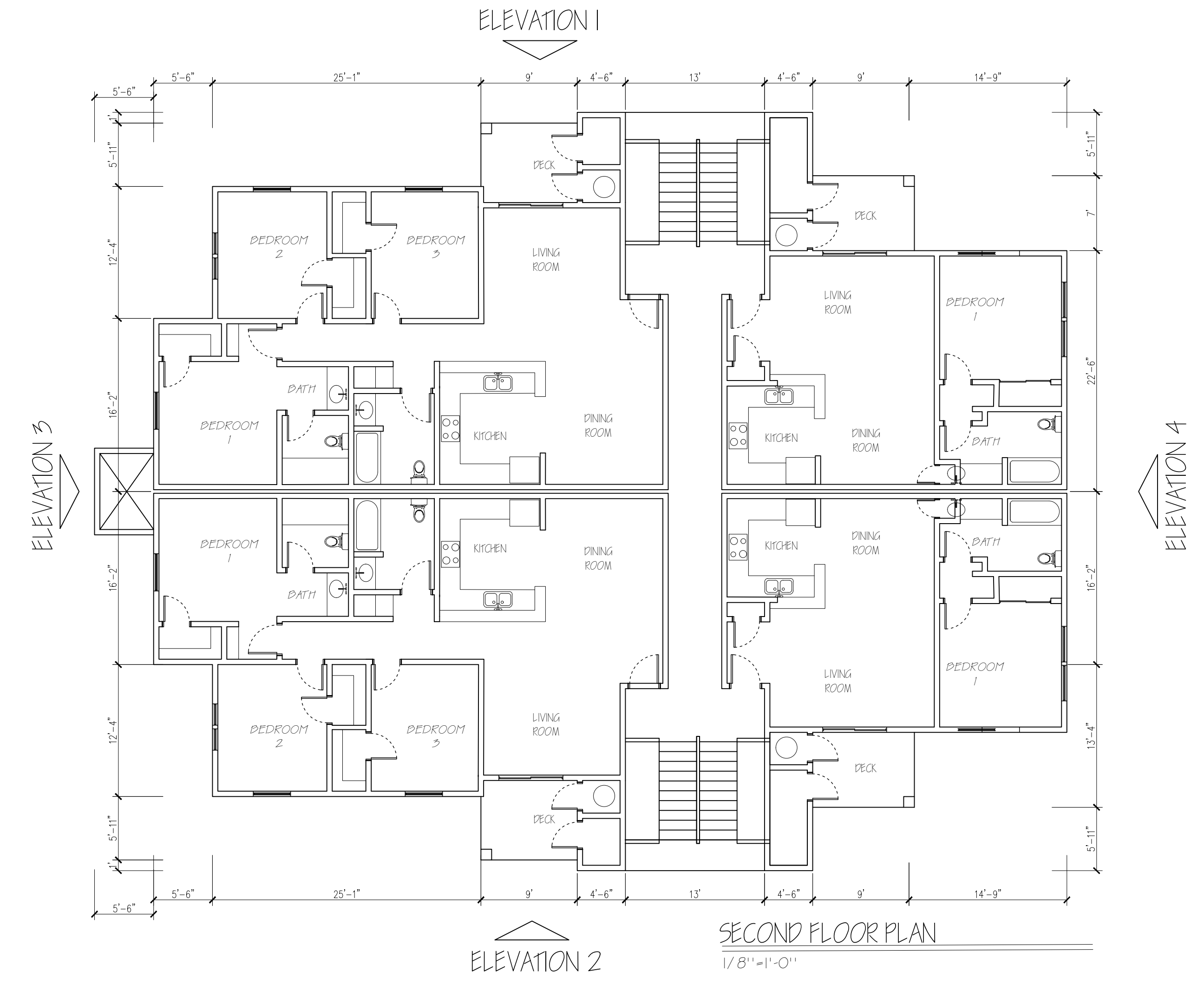
SQUARE FOOTAGE

LIVING AREA (3 BED) - 1234 SF

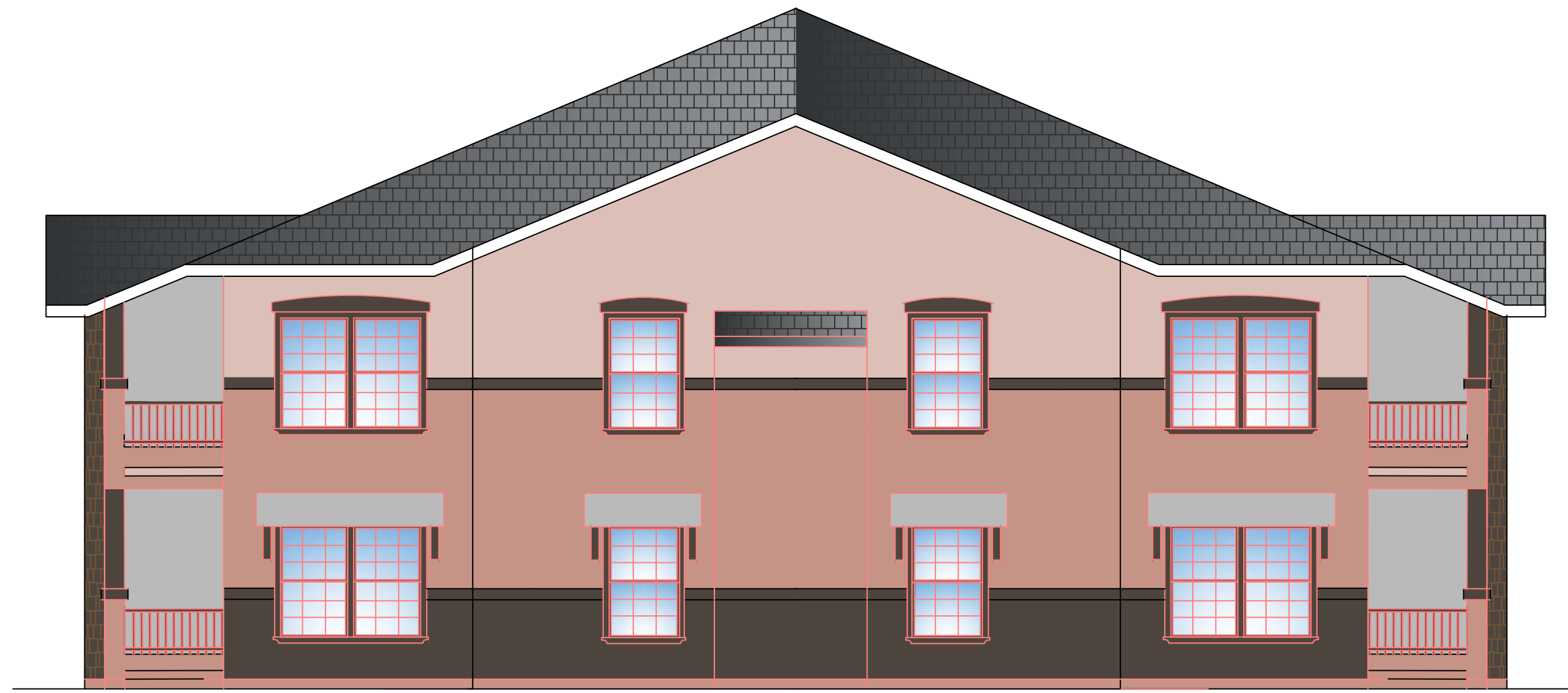
LIVING AREA (1 BED) - 704 SF

DECK/PATIO (3 BED) 60 SF

DECK/PATIO (1 BED) 66 SF

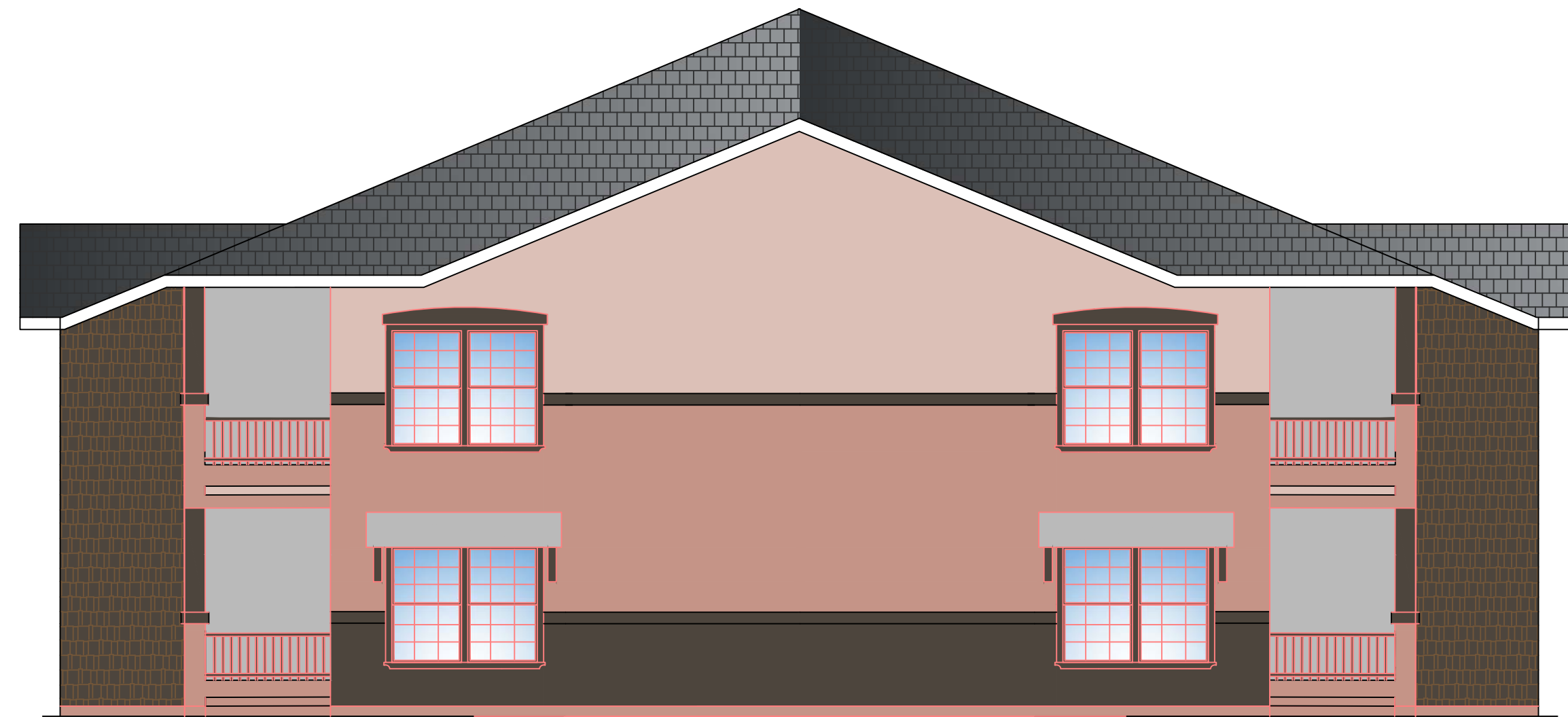


SHEET	DIAMOND SPRINGS VILLAGE APARTMENTS			DESIGNED: MDW
	FLOOR PLAN/ROOF PLAN			DRAWN: MDW
A4.7	EL DORADO COUNTY			PROJ. NO: 201214
	1 BEDROOM/3 BEDROOM			DATE: SEE DAY STAMP
CALIFORNIA		NO. REVISIONS	DATE	DATE: SEE DAY STAMP



1-BDRM/ 3-BDRM ELEVATION 4

LEFT
1/6"=1'-0"



1-BDRM/ 3-BDRM ELEVATION 3

RIGHT
1/6"=1'-0"



1-BDRM/ 3-BDRM ELEVATION 1

FRONT/ REAR
1/6"=1'-0"



1-BDRM/ 3-BDRM ELEVATION 2

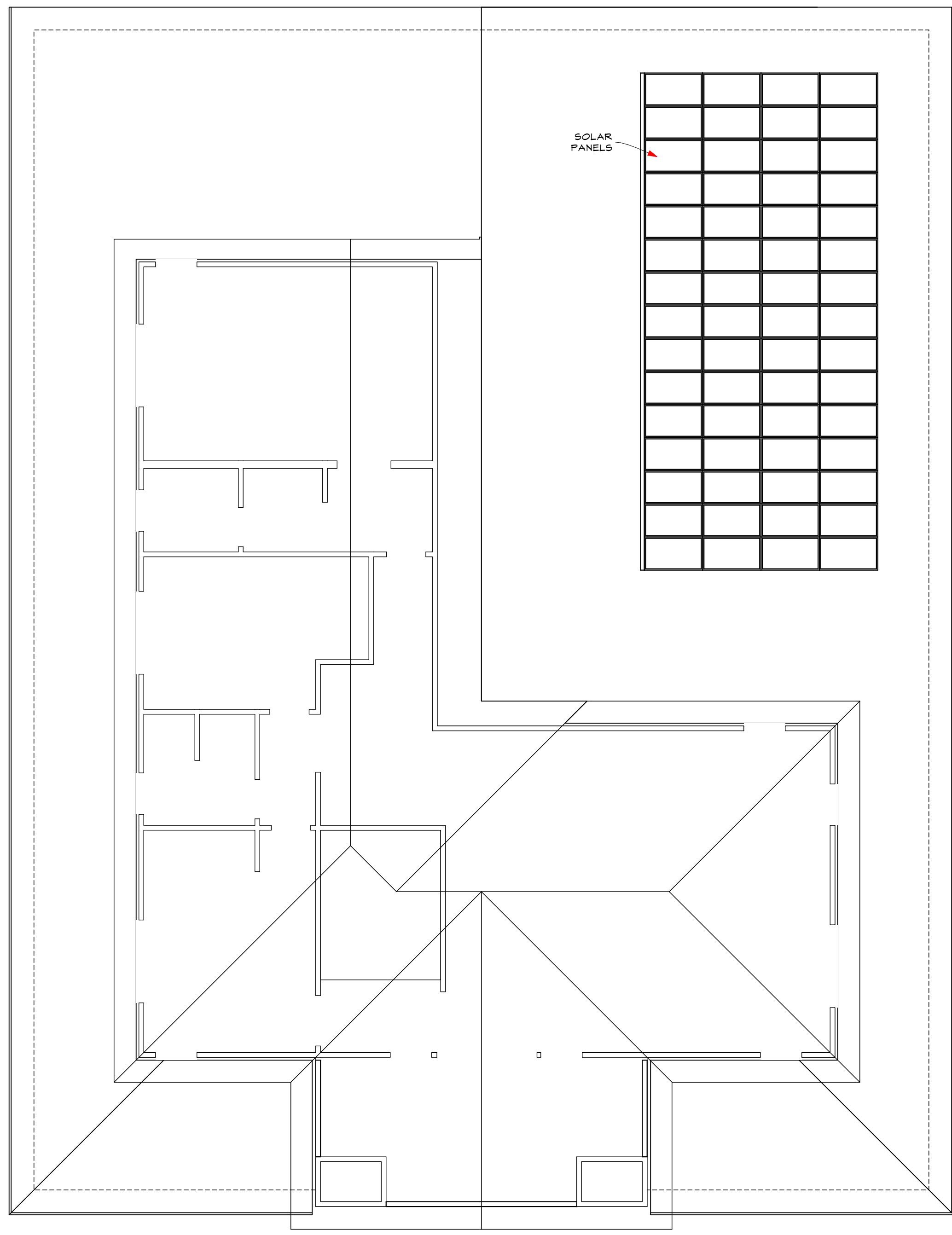
FRONT/ REAR
1/6"=1'-0"

DESIGNED: MDW	DATE
DRAWN: MDW	
PROJ. NO: 201214	
DWG: SEE DAY STAMP	
DATE: SEE DAY STAMP	

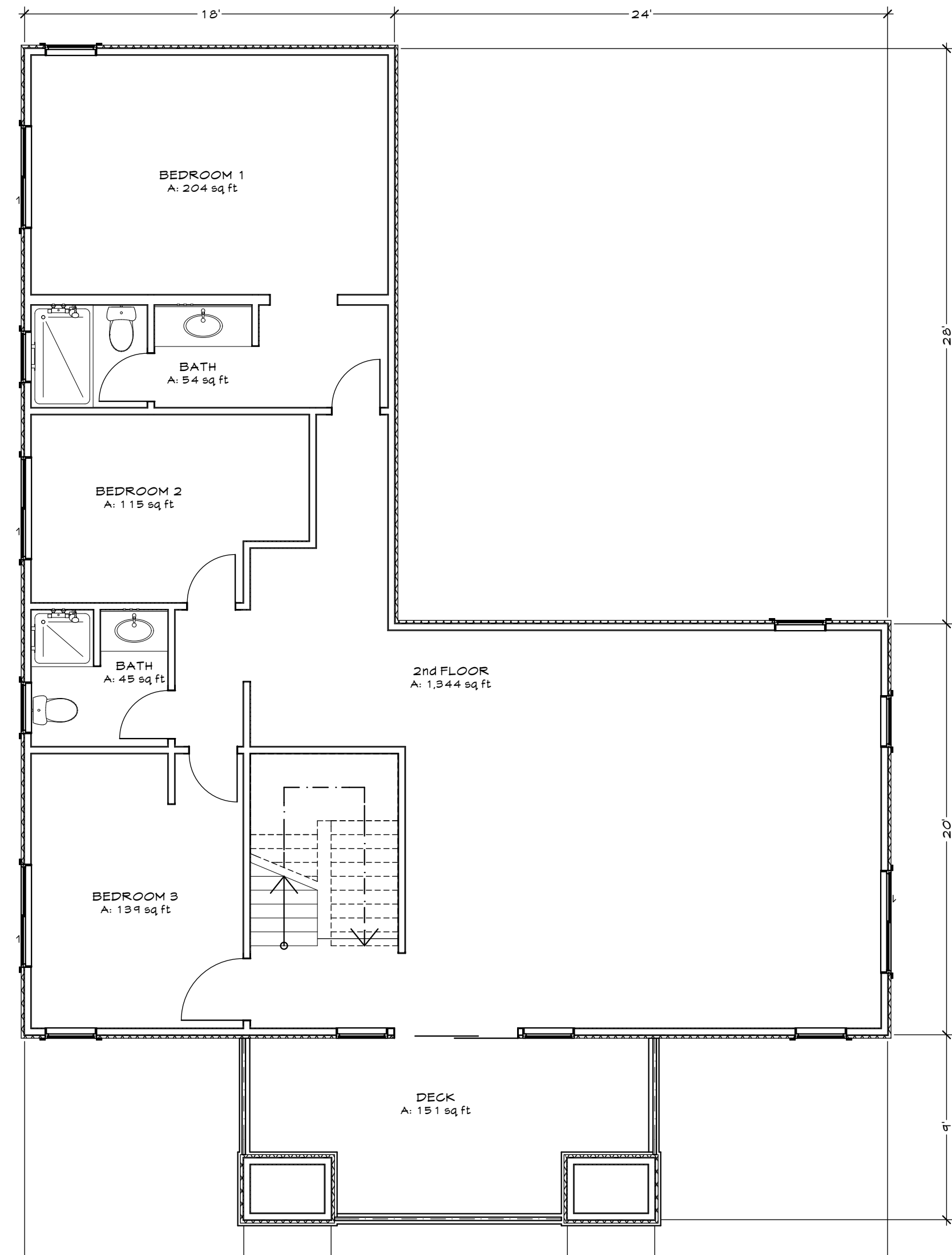
NO.	REVISIONS	DATE

DIAMOND SPRINGS VILLAGE APARTMENTS
 ARCHITECTURAL ELEVATIONS
 1 BEDROOM/3BEDROOM-ELEVATIONS
 EL DORADO COUNTY CALIFORNIA

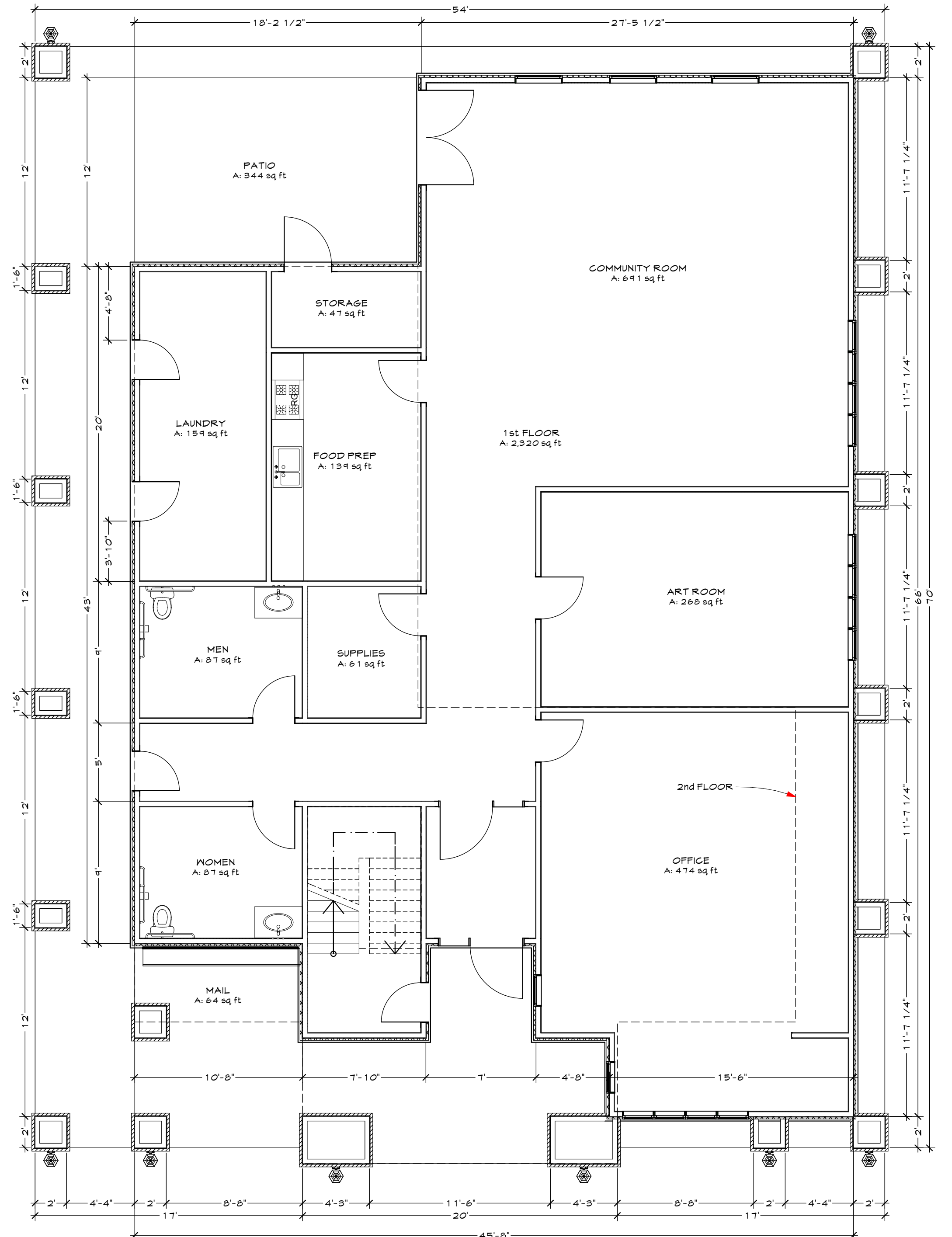
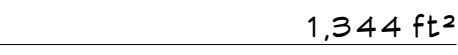
SHEET
A4.2



C ROOF PLAN
SCALE: 3/16" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



A FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



DIAMOND SPRINGS VILLAGE APARTMENTS
FLOOR PLAN | ROOF PLAN

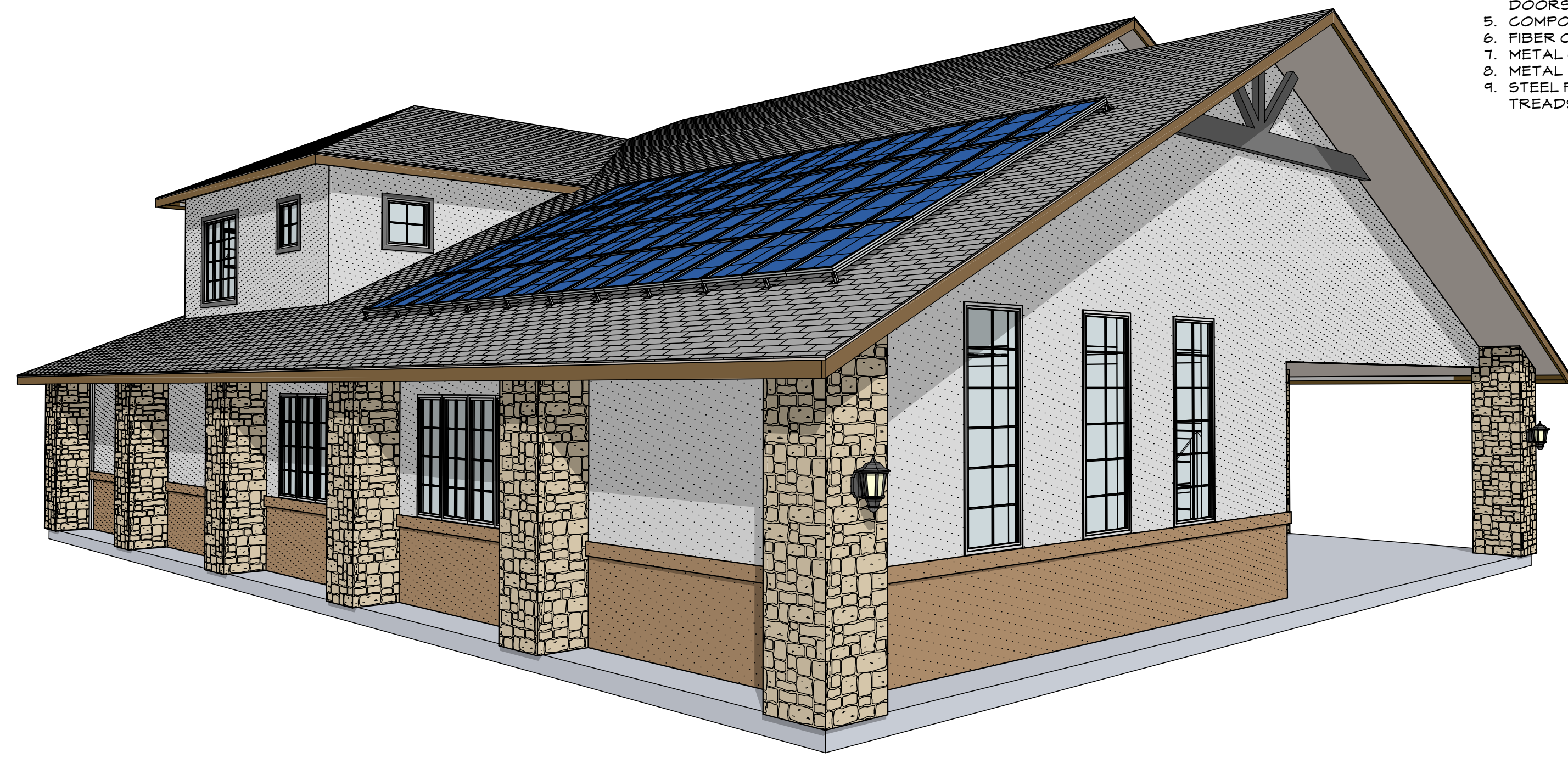
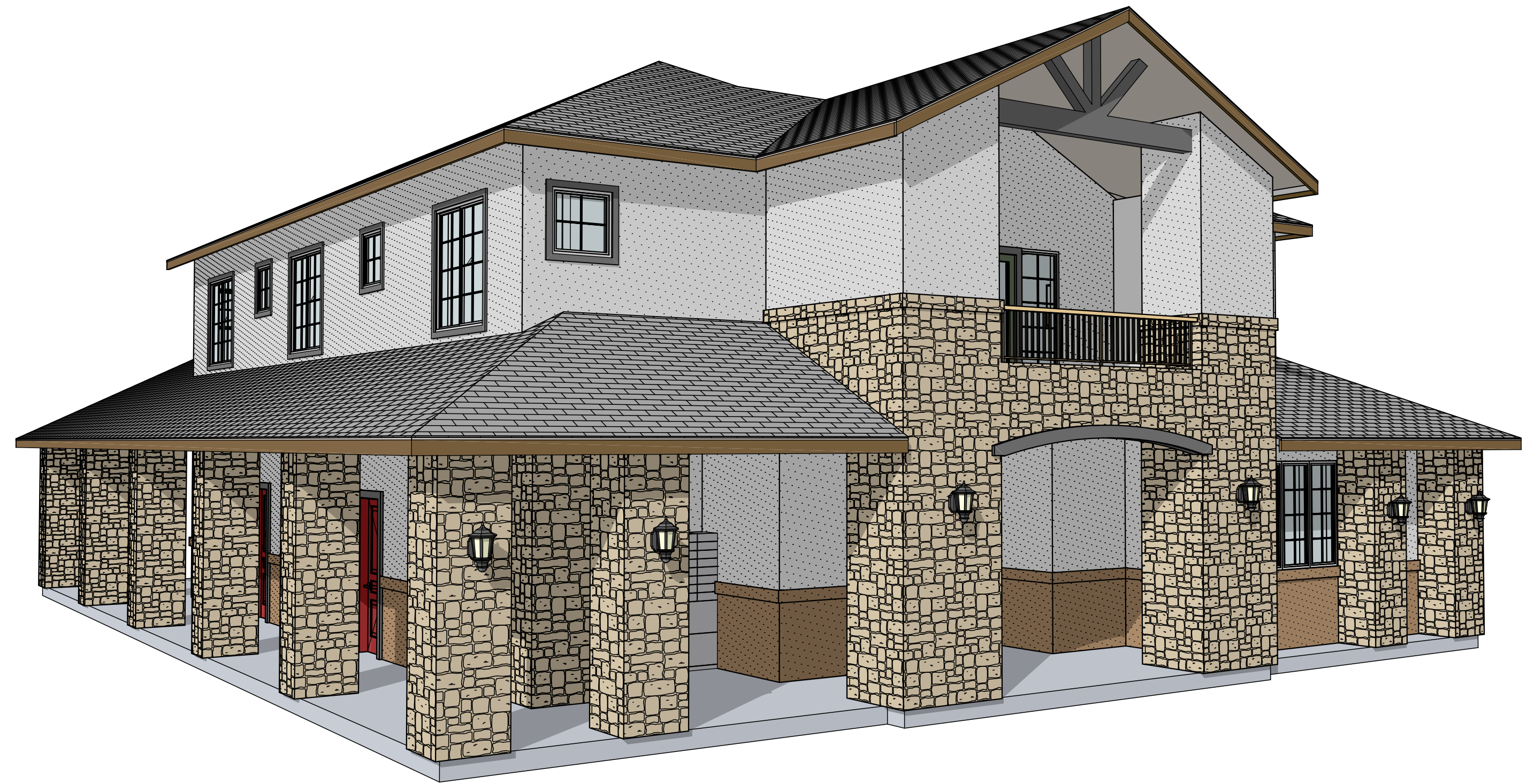
EL DORADO COUNTY

CALIFORNIA

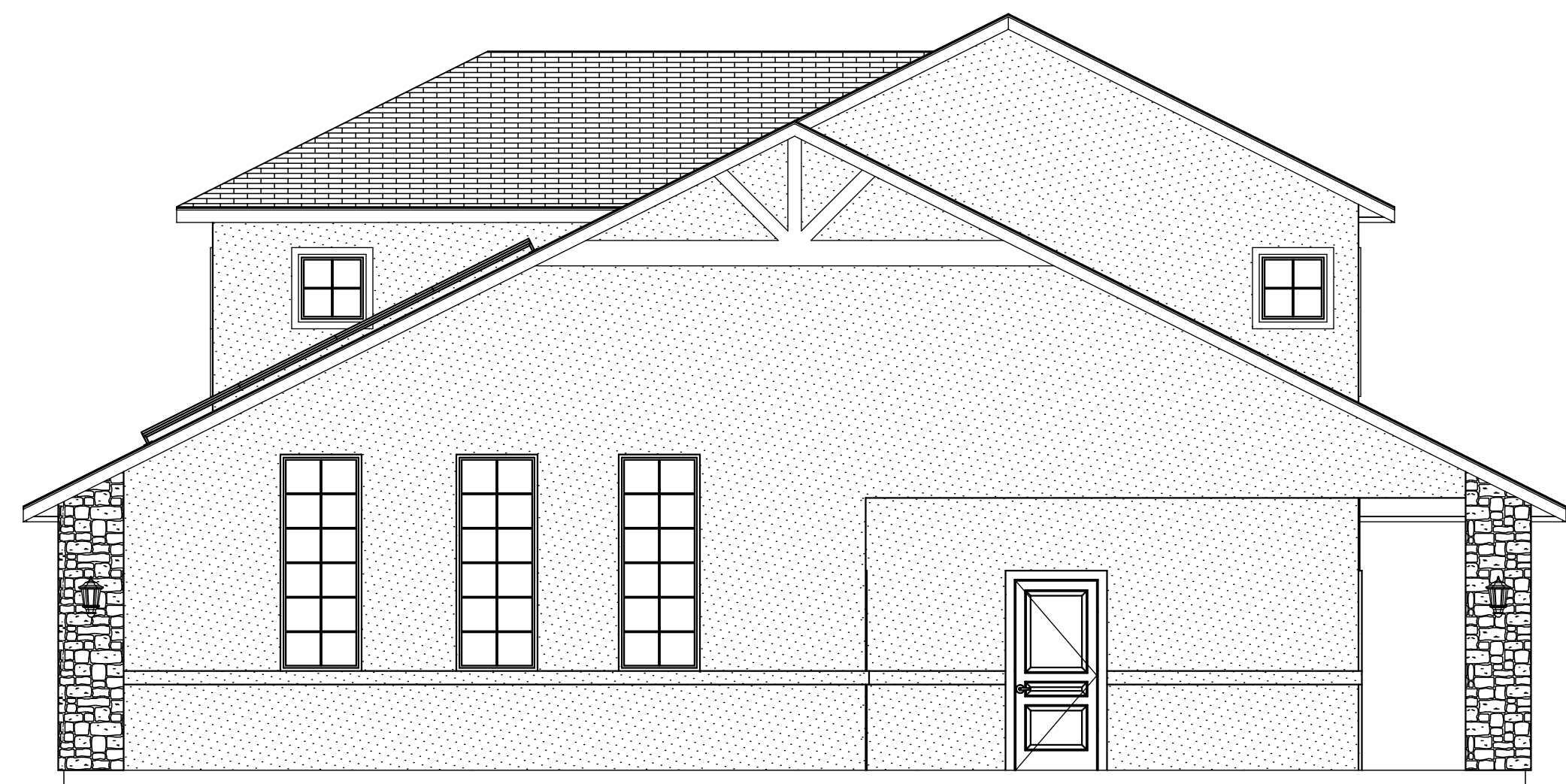
NO.	REVISIONS	DATE	DESIGNED: MDW
			DRAWN: AM
			PROJ: NO:201214
			DWG:SEE DAY STAMP
			DATE:SEE DAY STAMP

A5.1

Thursday, March 23, 2017



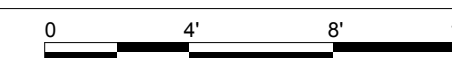
- TYPICAL EXTERIOR FINISHES
1. COMP ROOFING
 2. STUCCO WALL FINISH
 3. STONE VENEER ACCENTS
 4. VINYL FRAME WINDOWS AND SLIDING DOORS
 5. COMPOSITE ENTRY DOORS
 6. FIBER CEMENT TRIMS AND FASCIAS
 7. METAL GUTTERS AND DOWNSPOUTS
 8. METAL HANDRAILS AND GUARDRAILS
 9. STEEL FRAME STAIRS / CONCRETE TREADS



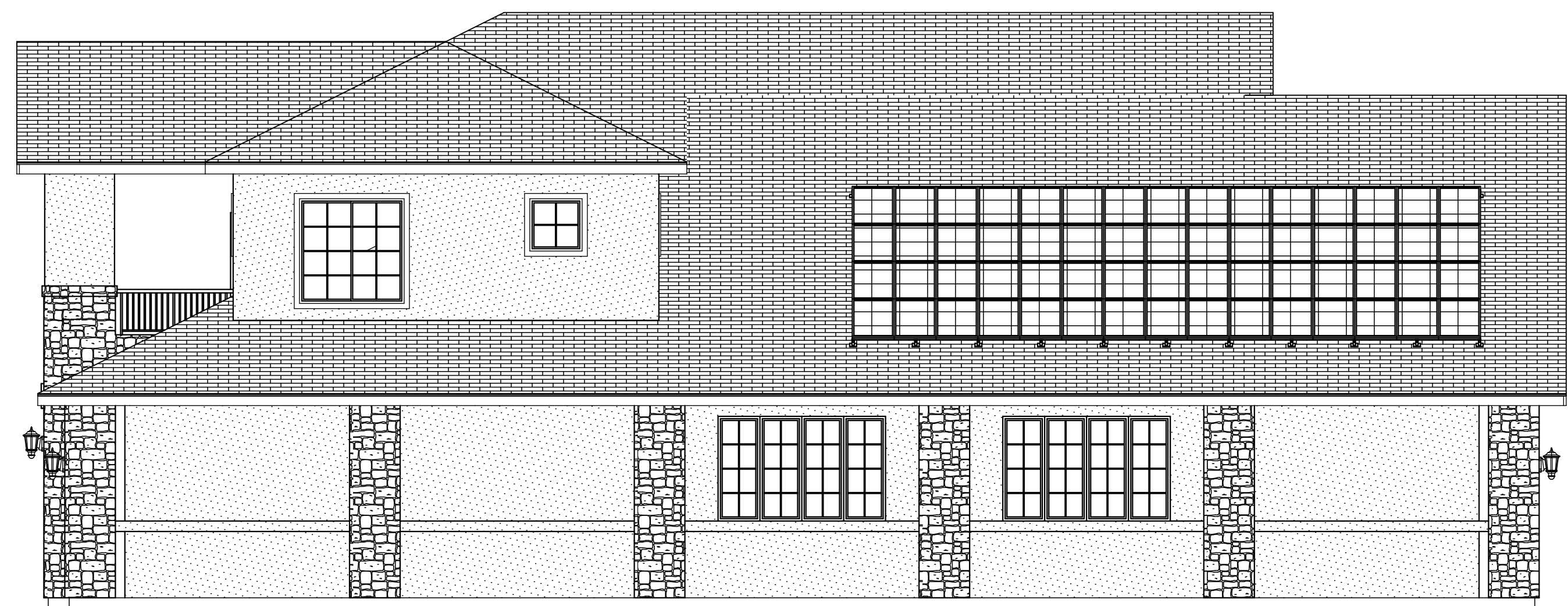
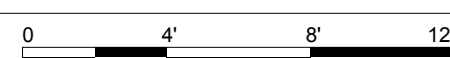
D REAR ELEVATION
SCALE: 3/16" = 1'-0"



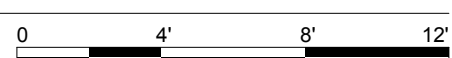
C LEFT ELEVATION
SCALE: 3/16" = 1'-0"



B FRONT ELEVATION
SCALE: 3/16" = 1'-0"



A RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



DIAMOND SPRINGS VILLAGE APARTMENTS
EXTERIOR ELEVATIONS

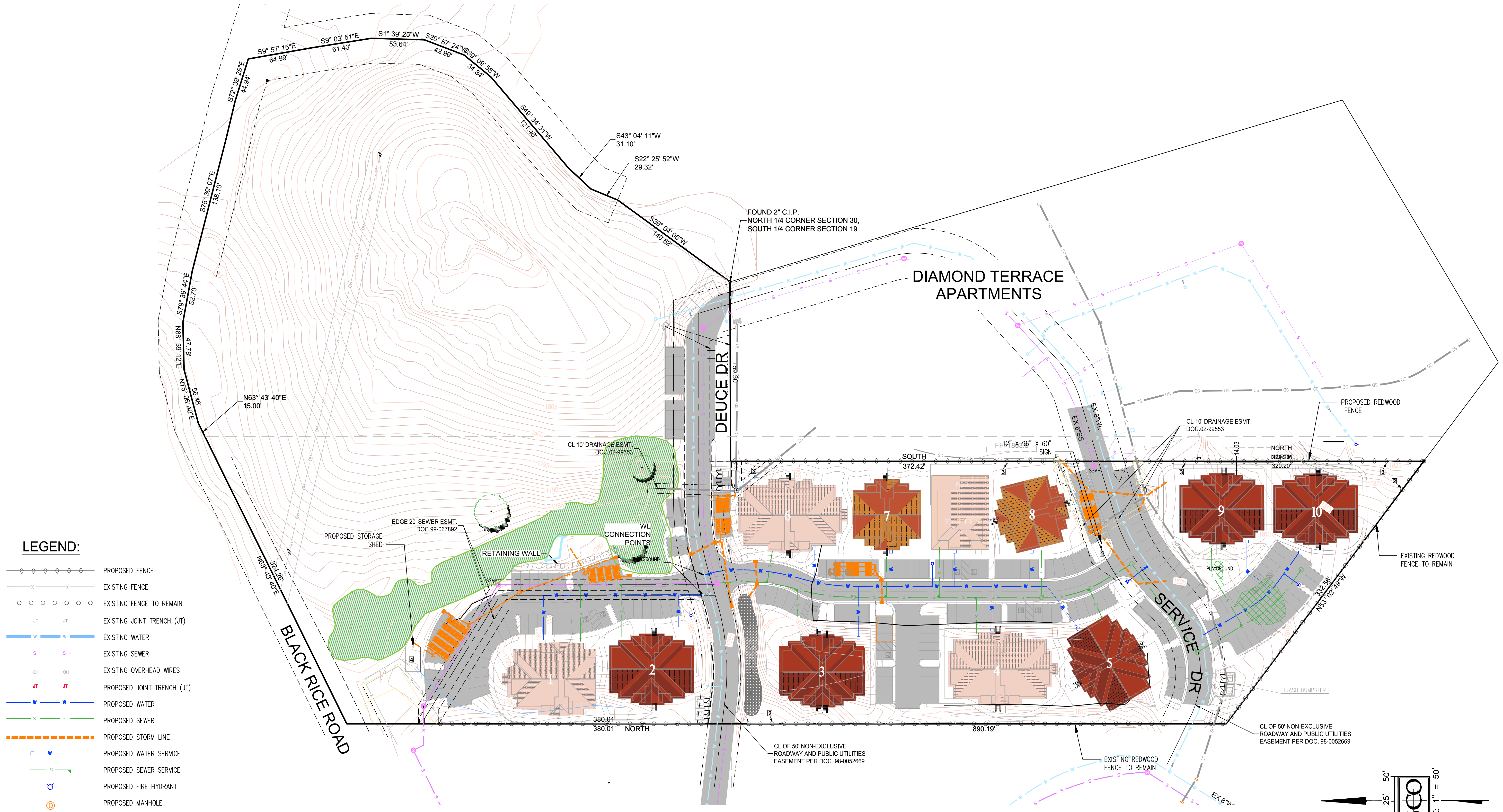
NO.	REVISIONS	DATE	DESIGNED: MDW	DRAWN: AM	PROJ. NO: 201214	DWG: SEE 'DAY' STAMP	DATE: SEE 'DAY' STAMP

EL DORADO COUNTY
CALIFORNIA

SHEET
A5.2

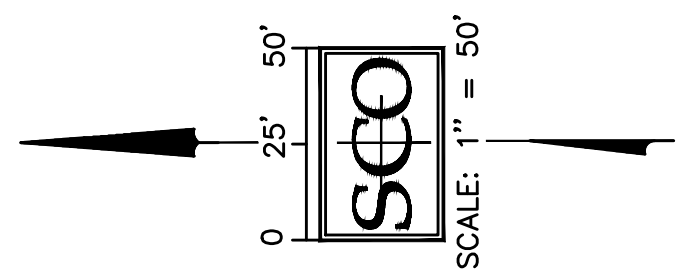
Thursday, March 23, 2017

EL DORADO COUNTY APARTMENTS PRELIMINARY UTILITY PLAN



LEGEND:

- PROPOSED FENCE
- EXISTING FENCE
- EXISTING FENCE TO REMAIN
- EXISTING JOINT TRENCH (JT)
- EXISTING WATER
- EXISTING SEWER
- EXISTING OVERHEAD WIRES
- PROPOSED JOINT TRENCH (JT)
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM LINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE



COURTSIDE MANOR
TOWNHOMES

Exhibit G

NO.	REVISIONS	DATE

DESIGNED: MDW
DRAWN: MDW
PROJ. NO: 201214
DWG-SEE DAY STAMP
DATE-SEE DAY STAMP

CALIFORNIA

**EL DORADO COUNTY APARTMENTS
PRELIMINARY UTILITY PLAN**

EL DORADO COUNTY

1 OF 2

MAJESTY AVENUE
 140 LITTLETON DRIVE
 SUITE 240
 TACOMA, CA 95945
 T 530.272.5841 / F 530.272.5880
 TRUCKEE OFFICE
 1000 S.D. BOYD
 TRUCKEE, CA 96161
 T 530.262.4000
 www.scoengineering.com

DIAMOND SPRINGS VILLAGE APARTMENTS

DIAMOND SPRINGS, EL DORADO COUNTY, CALIFORNIA

WATER BUDGET CALCULATIONS

REFERENCE EVAPOTRANSPIRATION = 47.3 INCHES PER YEAR (CAMINO STATION) MAWA = (ET _o) (.62) [(7 x SF) + (.3 x SLA)] = (47.3') (.62) [(45 x 54,119) + (.3 x 0)] = 714,192 GALLONS PER YEAR
$ETWU = (ET_o) (.62) \left(\frac{PF \times HA}{IE} \right) + SLA$
LOW PLANTS = (47.3) (.62) $\left(\frac{3 \times 50,384}{.81} \right) + 0 = 547,244$ GALLONS PER YEAR
HIGH LAWN = (47.3) (.62) $\left(\frac{7 \times 3,735}{.75} \right) + 0 = 102,230$ GALLONS PER YEAR
TOTAL ETWU = 714,192 GALLONS PER YEAR MAWA = 649,474 GALLONS PER YEAR ETWU < MAWA

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE	HTXWD
TREES					
	CERCIS CANADENSIS 'OAKLAHOMA'/EASTERN REDBUD	15 GAL	41	LOW	18'x18'
	QUERCUS WISLIZIENII/INTERIOR LIVE OAK	24" BOX	20	LOW	35'x35'
	ACER 'RUBRUM'/ RED MAPLE	15 GAL	20	LOW	30'x30'
SHRUBS/ GROUNDCOVER					
	ARCTOSTAPHYLOS 'EMERALD CARPET'/MANZANITA	5 GAL	--	LOW	--
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	--	LOW	4'x4'
	DIETES VEGETA/FORTNIGHT LILY	1 GAL	--	LOW	30'x24"
	MYRTUS COMMUNIS 'COMPACTA'/COMPACT MYRTLE	5 GAL	--	LOW	3'x3'
	MUHLENBERGIA RIGENS/DEER GRASS	5 GAL	--	LOW	4'x4'
	NANDINA 'GULF STREAM'/ COMPACT HEAVENLY BAMBOO	1 GAL	--	LOW	30'x30"
	ROSMARINUS OFFICINALIS TUSCAN BLUE/ROSEMARY	1 GAL	--	LOW	5'x3'
	STIPA TENUISSIMA/MEXICAN FEATHER GRASS	1 GAL	--	LOW	30'x24"

PLANTING NOTES

- PLANTING SHALL CONFORM TO EL DORADO COUNTY REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
- PROVIDE MINIMUM SLOPE OF 1 1/2% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
- THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
- ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
- IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
- ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - INFILTRATION RATE.
 - SOIL TEXTURE.
 - CATION EXCHANGE CAPACITY.
 - SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
- PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS. FAILURE TO PERFORM SOILS ANALYSIS AND RECOMMENDED SOILS AMENDMENTS WILL RESULT IN REPLACEMENT OF PLANT MATERIAL. CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY PLANT MATERIAL, BARK, ETC INSTALLED PRIOR TO SOIL AMENDMENTS (AT CONTRACTORS EXPENSE) TO ALLOW FOR INSTALLATION OF REQUIRED AMENDMENTS.

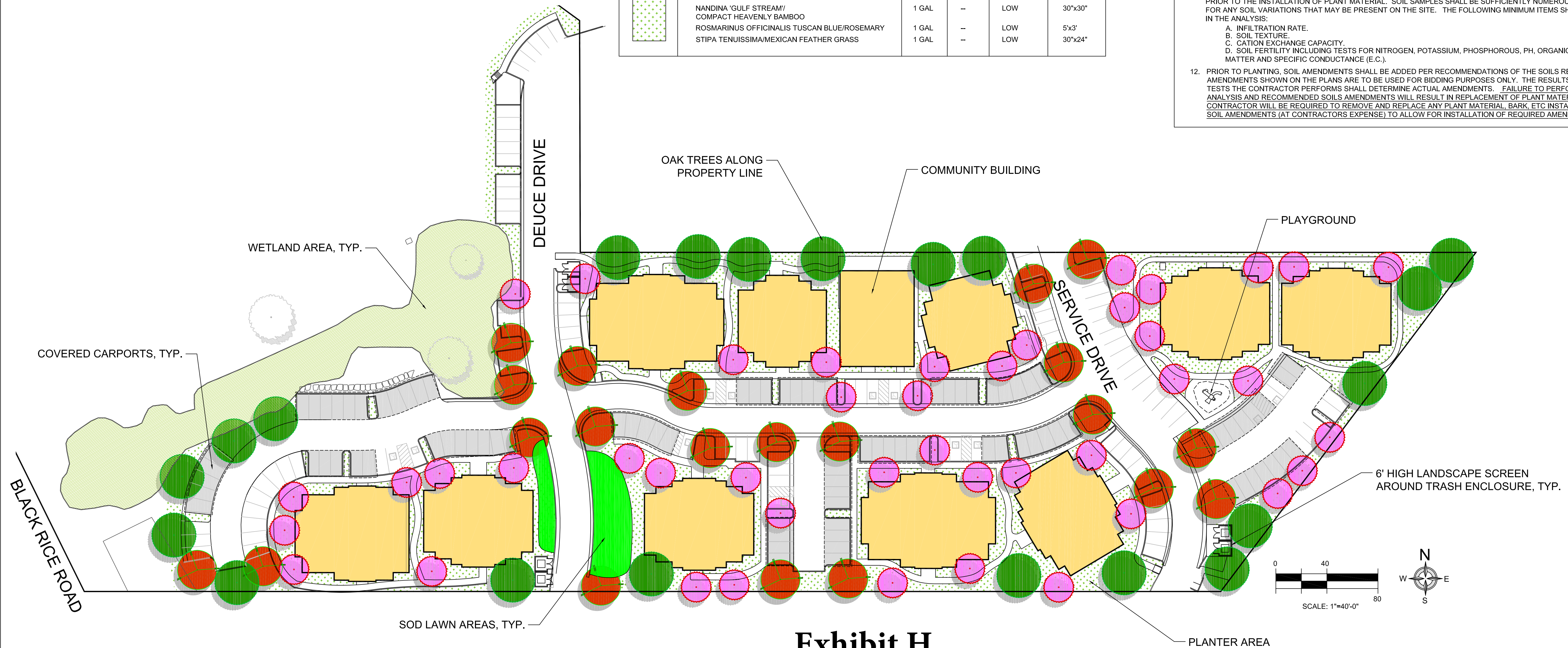


Exhibit H

PRELIMINARY LANDSCAPE PLAN

MARCH 21, 2017

FOUND 2" C.I.P.
NORTH 1/4 CORNER SECTION 30,
SOUTH 1/4 CORNER SECTION 19

N63°43'40"E
15:00'

NORTH
329.20'

SOUTH
372.42'

380.01', NORTH

890.19'

DIAMOND SPRING APARTMENTS - EL DORADO COUNTY, CA

MARCH 25, 2017 - DAYTON ELECTRIC CO. (925)587-8800

Symbol	Qty	Label	Arrangement	SPF	Description	Sum	Ratio	Sum	Comments
1	24	2500		4-250	2500-2500-2500	18.2		18.2	
2	10	2500		0-250	2500-2500-2500	15.7		15.7	
3	4	2500		0-250	2500-2500-2500	8.2		8.2	
4	40	2500		0-250	2500-2500-2500	25.2		25.2	

ALL CALCULATIONS SHOWN ARE ESTIMATED ONLY. ACTUAL RESULTS MAY VARY

NOTHING SHOWN:

TYPE S1 - SPT

TYPE S2 - 2.5PT

TYPE S3 - 1.5PT

TYPE S5 - SPT

Category	CalcType	Units	Avg	Max	Min	Any/Min	Max/Min
Drill and Parking Pileup	21000000	sq	1.83	4.0	0.3	3.43	13.33
Sidewalk 4-Planar	21000000	sq	1.40	3.0	0.3	2.73	12.33
Sidewalk 3-Planar	21000000	sq	1.42	3.0	0.3	1.73	12.33
Sidewalk 2-Planar	21000000	sq	1.50	3.0	0.3	1.50	12.00
Sidewalk 1-Planar	21000000	sq	1.62	4.0	0.3	3.40	13.33
Sidewalk 0-Planar	21000000	sq	0.75	3.0	0.3	2.25	12.00
Entrance	21000000	sq	0.01	1.0	0.0	0.01	0.01

Exhibit I

FOUND 2" C.I.P.
NORTH 1/4 CORNER SECTION 30,
SOUTH 1/4 CORNER SECTION 19

N63°43'40"E
15:00'

380.01' NORTH

SOUTH
372.42'

NORTH
529.20'

890.19'

DIAMOND SPRINGS APARTMENTS - EL DORADO COUNTY, CA
MARCH 15, 2017 - DAYTON SURVEY CO. (925)657-3000

Symbol	Qty	Label	Arrangement	Dist	Description	App. Walks	App. Comments
1	1	1	1	0.000	200' x 100' 01" - 01"	1	
2	1	2	2	0.000	Corner - Area 4300-0A-00-0140015-000-00	15.7	237
3	1	3	3	0.000	Intersection - 400' 00" 00" 01" 01"	4	229
4	1	4	4	0.000	Corner 1-712	25.2	388

ALL CALCULATIONS SHOWN ARE ESTIMATED ONLY, ACTUAL RESULTS MAY VARY

NOTHING SHOWN:
TYP 01 - 8PF
TYP 02 - 2.5PF
TYP 03 - 16PF
TYP 04 - 8PF

Calculation Summary	CalcType	Units	Req	Max	Min	Avg/Min	Max/Min
Drive and Parking Spaces	ILLUMINANCE	FC	1.04	4.0	0.3	3.40	11.33
Sidewalk - 2' Planes	ILLUMINANCE	FC	1.02	3.0	0.3	3.33	11.33
Sidewalk - 4' Planes	ILLUMINANCE	FC	1.02	3.0	0.3	4.70	12.33
Sidewalk - 6' Planes	ILLUMINANCE	FC	1.02	3.0	0.3	5.00	13.33
Sidewalk - 8' Planes	ILLUMINANCE	FC	1.02	4.0	0.3	5.40	13.33
Sidewalk - 10' Planes	ILLUMINANCE	FC	0.75	3.0	0.3	3.33	13.33
Treepass	ILLUMINANCE	FC	0.99	1.0	0.6	N/A	N/A

DESCRIPTION

The Aspen 1900-OA bollard features a sleek, contemporary aesthetic and low glare fixed optics. Lamp source selections include LED, incandescent PAR lamps or low voltage MR16 halogen lamps. Luminaires with a halogen source are available with an integral or remote 12V transformer option. Our patented LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration. Aspen bollards are available in two standard heights of 24" [610mm] and 30" [762mm].

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material

Mounting base and housing are precision-machined from corrosion-resistant 6061-T6 aluminum billet and extrusion.

Finish

Fixture and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. Fixture housing is available in a variety of standard colors. Mounting base is painted black.

Lens

Lens is machined from solid U.V. stabilized clear acrylic and is designed to produce maximum

light output with low brightness.

Adjustable Mounting Base

Machined 6061-T6 aluminum mounting base assembly is equipped with the patented LumaLevel™ leveling system that includes mounting chassis, 70 shore neoprene base pad, stainless steel hardware and 3/4" conduit entry. The LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Anchor Bolts & Template

Three (3) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Anchor bolts and template are available to ship in advance of fixture for rough-in purposes (specify option -LAB and order anchor bolts/template kit separately).

Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket

PAR20: Ceramic socket with 250° C Teflon® coated lead wires and medium base. 50MR16: Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

Electrical

20LED: 120-277VAC, 50/60Hz, rated for -40°C to +40°C [-40°F to 104°F] operation temperature. 50MR16: 12V transformer required (not included). Remote transformer is available from Lumière as an accessory - see the Accessories & Technical Data section of this catalog for details. 50MR16: XXX/12V includes integral electronic transformer - must specify voltage.

LED

LED light engine with integrated driver. Includes four (4) field-adjustable, pushbutton activated light level selections: 100%, 80%, 55%, or 18%. Available in 2700K, 3000K, 3500K and 4000K color temperatures at 80 CRI. Dimming: 120V Phase dimming at highest (100%) light level. 120-277V universal 0-10V dimming available at 100%, 80% and 55% light levels.

Lamp

Halogen or Incandescent lamp options available. Lamps not included. Soraa lamp compatible.

Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years for halogen and incandescent or five (5) years for LED. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



ASPEN

1900-OA
LED
Halogen
Incandescent

APPLICATIONS:
OPEN APERTURE BOLLARD
ACCENT MARKER

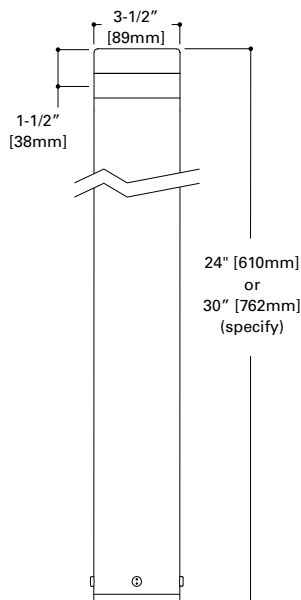


CERTIFICATION DATA

UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA

20W LED, L70/60,000 hours
40°C Maximum Temperature Rating
50W (max.) MR16
Halogen | Low Voltage | Line Voltage
50W (max.) PAR20
Incandescent | Line Voltage



ORDERING INFORMATION

Sample Number: 1900-OA-24-50MR16-120/12-BZ-LAB

Series	Height	Source	Voltage	Finish	Options
1900-OA=Aspen Bollard Open Aperture	24=24" Nominal Height 30=30" Nominal Height	LED 20LED2715=20W LED, 2700K, 80CRI 20LED3015=20W LED, 3000K, 80CRI 20LED3515=20W LED, 3500K, 80CRI 20LED4015=20W LED, 4000K, 80CRI Halogen 50MR16=50W Max Halogen MR16, GU5.3 Base Incandescent 50PAR20=50W Max Halogen PAR20, Medium Base	LED UNV =120-277V (50-60Hz) Halogen (12V remote transformer) 12=12V Fixture (Remote Transformer Required - Order Separately) Halogen (integral transformer) 120/12=120V to 12V Integral Transformer 277/12=277V to 12V Integral Transformer Incandescent 120=120V	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White	LAB=Less Anchor Bolts & Template (Requires Anchor Kit Be Ordered Separately)

ACCESSORIES

Anchor Bolts & Templates
7048PK = Anchor Bolt/Template Kit for 24" & 30" Aspen Bollards

PHOTOMETRY

LUMENS - CRI/CCT TABLE

CCT (K) / Color	CRI Minimum [Typical]	Light Level	Nominal Watts @ 120V [277V]	Delivered Lumens	lm/W
4000	80 [83] R9	100%	16.9 [19.6]	237	14.0
		80%	12.8 [14.6]	195	15.5
		55%	8.6 [10.1]	142	16.5
		18%	3.8 [4.4]	57	15.0

All specifications subject to tolerance of +/- 10%

CCT MULTIPLIER TABLE

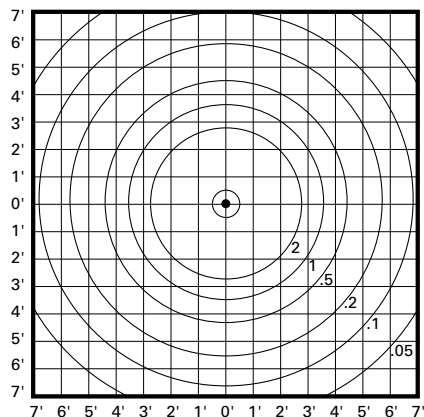
CCT(K) / COLOR	MULTIPLIER
2700K	0.922
3000K	0.953
3500K	0.992
4000K	1.000

Note: Multiplier can be used to calculate Lumens and footcandle (FC) values.

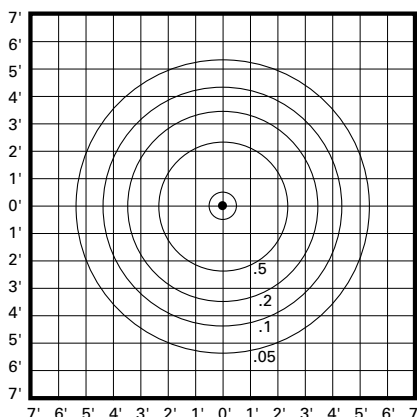
LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)
25°C	> 85%	> 60,000
40°C		

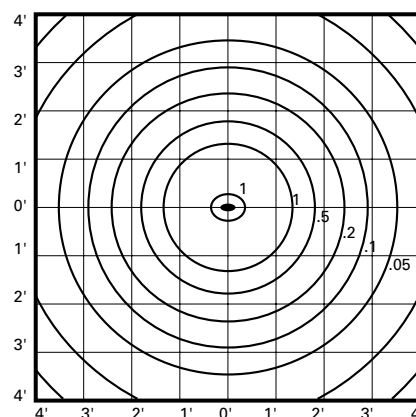
ISO-FOOTCANDLE PLOTS - 24" MOUNTING HEIGHT



FILE NAME: 1900-OA-24-20LED4015-UNV-BK.ies
 LAMP: LED MODULE -TLM-R20A-A124015, 4000K
 LUMENS: 1280 (module lumens)
 WATTS: 15.7
 TEST NO: P189461



FILE NAME: 1900-OA-24-50PAR20-120-BK.ies
 LAMP: INCANDESCENT 50W PAR20 - 10°
 LUMENS: 530
 WATTS: 50
 TEST NO: P189462



FILE NAME: 1900-OA-24-50MR16.ies
 LAMP: HALOGEN 50W MR16 - 10°
 LUMENS: 950
 WATTS: 50
 TEST NO: ITL52169

TECHNICAL NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- The fixture body must be removed from the base to adjusting light level or relamp. Do not try to remove top cap or optical lens.

DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR ASSEMBLY:** Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. **GASKET:** Continuous silicone gasket provided to seal housing door assembly and optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Four inset fasteners on underside of housing provide access to luminaire interior. Concealed, stainless steel four bar hinge lock allows door to lock in the open position.

Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Fitter assembly mounts over 3" O.D. tenon and is secured via three concealed stainless steel set screws. Design of fitter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.

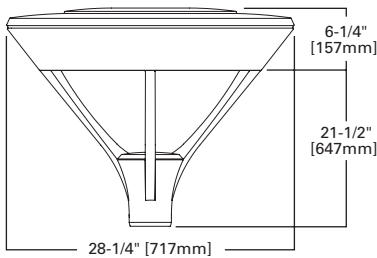


MSA MESA LED

1-6 LightBARs
Solid State LED

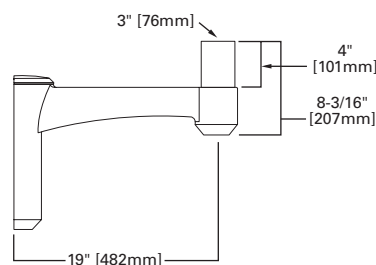
DECORATIVE LUMINAIRE

DIMENSIONS

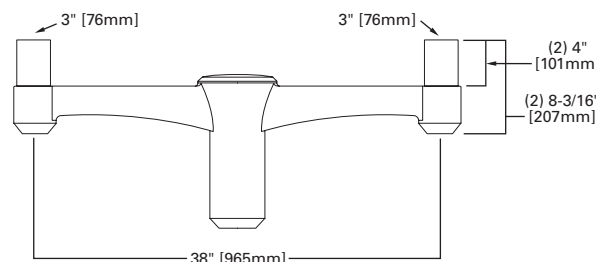


MOUNTING ACCESSORIES

WALL MOUNT ARM



DUAL MOUNT ARM (EPA 1.36)



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA

Approximate Net Weight:
50 lbs. (22.7 kgs.)

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	2,460	4,920	7,379	9,839	12,299	14,759
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,485	4,970	7,456	9,941	12,426	14,911
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,423	4,845	7,268	9,690	12,113	14,535
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
5MQ	Lumens	2,615	5,230	7,844	10,459	13,074	15,689
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,604	5,207	7,811	10,415	13,018	15,622
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,603	5,206	7,809	10,412	13,015	15,618
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,445	4,891	7,336	9,781	12,226	14,672
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,461	4,921	7,382	9,842	12,303	14,763
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,376	4,752	7,128	9,504	11,880	14,256
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
RW	Lumens	2,398	4,796	7,194	9,591	11,989	14,387
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
SLL/SLR	Lumens	2,227	4,453	6,680	8,906	11,133	13,360
	BUG Rating	B1-U1-G1	B1-U1-G2	B1-U1-G3	B1-U1-G3	B2-U2-G3	B2-U2-G4

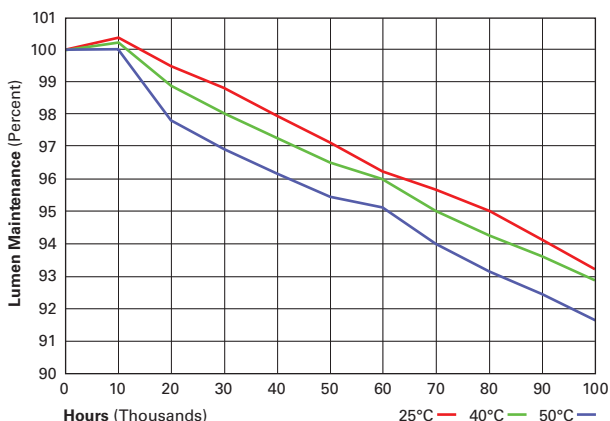
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04	F05	F06	
Drive Current	1A Drive Current						
Power (Watts)	26W	55W	78W	102W	133W	157W	
Current @ 120V (A)	0.22	0.46	0.66	0.86	1.12	1.31	
Current @ 277V (A)	0.10	0.21	0.29	0.37	0.50	0.58	
Power (Watts)	32W	60W	85W	105W	137W	164W	
Current @ 347V (A)	0.11	0.19	0.28	0.30	0.41	0.49	
Current @ 480V (A)	0.09	0.15	0.21	0.22	0.31	0.37	
T2	Lumens	2,031	4,061	6,092	8,122	10,153	12,184
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,052	4,103	6,155	8,206	10,258	12,310
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,000	4,000	6,000	7,999	9,999	11,999
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,159	4,317	6,476	8,634	10,793	12,951
	BUG Rating	B1-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2
5WQ	Lumens	2,149	4,299	6,448	8,597	10,747	12,896
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,149	4,298	6,446	8,595	10,744	12,893
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,019	4,037	6,056	8,075	10,093	12,112
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,031	4,062	6,094	8,125	10,156	12,187
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	1,961	3,923	5,884	7,846	9,807	11,769
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	1,980	3,959	5,939	7,918	9,898	11,877
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	1,838	3,676	5,514	7,352	9,191	11,029
	BUG Rating	B0-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G3	B1-U1-G3	B2-U2-G3

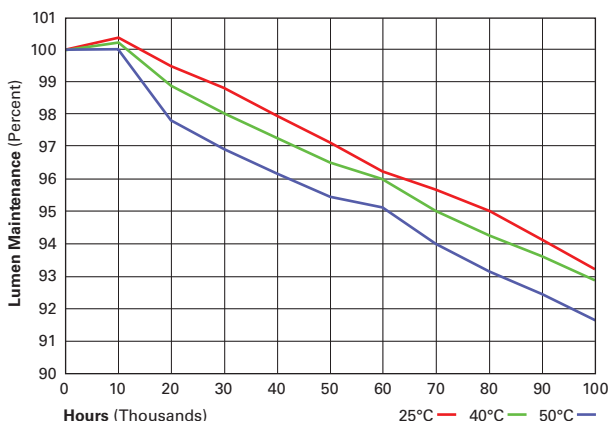
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



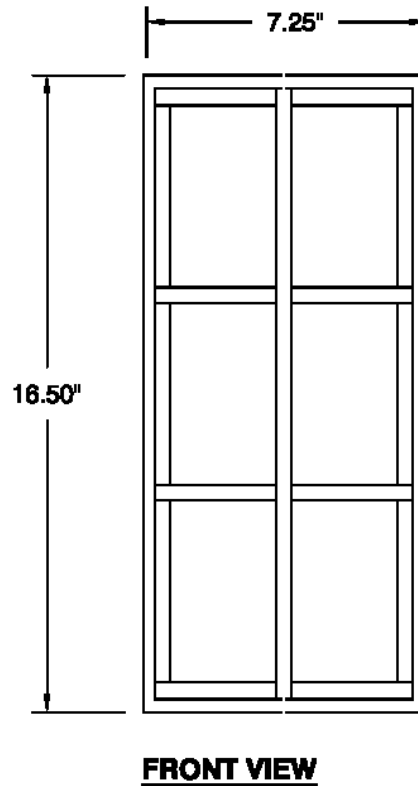
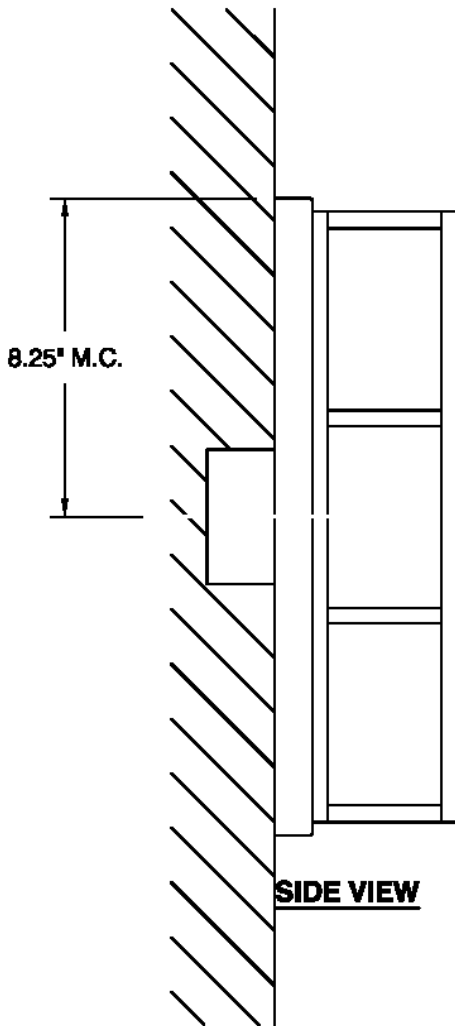
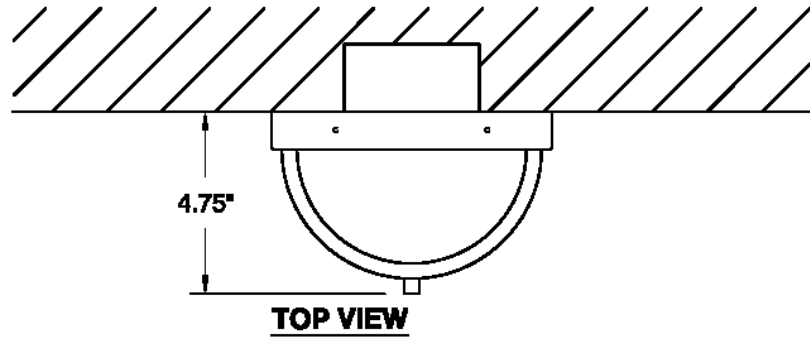
ORDERING INFORMATION

Sample Number: MSA-E06-LED-E1-T3-GM

Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color ⁵
MSA=Mesa	E01 =(1) 21 LED LightBAR ³ E02 =(2) 21 LED LightBARs E03 =(3) 21 LED LightBARs E04 =(4) 21 LED LightBARs E05 =(5) 21 LED LightBARs E06 =(6) 21 LED LightBARs F01 =(1) 7 LED LightBAR ³ F02 =(2) 7 LED LightBARs F03 =(3) 7 LED LightBARs F04 =(4) 7 LED LightBARs F05 =(5) 7 LED LightBARs F06 =(6) 7 LED LightBARs	LED =Solid State Light Emitting Diodes	E1 =Electronic (120-277V) 347 =347V 480 =480V ⁴	T2 =Type II T3 =Type III T4 =Type IV SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control RW =Rectangular Wide 5MQ =Type V Square Medium 5WQ =Type V Square Wide 5XQ =Type V Square Extra Wide SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)				Accessories (Order Separately) ¹¹	
PC =Button Type Photocontrol (Specify Voltage) R =NEMA Twistlock Photocontrol Receptacle 2L =Two Circuits ⁶ LCF =LightBAR Cover Plate Matches Housing Finish 7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ 7060 =70 CRI / 5700K CCT ⁷ 8030 =80 CRI / 3000K CCT ⁷ ICB =Integral Cold Weather Battery Pack (Specify 120 or 277V) ⁸ DIMRF-LW =LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ⁹ DIMRF-LN =LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ⁹ HSS =Factory Installed House Side Shield ¹⁰				VA6028-XX =Dual Mount Arm (EPA 1.38) VA6029-XX =Wall Mount Arm OA/RA1016 =NEMA Photocontrol - Multi-Tap OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V MA1253 =10kV Circuit Module Replacement LB/HSS-21 =Field Installed House Side Shield for "E" LightBARs ^{10,12} LB/HSS-07 =Field Installed House Side Shield for "F" LightBARs ^{10,12}	

NOTES:

- Standard 4000K CCT and nominal 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Streetside orientation 90° to LightBAR.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Cutsom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Requires quantity two or more LightBARs.
- Consult factory for lead times and lumen multiplier.
- Available with E01-E04 or F01-F04 configurations only. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -40°F (-20°C). Operates one LightBAR for 90-minutes. Not available in all configuration, consult factory. Rated for use in 25°C ambient.
- LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Only for use with SL2, SL3 and SL4 distributions.
- Replace XX with color designation.
- One required for each LightBAR.



LEDA outdoor
 120v **3-712-224**
 277v **37-712-224**

OXYGEN LIGHTING ©

LAMPING

- o (1x) 10.1w LED Array
- o 3000k, 350mA
- o Initial Lumens: 1460 lm
- o Delivered Lumens: 684 lm
- o CRI >80
- o Color Consistency: 3 Step MacAdams Ellipse

DRIVER (Dimmable)

- o (1x) 0-10v & Reverse Phase Dimming Constant Current, 12w, 350mA

METAL FINISHES

- (All finishes polyester powdercoat)
- o 22 - Oiled Bronze
 - o 24 - Satin Nickel

DIFFUSER

- o 2 - Matte White Acrylic

INPUT VOLTAGE

- o 120v OR 277v 50/60Hz

DIMENSIONS

- o 7.25" (w) x 16.50" (h)
- o 4.75" (ext.)

SPECIAL NOTE

- o Add caulking around fixture base at the wall to prevent water from entering fixture.

INSTALLATION

- o 4" Octagonal J-Box
- o ETL WET Listed (Installer must provide a bead of caulk between fixture housing and mounting surface)
- o Wall mount
- o Conforms to UL STD 1598
- o Certified CAN/CSA STD C22.2 No. 250.0

Sample Catalog Number



Series #	Diffuser	Finish	Catalog Number
3-712	- 2	24	= 3-712-224

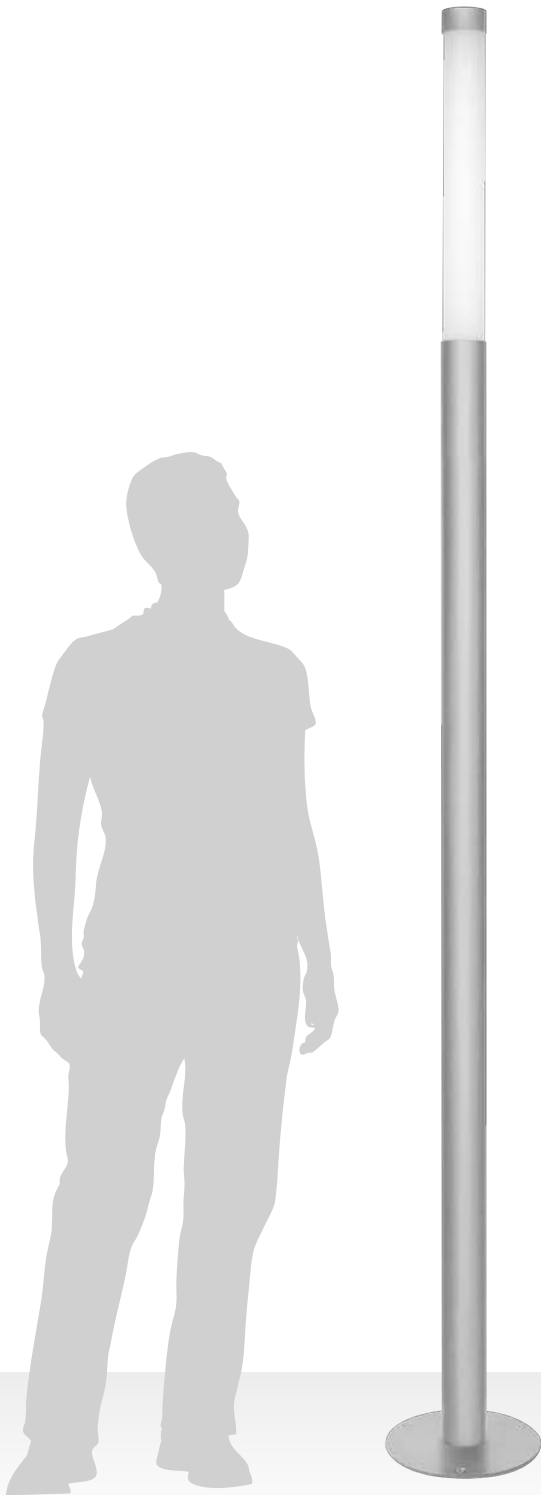
oxygen

OXYGEN LIGHTING
 201 RAILHEAD RD, FORT WORTH, TX 76106
 TEL (877) 607-0202 FAX (877) 607-0203
 WWW.OXYGENLIGHTING.COM

PROJECT: _____
 DATE: _____



KHA SLIM 8'2"



KHA SLIM 8'2"



KHA SLIM 8'2" CFL

TEXTURED BLACK

STAINLESS STEEL

IRON GRAY



Double reflector optical system for downward light distribution below horizontal and zero upward light pollution. High efficiency comfortable glare free light is provided through indirect light distribution and the upper faceted reflector. The high performance reflector system is designed to provide an efficient light distribution based on height and area to be illuminated.

-Imax 2 x 80°.

-"Body and top manufactured in AISI 316 stainless steel for marine applications, or extruded

-aluminium finished polyester painted Iron grey or Textured black.

-UV stabilised high-tech technopolymer impact resistant lamp cover (PC-HT).

-Reflector in high purity aluminium provides comfortable low glare light control and avoids back reflection onto lamp for improved longevity.

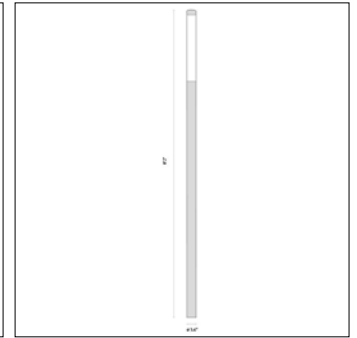
-Technopolymer control gear housing.

-Complete with PA66 IP68 plug for fast easy electrical connection, suitable for 3 x 2,5 mm2 cable ø 9-14 mm.

-Electronic control gear for 120-277 V, 50/60 Hz supply.

-Anti-ageing silicone gaskets.

-Stainless steel external screws."



SOCKET	POWER (W)	FINISH	IP	KELVIN	OPTIC TYPE	OPTIC BEAM	DELIVERED LUMENS (RLO)	LIFETIME	CULUS	UL	VOLTAGE	CODE
COMPACT FLUORESCENT 120 V												
2G11	1x24/55 W	IRON GRAY	IP 66	-	C/EW	-	-	-	•	-	-	076338
2G11	1x24/55 W	STAINLESS STEEL	IP 66	-	C/EW	-	-	-	•	-	-	076340
2G11	1x24/55 W	TEXTURED BLACK	IP 66	-	C/EW	-	-	-	•	-	-	076406
COMPACT FLUORESCENT 277 V												
2G11	1x24/55 W	IRON GRAY	IP 66	-	C/EW	-	-	-	•	-	-	076342
2G11	1x24/55 W	STAINLESS STEEL	IP 66	-	C/EW	-	-	-	•	-	-	076344
2G11	1x24/55 W	TEXTURED BLACK	IP 66	-	C/EW	-	-	-	•	-	-	076408

KHA SLIM 8'2" LED

TEXTURED BLACK

STAINLESS STEEL

IRON GRAY



Body and top manufactured in AISI 316 stainless steel for marine applications, or extruded aluminium finished polyester painted Iron grey or Textured black.

-Double reflector optical system for downward light distribution below horizontal and zero upward light pollution. High efficiency comfortable glare free light is provided through indirect light distribution and the upper faceted reflector. The high performance reflector system is designed to provide an efficient light distribution based on height and area to be illuminated.

-Imax 2 x 80°.

-Integral driver and available in 3000, 4000 or 5000 degrees kelvin.

-UV stabilised high-tech technopolymer impact resistant lamp cover (PC-HT).

-Reflector in high purity aluminium provides comfortable low glare light control and avoids back reflection onto lamp for improved longevity.

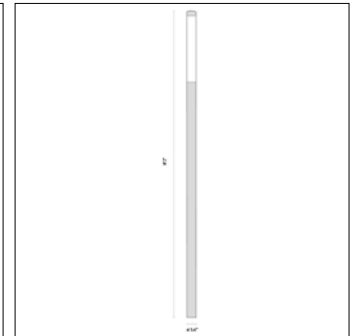
-Technopolymer control gear housing.

-Complete with PA66 IP68 plug for fast easy electrical connection, suitable for 3 x 2,5 mm2 cable ø 9-14 mm.

-Electronic control gear for 120-277 V, 50/60 Hz supply.

-Anti-ageing silicone gaskets.

-Stainless steel external screws."



SOCKET	POWER (W)	FINISH	IP	KELVIN	OPTIC TYPE	OPTIC BEAM	DELIVERED LUMENS (RLO)	LIFETIME	CULUS	UL	VOLTAGE	CODE
HIGH POWER LEDS 120/277 V												
LED	57 W	IRON GRAY	IP 66	3000	C/EW	-	2290 lm	-	-	Y	-	076434
LED	57 W	IRON GRAY	IP 66	4000	C/EW	-	2595 lm	-	-	Y	-	076437
LED	57 W	STAINLESS STEEL	IP 66	3000	C/EW	-	2290 lm	-	-	Y	-	076435
LED	57 W	STAINLESS STEEL	IP 66	4000	C/EW	-	2595 lm	-	-	Y	-	076438
LED	57 W	TEXTURED BLACK	IP 66	3000	C/EW	-	2290 lm	-	-	Y	-	076433
LED	57 W	TEXTURED BLACK	IP 66	4000	C/EW	-	2595 lm	-	-	Y	-	076436

OPTIONAL ACCESSORIES

DESCRIPTION	FINISH	CODE
KHA SLIM 8'2" A0372 Anchor rods for in-ground concrete mounting stainless steel plate with galvanised steel rods (TYCO11 SLIM/FL only).	-	14071320



14071320



Diamond Springs - El Dorado Fire Protection District

Street Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188

www.diamondfire.org

Project Planning Comments Letter

Date: 5/4/2017

Evan Mattes
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

**Re: 6035 Service Drive, Diamond Springs, CA
APN: 051-461-59-100
PD17-0002**

Dear Mr. Mattes,

The Diamond Springs El Dorado Fire Protection District has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code as amended locally. The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

1.1.3 Scope: "The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout California",

Appendix "B" sets for the fire flow for new construction and Appendix "C" sets for the requirements of fire hydrants.

There are 4 types of structures presented in the submitted plans. These are reflected as Type A, B, C and D. The potable water system with the purpose of fire protection for this multifamily residential development shall provide a minimum fire flow per building as listed below:

Building Type A = 4312 ft² (1-bedroom apartment building)

1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure up to 11,300 square feet in size, Type V-B construction.

Building Type B = 5396 ft² (2 bedroom apartment building)

1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure up to 11,300 square feet in size, Type V-B construction.

Building Type C = 6724 ft² (3 bedroom apartment building)

1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure up to 11,300 square feet in size, Type V-B construction.

Building Type D = 4804 ft² Community building / common areas / manager residence

1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure up to 11,300 square feet in size, Type V-B construction.

1. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department.
2. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety Red enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations
3. **Fire Flow:** The potable water system with the purpose of fire protection for this residential / commercial development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a commercial building 11,300 square feet or less in size, Type V-B construction. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
4. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.
5. **Sprinklers:** All structures shall install fire sprinklers in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
6. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of Diamond Springs El Dorado Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness, when required by the Fire Code Official.
 - b. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
 - c. Each dead-end road shall have a turnaround constructed at its terminus.
 - d. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
 - e. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - f. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - g. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.

- h. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
7. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ.
8. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20%.
9. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.
10. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside.
11. **Gates:** All gates shall meet the El Dorado County Gate Standard "AUTOMATIC GATES ON FIRE ACCESS ROADWAYS" STANDARD #B-002 EFFECTIVE 03-23-2009
12. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased.
13. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
14. **Wildland Fire Safe Plan:** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Tentative Map.
15. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
16. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access.
17. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current Diamond Springs El Dorado Fire Protection District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.
 - a. Section 503.4.3 of the Fire Code of the Diamond Springs-El Dorado Fire Protection District is added to read as follows:
 - i. 503.4.3 Roads from 20 to 29 feet in width. Fire apparatus access roads, 20 to 29 feet wide, shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway.

- b. Section 503.4.4 of the Fire Code of the Diamond Springs-El Dorado Fire Protection District is added to read as follows:
 - i. 503.4.4 Roads from 30 to 35 feet in width. Fire apparatus access roads, 30 to 35 feet wide, shall be posted on one side as No Parking, Fire Lane, with parking allowed only on the opposite side of the roadway.
 - c. Section 503.4.5 of the Fire Code of the Diamond Springs-El Dorado Fire Protection District is added to read as follows:
 - i. 503.4.5 Roads 36 feet and greater in width. Fire apparatus access roads, 36 feet and greater in width, may allow parking on both sides of the roadway.
18. **Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines).
 19. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
 20. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width *and* 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.
 21. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
 22. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, as per El Dorado County Standard B-001.
 23. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
 24. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, 2 Points of Egress for the Public and Emergency Personnel, EVA's as required, Road Widths, Gates, etc.
 25. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.

Approval of subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District ("CFD")

established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the Diamond Springs / El Dorado Fire Protection District ("District") for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively "Public Services"), and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD. 1 County of El Dorado General Plan sections Policy 5.1.2 and Policy 6.2.3.

Contact the front office at the Diamond Springs El Dorado Fire Protection District with any questions or to schedule inspections, tests (min. 2 working days in advance) at 530-626-3190. Thank you.

Sincerely,

DIAMOND SPRINGS EL DORADO FIRE PROTECTION DISTRICT

A handwritten signature in black ink, appearing to be initials or a stylized name, positioned below the district name.

Deputy Chief / Fire Marshal

cc: El Dorado Irrigation District