

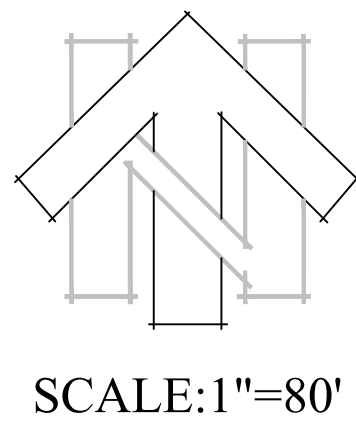
AERIAL MAP

TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA



TENTATIVE SUBDIVISION MAP

TOWN & COUNTRY VILLAGE EL DORADO

A PORTION OF PARCELS 1 AND 3 AND ALL OF PARCEL 2 AS SHOWN
ON PARCEL MAP P.M. 48-80 LOCATED IN THE SOUTH 1/2 OF SECTION 6
AND THE NORTHEAST 1/4 OF SECTION 7, T. 9 N., R. 9 E.

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA

OWNER OF RECORD

MOHANNA MH
1025 9th STREET SUITE 205
SACRAMENTO, CA 95814

APPLICANT

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

ENGINEER

cta Engineering & Surveying

Civil Engineering = Land Surveying = Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T 916.638.6919 F 916.638.3478 www.cta-engineer.com

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTIONS 6 & 7, T.9N., R.9E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 119-080-023, 119-080-021, 119-080-012

PROPOSED ZONING

CC-PD, RM-PD, OS-PD

PRESENT ZONING

RE-10

TOTAL AREA

56.75 ACRES

TOTAL NUMBER OF PARCELS

5 - MULTI FAMILY RESIDENTIAL LOTS

7- COMMERCIAL LOTS

3 - OPEN SPACE LOTS

1 - ROAD LOT

16 LOTS TOTAL

REFER TO (P) ZONING

MINIMUM LOT AREA

0.38 Ac.

WATER SUPPLY and
SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT/ON SITE SEPTIC

PROPOSED STRUCTURAL
FIRE PROTECTION

EL DORADO HILLS COUNTY WATER
DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

MAY, 2023

PHASING PLAN NOTICE

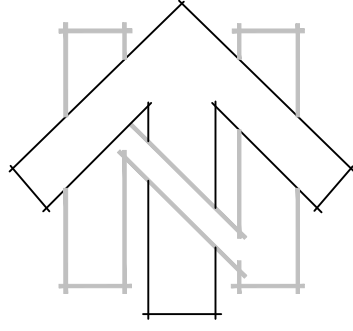
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

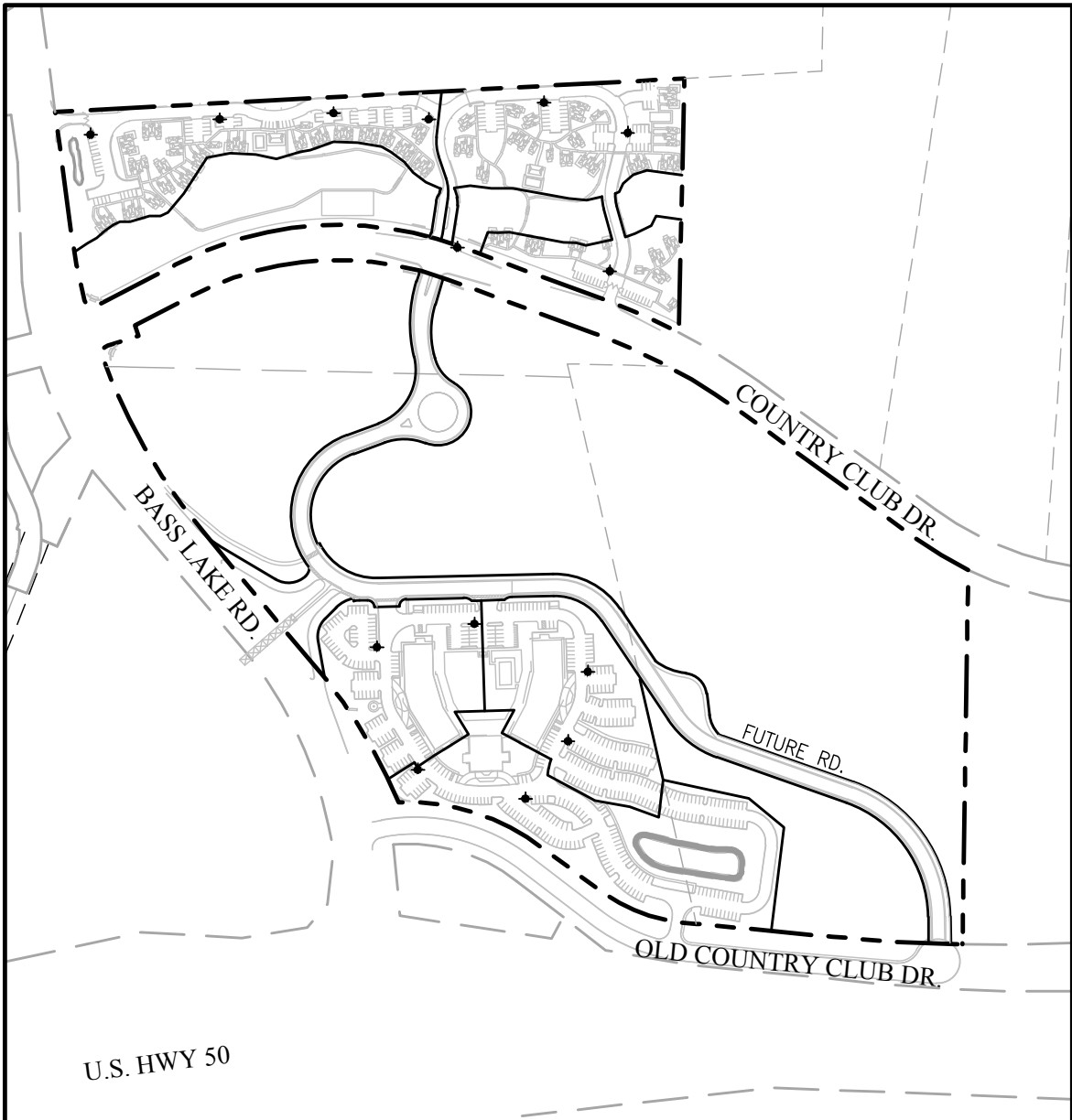
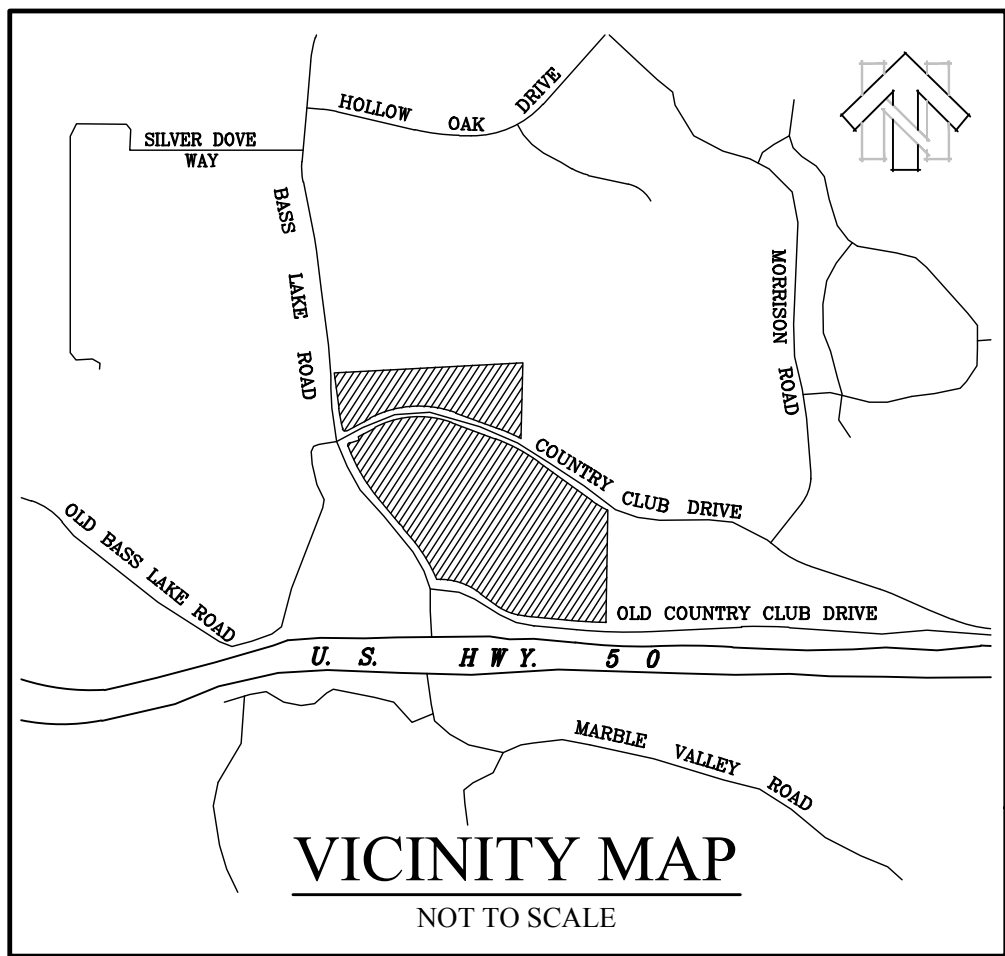
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "TOWN & COUNTRY VILLAGE EL DORADO" OF THE "BASS LAKE HILLS SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID R. CROSARIOL R.C.E. 34520

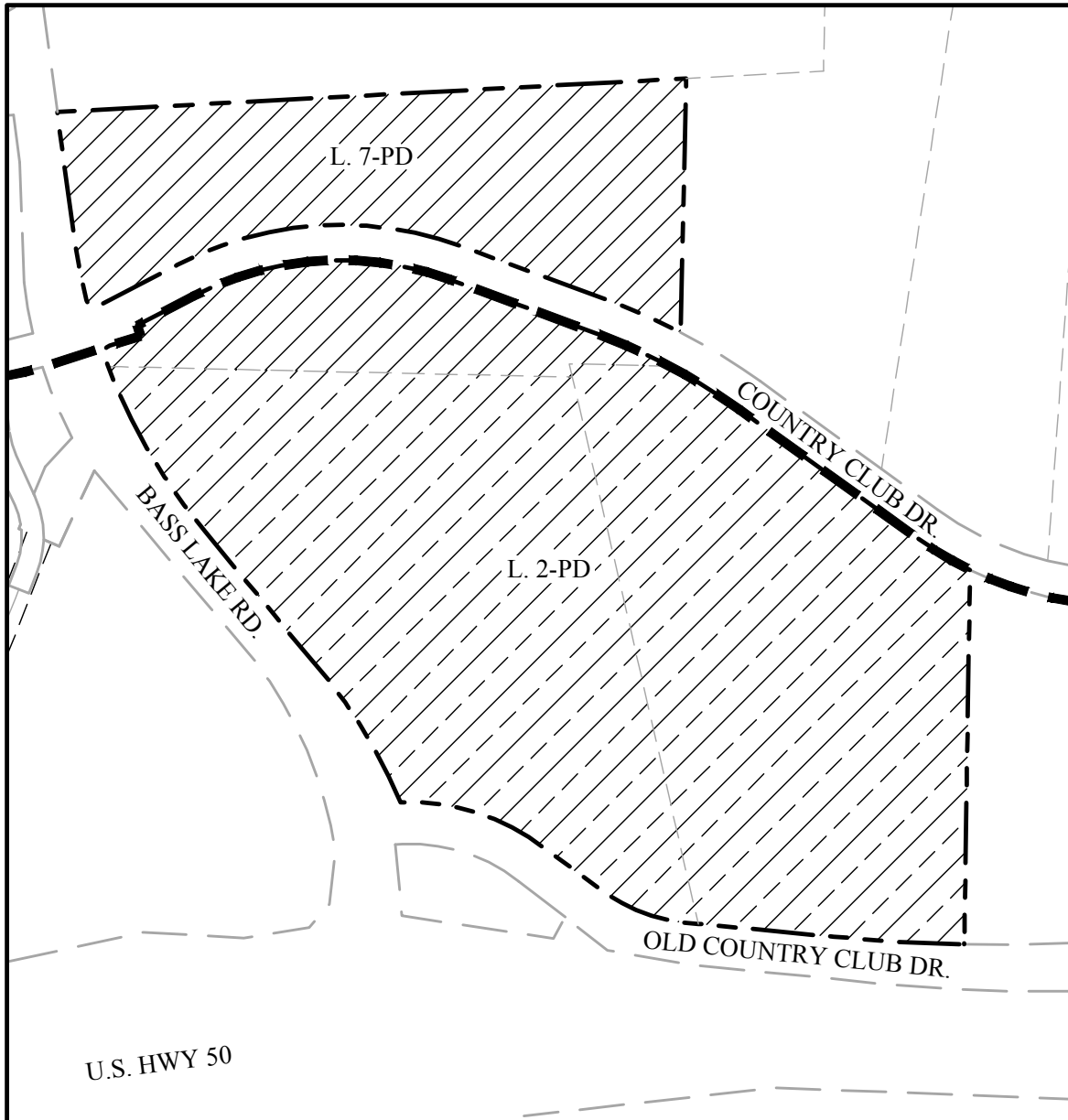
DATE



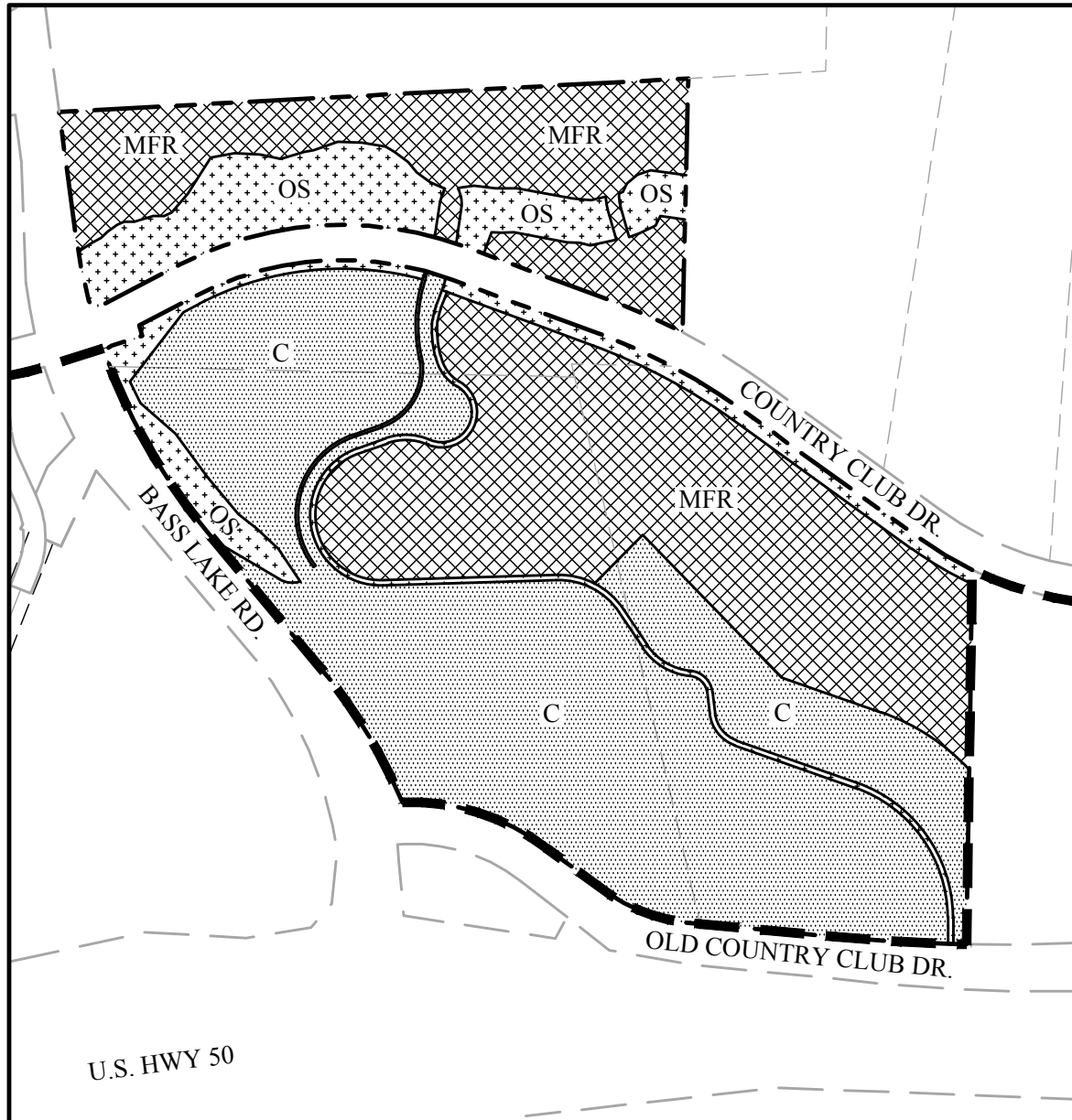
SCALE: 1"=100'



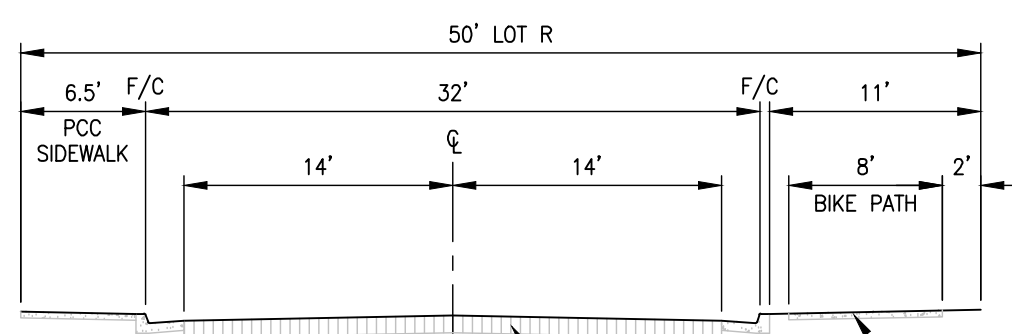
FIRE HYDRANT LOCATION DIAGRAM
SCALE: 1"=400'



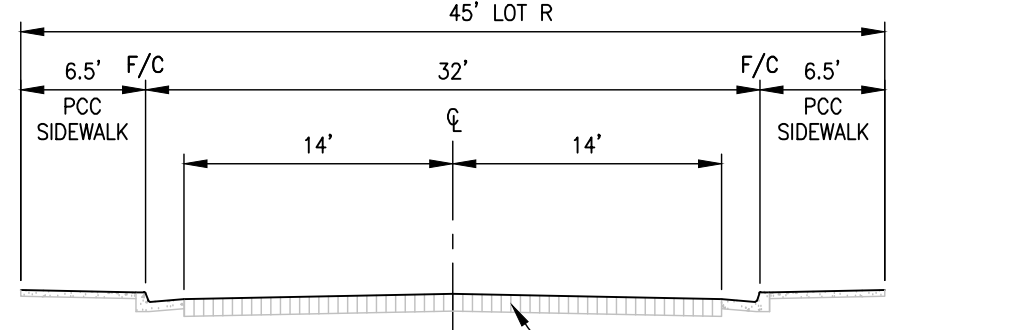
EXISTING LAND USE
SCALE: 1"=400'



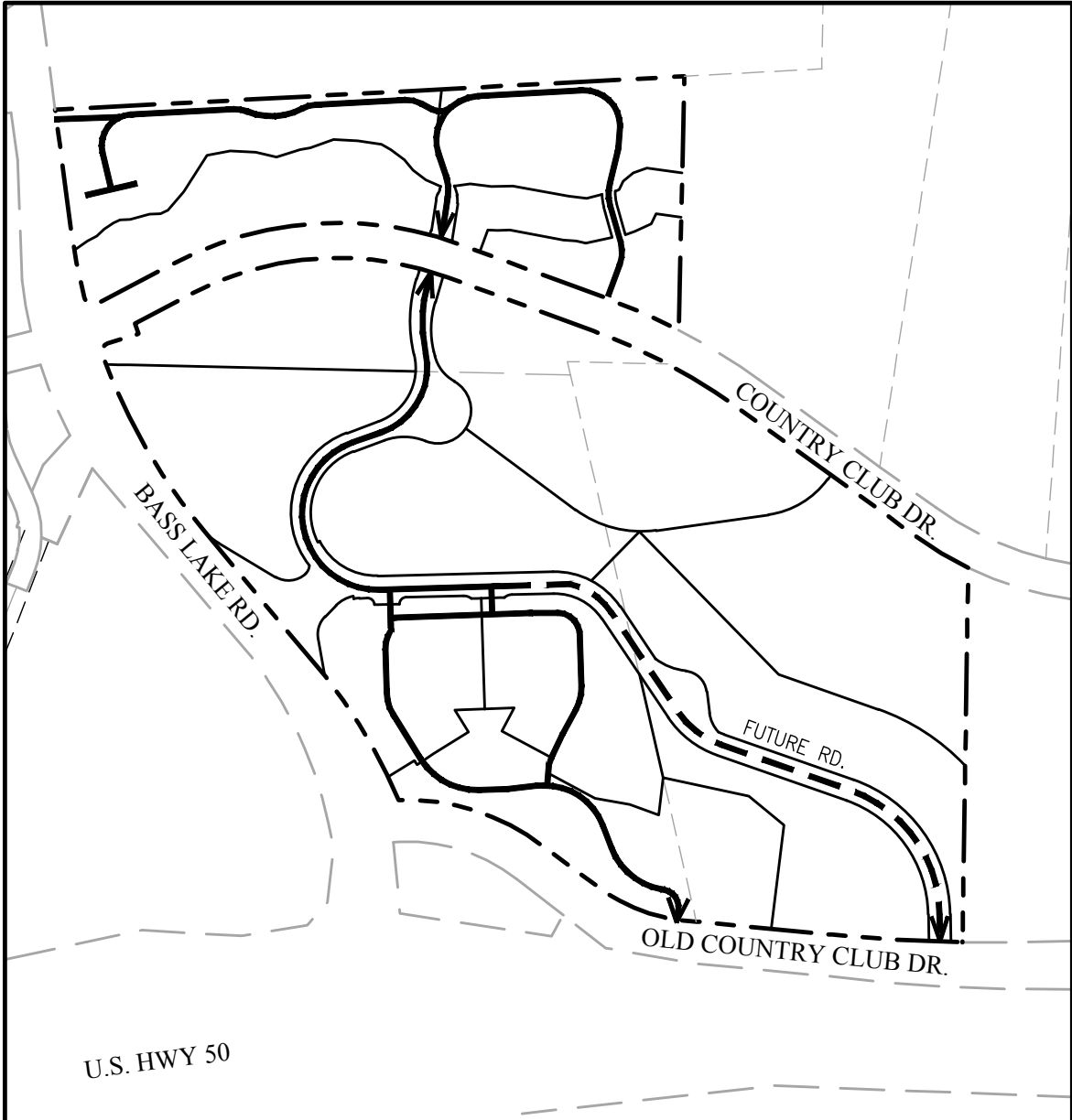
PROPOSED LAND USE
SCALE: 1"=400'



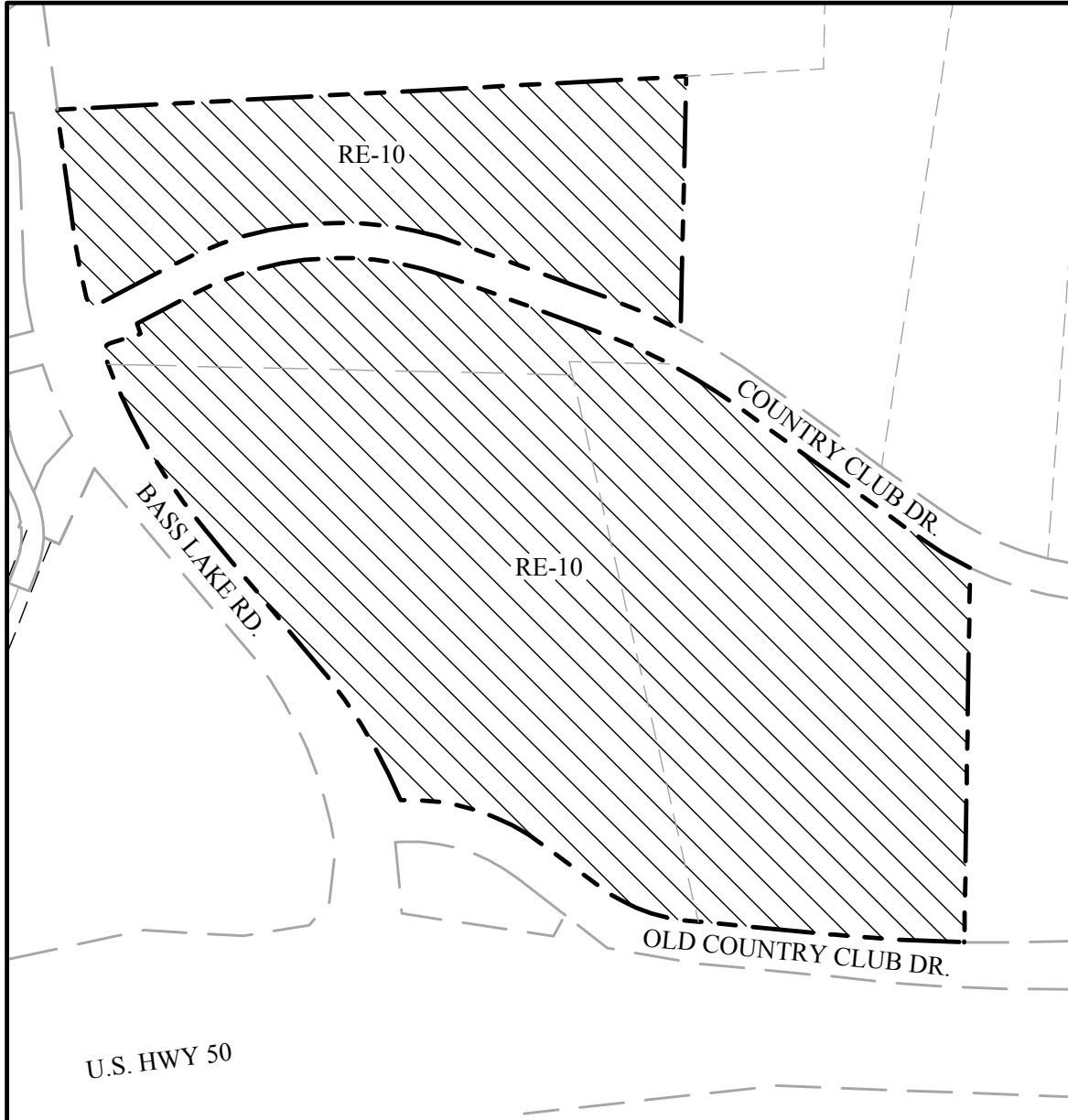
PRIVATE 50' LOT R
SCALE: 1"=10'



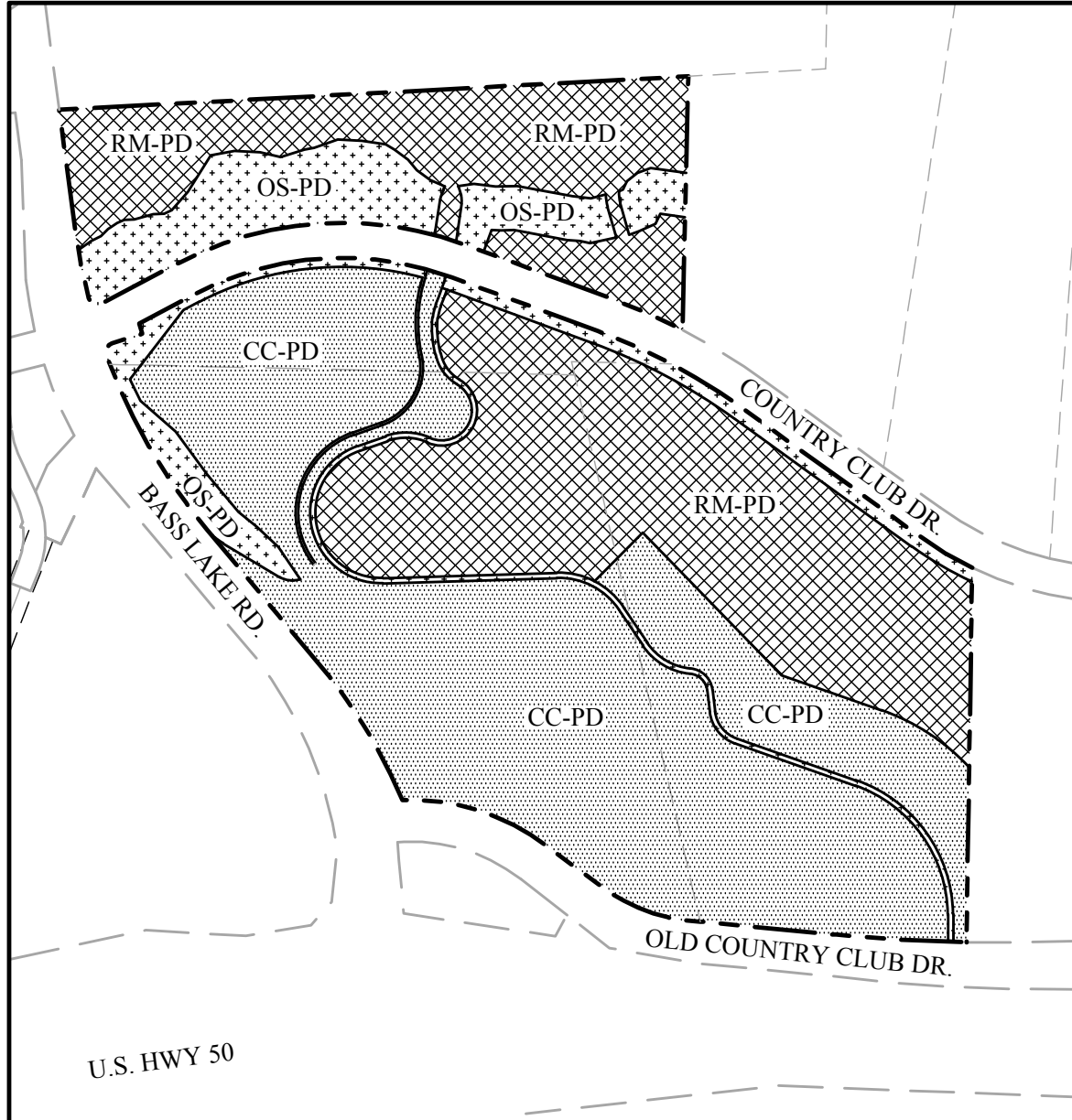
PRIVATE 45' LOT R
SCALE: 1"=10'



PROJECT CIRCULATION PLAN
SCALE: 1"=400'



EXISTING ZONING
SCALE: 1"=400'



PROPOSED ZONING
SCALE: 1"=400'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

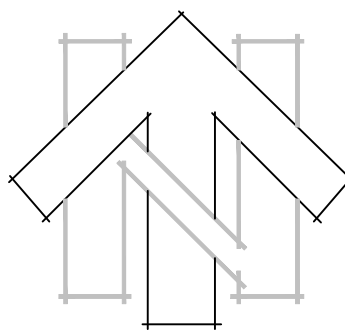
SLOPE MAP

TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA



SCALE: 1"=100'



COLOR LEGEND

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
Yellow	0%	10%	14.22 Ac.	25.06%
Orange	11%	20%	32.08 Ac.	56.54%
Light Orange	21%	29%	7.43 Ac.	13.09%
Brown	30%	39%	1.31 Ac.	2.31%
Green	40%+		1.7 Ac.	3.00%

PRELIMINARY GRADING & DRAINAGE PLAN

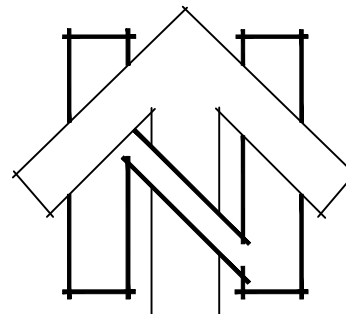
TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

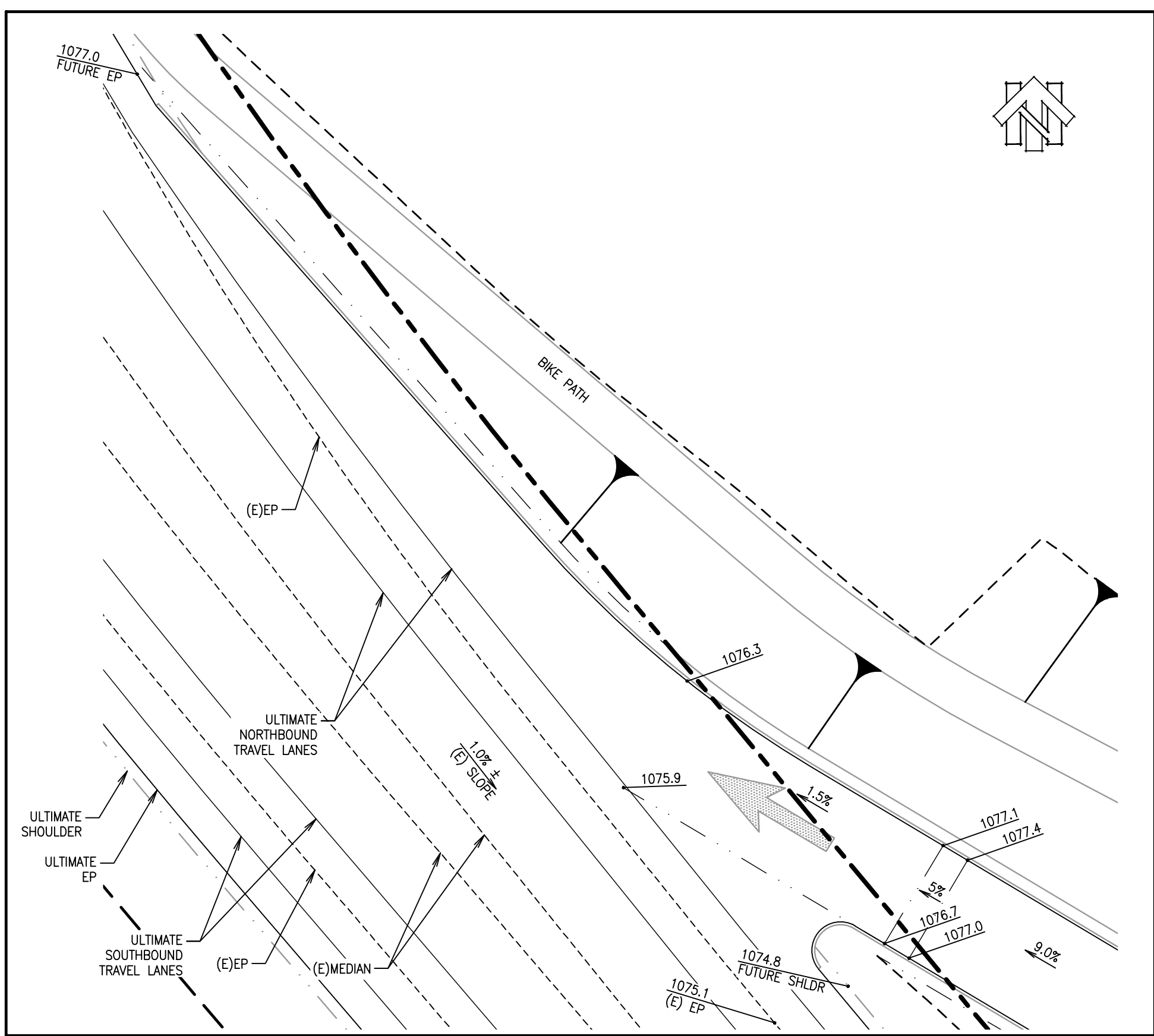
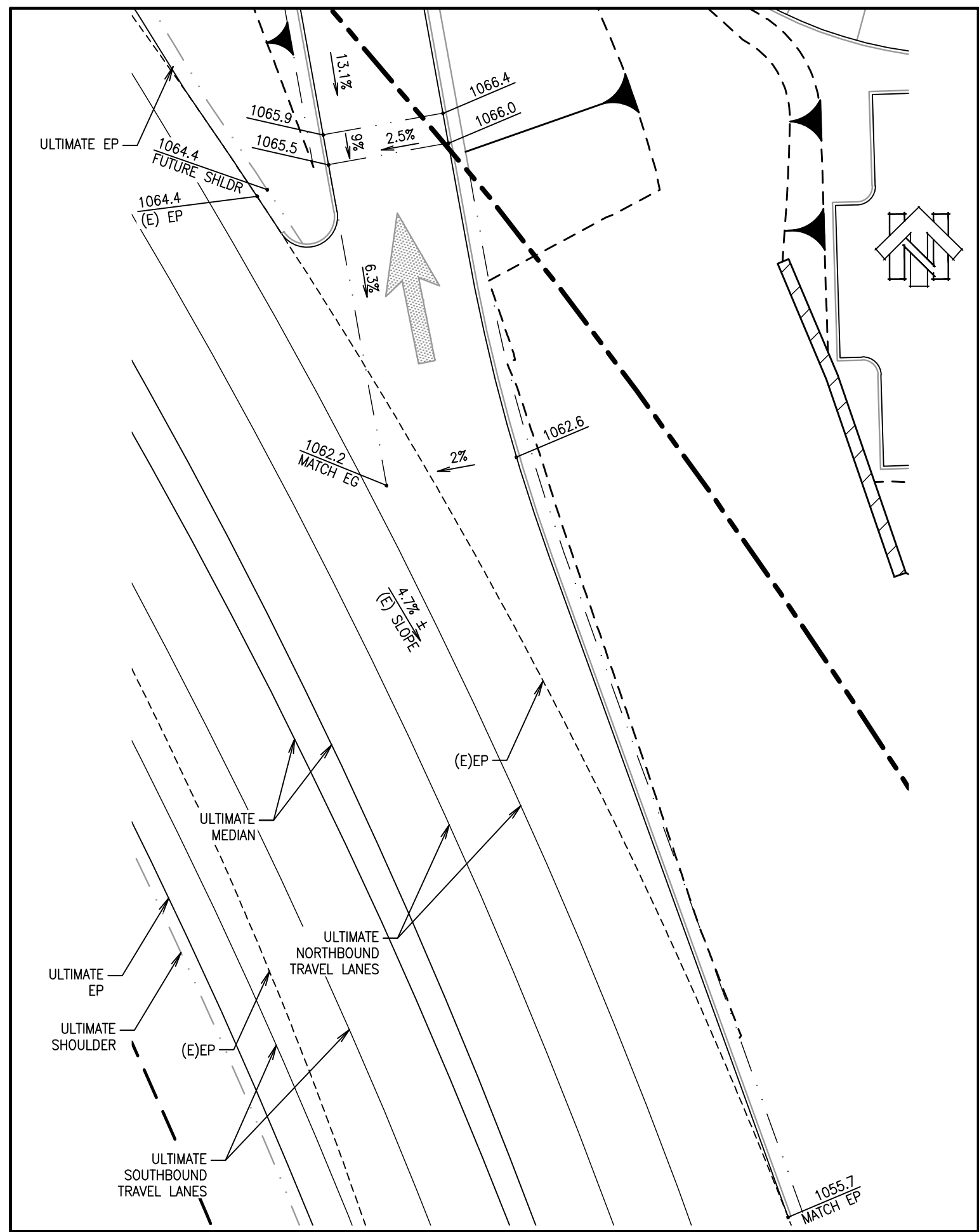
SHEET 1 OF 1

STATE OF CALIFORNIA

MARCH, 2024



SCALE: 1"=60'



PRELIMINARY GRADING SECTIONS

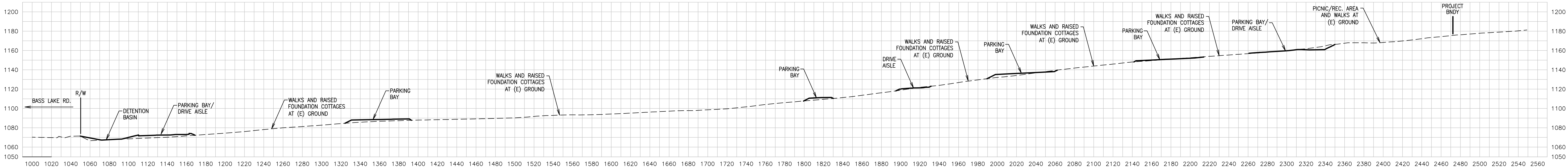
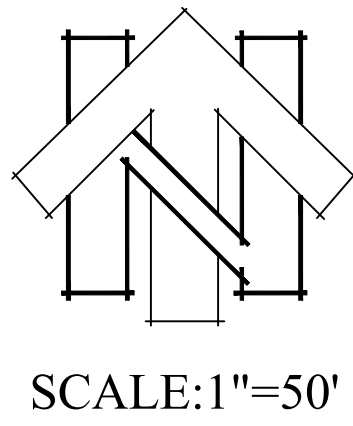
TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

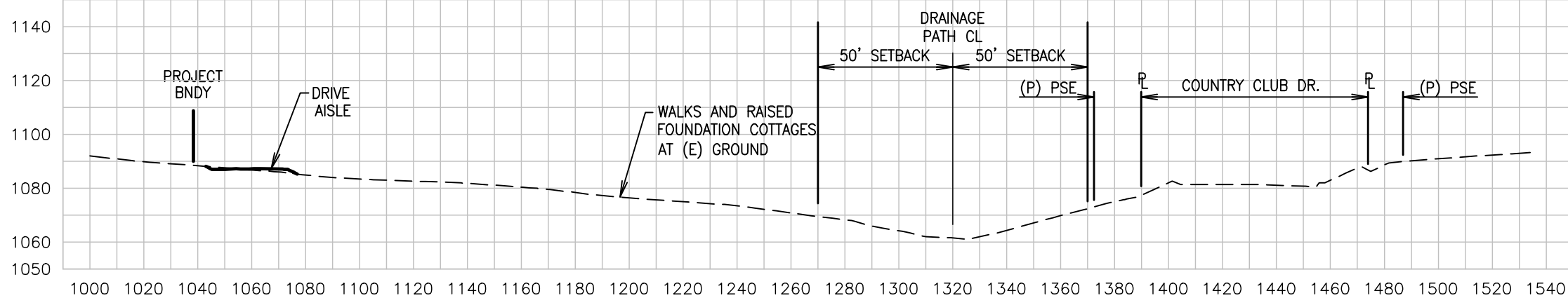
SHEET 1 OF 1

STATE OF CALIFORNIA

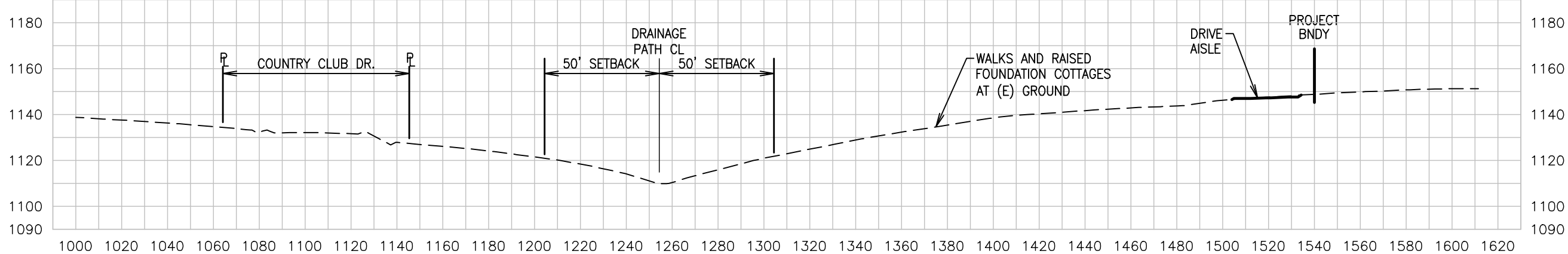
MAY, 2023



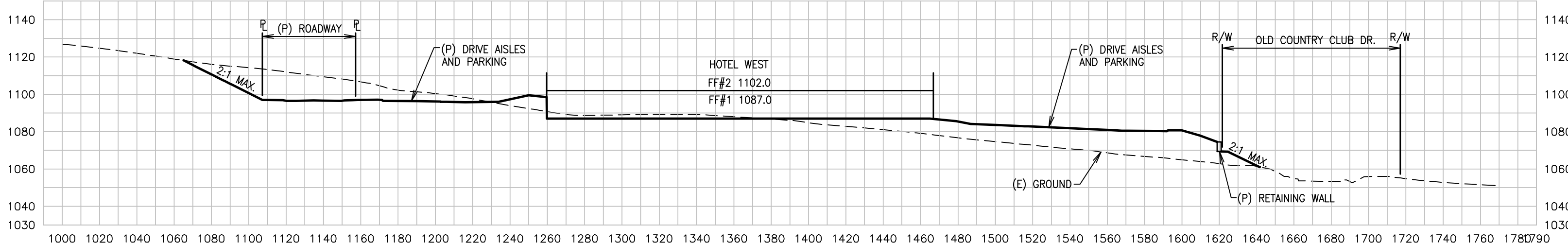
SECTION A



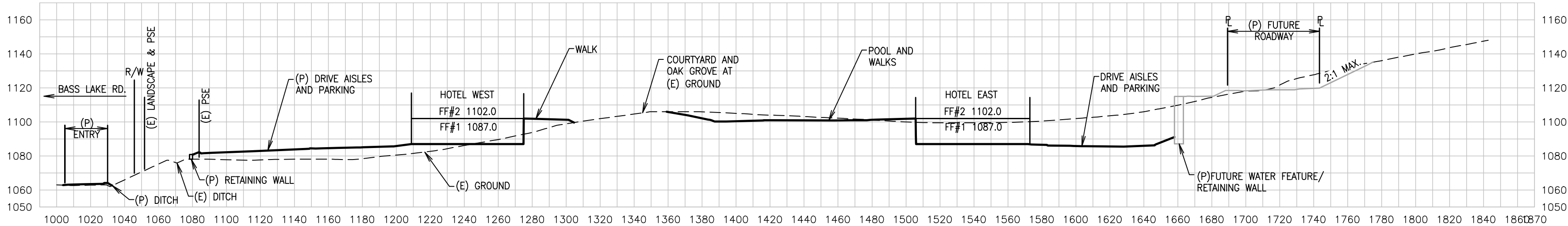
SECTION B



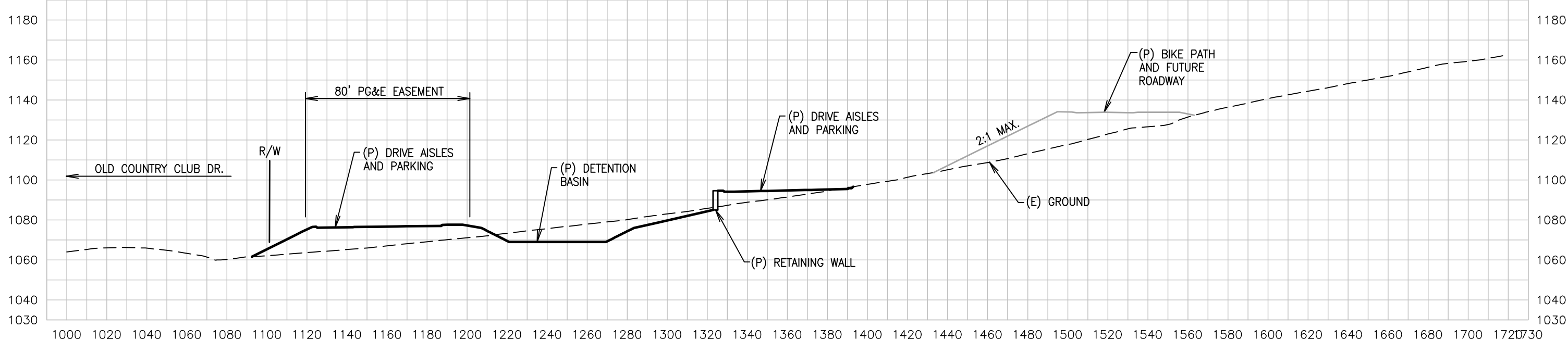
SECTION C



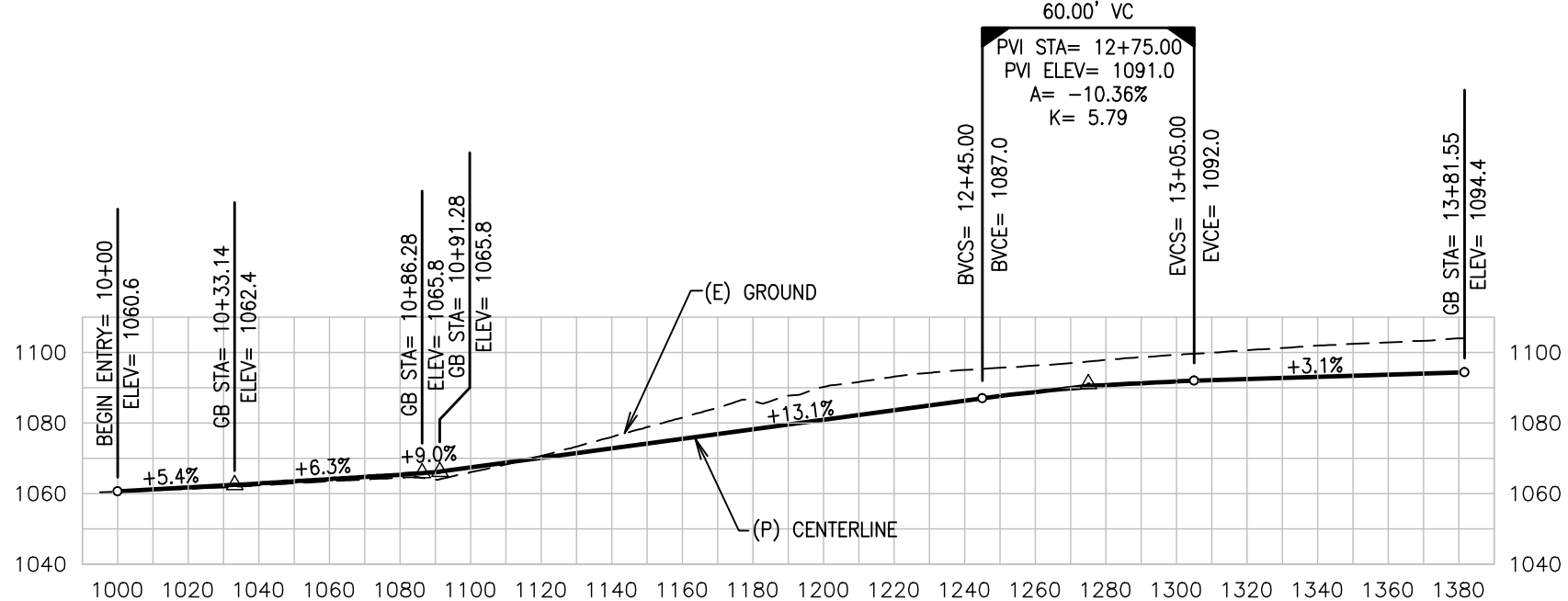
SECTION D



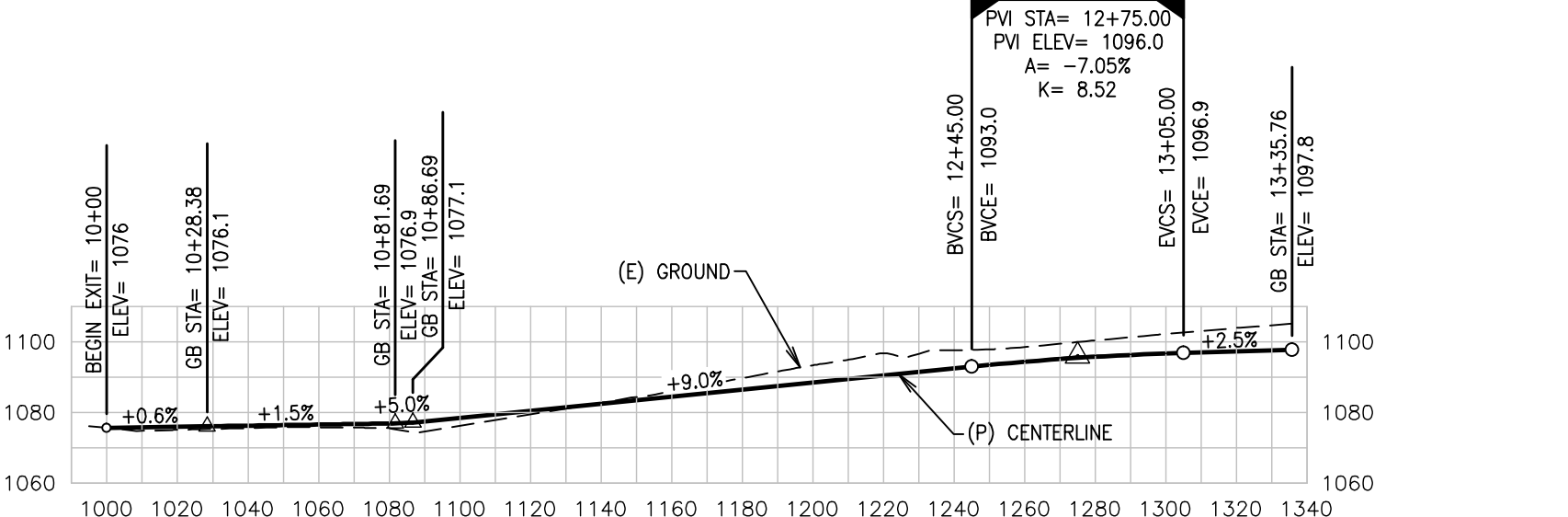
SECTION E



SECTION F



ENTRY PROFILE



EXIT PROFILE

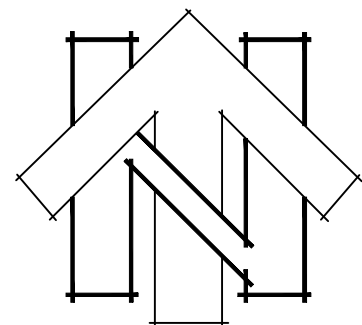
TOWN & COUNTRY VILLAGE EL DORADO

BASS LAKE ROAD CROSS SECTIONS

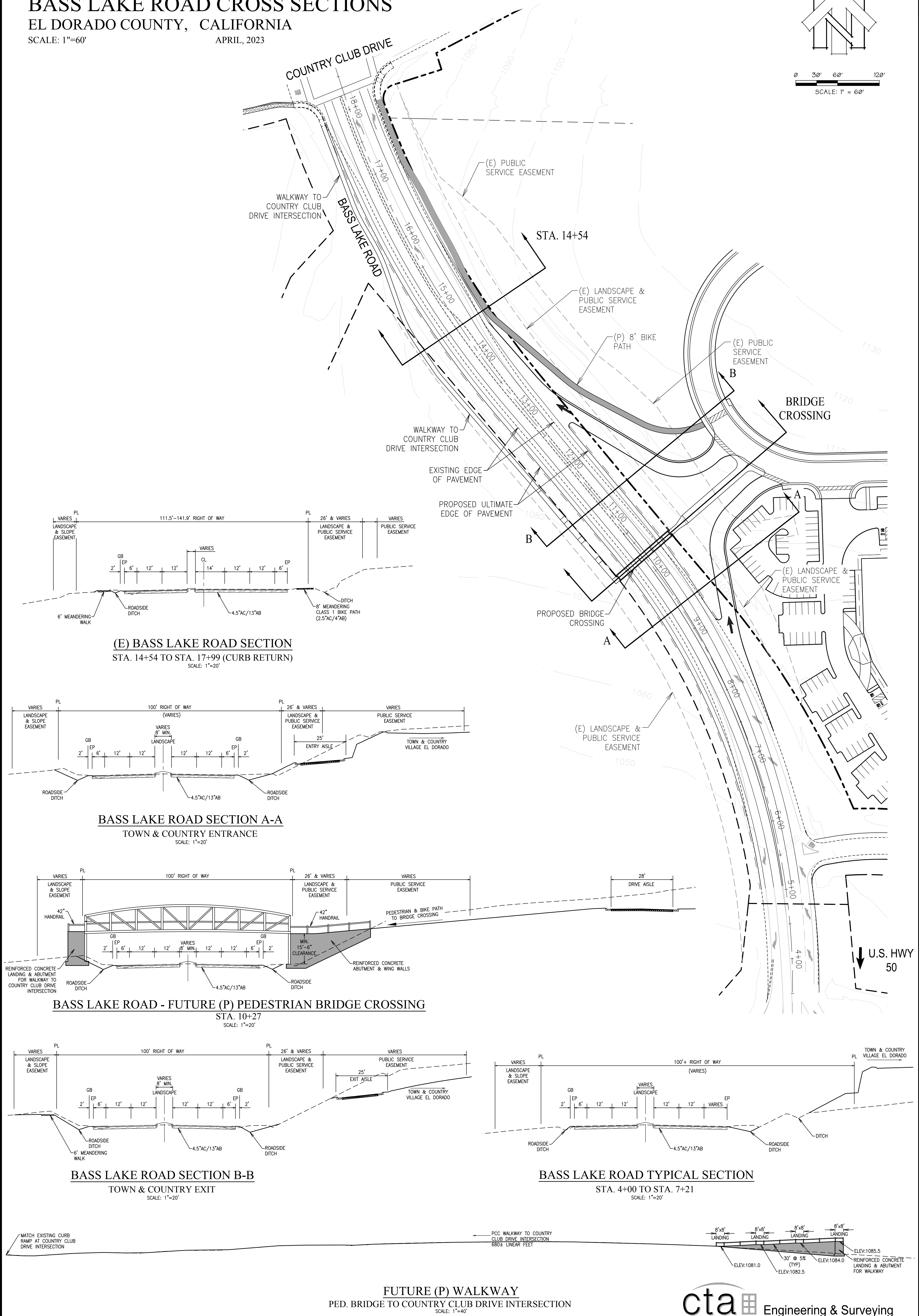
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=60'

APRIL, 2023



0 30' 60' 120'
SCALE: 1" = 60'



(E) BASS LAKE ROAD SECTION
STA. 14+54 TO STA. 17+99 (CURB RETURN)
SCALE: 1"=20'

BASS LAKE ROAD SECTION A-A
TOWN & COUNTRY ENTRANCE
SCALE: 1"=20'

BASS LAKE ROAD - FUTURE (P) PEDESTRIAN BRIDGE CROSSING
STA. 10+27
SCALE: 1"=20'

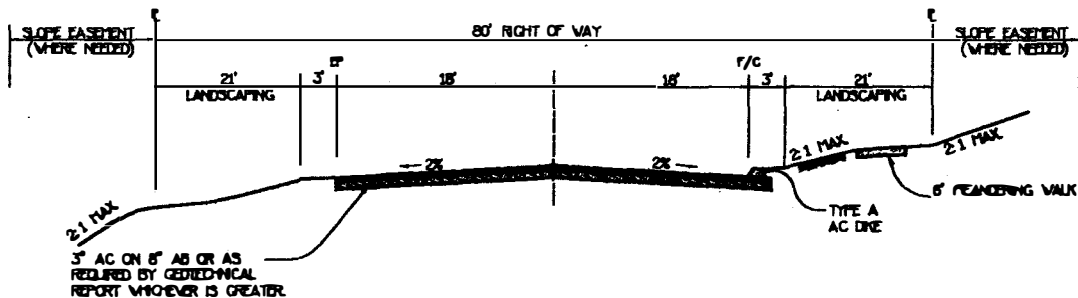
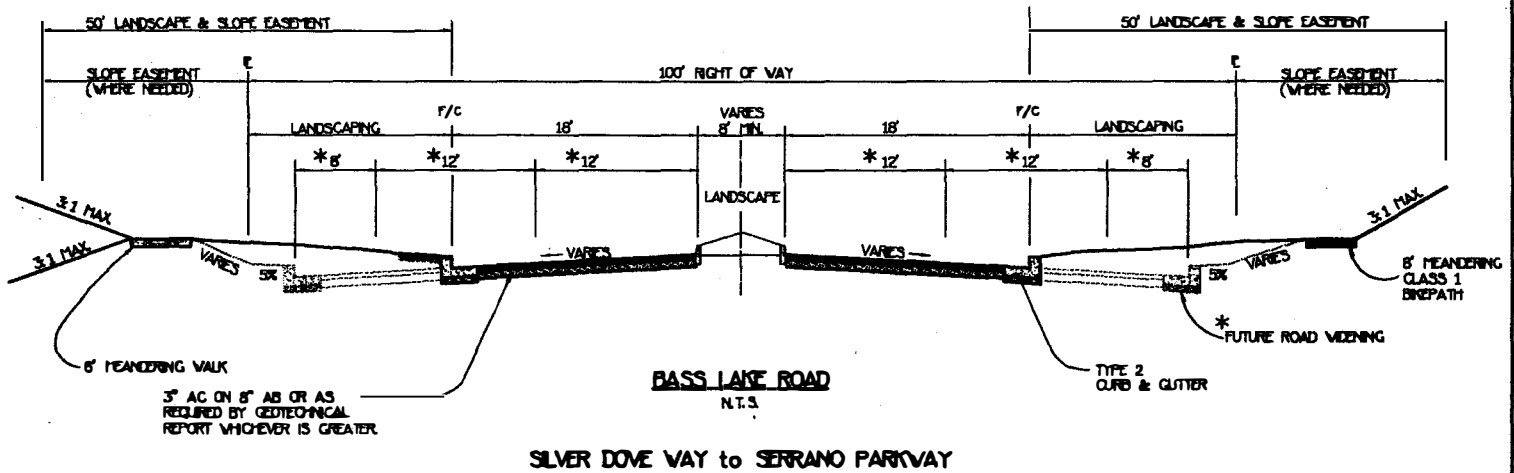
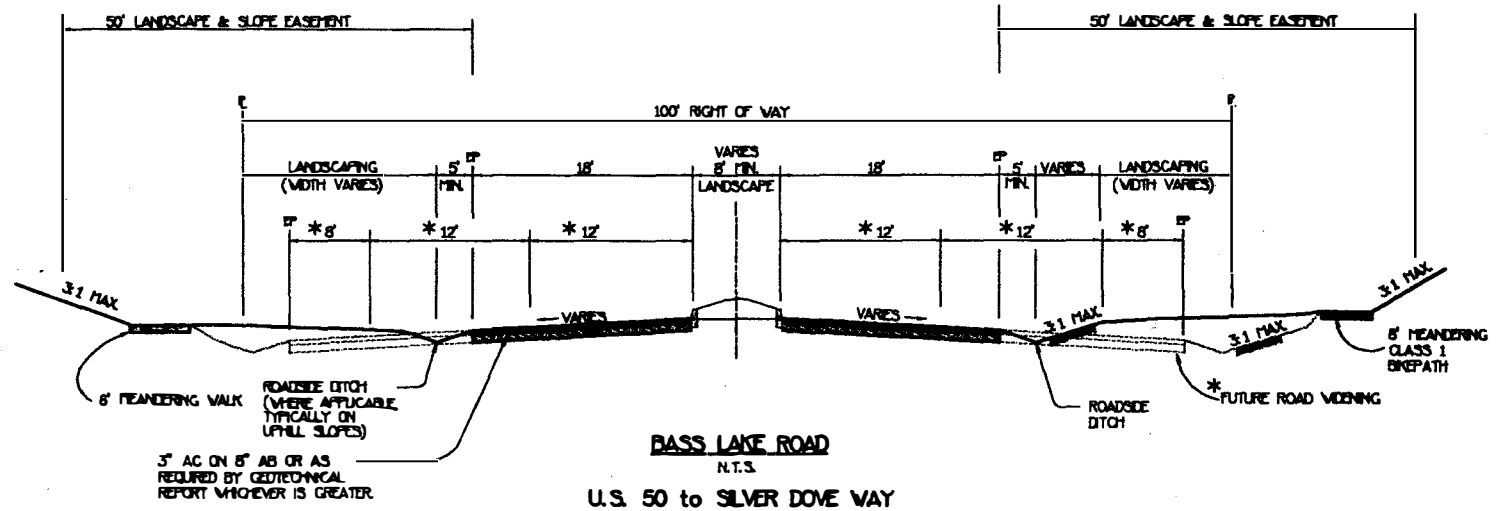
BASS LAKE ROAD SECTION B-B
TOWN & COUNTRY EXIT
SCALE: 1"=20'

BASS LAKE ROAD TYPICAL SECTION
STA. 4+00 TO STA. 7+21
SCALE: 1"=20'

FUTURE (P) WALKWAY
PED. BRIDGE TO COUNTRY CLUB DRIVE INTERSECTION
SCALE: 1"=40'

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FIGURE 4-2 URBAN COLLECTOR

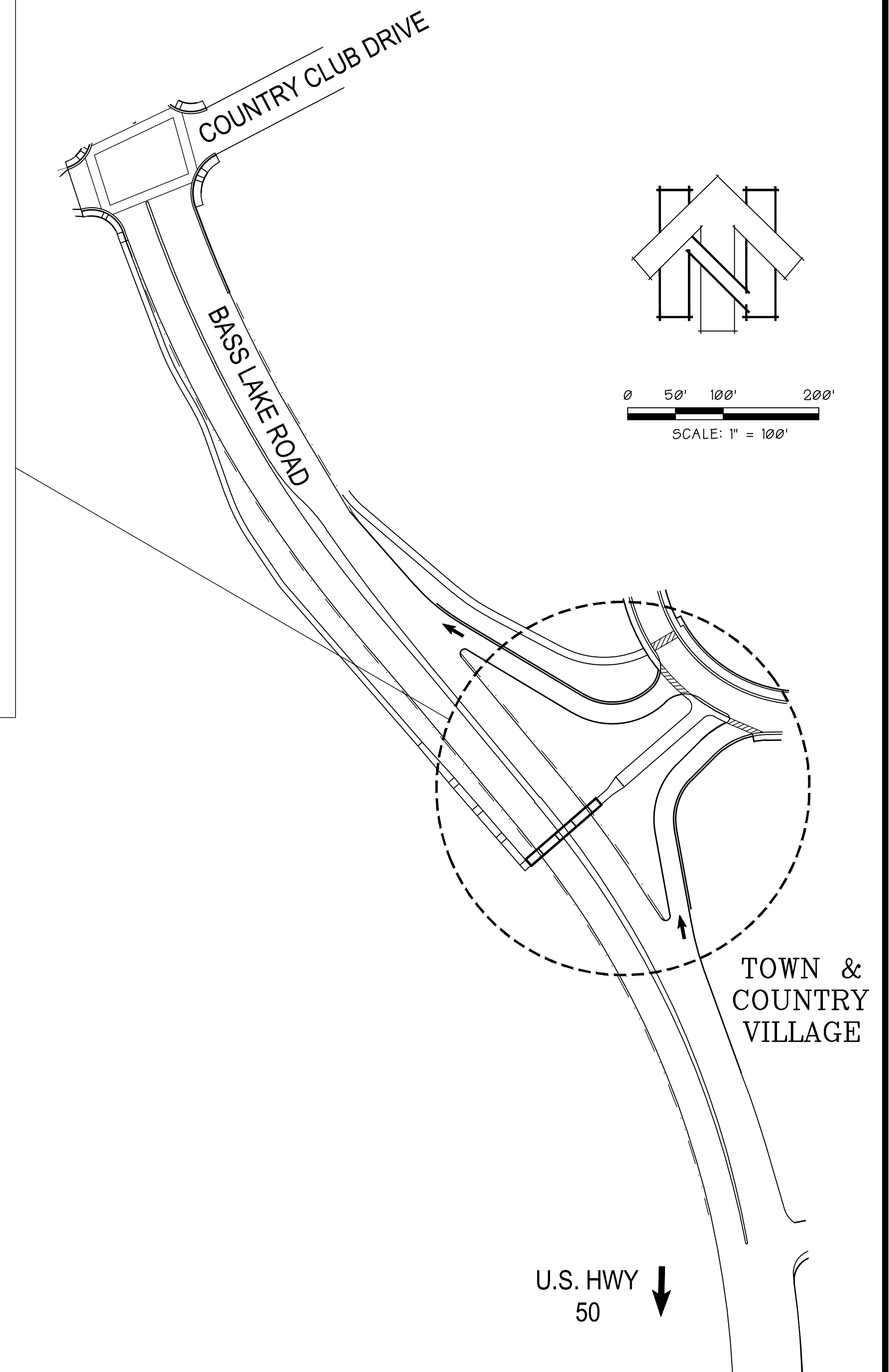
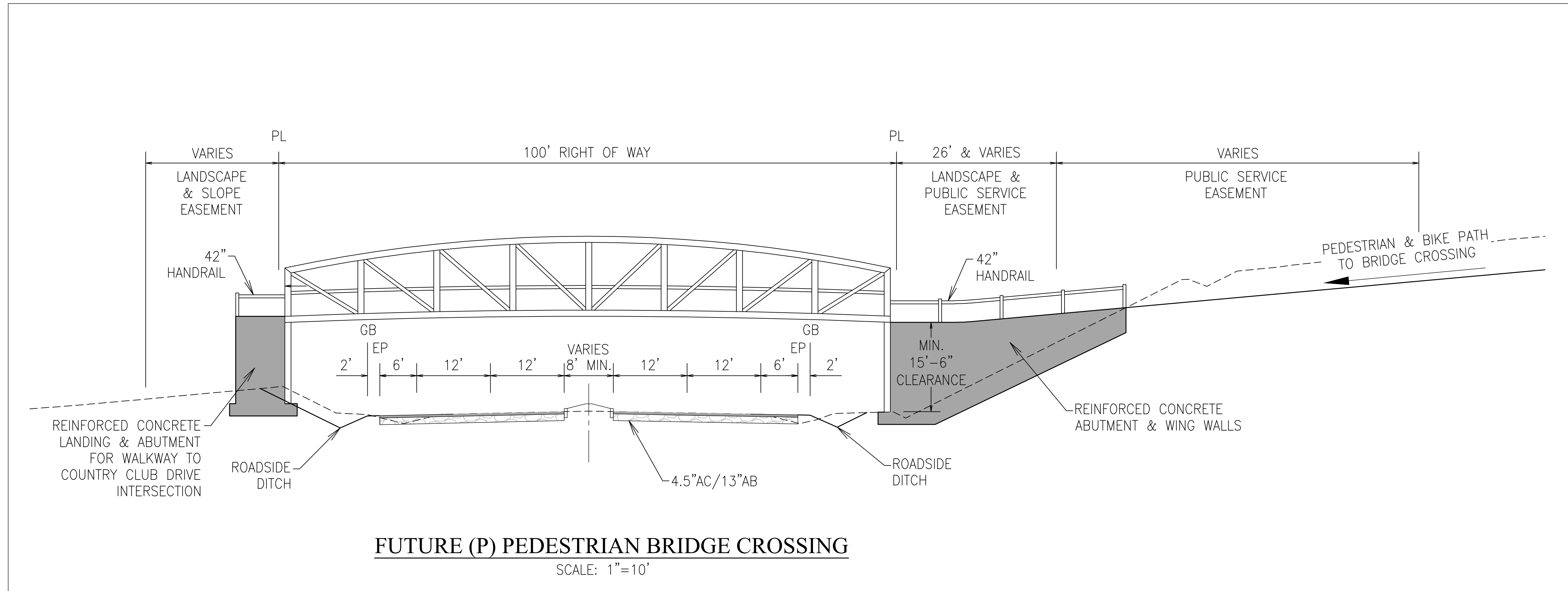


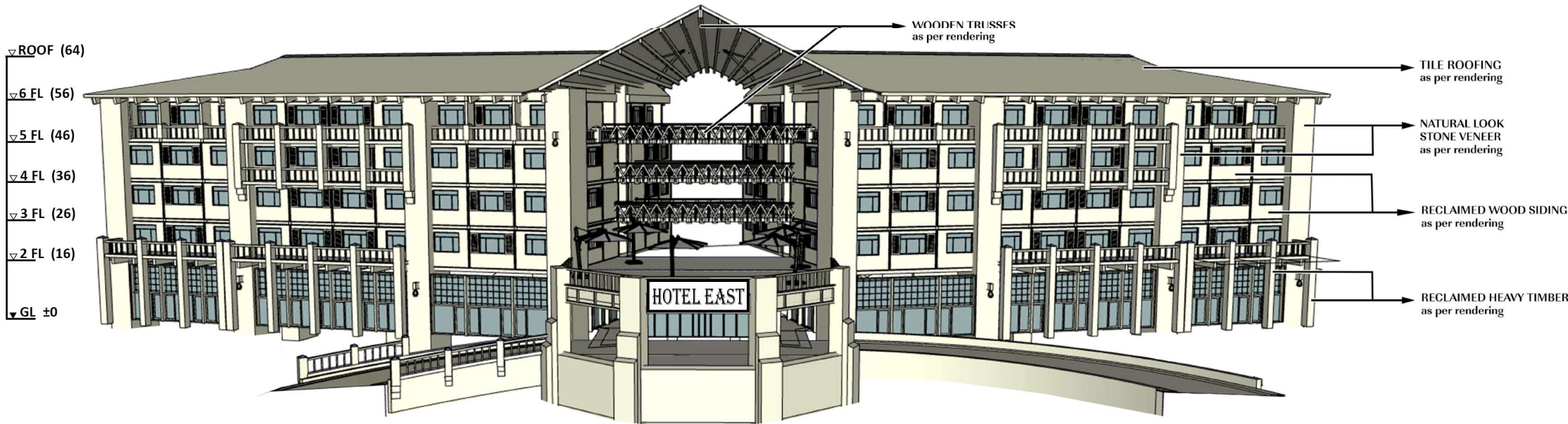
TOWN & COUNTRY VILLAGE EL DORADO

PROPOSED BIKE & PEDESTRIAN BRIDGE

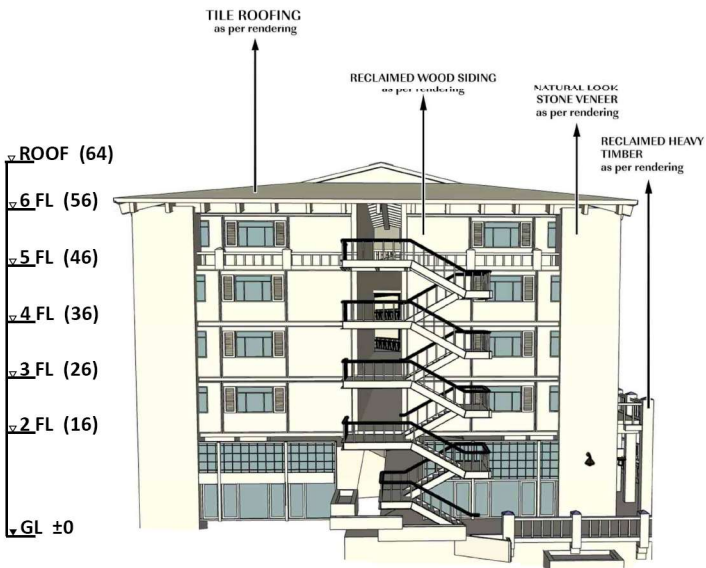
EL DORADO COUNTY, CALIFORNIA

SCALE: AS SHOWN





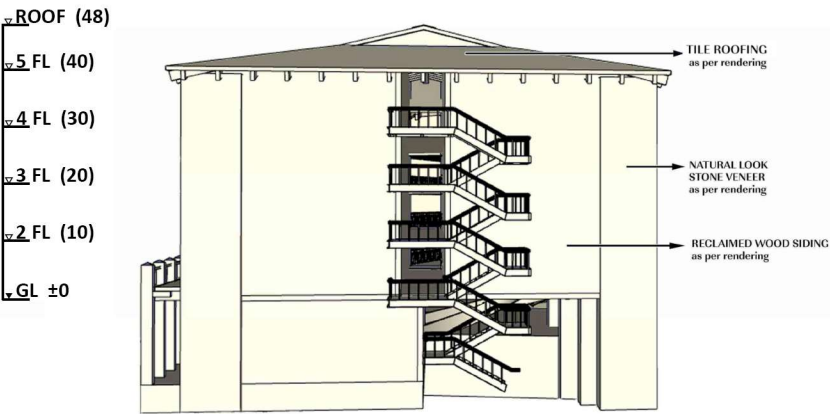
Front Elevation - Hotel East Wing



North Elevation - Hotel East Wing



Rear Elevation - Hotel East Wing



South Elevation - Hotel East Wing

HOTEL EAST WING ELEVATION

1

08/30/22

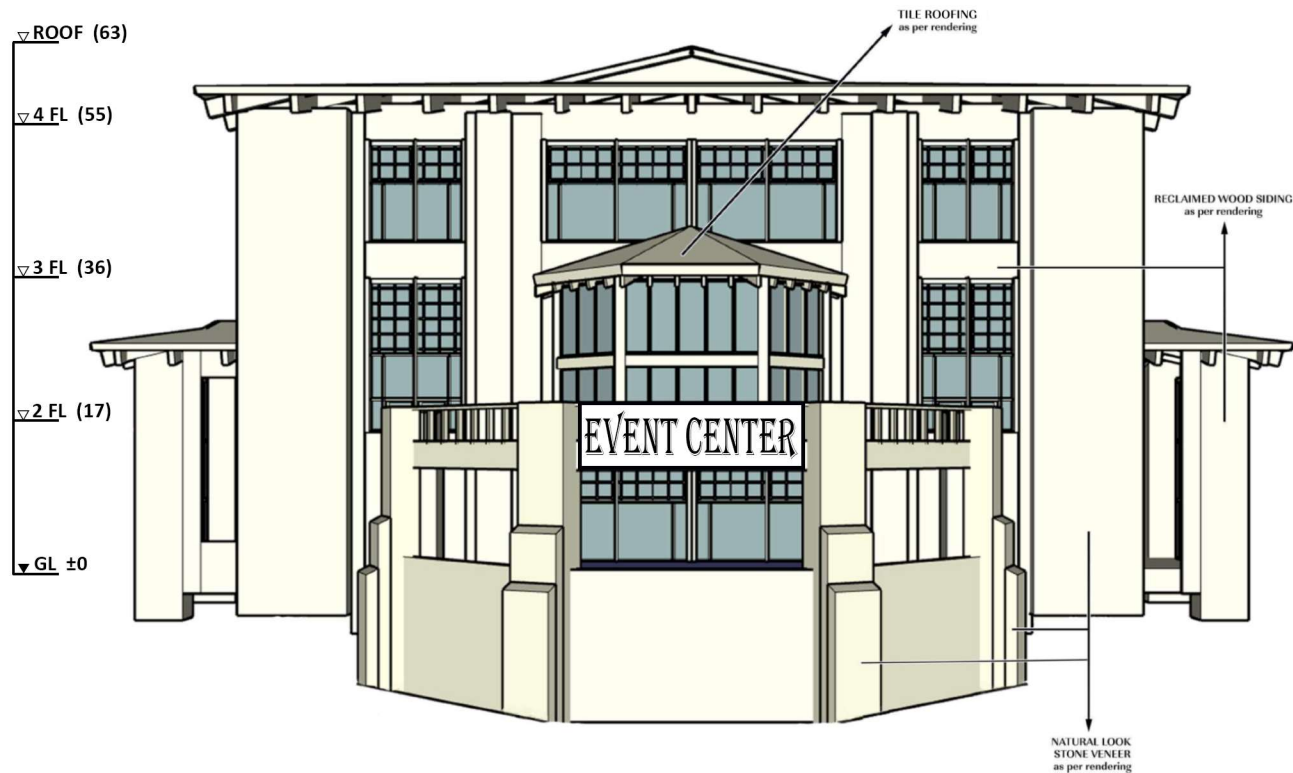
21076

HRGA

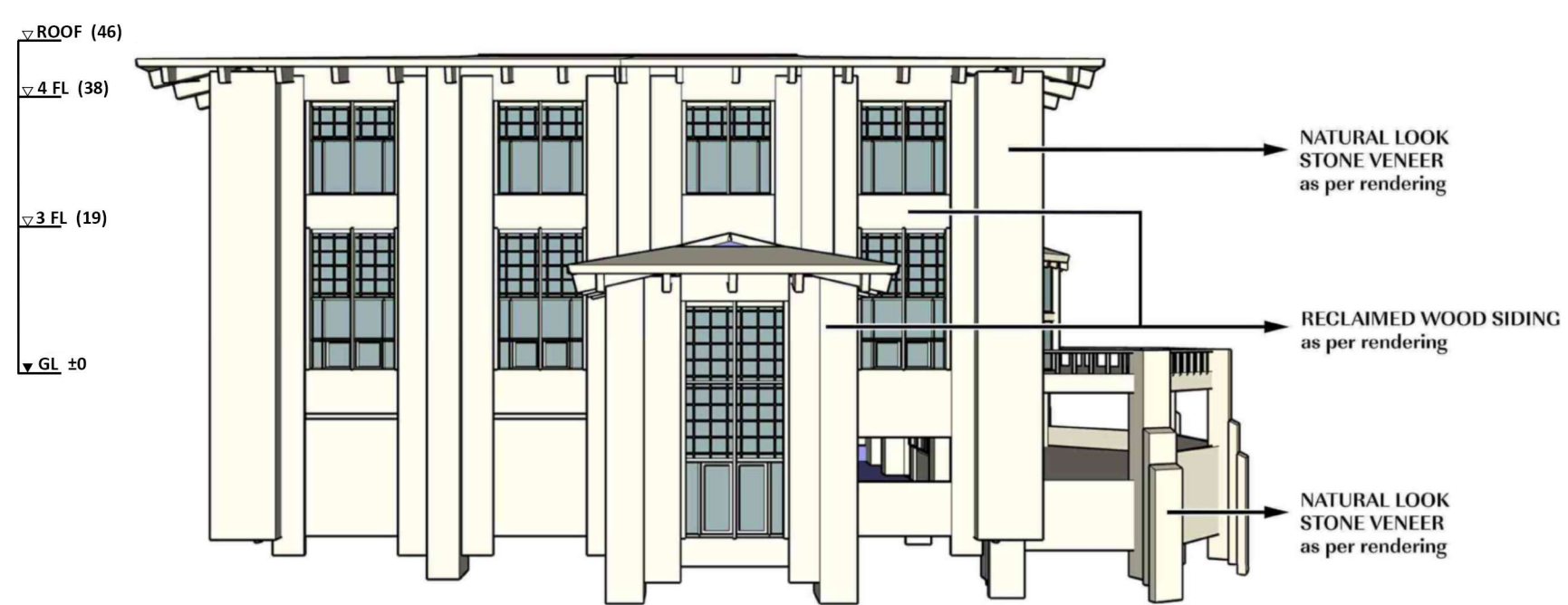
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

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

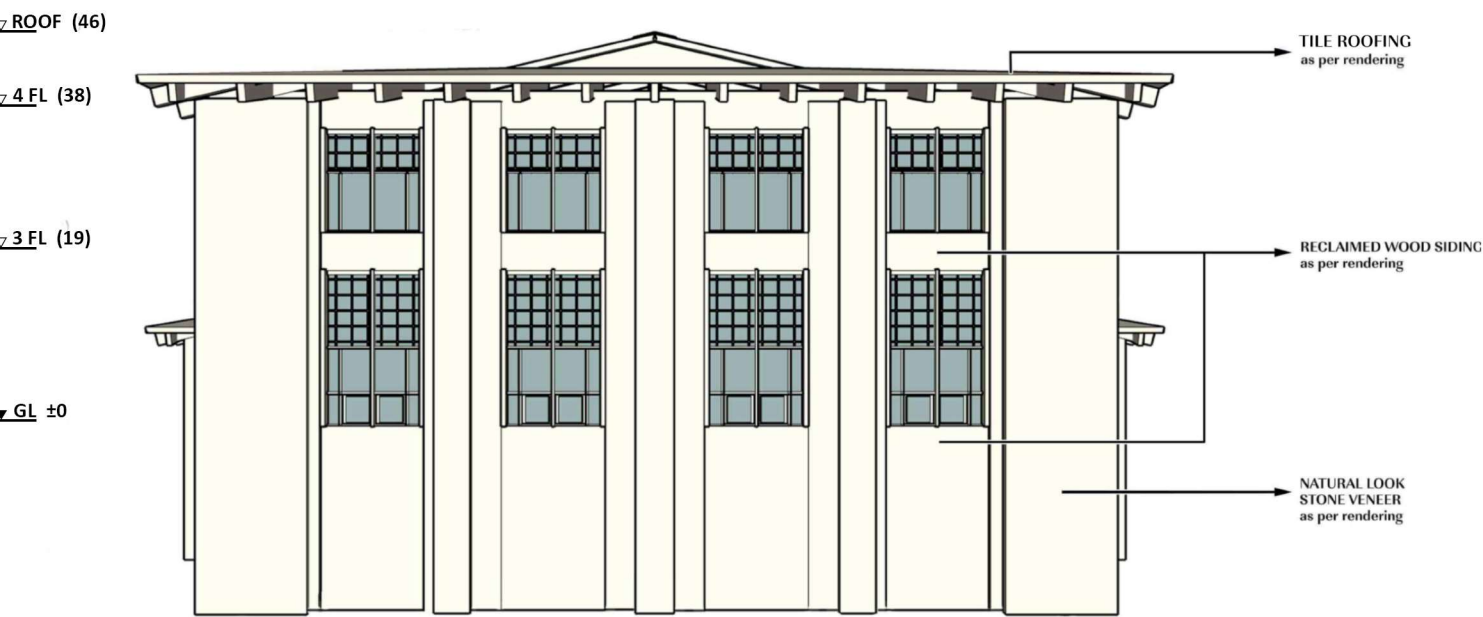
2



Event Center - North View



Event Center - East View



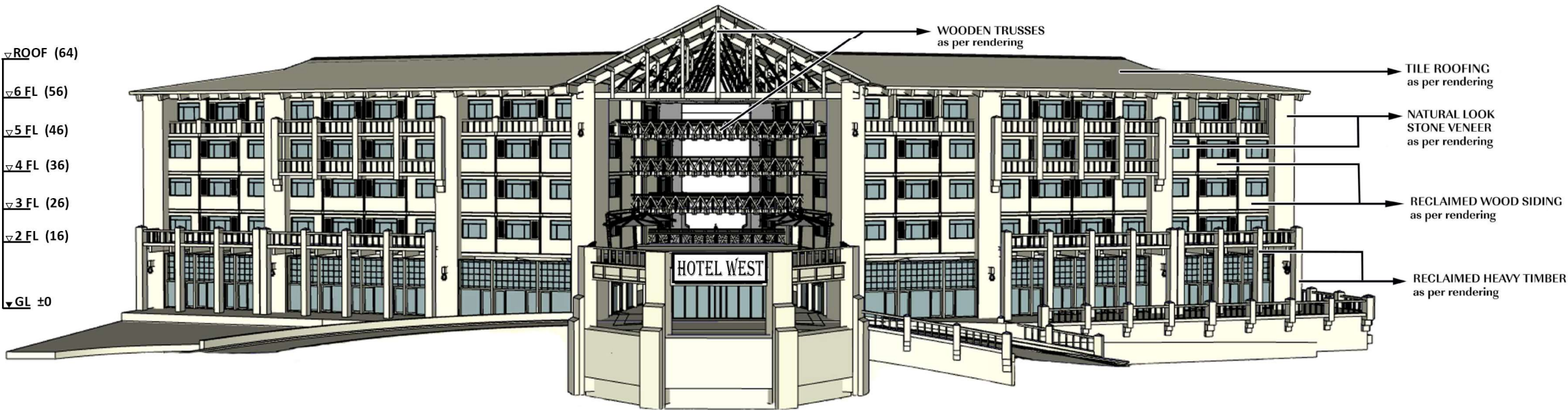
Event Center - South View

HOTEL EVENT CENTER ELEVATION

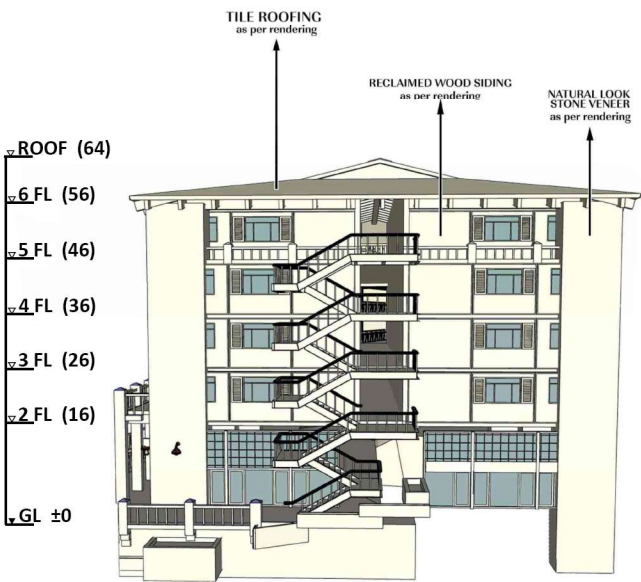


Event Center - West View

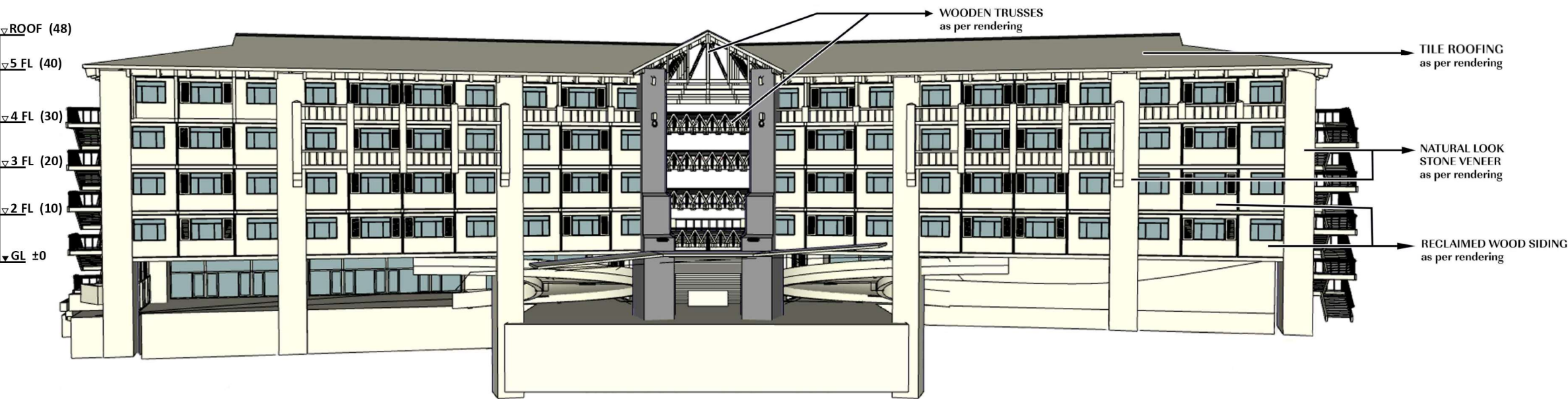
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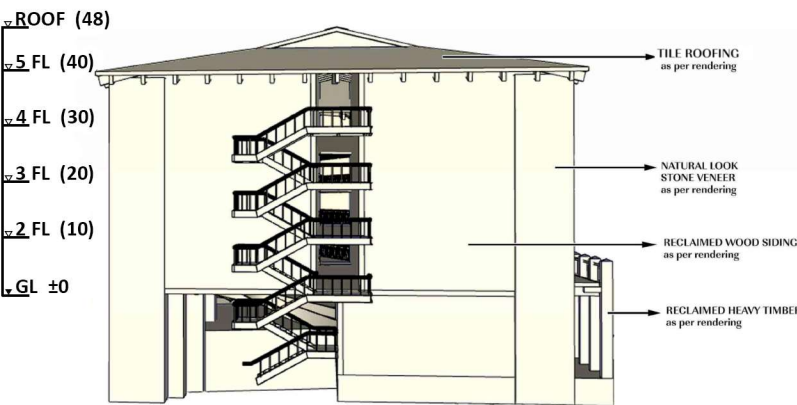
Front Elevation - Hotel West Wing



North Elevation - Hotel West Wing

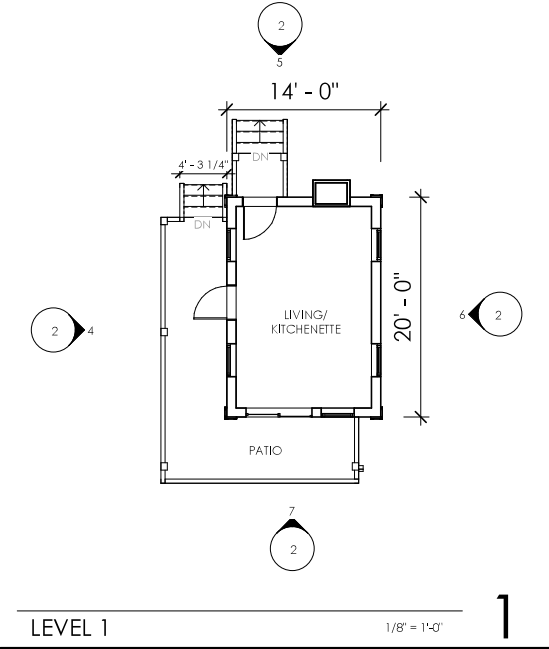
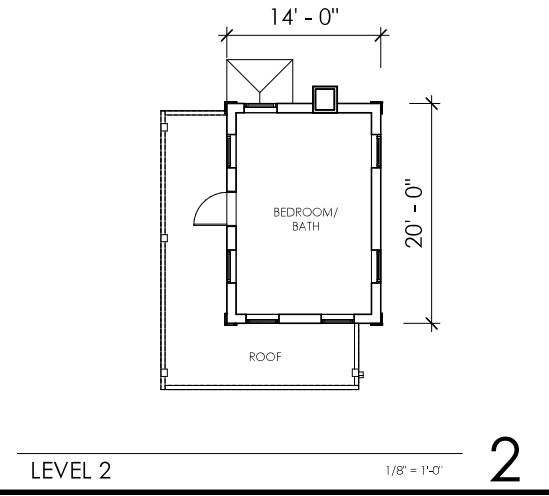
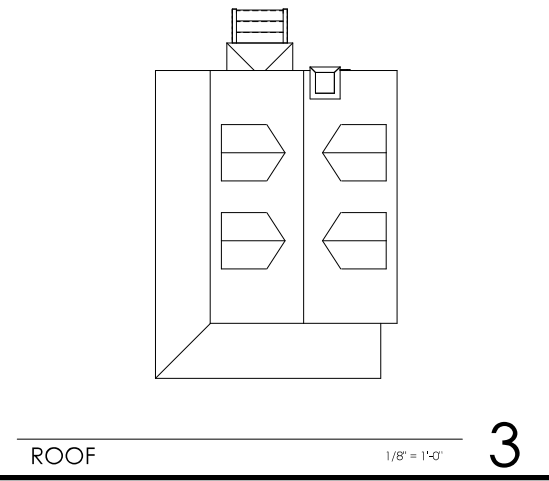
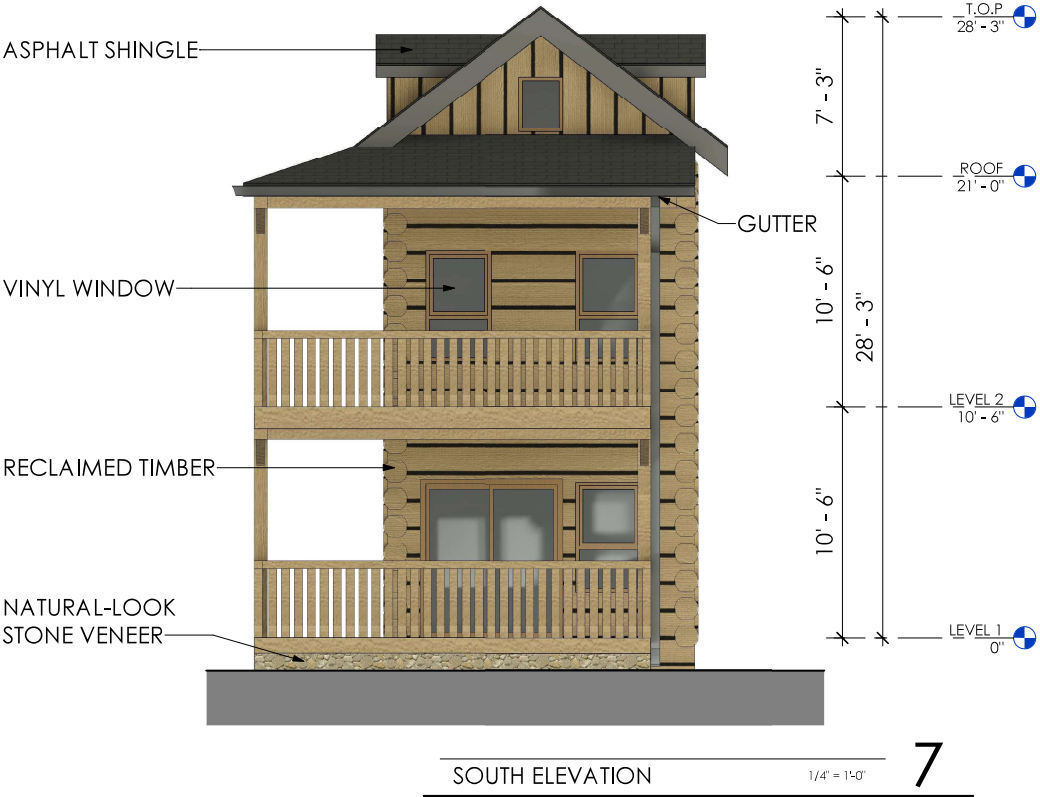
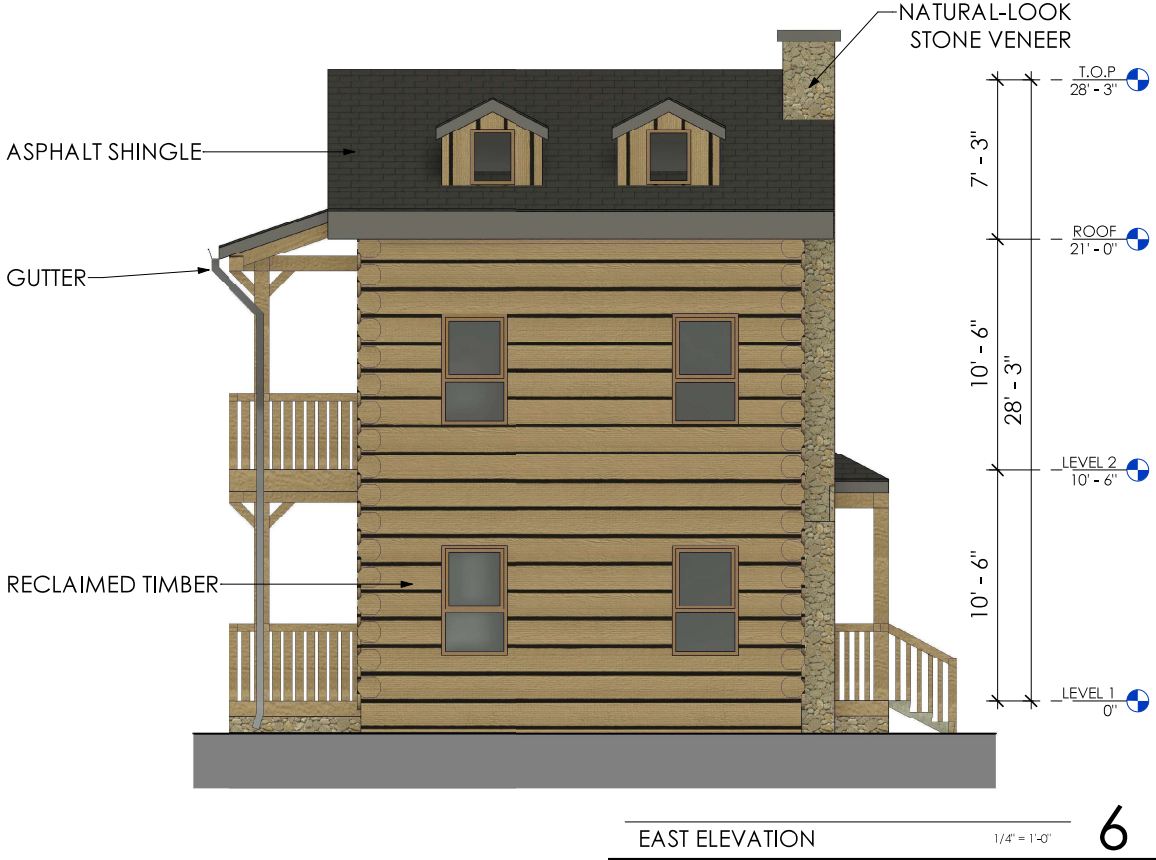
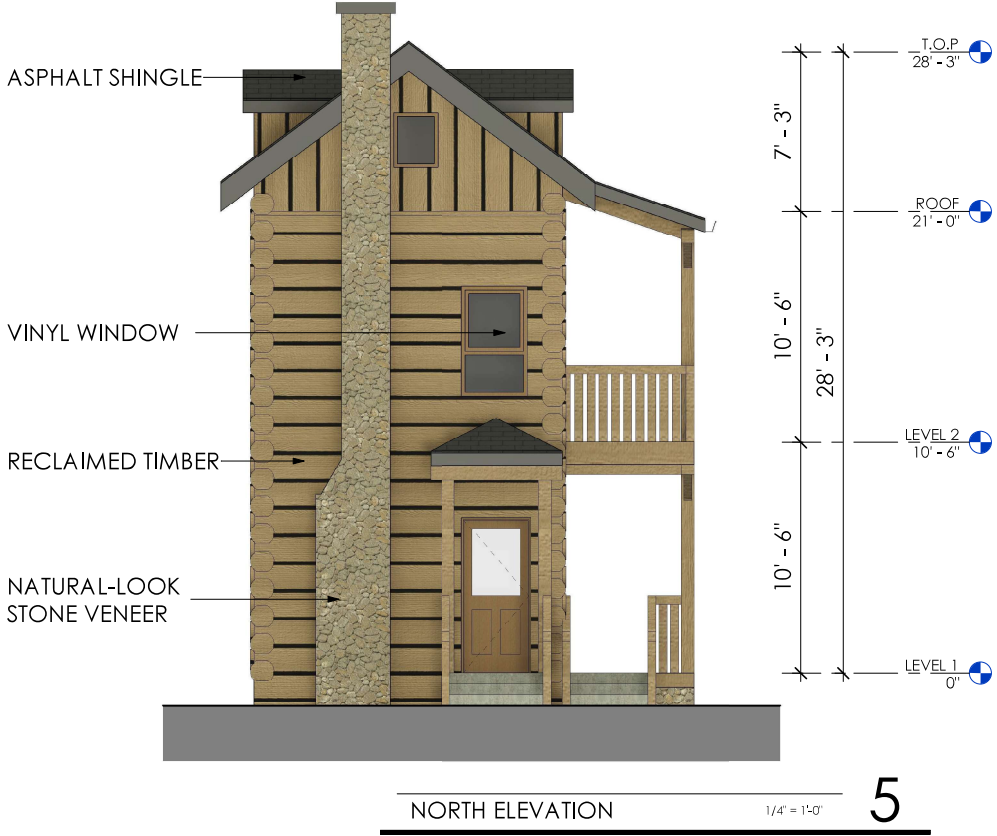
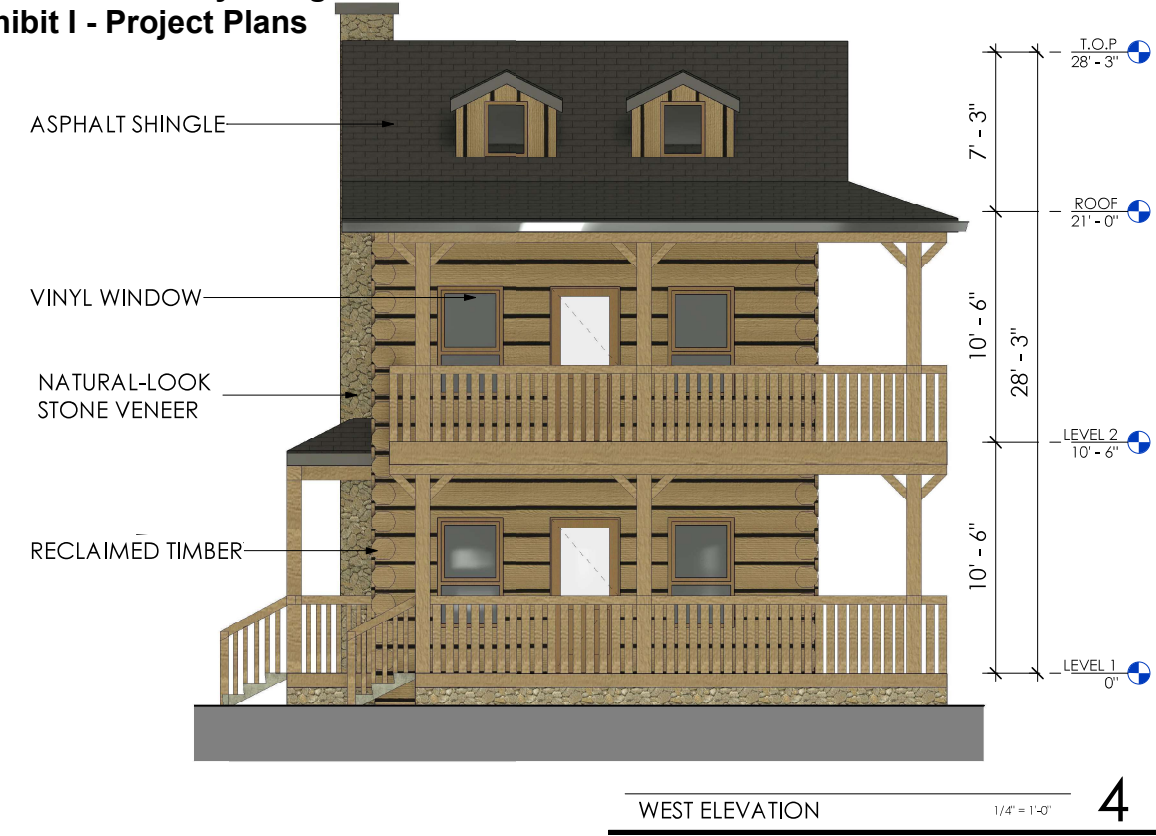


Rear Elevation - Hotel West Wing



South Elevation - Hotel West Wing

HOTEL WEST WING ELEVATION



08/30/22

HRGA

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Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

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

2

TOWN &
COUNTRY
VILLAGE
EL DORADO

MOHANNA
— DEVELOPMENT CO.

PANFINO
General Partnership



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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

TOWN &
COUNTRY
VILLAGE
EL DORADO

MOHANNA
— DEVELOPMENT CO.

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ARCHITECT

FUHRMAN LEAMY
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DRAWING TITLE:
View North
Hotel West

DATE:
Sept. 21, 2022

SHEET NUMBER:
Building Elevation





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

**TOWN &
COUNTRY
VILLAGE**
EL DORADO

MOHANNA
— DEVELOPMENT CO.

PANFINO
General Partnership


TORRENCE PLANNING

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Engineering & Surveying

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ARCHITECT

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

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

DATE:
Sept. 21, 2022

SHEET NUMBER:
Building Elevation











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

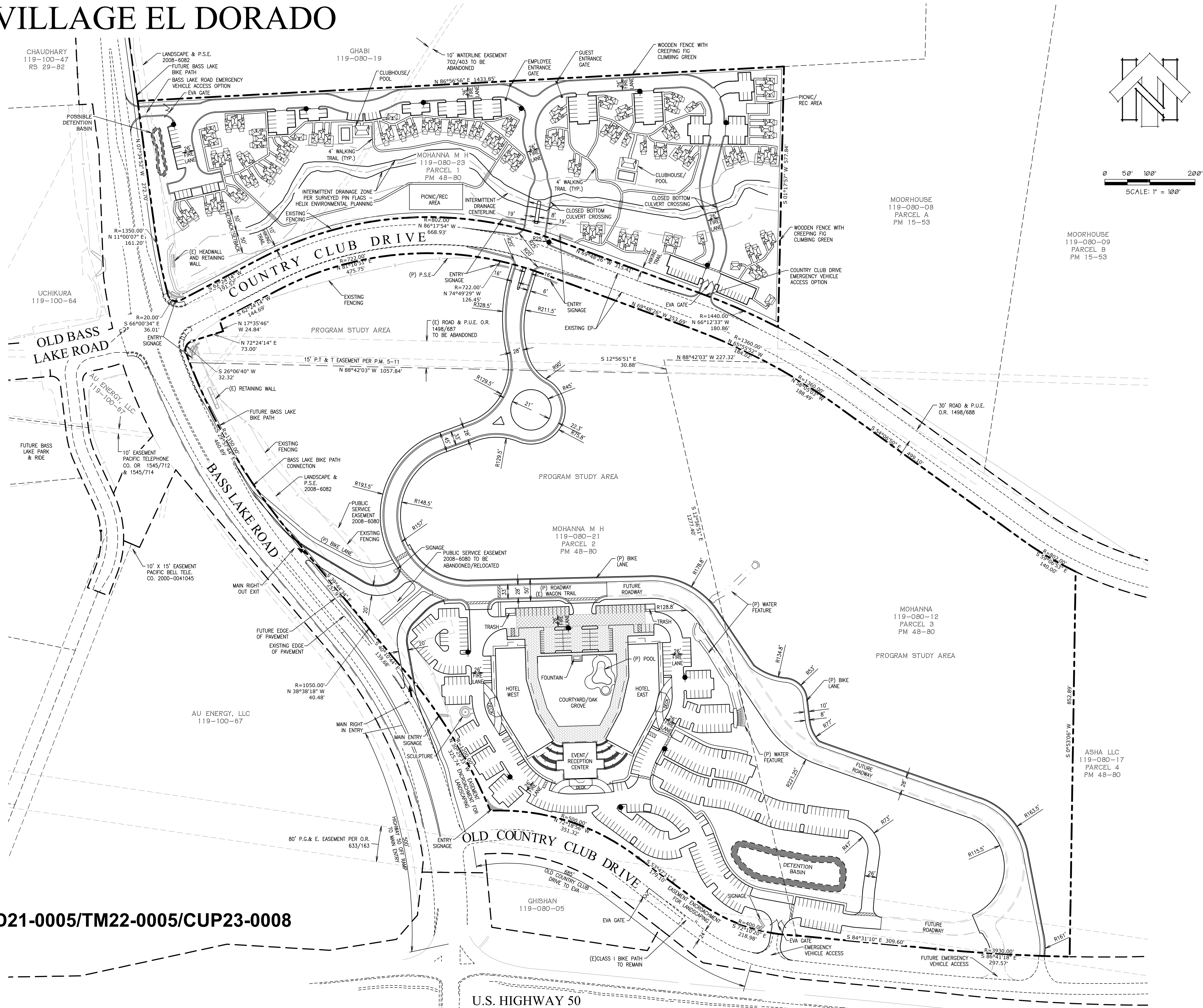
3233 Monier Circle, Rancho Cordova, CA 95742

T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaees.net

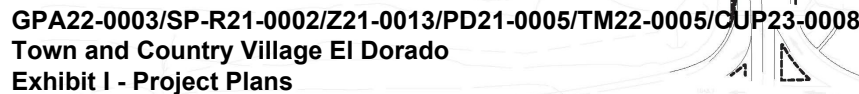
PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	280
CLUBHOUSES	600

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/Z21-0013/PD21-0005/TM22-0005/CUP23-0008
Town and Country Village El Dorado
Exhibit I - Project Plans



Civic | Hotel | Cottages

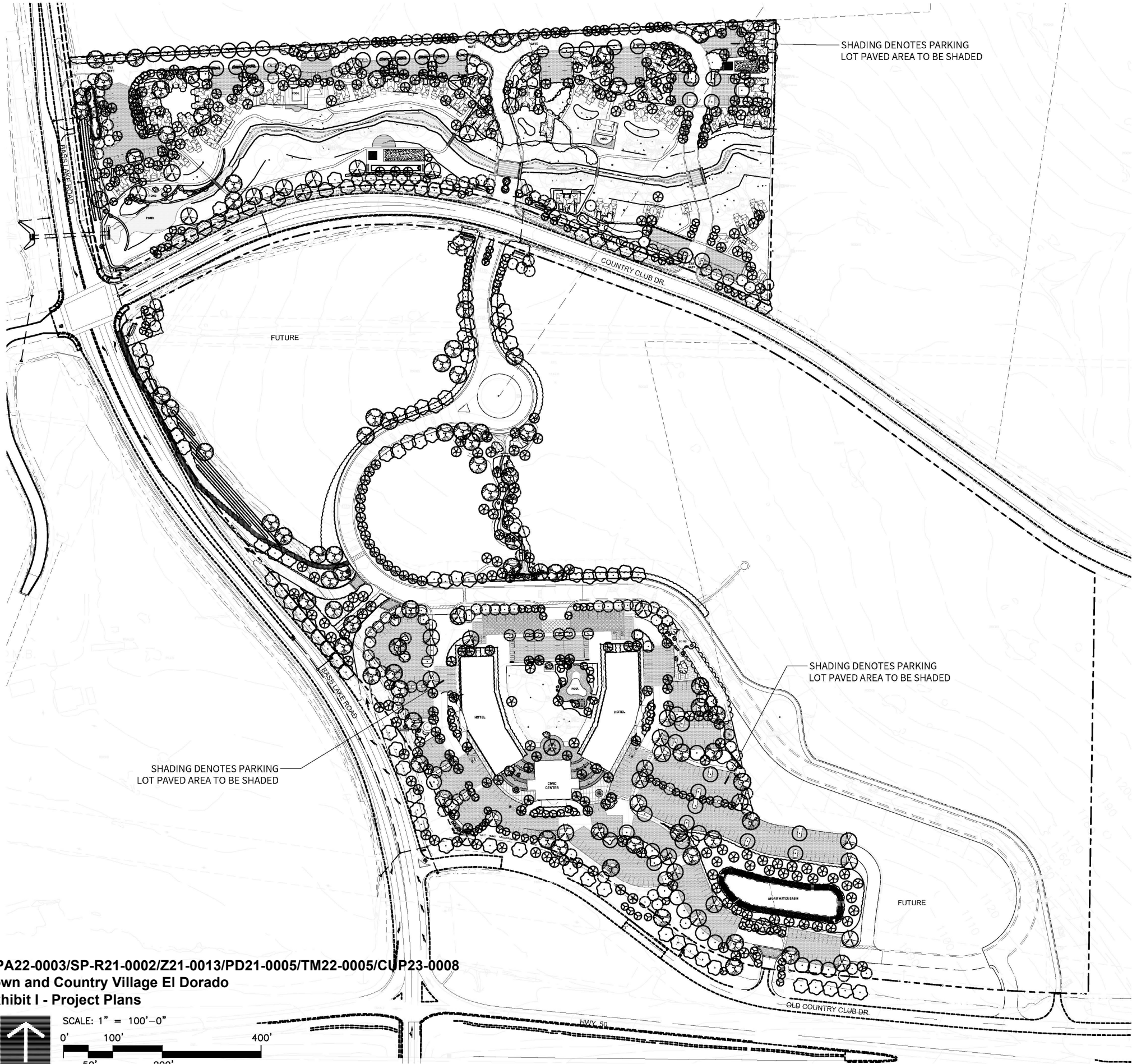
CONCEPT PLANT SCHEDULE

NOTE:

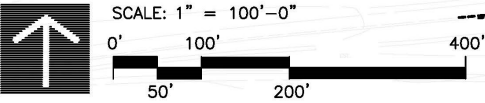
1. FOR PRELIMINARY LANDSCAPE PLAN FOR CIVIC AND HOTEL SITE SEE SHEET PL2, FOR COTTAGES SITE SEE SHEET PL3.
2. SEE SHEET PL5 FOR PROPOSED ON SITE SIGNAGE PROGRAM.

Exhibit I - Project Plans

25-1703 M 25 of 31



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



TOWN AND COUNTRY VILLAGE, EL DORADO

El Dorado County, California

PRELIMINARY LANDSCAPE PARKING LOT SHADING

Civic | Hotel | Cottages

SHEET

PL4

DATE: 3.19.2024
TIME: 11:22 AM

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

25-1703 M 27 of 31

- PRELIMINARY LANDSCAPING PLANTING NOTES
- 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.
 - ALL PROPOSED WATER FEATURES ARE RECIRCULATING AND SHALL USE NON POTABLE WATER WHEN AND WHERE AVAILABLE
 - ALL PROPOSED WATER FEATURES SHALL BE INCLUDED IN THE COUNTY MAXIMUM WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS.
 - PROVIDE TREE PRESERVATION AND MITIGATION PLAN FOR ALL EXISTING OAK TREES PER COUNTY ORDINANCE.
 - ALL SIGNS PROPOSED SHALL BE IN CONFORMANCE WITH COUNTY SIGN ORDINANCE.
 - PROVIDE FOR 50% SHADE OF PARKING AREAS AFTER 15 YEARS.
 - PROVIDE COMPLIANCE WITH COUNTY LANDSCAPE DEVELOPMENT GUIDELINES.
 - PROVIDE SIGHT CLEARANCES AT INTERSECTIONS PER COUNTY LANDSCAPE DEVELOPMENT GUIDELINES.
 - PROVIDE ROOT BARRIERS FOR ALL TREES WHERE TREES ARE PLACED WITHIN 8" OF PAVING, CURBS, AND WALLS.
 - PROVIDE MINIMUM 15 GALLON FOR ALL NEW PROPOSED TREES, 1 GALLON MINIMUM FOR SHRUBS, AND 4" POT FOR GROUND COVERS.
 - 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.
 - PROVIDE A 4'-0" MINIMUM CLEARANCE OF ALL UNDER-STORY (TURF, SHRUBS, AND GROUNDCOVER), PLANTINGS FROM THE TRUNK OF ALL TREES.
 - OPTED - 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.
 - ALL LANDSCAPED AREAS SHALL BE MAINTAINED TO PROFESSIONAL MAINTENANCE STANDARDS.

SHADE STUDY CALCULATIONS						
County of El Dorado						
PROJECT: TOWN AND COUNTRY - COTTAGES					9.13.2022	
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	
60%						

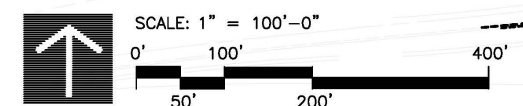
SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4	SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND						
Acer rubrum	962	722	481	240		
Cedrus deodora	1	5	19	23	X	19,231
Existing Oaks						TOTAL
Fraxinus velutina						19,231
Pinus elderica						
Platanus racemosa						
Quercus suber						
Quercus wislizenii						
Ulmus parvifolia						
Ulmus wilsoniana						
30' DIA TREES LEGEND						
Acer buregeranum	706	530	354	177		
Pinus halepensis	0	0	0	0	X	0
25' DIA TREES LEGEND	491	368	246	123		
Ginkgo biloba 'Princeton Sentry'	5	3	4	20	X	7,003
						TOTAL
						7,003
20' DIA TREES LEGEND						
Cercis canadensis	314	236	157	79		
Lagerstroemia indica x fauriei	0	0	13	1	X	2,120
Prunus x yedoensis						TOTAL
						2,120
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	
57%						

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



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



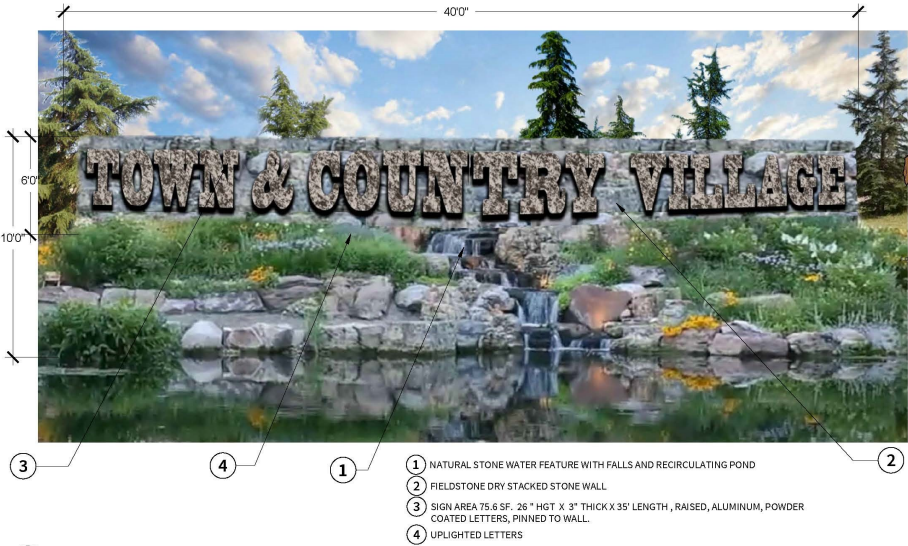
D COTTAGES MONUMENT SIGN
1/4" = 1'-0" C-22049-19

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

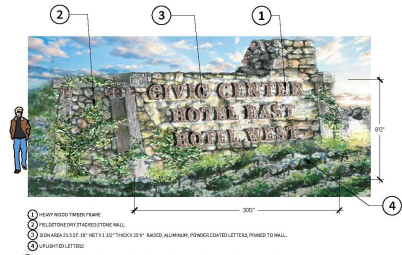
C CIVIC | HOTEL SIGN
1/4" = 1'-0" C-22049-18

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

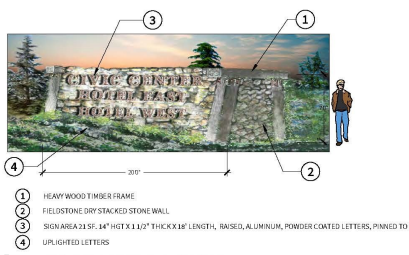
SITE FURNISHINGS SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
S-101	PROJECT MONUMENT SIGN 9' X 40' EALL WITH 24" HGT LETTERS WITH WATER FEATURE. TYPICAL OF (1) LOCATION.	A/PL5
S-102	HOTEL AND CIVIC CENTER ENTRY SIGNAGE, 7' X 20' WITH 14" TO 18" HGT. LETTERS. TYPICAL OF (2) LOCATIONS.	B/PL5
S-103	HOTEL AND CIVIC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



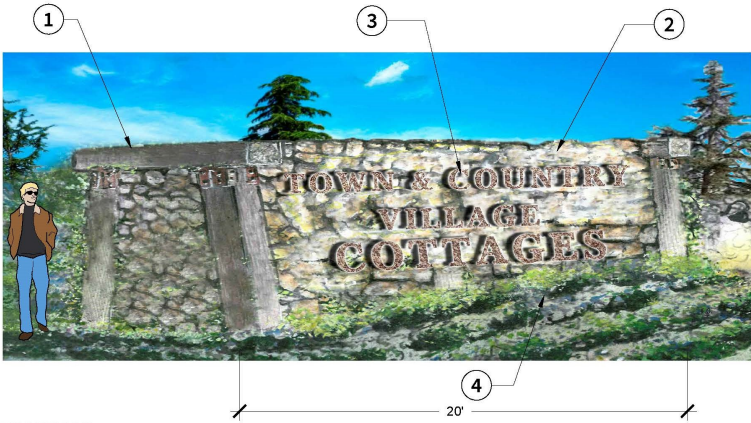
A MAIN PROJECT MONUMENT SIGN
1/4" = 1'-0" C-22049-20



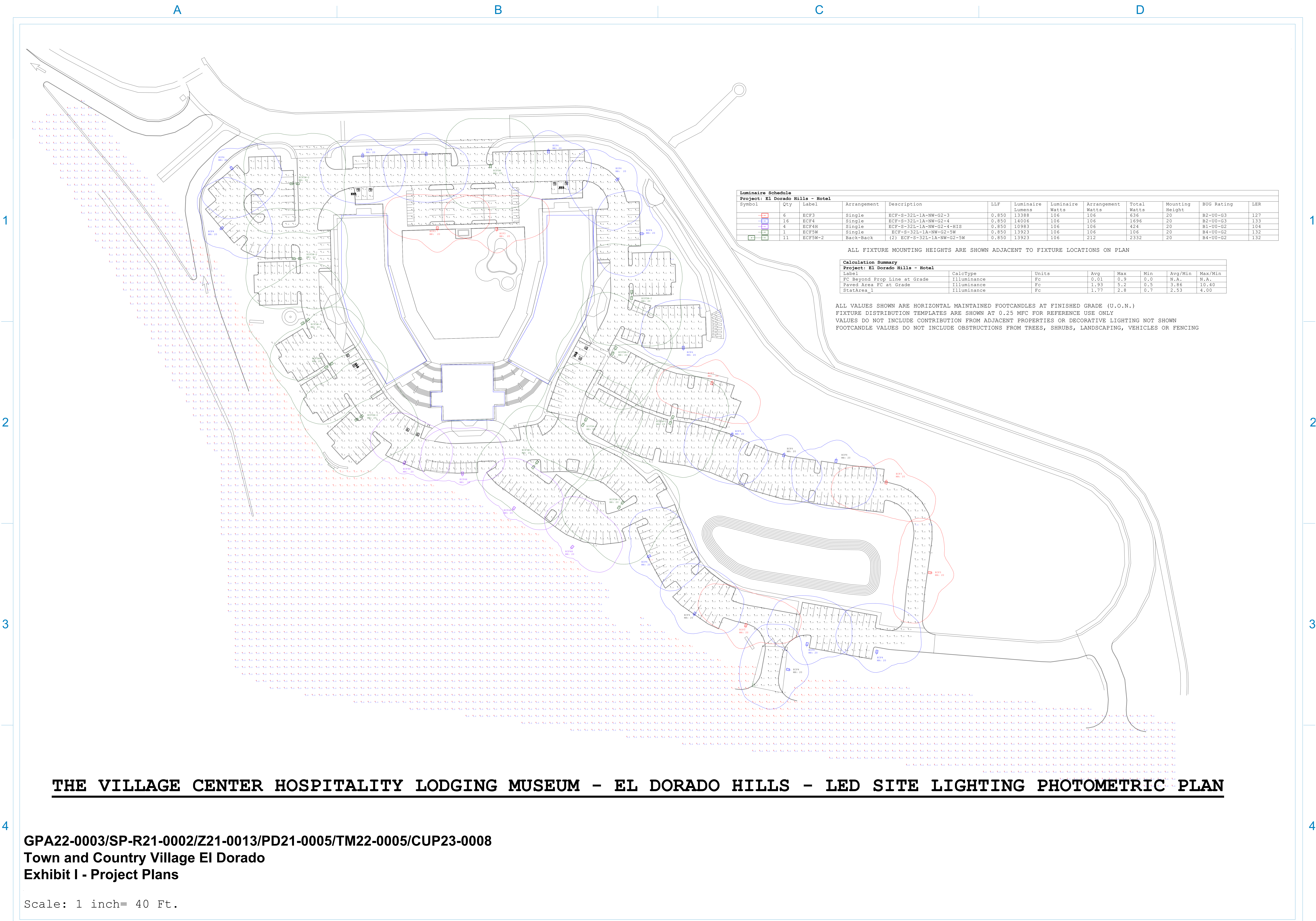
B CIVIC | HOTEL MAIN ENTRY
1/4" = 1'-0" C-22049-22



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 - Hotel												
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts	Total Watts	Mounting Height	BUG Rating	LER
ECF3	6	ECF3	Single	ECF-S-32L-1A-NW-G2-3	0.850	13388	106	106	636	20	B2-U0-G3	127
ECF4	16	ECF4	Single	ECF-S-32L-1A-NW-G2-4	0.850	14006	106	106	1696	20	B2-U0-G3	133
ECF4H	4	ECF4H	Single	ECF-S-32L-1A-NW-G2-4-HIS	0.850	10983	106	106	424	20	B1-U0-G2	104
ECF5W	1	ECF5W	Single	ECF-S-32L-1A-NW-G2-5W	0.850	13923	106	106	106	20	B4-U0-G2	132
ECF5W-2	11	ECF5W-2	Back-Back	(2) ECF-S-32L-1A-NW-G2-5W	0.850	13923	106	212	2332	20	B4-U0-G2	132

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

Calculation Summary							
Project: El Dorado Hills - Hotel							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FC Beyond Prop Line at Grade	Illuminance	Fc	0.01	0.9	0.0	N.A.	N.A.
Paved Area FC at Grade	Illuminance	Fc	1.93	5.2	0.5	3.86	10.40
StatArea 1	Illuminance	Fc	1.77	2.8	0.7	2.53	4.00

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

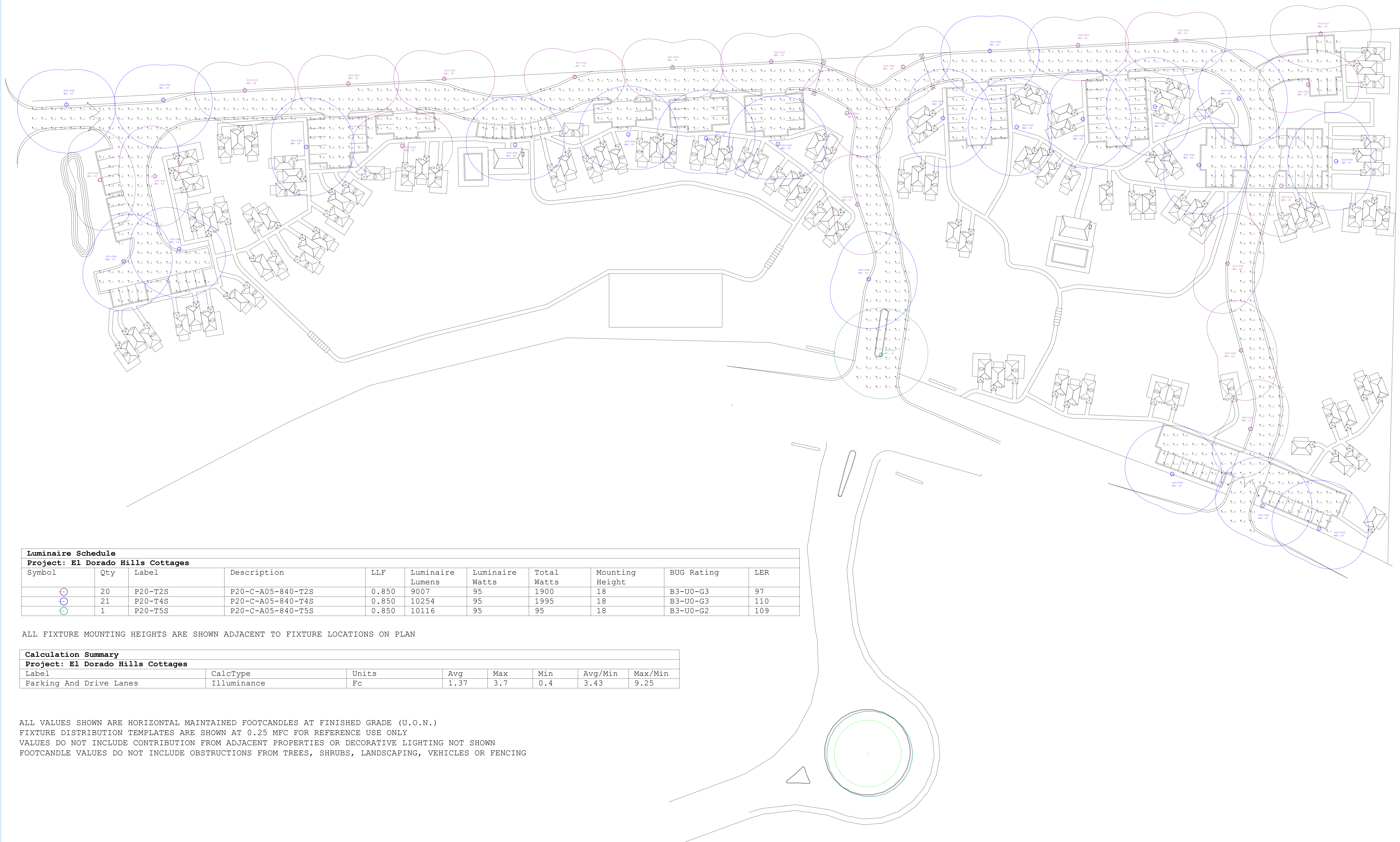
THE VILLAGE CENTER HOSPITALITY LODGING MUSEUM - EL DORADO HILLS - LED SITE LIGHTING PHOTOMETRIC PLAN

GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008

Town and Country Village El Dorado
Exhibit I - Project Plans

Scale: 1 inch= 40 Ft.

...	...	...	 LIAS - LIGHTING APPLICATION SUPPORT	The calculations and data herein are based on project specifications provided to SIGNIFY / PHOTON. Actual or measured values may differ from theoretical results due to differences in installation methods, field conditions and/or other factors. These calculations are not intended to be used for legal or regulatory purposes. The calculations and data herein are provided for informational purposes only. The user is responsible for the accuracy of the data and for the use of the data. The user is responsible for the accuracy of the data and for the use of the data.	DRAWN BY: DA	DATE: 9-1-2022	DWG NUMBER:	DRAWING TITLE: EL DORADO HILLS - HOTEL LED SITE LIGHTING PHOTOMETRIC PLAN	
R2	NEW BACKGROUND ADDED	RH			3-25-2024	SIGNIFY CONTACT: PETER CONTOIS	SALES AGENT : ...		88060-03496
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				



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/Z21-0013/PD21-0005/TM22-0005/CUP23-0008

Town and Country Village El Dorado

Exhibit I - Project Plans

Scale: 1 inch = 35 Ft.

...	...	...	...	 LIAS - LIGHTING APPLICATION SUPPORT	The calculations and forth herein are based on project specifications provided to SIGNIFY / PHILIPS. Actual measured values may differ from theoretical results due to differences in calculation methods, lighting fixture placement, mounting, height, and other site specific conditions. The calculations and forth herein are based on the following conditions: such as, but not limited to, line voltage, temperature, atmospheric/environmental conditions and exposure or unexposed light levels, parameters. Further, room dimensions, reflectance, furniture/architectural elements within the space may significantly affect calculations. Mitigation 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 representative, as applicable. Please refer to Schedule for Light Loss Factor (LLF) details used in the calculations.	DRAWN BY: DA	DATE: 9-1-2022	DWG NUMBER:	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 : ...	88060-03485	
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						