

ASSESSORS PARCEL MAP
12" = 1'-0"



- LEGEND:**
- PROPERTY LINE
 - ACCESSIBLE PATH OF TRAVEL
 - (N) BUILDING / TENANT IMPROVEMENT
 - (E) BUILDING
 - (N) CONCRETE PAVING, U.O.N. - S.C.D.
 - (N) LANDSCAPING, U.O.N. - S.L.D.
 - (N) A.C. PAVING, U.O.N. - S.C.D.

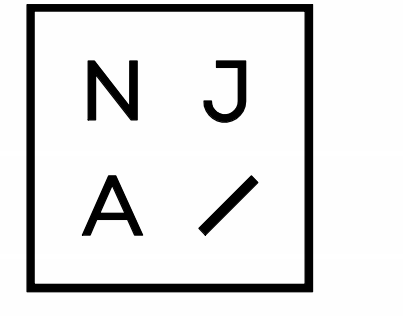
- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 2. ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU, U.O.N.
 3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
 4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
 5. THE PEDESTRIAN PATH OF TRAVEL (P.O.T.) IS INDICATED AS A BARRIER FREE, COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES. SEE "WALKS AND SIDEWALKS" STANDARD ON SHEET A10.4.
 6. (WHEN PROVIDED) ALL GATES IN PATH OF TRAVEL MUST COMPLY WITH DOOR REQUIREMENTS. PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE PULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM 10 INCHES OF THE PUSH SIDE OF GATE. SPECIFY ACCESSIBLE / LEVER HARDWARE.
 7. SITE DEVELOPMENT AND GRADING SHALL PROVIDE ACCESS TO PRIMARY ENTRANCES AND NORMAL PATHS OF TRAVEL AND SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC., SEE SHEET A10.4.
 8. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PER ACCESSIBILITY STANDARDS A10 SERIES.
 9. PROVIDE A CLEAR AND LEVEL LANDING ON EACH SIDE OF AN EXIT DOOR. THE LANDING SHALL BE 48 INCHES IN LENGTH WHERE THE DOOR SWINGS AWAY FROM THE LANDING, AND 60 INCHES IN LENGTH IN THE DIRECTION OF DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
 10. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOKUP.
 11. NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.

SITE INFORMATION

SCOPE OF WORK	MULTI FAMILY HOUSING	
LOCATION	RESCUE CA	
JURISDICTION	EL DORADO CO.	
ADDRESS	2761 CAMARC DR.	
APN	102.110.14, 102.421.01, 102.110.24	
SITE AREA	0.70 AC, 1.46 AC, 3.33 AC = 5.49 AC	
ZONE	RM	
ALLOWED DENSITY	5 TO 24 PER ACRE	
PROPOSED DENSITY	19.67 PER ACRE	
FLOOR AREA RATIO		
OPEN AREA RATIO [F.A.R.]		
OPEN AREA/SITE COVERAGE		
OCCUPANCY	A2, B, E, R-2	
CONSTRUCTION TYPE	VB	
ALLOWABLE AREA		
PARKING		
TOTAL STALLS	143	
STANDARD STALLS	137	
ACCESSIBLE STALLS	6	
VAN ACCESSIBLE STALLS	1	
STALLS PER UNIT	1.32	
MISC./VISITING STALLS		
BIKE RACKS	54	
UNIT MIX		
	QTY.	SQFT.
1 BEDROOM	12	776 sq. ft.
2 BEDROOM	60	1,050 sq. ft.
3 BEDROOM	36	1,293 sq. ft.
TOTAL:	108	

PROGRAM LEGEND

BUILDING PROGRAM	SQFT	NOTES
RESIDENTIAL	151,659	
COMMON AREA - CIRCULATION	11,385	
COMMUNITY ROOM	1,500	
LEASING OFFICE	1,000	
ADDITIONAL STORAGE	500	
MAINTENANCE SHOP	500	
CHILD CENTER	2,000	
SERVICE AREA	0	
SERVICE OFFICE	0	
BIKE STORAGE	680	
TOTAL	169,224	
OUTDOOR PROGRAM		
SPORTS COURT	4,200	
PLAYGROUND/PLAY AREA	2,100	
TOTAL	6,300	



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PROJECT
VHB - RESCUE CA
2761 CAMARC DR.
RESCUE, CA 95672

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
09.30.2025

SITE PLAN

A100



NOT FOR CONSTRUCTION

REVISIONS
 NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

CONCEPTUAL DESIGN
 09.30.2025

AERIAL SITE PLAN