



VICINITY MAP FOR: FRS - EL DORADO HILLS



0 150' 300' 600'



SCALE IN FEET

LEGEND:



SITE



PGE EASEMENT

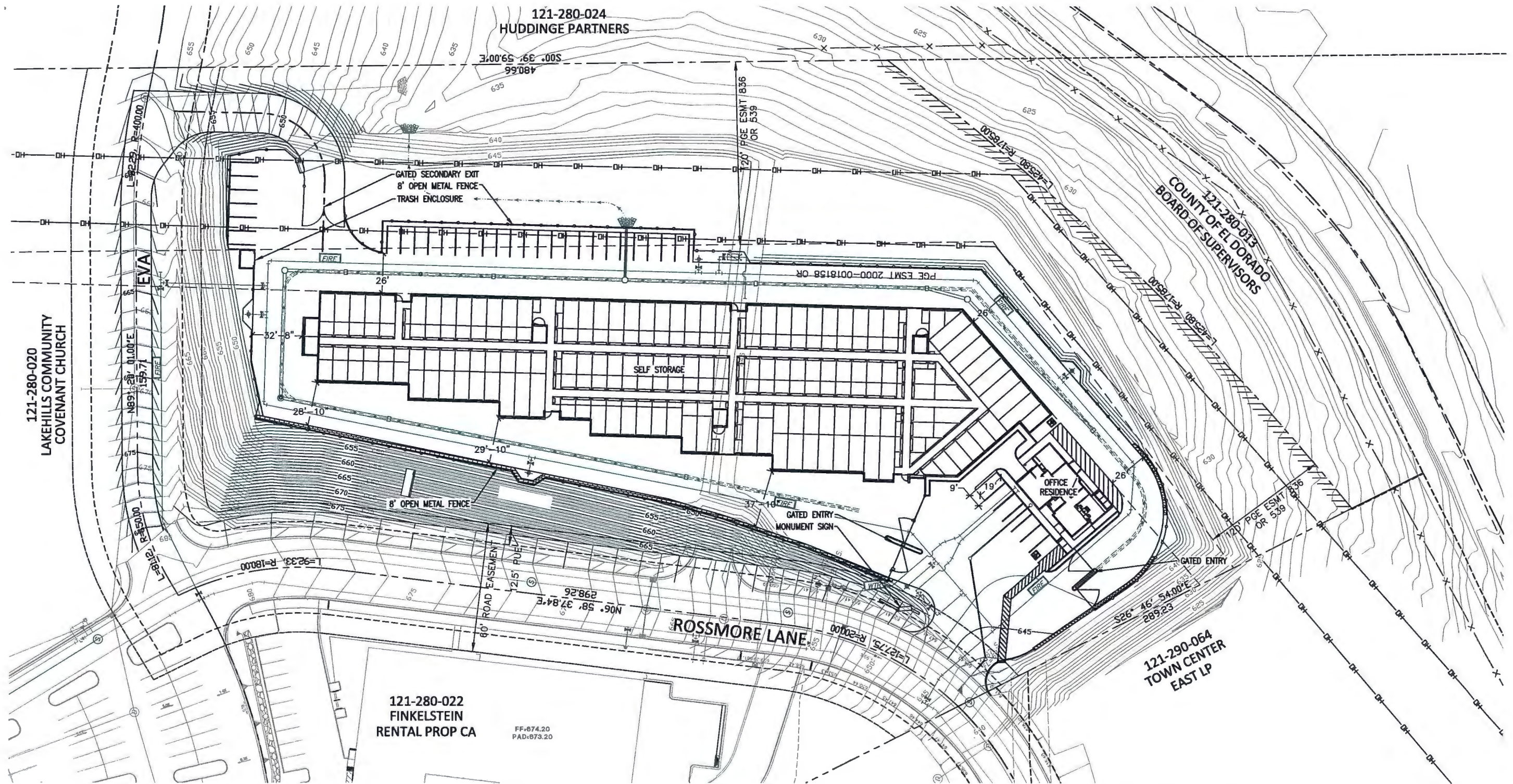


ROAD EASEMENT

905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors





DEVELOPER
 MARK BRADBURY
 BRYANT PROPERTIES
 5955 GRANITE LAKE DRIVE, SUITE 110
 GRANITE BAY, CA 95746
 916-781-2008

PROJECT DATA
 PARCEL 1:
 APN: 121-280-021
 PROPOSED USE: CG-PD
 GENERAL PLAN: CG-PD
 ZONING: CG-PD

DEVELOPMENT SUMMARY
 PARCEL 1: 5.55 ACRES
 OFFICE BUILDING COVERAGE: 0.07 AC 1.3%
 STORAGE BUILDING COVERAGE: 2.74 AC 49.4%
 PAVED AREA COVERAGE: 1.12 AC 20.2%
 OPEN LANDSCAPE / HARDSCAPE: 1.62 AC 29.1%
 TOTAL: 5.55 AC 100%

PARKING SUMMARY
 STANDARD STALL (9'X19'): 34
 DISABLED PARKING: 2
 TOTAL PARKING: 36

FRS - EL DORADO HILLS
 EL DORADO COUNTY, CA

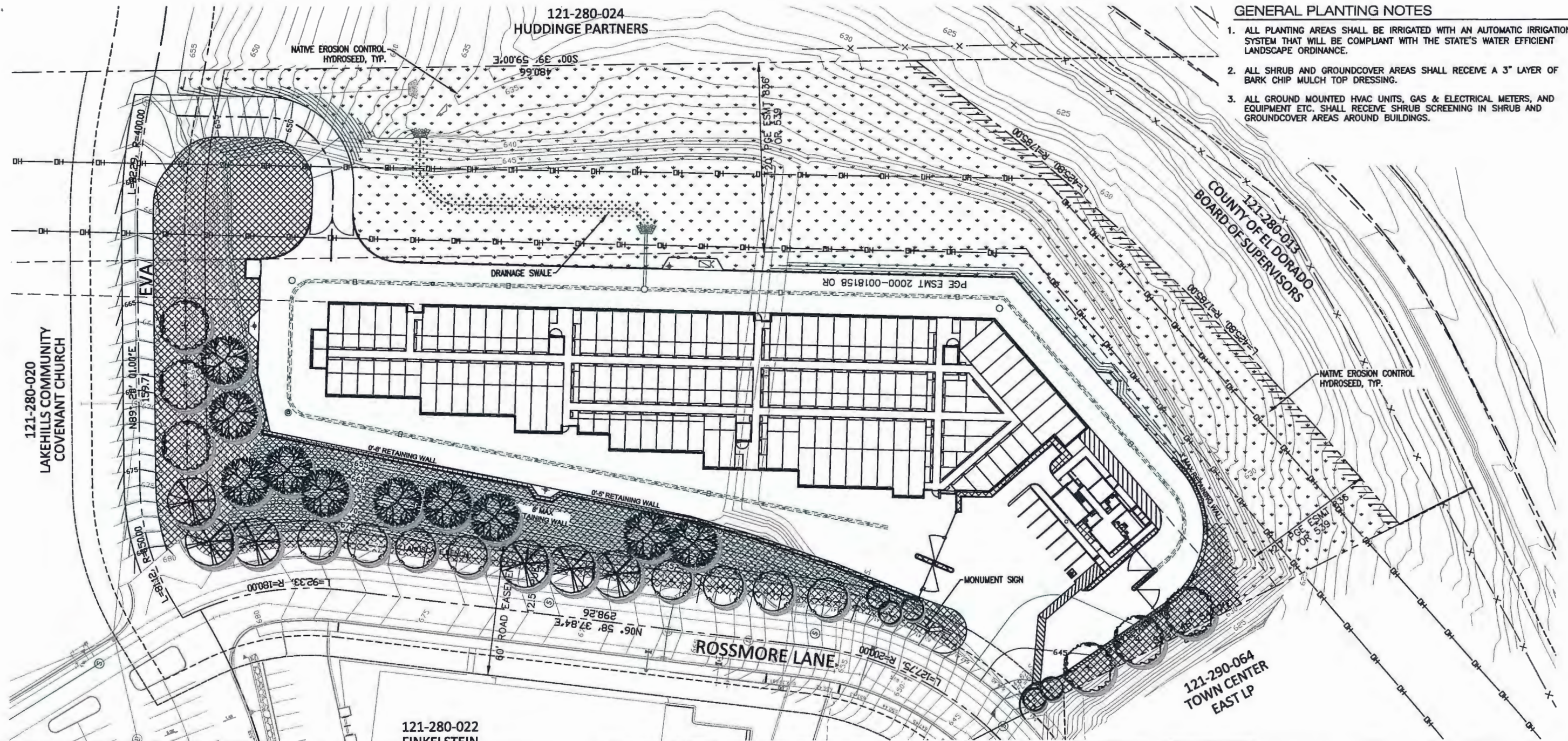
SITE PLAN



SHEET
 SP1

18-1943 H 2 of 11
 DATE: 9.11.2018
 PROJECT: BRP:17120





- ### GENERAL PLANTING NOTES
1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
 2. ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
 3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT ETC. SHALL RECEIVE SHRUB SCREENING IN SHRUB AND GROUND COVER AREAS AROUND BUILDINGS.

PRELIMINARY TREE LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	DESIGN USE
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	15 G	MED	STREET TREE
	LAGERSTROEMIA INDICA 'MUSKOGEE' GRAPE MYRTLE - STANDARD	24" B	LOW	ACCENT TREE
	PYRUS CALLERYANA 'BRADFORD' FLOWERING PEAR	15 G	MED	STREET TREE
	QUERCUS WISLIZENI INTERIOR LIVE OAK	15 G	LOW	SCREEN TREE
	ULMUS PARVIFOLIA 'TRUE GREEN' EVERGREEN ELM	15 G	MED	STREET TREE

SHRUBS: BACKGROUND/SCREEN

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.		
	ABELIA X 'ED GOUCHER'	5 G	LOW
	GLOSSY ABELIA	5 G	LOW
	ARCTOSTAPHYLOS HOWARD MCMINN	5 G	LOW
	HOWARD MCMINN MANZANITA	5 G	LOW
	DODONAEA VISCOSA 'PURPUREA'	5 G	LOW
	PURPLE HOPSEED	5 G	LOW
	ELEAGNUS PUNGENS	15 G	LOW
	SERVICEBERRY	5 G	MED
	HYPERICUM X MOSERANUM	5 G	MED
	GOLD FLOWER	5 G	MED
	PODOCARPUS MACROPHYLLUS 'MAK'	5 G	MED
	SHRUBBY YEW PINE	5 G	MED
	PRUNUS C. BRIGHT N TIGHT	15 G	LOW
	CAROLINA CHERRY	5 G	LOW
	RHAPHIOLEPIS INDICA 'JACK EVANS'	5 G	LOW
	INDIA HAWTHORN	5 G	LOW
	XYLOSMA C. 'COMPACTA'	15 G	LOW
	COMPACT XYLOSMA	15 G	LOW

SHRUBS: FACER/FILLER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.		
	CISTUS HYBRIDUS	5 G	LOW
	WHITE ROCKROSE	5 G	LOW
	CALLISTEMON V. 'LITTLE JOHN'	5 G	LOW
	DWARF BOTTLEBRUSH	5 G	LOW
	DIETES BICOLOR	5 G	LOW
	FORTNIGHT LILY	5 G	LOW
	DIANELLA CAERULEA	1 G	LOW
	BLUE FLAX LILY	1 G	LOW
	HELIOTRICHON SEMPERVIRENS	1 G	LOW
	BLUE OAT GRASS	1 G	LOW
	NANDINA DOMESTICA 'COMPACTA'	5 G	LOW
	HEAVENLY BAMBOO	5 G	LOW
	PINUS MUGO MUGO	5 G	LOW
	MUGO MUGO PINE	5 G	LOW
	POLYSTICHUM MINUTUM	1 G	LOW
	SWORD FERN	1 G	LOW
	SALVIA SPP.	5 G	LOW
	SAGE	5 G	LOW
	RHAPHIOLEPIS INDICA 'SPP.'	5 G	LOW
	INDIA HAWTHORN	5 G	LOW

SHRUBS AND GROUNDCOVERS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	PERENNIALS AND GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.		
	ARCTOSTAPHYLOS U. URSI	1 G	LOW
	MANZANITA	1 G	LOW
	CISTUS 'SUNSET'	1 G	LOW
	MAGENTA ROCKROSE	1 G	LOW
	FESUCA O. GLAUCA	1 G	LOW
	BLUE FESCUE	1 G	LOW
	HYPERICUM CALYCANUM	1 G	MED
	AARONS BEARD	1 G	MED
	LAVANDULA ANGIUSTIFOLIA	5 G	LOW
	ENGLISH LAVENDER	5 G	LOW
	MULLENBERGIA CAPILLARIS	1 G	LOW
	PINK MURRAY	1 G	LOW
	MYOPORUM PARVIFOLIUM	1 G	LOW
	CREeping MYOPORIUM	1 G	LOW
	ROSA FLOWER CARPET (WHITE AND RED)	1 G	MED
	FLOWER CARPET ROSE	1 G	MED
	PHORMIUM TENAX	5 G	LOW
	NEW ZEALAND FLAX	5 G	LOW

SHRUBS AND GROUNDCOVERS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	WATER QUALITY SWALES - ADAPTABLE TO WET CONDITIONS		
	CAREX MORROWII	1 G	HIGH
	JAPANESE SEDGE	1 G	HIGH
	CORNUS STOLOHIFERA	1 G	MED
	RED TWIG DOGWOOD	1 G	MED
	JUNCUS PATENS	1 G	HIGH
	GREY RUSH	1 G	HIGH
	JUNCUS EFFUSUS	1 G	HIGH
	SOFT RUSH	1 G	HIGH
	HELIOTRICHON SEMPERVIRENS	1 G	LOW
	BLUE OAT GRASS	1 G	LOW
	SISYRINCHIUM BELLUM	1 G	MED
	BLUE EYED GRASS	1 G	MED
	MASELLA PULCHERS	1 G	MED
	PURPLE NEEDLE GRASS	1 G	MED
	BIOSKALE SOD	SOD	HIGH
	NATIVE BLEND FOR SWALE BOTTOM	SOD	MED
	"NO MOW" OR "MOW FREE" FESCUE	SOD	MED
	NATIVE FESCUE BLEND	SOD	MED



PRELIMINARY EARTHWORK
 CUT = 7,155 CY
 FILL = 7,155 CY

NO.	REVISION DESCRIPTION	CHECKED BY	DATE

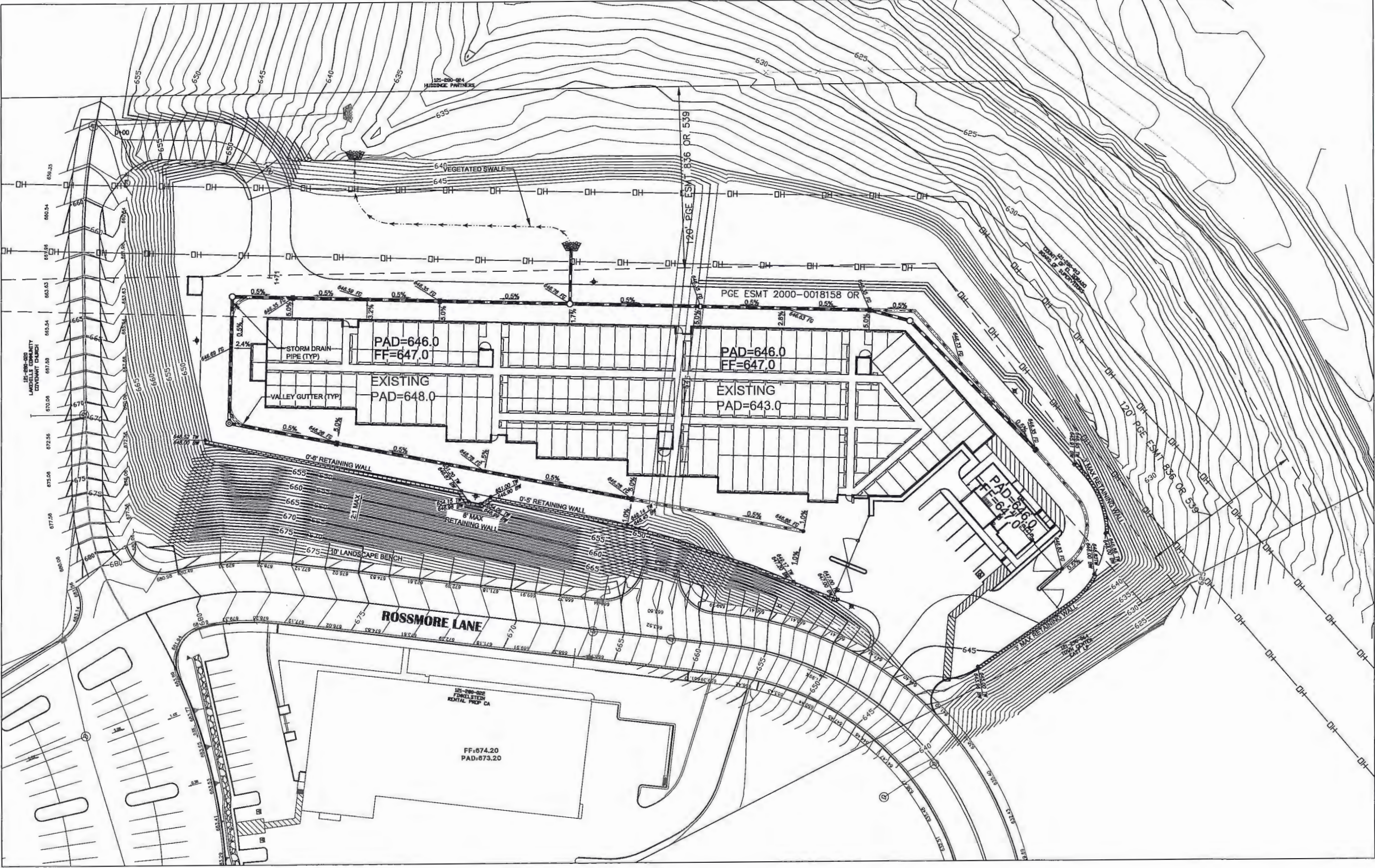
DRAWING SCALE
 HOR. SCALE: 1" = 40'
 VERT. SCALE: 1" = 10'

REY ENGINEERS, INC.
 Civil Engineers | Land Surveyors | IDAR
 1005 S. Bascom Ave., Suite 200, San Jose, CA 95128
 Phone: (415) 365-3040 Fax: (415) 365-3008

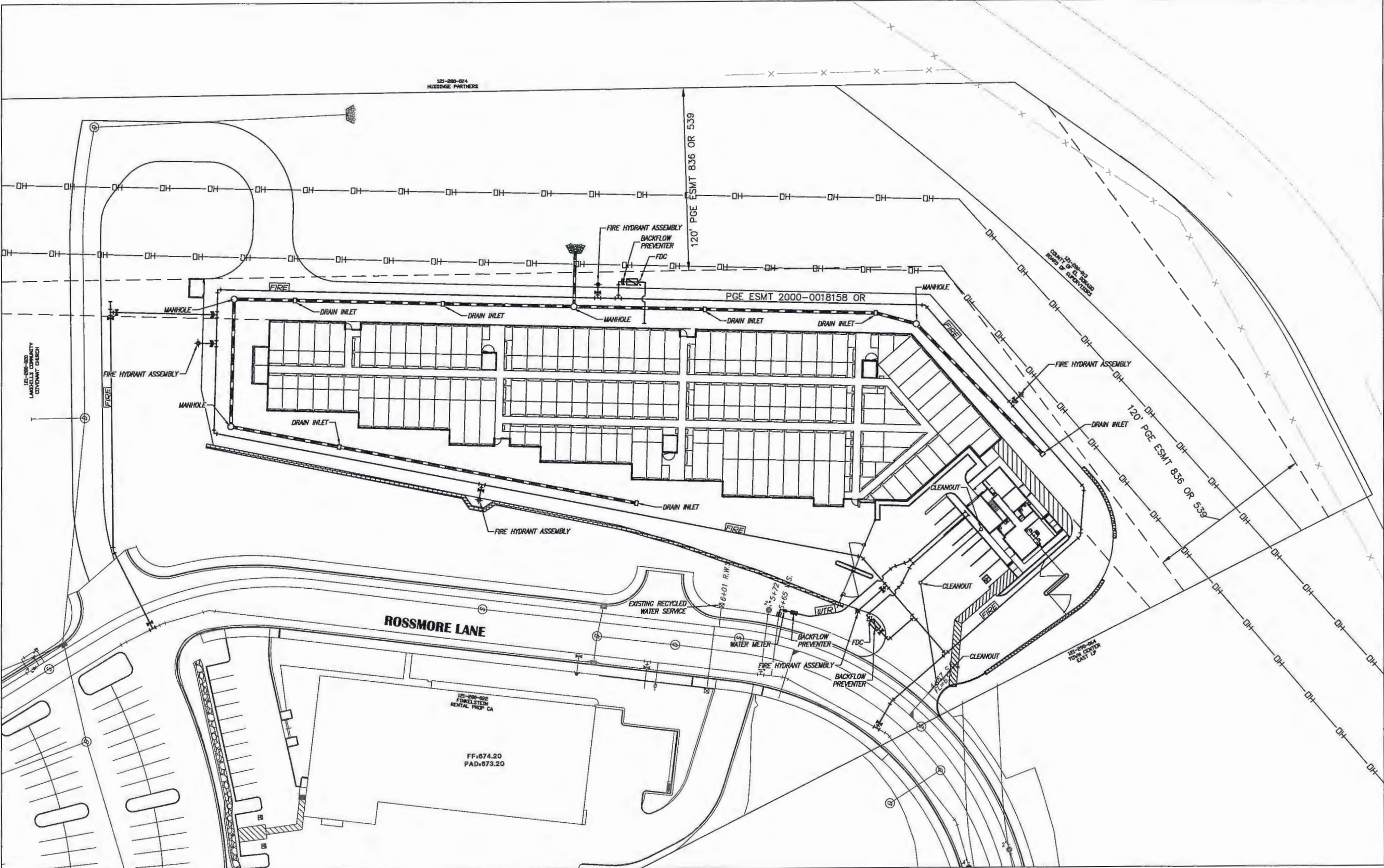
FRS - EL DORADO HILLS
 PRELIMINARY GRADING PLAN
 EL DORADO COUNTY CALIFORNIA

DRAWING INFO
 DATE: 5/24/2018
 DRAFTER: JAC
 DESIGNER: JAC
 REVIEWER: JAC

PROJECT NO.
 1051.001
SHEET NO. 1 OF 2

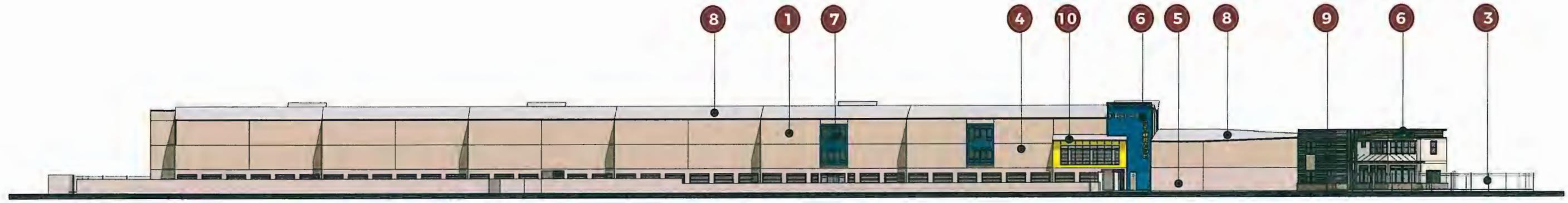


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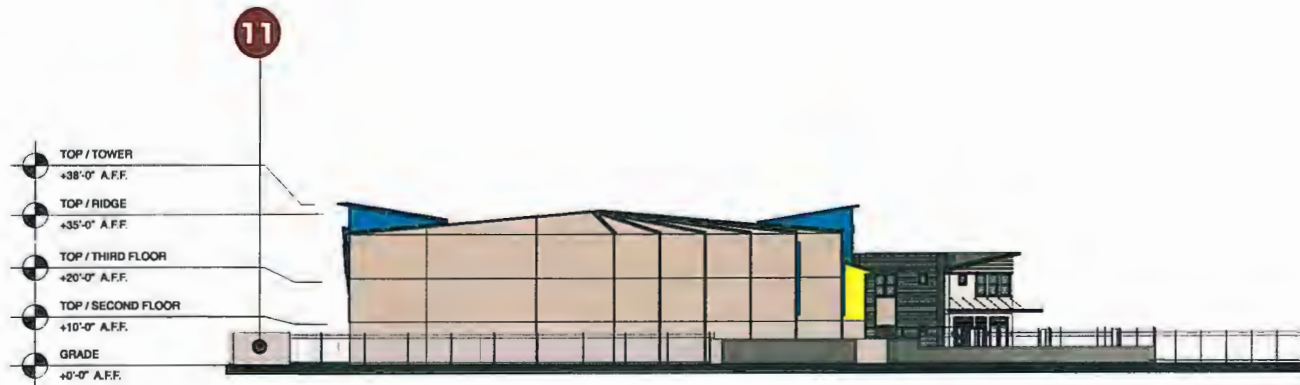


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<p style="font-size: x-small; text-align: center;"> REY. ENGINEERS, INC. Civil Engineers Land Surveyors LIDAR 925 S. Santa Ana Blvd., Suite 200, Fullerton, CA 92630 Phone: 714.365.3000 Fax: 714.365.3000 </p>											
<h2 style="margin: 0;">FRS - EL DORADO HILLS</h2> <h3 style="margin: 0;">PRELIMINARY UTILITY PLAN</h3>											
<p style="font-weight: bold; font-size: small;">EL DORADO COUNTY CALIFORNIA</p>											
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WEST ELEVATION

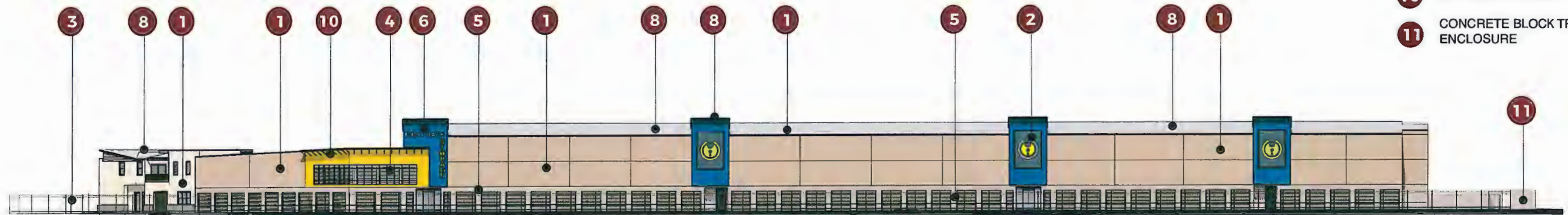


NORTH ELEVATION



SOUTH ELEVATION

- 1 STUCCO - SAND FINISH
- 2 METAL FRAME AND MESH SCREEN WITHG LOGO
- 3 METAL FENCE WITH BLOCK PIERS
- 4 ALUMINUM STOREFRONT
- 5 8" CONCRETE BLOCK
- 6 ILLUMINATED SIGN
- 7 SPANDREL GLASS & STOREFRONT W/ PAINTED STUCCO FRAME
- 8 METAL ROOF
- 9 HORIZONTAL LAP SIDING
- 10 METAL KNEE BRACE
- 11 CONCRETE BLOCK TRASH ENCLOSURE



EAST ELEVATION

EXTERIOR ELEVATIONS

E. BRYANT
VENTURES

FIRST RATE STORAGE | EL DORADO HILLS
El Dorado Hills, California

JD+A PROJECT NUMBER: XXXXX | DATE: 05.24.2018 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

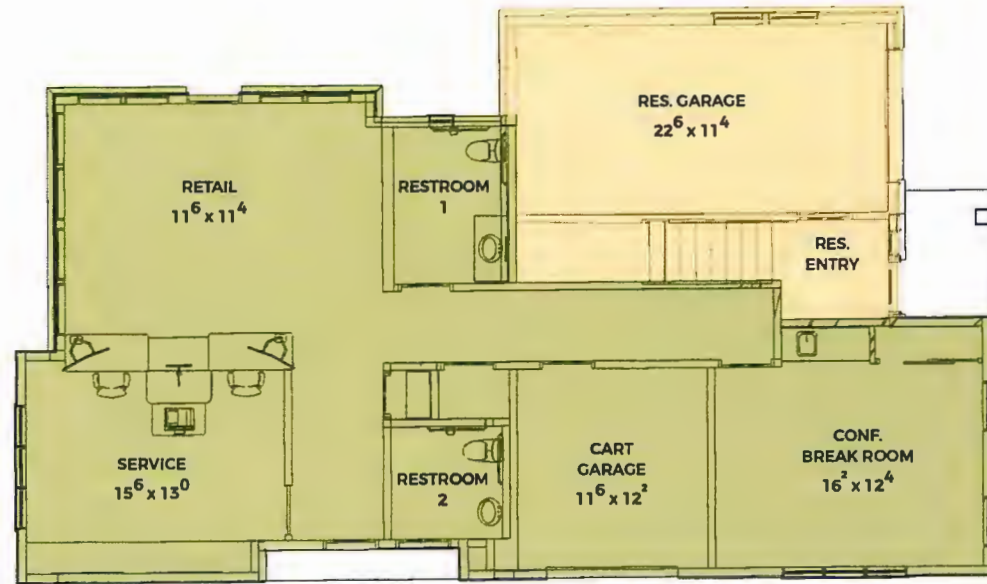


JDA
JEFFREY DEMURE + ASSOCIATES

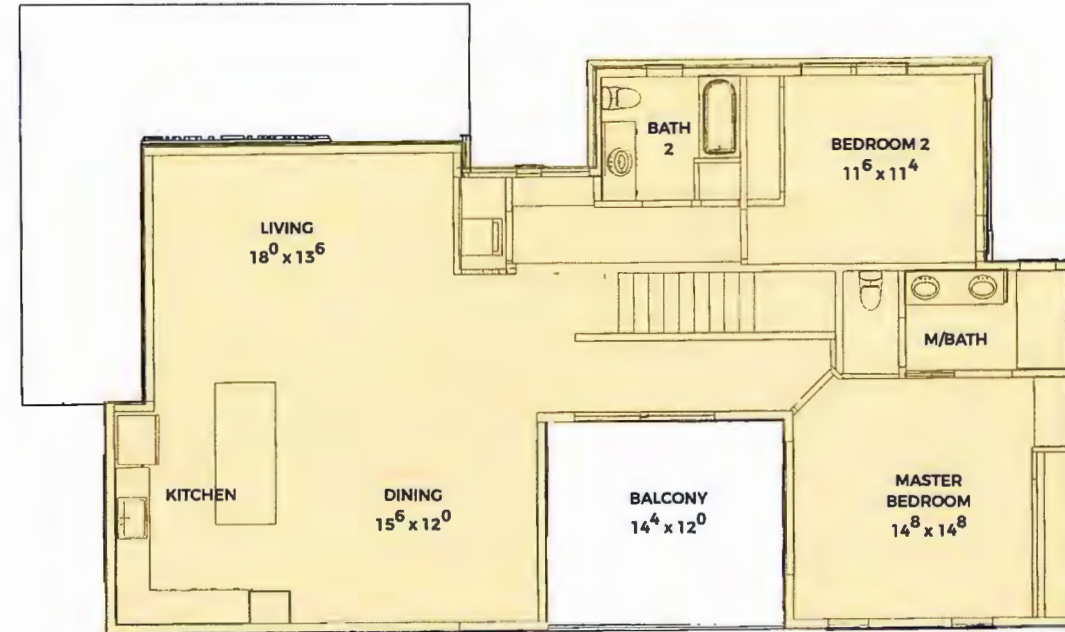
18-1943 H 6 of 11

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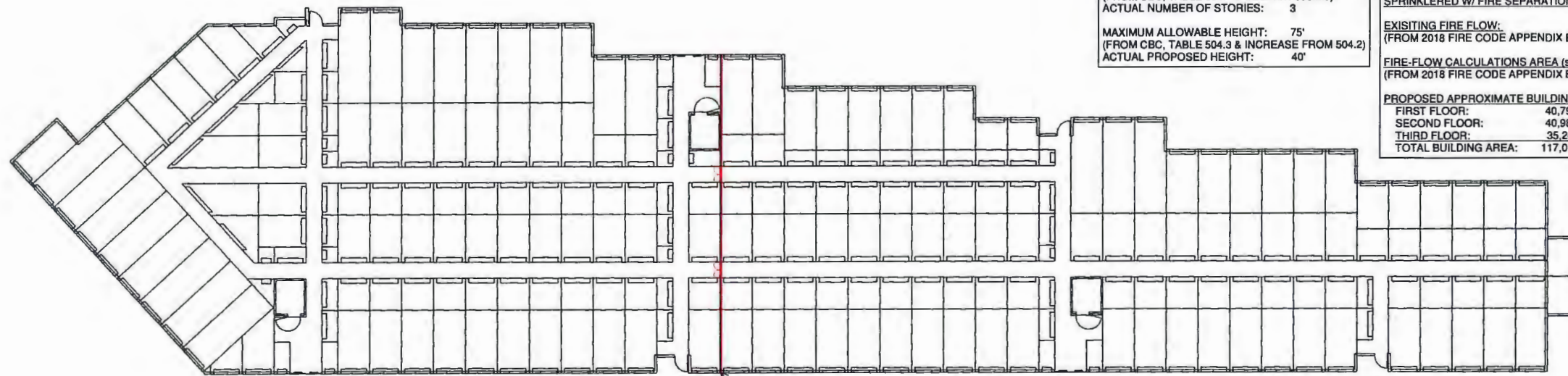
5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM



OFFICE/RESIDENCE BUILDING | MAIN FLOOR
SCALE: 3/16"=1'-0"



OFFICE/RESIDENCE BUILDING | UPPER FLOOR
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN (2ND & 3RD SIMILAR)
SCALE: 1"=20'-0"

PROPOSED USE: STORAGE FACILITY
BUILDING TYPE: IIB
OCCUPANCY GROUP: S-1
FIRE SPRINKLERS: AUTOMATIC FIRE SPRINKLERS

PROPOSED APPROXIMATE BUILDING AREA:
FIRST FLOOR: 40,790 S.F.
SECOND FLOOR: 40,980 S.F.
THIRD FLOOR: 35,240 S.F.
TOTAL BUILDING AREA: 117,010 S.F.

MAXIMUM ALLOWABLE STORIES: 3
(FROM CBC, TABLE 504.4 & SECTION 506.2.3)
ACTUAL NUMBER OF STORIES: 3

MAXIMUM ALLOWABLE HEIGHT: 75'
(FROM CBC, TABLE 504.3 & INCREASE FROM 504.2)
ACTUAL PROPOSED HEIGHT: 40'

ALLOWABLE AREA CALCULATION FOR 3-STORY BUILDING, TYPE IIB CONSTRUCTION, OCCUPANCY GROUP S-1, SPRINKLERED:

ALLOWABLE AREA PER STORY: S-1: SM = 52,500 S.F.

$A_t = 52,500$ S.F.
 $I_f = 0$ (FRONTAGE INCREASE PER CBC 506.3) NOT APPLIED
 $S_a = 1$

$A_t = [A_t + (NS \times I_f)] \times S_a$
 $A_t = [52,500 + (17,500 \times 0)] \times 1 = 52,500$ S.F.

FIRE FLOW REQUIREMENTS FOR 3-STORY BUILDING, TYPE IIB CONSTRUCTION, OCCUPANCY GROUP S-1, SPRINKLERED W/ FIRE SEPARATION WALLS W/ DOOR CLOSERS

EXISTING FIRE FLOW: 2,500 GMP (1/2 VALUE IN TABLE B105.1(2))
(FROM 2018 FIRE CODE APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS - TABLE B105.1(1))

FIRE-FLOW CALCULATIONS AREA (square feet): 53,001-58,600 S.F. @ 5,000 GMP (2 x Existing Fire Flow)
(FROM 2018 FIRE CODE APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS - TABLE 105.1(2))

PROPOSED APPROXIMATE BUILDING AREA W/ 1 FIRE SEPARATION WALL W/ DOOR CLOSERS PER FLOOR:
FIRST FLOOR: 40,790 S.F./2 = 20,395 S.F. EA FIRE SEPARATION ZONE
SECOND FLOOR: 40,980 S.F./2 = 20,490 S.F. EA FIRE SEPARATION ZONE
THIRD FLOOR: 35,240 S.F./2 = 17,620 S.F. EA FIRE SEPARATION ZONE
TOTAL BUILDING AREA: 117,010 S.F./2 = 58,505 S.F. TOTAL EA FIRE SEPARATION ZONE

FIRE SEPARATION WALL W/ DOOR CLOSERS, SIMILAR ALL FLOORS.



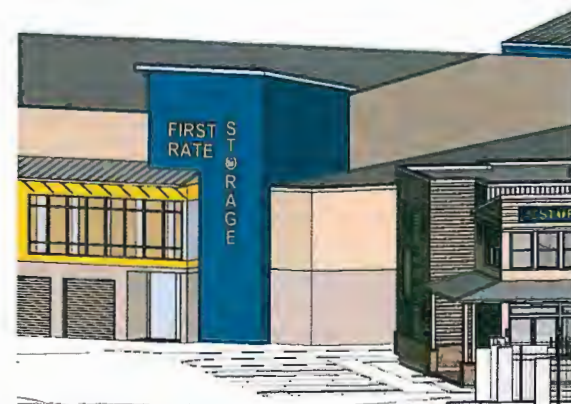
AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING TOWARDS NORTH EAST



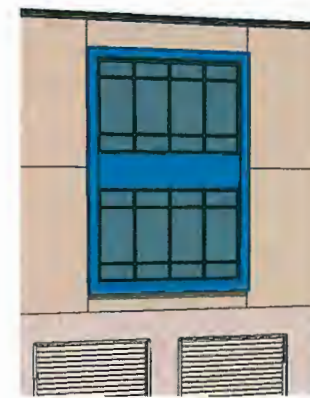
AERIAL VIEW LOOKING TOWARDS SOUTH WEST



SIGNAGE TOWER @ MAIN ENTRY



SIGNAGE TOWER @ CORNER SEEN FROM WHITE ROCK



SPANDREL GLASS PANEL DETAIL



METAL FRAME & MESH SCREEN W/ LOGO



AERIAL VIEW OF OFFICE/ RESIDENCE

EXTERIOR VIEWS & DETAILS



NW GOOLE EARTH AERIAL OF SITE **NTS**

±5.55 ACRES OF LAND ROSSMORE LANE & VINE STREET

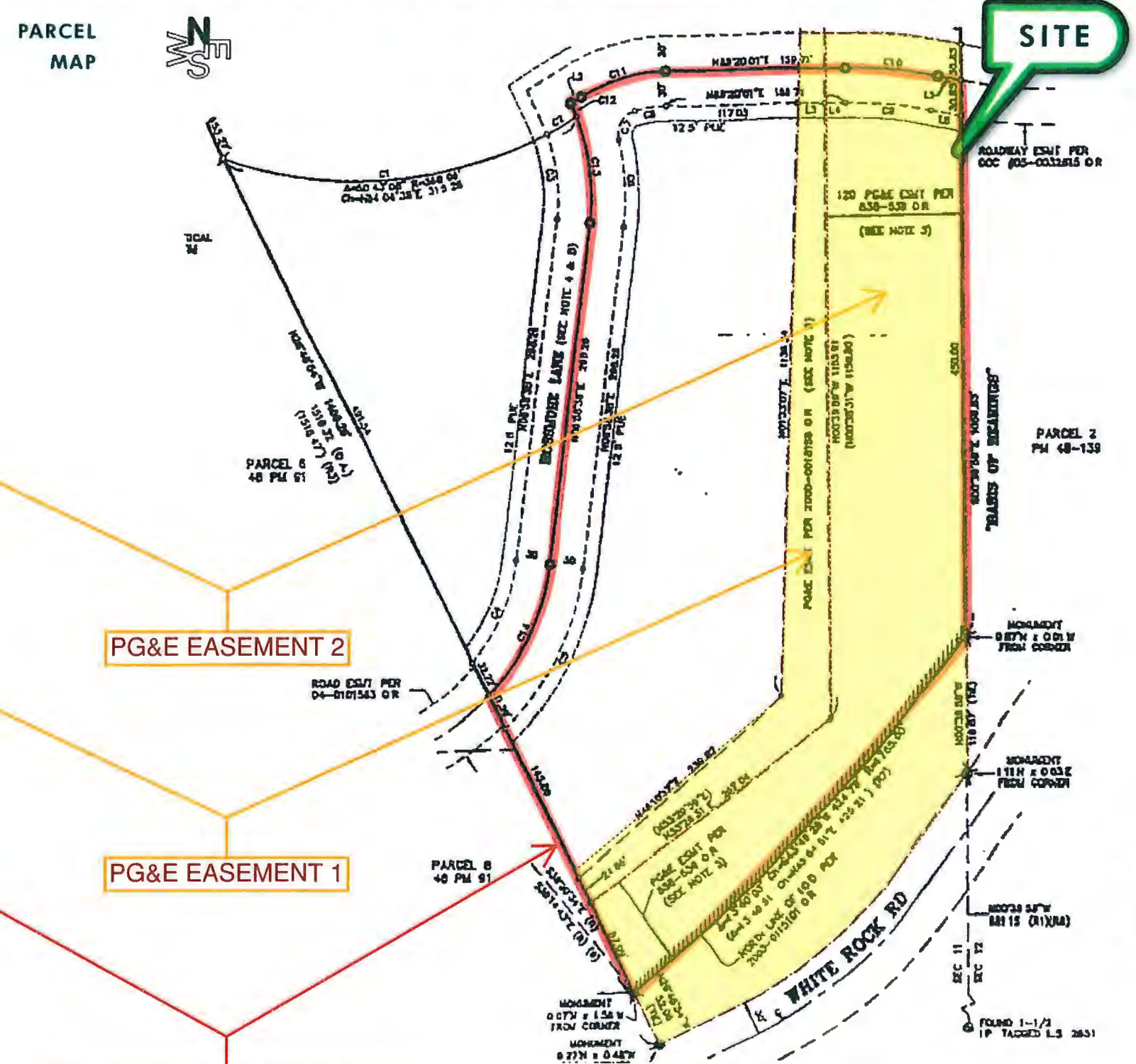
EL DORADO HILLS :: CALIFORNIA



SITE PLAN

scale: 1" = 40'-0"

PARCEL MAP



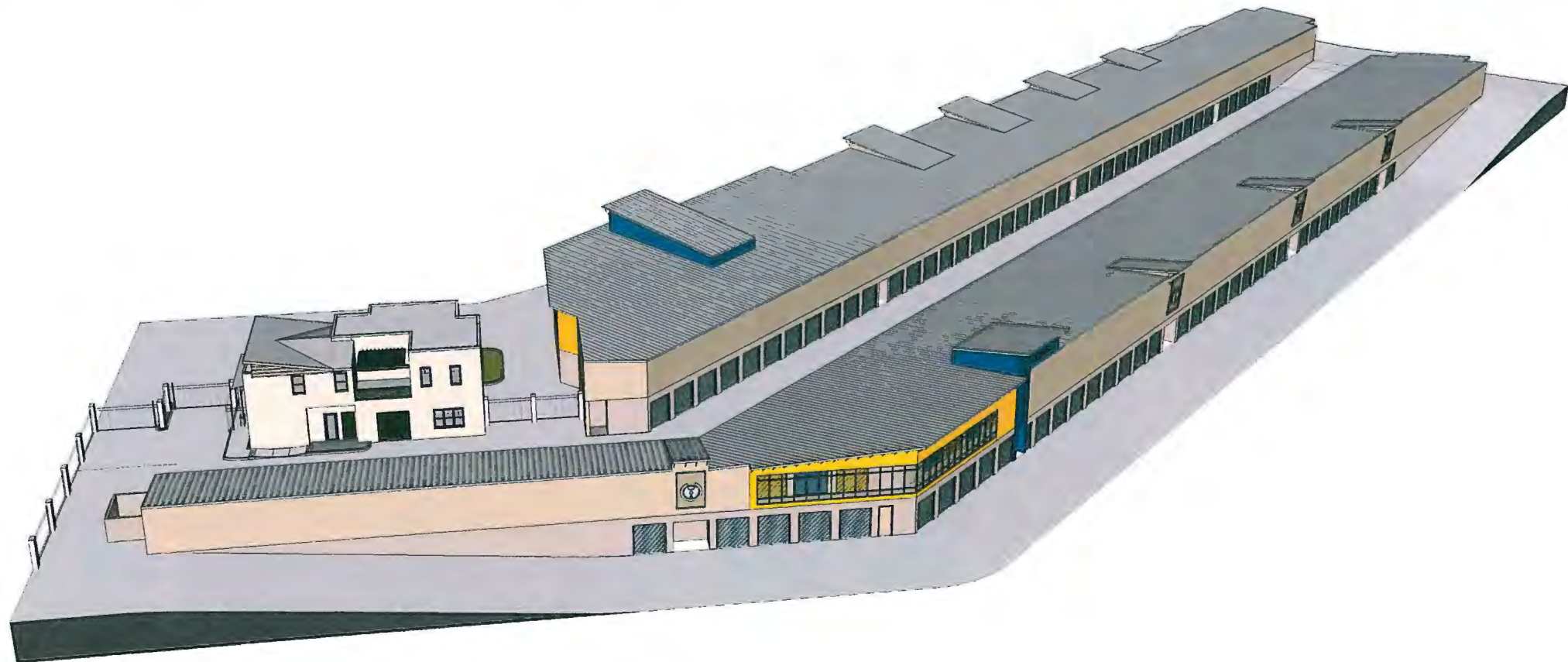
PROPERTY LINE BOUNDARY

SITE

NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE



C SOUTH WEST



D SOUTH EAST