

EL DORADO SENIOR VILLAGE - DR20-0001, Interim, & Proposed - AREA COMPARISON

Approval #	Building	Building Area (SF)	Improvements
DR20-0001 (Original SB35)	Residential #1	3,936	(6) 1-BR
	Residential #2	6,544	(3) Studio, (6) 1-BR
	Residential #3	6,544	(3) Studio, (6) 1-BR
	Residential #4	4,992	(3) 1-BR, (3) 2-BR
	Residential #5	20,056	(6) 1-BR, (8) 2-BR, (4) 3-BR
	Residential #6	15,648	(2) 1-BR, (12) 2-BR
	Residential #7	19,136	(6) Studio, (14) 1-BR, (4) 2-BR
	Residential #8	21,896	(3) Studio, (6) 1-BR, (8) 2-BR, (4) 3-BR
	Residential #9	26,056	(7) 1-BR, (12) 2-BR, (4) 3-BR
	Residential #10	4,554	(3) 3-BR
	Residential #11	10,652	(4) 1-BR, (4) 2-BR, (2) 3-BR
	Residential #12	5,952	(3) 1-BR, (3) 2-BR
	Clubhouse	3,500	Community Gathering/Meeting Space
	Office	500	Apartment Leasing Office
	Commercial #1	7,500	Restaurant, Retail and Office
	Commercial #2	2,500	Bed and Breakfast Country Inn
TOTAL		159,966	149 Rental Units
Interim Approval	Residential #I-1	7,394	(8) 1-BR
	Residential #I-2	7,394	(8) 1-BR
	Residential #I-3	7,394	(8) 2-BR
	Residential #I-4	7,394	(8) 1-BR
	Residential #I-5	7,394	(8) 1-BR
	Residential #I-6	7,394	(8) 1-BR
	Residential #I-7	7,394	(8) 2-BR
	Residential #I-8	7,394	(8) 1-BR
	Residential #I-9	7,394	(8) 1-BR
	Community #I-C	3,841	Gathering, Laundry
	Residential #II-1	7,394	(8) 1-BR
	Residential #II-2	7,394	(8) 1-BR
	Residential #II-3	7,394	(8) 1-BR
	Residential #II-4	7,394	(8) 2-BR
	Residential #II-5	7,394	(8) 1-BR
	Residential #II-6	11,091	(12) 1-BR
	Residential #II-7	7,394	(8) 2-BR
	Residential #II-8	7,394	(8) 2-BR
	Residential #II-9	7,394	(8) 1-BR
	Community #II-C	3,841	Gathering, Laundry, (1) 3-BR
Total		144,471	149 Rental Units
Percentage Change from DR20-0001		-9.69%	
PROPOSED	Residential #A1	62,586	(57) 1-BR, (15) 2-BR
	Community #C1	2,730	
	Residential #A2	62,586	(57) 1-BR, (15) 2-BR
	Community #C2	2,730	
Total		130,632	144 Rental Units
Percentage Change from Interim		-9.58%	
Percentage Change from DR20-0001		-18.34%	

331:22

" = 100'

N

P23

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

Assessor's Map | Book 331 Page 22
County of El Dorado, California

Map Drafted: 10/15/2024 10:14 AM

Acreages Are Estimates

52/90A

NOTES:

1. THIS PARCEL MAP CONTAINS 351,796± SQUARE FEET, 8.08± ACRES, OF LAND AND IS CREATING 2 PARCELS.
2. THE LOCATION OF THE 20' NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES PER BOOK 458, PAGE 391, EL DORADO COUNTY RECORDS CANNOT BE DETERMINED OF RECORD.

PARCEL MAP

EL DORADO SENIOR VILLAGE

A PORTION OF THE NORTH 1/2 OF SECTION 35, T.10 N., R.10 E. M.D.M.
BEING A PORTION OF LOT 3, BLOCK 16 OF THE
"TOWNSITE OF EL DORADO"

COUNTY OF EL DORADO, CALIFORNIA



FEBRUARY 2023
SHEET 2 OF 2 SHEETS

EASEMENTS:

- ① 50' WIDE PACIFIC GAS AND ELECTRIC EASEMENT PER DOC. NO. 2013-0051944
- ② 15' WIDE SEWER EASEMENT PER BK 787, PG 613
- ③ DRAINAGE EASEMENT PER DOC. NO. 2011-0045579
- ④ 81' WIDE NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES PER DOC. NO. 2006-0042020
- ⑤ 20' WIDE NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES PER BK 1519, PG 2
- ⑥ 20' WIDE NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES PER BK 478, PG 538
- ⑦ 20' WIDE EL DORADO IRRIGATION DISTRICT EASEMENT (S/LY RIGHT OF WAY) PER BK 3127, PG 27
- ⑧ 12.5' PUBLIC UTILITY EASEMENT PER DOC. NO. 2000-0028344 AS SHOWN ON 47 B.M. 98.

BASIS OF BEARINGS:

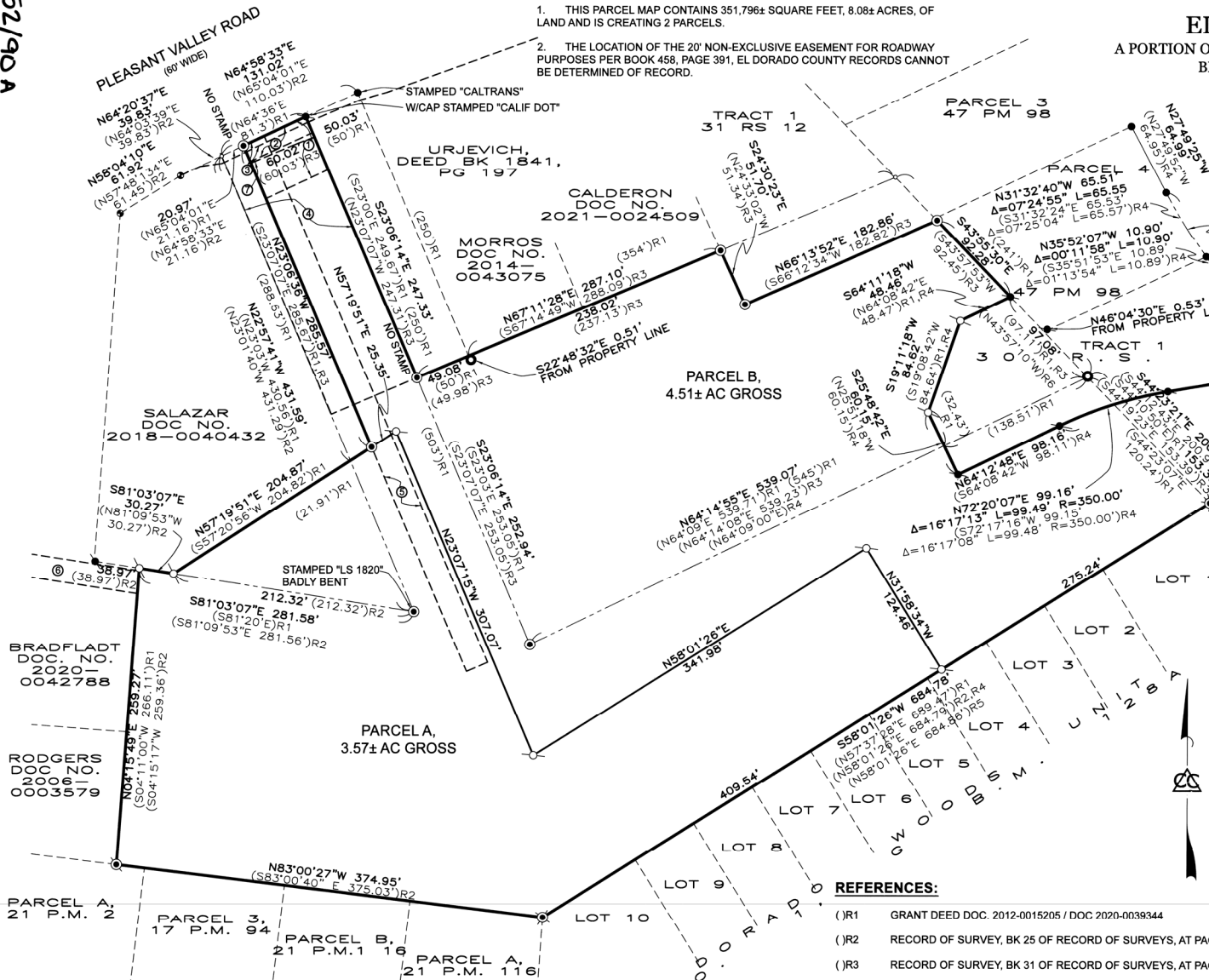
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE NORTHWEST LINE OF DORADO WOODS UNIT NO. 1, FILED FOR RECORD IN BOOK G AT PAGE 128, OFFICIAL RECORDS OF EL DORADO COUNTY, WHICH IS SHOWN AS N 58°01'26" E AND ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- (FOUND 3/4" CAPPED IRON PIPE STAMPED LS 5526)R2 & R3
- ⊙ FOUND 1" CAPPED IRON PIPE - NO STAMP UNLESS OTHERWISE NOTED
- ⊗ FOUND 1 1/2" CAPPED IRON PIPE STAMPED RCE 26342 AS SHOWN ON R1 & R4
- FOUND 1" OPEN IRON PIPE - NO TAG
- ⊙ (FOUND 5/8" REBAR W/ALUM CAP STAMPED RCE 26342)R4 UNLESS OTHERWISE NOTED
- (FOUND BRASS NAIL W/TAG STAMPED LS 4327 IN SIDEWALK)R6 AS SHOWN ON R4, UNLESS OTHERWISE NOTED
- ⊙ FOUND 1" DIA AXLE - NO ID AS SHOWN ON R2
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8714

REFERENCES:

- (JR1) GRANT DEED DOC. 2012-0015205 / DOC 2020-0038344
- (JR2) RECORD OF SURVEY, BK 25 OF RECORD OF SURVEYS, AT PAGE 52
- (JR3) RECORD OF SURVEY, BK 31 OF RECORD OF SURVEYS, AT PAGE 12
- (JR4) RECORD OF SURVEY, BK 30 OF RECORD OF SURVEYS, AT PAGE 66
- (JR5) DORADO WOODS UNIT NO. 1, BK G, AT PAGE 128
- (JR6) PARCEL MAP, BK 47 OF PARCEL MAPS, PAGE 98



SCALE: 1"=60'

52/90A

52/90A

52/90A

DR20-0001 EXHIBIT K - PROJECT SITE PLAN

PROJECT DATA

RESIDENTIAL BUILDING	UNIT TYPE	STUDIO	1 BDRM	2 BDRM	3 BDRM	TOTAL
1		6				6
2	3	4				4
3	3		2			2
4		3	3			6
5		4	8	4		16
6		4	12			16
7	6	14	1			15
8	3		9	1		10
9		12	2			14
10		10	3			13
11		5	4	2		11
12		5	5			10
TOTAL		15	45	12		72

PARKING
142 COVERED + 78 OPEN = 220 TOTAL SPACES

- GENERAL NOTES:**
- Service yards contain propane tanks and trash collection.
 - A 7 foot fence shall be constructed around the perimeter of the project site. See landscape drawings.
 - A small sign shall be erected at the entry way conforming to zoning Ordinance 130.16.
 - See utility plans for lighting, water, sewer, and fire hydrants.
 - Commercial buildings are open to the public.
 - Site features such as rock outcroppings, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands are not present on site.
 - Per FEMA's National Flood Hazard Layer, the project is in an area of minimal flood hazard.
 - There are no known or proposed trails on the project site.

PROJECT SQUARE FOOTAGE (approximate)
STUDIO = 480 GSF 1BD = 624 GSF 2BD = 864/960 GSF 3BD = 1198 GSF

RESIDENTIAL BUILDING	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
1	1440	2496		3936
2	2544	4000		6544
3	2544	4000		6544
4	1824	3168		4992
5	7868	12188		20056
6	6192	9456		15648
7	7584	11552		19136
8	8588	13308		21896
9	7868	12188	4000	24056
10	1774	2780		4554
11	4270	6382		10652
12	2304	3448		5752
TOTAL	54900	85168	4000	145968

EXCLUDES STAIRS AND ELEVATORS

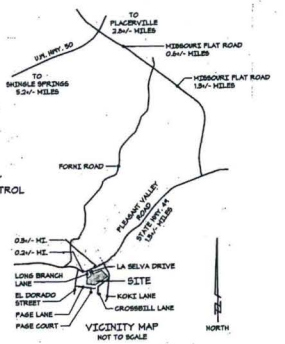
NON-RESIDENTIAL BUILDINGS	FIRST FLOOR	SECOND FLOOR	TOTAL
COMMERCIAL #1	3500	4000	7500
COMMERCIAL #2	1700	800	2500
CLUBHOUSE	1750	1750	3500
OFFICE	250	250	500
TOTAL	7200	6800	14000

FIRE SAFETY CONSTRUCTION REQUIREMENTS

- Senior Independent Apartments
Occupancy: Private Garages - Group U
Residential - Group R2
Construction: Private Garages - Type VA
Residential - Type VA
One-Hour Occupancy Separation between garage and residential.
Fully Sprinklered.
- Commercial Buildings 13 and 14
Occupancy: Business - Group B
Construction: Type VA
Fully Sprinklered.

All buildings will be constructed in conformance with the Wildland/Urban Interface (WUI) regulations and requirements CBC Chapter 7A.

SITE STATISTICS
LOCATION: HIGHWAY 49 AT KOKI LANE
EL DORADO, CALIFORNIA
APN: 591 - 221 - 90 - 32
SITE SIZE: +/- 8.2 ACRES (351,000 GSF)
ZONING: COMMERCIAL AND MULTI-FAMILY
RESIDENTIAL WITH DESIGN CONTROL
USE: VACANT



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 27, 2020
BY Tiffany Schmid/gas
EXECUTIVE SECRETARY

SITE/GROUND LEVEL PLAN

APRIL 2020
REV 2: JUNE 1, 2020
REV 3: JULY 10, 2020
JOB NO: WAS 19111

NOTE: ARCHITECTURAL
DRAWINGS CONTROL THE
CONTENT OF THE PLANS.
SCALE: 1" = 40'-0"

A1.2



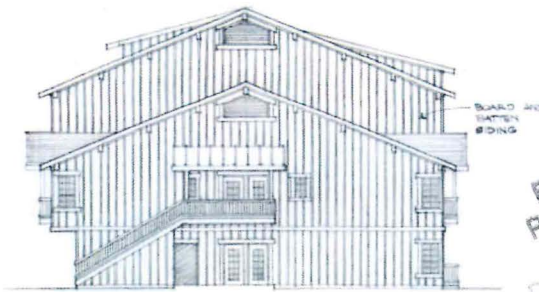
WRIGHT
ARCHITECTURE
Studio

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Wright Architecture Studio
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(415) 491-4447 / FAX (415) 491-4445
email: bob@wrightarchitecturestudio.com

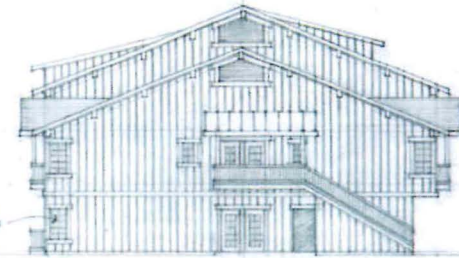
El Dorado Senior Village
Highway 49 at Koki Lane
El Dorado, California
APN: 331-221-30-32

El Dorado Senior Housing LLC
854 Diablo Road
Danville, CA 94526
(281) 772-3772
Email: relewis@comcast.net

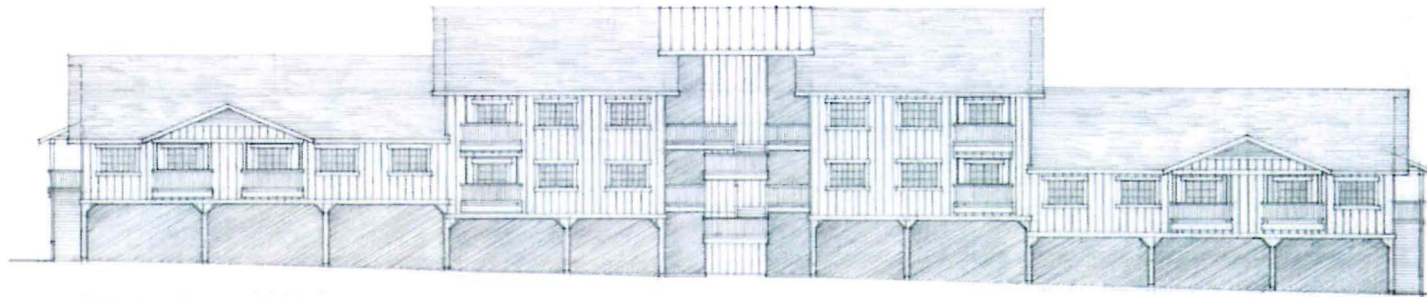


BUILDING 9 – WEST

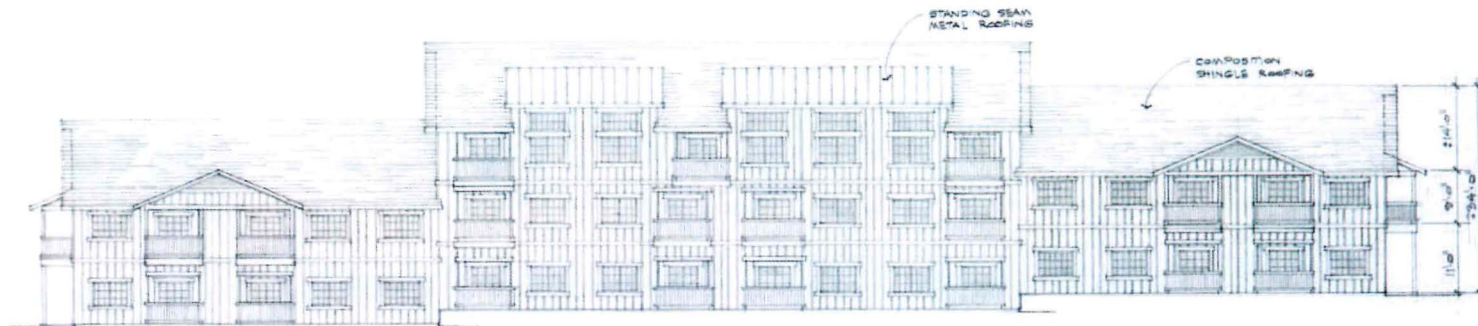
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
August 27, 2020
DATE: _____
BY: Tiffany Schmidke
EXECUTIVE SECRETARY



BUILDING 9 – EAST



BUILDING 9 – NORTH



BUILDING 9 – SOUTH

RESIDENTIAL
ELEVATIONS

APRIL 2020

OS NO. WAS 19111



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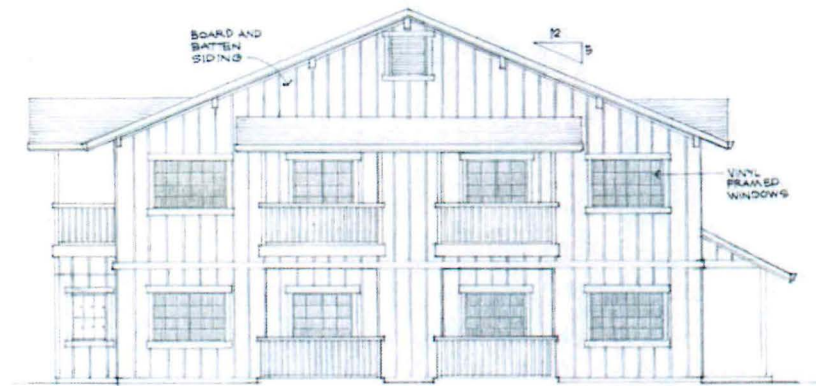
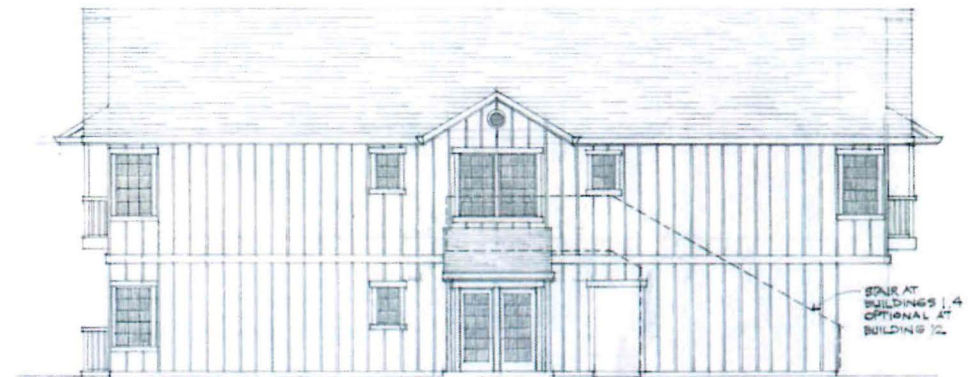
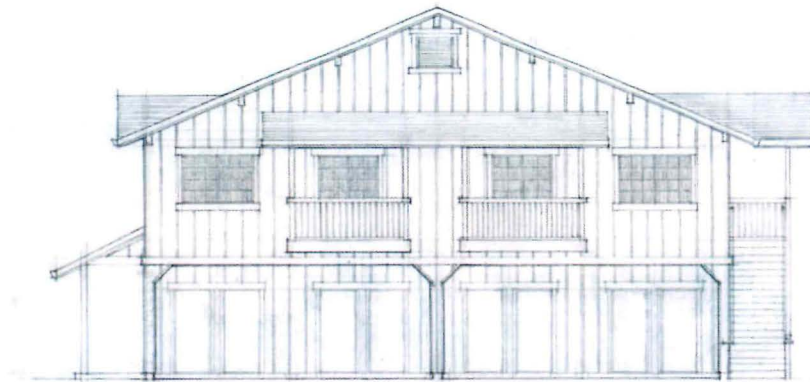
El Dorado Senior Village
Highway 49 at Koki Lane
El Dorado, California

El Dorado Senior Housing LLC
854 Diablo Road
Danville, CA 94526
(281) 772-3772
Email: re.lewis@comcast.net



A2

DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



RESIDENTIAL BUILDINGS 1,4,12 (ALL SIMILAR)

RESIDENTIAL ELEVATIONS

APRIL 2020



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El Dorado Senior Village
Highway 49 at Koki Lane
El Dorado, California

APRIL 2020 10, 12

El Dorado Senior Housing LLC
854 Diablo Road
Danville, CA 94526
(281) 772-3772
Email: re.jewell@comcast.net

SCALE: 1/4" = 1'-0"

JOB NO. WAS 19111

A 3

CONTACT INFORMATION

OWNER
EL DORADO SENIOR HOUSING LLC
ATTN: ROGER LEVY
854 DIABLO ROAD
DANVILLE, CA 94526
PHONE: 925-1172-3172

DEVELOPER/APPLICANT
SNO FOUNDATION
ATTN: BERSE OLESKO
4114 LINCOLN VILLAGE DRIVE SUITE 605
SACRAMENTO, CA 95814
PHONE: 916-444-5552

ENGINEER
KIMLEY-HORN AND ASSOCIATES
ATTN: MARVIN MARSHALL, P.E.
555 CAPITOL Mall, SUITE 500
SACRAMENTO, CA 95814
PHONE: 916-555-5500

LANDSCAPE ARCHITECT
YAMASAKI LANDSCAPE ARCHITECTURE
ATTN: JEFF AMBROSIA
1223 HIGH ST.
AUBURN, CA 95603
PHONE: 916-555-0040

ARCHITECT
WRIGHT ARCHITECTURE
101 LUCAS VALLEY ROAD SUITE 313
SAN RAFAEL, CA 94903
PHONE: 415-441-4447

EL DORADO SENIOR VILLAGE

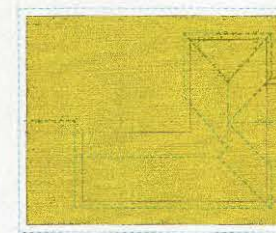
PHASE I & II

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BUILDING LEGEND

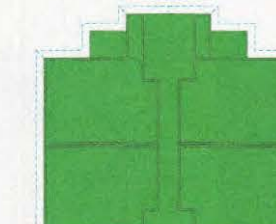
COMMUNITY	PHASE I
NUMBER OF BUILDINGS	1
NUMBER OF KITCHENS	4
NUMBER OF DRYERS	4
RES. UNITS PER BUILDING	0
FOOTPRINT	3,841



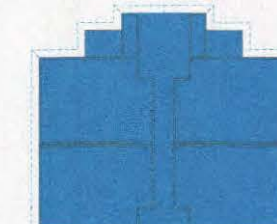
COMMUNITY # 3-BEDROOM	PHASE II
NUMBER OF BUILDINGS	1
NUMBER OF KITCHENS	4
NUMBER OF DRYERS	4
RES. UNITS PER BUILDING	1
FOOTPRINT	3,841



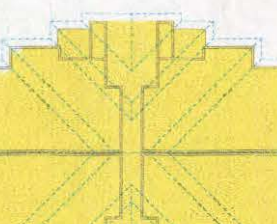
1-BEDROOM	PHASE I	PHASE II
UNITS PER BUILDING	5	
NUMBER BUILDINGS	7	5
FOOTPRINT	3,841	
TOTAL UNITS	46	



1-BEDROOM (3-STORY)	PHASE I	PHASE II
UNITS PER BUILDING	12	
NUMBER BUILDINGS	0	1
FOOTPRINT	3,841	
TOTAL UNITS	12	



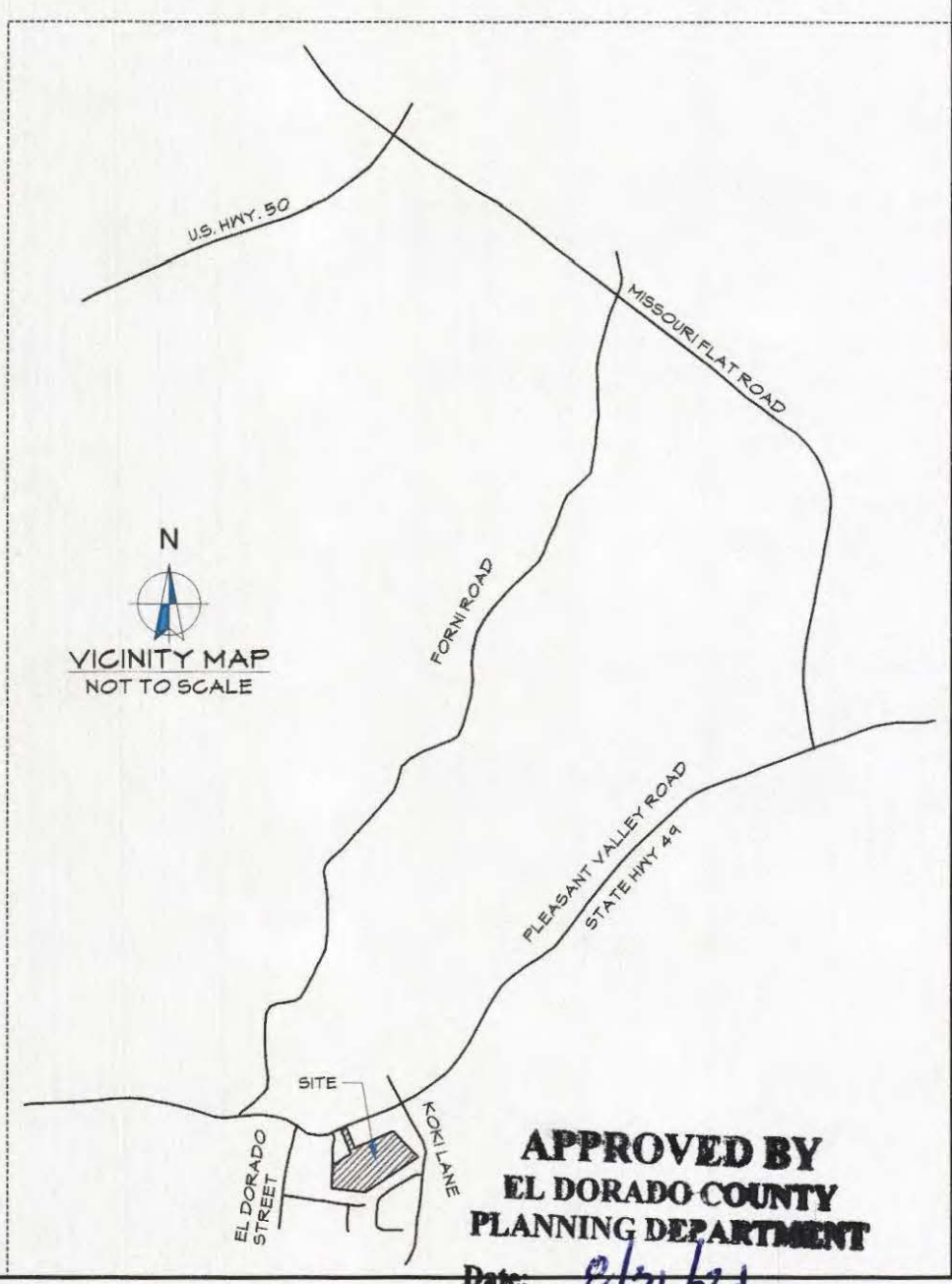
2-BEDROOM	PHASE I	PHASE II
UNITS PER BUILDING	8	
NUMBER BUILDINGS	2	5
FOOTPRINT	3,841	
TOTAL UNITS	40	



KEYNOTES

- 27.5 SQUARE-FOOT FREESTANDING WOODEN SIGN
- 12 SQUARE-FOOT FREESTANDING WOODEN SIGN
- 24 SQUARE-FOOT WALL SIGN
- PARK WITH PICNIC TABLES, BARBECUE, HORSE SHOE PITS AND PLAYGROUND

PROJECT DATA	PHASE I	PHASE II	TOTALS
1-BEDROOM (2-story)	56	40	106
1-BEDROOM (3-story)	0	12	106
2-BEDROOM (2-story)	16	24	40
2-BEDROOM (3-story)	0	1	1
PHASE TOTAL UNITS	72	77	149
PARKING SPACES	112	119	225
LOT SIZE (acres)	3.57	4.51	8.08



SHEET INDEX	TITLE
A0.1	CONCEPTUAL SITE PLAN
A1.1	1-BED FLOOR/ROOF PLAN
A1.2	1-BED ELEVATIONS
A2.1	1-BED FLOOR/ROOF PLAN (3-STORY)
A2.2	1-BED ELEVATIONS (3-STORY)
A3.1	2-BED FLOOR/ROOF PLAN
A3.2	2-BED ELEVATIONS
A4.1	COMMUNITY FLOOR PLAN
A4.2	COMMUNITY ELEVATIONS

A SITE PLAN | 1"=40'
SCALE: 1" = 40'

Alex Martynovskiy
10100 Countryside Way
Sacramento, USA 95827
ALEX.MARTYNOVSKIY@GMAIL.COM

DATE	BY

HIGHWAY 49 AT KOKILANE
EL DORADO, CALIFORNIA
ZONING: COMMERCIAL AND MULTI-FAMILY RESIDENTIAL WITH DESIGN CONTROL.

APN: 931-221-034
OWNER:

SHEET TITLE
SITE

DESIGNER
ALEX MARTYNOVSKIY
NAME
SIGNATURE
DATE
PROJECT #: 21004
DATE: 2021.03.03
DRAWN BY: AM
SCALE: AS SHOWN

APPROVED BY
EL DORADO COUNTY
PLANNING DEPARTMENT

Date: 8/31/21
By: [Signature]
Conditions: [Signature]

A1.0



1-BDRM ELEVATION 4

LEFT
1/6"=1'-0"



1-BDRM ELEVATION 1

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



1-BDRM ELEVATION 3

RIGHT
1/6"=1'-0"



1-BDRM ELEVATION 1

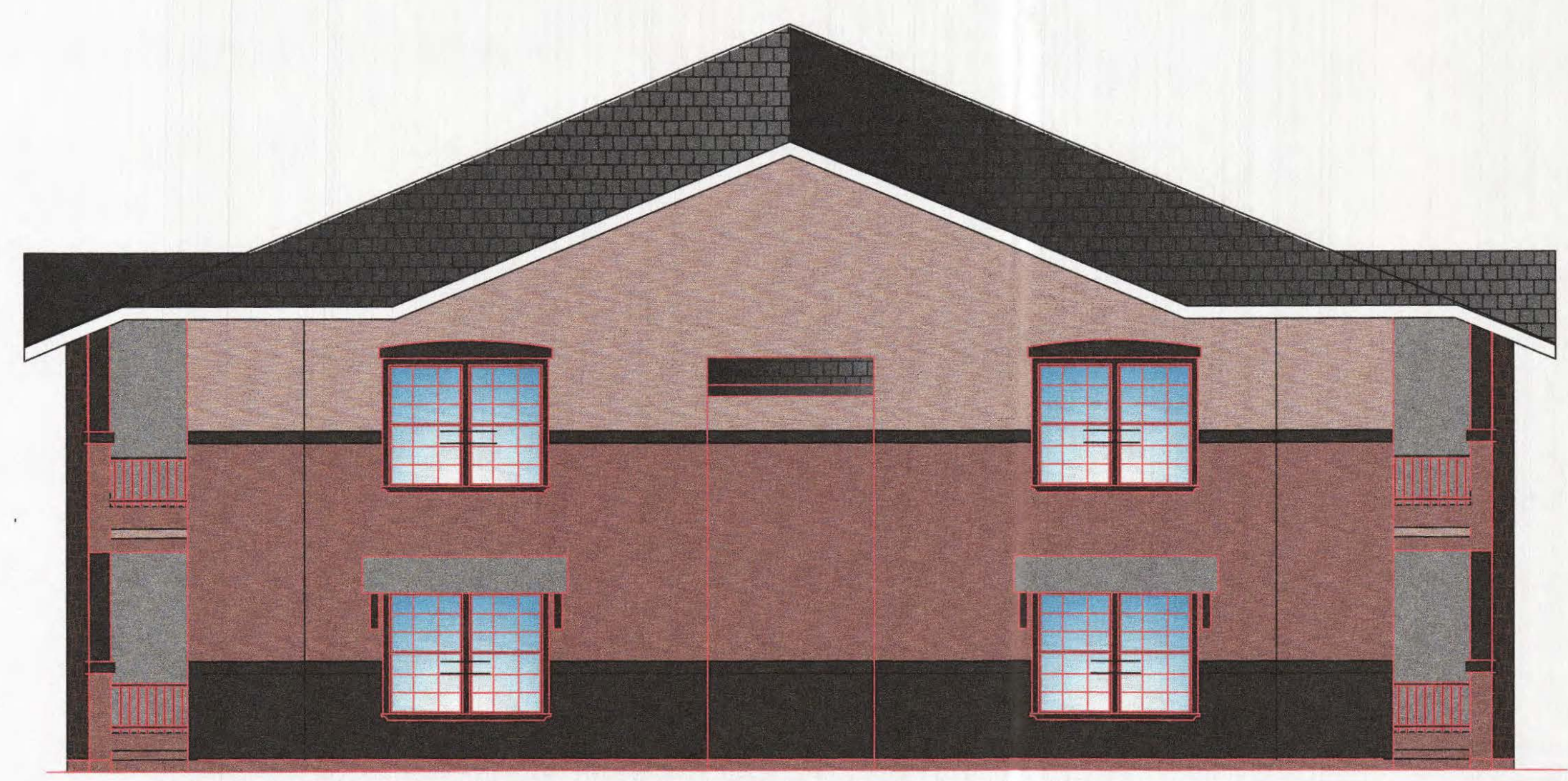
FRONT/ REAR
1/6"=1'-0"

APPROVED BY
EL DORADO COUNTY
PLANNING DEPARTMENT
Date: 8/31/21
By: [Signature]
Conditions: DR220-004

Alex Martynovskiy 10100 Countryside Way Sacramento, USA 95821 ALEX.MARTYNOVSKIY@GMAIL.COM		
A	DATE	BY
HIGHWAY 49 AT KOKILANE EL DORADO, CALIFORNIA ZONING: COMMERCIAL AND MULTI- FAMILY RESIDENTIAL WITH DESIGN CONTROL		
APN: 931-221-034		
OWNER:		
SHEET TITLE: 1-BEDROOM (3-STORY) EXTERIOR ELEVATIONS		
DESIGNER: ALEX MARTYNOVSKIY NAME: SIGNATURE: DATE:		
PROJECT #: 21009		
DATE: 2021.09.03		
DRAWN BY: AM		
SCALE: AS SHOWN		
A2.2		

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- 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



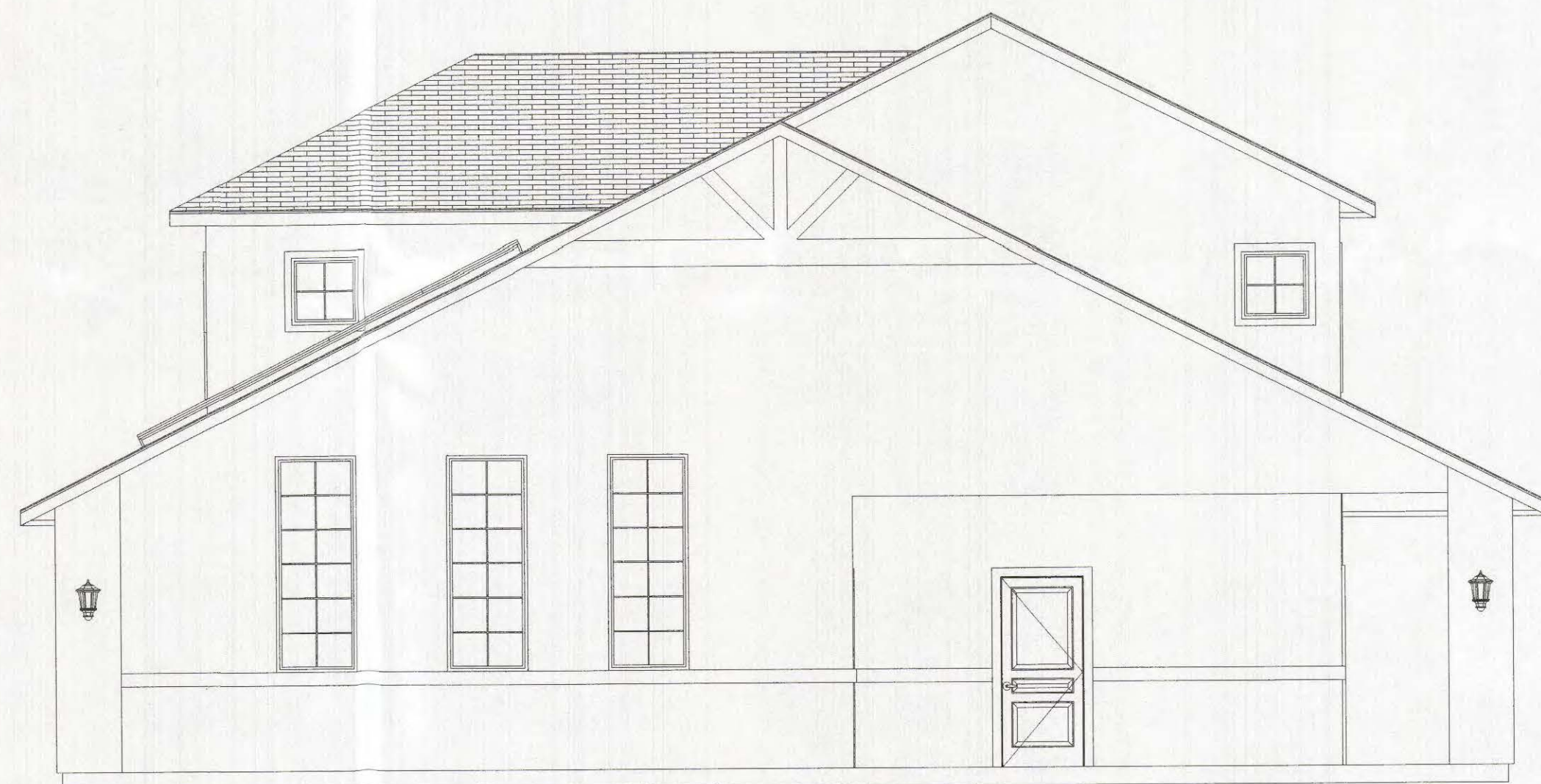
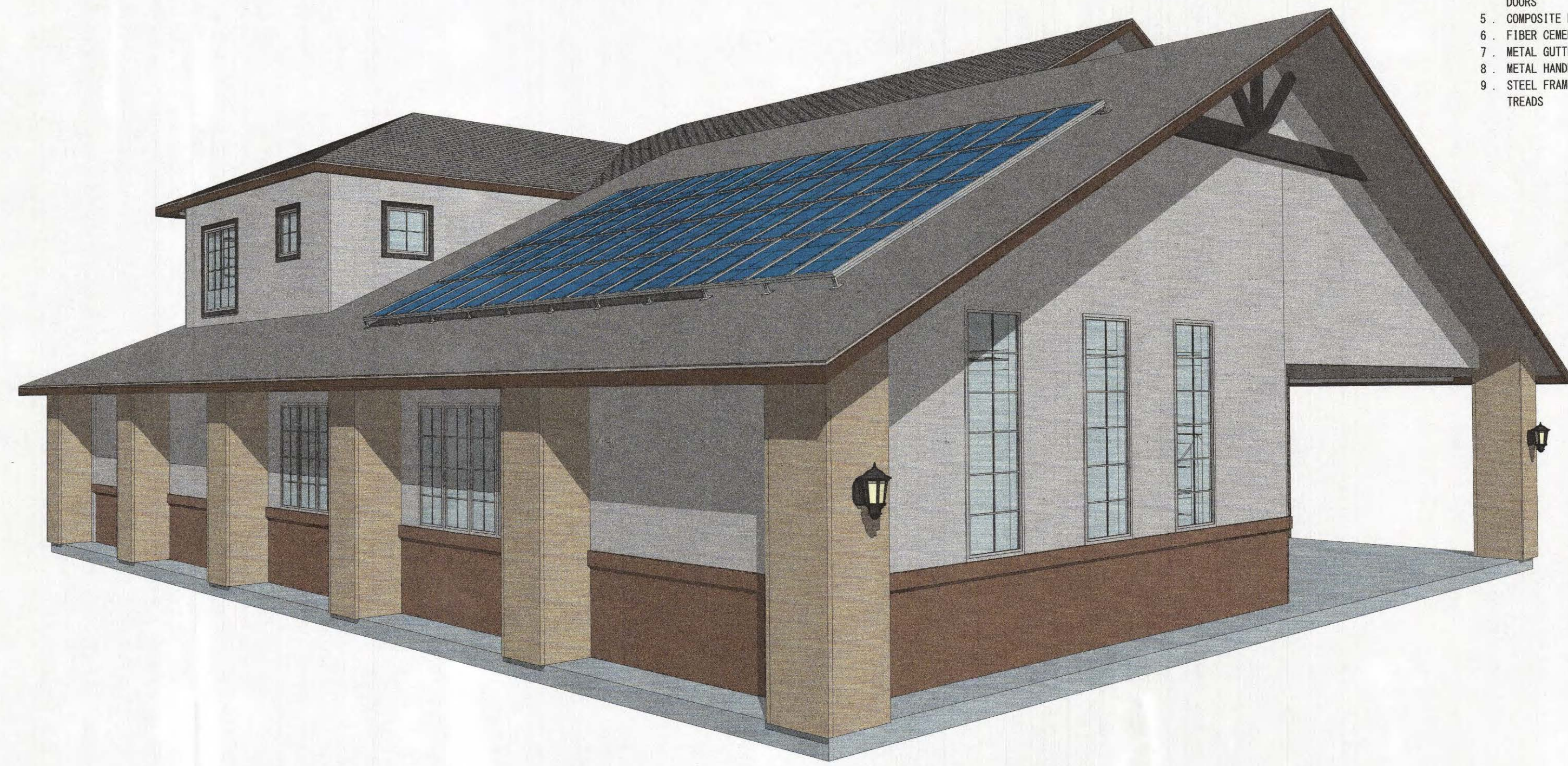
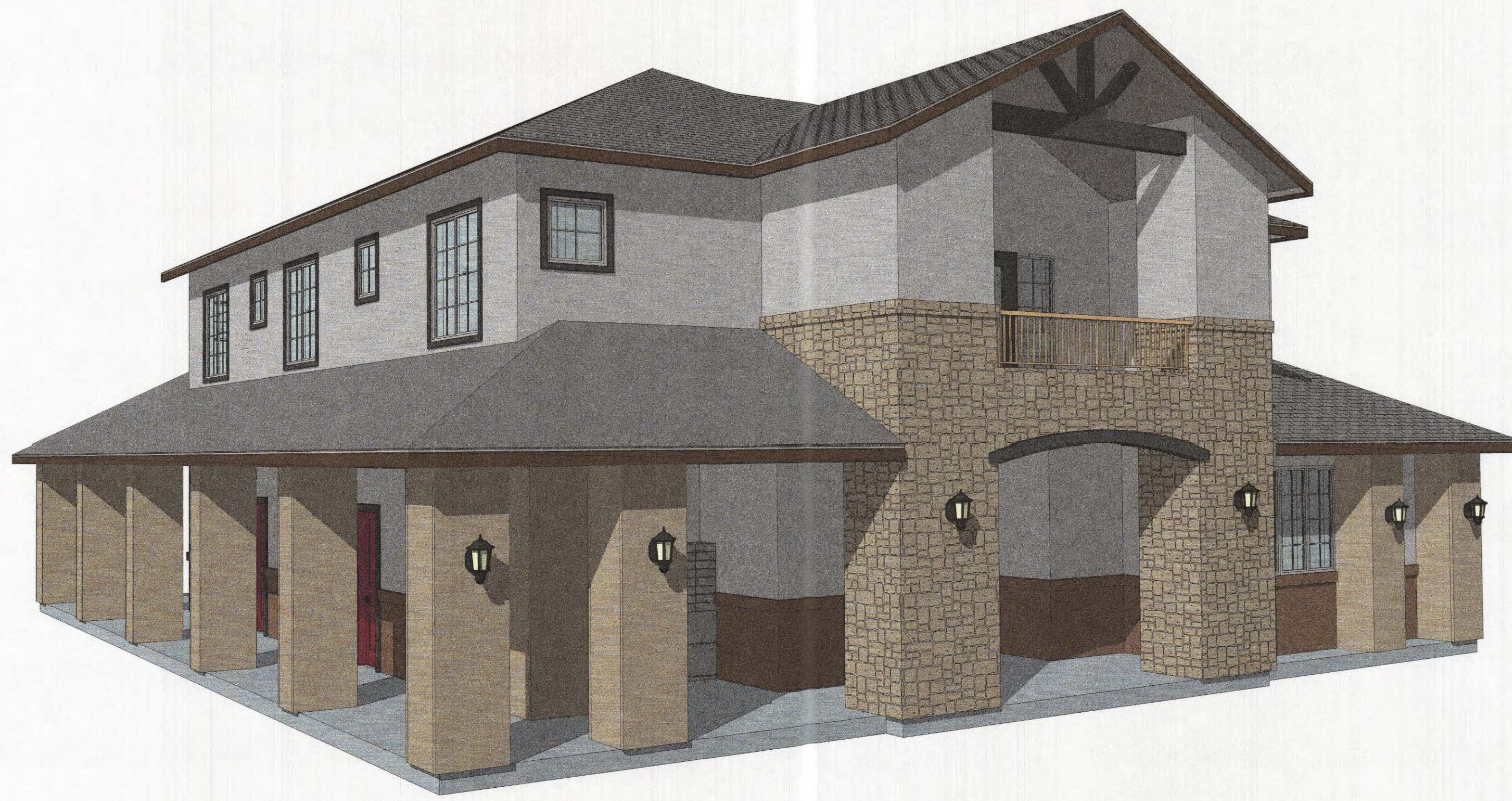
2-BDRM ELEVATION 2

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EL DORADO COUNTY
PLANNING DEPARTMENT
Date: 8/31/21
By: [Signature]
Conditions: DR20-0001

Alex Martynovskiy 10100 Countryside Way Sacramento, USA 95827 ALEX.MARTYNOVSKIY@GMAIL.COM	
DATE	BY
HIGHWAY 49 AT KOKILANE EL DORADO, CALIFORNIA ZONING: COMMERCIAL AND MULTI- FAMILY RESIDENTIAL WITH DESIGN CONTROL	
APN	331-221-034
OWNER	
SHEET TITLE 2-BEDROOM EXTERIOR ELEVATIONS	
DESIGNER ALEX MARTYNOVSKIY NAME	
SIGNATURE	DATE
PROJECT #	21009
DATE	2021.09.03
DRAWN BY	AM
SCALE	AS SHOWN
A3.2	

- TYPICAL EXTERIOR FINISHES
1. COMP ROOFING
 2. STUCCO WALL FINISH
 3. STONE VENER 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

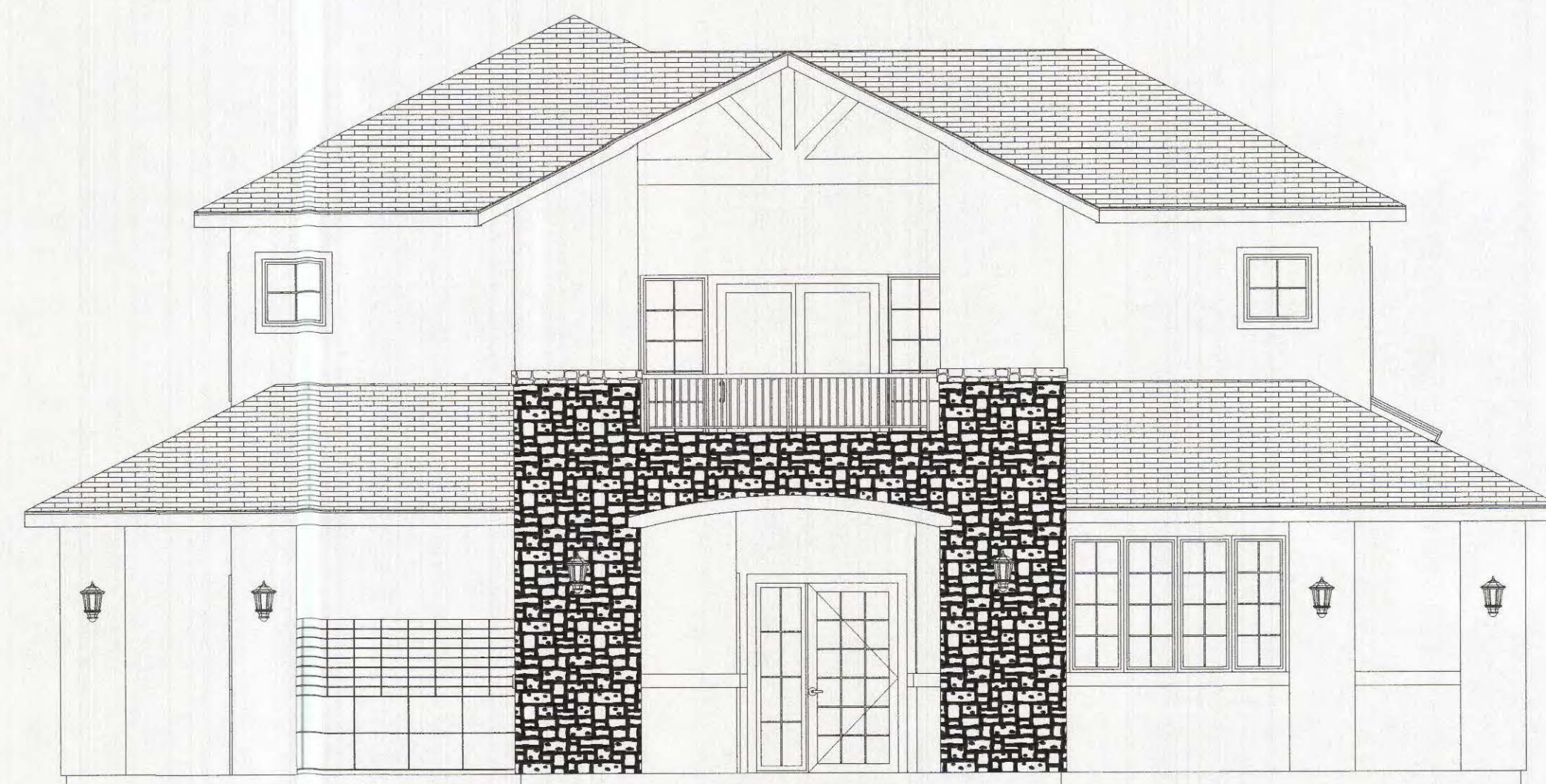
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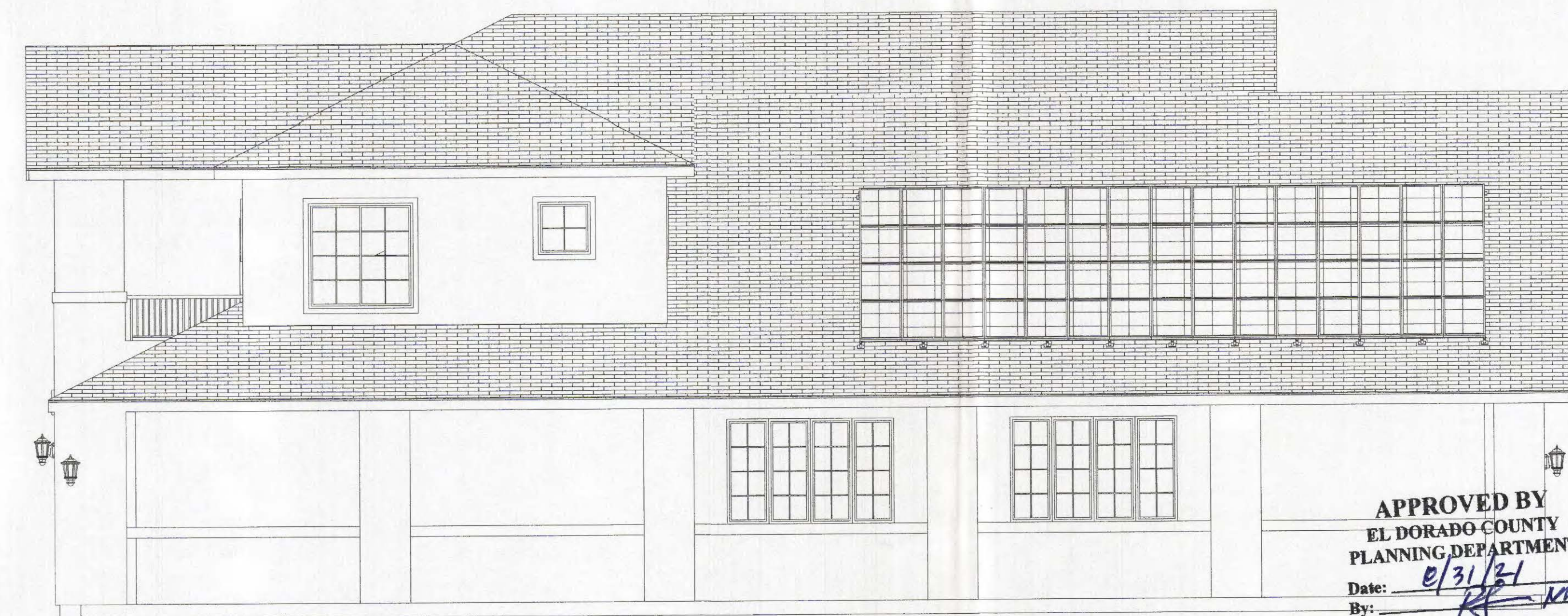
D REAR ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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



APPROVED BY
EL DORADO COUNTY
PLANNING DEPARTMENT
Date: 8/31/21
By: [Signature]
Conditions: DR20-0001

Alex Martynovskiy
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Sacramento, USA 95821
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DATE	BY

HIGHWAY 49 AT KOKILANE
EL DORADO, CALIFORNIA
ZONING: COMMERCIAL AND MULTI-FAMILY RESIDENTIAL WITH DESIGN CONTROL

APN: B31-221-034
OWNER:

SHEET TITLE:
COMMUNITY BUILDING
EXTERIOR ELEVATIONS

DESIGNER:
ALEX MARTYNOVSKIY
NAME:
SIGNATURE:
DATE:
PROJECT #: 21004
DATE: 2021.03.03
DRAWN BY: AM
SCALE: AS SHOWN

A4.2

A00

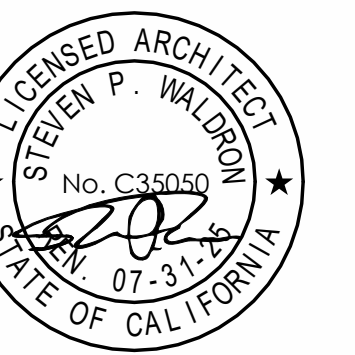


**EL DORADO
SENIOR VILLAGE
APARTMENTS I,
LP**

EL DORADO SENIOR VILLAGE APARTMENTS I



464 KOKI LANE UNIT A
EL DORADO, CA 95623

[illegible]

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS
GOVERN. © ARCHITECTS LOCAL 2024.

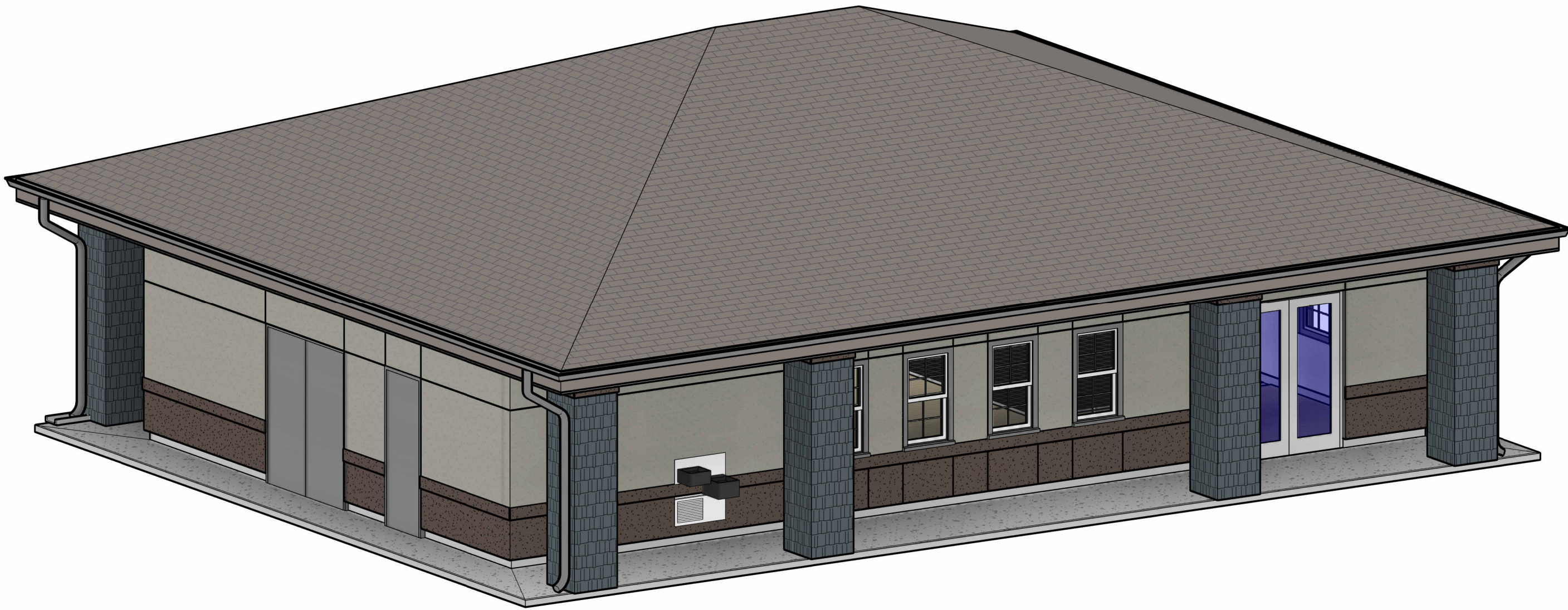
DATE:	AL PROJECT NUMBER:
1/22/2025	2-242301
	AHJ PROJECT NUMBER:

3D VIEWS - APARTMENT BUILDING

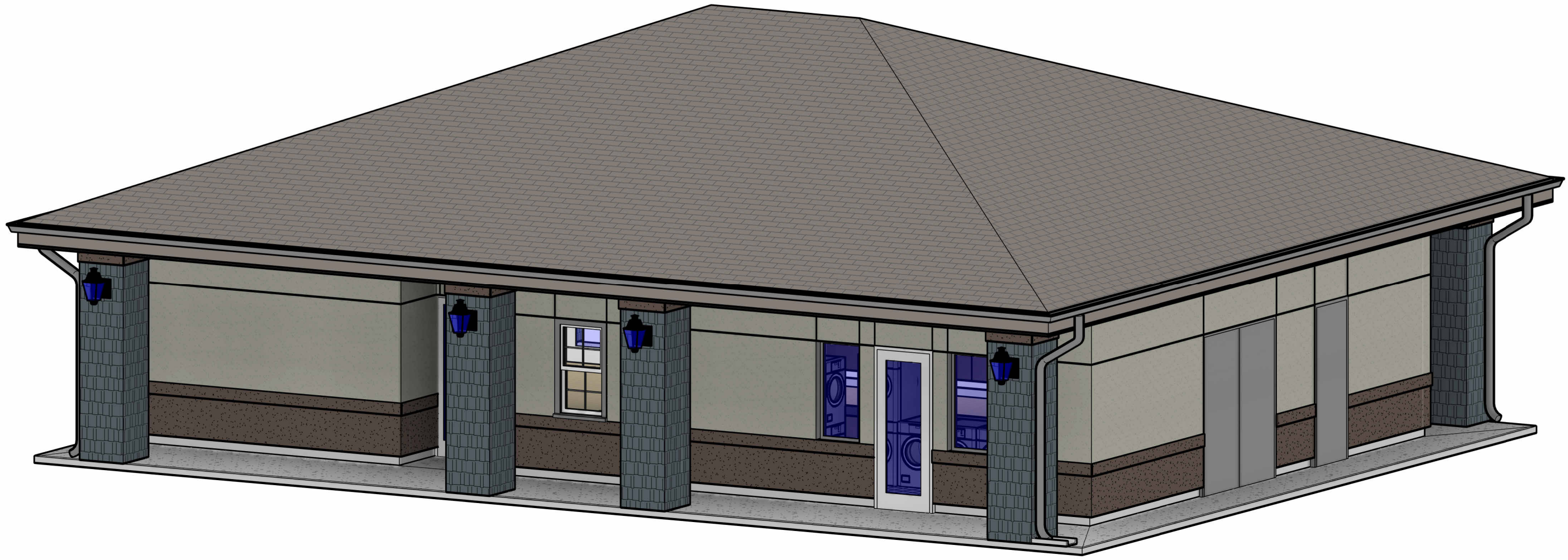
A031

**EL DORADO
SENIOR VILLAGE
APARTMENTS I,
LP**

EL DORADO SENIOR VILLAGE APARTMENTS I



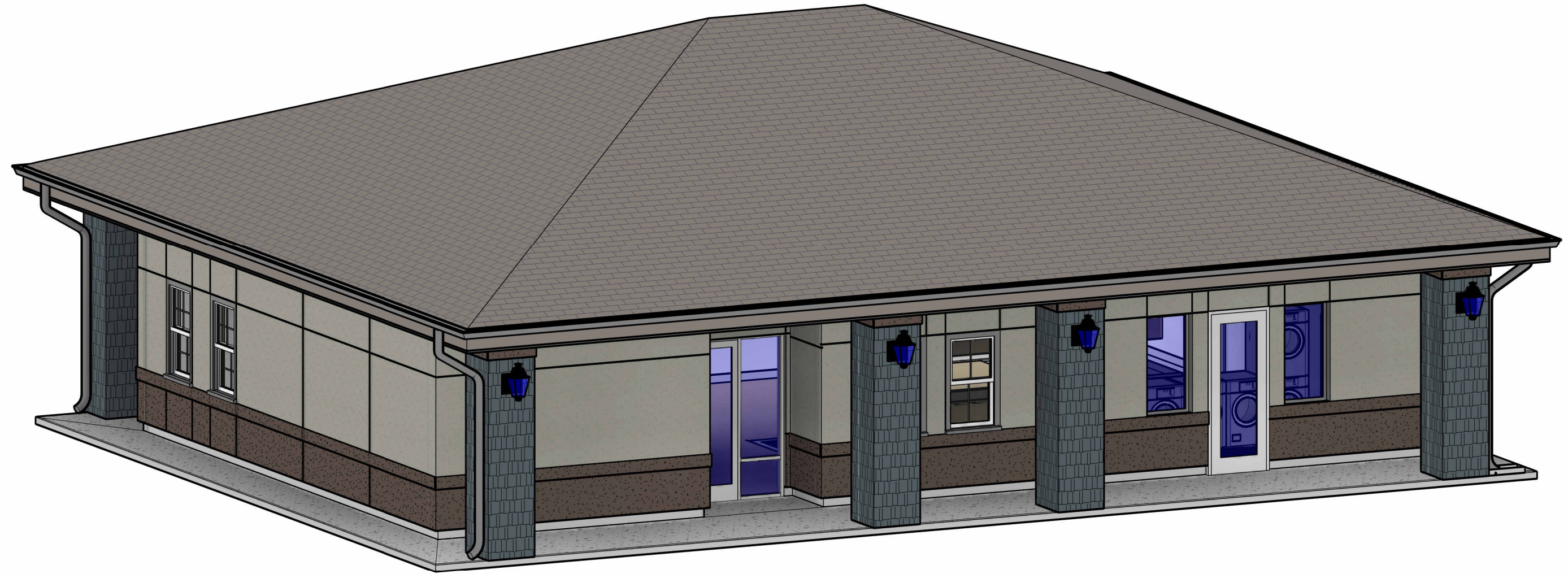
1 NORTHEAST VIEW



2 SOUTHEAST VIEW



3 NORTHWEST VIEW



4 SOUTHWEST VIEW

464 KOKI LANE UNIT A
EL DORADO, CA 95623

[illegible]

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DATE: 01/22/2025

AL PROJECT NUMBER: 2-242301

AHJ PROJECT NUMBER:

3D VIEWS - COMMUNITY BUILDING

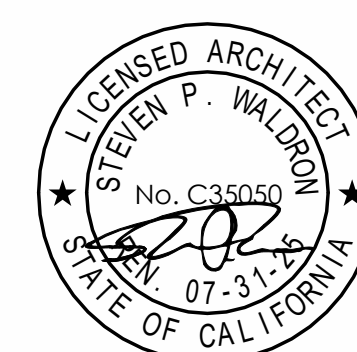
A033

**EL DORADO
SENIOR VILLAGE
APARTMENTS I,
LP**

EL DORADO SENIOR VILLAGE APARTMENTS I



6464 KOKI LANE UNIT A
EL DORADO, CA 95623

[illegible]

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DATE:	AL PROJECT NUMBER:
01/22/2025	2-242301
	AHJ PROJECT NUMBER:

GENERAL NOTES - ELEVATIONS

1. WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE OR TOP OF CEMENT-BASED UNDERLAYMENT U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS REQUIRE APPROVAL OF THE ARCHITECT.
4. SEE CIVIL AND STRUCTURAL FOR FINISH FLOOR ELEVATIONS.
5. SEE CIVIL AND MECHANICAL FOR FINISH CEILING ELEVATIONS.
6. SEE ELECTRICAL FOR EXTERIOR LIGHT FIXTURES.
7. INSTALLATION OF CONTINUOUS JOINTS IN PLASTER WALLS:
 - A. JOINTS MUST BE INSTALLED ALONG ALL WALLS WITH CEMENT PLASTER FINISH
 - B. JOINTS MUST BE CONTINUOUS ALONG ALL SURFACES, INCLUDING WHERE WALLS TURN CORNERS
 - C. NO LENGTH OF WALL SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION
 - D. NO PANEL SHOULD EXCEED 48 SQ. FT. FOR VERTICAL APPLICATIONS
 - E. NO PANEL SHOULD EXCEED 144 SQ. FT. FOR HORIZONTAL OR DIAGONAL SECTIONS
 - F. NO JOINTS TO FULL-RATIO SHOULD EXCEED 2 TO 1 IN ANY GIVEN PANEL
8. REFER TO SHEET GQ02-FINISH SET OF ABBREVIATIONS AND SYMBOLS.

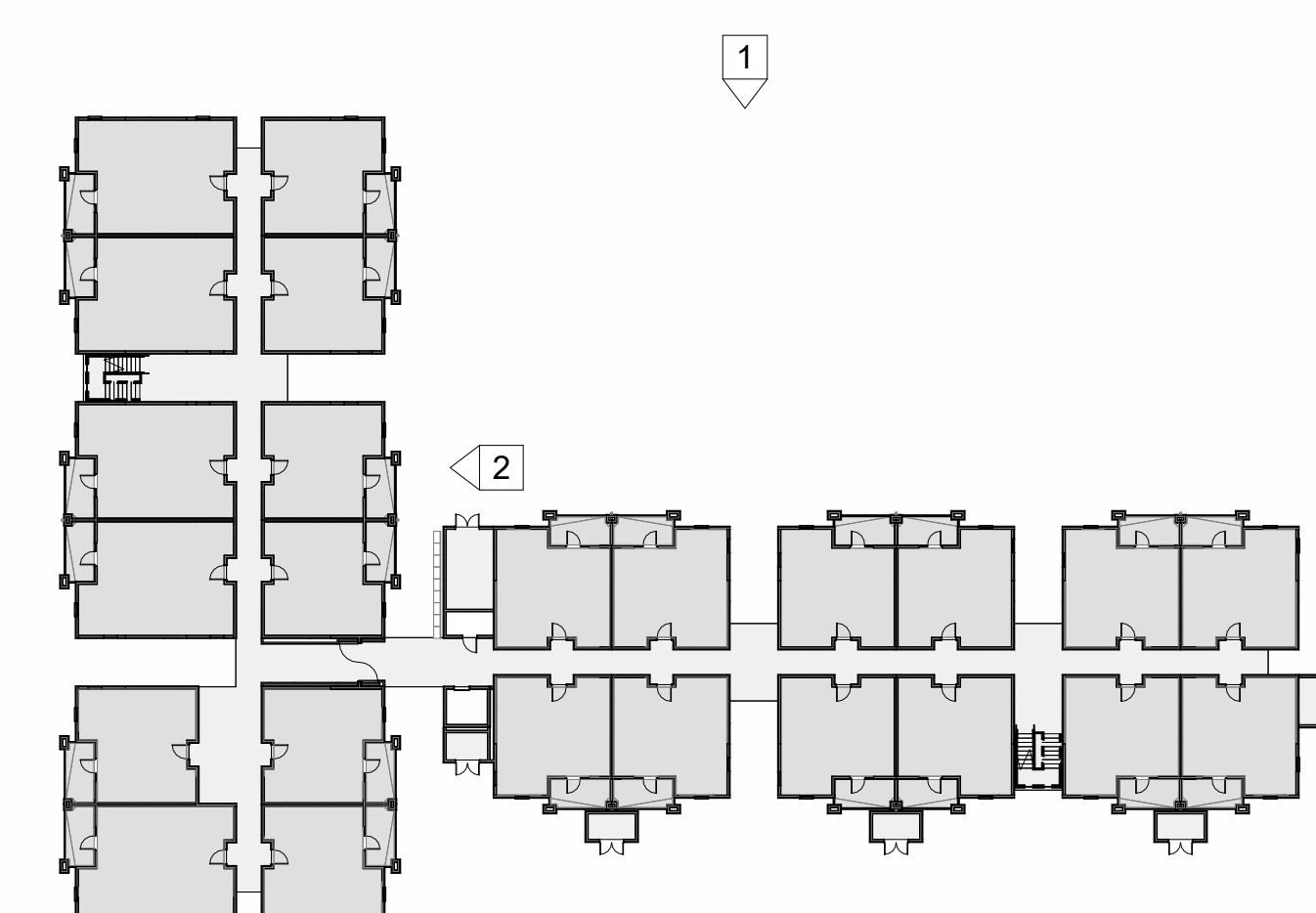
LEGEND - ELEVATIONS

	STUCCO SAND FINISH, COLOR P-1 (SEE FINISH SCHED. A952)
	STUCCO SAND FINISH, COLOR P-2 (SEE FINISH SCHED. A952)
	STUCCO SAND FINISH, COLOR P-3 (SEE FINISH SCHED. A952)
	FIBER CEMENT SHINGLE SIDING, COLOR P-4 (SEE FINISH SCHED. A952)
CJ	CONTROL JOINT

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
06 01 00.D	ROOF TRUSS
06 46 00	WOOD TRIM
07 62 23	FABRICATED METAL GUTTER / DOWNSPOUT
10 71 13	EXTERIOR SUN CONTROL DEVICE
10 73 13	METAL AWNING
23 37 13.2	EXHAUST AIR LOUVER
26 56 00	EXTERIOR LED LIGHT FIXTURE

KEY PLAN



BUILDING
ELEVATIONS
APARTMENT
BUILDING

A301

EL DORADO SENIOR HOUSING

KOKI LAND AND PLEASANT VALLEY ROAD, DIAMOND SPRINGS, CALIFORNIA



PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	WATER USE	REMARKS
TREES				
	CERCIS CANADENSIS 'OAKLAHOMA'/EASTERN REDBUD LAGERSTROEMIA NATCHEZ/ CRAPE MYRTLE PRUNUS CERASIFERA 'KRAUTER VESUVIUS'/ FLOWERING PLUM	15 GAL 15 GAL 15 GAL	MED LOW MED	STANDARD STANDARD STANDARD
	PISTACIA CHINENSIS 'KEITH DAVEY'/ CHINESE PISTACHE	15 GAL	LOW	STANDARD
	QUERCUS WISLIZENII/INTERIOR LIVE OAK	24" BOX	V. LOW	STANDARD
GROUND COVER				
	ACHILLEA PAPRIKA/ YARROW ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'/MANZANITA CAREX TUMULICOLA/ BERKELEY SEDGE IRIS DOUGLASIANA/ DOUGLAS IRIS ROSMARINUS 'PROSTRATUS'/DWARF ROSEMARY	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL	LOW LOW LOW LOW LOW	
SHRUBS				
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE DIETES VEGETA/FORTNIGHT LILY LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER LIGUSTRUM 'TEXANUM'/ TEXAS PRIVET MAHONIA AQUAFOLIA/ OREGON GRAPE MUHLENBERGIA RIGENS/DEER GRASS NANDINA 'GULF STREAM'/ COMPACT HEAVENLY BAMBOO	5 GAL 1 GAL 1 GAL 5 GAL 5 GAL 5 GAL 1 GAL	LOW LOW LOW LOW LOW LOW LOW	
	LAWN (SOD)			
PROPOSED LANDSCAPE AREA: 109,977 SQUARE FEET				

PRELIMINARY LANDSCAPE NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
3. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY.
4. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
5. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
7. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
8. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
9. NO TURF IS PROPOSED.
10. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.

LANDSCAPE STANDARDS NOTE
THE PRELIMINARY LANDSCAPE PLAN WAS DESIGNED TO ADHERE TO THE EL DORADO COUNTY ZONING CODE FOR LANDSCAPE STANDARDS.

CHAPTER 130.33. - LANDSCAPING STANDARDS

SEC. 130.33.010 - CONTENT.
THIS CHAPTER IDENTIFIES THE USE TYPES WHICH REQUIRE THE SUBMITTAL OF LANDSCAPE PLANS, SUBJECT TO THE ADOPTED LANDSCAPING AND IRRIGATION STANDARDS (RESOLUTION 198-2015), PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ADDITIONALLY, THE CHAPTER CONTAINS LANDSCAPING STANDARDS TO COMPLY WITH THE WATER CONSERVATION IN LANDSCAPING ACT: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (CALIFORNIA GOVERNMENT CODE 65591--65599).

SEC. 130.33.020 - APPLICABILITY.
ALL MINISTERIAL AND DISCRETIONARY DEVELOPMENT FOR INDUSTRIAL, RESEARCH AND DEVELOPMENT, COMMERCIAL, MULTI-UNIT RESIDENTIAL, CIVIC, OR UTILITY USES SHALL PROVIDE LANDSCAPING FOR THE AREAS OF A LOT THAT DO NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR IMPERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNATED FOR NON-DEVELOPMENT (E.G., OPEN SPACES AND EXISTING NATIVE VEGETATION).

A WATER EFFICIENT LANDSCAPE PLAN, IN COMPLIANCE WITH THE PROVISIONS OF CALIFORNIA GOVERNMENT CODE SECTIONS 65591 THROUGH 65599 AND THIS CHAPTER, MAY BE REQUIRED. THE REQUIRED COMPONENTS OF SUCH PLAN ARE DESCRIBED IN THE ADOPTED LANDSCAPING AND IRRIGATION STANDARDS (RESOLUTION 198-2015).

A LANDSCAPE PLAN, IN COMPLIANCE WITH THE STANDARDS CONTAINED IN THE DISM/LDM, OR SUCCESSOR DOCUMENT, SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER. PLANS SHALL INCLUDE A SITE PLAN, GRADING PLAN, PLANTING PLAN, IRRIGATION DESIGN PLAN, AND ALL OTHER DETAILS AND SPECIFICATIONS NECESSARY FOR A COMPLETE LANDSCAPE PLAN REVIEW, ON AN APPLICATION FORM PROVIDED BY THE DEPARTMENT.

SEC. 130.33.030 - EXEMPTION.
COMMERCIAL USES ON AGRICULTURAL, RURAL LANDS AND RESOURCE ZONED LAND SHALL BE EXEMPT FROM THE REQUIREMENTS OF THIS CHAPTER, EXCEPT FOR THE FOLLOWING:

A.A PERMANENT PARKING LOT LOCATED ADJACENT TO A PUBLIC ROAD SHALL BE SUBJECT TO LANDSCAPE STANDARDS CONTAINED IN THE ADOPTED LANDSCAPING AND IRRIGATION STANDARDS (RESOLUTION 198-2015). B.A PERMANENT PAVED PARKING LOT SHALL BE SUBJECT TO THE SHADE REQUIREMENTS CONTAINED IN THE DISM/LDM, OR SUCCESSOR DOCUMENT.

PARKING LOT SHADE CALCULATIONS				
Tree: 30'-35'				
<u>Coverage</u>	<u>Qty</u>	<u>Sf</u>	<u>Total (square Feet)</u>	
100%	29	962	27,898	
50%	25	481	12,025	
25%	0	240	0	
Tree: 15'-20'				
<u>Coverage</u>	<u>Qty</u>	<u>Sf</u>	<u>Total</u>	
100%	0	314	0	
50%	15	157	2,355	
25%	0	79	0	
Total Shade Provided:			42,278	
Parking Surface Area:			65,350	
Shade Percentage Provided:			64.7%	

PRELIMINARY LANDSCAPE PLAN

MARCH 4, 2025