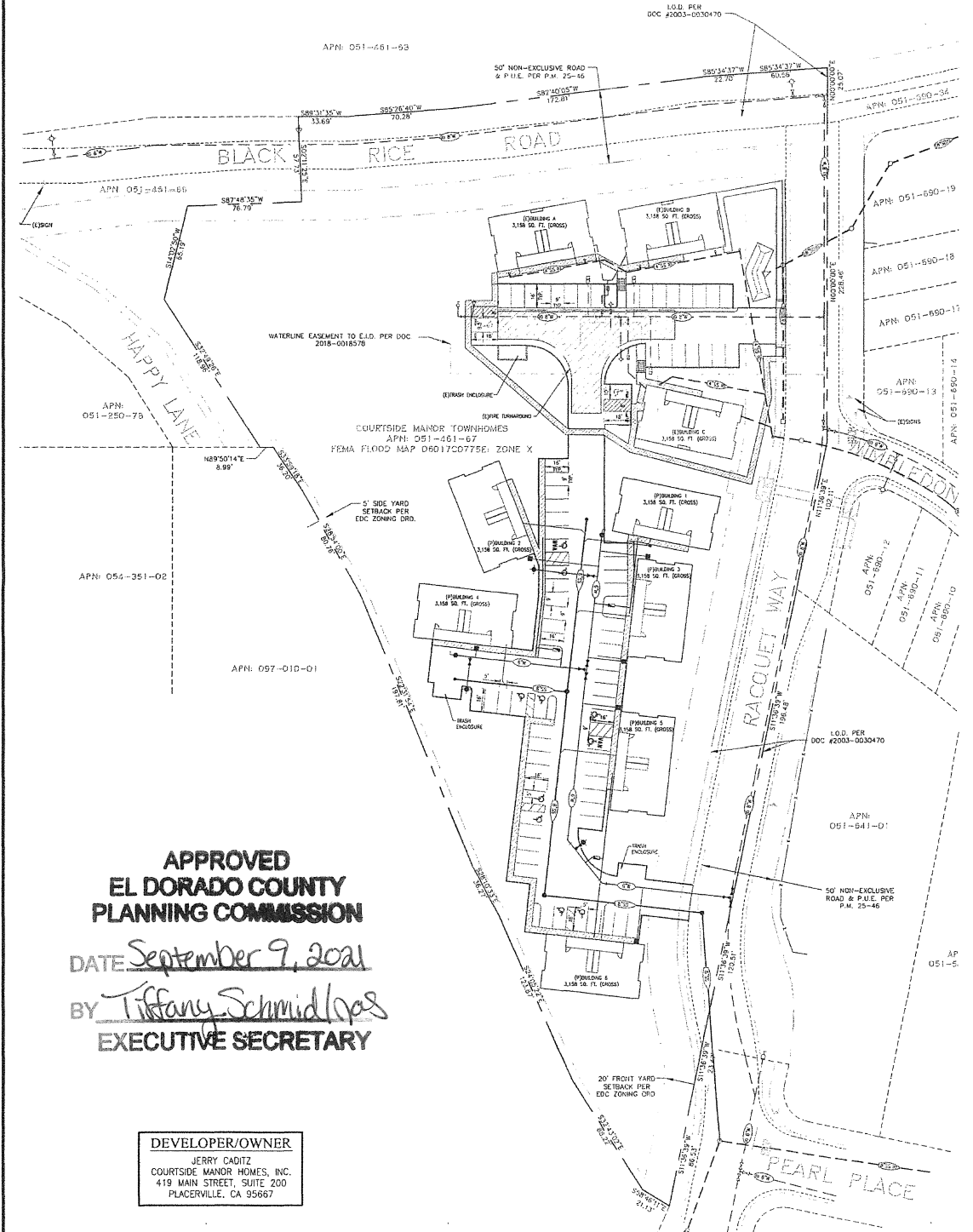
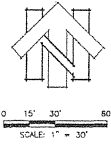


DR21-0006/COURTSIDE APARTMENTS, PHASE II  
EXHIBIT K - PROJECT SITE PLAN

**COURTSIDE APARTMENTS**  
SITE PLAN  
DIAMOND SPRINGS, CALIFORNIA  
SCALE: 1"=30'  
JUNE, 2021

2021 JUN 11 11:25:51  
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PLANNING DEPARTMENT



**APPROVED**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**  
DATE September 9, 2021  
BY Tiffany Schmidloes  
**EXECUTIVE SECRETARY**

**DEVELOPER/OWNER**  
JERRY CADITZ  
COURTSIDE MANOR HOMES, INC.  
419 MAIN STREET, SUITE 200  
PLACERVILLE, CA 95667

PARKING BREAKDOWN	
EXISTING PARKING SPACES	
REQUIRE PARKING SPACES	PROVIDED PARKING SPACES
RESIDENT SPACES (8 PER RESID)	14
VISITOR SPACES (1 PER RESID)	4
TOTAL REQUIRED PARKING SPACES	18
RESIDENT SPACES (8 PER RESID)	14
VISITOR SPACES (1 PER RESID)	4
TOTAL PROVIDED PARKING SPACES	18
RESIDENT SPACES (8 PER RESID)	14
VISITOR SPACES (1 PER RESID)	4
TOTAL REQUIRED PARKING SPACES	18
TOTAL PROVIDED PARKING SPACES	18

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monte Circle, Rancho Cordova, CA 95742  
(916) 858-8888 • F. (916) 858-8822 • www.cta.com

**DR21-0006**

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE September 9, 2021

DR21-0006/COURTSIDE APARTMENTS, PHASE II  
EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS

BY Tiffany Schmid / JAS  
EXECUTIVE SECRETARY



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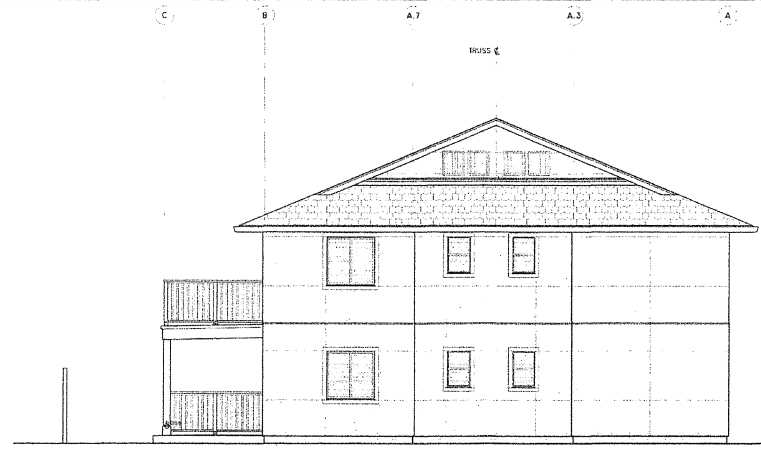
THOMAS BELL, ARCHITECT  
P.O. BOX 405  
GARDEN VALLEY, CALIFORNIA 95633  
(530) 333-0700 CELL (530) 333 0740  
tom-bell@pacbell.net

COURTSIDE MANOR HOMES INC.

3 NEW 4-PLEX APARTMENT BUILDINGS  
PHASE 2  
RACQUET WAY  
DIAMOND SPRINGS, CALIFORNIA 95619  
APR 08/14-08/15/07  
NEW 4-PLEXES BUILDING ELEVATIONS

FIRE PLAN CHECK  
DRAWN TB  
15 DEC. 2020

TYPICAL BUILDING FRONT ELEVATION - LOOKING FROM FRONT TO BACK



TYPICAL BUILDING LEFT SIDE ELEVATION - LOOKING FROM LEFT TO RIGHT

DR21-0006

PA-1

NEW 4-PLEX APARTMENT BUILDINGS  
SHEET PA-1

ORIGIN: 10 DEC. 20  
REVISED: 15 DEC. 20

REF. ALSO: (SX)

BUILDING SECTIONS A-A & B-B - SCALE: 1/4" = 1'-0"

RACQUET WAY 4-PLEXES - DIAMOND SPRINGS  
PLAN CHECK ISSUE

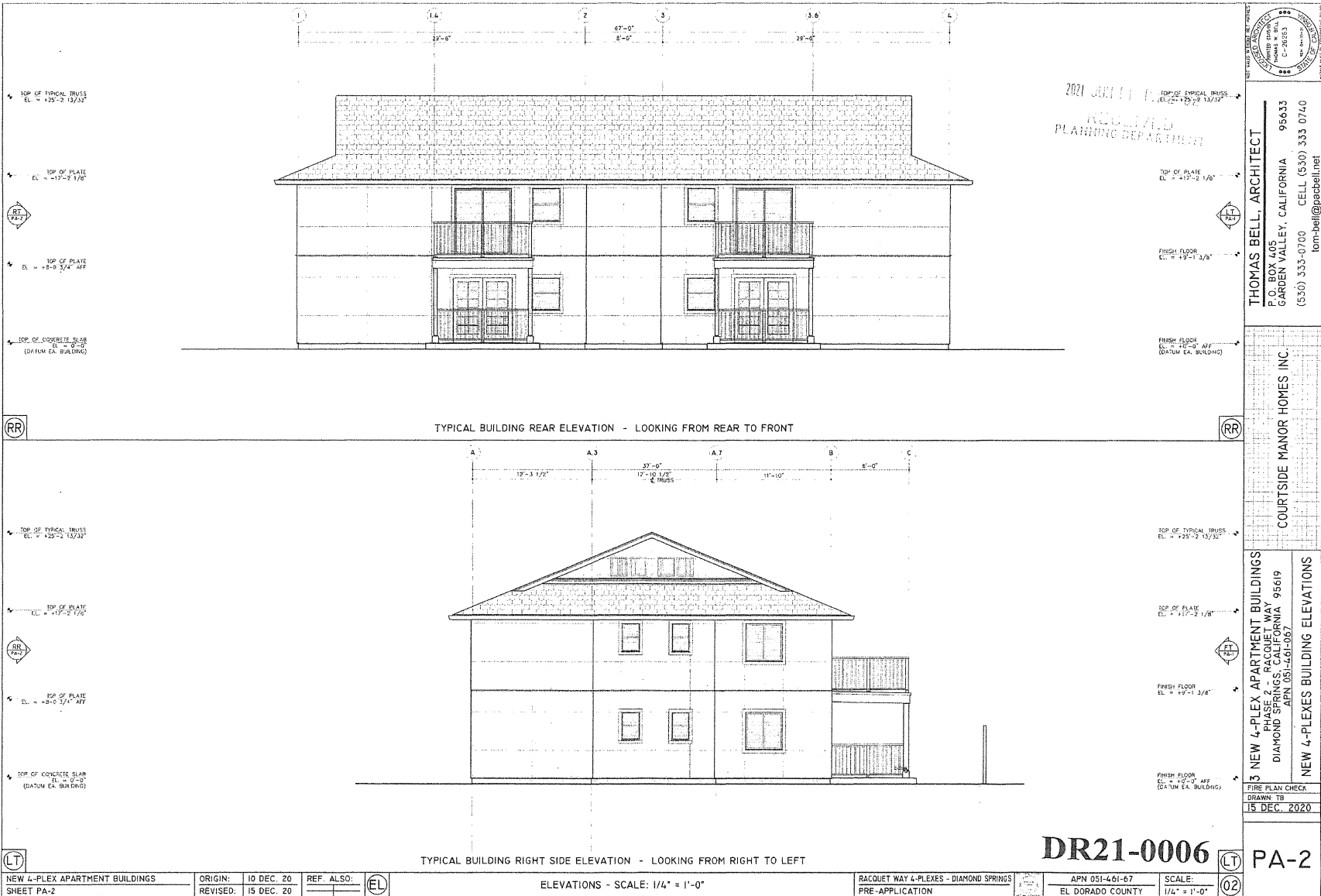
APN 051-461-67  
EL DORADO COUNTY

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

(LT)

(01)

DR21-0006/COURTSIDE APARTMENTS, PHASE II  
EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



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PLANNING DEPARTMENT



THOMAS BELL, ARCHITECT  
P.O. BOX 405  
GARDEN VALLEY, CALIFORNIA 95633  
(530) 333-0700 CELL (530) 333 0740  
tom-bell@tjacobelli.net

COURTSIDE MANOR HOMES INC.

3 NEW 4-PLEX APARTMENT BUILDINGS  
PHASE 2  
DIAMOND SPRING, CALIFORNIA 95619  
APR 051-461-007  
NEW 4-PLEXES BUILDING ELEVATIONS

FIRE PLAN CHECK  
DRAWN: TB  
15 DEC. 2020

LT

NEW 4-PLEX APARTMENT BUILDINGS  
SHEET PA-2

ORIGIN: 10 DEC. 20  
REVISED: 15 DEC. 20

REF. ALSO:

EL

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

RACQUET WAY 4-PLEXES - DIAMOND SPRINGS  
PRE-APPLICATION



APN 051-461-67  
EL DORADO COUNTY

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

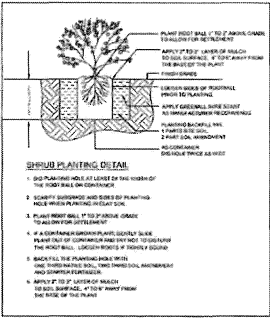
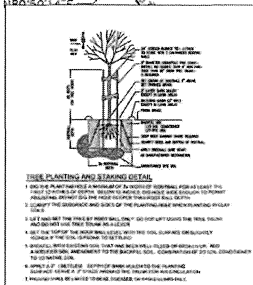
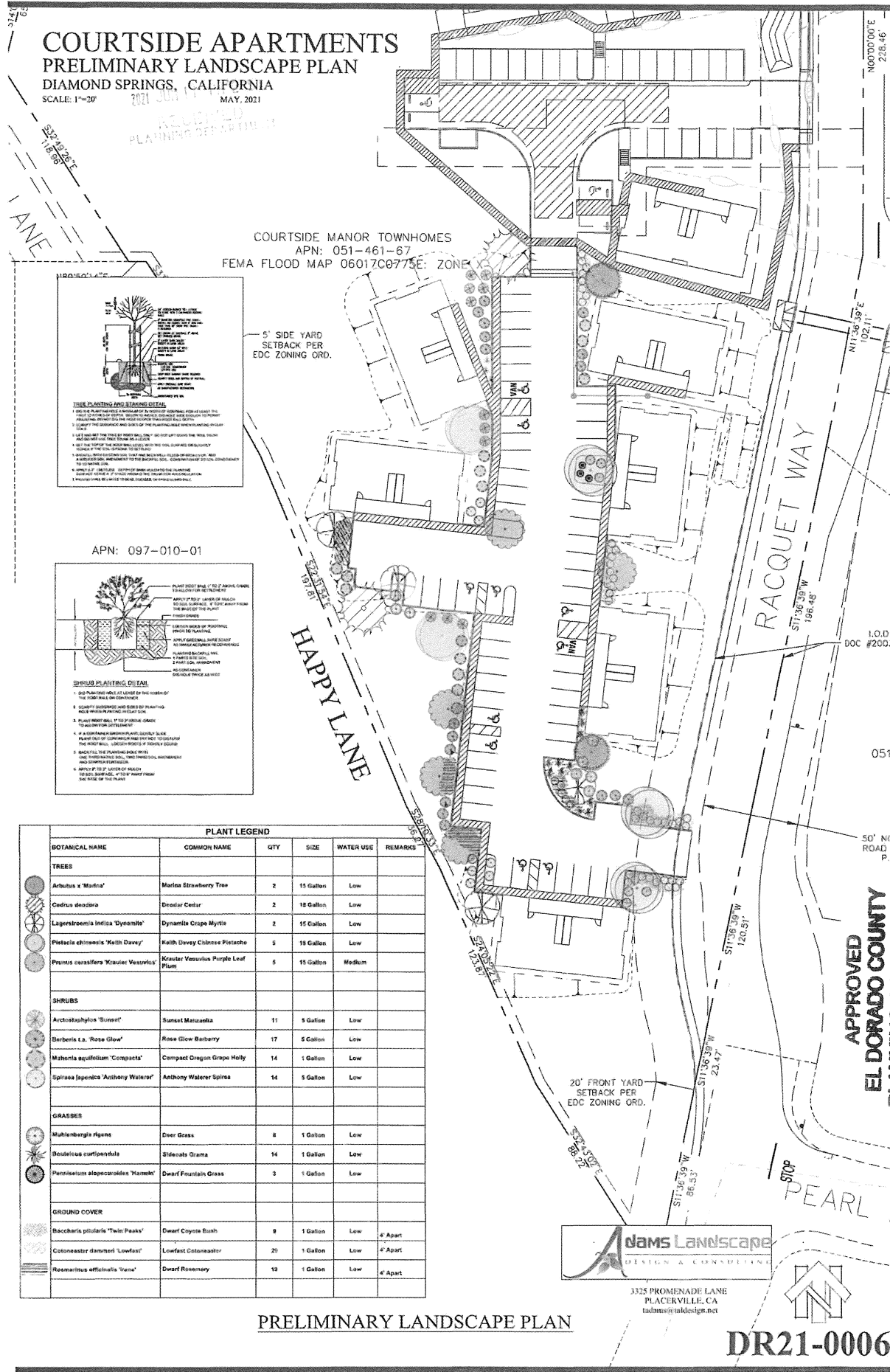
02

DR21-0006/COURTSIDE APARTMENTS, PHASE II  
 EXHIBIT M - PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS

**COURTSIDE APARTMENTS**  
**PRELIMINARY LANDSCAPE PLAN**  
 DIAMOND SPRINGS, CALIFORNIA

SCALE: 1"=20' MAY, 2021

COURTSIDE MANOR TOWNHOMES  
 APN: 051-461-67  
 FEMA FLOOD MAP 06017C0775E: ZONE X



PLANT LEGEND					
BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	REMARKS
<b>TREES</b>					
	Marina Strawberry Tree	2	15 Gallon	Low	
	Dreaded Cedar	2	18 Gallon	Low	
	Dynamite Crepe Myrtle	2	15 Gallon	Low	
	Keith Davey Calrose Pistache	5	18 Gallon	Low	
	Krauter Vesuvius Purple Leaf Plum	5	15 Gallon	Medium	
<b>SHRUBS</b>					
	Sunset Manzanita	11	5 Gallon	Low	
	Rose Glow Barberry	17	5 Gallon	Low	
	Compact Oregon Grape Holly	14	1 Gallon	Low	
	Anthony Waters Spirea	14	5 Gallon	Low	
<b>GRASSES</b>					
	Deer Grass	4	1 Gallon	Low	
	Stikets Grama	14	1 Gallon	Low	
	Dwarf Fountain Grass	3	1 Gallon	Low	
<b>GROUND COVER</b>					
	Dwarf Coyote Bush	9	1 Gallon	Low	4' Apart
	Lowfast Cotoneaster	20	1 Gallon	Low	4' Apart
	Dwarf Rosemary	10	1 Gallon	Low	4' Apart

**APPROVED**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**

DATE: September 9, 2021  
 BY: Tiffany Schmidt, JOS  
 EXECUTIVE SECRETARY

**JAMS Landscape**  
 DESIGN & CONSULTING

3325 PROMENADE LANE  
 PLACERVILLE, CA  
 tadm@jamsdesign.net

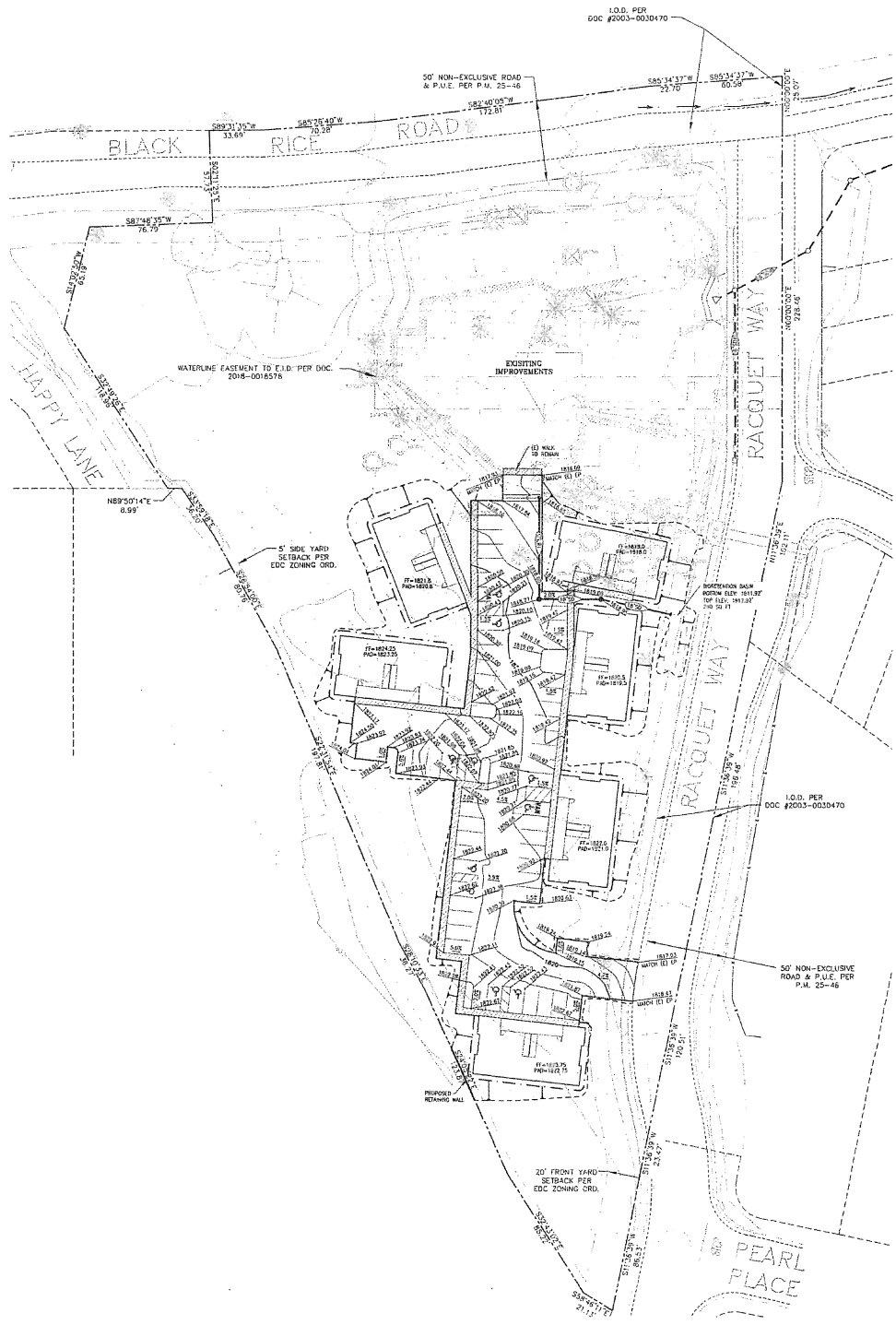
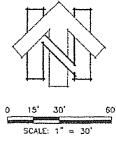
PRELIMINARY LANDSCAPE PLAN

DR21-0006

DR21-0006/COURTSIDE APARTMENTS, PHASE II  
 EXHIBIT M - PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS

COURTSIDE APARTMENTS  
 PRELIMINARY GRADING PLAN  
 DIAMOND SPRINGS, CALIFORNIA  
 SCALE: 1"=30' JUNE, 2021

RECEIVED  
 PLANNING DEPARTMENT



RAW PARTWORK  
 CUT: 3685 CY FILL: 435 CY  
 NOTE: EXCAVATED MATERIAL SHALL BE USED FOR BRUSH PILE TREATMENT

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 Civil Engineering • Land Surveying • Land Planning  
 2033 Marine Circle, Brea, CA 92603  
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DR21-0006

W:\21-0006\DR21-0006\LANDSCAPE\210625\01-GRADING\PLANNING\1820617-11-11-21.dwg, 11

DRZ17-0000/COURTSIDE APARTMENTS, PHASE II  
EXHIBIT S - SIGNAGE PLAN

COURTSIDE APARTMENTS – SIX (6) PLEXES – 24 UNITS AFFORDABLE/SENIOR HOUSING

680 BLACK RICE ROAD – APN: 051-461-067

**SIGNAGE PLAN –**

[There are three existing 4plexes on this parcel. Each was assigned by the County Assessor with a separate address 575, 577, 579 Racquet Way. It is anticipated that each of the new six buildings will also be assigned new addresses, probably 580 through 586.]

Each 4plex will have attached to the lower right front an address sign at least 8 inches in height. This height has been required by the Diamond Springs Fire Department.

Each of the four units in each building will be designated as units A,B,(downstairs) C, & D (upstairs). Each unit will have a sign attached to the front door with the appropriate designation.

Handicap parking spaces will be signed with appropriate sign required by code, as signed on the existing buildings.

Courtside Manor Homes, Inc.

By: Gerald Caditz, Officer

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE September 9, 2021

BY Tiffany Schmid  
EXECUTIVE SECRETARY