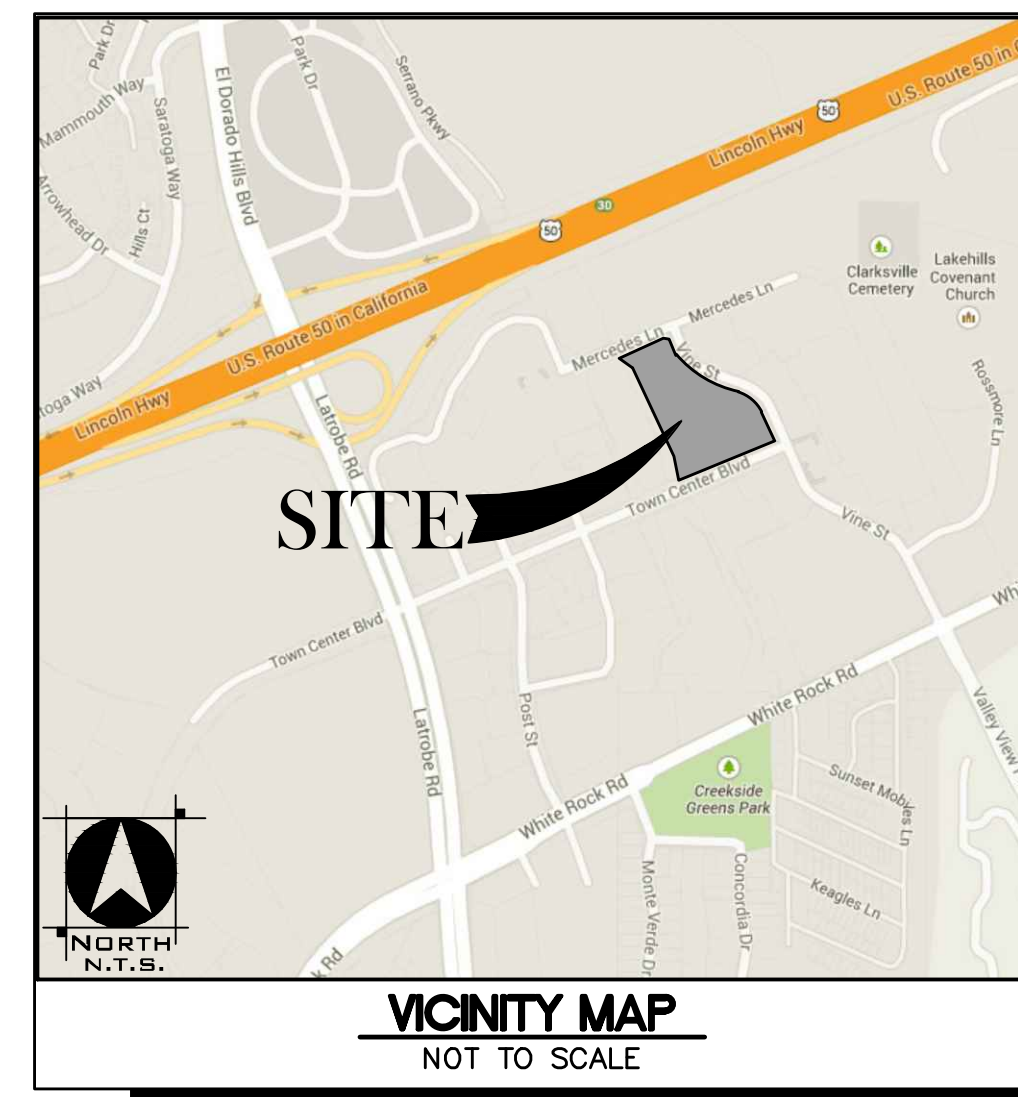


# COVER SHEET

# EL DORADO HILLS APARTMENTS

## TOWN CENTER

## EL DORADO COUNTY, CA



### PROPERTY DESCRIPTION

ADDRESS: TOWN CENTER BLVD  
EL DORADO HILLS, CA  
EL DORADO COUNTY

APN: 121-290-60-100, 121-290-61-100,  
& 121-290-62-100

PROPERTY AREA: 4.565 AC (198,862 SF)

### BUILDING DESCRIPTION

4-STORY APARTMENT BUILDING

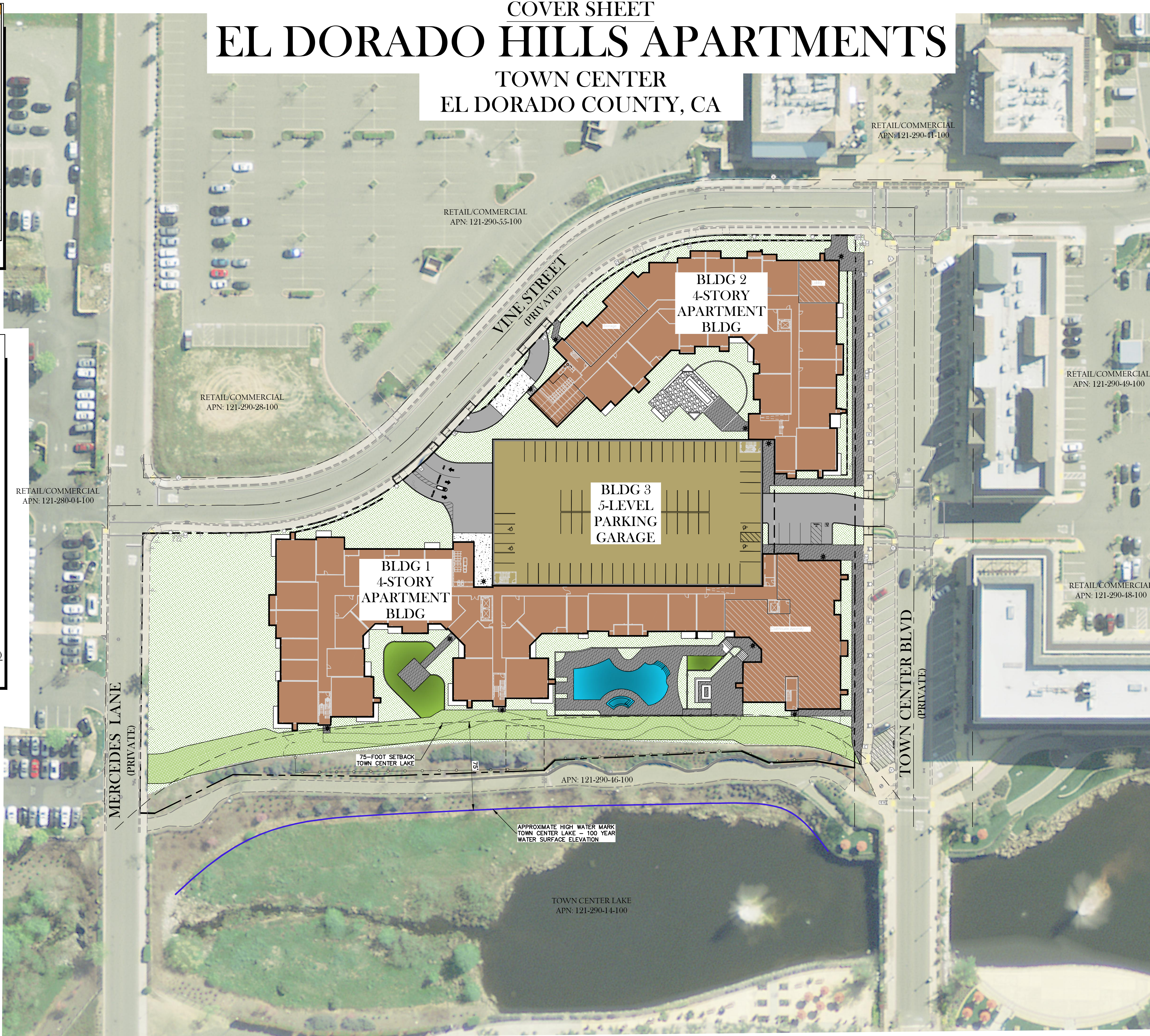
STUDIO UNITS	26
ONE-BEDROOM UNITS	88
TWO-BEDROOM UNITS	100
TOTAL UNITS	214

### PARKING SUMMARY

TOTAL REQUIRED (Zoning Code 130.35.030.1)	
1.5 STALLS PER 1-BEDROOM/STUDIO	171
2 STALLS PER 2-BEDROOM	200
GUEST 0.25 STALLS PER UNIT	54
TOTAL STALLS REQUIRED	425

PROVIDED (EXCLUSIVE)

VEHICLE SURFACE	5
VEHICLE GARAGE	409
MOTORCYCLE GARAGE	22 (EQUALS 11 VEHICLE)
TOTAL PROPOSED	425



INDEX OF DRAWINGS	
SHEET	TITLE
SP1	COVER SHEET
SP2	PRELIMINARY SITE PLAN
SP3	PRELIMINARY GRADING & DRAINAGE PLAN
SP4	PRELIMINARY GRADING SECTIONS
SP5	PRELIMINARY UTILITY PLAN
SP6	SITE PHOTO EXHIBIT
V1	ALTA - ACSM SURVEY
A0.1	ILLUSTRATIVE SITE PLAN
A1.0	BUILDING FLOOR PLANS - FIRST LEVEL
A1.1	BUILDING FLOOR PLANS - SECOND LEVEL
A1.2	BUILDING FLOOR PLANS - LEVEL 3 & 4
A1.3	BUILDING FLOOR PLANS - ROOF PLAN
A2.0	BUILDING FLOOR PLANS - ELEVATIONS
A2.1	BUILDING FLOOR PLANS - ELEVATIONS
A2.2	BUILDING FLOOR PLANS - ELEVATIONS
A3.0	BUILDING FLOOR PLANS - SECTIONS
A4.0	BUILDING FLOOR PLANS - PIAZZA
A5.0	BUILDING MATERIALS
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY PLANT PALETTE
EO.1	SYMBOLS LIST, GENERAL NOTES, & LIGHTING FIXTURE SCHEDULE
E1.1	SITE PLAN - PHOTOMETRIC

### PROJECT INFORMATION

**OWNER**  
TRADEWINDS LODGE A CA GP  
2920 ARDEN WAY #1  
SACRAMENTO, CA 95825

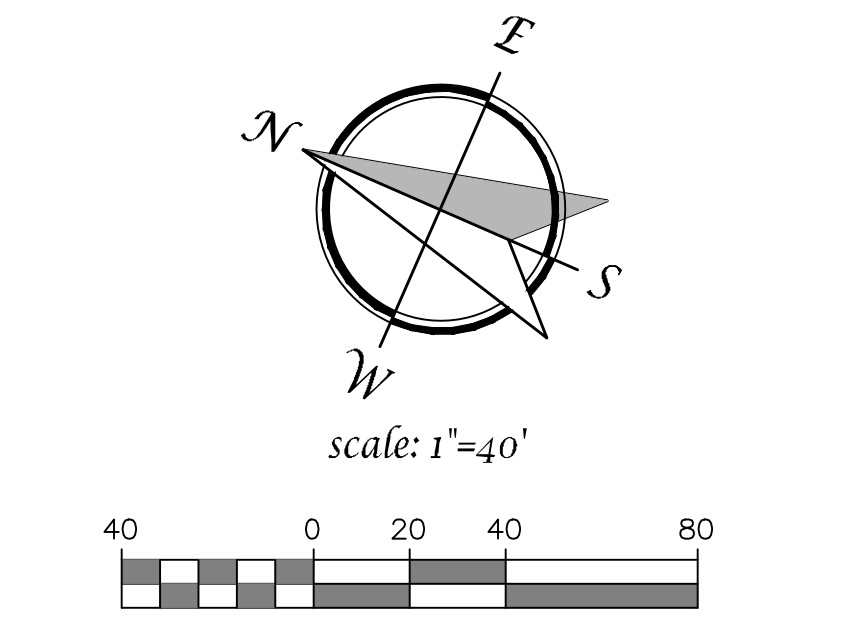
**DEVELOPER/APPLICANT**  
A.G. SPANOS COMPANIES  
1000 TRINITY PARKWAY, 5TH FLOOR  
STOCKTON, CA 95219  
ATTN: ALEXANDROS ECONOMOU  
209-908-7954

**PLANNER/ENGINEER**  
TSD ENGINEERING, INC.  
31 NATOMA STREET, SUITE 160  
FOLSOM, CA 95630  
ATTN: CHRIS SCHULZE  
916-608-0707 x 101

**ARCHITECT**  
KEPHART  
2555 WALNUT STREET  
DENVER, CO 80205  
ATTN: MAX REINER  
303-832-4474 x 7145

**LANDSCAPE ARCHITECT**  
OMNI MEANS, LTD.  
943 RESERVE DRIVE, SUITE 100  
ROSEVILLE, CA 95678  
ATTN: SCOTT ROBERTSON  
916-782-8688

**SITE ELECTRICAL**  
CAPITOL CITY DESIGN, INC.  
1751 CEBRIAN STREET  
WEST SACRAMENTO, CA 95691  
916-375-0135  
ATTN: TONY BAKER



COVER SHEET  
APRIL 07, 2016  
REVISED JUNE 29, 2017

**TSD ENGINEERING, INC.**  
expect more.

31 Natoma Street, Suite #160  
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Phone: (916) 608-0707  
Fax: (916) 608-0701

# SP-1