

DR20-0001 EXHIBIT K - PROJECT SITE PLAN

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

PROJECT DATA

RESIDENTIAL BUILDING	UNIT TYPE	STUDIO	1 BRDM	2 BRDM	3 BRDM	TOTAL
1		16	0	0	0	16
2	3	4	0	0	0	4
3	3	0	0	0	0	0
4	3	0	0	0	0	0
5	4	0	0	0	0	0
6	4	0	0	0	0	0
7	4	0	0	0	0	0
8	3	0	0	0	0	0
9	4	0	0	0	0	0
10		0	0	0	0	0
11		0	0	0	0	0
12		0	0	0	0	0
TOTAL		16	4	0	0	20

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.

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	4192	9456		13648
7	7584	11552		19136
8	8588	13308		21896
9	7868	12188	4000	24056
10	1774	2780		4554
11	4270	6382		10652
12	2304	3648		5952
TOTAL	54800	85168	4000	145968

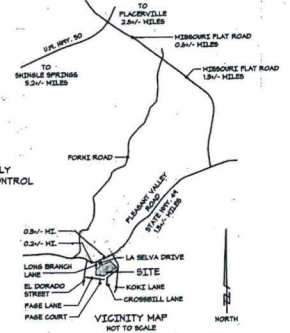
EXCLUDES STAIRS AND ELEVATORS

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 (591,000 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

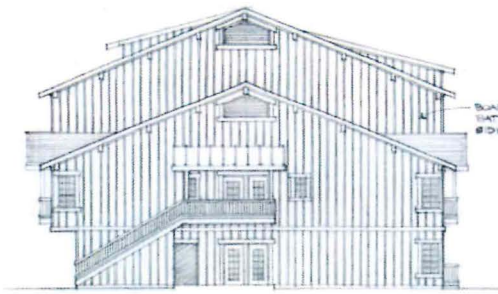


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 email: bob@wrightarchitecturestudio.com

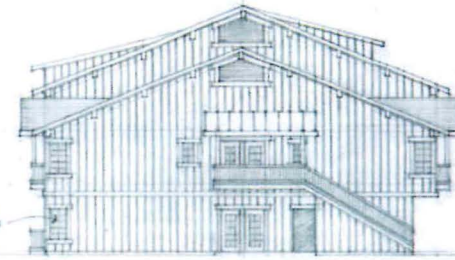
El Dorado Senior Village
 Highway 49 at Koki Lane
 El Dorado, California
 APN: 231-221-30-32

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

DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS

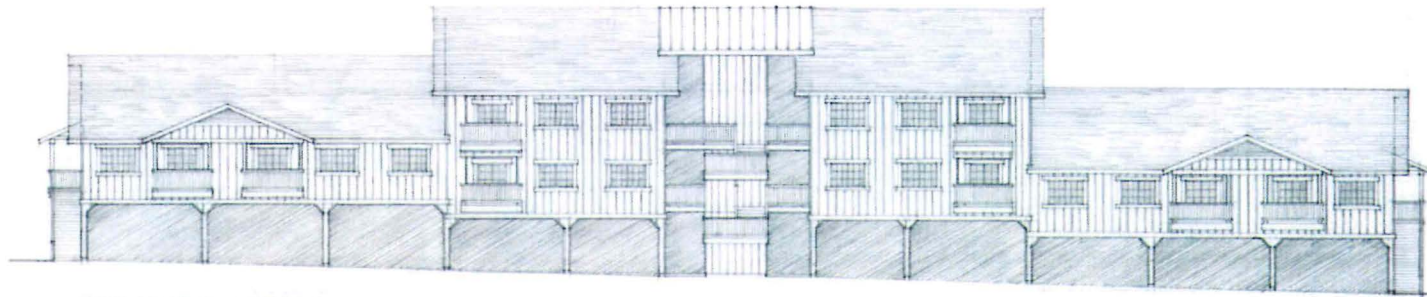


BUILDING 9 - WEST

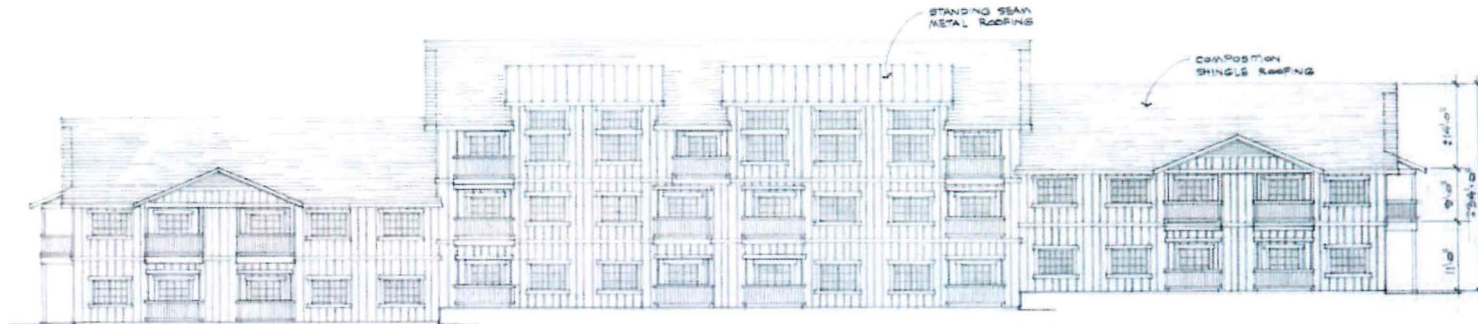


BUILDING 9 - EAST

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



BUILDING 9 - NORTH



BUILDING 9 - SOUTH

RESIDENTIAL ELEVATIONS

APRIL 2020

JOB NO: WAS 1911



WRIGHT ARCHITECTURE
Studio

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

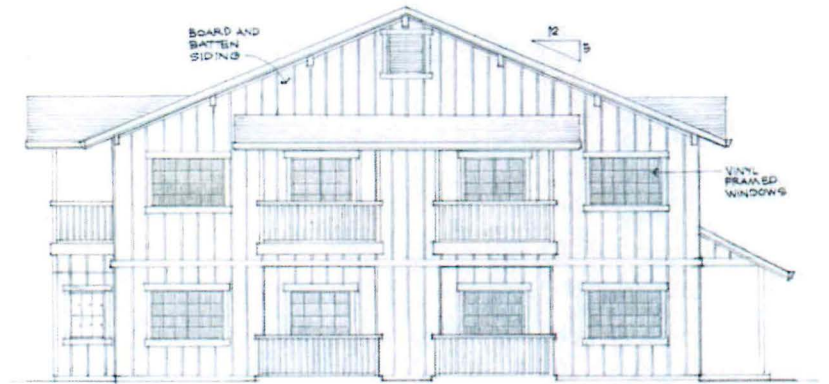
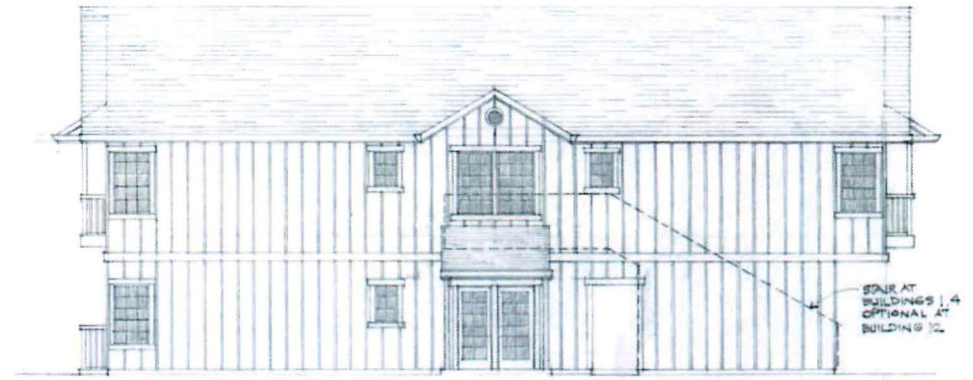
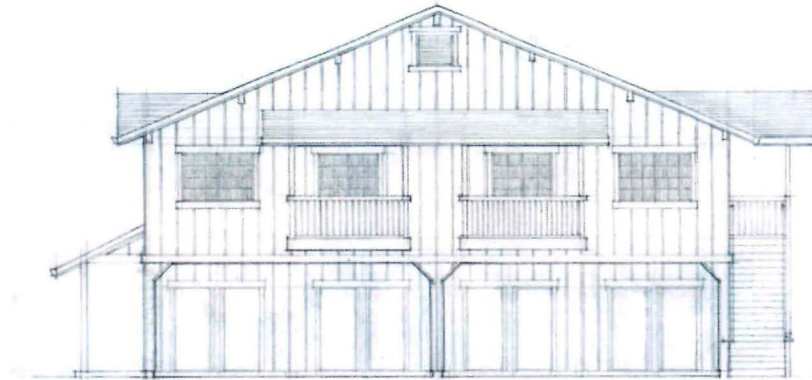
APN: 331-221-30-32

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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
APR 31 2020 10:32

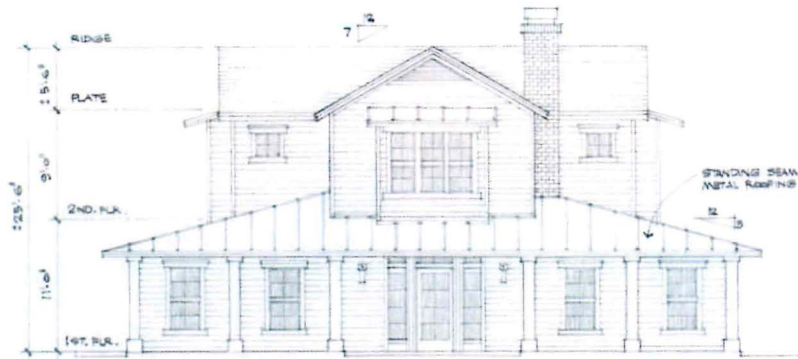
El Dorado Senior Housing LLC
 854 Diablo Road
 Danville, CA 94526
 (281) 772-3772
 Email: ra.lewis@comcast.net



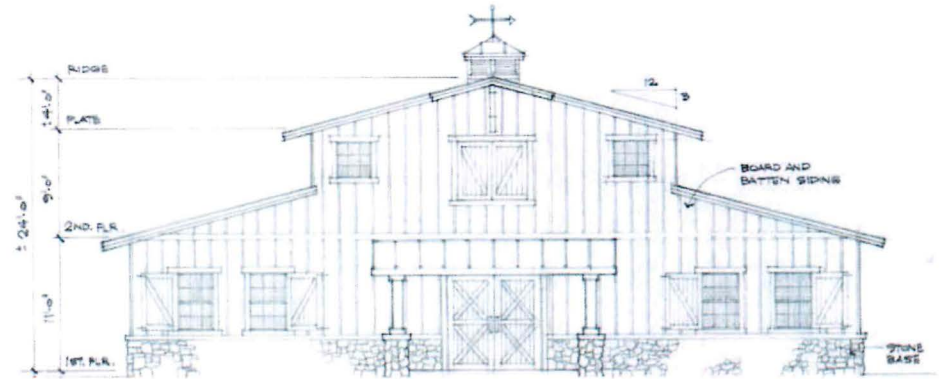
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A 3

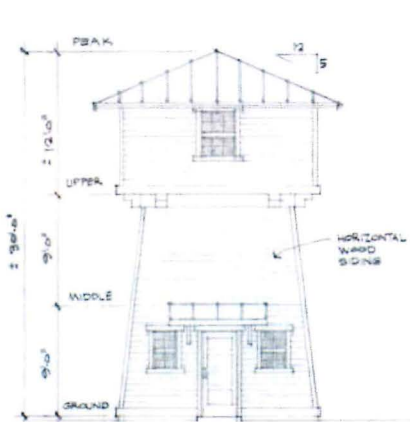
DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



COMMERCIAL BUILDING TWO
"THE VILLAGE INN"
 NORTH ELEVATION



CLUBHOUSE BUILDING
"THE BARN"
 SOUTH ELEVATION



OFFICE BUILDING
"THE TANK HOUSE"
 SOUTH ELEVATION



COMMERCIAL BUILDING ONE
"THE RANCH HOUSE"
 NORTH ELEVATION

COMMERCIAL ELEVATIONS

APRIL 2020

JOB NO. WAS 19111



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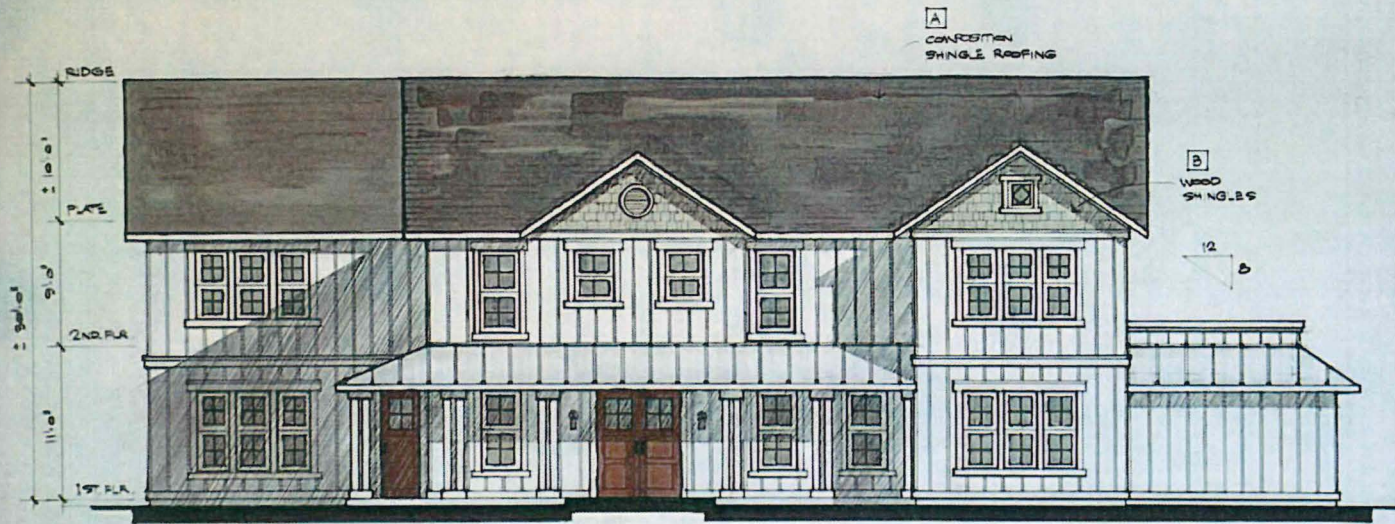
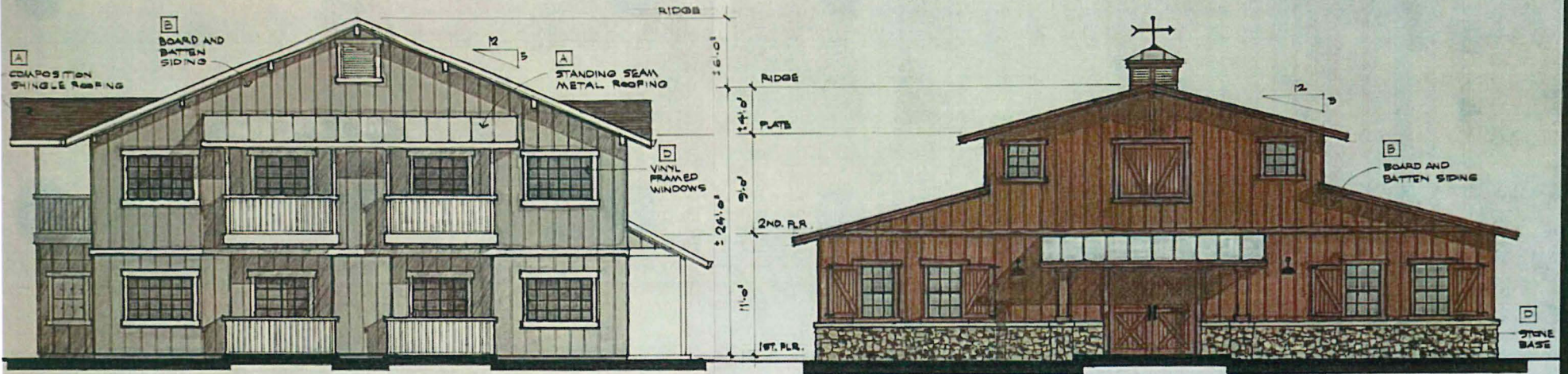
El Dorado Senior Village
 Highway 49 at Koki Lane
 El Dorado, California
APR 20 2020 10:30 AM

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A 4

DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



- A ROOFING**
COMPOSITION SHINGLES
GAF - "BARKWOOD"
STANDING SEAM METAL
AEP SPAN - "COOL SURF WHITE"
- B SIDING**
PAINTED
KELLY-MOORE - "BALLIE SCOTT SAGE"
KELLY-MOORE - "FRANK LLOYD WHITE"
STAINED
CABOT - "HEARTWOOD"
- C BASE**
EL DORADO STONE
COUNTRY RUBBLE - "COGNAC"
- D FENESTRATION**
VINYL
MILGARD - "BRONZE"



COLORS AND MATERIALS



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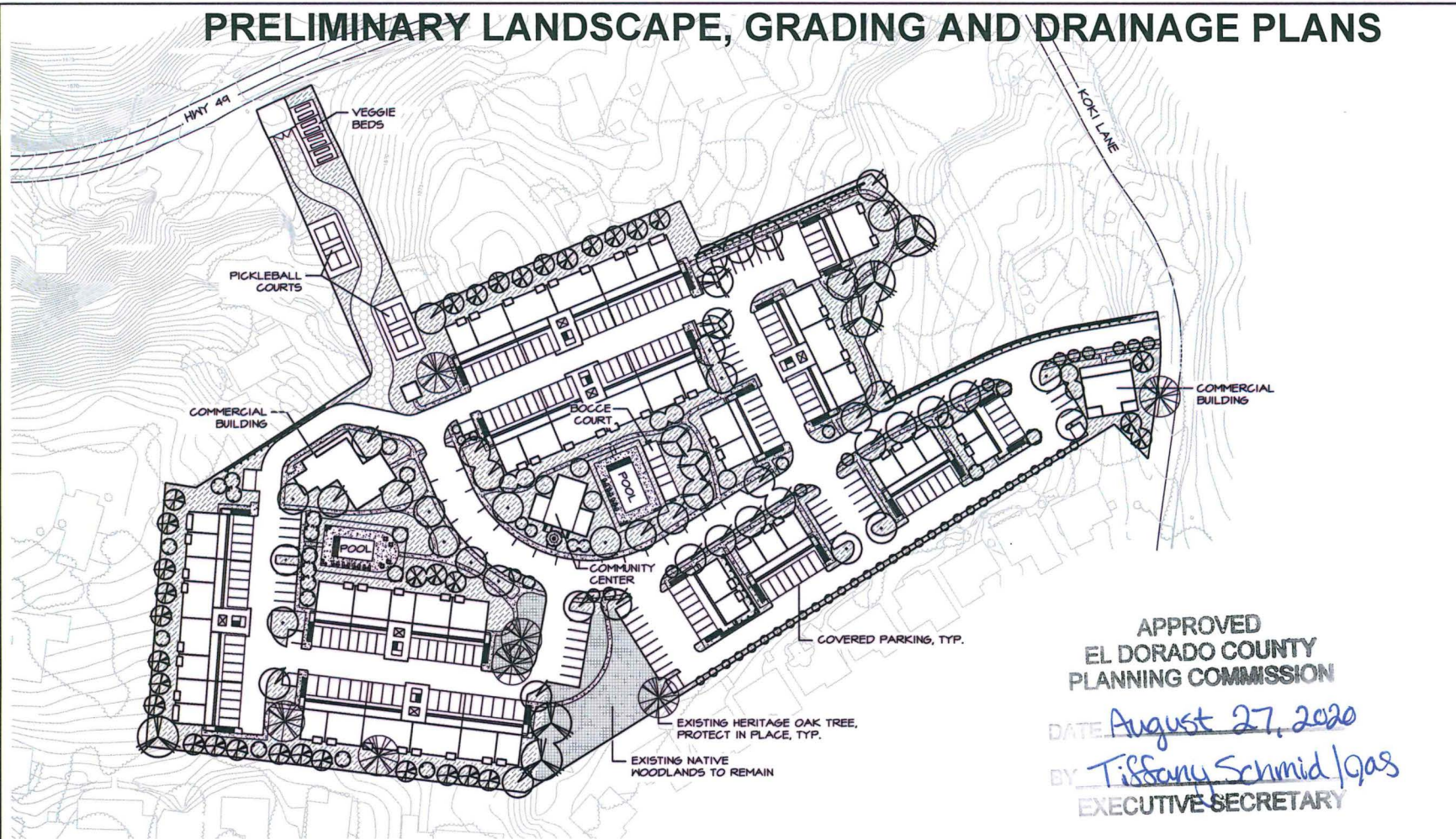
El Dorado Senior Village
Highway 49 at Koki Lane
El Dorado, California
APH: 331 221 30 32

El Dorado Senior Housing LLC
854 Diablo Road
Danville, CA 94526
(281) 772-3772
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JOB NO. WAS 1911
A 5

DR20-0001 EXHIBIT M

PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE August 27, 2020

BY Tiffany Schmid/gas
EXECUTIVE SECRETARY

TREE LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE OCT	5	Acer rubrum 'October Glory' / October Glory Red Maple	24"box
	CER FOR	6	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	15 gal
	LAS NAT	20	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal
	PHO FRA	33	Photinia x fraseri 'Standard' / Red Tip Photinia Tree	15 gal
	PN BRU	34	Pinus halepensis 'Bruta' / Calabrian Pine	15 gal
	PRU KVA	10	Prunus serrulata 'Kanzan' / Japanese Flowering Cherry	15 gal
	QUE KEL	6	Quercus kelloggii / California Black Oak	24"box
	QUE PAS	16	Quercus robur fastigiata / Pyramidal English Oak	15 gal
	QUE PES	27	Quercus wislizenii / Interior Live Oak	24"box
	ZEL VIL	16	Zelkova serrata 'Village Green' / Sawleaf Zelkova	24"box

LANDSCAPE LEGEND

	IRRIGATED PLANTING AREA (100,325 SF)
	UNIRRIGATED EXISTING OAK WOODLAND (12,425 SF)
	EVA ROAD - SEE CIVIL PLANS
	CONCRETE PEDESTRIAN PAVEMENT - SEE CIVIL PLANS

IRRIGATION NARRATIVE:

A new irrigation water point of connection will be established at the proposed 8" water main aligned along the new access road (see Utility Plan) to provide water from the El Dorado Irrigation District's existing mainline in the public right of way. A new dedicated irrigation water meter, backflow prevention device, master valve, and flow sensor will be provided downstream of that point of connection.

All landscaped areas will be serviced with a fully automatic irrigation system to include mainline and lateral piping, remote control valves and wiring, quick couplers, hose bibs, and shut-off valves. In-line drip irrigation will be provided to all shrub and groundcover plantings, bubbler irrigation to all new trees, and rotary spray irrigation to lawn and non-tree fescue areas.

Stations/hydrant zones shall be delineated based on similar water demands, sun exposure, and microclimates. New trees shall be on separate station(s) to allow watering adjustments independent of underlying plantings.

A new commercial-quality weather-based 'smart' controller with rain/freeze sensor will be installed in a locking cabinet. Controller shall have the ability to be controlled remotely via wi-fi and shall automatically adjust to varying evapotranspiration rates.

PERIMETER FENCE:

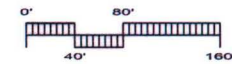
7' noncombustible fence shall be installed along entire perimeter of project site, except at entry drive intersection with Koki Lane, and where emergency vehicle access lane meets Highway 49. Lockable double gate at emergency vehicle access lane shall be installed.

SIGNAGE:

Signage shall comply with the requirements of the Code of Ordinances, Chapter 150.16 - Signs.

Signs shall be located as follows:

- One (1) - 12 sf monument sign at or near the entry at Koki Lane
- One (1) - 12 sf monument sign at or near the Community Center
- One (1) - 50 sf wall sign on Commercial Bldg. #1
- One (1) - 50 sf wall sign on Commercial Bldg. #2



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LANDSCAPE ARCHITECTURE

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EL DORADO SENIOR VILLAGE
PRELIMINARY LANDSCAPE PLAN
HIGHWAY 49 AT KOKI LANE
EL DORADO COUNTY, CALIFORNIA

Sheet Title
**PRELIMINARY
LANDSCAPE PLAN**



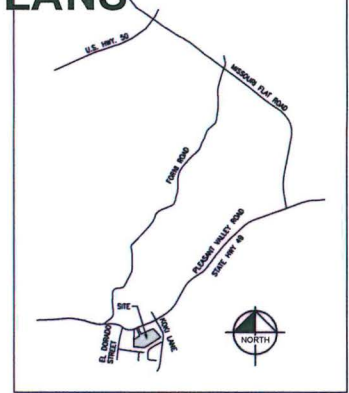
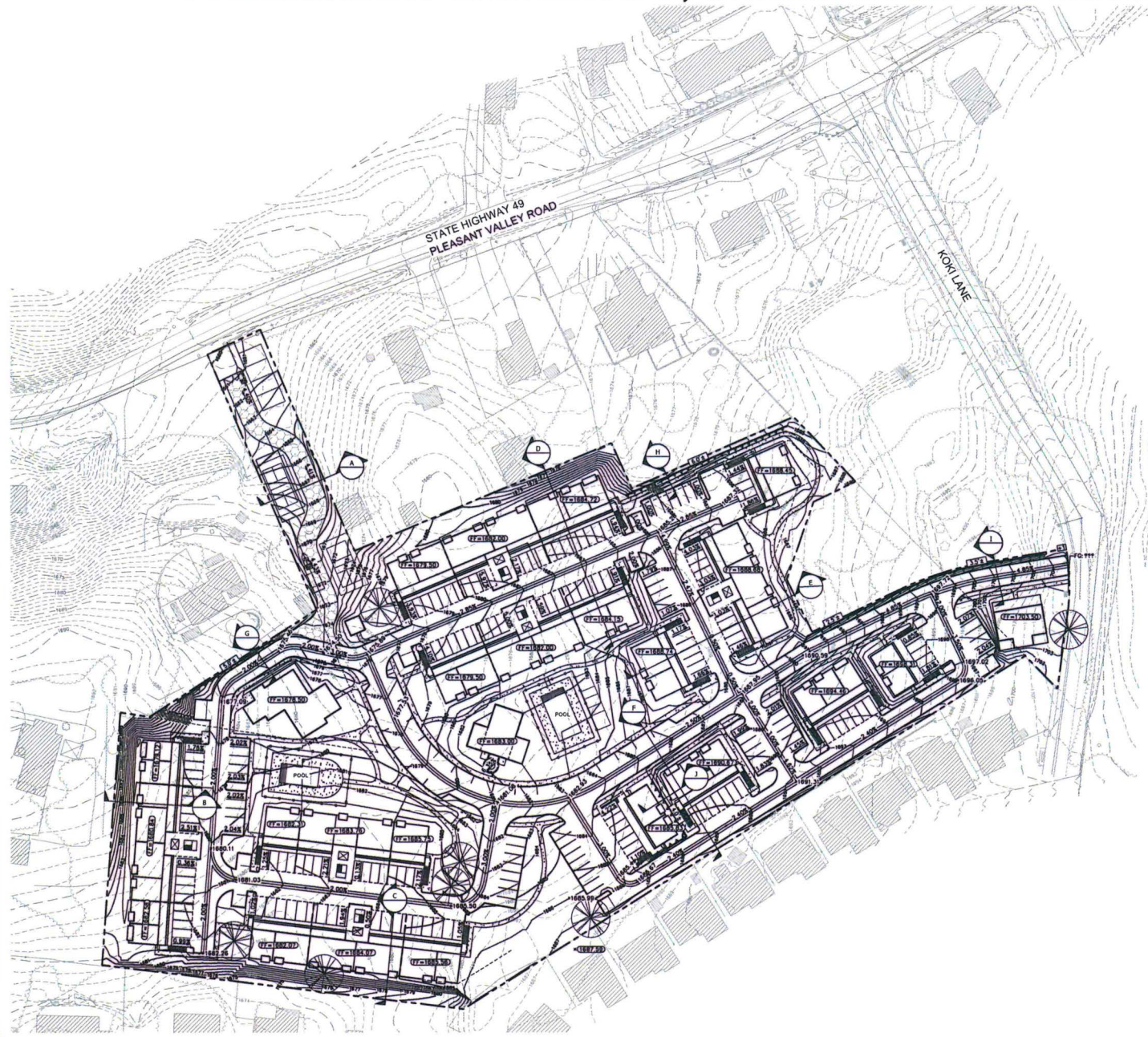
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1" = 40'

Project No: 1515A
Drawn By: TVZ
Scale: 1" = 40'
Date: 21 APR 20
File Name: EDRS-17.dwg

L-1

DR20-0001 EXHIBIT M

PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS



VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION

OWNER/DEVELOPER
 EL DONATO SENIOR HOUSING LLC
 ATTN: ROGER LEWIS
 854 DUNLOP ROAD
 DUNHILL, CA 94505
 PHONE: 916-772-3772

ENGINEER
 KIMLEY-HORN AND ASSOCIATES
 ATTN: SARAH MARSHALL, P.E.
 200 CAPITOL HILL, SUITE 200
 SACRAMENTO, CA 95814
 PHONE: 916-656-5800

LANDSCAPE ARCHITECT
 THOMAS LANDSCAPE ARCHITECTURE
 ATTN: JEFF HARRISON
 1233 HIGH ST
 ALBANY, CA 94603
 PHONE: 530-885-0040

ARCHITECT
 WRIGHT ARCHITECTURE
 101 LOGAN VALLEY ROAD SUITE 313
 SAN RAFAEL, CA 94903
 PHONE: 415-991-4447

LEGEND

- 100 --- EXISTING MAJOR CONTOUR
- 100 --- EXISTING MINOR CONTOUR
- 100 --- PROPOSED MAJOR CONTOUR
- 100 --- PROPOSED MINOR CONTOUR
- 100 --- FINISHED FLOOR
- 100 --- EMERGENCY VEHICLE ACCESS
- 100 --- PROPOSED RETAINING WALL WITH EXPOSED HEIGHT
- 100 --- EMERGENCY VEHICLE ACCESS ROAD
- 100 --- GATE

EARTHWORK

CUT: 6,700 CY
 FILL: 14,400 CY
 NET: 7,700 CY (IMPORT)

NOTE: QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

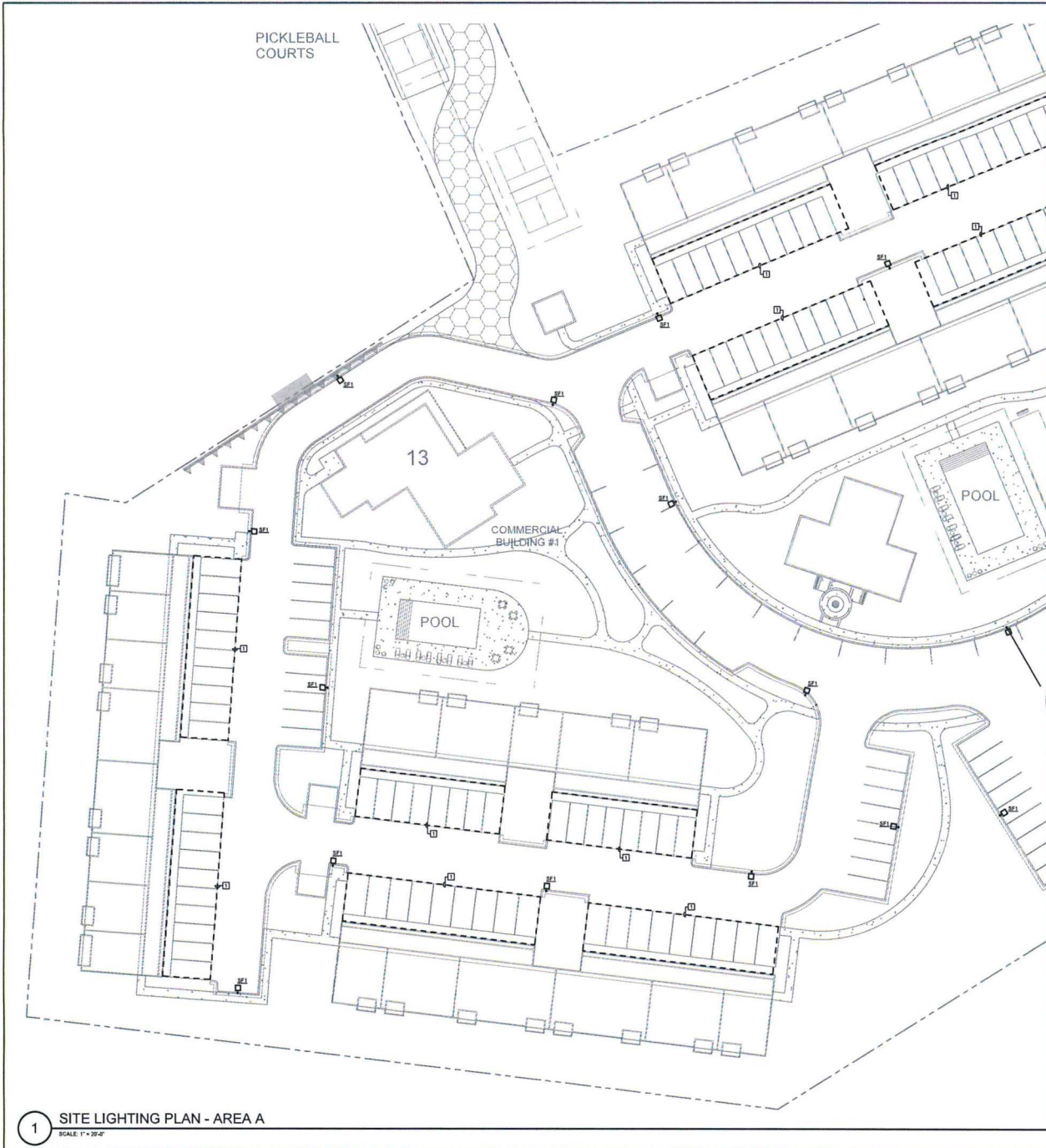
THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO OVER-EXCAVATION, RE-COMPACTION, SHRINKAGE, SWELL AND CONSTRUCTION METHODS.

A 1' FOOT BUILDING FOUNDATION WAS ASSUMED AS WELL AS A 2' PERMEABLE PAVERS SECTION.



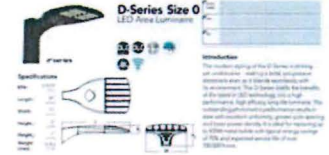
PRELIMINARY GRADING
 &
 DRAINAGE PLAN
 APRIL, 2020

DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



ELECTRICAL SHEET INDEX	
SHEET NO.	SHEET NAME
E-1	SITE LIGHTING PLAN - AREA A
E-2	SITE LIGHTING PLAN - AREA B
E-3	SITE LIGHTING PLAN - AREA C
E-4	SITE LIGHTING PLAN - AREA D

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE	BALLAST/TYPING	WATTS	DESCRIPTION
SP1	THORN	DOBLE-ED-FP-35K-TSM-40WOLT-SP-4000K/70-CRI-150K LUMENS	LED	LED	40 W	30' POLE MOUNTED AREA LIGHT FIXTURE, TYPE 5 WIDE OPTICS WITH HOUSE SIDE SHIELD, 5/8" X 1/4" SCALE, STEEL POLE.



Item	Quantity	Unit	Notes
SP1	1	Each	See Schedule

SYMBOLS LIST	
LIGHTING	
	SINGLE-HEAD AREA LUMINAIRE WITH BRACKET ARM AND POLE, MOUNTED TO CONCRETE BASE.

NUMBERED SHEET NOTES

COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE August 27, 2020
BY Tiffany Schmid / 1498
EXECUTIVE SECRETARY

1 SITE LIGHTING PLAN - AREA A
SCALE: 1" = 20'-0"



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EL DORADO SENIOR VILLAGE
PRELIMINARY LIGHTING PLAN
HIGHWAY 49 AT KOKI LANE
EL DORADO COUNTY, CALIFORNIA

SITE LIGHTING PLAN - AREA A	
Rev	Description
1	Initial Issue

Project: DR20-0001
Drawn By: YEC
Scale: 1" = 20'
Date: 17 APR 20
File Name: 04_17_20

Sheet No.: E-1

DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



NUMBERED SHEET NOTES
 □ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

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EL DORADO SENIOR VILLAGE
 PRELIMINARY LIGHTING PLAN
 HIGHWAY 49 AT KOKI LANE
 EL DORADO COUNTY, CALIFORNIA

Standard Note: All work shall be done in accordance with the applicable codes and standards. The Engineer shall not be responsible for the accuracy of the information provided by others. The Engineer shall not be responsible for the accuracy of the information provided by others.

Sheet Title: **SITE LIGHTING PLAN - AREA B**

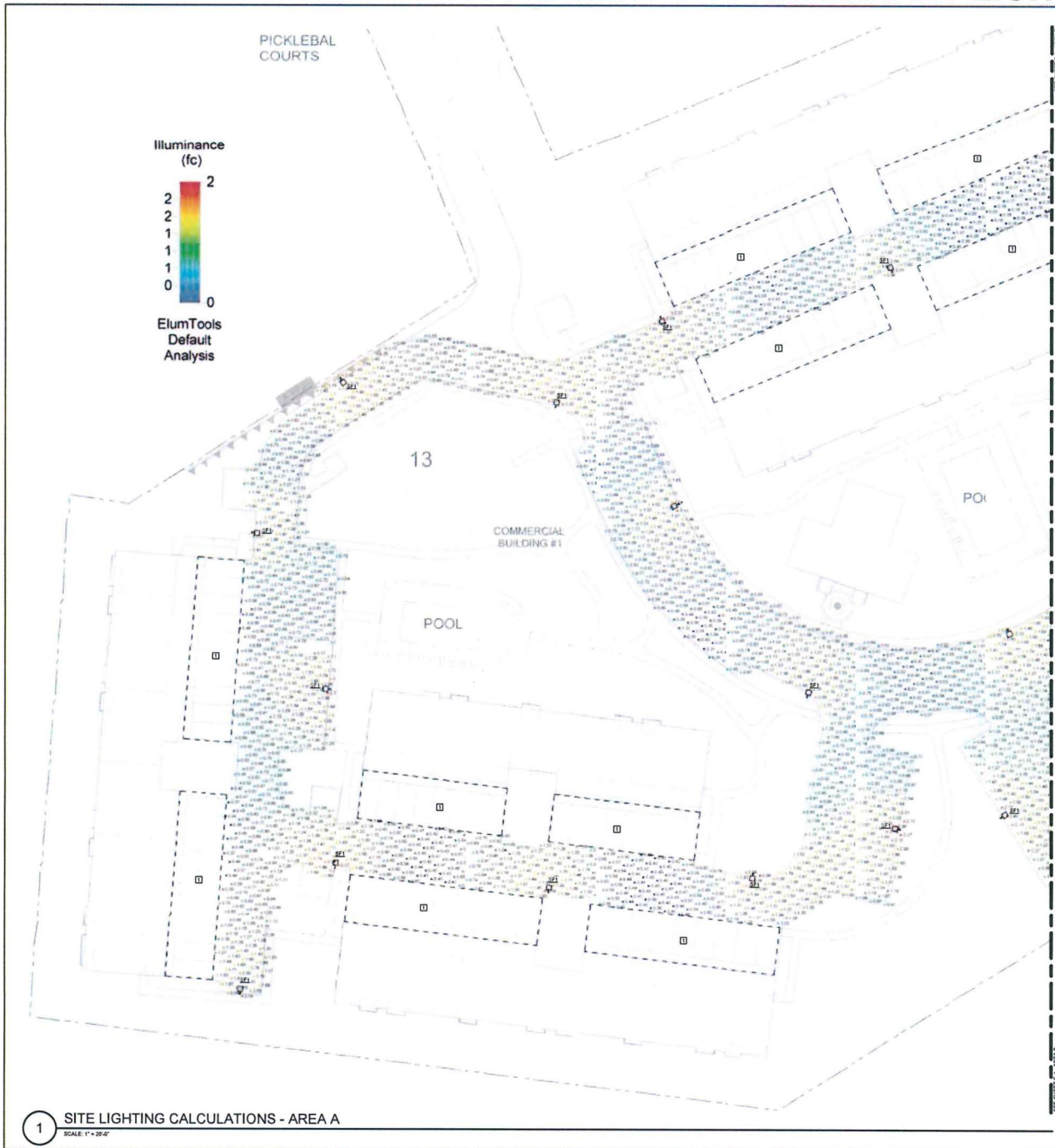
No.	Date	Revised
1		
2		
3		
4		

Project No: TEK Sheet No: **E-2**
 Drawn By: TEK
 Scale: 1" = 20'
 Date: 17 APR 20
 File Name: 4



1 SITE LIGHTING PLAN - AREA B
 SCALE: 1" = 20'-0"

DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



1 SITE LIGHTING CALCULATIONS - AREA A
SCALE: 1" = 20'-0"

NUMBERED SHEET NOTES
 □ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

ROADWAY CALCULATIONS					
Calculation Point Name	Average	Maximum	Minimum	Height	Width
ROADWAY	1.8 fc	2.4 fc	0.2 fc	5.7'	14.3'

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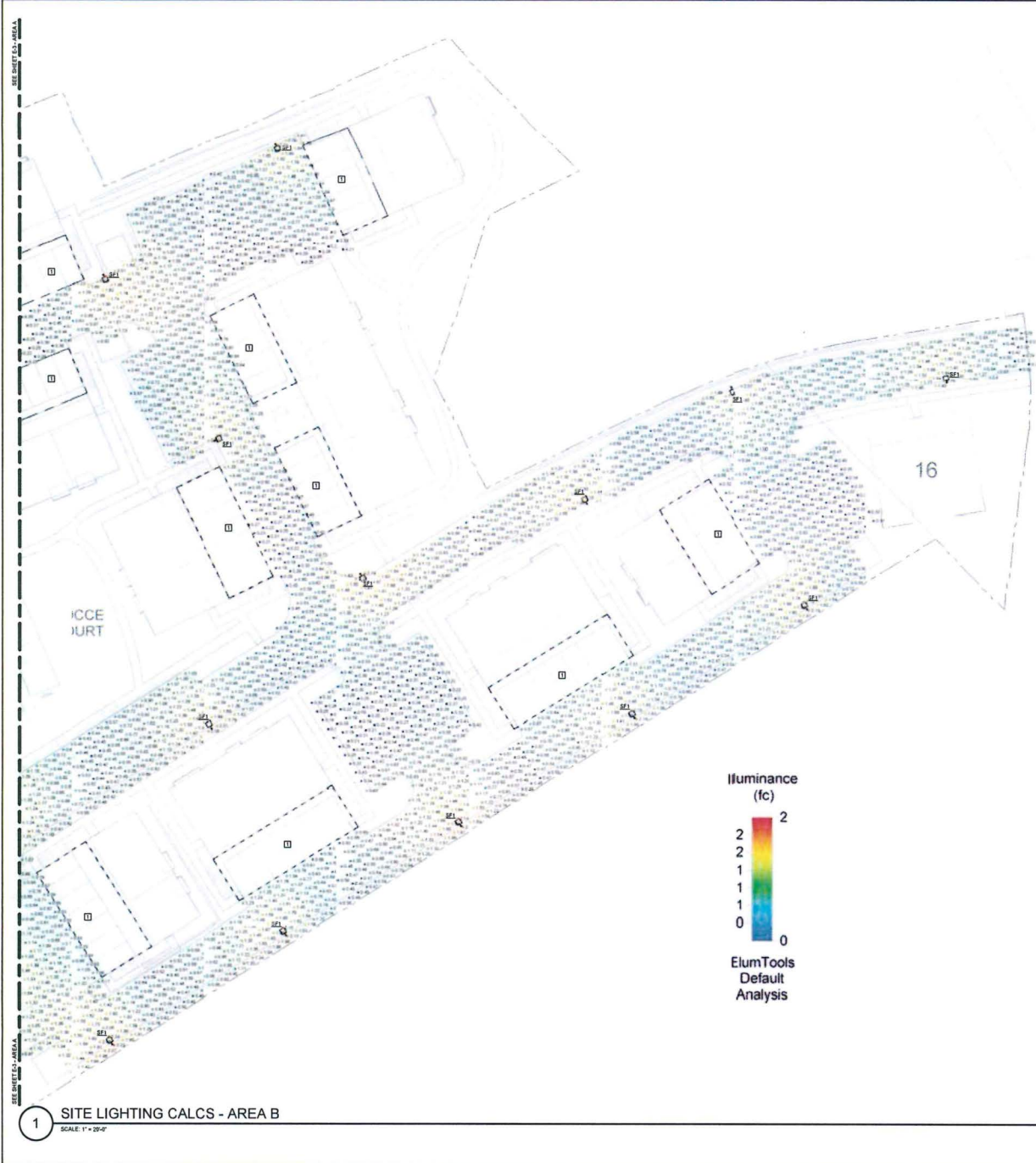
EL DORADO SENIOR VILLAGE
 PRELIMINARY LIGHTING PLAN
 HIGHWAY 49 AT KOKI LANE
 EL DORADO COUNTY, CALIFORNIA

Sheet No: **SITE LIGHTING CALCS - AREA A**

Project No: YEE
 Drawn By: YEE
 Scale: 1" = 20'
 Date: 17 APR 20
 File Name: **E-3**
 of 4 sheets



DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



NUMBERED SHEET NOTES
 □ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

ROADWAY CALCULATIONS					
Calculation Points Name	Average	Maximum	Minimum	Avg/Mix	Max/Mix
ROADWAY	1.8 fc	2.4 fc	0.2 fc	5.7	14.3

YAMASAKI
 LANDSCAPE ARCHITECTURE

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EL DORADO SENIOR VILLAGE
 PRELIMINARY LIGHTING PLAN
 HIGHWAY 49 AT KOKI LANE
 EL DORADO COUNTY, CALIFORNIA

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Sheet No: **SITE LIGHTING CALCS - AREA B**

No.	Date	Revisions
1		
2		
3		
4		

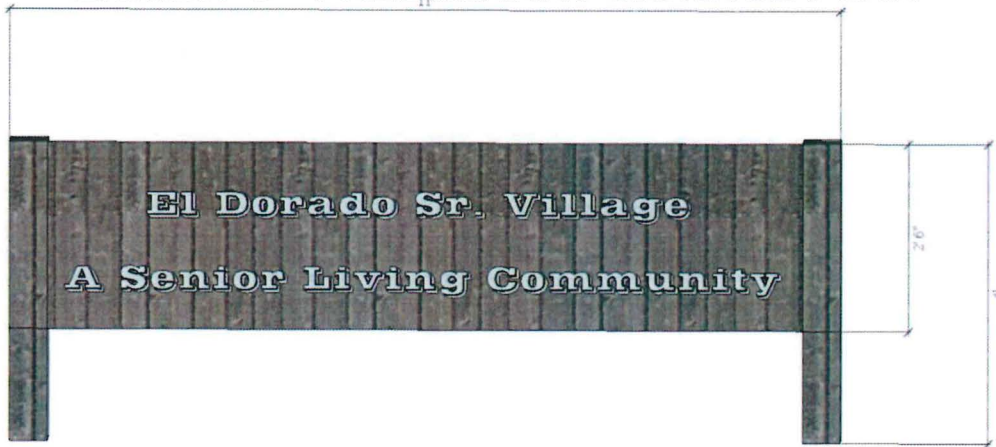
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 Drawn By: YEC
 Scale: 1" = 20'
 Date: 17 APR 20
 File Name: E-4

1 SITE LIGHTING CALCS - AREA B
 SCALE: 1" = 20'

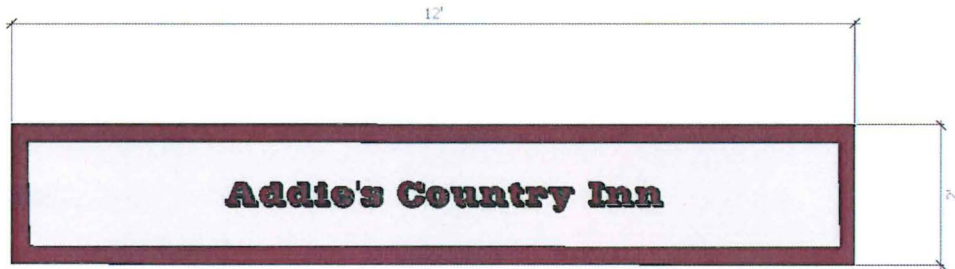


DR20-0001

EXHIBIT U - PRELIMINARY SIGNAGE PLAN



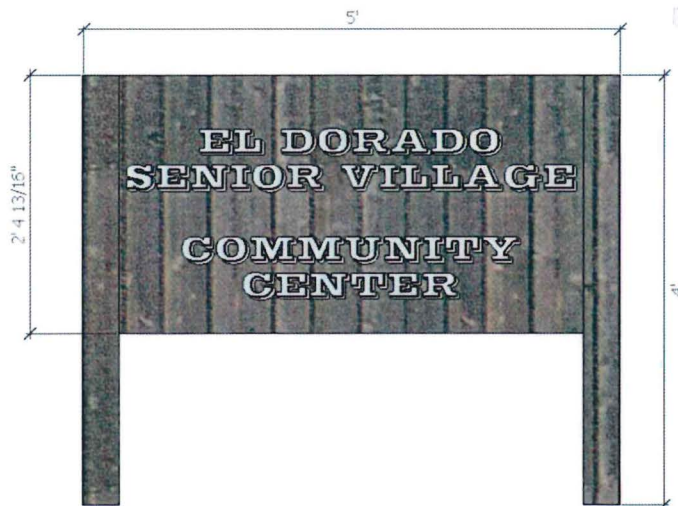
Typical at Entry



Typical at Commercial Buildings

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE *August 27, 2020*
BY *Tiffany Schmid/KAS*
EXECUTIVE SECRETARY



Typical at Club House