

4 DIRECTIONS FARM

7388 Brandon Road Latrobe, CA 95682

MASTER PLAN

SPECIAL USE PERMIT #S 16 0005 - PLANNING REVIEW

G&B ARCHITECTURE
 Greg S. Ballinger, AIA
 Architect - CGRP - LEED-AP
 8100 Galena Drive
 El Dorado Hills, CA 95624
 (916) 933-6633
 GSB-Arch@aol.com
 www.GSB-Arch.com



Designed By: GSB
 Drawn By: GSB
 Checked By: GSB

G&B ARCHITECTURE, INC. & THE ARCHITECT
 HEREBY CERTIFY THAT THE ARCHITECT
 HAS REVIEWED THE PROJECT AND THAT
 ALL INFORMATION IS TRUE AND CORRECT
 TO THE BEST OF HIS KNOWLEDGE AND
 BELIEF. THE ARCHITECT'S LIABILITY IS
 LIMITED TO THE PROFESSIONAL SERVICES
 PROVIDED BY HIM OR HER. THE ARCHITECT
 IS NOT RESPONSIBLE FOR THE DESIGN OR
 CONSTRUCTION OF ANY STRUCTURE
 UNLESS THE ARCHITECT HAS BEEN
 SPECIFICALLY RETAINED BY THE
 OWNER FOR SUCH PURPOSES.

CONSTRUCTION
 PROJECT TITLE
 7388 BRANDON ROAD
 LATROBE,
 CALIFORNIA 95682
 APN: 087-021-005-100



Project Title
 7388 BRANDON ROAD
 LATROBE,
 CALIFORNIA 95682
 APN: 087-021-005-100

Client / Owner
 Cindy Keller & Starline Meyers
 DBA Gallego Farms School, Inc.
 4800 Wind Play Drive
 El Dorado Hills, CA
 95762
 (916) 939-0553

Overall Site Plan with Proposed Improvement

BASIC CODE SUMMARY
 PARKING CALCULATIONS
 PROJECT DESCRIPTION
 DRAWING INDEX
 VICINITY MAP
 DIRECTORY

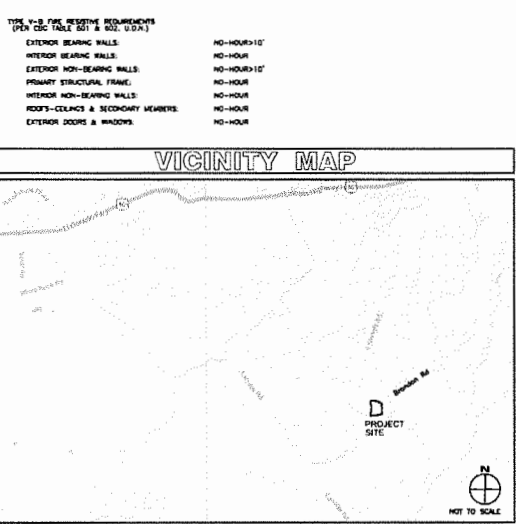
SCHEMATIC PHASE

PROGRESS PRINT
 14 OCTOBER 2016
 NOT FOR CONSTRUCTION

Sheet No.
 GSP14-08
 Date:
 14 OCTOBER 2016
A1.1

BASIC CODE SUMMARY

ADJACENT PARCEL NUMBER: 087-021-06-100
ZONING / DEVELOPMENT SUBDIVISION: CURRENT AG, NEW RL
PROPERTY AREA: 34.8 ACRES / 1,517,208 SF
SETBACK REQUIREMENTS FOR SOUTH PROPERTY LINE (PER SLP & ZONING CODE): 30'-0" FROM BRANDON ROAD, 200' AG SIDEWAYS
BUILDING CODE: 2013 CBC, CBC, CBC, DEC, DEC, DEC, ENERGY, ONE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
OCCUPANCY GROUP & USE (PER CBC CHAPTER 3): BLDG 1: M 309: MARKET, DISPLAY & SALES
 BLDG 2: B 304: TRAINING & SKILL DEVELOPMENT NOT WITHIN A SCHOOL
 BLDG 3: B 304: KITCHEN FOOD PREP & CONSUMPTION IS > 50 OCCUPANTS
 BLDG 4: B 304: TRAINING & SKILL DEVELOPMENT NOT WITHIN A SCHOOL
 BLDG 5: U 312: RESIDENTIAL CARETAKER
 BLDG 6: U 312: AGRICULTURAL GREENHOUSE
CONSTRUCTION TYPE (PER CBC TABLE 601): FIVE V-B TYPICAL
MAXIMUM HEIGHT OF BUILDING (PER CBC TABLE 603): +10'; B 2-STORY, M 1-STORY, R-3 3 STORY, U 1-STORY
PROPOSED HEIGHT OF BUILDING: 1-STORY, 2-STORY EXTERIOR DESIGN
BASIC ALLOWABLE FLOOR AREA PER BLDG (TABULAR AREAS PER CBC TABLE 603):
 B ODD: 6,000 SF
 M ODD: 6,000 SF
 R-3 ODD: UNLIMITED AREA
 U ODD: UNLIMITED AREA
OCCUPANT SEPARATION REQUIREMENTS (PER CBC TABLE 308.4): NO SEPARATION REQUIREMENTS
AUTOMATIC FIRE PROTECTION FACTOR (PER CBC SECTION 907):
 B ODD: KITCHEN HOOD & DUCT (CBC 904.2.1)
 M ODD: 100% FINE SPRINKLED > 2,000 SF (CDPFD LOCAL ORDINANCE)
 R-3 ODD: 100% FINE SPRINKLED (CBC 904.2.1)
 U ODD: NOT REQUIRED
MANUAL FIRE ALARM SYSTEM (PER CBC SECTION 907.1 & 907.2):
 B ODD: MANUAL ALARM REQUIRED
 M ODD: NOT REQUIRED (CBC 907.2.3)
 R-3 ODD: SMOKE DETECTORS (CBC 907.2.11.2)
 U ODD: NOT REQUIRED
INTERIOR WALL & CEILING FINISHES (PER CBC SECTION 903.1 & TABLE 903.1):
 CLASS C:
 PLUMB SPRAYS ARE 28-200
 SMOKE DEVELOPED INDEX 0-150
PROPOSED OCCUPIED BUILDING GROSS FLOOR AREA:
 BLDG 1: INDOOR MARKET & TRAINING: 23,000 SF
 COVERED STORAGE & LAUNDRY: 1,178 SF
 TOTAL: 24,178 SF
 BLDG 2: OPEN CAZERO: 4,707 SF
 BLDG 3: TRAINING ROOM: 4,747 SF
 COMMON AREA: 1,480 SF
 LAUNDRY: 1,241 SF
 TOTAL: 8,475 SF
 BLDG 4: OPEN GREAT ROOM: 4,707 SF
 BATH, LAUNDRY, CLOSET: 2,340 SF
 COVERED POND & LAUNDRY: 1,241 SF
 TOTAL: 8,294 SF
GRAND TOTAL OCCUPIED GROSS FLOOR AREA: 37,598 SF
GREENHOUSE 1: 23,800 SF
TOTAL STRUCTURE COVERABLE AREA: 116,476 SF
LOT COVERAGE: 310.476 SF / 1,517,208 SF = 0.42%



DRAWING INDEX

COVER SHEET
 A1.1 OVERALL SITE PLAN WITH PROPOSED IMPROVEMENTS, DRAWING INDEX, BASIC CODE SUMMARY, PROJECT DESCRIPTION, DIRECTORY, VICINITY MAP, PARKING CALCULATIONS
CIVIL
 C-1 COVER SHEET
 C-2 GENERAL NOTES
 C-3 CHAINING & DIMENSING PLAN
 C-4 EROSION CONTROL PLAN
ARCHITECTURAL
 A1.2 DETAIL SITE PLAN
 A2 FLOOR PLANS
 A2.2 ROOF PLANS
 A3.1 BUILDING 1 & 2 EXTERIOR ELEVATIONS
 A3.2 BUILDING 3 EXTERIOR ELEVATIONS, OPENWAY GATE & MONUMENT SIGNAGE ELEVATIONS
 A3.3 BUILDING 4 EXTERIOR ELEVATIONS
SEE A1.3 FOR LARGER DETAIL SITE PLAN
 BLDG 1 MARKET & TRAINING
 BLDG 2 CAZERO
 BLDG 3 GREENHOUSE
 BLDG 4 CARETAKER RESIDENCE
 BLDG 5 TRAINING & SKILL DEVELOPMENT BUILDING
 CONCEPTUAL LOCATION FOR SEPTIC TANK & LEACH SYSTEM SHOWN FOR REFERENCE ONLY. REFER TO APPROVED ECOLOGIST DESIGN
 THIS HATCHED AREA INDICATES 8.1 ACRE OF LANDSCAPE PLANTING
 THIS HATCHED AREA INDICATES 8.25 ACRE OF WEED PLANTING
 OPEN SPACE & FUTURE LANDSCAPE PLANTING, TYPICAL U.S.G.
 PG&E EASEMENT FOR U.R. 228-118
 EXISTING WELL LOCATION
 EXISTING LIVESTOCK FENCING AND 18' LATCHED UNLOCKED GATES TO REMAIN, TYPICAL U.S.G.
 FUTURE OVERFLOW PARKING OR PARKING FOR SEASONAL SALES (21 SPACES SHOWN)
 THIS HATCHED AREA INDICATES 12.3 ACRES FOR FUTURE PLANTING OF CHRISTMAS TREES & PLANTING FOR SEASONAL SALES

PROJECT DESCRIPTION

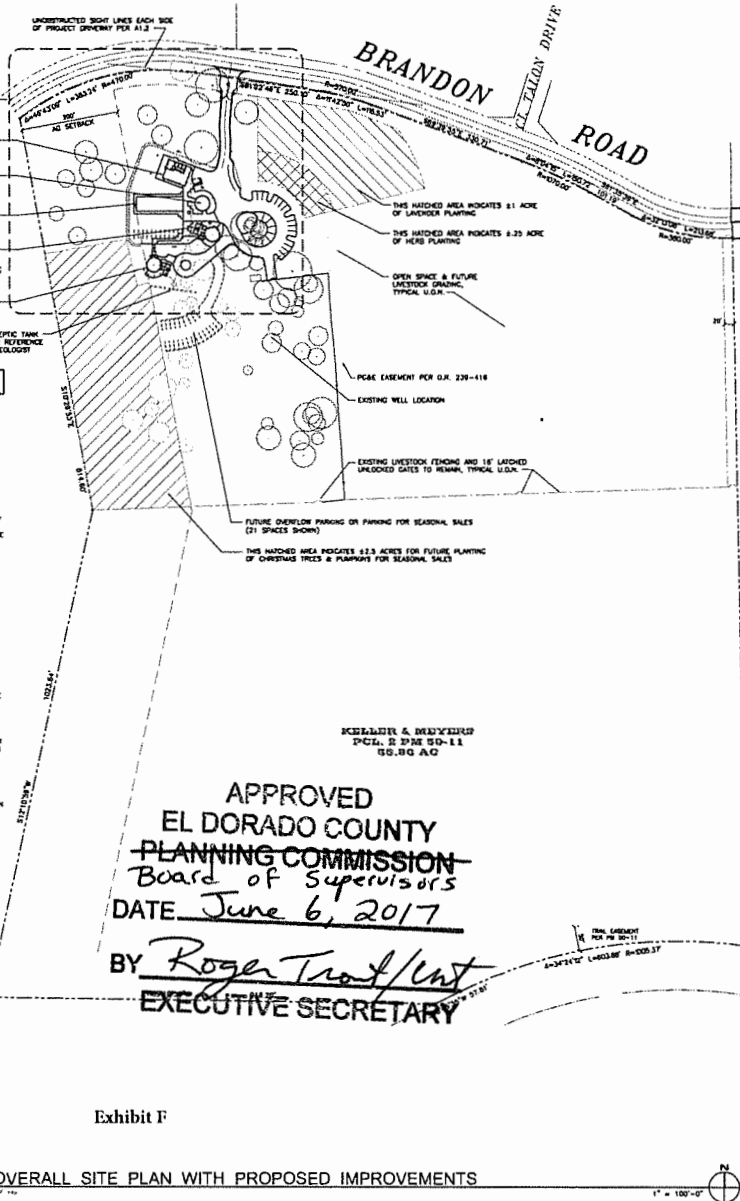
THE EXISTING 34.8 ACRE SITE IS DIVIDED IN NATURAL GRASSES WITH CLUSTERS OF OAK TREES OR SLIPING TRIMAL. THE NEW SITE DESIGN PRESERVES ALL TREES TO REMAIN. SOME UP-LIMBING WILL BE DONE TO OPTIMIZE ON-SITE WEEDS AND FOR FIRE SAFETY. CHAINING & TOLERANCE PLANTING WILL BE COMPLETED IN ONE PHASE FOR ALL STRUCTURES AND SYSTEMS. THE BLDG 1 MARKET MAY BE PHASED AT THE OWNER'S DISCRETION. ULTIMATE IMPROVEMENTS MAY OBTAIN 2-3 ACRES OR 3.5-3.8% OF THE PROPERTY. ALL USE REQUIREMENTS AS PER THE PRIMARY USE OF BUILDING 2 & 3 WILL BE FOR TRAINING & OCCASIONAL SMALL DEVELOPMENT FOR FARM WORKERS. BUILDING 4 WILL BE A CARETAKER RESIDENCE AND BUILDING 5 WILL BE A GREENHOUSE. FOR DETAILED USE DESCRIPTION, REFER TO OWNER'S BUSINESS PLAN.
 THE EXTERIOR FACADE WILL COMPRISE OF HIGH-QUALITY FINISH SYSTEMS CONSISTENT OF MODERN BARN STYLE STRUCTURES OF PRE-FINISHED STEEL BEAM ROOF & METAL SIDING. PAINTED & PRE-FINISHED FIBER CEMENT PLANK & PANELS & WOOD SHOWN TEXTURES. STAINED WOOD & PRE-FINISHED METAL GLAZED DOOR AND WINDOW SYSTEMS. SOLAR ELECTRIC PANELS ARE INTENDED TO BE INTEGRATED WITH THE ROOF DESIGN.
 AN EXISTING DRIVEWAY OFF OF BRANDON ROAD WILL BE EXTENDED, RECONSTRUCTED, UPGRADED TO AN APPROVED PAVED TRAFFIC MODEL TO MEET MANAGEABLE AND ACCESSIBLE REQUIREMENTS TO THE NEW FACILITIES. A NEW DRIVEWAY LOOP FOR PARKING AND FIRE ACCESS WILL BE PROVIDED. CODE-COMPLIANT ACCESSIBLE PARKING AND EXTERIOR ROUTES OF TRAVEL ARE PLANNED TO / FROM EACH OF THE STRUCTURES. THE PROPERTY OFFERS GENEROUS AREA FOR OVERFLOW PARKING WHEN REQUIRED FOR SEASONAL EVENTS.
 ONE ON-SITE WATER WELL EXISTS AND PROVISIONS FOR A NEW WATER WELL ARE BEING EMPLOYED TO SUPPORT THE PROJECT. THE ON-SITE WATER TREATMENT INTENDS TO SERVE EACH OF THE NEW STRUCTURES POSSIBLE DOMESTIC. SITE FIRE WATER, BURNING SPRINKLER SYSTEMS, NEW PLANTINGS AND CROPPING PROVISIONS. THE WATER STORAGE TANKS WITH BOOSTER PUMP AND EXISTENT POWER IS REQUIRED. COORDINATION WITH THE FIRE AGENCY WILL BE DONE TO DETERMINE CONNECTION AND MINIMUM FLOW REQUIREMENTS AS WILL BE DEMONSTRATED IN COMPLETE FIRE PROTECTION DESIGNS AND SUPPORTING CALCULATIONS.
 NEW UTILITIES:
 A NEW ON-SITE SEPTIC & LEACH SYSTEM (DESIGNED BY A GEOLOGIST) WILL BE CONSTRUCTED WHERE SHOWN ON THE SITE PLAN. NEW UNDERGROUND FIREPOWER LINES ARE PLANNED IN LOCATIONS SHOWN ON THE SITE PLAN.
 ELECTRICAL SERVICE: EXISTING POWER LINES / POLES RUN THRU THE SITE WITH ONE SERVICE PANEL LOCATION. NEW ON-SITE SERVICE PROVISIONS WILL BE COORDINATED WITH PG&E.
 LANDSCAPING:
 THERE ARE NO LANDSCAPE PLANTING IMPROVEMENTS INCLUDED IN THIS PROJECT. NEW PARKING AND ROADWAY IMPROVEMENTS WILL BE DONE BY THE OWNER. THE EXISTING OAK TREE CANOPIES, THE OWNER INTENDS TO PROVIDE ALL NEW AGRICULTURAL PLANTINGS IN NEW PLANTER AREAS SHOWN AND THROUGHOUT VARIOUS FARMING ZONES AS LEARNING PROJECTS FOR THE YOUTH. BRONSON HALL HAS EXIST AS PART OF THE WORKING FARM. BRONSON MODIFICATIONS WILL BE DONE BY SEAF AND TRUTH AS PART OF THE SKILL DEVELOPMENT PROGRAM. WINDHATCH PLANTINGS AND CROPS ARE LISTED IN THE OWNER'S BUSINESS PLAN.
 TRAFFIC:
 PER THE OWNER'S BUSINESS PLAN OF 25-40 SEASONAL FARM WORKERS, TRAFFIC LOAD OF STAFF, YOUTH AND FARM WORKERS INTENDS TO BE MANAGED PRIMARILY BY VAN SHUTTLES TO AND FROM EXISTING HANCOCK SCHOOL LOCATED AT 4800 WIND PLAY DRIVE IN EL DORADO HILLS. AN ON-SITE TRANSPORTATION REVIEW HAS BEEN DONE FOLLOWED BY A PROPOSED BRANDON ROAD TO ON-SITE DRIVEWAY SHOWN OPTION EXISTING AS PART OF THE LANDSCAPE IMPROVEMENT PROGRAM. THE REVIEWER HAS RECOMMENDED THAT RECOMMENDATIONS TO MITIGATE TRAFFIC SPEED AND NIGHT DISTANCE TO THE DRIVEWAY LOCATION ARE PROPOSED TO BE RECOMMENDED BY AN INTERDISCIPLINARY TEAM WITH HIGHWAY 161. A LETTER TO THE CITY OF EL DORADO HILLS HAS BEEN SUBMITTED TO REQUEST A MANDATORY DESIGN FOR ALL ELSE. MINIMUM SIGNATURES ARE SHOWN ON A1.1 & A1.2 SITE PLANS.

PARKING CALCULATIONS

PARKING PER CBC TITLE 17 ZONING CODE OFF-STREET VEHICLE PARKING REQUIREMENTS:
NEW BUILDING PARKING:
 BLDG 1: INDOOR MARKET & TRAINING: 42,000 SF / 250 GFA = 8 STALLS REQUIRED
 BLDG 2: OPEN CAZERO: 4,707 SF / 250 = 2 STALLS REQUIRED
 BLDG 3: TRAINING ROOM: 4,747 SF / 250 = 2 STALLS REQUIRED
 BLDG 4: CARETAKER RESIDENCE & FIELD WORKER: 8,475 SF / 250 = 3 STALLS REQUIRED
TOTAL NON-RESIDENTIAL PARKING REQUIRED: 20 STALLS
TOTAL NON-RESIDENTIAL PARKING PROVIDED: 24 STD + 1 ACCESSIBLE = 25 STALLS
BLDG 4 CARETAKER RESIDENCE: 1 STALL - ACCESSIBLE SPACE
TOTAL NEW PARKING PROVIDED: 26 STALLS (+8 ON-OD) NOT INCLUDING OVERFLOW
OVERFLOW PARKING SHOWN FOR PHASE 1: 11 STALLS PER A1.1 & A1.2
OVERFLOW PARKING SHOWN FOR FUTURE PHASE: 21 STALLS PER A1.1 & A1.2 FOR FUTURE SEASONAL SALES

DIRECTORY

ARCHITECT: G&B ARCHITECTURE, INC.
 GREG S. BALLINGER, AIA
 8100 GALENA DRIVE
 EL DORADO HILLS, CA 95762
 PHONE: (916) 933-6633
CIVIL: TSD ENGINEERING, INC.
 21 BALCON STREET, SUITE 140
 FOLSOM, CA 95630
 PHONE: (916) 908-0707



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE June 6, 2017
 BY Roger Trout/Cat
 EXECUTIVE SECRETARY

OVERALL SITE PLAN WITH PROPOSED IMPROVEMENTS

Exhibit F

1" = 100'-0"

BRANDON ROAD

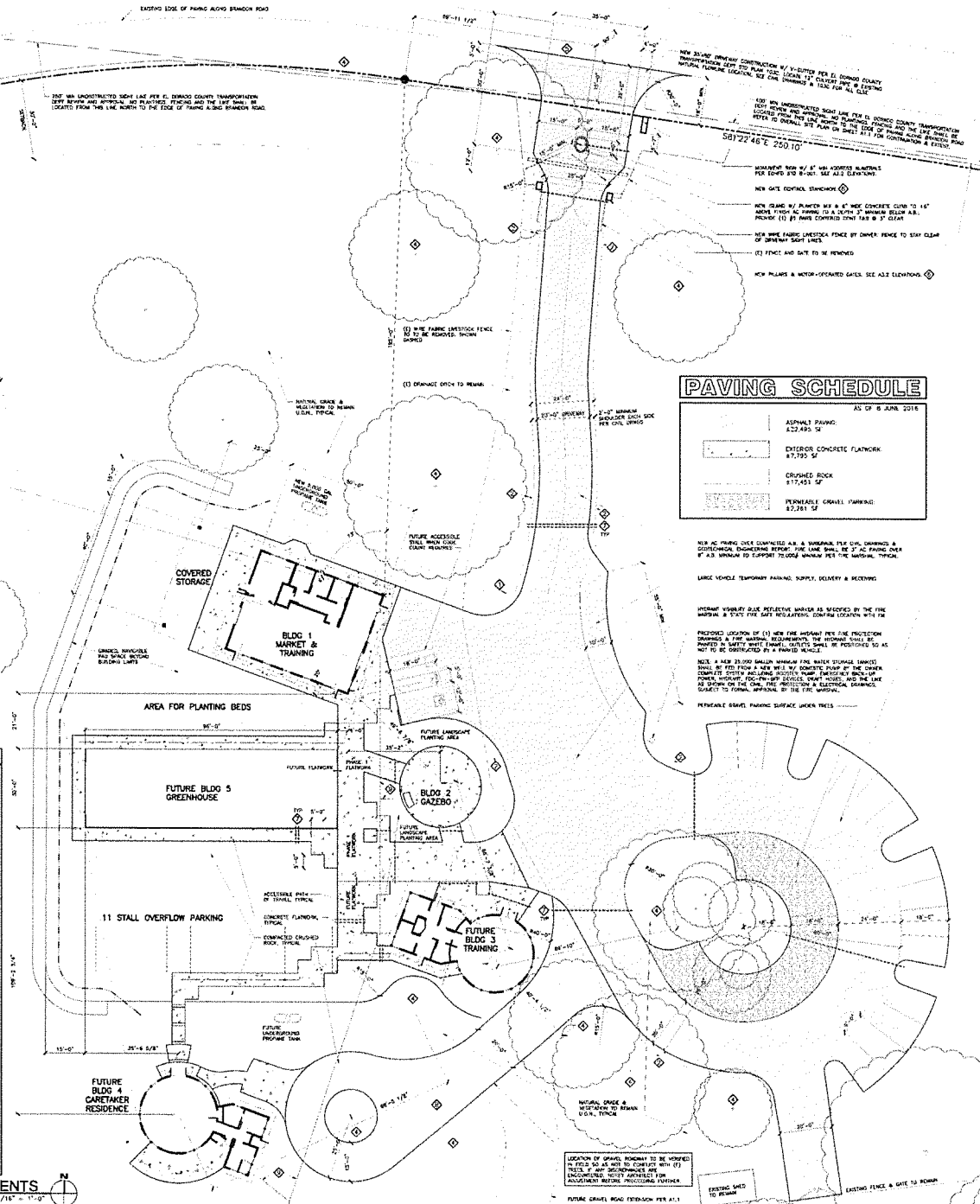
EXISTING LOS OF PAVING AND BRANCH ROAD

L=40' 43/32" L=393.24 R=47000'

- ### A1.2 KEYNOTES
- 17'-22" MINIMUM DRIVEWAY ENTRANCE SIGN WITH 1" HIGH MINIMUM LETTERING WHICH CLEARLY AND CONSPICUOUSLY STATES "SIMONSON'S WINERY" SHALL BE PLACED IN DESIGNATED ACCESSIBLE SPACES NOT OBTAINING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT THE OWNER'S EXPENSE OR BY TELEPHONING _____.
 - OWNER OR CONTRACTOR TO CONTACT JURISDICTION FOR RECLAIMED LOCATION AND TELEPHONE # TO INCREASE ON SIGN, DO NOT LEAVE BLANK.
 - INSTALL SIGN ON POLE SIMILAR TO PARKING SIGN AT 4'-7" TO TOP OF SIGN OR BOTTOM OF PLANTING CONTAINER VIEW SIGN TO MATCH COLOR, CONTRAST AND LETTERING OF PARKING SIGN SIGNS, VERIFY PARKING SIGN LOCATION TO COMPLY WITH CEC 118-502.6.
 - THIS PARKING - FUTURE 12" X 18" SIGN WITH RED LETTERS ON WHITE BACKGROUND PER EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD B-508, LOCATED AT 100' MAXIMUM SPACING AS SHOWN NEAR BOTTOM OF SIGN @ 4'-7" AND ON 2'-4" X 10' POLE, REFER TO B-508 FOR ALL ELSE.
 - TO MITIGATE SHED ENTRANCE, A TYPE W-1 INTERSECTION WARNING SIGN SHALL BE INSTALLED ON EXISTING BRANSON ROAD APPROXIMATELY 300 FEET WEST OF THE PROJECT DRIVEWAY. SIGN PLACEMENT SHALL CONFORM TO CALTRANS STANDARD PLATE W-1-1 AND 18"-18" RED WOOD POST SIGNS. SIGN LOCATION SHALL BE APPROVED BY THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM EDCO TO PERFORM ANY WORK WITHIN THE COUNTY RIGHT OF WAY.
 - FOR DEPARTMENT OF TRANSPORTATION & FIRE ACCESS, ALL TREES DESIGNATED & ALL TREES WITHIN DRIVEWAYS SHALL BE THINER UP TO AN UNDISTURBED VERTICAL CLEAR HEIGHT OF 4'-0" MEASURED AT DESIGNATED TRUNK OR NATURAL GRADE WHERE UNMARKED OUTSIDE OF FIRE LANE.
 - BRUSH CLEARING, BRUSH REMOVAL AND RELOCATION OR REMOVAL OF THE EXISTING FENCE NEAR THE PROJECT ACCESS DRIVEWAY IS REQUIRED TO MAINTAIN AVAILABLE SIGN DISTANCE. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM EDCO TO PERFORM ANY WORK WITHIN THE COUNTY RIGHT OF WAY.
 - NEEDLE POINTED GATES SHALL MEET THE REQUIREMENTS OF EL DORADO FELS FIRE DEPARTMENT GATE STANDARDS & SIGNS INCLUDING BUT NOT LIMITED TO CONTROL, FORCE, STOP, AND ACCESS OVERVIEW. REMOTE ACTIVATION WITH TRANSMITTER-RECEIVER TECHNOLOGY, REMOTE FAULTS, OPERATION, OPERATING SPEED, MAINTENANCE CONTRACT, AND THE LIKE. DESIGNER SHALL PROVIDE SPECIFICATIONS OF THE PROPOSED SYSTEMS SHALL BE SUBMITTED TO THE ARCHITECT & FIRE MARSHAL FOR REVIEW AND APPROVAL.
 - 3" SCHEDULE 40 PIPE SLEEVES @ 12" MINIMUM BELOW FINISH GRADE IN QUANTITY AND LOCATION FOR FUTURE INSULATION USE. THESE ARE NOT ELECTRICAL CONDUITS.
 - FIRE APPARATUS ACCESS ON THIS COMPACTED CRUSHED ROCK ROAD SHOULDS AT A POINT NO GREATER THAN 150' FROM THE PAVED DRIVEWAY AND NO FURTHER THAN 150' FROM THE WESTERN END OF BUILDING & RESIDENCE. THE TURNING LOOP SHOWN IS NOT A COMPONENT OF A REQUIRED FIRE APPARATUS ROAD.
 - CONCEPTUAL LOCATION FOR SANITARY DRAIN PIPE. REFER TO OVERALL SITE PLAN ON SHEET A1.1 FOR CONTRIBUTION SHUTOFF TANK & LEACH SYSTEM SHOWN FOR REFERENCE ONLY. REFER TO APPROVED GEOLOGIST DESIGN.

DETAIL SITE PLAN WITH PROPOSED IMPROVEMENTS

1/16" = 1'-0"



PAVING SCHEDULE

AS OF 8 JUNE 2016

ASPHALT PAVING	22,495 SF
EXTERIOR CONCRETE FLOORING	87,795 SF
CRUSHED ROCK	17,451 SF
PERMEABLE GRAVEL PAVING	83,781 SF

NEW AC PAVING OVER EXISTING ASP & SURFACING PER CIVIL DRAWINGS & GEOTECHNICAL ENGINEERING REPORT. FINE LINE SHALL BE 2" AC PAVING OVER 8" ASP SURFACING TO SUPPORT 70,000 VEHICLES PER THE NATIONAL TYPICAL.

LARGE VEHICLE TEMPORARY PARKING, SUPPLY, DELIVERY & RECEIVING.

PERMANENT DRIVE PROTECTIVE MARKER AS REQUIRED BY THE FIRE MARSHAL & 24" DIA. FLEXIBLE SIGNIFICATION. CONFORM TO CALTRANS WITH THE PROPOSED LOCATION OF (1) NEW FIRE WARNING PER THE PROTECTION DRAWINGS & FIRE MARSHAL REQUIREMENTS, THE SIGNAGE SHALL BE PROVIDED BY THE ARCHITECT. SIGNAGE, OBJECTS SHALL BE PROVIDED AS NOT TO BE OBTAINED BY A PERMITS HOLDER.

NOTE: A NEW 24" DIA. CONCRETE CONSTRUCTION OF 1'-0" DEPTH PER EL DORADO COUNTY REQUIREMENTS SHALL BE INSTALLED ON EXISTING BRANSON ROAD APPROXIMATELY 300 FEET WEST OF THE PROJECT DRIVEWAY. SIGN PLACEMENT SHALL CONFORM TO CALTRANS STANDARD PLATE W-1-1 AND 18"-18" RED WOOD POST SIGNS. SIGN LOCATION SHALL BE APPROVED BY THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM EDCO TO PERFORM ANY WORK WITHIN THE COUNTY RIGHT OF WAY.

PERMEABLE GRAVEL PAVING SURFACE UNDER TREES

GSS ARCHITECTURE
 Greg S. Baker, AIA
 Architect / CGRP / LEED AP
 5119 Gatehouse Drive
 151 Nevada Blvd., CA 95130
 (916) 933-8633
 www.gss-arch.com



Designed By: GSS
 Drawn By: GSS
 Checked By: GSS

THIS DOCUMENT IS THE PROPERTY OF GSS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GSS ARCHITECTURE. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S OBLIGATIONS UNDER THE ARCHITECTURE ACT AND THE ARCHITECT'S CONTRACT WITH THE CLIENT. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER, INCLUDING BUT NOT LIMITED TO, THE DESIGN OF THE PROJECT OR THE CONSTRUCTION OF THE PROJECT.



MASTER PLAN

7388 BRANSON ROAD
 LATHROP, CALIFORNIA 95682
 APN: 087-021-06-100

Project Title
 Cindy Kuter & Stephanie Myers
 DSA Guiding Hands School, Inc.
 4900 Wind Play Drive
 El Dorado Hills, CA
 95762
 (916) 938-0553

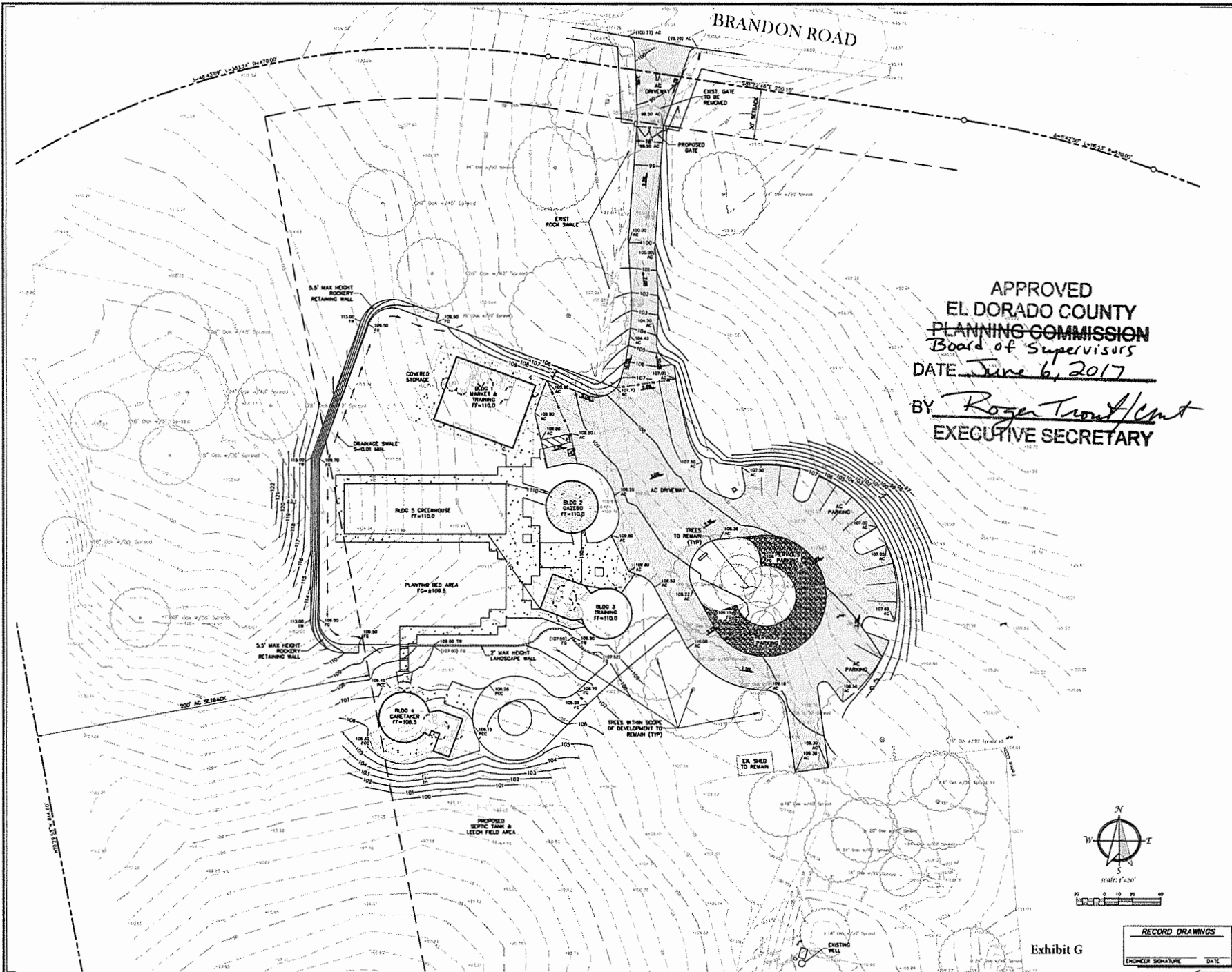
Client / Owner
 DSA Guiding Hands School, Inc.

DETAIL SITE PLAN WITH PROPOSED IMPROVEMENTS

SCHEMATIC PHASE

PROGRESS PRINT
 14 OCTOBER 2016
 NOT FOR CONSTRUCTION

Project No: 0261406
 Date: IN PROGRESS
 Scale: A1.2



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE June 6, 2017

BY *Roger Trout/Cmt*
 EXECUTIVE SECRETARY



3474660 Street, Suite #160
 Fontana, CA 92335
 Phone: (916) 668-0797
 Fax: (916) 668-0791
ITSD ENGINEERING, INC.
 A SINGLE FILING

NO.	DATE	REVISIONS

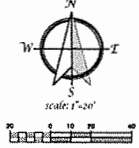
DESIGNED BY	
CHECKED BY	
DRAWN BY	
DATE	

IMPROVEMENT PLANS
4 DIRECTIONS FARM
 7388 BRANDON ROAD
 GRADING & DRAINAGE PLAN

EL DORADO COUNTY, CA

SHEET	
-------	--

C-3
 3 OF 4 SHEETS



RECORD DRAWINGS
 ENGINEER SIGNATURE DATE

Exhibit G