

DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT K - PROJECT SITE PLAN

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

June 10, 2021

Tiffany Schmid/gas
EXECUTIVE SECRETARY

BUILDING FOOTAGES:	TYPE	QCC	PARCEL:
BUILDING A 11,440	V-B	B, R-2	4.8 ACRES
BUILDING B 12,639	V-B	R-2	14 DWELLING UNITS/ACRE
BUILDING C 9,066	V-B	R-2	ZONE: RES MULTI-FAMILY, HISTORIC
BUILDING D1 15,369	V-B	R-2	
BUILDING D2 15,369	V-B	R-2	
TOTAL 63,883			

UNIT COUNT:
65 UNITS TOTAL
(20) 1-BED
(27) 2-BED
(18) 3-BED

PARKING COUNT:
REQUIREMENTS:
1 BED: 1.5/UNIT = 30
2 & 3 BED: 2/UNIT (1 COVERED) = 90
VISITOR: 1 PER 4 UNITS = 16
TOTAL REQUIRED = 136
TOTAL SHOWN = 136 (45 COVERED)

MOON MAP



OWNER
MERCY HOUSING CALIFORNIA
2512 RIVER PLAZA DRIVE, SUITE 200
SACRAMENTO, CA 95833
TEL: (916) 414-4408
EMAIL: jkey@mercyhousing.org
CONTACT: JEFF RILEY

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EMAIL: dave@af-atd.com
CONTACT: DAVE ANDER'S

CIVIL
CAMMACH ENGINEERING
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DAVIS, CA 95618
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EMAIL: dcammach@cammach.com
CONTACT: DAN CAMMACH

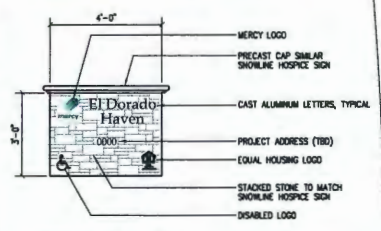
LANDSCAPE ARCHITECT
GARTH RUTHER LANDSCAPE ARCH.
4130 SONGS BLVD, SUITE 308
ROSEVILLE, CA 95746
TEL: (916) 797-2576
EMAIL: g@grutherr.com
CONTACT: GARTH RUTHER

APN: 331-301-002
GLORIA JEAN CARL

APN: 331-301-018
SNOWLINE HOSPICE OF
EL DORADO COUNTY



EXISTING SNOWLINE HOSPICE
SIGN TO REMAIN



MAXIMUM SIGN AREA 12 S.F. MAX.
PER EDC ZONING CODE 136.36

2 PROPOSED MONUMENT SIGN 1/2"=1'-0"

1 SITE PLAN

1"=30'-0"

DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS

June 10, 2021

Tiffany Schmidt, JAG
EXECUTIVE SECRETARY



2 EXTERIOR ELEVATION - BUILDING A
SOUTH (FACING PARKING LOT)

1/8"=1'-0"
0 5 10 15



1 EXTERIOR ELEVATION - BUILDING A
NORTH (FACING DRIVEWAY)

1/8"=1'-0"
0 5 10 15



3 EXTERIOR ELEVATION - BUILDING A
EAST (FACING COURTYARD)

1/8"=1'-0"
0 5 10 15



4 EXTERIOR ELEVATION - BUILDING A
WEST (FRONT, FACING HWY 49)

1/8"=1'-0"
0 5 10 15

EXTERIOR FINISHES

	THIN BRICK VENEER EL DORADO STONE, TUNERHICK "HARTFORD"
	LAMINATED ASPHALT SHINGLES PARCO PREMIERE RADIANCE TITLE 24 COOL ROOFING "COOL WEATHERED WOOD"
	FIBERCEMENT SIDING JAMES HARDIE, PRE-FINISHED "CORBELSTONE" #A140-10
	FIBERCEMENT FASCIA & TRIM JAMES HARDIE, PRE-FINISHED "ARCTIC WHITE" #A110-20
	SHUTTERS, RAILING DUMM EDWARDS CLASSICS "MEADOWWOOD" #BEC777
	APARTMENT DOORS DUMM EDWARDS CLASSICS "MESA TAN" #BEC778

ANDERS
&
FALLTRICK
ARCHITECTS

1104 CORPORATE WAY
SACRAMENTO, CALIFORNIA 95833
TELEPHONE 916.385.4444



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Revisions

Project
EL DORADO HAVEN APARTMENTS
PLEASANT VALLEY RD
EL DORADO, CA 95019
APR. 301-301-171

Drawing
EXTERIOR ELEVATIONS -
BUILDING A

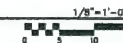
Project No. 1907
Drawn by
Reviewed by
Date 6-21-21
Drawing No.

A4.1

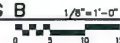
DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



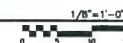
1 EXTERIOR ELEVATION - BUILDING B
NORTH (REAR)



2 EXTERIOR ELEVATION - BUILDING B
EAST, WEST (SIDES)



2 EXTERIOR ELEVATION - BUILDING B
SOUTH (FRONT)



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Revisions

Project
EL DORADO HAVEN APARTMENTS
PLEASANT VALLEY RD
EL DORADO, CA 95819
APR: 331-301-171

Drawing
EXTERIOR ELEVATIONS -
BUILDING B

Project No. 1907

Drawn by

Reviewed by

Date 3-16-21

Drawing No.

A4.2

Sheet of **Sheets**

DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



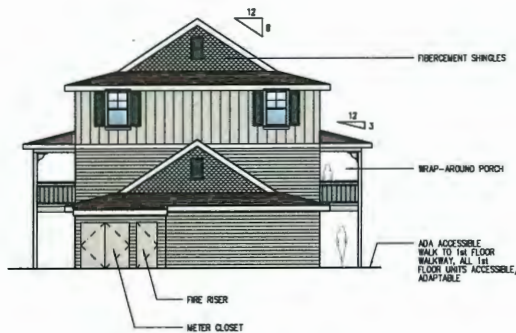
2 EXTERIOR ELEVATION - BUILDING C
EAST (SIDE)

0 5 10 15 1/8"=1'-0"



1 EXTERIOR ELEVATION - BUILDING C
NORTH (REAR)

0 5 10 15 1/8"=1'-0"



4 EXTERIOR ELEVATION - BUILDING C
WEST (SIDE)

0 5 10 15 1/8"=1'-0"



3 EXTERIOR ELEVATION - BUILDING C
SOUTH (FRONT)

0 5 10 15 1/8"=1'-0"

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&
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Project Comments

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Project
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PLEASANT VALLEY RD
EL DORADO, CA 95619
APN: 331-301-171

Drawings
EXTERIOR ELEVATIONS -
BUILDING C

Project No. 1907
Drawn by
Reviewed by
Date 3-15-21
Drawing No.

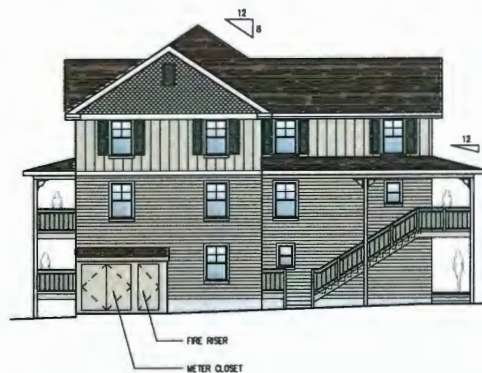
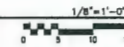
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Sheet of Sheets

DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



1 EXTERIOR ELEVATION - BUILDINGS D1, D2
SOUTH (REAR)



2 EXTERIOR ELEVATION - BUILDINGS D1, D2
EAST, WEST (SIDES)



ADA ACCESSIBLE
WALK TO 1ST FLOOR
WALKWAY, ALL 1ST
FLOOR UNITS ACCESSIBLE/
ADAPTABLE



2 EXTERIOR ELEVATION - BUILDINGS D1, D2
NORTH (FRONT)



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&
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Permit:

Project:
EL DORADO HAVEN APARTMENTS
PLEASANT VALLEY RD
EL DORADO, CA 92819
APR: 331-301-171

Drawings:
EXTERIOR ELEVATIONS -
BUILDINGS D1, D2

Project No. 1907

Drawn by:

Reviewed by:

Date: 3-15-21

Drawing No.

A4.4

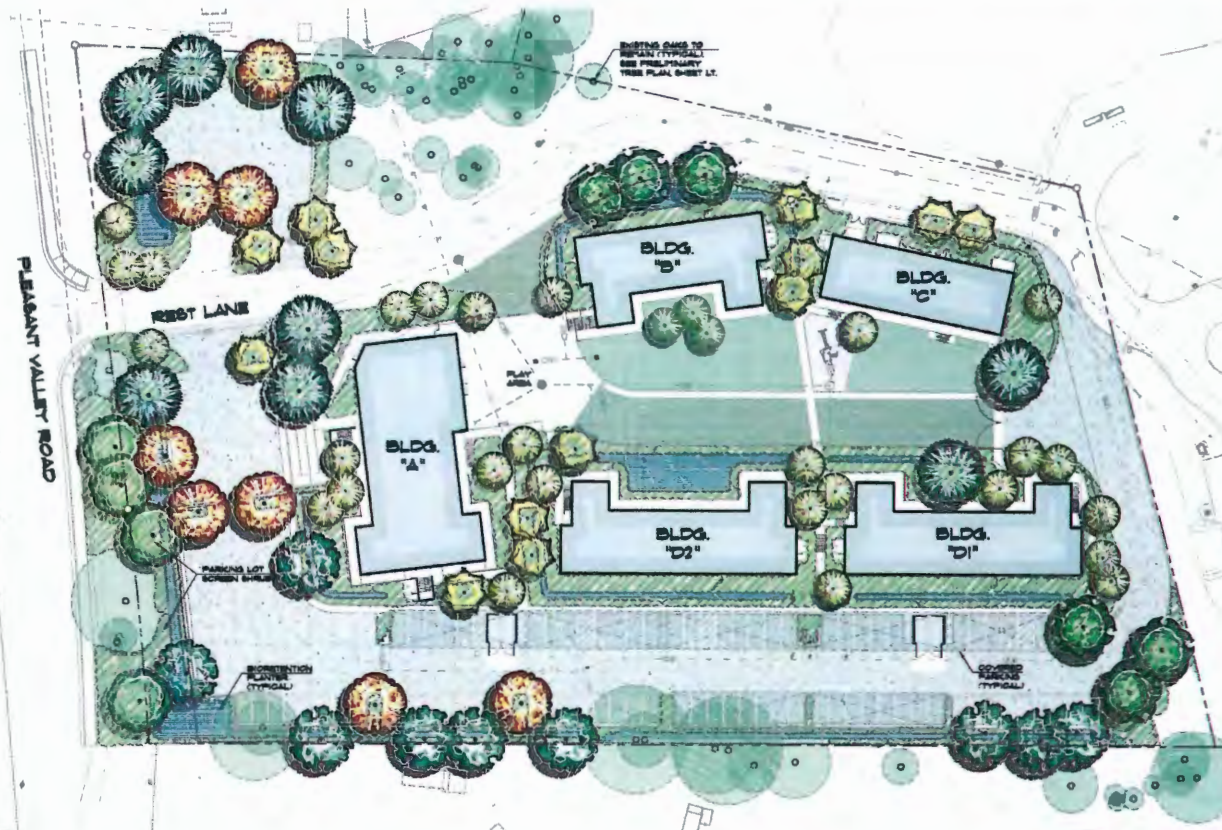
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DR21-0003/EL DORADO HAVEN APARTMENTS

EXHIBIT M - PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS

PLANT LIST & LEGEND

SYMBOL	SCIENTIFIC NAME (COMMON NAME)	SIZE	QUANTITY
	CELOSIA DUCONIA/CELOSIA CEDAR	15 GALLON	9
	CELOSIA OCCIDENTALIS/WESTERN REDBUD	15 GALLON	30
	CHLOROPHYTUM LANCEOLATUM/BEAUTY DESERT WILLOW	15 GALLON	13
	FRAXINUS CHRYSOCLADUS/FRAXINUS	15 GALLON	20
	QUERCUS DOUGLASSII/BLUE OAK	15 GALLON	6
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	8
	QUERCUS VULPINA/INTERIOR LIVE OAK	15 GALLON	5
	IRRIGATED + GROUND COVER AREA (IRRIGATED)		
	ACHILLEA MILLEFOLIUM/THREE FINGERED GRASS	1 GALLON	
	ABUTILON STRIOS/ABUTILON MILK WEED	1 GALLON	
	BAKCHIAS PHILLIPSII/COYOTE BRUSH	1 GALLON	
	CORYNOPSIS GRANDIFLORA/UNIDENTIFIED	1 GALLON	
	COTONEASTER D. LOW/PROSTRATE COTONEASTER	1 GALLON	
	CAREX DYNASTICA/GRASS SEED	1 GALLON	
	DANIELA REVOLUTA/LITTLE ROCK PLANT	1 GALLON	
	DESMODIUM CESTRIFOLIUM/PAIR GRASS	1 GALLON	
	HELBOMIA ABRUTINENSIS	1 GALLON	
	IRIS DOUGLASSII/DOUGLASS IRIS	1 GALLON	
	JUNCUS PATENS/COMMON GRASS	1 GALLON	
	LOMBARDIA LONGIFOLIA/BREEZING, MAT RUSH	1 GALLON	
	MAYORIA A. COMPACTA/COMPACT OREGON GRAPE	1 GALLON	
	MAYORIA REPENS/REPENS OREGON GRAPE	1 GALLON	
	MONARDELLA VULGARIS/COMMON MONARDILLA	1 GALLON	
	MONARDELLA DOMESTICA/STREPTANTHUS, HEAVILY DAMAGED	1 GALLON	
	PAN-CUM VIRGATUM/SPEAR GRASS	1 GALLON	
	PENTSTEMON HYBRIDUS/MARGARITA D. O. J. BEARD TONGUE	1 GALLON	
	R. VARIANS CALIFORNICA/MOUND SAN DRAGONFLY	1 GALLON	
	SALVIA X. TEES/BUCKLE-EYED SAGE	1 GALLON	
	SCHENKIA BELLIDIFLORA/EYED GRASS	1 GALLON	
	AGROSTIS PALLENS/NATIVE BENTGRASS (IRRIGATED)	800	
	FIRE LANE WITH "GRASSPAVE" REINFORCEMENT + AGROSTIS PALLENS		
	PROTECTOR PLANTER (SEE PLANTS MARKED BY AN ASTERISK) IRRIGATED		



PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ PAL	QUANTITY	REL. S.F. 15'	SUB-TOTAL	TOTAL
20" DIA. TREES					
CELOSIA OCCIDENTALIS	314 S.F.	0	0	0	0
20" DIA. TREES					
CHLOROPHYTUM LANCEOLATUM	490 S.F.	1	0	2	0
30" DIA. TREES					
CELOSIA CEDAR	862 S.F.	0	0	6	0
FRAXINUS CHRYSOCLADUS	962 S.F.	4	0	4	0
QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
QUERCUS LOBATA	962 S.F.	0	0	3	1
30" DIA. TREES					
CELOSIA CEDAR	862 S.F.	0	0	6	0
FRAXINUS CHRYSOCLADUS	962 S.F.	4	0	4	0
QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
QUERCUS LOBATA	962 S.F.	0	0	3	1
30" DIA. TREES					
CELOSIA CEDAR	862 S.F.	0	0	6	0
FRAXINUS CHRYSOCLADUS	962 S.F.	4	0	4	0
QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
QUERCUS LOBATA	962 S.F.	0	0	3	1
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QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
QUERCUS LOBATA	962 S.F.	0	0	3	1
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QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
QUERCUS LOBATA	962 S.F.	0	0	3	1
30" DIA. TREES					
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QUERCUS LOBATA	962 S.F.	0	0	3	1
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QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
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QUERCUS DOUGLASSII	962 S.F.	0	1	2	0
QUERCUS LOBATA	962 S.F.	0	0	3	1
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TREE INFORMATION DATA:
Myrica maritima, *Spartina Pectinata*, *Stenandrium Canadense*

[illegible]

EXISTING TREE TO BE REMOVED

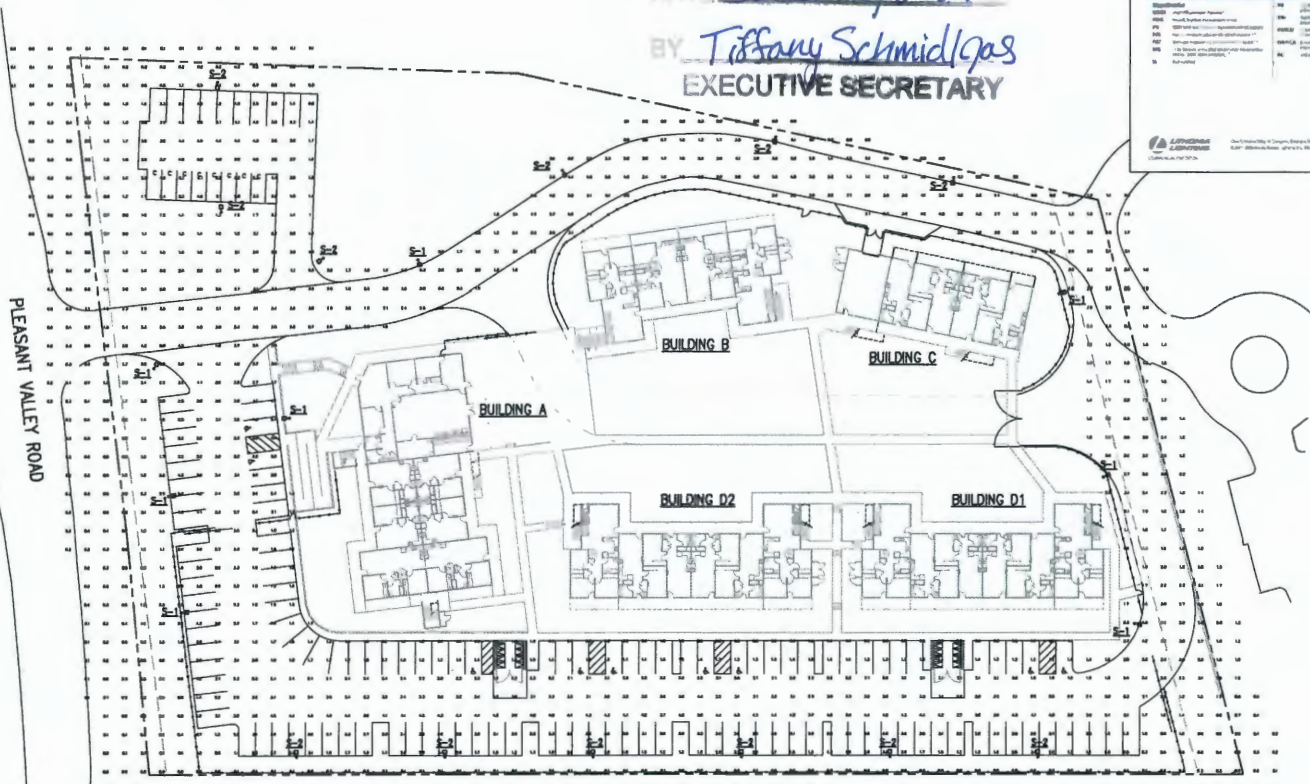
DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT 0 - PRELIMINARY LIGHTING PLAN

LUMINAIRE SCHEDULE						
LABEL	CATALOG NUMBER	LAMP	LUMENS	WATTAGE	NOTES	
S-1	LITHONIA DSX1 LED P6 30K 170M MHVLT	LED	17071	163		
S-2	LITHONIA DSX1 LED P6 30K BLC MHVLT	LED	14489	163	BACKLIGHT CONTROL	

STATISTICS	
MINIMUM FOOT-CANDELES	0.0
MAXIMUM FOOT-CANDELES	6.8
AVERAGE FOOT-CANDELES	1.2

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE June 10, 2021
BY Tiffany Schmid/gas
EXECUTIVE SECRETARY



1 SITE LIGHTING PLAN

**D-Series Size 1
LED Area Luminaire**

Specifications

- Beam: 10°
- Height: 2' - 4'
- Height min: 1.5'
- Height max: 4'
- Weight: 15 lbs

Introduction

The modern styling of the D-Series luminaire is yet another example of the innovative design and engineering that has made the D-Series luminaire the most popular luminaire in the industry. The D-Series luminaire is designed to provide uniform, high-quality lighting for a wide range of applications. The luminaire is available in two versions: standard and backlight control. The standard version is designed for general lighting, while the backlight control version is designed for applications where uniform lighting is critical.

Color Rendering Index (CRI)

Color Rendering Index (CRI) is a measure of the ability of a light source to reveal the colors of objects faithfully in comparison to natural light. The higher the CRI, the more accurately the colors will be reproduced. The D-Series luminaire has a CRI of 90, which is considered to be a high-quality luminaire for general lighting.

Energy Efficiency

The D-Series luminaire is designed to be energy efficient. It uses high-quality LED chips that provide long life and low power consumption. The luminaire is also designed to be easy to install and maintain.

ANDER'S & FALLTRICK ARCHITECTS

1104 CORPORATE WAY
SACRAMENTO, CALIFORNIA 95831
TELEPHONE: 916.385.4444

PROFESSIONAL ARCHITECT

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EMAIL: jhaley@mercyhousing.org
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CONTACT: DAVE ANDER'S

CIVIL / LANDSCAPE ARCHITECT
DAN FENOCOCH ENGINEERING
2640 SPARTAN STREET, SUITE 200
DANVILLE, CA 94518
TEL: (916) 455-2020 x121
EMAIL: dan@fenococh.com
CONTACT: DAN FENOCOCH

S:\Projects\1800\1881 E Dorado Haven Apartments\AutoCAD (site)\1881-01 Conceptual Design\SHEETS\1881-01-C-2-UTIL.dwg Apr 27, 2021 -- 9:04am



- ✓ INSTALL ON-SITE WATER MAIN.
- ✓ CONNECT TO EXISTING WATER MAIN. INSTALL WATER VALVE.
- ✓ EXISTING WATER MAIN TO REMAIN.
- ✓ INSTALL DOMESTIC WATER METER WITH BOX AND DOMESTIC WATER REDUCED PRESSURE PRINCIPAL BACKFLOW ASSEMBLY PER COUNTY STANDARDS.
- ✓ INSTALL DOMESTIC WATER SERVICE TO BUILDING.
- ✓ INSTALL FIRE WATER DOUBLE CHECK BACKFLOW ASSEMBLY WITH FIRE DEPARTMENT CONNECTION.
- ✓ INSTALL FIRE RISER IN BUILDING.
- ✓ INSTALL FIRE HYDRANT AND VALVE PER COUNTY STANDARDS.
- ✓ REMOVE EXISTING BLOW OFF AND SERVICE.
- ✓ EXISTING FIRE HYDRANT TO REMAIN.

SEWER KEYNOTES

- ⑥ EXISTING SEWER CLEANOUT/MANHOLE TO REMAIN.
- ⑦ EXISTING SEWER MAIN TO REMAIN.
- ⑧ CONNECT TO EXISTING SEWER REMOVE EXISTING CLEANOUT AND INSTALL SEWER MANHOLE PER COUNTY STANDARDS.
- ⑨ INSTALL SANITARY ON-SITE SEWER MAIN.
- ⑩ INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING WALL.
- ⑪ INSTALL SANITARY SEWER MANHOLE.

DRAINAGE KEYNOTES

- EXISTING DRAINAGE PIPE.
- EXISTING DRAINAGE CULVERT.
- PROPOSED DRAINAGE CULVERT.
- EXISTING DRAIN INLET.
- PROPOSED DRAINAGE PIPE.
- PROPOSED DRAINAGE INLET.
- NOT USED.
- DRAINAGE OPENING IN CURB.
- EXISTING DRAINAGE POND TO REMAIN.
- PROPOSED STORMWATER QUALITY POND.
- PROPOSED STORMWATER QUALITY SWALE.

UTILITY KEYNOTES

- 101 EXISTING SITE LIGHTING TO REMAIN.
- 102 EXISTING POWER POLE TO REMAIN.
- 103 EXISTING ELECTRICAL LINE TO REMAIN.
- 104 EXISTING TV LINE TO REMAIN.
- 105 RELOCATE EXISTING ELECTRICAL LINE OUTSIDE OF BUILDING FOOTPRINT.

NOTES

1. THIS PRELIMINARY UTILITY PLAN WAS PREPARED TO DEPICT PROPOSED FINAL CONCEPTS AS REQUIRED FOR THE ENTIREMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREIN AS THE DESIGN PROCESS PROGRESSES.
2. THIS EXHIBIT IS BASED ON THE PRELIMINARY E.C. DORADO HAVEN APARTMENTS SITE PLAN PREPARED BY ANDERSS & FALLICK ARCHITECTS DATED NOVEMBER 2000.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED NOVEMBER, 2000.
4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND FACILITIES. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION OF EXISTING UNDERGROUND FACILITIES AND THE EXTENTS OF OTHER BURIED CABLES WHICH ARE NOT SHOWN HEREIN ARE NOT KNOWN. THE CONTRACTOR SHALL OBTAIN THE PLANS OF THE CONTRACTOR SHALL ASSUME THE EXISTENCE IS UNKNOWN.

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE June 10, 2021

BY Tiffany Schmid/903
EXECUTIVE SECRETARY

ANDERS
&
FALLTRICK
ARCHITECTS
1104 CORPORATE WAY
SACRAMENTO, CALIF 95831
TELEPHONE 916.395.4444

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

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Consultant



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Approvals

Revisions

Keyplan

Project
EL DORADO HAVEN APARTMENTS
PLEASANT VALLEY RD EL
DORADO, CA 95619
APH: 331-301-171

Drawing
PRELIMINARY UTILITY PLAN

Project No.	1881
Drawn by	LD
Reviewed by	DF
Date	04-27-21
Revision No.	

C-2