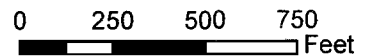




File No. S14-0002

Location Map

EXHIBIT A



POR. SECS. 25, 26 & 35, T.11N., R.9E., M.D.M.

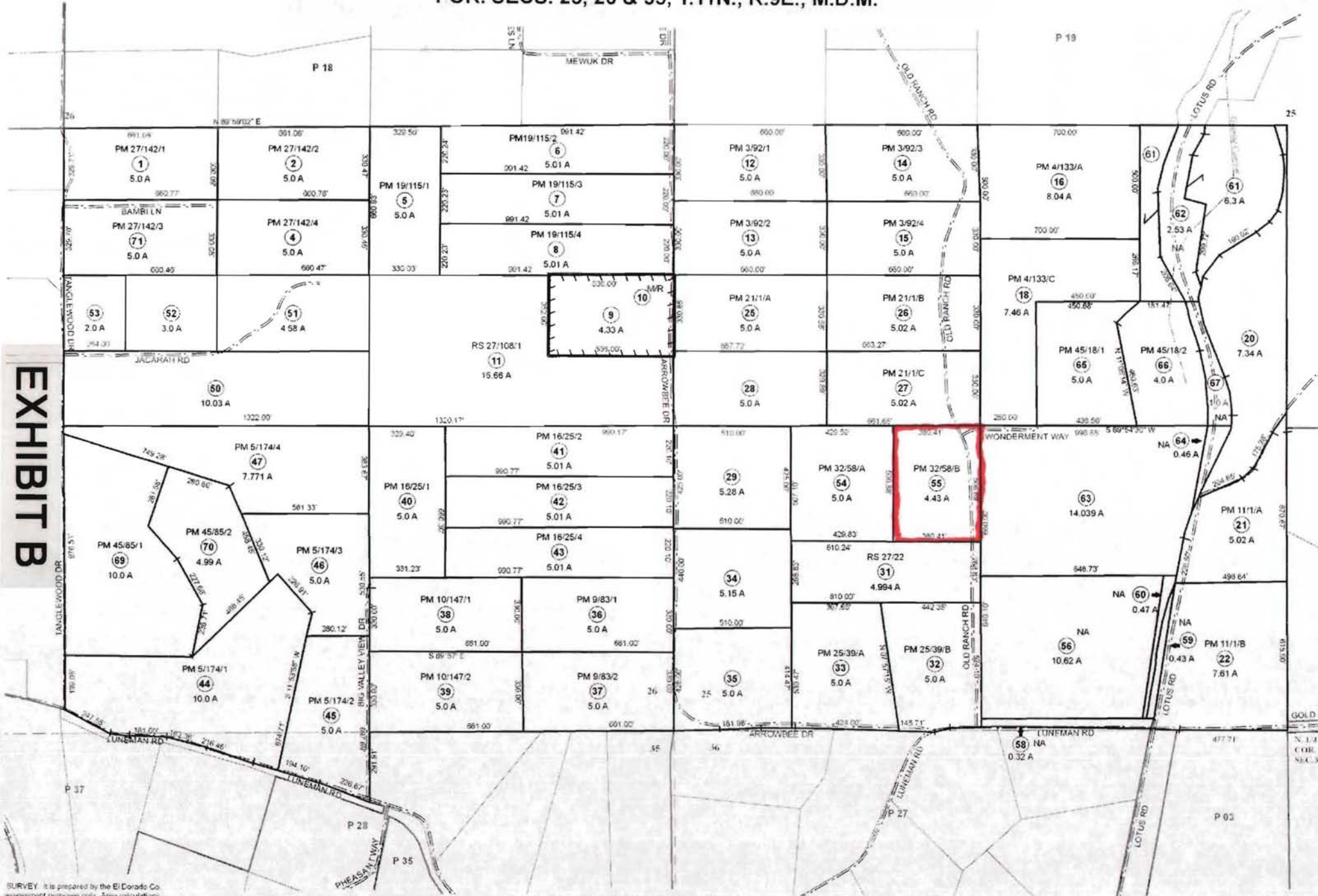


EXHIBIT B

SURVEY: It is prepared by the El Dorado Co. assessment purposes only. Area calculations are not guaranteed. Users should verify items and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 7, 2011

Assessor's Map Bk.
County of El Dor



**File No. S14-0002
General Plan Map**


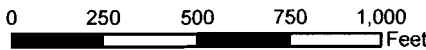
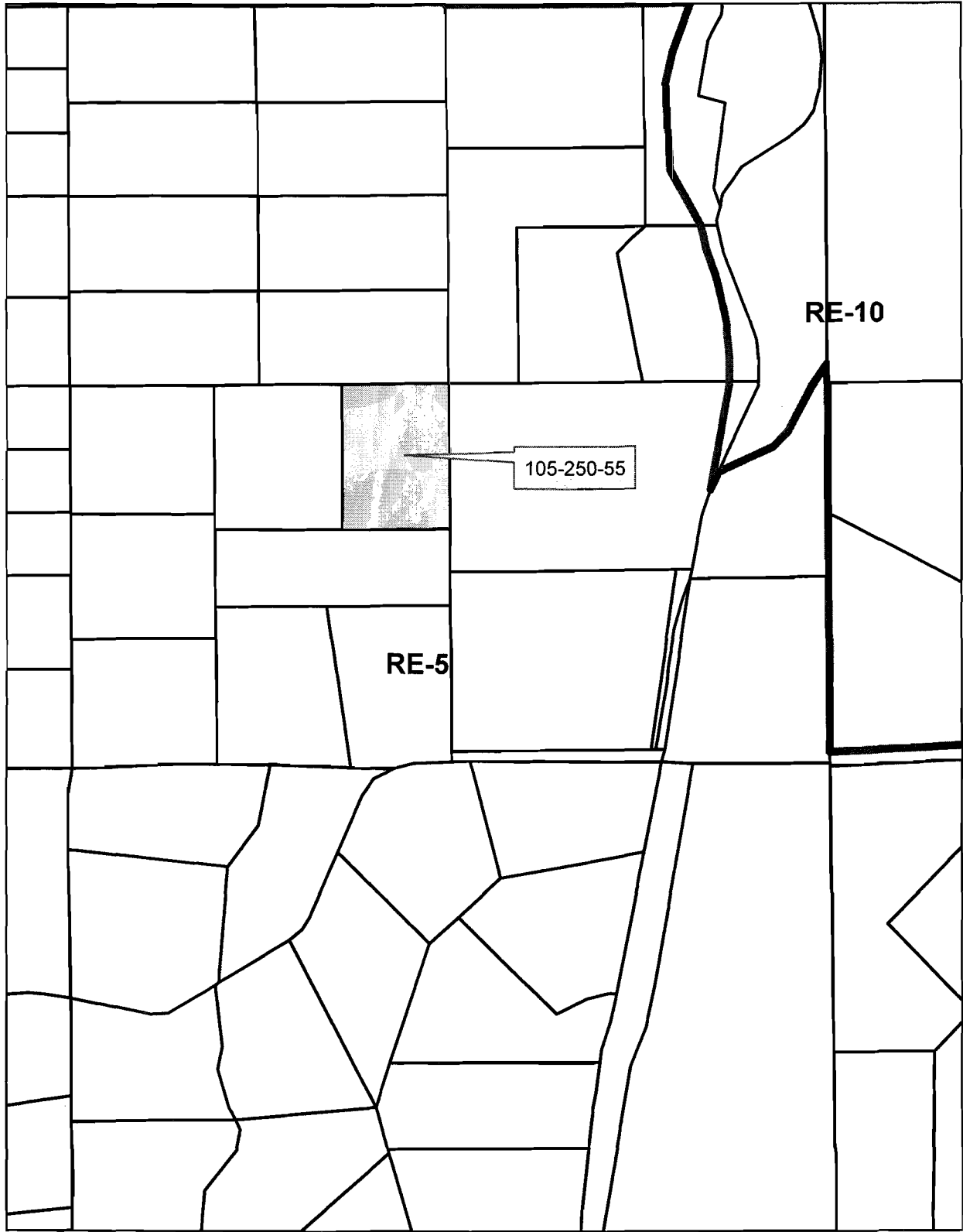
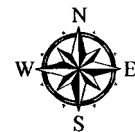
- LDR - Low-Density Residential
- PF - Public Facilities
- RR - Rural Residential
-  - Platted Lands

EXHIBIT C



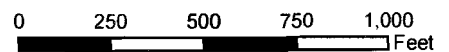


File No. S14-0002
Zoning Map



RE-5 - Estate Residential Five-Acre
RE-10 - Estate Residential

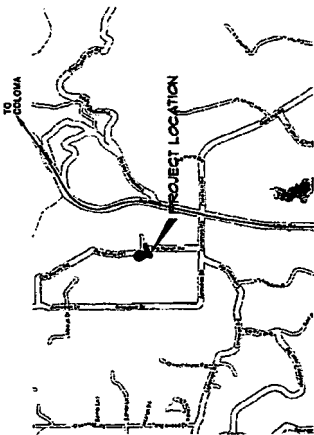
EXHIBIT D



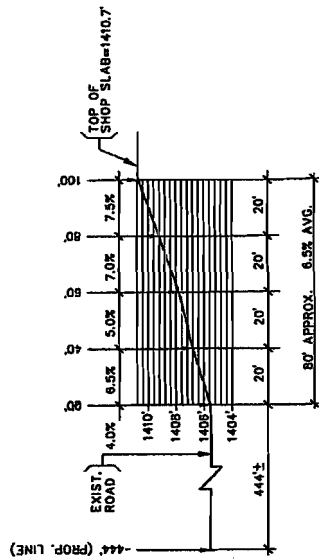
15 JAN 15 PM 3:45
 RECEIVED
 PLANNING DEPARTMENT

INDEX TO DRAWINGS

- SHEET CONTENTS
- 1 SITE PLAN, VICTORY MAP, DRIVEWAY PROFILE
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN, ELECTRICAL PLAN



VICINITY MAP



DRIVEWAY PROFILE

REVISIONS BY AS SHOWN	SCALE
DRAWN BY BJB	DATE 12/9/14
PROJECT NO. 02-127	DATE 9/9/14

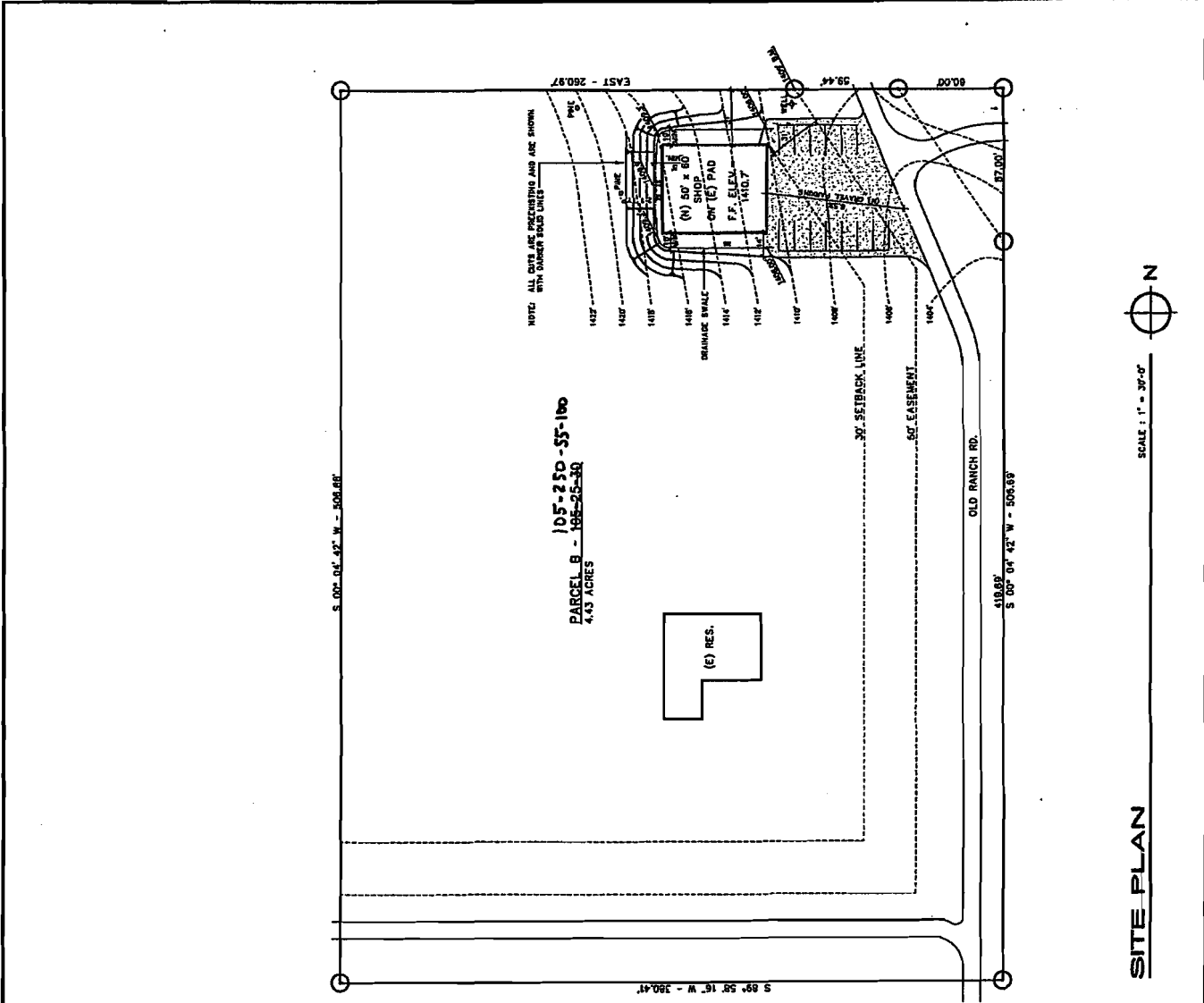
S14-0002
SITE PLAN



BAILEY & ASSOC.
 STRUCTURAL ENGINEERS
 GARDEN VALLEY, CA 94633
 PHONE/FAX (925) 333-1444

50' X 60' COMMERCIAL
 BUILDING FOR
 JOHN SCHAEFER
 1550 OLD RANCH RD. PLACERVILLE, CA -
 APR 105-25-30-100

SHEET
1 of 8



SITE PLAN

EXHIBIT E

15 JAN 15 PM 3:50

RECEIVED
PLANNING DEPARTMENT

PROJECT NO.	
DRAWN BY	AS SHOWN
SCALE	REVISIONS
DATE	9/16/14
PROJECT NO.	

FOUNDATION PLAN
+ DETAILS

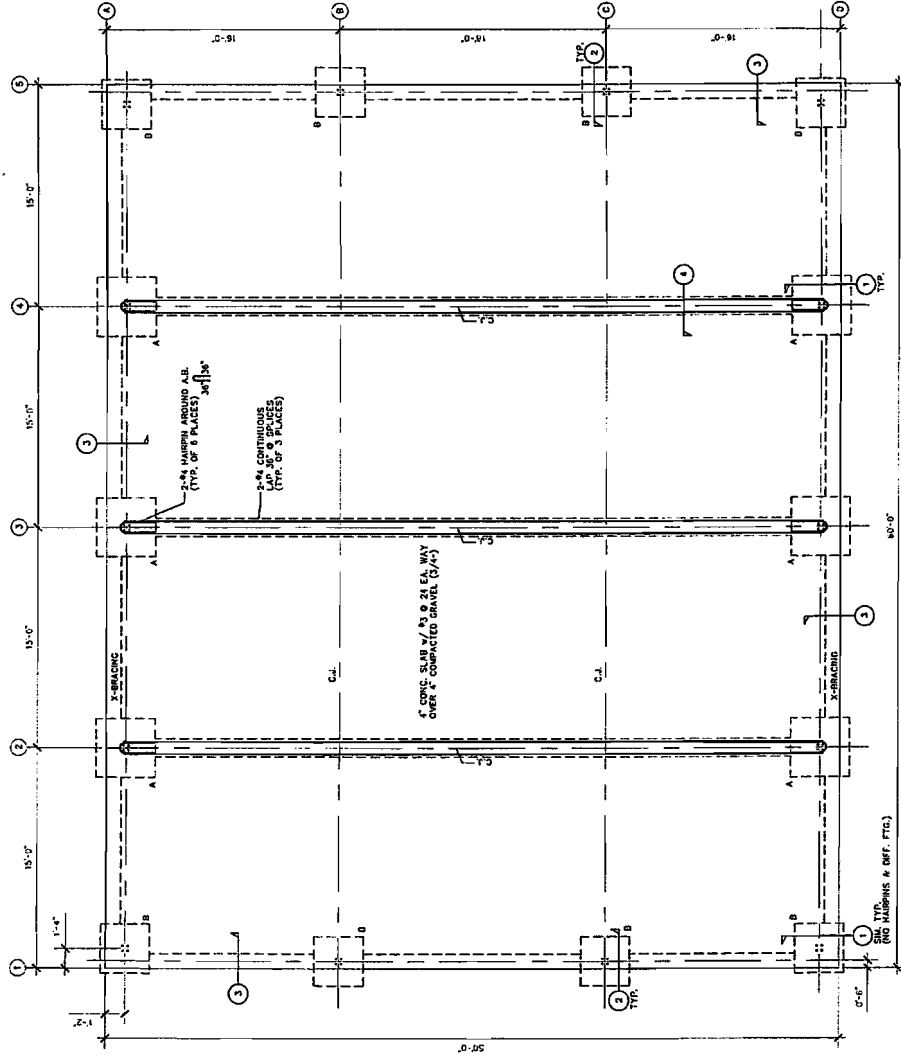


BAILEY & ASSOC.
STRUCTURAL ENGINEERS
BOX 300
GARCES VALLEY, CA 95633
PHONE/FAX (916) 233-1844

50' X 60' COMMERCIAL
BUILDING FOR
JOHN SCHAEFER
1550 OLD RANCH RD., PLACERVILLE, CA
APN: 05-25-30-100



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



FOUNDATION PLAN

- NOTES**
- SEE CALIFORNIA STEEL BUILDINGS' DIMENSIONS FOR OTHER INFORMATION. USE THE BASE IRON DETAIL TO AVOID NOTCHING FOUNDATION EDGE. PROJECT NO. URB0008A, DATED 5/12/09.
 - CONCRETE STRENGTH @ 28 DAYS TO BE 2500 PSI.
 - REINFORCEMENT STEEL TO CONFORM TO ASTM A618 GRADE 40 FOR #4, #5, #6, #8, #10, #11, #14, #18, #22, #25 & #29. SLOPE GRADE AWAY FROM BUILDING AT 2% FOR 5'-0" MIN.
 - CONCRETE STRENGTH @ 28 DAYS TO BE 2500 PSI.

PAD FTG. SCHEDULE

- 4'-0" SQUARE & 2'-0" THICK FOOTING
- 3'-0" SQUARE & 2'-0" THICK FOOTING

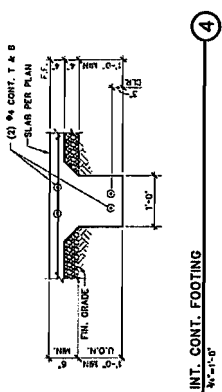
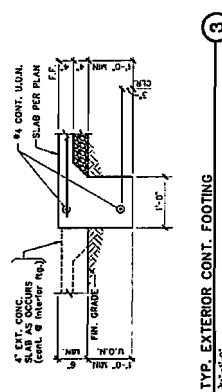
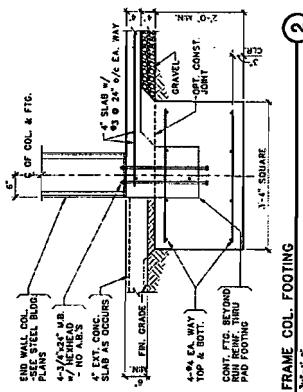
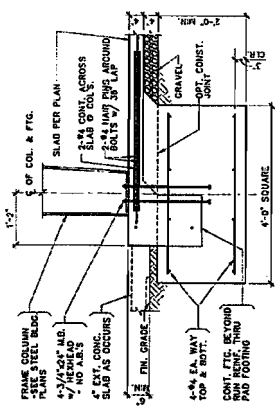
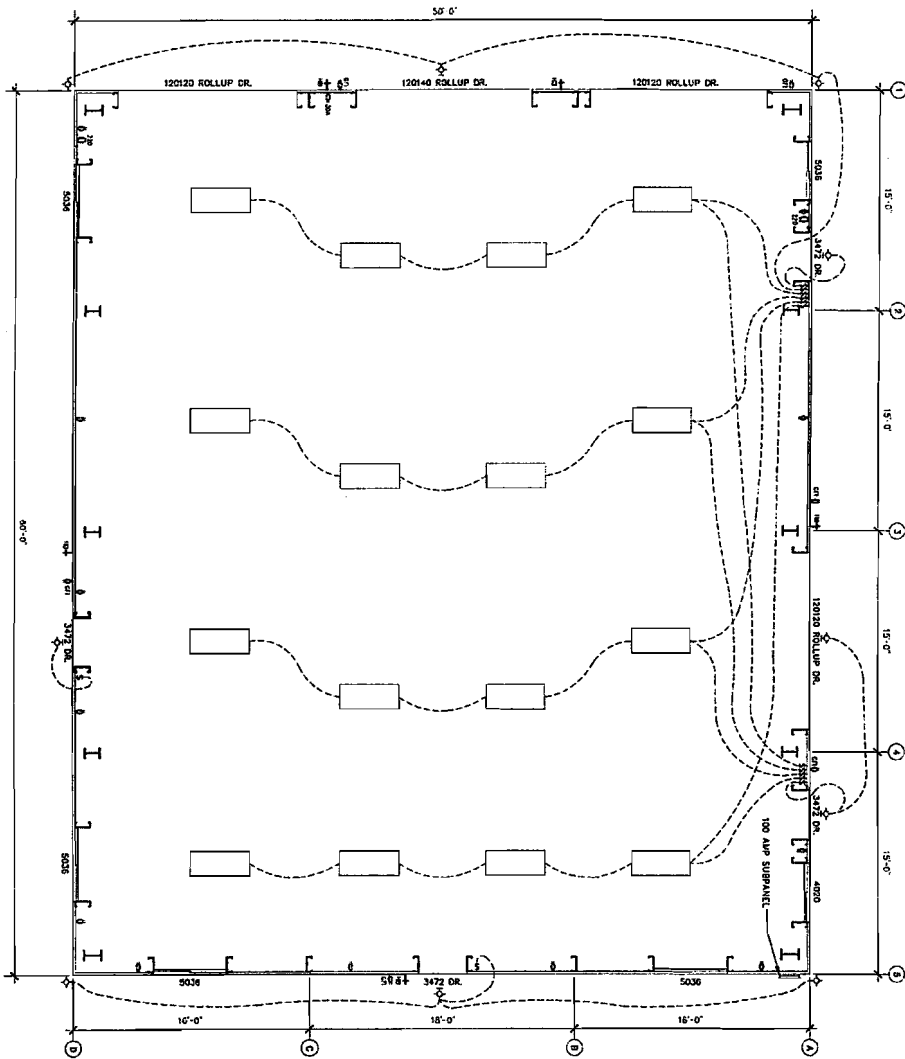


EXHIBIT F

EXHIBIT F-1

15 JAN 15 PM 3:50
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 PLANNING DEPARTMENT

FLOOR/ELECTRICAL PLAN



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



3 of 3
 SHEET
 50' x 60' COMMERCIAL
 BUILDING FOR:
 JOHN SCHAEFER
 1550 OLD RANCH RD. PLACERVILLE, CA
 APN: 105-25-30-100

BAILEY & ASSOC.
 STRUCTURAL ENGINEERS
 BOX 505
 GARDEN VALLEY, CA 95633
 PHONE/FAX: (530) 333-1444

FLOOR/ELECTRICAL PLAN

REVISIONS	BY	SCALE AS SHOWN
		DRAWN BY BJB
		DATE 2/18/14
		PROJECT NO. GC-127

Proposed 4/2014
Floor Plan - Rock Solid Athletics + Rehab
by PSH.
S14-0002

WEST

Approx. Scale
□ = 1 sq. ft

Window 10 20 Window 30 40 50

INSULATION

Admin Office
8'4" x 6'11"
(57.3 ft²)

Tumble trak
32'4" x 6'11"
(222.9 ft²)

PT office + waiting area
40'8" x 6'6"
(264.6 ft²)

Bars/Beam
40'8" x 16'
(651.2 ft²)

SPRING FLOOR
[34'10" x 28'5"] + [5'10" x 8"]
(1034.7 ft²)

S14-0002

Window 60
Window 50
Man door
Rollup door 40
Rollup door 30
Rollup door 20
Man door
Window 10

Man door

Window

VAULT
5'5" x 5'10"
(312.1 ft²)

INSULATION
STORAGE (1'3" x 57'10") (75.1 ft²)

Window



EXHIBIT G

Rollup door Rollup door Rollup door

EAST

Rock Solid Athletics & Rehab

Business Plan

07/01/2014

John Schaefer, PT
Vicki Schaefer, ATC, MA, PT

1550 Old Ranch Road
Placerville, CA 95667
530-409-8315

vicki.rocksolid@gmail.com

RECEIVED
PLACERVILLE DEPARTMENT

Mission Statement

To provide quality physical therapy, gymnastics and wrestling services to people of all ages and abilities in our community in a safe, positive, healthy, fun and Christ centered family environment.

Vision Statement

To promote a lifelong love for healthy fitness, while building confidence, self-esteem and friendships through prevention and rehabilitation of physical injuries, and through the sports of gymnastics and wrestling.

Business Goals

Gymnastics/Wrestling:

- a) Provide quality gymnastics & wrestling instruction in a safe family gym setting.
- b) Boys & Girls recreation gymnastics & wrestling lessons, 45 minute - 1½ hours per lesson.
- c) Competitive Girls gymnastics lessons (USA Gymnastics Program), 2- 4 hours per lesson.
- d) **Hours of operation:** By appointment only, with maximum capacity of students in the gym at one time as follows:
 - Monday – Thurs 2:45pm-3:45pm:** Recreation lessons (9 students)
 - Monday – Thurs 4:00pm-6:00 pm:** Team Levels 2/3 (9 students/2 hrs)
 - Monday – Thurs 6:15pm-8:30 pm:** Team Levels 4+ (9 students/2.25 hrs)
 - Friday 4:00-6:00pm:** Levels 2-4 (12 students/2 hrs)
 - Sat/Sun 10:00 am – 6:00pm:**
 - Occasional Team extra practice (12 students/2 hours)
- e) Christmas Open House: Sat/Sun before Christmas. For enrolled students only. Maximum of 12 students per 1 ½ hour session. 10:00am – 5:00 pm
- f) July Summer Day camps: Maximum of 12 students per week. 9:00am-3:00pm, Mon-Thurs. Recreation lessons will not be scheduled.

- g) BirthDay Parties: For enrolled students only. By appointment only Sat/Sun. 10:00am-6:00pm. One party per weekend, 1 ½ hour party. 12 students maximum per party.

Physical Therapy:

- a) Physical Therapy evaluation and treatment (including prevention and rehabilitation) of orthopedic & neuromuscular injuries/conditions.
- b) Clients may be seen in our home, in our Rock Solid Gym, in their own home or their own sport environment.
- c) Serve one client per hour maximum.
- d) Hours of operation: By appointment only between 7:00 am – 2:00pm & 7:00pm – 9:00pm, Monday - Friday.

Garage Photos



EXHIBIT I

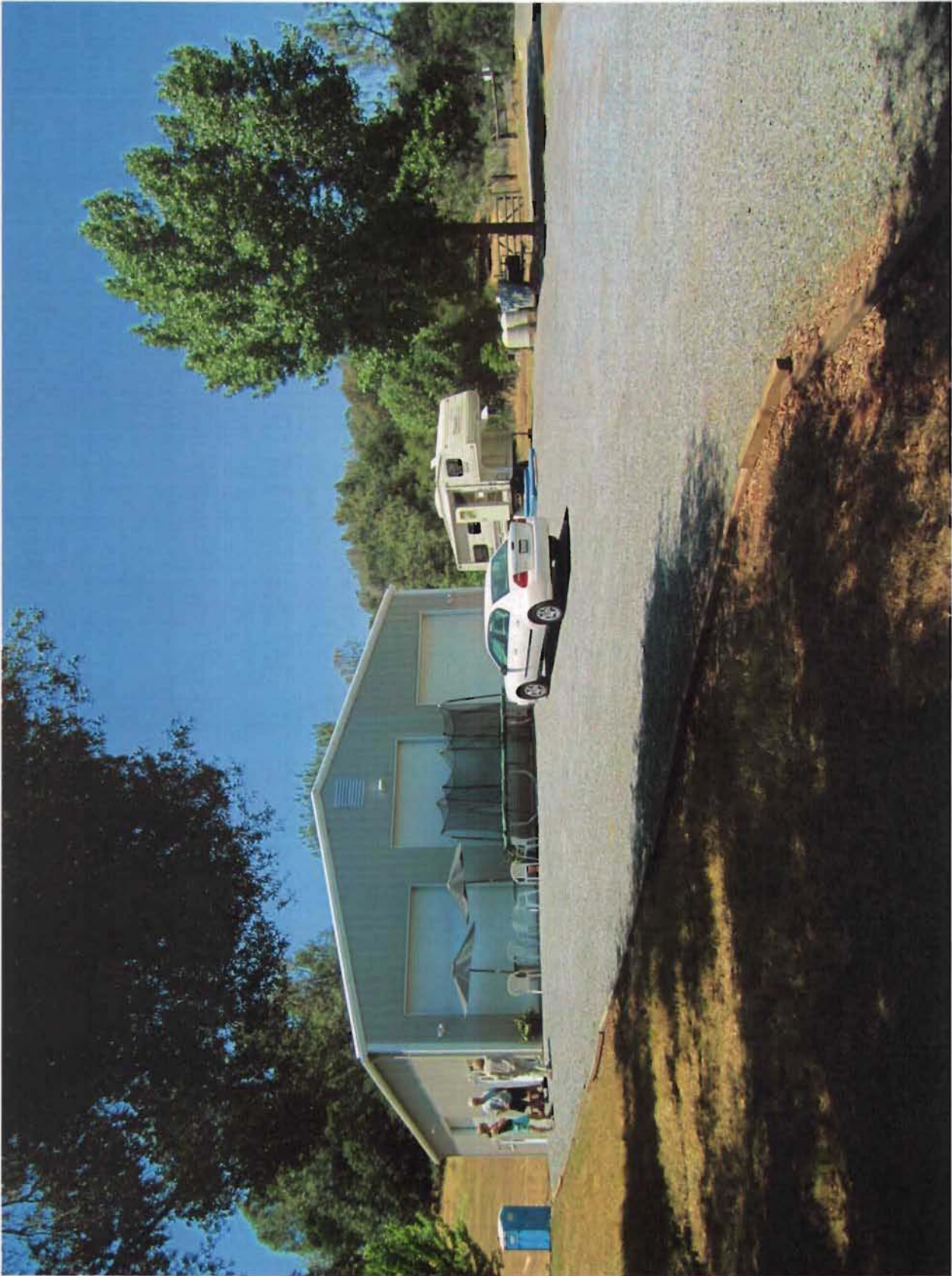


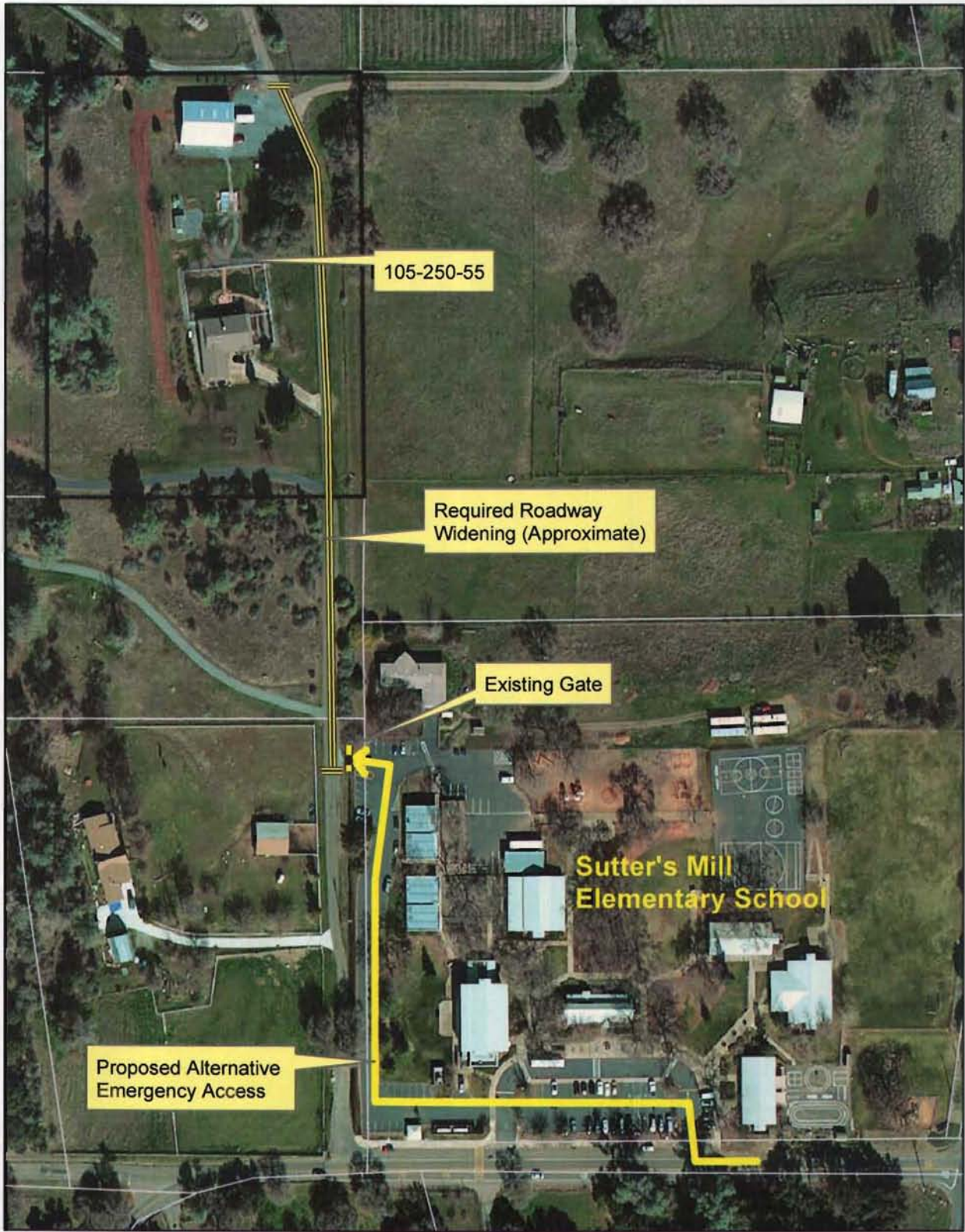
EXHIBIT I-1



File No. S14-0002
Aerial Photo

0 125 250 375 500 Feet

EXHIBIT J



105-250-55

Required Roadway
Widening (Approximate)

Existing Gate

Sutter's Mill
Elementary School

Proposed Alternative
Emergency Access



File No. S14-0002
Emergency Access Map

0 125 250
Feet

EXHIBIT K