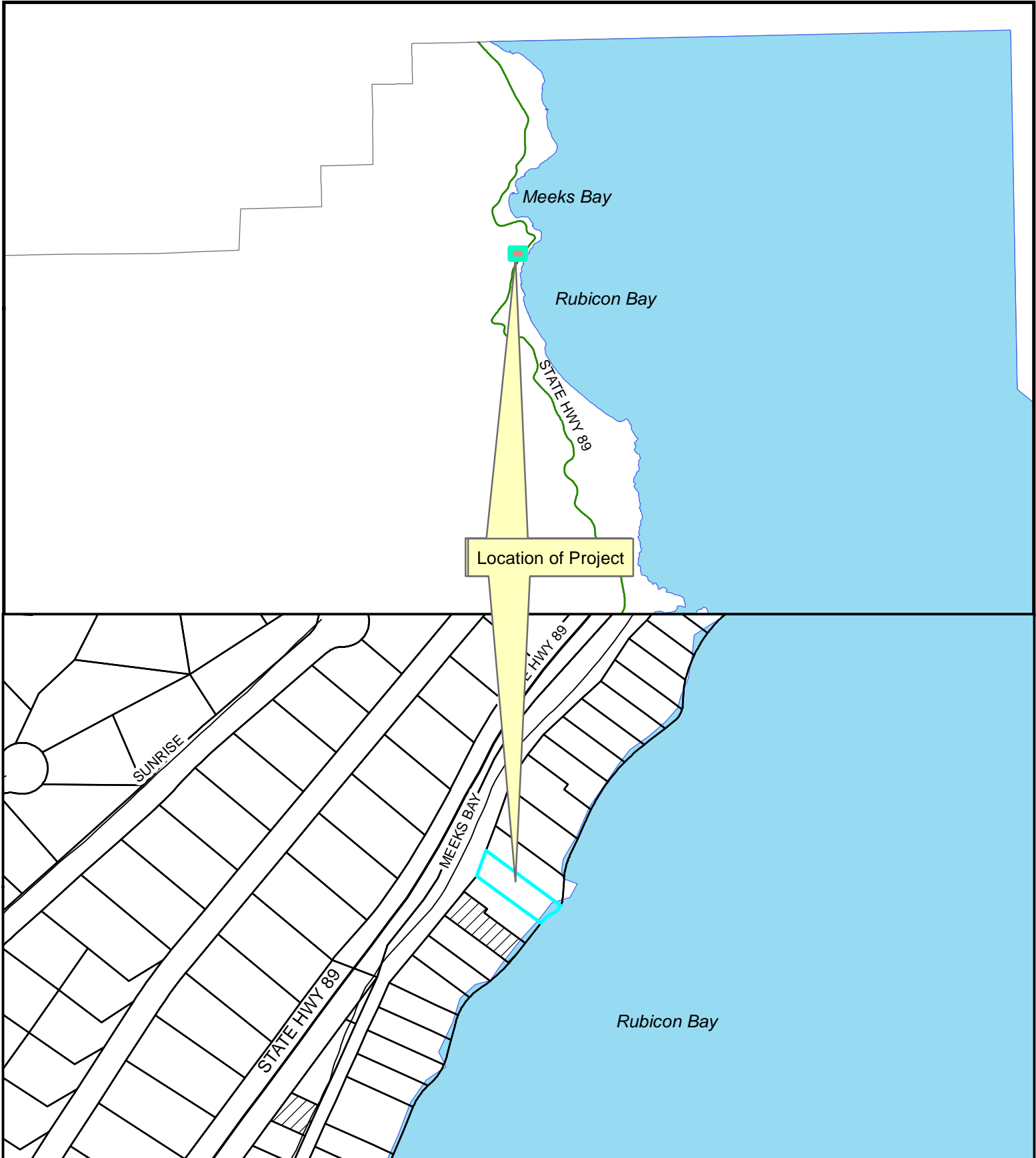


V19-0002 Exhibit A-Location Map



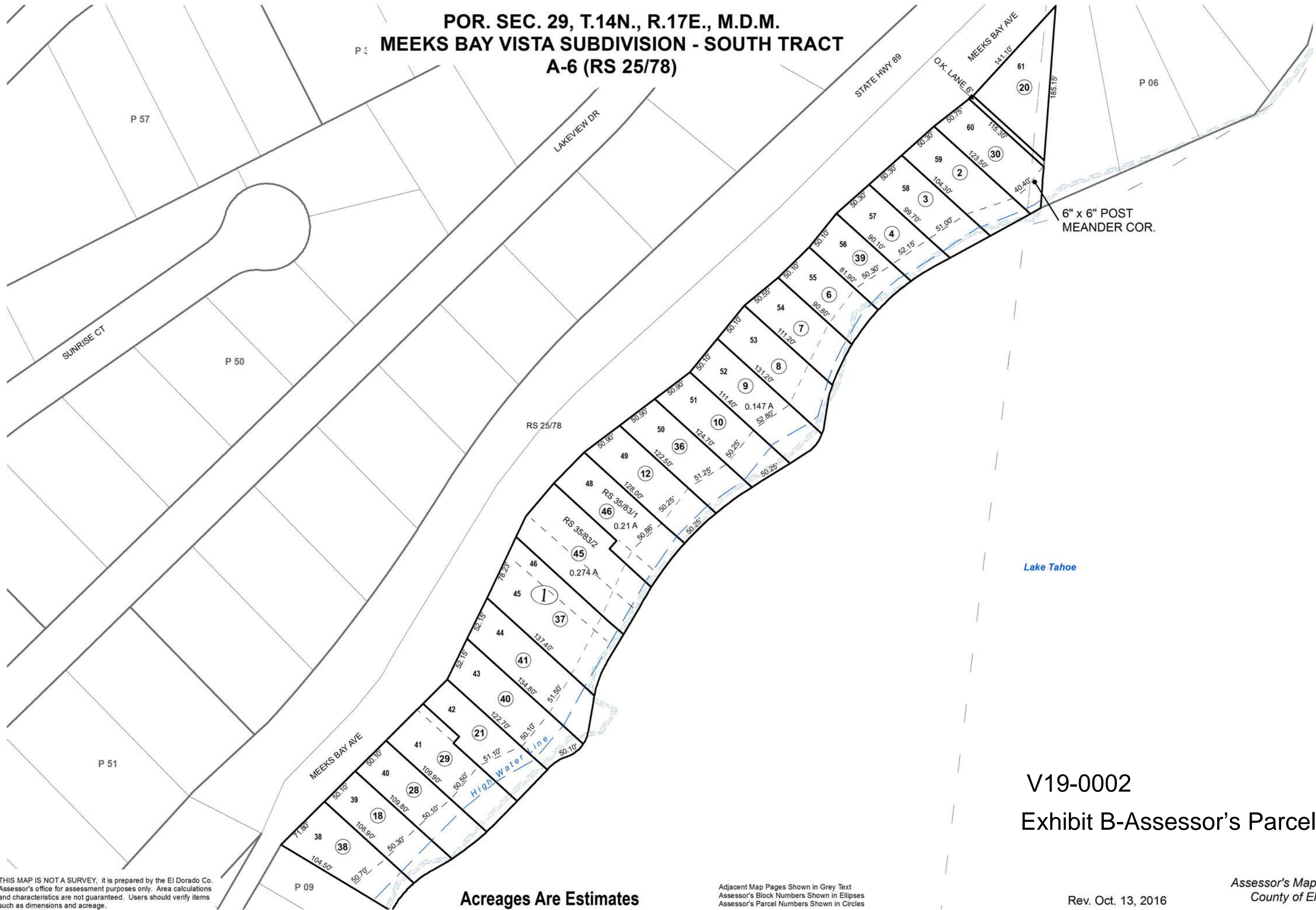
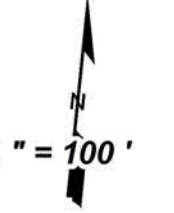
N



0 0.025 0.05 0.1 0.15 0.2 Miles

POR. SEC. 29, T.14N., R.17E., M.D.M.
MEEKS BAY VISTA SUBDIVISION - SOUTH TRACT
A-6 (RS 25/78)

16:08



Lake Tahoe

V19-0002
 Exhibit B-Assessor's Parcel Map

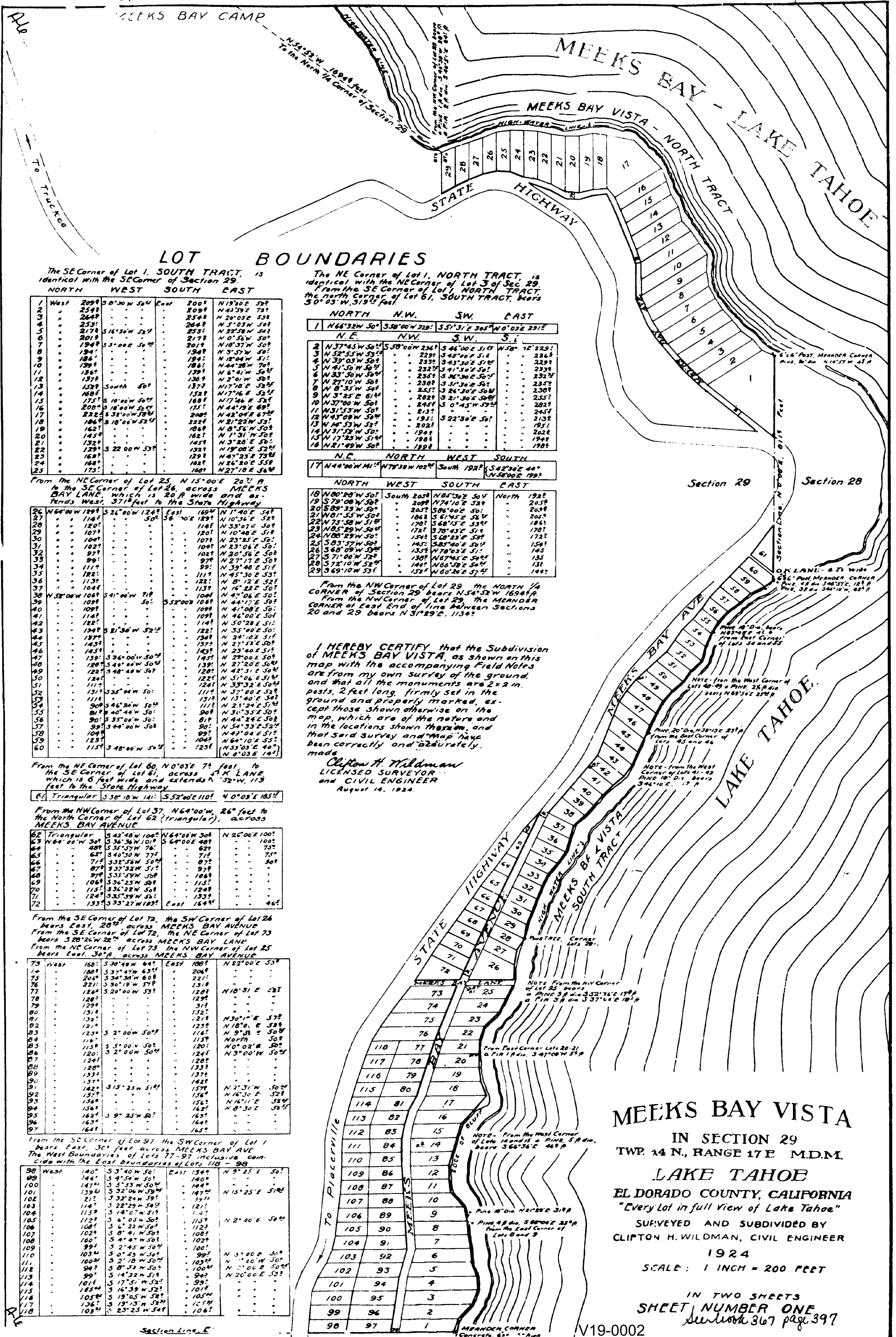
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

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. Oct. 13, 2016

Assessor's Map Bk. 016, Pg. 08
 County of El Dorado, CA



LOT BOUNDARIES

The SE Corner of Lot 1, SOUTH TRACT, is identical with the SE Corner of Section 29.

	NORTH	WEST	SOUTH	EAST
1	West 209'	S 0° 30' W 50'	East 200'	N 19° 00' E 52'
2	254'	...	209'	N 43° 30' E 78'
3	253'	...	204'	N 5° 03' W 50'
4	217'	S 16° 30' W 52'	253'	N 22° 58' W 54'
5	201'	...	217'	N 0° 56' W 50'
6	194'	S 3° 00' E 50'	201'	N 10° 37' W 50'
7	194'	...	194'	N 10° 37' W 50'
8	186'	...	186'	N 10° 37' W 50'
9	186'	...	186'	N 10° 37' W 50'
10	186'	...	186'	N 10° 37' W 50'
11	186'	...	186'	N 10° 37' W 50'
12	186'	...	186'	N 10° 37' W 50'
13	186'	...	186'	N 10° 37' W 50'
14	186'	...	186'	N 10° 37' W 50'
15	186'	...	186'	N 10° 37' W 50'
16	186'	...	186'	N 10° 37' W 50'
17	186'	...	186'	N 10° 37' W 50'
18	186'	...	186'	N 10° 37' W 50'
19	186'	...	186'	N 10° 37' W 50'
20	186'	...	186'	N 10° 37' W 50'
21	186'	...	186'	N 10° 37' W 50'
22	186'	...	186'	N 10° 37' W 50'
23	186'	...	186'	N 10° 37' W 50'
24	186'	...	186'	N 10° 37' W 50'
25	186'	...	186'	N 10° 37' W 50'

The NE Corner of Lot 1, NORTH TRACT, is identical with the NE Corner of Lot 3 of Sec. 29. From the SE Corner of Lot 1, NORTH TRACT, the North Corner of Lot 61, SOUTH TRACT, bears S 0° 03' W, 519.2 feet.

	NORTH	N.W.	S.W.	EAST
1	N 66° 32' W 50'	S 59° 00' W 219'	S 51° 31' E 305'	W 0° 02' E 291'
2	N 37° 45' W 50'	S 58° 00' W 234'	S 46° 00' E 517'	N 50° 12' E 292'
3	N 52° 55' W 50'	...	...	...
4	N 39° 03' W 50'	...	...	...
5	N 41° 50' W 50'	...	...	...
6	N 33° 50' W 50'	...	...	...
7	N 27° 10' W 50'	...	...	...
8	N 8° 35' W 50'	...	...	...
9	N 3° 25' E 614'	...	...	...
10	N 37° 00' W 50'	...	...	...
11	N 51° 53' W 50'	...	...	...
12	N 45° 00' W 50'	...	...	...
13	N 40° 53' W 50'	...	...	...
14	N 31° 52' W 50'	...	...	...
15	N 17° 23' W 514'	...	...	...
16	N 21° 49' W 50'	...	...	...

From the NE Corner of Lot 25, N 15° 00' E 207' to the SE Corner of Lot 26, across MEEKS BAY AVENUE, which is 20 feet wide and extends West 371 feet to the State Highway.

	NORTH	WEST	SOUTH	EAST
26	N 64° 00' W 129'	S 26° 00' W 124'	East 160'	N 1° 40' E 58'
27	114'	...	...	...
28	120'	...	...	...
29	107'	...	...	...
30	104'	...	...	...
31	102'	...	...	...
32	97'	...	...	...
33	99'	...	...	...
34	111'	...	...	...
35	122'	...	...	...
36	113'	...	...	...
37	104'	...	...	...
38	N 58° 00' W 106'	S 41° 00' W 71'	S 53° 00' W 108'	N 44° 17' E 58'
39	109'	...	...	...
40	109'	...	...	...
41	109'	...	...	...
42	122'	...	...	...
43	134'	S 21° 30' W 52'	...	...
44	137'	...	...	...
45	143'	...	...	...
46	145'	...	...	...
47	139'	S 36° 00' W 50'	...	...
48	120'	S 40° 00' W 50'	...	...
49	122'	S 48° 00' W 50'	...	...
50	124'	...	...	...
51	124'	...	...	...
52	131'	S 53° 00' W 50'	...	...
53	111'	...	...	...
54	90'	S 46° 24' W 50'	...	...
55	87'	S 40° 44' W 50'	...	...
56	90'	S 35° 00' W 50'	...	...
57	99'	S 44° 00' W 50'	...	...
58	109'	...	...	...
59	123'	...	...	...
60	113'	S 48° 00' W 50'	...	...

From the NW Corner of Lot 29, the North 1/4 Corner of Section 29, bears N 54° 52' W, 1654.8 feet. From the NW Corner of Lot 29, the MEANDER CORNER at East End of line between Sections 20 and 29 bears N 31° 29' E, 1134'.

	NORTH	WEST	SOUTH	EAST
18	N 00° 20' W 50'	South 209'	N 05° 30' E 50'	North 192'
19	S 79° 00' W 50'	...	...	...
20	S 89° 33' W 50'	...	...	...
21	N 01° 55' W 50'	...	...	...
22	N 03° 58' W 51'	...	...	...
23	N 05° 29' W 50'	...	...	...
24	N 08° 29' W 50'	...	...	...
25	S 03° 57' W 50'	...	...	...
26	S 08° 09' W 50'	...	...	...
27	S 17° 00' W 50'	...	...	...
28	S 21° 10' W 50'	...	...	...
29	S 29° 10' W 50'	...	...	...

From the NW Corner of Lot 29, the North 1/4 Corner of Section 29, bears N 54° 52' W, 1654.8 feet. From the NW Corner of Lot 29, the MEANDER CORNER at East End of line between Sections 20 and 29 bears N 31° 29' E, 1134'.

I HEREBY CERTIFY that the Subdivision of MEEKS BAY VISTA, as shown on this map with the accompanying Field Notes are from my own survey of the ground, and that all the monuments are 2x2 in. posts, 2 feet long, firmly set in the ground and properly marked, except those shown otherwise on the map, which are of the nature and in the locations shown thereon, and that said survey and map have been correctly and accurately made.

Clifton H. Wildman
LICENSED SURVEYOR
and CIVIL ENGINEER
August 14, 1924.

From the NE Corner of Lot 60, N 0° 03' E 75 feet, to the SE Corner of Lot 61, across K LANE, which is 6 feet wide and extends N 52° W, 113 feet to the State Highway.

	NORTH	WEST	SOUTH	EAST
61	Triangular	S 35° 10' W 141'	S 52° 00' E 110'	N 0° 03' E 185'
62	Triangular	S 42° 48' W 106'	N 64° 00' W 30'	N 26° 00' E 100'
63	N 64° 00' W 30'	S 36° 36' W 101'	S 64° 00' E 40'	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...

From the SE Corner of Lot 72, the SW Corner of Lot 26 bears East, 207', across MEEKS BAY AVENUE. From the SE Corner of Lot 72, the NE Corner of Lot 73 bears S 20° 24' W 22' across MEEKS BAY AVENUE. From the NE Corner of Lot 73, the NW Corner of Lot 25 bears East, 30', across MEEKS BAY AVENUE.

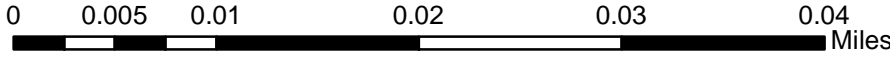
	West	East	West	East
73	160'	S 30° 48' W 64'	100'	N 22° 00' E 53'
74	180'	S 37° 47' W 63'	206'	...
75	206'	S 34° 30' W 60'	221'	...
76	221'	S 30° 19' W 57'	231'	N 10° 31' E 53'
77	126'	S 20° 00' W 53'	129'	...
78	129'	...	129'	...
79	131'	...	132'	...
80	131'	...	132'	...
81	132'	...	132'	N 30° 11' E 57'
82	121'	...	125'	N 18° 0' E 58'
83	121'	...	116'	N 9° 38' E 50'
84	116'	...	115'	North 50'
85	115'	S 5° 00' W 50'	120'	N 0° 02' E 50'
86	120'	S 2° 00' W 50'	124'	N 3° 00' W 50'
87	124'	...	120'	...
88	124'	...	120'	...
89	124'	...	120'	...
90	124'	...	120'	...
91	124'	...	120'	...
92	124'	...	120'	...
93	124'	...	120'	...
94	124'	...	120'	...
95	124'	...	120'	...
96	124'	...	120'	...
97	124'	...	120'	...

From the SE Corner of Lot 97, the SW Corner of Lot 1 bears East, 36' feet across MEEKS BAY AVENUE. The West Boundaries of Lots 77-97 inclusive coincide with the East boundaries of Lots 110-98.

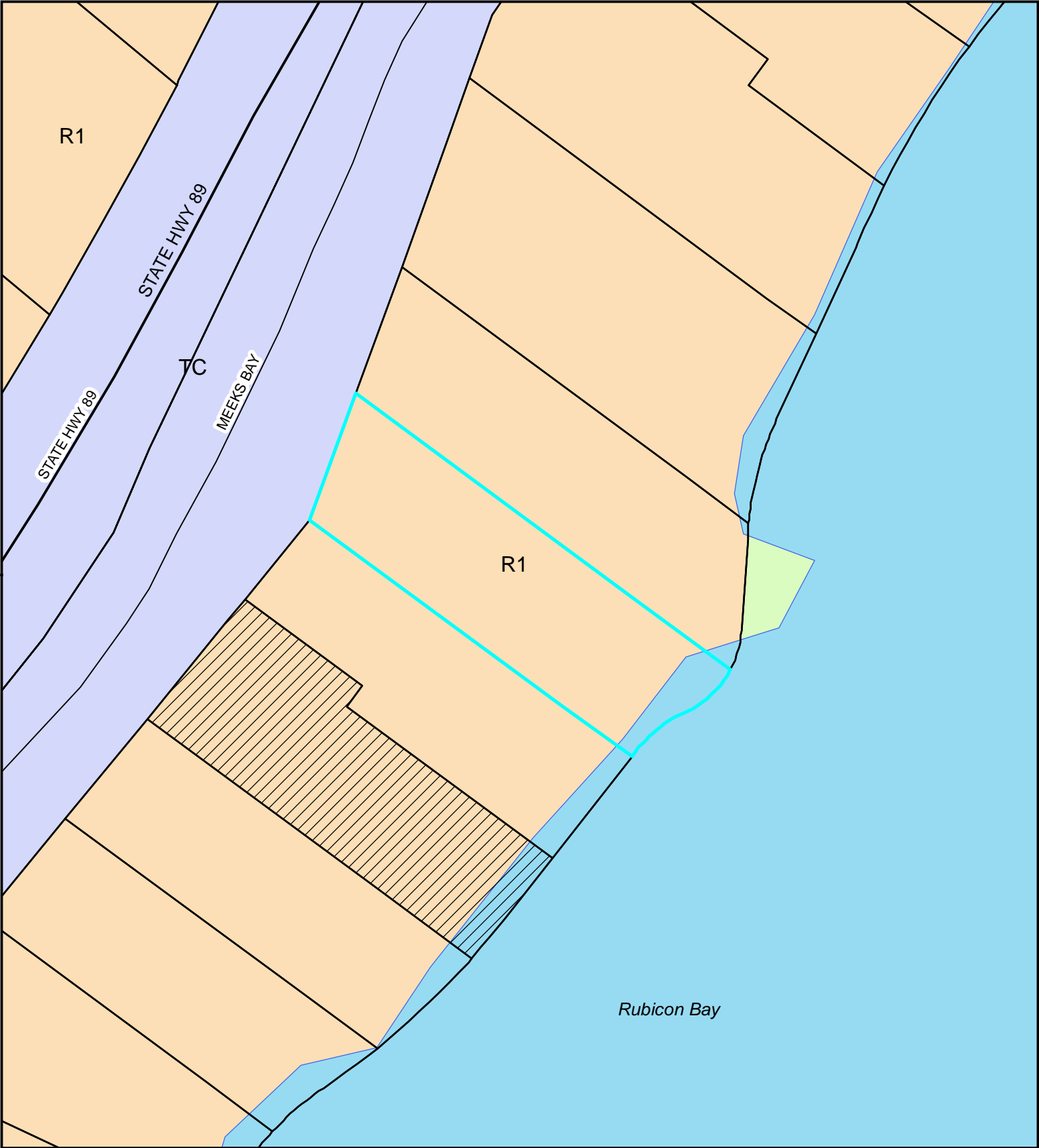
	West	East	West	East
98	140'	S 3° 40' W 50'	134'	N 5° 25' E 50'
99	144'	S 4° 54' W 50'	140'	...
100	147'	S 5° 33' W 50'	144'	...
101	149'	S 5° 32' W 50'	147'	N 15° 25' E 51'
102	152'	S 3° 24' W 50'	151'	...
103	154'	S 2° 29' W 50'	151'	...
104	155'	S 1° 45' W 50'	151'	...
105	155'	S 1° 05' W 50'	152'	N 2° 00' E 50'
106	155'	S 1° 22' W 50'	152'	...
107	155'	S 0° 41' W 50'	152'	...
108	155'	S 0° 47' W 50'	152'	...
109	155'	S 2° 45' W 50'	152'	...
110	155'	S 0° 43' W 50'	152'	N 5° 00' E 50'
111	155'	S 2° 10' W 50'	152'	N 1° 00' W 50'
112	155'	S 0° 53' W 50'	152'	N 2° 00' E 50'
113	155'	S 1° 22' W 51'	152'	N 20° 00' E 53'
114	155'	S 1° 57' W 52'	152'	...
115	155'	S 1° 39' W 52'	152'	...
116	155'	S 1° 05' W 52'	152'	...
117	155'	S 1° 15' W 52'	152'	...
118	155'	S 2° 25' W 54'	152'	...

MEEKS BAY VISTA
IN SECTION 29
TWP. 14 N., RANGE 17 E M.D.M.
LAKE TAHOE
EL DORADO COUNTY, CALIFORNIA
"Every Lot in full view of Lake Tahoe"
SURVEYED AND SUBDIVIDED BY
CLIFTON H. WILDMAN, CIVIL ENGINEER
1924
SCALE: 1 INCH = 200 FEET
IN TWO SHEETS
SHEET NUMBER ONE
See Book 367 page 397

V19-0002
Exhibit D-General Plan Land Use Map



V19-0002 Exhibit E-Zoning Map

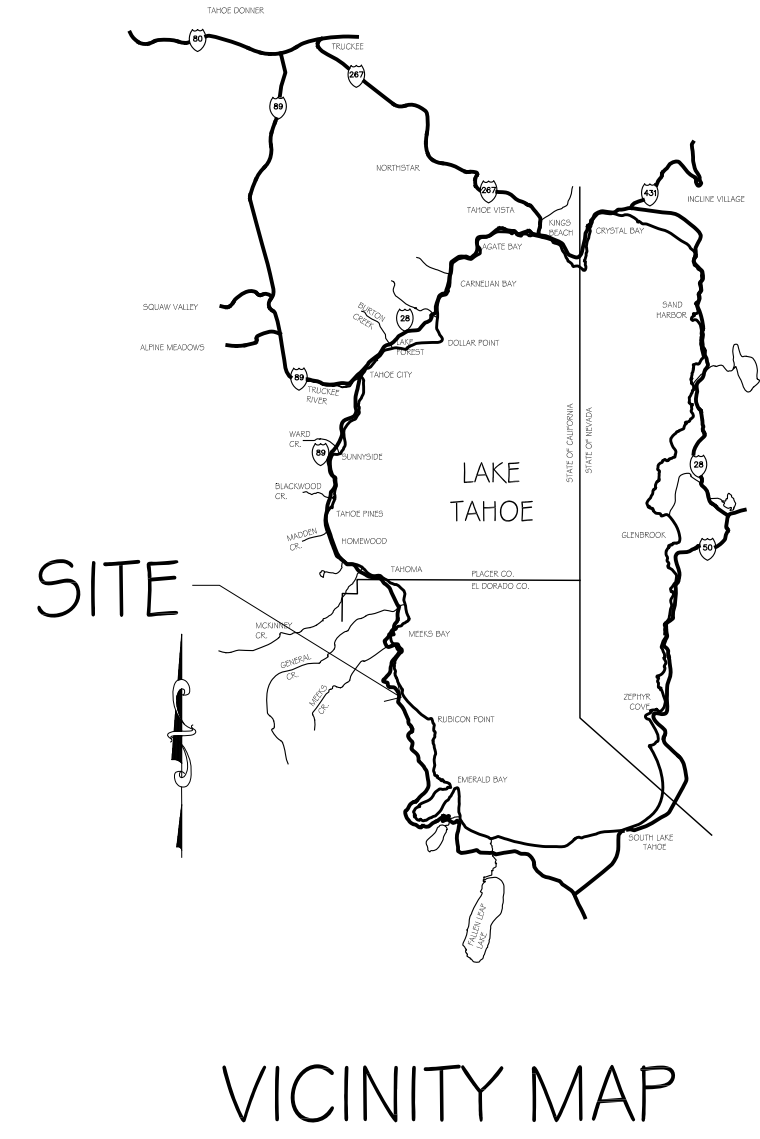


N



0 0.005 0.01 0.02 0.03 0.04 Miles





LEGEND	
---	CONTOUR LINE (MAJOR)
- - -	CONTOUR LINE (MINOR)
---	INFILTRATION & DRIPLINE
---	PROPERTY LINE
---	VEGETATION PROTECT FENCING
---	EROSION CONTROL FENCING
○ P 14	TREE SPECIES; SIZE; TYPE
	A = ASPEN
	C = CEDAR
	F = FIR
	P = PINE
⊗ 14	EXISTING TREE TO BE REMOVED
⊙ S	SEWER MANHOLE
⊙ W	WATER SERVICE
△ CP	CONTROL POINT; ELEVATION
CP 1000.00	
⊠	DEMOLITION (BLDG & SITE FEATURES)
▨	(E) DWELLING TO REMAIN
▨	(N) GARAGE LOT 43
▨	(N) GARAGE LOT 44
BB	BEAR BOX
●	UTILITY POLE

SITE INFORMATION	
SITE:	8395 MEEKS BAY AVE LOT 43, MEEKS BAY VISTA SUBDIV EL DORADO COUNTY, CA
CLIENT/ OWNER:	DAVE CIAFFONI PO BOX 936 ALAMO, CA 94507-0936
ARCHITECT:	HAUSMAN ARCHITECTURE, INC CRAIG HAUSMAN, AIA 2209 J STREET SACRAMENTO, CA 95816

1 | site plan - lot 43
scale: 3/32" = 1'-0"

V19-0002 Exhibit F-Proposed Site Plan

date: 03.02.20

meeks bay residence
8391 meeks bay avenue (lot 43)
el dorado county, california

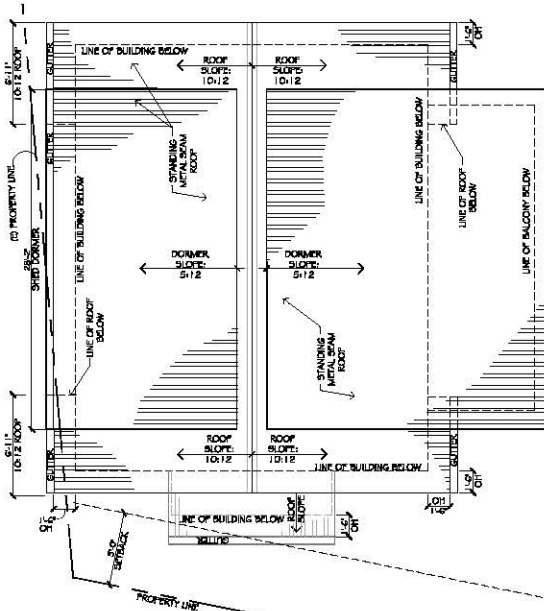
**hausman*
architecture**
sacramento, california
916.204.8919 www.hausmanarch.com

jobs #: 18014

site plan
lot 43

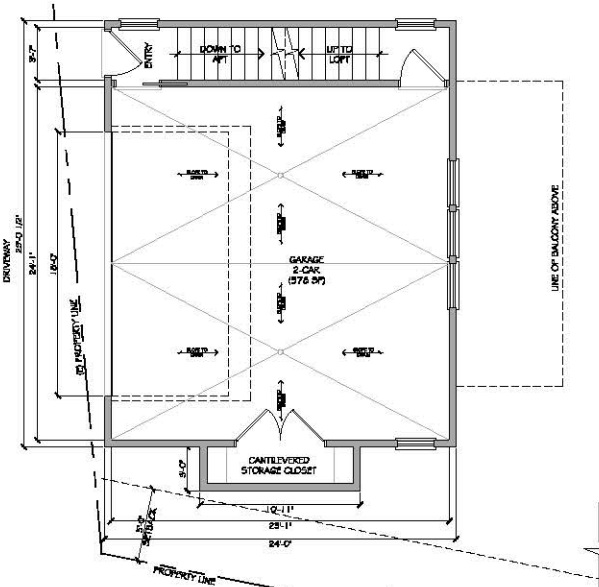
A1.0

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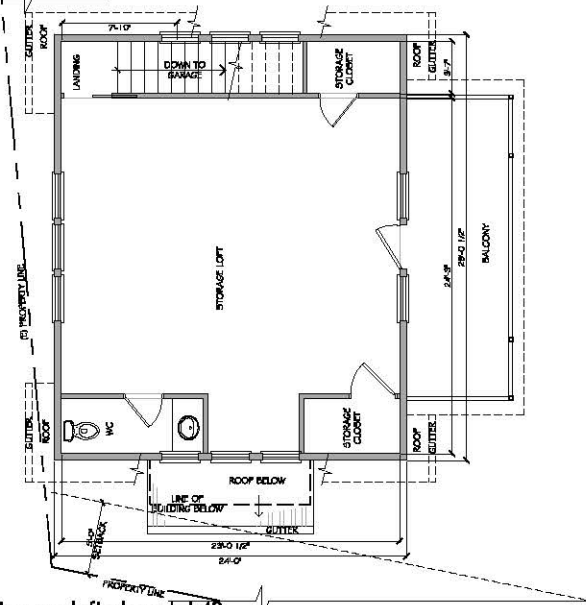
4 roof plan - lot 43

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



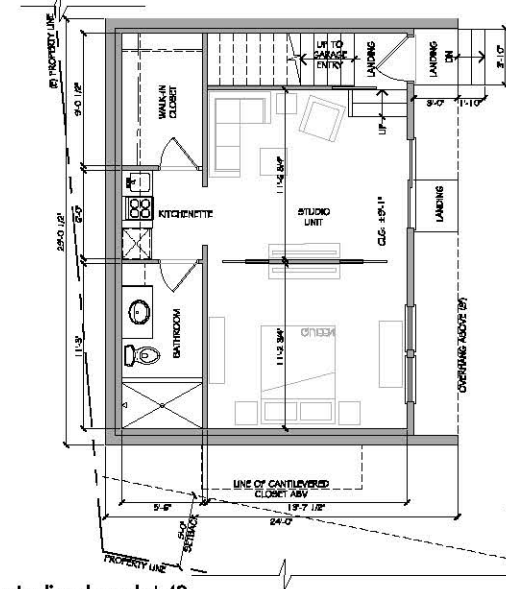
2 garage plan - lot 43

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



3 storage loft plan - lot 43

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



1 studio plan - lot 43

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

AREA CALCULATIONS	
GROSS SF:	
STUDIO:	614 SF (COVERAGED)
GROUND FLOOR:	730 SF
STORAGE LOFT:	637 SF
NET SF:	
STUDIO:	529 SF
GROUND FLOOR:	
*GARAGE & CLOSET:	586 SF
*ENTR & STAIRS:	88 SF
*TOTAL:	663 SF
UPPER FLOOR:	
STORAGE LOFT:	550 SF
NET TOTAL SF:	1,798 SF
WITH BALCONY (148 SF):	1,946 SF

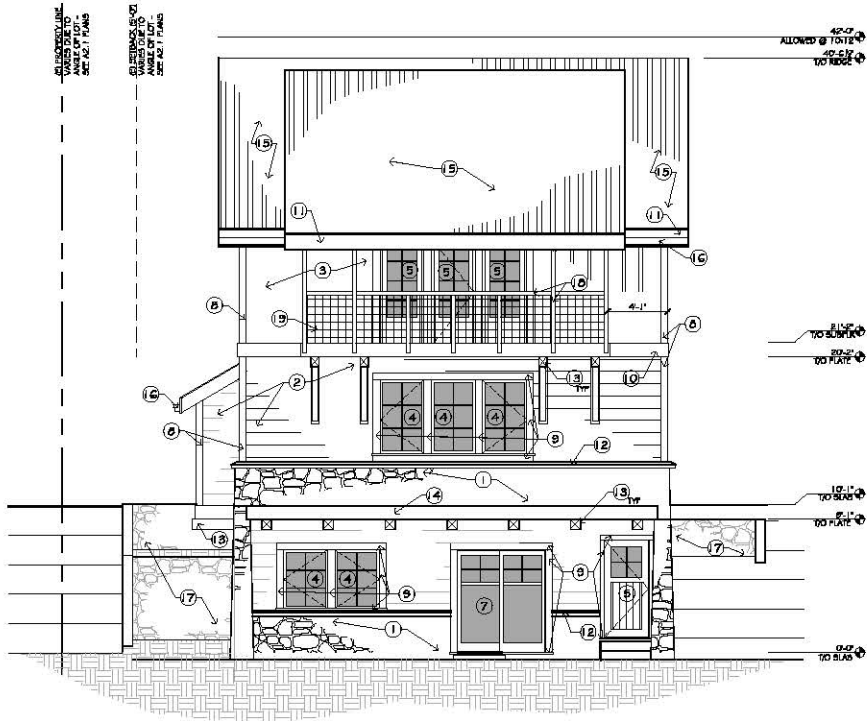
date: 03.02.20

meeks bay residence
8391 meeks bay avenue (lot 43)
el dorado county, california

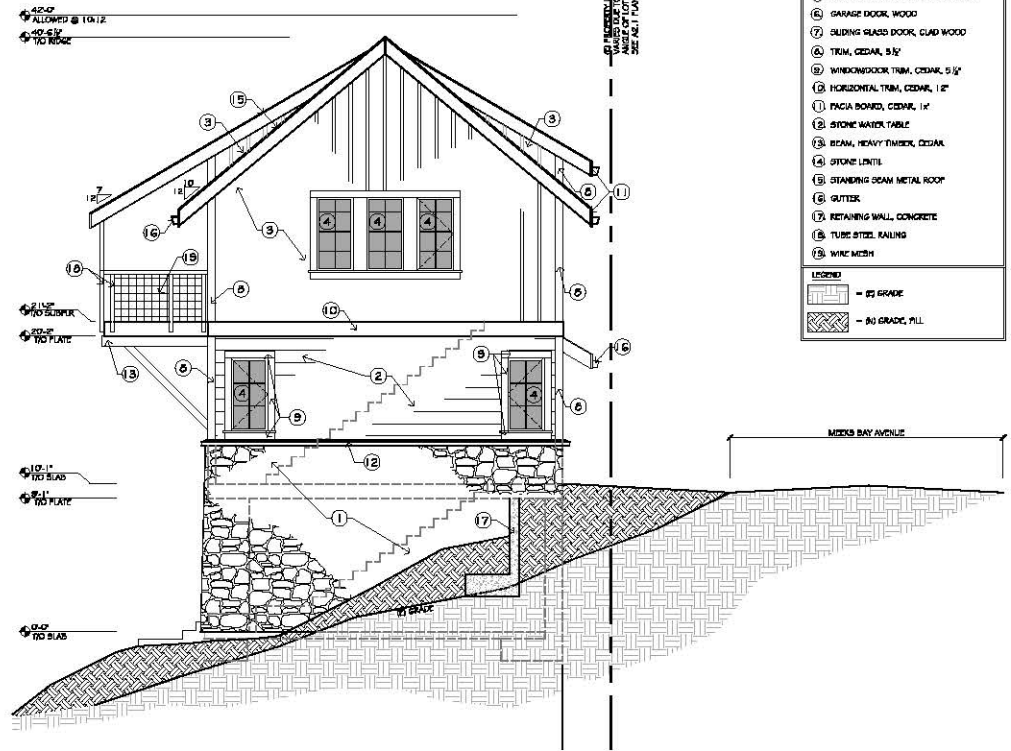
hausman* architecture
sacramento, california
916.204.8919 www.hausmanarch.com
jobs #: 18014

proposed floor plans - lot 43

A2.1



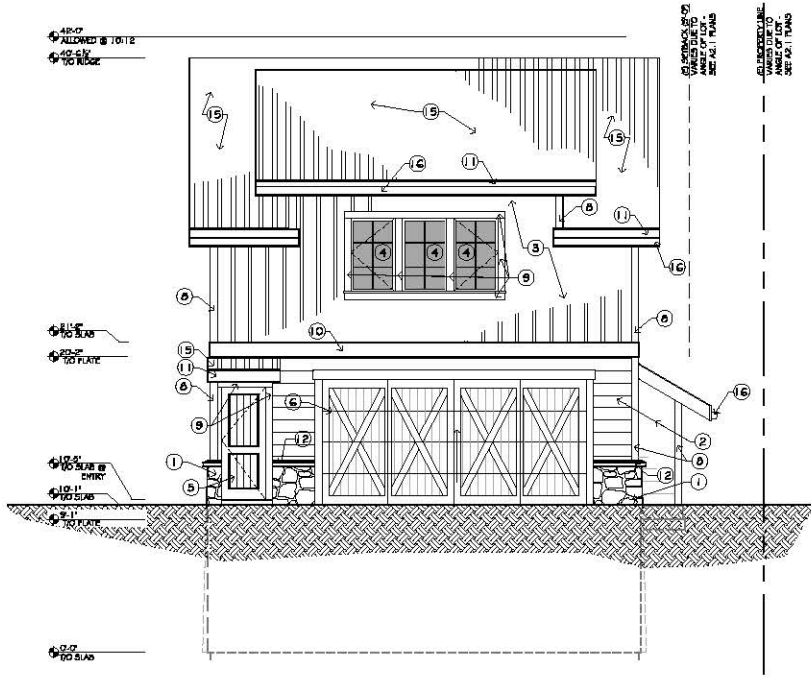
2 | east elevation (lot 43)
scale: 1/4" = 1'-0"



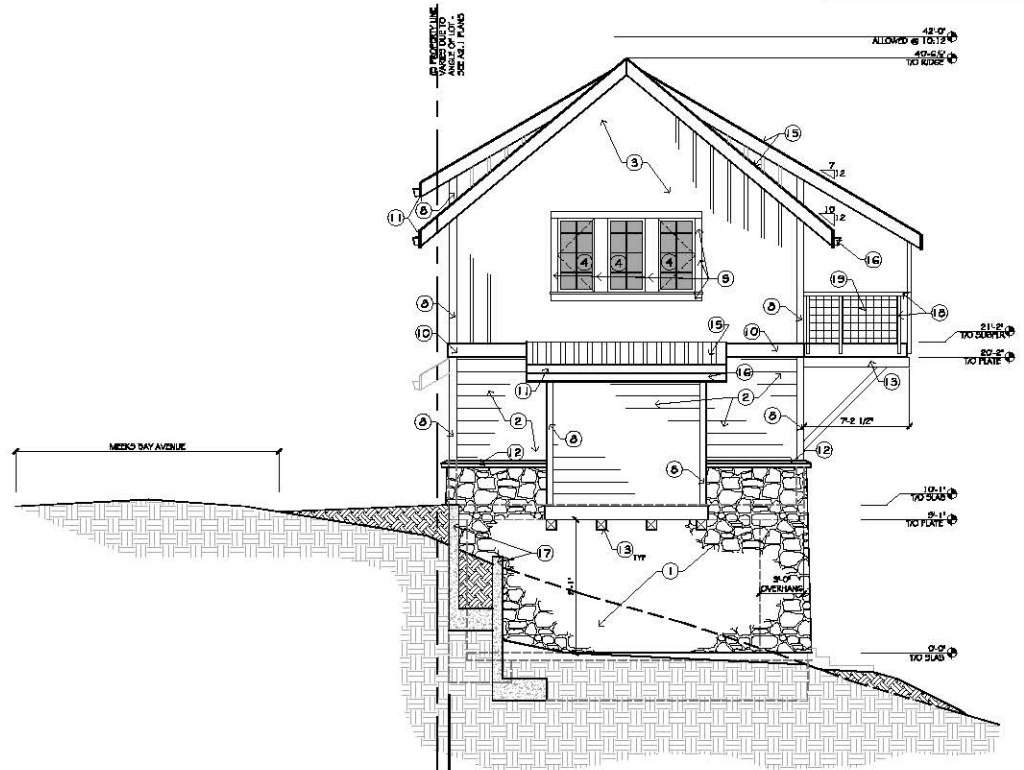
1 | north elevation (lot 43)
scale: 1/4" = 1'-0"

ELEVATION KEY NOTES	
①	STONE VENEER
②	Cedar SIDING, 1" OF EXPOSURE, PINE TREATED
③	BOARD & BATTEN, CEDAR, PINE TREATED
④	WINDOW UNIT, CLAD WOOD
⑤	DOOR, WOOD W/ GLASS (AS OCCURS)
⑥	SHARPE DOOR, WOOD
⑦	SLIDING GLASS DOOR, CLAD WOOD
⑧	TRIM, CEDAR, 3/4"
⑨	WINDOW DOOR TRIM, CEDAR, 5/8"
⑩	HORIZONTAL TRIM, CEDAR, 1 1/2"
⑪	FACIA BOWED, CEDAR, 1 1/2"
⑫	STONE WATER TABLE
⑬	SEANA, HEAVY FINISH, CEDAR
⑭	STONE LINTE
⑮	STANDING OCEAN METAL ROOF
⑯	GUTTER
⑰	RETAINING WALL, CONCRETE
⑱	TUBE STEEL RAILING
⑲	WIRE MESH

LEGEND	
	= 1% GRADE
	= 0% GRADE, FILL



2 | west elevation (lot 43)
 scale: 1/4" = 1'-0"



1 | south elevation (lot 43)
 scale: 1/4" = 1'-0"



Meeks Bay Road looking south. Bear box located on subject parcel.



Site of proposed garage and dwelling looking south



Site of proposed garage looking east.



Location of proposed garage and dwelling looking east



Location of proposed garage and dwelling looking north



Meeks Bay Road looking north