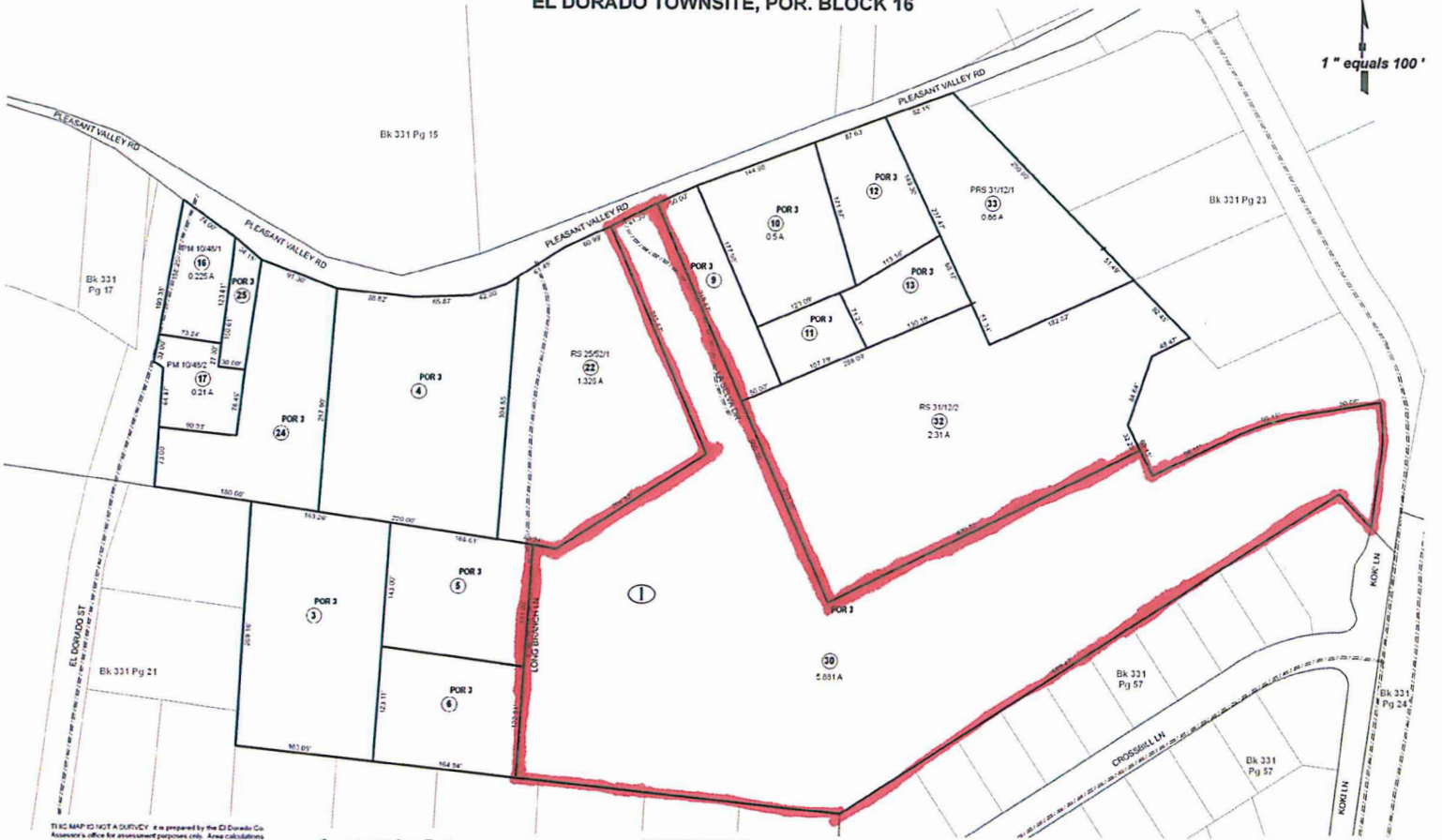


**P21-0005 Exhibit A: Location/Vicinity Map**

**POR. N.1/2 SEC 35, T.10N., R.10E., M.D.M.  
EL DORADO TOWNSITE, POR. BLOCK 16**

**331:22**



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.

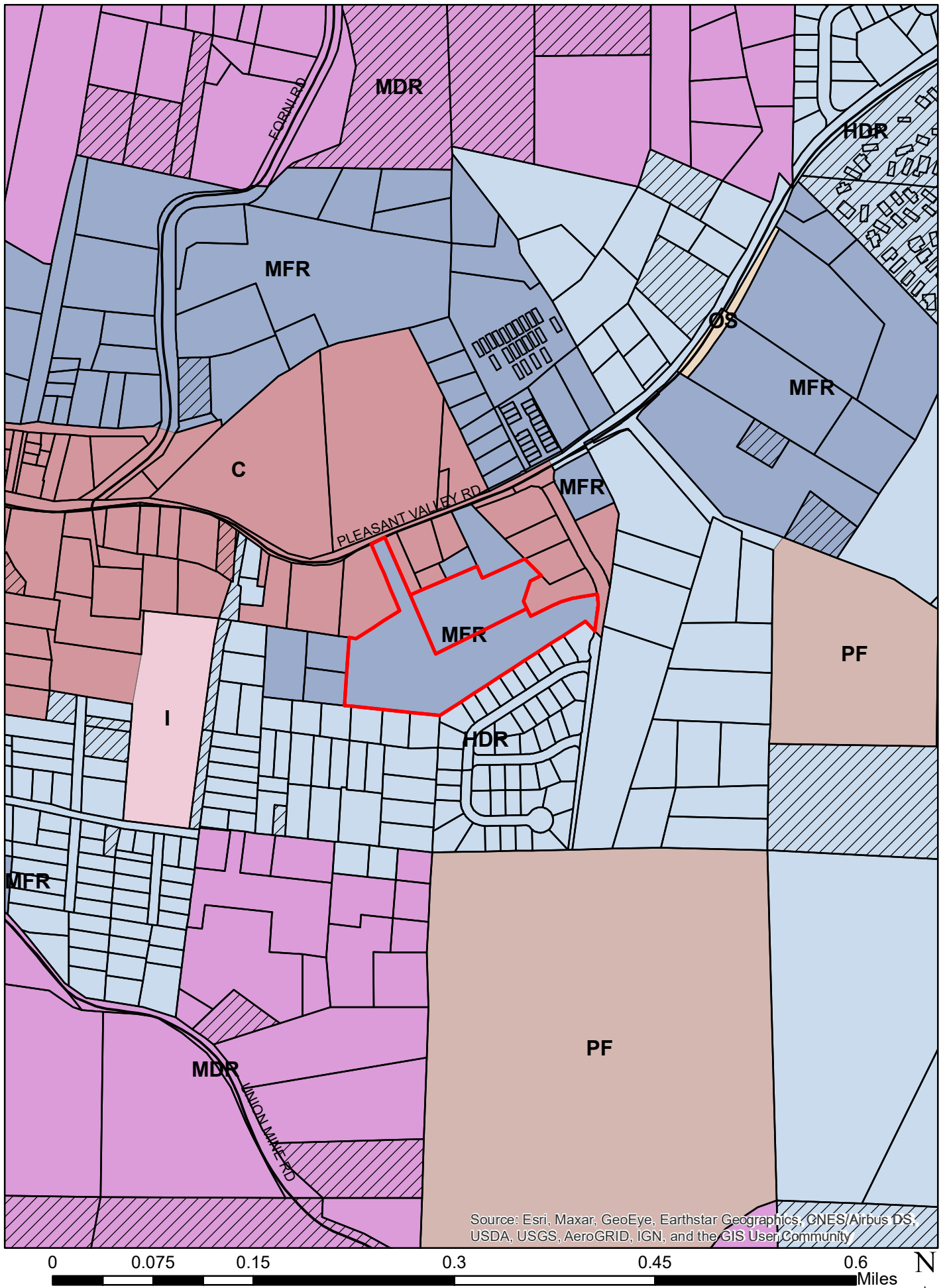
**Acreages Are Estimates**

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

Rev. June 30, 2008

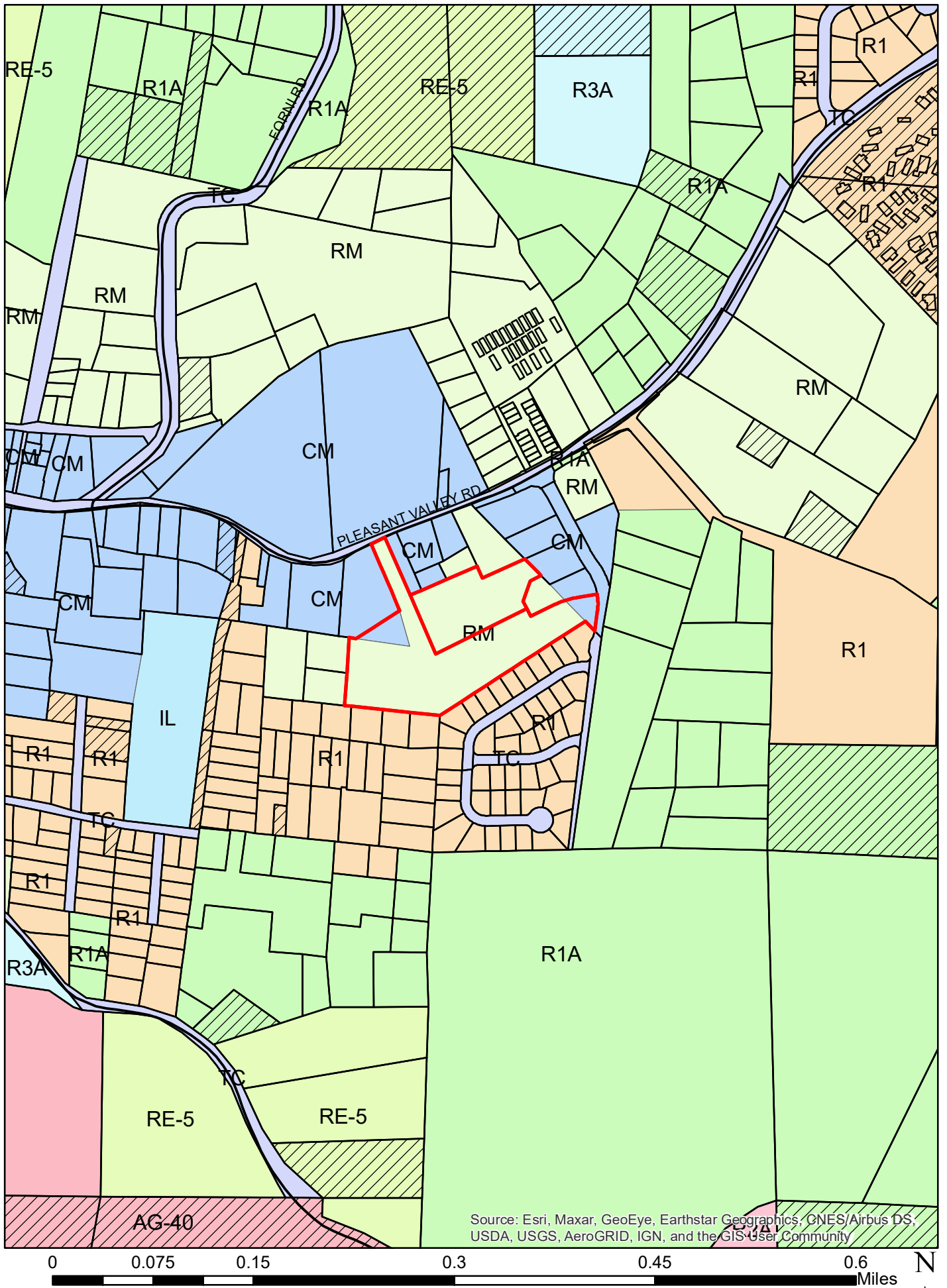
Assessor's Map Bk 331, Pg. 22  
County of El Dorado, CA

P21-0005 Exhibit B: Assessor's Parcel Map



P21-0005 Exhibit C: General Plan Land Use Designation Map





P21-0005 Exhibit D: Zoning Map



# EL DORADO SENIOR VILLAGE

PHASE I & II

### CONTACT INFORMATION

**OWNER**  
EL DORADO SENIOR HOUSING LLC  
ATTN: ROGER LEWIS  
854 DIABLO ROAD  
DANVILLE, CA 94526  
PHONE: 281-772-3772

**DEVELOPER/APPLICANT**  
SNO FOUNDATION  
ATTN: SERGI OLESHKO  
9710 LINCOLN VILLAGE DRIVE SUITE 603  
SACRAMENTO, CA 95827  
PHONE: 916-949-8882

**ENGINEER**  
KIMLEY-HORN AND ASSOCIATES  
ATTN: MARVIN MARSHALL, P.E.  
555 CAPITOL MALL, SUITE 300  
SACRAMENTO, CA 95814  
PHONE: 916-858-5800

**LANDSCAPE ARCHITECT**  
YAMASAKI LANDSCAPE ARCHITECTURE  
ATTN: JEFF AMBROSIA  
1223 HIGH ST.  
AUBURN, CA 95603  
PHONE: 530-855-0800

**ARCHITECT**  
WRIGHT ARCHITECTURE  
101 LUCAS VALLEY ROAD SUITE 313  
SAN RAFAEL, CA 94903  
PHONE: 415-491-4447

### PROJECT DATA

PHASE	I	II	TOTALS
1-BEDROOM (2-story)	56	40	108
1-BEDROOM (3-story)	0	12	12
2-BEDROOM (2-story)	16	24	40
3-BEDROOM (community bldg)	0	1	1
<b>PHASE TOTAL UNITS</b>	<b>72</b>	<b>77</b>	<b>149</b>
<b>PARKING SPACES</b>	<b>112</b>	<b>113</b>	<b>225</b>
<b>LOT SIZE (acres)</b>	<b>3.57</b>	<b>4.51</b>	<b>8.08</b>

### KEYNOTES

- 27.5 SQUARE-FOOT FREESTANDING WOODEN SIGN
- 12 SQUARE-FOOT FREESTANDING WOODEN SIGN
- 24 SQUARE-FOOT WALL SIGN
- PARK WITH PICNIC TABLES, BARBECUE, HORSE SHOE PITS AND PLAYGROUND

### BUILDING LEGEND

COMMUNITY	PHASE I	PHASE II
NUMBER OF BUILDINGS	1	
NUMBER OF WASHERS	9	
NUMBER OF DRYERS	9	
RES. UNITS PER BUILDING	0	
FOOTPRINT	3,841	

1-BEDROOM	PHASE I	PHASE II
UNITS PER BUILDING	8	
NUMBER BUILDINGS	7	5
FOOTPRINT	3,697	
TOTAL UNITS	96	

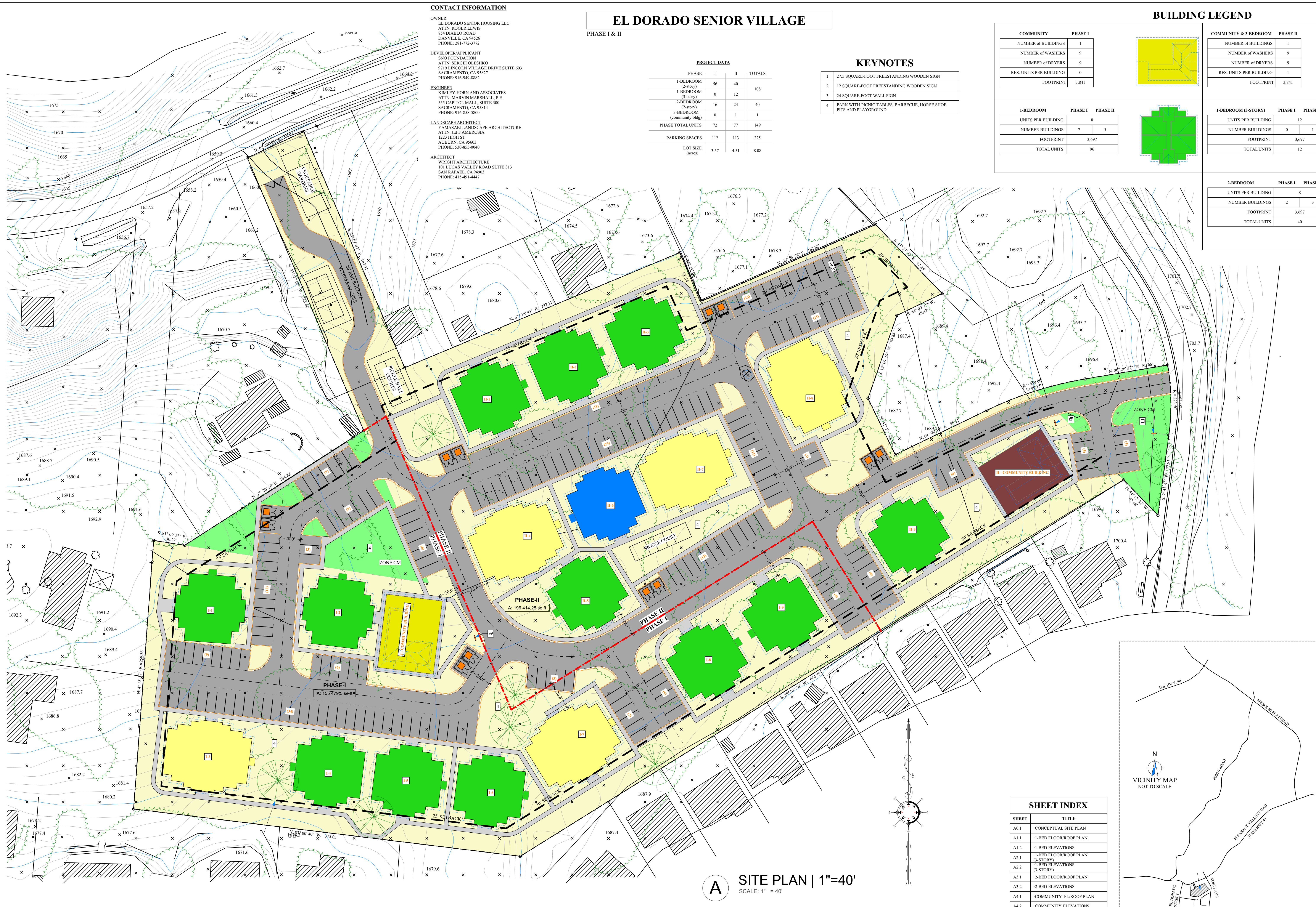
COMMUNITY & 3-BEDROOM	PHASE I	PHASE II
NUMBER OF BUILDINGS	1	
NUMBER OF WASHERS	9	
NUMBER OF DRYERS	9	
RES. UNITS PER BUILDING	1	
FOOTPRINT	3,841	

1-BEDROOM (3-STORY)	PHASE I	PHASE II
UNITS PER BUILDING	12	
NUMBER BUILDINGS	0	1
FOOTPRINT	3,697	
TOTAL UNITS	12	

2-BEDROOM	PHASE I	PHASE II
UNITS PER BUILDING	8	
NUMBER BUILDINGS	2	3
FOOTPRINT	3,697	
TOTAL UNITS	40	



Alex Martynovskiy  
10100 Countryside Way  
Sacramento, USA 95827  
ALEX.MARTYNOVSKIY@GMAIL.COM

DATE	BY

APN: 331-221-034  
OWNER: ALEX MARTYNOVSKIY

SHEET TITLE: SITE

DESIGNER: ALEX MARTYNOVSKIY  
NAME: ALEX MARTYNOVSKIY  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: 21009  
DATE: 2021.03.03  
DRAWN BY: AM  
SCALE: AS SHOWN

**A1.0**

### SHEET INDEX

SHEET	TITLE
A0.1	-CONCEPTUAL SITE PLAN
A1.1	-1-BED FLOOR/ROOF PLAN
A1.2	-1-BED ELEVATIONS
A2.1	-1-BED FLOOR/ROOF PLAN (1-STORY)
A2.2	-1-BED ELEVATIONS (1-STORY)
A3.1	-2-BED FLOOR/ROOF PLAN
A3.2	-2-BED ELEVATIONS
A4.1	-COMMUNITY FL.ROOF PLAN
A4.2	-COMMUNITY ELEVATIONS

**A** SITE PLAN | 1"=40'  
SCALE: 1" = 40'