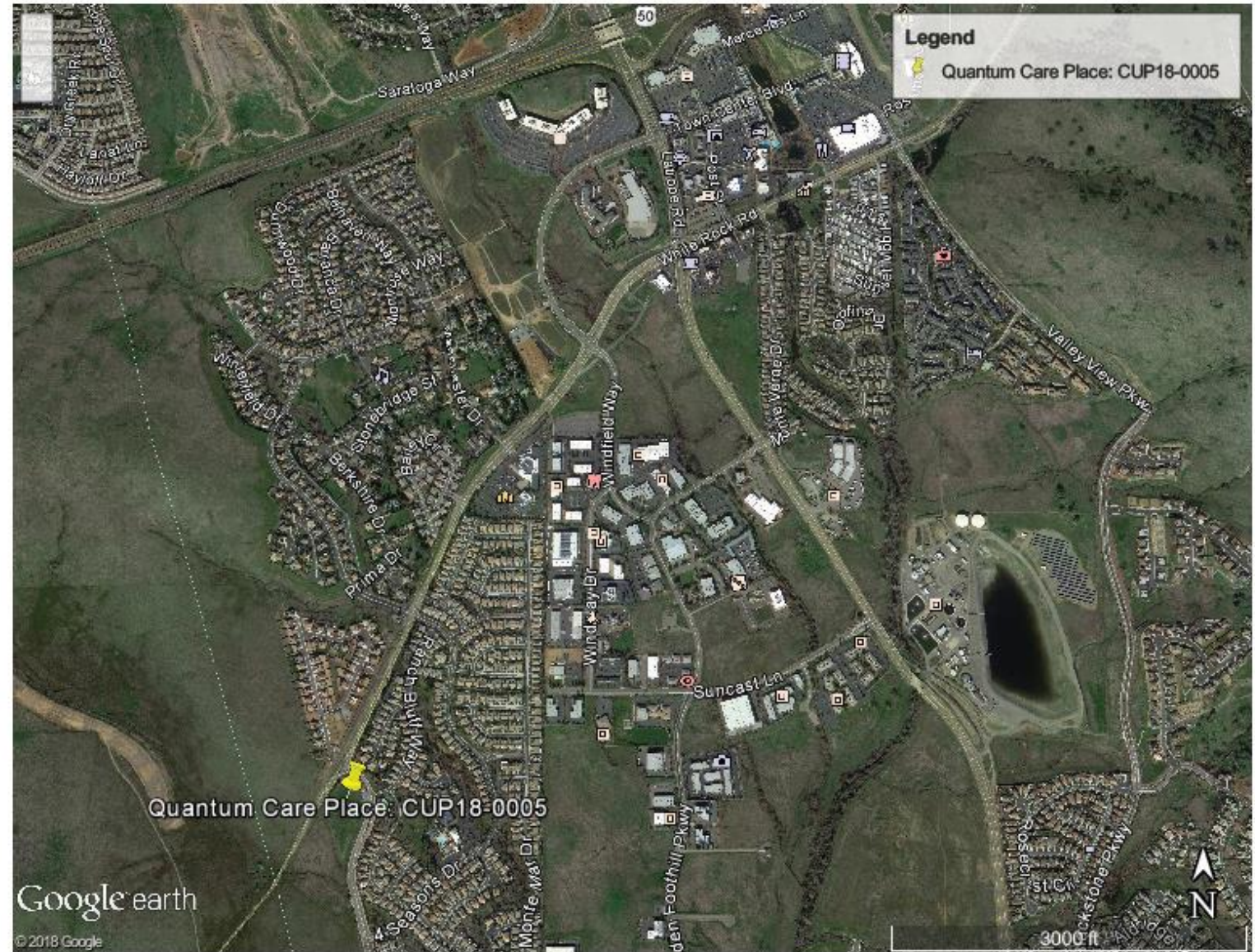


QUANTUM CARE PLACE

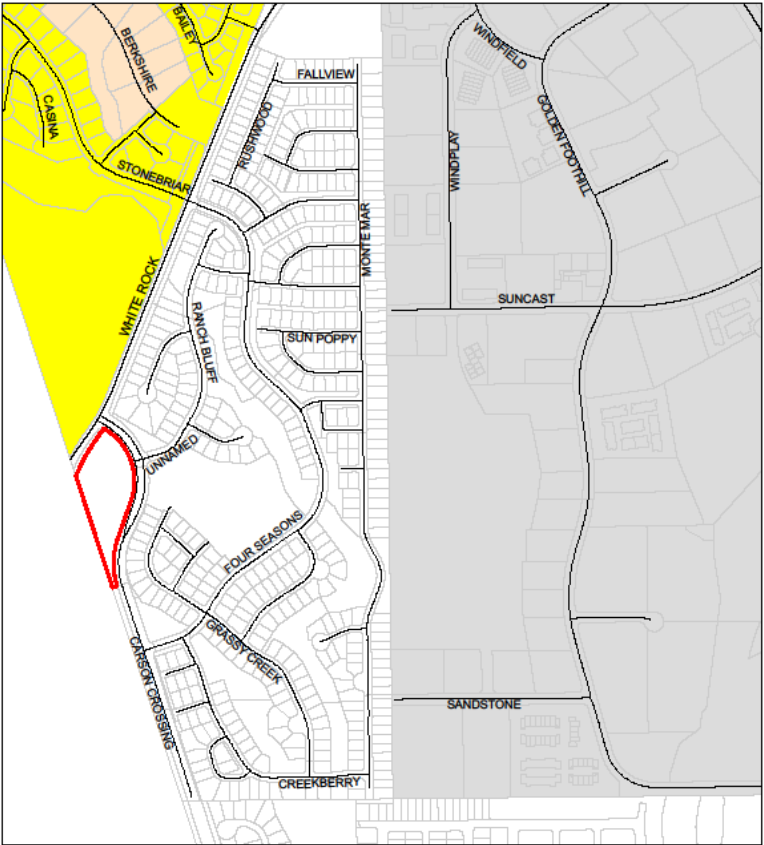
CUPI8-0005

LOCATION

- El Dorado Hills (District I)
- West side of Carson Crossing Rd, south of the intersection with White Rock Road, in Carson Creek Specific Plan Area of EDH.



GENERAL PLAN & ZONING



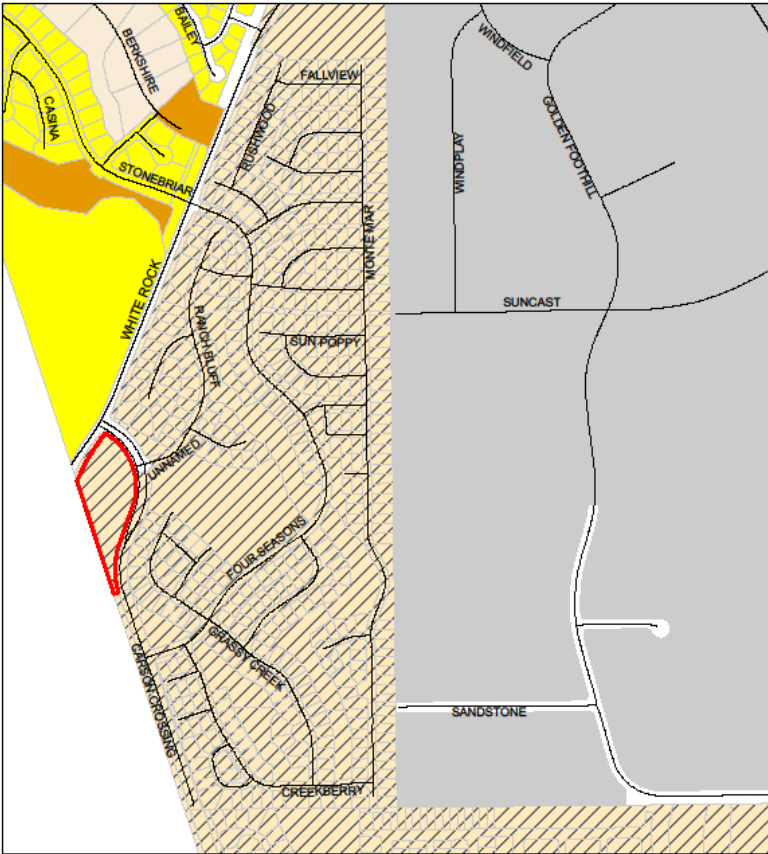
File No. CUP18-0005
Land Use Map
Quantum Care Place

- Site
- Adopted Plan
- High Density Residential
- Medium Density Residential
- Research & Development



Exhibit C

- Adopted Plan (AP)
- Carson Creek Specific Plan (CC-SP)
- Carson Creek- Local Convenience Commercial (CC-LC)



File No. CUP18-0005
Zoning Map
Quantum Care Place

- Site
- R&D = Research & Development
- R1 = Residential Single Unit
- R1A = Residential 1 Acre
- RF-H = Recreational Facility High
- CC-SP = Carson Creek Specific Plan
- TC = Transportation Corridor

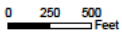
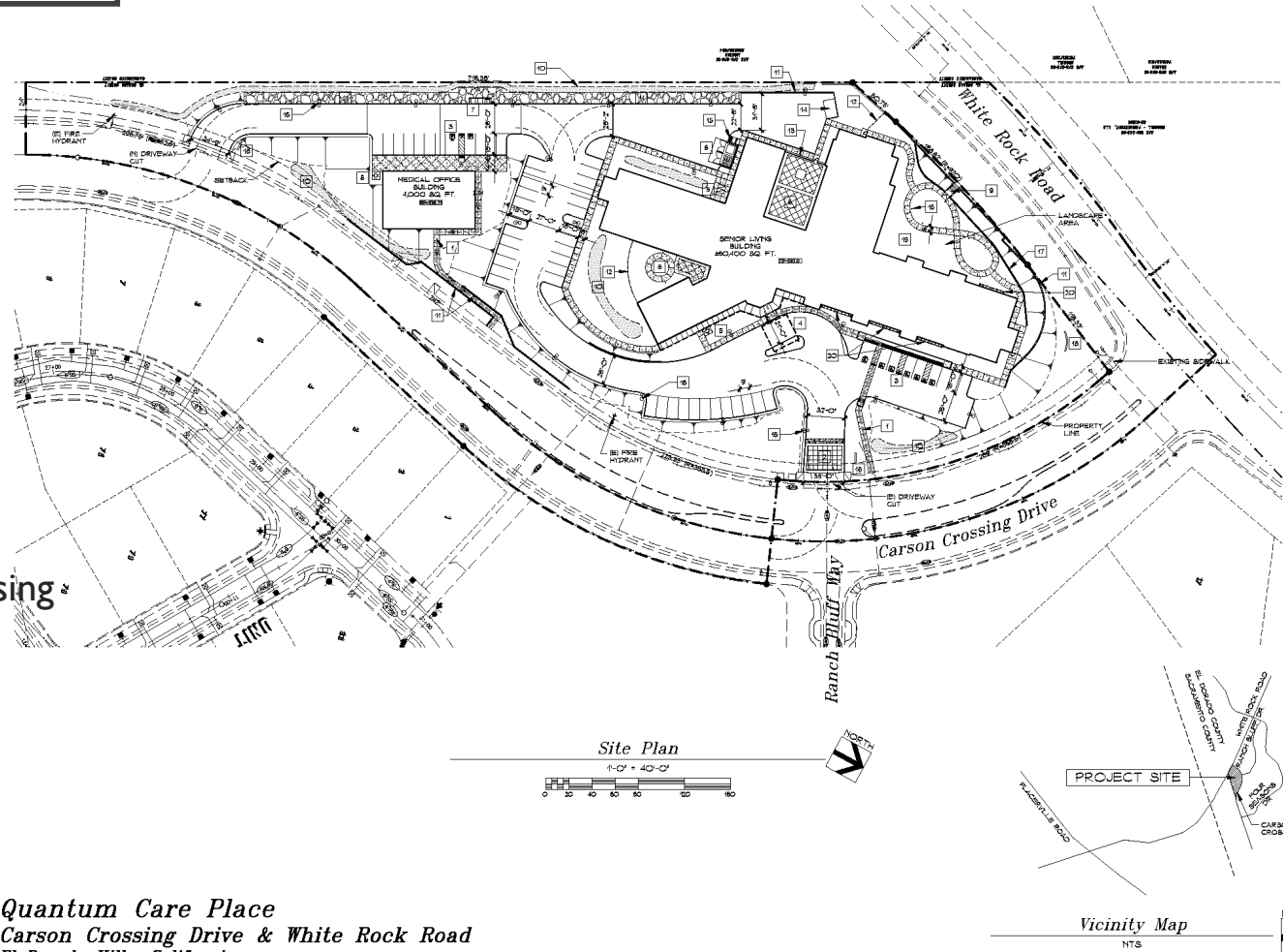


Exhibit D

PROJECT SITE

- 4.11 Acres
- Conditional Use Permit to allow construction and operation of:
 - 60,400 SF - Senior Assisted Living Facility
 - 4,000 SF – Medical Office Building
- 66 unit and 106 beds
- Access from Carson Crossing Drive (Public Road)



Quantum Care Place
 Carson Crossing Drive & White Rock Road
 El Dorado Hills, California

Exhibit H

DRAWING INDEX

ARCHITECTURAL
 A1 SITE PLAN & DATA
 A21 BUILDING ELEVATIONS
 A22 BUILDING ELEVATIONS
 A23 BUILDING ELEVATIONS
 CIVIL
 1 OF 2 PROPOSED SEWER PLAN
 2 OF 2 PROPOSED WATER, SEWER AND DRAINAGE PLAN
 ELECTRICAL
 1 OF 2 PHOTO METRICS
 2 OF 2 PHOTO METRICS
 LANDSCAPE
 LA PRELIMINARY LANDSCAPE PLAN

PROJECT DATA

APN: 057-480-01-000
 ZONING: CL
 SITE AREA: 4.11 AC. ±
 SENIOR LIVING BUILDING AREA: 60,400 SQ. FT.
 MEDICAL OFFICE BUILDING AREA: 4,000 SQ. FT.
 SITE COVERAGE: 35.5%
 FLOOR 1
 SR - NUMBER OF ROOMS: 25
 NR - NUMBER OF ROOMS: 10
 RC - NUMBER OF ROOMS: 30
 TOTAL: 65 ROOMS
 REQUIRED PARKING:
 LONG TERM CARE FACILITY: 1 PER 4 BEDS
 TOTAL REQUIRED: 27 SPACES
 (SHEET 108 BEDS)
 MEDICAL OFFICE (1/300 OF AREA): 18 SPACES
 PARKING PROVIDED:
 DISABLED ACCESS SPACES: 6 SPACES
 STANDING SPACES: 49 SPACES
 TOTAL PROVIDED: 57 SPACES

KEYNOTES

1. PEDESTRIAN PATH OF TRAVEL
2. STAMPED AC PAVING AGENT
3. DISABLED ACCESSIBLE PARKING
4. ENTRY DROP-OFF WITH PORTS COVERS
5. WALK LOCKERS AND WALK RACKS
6. TRASH/RECYCLING ENCLOSURES
7. TRASH/RECYCLING BINS WITH SCREEN WALL
8. PRIVATE PLAZA
9. CONCRETE STAIRS WITH GATE EQUIPPED WITH SMOKE NO. FOR EMERGENCY ACCESS ONLY
10. WATER QUALITY SWALES
11. RETAINING WALL
12. METAL FENCES
13. METAL FENCES WITH PLEXI-GLASS PANELS FOR SOUND CONTROL
14. GENERATOR
15. UNLOADING RAMP
16. SITE LIGHTING PER SUBJECTICAL
17. 18" HIGH LANDSCAPE LOW WALL
18. MONUMENT SIGN
19. LANDSCAPE AREA
20. TRELLIS

PERKINS, WILLIAMS & COTTEBELL
ARCHITECTS
 8288 SANTA MONICA, SUITE 300, SHERMAN OAKS, CA 91404
 818-341-1440 FAX 818-341-1448
 perkins@perkinswill.com

Site Plan
 Project: QUANTUM CARE PLACE
 Job No. 17312 Date: 5-22-18
 Scale: AS NOTED

A1

Building Elevations



COLOR SCHEDULE

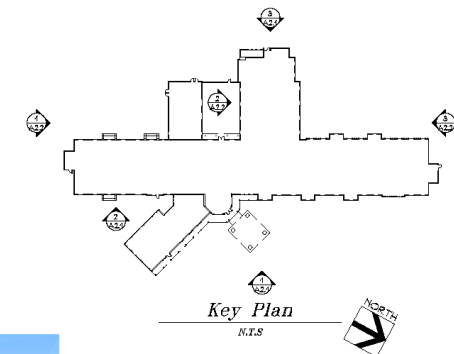
- █ GLIDDEN PACOBS - 'ANTIQUE WHITE RFP'
- █ GLIDDEN RA1694 - 'CHOCOLATE KISS'

FINISH SCHEDULE

- ☐ CONCRETE ROOF TILES
- ☒ PAINTED GIBBER PLASTER FINISH
- ☒ DECORATIVE STONE VENEER - HILLSTONE
- ☒ VINYL CLAD DUAL GLAZED WINDOW SYSTEM
- ☒ PAINTED WOOD TRELLIS
- ☒ PAINTED SHUTTERS
- ☒ DECORATIVE WROUGHT IRON Faux BALCONY
- ☒ PAINTED DECORATIVE RAFTER ENDS
- ☒ WALL MOUNTED PTAC UNITS
- ☒ PAINTED HEADER ACCENT

FINISH LEGEND

- █ P1 - GLIDDEN PACOBS - 'ANTIQUE WHITE RFP'
- █ P2 - GLIDDEN RA1694 - 'CHOCOLATE KISS'
- █ EAGLE ROOFING - 'TIMES CANYON BLEND'
- █ EL DORADO STONE HILLSTONE - 'LUCERA'



Quantum Care Place
 Carson Crossing Drive & White Rock Road
 El Dorado Hills, California

Exhibit K

PERKINS, WILLIAMS & COTTRILL
A R C H I T E C T S
 1501 BAY AREA DRIVE, SUITE 200, SAN JOSE, CALIFORNIA 95128
 408.431.1000 FAX: 408.431.1009
 www.perkinswilliams.com

Senior Living Building Elevations

Project: QUANTUM CARE PLACE
 Job No. 17312 Date: 5-22-18
 Scale: AS NOTED

A2.1

BUILDING ELEVATIONS

South Elevation
1/8" = 1'-0"

Partial South Elevation
1/8" = 1'-0"

North Elevation
1/8" = 1'-0"

Key Plan
1/8" = 1'-0"

COLOR SCHEDULE

- 01 - SLIGHT BROWN - WHITE WTR OF
- 02 - SLIGHT BROWN - CHOCOLATE WTR

FINISH SCHEDULE

- 01 - CONCRETE ROOF TILES
- 02 - PAINTED ALUMINUM FLUENTS
- 03 - DECORATIVE STONE VENEER - 1/4" SLABS
- 04 - VINYL CLAD DUAL SLIGHT HOODS EXTERIOR
- 05 - PAINTED WOOD TRILLS
- 06 - PAINTED SILLINGS
- 07 - DECORATIVE BRICKS WITH FULL SLIGHT
- 08 - PAINTED DECORATIVE ALUMINUM SIA
- 09 - WALL MOUNTED PVC LIGHTS
- 10 - PAINTED BRICK VENEER

FINISH LEGEND

- 01 - SLIGHT BROWN - WHITE WTR OF
- 02 - SLIGHT BROWN - CHOCOLATE WTR
- 03 - SLIGHT BROWN - 1/4" CHOCOLATE SLABS
- 04 - SLIGHT BROWN - 1/4" CHOCOLATE SLABS

PROJECT INFORMATION

FRISER, WILLIAMS & O'NEILL
ARCHITECTS
200 S. MAIN, SUITE 200, EL DORADO HILLS, CA 95762
916.437.1234 FAX 916.437.1235
www.fraserwilliamsandoneill.com

Senior Living Building Elevations

Project: QUANTUM CARE PLACE
Job No: 1752 Date: 5-22-8
Issue: AS NOTED

A2.2

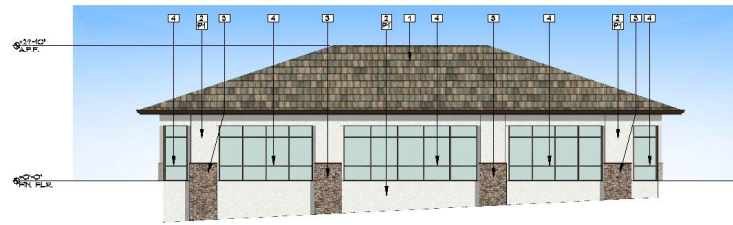
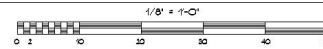
*Quantum Care Place
Carson Crossing Drive & White Rock Road
El Dorado Hills, California*

Exhibit L

BUILDING ELEVATIONS



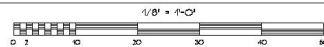
West Elevation



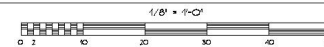
East Elevation



South Elevation



North Elevation



COLOR SCHEDULE

1	GLIDDEN RA6088 - 'ANTIQUE WHITE RHT'
2	GLIDDEN RA6894 - 'CHOCOLATE U88'

FINISH SCHEDULE

1	CONCRETE ROOF TILES
2	PAINTED GYPSUM PLASTER FINISH
3	DECORATIVE STONE VENEER - HILLSTONE
4	ALUMINUM STOREFRONT WINDOW SYSTEM
5	PAINTED DECORATIVE RAFTER ENDS

FINISH LEGEND

1	P1 - GLIDDEN RA6088 - 'ANTIQUE WHITE RHT'
2	P2 - GLIDDEN RA6894 - 'CHOCOLATE U88'
3	EAGLE ROOFING - 'KINGS CANYON BLEND'
4	EL DORADO STONE - HILLSTONE - 'LUCERA'

Quantum Care Place
 Carson Crossing Drive & White Rock Road
 El Dorado Hills, California

Exhibit M

PERKINS, WILLIAMS & COYNER
A-R-C-H-I-T-E-C-T-S
 3000 STATE ST. SUITE 400, SACRAMENTO, CA 95811
 916.442.1100 FAX 916.442.1100
 www.perkinswilliams.com

Medical Office Building Elevations

Project: QUANTUM CARE PLACE
 Job No. 17512 Date: 5-22-18
 Scale: AS NOTED

A2.3

ENVIRONMENTAL REVIEW

- Previous addendum to Program EIR for the Carson Creek Specific Plan.
 - SP94-0002-R-2/Carson Creek Specific Plan Amendment
 - Analyzed the possibility of constructing and operating a senior community care facility: 3 buildings, 87,500 SF at 4.11 Acre project site.
 - New proposed project is of a **smaller intensity** 64,400 SF. Approved addendum to the program level EIR is adequate for this project.

PUBLIC COMMENT

- One public comment received
 - Access (White Rock Road)
 - Comment requests for commercial delivery hours.
 - Lighting