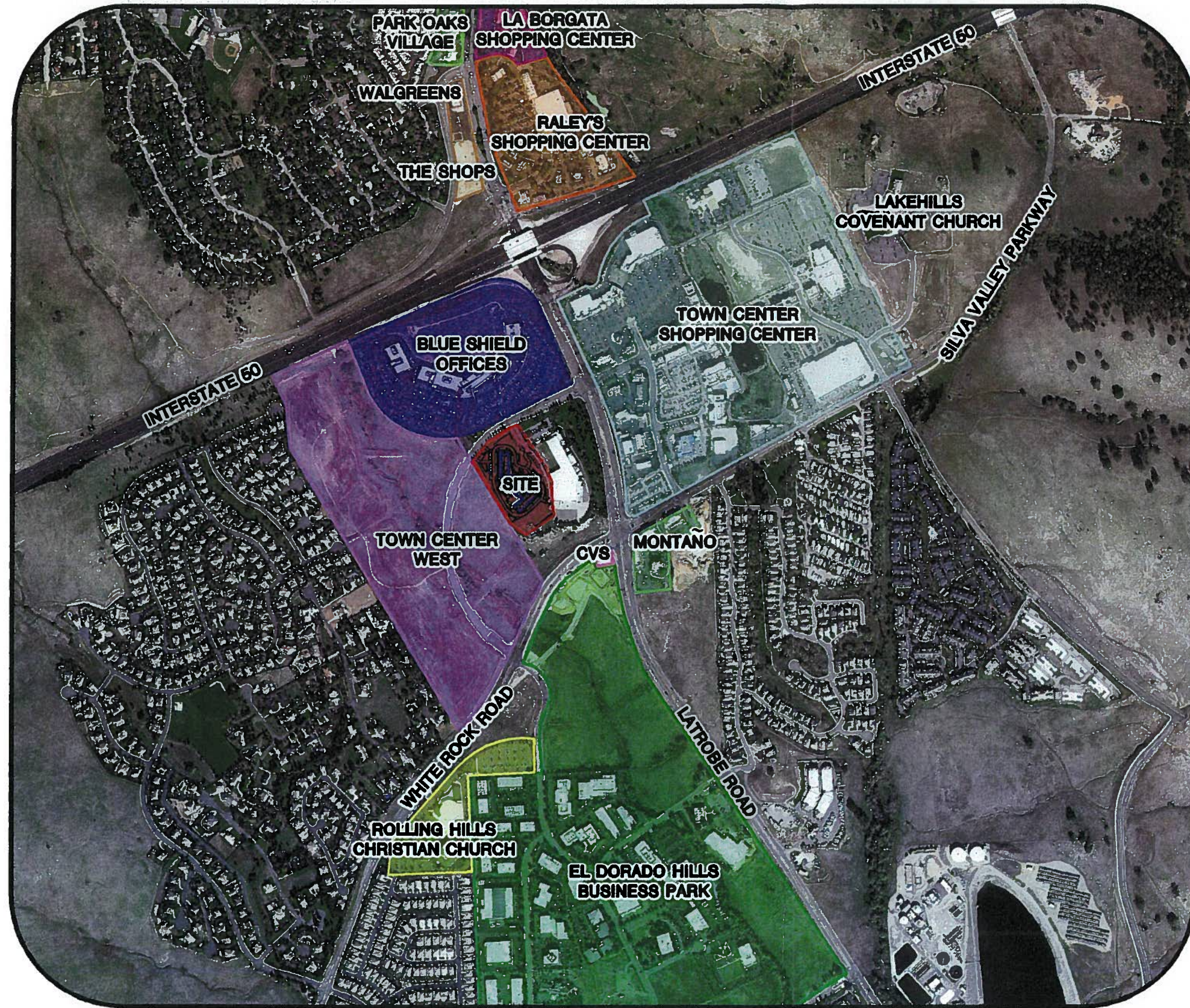


#28 5/4/13



LOCAL SERVICES

TOWN CENTER

- THEATER
- RETAIL
- TARGET (INCLUDING PHARMACY)
- POST OFFICE
- DINNING
- DENTAL
- MEDICAL
- NUGGET GROCERY
- PROFESSIONAL SERVICES

TOWN CENTER WEST

- FUTURE RETAIL
- FUTURE COMMERCIAL

EL DORADO HILLS BUSINESS PARK

- DENTAL
- MEDICAL
- CHURCHES
- PROFESSIONAL SERVICES

RALEY'S SHOPPING CENTER

- RALEY'S GROCERY (INCLUDES PHARMACY)
- DINNING
- SALONS
- SHOPPING

PARK OAKS VILLAGE

- OPTOMETRY
- URGENT CARE
- PROFESSIONAL SERVICES
- BANKING

THE SHOPS

- WALLGREENS
- FUTURE DINNING
- FUTURE RETAIL

LA BORGATA SHOPPING CENTER

- BANKING
- DINNING
- PROFESSIONAL BUSINESS
- RETAIL

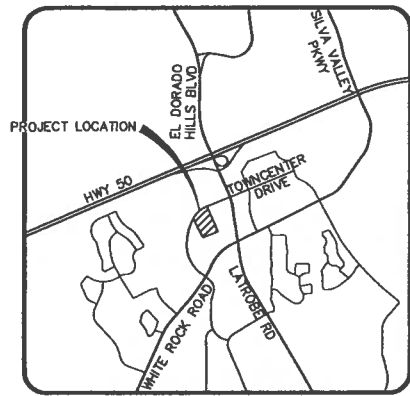
MONTAÑO

- BANKING
- DINNING
- RETAIL



Not to Scale





VICINITY MAP

Site Plan

EL DORADO HILLS RETIREMENT RESIDENCE
DATE: OCTOBER 30, 2012

LEGEND

| | | | |
|-------|-------------------------|-------|-------------------------------------|
| ARV | 2" AIR RELEASE VALVE | ..... | BACK FLOW PREVENTER/ FDC CONNECTION |
| CG | CLEAN OUT | ..... | DRAINAGE INLET |
| DI | DRAIN INLET | ..... | EASEMENT/SETBACK |
| EPB | ELECTRICAL PULL BOX | ..... | FIRE HYDRANT ASSEMBLY |
| FPB | FIBER OPTIC PULL BOX | ..... | HEADWALL |
| FH | FIRE HYDRANT | ..... | MANHOLE |
| FPD | FIRE PROTECTION DEVICE | ..... | SEWER CLEANOUT |
| FP | FLAG POLE | ..... | WATER METER |
| IV | IRRIGATION VALVE | ..... | WATER VALVE |
| PPD | PEDESTRIAN PEDESTAL | ..... |  |
| PP | POWER POLE | ..... |  |
| ESAH | SANITARY SEWER MANHOLE | ..... |  |
| SPE | SIGNAL PULL BOX | ..... |  |
| SDMH | STORM DRAIN MAN HOLE | ..... |  |
| SL | STREET LIGHT | ..... |  |
| TMH | TELEPHONE MAN HOLE | ..... |  |
| TC | TEMPORARY CONTROL POINT | ..... |  |
| TL | TRAFFIC LIGHT | ..... |  |
| VPB | VIDEO PULL BOX | ..... |  |
| WM | WATER METER | ..... |  |
| WV | WATER VALVE | ..... |  |
| # CMP | # CORRUGATED METAL PIPE | ..... |  |

| | |
|------------------------------|--------------------------|
| UNDERGROUND UTILITIES | |
| SD | STORM PIPE |
| SVR | SEWER PIPE |
| WTR | WATER PIPE |
| OHW | OVERHEAD ELECTRICAL LINE |
| RW | RAIN WATER PIPELINE |

CONTACT INFORMATION

OWNER
TPC/VPD VENTURE I, LLC
2481 SUNRISE BLVD, SUITE #200
GOLD RIVER, CA 95760
PHONE: 916-853-2800
CONTACT: KRIS PIGMAN

APPLICANT
LENITY ARCHITECTURE, LLC
3150 KETTLE COURT SE
SALEM, OR 97301
PHONE: 503-399-1090
CONTACT: MARK LOWEN

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
11919 FOUNDATION PLACE, SUITE 200
GOLD RIVER, CA 95760
PHONE: 916-858-5800
CONTACT: THOMAS COPPIN, PE

SURVEYOR
ANDREGG SURVEYING
11661 BLOCKER DRIVE, SUITE 200
AUBURN, CA 95603
PHONE: 530-885-7072
CONTACT: BEN BARDAKJIAN, PLS

SITE DATA

ZONING DISTRICT: CG-PD (GENERAL COMMERCIAL-PLANNED DEVELOPMENT)

PROPOSED ZONING: CG-PD

SETBACK: FRONT: 35', SIDES: 5', REAR: 10'

AREA: 5.53 ACRES

BLDG AREA: 110,000 SF

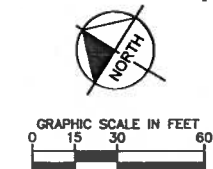
BLDG FOOTPRINT: 43,443 SF

BLDG HEIGHT: 42'-9" TO RIDGE, 36'-4" TO MIDPOINT

PARKING PROVIDED: 4 ACCESSIBLE SPACES, 18 GARAGE SPACES, 69 OPEN SPACES, 91 TOTAL SPACES

FLOOD ZONE: ZONE X (OUTSIDE THE 500-YEAR FLOOD)

APN #: 117-160-38



Kimley-Horn and Associates, Inc.



F SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (SEE ALL DIMS. THE SHEET ONLY)



E REAR ELEVATION
SCALE: 1/8" = 1'-0" (SEE ALL DIMS. THE SHEET ONLY)



C WING END ELEVATION
SCALE: 1/8" = 1'-0" (SEE ALL DIMS. THE SHEET ONLY)

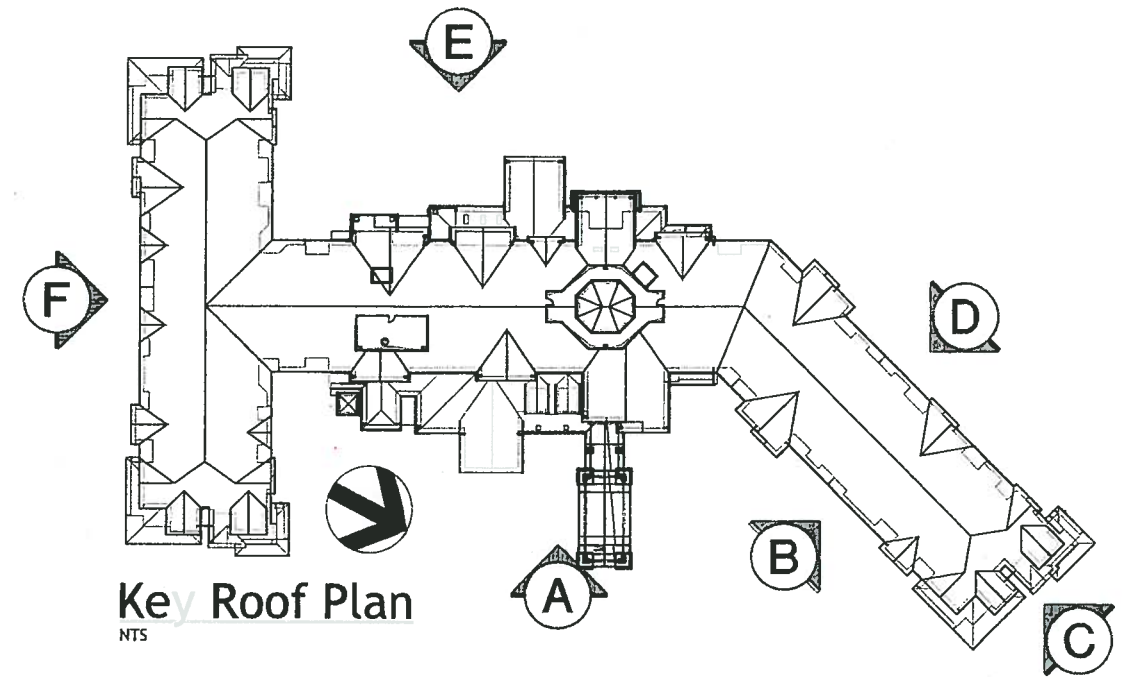


D WEST ELEVATION
SCALE: 1/8" = 1'-0" (SEE ALL DIMS. THE SHEET ONLY)



A FRONT ELEVATION
SCALE: 1/8" = 1'-0" (SEE ALL DIMS. THE SHEET ONLY)

B FRONT ELEVATION
SCALE: 1/8" = 1'-0" (SEE ALL DIMS. THE SHEET ONLY)



Key Roof Plan
NTS

Conceptual Exterior Elevations

DATE: 05 Oct 2012

SCALE: 1" = 16'-0"



- VNLT FRAMED INSULATED WINDOWS TYP.
- 2x8 FASCIA W/ CONT. GUTTER TYP.
- HARD PLANK SIDING
- SHINGLE SIDING GABLE W/ TRIM BOARD
- ARCH COMP SHINGLE ROOFING (25 YEAR)

lenity
architecture

3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 w lenityarchitecture.com

El Dorado Hills Retirement Residence

El Dorado Hills, California

HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-8210
(360) 213-1550 Fax (360) 213-1540



lenitygroup

471 High Street SE, Suite 10 Salem, Oregon 97301

☎ 503 399 1090 ☎ 503 399 0565 w lenitygroup.com

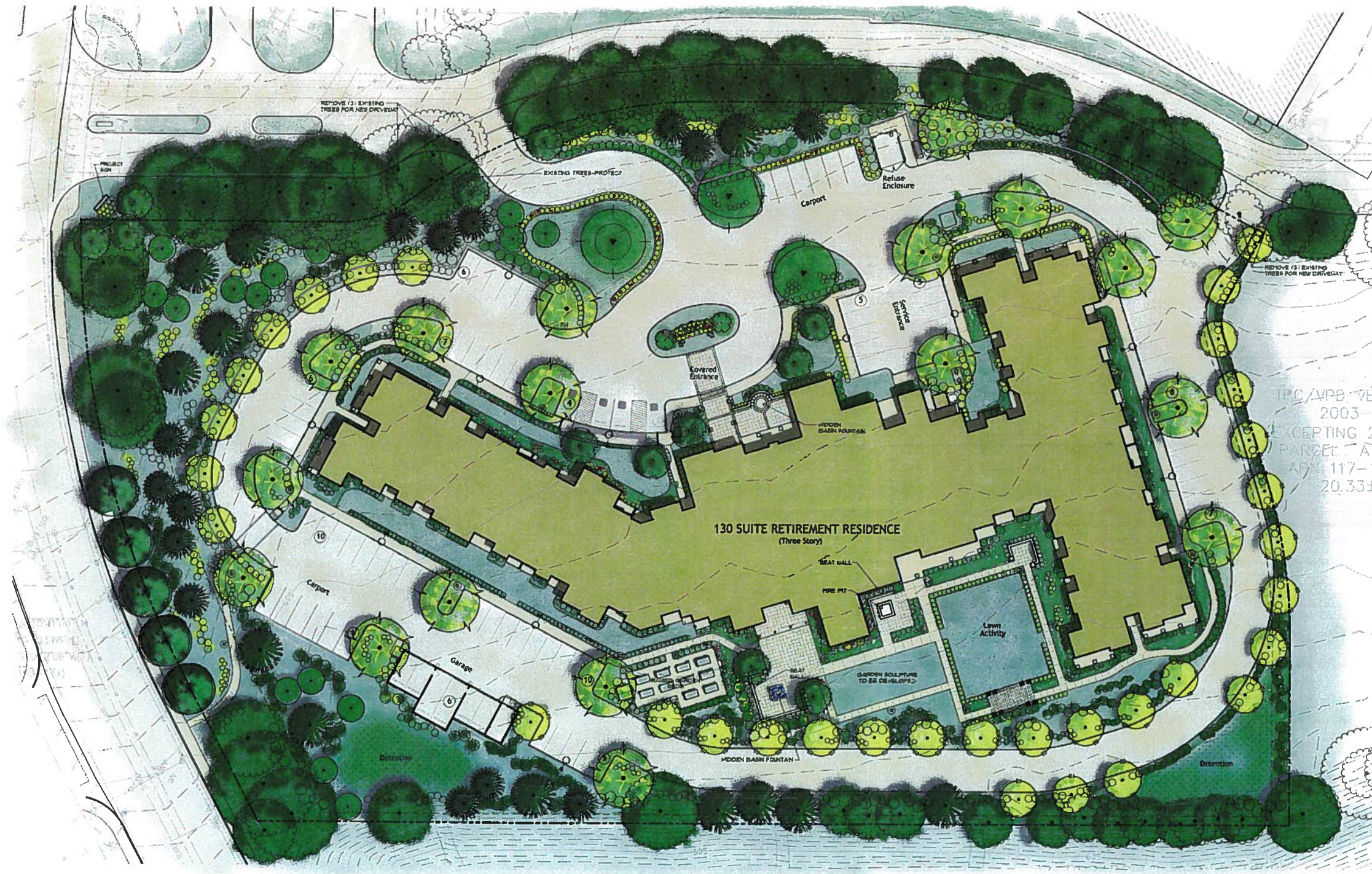
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

El Dorado Hills Retirement Residence

El Dorado Hills, CA

HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-8210
(360) 213-1550 Fax (360) 213-1540



TPO/VPB:VE
 2003-1
 EXCEPTING 2
 PARCELS "A"
 APN 117-1
 20,33±



Preliminary Landscape Plan

DATE: 11 Dec 2012
 SCALE: 1" = 30'



lenity
 architecture

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