



Westmont of El Dorado Hills Assisted Living & Memory Care

GOLDEN FOOTHILL PARKWAY
EL DORADO HILLS, CALIFORNIA

JULY 28, 2016

Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

15-1469 3I 1 of 15

PROJECT STATISTICS

PROJECT: WESTMONT OF EL DORADO HILLS
ASSISTED LIVING & MEMORY CARE

APN: 117-07-100

LOCATION: GOLDEN FOOTHILL PARKWAY - LOT 7,
EL DORADO HILLS, CA, 95762

PROPERTY OWNER: WESTMONT DEVELOPMENT, LP
7660 FAY AVENUE, SUITE N, LA JOLLA, CA 92037

ZONING: CARSON CREEK SPECIFIC PLAN PHASE II (CCMF)

TOTAL LAND AREA: 177,384 SQ. FT. (4.07 ACRES)

BUILDING FOOTPRINT: 77,870 SQ. FT.

LANDSCAPING AREA: 42,678 SQ. FT.

HARDSCAPE AREA: 56,836 SQ. FT.
(WALKWAYS & DRIVEWAY)

BUILDING HEIGHT: 34.5 FEET 2 STORIES

MAX. ALLOWABLE BUILDING HEIGHT: 45 FEET 3 STORIES

BUILDING AREAS:

FIRST FLOOR:

PHASE 1: 46,741 SF

PHASE 2: 14,477 SF

SECOND FLOOR:

PHASE 1: 44,705 SF

PHASE 2: 14,290 SF

PARKING PROVIDED: 4 HANDICAP ACCESSIBLE SPACES
66 STANDARD SPACES

TOTAL: 70 SPACES

PHASE ONE

NO. OF ASSISTED LIVING UNITS:

STUDIO:	17 UNITS (450 SF)
1 BEDROOM:	39 UNITS (600 SF)
2 BEDROOM:	9 UNITS (900 SF)
TOTAL ASSISTED LIVING UNITS:	65 UNITS

NO. OF MEMORY CARE UNITS:

STUDIO:	35 UNITS (300 SF)
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PHASE TWO

NO. OF ASSISTED LIVING UNITS:

STUDIO:	8 UNITS (450 SF)
1 BEDROOM:	20 UNITS (600 SF)
2 BEDROOM:	6 UNITS (900 SF)
TOTAL ASSISTED LIVING UNITS:	34 UNITS

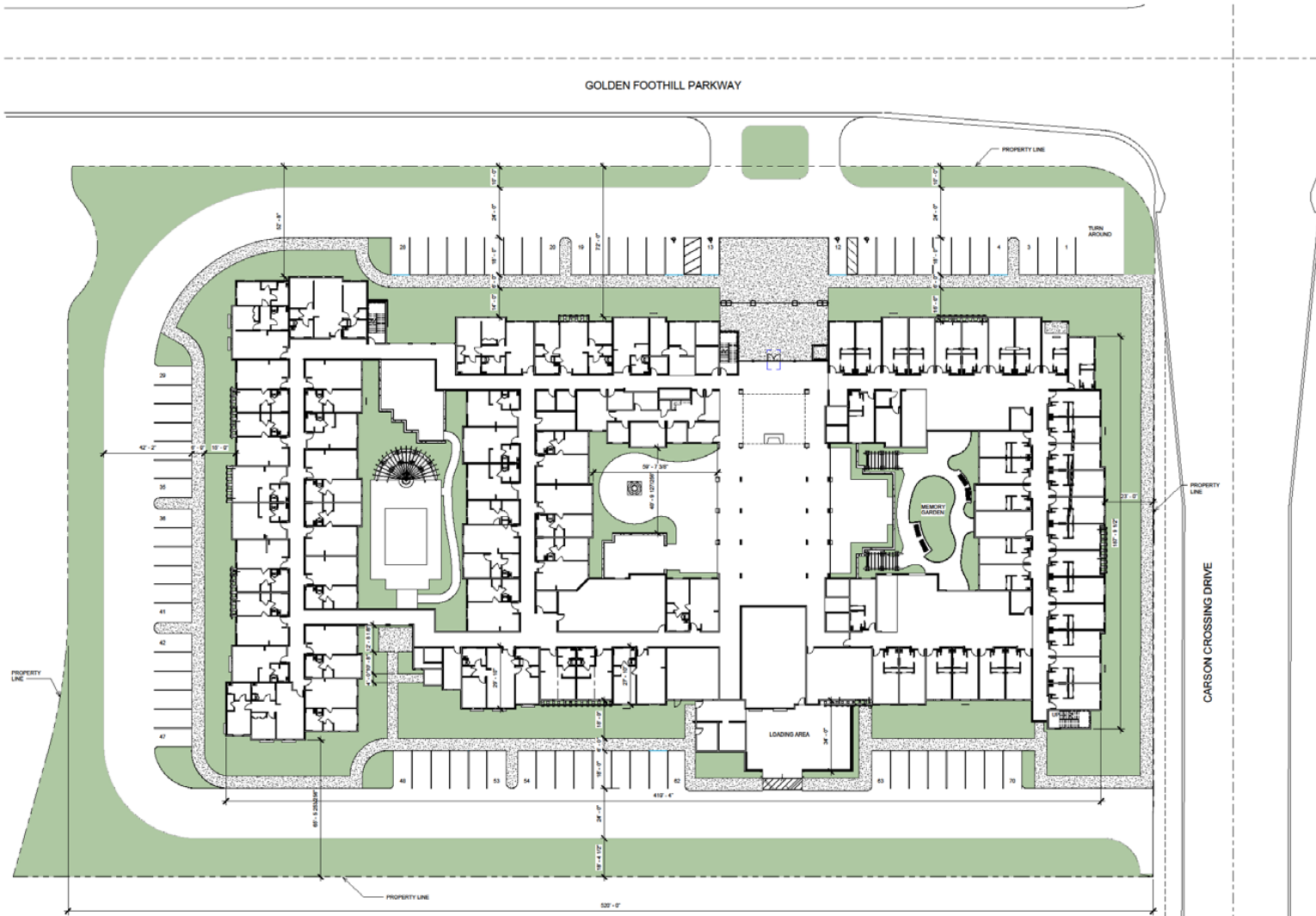
PHASE ONE

	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
FIRST FLOOR	6	6	4	16
SECOND FLOOR	11	33	5	49
TOTAL	17	39	9	65

MEMORY CARE UNITS: 35 (STUDIO)

PHASE TWO

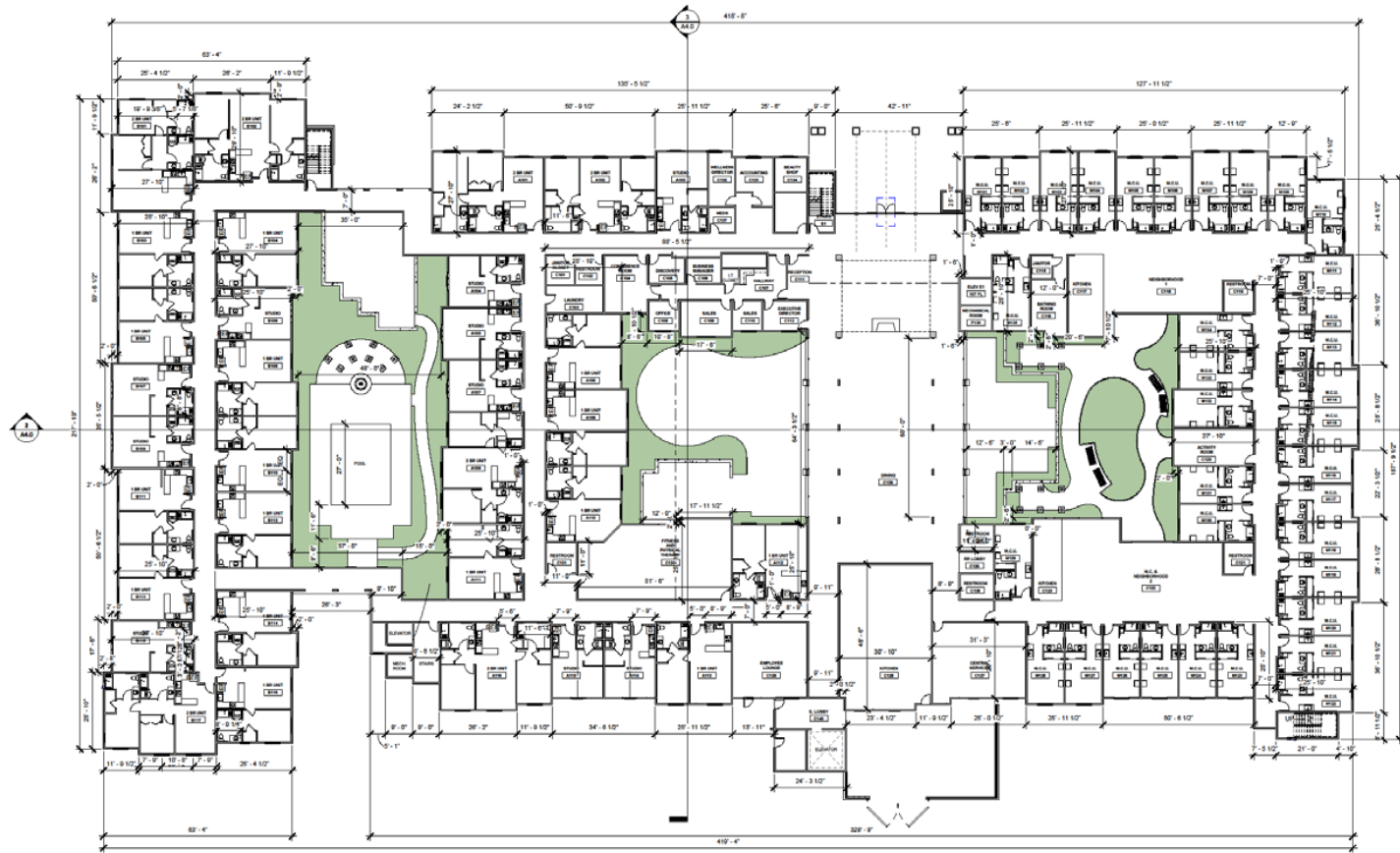
	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
FIRST FLOOR	4	10	3	17
SECOND FLOOR	4	10	3	17
TOTAL	8	20	6	34



S I T E P L A N

PROJECT
NORTH

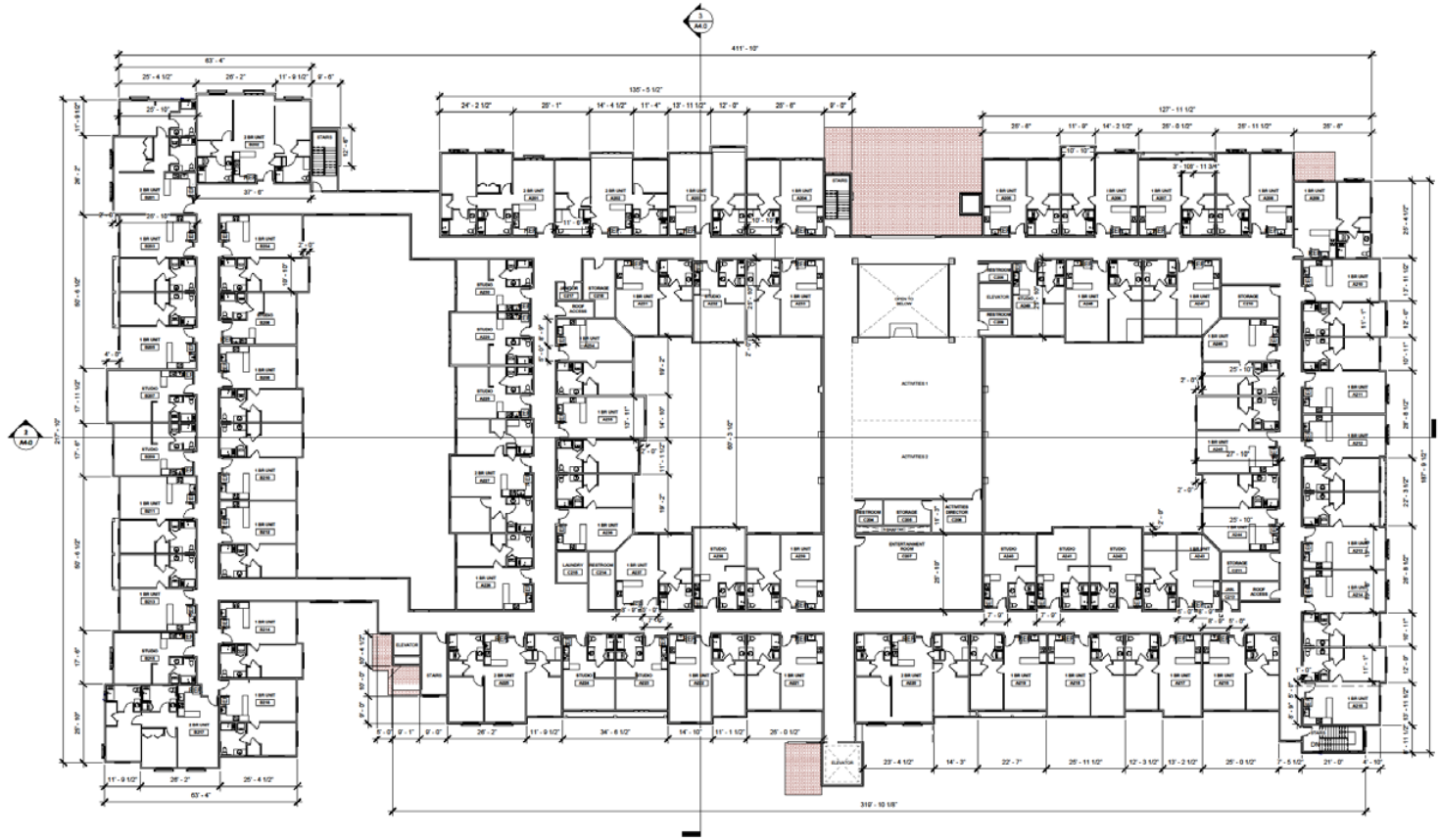




FIRST FLOOR PLAN

PROJECT
NORTH

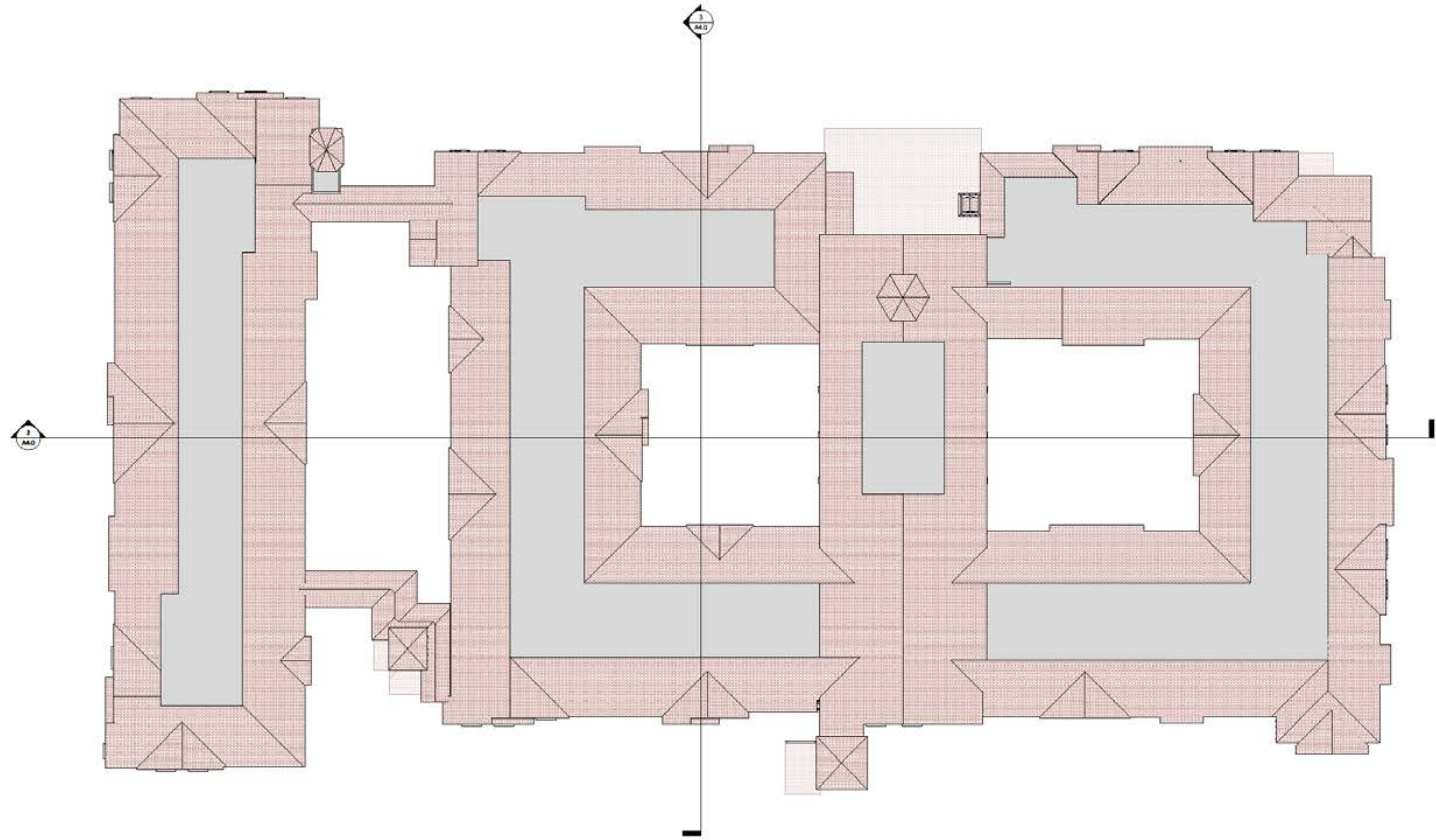




SECOND FLOOR PLAN

PROJECT
NORTH





ROOF PLAN

PROJECT
NORTH





South Elevation



East Elevation



North Elevation



West Elevation

ELEVATIONS



VIEW OF MAIN ENTRY



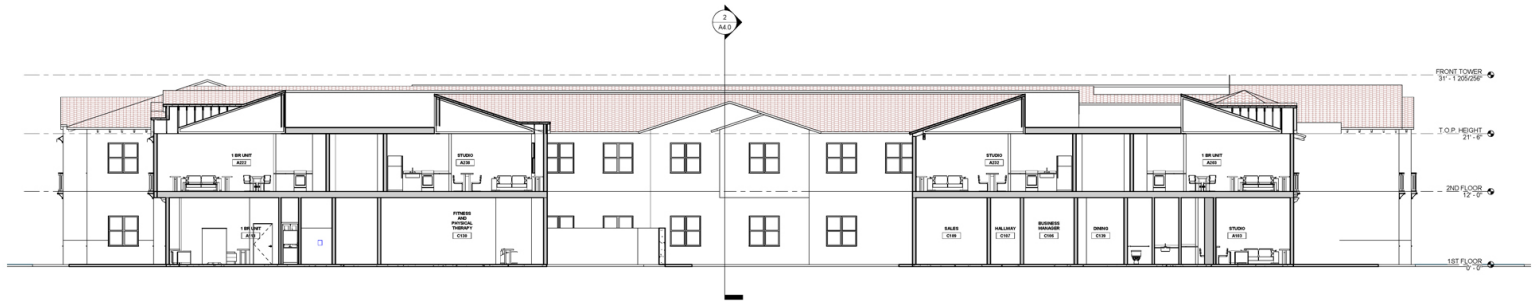
VIEW FROM SOUTH-EAST



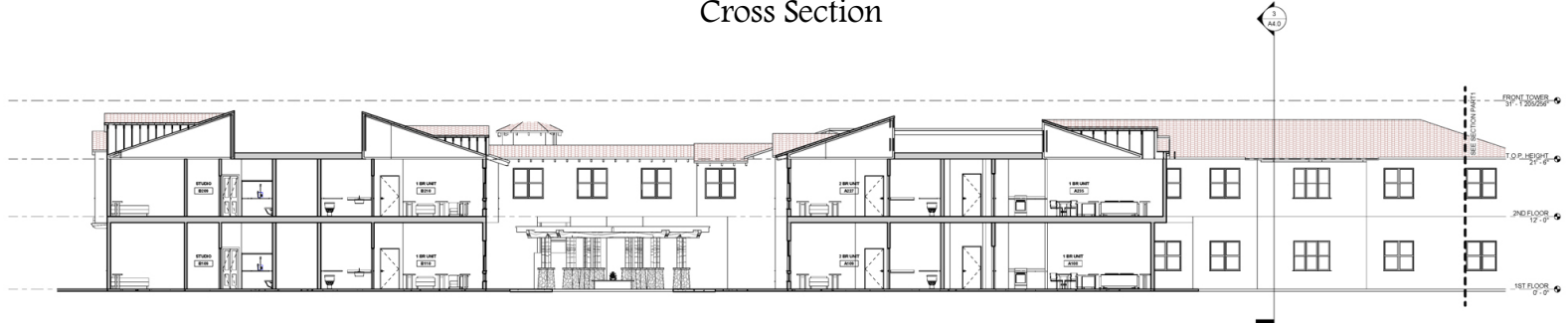
VIEW FROM SOUTH-EAST



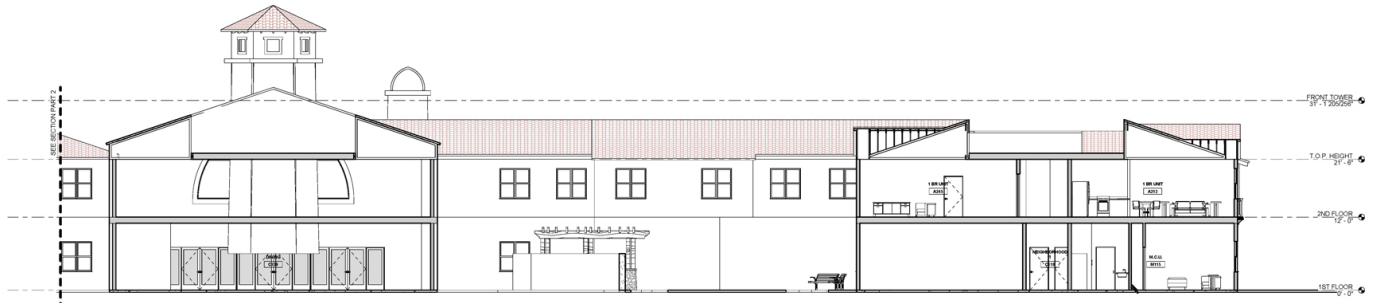
A E R I A L V I E W



Cross Section



Longitudinal Section



Longitudinal Section

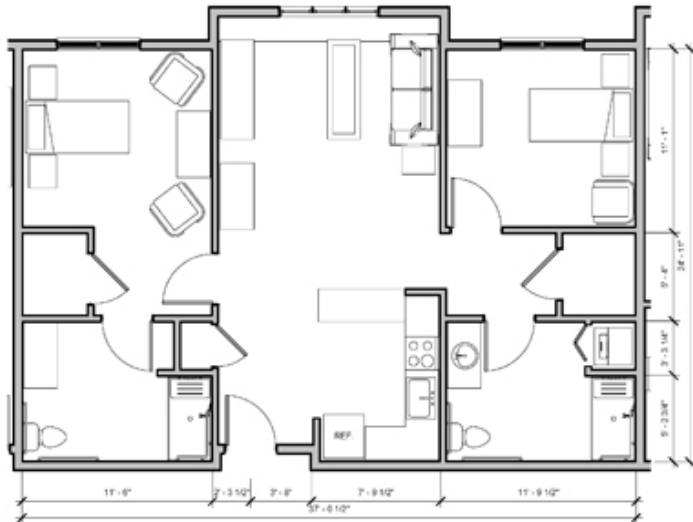
SECTIONS



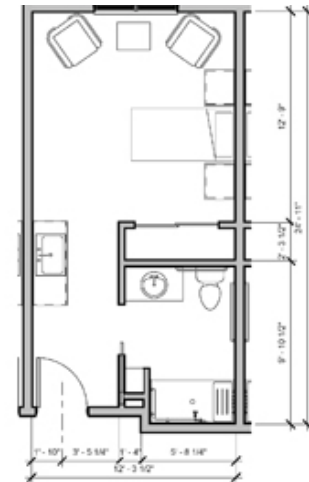
STUDIO UNIT
(ASSISTED LIVING)



ONE BEDROOM UNIT
(ASSISTED LIVING)



STUDIO UNIT
(MEMORY CARE)



TWO BEDROOM UNIT
(ASSISTED LIVING)



WROUGHT IRON HANDRAIL MOULDING
KING METALS #46 - 905 - 8
BENJAMIN MOORE COLOR: DARK BRONZE



ALUMINUM CLAD WOOD W/ FINISH
JELD-WEN, MESA RED



SPANISH CLAY TILE ROOFING W/ BLENDED
COLOR
MCA STANDARD BLEND B330 - R
OLD SANTA BARBARA PEBBLED BLEND



EXTERIOR WALLS: PLASTER W/ INTEGRAL COLOR
MERLEX COLOR: BISQUE P141



MERLEX COLOR: CAFE MOCHA P450



BENJAMIN MOORE COLOR: DARK BRONZE



WROUGHT IRON RAILING
1 1/2" SQUARE WROUGHT IRON BARS WITH KING METALS
DECORATIVE COLLAR #46 - 883 - 12
BENJAMIN MOORE COLOR: DARK BRONZE



SUNBRELLA AWNING FABRIC
COLOR: SAPPHIRE BLUE



CABOT STAIN COLOR: BARK



CLAY TILE GRILLWORK



MC DESIGNS- SUPREMA 5G - 16 NY WHITE

CONCEPT COLOR AND MATERIAL BOARD



PRELIMINARY LANDSCAPE PLAN

