

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003

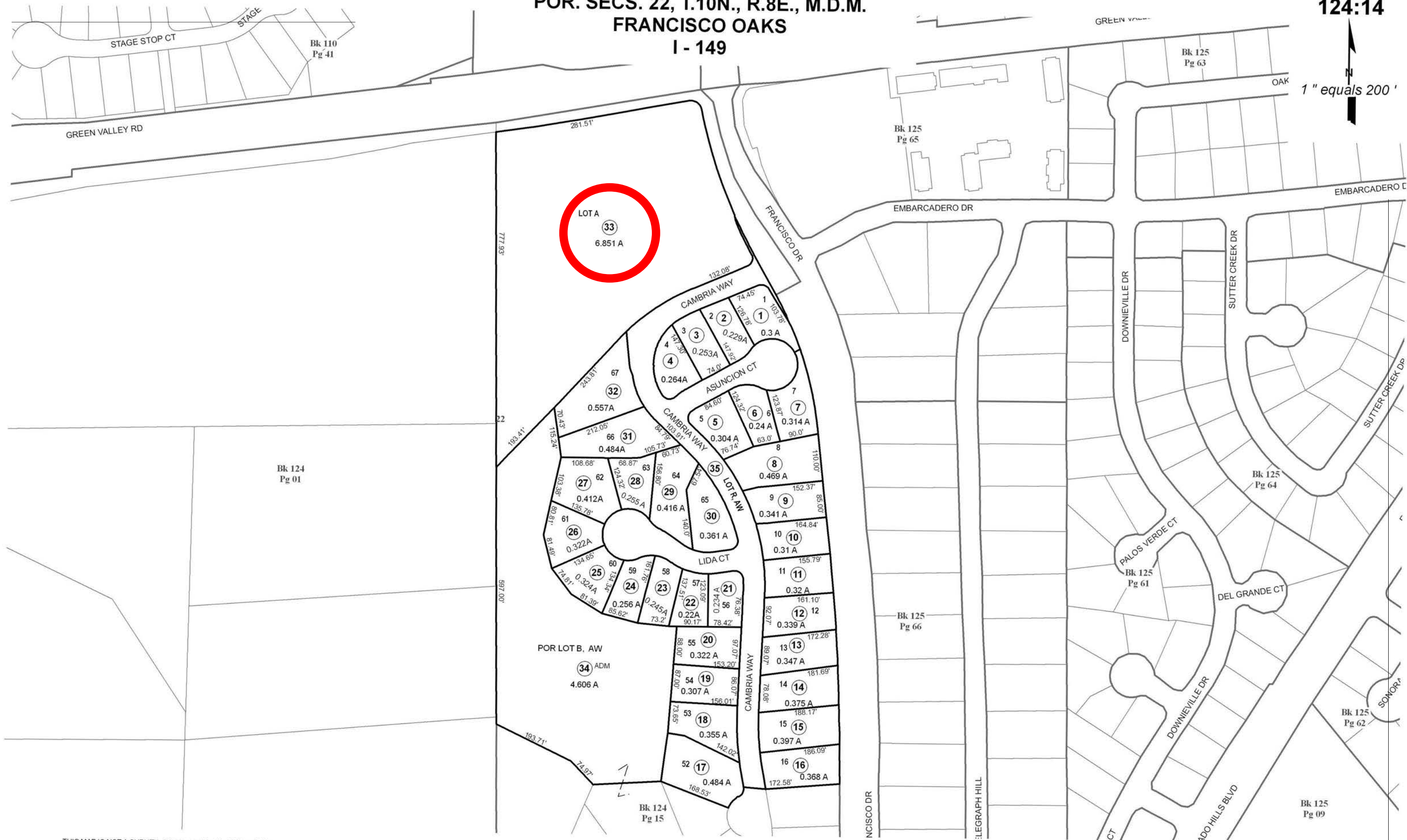


Exhibit A - Location Map

POR. SECS. 22, T.10N., R.8E., M.D.M.
FRANCISCO OAKS
I - 149

124:14

1" equals 200'



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

Exhibit B

Rev. July 12, 2006

Assessor's Map Bk. 124 - Pg. 14
 County of El Dorado, CA
 16-0582 2D 2 of 76

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003

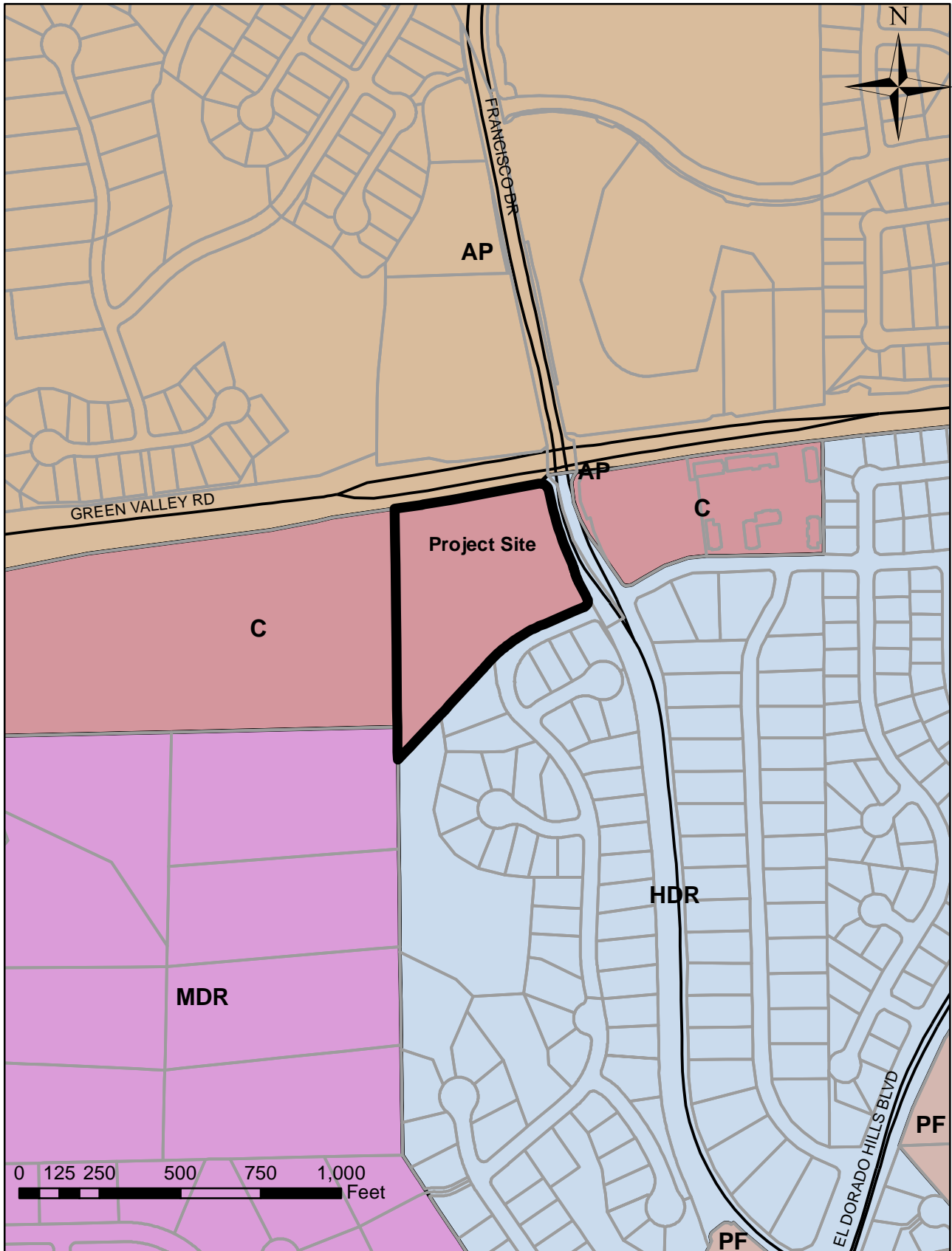


Exhibit C - General Plan Land Use Map

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003

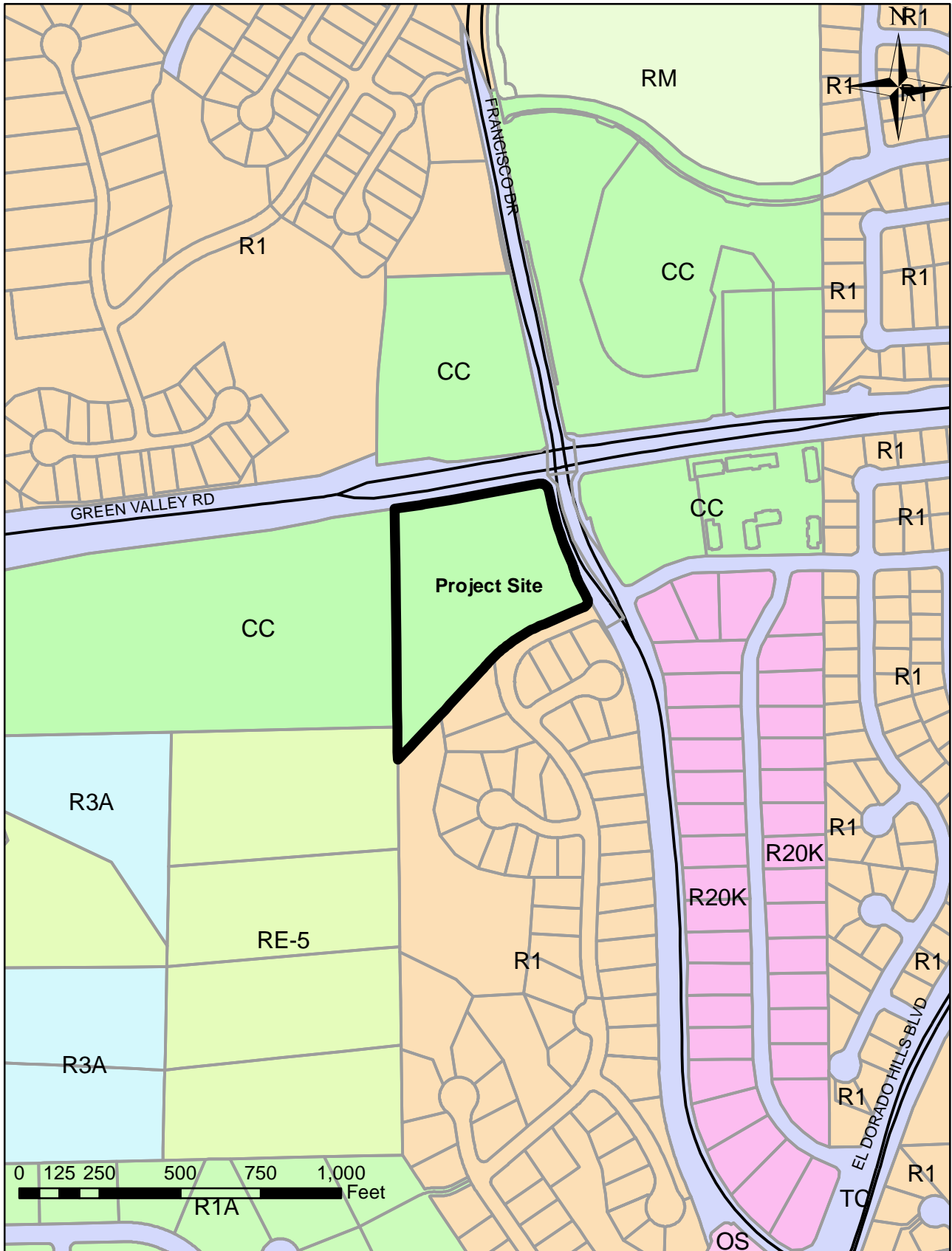
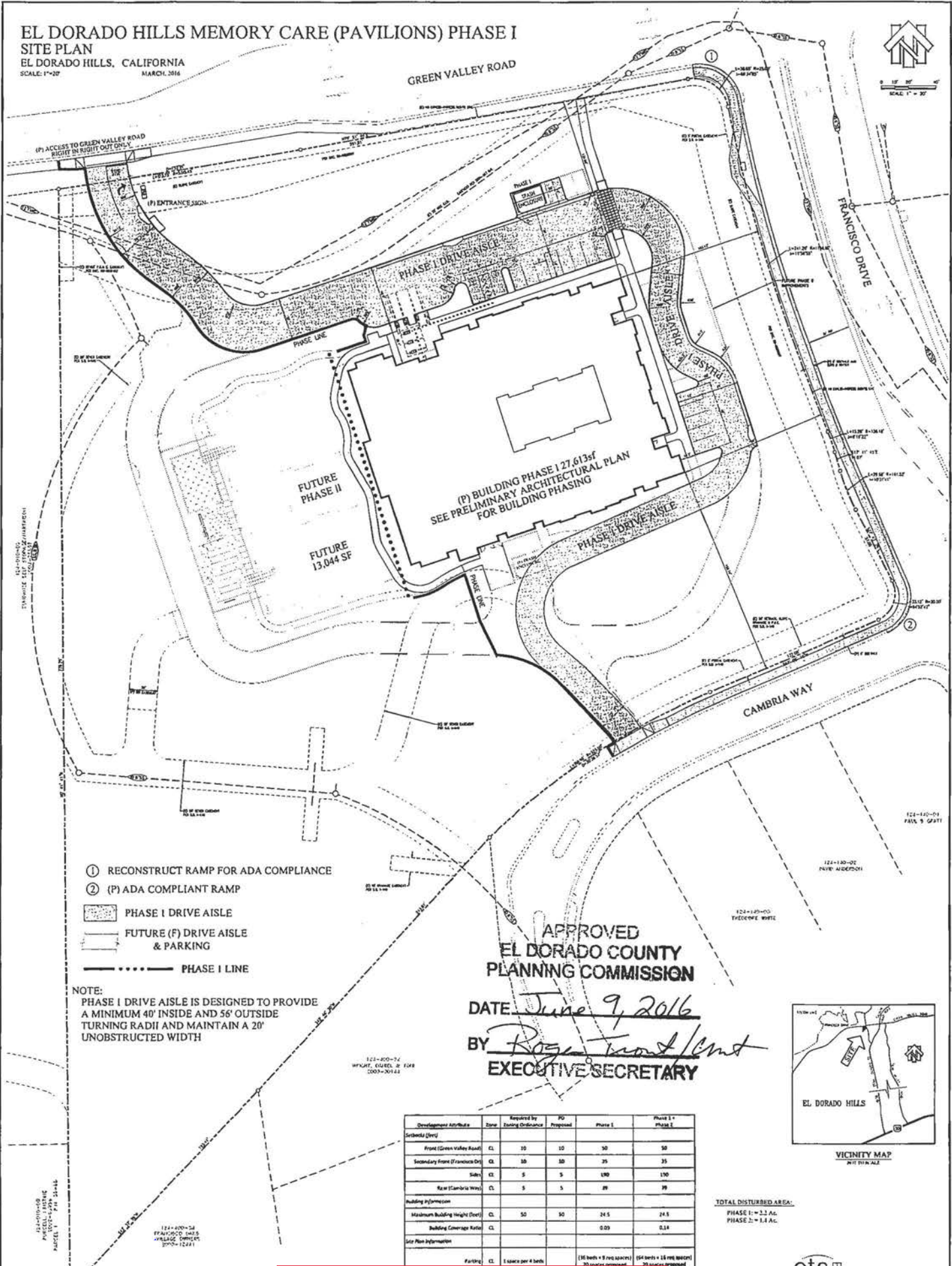


Exhibit D - Zone Map

**EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I
SITE PLAN**

EL DORADO HILLS, CALIFORNIA
SCALE: 1" = 20'
MARCH, 2016



- ① RECONSTRUCT RAMP FOR ADA COMPLIANCE
- ② (P) ADA COMPLIANT RAMP
- PHASE I DRIVE AISLE
- FUTURE (F) DRIVE AISLE & PARKING
- PHASE I LINE

NOTE:
PHASE I DRIVE AISLE IS DESIGNED TO PROVIDE A MINIMUM 40' INSIDE AND 56' OUTSIDE TURNING RADII AND MAINTAIN A 20' UNOBSTRUCTED WIDTH

**APPROVED
EL DORADO COUNTY
PLANNING COMMISSION**

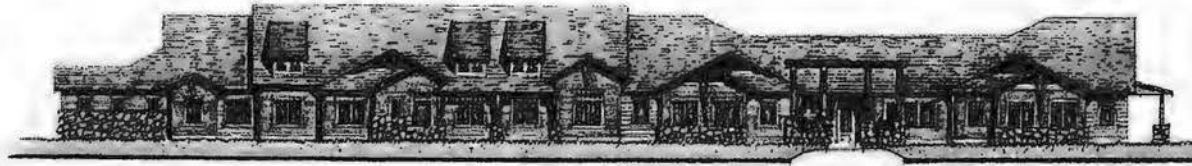
DATE June 9, 2016
BY Roger Mont / Cmt
EXECUTIVE SECRETARY



Development Attribute	Zone	Required by Zoning Ordinance	Proposed	Phase 1	Phase 1 + Phase 2
Site/Block (Hrs)	Front (Green Valley Road)	CL 10	10	30	50
	Secondary Front (Francisco Dr)	CL 30	30	35	35
	Sides	CL 5	5	100	100
	Rear (Cambria Way)	CL 5	5	20	20
	Building Information				
Maximum Building Height (feet)	CL 50	50	24.5	24.5	
Building Coverage Ratio	CL	0.09	0.09	0.14	
Site Plan Information					
	Parking	CL 1 space per 4 beds	(16 beds = 9 two spaces) 30 spaces proposed	(54 beds = 18 two spaces) 20 spaces proposed	

TOTAL DISTURBED AREA:
PHASE 1 = 2.2 Ac.
PHASE 2 = 1.4 Ac.

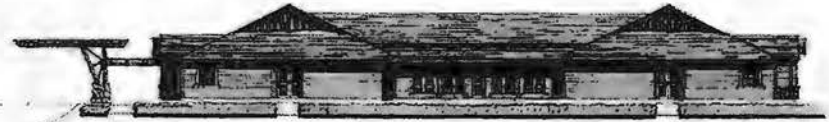
EXHIBIT E



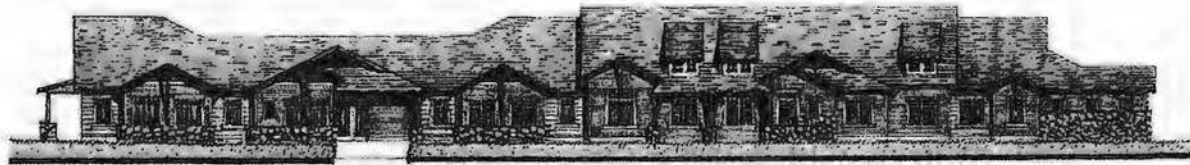
Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation



Building Section

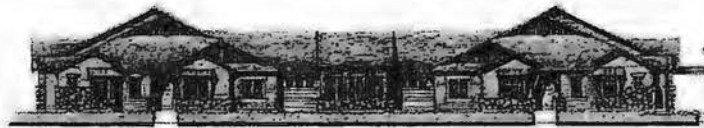
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE June 9, 2016
 BY Roger T. [Signature]
 EXECUTIVE SECRETARY

PHASE 1 | SCHEMATIC ELEVATIONS & SECTION



Front Elevation

PHASE 2



Left Side Elevation



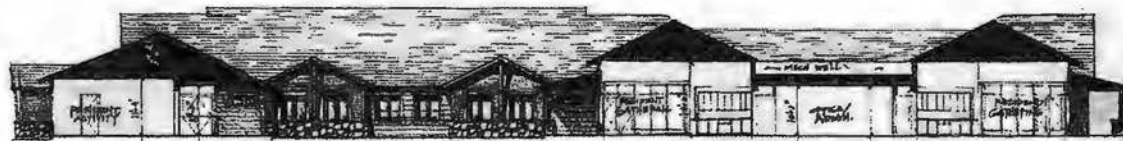
Right Side Elevation

PHASE 2



Rear Elevation

PHASE 2



Building Section

PHASE 2

PHASE 1 + PHASE 2 | SCHEMATIC ELEVATIONS & SECTION

Winn Communities
Strong Capital &
Investment

EL DORADO HILLS MEMORY CARE
City of El Dorado Hills, California

JDA PROJECT NUMBER: 14108 | DATE: 01/13/2016 | © JEFFREY OLMIRE - ASSOCIATE ARCHITECTS PLANNERS, LLC



3

3001 GRANITE LANE SUITE 100 | GRANITE BAY, CALIFORNIA 95746 | P. 916.733.3790 | WWW.JDAARCH.COM



Roofing: Certainteed
 Paint: Sherwin-Williams
 Masonry: Eldorado Stone
 Siding: James Hardie

LEGEND			
Roofing	Max Def Weathered Wood	Landmark Pro	Composition Shingle
Main Body	Sage Green Light	SW 2851	Horizontal Lap Siding
Accent Body	Red Barn	SW 7591	Board & Bolt
Trim 1	Analytical Gray	SW 7051	Door & Window
Trim 2	Fairfax Brown	SW 2856	Fascia, Barge Rafter, Wood Brackets
Stone	Saratoga	Rustic Ledge	Masonry

Color & Materials

313' - 5 1/2"

206' - 0"



PHASE 1
27,613 SF

PHASE 2
13,044 SF

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION

DATE: June 9, 2016

BY: *Rozanne Trudler*
 EXECUTIVE SECRETARY

Winn Communities
 Steira Capital & Investment

EL DORADO HILLS MEMORY CARE
 City of El Dorado Hills, California

JDA PROJECT NUMBER: 14197 | DATE: 01.13.2016 | © JEFFREY DUMFRIES ASSOCIATES ARCHITECTS PLANNERS INC.

JDA | 180 GRANITE LANE DEWILBITE LN. | GRANITE BAY, CALIFORNIA 95746 | P. 916.482.8100 | WWW.JDASPI.COM

BUILDING FLOOR PLAN

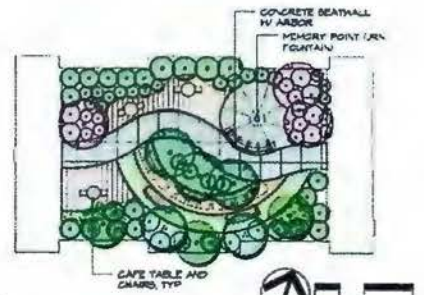
1



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE June 9, 2016
 BY Rosie [Signature]
 EXECUTIVE SECRETARY

REPLACEMENT OAK TREE LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	TOTAL CANOPY	
QUC DOU	QUERCUS DOUGLASH	BLUE OAK	24" BOX	AS SHOWN	40"	1256 SF	6	7536 SF	
QUC LOD	QUERCUS LODATA	VALLEY OAK	24" BOX	AS SHOWN	30"	1465 SF	5	7325 SF	
QUC HLD	QUERCUS HILDEBI	INTERIOR LIVE OAK	24" BOX	AS SHOWN	30"	1465 SF	4	5860 SF	
TOTAL CANOPY PROVIDED:							0.12 ACRE (3,142 SF)		
TOTAL CANOPY REDUCED:							0.10 ACRE (2,722 SF)		
DIFFERENCE:							0.02 ACRE		



MOON GARDEN ENLARGEMENT PLAN

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
(1)	ARGENTUS UNICA COMPACTA	STRAWBERRY TREE	15 GALLON	AS SHOWN	3
(2)	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	AS SHOWN	6
(3)	QUERCUS CANADENSIS	EASTERN REDBUD	15 GALLON	AS SHOWN	3
(4)	QUERCUS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	AS SHOWN	3
(5)	CHLOROPHIS LINEARIS HOPEI	DESERT MELON	15 GALLON	AS SHOWN	3
(6)	CHROMOLAIS RETICULIS	FRIDGE TREE	15 GALLON	AS SHOWN	3
(7)	GONIALPA TABASCANTENSIS	PINK DANN	24" BOX	AS SHOWN	3
(8)	QUERCUS HILDEBI	INTERIOR LIVE OAK	24" BOX	AS SHOWN	4
(9)	QUERCUS DOUGLASH	BLUE OAK	24" BOX	AS SHOWN	6
(10)	QUERCUS LODATA	VALLEY OAK	24" BOX	AS SHOWN	5
(11)	QUERCUS PALUSTRIS	PIN OAK	24" BOX	AS SHOWN	4



PRELIMINARY LANDSCAPE PLAN
 EL DORADO HILLS MEMORY CARE
 El Dorado Hills, CA

Date:	6/9/16
Scale:	AS SHOWN
Drawn by:	LE
Checked by:	RB
Project No.:	13,000
Client File Number:	
Sheet No.:	1
of 1	



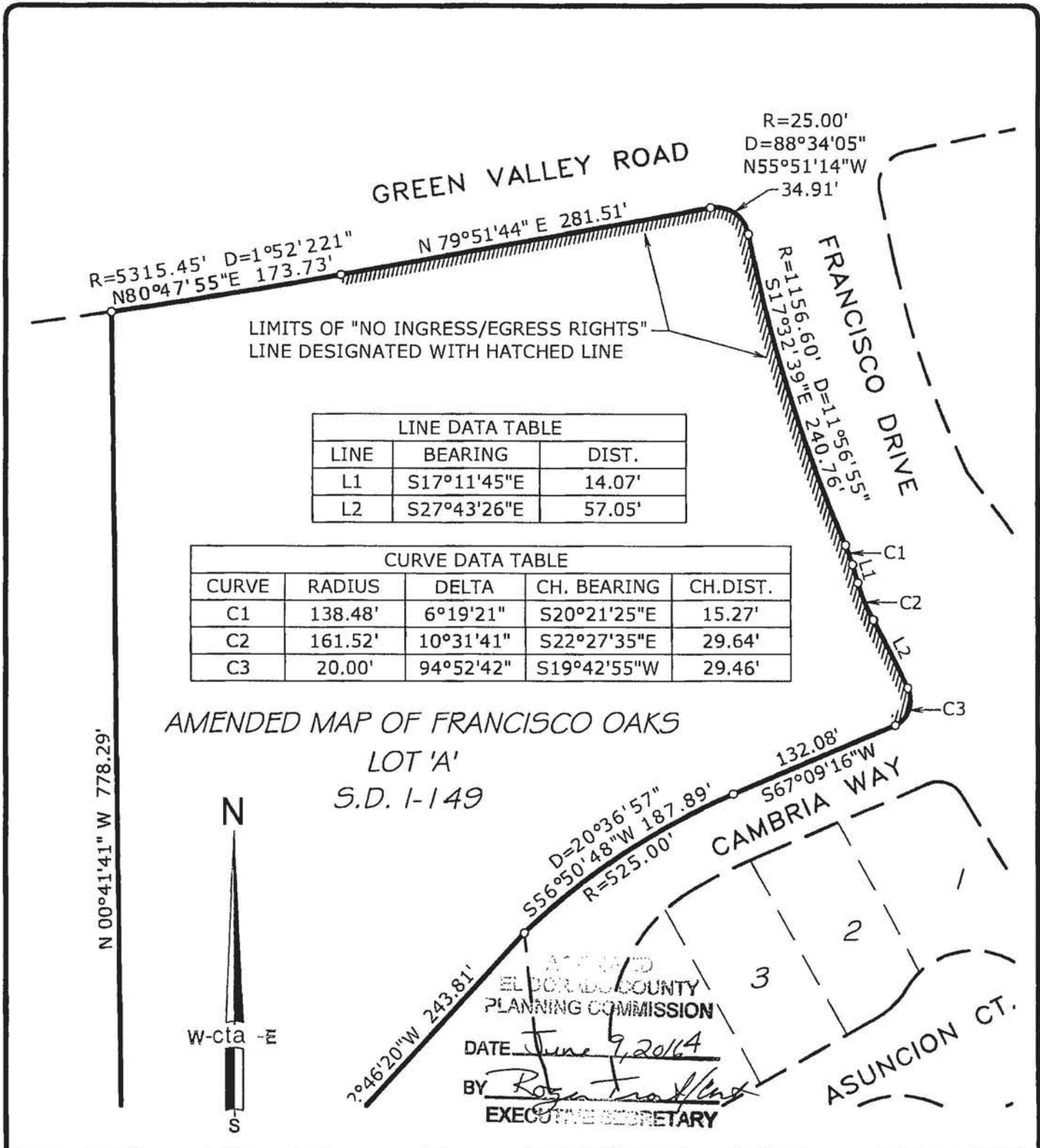
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 9, 2016
BY Rose Land/Inst
EXECUTIVE SECRETARY

MONUMENT SIGN | RENDERING



THE PAVILIONS AT EL DORADO HILLS MC
El Dorado Hills, California





LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S17°11'45"E	14.07'
L2	S27°43'26"E	57.05'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	138.48'	6°19'21"	S20°21'25"E	15.27'
C2	161.52'	10°31'41"	S22°27'35"E	29.64'
C3	20.00'	94°52'42"	S19°42'55"W	29.46'



EXHIBIT 'A'
 PLAT TO ACCOMPANY
 CERTIFICATE OF CORRECTION

OWNER:
 FAMILY REAL PROPERTY, LP

ct

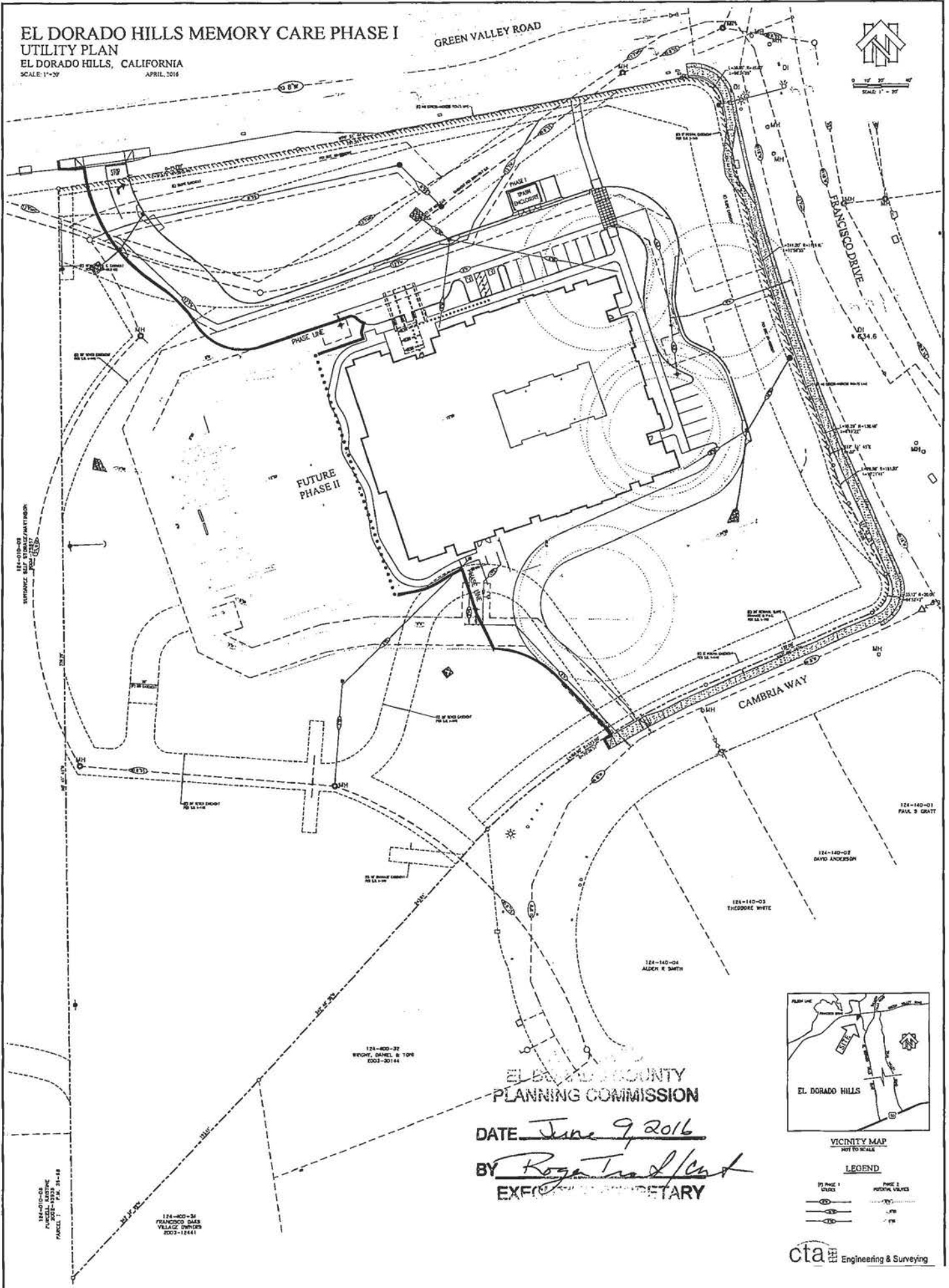
DATE: 11/09/2015 DRAWN BY: KAH SHEET 1 OF 1
 SCALE: 1"=100 JOB NO. 15-002-001

AMENDED PLAT OF
 FRANCISCO OAKS, S.D. I-149

A PORTION OF THE E1/2 OF SECTION 22,
 TOWNSHIP 10 NORTH, RANGE 8 EAST,
 COUNTY OF EL DORADO STATE OF CALIFORNIA

**EL DORADO HILLS MEMORY CARE PHASE I
UTILITY PLAN**
EL DORADO HILLS, CALIFORNIA
SCALE: 1" = 20' APRIL, 2016

GREEN VALLEY ROAD



EL DORADO COUNTY
PLANNING COMMISSION

DATE June 9, 2016

BY Roger Treadwell
EXECUTIVE SECRETARY



VICINITY MAP
NOT TO SCALE

LEGEND

PHASE I SYMBOLS	PHASE II SYMBOLS

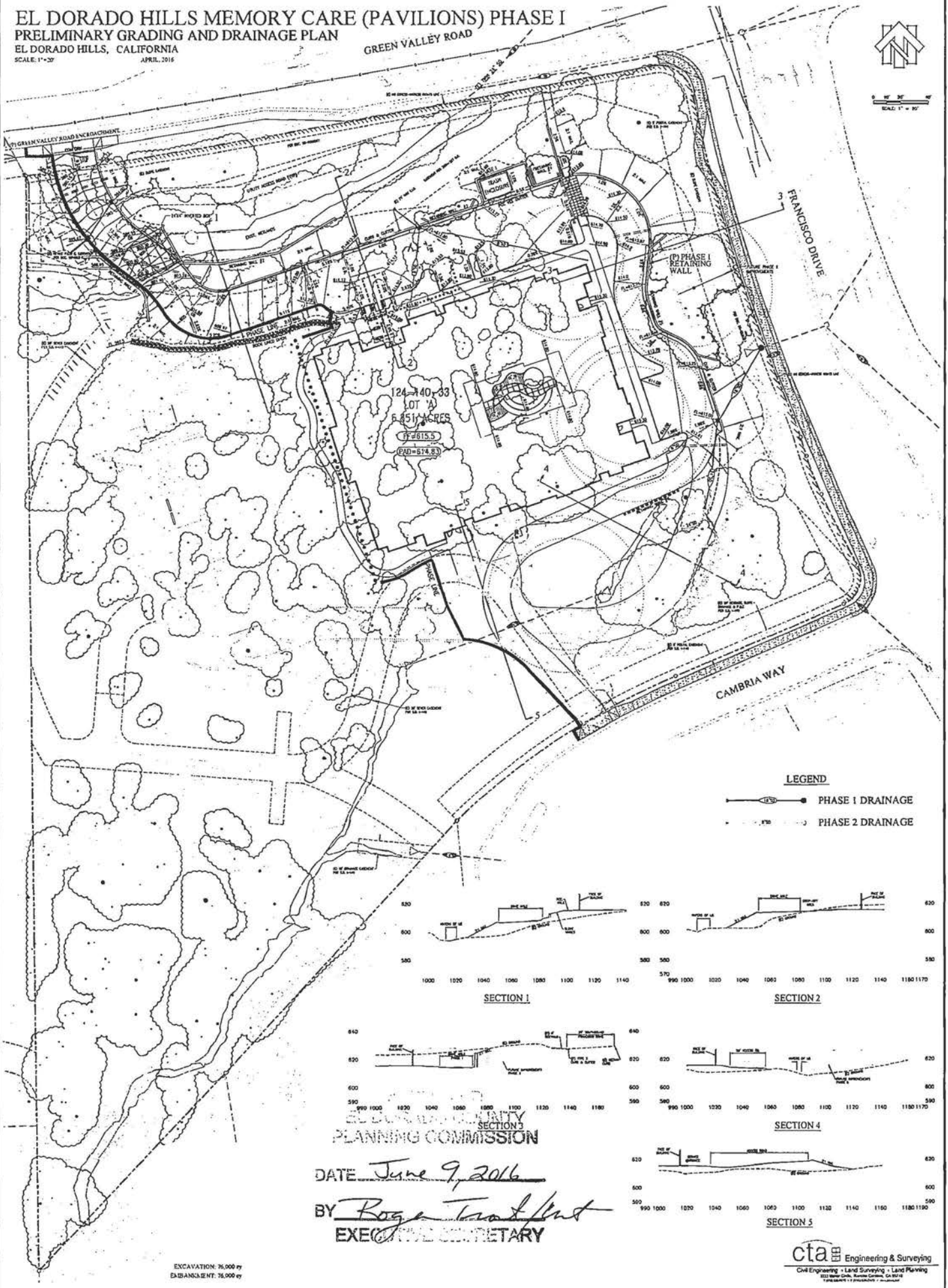
EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I
PRELIMINARY GRADING AND DRAINAGE PLAN
 EL DORADO HILLS, CALIFORNIA

SCALE: 1" = 20'
 APRIL, 2016

GREEN VALLEY ROAD

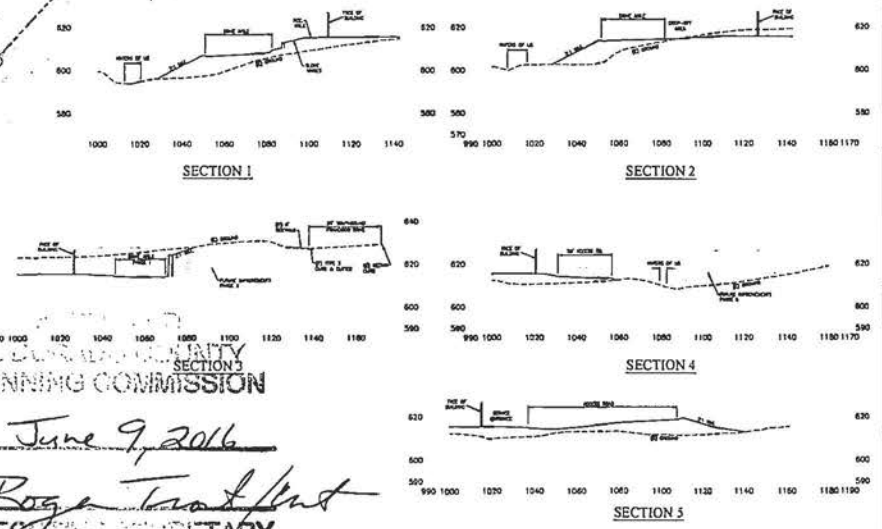


SCALE: 1" = 20'



LEGEND

- PHASE 1 DRAINAGE
- PHASE 2 DRAINAGE



EL DORADO HILLS CITY
 PLANNING COMMISSION

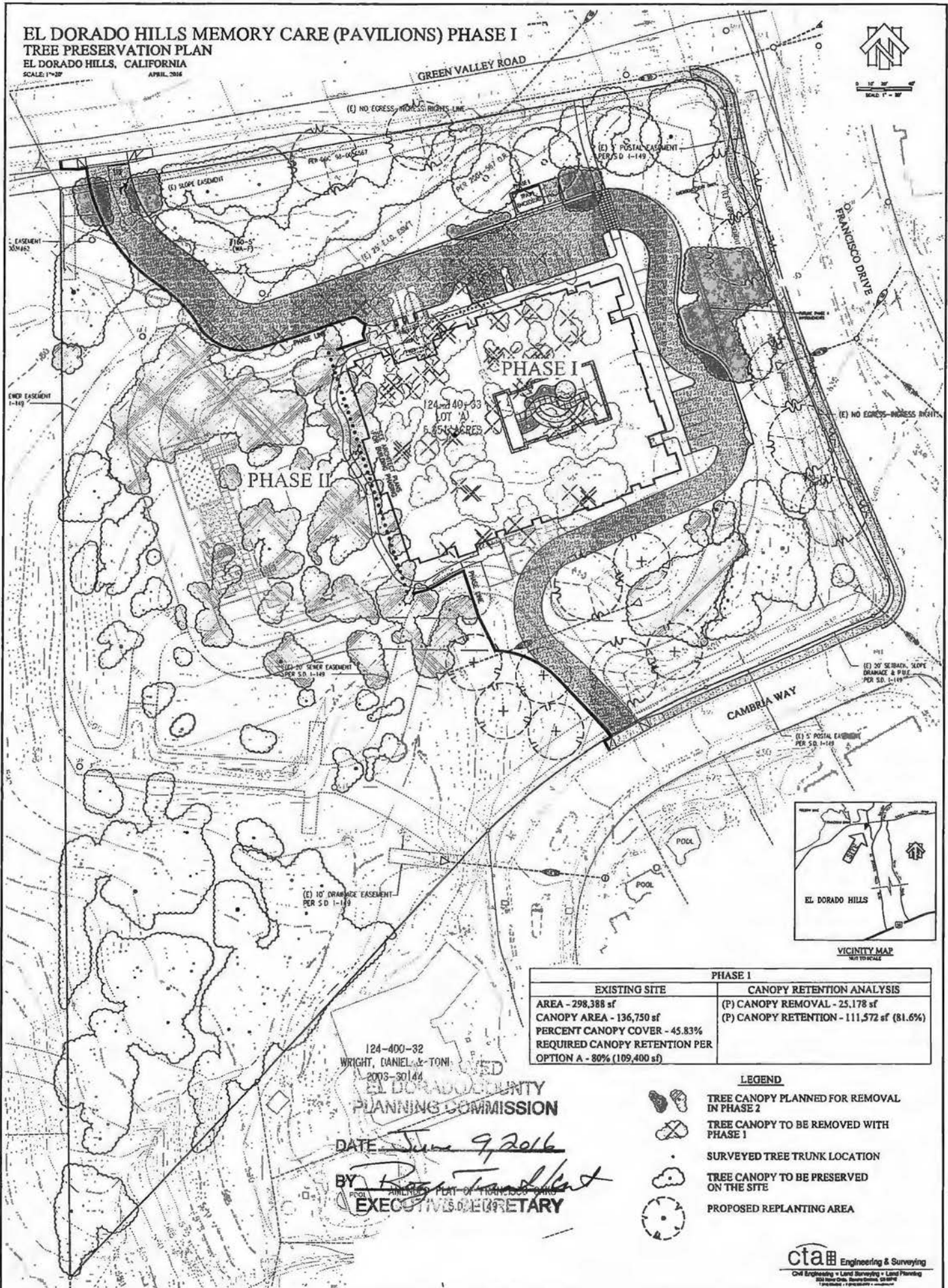
DATE June 9, 2016
 BY Roger Trout
 EXECUTIVE SECRETARY

EXCAVATION: 76,000 cy
 DRAINAGE: 76,000 cy

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 833 Santa Clara, Suite 200, CA 95070
 916.881.1100 • www.cta-engineering.com

**EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I
TREE PRESERVATION PLAN**

EL DORADO HILLS, CALIFORNIA
SCALE: 1"=20'
APRIL, 2016

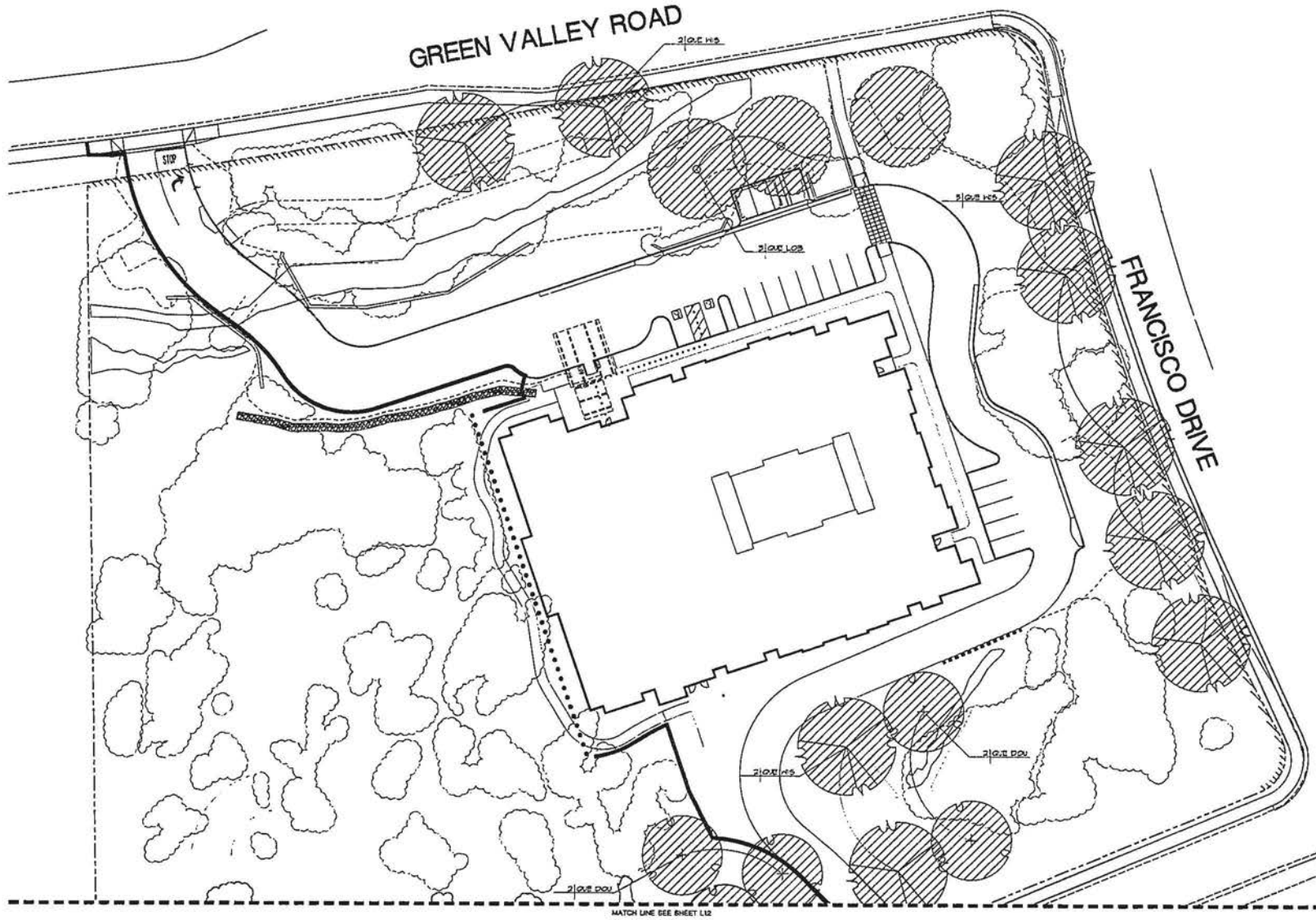


VICINITY MAP
SUTTERVILLE

PHASE I	
EXISTING SITE	CANOPY RETENTION ANALYSIS
AREA - 298,388 sf	(P) CANOPY REMOVAL - 25,178 sf
CANOPY AREA - 136,750 sf	(P) CANOPY RETENTION - 111,572 sf (81.6%)
PERCENT CANOPY COVER - 45.83%	
REQUIRED CANOPY RETENTION PER OPTION A - 80% (109,400 sf)	

124-400-32
WRIGHT, DANIEL & TONI
2003-30144
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 9, 2016
BY [Signature]
EXECUTIVE SECRETARY

- LEGEND**
- TREE CANOPY PLANNED FOR REMOVAL IN PHASE 2
 - TREE CANOPY TO BE REMOVED WITH PHASE 1
 - SURVEYED TREE TRUNK LOCATION
 - TREE CANOPY TO BE PRESERVED ON THE SITE
 - PROPOSED REPLANTING AREA



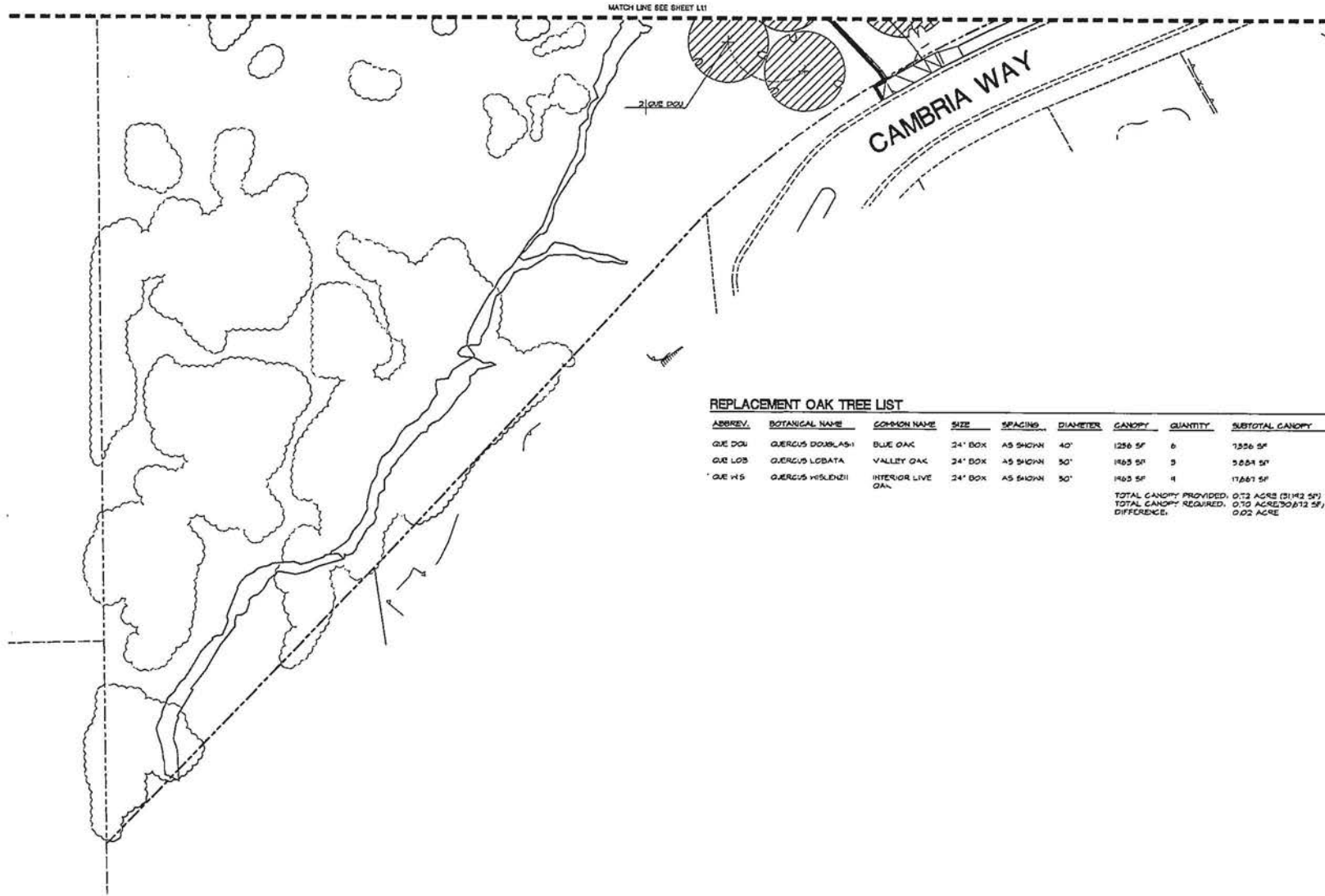
Revisions
1/28/16 Phased Plan
4/14/16 Driveway



OAK CANOPY REPLACEMENT PLAN
EL DORADO HILLS MEMORY CARE
El Dorado Hills, CA

Date	4/14/16
Scale	AS SHOWN
Drawn By	LO
Checked	LM
Project No.	16.006
Clad File	16006.dwg

Sheet No.
1.1
of



REPLACEMENT OAK TREE LIST

ABBREVI.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY
OAK DOU	QUERCUS DOUBLASHI	BLUE OAK	24" BOX	AS SHOWN	40"	1256 SF	6	7536 SF
OAK LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	30"	1465 SF	3	4394 SF
OAK WS	QUERCUS WISLIZII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	30"	1465 SF	4	5860 SF
						TOTAL CANOPY PROVIDED:	0.12 ACRE (31192 SF)	
						TOTAL CANOPY REQUIRED:	0.10 ACRE(26812 SF)	
						DIFFERENCE:	0.02 ACRE	



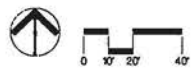
Revisions
 1/25/18 Phased Plan
 4/14/18 Driveway



OAK CANOPY REPLACEMENT PLAN
 EL DORADO HILLS MEMORY CARE
 El Dorado Hills, CA

Date: 4/14/18
 Scale: AS SHOWN
 Drawn By: LC
 Checked: MJ
 Project No.: 16.006
 Cadd File: 0006.dwg

Sheet No. 12 of



PD15-0003/El Dorado Hills Memory Care (The Pavilions) – As approved by the Planning Commission on June 9, 2016

Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
On-Going			
<p>The Planned Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F through O, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.</p> <p>The project consists of the following:</p> <p>1. Planned Development Permit for the Phase 1 construction and operation of a memory care facility with a total of 36 beds within a 27,613 square feet building served with on-site parking, landscaping, and pedestrian walkway.</p> <p>The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall be consistent with the formal action taken on this plan, subject to the conditions of approval and mitigation measures approved for the project.</p>	On-Going	Planning Services Division	
<p>2. In accordance with Section 130.54.060.A of the El Dorado County Zoning Ordinance, this Planned Development Permit shall expire 24 months from the date of approval unless a timely extension is filed.</p>	On-Going	Planning Services Division	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
3.	<p>In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.</p> <p>The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the above project request which action is brought within the time period provided for in Section 66499.37.</p> <p>County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.</p>	On-Going	Planning Services Division	
4.	<p>The applicant shall submit to Planning Services a \$50.00 recording fee and the applicable California Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No building permit shall be issued until said fees are paid.</p>	On-Going	Planning Services Division	
Prior To or In Conjunction With Improvement Plans and/or Grading Plan Approval				
5.	<p>In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with §</p>	Improvement Plans	Planning Services Division	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. A note stating the above shall be placed on the Improvement Plans.			
6.	If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98). A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning Services Division	
7.	Fugitive Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	AQMD	
8.	Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	AQMD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
9.	<p>Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	AQMD	
10.	<p>Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	AQMD	
11.	<p>New Point Source: Prior to construction/installation of any new point source emissions units (e.g., emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	AQMD	
12.	<p>Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model,</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	AQMD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	year of equipment, daily hours of operations of each piece of equipment.			
13.	On-Site Road Improvements: The applicant shall construct an encroachment onto Green Valley Rd and Cambria Way. The driveway encroachments shall be constructed per County Standard 103G modified to comply with current ADA requirements.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Transportation Division	
14.	Off-site Road Improvements: The applicant shall construct sidewalk and Curb & Gutter on Francisco Drive. Sidewalk constructed outside of the right of way shall be contained within a pedestrian easement. The applicant will construct sidewalk on the North side of Cambria Way. The sidewalk shall be 5.5-feet wide from back of curb. The applicant shall also construct ADA compliant curb ramps at the Southwest corner of Francisco Drive and Green Valley Rd. The applicant shall also construct an ADA compliant curb ramp at the intersection of Cambria Way and Francisco Dr. on the Northwest corner. The applicant shall construct all curb ramps per Caltrans Standard Plan A88A, or current revised standard plan in effect when the improvement plans are submitted for review to the County.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Transportation Division	
15.	Consistency with County Codes and Standards: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees. Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Transportation Division	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).			
16.	Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance), and receive approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Transportation Division	
17.	Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Transportation Division	
18.	Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Transportation Division	
19.	In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs	El Dorado Hills Fire Department	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
		First		
20.	All fire apparatus access roads shall be an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 70,000 pounds. No access roads shall exceed a grade of 16%.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
21.	No entrances shall be gated on this project. The Cambria entrance shall be modified to accommodate fire apparatus turning radius of 40' inside/56' outside turning radius.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
22.	The only authorized parking will be in the designated parking spaces shown on the plans. All curbs shall be painted red with the words "No Parking - Fire Lane."	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
23.	This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
24.	The landscape plans shall not have any tree planted that will impede a 15' vertical clearance when fully grown adjacent to the main driveways surrounding the building. If the property is not fully landscaped, all weeds located on the property shall be cleared down to 2" by June 1st each year.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
25.	Mitigation Measure BIO-1 (Migratory Bird and Raptor Species): Pre-construction nesting bird surveys, in accordance with USFWS and CDFW protocols, shall be conducted by a qualified biologist within 14 days of initiation of any construction during the nesting season (end of February through end of August). During the survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the survey does not identify any nesting raptor species on or near the	Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Planning Services Division	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	<p>construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the project applicant, in consultation with El Dorado County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with El Dorado County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</p>			
26.	<p>Mitigation Measure BIO-2 (Bat Species): Pre-construction bat surveys, in accordance with CDFW protocols, shall be conducted on-site by a qualified bat biologist within 14 days of any tree removal that will occur during the breeding season (April through August). Pre-construction surveys are not required for tree removal activities scheduled to occur during the non-breeding season, as determined by a qualified bat biologist. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusionary measures approved by CDFW and USFWS shall be installed by a qualified bat biologist. Once the bats have</p>	<p>Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Planning Services Division</p>	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	been excluded, tree removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding should consult with CDFW to determine appropriate relocation methods.			
27.	Mitigation Measure BIO-3 (Western Pond Turtle): Pre-construction western pond turtle surveys, in accordance with CDFW protocols, shall be conducted by a qualified biologist prior to any work within or adjacent to the creek. Any turtles found within the immediate work area shall be relocated within the same stream channel by a qualified biologist holding all required permits.	Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Planning Services Division	
28.	Mitigation Measure BIO-4 (Indirect Impact to Riparian Areas): A Lake and Streambed Alteration Agreement, pursuant to Fish and Wildlife Code Section 1600 et seq, shall be obtained by the applicants, from the California Department of Fish and Game for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in coordination with CDFW in the context of the agreement process. These measures shall include construction measures detailed in the June 3, 2016 memorandum prepared by Madrone Ecological Consulting.	Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Planning Services Division	
29.	Mitigation Measure BIO-6 (Oak Canopy): The applicant shall submit a Landscape Plan as part of Improvement Plan detailing the applicable construction and replanting provisions associated with the preserved, removed, and replanted oak trees as part of Phase 1 facility construction, consistent with the Oak Canopy Analysis, Preservation, and Replacement Plan for El Dorado Hills Memory Care Revised Phase I (Pavilions) letter (dated April 20, 2016). An Oak Canopy Replanting Agreement the	Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Planning Services Division	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
County shall be executed for the long term maintenance and preservation of any replacement trees and/or acorns planted.			
Prior To or In Conjunction With Building Permit			
30. The applicant shall acquire a Certificate of Correction for the modification of the access restriction recorded on the property along Green Valley Road.	Building Permit	County Surveyor	
31. A meter award letter or similar document shall be provided by the water purveyor prior to issuance of building permit.	Building Permit	Planning Services Division /EID	
32. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.	Building Permit	AQMD	
33. Electric Vehicle Charging: All parking stalls reserved for employees shall include at a minimum a Level 1 (110-120V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). The project shall be designed with or pre-wired for Level 2 PEV charging infrastructure.	Building Permit	AQMD	
34. Solar/Photovoltaic Equipment: The proposed development shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.	Building Permit	AQMD	
35. The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	AQMD	
36. Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of the building to allow for	Building Permit	AQMD	

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	the use of electric landscape maintenance tools.			
37.	The potable water system with the purpose of fire protection for memory care facility shall provide a minimum fire flow of 1,750 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure 40,600 square feet or less in size, Type V-A construction. All structures shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.	Building Permit	El Dorado Hills Fire Department	
38.	This development shall install Mueller Dry Barrel fire hydrants or any other hydrant as approved by the El Dorado Irrigation District. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants for this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.	Building Permit	El Dorado Hills Fire Department	
39.	A Knox Box is required for nighttime and afterhours access to the alarmed buildings. A Knox Key shunt system shall be installed to terminate power to generators.	Building Permit	El Dorado Hills Fire Department	
40.	In order to provide this development with adequate fire and emergency medical response during construction, both the Green Valley and the Cambria access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. All fencing that backs up to	Building Permit	El Dorado Hills Fire Department	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	wildland open space shall be required to use non-combustible type fencing.			
41.	The covered section of the main entrance near the front doors of the building requires a minimum of 15' in height.	Building Permit	El Dorado Hills Fire Department	
42.	The applicant shall submit a Construction and Demolition Debris Recycling Acknowledgement Form And Debris Recovery Plan/Acknowledgement (Pre-Construction/Pre-Demolition form). Fillable forms are available at: http://www.edcgov.us/Government/EMD/SolidWaste/Construction_and_Demolition_Debris_Recycling.aspx	Building Permit	Environmental Management	
Prior To Certificate of Occupancy				
43.	A PDF electronic copy of all plans shall be provided to the fire department for electronic storage and use for engine company pre-fire planning.	Certificate of Occupancy	El Dorado Hills Fire Department	
44.	Addressing, including suite number assignments, shall be coordinated with and approved by the department.	Certificate of Occupancy	County of Surveyor	
45.	Addressing is required as described in the in accordance with the El Dorado Hills Fire Department Addressing of Buildings Standard B-001.	Certificate of Occupancy	El Dorado Hills Fire Department	

The Pavilions at El Dorado Hills
Project Narrative – Phase II (revised 08/14/17)

The Pavilions at El Dorado Hills is a proposed Memory Care facility located on a 6.85 -acre site at the southwest corner of Green Valley Road and Francisco Drive in the County of El Dorado. The property is bounded on the north by Green Valley Road, on the east by Francisco Drive, on the south by Cambria Way, and on the west by undeveloped land. Neighboring uses include commercial/retail to the north, northeast, and east, self-storage to the west, and residential uses to the south.

Communities for Older Adults and people living with memory and cognitive impairments, such as Alzheimer's and dementia, represent a tremendous need in the El Dorado Hills community and the surrounding areas. Based on market research and analysis, the program proposed for the site is a 64 resident Memory Care facility, in a non-imposing single story building with a residential character.

While working with the County Planning Department, it was determined that the project entitlement approvals would occur in two phases, even though the complete build out of the project would occur all at once upon final approval. The phasing of the entitlements was due to the County's need to create and implement its Oak Resources Management Plan. Phase I complies with the current Oak Woodland General Plan Policy under section 7.4.4.4 Option A, and was approved by the El Dorado County Planning Commission on June 9, 2016. However, the proposed Phase II entitlements and the complete build out of the project will result in the removal of additional oak trees, which requires the completion and implementation of the new Oak Resources Management Plan, which is anticipated to occur in October 2017.

The approved Phase I entitlements consist of 36 of the 64 residents in 27,613 square feet of the 40,802 square feet of building ultimately proposed for the site. The remaining 28 residents are part of the Phase II entitlements. During the plan review process, the County requested revisions to the building configuration that resulted in the enlargement and opening of the interior courtyards, removal of the exterior courtyard, and a slight decrease in overall building square footage to 38,759 square feet. These revisions are included in the proposed Phase II entitlements.

In anticipation of the completion of the Oak Resources Management Plan, the Applicant is submitting the Phase II entitlements for the Pavilions at El Dorado Hills for review and approval by the County.

Phase II carries forward the overall vision and intent of the proposed project of maintaining the existing look and feel of the Green Valley Road and Francisco Drive area. This is achieved by limiting the amount of acres that are developed. Of the existing 6.85 acres, only approximately 3.3 acres, or 48% of the total property, will be developed at complete build out. Additionally, the building will rest below the grade of Francisco Drive protecting vistas and effectively hiding the building. Site landscaping will utilize a broad native planting palette further screening the building, complementing the existing vegetation and promoting the long-term health of the preserved oak woodland ecosystem.

In an effort to minimize grading and the impact on the environment and the surrounding community, Phase II relocates the site access off of Green Valley Road to a right-in only entrance off of Francisco Drive, and adds a retaining wall along the north side of the north drive isle. As a result, a crossing through the wetland in the north and the relocation of the existing onsite sewer and water improvements into Green Valley Road are no longer required. Thus preserving an additional 4% (approximately 13,000 square feet) of the property and resulting in the complete avoidance of all onsite wetlands and associated riparian areas. Further, the removal of the access off of Green Valley

EXHIBIT F

Road eliminates the concern of the lack of a deceleration lane at the entrance expressed by the County Planning Commission and the El Dorado Hills Area Planning Advisory Committee. In addition, the Francisco Drive entrance reduces the peak hour trips at the Cambria Way site access.

Included in Phase II are three monument signs replacing the previously approved monument sign in Phase I. The new monument signs consist of (1) a primary corner monument, approximately eleven feet tall, located at the corner of Green Valley Road and Francisco Drive, (2) a secondary corner monument, approximately six and a half feet tall, located at the Francisco Drive entrance, and (3) an interior corner monument, approximately five feet tall, located at the Cambria Way access driveway. The monuments are designed and scaled to better reflect the site and surrounding existing development, as well as match the theme of the building. The primary and secondary corner monuments will both be lit in accordance with El Dorado County Code; however, the interior corner monument will not be lit in an effort to reduce the potential impact on the residential neighbors to the south.

The Phase II site plan also proposes a slight relocation of the trash enclosure. The Phase I approvals located the trash enclosure area in the northern portion of the site, across the parking lot from the building main entrance, where future parking was proposed. Phase II relocates the trash enclosure approximately 80 feet to the east of the Phase I location, situating the enclosure on the north side of the northeast corner of the drive isle. The new location preserves the proposed parking spots and provides easier and more discreet access to the enclosure by the trash removal service, while still maintaining a good buffer to the residents south of the project. In order to further limit potential noise impacts on neighbors, trash pick up is through a private company, who will remove the trash between the hours of 7:00 am and 7:00 pm.

The proposed project contains a total of 30 parking stalls, which exceeds the amount required by El Dorado County Code. However, in an effort to address a comment expressed by the Planning Commission during the Phase I approvals related to the potential need for additional parking, an area along the west side of the west drive isle is designated as potential parking. This area can accommodate up to twelve parking spots that will be built if the need for additional parking arises once the building is operational. The impact of the development of this area is accounted for in the various reports. Additionally, if the need for additional parking arises, the ultimate area to be constructed will be limited so that the total project impact on oak woodlands will not exceed 50%.

As for the character of the building, inspired by the rich history of the Sierra Nevada foothills, its elevation is crafted as a series of cottages creating a human scale for the residents and an appropriate scale for the site. Further, the Craftsman style architecture complements the natural surroundings, allowing roofing and siding colors to blend with the earth tone color palette of the surrounding site. Phase II revises the originally approved porte-cochere and building colors to better reflect the Craftsman style of the building and nearby existing development. The building's proportion and detail create an inviting atmosphere.

A design solution without barriers is key to the success of the end user of a Memory Care building, so care was taken to create a single-level floor plan free of steps or other impediments. In addition, roof planes and plate heights are varied to avoid one long ridgeline. Details such as dormers are also incorporated to introduce an additional level of interest, while contributing to the character of the Craftsman style.

The architectural vocabulary of the design respects and pays homage to the numerous richly detailed buildings and Craftsman style homes found in El Dorado Hills and El Dorado County. The building elevation style was thoughtfully selected to enhance the structure, and create recognition and familiarity for those living there. It was important to weave recognizable elements into the fabric of the design to evoke the feelings and sensations of being home for the residents and their visitors.

The Pavilions at El Dorado Hills
Project Revisions from Original Phase II Submittal

Project Component	Original	Revised	Comment
1. Project Access	Green Valley Road	Francisco Drive	Access was relocated to Francisco in order to reduce project impacts to the environment
2. Trash Enclosure Location	Southside of building	Northeast Corner	Relocated to accommodate neighbor concerns
3. Retaining Wall in North	No wall	Wall	Retaining wall was added in the north to avoid any development within the riparian area
4. Courtyards	2 Fully Enclosed Interior and 1 Exterior	2 Partially Enclosed Interior	Interior Courtyards were enlarged and exterior access added to address Fire and Building Comments
5. Building Square Footage	40,802 sf	38,784 sf	Building square footage reduced as a result of the courtyard redesign
6. Elevation Colors	Dark Greens	Lighter Earth Tones	Color scheme revised to better reflect character of site and surrounding community
7. Monument Signs	1 large sign at entrance	3 scaled monuments	Monument signs were redesigned and scaled to better reflect the site and the surrounding existing development
8. Porte Cochere	Steel Concrete Cantilever	Craftsman Style	Redesigned the porte cochere to better reflect the Craftsman style of the building
9. Landscaping		Location, Size and Number of Plants	Landscaping adjusted in response to access relocation, neighbor comments, and building reconfiguration



February 21, 2017

Rommel Pabalinas
El Dorado County
2850 Fairlane Ct
Placerville, CA 95667

5905 Granite Lake Drive,
Suite 140
Granite Bay, CA 95746

Dear Mr. Pabalinas,

In response to concerns expressed by Francisco Oaks residents at the February 8, 2017, APAC meeting and the email correspondence of Timothy White, APAC Chair, dated February 12, 2017, the following is an explanation of the thought process and rationale for relocating the Pavilions access at Green Valley Road to a right in only entrance at Francisco Drive. The process to come to the ultimate conclusion for relocation was a multifaceted process that took into consideration many factors.

During the planning review process for the phase 1 entitlements, several comments were made that the entrance off of Green Valley Road was not safe as designed. In fact, without the addition of a deceleration lane, which could not realistically be accommodated for this project, APAC would not give its support. At the Planning Commission meeting on June 9, 2016, Planning Commissioner Miller expressed a similar viewpoint, and it is my understanding that he ultimately voted against the project in large part for his safety concerns regarding the entrance at Green Valley.

Additional issues arose with the Green Valley Road access as we proceeded to work through the improvement plans. First, the wetland area in the northern portion of the site expanded. The intent of the project applicant has always been complete avoidance of all wetlands areas. With the expansion of the northern wetland, we struggled to design a crossing that would completely avoid the wetlands, while

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still being able to make grade and be economically feasible.

Second, if the access remained at Green Valley Road, then EID insisted that the project relocate the EID sewer main and force main, located just south of the northern wetland, into Green Valley Road. The coordination of such an endeavor would dramatically delay the project, be incredibly costly, and cause the tearing up of a large portion of Green Valley Road. In addition, Green Valley Road contains a gas line in that portion of the road, which further complicates matters. In discussions with County officials, it was made clear that the County was not in favor of tearing up Green Valley Road to relocate EID's infrastructure.

As we continued to work through issues surrounding the Green Valley Road access, it became obvious that we were trying to fit a square peg in a round hole. At that point we approached the County with the concept of relocating the Green Valley Road access to a right in only at Francisco Drive. The purpose of the relocation was to avoid the above-mentioned issues and concerns, and the right in only restriction was intended to reduce potential conflicts between right turn movements out of the Francisco Drive access and Cambria Way. The County was supportive of the concept, but requested a revised traffic study to determine whether any significant impacts would result from the relocation.

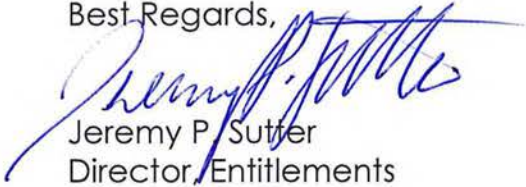
The resulting revised traffic study indicated the following: [1] the majority of the AM/PM peak trips entering the project, 4(4), will enter through the Francisco Drive entrance; [2] the AM/PM peak trips entering the Cambria Way access are reduced to 2(2), a reduction of 4 total trips; and [3] the AM/PM peak trips exiting the Cambria Way access increased by only 1 AM and 2 PM peak trips, for a total increase of 3 peak trips. Therefore, the relocation of the access to Francisco Drive results in a net decrease of AM/PM peak trips to the Cambria Way access. The revised traffic study concluded, "the revised project access does not result in any significant environmental impacts to transportation facilities as defined by the County."

On January 16, 2017, I met with Francisco Oaks residents and Timothy White, APAC Chair, to discuss the potential relocation of the Green Valley Road access and to present the revised traffic numbers. The neighbors asked questions and voiced some initial concerns, but ultimately did not appear to have a problem with the relocation of the access. The greater

concern for the neighbors in attendance appeared to be the location of the trash enclosure.

Based on the support of the County for the relocation of the access, the meeting with the neighbors on January 16, 2017, and the numerous benefits the relocation provides, we made the decision to move forward with the relocation. Ultimately we believe the negatives associated with the three additional AM/PM peak trips exiting Cambria Way, is outweighed by the numerous benefits of the relocation: (1) removing the arguably unsafe entrance at Green Valley Road; (2) the complete preservation of the northern wetlands and oak woodland area; (3) a reduction in total developed oak woodland area; (4) avoidance of building an infeasible conspan over the northern wetland; (5) avoidance of relocating EID's sewer main and force main; (6) ripping up Green Valley Road; and (7) a net decrease in AM/PM peak traffic trips on Cambria Way.

Best Regards,



Jeremy P. Sutter
Director, Entitlements

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003



Exhibit G - Aerial Map

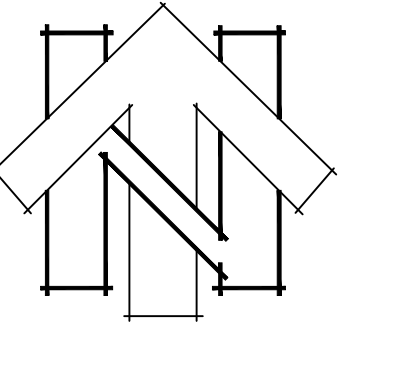
EL DORADO HILLS MEMORY CARE (PAVILIONS)

SITE PLAN

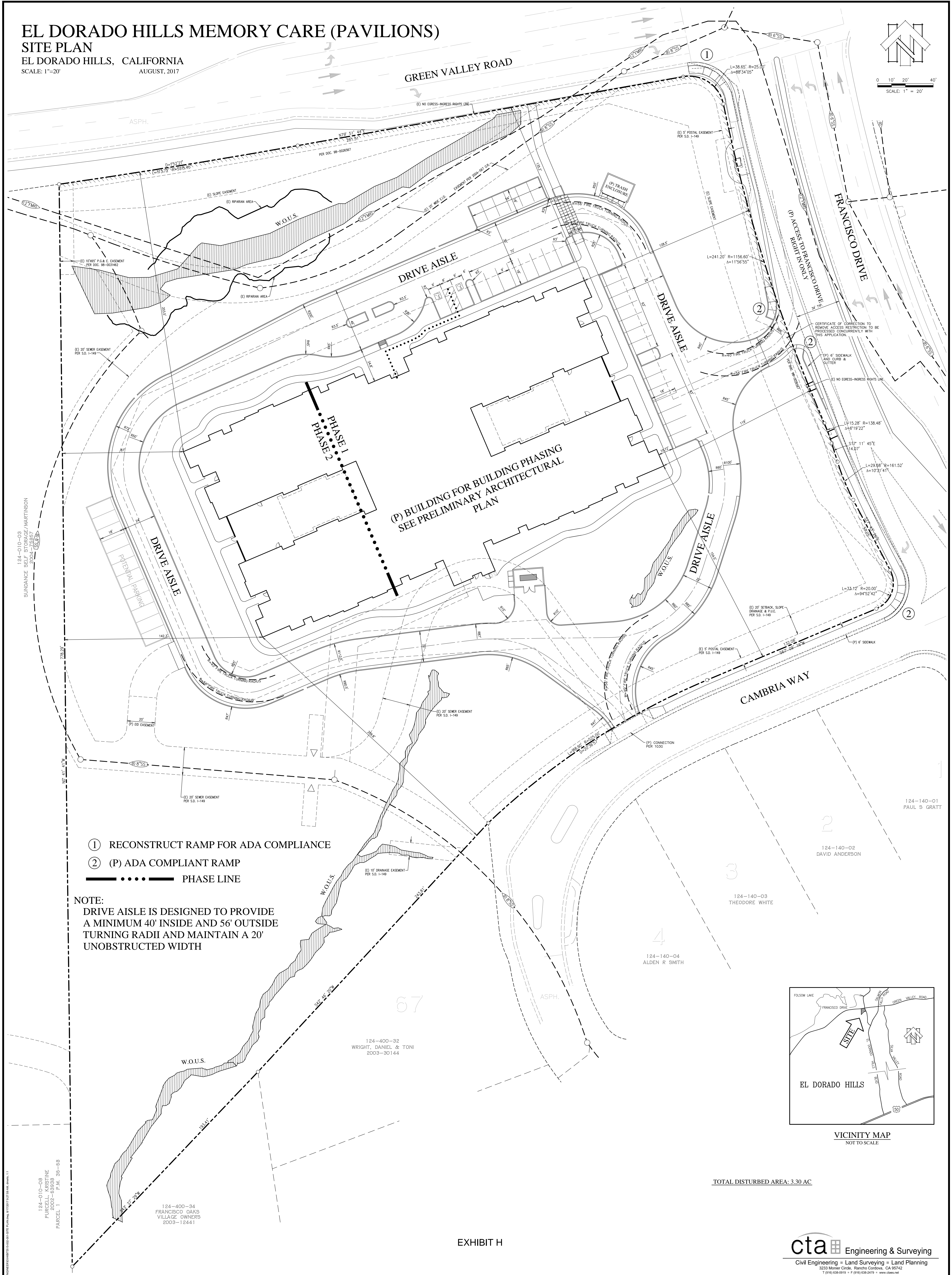
EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20'

AUGUST, 2017

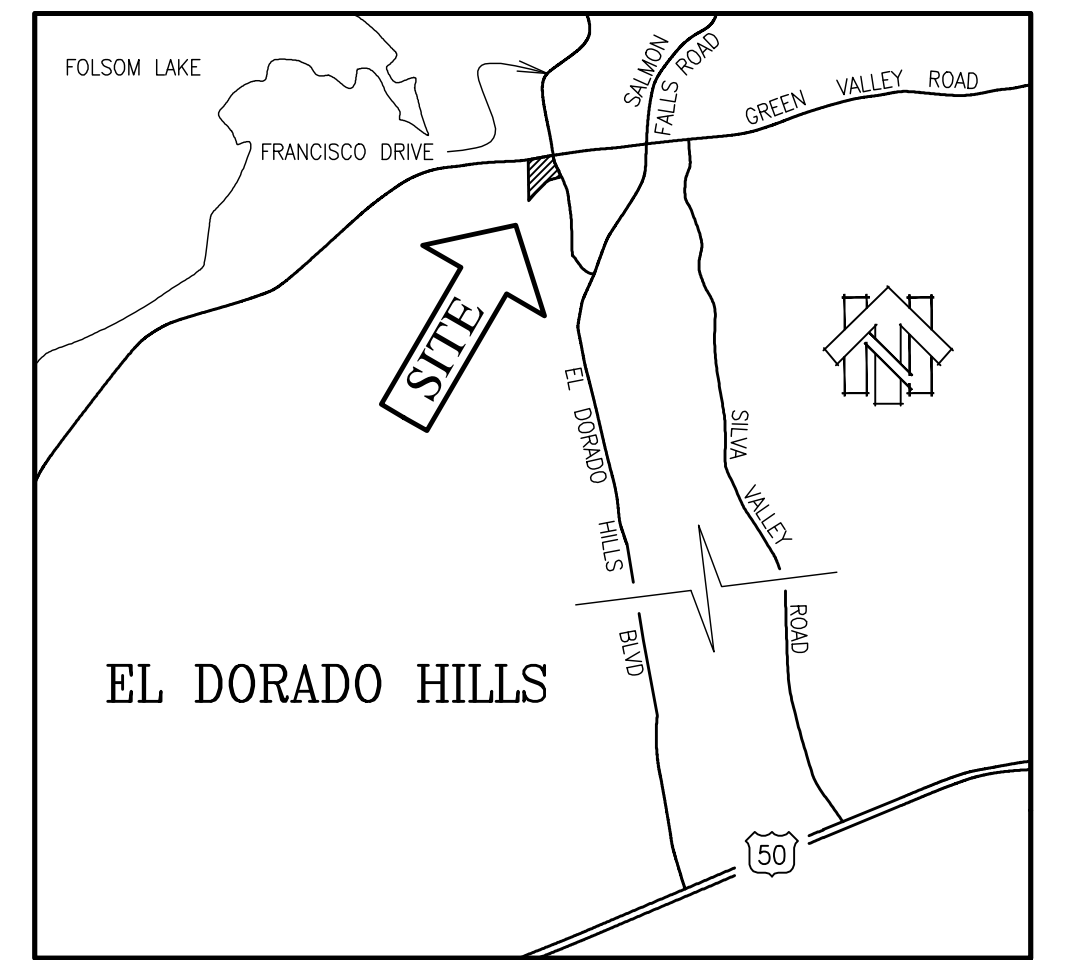


0 10' 20' 40'
SCALE: 1" = 20'



- ① RECONSTRUCT RAMP FOR ADA COMPLIANCE
- ② (P) ADA COMPLIANT RAMP
- PHASE LINE

NOTE:
DRIVE AISLE IS DESIGNED TO PROVIDE A MINIMUM 40' INSIDE AND 56' OUTSIDE TURNING RADII AND MAINTAIN A 20' UNOBSTRUCTED WIDTH



VICINITY MAP
NOT TO SCALE

TOTAL DISTURBED AREA: 3.30 AC

EXHIBIT H



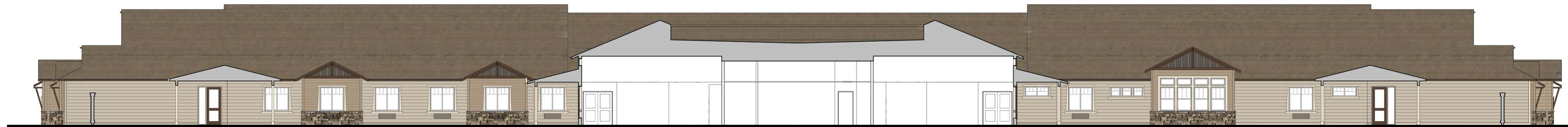
SOUTH ELEVATION (FRONT)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



BUILDING SECTION



NORTH ELEVATION (REAR)

EXHIBIT I

SCHEMATIC ELEVATIONS & SECTION



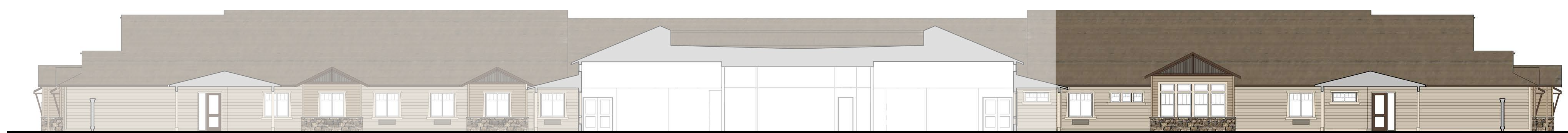
SOUTH ELEVATION (FRONT)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)

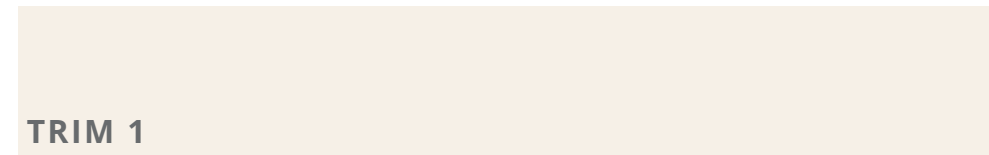
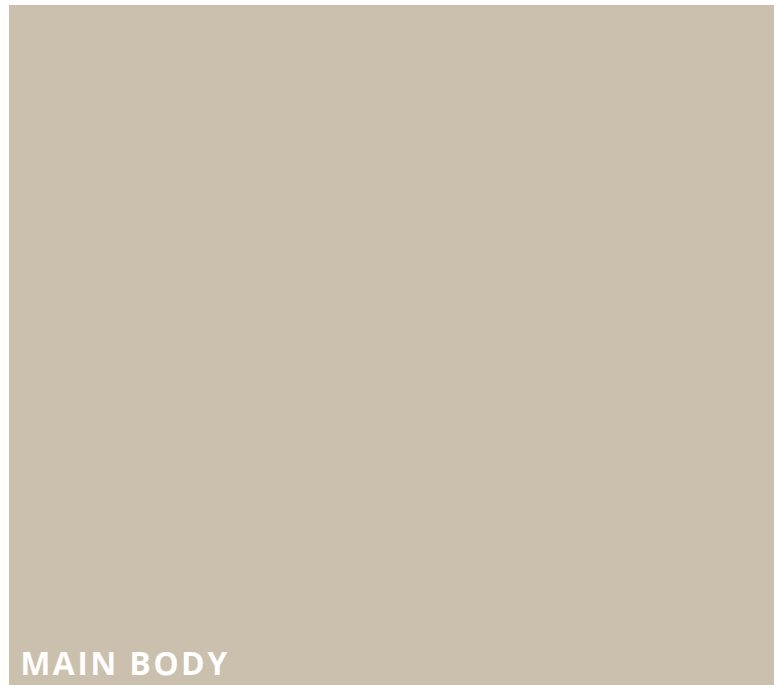


BUILDING SECTION



NORTH ELEVATION (REAR)

PHASE 1 (SCREENED BACK) & PHASE 2 | SCHEMATIC ELEVATIONS & SECTION



LEGEND			
Roofing	Weathred Wood		Cool Roof
Main Body	Naturel	SW 7542	Lap Siding 8"
Accent 1	Outerbanks	SW 7534	Lap Siding 6"
Accent 2	Porpoise	SW 7047	Gable Siding
Trim 1	Casa Blanca	SW 7571	Door & Window Trim, Corner Boards
Trim 2	Rookwood Dark Brown	SW 2808	Fascia & Brackets
Stone	Montecito Cliffstone		Masonry Accent

PAINT: SHERWIN-WILLIAMS
 STONE: ELDORADO STONE
 ROOFING: CERTAINTEED

REVISED EXTERIOR COLOR & MATERIALS PALETTE



PAVILIONS MEMORY CARE

El Dorado County, California

JD+A PROJECT NUMBER: 14109 | DATE: 06.29.2017 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM



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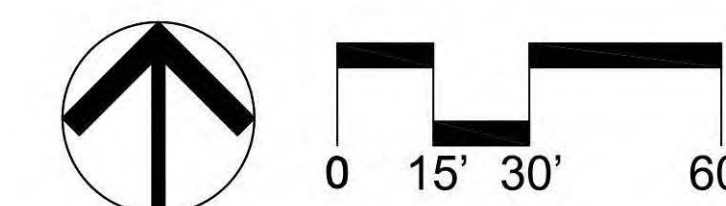
LEGEND

- PROPERTY LINE
- GROUNDCOVER / ORNAMENTAL GRASS MASSING
- EXISTING TREE CANOPY TO REMAIN
- CONCRETE PAVEMENT
- EXISTING NON-IRRIGATED LAND TO REMAIN
- NON-IRRIGATED HYDROSEED
- CREEK / WETLAND

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON / 24" BOX	AS SHOWN	15
	CHITALPA TASHKENTENSIS	PINK DAWN	15 GALLON	AS SHOWN	4
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GALLON	AS SHOWN	4
	QUERCUS COCCINEA	SCARLET OAK	15 GALLON	AS SHOWN	6
	QUERCUS DOUGLASII	BLUE OAK	15 GALLON	AS SHOWN	6
	QUERCUS LOBATA	VALLEY OAK	15 GALLON	AS SHOWN	3
	QUERCUS PALUSTRIS	PIN OAK	15 GALLON / 24" BOX	AS SHOWN	10

EXHIBIT J



a
40
YEARS

Callander Associates
Landscape Architecture

12150 Tributary Point Drive,
Suite 140,
Gold River, CA 95670
T 916.985.4366
F 916.985.4391

JIDA
JEFFREY DEMURE ASSOCIATES
ARCHITECTS PLANNERS

Revisions

3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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Callander Associates
Landscape Architecture, Inc.

LANDSCAPE ARCHITECT

Signature
May 31, 2018
Theresa M. Callander
State of California

PRELIMINARY LANDSCAPE PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

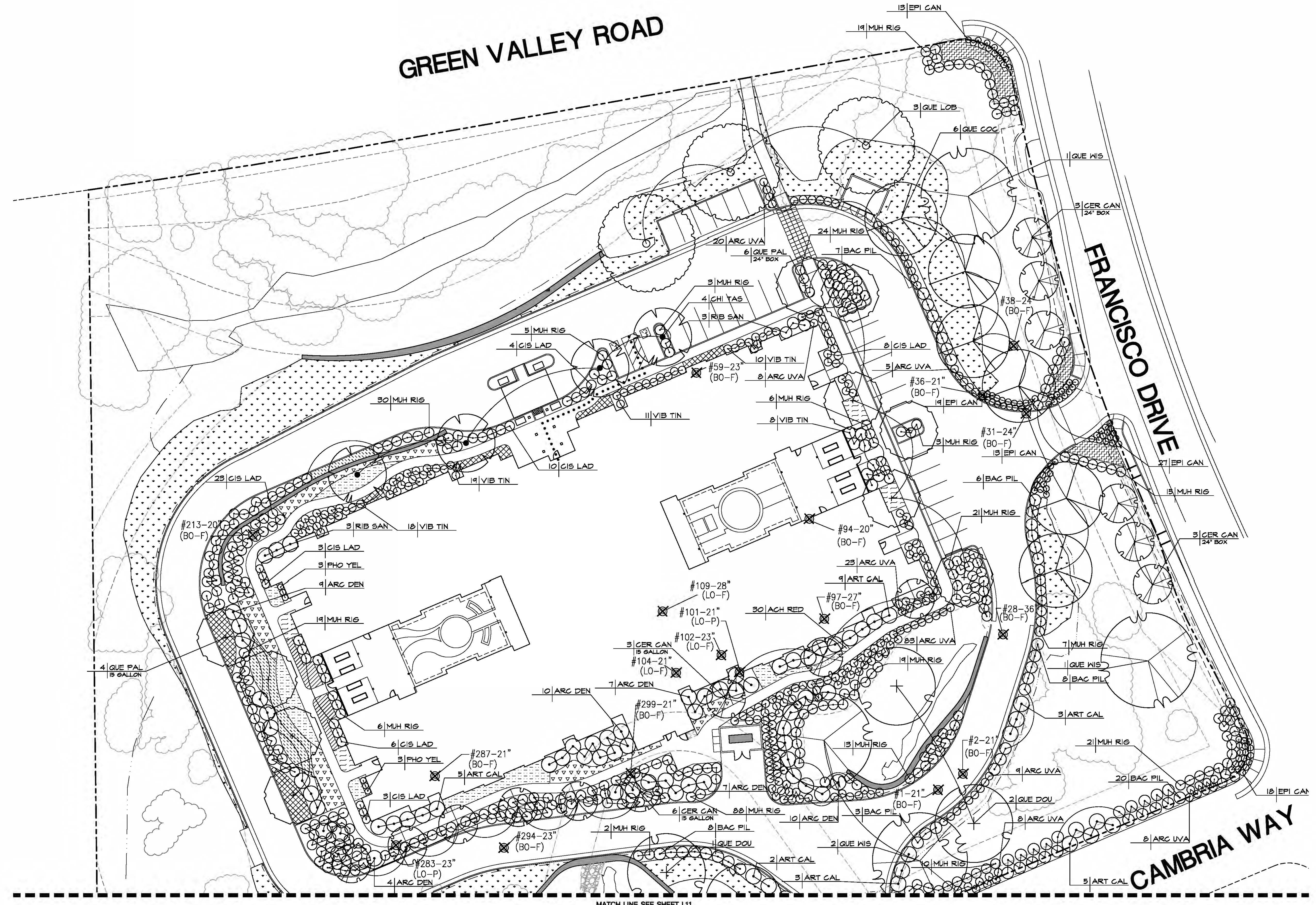
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Scale	AS SHOWN
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Checked	MM
Project No.	15.006
Cadd File	15006la.dwg

Sheet No.	1
of 1	

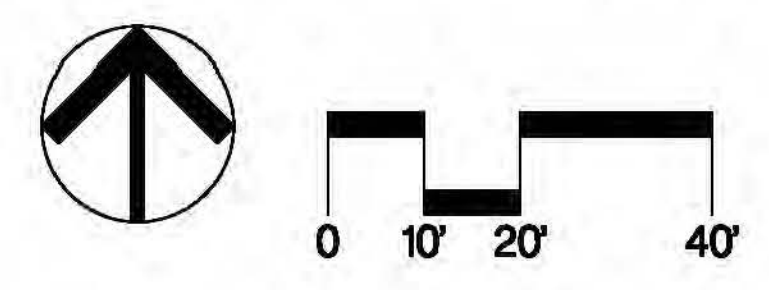
GREEN VALLEY ROAD

FRANCISCO DRIVE

CAMBRIA WAY



MATCH LINE SEE SHEET L11



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Revisions	
3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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PRELIMINARY PLANTING PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC/MZ
Checked	MM
Project No.	15.006
Cadd File	15006pl.dwg

Sheet No.
L1.0
1 of 4

FOR PLANTING NOTES, LEGEND, AND LIST, SEE SHEET 1.1



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Revisions	
3/8/17	Plan Change
4/3/17	Plan Change
8/29/17	Plan Change

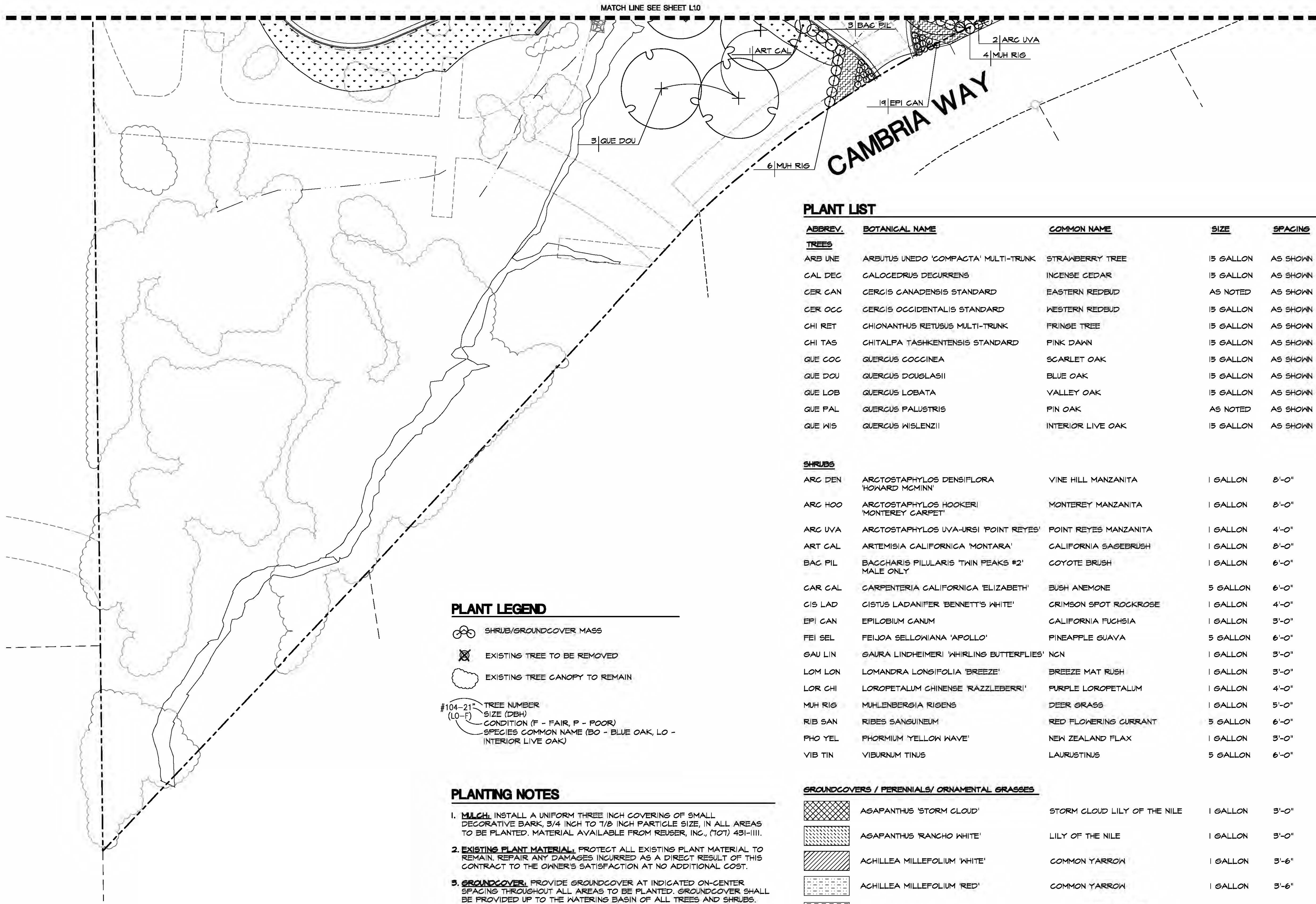
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PRELIMINARY PLANTING PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC/HZ
Checked	MM
Project No.	15.008
Cadd File	15008pldwg

Sheet No.
L11
2 of 4



MATCH LINE SEE SHEET L10

CAMBRIA WAY

PLANT LIST

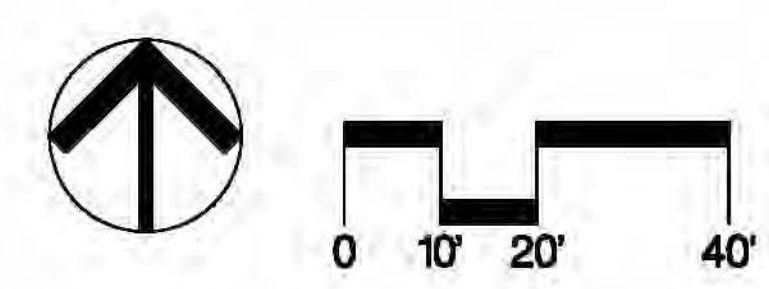
ABBREVI.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
ARB UNE	ARBUS UNEDO 'COMPACTA' MULTI-TRUNK	STRAWBERRY TREE	15 GALLON	AS SHOWN
CAL DEC	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GALLON	AS SHOWN
CER CAN	CERCIS CANADENSIS STANDARD	EASTERN REDBUD	AS NOTED	AS SHOWN
CER OCC	CERCIS OCCIDENTALIS STANDARD	WESTERN REDBUD	15 GALLON	AS SHOWN
CHI RET	CHIONANTHUS RETUSUS MULTI-TRUNK	FRINGE TREE	15 GALLON	AS SHOWN
CHI TAS	CHITALPA TASHKENTENSIS STANDARD	PINK DAWN	15 GALLON	AS SHOWN
QUE COC	QUERCUS COCCINEA	SCARLET OAK	15 GALLON	AS SHOWN
QUE DOU	QUERCUS DOUGLASSII	BLUE OAK	15 GALLON	AS SHOWN
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GALLON	AS SHOWN
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	AS NOTED	AS SHOWN
QUE WIS	QUERCUS WISLENZII	INTERIOR LIVE OAK	15 GALLON	AS SHOWN
SHRUBS				
ARC DEN	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	VINE HILL MANZANITA	1 GALLON	8'-0"
ARC HOO	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	MONTEREY MANZANITA	1 GALLON	8'-0"
ARC UVA	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES MANZANITA	1 GALLON	4'-0"
ART CAL	ARTEMISIA CALIFORNICA 'MONTARA'	CALIFORNIA SAGEBRUSH	1 GALLON	8'-0"
BAC PIL	BACCHARIS PILULARIS 'TWIN PEAKS #2' MALE ONLY	COYOTE BRUSH	1 GALLON	6'-0"
CAR CAL	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GALLON	6'-0"
CIS LAD	CISTUS LADANIFER 'BENNETT'S WHITE'	GRIMSON SPOT ROCKROSE	1 GALLON	4'-0"
EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	3'-0"
FEI SEL	FEIJOA SELLOWIANA 'APOLLO'	PINEAPPLE GUAVA	5 GALLON	6'-0"
GAU LIN	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' NGN		1 GALLON	3'-0"
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GALLON	3'-0"
LOR CHI	LOROPETALUM CHINENSE 'RAZZLEBERRY'	PURPLE LOROPETALUM	1 GALLON	4'-0"
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	5'-0"
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GALLON	6'-0"
PHO YEL	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	1 GALLON	3'-0"
VIB TIN	VIBURNUM TINUS	LAURUSTINUS	5 GALLON	6'-0"
GROUNDCOVERS / PERENNIALS/ ORNAMENTAL GRASSES				
	ASAPANTHUS 'STORM CLOUD'	STORM CLOUD LILY OF THE NILE	1 GALLON	3'-0"
	ASAPANTHUS 'RANCHO WHITE'	LILY OF THE NILE	1 GALLON	3'-0"
	ACHILLEA MILLEFOLIUM 'WHITE'	COMMON YARROW	1 GALLON	3'-6"
	ACHILLEA MILLEFOLIUM 'RED'	COMMON YARROW	1 GALLON	3'-6"
	GALAMAGROSSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	3'-6"
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GALLON	3'-0"
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	3'-6"
	HEUCHERA CITRONELE	CORAL BELLS	1 GALLON	3'-0"
	HEUCHERA SANGUINEA	CORAL BELLS	1 GALLON	3'-0"
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON	3'-6"
	NON-IRRIGATED HYDROSEED MIX			

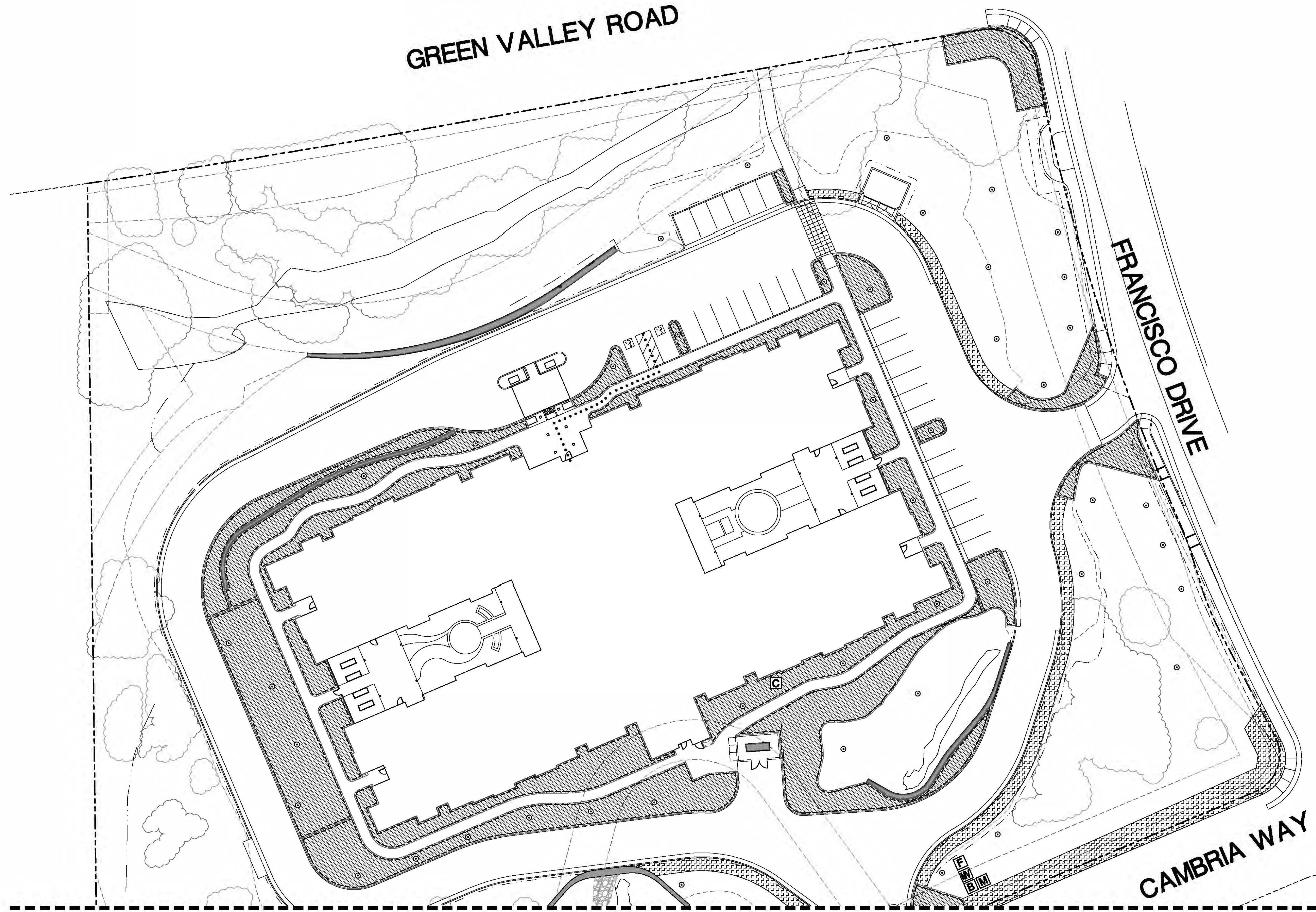
PLANT LEGEND

- SHRUB/GROUNDCOVER MASS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE CANOPY TO REMAIN
- TREE NUMBER
#104-21
SIZE (DBH)
(LO-F)
CONDITION (F - FAIR, P - POOR)
SPECIES COMMON NAME (BO - BLUE OAK, LO - INTERIOR LIVE OAK)

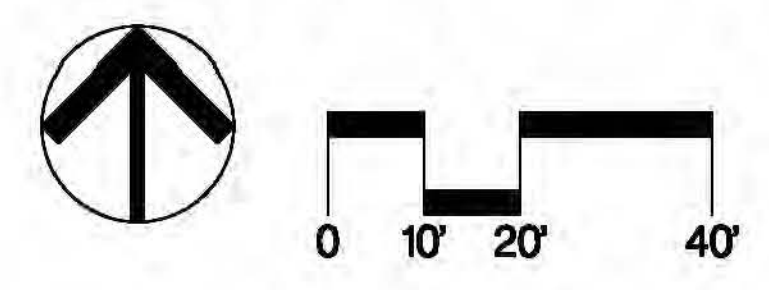
PLANTING NOTES

- MULCH:** INSTALL A UNIFORM THREE INCH COVERING OF SMALL DECORATIVE BARK, 3/4 INCH TO 1 1/8 INCH PARTICLE SIZE, IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM REUSER, INC., (707) 431-1111.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- GROUNDCOVER:** PROVIDE GROUNDCOVER AT INDICATED ON-CENTER SPACING THROUGHOUT ALL AREAS TO BE PLANTED. GROUNDCOVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS.
- QUANTITIES:** THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF NATIVE TOPSOIL PER SPECIFICATIONS.
- SOILS TESTING:** SEE SPECIFICATIONS FOR TESTING OF TOPSOIL AND AMENDMENTS. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR TESTING PRIOR TO CONSTRUCTION.





MATCH LINE SEE SHEET L21



FOR IRRIGATION NOTES, LEGEND, AND LIST, SEE SHEET 2.1



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Revisions	
3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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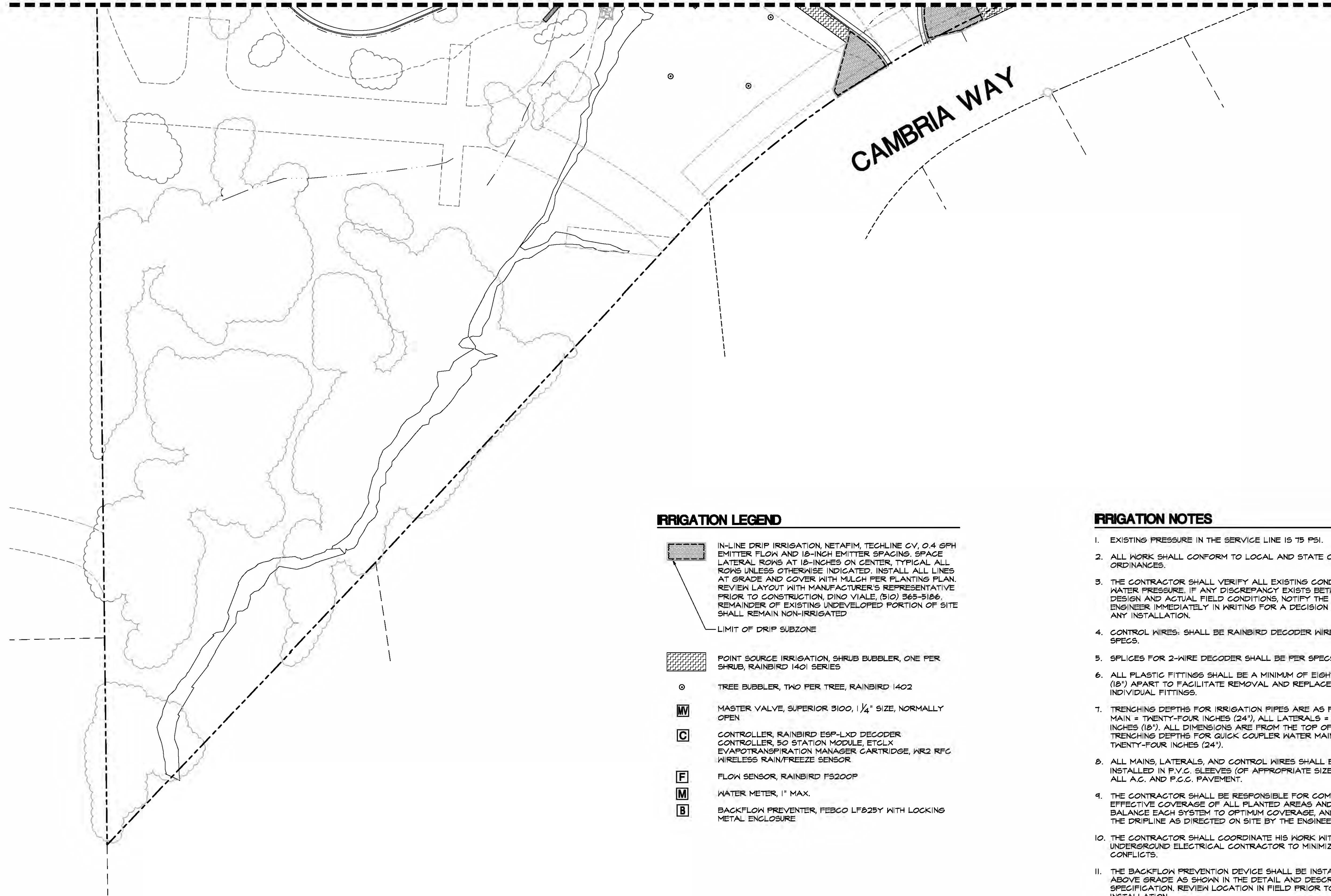


PRELIMINARY IRRIGATION PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA



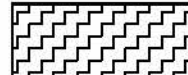






Date	1/11/17
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006r.dwg

Sheet No.
L2.0
3 of 4

MATCH LINE SEE SHEET L20

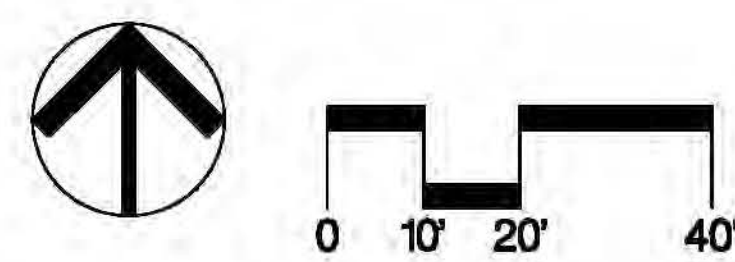


IRRIGATION LEGEND

-  IN-LINE DRIP IRRIGATION, NETAFIM, TECHLINE CV, 0.4 GPH EMITTER FLOW AND 18-INCH EMITTER SPACING. SPACE LATERAL ROWS AT 18-INCHES ON CENTER, TYPICAL ALL ROWS UNLESS OTHERWISE INDICATED. INSTALL ALL LINES AT GRADE AND COVER WITH MULCH PER PLANTING PLAN. REVIEW LAYOUT WITH MANUFACTURER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. DINO VIALE, (510) 365-5186. REMAINDER OF EXISTING UNDEVELOPED PORTION OF SITE SHALL REMAIN NON-IRRIGATED
-  LIMIT OF DRIP SUBZONE
-  POINT SOURCE IRRIGATION, SHRUB BUBBLER, ONE PER SHRUB, RAINBIRD 1401 SERIES
-  TREE BUBBLER, TWO PER TREE, RAINBIRD 1402
-  MASTER VALVE, SUPERIOR 3100, 1 1/4" SIZE, NORMALLY OPEN
-  CONTROLLER, RAINBIRD ESP-LXD DECODER CONTROLLER, 50 STATION MODULE, ETCLX EVAPOTRANSPIRATION MANAGER CARTRIDGE, WR2 RFC WIRELESS RAIN/FREEZE SENSOR
-  FLOW SENSOR, RAINBIRD FS200P
-  WATER METER, 1" MAX.
-  BACKFLOW PREVENTER, FEBCO LFB25Y WITH LOCKING METAL ENCLOSURE

IRRIGATION NOTES

1. EXISTING PRESSURE IN THE SERVICE LINE IS 75 PSI.
2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES AND ORDINANCES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND WATER PRESSURE. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS, NOTIFY THE PROJECT ENGINEER IMMEDIATELY IN WRITING FOR A DECISION PRIOR TO ANY INSTALLATION.
4. CONTROL WIRES: SHALL BE RAINBIRD DECODER WIRE PER SPECS.
5. SPLICES FOR 2-WIRE DECODER SHALL BE PER SPECS.
6. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.
7. TRENCHING DEPTHS FOR IRRIGATION PIPES ARE AS FOLLOWS: MAIN = TWENTY-FOUR INCHES (24"), ALL LATERALS = EIGHTEEN INCHES (18"). ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. TRENCHING DEPTHS FOR QUICK COUPLER WATER MAIN SHALL BE TWENTY-FOUR INCHES (24").
8. ALL MAINS, LATERALS, AND CONTROL WIRES SHALL BE INSTALLED IN P.V.C. SLEEVES (OF APPROPRIATE SIZE) UNDER ALL A.C. AND P.C.C. PAVEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTED AREAS AND TO BALANCE EACH SYSTEM TO OPTIMUM COVERAGE, AND ADJUST THE DRIPLINE AS DIRECTED ON SITE BY THE ENGINEER.
10. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
11. THE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ABOVE GRADE AS SHOWN IN THE DETAIL AND DESCRIBED IN THE SPECIFICATION. REVIEW LOCATION IN FIELD PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL INSTALL CHECK VALVES AT ALL LOW HEADS AS NECESSARY TO PREVENT LOW HEAD DRAINAGE.
13. ALL TRENCHING CROSSING EXISTING UTILITIES, ETC. SHALL BE HAND DUG, 5' +/- ON EACH SIDE.



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Revisions	
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4/3/17	Plan Change
8/29/17	Plan Change

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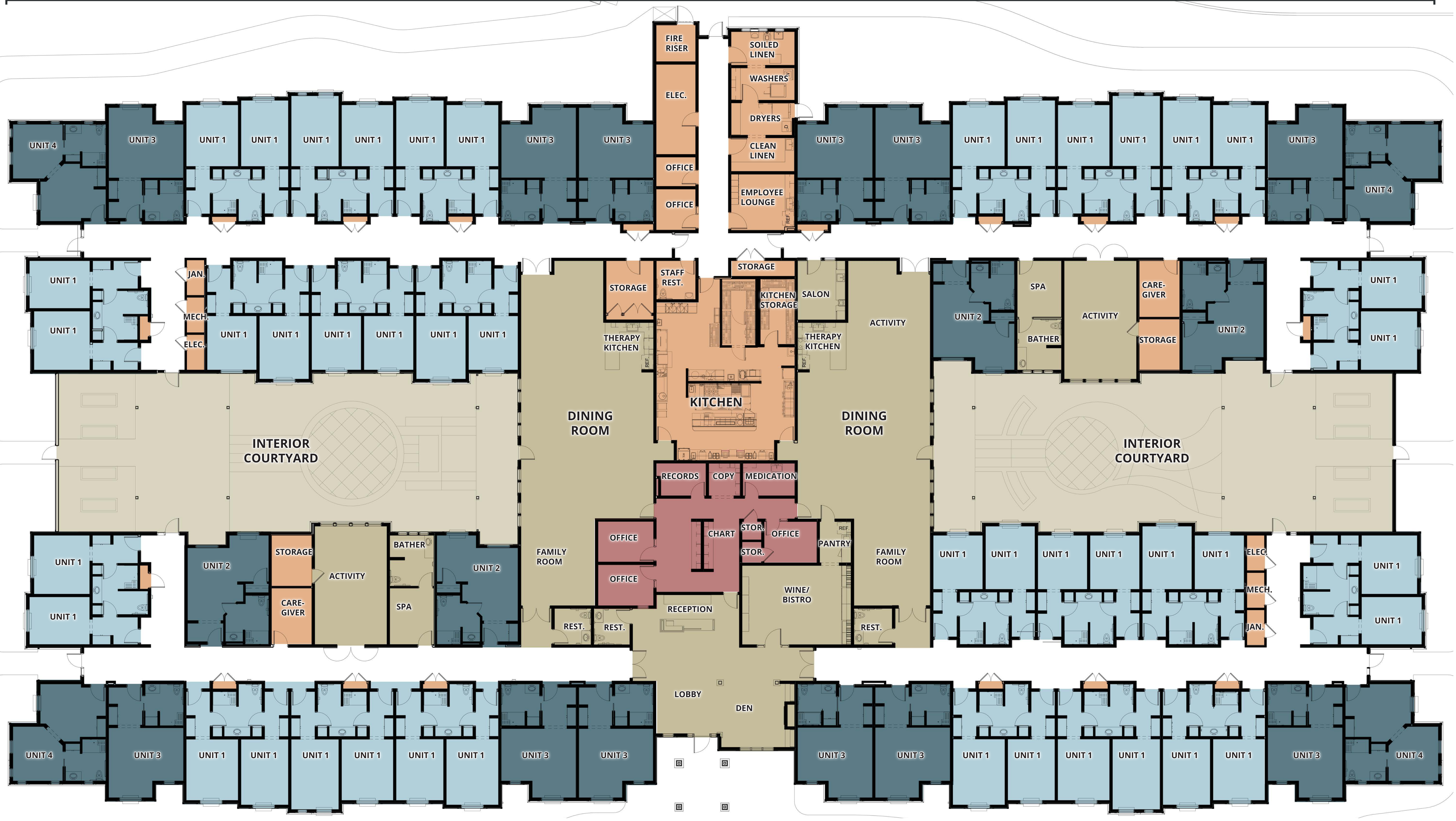
PRELIMINARY IRRIGATION PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC/HZ
Checked	MM
Project No.	15.008
Cadd File	15008pl.dwg

Sheet No.
L2.1
4 of 4

313' - 6"

173' - 0"

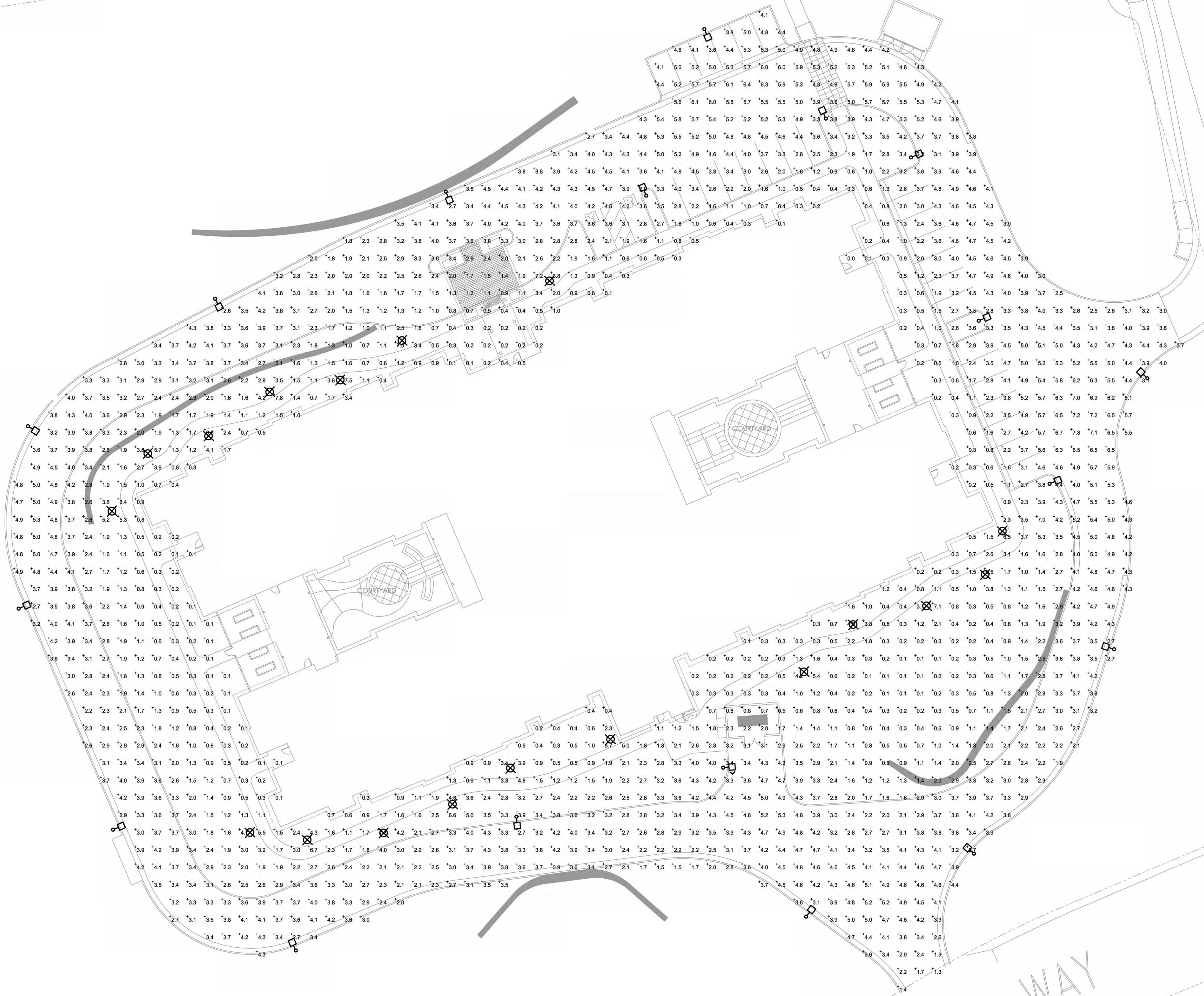


- PRIVATE RESIDENCE
- SHARED RESIDENCE
- PUBLIC SPACE
- ADMIN
- SERVICE

EXHIBIT K

BUILDING FLOOR PLAN | 38,784 SF TOTAL

GREEN VALLEY ROAD



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
AA	ARI13-18A-MV-NW-3-00-700	18		ARI13-18A-MV-NW-3-00-700 LED LUMINAIRE WITH OPTICS		1	15916.13	0.95	165.91
BB	OSAMR-LED-PTH20B35-AC-FT-WHT	18		Fortimo LED SLM 2000 220W/35	LED LUMINAIRE OUTPUT = 960 LMS.	1	965.7407	0.95	27.5

Statistics				
Description	Symbol	Avg	Max	Min
Site Calculation	+	2.8 fc	7.8 fc	0.0 fc
				0.4 fc

ARIETA™ 13
LED Area Luminaire

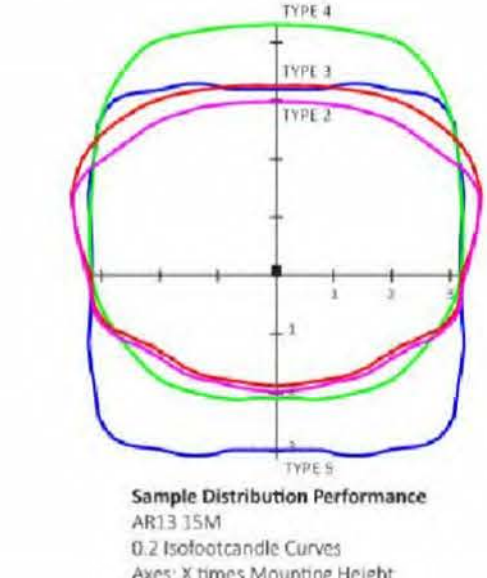


Elegant Silhouette.
High Performance.
Rightsized.

ARCHITECTURAL
The minimal profile of the ARIETA 13 creates an appealing and unobtrusive day form. The luminaire structure is designed to maximize the performance of LEDs in a sleek profile that transitions effortlessly to the pole. The finish can be tailored to the site with three standard paint colors: Dark Bronze, Black or White.

TECHNOLOGY LEADING
Coupled with a modern aesthetic, ARIETA 13 features best in class performance and forward thinking options.

- Optical Design**
 - 95% Lumen Output at 100,000 hours
 - Up to 121 Lumens/Watt Efficiency
 - Precision Micro-lens Optics in Type 2, 3, 4 and 5 Distributions
 - Dark Sky Friendly with a Zero Uplight BUG Rating
- Control Features**
 - Motion Sensor
 - Programmable Power Supply
 - ANSI C136.41 Dimming Receptacle



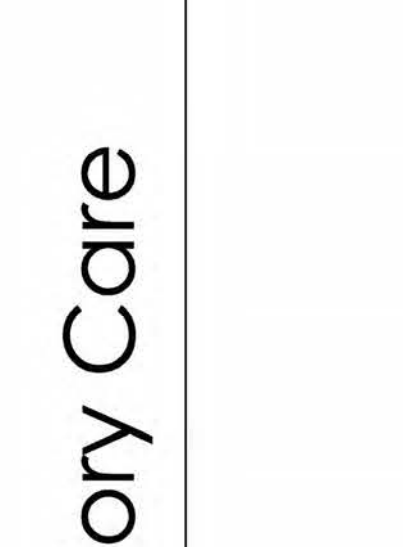
UNRIVALED VALUE
ARIETA 13's value is realized both in low initial cost and lifetime energy savings. Because of Leotek's high volume manufacturing and economies of scale, ARIETA is available at unmatched price levels. A Leotek developed universal mounting bracket simplifies retrofit installations by not requiring any redrilling of poles, further reducing initial costs. With energy savings of up to 70% over HID sources and significantly reduced maintenance costs, ARIETA 13 adds up to shortest payback in the industry.

2 Fixture "AA"
NTS



3 Fixture "BB"
NTS

1 Electrical Photometric Site Plan
1" = 20'-0"



The Pavilions at Eldorado Hills - Memory Care
El Dorado Hills, CA 95610

SIERRA CAPITAL INVESTMENTS
7225 NORTH FIRST STREET, SUITE 101
FRESNO, CA 93720

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Sheet Revisions	
NO.	DATE / COMMENT
1	08/14/17 Site Revisions

Sheet Description:
ELECTRICAL SITE
PHOTOMETRIC PLAN
Sheet Number:
E1.03

12/06/2016

DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

OVERVIEW / SPECIFICATION




Fixture Type "B"
(Proposed)



Features:

- Economical
- Simple Installation
- In-line Connection
- High Efficacy
- Integral Driver / AC Power
- Dimmable: ELV (RP), 0-10V
- Dimming at 120V, 220V, and 277V
- Dimming down to 0%
- Glass Lens

EcoSpec® Linear HP EXT Wall Wash – has an impressive array of narrow, medium, wide and elliptical beam angles that provides brilliant results for exterior façade grazing, and wall washing applications that are exposed to harsh elements. The new glass lens provides better protection against harsh environments and chemicals and the GORE® Vent protects the internal system from moisture and improves the overall lifetime of the fixture. Patent-pending dimming technology dims down to 0% output power.

PERFORMANCE <small>ADDITIONAL INFORMATION ON NEXT PAGE</small>	CCT (K)	Optic	Lumen Output		Efficacy (lm/W)	
			12"	48"		
	2700K	6°x6°	826 lm/LF	3,304 lm	77.2lm/W	
	3000K	6°x6°	842 lm/LF	3,368 lm	80.2lm/W	
	3500K	6°x6°	847 lm/LF	3,388 lm	77lm/W	
	4000K	6°x6°	901 lm/LF	3,604 lm	82.2lm/W	
<small>* Performance data is from LM-79 and LM-63 testing at typical power input</small>						
	Color Rendering Index	80+				
	Color Consistency	2 Step MacAdam Ellipse				
	Lumen Depreciation / Rated Life	L70 >60,000 hours @ 25°C*				
<small>* Calculations for LED fixtures are based on measurements that comply with IES LM-80 testing procedures and IES TM-21 Calculator.</small>						
ELECTRICAL	Power Consumption	11W/LF Typical (The Typical input power range allows for a +/-10% variation of all components) 12W/LF Maximum (All fixtures are labelled with Maximum wattage)				
	Max Fixture Run Length	55' (16m) @120VAC; 125' (37m) @220VAC ; 125' (37m) @277VAC				
	Power Factor	0.90				
	Operating Voltage	100-120VAC, 220-240VAC, 277VAC, 50/60 Hz (all voltages)				
	Driver	Integral to Fixture; De-rated Power and Synchronous Start-up at Full Brightness				
	Startup Temperature	-40°F to 122°F (-40°C to 50°C)				
	Operating Temperature	-40°F to 122°F (-40°C to 50°C)				
	Storage Temperature	-40°F to 176°F (-40°C to 80°C)				
CONTROL	Dimming	100-120VAC ELV type, Reverse Phase, Trailing Edge 220-240VAC ELV type, Reverse Phase, Trailing Edge 277VAC ELV type, Reverse Phase, Trailing Edge 120VAC / 277VAC, 0-10V with Linear Dimming Control Module (LDCM)				
PHYSICAL	Dimensions	W 2.37" x H 2.36" x L 12"/48"				
	Housing / Lens	Extruded Aluminium; Tempered Glass; Stainless Steel Fasteners Metal Endcaps with Plastic/Rubber Overmold for Cable Assembly				
	Weight	2.43lbs / 1.1kg (1ft) / 10.36lbs / 4.7kg (4ft) approx				
	Connectors	Integral Male/ Female 3 Pin Connectors on Pigtail Cable Assembly, IP66 Rated				
	Environment	Outdoor; CE Certified IP66 / ETL Certified for Wet Locations				
	Beam Angle	Native: 6°x 6° / 6°x 15° / 10°x 60° / 17°x 35° / 30°x 60° / 60°x 60°				
	Mounting Options:	Flat Mounting Brackets, Hinge Brackets and Safety Brackets				
FIXTURE RATING & CERTIFICATIONS	CE, C-Tick Certified, CCC ETL Certified RoHS Compliant					
LIMITED WARRANTY	5 Years					

EcoSense THD/Inrush Current Information: Please contact an EcoSense Lighting sales representative

1	EcoSense Lighting Inc. 915 Wilshire Boulevard Suite 2175 Los Angeles, CA 90017	Phone 310-496-6255 Fax 310-496-6256 Toll Free 855-632-6736 855-6-ECOSEN	Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications. 2014 All rights reserved. EcoSense, the EcoSense logo, and EcoSpec are registered trademarks of EcoSense Lighting Inc. SPEC-WWES-20140225-V1
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ECOSENSELIGHTING.COM

DATE _____

PROJ. _____

FIRM _____

TYPE _____

ORDERING

Choose the option that best suits your needs and write its corresponding code on the appropriate line to form the product code

MODEL	LENGTH	COLOR	VOLTAGE	OPTIC
WWES	12 - 12"	27 - 2700K	120 - 100-120VAC	6 - 6° x 6°
WWEL #	48 - 48"	30 - 3000K	220 - 220-240VAC	6F - 6° x 15°
WWEA ##		35 - 3500K	277 - 277VAC**	10 - 10° x 60°
		40 - 4000K		17 - 17° x 35°
		RD - RED ###		30 - 30° x 60°
		GN - GREEN ###		60 - 60° x 60°
		BL - BLUE ###		
		AM - AMBER ###		
EXAMPLE:	WWES* - 12 - 27 - 120 - 10	(*Wall Wash Exterior Standard Power)		
	WWEL* - 12 - 27 - 120 - 10	(*Wall Wash Exterior Low Power)		
	WWEA* - 12 - 27 - 120 - 10	(*Wall Wash Exterior ASHRAE Power)		
	# See Linear HP EXT Wall Wash Low Power Spec Sheet for more details			
	## See Linear HP EXT Wall Wash ASHRAE Power Spec Sheet for more details			
	### See Linear HP EXT Wall Wash Standard Power Mono Color Power Spec Sheet for more details			

Wiring Options

*EXT Leader Cable, 3 Pin, 10ft, 110V	EXT3P-A-LDR-120-10	EXT Leader Cable, 3 Pin, 10ft, 220V	EXT3P-A-LDR-220-10
EXT Jumper Cable, 3 Pin, 5ft, 110V	EXT3P-A-JMP-120-05	EXT Jumper Cable, 3 Pin, 5ft, 220V	EXT3P-A-JMP-220-05
EXT Jumper Cable, 3 Pin, 1ft, 110V	EXT3P-A-JMP-120-01	EXT Jumper Cable, 3 Pin, 1ft, 220V	EXT3P-A-JMP-220-01

* One (1) Terminator included standard with each leader cable.

One Leader Cable is required per circuit / fixture run. Leader cable has bare leads one end, female connector opposite end. Leader / Jumper cables are not rated for plenum applications.

**The 120VAC cables are also rated for 277VAC use.

Control Options

100-120VAC / 277VAC Linear Dimming Control Module 0-10V	LDCM-120-277-010V-GR
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated	LDCM-PL-120-277-010V-GR

Mounting Options

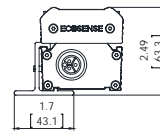
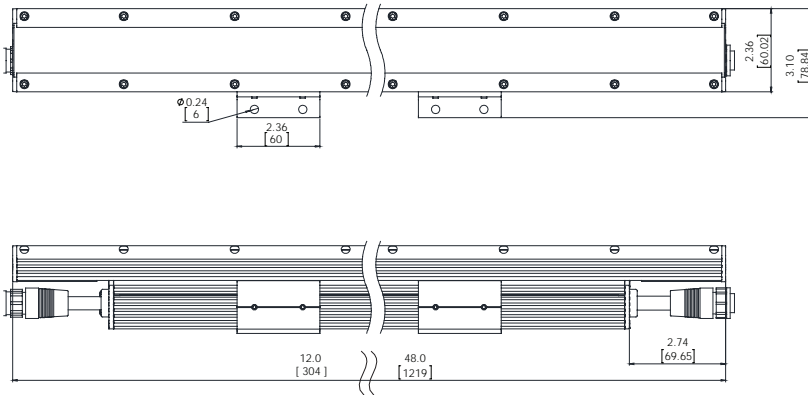
Flat Mounting Bracket, Exterior Cove	EXT-A-MNT-FLAT	Included Standard with each product length
Hinge Bracket, Exterior Cove	EXT-A-MNT-ADJ	Order 1 (one) bracket per 12" length, and 2 (two) brackets per 48" length
Safety Bracket, Exterior Cove (Optional)	EXT-A-MNT-SAFT	Order 1 (one) bracket per 12" length, and 2 (two) brackets per 48" length

DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

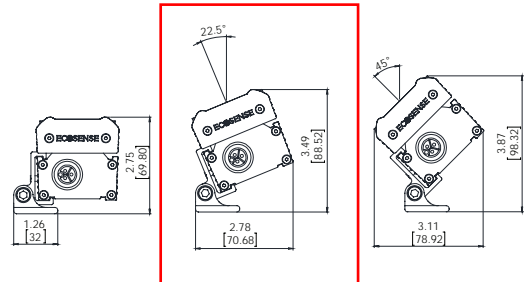
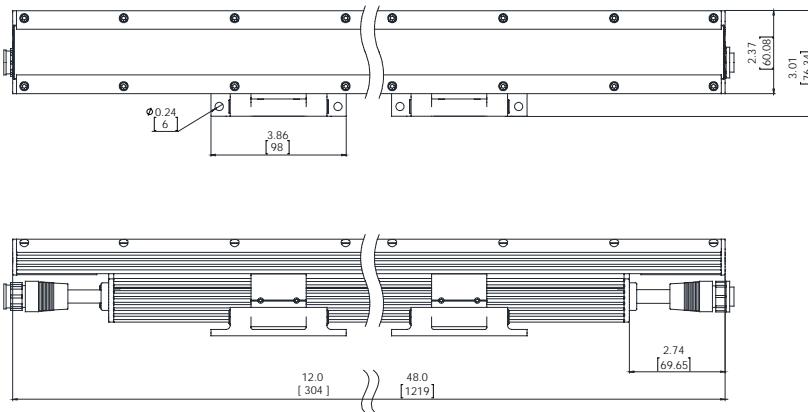
DIMENSIONS

For complete dimensions and submittal drawings, please visit:
ecosenselighting.com

Flat Mounting Bracket - Direct Mount

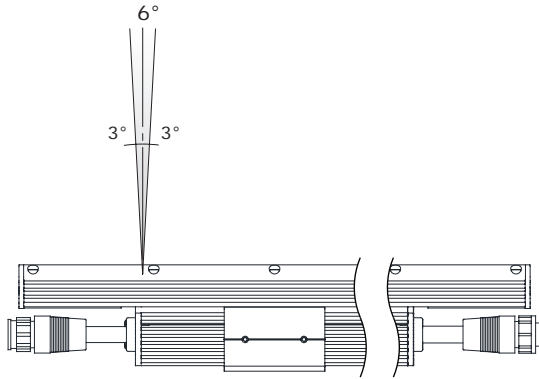


Hinge Bracket - Direct Mount

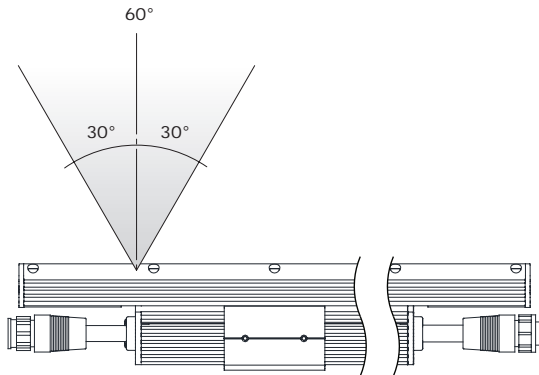
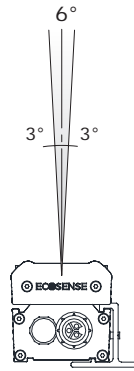


DIMENSION IN
 INCHES / [MM]

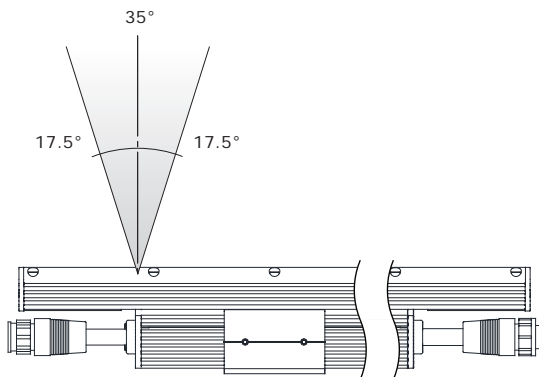
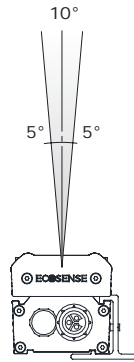
DISTRIBUTIONS



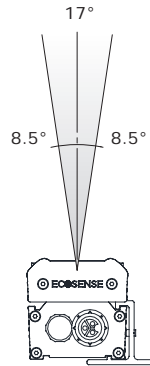
WWEX-XX-XX-XXX-6
6° x 6°



WWEX-XX-XX-XXX-10
10° x 60°



WWEX-XX-XX-XXX-17
17° x 35°



4 EcoSense Lighting Inc.
915 Wilshire Boulevard
Suite 2175
Los Angeles, CA 90017

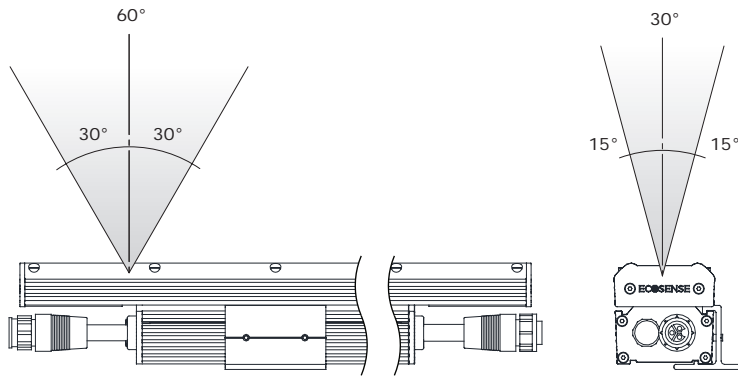
Phone 310-496-6255
Fax 310-496-6256
Toll Free 855-632-6736
855-6-ECOSEN

Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications.

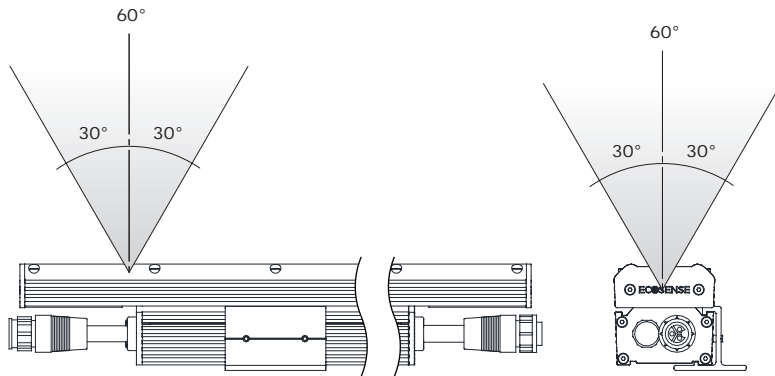
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SPEC-WWES-20140225-V1

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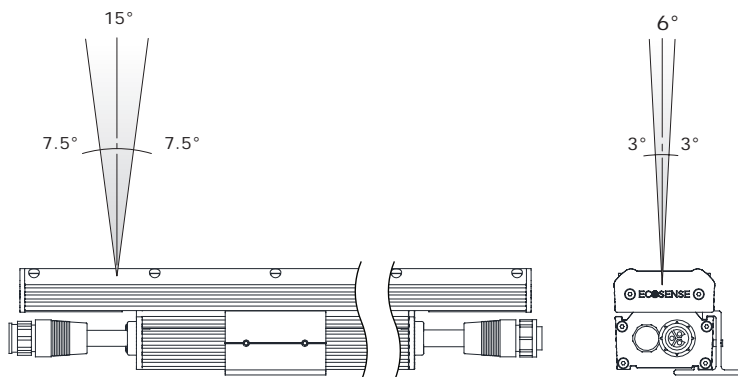
DISTRIBUTIONS



WWEX-XX-XX-XXX-30
30° x 60°



WWEX-XX-XX-XXX-60
60° x 60°



WWEX-XX-XX-XXX-6F
6° x 15°

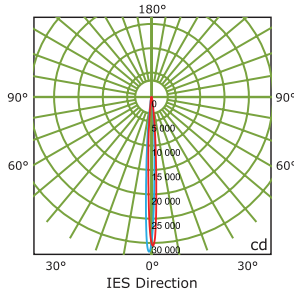
PHOTOMETRY CHARACTERISTICS

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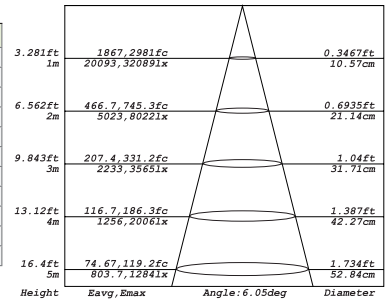
6° x 6°

2700K*

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 2700K / 6° x 6°	
Total Rated Fixture Lumens	826
Total Luminaire Efficiency	100%
Total Input Watts	10.7W
Horizontal Beam Angle (50%)	6.3
Vertical Beam Angle (50%)	6.4
Horizontal Field Angle (10%)	14.4
Vertical Field Angle (10%)	14.6

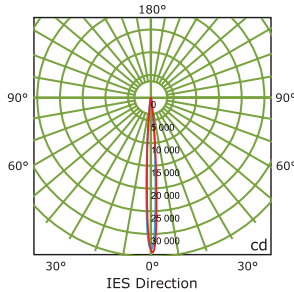


	0	22.5	45	67.5	90
0	29977.3	29842.2	30007.2	29872.4	29950.3
5	10775	11590.1	11320	10523.7	9102.9
15	541.3	570.7	586.5	557.8	512.7
25	100.5	102.9	99.1	99.7	95.6
35	37	36.6	36.6	36.2	35.8
45	24.5	24.8	24.9	23.8	22.6
55	17.5	17.4	17.5	16.4	16
65	7.6	7.4	7.7	7.2	6.9
75	2.8	2.7	2.8	2.5	2.3
85	0.4	0.3	0.3	0.1	0.1
90	0	0	0	0	0

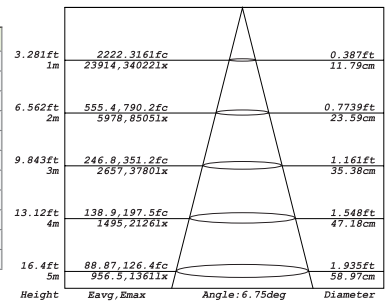


3000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3000K / 6° x 6°	
Total Rated Fixture Lumens	842
Total Luminaire Efficiency	100%
Total Input Watts	10.51W
Horizontal Beam Angle (50%)	7.1
Vertical Beam Angle (50%)	7
Horizontal Field Angle (10%)	14.2
Vertical Field Angle (10%)	14.5

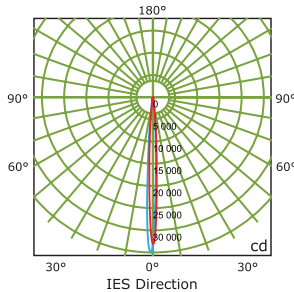


	0	22.5	45	67.5	90
0	33336	33345	33391	33263	33476
5	7954	10496	9584	11792	10734
15	288	304	307	292	284
25	63	66	67	71	71
35	27	27	27	28	28
45	19	19	19	19	19
55	14	15	15	15	15
65	7	7	8	8	8
75	2	2	3	3	3
85	0	0	0	0	0
90	0	0	0	0	0

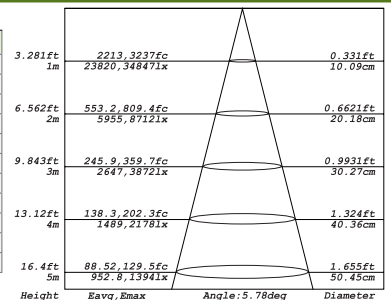


3500K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3500K / 6° x 6°	
Total Rated Fixture Lumens	847
Total Luminaire Efficiency	100%
Total Input Watts	11.01W
Horizontal Beam Angle (50%)	6.4
Vertical Beam Angle (50%)	5.9
Horizontal Field Angle (10%)	14
Vertical Field Angle (10%)	13.8

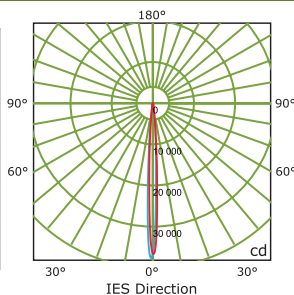


	0	22.5	45	67.5	90
0	33176.9	32950.1	33154.7	32927.6	32949.5
5	11278.1	11207.6	10147	8977	7539.6
15	541.4	558.5	545.1	532.9	492.7
25	110.6	106	100.9	97.9	92.7
35	38.4	36.8	35.8	35.2	34.8
45	25.5	23.5	23.5	22.5	21.9
55	18.7	17.4	17.3	16.4	16.2
65	8.4	8	8.1	7.5	7.2
75	3.2	2.8	2.9	2.6	2.5
85	0.5	0.3	0.3	0.1	0.1
90	0	0	0	0	0

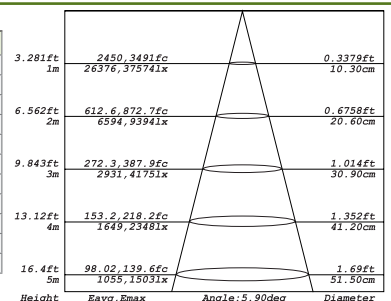


4000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 4000K / 6° x 6°	
Total Rated Fixture Lumens	901
Total Luminaire Efficiency	100%
Total Input Watts	10.97W
Horizontal Beam Angle (50%)	6.3
Vertical Beam Angle (50%)	6.1
Horizontal Field Angle (10%)	14.1
Vertical Field Angle (10%)	14



	0	22.5	45	67.5	90
0	36642.1	36507.7	36599.7	36500.8	36580.3
5	10537	10990.2	10555.6	9958	8822.1
15	549.9	576	568.2	565.3	521.8
25	94.6	95.5	91.3	91.6	88.2
35	36.1	34.8	34.4	34.6	34.6
45	23.7	22.7	22.7	22.5	22.5
55	18.5	17.8	17.5	16.7	16.6
65	8.5	8.4	8.4	7.8	7.4
75	3.2	2.9	3	2.7	2.6
85	0.4	0.3	0.3	0.1	0.1
90	0	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

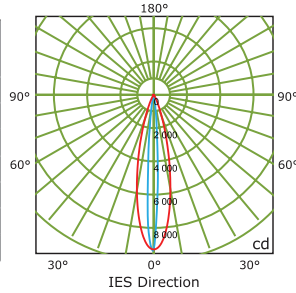
PHOTOMETRY CHARACTERISTICS

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ecosenselighting.com

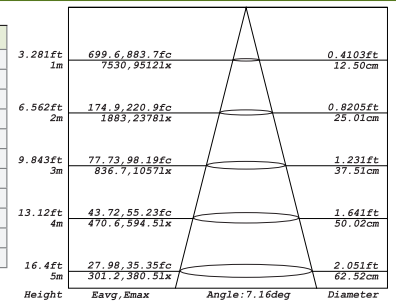
6°x 15°

2700K*

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 2700K / 6°x 15°	
Total Rated Fixture Lumens	800
Total Luminaire Efficiency	100%
Total Input Watts	10.58W
Horizontal Beam Angle (50%)	22.1
Vertical Beam Angle (50%)	7.3
Horizontal Field Angle (10%)	44.2
Vertical Field Angle (10%)	16.3

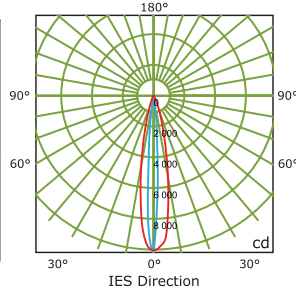


	0	22.5	45	67.5	90
0	9304.2	9301.7	9281.7	9318.6	9277.2
5	8259.6	6130.2	3688.1	2513.9	2116.7
15	3197.9	798.6	225.3	160.7	153.1
25	553.5	121.4	86.6	67.3	55.6
35	90.8	50	37.6	33.6	32.5
45	40.5	28	24.3	23.1	23.6
55	27.3	18.1	16.6	16.5	17.2
65	16.9	10.8	10	9.8	9.6
75	7	4.3	4	3.6	3.2
85	0.7	0.3	0.2	0.1	0.1
90	0	0	0	0	0

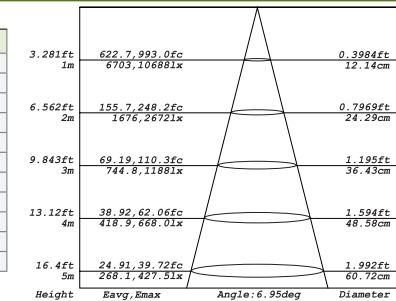


3000K

CHARACTERISTICS: LINEAR HP ENT WW - SP (WWES) 3000K / 6°x 15°	
Total Rated Fixture Lumens	797
Total Luminaire Efficiency	100%
Total Input Watts	10.91W
Horizontal Beam Angle (50%)	7.2
Vertical Beam Angle (50%)	20
Horizontal Field Angle (10%)	15.9
Vertical Field Angle (10%)	37.9

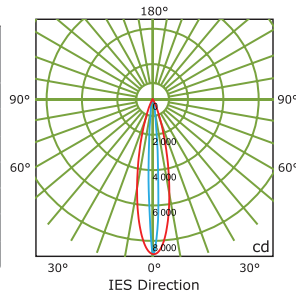


	0	22.5	45	67.5	90
0	6991.9	6960.9	7032.7	7013.5	7057.9
5	7194.9	7695.7	9113.7	9363.3	6773.7
15	287.2	324.1	576	2039.3	2882.9
25	85.7	93.5	108.3	196.6	526.8
35	38	38.4	42.9	57	88.7
45	26	25.6	26.4	29.6	38
55	19.6	19.3	18.6	19.2	25
65	11.5	11.8	11.8	12	15.4
75	4.6	5	5.4	5.5	6.6
85	0.6	0.6	0.9	0.9	0.9
90	0	0	0	0	0.1

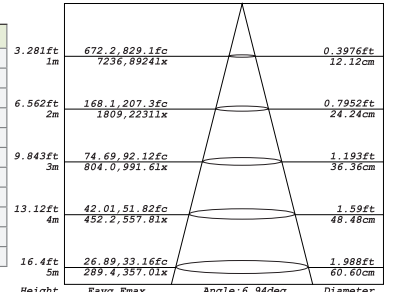


3500K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3500K / 6°x 15°	
Total Rated Fixture Lumens	801
Total Luminaire Efficiency	100%
Total Input Watts	10.87W
Horizontal Beam Angle (50%)	21.4
Vertical Beam Angle (50%)	7.2
Horizontal Field Angle (10%)	43.7
Vertical Field Angle (10%)	17.8

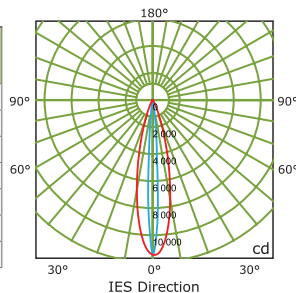


	0	22.5	45	67.5	90
0	8759.5	8749.2	8757.7	8732.1	8747.6
5	7857.9	7334.2	5006.4	3737.7	3328.1
15	2976.8	1355.6	539.2	404.8	357.8
25	541.1	240.7	141.9	99	87.3
35	108.3	73.8	52.9	44.8	41.9
45	48.1	36.4	31.1	26.6	26.2
55	30.8	22.5	20.2	19	18.1
65	18.5	13	11.6	9.8	8.5
75	7.8	5.3	4.6	3.6	3.2
85	1	0.6	0.4	0.1	0.1
90	0	0	0	0	0

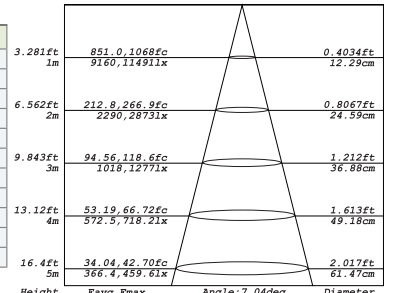


4000K

CHARACTERISTICS: LINEAR HP ENT WW - SP (WWES) 4000K / 6°x 15°	
Total Rated Fixture Lumens	903
Total Luminaire Efficiency	100%
Total Input Watts	11.04W
Horizontal Beam Angle (50%)	24.1
Vertical Beam Angle (50%)	7.3
Horizontal Field Angle (10%)	44.9
Vertical Field Angle (10%)	15.3



	0	22.5	45	67.5	90
0	11457.4	11445.4	11453.6	11432.6	11449.9
5	10444.5	9279.7	5911.5	3988.5	3376.8
15	4236.5	1384.9	394.4	214.3	187.8
25	743.7	189.5	97.5	78	63.4
35	112.1	58.6	42.7	37.8	36.4
45	46.1	31.9	27.8	26.8	27.5
55	31	20.9	19.5	19.7	20
65	19.6	12.8	12	11.5	10.7
75	8.6	5.5	5.1	4.4	3.9
85	1.2	0.6	0.5	0.1	0.2
90	0.1	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

DATE _____ TYPE _____

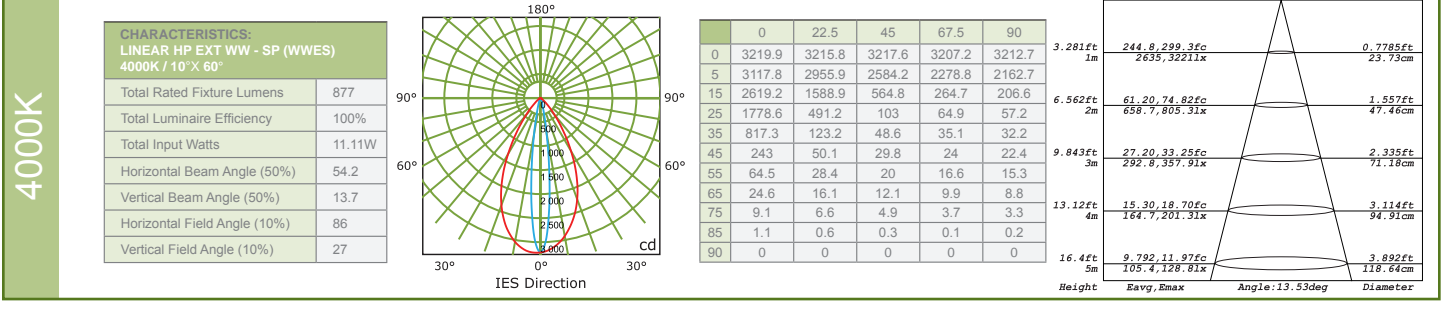
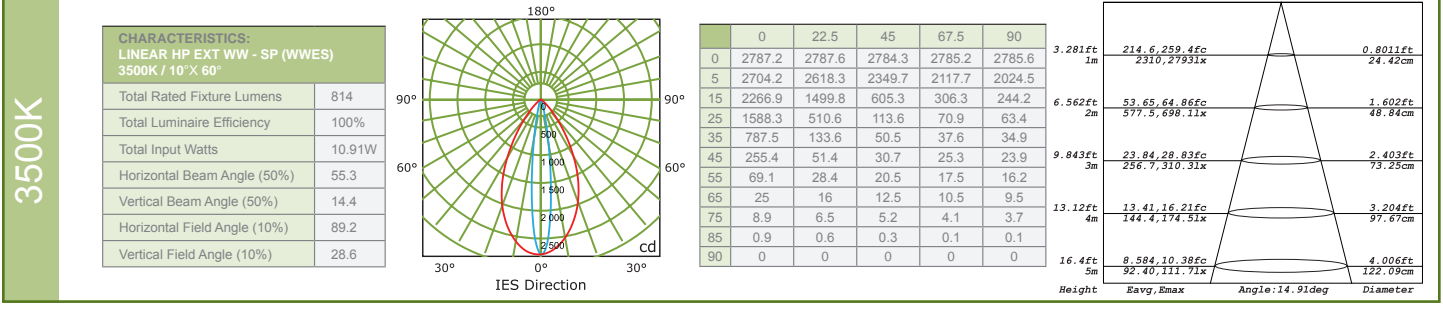
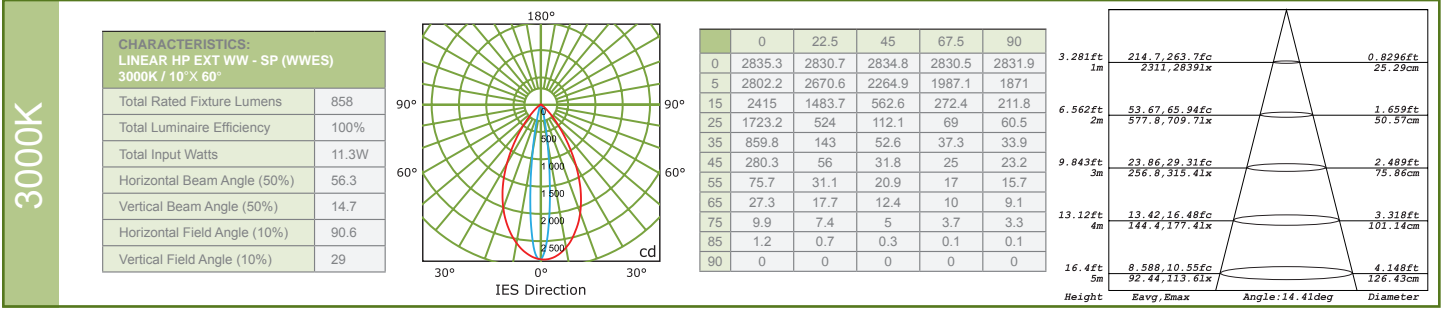
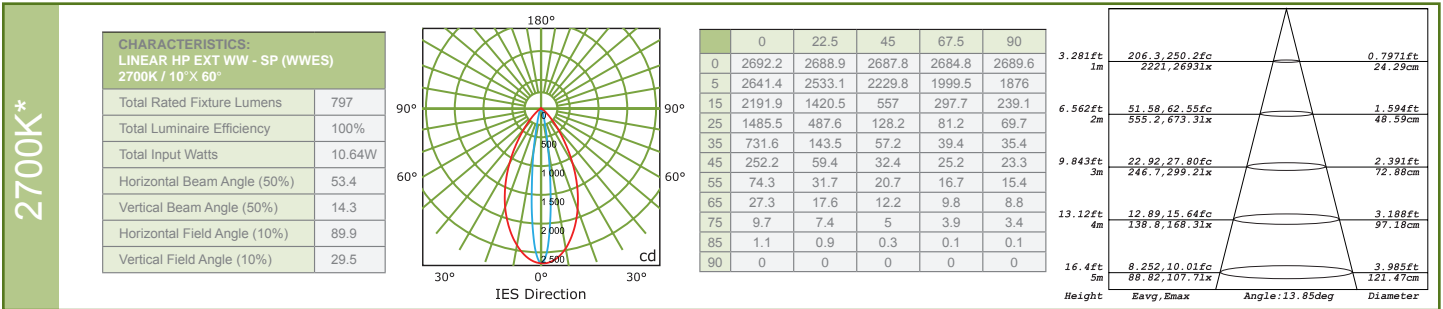
PROJ. _____

FIRM _____

PHOTOMETRY CHARACTERISTICS

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10°x 60°



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* Lumen measurements comply with IES LM-79-08.

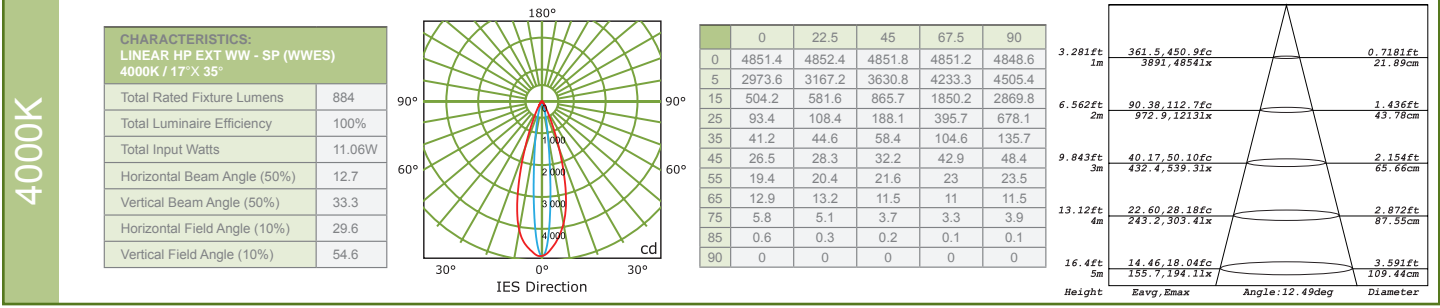
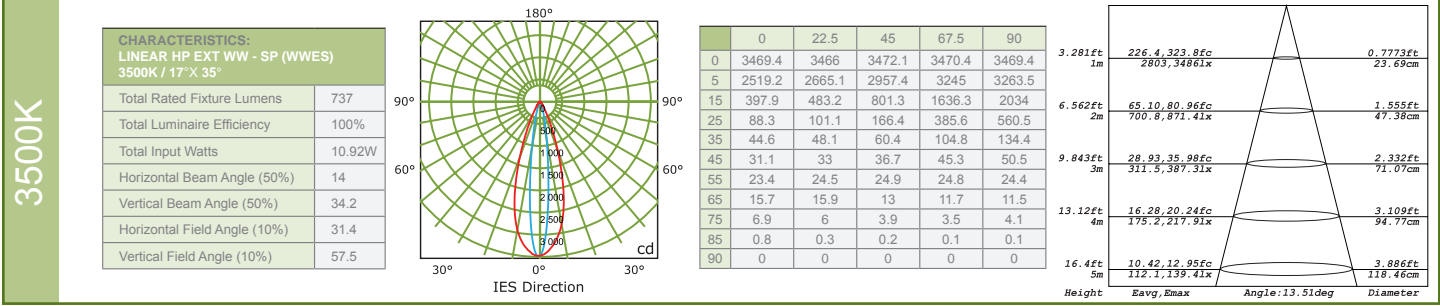
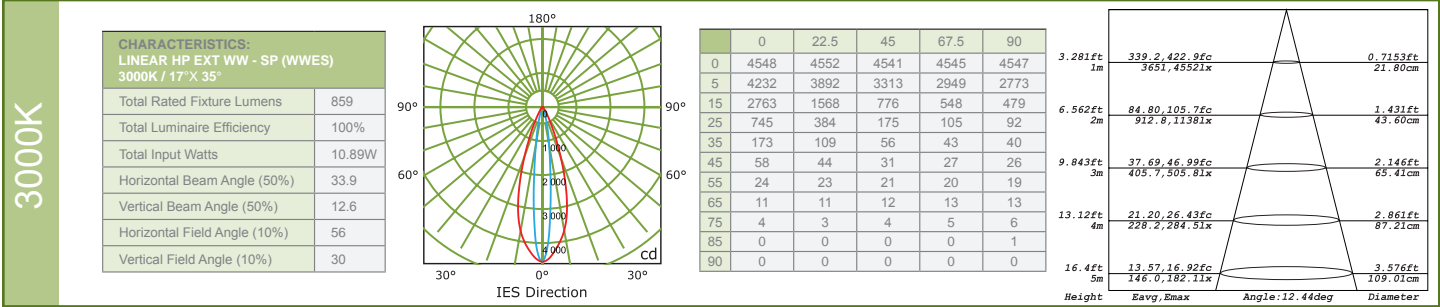
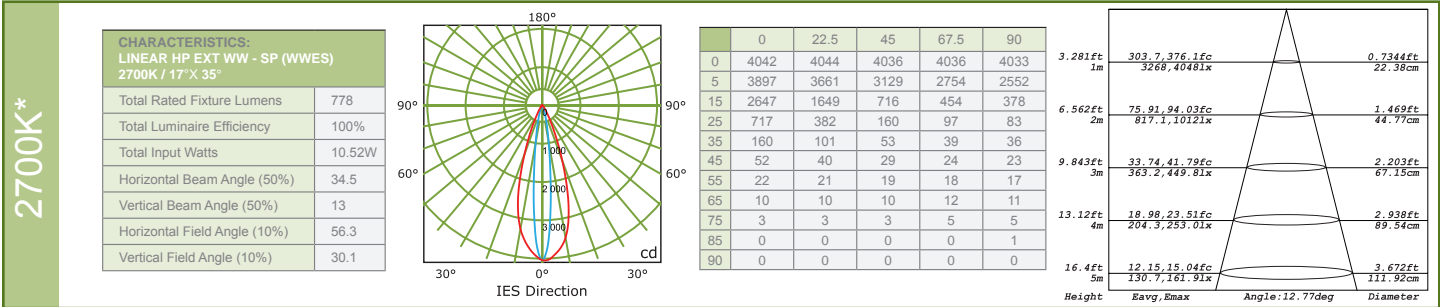
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DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

PHOTOMETRY CHARACTERISTICS

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17°x 35°



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DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

PHOTOMETRY CHARACTERISTICS

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30°x 60°

2700K*

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 2700K / 30° X 60°

Total Rated Fixture Lumens	778
Total Luminaire Efficiency	100%
Total Input Watts	10.41W
Horizontal Beam Angle (50%)	68.8
Vertical Beam Angle (50%)	34.7
Horizontal Field Angle (10%)	108.9
Vertical Field Angle (10%)	64.7

IES Direction

	0	22.5	45	67.5	90
0	1026.1	1022.7	1024.5	1022.3	1022.3
5	1014.3	994.4	968.1	949.8	935.2
15	911.8	829	700.4	609.6	565.1
25	757.9	596.7	378.7	264.8	227.3
35	531.8	338.5	151.2	87.8	73.3
45	269	139.9	55	37.5	34.3
55	99	50	27.5	23.5	22.6
65	33.6	21.5	15.8	14.4	14
75	10.9	8.6	6.6	6.1	5.7
85	1.3	1.1	0.6	0.2	0.2
90	0	0	0	0	0

3.281ft 1m	71.75, 95.52fc 772.3, 10281x	2.031ft 61.91cm
6.562ft 2m	17.94, 23.88fc 193.1, 257.11x	4.062ft 123.82cm
9.843ft 3m	7.972, 10.61fc 85.82, 114.21x	6.094ft 185.73cm
13.12ft 4m	4.485, 5.970fc 48.27, 64.261x	8.125ft 247.64cm
16.4ft 5m	2.870, 3.821fc 30.89, 41.131x	10.16ft 309.56cm

Height Avg, Emax Angle: 34.40deg Diameter

3000K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 3000K / 30° X 60°

Total Rated Fixture Lumens	782
Total Luminaire Efficiency	100%
Total Input Watts	10.6W
Horizontal Beam Angle (50%)	68.3
Vertical Beam Angle (50%)	38.4
Horizontal Field Angle (10%)	108
Vertical Field Angle (10%)	64

IES Direction

	0	22.5	45	67.5	90
0	1039.4	1039.9	1039.2	1039	1039.8
5	1027.6	1015.5	992.9	974.9	964.1
15	930.3	860.4	733.6	642.8	598.8
25	770.6	626.6	400.1	282.1	244.1
35	514.6	348.6	159.4	93.5	78.5
45	245	138.8	57.7	39.7	36.4
55	87.4	49.5	28.8	24.6	23.7
65	30.3	21.8	16.4	15	14.7
75	9.9	8.6	6.8	6.4	6.1
85	1	0.9	0.5	0.2	0.2
90	0	0	0	0	0

3.281ft 1m	71.96, 96.69fc 774.6, 10411x	2.029ft 61.83cm
6.562ft 2m	17.99, 24.17fc 193.6, 260.21x	4.057ft 123.67cm
9.843ft 3m	7.995, 10.74fc 86.06, 115.61x	6.086ft 185.50cm
13.12ft 4m	4.497, 6.043fc 48.41, 65.051x	8.115ft 247.54cm
16.4ft 5m	2.878, 3.868fc 30.98, 41.631x	10.14ft 309.17cm

Height Avg, Emax Angle: 34.36deg Diameter

3500K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 3500K / 30° X 60°

Total Rated Fixture Lumens	816
Total Luminaire Efficiency	100%
Total Input Watts	10.98W
Horizontal Beam Angle (50%)	68.2
Vertical Beam Angle (50%)	34
Horizontal Field Angle (10%)	107
Vertical Field Angle (10%)	62.5

IES Direction

	0	22.5	45	67.5	90
0	1120	1120.6	1121.3	1119.6	1120.2
5	1099	1104	1096.6	1086.7	1080.5
15	984.5	946	825.1	724	679.5
25	805.8	672.7	422.5	283.1	237.8
35	544.8	354.2	144.7	78.8	64.7
45	269.4	131.1	48.8	34.8	32.5
55	98.5	45.2	25.9	22.9	22.1
65	33	20.1	15.2	14.2	13.7
75	10.4	8	6.3	5.9	5.3
85	1.2	0.9	0.4	0.1	0.1
90	0	0	0	0	0

3.281ft 1m	79.74, 104.3fc 858.4, 11231x	1.999ft 60.94cm
6.562ft 2m	19.94, 26.07fc 214.6, 280.71x	3.999ft 121.88cm
9.843ft 3m	8.860, 11.59fc 95.37, 124.71x	5.998ft 182.61cm
13.12ft 4m	4.984, 6.519fc 53.65, 70.171x	7.997ft 243.75cm
16.4ft 5m	3.190, 4.172fc 34.33, 44.911x	9.996ft 304.69cm

Height Avg, Emax Angle: 33.89deg Diameter

4000K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 4000K / 30° X 60°

Total Rated Fixture Lumens	879
Total Luminaire Efficiency	100%
Total Input Watts	11.11W
Horizontal Beam Angle (50%)	70.9
Vertical Beam Angle (50%)	35.9
Horizontal Field Angle (10%)	109.9
Vertical Field Angle (10%)	65.7

IES Direction

	0	22.5	45	67.5	90
0	1107.8	1106.9	1106.5	1106.5	1106.3
5	1101.3	1084.2	1059	1037.9	1025.5
15	1012.4	933.1	797.4	695.8	648.6
25	857.3	690.6	448.3	315	270.8
35	601.3	400.7	182.2	105.3	87.1
45	305.2	166.7	65.2	43.5	39.5
55	112.1	59	31.7	26.6	25.6
65	37.6	24.8	17.8	16	15.6
75	11.9	9.6	7.2	6.6	6.2
85	1.4	1.1	0.5	0.2	0.2
90	0.1	0	0	0	0

3.281ft 1m	77.93, 103.1fc 838.8, 11091x	2.112ft 64.39cm
6.562ft 2m	19.48, 25.77fc 209.7, 277.31x	4.225ft 128.77cm
9.843ft 3m	8.659, 11.45fc 93.20, 123.31x	6.337ft 193.16cm
13.12ft 4m	4.871, 6.441fc 52.43, 69.331x	8.45ft 257.54cm
16.4ft 5m	3.117, 4.122fc 33.55, 44.371x	10.56ft 321.93cm

Height Avg, Emax Angle: 35.69deg Diameter

Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.
 IES data is available at www.ecosenselighting.com

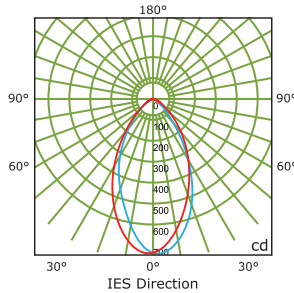
PHOTOMETRY CHARACTERISTICS

For complete library of IES files, please visit:
ecosenselighting.com

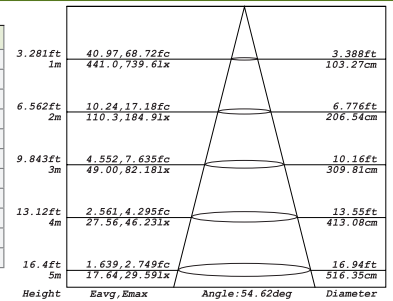
60°x 60°

2700K*

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 2700K / 60° X 60°	
Total Rated Fixture Lumens	776
Total Luminaire Efficiency	100%
Total Input Watts	10.84W
Horizontal Beam Angle (50%)	58
Vertical Beam Angle (50%)	54.7
Horizontal Field Angle (10%)	108.3
Vertical Field Angle (10%)	99.1

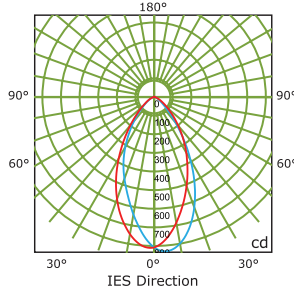


	0	22.5	45	67.5	90
0	734.57	735.19	734.14	734.89	734.7
5	691.13	688.83	688.03	693.28	699.15
15	530.97	525.25	528.18	542.76	560.48
25	387.67	382.87	383.78	393.65	409.24
35	244.14	244.93	251.94	263.94	270.69
45	124.17	128.56	137.35	150.23	154.43
55	54.26	57.60	63.71	72.16	74.59
65	23	24.54	27.31	31.25	32.27
75	7.76	8.47	9.33	11.07	11.3
85	0.34	0.52	0.86	1.31	1.49
90	0	0	0	0	0

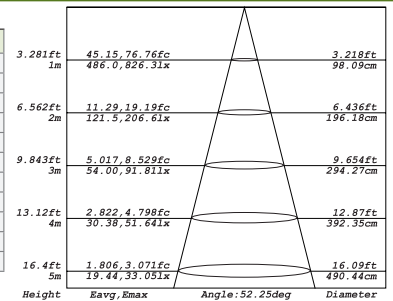


3000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3000K / 60° X 60°	
Total Rated Fixture Lumens	809
Total Luminaire Efficiency	100%
Total Input Watts	11.09W
Horizontal Beam Angle (50%)	54.4
Vertical Beam Angle (50%)	52.3
Horizontal Field Angle (10%)	103.5
Vertical Field Angle (10%)	96.9

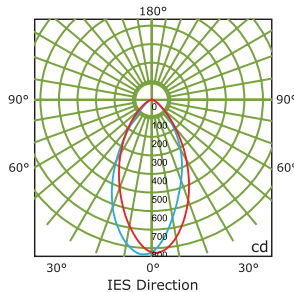


	0	22.5	45	67.5	90
0	807.5	807.4	808.3	807.1	807.5
5	762.1	783.5	802.4	819.9	830.1
15	596.8	644.7	679	710.5	728.4
25	423.9	465	491.4	512.8	513.7
35	270.2	288.8	294.3	286.3	274.6
45	144.2	148.1	137.3	120.9	108.5
55	67	65.9	57.1	48.3	43.1
65	29.1	28.3	25	22.1	20.4
75	10.2	10.1	9.2	8.5	7.9
85	1.1	1	0.6	0.3	0.1
90	0	0	0	0	0

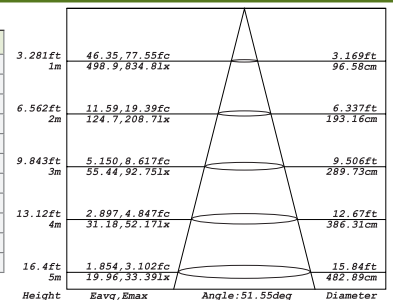


3500K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3500K / 60° X 60°	
Total Rated Fixture Lumens	805
Total Luminaire Efficiency	100%
Total Input Watts	11.08W
Horizontal Beam Angle (50%)	53
Vertical Beam Angle (50%)	51.6
Horizontal Field Angle (10%)	103.7
Vertical Field Angle (10%)	97.5

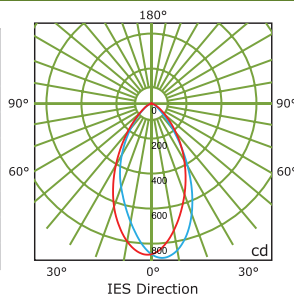


	0	22.5	45	67.5	90
0	822.6	822.4	821.8	821.8	821.2
5	811.5	795.8	776.7	761.9	748.4
15	670.3	639	596.2	572.3	547.4
25	474.6	451.2	423.2	408	386.4
35	280.3	273.1	264.2	250.4	237.3
45	135.3	136.9	131.3	124.2	118.4
55	59.4	61	57.9	54.8	52.7
65	26	27.2	25.4	24.2	23.6
75	9.3	10	9	8.5	8.2
85	1	1	0.5	0.2	0.2
90	0	0	0	0	0

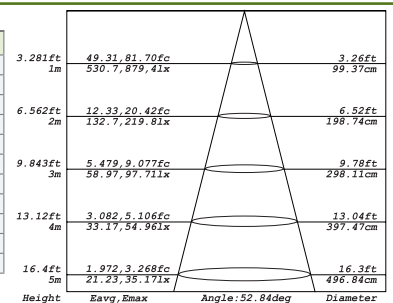


4000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 4000K / 60° X 60°	
Total Rated Fixture Lumens	868
Total Luminaire Efficiency	100%
Total Input Watts	10.9W
Horizontal Beam Angle (50%)	55
Vertical Beam Angle (50%)	52.9
Horizontal Field Angle (10%)	103.4
Vertical Field Angle (10%)	97



	0	22.5	45	67.5	90
0	861.1	860.9	860.9	860.3	860.6
5	814.9	835.9	856.3	872.8	883.1
15	644.1	688.8	727.4	759	776.3
25	461.4	502.4	528.4	548	546
35	294.5	311.7	315.1	304	289.2
45	155.8	157.8	144.7	126.6	112.9
55	71.1	68.9	59.4	50.1	44.7
65	30.5	29.5	25.9	23	21.3
75	10.6	10.5	9.6	8.9	8.2
85	1.1	1.1	0.7	0.4	0.3
90	0	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

DATE _____ TYPE _____

PROJ. _____

FIRM _____

LIGHTING FACTS LABELS

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	826
Watts	10.7
Lumens per Watt (Efficacy)	77

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-TCM2K7 (Revised)
Model Number: WWES-12-27-120-6
Type: Luminaire - Cove

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	800
Watts	10.58
Lumens per Watt (Efficacy)	75

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-IBZ78N (Revised)
Model Number: WWES-12-27-120-6F
Type: Luminaire - Cove

LIGHTING FACTS LABELS

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	797
Watts	10.64
Lumens per Watt (Efficacy)	74

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-4F7AGV (Revised)
Model Number: WWES-12-27-120-10
Type: Luminaire - Cove

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	779
Watts	10.52
Lumens per Watt (Efficacy)	74

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-PY11MQ (Revised)
Model Number: WWES-12-27-120-17
Type: Luminaire - Cove

DATE _____ TYPE _____

PROJ. _____

FIRM _____

LIGHTING FACTS LABELS

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	778
Watts	10.41
Lumens per Watt (Efficacy)	74

Color Accuracy	82
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-6VB5MJ (Revised)
 Model Number: WWES-12-27-120-30
 Type: Luminaire - Cove

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	776
Watts	10.84
Lumens per Watt (Efficacy)	71

Color Accuracy	81
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-2CRI57 (9/24/2014)
 Model Number: WWES-12-27-120-60
 Type: Luminaire - Cove



- 1 - Primary Corner Monument
- 2 - Secondary Corner Monument
- 3 - Interior Corner Monument

LEGEND

- PROPERTY LINE
- GROUNDCOVER / ORNAMENTAL GRASS MASSING
- EXISTING TREE CANOPY TO REMAIN
- CONCRETE PAVEMENT
- EXISTING NON-IRRIGATED LAND TO REMAIN
- NON-IRRIGATED HYDROSEED
- CREEK / WETLAND

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON / 24" BOX	AS SHOWN	15
	GHITALPA TASHKENTENSIS	PINK DAWN	15 GALLON	AS SHOWN	4
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GALLON	AS SHOWN	4
	QUERCUS COCCINEA	SCARLET OAK	15 GALLON	AS SHOWN	6
	QUERCUS DOUGLASII	BLUE OAK	15 GALLON	AS SHOWN	6
	QUERCUS LOBATA	VALLEY OAK	15 GALLON	AS SHOWN	3
	QUERCUS PALUSTRIS	PIN OAK	15 GALLON / 24" BOX	AS SHOWN	10

a
40 YEARS
Callander Associates
Landscape Architecture
12150 Tributary Point Drive,
Suite 140
Gold River, CA 95670
T 916.985.4366
F 916.985.4391

Revisions

3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

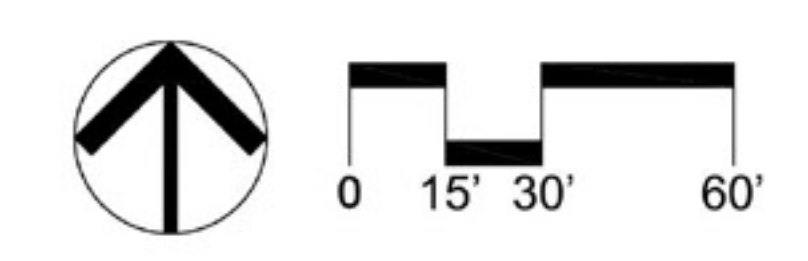
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Callander Associates
Landscape Architecture, Inc.

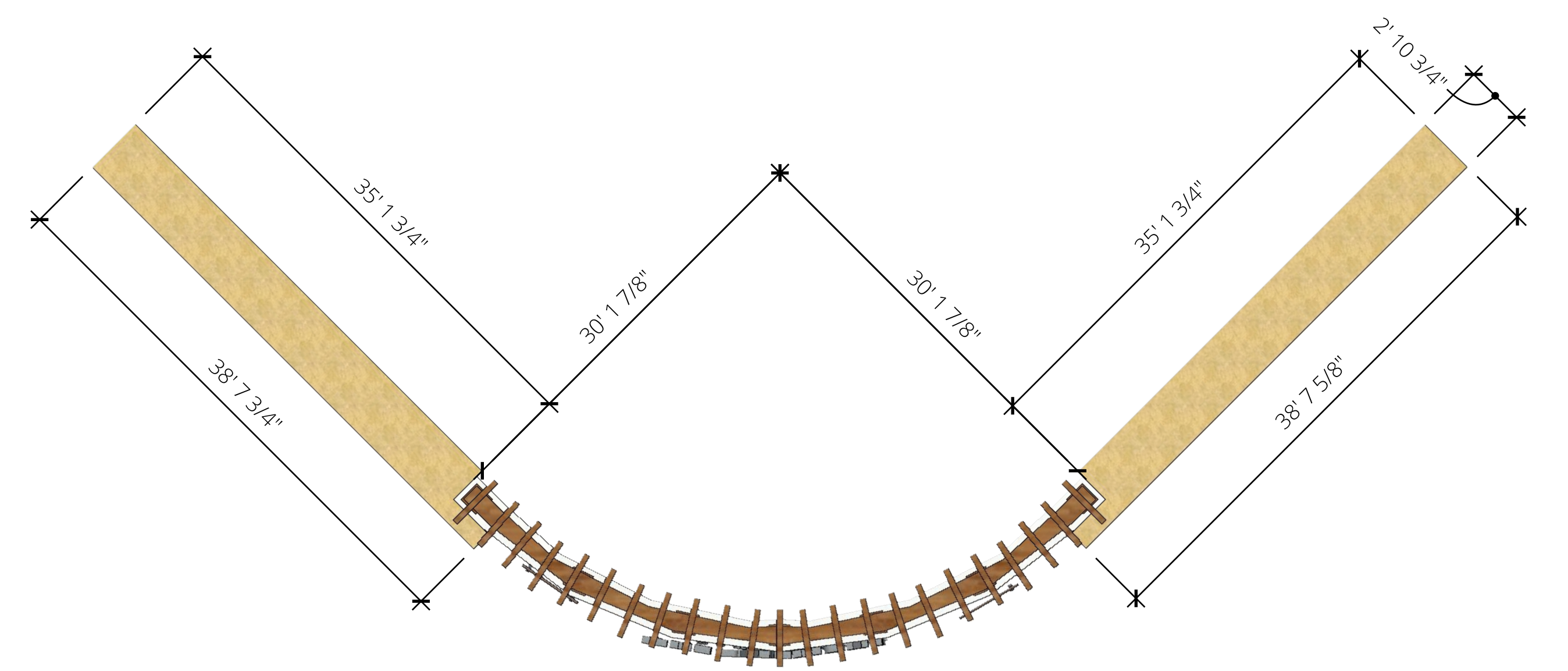
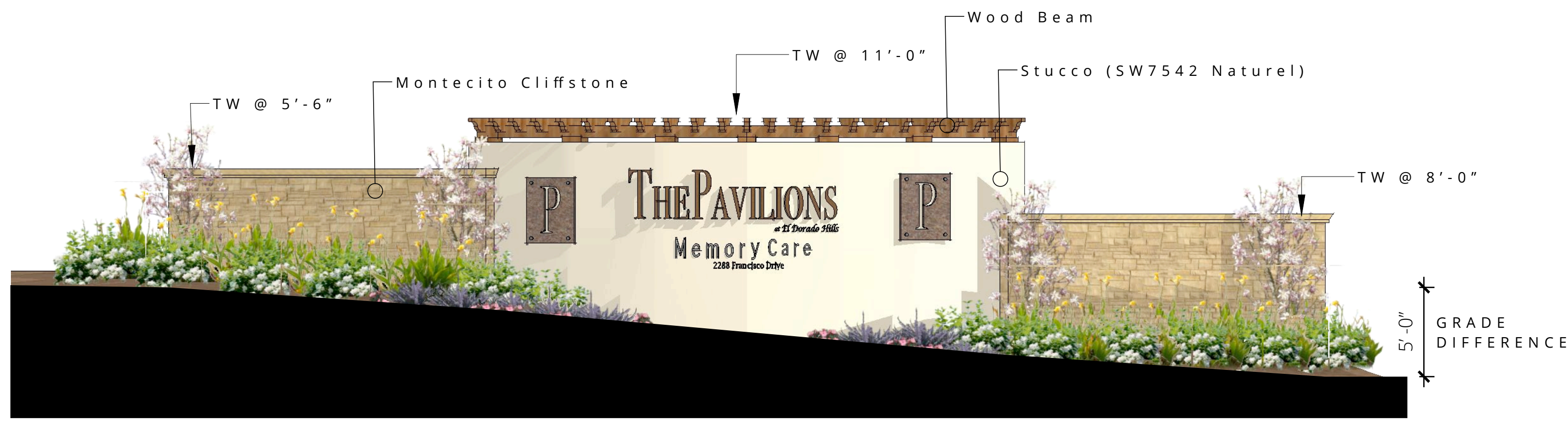
PRELIMINARY LANDSCAPE PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006la.dwg

Sheet No.
1
of 1

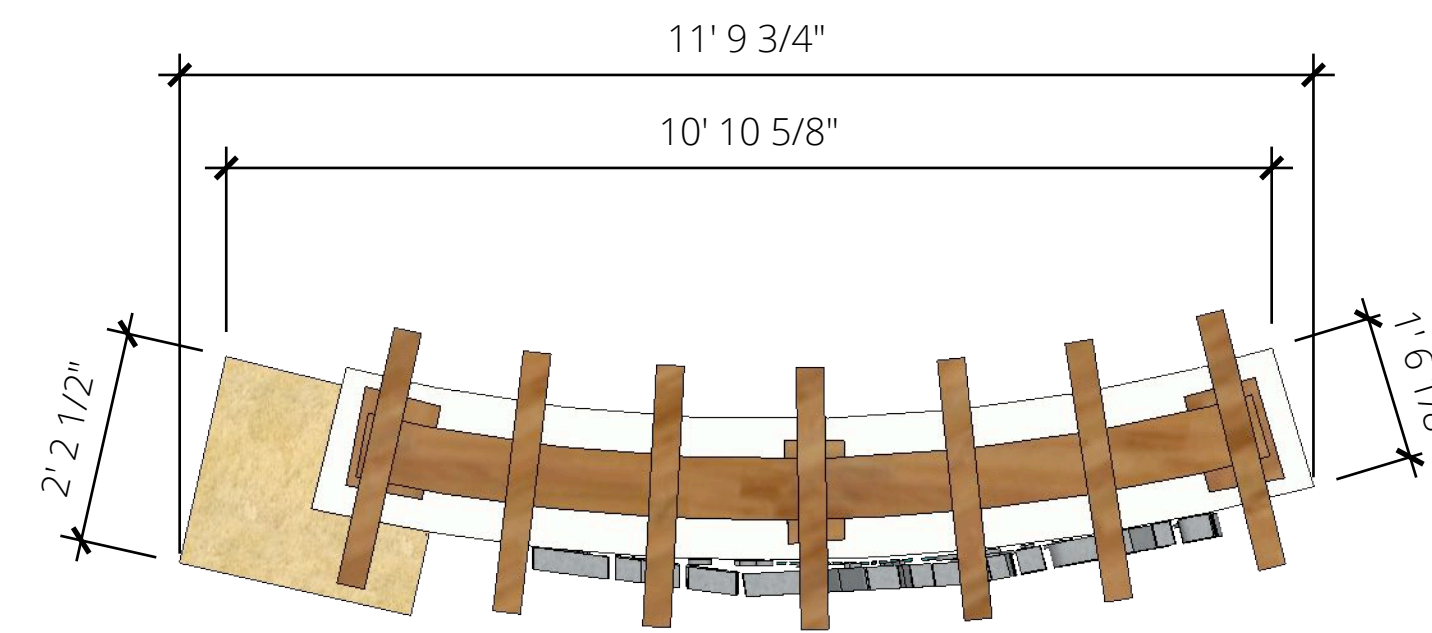
EXHIBIT M





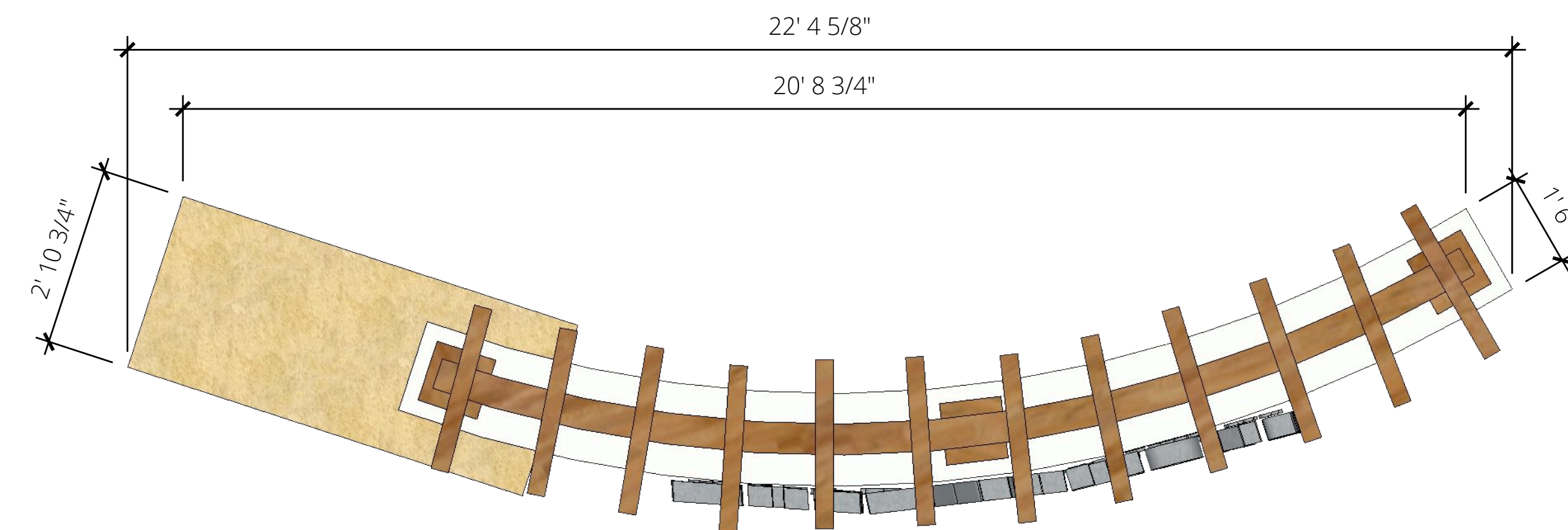
PRIMARY CORNER MONUMENT

SCALE: 3/16" = 1'-0"



INTERIOR CORNER MONUMENT

SCALE: 1/2" = 1'-0"



SECONDARY CORNER MONUMENT

SCALE: 1/2" = 1'-0"

ALL MONUMENT SIGNS WILL MATCH THE THEME OF THE BUILDING

ENTRY MONUMENT SIGN



PRIMARY CORNER MONUMENT SIGNAGE = 49 SF

SCALE: 3/16" = 1'-0"



INTERIOR CORNER MONUMENT SIGNAGE H= 29 SF

SCALE: 1/2" = 1'-0"



SECONDARY CORNER MONUMENT SIGNAGE = 29 SF

SCALE: 1/2" = 1'-0"

ALL MONUMENT SIGNS WILL MATCH THE THEME OF THE BUILDING

ENTRY MONUMENT SIGN

When recorded mail to:
COUNTY SURVEYOR

Requested by the County Surveyor
to satisfy condition authorized by the
Planning Commission of El Dorado County
on _____ 20____, Item # _____

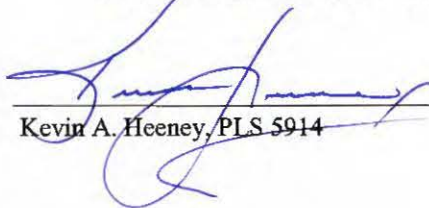
SPACE ABOVE FOR RECORDERS USE

CERTIFICATE OF CORRECTION, MODIFICATION, OR AMENDMENT

Pursuant to the authority outlined in County Ordinance Code 120.72 and California Government Code Section 66470 and 66472.1 of the Subdivision Map Act, I hereby certify the following correction, modification or amendment to apply to Lot 'A', as shown on the Amended Plat of "Francisco Oaks", filed in the office of the County Recorder of El Dorado County in Book 'I' of Maps, Page 149, Official Records.

At the regular meeting of the El Dorado County Planning Commission, a noticed public hearing, on _____, 20____, as agenda item number _____, the findings required to authorize the following amendments to Lot 'A' as shown on the Amended Plat Map of "Francisco Oaks", Book I of Maps, Page 149, were made under the PD 16-003

The "No Ingress/Egress Rights Line" along Green Valley Road and Francisco Drive is reduced to the limits shown on the attached Exhibit 'A' consisting of one sheet.


Kevin A. Heeney, PLS 5914



01/24/2017
Date

Fee Owners affected: L Street Winn, LLC

This certificate has been examined this _____ day of _____, 20____, for conformance with Section 66471 and 66472 of the Subdivision Map Act.

EXHIBIT N

Richard L. Briner, L.S. 5084
County Surveyor
County of El Dorado, California

By: _____
Philip R. Mosbacher L.S. 7189
Deputy Land Surveyor
County of El Dorado, California



El Dorado Irrigation District

Letter No.: EEO2017-0128

January 26, 2017

VIA FIRST-CLASS MAIL

George Carpenter
Family Real Property, LP
300 I Street, Suite 300
Sacramento, CA 95816

Subject: Facility Improvement Letter (FIL), The Pavilions at El Dorado Hills
Assessor's Parcel No.: 124-140-33 (El Dorado Hills)
EDC Project No: PD 15-0003

Dear Mr. Carpenter:

This letter is in response to your request dated December 23, 2016 and is valid for a period of three years. If facility improvement plans for this project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a memory care facility on 6.85 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2016, there were approximately 20,417 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 4 EDUs of water supply.

Water Facilities

An 8-inch water line exists in both Cambria Way and Green Valley Road. A 16-inch water line is located in Francisco Drive (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,875 GPM for a 3-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing

EXHIBIT P

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

16-0582 2D 71 of 76

system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to at least two of the previously mentioned water lines. The hydraulic grade line for the existing water distribution facilities is 820 feet above mean sea level at static conditions, and 785 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is an 8-inch gravity sewer line located in the eastern portion of your parcel and also along the northern property line. There is also a 12-inch sewer force main located near the 8-inch gravity sewer line. These facilities must not be negatively impacted by the proposed site design and shall have adequate access for long term maintenance and repair. The 8-inch gravity sewer line has adequate capacity at this time. Two existing 6-inch service stubs extend off this line into your proposed site. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 4 EDUs of sewer service.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they

are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Executed grant documents for all required easements;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map



cc w/ System Map:

Jeremy Sutter

Jeffrey DeMure & Associates

Via email – Jsutter@jdaarch.com

Marshall Cox – Fire Marshal

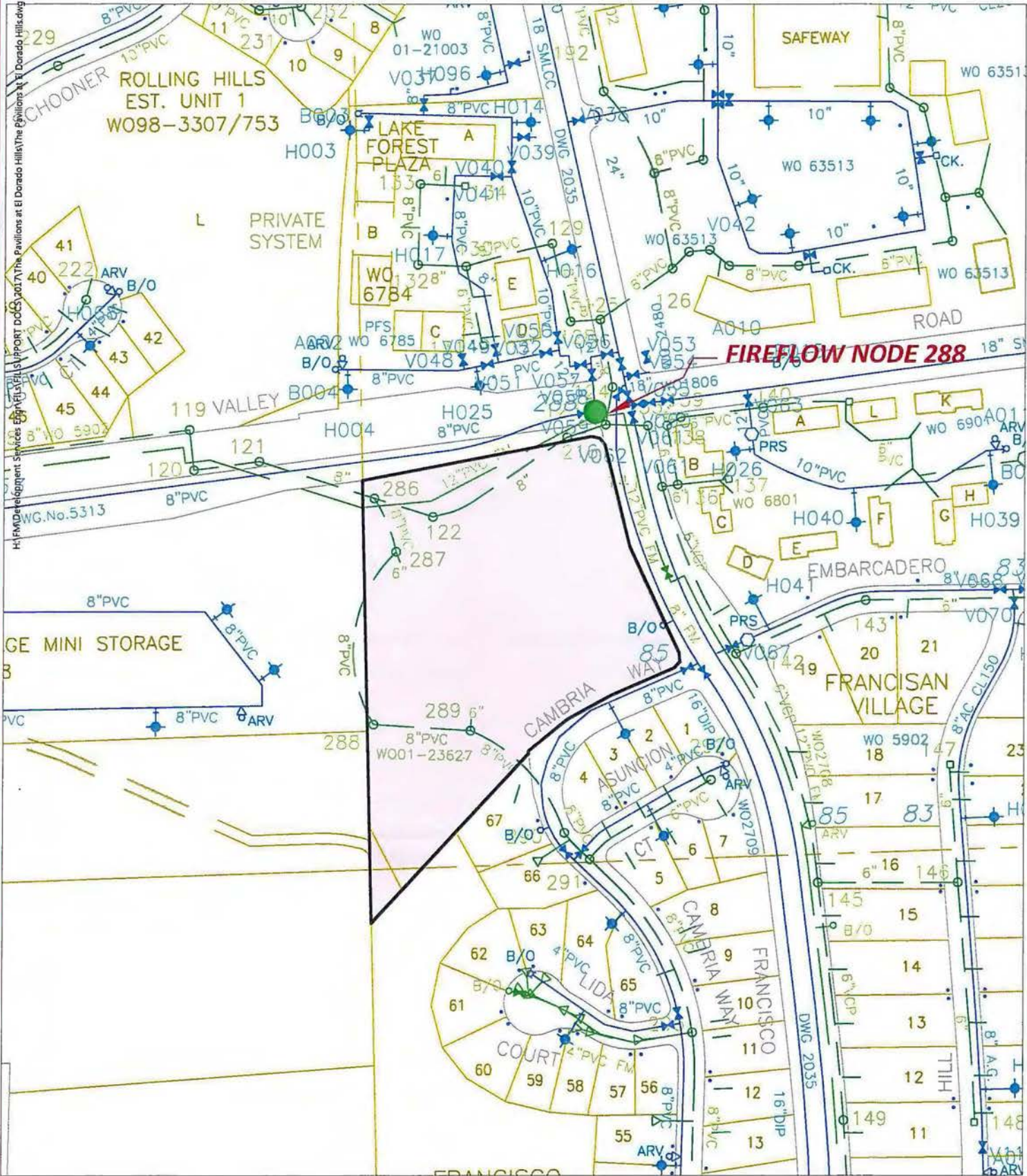
El Dorado Hills Fire Department

Via email - mcox@edhfire.com

Roger Trout, Director

El Dorado County Development Services Department

Via email - roger.trout@edcgov.us



H:\PMD\Development Services\GIS\GIS\REPORT DOCS\2017\The Pavilions at El Dorado Hills\The Pavilions at El Dorado Hills.dwg
 1/25/17 10:51 AM

El Dorado Irrigation District
System Map

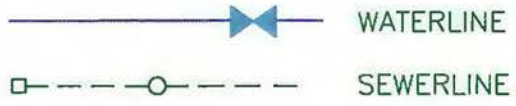
DATE: January 25, 2017

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

The Pavilions at El Dorado Hills



Scale: 1" = 250'



APN: 124-140-33

16-0582 2D 75 of 76

