

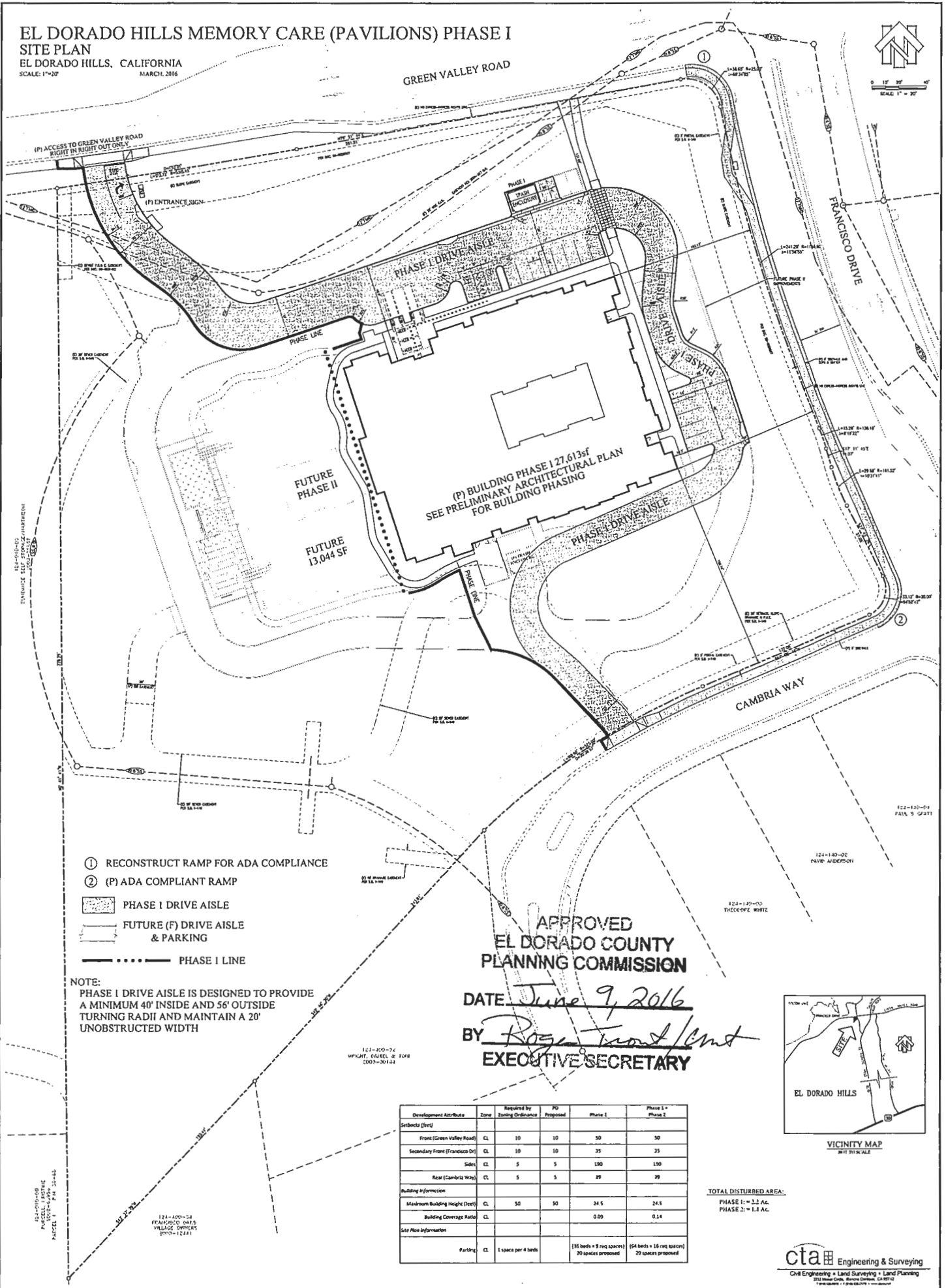
EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I SITE PLAN

EL DORADO HILLS, CALIFORNIA
SCALE: 1" = 30'

MARCH, 2016



SCALE 1" = 30'



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE June 9, 2016
BY Rose Trout/Cmt
EXECUTIVE SECRETARY

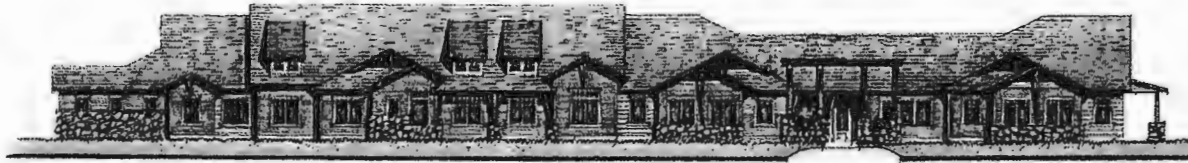
Development Attribute	Zone	Required by Zoning Ordinance	PO Proposed	Phase I	Phase I + Phase 2
Setbacks (Peric)					
Front (Green Valley Road)	CL	10	10	50	50
Secondary Front (Francisco Dr)	CL	10	10	35	35
Sides	CL	5	5	150	150
Rear (Cambria Way)	CL	5	5	99	99
Building Information					
Maximum Building Height (Feet)	CL	50	50	24.5	24.5
Building Coverage Ratio	CL			0.09	0.14
Site Plan Information					
Parking	CL	1 space per 4 beds	(16 beds = 4 req spaces) 70 spaces proposed	(64 beds = 16 req spaces) 29 spaces proposed	

TOTAL DISTURBED AREA:
PHASE I = 2.2 AC.
PHASE 2 = 1.4 AC.



VICINITY MAP
NOT TO SCALE

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2000 Howe Court, Roseville, CA 95747
TEL: 916.263.0700 • FAX: 916.263.0701



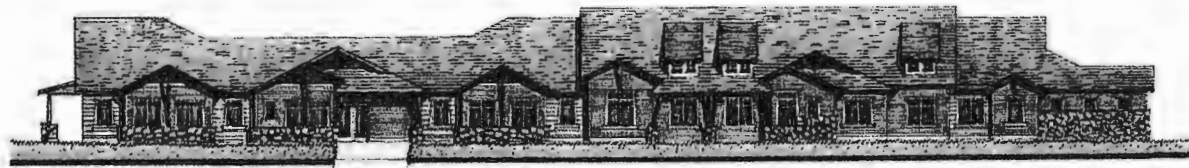
Front Elevation



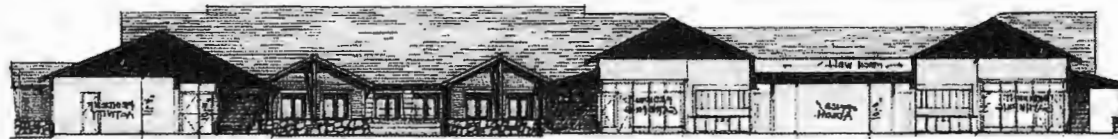
Left Side Elevation



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



Left Side Elevation

Right Side Elevation



Rear Elevation



Building Section

PHASE 1 + PHASE 2 | SCHEMATIC ELEVATIONS & SECTION



Trim 2



Trim 1



Main Body



Roofing



Accent Body



Stone

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 & Batten
Trim 1	Analytical Gray	SW 7051	Door & Window
Trim 2	Fairfax Brown	SW 2856	Fascios, Barge Rafter, Wood Brackets
Stone	Saratoga	Rustic Ledge	Masonry

Color & Materials

313' - 5 1/2"

206' - 0"



PHASE 1
27,613 SF

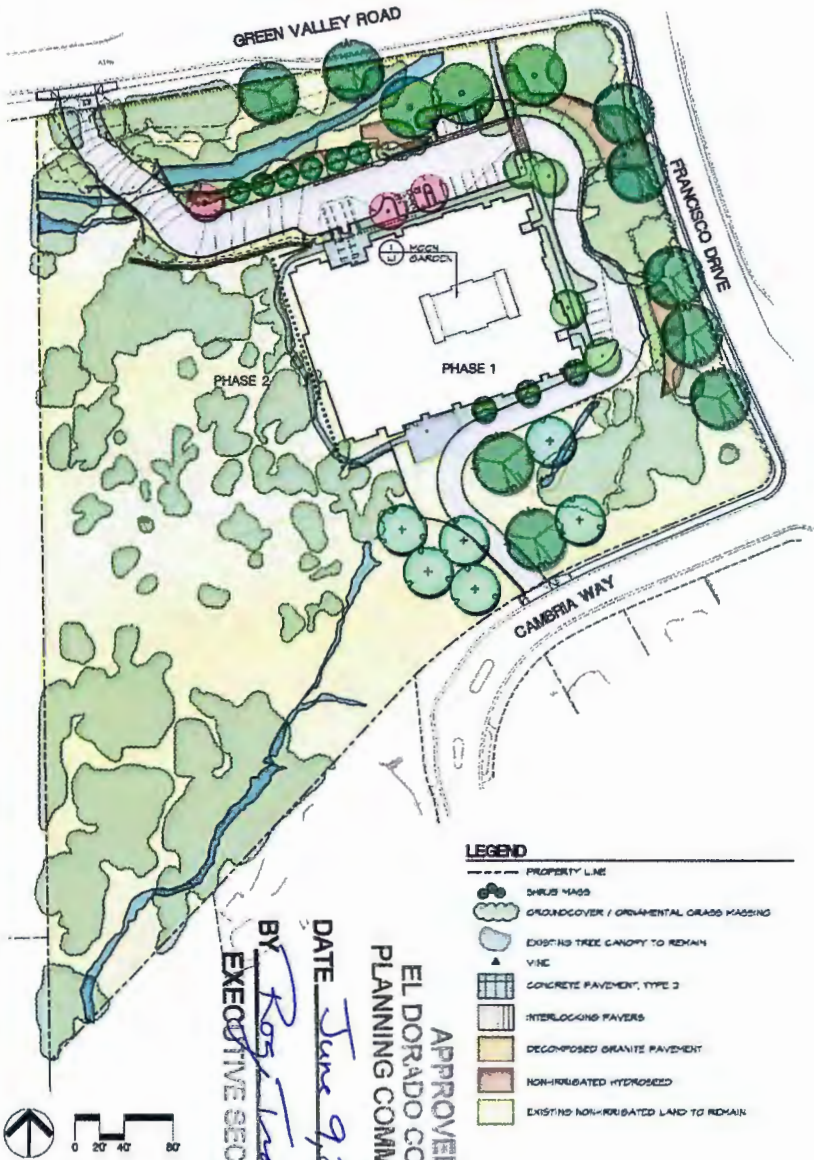
PHASE 2
13,044 SF

EXHIBIT H

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE: June 9, 2016
 BY: *Roger Trudell*
 EXECUTIVE SECRETARY

BUILDING FLOOR PLAN

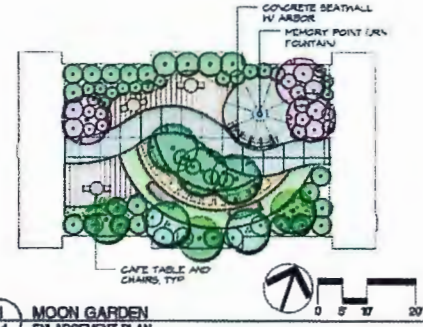
EXHIBIT I



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 9, 2016
BY Rosy Trant
EXECUTIVE SECRETARY

REPLACEMENT OAK TREE LIST

ABBRV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY
QUE DOU	QUERCUS DOUGLASHI	BLUE OAK	24" BOX	AS SHOWN	40"	1236 SF	6	7416 SF
QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	30"	1463 SF	5	7315 SF
QUE HLI	QUERCUS HELIENI	INTERIOR LIVE OAK	24" BOX	AS SHOWN	30"	1463 SF	4	5852 SF
TOTAL CANOPY PROPOSED:							0.12 ACRE (3142 SF)	
TOTAL CANOPY REQUIRED:							0.10 ACRE (2612 SF)	
DIFFERENCE:							0.02 ACRE	



TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	ARBUTUS UNDO 'COMPACTA'	STRAWBERRY TREE	18 GALLON	AS SHOWN	2
	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	AS SHOWN	6
	CERCIS CANADENSIS	EASTERN REDBUD	18 GALLON	AS SHOWN	5
	CERCIS OCCIDENTALIS	WESTERN REDBUD	18 GALLON	AS SHOWN	5
	CHALCIPIS LINEARIS 'HOPE'	DESERT WILLOW	15 GALLON	AS SHOWN	5
	CHONANTHUS RETICUL	PRINCE TREE	18 GALLON	AS SHOWN	5
	CHITALPA TABASCENSIS	PINK DAWN	24" BOX	AS SHOWN	3
	QUERCUS HELIENI	INTERIOR LIVE OAK	24" BOX	AS SHOWN	4
	QUERCUS DOUGLASHI	BLUE OAK	24" BOX	AS SHOWN	6
	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	5
	QUERCUS PALMSTRUS	PIN OAK	24" BOX	AS SHOWN	4

40 YEARS
Callender Associates
Landscape Architecture
1188 San Diego Ave
Brea, CA 92620
714.831.1713
www.callender.com

JLDA
JULIA L. DORADO
Landscape Architect

Revisions
1/15/13 Phased Plan
4/1/15 Drawings

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

Date: 6/15/16
Scale: AS SHOWN
Drawn by: JL
Checked by: JML
Project No.: 13.009
Client: F&B HOLDING

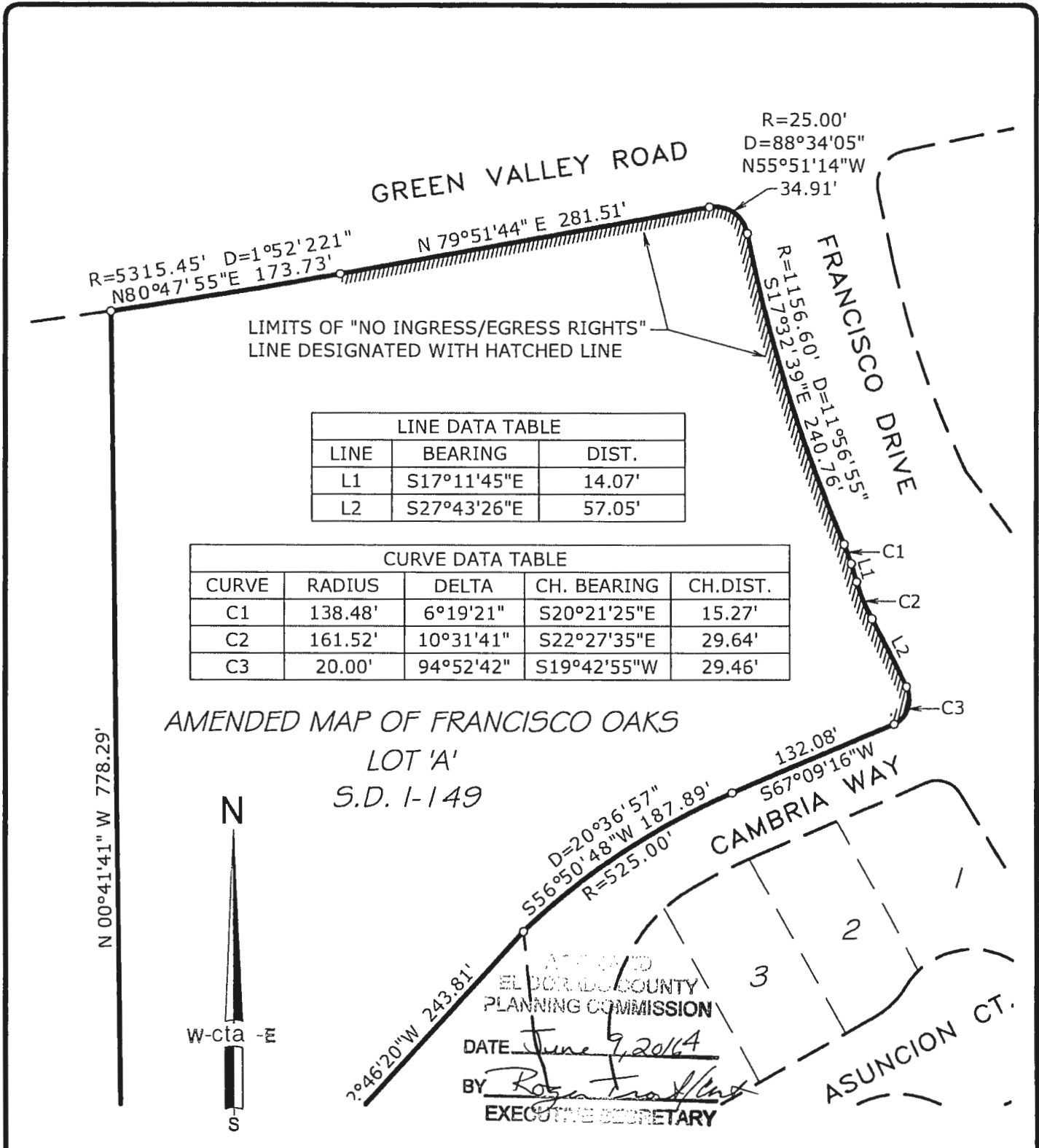
Sheet No. 1 of 1

EXHIBIT K



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE June 9, 2016
BY Rose Treadwell
EXECUTIVE SECRETARY

MONUMENT SIGN | RENDERING



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'



DATE: 11/09/2015

EXHIBIT 'A'
PLAT TO ACCOMPANY
CERTIFICATE OF CORRECTION

OWNER:
FAMILY REAL PROPERTY, LP

cta Engineering & Surveying

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

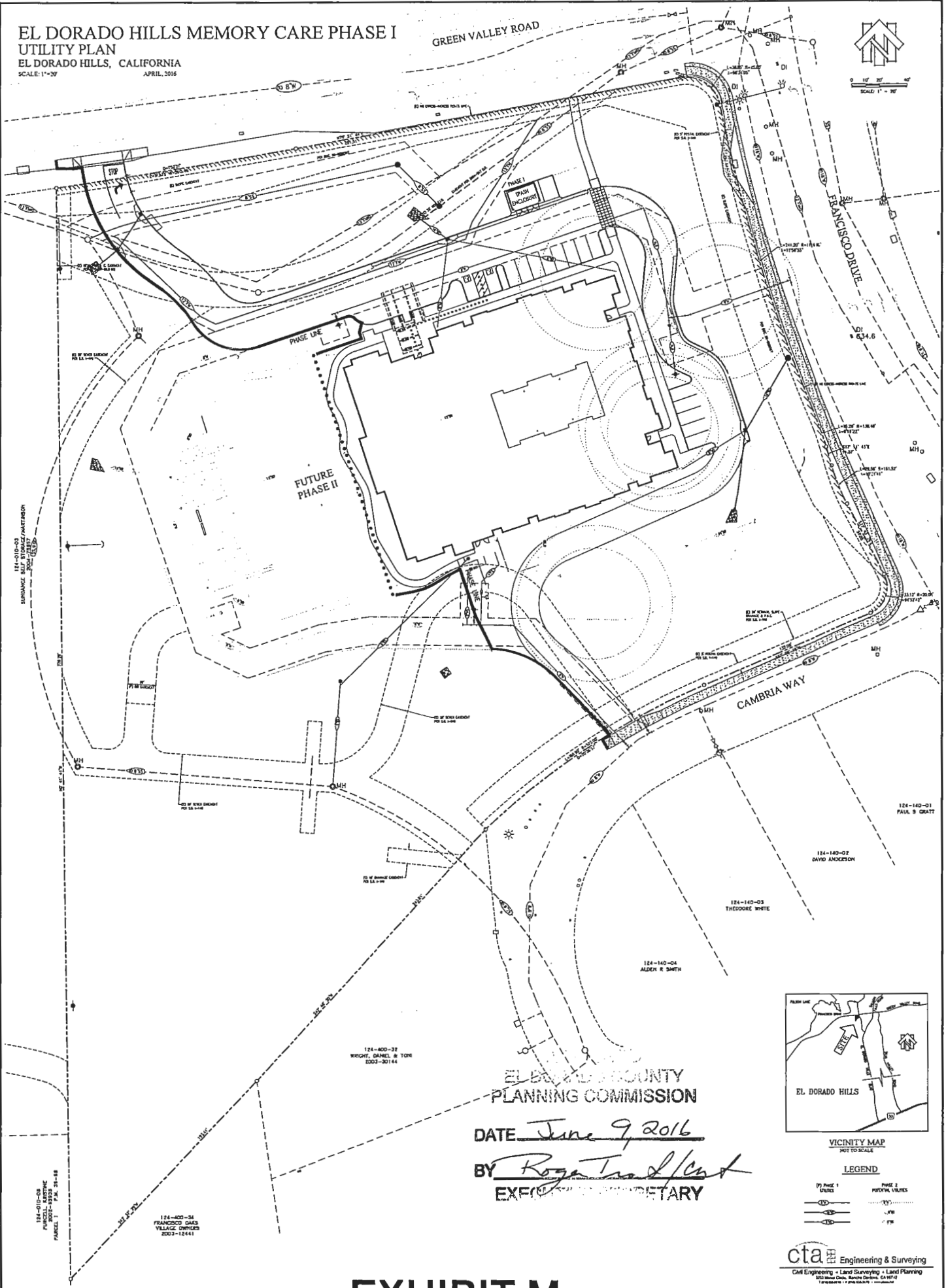
A PORTION OF THE E1/2 OF SECTION 22,
TOWNSHIP 10 NORTH, RANGE 8 EAST,
M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA

EXHIBIT L

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

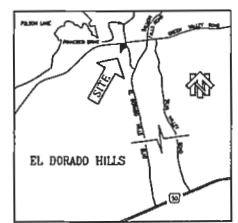
GREEN VALLEY ROAD



EL DORADO COUNTY
 PLANNING COMMISSION

DATE June 9, 2016

BY Roger Treadwell
 EXECUTIVE SECRETARY



VICINITY MAP
 NOT TO SCALE

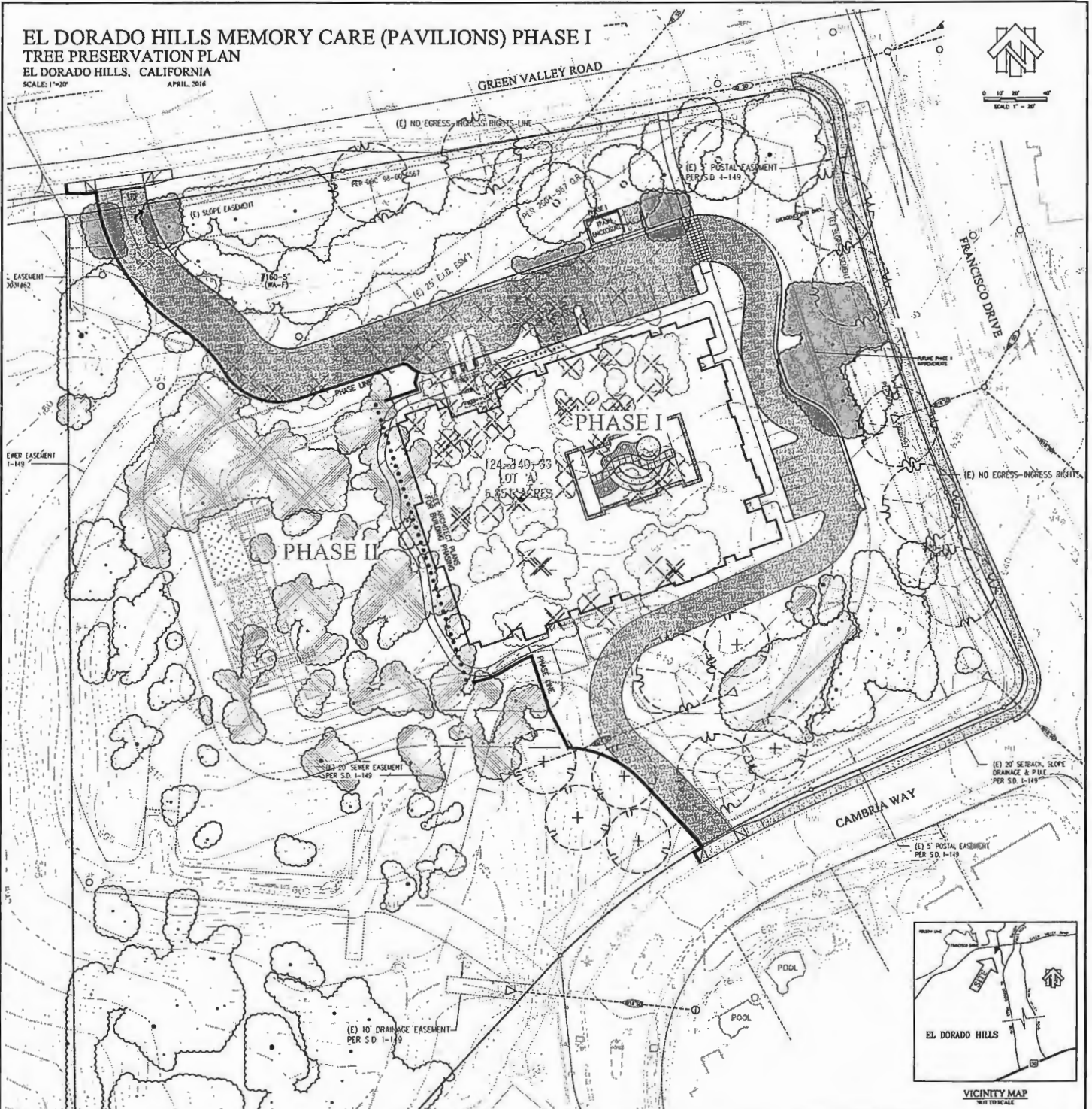
LEGEND

- | | |
|---------------------|----------------------|
| PHASE I
STREET | PHASE I
PROPERTY |
| PHASE I
SEWER | PHASE I
WATER |
| PHASE I
GAS | PHASE I
STORM |
| PHASE I
ELECTRIC | PHASE I
TELEPHONE |

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 5033 Main Street, Suite 200, El Dorado Hills, CA 95620
 Telephone: 916.835.1100

EXHIBIT M

**EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I
TREE PRESERVATION PLAN**
EL DORADO HILLS, CALIFORNIA
SCALE: 1"=20'
APRIL, 2016



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)	

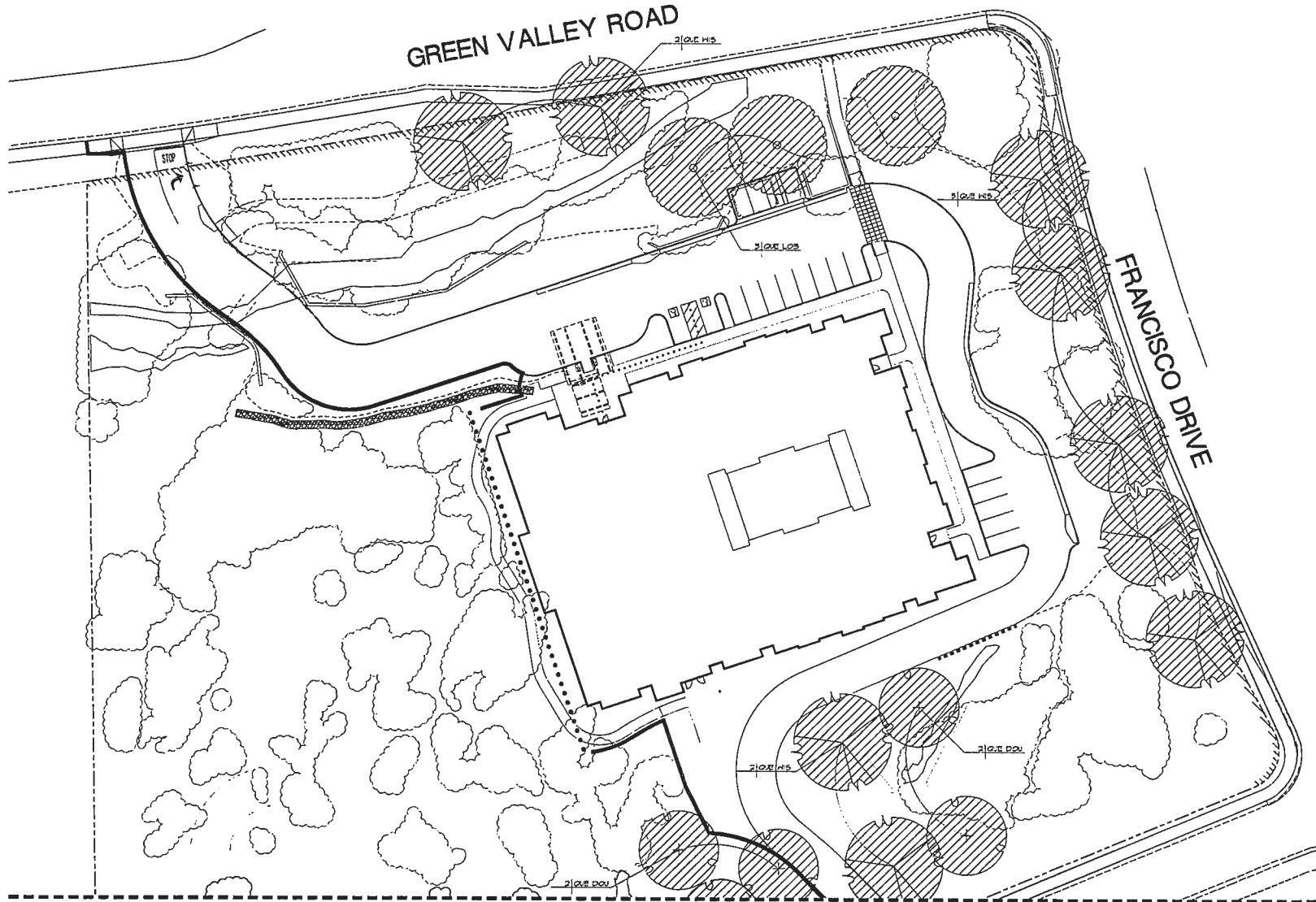
124-400-32
WRIGHT, DANIEL & TONI
2003-30144
EL DORADO COUNTY
PLANNING COMMISSION

DATE June 9, 2016

BY Roger T. [Signature]
EXECUTIVE DIRECTOR

- 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

EXHIBIT O



MATCH LINE SEE SHEET L12



43 YEARS
 Callender Associates
 Landscape Architecture
 1180 San Carlos Drive
 San Jose, CA 95128
 408.261.1112
 FAX: 408.261.1113

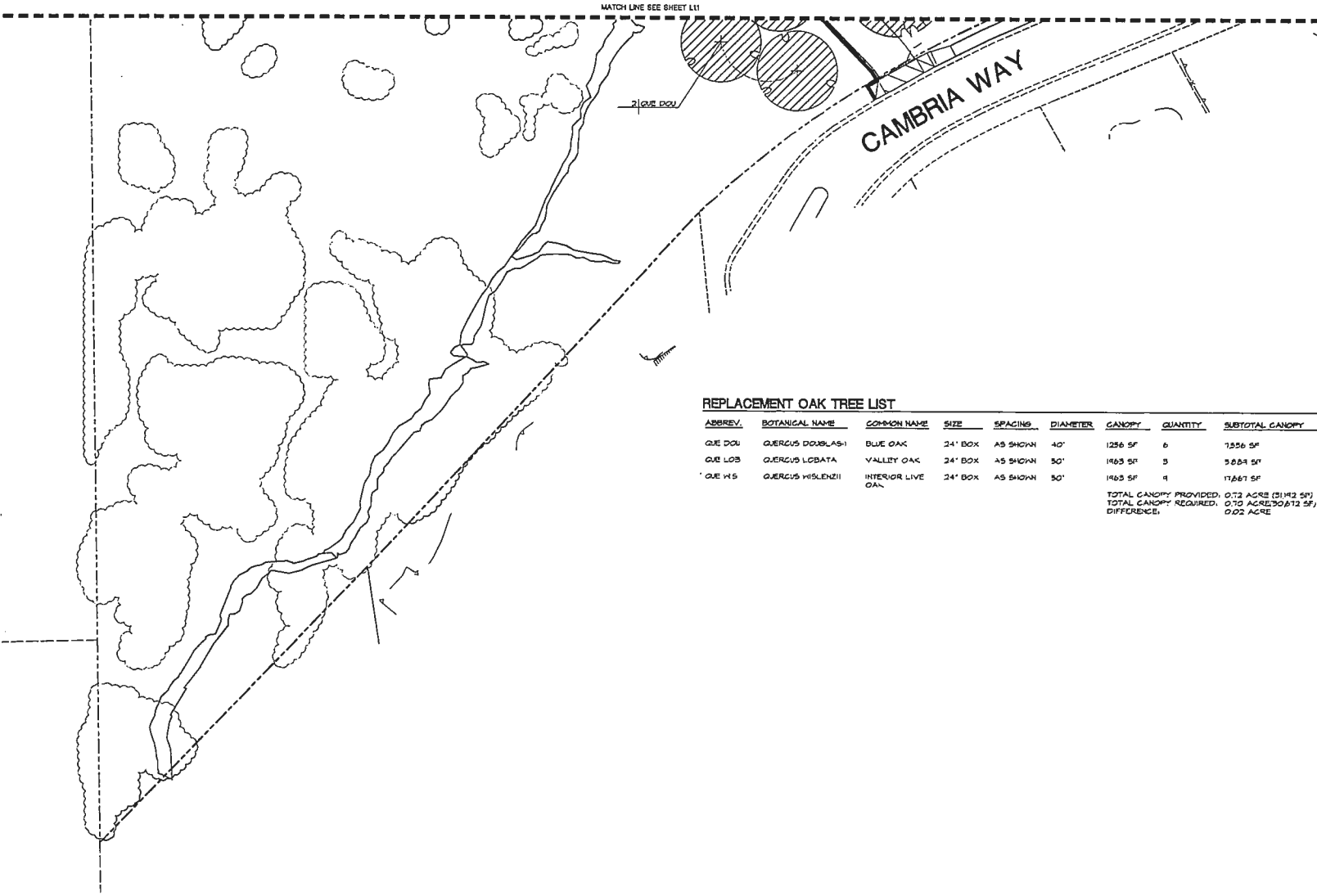
Revisions
1/28/16 Phased Plan
4/14/16 Driveway

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

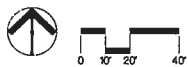
Date	4/14/16
Scale	AS SHOWN
Drawn By	LC
Checked	JM
Project No.	18.006
Client	FRS 6006PLA09

Sheet No. **1.1**
 of



REPLACEMENT OAK TREE LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY
OAK DOU	QUERCUS DOBLYNSII	BLUE OAK	24" BOX	AS SHOWN	40"	1256 SF	6	7536 SF
OAK LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	50"	1463 SF	3	5889 SF
OAK WS	QUERCUS WISLIZII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	50"	1463 SF	4	17667 SF
						TOTAL CANOPY PROVIDED:	0.12 ACRE (31,472 SF)	
						TOTAL CANOPY REQUIRED:	0.10 ACRE(30,612 SF)	
						DIFFERENCE:	0.02 ACRE	



43 YEARS
Callender Associates
 Landscape Architecture
 11180 San Ramon Drive
 San Ramon, CA 94583
 925.371.1112
 Fax: 925.371.1113

JGHA
 JOURNAL OF GREEN ARCHITECTURE

Revisions
 1/26/18 Phased Plan
 4/14/18 Driveway

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

Date: 4/14/18
 Scale: AS SHOWN
 Drawn By: LC
 Checked: LM
 Project No.: 15.006
 Cadd File: 15006.dwg

Sheet No.
12
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