

# El Dorado Hills Memory Care (The Pavilions) File No. PD15-0003

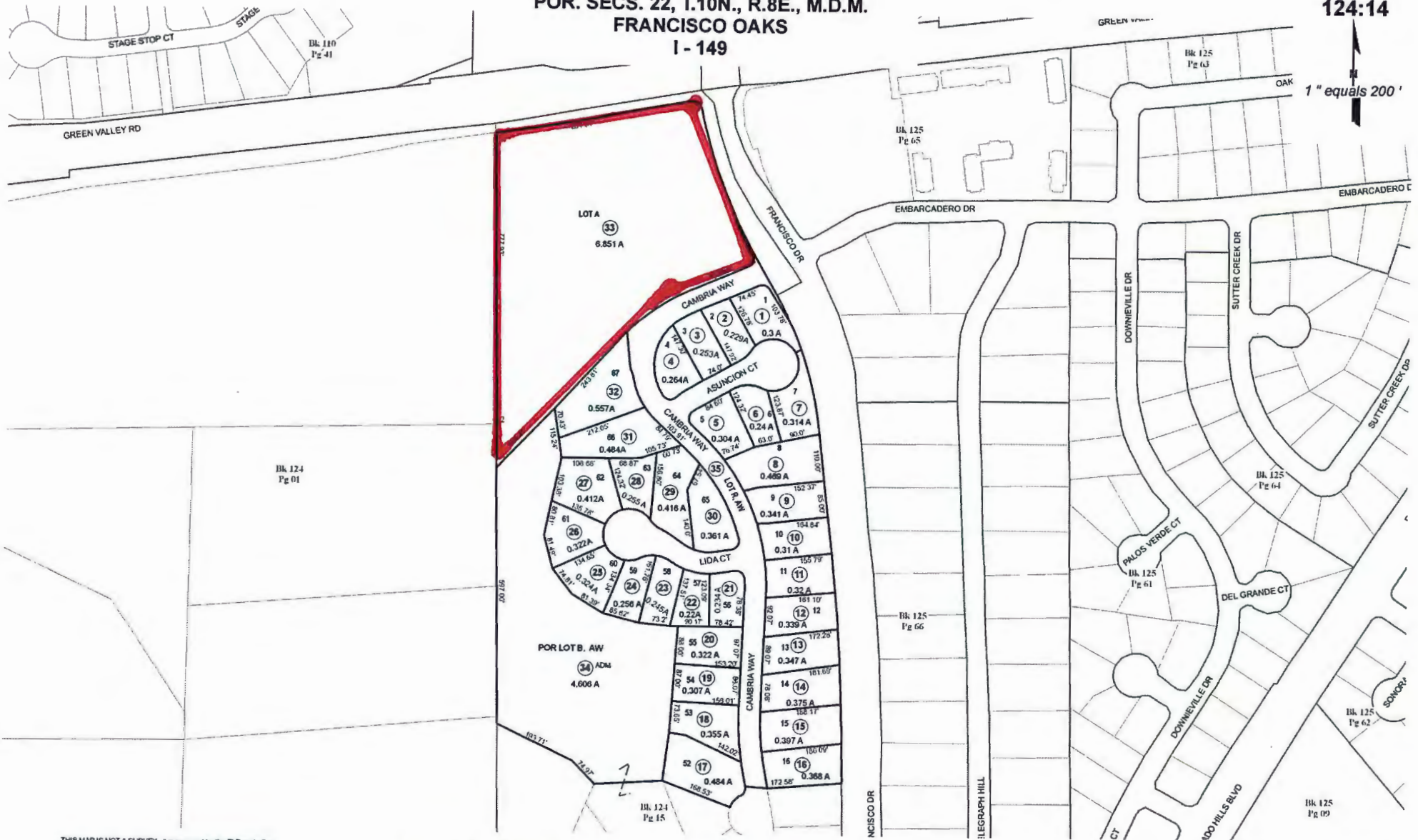


**Exhibit A - Location Map**

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

124:14

1" equals 200'



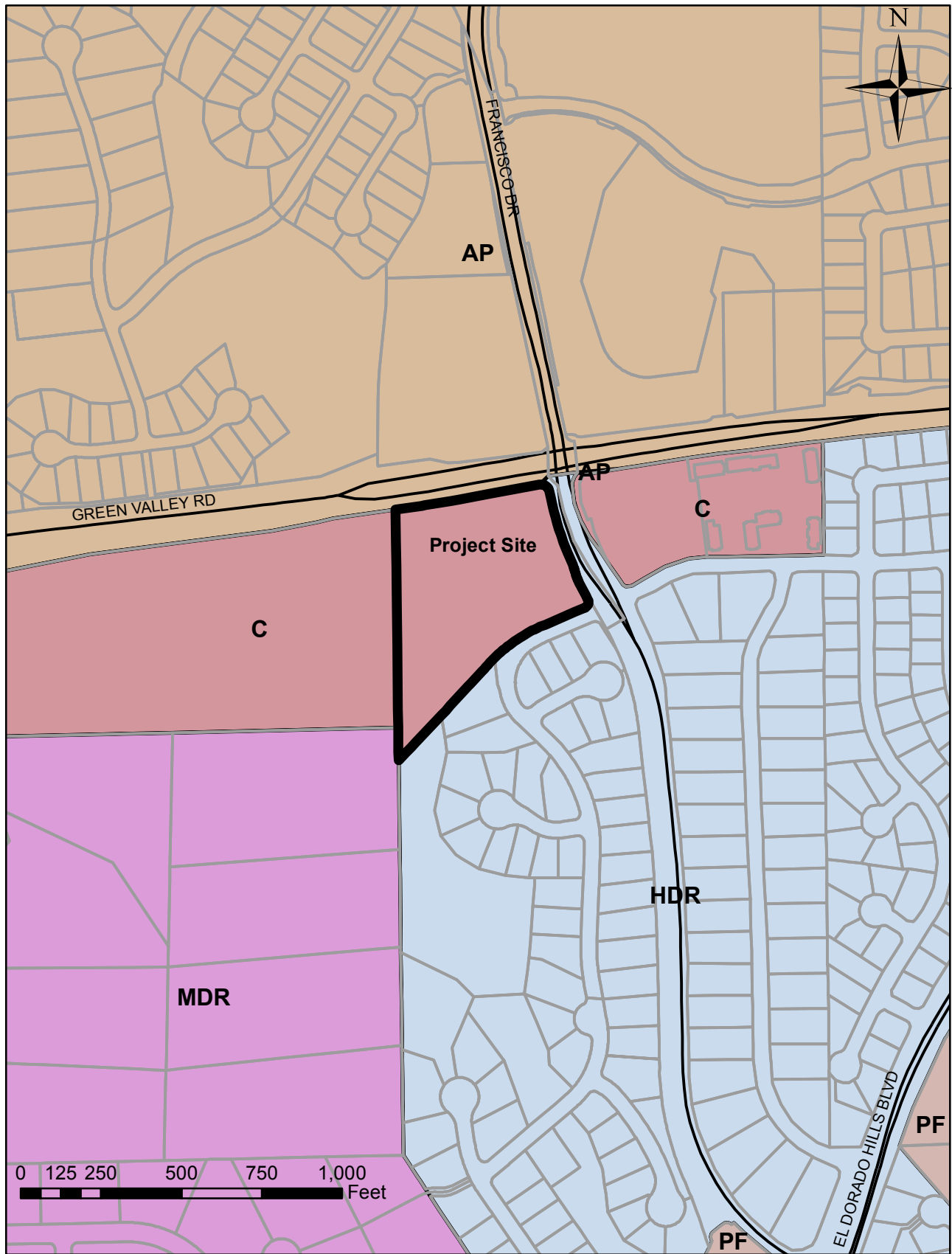
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

Adjacent Map Pages Shown in Grey Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

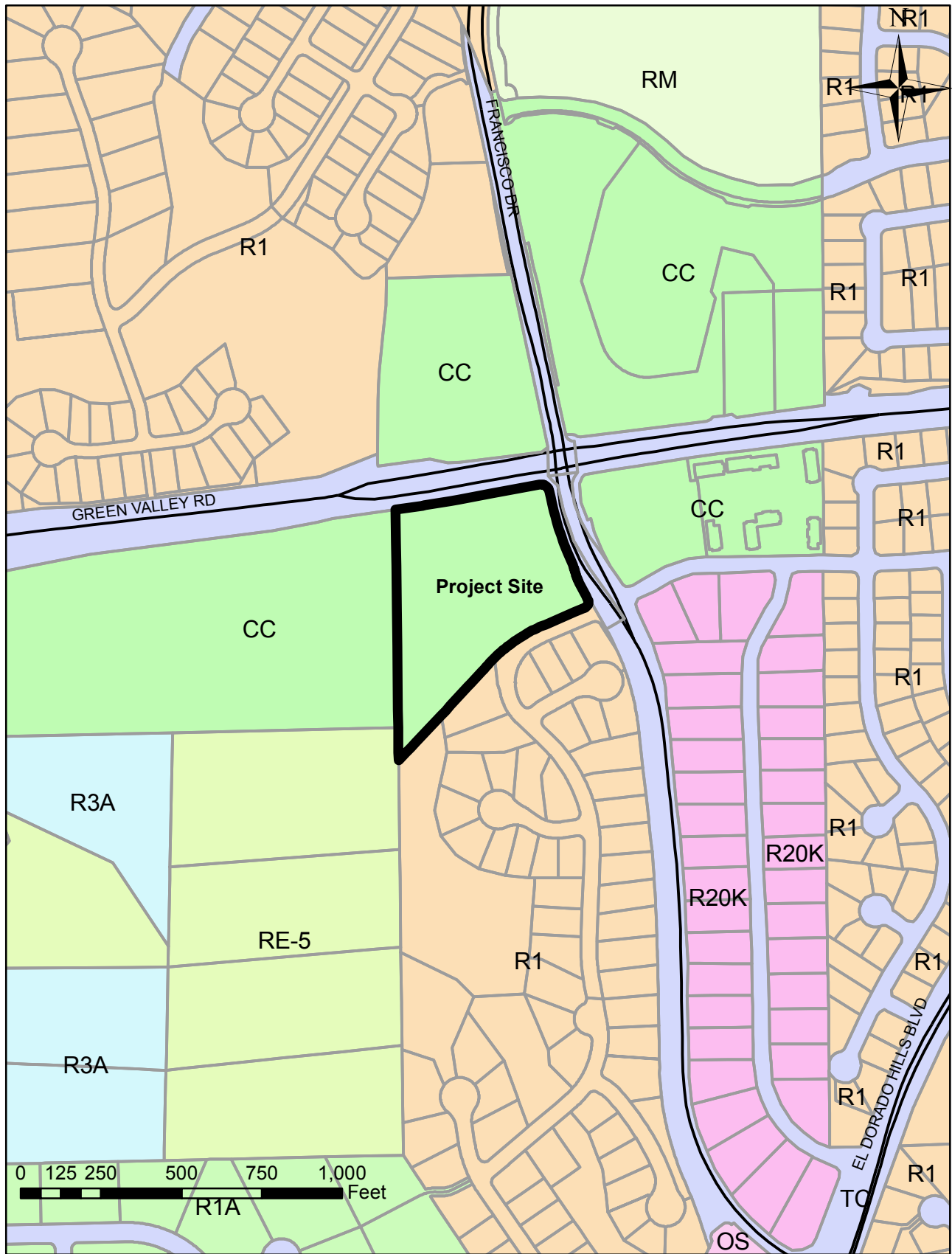
Rev. July 12, 2006 Assessor's Map Bk. 124 - Pg. 14  
 County of El Dorado, CA

# El Dorado Hills Memory Care (The Pavilions) File No. PD15-0003



**Exhibit C - General Plan Land Use Map**

# El Dorado Hills Memory Care (The Pavilions) File No. PD15-0003



**Exhibit D - Zone Map**

# El Dorado Hills Memory Care (The Pavilions) File No. PD15-0003



Surrounding Land Uses and Setting			
	Zoning	General Plan	Land Use/Improvements
Site	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Undeveloped
North	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial
South	One-Family Residential-Planned Development (R1-PD)	High Density Residential (HDR)	Residential
East	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial

## Exhibit D - Aerial Map

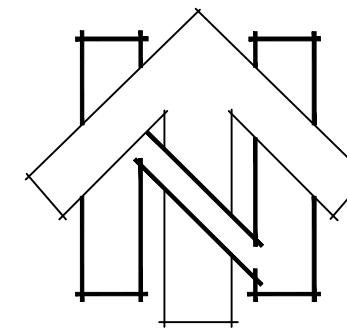
# EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I

## SITE PLAN

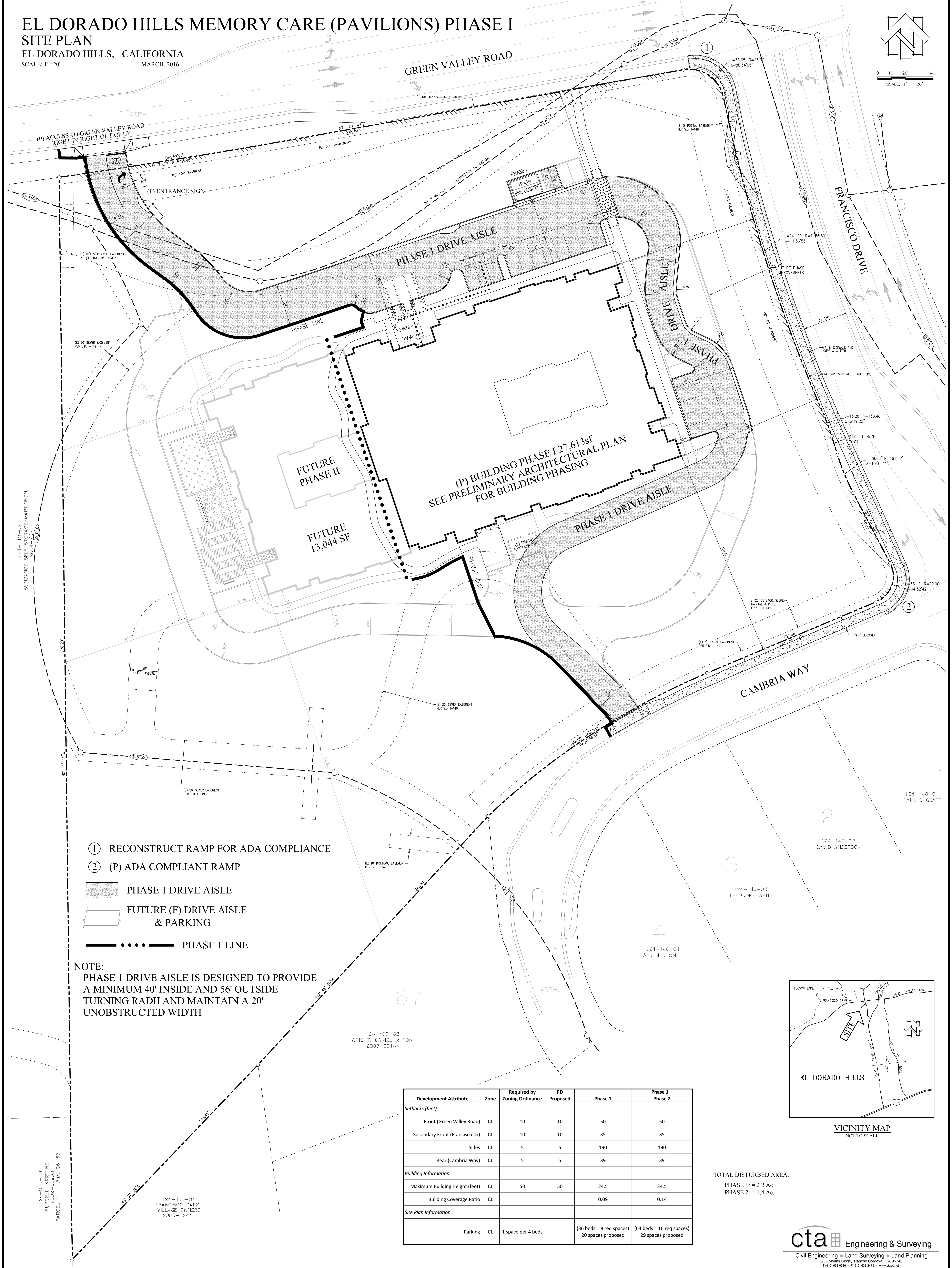
EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20'

MARCH, 2016



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



① RECONSTRUCT RAMP FOR ADA COMPLIANCE

② (P) ADA COMPLIANT RAMP

PHASE I DRIVE AISLE

FUTURE (F) DRIVE AISLE & PARKING

PHASE I LINE

**NOTE:**

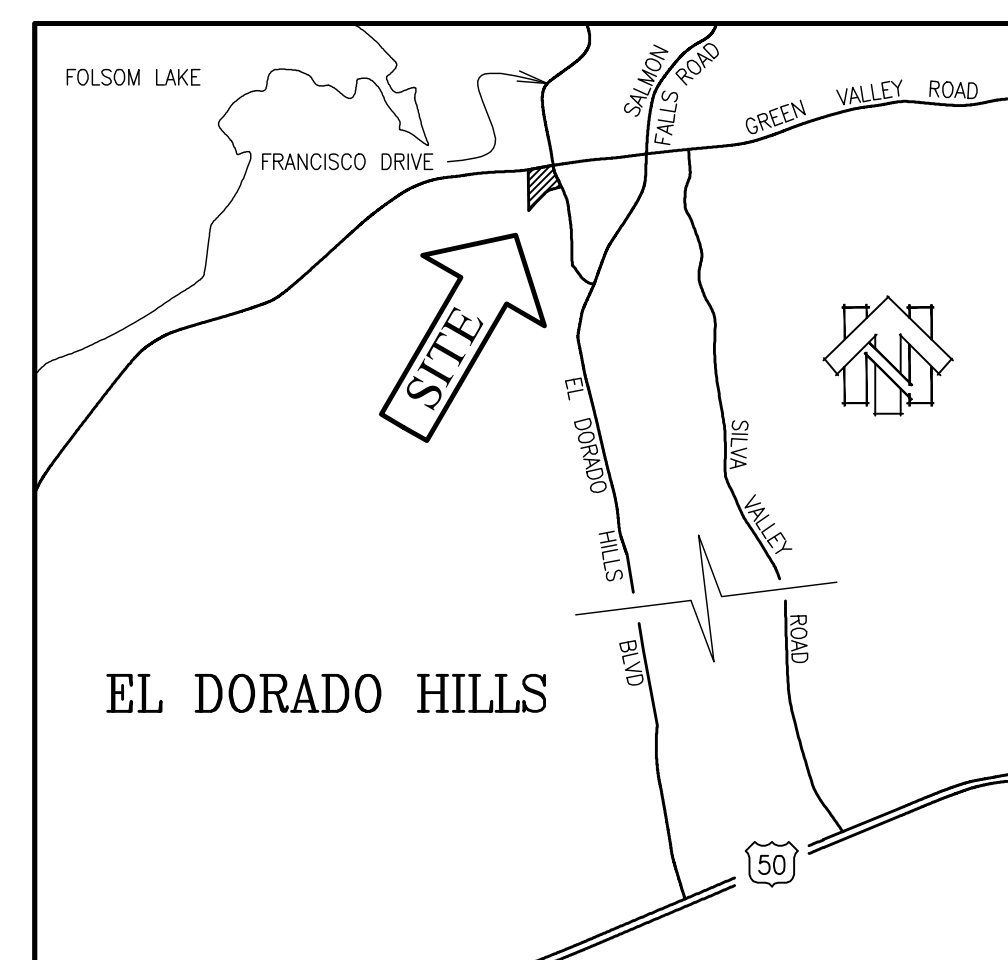
PHASE I DRIVE AISLE IS DESIGNED TO PROVIDE A MINIMUM 40' INSIDE AND 56' OUTSIDE TURNING RADII AND MAINTAIN A 20' UNOBSTRUCTED WIDTH

Development Attribute	Zone	Required by Zoning Ordinance	PD Proposed	Phase 1	Phase 1 + Phase 2
<b>Setbacks (feet)</b>					
Front (Green Valley Road)	CL	10	10	50	50
Secondary Front (Francisco Dr)	CL	10	10	35	35
Sides	CL	5	5	190	190
Rear (Cambria Way)	CL	5	5	39	39
<b>Building Information</b>					
Maximum Building Height (feet)	CL	50	50	24.5	24.5
Building Coverage Ratio	CL			0.09	0.14
<b>Site Plan Information</b>					
Parking	CL	1 space per 4 beds		(36 beds = 9 req spaces) 20 spaces proposed	(64 beds = 16 req spaces) 29 spaces proposed

TOTAL DISTURBED AREA:

PHASE 1 = 2.2 Ac.

PHASE 2 = 1.4 Ac.



VICINITY MAP  
NOT TO SCALE



Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation



Building Section

PHASE 1 | SCHEMATIC ELEVATIONS & SECTION



Front Elevation



Left Side Elevation

Right Side Elevation



Rear Elevation



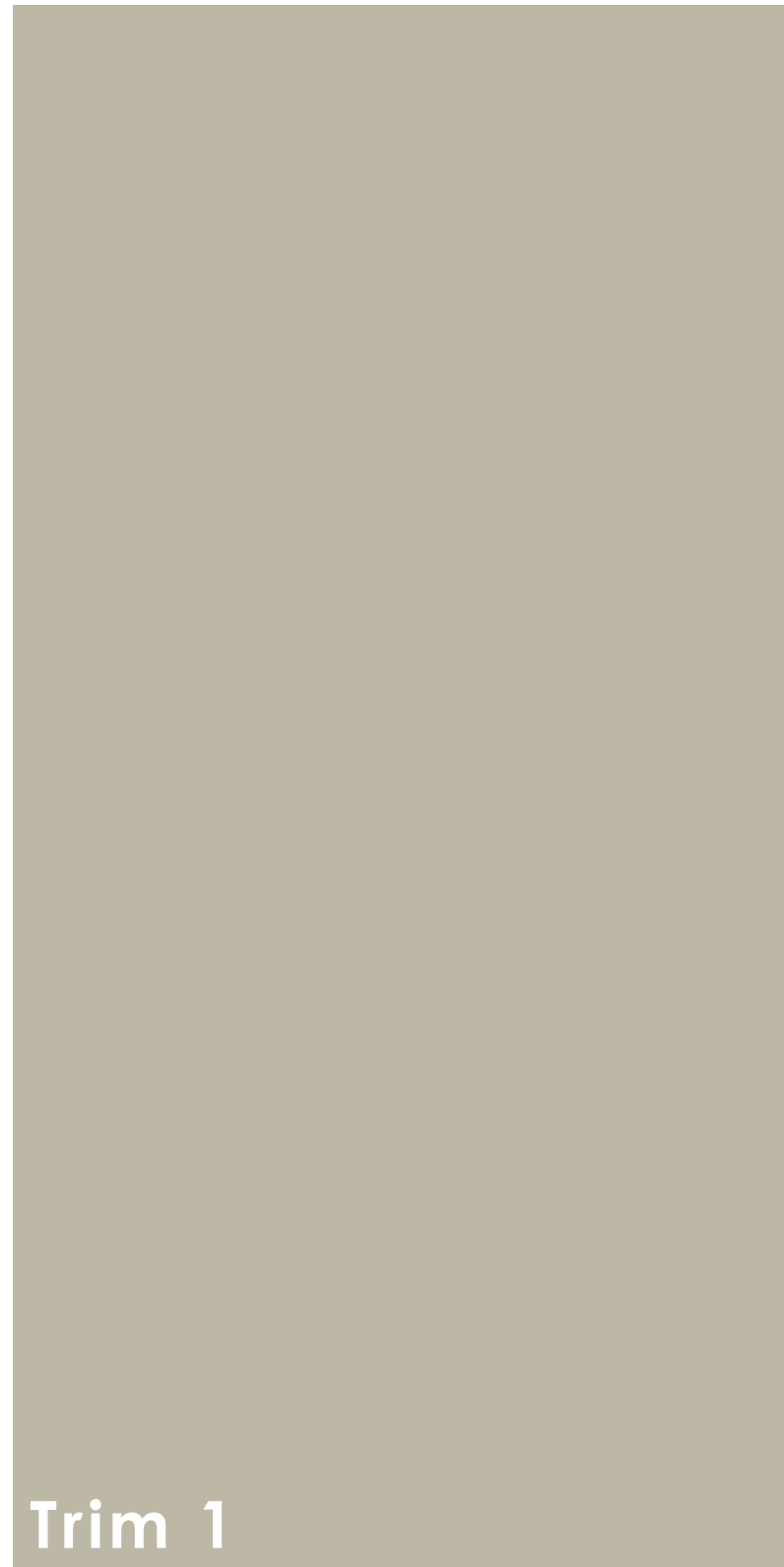
Building Section

PHASE 1 + PHASE 2 | SCHEMATIC ELEVATIONS & SECTION

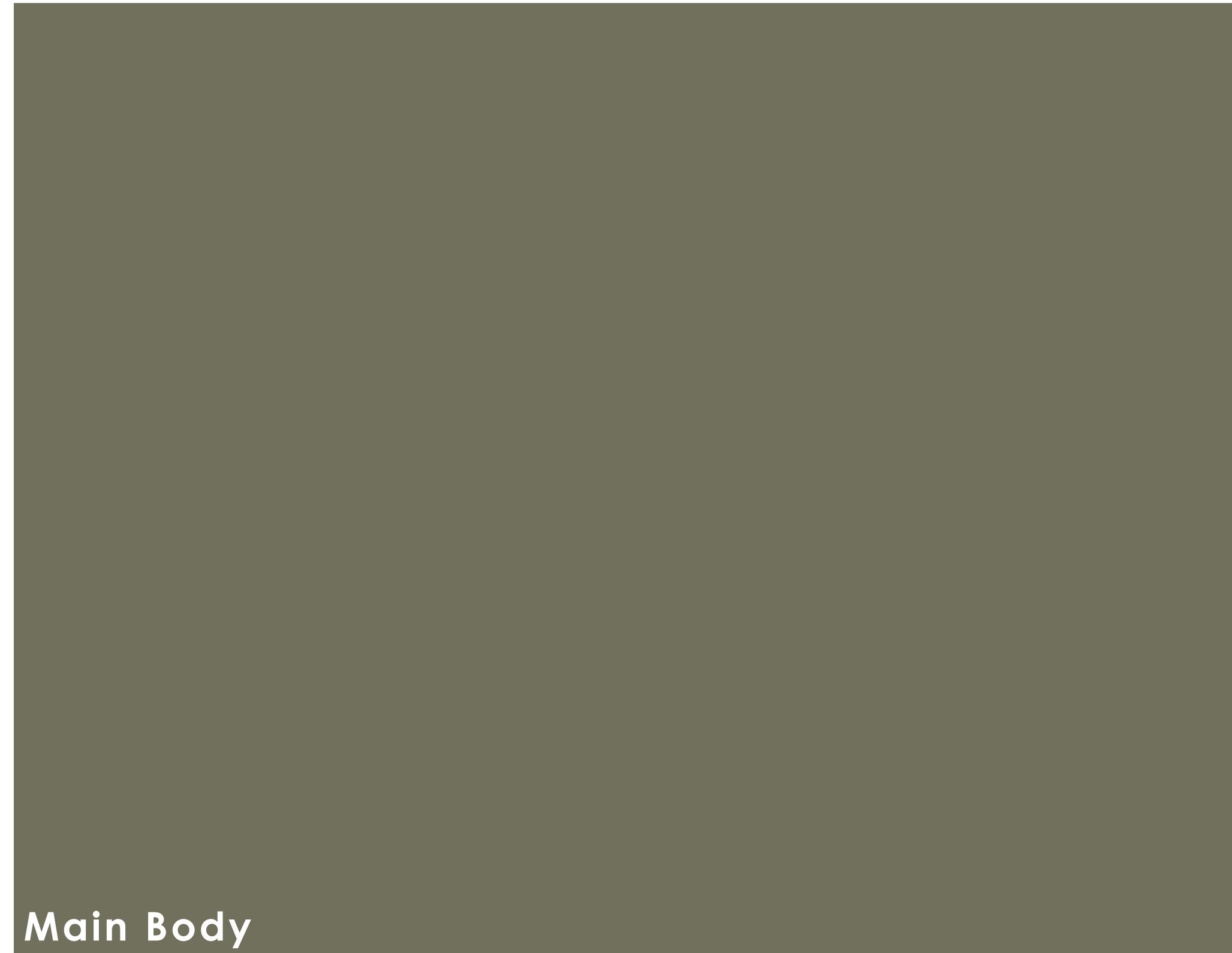




Trim 2



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	Fascias, Barge Rafter, Wood Brackets
Stone	Saratoga	Rustic Ledge	Masonry

## Color & Materials

THE VINEYARD AT FOUNTAIN GROVE MC  
 City of Santa Rosa, California

313' - 5 1/2"

206' - 0"

159' - 6"



# BUILDING FLOOR PLAN

Winn Communities  
Sierra Capital &  
Investment

## EL DORADO HILLS MEMORY CARE

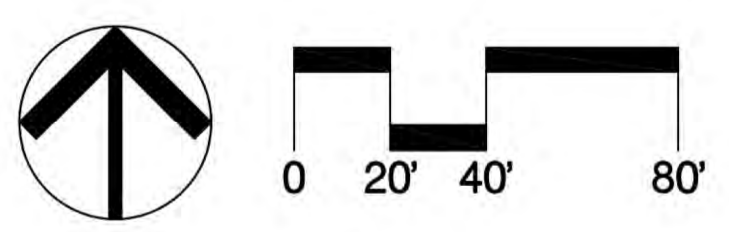
City of El Dorado Hills, California

JO-A PROJECT NUMBER: 14199 | DATE: 01.15.2016 | © JEFFREY DUMURS + ASSOCIATES ARCHITECTS PLANNERS, INC.



1

5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3790 | WWW.JDAARCH.COM

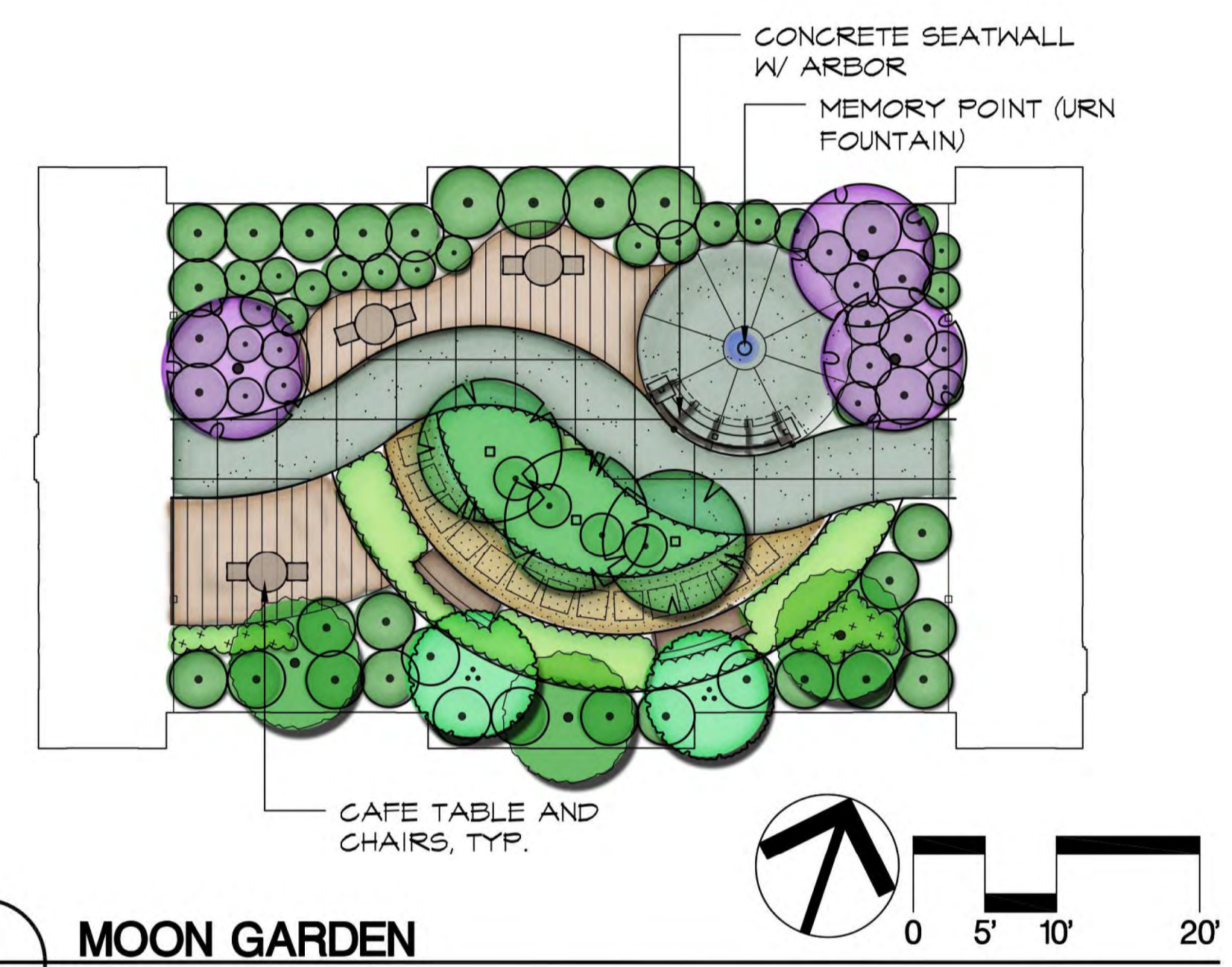


**LEGEND**

- PROPERTY LINE
- SHRUB MASS
- GROUNDCOVER / ORNAMENTAL GRASS MASSING
- EXISTING TREE CANOPY TO REMAIN
- ▲ VINE
- CONCRETE PAVEMENT, TYPE 2
- INTERLOCKING PAVERS
- DECOMPOSED GRANITE PAVEMENT
- NON-IRRIGATED HYDROSEED
- EXISTING NON-IRRIGATED LAND TO REMAIN

**REPLACEMENT OAK TREE LIST**

ABBREY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY	
QUE DOU	QUERCUS DOUGLASII	BLUE OAK	24" BOX	AS SHOWN	40'	1256 SF	6	7,536 SF	
QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	50'	1963 SF	3	5,889 SF	
QUE WIS	QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	50'	1963 SF	9	17,667 SF	
TOTAL CANOPY PROVIDED:							0.72 ACRE (31,192 SF)		
TOTAL CANOPY REQUIRED:							0.70 ACRE (30,672 SF)		
DIFFERENCE:							0.02 ACRE		



**1 L1 MOON GARDEN ENLARGEMENT PLAN**

**TREE LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
●	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	15 GALLON	AS SHOWN	2
●	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	AS SHOWN	6
●	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON	AS SHOWN	3
●	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	AS SHOWN	3
●	CHILOPSIS LINEARIS 'HOPE'	DESERT WILLOW	15 GALLON	AS SHOWN	3
●	CHIONANTHUS RETUSUS	FRINGE TREE	15 GALLON	AS SHOWN	3
●	CHITALPA TASHKENTENSIS	PINK DAWN	24" BOX	AS SHOWN	3
●	QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	9
●	QUERCUS DOUGLASII	BLUE OAK	24" BOX	AS SHOWN	6
●	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	3
●	QUERCUS PALUSTRIS	PIN OAK	24" BOX	AS SHOWN	4



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**Revisions**

11/25/15	Phased Plan
4/14/16	Driveway

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

Date	4/14/16
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006la.dwg

Sheet No.  
**1**  
of 1



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LFP	Wattage
□	AA	13	ARI13-18M-MV-NW-3-DB-1700	ARI13-18M-MV-NW-3-DB-1700 LUMINAIRE LEDS WITH OPTICS		1	15916.13	0.96	165.91
⊗	BB	8	OSAR-LED-PM2000S-AC-PT-WHT	Forlino LED SLM 2000 22W/950	LED LUMINAIRE OUTPUT = 950 LMS	1	950	0.86	27.5

Statistics							
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin	AvgMax
Site Calculation	+	2.9 fc	8.0 fc	0.0 fc	N/A	N/A	0.41

**ARIETA™13**  
LED Area Luminaire



Elegant Silhouette.  
High Performance.  
Rightsized.

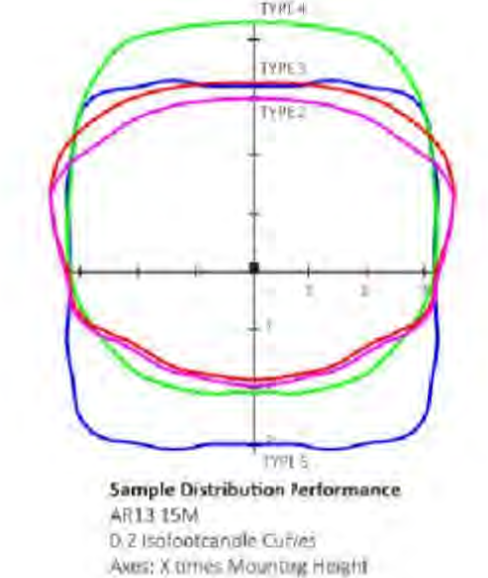
**ARCHITECTURAL**

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 Efficacy
  - 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

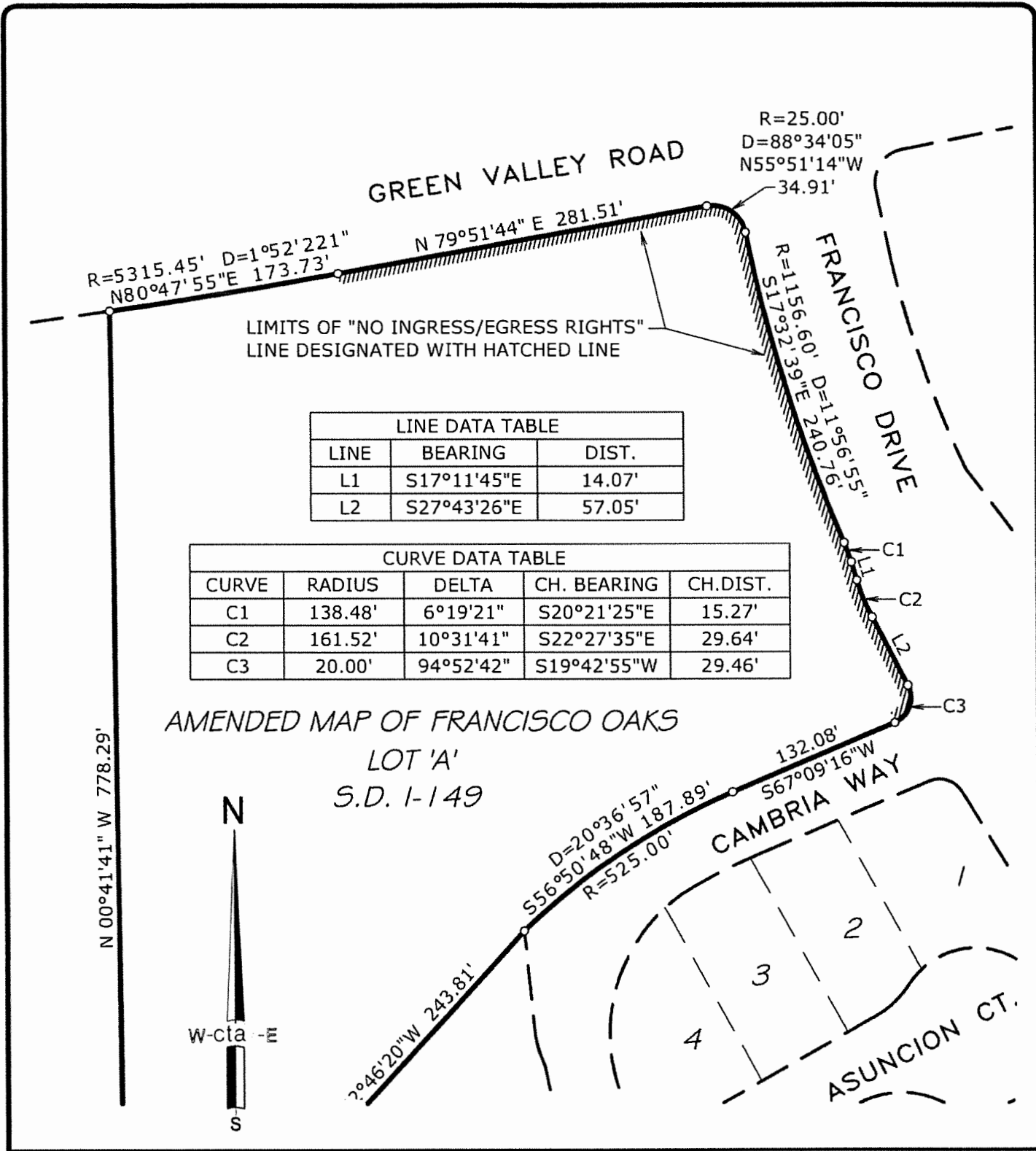


3 Fixture "BB"  
NTS

Sheet Revisions		
#	DATE	COMMENT



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'



EXHIBIT 'A'  
 PLAT TO ACCOMPANY  
 CERTIFICATE OF CORRECTION

OWNER:  
 FAMILY REAL PROPERTY, LP

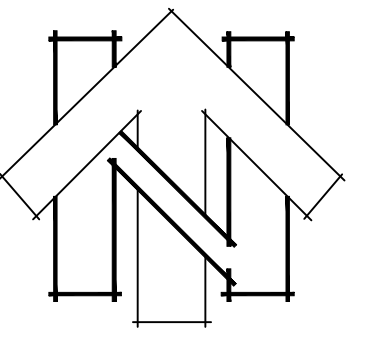
cta Engineering & Surveying

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	

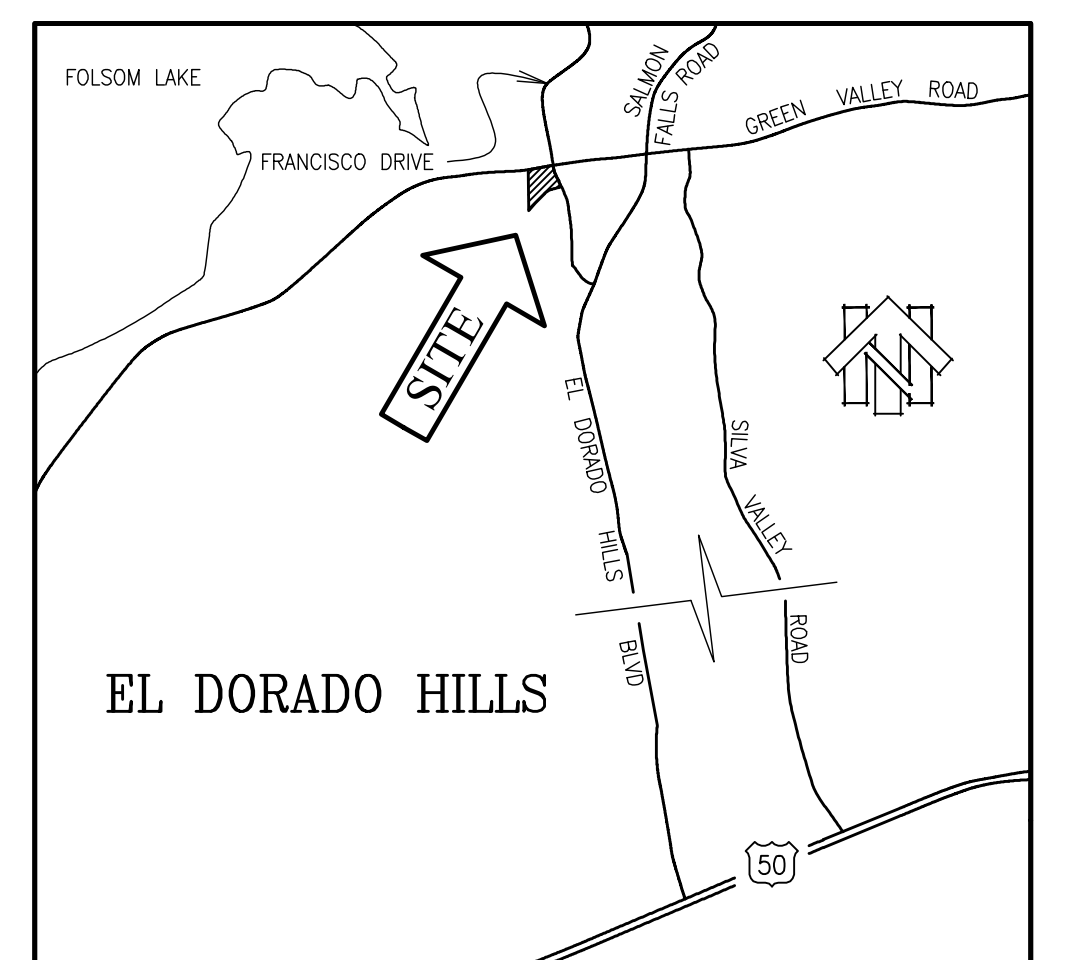
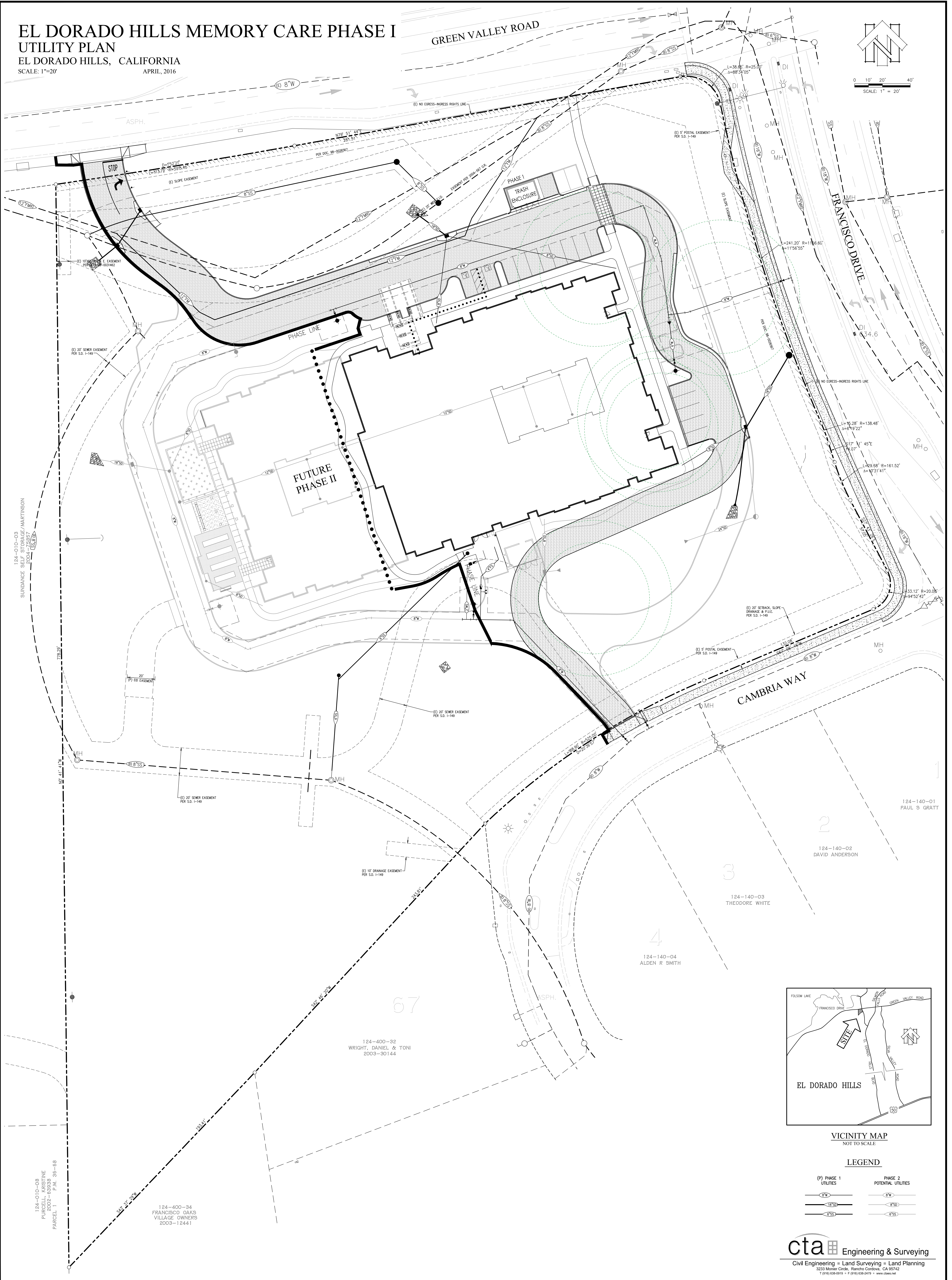
# EL DORADO HILLS MEMORY CARE PHASE I UTILITY PLAN

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

GREEN VALLEY ROAD



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



### LEGEND

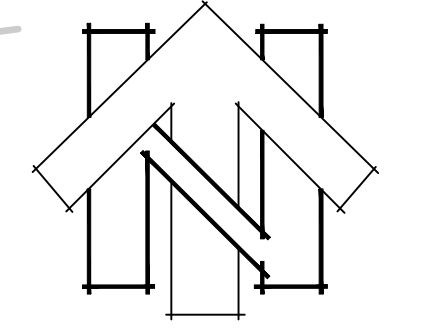
(P) PHASE 1 UTILITIES	PHASE 2 POTENTIAL UTILITIES
8" W	8" W
12" S	12" S
8" G	8" G
8" ST	8" ST

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

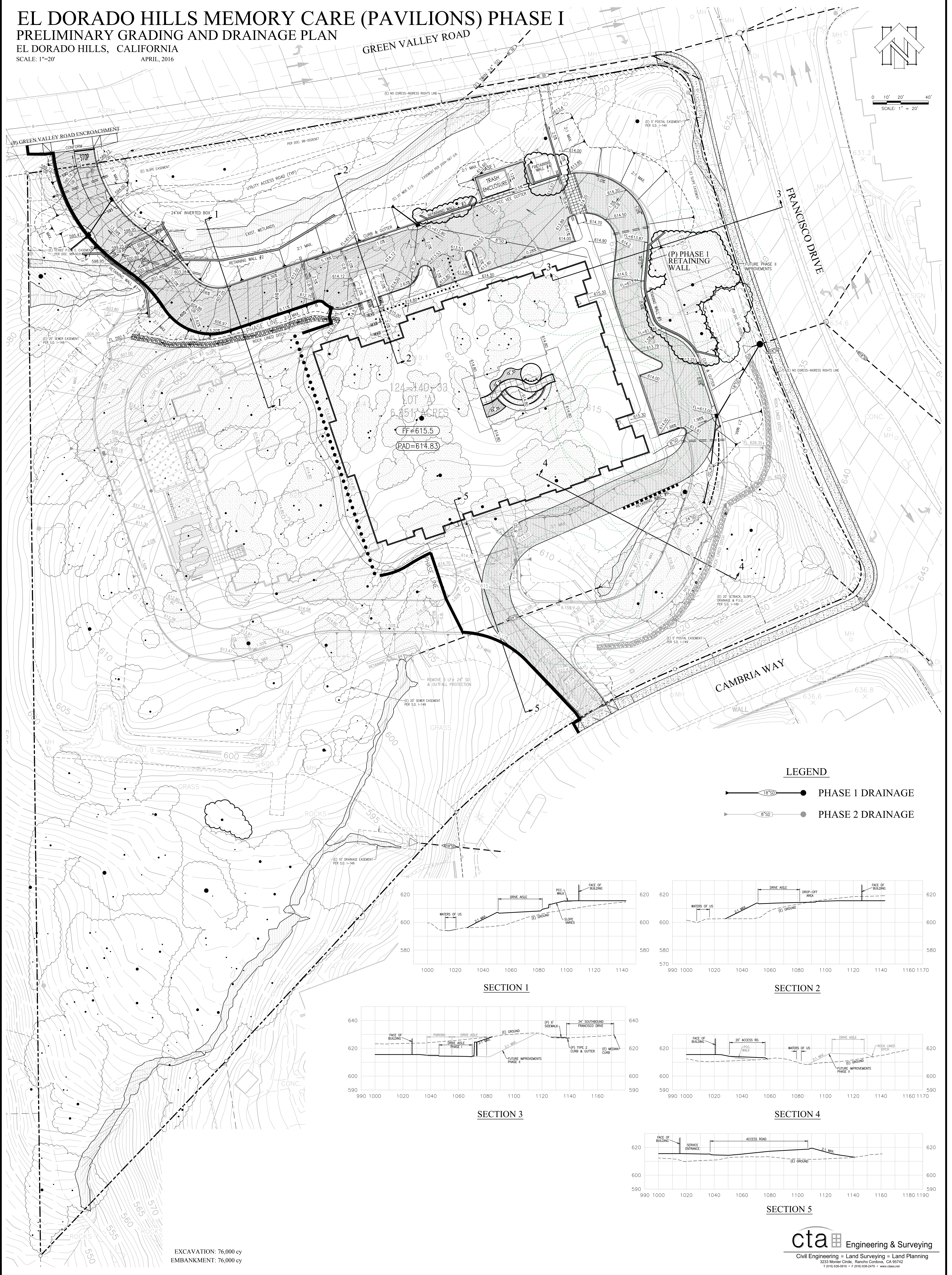
# EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I PRELIMINARY GRADING AND DRAINAGE PLAN

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

GREEN VALLEY ROAD

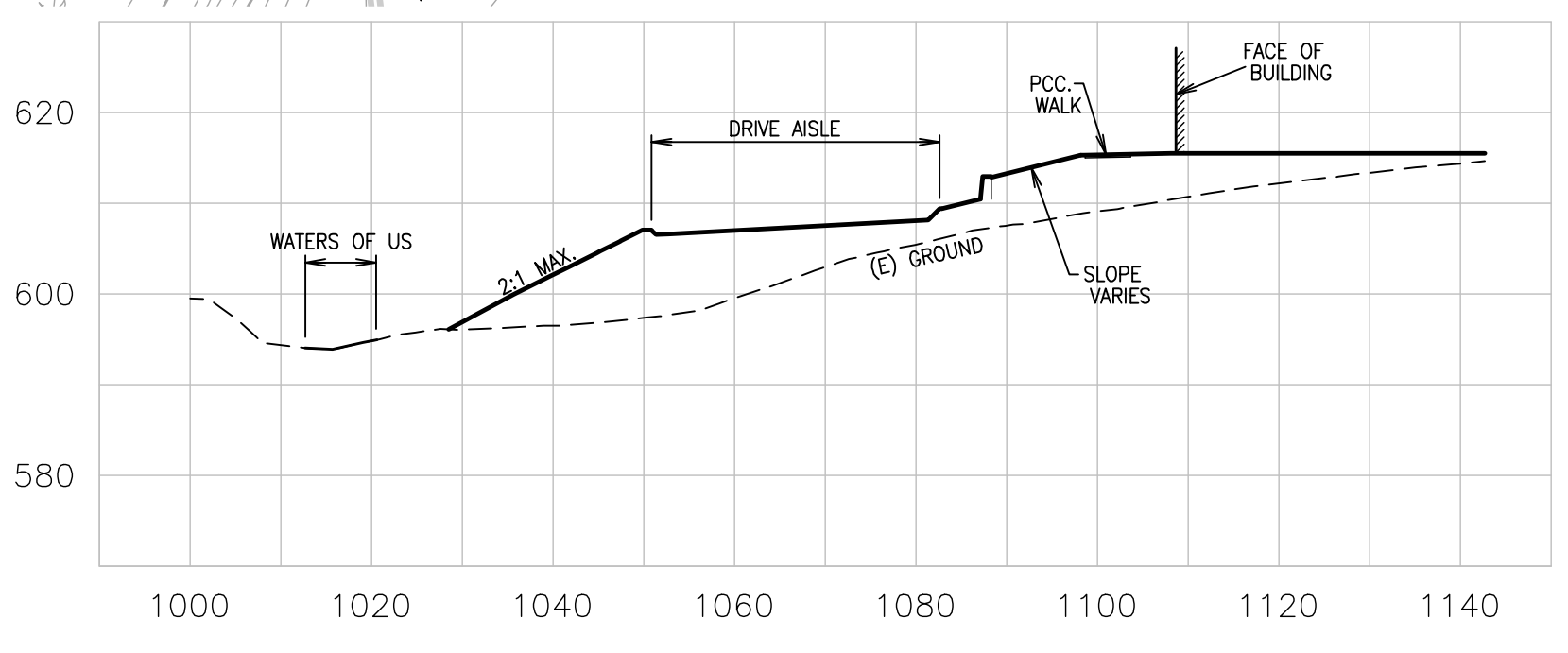


0 10' 20' 40'  
SCALE: 1" = 20'

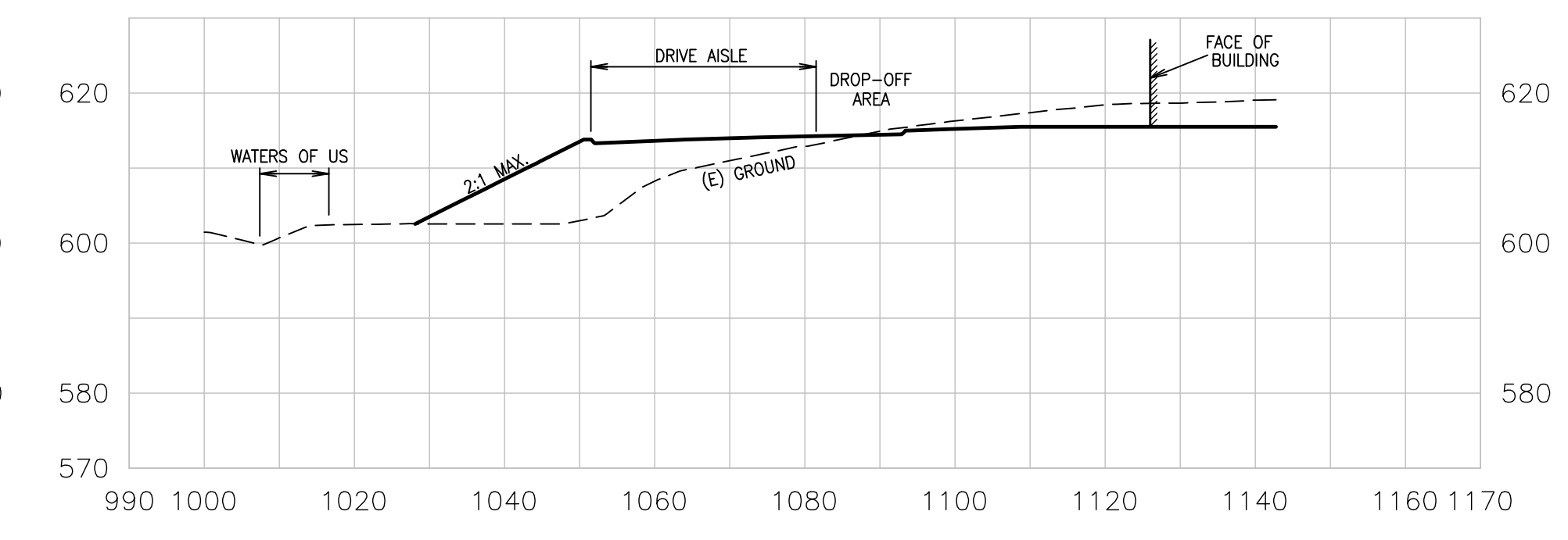


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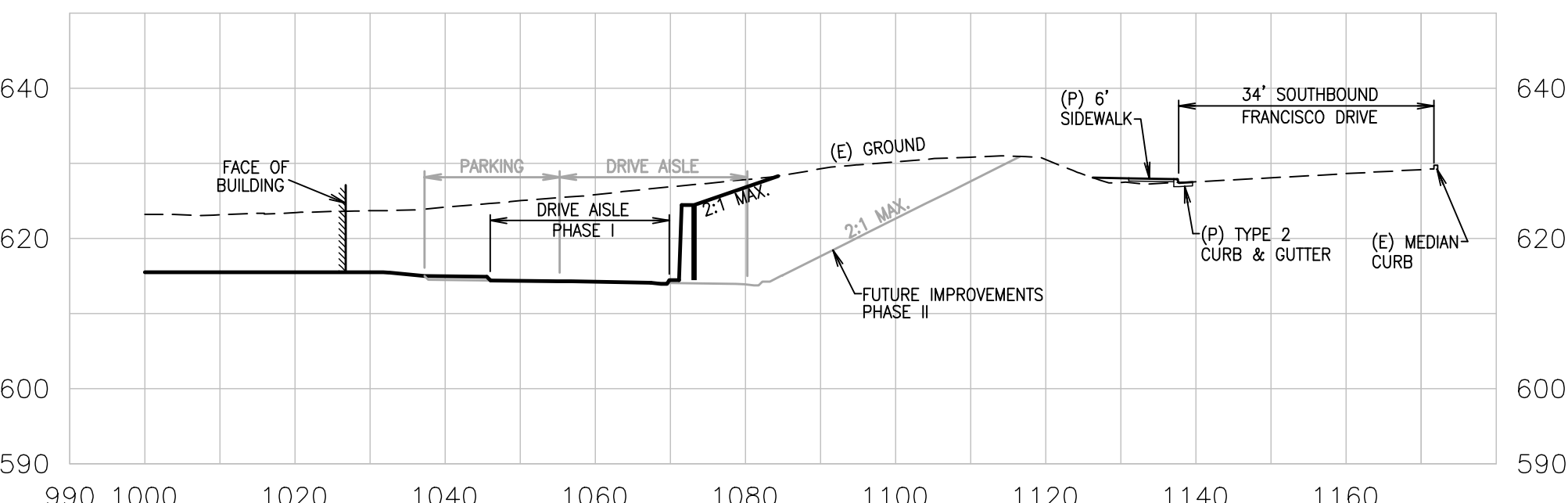
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- 



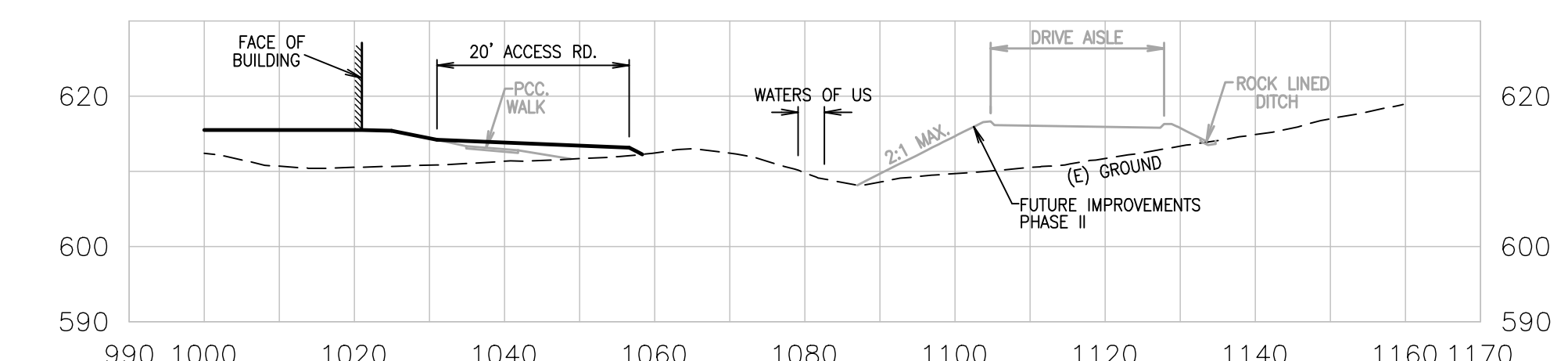
SECTION 1



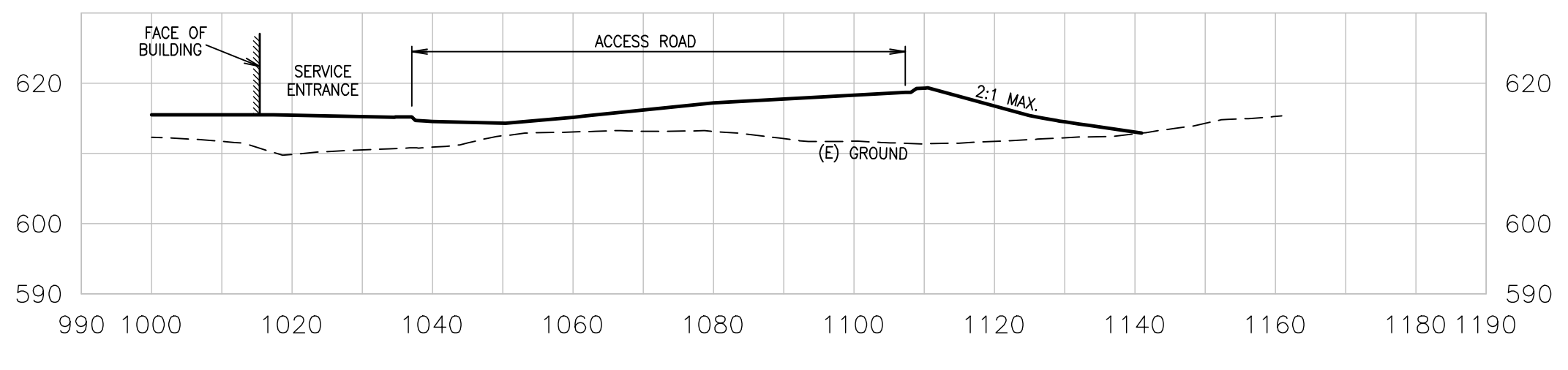
SECTION 2



SECTION 3



SECTION 4



SECTION 5

EXCAVATION: 76,000 cy  
EMBANKMENT: 76,000 cy



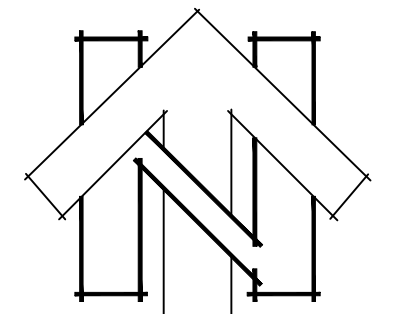
# EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I

## TREE PRESERVATION PLAN

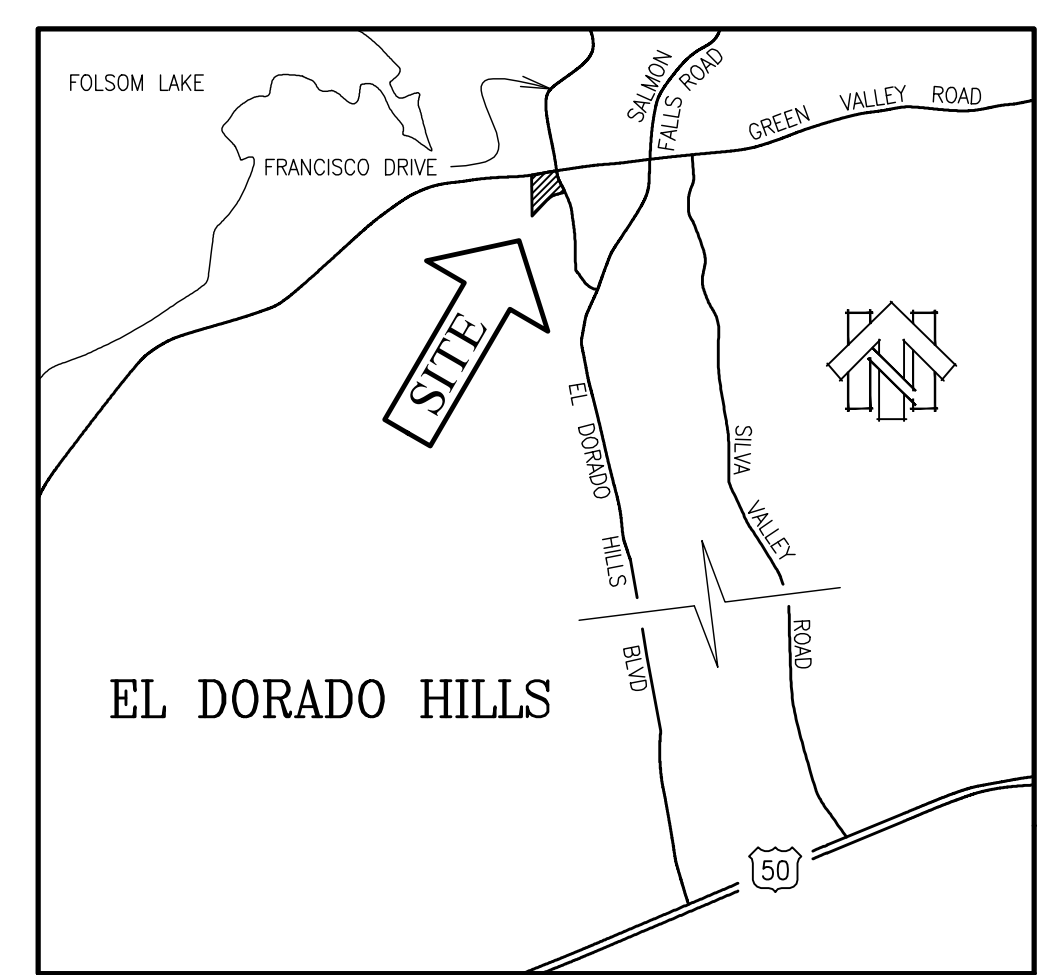
EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20'

APRIL, 2016



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



VICINITY MAP  
NOT TO SCALE

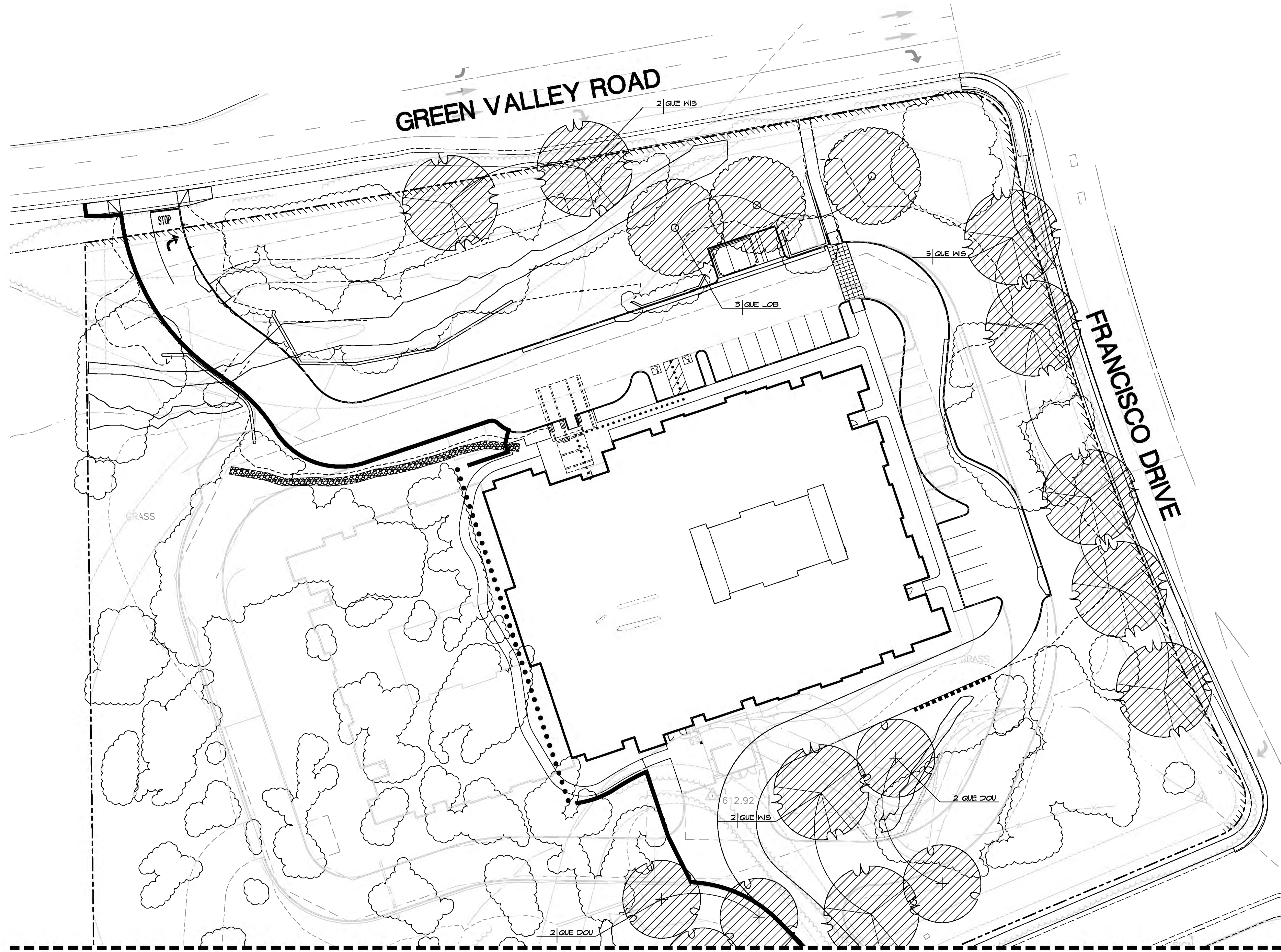
PHASE I	
EXISTING SITE	CANOPY RETENTION ANALYSIS
AREA - 298,388 sf	(P) CANOPY REMOVAL - 25,178 sf
CANOPY AREA - 136,750 sf	(P) CANOPY RETENTION - 111,572 sf (81.6%)
PERCENT CANOPY COVER - 45.83%	
REQUIRED CANOPY RETENTION PER OPTION A - 80% (109,400 sf)	

**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

124-400-32  
WRIGHT, DANIEL & TONI  
2003-30144

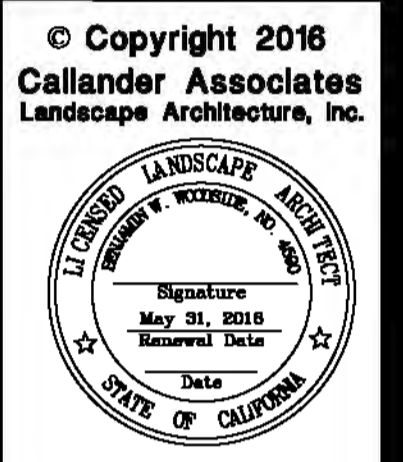
AMENDED PLAT OF FRANCISCO OAKS  
S.D. 1-149



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F 916.635.9153



Revisions	
11/25/15	Phased Plan
4/14/16	Driveway

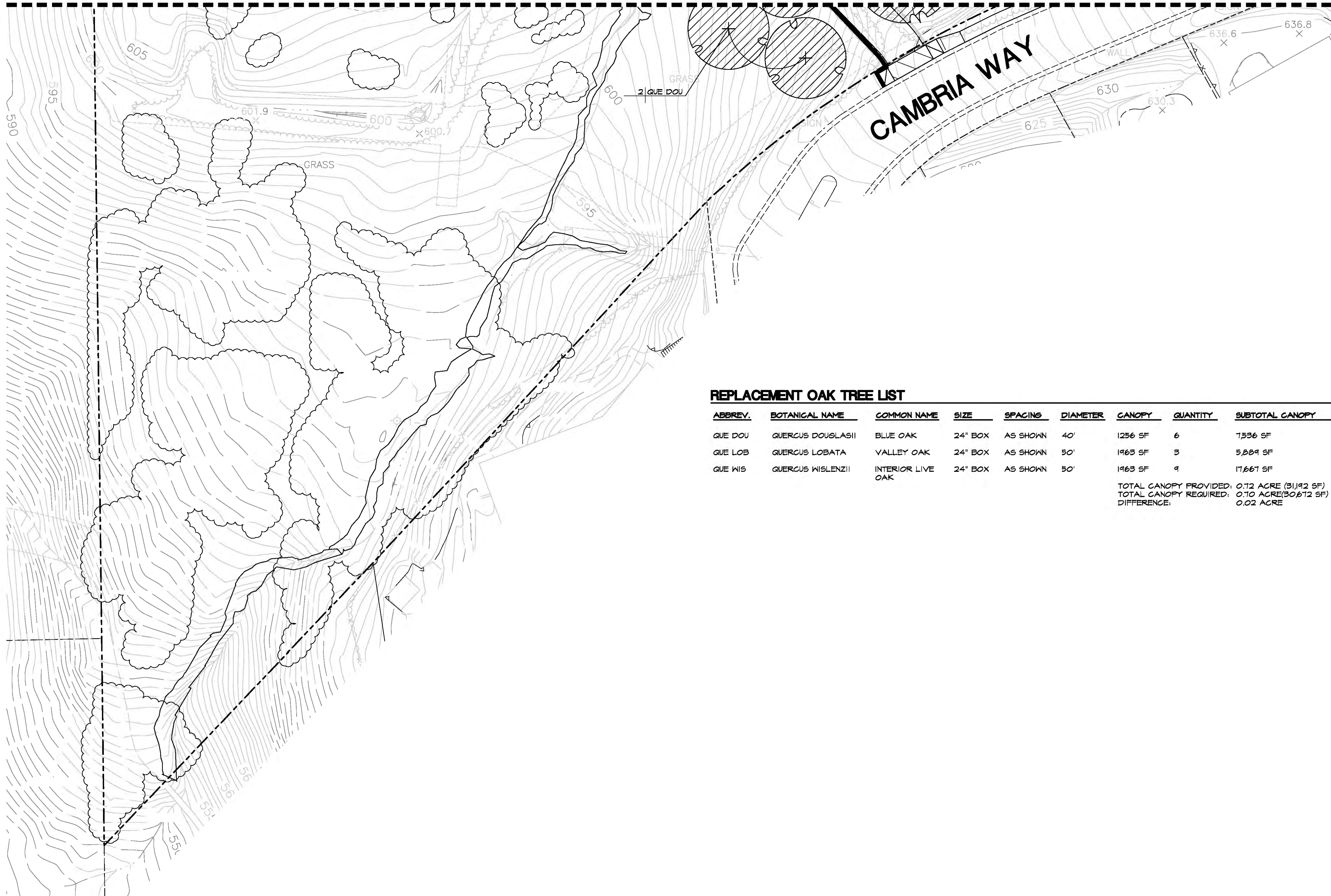


**OAK CANOPY REPLACEMENT PLAN**  
EL DORADO HILLS MEMORY CARE  
El Dorado Hills, CA

Date	4/14/16
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006pldwg

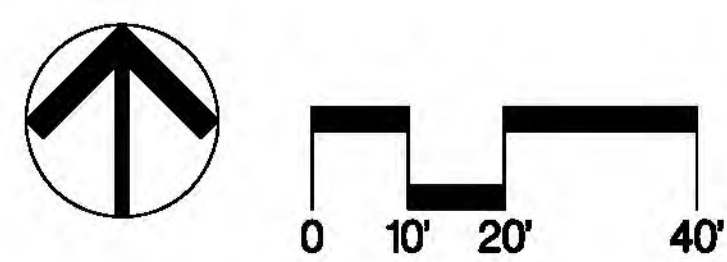
Sheet No.  
**1.1**  
of

MATCH LINE SEE SHEET L11



**REPLACEMENT OAK TREE LIST**

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY
QUE DOU	QUERCUS DOUGLASII	BLUE OAK	24" BOX	AS SHOWN	40'	1256 SF	6	7536 SF
QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	50'	1963 SF	3	5889 SF
QUE WIS	QUERCUS WISLIZII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	50'	1963 SF	4	17667 SF
						TOTAL CANOPY PROVIDED:	0.12 ACRE (31,922 SF)	
						TOTAL CANOPY REQUIRED:	0.10 ACRE (30,672 SF)	
						DIFFERENCE:	0.02 ACRE	



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Revisions  
11/25/15 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 MM  
Project No. 15.006  
Cadd File 15006pldwg

Sheet No.  
**12**  
of