

September 13, 2012 Joint Workshop with the Benicia Planning Commission and Benicia Historic Preservation Review Commission

SPECIAL MEETING

Joint Workshop with the

BENICIA PLANNING COMMISSION AND

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL COUNCIL CHAMBERS

AGENDA

September 13, 2012

7:00 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

C. Reference to Fundamental Rights of Public - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject jurisdiction of the Planning Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda.

Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on council members, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

- A. WRITTEN
- B. PUBLIC COMMENT

III. SPECIAL MEETING AGENDA ITEM

A. WORKSHOP – JEFFERSON RIDGE RESIDENTIAL CARE FACILITY

PROPOSAL:

The City of Benicia is processing an application for a new Assisted Living and Memory Care Facility. The proposed project is located on a vacant eight-acre site near the intersection of Park Road and Adams Street off of Jefferson Street in the Benicia Arsenal Historic District.

The new 273-unit facility will provide care and assistance for senior residents. The Assisted Living facility consists of 188-units within a combined two and three-story building. The Memory Care facility consists of 85 units within a two-story building. The average size of each unit is 500-550 square feet.

The purpose of this meeting is to receive feedback and input from citizens and Commissioners regarding the proposed project.

Recommendation:

Staff recommends that the Planning Commission and Historic Preservation Review Commission review the proposed project and provide feedback to the applicant and staff.

IV. COMMUNICATIONS FROM STAFF

A. Update on 2007-2014 Housing Element

Staff will provide an update on the final draft of the Housing Element with changes requested by the Department of Housing and Community Development.

V. COMMUNICATIONS FOR COMMISSIONERS

VI. ADJOURNMENT

Public Participation

The Benicia Planning Commission and Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Planning Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Planning Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Planning Commission and Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Planning Commission and Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the City Council. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Community Development Department during regular working hours. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Council Chambers. If you wish to submit written information on an agenda item, please submit to Lisa Porras, Senior Planner, as soon as possible so that it may be distributed to the Planning Commission and Historic Preservation Review Commission.

-  [Special Meeting Agenda Item](#)
-  [Applicant's Written Statement](#)
-  [Jefferson Ridge Residential Care Proposed Site and Building Plans](#)

-  [Approval of Minutes September 27, 2012](#)
-  [HPRC 2013 Meeting Schedule](#)
-  [Agenda Item - 916 West Third Street](#)
-  [Agenda Item - 475 East I Street](#)
-  [475 East I Street Site Plan and Elevations](#)
-  [Agenda Item - 133 West E Street](#)
-  [133 West E Street Site Plan and Elevations](#)

**SPECIAL MEETING
JOINT PLANNING COMMISSION AND
HISTORIC PRESERVATION REVIEW COMMISSION MEETING:
SEPTEMBER 13, 2012
SPECIAL AGENDA WORKSHOP ITEM**

DATE : September 4, 2012

TO : Planning Commission
Historic Preservation Review Commission

FROM : Amy Million, Principal Planner

SUBJECT : **JEFFERSON RIDGE ASSISTED LIVING AND MEMORY CARE FACILITY (12PLN-00036 DESIGN REVIEW / 12PLN-00037 USE PERMIT)**

RECOMMENDATION:

Staff recommends that the Planning Commission and Historic Preservation Review Commission review the proposal for a 273-unit Assisted Living and Memory Care Facility located at Jefferson Street near the intersection of Park Road and Adams Street in the Benicia Arsenal, and provide feedback to the applicant and staff.

EXECUTIVE SUMMARY:

The City of Benicia has received an application for a new Assisted Living and Memory Care Facility. The proposed project would be located on a vacant 7.87-acre site near the intersection of Park Road and Adams Street off of Jefferson Street in the Benicia Arsenal Historic District. The 273-unit facility would provide care and assistance for senior residents. The Assisted Living facility would consist of 188 units within a combined two- and three-story building. The Memory Care facility would consist of 85 units within a two-story building. The average size of the units would be 525 square feet.

The purpose of this meeting is to provide comments to the applicant on the proposed development, site design and use.

ZONING:

The Zoning District designation for this site is Office Commercial (CO). Residential Care, General, is allowed with a Use Permit from the Planning Commission (Benicia Municipal Code Section 17.28.020). Residential Care is defined as 24-hour nonmedical care for seven or more persons in need of assistance essential

for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the state of California. Per BMC Chapter 17.108, Design Review approval by the Historic Preservation Review Commission is also required.

GENERAL PLAN:

The General Plan designation for this site is Lower Arsenal Mixed Use. *This category includes residential, live/work, office, retail, public and quasi-public, and limited industrial uses. The purpose of this category is to continue to encourage a mix of compatible uses in areas of the Lower Arsenal; to promote the upgrading of existing buildings, and the preservation and adaptive reuse of historic buildings; and to allow new, compatible buildings to house mixed use* (General Plan p. 28).

Relevant General Plan Goals include:

- GOAL 2.5: Facilitate and encourage new uses and development which provide substantial and sustainable fiscal and economic benefits to the City and the community while maintaining health, safety, and quality of life.

- GOAL 2.11: Encourage the retention and continued evolution of the lower Arsenal into a historic/cultural/ commercial/industrial center of mutually compatible uses.
 - POLICY 2.11.1: Retain and expand the mix of compatible and balanced uses in the lower Arsenal area.

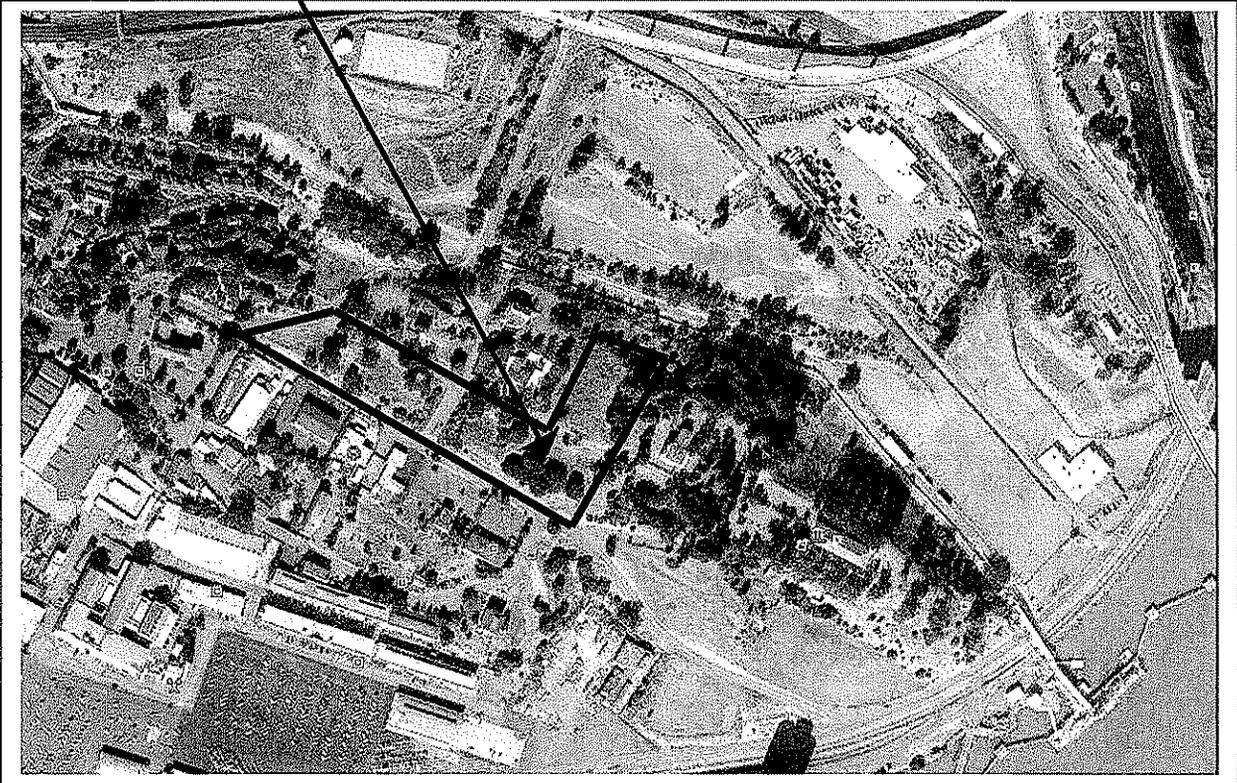
BACKGROUND AND PROJECT DESCRIPTION:

The project site is located in the historic Benicia Arsenal, which is listed on the National Register of Historic Places and as California State Landmark No. 176. The site also lies within the Arsenal Historic District established in 1987 by the Benicia City Council and governed by the City's Arsenal Historic Conservation Plan.

The Arsenal includes residential and military structures, 24 of which were built between 1854 and 1911, and many newer buildings constructed during World War II and later. The Defense Department deactivated the Arsenal in 1963 and transferred ownership to the City in 1965. The City transferred title of much of the Arsenal to Benicia Industries to develop an industrial park and operate a port.

Staff's research indicates that the subject property historically has been vacant.

Project Location



CONCLUSION:

Staff recommends that the Planning Commission and the Historic Preservation Review Commission receive a presentation from the applicant, address questions to the applicant and staff, hear from the public, and provide comments to the applicant and staff. No further action is required from or scheduled for either Commission at this time.

Attachments:

- Applicant's Written Statement
- Proposed Site and Building Plans

APPLICANT'S WRITTEN STATEMENT

Jefferson Ridge at Benicia Assisted Living & Memory Care Facility Written Statement

Page 1 of 6

Project Summary

The Jefferson Ridge at Benicia Assisted Living and Memory Care Facility is a 273 unit Assisted Living and Memory Care facility. The facility is designed as two separate buildings which are located on an eight-acre site bordered by Park Road, Jefferson Street and Adams Street in the Arsenal Historic District of Benicia. The facility will provide care and assistance with the daily needs of its senior residents but will not provide medical care, treatment or surgical procedures.

Development Within Historical Context

Currently, the property does not have any existing structures or buildings on the site. There are a large number of established trees within its boundaries, primarily along the Jefferson and Adams Street frontages. Large embankment slopes exist along the Adams Street frontage, as well in the northerly portion of the property. There are some gently sloping areas within the property, which are the focal points for the development of the facility.

The project site is located within Subdistrict 2 of the Arsenal Historic Conservation Plan which is designated as The Ridge/Officers' Row. Traditionally the location of junior and higher ranking officer quarters, this area is characterized by panoramic views of the waterfront, narrow streets lined with large tree canopies and gracious grassy front yards. The few remaining historical structures within this district exemplify these traditions from the past.

Development of this property will meet the following guidelines established within Arsenal Historic Conservation Plan for future development:

1. Retaining designated major view corridors
2. Retaining significant tree plantings on private sites and along streets
3. Maintain the general topography defining this area as a ridge, especially the embankment north of Adams Street
4. Avoid development, grading or parking on steep slopes
5. Provide landscaped setbacks from the streets for buildings and parking areas
6. Enhance and improve the existing circulation elements relating to parking, pedestrian access and local circulation
7. Provide visual screening of the structure at the northwest corner of Jefferson and Park Streets
8. Enhance the area and its image as historical officers quarters and associated buildings
9. Provisions consistent with Site and Landscape Treatment recommendations

These guidelines, as they relate to this property's development, are further explained within this narrative statement.

1. Retaining Major View Corridors

The Arsenal Historic District has a number of significant view corridors and sight lines which underscore and define the relationship between historic buildings, natural features, the waterfront and port related activities. The most significant views and corridors were noted within the Arsenal Historic Conservation Plan and were used in framing design guidelines for the District. This framework also guided the location and layout of the project buildings and design.

Of primary importance within the site was the view from Jefferson Street at Business Entry Park Road (Madison Street) to the Former Guard House No. 39. This view was designated as Sight Line No. 6 within the Arsenal Historic Conservation Plan. Maintenance of this sight line was a prime factor in determining the location and massing of the buildings. These buildings have been specifically located to maintain this sight line. Project landscaping features have also been considered to enhance and possibly improve this sight line. Similarly, View Corridors No. 5 and 7, while they appear to be from off the Project, are unrestricted as well.

2. Retaining Significant Tree Plantings

Within the Arsenal Historic Conservation Plan is a figure entitled Open Spaces and Landscape Features (Figure 5, page 35). It identifies significant open space, topographic features and trees within the Plan area. Figure 5 shows two significant tree groupings within this site, one north of Jefferson Street and the other north of Adams Street. The building and parking layouts for this project were specifically designed to avoid these significant trees and stands, many of which are cork oaks.

Eighty trees are identified within the project's arborist report. Overall, forty trees will be removed with development of the site. Within the forty trees proposed for removal are eight cork oaks and one live oak tree. These oaks are noted by the arborist as being healthy and tolerant of transplanting and are therefore proposed for transplanting, as identified on the project's Landscape and Lighting Plan.

Of the remaining thirty-one trees to be removed, only eight were found to be suitable for preservation. The project's Landscape Plan provides for the planting of an additional eighty-six trees with development of the site. These new trees, coupled with the forty trees preserved and the nine transplanted trees brings the developed project tree total to 135 trees. All of the project's cork oaks, live oaks and river she-oaks are to be maintained or transplanted on site.

3. Maintain the General Topography

There is a natural ridge running through this project which roughly parallels Jefferson Street. The property falls off to the north and to the south towards Adams Street. Adams Street in particular has a large embankment rising from the street up through the property to the ridge along Jefferson Street.

A focal point of this development's design was to mass the buildings and parking areas in the flatter portions of the property along the ridge at Jefferson Street. Buildings were

stepped down where topographic changes occurred, allowing the buildings and existing topography to merge. This affect allowed the graded pads to catch the slope along the Adams Street frontage, maintain view corridors and preserve significant tree stands and vegetation. There are some retaining walls proposed within this development on the north slope of the Assisted Living facility. These walls face the projects passive open space and picnic area to the north and are shown within the project's Grading and Drainage Plan.

4. Avoid Grading on Steep Slopes

In addition to the layout of the building pads and envelopes, placement and access for parking was given careful consideration. Due to the embankment along Adams Street, parking areas were designed to avoid access off of Adams Streets. This was both a visual and practical imperative as it avoids the visual impacts of large cut slopes along the Adams Street corridor while avoiding safety concerns resulting from merging traffic onto a busy street from a steep driveway approach.

5. Provide Landscape Setbacks from Parking and Buildings

Jefferson Street is currently a narrow, rutted private street lined with trees and grassy areas on the north and a mixture of shrubs, bare ground and trees on the south. At the completion of this project, Jefferson Street will be wider and newly paved with grass and trees lining both sides.

Landscaping corridors are designed around each of the buildings and parking areas and vary from simple grass and shrubs to new and transplanted trees. These landscaping improvements, in conjunction with pedestrian circulation improvements, are designed to provide a pleasant visual merging of history with the present—providing grass, color and pedestrian access where none exists while mixing in historical design elements within newly built buildings.

6. Enhancement of Circulation Elements

In order to reinforce the Historic District's identity, a number of urban design improvements are recommended within the Arsenal Historic Conservation Plan. These improvements fall into two categories, namely, comprehensive improvements which will clarify the overall identity of the district and facilitate vehicular circulation and pedestrian oriented improvements aimed at improving the overall quality of the pedestrian environment. This Project will help accomplish both goals.

Development of this Project will construct the recommended Directional Signage and Tour Marker at the Adams Street and Park Street intersection as well as providing walkways to connect Jefferson and Adams Street. Walkways are also proposed for construction on both the north and south sides of Jefferson Street. In addition to these walkways, a decomposed granite trail is proposed above the embankment slope along Adams Street.

7. Provide Visual Screening of the Structure at Jefferson/Park

Due to the nature and design of the landscaping and Memory Care facility, there will be some screening affects afforded for the structure at the intersection of Jefferson and Park Streets. Planted trees and the building structure will help screen this structure from Adams and Jefferson Street, as well as from vantage points near the waterfront.

8. Enhance the Area and its History as Officer Quarters and Associated Buildings

It is important to embrace and emphasize the historical nature of the region without blatantly building replicas of historical structures. The style, mass and architecture of the buildings within this project are purposely similar in nature to many of the historical military buildings within the region. While not a facsimile of any one structure or design, these buildings present a formalized military style and mass with classical architectural features. Subdued building colors, textures and window treatments are inter-mixed with precise grassland areas and concrete walkways that are offset by modern materials and amenities such as permeable pavement, stamped concrete, internet cafes and putting greens.

9. Provisions Consistent with Site and Landscape Treatment Recommendations

Development of this project will be in conformance with many of the recommendations and guidelines established within the Arsenal Historic Conservation Plan.

Residential type landscaping, consisting of front lawns and accent plantings, has been provided around the buildings. Existing street trees have been maintained along the Adams Street frontage and, where possible, along Jefferson Street. New trees along the south side of Jefferson Street have been carefully selected for view compatibility. Infill planting of trees along the north side of Jefferson Street may be problematic if boundary line issues arise. Due to erosion and stabilization concerns, bark and jute netting are planned for embankment areas along Adams Street.

Walkways will be constructed along Madison Street, connecting Jefferson to Adams Street. Walkway and planter strip improvements will also be built on both the north and south side of Jefferson Street, tying into Park Street. Additionally, a decomposed granite walking trail will be constructed parallel to the Adams Street frontage, linking Park Street to Madison Street.

Retaining walls will not be visible from the Adams Street, Park Street, Madison Street or Jefferson Street frontages. The only larger retaining walls proposed are along the north and east sides of the Assisted Living facility.

Parking areas are proposed to the side or rear of all buildings and provide dense tree plantings that will screen the parking areas, without restricting views to historic buildings or waterfront areas. Adams Street was not used for access to any of the parking areas. Free standing light standards and fixtures, in a style compatible with the historic architecture of the area, will be installed in and around parking areas for safety. Up-lighting of mature trees may be used to add drama and highlight the Historic District's presence on the horizon.

Buildings and Project Amenities

The Assisted Living Facility consists of 188 units over 155,000 square feet of space within a combined two and three story building. Unit mixtures within the Assisted Living facility range from a 375 square-foot studio to a 900 square-foot two-bedroom apartment. The average unit size is 550 square feet.

The Memory Care Facility has 85 units within 67,000 square feet of space. The building will consist of a two-story building with and a basement element. Unit mixtures within the Memory Care facility range from a 375 square-foot studio to a 775 square-foot two-bedroom apartment. The average size is 500 square feet.

There are a variety of common-space features and amenities within and surrounding the facility. Walking trails will thread through the woods and outdoor recreational areas that include horseshoe pits, picnic areas, gardening areas, horseshoe pits, bocce ball courts, outdoor lounges and a putting green.

Amenities within the facility include common and private dining rooms, libraries, internet lounges, theaters, salons, sundries stores, aerobics and physical therapy areas, laundry rooms and gaming and recreational areas. Intermixed with the common-space amenities are a commercial kitchen, storage rooms and administration office spaces.

The facility layout and design emulates a small village environment that provides many of the functional and social needs of its residents. The commercial kitchen and dining facilities provide three meals daily, including diabetic and special needs dietary supplements. Care levels for the residents range from providing basic daily necessities to constant care and rehabilitation. Some of the design and operational parameters of the facility are shown below.

Facility and Construction Employment

Permanent employees:	190
Indirect service jobs created:	240
Construction employment:	170

Type of vehicle traffic

Employee and resident use, automobiles

- 91 required parking spaces, 119 spaces provided

Delivery services, vans, small trucks and fire trucks

- Access from Madison and Jefferson Streets, minimum street width of 24 feet. Turnaround of 90 feet provided at end of Jefferson Street.

Shuttle services, vans

- Additional road width (up to 32 feet in width, 24' minimum). Existing access at Madison Street is 42 feet in width.

Hours of operation

24 hours per day, 7 days a week, 365 days a year

Outdoor activities

Gardening
Putting green
Picnic and seating areas
Storage areas
Maintenance area
Barbeque and patio area
Walking trails
Horseshoe pits

Description of management programs

The facility will be managed on a continual 24-hour basis by licensed program administrators registered with the State of California. The management team will consist of an executive director, human resource director, resident's administrator, health and activities administrator, sales and marketing manager, food control supervisor and maintenance supervisor.

Working under this management team will be employees providing direct and indirect care for the residents, including: care providers, registered nurses, sales assistants, cooks, maintenance and cleaning staff, shop and salon staff and administration assistants

Odors, noise, dust or glare involved

There will be no manufacturing or production of products within the facility. Sanitary sewer effluent will be placed within existing underground sewer facilities. Storm drainage runoff will be treated through the use of permeable pavers, grass swales and turf stone surfaces. Most facility activities will take place indoors, and with the average resident being 84 years old, outdoor activities are not expected to generate loud or frequently high noise levels.

Hazardous or volatile materials or chemicals involved

Outside of materials associated with normal residential living (such as natural gas, cleaning solvents, heating and air conditioning elements), there will be no hazardous or volatile materials or chemicals involved in the daily operation of this facility.

JEFFERSON RIDGE AT BENICIA

ASSISTED LIVING & MEMORY CARE FACILITY

BENICIA CALIFORNIA

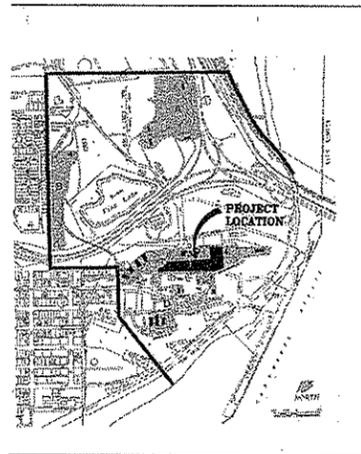
11/16" = 1'-0"
 July 20, 2012
T-1
TITLE SHEET

PROJECT INFORMATION

PROJECT APPLICANT: JEFFERSON RIDGE @ BENICIA, LLC
 3160 TRAVOIS CIRCLE
 RESCUE, CA. 95672
 (916) 203-8887
PROJECT ARCHITECT: PETER GIVAS ARCHITECT
 5740 WINDMILL WAY, SUITE 18
 CARMICHAEL, CA. 95608
 (916) 487-1902
PROJECT ENGINEER: GROUP 4 DEVELOPMENT
 3462 STAGECOACH TRAIL
 LOOMIS, CA. 95650
 (916) 715-7418
LAND OWNER: RICHARD BORTOLAZZO/ROBERT WHITEHEAD
 900 1st STREET
 BENICIA, CA. 94510
 (707) 745-6000
ZONING DESIGNATION: OFFICE COMMERCIAL (CO)
PROPOSED USE: RESIDENTIAL CARE, GENERAL
TOTAL SITE AREA: 330,000 S.F.
TOTAL BLDG FOOTPRINT: 93,739 S.F.
MAX % OF BLDG COVERAGE ALLOWED: 50.0%
PERCENT OF BUILDING COVERAGE USED: 28.4%
TOTAL BUILDING SQUARE FOOTAGE: 223,777 S.F.
NUMBER OF UNITS: 273
NUMBER OF PARKING SPACES REQUIRED: 91
NUMBER OF PARKING SPACES PROVIDED: 113
RATIO OF UNITS TO PARKING SPACES REQUIRED: 3.0
RATIO OF UNITS TO PARKING SPACES PROVIDED: 2.4
NUMBER OF ADA PARKING SPACES PROVIDED: 10

SHEET INDEX

T.1 TITLE SHEET
 A1.1 SITE PLAN
 A2.1 MEMORY CARE FLOOR PLANS
 A2.2 ASSISTED LIVING LOWER LEVEL FLOOR PLAN
 A2.3 ASSISTED LIVING GROUND LEVEL FLOOR PLAN
 A2.4 ASSISTED LIVING UPPER LEVEL FLOOR PLAN
 A3.1 MEMORY CARE EXTERIOR ELEVATIONS
 A3.2 ASSISTED LIVING EXTERIOR ELEVATIONS
 A4.1 MEMORY CARE UNIT PLANS
 A4.2 ASSISTED LIVING UNIT PLANS
 C1.1 GRADING & DRAINAGE PLAN
 C1.2 UTILITY & STREETLIGHT PLAN
 C1.3 LANDSCAPE & TRAIL PLAN



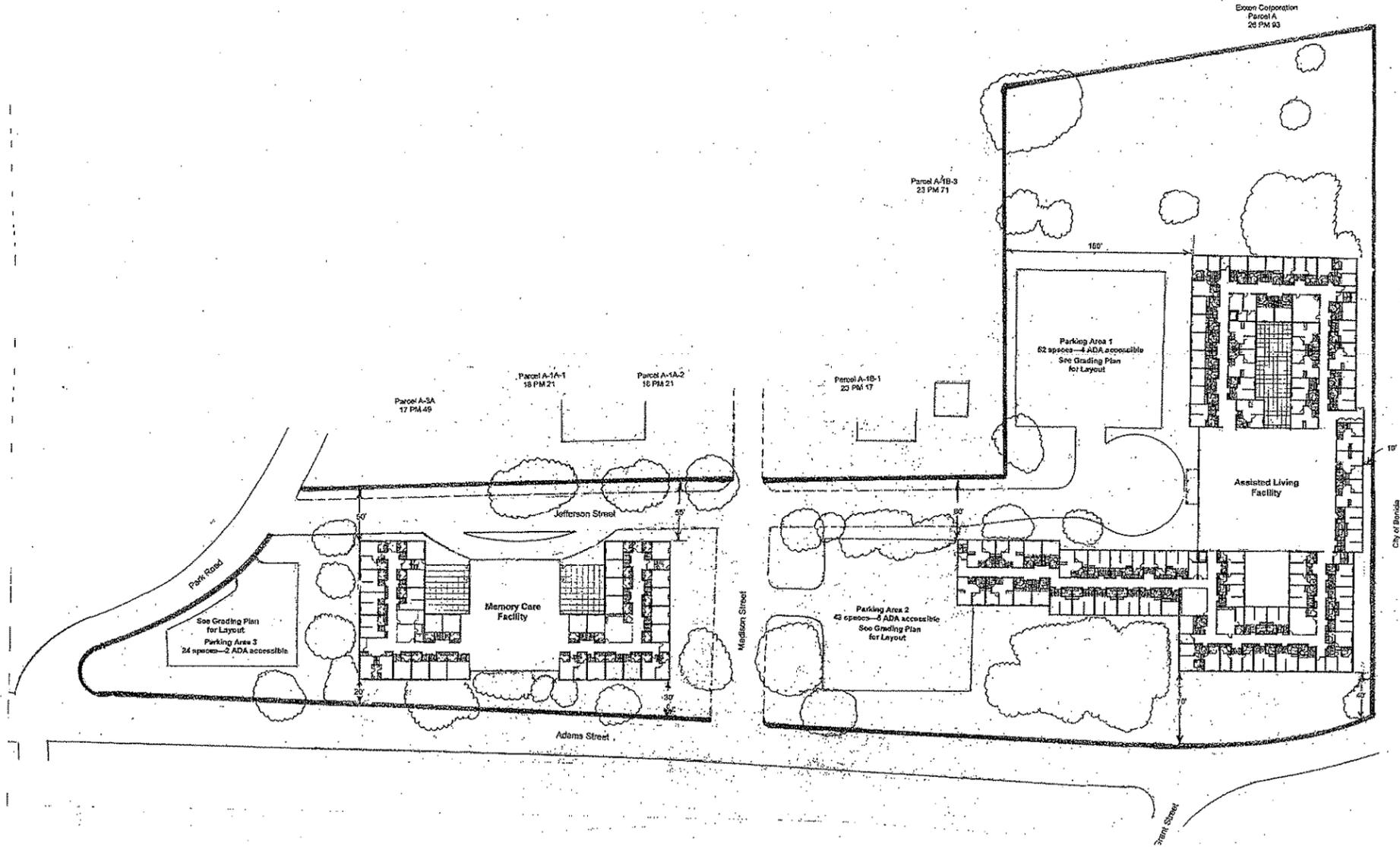
VICINITY MAP

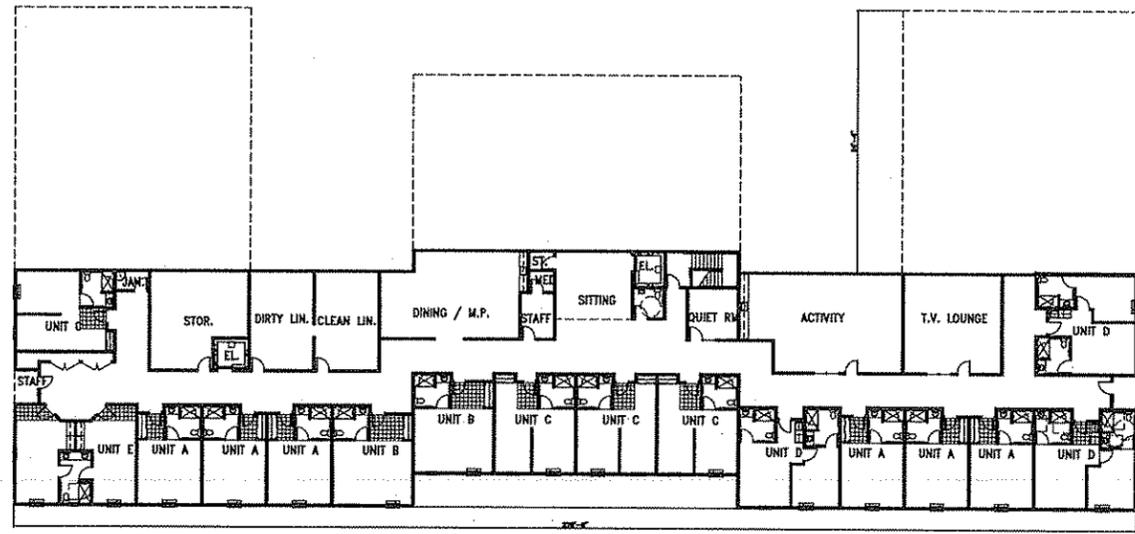
PROJECT SUMMARY - UNITS

BUILDING	STUDIO 386 S.F.	STUDIO 500 S.F.	1-BED 500 S.F.	2-BED 625 S.F.	2-BED 750 S.F.	2-BED 900 S.F.	TOTAL
ASSISTED LIVING	68	0	71	36	12	10	197
MEMORY CARE	8	11	15	9	3	0	86
TOTAL	116	11	86	45	15	10	283

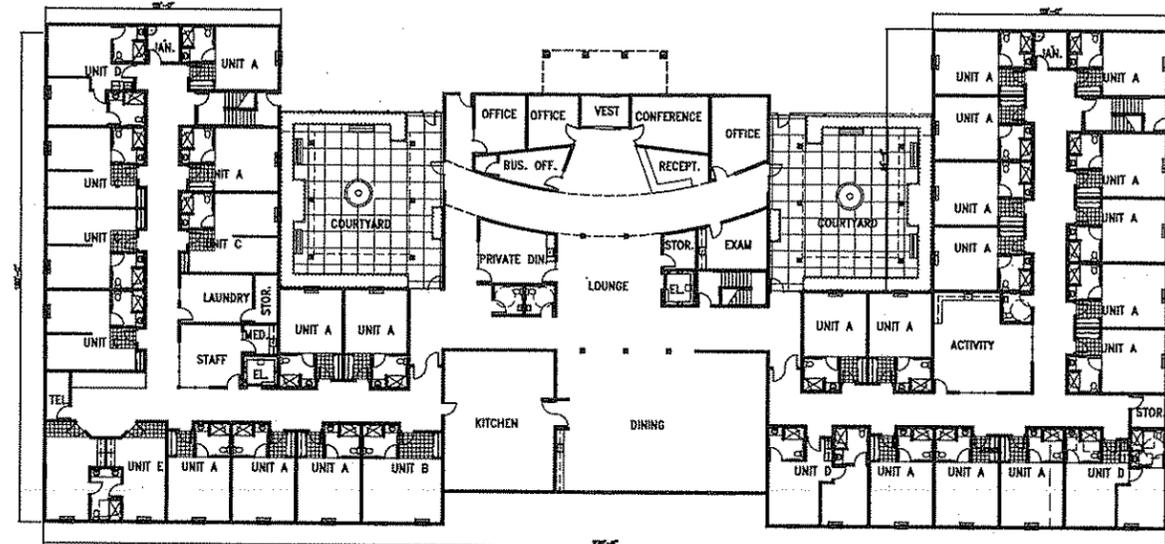
PROJECT SUMMARY - SQUARE FOOTAGE

BUILDING	LOWER LEVEL	GROUND LEVEL	UPPER LEVEL	TOTAL
ASSISTED LIVING	26,662 S.F.	67,003 S.F.	60,816 S.F.	154,481 S.F.
MEMORY CARE	15,824 S.F.	26,736 S.F.	26,736 S.F.	69,296 S.F.
TOTAL	42,486 S.F.	93,739 S.F.	87,552 S.F.	223,777 S.F.

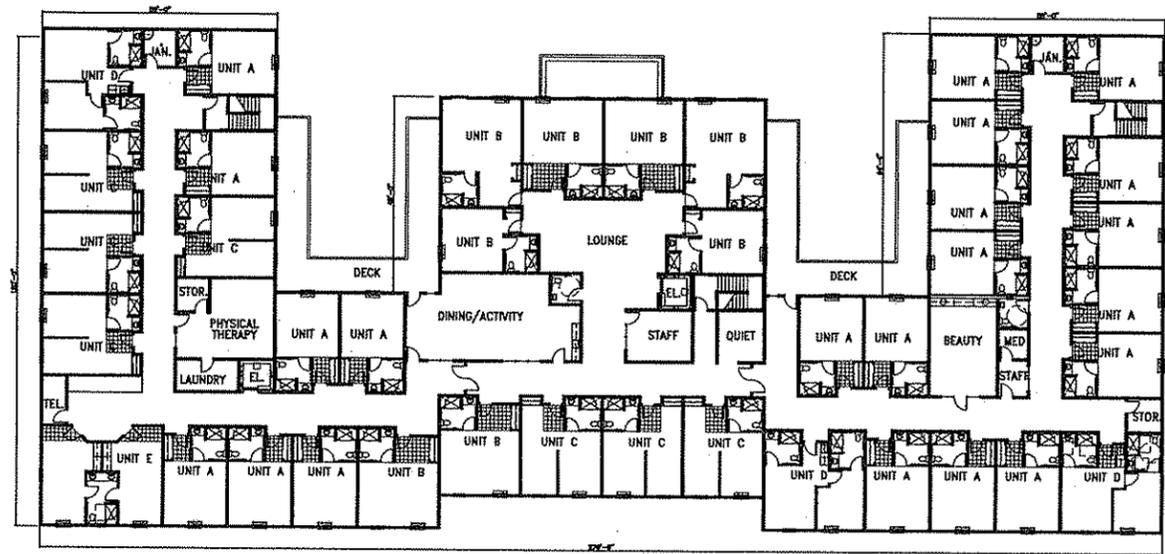
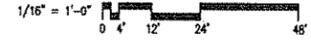




LOWER FLOOR - MEMORY CARE - 15,824 S.F.



GROUND LEVEL - MEMORY CARE - 26,736 S.F.



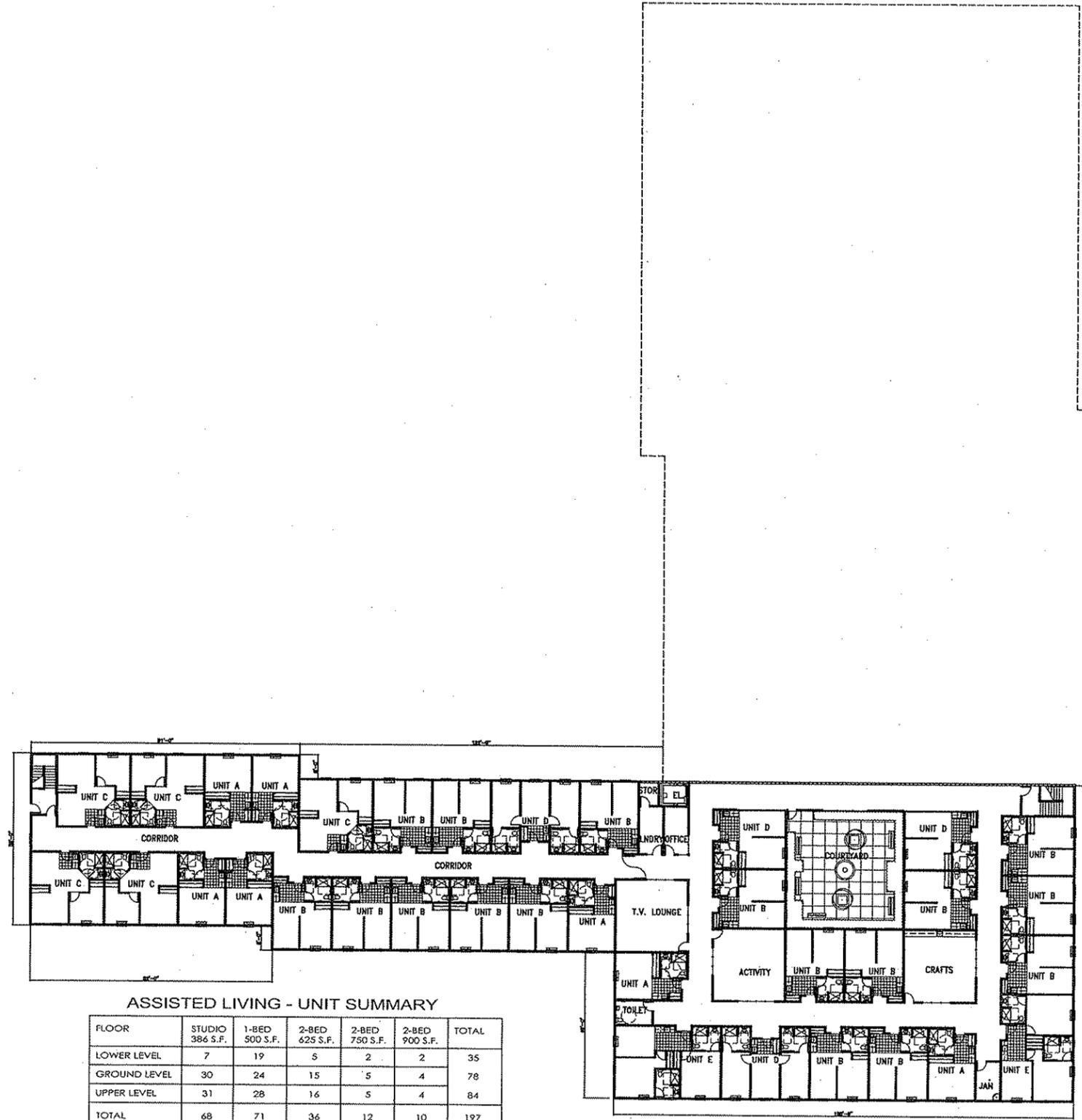
UPPER FLOOR - MEMORY CARE - 26,736 S.F.



MEMORY CARE - UNIT SUMMARY

FLOOR	STUDIO 386 S.F.	STUDIO 500 S.F.	1-BED 500 S.F.	2-BED 625 S.F.	2-BED 750 S.F.	TOTAL
LOWER LEVEL	6	2	4	3	1	16
GROUND LEVEL	21	1	4	3	1	30
UPPER LEVEL	23	4	9	3	1	40
TOTAL	49	7	17	9	3	86



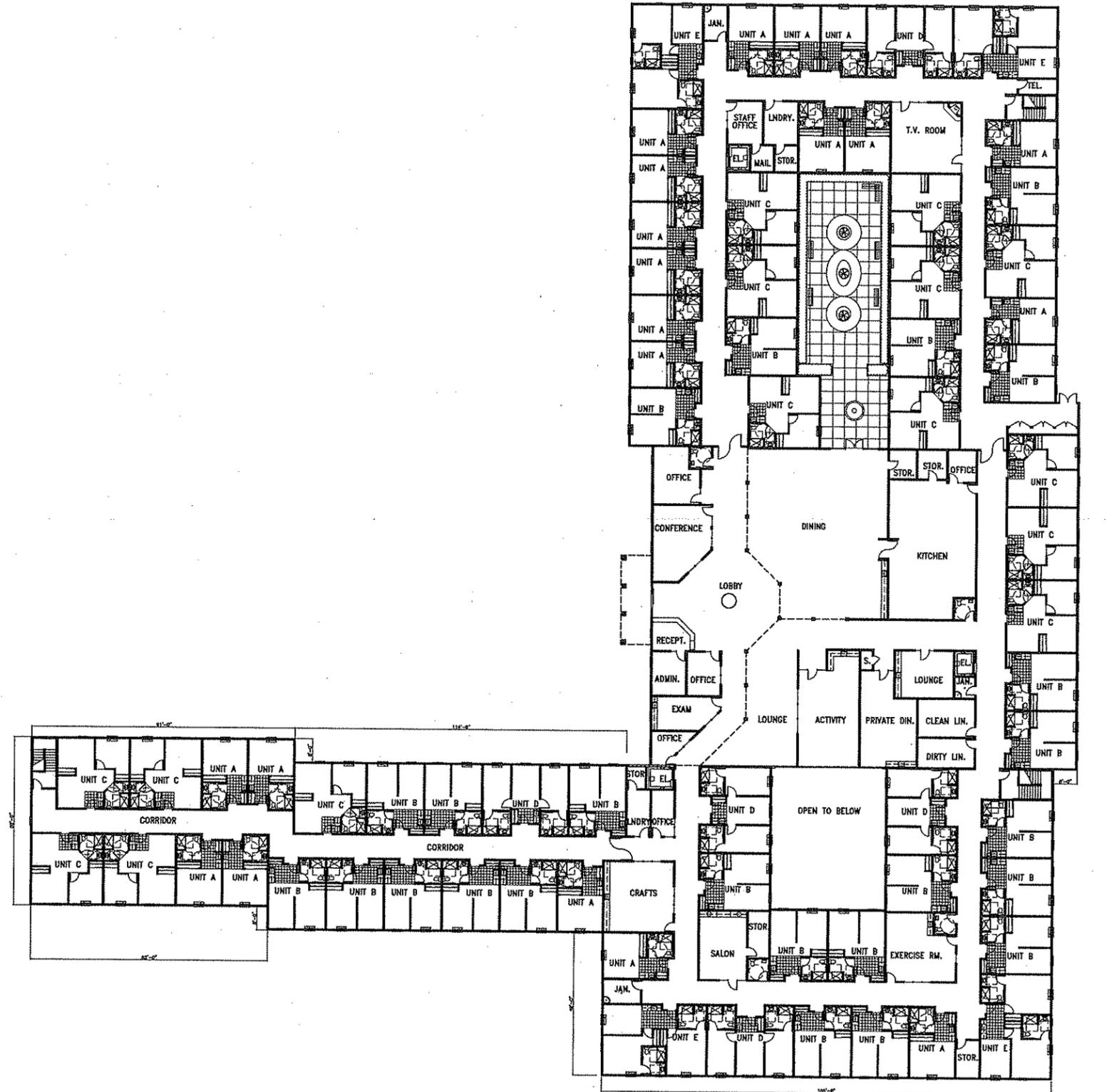


ASSISTED LIVING - UNIT SUMMARY

FLOOR	STUDIO 386 S.F.	1-BED 500 S.F.	2-BED 625 S.F.	2-BED 750 S.F.	2-BED 900 S.F.	TOTAL
LOWER LEVEL	7	19	5	2	2	35
GROUND LEVEL	30	24	15	5	4	78
UPPER LEVEL	31	28	16	5	4	84
TOTAL	68	71	36	12	10	197

LOWER LEVEL - ASSISTED LIVING 26,736 S.F.

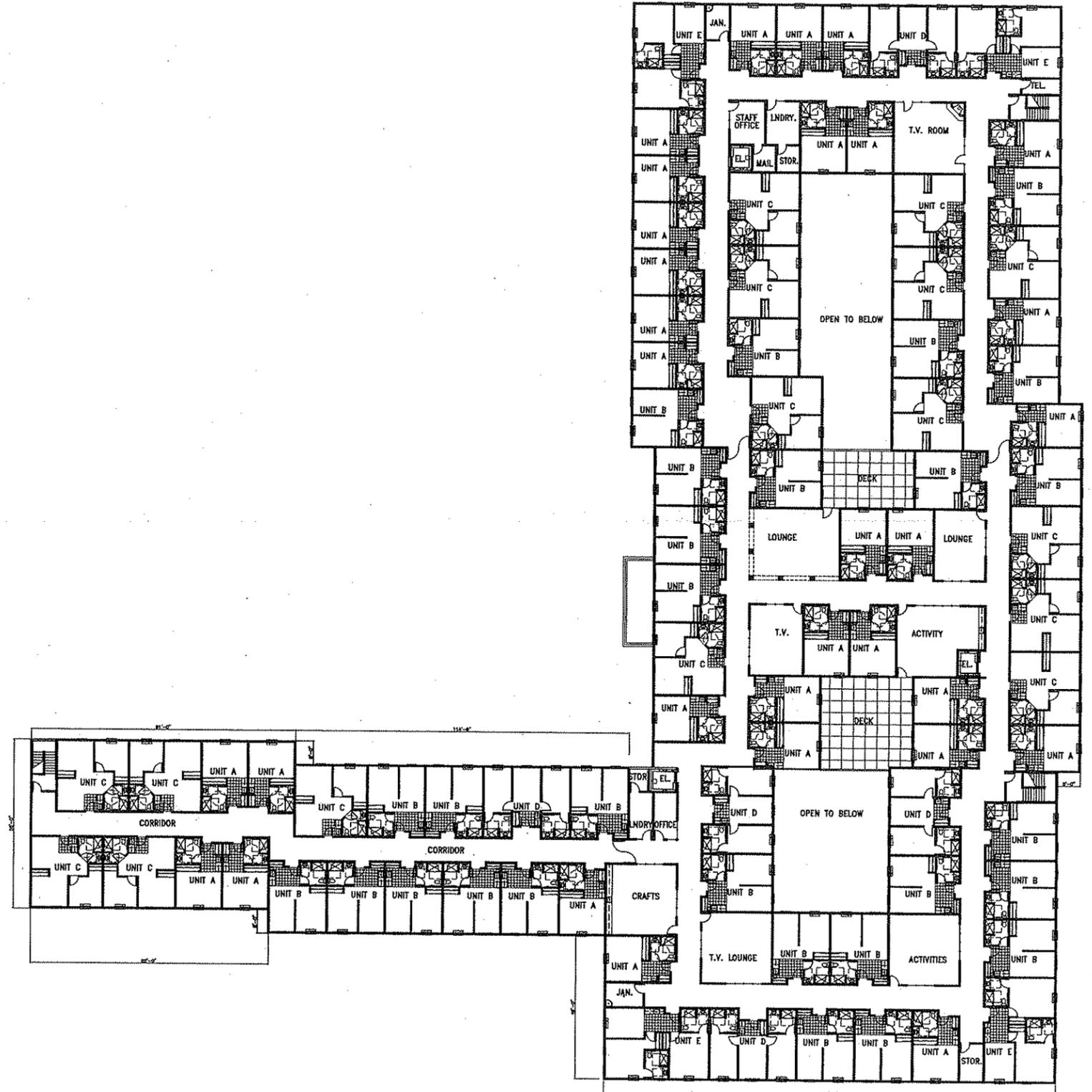




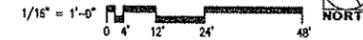
GROUND LEVEL - ASSISTED LIVING 62,310 S.F.

1/16" = 1'-0"
0 4' 12' 24' 48'



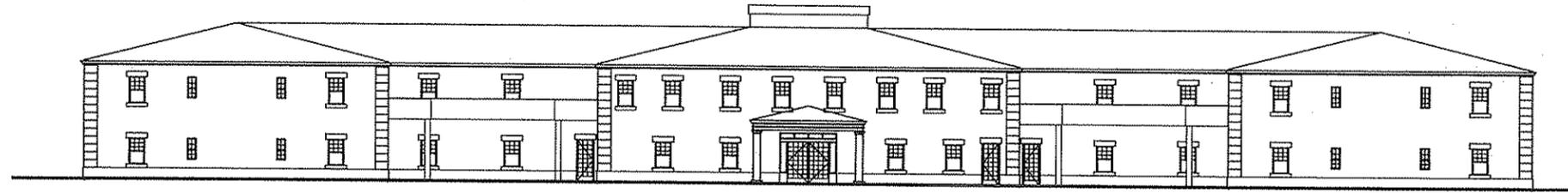


UPPER LEVEL - ASSISTED LIVING 60,816 S.F.

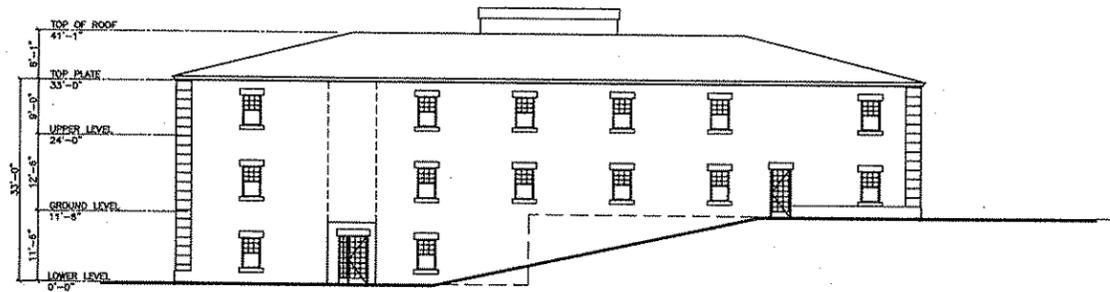


1/16" = 1'-0"
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JUL 20, 2012
A.L. - FLOOR PLANS

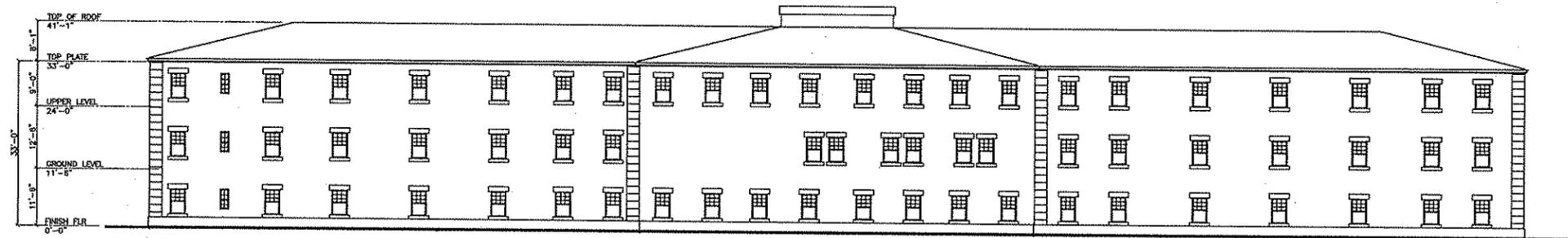
Peter Givas Architect
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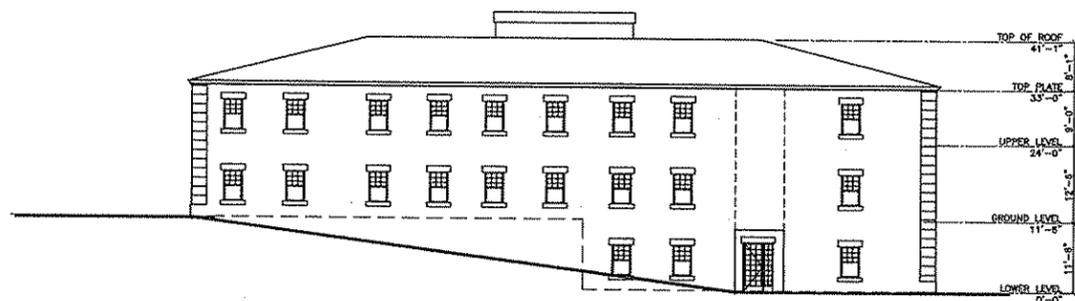
MEMORY CARE - NORTH ELEVATION



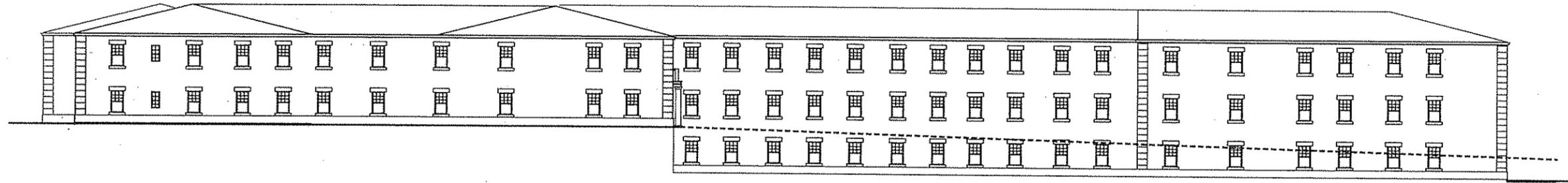
MEMORY CARE - EAST ELEVATION



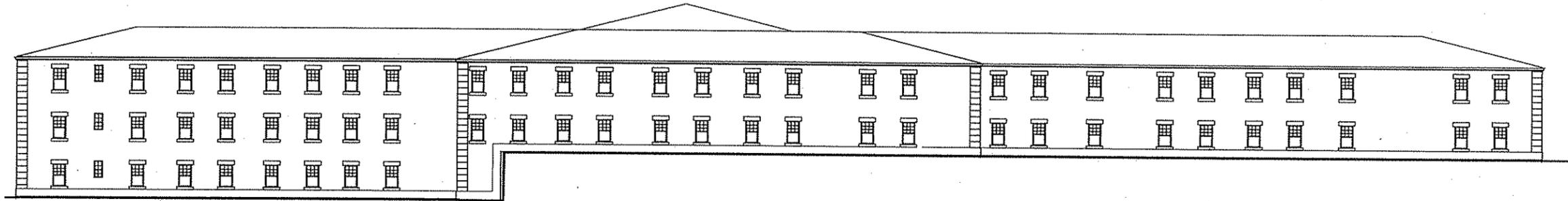
MEMORY CARE - SOUTH ELEVATION



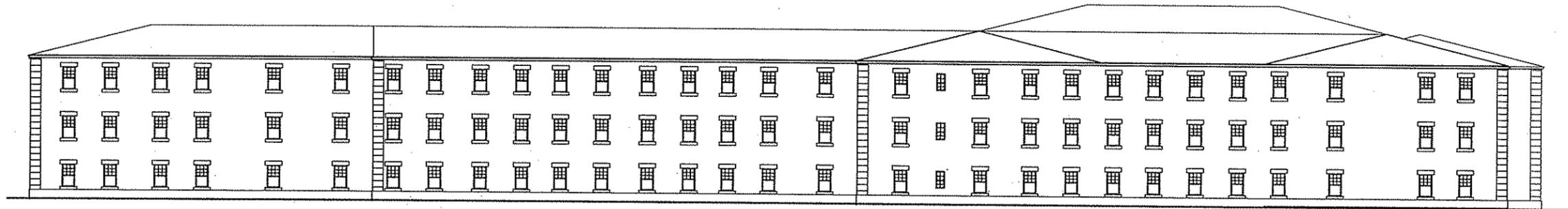
MEMORY CARE - WEST ELEVATION



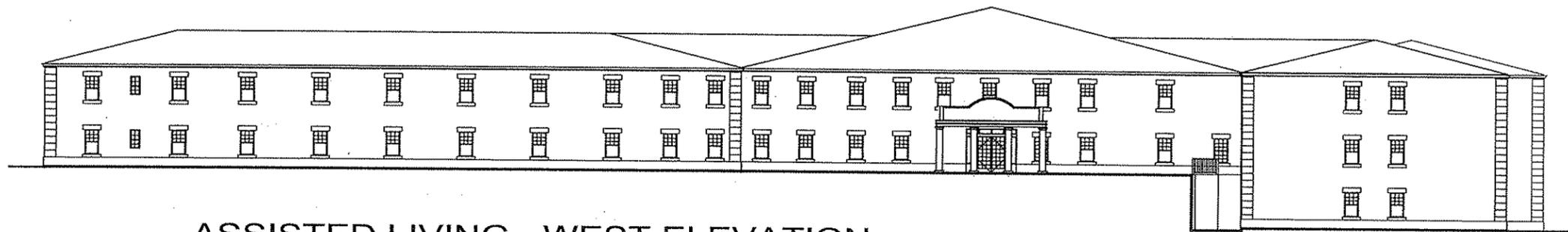
ASSISTED LIVING - NORTH ELEVATION



ASSISTED LIVING - EAST ELEVATION



ASSISTED LIVING - SOUTH ELEVATION

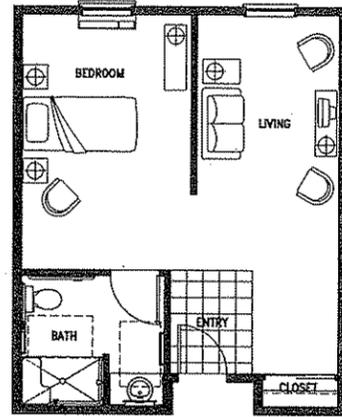


ASSISTED LIVING - WEST ELEVATION

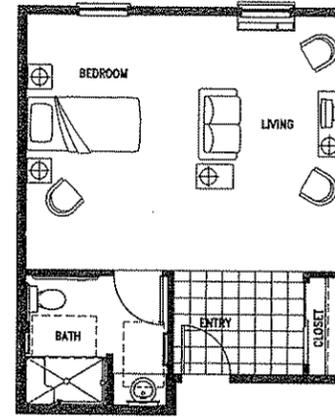
3/27 - 1/07
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A.L. - EXTERIOR ELEVATIONS

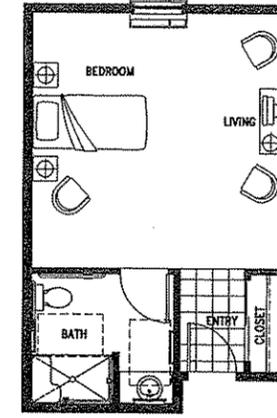
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③ UNIT C - MC ONE BEDROOM
1/4" = 1'-0" 500 SQUARE FEET

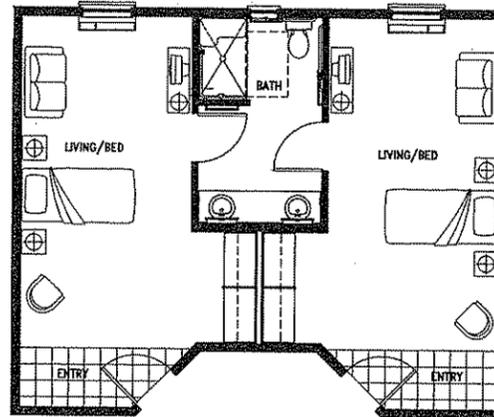


② UNIT B - MC STUDIO
1/4" = 1'-0" 500 SQUARE FEET

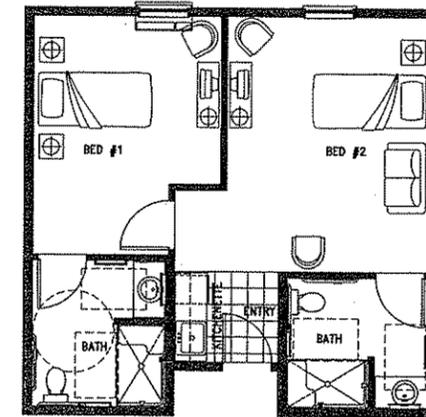


① UNIT A - MC STUDIO
1/4" = 1'-0" 386 SQUARE FEET

MEMORY CARE



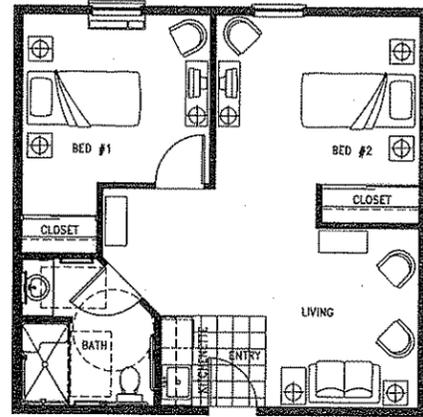
⑤ UNIT E - MC TWO BEDROOM
1/4" = 1'-0" 750 SQUARE FEET



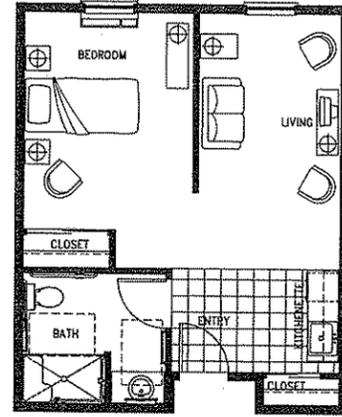
④ UNIT D - MC TWO BEDROOM
1/4" = 1'-0" 625 SQUARE FEET

MEMORY CARE

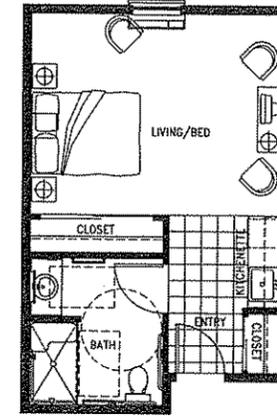




③ UNIT C - AL TWO BEDROOM
1/4" = 1'-0" 625 SQUARE FEET

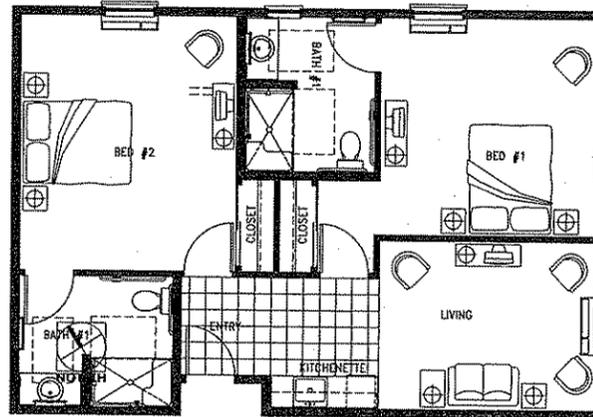


② UNIT B - AL ONE BEDROOM
1/4" = 1'-0" 500 SQUARE FEET

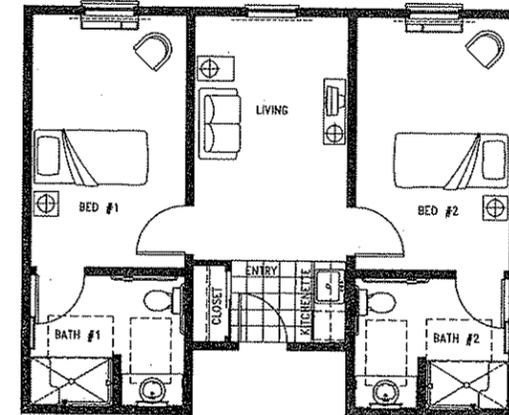


① UNIT A - AL STUDIO
1/4" = 1'-0" 386 SQUARE FEET

ASSISTED LIVING



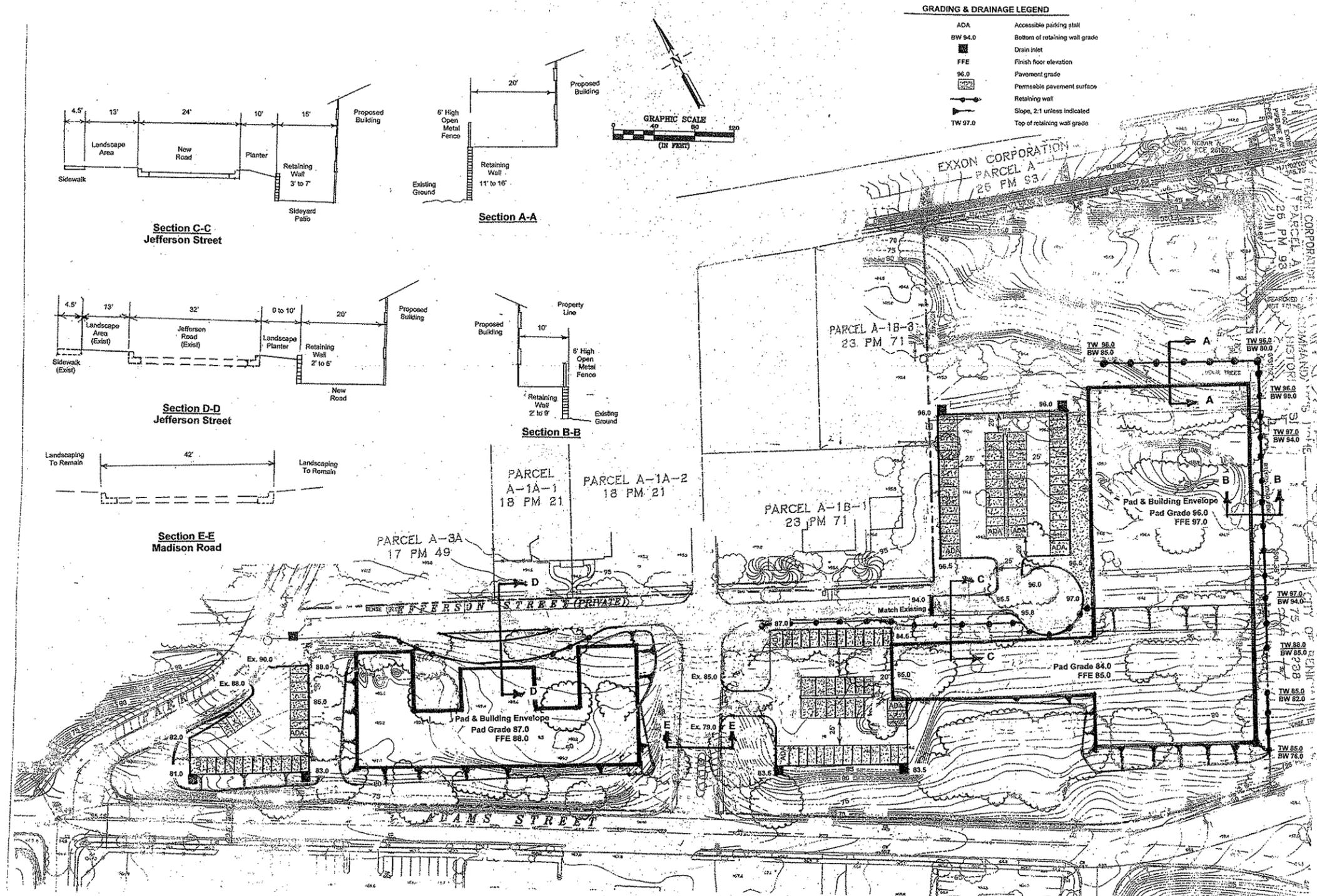
⑤ UNIT E - AL TWO BEDROOM
1/4" = 1'-0" 900 SQUARE FEET

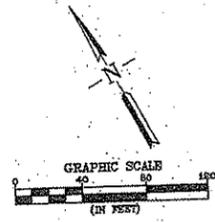


④ UNIT D - AL TWO BEDROOM
1/4" = 1'-0" 750 SQUARE FEET

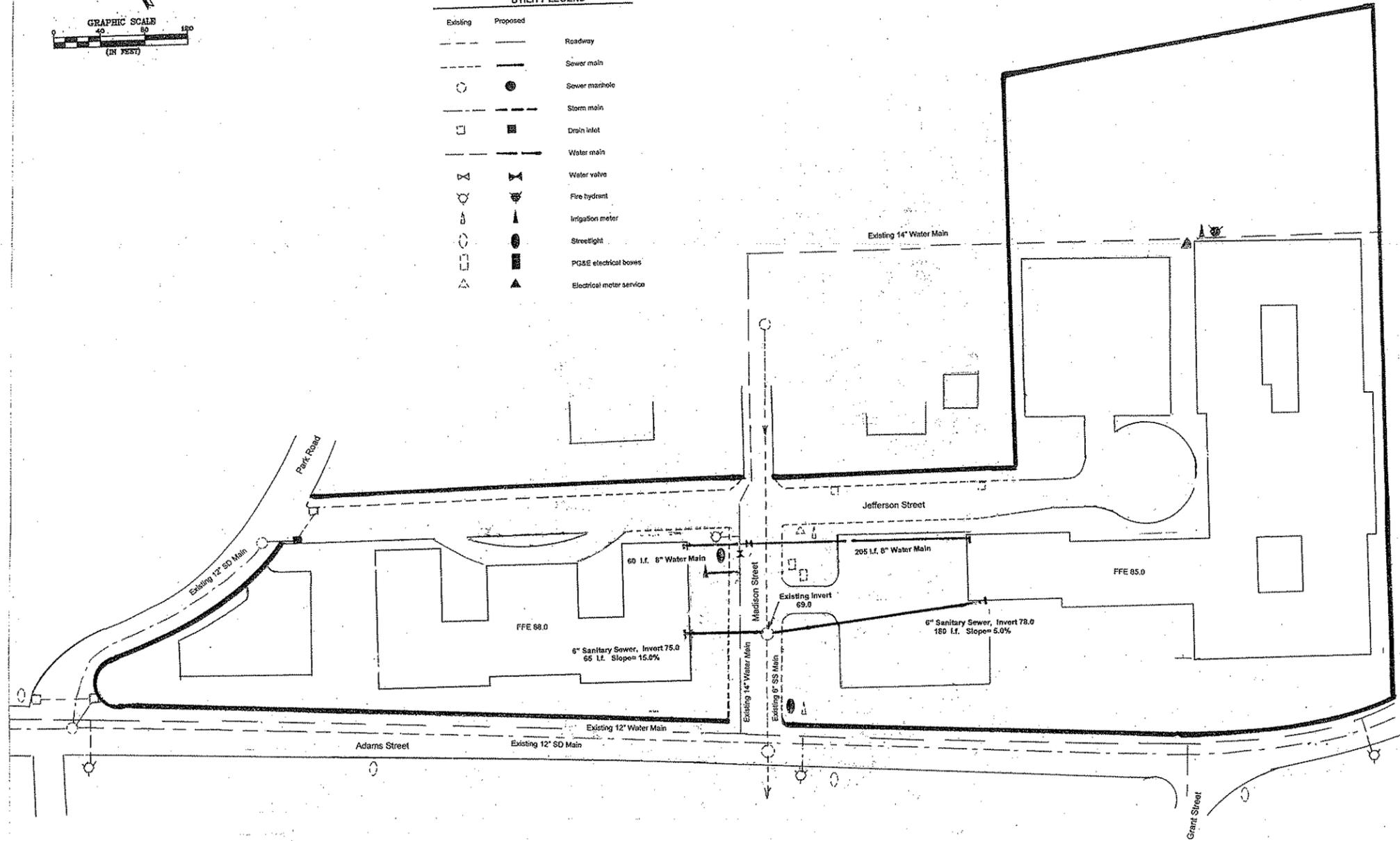
ASSISTED LIVING







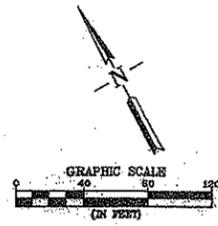
UTILITY LEGEND		
Existing	Proposed	
- - - - -	—	Roadway
- - - - -	—	Sewer main
○	●	Sewer manhole
- - - - -	- - - - -	Storm main
□	■	Drain inlet
- - - - -	- - - - -	Water main
⊗	⊗	Water valve
⊕	⊕	Fire hydrant
⊙	⊙	Irrigation meter
○	○	Streetlight
□	□	PG&E electrical boxes
△	△	Electrical meter service



1/8" = 1'-0"
 July 20, 2012

UTILITY & STREETLIGHT PLAN

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PLANTING TABLE

Code Name	Water Usage	Scientific Name	Common Name	Mature Canopy Diameter (in feet)	Canopy Coverage Area (in s.f.)	Number of Trees	Total Canopy Coverage (in s.f.)	
Trees								
CEDR	Medium	Cedrus Deodora	Deodar Cedar	35	900	5	4,500	
CERP	Low	Cercis Canadensis	Eastern Redbud	30	710	8	5,580	
GEU	Low	Cupressus Somperivirens	Italian Cypress	6	20	33	660	
LAGE	Low	Lagerstroemia Indica	Australian Wistow	20	310	17	5,270	
MAGN	Medium	Magnolia Soulangiana	Crape Myrtle	20	310	10	3,100	
PIST	Low	Pistacia Chincensis	Sauces Magnolia	20	310	17	5,270	
PLAT	Medium	Platanus Aconifolia "Bloodgood"	Chinese Pistache	25	490	7	3,430	
ULMU	Medium	Ulmus Parviflora "Drake"	London Plan Tree	65	3,320	5	16,600	
			Drake Evergreen Elm	35	960	2	1,920	
Tree Totals							104	46,730

Shrubs

ACAN	Medium	Acanthus Mollis	Bear's Bress
ARBU	Medium	Arbutus V. "Compacta"	Dwarf Strawberry Tree
CERO	Low	Cercis Occidentalis	Western Redbud
CHAE	Medium	Chamaerops "Minerva"	Minerva Flowering Quince
CIST	Low	Cistus Carthagenis	White Rockrose
EURY	Medium	Euroya P. "Virdis"	Victoria Rockrose
LEFT	Low	Leptospermum S. "Ruby Glow"	New Zealand Tea Tree
LIGU	Low	Ligustrum J. "Texanum"	Texas Privet
MYRT	Low	Myrtus C. "Compacta"	Compact Myrtle
PHOR	Low	Phoradendron T. "Tom Thumb"	Tom Thumb Flax
PITT	Medium	Pittosporum T. "Whitebird"	Whitebird's Dwarf Pittosporum
RAFB	Low	Raphirolepis Indica "Ballerina"	Ballerina Indian Hawthorn
RAPJ	Low	Raphirolepis I. "Jack Evans"	Jack Evans Indian Hawthorn
ROSA	Low	Rosa Rugosa	Ramones Rose
VIBU	Medium	Viburnum Tinus "Spring Bouquet"	Spring Bouquet Viburnum

Ground Cover & Perennials

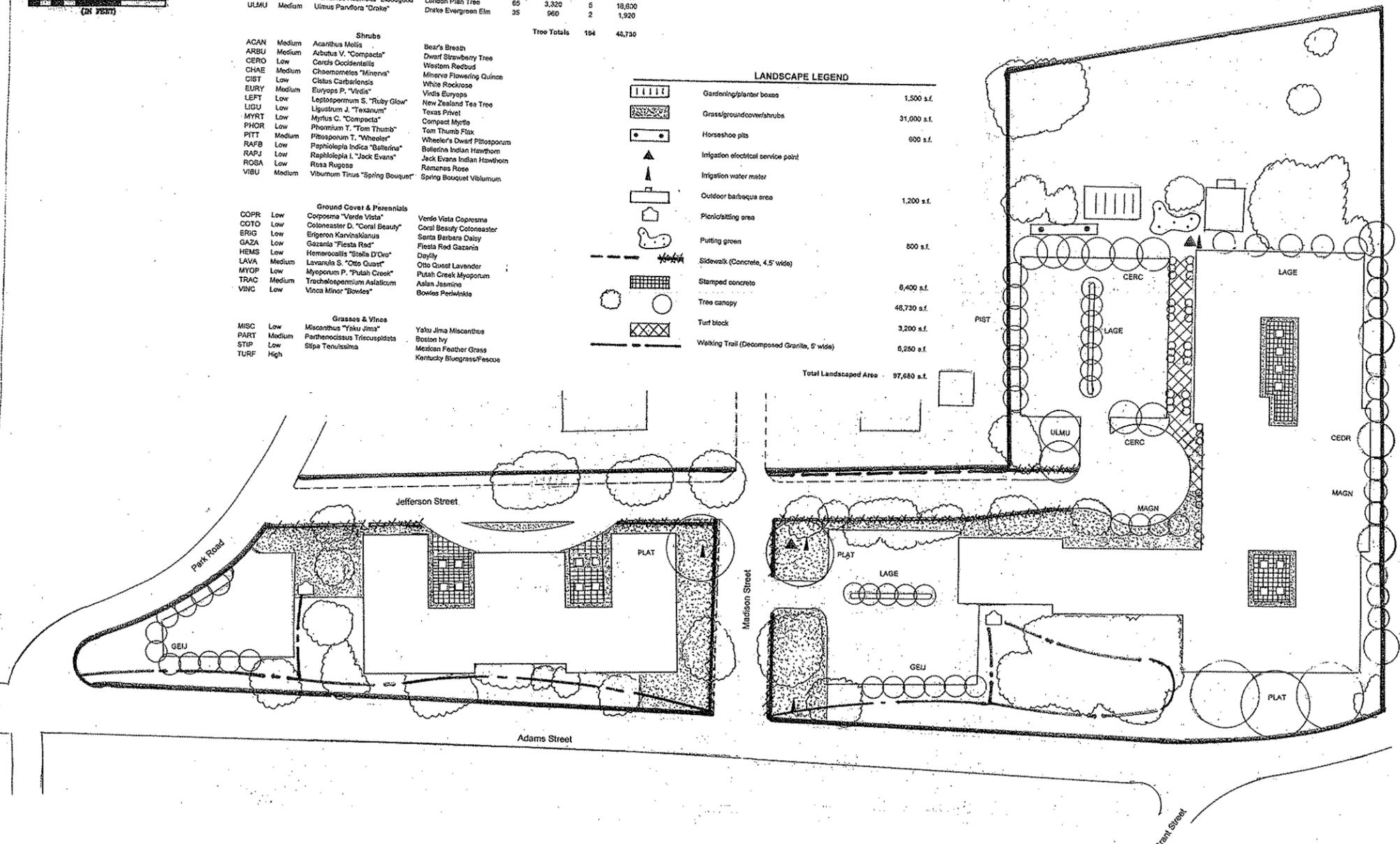
COPR	Low	Coprosma "Verde Vista"	Verde Vista Coprosma
COTO	Low	Coloneaster D. "Coral Beauty"	Coral Beauty Coloneaster
ERIG	Low	Erigeron Karwinskianus	Santa Barbara Daisy
GAZA	Low	Gazania "Fiesta Red"	Fiesta Red Gazania
HEMS	Low	Hemerocallis "Stella D'Oro"	Daylily
LAVA	Low	Lavandula S. "Otis Guest"	Otis Guest Lavender
MYOP	Low	Myoporum P. "Pukaki Creek"	Pukaki Creek Myoporum
TRAC	Medium	Trachelospermum Asiaticum	Asian Jasmine
VINC	Low	Vinca Minor "Bowles"	Bowles Periwinkle

Grasses & Vines

MISC	Low	Miscanthus "Yuku Jima"	Yuku Jima Miscanthus
PART	Medium	Parthenocissus Tricuspidata	Boston Ivy
STIP	Low	Stipa Tenaxissima	Mexican Feather Grass
TURF	High		Kentucky Bluegrass/Fescue

LANDSCAPE LEGEND

[Hatched Box]	Gardening/planter boxes	1,500 s.f.
[Stippled Box]	Grass/groundcover/shrubs	31,000 s.f.
[Circle]	Horseshoe pits	600 s.f.
[Triangle]	Irrigation electrical service point	
[Star]	Irrigation water meter	
[Square]	Outdoor barbecue area	1,200 s.f.
[House Icon]	Picnic/BBQ area	
[Swingset Icon]	Putting green	800 s.f.
[Dashed Line]	Sidewalk (Concrete, 4.5' wide)	
[Grid Pattern]	Stamped concrete	6,400 s.f.
[Circle]	Tree canopy	46,730 s.f.
[Cross-hatch]	Turf block	3,200 s.f.
[Dotted Line]	Walking Trail (Decomposed Granite, 5' wide)	6,250 s.f.
Total Landscaped Area		97,680 s.f.



V/B/F = 1/0"
July 20, 2012

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**C1.3
LANDSCAPE & TRAIL PLAN**