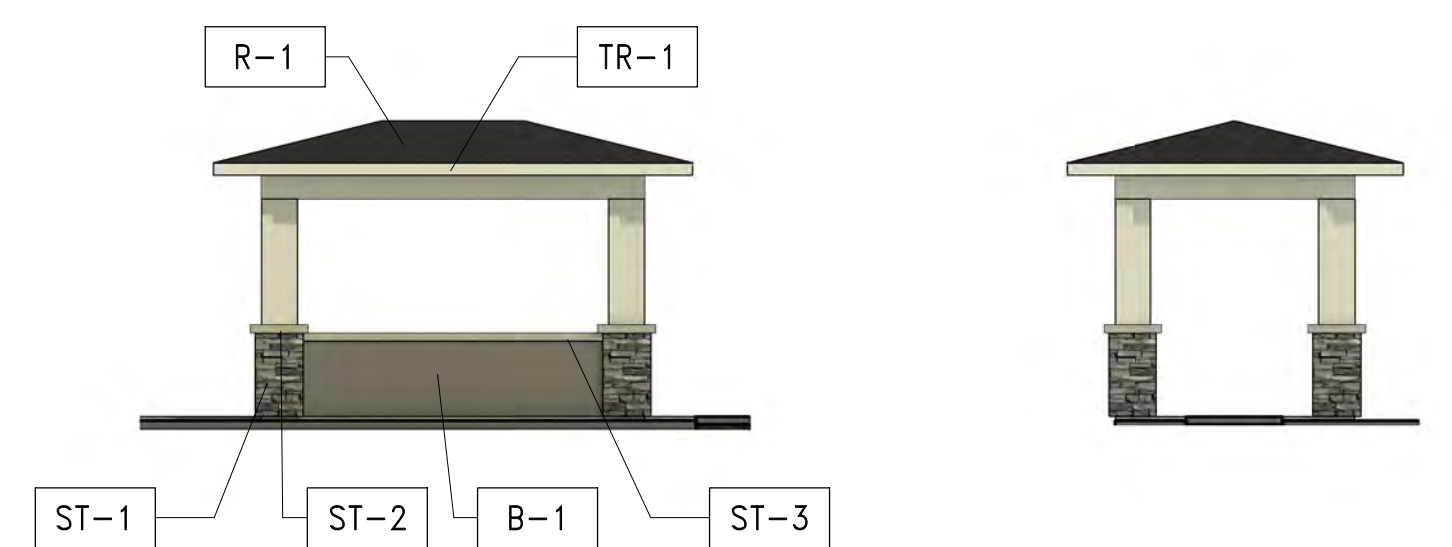




NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH/SOUTH ELEVATION
EAST/WEST ELEVATION

ACTIVITY AREA PERGOLA
1/8" = 1'-0"



TYP. ELEVATION
PET AREA PERGOLA
1/8" = 1'-0"



MONUMENT SIGN
SCALE: 3/8" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR./MATERIAL	COLOR
R-1	ROOF	OWENS CORNING "DAKRIDGE" ARCHITECTURAL ROOF SHINGLES	ESTATE GREY
B-1	BODY	EXTERIOR STUCCO 20/30 SAND FINISH	BENJAMIN MOORE #HC-188 CHELSEA GRAY
B-2	BODY	EXTERIOR STUCCO 20/30 SAND FINISH	BENJAMIN MOORE #HC-172 REVERE PEWTER
B-3	BODY	VERTICAL SIDING	BENJAMIN MOORE #OC-29 FLORAL WHITE
B-4	BODY	VERTICAL SIDING AT TOWERS	BENJAMIN MOORE #BM-690 GRANADA VILLA
TR-1	TRIM	TRIM/ FASCIA/ GUTTERS/ BEAMS/ CORBELS/ COLUMNS	BENJAMIN MOORE #OC-29 FLORAL WHITE
TR-2	TRIM	DOORS	BENJAMIN MOORE #2119-20 BLACK BERRY
ST-1	STONE VENEER	ELDORADO STONE	CLIFF STONE - BANFF SPRING
ST-2	STONE VENEER CAP	ELDORADO STONE CHISELED EDGE	COLOR: EARTH
ST-3	WALL CAP	ELDORADO STONE CHISELED EDGE	COLOR : EARTH
SH-1	SHUTTERS	ATLANTIC PREMIUM SHUTTERS	BENJAMIN MOORE #BM-1666 IN THE MIDNIGHT HOUR® ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	VINYL FRAMES	WHITE

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REVISIONS:

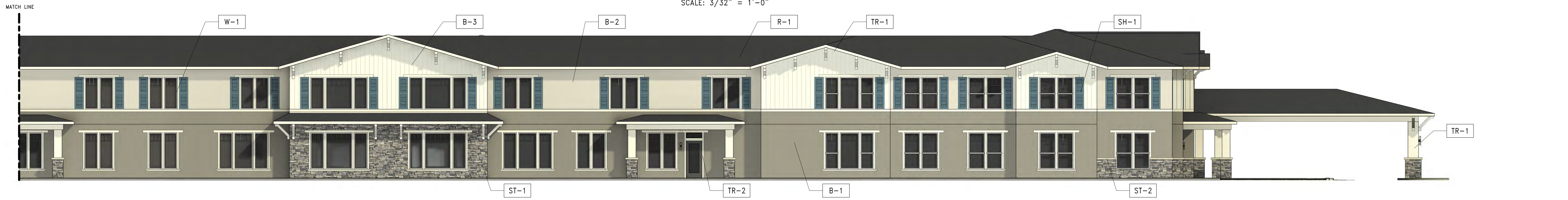
CITY OF ROSEVILLE APPROVAL

PROJECT NO: 22107
DRAWN BY: Author
CHECKED BY: Checker
SUBMITTAL DATE:
DTB DATE:

EXTERIOR ELEVATIONS



OVERALL EAST ELEVATION
SCALE: 3/32" = 1'-0"



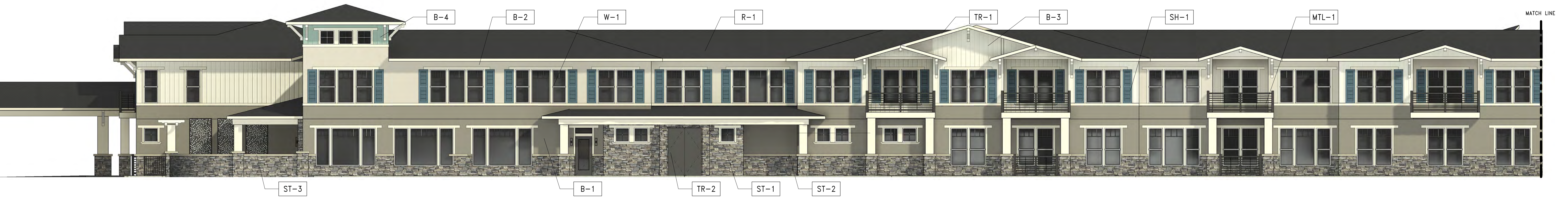
EAST ELEVATION
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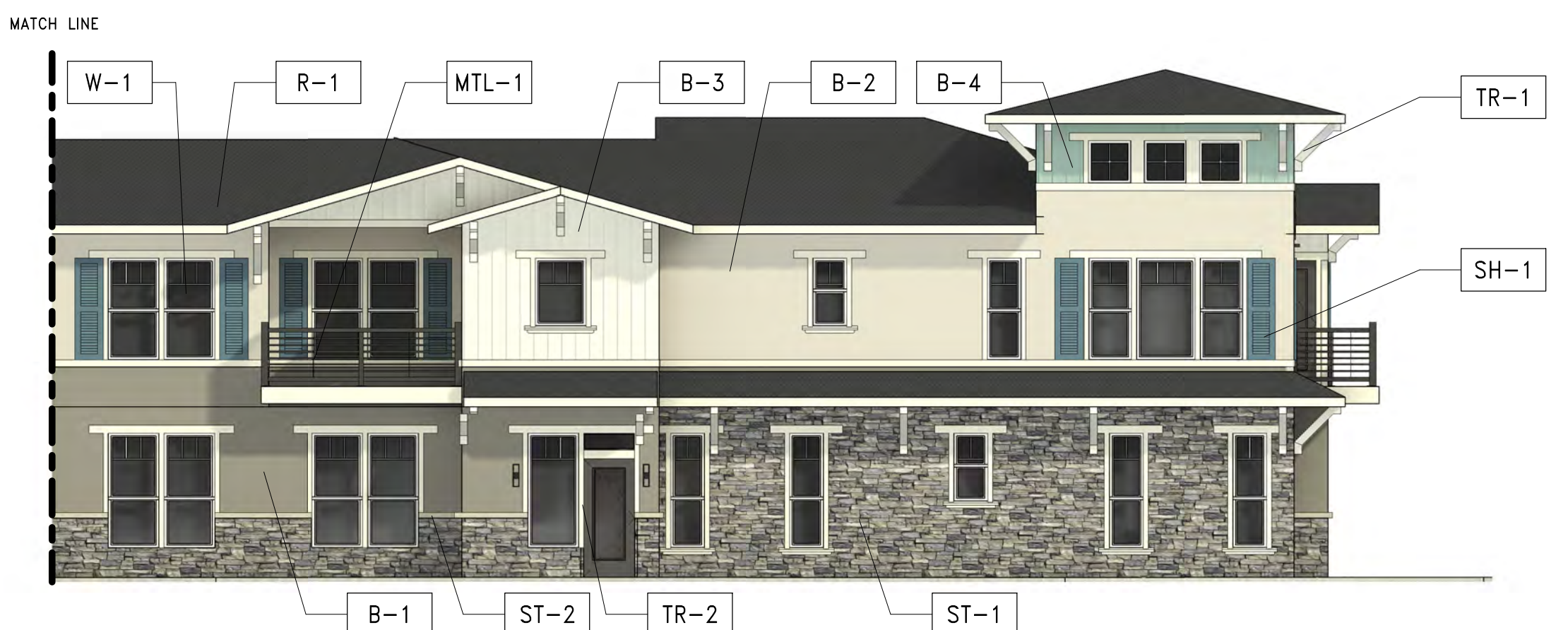
EAST ELEVATION CONT.
SCALE: 1/8" = 1'-0"



OVERALL WEST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION CONT.
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR./MATERIAL	COLOR
R-1	ROOF	OWENS CORNING "OAKRIDGE" ARCHITECTURAL ROOF SHINGLES	ESTATE GREY
B-1	BODY	EXTERIOR STUCCO 20/30 SAND FINISH	BENJAMIN MOORE #HC-188 CHELSEA GRAY
B-2	BODY	EXTERIOR STUCCO 20/30 SAND FINISH	BENJAMIN MOORE #HC-172 REVERE PEWTER
B-3	BODY	VERTICAL SIDING	BENJAMIN MOORE #OC-29 FLORAL WHITE
B-4	BODY	VERTICAL SIDING AT TOWERS	BENJAMIN MOORE #BM-690 GRANADA VILLA
TR-1	TRIM	TRIM/ FASCIA/ GUTTERS/ BEAMS/ CORBELS/ COLUMNS	BENJAMIN MOORE #OC-29 FLORAL WHITE
TR-2	TRIM	DOORS	BENJAMIN MOORE #2119-20 BLACK BERRY
ST-1	STONE VENEER	ELDORADO STONE	CLIFF STONE - BANFF SPRING
ST-2	STONE VENEER CAP	ELDORADO STONE CHISELED EDGE	COLOR: EARTH
ST-3	WALL CAP	ELDORADO STONE CHISELED EDGE	COLOR : EARTH
SH-1	SHUTTERS	ATLANTIC PREMIUM SHUTTERS	BENJAMIN MOORE #BM-1666 IN THE MIDNIGHT HOUR
MTL-1	WROUGHT IRON	MANUFACTURER VARIES	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	VINYL FRAMES	WHITE



NORTH VIEW

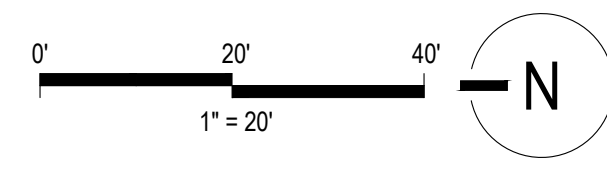


SOUTHWEST VIEW



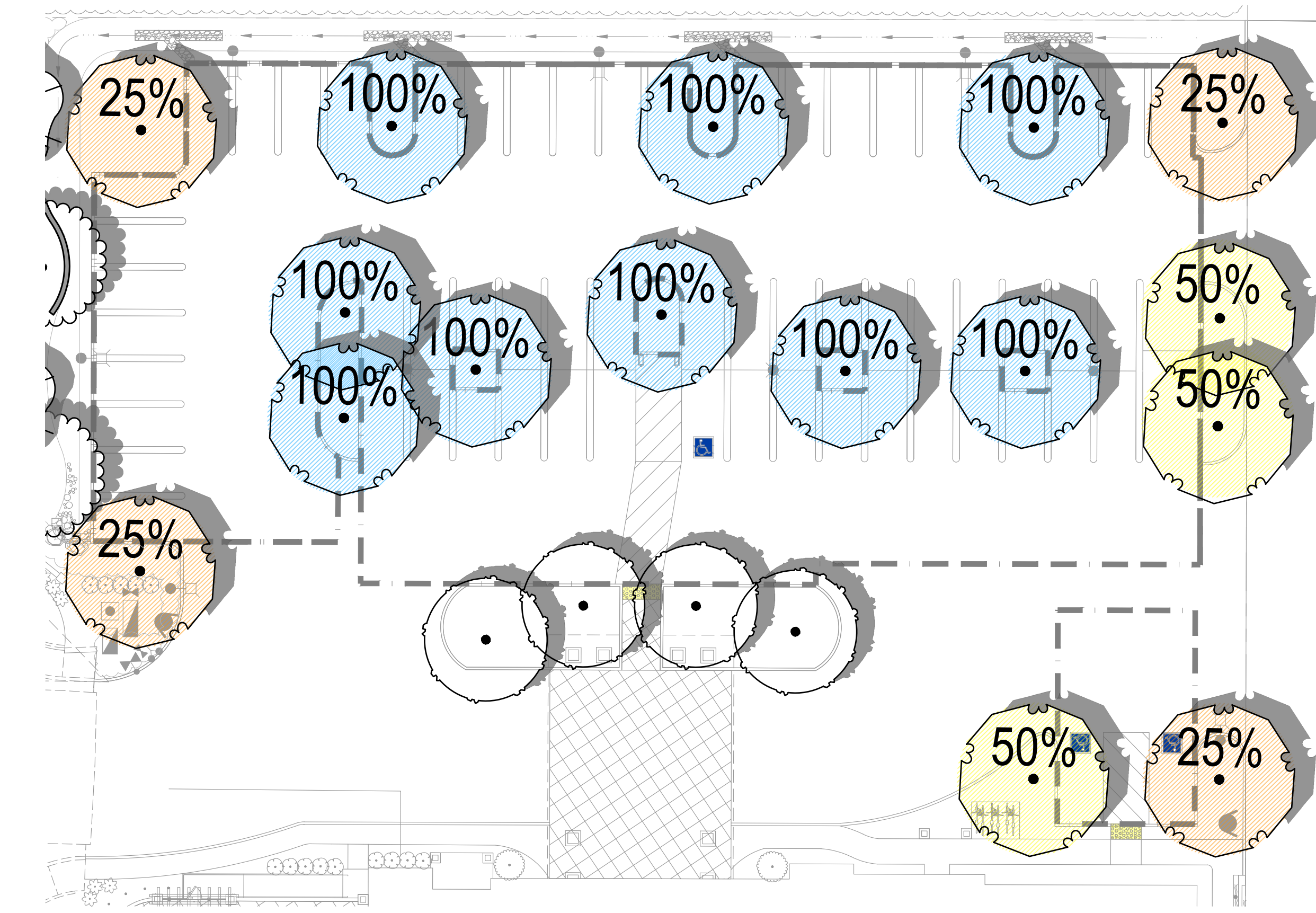
KEYNOTES

- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> 1 PROJECT BOUNDARY 2 MONUMENT SIGNAGE (SEE SIGNAGE PLANS BY OTHERS) 3 PROJECT ENTRY/DRIVE AISLE WITH ENHANCED PLANTING AND DISTINCTIVE TREES 4 OUTDOOR ASSISTED LIVING COURTYARD WITH VISUAL PLANTING, TURF, AND ACCESSIBLE WALKWAYS. 5 OUTDOOR GARDEN AREA WITH RAISED BEDS, AND BENCHES IN DECOMPOSED GRANITE 6 OUTDOOR MEMORY CARE COURTYARD WITH VISUAL PLANTING, TURF, WATER FEATURE, AND ACCESSIBLE WALKWAYS 7 OUTDOOR ACTIVITY AREA WITH PET PARK, GAME COURT, AND OVERHEAD PERGOLAS | <ul style="list-style-type: none"> 8 VEGETATED WATER QUALITY SWALE WITH HEADWALLS AND RETAINING WALLS WHERE REQUIRED 9 ±6" HIGH TUBULAR STEEL VIEW FENCE WITH VINES 10 ±6" HIGH MASONRY SCREEN WALL (AT TRASH ENCLOSURE AND REAR OFF-SITE DRIVEWAY) 11 SITE FURNISHINGS (BENCHES, PLANTED POTS, "DOGGI-POT", ETC.: LOCATED DIAGRAMMATICALLY; EXACT QUANTITY AND PLACEMENT MAY VARY) 12 CLASS II BICYCLE RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LOCAL REQUIREMENTS. (CLASS I BICYCLE STORAGE PROVIDED INSIDE FACILITY) 13 FUTURE OFF-SITE LANDSCAPE AT ADJACENT PARCEL BY OTHERS (NOT A PART) | <ul style="list-style-type: none"> 14 EXISTING ROSEVILLE ELECTRIC EQUIPMENT 15 EXISTING STREETLIGHT. CLEARANCE ZONE PER ROSEVILLE ELECTRIC STD. 10.5. TO BE MAINTAINED, TYP. 16 LARGE SHRUBS AS FOUNDATION PLANTING ADJACENT BUILDING TO BUFFER MASSING AND HEIGHT DIFFERENTIAL 17 VINE/ESPALLIER PLANTING AT VERTICAL WALL(S) 18 SPECIAL INTEREST PLANTING AT PATHWAYS, ENTRIES, AND OTHER HIGHLY VISIBLE AREAS. 19 VERTICAL PLANTING TO ACCENTUATE ARCHITECTURE 20 STREET TREES AND SECONDARY TREE SPECIES PER HEWLETT PACKARD / CAMPUS OAKS DESIGN GUIDELINES. | <ul style="list-style-type: none"> 21 LANDSCAPE WITHIN (2) BIFURCATED PLANTERS ALONG PAINTED DESERT EXTENSION AS PREVIOUSLY APPROVED (EN17-0268), BUT NOT INSTALLED WITH ROADWAY IMPROVEMENTS: NORTHERLY PLANTER TO BE INSTALLED WITH "PAINTED DESERT EXTENSION" ROADWAY IMPROVEMENTS AND BE CFD-MAINTAINED. 22 EXISTING CFD-MAINTAINED LANDSCAPE. 23 ENHANCED PAVING AT PORTE COCHERE AND WITHIN PATIO AREAS 24 ACCESS DRIVE (OFF-SITE, TO BE CONSTRUCTED FOR EMERGENCY AND SERVICE ACCESS TO THIS PROJECT) 25 CLEAR VISION TRIANGLE PER CITY OF ROSEVILLE SIGN ORDINANCE (17.04.160) 26 PUBLIC UTILITY EASEMENT (PUE) |
|---|---|--|---|



SHADE CALCULATIONS

PER CITY OF ROSEVILLE DESIGN GUIDELINES

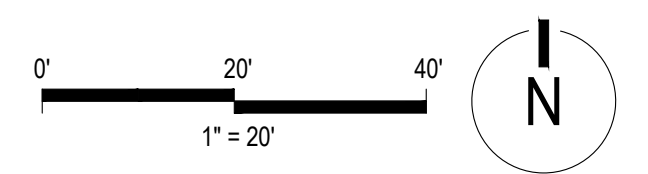
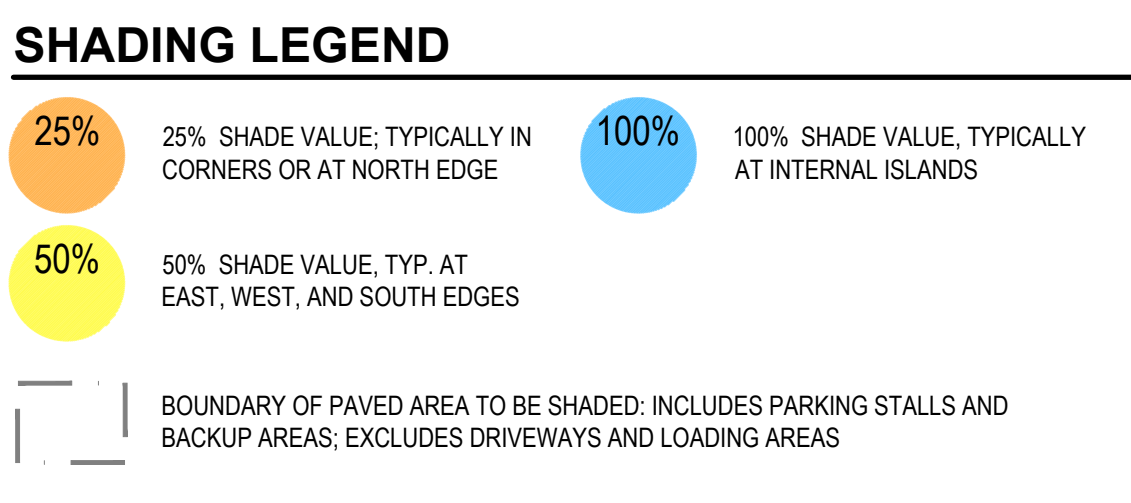


Parking Lot Shade Calculations
Ivy at Blue Oaks Assisted Living

Project: 22033A
Date: 9/8/2022

25%	50%	100%	Total
4	3	9	16
960	1,443	8,658	11,061
0	0	0	-
-	-	-	-
0	0	0	-
-	-	-	-
-	-	-	-
Total Shade Provided			11,061
Total Parking Area			21,073
Percent Shaded			52%

Qty. Large Trees (30-35' diameter) sub total of shade at 962sf for 100% canopy
 Qty. Large to Medium Trees (25-35' diameter) sub total of shade at 707sf for 100% canopy
 Qty. Medium to Small Trees (20-25' diameter) sub total of shade at 491sf for 100% canopy
 Qty. Small Trees (10-20' diameter) sub total of shade at 314sf for 100% canopy



PRELIMINARY PLANT LEGEND

	PARKING LOT / SHADE TREES PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (M), 35H. X 30W. ULMIUS X ACCOLADE' ACCOLADE ELM WUCOLS (M), 40H. X 35W.	24" BOX 24" BOX
	ACCENT TREES TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. ARBITUS LINEO / STRAWBERRY TREE WUCOLS (L), 25' H. X 15' W. CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (L), 15H. X 15W. CHONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M), 20H. X 20W. ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF BLUEBERRY TREE WUCOLS (M), 30H. X 20' W. LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE WUCOLS (L), ROSEVILLE PARKWAY ACCENT TREE, 30' H. X 25W. MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA WUCOLS (M), 25' H. X 15' W.	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	COLUMNAR TREES TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND. ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE WUCOLS (M) CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM WUCOLS (M) MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA WUCOLS (M), 25' H. X 15' W. PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW WUCOLS (M) QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK WUCOLS (M) TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN WUCOLS (M)	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	INTERIOR AISLE AND ALLEE TREES USED BEHIND MAJOR CANOPY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES CARPINUS BETULUS / EUROPEAN HORNBEAM WUCOLS (M), 45H. X 30W. NYSSA SYLVATICA / SOUR GUM WUCOLS (M), 30H. X 20W. PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR WUCOLS (M), 30' W. X 20' H.	15 GAL. 15 GAL. 15 GAL.
	SPECIMEN TREES LARGE BOXED EVERGREEN OAKS USED IN HIGHLY VISIBLE LOCATIONS AS A FOCAL POINT QUERCUS AGRIFOLIA / COAST LIVE OAK WUCOLS (L), VARIES QUERCUS VIRGINIANA 'CATHEDRAL' / CATHEDRAL LIVE OAK WUCOLS (L)	60" BOX 60" BOX
	SECONDARY TREE EVERGREEN TREES FOR CONTRAST WITH PRIMARY STREET TREES FOR INTEREST IN WINTER AND TREE CANOPY DIVERSITY LAURUS NOBILIS / GRECIAN LAUREL WUCOLS (L), 30' T. X 15' W., SECONDARY TREE AT ROSEVILLE PARKWAY PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY WUCOLS (M), 30' T. X 15' W., SECONDARY TREE AT PAINTED DESERT	24" BOX 24" BOX
	FOUNDATION SHRUBS LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. ARBITUS LINEO 'COMPACTA' / DWARF STRAWBERRY TREE WUCOLS (M), 8H. X 6W. FELICIA SELLOWIANA / PINEAPPLE GUAVA WUCOLS (L), 10H. X 8W. LIGULSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET WUCOLS (M), 10H. X 8W. PHOTINIA X FRASER / PHOTINIA WUCOLS (M), 12H. X 8W. PITISPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L), 10H. X 12W.	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	MID-GROUND SHRUBS MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. ILEX CRENATA 'STOKES' / JAPANESE HOLLY WUCOLS (L), 3H. X 3W. PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL WUCOLS (M), 3H. X 4W. (N. & E. EXPOSURES) RHAPHIOLEPS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M), 2H. X 3W. SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M), 3H. X 4W. VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS WUCOLS (M), 6H. X 6W.	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	VERTICAL ACCENT USED TO HIGHLIGHT ARCHITECTURAL ELEMENTS (POP-OUTS, PENETRATION, ETC) AND BLEND THE NATURAL AND BUILT ENVIRONMENTS CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS (OR DWARF) WUCOLS (L), 'TINY TOWER' WHERE APPLICABLE, 25' H. X 2-3' W. ILEX CRENATA 'SENTINEL' / SENTINEL JAPANESE HOLLY WUCOLS (L), 8-12' H. X 4' W. JUNIPERUS CHINENSIS 'BLUE ARROW' / BLUE ARROW JUNIPER WUCOLS (L) 12' T. X 4' W. JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER WUCOLS (L), 15-20' T. X 2-3' W. PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS WUCOLS (M), 10-12' T. X 4' W., FOR N. AND E. EXPOSURES PRUNUS C. 'COMPACTA' / COMPACT CHERRY LAUREL WUCOLS (M), 8-10' T. X 4' W. (WHEN CLIPPED), FOR N. AND E. EXPOSURES	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.
	ACCENT SHRUB AGAPANTHUS AFRICANUS 'WHITE' / WHITE LILY OF THE NILE WUCOLS (M), 2-3' T. X 2-3' W. DIANELLA REVOLUTA 'BIG REV' / DIANELLA WUCOLS (L) 3' T. X 3' W. DIETES RIDGEBES / FORTNIGHT LILY WUCOLS (L) 3' T. X 3' W. HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY WUCOLS (M) 2-3' T. X 2-3' W. PRODRUM T. 'MADRI MADEN' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M), 2-3' T. X 2-3' W. TULBAGHA VIOLACEA / SOCIETY GARLIC WUCOLS (L) 1-2' W. X 1-2' T. YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE WUCOLS (L), 2-3' T. X 2-3' W.	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
	VINES MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES ACTINIDIA ARGUTA 'ISSA' / HARDY KIWI CLEMATIS SPP / CLEMATIS WUCOLS (M) FICUS PUMILA / CREEPING FIG PARITHECOSSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY WUCOLS (M) TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS WUCOLS (M) VITIS SPP / GRAPE WUCOLS (M)	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	SHRUBS AND GROUNDCOVER MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH WUCOLS (L) CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE WUCOLS (L) COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER WUCOLS (L) DIETES VEGETA / AFRICAN IRIS WUCOLS (L) ESCALONIA FRADESII / ESCALLONIA, DWARF VAR. AS AVAILABLE WUCOLS (L) GREVILLEA X 'NOELLI' / GREVILLEA WUCOLS (L) JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER WUCOLS (L) RHAPHIOLEPS UMBELLATA 'MINOR' / YEDDA HAWTHORN WUCOLS (L)	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
	ACCENT/ENTRY PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN WUCOLS (L) HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY WUCOLS (M) LAVANDULA X INTERMEDIA VARS. / LAVENDER WUCOLS (L) LOROPETALUM CHINENSE VARS. / GREEN LOROPETALUM WUCOLS (M) OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE WUCOLS (L)	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	GROUNDCOVER SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARYLY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER WUCOLS (L) ROSA X 'FLOWER CARPET CORAL' / ROSE WUCOLS (M) ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY WUCOLS (L) TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE WUCOLS (M) TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M)	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
	WATER QUALITY SLOPES SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.	
	TURF SODDED BLEND OF 90/10 DWARF FESCUE AND BLUEGRASS, "BOLERO PLUS" OR EQUAL AS AVAILABLE FROM DELTA BLUEGRASS CO.	
	SYNTHETIC TURF SYNTHETIC SURFACE TO EMULATE NATURAL TURF, PREMIUM QUALITY, HIGH PILE. FOR PEDESTRIAN USE.	

SITE FURNISHINGS

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL MATERIALS



TRASH RECEPTACLE
VERTICAL STRAP, CIRCULAR COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RB-36



BENCH
HORIZONTAL STRAP, WITH BACK WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES), COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN). MODEL SHOWN: VICTOR STANLEY RBF-28 (OR SIMILAR)



RAISED PLANTED POTS:
CAMPANIA, 'DAVOS' SERIES, SQUARE & ROUND, CAST STONE (GFRC), 48" W. X 40" T., KORNEGAY 'DUNE' SERIES, OR SIMILAR



DOG WASTE STATION
"DOGGHOP", WITH PAINTED BLACK POLE (TYP GALV. AS SHOWN)



CLASS II (INDIVIDUAL BICYCLE POST-HOOP)
SINGLE OR DOUBLE PARKING PER UNIT. MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS. SHOWN: VICTOR STANLEY BHRS-101, BRHS-103
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



CLASS II (RACK/CORRALS)
3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



PRECAST TWO-RAIL FENCING:
COLOR: 'EARTHTONE BROWN', AS MANUFACTURED BY DYNAMIC PRECAST, PHOENIX PRECAST, ARTISAN PRECAST, OR EQUAL, INTENT: NATURALISTIC COLOR, FENCING TO VISUALLY RECEDE (PER HPCO DESIGN GUIDELINES)

IRRIGATION DESIGN STATEMENT

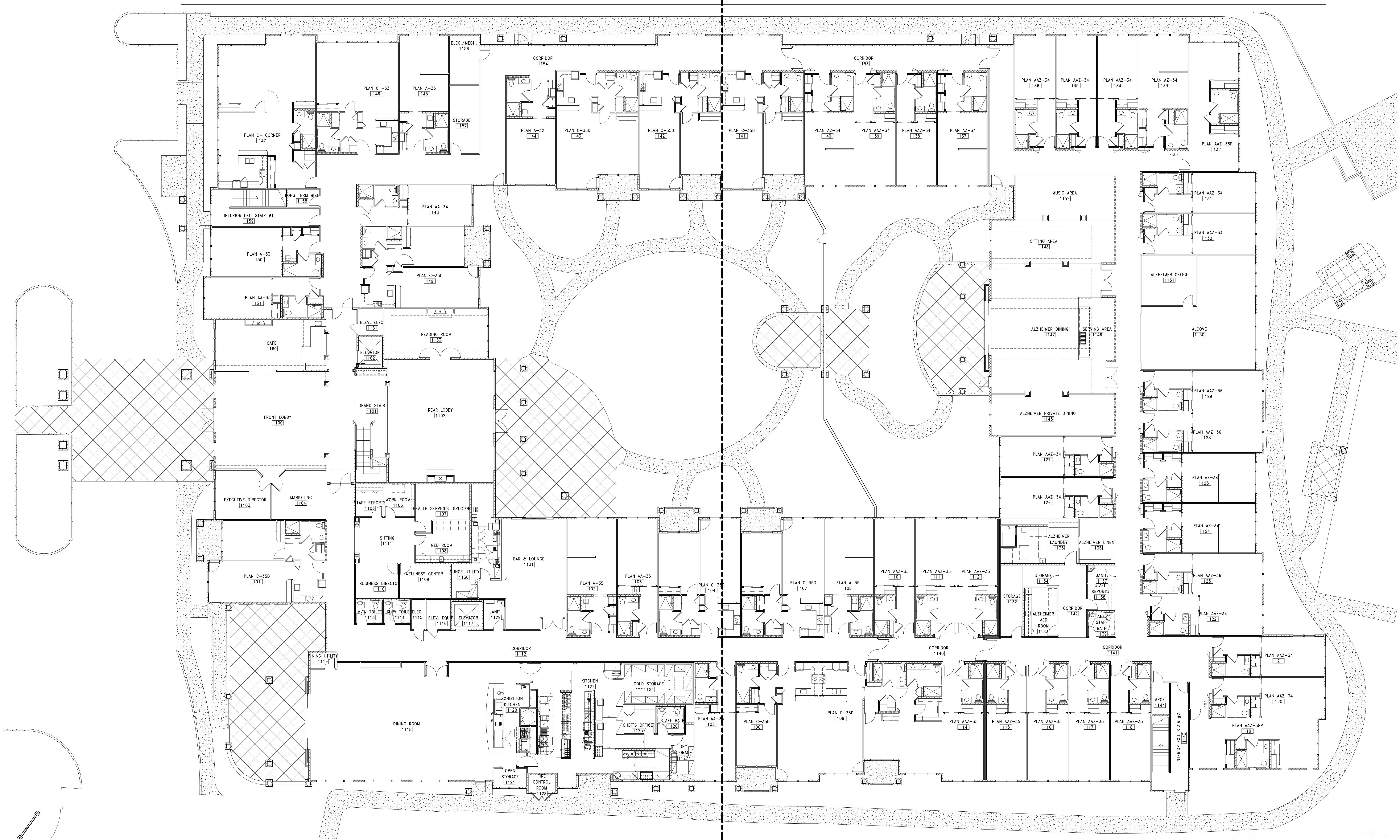
IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM SHALL UTILIZE RECYCLED WATER (PER HPCO DESIGN GUIDELINES), AND SHALL INCLUDE A SEPARATE IRRIGATION CONNECTION, AND DEDICATED WATER METER. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAO/TRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK MINIMUM 1' FROM HARDSCAPE (PER CITY PRECEDENT).
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH
- DRIP OR MICRO-SPRAY TO RAISED GARDEN BEDS, PLANTED POTS, AND OTHER SPECIALIZED AREAS.
- DEEP ROOT WATERING SYSTEMS (BUBBLERS) FOR TREES ON SEPARATE ZONES).

STREET TREE LEGEND

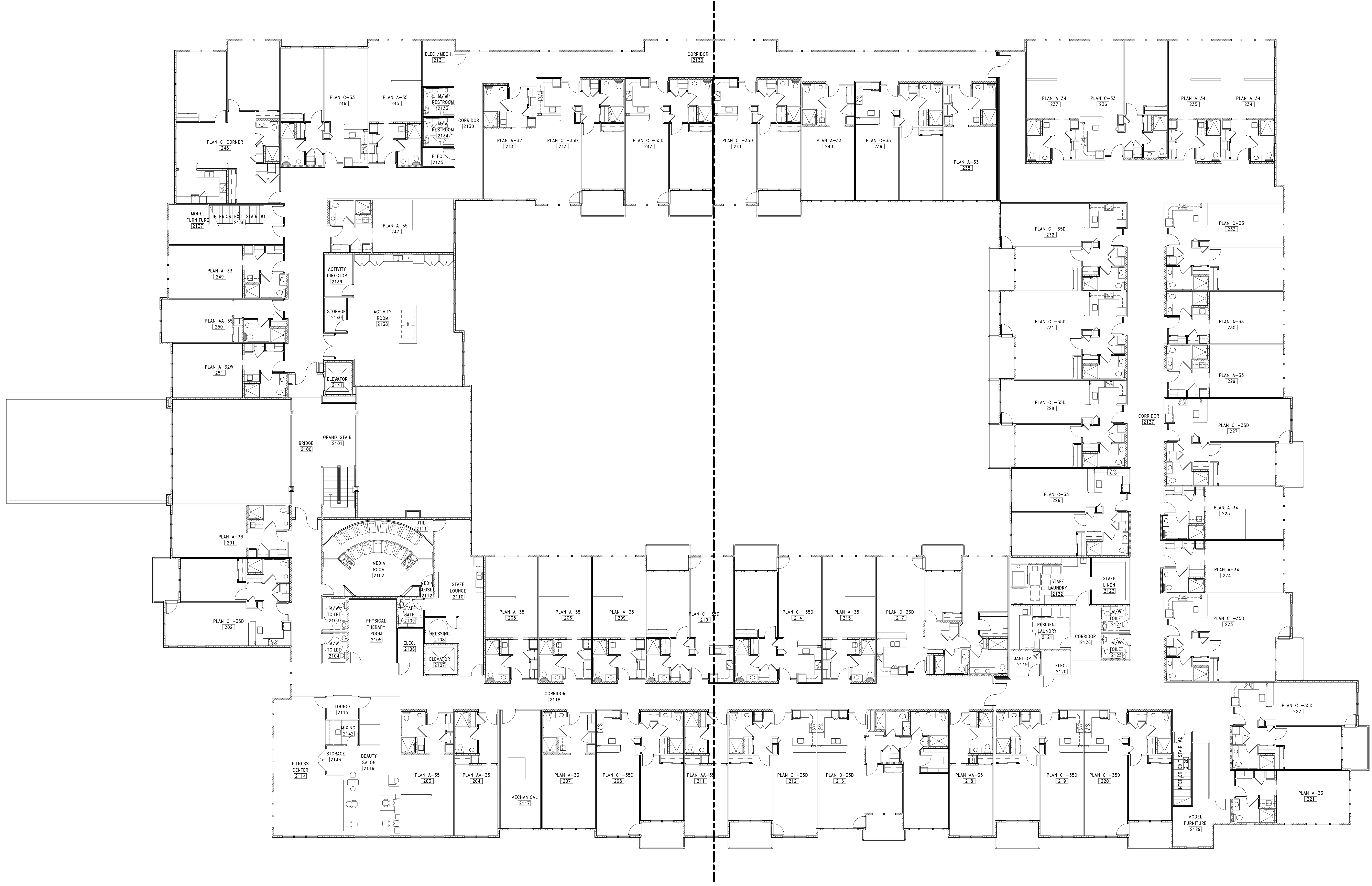
TREES	CODE	BOTANICAL /COMMON NAME	CONT
	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES	24" BOX
	KOE PAN	KOELUTERIA PANICULATA / GOLDEN RAIN TREE WUCOLS (M), PRIMARY TREE AT PAINTED DESERT	15 GAL.

(NOTE: STREET TREES ONLY ARE IDENTIFIED BY SPECIES TO DEMONSTRATE CONSISTENCY WITH THE CAMPUS OAKS DESIGN GUIDELINES AND DEVELOPMENT PRECEDENT. REFER TO "PRELIMINARY PLANT LEGEND" FOR ALL OTHER TREES.)



FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

UNIT SUMMARY					
ASSISTED LIVING					
UNIT #	UNIT TYPE	SQ FT	1ST FLR	2ND FLR	TOTAL UNITS
A-32	STUDIO	457	1	2	3
A-33	STUDIO	472	1	8	9
A-34	STUDIO	486	0	1	1
AA-34	STUDIO	401	1	0	1
AA-35	STUDIO	415	3	4	7
A-34	ONE BEDROOM	486	0	4	4
A-35	ONE BEDROOM	501	3	7	10
C-33	ONE BEDROOM	784	1	5	6
C-350	ONE BEDROOM	785	8	16	24
C-CORNER	TWO BEDROOM	1,255	1	1	2
D-350	TWO BEDROOM	1,158	1	2	3
ASSISTED LIVING TOTAL UNITS			20	50	70
MEMORY CARE					
AAZ-34	STUDIO	400	12	0	12
AAZ-35	STUDIO	412	8	0	8
AAZ-36	STUDIO	424	3	0	3
AAZ-38	SHARED STUDIO	424	2	0	2
AAZ-34	SHARED STUDIO	486	5	0	5
MEMORY CARE TOTAL UNITS			30	0	30
TOTAL UNITS			50	50	100
TOTAL SQUARE FOOTAGE			50,247	47,835	98,082



SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

UNIT SUMMARY				
ASSISTED LIVING				
UNIT #	UNIT TYPE	SQ FT	1ST FLR	2ND FLR
A-32	STUDIO	457	1	2
A-33	STUDIO	472	1	8
A-34	STUDIO	486	0	1
AA-34	STUDIO	451	1	0
AA-35	STUDIO	413	3	4
A-34	ONE BEDROOM	486	0	4
A-35	ONE BEDROOM	501	3	7
C-33	ONE BEDROOM	784	1	5
C-350	ONE BEDROOM	783	8	16
C-CORNER	TWO BEDROOM	1255	1	1
D-330	TWO BEDROOM	1138	1	2
ASSISTED LIVING TOTAL UNITS		20	50	70
MEMORY CARE				
AAZ-34	STUDIO	400	12	0
AAZ-35	STUDIO	412	8	0
AAZ-36	STUDIO	424	3	0
AAZ-38	SHARED STUDIO	424	2	0
AZ-34	SHARED STUDIO	486	5	0
MEMORY CARE TOTAL UNITS		30	0	50
TOTAL UNITS		50	50	100
TOTAL SQUARE FOOTAGE		50,247	47,835	98,082

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REVISIONS:

CITY OF ROSEVILLE APPROVAL

PROJECT NO: 22107
 DRAWN BY: Author
 CHECKED BY: Checker
 SUBMITTAL DATE:
 DTB DATE:

SECOND FLOOR PLAN