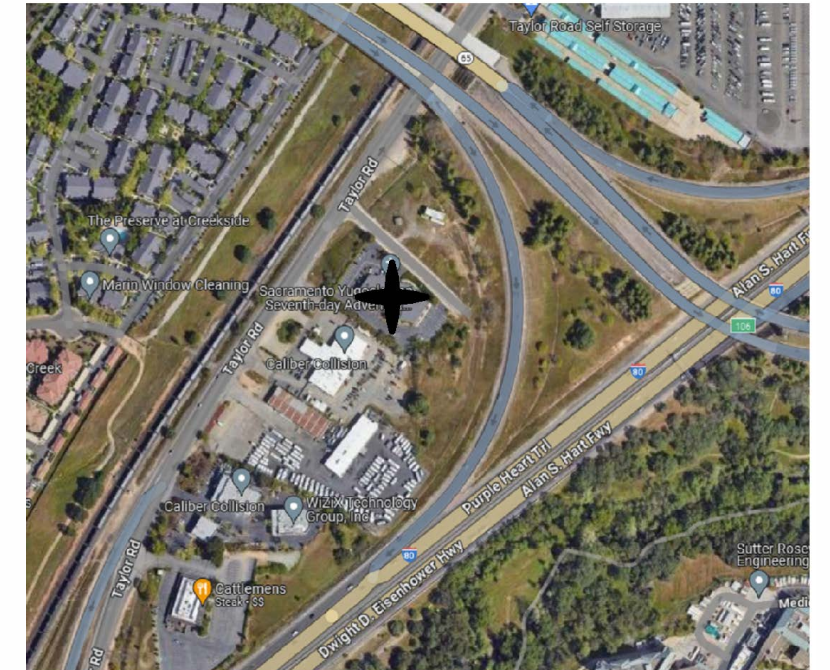


PC EXHIBIT D



VICINITY MAP

PROJECT TEAM

OWNER:
WELLSPACE HEALTH
1500 EXPO PARKWAY
SACRAMENTO, CA 95815

DEVELOPER/ APPLICANT:
LEGACY REALTY & DEVELOPMENT
5390 E PINE AVENUE
FRESNO, CA 95616
PHONE: (559) 977-0748
CONTACT: JEFF MILGROM
jmilgrom@cfresno.com

ARCHITECT:
API ARCHITECTURE PLUS, INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356
PHONE: (209) 577-4661
FAX: (209) 577-0213
CONTACT: BRIAN ROSENBERGER
brian@apiarc.com

**CIVIL ENGINEER/
LANDSCAPE ARCHITECT**
CUNNINGHAM ENGINEERING CORPORATION
2120 20TH ST, SUITE 3
SACRAMENTO, CA 95818
PHONE: (916) 455-2026
CONTACT: CHARLES KRAFKA
charles@cecwest.com

SITE DATA

ASSESSORS PARCEL NUMBER: 015-162-006
PROPERTY AREA: 73,669 SQ. FT. / 1.69 AC
BUILDING COVERAGE (OF PROJECT AREA): 15,998 SQ. FT. (22%)
HARDSCAPING (OF PROJECT AREA): +/-42,027 SQ. FT. (57%)
LANDSCAPING (OF PROJECT AREA): +/-15,078 SQ. FT. (21%)
CURRENT ZONE: MP - INDUSTRIAL/ BUSINESS PARK
GENERAL PLAN: CC - COMMUNITY COMMERCIAL
PROPOSED ZONING: SA - SPECIAL AREA

BUILDING DATA

BUILDING AREA: 15,998 SQ. FT.
BUILDING USE: DENTAL/ MEDICAL OFFICE
MAXIMUM BUILDING HEIGHT: 29'-0"

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ROSEVILLE, CA.

PARKING DATA

PARKING REQUIRED	
SPACE 1 - DENTAL OFFICE ±6,333 SQ. FT. TOTAL AREA ±6,333 / 150 =	42 STALLS
SPACE 2 - MEDICAL OFFICE ±9,393 SQ. FT. TOTAL AREA ±9,393 / 150 =	63 STALLS
TOTAL PARKING REQUIRED:	105 STALLS
PARKING PROVIDED	
STANDARD/ COMPACT SPACES:	94 STALLS
ACCESSIBLE SPACES:	11 STALLS
- STANDARD SPACES:	4 STALLS
- VAN SPACES:	7 STALLS
TOTAL:	99 STALLS

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY
INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE
FOR THE ACCURACY OF THIS INFORMATION.

PLANNING
ARCHITECTURE



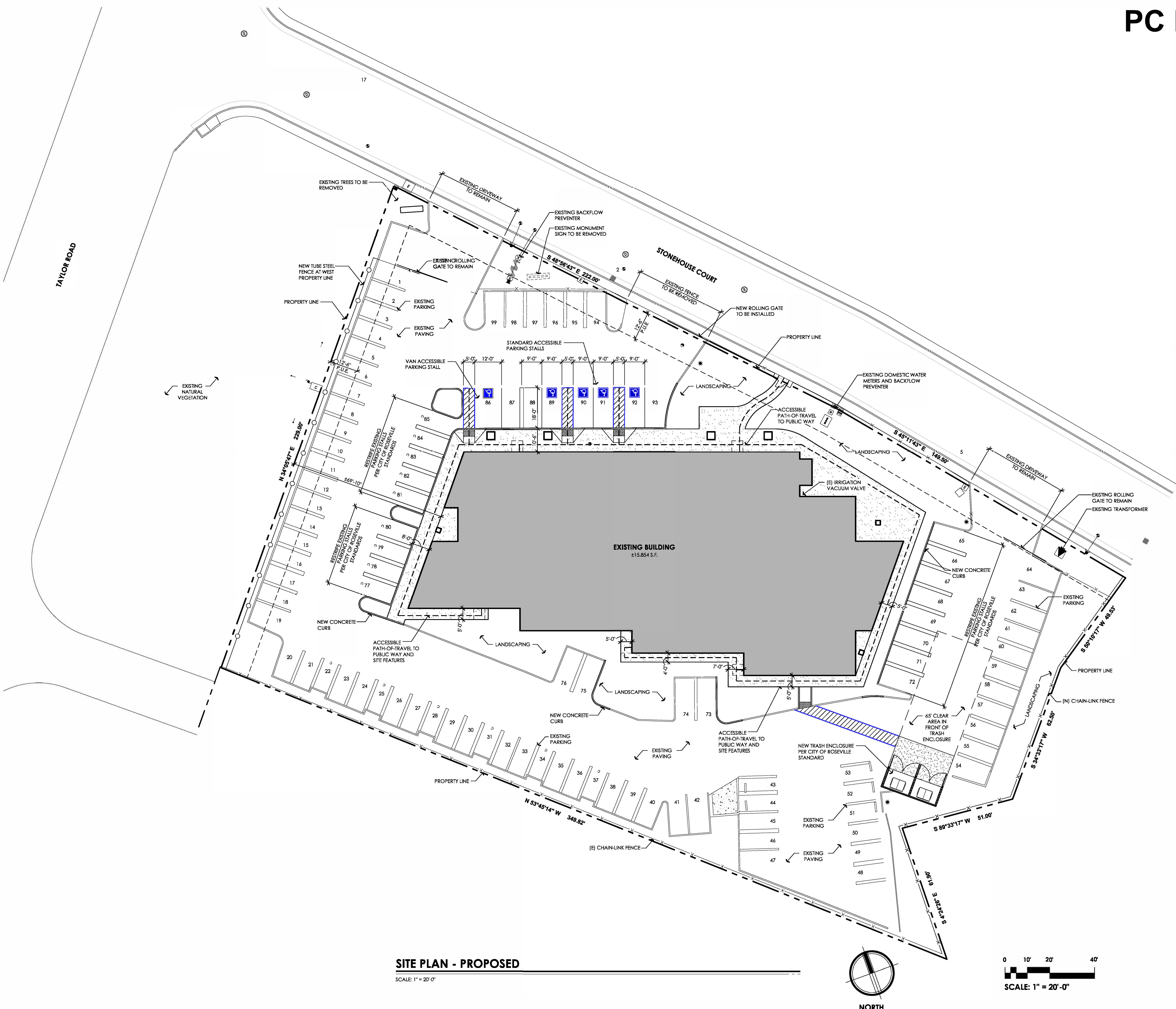
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

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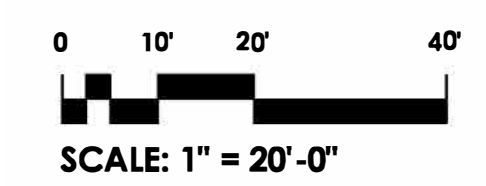
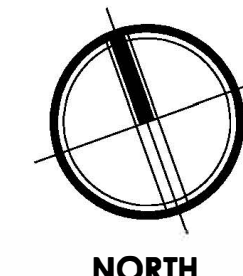
SHEET:

A1



SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"





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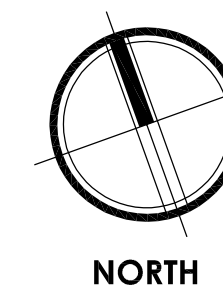
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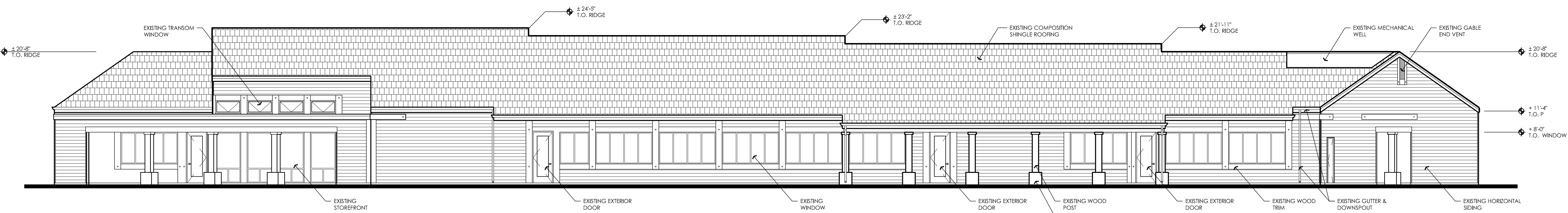
PROPOSED FLOOR PLAN

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

FLOOR AREA:	
DENTAL OFFICE	± 6,493 S.F.
MEDICAL OFFICE	± 9,505 S.F.
TOTAL FLOOR AREA	± 15,998 S.F.
COVERED ENTRY	± 1,022 S.F.

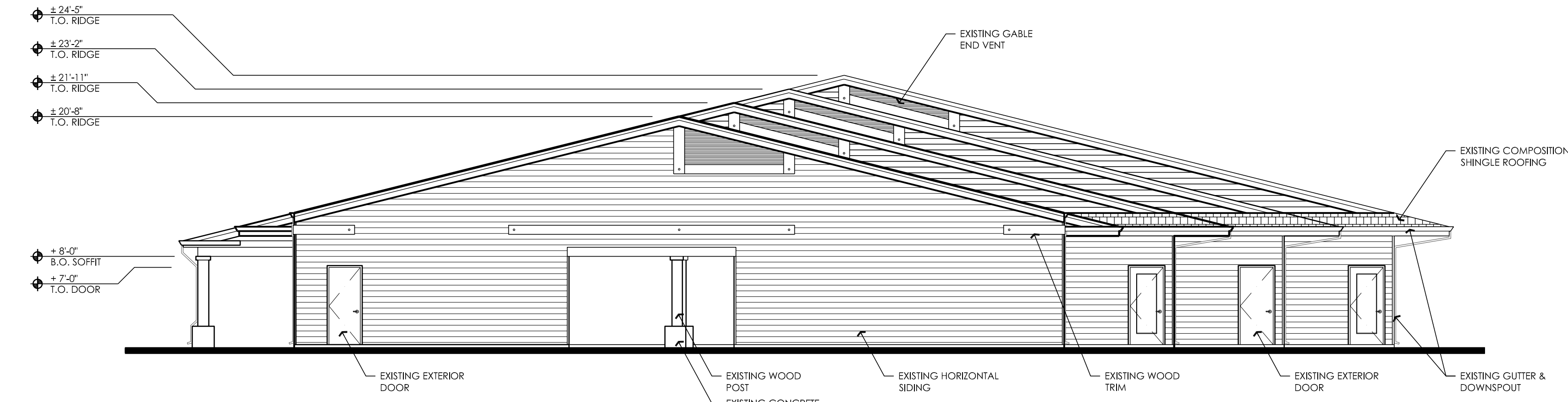


11/23/2018 10:11 AM DESIGN/Planning/Submitted/Proposed Floor Plan.dwg 3:28:24 PM 02/28/2018 10:11 AM



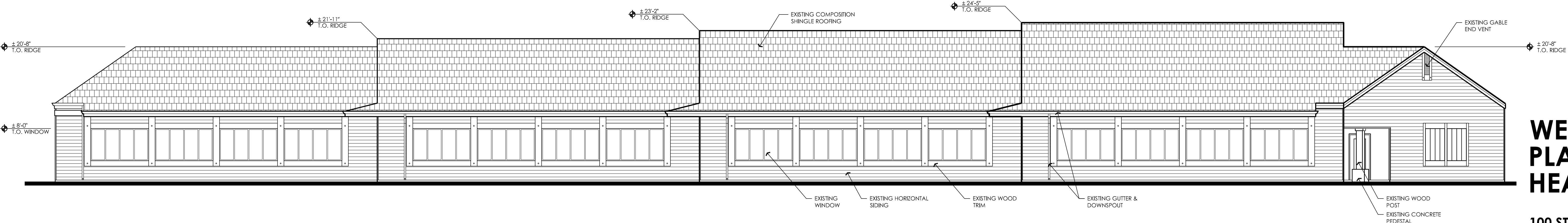
EXISTING NORTH ELEVATION

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



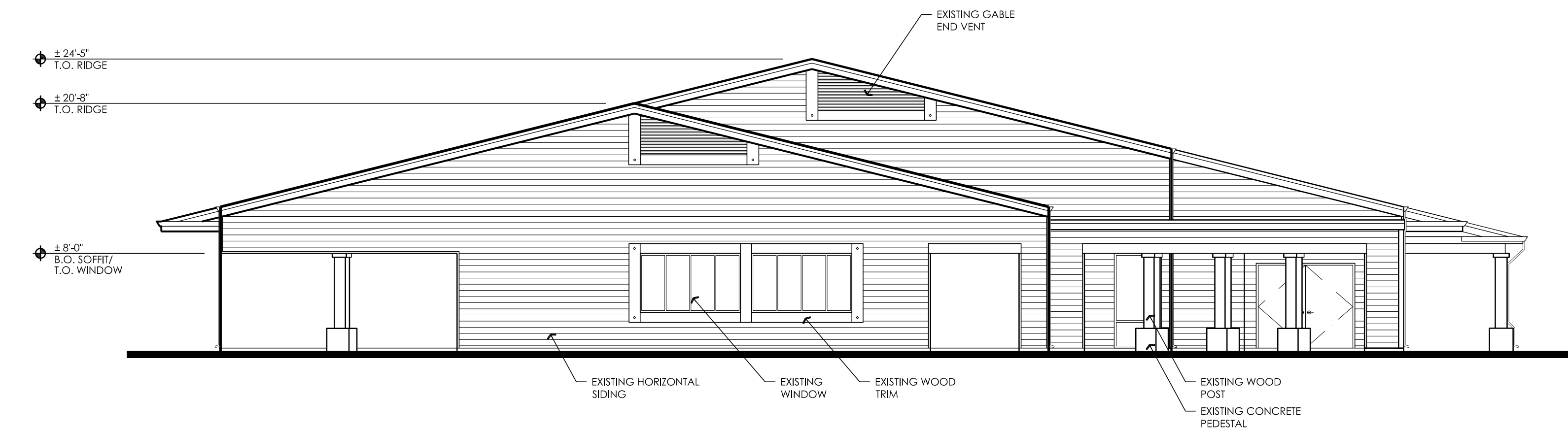
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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

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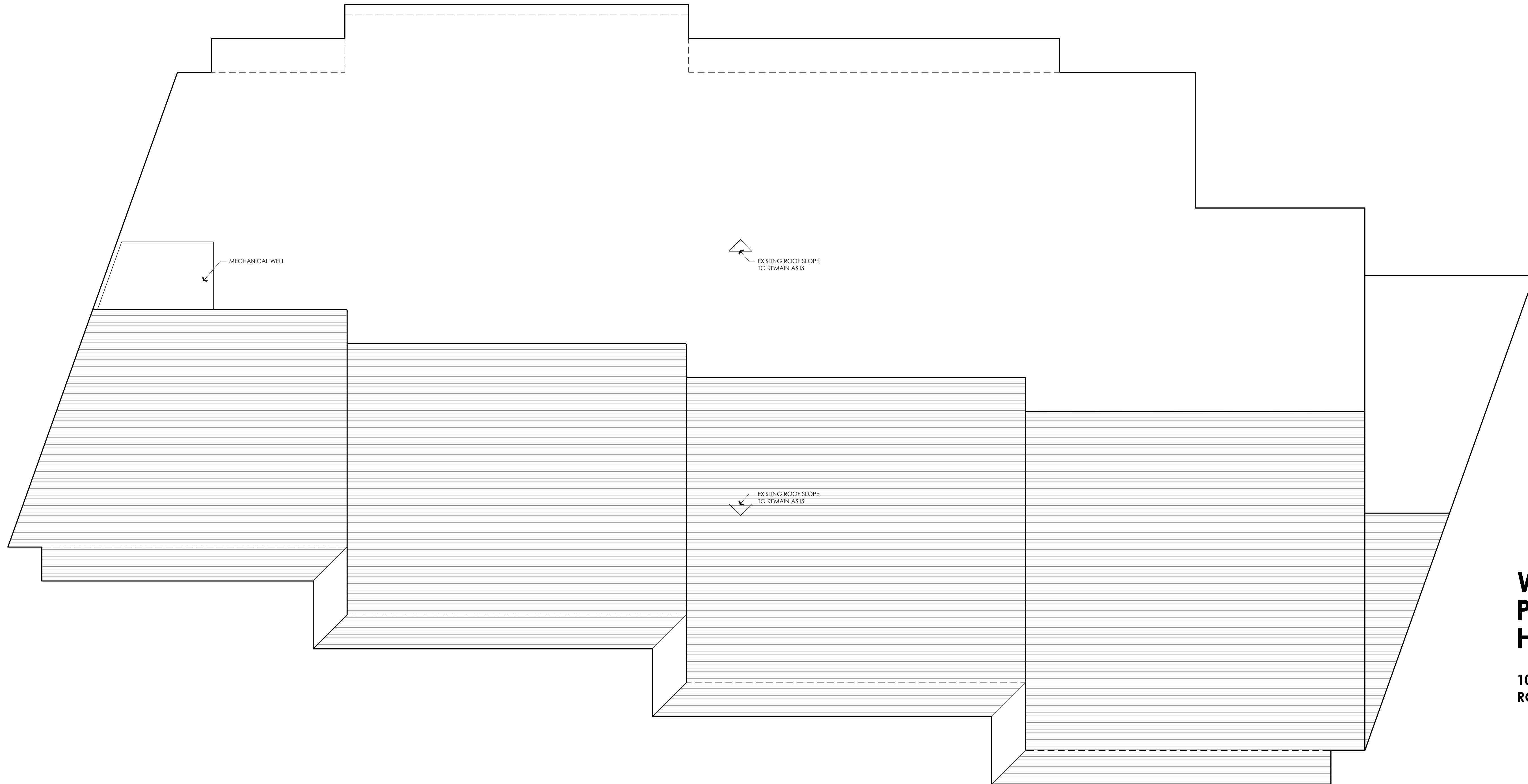


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ph. 209.577.4661
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SHEET:
A3



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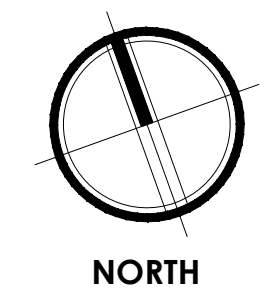
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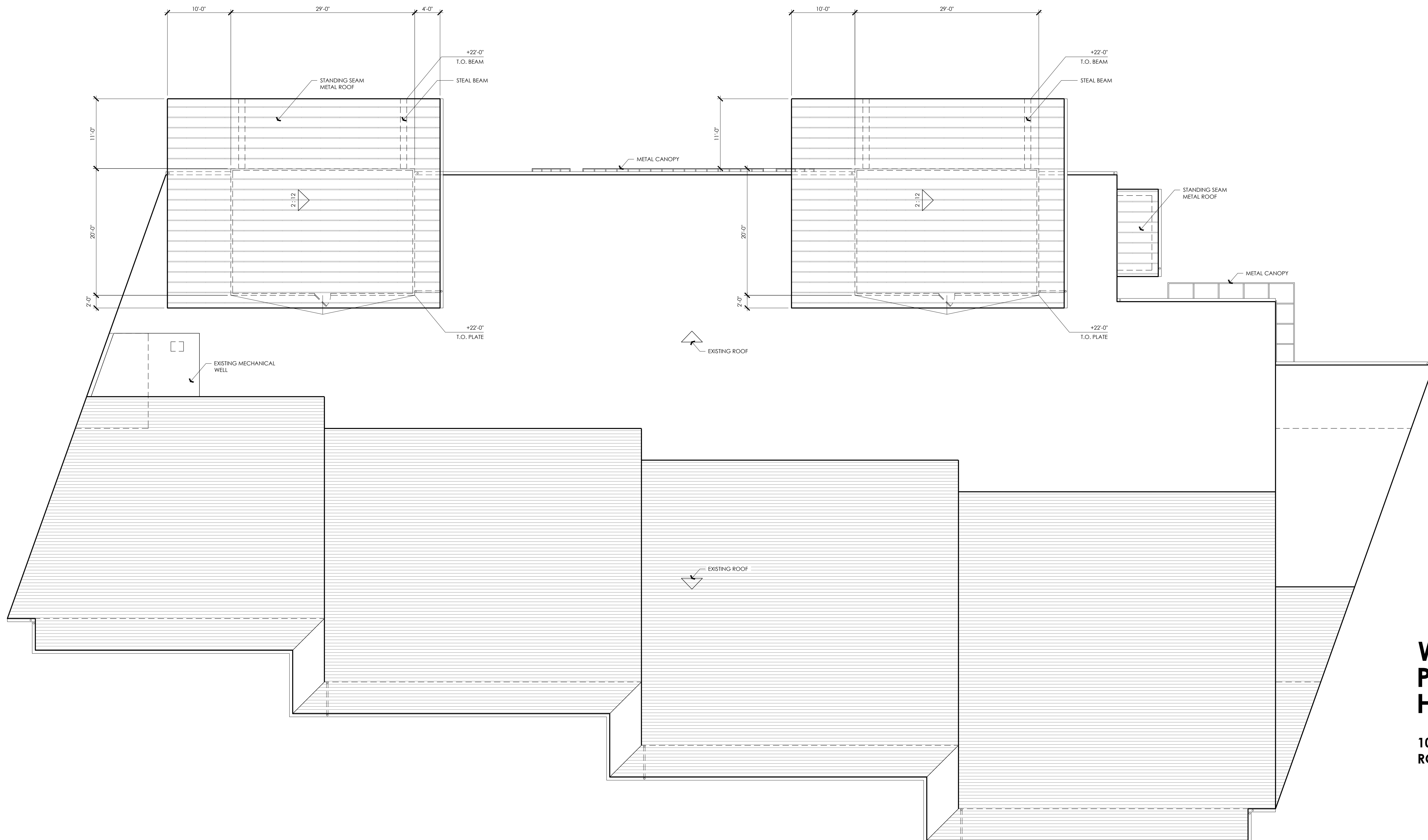
SHEET:

A5

EXISTING ROOF PLAN

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





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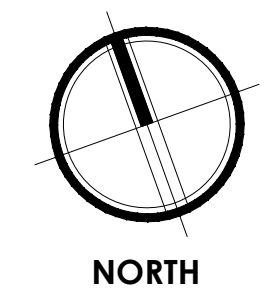
www.apiarc.com

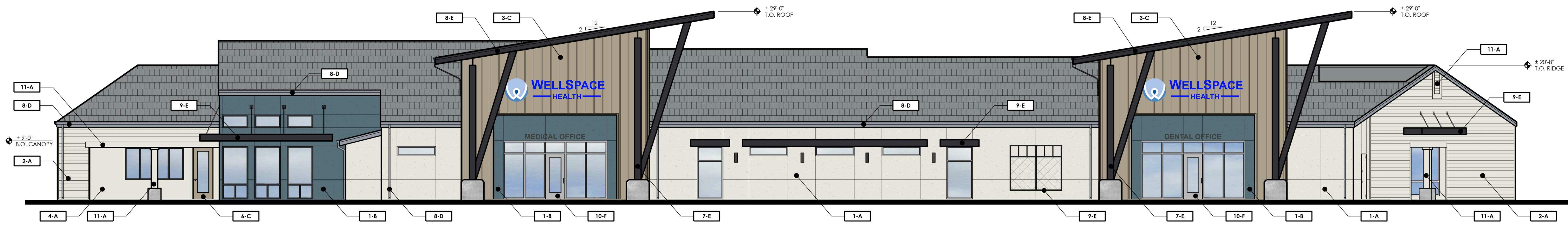
SHEET:

A6

PROPOSED ROOF PLAN

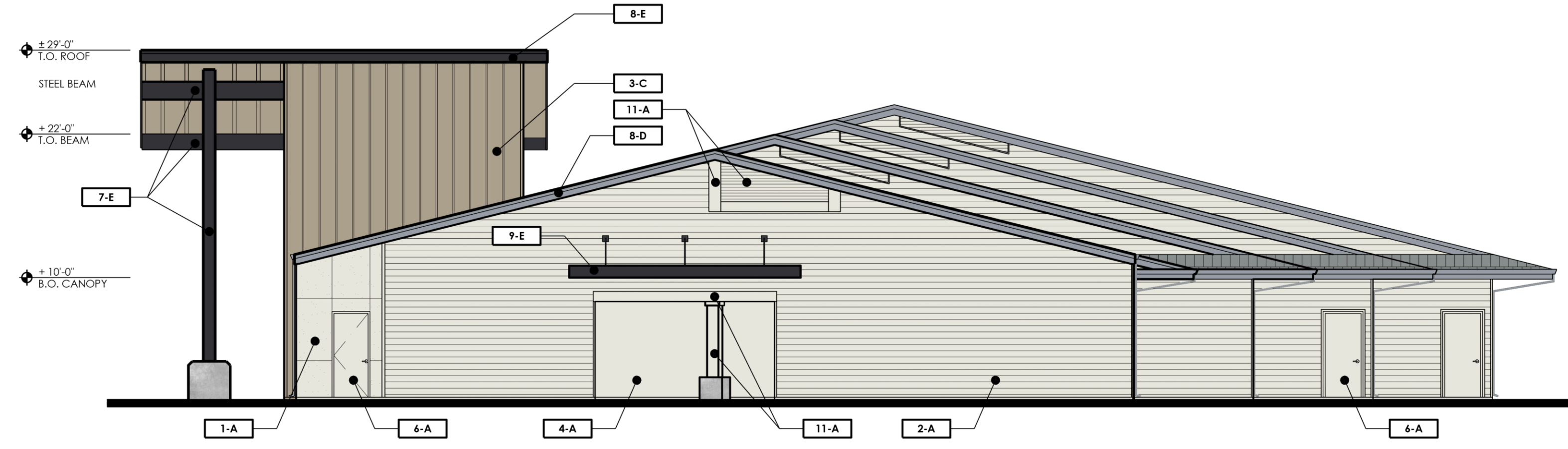
SCALE: 1/8" = 1'-0"





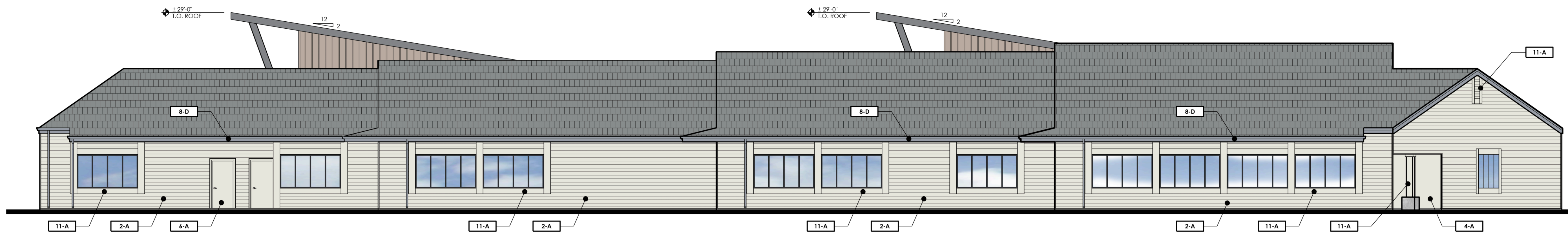
PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

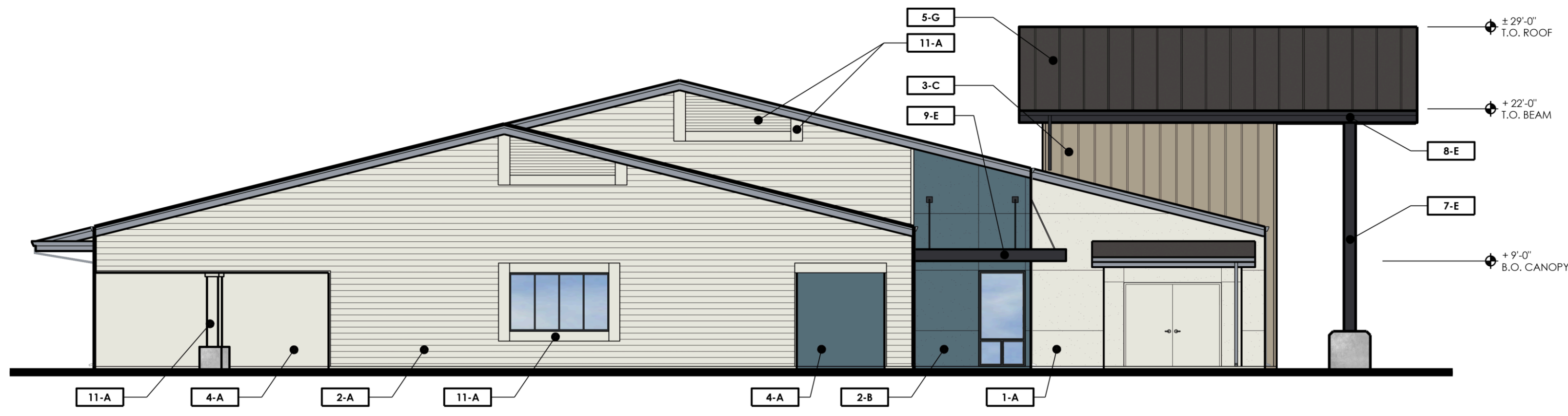
SCALE: 1/8" = 1'-0"

REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 HORIZONTAL SIDING
- 3 BOARD AND BATTEN
- 4 EXTERIOR SHEATHING
- 5 STANDING SEAM ROOF
- 6 EXTERIOR DOOR
- 7 STEEL POST/ STEEL BEAM
- 8 FACIA BOARD/ GUTTER/ DOWNSPOUT
- 9 CANOPY/ TRELLIS
- 10 STOREFRONT SYSTEM/ WINDOWS
- 11 TRIM/ WOOD POST/ GABLE VENT

FINISH LEGEND

<p>A</p> <p>SHERWIN WILLIAMS SW 7054 SNOWBOUND</p>	<p>B</p> <p>SHERWIN WILLIAMS SW 7404 SMOKY BLUE</p>	<p>C</p> <p>SHERWIN WILLIAMS SW 7433 TAUPE TONE</p>
<p>D</p> <p>SHERWIN WILLIAMS SW 9152 Left H Rain</p>	<p>E</p> <p>SHERWIN WILLIAMS SW 6993 BLACK OF NIGHT</p>	<p>F</p> <p>OLD-CASTLE "SERIES 3000" CLEAR ANODIZED</p>
<p>G</p> <p>AEP SPAN SPANSEAM METAL ROOFING MIDNIGHT BRONZE</p>		



PROPOSED EAST ELEVATION

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

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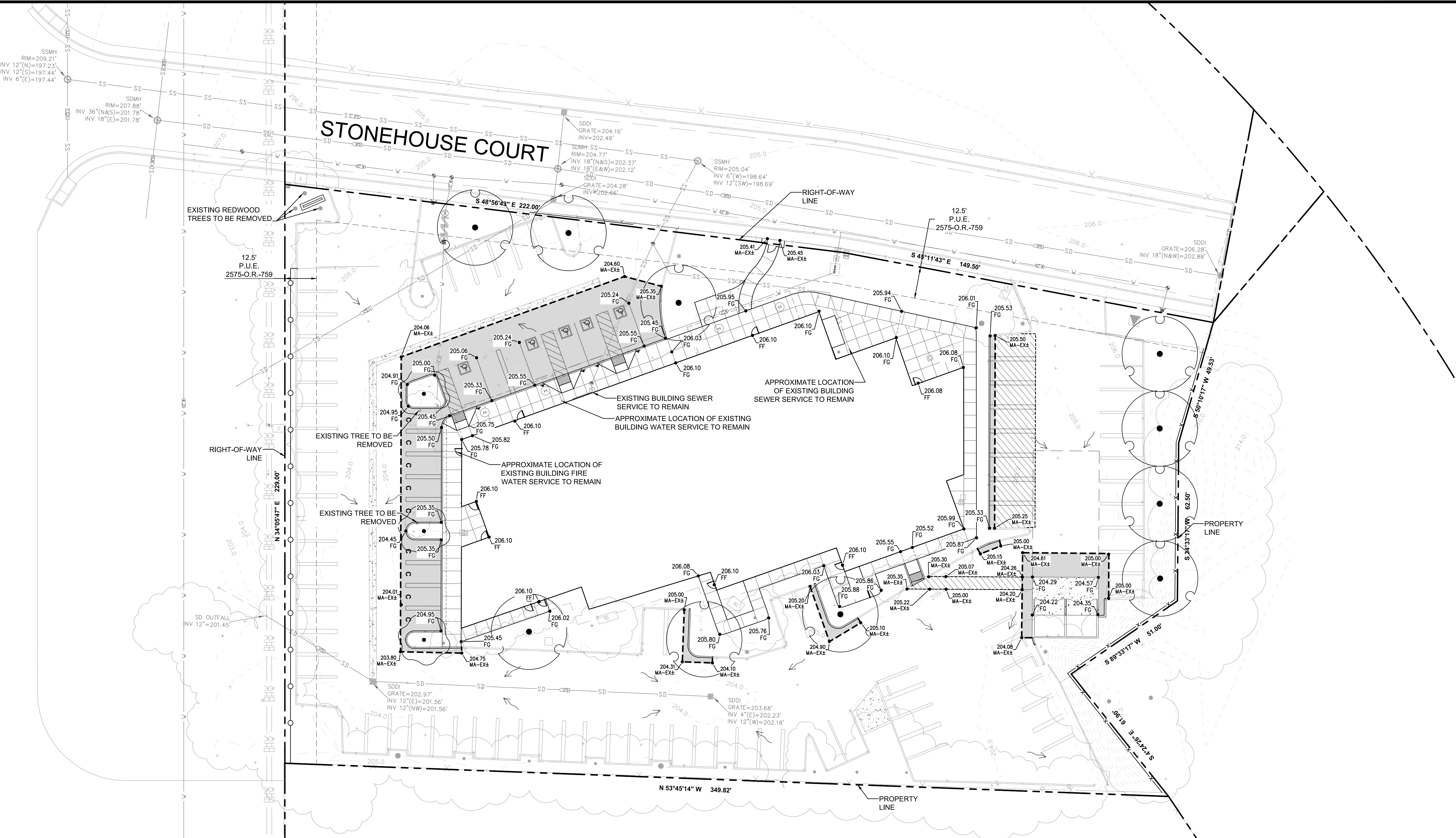
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SHEET:

A7

TAYLOR ROAD

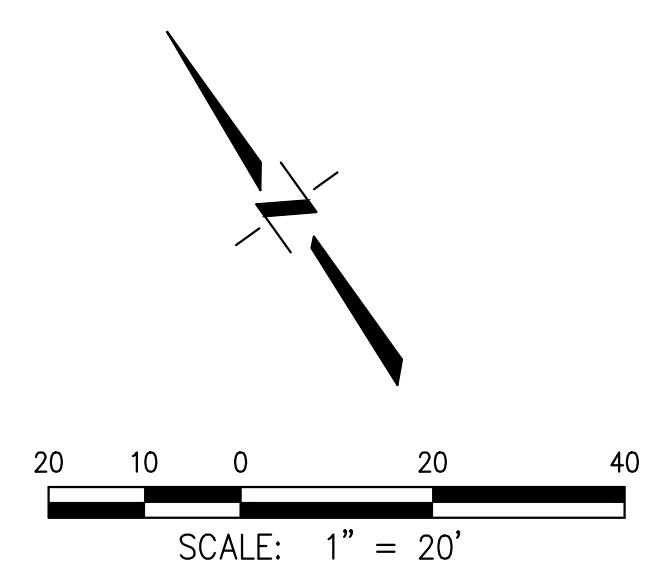
STONEHOUSE COURT



LEGEND

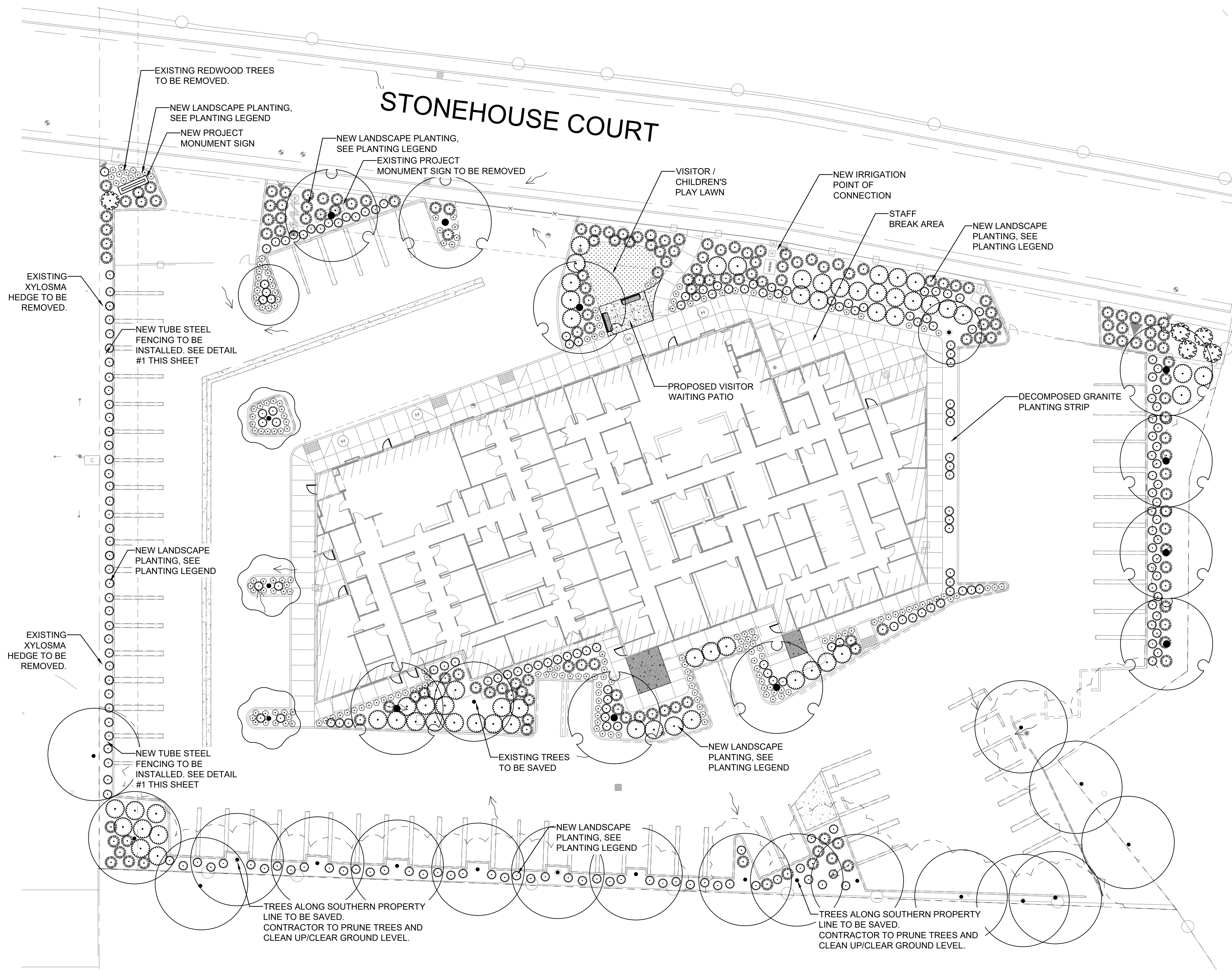
	PROPERTY/RIGHT-OF-WAY LINE
	EASEMENT LINE
	PROPOSED GRADE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING SURFACE DRAINAGE ARROW
	EXISTING STORM DRAIN LINE TO REMAIN
	EXISTING STORM DRAIN INLET TO REMAIN
	EXISTING STORM DRAIN MANHOLE TO REMAIN
	EXISTING SANITARY SEWER LINE TO REMAIN
	EXISTING SANITARY SEWER CLEANOUT TO REMAIN
	EXISTING SANITARY SEWER MANHOLE TO REMAIN
	EXISTING WATER LINE TO REMAIN
	EXISTING WATER VALVE TO REMAIN
	EXISTING WATER METER TO REMAIN
	EXISTING BACKFLOW PREVENTER TO REMAIN
	EXISTING FIRE HYDRANT TO REMAIN
	LIMITS OF A.C. PAVEMENT GRIND AND OVERLAY
	LIMITS OF SLURRY SEAL
	PROPOSED TREE - REFER TO LANDSCAPE PLANS

- GENERAL NOTES**
1. PROPOSED IMPROVEMENTS ARE LIMITED TO SITE ACCESSIBILITY.
 2. EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. ALL EXISTING UTILITIES SHALL REMAIN AND BE PROTECTED IN PLACE.



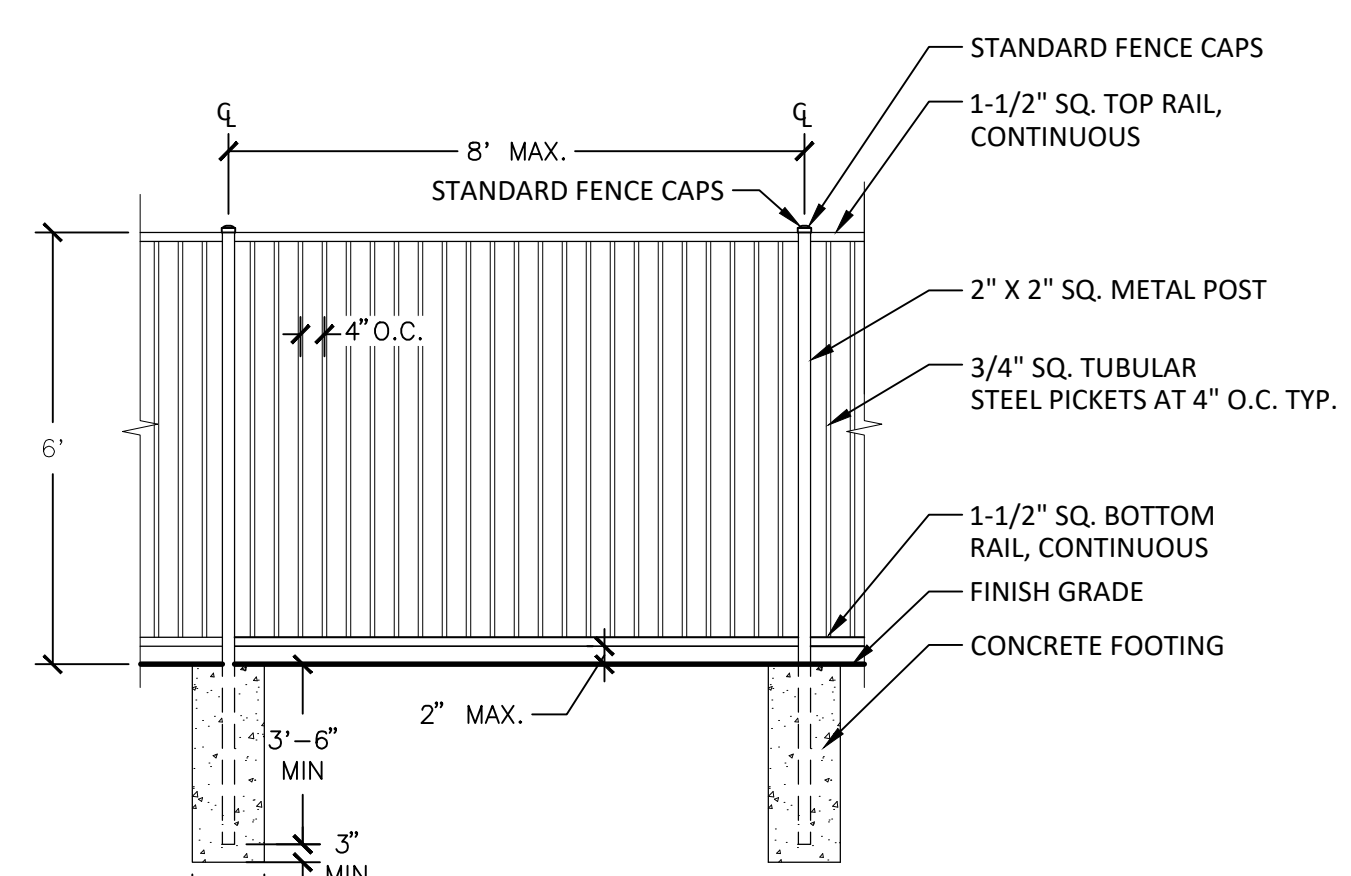
DESIGNED BY	CK	DRAWN BY	AB	CHECKED BY	DF
APPROVED		REVISIONS		NO.	DATE
<p style="font-size: small;">CECNVEST.COM</p> <p style="font-size: x-small;">Project Planning - Civil Engineering - Landscape Architecture</p> <p style="font-size: x-small;">Davis Office 2120 20th Street, Suite 200 Davis, CA 95618 (530) 758-2026</p> <p style="font-size: x-small;">Sacramento Office 2840 Spafford Street, Suite Three Sacramento, CA 95818 (916) 455-2026</p>					
<p>WELLSPACE HEALTH PLACER COMMUNITY HEALTH CENTER</p> <p>EXISTING SITE UTILITY & GRADING PLAN</p> <p>ROSEVILLE CALIFORNIA</p>					
<p>SHEET 01 OF 1</p>					
<p>DATE: 5/15/2024</p>					
<p>JOB NO: 2000.10.01</p>					

S:\Projects\2000\2000 WSH Placer Community Health AUC&CAD (AUC)\2000-10-02 CIVIL\2000-10-02 CP-EXISTING SITE UTILITY & GRADING PLAN.dwg - Layout 5/16/2024 - 8:23AM Plotted by amine



REPRESENTATIVE PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	ACER RUBRUM	OCTOBER GLORY RED MAPLE	15 GAL	L	40'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	L	15'X20'
	EXISTING TREE (REFER TO PLAN FOR SPECIES)	REFER TO PLAN	NA	NA	NA
GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET YARROW	1 GAL	L	3'X4'
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COVOTE BRUSH	1 GAL	L	1'X8'
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4'X4'
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	2'X2'
LARGE SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L	5'X5'
MEDIUM SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	1 GAL	L	3'X3'
	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3'X3'
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	4'X4'
SMALL SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	M	2'X3'
	HEMEROCALLIS X 'STELLA DE ORO'	DWARF DAYLILY	1 GAL	L	2'X2'
	SALVIA X JAMENSIS 'IGNITION PURPLE'	IGNITION PURPLE SALVIA	1 GAL	L	2'X3'
LAWN - GRASS/SOD	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	BOLERO - SOD GRASS	SOD	L	L	



- NOTES:
1. DETAIL DEMONSTRATES DESIGN INTENT ONLY AND IS NOT FOR CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS WITH ALL MATERIALS, PARTS AND FINISHES TO OWNER REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION.
 2. TUBE STEEL FENCING SHALL BE GALVANIZED AND POWDER COATED. COLOR SHALL BE BLACK.
 3. ALL STEEL POSTS, RAILS AND PICKETS SHALL BE SHOP WELDED AND GROUND SMOOTH. FIELD WELDS SHALL NOT BE ALLOWED.
 4. ALL GATE HARDWARE SHALL BE PAINTED SAME COLOR AS FENCING.
 5. GATE AND HARDWARE TO MEET ALL LOCAL AND STATE REQUIREMENTS. CODES TO TAKE PRECEDENCE OVER THIS DETAIL.

1 TUBE STEEL FENCE TO MATCH EXISTING
NOT TO SCALE P-RE-CHI-29

REPRESENTATIVE PLANTING LEGEND NOTE:

THIS REPRESENTATIVE PLANT LIST IS PRELIMINARY AND NOT INTENDED TO BE COMPLETE OR FINAL. THE PLANT SPECIES LISTED ABOVE PROVIDE A GENERAL LIST OF PLANT MATERIALS FOR REFERENCE THAT MAY BE USED AS PART OF THE FINAL PLANTING DESIGN.

FINAL PLANT SPECIES WILL BE PROVIDED AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE AND WILL BE SELECTED WITH A FOCUS ON LOW WATER USE, AND WILL BE NATIVE TO ADAPTIVE SPECIES WHEN POSSIBLE.

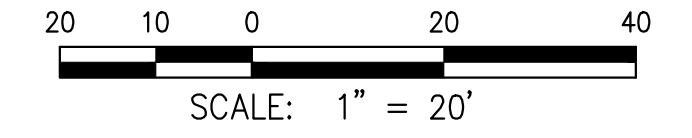
DESIGN INTENT – LANDSCAPE IRRIGATION:

CONSISTENT WITH THE PROPOSED LANDSCAPE PLANTING, THE IRRIGATION WILL BE A LOW MAINTENANCE SYSTEM COMPRISED OF LOW VOLUME SUBSURFACE DRIP IRRIGATION. THE INLINE DRIP SYSTEM WILL ALLOW FOR WATER TO BE DELIVERED DIRECTLY TO EACH PLANT AND CAN BE ADJUSTED AS PER THE SOIL INFILTRATION RATE TO PROVIDE AN EVEN DISTRIBUTION OF WATER TO EACH PLANT WITHOUT OVERWATERING. THIS SYSTEM DESIGN WILL ALSO ELIMINATE ANY CHANCE OF OVERSPRAY AND RUN-OFF TYPICALLY FOUND WITH TRADITIONAL IRRIGATION SPRINKLER HEADS, WHILE DECREASING THE AMOUNT OF MAINTENANCE AND DETERIORATION ON ADJACENT HARDSCAPE SURFACES AND BUILDING FACADES. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN WILL MEET CALIFORNIA MWEL0 DESIGN CRITERIA WHILE PROVIDING A REDUCTION IN WATER CONSUMPTION FOR THE COMMUNITY HEALTH CAMPU.

WATER CONSERVATION STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE DESIGNER'S SIGNATURE _____ DATE _____



DESIGNED BY	BK
DRAWN BY	BK
CHECKED BY	ME
SCALE	

APPD.	BY	REVISIONS	NO.	DATE

CECWEST.COM
 Project Planning - Civil Engineering - Landscape Architecture
 Davis Office
 2840 Spafford Street, Suite 200
 Davis, CA 95618
 (530) 758-2026
 (916) 455-2026

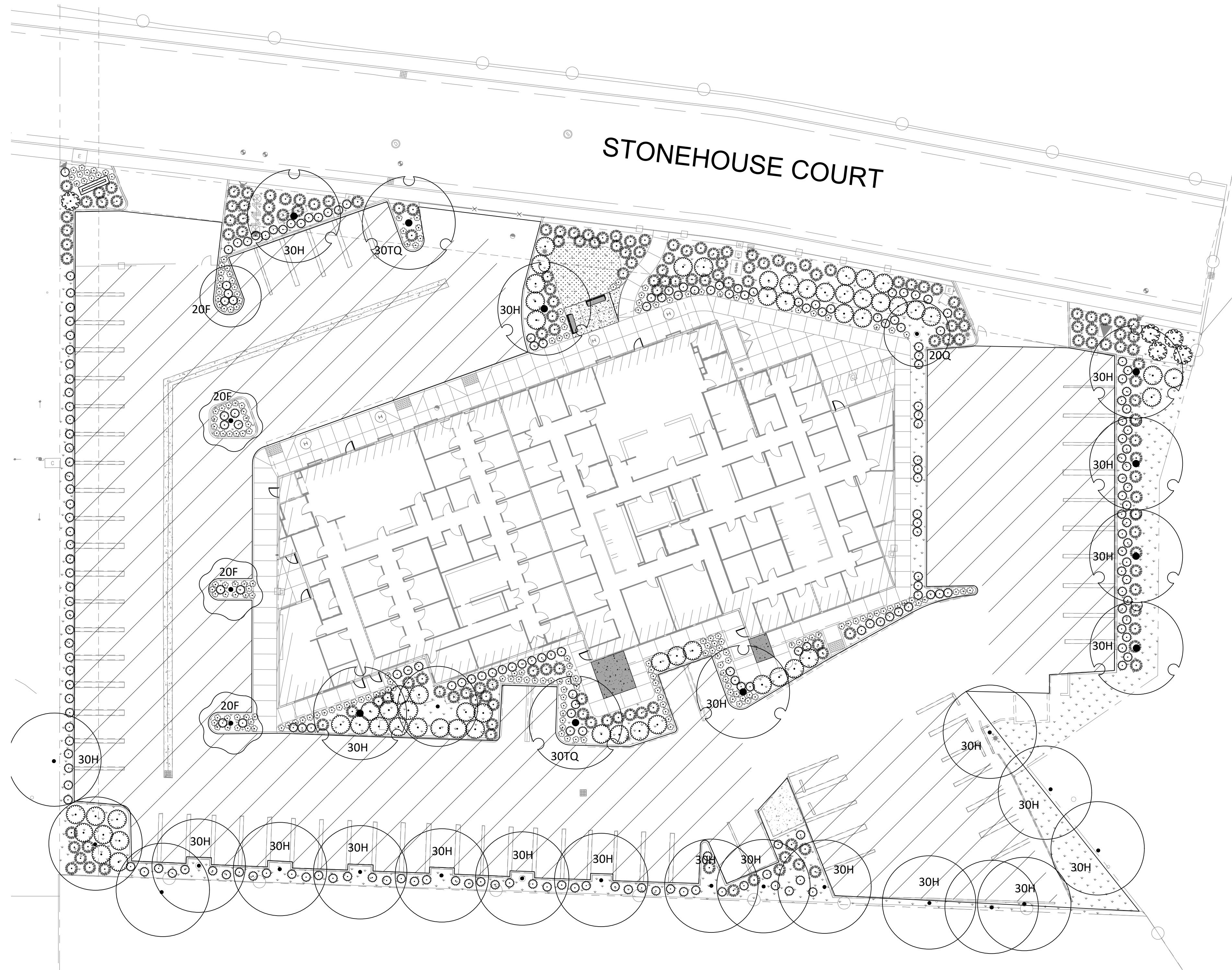
WELLSPACE HEALTH PLACER COMMUNITY HEALTH CENTER PRELIMINARY LANDSCAPE PLAN

ROSEVILLE CALIFORNIA

SHEET **1.0** OF **2**

DATE: 05/15/2024

JOB NO: 2000.10.01



REPRESENTATIVE PLANTING LEGEND

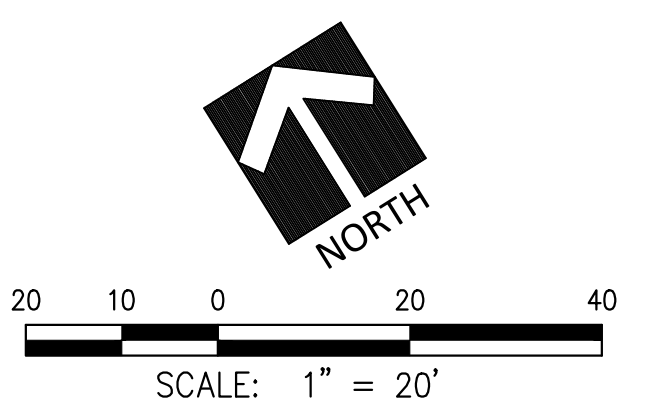
TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW
	ACER RUBRUM	OCTOBER GLORY RED MAPLE	15 GAL	L	40'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	L	15'X15'
	EXISTING TREE (REFER TO PLAN FOR SPECIES)	REFER TO PLAN	NA	NA	NA

PARKING LOT SHADE CALCULATIONS

PARKING LOT SHADE CALCULATION, CITY OF ROSEVILLE - 05/13/24

Botanical Name/ Common Name	Symbol	Tree Diameter	Quantity @ 100% Shade/	Quantity @ 75% Shade/	Quantity @ 50% Shade/	Quantity @ 25% Shade/	Total (sq. ft)
Acer Rubrum and Existing Trees	See Legend	30'-35'	0 @ 962	2 @ 721	23 @ 481	0 @ 240	12,505
		25'-30'	0 @ 707	0 @ 530	0 @ 354	0 @ 177	0
		20'-25'	0 @ 491	0 @ 368	0 @ 246	0 @ 123	0
Lagerstroemia and Existing Trees	See Legend	15'-20'	4 @ 314	0 @ 235	0 @ 157	1 @ 79	1,335
TOTAL SHADING AREA=							13,840
TOTAL PARKING AREA TO BE SHADED=							31,932
PERCENT SHADED=							43%

PARKING LOT/PAVED AREA



DESIGNED BY: BK
 DRAWN BY: BK
 CHECKED BY: ME
 SCALE:

NO. DATE REVISIONS BY APPD.

CECWEST.COM
 Project Planning - Civil Engineering - Landscape Architecture
 Sacramento Office
 2120 20th Street, Suite 200
 Sacramento, CA 95818
 (916) 455-2026

DAVIS ENGINEERING-CUNNINGHAM

WELLSPACE HEALTH PLACER COMMUNITY HEALTH CENTER
PARKING LOT SHADE CALCULATIONS
 ROSEVILLE CALIFORNIA

SHEET **1.1** OF **2**

DATE: 05/15/2024
 JOB NO: 2000.10.01

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