

PROJECT SUMMARY: 2008

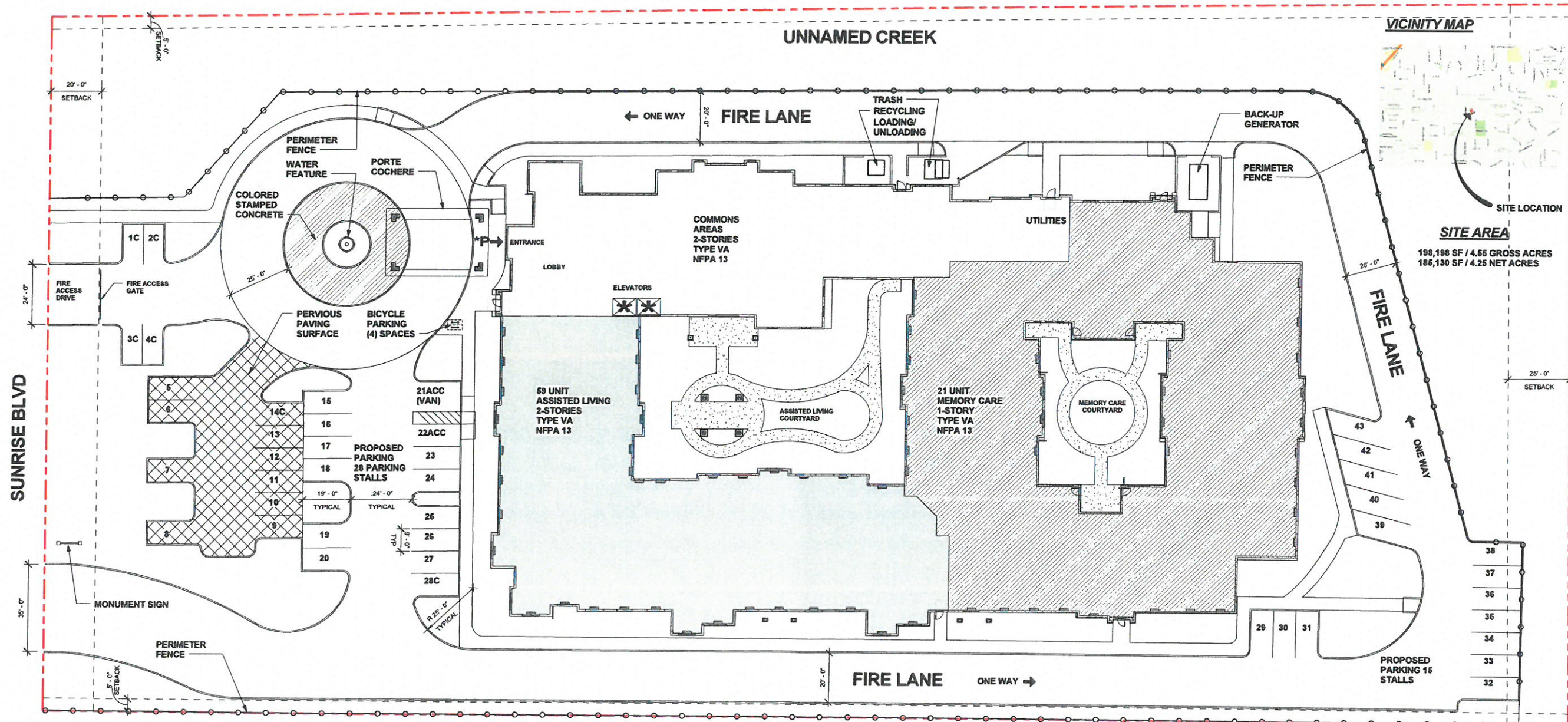
1. SITE AREA	4.55 ACRES	4. PARKING	ASSISTED LIVING AND MEMORY CARE UNITS	33 SPACES
2. BUILDING UNITS			90 UNITS X 1 SPACE PER 3 UNITS	
A. ASSISTED LIVING UNITS	65 UNITS	TOTAL PARKING SPACES:		33 SPACES:
B. MEMORY CARE UNITS	34 UNITS	5. CREEK SETBACK	BANK HEIGHT 6'-0" X 2.5' + 30'-0" = 45' X 65'-0" O.K.	
TOTAL UNITS:	99 UNITS	6. FLOOR AREA RATIO		
2.A. TOTAL NUMBER OF BEDS	99 BEDS	A. FLOOR AREA	74,000 SF	74,000 SF
3. BUILDING SQUARE FOOTAGE		B. NET SITE AREA	74,000 sf / 14.25 ACRE = 0.39 O.K.	
A. FIRST FLOOR	50,000 SF	7. LOT COVERAGE	50,000 / 198,198 = 25% < 30% O.K.	
B. SECOND FLOOR	24,000 SF			
TOTAL BUILDING SQUARE FOOTAGE:	74,000 SF			

PROJECT SUMMARY: 2013

1. SITE AREA	4.55 ACRES	4. PARKING	ASSISTED LIVING AND MEMORY CARE UNITS	43 SPACES
2. BUILDING UNITS			130 BEDS X 3 SPACES	
A. ASSISTED LIVING UNITS	64 UNITS	TOTAL REQUIRED PARKING SPACES:		43 SPACES:
B. MEMORY CARE UNITS	44 UNITS	5. CREEK SETBACK	BANK HEIGHT 6'-0" X 2.5' + 30'-0" = 45' X 65'-0" O.K.	
TOTAL UNITS:	108 UNITS	6. FLOOR AREA RATIO		
2.A. TOTAL NUMBER OF BEDS	128 BEDS	A. FLOOR AREA	74,000 SF	74,000 SF
3. BUILDING SQUARE FOOTAGE		B. NET SITE AREA	74,000 sf / 14.25 ACRE = 0.39 O.K.	
A. FIRST FLOOR	50,000 SF	7. LOT COVERAGE	50,000 / 198,198 = 25% < 30% O.K.	
B. SECOND FLOOR	24,000 SF			
TOTAL BUILDING SQUARE FOOTAGE:	74,000 SF			

PROJECT SUMMARY: 2014

1. SITE AREA	4.55 GROSS ACRES	4. PARKING	ASSISTED LIVING AND MEMORY CARE UNITS	31 SPACES
2. BUILDING UNITS			93 BEDS / 3 SPACES	
A. ASSISTED LIVING UNITS	57 UNITS	TOTAL REQUIRED PARKING SPACES:		31 SPACES
B. MEMORY CARE UNITS	2 UNITS	5. CREEK SETBACK	BANK HEIGHT 6'-0" X 2.5' + 30'-0" = 45' X 65'-0" O.K.	
TOTAL UNITS:	59 UNITS	6. FLOOR AREA RATIO		
2.A. TOTAL NUMBER OF BEDS	63 BEDS	A. FLOOR AREA	74,000 SF	74,000 SF
3. BUILDING SQUARE FOOTAGE		B. NET SITE AREA	74,000 sf / 14.25 ACRE = 0.399	
A. FIRST FLOOR	41,825 SF	7. LOT COVERAGE	43,000 / 198,130 = 23% < 30% O.K.	
B. SECOND FLOOR	31,000 SF			
TOTAL BUILDING SQUARE FOOTAGE:	74,000 SF			



250 Fischer Ave
Costa Mesa, CA 92626

SUMMERPLACE
LIVING AT
Citrus Heights

SITE PLAN

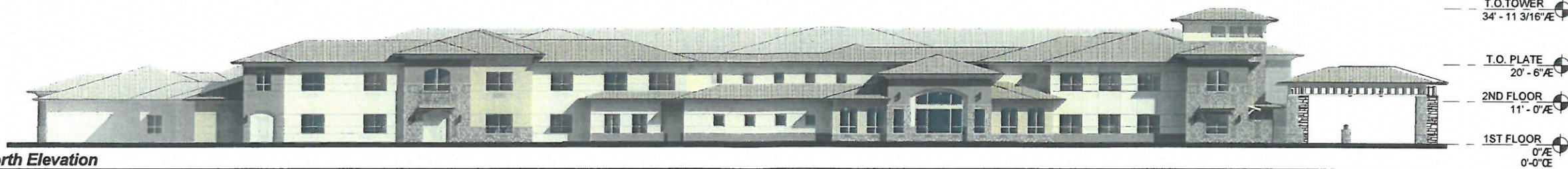
8220 Sunrise Blvd.
Citrus Heights, CA

Date: 11/14/14

LRS
PAUL BOUNDY
ARCHITECTS
720 NW Davis 503.221.1121
Portland OR 97209 www.pbaarchitects.com

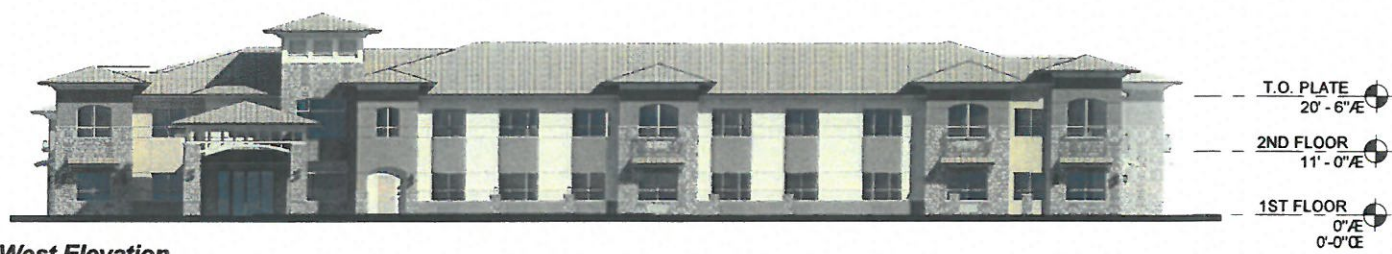
1. North Elevation

SCALE: 1/16" = 1'-0"



2. West Elevation

SCALE: 1/16" = 1'-0"



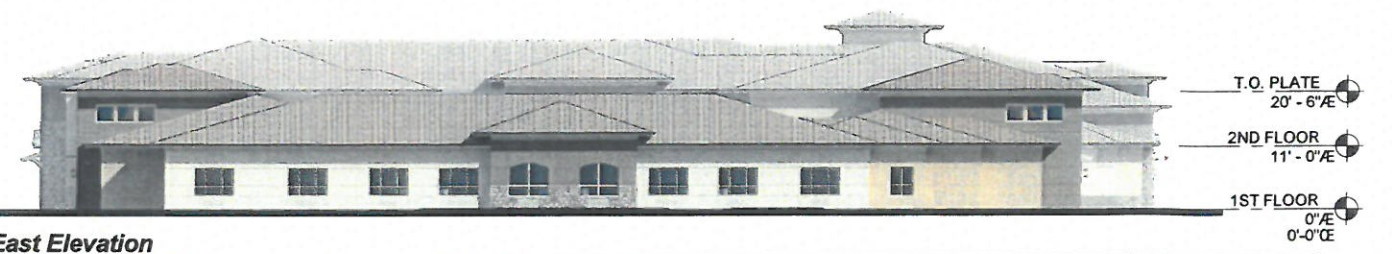
3. South Elevation

SCALE: 1/16" = 1'-0"



4. East Elevation

SCALE: 1/16" = 1'-0"

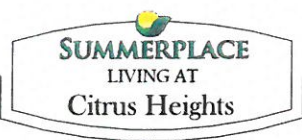


5. ENLARGED PARTIAL SOUTH ELEVATION

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



250 Fischer Ave
Costa Mesa, CA 92626



BUILDING ELEVATIONS

8220 Sunrise Blvd.
Citrus Heights, CA

Date: 11/14/14



Exhibit C

PRELIMINARY
NOT FOR
CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 213235



8220 SUNRISE BLVD.
CITRUS HEIGHTS,
CA 95610



250 Fisher Ave.
Costa Mesa, CA 92626

SHEET TITLE:

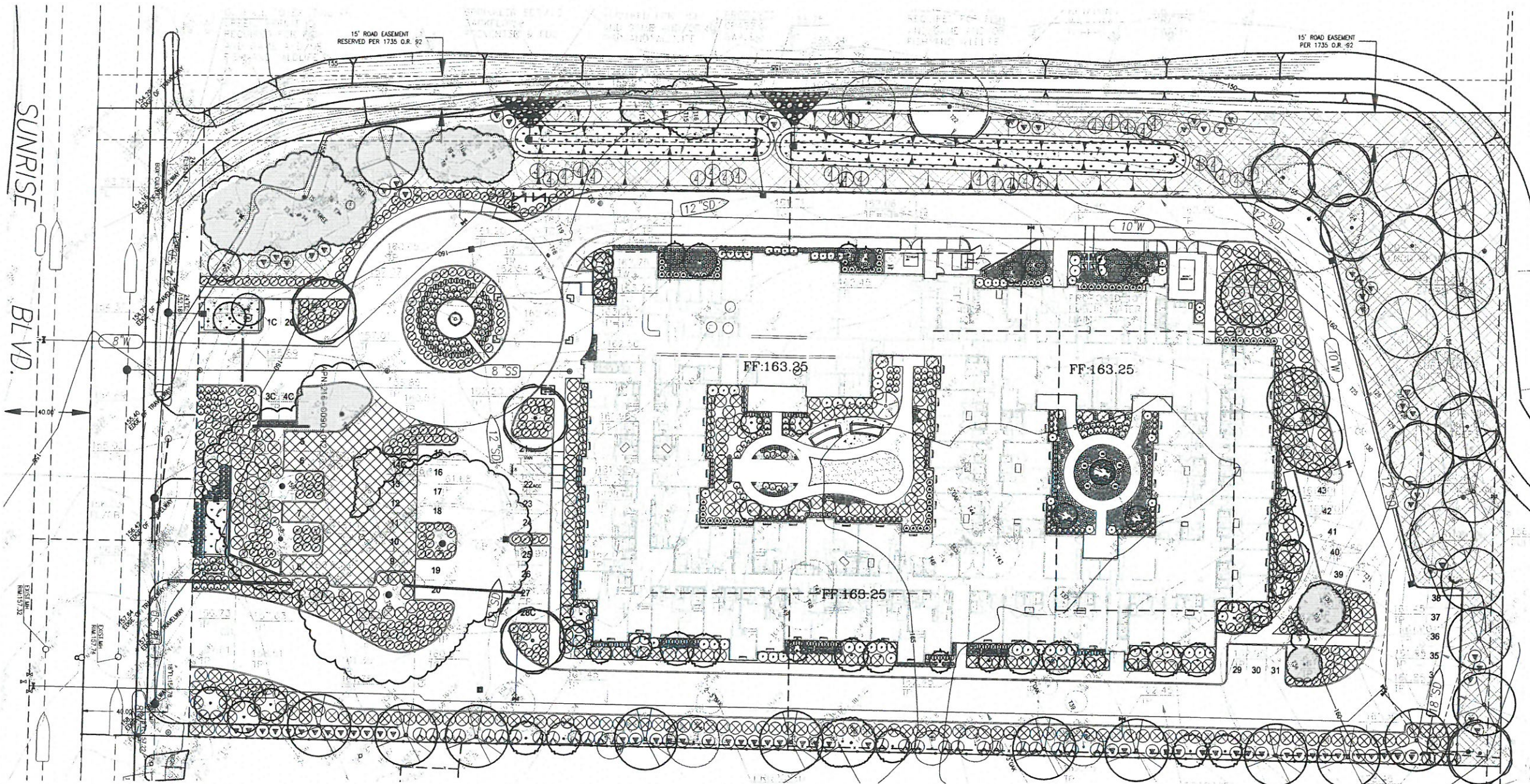
PLANTING PLAN
& LEGEND

DRAWN BY: MHB
DATE ISSUED: DECEMBER 8, 2014

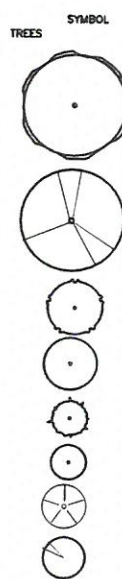
Exhibit D

SHEET: L2.1

LRS Architects, Inc. © 2014



PLANTING LEGEND



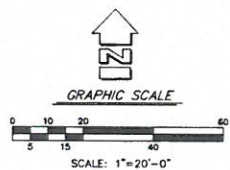
SYMBOL	SIZE	BOTANICAL NAME/ COMMON NAME
10	24" BOX	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
24	24" BOX	QUERCUS AGRIFOLIA COASTAL LIVE OAK
22	24" BOX	CALOCEDRUS DECURRENS INCENSE CEDAR
6	24" BOX	LAGERSTROEMIA 'TUSCARORA' GRAPE MYRTLE
17	24" BOX	LIQUIDAMBAR S. 'ROTUNDILOBA' SWEET GUM
8	24" BOX	PYRUS 'WHITEHOUSE' ORNAMENTAL PEAR
1	15 GAL	CITRUS TO BE SELECTED
3	30" TUB	ACER 'BLOODGOOD' JAPANESE MAPLE

SHRUBS

SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	SPACING/
316	1 GAL	CEANOTHUS GLORIOSUS 'HEART'S DESIRE' PROSTRATE CALIFORNIA LILAC	3'-0" O.C.	
39	5 GAL	GARDENIA JASMINOIDES 'FROST PROOF' GARDENIA	4'-0" O.C.	
73	5 GAL	RHAPHIOLEPIS 'CLARA' INDIAN HAWTHORN	3'-6" O.C.	
51	5 GAL	ASPIDISTRA ELATOR CAST IRON PLANT	2'-6" O.C.	
15	5 GAL	NANDINA DOMESTICA HEAVENLY BAMBOO	3'-0" O.C.	
77	1 GAL	AGAPANTHUS 'PETER PAN; LILY-OF-THE-NILE	24" O.C.	
47	5 GAL	MAHONIA AQUIFOLIUM 'COMPACTA' DWARF OREGON GRAPE	24" O.C.	
116	5 GAL	BERBERIS T. 'CRIMSON PIGMY' CRIMSON PYGMY BARBERRY	36" O.C.	
145	5 GAL	ROSA 'CORAL DRIFT' CORAL DRIFT GROUNDCOVER ROSE	36" O.C.	
69	5 GAL	SARCOCOCOA RUSIFOLIA SARCOCOCOA	36" O.C.	
379	15 GAL	COTONEASTER 'CORAL BEAUTY' BEARBERRY	5'-0" O.C.	
4	5 GAL	ROSA 'CREPUSCULE' CLIMBING ROSE	TRAIN UP TRELLIS	
507	1 GAL	VINCA MINOR PERIWINKLE	24" O.C.	
29	5 GAL	CEANOTHUS 'YANKEE POINT' CALIFORNIA LILAC	7'-0" O.C.	

SHRUBS

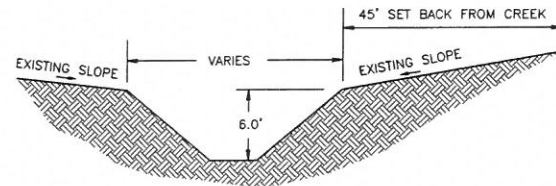
SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	SPACING/COMMENTS
	51	5 GAL	PITTOSPORUM TOBIRA MOCK ORANGE	3'-6" O.C.
	169	2 GAL	DIANELLA TASMANICA 'VARIEGATA' WHITE STRIPED TASMAN FLAX LILY	24" O.C.
	4	5 GAL	CORNUS STOLONIFERA REDTWIG DOGWOOD	5'-0" O.C.
	5	5 GAL	ROSA 'RADRAZZ' RADRAZZ KNOCKOUT ROSE	3'-6" O.C.
	27	5 GAL	ABELIA 'EDWARD GOUCHER' GLOSSY ABELIA	5'-0" O.C.
	86	15 GAL	CEANOTHUS 'DARK STAR' CALIFORNIA LILAC	5'-0" O.C.
	5	5 GAL	ROSA 'ICEBERG' STANDARD ICEBERG ROSE TREE	
			SYNTHETIC TURF	
			S&S SEEDS 'NATIVE BIOFILTRATION MIX'	
			3" LAYER OF MULCH	
			3" LAYER OF DECOMPOSED GRANITE	



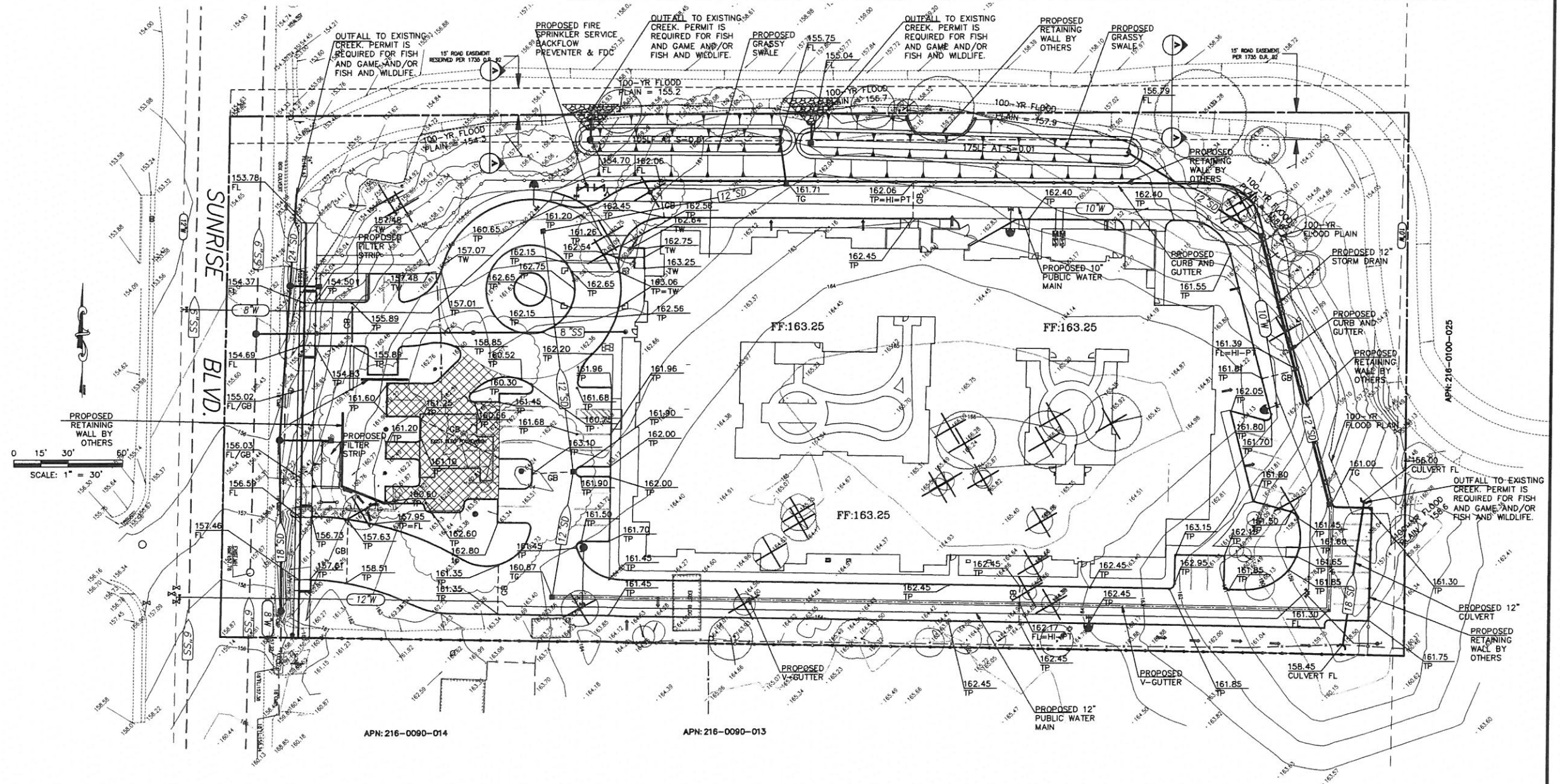
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC MANHOLE DRAIN	
	INLET	
	WATER LINE	
	CABLE TV CONDUITS LINE	
	DRAIN LINE	
	SEWER LINE	
	COMBINED SERVICE LINE	
	FIRE HYDRANT	
	WATER VALVE	
	POST IND. VALVE	
	SEWER CLEAN OUT	
	WATER METER	
	FIRE DEPT. CONNECTION	
	ENLARGER/REDUCER	
	THRUST BLOCK	
	CONCRETE CURB	
	SPOT ELEVATION	
	RIDGE LINE	
	TOP OF PAVEMENT	
	TOP OF WALK	
	EDGE OF PAVEMENT	
	DRAINAGE DIRECTION	
	SIGNAL LIGHT	
	PARKING LIGHT	
	U.G. TELEPHONE LINE	
	U.G. ELECTRIC LINE	
	PULL BOX	
	UTILITY POLE	
	GAS METER	
	CABLE TV BOX	
	UTILITY POLE W/GUY	
	PUBLIC STREET LIGHT	
	SIGN	
	FENCE	
	WALL	
	GUARD POST	
	BENCH MARK	
	TREE TO BE REMOVED	
	TREE	
	Vault	
	LANDSCAPE DRAIN	
	BACKFLOW DEVICE	

ABS	ACRYLONITRILE-BUTADIENE -STYRENE	R	RADIUS
AD	AREA DRAIN	R/W	RIGHT OF WAY
AFI	ABOVE FLOWLINE	RWL	RAIN WATER LEADER
BW	BOTTOM OF WALL	RP	REDUCED PRESSURE
BFF	BELOW FINISH FLOOR	S	SEWER
CTG	CLEANOUT (TO GRADE)	S=	SLOPE
DCA	DOUBLE CHECK ASSEMBLY	SD	STORM DRAIN
DI	DRAIN INLET	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DECT CONNECTION	SOV	SHUT OFF VALVE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE AROUND EXTERIOR OF THE BUILDING EXCEPT FLAT WORK	SSCO	SANITARY SEWER CLEANOUT
FL	FIRE HYDRANT	T	TRANSFORMER
FI	FLOWLINE	TBW	TOP BACK OF WALK
FS	FIRE SERVICE	TC	TOP OF CURB
GB	GRADE BREAK	TG	TOP OF GRATE
GR	GRATE	TP	TOP OF PAVEMENT
GP	HIGH POINT	TS	TOP OF SIDEWALK
IRR	IRRIGATION SERVICE	TW	TOP OF WALL
LF	LINEAL FEET	W	WATER
LN	MANHOLE	R/W	WATER METER
MH	NOT TO SCALE	WS	WATER SERVICE
PL	PROPERTY LINE	VCP	VITRIFIED CLAY PIPE
PVC	POLYVINYL CHLORIDE	SRCP	SANTA ROSA CAST PRODUCT

DATE SHOWN IS BASED ON TREE INVENTORY
DATED OCTOBER 24, 2014, PREPARED BY
HELIX ENVIRONMENTAL PLANNING, INC.



**EXISTING CREEK
CROSS SECTION A-A** NTS



BENCHMARK ELEVATION: 154.97'
RAMSET AND 7/8" METAL DISC STAMPED "CO.
B.M. 9-103" LOCATED IN NORTH END OF
WEST HEADWALL OF BRIDGE ON SUNRISE
BLVD. OVER CRIPPLE CREEK, 150' SOUTH OF
TWIN OAKS AVE.

FIELD BOOK NUMBER: _____ PAGE: _____

JTS ENGINEERING
CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-6708

DESIGNED: _____	PHYA	SCALE:
DRAWN: _____	PHYA	H:1"=30'
CHECKED: _____	FNW	V:
SUBMITTED: FRANK N. WALKER		RCE: 35635

SCALE:
H: 1" = 30'
V:
RCE: 3563

[illegible]

8
CITY OF CITRUS HEIGHTS

SCHEMATIC GRADING AND UTILITY PLAN
8220 SUNRISE BLVD.
SENIOR CARE OF CITRUS HEIGHTS

APN: 216-0090-012

CALIFORNIA

DATE: 11-17-14
SHEET
C1
OF 1

PRELIMINARY
NOT FOR
CONSTRUCTION

CONSULTANT

PROJECT NUMBER: 213235



LIVING AT
Citrus Heights
8220 Sunrise Blvd,
Citrus Heights, CA



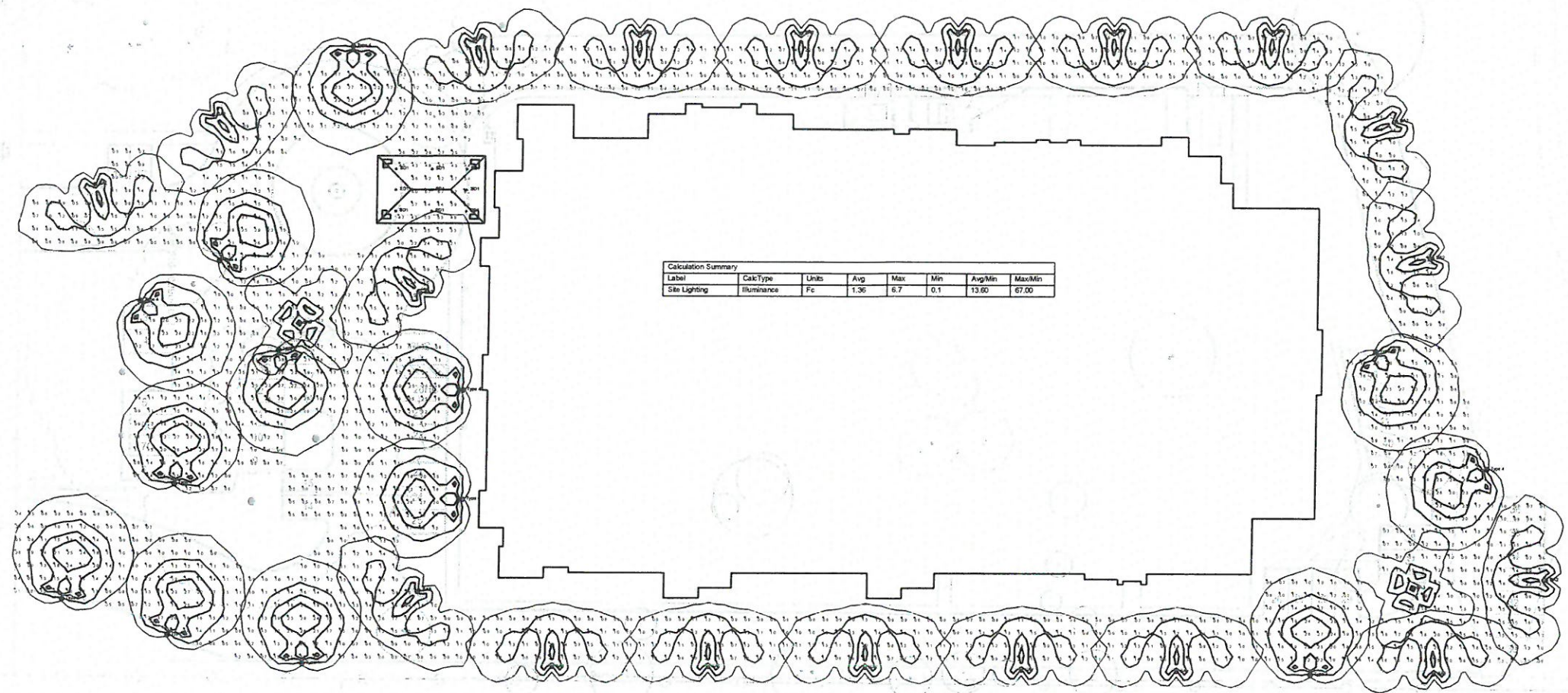
SHEET TITLE:

OVERALL SITE
PLAN
PHOTOMETRICS

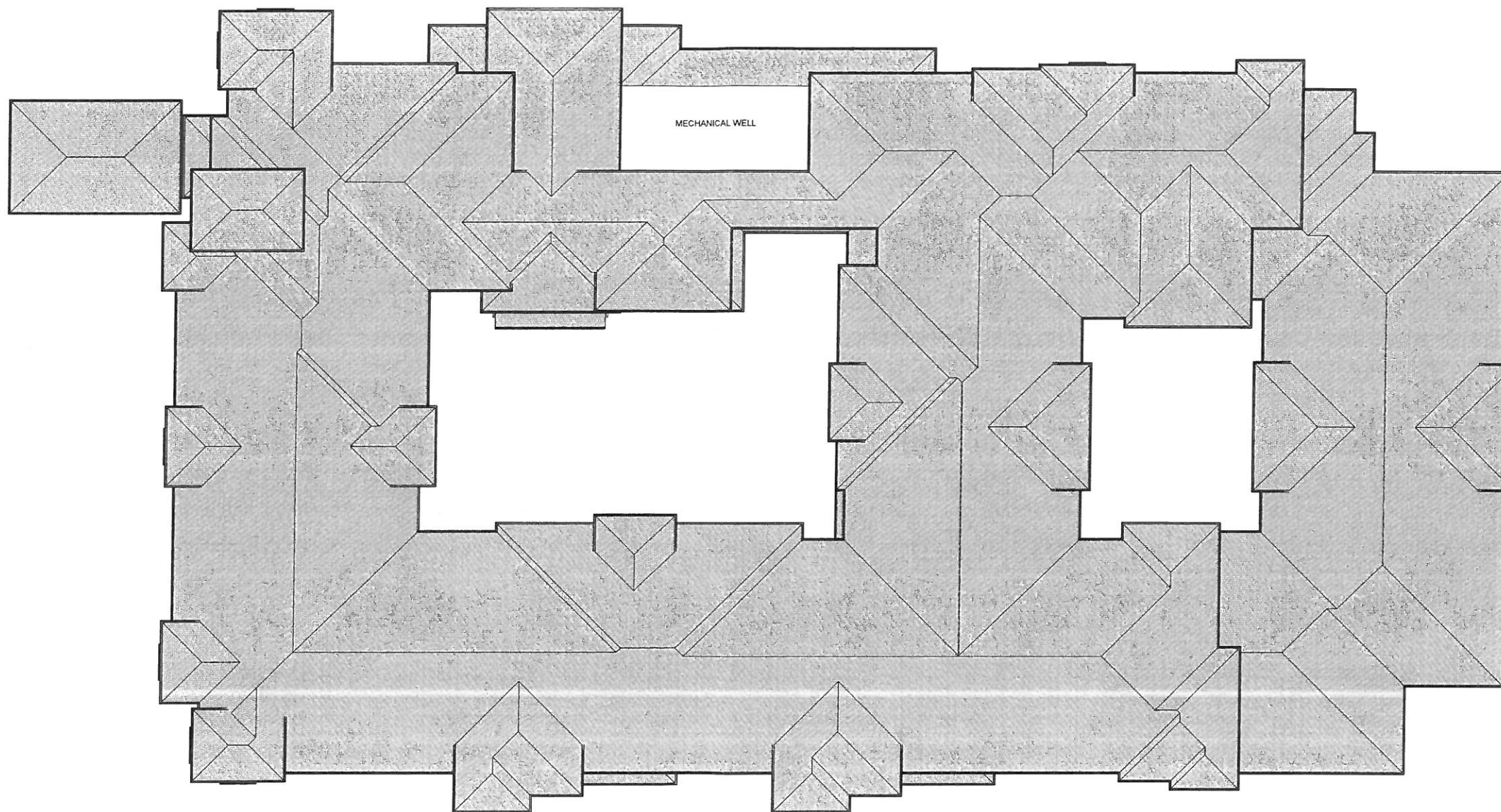
DRAWN BY:
DATE ISSUED: 09/16/2014

Exhibit F

SHEET **E100PH**



1. SITE PLAN PHOTOMETRICS
SCALE: 1" = 20'-0"



PDC
Costa Mesa

250 Fischer Ave
Costa Mesa, CA 92626

SUMMERPLACE
LIVING AT
Citrus Heights

OVERALL ROOF PLAN

8220 Sunrise Blvd.
Citrus Heights, CA

0 8' 16' 32'

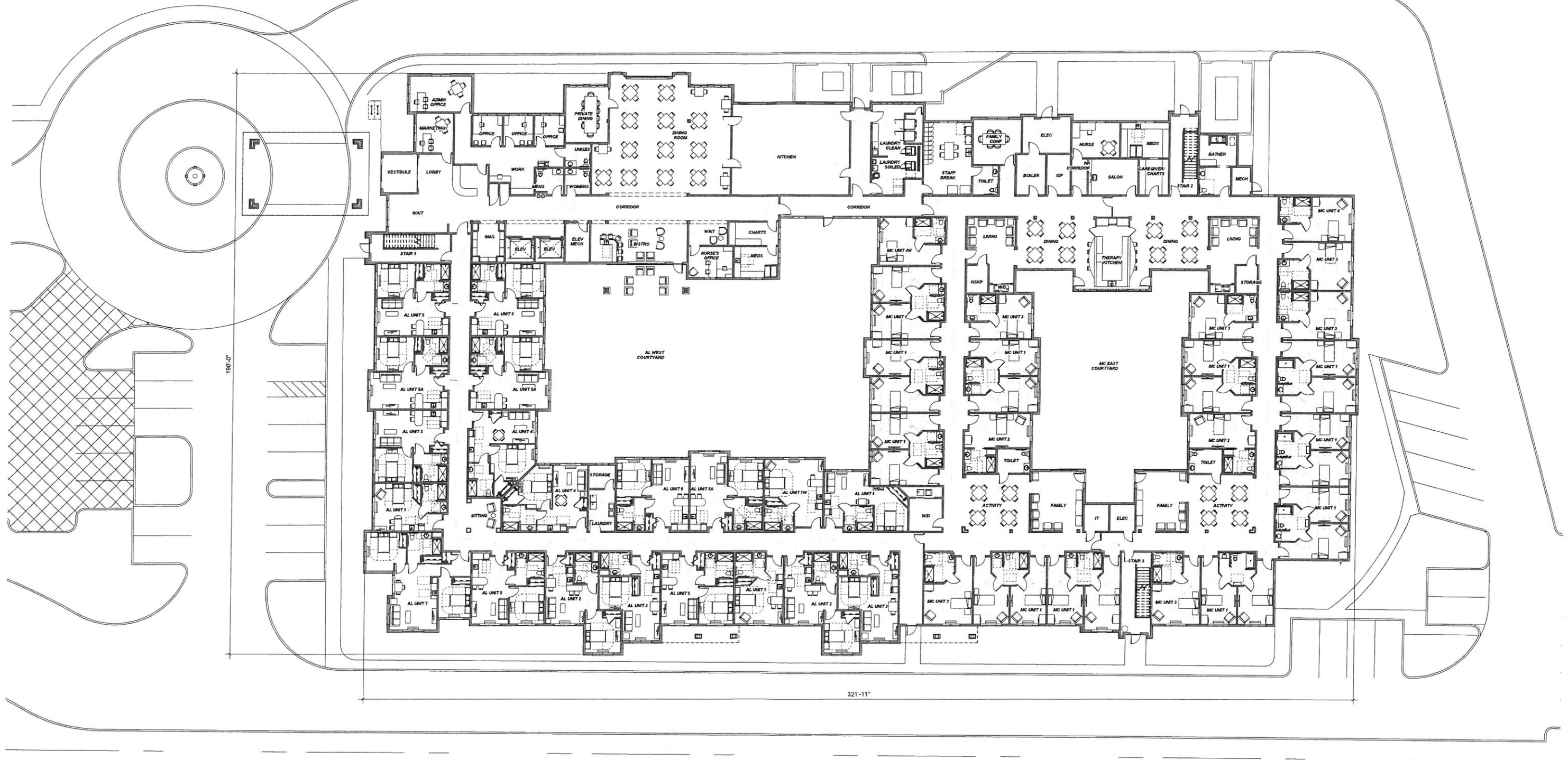


Exhibit G

LRS

PAUL BOUNDY
ARCHITECTS
720 NW Davis 503.221.1121
Portland OR 97209 www.bsarchitects.com

Date: 11/14/14

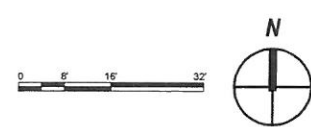


PDC
 250 Fischer Ave
 Costa Mesa, CA 92626

**SUMMERPLACE
 LIVING AT
 Citrus Heights**

OVERALL FIRST FLOOR PLAN

8220 Sunrise Blvd.
 Citrus Heights, CA

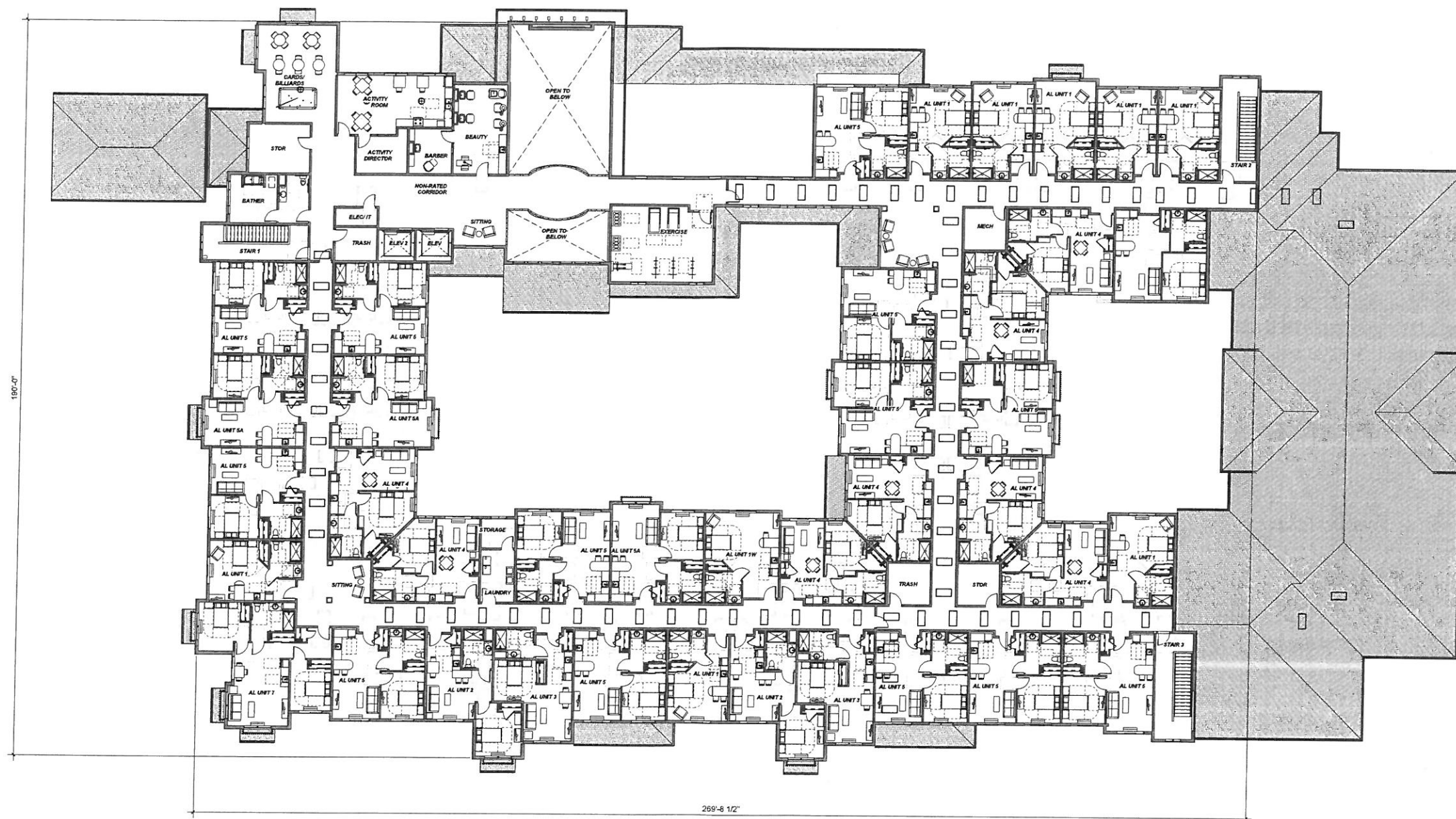


FIRST FLOOR SUMMARY
 AL: 20 UNITS / 21 BEDS
 MC: 21 UNITS / 32 BEDS
 GROSS SQUAREFOOTAGE
 43,000 SF

Date: 11/14/14

LRS
 PAUL BOUNDY
 ARCHITECTS
 720 NW Davis 503.221.1121
 paul@paulboundy.com

Exhibit H



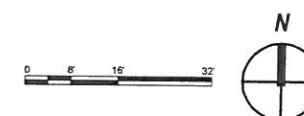
OVERALL SECOND FLOOR PLAN

SUMMERPLACE
LIVING AT
Citrus Heights

8220 Sunrise Blvd.
Citrus Heights, CA

SECOND FLOOR SUMMARY
AL: 39 UNITS / 40 BEDS
GROSS SQUAREFOOTAGE
31,000 SF

Date: 11/14/14



PDC
Capital Group

250 Fischer Ave
Costa Mesa, CA 92626

LRS

PAUL BOUNDY
ARCHITECTS
720 NW Davis 503.221.1121
Portland OR 97209 www.pbsarchitects.com

Exhibit I