CITY OF LINCOLN
DESIGN REVIEW BOARD
September 23, 2026

Ronee Briley, Public Appointee
Sean Freitas, City Manager Designee
Michele Hutchinson, Planning Commission Appointee
City Planner
City Engineer

AS A COURTESY, PLEASE TURN OFF ALL CELL PHONES & ELECTRONIC DEVICES DURING THE MEETING

BOARD / COMMISSION / COMMITTEE

9:00 AM
First Floor Conference Room
City Hall, 600 Sixth Street
Lincoln, CA 95648
or attend via
ZOOM
register by using this link:
https://us06web.zoom.us/webinar/register/WN__janb1GkRuuBnta63jHtSA
or participate by calling US: +1 (669) 900-6833
use ID# 891 8724 3342 and use *9 to raise hand to speak

1. CALL TO ORDER

2. ROLL CALL

3. CITIZENS ADDRESSING THE COMMITTEE (Within the subject matter jurisdiction of the Board / Commission / Committee)

4. PROJECTS UNDER REVIEW

4.A Recommend Planning Commission to approve the Carefield Assisted Living and Memory Care - Specific Development Plan / Development Permit, and Conditional Use Permit (CUP) Time Extension project (Efren Sanchez)

5. ADJOURNMENT

NOTE: *Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at https://www.lincolnca.gov/ subject to staff's availability to post the documents before the meeting.*

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Levine Act Provisions -- The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than $500 within the 12 months before the City decision. This includes contributions to Councilmembers, Planning Commissioners and members of other City boards and commissions.

STAFF REPORT

Item Number 4.A

SUBJECT: Recommend Planning Commission to approve the **Carefield Assisted Living and Memory Care** - Specific Development Plan / Development Permit, and Conditional Use Permit (CUP) Time Extension project (Efren Sanchez)

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: September 23, 2026

STAFF RECOMMENDATION:

Application request to extend the existing Conditional Use Permit (CUP), which was issued in 2020 (Reso 2020-17) allowing for the operation of an independent living (Hawthorn), assisted living (Carefield), and memory care facility (Carefield) located on APNs 329-010-076 and 329-010-077. For reference, Attachment 8 includes the original site plan that was approved by the Planning Commission on July 15, 2020. Note: The separate Specific Development Plan/Development Permit for Hawthorn is approved and not part of this review.

Applicant is also applying for an updated Specific Development Plan/Development Permit for the Carefield Living Assisted Living and Memory Facility for APN 329-010-076. Located at 750 Red Rock Road on a site that is zoned General Commercial (GC-1) in the Twelve Bridges Specific Plan Area (Property Owner: 5th Investor SF, LLC/ Applicant: Carefield Living).

The proposed Carefield Assisted Living and Memory Care is a 2-story licensed residential care facility for seniors. The building is 104,218 SF with 73 Assisted Living units and 34 Memory Care units (107 units in total) centered around shared common areas, which include a dinning room, exercise rooms, resident activity spaces, outdoor courtyards, and other amenities. The site plan includes 79 parking spaces for residents, staff, and guests. The project site is approximately 6.5 acres and located east of Colonnade Drive between Bella Breeze and Red Rock Road.

ATTACHMENTS:

Attachment 1: Project Location

Attachment 2: Site Plan

Attachment 3: Floor Plans

Attachment 4: Elevations

Attachment 5: Landscape Plans

Attachment 6: Trash Enclosures & Misc

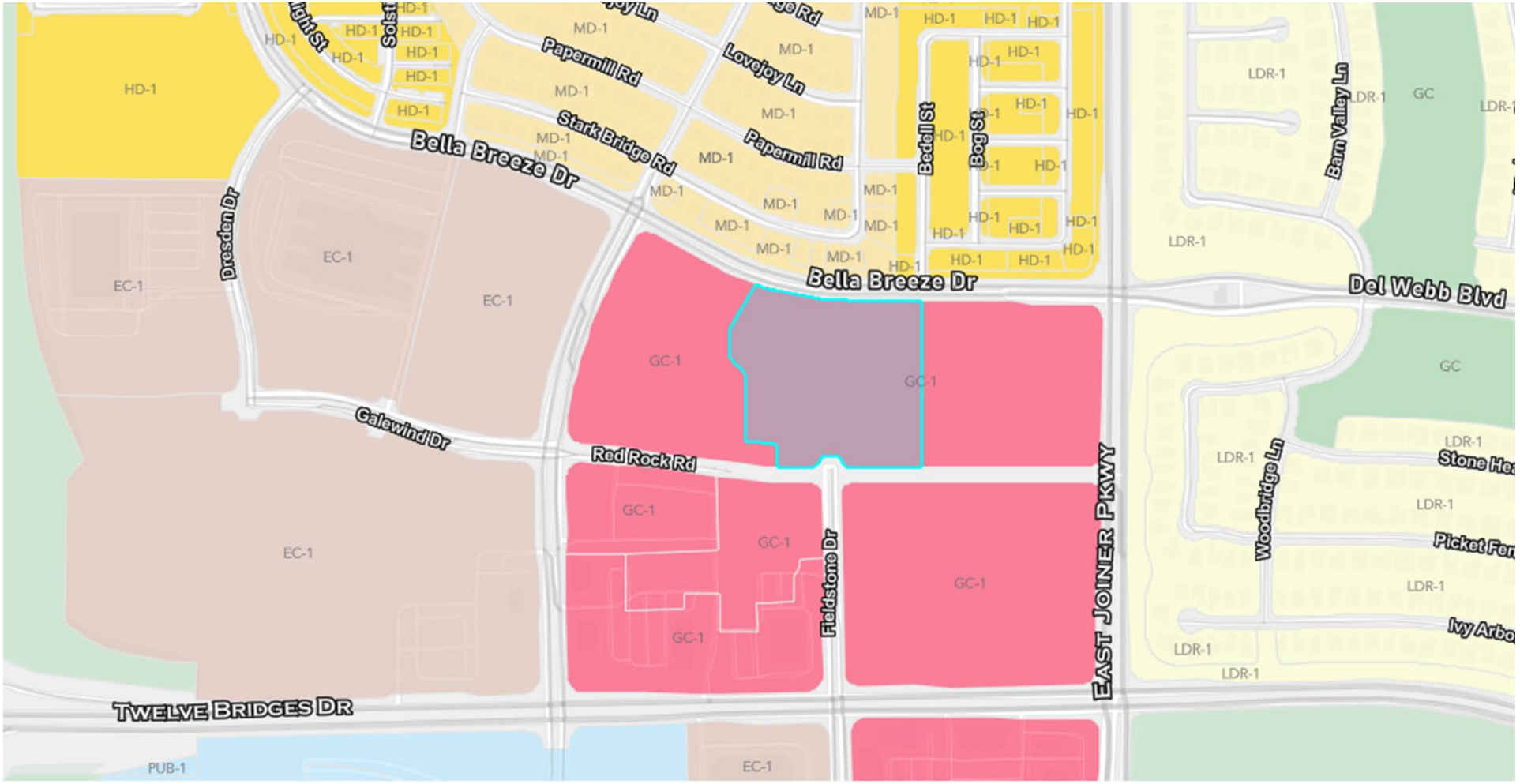
Attachment 7: Existing Setting Photos of adjacent properties

Attachment 8: Original Approved Site Plan

Attachment 1 – Project Location



Attachment 1 – Project Location



(Zoning Map of Project Site (Teal Boundary) Surrounding Area)

Attachment 2

CAREFIELD LINCOLN - AL & MC

CAREFIELD LIVING

PROJECT DATA

PROJECT ADDRESS
RED ROCK ROAD
LINCOLN, CA 95648

LEGAL DESCRIPTION
3.55 MI S/O SPRR INT W/5TH ST IN LINCOLN, 118.8' NNE OF MILEPOST 114, 39' E/O THE NEAR RAIL, 31.5' W/O CL OF INDUSTRIAL AVE, 6.6' NE OF UTILITY POLE, 1.0' S/O WITNESS POST IN A MONUMENT WELL BELOW GROUND.

ASSESSORS PARCEL NUMBER
329-010-076

ZONING C - GENERAL COMMERCIAL

SCOPE OF WORK
PROPOSED CONSTRUCTION OF A NEW 2-STORY LICENSED RESIDENTIAL CARE FACILITY WITH 82 ASSISTED LIVING BEDS AND 36 MEMORY CARE BEDS

SITE DATA

SITE AREA	283,140 SF / 6.5 ACRES
BUILDING FOOTPRINT	59,821 SF
COVERAGE FACTOR	21.1%
PAVEMENT AREA	SEE CIVIL DRAWINGS
TOTAL BUILDING AREA	104,218 SF
CLIMATE ZONE	11

PARKING

SPACES REQUIRED RESIDENTIAL CARE FACILITIES = 0.70 SPACES/UNIT PER CITY OF LINCOLN
73 ASSISTED LIVING UNITS + 34 MEMORY CARE UNITS = 107 TOTAL UNITS
107 TOTAL UNITS x 0.70 =74.9
75 REQUIRED PARKING SPACES

SPACES PROVIDED **79 PROVIDED > 75 REQUIRED**

ACCESSIBLE SPACES REQUIRED PER CBC 1109A.5 (5% OF PARKING SPACES):
79 x 0.05 = 3.95 = **4 ADA SPACES** (1 VAN & 3 ACCESSIBLE)
SPACES PROVIDED **6 PROVIDED > 4 REQUIRED**

ELECTRIC VEHICLE CHARGING SPACE PER CAL GREEN CODE 4.106.4.2.2
1. EV READY PARKING SPACE WITH RECEPTACLES (40% OF TOTAL PARKING SPACES) =
79 x .40 = 31.6 = **32 EV SPACES W/ RECEPTACLES**

2. EV READY PARKING SPACE WITH CHARGERS (10% OF TOTAL PARKING SPACES) =
79 x .10 = 7.9 = **8 EV SPACES W/ CHARGERS**

PARKING SUMMARY

	Qty.
EV-C ADA	1
EV-C AMB	1
ADA VAN	1
EV-C ADA VAN	1
EV-C	5
ADA	5
EV-R	32
P	33
	79

PARKING LEGEND

P - STANDARD PARKING SPACE
C - COMPACT PARKING SPACE
M - MOTORCYCLE PARKING SPACE
ADA - ACCESSIBLE CAR PARKING SPACE
ADA VAN - ACCESSIBLE VAN PARKING SPACE
EV-C - EV READY PARKING SPACE W/ CHARGER
EV-C ADA - ACCESSIBLE EV READY CAR PARKING SPACE W/ CHARGER
EV-C ADA VAN - ACCESSIBLE EV READY VAN PARKING SPACE W/ CHARGER
EV-C AMB - EV READY AMBULATORY PARKING SPACE W/ CHARGER
EV-R - EV READY PARKING SPACE W/ RECEPTACLE



DRAWING INDEX (CONT.)

PROJECT INFORMATION

GROSS BUILDING AREA

Occupancy	Area (SF)
First Floor	
BLDG. A	20,204
BLDG. B	39,575
	59,779 sq ft
Second Floor	
BLDG. A	19,976
BLDG. B	24,463
	44,439 sq ft
	104,218 sq ft

COMMON AREA CALCULATIONS

Area Type	Qty.	Area (SF)
First Floor		
ADMINISTRATION	18	2,846
CIRCULATION	10	9,956
CIRCULATION - VERTICAL	6	797
COMM KITCHEN	4	1,468
HARDSCAPE	1	225
LOBBY	2	744
MECHANICAL	1	288
RESIDENT ACTIVITY	22	12,489
RESTROOMS	7	485
SERVICE	16	1,947
		31,245 sq ft
Second Floor		
CIRCULATION	5	6,670
CIRCULATION - VERTICAL	10	606
RESIDENT ACTIVITY	5	982
SERVICE	9	1,149
		9,407 sq ft
		40,652 sq ft

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL					
AL-0A	ASSISTED LIVING - STUDIO	1	6	436	2,616
AL-0C	ASSISTED LIVING - STUDIO	1	1	614	614
AL-1A	ASSISTED LIVING - 1 BED	1	34	615	20,910
AL-1B	ASSISTED LIVING - 1 BED	1	17	641	10,897
AL-1C	ASSISTED LIVING - 1 BED	1	2	729	1,458
AL-1D	ASSISTED LIVING - 1 BED	1	2	884	1,768
AL-1E	ASSISTED LIVING - 1 BED	1	2	770	1,540
AL-1F	ASSISTED LIVING - 1 BED	1	1	539	539
AL-1G	ASSISTED LIVING - 1 BED	1	1	761	761
AL-2	ASSISTED LIVING - 2 BED	2	7	1,031	7,217
		80	**73**		**48,320 sq ft**
MC					
MC PRIVATE A	MEMORY CARE - 1 BED	1	21	367	7,707
MC PRIVATE B	MEMORY CARE - 1 BED	1	4	397	1,588
MC PRIVATE C1	MEMORY CARE - 1 BED	1	2	388	776
MC PRIVATE C2	MEMORY CARE - 1 BED	1	1	389	389
MC PRIVATE C3	MEMORY CARE - 1 BED	1	2	394	788
MC PRIVATE D	MEMORY CARE - 1 BED	1	1	393	393
MC PRIVATE E	MEMORY CARE - 1 BED	1	1	410	410
MC SHARED	MEMORY CARE - 2 BED	2	2	593	1,186
		36	**34**		**13,237 sq ft**
		116	**107**		**61,557 sq ft**

DEFERRED SUBMITTALS

SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY:
FIRE SPRINKLERS NFPA 13 REQUIREMENTS
FIRE ALARM SYSTEMS

SUBJECT TO REVIEW AND APPROVAL OF LOCAL BUILDING DEPT.:
DELAYED EGRESS DEVICES

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE GENERAL CONTRACTOR OR HIS SUB CONTRACTOR IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

VICINITY MAP



PROJECT TEAM

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DEBORAH BANNISTER, FED ACCOUNT MANAGER

INTERIOR DESIGNER
WARNER DESIGN
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SAN MATEO, CA 94404
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W: www.warnerdesignassociates.com
KARYN POLLARD, INTERIOR DESIGNER

CODE REQUIREMENTS

APPLICABLE CODES
ALL WORK SHALL BE IN CONFORMANCE WITH:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING CODE - CALGREEN
2022 LINCOLN, CALIFORNIA MUNICIPLE CODE

ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, 2010 ADA AND 2022 CBC 11A OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MORE RESTRICTIVE.

CITY OF LINCOLN BUILDING DIVISION ENFORCES CBC 11A FOR DISABLED ACES COMPLIANCE FOR ADDITIONS AND NEW CONSTRUCTION AT COVERED MULTI-FAMILY HOUSING AND CBC 11B FOR PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL SPACES AND PUBLIC HOUSING AND DOES NTO REVIEW OR APPROVE PLANS FOR ADA COMPLIANCE.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE SECTIONS OF CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION, AND DEMOLITION.

PRIOR TO FINAL GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION INDICATING THAT THE BUILDING HAS BEEN TESTED BY A LICENSED CONTRACTOR AND COMPLIES WITH CFC SECTION 510, EMERGENCY RESPONDER RADIO COVERAGE.

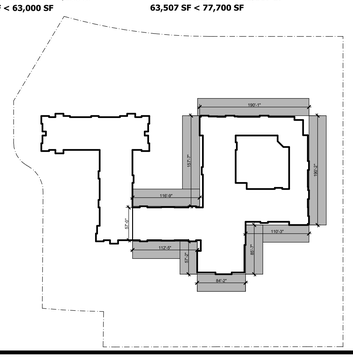
BUILDING CONSTRUCTION

OCCUPANCY TYPES:	PRIMARY: R-2.1; ADDITIONAL: B, A-2, A-3, S-1 **(NON-SEPARATED PER CBC 508.3)**
CONSTRUCTION TYPE (CBC CHAPTER 5):	V-A
SPRINKLERS:	FULLY SPRINKLERED, PER NFPA 13
REQUIRED FIRE FLOW (CFC APPENDIX B):	1,437.5 GPM
ACTUAL FIRE FLOW:	3,525 GPM
ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3):	50'-0"
ACTUAL BUILDING HEIGHT:	32'-9"
ALLOWABLE BUILDING AREA (CBC CHAPTER 5):	BLDG. A = 63,000 SF, BLDG. B = 77,700 SF **(SEE CALC BELOW)**
ACTUAL BUILDING AREA:	BLDG. A = 40,180 SF, BLDG. B = 63,507 SF **TOTAL = 103,687 SF**

ALLOWABLE BUILDING AREA CALCULATION (EQUATION 5-2)
Aa = [At + (NS x If)] x Sa
Aa = ALLOWABLE AREA
At = TABULAR ALLOWABLE AREA (CBC TABLE 506.2)
NS = TABULAR ALLOWABLE AREA (CBC TABLE 506.2) FOR NON-SPRINKLERED BUILDING
If = AREA FACTOR INCREASE DUE TO FRONTAGE
Sa = ACTUAL NUMBER OF STORIES ABOVE GRADE NOT TO EXCEED 2.
I_f= [F/P - 0.25]W/30
F = BUILDING PERIMETER WITH FRONTAGE
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE

BLDG. A
I_f = [F/P - 0.25]W/30
I_f = [(X / X) - 0.25] x 30/30
I_f = [0 - 0.25] x 1
I_f = 0
A_a = [A_t + (NS x I_f)] x 2
A_a = [31,500 + (10,500 x 0)] x 2
A_a = [31,500 + (0)] x 2
A_a = 31,500 x 2
A_a = 63,000 SF
Actual: FIRST FLOOR 20,204 SF
SECOND FLOOR 19,976 SF
TOTAL 40,180 SF
40,180 SF < 63,000 SF

BLDG. B
I_f = [F/P - 0.25]W/30
I_f = [(1104 / 1161) - 0.25] x 30/30
I_f = [0.95 - 0.25] x 1
I_f = 0.70
A_a = [A_t + (NS x I_f)] x 2
A_a = [31,500 + (10,500 x 0.70)] x 2
A_a = [31,500 + (7,350)] x 2
A_a = 38,850 x 2
A_a = 77,700 SF
Actual: FIRST FLOOR 39,575 SF
SECOND FLOOR 23,932 SF
TOTAL 63,507 SF
63,507 SF < 77,700 SF



DRAWING INDEX

CS-LUR Cover Sheet Land use Review

ALTA:
1 ALTA Survey as prepared by Centerpoint Engineering
2 ALTA Survey as prepared by Centerpoint Engineering

Civil Exhibits:
C101 Preliminary Site Plan
C102 Preliminary Grading and Utility Plan
C103 Preliminary Grading Sections

Architectural Exhibits:
A1.01 Conceptual Site Plan
A1.02 Enlarged Site Areas And Details
A1.03 AL / MC Street View & Site Section
A1.05 Photo Montage
A1.06 Red Rock Rd. View & Carport
A2.01 AL / MC First Floor
A2.02 AL / MC Second Floor
A2.03 AL / MC Roof Plan & Cross Section
A2.04 AL / MC Exterior Elevations
A2.05 AL / MC Exterior Elevations
A2.06 AL / MC Exterior Elevations
A2.07 AL / MC Exterior Elevations
A2.08 AL / MC Exterior Elevations
A2.09 AL / MC Exterior Elevations
A2.10 AL / MC Exterior Elevations

Landscape Exhibits:
L1.00 Cover Sheet
L1.01 Site Plan
L1.02 Site Plan Schedule
L1.03 Plant Massing Schedule
L2.02 Civic Green
L2.03 AL Courtyard
L2.04 MC Courtyard
L3.01 Plant Board
L3.02 Plant Board
L4.01 Hydrozone Plan
L4.02 Hydrozone Legend & Notes

Lighting Exhibits:
LT 0.00 Lighting Sheet
LT 1.01 Overall Site Plan

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RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT
MELISA PENCE
No. C 29539
REN:05/31/27
STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2025

DRAWING DESCRIPTION
Title Sheet
DRAWING NUMBER
CS-LUR

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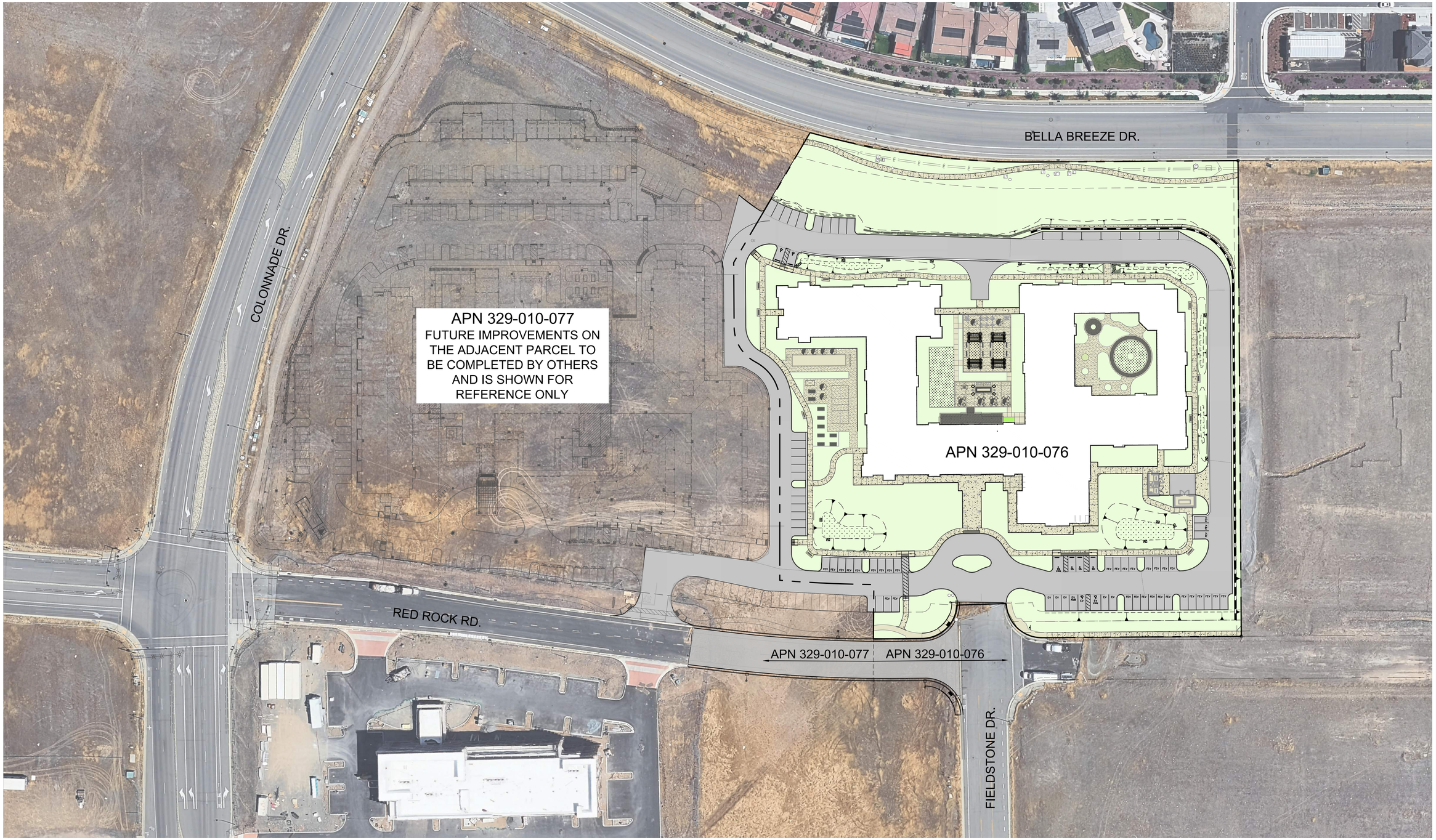

UBORA ENGINEERING & PLANNING
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3741 DOUGLAS BOULEVARD, SUITE 385
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PRELIMINARY SITE PLAN

50 0 25 50 100
SCALE IN FEET

NOT FOR CONSTRUCTION

CarefieldLiving

April 17, 2026

BELLA BREEZE DR.

APN 329-010-077
FUTURE IMPROVEMENTS ON THE ADJACENT PARCEL TO BE COMPLETED BY OTHERS AND IS SHOWN FOR REFERENCE ONLY

APN 329-010-076

FF=188.3

RED ROCK RD.

FIELDSTONE DR.

APN 329-010-077 APN 329-010-076
(SEE FRONTAGE IMPROVEMENT NOTE)

(SEE FRONTAGE IMPROVEMENT NOTE)

187.0 FG
186.7 FG
BOTTOM=185.7
187.5 FG
187.2 FG
186.8 FG
187.2 FG
187.8 FG
BOTTOM=186.0
4' WALL
6' WALL
4' WALL
184.6 FG
185.5 FG
184.5 FG
184.9 FG
185.4 FG
184.8 FG
BOTTOM=182.6
187.2 FG
185.2 FG
185.0 FG
BOTTOM=183.5
185.4 FG
187.4 FG
187.7 FG
187.2 FG
186.5 FG
3.0%
2.0%
0.5%
1.5%
1.0%
2.5%
12"W
24"SD
30"SD

RED ROCK ROAD FRONTAGE IMPROVEMENT NOTE:
CAREFIELD PROPOSES TO CONSTRUCT RED ROCK ROAD ALONG THE FRONTAGE OF THE ADJACENT PARCEL APN 329-010-077, FROM THE EXISTING TERMINUS OF RED ROCK ROAD TO THE INTERSECTION OF FIELDSTONE DRIVE. CAREFIELD WILL ALSO CONSTRUCT THE NORTHERN CURB, GUTTER, SIDEWALK, AND FRONTAGE LANDSCAPING OF RED ROCK ROAD FROM FIELDSTONE DRIVE EXTENDING EAST ALONG ITS FRONTAGE OF APN 329-010-076.

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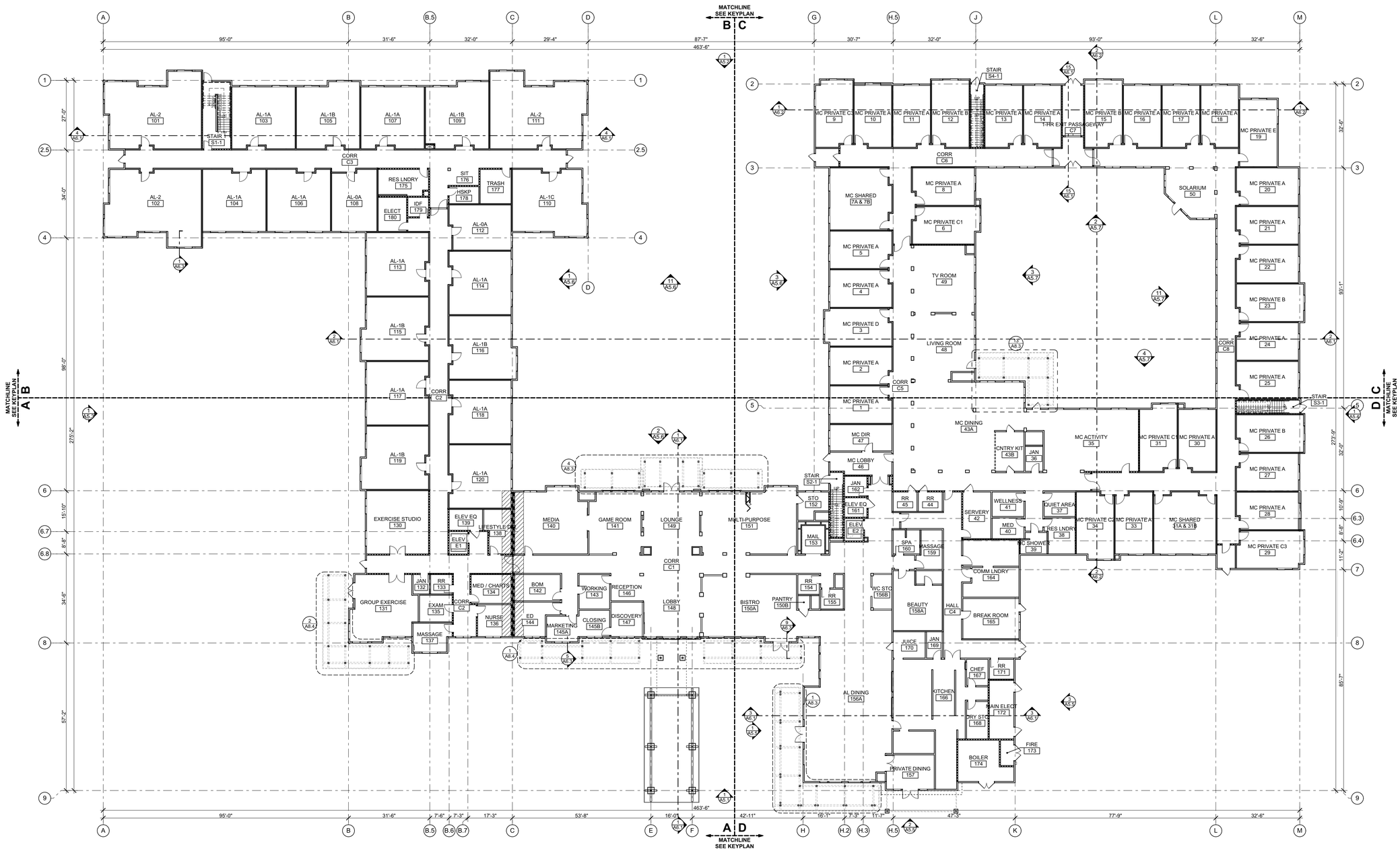
PRELIMINARY GRADING AND UTILITY PLAN

April 17, 2026

30 0 15 30 60
SCALE IN FEET

NOT FOR CONSTRUCTION

CarefieldLiving



Overall First Floor Plan

1/16" = 1'-0"

1
A2.1

ROOM SYMBOL LEGEND

A — ELEVATION LETTER
XXX — ROOM NAME
D: XXX — ROOM NUMBER; X/X/X — WALL/FLOOR/BASE; X/A-XX — ELEVATION NO./SHEET NO.; B, C
XXX — ROOM NAME
XXX — ROOM NUMBER
X/A-XX — ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

WALL LEGEND

EXTERIOR WALLS

- EXTERIOR WALL, **1/A7.1**

INTERIOR WALLS

- UNIT PERMITER FIRE PARTITION, **7/A7.1, 13/A7.1**
- UNIT PERIMETER FIRE PARTITION PLUMBING WALL, **7/A7.1**
- 1-HR FIRE PARTITION CORRIDOR WALL, **7/A7.1**
- INTERIOR WALL, **10/A7.1**
- INTERIOR PLUMBING WALL, **10/A7.1, SIM.**
- INTERIOR WALL W/ SOUND INSULATION, **9/A7.1**
- 2-HR FIRE WALL, **2/A7.2**
- SMOKE BARRIER, **5/A7.2**
- 2-HR FIRE WALL, **1/A7.2**

FLOOR PLAN LEGEND

- 000 — DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- 0 — WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- XX — KEYNOTE NUMBER
- W-X — WALL TYPE - SEE WALL ASSEMBLIES ON A7.1 & A7.2
- DS — DOWNSPOUT, SEE ROOF PLAN
- F.E. — FIRE EXTINGUISHER CABINET **4/A7.4**
- CORRIDOR REST RAIL **19/A13.1**
- CORRIDOR CHAIR RAIL **20/A13.1**
- 4'-0" AREA ON EACH SIDE OF FIRE WALL OPENINGS THAT OCCUR IN EXTERIOR WALLS WITHIN THE 4'-0" AREA MUST HAVE A FIRE RATING OF NO LESS THAN 45 MIN
- CA — CONTROLLED ACCESS - SEE DOOR SCHEDULE
- DE — DELAYED EGRESS - SEE DOOR SCHEDULE
- MHO — MAGNETIC HOLD OPEN - SEE DOOR SCHEDULE

FLOOR PLAN GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD, U.N.O.
2. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR CENTER OF WALL, U.N.O.
3. INTERIOR DIMENSIONS IN BRACKETS DESIGNATE CLEAR DIMENSIONS AND ARE TO FACE OF FINISH [x'-x"].
4. ALL EXTERIOR WALLS ARE 2 x 6 WOOD STUDS @ 16" O.C., U.N.O. (REFER TO STRUCTURAL DRAWINGS)
5. ALL INTERIOR NON-LOAD BEARING WALLS ARE 2 X 4 WOOD STUDS @ 16" O.C., U.N.O. (2 X 6 STUDS MIN. ARE REQUIRED AT ALL PLUMBING WALLS) (REFER TO STRUCTURAL DRAWINGS)
6. CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
7. ALL CORRIDORS SHALL BE OF ONE-HOUR ENVELOPE CONSTRUCTION
8. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING & ROOF/CEILING ASSEMBLIES SHALL BE 1 HR PROTECTED. **(SEE SHEET A7.4)**
9. DUCT PENETRATIONS OF FIRE-RATED CORRIDOR CONSTRUCTION SHALL HAVE SMOKE/FIRE DAMPERS (SFD)
10. ALL WALLS AT UNIT/CORRIDOR, UNIT/COMMON AREAS & UNIT/UNIT SHALL BE ONE-HOUR CONSTRUCTION AND HAVE A MIN STC 50.
11. ALL DOORS TO BE INSTALLED 6" FROM FACE OF STUD ON THE HINGED SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
12. ALL WINDOWS IN RESIDENT SLEEPING ROOMS SHALL BE SIZED TO MEET THE REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE PER CBC 1031.3. **(SEE SHEET A10.1)**
13. PER CBC 703.7 (MARKING AND IDENTIFICATION OF FIRE ASSEMBLIES), WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
    i. BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

FLOOR PLAN GENERAL NOTES (CONT.)

    ii. INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATION THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
14. THE FOLLOWING ITEMS SHALL BE LOCATED IN THE FIRE CONTROL ROOM:
    i. PERMANENTLY POSTED "NO STORAGE" SIGNS OF DURABLE MATERIAL.
    ii. EMERGENCY LIGHTING AS WELL AS SWITCH LIGHTING
    iii. FIRE ALARM CONTROL PANEL OR REMOTE ANNUNCIATOR WITH SILENCE AND RESET CAPABILITY
    iv. FLOOR DRAIN OR SLOPE FLOORING

LEGEND AND NOTES

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RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT MELISA PENCE No. C 29539 REN:05/31/27 STATE OF CALIFORNIA

PROJECT: 220019
DRAWN BY: DJ & WL
CHECKED BY: GI
DATE OF ISSUE: 12/12/2025

DRAWING DESCRIPTION
Overall First Floor Plan

DRAWING NUMBER
A2.01

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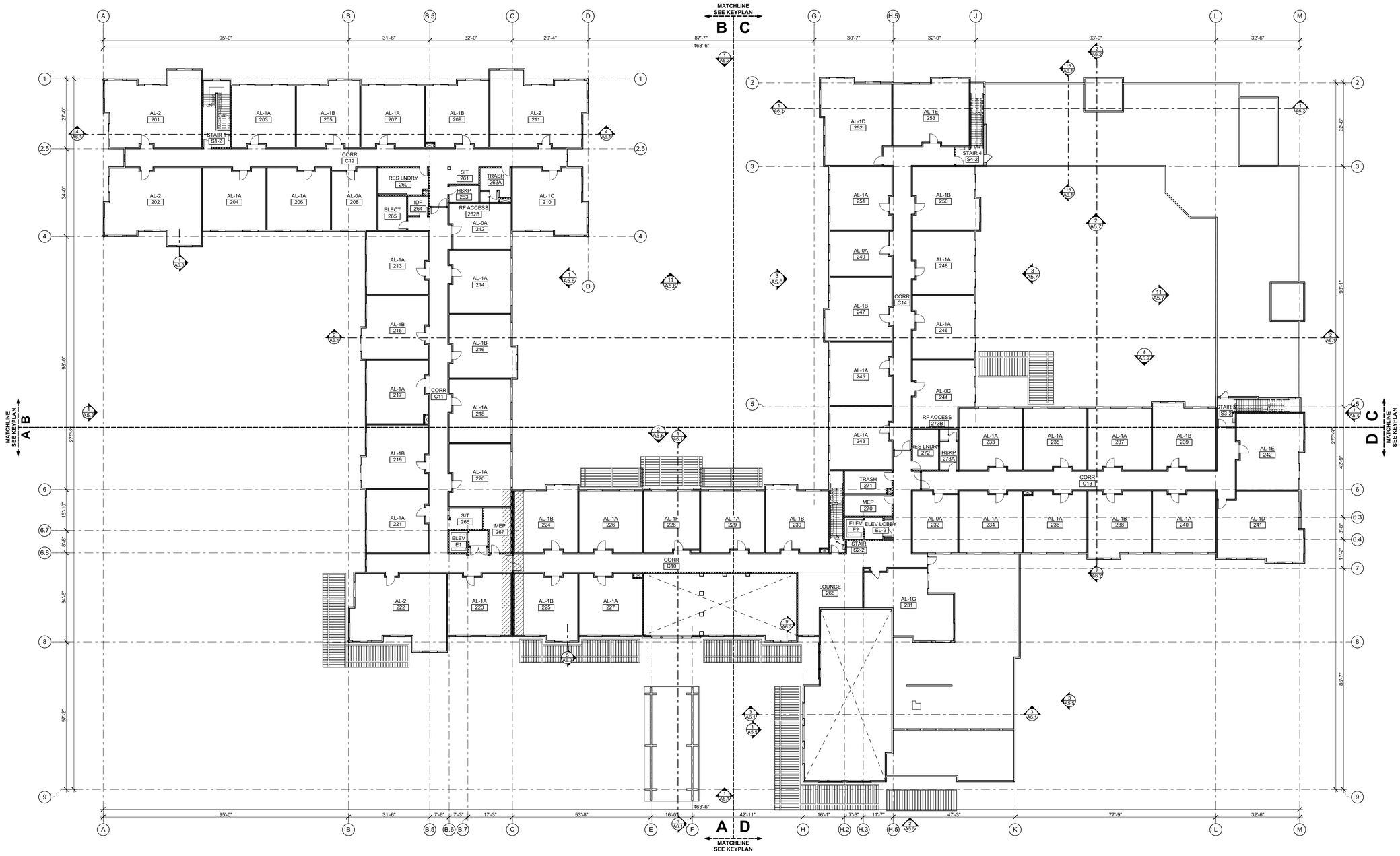

Overall Second Floor Plan | 1/16" = 1'-0" | 1 A2.2

ROOM SYMBOL LEGEND

A — ELEVATION LETTER
XXX — ROOM NAME
D — XXX — B — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
X/A-XX — ELEVATION NO./SHEET NO.
C

XXX — ROOM NAME
XXX — ROOM NUMBER
X/A-XX — ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

WALL LEGEND

EXTERIOR WALLS

- EXTERIOR WALL, **1/A7.1**

INTERIOR WALLS

- UNIT PERMITER FIRE PARTITION, **7/A7.1, 13/A7.1**
- UNIT PERIMETER FIRE PARTITION PLUMBING WALL, **7/A7.1**
- 1-HR FIRE PARTITION CORRIDOR WALL, **7/A7.1**
- INTERIOR WALL, **10/A7.1**
- INTERIOR PLUMBING WALL, **10/A7.1, SIM.**
- INTERIOR WALL W/ SOUND INSULATION, **9/A7.1**
- 2-HR FIRE WALL, **2/A7.2**
- SMOKE BARRIER, **5/A7.2**
- 2-HR FIRE WALL, **1/A7.2**

FLOOR PLAN LEGEND

- 000 — DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- 0 — WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- XX — KEYNOTE NUMBER
- W-X — WALL TYPE - SEE WALL ASSEMBLIES ON A7.1 & A7.2
- DS — DOWNSPOUT, SEE ROOF PLAN
- F.E. — FIRE EXTINGUISHER CABINET **4/A7.4**
- CORRIDOR REST RAIL **19/A13.1**
- CORRIDOR CHAIR RAIL **20/A13.1**
- 4'-0" AREA ON EACH SIDE OF FIRE WALL OPENINGS THAT OCCUR IN EXTERIOR WALLS WITHIN THE 4'-0" AREA MUST HAVE A FIRE RATING OF NO LESS THAN 45 MIN
- CA — CONTROLLED ACCESS - SEE DOOR SCHEDULE
- DE — DELAYED EGRESS - SEE DOOR SCHEDULE
- MHO — MAGNETIC HOLD OPEN - SEE DOOR SCHEDULE

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FLOOR PLAN GENERAL NOTES (CONT.)

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LICENSED ARCHITECT
MELISA PEACE
No. C 29539
REN:05/31/27
STATE OF CALIFORNIA

PROJECT: 220019
DRAWN BY: DJ & WL
CHECKED BY: GI
DATE OF ISSUE: 12/12/2025

DRAWING DESCRIPTION
Overall Second Floor Plan

DRAWING NUMBER
A2.02

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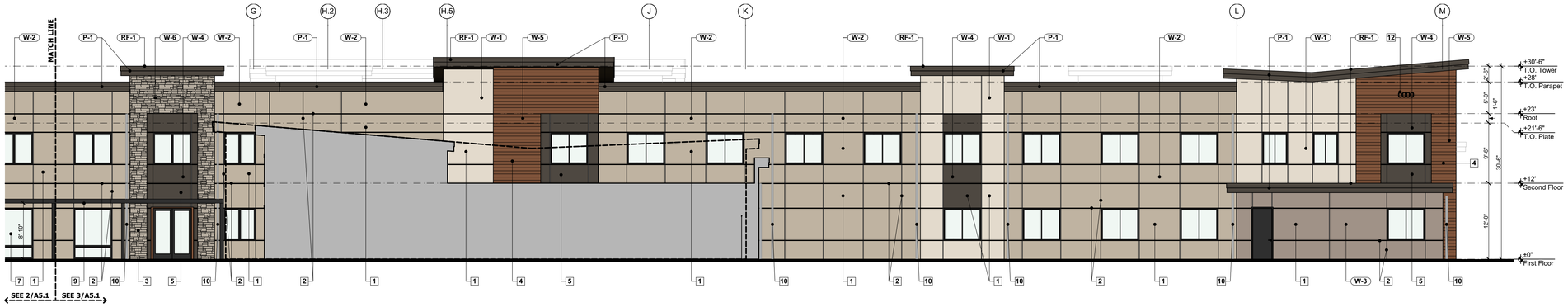
Attachment 4



South Elevation 'B' | 1/8" = 1'-0" | 3 A5.1



South Elevation 'A' | 1/8" = 1'-0" | 2 A5.1



South Elevation | 1/16" = 1'-0" | 1 A5.1

EXTERIOR ELEVATION KEYNOTES

1. 3-COAT STUCCO FINISH: INSTALL PER ICC-ESR
2. STUCCO CONTROL JOINTS AS SHOWN
3. STONE VENEER: INSTALL PER MFR. SPECS - PER ICC REPORT ESR-1215
4. SIDING: INSTALL PER ICC-ESR
5. STUCCO INSET
6. TRELLIS - STEEL COLUMNS, WOOD FRAME, FAUX WD.
7. DECORATIVE WOOD WINDOW CASING
8. WOOD FASCIA - DARK GRAY
9. ALUMINUM TRELLIS STRUCTURE PER STRUCTURE WORKS DESIGN, MATERIALS AND SPECS
10. ALUMINUM GUTTER AND DOWNSPOUT PAINTED TO MATCH STUCCO OR SURFACE COLOR
11. EXTERIOR LIGHT FIXTURE, INSTALL AT 8'-0" A.F.F. U.N.O.
12. 8" HIGH MIN. WITH A MINIMUM STROKE WIDTH OF 1.25" BUILDING ADDRESS NUMBERS WITH CONTRASTING BACKGROUND AND EITHER INTERNALLY OR EXTERNALLY ILLUMINATED - AS APPROVED BY THE LOCAL FIRE OFFICAL.

EXTERIOR ELEVATION GENERAL NOTES

1. AT PERIMETER, EXTERIOR FINISH SHALL BE INSTALLED IN A MANNER WHERE THERE IS NO MORE THAN 6" OF FOUNDATION EXPOSED.
2. ALL EXTERIOR EXPOSED PVC OR OTHER PASTIC PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE

EXTERIOR FINISHES

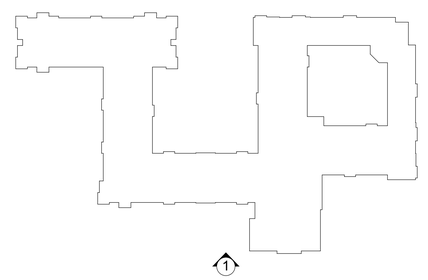
ROOF
TPO ROOFING (RF-1) — MANUF: CARLISLE SURE FLEX; TYPE: TPO ROOFING; COLOR: TAN; ICBO NO.:

EXTERIOR WALLS
STUCCO (W-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7568; COLOR: NEUTRAL GROUND; ICBO NO.:
STUCCO (W-2) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7037; COLOR: BALANCE BEIGE; ICBO NO.:
STUCCO (W-3) — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
STUCCO (W-4) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER (W-6) — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) (P-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
WOOD TRIM @ ROOF & TRIM (P-2) — MANUF:; TYPE: FASCIA; COLOR: DARK GRAY; ICBO NO.:
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF:; TYPE:; COLOR:

GLASS (ALL EXTERIOR WINDOWS AND DOORS) SHALL BE DUAL INSULATED GLAZING AND SHALL NOT BE MIRROR OR HIGHLY REFLECTIVE GLASS.

LEGEND AND NOTES



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RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT — MELISA PEACE — No. C 29939 — REN:05/31/22 — STATE OF CALIFORNIA

PROJECT: 220019
DRAWN BY: DJ & WL
CHECKED BY: GI
DATE OF ISSUE: 12/12/2022

DRAWING DESCRIPTION: **Exterior Building Elevations**

DRAWING NUMBER: **A2.04**

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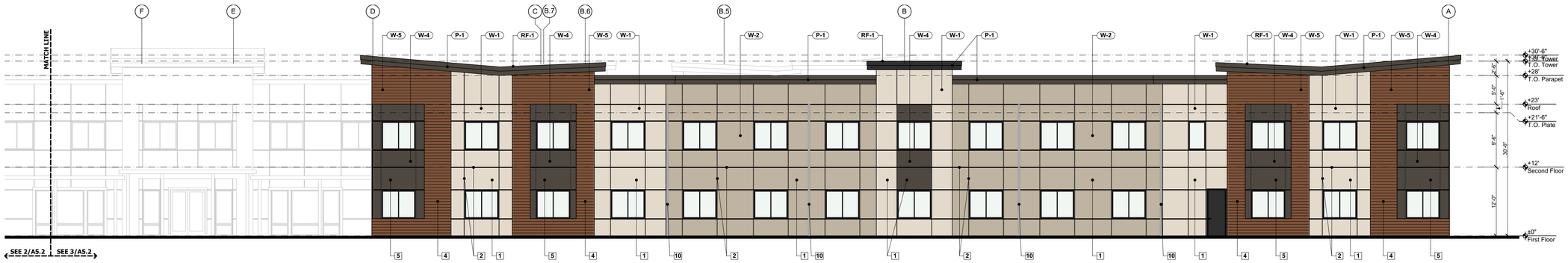
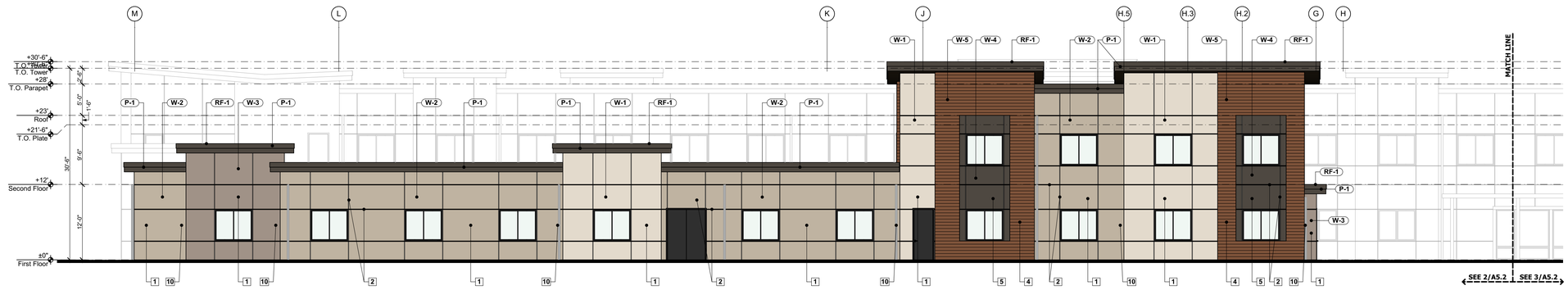
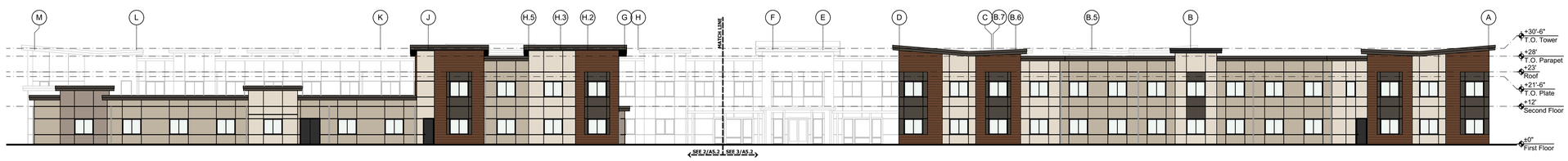


North Elevation 'B' | 1/8" = 1'-0" | **3** A5.2



North Elevation 'A' | 1/8" = 1'-0" | **2** A5.2



North Elevation | 1/16" = 1'-0" | **1** A5.2

EXTERIOR ELEVATION KEYNOTES

1. 3-COAT STUCCO FINISH: INSTALL PER ICC-ESR
2. STUCCO CONTROL JOINTS AS SHOWN
3. STONE VENEER: INSTALL PER MFR. SPECS - PER ICC REPORT ESR-1215
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5. STUCCO INSET
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9. ALUMINUM TRELLIS STRUCTURE PER STRUCTURE WORKS DESIGN, MATERIALS AND SPECS
10. ALUMINUM GUTTER AND DOWNSPOUT PAINTED TO MATCH STUCCO OR SURFACE COLOR
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EXTERIOR ELEVATION GENERAL NOTES

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2. ALL EXTERIOR EXPOSED PVC OR OTHER PASTIC PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE

EXTERIOR FINISHES

ROOF
TPO ROOFING — RF-1 — MANUF: CARLISLE SURE FLEX; TYPE: TPO ROOFING; COLOR: TAN; ICBO NO.:

EXTERIOR WALLS
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STUCCO — W-3 — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
STUCCO — W-4 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL — W-5 — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
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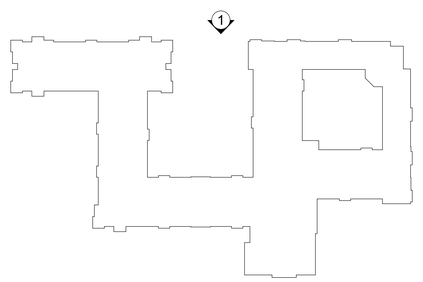
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF: ; TYPE: ; COLOR:

GLASS (ALL EXTERIOR WINDOWS AND DOORS) SHALL BE DUAL INSULATED GLAZING AND SHALL NOT BE MIRROR OR HIGHLY REFLECTIVE GLASS.

LEGEND AND NOTES



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LICENSED ARCHITECT — MELISA PEACE — No. C-29939 — REN:05/31/22 — STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

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DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
A2.05

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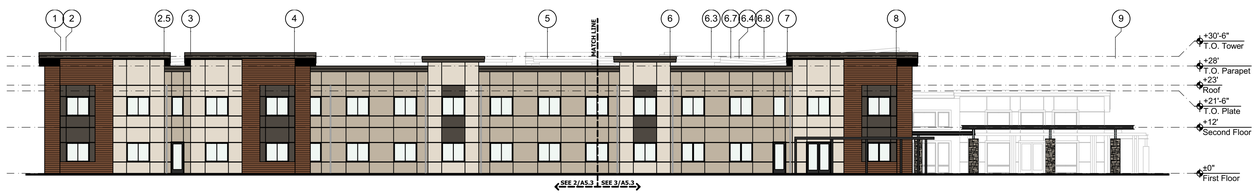
West Elevation 'B' | 1/8" = 1'-0" | 3 A5.3



West Elevation 'A' | 1/8" = 1'-0" | 2 A5.3



West Elevation | 1/16" = 1'-0" | 1 A5.3

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GUTTERS/DOWNSPOUTS — MANUF: ; TYPE: ; COLOR:

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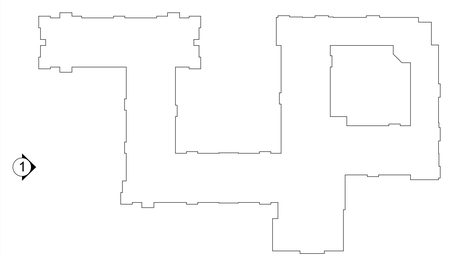

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CAREFIELD LINCOLN - AL & MC
CAREFIELD LIVING
RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT — MELISA PEACE — No. C-29939 — REN:05/31/22 — STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
A2.06

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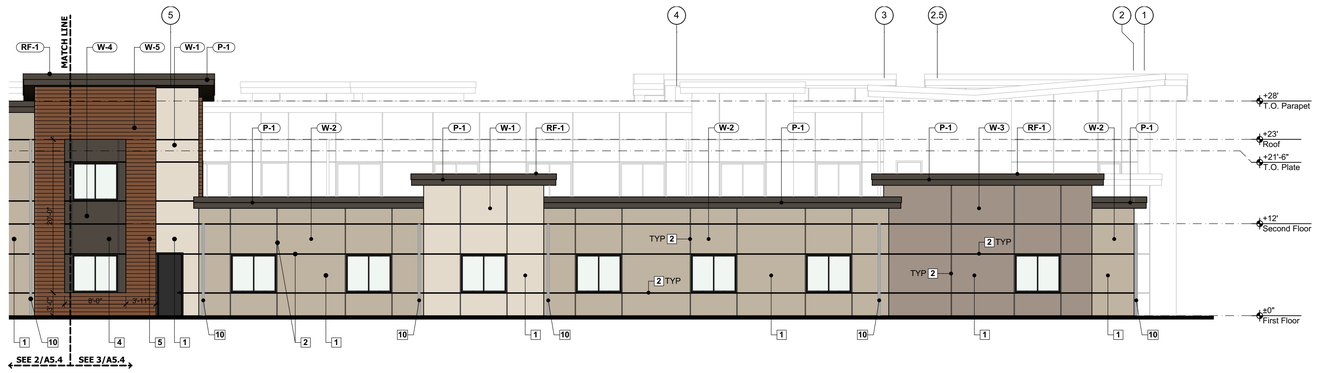
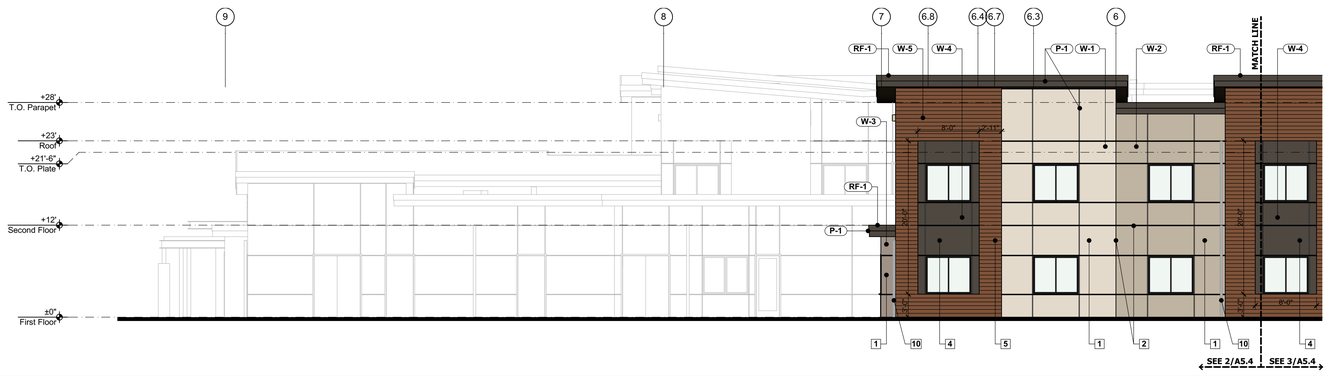


East Elevation 'B' | 1/8" = 1'-0" | 3 A5.4



East Elevation 'A' | 1/8" = 1'-0" | 2 A5.4



East Elevation | 1/16" = 1'-0" | 1 A5.4

EXTERIOR ELEVATION KEYNOTES

1. 3-COAT STUCCO FINISH: INSTALL PER ICC-ESR
2. STUCCO CONTROL JOINTS AS SHOWN
3. STONE VENEER: INSTALL PER MFR. SPECS - PER ICC REPORT ESR-1215
4. SIDING: INSTALL PER ICC-ESR
5. STUCCO INSET
6. TRELLIS - STEEL COLUMNS, WOOD FRAME, FAUX WD.
7. DECORATIVE WOOD WINDOW CASING
8. WOOD FASCIA - DARK GRAY
9. ALUMINUM TRELLIS STRUCTURE PER STRUCTURE WORKS DESIGN, MATERIALS AND SPECS
10. ALUMINUM GUTTER AND DOWNSPOUT PAINTED TO MATCH STUCCO OR SURFACE COLOR
11. EXTERIOR LIGHT FIXTURE, INSTALL AT 8'-0" A.F.F. U.N.O.
12. 8" HIGH MIN. WITH A MINIMUM STROKE WIDTH OF 1.25" BUILDING ADDRESS NUMBERS WITH CONTRASTING BACKGROUND AND EITHER INTERNALLY OR EXTERNALLY ILLUMINATED - AS APPROVED BY THE LOCAL FIRE OFFICAL.

EXTERIOR ELEVATION GENERAL NOTES

1. AT PERIMETER, EXTERIOR FINISH SHALL BE INSTALLED IN A MANNER WHERE THERE IS NO MORE THAN 6" OF FOUNDATION EXPOSED.
2. ALL EXTERIOR EXPOSED PVC OR OTHER PASTIC PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE

EXTERIOR FINISHES

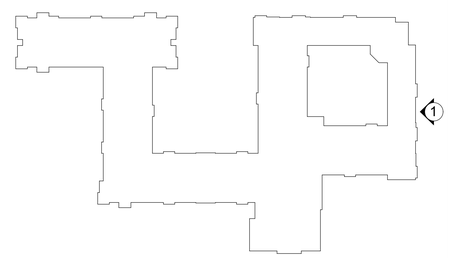
ROOF
TPO ROOFING (RF-1) — MANUF: CARLISLE SURE FLEX; TYPE: TPO ROOFING; COLOR: TAN; ICBO NO.:

EXTERIOR WALLS
STUCCO (W-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7568; COLOR: NEUTRAL GROUND; ICBO NO.:
STUCCO (W-2) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7037; COLOR: BALANCE BEIGE; ICBO NO.:
STUCCO (W-3) — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
STUCCO (W-4) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER (W-6) — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) (P-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
WOOD TRIM @ ROOF & TRIM (P-2) — MANUF: ; TYPE: FASCIA; COLOR: DARK GRAY; ICBO NO.:
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF: ; TYPE: ; COLOR:

GLASS (ALL EXTERIOR WINDOWS AND DOORS) SHALL BE DUAL INSULATED GLAZING AND SHALL NOT BE MIRROR OR HIGHLY REFLECTIVE GLASS.

LEGEND AND NOTES



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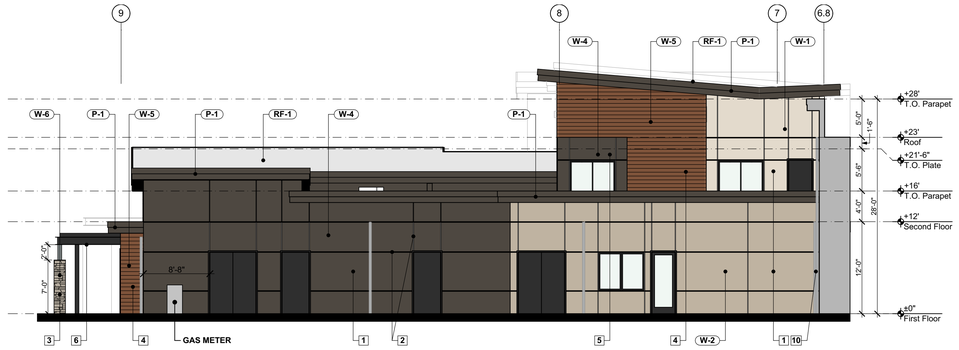
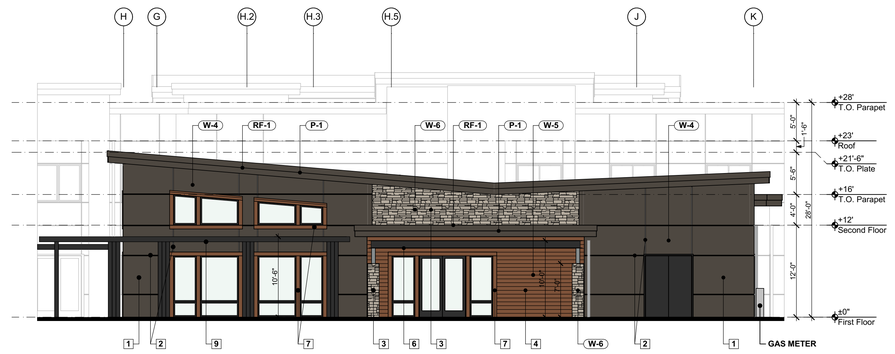


Dining Room East Elevation | 1/8" = 1'-0" | 3 A5.5



Dining Room South Elevation | 1/8" = 1'-0" | 2 A5.5



Dining Room West Elevation | 1/8" = 1'-0" | 1 A5.5

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STUCCO (W-3) — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
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SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER (W-6) — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) (P-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
WOOD TRIM @ ROOF & TRIM (P-2) — MANUF:; TYPE: FASCIA; COLOR: DARK GRAY; ICBO NO.:
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF:; TYPE:; COLOR:

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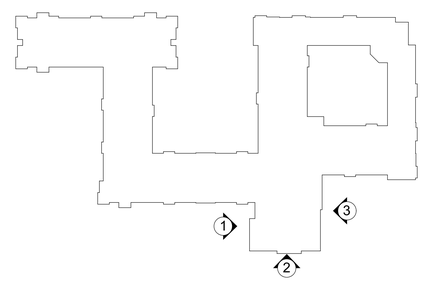
LEGEND AND NOTES



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DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
A2.08

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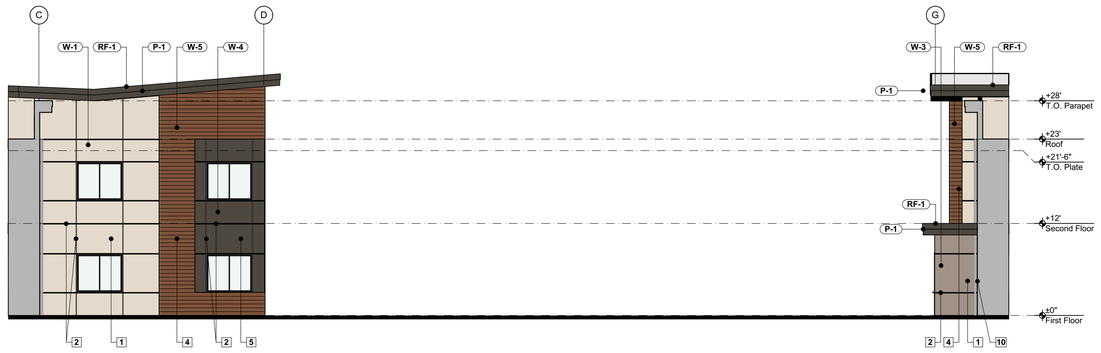
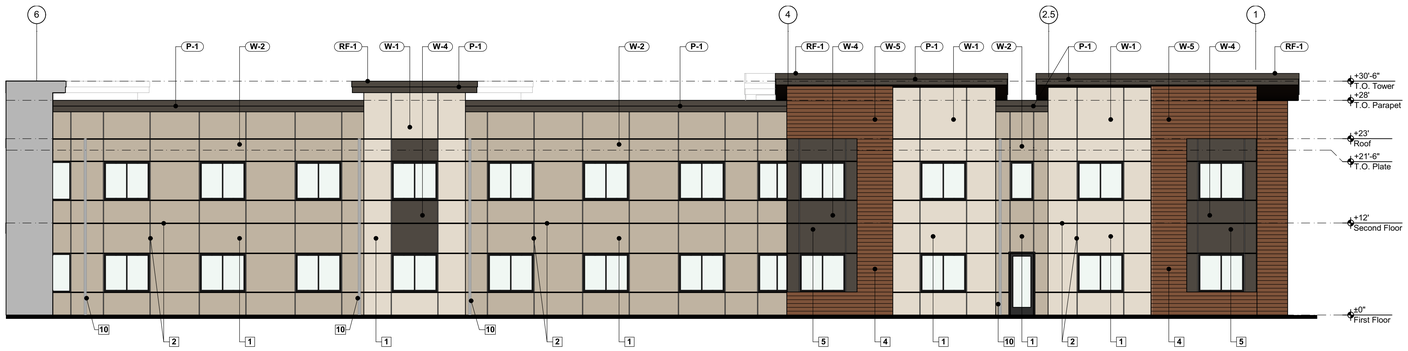
West AL Courtyard Elevation | 1/8" = 1'-0" | **3** A5.6



South AL Courtyard Elevation | 1/8" = 1'-0" | **11** A5.6



North AL Courtyard Elevation | 1/8" = 1'-0" | **2** A5.6



East AL Courtyard Elevation | 1/8" = 1'-0" | **1** A5.6

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STUCCO (W-4) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER (W-6) — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) (P-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
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WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
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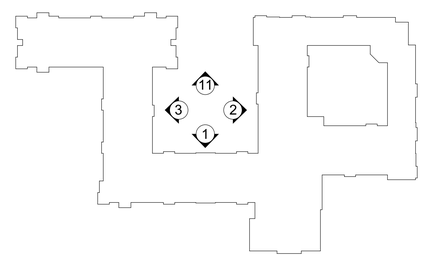
LEGEND AND NOTES



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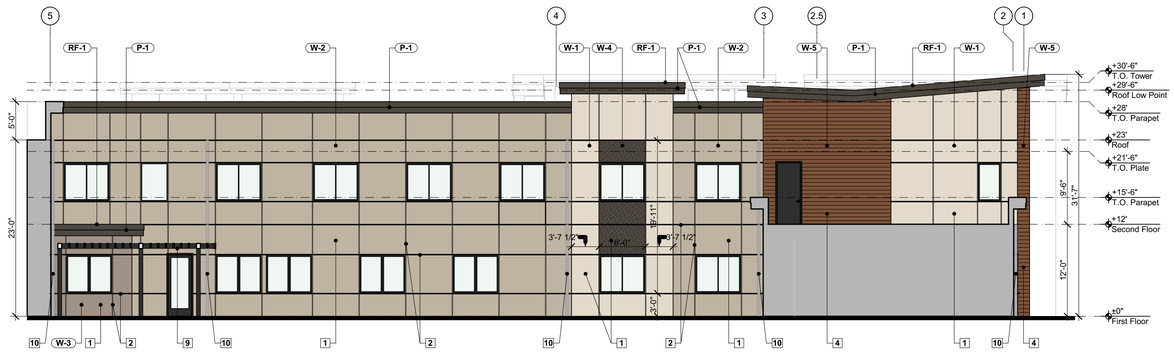
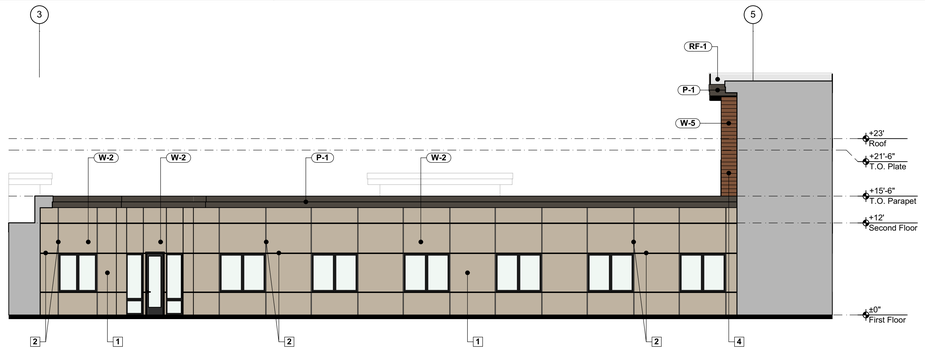
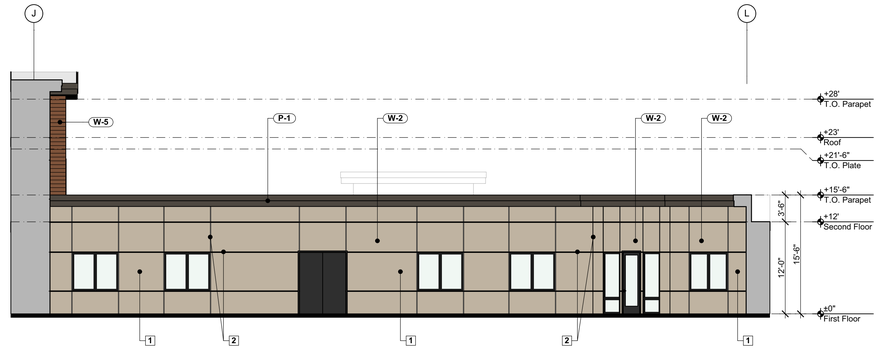


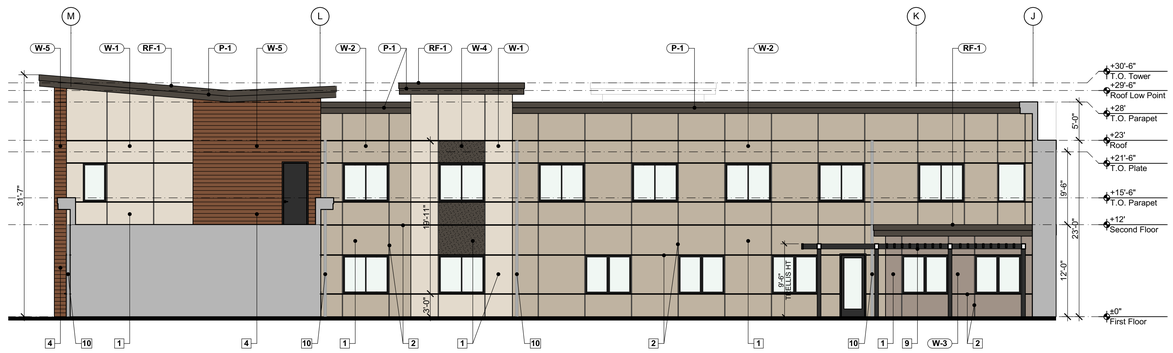
East MC Courtyard Elevation | 1/8" = 1'-0" | **6** A5.7



West MC Courtyard Elevation | 1/8" = 1'-0" | **11** A5.7



South MC Courtyard Elavation | 1/8" = 1'-0" | **2** A5.7



North MC Courtyard Elavation | 1/8" = 1'-0" | **1** A5.7

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STUCCO — W-4 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
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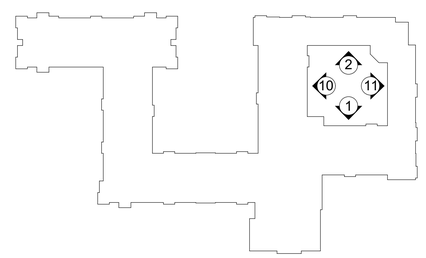
LEGEND AND NOTES



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PLANT MATERIAL LEGEND

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT AND SPREAD	WUCOLS REGION 2	REMARKS	DETAIL	SHEET
TREES										
	ARB.MAR.	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	14	25' X 18'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	CAR. BET.	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	24" BOX	10	30'-50' X 15'-25'	MODERATE	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	LAG.IND.TUS.	LAGERSTROEMIA INDICA FAUREI 'TUSCAROARA'	RED-PINK CRAPE MYRTLE	24" BOX	23	15'-20' X 15'-18'	LOW	MULTI; STRAIGHT TRUNK AND STRONG LEADER; FULL, GOOD CALIPER, STAKE	A	L3.5
	LAG. IND. MUS.	LAGERSTROEMIA INDICA FAUREI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	18	15'-20' X 15'-18'	LOW	MULTI; STRAIGHT TRUNK AND STRONG LEADER; FULL, GOOD CALIPER, STAKE	A	L3.5
	LIR. TUL.	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX	6	60'-80' X 40'	MODERATE	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	OLE. EUR.	OLEA EUROPAEA 'WILSONII	FRUITLESS OLIVE TREE	24" BOX	5	25'-30' X 25'-30'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	PIS. R.P.	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" BOX	14	25'-40' X 20'-30'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	PLA. ACE.	PLATANUS ACERIFOLIA 'YARWOOD'	YARWOOD SYCAMORE	36" BOX	8	40'-80' X 30'-40'	MODERATE	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	PLA.RAC.	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	1	30'-80' X 20'-50'	MODERATE	MULTI, STRAIGHT TRUNKS, FULL HEADS, GOOD CALIPERS	A	L3.5
	ULM. WIL.	ULMUS WILSONIANA 'PROPECTOR'	PROSPECTOR ELM	24" BOX	12	40'-50' X 25'-30'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
SHRUBS										
AG	ABE. GRA.	ALBELIA GRANDIFLORA 'KALEIDOSCOPE'	VARIEGATED ABELIA	5 GAL.	127	2'-3' X 3'-4'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	CAL. LIT.	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	78	3'-4' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
CG	CIS.GRA.	CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	5 GAL.	137	1' X 3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
CP	CIS.PUL.	CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE	5 GAL.	124	2'-3' X 6'-8'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
EJ	EUO. JAP.	EUONYMUS JAPONICUS 'MICROPHYLLUS'	VARIEGATED BOX-LEAF EUONYMUS	5 GAL.	126	2' X 2'-3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	COP.REP.	COPROSMA REPENS 'MARBLE QUEEN'	DWARF VARIEGATED MIRROR PLANT	5 GAL.	36	3'-5' X 4'-6'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	DIE. VEG.	DIETES VEGETA	FORTNIGHT LILY	5 GAL.	252	3-4' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
ERI	ERI. KAR.	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.	98	2'-3' X 2'-3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
GJ	GAR.JAS.	GARDENIA JASMINOIDES 'VEITHCHII	VEITHCHII GARDENIA	5 GAL.	52	3'-4' X 4'-5'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5
G	GRE.LAN.	GREVILLEA LANIGERA 'PROSTRATE'	PROSTRATE WOOLEY GREVILLEA	1 GAL	106	1'-2' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
LN	LAN.NEW.	LANTANA NEW GOLD	NEW GOLD LANTANA	5 GAL.	316	1'-2' X 4'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
LcTC'	LEU.FRU.	LEOCOPHYLLUM FRUTESCENS 'COMPACTUM'	COMPACT TEXAS SAGE	5 GAL.	75	5'-6' X 5'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
MB	MAH.EUR.	MAHONIA EURYBRACTEATA 'SOFT CARESS'	MAHONIA SOFTCARESS	5 GAL.	100	3' X 4'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5

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RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. CONTRACTOR IS TO NOTIFY ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT — KYLE J. SIMON — NO. 6290 — 12/8/25 — STATE OF CALIFORNIA

LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
19-CFL-10	KS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING LEGEND

CALIFORNIA
LINCOLN

SHEET L3.01 OF 9

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PLANT MATERIAL LEGEND CONTINUED

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT AND SPREAD	WUCOLS REGION 2	REMARKS	DETAIL	SHEET
SHRUBS										
RU	RHA.UMB.	RHAPHIOLEPSIS UMBELATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	181	3'-4- X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	SAL.CHA.	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	5 GAL.	152	1'-2' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	SAL.LEU.	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL.	91	3'-4' X 4'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	SAL.JAM.	SALVIA JAMENSIS 'LIPSTICK'	AUTUMN SAGE	5 GAL.	170	2'-3- X 2'-3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
WF	WES.FRU.	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	5 GAL.	227	5'-6' X 5'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	NAN.DOM.	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL.	139	3' X 2'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
Pm'M'	POD.MAC.	PODOCARPUS MACROPHYLUS MAKI	YEW PINE	24" BOX	20	8'-10' X 3'-4'	MODERATE	STANDARD, STRAIGHT TRUNK, STAKE	B	L3.5
RO	ROS. OFF.	ROSMARINUS OFFICINALLIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	1 GAL.	312	2' X 4'-8'	LOW	WELL ROOTED, GOOD COLOR, PLANT AT 3'-6" O.C.	B	L3.5
GROUNDCOVER										
	CAR.DIV.	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	462	18"X2'	MODERATE	WELL ROOTED, GOOD COLOR, PLANT AT 2' O.C.	B	L3.5
	HEL.SEM.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	576	2-3'X2-3'	LOW	WELL ROOTED, GOOD COLOR, PLANT AT 3'O.C.	B	L3.5
	MYO.PAV.	MYOPORUM PARVIFOLIUM PINK	CREEPING MYOPORUM	1 GAL.	230	6"X8'	LOW	WELL ROOTED, GOOD COLOR, PLANT AT 6'O.C.	B	L3.5
	NATIVE BENT GRASS	NO-MOW TURF	HYDROSEED	SEED	100% COVER	N.A.	LOW	PACIFIC COAST SEED (925) 373-4417	-	L3.5
	LAWN	-	MEDALLION II OR EQUAL DWARF FESCUE	SOD	100% COVER	N.A.	MOD/HIGH	STAGGER JOINTS	-	L3.5
	NATIVE ORNAMENTAL BIOSWALE MIX	-	HYDROSEED	SEED	100% COVER	2LBS. / 1000 S.F.	LOW/MOD.	PACIFIC COAST SEED (925) 373-4417	-	L3.5
	EROSION CONTROL MIX	GREEN-GOLD BLEND (NON IRRIGATED)	HYDROSEED	SEED	100% COVER	2LBS. / 1000 S.F.	V.LOW/LOW.	PACIFIC COAST SEED (925) 373-4417	-	L3.5
	ANN.COL.	ANNUAL COLOR	ANNUAL COLOR	4" POTS	AS REQUIRED	N.A.	MODERATE	CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT ANNUAL COLOR AT TIME OF PLANTING. PLANT 4" O.C.	C	L3.5
	CLY.CAL.	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL.	41	CLIMBING / SPREADING	MODERATE	FULL FORM AND COLOR, VIGOROUS	E	L3.5

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PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW

REVISIONS

DESCRIPTION

LICENSED LANDSCAPE ARCHITECT — KYLE J. SIMON — NO. 6290 — 12/8/25 — STATE OF CALIFORNIA — LIC.EXP. 7/30/2027

PROJECT #: 19-2224 | DESIGNED BY: KS | DRAFTED BY: RG | CHECKED BY: RG | DATE: 12/7/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING LEGEND

LINCOLN | CALIFORNIA

SHEET L3.02 OF 9

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PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.

2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES. LANDSCAPE AREAS SHALL BE FINISH GRADED AT A MINIMUM OF 2%.

3. LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS ONE INCH AND LARGER AND EXCESS SOIL. CONTRACTOR SHALL STOCKPILE EXCESS SOIL AND HAUL AWAY AT END OF PROJECT.

4. FINISH SOIL SHALL BE 2 INCHES BELOW TOP OF PAVING IN SHRUB AND GROUNDCOVER AREAS AND 1 INCH BELOW TOP OF PAVING IN LAWN AREAS.

5. THE RECOMMENDATIONS OF THE SOILS REPORT FOR AMENDING SOIL SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF REPRESENTATIVE SOIL SAMPLES TO THE OWNER, LANDSCAPE ARCHITECT AND TO THE CITY OF LINCOLN AS PART OF THE FINAL ACCEPTANCE DOCUMENTATION AND PRIOR TO ANY PLANTING WORK.

6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL NOT APPROVED SHALL BE REMOVED FROM THE SITE.

7. PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION FOR HOLES.

8. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM STRUCTURES. CENTER OF SHRUBS SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 36 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. GROUNDCOVER SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 24 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

9. NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER / WATER MAINS OR SEWER LATERALS / WATER SERVICES / FIRE HYDRANTS.

10. LOCATE AND ALIGN DOUBLE STAKES FOR TREES PERPENDICULAR TO PREVAILING WINDS.

11. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH SHREDDED REDWOOD BARK MULCH TO A MINIMUM DEPTH OF 3 INCHES. DO NOT PLACE BARK MULCH ON SLOPES GREATER THAN THREE TO ONE (3:1).

12. THE MAINTENANCE PERIOD WILL BEGIN ONLY UPON ACCEPTANCE IN WRITING BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE MAINTENANCE PERIOD WILL BE 90 DAYS.

13. QUANTITIES SHOWN ON PLANTING PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. PLANT SYMBOLS INDICATED SUPERSEDE QUANTITIES SHOWN.

14. CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL TREES WHICH ARE LOCATED WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. EXTEND 8 FEET FROM CENTERLINE OF TREE IN BOTH DIRECTIONS ALONG CONCRETE IMPROVEMENT (A SINGLE LENGTH OF ROOTGUARD FOR A SINGLE TREE WOULD BE 16 FEET). ROOT BARRIERS SHALL NOT BE WRAPPED AROUND ROOTBALL.

15. ALL SHRUB/GROUND COVER PLANTING AREAS TO RECEIVE A 3" LAYER OF REDWOOD BARK MULCH.
-SLOPES >5:1: SHREDDED REDWOOD BARK MULCH OVER JUTE MESH
-PLANTING BEDS: MEDIUM DECORATIVE REDWOOD BARK MULCH

16. CONTRACTOR SHALL INSTALL WOVEN COIR MAT AND HYDROSEED ON SLOPE PRIOR TO IRRIGATION INSTALLATION FOR SLOPE STABILIZATION PURPOSES.

17. BACKFILL MIXTURE FOR PLANTING PITS:
-2/3 SITE SOIL BY VOLUME
-1/3 RECYCLED COMPOST OR EQUAL BY VOLUME
-GRO-POWER PLANTING TABLETS PER MANUFACTURER'S RECOMMENDATIONS BY CONTAINER SIZE.
NOTES:
- BACKFILL MIXTURE PERCENTAGES SHALL BE ADJUSTED PER SOIL ANALYSIS RECOMMENDATIONS.
- PLANTS INSTALLED WITHIN WATER QUALITY FACILITIES TO BE PLANTED DIRECTLY INTO SOIL SPECIFIED BY CIVIL ENGINEER.

GENERAL NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQUARE FEET OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.

2. ALL PROPOSED RETAINING WALLS (5 FEET IN HEIGHT OR GREATER) SHALL BE SCREENED WITH VINES OR SHRUBS. ALL PLANTING PROVIDED ON THE FACE OF THE WALL WILL SCREEN 80% OF THE WALL WITHIN THREE YEARS.

3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES

4. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY FIRE HYDRANT

5. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE WITHIN 30 DAYS OF DAMAGE.

MAINTENANCE NOTE:

1. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

2. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.

3. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE ISA FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

MIN. TREE / IMPROVEMENT SEPARATION DISTANCE:

TRAFFIC SIGNAL / STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
SEWERS - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

WATER EFFICIENT LANDSCAPE DECLARATION

" I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF LINCOLN'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

SIGNATURE _____ DATE: 12-12-2025

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PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				

LICENSED LANDSCAPE ARCHITECT
KYLE J. SIMON
NO. 6290
12/8/25
STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1502.20	KS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING LEGEND

LINCOLN CALIFORNIA

SHEET L3.03 OF 9

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DIE.VEG. 155 5 GAL.
CAL.LIT. 53 5 GAL.
ROS.OFF. 126 1 GAL.
ULM.WIL. 9 24" BOX.
ERI.KAR. 50 1 GAL.
LEU.FRU. 52 5 GAL.
WES.FRU. 52 5 GAL.
PIS. R.P. 14 24" BOX
NATIVE BENT GRASS 100% COVER HYDROSEED
EROSION CONTROL MIX 100% COVER HYDROSEED
LIR. TOL. 6 24" BOX
CAR. BET. 10 24" BOX
CIS.PUL. 68 5 GAL.
GRE.LAN. 59 5 GAL.
EUO.JAP. 96 5 GAL.
MYO.PAR. 78 1 GAL.
RHA.UMB. 129 5 GAL.
POD.MAC. 14 24" BOX
PLA.ACE. 2 36" BOX.
CLY.CAL. 25 5 GAL.
333 1 GAL. CAR.DIV.
95 5 GAL. MAH.EUR.
GAR.JAS. 52 5 GAL.
ARB.MAR. 6 24" BOX
SAL.JAM. 103 5 GAL.
NAD.DOM. 21 5 GAL.
LAN.NEW. 116 5 GAL.
ABE.GRA. 72 5 GAL.
CIS.GRA. 116 5 GAL.
LAG.IND.TUS. 12 24" BOX.
LAG.IND.MUS. 8 24" BOX.
OLE.EUR. 5 24" BOX.
ANN.COL. AS REQ. 4" POTS
SAL.LEU. 52 5 GAL.
SAL.CHA. 45 5 GAL.
25 5 GAL. CLY.CAL.

MATCHLINE - SEE SHEET L3.4

CA: 1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

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PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE

DESCRIPTION

LICENSED LANDSCAPE ARCHITECT KYLE J. SIMON NO. 6290 12/8/25 RENEWAL STATE OF CALIFORNIA LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
19-1700	KS	RG	RG	12/7/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING PLAN

CALIFORNIA
LINCOLN

SHEET L3.04 OF 9

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MATCHLINE - SEE SHEET L3.3

RHA.UMB.	52	5 GAL.
SAL.LEU.	39	5 GAL.
SAL.CHA.	107	5 GAL.
NAD.DOM.	118	5 GAL.
ROS.OFF.	186	1 GAL.
LAG.IND.TUS	14	24" BOX
LAWN	100% COVER	SOD
SAL.JAM.	67	5 GAL.
CAL.LIT.	25	5 GAL.
EUO.JAP.	30	5 GAL.
DIE.VEG	97	5 GAL.
HEL.SEM.	576	1 GAL.
MYO.PAV.	141	1 GAL.
LAG.IND.MUS.	14	24" BOX.
PLA.RAC.	1	48" BOX.
PLA.ACE.	6	36" BOX.
POD.MAC.	6	24" BOX
ABE.GRA.	55	5 GAL.
MAH.EUR.	5	5 GAL.
ANN.COL.	AS REQ.	4" POTS
LAN.NEW.	187	5 GAL.
CLY.CAL.	16	5 GAL.
LAN.NEW.	200	5 GAL.
CIS.GRA.	21	5 GAL.
GRE.LAN.	47	5 GAL.
ERI.KAR	48	5 GAL.
ARB.MAR.	8	24" BOX
COP.REP.	36	5 GAL.
NATIVE ORNAMENTAL BIOSWALE MIX	100% COVER	HYDROSEED
ULM.WIL.	3	24" BOX.
CIS.PUL.	57	5 GAL.
LEU.FRU.	23	5 GAL.
WES.FRU.	175	5 GAL.

CA: 1-800-227-2600
CALL BEFORE YOU DIG
U.S.A.
UNDERGROUND SERVICE ALERT
CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

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PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW	DESCRIPTION
				REVISIONS

LICENSED LANDSCAPE ARCHITECT
KYLE J. SIMON
NO. 6290
12/8/25
STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1124.20	KC	RG	RG	12.22.2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING PLAN

CALIFORNIA
LINCOLN

SHEET L3.05 OF 9

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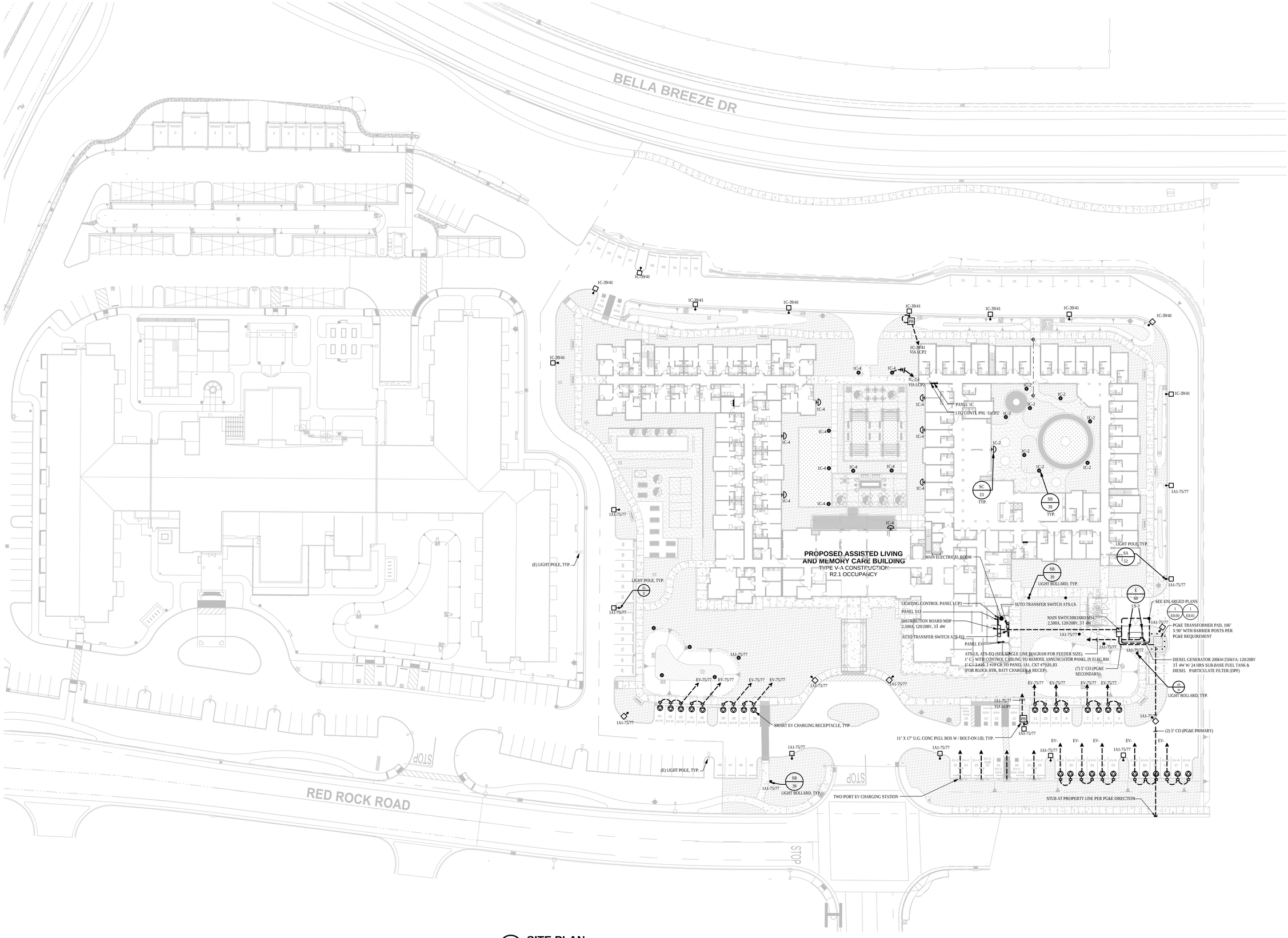

1 SITE PLAN

SCALE: 1"=30'-0"

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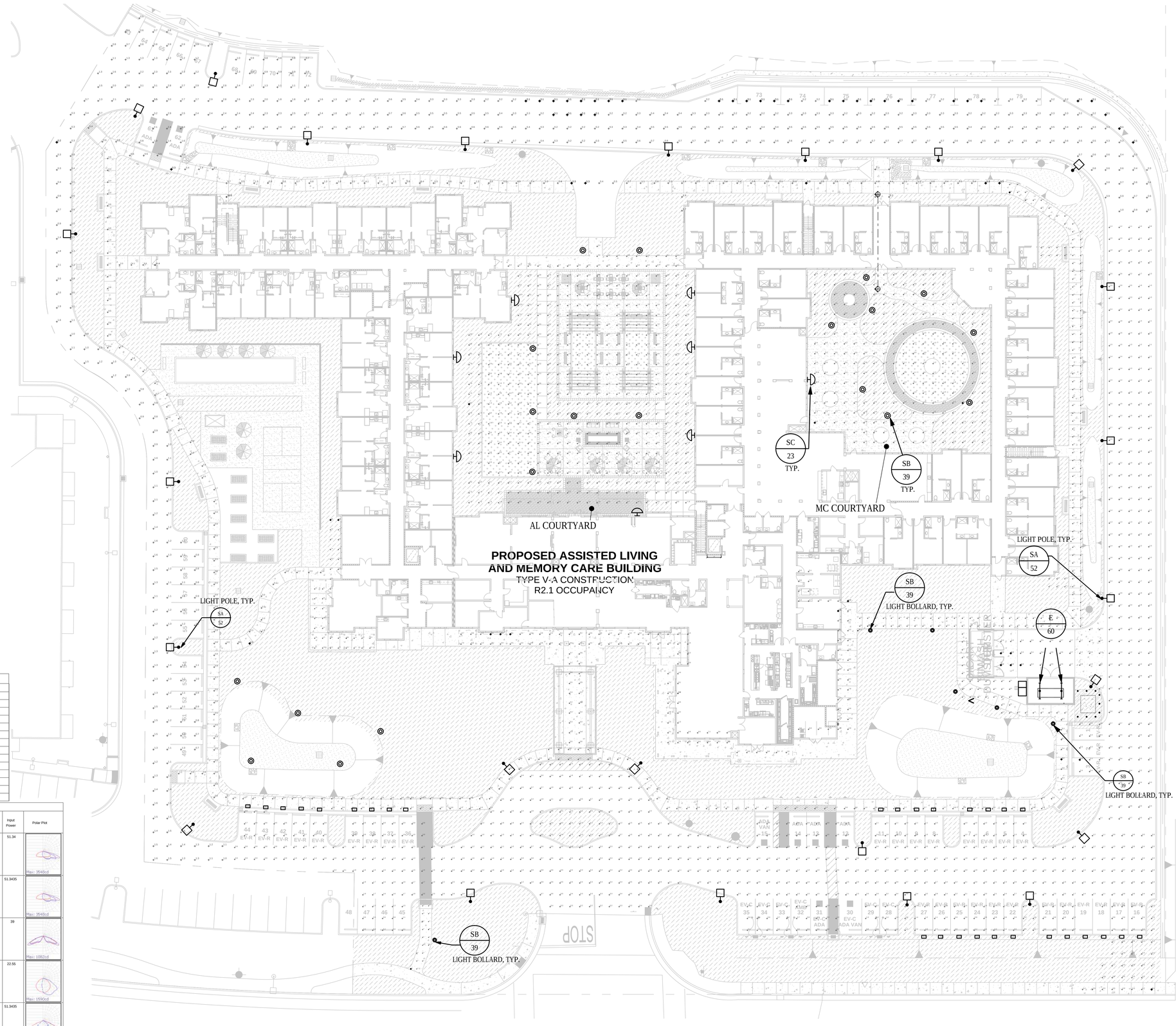
LINCOLN CA 95648

REGISTERED PROFESSIONAL ENGINEER
JESSE L. ESCOTO
E 16608
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

PROJECT:	102022AME
DRAWN BY:	ZS
CHECKED BY:	JLS
DATE OF ISSUE	12/19/2025
1ST PLAN CHECK	12/19/2025

DRAWING DESCRIPTION
OVERALL
SITE PLAN

DRAWING NUMBER
LT1.01



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Driveway & Parking	+	1.2 fc	3.0 fc	0.2 fc	15.0:1	6.0:1
East Entry	+	5.5 fc	10.1 fc	0.8 fc	12.6:1	6.9:1
East Walkway	+	2.7 fc	14.1 fc	0.2 fc	70.5:1	13.5:1
MC Courtyard	+	2.6 fc	12.7 fc	0.7 fc	18.1:1	3.7:1
North Driveway	+	0.8 fc	3.5 fc	0.1 fc	35.0:1	8.0:1
North Walkway	+	1.9 fc	10.0 fc	0.3 fc	33.3:1	6.3:1
South Driveway & Parking	+	1.4 fc	9.1 fc	0.1 fc	91.0:1	14.0:1
South Entry	+	3.6 fc	9.8 fc	0.1 fc	98.0:1	36.0:1
South Walkway	+	1.9 fc	13.7 fc	0.2 fc	68.5:1	9.5:1
South Walkway 2	+	2.0 fc	3.9 fc	0.9 fc	4.3:1	2.2:1
West Driveway & Parking	+	1.1 fc	3.0 fc	0.2 fc	15.0:1	5.5:1
West Entry	+	5.0 fc	9.6 fc	0.8 fc	12.0:1	6.3:1
West Walkway	+	1.0 fc	11.4 fc	0.2 fc	57.0:1	5.0:1
AL Courtyard	+	2.9 fc	14.0 fc	0.7 fc	20.0:1	4.1:1

Schedule

Symbol	Label	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Polar Plot
	SA	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	6543	1	51.34	Max: 3548cd
	SA1	Lithonia Lighting	RSX1 LED P1 30K R4 EGS	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield	5565	1	51.3435	Max: 3548cd
	SB	Lithonia Lighting	DSXB LED 16C 700 30K SYM	D-SERIES BOLLARD WITH 16 3000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	2801	1	39	Max: 1082cd
	SC	Lithonia Lighting	WDGE2 LED P3 30K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	3015	1	22.55	Max: 1590cd
	SA2	Lithonia Lighting	RSX1 LED P1 30K R5 EGFV	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R5 Distribution with EGFV Shield	1787	1	51.3435	Max: 975cd
	SA3	Lithonia Lighting	RSX1 LED P1 30K R3 HS	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution with HS Shield	4927	1	51.3435	Max: 4171cd

PROJECT NORTH

1 SITE PLAN PHOTOMETRICS

SCALE: 1" = 20'

IRWIN PARTNERS ARCHITECTS
ARCHITECTURE
PLANNING
CONSULTING
245 Fischer Avenue
Suite B-2
Costa Mesa
California 92626
T: 714 557 2448
www.ipaoc.com

AME DESIGN GROUP, INC.
MECHANICAL, ELECTRICAL & PLUMBING CONSULTING ENGINEERS
949 – 553 – 0170 / 949 – 553 – 0011
2603 MAIN STREET, SUITE 750
IRVINE, CA 92614
www.amegroup.net

CAREFIELD LINCOLN - AL & MC
CAREFIELD LIVING
LINCOLN CA 95648

REGISTERED PROFESSIONAL ENGINEER
JASON L. ASCH
E 16608
EXP. 6-30-26
STATE OF CALIFORNIA

PROJECT:	102022AME
DRAWN BY:	ZB
CHECKED BY:	HA
DATE OF ISSUE	12/19/2025
1ST PLAN CHECK	12/19/2025

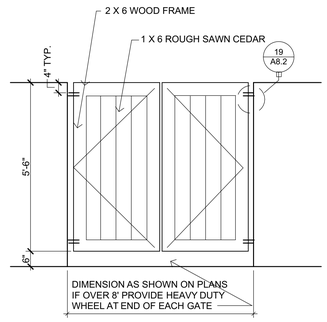
DRAWING DESCRIPTION

SITE PLAN PHOTOMETRICS

DRAWING NUMBER

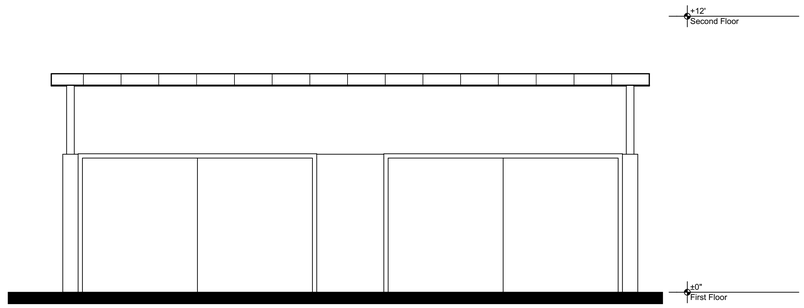
LT2.01

Attachment 6

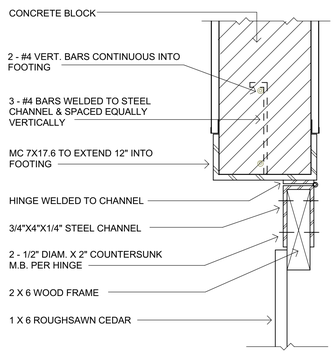


023-01

TRASH ENCLOSURE GATE | 1/2" = 1'-0" | **20** A8.2

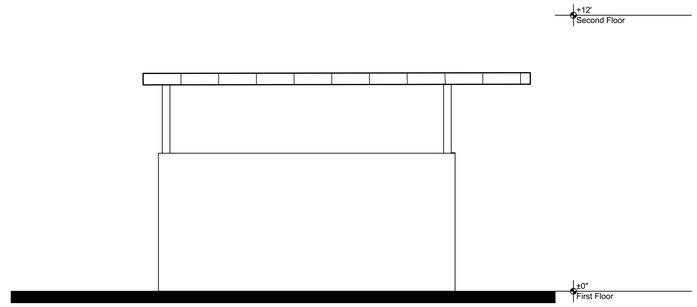


North Trash Enclosure Elevation | 3/8" = 1'-0" | **4** A8.2

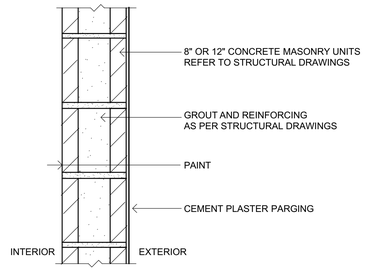


023-02

TRASH ENCLOSURE GATE CONNECTION | 3" = 1'-0" | **19** A8.2



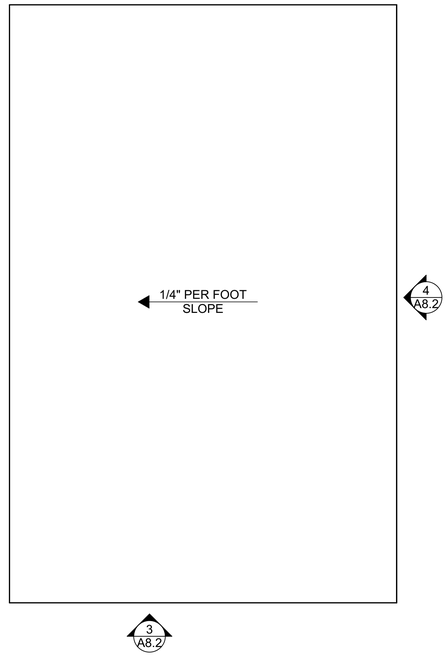
East Trash Enclosure Elevation | 3/8" = 1'-0" | **3** A8.2



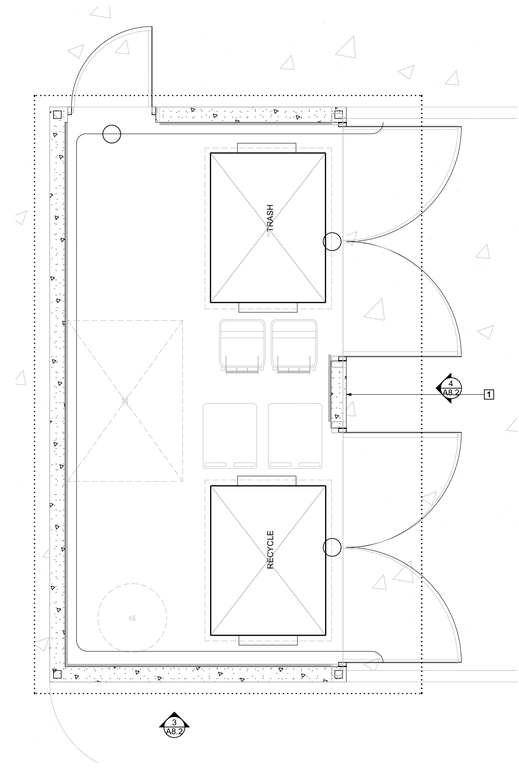
ONE HOUR CONSTRUCTION AS PER
CBC TABLE 720.1(2), ITEM 3-1.3

045-02

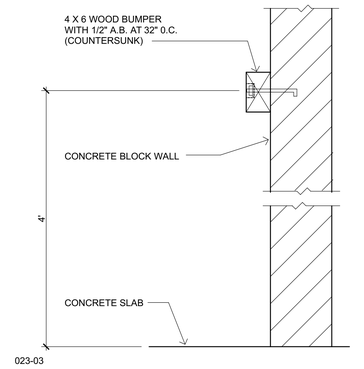
CMU FOUNDATION WALL ABOVE GRADE | 1 1/2"= 1'-0" | **18** A8.2



Enlarged Trash Enclosure Roof Plan | 3/8" = 1'-0" | **9** A8.2



Enlarged Trash Enclosure Plan | 3/8" = 1'-0" | **1** A8.2



023-03

TRASH ENCLOSURE WALL BUMPER | 1 1/2"= 1'-0" | **17** A8.2

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Costa Mesa
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CAREFIELD LINCOLN - AL & MC
CAREFIELD LIVING
RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT
MELISA PEARCE
No. C 29939
REN:05/31/22
STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION

Trash Enclosure Details

DRAWING NUMBER

A1.02

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CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	COLOR / FINISHES / REMARKS	DETAIL	SHEET
	NATURAL CONCRETE PAVING	-	NATURAL GREY / MEDIUM BROOM FINISH	A,B	L-1.6
	ENHANCED CONCRETE PAVING	DAVIS COLORS / INTEGRAL COLOR FOR CONCRETE	SANDSTONE 5327 / TOPCAST FINISH (POWDER BLUE VIOLET)"SAND BLAST FINISH" / DEPTH PER GEOTECHNICAL REPORT	A,B	L-1.6
	INTERLOCKING PAVERS	BELGARD / CATALINA GRANA WITH 1' X 1' BORDER PAVERS	"SRI VICTORIAN BLEND" / 60mm / 3-PIECE LARGE PATTERN / INSTALL PER MANUFACTURERS RECOMMENDATIONS	C	L-1.6
	SYNTHETIC TURF	EASY TURF	ZERO LAWN / INSTALL PER MANUFACTURERS RECOMMENDATIONS / OR APPROVED EQUAL	C	L-1.6
	NON STABILIZED DECOMPOSED GRANITE	SIERRA ROCK LANDSCAPE MATERIALS / GOLDEN DECOMPOSED GRANITE	GOLDEN DECOMPOSED GRANITE / 3/8" MINUS / 3" DEPTH	D,E	L-1.6
NO SYMBOL	BARK MULCH	SIERRA ROCK LANDSCAPE MATERIALS	SHREDDED CEDAR / 3" DEPTH / ALL PLANTING AREAS TO RECEIVE BARK MULCH UNLESS OTHERWISE SHOWN ON CONSTRUCTION OR PLANTING PLANS	D,E	L-1.6
	METAL GARDEN BED	EARTHMARK / ALTO SERIES	SQUARE BED (MGB-LO43) WITH ALTO EXTENSION SET (MGB-HO44) / 17" X 40" X 76" / INSTALL PER MANUFACTURERS RECOMMENDATIONS	-	-
A B	LANDSCAPE BOULDERS	SIERRA ROCK LANDSCAPE MATERIALS	FIELD STONE (MOSS ROCK) / REFER TO BOULDER CHART FOR SIZES / OR APPROVED EQUAL	D,E	L-1.6

MANUFACTURER PHONE NUMBERS:

ARROWHEAD PRODUCTS: (800) 332-4267
BELGARD: (844) 495-8210
EARTHMARK: (619) 282-0686
FIELD TURF: (866) 352-4575
SIERRA ROCK LANDSCAPE MATERIALS: (916) 791-1154

SYMBOL BOULDER CHART

A — FIELD STONE (MOSS ROCK) - 2'X2'X2' (XX)

B — FIELD STONE (MOSS ROCK) - 3'X3'X3' (XX)

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF LINCOLN LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. EXCEPT AS OTHERWISE INDICATED, THE CONTRACTOR SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) TOGETHER WITH THE LATEST ADOPTED EDITIONS OF THE REGIONAL AND CITY OF LINCOLN SUPPLEMENT AMENDMENTS FOR ALL OFF-SITE IMPROVEMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR CONCRETE FLATWORK. ALL FLAT WORK SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ONE HALF PERCENT (.5%) OR AS INDICATED ON CIVIL ENGINEERS DRAWINGS.
5. THE CONTRACTOR SHALL REFER TO ENGINEER'S DRAWING FOR SPOT ELEVATIONS AND DRAINAGE OF FLATWORK.
6. ALL DIMENSIONS ARE TO THE FACE OF CURB AND FACE OF WALL UNLESS INDICATED OTHERWISE.
7. EXPANSION JOINTS WITH SEALANT SHALL BE INSTALLED WHERE PAVING ABUTS WALLS, COLUMNS, CURBS, STAIRS OR RAMPS AND WHERE SHOWN ON THE DRAWINGS. EXPANSION JOINTS SHALL BE HIDDEN IN AREAS OF STAMPED CONCRETE.
8. FINISH GRADE SHALL BE THREE INCHES (3") BELOW CONCRETE FLAT WORK FOR BARK MULCH AND COBBLE AREAS. COBBLE SURFACE SHALL BE FLUSH WITH ADJACENT SURFACE.
9. PAVING: CONTRACTOR SHALL PROVIDE 5' x 5' MOCK-UP PANELS FOR ALL PAVING MATERIALS AND COLORS FOR APPROVAL OF LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PAVING. MOCK-UP PANEL SHALL INCLUDE PAVING MATERIAL, GROUT, SCORING, STAMP PATTERN AND SEALANT (AS APPLICABLE).
10. NO PROPOSED IMPROVEMENTS PENDING EMRA APPROVAL.

MINIMUM STREET TREE SEPARATION DISTANCES:

INTERSECTIONS.....25 FEET
DRIVEWAYS.....10 FEET
SEWER LATERALS.....10 FEET
FRONT OF TRAFFIC SIGNAL, STOP SIGN.....20 FEET
BACK OF TRAFFIC SIGNAL, STOP SIGN.....10 FEET
UNDERGROUND UTILITY LINES.....5 FEET
ABOVE GROUND UTILITY STRUCTURES.....10 FEET
STREET LIGHTS.....15 FEET

GENERAL LEGEND

- EXPANSION JOINT
- SAWCUT JOINT
- ALIGNMENT SYMBOL
- CENTERLINE
- PERPENDICULAR
- ALN ALIGN

PA PLANTING AREA

DETAIL CALLOUT — A / L-8 — A: DETAIL; L-8: SHEET NUMBER

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. HOWEVER, THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW

REVISIONS

DESCRIPTION

LICENSED LANDSCAPE ARCHITECT — ROLF J. SIMON — NO. 6290 — RENEW 12/8/25 — STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1924.20	JS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION LEGEND

CALIFORNIA
LINCOLN

SHEET L1.00 OF 9

simon. landscape architecture

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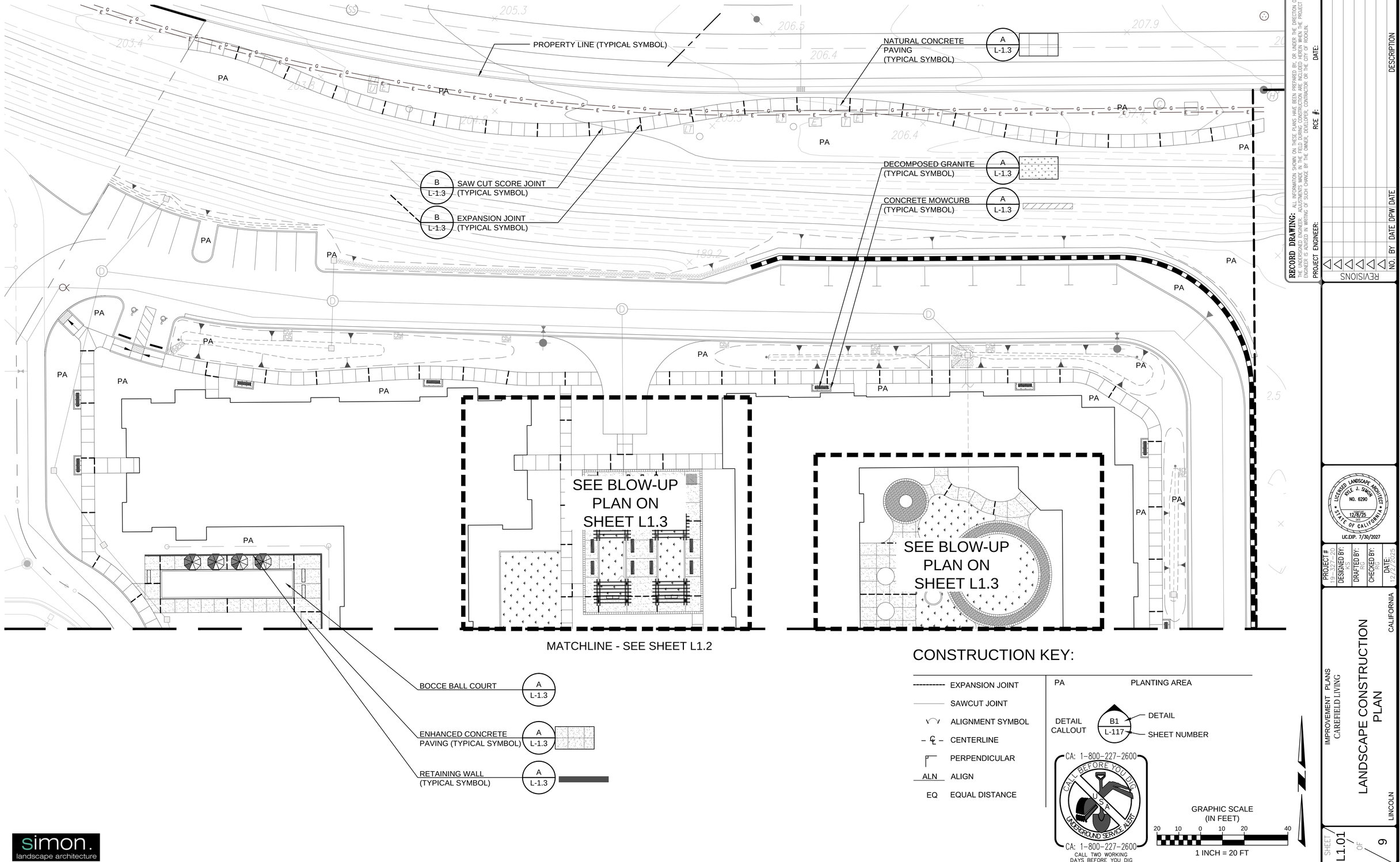

CONSTRUCTION KEY:

----------	EXPANSION JOINT
————	SAWCUT JOINT
	ALIGNMENT SYMBOL
– ℄ –	CENTERLINE
	PERPENDICULAR
ALN	ALIGN
EQ	EQUAL DISTANCE

PA PLANTING AREA

DETAIL CALLOUT: B1 / L-117 — DETAIL / SHEET NUMBER

CA: 1-800-227-2600 CALL BEFORE YOU DIG U.S.A. UNDERGROUND SERVICE ALERT
CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. HOWEVER, WHERE THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT KYLE J. SIMON NO. 6290 12/8/25 STATE OF CALIFORNIA LIC.EXP. 7/30/2027

PROJECT # 1224 | DESIGNED BY: KS | DRAFTED BY: RG | CHECKED BY: RG | DATE: 12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION PLAN

CALIFORNIA
LINCOLN

SHEET L1.01 OF 9

simon. landscape architecture

C:\Users\ksimon\Dropbox\sIMON dESIGN\1224 GG - Lincoln\1224 Design Drawings\1224 Working Drawings\1224 Construction Drawings\1224 Const Drawings_05/11/26, 08:45:50am Simon

A | B | C | D | E | F | G | H

5 | 4 | 3 | 2 | 1

A L-1.3 ENHANCED CONCRETE PAVING (TYPICAL SYMBOL)

STORAGE SHED (1) (TYPICAL SYMBOL)

METAL GARDEN BED (9) (TYPICAL SYMBOL)

A L-1.3 DECOMPOSED GRANITE (TYPICAL SYMBOL)

A L-1.3 PICKLE BALL COURT

A L-1.3 CONCRETE MOWCURB (TYPICAL SYMBOL)

MATCHLINE - SEE SHEET L1.1

SEE BLOW-UP PLAN ON SHEET L1.3

SEE BLOW-UP PLAN ON SHEET L1.3

PA

FEV

EV

EV AMB

EV VAN

VAN

PROPERTY LINE (TYPICAL SYMBOL)

CONSTRUCTION KEY:

---------- EXPANSION JOINT

SAWCUT JOINT

ALIGNMENT SYMBOL

CENTERLINE

PERPENDICULAR

ALN ALIGN

EQ EQUAL DISTANCE

PA PLANTING AREA

DETAIL CALLOUT: B1 / L-117 — DETAIL / SHEET NUMBER

B L-1.3 INTERLOCKING PAVERS (TYPICAL SYMBOL)

B L-1.3 SAW CUT SCORE JOINT (TYPICAL SYMBOL)

B L-1.3 EXPANSION JOINT (TYPICAL SYMBOL)

CA: 1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT CA: 1-800-227-2600

CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)

20 10 0 10 20 40

1 INCH = 20 FT

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RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREON. WHERE THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW	DESCRIPTION
REVISIONS				

LICENSED LANDSCAPE ARCHITECT — KYLE J. SIMON — NO. 6290 — STATE OF CALIFORNIA — 12/8/25 — LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1422.07	KS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION PLAN

LINCOLN CALIFORNIA

SHEET L1.02 OF 9

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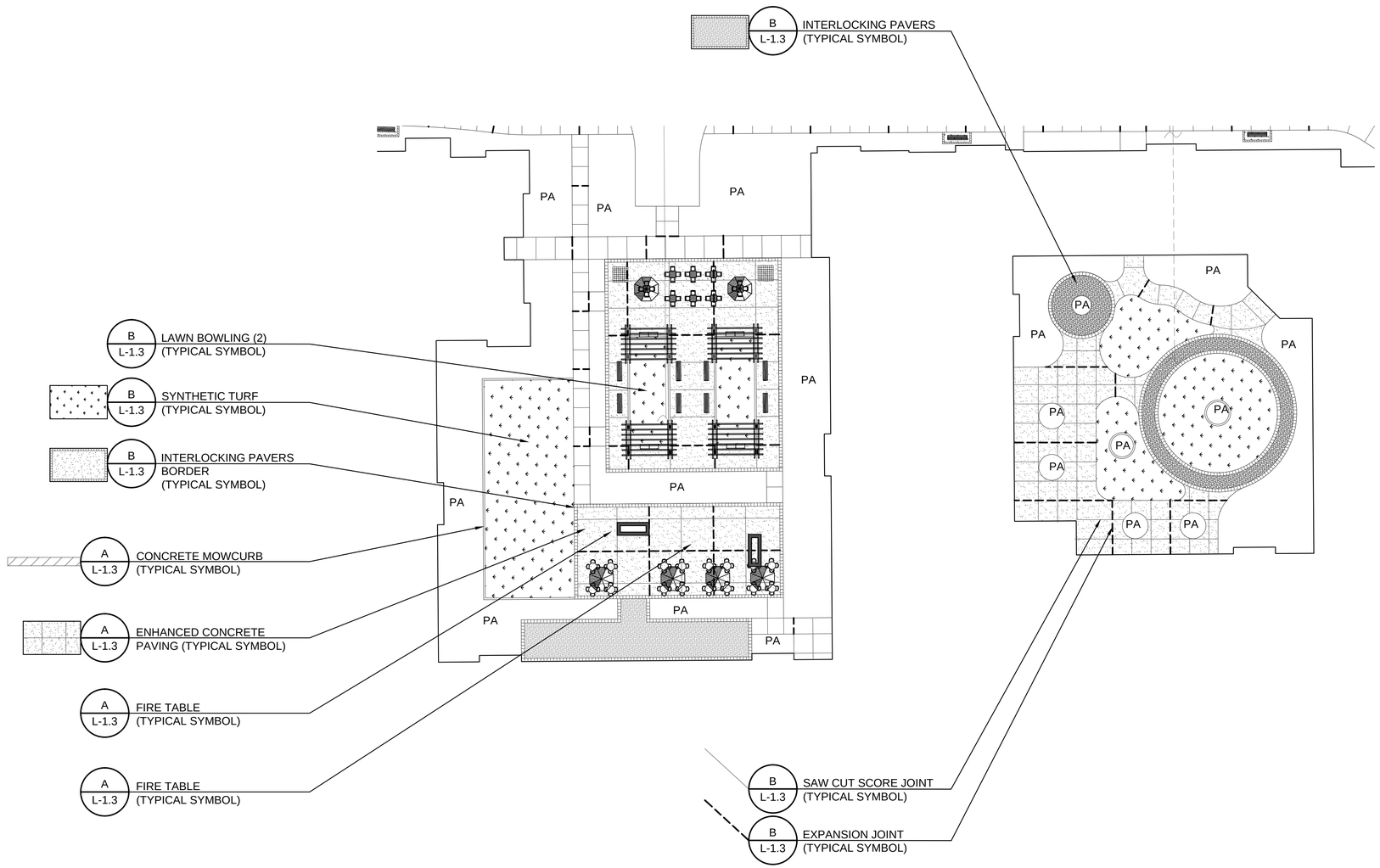

CONSTRUCTION KEY:

---------- EXPANSION JOINT	PA PLANTING AREA
SAWCUT JOINT	
ALIGNMENT SYMBOL	DETAIL CALLOUT: B1 / L-117 — B1 = DETAIL, L-117 = SHEET NUMBER
CENTERLINE	
PERPENDICULAR	
ALN ALIGN	
EQ EQUAL DISTANCE	

simon. landscape architecture

CA: 1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

N

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREON. THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW	DESCRIPTION
REVISIONS				

LICENSED LANDSCAPE ARCHITECT — NILE J. SIMON — NO. 6290 — 12/8/25 — STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT # 1522.20
DESIGNED BY: KC
DRAFTED BY: RG
CHECKED BY: RG
DATE: 12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION BLOPW-UP PLAN

CALIFORNIA
LINCOLN

SHEET L2.01 OF 9

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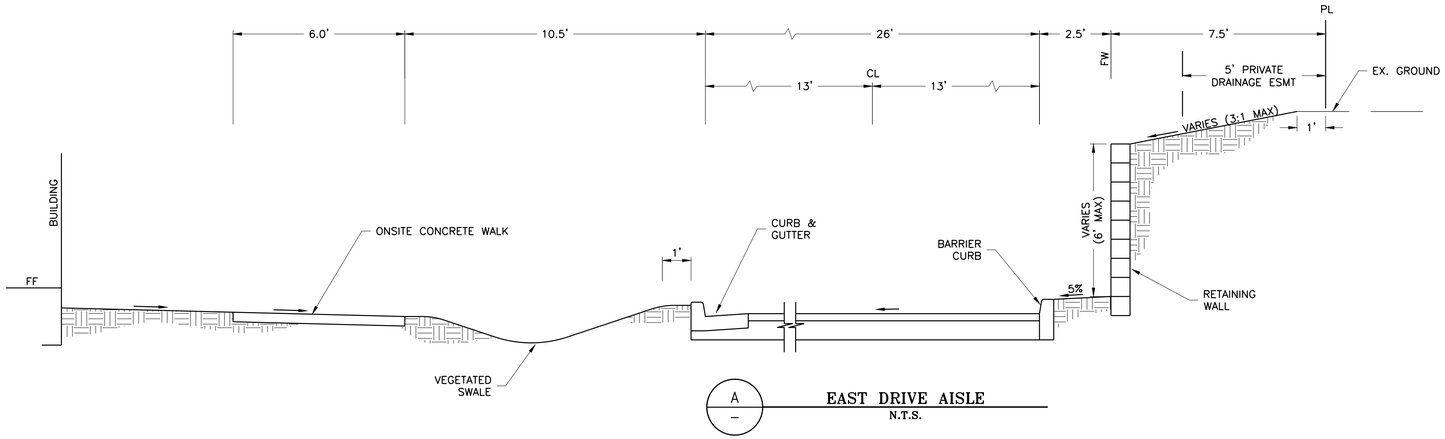
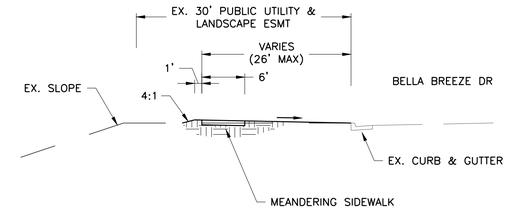
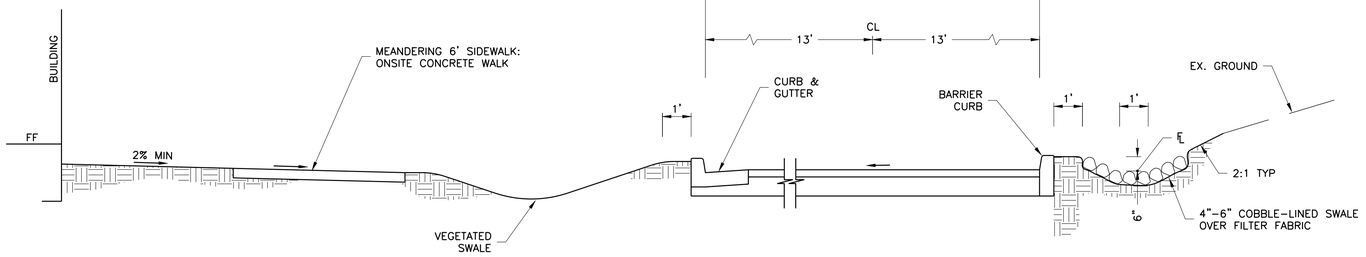


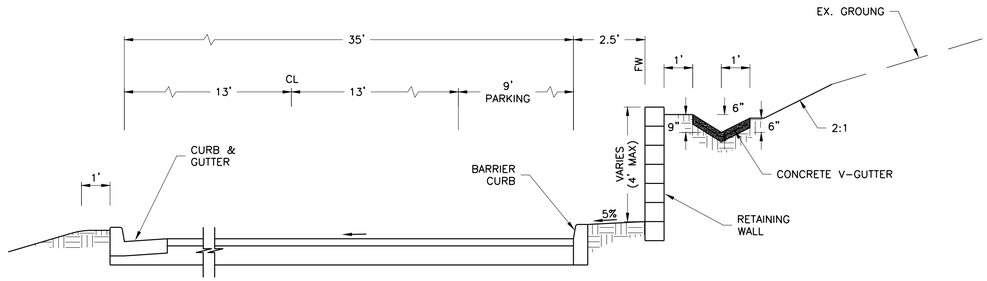
A
–
EAST DRIVE AISLE
N.T.S.



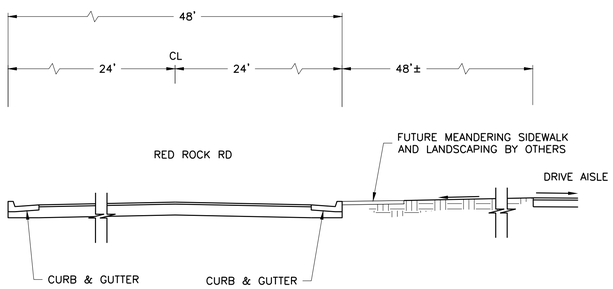
B
–
BELLA BREEZE FRONTAGE
N.T.S.



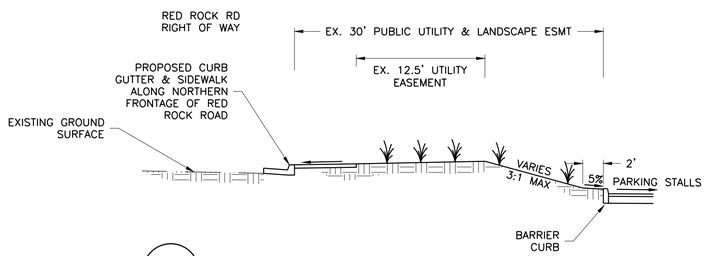
C
–
NORTH DRIVE AISLE
N.T.S.



D
–
NORTH DRIVE AISLE W/WALL & PARKING
N.T.S.



E
–
RED ROCK ROAD FRONTAGE
N.T.S.



F
–
FUTURE RED ROCK ROAD FRONTAGE
N.T.S.

UBORA *ENGINEERING & PLANNING*
"EXCELLENCE"
3741 DOUGLAS BOULEVARD, SUITE 385
ROSEVILLE, CA 95661 (916) 780-2500

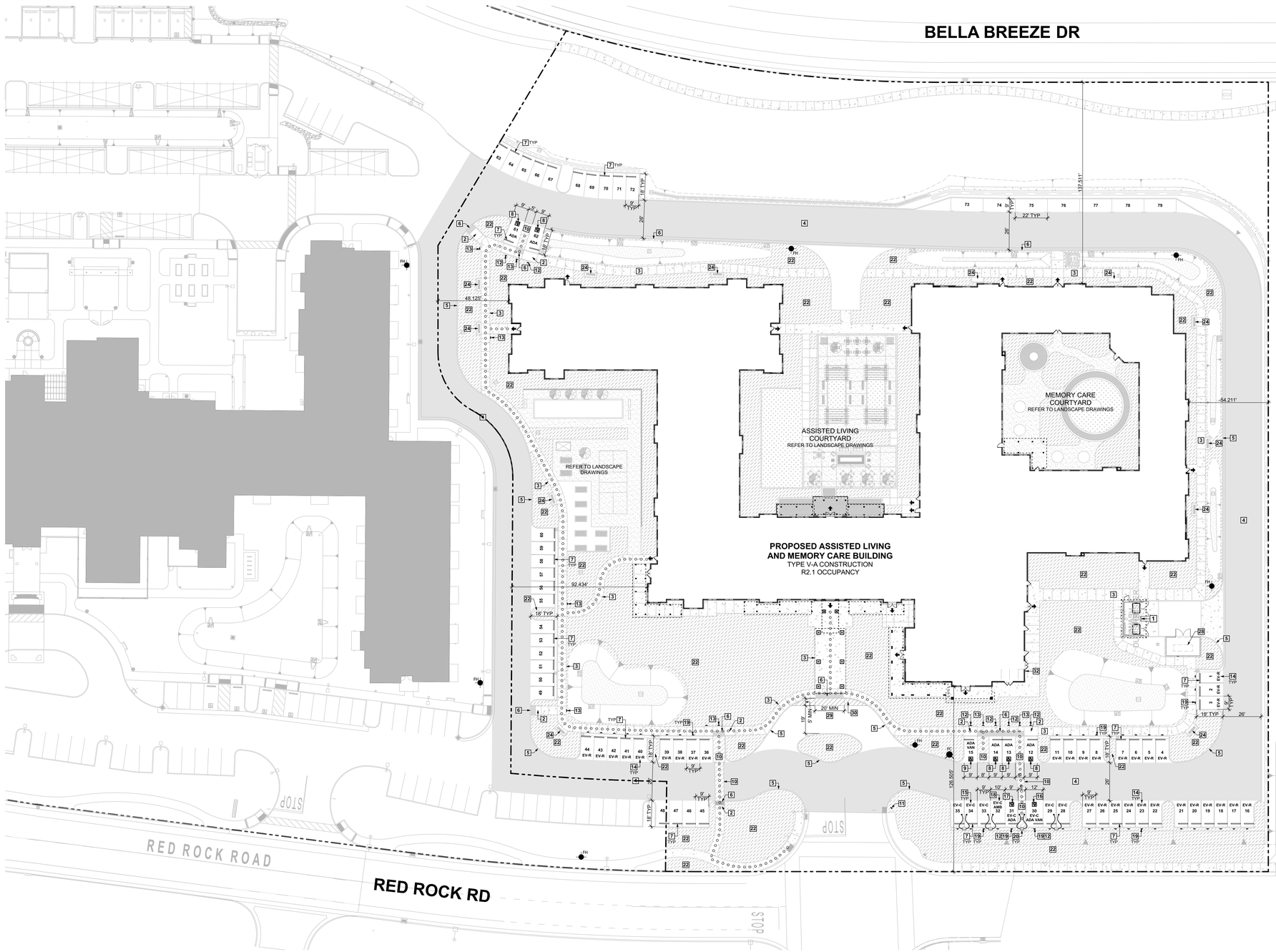
PRELIMINARY GRADING SECTIONS

NOT FOR CONSTRUCTION

UBORA *ENGINEERING & PLANNING*
"EXCELLENCE"
3741 DOUGLAS BOULEVARD, SUITE 385
ROSEVILLE, CA 95661 (916) 780-2500

CarefieldLiving

April 17, 2026



Site Plan

1" = 30'

A0.1

SITE PLAN LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- EGRESS PATH
- MEANS OF EGRESS
- FH — FIRE HYDRANT
- FC — FIRE CONNECTION
- CHAIN LINK FENCE
- SITE CONCRETE
- XX — KEYNOTE NUMBER
- FIRE LANE - MAINTAIN MIN. CLEARANCE PER FIRE DEPARTMENT REQUIREMENTS
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- ACCESSIBLE ROUTE OF TRAVEL - (5% MAX - 2% CROSS SLOPE)

FOR FURTHER INFORMATION, SEE CIVIL & LANDSCAPE PLANS

PARKING LEGEND

ADA = ACCESSIBLE CAR PARKING SPACE
ADA VAN = ACCESSIBLE VAN PARKING SPACE
C = COMPACT PARKING SPACE
M = MOTORCYCLE PARKING SPACE
FEV = FUTURE EV PARKING SPACE
FEV VAN = FUTURE EV VAN PARKING SPACE
P = STANDARD PARKING SPACE

SITE PLAN GENERAL NOTES

1. THE FIRE DEPARTMENT CONNECTION SHALL BE PAINTED RED AND LABELED WITH THE BUILDING ADDRESS UTILIZING A WEATHERPROOF, PERMANENT METHOD. EXTERIOR VALVES SHALL BE SECURED WITH A BREAKAWAY PAD LOCK.
2. THE KNOX BOX SHALL BE MOUNTED ADJACENT TO THE FIRE CONTROL ROOM DOOR APPROXIMATELY 6'-0" ON CENTER ABOVE FINISH GRADE. KEYS FOR INSERTION INTO THE KNOX BOX SHALL BE PROVIDED WITH AN IDENTIFICATION TAG.

SITE PLAN KEYNOTES

1. TRASH ENCLOSURE - SEE **1/A8.2** AND CIVIL DRAWIANGS
2. CURB CUT FOR ACCESSIBILITY - SEE **24/A0.2** AND CIVIL DRAWINGS
3. TYPICAL CONCRETE PAVING - SEE **4/A0.3** AND SEE CIVIL DRAWINGS
4. DRIVEWAY (BACK-UP AREA)
5. 6" CONCRETE CURB - SEE CIVIL DRAWINGS
6. TRUNCATED DOMES - SEE **7/A0.2**
7. CONCRETE WHEEL STOP - SEE **8/A0.2**
8. ACCESSIBLE PARKING STALL - SEE **9/A0.2**
9. ACCESSIBLE VAN ACCESSIBLE PARKING STALL - SEE **9/A0.2**
10. ACCESSIBLE WALK - SEE **12/A0.2**
11. ACCESSIBILE PARKING WARNING SIGN - SEE **6/A0.2**
12. ACCESSIBLE PARKING STALL SIGN - SEE **1/A0.2**
13. ACCESSIBLE ROUTE SIGN - SEE **3/A0.2**
14. EV READY PARKING STALL W/ RECEPTACLE - SEE **9/A0.2** AND ELECTRICAL DRAWINGS
15. EV READY PARKING STALL W/ CHARGER - SEE **9/A0.2** AND ELECTRICAL DRAWINGS
16. VAN ACCESSIBLE EV READY PARKING STALL W/ CHARGER - SEE **9/A0.2** AND ELECTRICAL DRAWINGS
17. ACCESSIBLE EV READY PARKING STALL W/ CHARGER - SEE **9/A0.2** AND ELECTRICAL DRAWINGS
18. AMBULATORY EV READY PARKING STALL W/ CHARGER - SEE **9/A0.2** AND ELECTRICAL DRAWINGS
19. ELECTRIC VEHICLE READY SPACE SIGNAGE - SEE **9/A0.3**
20. EV CHARGER - SEE ELECTRICAL DRAWINGS
21. FIRE LANE WARNING SIGN - SEE **1/A0.3**
22. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
23. SITE PLANTER - SEE LANDSCAPE DRAWINGS
24. BENCH - SEE LANDSCAPE DRAWINGS
25. RETAINING WALL - CONCRETE BLOCK - SEE CIVIL DRAWINGS
26. STEEL BOLLARD - SEE **2/A0.3**
27. ELECTRICAL TRANSFORMER
28. EMERGENCY GENERATOR/PAD WITH REMOVABLE STEEL BOLLARDS - SEE **5/A0.3**
29. PASSENGER LOADING ZONE PER CBC REQUIREMENTS WITH ZERO CURB - 20'-0" LONG MIN.
30. LOADING ZONE ACCESS AISLE W/ PAINTED BORDERLINES AROUND PERIMETER AND HATCHED LINES A MAXIMUM OF 36" ON CENTER IN A COLOR CONTRASTING WITH THE AISLE SURFACE WITHIN THE BORDERLINES
31. SIGNAGE
32. KNOX BOX, INSTALL AT 6'-0" A.F.F.

LEGEND AND NOTES

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LICENSED ARCHITECT
MELISA PENCE
No. C 29539
REN:05/31/27
STATE OF CALIFORNIA

PROJECT: 220019
DRAWN BY: DJ & WL
CHECKED BY: GI

DATE OF ISSUE: 12/12/2025

DRAWING DESCRIPTION

Architectural Site Plan

DRAWING NUMBER

A1.01

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Attachment 7

Carefield Lincoln – AL & MC
Environmental Setting – Supplement

33. (Project Existing Setting) The project site is currently a vacant lot with no existing structures. The site is predominately flat and then starts to slope up on the north side of the property along Bella Breeze Drive. There are no cultural, historical, or scenic aspects and there is also no significant plant or animal presence.

The site has been previously rough graded and used as a construction staging area under a master grading permit for the area. The site is delineated by a slope adjacent to Bella Breeze Drive along the northern boundary with the majority of the site being flat. Curb and gutter improvements exist along Bella Breeze Drive and Colonnade Drive; and the future Red Rock Road will be constructed along the southern bounds of the project site. A 30-foot wide public utility and landscape easement exists along Colonnade Drive, Red Rock Road, and Bella Breeze Drive.



(Project Site)



(View from Fieldstone Dr.)



(View from Bella Breeze Dr.)

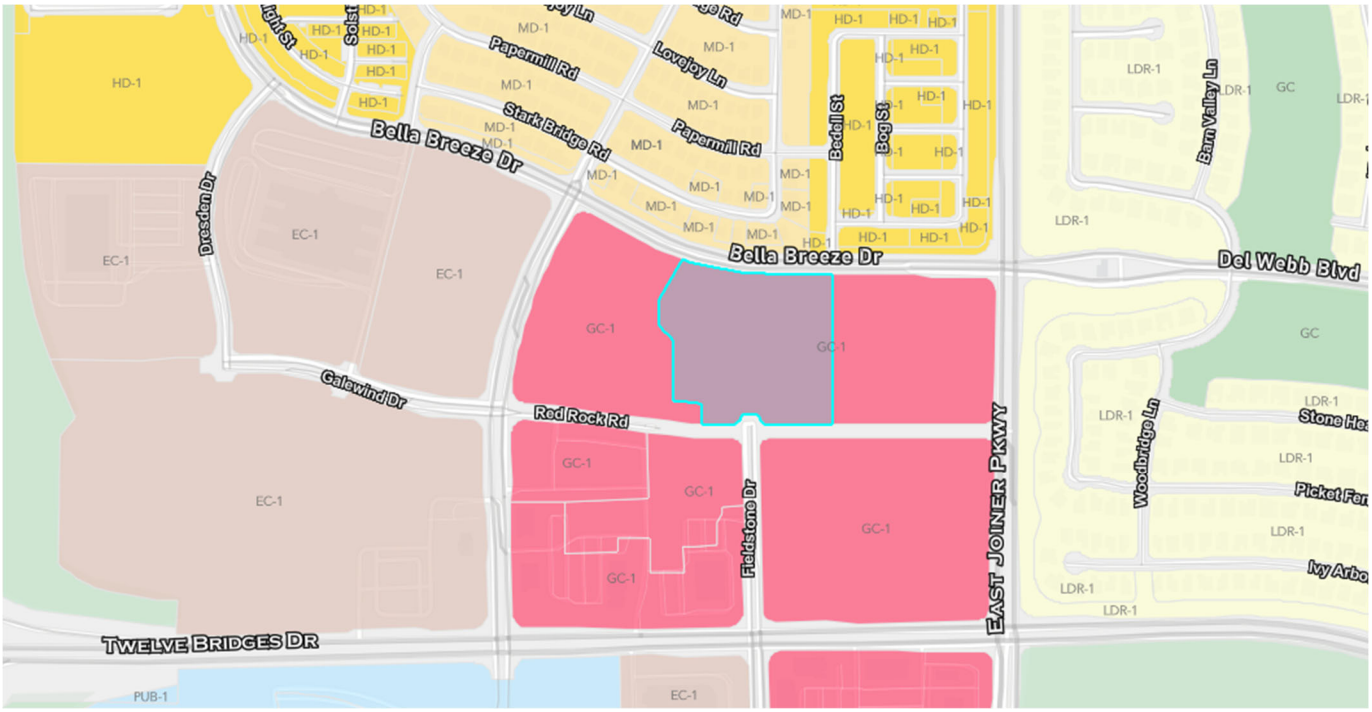


(View from Colonnade Dr.)

34. (Surrounding Properties) The project site is located within the Twelve Bridges Specific Plan area. The Twelve Bridges Specific Plan area was approved in 1994 providing for the development of the Twelve Bridges master planned community including a mix of uses including residential, commercial, park/open space, and school development. Along with the Twelve Bridges Specific Plan, the Twelve Bridges General Development Plan (GDP) was approved that provides development standards for uses, design, circulation, and site development for projects within Twelve Bridges.

The Carefield facility is proposed to be located in the Main Village planning area of the Twelve Bridges General Development Plan. The Main Village is meant to serve the needs of the Twelve Bridges residents, residents from other areas of Lincoln and draw people from the surrounding communities.

The property is bounded by General Commercial (GC-1) zoned properties to the east and south (La Quinta Inns and Suites); Employment Center (EC) zoned property to the west (across Colonnade Drive); and Medium Density Residential (MDR) zoned property to the north, north of Bella Breeze Drive.



(Zoning Map of Project Site (Teal Boundary) Surrounding Area)



(View of Residential Properties Along Bella Breeze Dr.)



(View of La Quinta Inn Corner of Red Rock Rd. and Colonnade Dr., Southwest of the Project Site)



(View of Terra Cotta Village Shopping Center to the South/Southwest of the Project Site from Fieldstone Dr.)



(View of John Adams Academy - Lincoln to the West of the Project Site from Colonnade Dr.)

Attachment 8

Hawthorn Senior Living

Carefield Assisted Living & Memory Care

TOTAL PROJECT INFORMATION

SITE SUMMARY

ZONING: C - COMMERCIAL WITH TWELVE BRIDGES GENERAL DEVELOPMENT PLAN OVERLAY

SITE LOT AREA (14.72 ACRES) 641,272 SF ±

TOTAL BUILDING AREA (GROSS SF)

IL BUILDING	211,180 SF ±
AL/MC BUILDING	108,230 SF ±
TOTAL BUILDING AREA	**319,410 SF ±**

TOTAL UNIT COUNT

IL UNIT COUNT	143 UNITS
AL UNIT COUNT	71 UNITS
MC UNIT COUNT	34 UNITS
TOTAL UNIT COUNT	**248 UNITS**

PARKING SUMMARY

IL STALLS	85 STALLS
IL CARPORT	89 STALLS
AL/MC STALLS	76 STALLS
TOTAL PARKING	**250 STALLS**

NOTE: SEE 1ST FLOOR PLANS FOR PARKING BREAKDOWN PER BUILDING USE

TABLE 5-1
MINIMUM THROAT DEPTH

LAND USE	SIZE	STREET RIGHT-OF-WAY <60'	60'	>60'
Apartment, Condos, Mobile Homes, Planned Unit Development	0 - 80 units	25'	50'	50'
	81 - 160 units	50'	50'	50'
	> 160 units	50'	50'	100'

GENERAL NOTES

A. SEE EACH BUILDINGS FIRST FLOOR FOR UNIT SIZE SCHEDULE AND LOT COVERAGE
B. ALL ACCESSIBILITY CODES WILL BE FOLLOWED
C. ARBORIST REPORT NOT NECESSARY AS THERE ARE NO EXISTING TREES ON SITE
D. SEE LANDSCAPE PLAN FOR PLANTING AREAS
E. SEE CIVIL SHEETS FOR GRADING PLAN
F. SEE UTILITY PLAN FOR UTILITY LOCATIONS
G. SEE ELECTRICAL PLANS FOR LIGHTING PLANS, PHOTOMETRICS, AND LIGHTING CUTSHEETS.
H. SEE DETAIL SHEET FOR WALL DETAILS AND SCREENING METHODS
I. ACCESSIBILITY TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

LEGEND

- LANDSCAPE
- ROAD
- SIDEWALK
- WATER

ZONE: MDR
(MEDIUM DENSITY RESIDENTIAL)

ZONE: EC (EMPLOYMENT CENTER)

ZONE: C (COMMERCIAL)

VIEW C

VIEW D

VIEW E

VIEW F

VIEW G

VIEW H

VIEW A

VIEW B

BELLA BREEZE DR.

COLONNADE DR.

REDROCK RD.

FIELDSTONE DR.

NORTH INDEPENDENT LIVING (IL)
4 STORIES

SOUTH INDEPENDENT LIVING (IL)
4 STORIES

IL WELLNESS
1.5 STORIES

IL RESTAURANT
1.5 STORIES

ASSISTED LIVING (AL)
2 STORIES
71 UNITS

MEMORY CARE (MC)
1 STORY
34 UNITS

MEMORY CARE
1 STORY

AL DINING
1.5 STORIES

AL AMENITY & ACTIVITY

MC SENSORY GARDEN CORNER

MC WALKING & LANDSCAPE COURTYARD

IL COURTYARD

COURTYARD

PARK

DOG PARK
6'-0" IRON FENCE

OUTDOOR POOL

IL RECEIVING & TRASH

(4) BIKE PARKING STALLS

TRASH

GENERATOR

AL/MC RECIEVING

AL/MC ENTRY

IL ENTRY

PHASE II PHASE I

4' RETAINING WALL

5' RETAINING WALL

2' RETAINING WALL

3' RETAINING WALL

CARPORTS, TYP

PUBLIC WALK

PROPERTY LINE

FIRE LANE

120' DEAD END FIRE LANE

FIRE TRUCK PATH WITH TURNING RADIUS DIMENSIONED

ALL WEATHER SURFACE SUPPORTING FIRE CODE REQ OF 75,000LB CAPACITY AS APPROVED BY FIRE MARSHALL

30'-0" PUBLIC UTILITY & LANDSCAPE EASEMENT

BLDG SETBACK

ILLUMINATED ADDRESS NUMBER BLDG SIGNAGE

SECURITY GATE

6'-0" IRON FENCE

6'-0" CEDAR NEIGHBOR FRIENDLY FENCE

5'-0" PRIVATE DRIVE DRAINAGE EASEMENT

PROPOSED PARCEL LINE

TEMPORARY EXTENSION OF FIRE LANE FOR PHASE I

ACTIVE PLAZA PROMENADE STREET FRONT

ILLUMINATED ADDRESS NUMBER BLDG SIGNAGE

NEIGHBORHOOD CONNECTION

PRIMARY WATER FEATURE MAIN SIGNAGE

IL PRIMARY 35'-0" ENTRY ACCESS

AL PRIMARY 35'-0" ENTRY

COMMUNITY ENTRY MONUMENT SIGNAGE

PROPOSED LOCATION OF GREASE INTERCEPTOR

PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. FINAL LOCATION PER UTILITY COMPANY

EMERGENCY VEHICLE ACCESS ONLY

NEV CHARGING STATION

FIRE LANE ACCESS TO FENCE LINE

9'-0" STALL SIZE, TYP

(4) BIKE PARKING STALLS

86'-6" STALL TAPER

SCREEN WALL

GAS METER

SEE A1.02

SEE A1.04

SEE A1.03

0 40' 80'

PAUL BOUNDY ARCHITECTS

218296 | CAREFIELD LINCOLN - AL & MC | SD
06.05.20

CONCEPTUAL SITE PLAN

D.JONES

NOT FOR CONSTRUCTION

CarefieldLiving

A1.01