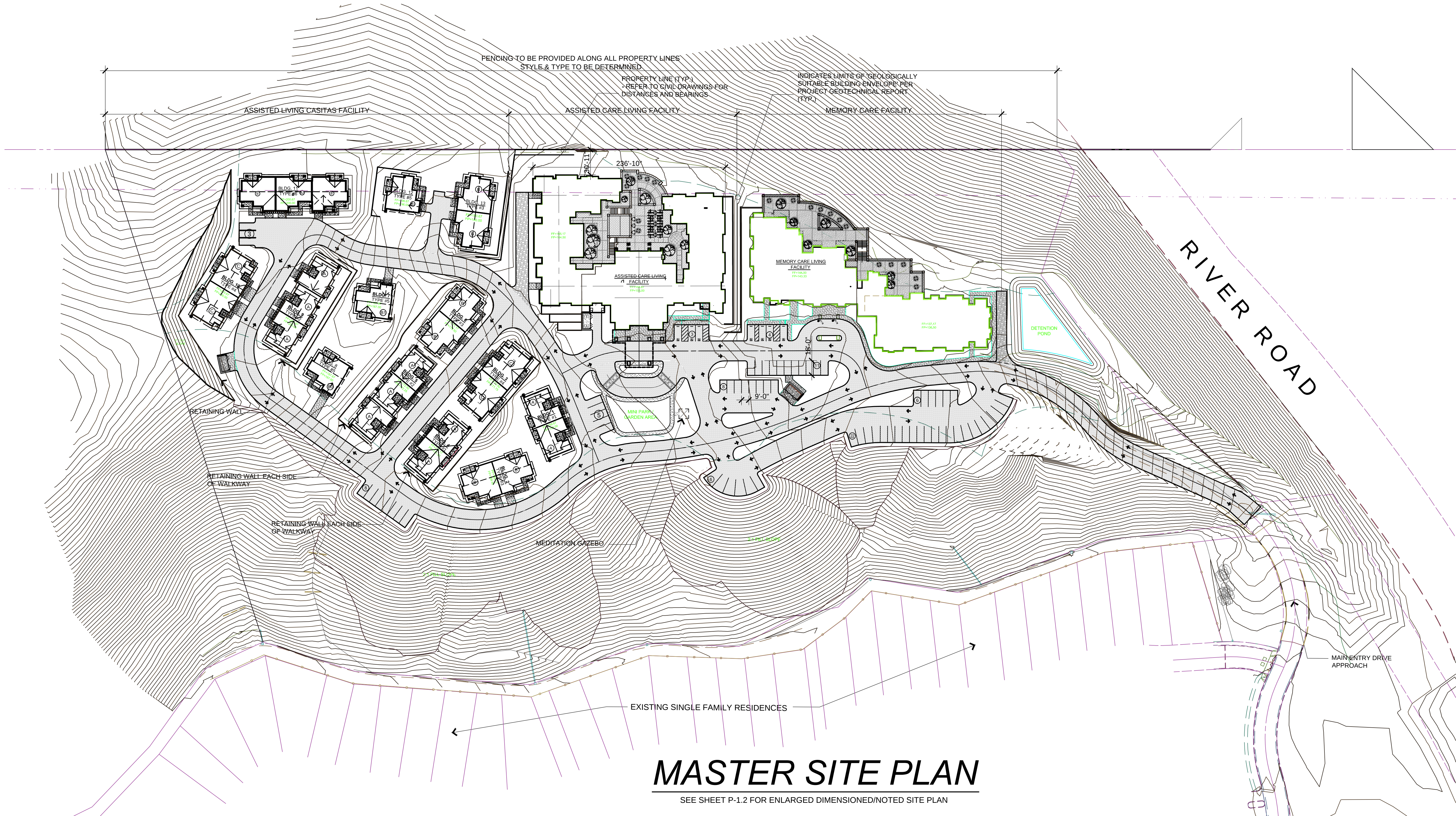


# Exhibit D

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S:\2015 PROJECTS\1501 - COUNTRY ROADS - SALINAS\Prelim 07 02 2015\1501 PRELIM REVISION\1501\_P-1\_1\_Site Plan.dwg, 7/22/2015 3:33:47 PM, Fernando, 1/7/20



## MASTER SITE PLAN

SEE SHEET P-1.2 FOR ENLARGED DIMENSIONED/NOTED SITE PLAN

### SHEET INDEX

- P-1.1 MASTER SITE PLAN
- P-1.2 ENLARGED SITE PLAN
- P-1.3 ARCHITECTURAL SITE DETAILS
- P-1.4 ASSISTED CARE LANAI STRUCTURE

- AC-0.1 ASSISTED LIVING CASITAS / UNIT FLOOR PLANS
- AC-1.1 ASSISTED LIVING CASITAS. BLDG. COORD. PLAN / EXT. ELEVATIONS - TYPE 1
- AC-1.2 ASSISTED LIVING CASITAS. BLDG. COORD. PLAN / EXT. ELEVATIONS - TYPE 2
- AC-1.3 ASSISTED LIVING CASITAS. BLDG. COORD. PLAN / EXT. ELEVATIONS - TYPE 3
- AC-1.4 ASSISTED LIVING CASITAS. BLDG. COORD. PLAN / EXT. ELEVATIONS - TYPE 4
- AC-1.5 ASSISTED LIVING CASITAS. BLDG. COORD. PLAN / EXT. ELEVATIONS - TYPE 5
- AC-1.6 ASSISTED LIVING CASITAS BLDG. COORD. PLAN / EXT. ELEVATIONS - TYPE 6

- AL-0.1 ASSISTED LIVING FACILITY - UNIT FLOOR PLANS
- AL-0.2 ASSISTED LIVING FACILITY - UNIT FLOOR PLANS
- AL-1.1 ASSISTED LIVING FACILITY - MAIN LEVEL BLDG. COORD. PLAN
- AL-1.2 ASSISTED LIVING FACILITY - UPPER LEVEL BLDG. COORD. PLAN
- AL-1.3 ASSISTED LIVING FACILITY - ROOF PLAN
- AL-1.4 ASSISTED LIVING FACILITY - EXTERIOR ELEVATIONS
- AL-1.5 ASSISTED LIVING FACILITY - EXTERIOR ELEVATIONS

- MC-0.1 MEMORY CARE LIVING FACILITY - UNIT FLOOR PLANS
- MC-1.1 MEMORY CARE LIVING FACILITY - LOWER LEVEL BLDG. COORD. PLAN
- MC-1.2 MEMORY CARE LIVING FACILITY - MAIN LEVEL BLDG. COORD. PLAN
- MC-1.3 MEMORY CARE LIVING FACILITY - UPPER LEVEL BLDG. COORD. PLAN
- MC-1.4 MEMORY CARE LIVING FACILITY - ROOF PLAN
- MC-1.5 MEMORY CARE LIVING FACILITY - EXTERIOR ELEVATIONS
- MC-1.6 MEMORY CARE LIVING FACILITY - EXTERIOR ELEVATIONS

### SITE LOCATION

21000 Country Park Road  
Salinas, CA



### VICINITY MAP:

Salinas, CA

SCALE: N.T.S.



### PROJECT INFORMATION

**APPLICANT / DEVELOPER:** RIVER VIEW AT LAS PALMAS, LLC.  
3771 RIO ROAD, SUITE 112  
CARMEL, CA. 93924

**SITE ADDRESS:** PARCEL Q, AMENDED MAP OF LAS PALMAS RANCH  
COREY HOUSE AREA / UNIT 1,  
SALINAS, CA. 93908

### LEGAL DESCRIPTION:

The land referred to herein below is situated in the unincorporated area, County of Monterey, State of California, and is described as follows:

### PARCEL I:

Parcel Q, as said Parcel is shown on that certain map entitled "Amended Map of Las Palmas Ranch Corey House Area/Unit 1" filed June 15, 1989 in the Office of the Recorder of Monterey County, California in Volume 16, of Cities and Towns' Page 70. EXCEPT THEREFROM all underground water rights as described in the Deed to California Water Service Company, a California corporation recorded October 25, 1989 in Reel 2427, Page 478, Official Records.

### PARCEL II:

A non-exclusive easement for ingress, egress, road and utilities over that portion of River Run Road and Woodridge Court being a portion of Common Area Parcel C and Las Palmas Road being Common Area Parcel A as shown and designated on that Map entitled Amended Map of Las Palmas Ranch Corey House Area/Unit 1 Tract 1086A filed June 15, 1989, in Volume 16 of Cities and Towns at Page 70 in the Office of the County Recorder of Monterey County, California. Said easement shall be appurtenant to Parcel Q as shown and designated on the above referred to Map of Tract 1086A.

**A.P.N.:** 139-211-035

**TOTAL SITE AREA:** 15.67 ACRES (GROSS)  
= ±682,585 SQ. FT.

**GENERAL PLAN DESIGNATION:** MEDIUM DENSITY RESIDENTIAL

**EXISTING ZONING:** MDR / 2.86 U/A

**PROPOSED ZONING:** MDR / 2.86 U/A

**TOTAL UNITS PROPOSED:** (28) - ASSISTED LIVING CASITAS UNITS  
(50) - BED ASSISTED LIVING CARE FACILITY  
(48) - BED MEMORY CARE FACILITY

**OCCUPANCY GROUPS / CONSTRUCTION TYPES:** ASSISTED LIVING CASITAS = R3 / VB  
ASSISTED LIVING = R2.1 / VA  
MEMORY CARE = R2.1 / VA

**FIRE SPRINKLERS:** YES - NFPA-13 w ATTIC SPRINKLERS

**ALLOWED BUILDING HEIGHT:** 30'-0" MEASURED FROM AVERAGE GRADE

**PROPOSED BUILDING HEIGHT:** 18'-3" ABOVE AVERAGE GRADE @ IND. LIVING  
27'-9" ABOVE AVERAGE GRADE @ ASSIST. LIVING  
41'-3" ABOVE AVERAGE GRADE @ MEMORY CARE

### LOT COVERAGE:

ASSISTED LIVING CASITAS = 41.341  
ASSISTED LIVING = 27.052  
MEMORY CARE = 21.613  
PAVED DRIVEWAYS = 29.523  
TOTAL COVERED AREA = 189.529  
= 27.8 %

### REQUIRED YARDS:

FRONT = 30'-0"  
REAR (SOUTH) = 20'-0"  
SIDE (WEST) = 20'-0"  
SIDE (EAST) = 20'-0"

### FENCES:

NONE  
NONE  
NONE  
NONE

### ASSISTED LIVING CASITAS:

#### UNIT TYPE BREAKDOWN:

'A' UNITS - 1 BDRM, 1 BATH @ 893 S.F. EA. x 10 = 8,930 S.F.  
'B' UNITS - 2 BDRM, 2 BATH @ 1,138 S.F. EA. x 8 = 9,104 S.F.  
'C' UNITS - 2 BDRM, 2 BATH @ 1,307 S.F. EA. x 4 = 5,228 S.F.  
w/ DEN  
'B1' UNITS - 2 BDRM, 2 BATH @ 1,187 S.F. EA. x 3 = 3,561 S.F.  
'B2' UNITS - 2 BDRM, 2 BATH @ 1,179 S.F. EA. x 1 = 1,170 S.F.

**TOTAL NUMBER OF UNITS:** 26 UNITS  
**TOTAL SQ. FT. (LIVING AREA):** 27,993 S.F.

#### BUILDING TYPES:

TYPE 1 A / A @ 2,503 S.F. EACH 2 = 5,006 S.F.  
TYPE 2 A / A @ 3,757 S.F. EACH 2 = 7,514 S.F.  
TYPE 3 B / B @ 3,002 S.F. EACH 3 = 9,006 S.F.  
TYPE 4 C / C @ 3,595 S.F. EACH 2 = 7,190 S.F.  
TYPE 5 B1 @ 1,513 S.F. EACH 3 = 4,539 S.F.  
TYPE 6 B / B2 / B @ 4,535 S.F. EACH 1 = 4,535 S.F.

**TOTAL SQ. FT. (GROSS):** = 37,844 S.F.

### ASSISTED CARE FACILITY:

#### BUILDING AREA:

LOWER FLOOR: 16,332 S.F.  
MAIN FLOOR: 27,052 S.F.  
TOTAL BUILDING AREA: 43,384 S.F.

#### CENTRAL CORE AREAS:

LOWER FLOOR: 7,838 S.F.  
MAIN FLOOR: 7,317 S.F.  
TOTAL COMMON AREA: 15,155 S.F.

#### UNIT TYPE BREAKDOWN:

'A' UNITS - 1 BDRM/1BATH @ 413 S.F. EA. x 17 = 7,021 S.F.  
'A1' UNITS - STUDIO @ 432 S.F. EA. x 4 = 1,728 S.F.  
'B' UNITS - STUDIO @ 360 S.F. EA. x 1 = 360 S.F.  
'B1' UNITS - STUDIO @ 360 S.F. EA. x 4 = 1,440 S.F.  
'B2' UNITS - STUDIO @ 456 S.F. EA. x 2 = 912 S.F.  
'C' UNITS - COMPANION SUITE @ 527 S.F. EA. x 2 = 1,054 S.F.  
'C1' UNITS - COMPANION SUITE @ 534 S.F. EA. x 5 = 2,670 S.F.  
'D' UNITS - COMPANION SUITE @ 566 S.F. EA. x 1 = 566 S.F.  
'E' UNITS - COMPANION SUITE @ 587 S.F. EA. x 2 = 1,174 S.F.  
'F' UNITS - COMPANION SUITE @ 532 S.F. EA. x 2 = 1,064 S.F.

**TOTAL ROOMS:** = 40 = 17,989 S.F.

TOTAL - STUDIO / 1 BD = 28  
TOTAL - COMPANION SUITE (2 BD) = 12  
TOTAL BED COUNT = 52

### MEMORY CARE FACILITY:

#### BUILDING AREA:

MAIN FLOOR: 21,610 S.F.  
LOWER FLOOR: 10,650 S.F.  
UPPER FLOOR: 9,440 S.F.  
TOTAL BUILDING AREA: 38,708 S.F.

#### CENTRAL CORE AREA:

MAIN FLOOR: 5,281 S.F.  
LOWER FLOOR: 543 S.F.  
UPPER FLOOR: 6,440 S.F.  
TOTAL COMMON AREA: 12,264 S.F.

#### UNIT TYPE BREAKDOWN:

'A' UNITS - COMPANION SUITE @ 453 S.F. EA. x 9 = 4,077 S.F.  
'B' UNITS - STUDIO @ 313 S.F. EA. x 29 = 9,077 S.F.  
'C' UNITS - STUDIO @ 368 S.F. EA. x 1 = 368 S.F.

TOTAL ROOMS = 39  
TOTAL - STUDIO = 30  
TOTAL - COMPANION SUITE = 9  
TOTAL BED COUNT = 48

### PARKING DEVELOPMENT DATA:

#### ASSISTED LIVING CASITAS:

PARKING REQUIRED: (2) STALLS / UNIT = 52 STALLS  
(2) STALLS x 26 UNITS  
PARKING PROVIDED: (30) COVERED GARAGE STALLS  
(16) OPEN STALLS

#### ASSISTED LIVING FACILITY:

PARKING REQUIRED: (1) STALL PER (3) BEDS = 18 STALLS  
52 BEDS / 3 STALLS  
PARKING PROVIDED: = 28

#### MEMORY CARE:

PARKING REQUIRED: (1) STALL PER (3) BEDS = 16 STALLS  
48 BEDS / 3 STALLS  
PARKING PROVIDED: = 32

**TOTAL SITE PARKING REQUIRED = 86 STALLS**

TOTAL OPEN PARKING PROVIDED = 76

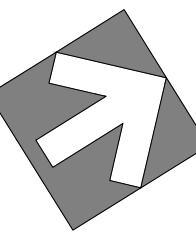
TOTAL GARAGE STALLS = 30

TOTAL PARKING PROVIDED (OPEN+GARAGE) = 106

PARKING STALL SIZE - MIN. REQ'D = 9'-0" x 19'-0"

MIN. 90°BACK UP REQUIRED = 24'-0"

DRIVEWAY WIDTH PROVIDED: = 24'-0"



NORTH

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" RIVERVIEW AT  
LAS PALMAS "  
21000 COUNTRY PARK ROAD  
Salinas, CA

NO. DATE: ISSUE:  
05.15.2015 PLANNING SUBMITTAL  
06.02.2015 ORD MODIFICATIONS  
06.16.2015 OWNER REVISIONS

07.20.2015 EASEMENT REVISION

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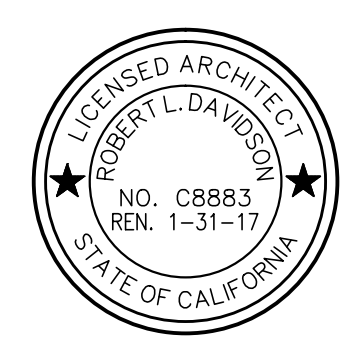
MASTER SITE PLAN

SCALE: 1" = 60'-0"

SHEET NO.

P-1.1

PROJECT NO. 1501



"RIVERVIEW AT LAS PALMAS"  
21000 COUNTRY PARK ROAD  
Salinas, CA

| NO.        | DATE       | ISSUE              |
|------------|------------|--------------------|
| 05.15.2015 | 05.15.2015 | PLANNING SUBMITTAL |
| 06.02.2015 | 06.02.2015 | OWN MODIFICATIONS  |
| 06.16.2015 | 06.16.2015 | OWNER REVISIONS    |
| 07.20.2015 | 07.20.2015 | EASEMENT REVISION  |

SHEET TITLE:

ENLARGED  
SITE PLAN

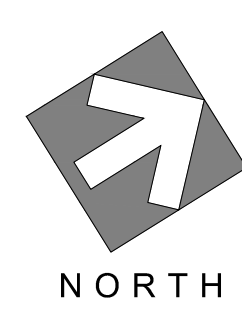
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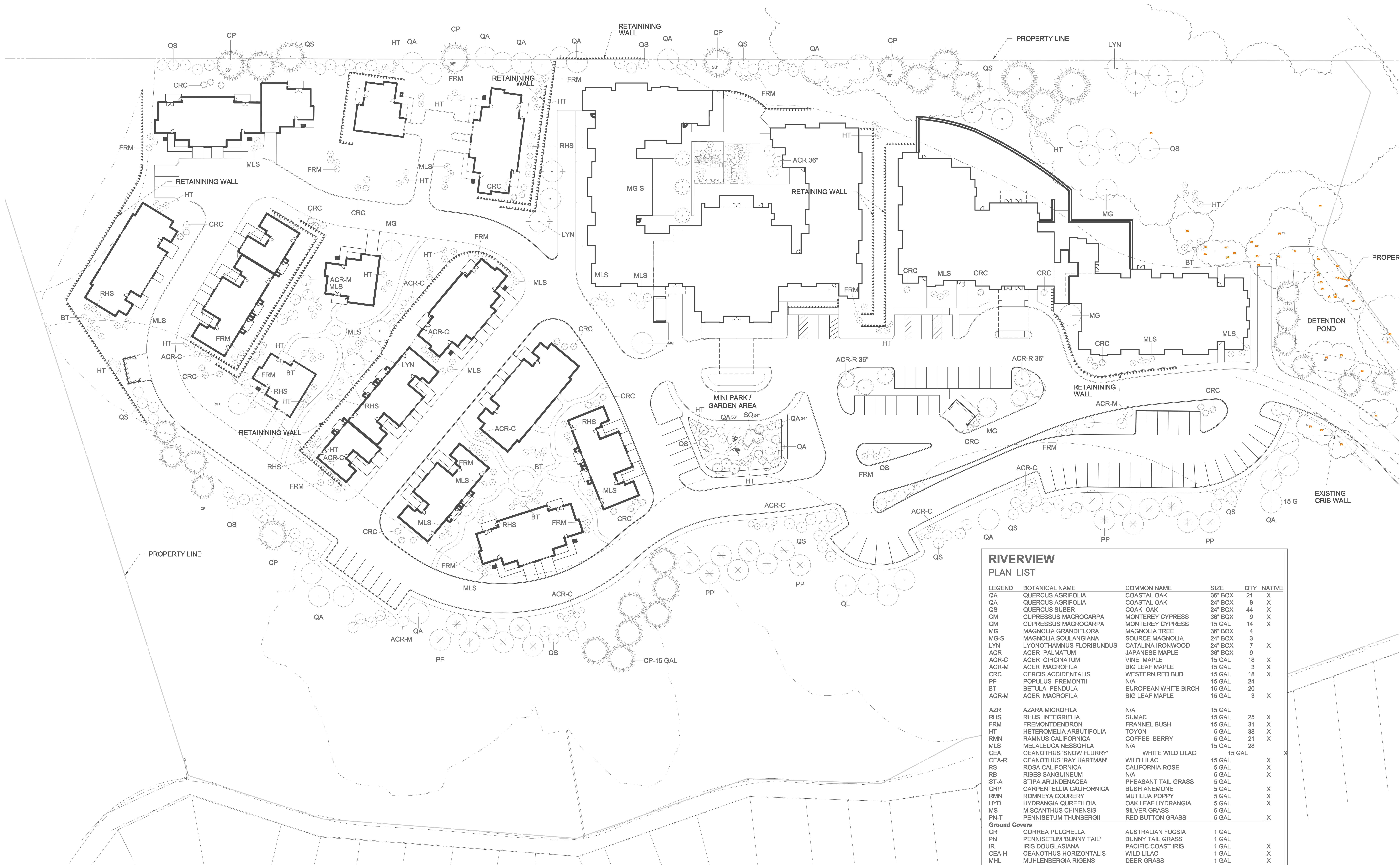
P-1.2  
PROJECT NO. 1501



# "RIVERVIEW AT LAS PALMAS"

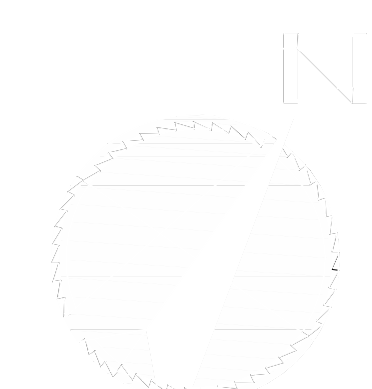
SENIOR LIVING COMMUNITY  
SALINAS, CA

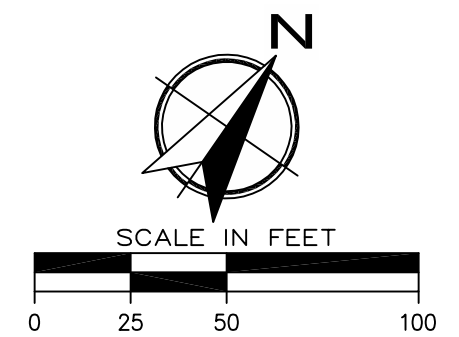
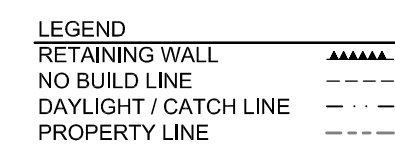




| RIVERVIEW<br>PLAN LIST |                            |                       |         |     |        |  |
|------------------------|----------------------------|-----------------------|---------|-----|--------|--|
| LEGEND                 | BOTANICAL NAME             | COMMON NAME           | SIZE    | QTY | NATIVE |  |
| QA                     | QUERCUS AGRIFOLIA          | COASTAL OAK           | 36" BOX | 21  | X      |  |
| QA                     | QUERCUS AGRIFOLIA          | COASTAL OAK           | 24" BOX | 9   | X      |  |
| QS                     | QUERCUS SUBER              | COAK OAK              | 24" BOX | 44  | X      |  |
| CM                     | CUPRESSUS MACROCARPA       | MONTEREY CYPRESS      | 36" BOX | 9   | X      |  |
| CM                     | CUPRESSUS MACROCARPA       | MONTEREY CYPRESS      | 15 GAL  | 14  | X      |  |
| MG                     | MAGNOLIA GRANDIFLORA       | MAGNOLIA TREE         | 36" BOX | 4   | X      |  |
| MG-S                   | MAGNOLIA SOULANGIANA       | SOURCE MAGNOLIA       | 24" BOX | 3   | X      |  |
| LYN                    | LYONOTHAMNUS FLORIBUNDUS   | CATALINA IRONWOOD     | 24" BOX | 7   | X      |  |
| ACR                    | ACER PALMATUM              | JAPANESE MAPLE        | 36" BOX | 9   | X      |  |
| ACR-C                  | ACER CIRCINATUM            | VINE MAPLE            | 15 GAL  | 18  | X      |  |
| ACR-M                  | ACER MACROFILIA            | BIG LEAF MAPLE        | 15 GAL  | 3   | X      |  |
| CRC                    | CERCIS ACCIDENTALIS        | WESTERN RED BUD       | 15 GAL  | 18  | X      |  |
| PP                     | POPULUS FREMONTII          | N/A                   | 15 GAL  | 24  | X      |  |
| BT                     | BETULA PENDULA             | EUROPEAN WHITE BIRCH  | 15 GAL  | 20  | X      |  |
| ACR-M                  | ACER MACROFILIA            | BIG LEAF MAPLE        | 15 GAL  | 3   | X      |  |
| AZR                    | AZARA MICROFILIA           | N/A                   | 15 GAL  |     |        |  |
| RHS                    | RHUS INTEGRIFLIA           | SUMAC                 | 15 GAL  | 25  | X      |  |
| FRM                    | FREMONTDENDRON             | FRANNEL BUSH          | 15 GAL  | 31  | X      |  |
| HT                     | HETEROMELIA ARBUTIFOLIA    | TOYON                 | 5 GAL   | 38  | X      |  |
| RMN                    | RAMNUS CALIFORNICA         | COFFEE BERRY          | 5 GAL   | 21  | X      |  |
| MLS                    | MELALEUCA NESSOFILA        | N/A                   | 15 GAL  | 28  | X      |  |
| CEA                    | CEANOTHUS 'SNOW FLURRY'    | WHITE WILD LILAC      | 15 GAL  |     |        |  |
| CEA-R                  | CEANOTHUS 'RAY HARTMAN'    | WILD LILAC            | 15 GAL  |     | X      |  |
| RS                     | ROSA CALIFORNICA           | CALIFORNIA ROSE       | 5 GAL   |     | X      |  |
| RB                     | RIBES SANGUINEUM           | N/A                   | 5 GAL   |     | X      |  |
| ST-A                   | STIPA AFRUNDENACEA         | PHEASANT TAIL GRASS   | 5 GAL   |     | X      |  |
| CRP                    | CARPENTELLIA CALIFORNICA   | BUSH ANEMONE          | 5 GAL   |     | X      |  |
| RMN                    | ROMNEYA COURERY            | MUTILJA POPPY         | 5 GAL   |     | X      |  |
| HYD                    | HYDRANGIA QUEREILOIA       | OAK LEAF HYDRANGIA    | 5 GAL   |     | X      |  |
| MS                     | MISCANTHUS CHINENSIS       | SILVER GRASS          | 5 GAL   |     | X      |  |
| PN-T                   | PENNISETUM THUNBERGII      | RED BUTTON GRASS      | 5 GAL   |     | X      |  |
| Ground Covers          |                            |                       |         |     |        |  |
| CR                     | CORREA PULCHELLA           | AUSTRALIAN FUCSIA     | 1 GAL   |     |        |  |
| PN                     | PENNISETUM 'BUNNY TAIL'    | BUNNY TAIL GRASS      | 1 GAL   |     |        |  |
| IR                     | IRIS DOUGLASIANA           | PACIFIC COAST IRIS    | 1 GAL   |     | X      |  |
| CEA-H                  | CEANOTHUS HORIZONTALIS     | WILD LILAC            | 1 GAL   |     | X      |  |
| MHL                    | MUHLENBERGIA RIGENS        | DEER GRASS            | 1 GAL   |     | X      |  |
| STP                    | STIPA TENUISSUM            | MEXICAN FEATHER GRASS | 1 GAL   |     | X      |  |
| CX-T                   | CAREX TESTACEA             | N/A                   | 1 GAL   |     | X      |  |
| CEA-A                  | CEANHOTUS 'ANKER BAY'      | N/A                   | 1 GAL   |     | X      |  |
| ARC                    | ARCTOSTAPHILOS UVA USI     | MONTEREY MANZANITA    | 1 GAL   |     | X      |  |
| SNC                    | SENECIO TALINOIDUS MANDRIS | SUCCULENT             | 4"      |     |        |  |

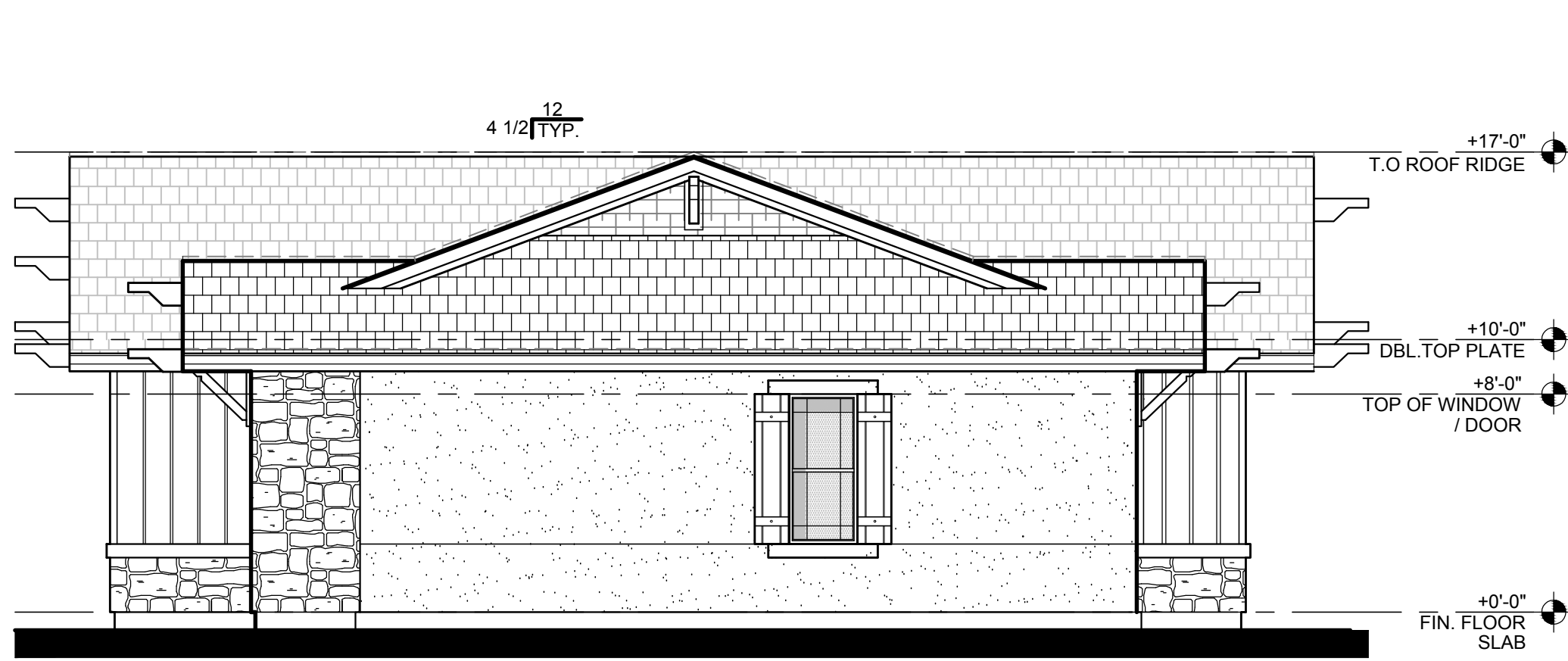
EXISTING  
RETAINING WALL  
NO BUILD LINE  
PAVING / CATCH LINE  
PROPERTY LINE





RIVERVIEW AT LAS PALMAS  
SENIOR LIVING COMMUNITY  
SALINAS, CA  
SITE GRADING CONTOUR PLAN

[illegible]



RIGHT SIDE ELEVATION - BUILDING TYPE 2 - A / A / A UNITS (LEFT SIDE SIMILAR)  
SCALE 3/16" = 1'-0"



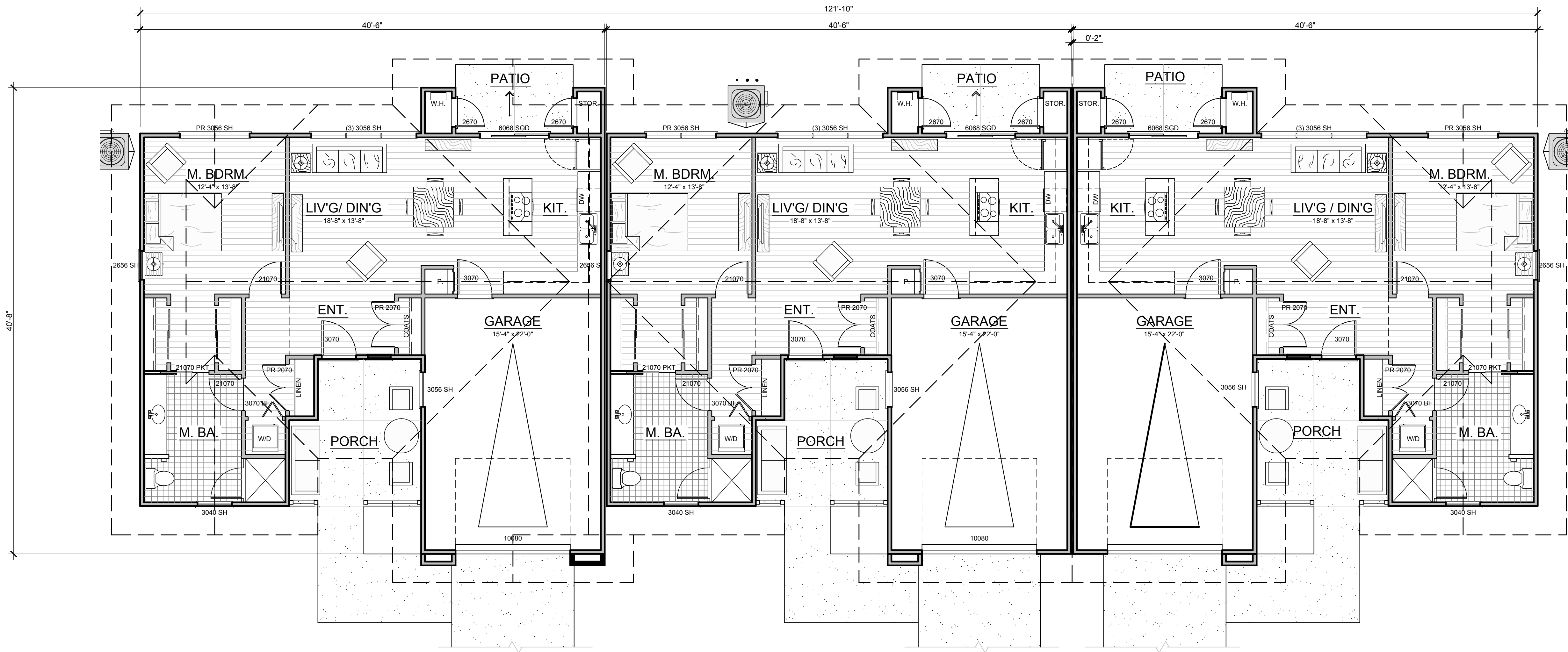
REAR ELEVATION - BUILDING TYPE 2 - A / A / A UNITS  
SCALE 3/16" = 1'-0"

NOTE: MATERIALS ARE TYPICAL  
AT ALL ELEVATIONS AS SHOWN



FRONT ELEVATION - BUILDING TYPE 2 - A / A / A UNITS  
SCALE 3/16" = 1'-0"

NOTE: MATERIALS ARE TYPICAL  
AT ALL ELEVATIONS AS SHOWN



BUILDING COORDINATION PLAN - BUILDING TYPE 2 - A / A / A UNITS  
SCALE 3/16" = 1'-0"

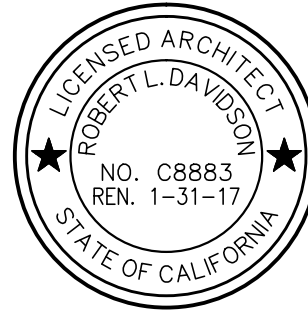
TOTAL GROSS BLDG. AREA: 3,768 S.F.  
(INCLUDES GARAGE SPACES)

#### EXTERIOR FINISH MATERIAL SCHEDULE:

- |    |                                                                               |                                                                                         |
|----|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 1  | ROOFING - CONCRETE BLEND" SCB8802-FLAT / COLOR BLEND OF TERRACOTTA, TAN, GREY | BY: EAGLE ROOFING "NANTUCKET BLEND" SCB8802-FLAT / COLOR BLEND OF TERRACOTTA, TAN, GREY |
| 2  | 7/8" THICK CEMENT PLASTER, SMOOTH                                             | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 3  | VERTICAL BOARD & BATTEN SIDING (JAMES HARDIE)                                 | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 4  | HORIZONTAL SHIPLAP - SIDING (JAMES HARDIE)                                    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 5  | SHINGLE SIDING (JAMES HARDIE)                                                 | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 6  | SIMULATED STONE VENEER AND MOLDINGS                                           | BY: ELDORADO STONE "WILLOW SHADOW ROCK" DRY STACK GROUT                                 |
| 7  | HEAD AND SILL TRIM                                                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 8  | WOOD BEAMS                                                                    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 9  | FASCIA AND SUB-FASCIA                                                         | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 10 | VINYL WINDOWS                                                                 | MILGARD - SINGLE HUNG COLOR: TAN                                                        |
| 11 | OUTRIGGER / KNEE BRACES                                                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 12 | GUARDRAIL ASSEMBLY                                                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 13 | HORIZONTAL BAND / TRIM                                                        | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 14 | EXPANSION JOINTS                                                              | "EYEBROW TYPE"                                                                          |
| 15 | PATIO / PORCH HALF WALL                                                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 16 | FIREPLACE / CHIMNEY CAP                                                       | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 17 | SECTIONAL GARAGE DOOR                                                         | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 18 | SHUTTERS                                                                      | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |

R.L. Davidson, Inc.  
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" RIVERVIEW AT  
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21000 COUNTRY PARK ROAD  
Salinas, CA

| NO.        | DATE:              | ISSUE: |
|------------|--------------------|--------|
| 05.15.2015 | PLANNING SUBMITTAL |        |
| 05.02.2015 | DRG MODIFICATIONS  |        |
| 06.16.2015 | OWNER REVISIONS    |        |
| 07.20.2015 | EASEMENT REVISION  |        |
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|            |                    |        |
|            |                    |        |
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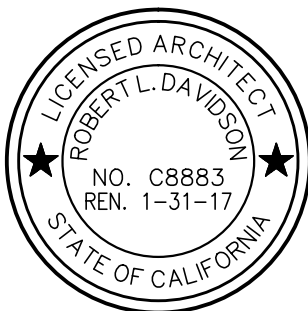
SHEET TITLE:  
**ASSISTED LIVING  
CASITAS -  
BLDG. COORD. PLAN /  
EXT. ELEVATIONS /  
BLDG. TYPE 2**

SCALE: 3/16" = 1'-0"

SHEET NO.

**AC-1.2**

PROJECT NO. 1501



" RIVERVIEW AT  
LAS PALMAS "  
21000 COUNTRY PARK ROAD  
Salinas, CA

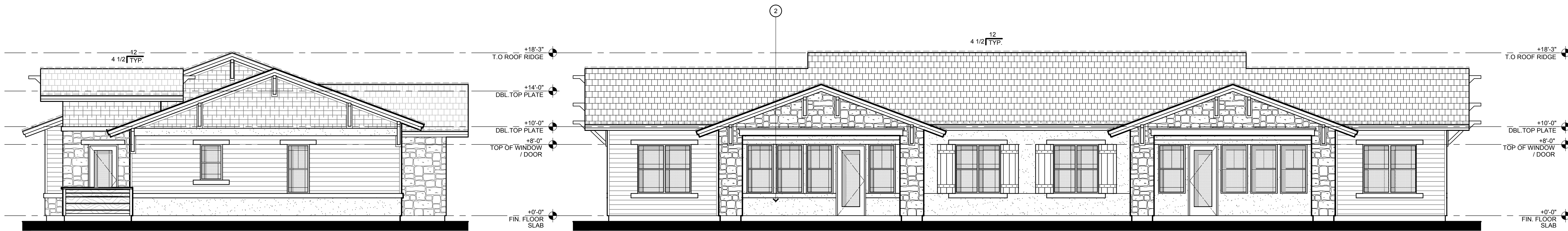
| NO.        | DATE:              | ISSUE: |
|------------|--------------------|--------|
| 05.15.2015 | PLANNING SUBMITTAL |        |
| 05.02.2015 | DRG MODIFICATIONS  |        |
| 06.16.2015 | OWNER REVISIONS    |        |
| 07.20.2015 | EASEMENT REVISION  |        |
|            |                    |        |
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SHEET TITLE:  
**ASSISTED LIVING  
CASITAS -  
BLDG. COORD. PLAN /  
EXT. ELEVATIONS /  
BLDG. TYPE 4**

SCALE: 3/16" = 1'-0"  
SHEET NO.

**AC-1.4**

PROJECT NO. 1501

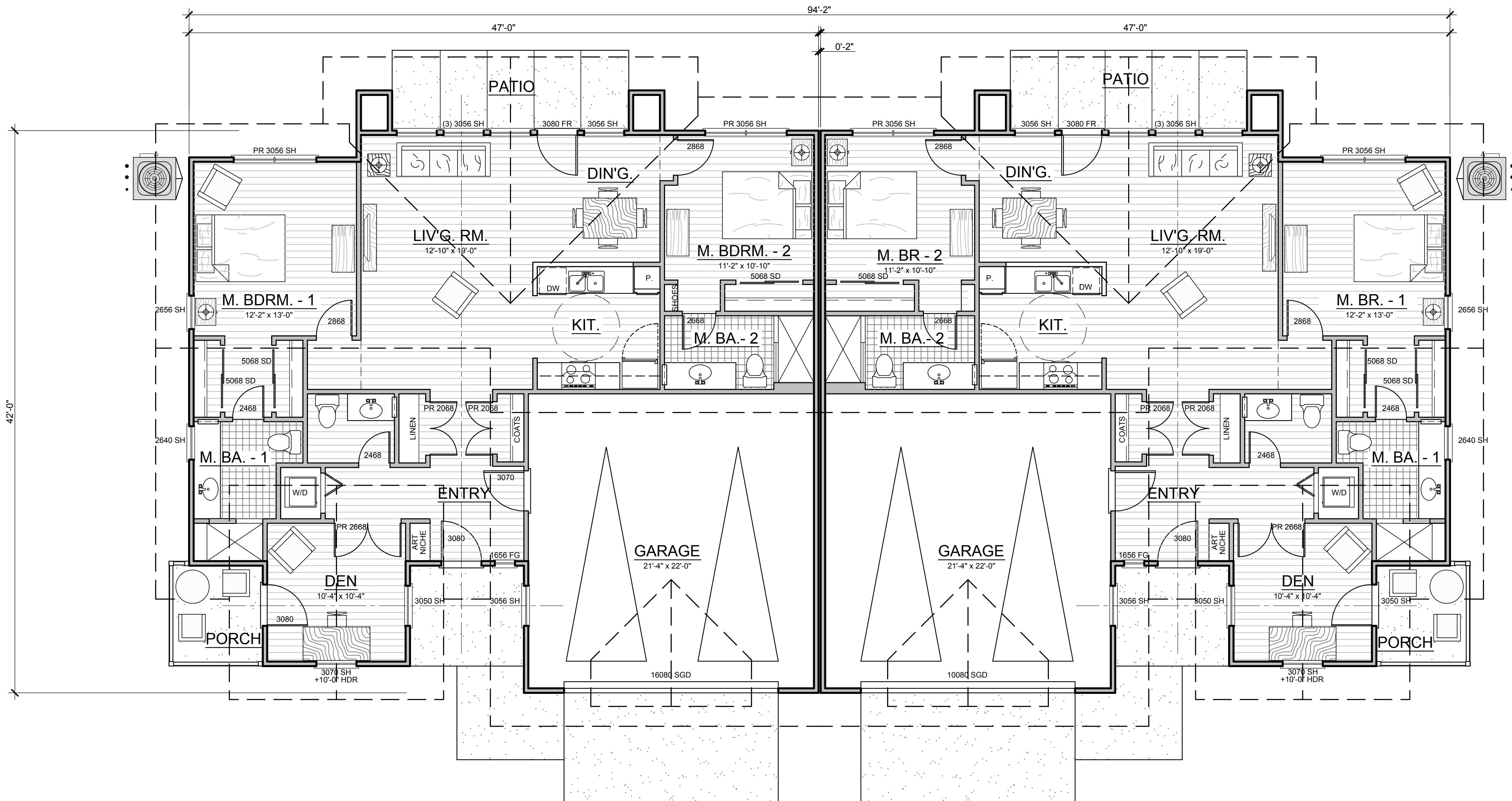


RIGHT SIDE ELEVATION - BUILDING TYPE 4 - C / C UNITS (LEFT SIDE SIMILAR)  
SCALE 3/16" = 1'-0"

REAR ELEVATION - BUILDING TYPE 4 - C / C UNITS  
SCALE 3/16" = 1'-0"



FRONT ELEVATION - BUILDING TYPE 4 - C / C UNITS  
SCALE 3/16" = 1'-0"

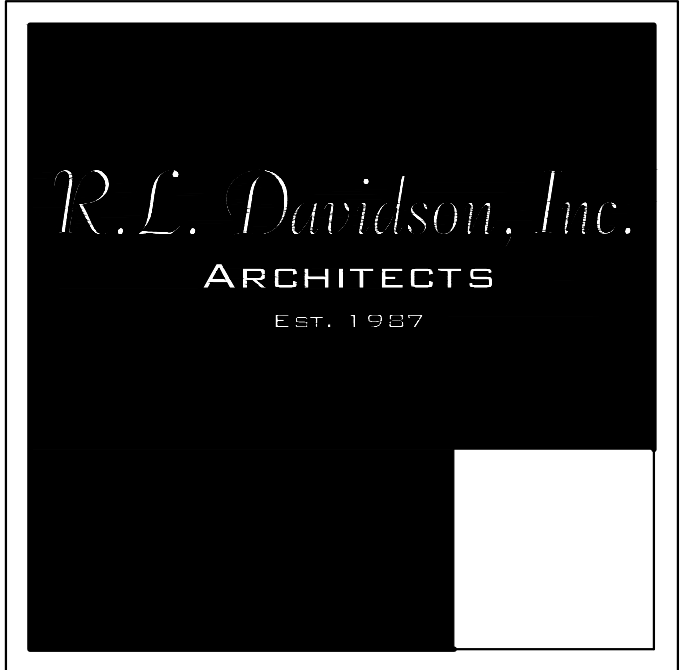


BUILDING COORDINATION PLAN - BUILDING TYPE 4 - C / C UNITS  
SCALE 3/16" = 1'-0"

TOTAL GROSS BLDG. AREA: 3,595 S.F.  
(INCLUDES GARAGE SPACES)

#### EXTERIOR FINISH MATERIAL SCHEDULE:

- |    |                                               |                                                                                         |
|----|-----------------------------------------------|-----------------------------------------------------------------------------------------|
| 1  | ROOFING - CONCRETE ROOFING TILE               | BY: EAGLE ROOFING "NANTUCKET BLEND" SCB8802-FLAT / COLOR BLEND OF TERRACOTTA, TAN, GREY |
| 2  | 7/8" THICK CEMENT PLASTER; SMOOTH             | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 3  | VERTICAL BOARD & BATTEN SIDING (JAMES HARDIE) | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 4  | HORIZONTAL SHIPLAP - SIDING (JAMES HARDIE)    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 5  | SHINGLE SIDING (JAMES HARDIE)                 | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 6  | SIMULATED STONE VENEER AND MOLDINGS           | BY: ELDORADO STONE "WILLOW SHADOW ROCK" DRY STACK GROUT                                 |
| 7  | HEAD AND SILL TRIM                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 8  | WOOD BEAMS                                    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 9  | FASCIA AND SUB-FASCIA                         | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 10 | VINYL WINDOWS                                 | MILGARD - SINGLE HUNG COLOR: TAN                                                        |
| 11 | OUTRIGGER / KNEE BRACES                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 12 | GUARDRAIL ASSEMBLY                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 13 | HORIZONTAL BAND / TRIM                        | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 14 | EXPANSION JOINTS                              | "EYEBROW TYPE"                                                                          |
| 15 | PATIO / PORCH HALF WALL                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 16 | FIREPLACE / CHIMNEY CAP                       | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 17 | SECTIONAL GARAGE DOOR                         | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 18 | SHUTTERS                                      | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |



7600 NORTH INGRAM, #232  
FRESNO, CA 93711  
559.435.3303  
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FRONT ELEVATION

NOTE: ALL KEY NOTES ARE TYPICAL OF ALL ELEVATIONS.  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

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



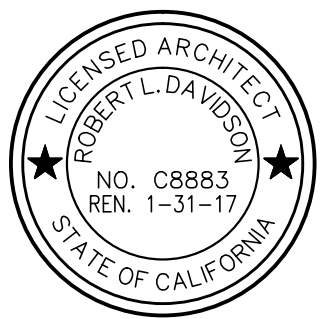
RIGHT SIDE ELEVATION

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

## ASSISTED CARE LIVING FACILITY: EXTERIOR ELEVATIONS

### EXTERIOR FINISH MATERIAL SCHEDULE:

- |    |                                               |                                                                                         |
|----|-----------------------------------------------|-----------------------------------------------------------------------------------------|
| 1  | ROOFING - CONCRETE ROOFING TILE               | BY: EAGLE ROOFING "NANTUCKET BLEND" SCB8802-FLAT / COLOR BLEND OF TERRACOTTA, TAN, GREY |
| 2  | 7/8" THICK CEMENT PLASTER, SMOOTH             | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 3  | VERTICAL BOARD & BATTEN SIDING (JAMES HARDIE) | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 4  | HORIZONTAL SHIPLAP - SIDING (JAMES HARDIE)    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 5  | SHINGLE SIDING (JAMES HARDIE)                 | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 6  | SIMULATED STONE VENEER AND MOLDINGS           | BY: ELDORADO STONE "WILLOW SHADOW ROCK" DRY STACK GROUT                                 |
| 7  | HEAD AND SILL TRIM                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 8  | WOOD BEAMS                                    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 9  | FASCIA AND SUB-FASCIA                         | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 10 | VINYL WINDOWS                                 | MILGARD - SINGLE HUNG COLOR: TAN                                                        |
| 11 | OUTRIGGER / KNEE BRACES                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 12 | GUARDRAIL ASSEMBLY                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 13 | HORIZONTAL BAND / TRIM                        | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 14 | EXPANSION JOINTS                              | "EYEBROW TYPE"                                                                          |
| 15 | PATIO / PORCH HALF WALL                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 16 | FIREPLACE / CHIMNEY CAP                       | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 17 | SECTIONAL GARAGE DOOR                         | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 18 | SHUTTERS                                      | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |



" RIVERVIEW AT  
LAS PALMAS "  
21000 COUNTRY PARK ROAD  
Salinas, CA

| NO.        | DATE:              | ISSUE: |
|------------|--------------------|--------|
| 05.15.2015 | PLANNING SUBMITTAL |        |
| 06.02.2015 | DRG MODIFICATIONS  |        |
| 06.16.2015 | OWNER REVISIONS    |        |
| 07.20.2015 | EASEMENT REVISION  |        |

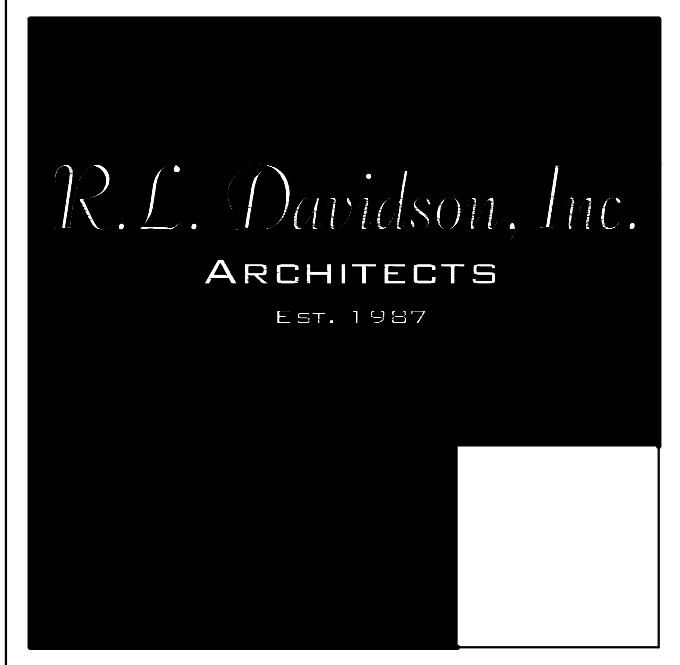
SHEET TITLE:

ASSISTED CARE LIVING FACILITY:  
EXTERIOR  
ELEVATIONS

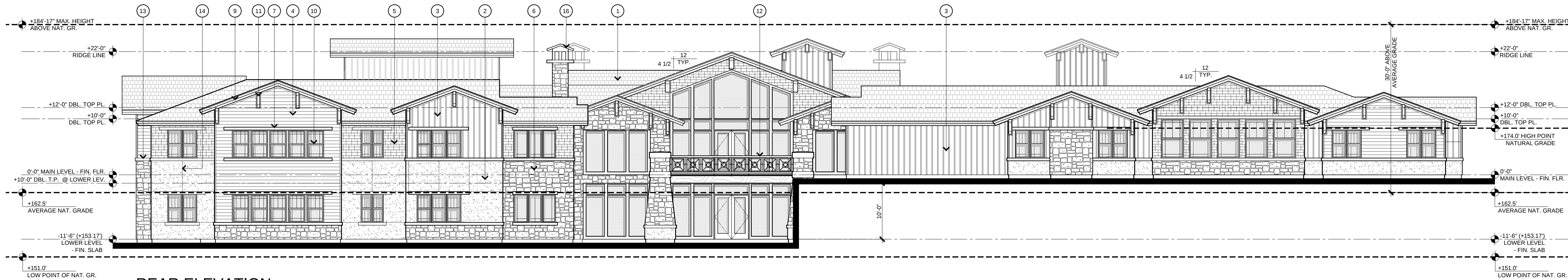
©  
SCALE: 1/8" = 1'-0"  
SHEET NO.

AL-1.4

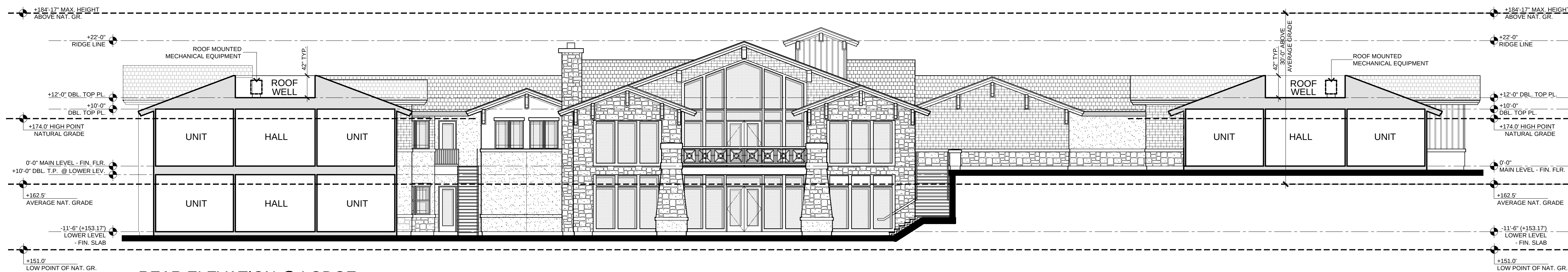
PROJECT NO. 1501



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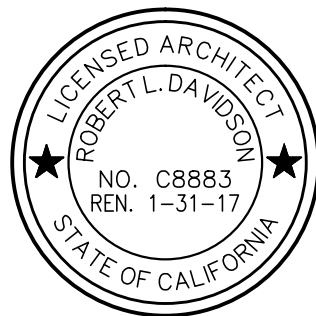
REAR ELEVATION  
NOTE: ALL KEY NOTES ARE TYPICAL OF ALL ELEVATIONS.  
SCALE: 1/8" = 1'-0"



REAR ELEVATION @ LODGE  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIAL  
SCHEDULE:

|    |                                               |                                                                                         |
|----|-----------------------------------------------|-----------------------------------------------------------------------------------------|
| 1  | ROOFING - CONCRETE ROOFING TILE               | BY: EAGLE ROOFING "NANTUCKET BLEND" SCB8802-PLAT / COLOR BLEND OF TERRACOTTA, TAN, GREY |
| 2  | 7/8" THICK CEMENT PLASTER; SMOOTH             | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 3  | VERTICAL BOARD & BATTEN SIDING (JAMES HARDIE) | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 4  | HORIZONTAL SHIPLAP - SIDING (JAMES HARDIE)    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 5  | SHINGLE SIDING (JAMES HARDIE)                 | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 6  | SIMULATED STONE VENEER AND MOLDINGS           | BY: ELDERADO STONE "WILLOW SHADOW ROCK" DRY STACK GROUT                                 |
| 7  | HEAD AND SILL TRIM                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 8  | WOOD BEAMS                                    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 9  | FASCIA AND SUB-FASCIA                         | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 10 | VINYL WINDOWS                                 | MILGARD - SINGLE HUNG COLOR: TAN                                                        |
| 11 | OUTRIGGER / KNEE BRACES                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 12 | GUARDRAIL ASSEMBLY                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 13 | HORIZONTAL BAND / TRIM                        | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 14 | EXPANSION JOINTS                              | "EYEBROW TYPE"                                                                          |
| 15 | PATIO / PORCH HALF WALL                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                         |
| 16 | FIREPLACE / CHIMNEY CAP                       | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 17 | SECTIONAL GARAGE DOOR                         | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |
| 18 | SHUTTERS                                      | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                            |



" RIVERVIEW AT  
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| 05.15.2015 | PLANNING SUBMITTAL |        |
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| 06.16.2015 | OWNER REVISIONS    |        |
| 07.20.2015 | EASEMENT REVISION  |        |

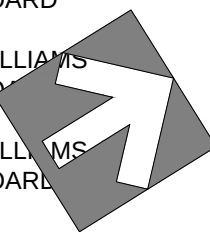
SHEET TITLE:  
ASSISTED CARE LIVING FACILITY:  
EXTERIOR  
ELEVATIONS

© 1/8" = 1'-0"  
SCALE:  
SHEET NO.

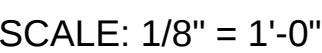
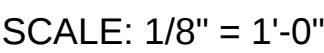
AL-1.5

PROJECT NO. 1501

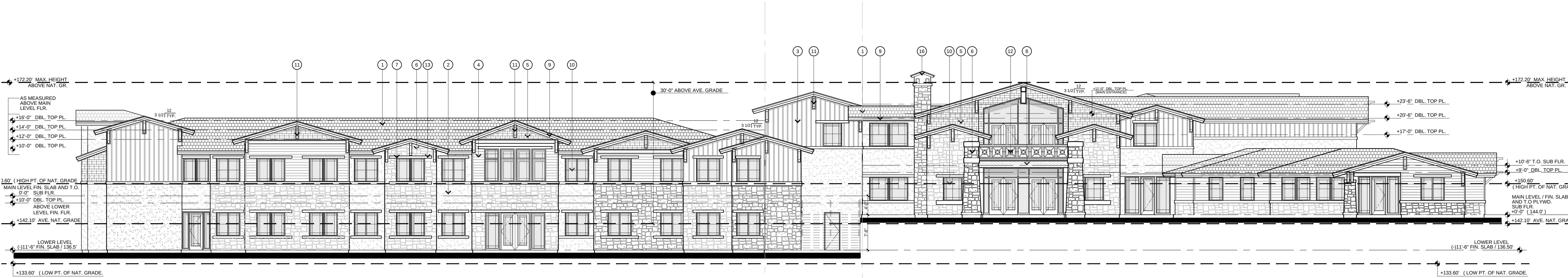
ASSISTED CARE LIVING FACILITY:  
EXTERIOR ELEVATIONS



NORTH

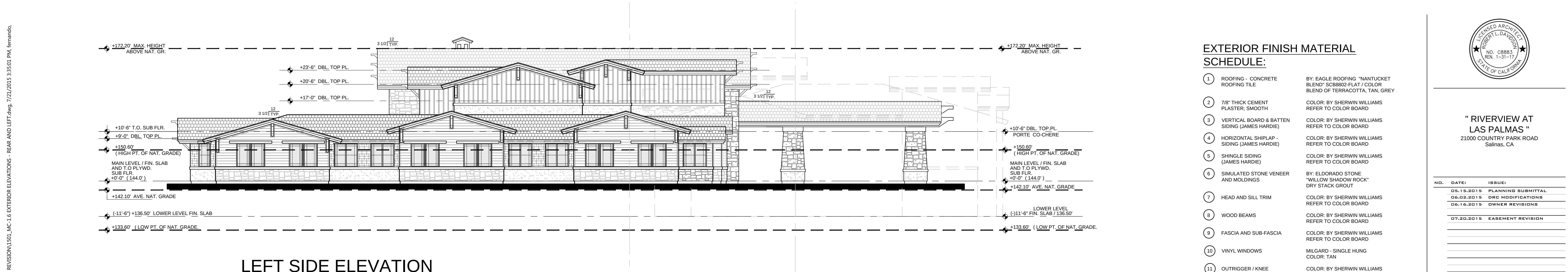


PROJECT NO. 1501



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

MEMORY CARE LIVING FACILITY:  
EXTERIOR ELEVATIONS

EXTERIOR FINISH MATERIAL  
SCHEDULE:

|    |                                               |                                                                                        |
|----|-----------------------------------------------|----------------------------------------------------------------------------------------|
| 1  | ROOFING - CONCRETE ROOFING TILE               | BY: EAGLE ROOFING "NANTUCKET BLEND" SC8802-FLAT / COLOR BLEND OF TERRACOTTA, TAN, GREY |
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| 8  | WOOD BEAMS                                    | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                        |
| 9  | FASCIA AND SUB-FASCIA                         | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                        |
| 10 | VINYL WINDOWS                                 | MILGARD - SINGLE HUNG COLOR: TAN                                                       |
| 11 | OUTRIGGER / KNEE BRACES                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                        |
| 12 | GUARDRAIL ASSEMBLY                            | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                        |
| 13 | HORIZONTAL BAND / TRIM                        | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                        |
| 14 | EXPANSION JOINTS                              | "EYEBROW TYPE"                                                                         |
| 15 | PATIO / PORCH HALF WALL                       | COLOR: BY SHERWIN WILLIAMS REFER TO COLOR BOARD                                        |
| 16 | FIREPLACE / CHIMNEY CAP                       | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                           |
| 17 | SECTIONAL GARAGE DOOR                         | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                           |
| 18 | SHUTTERS                                      | COLOR: SHERWIN WILLIAMS REFER TO COLOR BOARD                                           |

LICENSED ARCHITECT  
ROBERT L. DAVIDSON  
NO. C8883  
REN. 1-31-17  
STATE OF CALIFORNIA

" RIVERVIEW AT  
LAS PALMAS "  
21000 COUNTRY PARK ROAD  
Salinas, CA

|            |                    |       |
|------------|--------------------|-------|
| NO.        | DATE               | ISSUE |
| 05.15.2015 | PLANNING SUBMITTAL |       |
| 05.02.2015 | DEC. MODIFICATIONS |       |
| 05.16.2015 | OWNER REVISIONS    |       |
| 07.20.2015 | EASEMENT REVISION  |       |
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SHEET TITLE:

MEMORY CARE LIVING  
FACILITY:  
EXTERIOR ELEVATIONS

©  
SCALE: 1/8" = 1'-0"  
SHEET NO.

MC-1.6

PROJECT NO. 1501

S:\2015 PROJECTS\1501 - COUNTRY PARK - SALINAS\Sheim 07.02.2015\1501 PRELIM REVISION\1501\_MC-1.6 EXTERIOR ELEVATIONS - REAR AND LEFT.dwg 7/21/2015 3:35:01 PM, Fernando, 1:56