

CREEKSTONE SENIOR LIVING

3400 CHISOM TRAIL, LOOMIS CA 95650



CONSULTANTS

CIVIL
CDRWEST
695 TOWN CENTER DRIVE, SUITE 110,
COSTA MESA, CA 92626
949.610.8997 EXT.702

LANDSCAPE
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DR., #200, Irvine
949-387-1323 EXT.30

CONSULTANT #3 - DISCIPLINE
CONSULTANT #3 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

**SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .**

PROJECT ADDRESS

**3400 CHISOM TRAIL, LOOMIS
CA 95650**

OWNER INFORMATION

**BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY

DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL
01/03/2024		REVISED PLANNING SUBMITTAL
03/28/2025		REVISED PLANNING SUBMITTAL

KEY PLAN

SHEET NAME

COVER

SHEET NUMBER

A000

SCOPE OF WORK

SENIOR LIVING COMMUNITY ON 6.6 ACRES OF VACANT LAND.
PROJECT CONSISTS OF: 117 UNITS, 101 PARKING SPACES, INDOOR AND OUTDOOR
RECREATIONAL AREAS.

THE UNIT TYPE: CONSIST OF 35 ASSISTED LIVING UNITS AND 82 INDEPENDENT LIVING
UNITS.

CODE ADOPTED

2022 CALIFORNIA BUILDING CODE, PART 2, VOLUMES 1 AND 2

2022 CALIFORNIA ELECTRICAL CODE, PART 3

2022 CALIFORNIA MECHANICAL CODE, PART 4

2022 CALIFORNIA PLUMBING CODE, PART 5

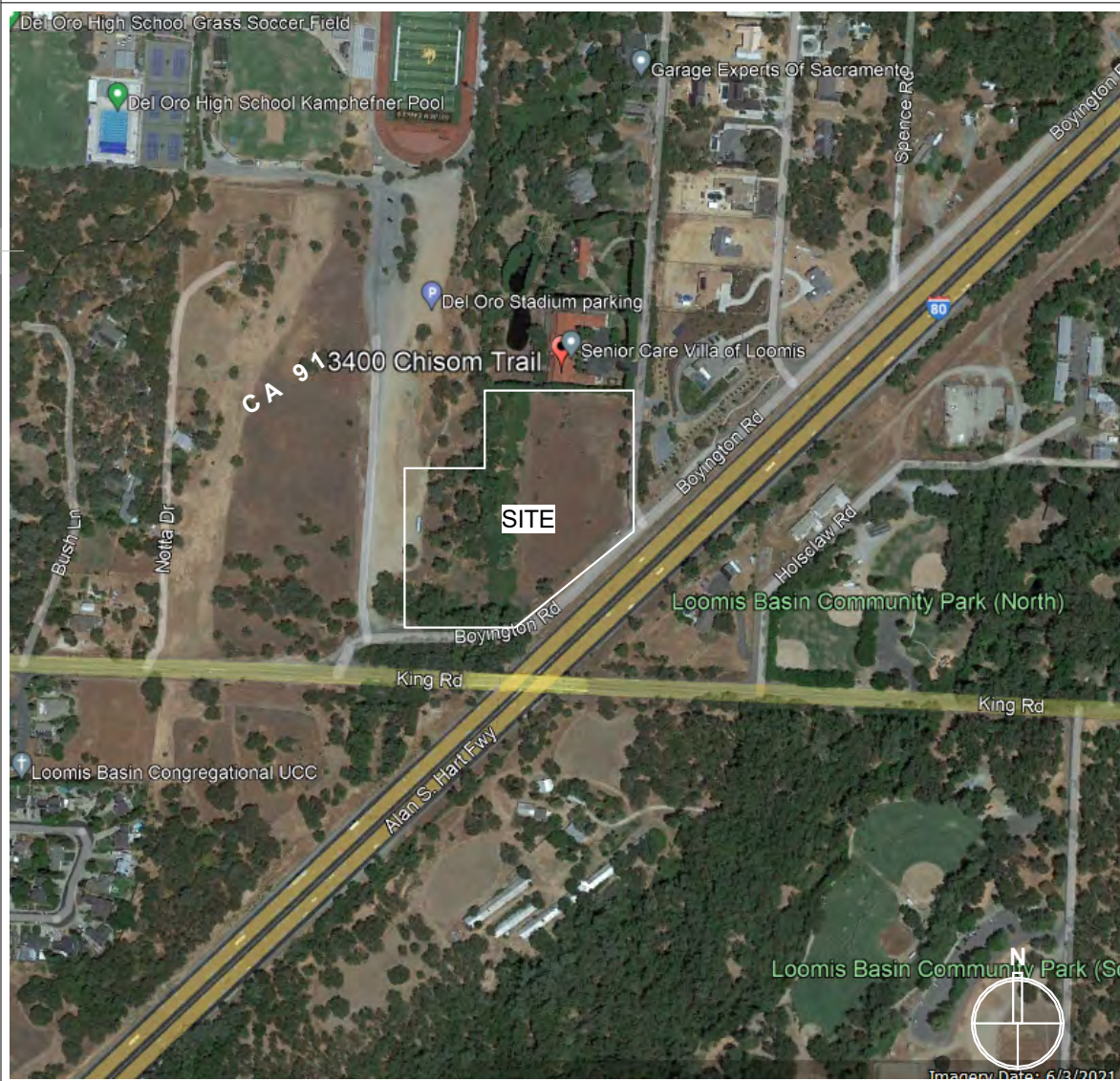
2022 CALIFORNIA ENERGY CODE, PART 6

2022 CALIFORNIA FIRE CODE, PART 9

2022 CALIFORNIA GREEN BUILDING CODE, PART 11

2022 CALIFORNIA EXISTING BUILDING, HISTORIC AND REFERENCE STANDARD CODES,
PART 8, 10, AND 12

VICINITY MAP



PROJECT INFORMATION

PROPERTY ADDRESS: NW CORNER OF CHISOM TRAIL AND BOYINGTON
ROAD, LOOMIS, CA.

ACCESSOR'S PARCEL NUMBER: 043-050-023
043-050-024

LEGAL DESCRIPTION: SEE CIVIL DRAWINGS

ZONE: CO (OFFICE COMMERCIAL)

EXISTING LAND USE: VACANT LAND

PROJECT DESCRIPTION: NEW TYPE V-A. CONSTRUCTION OF 2 STORIES,
SENIOR LIVING COMMUNITY (ASSISTED & INDEPENDENT
LIVING UNITS AND INDEPENDENT LIVING COTTAGES.)

BUILDABLE FLOOR AREA (PER LOOMIS MUNICIPAL CODE):
(EXCLUDES STAIRS, SHAFTS & ELEVATORS ON UPPER FLOORS)

FIRST FLOOR	51,902 SF
SECOND FLOOR	49,039 SF
COTTAGES 1, 2, 3, 4, & 5 (3,107 EACH)	15,335 SF
COTTAGES 6, 7, 8, 8, 9 (3,120 EACH)	12,480 SF
GRAND TOTAL	128,756 SF

UNIT MATRIX (TABLE)

ASSISTED LIVING (AL):	UNITS
STUDIO	15
ONE BEDROOM	20
TOTAL	35

INDEPENDENT LIVING (IL):	UNITS
STUDIOS	16
ONE BEDROOM	40
TWO BEDROOM	08
TOTAL	64

INDEPENDENT LIVING (IL) COTTAGES:	UNITS
TWO BEDROOM	18
TOTAL	18

OVERALL TOTAL : 117

SITE TABULATION

- SITE AREA: 287,359 SF (6.6 ACRES)
- F.A.R.: = 128,956 / 287,359 = 0.45
- LOT COVERAGE: = 80,005 / 287,359 = 27.84%

PARKING ANALYSIS

OFF-STREET PARKING TABULATION				
PER SEC. 13.36.040 TABLE 3-7 OF LOOMIS MUNICIPAL CODE				
USE	NUMBER OF UNITS	RATIO	REQUIRED	PROVIDED
SENIOR HOUSING PROJECT	117	1 SPACE / 2 UNITS	58.5	63 OPEN + 18 GARAGED
GUEST PARKING		1 SPACE / 10 UNITS	11.7	+20 COVERED
TOTAL PARKING			71 SPACES	101 SPACES
COVERED PARKING		50% OF REQUIRED PARKING 71/2	35.5	18 GARAGES + 20 COVERED
TOTAL COVERED PARKING			36 SPACES	38 SPACES

ACCESSIBLE PARKING TABULATION			
PER § 11B0208 AND TABLE 11B-208.2 OF THE 2022 CALIFORNIA BUILDING CODE BASED ON PROVIDED PARKING (101 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
STANDARD		4 SPACES	4 SPACES
VAN	1 / 6 (OR FRACTION OF 6) ADA SPACES	1 SPACE	2 SPACES
TOTAL REQ.	5 / 101 TO 150 TOTAL PARKING SPACES	5 SPACES	6 SPACES

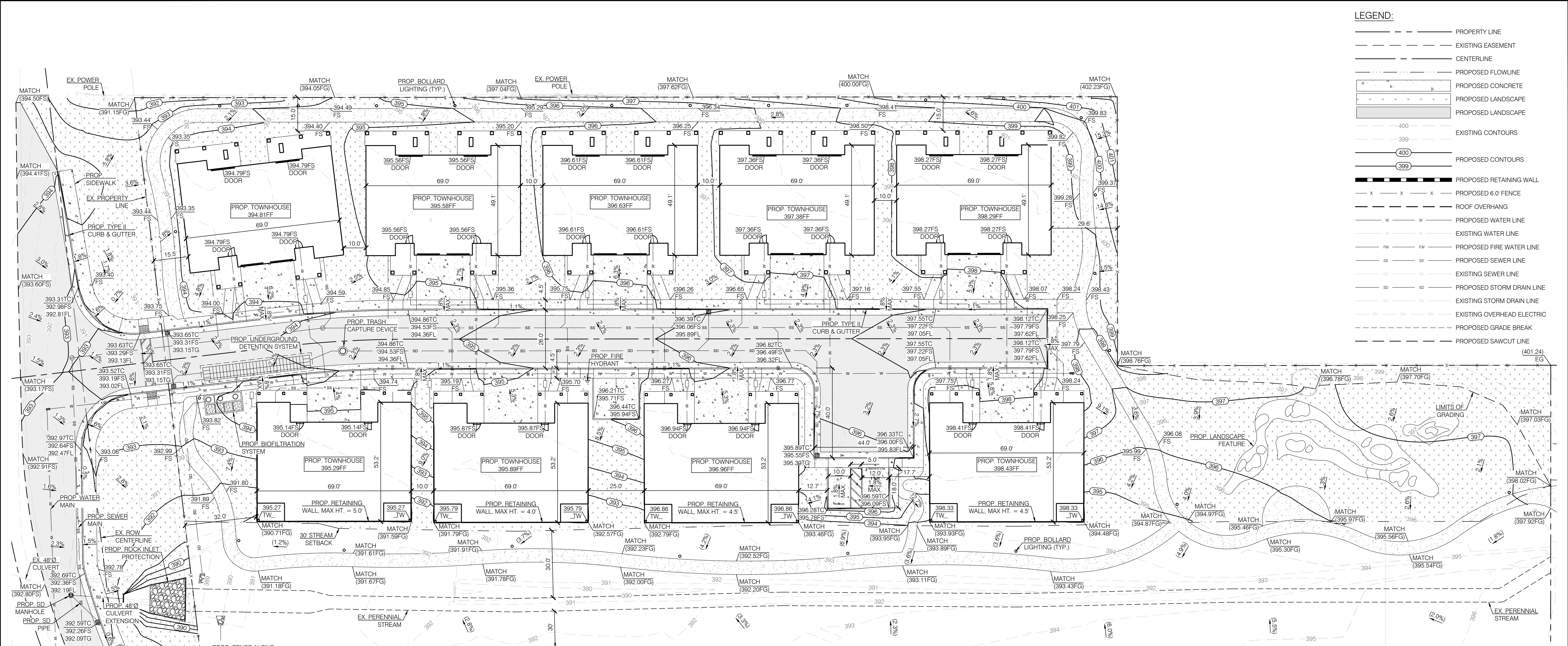
MOTORCYCLE PARKING TABULATION			
PER LOOMIS MUNICIPAL CODE CHAPTER 13.36.070 BASED ON PROVIDED PARKING (101 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
MOTORCYCLE	1 / 50 PARKING SPACES	3 SPACES	3 SPACES

DESIGNATED PARKING TABULATION			
PER § A5.106.5.3.1 OF THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE BASED ON PROVIDED PARKING (101 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
EV CAPABLE		19 SPACES	19 SPACES
EVCS (EV CAPABLE W/VESE)	6 / 101 TO 150 TOTAL PARKING SPACES	6 SPACES	6 SPACES
TOTAL EV CAPABLE	25 / 101 TO 150 TOTAL PARKING SPACES	25 SPACES	25 SPACES

ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE			
PER § 11B-228 AND TABLE 11B-228.3.2.1 OF THE 2022 CALIFORNIA BUILDING CODE BASED ON REQUIRED EVCS (6 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
EVCS STANDARD ACCESSIBLE	1 SPACES FOR 5 TO 25 TOTAL EVCS PROVIDED	1 SPACES	1 SPACES
EVCS VAN ACCESSIBLE	1 SPACES FOR 5 TO 25 TOTAL EVCS PROVIDED	1 SPACE	2 SPACE

BICYCLE PARKING TABULATION			
PER § 5.106.4.1.1 AND TABLE 5.106.4.1.2 OF THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE BASED ON PROVIDED PARKING (71 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
BICYCLE PARKING (SHORT-TERM)	5% OF REQUIRED 71 PARKING SPACES	4 BIKES	4 BIKES
BICYCLE PARKING (LONG-TERM)	5% OF REQUIRED 71 PARKING SPACES	4 BIKES	4 BIKES
TOTAL BICYCLE PARKING		8 BIKES	8 BIKES

#	SHEET NAME	ISSUE DATE
GENERAL		
A000	COVER	11/01/23
CIVIL		
CG-01	CONCEPT GRADING PLAN	01/03/24
CG-02	CONCEPT GRADING PLAN	01/03/24
FM-01	FIRE MASTER PLAN	01/03/24
LANDSCAPE		
L1.1	PRELIMINARY LANDSCAPE PLAN	01/03/24
L2.1	PRELIMINARY PLANTING PLAN	01/03/24
L2.2	PRELIMINARY PLANTING PLAN	01/03/24
L3.1	PLANTING IMAGERY	01/03/24
L3.2	PLANTING IMAGERY	01/03/24
ARCHITECTURAL		
A100	COMPOSITE SITE PLAN	11/01/23
A101	PHASING PLAN	11/01/23
A102	ENLARGED SITE PLAN - EAST	11/01/23
A103	ENLARGED SITE PLAN - WEST	11/01/23
A110	COMPOSITE FLOOR PLAN - FIRST FLOOR	11/01/23
A111	COMPOSITE FLOOR PLAN - SECOND FLOOR	11/01/23
A112	TYPICAL COTTAGE FLOOR PLAN & ELEVATIONS	11/01/23
A190	ROOF PLAN	11/01/23
A200	BUILDING ELEVATIONS	11/01/23
A201	BUILDING ELEVATIONS - COURTYARDS	11/01/23
A202	ENLARGED BUILDING ELEVATIONS	11/01/23
A203	ENLARGED BUILDING ELEVATIONS	11/01/23
A204	ENLARGED BUILDING ELEVATIONS	11/01/23
A205	ENLARGED BUILDING ELEVATIONS - COURTYARDS	11/01/23
A206	ENLARGED BUILDING ELEVATIONS - COURTYARDS	11/01/23
A210	BUILDING SECTION	11/01/23
ELECTRICAL		
E0.1	GENERAL NOTES, SYMBOL, LIST, ABBREVIATIONS, SHEET INDEX	03/28/25
E0.2	LIGHT FIXTURE SPECIFICATIONS	03/28/25
E0.3	LIGHT FIXTURE SCHEDULE, LIGHT FIXTURE SPECIFICATIONS	03/28/25
E1.0	SITE PHOTOMETRICS PLAN	03/28/25



- LEGEND:**
- PROPERTY LINE
 - EXISTING EASEMENT
 - CENTERLINE
 - PROPOSED FLOWLINE
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - PROPOSED LANDSCAPE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED RETAINING WALL
 - PROPOSED 6.0' FENCE
 - ROOF OVERHANG
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED FIRE WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING SEWER LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING OVERHEAD ELECTRIC
 - PROPOSED GRADE BREAK
 - PROPOSED SAWCUT LINE

OWNERS/DEVELOPERS

BREAKERS RE
153 SOUTH SIERRA #1267
SOLANA BEACH, CA 92075

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE, SUITE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL: 949.610.8997

ARCHITECT

GOREE WHITFIELD
24691 DEL PREDO AVE.
DANA POINT, CA 92629
CONTACT: SUGANYA RAMADURAI
TEL: 310.809.4619

SURVEYOR

KLIMA LAND SURVEYS
5716 FOLSOM BLVD, SUITE 271
SACRAMENTO, CA 95819
CONTACT: KRISTOPHER KLIMA, P.L.S.
TEL: 916.416.6338

SITE ADDRESS

3400 CHISOM TRAIL
LOOMIS, CA 95650

APN:

043-050-024

UTILITY NOTE:

ALL UTILITIES SHOWN HEREIN ARE BASED ON PRELIMINARY ASSUMPTIONS AND SHALL NOT BE FINAL IN ANY WAY. THOROUGH UTILITY DESIGN, SIZING AND LAYOUT WILL BE COMPLETED DURING THE FINAL DESIGN PHASE.

EARTHWORK CALCS:

CUT: 5,940 CY
FILL: 7,230 CY
NET IMPORT: 1,290 CY

NOTE: THESE ARE ENGINEERS ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

THESE CALCULATIONS ARE PRELIMINARY ONLY. STRUCTURAL PAVEMENT SECTIONS TO BE INCORPORATED DURING FINAL DESIGN PHASE.

ABBREVIATIONS:

(XX.XX) EXISTING ELEVATION
BOW BACK OF WALK
BTM BOTTOM
CF CURB FACE
ELEV ELEVATION
ELEC ELECTRICAL
EX EXISTING
FF FINISH FLOOR
FL FLOW LINE
FG FINISH GRADE
FS FINISH SURFACE
FW FIRE WATER LINE
GB GRADE BREAK
GM GAS METER
INV INVERT
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
PROP PROPOSED
SS SANITARY SEWER
CO CLEANOUT
SD STORM DRAIN
OC ON CENTER
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
TYP TYPICAL
W WIDTH
VM WATER METER

LEGAL DESCRIPTION

GRANT DEED DOC. NO. 2022-0035354-00

THE LAND HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.B.&M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL D, ON PARCEL MAP NO. 71108, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA, ON OCTOBER 29, 1976, IN BOOK 9 OF PARCEL MAPS, AT PAGE 44, PLACER COUNTY RECORDS.

PARCEL TWO:
THAT PORTION OF PARCEL MAP 71108 FILED IN BOOK 9 OF PARCEL MAPS AT PAGE 44, PLACER COUNTY RECORDS, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.M TOWN OF LOOMIS, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED HEREBY, SAID POINT BEING IDENTICAL WITH THE SOUTHEAST CORNER OF PARCEL C OF SAID PARCEL MAP; THENCE NORTH 00 DEGREES 01 MINUTES 52 SECONDS EAST FROM THE POINT OF BEGINNING ALONG THE EAST LINE OF SAID PARCEL C FOR A DISTANCE OF 73.50 FEET THEN NORTH 89 DEGREES 58 MINUTES 08 SECONDS WEST 463.88 FEET TO THE WEST LINE FOR A DISTANCE OF 73.50 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL C; THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 463.82 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS A PORTION OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 7 EAST M.D.B.&M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS AREA "K" OF PARCEL MAP NO. 71108, FILED IN THE OFFICE OF THE PLACER COUNTY RECORDER ON OCTOBER 29, 1976, IN BOOK 9 OF PARCEL MAPS, AT PAGE 44.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL ONE ABOVE.

APN: 043-050-024

EASEMENT NOTES:

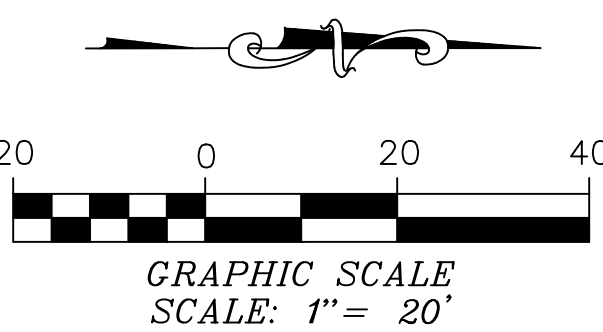
1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: ROAD AND UTILITIES
AFFECTS: EASTERLY 50'
RECORDING NO.: OCTOBER 29, 1976 IN BOOK 9 OF PARCEL MAPS, PAGE 44

PURPOSE: DITCH OR CANAL
AFFECTS WESTERLY PORTION OF SAID LAND
THIS ITEM IS SHOWN ON SHEET C2.0

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: GILBERT W. VLOT, ET A
PURPOSE: ROAD AND UTILITIES
RECORDING DATE: MARCH 22, 1978
RECORDING NO.: BOOK 1978, PAGE 29, OF OFFICIAL RECORDS
AFFECTS: EASTERLY 50 FEET
THIS ITEM IS SHOW ON SHEET C2.0



REVISIONS

NUMBER	DATE	APP'VD

DRAWN BY: WPA
CHECKED BY: HMY
DATE: 03/28/2025
BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY WAS OBSERVED AS 'SACRAMENTO COOP CORS ARP' AS PUBLISHED IN NATIONAL GEODETIC SURVEY RECORDS.
CORS ID: SACR
PID: DH8725
DESCRIPTION: STATION IS A GPS CORS. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.
ELEVATION: 124.6 (NAVD.88)

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25
01/03/24
DATE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN BETWEEN FOUND MONUMENTS ON THE WEST LINE OF PARCEL D, 09 PM 44, PLACER COUNTY RECORDS. BEARING BEING N01°01'30"W.

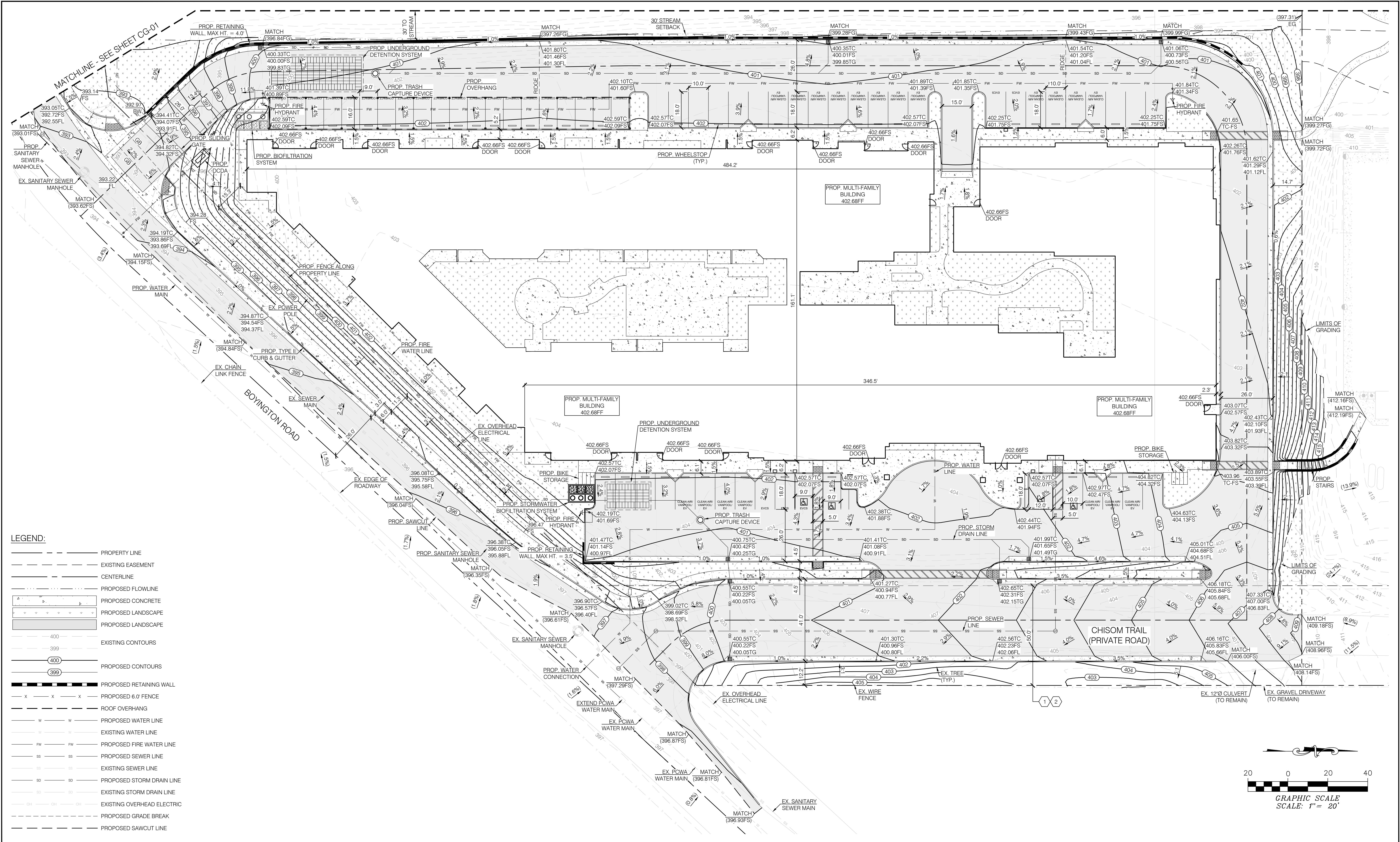
CONCEPTUAL GRADING PLAN

CREEKSTONE SENIOR LIVING
3400 CHISOM TRAIL
LOOMIS, CA 95650
APN: 043-050-024

SHEET

CG-01

01 OF 02



REVISIONS				DRAWN BY: WRA		CHECKED BY: HMY		PLANS PREPARED BY:		BASIS OF BEARINGS:		CONCEPTUAL GRADING PLAN		SHEET	
NUMBER	DATE		APPROVED	DATE: 03/28/2025				THE BASIS OF BEARINGS WAS TAKEN BETWEEN FOUND MONUMENTS ON THE WEST LINE OF PARCEL D, 09 PM 44, PLACER COUNTY RECORDS. BEARING BEING N0° 01' 30"W.				CREEKSTONE SENIOR LIVING		CG-02	
				BENCHMARK:								3400 CHISOM TRAIL		02 OF 02	
				THE BENCHMARK USED FOR THIS SURVEY WAS OBSERVED AS 'SACRAMENTO COOP CORP ARP' AS PUBLISHED IN NATIONAL GEODETIC SURVEY RECORDS.				AARON M. ALBERTSON				LOOMIS, CA 95650			
				CORS ID: SACR				R.C.E. 65513, EXP. 09/30/25				APN: 043-050-024			
				PID: DH8725				DATE							
				DESCRIPTION: STATION IS A GPS CORS. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB.											
				ELEVATION: 124.6 (NAVD 88)											

FIRE MASTER PLAN
FOR
CREEKSTONE SENIOR LIVING
3400 CHISOM TRAIL
LOOMIS, CA 95650

LEGEND

- > FIRE HOSE PULL
PROPOSED FIRE HYDRANT
--- PROPOSED FIRE LANE
FIRE TRUCK (11' X 38')
--- PROPOSED RED CURB

PROJECT DATA:

APN: 043-050-023
043-050-024
TOTAL SITE AREA: 6.60 ACRES
GROSS BLDG AREA: 79,354 SF
BUILDING HEIGHT: < 30 FT
TYPE OF CONSTRUCTION: TBD
OCCUPANCY: RESIDENTIAL
ZONING: CO - OFFICE/COMMERCIAL

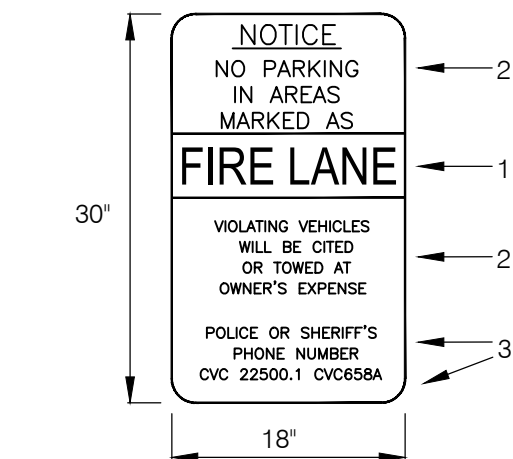
SCOPE OF WORK TO BE DONE:

THE PROJECT PROPOSES TO CONSTRUCT AN ELDER CARE FACILITY ON AN UNDEVELOPED PARCEL. THE DEVELOPMENT WILL INCLUDE ONE (1) LARGE MULTI-UNIT STRUCTURE AS WELL AS EIGHT (8) SPLIT UNIT STRUCTURES.

THIS PROJECT ALSO PROPOSES TO INCLUDE ALL NECESSARY INFRASTRUCTURE IMPROVEMENTS SUCH AS UTILITY UPGRADES, PARKING UPGRADES, DRAINAGE UPGRADES, AND GRADING.

SITE CONSTRUCTION NOTES:

1. INSTALL RED CURB FOR NO FIRE LANE PARKING PER DETAIL 2, THIS SHEET.
2. INSTALL "NO PARKING - FIRE-LANE TOW-AWAY" SIGNAGE AND POST PER DETAIL 1, THIS SHEET.

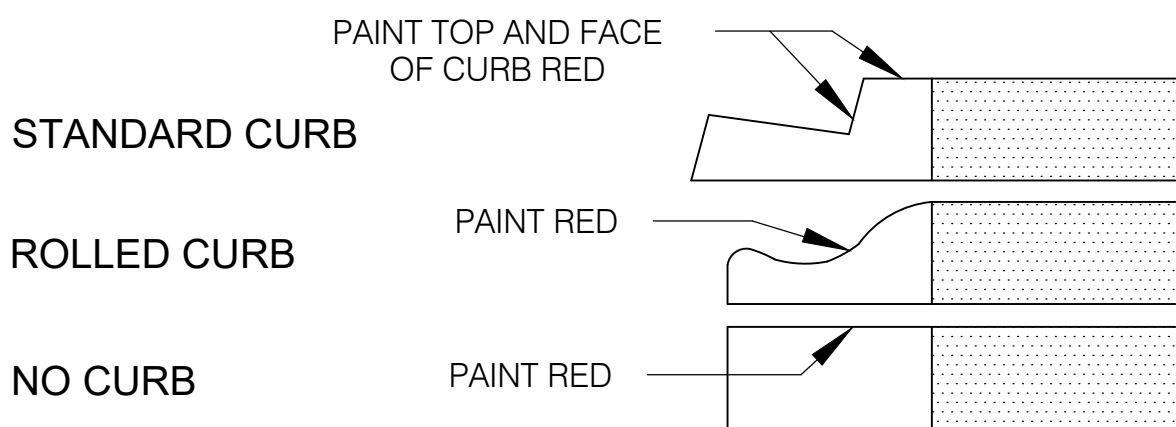


NOTES:
THIS SIGN SHALL BE POSTED AT ALL FIRE LANE ENTRANCES WITH LANES MARKED BY EITHER RED CURBING OR SIGNS. THE SIGN SHALL BE NO SMALLER THAN EIGHTEEN (18) INCHES WIDE BY THIRTY (30) INCHES HIGH.

1. THE WORDS FIRE LANE SHALL BE WHITE REFLECTIVE ON RED BACKGROUND AND NO SMALLER THAN FOUR (4) INCHES IN HEIGHT.
2. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN TWO (2) INCHES IN HEIGHT.
3. LETTERING SHALL BE RED ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 1 INCH IN HEIGHT.

FIRE LANE SIGNAGE

NOT TO SCALE



1. CURBS SHALL BE PAINTED OSHA RED.
2. "NO PARKING - FIRE LANE - TOW AWAY" SHALL BE PAINTED ON TOP OF THE CURB WITH WHITE FOUR (4) INCH HIGH LETTERING EVERY FIFTY (50) FEET OR PORTION THEREOF.

RED CURB FOR NO STOPPING

NOT TO SCALE

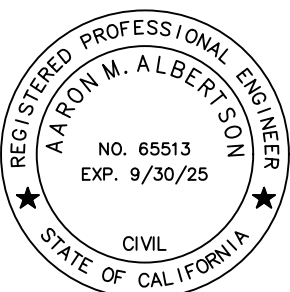
REVISIONS

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ELEVATION: 124.6 (NAVD 88)

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25
DATE: 03/25/25



BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN BETWEEN FOUND MONUMENTS ON THE WEST LINE OF PARCEL D, 09 PM 44, PLACER COUNTY RECORDS, BEARING BEING N0° 01' 30.00"W.

FIRE MASTER PLAN

CREEKSTONE SENIOR LIVING
3400 CHISOM TRAIL
LOOMIS, CA 95650
APN: 043-050-024

SHEET

FM-01
01 OF 01

CONSULTANTS

CONSULTANT #1 - DISCIPLINE

CONSULTANT #1 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

LANDSCAPE

RIDGE LANDSCAPE ARCHITECTS

8841 RESEARCH DR., #200, Irvine

949-387-1323 EXT.30

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CONSULTANT #4 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

PROJECT NAME

**CREEKSTONE SENIOR
LIVING**

PROJECT DESCRIPTION

24-HOUR RESIDENTIAL CARE
FACILITY FOR THE ELDERLY
(ASSISTED LIVING &
INDEPENDENT LIVING) AND
STAND ALONE INDEPENDENT
LIVING COTTAGES.

PROJECT ADDRESS

3400 CHISOM TRAIL, LOOMIS,
CA 95650

OWNER INFORMATION

BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

03/28/2025

KEY PLAN

SHEET NAME

PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND

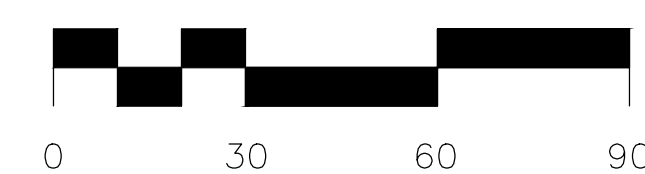
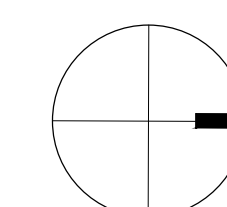
- 1 ENHANCED CONCRETE
PAVING AT BUILDING ENTRY
AND COURTYARD
- 2 NATURAL GRAY CONCRETE
PAVING
- 3 ENHANCED CONCRETE
PAVING AT DRIVEWAY ENTRY
- 4 DROUGHT TOLERANT
PLANTING
- 5 EXISTING TREES
- 6 ACCENT TREES
- 7 SCREENING TREES
- 8 SHADE TREES
- 9 PUTTING GREEN
- 10 CABANA
- 11 EXISTING PERENNIAL
STREAM
- 12 CORNHOLE COURT
- 13 MONUMENT SIGN
- 14 EXISTING LANDSCAPE
- 15 RETAINING WALL WITH
LANDSCAPE SCREENING
- 16 MODULAR WETLAND
- 17 PROPOSED 6'H TUBULAR
STEEL SLIDING VEHICULAR
GATE
- 18 PROPOSED 6'H TUBULAR
STEEL PERIMETER FENCE
- 19 EXISTING PERIMETER FENCE
- 20 EXISTING POND
- 21 EXISTING CULVERT
- 22 FLAG POLE
- 23 8' HT CMU SCREEN WALL

BASIS OF BEARINGS

N0° 01' 30"W 438.75'

BOYINGTON ROAD

N46° 00' 56"W 38.01'



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TREES



ACER PALMATUM / JAPANESE MAPLE



ACER RUBRUM / RED MAPLE



CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY REDBUD



LAGERSTROEMIA FAUERI 'MUSKOGEE' / MUSKOGEE CREPE MYRTLE



QUERCUS DOUGLASII / BLUE OAK



QUERCUS WIZLIZENII / INTERIOR LIVE OAK

SHRUBS



ACCA SELLOWIANA / PINEAPPLE GUAVA



LEUCOPHYLLUM F. 'GREEN CLOUD' / TEXAS RANGER



OLEA X MONTRA 'LITTLE OLLIE' / LITTLE OLLIE



RHAMNUS C. 'MOUND SAN BRUNO' / COFFEEBERRY



SENNA ARTEMISIOIDES / FEATHERY CASSIA



DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY



HESPERALOE PARVIFLORA / RED YUCCA



LANTANA 'GOLD MOUND' / YELLOW LANTANA



MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY



RHAPHIOLEPIS UMBELLATA / YEDDO HAWTHORNE



ROSMARINUS O. 'TUSCAN BLUE' / ROSEMARY



SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE



SALVIA GREGGII / AUTUMN SAGE



ARTEMISIA 'POWIS CASTLE' / ARTEMISIA



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH

CONSULTANTS

CONSULTANT #1 - DISCIPLINE

CONSULTANT #1 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

LANDSCAPE

RIDGE LANDSCAPE ARCHITECTS

8841 RESEARCH DR., #200, Irvine
949-367-1323 EXT.30

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CONSULTANT #4 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

24-HOUR RESIDENTIAL CARE FACILITY FOR THE ELDERLY (ASSISTED LIVING & INDEPENDENT LIVING)AND STAND ALONE INDEPENDENT LIVING COTTAGES .

PROJECT ADDRESS

3400 CHISOM TRAIL, LOOMIS, CA 95650

OWNER INFORMATION

BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

03/28/2025

ISSUE HISTORY

DATE:

MARK:

DESCRIPTION:

KEY PLAN

SHEET NAME

PLANTING IMAGERY

SHEET NUMBER

L3.1

SHRUBS



COPROSMA X KIRKII /
CREEPING COPROSMA



COTONEASTER DAMMERI 'LOWFAST' /
LOWFAST COTONEASTER



DIANELLA 'CASA BLUE' /
CASA BLUE FLAX LILY



ECHEVERIA 'RUFFLES' /
RUFFLES ECHEVERIA



FESTUCA MAIREI /
ATLAS FESCUE



SESLARIA AUTUMNALIS /
AUTUMN MOOR GRASS



ACACIA REDOLENS 'LOW BOY' /
PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' /
DWARF COYOTE BRUSH



LANTANA 'NEW GOLD' /
NEW GOLD LANTANA



MYOPORUM PARVIFOLIUM /
MYOPORUM



ROSA X 'FLOWER CARPET RED' /
RED CARPET ROSE



ROSMARINUS O. 'HUNTINGTON CARPET' /
PROSTRATE ROSEMARY



SALVIA 'BEE'S BLISS' /
BEE'S BLISS SAGE



CAREX PANSA /
CALIFORNIA MEADOW SEDGE



CAREX TUMICOLA /
FOOTHILL SEDGE



JUNCUS PATENS /
CALIFORNIA GRAY RUSH



DISTICTUS BUCCINATORIA /
BLOOD-RED TRUMPET VINE

CONSULTANTS

CONSULTANT #1 - DISCIPLINE

CONSULTANT #1 - NAME

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PHONE NUMBER

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LANDSCAPE

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CONSULTANT #4 - DISCIPLINE

CONSULTANT #4 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME

ADDRESS

PHONE NUMBER

WEBSITE

PROJECT NAME

CREEKSTONE SENIOR
LIVING

PROJECT DESCRIPTION

24-HOUR RESIDENTIAL CARE
FACILITY FOR THE ELDERLY
(ASSISTED LIVING &
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3400 CHISOM TRAIL, LOOMIS,
CA 95650

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SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

2305

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ISSUE DATE

03/28/2025

ISSUE HISTORY

DATE:	MARK:	DESCRIPTION:

KEY PLAN

SHEET NAME

PLANTING IMAGERY

SHEET NUMBER

L3.2

CONSULTANTS

CDRWEST
695 TOWN CENTER DRIVR , SUITE 110,
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CONSULTANT #3 - DISCIPLINE
CONSULTANT #3 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

PROJECT DESCRIPTION
SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .

PROJECT ADDRESS:

3400 CHISOM TRAIL, LOOMIS
CA 95650

OWNER INFORMATION

BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY		
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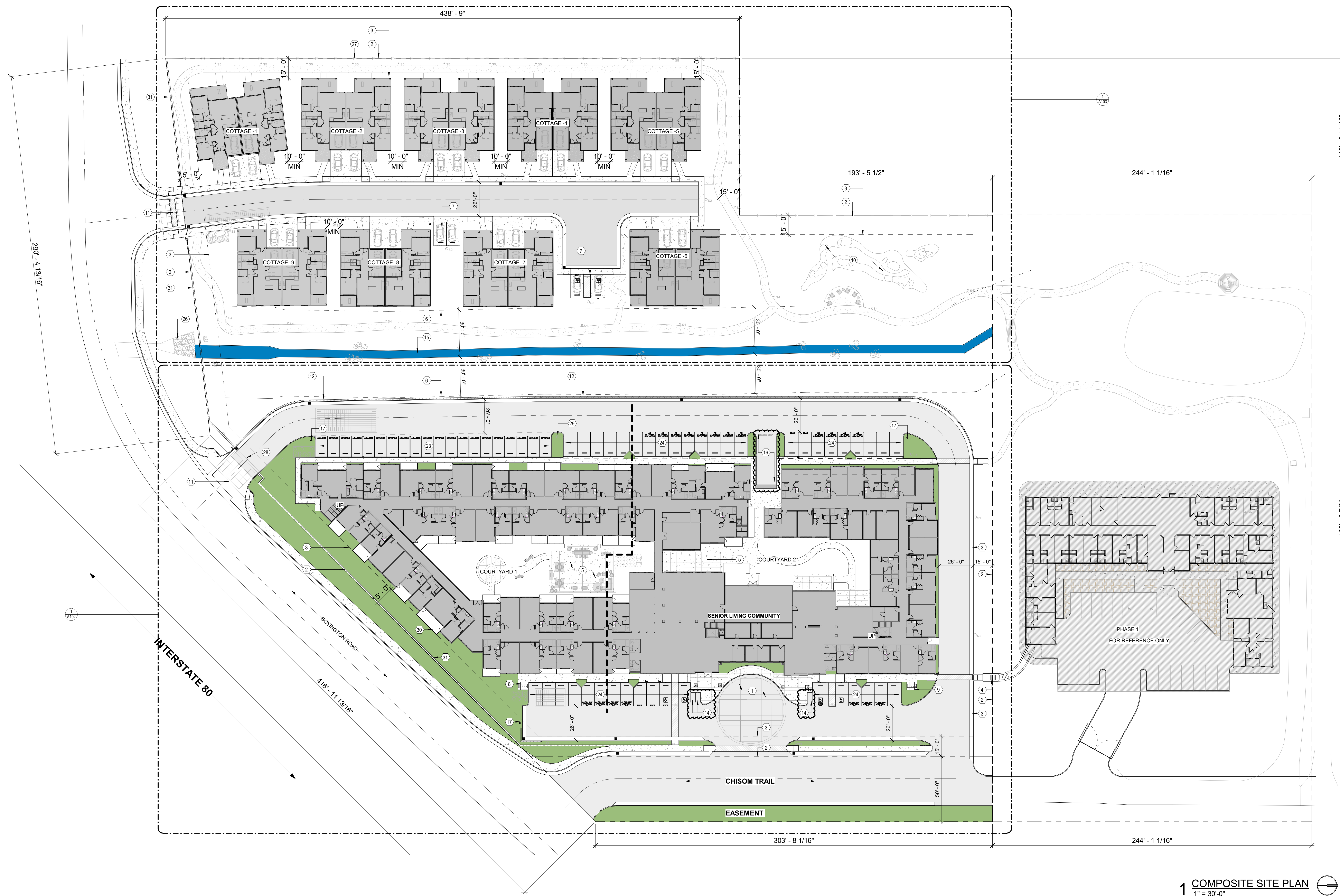
KEY PLAN

	SHEET NAME
--	------------

SHEET NAME
COMPOSITE SITE PLAN

SHEET NUMBER

A100



1 COMPOSITE SITE PLAN

$$1'' = 30'-0''$$

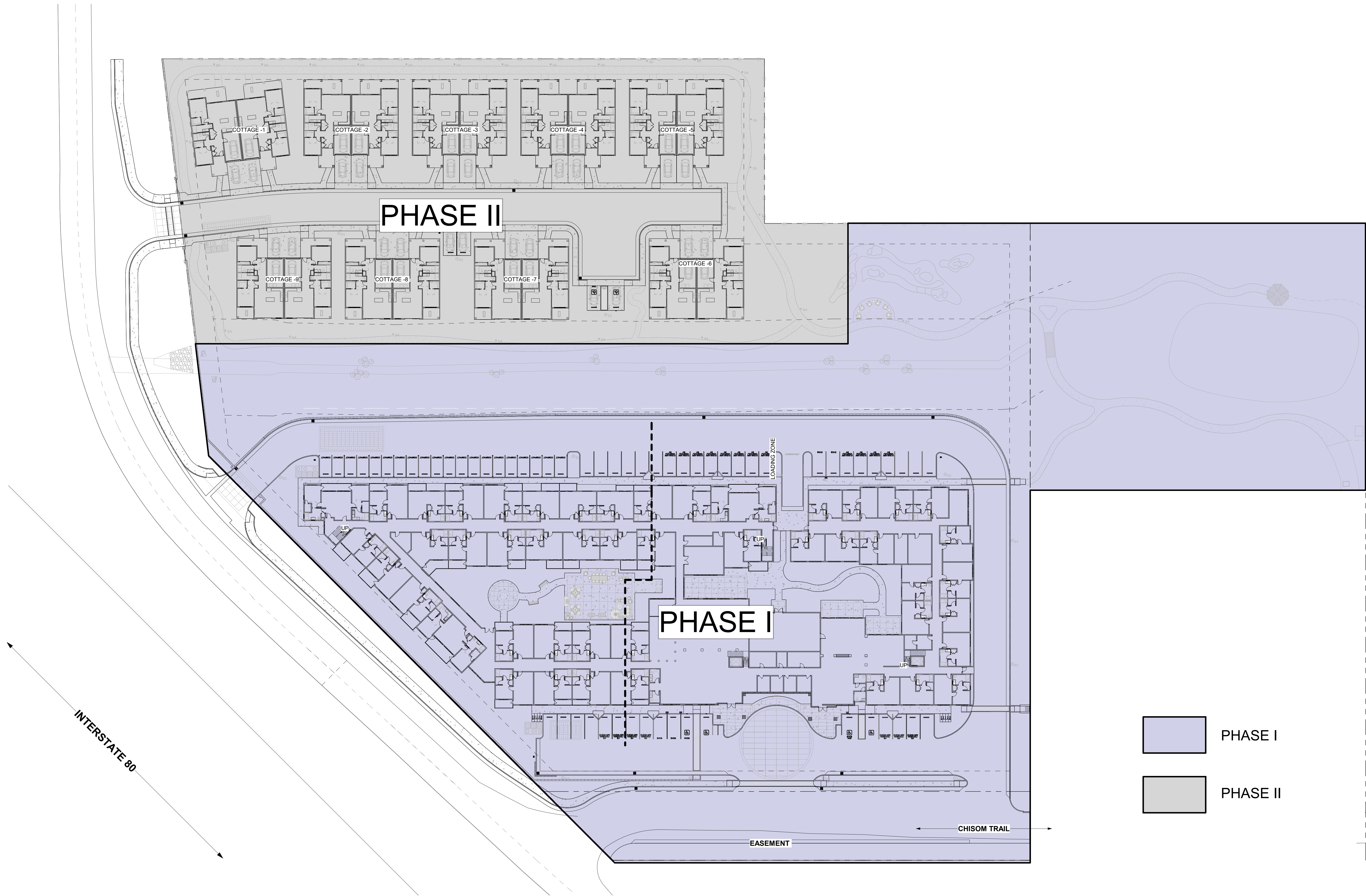

SITE PLAN KEY NOTES

- | | |
|----|--|
| 1 | DROP OFF ZONE. |
| 2 | PROPERTY LINE. |
| 3 | SET BACK LINE. |
| 4 | NEW STRIPS CONNECTING TO ADJACENT PROPERTY. REFER TO CIVIL DRAWINGS. |
| 5 | NEW 15' X 15' RECREATIONAL AREA. REFER TO LANDSCAPE DRAWINGS. |
| 6 | RIPARIAN SETBACK LINE. |
| 7 | NEW VISITORS PARKING. |
| 8 | NEW (4) 2'-0" X 6'-0" SHORT TERM BICYCLE STORAGE |
| 9 | NEW (4) 2'-0" X 10'-0" LONG TERM BICYCLE STORAGE |
| 10 | NEW PUTTING GREEN. REFER TO LANDSCAPE DRAWINGS. |
| 11 | NEW APPROACH WAY. |
| 12 | NEW RETAINING WALL. REFER TO CIVIL DRAWING. |
| 13 | NEW 10'-0" X 10'-0" TRAMPOLINE |
| 14 | NEW 10'-0" X 10'-0" TRAMPOLINE |
| 15 | NEW 10'-0" X 10'-0" TRAMPOLINE |
| 16 | NEW LOADING ZONE 15'-0" X 40'-0" WITH 14'-0" OF VERTICAL CLEARANCE. |

	SITE PLAN KEY NOTES
--	----------------------------

- 17 LOCATION OF NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
- 18 NEW CONCRETE CURB, REFER TO CIVIL DRAWINGS.
- 19 NEW EV CHARGING STATION.
- 20 NEW PARKING STRIPING PER CITY STANDARDS.
- 21 NEW LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 22 FUTURE EV CHARGING STATION, GC TO PROVIDE CONDUIT.
- 23 9X16 COMPACT PARKING STALLS
- 24 10X18 STANDARD PARKING STALLS W/ 2'-0" OVERHANG
- 25 CONCRETE SIDEWALK PER CIVIL AND LANDSCAPE PLAN. CONTROL JOINTS AT SLAB TO BE AT 10'-0" O.C. TYP.
- 26 EXISTING CURBULT.
- 27 PROPOSED 6'-0" HIGH TUBE STEEL SITE PERIMETER FENCE, SEE LANDSCAPE DRAWINGS.
- 28 PROPOSED 6'-0" HIGH TUBE STEEL SLIDING GATE, SEE LANDSCAPE DRAWINGS.
- 29 TYPICAL SITE LIGHT, SEE ELECTRICAL DRAWINGS.
- 30 TYPICAL 6'-0" TALL VINYL PRIVACY FENCE, SEE ELEVATIONS.
- 31 PROPOSED 6'-0" HIGH CMU WALL FOR SOUND MITIGATION, SEE LANDSCAPE DRAWINGS.

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PHASE I

PHASE II

1 PHASING PLAN
1" = 30'-0"

Goree
Whitfield

24691 Del Prado Ave
Dana Point, CA 92629
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www.goreewhitfield.com

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CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR
LIVING

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .

PROJECT ADDRESS
3400 CHISOM TRAIL, LOOMIS
CA 95650

OWNER INFORMATION
BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER
2305

STAMP / SIGNATURE

ISSUE DATE
11/01/23

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03/28/2025		REVISED PLANNING SUBMITTAL

KEY PLAN

SHEET NAME
PHASING PLAN

SHEET NUMBER

A101

CONSULTANTS

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WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

**SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES)**

PROJECT ADDRESS

**3400 CHISOM TRAIL, LOOMIS
CA 95650**

OWNER INFORMATION

**BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER

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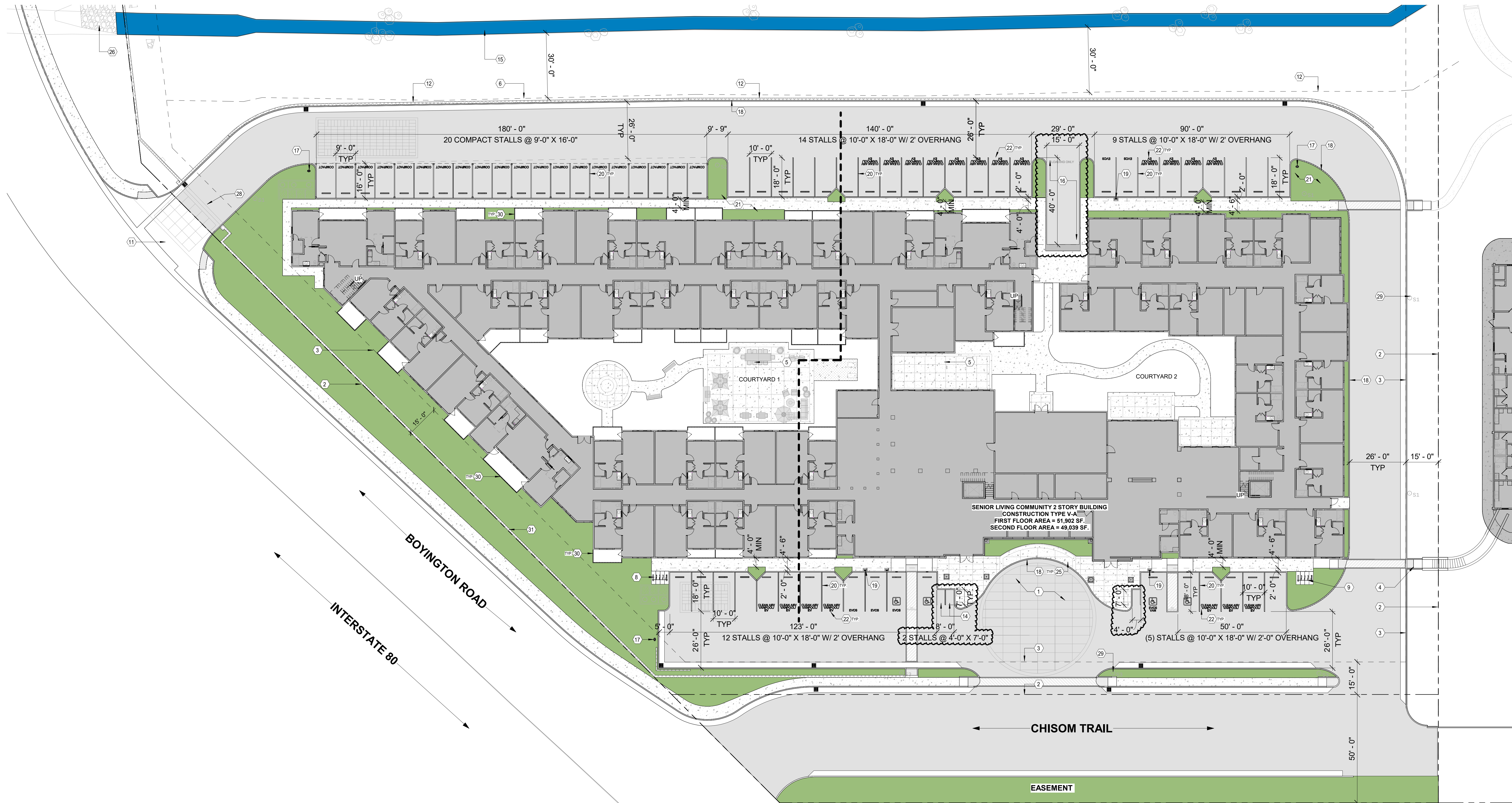
KEY PLAN

SHEET NAME

ENLARGED SITE PLAN- EAST

SHEET NUMBER

A102



1 ENLARGED SITE PLAN- EAST
1" = 20'-0"

SITE PLAN KEY NOTES

- DROP OFF ZONE.
- PROPERTY LINE.
- SET BACK LINE.
- NEW STAIRS CONNECTING TO ADJACENT PROPERTY. REFER TO CIVIL DRAWINGS.
- NEW COURTYARD RECREATIONAL AREA. REFER TO LANDSCAPE DRAWINGS.
- RIPARIAN SETBACK LINE.
- NEW VISITORS PARKING.
- NEW (4) 2'-0" X 6'-0" SHORT TERM BICYCLE STORAGE.
- NEW (4) 2'-0" X 6'-0" LONG TERM BICYCLE STORAGE.
- NEW PUTTING GREEN. REFER TO LANDSCAPE DRAWINGS.
- NEW APPROACH WAY.
- NEW RETAINING WALL. REFER TO CIVIL DRAWING.
- NEW MOTORCYCLE PARKING.
- EXISTING RIPARIAN SETBACK.
- NEW LOADING ZONE. 10'-0" X 40'-0" WITH 12'-0" OF VERTICAL CLEARANCE.

SITE PLAN KEY NOTES

- LOCATION OF NEW FIRE HYDRANT. REFER TO CIVIL DRAWINGS.
- NEW CONCRETE CURB. REFER TO CIVIL DRAWINGS.
- NEW EV CHARGING STATION.
- NEW PARKING STRIPING PER CITY STANDARDS.
- NEW LANDSCAPING. REFER TO LANDSCAPE DRAWINGS.
- FUTURE EV CHARGING STATION. GC TO PROVIDE CONDUIT.
- 9X16 COMPACT PARKING STALLS.
- 10X18 STANDARD PARKING STALLS W/ 2'-0" OVERHANG.
- CONCRETE SIDEWALK PER CIVIL AND LANDSCAPE PLAN. CONTROL JOINTS AT SLAB TO BE AT 10'-0" O.C. TYP.
- EXISTING CULVERT.
- PROPOSED 6'-0" HIGH TUBE STEEL SITE PERIMETER FENCE. SEE LANDSCAPE DRAWINGS.
- PROPOSED 6'-0" HIGH TUBE STEEL SLIDING GATE. SEE LANDSCAPE DRAWINGS.
- TYPICAL SITE LIGHT. SEE ELECTRICAL DRAWINGS.
- TYPICAL 6'-0" TALL VINYL PRIVACY FENCE. SEE ELEVATIONS.
- PROPOSED 8'-0" HIGH CMU WALL FOR SOUND MITIGATION. SEE LANDSCAPE DRAWINGS.

CONSULTANTS

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CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

**CREEKSTONE SENIOR
LIVING**

PROJECT DESCRIPTION

**SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES)**

PROJECT ADDRESS

**3400 CHISOM TRAIL, LOOMIS
CA 95650**

OWNER INFORMATION

**BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

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11/01/2023		PLANNING SUBMITTAL
01/03/2024		REVISED PLANNING SUBMITTAL
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KEY PLAN

SHEET NAME

ENLARGED SITE PLAN - WEST

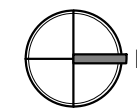
SHEET NUMBER

A103

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1 ENLARGED SITE PLAN - WEST
1" = 20'-0"



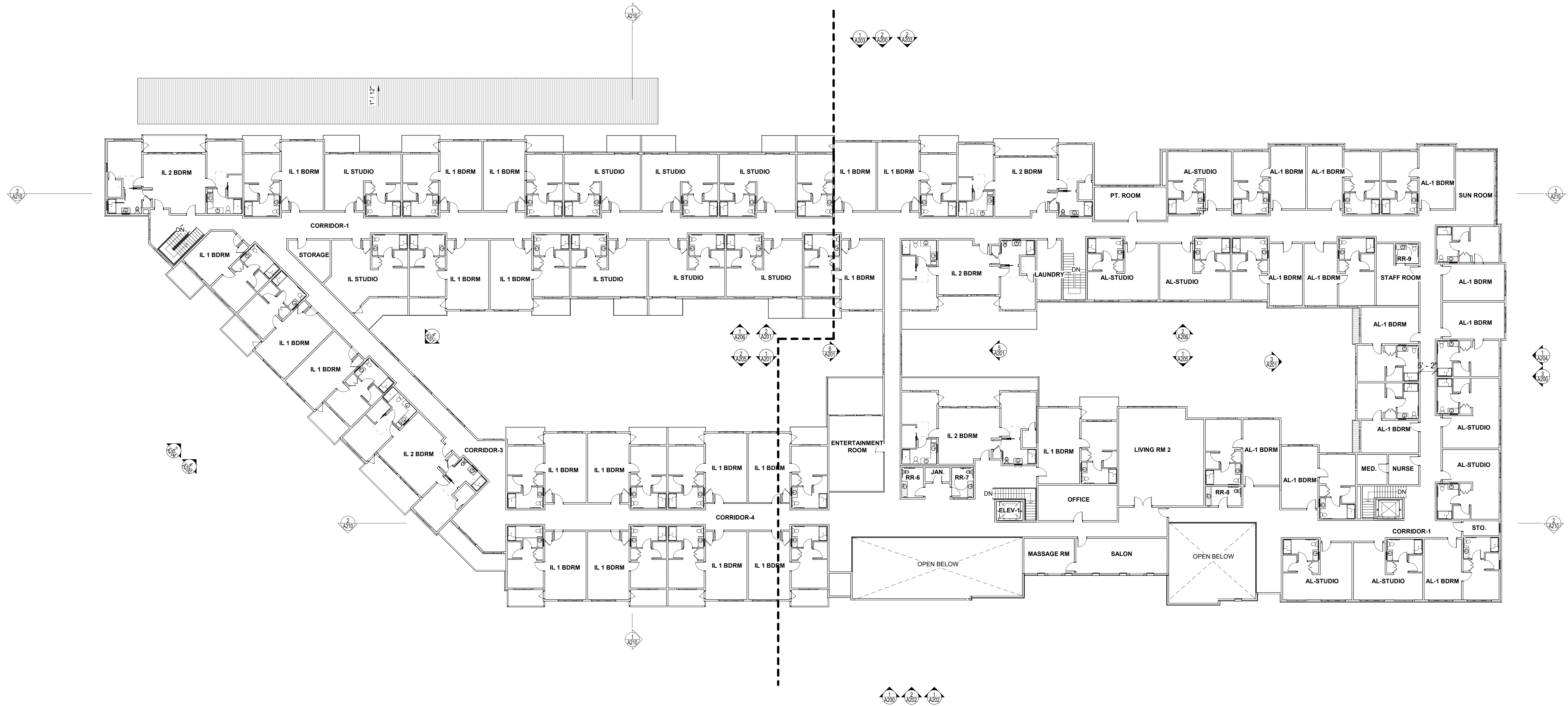
SITE PLAN KEY NOTES

- DROP OFF ZONE.
- PROPERTY LINE.
- SET BACK LINE.
- NEW STAIRS CONNECTING TO ADJACENT PROPERTY. REFER TO CIVIL DRAWINGS.
- NEW COURTYARD RECREATIONAL AREA. REFER TO LANDSCAPE DRAWINGS.
- RIPIARIAN SETBACK LINE.
- NEW VISITORS PARKING.
- NEW (4) 2'-0" X 6'-0" SHORT TERM BICYCLE STORAGE.
- NEW (4) 2'-0" X 6'-0" LONG TERM BICYCLE STORAGE.
- NEW PUTTING GREEN. REFER TO LANDSCAPE DRAWINGS.
- NEW APPROACH WAY.
- NEW RETAINING WALL. REFER TO CIVIL DRAWING.
- NEW MOTORCYCLE PARKING.
- EXISTING PERENNIAL STREAM.
- NEW LOADING ZONE. 15'-0" X 40'-0" WITH 14'-0" OF VERTICAL CLEARANCE.

SITE PLAN KEY NOTES

- LOCATION OF NEW FIRE HYDRANT. REFER TO CIVIL DRAWINGS.
- NEW CONCRETE CURB. REFER TO CIVIL DRAWINGS.
- NEW EV CHARGING STATION.
- NEW PARKING STRIPING PER CITY STANDARDS.
- NEW LANDSCAPING. REFER TO LANDSCAPE DRAWINGS.
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- PROPOSED 6'-0" HIGH TUBE STEEL SLIDING GATE. SEE LANDSCAPE DRAWINGS.
- TYPICAL SITE LIGHT. SEE ELECTRICAL DRAWINGS.
- TYPICAL 6'-0" TALL VINYL PRIVACY FENCE. SEE ELEVATIONS.
- PROPOSED 8'-0" HIGH CMU WALL FOR SOUND MITIGATION. SEE LANDSCAPE DRAWINGS.

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INDEPENDENT LIVING UNIT MIX			
FLOOR	UNIT	COUNT	OCCUPANCY
1ST FLOOR			
1ST FLOOR	IL 1 BDRM	20	R2.1
1ST FLOOR	IL 2 BDRM	3	R2.1
1ST FLOOR	IL STUDIO	8	R2.1
1ST FLOOR: 31		31	
2ND FLOOR			
2ND FLOOR	IL 1 BDRM	20	R2.1
2ND FLOOR	IL 2 BDRM	5	R2.1
2ND FLOOR	IL STUDIO	8	R2.1
2ND FLOOR: 33		33	

ASSISTED LIVING UNIT MIX			
FLOOR	UNIT	COUNT	OCCUPANCY
1ST FLOOR			
1ST FLOOR	AL-1 BDRM	8	R2.1
1ST FLOOR	AL-STUDIO	8	R2.1
1ST FLOOR: 16		16	
2ND FLOOR			
2ND FLOOR	AL-1 BDRM	12	R2.1
2ND FLOOR	AL-STUDIO	7	R2.1
2ND FLOOR: 19		19	

1 COMPOSITE FLOOR PLAN - SECOND FLOOR
1/16" = 1'-0"

CONSULTANTS

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LANDSCAPE
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DR., #200, Irvine
949-387-1323 EXT.30

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WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
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PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR
LIVING

PROJECT DESCRIPTION

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LIVING AND INDEPENDENT
LIVING COTTAGES)

PROJECT ADDRESS

3400 CHISOM TRAIL, LOOMIS
CA 95650

OWNER INFORMATION

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153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

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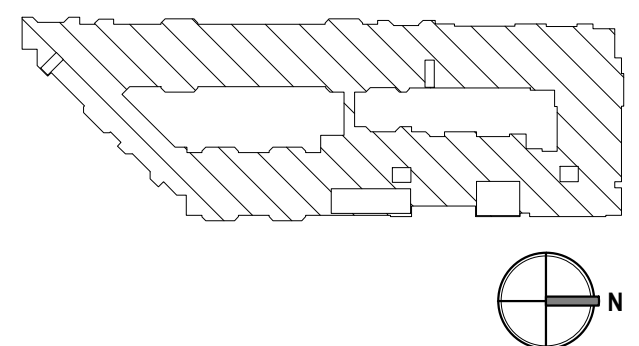
ISSUE DATE

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KEY PLAN



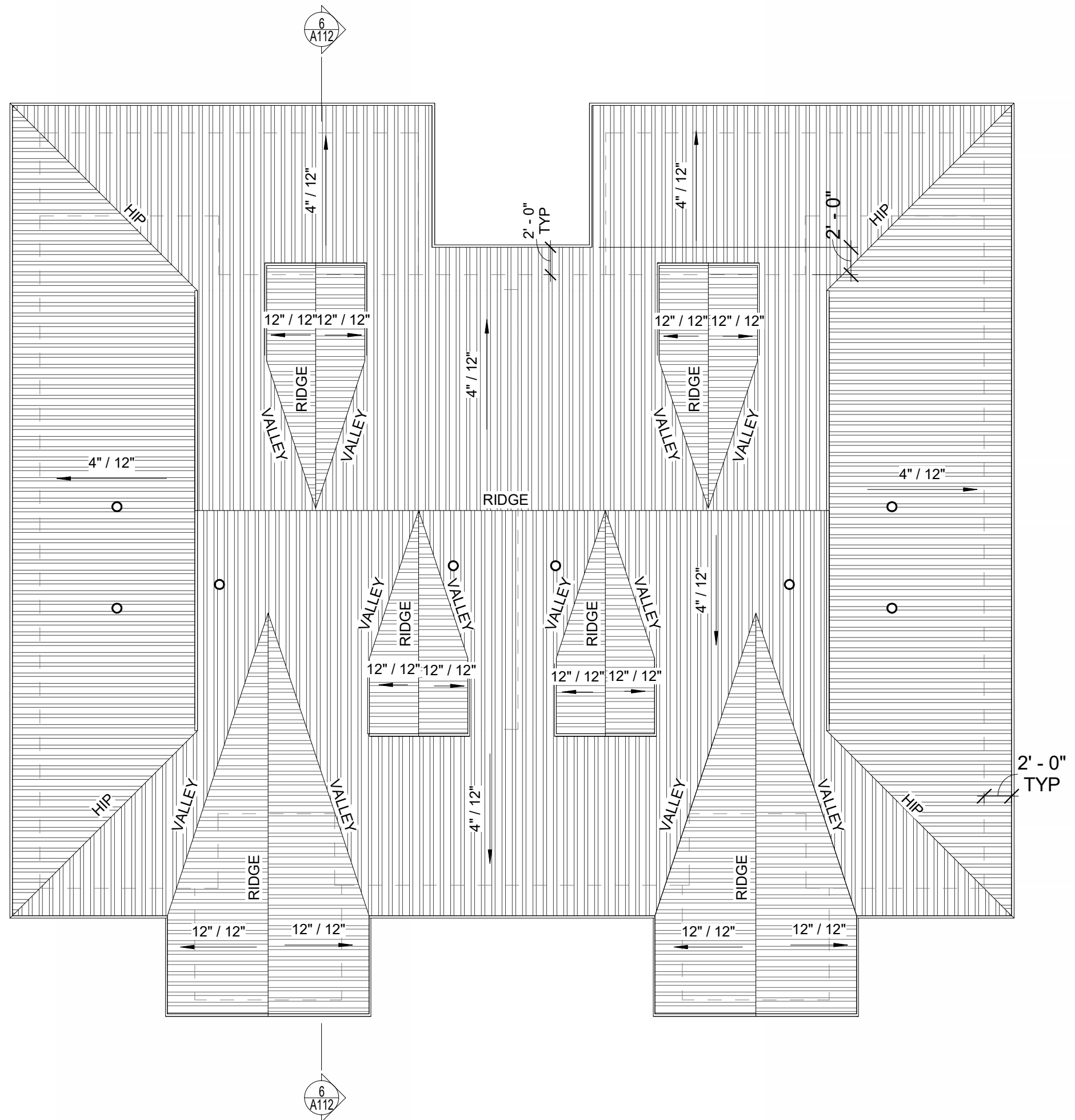
SHEET NAME

COMPOSITE FLOOR PLAN -
SECOND FLOOR

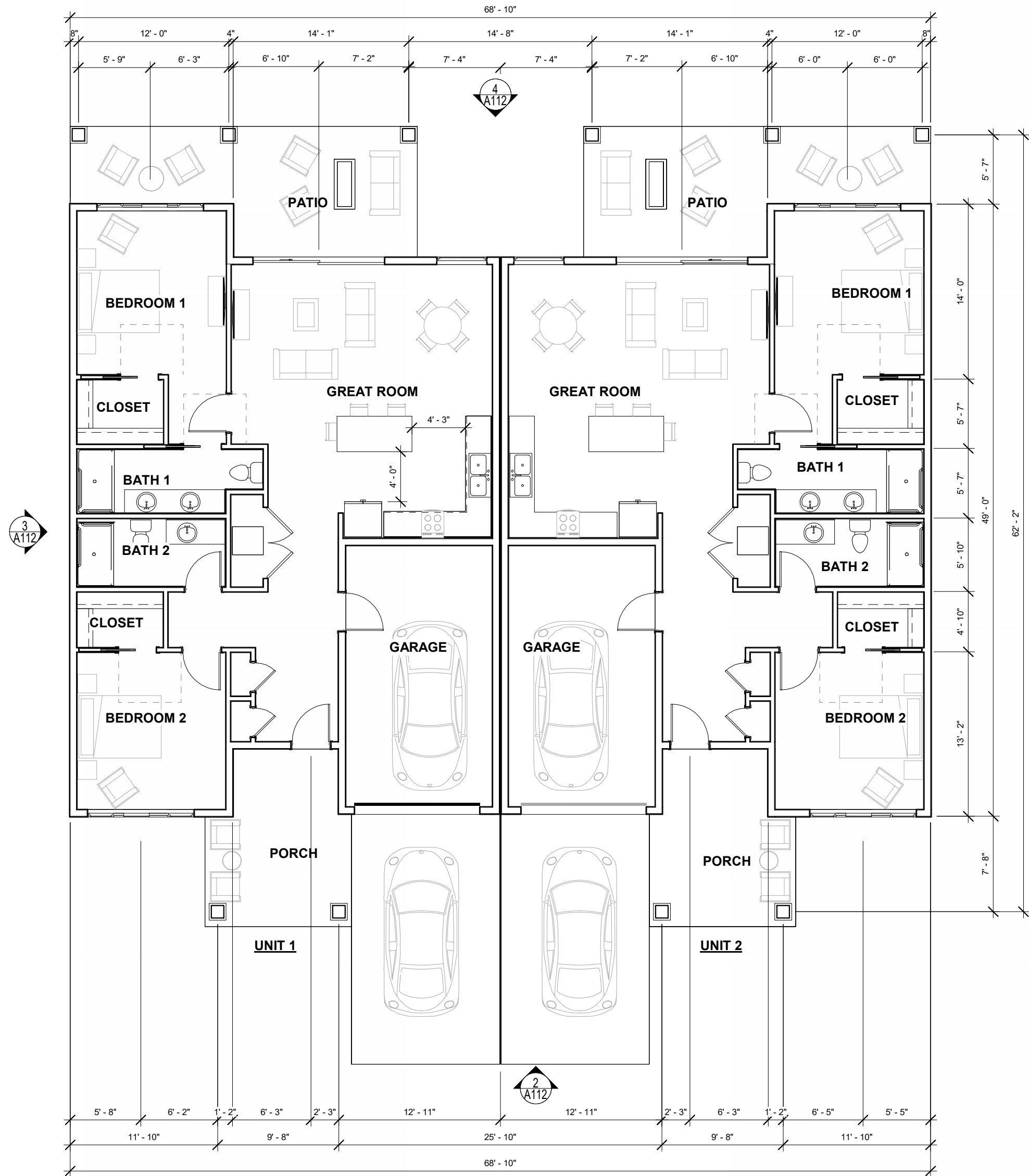
SHEET NUMBER

A111

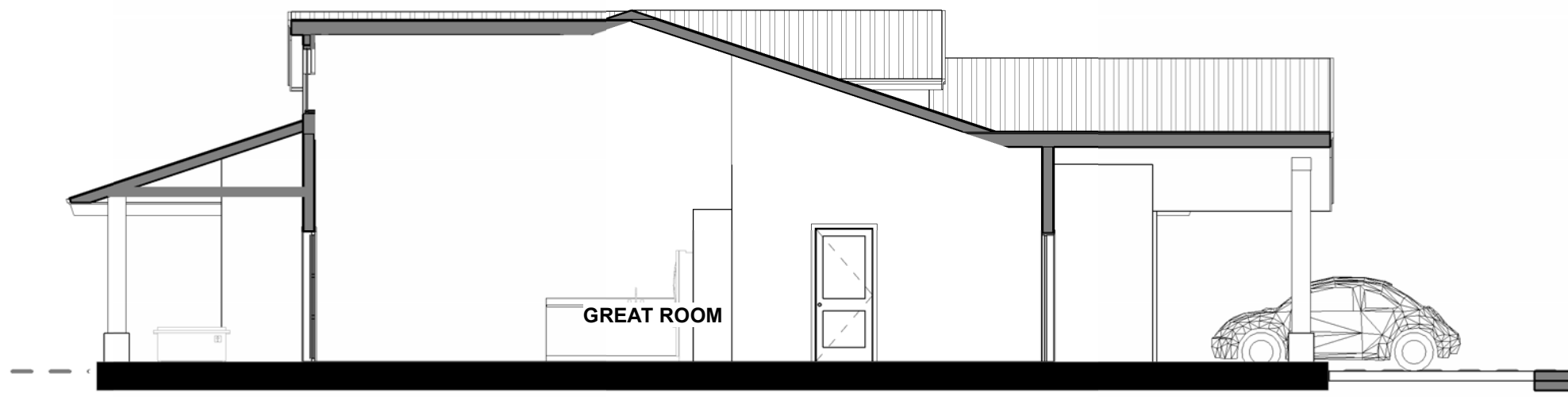
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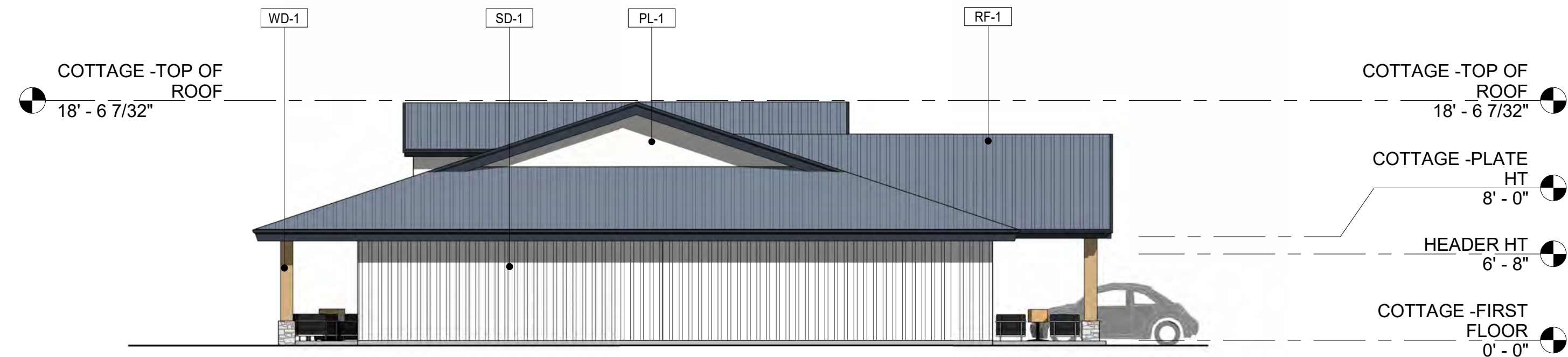
5 COTTAGE - ROOF PLAN
1/8" = 1'-0"



1 COTTAGE FLOOR PLAN
1/8" = 1'-0"



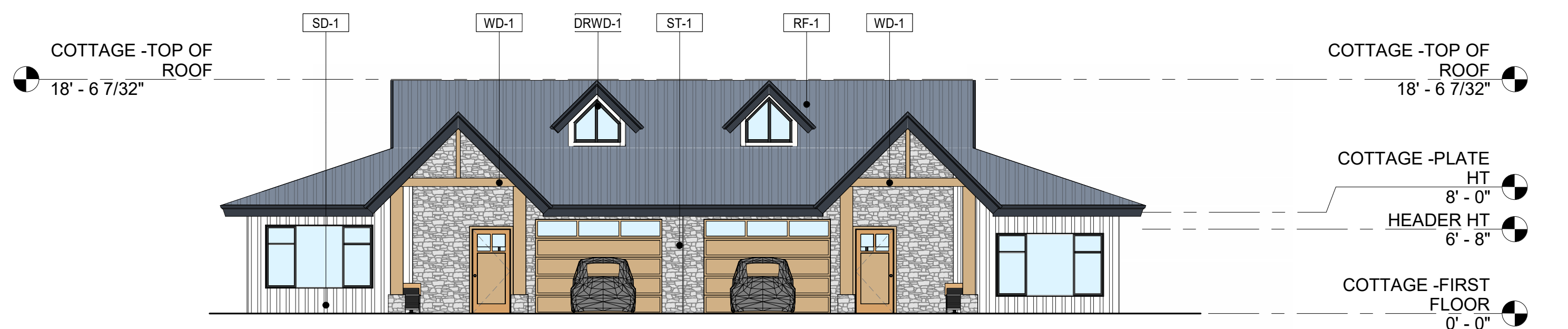
6 COTTAGE - SECTION
1/8" = 1'-0"



3 COTTAGE - SIDE ELEVATION
1/8" = 1'-0"



4 COTTAGE REAR ELEVATION
1/8" = 1'-0"



2 COTTAGE - FRONT ELEVATION
1/8" = 1'-0"

BUILDABLE FLOOR AREA (PER LOOMIS MUNICIPAL CODE):
(EXCLUDES STAIRS, SHAFTS & ELEVATORS ON UPPER FLOORS)

TYPICAL UNIT 1 CONDITIONED SPACE:
FIRST FLOOR: 1,559 SF
TOTAL CONDITIONED: 1,559 SF

TYPICAL UNIT 1 UNCONDITIONED SPACE:
ENTRY PORCH: 149 SF
PATIO: 250 SF
TOTAL UNCONDITIONED: 399 SF

TYPICAL UNIT 2 CONDITIONED SPACE:
FIRST FLOOR: 1,559 SF
TOTAL CONDITIONED: 1,559 SF

TYPICAL UNIT 2 UNCONDITIONED SPACE:
ENTRY PORCH: 149 SF
PATIO: 250 SF
TOTAL UNCONDITIONED: 399 SF

TOTAL CONDITIONED SPACE PER COTTAGE:
TYPICAL UNIT 1: 1,559 SF
TYPICAL UNIT 2: 1,559 SF
TOTAL CONDITIONED: 3,118 SF

TOTAL UNCONDITIONED SPACE PER COTTAGE:
TYPICAL UNIT 1: 399 SF
TYPICAL UNIT 2: 399 SF
TOTAL UNCONDITIONED: 798 SF

MECHANICAL LEGEND

○ LOCATION OF MECHANICAL EXHAUST

MATERIAL LEGEND

WINDOWS, DOORS, & RAILING: DRWD-1
CHARCOAL

WOOD LOUVERS, EXPOSED BEAMS, & COLUMNS: WD-1
MEDIUM GREY

STONE VENEER: ST-1
CREATIVE MINES FOGBANK

VERTICAL BOARD & BATTEN SIDING,
WOOD FASCIA COLOR: SD-1
ARCTIC WHITE PLUS

STANDING SEAM ROOF : RF-1
MEDIUM GREY

STUCCO : PL-1
SW 7005 PURE WHITE

Goree Whitfield

24691 Del Prado Ave
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949 -234 -1950
www.goreewhitfield.com

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PHONE NUMBER
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CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

**SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .**

PROJECT ADDRESS

**3400 CHISOM TRAIL, LOOMIS
CA 95650**

OWNER INFORMATION

**BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY

DATE:	MARK:	DESCRIPTION:
11/01/2023		PLANNING SUBMITTAL
01/03/2024		REVISED PLANNING SUBMITTAL
03/28/2025		REVISED PLANNING SUBMITTAL

KEY PLAN

SHEET NAME

**TYPICAL COTTAGE FLOOR
PLAN & ELEVATIONS**

SHEET NUMBER

A112

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PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

**SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
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PROJECT ADDRESS

**3400 CHISOM TRAIL, LOOMIS
CA 95650**

OWNER INFORMATION

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153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER

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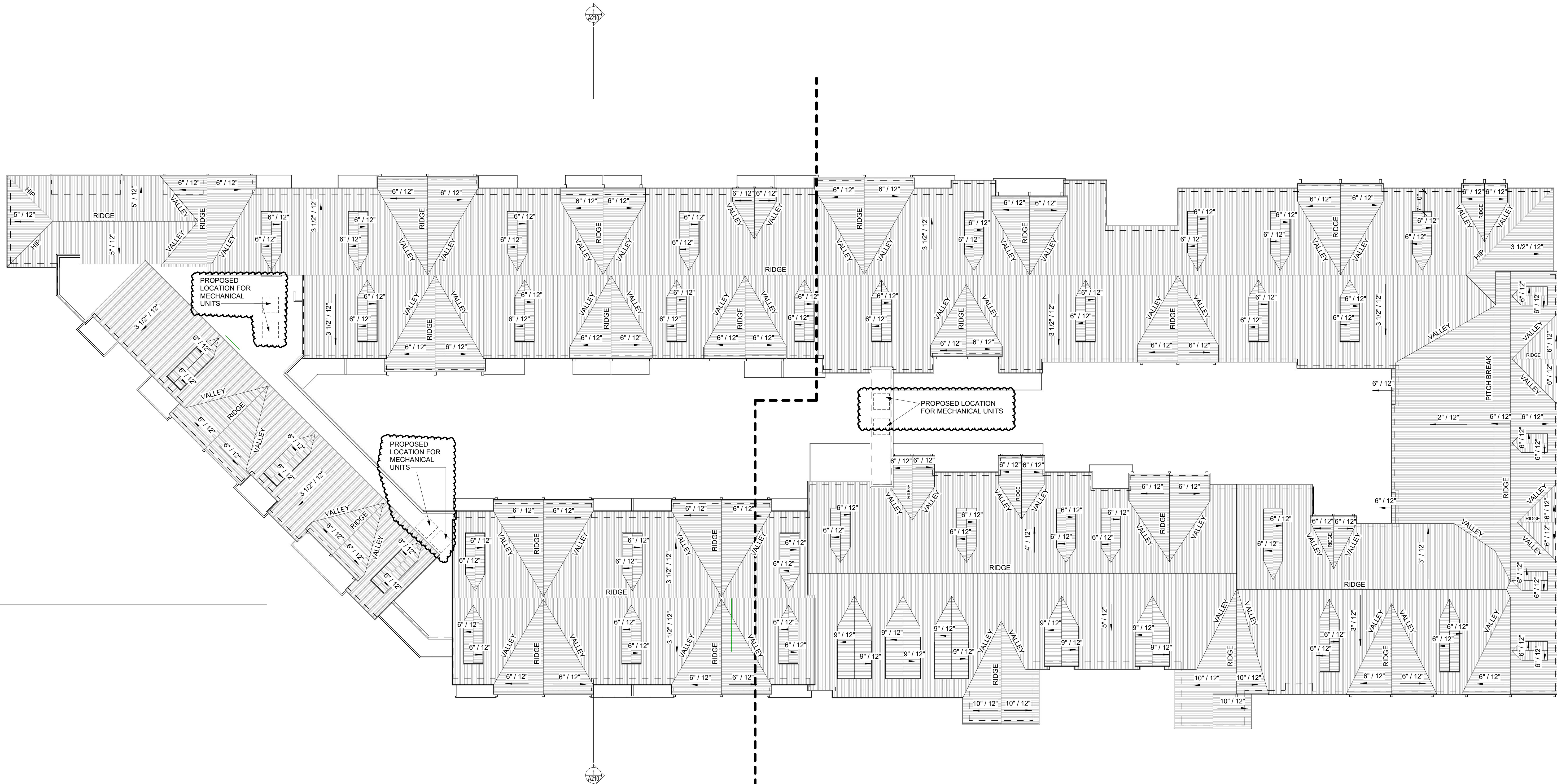
KEY PLAN

SHEET NAME

ROOF PLAN

SHEET NUMBER

A190



1 ROOF PLAN
1/16" = 1'-0"



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ADDRESS
PHONE NUMBER
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CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

**CREEKSTONE SENIOR
LIVING**

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .

PROJECT ADDRESS

3400 CHISOM TRAIL, LOOMIS
CA 95650

OWNER INFORMATION

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153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

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KEY PLAN

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A200



4 SOUTH ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"

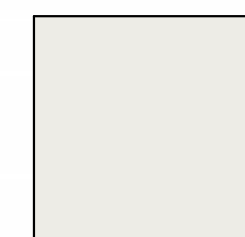
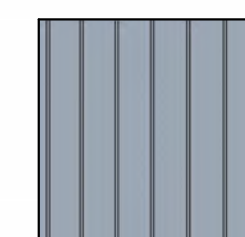
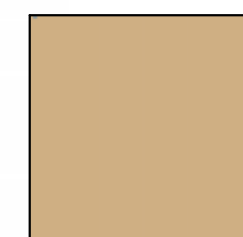
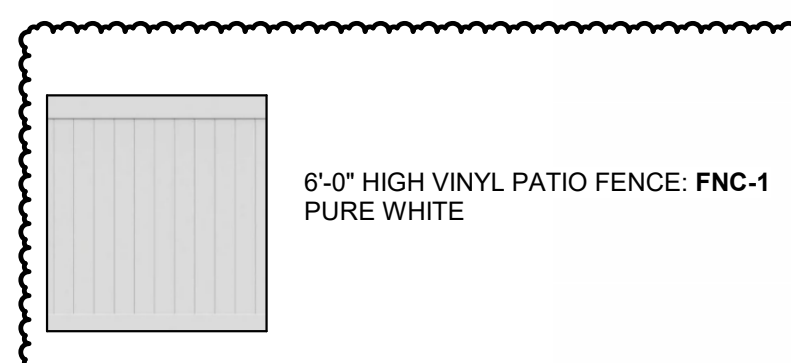


2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

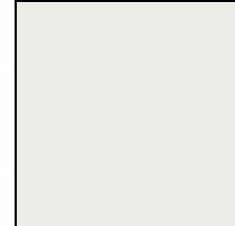
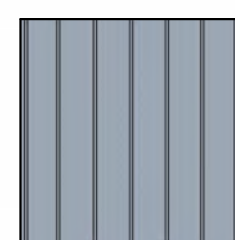
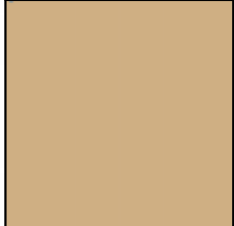
MATERIAL LEGEND



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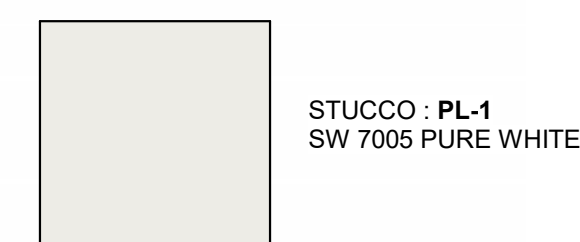
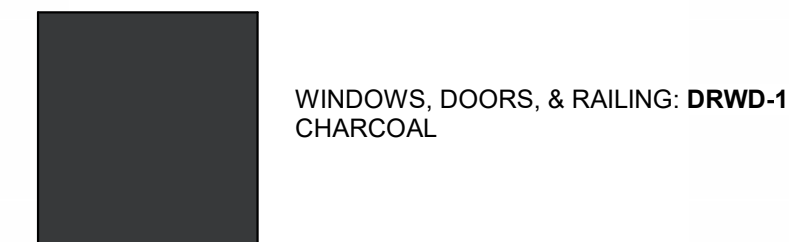
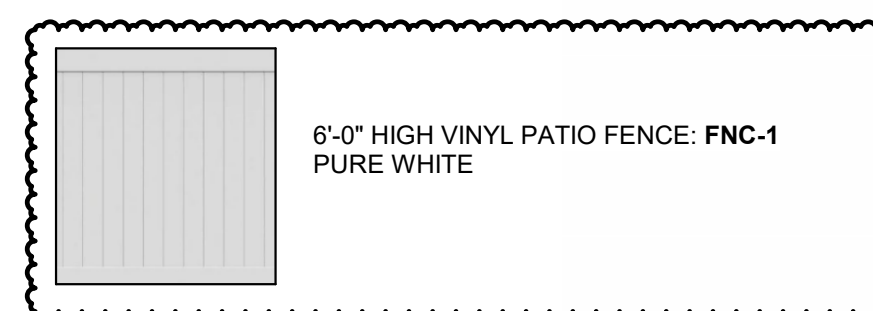


2 ENLARGED EAST ELEVATION PART B
1/8" = 1'-0"



1 ENLARGED EAST ELEVATION -PART A
1/8" = 1'-0"

MATERIAL LEGEND



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CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

**CREEKSTONE SENIOR
LIVING**

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .

PROJECT ADDRESS

3400 CHISOM TRAIL, LOOMIS
CA 95650

OWNER INFORMATION

BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY

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KEY PLAN

SHEET NAME

ENLARGED BUILDING
ELEVATIONS

SHEET NUMBER

A202

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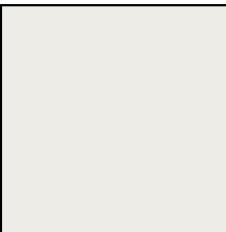
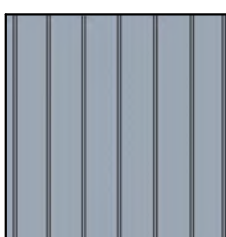
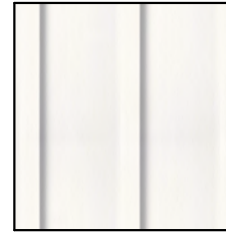
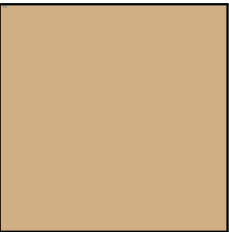


2 ENLARGED WEST ELEVATION -PART B
1/8" = 1'-0"



1 ENLARGED WEST ELEVATION - PART A
1/8" = 1'-0"

MATERIAL LEGEND



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CONSULTANT #4 - NAME
ADDRESS
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CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

CREEKSTONE SENIOR LIVING

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .

PROJECT ADDRESS

3400 CHISOM TRAIL, LOOMIS
CA 95650

OWNER INFORMATION

BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

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KEY PLAN

SHEET NAME

ENLARGED BUILDING ELEVATIONS

SHEET NUMBER

A204

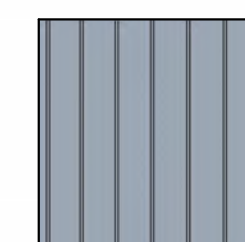
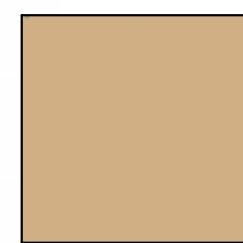


2 ENLARGED SOUTH ELEVATION
1/8" = 1'-0"



1 ENLARGED NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND



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WEBSITE

CONSULTANT #4 - DISCIPLINE

CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE

CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

**CREEKSTONE SENIOR
LIVING**

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
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KEY PLAN

SHEET NAME

**ENLARGED BUILDING
ELEVATIONS - COURTYARDS**

SHEET NUMBER

A205

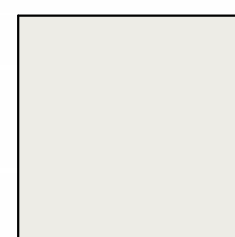
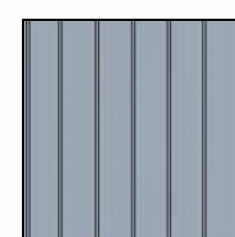


2 ENLARGED COURTYARD EAST ELEVATION - PART B
1/8" = 1'-0"



1 ENLARGED COURTYARD EAST ELEVATION - PART A
1/8" = 1'-0"

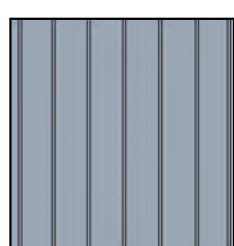
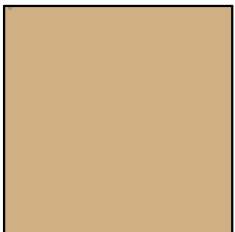
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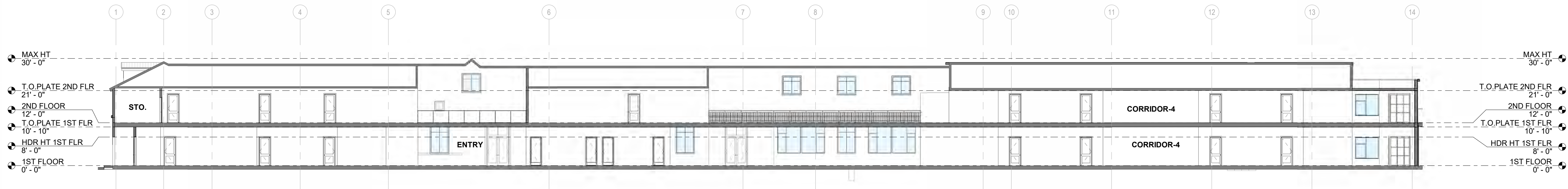
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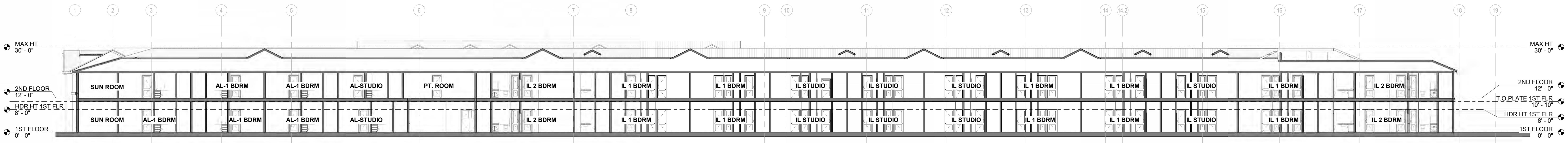
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1 SECTION 1
1/16" = 1'-0"



2 SECTION 2
1/16" = 1'-0"



3 SECTION 3
1/16" = 1'-0"

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CONSULTANT #4 - NAME
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CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE

CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME

**CREEKSTONE SENIOR
LIVING**

PROJECT DESCRIPTION

**SENIOR LIVING COMMUNITY
(ASSISTED & INDEPENDENT
LIVING AND INDEPENDENT
LIVING COTTAGES) .**

PROJECT ADDRESS

**3400 CHISOM TRAIL, LOOMIS
CA 95650**

OWNER INFORMATION

**BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER

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STAMP / SIGNATURE

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KEY PLAN

SHEET NAME

BUILDING SECTION

SHEET NUMBER

A210

GENERAL NOTES		SYMBOL LIST		ABBREVIATIONS		SHEET INDEX		
1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDING DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY. CONTRAC-TOR SHALL PROVIDE CONSTRUCTION DRAWINGS AND OBTAIN WRITTEN APPROVAL OF ALL INSPECTION AUTHORIZED GOVERNMENTAL AGENCIES, POWER & TELEPHONE COMPANIES PRIOR TO START OF AFFECTED WORK. 2. CONTRACTOR SHALL PROVIDE CONSTRUCTION AND SHOP DRAWINGS BASED ON THESE DRAWINGS, SPECIFICATIONS AND ADDITIONAL DESIGN CRITERIAS FURNISHED BY OWNER AND SUBMIT TO ARCHITECT. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS TO ALL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION INCLUDING POLICE AND FIRE DEPARTMENT FOR THEIR REVIEW AND APPROVAL FOR CONSTRUCTION. 3. CONTRACTOR'S BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICA-TIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALTERATION, DEMOLITION AND EXTENSIONWORKS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COSTS, ETC., SHALL BE INCLUDED IN THE BID. 4. ALL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS. 5. THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRINGS AND ELECTRICAL INFORMATION ARE DIA-GRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT. 6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT. 7. ALL RECEPTACLES AND OUTLETS MOUNTING HEIGHTS AND EXACT LOCATION SHALL BE COOR-DINATED WITH ARCHITECTURAL DRAWING ELEVATIONS PRIOR TO ROUGH-IN WORK AND MEET ADA REQUIREMENTS 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEM AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN RELATED CEILINGS. FIXTURES SHALL BE COMPLETED WITH NECESSARY MOUNTING HARDWARE ACCESSORIES & LAMPS. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LABELED FOR USE IN SUCH LOCATIONS. 9. ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE. 10. PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE. THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING. 11. ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL, PLUMBING AND KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH ASSOCIATED DRAWINGS. CONTRACTOR SHALL OBTAIN THE REQUIRED MECHANICAL, PLUMBING AND KITCHEN DRAWINGS AND PROVIDE ALL EQUIPMENTS, RACEWAYS, WIRINGS, ETC. TO EQUIPMENT AS INDICATED THEREON AS PROVIDED UNDER THE ELECTRICAL WORK. VERIFY AND INCLUDE IN BID ALL CONNECTIONS TO SMOKE DETECTORS,DAMPERS AND THERMOSTATS. ALLOW 1/2°C, 3#12 TO EACH 120V OUTLET FROM NEAREST 120V, 20A, 1P SPARE BREAKER & 1/2°C.0 TO THERMOSTATS IN EXPOSED CONDITIONS. 12. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION. 13. THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULTING IN LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR. 14. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTAL OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. IN. MUST BE FIRE STOPPED. 15. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUITS & CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET. 16. CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTOR AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE. 17. ALL FLUORESCENT BALLASTS AND LAMPS SHALL BE CALIFORNIA ENERGY COMMISSION(CEC) CERTIFIED ENERGY SAVING TYPE. ALL FLUORESCENT FIXTURES HAVE ELECTRONIC BALLASTS 18. DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRED TO ELECTRICAL WORK AND INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR ADJACENT SURFACES IN FINISHED AREAS. 19. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENTS PENETRATING INTO FIRE RATED ENVELOPS, SPACES ETC. 20. EMERGENCY LIGHTING SHALL BE PROVIDED PER C.B.C. AND SHALL BE DESIGNED TO PROVIDE MINIMUM REQUIRED FOOTCANDLES AND LUMENS. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTIONS. 21. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION. CONDUIT, BUSDUCT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH LOCAL CODE. ANGLE IRON SUPPORTS & WALL BRACKETS AS REQUIRED 22. BRANCH CONTROL CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION . 23. ELECTRICAL INSTALLATION SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE ADOPTED BY THE JURISDICTION AND ANY LOCAL SUPPLEMENT. 24. VERIFY EXISTING SITE CONDITIONS, POWER & TELEPHONE SERVICE REQUIREMENTS, AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES ELECTRICAL CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT. 25. DEVICES FOR CONCEALED WORK SHALL BE IN 4 INCH SQUARE OR LARGER BOX. FOR EXPOSED WORK USE FS OR FD CAST BOX WITH CAST COVER AND GASKET. 26. GENERAL PURPOSE SWITCHES SHALL BE "STANDARD GRADE" TOGGLE TYPE, RATED FOR 20 AMPS AT 120-277 VOLTS. GENERAL PURPOSE RECEPTACLES SHALL BE RATED FOR 15 AMPS AT 125 VOLTS. "HUBBELL" #5262 OR EQUAL. ALL SWITCH, RECEPTACLE, COMPUTER AND TELEPHONE COVER PLATES SHALL BE PLASTIC, MATCHING RESPECTIVE OUTLET UNLESS OTHERWISE NOTED. USE STAINLESS STEEL IN KITCHEN AREAS. VERIFY COLOR OF ALL COVERPLATES 27. IN NEW CONDITIONS, MAIN SWITCHBOARDS & PANELBOARDS SHALL BE BY "SIEMENS ". IN EXISTING CONDITIONS, PANELBOARDS SHALL MATCH EXISTING MANUFACTURER. PANELBOARDS SHALL BE EQUIPPED WITH BOLT-ON TYPE BREAKERS. 28. PROVIDE TYPEWRITTEN DIRECTORY CARD IN ALL PANELBOARDS. 29. ALL STARTERS SHALL HAVE 120 VOLT COIL, INTEGRAL 120 VOLT CONTROL TRANSFORMER WITH PRIMARY AND SECONDARY CONTROL FUSES, HAND-OFF-AUTO SWITCH AND MINIMUM 2 NO/NC AUXILIARY COIL CONTACTS. STARTERS SHALL BE MINIMUM NEMA 1 SIZE, UNLESS OTHERWISE NOTED. 30. ALL FUSES 0 TO 600 AMP SHALL BE U.L. CLASS RK1 "BUSSMANN" LPN (250 VOLT) AND LPS (600 VOLT). ALL FUSES 601 TO 6000 AMP SHALL BE U.L. CLASS L "BUSSMANN" KRP-C. ALL FUSES FOR MULTI-METERING SHALL BE U.L. CLASS T"BUSSMANN" JNN, UNLESS OTHERWISE NOTED. 31. FURNISH AND INSTALL ALL CONTROLS, TIME CLOCKS AND BY-PASS TIMERS REQUIRED FOR MECHANICAL, PLUMBING AND KITCHEN SYSTEMS. CONTROLS SHOWN ON PLUMBING & MECHANICAL DRAWINGS SHALL BE PART OF ELECTRICAL CONTRACT.		LIGHT FIXTURE WITH OUTLET BOX. LIGHT FIXTURE WITH OUTLET BOX. JUNCTION BOX, MINIMUM 4S OR AS NOTED. 120V, 15A, 3W DUPLEX RECEPTACLE, +18" OR AS NOTED. ABOVE COUNTER OR Ⓢ+42" OR AS NOTED. DOUBLE DUPLEX RECEPTACLE, +18" OR AS NOTED GFI TYPE RECEPTACLE, +42" OR AS NOTED. RECEPTACLE FLUSH IN FLOOR WITH BRASS COVER RING 15A RATED UNLESS OTHERWISE NOTED DOUBLE DUPLEX RECEPTACLE FLUSH IN FLOOR WITH BRASS COVER RING, 15A RATED UNLESS OTHERWISE NOTED SPLIT WIRED DUPLEX RECEPTACLE HALF CONTROLLED BY OCCUPANCY SENSOR. REFER TO LIGHTING CONTROL DIAGRAM LEGRAND# 5262CH DOUBLE DUPLEX RECEPTACLE. PROVIDE (1) STANDARD DUPLEX RECEPTACLE & (1) CONTROLLED DUPLEX RECEPTACLE FLOOR MTD. DOUBLE DUPLEX RECEPTACLE. PROVIDE (1) STANDARD DUPLEX RECEPTACLE & (1) CONTROLLED DUPLEX RECEPTACLE 208V, 1ø, RECEPTACLE, AMP RATING AS NOTED. VERIFY PRONG CONFIGURATION WITH EQUIPMENT COMPATIBILITY 120V, 1ø RECEPTACLE. 30 AMP RATED. VERIFY PRONG CONFIGURATION PER EQUIPMENT CONNECTION SINGLE POLE. 120/277 VOLT. 15A, OUTLET TYPE TOGGLE SWITCH Ⓢ +42" OR AS NOTED. "a" SUBSCRIPT INDICATES DEVICES CONTROLLED. \$P = SWITCH WITH PILOT LIGHT \$3 = 3 WAY SWITCH \$2 = 2 POLE. \$t = TIME SWITCH. MINIMUM 0-2 HOUR OR AS REQUIRED \$M = MANUAL MOTOR STARTER SWITCH. HORSEPOWER RATED. +42" MOTOR CONNECTION. PROVIDE LOCAL CODE SIZED DISCONNECT SWITCH. HORSEPOWER RATED DISCONNECT SWITCH. NONFUSED UNLESS FUSE SIZE NOTED. COMBINATION DISCONNECT SWITCH AND MOTOR STARTER. CONCEALED CONDUIT. MINIMUM 1/2°C, 2-#12 OR AS NOTED. 3-#12, 1/2" CONDUIT. 5-#12, 1/2" CONDUIT. 4-#12, 1/2" CONDUIT. 6-#12, 3/4" CONDUIT. DENOTES 3-#12 WIRES, CIRCUITS #1 AND #3 HOMERUN TO PANEL "A". LIGHT FIXTURE TYPE. A = FIXTURE TYPE. 100 = TOTAL WATTS. TELEPHONE OUTLET IN SINGLE GANG BOX WITH COVER PLATE, +18", WITH 3/4" CONDUIT INTO NEAREST ACCESSIBLE CEILING SPACE WITH NYLON PULLROPE. (OR AS NOTED). PROVIDE MUDRING AT WALL DATA OUTLET IN SINGLE GANG BOX WITH COVER PLATE +18", WITH 3/4" CONDUIT INTO NEAREST ACCESSIBLE CEILING SPACE WITH NYLON PULLROPE. (OR AS NOTED). PROVIDE MUDRING AT WALL COMBINATION TELEPHONE/DATA OUTLET IN 2GANG BOX WITH COVER PLATE, +18", WITH 3/4" CONDUIT INTO NEAREST ACCESSIBLE CEILING SPACE WITH NYLON PULL ROPE (OR AS NOTED) PROVIDE MUDRING AT WALL TELEPHONE OUTLET FLUSH IN FLOOR WITH BRASS COVER RING COMBINATION TELE/ DATA OUTLET FLUSH IN FLOOR WITH BRASS COVER RING LED EXIT LIGHT EQUIPPED WITH MIN. 90 MINUTE EMERGENCY BATTERY. SINGLE OR DOUBLE FACE. MOUNT ON WALL, END OR CEILING AS REQUIRED DIRECTIONAL ARROWS AS SHOWN ON PLANS. SAME AS ABOVE, EXCEPT WITH ADDITIONAL TWO EMERGENCY POWERED HEADS. FIELD LOCATE AND AIM. EMERGENCY 'BUG EYE' LIGHT. SELF CONTAINED WITH MINIMUM 90 MINUTE EMERGENCY BATTERY. FIELD LOCATE AND AIM. LITHONIA# ELM2-LED WALL MOUNTED MOTION SENSOR WITH BI-LEVEL SWITCHING CAPACITY. CEILING MOUNTED MOTION SENSOR SELECTED BY CONTRACTOR PROVIDE POWERPACK & RELAYS FOR LIGHT SWITCH CONTROL AS REQUIRED. SMOKE DETECTOR. COORDINATE WITH MECHANICAL PLANS FOR LOCATIONS & REQUIREMENTS	A,AMP AMPERE(S) AC ALTERNATING CURRENT AF ABOVE FINISH FLOOR AFG ABOVE FINISHED GRADE AL ALUMINUM ALT ALTERNATE ATS AUTOMATIC TRANSFER SWITCH AWG AMERICAN WIRE GAUGE BC BARE COPPER BLDG BUILDING C CONDUIT CB CIRCUIT BREAKER CCTV CLOSED CIRCUIT TELEVISION CKT CIRCUIT CLG CEILING CO CONDUIT ONLY CT CURRENT TRANSFORMER CTR COUNTER CU COPPER CW COLD WATER (D) DEMO, EXISTING TO BE REMOVED DEF DUAL ELEMENT FUSE DISC DISCONNECT DN DOWN DP DOUBLE POLE DT DOUBLE THROW DWG DRAWING (E) EXISTING TO REMAIN EC ELECTRICAL CONTRACTOR EACH EACH EC EMPTY CONDUIT EIA ELECTRONIC INDUSTRIES ASSOCIATION ELEC ELECTRICAL OR ELECTRIC ELEV ELEVATOR EM EMERGENCY EMT ELECTRICAL METALLIC TUBING EOL END OF LINE RESISTOR EWC ELECTRICAL WATER COOLER F FUSE FAA FIRE ALARM REMOTE ANNUNCIATOR PANEL FAOP FIRE ALARM CONTROL PANEL FBO FURNISHED BY OTHERS FC FOOT CANDLE FLR FLOOR FT FOOT OR FEET GC GENERAL CONTRACTOR GEN GENERATOR GFI GROUND FAULT INTERRUPTER GND, GG GROUND HID HIGH INTENSITY DISCHARGE HP HORSEPOWER HZ FREQUENCY CYCLES PER SECOND IC INTERCOM IG ISOLATED GROUND CONDUCTOR IMC INTERMEDIATE METALLIC CONDUIT IN INCH J-BOX JUNCTION BOX K KIRK KEY INTERLOCKED KCM THOUSAND CIRCULAR MIL(S) KV KILOVOLT KVA KILOVOLT AMPERE(S) KVAR KILOVAR(S) KW KILOWATT(S) KWHR KILOWATT HOUR LCL LONG CONTINUOUS LOAD LTG LIGHTING MAX MAXIMUM MCC MOTOR CONTROL CENTER MH MANHOLE MIN MINIMUM MTD MOUNTED MTR MOTOR MTS MANUAL TRANSFER SWITCH N.C. NORMALLY CLOSED N.O. NORMALLY OPEN NF NON FUSED NEC NATIONAL ELECTRICAL CODE # NUMBER NTS NOT TO SCALE NL NIGHT LIGHT NIC NOT IN CONTRACT OC ON CENTER OH OVERHEAD OL OVERLOAD ELEMENT PB PULL BOX PF POWER FACTOR PH, ø PHASE PNL PANEL PT POTENTIAL TRANSFORMER P POLE PVC POLYVINYL CHLORIDE (R) EXISTING TO BE RELOCATED RMS ROOT MEAN SQUARE SHT SHEET SMR SURFACE METAL RACEWAY SP SINGLE POLE SPEC SPECIFICATIONS ST SINGLE THROW SW SWITCH SWBD SWITCHBOARD TC TIME CLOCK TEL TELEPHONE TEMP TEMPORARY TSTAT THERMOSTAT TV TELEVISION TYP TYPICAL UG UNDERGROUND UH UNIT HEATER UON UNLESS NOTED OTHERWISE UPS UNINTERRUPTED POWER SUPPLY V VOLT(S) VA VOLT AMP(S) VL VERIFY EXACT LOCATION VAR REACTIVE VOLT AMPERES VP VAPOR PROOF W/ WITH W/O WITHOUT W WATT(S) WP WEATHERPROOF XFMR TRANSFORMER	E0.1: GENERAL NOTES, SYMBOL LIST, ABBREVISTIONS, SHEET INDEX E0.2: LIGHT FIXTURE SPECIFICATIONS E0.3: LIGHTING FIXTURE SCHEDULE, LIGHT FIXTURE SPECIFICATIONS E1.0: SITE PHOTOMETRIC PLAN				
PROJECT NAME								
CREEKSIDE SENIOR LIVING								
PROJECT DESCRIPTION								
24-HOUR RESIDENTIAL CARE FACILITY FOR THE ELDERLY (ASSISTED LIVING & INDEPENDANT LIVING) AND STAND ALONE INDEPENDANT LIVING COTTAGES								
PROJECT ADDRESS								
3400 CHISOM TRAIL LOOMIS, CA. 95650								
OWNER INFORMATION								
BPG LOOMIS, LLC 153 CEDROS# 1267 SOLANA BEACH, CA. 92075								
GOREE PROJECT NUMBER								
2305								
STAMP / SIGNATURE								
REGISTERED PROFESSIONAL ENGINEER PAUL D. PATE License No. 13616 Exp. 12-31-26 STATE OF CALIFORNIA								
ISSUE DATE								
03/28/2025								
ISSUE HISTORY								
DATE:		MARK:	DESCRIPTION:					
03/28/2025			PLANNING ISSUE: PLANNING SUBMITTAL					
KEY PLAN								
SHEET NAME								
GENERAL NOTES, SYMBOLS, ABBRREVIATIONS, SHEET INDEX								
SHEET NUMBER								
E0.1								

NLS LIGHTING

Types S1, S2, & S3

NOVA 2

ARCHITECTURAL LIGHTING



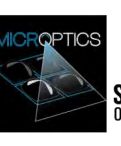
	14L	32L	44L	64L	86L
350 milliwatts	21w	33w	51w	69w	-
400 milliwatts	21w	33w	51w	69w	-
550 milliwatts	29w	44w	66w	88w	-
700 milliwatts	39w	58w	87w	116w	-
1000 milliwatts	52w	78w	117w	156w	187w

The modern Nova 2, Dark Sky friendly full cutoff LED post top luminaire utilizes NLS' patented Star Power Optical System and Silicone Optics to distribute light evenly. The Nova 2 utilizes the most advanced LED technology with the highest lumen per watt LEDs in the market place. Available Kelvin temperatures of Amber, 2700K, 3000K, 3500K, 4000K and 5000K.

The Nova 2 offers a collar design that makes the perfect complement to any retail, high-end commercial project, government icon, theater, or walkway project. Wattage offerings begin from 21 to 247. The standard warranty is five year for LEDs and drivers.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



The Star Power™ reflector is an excellent system which provides great value and performance. Star Optical System Power Patent number: 10168829

701 Kingshill Place, Carson, CA 90746

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REV 01.08.25

Project Name:

Type:

NOVA 2 ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Milliwatts	Kelvin	Volts
Nova 2 (NOV-2)	Type 2 (T2)	16 (16L)	350 (350) ¹	Amber 565-600M (AMBER) 1+ 1+ ¹	120-277 (UNV)
	Type 3 (T3)	32 (32L)	400 (400) ¹	2700K, 3000K, 3500K, 4000K, 5000K (CR)	347-480 (HV)
	Type 4 (T4)	44 (44L)	550 (550) ¹	2700K, 3000K, 3500K, 4000K, 5000K (CR)	
	Type 5 (T5)	64 (64L)	700 (700) ¹	3000K, 3500K, 4000K, 5000K (CR)	
		86 (86L) ¹	1000 (1000) ¹	3000K, 3500K, 4000K, 5000K (CR)	

Mounting

Color

Controls Options

Options

Post Top Over 3.3' FT CD (PT2B)

Bronze Textured (BRZ)

Nema 7 Pin Photocell (PC7)

Maine Grade Finish (MGF)

Post Top Over 3' FT CD (PT3)

White Textured (WHT)

Photocell + Photocell (PC9)

Buy American Act (BAA)¹

Post Top Over 3' FT CD (PT5)

Smooth White Gloss (SWT)

Receptacle + Stripping Cap (RC9)

Trade Agreement Act (TAA)¹

Silver Metallic (SVR)

Custom Controls Integration (CCI)¹

Build America Buy American (BABA)¹

Black Textured (BLK)

Button Type Photocell (PC3)

FSP Remote (FSR)¹ 1

Smooth Black Gloss (SBK)

FSP-211 with Motion Sensor Photocell (FSP211-MS)

FSP-221 with Motion Sensor Photocell (FSP221-MS)

Graphic Textured (GPH)

19-21 Heights (FSP211-40)¹ 1+¹

21-42 Heights (FSP211-40)¹ 1+¹

Gray Textured (GRY)

21-42 Heights (FSP211-40)¹ 1+¹

21-42 Heights (FSP211-40)¹ 1+¹

Green Textured (GRN)

FSP-221 with Motion Sensor Photocell (FSP221-MS)

21-42 Heights (FSP221-40)¹ 1+¹

Hunter Green Textured (HGN)

21-42 Heights (FSP221-40)¹ 1+¹

21-42 Heights (FSP221-40)¹ 1+¹

Custom (CS)

21-42 Heights (FSP221-40)¹ 1+¹

21-42 Heights (FSP221-40)¹ 1+¹

NOTES:

1. Consult Factory For Lead Time. Consult Factory For 90 CR Requests.

2. Universal Voltage 120-277

3. Only available in 1000mA with Silicone Optics

4. Please contact Factory for Custom Control Integration requests (UL Light, NK, WaveLine, Creation, DMX/RDM, Synapse, Casambi, DALI, Axi-Dyn, or other control systems)

5. Turtle Safe

6. Consult Factory for all BAA/TAA/BABA requests

7. 300mA not available in 14L

8. Consult Factory for Lead Time

9. Not Available above 7000K

10. FSP-211, 120V/277V, 230-240VAC (single phase), 50/60Hz

11. FSP-221, 100-240VAC (single phase) or 200-230-240VAC (phase-to-phase)

12. Projects with sensors require Qty. 1 FSR per project

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NOVA 2 ORDERING GUIDE

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FSP-221 with Motion Sensor Photocell (FSP221-MS)

21-42 Heights (FSP221-40)¹ 1+¹

Hunter Green Textured (HGN)

21-42 Heights (FSP221-40)¹ 1+¹

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Custom Controls Integration (CCI)¹

Build America Buy American (BABA)¹

Black Textured (BLK)

Button Type Photocell (PC3)

FSP Remote (FSR)¹ 1

Smooth Black Gloss (SBK)

FSP-211 with Motion Sensor Photocell (FSP211-MS)

FSP-221 with Motion Sensor Photocell (FSP221-MS)

Graphic Textured (GPH)

19-21 Heights (FSP211-40)¹ 1+¹

21-42 Heights (FSP211-40)¹ 1+¹

Gray Textured (GRY)

21-42 Heights (FSP211-40)¹ 1+¹

21-42 Heights (FSP211-40)¹ 1+¹

Green Textured (GRN)

FSP-221 with Motion Sensor Photocell (FSP221-MS)

21-42 Heights (FSP221-40)¹ 1+¹

Hunter Green Textured (HGN)

21-42 Heights (FSP221-40)¹ 1+¹

21-42 Heights (FSP221-40)¹ 1+¹

Custom (CS)

21-42 Heights (FSP221-40)¹ 1+¹

21-42 Heights (FSP221-40)¹ 1+¹

NOTES:

1. Consult Factory For Lead Time. Consult Factory For 90 CR Requests

2. Universal Voltage 120-277

3. Please contact Factory for Custom Control Integration requests (UL Light, NK, WaveLine, Creation, DMX/RDM, Synapse, Casambi, DALI, Axi-Dyn, or other control systems)

4. Turtle Safe

5. Consult Factory for all BAA/TAA/BABA requests

6. Not Available in 64L

7. 300mA not available in 14L

8. Consult Factory for Lead Time

9. Not Available above 7000K

10. FSP-211, 120V/277V, 230-240VAC (single phase), 50/60Hz

11. FSP-221, 100-240VAC (single phase) or 200-230-240VAC (phase-to-phase)

12. Projects with sensors require Qty. 1 FSR per project

201 Kingshill Place, Carson, CA 90746

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LIGHT FIXTURE TYPE "S1", "S2" & "S3"

SCALE

N.T.S

3

LIGHT FIXTURE TYPE "S4"

SCALE

N.T.S

2

Project Name:

Type:

NOVA 2 ORDERING GUIDE

Cat#	Height	Light Dist.	# of LEDs	Milliwatts	Kelvin
Organix - Bulb (ORG-B)	22" (26)	Type 2 (T2)	16 (16L)	400 (400) ¹	Amber 565-600M (AMBER) 1+ 1+ ¹
	36" (36)	Type 3 (T3)	32 (32L)	550 (550) ¹	2700K, 3000K, 3500K, 4000K, 5000K (CR)
	42" (42)	Type 4 (T4)	44 (44L)	700 (700) ¹	2700K, 3000K, 3500K, 4000K, 5000K (CR)
		Type 5 (T5)	64 (64L)	1000 (1000) ¹	3000K, 3500K, 4000K, 5000K (CR)

Mounting

Color

Controls Options

Options

Anchor Base (AB)

Bronze Textured (BRZ)

Button Photocell (PC3)¹

Maine Grade Finish (MGF)

White Textured (WHT)

MicroWave Motion Sensor (MMS-CT)¹

Battery Back-Up 4 Hr (BMA)¹

Smooth White Gloss (SWT)

MicroWave Motion Sensor (MMS-CT)¹

Custom Settings (CMS)¹

Silver Metallic (SVR)

Emergency (EMER)¹

Battery Back-Up 8 Hr (BMA)¹

Black Textured (BLK)

Custom Controls Integration (CCI)¹

Vandal Resistant Base (VRB)¹

Smooth Black Gloss (SBK)

House Side Shield (HSS)¹

Buy American Act (BAA)¹

Graphic Textured (GPH)

Trade Agreement Act (TAA)¹

Build America Buy American (BABA)¹

Gray Textured (GRY)

21-42 Heights (FSP211-40)¹ 1+¹

21-42 Heights (FSP211-40)¹ 1+¹

Green Textured (GRN)

FSP-221 with Motion Sensor Photocell (FSP221-MS)

21-42 Heights (FSP221-40)¹ 1+¹

Hunter Green Textured (HGN)

21-42 Heights (FSP221-40)¹ 1+¹

21-42 Heights (FSP221-40)¹ 1+¹

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Options

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DMi ENGINEERS

Electrical Consultants/ Engineers

41002 CHAMBERLAIN DRIVE

LAKE ELSINORE, CA. 92532

Ph: (951) 277-9109

PROJECT NAME

CREEKSIDE SENIOR LIVING

PROJECT DESCRIPTION

24-HOUR RESIDENTIAL CARE FACILITY FOR THE ELDERLY (ASSISTED LIVING & INDEPENDENT LIVING) AND STAND ALONE INDEPENDANT LIVING COTTAGES

PROJECT ADDRESS

3400 CHISOM TRAIL

LOOMIS, CA. 95650

OWNER INFORMATION

BPG LOOMIS, LLC

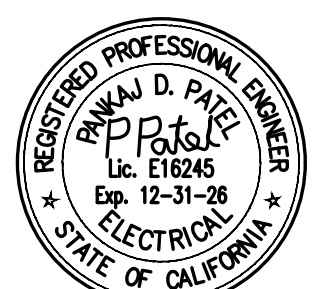
153 CEDROS# 1267

SOLANA BEACH, CA. 92075

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE



ISSUE DATE

03/28/2025

ISSUE HISTORY

DATE	MARK	DESCRIPTION
03/28/2025		PLANNING ISSUE: PLANNING SUBMITTAL

KEY PLAN

SHEET NAME

LIGHTING SPECIFICATIONS

TYPES "S1", "S2", "S3", "S4" & "S5"

SHEET NUMBER

LIGHT FIXTURE TYPE "S5"

SCALE

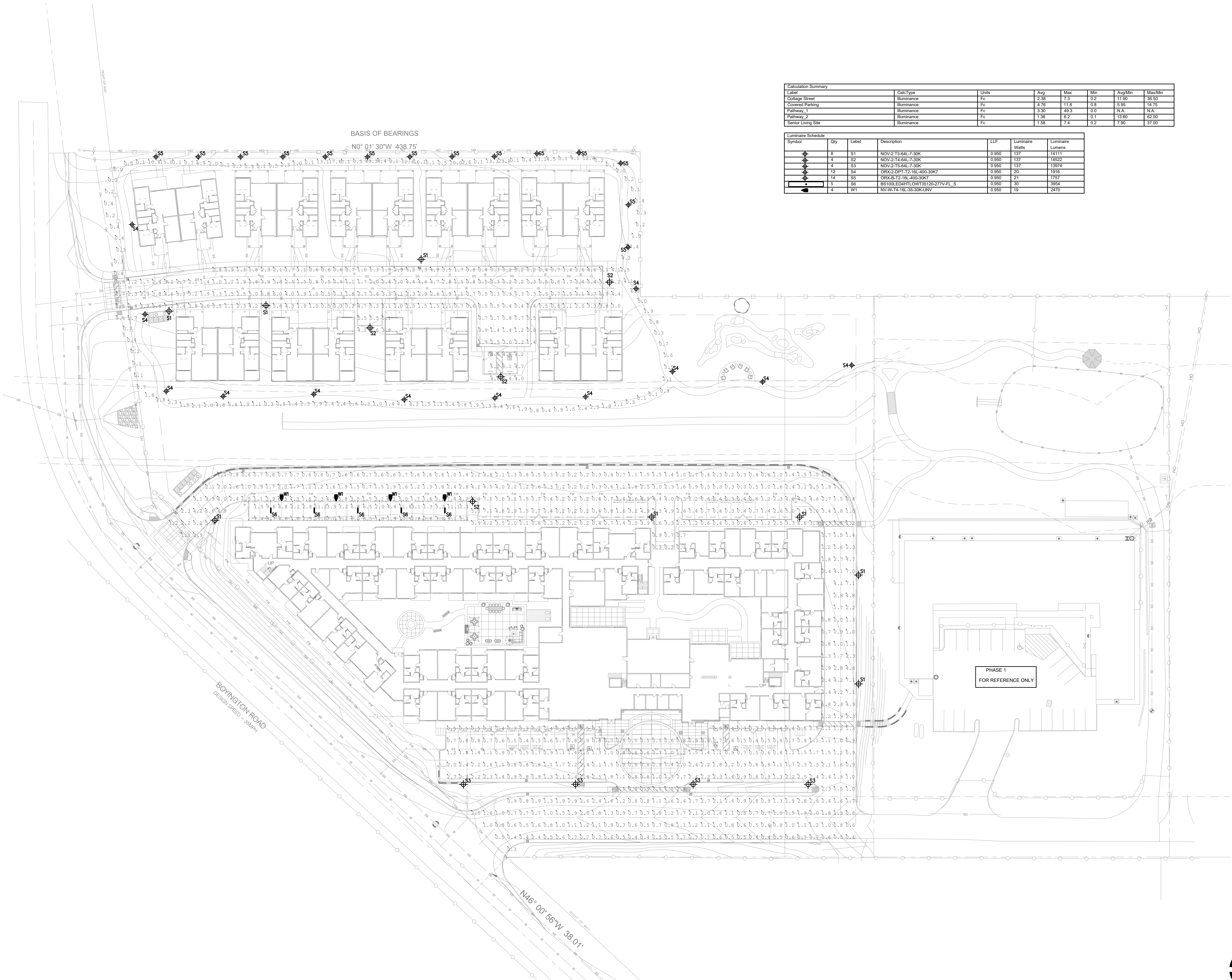
N.T.S

1

E0.2

Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avrg/Min
Cottage Street	Illuminance	Fc	2.38	7.3	0.2	11.90
Covered Parking	Illuminance	Fc	4.76	11.8	0.8	5.95
Pathway 1	Illuminance	Fc	3.30	49.3	0.0	N/A
Pathway 2	Illuminance	Fc	1.39	6.2	0.1	13.60
Senior Living Site	Illuminance	Fc	1.58	7.4	0.2	7.90

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Watts	Luminaire Lumens
⬆	8	S1	NOV-2 T3-64L-7-30K	0.950	137	14111
⬆	4	S2	NOV-2 T4-64L-7-30K	0.950	137	14522
⬆	4	S3	NOV-2 T5-64L-7-30K	0.950	137	13974
⬆	12	S4	ORX-2-DPT-T2-16L-400-30K7	0.950	20	1916
⬆	14	S5	ORX-B-T2-16L-400-30K7	0.950	21	1757
⬆	5	S6	BS100LED-HITLOWT35120-277V-FL_S	0.950	30	3654
⬆	4	W1	NV-W-T4-16L-35-30K-UNV	0.950	19	2470



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03/28/2025		PLANNING ISSUE, PLANNING SUBMITTAL

KEY PLAN

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E1.0

