

CREEKSTONE, LOOMIS.

NW CORNER OF CHISOM TRAIL & BOYINGTON ROAD, LOOMIS, CA 95650



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

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, LOOMIS.

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

PROJECT ADDRESS
NW CORNER OF CHISOM TRAIL & BOYINGTON ROAD, LOOMIS, CA 95650

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

SCOPE OF WORK

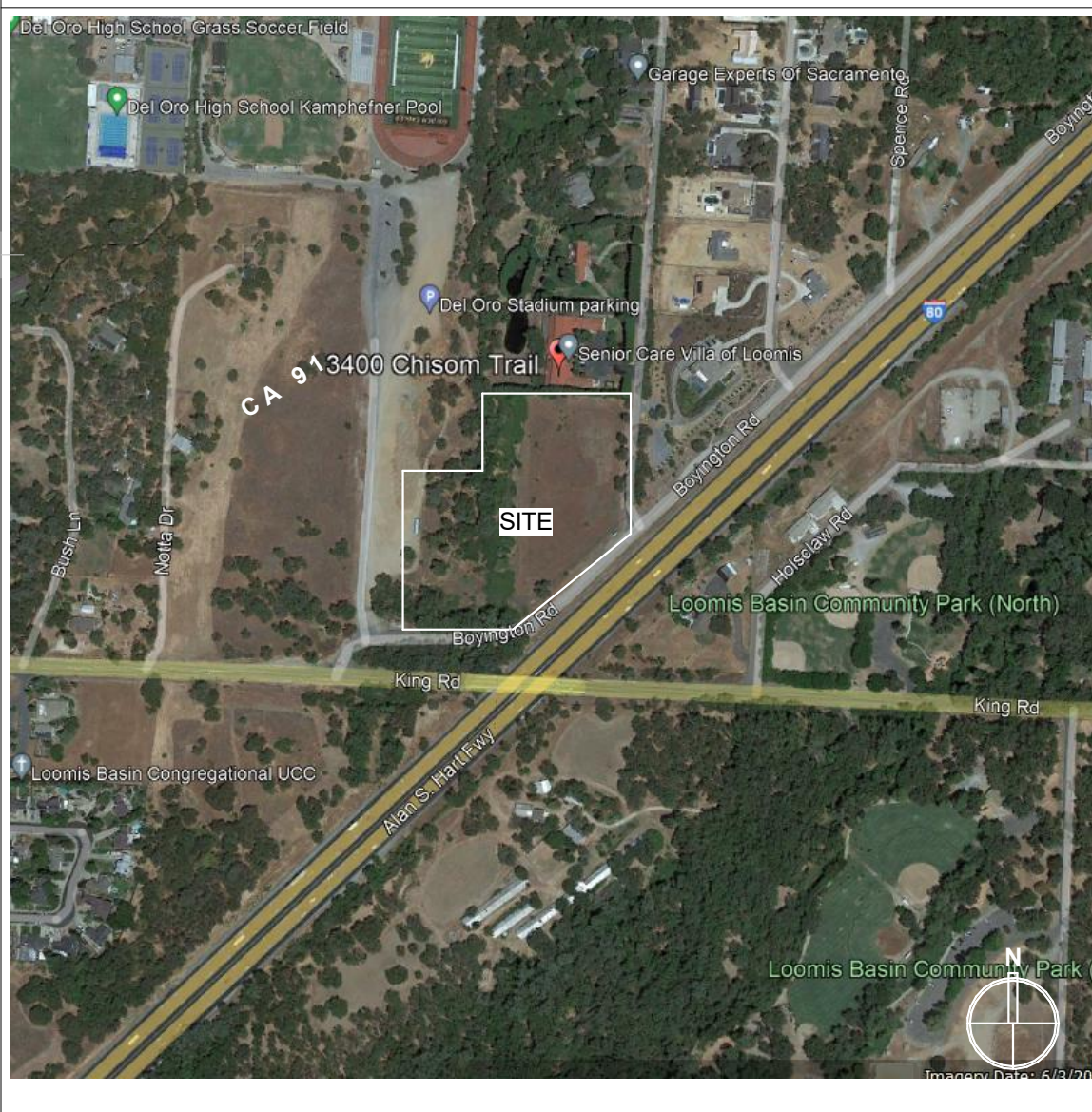
SENIOR LIVING COMMUNITY ON 6.6 ACRES OF VACANT LAND. PROJECT CONSISTS OF 115 UNITS, 61 PARKING SPACES, INDOOR AND OUTDOOR RECREATIONAL AREAS.

THE UNIT TYPE WILL CONSIST OF ASSISTED LIVING 35 UNITS, INDEPENDENT LIVING 64 UNITS AND 8 STANDALONE COTTAGES WITH 16 ACTIVE LIVING UNITS (2 UNITS PER COTTAGE).

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 3400 CHISOM TRAIL AND BOYINGTON ROAD, LOOMIS, CA.

ACCESSOR'S PARCEL NUMBER: 040-050-024

LEGAL DESCRIPTION: SEE CIVIL DRAWINGS

ZONE: CO (OFFICE COMMERCIAL)

EXISTING LAND USE: VACANT LAND

PROJECT DESCRIPTION: NEW TYPE V-A CONSTRUCTION OF 2 STORIES.

BUILDABLE FLOOR AREA (PER LOOMIS MUNICIPAL CODE):

(EXCLUDES STAIRS, SHAFTS & ELEVATORS ON UPPER FLOORS)

FIRST FLOOR	54,945 SF
SECOND FLOOR	51,816 SF
COTTAGES AREA	24,849 SF
GRAND TOTAL	131,610 SF

UNIT MATRIX (TABLE)

ASSISTED LIVING (AL):	UNIT	BED
STUDIO	16	15
ONE BEDROOM	19	20
TOTAL	35	35

INDEPENDENT LIVING (IL):

STUDIOS	13	13
ONE BEDROOM	43	43
TWO BEDROOM	08	16
TOTAL	64	72
TOTAL :	99	107

ACTIVE LIVING (AL):

TWO BEDROOM UNITS (8 COTTAGES X 2)	16
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OVERALL NUMBER OF UNITS

TOTAL	115
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SITE TABULATION

- SITE AREA: 2,87,359 SF (6.6 ACRES)
- F.A.R.: = 131,610/287,359 = 0.46
- LOT COVERAGE: 0.46%

PARKING ANALYSIS

OFF-STREET PARKING TABULATION			
PER SEC. 13.36.040 TABLE 3-7 OF LOOMIS MUNICIPAL CODE			
USE	NUMBER OF UNITS	REQUIRED PARKING SPACES	PROVIDED
SENIOR HOUSING PROJECT	99	1 SPACE /2 UNITS = 49.5 ~ 50	51 SPACES
GUEST PARKING		1 SPACE /10 UNITS = 9.9 ~ 10	10 SPACES
TOTAL PARKING		60 SPACES	61 SPACES

ACCESSIBLE PARKING TABULATION			
PER § 11B0208 AND TABLE 11B-208.2 OF THE 2022 CALIFORNIA BUILDING CODE BASED ON PROVIDED PARKING (61 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
STANDARD	3 / 51 TO 75 TOTAL PARKING SPACES	3 SPACES	3 SPACES
VAN	1 / 6 (OR FRACTION OF 6) ADA SPACES	1 SPACE	1 SPACES

DESIGNATED PARKING TABULATION			
PER § A5.106.5.3.1 OF THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE BASED ON PROVIDED PARKING (61 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
EV CAPABLE	13 / 51 TO 75 TOTAL PARKING SPACES	19 SPACES	19 SPACES
EV CHARGING STATIONS (EVCS)	3 / 51 TO 75 TOTAL PARKING SPACES	5 SPACES	5 SPACES

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 (61 SPACES)			
TYPE	RATIO	REQUIRED	PROVIDED
BICYCLE PARKING (SHORT-TERM)	5% OF CUSTOMER/EMPLOYEE PARKING	3 BIKES	3 BIKES
BICYCLE PARKING (LONG-TERM)	5% OF CUSTOMER/EMPLOYEE PARKING	3 BIKES	3 BIKES
TOTAL BICYCLE PARKING		6 BIKES	6 BIKES

ACTIVE LIVING COTTAGES PARKING TABULATION			
USE	NUMBER OF UNITS	COVERED PARKING (PRIVATE GARAGE)	UNCOVERED PARKING
ACTIVE LIVING UNITS	16	1 PER ACTIVE UNIT=16	1 PER ACTIVE UNIT=16
GUEST PARKING			4
TOTAL PARKING			36 SPACES

#	SHEET NAME	ISSUE DATE	REVISION #	REVISION DATE
GENERAL				
A000	COVER	11/01/23		
CIVIL				
CG-01	CONCEPT GRADING PLAN	11/01/23		
CG-02	CONCEPT GRADING PLAN	11/01/23		
FM-01	FIRE MASTER PLAN	11/01/23		
LANDSCAPE				
L1.1	PRELIMINARY LANDSCAPE PLAN	11/01/23		
L2.1	PRELIMINARY PLANTING PLAN	11/01/23		
L2.2	PRELIMINARY PLANTING PLAN	11/01/23		
L3.1	PLANTING IMAGERY	11/01/23		
L3.2	PLANTING IMAGERY	11/01/23		
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	11/01/23		
A202	ENLARGED BUILDING ELEVATIONS	11/01/23		
A203	ENLARGED BUILDING ELEVATIONS	11/01/23		
A204	ENLARGED BUILDING ELEVATIONS	11/01/23		
A210	BUILDING SECTION	11/01/23		

GOREE PROJECT NUMBER

2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY

DATE:	MARK:	DESCRIPTION:
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

SHEET NAME

COVER

SHEET NUMBER

A000

FIRE MASTER PLAN

FOR
CREEKSTONE
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

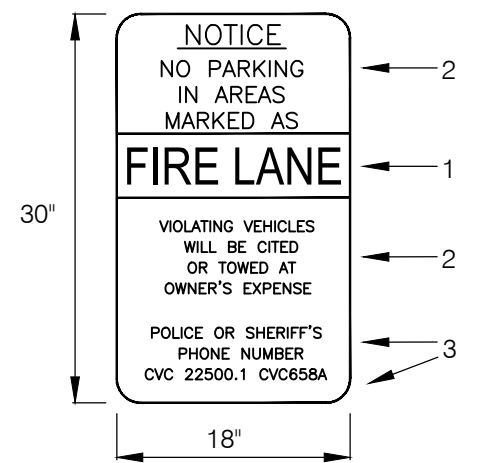
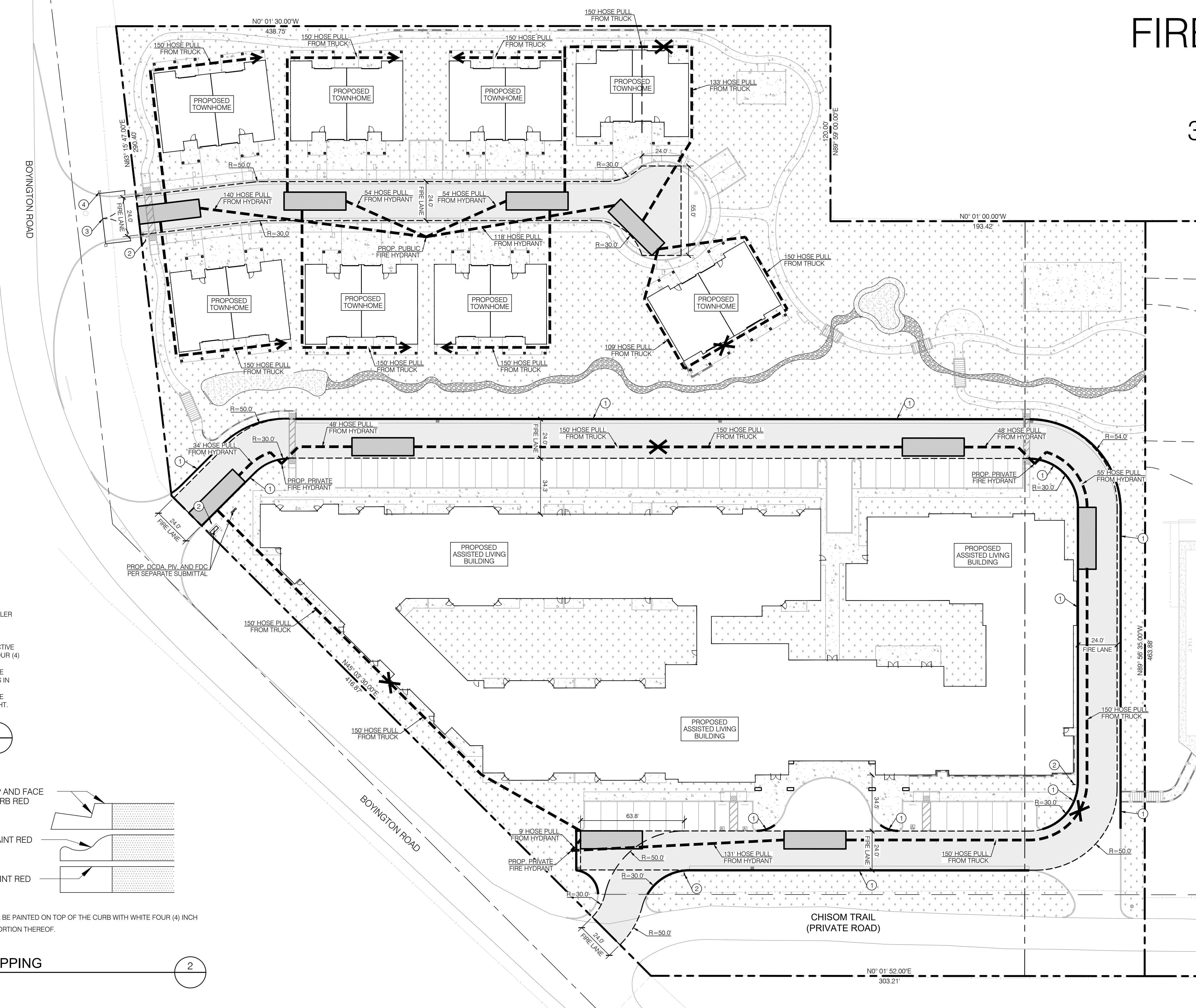
SCOPE OF WORK TO BE DONE:

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.
3. PROPOSED SECURITY GATE PER ARCHITECTURAL PLANS.
4. INSTALL KNOX KEY BOX LABELED "FIRE DEPT." FOR IMMEDIATE EMERGENCY ACCESS PER ARCHITECTURAL PLANS.

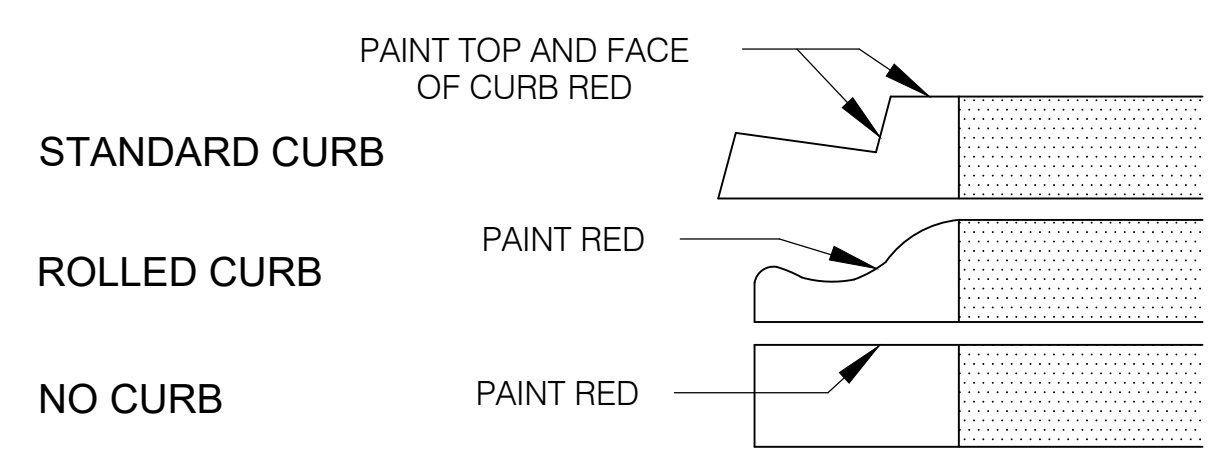


NOTES:
THIS SIGN SHALL BE POSTED AT ALL FIRE LANE ENTRANCES WITH LANES MARKED BY EITHER RED CURBING OR SIGNS. THE SIGN SHALL BE NO SMALLER THAN EIGHTEEN (18) INCHES WIDE BY THIRTY (30) INCHES HIGH.

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 1

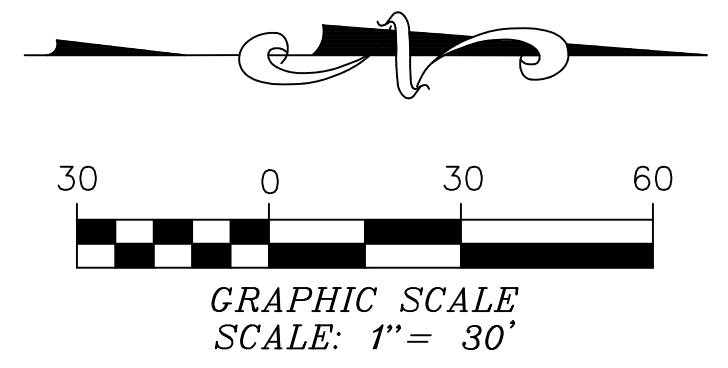
NOT TO SCALE



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 2

NOT TO SCALE

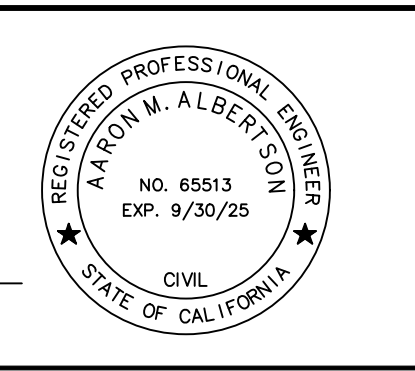


REVISIONS	
NUMBER	DATE

DRAWN BY: WRA	CHECKED BY: HMY	DATE: 10/27/23
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:

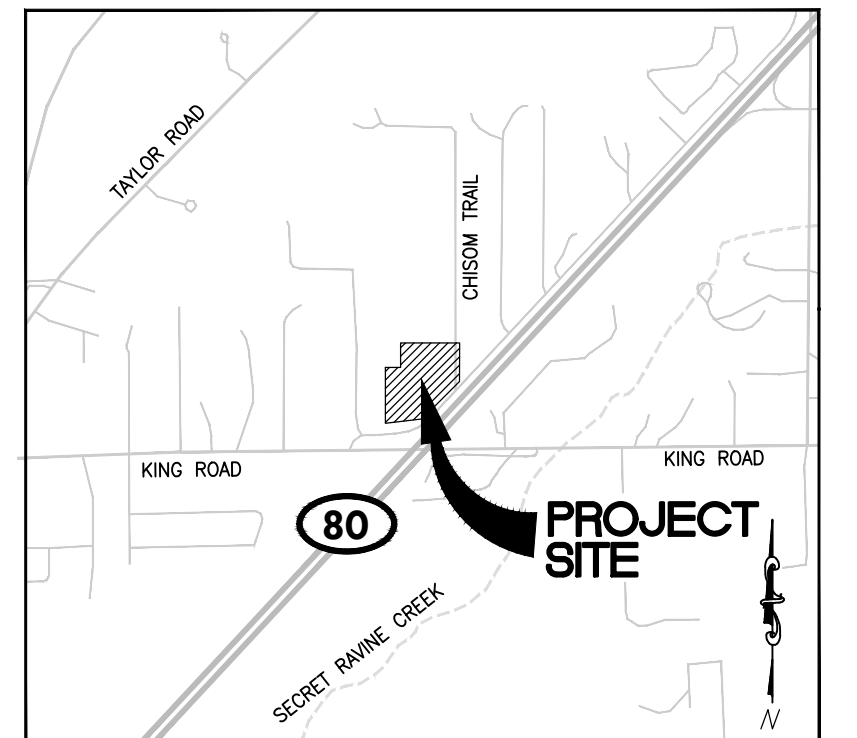
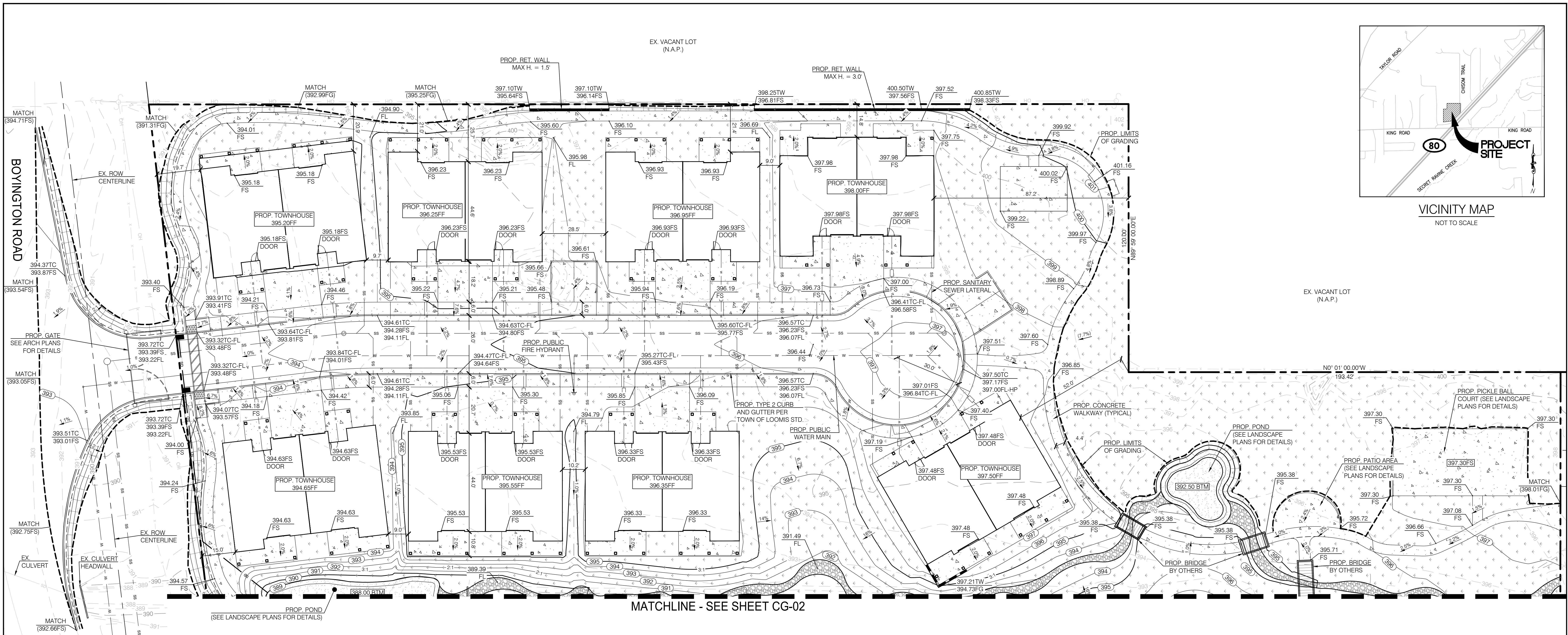
AARON M. ALBERTSON
R.C.E. 65513, EXP. 09/30/25



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

SHEET
FM-01
01 OF 01



LEGEND:

- PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED FIRE LINE
- EXISTING SEWER PIPE
- PROPOSED SEWER PIPE
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED RETAINING WALL
- PROPOSED FLOWLINE

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 PIEDO AVE
DANA POINT, CA 92629
CONTACT: SUGANYA RAMADURAI
TEL: 310.809.4619

EARTHWORK CALCS:

CUT: 11,230 CY
FILL: 9,270 CY
NET EXPORT: 1,960 CY

NOTE: THESE ARE ENGINEERS ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BIDDING 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.

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

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:

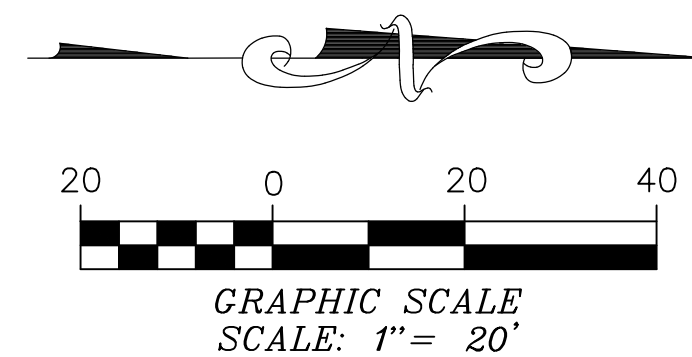
1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
 - PURPOSE: ROAD AND UTILITIES
 - AFFECTS: EASTERLY 50'
 - RECORDING NO.: OCTOBER 29, 1976 IN BOOK 9 OF PARCEL MAPS, PAGE 44
 - PURPOSE: DITCH OR CANAL
 - 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 SHOWN ON SHEET C2.0

ABBREVIATIONS:

- (XX.XX) EXISTING ELEVATION
- BOW BACK OF WALK
- BTM BOTTOM
- CF CURB FACE
- ELEV ELEVATION
- ELEC ELECTRICAL
- EX EXISTING
- FF FINISH FLOOR
- 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
- WM WATER METER

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.



REVISIONS

NUMBER	DATE	APPROVED

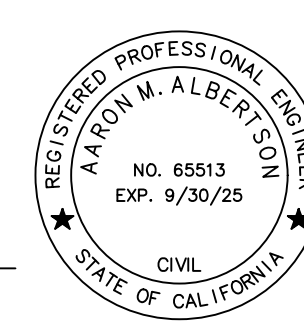
DRAWN BY: WRA
CHECKED BY: HMY
DATE: 10/27/23

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

10/27/23
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.

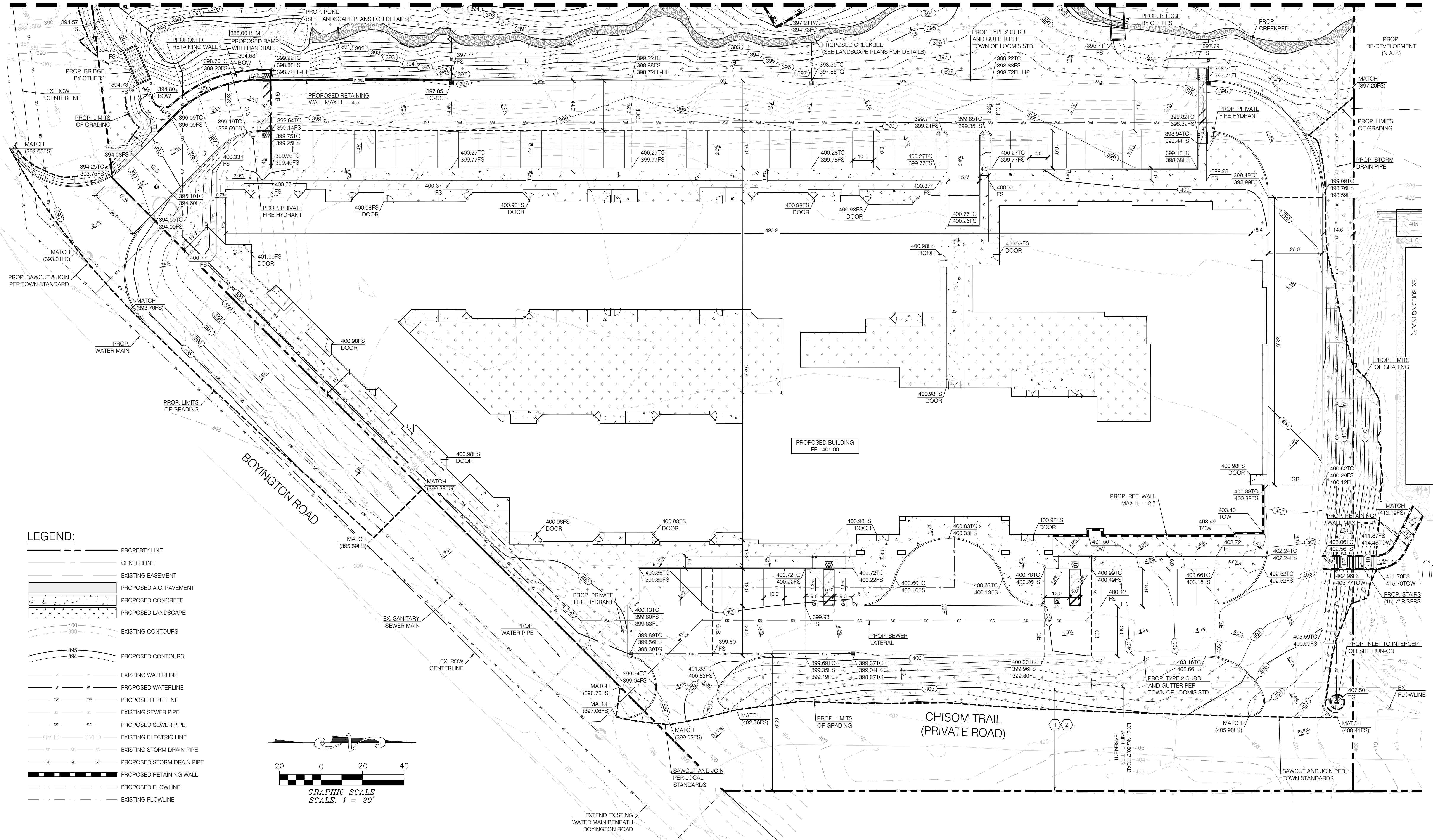
CONCEPTUAL GRADING PLAN (WEST)

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

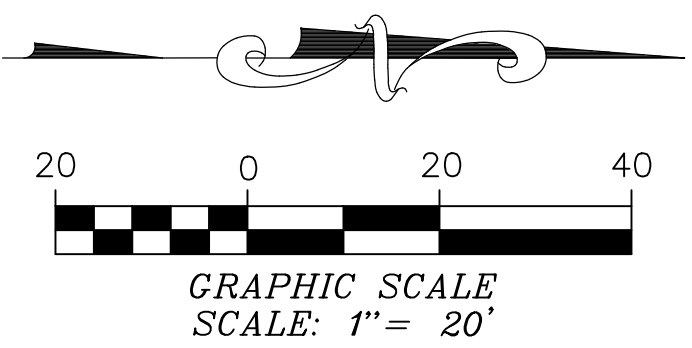
SHEET

CG-01
01 OF 02

MATCHLINE - SEE SHEET CG-01



- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - EXISTING EASEMENT
 - PROPOSED A.C. PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE
 - 400 — EXISTING CONTOURS
 - 399 —
 - 395 — PROPOSED CONTOURS
 - 394 —
 - W — EXISTING WATERLINE
 - W — PROPOSED WATERLINE
 - FW — PROPOSED FIRE LINE
 - SS — EXISTING SEWER PIPE
 - SS — PROPOSED SEWER PIPE
 - OVHD — EXISTING ELECTRIC LINE
 - SD — EXISTING STORM DRAIN PIPE
 - SD — PROPOSED STORM DRAIN PIPE
 - PROPOSED RETAINING WALL
 - PROPOSED FLOWLINE
 - EXISTING FLOWLINE



REVISIONS	
NUMBER	DATE

DRAWN BY: WPA
 CHECKED BY: HMY
 DATE: 10/27/23

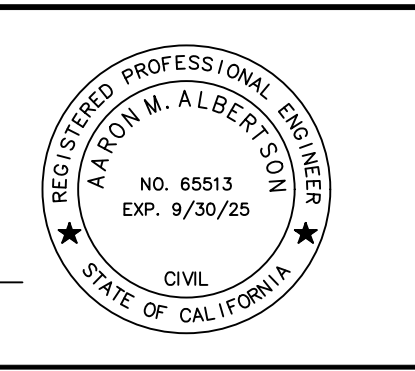
APPVD:

BENCHMARK:
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 ELEVATION: 124.6 (NAVD 88)

PLANS PREPARED BY:

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

DATE: 10/27/23



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CONCEPTUAL GRADING PLAN (EAST)

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

SHEET
 CG-02
 02 OF 02

CONSULTANTS

CONSULTANT #1 - DISCIPLINE
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RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DR., #200, Irvine
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CONSULTANT #6 - DISCIPLINE
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PROJECT NAME

CREEKSTONE, LOOMIS.

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

10/31/2023

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 PICKLE BALL
- 11 CABANA
- 12 PERIMETER FENCE & GATE
- 13 COBBLE CREEK AND POND
- 14 EXISTING LANDSCAPE
- 15 VEGETABLE GARDEN WITH DG PAVING
- 16 CORNHOLE COURT
- 17 MONUMENT SIGN
- 18 FLAG POLE
- 19 RETAINING WALL

INTERSTATE 80
BOYINGTON ROAD

CHISOM TRAIL

EASEMENT

EXISTING BUILDING

CHISOM TRAIL

APN: 043-050-032-000
N/F DECKER, JON LEE &
DECKER KRISTIE LEE TR

DATE:	MARK:	DESCRIPTION:

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	ACER PALMATUM	JAPANESE MAPLE	24" BOX STD.	8'H X 5'W X 2" C	M	SMALL DECIDUOUS ACCENT
	ACER RUBRUM	RED MAPLE	24" BOX STD.	10'H X 5'W X 2" C	M	DECIDUOUS CANOPY
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX STD.	8'H X 3'W X 1-3/4" C	M	DECIDUOUS FLOWERING ACCENT
	LAGERSTROEMIA FAUERI 'MUSKOGEE'	MUSKOGEE CREPE MYRTLE	24" BOX STD.	8'H X 4' W X 1-3/4" C	L	DECIDUOUS FLOWERING ACCENT
	QUERCUS DOUGLASSII	BLUE OAK	24" BOX STD.	8'H X 5'W X 2" C	L	DECIDUOUS CANOPY
	QUERCUS WIZLIZENII	INTERIOR LIVE OAK	24" BOX STD.	8'H X 5'W X 2" C	L	DECIDUOUS CANOPY

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACCA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	6' O.C.	M	LARGE FLOWERING
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	5' O.C.	L	LARGE FLOWERING INFORMAL SCREENING HEDGE
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	4' O.C.	L	LARGE SHRUB
	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	5' O.C.	L	LARGE SHRUB
	SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL.	5' O.C.	L	LARGE FLOWERING

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	M	STRAPPY ACCENT
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	LANTANA 'GOLD MOUND'	YELLOW LANTANA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORNE	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	1 GAL.	36" O.C.	L	FLOWERING ACCENT
	SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	1 GAL.	48" O.C.	L	FLOWERING ACCENT
	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	36" O.C.	L	FLOWERING ACCENT

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ARTEMISIA 'POWIS CASTLE'	ARTEMISIA	1 GAL.	30" O.C.	L	SHRUB
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	FLOWERING SHRUB
	COPROSMA X KIRKII	CREeping COPROSMA	1 GAL.	36" O.C.	M	FLOWERING SHRUB
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	1 GAL.	36" O.C.	L	SPREADING MASS
	DIANELLA 'CASA BLUE'	CASA BLUE FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	ECHEVERIA 'RUFFLES'	RUFFLES ECHEVERIA	1 GAL.	18" O.C.	L	SUCCULENT ACCENT
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	30" O.C.	M	ORNAMENTAL GRASS



PROPOSED PLANT PALETTE

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8' O.C.	L	EVERGREEN GROUNDCOVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	ROSA X 'FLOWER CARPET RED'	RED CARPET ROSE	1 GAL.	36" O.C.	M	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER

BIOSWALE GRASSES

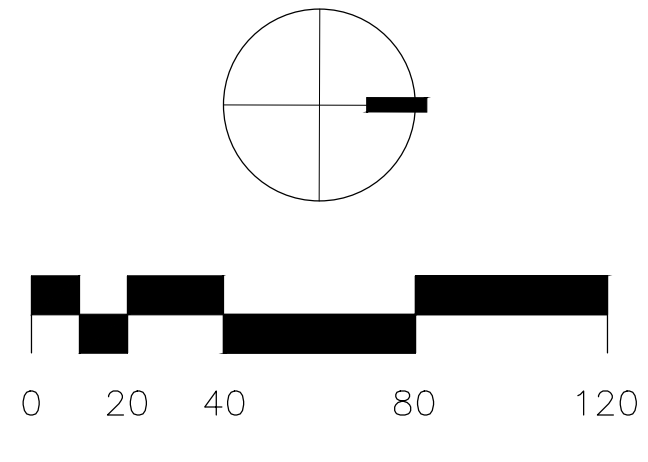
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL.	24" O.C.	M	BIOSWALE GRASS
	CAREX TUMICOLA	FOOTHILL SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL./STAKED		M	FLOWERING VINE

MATCHLINE - SEE SHEET L2.2

APN: 043-050-037-000
N/F DECKER, JON LEE &
DECKER, KRISTIE LEE TR



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PROJECT NAME

CREEKSTONE, LOOMIS,

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

10/31/2023

ISSUE HISTORY

DATE:	MARK:	DESCRIPTION:

KEY PLAN

SHEET NAME

PRELIMINARY PLANTING PLAN

SHEET NUMBER

L2.2

PROPOSED PLANT PALETTE

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8" O.C.	L	EVERGREEN GROUNDCOVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	ROSA X 'FLOWER CARPET RED'	RED CARPET ROSE	1 GAL.	36" O.C.	M	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER

BIOSWALE GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL.	24" O.C.	M	BIOSWALE GRASS
	CAREX TUMICOLA	FOOTHILL SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL./STAKED		M	FLOWERING VINE

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	ACER PALMATUM	JAPANESE MAPLE	24" BOX STD.	8'H X 5'W X 2" C	M	SMALL DECIDUOUS ACCENT
	ACER RUBRUM	RED MAPLE	24" BOX STD.	10'H X 5'W X 2" C	M	DECIDUOUS CANOPY
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX STD.	8'H X 3'W X 1-3/4" C	M	DECIDUOUS FLOWERING ACCENT
	LAGERSTROEMIA FAUERI 'MUSKOGEE'	MUSKOGEE CREEP MYRTLE	24" BOX STD.	8'H X 4" W X 1-3/4" C	L	DECIDUOUS FLOWERING ACCENT
	QUERCUS DOUGLASII	BLUE OAK	24" BOX STD.	8'H X 5'W X 2" C	L	DECIDUOUS CANOPY
	QUERCUS WIZLIZENII	INTERIOR LIVE OAK	24" BOX STD.	8'H X 5'W X 2" C	L	DECIDUOUS CANOPY

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACCA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	6" O.C.	M	LARGE FLOWERING
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	5" O.C.	L	LARGE FLOWERING INFORMAL SCREENING HEDGE
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	4" O.C.	L	LARGE SHRUB
	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	5" O.C.	L	LARGE FLOWERING
	SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL.	5" O.C.	L	LARGE FLOWERING

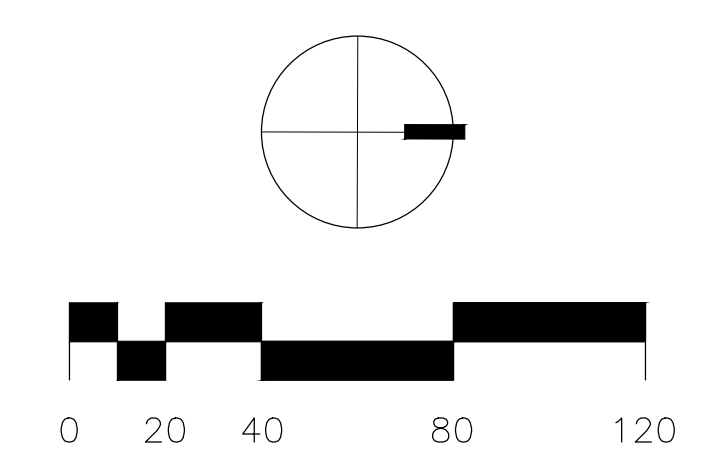
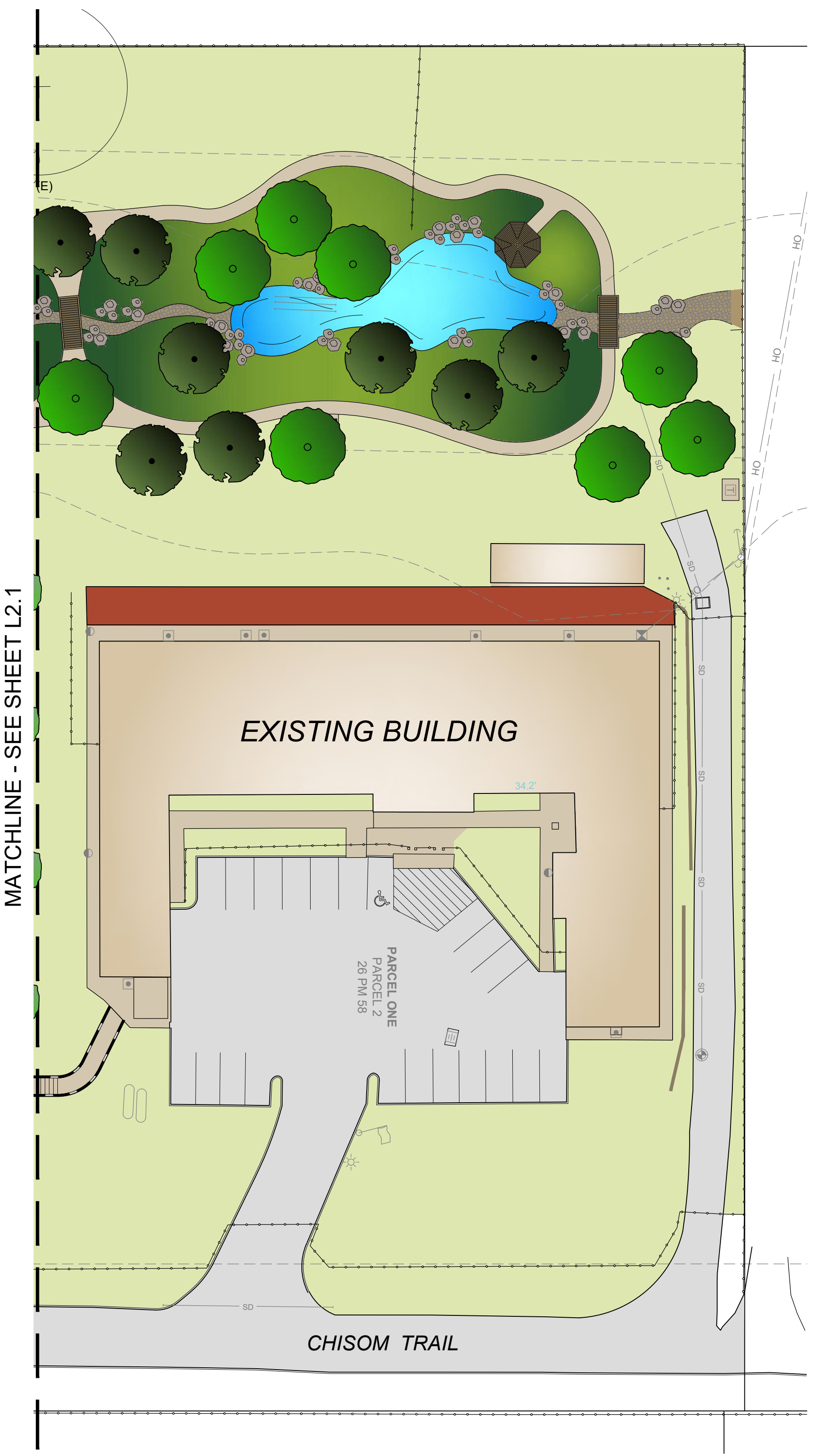
MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	M	STRAPPY ACCENT
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	LANTANA 'GOLD MOUND'	YELLOW LANTANA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORNE	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	1 GAL.	36" O.C.	L	FLOWERING ACCENT
	SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	1 GAL.	48" O.C.	L	FLOWERING ACCENT
	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	36" O.C.	L	FLOWERING ACCENT

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ARTEMISIA 'POWIS CASTLE'	ARTEMISIA	1 GAL.	30" O.C.	L	SHRUB
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	FLOWERING SHRUB
	COPROSMA X KIRKII	CREEPING COPROSMA	1 GAL.	36" O.C.	M	FLOWERING SHRUB
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	1 GAL.	36" O.C.	L	SPREADING MASS
	DIANELLA 'CASA BLUE'	CASA BLUE FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	ECHVEERIA 'RUFFLES'	RUFFLES ECHEVERIA	1 GAL.	18" O.C.	L	SUCCULENT ACCENT
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	M	ORNAMENTAL GRASS
	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	30" O.C.	M	ORNAMENTAL GRASS

MATCHLINE - SEE SHEET L2.1



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



RHAMPHIOLEPIS 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

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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, LOOMIS,

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

10/31/2023

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



SESLERIA 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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WEBSITE

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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, LOOMIS,

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

10/31/2023

ISSUE HISTORY

DATE:	MARK:	DESCRIPTION:

KEY PLAN

SHEET NAME

PLANTING IMAGERY

SHEET NUMBER

L3.2

CONSULTANTS
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CONSULTANT #1 - NAME
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PHONE NUMBER
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LANDSCAPE ARCHITECTS
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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, LOOMIS.

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

PROJECT ADDRESS
NW CORNER OF CHISOM TRAIL AND BOYINGTON ROAD, 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

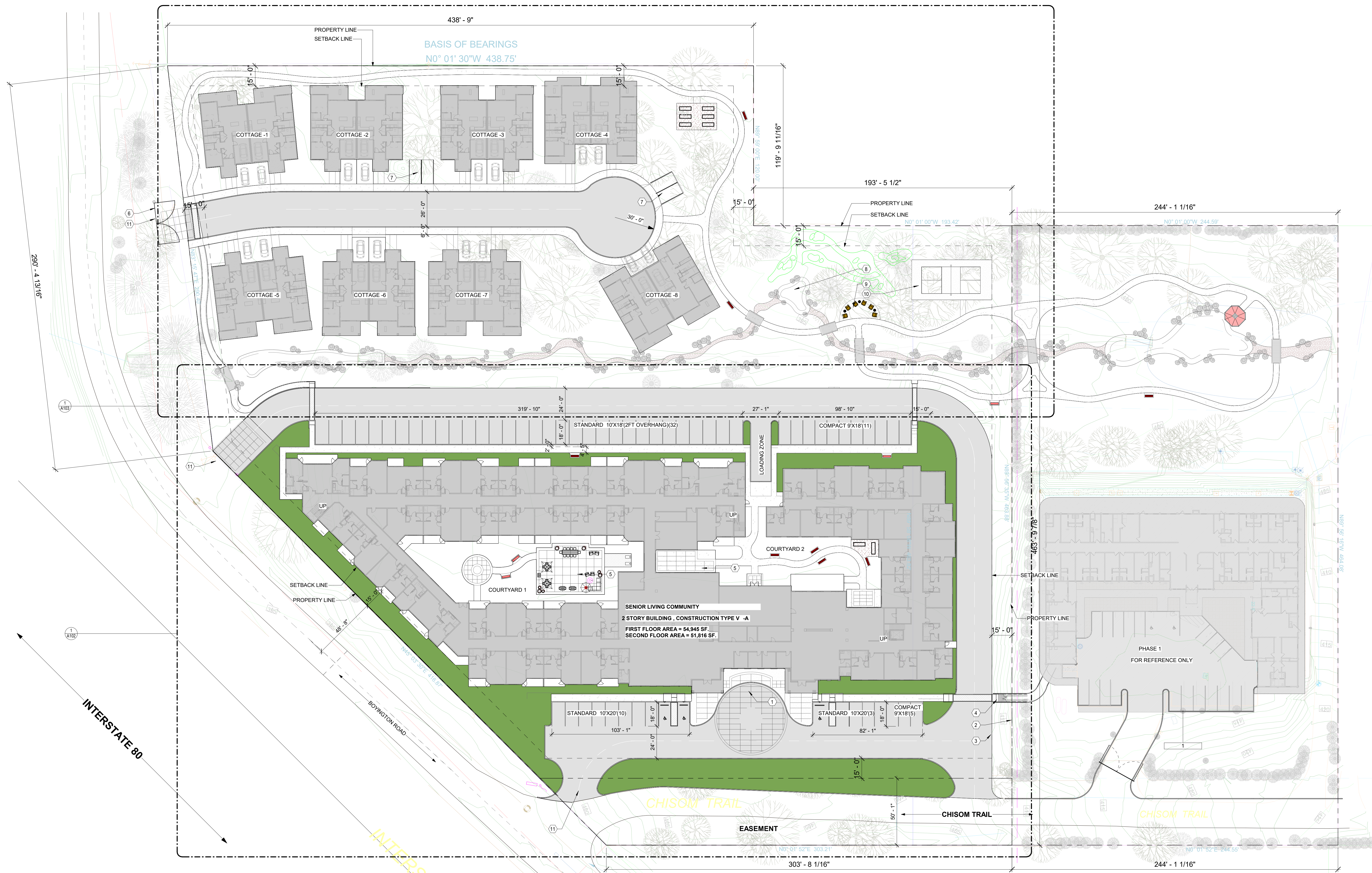
DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

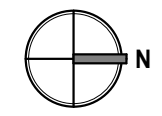
SHEET NAME
COMPOSITE SITE PLAN

SHEET NUMBER

A100



1 SITE PLAN
1" = 30'-0"



SITE PLAN KEY NOTES

- 1 DROP OFF ZONE
- 2 PROPERTY LINE
- 3 SET BACK LINE
- 4 NEW STAIRS CONNECTING TO ADJACENT PROPERTY. REFER CIVIL DRAWINGS FOR DETAILS.
- 5 COURTYARD RECREATIONAL AREA. REFER LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW SECURITY GATE AAT ENTRY
- 7 VISITORS PARKING
- 8 WATER BODY OR POND. REFER LANDSCAPE DRAWINGS.
- 9 SITOUT AREA. REFER LANDSCAPE PLAN.
- 10 PICKLE BALL COURT. RFFR LANDSCAPE DRAWINGS FOR DETAILS
- 11 NEW APPROACH WAY
- 12 RETAINING WALL. REFER CIVIL DRAWINGS FOR DETAILS.
- 13 RAISED PLANTERS. REFER LANDSCAPE DRAWINGS.
- 14 PEDESTRIAN RAMP WITH HANDRAILS. REFER CIVIL

CONSULTANTS

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CONSULTANT #1 - NAME
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PHONE NUMBER
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RIDGE LANDSCAPE ARCHITECTS
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ADDRESS
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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,
LOOMIS.**

PROJECT DESCRIPTION

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

PROJECT ADDRESS

**NW CORNER OF CHISOM TRAIL
& BOYINGTON ROAD,
LOOMIS, CA 95650**

OWNER INFORMATION

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

GOREE PROJECT NUMBER

2305

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11/01/2023		PLANNING SUBMITTAL

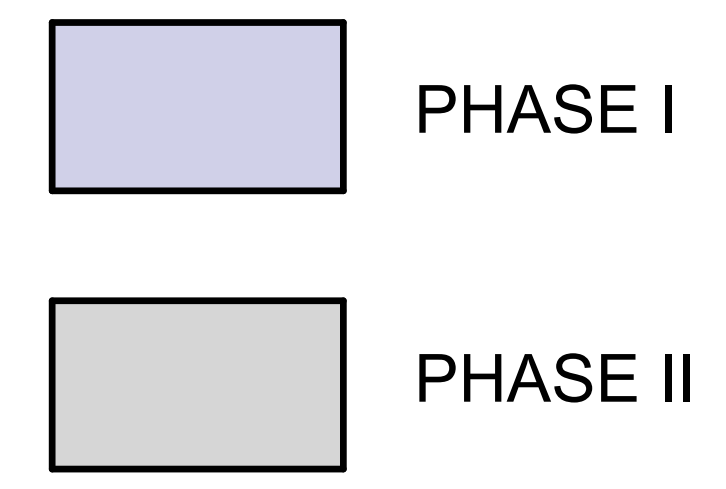
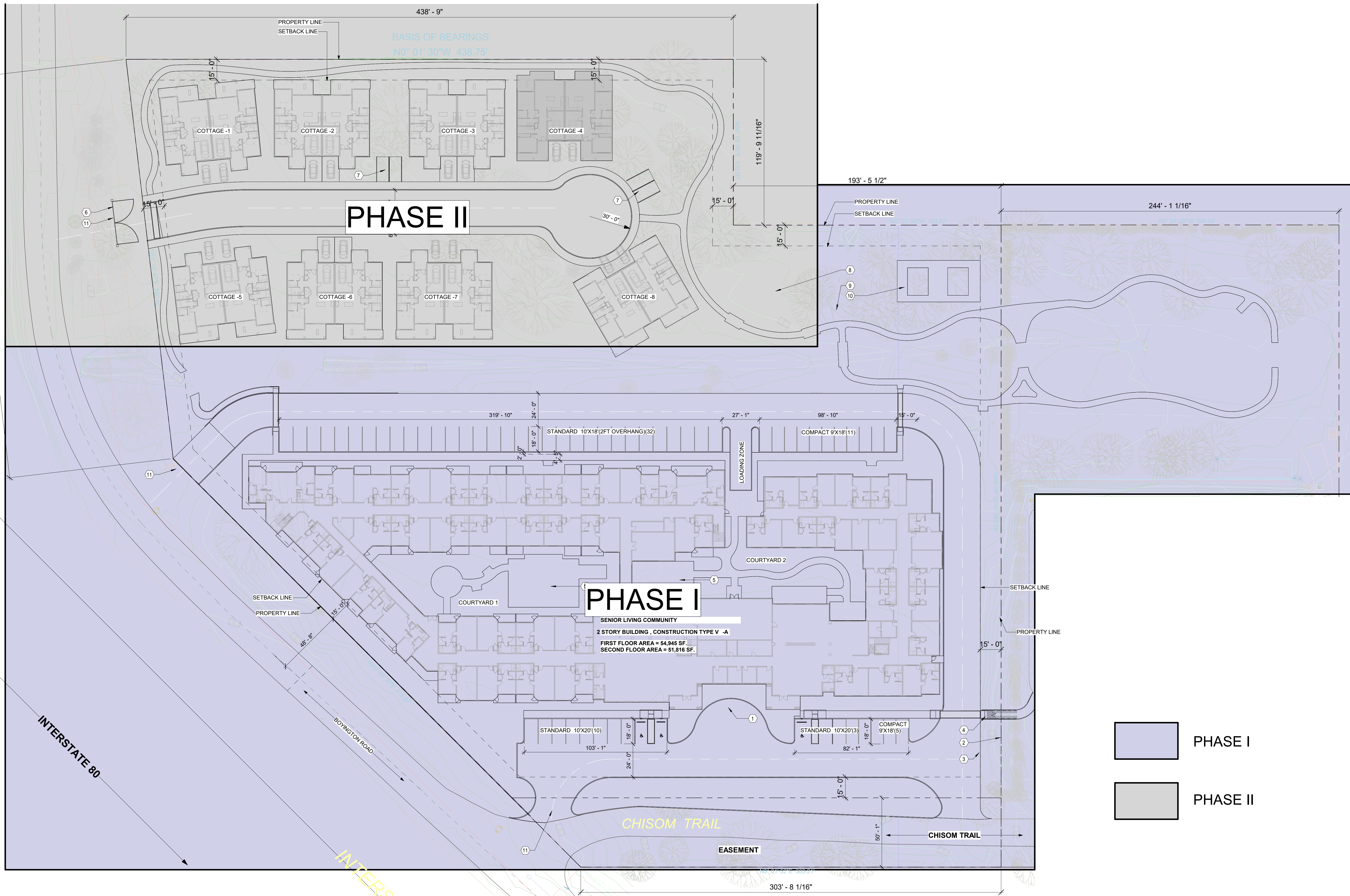
KEY PLAN

SHEET NAME

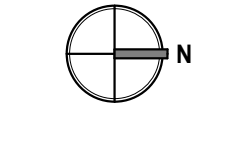
PHASING PLAN

SHEET NUMBER

A101



1 SITE PLAN
1" = 30'-0"



SITE PLAN KEY NOTES

- 1 DROP OFF ZONE
- 2 PROPERTY LINE
- 3 SET BACK LINE
- 4 NEW STAIRS CONNECTING TO ADJACENT PROPERTY. REFER CIVIL DRAWINGS FOR DETAILS.
- 5 COURTYARD RECREATIONAL AREA. REFER LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW SECURITY GATE AAT ENTRY
- 7 VISITORS PARKING
- 8 WATER BODY OR POND. REFER LANDSCAPE DRAWINGS.
- 9 SITOUT AREA. REFER LANDSCAPE PLAN.
- 10 PICKLE BALL COURT. REFER LANDSCAPE DRAWINGS FOR DETAILS.
- 11 NEW APPROACH WAY
- 12 RETAINING WALL. REFER CIVIL DRAWINGS FOR DETAILS.
- 13 RAISED PLANTERS. REFER LANDSCAPE DRAWINGS.
- 14 PEDESTRIAN RAMP WITH HANDRAILS. REFER CIVIL

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PHONE NUMBER
WEBSITE

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CONSULTANT #3 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

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, LOOMIS.

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

PROJECT ADDRESS
NW CORNER OF CHISOM TRAIL AND BOYINGTON ROAD, 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

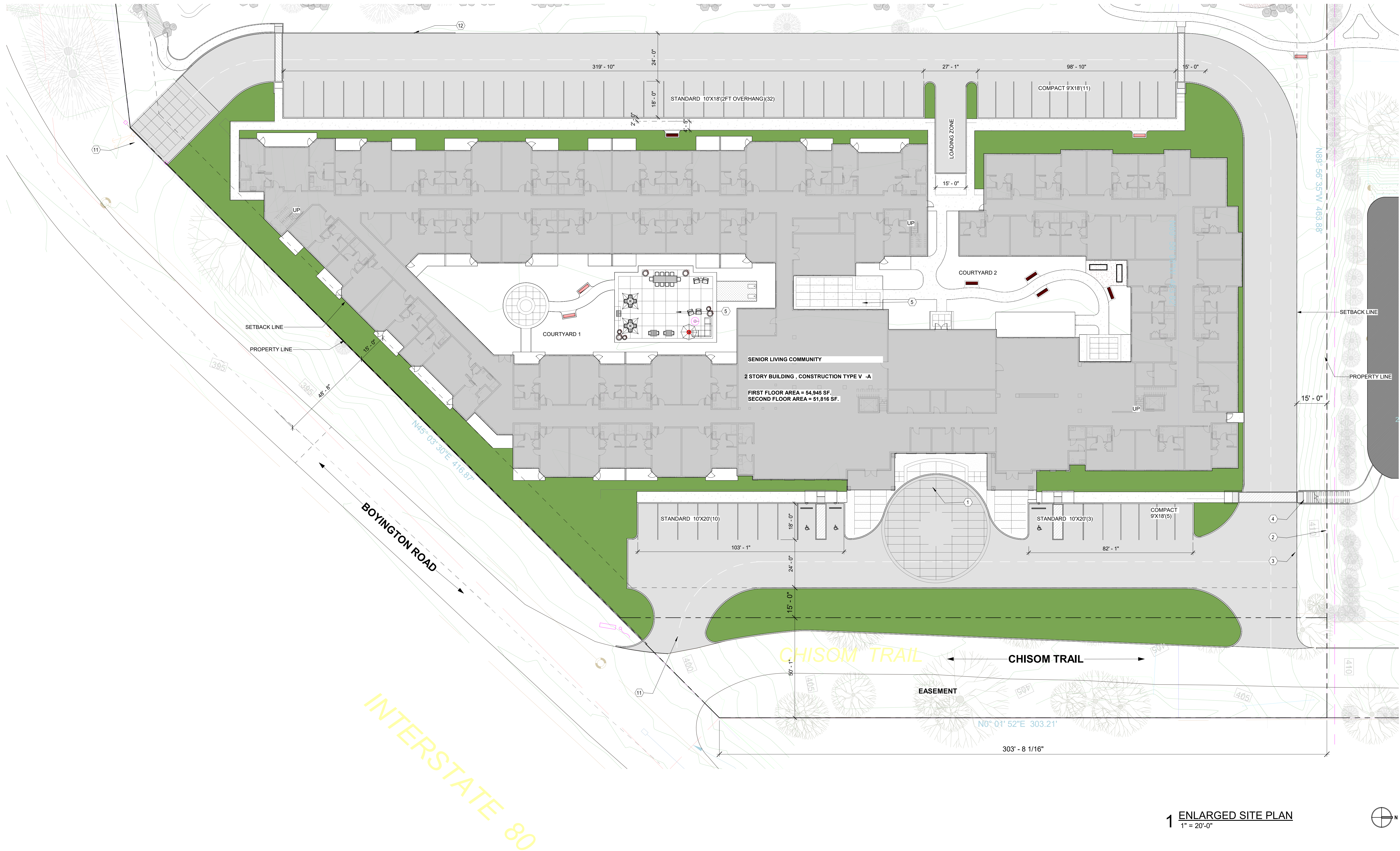
DATE:	MARK:	DESCRIPTION:
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

SHEET NAME
ENLARGED SITE PLAN- EAST

SHEET NUMBER

A102



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

SITE PLAN KEY NOTES

- 1 DROP OFF ZONE
- 2 PROPERTY LINE
- 3 SET BACK LINE
- 4 NEW STAIRS CONNECTING TO ADJACENT PROPERTY. REFER CIVIL DRAWINGS FOR DETAILS.
- 5 COURTYARD RECREATIONAL AREA. REFER LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW SECURITY GATE A&T ENTRY
- 7 VISITORS PARKING
- 8 WATER BODY OR POND. REFER LANDSCAPE DRAWINGS.
- 9 SITOUT AREA. REFER LANDSCAPE PLAN.
- 10 PICKLE BALL COURT. REFER LANDSCAPE DRAWINGS FOR DETAILS.
- 11 NEW APPROACH WAY
- 12 RETAINING WALL. REFER CIVIL DRAWINGS FOR DETAILS.
- 13 RAISED PLANTERS. REFER LANDSCAPE DRAWINGS.
- 14 PEDESTRIAN RAMP WITH HANDRAILS. REFER CIVIL

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CONSULTANT #1 - DISCIPLINE
CONSULTANT #1 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

LANDSCAPE
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, LOOMIS.

PROJECT DESCRIPTION
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PROJECT ADDRESS
NW CORNER OF CHISOM TRAIL AND BOYINGTON ROAD, LOOMIS, CA 95650
OWNER INFORMATION
**BPG LOOMIS, LLC.
153 CEDROS #1267
SOLANA BEACH, CA 92075**

GOREE PROJECT NUMBER
2305
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ISSUE DATE
11/01/23

DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

SHEET NAME
ENLARGED SITE PLAN - WEST

SHEET NUMBER

A103



SITE PLAN KEY NOTES

- 1 DROP OFF ZONE
- 2 PROPERTY LINE
- 3 SET BACK LINE
- 4 NEW STAIRS CONNECTING TO ADJACENT PROPERTY. REFER CIVIL DRAWINGS FOR DETAILS.
- 5 COURTYARD RECREATIONAL AREA. REFER LANDSCAPE DRAWINGS FOR DETAILS.
- 6 NEW SECURITY GATE AAT ENTRY
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- 8 WATER BODY OR POND. REFER LANDSCAPE DRAWINGS.
- 9 SITOUT AREA. REFER LANDSCAPE PLAN.
- 10 PICKLE BALL COURT. REFER LANDSCAPE DRAWINGS FOR DETAILS.
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- 14 PEDESTRIAN RAMP WITH HANDRAILS. REFER CIVIL

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ADDRESS
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WEBSITE

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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, LOOMIS.

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
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INDEPENDENT LIVING) AND
STAND ALONE ACTIVE LIVING
COTTAGES.

PROJECT ADDRESS

NW CORNER OF CHISOM TRAIL
AND BOYINGTON ROAD,
LOOMIS, CA 95650

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

GOREE PROJECT NUMBER

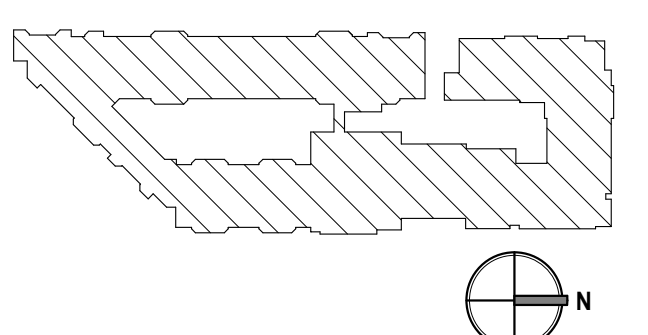
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ISSUE DATE
11/01/23

DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL

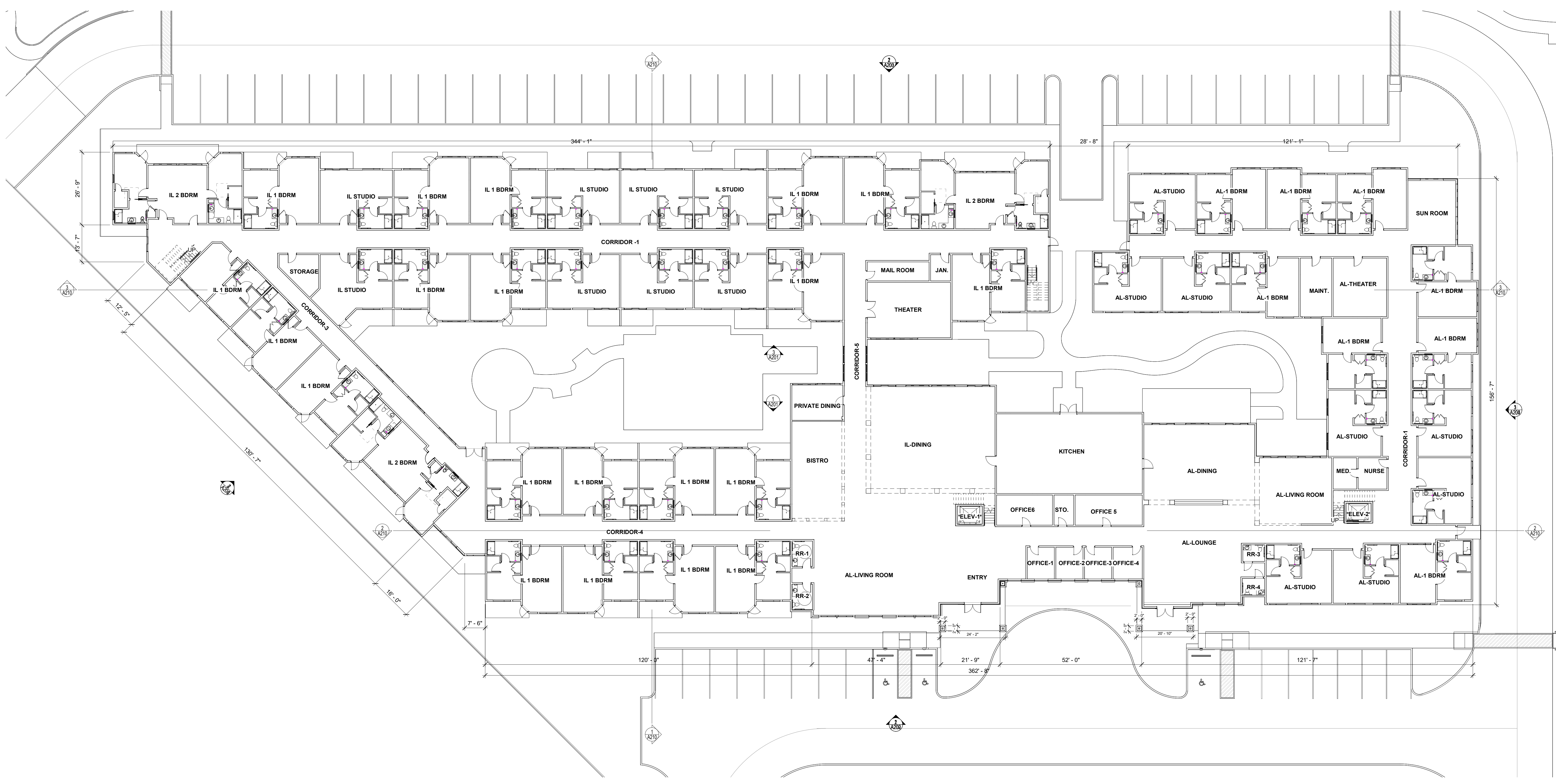
KEY PLAN



SHEET NAME
**COMPOSITE FLOOR PLAN -
FIRST FLOOR**

SHEET NUMBER

A110



INDEPENDENT LIVING UNIT MIX			
Level	Name	Count	Occupancy
LEVEL 1	IL 1 BDRM	20	R2.1
LEVEL 1	IL 2 BDRM	3	R2.1
LEVEL 1	IL STUDIO	8	R2.1
LEVEL 1: 31		31	
LEVEL 2	IL 1 BDRM	23	R2.1
LEVEL 2	IL 2 BDRM	5	R2.1
LEVEL 2	IL STUDIO	5	R2.1
LEVEL 2: 33		33	

ASSISTED LIVING UNIT MIX			
Level	Name	Count	Occupancy
LEVEL 1	AL-1 BDRM	8	R2.1
LEVEL 1	AL-STUDIO	8	R2.1
LEVEL 1: 16		16	
LEVEL 2	AL-1 BDRM	11	R2.1
LEVEL 2	AL-STUDIO	8	R2.1
LEVEL 2: 19		19	

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



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LANDSCAPE

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949-387-1323 EXT. 30

CONSULTANT #3 - DISCIPLINE

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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, LOOMIS.

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
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COTTAGES.

PROJECT ADDRESS

NW CORNER OF CHISOM TRAIL
AND BOYINGTON ROAD,
LOOMIS, CA 95650

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

GOREE PROJECT NUMBER

2305

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ISSUE DATE

11/01/23

ISSUE HISTORY

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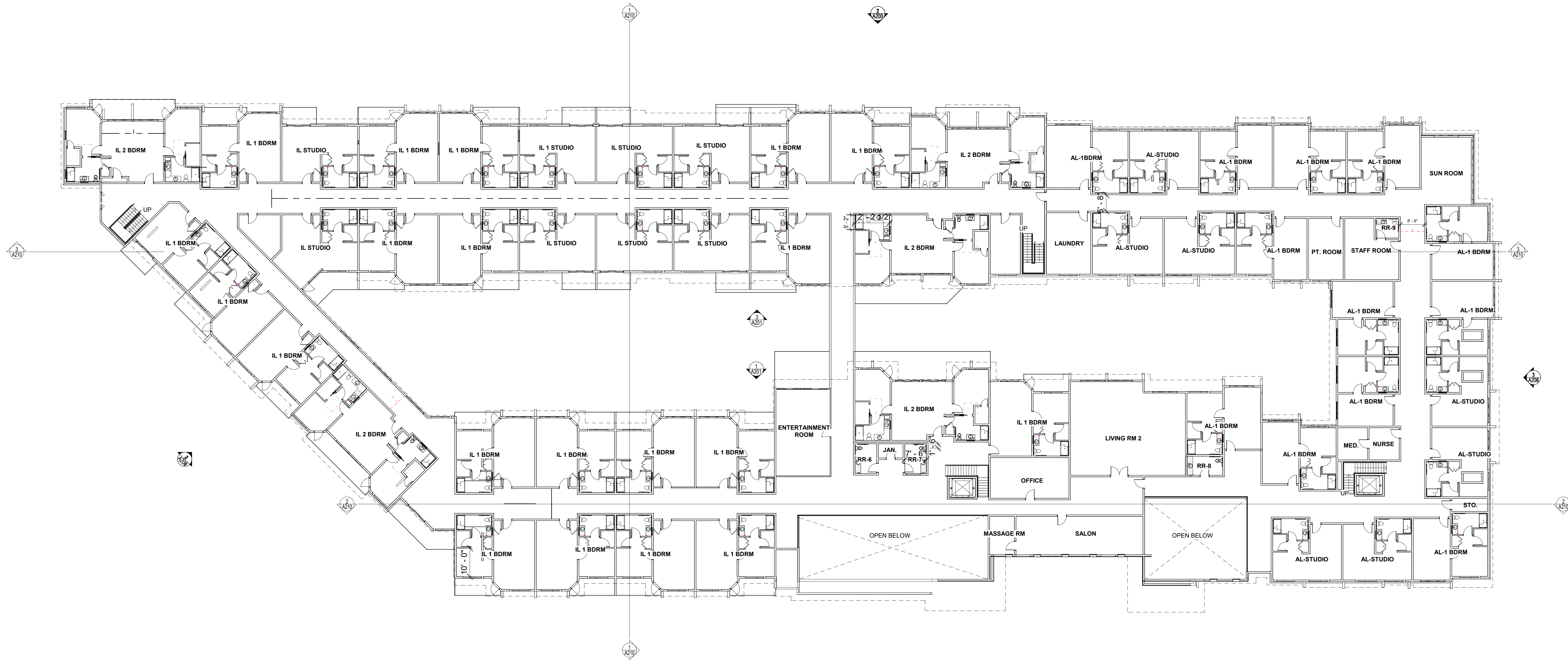
KEY PLAN

SHEET NAME

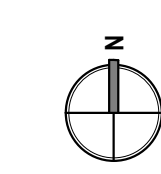
COMPOSITE FLOOR PLAN -
SECOND FLOOR

SHEET NUMBER

A111



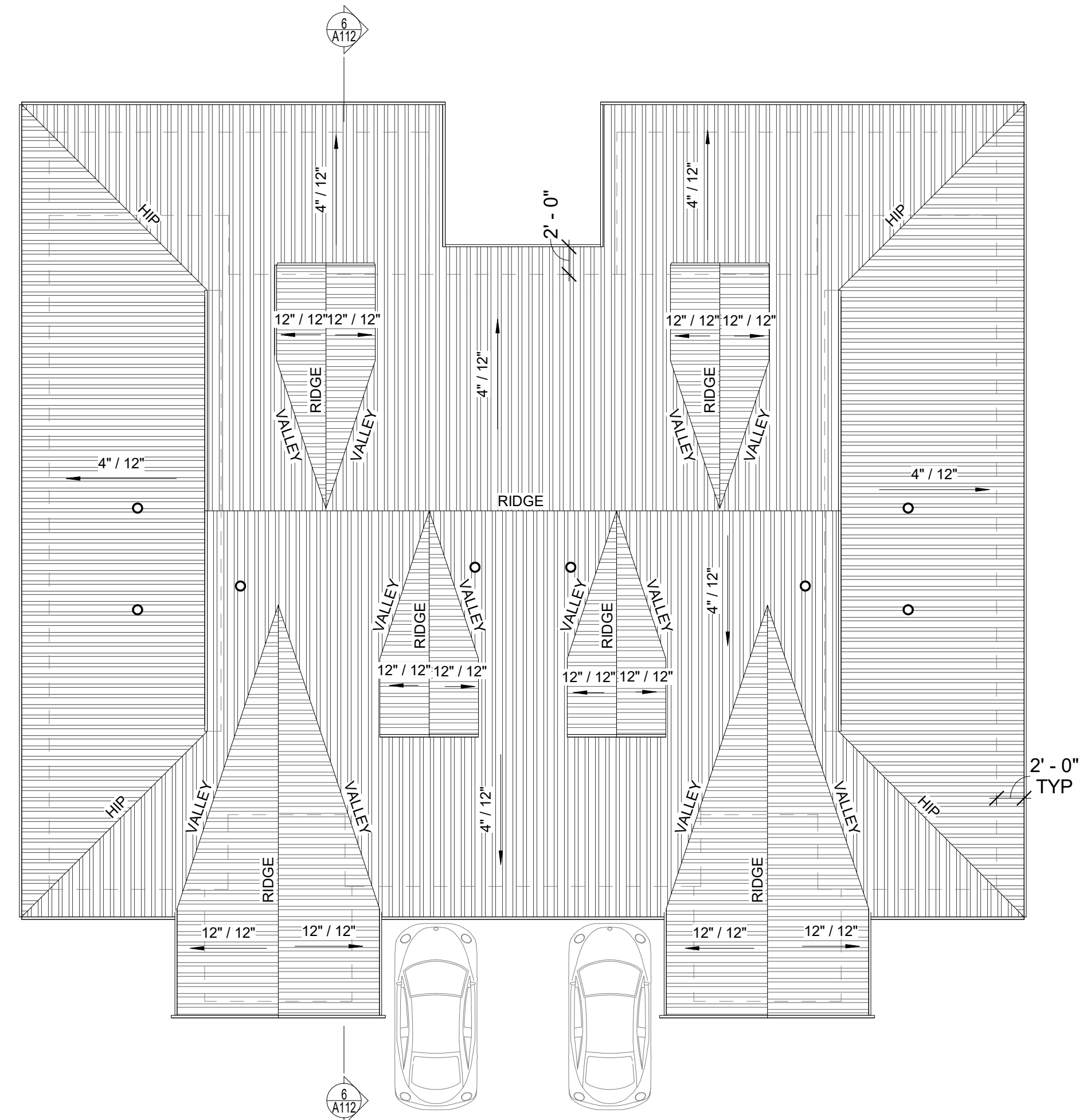
1 FLOOR PLAN - LEVEL 2
1/16" = 1'-0"



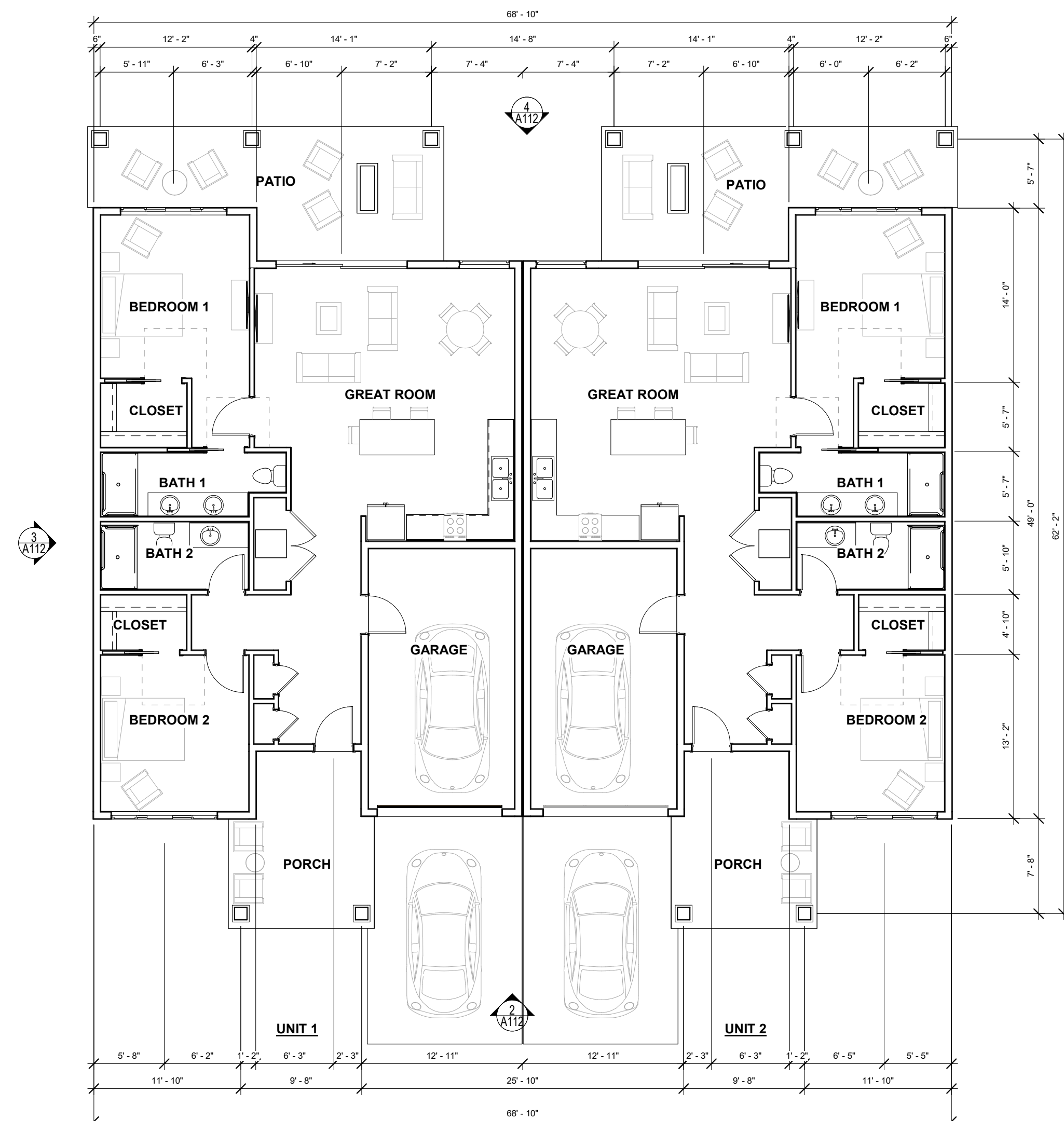
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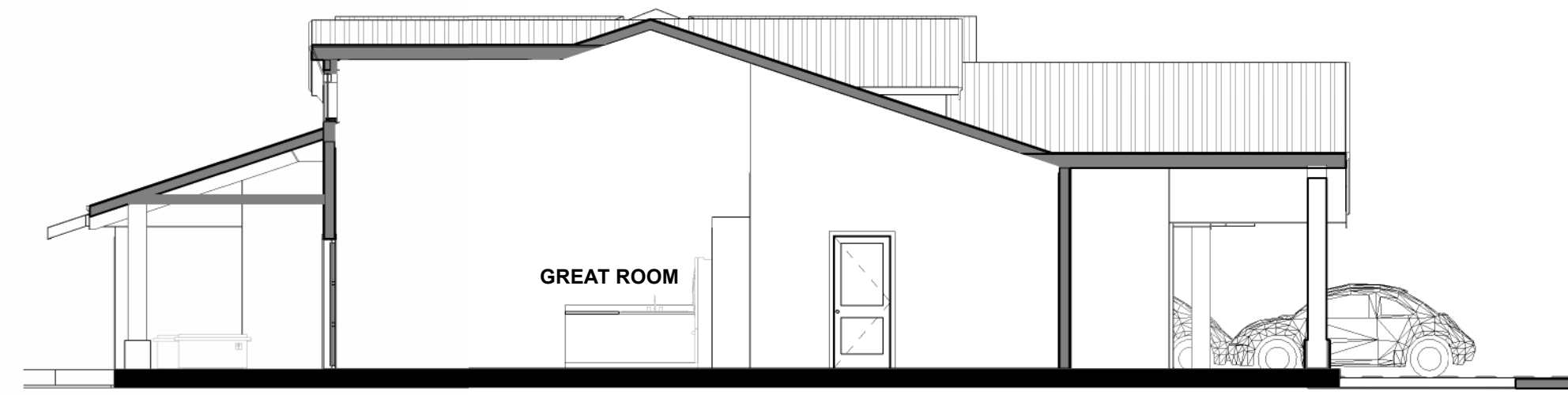
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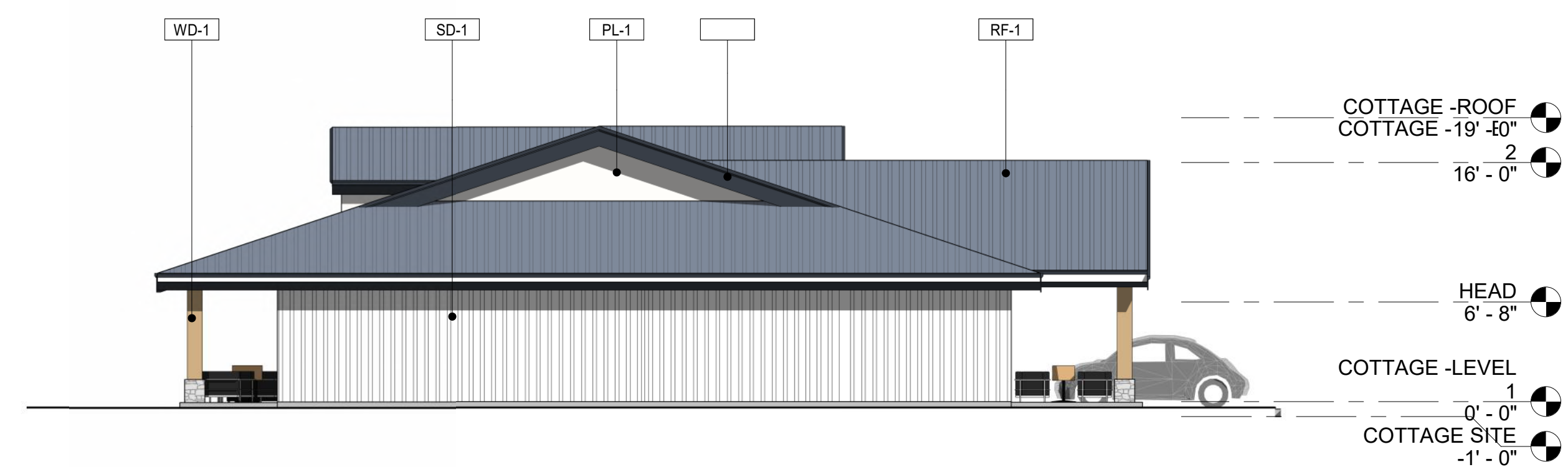
5 COTTAGE - ROOF PLAN
1/8" = 1'-0"



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



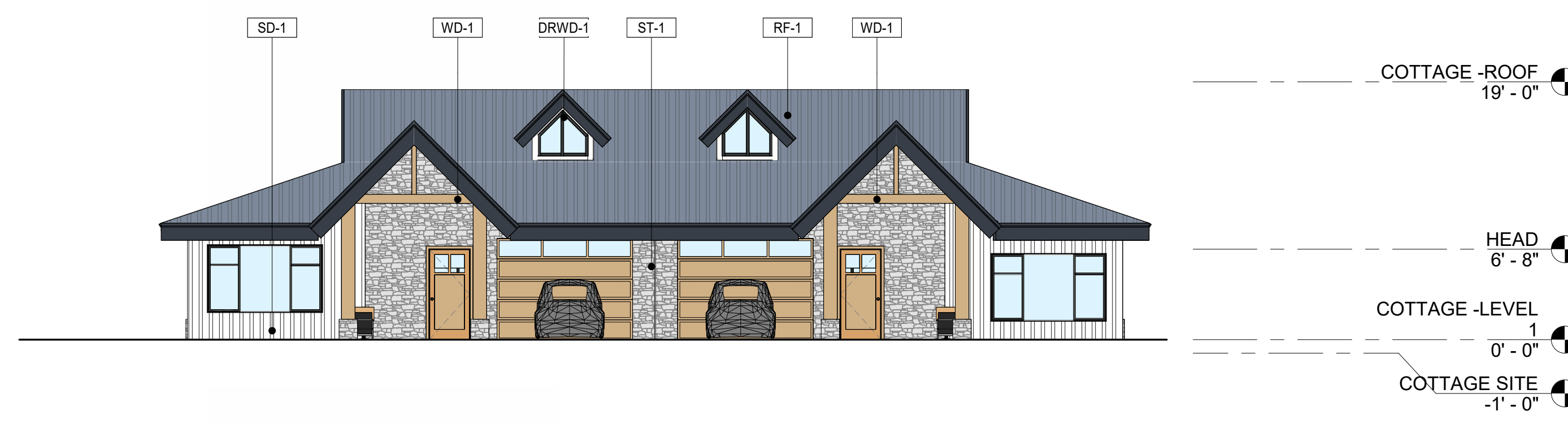
6 SECTION
1/8" = 1'-0"



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

- CONSULTANTS
- CONSULTANT #1 - DISCIPLINE**
CONSULTANT #1 - NAME
ADDRESS
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WEBSITE
- 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, LOOMIS.

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

PROJECT ADDRESS
NW CORNER OF CHISOM TRAIL
AND BOYINGTON ROAD,
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

DATE:	MARK:	DESCRIPTION:
11/01/2023	PLANNING	SUBMITTAL

KEY PLAN

SHEET NAME
**TYPICAL COTTAGE FLOOR
PLAN & ELEVATIONS**

SHEET NUMBER

A112

CONSULTANTS

CONSULTANT #1 - DISCIPLINE
CONSULTANT #1 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

LANDSCAPE

LANDSCAPE ARCHITECTS
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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, LOOMIS.

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SENIOR LIVING COMMUNITY
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PROJECT ADDRESS

NW CORNER OF CHISOM TRAIL
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OWNER INFORMATION

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153 CEDROS #1267
SOLANA BEACH, CA 92075

GOREE PROJECT NUMBER

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ISSUE DATE

11/01/23

ISSUE HISTORY

DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

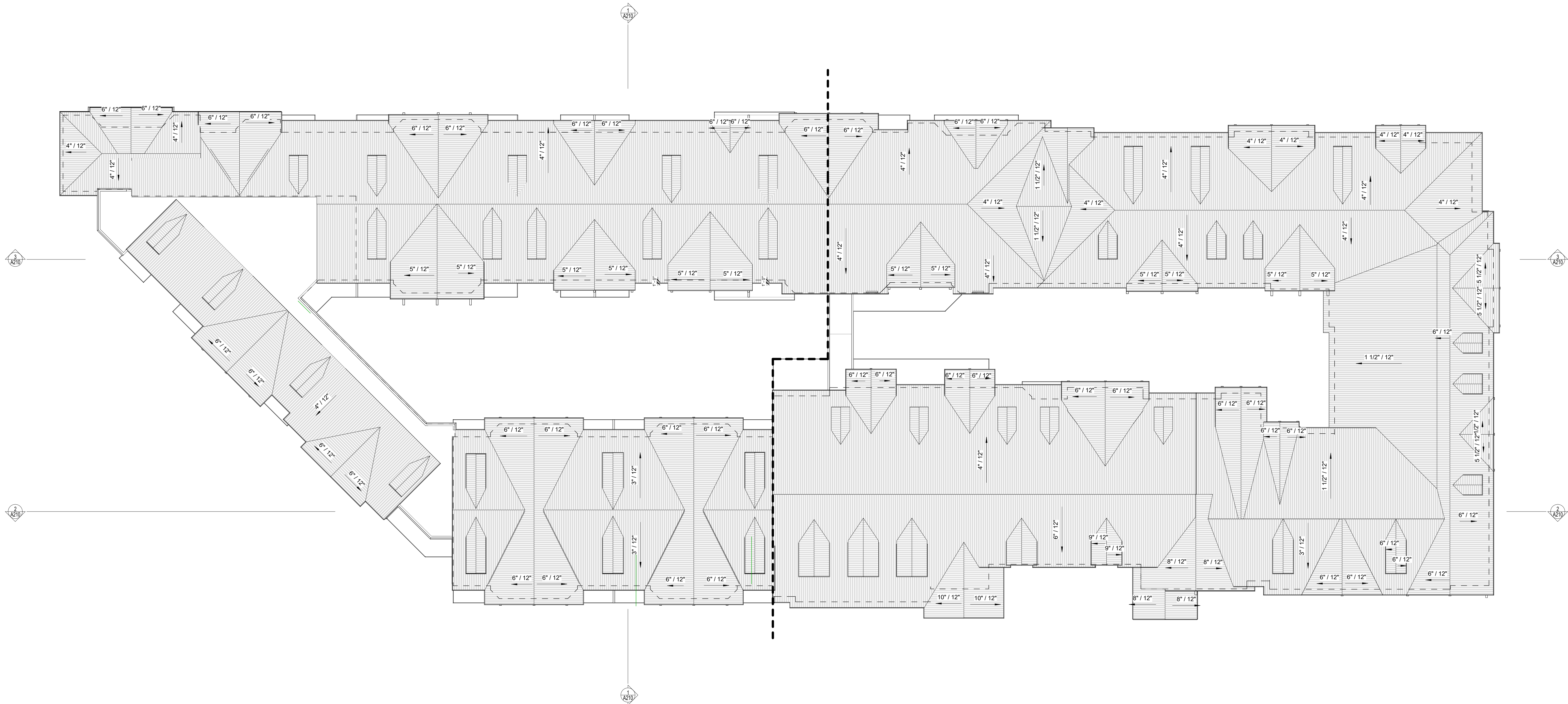
SHEET NAME

ROOF PLAN

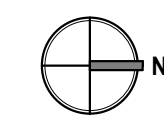
SHEET NUMBER

A190

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



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PHONE NUMBER
WEBSITE

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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, LOOMIS.

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED LIVING &
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STAND ALONE ACTIVE LIVING
COTTAGES .

PROJECT ADDRESS

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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

DATE:	MARK:	DESCRIPTION:
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER

A200



2 / A203 1 / A203



2 / A202 1 / A202



MATERIAL LEGEND

	WINDOWS, DOORS, & RAILING: DRWD-1 CHARCOAL		STONE VENEER: ST-1 CREATIVE MINES FOGBANK		STANDING SEAM ROOF: RF-1 MEDIUM GREY
	WOOD LOUVERS, EXPOSED BEAMS, & COLUMNS: WD-1 BEIGE		VERTICAL BOARD & BATTEN SIDING, WOOD FASCIA COLOR: SD-1 ARCTIC WHITE PLUS		STUCCO: PL-1 SW 7005 PURE WHITE

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

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, LOOMIS.

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SENIOR LIVING COMMUNITY
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COTTAGES .

PROJECT ADDRESS

NW CORNER OF CHISOM TRAIL
AND BOYINGTON ROAD,
LOOMIS, CA 95650

OWNER INFORMATION

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

GOREE PROJECT NUMBER

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STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY

DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER

A201



3 COURTYARD WEST ELEVATION
1/16" = 1'-0"



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

MATERIAL LEGEND

	WINDOWS, DOORS, & RAILING: DRWD-1 CHARCOAL		STONE VENEER: ST-1 CREATIVE MINES FOGBANK		STANDING SEAM ROOF: RF-1 MEDIUM GREY
	WOOD LOUVERS, EXPOSED BEAMS, & COLUMNS: WD-1 BEIGE		VERTICAL BOARD & BATTEN SIDING, WOOD FASCIA COLOR: SD-1 ARCTIC WHITE PLUS		STUCCO - PL-1 SW 7005 PURE WHITE

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

CONSULTANT #3 - DISCIPLINE
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ADDRESS
PHONE NUMBER
WEBSITE

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

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

CONSULTANT #6 - DISCIPLINE
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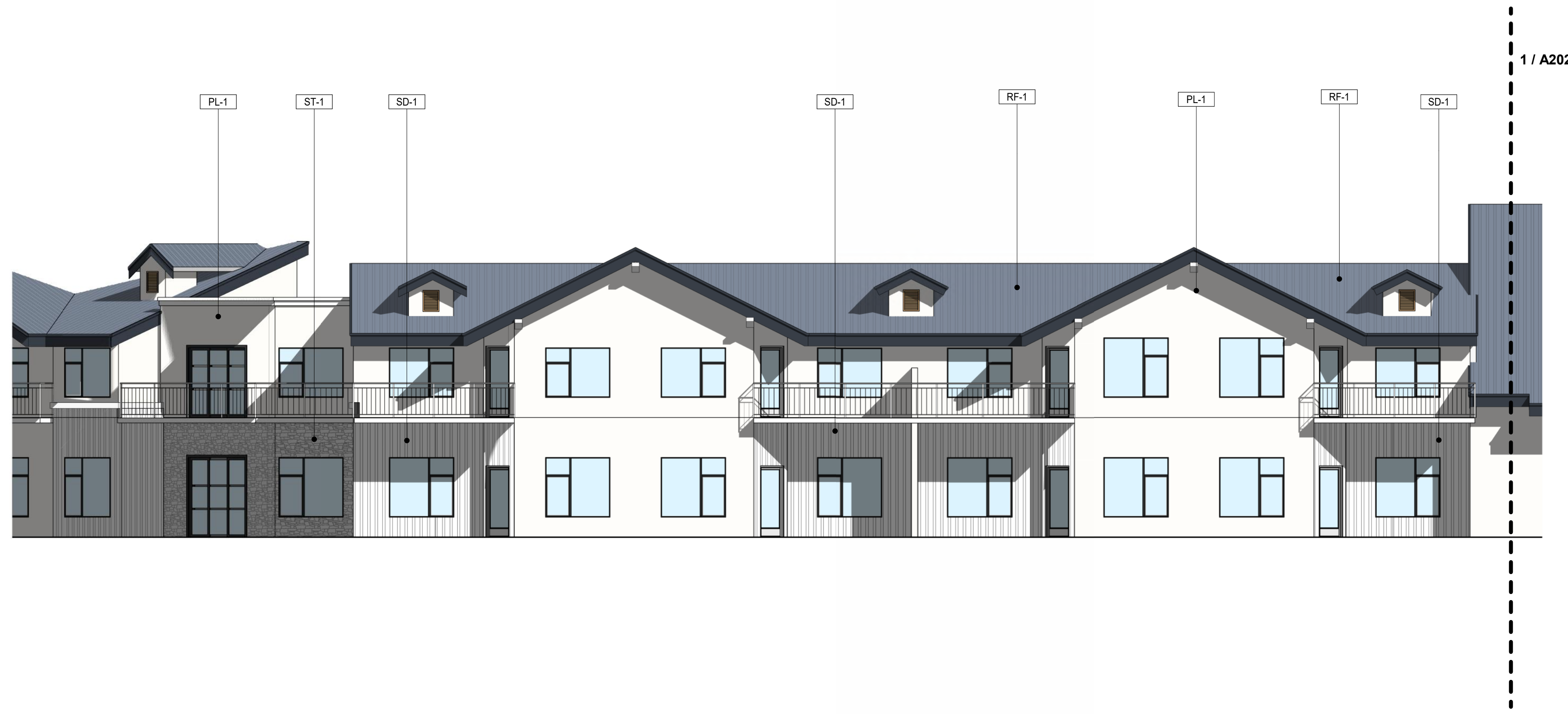
KEY PLAN

SHEET NAME

**ENLARGED BUILDING
ELEVATIONS**

SHEET NUMBER

A202



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



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

MATERIAL LEGEND

	WINDOWS, DOORS, & RAILING: DRWD-1 CHARCOAL		STONE VENEER: ST-1 CREATIVE MINES FOGBANK		STANDING SEAM ROOF: RF-1 MEDIUM GREY
	WOOD LOUVERS, EXPOSED BEAMS, & COLUMNS: WD-1 MEDIUM GREY		VERTICAL BOARD & BATTEN SIDING, WOOD FASCIA COLOR: SD-1 ARCTIC WHITE PLUS		STUCCO: PL-1 SW 7005 PURE WHITE

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

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, LOOMIS.

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

PROJECT ADDRESS
NW CORNER OF CHISOM TRAIL
AND BOYINGTON ROAD,
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

DATE:	MARK:	DESCRIPTION:
11/01/2023		PLANNING SUBMITTAL

KEY PLAN

SHEET NAME
**ENLARGED BUILDING
ELEVATIONS**

SHEET NUMBER

A203

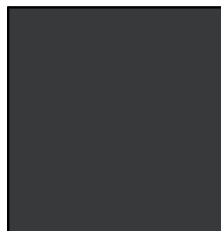

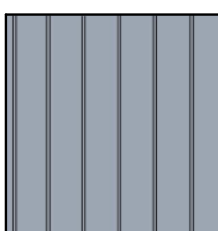
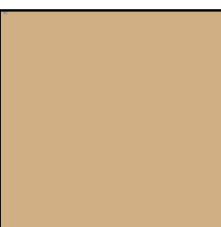

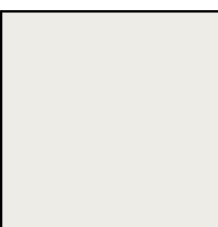


2 WEST ELEVATION - PART B
1/8" = 1'-0"



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

MATERIAL LEGEND

	WINDOWS, DOORS, & RAILING: DRWD-1 CHARCOAL		STONE VENEER: ST-1 CREATIVE MINES FOGBANK		STANDING SEAM ROOF: RF-1 MEDIUM GREY
	WOOD LOUVERS, EXPOSED BEAMS, & COLUMNS: WD-1 MEDIUM GREY		VERTICAL BOARD & BATTEN SIDING, WOOD FASCIA COLOR: SD-1 ARCTIC WHITE PLUS		STUCCO: PL-1 SW 7005 PURE WHITE

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

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, LOOMIS.

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED LIVING &
INDEPENDENT LIVING) AND
STAND ALONE ACTIVE LIVING
COTTAGES .

PROJECT ADDRESS

NW CORNER OF CHISOM TRAIL
AND BOYINGTON ROAD,
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

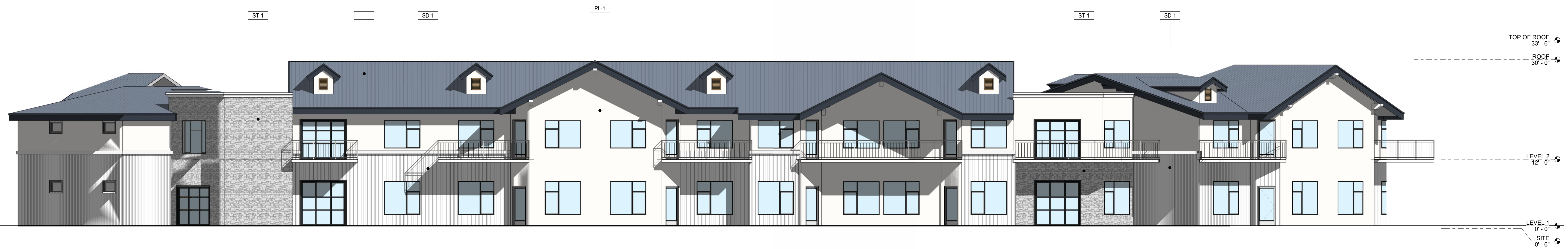
KEY PLAN

SHEET NAME
**ENLARGED BUILDING
ELEVATIONS**

SHEET NUMBER

A204

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

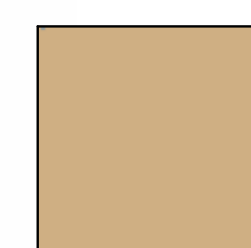


1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND



WINDOWS, DOORS, & RAILING: DRWD-1
CHARCOAL



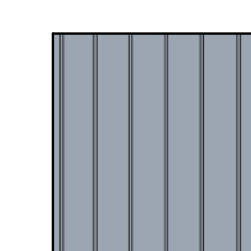
WOOD LOUVERS, EXPOSED BEAMS, & COLUMNS: WD-1
MEDIUM GREY



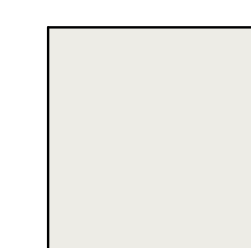
STONE VENEER: ST-1
CREATIVE MINES FOGBANK



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

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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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, LOOMIS.

PROJECT DESCRIPTION

SENIOR LIVING COMMUNITY
(ASSISTED LIVING &
INDEPENDENT LIVING) AND
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PROJECT ADDRESS

NW CORNER OF CHISOM TRAIL
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153 CEDROS #1267
SOLANA BEACH, CA 92075

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2305

STAMP / SIGNATURE

ISSUE DATE

11/01/23

ISSUE HISTORY

DATE	MARK	DESCRIPTION
11/01/2023		PLANNING SUBMITTAL

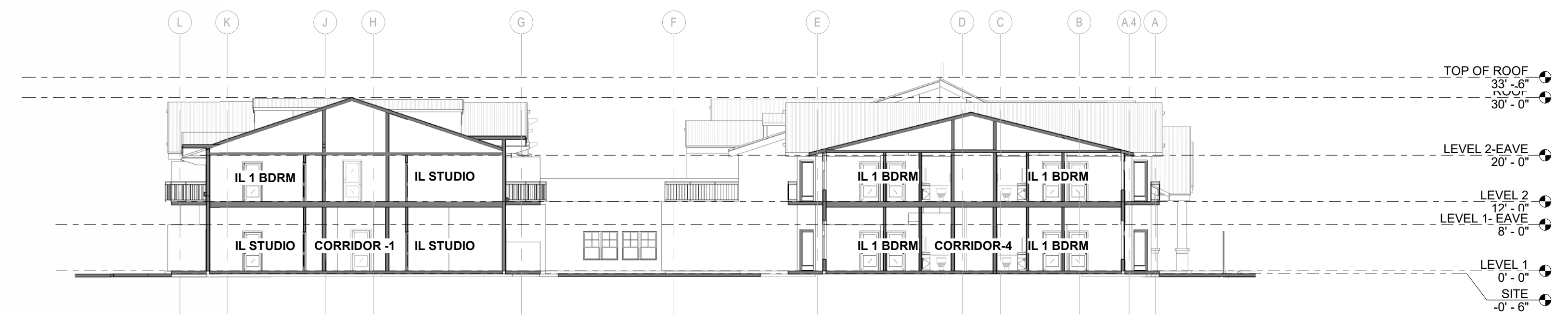
KEY PLAN

SHEET NAME
BUILDING SECTION

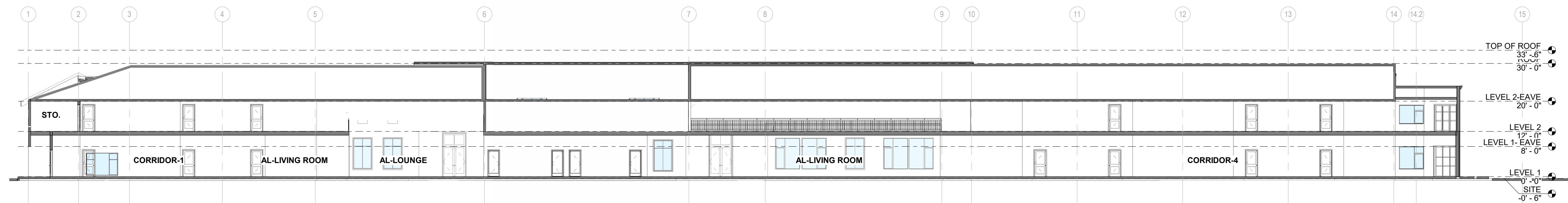
SHEET NUMBER

A210

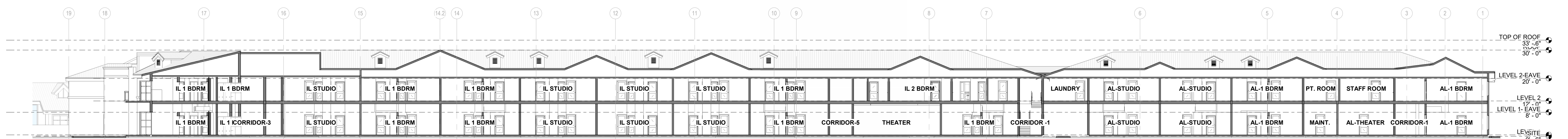
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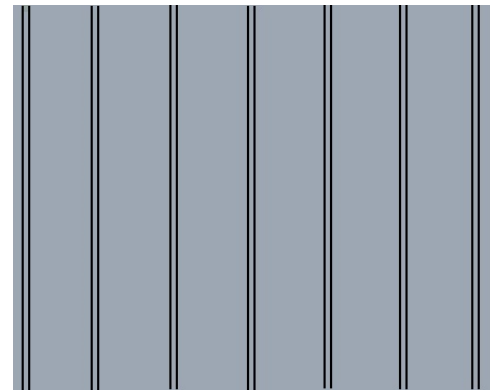
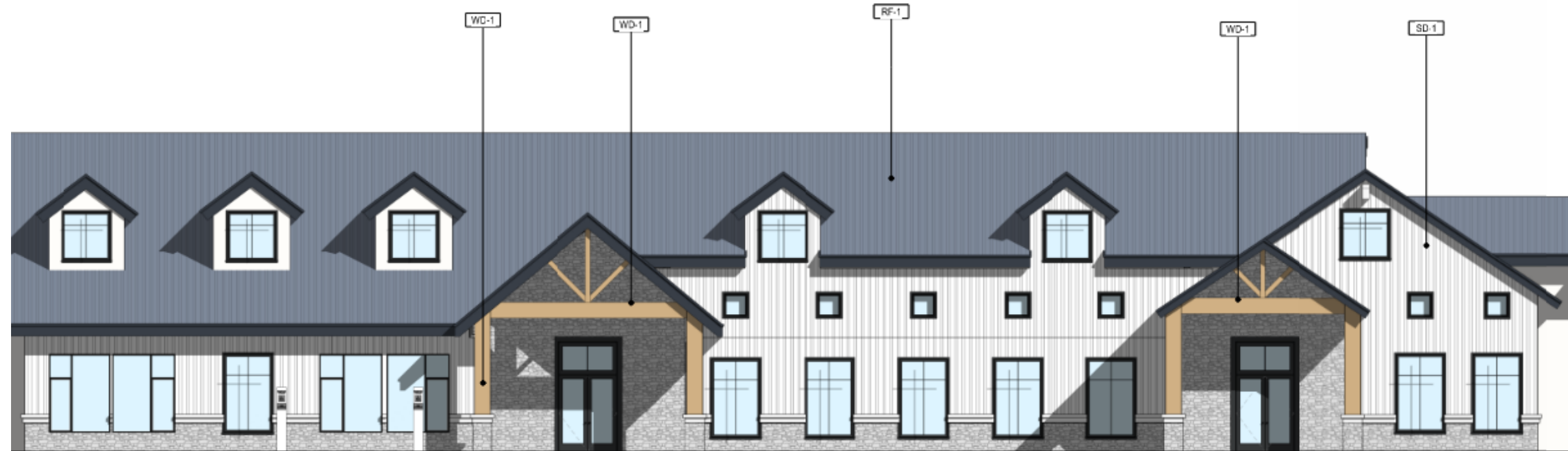
1 SECTION 1
1/16" = 1'-0"



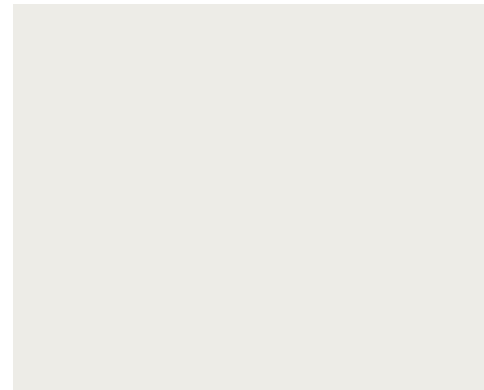
2 SECTION 2
1/16" = 1'-0"



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



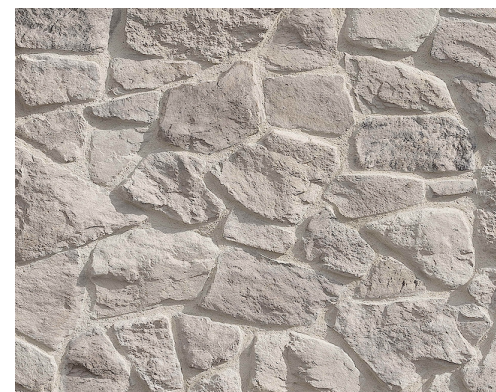
STANDING SEAM ROOF: RF1
MEDIUM GREY



STUCCO : PL-1
SW 7005 PURE WHITE



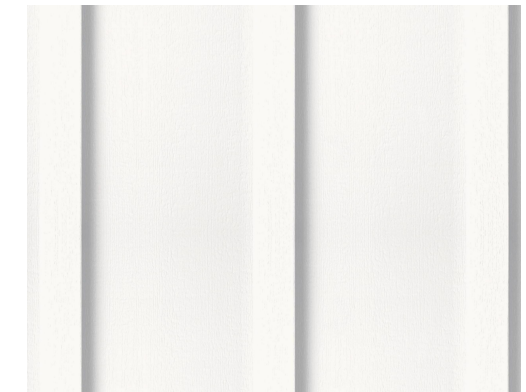
WINDOWS, DOORS, & RAILING: DRWD-1
CHARCOAL



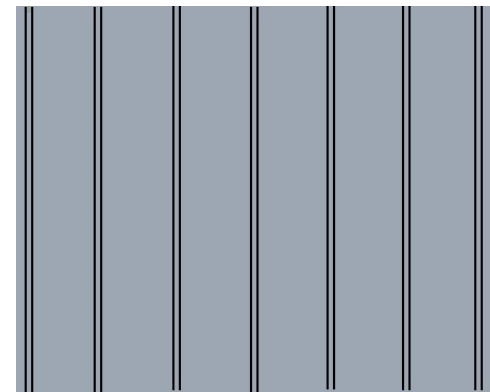
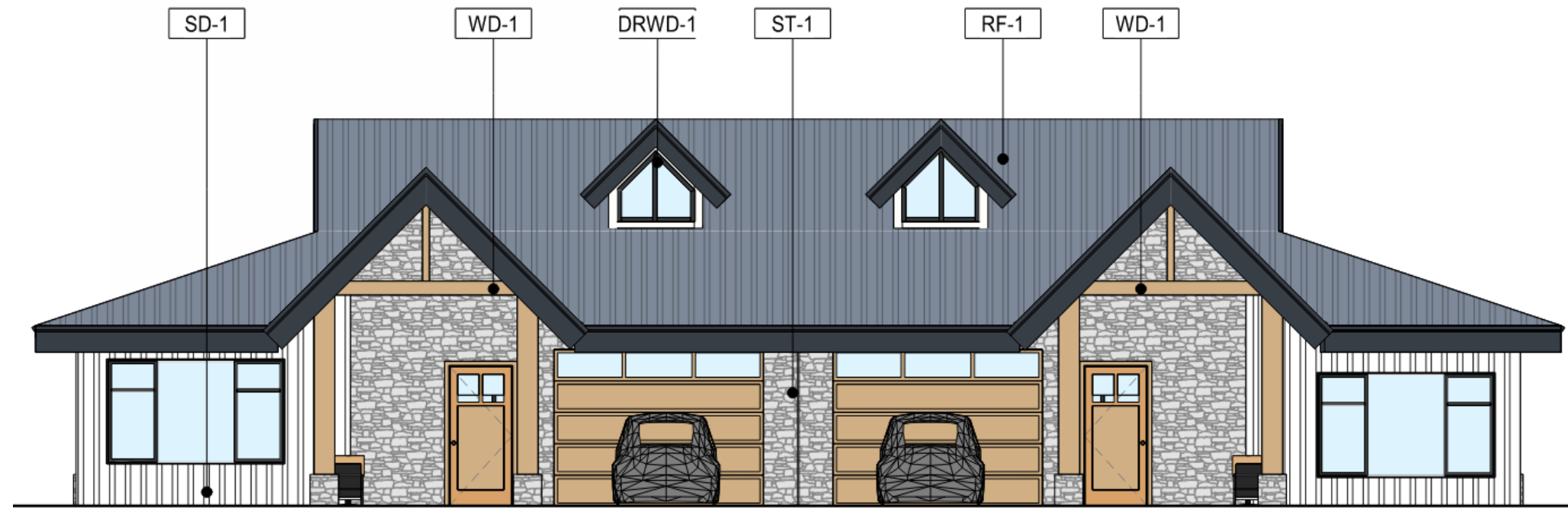
STONE VENEER: ST-1
CREATIVE MINES FOGBANK



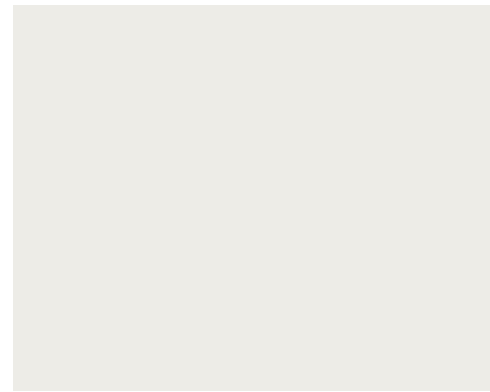
WOOD LOUVERS, EXPOSED BEAMS, &
COLUMNS: WD-1
BEIGE



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



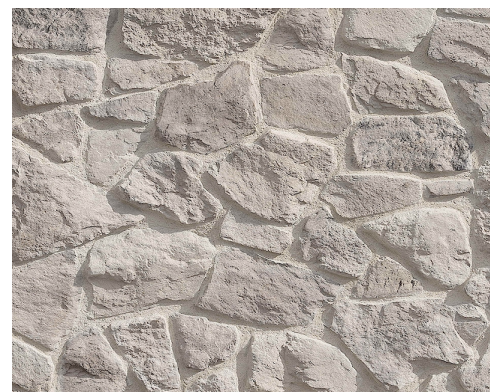
STANDING SEAM ROOF: RF1
MEDIUM GREY



STUCCO : PL-1
SW 7005 PURE WHITE



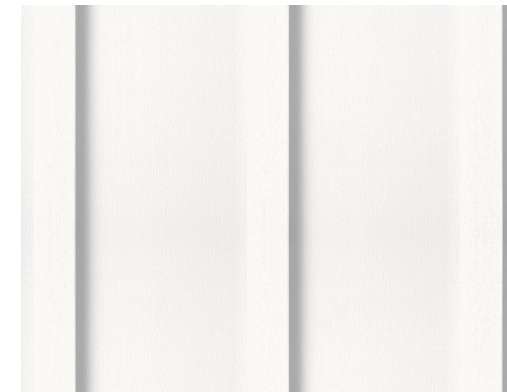
WINDOWS, DOORS, & RAILING: DRWD-1
CHARCOAL



STONE VENEER: ST-1
CREATIVE MINES FOGBANK



WOOD LOUVERS, EXPOSED BEAMS, &
COLUMNS: WD-1
BEIGE



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