

ROADWAY EASEMENT
TO FONTANA AV

- SECONDARY ACCESS

CANAL DR

VIA MILANO PL

FOUNTAIN

ROOF

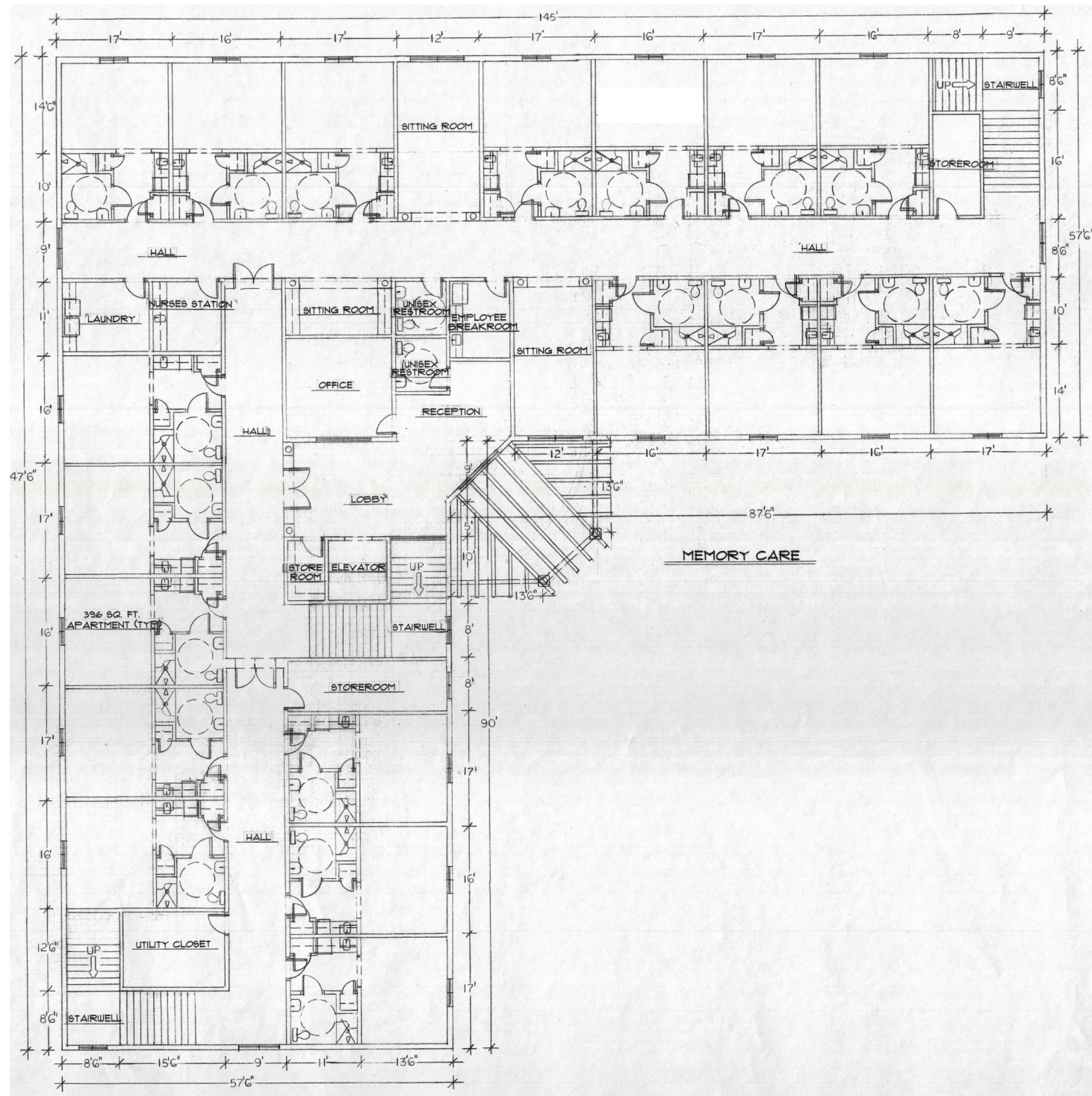
PROPOSED BUILDING
ASSISTED LIVING

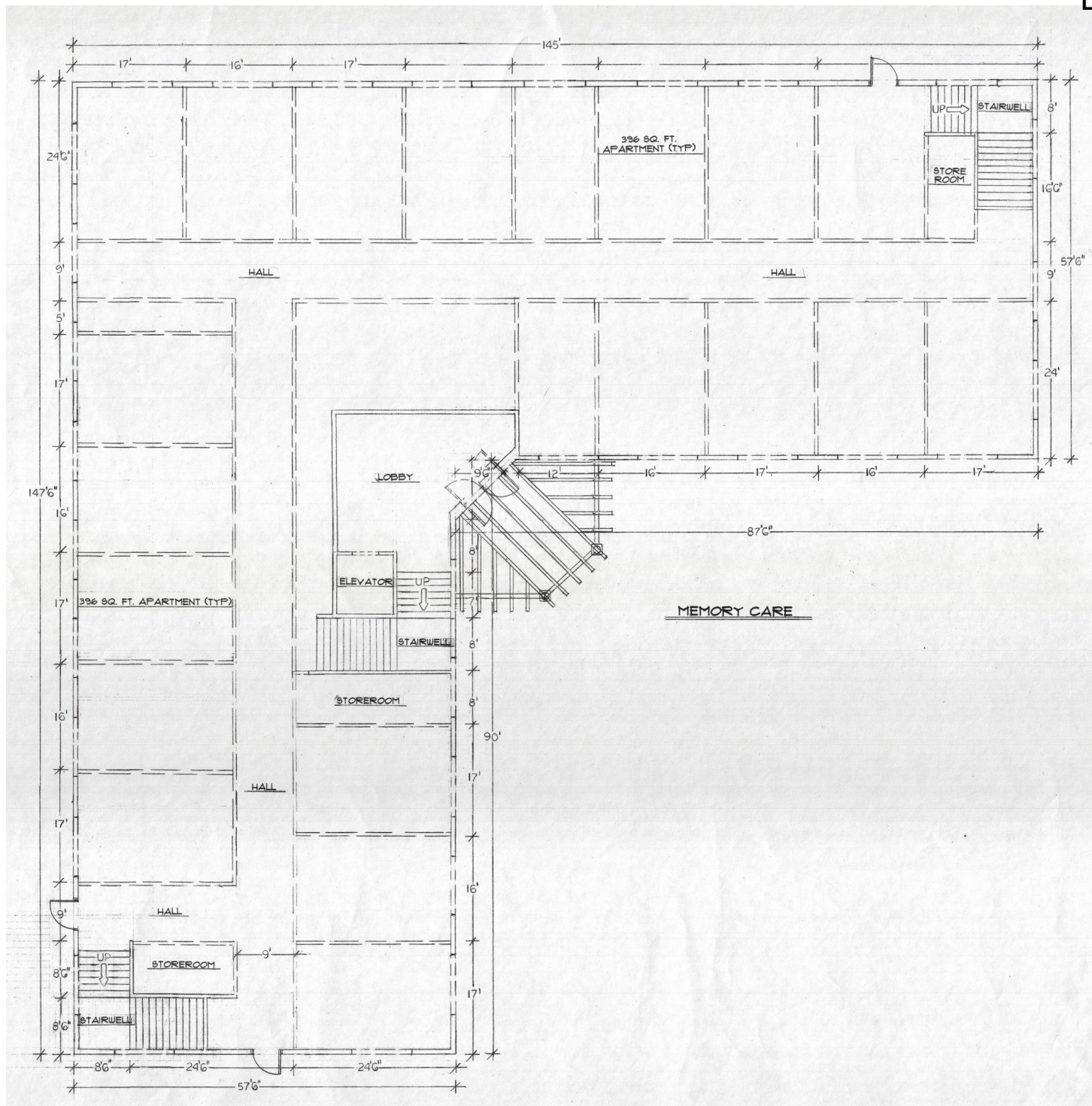


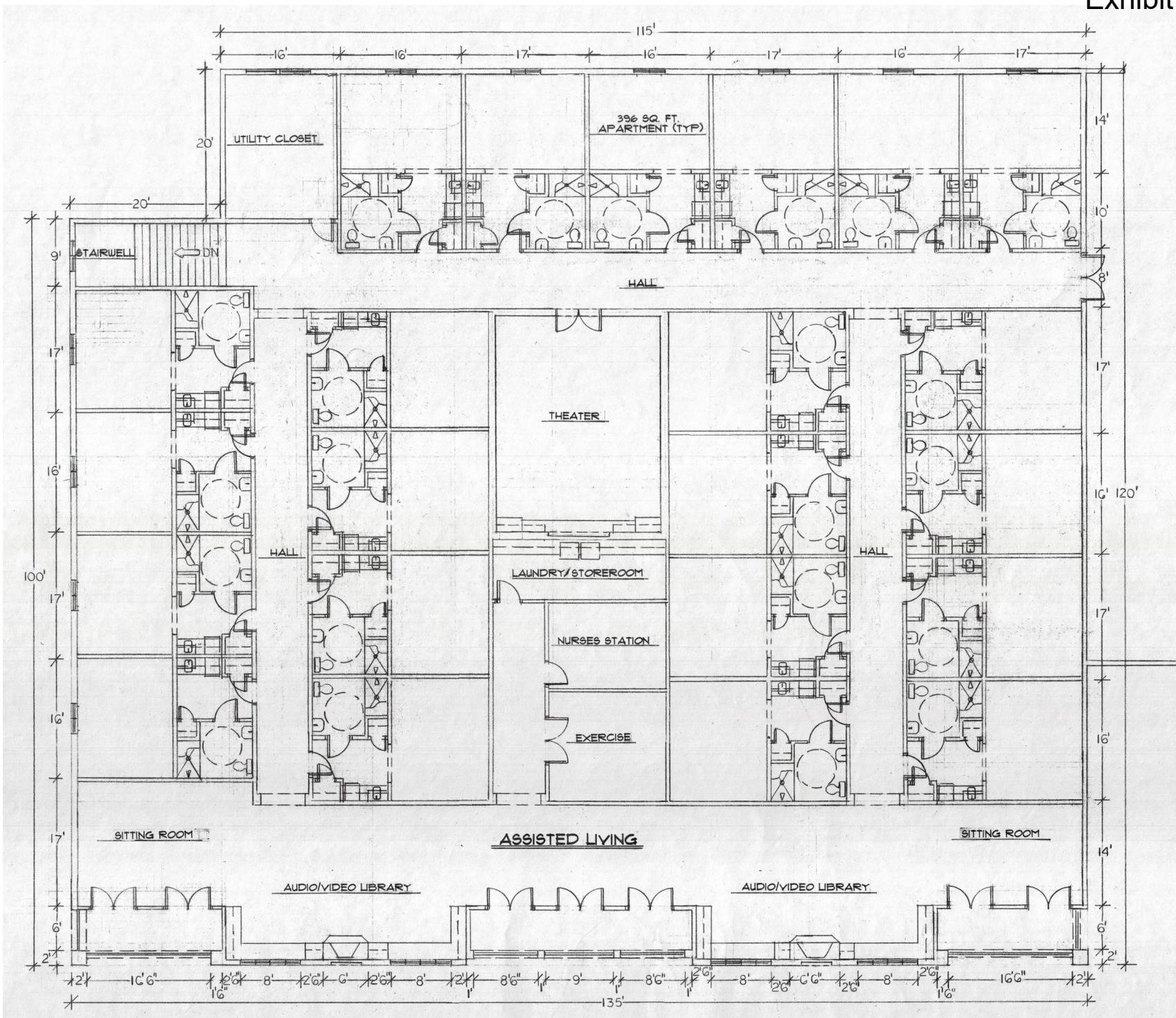
60" WIDE EASEMENT FOR
LEVER MAINTENANCE

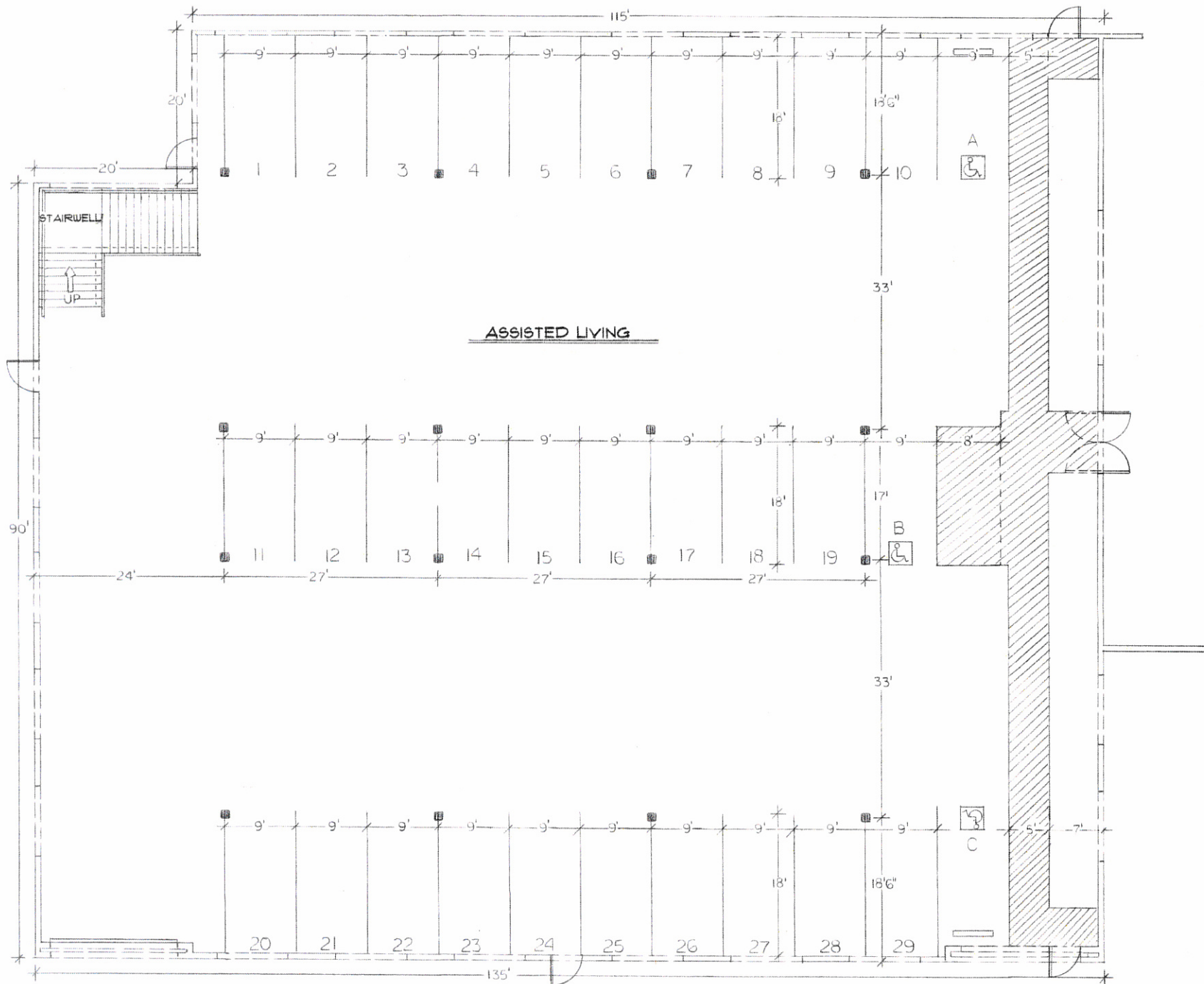
SITE PLAN

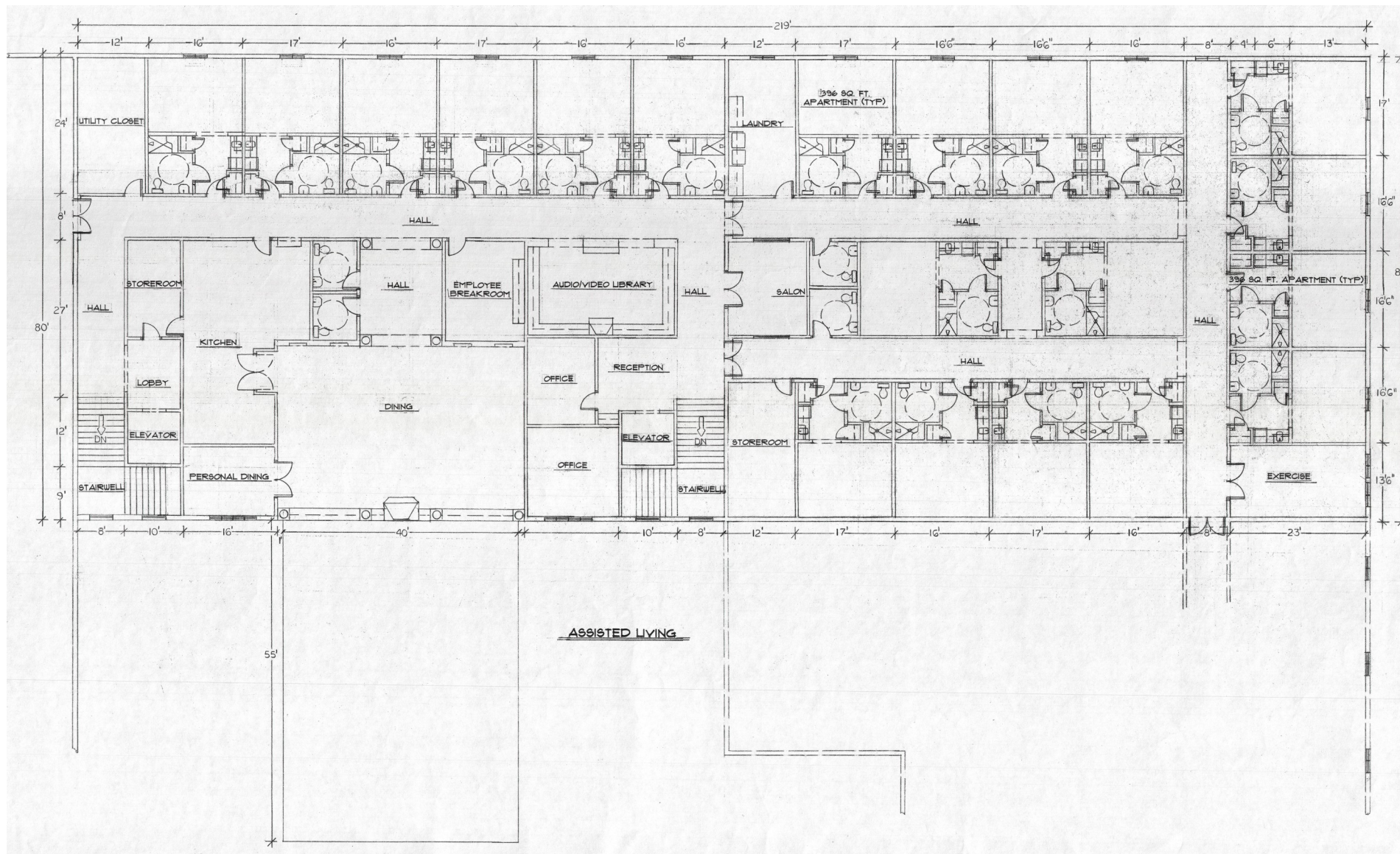
Exhibit 4

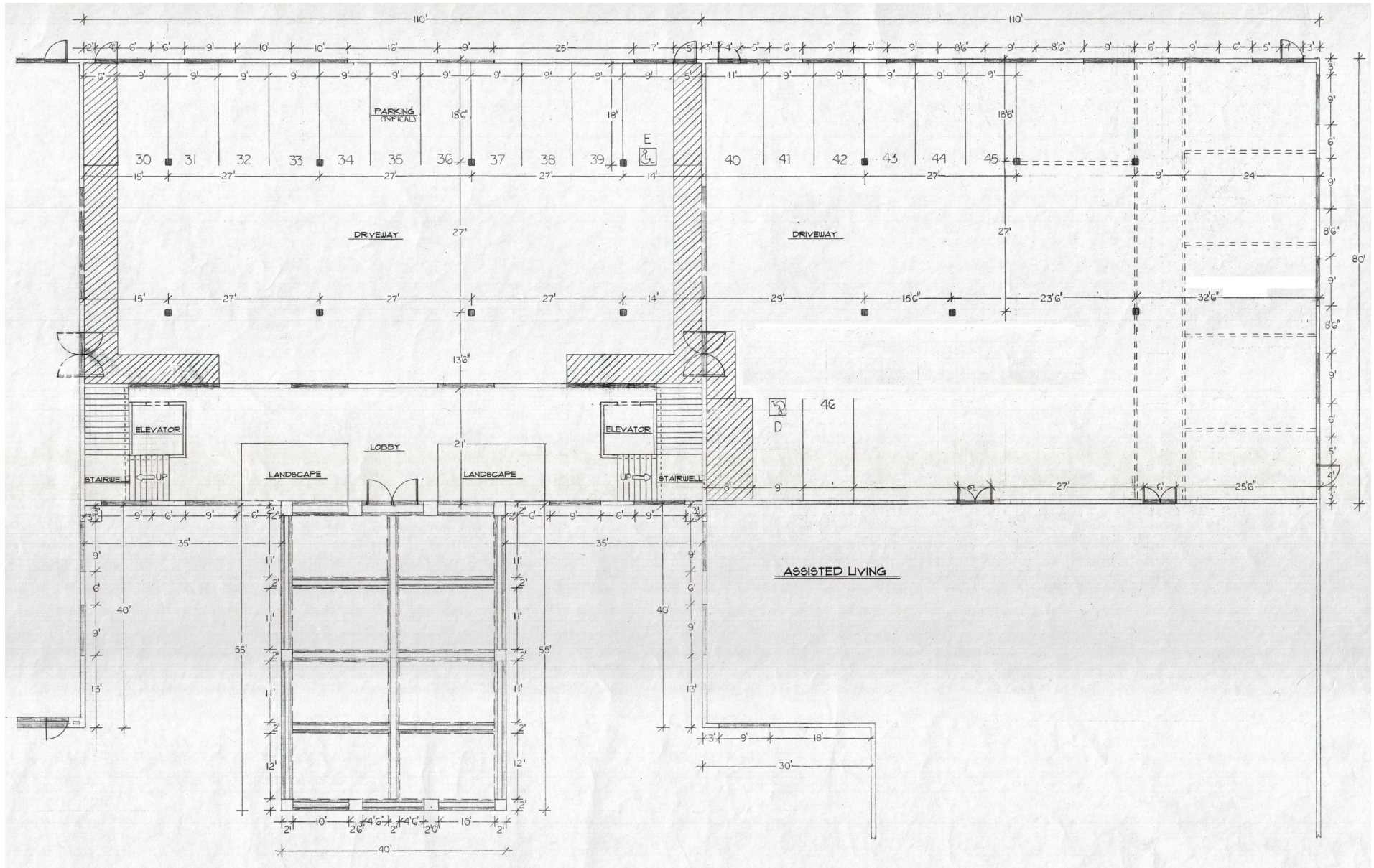


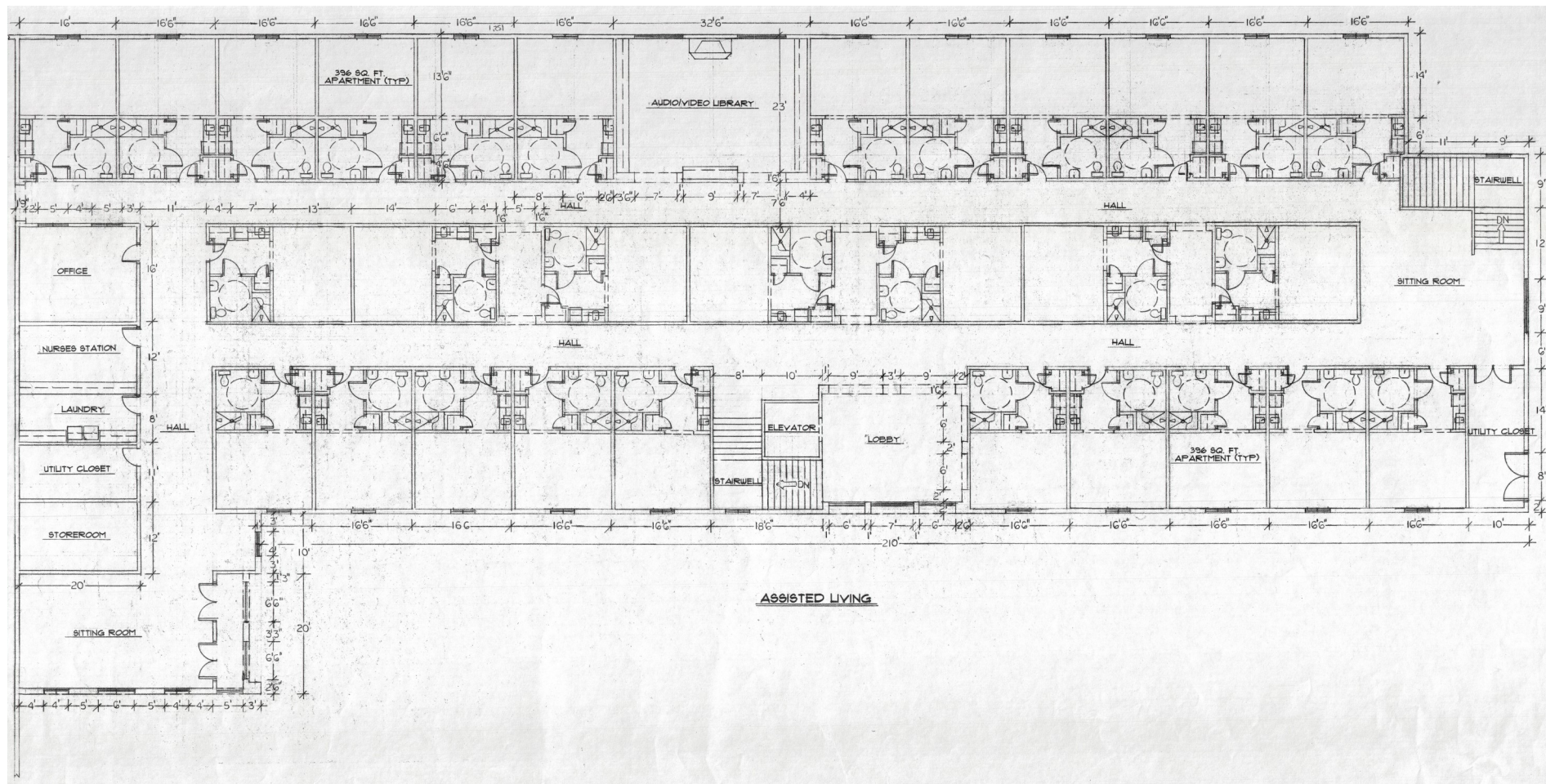


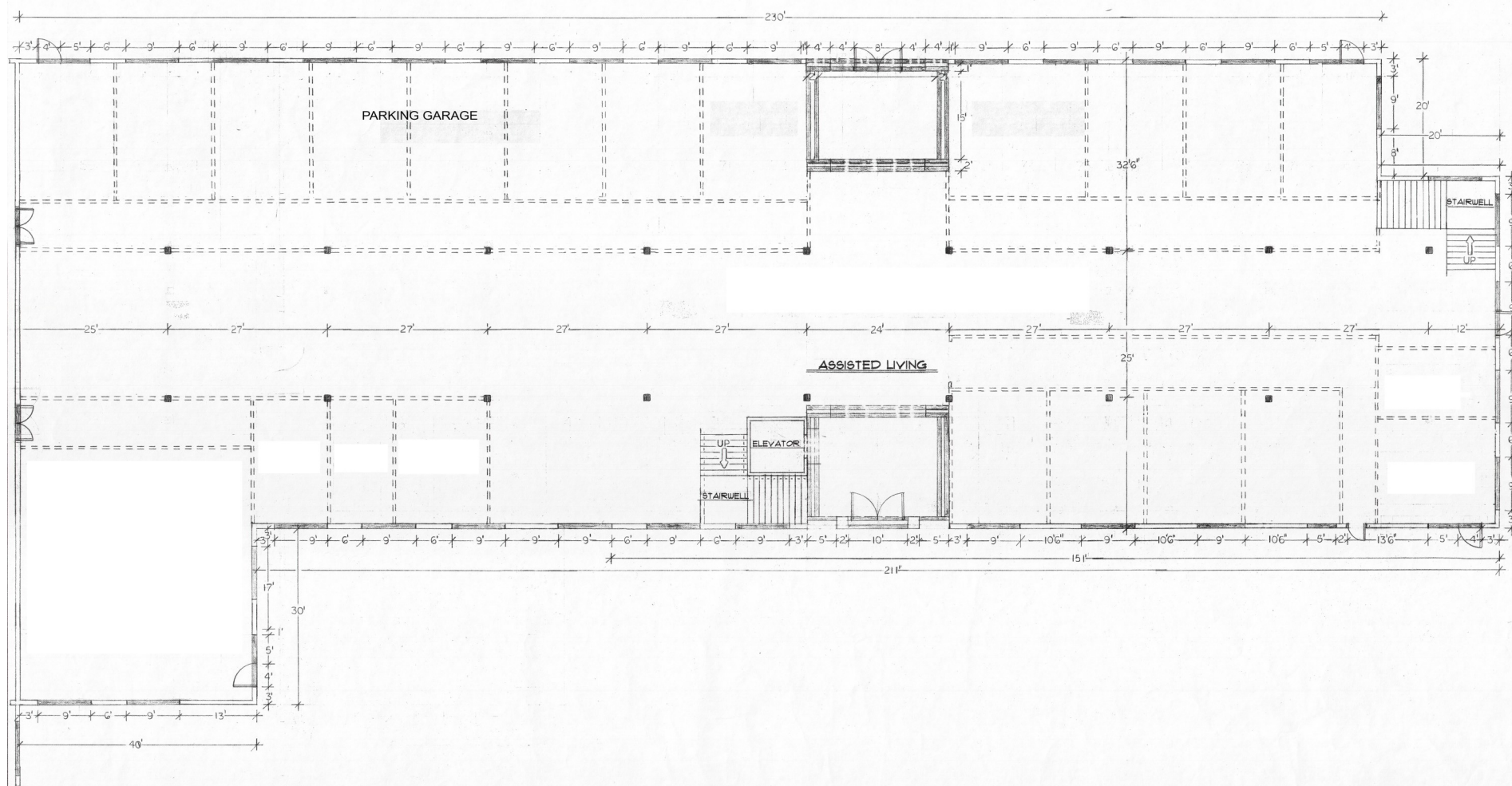














Tuscany Cove

Job #
Date 3/28/17
Scale Noted
Revised/Reviewed
By Date Description

jcwagner
& ASSOCIATES, INC.
ARCHITECTS

Not For
Construction

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Assisted Living

A6.2



Tuscany Cove

Job #
Date 3/28/17
Scale Noted
Revision Schedule
Date Description

jcwagner
J & ASSOCIATES, INC.
www.jcwagner.com

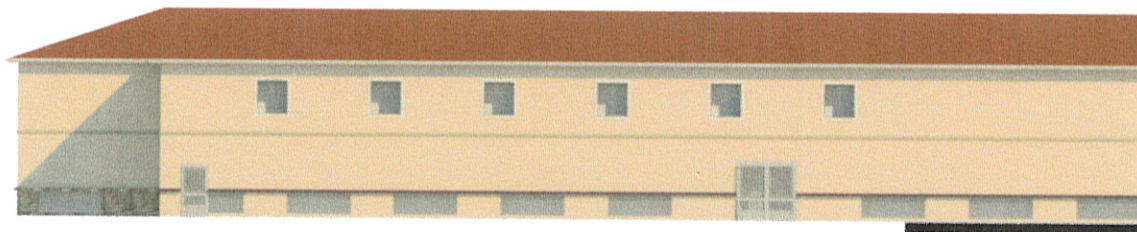
100%
100%
100%

Not For
Construction

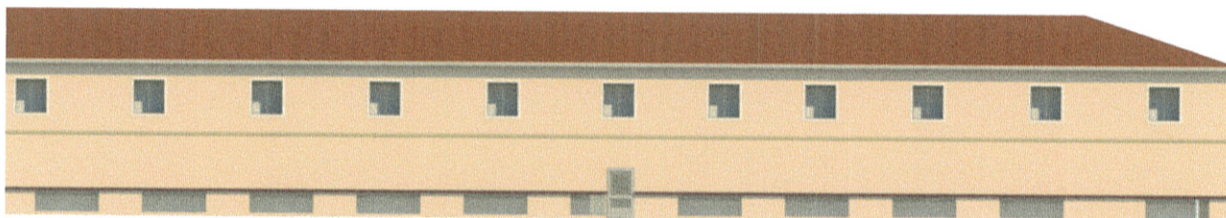
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Memory Care

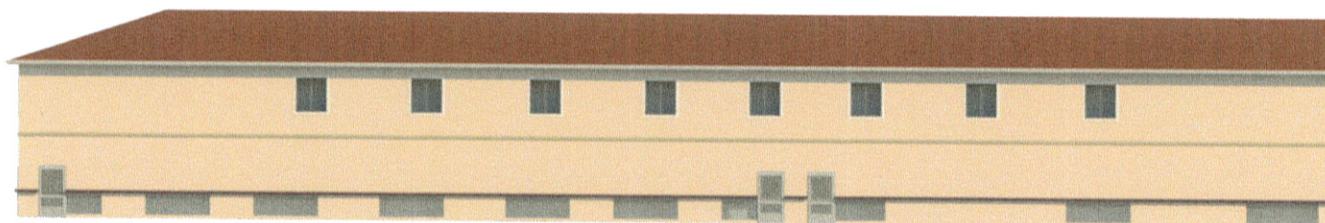
A3.2



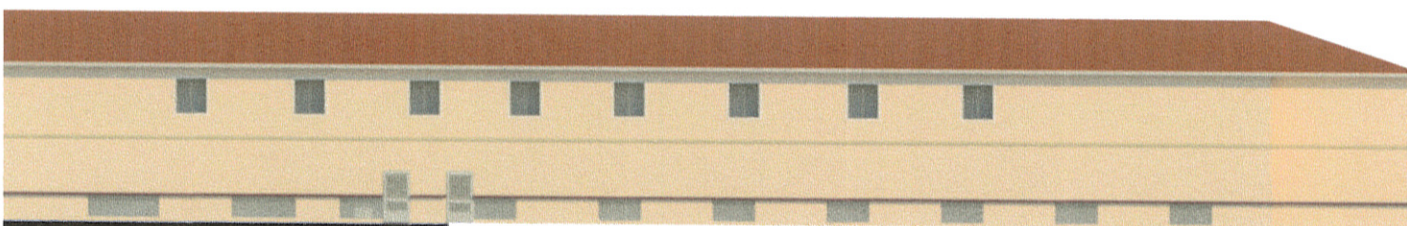
⑤ Assisted Living South Elevation West
1/8" = 1'-0"



① Assisted Living South Elevation East
1/8" = 1'-0"



② Assisted Living East Elevation South
1/8" = 1'-0"



③ Assisted Living East Elevation North
1/8" = 1'-0"

Tuscany Cove

Job #
Date 07/07/17
Scale Noted
Revision Schedule
Date Description

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ARCHITECTS

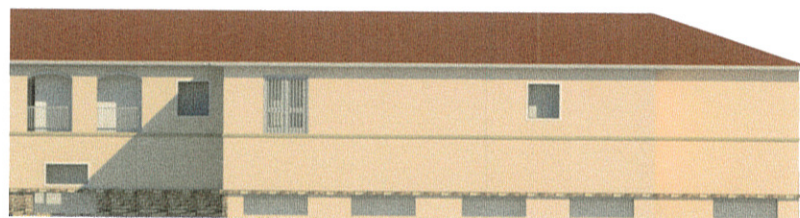
2132 R. E. Donado Dr.
Stockton, CA 95204
209.466.0344
Lisc. 78963

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Construction

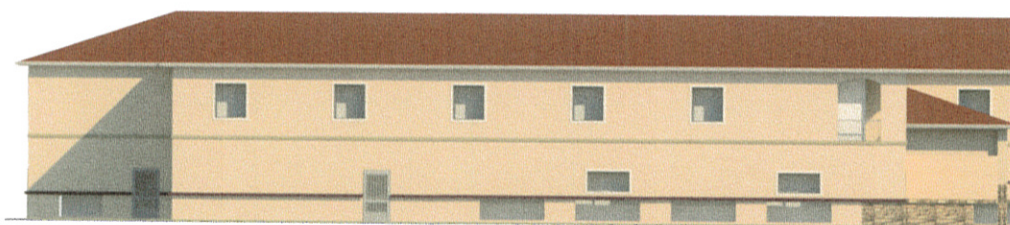
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Assisted Living
Rear Elevations

A6.3



③ Assisted Living South-West Elevation
1/8" = 1'-0"



① Assisted Living North Elevation
1/8" = 1'-0"

Tuscany Cove

Job #	
Date	07/07/17
Scale	Noted
Revision Schedule	
#	Date Description

jc WAGNER
& ASSOCIATES, INC.
Architectural Firm

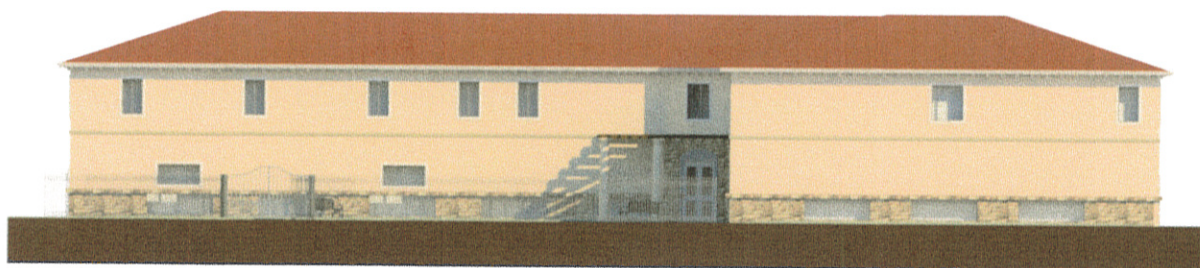
2132 N El Dorado St
Stockton, CA 95204
(209) 485-2384
LIC# 76962

Not For
Construction

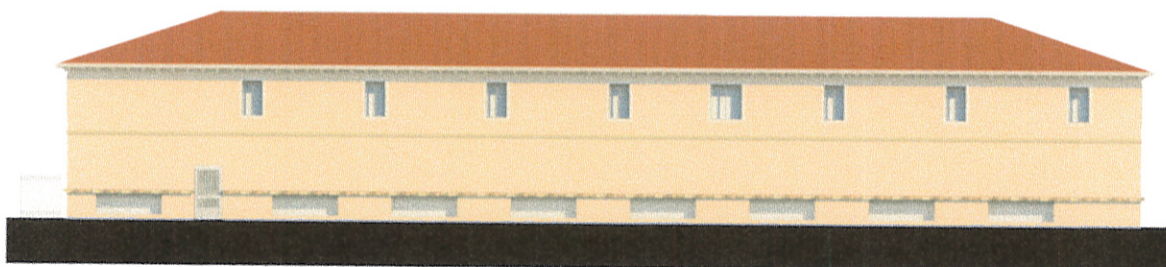
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Assisted Living
Elevations

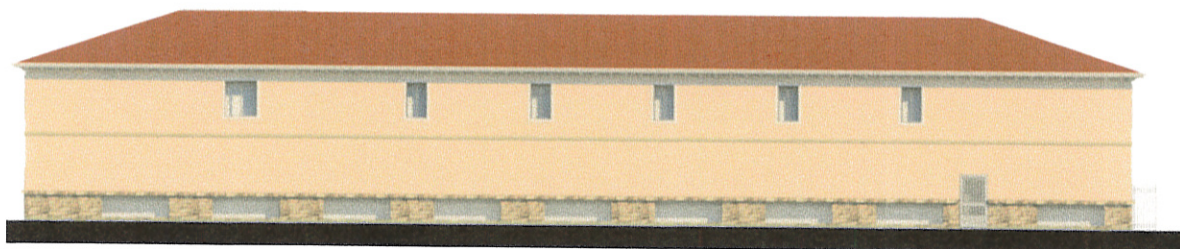
A6.4



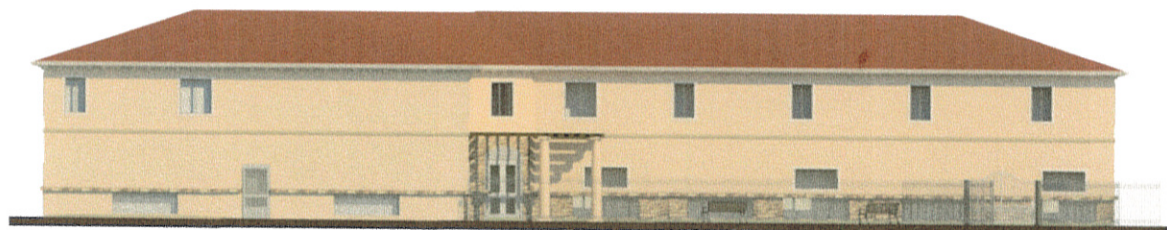
① Memory Care East Elevation
1/8" = 1'-0"



② Memory Care North Elevation
1/8" = 1'-0"



③ Memory Care West Elevation
1/8" = 1'-0"



④ Memory Care South Elevation
1/8" = 1'-0"

Tuscany Cove

Job #
Date 07/07/17
Scale Noted
Revision Schedule
Date Description

jc WAGNER
& ASSOCIATES, INC.
ARCHITECTS

2132 El Dorado St
Stockton, CA 95204
(209) 405-2344
LISA TROTT

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Construction

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Memory Care
Elevations

A6.5

Trees

Parking lot Shady Trees - 15 cal. Qty - 33

- Screen / Buffer Diameter Shocks - 5 mil

Groundcover	
Test	

- The Preliminary Plant Palette represents a sampling of the types of shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall

The landscape design concept for Tuacany Cove Community is to provide an

Drought tolerant hardy shrubs and groundcover are recommended for a majority of

Racial considerations have been considered in selection and included that

Screen trees and shrubs are provided along the north, east and west property

years. Shrubs, grasses, and groundcover will be installed at 1-gallon and 5-gallon size with some specimens at 15-gallon. Trees will be a mix of

The entire site will be irrigated using a fully automatic system and designed to



Quality Standard: 2000

	Date:	March 26, 2011
	Drawing Checked:	EFM/MTM
	Project No.:	10-1026
	Sheet Number:	L0.1
	Vicinity Map Not to scale	