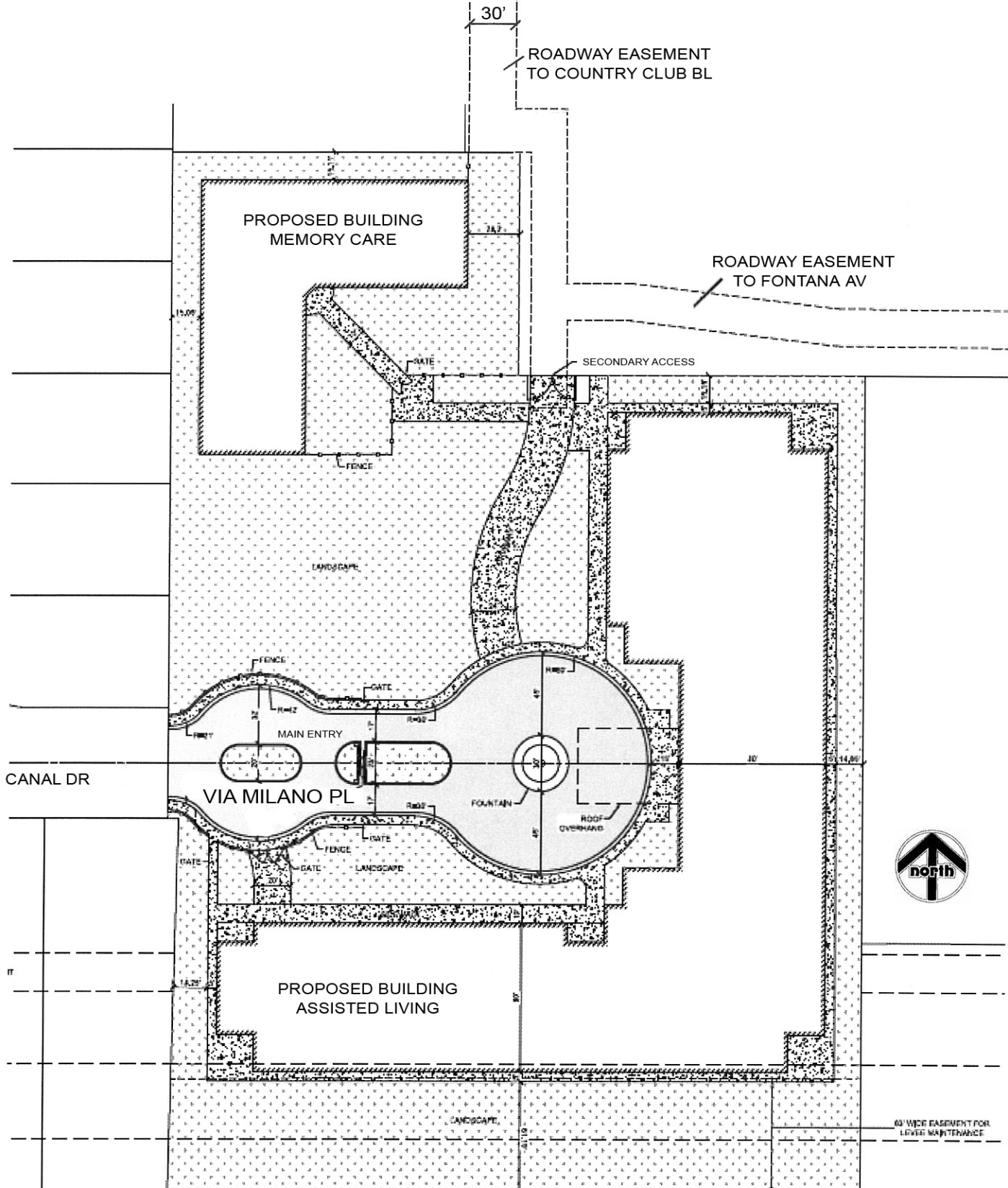
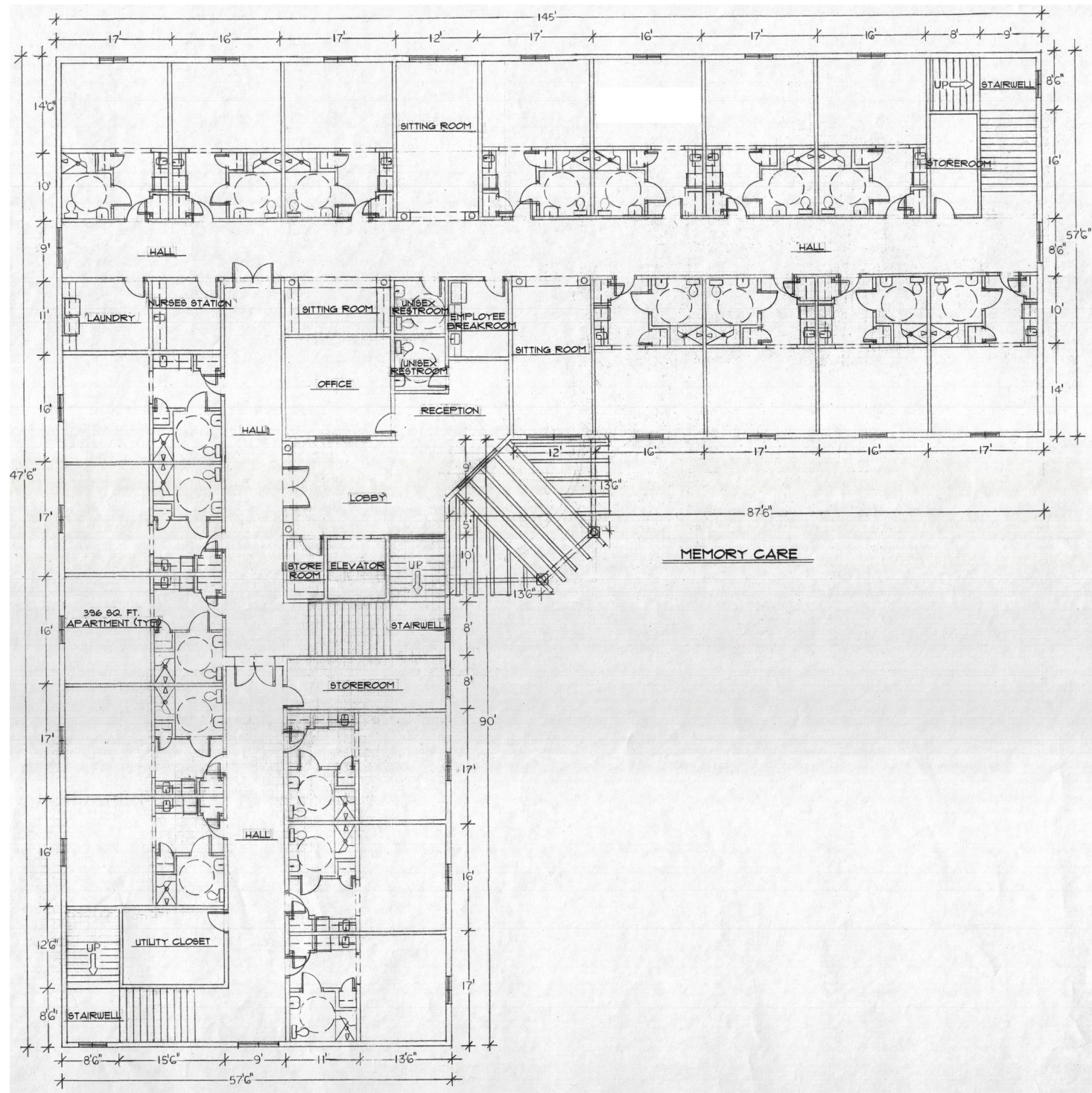
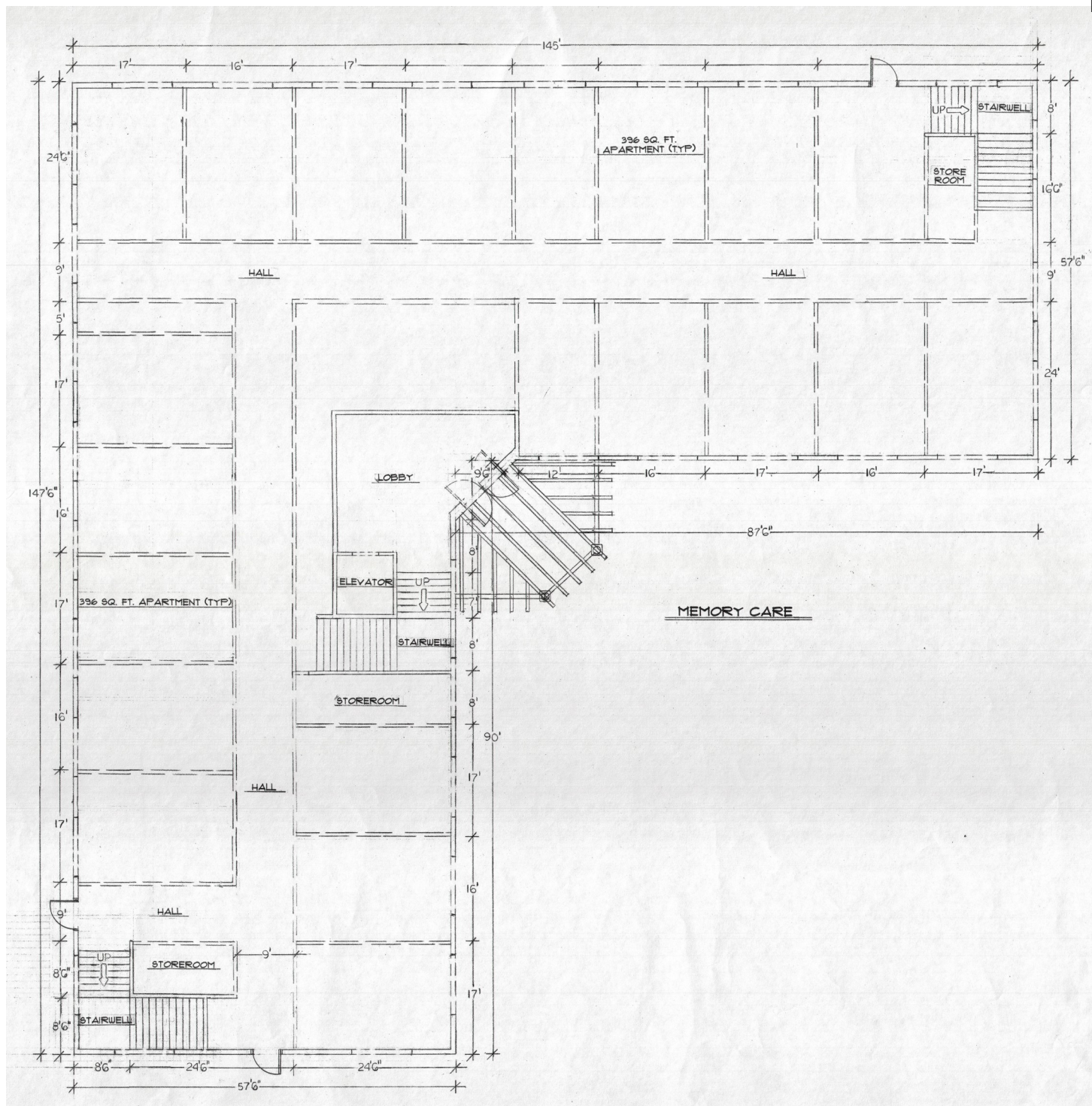
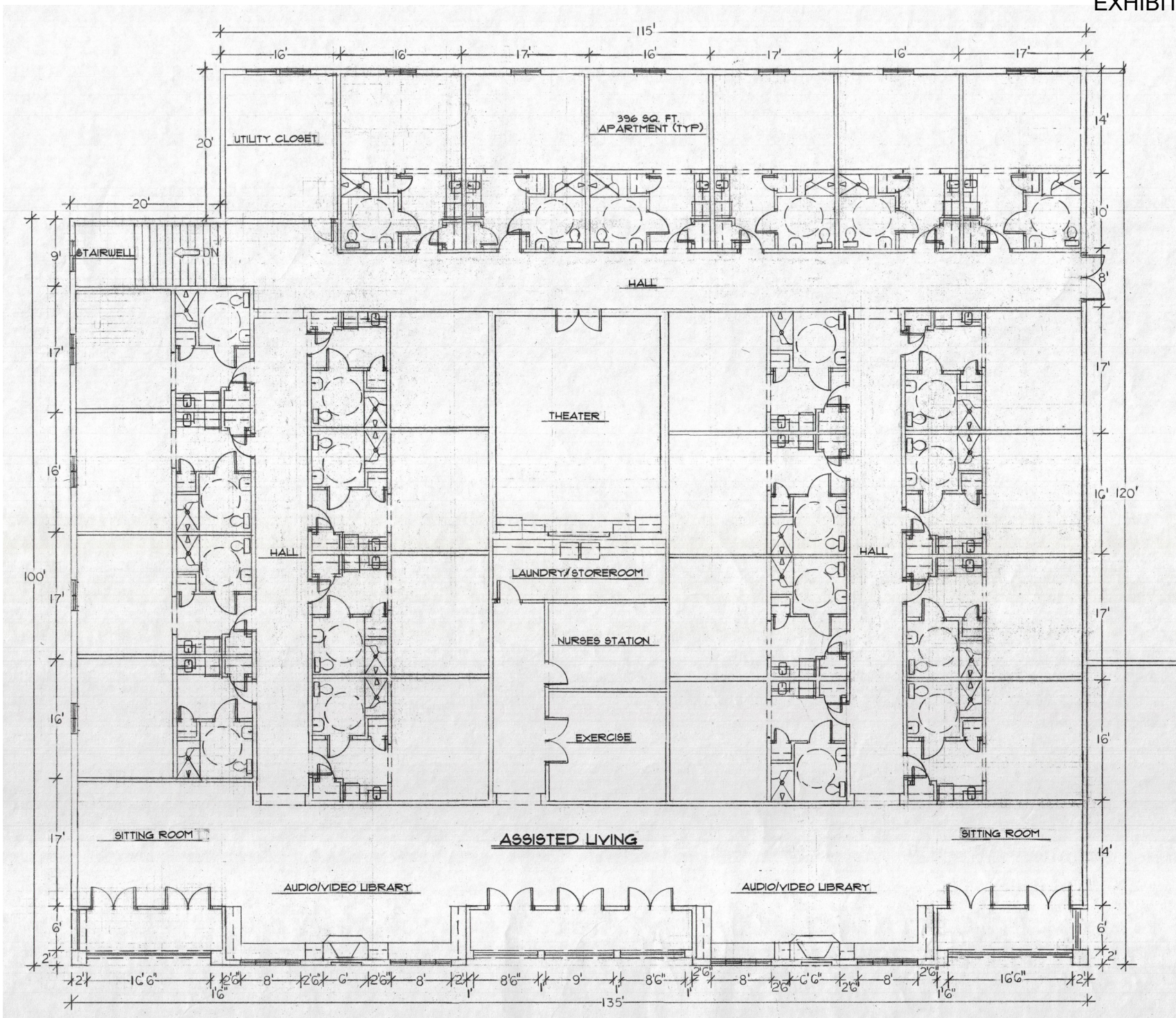


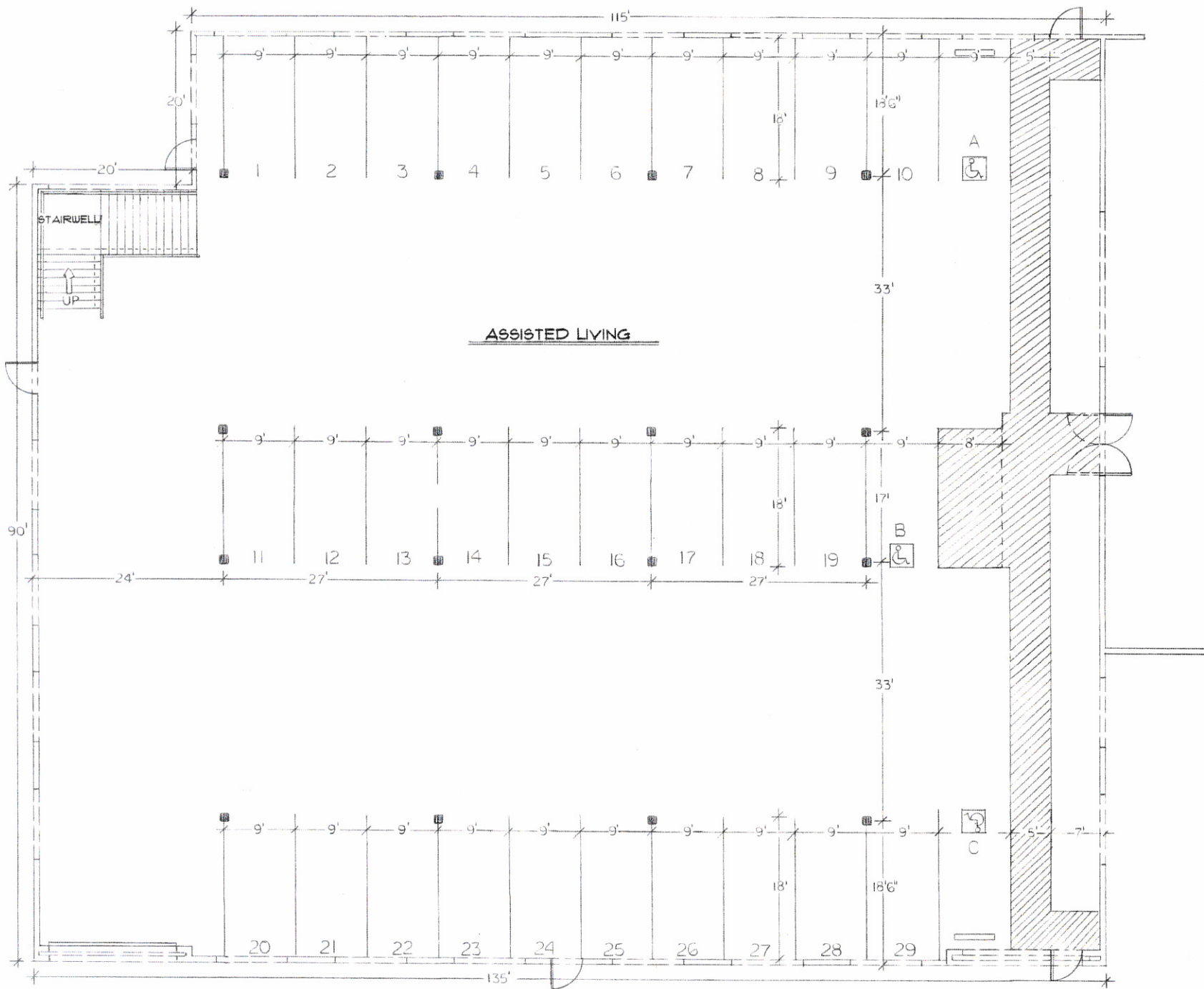


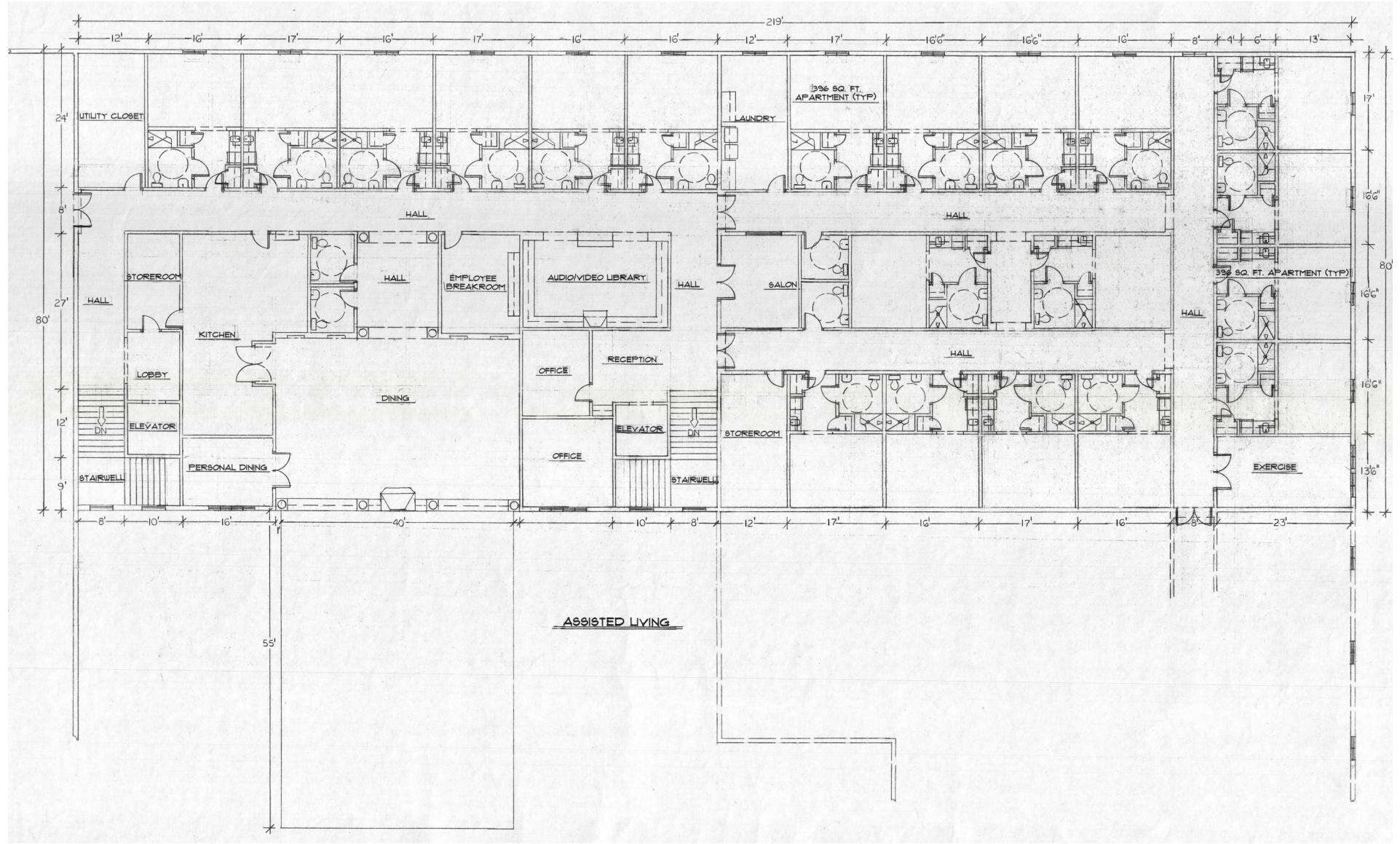
SITE PLAN

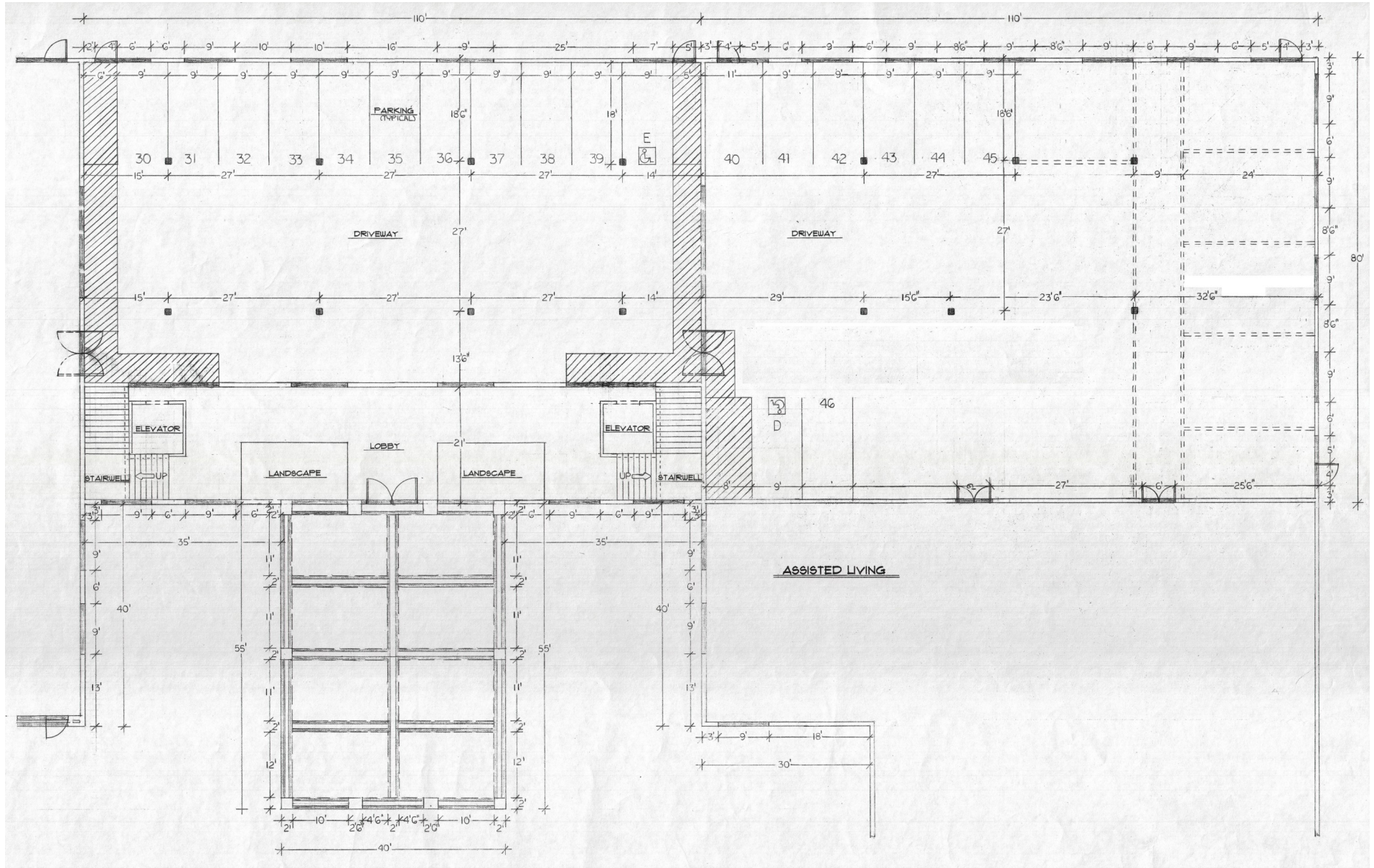


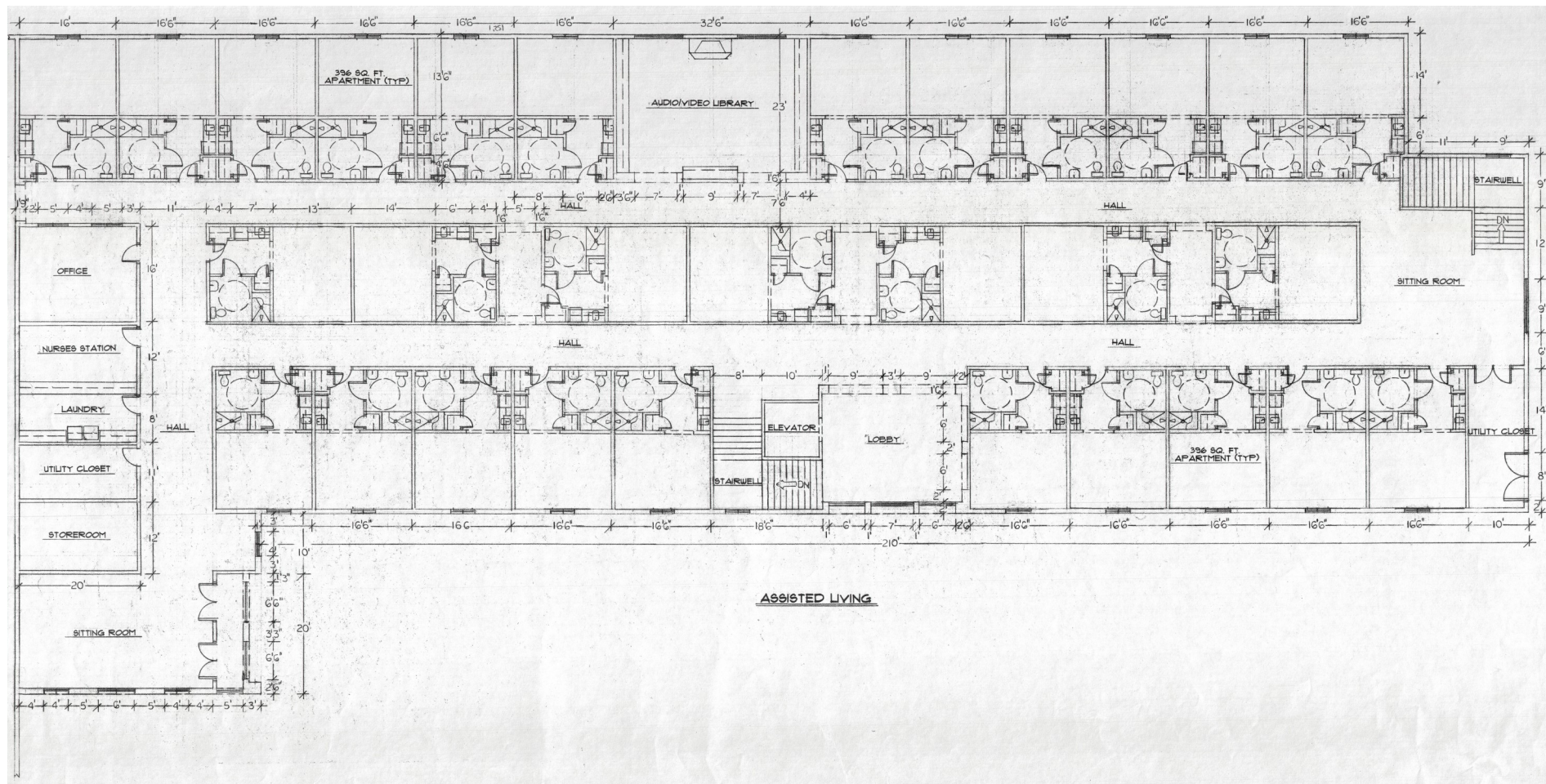


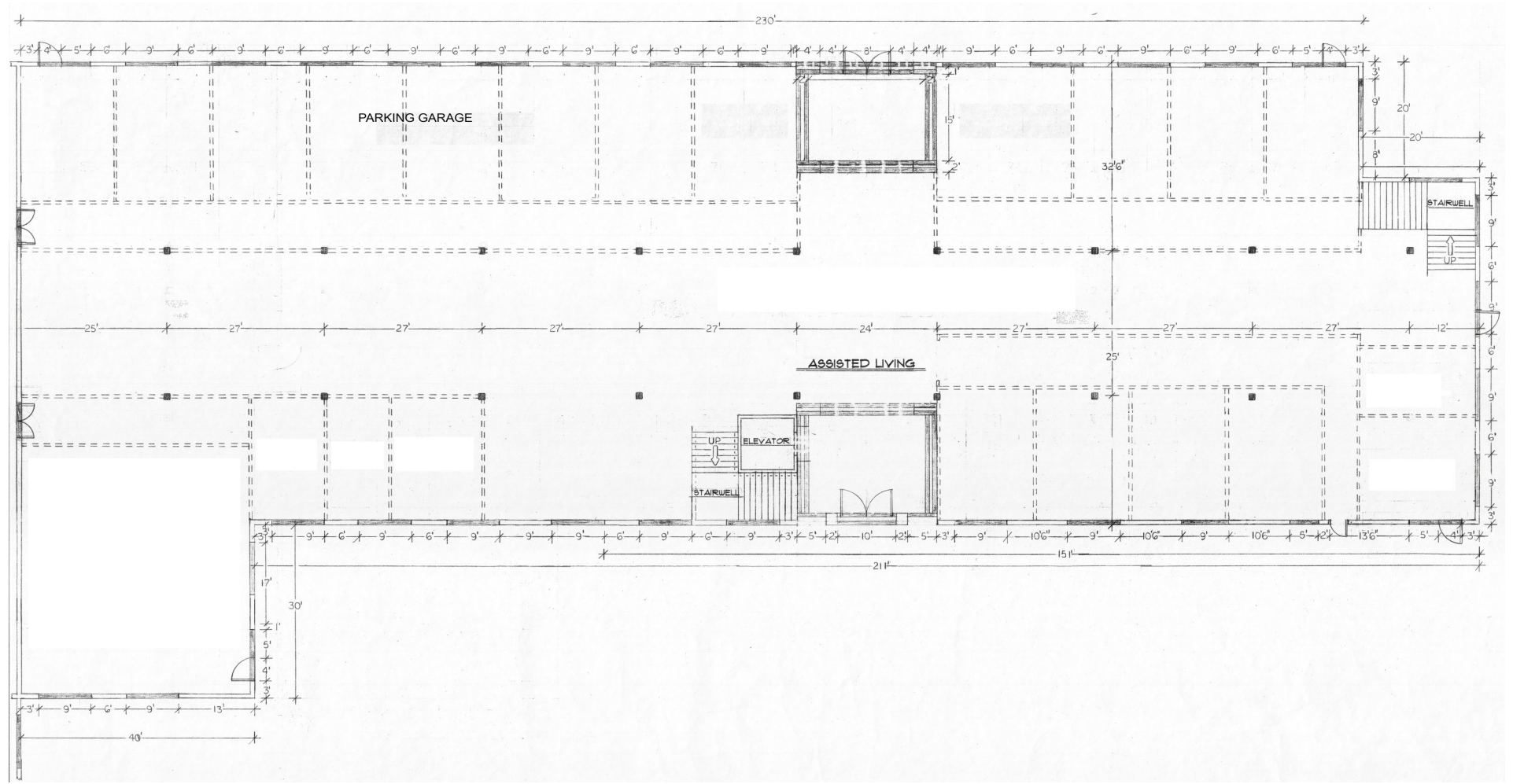














Tuscany Cove

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

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

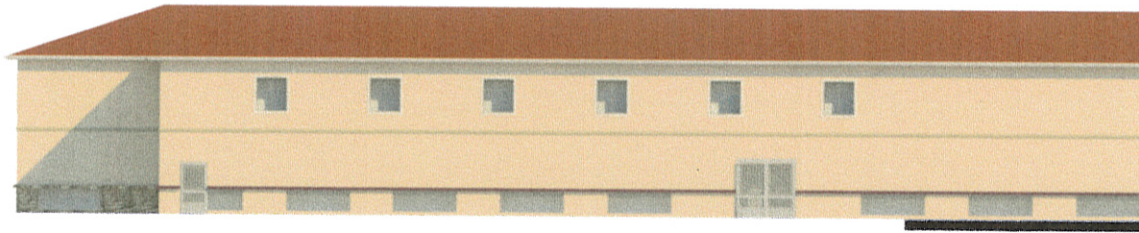
100%
100%
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Not For
Construction

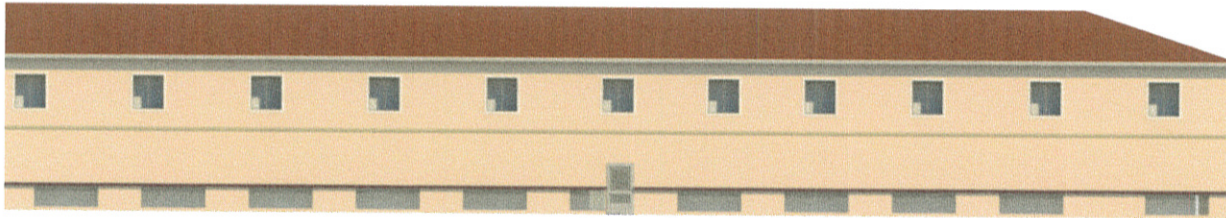
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Memory Care

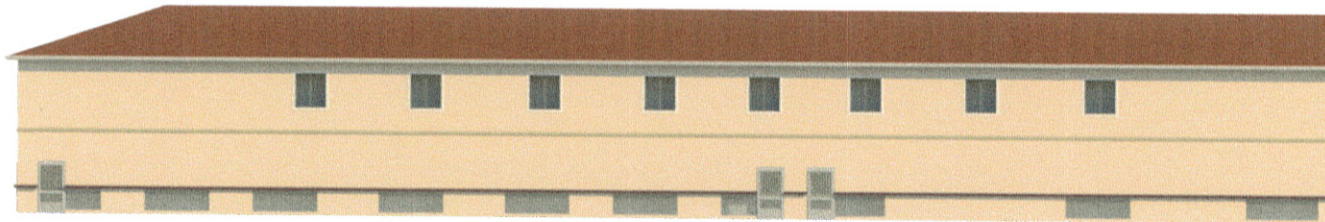
A3.2



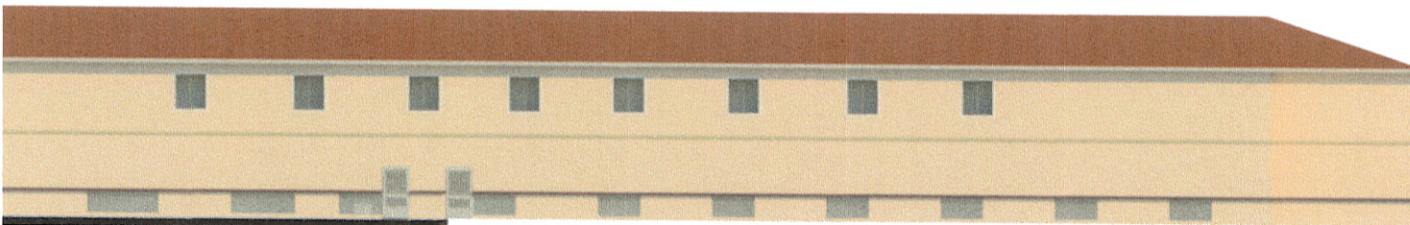
⑤ Assisted Living South Elevation West
1/8" = 1'-0"



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

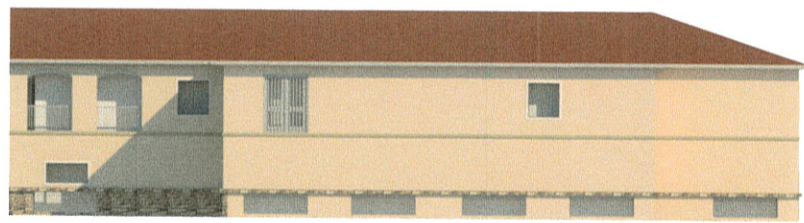
WAGNER
J & ASSOCIATES, INC.
ARCHITECTURAL & INTERIOR DESIGN
2132 N El Dorado St
Stockton, CA 95204
(209) 496-1244
Lynn Wagner

Not For
Construction

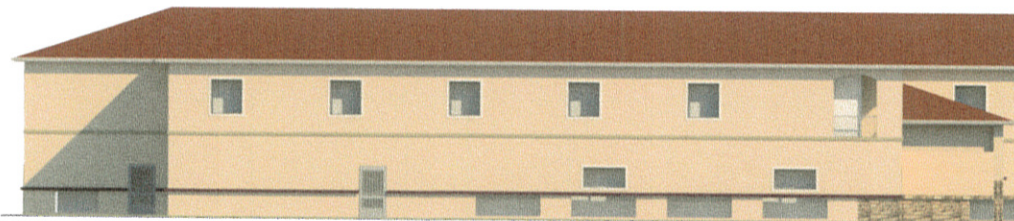
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other work except by agreement with
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Assisted Living
Rear Elevations

A6.3



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



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

Tuscany Cove

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

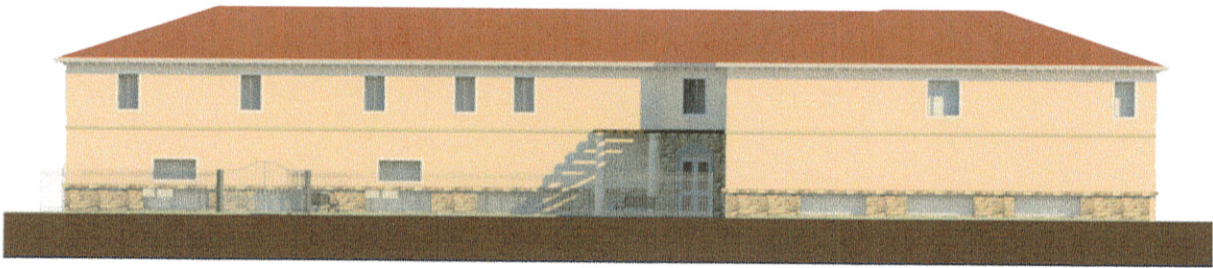
jc WAGNER
& ASSOCIATES, INC.
2132 N El Dorado St
Stockton, CA 95204
(209) 485-2384
LIC# 76962

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Construction

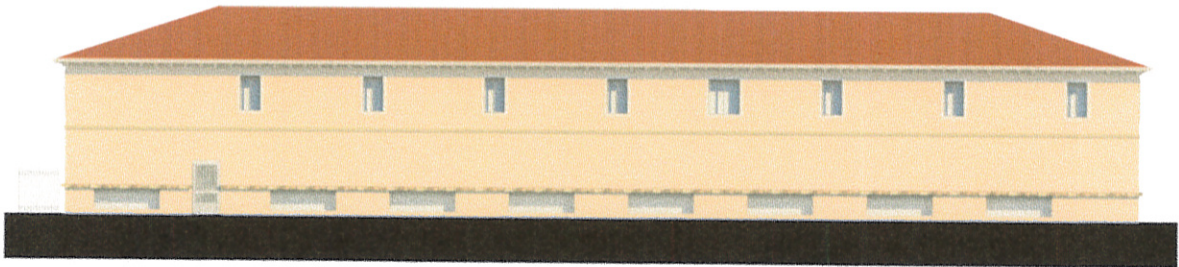
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Assisted Living
Elevations

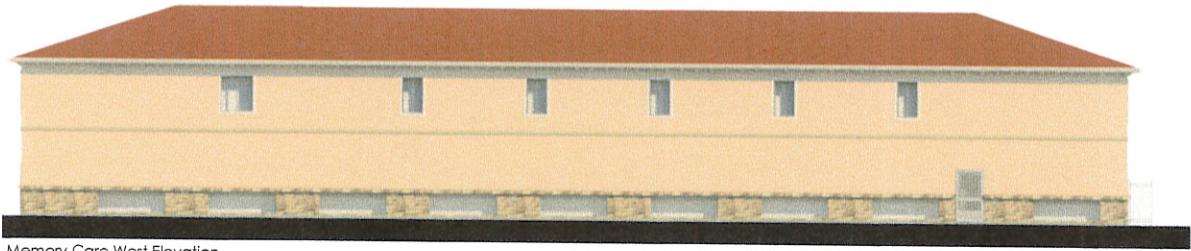
A6.4



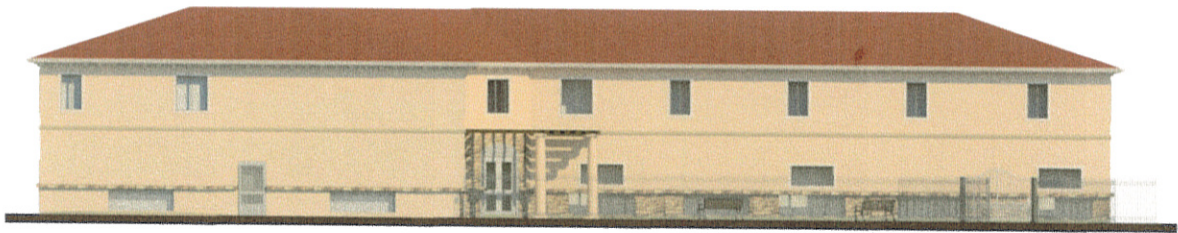
① Memory Care East Elevation
1/8" = 1'-0"



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



2132 Ft El Dorado St
Stockton, CA 95204
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Memory Care
Elevations

A6.5

Preliminary Plant Palette

Trees	
Parking Lot Shade Trees - 15 gal., Qty. - 33	Chinese Hackberry Chinese Pistache Lemon Plane Tree Scarlet Oak
Perimeter Screen Buffer Trees - 15 gal./24" Box, Qty. - 34	Pinus armandi Quercus ilex Rhus kneri Schinus molle Sesuvium portulacastrum
Street / Driveway Trees - 15 gal./24" Box, Qty. - 10	Autumn Gold Ginkgo Nyssa sylvatica Platanus occidentalis Platanus acerifolia 'Bloodgood' Ulmus parvifolia
Urbane Trees Adjacent to Buildings - 15 gal./24" Box, Qty. - 6	Carolina Yucca 'Fragrantissima' Lophanthus confertus Magnolia grandiflora 'Culbert' Melaleuca quinquenervia Pinus californica 'Chandler' Rhus kneri
Small Ornamental Accent Trees - 15 gal./24" Box, Qty. - 32	Asar pedunculatus Coffea arabica Gasteria parvifolia Lagerströmia foetalis Malus spp. - Non-Fruiting Viburnum acerifolium
Fruit Trees - 15 gal., Qty. - 8	Dwarf Tangerine Citra 'Dancy' Citra 'Ruby Red' Fruitful 'Pumpkin'
Shrubs	
Screen / Buffer Perimeter Shrubs - 5 gal.	Barberry 'Thornless' Cotoneaster lucidus Cornus 'Sally Prince' Echinocarpus Hemerocallis Helleborus Rosa 'Carmine Starburst' Xanthoxylum
Urbane Accent Shrubs Adjacent to Buildings - 5 gal.	Dwarf Italian Cypress Podocarpus neriifolia 'Mini' Prunus caroliniana 'Bright 'N' Tight' Thuja occidentalis 'Tomb Raider'
Hedges - 5 gal.	Liquidambar styraciflua Myrica caroliniana Rhus glabra Rosa 'Carmine Starburst'
Large Ornamental and Grass-like Plants - 5 gal./1 gal.	Calliandra Helleborus Juniperus Liriodendron Magnolia Paeonia Philadelphus Rosa Syringa Taxus
Medium Height Evergreen Shrubs - 5 gal./1 gal.	Calliandra Helleborus Juniperus Liriodendron Magnolia Paeonia Philadelphus Rosa Syringa Taxus

Groundcovers	
Turf	Grass
Low Ornamental Grasses and Grass-like Plants - 1 gal.	Agrostis Carex Festuca Poa Stipa Triticum
Screening Low Groundcovers - 1 gal.	Arctostaphylos Baccharis Ceanothus Daphne Elaeagnus Juniperus Lonicera Myrica Nerium Rosa Syringa Taxus
Low Accent Plants - 5 gal./1 gal.	Asar pedunculatus Coffea arabica Gasteria parvifolia Lagerströmia foetalis Malus spp. - Non-Fruiting Viburnum acerifolium
Vines - 1 gal.	Celastrus Ficus Hedera Rosa Syringa Taxus

The Preliminary Plant Palette represents a sampling of the types of shrubs, groundcovers, and trees that are available for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed will be used in the final design and some plants not listed may be introduced. However, the planting design must remain consistent with the plan and plant palette.

Landscape Concept

The landscape design concept for Tuscany Cove Community is to provide an enjoyable and aesthetically pleasing space for the residents and guests as well as the surrounding community. Plant material has been selected that performs well in the special conditions of the Stockton Delta area (Climate Zone #14). The plant material has also been selected to be cohesive with the community design and relative to the overall surrounding community.

Drought tolerant hardy shrubs and groundcover are proposed for a majority of the landscape such as around buildings and along the perimeter. The landscape features a limited amount of turf area used exclusively as special high use landscape activity areas within the complex. Large masses of ornamental burl grasses are used throughout the landscape and set the landscape theme.

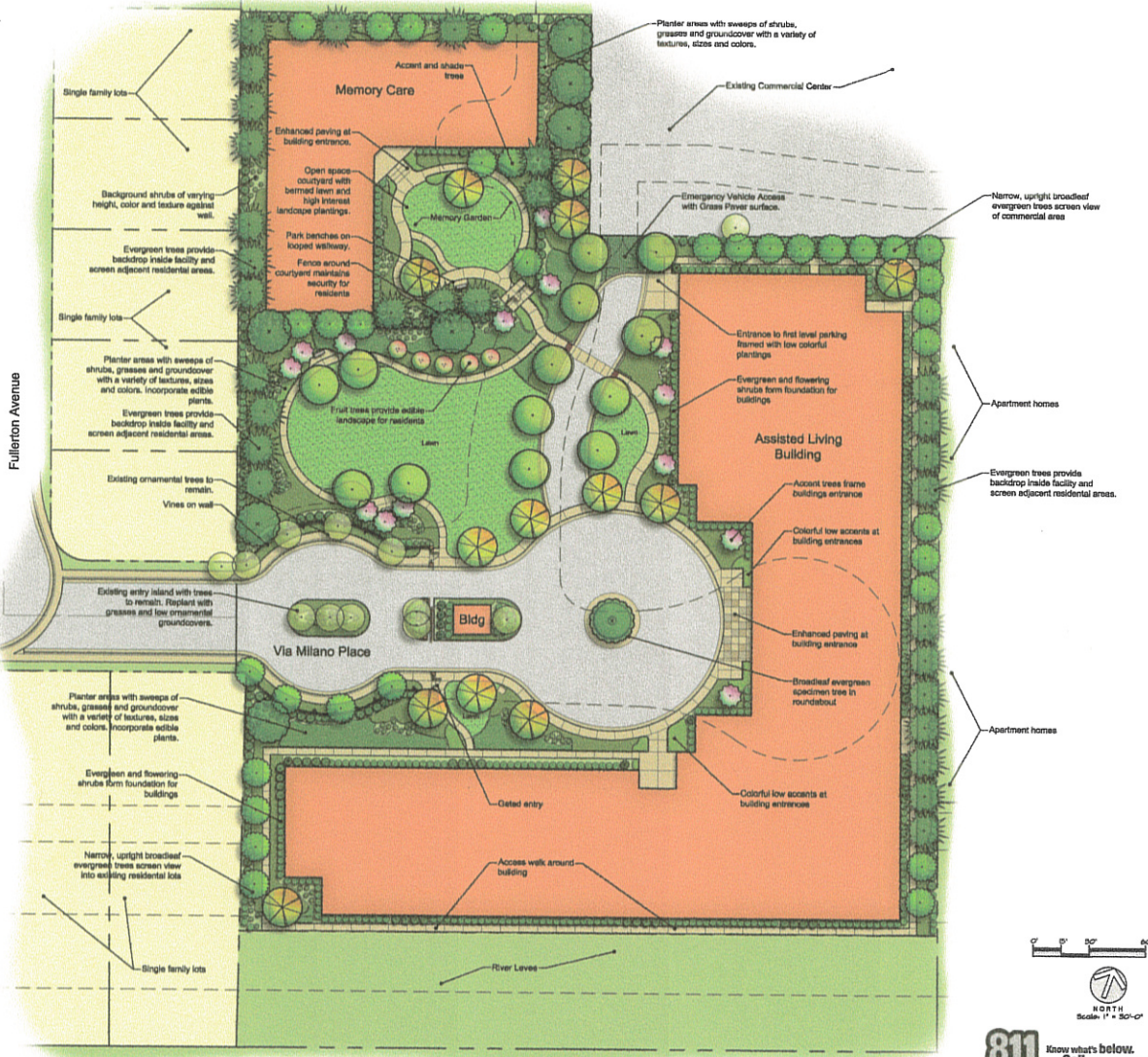
Special considerations have been provided in selecting plant material that respect the needs of the residents as well as the overall community. Clear and secure view corridors have been provided to ensure the safety of residents entering the buildings as well as moving through the parking lot. Shade trees are provided throughout the parking lot.

Screen trees and shrubs are provided along the north, east and west property lines. Sweeps of ornamental grasses and groundcovers are provided on the interior landscapes and the perimeter of the project. All landscape areas are covered with low to medium height shrubs and groundcover.

Plants will be installed in a variety of sizes to achieve coverage in one-to-two years. Shrubs, grasses, and groundcover will be installed at 1-gallon and 5-gallon sizes with some specimens at 15-gallon. Trees will be a mix of 15-gallon and 24" box size.

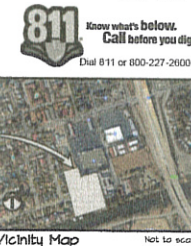
Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELDO). The irrigation system will largely be low-volume design with limited use of pop-up spray or rotors at turf/landscape areas. This system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Infiltrax, or equal and will meet the WELDO requirements of a "Smart" controller. A complete irrigation design with these parameters will be provided with the Improvement plans.



Landscape Areas

Overall Planting Area		81,218 sf
Turf Area	14,676 sf	
Shrub Area	46,092 sf	
Grass Paver	440 sf	
Total:		81,218 of (1.41 acres)



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151 N. North St., Sonoma, CA 95370
(707)532-3866 (707)532-9610 fax



Revisions	Date	By
1		
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3		
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5		
6		
7		
8		
9		
10		

Tuscany Cove
Stockton, CA

MCR Engineering
1342 DuPont Court
Martinez, CA 94538
Phone 209 229 8229
Fax 209 229 8239

Preliminary Plan

Scale: 1" = 50'-0"
Date: March 26, 2017
Drawn/Checked: DPH/THH
Project No: 16-1000
Sheet Number: L0.1