

ROADWAY EASEMENT
TO FONTANA AV

SECONDARY ACCESS

PROPOSED BUILDING
MEMORY CARE

LANDSCAPE

MAIN ENTRY

VIA MILANO PL

FOUNTAIN

ROOF

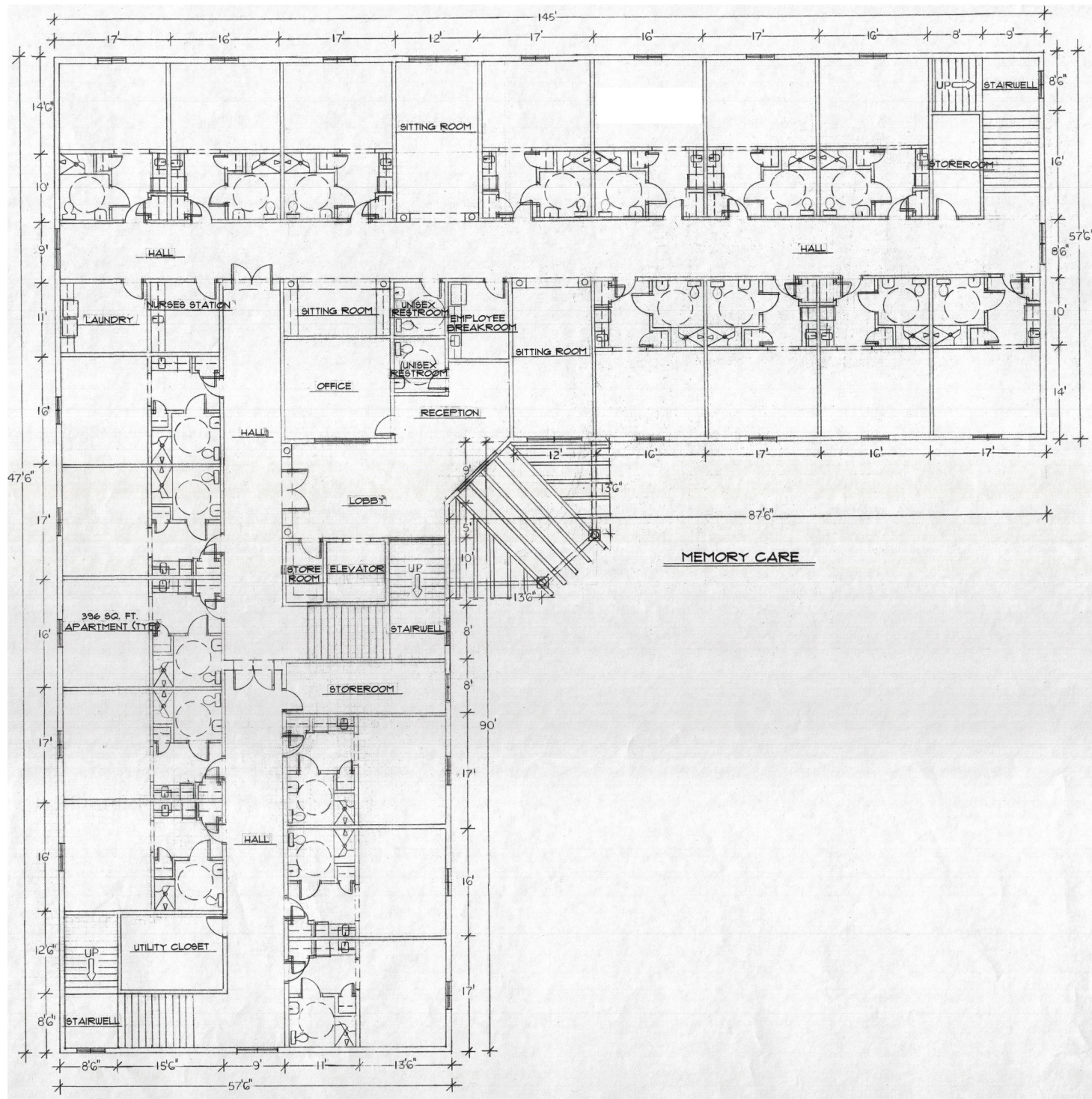
PROPOSED BUILDING
ASSISTED LIVING

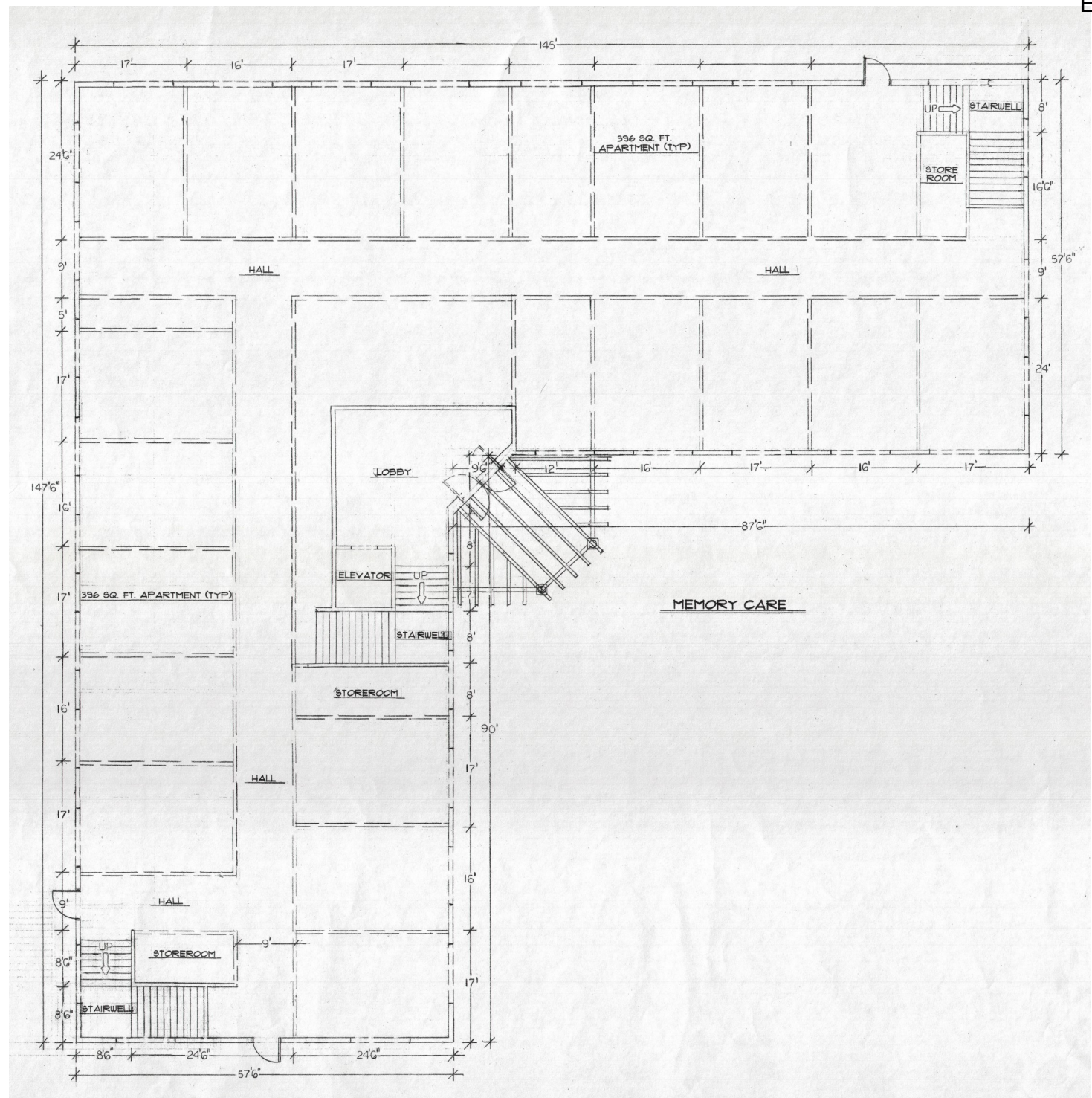
CANESCAPE

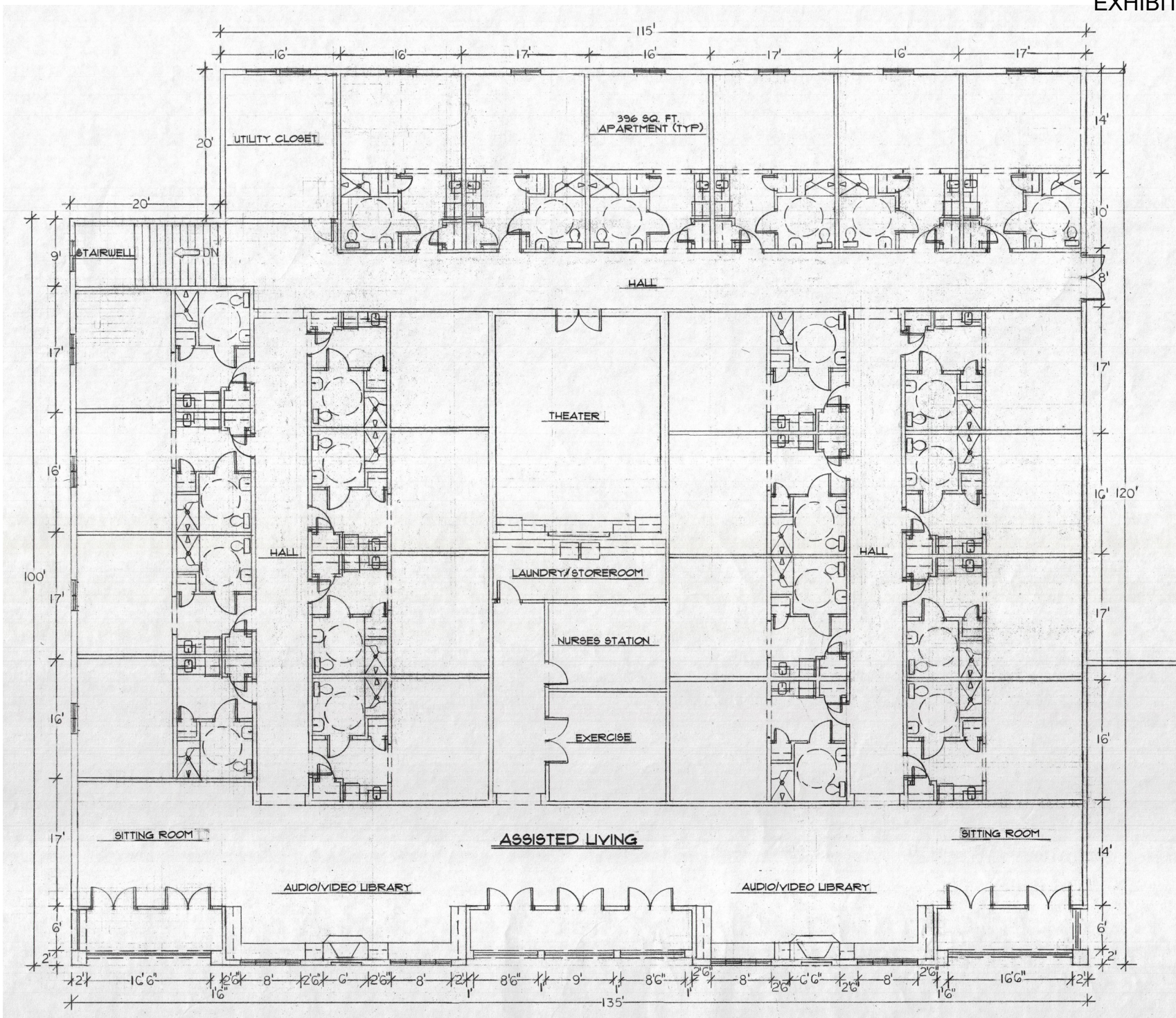


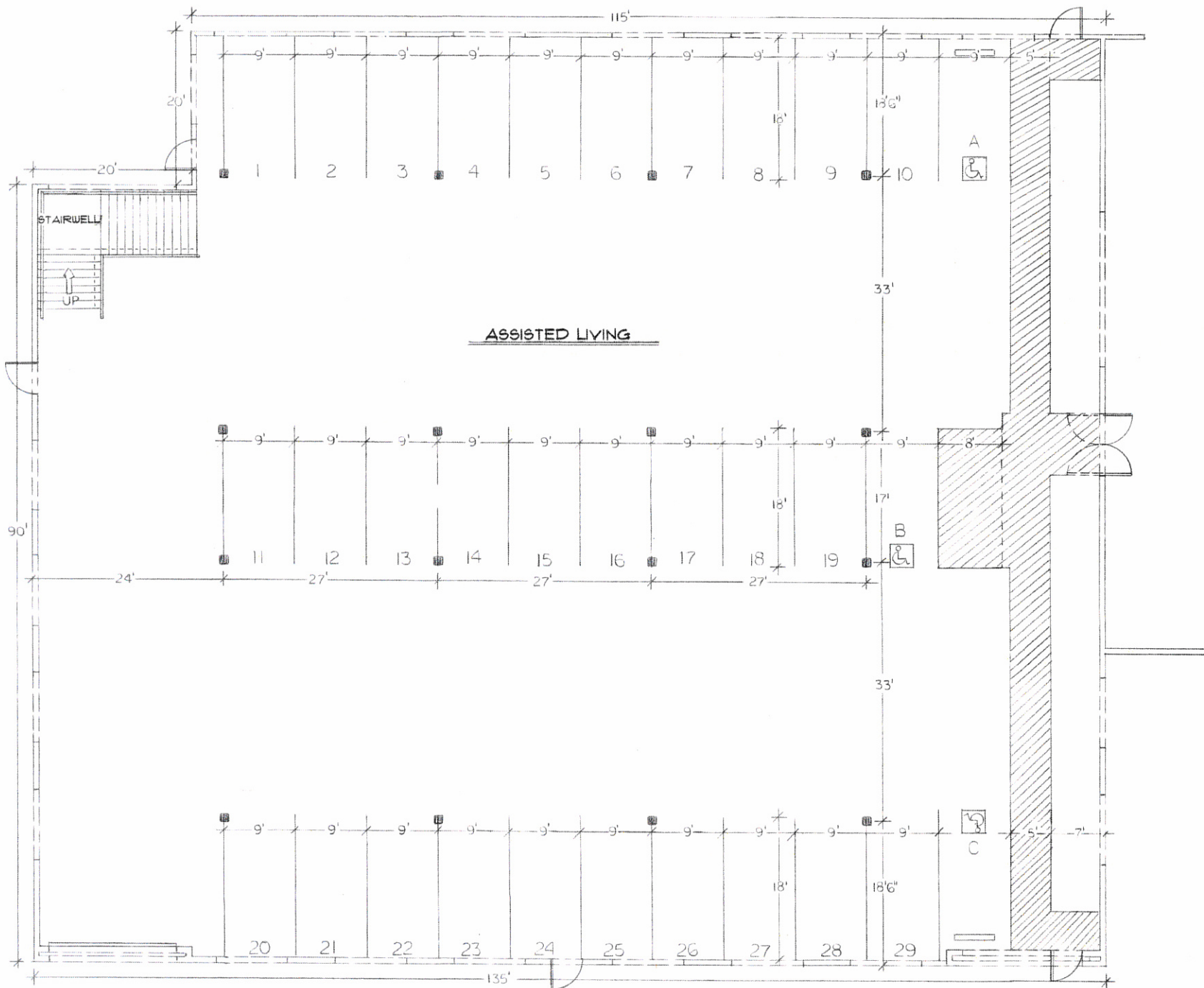
60' WIDE EASEMENT FOR
LEVER MAINTENANCE

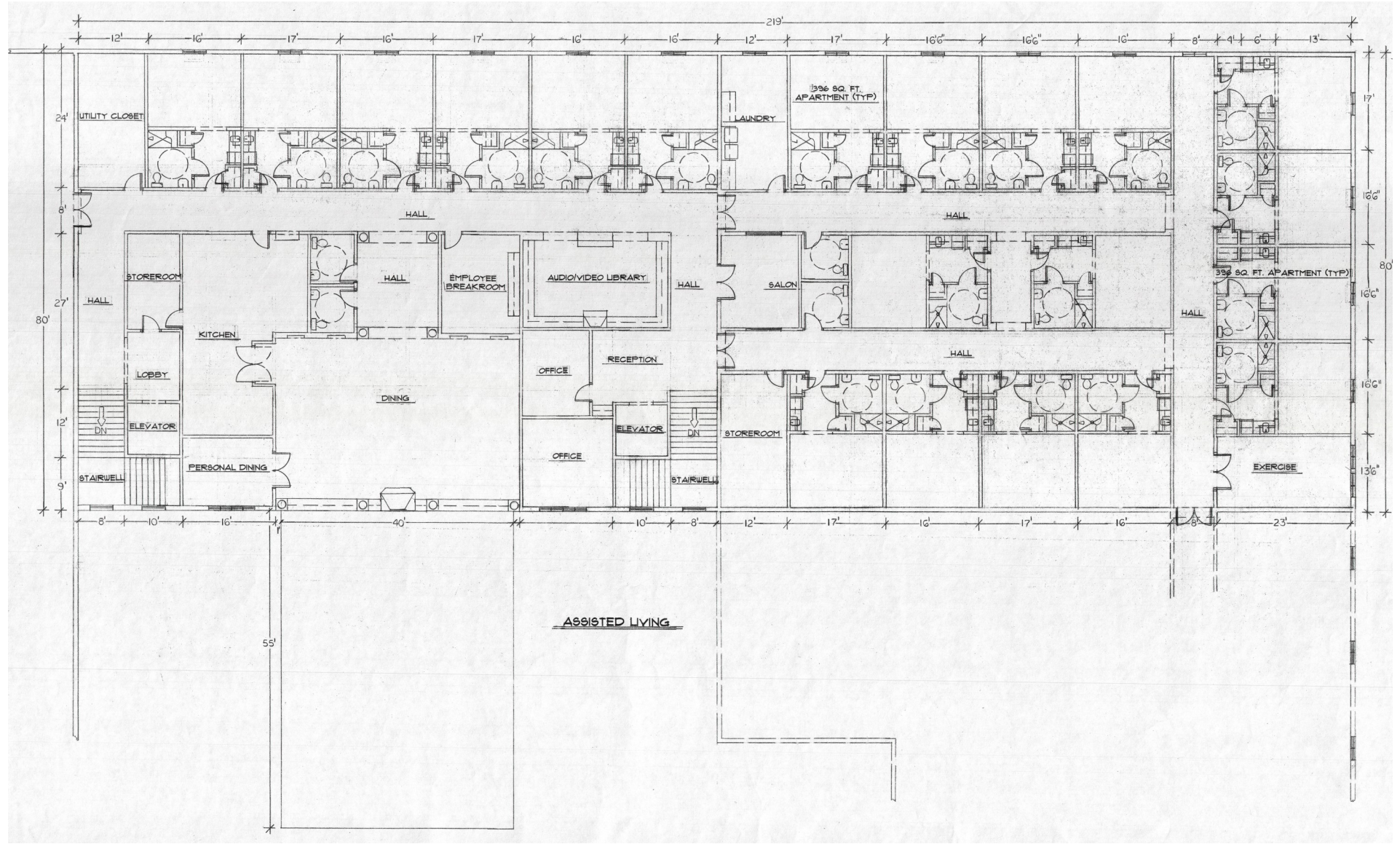
SITE PLAN

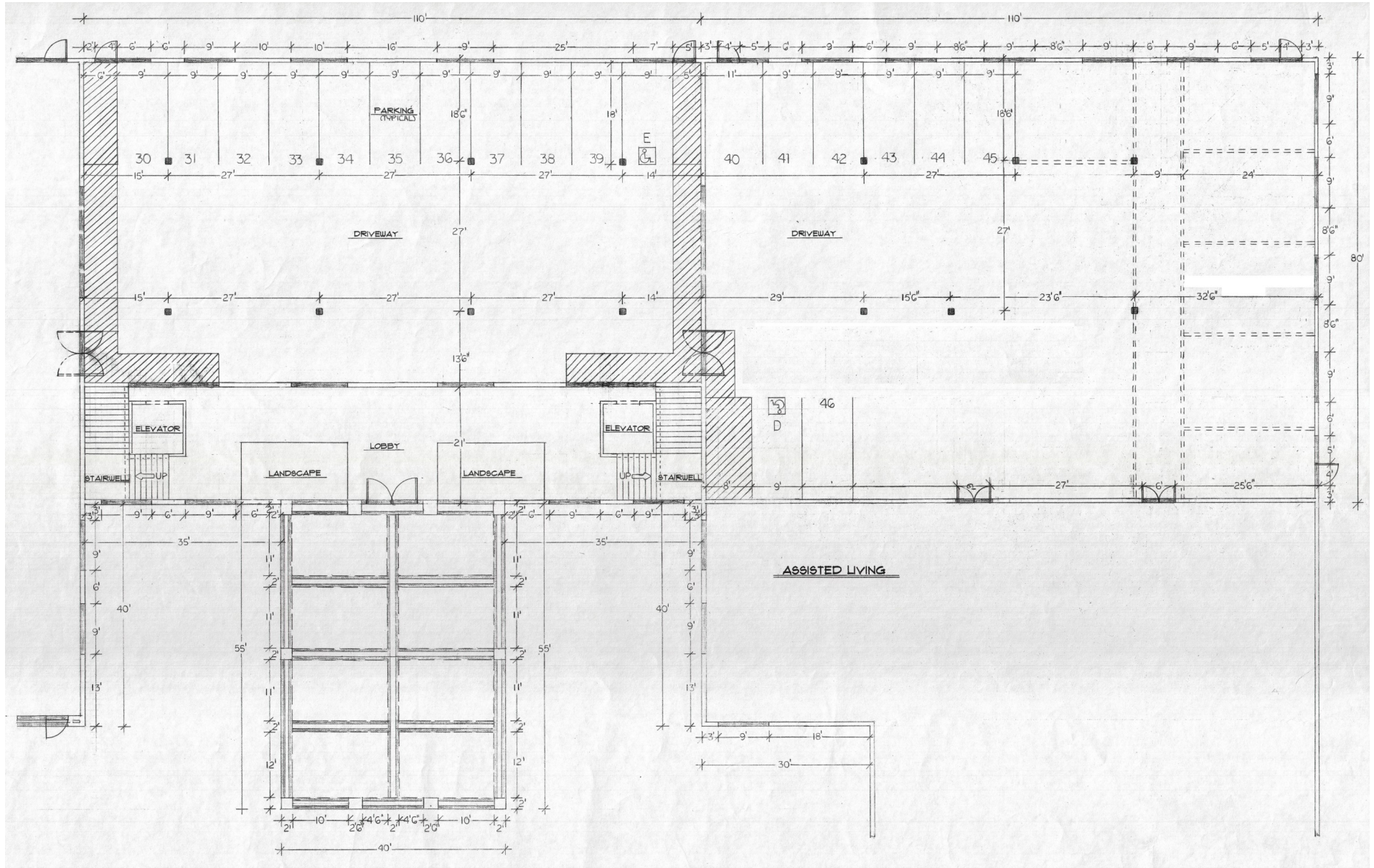












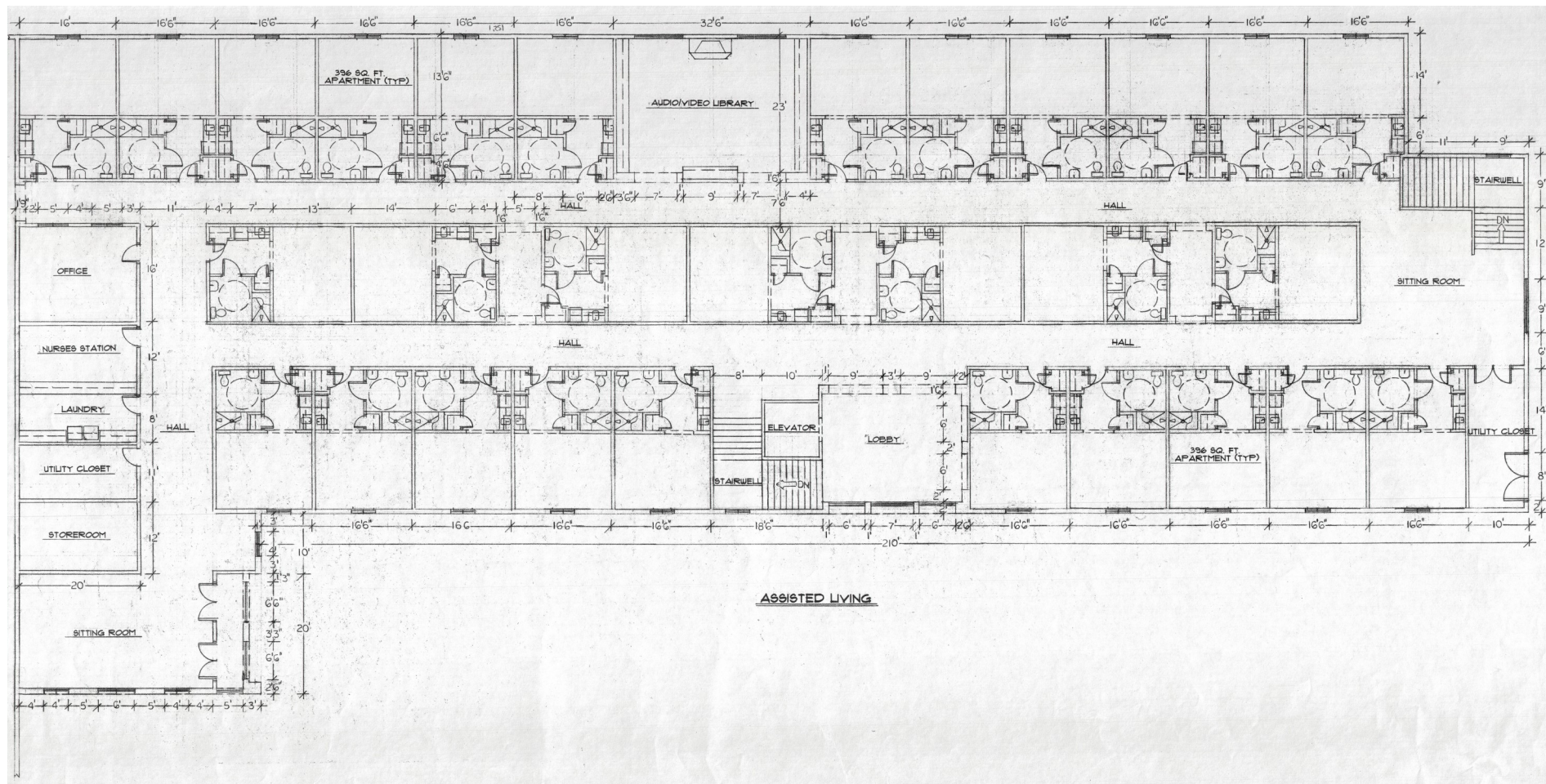
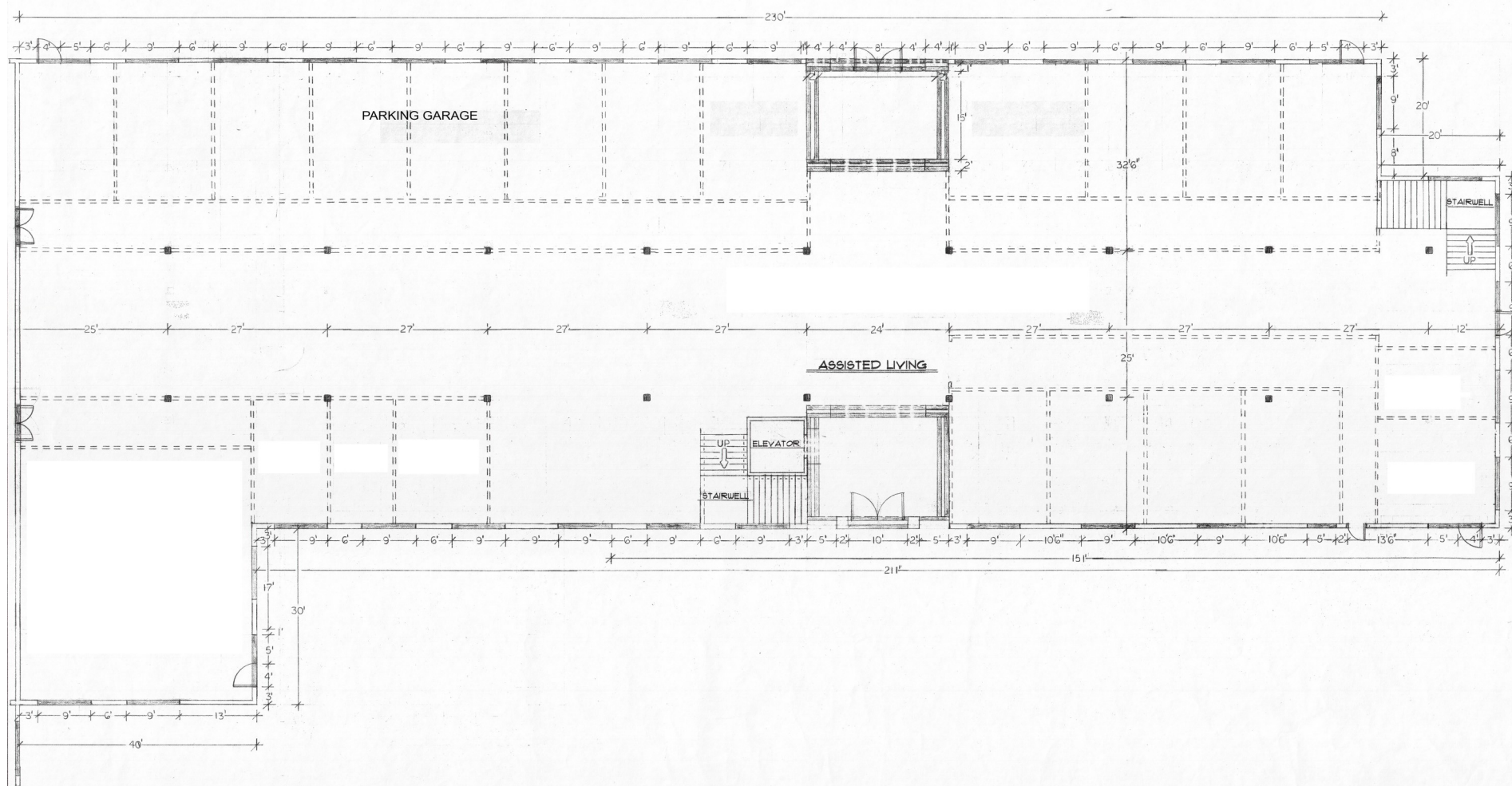


EXHIBIT 3





Tuscany Cove

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

jcwagner
& ASSOCIATES, INC.
ARCHITECTS

Not For
Construction

These drawings and specifications are for the property and are not to be used for any other purpose without the written consent of J.C. Wagner & Associates, Inc.

Assisted Living

A6.2



Tuscany Cove

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

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

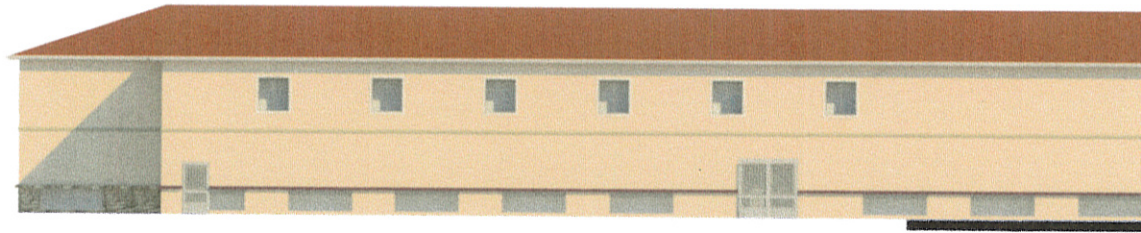
1000
1000
1000

Not For
Construction

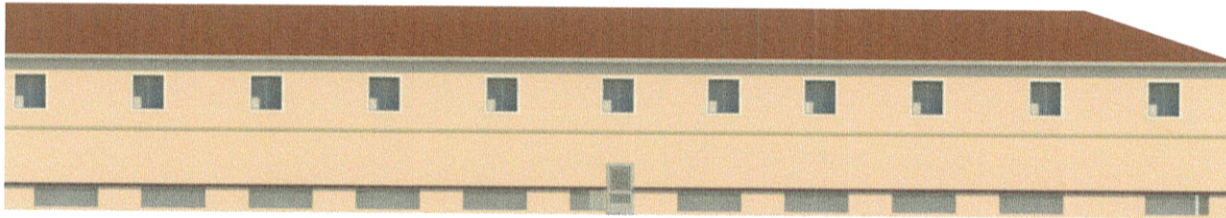
These drawings and specifications are the property and copyright of J. Wagner & Associates, Inc. and shall not be used or duplicated in part or in whole on any other work except by agreement with J. Wagner.

Memory Care

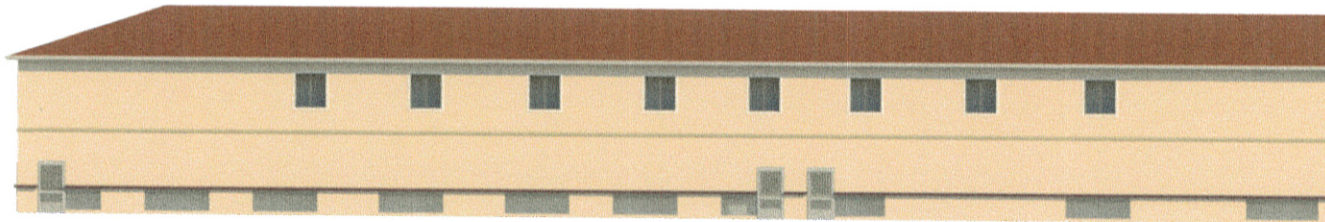
A3.2



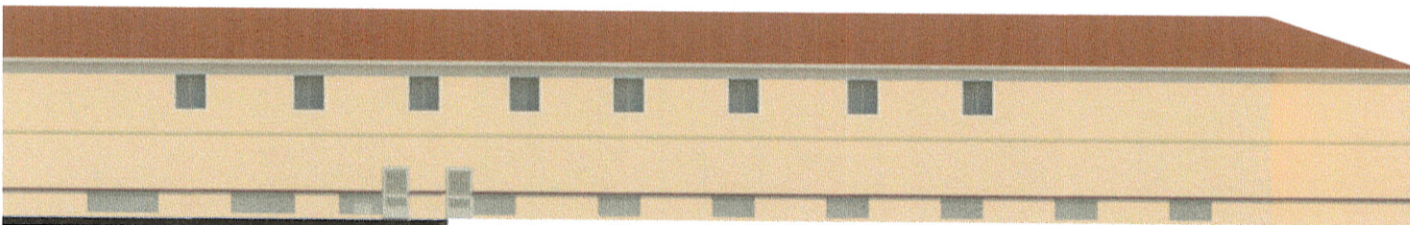
⑤ Assisted Living South Elevation West
1/8" = 1'-0"



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

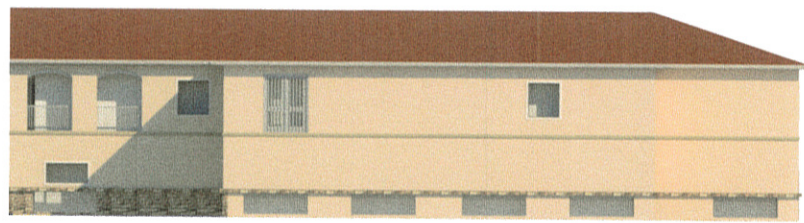
2132 N El Dorado St
Stockton, CA 95204
(209) 496-1244
Fax: 76963

Not For
Construction

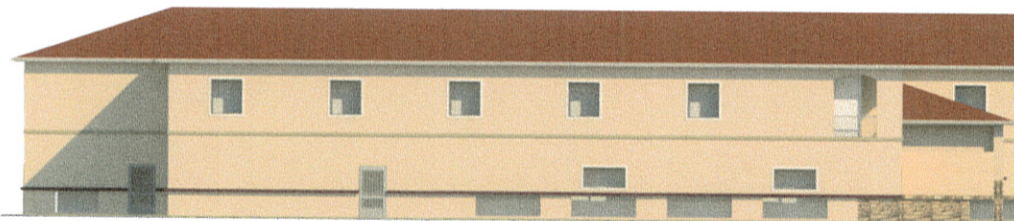
These drawings and specifications are
the property and copyright of J & Associates,
Inc. All rights reserved. No part of this
document may be reproduced or transmitted
in any form or by any means electronic,
mechanical, photocopying, recording, or
by any information storage and retrieval
system, without permission in writing from
J & Associates, Inc.

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

Not For
Construction

These drawings and specifications are the property and copyright of JCW Associates, Inc. and shall not be used or duplicated in part or in whole or for other work without the express written agreement of JCW Associates, Inc.

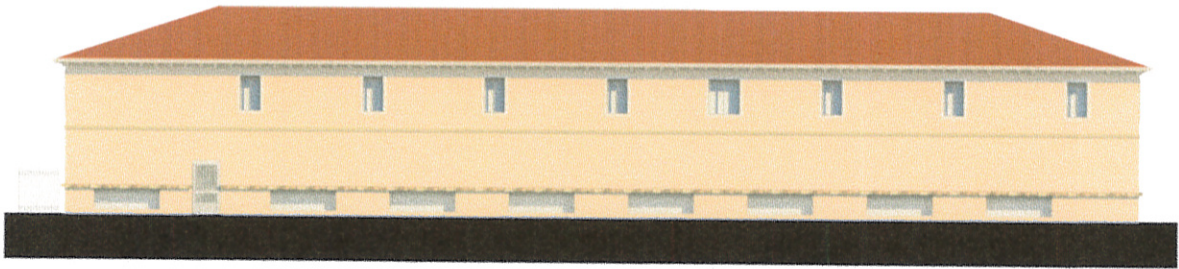
Assisted Living
Elevations

A6.4



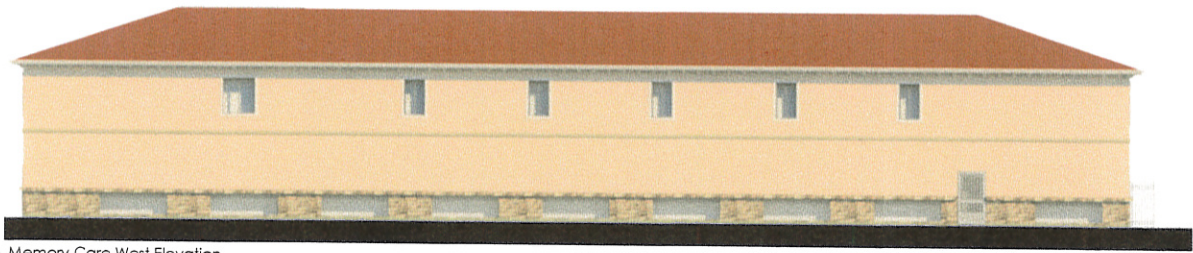
① Memory Care East Elevation

1/8" = 1'-0"



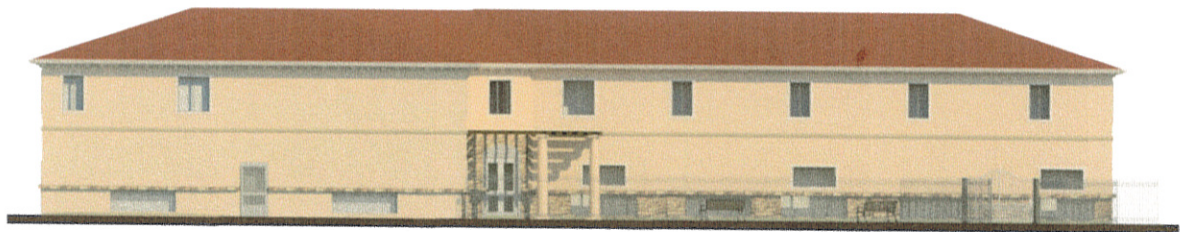
② Memory Care North Elevation

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	
#	Description



2132 Ft El Divisadero St
San Carlos, CA 95050
(209) 405-2344
LISA TROTT

Not For
Construction

These drawings and specifications are the property and copyright of jc Wagner & Associates, Inc. and shall not be used or duplicated in part or in whole without the prior written consent of jc Wagner & Associates, Inc.

Memory Care
Elevations

A6.5

Trees

Planting Lot Shade Trees - 15 cal. Qty. - 23

- Roman / Buffer Diameter Shoals - 6 mil

Groundcovers

- 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 proposed for a majority of

Racial considerations have been avoided in selection about whether 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

with the components of the system.



Costa Rica Area 84-048-1

61,218 sq (1.41 acre)

Dial 811 or 800-227-2000
 Date: March 29, 2011
 Drawn/Checked: DPH/TCH
 Project No.: 10-1026
 Sheet Number:
L0.1