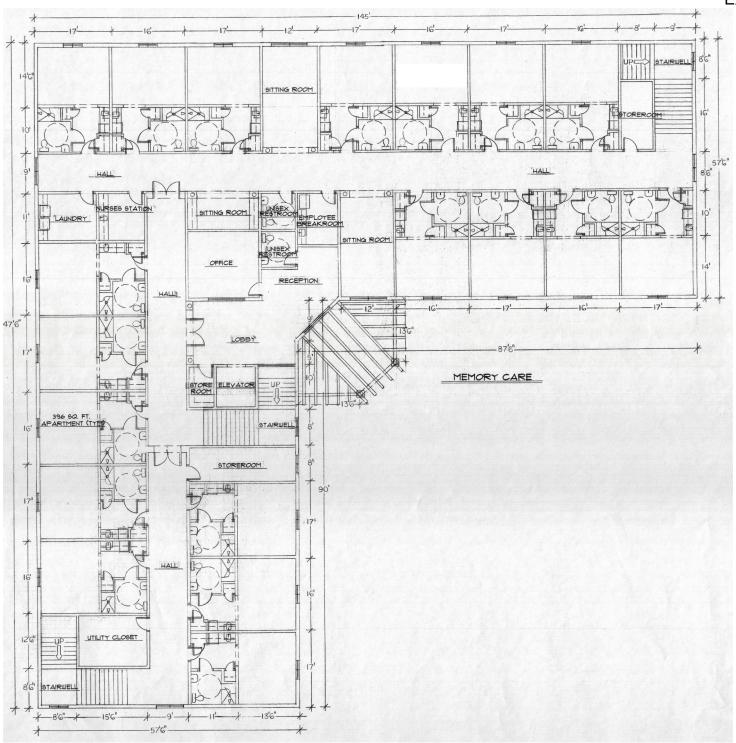
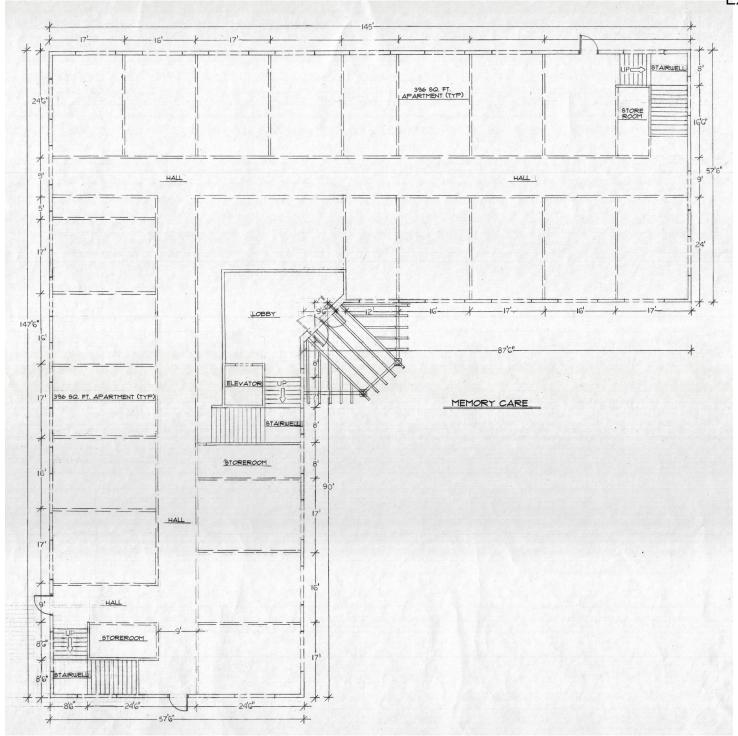
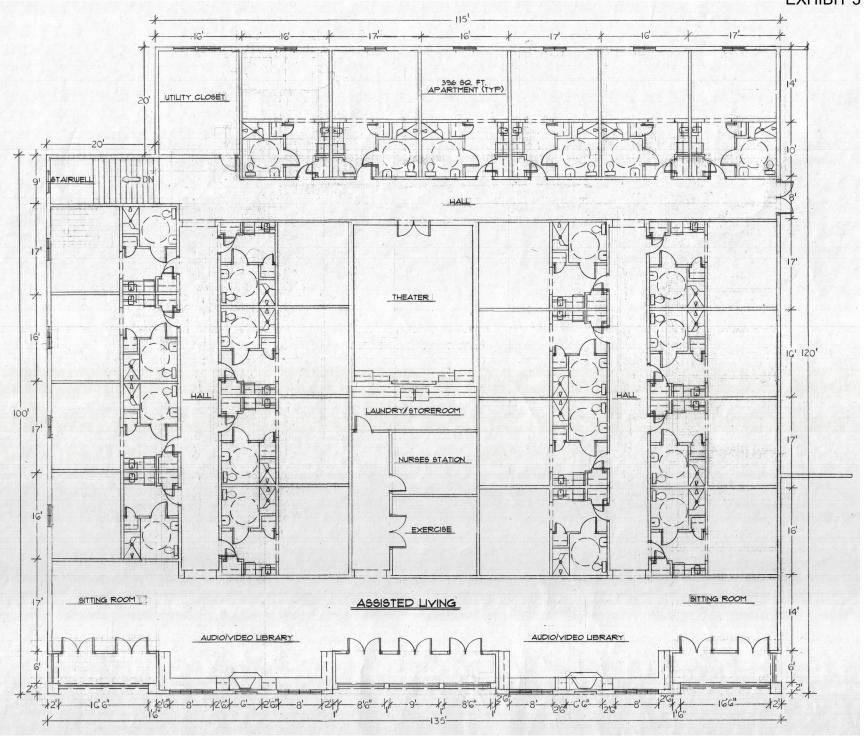


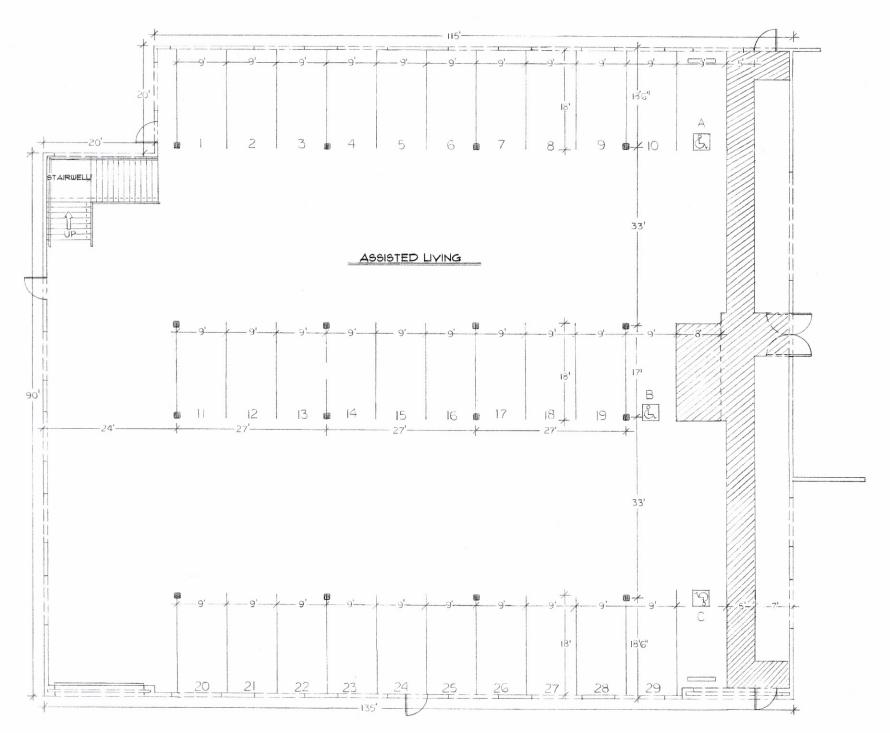
SITE PLAN

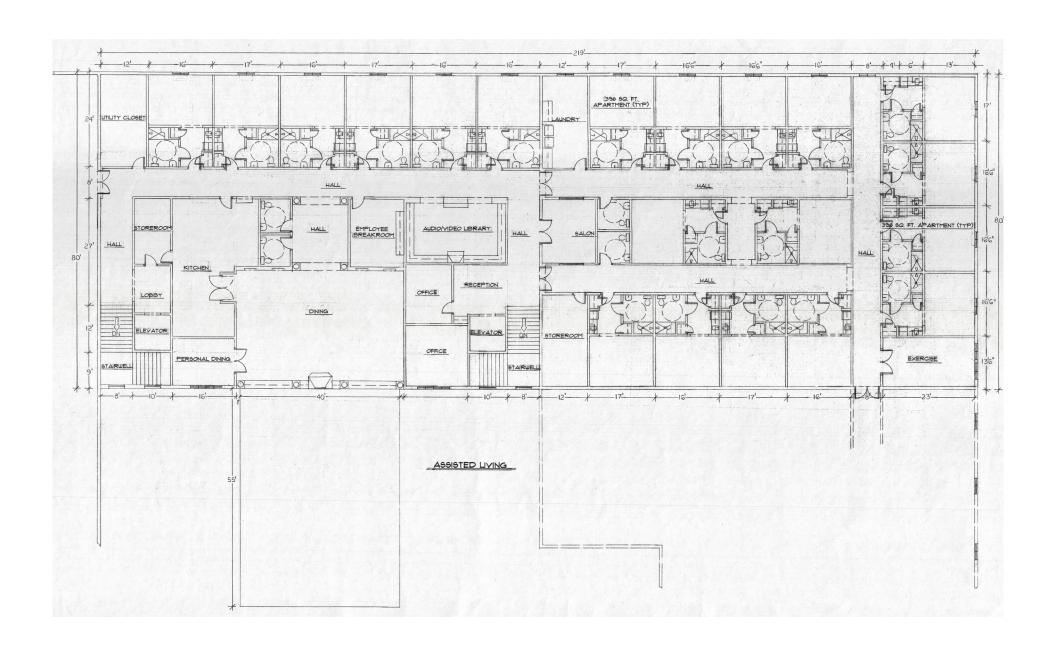
EXHIBIT 3

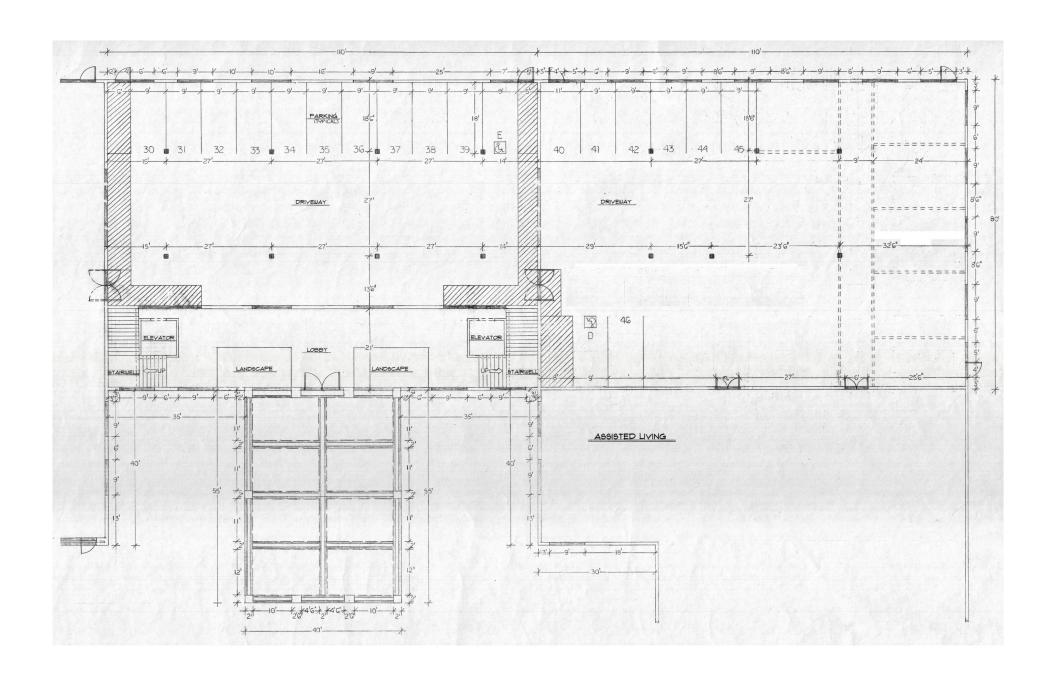


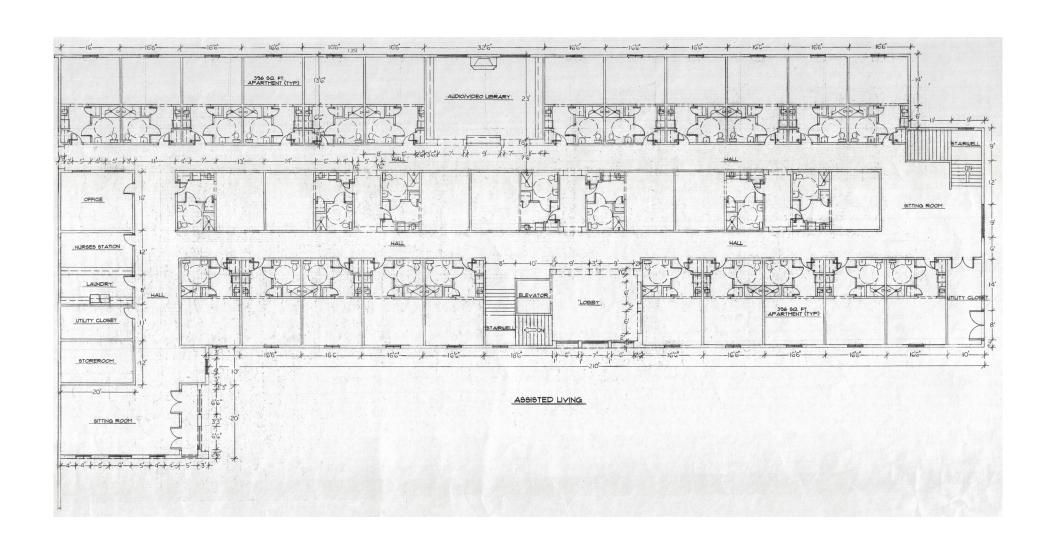


















Assisted Living

A6.2









Memory Care

A3.2









Assisted Living Rear Elevations

A6.3

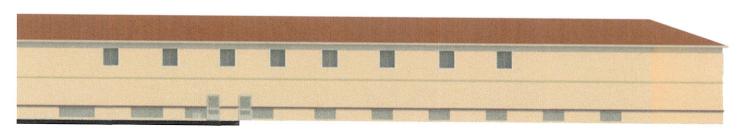
(5) Assisted Living South Elevation West



1) Assisted Living South Elevation East



② Assisted Liviing East Elevation South



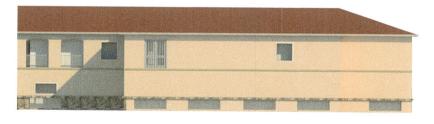
(3) Assisted Living East Elevation North





Assisted Living Elevations

A6.4



(3) Assisted Living South-West Elevation



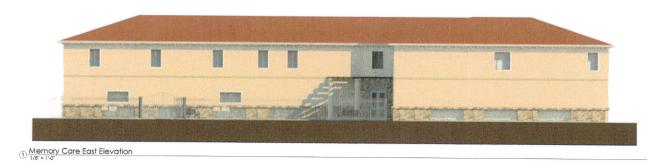
1) Assisted Living North Elevation





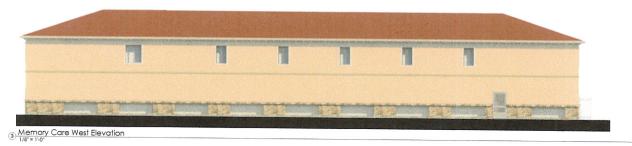
Memory Care Elevations

A6.5





(2) Memory Care North Elevation





Memory Care South Elevation
 1/8" = 1'.0"

Preliminary Plant Palette



Feather Reed Grass Blue Oat Grass California Gray Rush Silver Grass Pirk Muthy Fountain Grass Flax Blue-eyed Grass Alkali Sacaton Halictotichon sempevinens
Juncus paterns
Macerativa einensie Yeku Jime'
Mutionbergia cepillaris
Pannisetum setacosum
Pannisetum setacosum
Pannisetum sep.
Javricekium setacosum Medium Height Evergreen Shrubs - 5 gal/1 gal. Calistemon viminalis "Little John"

Large Grasses and Grass-like Plants - 5 gal./1 gal. Calamatrotis soutifors

Weeping Bottleb Orchid Rockross Forsythis Loropetulstum Little Oille Oilve Dwarf Tobins India Hawthorn

Groundcovers Les Commented Comment and Cress-like Plaints 1 pai.

Appendix Management Comment of Comment Co Spreading Low Groundcovers - 1 gai Architestaphytus "Emerald Carp Baccharis plaularis Cotoneaster demmeri "Lowfast"

Menzanita Dwarf Coyota Cotoneaster Silver Carpet Juniper Myoporum Verbena Accent Plants - 5 gal./1 gal Dietas bicolor

Forinight Lily Dwarf Fountain Phormium Rose Sege Germander Star Jesmine

Creeping Fig Boston My <u>Poulders</u> 18"-36" dismeter set into grade to eppear as natural rock outcropping - Local Supplier

presents a sampling of the types of shrubs, groundcovers, and propriets for the location as well as the deelgn style and overall plant selection will be drawn from. Not all plants lated within he final deelgn and some plants not listed may be introduced.

Landscape Concept

The Indicace design concept for Tisscary Cove Community is to provide an enjoyable and easthetic space for the matients and gueets as wall as the second community. Plant instant if has been selected that performs well in the appeals community. The plant is a special community of the plant is a provided that performs well in the appeals community. The plant is plant instantial has also been selected to be cohesive with the community design and stative to the overall surrounding community.

Drought tolerant hardy shrubs and groundcover are proposed for a majority of the landscape such as erround buildings and along the perimeter. The landscape features a limited amount of that area used exclusively as special high use landscape activity areas within the complex. Large masses of commentatib burning resease are used throughout the landscape and set the commentatib burning transes are used throughout the landscape and set the

Special considerations have been provided in selecting plant metorial that respect the needs of the residents as well as the overall community. Clear and secure view conflicts have been provided to sensure the sections that been provided to sensure the sections asked or residents 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 properly 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 6-gallon size with some specimens at 16-gallon. Trees will be a mix of 15-gallon and 24" box size.

Irrigation

The entire sits with be intigated using a fully automatic system and designed to meet the clifty's Water Efficient undexage Ordnance (VEL.O.). The intigates were the clifty's Water Efficient undexage Ordnance (VEL.O.). The intigates of the interest of th



61.215 at (1.41 acres)

LANDSCAPE ARCHITECTURE PLANNING

151 N. Norin St., Sonora, CA 95370 (209)532-2856 (209)532-9610 tsz



(C) 2017

Tuscany Cove Stockton, CA

MCR Engineering 1242 DuPent Court Manteca, CA 96336 Phone 209 239 6229 Fax 209 239 8839

Preliminary Plan

1" " 30-0" March 28, 2017

Drawn:\Checked: DEMTMH Project No.: 16-1908 Sheet Number:

L0.1

Vicinity Map