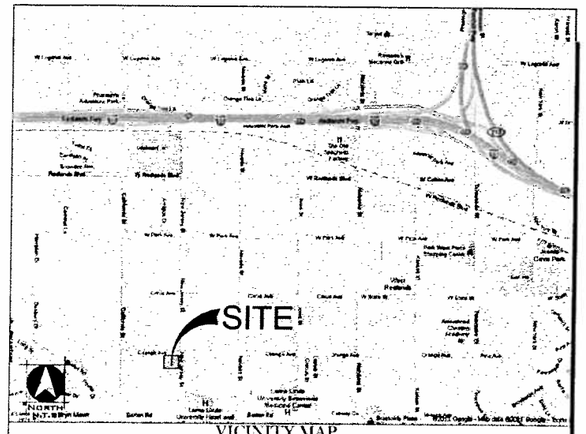
PRELIMINARY GRADING PLAN

LOMA LINDA ALZHEIMER'S SPECIAL CARE CENTER

SWC ORANGE AVE. & NEW JERSEY ST.
CITY OF LOMA LINDA, CA

APN:
0292-162-10



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
JEA SENIOR LIVING
12115 NE 99th STREET, SUITE 1800
VANCOUVER, WA 98682
PH-(360) 254.9442
ATTN: CARL SANDERS
carl.sanders@jeacorp.com

APPLICANT
LENITY GROUP
471 HIGH STREET SE, SUITE 10
SALEM, OREGON 97301
PH-(503) 399.1090
ATTN: JACQUIE ZELLER
jacquie@lenitygroup.com

ENGINEER
TSD ENGINEERING, INC.
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
PH-(916) 608-0707
ATTN: CASEY FEICKERT
cfeickert@tsdeng.com

CITY OF LOMA LINDA
BENCHMARK NO 81-11: 1200.08' FEET
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF LOMA LINDA BENCHMARK NO. LLBM 81-11, BEING A BRASS DISK IN THE TOP OF CURB 1.5' NORTH OF THE CURB RETURN, 0.5' EAST OF A POWER POLE AT THE NORTHWEST CORNER OF BARTON ROAD AND CALIFORNIA STREET, AND HAVING AN ELEVATION OF 1200.08'.

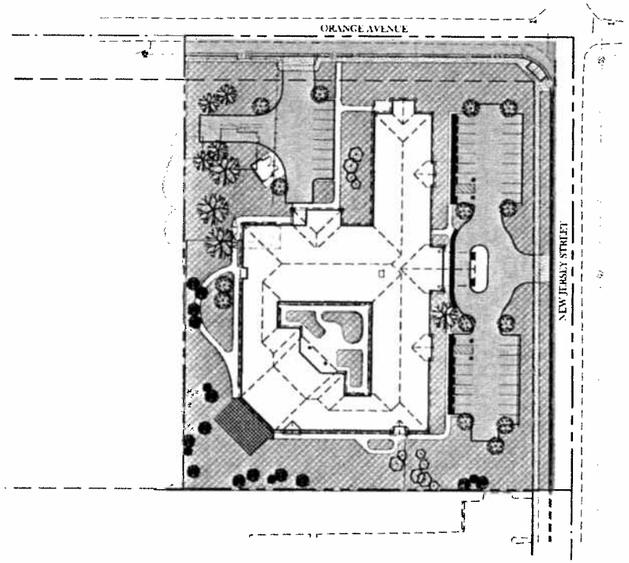
BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF PARCEL MAP NO. 16120, FILED IN BOOK 205 OF PARCEL MAPS, AT PAGES 25-26, SAN BERNARDINO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN HEREON.

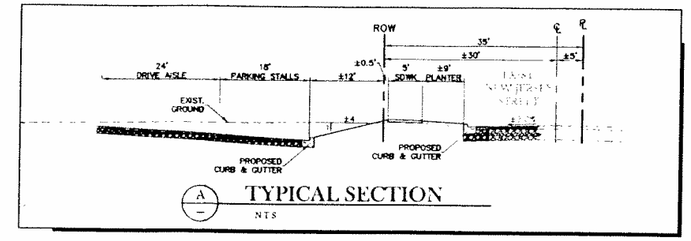
EARTHWORK QUANTITIES
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)

CUT: ±1,680 CU.YD.		±1,680 CU.YD.
FILL: ± 100 CU.YD.	+15% shrinkage	± 115 CU.YD.
		NET: ±1,565 CU.YD.

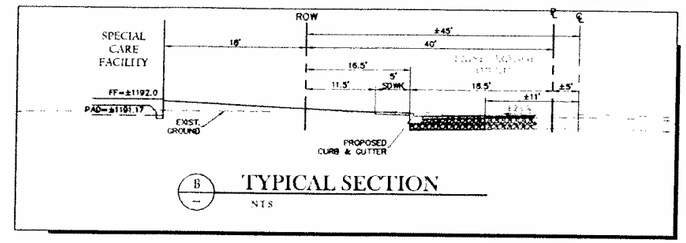
FLOOD ZONE
X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06071C8711H, DATED AUGUST 28, 2008.

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
(NORTHERN SERVICE ALERT (USA))
NOTICE TO CALL A MIN. 48 HOURS PRIOR TO CONSTRUCTION.





A TYPICAL SECTION
NTS



B TYPICAL SECTION
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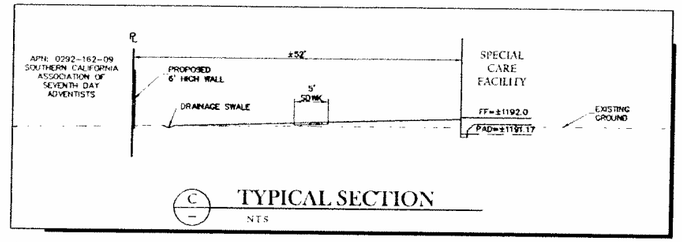

C TYPICAL SECTION
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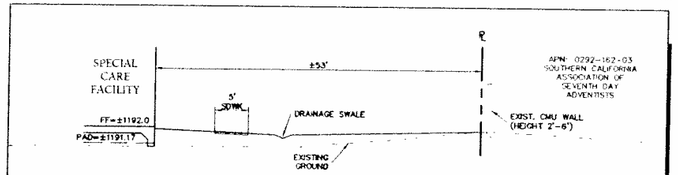
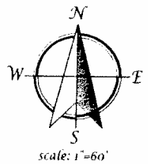


D TYPICAL SECTION
N.T.S.



scale: 1"=60'

60 0 30 60 120

PRELIMINARY GRADING PLAN
SEPTEMBER 9, 2011

ABBREVIATIONS

AGGREGATE BASE	AB	POINT OF REVERSE CURVATURE	PRC
ASPHALTIC CONCRETE PAVEMENT	AC	POINT OF TANGENCY	PT
BEGIN CURVE	BC	POINT OF COMPOUND CURVATURE	PCC
BACK OF CURB RADIUS	BCR	POINT OF VERTICAL INTERSECTION	PVI
BEGIN VERTICAL CURVE	BVC	PROPERTY LINE	PL
CENTER LINE	CL	RADIUS	R
CORREGATED METAL PIPE	CMP	RADIUS POINT	RAD. PT.
DESIGN GRADE ELEVATION	DG	REINFORCED CONCRETE PIPE	RCP
DROP INLET	DI	RIGHT OF WAY	ROW (R/W)
EDGE OF PAVEMENT	EP	ELEVATION RIM	RIM
END VERTICAL CURVE	EVC	STORM DRAIN CLEAN OUT	SDCO
FINISHED GRADE ELEVATION	FG	STORM DRAIN MANHOLE	SDMH
FIRE SERVICE	FS	SANITARY SEWER CLEAN OUT	SSCO
FIRE WATER	FW	SANITARY SEWER MANHOLE	SSMH
FLOW LINE	FL	SIGHT VISIBILITY RESTRICTION EASEMENT	SVRE
GRADE BREAK	GB	SIDEWALK	SW
HIGH DENSITY POLYETHYLENE	HDPE	STANDARD	STD
HIGH POINT	HP	STATION (CENTERLINE)	STA
INVERT ELEVATION	IE	TO BE DETERMINED	TBD
JOINT TRENCH	JT	TOP OF CONCRETE	TOC
LINEAR FEET	LF	TOP OF CURB	TC
LOW POINT	LP	TOP OF FOOTING	TF
LANDSCAPING	LS	TOP OF PIPE	TOP
MIDDLE OF VERTICAL CURVE	MVC	TOP OF SURFACE	tos
NOT A PART	NAP	TOP OF WALL	TW
POLYVINYL CHLORIDE	PVC	VERTICAL CURVE	VC
POINT OF CURVATURE	PC	VERITED CLAY PIPE	VCP
POINT OF INTERSECTION	PI	WATER SURFACE	WS
POINT OF CONNECTION	POC		

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB, GUTTER & SDWK	
12"D	DRAIN LINE	12"D
8"S	SEWER LINE	8"S
6"FS	FIRE SERVICE	6"FS
10"FW	FIRE WATER	10"FW
12"W	WATER MAIN	12"W
	FIRE HYDRANT	
	WATER METER	
	BACK FLOW PREVENTER	
	DOUBLE DETECTOR CHECK	
	ASPHALT PAVEMENT 3"AC ON 4.5" AB	
	LANDSCAPE AREA	

PROPOSED	DESCRIPTION	EXISTING
	GRADE BREAK	
	PROPERTY LINE	
	CENTERLINE	
	DRAIN INLET	
	MANHOLE	
	STREET SIGN	
	SIDEWALK RAMP	
52.53 TC 52.03 AC	FINISHED GRADE ELEVATION	(50.0) FL
1.0%	SLOPE	0.5%
	0.5' CONTOUR	
505	1' CONTOUR	500
	DITCH OR SWALE	

PROPOSED	DESCRIPTION	EXISTING
	STREET LIGHT	
	DETAIL DESIGNATION	
1 / C4	DETAIL LOCATOR	
	SHEET NUMBER	
	OVERLAND RELEASE	
	DIRECTION OF FLOW	

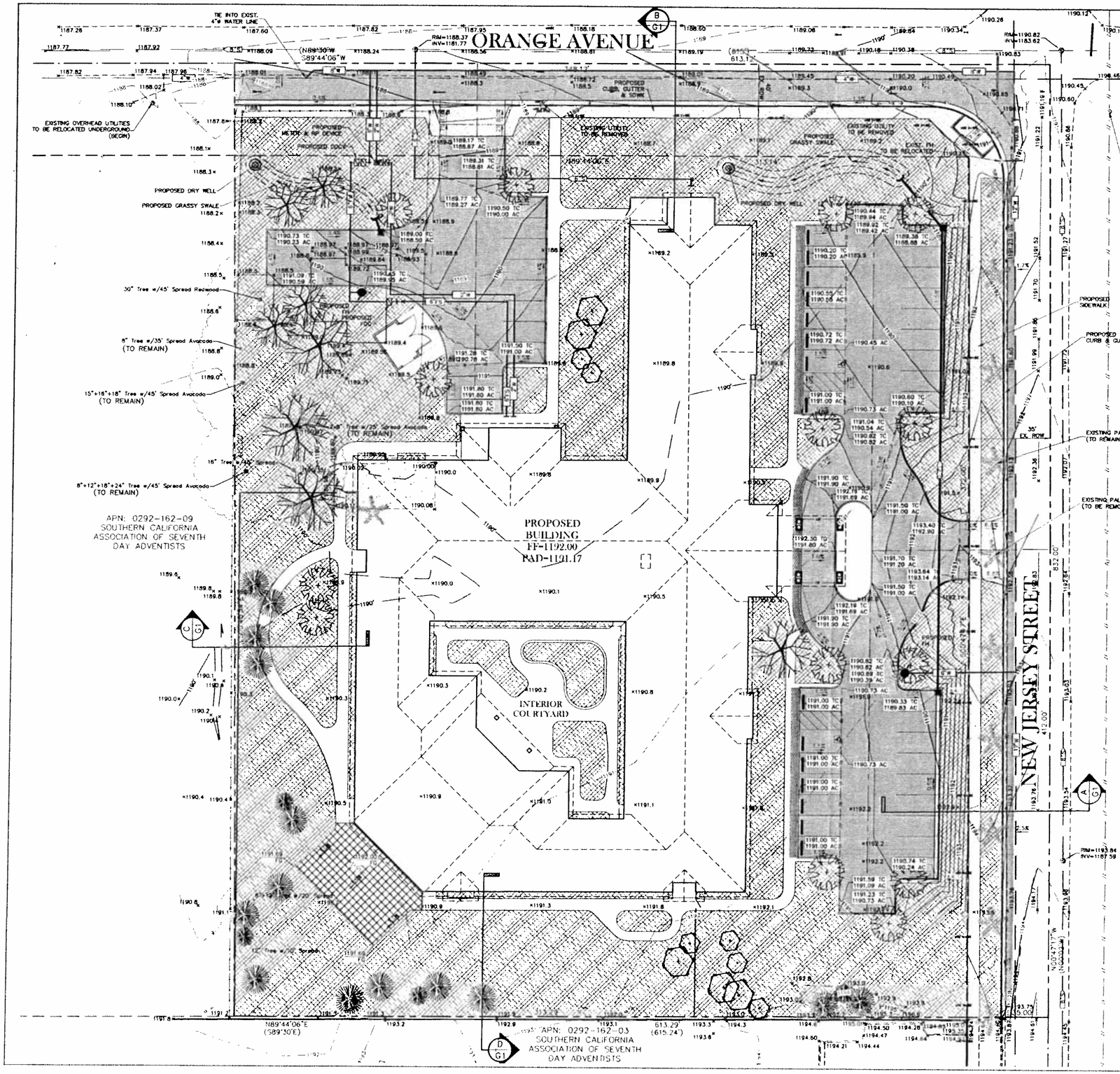
SHEET
G1/2

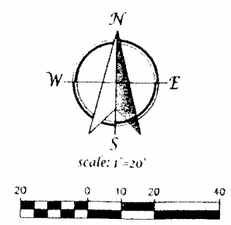
TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY GRADING PLAN

LOMA LINDA ALZHEIMER'S SPECIAL CARE CENTER

SWC ORANGE AVE. & NEW JERSEY ST.
CITY OF LOMA LINDA, CA





PRELIMINARY GRADING PLAN
SEPTEMBER 9, 2011

SHEET G2/2

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expect more.
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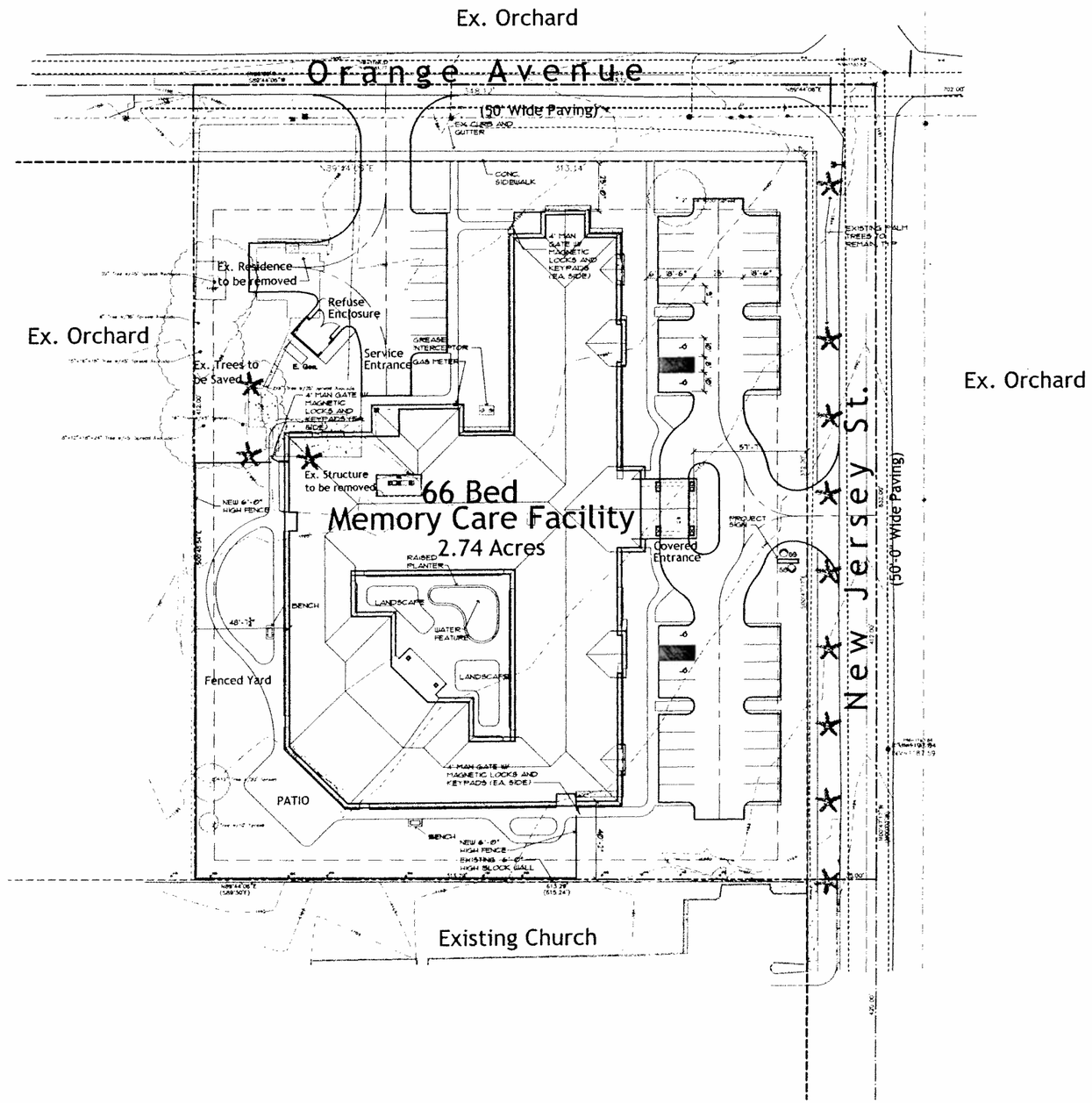
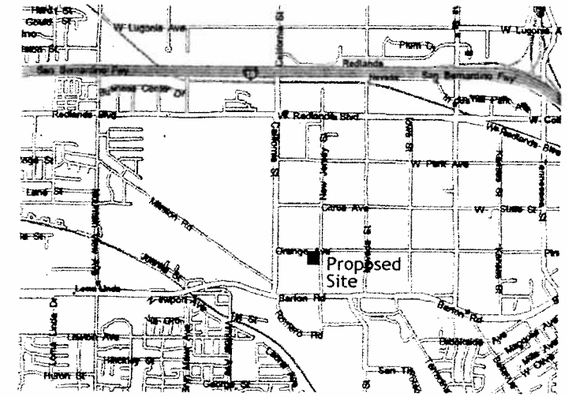




Vicinity Map

Project Area:

Site Area: 3.00 Acres gross
2.74 Acres net

Project Area Summary:

Site Area:	119,385 Sq Ft	100.0%
Building Footprint:	37,873 Sq Ft	31.7%
Parking / Drives:	25,354 Sq Ft	21.2%
Walks / Patios:	12,715 Sq Ft	10.7%
Landscape / Openspace:	43,443 Sq Ft	36.4%

PARKING:

38 OPEN SPACES
4 ACCESSIBLE SPACES
42 TOTAL SPACES

ZONING:

Existing Zoning - R-3
Proposed Zoning - Institutional

Construction Type - V-1 hour

SITE PLAN

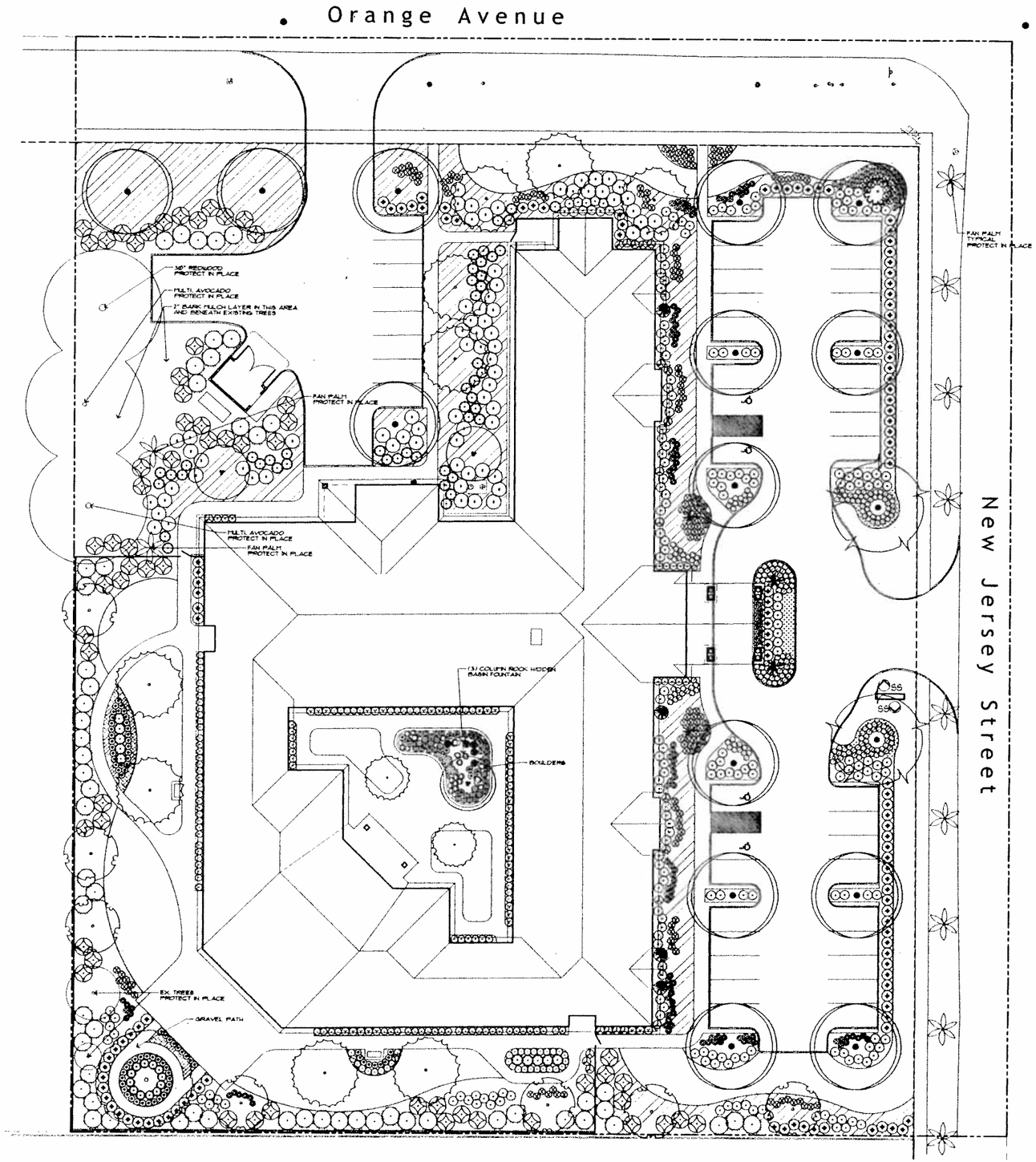
SCALE: 1"=30'-0"

0 30 60 120

lenity group
471 High Street SE, Suite 10 Salem, Oregon 97301
p 503 399 1090 p 503 399 0565 w lenitygroup.com

JEA SENIOR LIVING
Management ♦ Development

PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	SITE PLAN		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1800 VANCOUVER, WASHINGTON 98682		
TELEPHONE:	360-254-9442	FAX:	360-213-1540
ARCHITECT:	MICHAEL C FULLER Cal # 0121229		
ADDRESS:	471 HIGH STREET SE, SUITE 10 SALEM, OREGON 97301		
TELEPHONE:	503-399-1090	FAX:	503-399-0565
REVISION:			A-1



SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE/COND.
TREES:			
	Geijera parvifolia Australian Willow	14	24" box Standard
	Lagerstroemia 'Glendora White' Crape Myrtle	11	24" box Standard
	Olea europaea 'Swan Hill' Fruitless Olive Tree	1	48" box Multi-trunk
	Cinnamomum camphora Camphor Tree	2	36" box Multi-trunk
	Melaleuca nesophila Pink Melaleuca	3	24" box Multi-trunk
	Hymenosporum flavum Sweetshade	7	15 gal. Standard
	Chamaerops humilis Mediterranean Fan Palm	1	36" box Multi-trunk
SHRUBS/PERENNIALS:			
	Dodonaea viscosa 'Purpurea' Purple Hop Bush	59	15 gal.
	Ceanothus griseus horiz. 'Yankee Point' Carmel Creeper	75	5 gal.
	Xylosma congestum 'Compacta' Compact Shiny Xylosma	61	5 gal.
	Mahonia lomarifolia No common name	4	15 gal.
	Myrtus communis 'Compacta' Compact Myrtle	116	5 gal.
	Leptospermum scoparium 'Gaiety Girl' New Zealand Tea Tree	56	5 gal.
	Phormium 'Maori Chief' Hybrid Flax	4	15 gal.
	Rosa floribunda 'Iceberg' Iceberg Rose	12	2 gal.
	Rhaphiolepis indica 'Ballerina' Indian Hawthorn	217	5 gal.
	Helictotrichon sempervirens Blue Oat Grass	5	5 gal.
	Nandina domestica 'Compacta' Compact Heavenly Bamboo	22	5 gal.
	Punica granatum 'Chico' Dwarf Pomegranate	32	5 gal.
	Bouteloua gracilis Blue Grama Grass	6	1 gal.
	Lavandula angustifolia 'Twickel Purple' Twickel Purple English Lavender	74	1 gal.
	Euonymus japon. 'Microphylla Variegatus' Variegated Box-leaf Euonymus	125	5 gal.
	Pittosporum tobira 'Creme de Mint' Dwarf Variegated Tobira	26	5 gal.
	Agapanthus africanus 'Peter Pan' Dwarf Lily-of-the-Nile	207	1 gal.
	Santolina chamaecyparissus Lavender Cotton	8	5 gal.
	Coreopsis grandiflora 'Sunray' Coreopsis	157	1 gal.
	Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	186	1 gal.
	Thymus vulgaris Common Thyme	14	1 gal.
	Heuchera sanguinea Coral Bells	21	1 gal.
	Stachys byzantina Lamb's Ears	9	1 gal.
	Festuca glauca 'Elijah Blue' Blue Fescue	40	1 gal.

GROUND COVERS:

PATTERN		SIZE/SPACING	SIZE/SPACING
	Hypoporum parvifolium 'Putah Creek' No common name		Rooted Cuttings @ 18" o.c. Triangular Spacing
	Armeria maritima Common Thrift		Rooted Cuttings @ 8" o.c. Triangular Spacing
	Annual Flowers by season Rotate Quarterly		4" pots @ 8" o.c. Triangular Spacing
	Dwarf Fescue Sod Lawn areas		
	Boulders- indigenous type procured locally 36"D - 60"D size range		

Notes-

1. All landscape areas shall be irrigated with a permanent automatic underground irrigation system with rain sensor providing 100% coverage to all areas. Irrigation system may incorporate overhead and drip irrigation methods. Irrigation system shall have separate "hydrozones" for sun and shade and by the proposed plant's cultural requirements.
2. All shrub beds to receive a 2" layer of decorative gravel. Ground cover beds shall receive a 1" layer of fine compost mulch.

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. LIND
2947
EXP. 01-31-12
STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN
SCALE: 1"=20'

0 20 40 80

lenity group
471 High Street SE, Suite 10 Salem, Oregon 97301
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ARCHITECTURE PROVIDED BY MICHAEL C. PALLER, ARCHITECT

JEA SENIOR LIVING
Management • Development

PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	PRELIMINARY LANDSCAPE PLAN		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1800 VANCOUVER, WASHINGTON 98682		
TELEPHONE:	360-254-9442	FAX:	360-213-1540
LANDSCAPE ARCHITECT:	BRIAN D. LIND, #2947		
ADDRESS:	471 HIGH STREET SE, SUITE 10 SALEM, OREGON 97301		
TELEPHONE:	503-399-1090	FAX:	503-399-0565
REVISION:			

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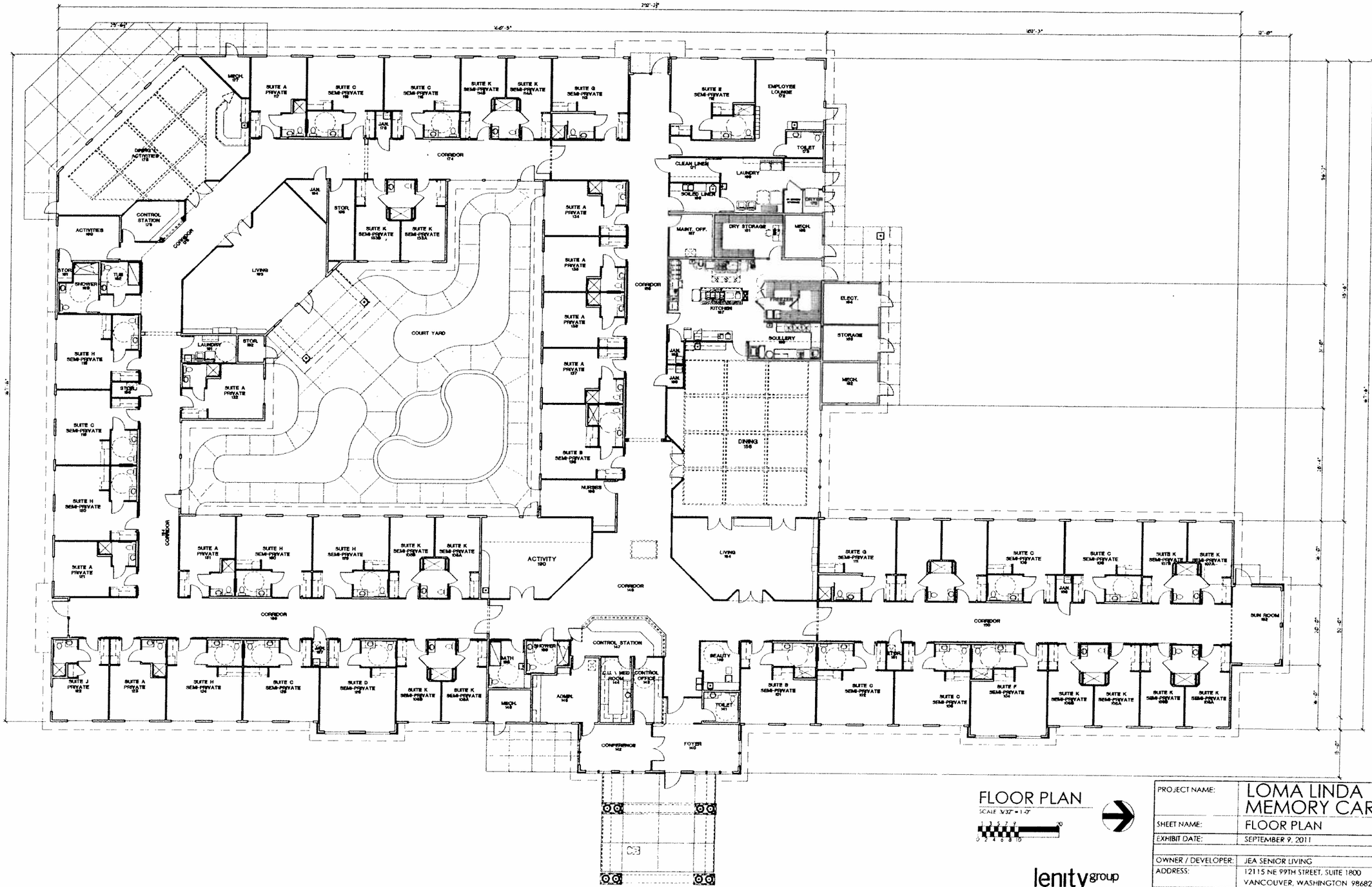

FLOOR PLAN

SCALE 3/32" = 1'-0"

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471 High Street SE, Suite 10 Salem, Oregon 97301

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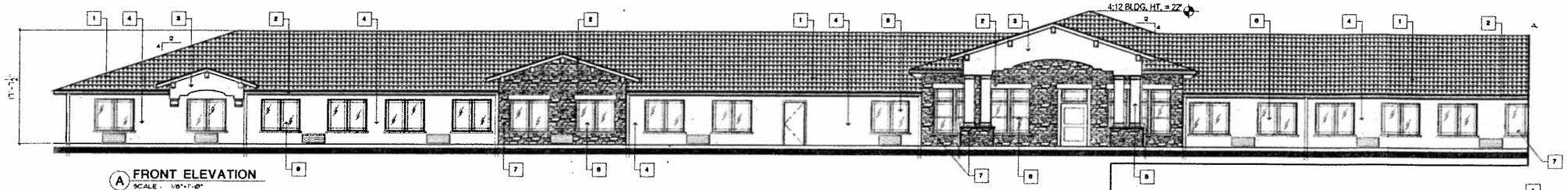
ARCHITECTURE PROVIDED BY MICHAEL C. FULLER, ARCHITECT

JEA SENIOR LIVING

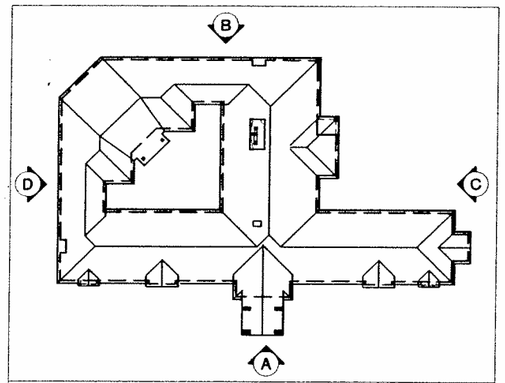
Management ◆ Development

PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	FLOOR PLAN		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1800 VANCOUVER, WASHINGTON 98682		
TELEPHONE:	360-254-9442	FAX:	360-213-1540
ARCHITECT:	MICHAEL C FULLER Cal # 0121229		
ADDRESS:	471 HIGH STREET SE, SUITE 10 SALEM, OREGON 97301		
TELEPHONE:	503-399-1090	FAX:	503-399-0565
REVISION:			

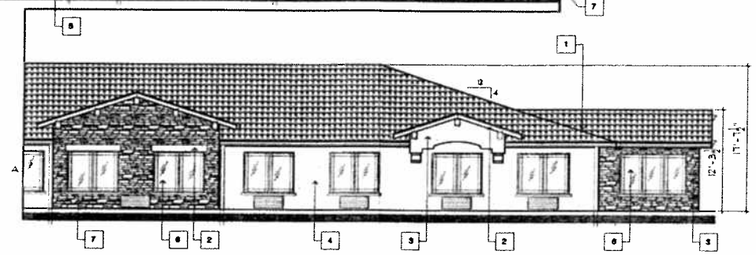
A-3

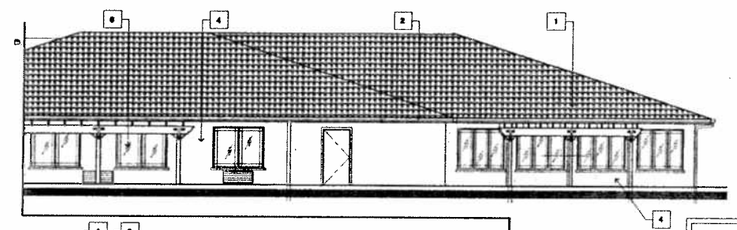


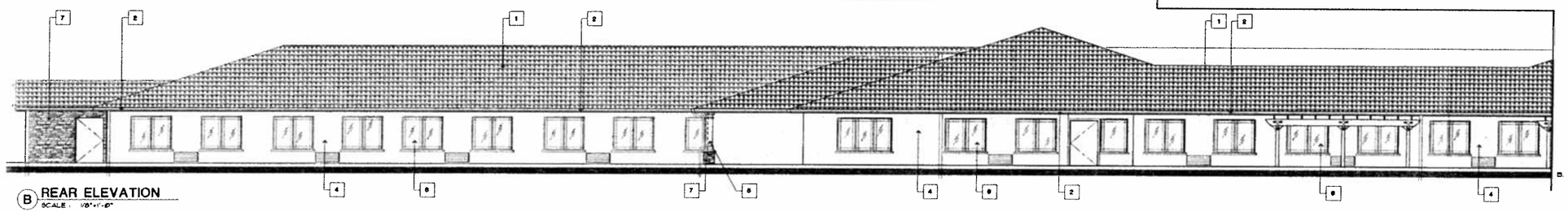
A FRONT ELEVATION
SCALE : 1/8"=1'-0"



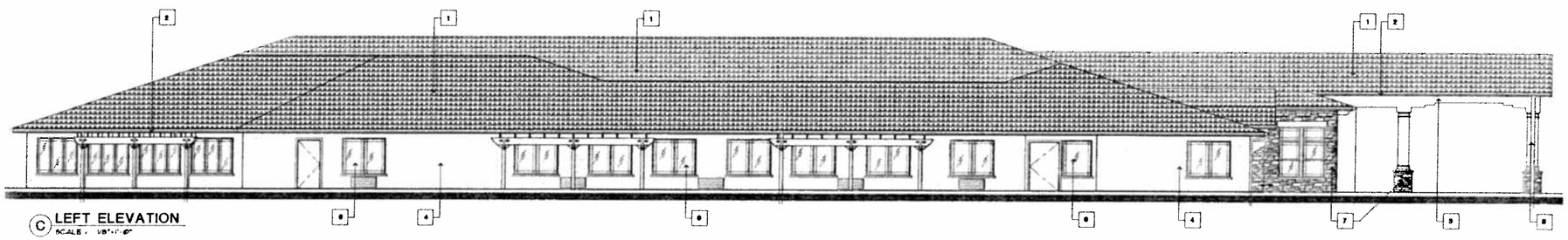
ELEVATION KEY
SCALE : N.T.S.



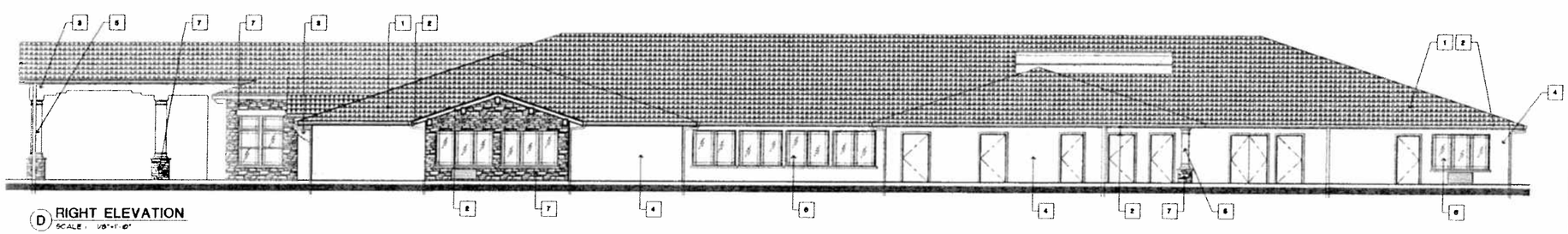




B REAR ELEVATION
SCALE : 1/8"=1'-0"



C LEFT ELEVATION
SCALE : 1/8"=1'-0"



D RIGHT ELEVATION
SCALE : 1/8"=1'-0"

KEY NOTES/COLORS

1 ROOF	• ROOF TILE (MISSION 8 - SALERNO CLAY)
2 TRIM	• TRIM-PAINT COLOR: SHERWIN WILLIAMS TREE BRANCH
3 STUCCO	• STUCCO - COLOR COLOR: SHERWIN WILLIAMS THRESHOLD TAUPE
4 STUCCO	• STUCCO - COLOR COLOR: SHERWIN WILLIAMS FRESCO CREAM
5 COLUMN	• FRP COLUMN COLOR: SHERWIN WILLIAMS THRESHOLD TAUPE
6 WINDOW	• VINYL FRAMED INSULATED WINDOWS WITH COLOR: MILGARD TAN
7 STONE	• CORONADO STONE TUSCAN VILLA - FLORENTINE

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p 503 399 1080 f 503 399 0565 w lenitygroup.com
ARCHITECTURE PROVIDED BY MICHAEL C. FULLER ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

JEA SENIOR LIVING
Management • Development

PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	BUILDING ELEVATIONS		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1800 VANCOUVER, WASHINGTON 98682		
TELEPHONE:	360-254-9442	FAX:	360-213-1540
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REVISION:			

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