



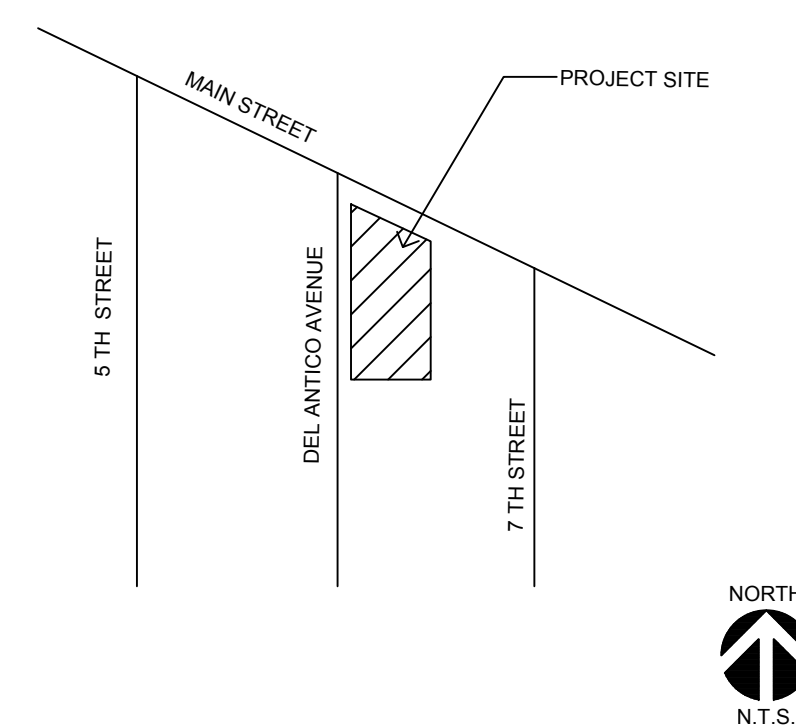
PROJECT DATA

PROJECT DESCRIPTION: STOREFRONT AND INTERIOR REMODEL TO 3807 MAIN STREET. REMOVAL OF 3805 MAIN STREET BUILDING AFTER COMPLETION OF IMPROVEMENTS TO 3807 MAIN STREET. INCREASED PARKING LOT WITH ADDITIONAL LANDSCAPING.

PROJECT ADDRESS: 3807 MAIN STREET OAKLEY, CA 94561

ZONING: GENERAL COMMERCIAL

VICINITY MAP

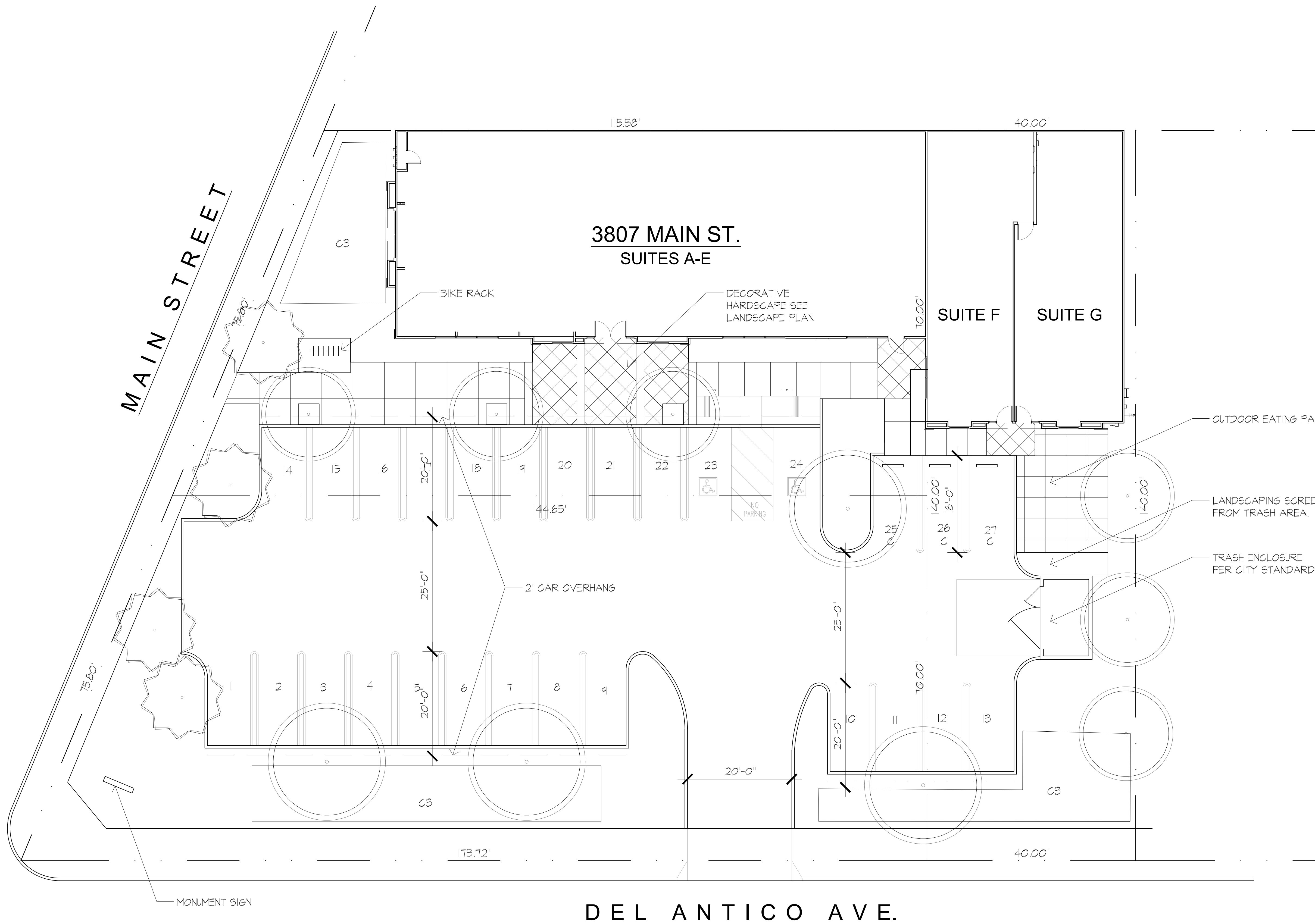


PROJECT TEAM

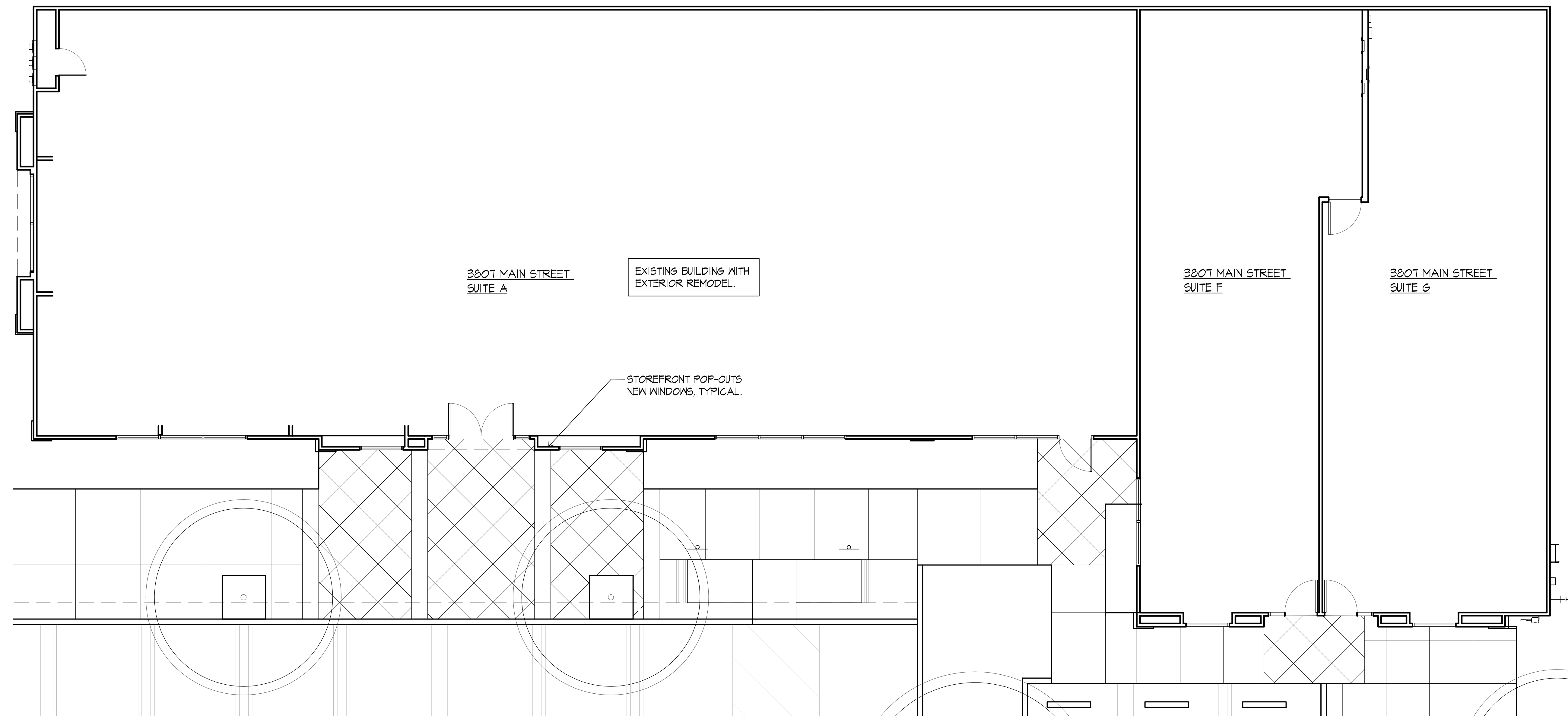
<p>OWNER AARON MEADOWS 3173 MAIN STREET OAKLEY, CA 94561 PH: (925) 625-7004 FX: (925) 625-7983 CONTACT: AARON MEADOWS</p>	<p>CIVIL ENGINEER DEBOLT ENGINEERING 811 SAN RAMON VALLEY BOULEVARD DANVILLE, CA 94526 PH: (925) 837-3780 FX: (925) 837-4378 CONTACT: JIM DIGGINS</p>
<p>ARCHITECT STIRLING ARCHITECTS, INC. 1145 SECOND STREET SUITE A188 BRENTWOOD, CA 94513 PH: (925) 634-0095 FX: (925) 226-4816 CONTACT: DON STIRLING</p>	<p>LANDSCAPE ARCHITECT KLA INC. 151 NORTH NORLIN STREET SONORA, CA 95370 PH: (925) 532-2856 FX: (925) 532-9510 CONTACT: TOM HOLLOWAY</p>

SHEET INDEX

COVER SHEET
 SITE PLAN
 FLOOR PLAN
 EXTERIOR ELEVATIONS
 COLORED EXTERIOR ELEVATIONS
 CONCEPTUAL COLORED LANDSCAPE DRAWING
 LANDSCAPE DRAWING
 PRELIMINARY STORM WATER CONTROL PLAN
 EXISTING SITE PLAN
 EXISTING ELEVATIONS

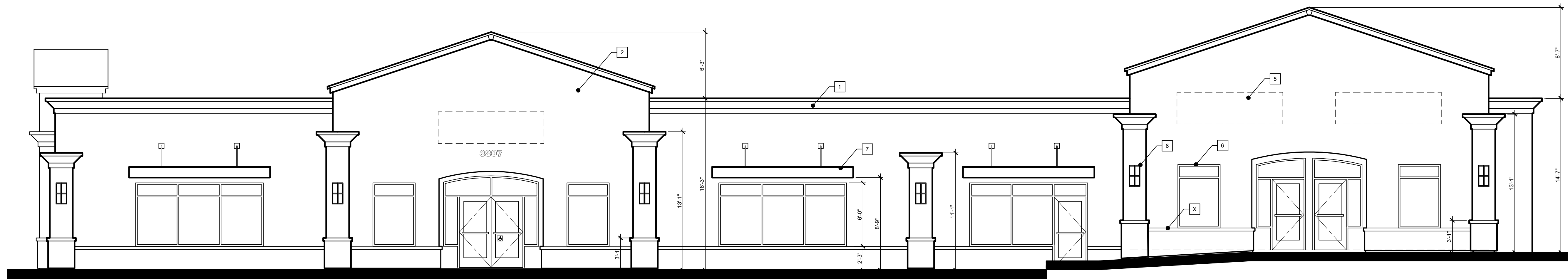


EXISTING BUILDINGS	
SUITES A-E	3,975 SQ. FT.
SUITES F-G	2,130 SQ. FT.
STOREFRONT ADDITION	
SUITES A-E	97 SQ. FT.
SUITES F-G	22 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE	
SUITES A-E	4,072 SQ. FT.
SUITES F-G	2,152 SQ. FT.
REMOVAL OF BUILDING	
3805 MAIN STREET	-2,409 SQ. FT.
TOTAL SITE	25,853 SQ. FT.
LANDSCAPING	5,961 SQ. FT. 23.1% OF SITE
9' X 20' PARKING SPACE	22 SPACES
8' X 18' COMPACT PARKING SPACE	3 SPACES
ACCESSIBLE PARKING SPACE	2 SPACES
TOTAL PARKING SPACES	27 SPACES

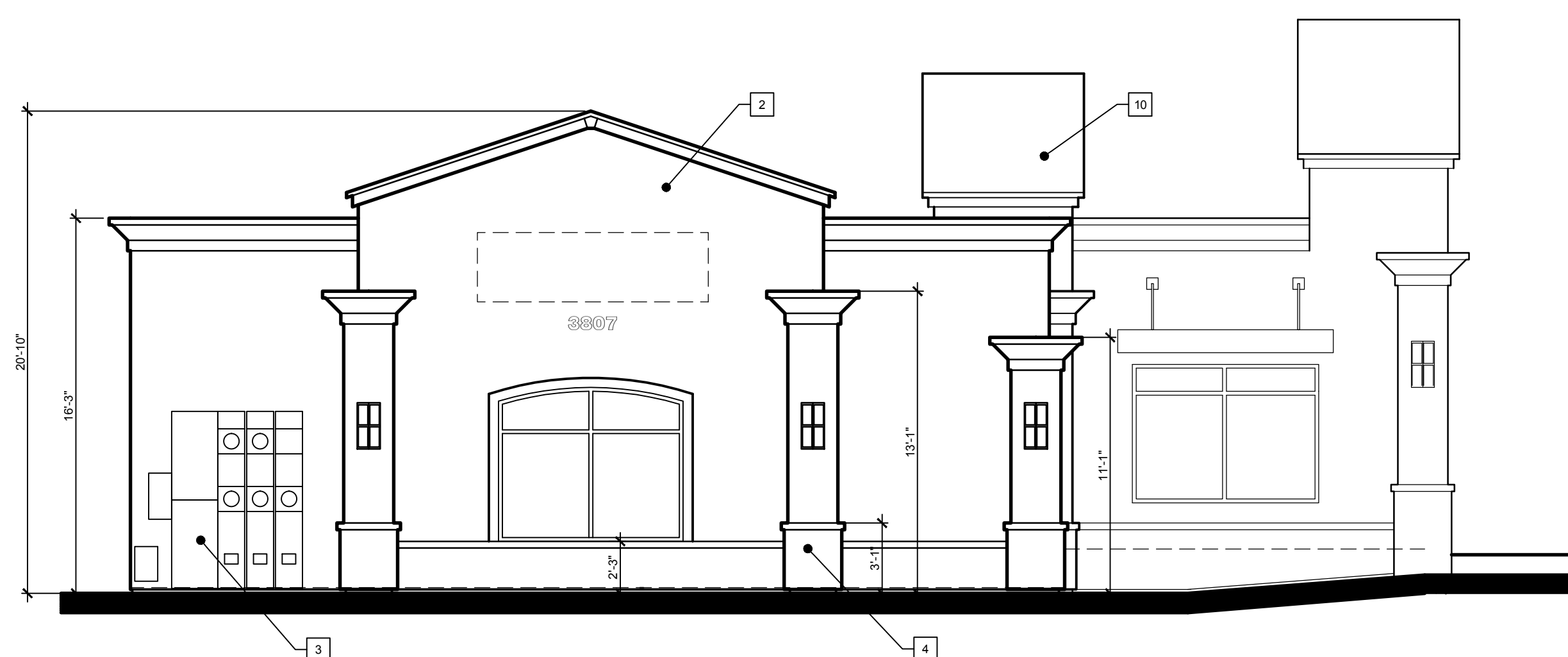


FLOOR PLAN

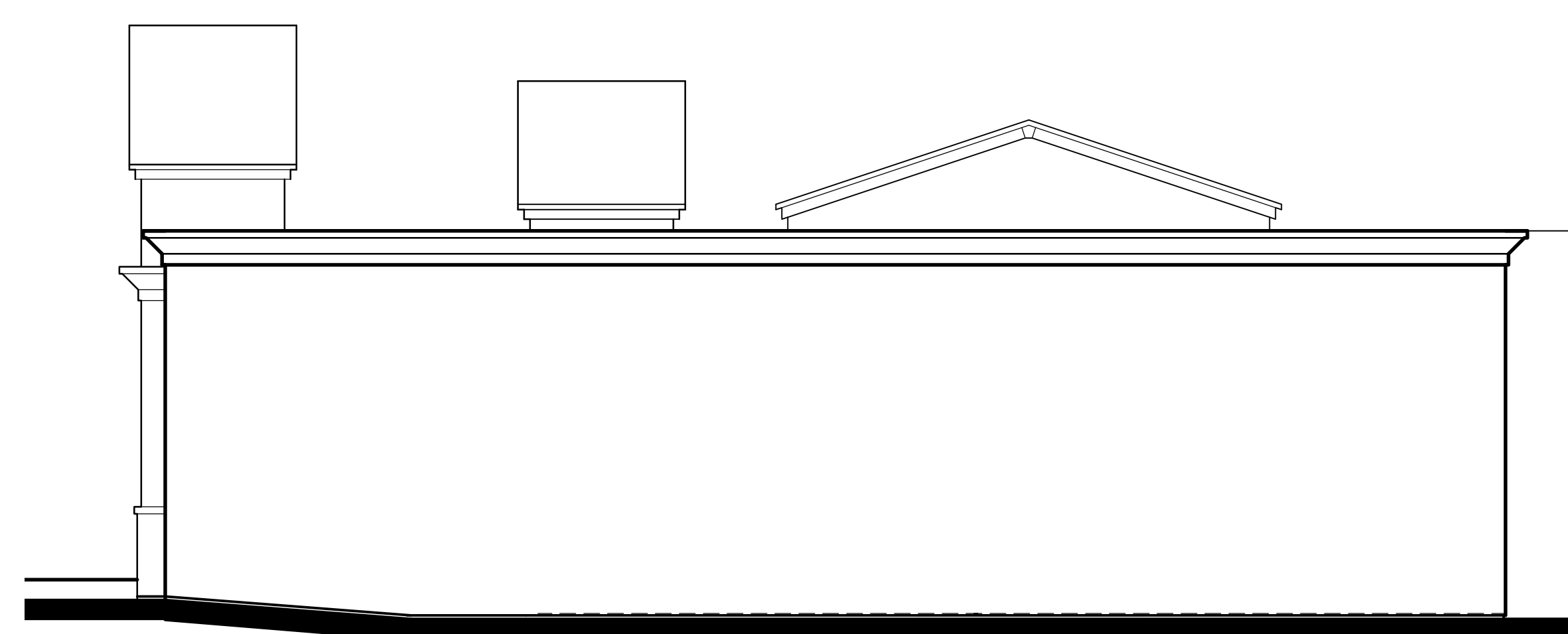
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STOREFRONT ADDITION	
SUITES A-E	97 SQ. FT.
SUITES F-G	22 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE	
SUITES A-E	4,072 SQ. FT.
SUITES F-G	2,152 SQ. FT.
TOTAL	6,254 SQ. FT.



WEST (DEL ANTICO AVE.) ELEVATION



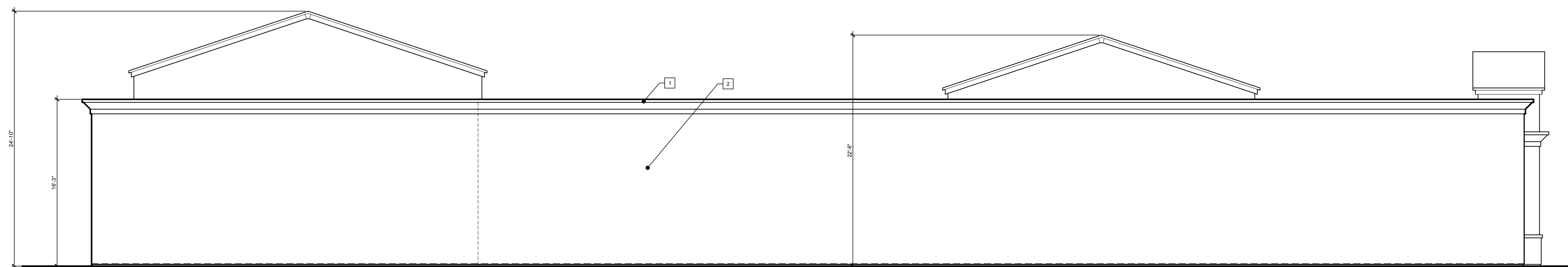
NORTH (MAIN ST.) ELEVATION



SOUTH ELEVATION

ELEVATION KEYNOTES

- 1 STUCCO OVER FOAM PARAPET CAP.
- 2 STUCCO SMOOTH FINISH
- 3 EXISTING ELECTRICAL TO REMAIN
- 4 BUILT-OUT BASE AND PILASTER, TYP.
- 5 SIGNAGE PER SIGNAGE MASTER PLAN
- 6 CLEAR ANODIZED ALUMINUM STOREFRONT, TYP.
- 7 FABRIC AWNING, TYP.
- 8 DECORATIVE LIGHT SCONCE TO MATCH STOREFRONT
- 9 STUCCO FINISH OVER FOAM TRIM BASE
- 10 FLAT CONCRETE TILE ROOF



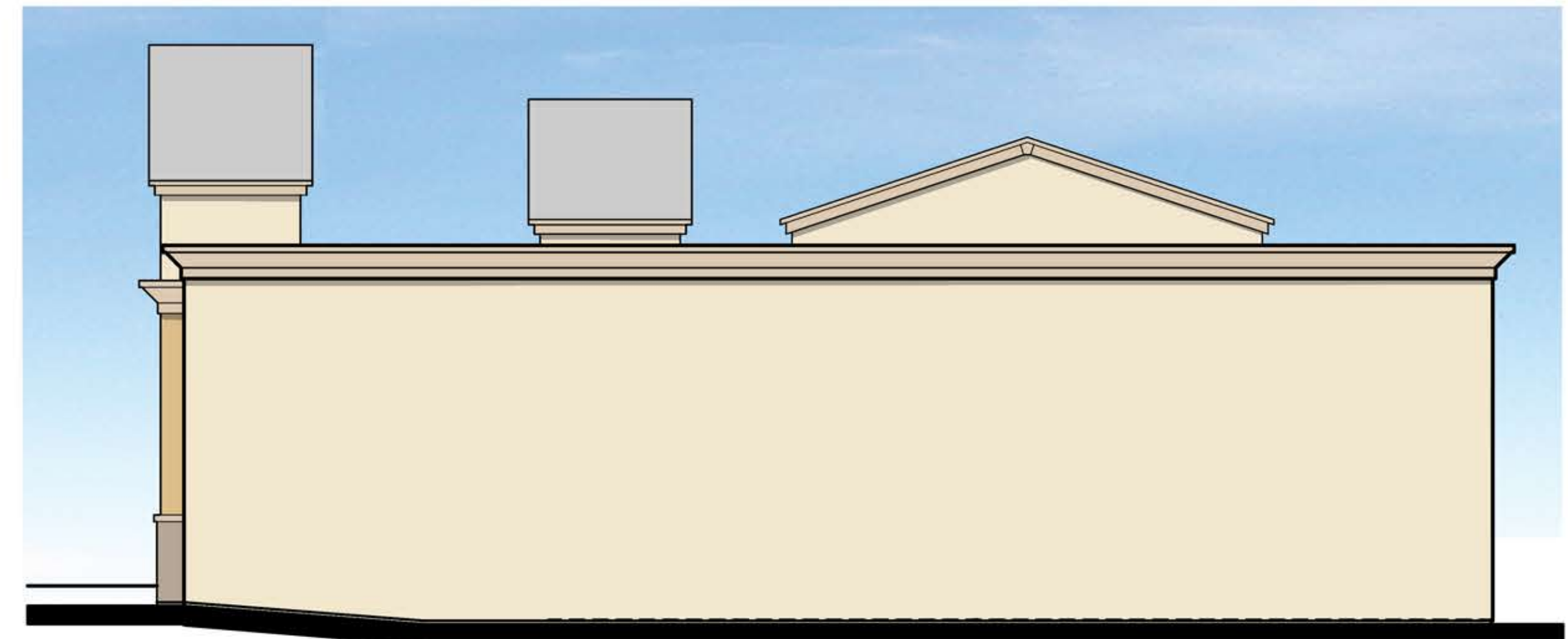
EAST ELEVATION



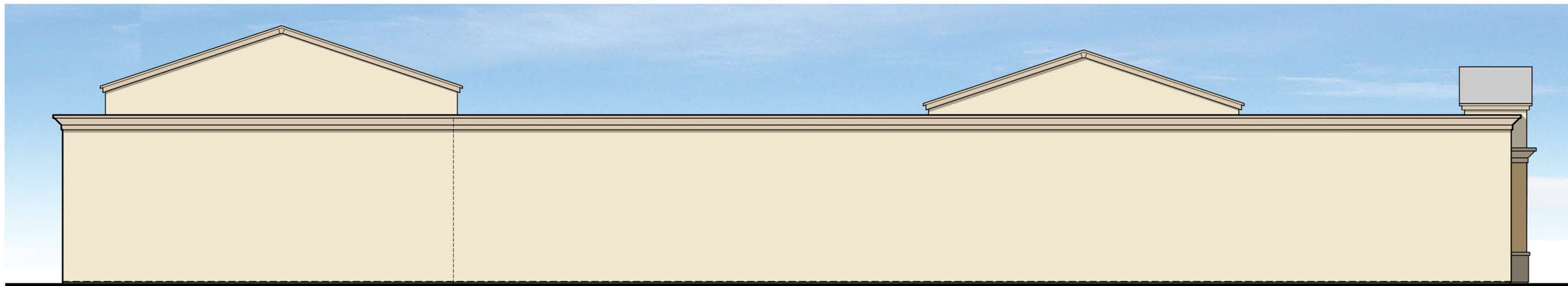
WEST (DEL ANTICO AVE.) ELEVATION



NORTH (MAIN ST.) ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
ACE ARM	Acer rubrum 'Armstrong'	Armstrong Red Maple	24" box	7	Medium	
LAG MUS	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	15 gal	3	Low	
ULM PAR	Ulmus parvifolia	Chinese Elm	15 gal	4	Medium	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
ANI BR	Anigozanthos x 'Bush Ranger'	Big Red Kangaroo Paw	5 gal	34	Medium	
BUX BEA	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	1 gal	52	Medium	
CAL LJ	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	15	Low	
LAN GR	Lantana x hybridus 'Gold Rush'	Gold Rush Bush Lantana	1 gal	33	Low	
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	22	Low	
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	144	Low	
MUH DUB	Muhlenbergia dubia	Pine Muhly	1 gal	60	Low	
OLE LIT	Olea europaea 'Little Olive'	Little Olive Olive	5 gal	25	Low	
XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	12	Low	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
FIC PUM	Ficus pumila	Creeping Fig	1 gal	3	Medium	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
HEM MON	Hemerocallis x 'Monie'	Starburst Evergreen Daylily	1 gal	28" o.c.	267 sf	Medium
JUN CON	Juniperus conferta	Shore Juniper	1 gal	42" o.c.	683 sf	Low

Non-Living Groundcover
 Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

D.G. Install 3" layer of tan decomposed granite with 'Stabilizer' and steel edging. No 'Stabilizer' to be placed within 5 feet of base of trees and shrubs. Contractor to submit sample to Landscape Architect and City for approval prior to installation.

Landscape Areas

The following table demonstrates that the landscape area to site area ratio meets the City of Oakley requirements.

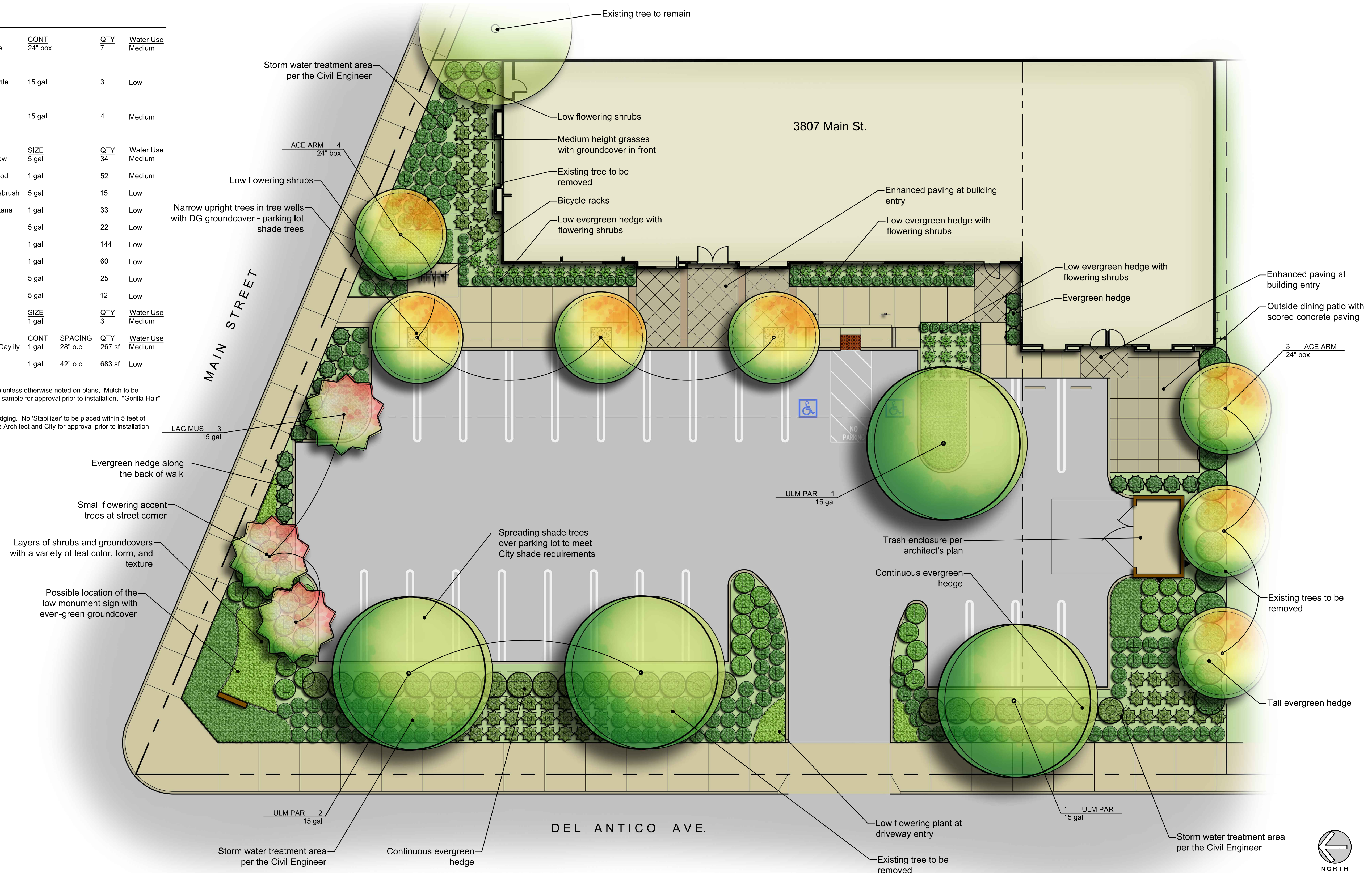
On Site		
Turf	0 sf	0%
Shrubs:	5,913 sf	99%
Decomposed Granite (DG)	48 sf	1%
Total On-Site Landscape Area:	5,961 sf	100%
Size of Parcel	25,853 sf	
Percentage of Site in Landscape	23.1 %	

General Planting Notes

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Owner or Land. Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- All vines shall be espaliered to the adjacent wall.
- All trees in a formal group or in a row shall be matching in size and shape.
- Groundcover shall be installed continuous under all shrub masses unless otherwise noted.
- The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.
 - 4 cyds nitrogen stabilized organic amendment derived from redwood sawdust, fir sawdust or cedar sawdust.
 - 15 lbs. soil sulfur
 - 15 lbs. 12-12-12 fertilizer
- A nitrogen stabilized commercial-grade bark mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth of 3".
- The planting pits for boxed trees shall be excavated twice the diameter of the rootball and 2" from the bottom of the rootball to the bottom of the planting pit. The backfill mix for use in all tree and shrub pits shall consist of the following:
 - 6 parts on-site soil
 - 4 parts organic amendment (above)
 - 1 lb./cyrd of mix 12-12-12 commercial fertilizer
 - 2 lbs./cyrd of mix Iron Sulfate
 - 10 lbs./cyrd of mix Agricultural Gypsum
- The planting design will meet the requirements of the City's Water Efficient Landscape Ordinance.

Tree Root Barriers

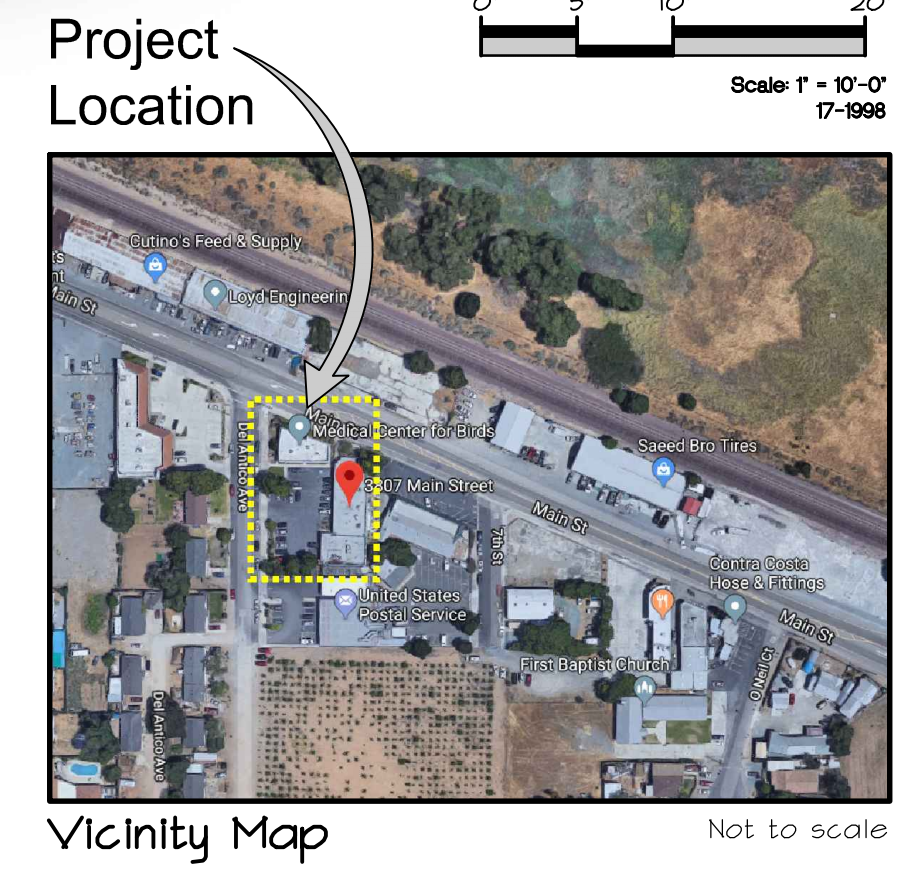
All trees within 5' of curbs or sidewalk paving shall have DeepRoot Model #UB 18-2 root barriers installed during tree installation.



Parking Lot Shade
 The City of Oakley requires 1 tree for 6 parking stalls and a 50% shading coverage of the parking area. There are also numerous parking lot trees throughout the project to more than sufficiently meet the parking lot shade requirements. Calculations to show that the 50% shade coverage is met or exceeded will be provided with the building permit set.
 Parking stalls 27
 Shade trees provided 7
 Ratios - 4 trees per 3.86 stalls

Irrigation
 The irrigation design for the project will be designed to be in compliance with the City's Water Efficient Landscape Ordinance (WELo). The entire site will be irrigated using a fully automatic system. The irrigation system will be predominately low volume emission devices such as drip or bubbler with the possibility of some use of pop-up rotary nozzles at storm water filtration planting. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. The automatic controller will be a "smart" controller to meet WELo.

Landscape Concept
 The landscape design concept for this project is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the Oakley area (Sunset Zone #14).
 No high water use turf areas are included. Low water use hardy trees, shrubs and groundcover are proposed for the landscape around the site with grasses, brushes, and sedges in the storm water filtration areas (where applicable). The landscape (and associated irrigation) has been designed to be compliant with City of Oakley's Water Efficient Landscape Ordinance (WELo).
 Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.



Conceptual Landscape Design
3 8 0 7 M A I N S T R E E T
 3807 Main Street, Oakley, CA April 10, 2018

KLA
 LANDSCAPE ARCHITECTURE PLANNING
 151 N. Norlin St. Sonoma, CA 95070
 (209)532-2856 (209)532-9510 fax

STIRLING ARCHITECTS INC.
 1145 Second St, Suite 188 Oakley, CA 94513
 Tel: (925) 634-0095 Fax: (925) 226-4816

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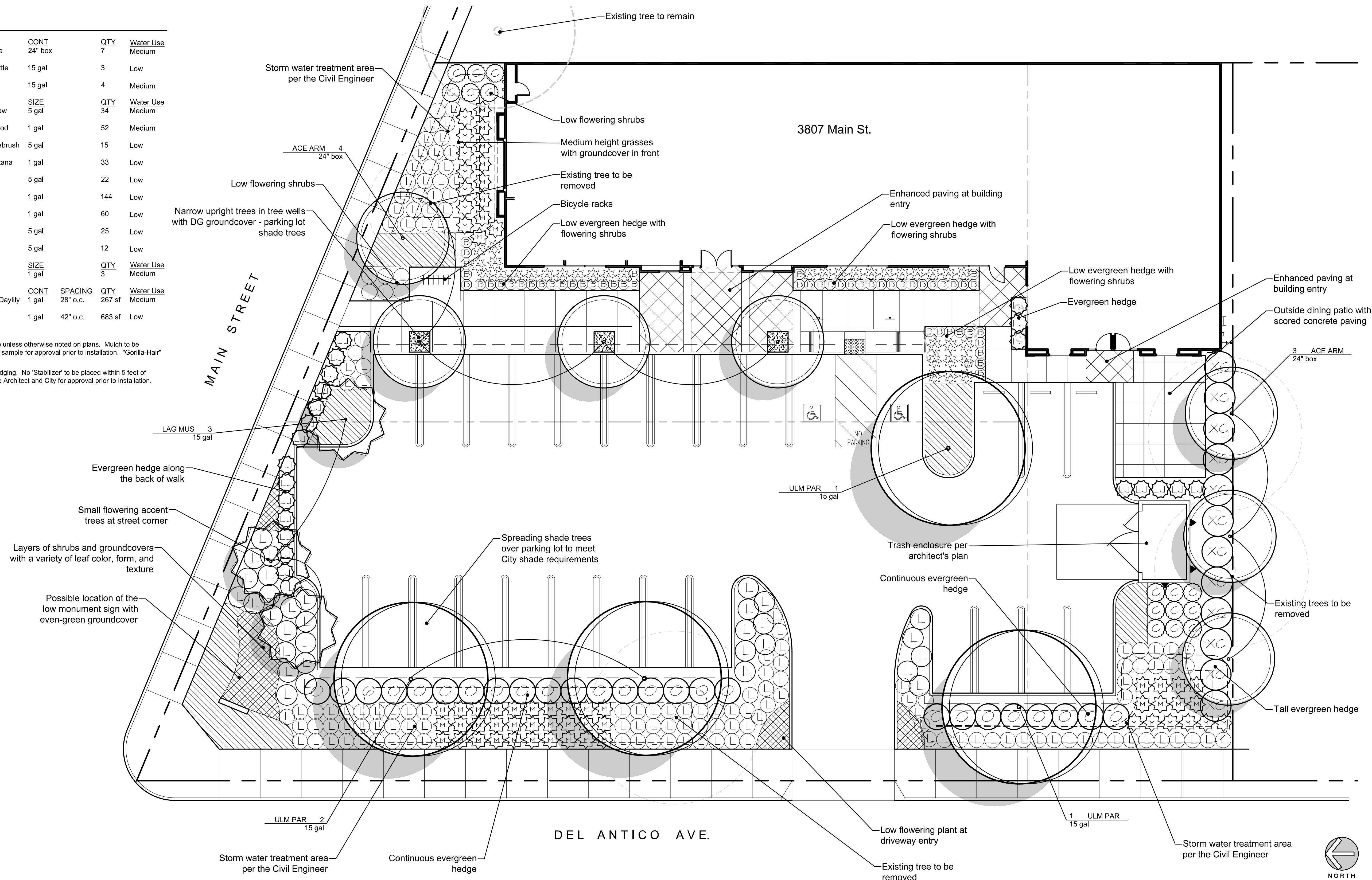
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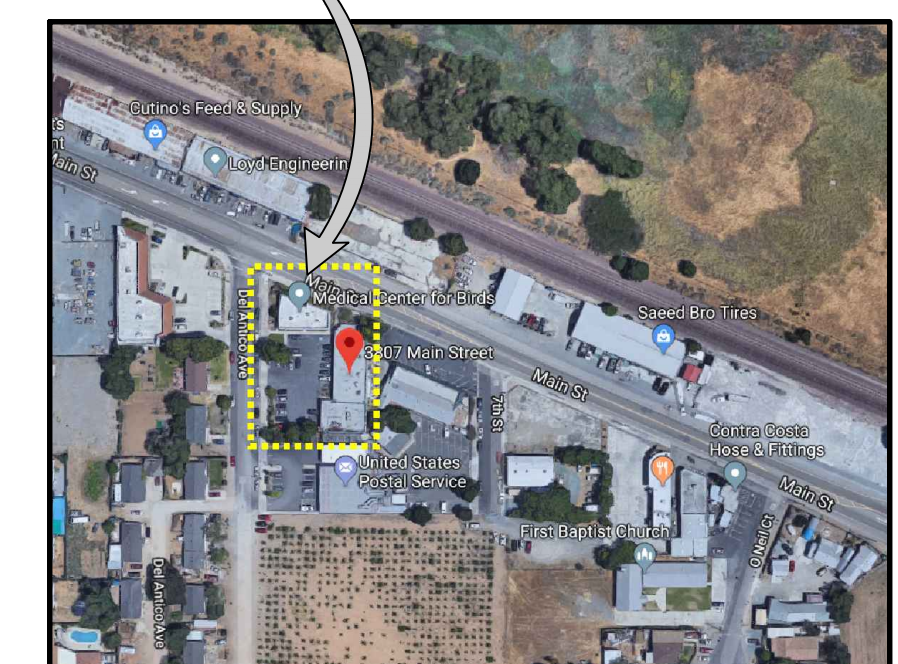
Conceptual Landscape Design

3 8 0 7 M A I N S T R E E T

3807 Main Street, Oakley, CA

April 10, 2018

Project Location



Vicinity Map

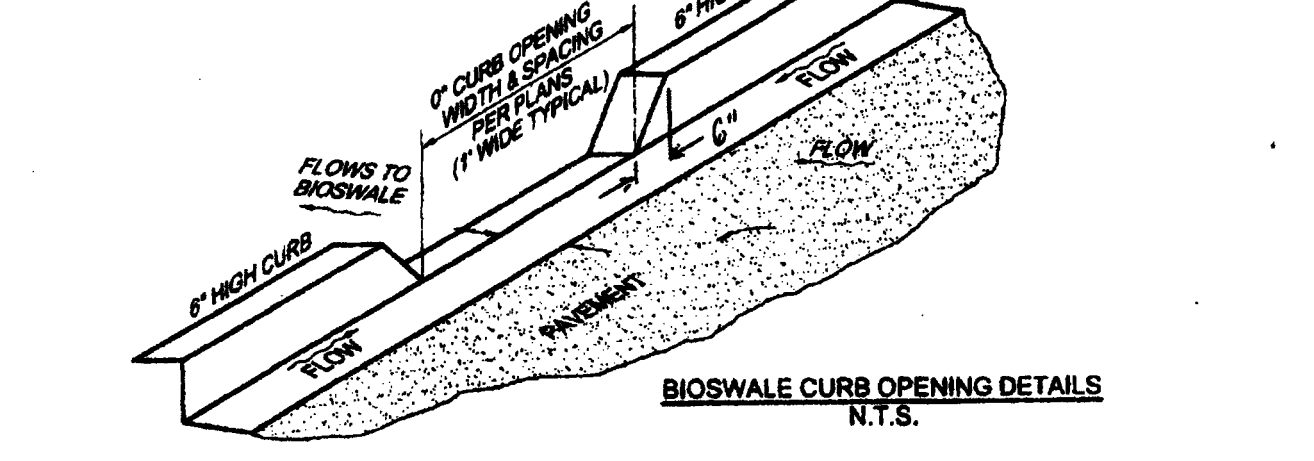
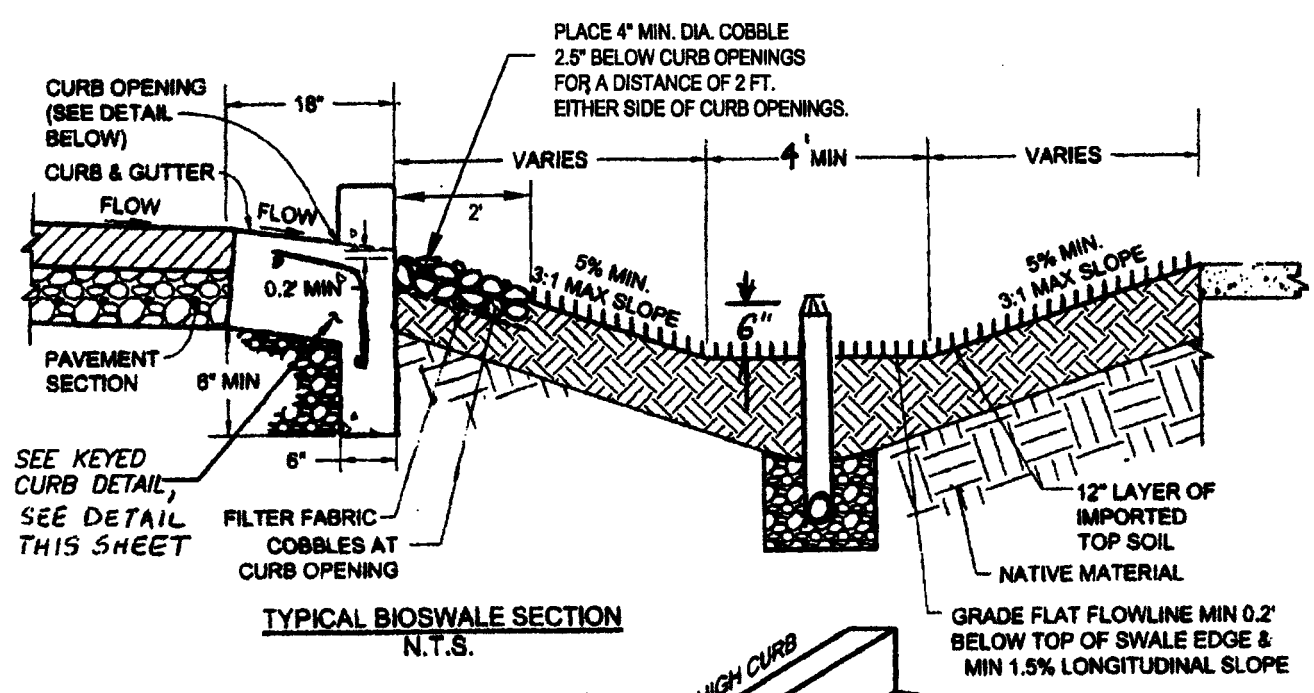
Not to scale



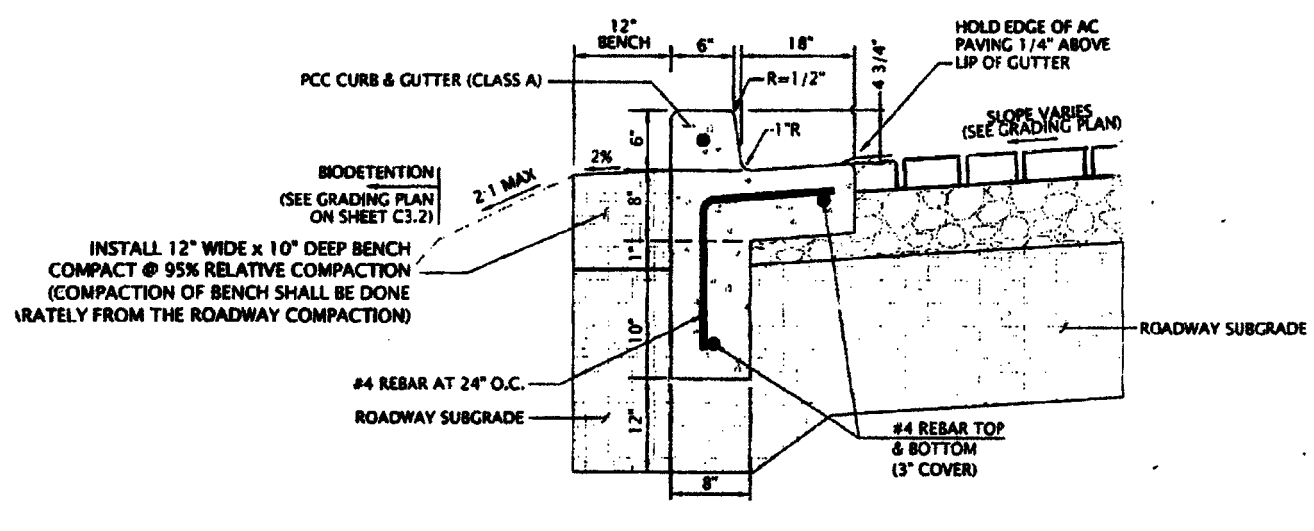
www.kla-ca.com
 151 N. Niles St., Sonoma, CA 95370
 (707) 232-2886 (707) 232-2910



1145 Second St, Suite 188
 Oakley, CA 94513
 Tel: (925) 634-0095
 Fax: (925) 226-4816

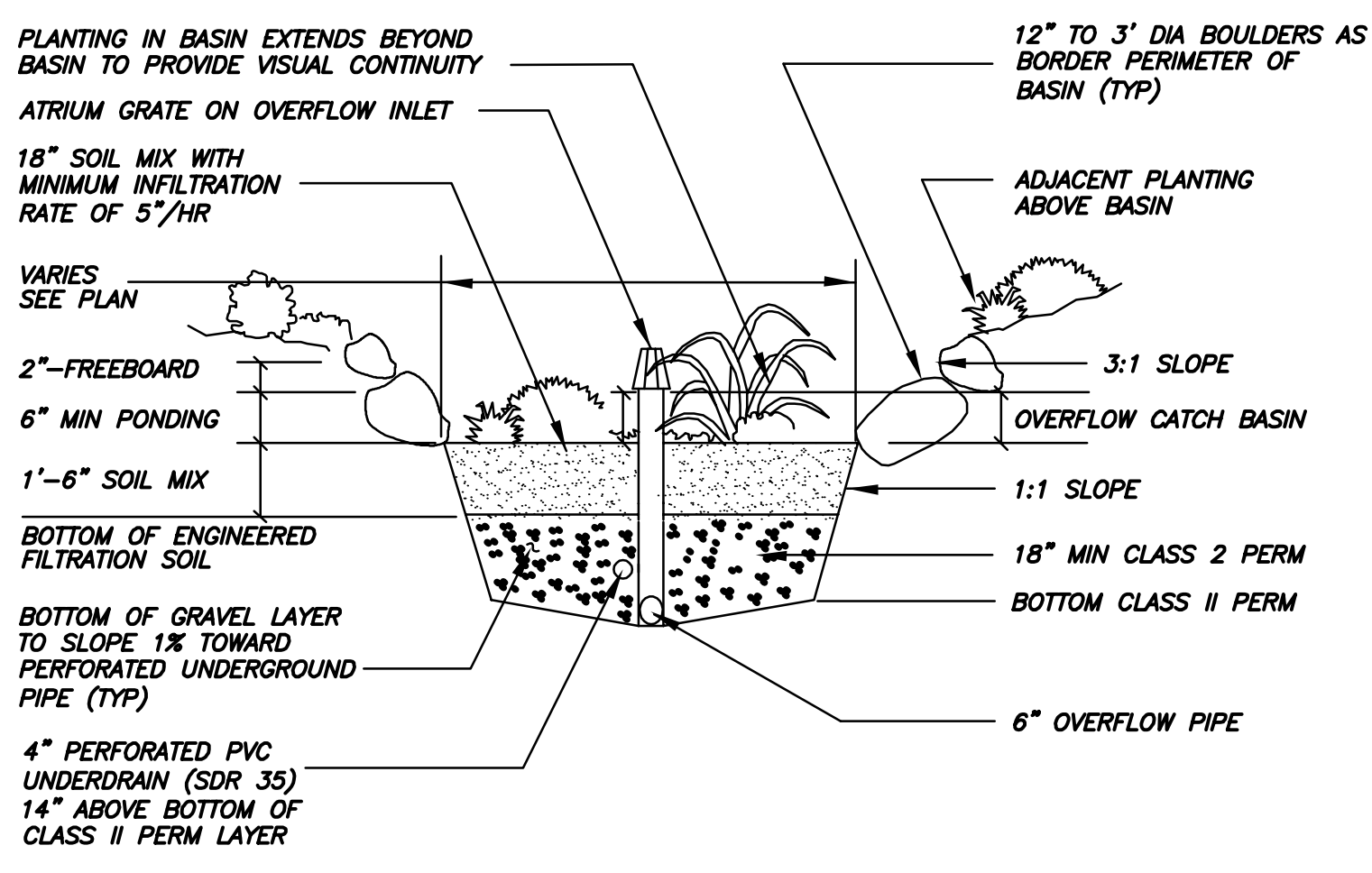


BIO-SWALE CURB OPENING DETAIL
N.T.S.



KEYED CURB DETAIL
N.T.S.

NOTE: SOIL MIX TO CONFORM TO SPECIFICATION IN APPENDIX "B" OF THE LATEST C.3 GUIDEBOOK



BIO-RETENTION AREA
N.T.S.

DMA	AREA	SURFACE	TREATMENT
1	4,060 sq ft	ROOF	IMP - 1
2	1,462 sq ft	CONCRETE	IMP - 2
3	780 sq ft	CONCRETE	IMP - 3
4	7,266 sq ft	ASPHALT	IMP - 2
5	2,180 sq ft	ASPHALT	IMP - 3
6	2,158 sq ft	ROOF	IMP - 3
7	284 sq ft	LANDSCAPE	SELF-TREATING
8	1,050 sq ft	LANDSCAPE	SELF-TREATING
9	258 sq ft	LANDSCAPE	SELF-TREATING
10	1,533 sq ft	LANDSCAPE	SELF-TREATING
11	540 sq ft	LANDSCAPE	SELF-TREATING

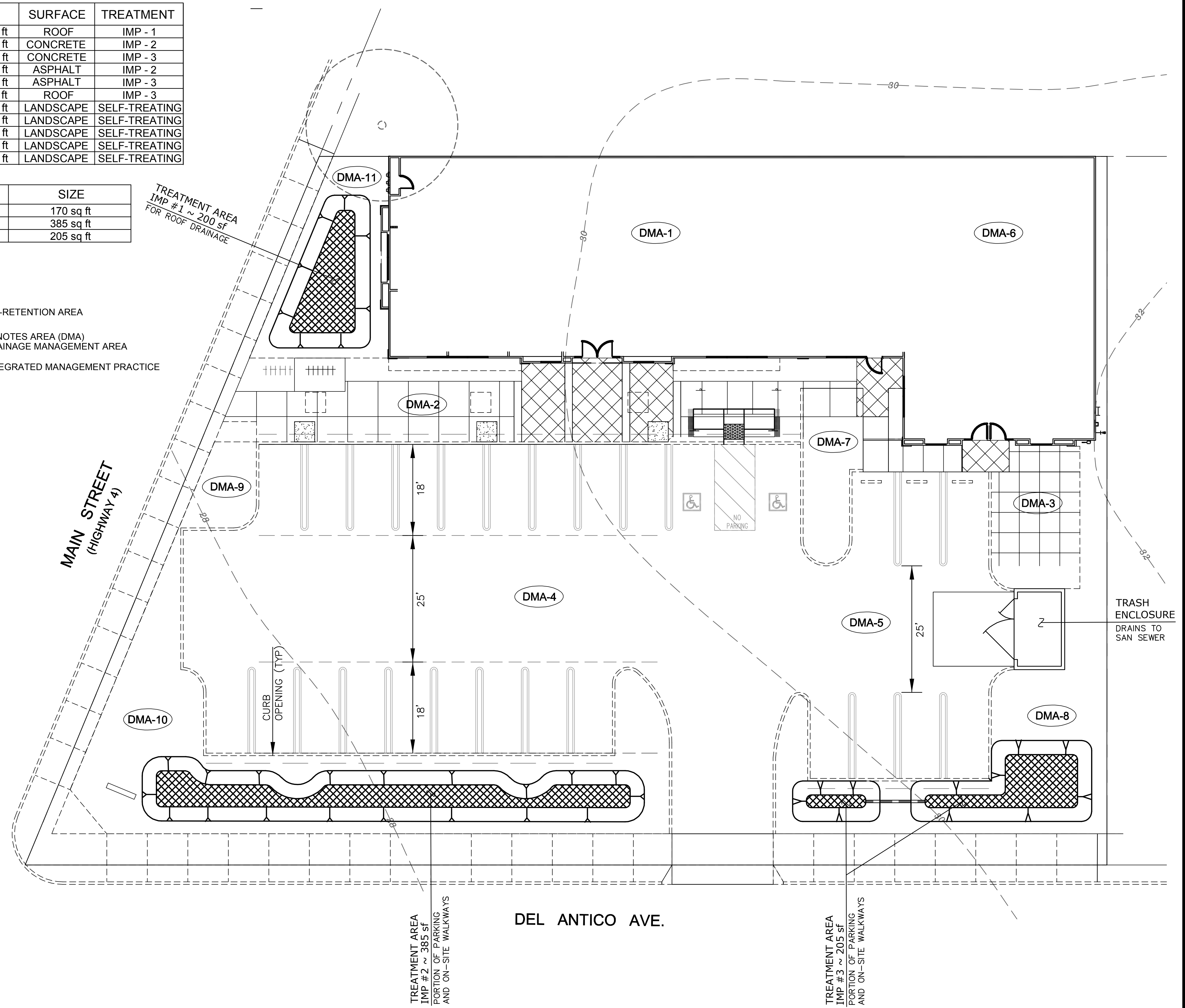
IMP	SIZE
1	170 sq ft
2	385 sq ft
3	205 sq ft

LEGEND

BIO-RETENTION AREA

DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA

IMP #2 INTEGRATED MANAGEMENT PRACTICE



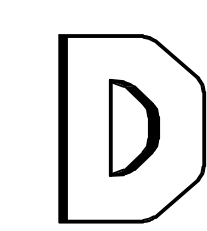
PRELIMINARY STORM WATER CONTROL EXHIBIT

3807 MAIN STREET

OAKLEY CONTRA COSTA COUNTY CALIFORNIA

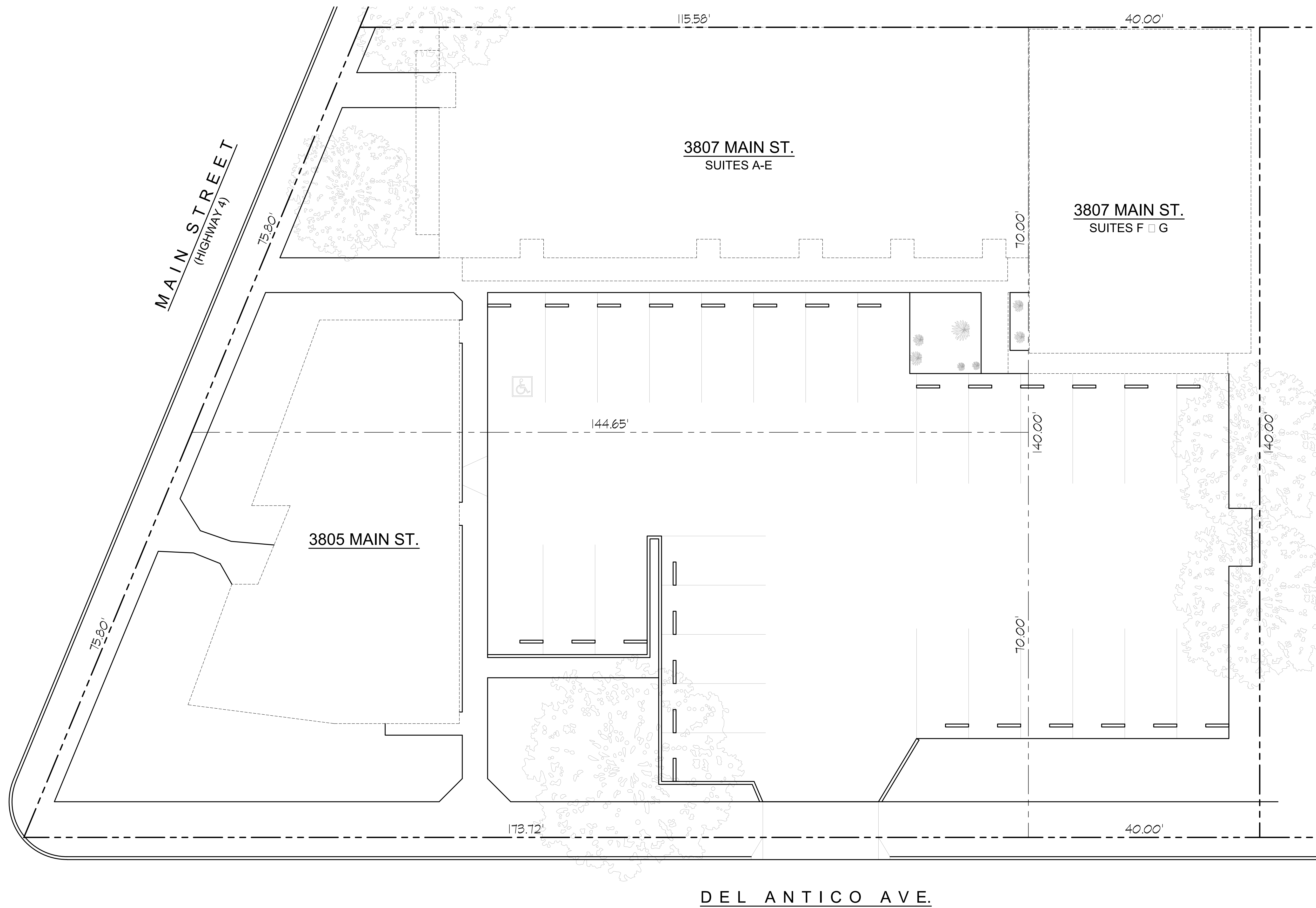
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 4/10/2018
Scale: 1" = 10'
By: JED
Job No.: 18151

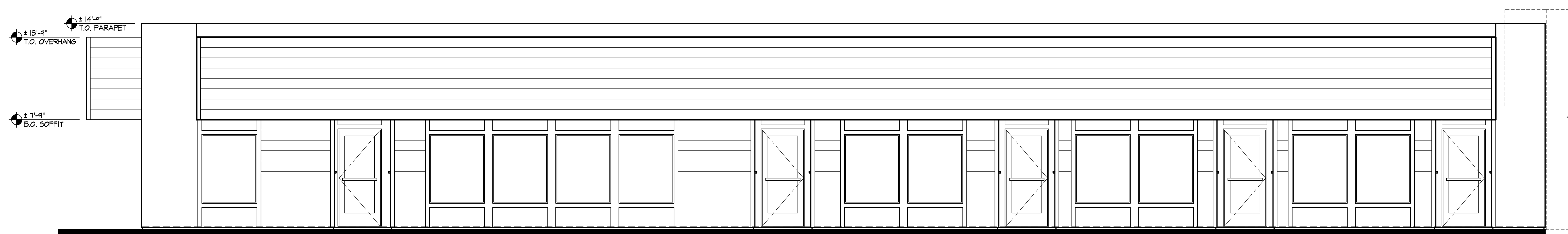


DEL ANTICO AVE.

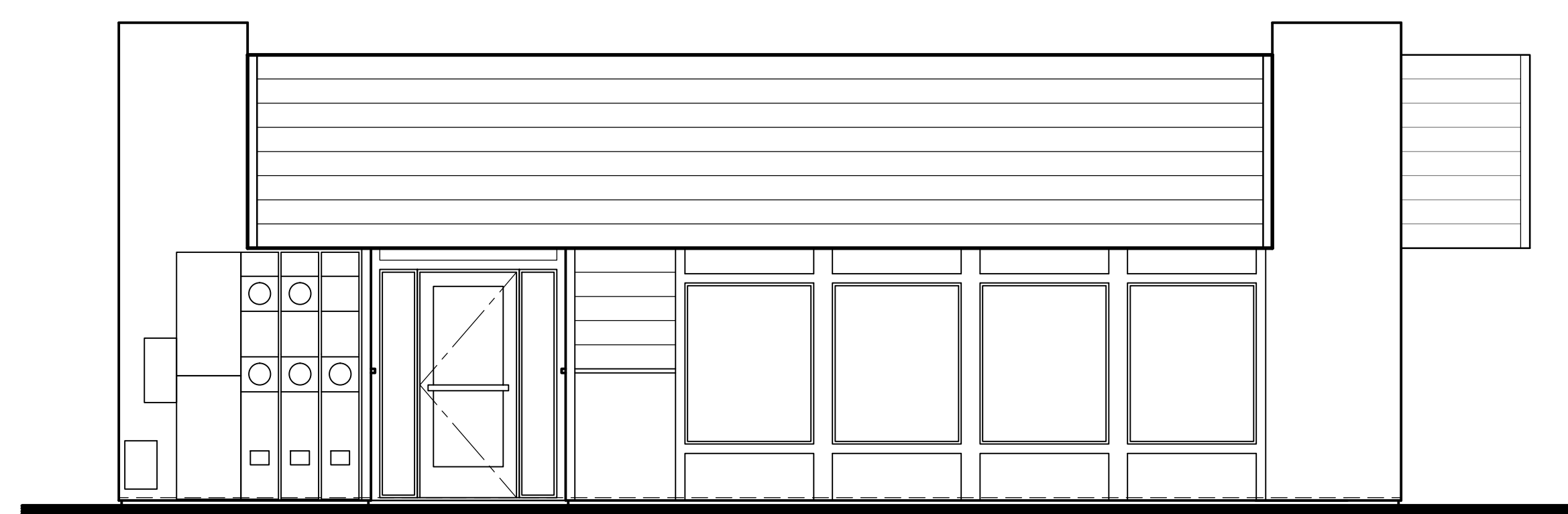
EXISTING SITE PLAN

3807 MAIN STREET, OAKLEY, CA
04/20/2018





WEST (DEL ANTICO AVE.) EXISTING ELEVATION



NORTH (MAIN ST.) EXISTING ELEVATION