TWIN OAKS SENIOR RESIDENCE

MAY.22.2019

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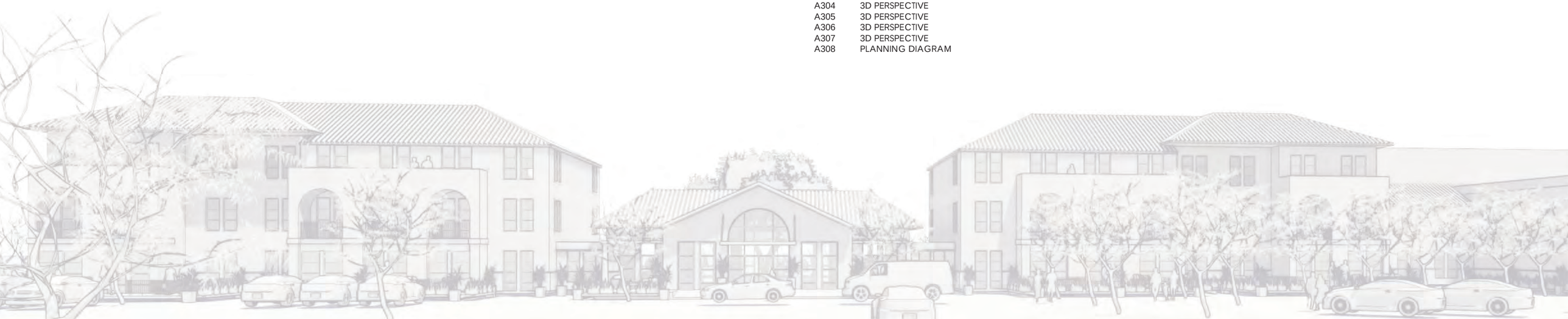
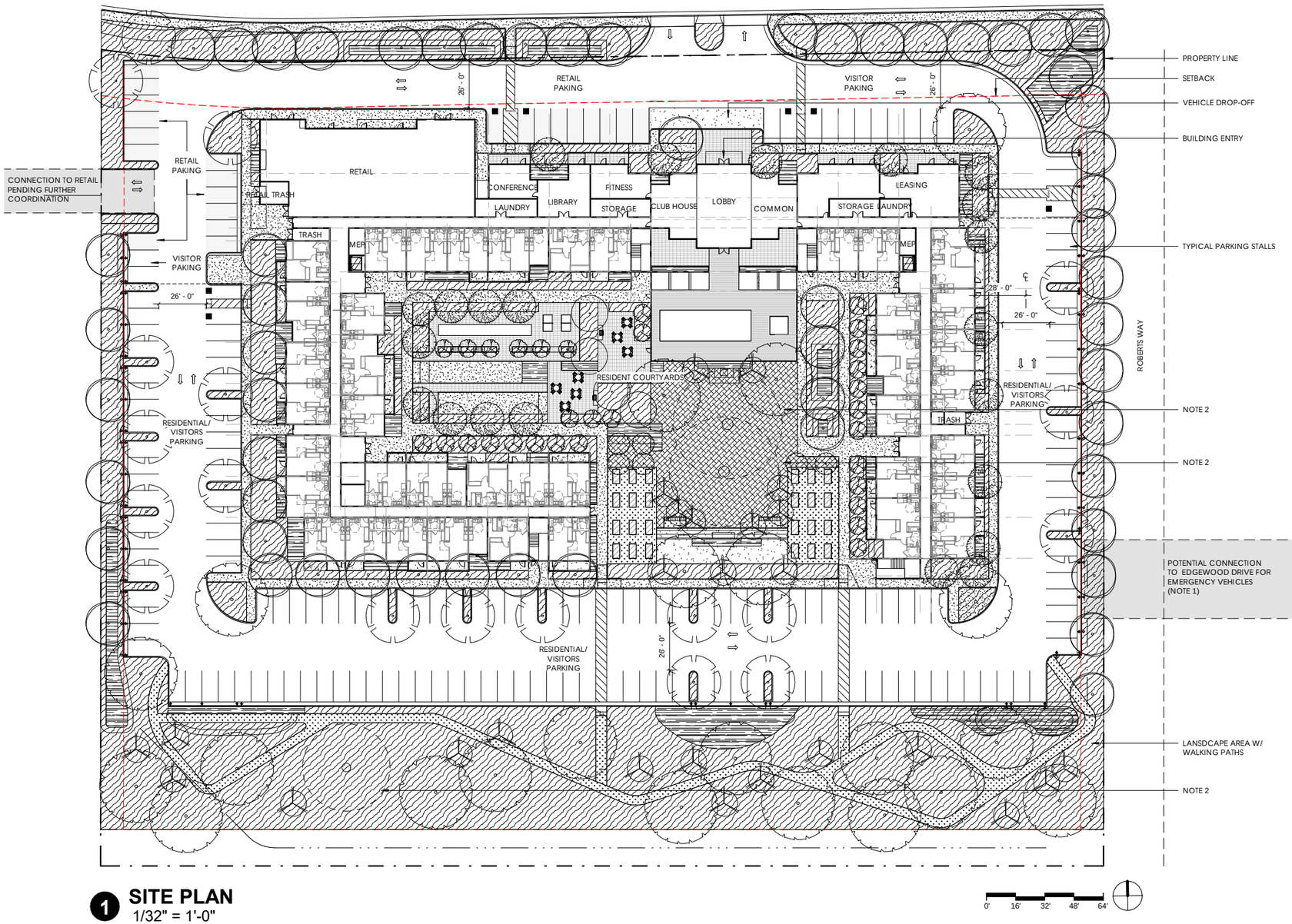




1 **SITE PLAN**
1/32" = 1'-0"

NOTE:
1. *Our team is proposing the potential addition of a second emergency vehicle access only point from Edgewood Dr. This would be provided with a barrier so as to not be open to regular vehicular traffic. This access would require development of a partial roadway across the future Roberts Way only at this location only – no additional development of the future Roberts Way would be proposed or required as part of this project.*

2. *Existing and protected Oak Trees*

Project Description	3-Story Mixed-Use Residential W/ 1-Story Commercial Construction Type V-A		
Existing Zoning	C-General Commercial		
Proposed Zoning	**Multi-Family M-17**		
Site Area		254,650	sf
		5.85	acres
Density Allowed	Basic Allowable	16.7	units/acre
(Per M-17)		97.70	units
	+	35%	density bonus
	Total Allowable	**131.89**	**units**
Density Proposed		98	1BR Unit
		32	2BR Units
		130	**Total Units**
Coverage	Allowable	40%	
	Footprint	44,507	sf
	Site Area	254,650	sf
	Actual	**17.48**	**%**
Floor Area Ratio (FAR)	Allowable	1.00	
	Site Area	254,650	sf
	Building Area	113,909	sf
	Actual FAR	**0.45**	
Parking	**Retail**	4	per 1000 sf
	5500 sf - >	22	req'd
		22	**provided (1 accessible)**
	Residential	1	per unit
	130 unit -->	130	req'd
		133	**provided (3 accessible)**
	Visitors	0.25	per unit
	130 unit -->	33	req'd
		33	**provided (2 accessible)**
Building Height Max.	**36**	**ft**	
Open Area	Required	25%	of site area
		63,663	sf
Landscape	Required	25%	of open area
		15,916	sf
Required Setbacks	Front	25	ft
	Side	25	ft
	Rear	20	ft
	Provided	*see plans*	
Retail Area	**5667 sf - >**	**4.98%**	**%**

THINK CONTEXT

SITE PLAN

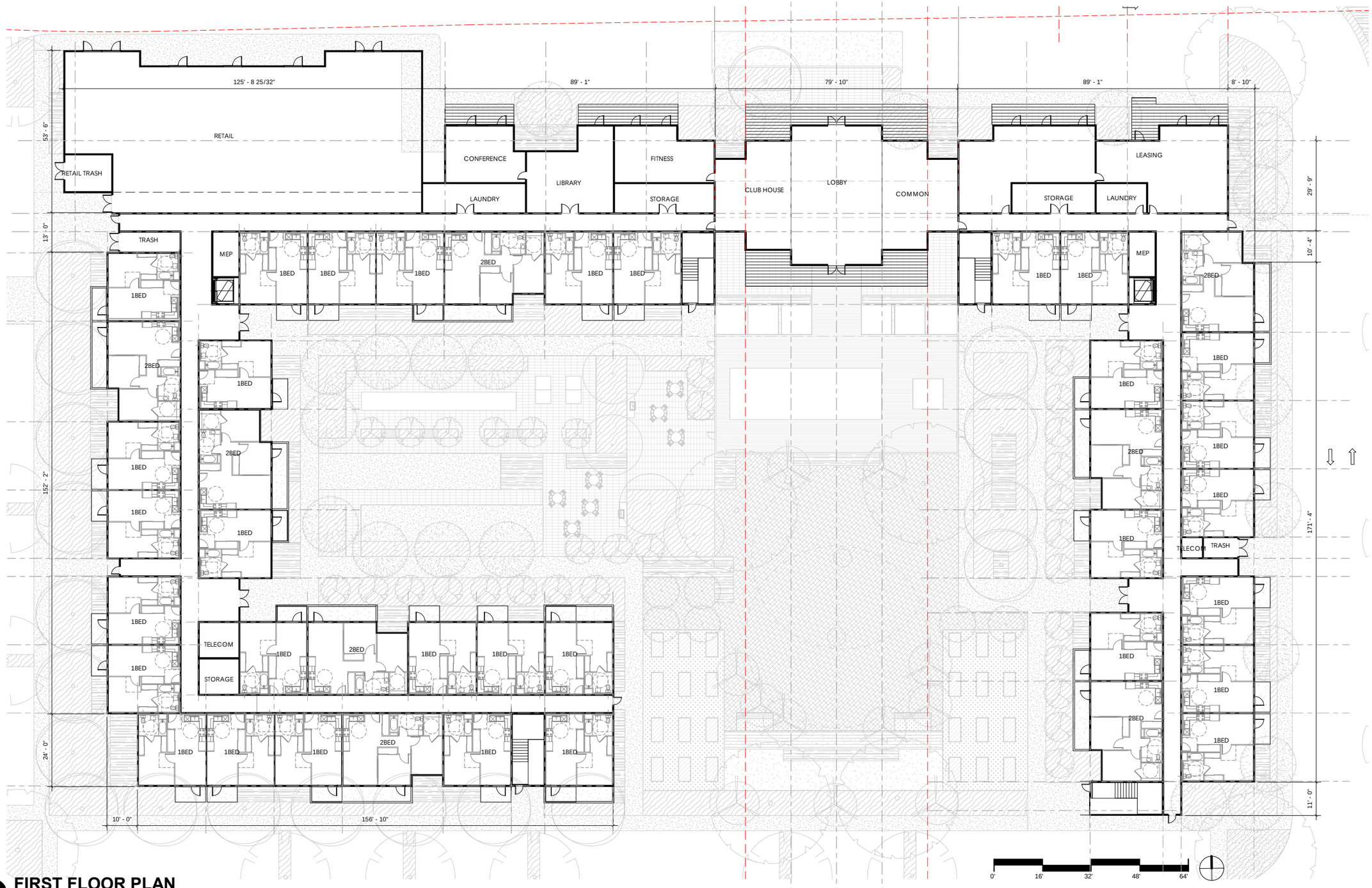
TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT:
Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	07/17/2019
SCALE:	1/32" = 1'-0"
SHEET NUMBER:	A100

SVA ARCHITECTS



1 FIRST FLOOR PLAN

1/16" = 1'-0"

THINK CONTEXT

FIRST FLOOR PLAN

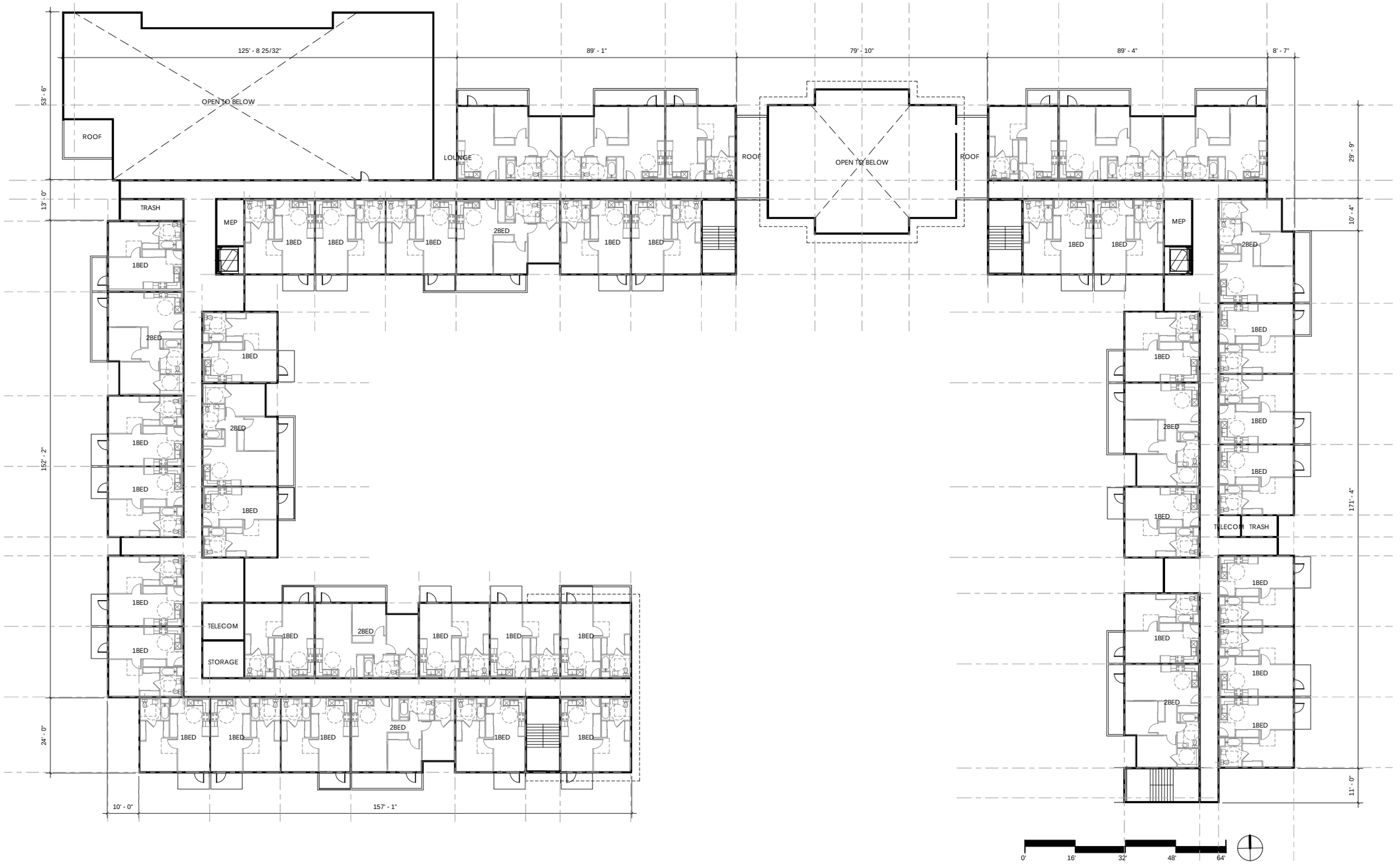
TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT: Highridge Costa — Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A101

SVA ARCHITECTS



1 SECOND FLOOR PLAN

1/16" = 1'-0"

THINK CONTEXT

SECOND FLOOR PLAN

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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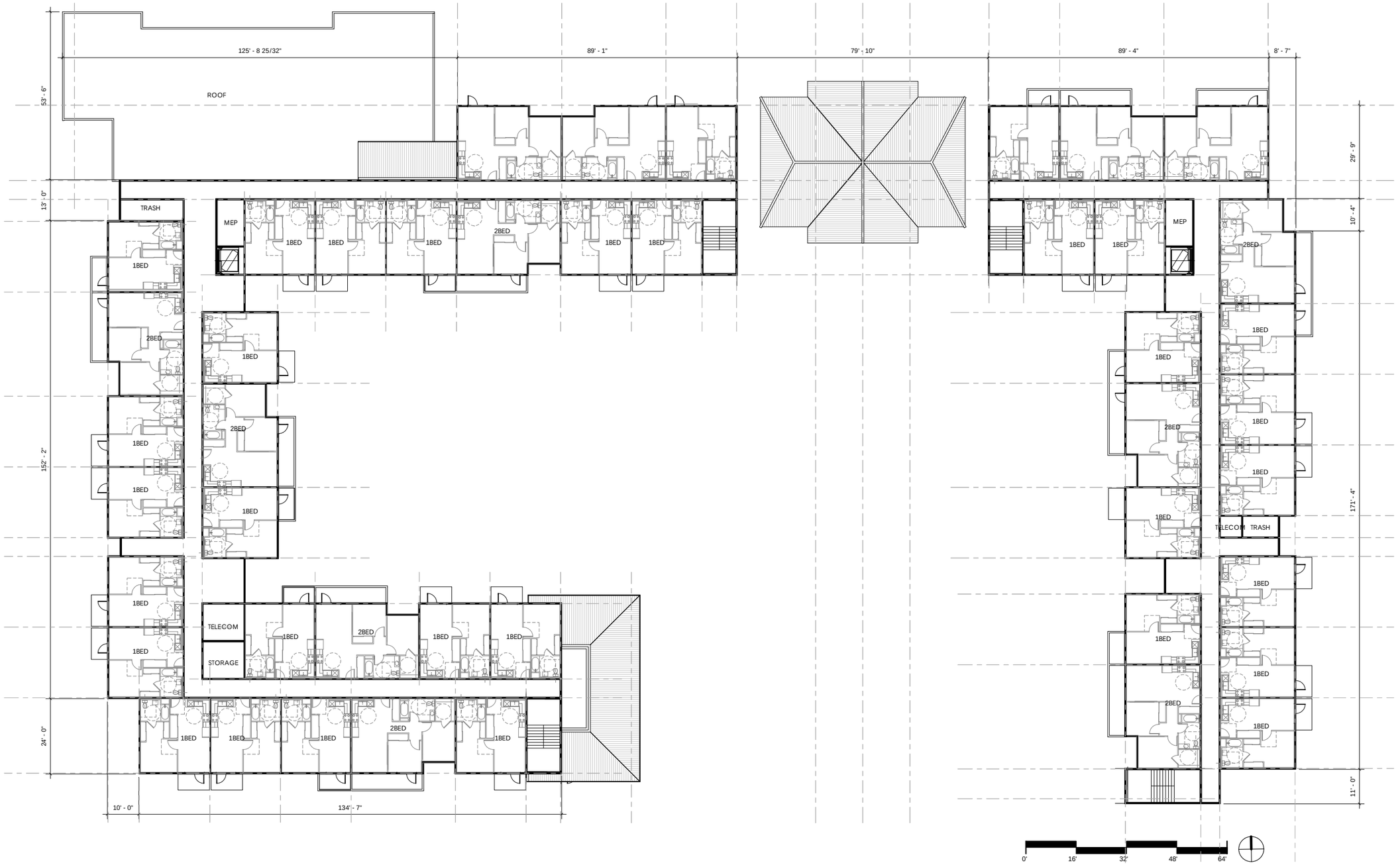
Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A102

SVA ARCHITECTS



1 THIRD FLOOR PLAN

1/16" = 1'-0"

THINK CONTEXT

THIRD FLOOR PLAN

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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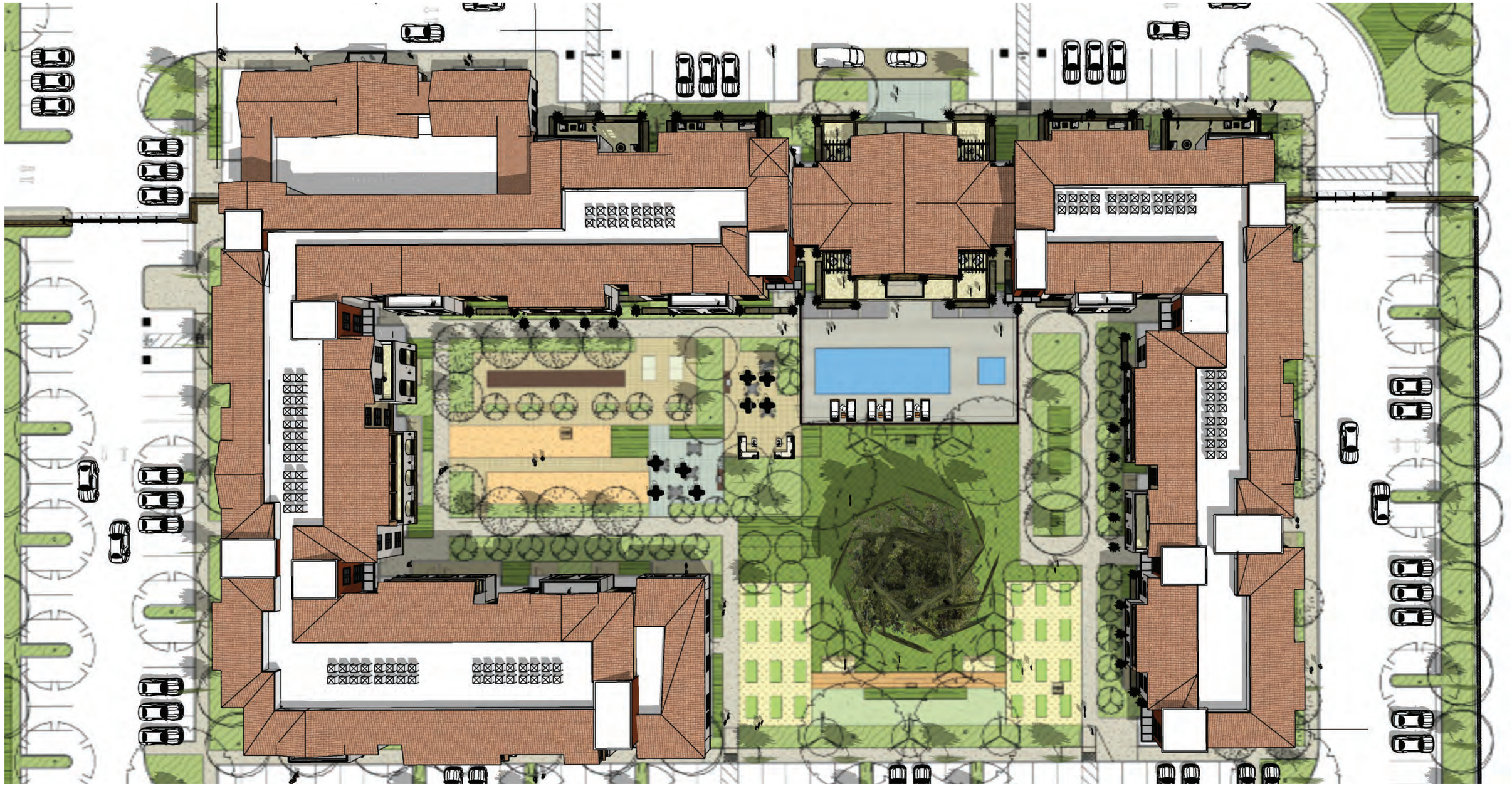
Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A103

SVA ARCHITECTS



THINK CONTEXT

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

ROOF PLAN

CLIENT:

Highridge Costa
Creating a Blueprint for a Better Nation

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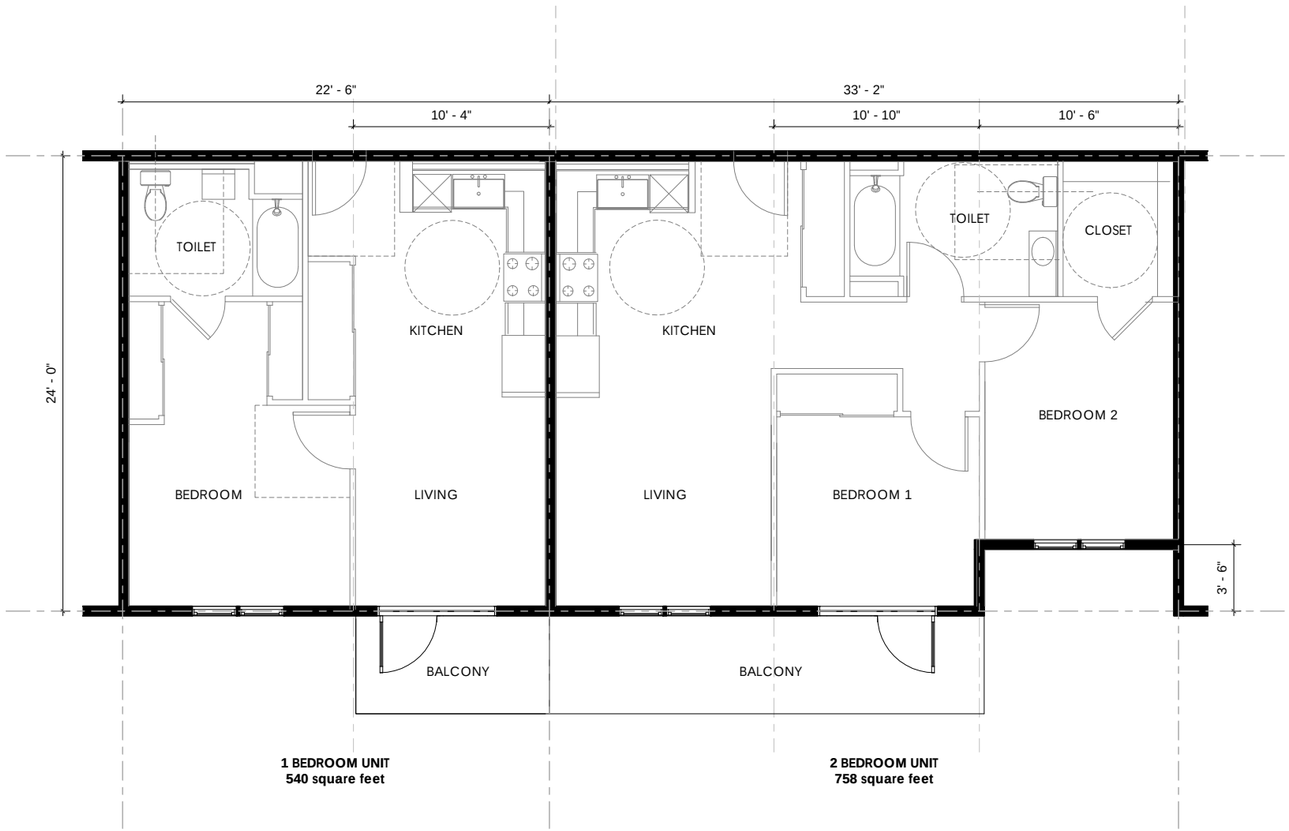
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A104

SVA ARCHITECTS

UNIT MIX							
UNIT TYPE	SF	LEVEL 1	LEVEL 2	LEVEL 3	%	Units	Net Rent. Area
1 BED	540	32	34	32		98	52,920
					75.38%	98	
2 BED	758	8	12	12		32	24,256
					24.62%	32	
						130	
Total # Units		40	46	44	100.00%	**130**	**77,176**

Density (M-17)	16.7 units / acre
	97.70 units
	35% bonus density
	131.89 units



1 TYPICAL UNIT PLANS
1/4" = 1'-0"

THINK CONTEXT

UNIT PLANS AND MIX

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
Creating a Blueprint for a Better Nation

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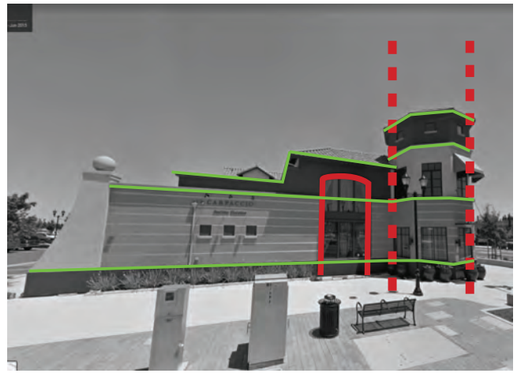
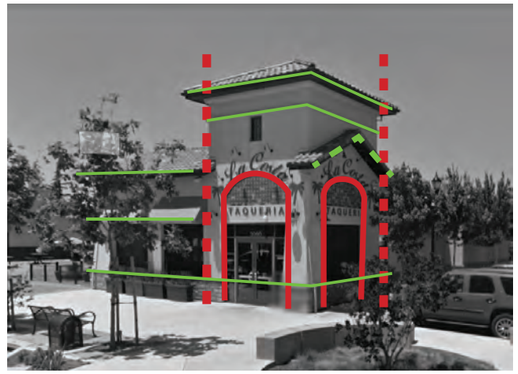
SCALE:	1/4" = 1'-0"
SHEET NUMBER:	A105

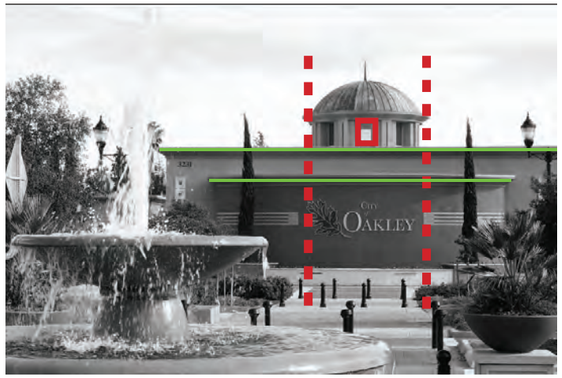
SVA ARCHITECTS

DRAWING INSPIRATION FROM THE EXISTING CONTEXT

As part of the process, the Design Team at SVA Architects looked for inspirations within the City of Oakley. By studying the existing architectural expressions and its main elements such as archways, horizontal elements, pitches and materials, the Design Team was inspired to provide a new product to the City of Oakley that blends with the environment and adds value to its community.







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MAIN ST, OAKLEY, CA 94561

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Highridge Costa
Creating a Blueprint for a Better Nation

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SCALE:	
SHEET NUMBER:	A200

SVA ARCHITECTS

THINK CONTEXT

NORTH STREET ELEVATION

TWIN OAKS SENIOR RESIDENCE

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Highridge Costa
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SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A201

SVA ARCHITECTS

THINK CONTEXT

EAST ELEVATION

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
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DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A202

SVA ARCHITECTS

THINK CONTEXT

WEST ELEVATION

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT:

Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A203

SVA ARCHITECTS

THINK CONTEXT

COURTYARD - NORTH ELEVATION

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
Creating a Blueprint for a Better Nation

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SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A204

SVA ARCHITECTS

THINK CONTEXT

COURTYARD - EAST ELEVATION

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
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DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A205

SVA ARCHITECTS

THINK CONTEXT

COURTYARD - SOUTH ELEVATION

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
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DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A206

SVA ARCHITECTS

THINK CONTEXT

COURTYARD - WEST ELEVATION

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
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DATE ISSUED:	08/09/2019
SCALE:	1/16" = 1'-0"
SHEET NUMBER:	A207

SVA ARCHITECTS

Roof Tiles

Fine Sand Finish Stucco

Window Frame

Fine Sand Finish Stucco

Stone Veneer

NORTH ELEVATION (STREET)

WEST ELEVATION (COURTYWARD)

THINK CONTEXT

MATERIAL BOARD

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
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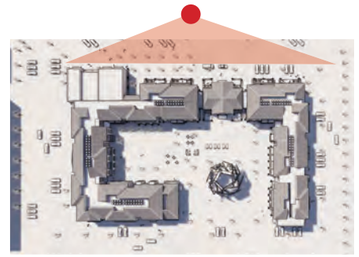
PROJECT NO: 201-40111

DATE ISSUED: 08/09/2019

SCALE:

SHEET NUMBER: A208

SVA ARCHITECTS



MAIN STREET PERSPECTIVE ELEVATION

Lease office given a prominent corner and parking directly in front to facilitate access for prospect future residents

A cozy and inviting Main entry to give the feeling of arriving home.

Ground semi public spaces are open with access to private terraces - this will help activate the street edge and liven the community

Retail facade is warm and inviting, with large open store fronts with an architecture ties in to the entire development.

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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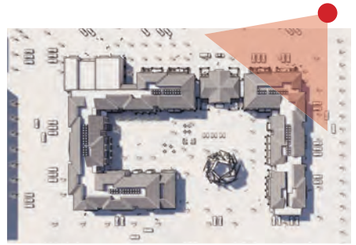
Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	
SHEET NUMBER:	A300

SVA ARCHITECTS

NORTH EAST BIRDS EYE VIEW



THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT:

Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	
SHEET NUMBER:	A301

SVA ARCHITECTS

SOUTH EAST BIRDS EYE VIEW

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT:

Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO: 201-40111

DATE ISSUED: 08/09/2019

SCALE:

SHEET NUMBER: A302

SVA ARCHITECTS

SOUTH WEST BIRDS EYE VIEW

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT:

Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	
SHEET NUMBER:	A303

SVA ARCHITECTS

SOUTH EAST STREET VIEW

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO: 201-40111

DATE ISSUED: 08/09/2019

SCALE:

SHEET NUMBER: A304

SVA ARCHITECTS

DROP OFF AREA

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
Creating a Blueprint for a Better Nation

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DATE ISSUED:	08/09/2019
SCALE:	
SHEET NUMBER:	A305

SVA ARCHITECTS

CLUB HOUSE & COURTYARD

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

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Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	
SHEET NUMBER:	A306

SVA ARCHITECTS

VIEW OF COURTYARD FROM RESIDENT'S BALCONY

THINK CONTEXT

3D PERSPECTIVE

TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

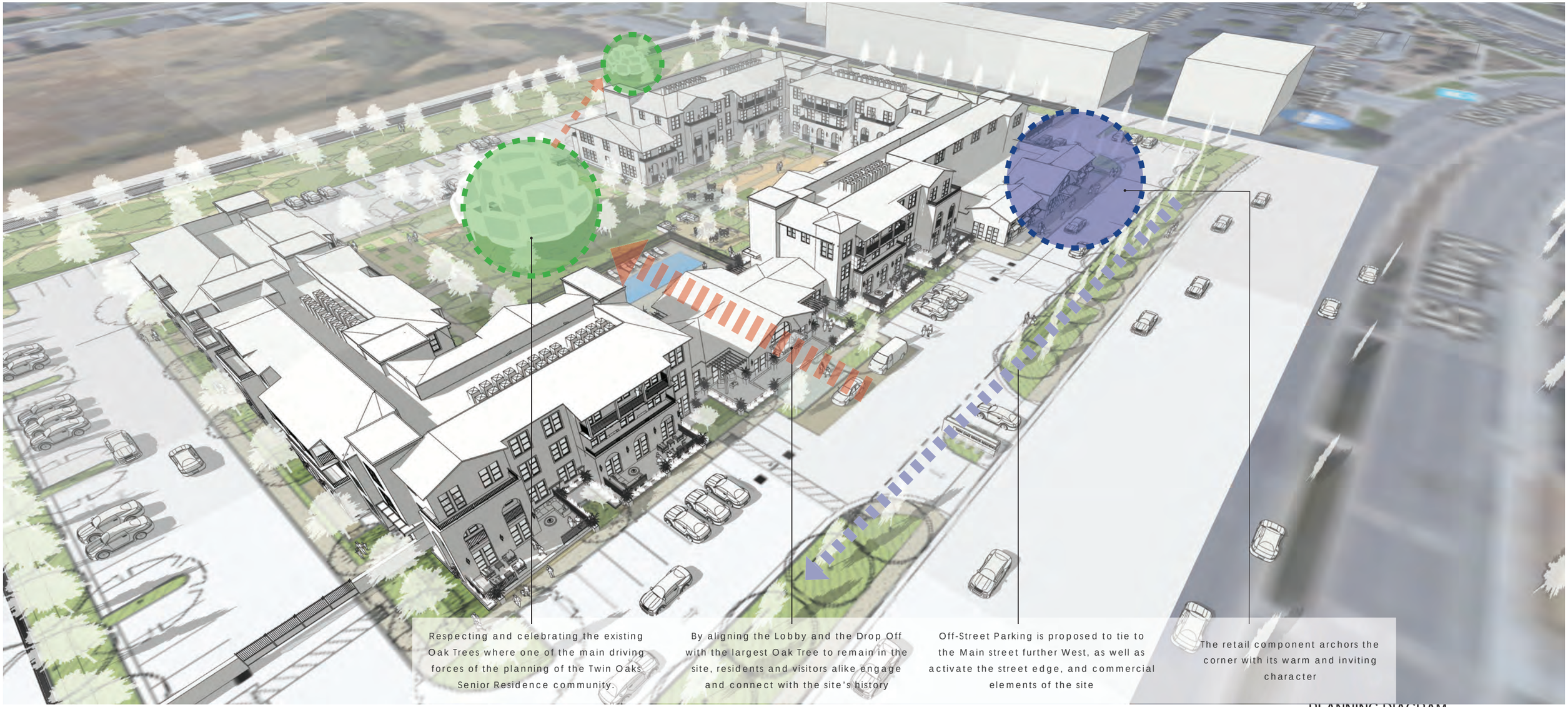
CLIENT:

Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	201-40111
DATE ISSUED:	08/09/2019
SCALE:	
SHEET NUMBER:	A307

SVA ARCHITECTS

PLANNING DIAGRAM



TWIN OAKS SENIOR RESIDENCE

MAIN ST, OAKLEY, CA 94561

CLIENT: Highridge Costa — Creating a Blueprint for a Better Nation

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SCALE:	
SHEET NUMBER:	A308

SVA ARCHITECTS

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT	GROUP
MEDITERRANEAN GARDEN						
AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE AGAVE	1 GAL	4'	LOW	Yes	MEDITERRANEAN GARDEN
ANIGOZANTHOS 'GOLD VELVET'	GOLD VELVET KANGAROO PAW		2'-0"	LOW	Yes	MEDITERRANEAN GARDEN
ANIGOZANTHOS 'REGAL VELVET'	REGAL VELVET KANGAROO PAW		2'-0"	LOW	Yes	MEDITERRANEAN GARDEN
BOUGAINVILLEA HYBRID 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	15 GAL	10'-0"	LOW	Yes	MEDITERRANEAN GARDEN
CALAMAGROSTIS NUTKAENSIS 'THE KING'	PACIFIC REED GRASS	1 GAL	2'-0"	MODERATE	No	MEDITERRANEAN GARDEN
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERESTER'	FEATHER REED GRASS	1 GAL	2'-0"	MODERATE	No	MEDITERRANEAN GARDEN
CALLISTEMON VIMINALIS 'BETTER JOHN'	DWARF BOTTLEBRUSH 'BETTER JOHN'		5'-0"	LOW	Yes	MEDITERRANEAN GARDEN
CISTUS 'SUNSET'	ROCKROSE	1 GAL	6'-0"	LOW	Yes	MEDITERRANEAN GARDEN
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	10'-0"	MODERATE	No	MEDITERRANEAN GARDEN
GREVILLEA 'BONFIRE'	ROSEMARY GREVILLEA	1 GAL	5'-0"	LOW	Yes	MEDITERRANEAN GARDEN
LAVANDULA X. INTERMEDIA 'PROVENCE'	PROVENCE LAVENDER	4" CONT	3'-0"	LOW	Yes	MEDITERRANEAN GARDEN
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	15 GAL	3'-0"	LOW	Yes	MEDITERRANEAN GARDEN
OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE		4'-0"	VERY LOW	Yes	MEDITERRANEAN GARDEN
POLYGALA X. DALMAISIANA	SWEET PEA SHRUB	5 GAL	3'-0"	LOW	Yes	MEDITERRANEAN GARDEN
SENECIO CYLINDRICUS	NARROW-LEAF CHALKSTICKS	5 GAL	2'-0"	LOW	Yes	MEDITERRANEAN GARDEN
DECORATIVE LANDSCAPE						
ARCTOSTAPHYLOS 'CARMEL SUR'	CARMEL SUR MANZANITA	5 GAL	6'-0"	LOW	Yes	DECORATIVE LANDSCAPE
ARCTOSTAPHYLOS 'SUNSET'	MANZANITA		4'-0"	LOW	Yes	DECORATIVE LANDSCAPE
CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS		8'-0"	LOW	Yes	DECORATIVE LANDSCAPE
CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	10'-0"	VERY LOW	Yes	DECORATIVE LANDSCAPE
COPROSMA X KIRKII 'VARIEGATA'	COPROSMA	1 GAL	4'-0"	LOW	Yes	DECORATIVE LANDSCAPE
DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILLY		2'-6"	MODERATE	No	DECORATIVE LANDSCAPE
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0"	LOW	Yes	DECORATIVE LANDSCAPE
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH		2'-0"	LOW	Yes	DECORATIVE LANDSCAPE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	24" BOX	6'-0"	LOW	Yes	DECORATIVE LANDSCAPE
SALVIA APIANA	WHITE SAGE	5 GAL	5'-0"	VERY LOW	Yes	DECORATIVE LANDSCAPE
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY		3'-0"	LOW	Yes	DECORATIVE LANDSCAPE
BIOSWALE						
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 GAL	6' 0"	LOW	Yes	BIOSWALE
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	2'-0"	LOW	Yes	BIOSWALE
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	4'-0"	LOW	Yes	BIOSWALE
GARRYA ELLIPTICA	COAST SILKTASSEL		8'-0"	LOW	Yes	BIOSWALE
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	2'-0"	LOW	Yes	BIOSWALE
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	5'-0"	LOW	Yes	BIOSWALE
MIMULUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	3'-0"	VERY LOW	Yes	BIOSWALE

PLANTS WILL CONFORM WITH DIABLO WATER DISTRICT LANDSCAPE AND IRRIGATION REQUIREMENTS.

6' POOL FENCE
LANDSCAPE FORMS LINES HALF INCH VERTICAL ROD
LANDSCAPE FORMS 800-521-2546 www.landscapeforms.com

6' AUTOMATED GATE
AMERISTAR MONTAGE HOLLOW STEEL
AMERISTAR 888-333-3422 www.ameristarfence.com

6' PERIMETER FENCE
AMERISTAR MONTAGE HOLLOW STEEL
AMERISTAR 888-333-3422 www.ameristarfence.com

PERCENT OF LANDSCAPING

PARKING LOT AREA = 64,238
TREE CANOPY=32,120

SHADE FOR PARKING LOT

PERCENTAGE OF PARKING LOT SHADED = 50%

TREE LIST

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT
TREE					
ACER CIRCINATUM	VINE MAPLE	24" BOX	10'-0"	MODERATE	No
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'-0"	VERY LOW	Yes
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24" BOX	20'-0"	MODERATE	No
MALUS SPP.	APPLE	24" BOX	12'-0"	MODERATE	No
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40'-0"	VERY LOW	Yes
QUERCUS VIRGINIANA	VIRGINIA OAK		60'-0"	MODERATE	No
ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	24" BOX	30'-0"	LOW	Yes
ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	24" BOX	45'-0"	MODERATE	No

EXISTING TREES TO REMAIN

TREE NUMBER	BOTANIC NAME
3	QUERCUS AGRIFOLIA
2	QUERCUS AGRIFOLIA
4	QUERCUS AGRIFOLIA

TREE NUMBERS REFERENCE ARBORIST REPORT BY TREE MANAGEMENT EXPERTS 5/14/19

TREE PRESERVATION & REMOVAL NOTES

1. PROJECT ARBORIST TO BE PROVIDED AND IDENTIFIED BY OWNERS REPRESENTATIVE AT START OF PROJECT. PROJECT ARBORIST TO BE A CERTIFIED ARBORIST OR CERTIFIED TREE WORKER (INTERNATIONAL SOCIETY OF ARBORICULTURE). PROJECT ARBORIST TO MEET WITH THE CONTRACTOR, LANDSCAPE ARCHITECT ON SITE TO DISCUSS TREE PRESERVATION, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, OTHER TREE PROTECTIONS AND WORK PROCEDURES AROUND TREES PRIOR TO CONSTRUCTION AND BE PRESENT ON SITE FOR ALL WORK WITHIN TREE PROTECTION ZONE OF EXISTING TREES.
2. ARBORIST REPORT PREPARED BY CONSULTING ARBORIST ON DATE. CONTRACTORS TO REVIEW REPORT PRIOR TO BEGINNING WORK AND IMPLEMENT PROTECTION STRATEGIES. REQUEST COPIES OF REPORT FROM OWNER'S REPRESENTATIVE.
3. BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITY BEGINS COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) AS SHOWN ON TREE PRESERVATION PLAN AND ARBORIST REPORT, INSTALL ALL SPECIFIED TRUNK PROTECTION AND ROOT BUFFERS. FENCING AND OTHER PROTECTIONS TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED.
4. CONTRACTOR NOT TO ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TPZ WITHOUT THE APPROVAL OF THE PROJECT ARBORIST OF LANDSCAPE ARCHITECT INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING OR STAGING SUPPLIES OR MATERIALS. DO NOT PERMIT EMPLOYEES TO ENTER FENCED AREAS.
5. DO NOT OPERATE OR PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ.
6. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. ALL WORK WITHIN TPZ MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.
7. ALL EXCAVATION AND OR TRENCHING WORK DONE WITHIN THE TPZ IS TO BE DONE BY HAND OR AIR TOOLS ONLY.
8. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING AND STUMP REMOVAL IS TO BE DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
9. IMMEDIATELY REPORT ANY INJURY DONE TO A TREE DURING CONSTRUCTION TO THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
10. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
11. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES MUST RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY THE PROJECT ARBORIST.
12. CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS ON SITE. OUTSIDE OF THE TPZ, ANY ROOT LARGER THAN 1" OBSTRUCTING CONSTRUCTION TO BE CUT CLEANLY WITH A SAW. IF ANY ROOTS GREATER THAN 2" ARE ENCOUNTERED STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT/PROJECT ARBORIST IMMEDIATELY.

AIRSPADE TRENCHING NOTES:

1. ALL TRENCHING AROUND TREES IS TO BE COMPLETED WITH THE USE OF AN AIRSPADE TO A DEPTH NEEDED TO EXPOSE ROOTS FOR REVIEW.
2. ALL AIRSPADE WORK IS TO BE COMPLETED BY AN EXPERIENCED TREE COMPANY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
3. SOIL FROM AIRSPADE WORK IS TO BE COLLECTED AND STORED ON SITE TO BE RETURNED TO THE EXPOSED ROOT AREAS ONCE TRENCHING WORK IS COMPLETED.
4. REQUIRED CUTTING OF ANY ROOTS ENCOUNTERED DURING THE TRENCHING PROCESS IS ONLY TO BE DONE AFTER A CERTIFIED ARBORIST HAS MADE A VISUAL ASSESSMENT AND GIVEN DIRECTION ON THE CUTTING.
5. ROOTS EXPOSED DURING THE TRENCHING PROCESS MUST BE PROTECTED AS MUCH AS POSSIBLE. COVER EXPOSED ROOTS WITH BURLAP AND KEEP MOIST. ONCE THE TRENCHING WORK HAS BEEN COMPLETED, RETURN THE EXCAVATED SOIL TO THE EXPOSED ROOTS AND INSTALL MULCH AS A PROTECTIVE LAYER.

LANDSCAPE PLANTING NARRATIVE

MEDITERRANEAN GARDEN: REMINISCENT OF THE MEDITERRANEAN PLANTING IN A BOTANICAL GARDEN, THIS AREA OF THE LANDSCAPE WILL HAVE A MIX OF FAMILIAR AND NEW SPECIES FROM THE MEDITERRANEAN CLIMATE. THE LANDSCAPE WILL FOCUS ON SHOW STOPPING SEASONAL COLOR AND INTEREST IN A NATURALISTIC PLANTING ARRANGEMENT. BEING MEDITERRANEAN, THESE PLANTS WILL REQUIRE LOW WATER AND MAINTENANCE, WHILE STILL REMAINING LUSH AND VIBRANT.

DECORATIVE LANDSCAPE: THE PLANTING IN THESE AREAS WILL FOCUS ON TYING TOGETHER THE VARIOUS SPACES AND BUILDINGS. THERE WILL BE LARGER SWATHS OF FLOWERING SHRUBS, ORNAMENTAL GRASSES AND GROUND COVERS. THE PLANTING WILL INCLUDE TRIED AND TRUE LOW WATER AND MAINTENANCE LANDSCAPE PLANTS INCLUDING CALIFORNIA NATIVES.

BIOSWALE: BIOSWALE PLANTING WILL BE LIMITED TO PLANTS THAT REQUIRE LOW IRRIGATION BUT STILL TAKE A SEASONAL INFLUX OF WATER. THE PLANT SELECTION INCLUDES A VARIETY OF TEXTURES AND FOLIAGE COLOR FOR YEAR ROUND INTEREST.

THINK CONTEXT

Twin Oaks Senior Residence

MAIN ST, OAKLEY, CA 94561

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

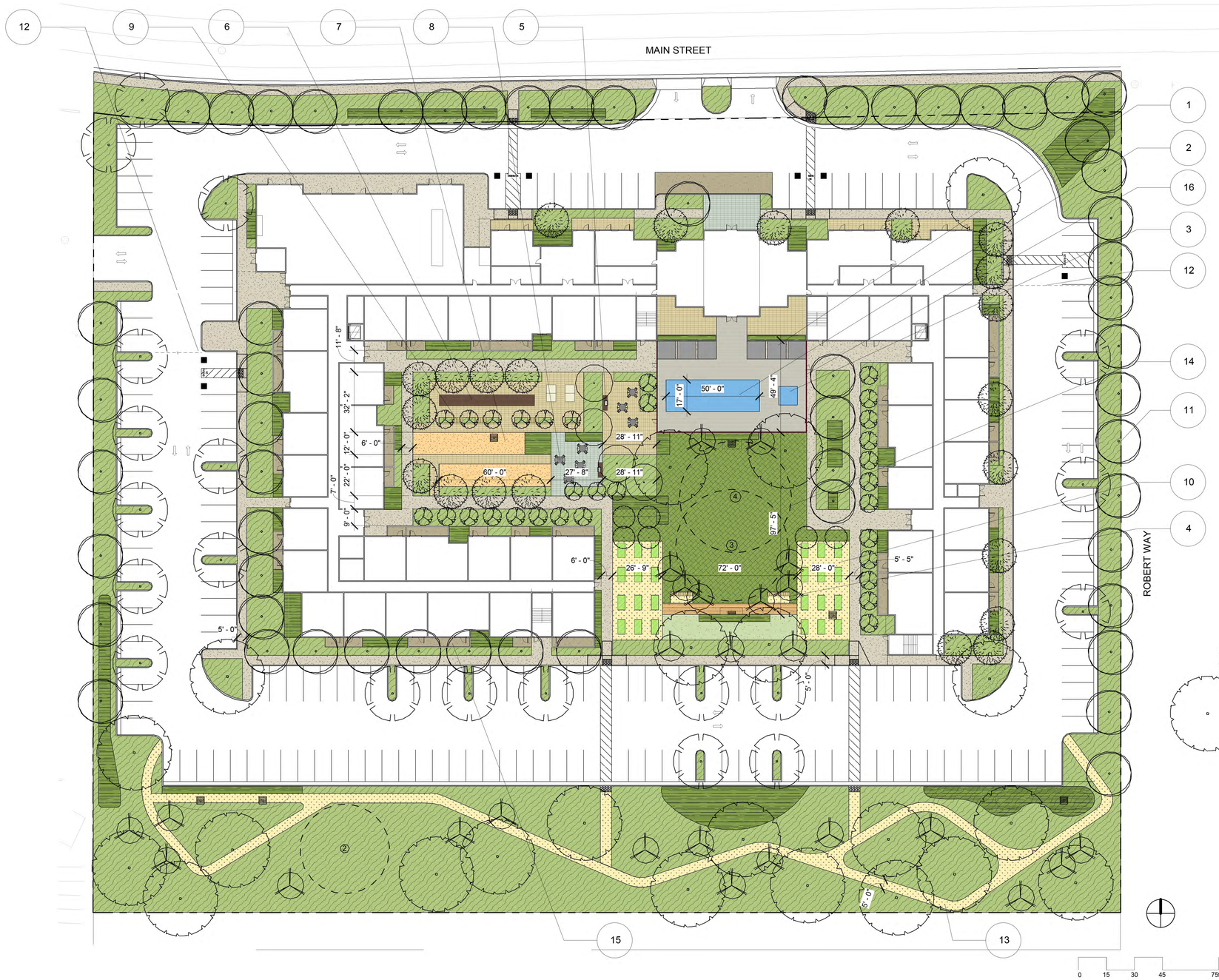
LICENSED LANDSCAPE ARCHITECT — KEVIN KUKLINSKI # 4824 — OCT. 31, 2019 Renewal Date — 08/08/19 Date — STATE OF CALIFORNIA

CLIENT:
Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO: 9971
DATE ISSUED: 08/08/19
SCALE:
SHEET NUMBER: L1.0

SVA ARCHITECTS

LANDSCAPE LEGENDS AND NOTES



KEYNOTE LEGEND

1. POOL CABANAS
2. POOL
3. SPA
4. BENCHES IN DG PATIO
5. BBQ
6. SHUFFLE BOARD
7. BOCCE COURT
8. MOVEABLE FURNITURE
9. BENCH SEATING
10. VEGETABLE BEDS
11. PERIMETER FENCE
12. REMOTE VEHICULAR GATED ENTRY
13. DECOMPOSED GRANITE WALKING PATH
14. NATIVE/MEDITTERANEAN GARDEN AROUND EXISTING COAST LIVE OAK TREE, MULCH AND DO NOT DISTURB GRADE BENEATH OAK TREE
15. PRIVATE PATIOS
16. POOL FENCE

MATERIALS LEGEND

- BIOSWALE
- MEDITTERANIAN GARDEN
- DECORATIVE LANDSCAPE
- LAWN
- POOL DECK PAVING
- CONCRETE
- COLORED CONCRETE WITH DECORATIVE SCORE PATTERN
- DECOMPOSED GRANITE
- RAISED WOOD DECK

TREES LEGEND

- EXISTING OAK TREE
- QUERCUS VIRGINIANA (VIRGINIA OAK)
- QUERCUS AGRIFOLIA (LIVE OAK)
- ROBINIA X AMBINGUA 'PURPLE ROBE' (PINK FLOWERING LOCUST)
- ZELKOVA SERRATA 'VILLAGE GREEN' (VILLAGE GREEN ZELKOBA)
- GINKGO BILOBA PRINCETON SENTRY (PRINCETON SENTRY 'MAIDENHAIR TREE)
- CERCIS OCCIDENTALIS (WESTERN REDBUD)
- MALUS SPP. (APPLE)
- ACER CIRCINATUM (VINE MAPLE)

THINK CONTEXT

Twin Oaks Senior Residence

MAIN ST, OAKLEY, CA 94561

Landscape Plan

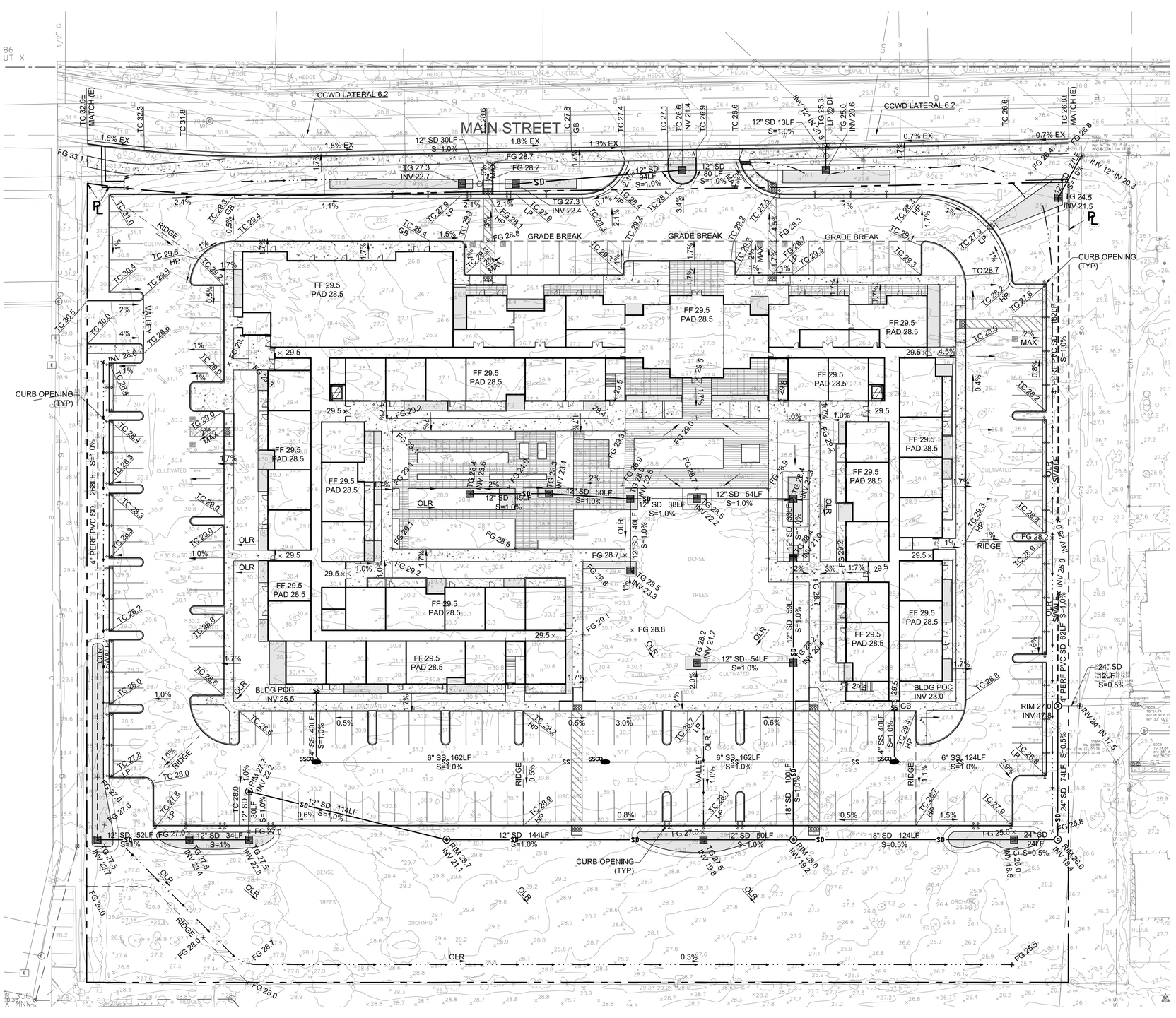
PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

LICENSED LANDSCAPE ARCHITECT
KAREN KIOLENSKY 4924
OCT. 31, 2019
Renewal Date
08/08/19
Date
STATE OF CALIFORNIA

CLIENT:
Highridge Costa
Creating a Blueprint for a Better Nation

PROJECT NO:	9971
DATE ISSUED:	08/08/19
SCALE:	1" = 30'- 0"
SHEET NUMBER:	L2.0

SVA ARCHITECTS



LEGEND

- PROPERTY LINE
- GRADE BREAK
- RIDGE
- VALLEY
- CURB
- CURB AND GUTTER
- CURB OPENING LOCATION
- DRAINAGE DIRECTION
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE

ABBREVIATIONS

BC	BEGINNING OF CURVE
EC	END OF CURVE
(E), EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
OLR	OVERLAND RELEASE
℄	PROPERTY LINE
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB

NOTES

1. FINISHED FLOOR ELEVATION FOR ENTIRE BUILDING IS 29.50.
2. PRELIMINARY PAD ELEVATION BASED UPON ASSUMED 12" THICK SLAB FOUNDATION SECTION. ACTUAL FOUNDATION TO BE DETERMINED BY STRUCTURAL ENGINEER DURING FINAL DESIGN.
3. ON SITE PARKING SHOWN IS 2.5" HMA ON 4" CLASS II PER GEOTECH REPORT BY KRAZAN DATED MAY 8, 2019.
4. SEE STORMWATER CONTROL PLAN FOR ADDITIONAL INFORMATION.
5. ALL UTILITY LOCATIONS SHOWN ARE FROM SCHEMATIC RECORDS. POSITIVE LOCATION OF UTILITIES IS REQUIRED PRIOR TO CONSTRUCTION.

GRADING QUANTITY NOTES

THE FOLLOWING ARE THE PRELIMINARY GRADING QUANTITIES AS CALCULATED BY EARTHCALC (05/21/19):

TOTAL CUT	4,989 CY
TOTAL FILL	5,153 CY
TOTAL GRADING - CUT/FILL	10,142 CY
NET IMPORT	164 CY

NOTE: THESE QUANTITIES ARE RAW AND DO NOT INCLUDE TRENCH SPOILS, IMPORTED TRENCH BACKFILL OR IMPORTED BUILDING STRUCTURAL FILLS AND OVER EXCAVATION OF UNSUITABLE FILL MATERIAL. SHRINKAGE AND SWELL FACTORS HAVE NOT BEEN DEVELOPED OR PROVIDED BY THE GEOTECHNICAL ENGINEER. NO SHRINKAGE OR SWELL FACTORS HAVE BEEN APPLIED TO THESE QUANTITIES.

ASSUMED VALUES:
BUILDING FOUNDATION 12"
PAVEMENT 8"
SIDEWALK 8"
STRIPING 6"
DRIVEWAY 12"

PRELIMINARY GRADING & DRAINAGE PLAN

Twin Oaks Senior Residence

MAIN ST. OAKLEY, CA
APN: 035-011-030-0

WILSEY HAM
Engineering, Surveying & Planning
3130 La Selva Street, Suite 100
San Mateo, CA 94403
650.349.2151
wilseyham.com

CLIENT: Highridge Costa — Creating a Blueprint for a Better Nation

PROJECT NO:
DATE ISSUED:
SCALE:
SHEET NUMBER: C-1.0

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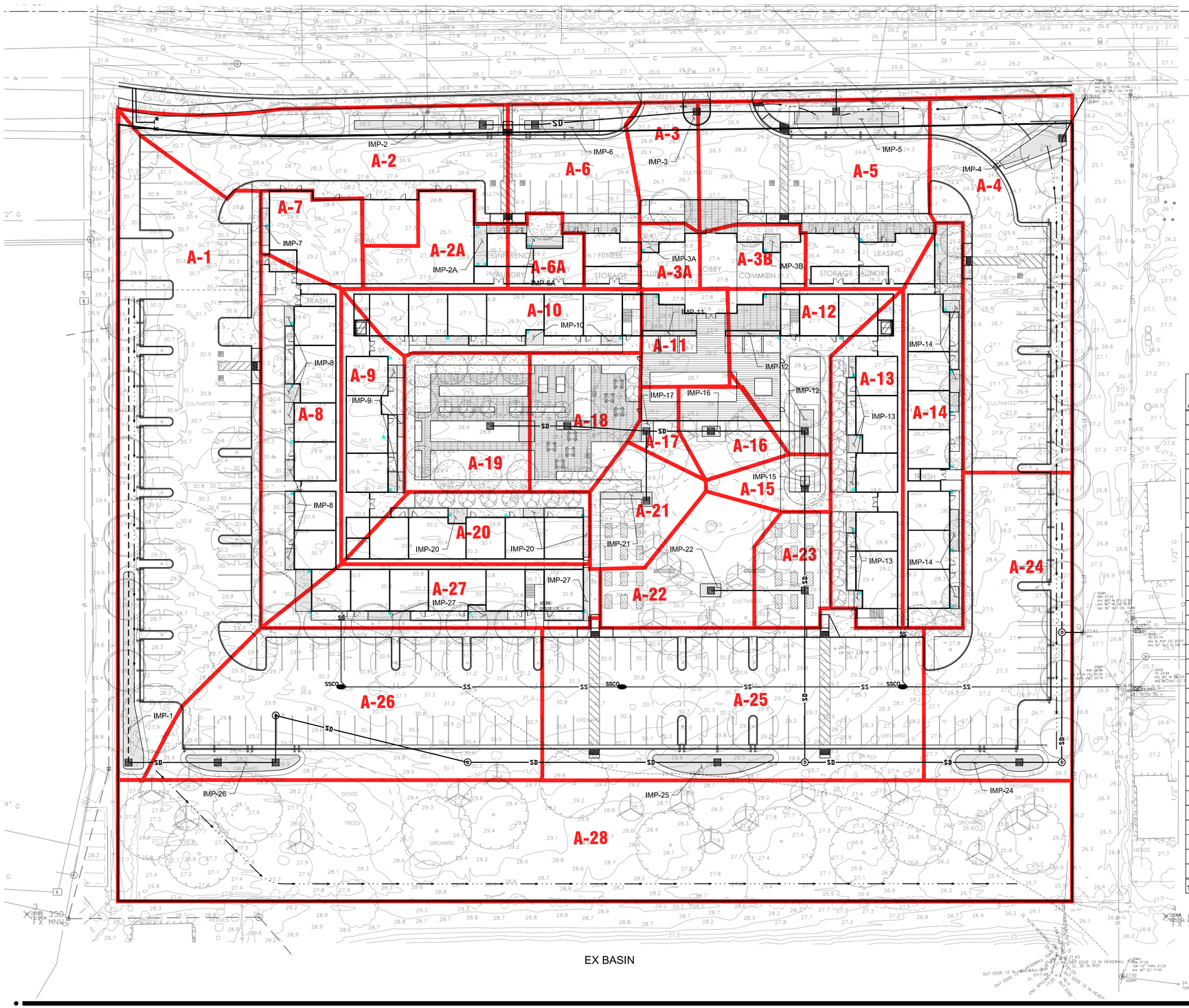

LEGEND

- PROPERTY LINE
- GRADE BREAK
- RIDGE
- VALLEY
- CURB
- CURB AND GUTTER
- CATCHMENT AREA BOUNDARY
- BIORETENTION AREA
- CURB OPENING LOCATION
- DRAINAGE DIRECTION
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- DOWN SPOUTS

N

0 15 30 60 90

0 1 2 3

Area Name	Total Catchment Area (SF)	Pavement Area (SF)	Pavement DMA #	Concrete (SW/patio) (SF)	Concrete DMA #	Roof Area (SF)	Roof DMA #	Landscape Area (SF)	Landscape #	IMP Size Required (SF)	IMP Size Provided (SF)	IMP #
A-1	25,640	17,302	A-1 AC	1,848	A-1 Conc			5,654	A-1 LS	766	836	IMP1
A-2	10,882	5,427	A-2 AC	1,282	A-2 Conc	863	A-2 Roof	2,910	A-2 LS	303	400	IMP2
A-2A	3,338			65	A-2A Conc	3,109	A-3 Roof	-	A-2A LS	127	164	IMP2A
A-3	2,622	1,957	A-3 AC	322	A-3 Conc			151	A-3 LS	91	192	IMP3
A-3A	1,295			24	A-3A Conc	903	A-3A Roof	311	A-3A LS	37	57	IMP3A
A-3B	2,196			57	A-3B Conc	1,719	A-3B Roof	320	A-3B LS	71	100	IMP3B
A-4	15,038	7,826	A-4 AC	905	A-4 Conc			5,874	A-4 LS	349	433	IMP4
A-5	12,204	6,447	A-5 AC	1,569	A-5 Conc	2,010	A-5 Roof	1,748	A-5 LS	401	430	IMP5
A-6	6,192	3,320	A-6 AC	257	A-6 Conc	1,006	A-6 Roof	1,409	A-6 LS	183	200	IMP6
A-6A	1,704			59	A-6A Conc	1,237	A-6A Roof	298	A-6A LS	52	110	IMP7
A-7	2,701					2,529	A-7 Roof	70	A-7 LS	101	102	IMP7
A-8	8,686			1,223	A-8 Conc	4,741	A-8 Roof	2,442	A-8 LS	239	280	IMP8
A-9	4,324			789	A-9 Conc	3,230	A-9 Roof	140	A-9 LS	161	165	IMP9
A-10	5,812			808	A-10 Conc	4,349	A-10 Roof	388	A-10 LS	206	267	IMP10
A-11	2,722			1,908	A-11 Conc	399	A-11 Roof	321	A-11 LS	92	95	IMP11
A-12	5,473			2,106	A-12 Conc	2,239	A-12 Roof	849	A-12 LS	174	280	IMP12
A-13	7,167			876	A-13 Conc	4,772	A-13 Roof	1,213	A-13 LS	226	306	IMP13
A-14	7,678			868	A-14 Conc	5,243	A-14 Roof	939	A-14 LS	244	628	IMP14
A-15	1,562			522	A-15 Conc			1,010	A-15 LS	21	30	IMP15
A-16	2,765			685	A-16 Conc			2,035	A-16 LS	27	45	IMP16
A-17	1,125			479	A-17 Conc			621	A-17 LS	19	25	IMP17
A-18	4,536			3,395	A-18 Conc			996	A-18 LS	136	145	IMP18
A-19	5,785			3,480	A-19 Conc			2,156	A-19 LS	139	149	IMP19
A-20	5,157			646	A-20 Conc	3,480	A-20 Roof	861	A-20 LS	165	170	IMP20
A-21	3,273			456	A-21 Conc			2,787	A-21 LS	18	30	IMP21
A-22	5,169							5,147	A-22 LS	-	22	IMP22
A-23	2,719			334	A-23 Conc			2,361	A-23 LS	13	24	IMP23
A-24	19,114	7,931	A-24 AC	747	A-24 Conc			10,036	A-24 LS	347	400	IMP24
A-25	19,608	13,726	A-25 AC	1,365	A-25 Conc			3,897	A-25 LS	604	620	IMP25
A-26	17,671	11,927	A-26 AC	929	A-26 Conc			4,265	A-26 LS	514	550	IMP26
A-27	6,294			1,025	A-27 Conc	4,144	A-27 Roof	915	A-27 LS	207	210	IMP27
A-28	38,378							38,378	A-28 LS	-		IMP28
Totals	**258,830**	**75,863**		**29,028**		**45,972**		**100,502**		**6,035**	**7,465**	

PRELIMINARY STORMWATER CONTROL PLAN

Twin Oaks Senior Residence

MAIN ST. OAKLEY, CA
APN: 035-011-030-0

WILSEY HAM
Engineering, Surveying & Planning
3130 La Selva Street, Suite 100
San Mateo, CA 94403
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