

PROJECT DIRECTORY

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TOWNEPLACE SUITES HOTEL, OAKLEY, CA

5542 BRIDGEHEAD, LLC

DRAWING INDEX

- T1 COVER SHEET
- C1 EXISTING CONDITIONS & DEMOLITION PLAN
- C2 PRELIMINARY GRADING PLAN
- C3 PRELIMINARY UTILITY PLAN
- C4 PRELIMINARY STORM WATER QUALITY PLAN
- A0 SITE PLAN
- A1 FIRST FLOOR PLAN
- A2 SECOND & THIRD FLOOR PLANS
- A3 FOURTH FLOOR & ROOF PLANS
- A4 EXTERIOR ELEVATIONS
- A5 EXTERIOR ELEVATIONS
- F1 FIRE APPARATUS ACCESS PLAN

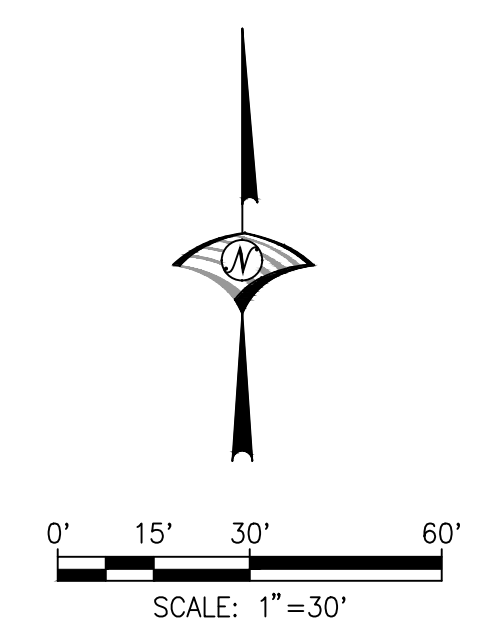
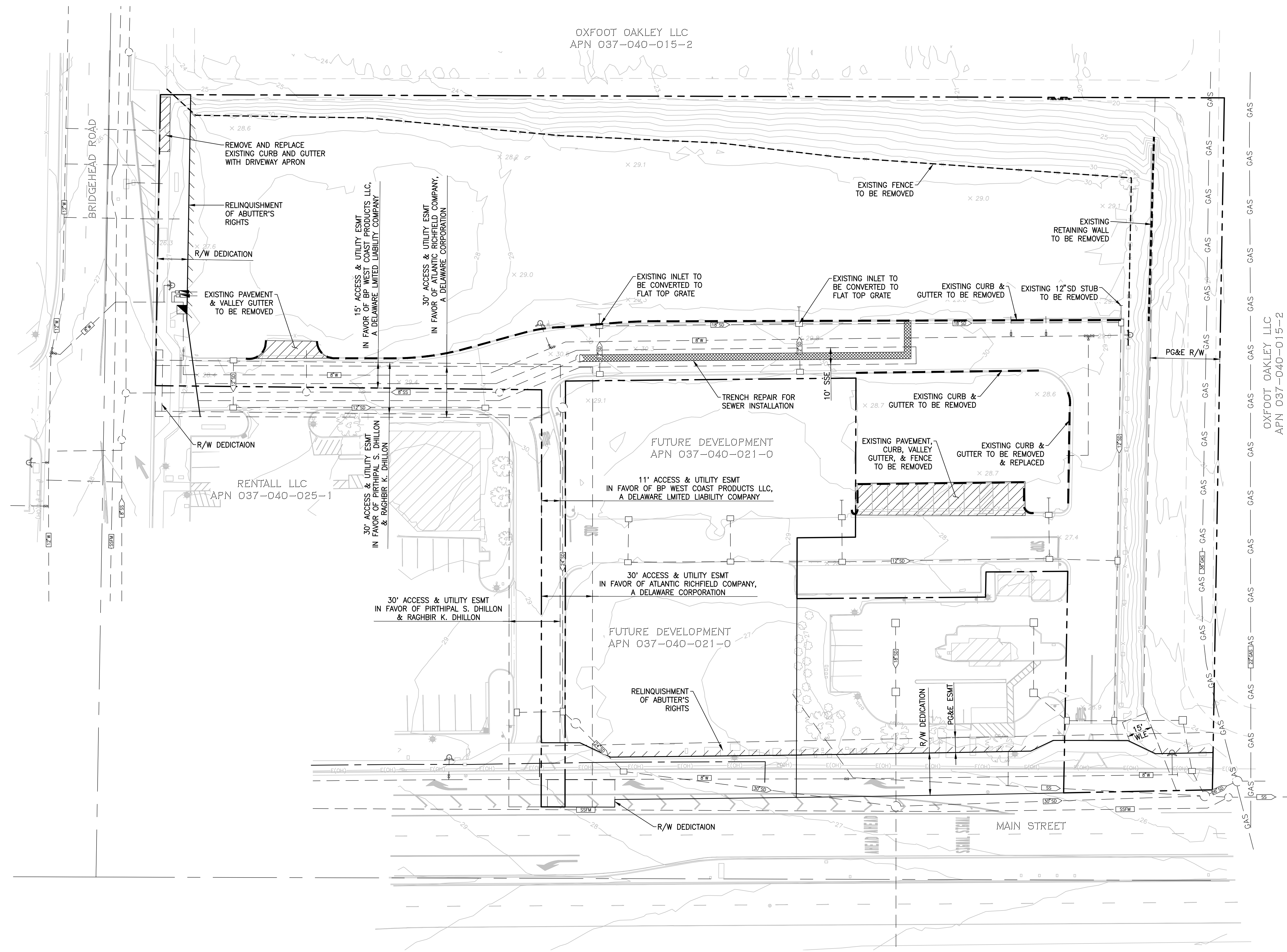
VICINITY MAP



PROJECT INFORMATION

<p>ADDRESS: BRIDGEHEAD RD. AND MAIN ST. OAKLEY, CA</p> <p>ZONING: CO - GENERAL COMMERCIAL DISTRICT</p> <p>LOT INFO: PARCEL 1: APPROX. 2.55 ACRES (111,078 S.F.) APN: 037-040-026-9 PARCEL 2: APPROX. 0.81 ACRE (35,282 S.F.) APN: 037-040-027-7 TOTAL LOT AREA: APPROX. 3.36 ACRES (146,360 S.F.)</p> <p>MAX. FAR: 1.0 MAX.</p> <p>OCCUPANCY TYPES: R-1 / B / A-2</p> <p>CONSTRUCTION TYPE: V-A</p> <p>PROPOSED USE: SELECT-SERVICE HOTEL</p> <p>NUMBER OF STORIES: 4 LEVELS ABOVE GRADE</p> <p>PARKING PROVIDED: 118 VEHICLE PARKING + 1 LOADING</p>	<p>BUILDING AREA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>LEVEL</th> <th>GROSS</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR</td> <td>17,569.7 S.F.</td> </tr> <tr> <td>SECOND FLOOR</td> <td>15,843.7 S.F.</td> </tr> <tr> <td>THIRD FLOOR</td> <td>15,843.7 S.F.</td> </tr> <tr> <td>FOURTH FLOOR</td> <td>15,843.7 S.F.</td> </tr> <tr> <td>TOTAL</td> <td>65,100.8 S.F.</td> </tr> </tbody> </table> <p>FLOOR AREA RATIO: 65,100.8 S.F. / 146,360.0 S.F. = 0.44</p>	LEVEL	GROSS	FIRST FLOOR	17,569.7 S.F.	SECOND FLOOR	15,843.7 S.F.	THIRD FLOOR	15,843.7 S.F.	FOURTH FLOOR	15,843.7 S.F.	TOTAL	65,100.8 S.F.	<p>ROOM MATRIX</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">TYPE</th> <th colspan="4">LEVEL</th> <th rowspan="2">TOTAL</th> </tr> <tr> <th>FIRST</th> <th>SECOND</th> <th>THIRD</th> <th>FOURTH</th> </tr> </thead> <tbody> <tr> <td>STUDIO KING</td> <td>10</td> <td>20</td> <td>20</td> <td>20</td> <td>71</td> </tr> <tr> <td>STUDIO KING ACC.</td> <td>-</td> <td>2</td> <td>2</td> <td>2</td> <td>6</td> </tr> <tr> <td>STUDIO QUEEN</td> <td>4</td> <td>6</td> <td>6</td> <td>6</td> <td>22</td> </tr> <tr> <td>QUEEN ACC.</td> <td>-</td> <td>1</td> <td>1</td> <td>1</td> <td>3</td> </tr> <tr> <td>ONE BR QUEEN</td> <td>2</td> <td>4</td> <td>4</td> <td>4</td> <td>14</td> </tr> <tr> <td>ONE BR QUEEN ACC.</td> <td>2</td> <td>-</td> <td>-</td> <td>-</td> <td>2</td> </tr> <tr> <td>TOTAL</td> <td>18</td> <td>33</td> <td>33</td> <td>33</td> <td>117</td> </tr> </tbody> </table>	TYPE	LEVEL				TOTAL	FIRST	SECOND	THIRD	FOURTH	STUDIO KING	10	20	20	20	71	STUDIO KING ACC.	-	2	2	2	6	STUDIO QUEEN	4	6	6	6	22	QUEEN ACC.	-	1	1	1	3	ONE BR QUEEN	2	4	4	4	14	ONE BR QUEEN ACC.	2	-	-	-	2	TOTAL	18	33	33	33	117
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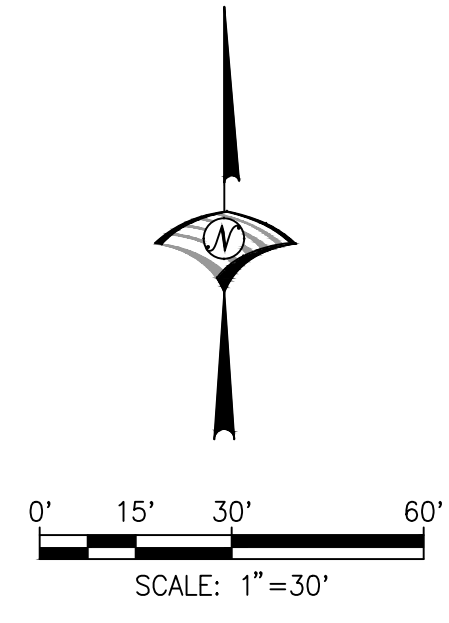
LEGEND	
---	SUBJECT PROPERTY LINE
---	OTHER PROPERTY LINE
---	MONUMENT LINE
---	INTERNAL PROPERTY LINE
---	EASEMENT LINE
---	PUBLIC STREET RIGHT-OF-WAY



OXFOOT OAKLEY LLC
APN 037-040-015-2

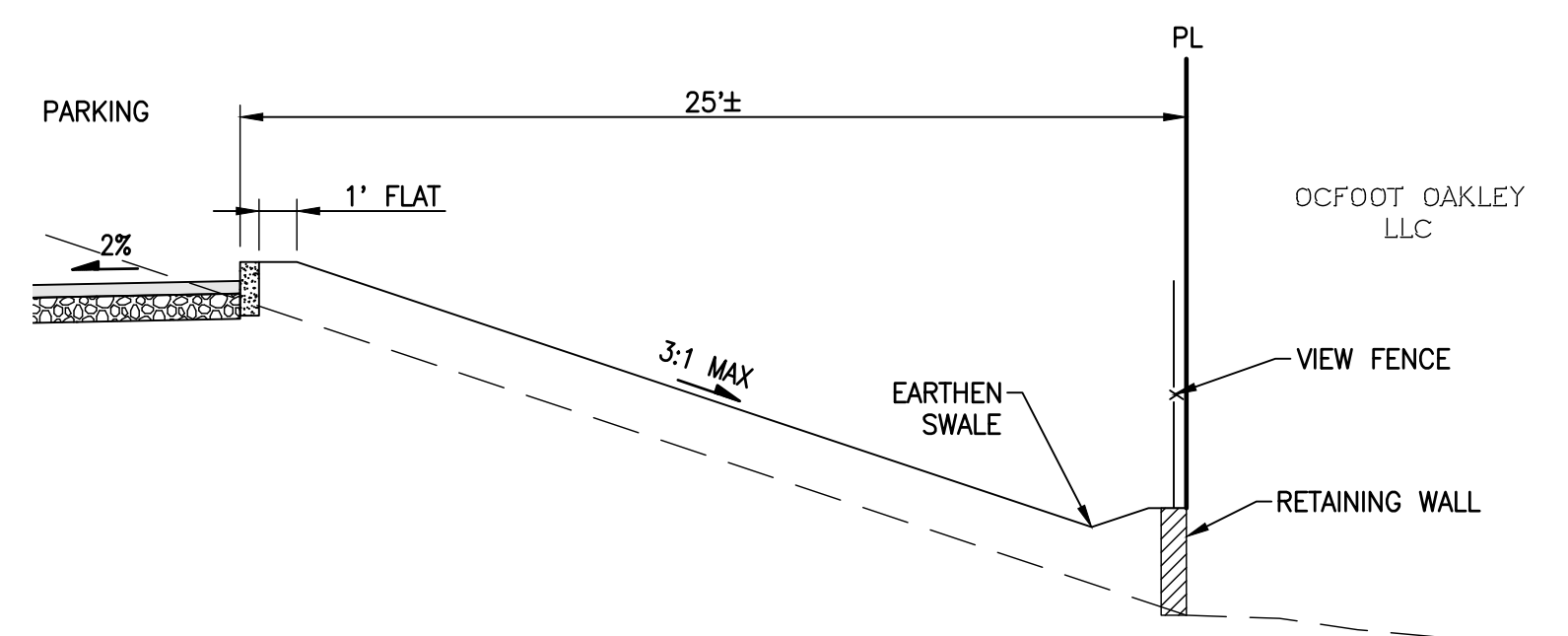
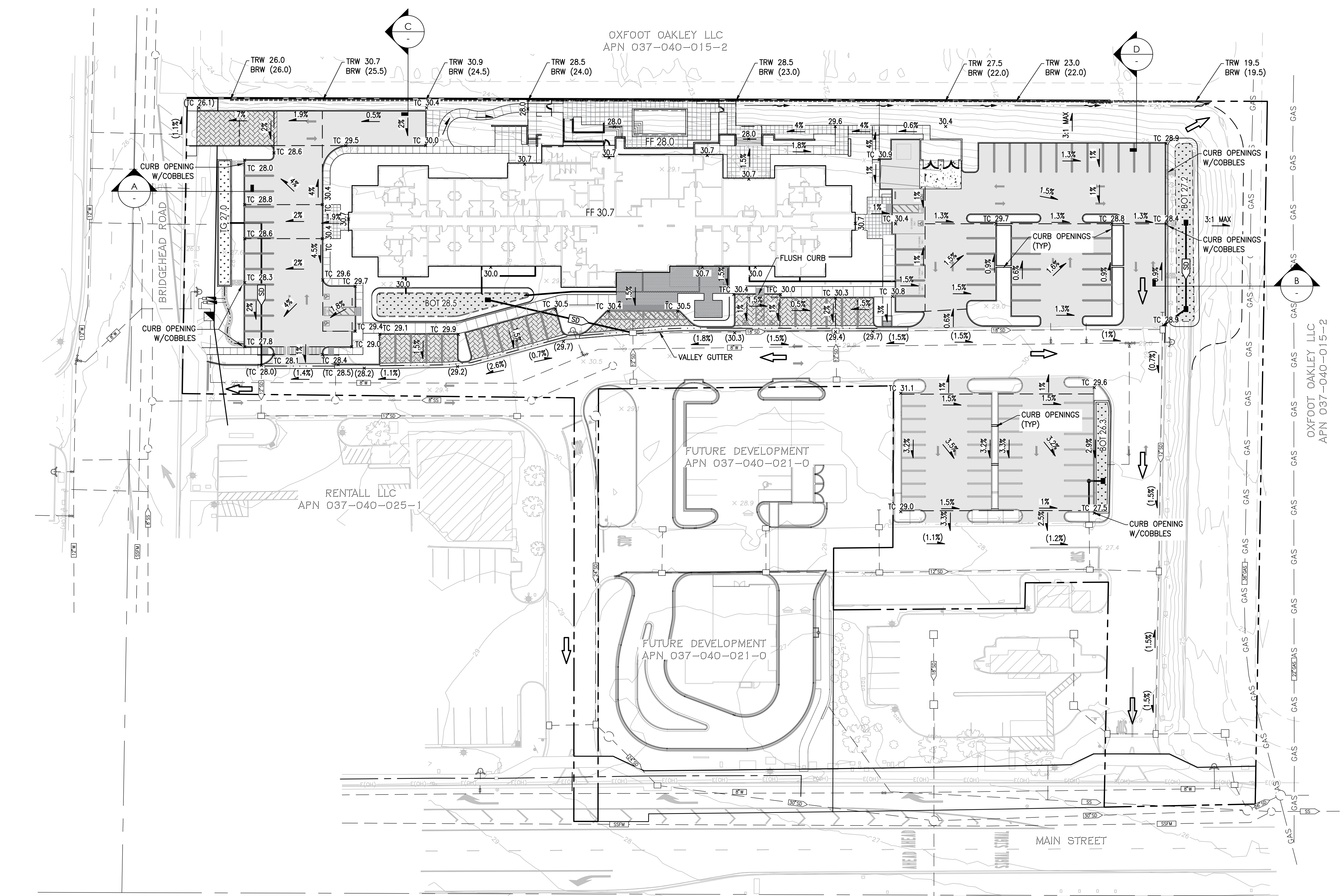
LEGEND

PROPOSED	EXISTING

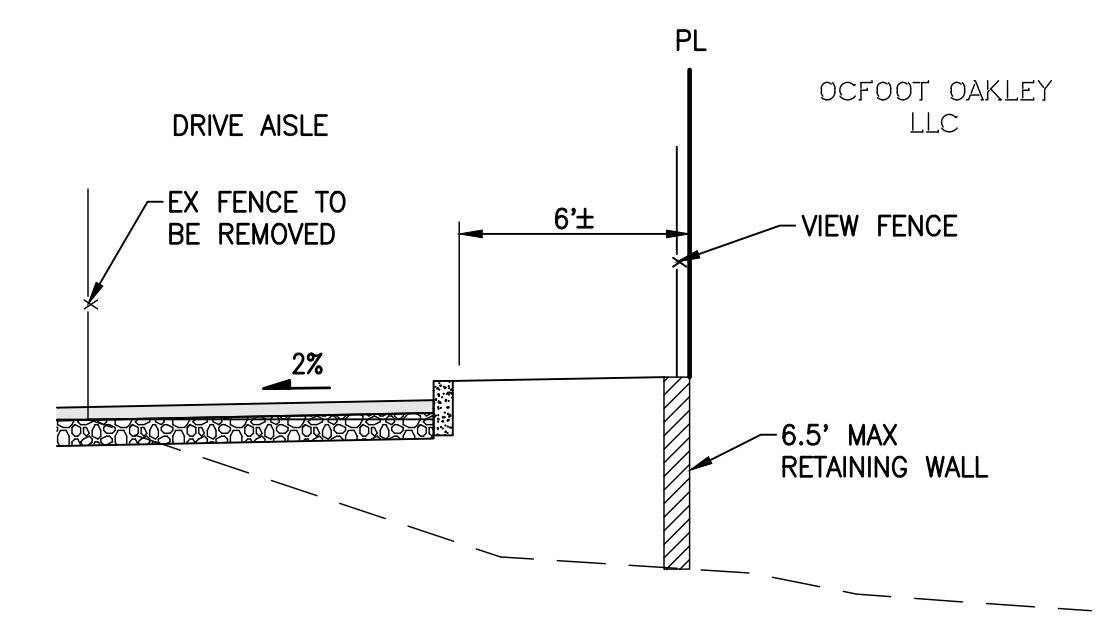


EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADE	2,700	2,700

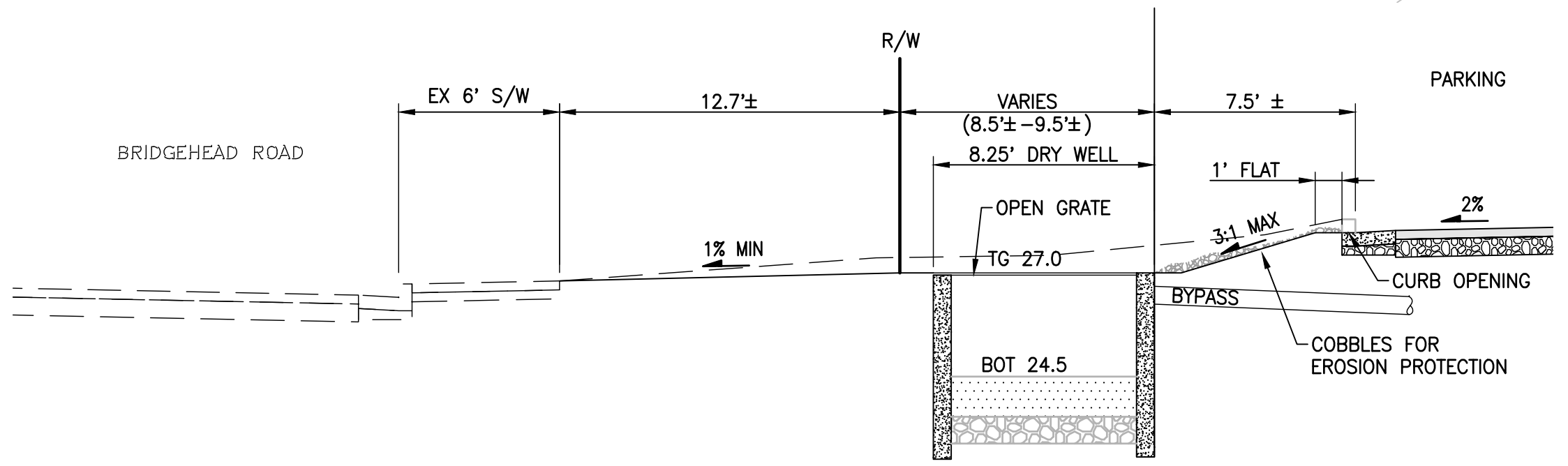
- EARTHWORK NOTES:**
- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL AREA TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS AND THE CONTRACTOR'S METHOD OF OPERATION.
 - ROADWAY AND SIDEWALK SECTIONS ARE ASSUMED TO BE 12" AND 8", RESPECTIVELY.
 - BIORETENTION AND DRY WELL UNDERCUT ARE ASSUMED TO BE 30" BELOW THE "BOT" ELEVATION TO ACCOUNT FOR 18" OF BIORETENTION SOIL AND 12" OF CLASS 2 PERMEABLE SOIL.
 - THE POOL IS ASSUMED TO BE 6' DEEP WITH AN 8" CONCRETE SECTION.



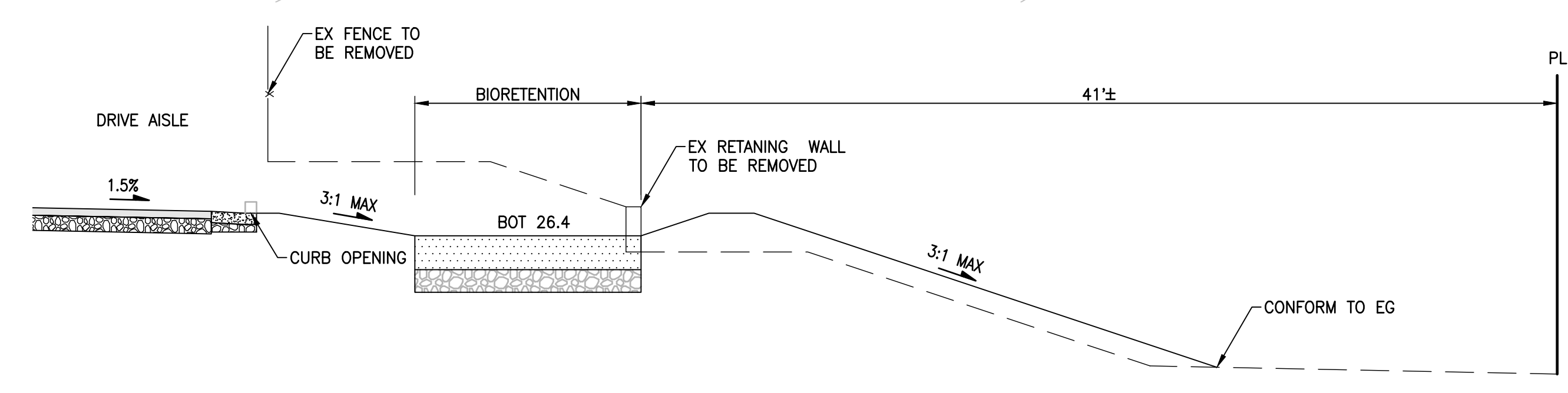
SECTION D
NTS



SECTION C
NTS



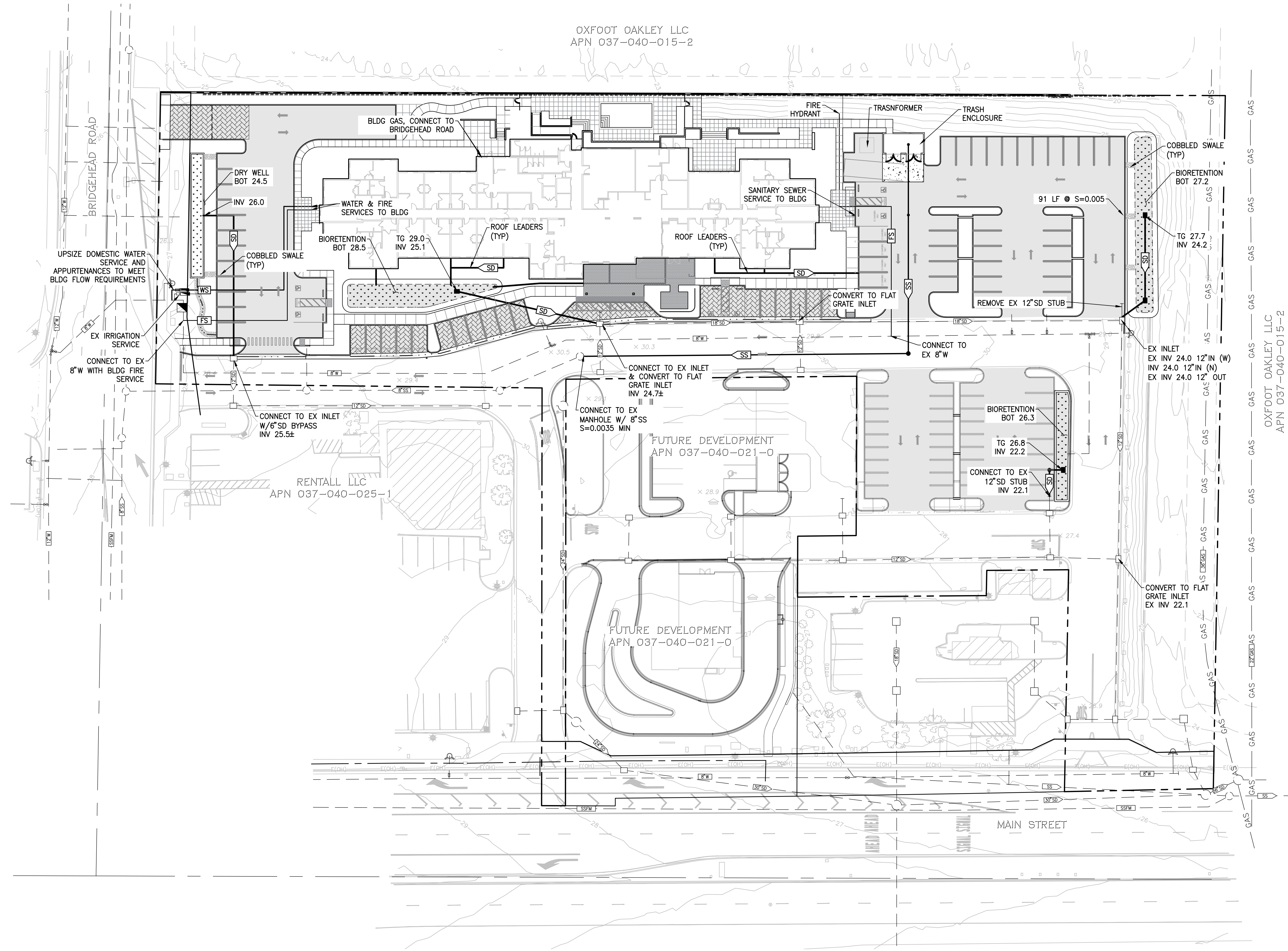
SECTION A
NTS



SECTION B
NTS

LEGEND

PROPOSED	EXISTING



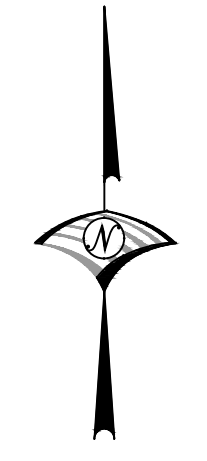
OXFOOT OAKLEY LLC
APN 037-040-015-2

RENTALL LLC
APN 037-040-025-1

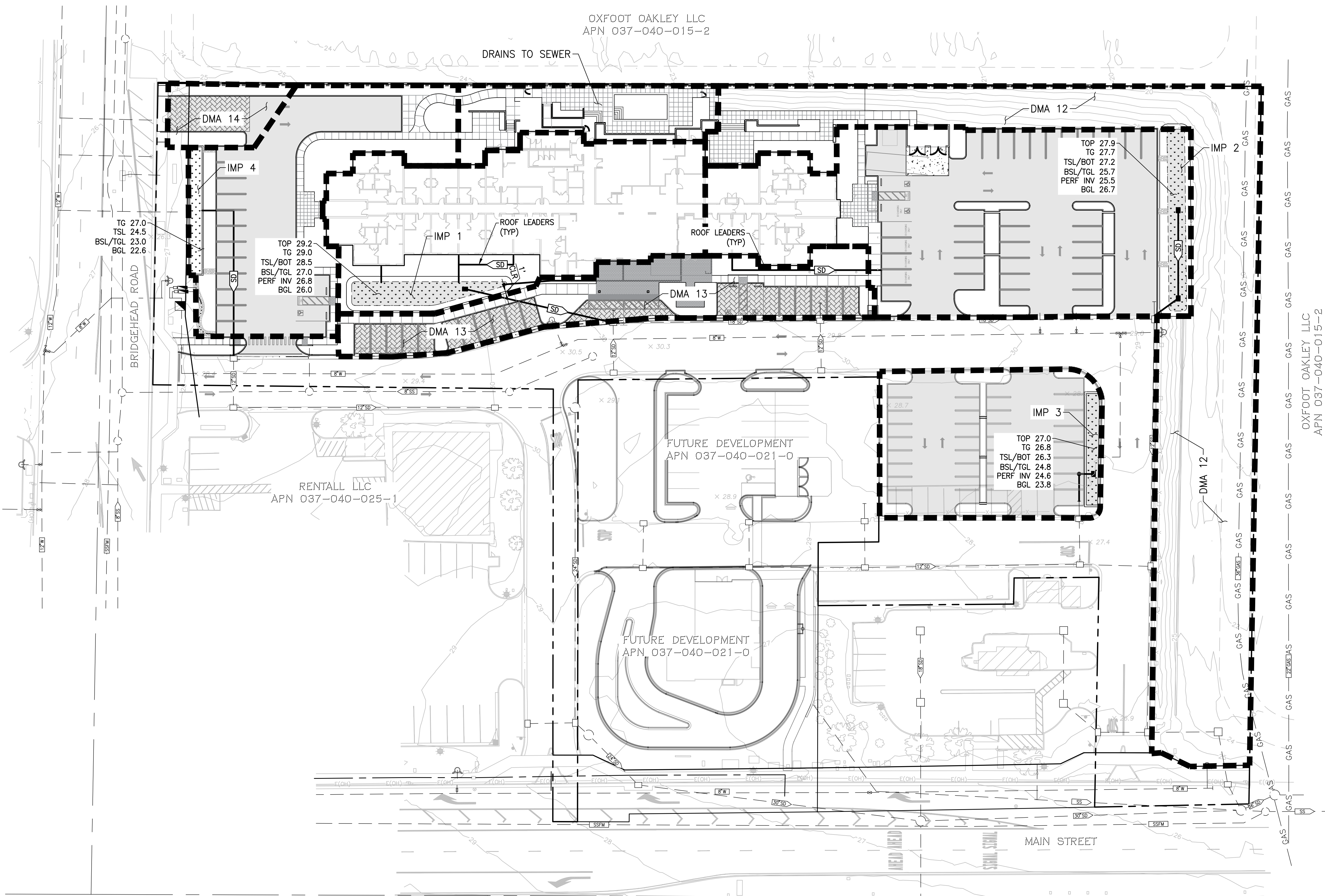
OXFOOT OAKLEY LLC
APN 037-040-015-2

FUTURE DEVELOPMENT
APN 037-040-021-0

FUTURE DEVELOPMENT
APN 037-040-021-0



0' 15' 30' 60'
SCALE: 1"=30'



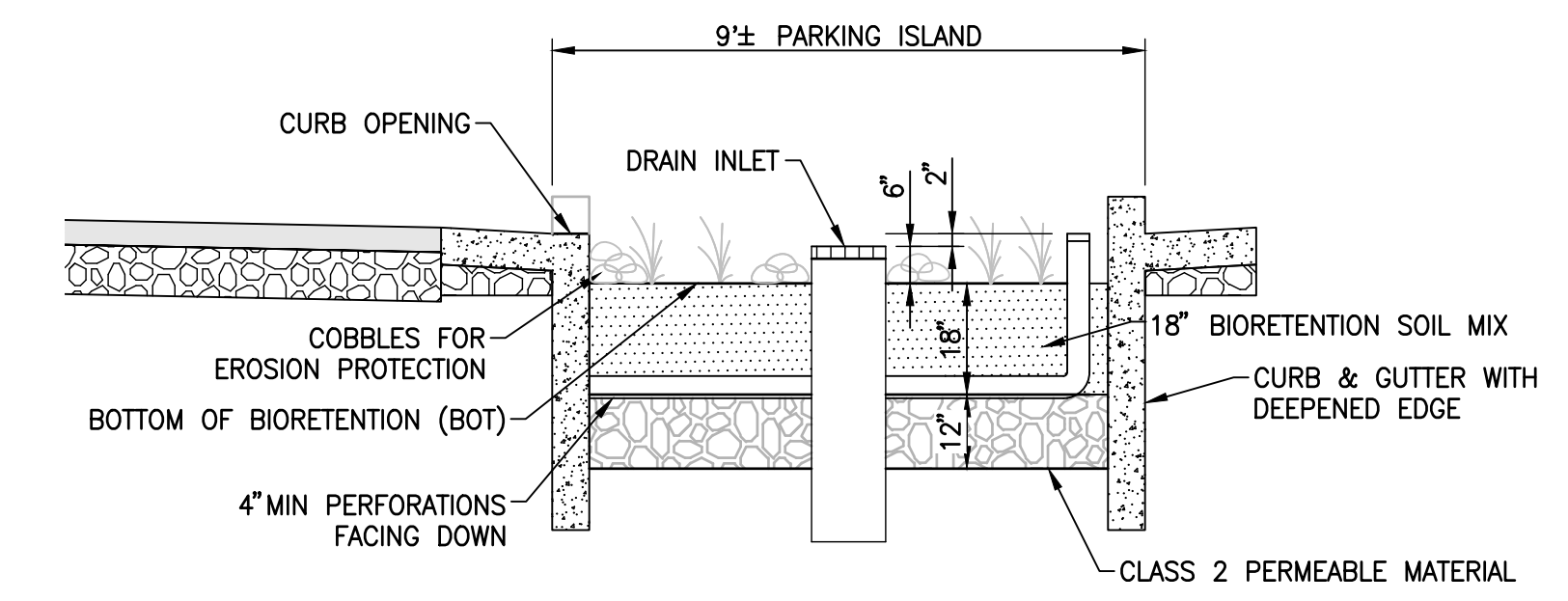
LEGEND

- ASPHALT PAVING
- BIORETENTION
- DMA BOUNDARY
- DRAIN INLET
- STORM DRAIN MANHOLE

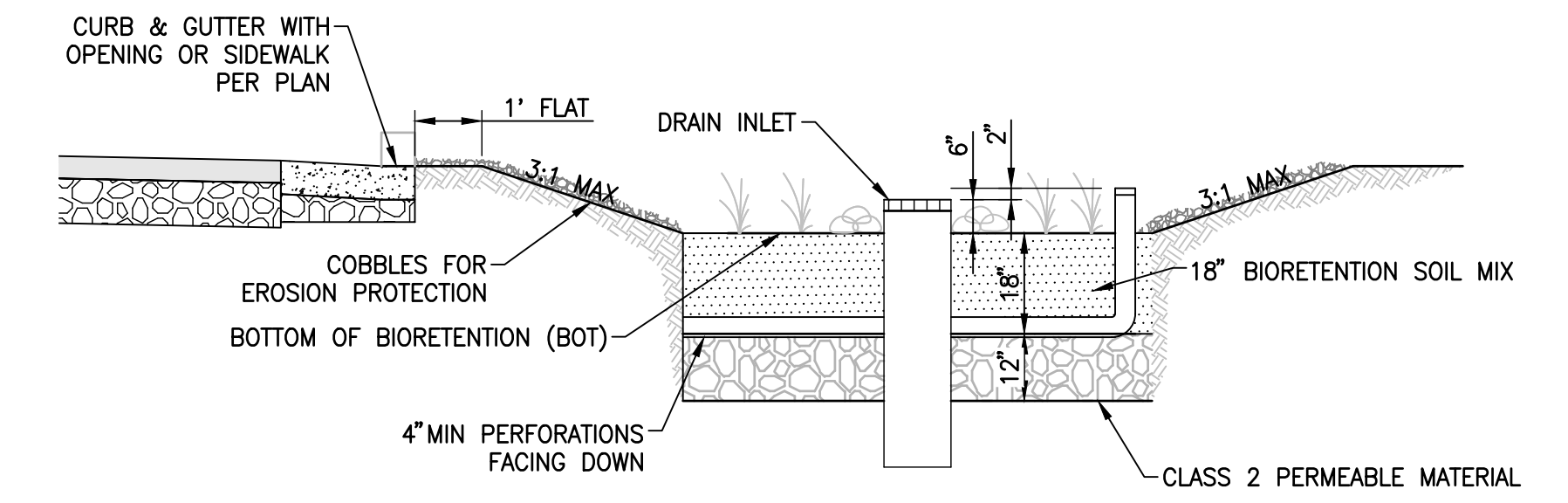
ABBREVIATIONS

- DMA DRAINAGE MANAGEMENT AREA
- IMP INTEGRATED MANAGEMENT PRACTICE
- BOT BOTTOM OF IMP
- TOP TOP OF IMP
- TSL TOP OF SOIL LAYER
- BSL BOTTOM OF SOIL LAYER
- TGL TOP OF GRAVEL LAYER
- BGL BOTTOM OF GRAVEL LAYER
- PERF PERFORATED PIPE
- INV INVERT
- TG TOP OF GRATE

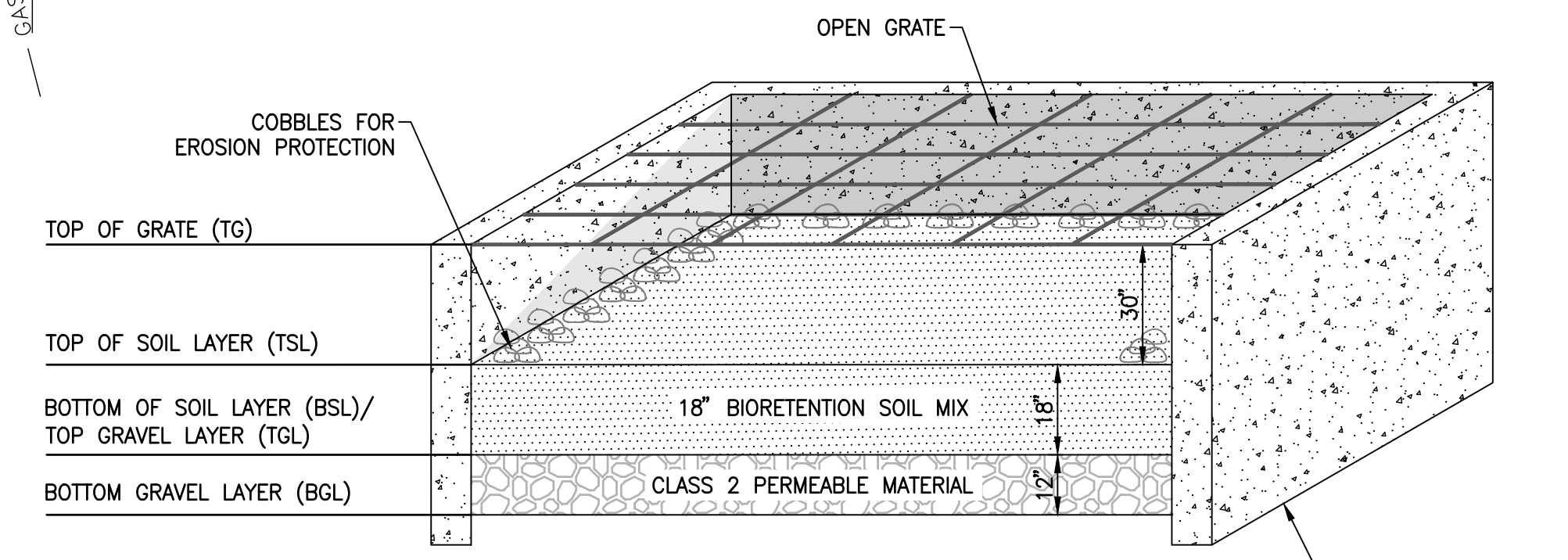
0' 15' 30' 60'
SCALE: 1"=30'



BIORETENTION DETAIL (IMP 3)



BIORETENTION DETAIL (IMP 1 & 2)



DRY WELL DETAIL (IMP 4)

DMA/IMP AREA SUMMARY											
IMP	TOTAL DRAINAGE AREA (SF)	CONVENTIONAL ROOF (SF)	ASPHALT (SF)	CONCRETE (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA/VOLUME	PROVIDED TREATMENT AREA/VOLUME	PONDING DEPTH (IN)	TREATMENT MEASURE
1	15,675	13,468 (DMA1)	0	0	13,468	2,207 (DMA8)	13,689	544 SF	952 SF	6	BIORETENTION
2	23,642	4,453 (DMA2)	13,515 (DMA3)	880 (DMA4)	18,848	4,794 (DMA9)	19,327	769 SF	1026 SF	6	BIORETENTION
3	9,980	0	8,110 (DMA5)	0	8,110	1,870 (DMA10)	8,297	330 SF	438 SF	6	BIORETENTION
4	12,007	0	6,964 (DMA 6)	1,250 (DMA 7)	8,214	3,793 (DMA11)	8,593	1,158 CF	1,245 CF	30	DRYWELL

DMA AREA SUMMARY (SELF TREATING)			
DMA	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
12	27,340	1,365 (5%)	25,975 (95%)

DMA AREA SUMMARY (SELF RETAINING)								
DMA	TOTAL DRAINAGE AREA (SF)	ROOF/ASPHALT/CONCRETE (SF)	C-VALUE	LANDSCAPE (SF)	C-VALUE	CUMULATIVE C X A	SELF-RETAINING (SF)	SELF-RETAINING X 2
13	2,185	565	1.0	565	0.1	635	925	1,850
14	9,000	2,780	1.0	2,780	0.1	3,052	3,500	7,000

BRIDGEHEAD ROAD

TOWNEPLACE SUITES HOTEL
4-STORY 117 ROOMS
(118 PARKING, 2 GUEST DROP OFF, 1 LOADING SPACE)

CONVENIENCE STORE
(NOT A PART)

WENDY'S
(NOT A PART)

DUTCH BROS.
COFFEE
(NOT A PART)

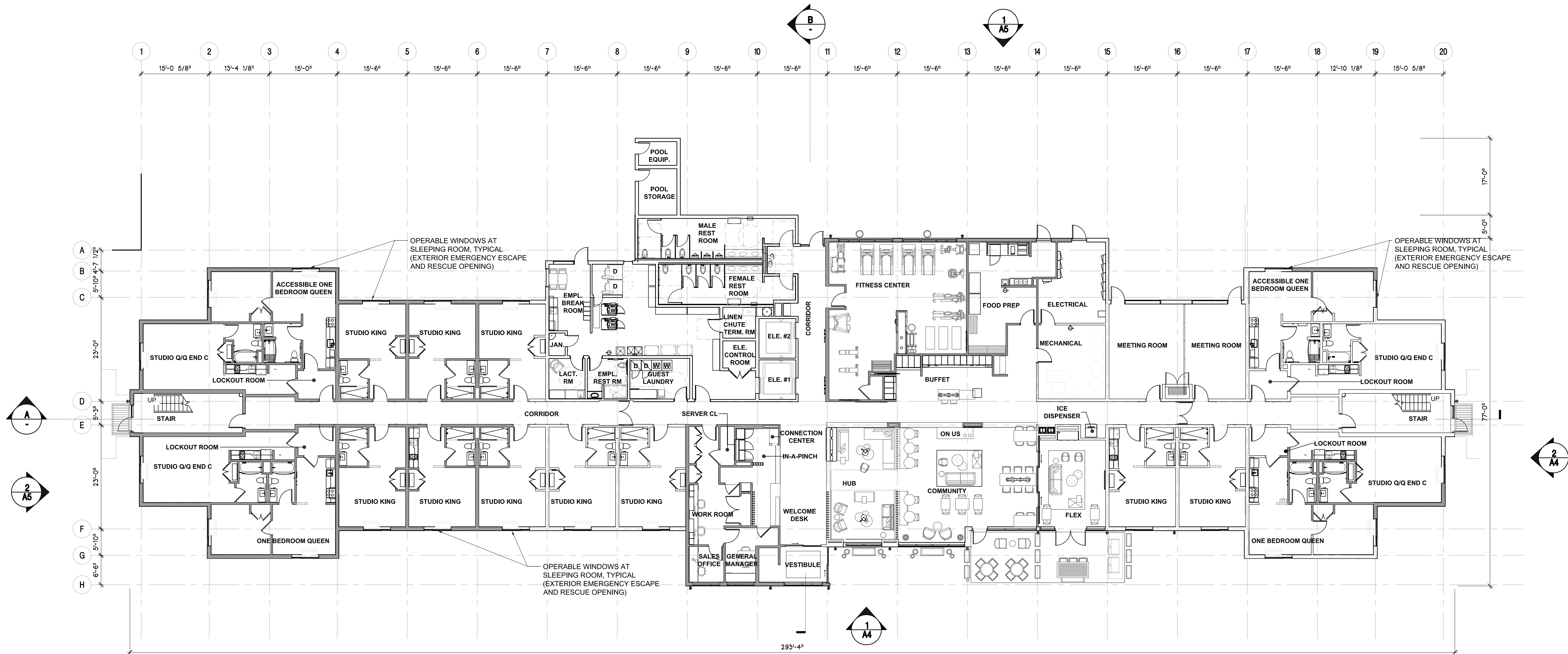
EXCEPTIONS PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-1038951-CC MARCH 04, 2021 UPDATE

- ④ 41' WIDE PG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES
- ⑦ COUNTY EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES
- ⑧ 30' WIDE EASEMENT FOR ACCESS, UTILITY AND INCIDENTAL PURPOSES
- ⑨ 33'-9" WIDE PG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES
- ⑪ AN EASEMENT SHOWN OR DEDICATED FOR ROADWAY AND INCIDENTAL PURPOSES.
- ⑫ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BRIDGEHEAD ROAD
- ⑬ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 4
- ⑭ 15' WIDE (E-W) AND 11' WIDE (N-S) EASEMENT FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES
- ⑮ AN EASEMENT CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT".
- ⑰ AN EASEMENT FOR WATER PIPES, VALVES AND INCIDENTAL PURPOSES
- ⑲ AN EASEMENT FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES
- ⑳ 10' WIDE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES
- ㉓ STOP SIGN TO BE REMOVED

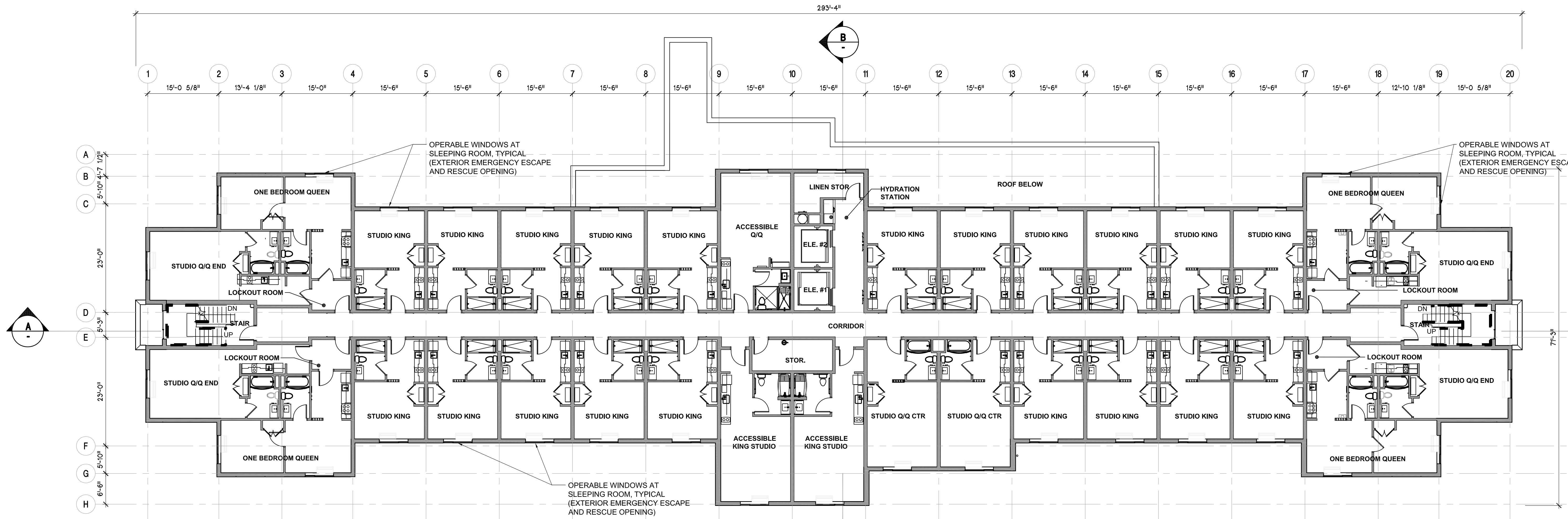
SITE PLAN

TOWNEPLACE SUITES, OAKLEY, CA

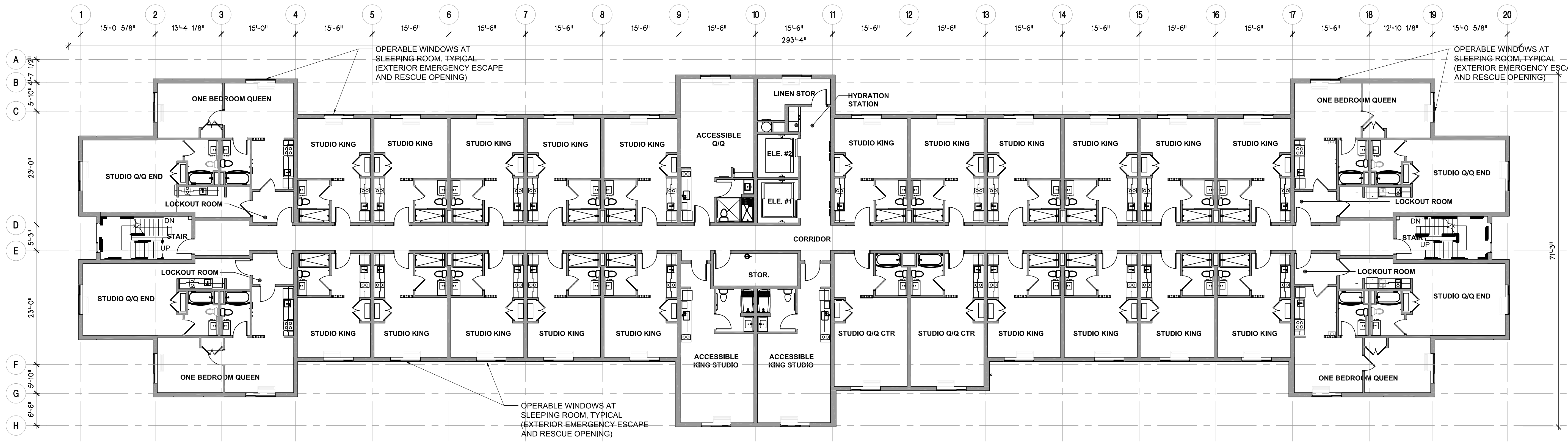




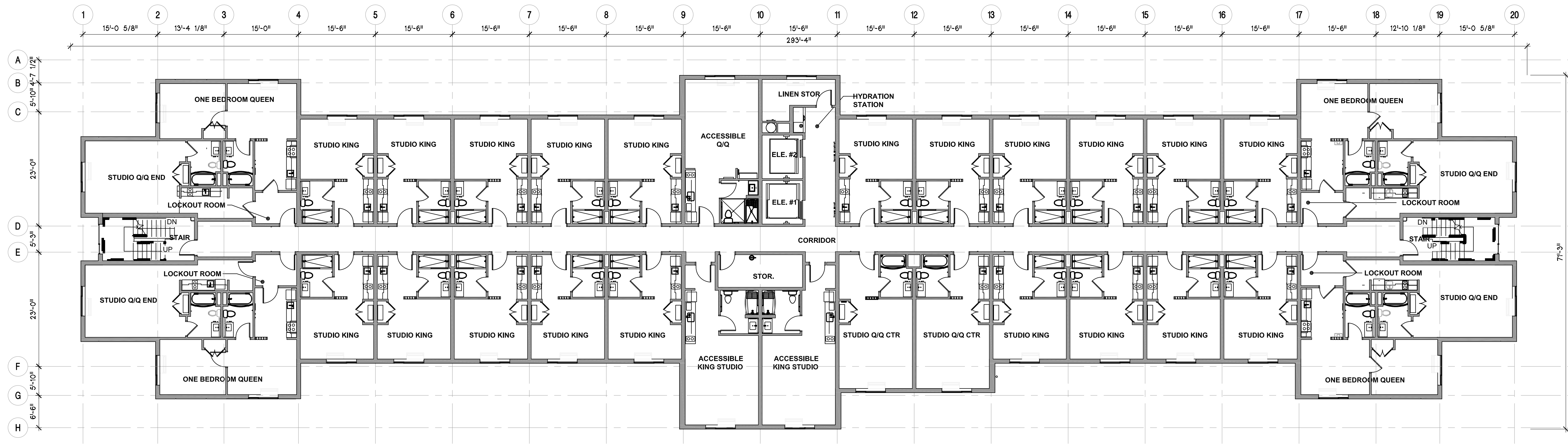
1 FIRST FLOOR PLAN
SCALE: 3/32" = 1' - 0"



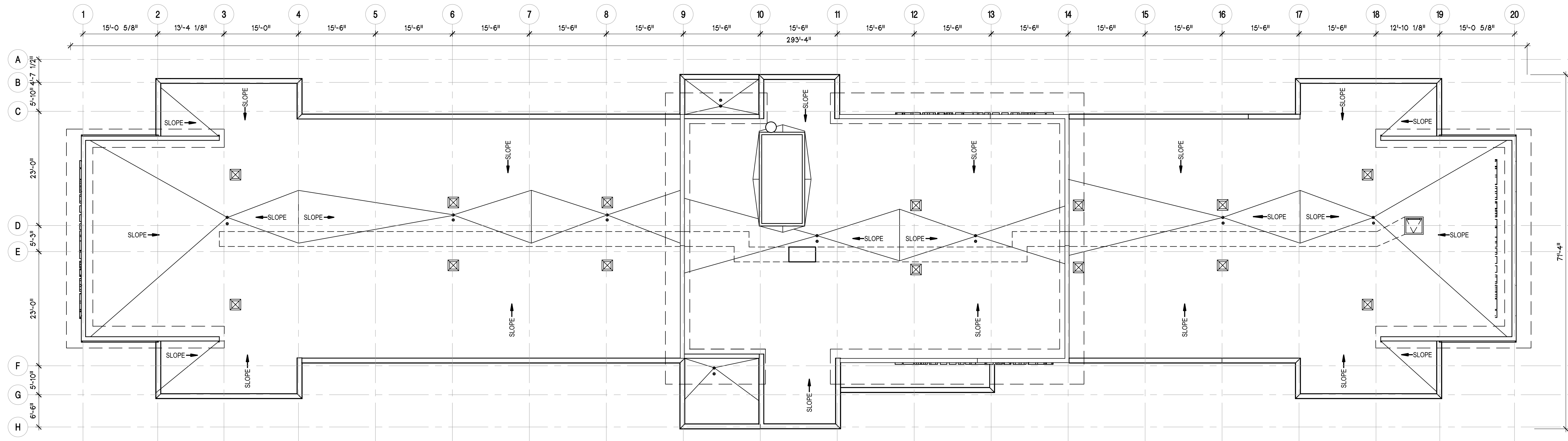
1 SECOND FLOOR PLAN
SCALE: 3/32" = 1' - 0"



2 THIRD FLOOR PLAN
SCALE: 3/32" = 1' - 0"



1 **FOURTH FLOOR PLAN**
SCALE: 3/32" = 1' - 0"

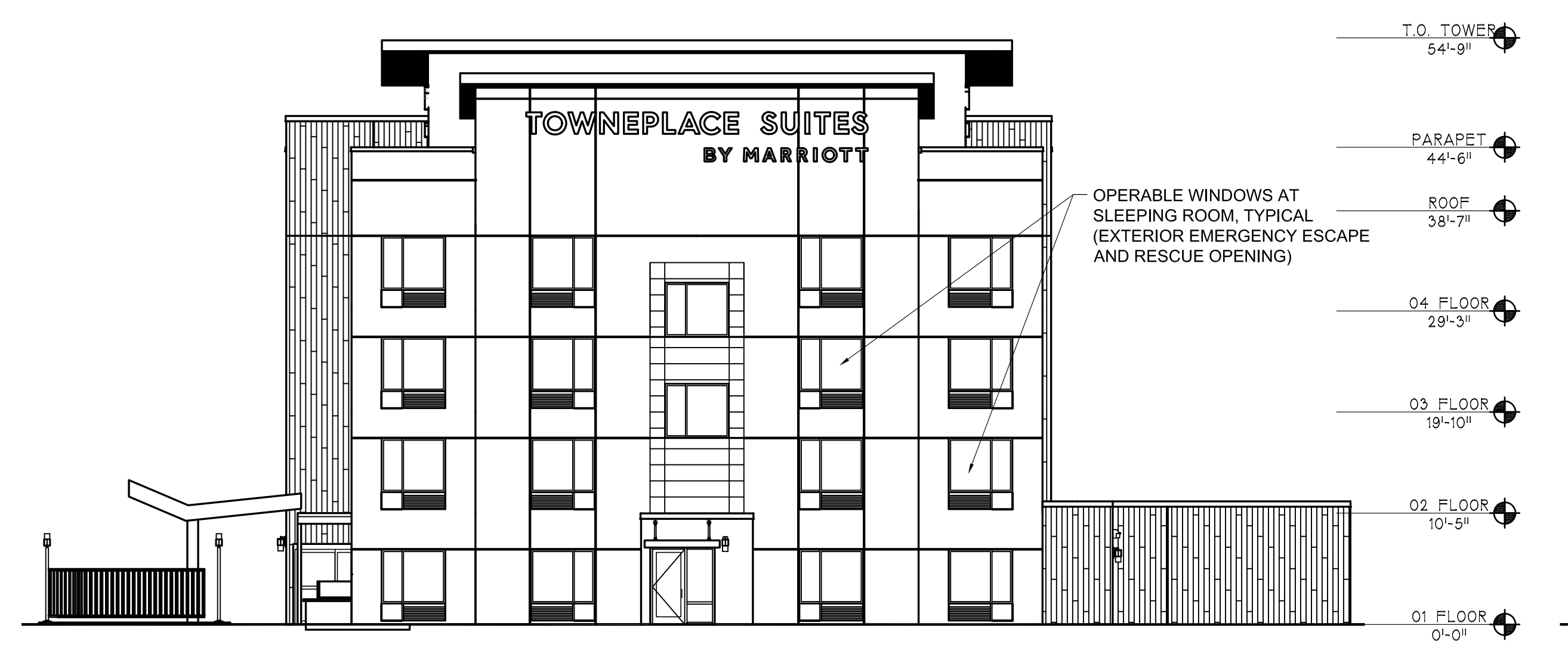


2 **ROOF PLAN**
SCALE: 3/32" = 1' - 0"





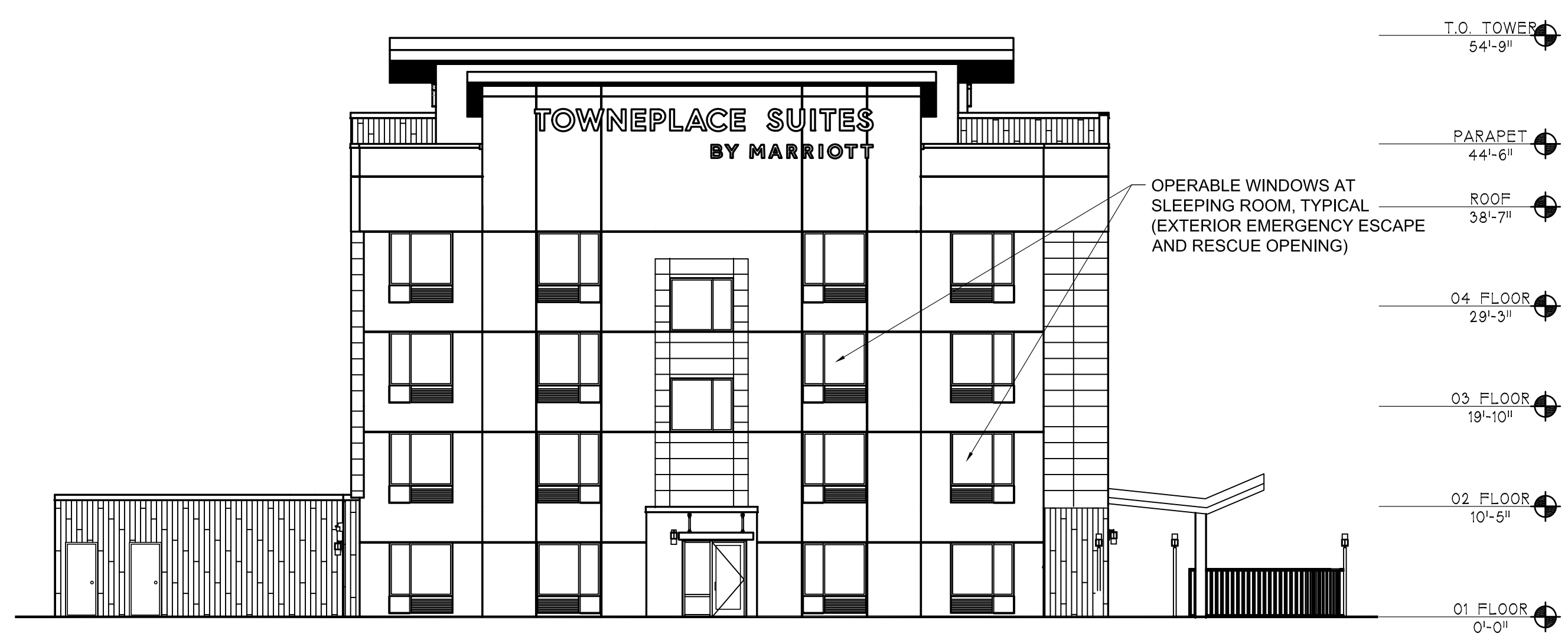
1 SOUTH ELEVATION (FRONT)
SCALE: 3/32" = 1' - 0"



2 EAST ELEVATION (SIDE)
SCALE: 3/32" = 1' - 0"



1 NORTH ELEVATION (BACK)
SCALE: 3/32" = 1' - 0"



2 WEST ELEVATION (SIDE)
SCALE: 3/32" = 1' - 0"

BRIDGEHEAD ROAD

TOWNEPLACE SUITES HOTEL
4-STORY 117 ROOMS
(118 PARKING, 2 GUEST DROP OFF, 1 LOADING SPACE)

EXCEPTIONS PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-1038951-CC MARCH 04, 2021 UPDATE

DEFERRED SUBMITTALS TO FIRE DISTRICT

- 4 41' WIDE PG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES
- 7 COUNTY EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES
- 8 30' WIDE EASEMENT FOR ACCESS, UTILITY AND INCIDENTAL PURPOSES
- 9 33'-9" WIDE PG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES
- 11 AN EASEMENT SHOWN OR DEDICATED FOR ROADWAY AND INCIDENTAL PURPOSES.
- 12 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BRIDGEHEAD ROAD
- 13 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 4
- 14 15' WIDE (E-W) AND 11' WIDE (N-S) EASEMENT FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES
- 15 AN EASEMENT CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT".
- 17 AN EASEMENT FOR WATER PIPES, VALVES AND INCIDENTAL PURPOSES
- 19 AN EASEMENT FOR ACCESS, UTILITIES AND INCIDENTAL PURPOSES
- 22 10' WIDE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES
- 23 STOP SIGN TO BE REMOVED

- PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS
- FIRE SPRINKLERS
- STANDPIPE
- FIRE ALARM
- FIRE PUMP IF REQUIRED
- EMERGENCY GENERATOR IF REQUIRED
- HIGH-PILE STORAGE
- PHOTOVOLTAIC
- CARBON DIOXIDE SYSTEMS
- COMMERCIAL KITCHEN HOOD EXTINGUISHING SYSTEMS
- EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS)

