Attachment J

Project Plans

RECEIVED on 10/8/2020
By Contra Costa County
Department of Conservation and Development

ARCHITECTURE

A001	COVER SHEET
A011	SITE PLAN
A012	FIRE DEPARTMENT ACCESS EXHIBIT
A013	DELIVERY & GARBAGE TRUCK ACCESS EXHIBIT

VILLAS:

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A123	BUILDING ELEVATIONS
A124	BUILDING ELEVATIONS
A125	BUILDING ELEVATIONS
A131	BUILDING PLANS
A151	ENLARGED PLANS
A152	ENLARGED PLANS
A161	RENDERINGS

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A222	BUILDING ELEVATIONS
A231	BUILDING PLANS
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A241	BUILDING SECTIONS
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MAINTENANCE BUILDING:

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CIVIL

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C5.0	UTILITY PLAN
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LANDSCAPE

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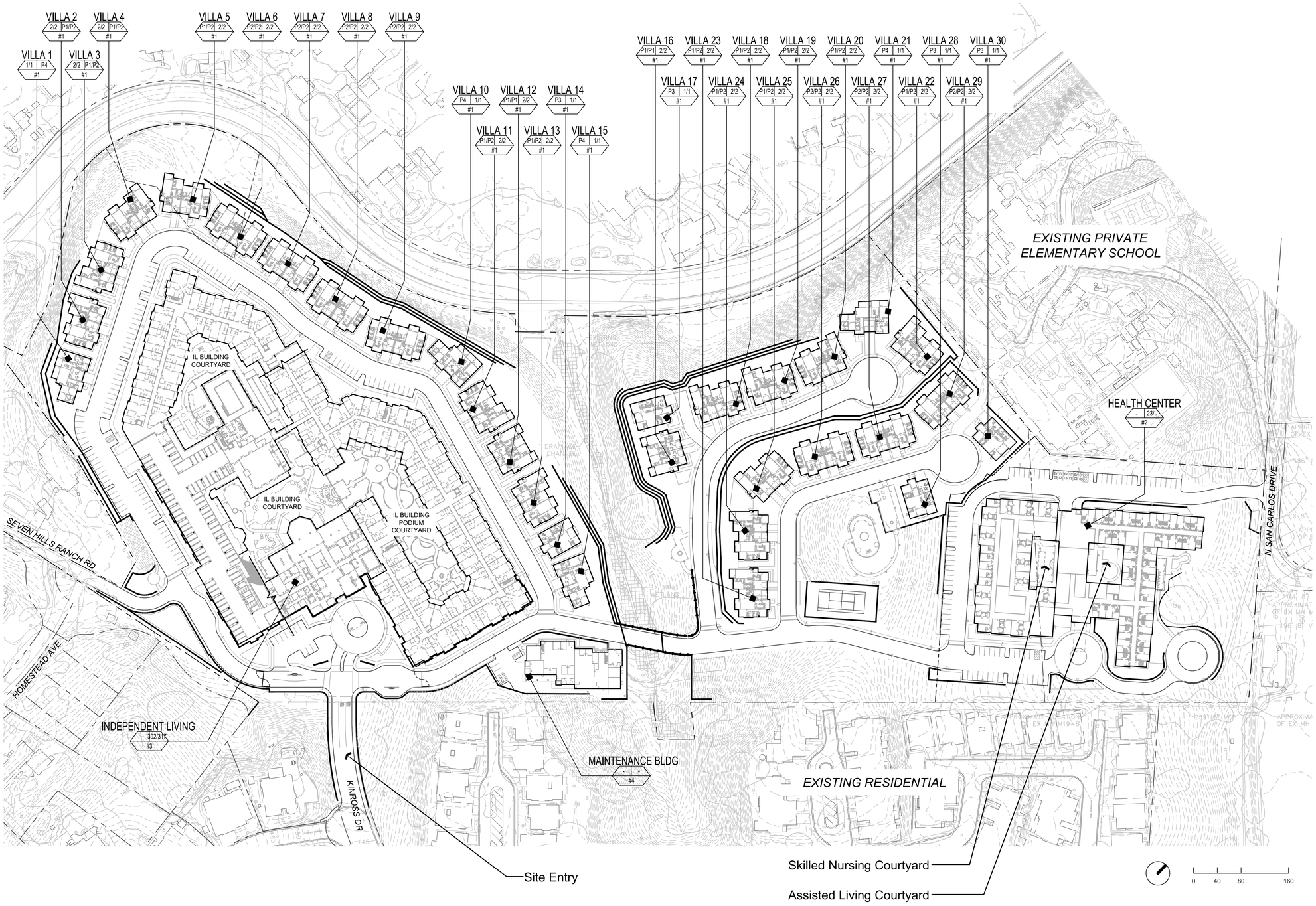
L-5	COURTYARD ENLARGEMENT - HEALTH CENTER
L-6	RESTORATION CONCEPT PLAN
L-7	CROSS SECTIONS
L-8	AMENITY/CHARACTER IMAGERY
L-9	SITE LIGHTING DIAGRAM



Unit & Product Summary

PROJECT SUMMARY (Independent Living)		
Gross Site Area	30.44	Acres
Independant Living Units	354	

INDEPENDENT LIVING BUILDING				
Unit Type	Beds/ Baths	Net Area	# of Units	Percent
Plan 1A	1 BR/1 BA	835	45	14.90%
Plan 1B	1 BR/1 BA	893	58	19.21%
Plan 1C	1 BR/1 BA	866	10	3.31%
Plan 1D	1 BR/1 BA	883	6	1.99%
Plan 2A	2 BR/2 BA	1,233	114	37.75%
Plan 2B	2 BR/2 BA	1,391	28	9.27%
Plan 3A	3 BR/2 BA	1,581	19	6.29%
Plan 3B	3 BR/2 BA	1,568	15	4.97%
Plan 3C	3 BR/2 BA	1,532	7	2.32%
Total		**347,120**	**302**	**100.00%**
Guest Rooms			4	

VILLAS (Independent Living)				
Unit Type	Beds/ Baths	Gross Area	# of Units	Percent
Villa 1	2 BR/ 2 BA	1,430	17	32.69%
Villa 2	3 BR/ 2 BA	1,720	27	51.92%
Villa 3	3 BR/ 2 BA	2,015	4	7.69%
Villa 4	3 BR/ 2 BA	2,720	4	7.69%
Total		**89,690**	**52**	**100.00%**

HEALTH CENTER				
Skilled Nursing	Type	Net Area	# Units	Percent
	Private	300	7	21.2%
	Semi-Private	415	26	78.8%
Total			33	59 Beds
Assisted Living				
	Studio	360	14	31.82%
	1 BR	530	30	68.18%
Subtotal			44	100.00%
Memory Care				
	Private	360	23	100.00%
Subtotal			23	100.00%
Total			100	

PARKING SUMMARY	
INDEPENDENT LIVING BUILDING	count
Open Spaces	110 spaces
Structured Parking	300 spaces
Total	**410 spaces***
	1.36 spaces/ unit

*note: Per Contra Costa County Code Section 4.106.4.2, 21 spaces shall be fully-equiped with EVSE and 20 spaces capable of future EVSE, located in common garage. See A130.

VILLAS	
Driveway Space	52 spaces
Garge Space	52 spaces
Total	**104 spaces****
	2.00 spaces/ unit

**note: Per Contra Costa County Code Section 4.106.4.2, 6 spaces shall be fully- equiped with EVSE and 5 spaces capable of future EVSE, located in indivdual resident garages.

HEALTH CENTER	
Open Spaces	80 spaces
Total	**80 spaces*****

***note: Per Contra Costa County Code Table 5.106.5.3.3, 6 spaces shall be equiped with electric vehicle supply equipement.

Legend

BLDG NAME — BUILDING TYPE NAME

P1/P2 2/4 — NUMBER OF : UNITS / GARAGE PARKING STALLS

#4 — BUILDING SHEET NUMBER - CORRESPONDS TO A#00 SERIES (FOR REF ONLY, NOT BLDG ADDRESS)

VILLA TYPE NUMBER (FOR REF ONLY, NOT BLDG ADDRESS)

EV CS — ELECTRIC VEHICLE CHARGING STATION LOCATION (INDICATES FULLY-EQUIPPED AND FUTURE CHARGING STATION)

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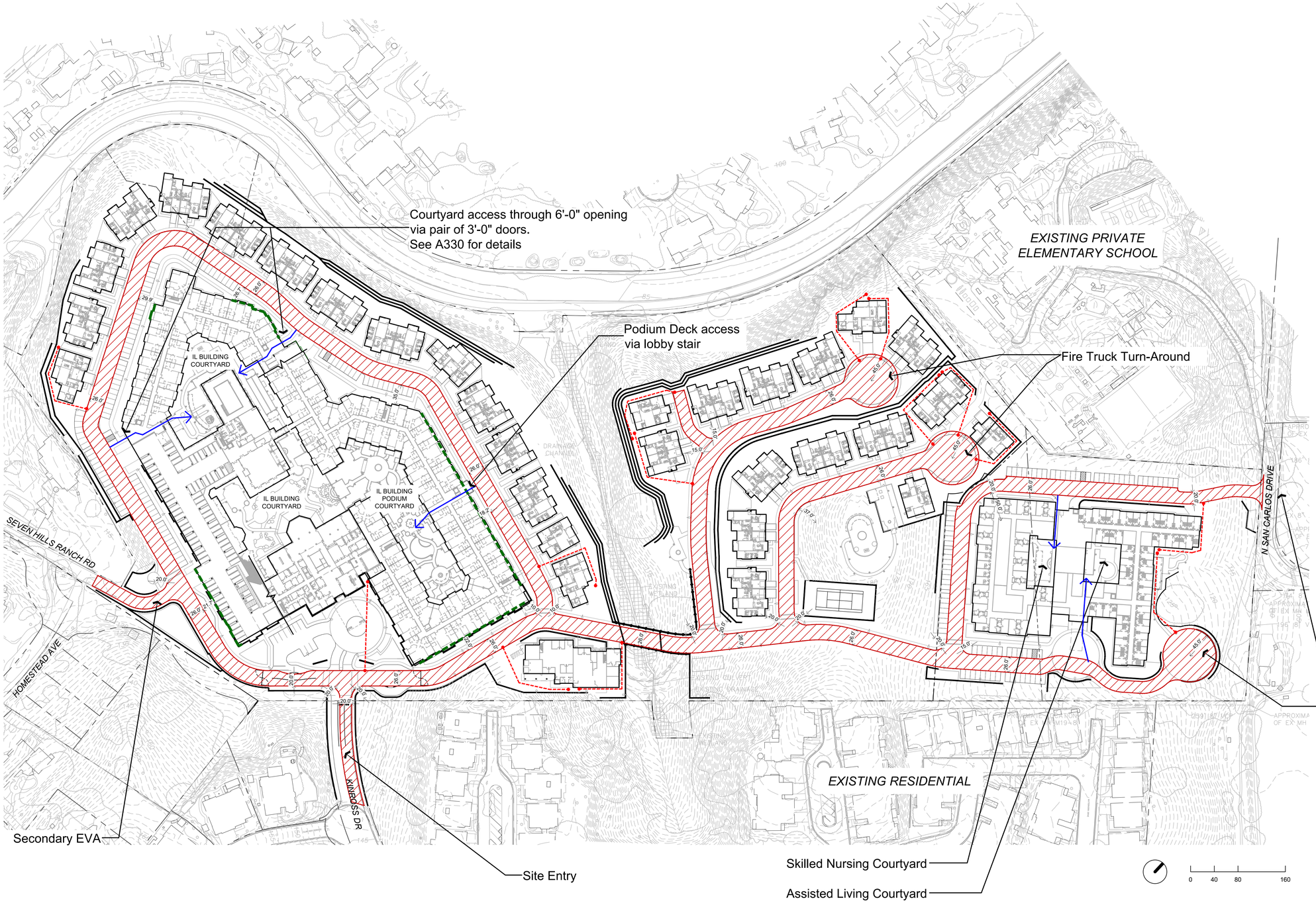
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

SITE PLAN

A011



Building Description

Independent Living Building
Four stories of residential on-grade and three stories of residential in contruction type V-A over one story of parking in construction type IA. Common Building in construction type I-A and Pool Building in construction type III-A.

Occupancy:	R-2.1, R-4, B, A-Occupancies, S-Occupancies
Building Height:	4 Stories; ±49'-0"
Fire Sprinkler:	NFPA 13

Health Center
Skilled Nursing and Assisted Living on one story with Memory Care and Assisted Living on floor below in construction type V-A.

Occupancy:	I-2, R-2.1, B, A-Occupancies
Building Height:	2 Stories; ±32'-0"
Fire Sprinkler:	NFPA 13

Villas
One story of residential and private garage in construction type V-B

Occupancy:	R-3, U
Building Height:	1 Story; ±18'-0"
Fire Sprinkler:	NFPA 13D

Maintenance Building
Two stories of laundry, offices, workshop, staff break room, and storage in construction type V-B

Occupancy:	A-3, B, F-1, S-1
Building Height:	2 Stories; ±36'-0"
Fire Sprinkler:	NFPA 13

Legend

- Fire Apparatus Access Road
- 150' or less "Hose Pull" Access
- Aerial Apparatus Access
- Fire Department Access to Enclosed Courtyard

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CONCEPTUAL DESIGN
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FIRE DEPARTMENT ACCESS EXHIBIT

A012

EXISTING RESIDENTIAL

EXISTING PRIVATE ELEMENTARY SCHOOL

IL BUILDING COURTYARD

IL BUILDING COURTYARD

IL BUILDING PODIUM COURTYARD

SEVEN HILLS RANCH RD

N SAN CARLOS DRIVE

KINROSS DR

EXISTING RESIDENTIAL

Health Center deliveries received in rear loading zone (alternately sized at 20'x 25')

Delivery vehicles that do not meet vertical clearance requirements make deliveries at grade.

Delivery vehicles that meet vertical clearance requirements make deliveries in the parking structure. See A330

Primary Entry

Maintenance Building

Location of trash staging on trash day. See Trash Staging Enlargement.

0 40 80 160

Trash Management Plan

Property management will relocate trash and recycling bins from the trash termination rooms in the Health Center and Independent Living Buildings to the Maintenance Building to be compacted in the appropriate baler. Management will also pick up individual trash bins for the Villa buildings as needed to be compacted. The compacted bins will be staged in the trash staging area adjacent to the Maintenance Building on trash day for pick-up.

Trash Staging Enlargement

Legend

- Loading Space 10'x35' Per County Code Section 82-16.410
- Trash Staging Area
- Delivery Truck Access
- Garbage Truck Access

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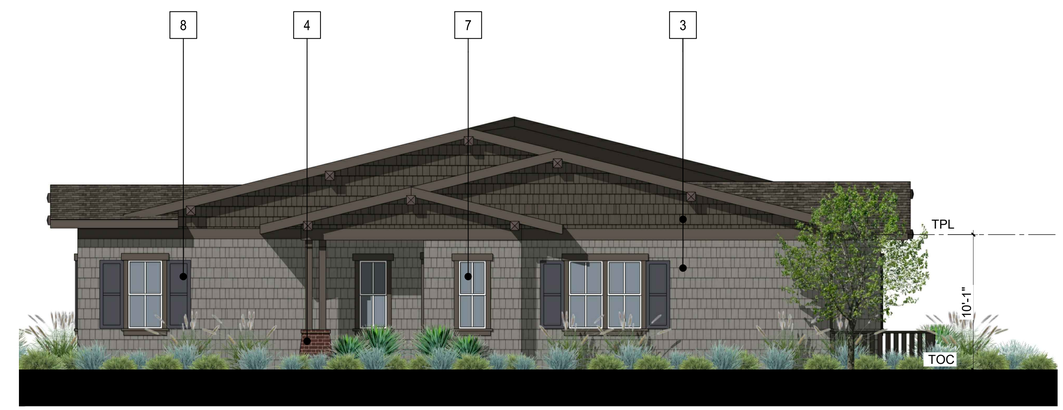
DELIVERY AND GARBAGE TRUCK ACCESS EXHIBIT

A013

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. VINYL WINDOWS
8. SHUTTERS

3. FRONT ELEVATION



4. RIGHT ELEVATION

1. REAR ELEVATION

2. LEFT ELEVATION

NOTE: FINAL EXTERIOR COLORS AND MATERIALS OF THE VILLA BUILDINGS WILL VARY ACCORDING TO LOCATION AND DISTRIBUTION ON SITE.

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OCTOBER 7TH, 2020

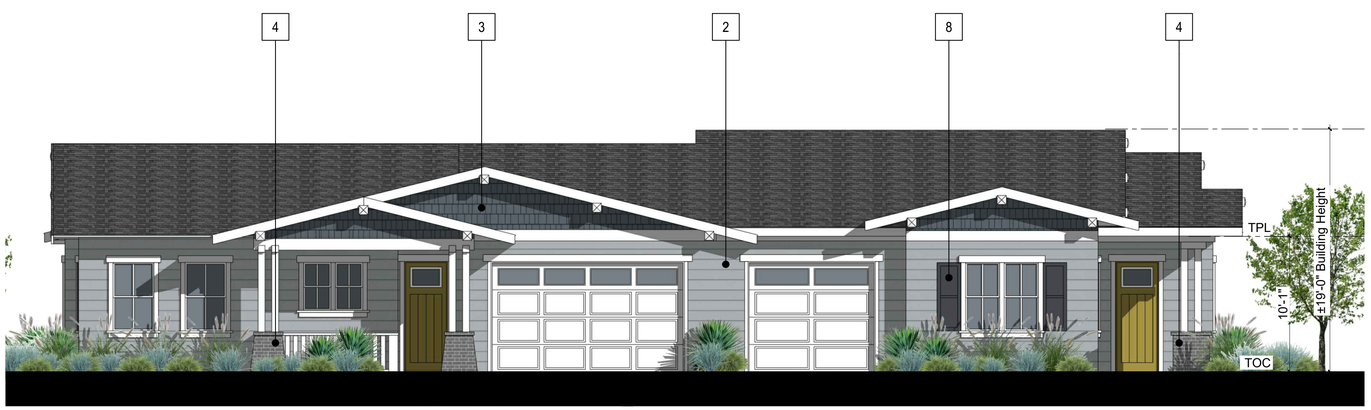
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE A

A121

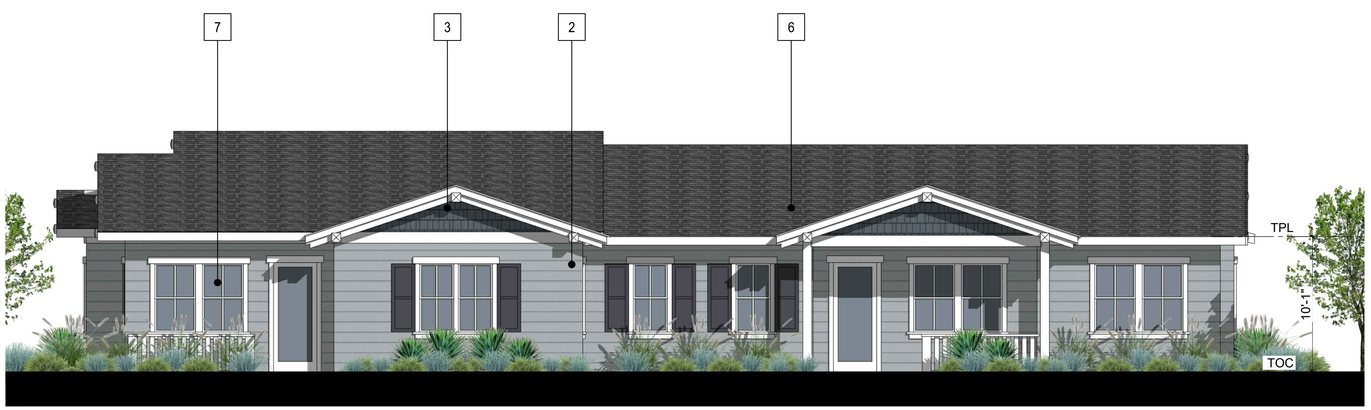
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. VINYL WINDOWS
8. SHUTTERS

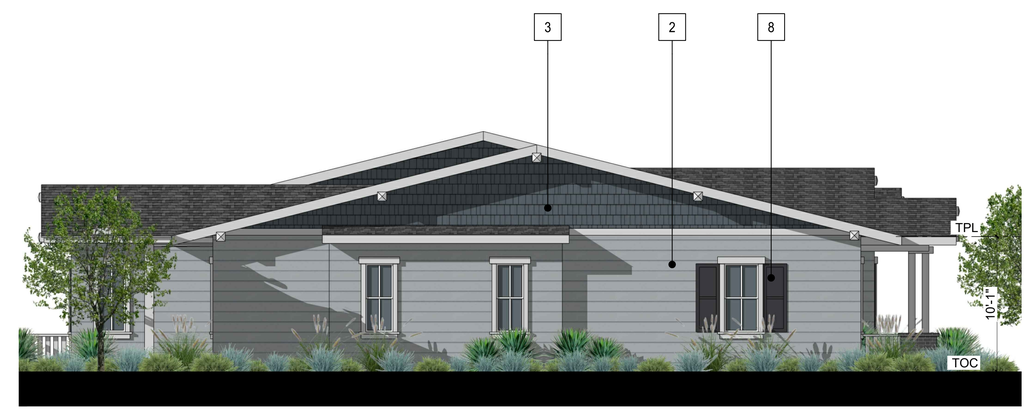


3. FRONT ELEVATION

4. RIGHT ELEVATION



1. REAR ELEVATION



2. LEFT ELEVATION

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CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 4 8 12

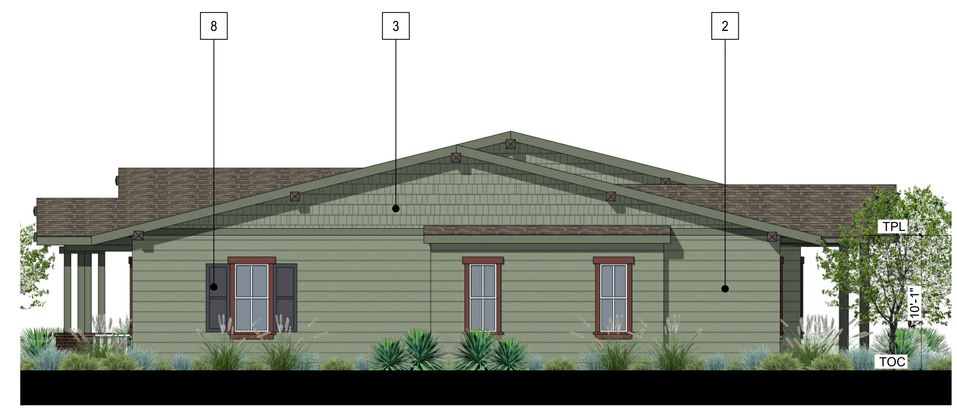
BUILDING ELEVATIONS
VILLA BUILDING TYPE B

A122

MATERIAL LEGEND

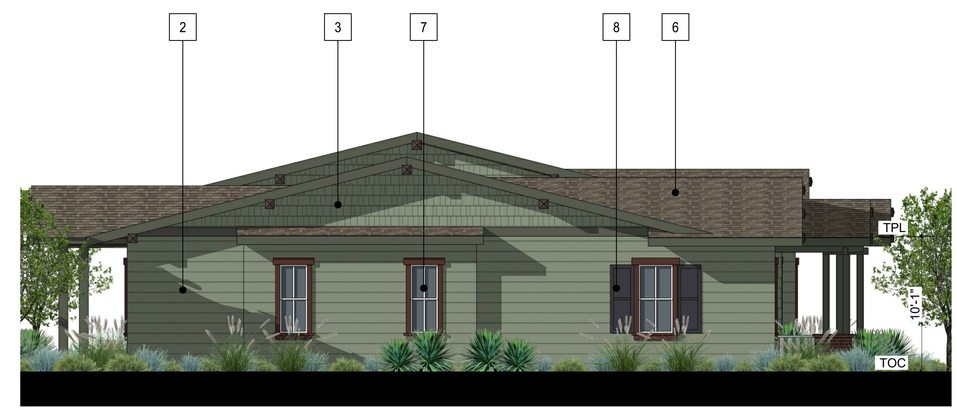
1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. VINYL WINDOWS
8. SHUTTERS

3. FRONT ELEVATION



4. RIGHT ELEVATION

1. REAR ELEVATION



2. LEFT ELEVATION

NOTE: FINAL EXTERIOR COLORS AND MATERIALS OF THE VILLA BUILDINGS WILL VARY ACCORDING TO LOCATION AND DISTRIBUTION ON SITE.

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CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

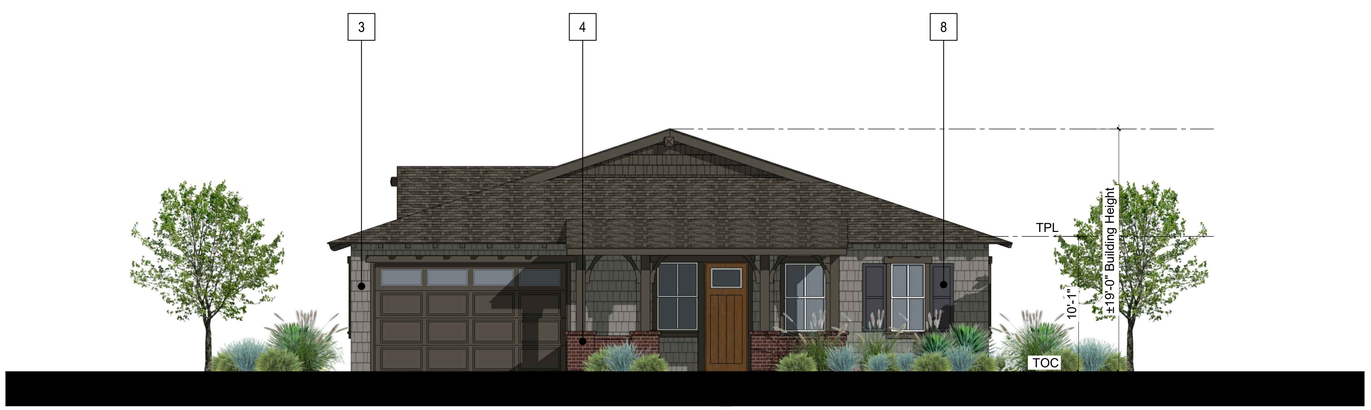
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE C

A123

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. VINYL WINDOWS
8. SHUTTERS



3. FRONT ELEVATION

4. RIGHT ELEVATION

1. REAR ELEVATION

2. LEFT ELEVATION

NOTE: FINAL EXTERIOR COLORS AND MATERIALS OF THE VILLA BUILDINGS WILL VARY ACCORDING TO LOCATION AND DISTRIBUTION ON SITE.

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE D

A124

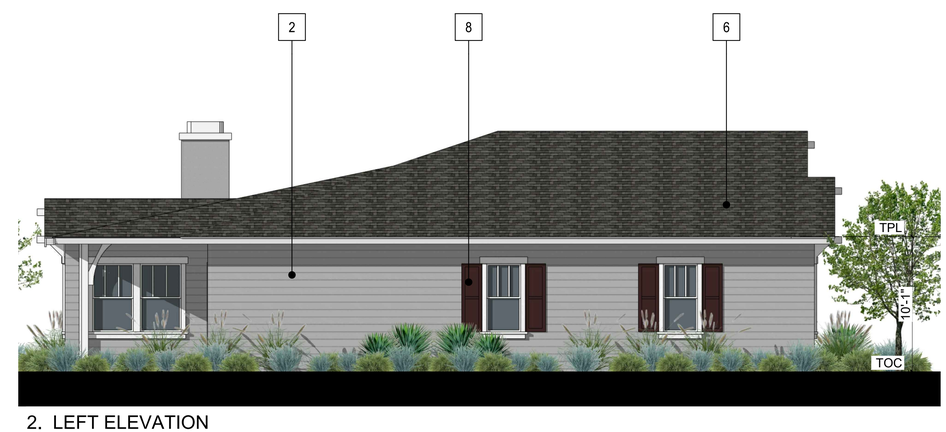
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. VINYL WINDOWS
8. SHUTTERS`

3. FRONT ELEVATION

4. RIGHT ELEVATION

1. REAR ELEVATION



2. LEFT ELEVATION

NOTE: FINAL EXTERIOR COLORS AND MATERIALS OF THE VILLA BUILDINGS WILL VARY ACCORDING TO LOCATION AND DISTRIBUTION ON SITE.

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CONCEPTUAL DESIGN
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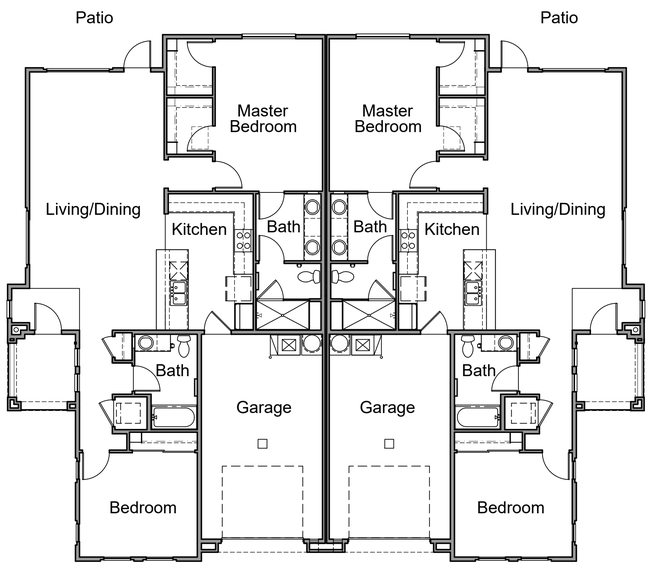
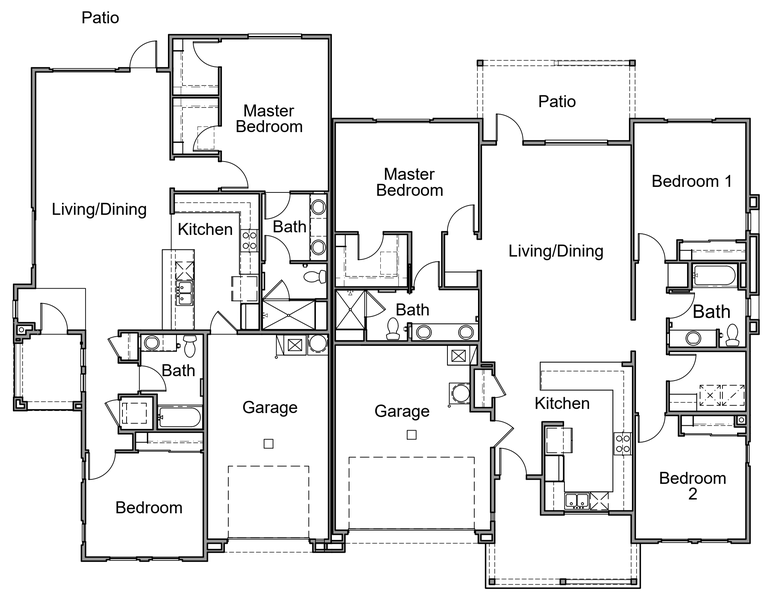
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE E

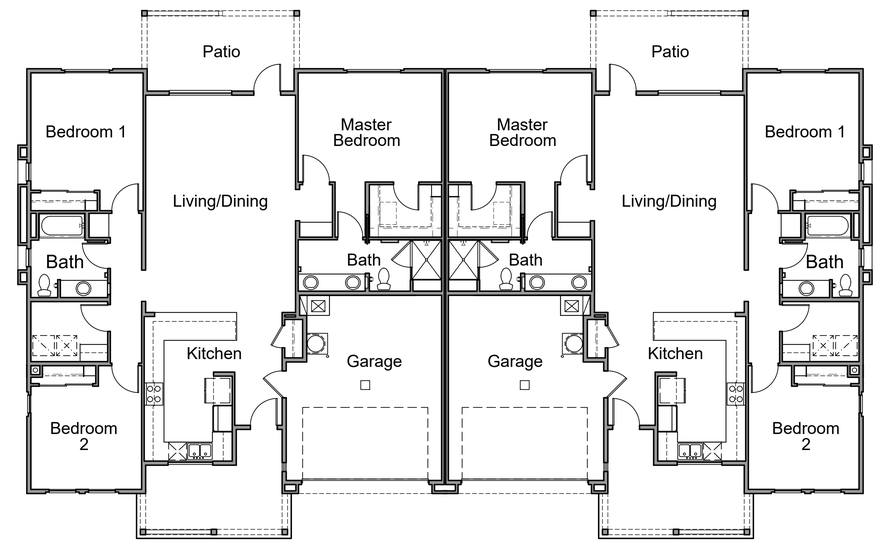
A125



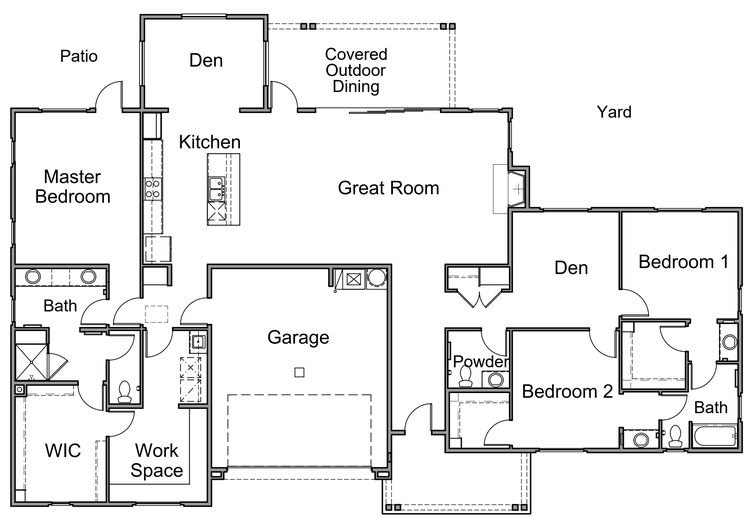
Villa Type A



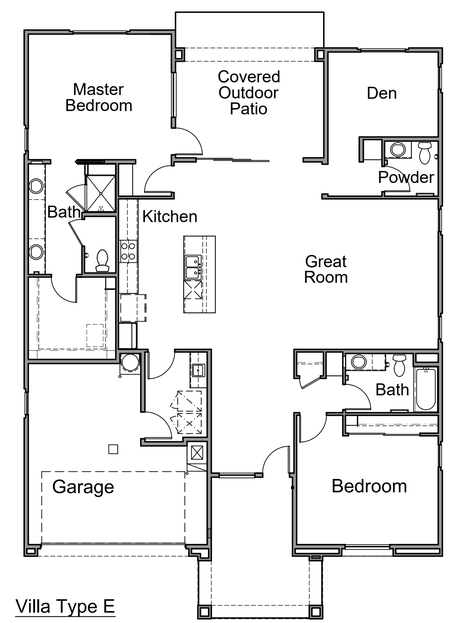
Villa Type B



Villa Type C



Villa Type D



Villa Type E

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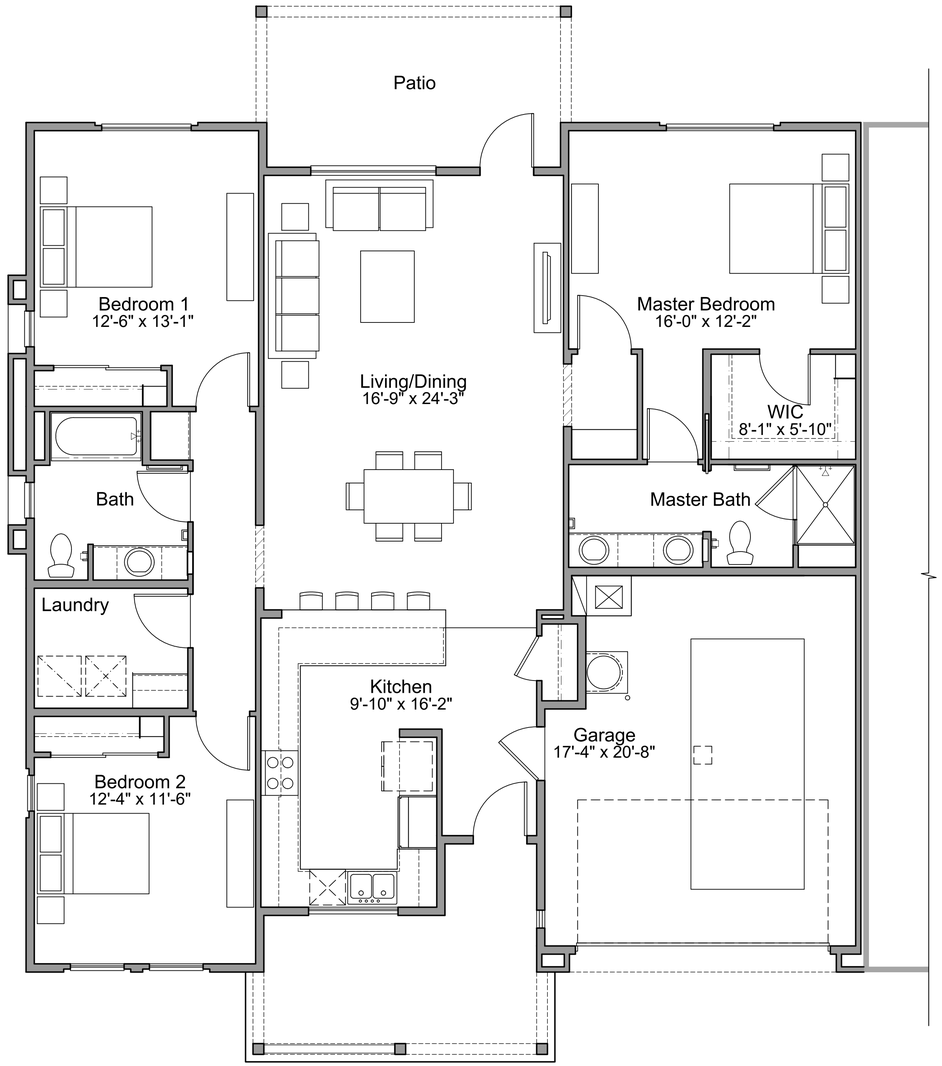
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

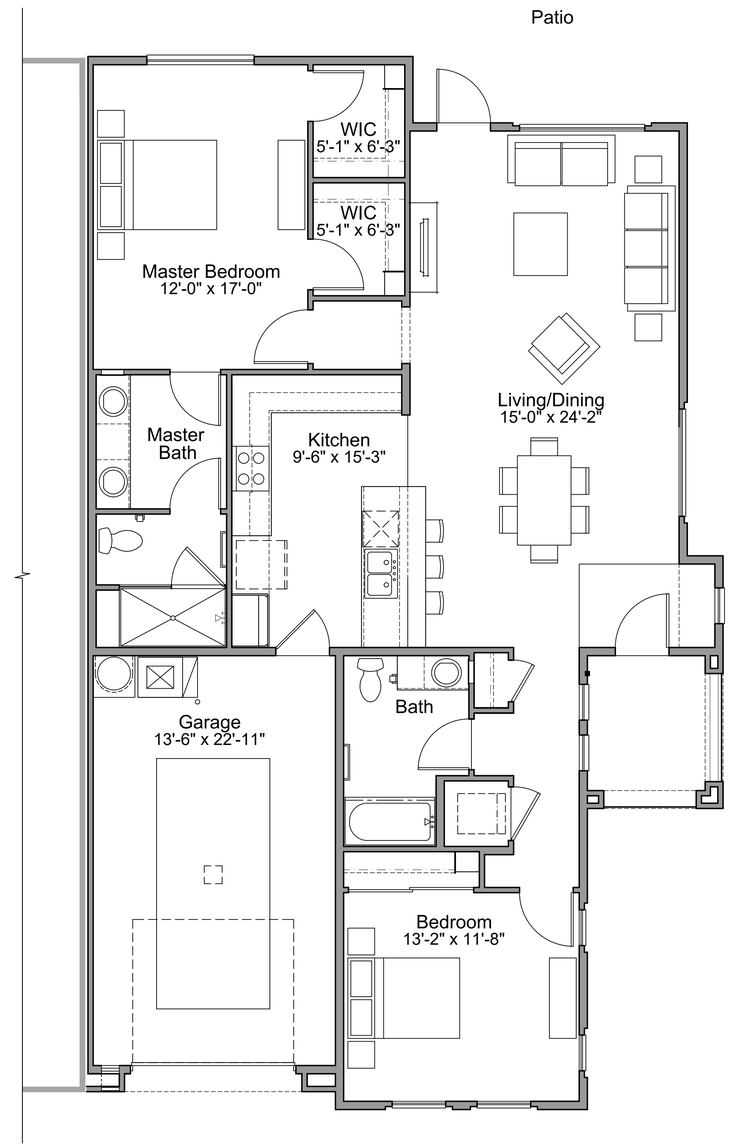
0 4 8 16

BUILDING PLANS
INDEPENDENT LIVING VILLAS

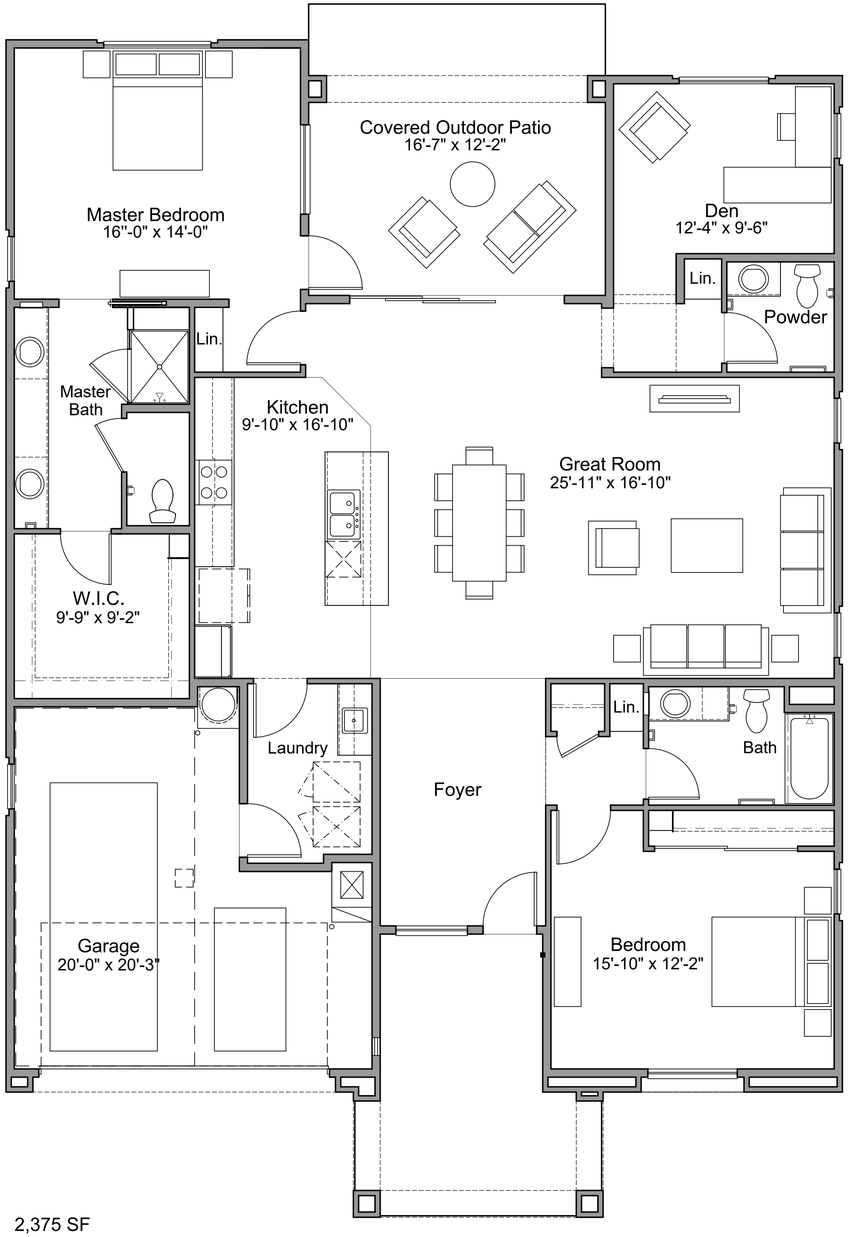
A131



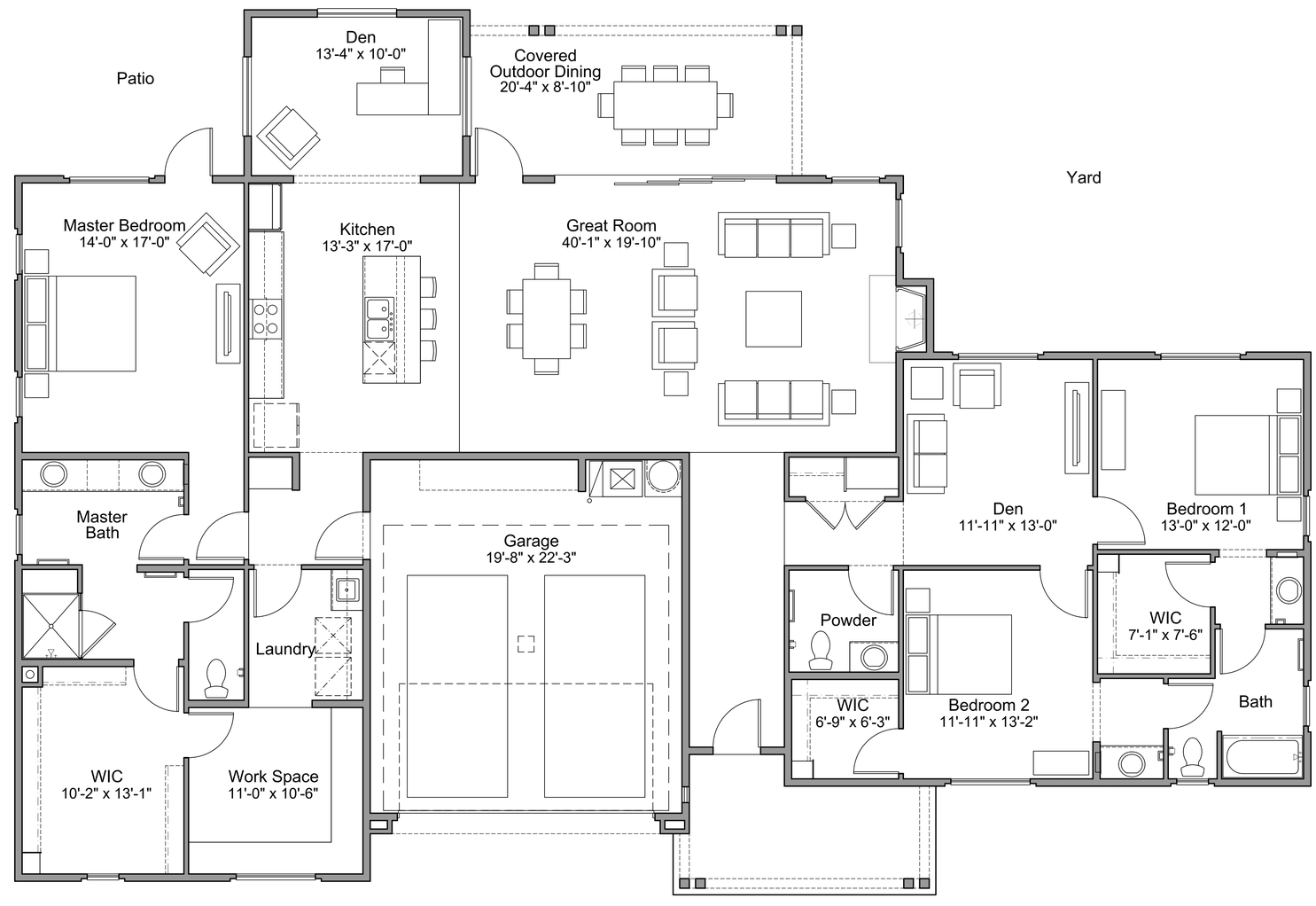
2,089 SF
Villa P2



1,757 SF
Villa P1



2,375 SF
Villa P3 (Type E)



3,202 SF
Villa P4 (Type D)

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CONTRA COSTA COUNTY, CA # 2019-1168

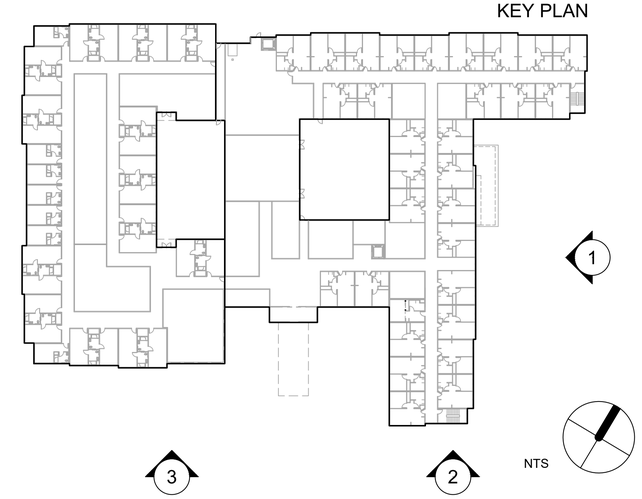
CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

RENDERINGS
INDEPENDENT LIVING VILLAS

OVERALL SOUTH ELEVATION

3. SOUTH ELEVATION

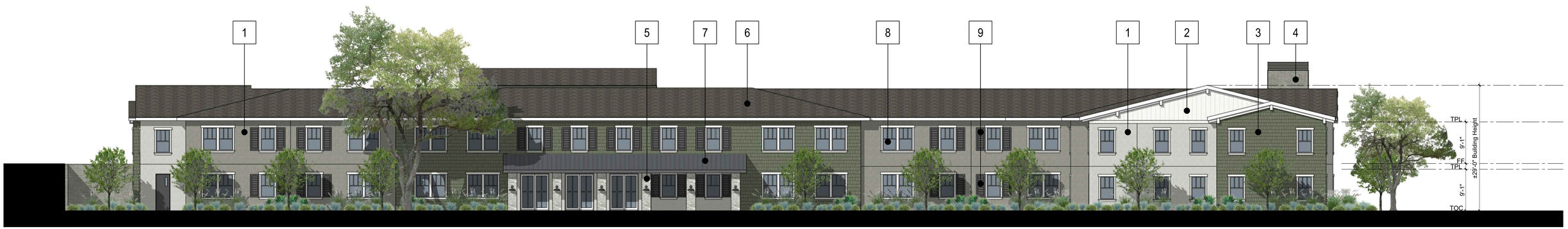
KEY PLAN



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. SHUTTERS
10. METAL STOREFRONT

2. SOUTH ELEVATION



1. EAST ELEVATION

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

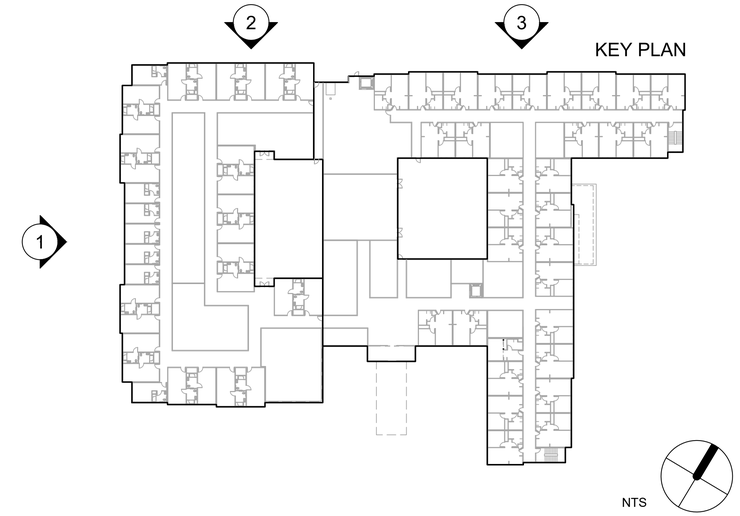
BUILDING ELEVATIONS
HEALTH CENTER

A221

OVERALL NORTH ELEVATION

3. NORTH ELEVATION

2. NORTH ELEVATION



MATERIAL LEGEND

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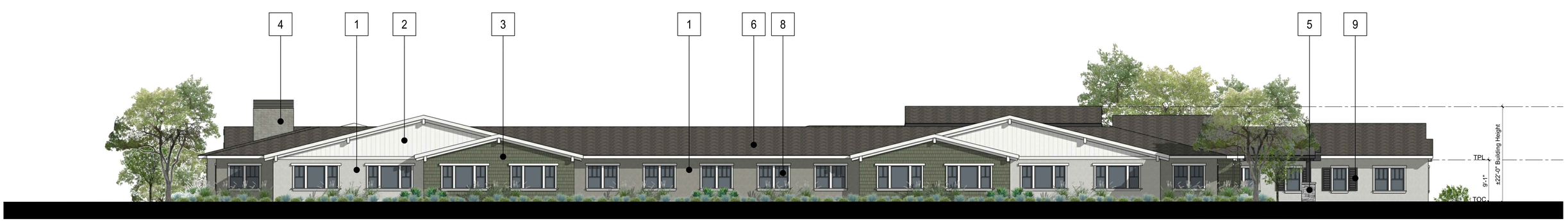
9. SHUTTERS
10. METAL STOREFRONT



1. WEST ELEVATION

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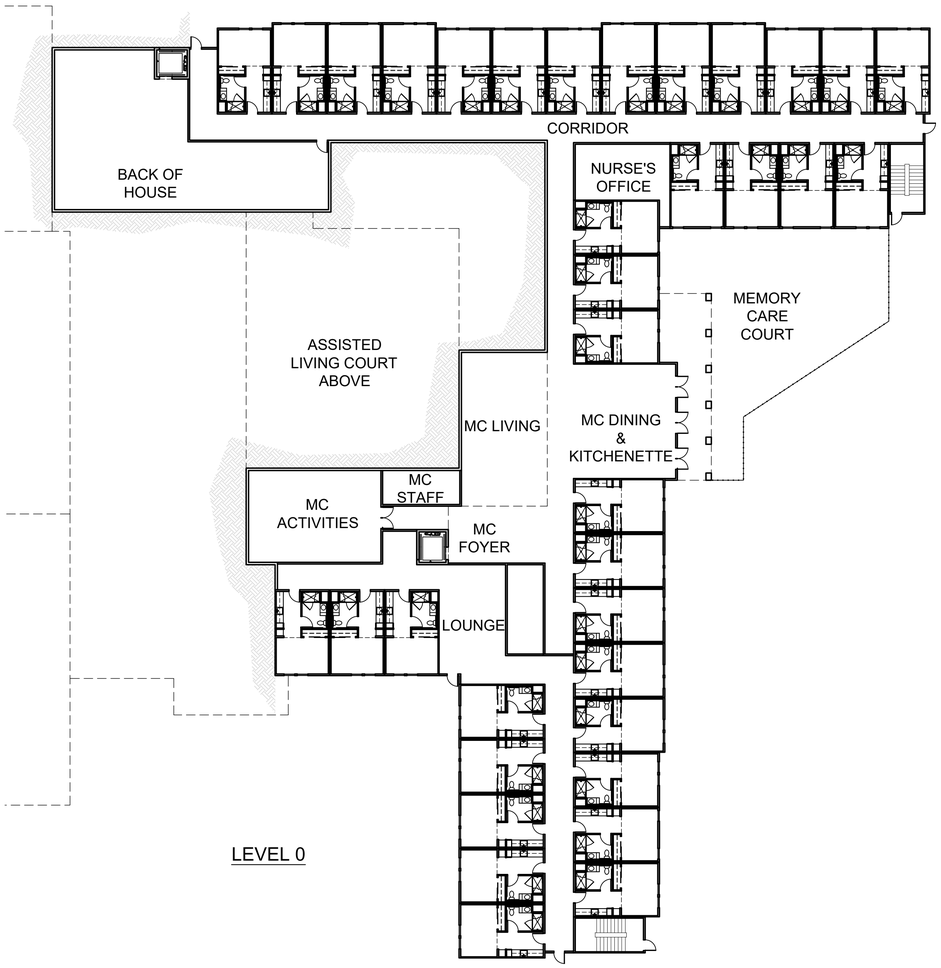
CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

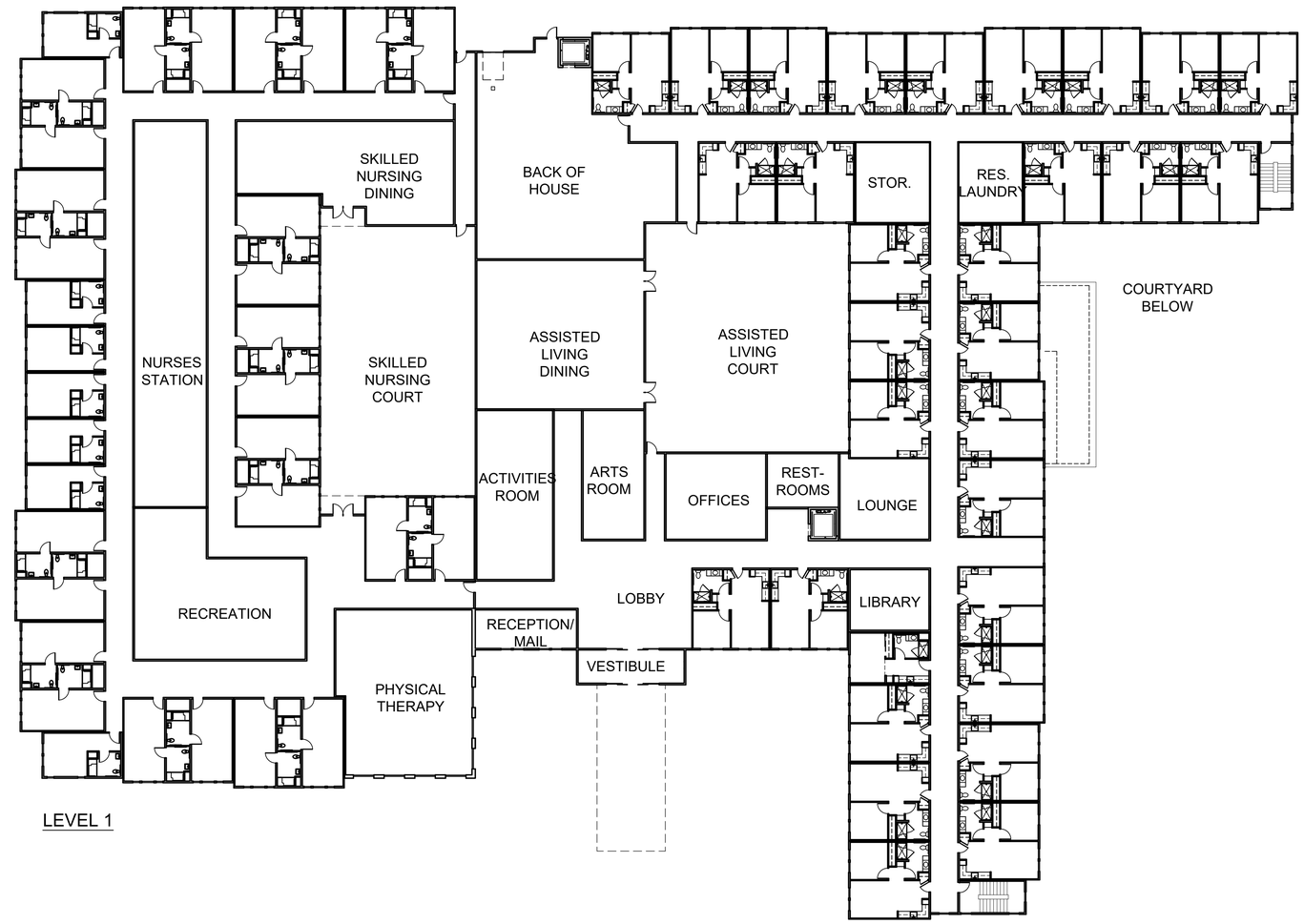
0 5 10 20

BUILDING ELEVATIONS
HEALTH CENTER

A222



LEVEL 0



LEVEL 1

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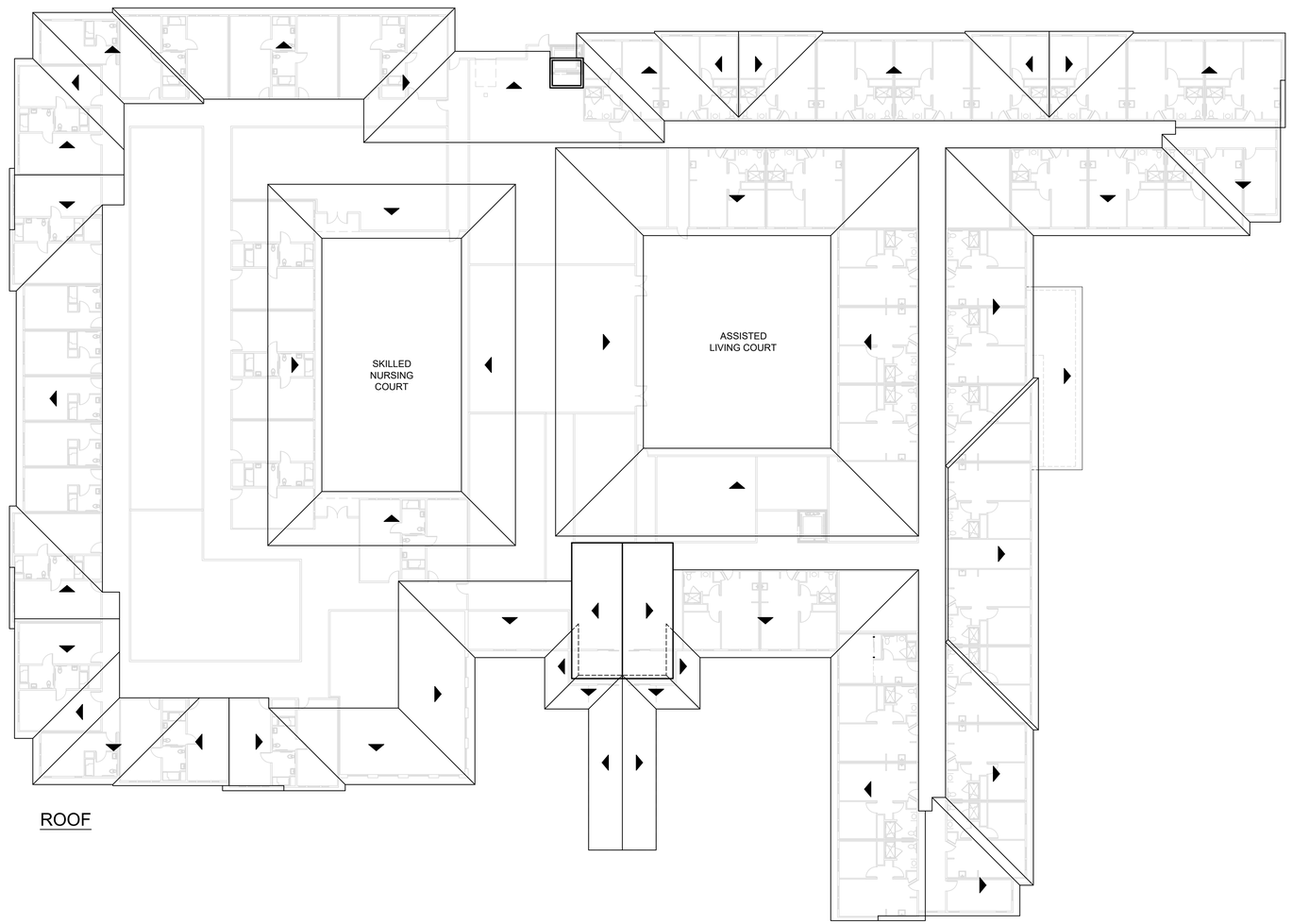
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 10 20 40

BUILDING PLANS
HEALTH CENTER

A231



ROOF

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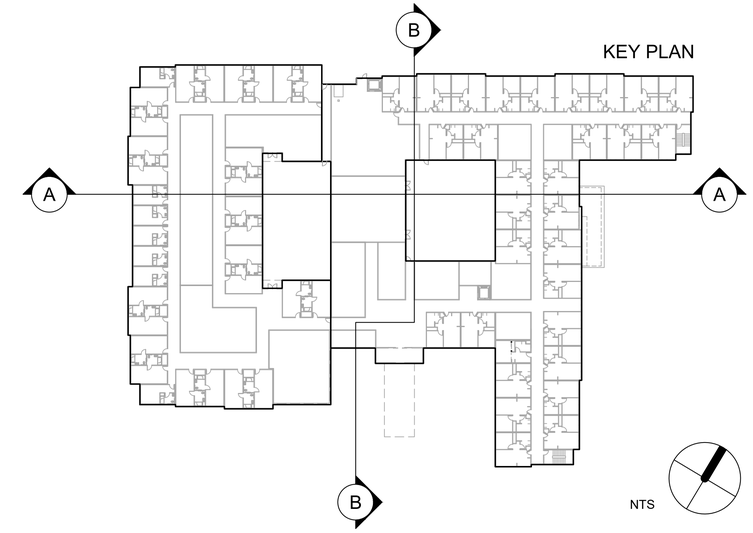
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

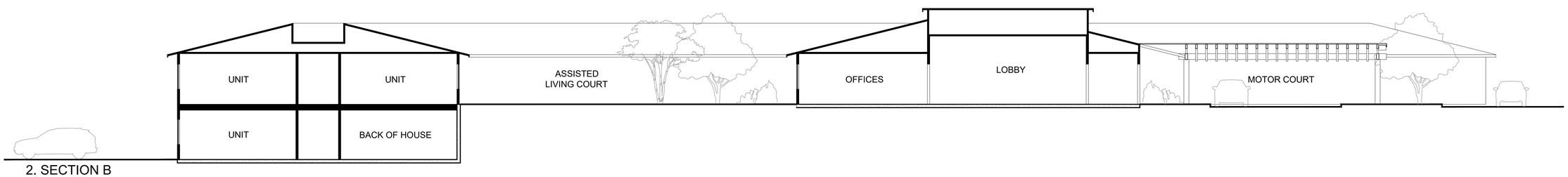
CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 10 20 40

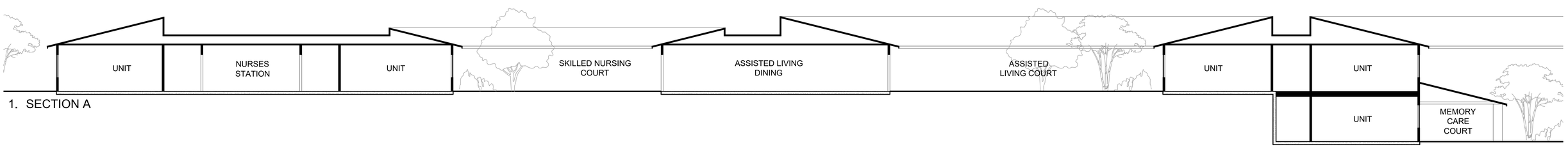
BUILDING PLANS
HEALTH CENTER

A232





2. SECTION B



1. SECTION A

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING SECTIONS
HEALTH CENTER

A241

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

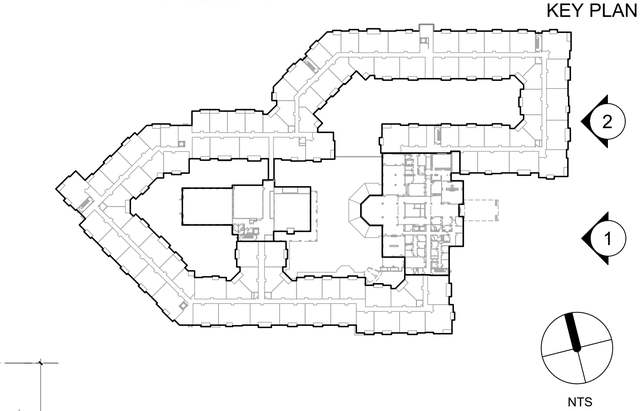
RENDERINGS
HEALTH CENTER

MATERIAL LEGEND

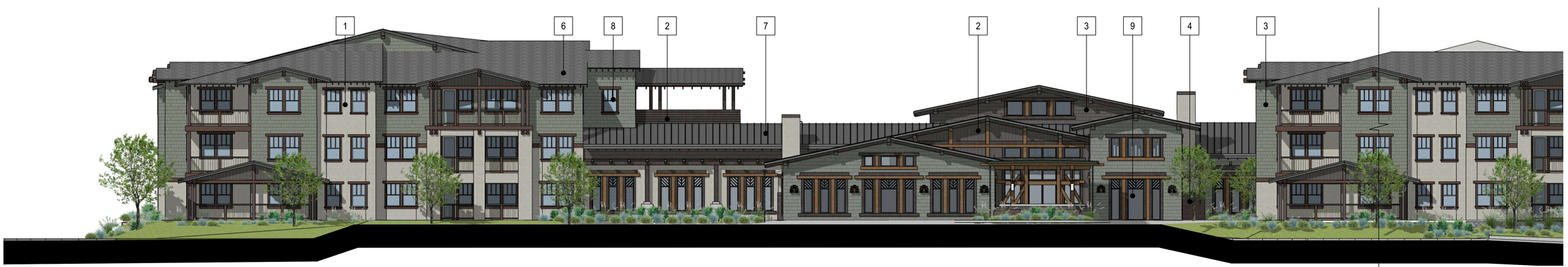
1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. METAL STOREFRONT

OVERALL EAST ELEVATION

KEY PLAN



2. EAST ELEVATION



1. EAST ELEVATION

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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

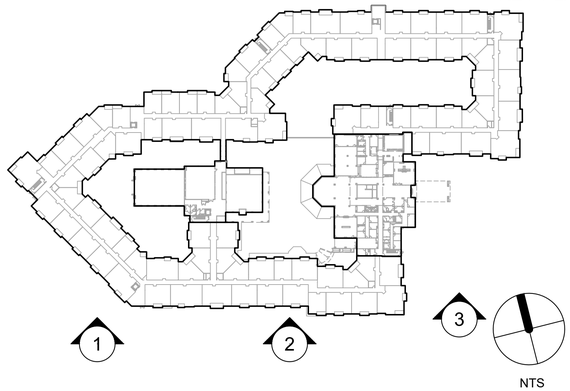
A321

OVERALL SOUTH ELEVATION

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. METAL STOREFRONT

KEY PLAN



3. SOUTH ELEVATION

2. SOUTH ELEVATION

1. SOUTH ELEVATION

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

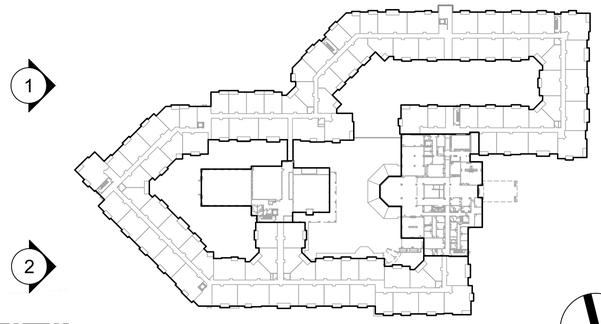
A322

OVERALL WEST ELEVATION

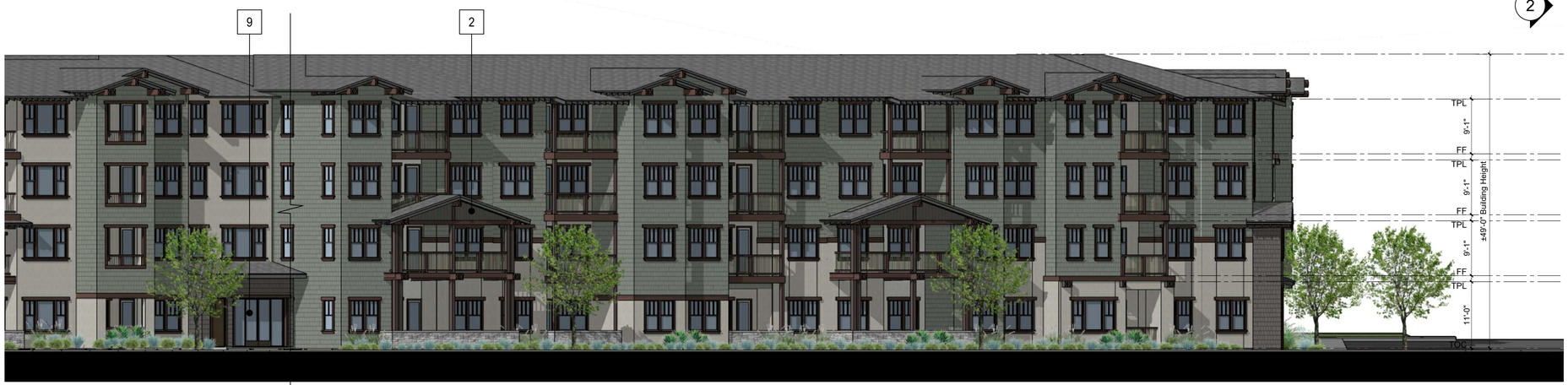
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. METAL STOREFRONT

KEY PLAN



NTS



2. WEST ELEVATION

1. WEST ELEVATION

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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

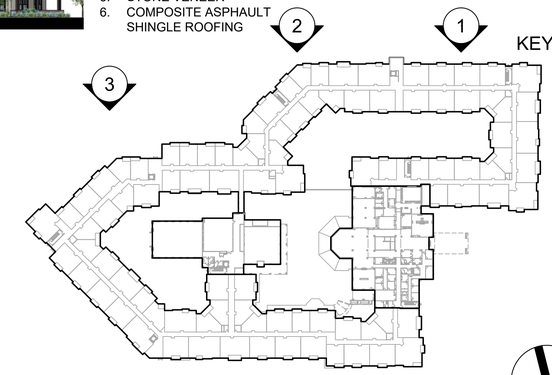
A323

OVERALL NORTH ELEVATION

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. METAL STOREFRONT

KEY PLAN



NTS

3. NORTH ELEVATION

2. NORTH ELEVATION

1. NORTH ELEVATION

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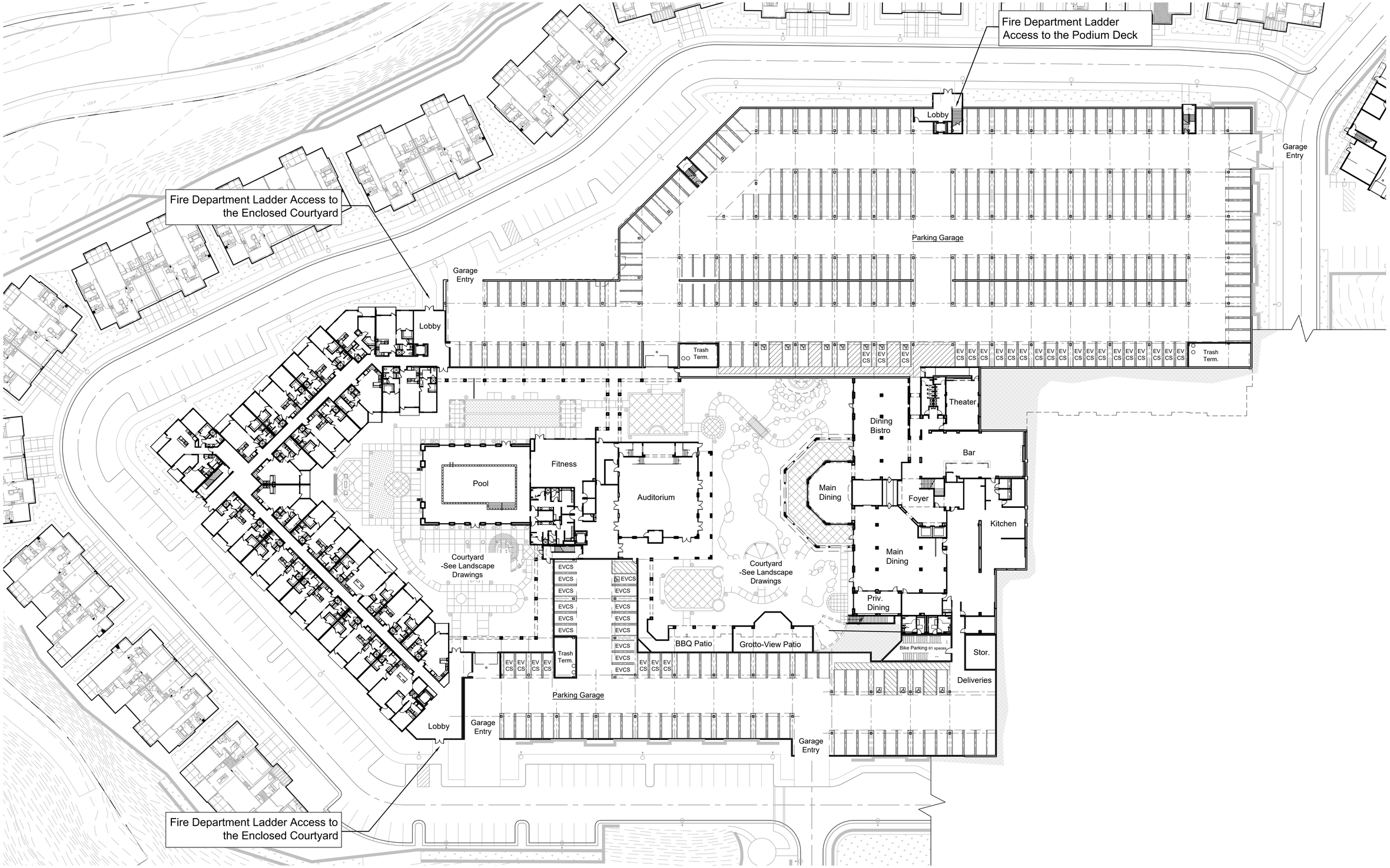
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

A324



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CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - COURTYARD LEVEL

A330

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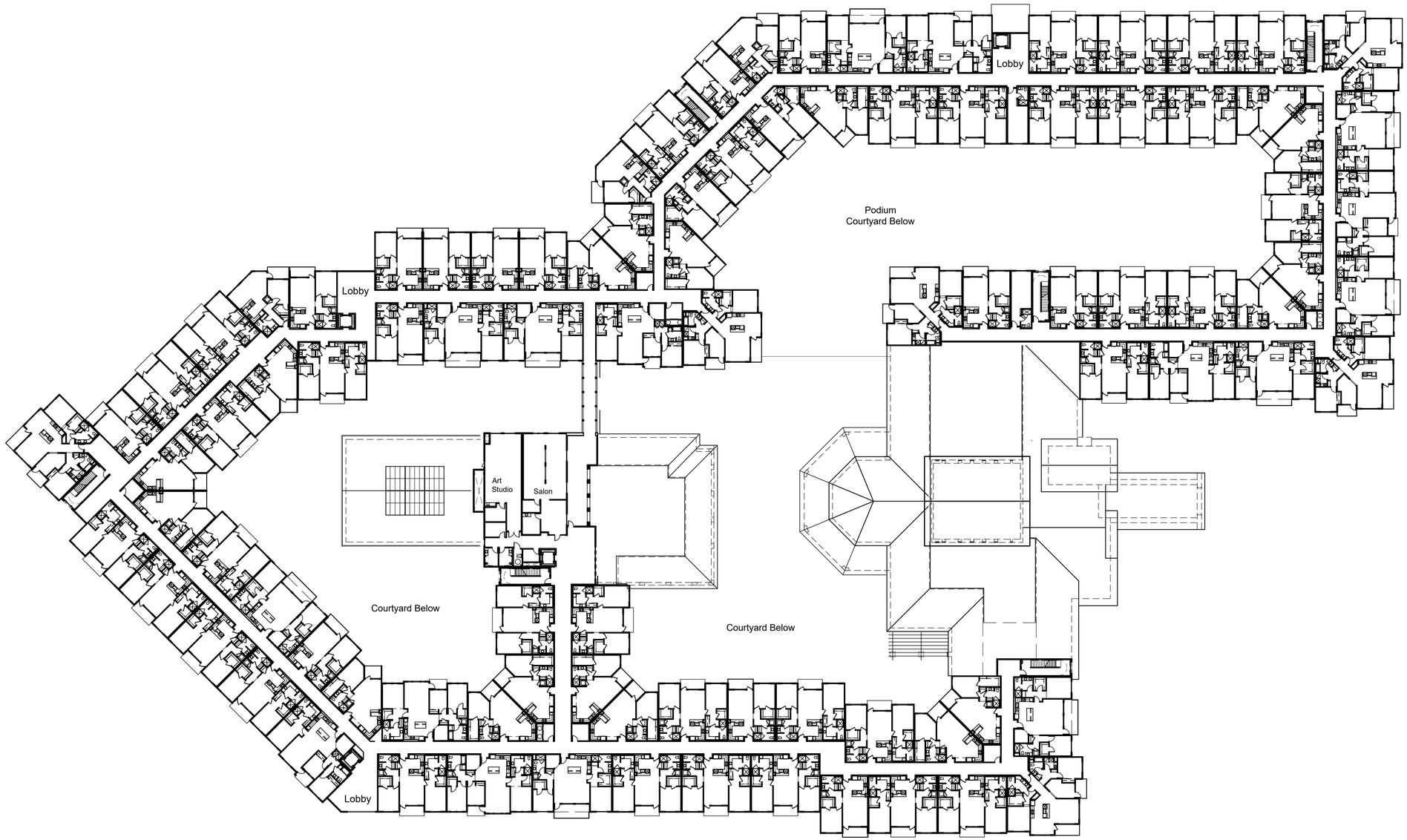
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - 1ST FLOOR

A331



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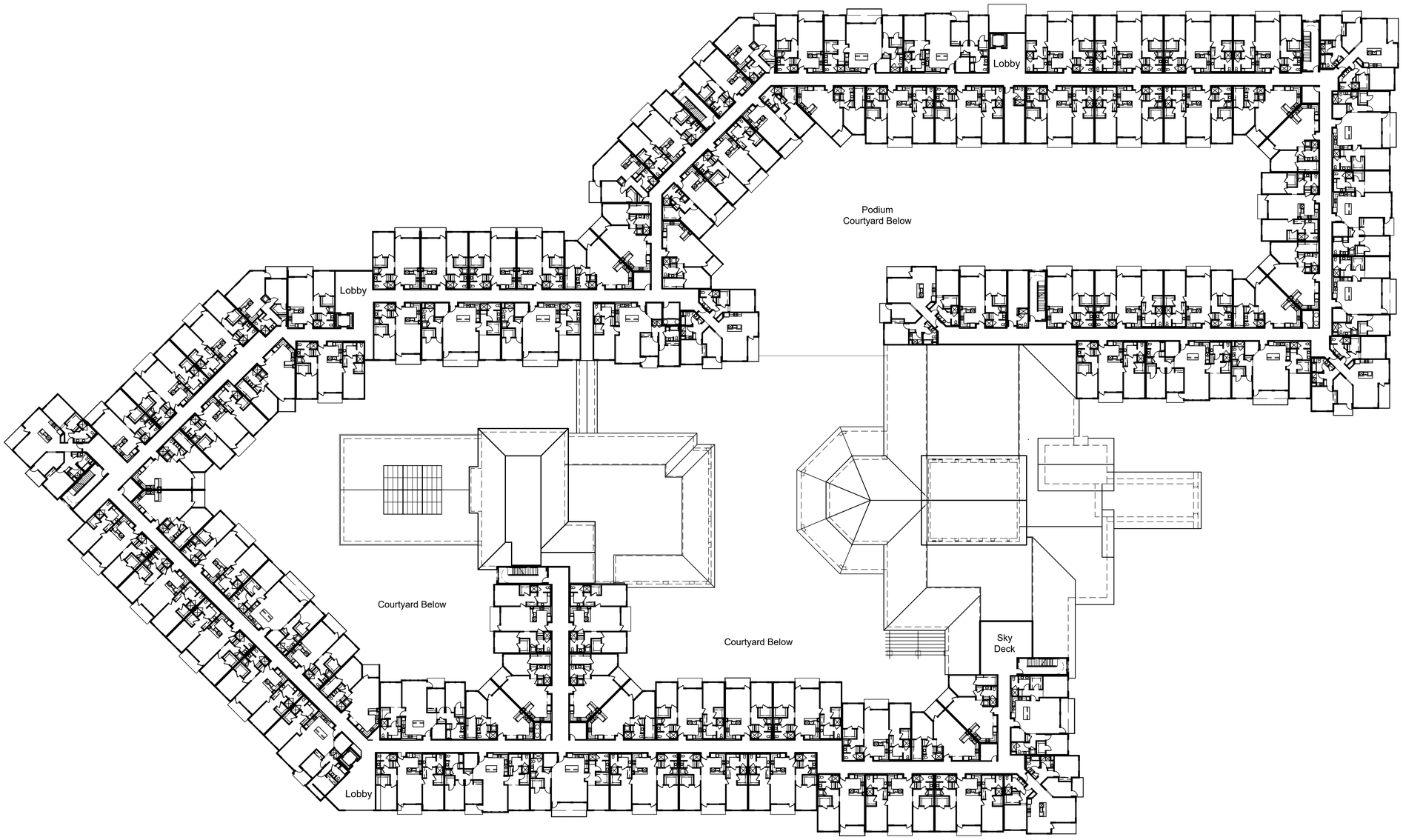
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - 2ND FLOOR

A332



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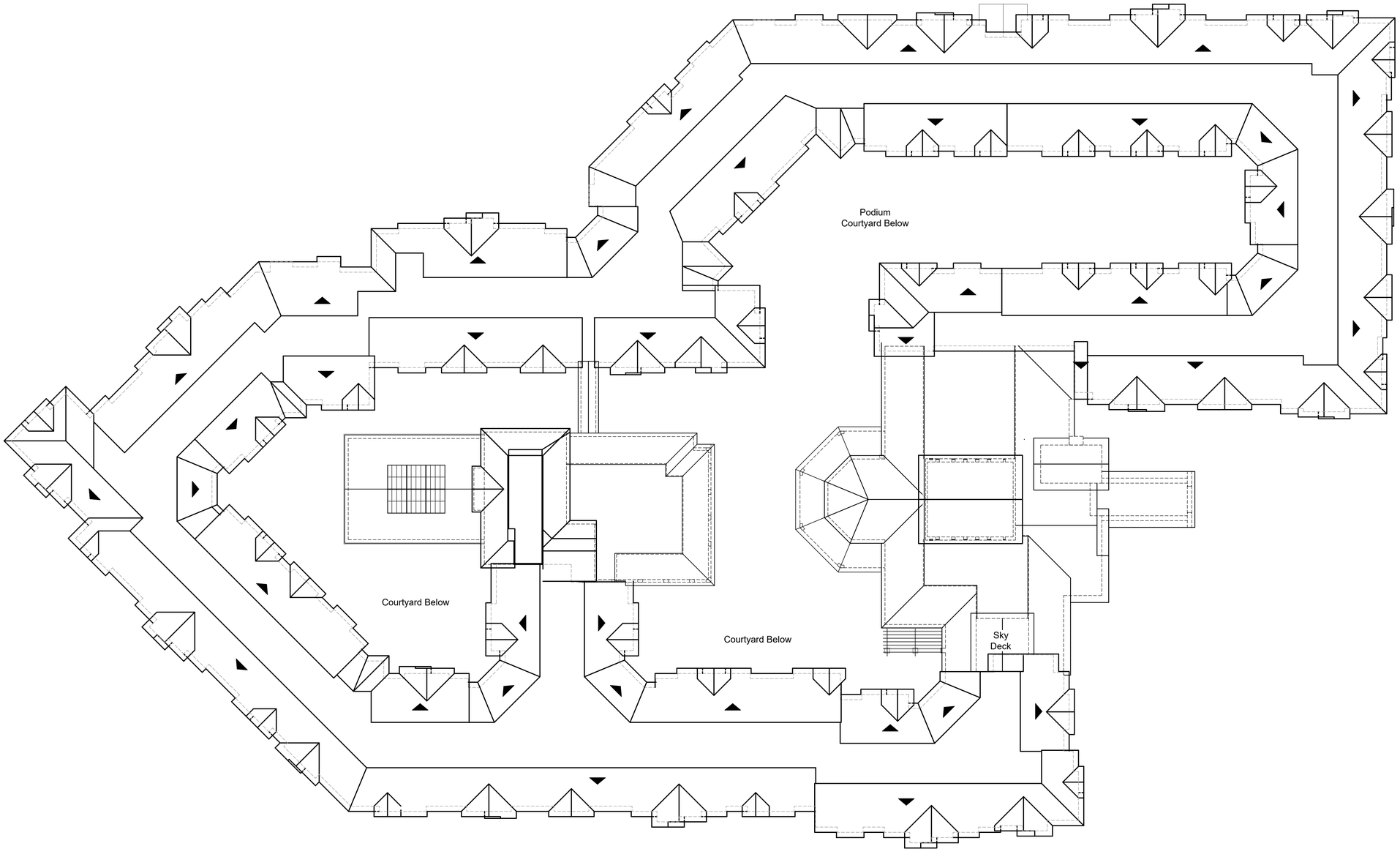
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - 3RD FLOOR

A333



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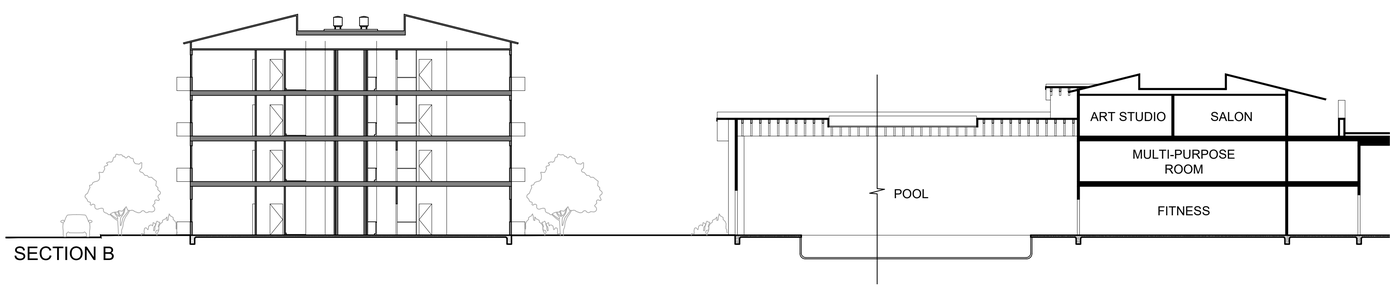
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 15 30 60

ROOF PLAN
RLU BUILDING

A334



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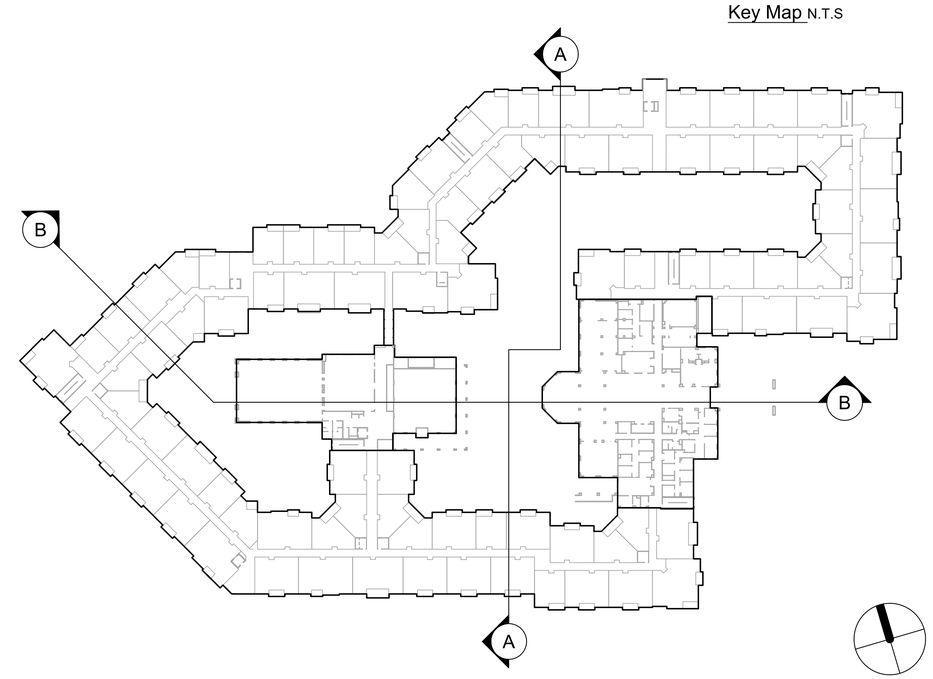
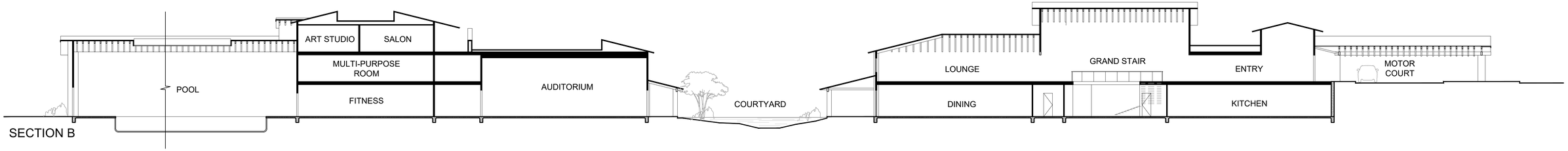
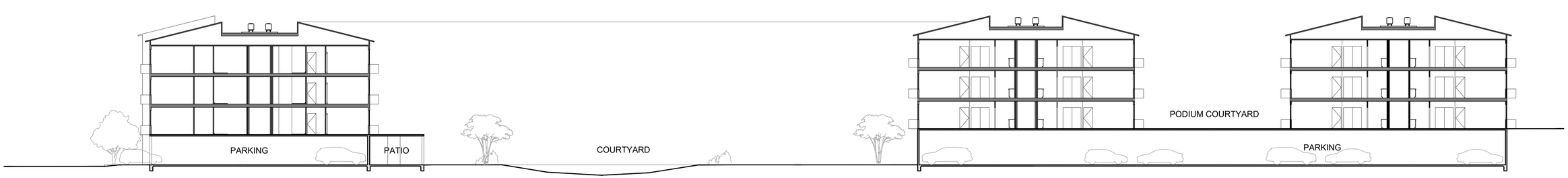




SECTION B



SECTION A

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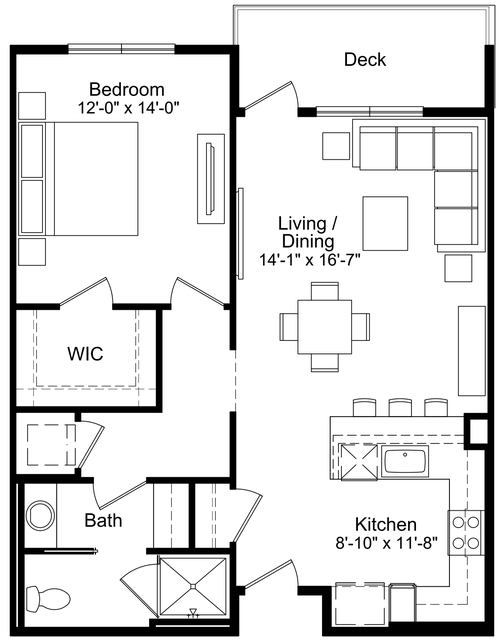
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

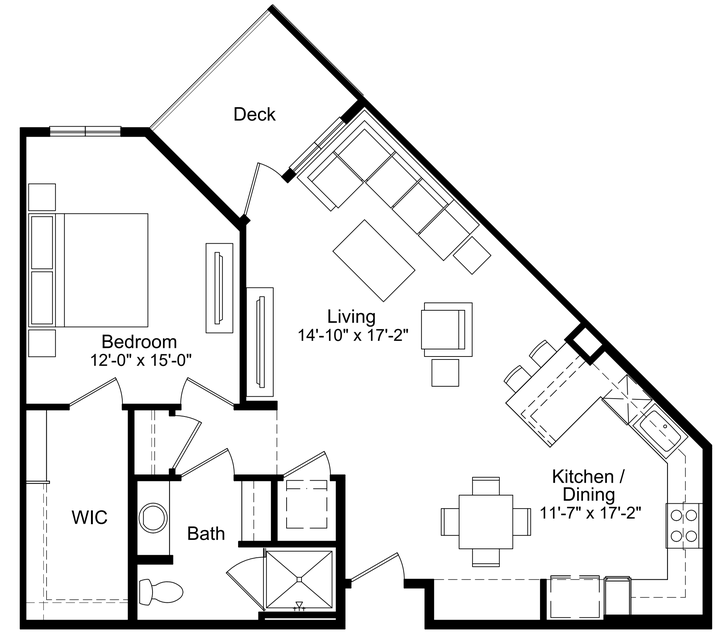
0 8 16 32

BUILDING SECTIONS
RLU BUILDING

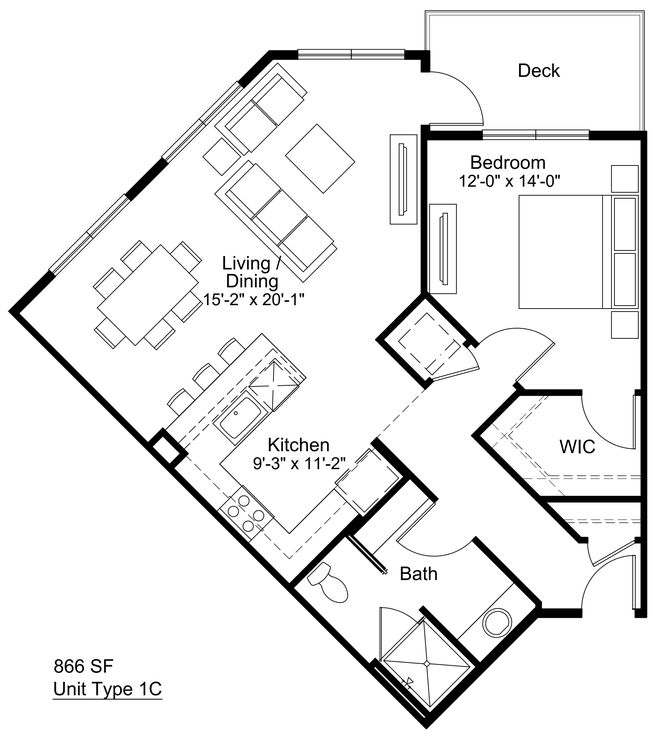
A341



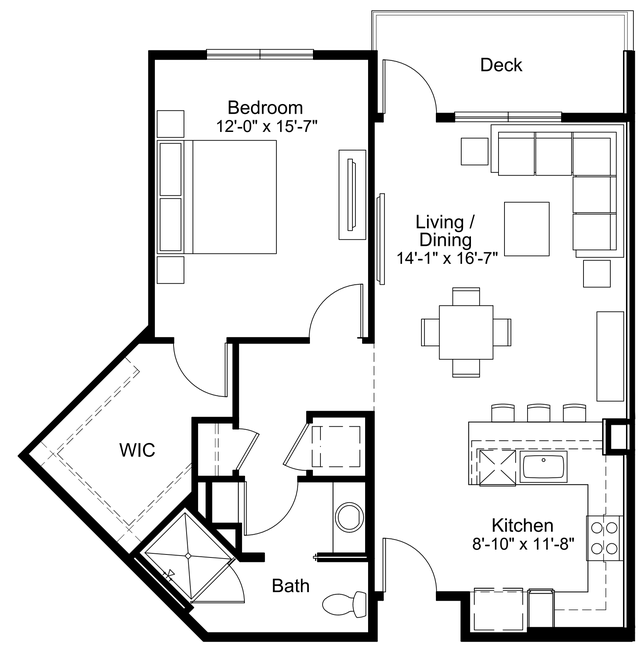
835 SF
Unit Type 1A



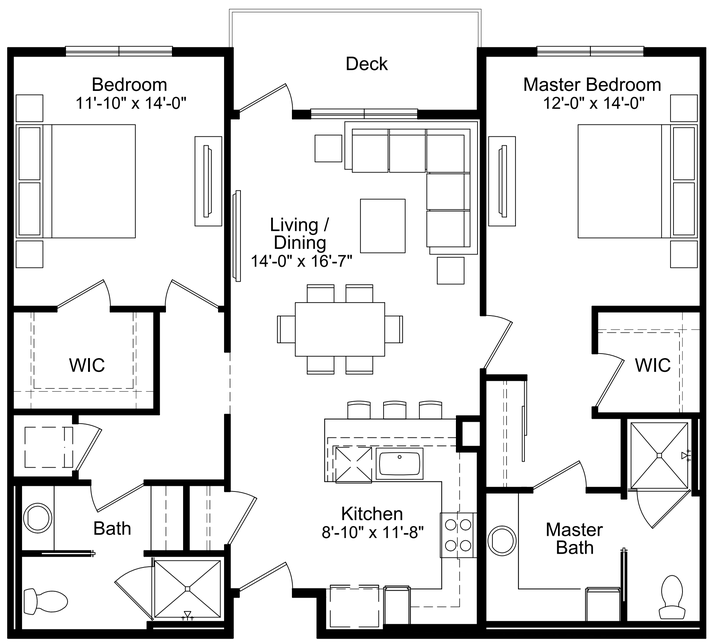
893 SF
Unit Type 1B



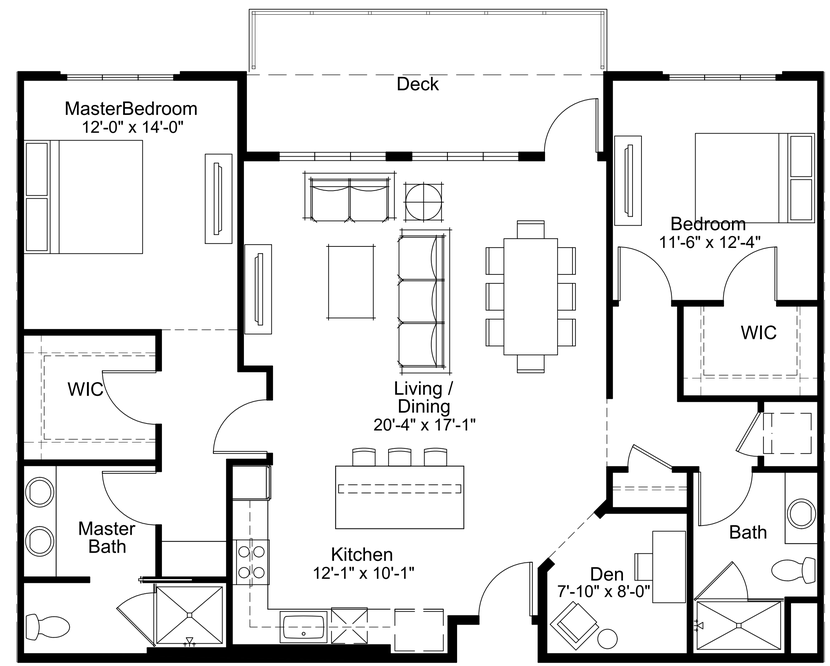
866 SF
Unit Type 1C



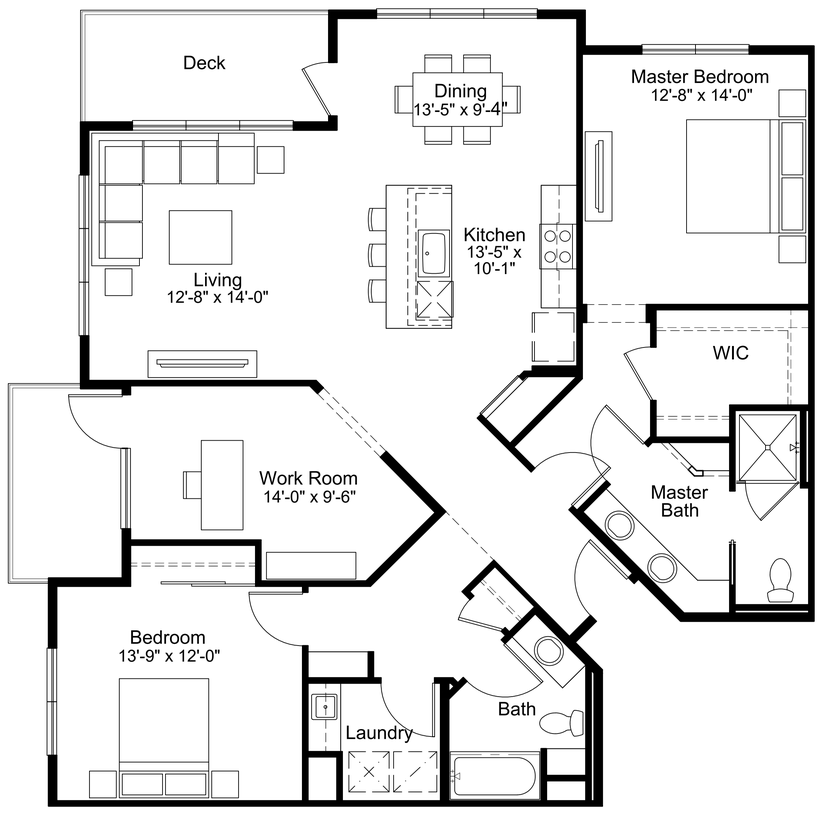
883 SF
Unit Type 1D



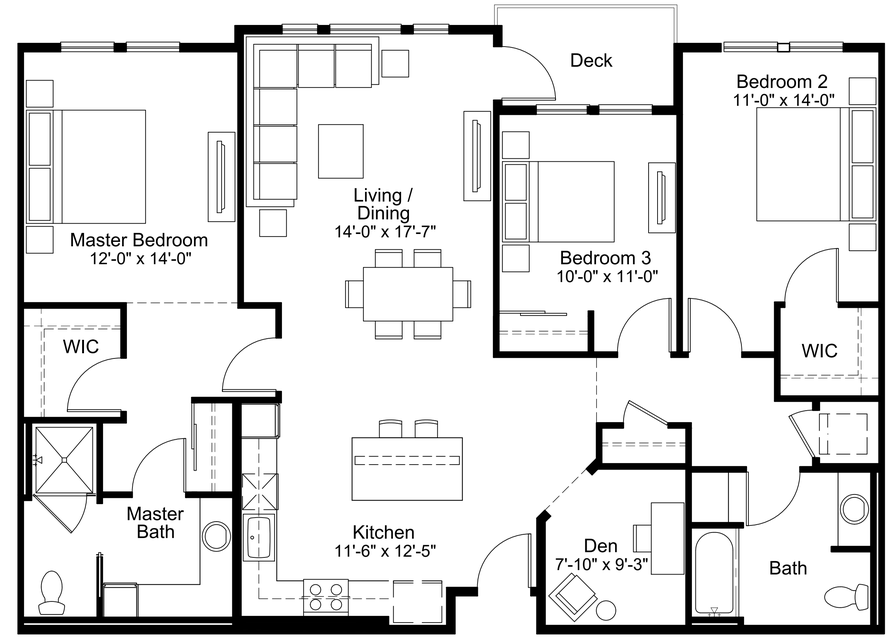
1,233 SF
Unit Type 2A



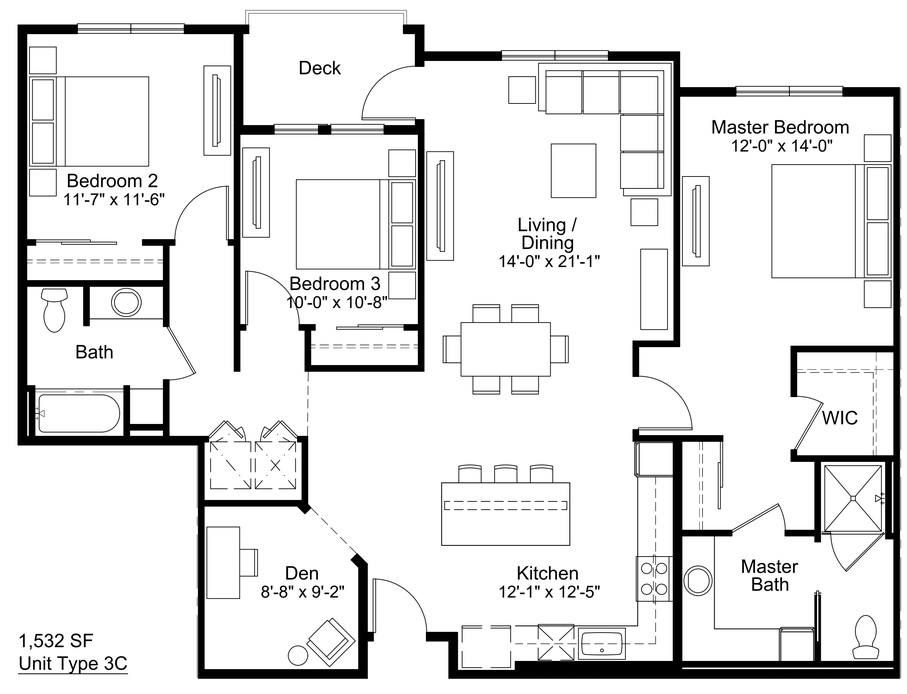
1,391 SF
Unit Type 2B



1,581 SF
Unit Type 3A



1,568 SF
Unit Type 3B



1,532 SF
Unit Type 3C

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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

RENDERINGS

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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

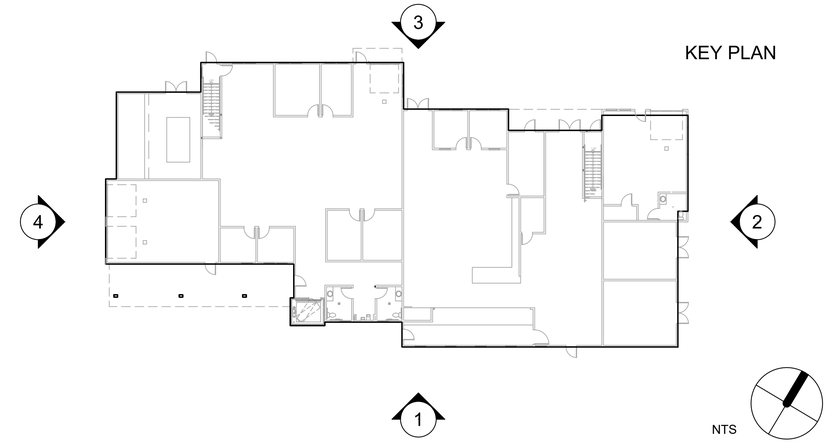
CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

RENDERINGS

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. SHUTTERS
10. METAL STOREFRONT

KEY PLAN



3. NORTH ELEVATION

4. WEST ELEVATION

1. SOUTH ELEVATION

2. EAST ELEVATION

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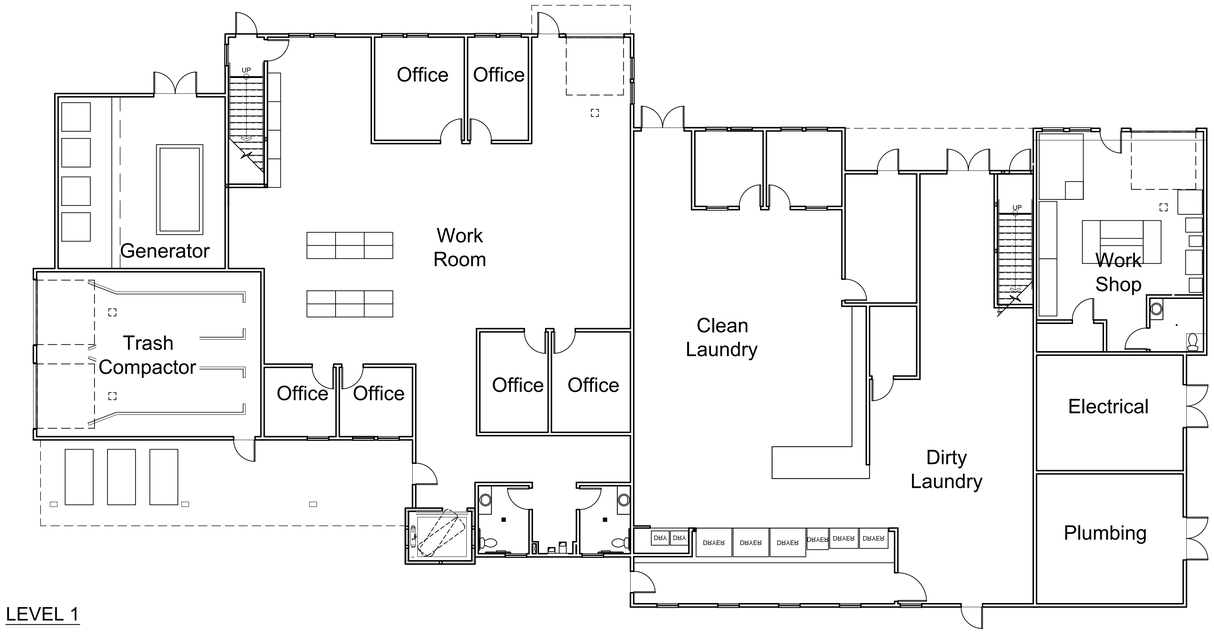
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

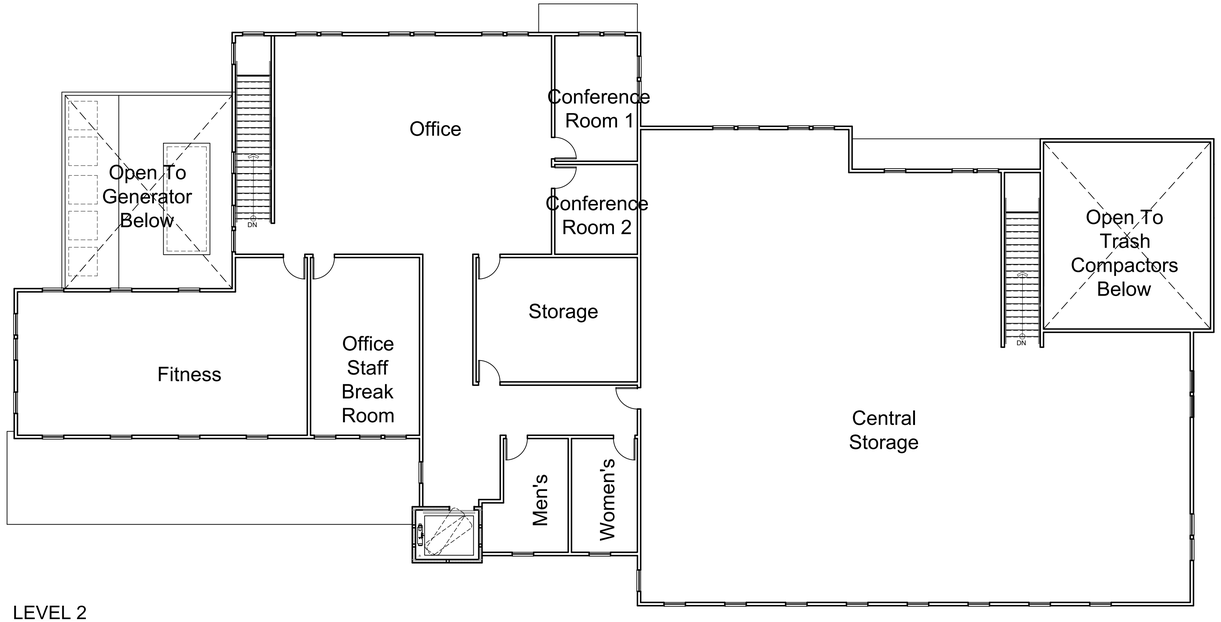
0 5 10 20

BUILDING ELEVATIONS
MAINTENANCE BUILDING

A421



LEVEL 1



LEVEL 2

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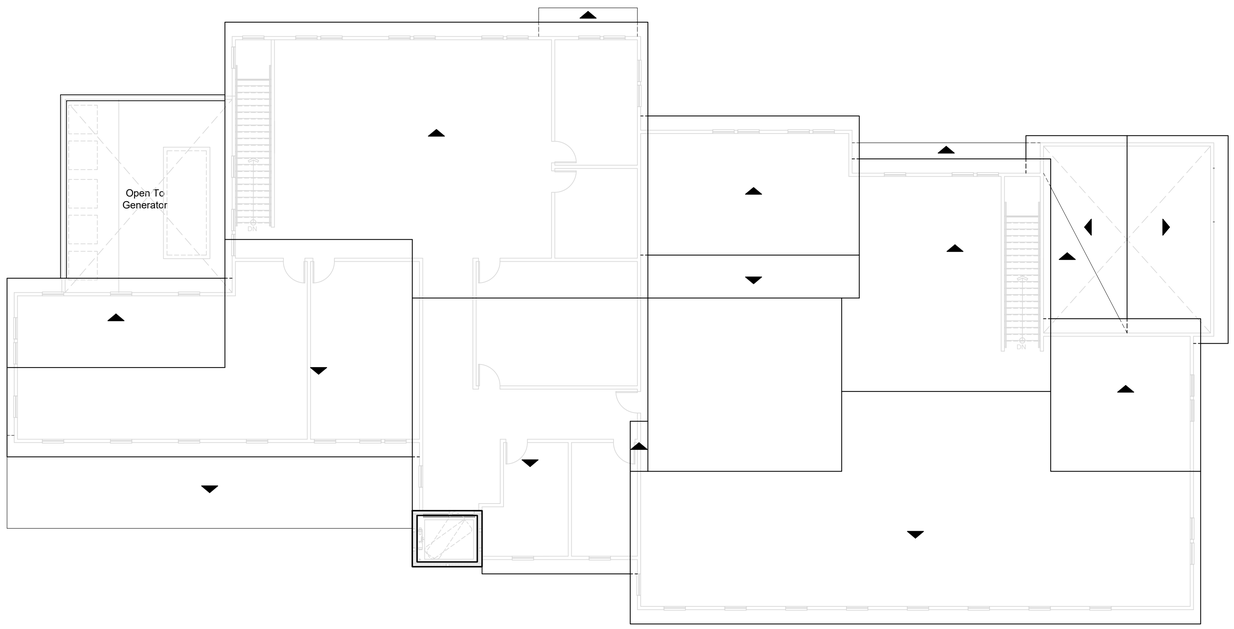
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING PLANS
MAINTENANCE BUILDING

A431



ROOF

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

0 5 10 20

BUILDING PLANS
MAINTENANCE BUILDING

A432

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CONCEPTUAL DESIGN
OCTOBER 7TH, 2020

RENDERINGS
MAINTENANCE BUILDING

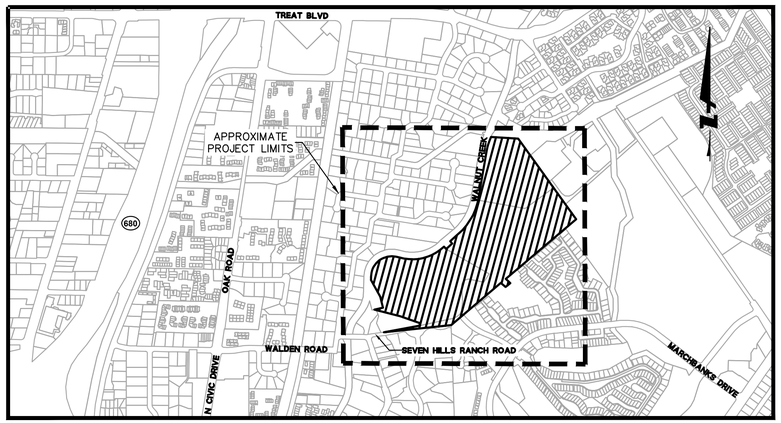
A461

RECEIVED on 12/22/2020 CDDP20-03018
By Contra Costa County
Department of Conservation and Development

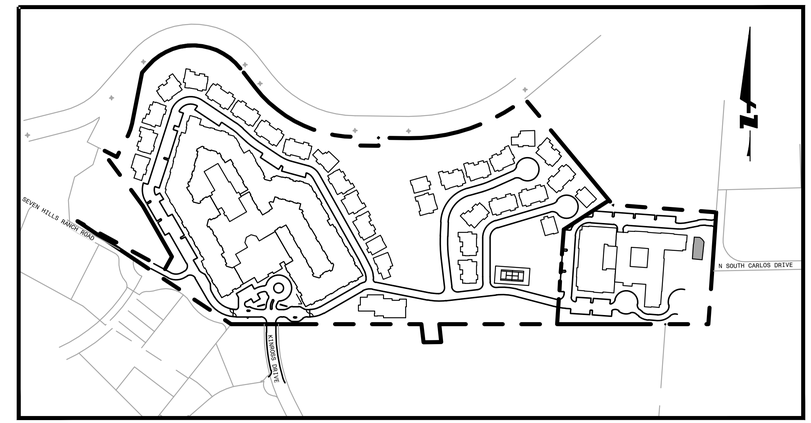
SEVEN HILLS RANCH ROAD
TENTATIVE PARCEL MAP - MS20-0007
UNINCORPORATED CONTRA COSTA COUNTY, CALIFORNIA

SHEET INDEX

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & TREE REMOVAL PLAN
C2.1	EXISTING CONDITIONS & TREE REMOVAL PLAN
C2.2	EXISTING CONDITIONS & TREE REMOVAL PLAN
C3.0	LOTTING PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER CONTROL PLAN
C7.0	GARBAGE TRUCK TURN EXHIBIT
C7.1	FIRE TRUCK TURN EXHIBIT



VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE: 1"=500'

PROJECT SUMMARY

1. OWNER: SEVEN HILLS RANCH II, LLC
850 SEVEN HILLS RANCH ROAD
WALNUT CREEK, CA 94598

2. SUBDIVIDER: TROY BOURNE
SPIEKER DEVELOPMENT PARTNERS
2 LAS ESTRELLAS LOOP
RANCHO MISSION VIEJO, CA 92694

3. ENGINEER: BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94595
(925) 940-2200
CONTACT: DANIEL SCHAEFER

4. GEOTECHNICAL ENGINEER: BAEZ GEOTECHNICAL GROUP
P.O. BOX 3808
TURLOCK, CA 95381
CONTACT: BILL STEVENS

5. UTILITIES:
- WATER SUPPLY: CONTRA COSTA WATER DISTRICT (CCWD)
- FIRE PROTECTION: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT (CCCFPD)
- SEWAGE DISPOSAL: CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSD)
- STORM DRAIN: CONTRA COSTA COUNTY
- GAS: PACIFIC GAS & ELECTRIC
- ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT&T
- CABLE TELEVISION: COMCAST

6. ASSESSOR PARCEL NUMBERS: 172-150-012
172-080-007

7. PERMIT NUMBER DP20-3018 & MS20-0007

LOT SUMMARY

PARCEL A 25.61± ACRES
PARCEL B 4.83± ACRES

LEGEND

- LOT LINE
- CENTERLINE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- BIORETENTION AREA
- FIRE HYDRANT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE (EBMUD)
- GRADING LIMIT LINE
- TRENCH DRAIN
- FLOW THROUGH PLANTER
- FLOW ARROW
- DRAINAGE MANAGEMENT AREA

ABBREVIATIONS

SYMBOL	DESCRIPTION
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICAN DISABILITIES ACT
AE	PRIVATE ACCESS EASEMENT
APPROX	APPROXIMATE
AVE	AVENUE
BC	BEGINNING OF CURVE
BLDG	BUILDING
BW	BOTTOM OF WALL
C	CENTER
CB	CATCH BASIN
CD	CONSTRUCTION DOCUMENT
C&G	CURB AND GUTTER
CL,C/L	CENTERLINE
CONC,CC	CONCRETE
CONT	CONTINUATION
DIA	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
DW	DOMESTIC WATER
D/W,DWY	DRIVEWAY
EA	EACH
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EG	EXISTING GRADE
EL,ELEV.	ELEVATION EL
EP	EDGE OF PAVEMENT
EVAE EASEMENT	EMERGENCY VEHICLE ACCESS
EW	END OF WALL
EX.(E)	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FINISHED PAVEMENT
FW	FIRE PROTECTION WATER
FS	FINISHED SURFACE
FT	FEET
GB	GRADE BREAK
GR	GRATE
GRD,GRND	GROUND
HOA	HOMEOWNER ASSOCIATION
HORIZ.,H	HORIZONTAL
HP	HIGH POINT
IMPROV.	IMPROVEMENTS
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
LL	LOT LINE
LT	LEFT
LF	LINEAR FEET
LG	LIP OF GUTTER
MA	MATCH
MAX	MAXIMUM

SYMBOL	DESCRIPTION
MID	MIDDLE
MIN	MINIMUM
NO., #	NUMBER
NTS	NOT TO SCALE
O.C.,O/C	ON CENTER
PAE	PUBLIC ACCESS EASEMENT
PERF	PERFORATED
PKG	PARKING
PL, P/L	PROPERTY LINE
PM	PARCEL MAP
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PR	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
R/W	RIGHT OF WAY
RWL	RAIN WATER LEADER
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DROP INLET
SDE	PUBLIC STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SFH	SINGLE FAMILY HOUSE
SL	STREET LIGHT
SR	SELF RETAINING AREA
SS	SANITARY SEWER
SSCO	SANITARY SEWER LATERAL CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
ST	SELF TREATING AREA
STA	STATION
STD	STANDARD
SW	SIDEWALK
SWE	STORM WATER EASEMENT
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
THRU	THROUGH
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
W/	WITH
W,WL	WATERLINE
WLE	WATER LINE EASEMENT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

BASIS OF BEARINGS

THE BEARING OF NORTH 48°41'59" EAST BETWEEN FOUND MONUMENTS, SAID BEARING BEING CALCULATED BETWEEN THE SOUTHWESTERLY TERMINUS OF THE SOUTHEASTERLY LINE OF LOT 39 AND THE MOST EASTERLY CORNER OF LOT 41 AS SAID LOTS ARE SHOWN ON THE MAP TITLED, "MAP NO.1, WALNUT PARK LANDS OF WALNUT CREEK DEVELOPMENT COMPANY," FILED FOR RECORD JUNE 20, 1910, IN VOLUME 3 OF MAPS AT PAGE 56, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE RELATIVE NGS BENCHMARK, PID DE8510. SAID BENCHMARK IS PART OF THE CITY OF WALNUT CREEK GEODETIC CONTROL SURVEY – 2003, RECORD OF SURVEY 2812, FILED NOVEMBER 14, 2003, IN BOOK 127 OF LICENSED SURVEYOR'S MAPS AT PAGE 30. ELEVATION = 278.97 FEET (DATUM = NAVD 88)

DATUM

NAVD88

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

DANIEL G. SCHAEFER, P.E. RCE 51158 DATE
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. SCHAEFER
No. 51158
CIVIL
STATE OF CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

Spieker Senior Development Partners

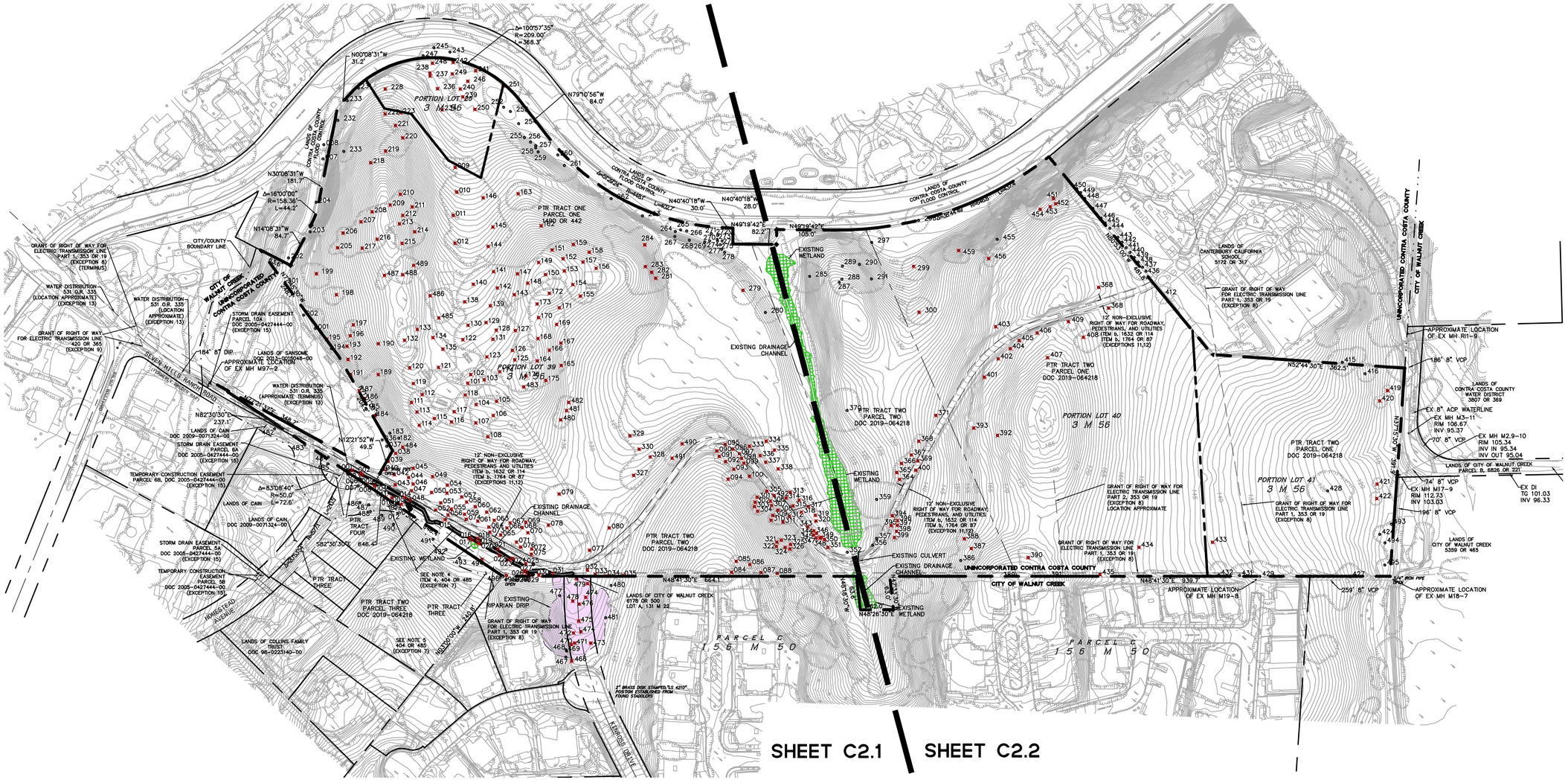
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 100 200

COVER SHEET

C1.0



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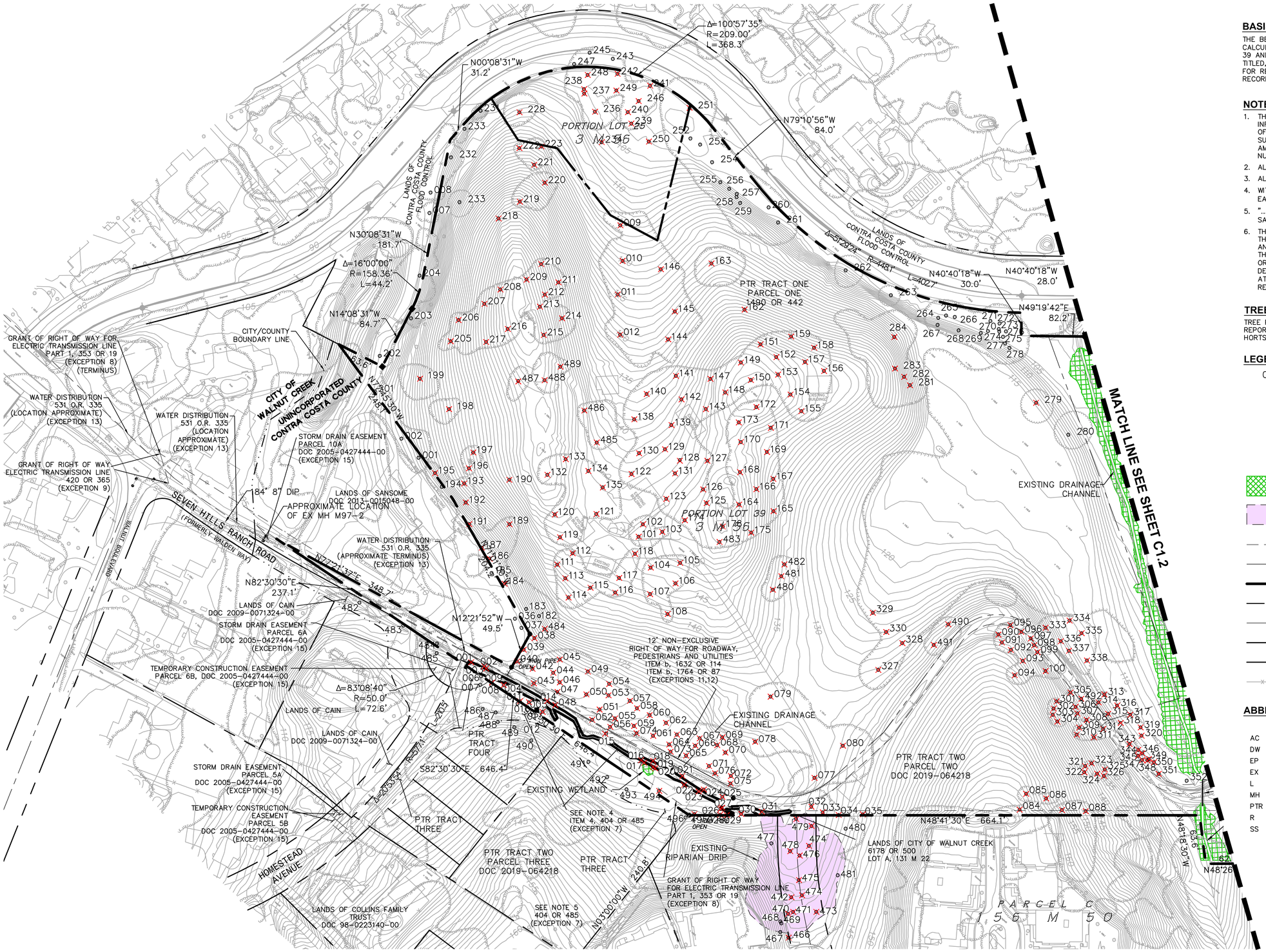
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 100 200

EXISTING CONDITIONS & TREE REMOVAL PLAN

C2.0



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NOTES

1. THE BOUNDARY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS AND RECORD INFORMATION. A RECORD SURVEY IS IN PROGRESS AND WILL BE FILED WITH THE COUNTY OF CONTRA COSTA IN COMPLIANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYOR'S ACT. THE EASEMENTS SHOWN HEREON ARE THOSE REFERENCED IN THE AMENDED PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER 15606633-156-TJK-JM, EFFECTIVE DATE AUGUST 16, 2019.
2. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
3. ALL UNITS ARE PERPENDICULAR UNLESS NOTED OTHERWISE.
4. WITHDRAWAL OF OFFER OF DEDICATION, "ALL OF THAT ROADWAY OR COMMON... EASTERLY OF LOT "B"", ITEM 4, 404, OR 485 (PTR EXCEPTION 7)
5. "...OWNER OF ALL THOSE CERTAIN PARCELS... LOTS 50 TO 61... DOES NOT DESIRE THAT SAID LOTS... BE DEDICATED OR ACCEPTED AS LOTS..." 404 OR 485, (PTR EXCEPTION 7)
6. THE TABLE OF EXCEPTIONS SHOWN ON THIS SHEET IS PROVIDED AS A REFERENCE TO THE PLOTTED LOCATION OF EXCEPTIONS AND WHERE THEY LIE RELATIVE TO THE TRACTS AND PARCELS REFERRED TO IN THE PRELIMINARY TITLE REPORT REFERENCED HEREON. THIS IS NOT A DETERMINATION AS TO THE EFFECT OF THE EXCEPTIONS ON ANY TRACT OR PARCEL. IT IS BEYOND THE SURVEYOR'S EXPERTISE TO MAKE SUCH A DETERMINATION AND SUCH MATTERS SHOULD BE REVIEWED WITH PROJECT LAND USE ATTORNEY (S) AND THE TITLE COMPANY WHICH PREPARED THE PRELIMINARY TITLE REPORT.

TREE PROTECTION NOTES

TREE PROTECTION RECOMMENDATIONS AND TREE LABELS ARE PER THE REVISED ARBORIST REPORT FOR SEVEN HILLS SENIOR HOUSING, A.P.N. #172-150-012 AND 172-080-007, BY HORTSCIENCE & BARTLETT CONSULTING, DATED JULY 2020.

LEGEND

- 001 — TREE/TREE REMOVAL
- FOUND IRON PIPE, AS NOTED
- FOUND LEAD, TACK AND TAG (CONTRA COSTA COUNTY FLOOD CONTROL)
- FOUND1.5" BRASS DISK IN 8" DIAMETER CONCRETE CYLINDER (CONTRA COSTA COUNTY FLOOD CONTROL)
- EXISTING DRAINAGE CHANNEL
- EXISTING RIPARIAN DRIP
- EASEMENT
- CENTERLINE
- PTR EXTERIOR BOUNDARY
- PTR EXTERIOR BOUNDARY/CITY AND COUNTY BOUNDARY LINE
- PTR TRACT BOUNDARY
- INTERIOR RECORD PARCEL/LOT LINE
- ADJOINING LOT LINE
- FENCE

ABBREVIATIONS

AC	ASPHALT CONCRETE
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
EX	EXISTING
L	LENGTH
MH	MANHOLE
PTR	PRELIMINARY TITLE REPORT
R	RADIUS
SS	SANITARY SEWER

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Spieker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 60 120

EXISTING CONDITIONS & TREE REMOVAL PLAN

C2.1

BASIS OF BEARINGS

THE BEARING OF NORTH 48°41'59" EAST BETWEEN FOUND MONUMENTS, SAID BEARING BEING CALCULATED BETWEEN THE SOUTHWESTERLY TERMINUS OF THE SOUTHEASTERLY LINE OF LOT 39 AND THE MOST EASTERLY CORNER OF LOT 41 AS SAID LOTS ARE SHOWN ON THE MAP TITLED, "MAP NO.1, WALNUT PARK LANDS OF WALNUT CREEK DEVELOPMENT COMPANY," FILED FOR RECORD JUNE 20, 1910, IN VOLUME 3 OF MAPS AT PAGE 56, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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LEGEND

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- ADJOINING LOT LINE
- FENCE

ABBREVIATIONS

AC	ASPHALT CONCRETE
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
EX	EXISTING
L	LENGTH
MH	MANHOLE
PTR	PRELIMINARY TITLE REPORT
R	RADIUS
SS	SANITARY SEWER

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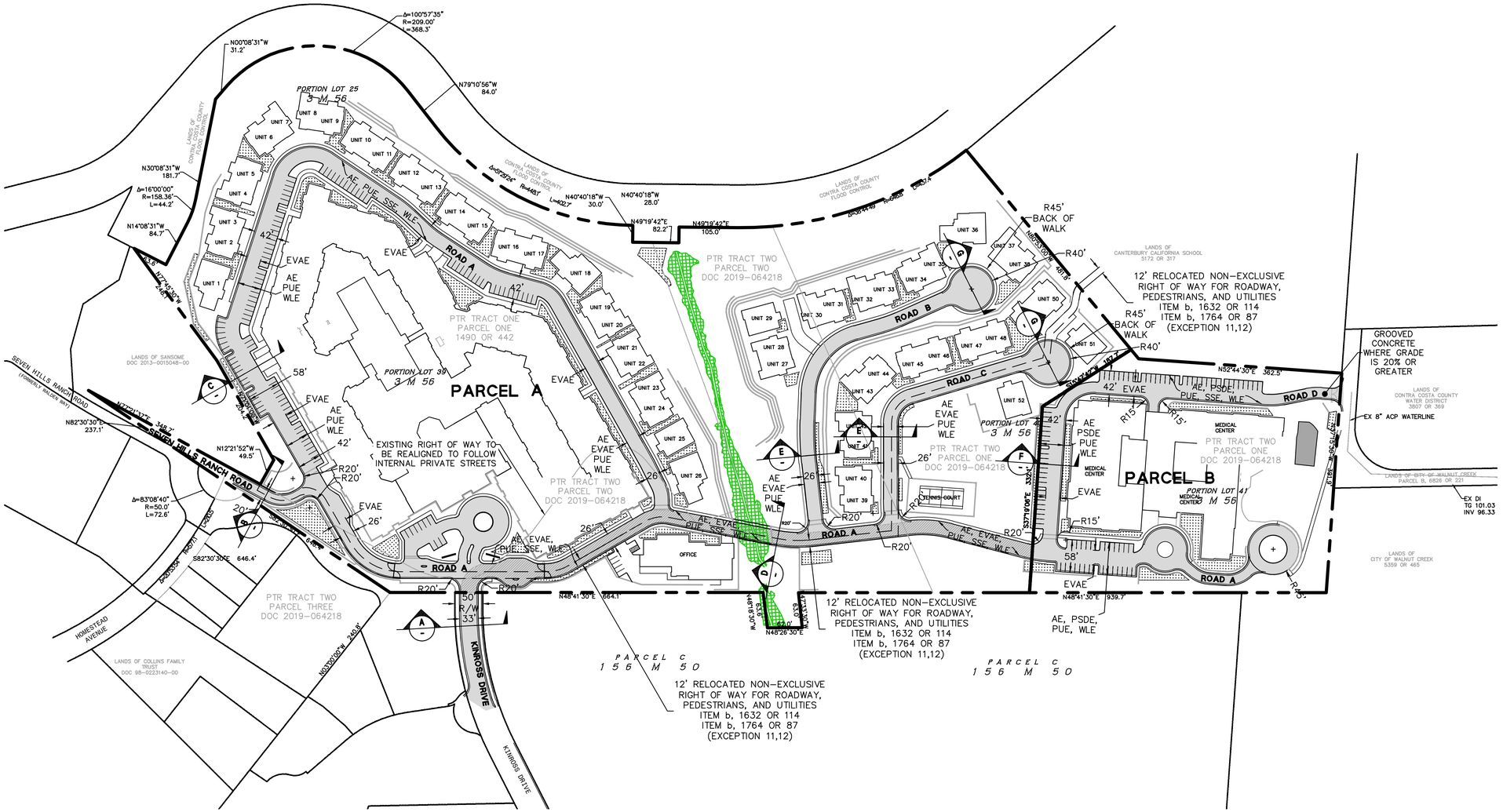
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

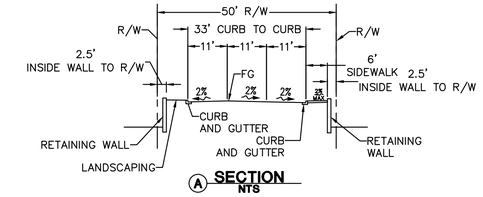
TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE 0 60 120

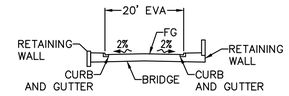
EXISTING CONDITIONS & TREE REMOVAL PLAN

C2.2





A SECTION NTS



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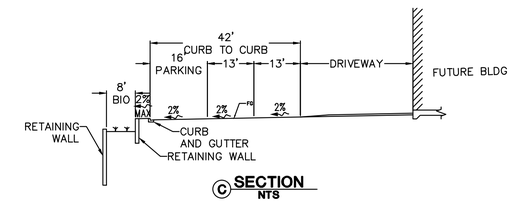
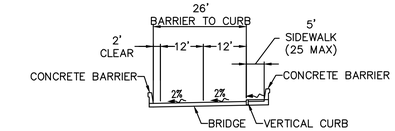
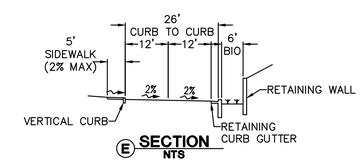


C SECTION NTS

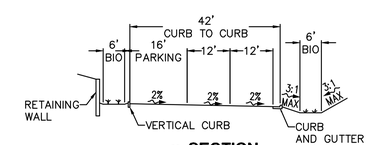


NOTE: LANE STRIPING REDUCED TO 12' TO PROVIDE 2' CLEAR FROM BARRIER

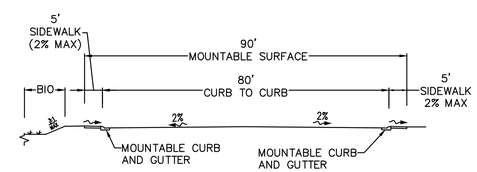
D SECTION NTS



E SECTION NTS



F SECTION NTS



G SECTION NTS

NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF CURB TO FACE OF CURB.
2. GUTTER PAN WIDTHS ARE INCLUDED IN THE TOTAL ROAD WIDTHS SHOWN ABOVE.
3. EMERGENCY VEHICLE ACCESS THROUGHOUT SITE INCLUDES ALL TRAVEL LANES BUT EXCLUDES PARKING AREAS

LEGEND

ACCESS EASEMENT FROM KINROSS DRIVE TO PARCEL B

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SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 100 200

LOTTING PLAN

C3.0

LEGEND

100	EXISTING CONTOUR
100	PROPOSED MAJOR CONTOUR
100	PROPOSED MINOR CONTOUR
→	FLOW ARROW
	RETAINING WALL
	BIORETENTION FACILITY
	FLOW THROUGH PLANTERS
	ABOVE GROUND DETENTION BASII
	EXISTING WETLANDS
	GRADING LIMITS

ABBREVIATIONS

BC	BEGINNING OF CURVE
BFG	BIORETENTION FINISHED GRADE
BW	BOTTOM OF WALL
EG	EXISTING GRADE
EL, ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
EW	END OF WALL
EX.(E)	EXISTING
(F)	FUTURE
FC	FACE OF CURB
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FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
FS	FINISHED SURFACE
FT	FEET
GB	GRADE BREAK
GRD, GRND	GROUND
HP	HIGH POINT
LG	LIP OF GUTTER
MA	MATCH
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL

EARTHWORK QUANTITIES

RAW CUT = 225,000± CUBIC YARDS
RAW FILL = 150,000± CUBIC YARDS
NET = 75,000± CUBIC YARDS OF EXPORT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

Spieker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 100 200

GRADING
OVERALL GRADING PLAN

C4.0

LEGEND

100	EXISTING CONTOUR
100	PROPOSED MAJOR CONTOUR
100	PROPOSED MINOR CONTOUR
→	FLOW ARROW
	RETAINING WALL
	BIORETENTION FACILITY
	FLOW THROUGH PLANTERS
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TS	TOP OF SLOPE
TW	TOP OF WALL

EARTHWORK QUANTITIES

RAW CUT = 225,000± CUBIC YARDS
RAW FILL = 150,000± CUBIC YARDS
NET = 75,000± CUBIC YARDS OF EXPORT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

Spieker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 60 120

GRADING
WESTERN GRADING PLAN

C4.1

LEGEND

100	EXISTING CONTOUR
100	PROPOSED MAJOR CONTOUR
100	PROPOSED MINOR CONTOUR
→	FLOW ARROW
	RETAINING WALL
	BIORETENTION FACILITY
	FLOW THROUGH PLANTERS
	ABOVE GROUND DETENTION BASII
	EXISTING WETLANDS
	GRADING LIMITS

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BKF 100+ YEARS
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Spieker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 60 120

GRADING
EASTERN GRADING PLAN

C4.2

NOTES

1. ALL PROPOSED SANITARY SEWER PIPES TO BE 8".
2. ALL PROPOSED WATER PIPES TO BE 12" UNLESS OTHERWISE NOTED.
3. ALL PROPOSED STORM PIPES TO BE 12" UNLESS OTHERWISE NOTED. SEE PLANS FOR CALLOUTS OF PIPES GREATER THAN 12".
4. BKF HAS PREPARED A FEASIBILITY STUDY CONCURRENTLY WITH THESE PLANS DEMONSTRATING DRAINAGE TO NORTH SAN CARLOS. PLEASE SEE THE STUDY FOR DETAILS ON THE OUTFALL.
5. ALL PROPOSED STORM DRAIN OUTFALLS TO BE CHAMFERED PIPE WITH ROCK SLOPE PROTECTION SIZED IN ACCORDANCE WITH HYDRAULIC ENGINEERING CIRCULAR 14 (HEC-14)
6. TRASH CAPTURE DEVICES SHALL BE INSTALLED WITH ALL CATCH BASINS, WITH THE EXCEPTION OF THOSE LOCATED WITHIN TREATMENT FACILITIES. THE PROPOSED DEVICE WILL BE IN ACCORDANCE WITH COUNTY NPDES PERMIT REQUIREMENTS AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

LEGEND

- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- TRENCH DRAIN
- STORM DRAIN OUTFALL
- SD — STORM DRAIN LINE
- SD — 60" STORM DRAIN LINE FOR DETENTION
- SS — SANITARY SEWER LINE
- W — WATER LINE (CCWD)
- RETAINING WALL
- BIORETENTION FACILITY
- FLOW THROUGH PLANTER
- ABOVE GROUND DETENTION BASIN
- EXISTING WETLANDS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

Spieker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 100 200

UTILITY PLAN

C5.0

STORMWATER TREATMENT SUMMARY					
TREATMENT AREA	DRAINAGE MANAGEMENT AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
T1	12,102	650	992	1,261	1,587
T2	17,036	916	936	1,776	1,498
T3	13,983	751	665	1,458	1,064
T4	15,064	810	12,244	1,570	19,590
T5	12,852	691	911	1,340	1,458
T6	15,255	820	654	1,591	1,046
T7	9,716	522	841	1,013	1,346
T8	17,068	917	995	1,779	1,592
T9	7,783	418	1,043	811	1,669
T10	13,236	711	1,002	1,379	1,603
T11	6,021	324	356	628	570
T12	8,007	430	750	834	1,200
T13	10,410	559	697	1,085	1,115
T14	7,527	405	913	785	1,461
T15	3,784	203	390	395	624
T16	26,961	1,449	1520	2,811	2,432
T17	11,123	598	842	1,160	1,347
T18	58,198	3,128	3,488	6,067	5,581
T19	15,041	808	774	1,568	1,238
T20	3,862	208	740	402	1,184
T21	4,275	230	611	446	978
T22	6,405	344	850	668	1,360
T23	13,438	564	1,904	1,094	3,046
T24	10,494	564	1,064	1,094	1,702
T25	10,161	546	1,534	1,060	2,454
T26	2,416	130	169	252	270
T27	9,252	497	1233	965	1,973
T28	16,290	875	947	1,698	1,515
T29	27,186	1,461	1,191	2,834	1,906
T30	7,216	388	248	753	397
T31	9,320	501	446	972	714
T32	6,726	361	422	702	675
T33	7,291	392	820	760	1,312
T34	14,018	753	1217	1,462	1,947
T35	4,302	231	871	448	1,394
T36	24,976	1,342	1316	2,603	2,106
T37	20,228	1,087	1,168	2,109	1,869
T38	3,111	167	181	324	290
T39	6,693	360	766	698	1,226
T40	4,459	240	240	465	384
T41	6,666	358	1,284	695	2,054
T42	13,214	710	583	1,378	933
T43	6,945	373	473	725	757
T44	6,986	375	869	728	1,390
T45	7,895	424	1,587	823	2,539
T46	20,950	1,126	1,204	2,184	1,926
T47	14,436	776	815	1,505	1,304
T48	17,110	919	1120	1,783	1,792
T49	21,501	1,155	1424	2,242	2,278
T50	27,640	1,485	1,407	2,882	2,251
T51	40,434	2,173	3,401	4,215	5,442
T52	9,185	494	395	958	632
T53	27,352	1,470	1845	2,852	2,952
T54	6,986	375	403	728	645
T55	49,071	2,637	2784	5,116	4,454
T56	59,999	3,224	3,677	6,255	5,883
T57	51,860	2,787	3,948	5,407	6,317

LEGEND

- BIORETENTION FACILITY
- FLOW THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA
- SR — SELF-RETAINING AREA
- ST — SELF-TREATING AREA
- FLOW ARROW
- SD — STORM DRAIN LINE
- SD — 60" STORM DRAIN (DETENTION)
- STORM DRAIN MANHOLE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

Spieker Senior Development Partners

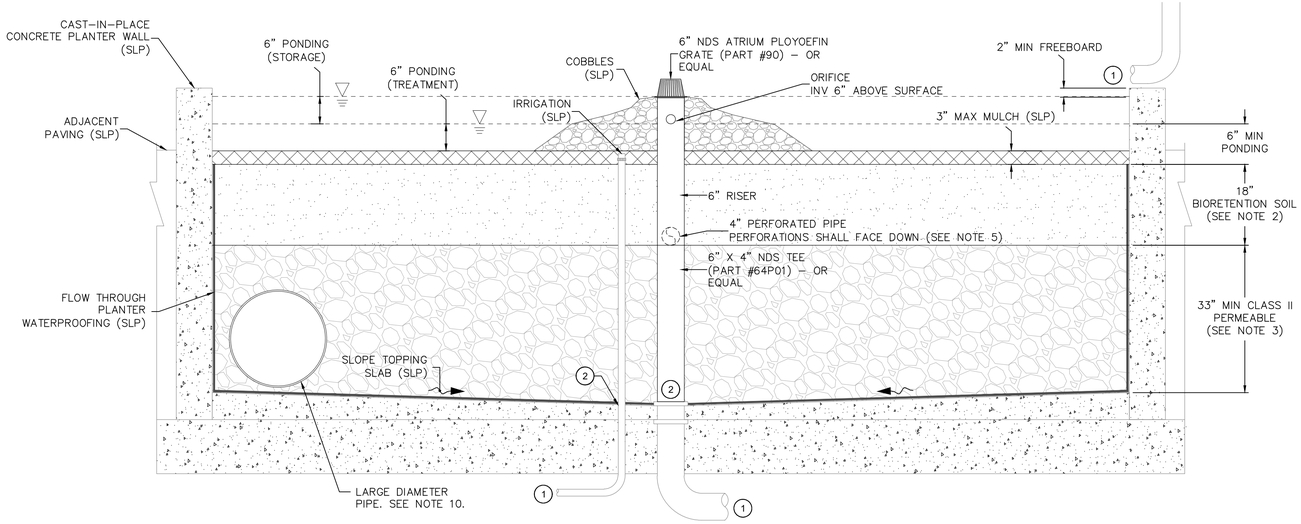
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 100 200

STORMWATER CONTROL PLAN

C6.0



FLOW THROUGH PLANTER KEY

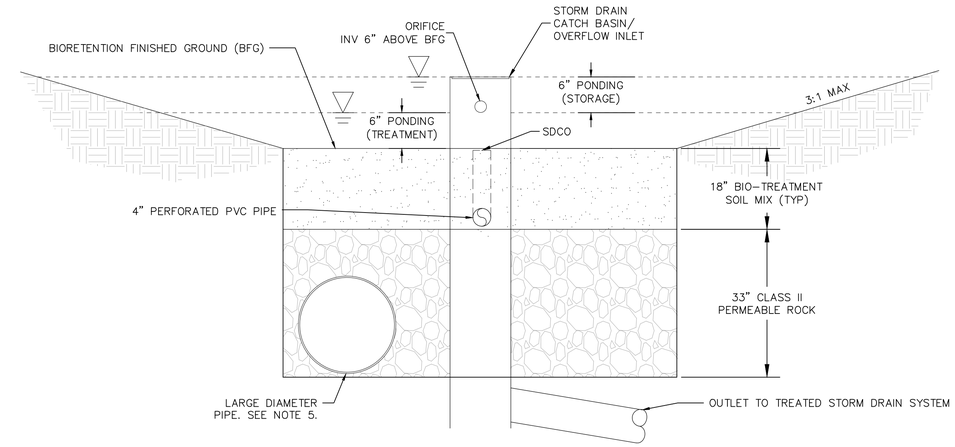
1. REFER TO PLUMBING PLANS FOR CONTINUATION OF UTILITY LINES THROUGH BUILDING
2. PLANTER WALL PENETRATION = SSP & SAP
   WATERPROOFING = SAP
   SAP SEE ARCHITECTURAL PLANS
   SLP SEE LANDSCAPE PLANS
   SPP SEE PLUMBING PLANS
   SSP SEE STRUCTURAL PLANS

GENERAL NOTES

1. INSTALL BUBBLER FROM BUILDING ROOF TO DRAIN ABOVE DESIGN PONDING ELEVATION.
2. BIORETENTION SOIL SHALL BE PER CONTRA COSTA COUNTY STORMWATER GUIDEBOOK (7TH EDITION), APPENDIX B.
3. CLASS 2 PERMEABLE SHALL COMPLY WITH CALTRANS SPECIFICATION SECTION 68-2.02(F)(3). DO NOT USE FILTER FABRIC TO SEPARATE THE SOIL MIX FROM THE GRAVEL DRAINAGE LAYER.
4. ALL WATERPROOFING SHALL BE BY THE OTHERS; COORDINATE PLANTER CONSTRUCTION WITH BUILDING FACADE AND WATERPROOFING.
5. SUBDRAIN TO BE PERFORATED PVC WITH THE HOLES FACING DOWN AND TO BE LOCATED AT THE TOP OF THE ROCK SECTION. 4" MINIMUM PIPE DIAMETER AND SLOPE OF SUBDRAIN IS FLAT TO MATCH THE TOP OF THE TOP OF TJE ROCK SECTION (S=0.00)
6. UNLESS OTHERWISE STATED ALL STORM DRAIN PIPE (SOLID AND PEFORATED) WITHIN PLANTER SHALL BE PVC SDR 35 OR APPROVED EQUAL.
7. MINIMUM ROCK MULCH COBBLE DIAMETER SHALL BE LARGER THAN MAXIMUM GRATE OPENING.
8. FOR ADDITIONAL PLANTER CONSTRUCTION INFORMATION NOT SHOWN REFER TO LANDSCAPE, ARCHITECTURAL AND PLUMBING PLANS FOR DETAILS.
9. DESIGN BASED ON CONTRA COSTA COUNTY STORMWATER GUIDEBOOK (7TH EDITION).
10. LARGE DIAMETER CLOSED PIPES OR ARCHES MAY BE INCORPORATED ON A LATER SUBMITTAL TO AUGMENT STORAGE VOLUME. SHOWN HERE FOR REFERENCE ONLY

TYPICAL FLOW-THROUGH PLANTER CROSS SECTION

NTS



NOTES:

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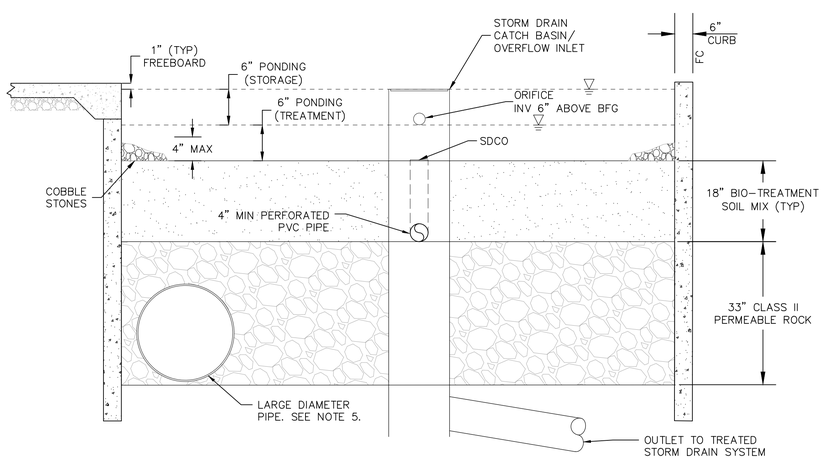
3. SUBDRAIN TO BE 4" MINIMUM SDR 35. PERFORATE PVC WITH HOLES FACING DOWN AND TO BE LOCATED FLAT ON TOP OF GRAVEL LAYER.
4. DESIGN BASED ON CONTRA COSTA COUNTY STORMWATER GUIDEBOOK (7TH EDITION).
5. LARGE DIAMETER CLOSED PIPES OR ARCHES MAY BE INCORPORATED ON A LATER SUBMITTAL TO AUGMENT STORAGE VOLUME. SHOWN HERE FOR REFERENCE ONLY.

TYPICAL UNSTRUCTURED BIORETENTION FACILITY CROSS SECTION

NTS



NOTES:

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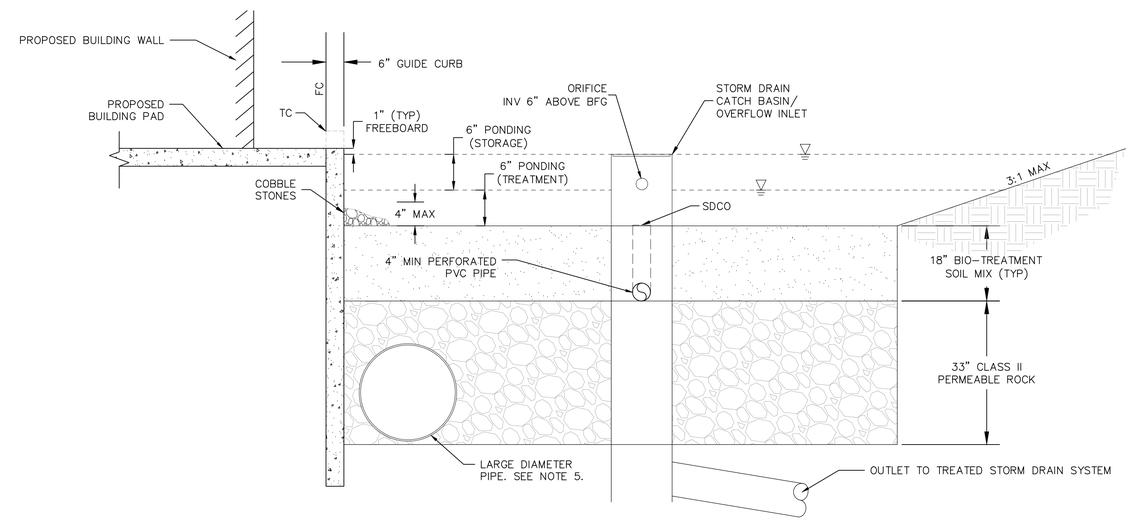
TYPICAL RETAINED BIORETENTION AREA CROSS SECTION

NTS



NOTES:

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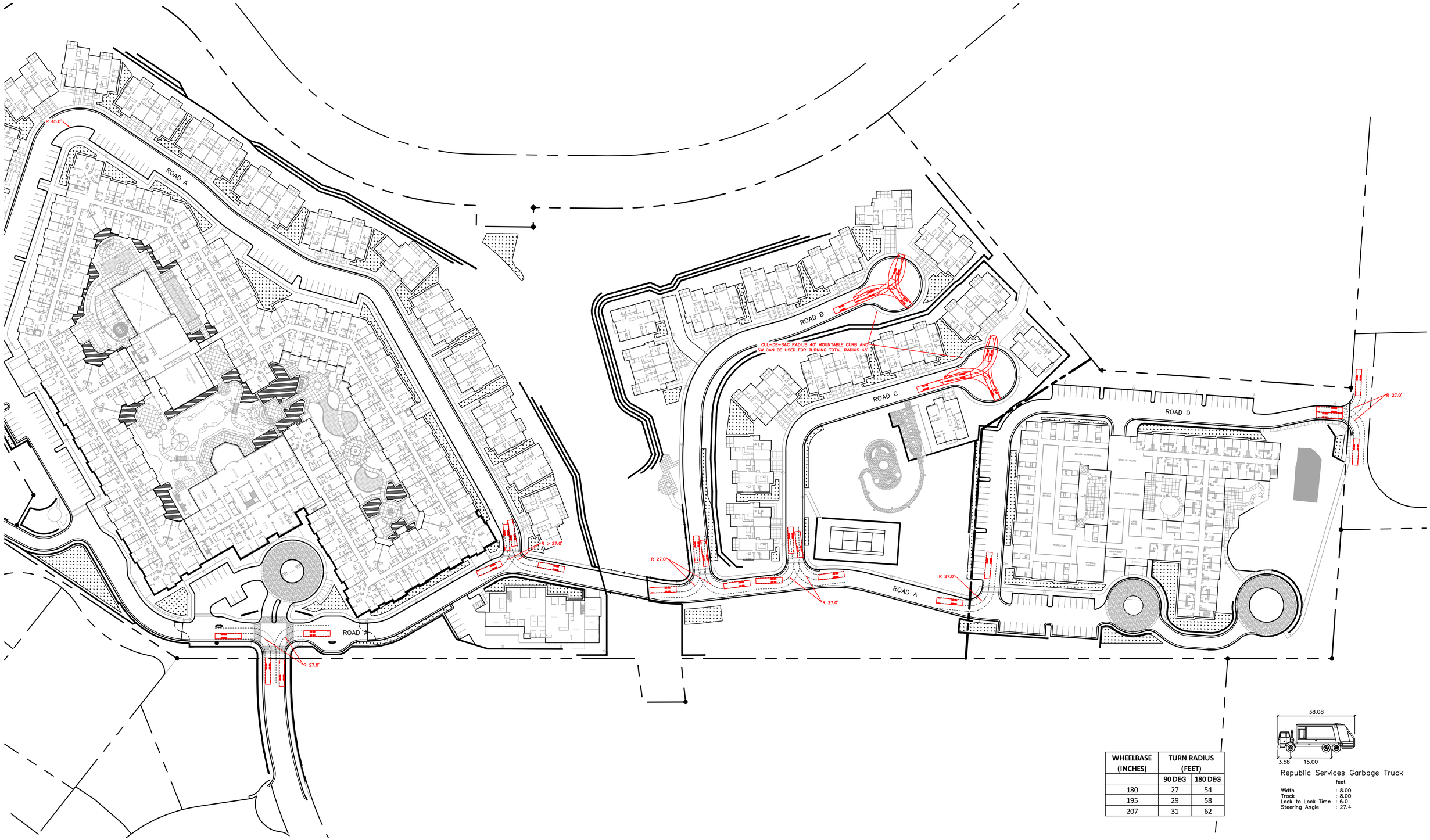
2. CLASS 2 PERMEABLE SHALL COMPLY WITH CALTRANS SPECIFICATION SECTION 68-2.02(F)(3). DO NOT USE FILTER FABRIC TO SEPARATE THE SOIL MIX FROM THE GRAVEL DRAINAGE LAYER.
3. SUBDRAIN TO BE 4" MINIMUM SDR 35. PERFORATE PVC WITH HOLES FACING DOWN AND TO BE LOCATED FLAT ON TOP OF GRAVEL LAYER.
4. DESIGN BASED ON CONTRA COSTA COUNTY STORMWATER GUIDEBOOK (7TH EDITION).
5. LARGE DIAMETER CLOSED PIPES OR ARCHES MAY BE INCORPORATED ON A LATER SUBMITTAL TO AUGMENT STORAGE VOLUME. SHOWN HERE FOR REFERENCE ONLY.

TYPICAL PARTIALLY RETAINED BIORETENTION FACILITY CROSS SECTION

NTS



WHEELBASE (INCHES)	TURN RADIUS (FEET)	
	90 DEG	180 DEG
180	27	54
195	29	58
207	31	62

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

Spieker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
DECEMBER 2ND, 2020

GRAPHIC SCALE
0 60 120

GARBAGE TRUCK TURN

C7.0

PLANTING LIST
TREES

LEGEND	SPECIMEN OAK TREE	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) / LOCAL (L)	DROUGHT TOLERANT	NOTES
	QUERCUS LOBATA VALLEY OAK	72"/60"/120" BOX	24	L	N	Y	FULL SUN TO PT SHADE, 60'H x 50'W, DECIDUOUS

LEGEND	RESIDENTIAL STREET TREE	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	ACER RUBRUM `ARMSTRONG` ARMSTRONG RED MAPLE	24"BOX	35	M		N	FULL TO PT SHADE, 55'H X 20'W, DECIDUOUS
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24"BOX		M	N	Y	FULL SUN, 35'H X 35'W, DECIDUOUS
	ULMUS CARPINIFOLIA X PARVIFOLIA `FRONTIER` FRONTIER ELM	24"BOX	63	L	L	Y	FULL SUN, 35'H X 25'W, DECIDUOUS

LEGEND	PARKING LOT TREE	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	24"BOX	44	M		Y	FULL SUN TO PT SHADE, 40'H X 30'W, EVERGREEN

LEGEND	EVERGREEN SCREEN TREES	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24"BOX	51	L		N	FULL SUN TO PT SHADE, 70'H X 20'W, EVERGREEN
	MELALEUCA QUINQUENERVIA PUNK TREE	24"BOX	26	M		N	FULL SUN, 25'H X 15'W, EVERGREEN

LEGEND	OPEN SPACE TREES	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL.	20	VL	N	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
		24" BOX	26				
	QUERCUS LOBATA VALLEY OAK	15 GAL.	40	L	N	Y	FULL SUN TO PT SHADE, 60'H x 50'W, DECIDUOUS
		24"BOX	55				

LEGEND	COURTYARD TREES	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
SPECIMEN TREES							
	OLEA EUROPAEA `SWAN HILL` SWAN HILL OLIVE MULTI-TRUNK	36"BOX	20	VL	L	Y	FULL SUN TO PT SHADE, 25'H X 25'W, EVERGREEN
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36"/48" BOX		M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
SHADE TREES							
	ACER PLATANOIDES NORWAY MAPLE	24" BOX	15	M		Y	FULL SUN TO PT SHADE, 40'H x 30'W, DECIDUOUS
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24"BOX		M		Y	FULL SUN, 30'H 30'W, DECIDUOUS
	ULMUS PARVIFOLIA `DRAKE` DRAKE CHINESE ELM	24"BOX		L		Y	FULL SUN TO PT SHADE, 35'H x 35'W, EVERGREEN
ACCENT TREES							
	CITRUS SPP. ORANGE TREE	24"BOX	12	M		Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAGERSTROEMIA INDICA `MUSKOGEE` MUSKOGEE CRAPE MYRTLE	24"BOX	82	L	L	Y	FULL SUN, 20'H X 15'W, DECIDUOUS
	PRUNUS SERRULATA 'KUANZAN' JAPANESE FLOWERING CHERRY	24"BOX		M	L	Y	PT SHADE TO FULL SUN, 25'H X 12'W, DECIDUOUS
	ROSA FLORIBUNDA `BRILLIANT PINK ICEBERG` ROSE	15 GAL.	16	M	L	N	PT TO FULL SUN, 5'H X 5'W, DECIDUOUS
EVERGREEN TREES							
	ARBUTUS X `MARINA` ARBUTUS STANDARD	24"BOX	230	L	N	Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAURUS NOBILIS `SARATOGA` SWEET BAY	24"BOX		L	L	Y	FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN

LEGEND	VILLA TREES	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
SHADE TREES							
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	40	VL	N	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUERCUS LOBATA VALLEY OAK	24"BOX		L	N	Y	FULL SUN TO PT SHADE, 60'H x 50'W, DECIDUOUS
ACCENT TREES							
	CITRUS SPP. ORANGE TREE	24"BOX	99	M		Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAGERSTROEMIA INDICA `MUSKOGEE` MUSKOGEE CRAPE MYRTLE	24"BOX		L	L	Y	FULL SUN, 20'H X 15'W, DECIDUOUS
EVERGREEN TREES							
	ARBUTUS X `MARINA` ARBUTUS STANDARD	24"BOX	137	L	N	Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAURUS NOBILIS `SARATOGA` SWEET BAY	24"BOX		L	L	Y	FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN

LEGEND	STORMWATER TREATMENT AREA TREES	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	ACER PALMATUM `MORTON` MORTON JAPANESE MAPLE	24"BOX	TBD	M		N	FULL TO PT SUN, 10'H X 8'W, DECIDUOUS
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	TBD	M	N	Y	FULL SUN TO PT SHADE, 50'H X 35'W, DECIDUOUS
	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE	24"BOX	TBD	VL	N	Y	FULL SUN TO PT SHADE, 25'H x 30'W, DECIDUOUS
	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	TBD	VL	N	Y	SUN/PT SHADE 15'H X 10'W, DECIDUOUS
	SALIX LASIOLEPIS ARROYO WILLOW	24"BOX	TBD	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS

	EXISTING TREE TO BE PRESERVED

NOTE: SEE SHEET L-5 FOR RIPARIAN TREES.

RIPARIAN MITIGATION TREE LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER SIZE	QTY.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15-GAL	15
			TREEPOT 4	8
	QUERCUS LOBATA	VALLEY OAK	15-GAL	30
			TREEPOT 4	23
	CUTTINGS: COMBINATION OF *SALIX LASIOLEPIS, SALIX LAEVIGATA*	WILLOW	CUTTINGS	77

TOTAL GROUND/PODIUM LEVEL TREES IN 15-GALLON PROPOSED	76
TOTAL GROUND/PODIUM LEVEL TREES IN 24"-BOX PROPOSED	915
TOTAL GROUND/PODIUM SPECIMEN TREES IN 36"/60"/72"/120" BOX PROPOSED	44
TOTAL RIPARIAN MITIGATION TREES IN 15-GALLON	45
TOTAL TREES PROPOSED	**1,080**

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	BOTANICAL NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	ABUTILON PALMERI INDIAN MALLOW	5 GAL		L	N	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	ACACIA REDOLENS 'DESERT CARPET' BANK CATCLAW	1 GAL		VL		Y	FULL SUN, 2'H X 15'W, EVERGREEN
	ACHILLEA X 'FIREFLY PEACH SKY' FIREFLY PEACH SKY YARROW	5 GAL		L	N	Y	FULL SUN, 3'H X 2.5'W, PERENNIAL
	AGAVE ATTENUATA `KARA'S STRIPES` AGAVE	5 GAL		L	N	Y	SUN OR SHADE, 4'H X 4'W, EVERGREEN
	ARBUTUS UNEDO STRAWBERRY TREE SHRUB	15 GAL		L	N	Y	FULL SUN PT SHADE, 10'H X 10'W, EVERGREEN
	ARCTOSTAPHYLOS MANZANITA `DR. HURD` DR. HURD MANZANITA	15 GAL		L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CAMELLIA SASANQUA CHRISTMAS CAMELLIA	5 GAL		M		Y	FULL SUN TO PT SHADE, 8'H X 8'W, EVERGREEN
	CEANOTHUS X 'RAY HARTMAN` MULTI-TRUNK CALIFORNIA LILAC	15 GAL		L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL		VL	N	Y	SUN/PT SHADE 15'H X 10'W, DECIDUOUS
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL		L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	COLEONEMA PULCHRUM `SUNSET GOLD` GOLDEN BREATH OF HEAVEN	5 GAL		M	L	Y	FULL SUN, 4'H X 6'W, EVERGREEN
	DIETES BICOLOR FORTNIGHT LILY	1GAL		L	L	Y	FULL SUN PT SHADE, 3'H X 2'W, EVERGREEN
	DIETES GRANDIFLORA `VARIEGATA` STRIPED FORTNIGHT LILY	5 GAL		L	L	Y	SUN OR PT SHADE, 4'H X 3'W, EVERGREEN
	EPILOBIUM CALIFORNICUM `BOWMAN'S #1` CALIFORNIA FUCHSIA	1 GAL		L	N	Y	FULL SUN, 2'H X 2'W, DECIDUOUS
	EPILOBIUM CANUM `CATALINA` CATALINA FUCHSIA	5 GAL		L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	FESTUCA MAIREI ATLAS FESCUE	1 GAL		L		Y	SUN OR PT SHADE, 3'H X 3'W, EVERGREEN
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL		L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	HESPERALOE PARVIFLORA `PERPA` BRAKELIGHTS RED YUCCA	5 GAL		L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HETEROMELES ARBUTIFOLIA TOYON	15 GAL		L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	HEUCHERA X `ELECTRIC LIME` CORAL BELLS	1 GAL		M	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	KNIPHOFIA UVARIA `MALIBU YELLOW` MALIBU YELLOW TORCH LILY	5 GAL		L		Y	FULL SUN, 4'H X 4'W, PERENNIAL
	LAVATERA MARITIMA TREE MALLOW	5 GAL		L	L	Y	SUN OR SHADE, 8'H X 12'W, EVERGREEN
	LIGUSTRUM SINENSE `SUNSHINE` SUNSHINE LIGUSTRUM	5 GAL		L	L	Y	FULL SUN, 6'H X 4'W, EVERGREEN
	LIRIOPE MUSCARI `VARIEGATA` VARIEGATED LILY TURF	1 GAL		M		Y	FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	LOMANDRA LONGIFOLIA `BREEZE` BREEZE MAT RUSH	1 GAL		L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL		L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL		L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	NANDINA DOMESTICA `LEMON LIME` LEMON LIME NANDINA	1GAL		M		Y	FULL SUN TO PT SHADE, 4'H X 4'W, EVERGREEN
	NEPETA FAASSENII CATMINT	1GAL		L	L	Y	FULL SUN TO PT SHADE, 2'H X 3'W, EVERGREEN
	PODOCARPUS MACROPHYLLUS `MAKI` MAKI SHRUBBY YEW PODOCARPUS	15 GAL		M		Y	FULL SUN PT SHADE, 10'H X 5'W, EVERGREEN
	RHAMNUS CALIFORNICA `EVE CASE` CALIFORNIA COFFEEBERRY	5 GAL		L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RHAMNUS CALIFORNICA `LEATHERLEAF` CALIFORNIA COFFEEBERRY	5 GAL		L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RHAMNUS CALIFORNICA `MOUND SAN BRUNO` CALIFORNIA COFFEEBERRY	5 GAL		L	N	Y	SUN OR SHADE, 4'H X 12'W, EVERGREEN
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT	5 GAL		L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL		L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W. DECIDUOUS
	ROSA X `FLOWER CARPET APPLEBLOSSOM` ROSE	2 GAL		M	L	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	SALVIA LEUCANTHA `SANTA BARBARA` MEXICAN BUSH SAGE	5 GAL		L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	SALVIA MICROPHYLLA `HOT LIPS` HOT LIPS SAGE	5 GAL		L	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL		L	L	Y	FULL SUN, 1'H X 4'W, EVERGREEN
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL		L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN
	TEUCRIUM FRUTICANS `AZUREUM` AZURE BUSH GERMANDER	5 GAL		L	L	Y	FULL SUN, 4'H X 5'W, EVERGREEN

STORMWATER TREATMENT AREA

LEGEND	BOTANICAL NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE PLANT	DROUGHT TOLERANT	NOTES
	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1GAL		L		Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL		L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CHONDROPETALUM TECTORUM `EL CAMPO` CAPE RUSH	5 GAL		L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JUNCUS PATENS `CARMAN'S GREY` SPREADING RUSH	5 GAL		L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LEYMUS CONDENSATUS `CANYON PRINCE` NATIVE BLUE RYE	1 GAL		L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL		VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN

LANDSCAPE PLAN SHEET INDEX

L-1 COVER SHEET
L-2 PLANT PALETTE
L-3 OVERALL ILLUSTRATIVE SITE PLAN
L-4 COURTYARD ENLARGEMENT - RLU APARTMENTS
L-5 COURTYARD ENLARGEMENT - HEALTH CENTER
L-6 RESTORATION CONCEPT PLAN
L-7 CROSS SECTIONS
L-8 AMENITY/CHARACTER IMAGERY
L-9 SITE LIGHTING DIAGRAM

TREES

ACER RUBRUM
`ARMSTRONG GOLD`
ARMSTRONG RED MAPLE

ARBUTUS X `MARINA`
MARINA STRAWBERRY TREE

CITRUS SPP.
ORANGE TREE

CUPRESSUS SEMPERVIRENS
MEDITERRANEAN CYPRESS

LAGERSTROEMIA INDICA `MUSKOGEE`
MUSKOGEE CRAPE MYRTLE

LAGERSTROEMIA INDICA `TONTO`
TONTO CRAPE MYRTLE

LAGERSTROEMIA `PURPLE TOWER`
PURPLE TOWER CRAPE MYRTLE

LAURUS NOBILIS `SARATOGA`
SARATOGA BAY LAUREL

OLEA EUROPAEA `SWAN HILL`
SWAN HILL OLIVE

PRUNUS X YEDOEN
YOSHINO CHERRY

PRUNUS SERRULATA `AMANOGAWA`
JAPANESE FLOWERING CHERRY

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS LOBATA
VALLEY OAK

QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

ROSA FLORIBUNDA
`BRILLIANT PINK ICEBERG`
ROSE

ULMUS CARPINIFOLIA X PARVIFOLIA
`FRONTIER` FRONTIER ELM

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

ABUTILON PALMERI
INDIAN MALLOW

ACACIA REDOLENS `DESERT CARPET`
BANK CATCLAW

ACHILLEA 'FIREFLY PEACH SKY'
FIREFLY PEACH SKY YARROW

AGAVE ATTENUATA `KARA`S STRIPES`
AGAVE

ARBUTUS UNEDO
STRAWBERRY TREE SHRUB

ARCTOSTAPHYLOS MANZANITA
`DR. HURD`
DR. HURD MANZANITA

CAMELLIA SASANQUA
CHRISTMAS CAMELLIA

CEANOTHUS X `RAY HARTMAN`
MULTI-TRUNK CALIFORNIA LILAC

CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK

CISTUS X PURPUREUS
ORCHID ROCKROSE

COLEONEMA PULCHRUM
`SUNSET GOLD`
GOLDEN BREATH OF HEAVEN

DIETES BICOLOR
FORTNIGHT LILY

DIETES GRANDIFLORA `VARIEGATA`
STRIPED FORTNIGHT LILY

EPILOBIUM CALIFORNICUM
`BOWMAN`S #1`
CALIFORNIA FUCHSIA

EPILOBIUM CANUM 'CATALINA'
CATALINA CALIFORNIA FUCHSIA

FESTUCA MAIREI
ATLAS FESCUE

HESPERALOE PARVIFLORA
RED YUCCA

HESPERALOE PARVIFLORA
`BRAKELIGHT`
BRAKELIGHTS RED YUCCA

HETEROMELES ARBUTIFOLIA
TOYON

HEUCHERA X `ELECTRIC LIME`
CORAL BELLS

LAVATERA MARITIMA
TREE MALLLOW

LIGUSTRUM SINENSE `SUNSHINE`
SUNSHINE LIGUSTRUM

LIRIOPE MUSCARI `VARIEGATA`
VARIEGATED LILY TURF

LOMANDRA LONGIFOLIA `BREEZE`
BREEZE MAT RUSH

MUHLENBERGIA CAPILLARIS
'PINK CLOUD'
PINK CLOUD MUHLY GRASS

MUHLENBERGIA RIGENS
DEER GRASS

NANDINA DOMESTICA
`LEMON LIME`
LEMON LIME NANDINA

NEPETA FAASSENII
CATMINT

PODOCARPUS MACROPHYLLUS
`MAKI`
SHRUBBY YEW PODOCARPUS

RHAMNUS CALIFORNICA `EVE CASE`
CALIFORNIA COFFEEBERRY

RHAMNUS CALIFORNICA
`LEATHERLEAF`
CALIFORNIA COFFEEBERRY

RHAMNUS CALIFORNICA
'MOUND SAN BRUNO'
CALIFORNIA COFFEEBERRY

RIBES VIBURNIFOLIUM
EVERGREEN CURRANT

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SALVIA LEUCANTHA
`SANTA BARBARA`
MEXICAN BUSH SAGE

SALVIA MICROPHYLLA
`HOT LIPS`
HOT LIPS SAGE

SENECIO SERPENS
CURIO REPENS

TEUCRIUM CHAMAEDRYS
GERMANDER

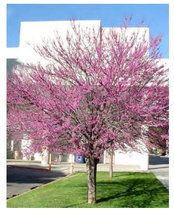
TEUCRIUM FRUTICANS 'AZUREUM'
TREE GERMANDER

KNIPHOFIA UVARIA
'MALIBU YELLOW'
MALIBU YELLOW POKER PLANT

STORMWATER TREATMENT AREA

ACER PALMATUM `MORTON`
MORTON JAPANESE MAPLE

AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE


CERCIS OCCIDENTALIS
WESTERN REDBUD

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

SALIX LASIOLEPIS
ARROYO WILLOW

BOUTELOUA GRACILIS
BOUTELOUA GRACILIS

CAREX TUMULICOLA
BERKELEY SEDGE

CHONDROPETALUM
TECTORUM `EL CAMPO`
CAPE RUSH

JUNCUS PATENS 'CARMEN'S GREY'
CALIFORNIA GRAY RUSH

LEYMUS CONDENSATUS
`CANYON PRINCE`
NATIVE BLUE RYE

MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

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CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JJ LY, 2020

PLANT PALETTE

L-2

1. Arrival Plaza
2. Entry Water Feature
3. Club House
4. Lake Courtyard
5. Auditorium
6. Multipurpose Room
7. Pool Building
8. Pool Patio
9. Boe Courtyard
10. Podium Courtyard
11. RLU
12. Riparian Res oration Zone
13. Oe rlook
14. Dog Run
15. Community Garden
16. Tennis Court
17. Knoll Amenity
18. Facility Maintenance Building
19. Villas
20. Health Center
21. Ek sting Speimen Oak To Remain
22. Masonry Wall
23. Ornamental Metal Fence/ 42" Guardrail
24. Property Line
25. Gated EVA
26. Relocated Man-Made Ditch
27. MSE Retaining Wall

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0 20 80 160

OVERALL ILLUSTRATIVE SITE PLAN

L-3

22 Podium Patio w/ fireplace and specimen tre
23 Formal Garden Space
24 Seating Node
25 Putting Green

1 Arrival Plaza
2 Water Feature
3 Flag Poles
4 Water Fall
5 Lake
6 Koi Pond
7 Gazebo
8 Bridge
9 B.B.Q. Patio
10 Shade Element
11 Focal Element
12 Outdoor Dining Patio
13 Pool Patio
14 SPA
15 Passive Garden
16 Yoga Lawn
17 Outdoor Lounge
18 Boe Courts
19 Auditorium Patio/ Eve nt Space
20 Clubhouse Outdoor Dining Patio
21 Ove rlook

POOL BUILDING
MULTI-PURPOSE ROOM
AUDITORIUM
CLUB HOUSE

KEY PLAN
N.T.S.

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JULY, 2020

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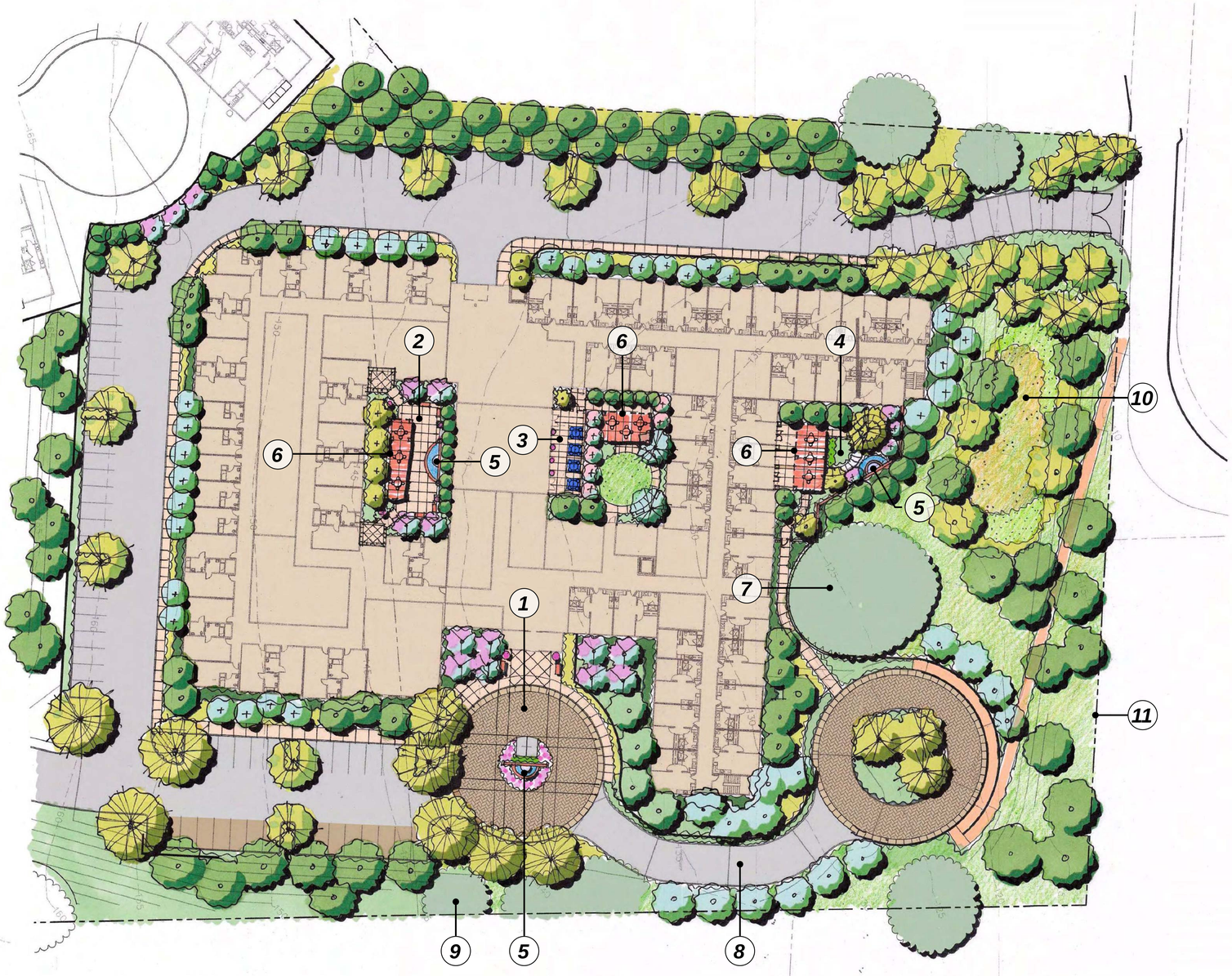
RLU
COURTYARD ENLARGEMENT

L-4



1 Arrival Plaza
2 Skilled Nursing Courtyard
3 Assisted Living Courtyard
4 Memory Care Courtyard
5 Focal Element
6 Shade Element
7 Existing Specimen Valley Oak
8 EVA with Turf Cell
9 Existing trees to be preserved
10 Detention Basin
11 Property Line

KEY PLAN
N.T.S.

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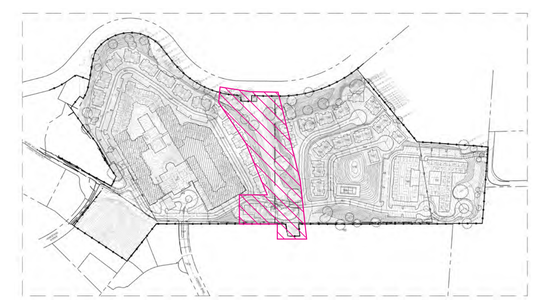
HEALTH CENTER
COURTYARD ENLARGEMENT

L-5

1. Existing Wetland
   (Note: No fill or alteration shall take place within the Existing Wetlands).
2. Existing Valley Oak to remain
3. Overlook
4. Node
5. Trail
6. Dog Run
7. Willow cuttings (Salix species)
8. Quercus lobata/Valley Oak
9. Quercus agrigolia/Coast Live Oak
10. Existing Pipe Culvert

RIPARIAN MITIGATION TREE LEGEND:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER SIZE	QTY.
	Quercus agrifolia	Coast Live Oak	15-gal	15
			treepot 4	8
	Quercus lobata	Valley Oak	15-gal	30
			treepot 4	23
	Cuttings: Combination of *Salix lasiolepis, Salix laevigata*	Willow	cuttings	77



KEY PLAN
N.T.S.

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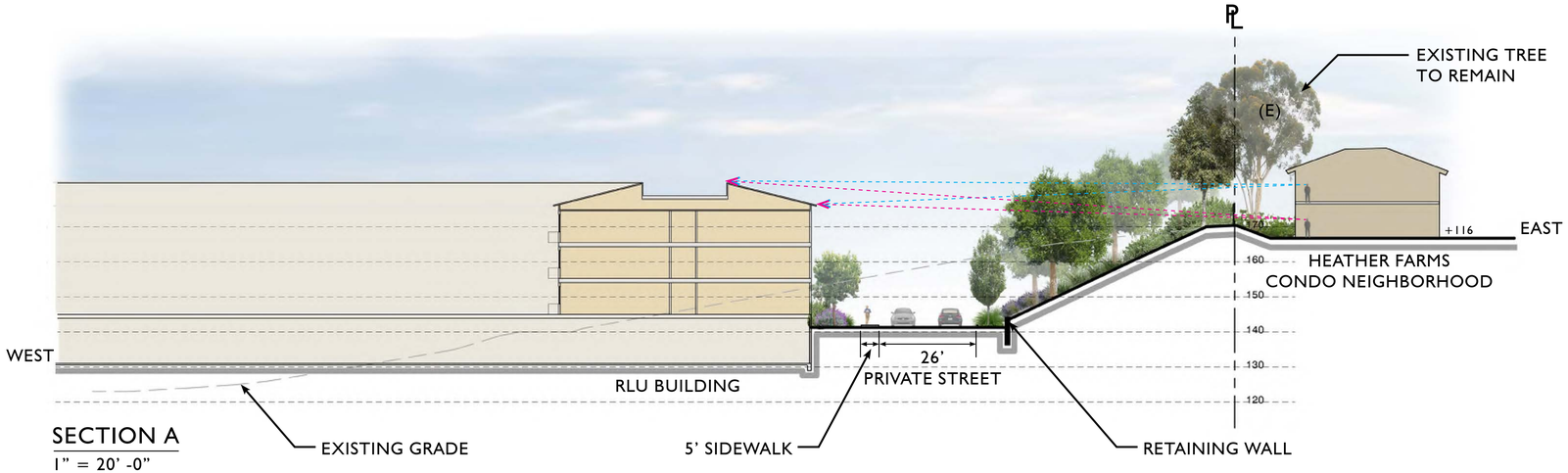
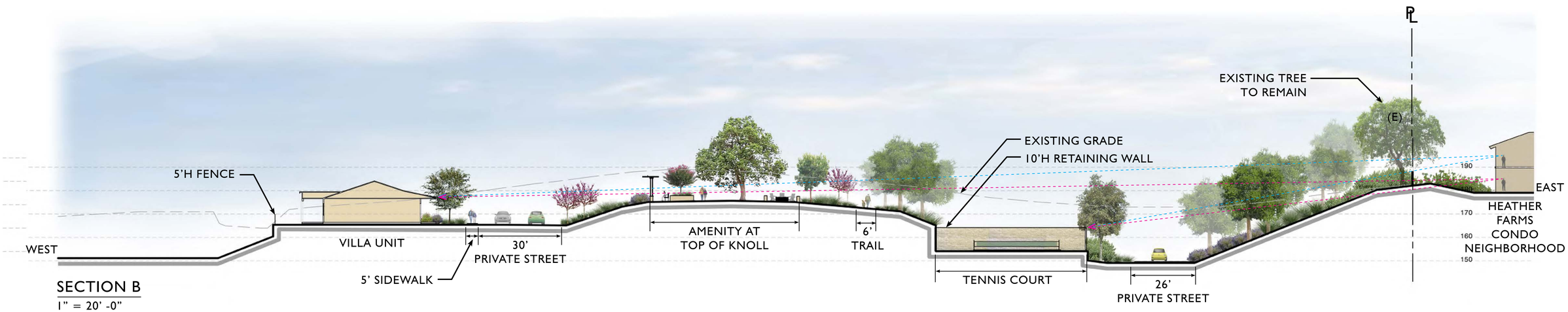
RESTORATION CONCEPT PLAN

L-6

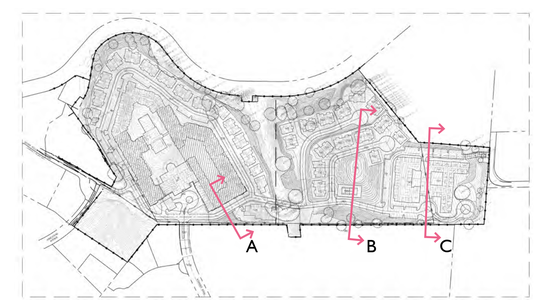


SECTION A
1" = 20' -0"



SECTION B
1" = 20' -0"

SECTION C
1" = 20' -0"



KEY PLAN
N.T.S.

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JULY, 2020

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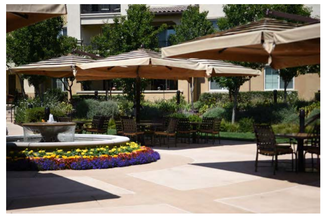
CROSS SECTIONS

L-7

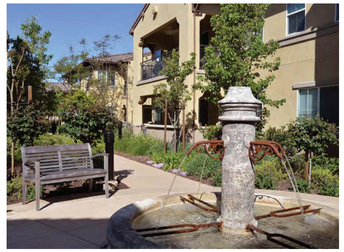
ENTRY / ARRIVAL ZONE



OUTDOOR DINING/EVENT SPACE

OVERLOOK

SHADE



PASSIVE COURTYARD

PODIUM

VEGETABLE GARDEN

ACTIVE COURTYARD

WATER FEATURE

MSE RETAINING WALL

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CONCEPTUAL DESIGN
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AMENITY/CHARACTER IMAGERY

SITE LIGHTING FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE
	POST TOP LIGHT MFR: BEGA MODEL: 77 911, 38 W LED POLE HEIGHT: 14' COLOR FINISH: T.B.D.
	BOLLARD LIGHT OPTION (1) MFR: BEGA MODEL: 99 058, 11.6 W LED HEIGHT: 39-3/8" COLOR FINISH: T.B.D.
	OPTION (2) MFR: BEGA MODEL: 84 025, 8.2 W LED (180 degree) HEIGHT: 35-3/4" COLOR FINISH: T.B.D.

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LY, 2020

0 20 80 160

SITE LIGHTING DIAGRAM

L-9