ARCHITECTURE

A001	COVER SHEET
A011	SITE PLAN
A012	FIRE DEPARTMENT ACCESS EXHIBIT

INDEPENDENT LIVING BUILDING:

A121	BUILDING ELEVATIONS
A122	BUILDING ELEVATIONS
A123	BUILDING ELEVATIONS
A124	BUILDING ELEVATIONS
A130	BUILDING PLANS
A131	BUILDING PLANS
A132	BUILDING PLANS
A133	BUILDING PLANS
A134	BUILDING PLANS
A141	BUILDING SECTIONS
A151	ENLARGED PLANS
A152	ENLARGED PLANS
A153	ENLARGED PLANS
A161	RENDERINGS
A162	RENDERINGS

HEALTH CENTER:

A221	BUILDING ELEVATIONS
A222	BUILDING ELEVATIONS
A231	BUILDING PLANS
A232	BUILDING PLANS
A241	BUILDING SECTIONS
A261	RENDERINGS

VILLAS:

A321	BUILDING ELEVATIONS
A322	BUILDING ELEVATIONS
A323	BUILDING ELEVATIONS
A324	BUILDING ELEVATIONS
A325	BUILDING ELEVATIONS
A331	BUILDING PLANS
A351	ENLARGED PLANS
A352	ENLARGED PLANS
A361	RENDERINGS

MAINTENANCE BUILDING:

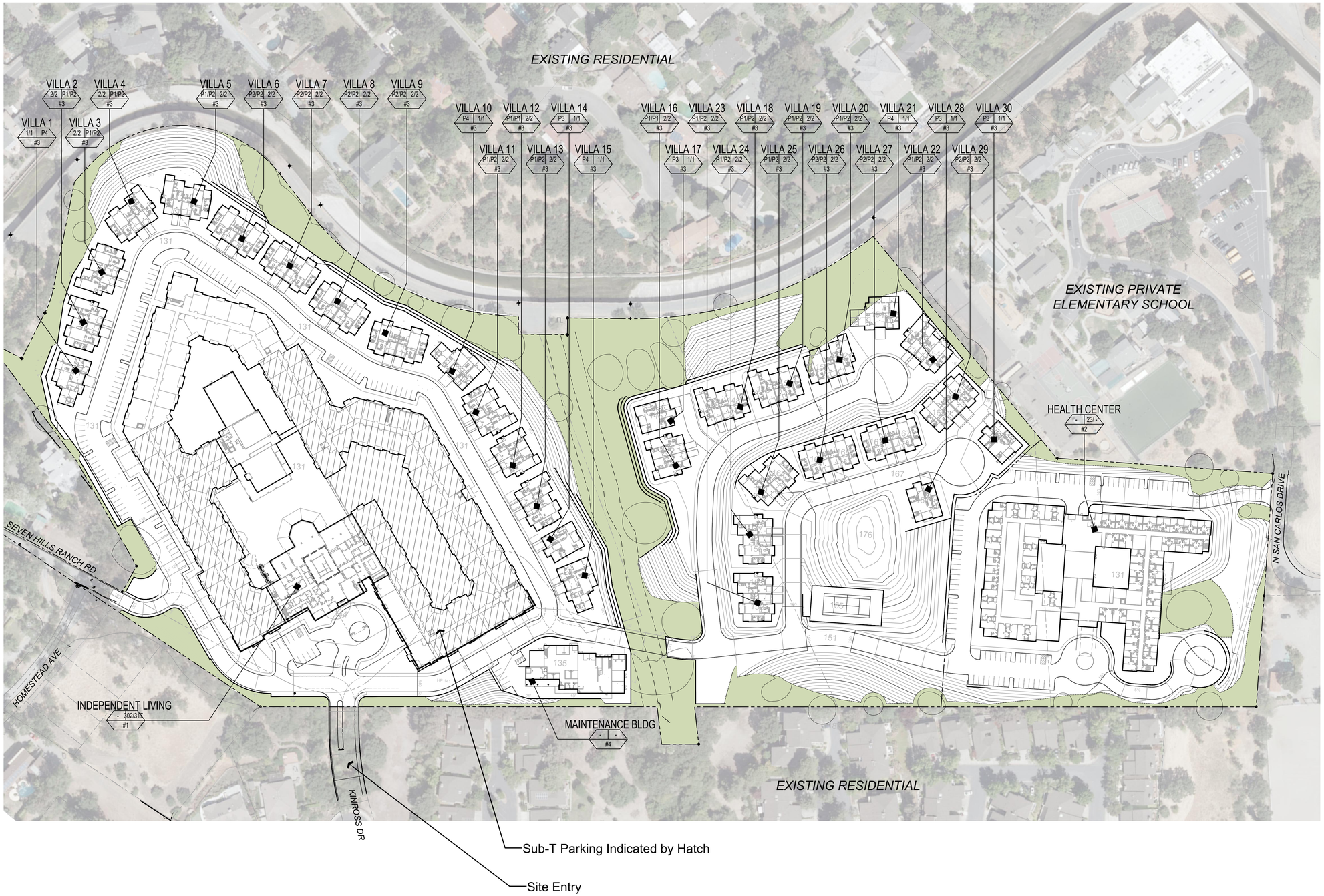
A421	BUILDING ELEVATIONS
A431	BUILDING PLANS
A432	BUILDING PLANS
A461	RENDERINGS

CIVIL

C1.0	COVER SHEET
C3.0	LOTTING PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER CONTROL PLAN

LANDSCAPE

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



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%**

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
VILLAS	
Driveway Space	52 spaces
Garge Space	52 spaces
Total	**104 spaces**
	2.00 spaces/ unit
HEALTH CENTER	
Open Spaces	80 spaces
Total	**80 spaces**

Legend

BLDG NAME
P1/P2 2/4
#4

- BUILDING TYPE NAME
- NUMBER OF : UNITS / GARAGE PARKING STALLS
- BUILDING SHEET NUMBER - CORRESPONDS TO A#00 SERIES (FOR REF ONLY, NOT BLDG ADDRESS)
- VILLA TYPE NUMBER (FOR REF ONLY, NOT BLDG ADDRESS)

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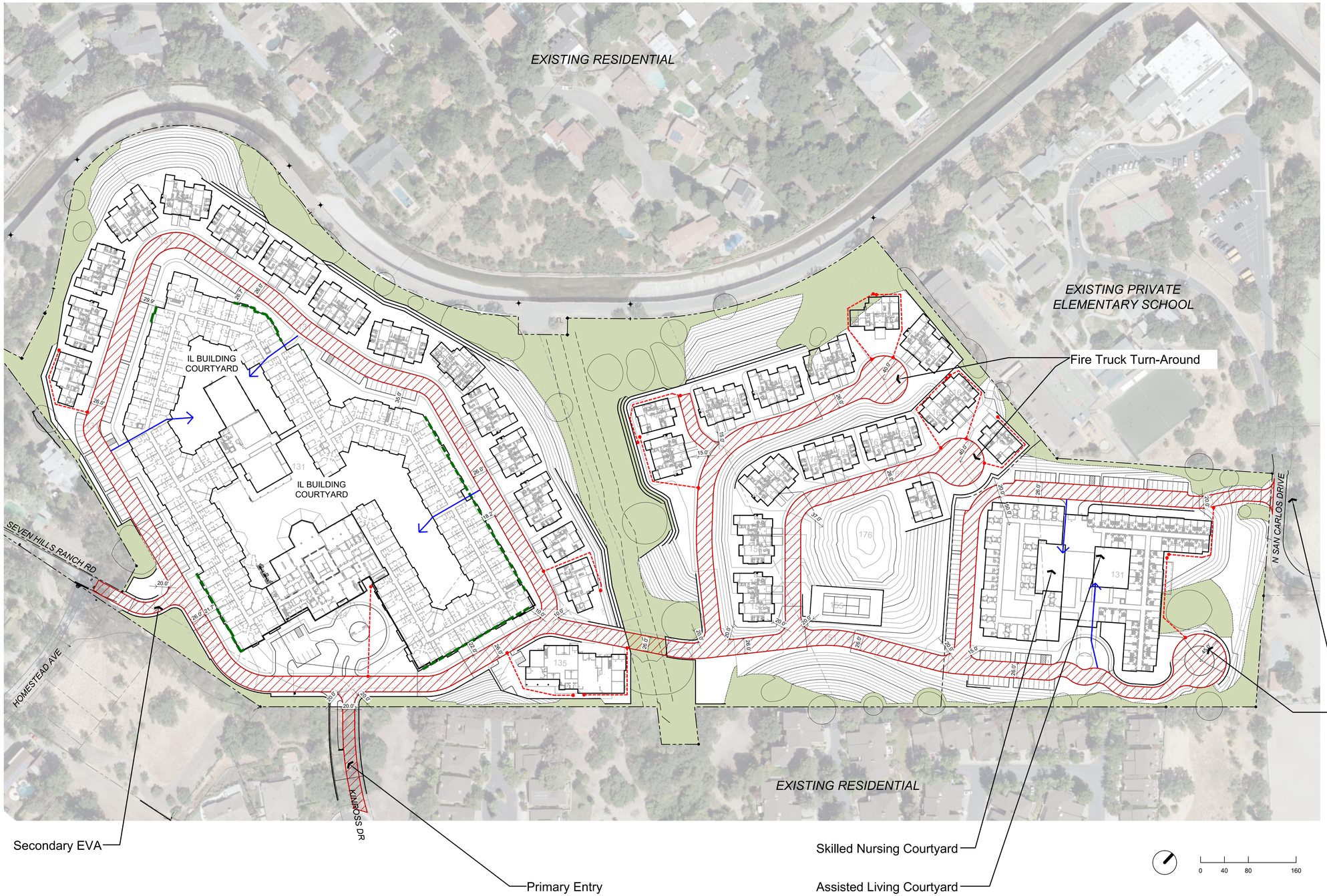
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

0 40 80 160

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.

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

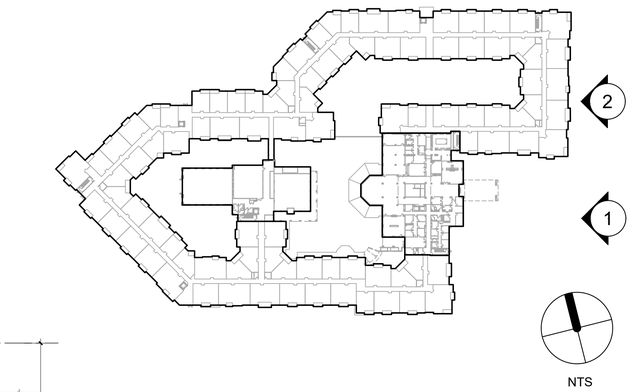
- Fire Apparatus Access Road
- 150' or less "Hose Pull" Access
- Aerial Apparatus Access
- Fire Department Access to Enclosed Courtyard

MATERIAL LEGEND

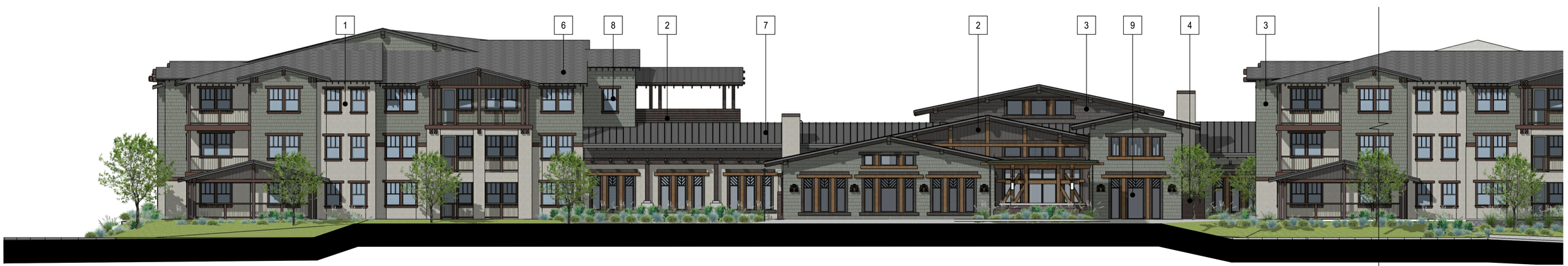
1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. STANDING SEAM METAL ROOFING
8. VINYL WINDOWS
9. METAL STOREFRONT

OVERALL EAST ELEVATION

KEY PLAN



2. EAST ELEVATION



1. EAST ELEVATION

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CONCEPTUAL DESIGN
JULY 27TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

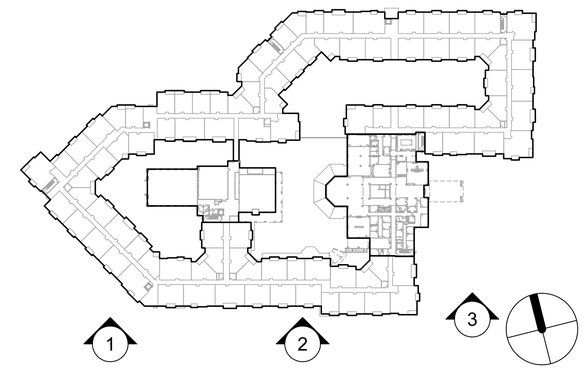
A121

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



NTS

3. SOUTH ELEVATION

2. SOUTH ELEVATION

1. SOUTH ELEVATION

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CONCEPTUAL DESIGN
JULY 27TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

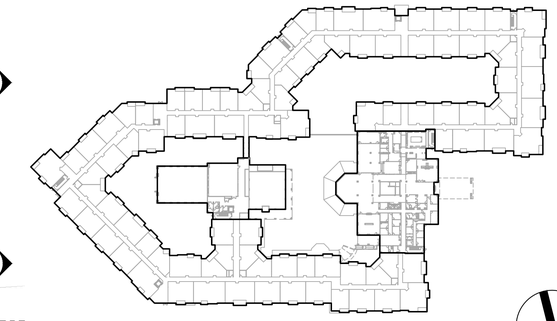
A122

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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CONCEPTUAL DESIGN
JULY 27TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

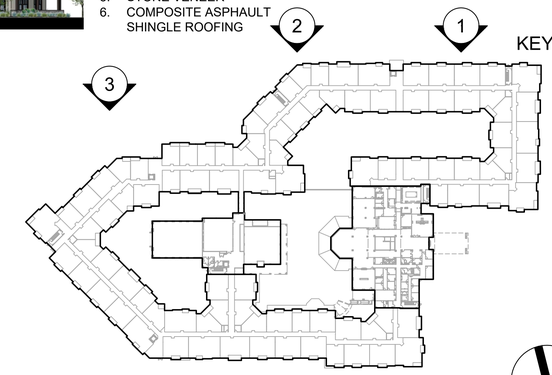
A123

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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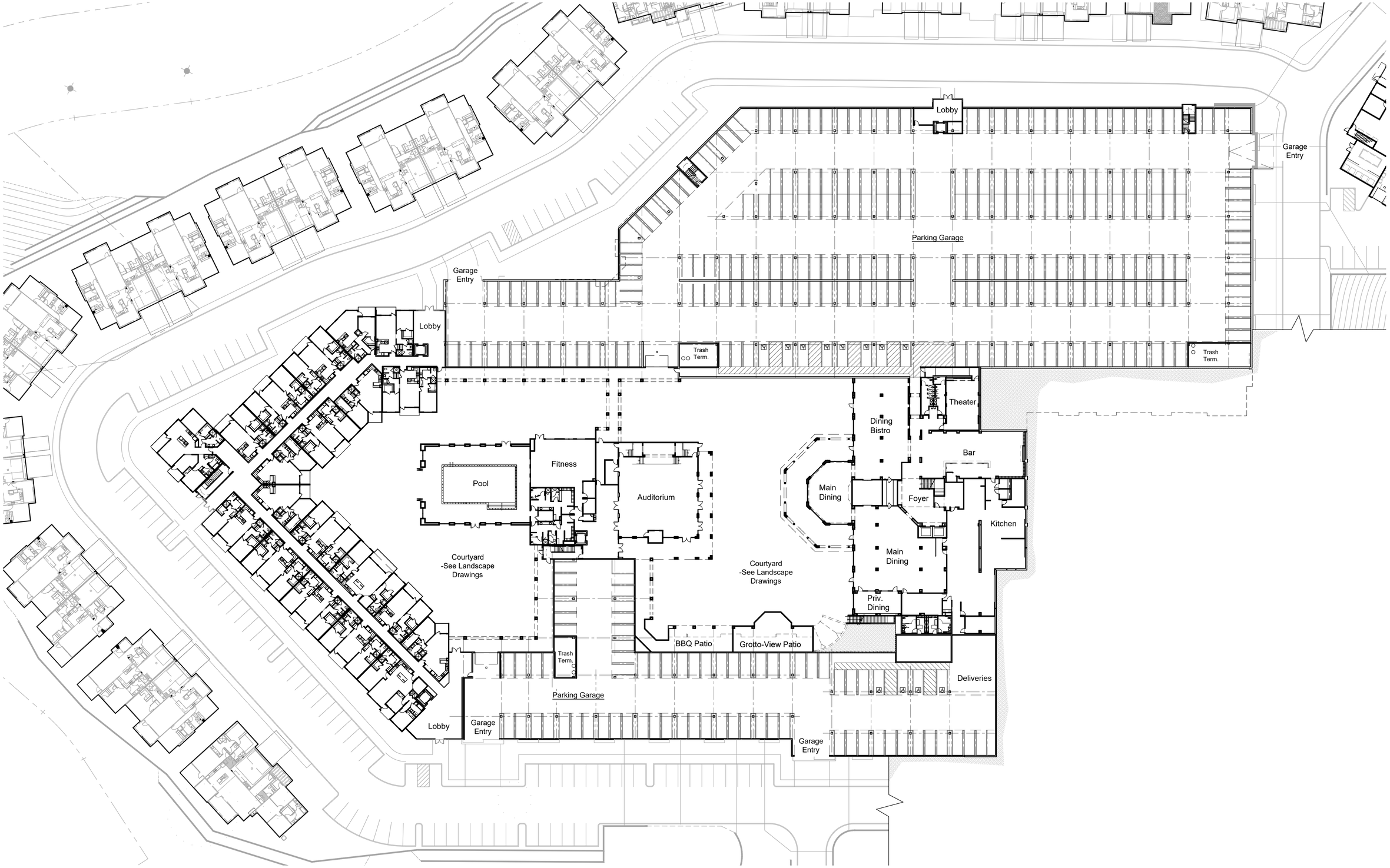
JULY 27TH, 2020

0 5 10 20

BUILDING ELEVATIONS
RLU BUILDING

A124



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CONCEPTUAL DESIGN
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0 15 30 60

BUILDING PLANS
RLU BUILDING - COURTYARD LEVEL

A130

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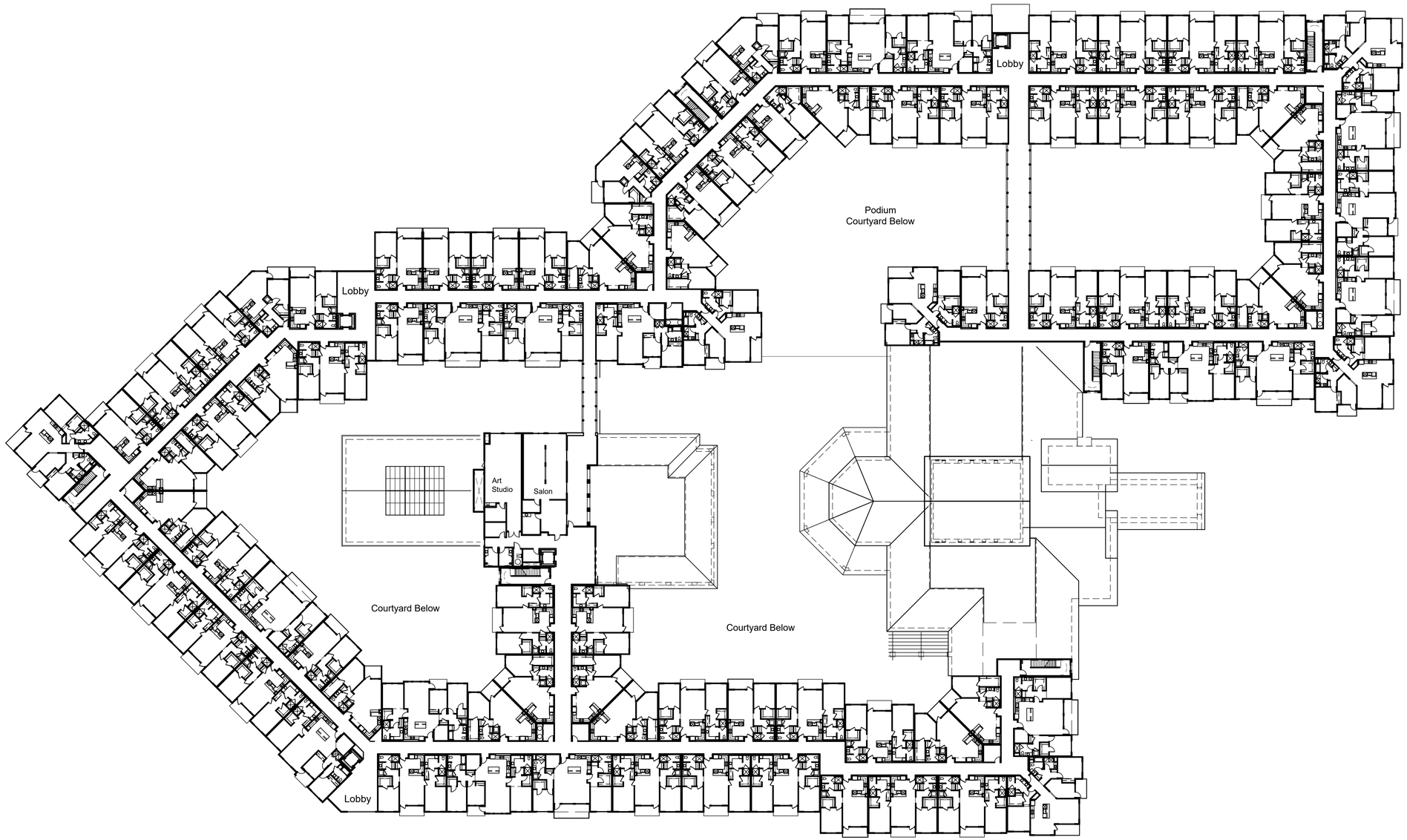
CONCEPTUAL DESIGN
JULY 27TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - 1ST FLOOR

A131



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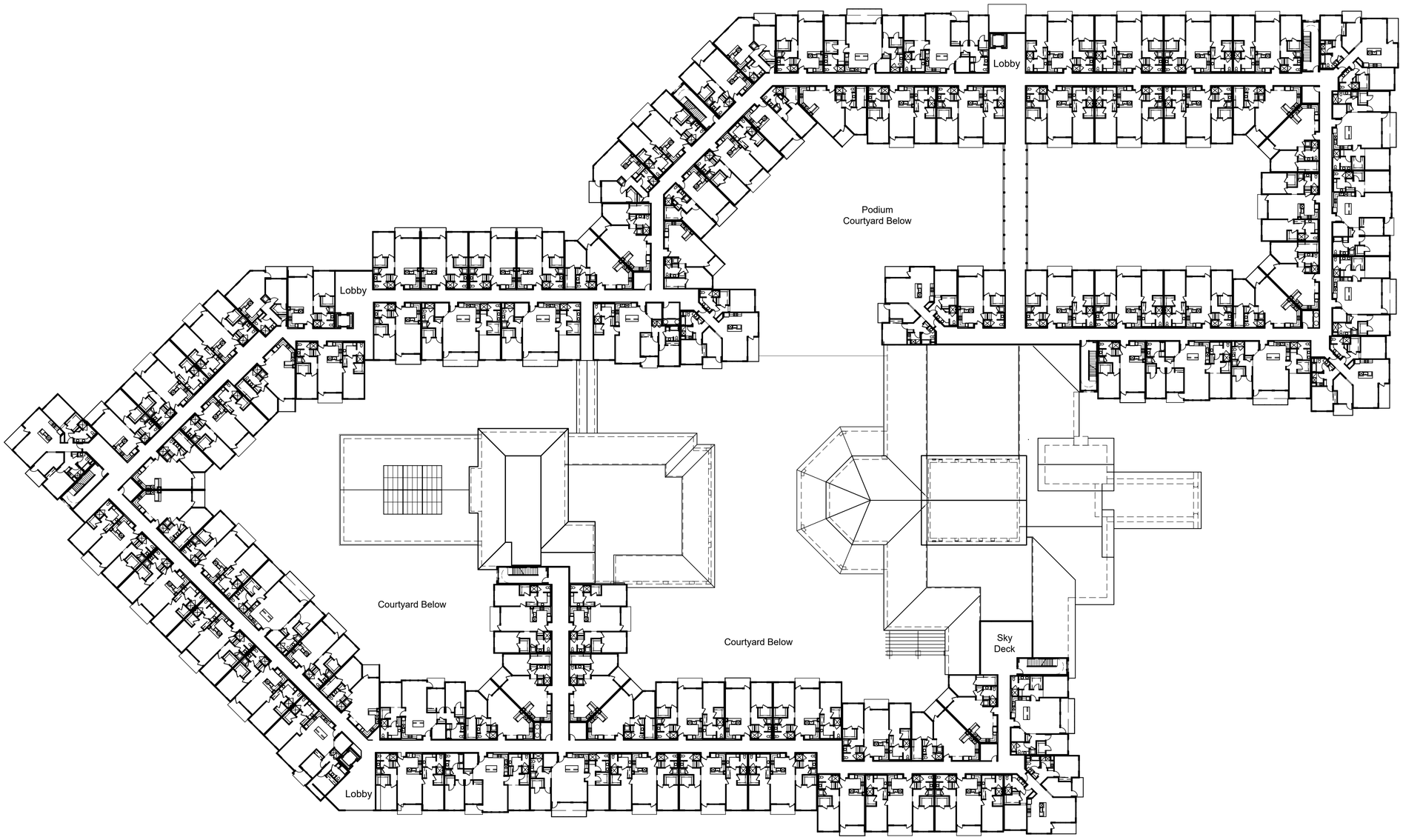
JULY 27TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - 2ND FLOOR

A132



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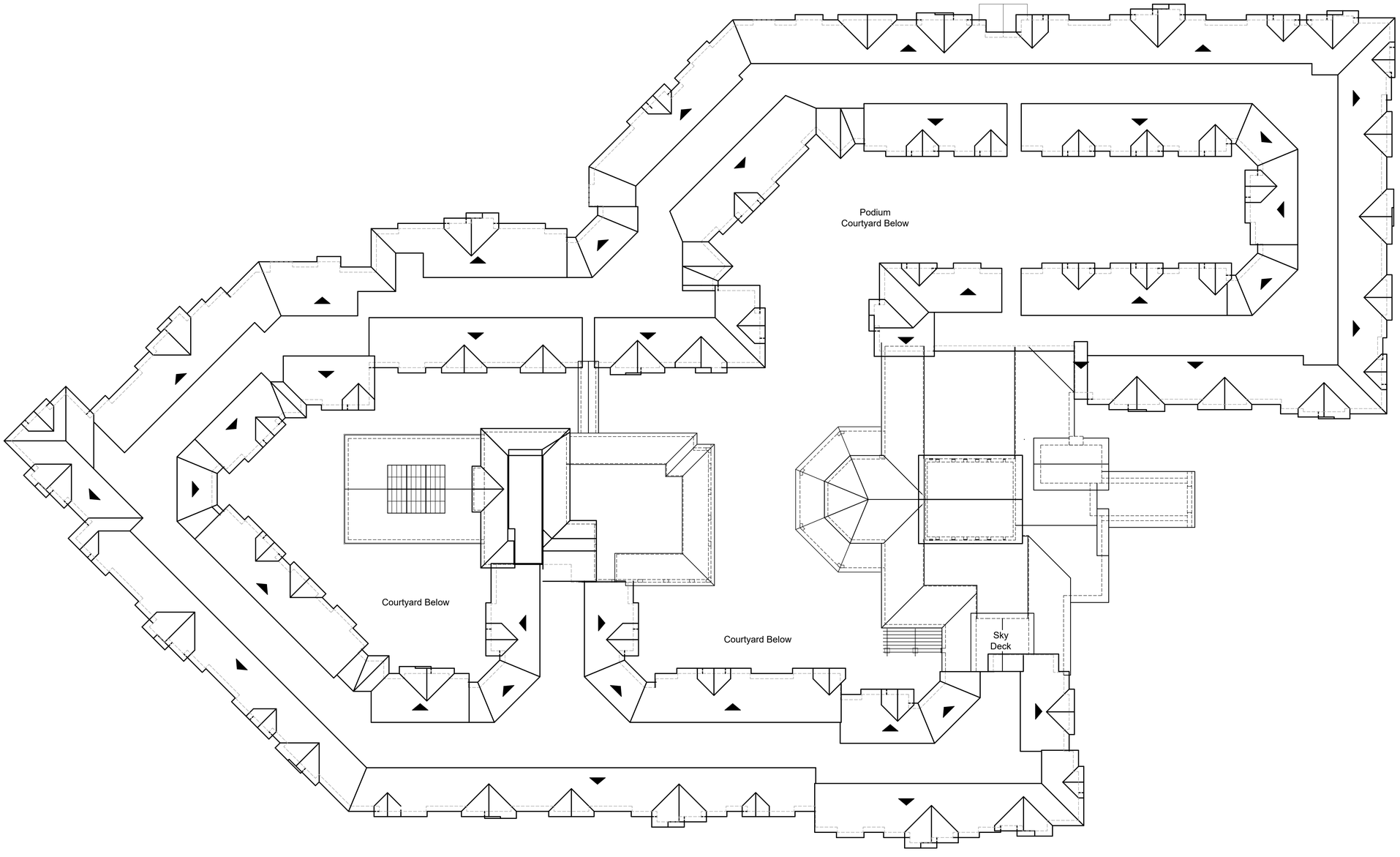
JULY 27TH, 2020

0 15 30 60

BUILDING PLANS
RLU BUILDING - 3RD FLOOR

A133



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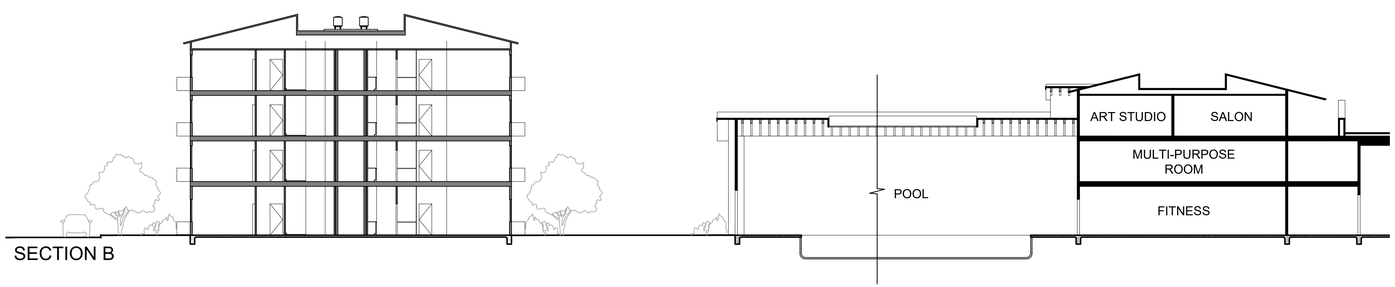
CONCEPTUAL DESIGN
JULY 27TH, 2020

0 15 30 60

ROOF PLAN
RLU BUILDING

A134



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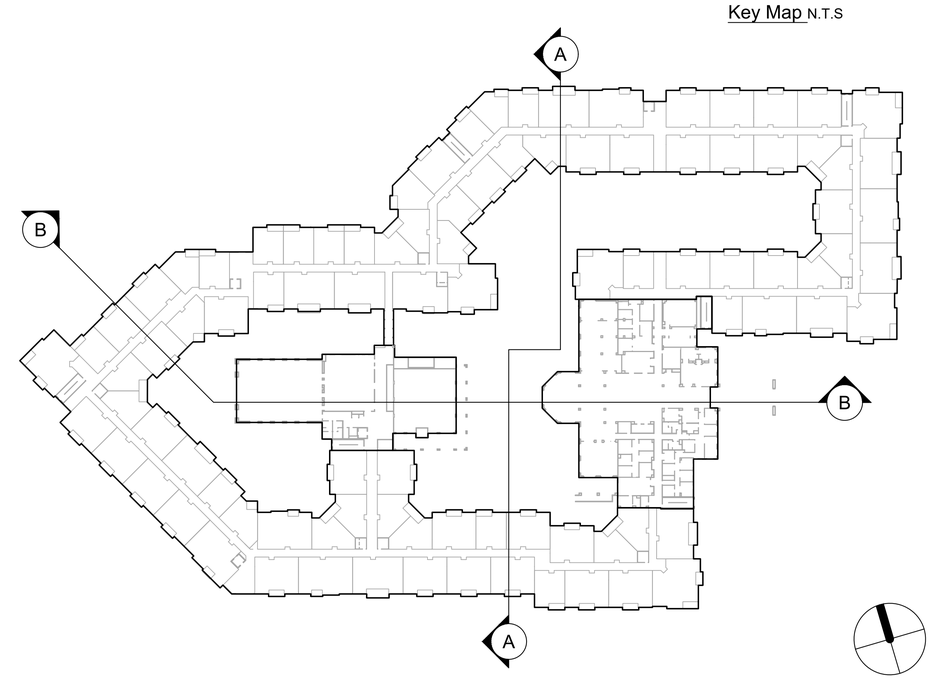

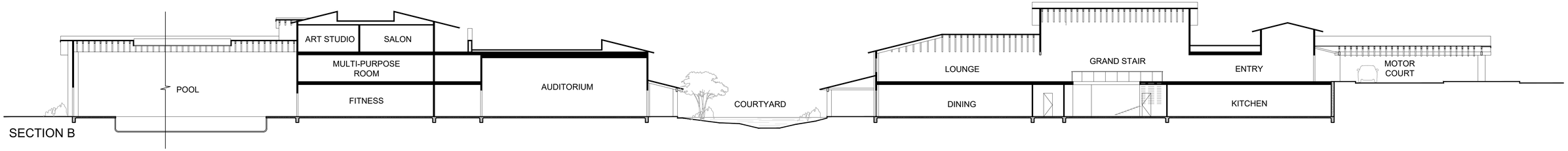

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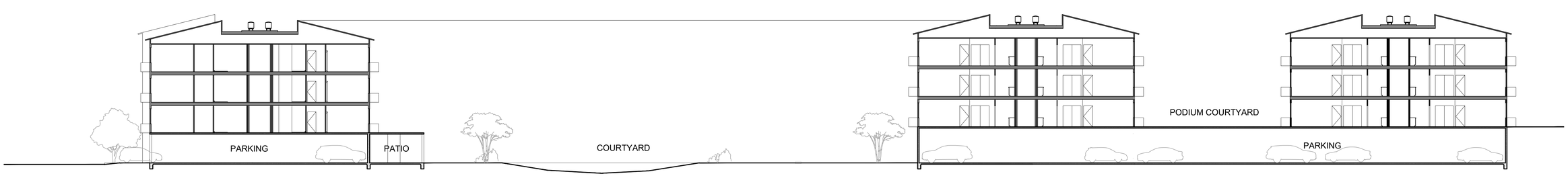

SECTION A

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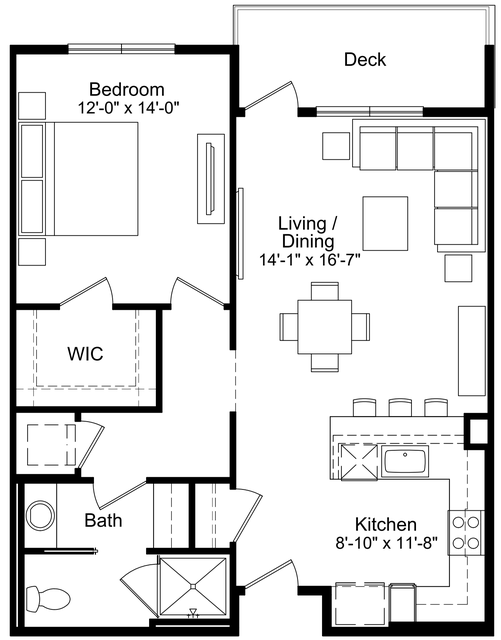
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

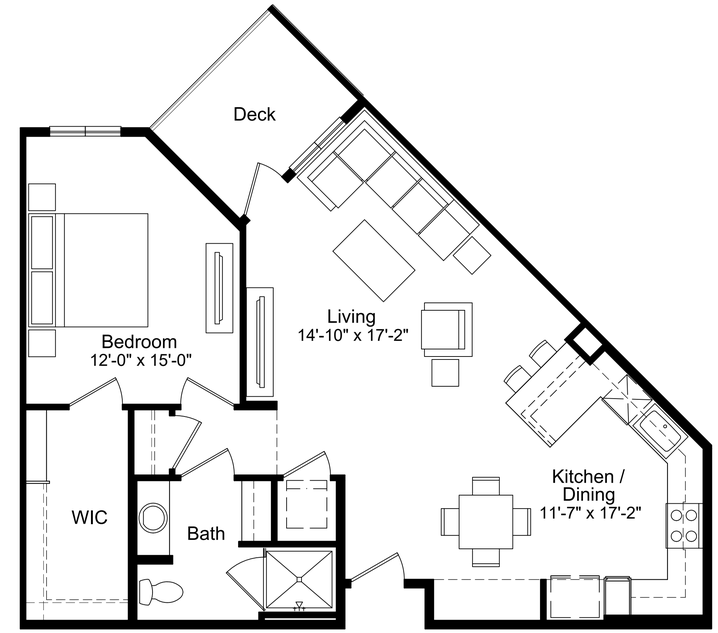
0 8 16 32

BUILDING SECTIONS
RLU BUILDING

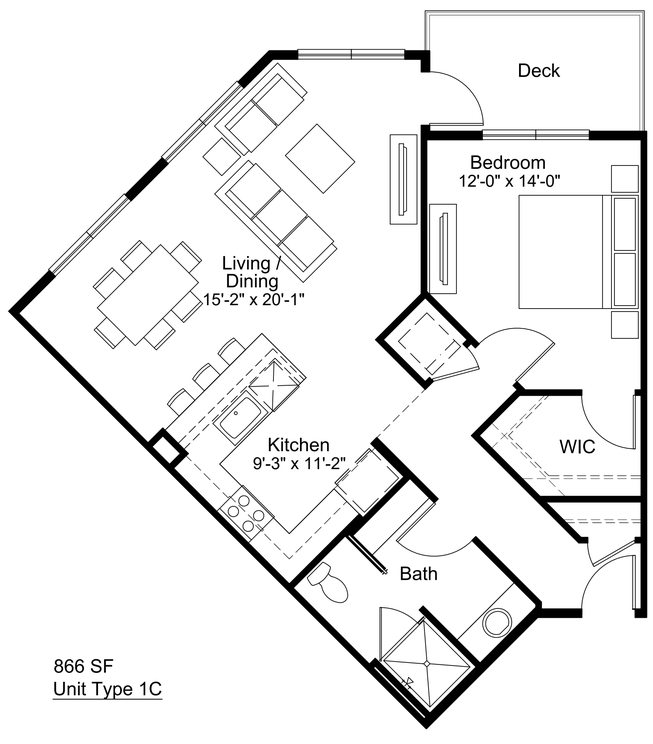
A141



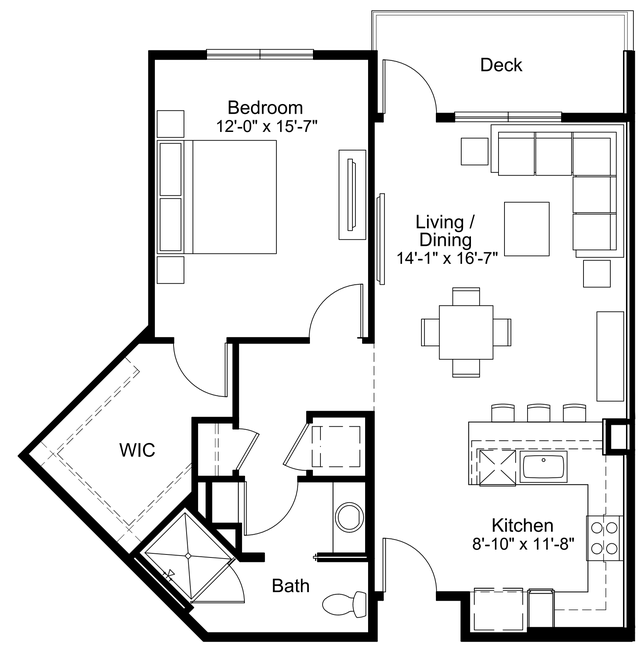
835 SF
Unit Type 1A



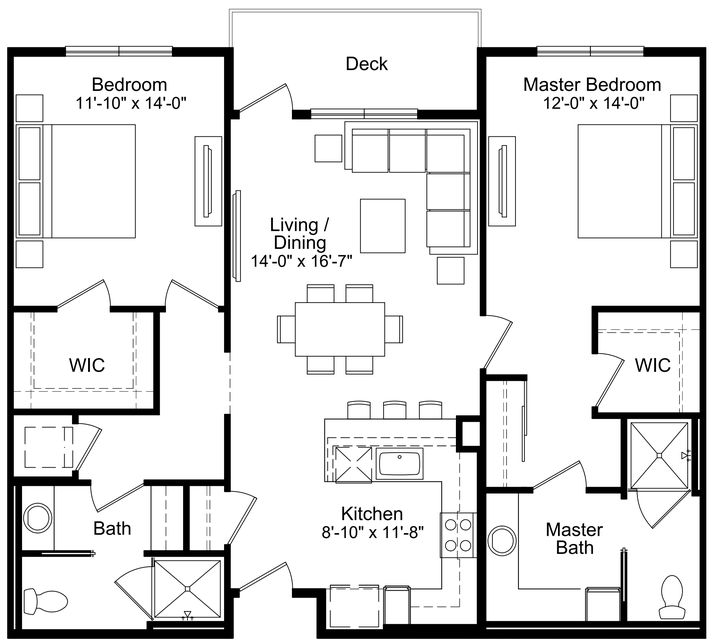
893 SF
Unit Type 1B



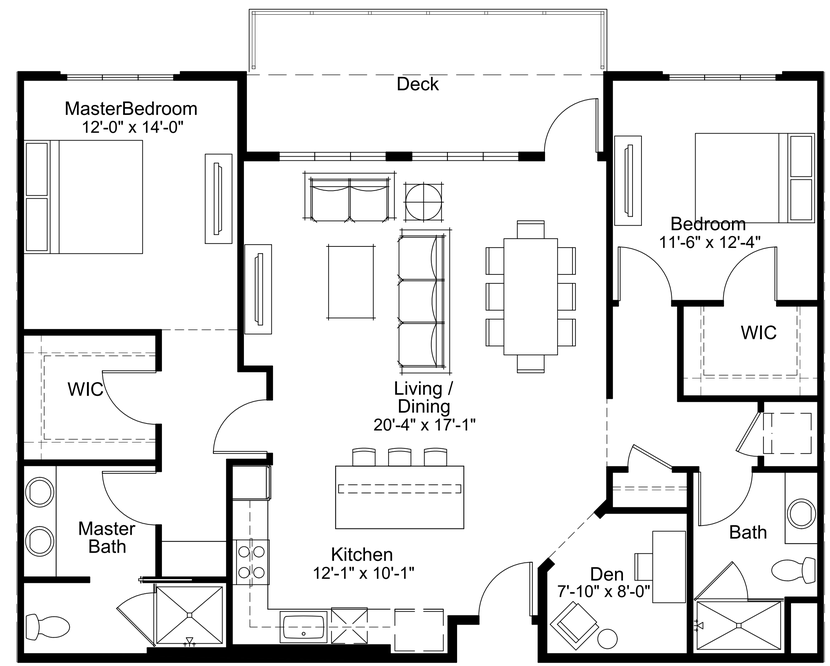
866 SF
Unit Type 1C



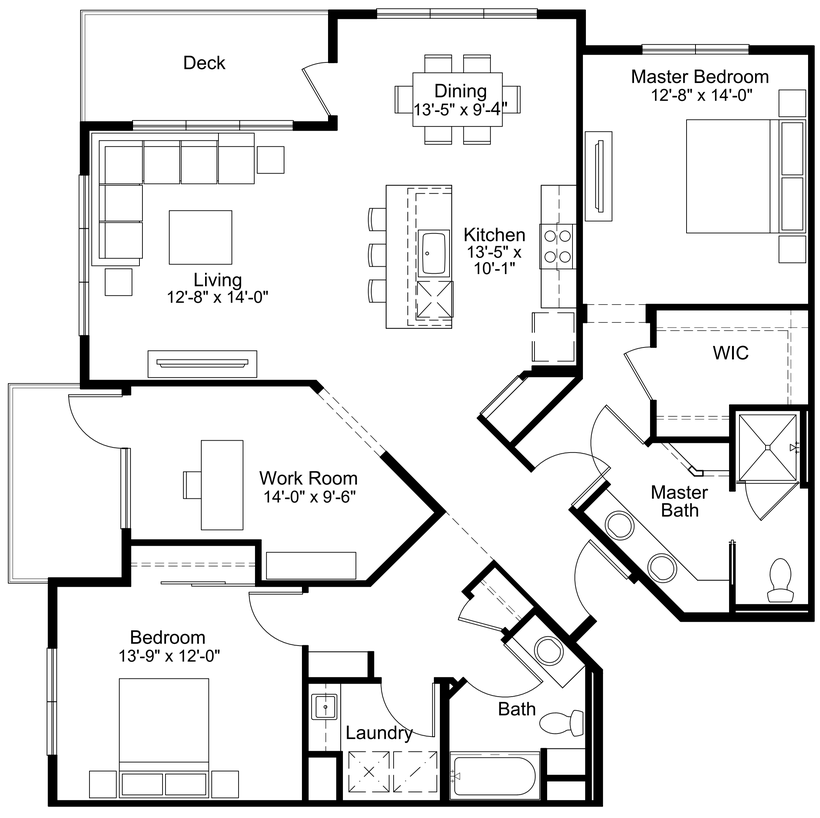
883 SF
Unit Type 1D



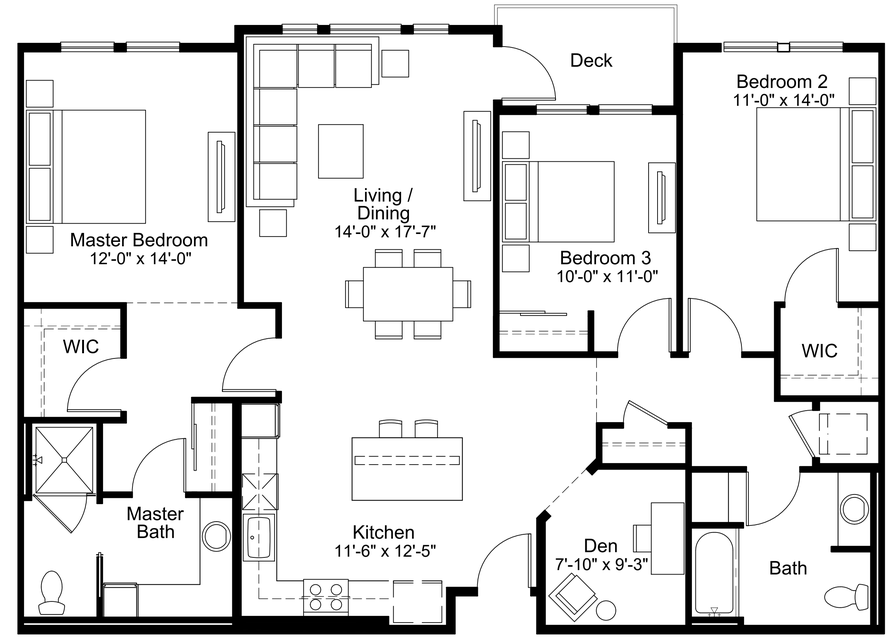
1,233 SF
Unit Type 2A



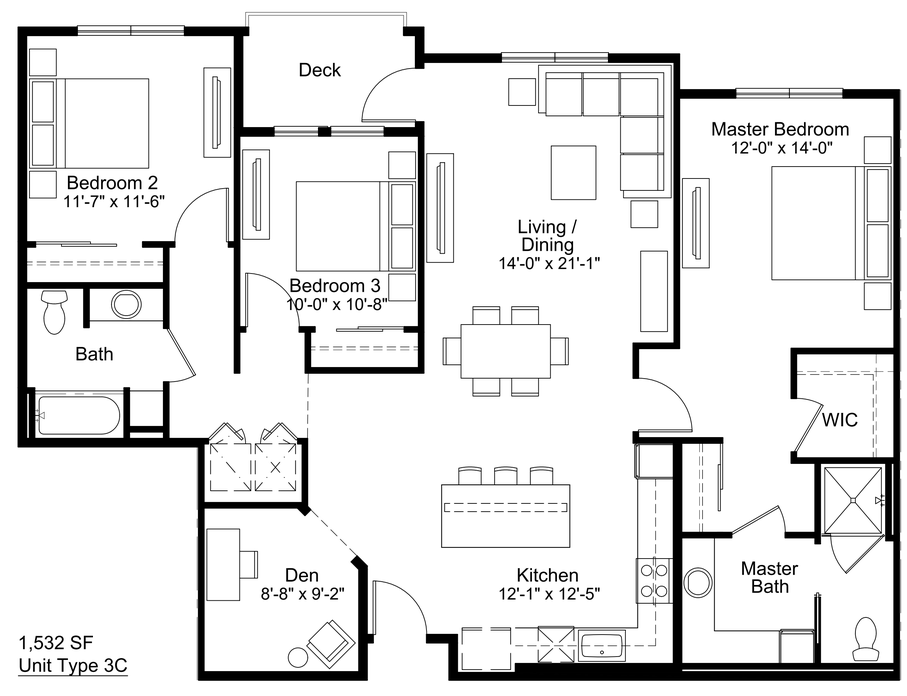
1,391 SF
Unit Type 2B



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
JULY 27TH, 2020

RENDERINGS

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

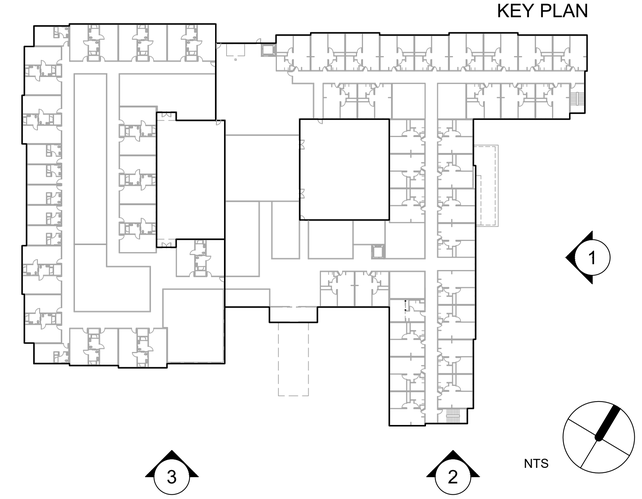
CONCEPTUAL DESIGN
JULY 27TH, 2020

RENDERINGS

OVERALL SOUTH ELEVATION

3. SOUTH ELEVATION

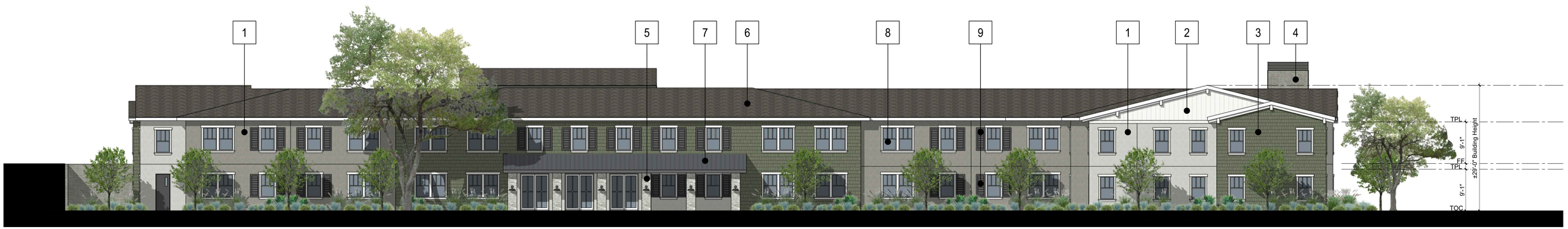
KEY PLAN



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
JULY 27TH, 2020

0 5 10 20

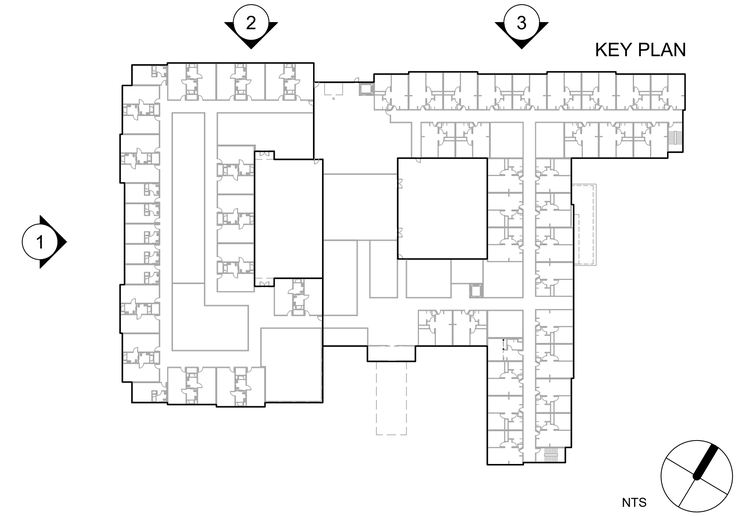
BUILDING ELEVATIONS
HEALTH CENTER

A221

OVERALL NORTH ELEVATION

3. NORTH ELEVATION

2. NORTH ELEVATION



MATERIAL LEGEND

1. STUCCO
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6. COMPOSITE ASPHAULT SHINGLE ROOFING
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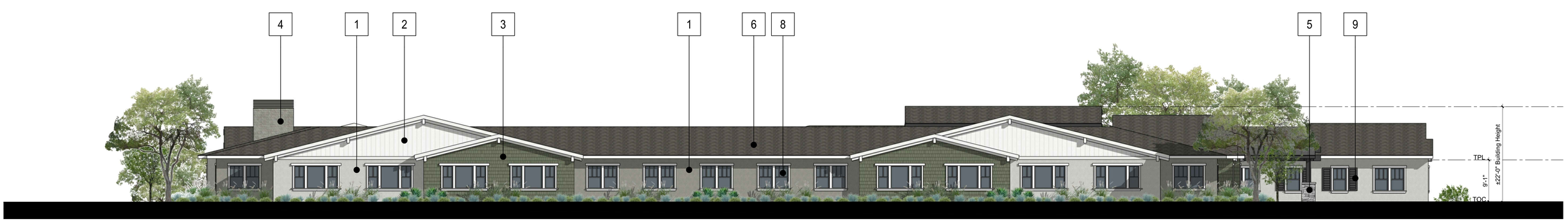
8. VINYL WINDOWS
9. SHUTTERS
10. METAL STOREFRONT



1. WEST ELEVATION

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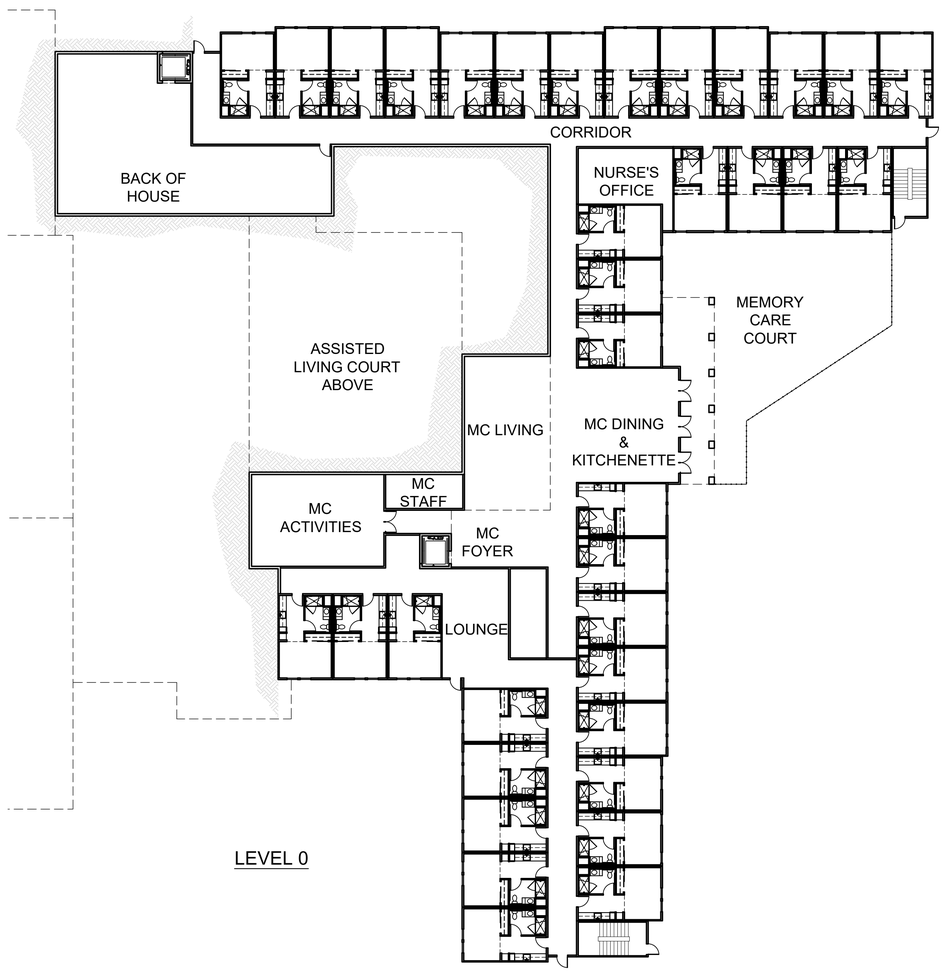
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

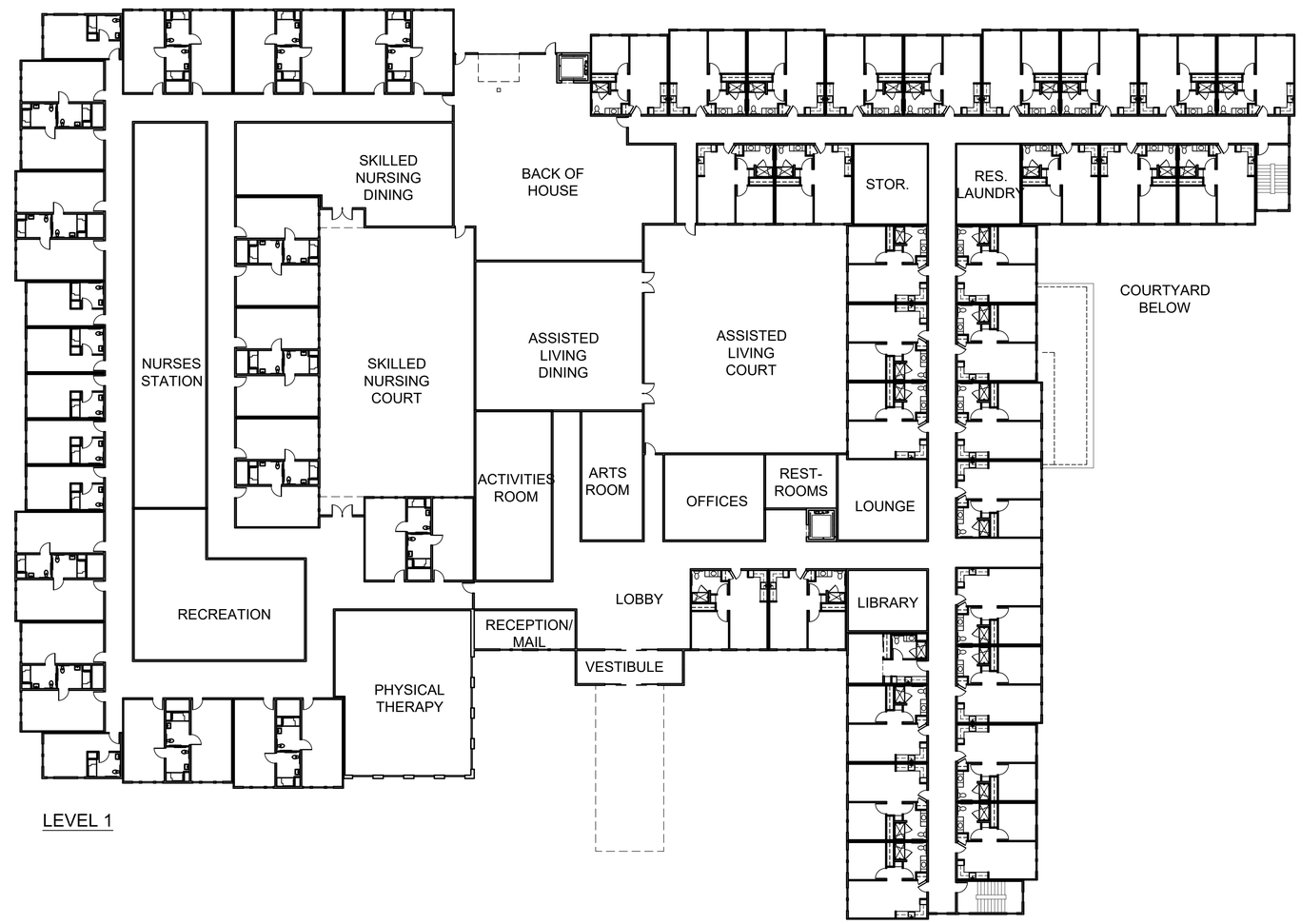
0 5 10 20

BUILDING ELEVATIONS
HEALTH CENTER

A222



LEVEL 0



LEVEL 1

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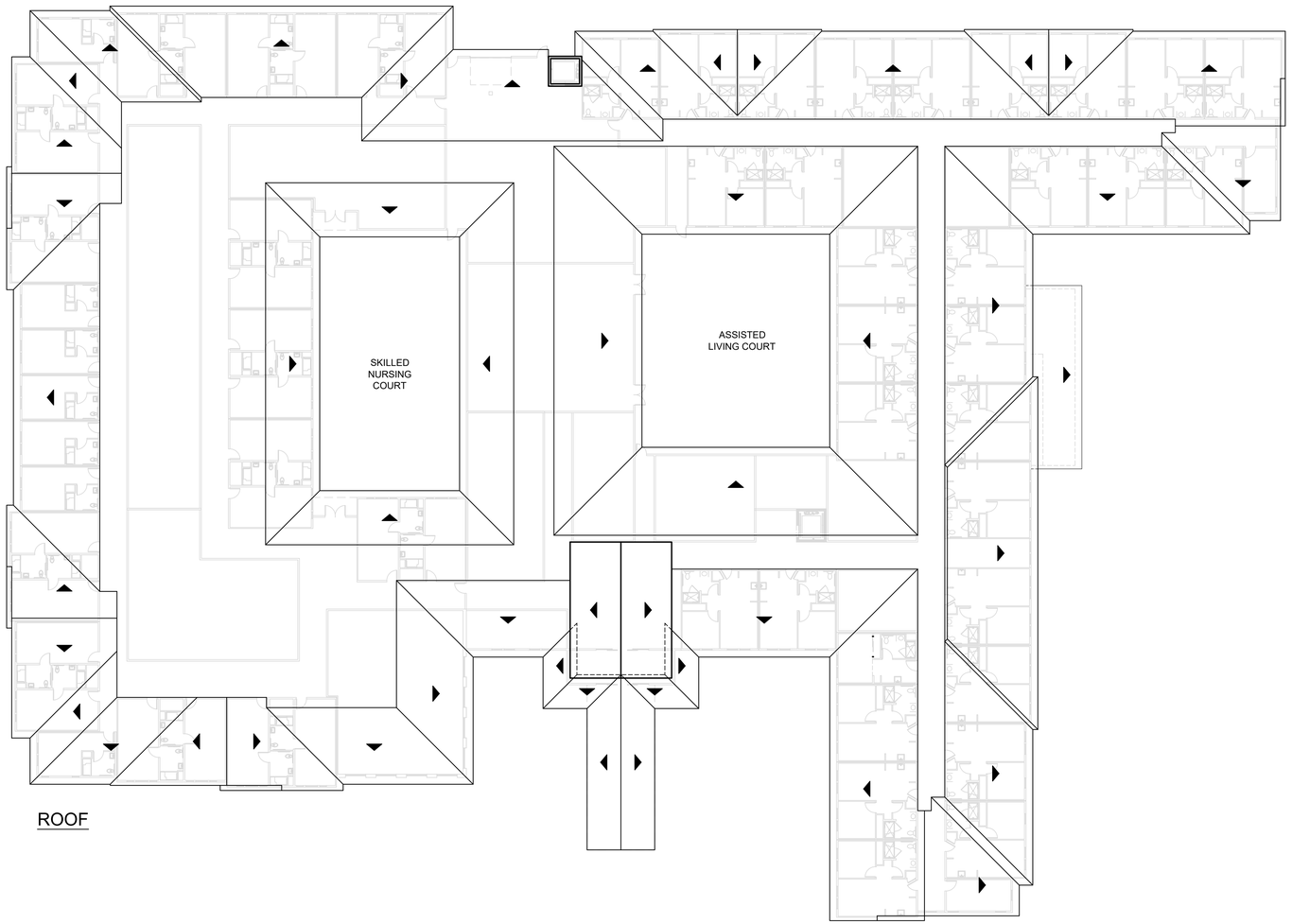
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

0 10 20 40

BUILDING PLANS
HEALTH CENTER

A231



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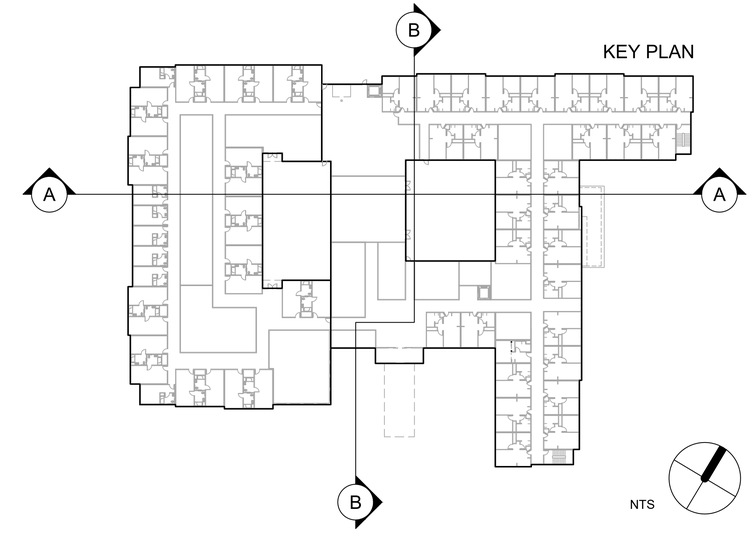
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

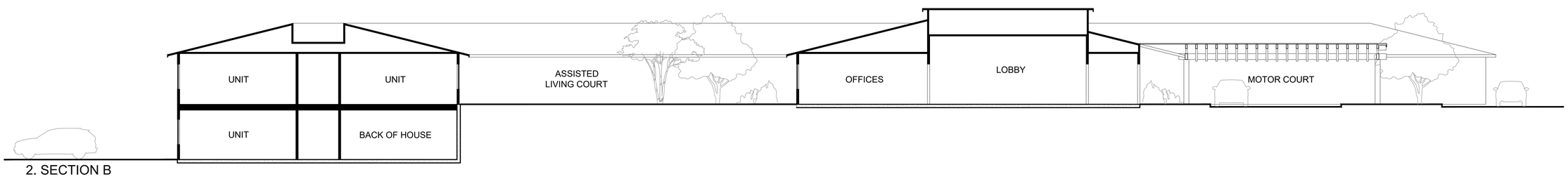
CONCEPTUAL DESIGN
JULY 27TH, 2020

0 10 20 40

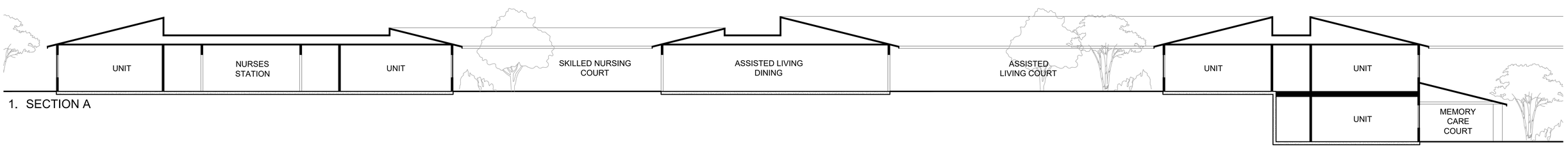
BUILDING PLANS
HEALTH CENTER

A232





2. SECTION B



1. SECTION A

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CONCEPTUAL DESIGN
JULY 27TH, 2020

0 5 10 20

BUILDING SECTIONS
HEALTH CENTER

A241

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CONTRA COSTA COUNTY, CA # 2019-1168

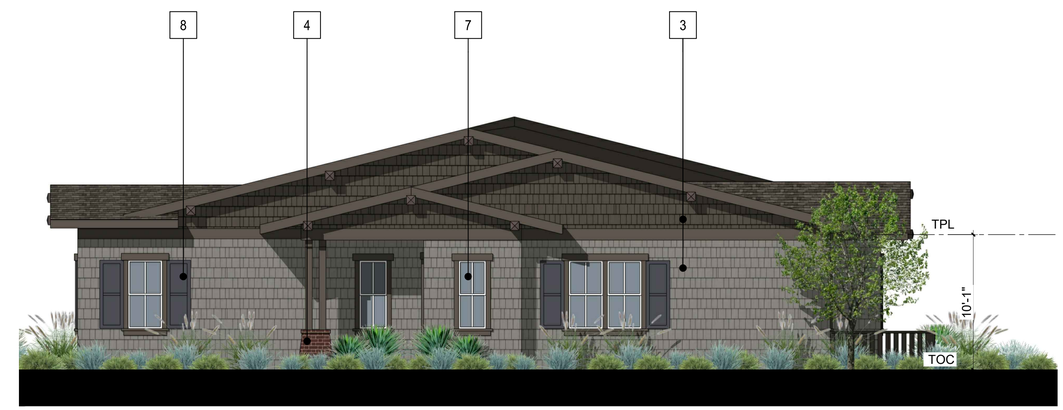
CONCEPTUAL DESIGN
JULY 27TH, 2020

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. 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
JULY 27TH, 2020

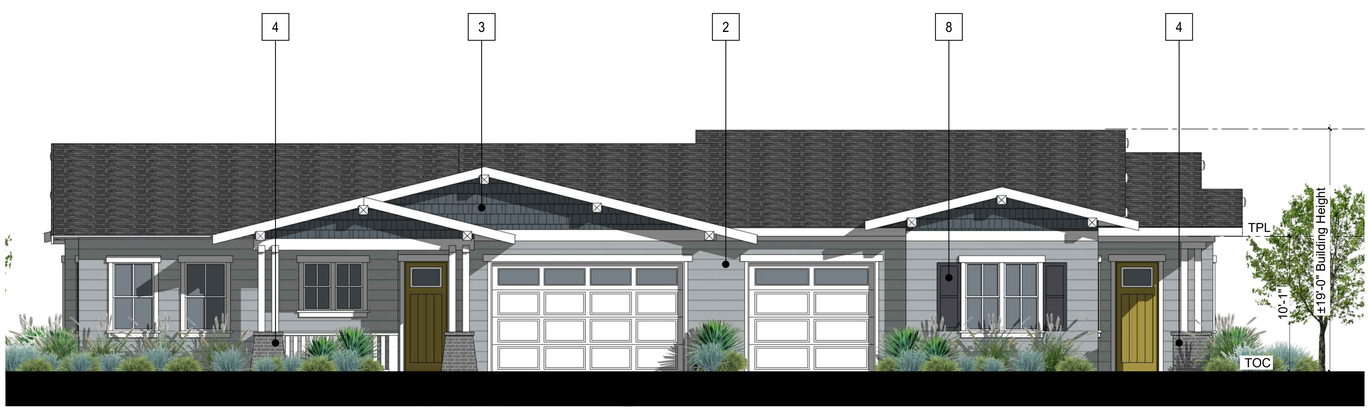
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE A

A321

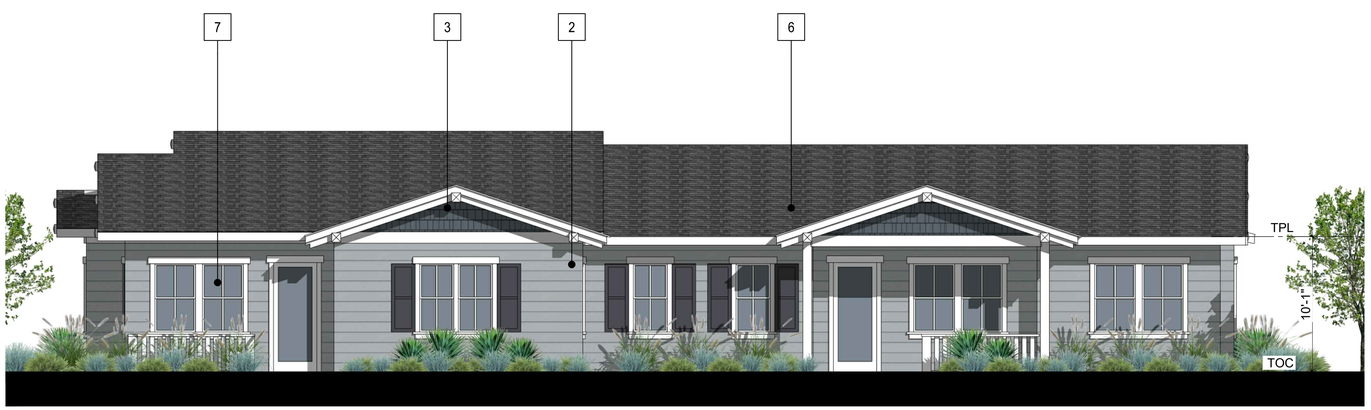
MATERIAL LEGEND

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

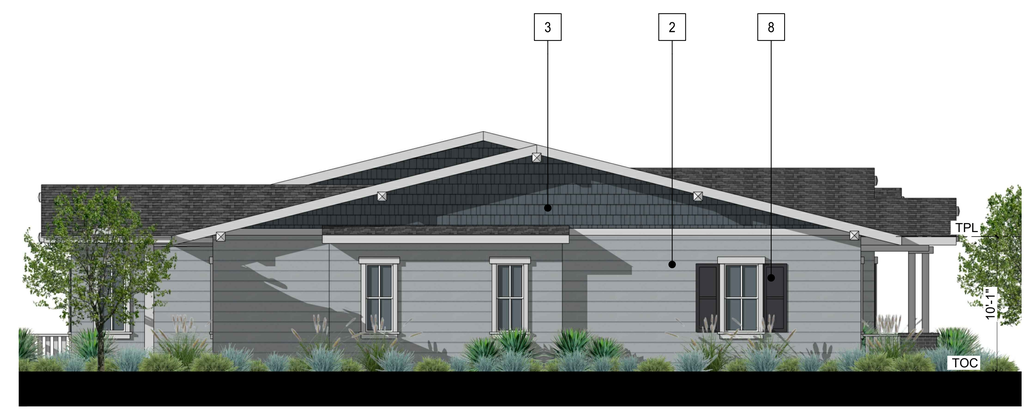


3. FRONT ELEVATION

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
JULY 27TH, 2020

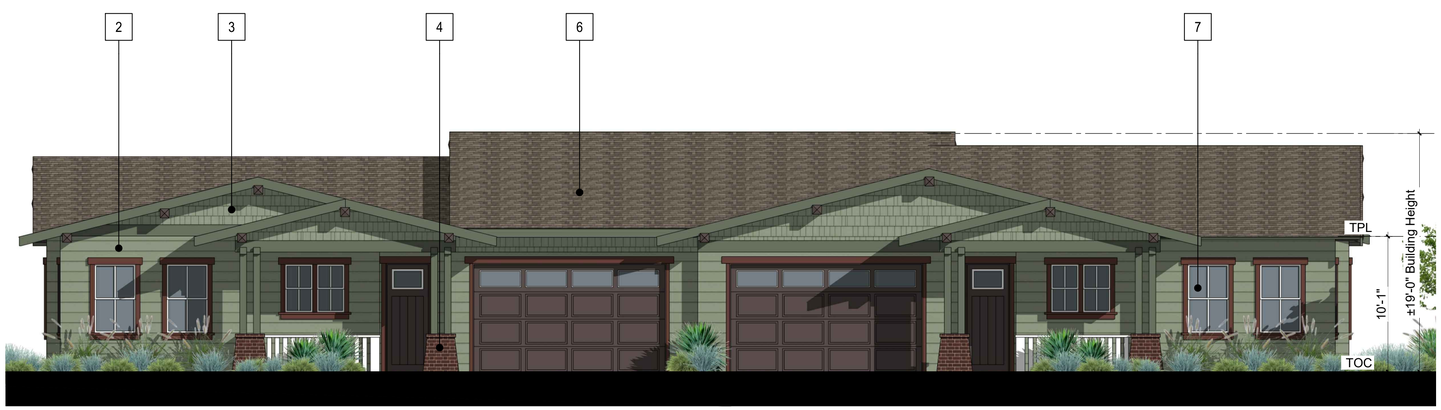
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE B

A322

MATERIAL LEGEND

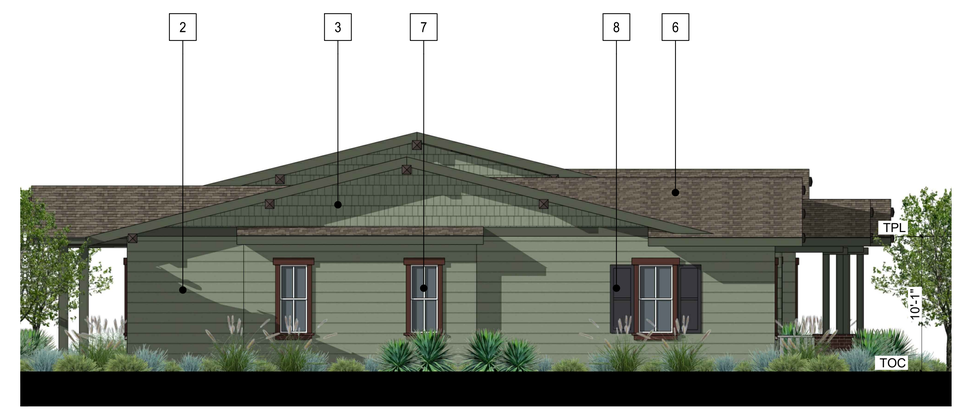
1. STUCCO
2. FIBER CEMENT SIDING
3. FIBER CEMENT SHINGLES
4. BRICK VENEER
5. STONE VENEER
6. COMPOSITE ASPHAULT SHINGLE ROOFING
7. VINYL WINDOWS
8. SHUTTERS



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
JULY 27TH, 2020

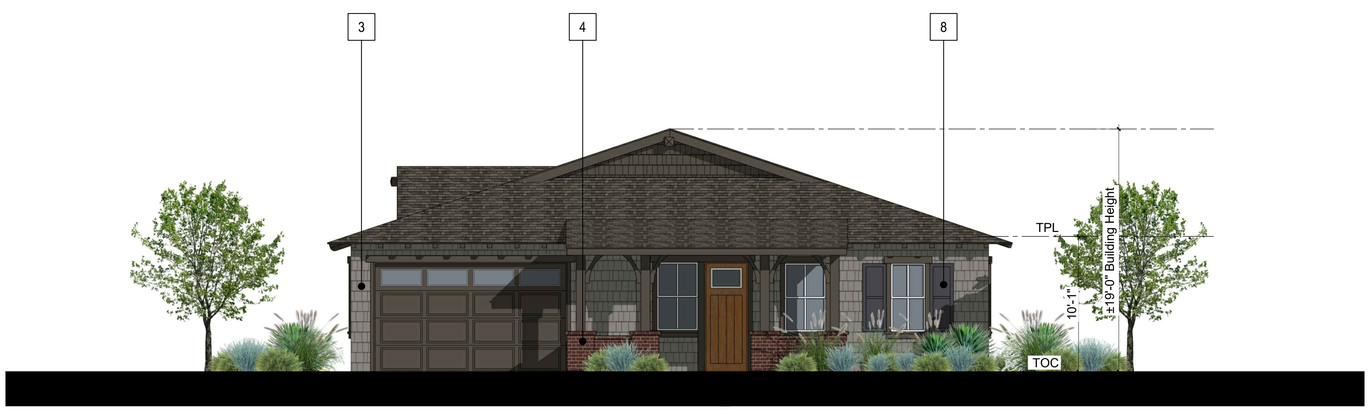
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE C

A323

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
JULY 27TH, 2020

0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE D

A324

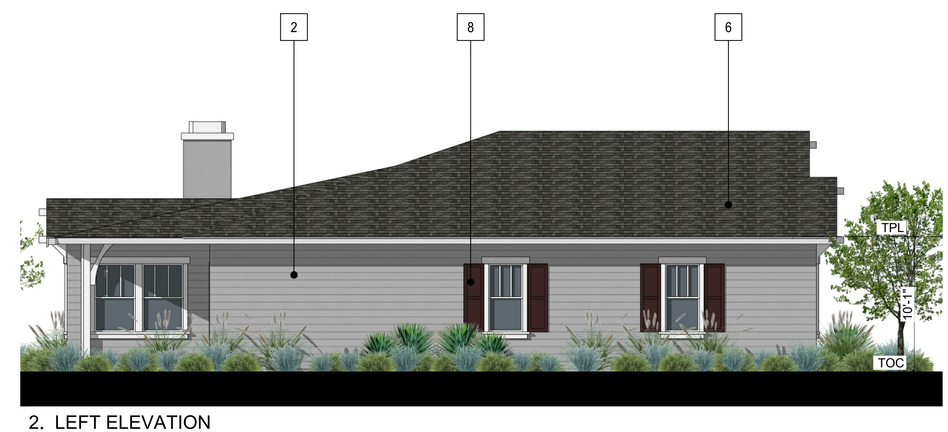
MATERIAL LEGEND

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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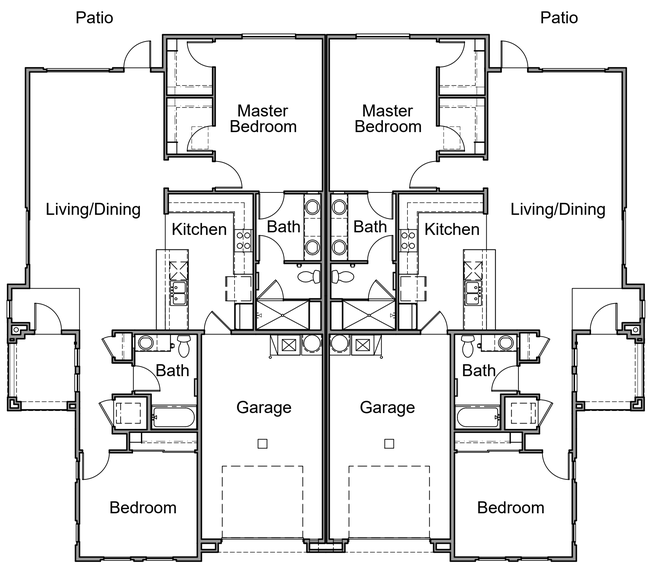
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

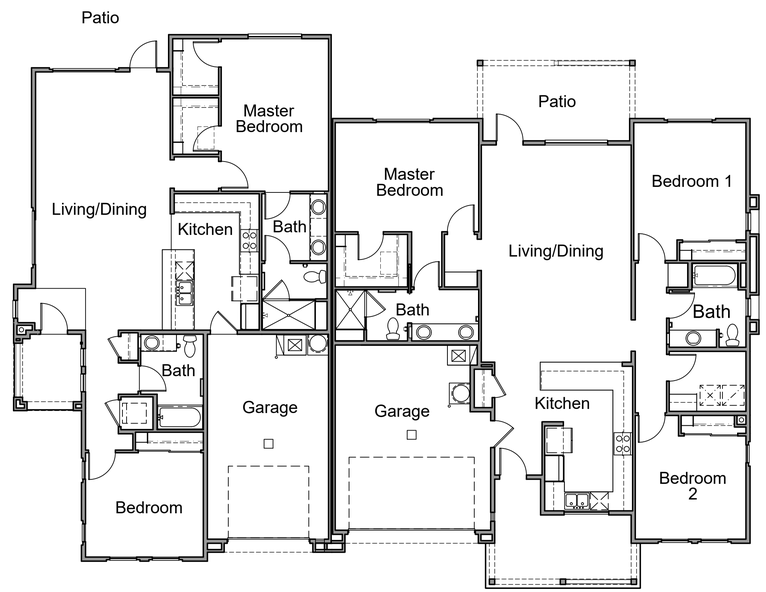
0 4 8 12

BUILDING ELEVATIONS
VILLA BUILDING TYPE E

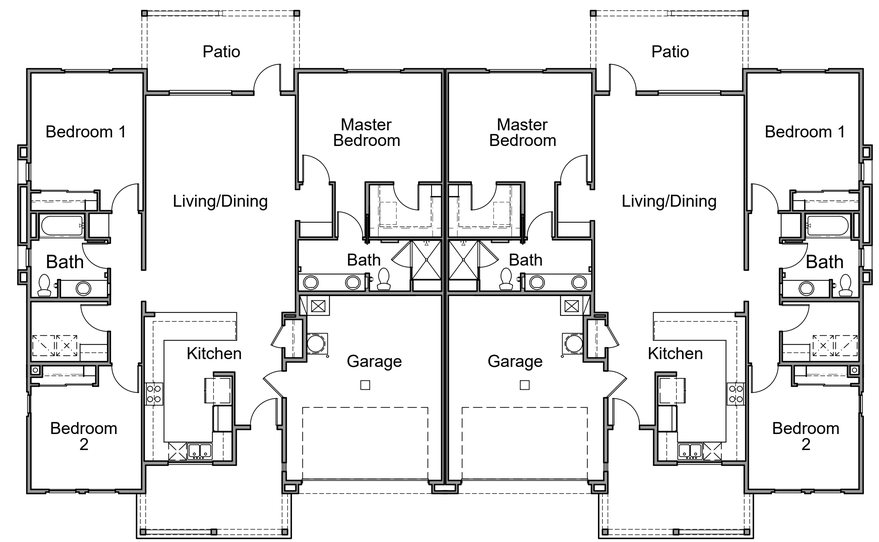
A325



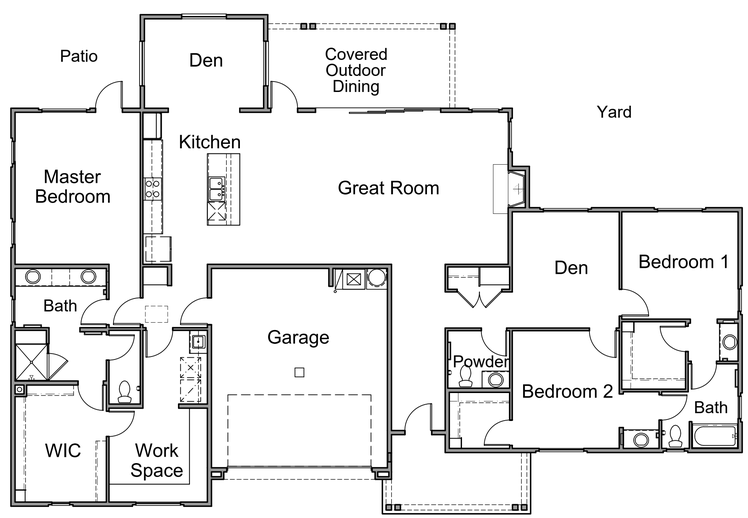
Villa Type A



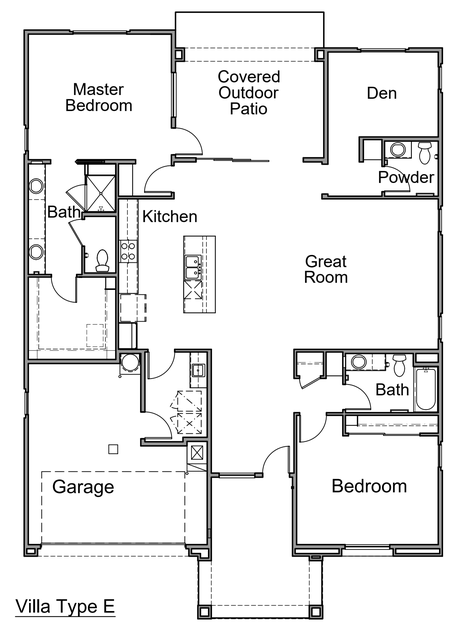
Villa Type B



Villa Type C



Villa Type D



Villa Type E

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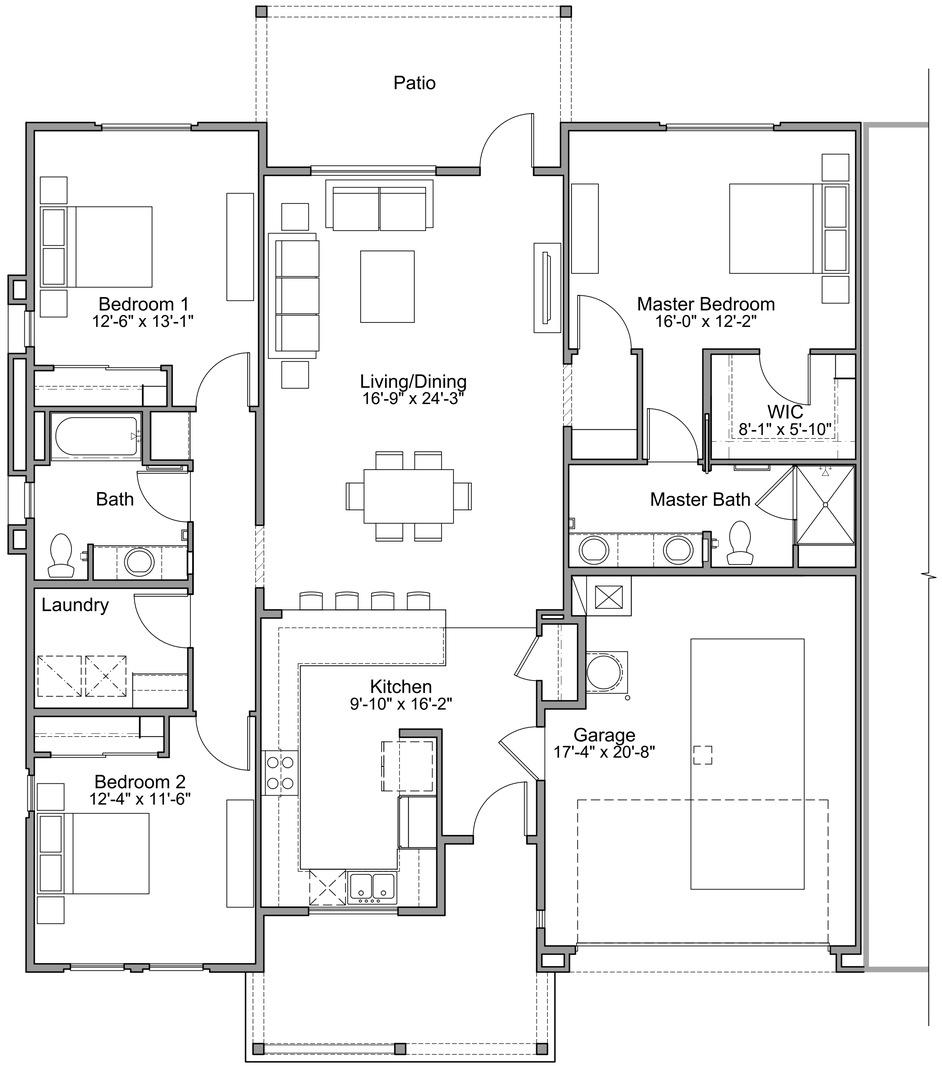
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

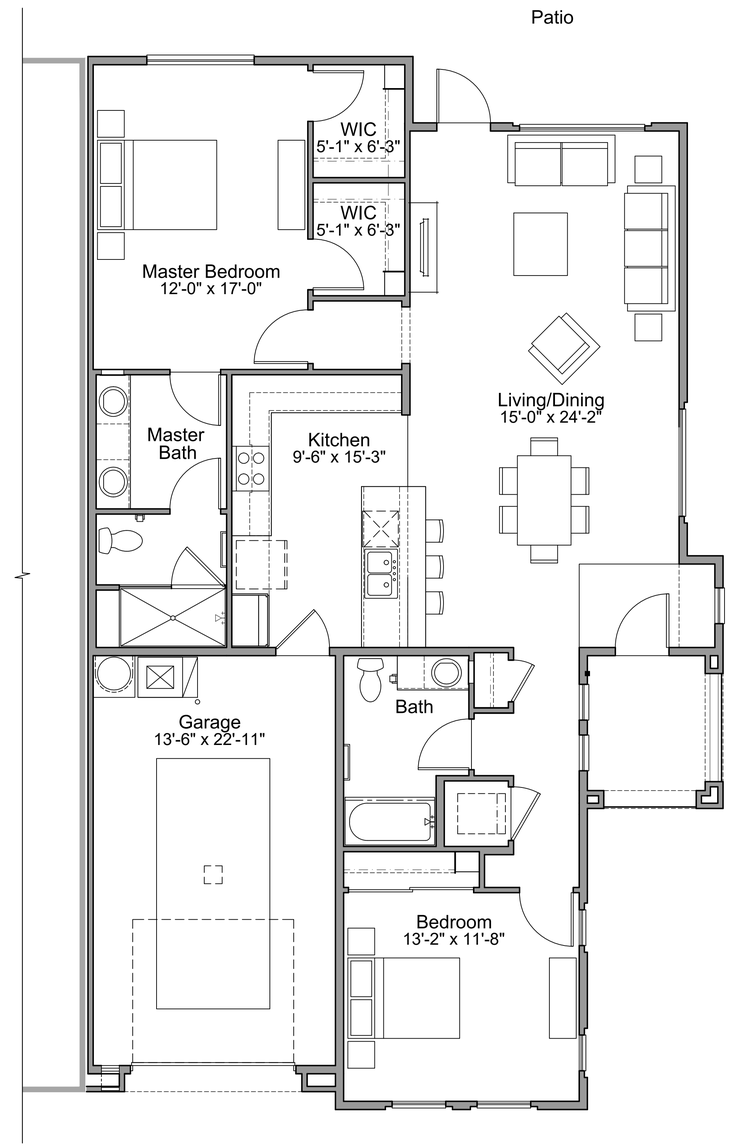
0 4 8 16

BUILDING PLANS
INDEPENDENT LIVING VILLAS

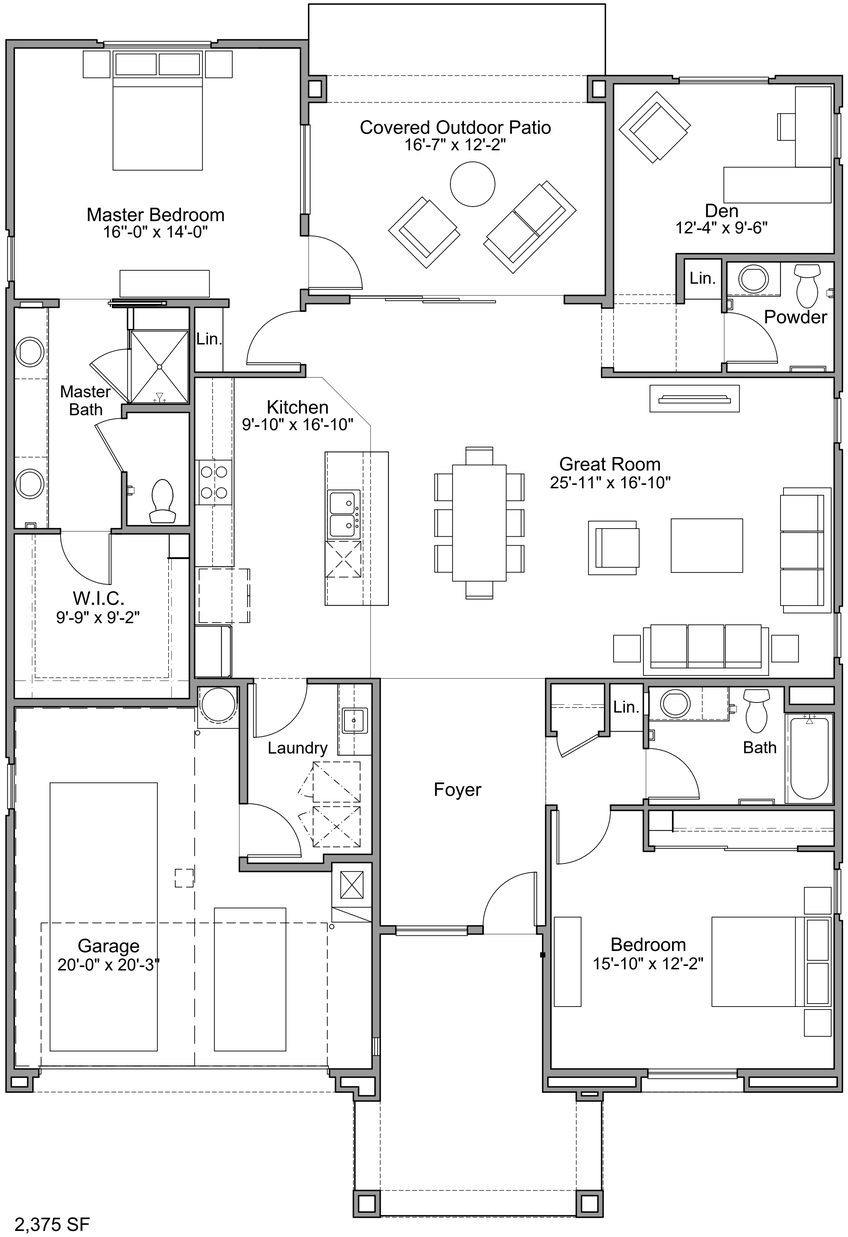
A331



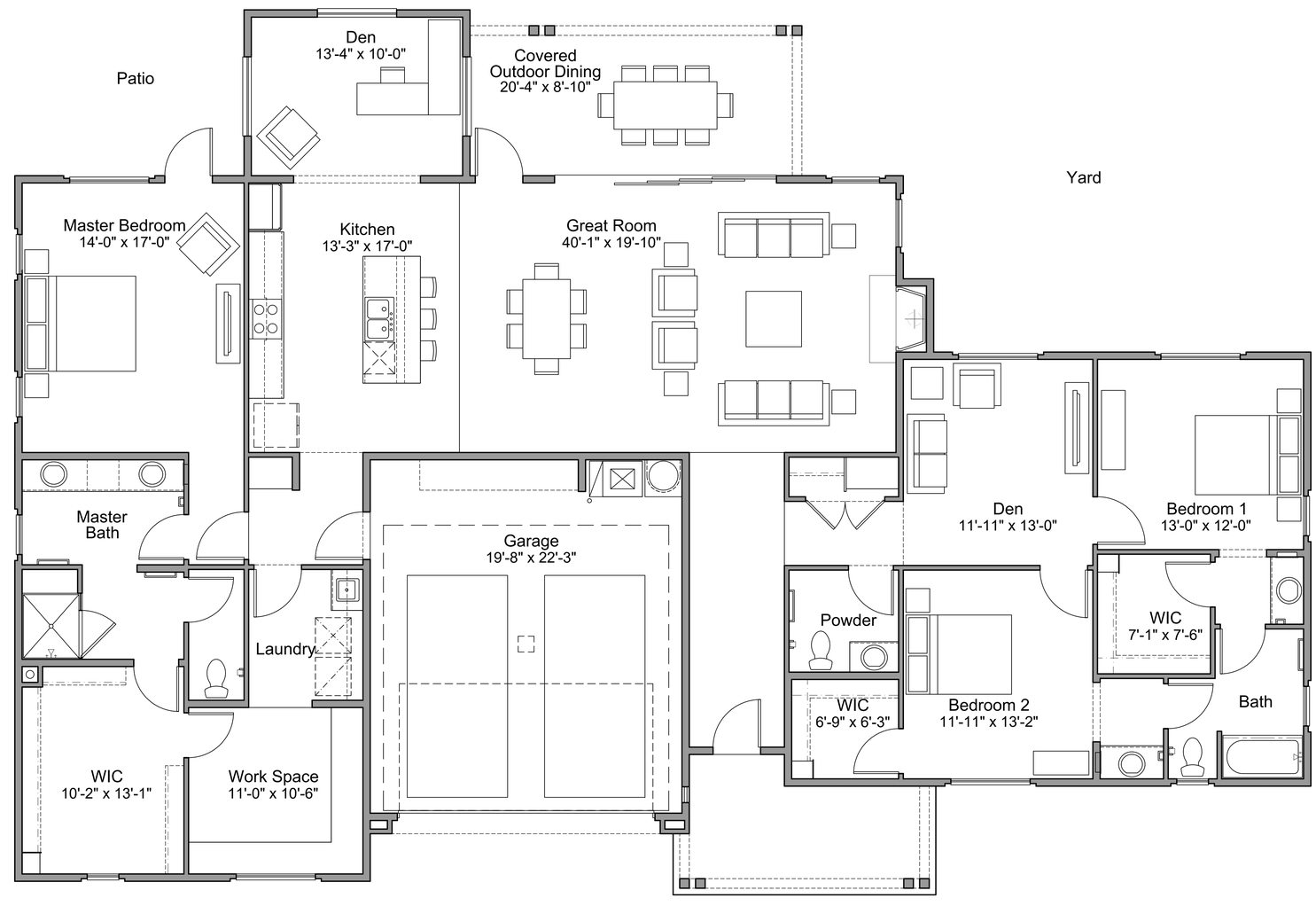
2,089 SF
Villa P2



1,757 SF
Villa P1



2,375 SF
Villa P3 (Type E)

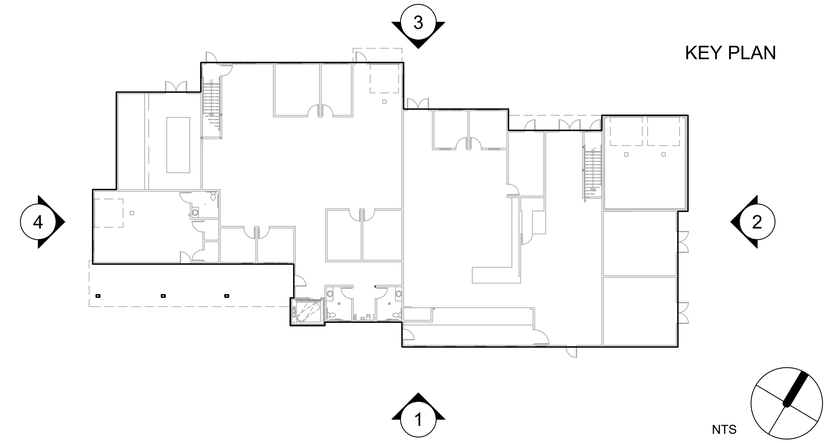


3,202 SF
Villa P4 (Type D)

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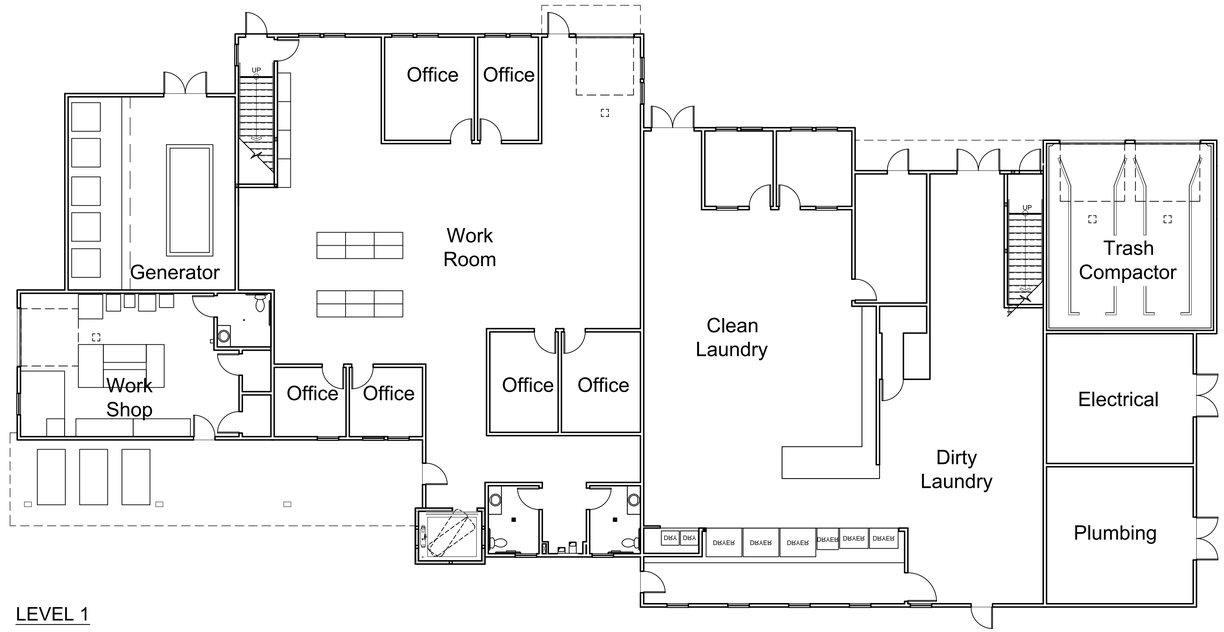
SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

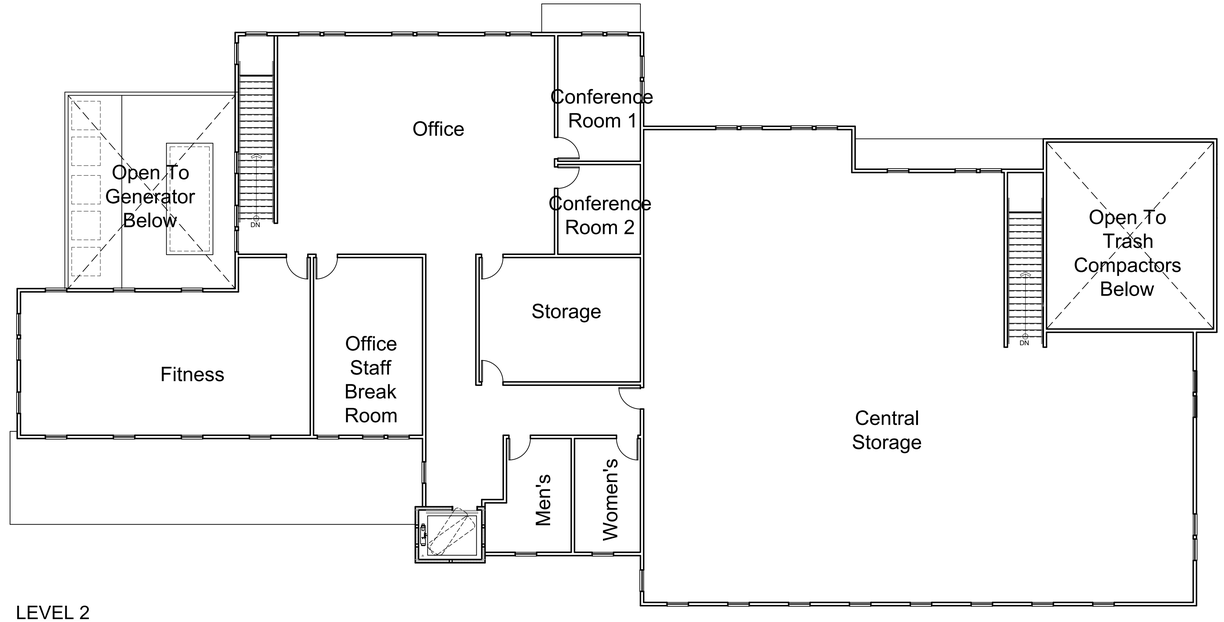
0 5 10 20

BUILDING ELEVATIONS
MAINTENANCE BUILDING

A421



LEVEL 1



LEVEL 2

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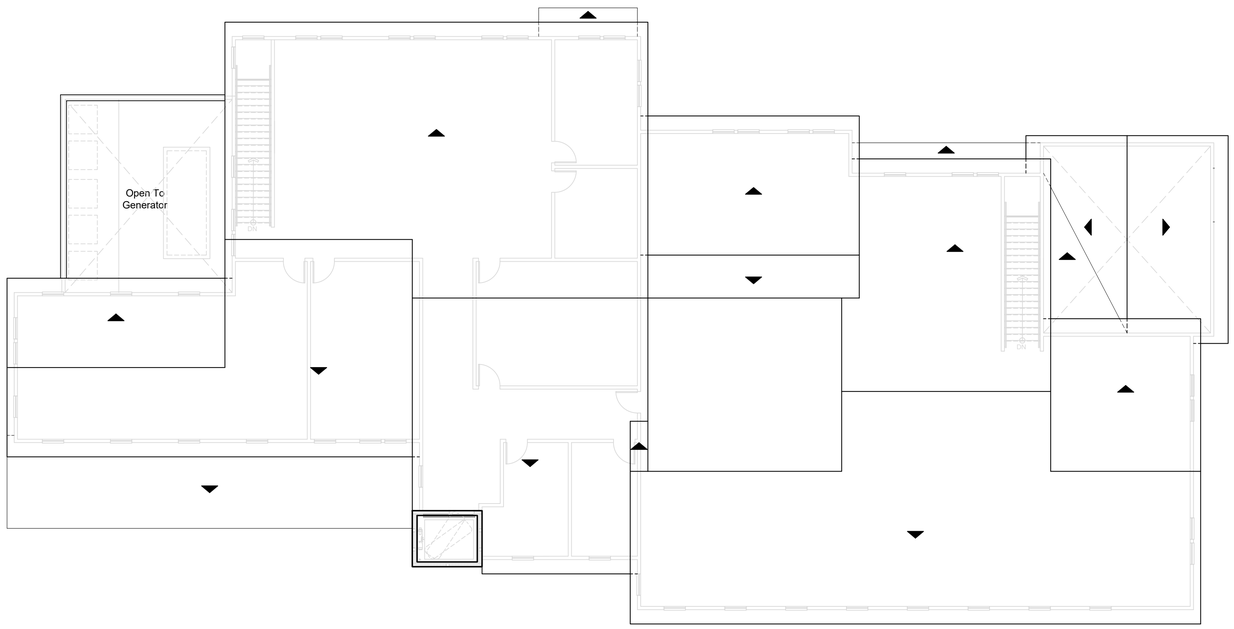
CONTRA COSTA COUNTY, CA # 2019-1168

CONCEPTUAL DESIGN
JULY 27TH, 2020

0 5 10 20

BUILDING PLANS
MAINTENANCE BUILDING

A431



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CONCEPTUAL DESIGN
JULY 27TH, 2020

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BUILDING PLANS
MAINTENANCE BUILDING

A432

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CONCEPTUAL DESIGN
JULY 27TH, 2020

RENDERINGS
MAINTENANCE BUILDING

A461