

EL NIDO SENIOR MEMORY CARE FACILITY
19251 San Ramon Valley Road
El Nido Foundation, LLC



11/16/2022



#22079

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PROPOSED



EL NIDO SENIOR MEMORY CARE FACILITY
 19251 San Ramon Valley Road

PROJECT DATA																					
PROJECT: A.P.N.# : 211-100-057-2 LOCATION: 19251 SAN RAMON VALLEY ROAD, SAN RAMON, CA OWNER: EL NIDO FOUNDATION, LLC ZONING EXISTING: R.M. UP TO 6.2 DU/AC R.M. WITH USE PERMIT DU/AC OCCUPANCY: PRIMARY R-2.1 OVER S-2 TYPE OF CONSTRUCTION: BUILDING ADDITION TYPE III-A, 3 STORIES HISTORICAL EXISTING RESTORATION TYPE III-A, 2 STORIES MAXIMUM HEIGHT ALLOWED: 85'-0" BUILDING BUILDING HEIGHT PROPOSED: 35'-0" BUILDING GROSS LOT AREA: 0.7 ACRES = 30,481 SQ. FT.					ROOM MIX: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PROPOSED UNIT TYPES:</th> <th style="text-align: center;">TOTAL ROOMS</th> <th style="text-align: center;">TOTAL BEDS</th> </tr> </thead> <tbody> <tr> <td>2-BED PER ROOM</td> <td style="text-align: center;">12</td> <td style="text-align: center;">24</td> </tr> <tr> <td>1-BED PER ROOM</td> <td style="text-align: center;">48</td> <td style="text-align: center;">48</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">60</td> <td style="text-align: center;">72</td> </tr> </tbody> </table> PARKING REQUIRED: RESIDENT: 1 SPACE PER EVERY 3 BEDS 72 BEDS/3 = 24 GUEST: 1 SPACE FOR EVERY 4 ROOMS 60 ROOMS/4 = 15 TOTAL: 39					PROPOSED UNIT TYPES:	TOTAL ROOMS	TOTAL BEDS	2-BED PER ROOM	12	24	1-BED PER ROOM	48	48	TOTAL	60	72
PROPOSED UNIT TYPES:	TOTAL ROOMS	TOTAL BEDS																			
2-BED PER ROOM	12	24																			
1-BED PER ROOM	48	48																			
TOTAL	60	72																			
BUILDING #2 [MAIN] PROPOSED GROSS BUILDING AREAS:					PARKING SPACES TABULATION																
	PARKING (S2) GFA	RESIDENTIAL GFA	RESIDENTIAL NFA	CIRCULATION & STORAGE	FLOOR	STANDARD PARKING SPACES	ACCESSIBLE PARKING SPACES	FUTURE EVCS SPACES	BICYCLE PARKING SPACES	MOTORCYCLE PARKING SPACES											
BASEMENT(S-2)	10,985 S.F.	2,449 S.F.	0 S.F.	2,449 S.F.	BASEMENT PARKING	24	0	2	0	3											
LEVEL 1 (R2.1)	0 S.F.	9,141 S.F.	5,493 S.F.	3,648 S.F.	ON GRADE PARKING	1	2	2	6	0											
LEVEL 2 (R2)	0 S.F.	9,314 S.F.	5,918 S.F.	3,396 S.F.	TOTALS	25	2	4	6	3											
LEVEL 3 (R2)	0 S.F.	9,925 S.F.	5,629 S.F.	4,296 S.F.	GRAND TOTALS	31 *															
GROSS AREA TOTAL	10,985 S.F.	29,816 S.F.			*A REDUCTION IS REQUESTED BECAUSE THE RESIDENTS WILL NOT BE ALLOWED TO HAVE A VEHICLE FOR PERSONAL USE AND THE PROPERTY MANAGEMENT WILL PROVIDE SHUTTLE SERVICES FOR THE RESIDENTS TRANSPORTATION NEEDS.																
NET AREA TOTAL			17,040 S.F.	13,789 S.F.	<ul style="list-style-type: none"> • ACCESSIBLE PARKING REQUIRED PER CBC 1109A.3 2% OF TOTAL DWELLING UNITS = 60 x 2%: 1.2= 2 SPACES • ADA REQUIRED ACCESSIBLE PARKING SPACES REQUIRED PER CBC TABLE 11B-208.2: 1 SPACE EV PARKING [2019 CGBC 4.106.4.2] FUTURE EV REQUIRED PARKING: 10% OF 30 SPACES = 3 SPACES PROVIDED : 3 SPACES 1 OF 3 SPACES SHALL BE FUTURE EV VAN ACCESSIBLE SPACE PROVIDED: 1 SPACE TOTAL ACCESSIBLE PARKING STALLS PROVIDED = 2 SPACES																
BUILDING #3 [EL NIDO] PROPOSED GROSS BUILDING AREAS:																					
	PARKING (S2) GFA	RESIDENTIAL GFA	RESIDENTIAL NFA	CIRCULATION & STORAGE																	
LEVEL 1 (R2.1)		1,839 S.F.	577 S.F.	1,276 S.F.																	
LEVEL 2 (R2)		1,839 S.F.	327 S.F.	1,067 S.F.																	
GROSS AREA TOTAL		3,678 S.F.																			
NET AREA TOTAL			948 S.F.	2,343 S.F.																	

PHYSICAL MODEL



Harlan House ("El Nido")
Model By: Richard & Heidi Gorthy



Existing Harlan House.
Where new building attaches



3D VIEWS



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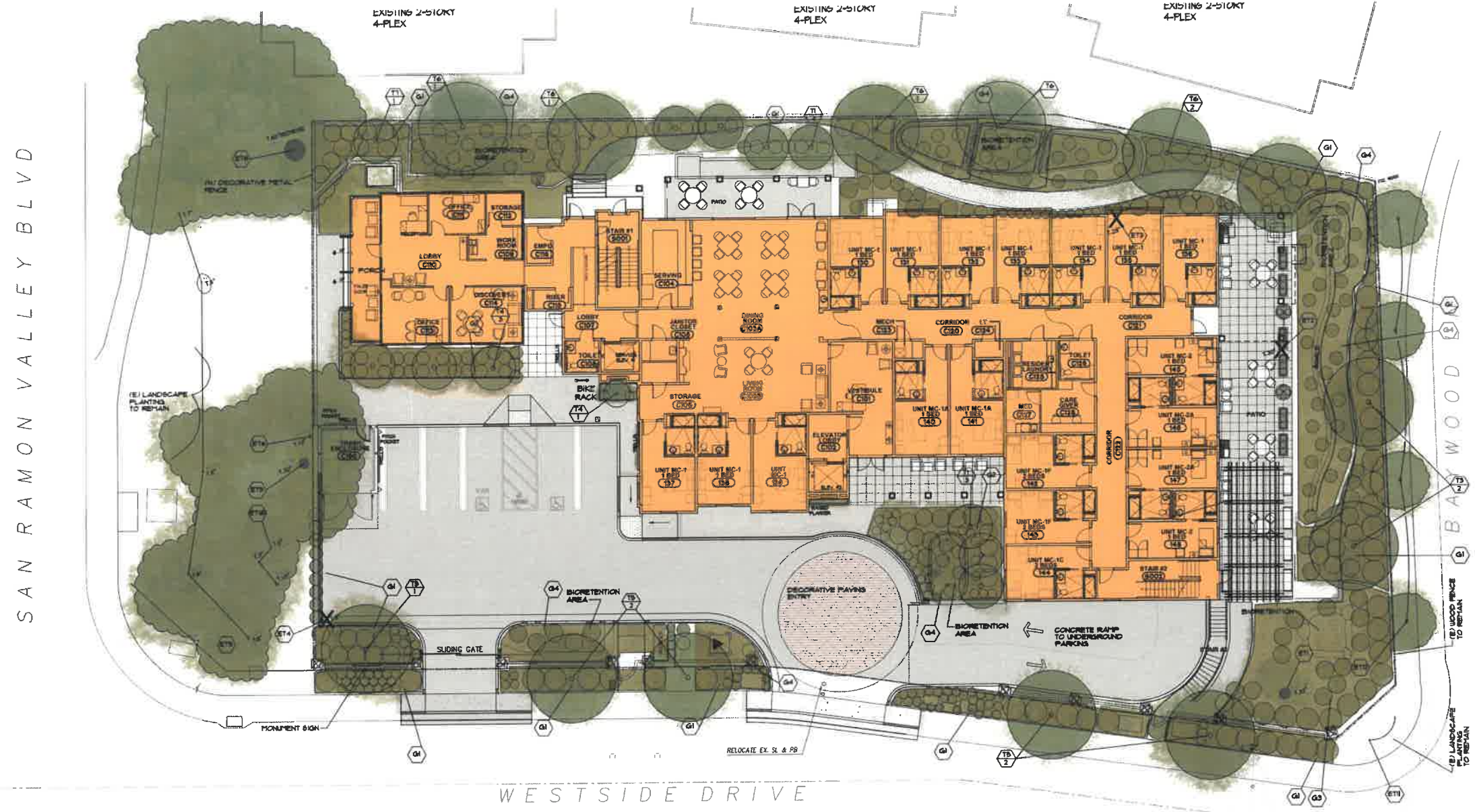
3D VIEWS



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PROPOSED SITE PLAN



1 LANDSCAPE PLAN
1/16"=1'-0"

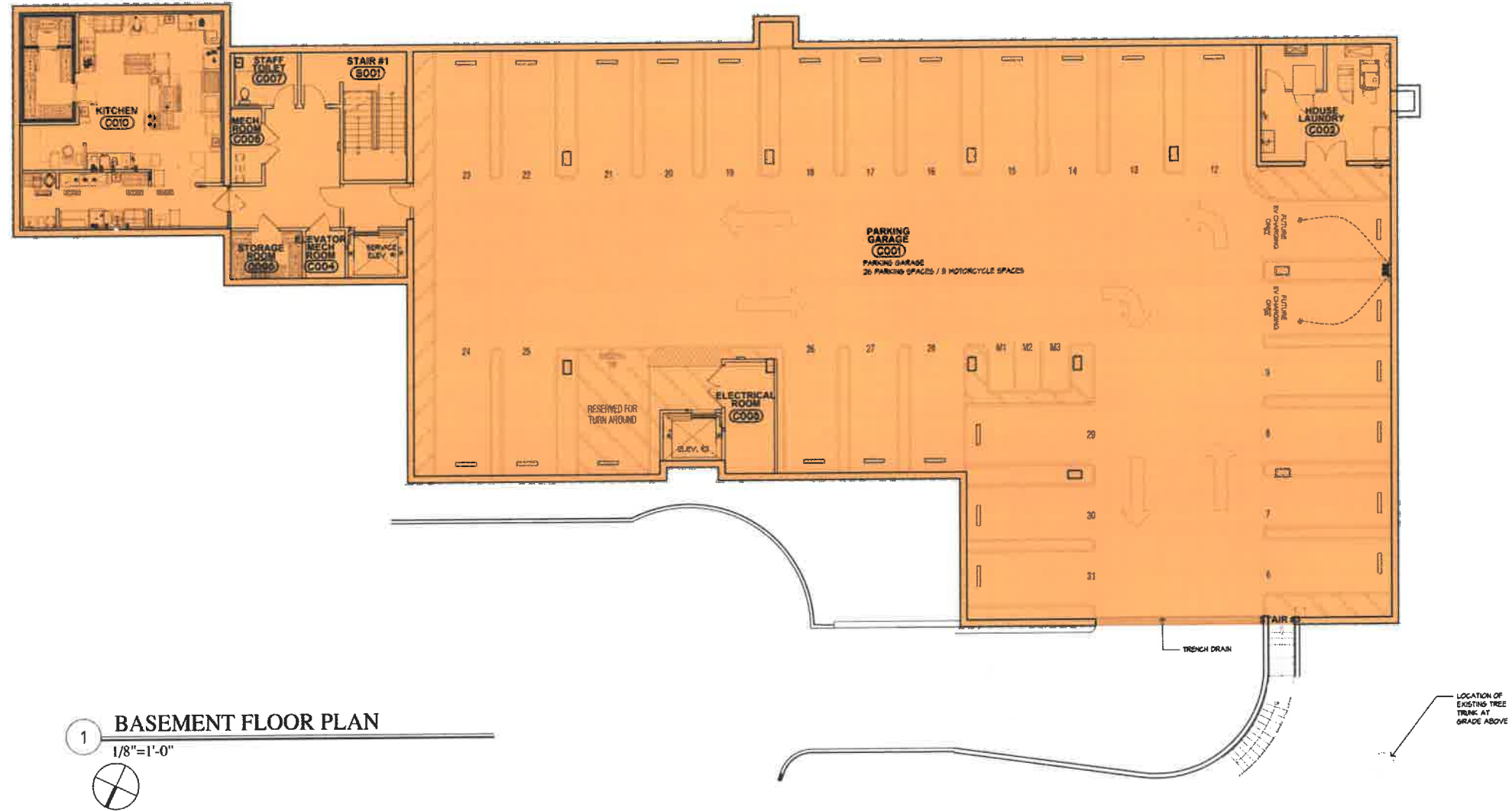


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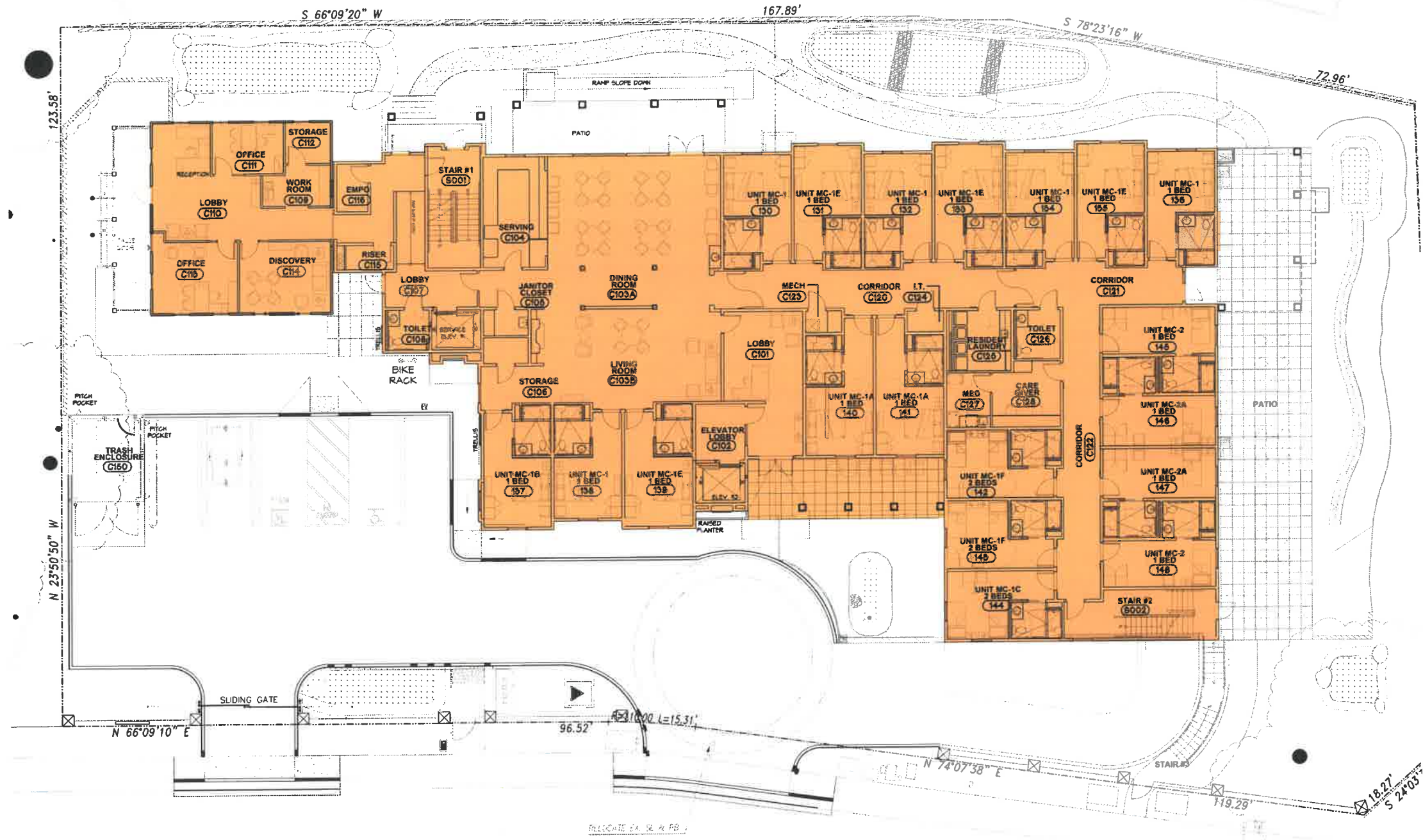
PROPOSED BASEMENT PLAN



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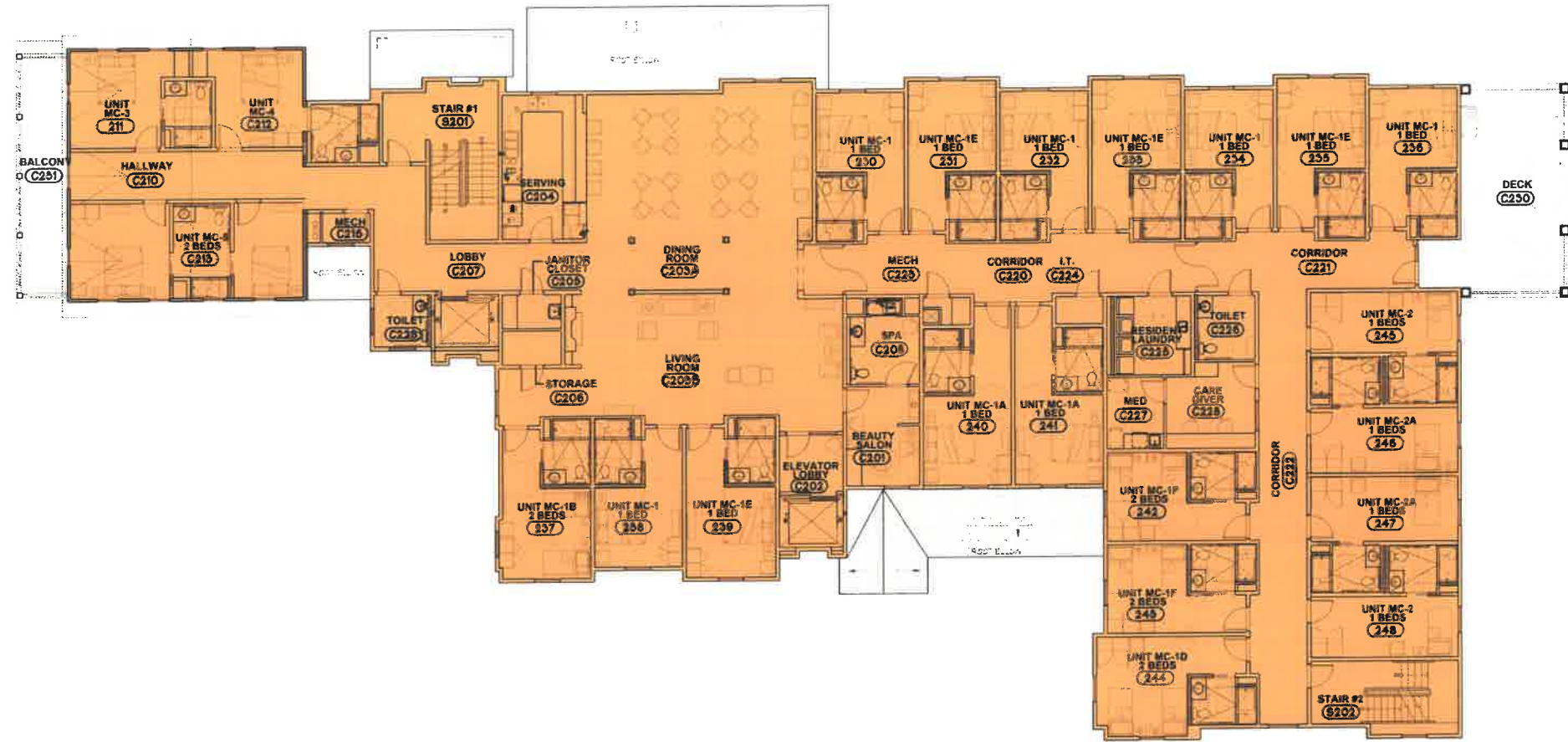
PROPOSED FIRST FLOOR



1 FIRST FLOOR PLAN
1/8"=1'-0"
N

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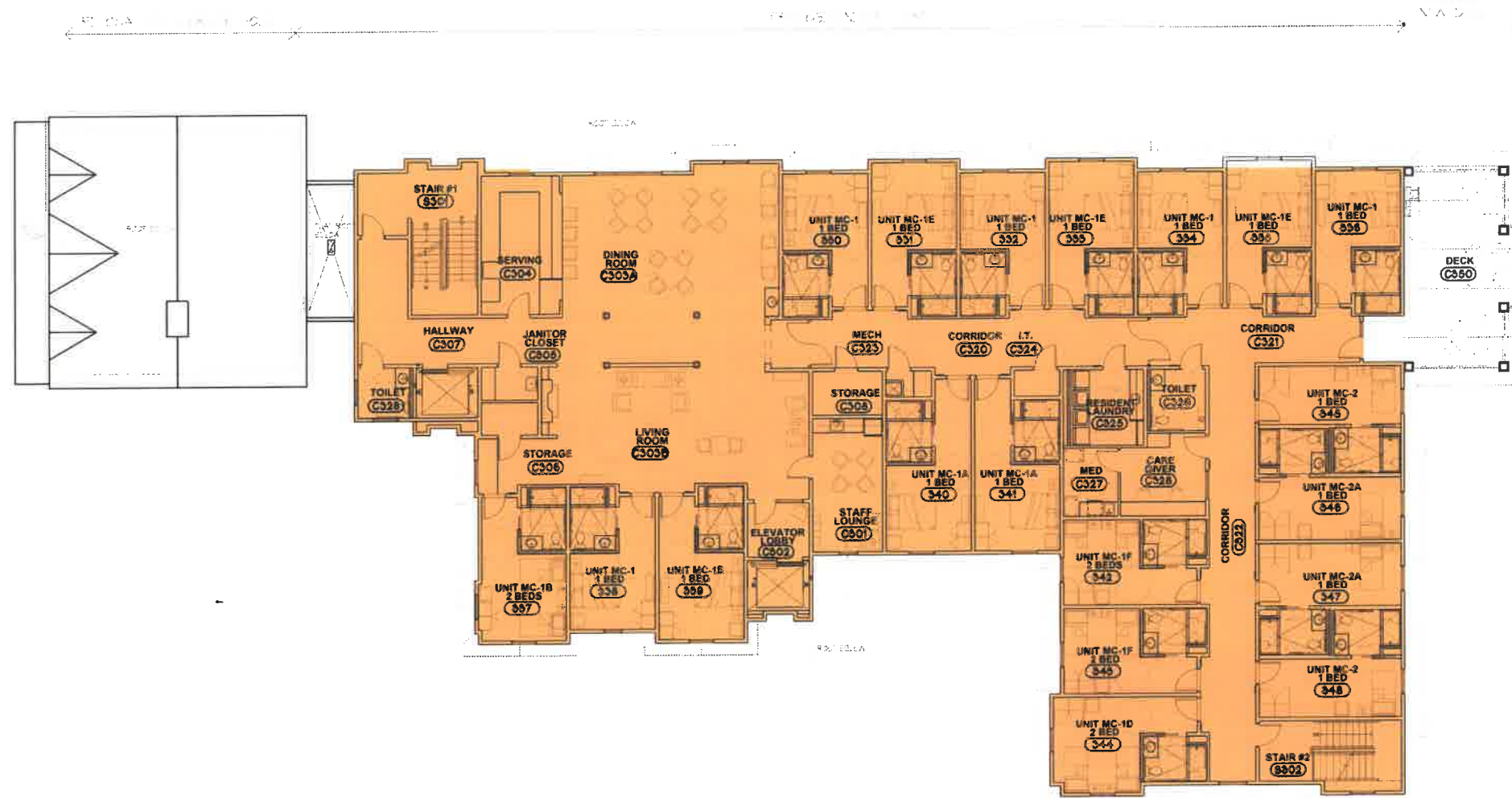
PROPOSED SECOND FLOOR



1 SECOND FLOOR PLAN
 1/8"=1'-0"

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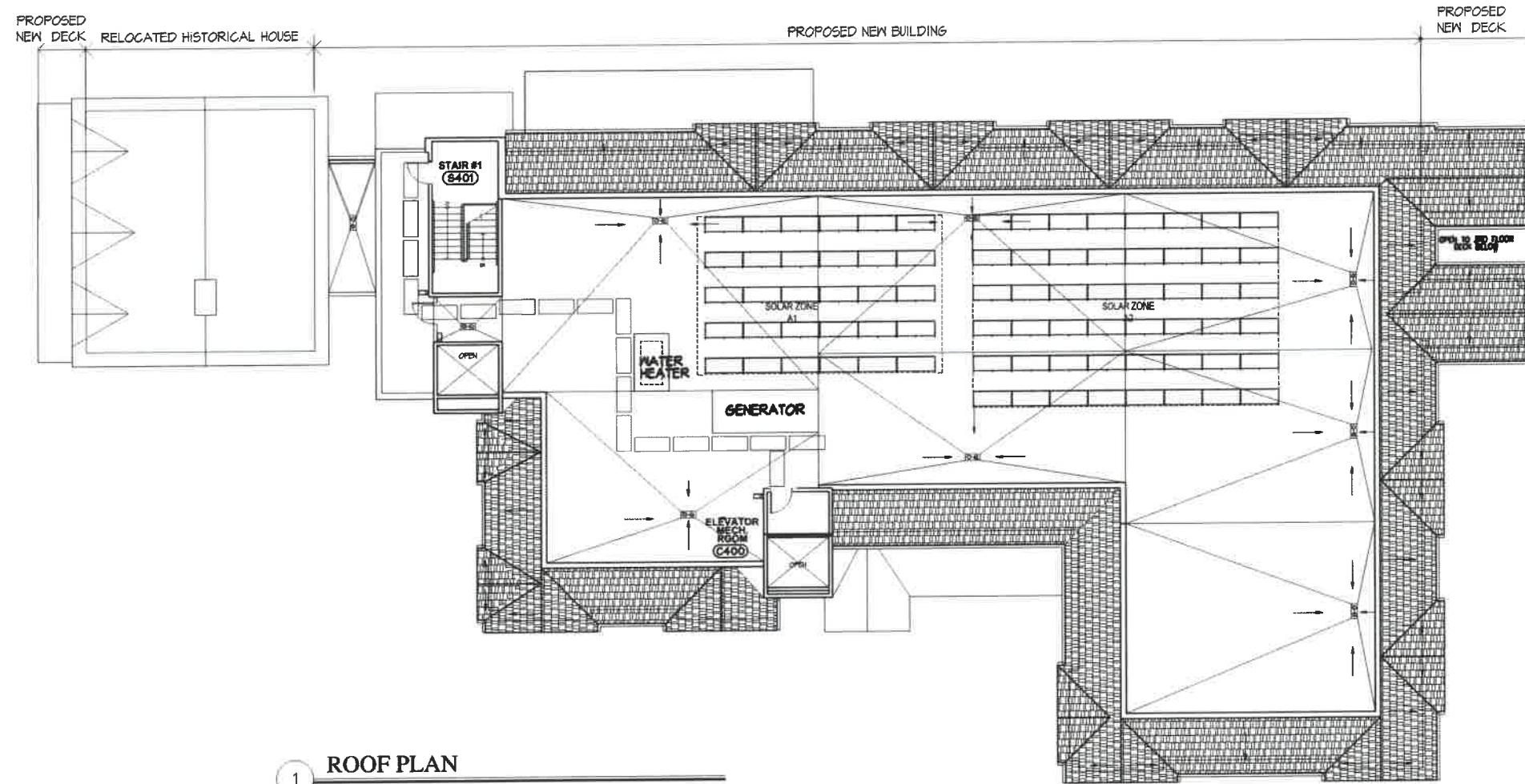
PROPOSED THIRD FLOOR



1 THIRD FLOOR PLAN
 1/8"=1'-0"

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PROPOSED ROOF PLAN



1 ROOF PLAN
 1/8"=1'-0"

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PROPOSED EAST ELEVATION

COLOR PALETTE - NEW BUILDING
 ROOF: TIMBERLINE HDZ WEATHERED WOOD BY GAF
 WINDOWS: PELLA FAUX SINGLE-HUNG WINDOW
 PELLA FIXED WINDOW
 MASONRY: SUMMERSET BRICK BY MCNEAR
 MCNEAR RED BRICK BY MCNEAR
 FASCIA & TRIM: APOLLO LANDING, KW50
 STUCCO, BODY: OYSTER HAZE, KM4562-1
 STUCCO, BASE: TUNGSTEN, KM4572-2

COLOR PALETTE - HARLAN HOUSE
 SIDING: BLANCO OW2
 FASCIA & TRIM: BLANCO OW2

ALL PAINT PRODUCTS BY:
 KELLY MOORE PAINTS



2 PROPOSED EAST ELEVATION
 1/8"=1'-0"

PROPOSED WEST ELEVATION



3 PROPOSED WEST ELEVATION
 1/8"=1'-0"

PROPOSED NORTH ELEVATION



4 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

PROPOSED SOUTH ELEVATION



1 SOUTH ELEVATION
1/8" = 1'-0"

SHADE STUDY



JUNE 22 - 9:00AM



JUNE 22 - 12:00PM



JUNE 22 - 4:00PM



DECEMBER 22 - 9:00AM



DECEMBER 22 - 12:00PM



DECEMBER 22 - 4:00PM

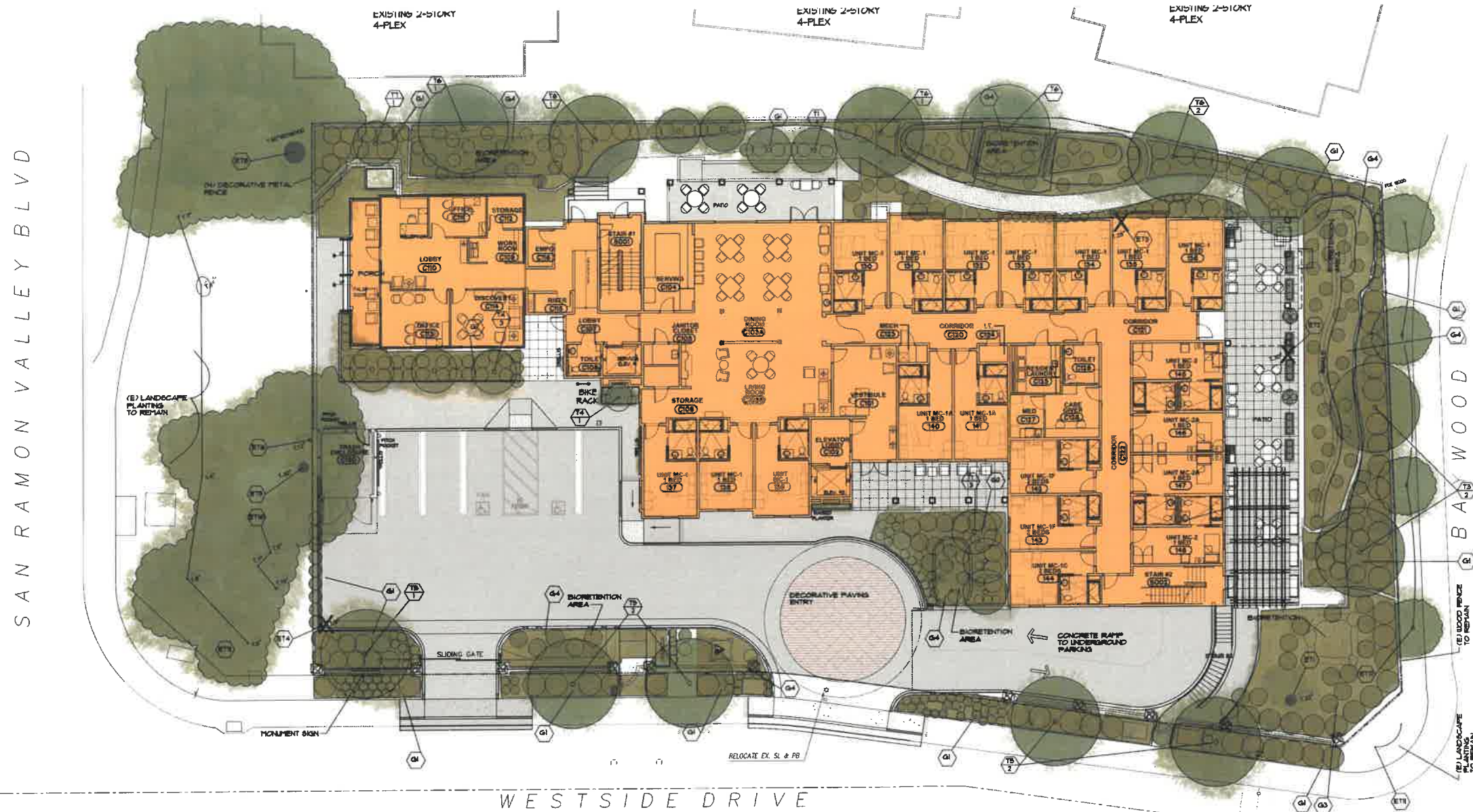


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PROPOSED LANDSCAPE PLAN



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1 LANDSCAPE PLAN

1/16"=1'-0"



PLANT LEGEND

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
T1	ACER PALMATUM 'SANGO KAKU' — JAPANESE MAPLE	24' BOX	7	SINGLE TRUNK
T2	DELETED	B.G.C.	2	SINGLE TRUNK
T3	QUERCUS AGRIFOLIA — COAST LIVE OAK	24' BOX	4	STANDARD FORM
T4	ARISTOLIA 'MARIANA' — NCN	24' BOX	4	
T5	PLATANUS ACERIFOLIA 'COLUMBIA' — LONDON PLANE TREE	24' BOX	4	
T6	PISTACHIA CHINENSIS — CHINESE PISTACHE	B.G.C.	6	
T7	CORNUS X RUTGERSIENSIS 'STELLAR PINK' — STELLAR DOGWOOD	B.G.C.	3	SINGLE TRUNK
SHRUBS, GRASSES, AND PERENNIALS				
G1	HEPEROCALLIS VARS. — DAYLILY	1 G.C.	-	FIXED INVENTORY VARS.
G2	FRAXINUS T. 'APRICOT QUEEN' — NEW ZEALAND FLAX	B.G.C.	-	
G3	XYLOPIA CONGESTUM — NCN	B.G.C.	-	
G4	VIBURNUM TINDUS 'SPRING BOUQUET' — LAURUSTINUS	B.G.C.	-	
G5	RAPHANOLEPIS I. 'DANCER' — INDIA HAWTHORN	B.G.C.	-	
G6	CAMELLIA H. 'SHISHI-GASHIRA' — CAMELLIA	B.G.C.	-	
G7	PALEANDERBERGIA CAPILLARIS — PINK HAZEL	B.G.C.	-	
G8	CAMELLIA H. 'SHISHI-GASHIRA' — CAMELLIA	B.G.C.	-	
G9	PRUNUS L. 'ZABELIANA' — ZABEL LAUREL	B.G.C.	-	
G10	KOENIGIA X 'DEE'S SUNSET' — TORCH LILY	1 G.C.	-	
GROUNDCOVERS				
G1	HEDERA HELIX 'MANN'S' — MANN'S IVY	FLATS	AS REQ.	8" SPACE TRI. @ 8" O.C.
G2	FRAXINUS CHLORIS — WILD STRAWBERRY	FLATS	AS REQ.	8" SPACE TRI. @ 8" O.C.
G3	BARK MULCH - MEDIUM GRIND WALK-ON BARK	-	AS REQ.	2" DEPTH
G4	DELTA BLUEGRASS 'BIG-FILTRATION 500'	SOD	AS REQ.	

ET INDICATES PLANT KEY
3 INDICATED PLANT QUANTITY

EXISTING TREES

KEY	BOTANICAL/COMMON NAME	CALIPER	QTY.	CONDITION	DISPOSITION
EXISTING TREES					
ET1	QUERCUS LOBATA — VALLEY OAK	32"	1	FAIR TO GOOD	TO REPAIR
ET2	QUERCUS AGRIFOLIA — COAST LIVE OAK	28"	1	FAIR TO GOOD	TO BE REMOVED
ET3	QUERCUS AGRIFOLIA — COAST LIVE OAK	28"	1	POOR	TO BE REMOVED
ET4	QUERCUS TRILACANTHOS — HONEY LOCUST	MULTI-T, 4", 2"	1	POOR	TO BE REMOVED
ET5	UNBELLULARIA CALIFORNICA — CALIFORNIA BAY	MULTI-T, 14"	1	FAIR TO GOOD	ON ADJACENT PARCEL
ET6	CALOCEDRUS DECURRENS — INCENSE CEDAR	MULTI-T, 8", 14", 3"	1	FAIR TO POOR	ON ADJACENT PARCEL
ET7	CUPRESSUS SEMPERVIRENS — ITALIAN CYPRESS	25"	1	FAIR	ON ADJACENT PARCEL
ET8	SELAGIA SEMPERVIRENS — COAST REDWOOD	48"	1	GOOD	ON ADJACENT PARCEL
ET9	LAGERSTROEMIA VAR. — GRAPE HYDRATE	24", 1" AND 48"	6	FAIR	ON ADJACENT PARCEL
ET10	PRUNUS CERASIFERA VAR. — PURPLE-LEAF PLUM	10", 7" AND 5"	3	FAIR	ON ADJACENT PARCEL
ET11	LAGERSTROEMIA VAR. — GRAPE HYDRATE	2" AND 1"	2	GOOD	TO REPAIR
ET12	QUERCUS AGRIFOLIA — COAST LIVE OAK	8", 9", 7" AND 9"	4	GOOD	TO REPAIR

ET1 INDICATES EXISTING TREE KEY

NOTES

- A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM CONFORMING TO ALL STATE AND LOCAL WATER EFFICIENCY STANDARDS WILL BE PROVIDED IN ALL LANDSCAPE AREAS.
- A 2" LAYER OF BARK MULCH SHALL BE PLACED IN ALL SHRUB AND GROUND COVER PLANTING AREAS.