



SHEET INDEX

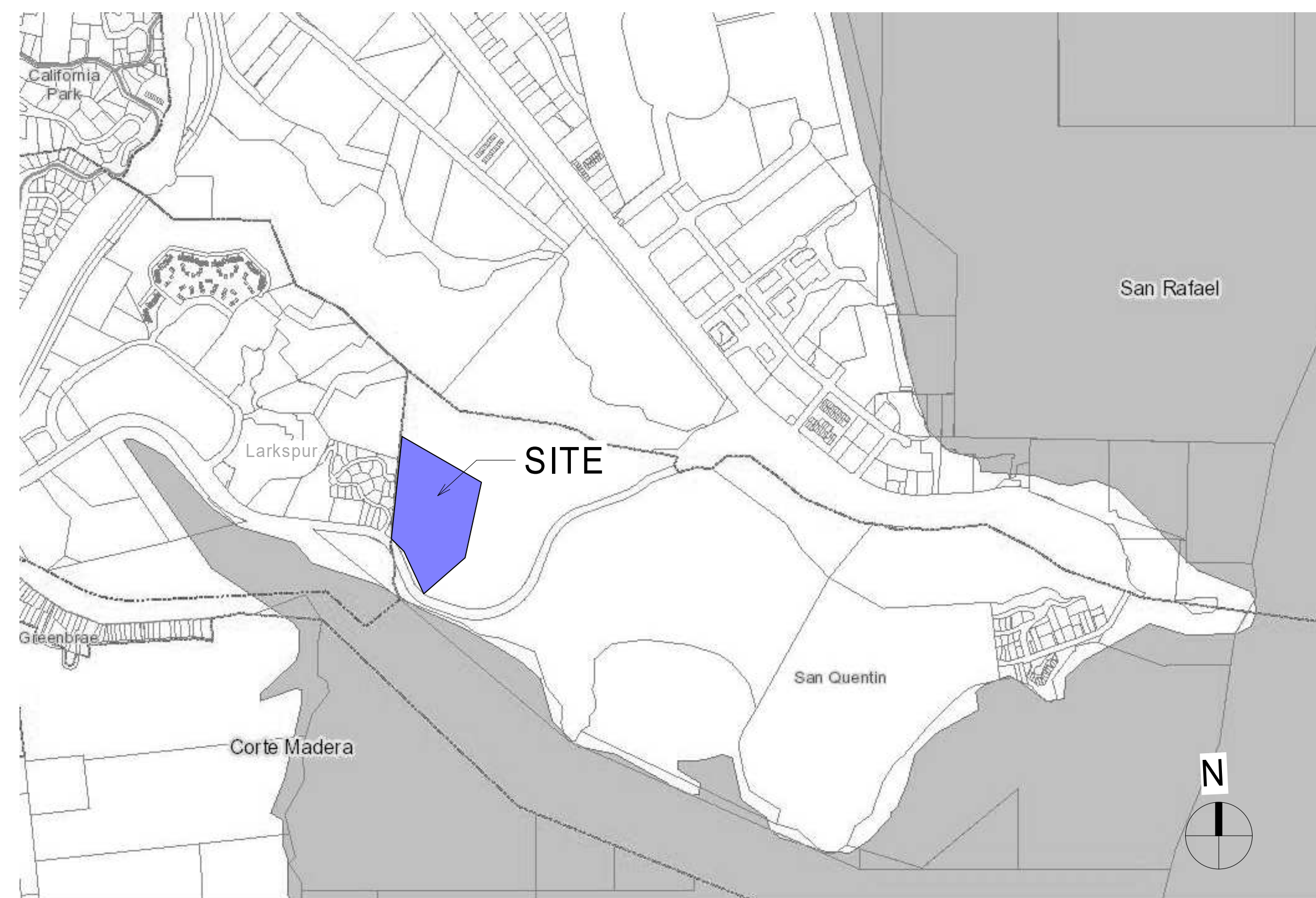
SHEET NUMBER	SHEET NAME
ARCHITECTURE	
A0.00	COVER SHEET
A0.01	AREA PLANS
A0.02	OPEN SPACE PLAN
A0.03	SITE MASSING
A0.04	SITE ELEVATION DIAGRAM
A1.00	OVERALL SITE PLAN
A1.01	OVERALL FLOOR PLAN LEVEL 1
A1.02	OVERALL FLOOR PLAN LEVEL 2
A1.03	OVERALL FLOOR PLAN LEVEL 3
A1.04	OVERALL FLOOR PLAN LEVEL 4
A1.05	OVERALL FLOOR PLAN LEVEL 5
A1.06	OVERALL FLOOR PLAN LEVEL 6
A1.07	OVERALL FLOOR PLAN LEVEL 7
A1.08	OVERALL FLOOR PLAN LEVEL 8
A1.09	OVERALL FLOOR PLAN LEVEL 9
A1.10	OVERALL ROOF PLAN
A2.01	EHP BUILDING ELEVATIONS
A2.02	EHP BUILDING ELEVATIONS
A2.03	EHP BUILDING ELEVATIONS
A2.04	EDEN BUILDING ELEVATIONS
A2.05	EDEN BUILDING ELEVATIONS
A3.01	OVERALL SITE SECTIONS
A4.01	EHP BUILDING UNIT PLANS
A4.02	EHP BUILDING UNIT PLANS
A4.03	EDEN BUILDING UNIT PLANS
A5.01	PERSPECTIVE VIEWS
A5.02	PERSPECTIVE VIEWS
A5.03	PERSPECTIVE VIEWS
A5.04	PERSPECTIVE VIEWS
A5.05	PERSPECTIVE VIEWS
CIVIL	
C1.01	EXISTING CONDITIONS
C2.01	GRADING AND DRAINAGE PLAN
C3.01	UTILITY PLAN
C4.01	STORMWATER CONTROL PLAN
LANDSCAPE	
L1.01	LANDSCAPE PLANS
L1.02	LANDSCAPE PLANS
L1.03	PLANTING PALETTE
L1.04	PLANTING IMAGES
L1.05	PLANTING IMAGES
L1.06	PLANTING IMAGES



VINCINITY MAP



PARCEL MAP



PROJECT DIRECTORY

DEVELOPERS:

EDUCATION HOUSING PARTNERS 39 FORREST STREET MILL VALLEY, CA 94941 PI 415.371.3001 THOMPSONDORFMAN.COM	EDEN HOUSING 22645 GRAND STREET HAYWARD, CA 94541 PI 510.582.1460 EDENHOUSING.ORG
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SVA ARCHITECTS
6 HUTTON CENTER DRIVE, SUITE 1150
SANTA ANA, CA 92707
PI 714.929.2829
SVA-ARCHITECTS.COM

CIVIL ENGINEER

BKF ENGINEERS
1646 N. CALIFORNIA BLVD, SUITE 400
WALNUT CREEK, CA 94596
PI 925.940.2200
BKF.COM

LANDSCAPE ARCHITECT

RHAA LANDSCAPE ARCHITECTURE + PLANNING
225 MILLER AVENUE
MILL VALLEY, CA 94941
PI 415.383.7900
RHAA.COM

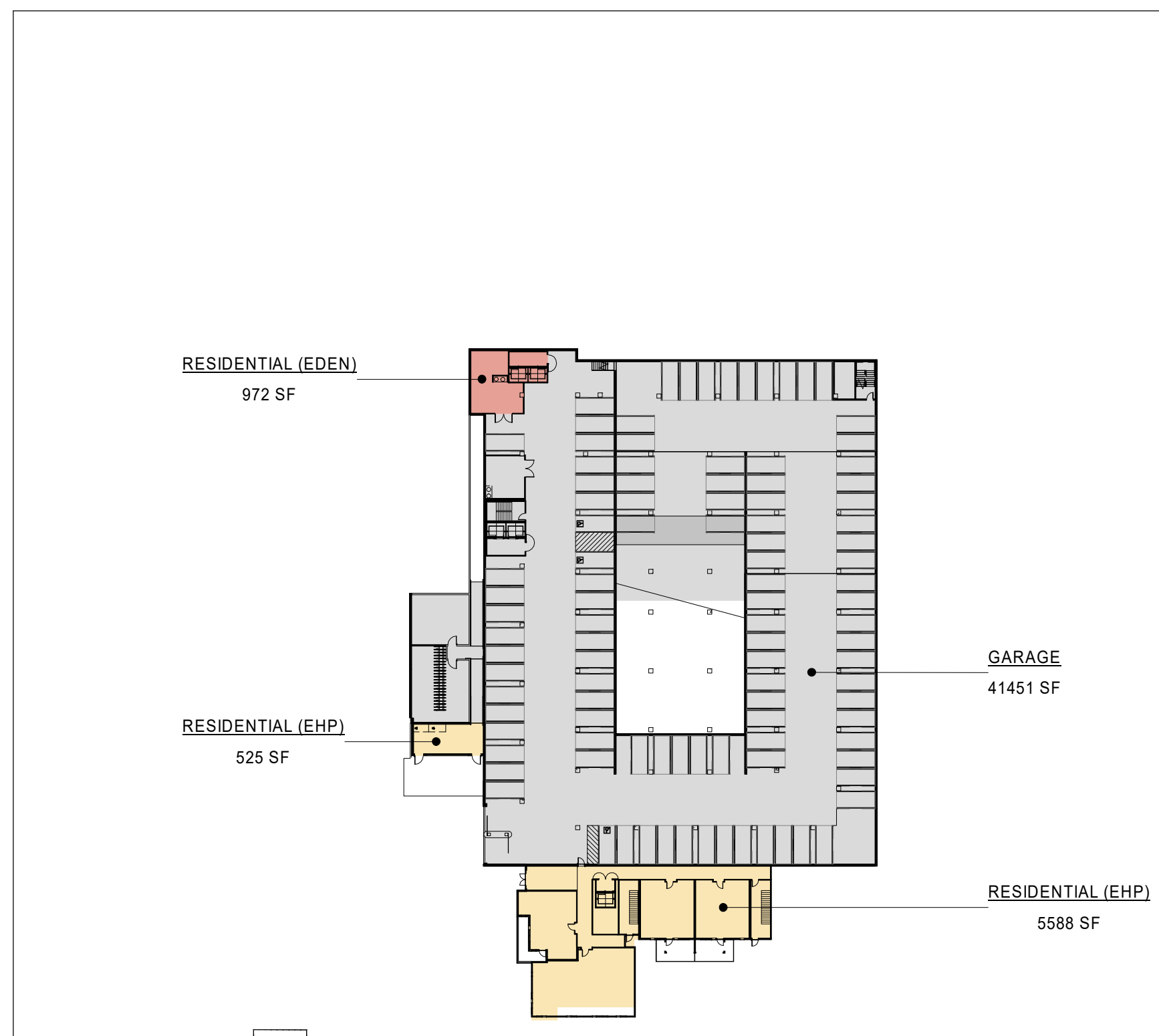
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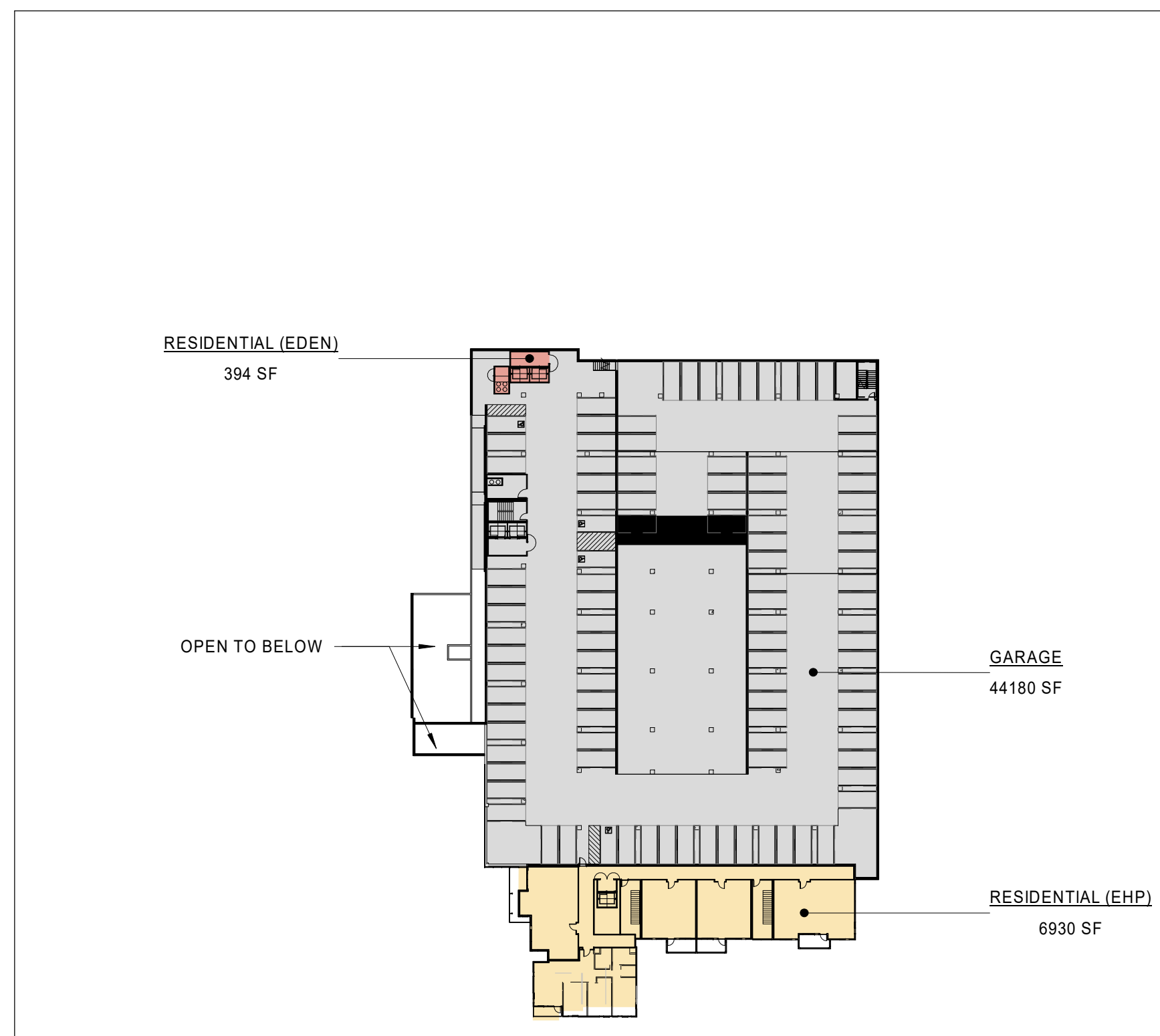
OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title
COVER SHEET

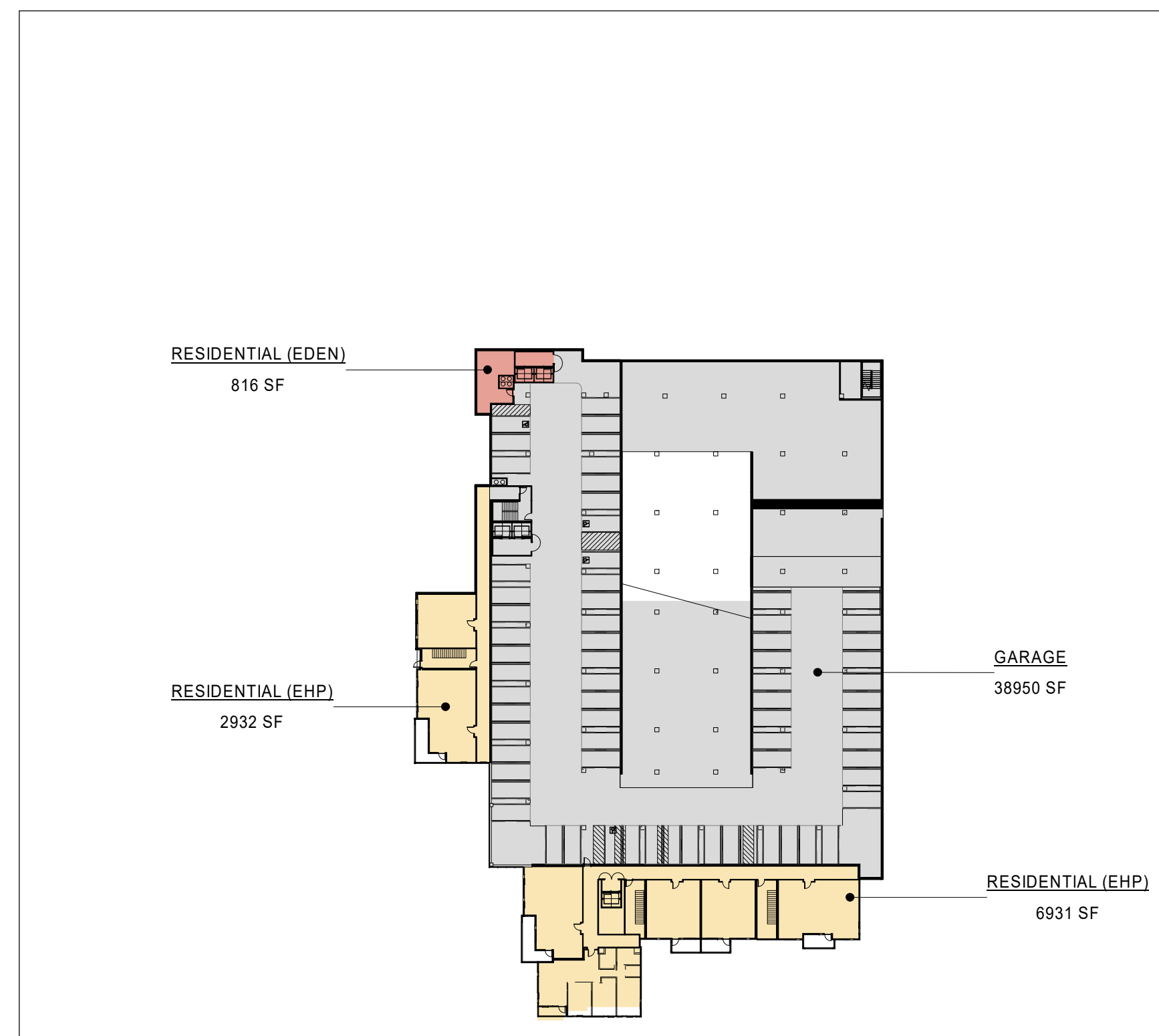
sheet no.
A0.00



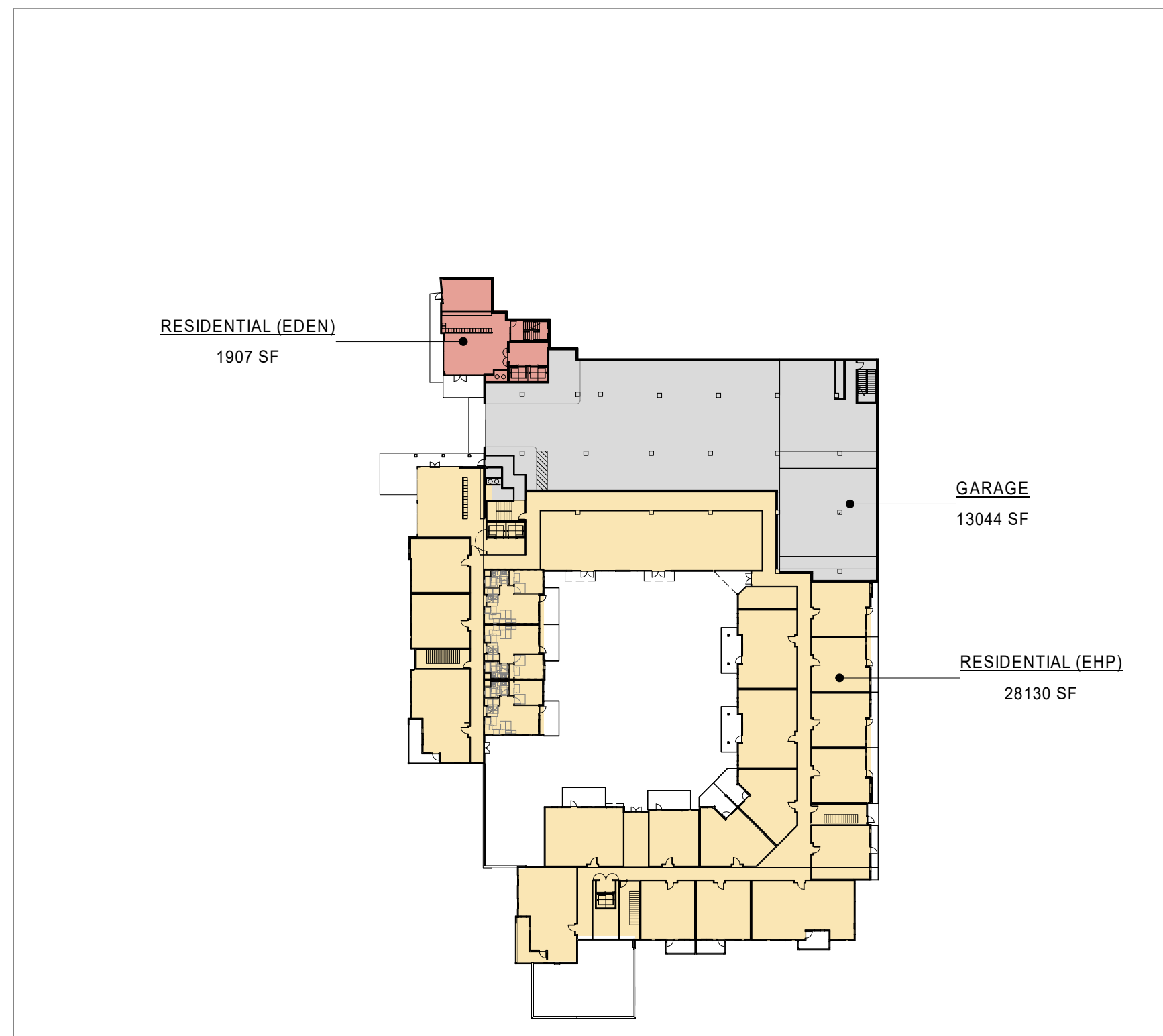
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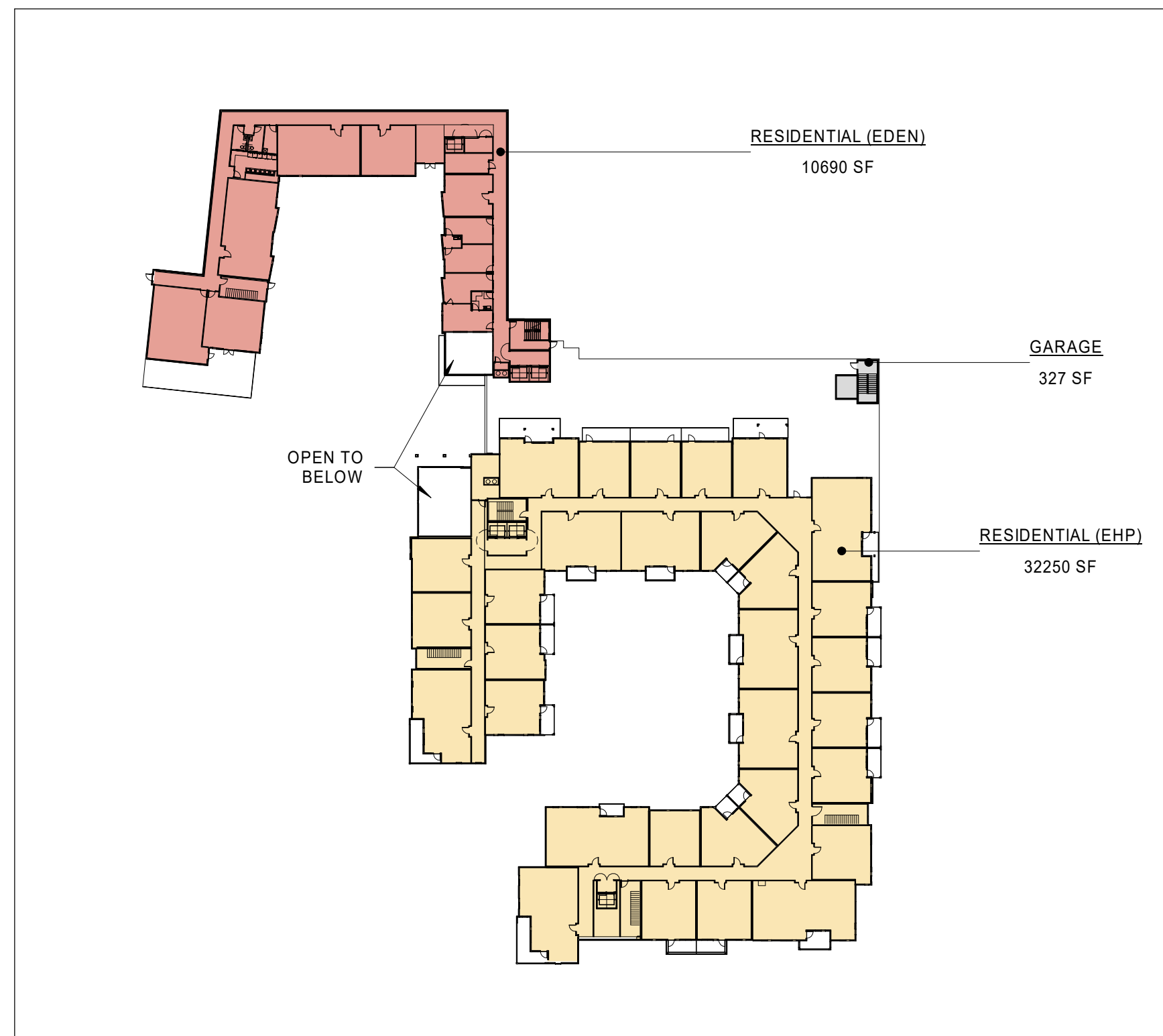
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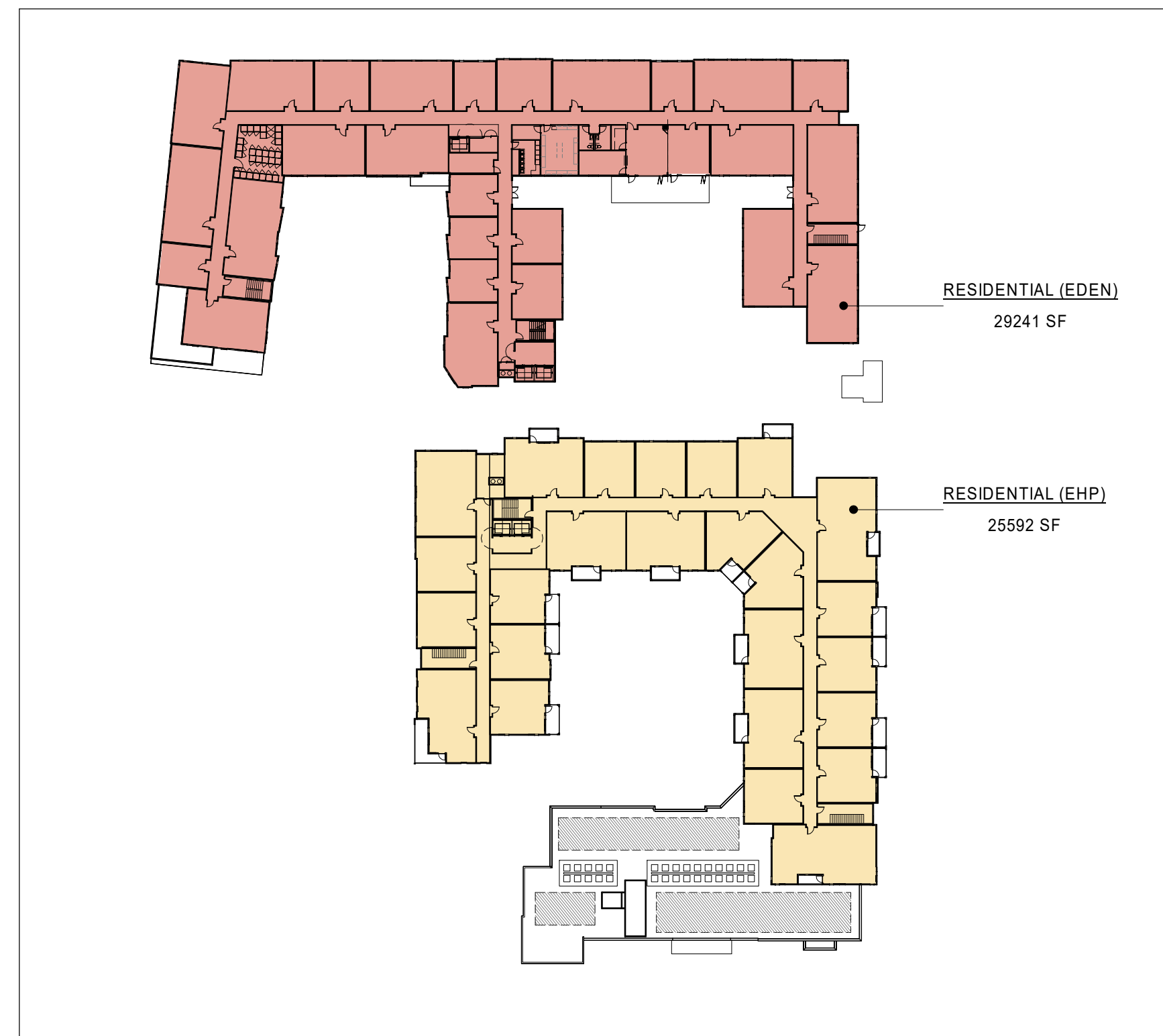
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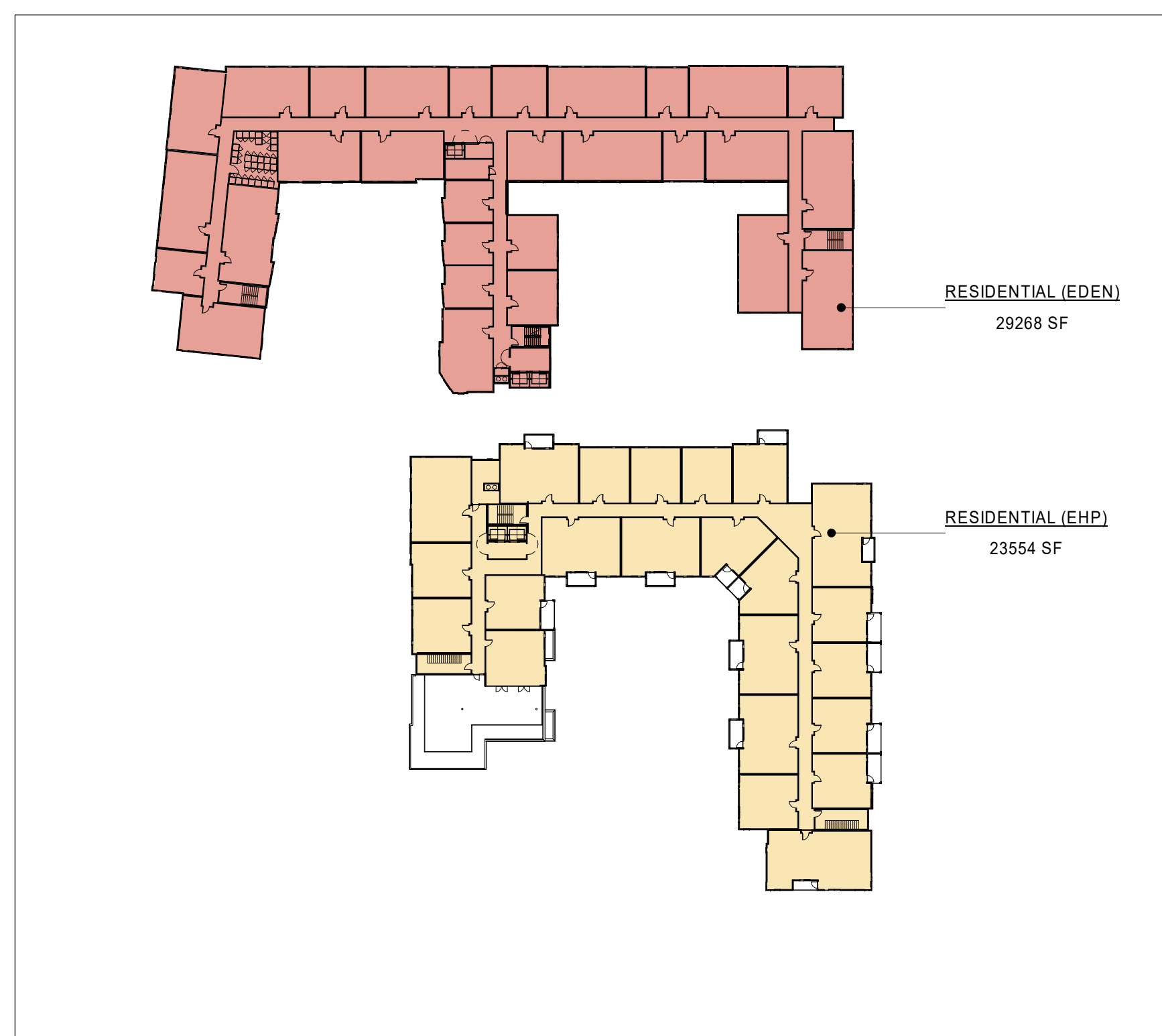
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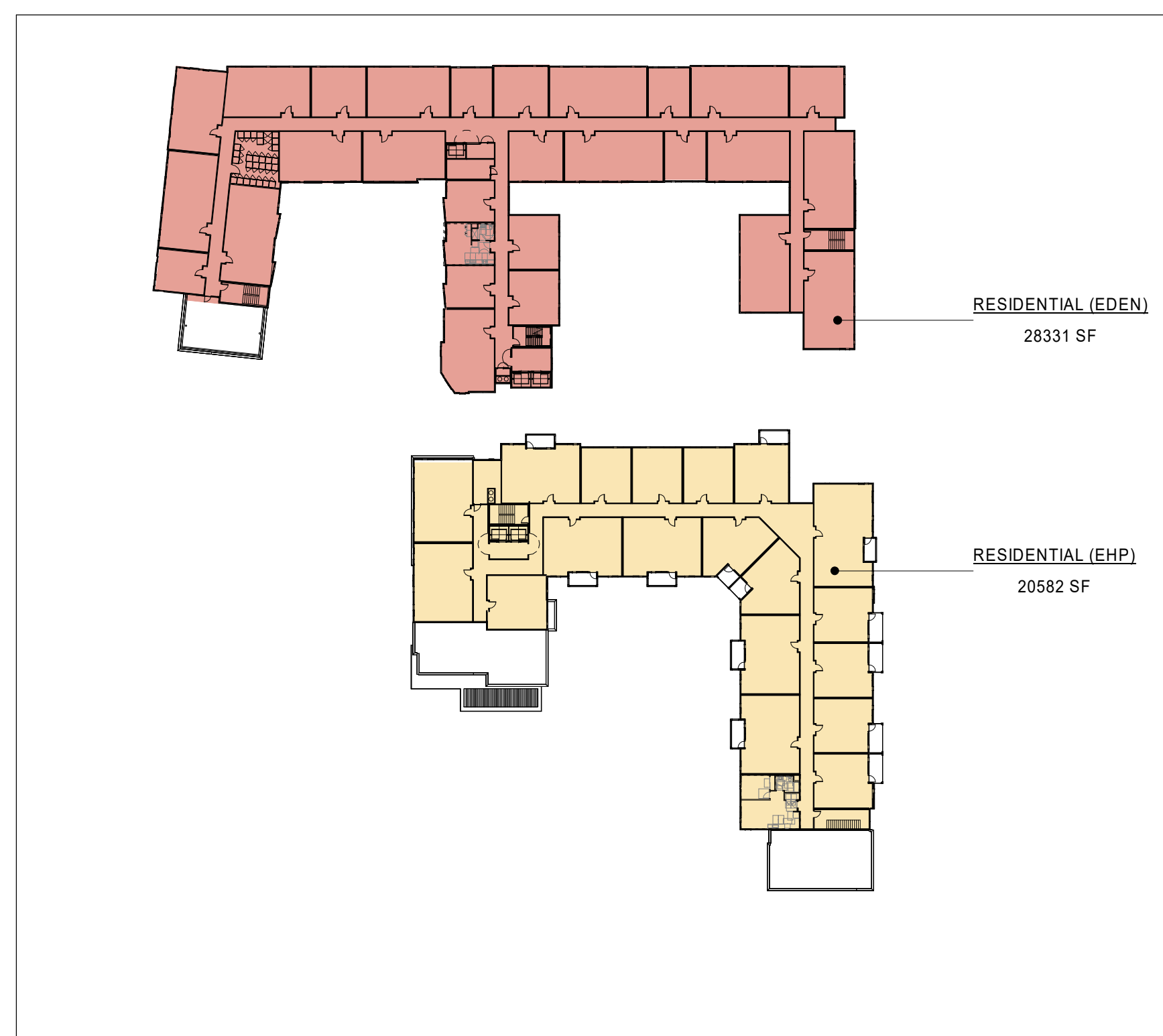
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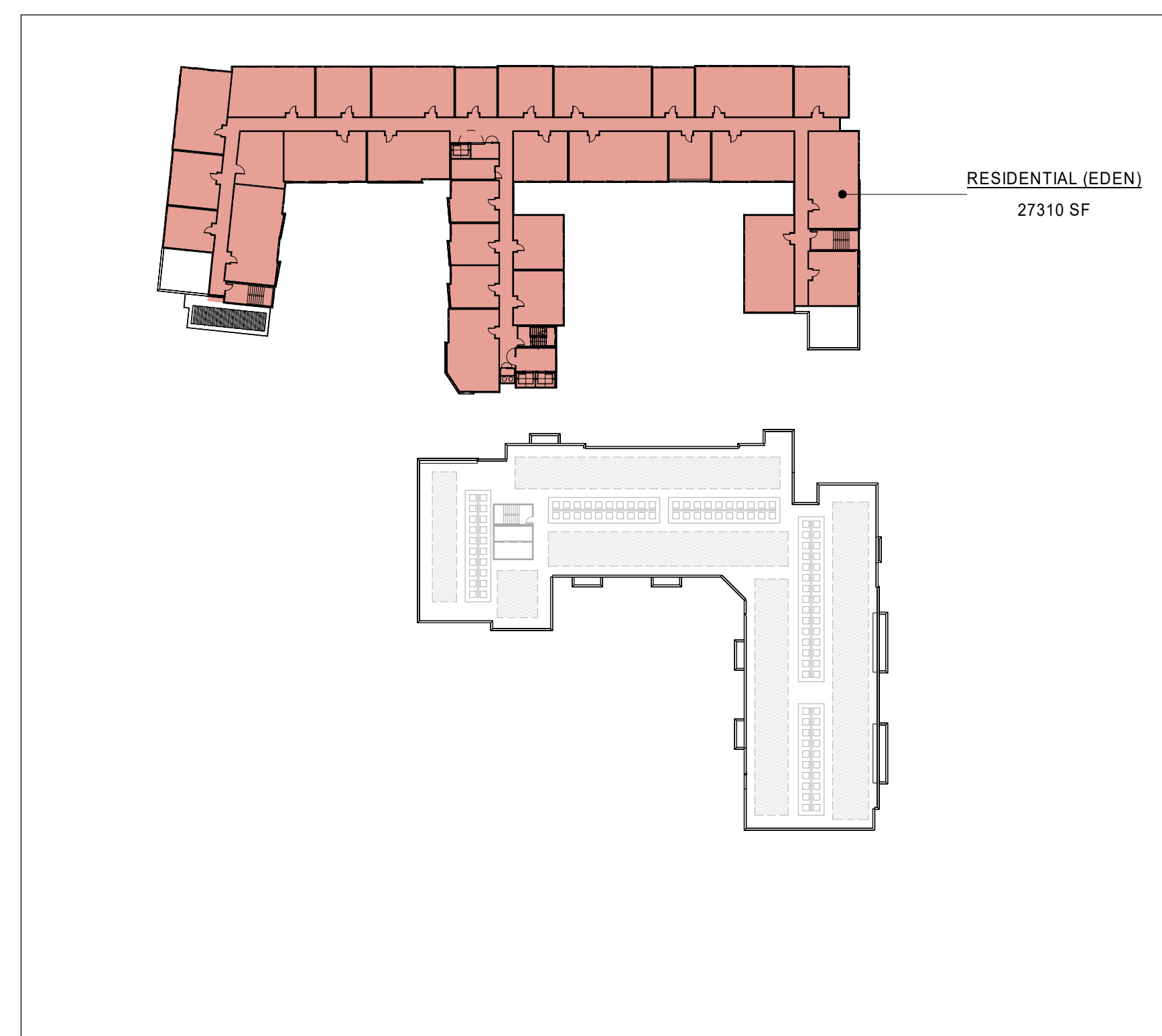
6 LEVEL 06
1" = 60'-0"



7 LEVEL 07
1" = 60'-0"



8 LEVEL 08
1" = 60'-0"



9 LEVEL 09
1" = 60'-0"

AREA TABLES

EHP BUILDING - AREA SCHEDULE		
Level	Name	Area
LEVEL 01	RESIDENTIAL (EHP)	5,588 SF
LEVEL 01	RESIDENTIAL (EHP)	525 SF
LEVEL 02	RESIDENTIAL (EHP)	6,930 SF
LEVEL 03	RESIDENTIAL (EHP)	6,931 SF
LEVEL 03	RESIDENTIAL (EHP)	2,932 SF
LEVEL 04	RESIDENTIAL (EHP)	28,130 SF
LEVEL 05	RESIDENTIAL (EHP)	32,250 SF
LEVEL 06	RESIDENTIAL (EHP)	25,592 SF
LEVEL 07	RESIDENTIAL (EHP)	23,554 SF
LEVEL 08	RESIDENTIAL (EHP)	20,582 SF
Grand total		153,014 SF

EDEN BUILDING - AREA SCHEDULE		
Level	Name	Area
LEVEL 01	RESIDENTIAL (EDEN)	972 SF
LEVEL 02	RESIDENTIAL (EDEN)	394 SF
LEVEL 03	RESIDENTIAL (EDEN)	816 SF
LEVEL 04	RESIDENTIAL (EDEN)	1,907 SF
LEVEL 05	RESIDENTIAL (EDEN)	10,690 SF
LEVEL 06	RESIDENTIAL (EDEN)	29,241 SF
LEVEL 07	RESIDENTIAL (EDEN)	29,268 SF
LEVEL 08	RESIDENTIAL (EDEN)	28,331 SF
LEVEL 09	RESIDENTIAL (EDEN)	27,310 SF
Grand total		128,929 SF

PARKING AREA SCHEDULE		
Level	Name	Area
LEVEL 01	GARAGE	41,451 SF
LEVEL 02	GARAGE	44,180 SF
LEVEL 03	GARAGE	38,950 SF
LEVEL 04	GARAGE	13,044 SF
LEVEL 05	GARAGE	327 SF
Grand total		137,952 SF

PROJECT OVERALL AREA		
Name	Area	
Area		0 SF
GARAGE		137,952 SF
RESIDENTIAL (EDEN)		128,929 SF
RESIDENTIAL (EHP)		153,014 SF
Grand total		419,895 SF

UNIT COUNT

EHP BUILDING - UNIT COUNT			
Name	Count	%	
1 BEDROOM (EHP)	72	53 %	
1 BEDROOM JR (EHP)	14	10 %	
2 BEDROOM (EHP)	37	27 %	
3 BEDROOM (EHP)	12	9 %	
Grand total	135		

EDEN BUILDING - UNIT COUNT			
Name	Count	%	
1 BEDROOM (EDEN)	26	23 %	
2 BEDROOM (EDEN)	30	26 %	
3 BEDROOM (EDEN)	31	27 %	
STUDIO (EDEN)	28	24 %	
Grand total	115		

PARKING COUNT

PARKING COUNT	
Level	Count
LEVEL 01	100
LEVEL 02	124
LEVEL 03	106
LEVEL 04	24
Grand total	354



ARCHITECTS



EDUCATION HOUSING PARTNERS, INC.



EDEN HOUSING



Landscape Architecture & Planning

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#	Description	Date
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OAK HILL APARTMENTS

project no. 2022-40131-000

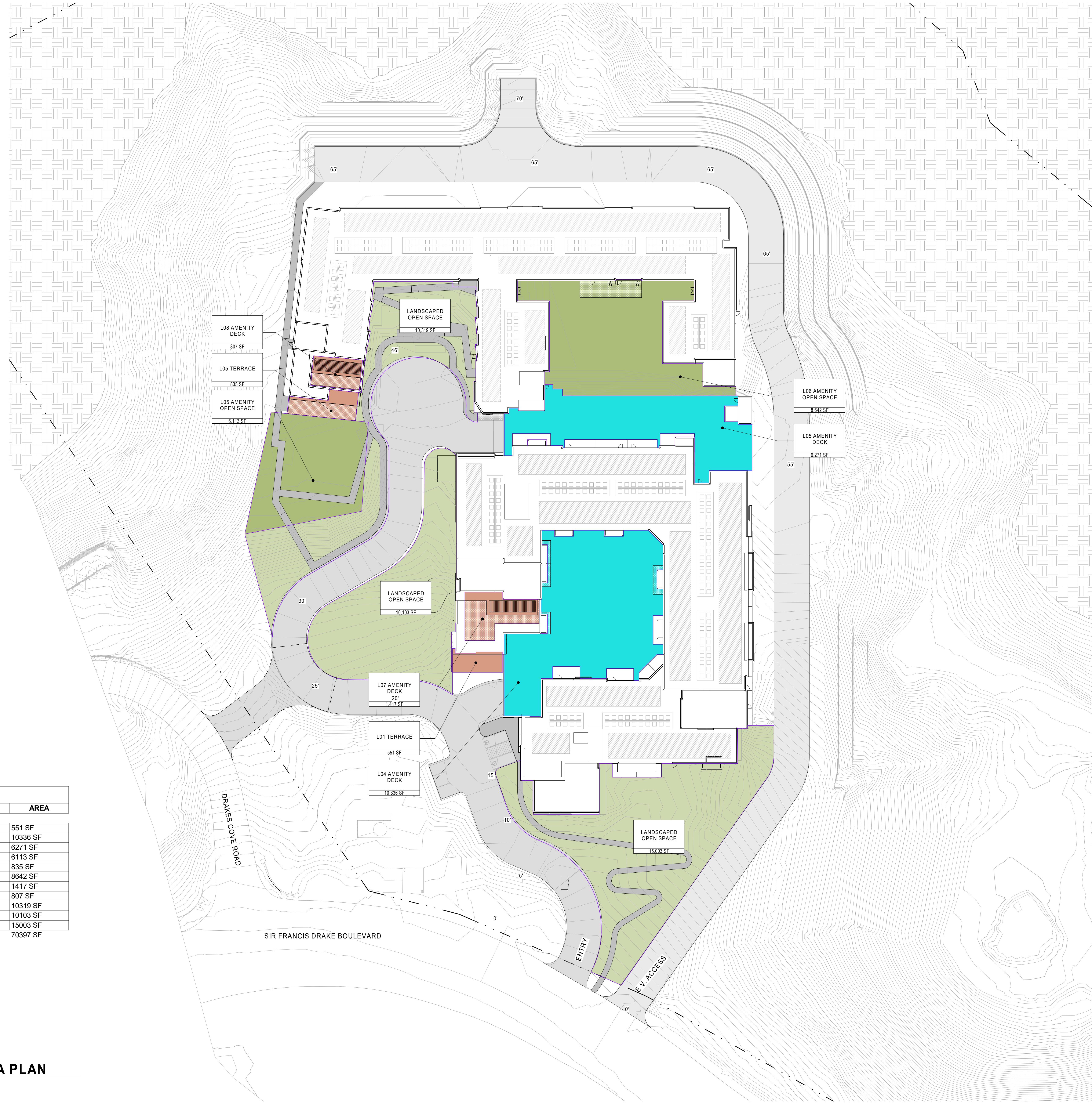
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AREA PLANS

sheet no.

A0.01

SCHEMATIC DESIGN SET - AUGUST, 2022



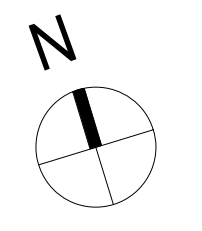
OPEN SPACE	
DESCRIPTION	AREA
L01 TERRACE	551 SF
L04 AMENITY DECK	10336 SF
L05 AMENITY DECK	6271 SF
L05 AMENITY OPEN SPACE	6113 SF
L05 TERRACE	835 SF
L06 AMENITY OPEN SPACE	8642 SF
L07 AMENITY DECK	1417 SF
L08 AMENITY DECK	807 SF
LANDSCAPED OPEN SPACE	10319 SF
LANDSCAPED OPEN SPACE	10103 SF
LANDSCAPED OPEN SPACE	15003 SF
LANDSCAPED OPEN SPACE	70397 SF

1 OPEN SPACE AREA PLAN
1" = 30'-0"

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issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000
sheet title
OPEN SPACE PLAN
sheet no.
A0.02



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1 AERIAL PERSPECTIVE VIEW LOOKING TOWARDS THE MOUNTAINS



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#	Description	Date
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OAK HILL APARTMENTS

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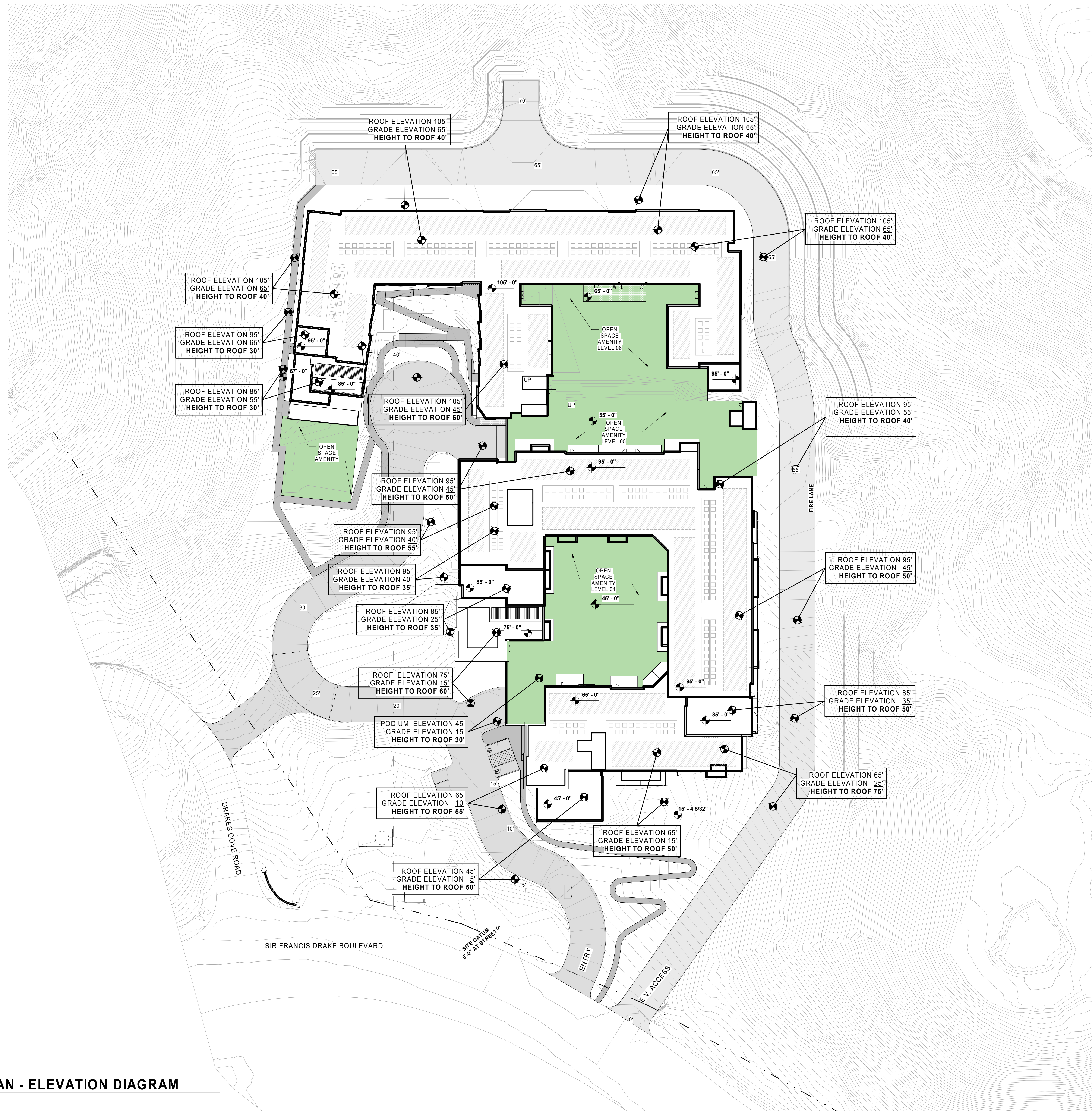
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SITE MASSING

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A0.03

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1 OVERALL SITE PLAN - ELEVATION DIAGRAM
1" = 30'-0"



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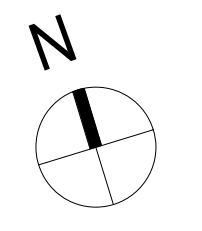
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OAK HILL APARTMENTS
project no. 2022-40131-000
sheet title

SITE ELEVATION DIAGRAM

sheet no.
A0.04

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1 OVERALL SITE PLAN
1" = 30'-0"



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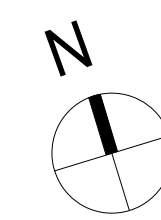
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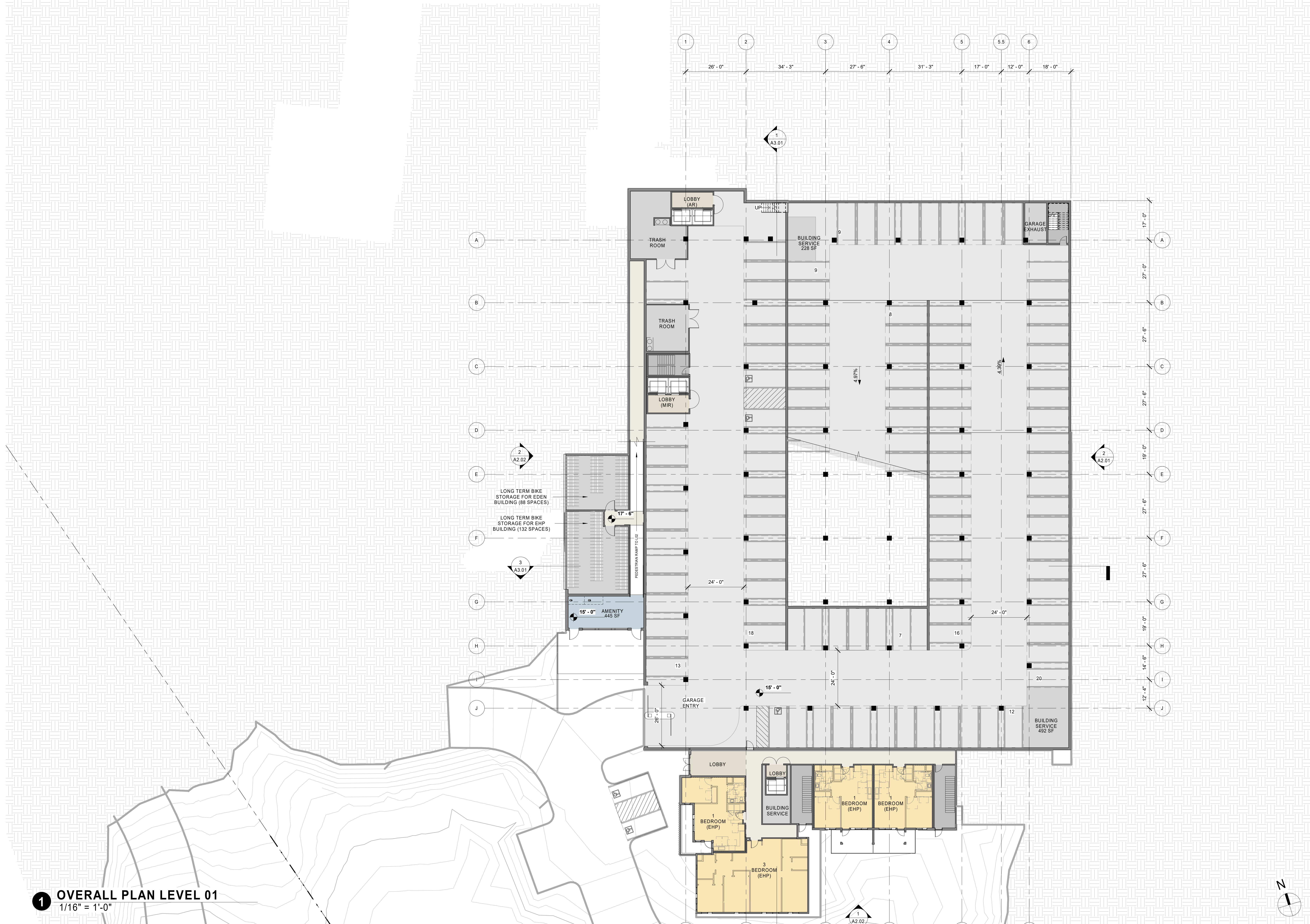
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OVERALL SITE PLAN

sheet no.
A1.00

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1 OVERALL PLAN LEVEL 01
1/16" = 1'-0"

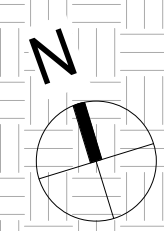
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OAK HILL APARTMENTS
project no. 2022-0131-000
sheet title
OVERALL FLOOR PLAN LEVEL 1

sheet no.
A1.01

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EDUCATION HOUSING PARTNERS, INC.



EDEN HOUSING

BKF



rhaa

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OAK HILL APARTMENTS

project no. 2022-0131-000

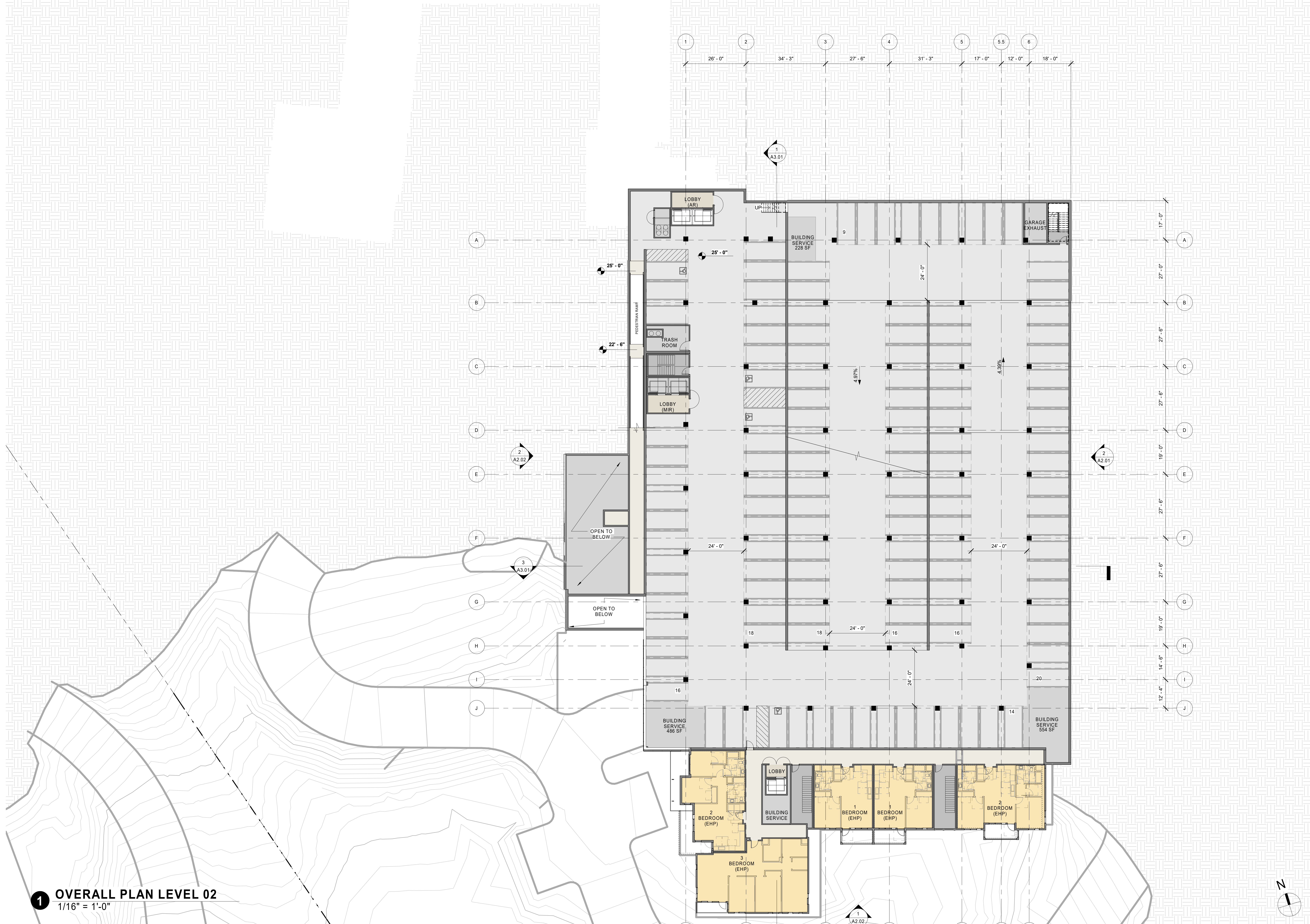
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OVERALL FLOOR PLAN LEVEL 2

sheet no.

A1.02

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1 OVERALL PLAN LEVEL 02
1/16" = 1'-0"

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1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS

project no. 2022-0131-000

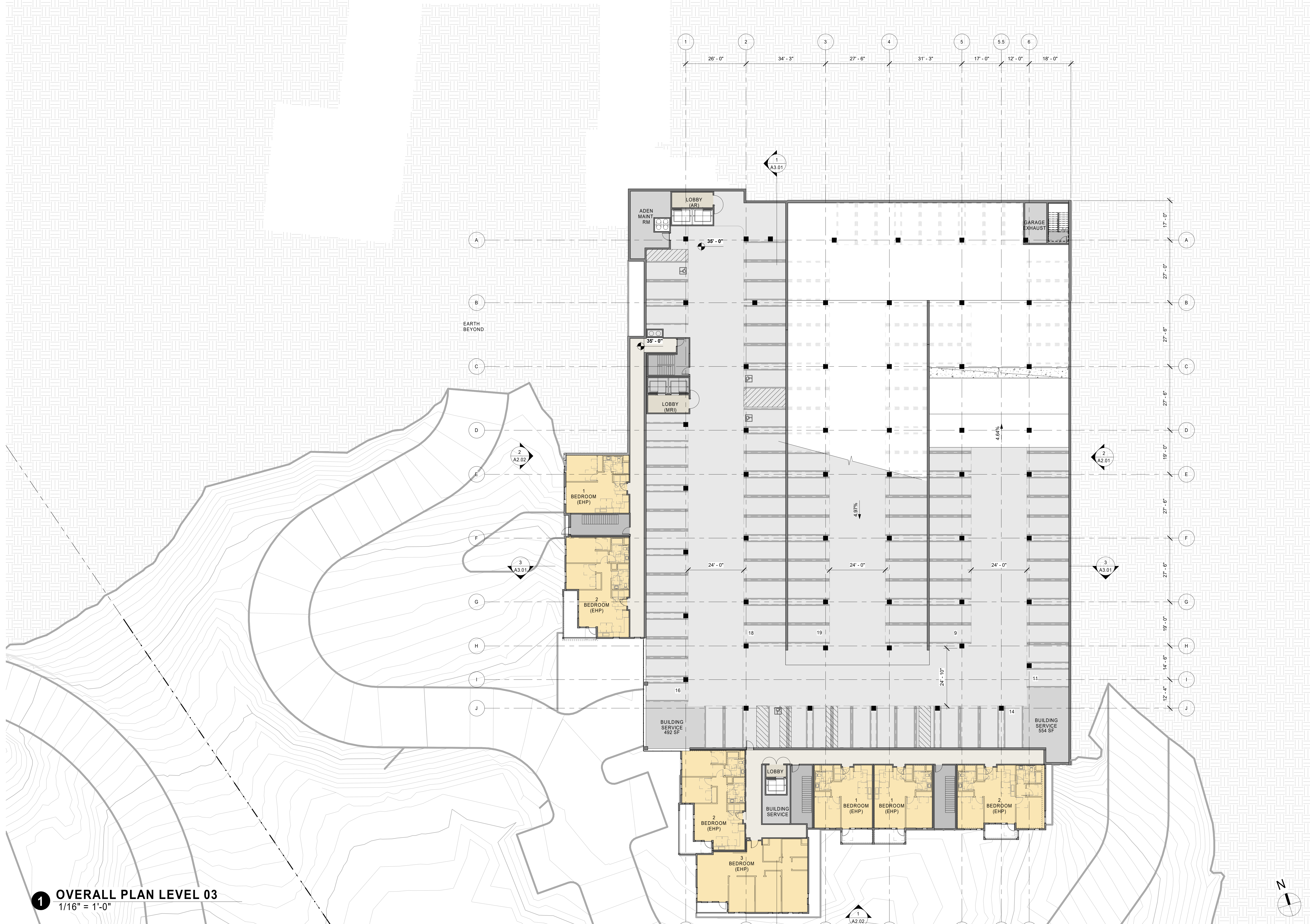
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OVERALL FLOOR PLAN LEVEL 3

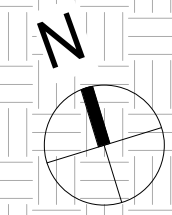
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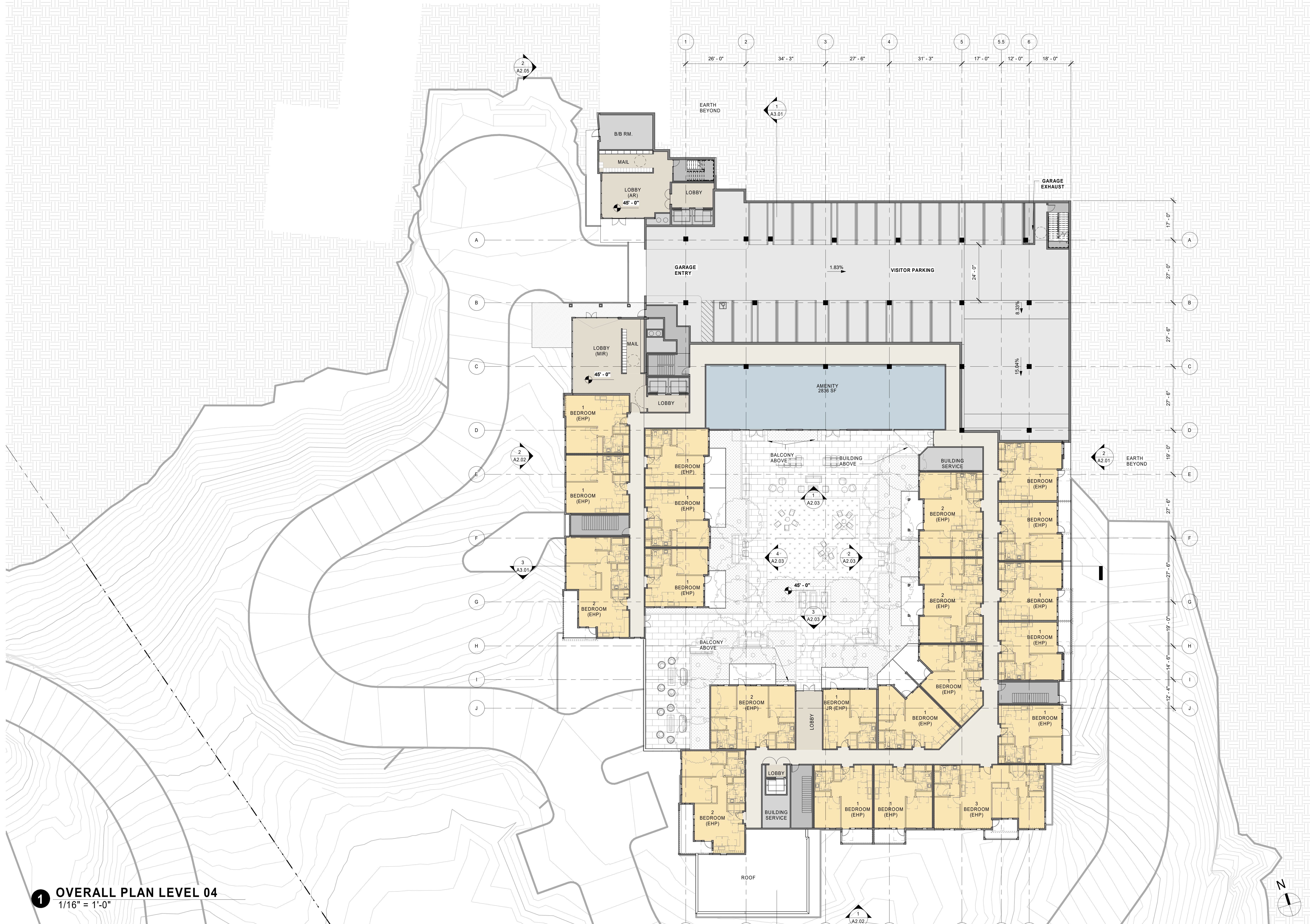
1 OVERALL PLAN LEVEL 03
1/16" = 1'-0"



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1 OVERALL PLAN LEVEL 04
1/16" = 1'-0"

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issues revisions		
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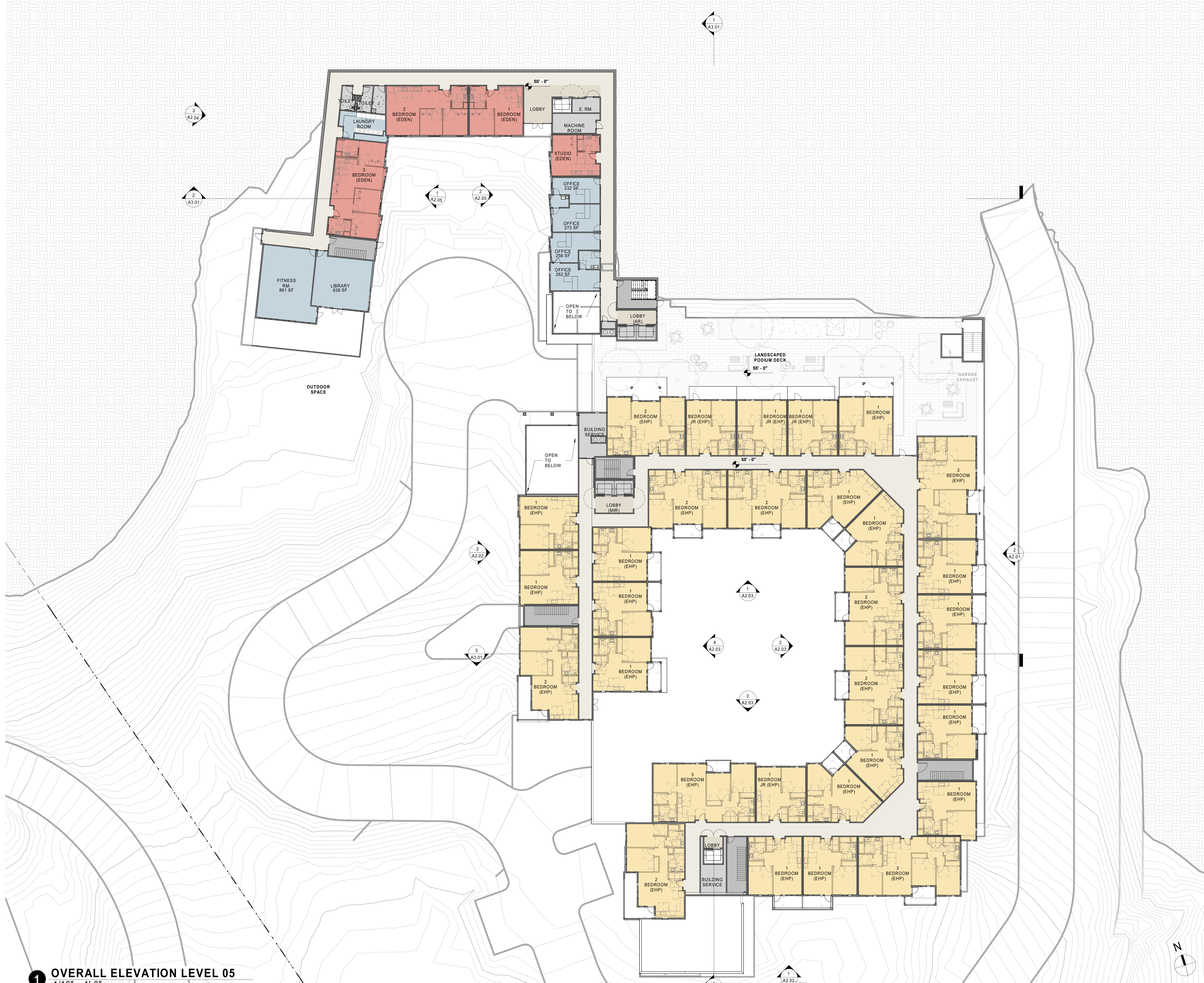
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project no. 2022-0131-000
sheet title

OVERALL FLOOR PLAN LEVEL 4

sheet no.
A1.04

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1 OVERALL ELEVATION LEVEL 05
1/16" = 1'-0"



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Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000

sheet title
OVERALL FLOOR PLAN LEVEL 5

sheet no.
A1.05

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#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS

project no. 2022-0131-000

sheet title

OVERALL FLOOR PLAN LEVEL 6

sheet no.

A1.06

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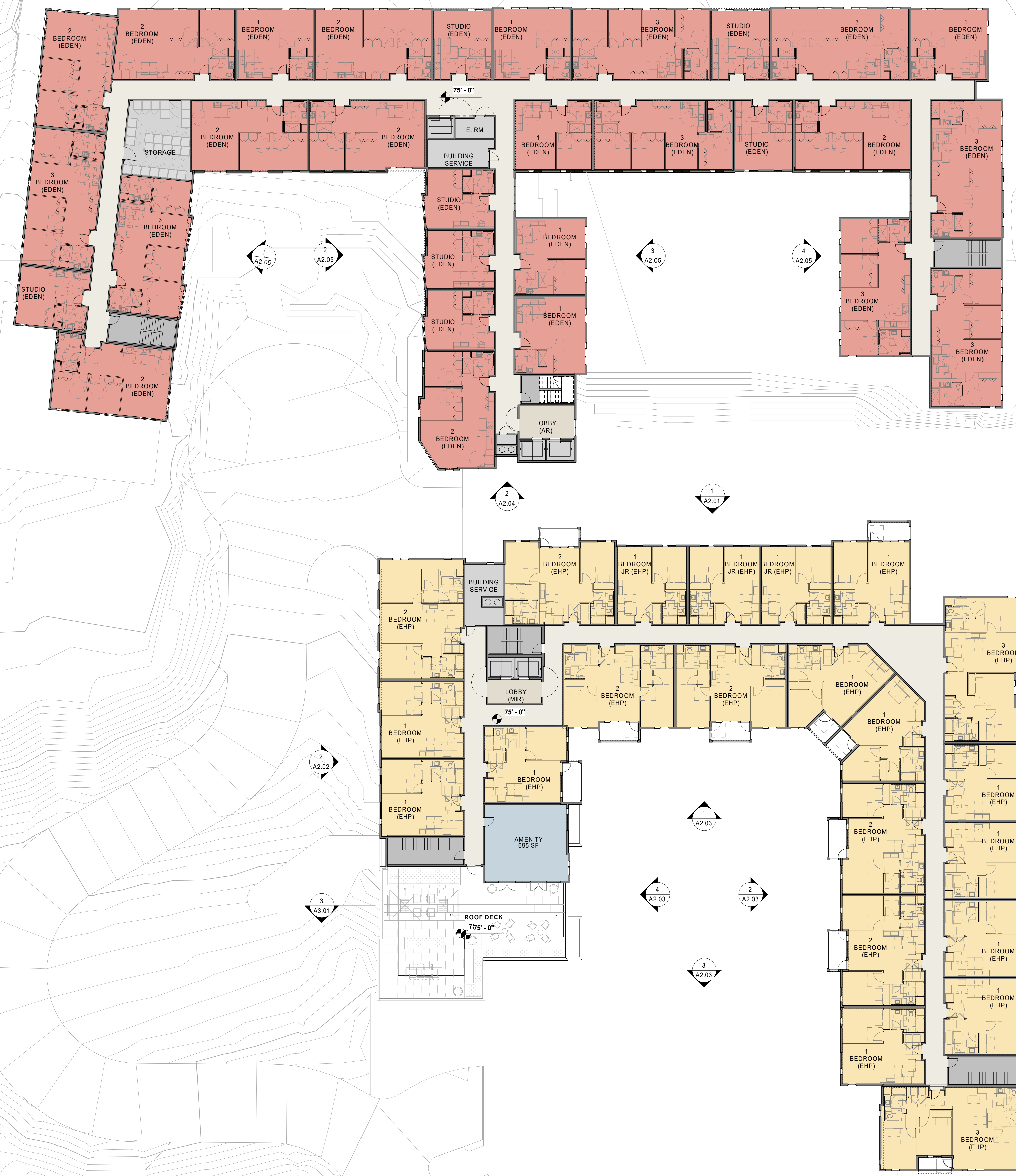
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1 OVERALL PLAN LEVEL 07

1/16" = 1'-0"



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Issues/Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000
sheet title
OVERALL FLOOR PLAN LEVEL 7

sheet no.
A1.07

SCHEMATIC DESIGN SET - AUGUST 2022

1 OVERALL PLAN LEVEL 08
1/16" = 1'-0"



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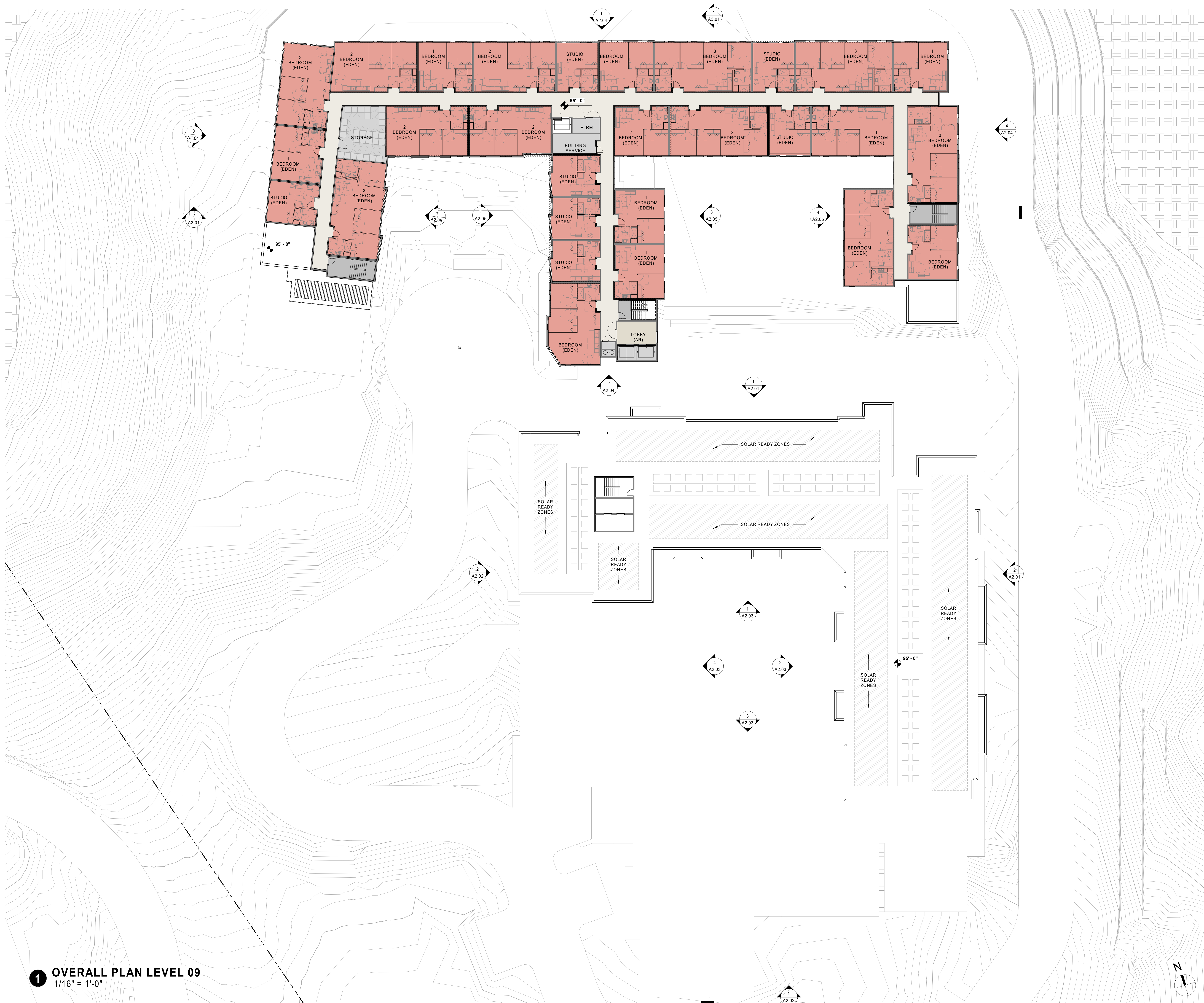
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OAK HILL APARTMENTS
project no. 2022-0131-000
sheet title
OVERALL FLOOR PLAN LEVEL 8

sheet no.
A1.08

SCHEMATIC DESIGN SET - AUGUST 2022



1 OVERALL PLAN LEVEL 09
1/16" = 1'-0"



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issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000

sheet title
OVERALL FLOOR PLAN LEVEL 9

sheet no.
A1.09

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1 LEVEL ROOF
1/16" = 1'-0"



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#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000

sheet title
OVERALL ROOF PLAN

sheet no.
A1.10

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KEYNOTES / LEGENDS

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2. See Sheet A2.01 for Material Legend.



1 EHP BUILDING - NORTH ELEVATION
3/32" = 1'-0"



2 EHP BUILDING - EAST ELEVATION
3/32" = 1'-0"

MATERIAL REFERENCES

PP - # Painted Plaster	FC - 1 Fiber Cement Panel	FC - 2 Fiber Cement Panel	MTL - 3 Accent Hardy Board Panel	CONC - 1 Board Form Concrete

MATERIAL LEGEND

PP - 1	Painted Plaster - Beige
FC - 1	Fiber Cement Panel - Wood Texture
FC - 2	Fiber Cement Panel - Metal Blue
FC - 3	Fiber Cement Panel - Light Brown
MTL - 1	Metal Railing
MTL - 2	Metal Framed Mesh - Planting
MTL - 3	Faux Corten Steel Accent
GL - 1	Glazing
GL - 2	Vinyl
CONC - 1	Board Form Concrete

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Issues / Revisions

#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000
sheet title
EHP BUILDING ELEVATIONS

sheet no.
A2.01

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KEYNOTES / LEGENDS

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1 EHP BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



2 EHP BUILDING - WEST ELEVATION
3/32" = 1'-0"

stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title
EHP BUILDING ELEVATIONS

sheet no.
A2.02

SCHEMATIC DESIGN SET - AUGUST 2022

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2. See Sheet A2.01 for Material Legend.



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Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title
EHP BUILDING ELEVATIONS

sheet no.
A2.03

SCHEMATIC DESIGN SET - AUGUST, 2022



1 EHP BUILDING - COURTYARD NORTH ELEVATION
3/32" = 1'-0"



2 EHP BUILDING - COURTYARD EAST ELEVATION
3/32" = 1'-0"



3 EHP BUILDING - COURTYARD SOUTH ELEVATION
3/32" = 1'-0"



4 EHP BUILDING - COURTYARD WEST ELEVATION
3/32" = 1'-0"

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KEYNOTES / LEGENDS

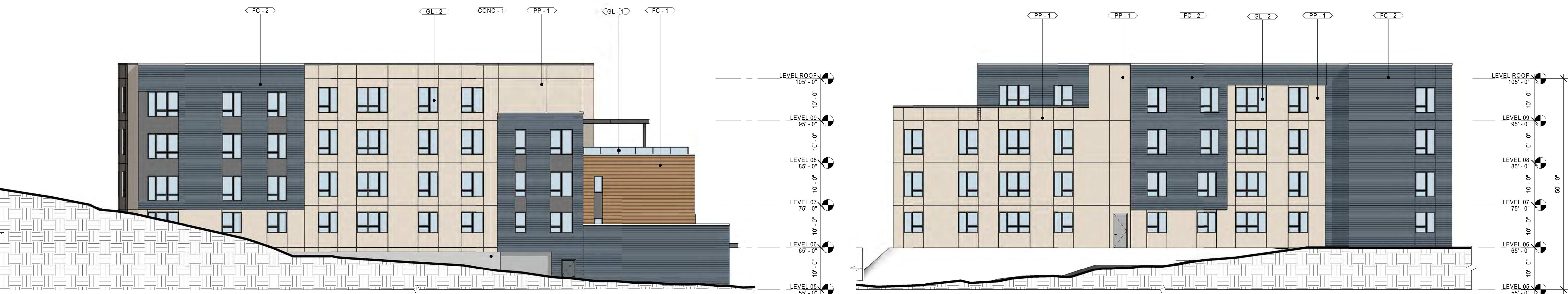
1. Material color do not reflect the exact material and are for reference only.
2. See Sheet A2.01 for Material Legend.



1 EDEN BUILDING - NORTH ELEVATION
3/32" = 1'-0"



2 EDEN BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



3 EDEN BUILDING - WEST ELEVATION
3/32" = 1'-0"



4 EDEN BUILDING - EAST ELEVATION
3/32" = 1'-0"

stamp | approval

Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-0131-000
sheet title
EDEN BUILDING ELEVATIONS

sheet no.
A2.04

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SCHEMATIC DESIGN SET - AUGUST 2022

KEYNOTES / LEGENDS

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2. See Sheet A2.01 for Material Legend.



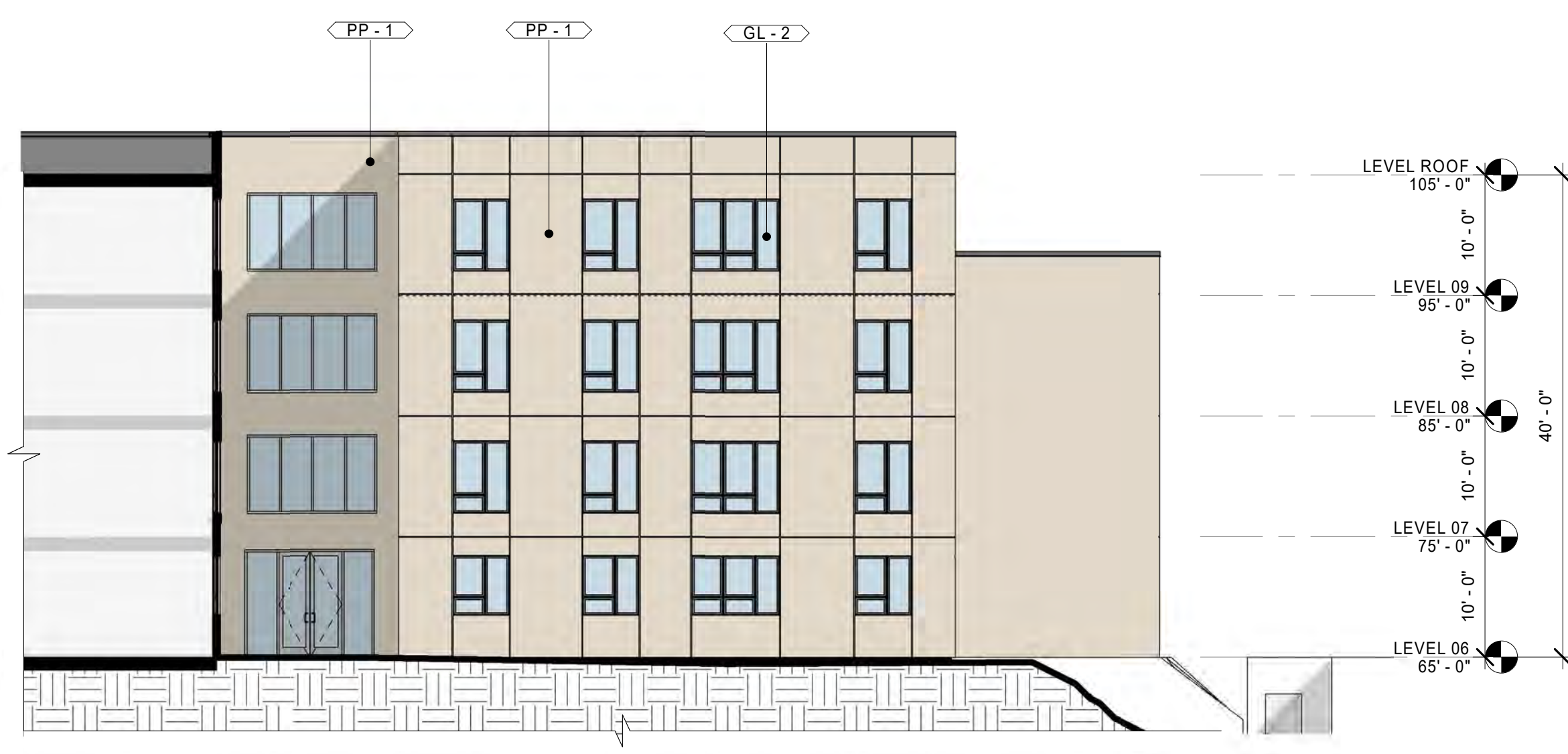
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3/32" = 1'-0"



2 EDEN BUILDING - WEST ELEVATION LOBBY COURTYARD
3/32" = 1'-0"



3 EDEN BUILDING - WEST ELEVATION AMENITY COURTYARD
3/32" = 1'-0"



4 EDEN BUILDING - EAST ELEVATION AMENITY COURTYARD
3/32" = 1'-0"

stamp | approval

Issues / revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

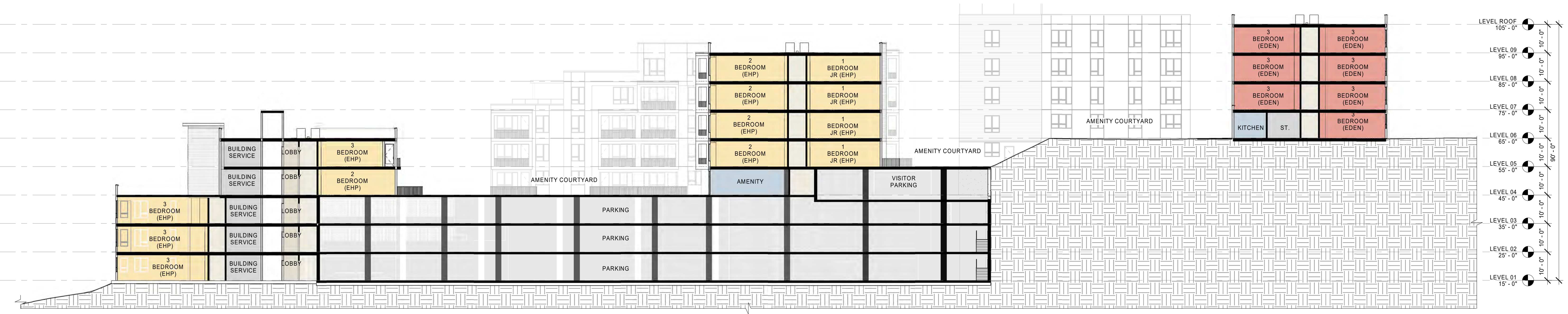
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EDEN BUILDING ELEVATIONS

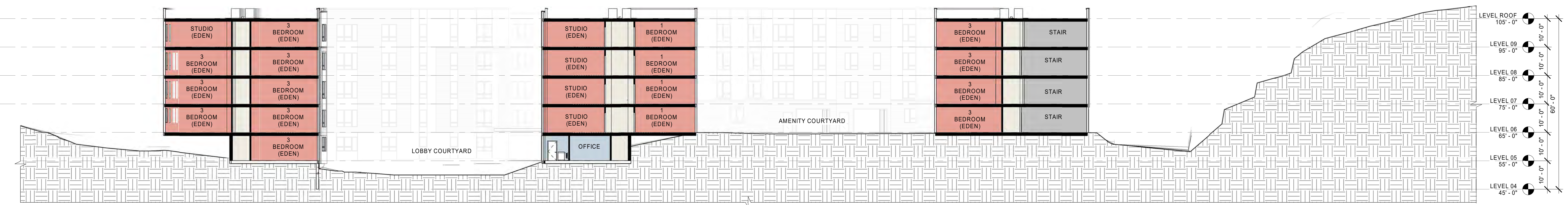
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SCHEMATIC DESIGN SET - AUGUST 2022

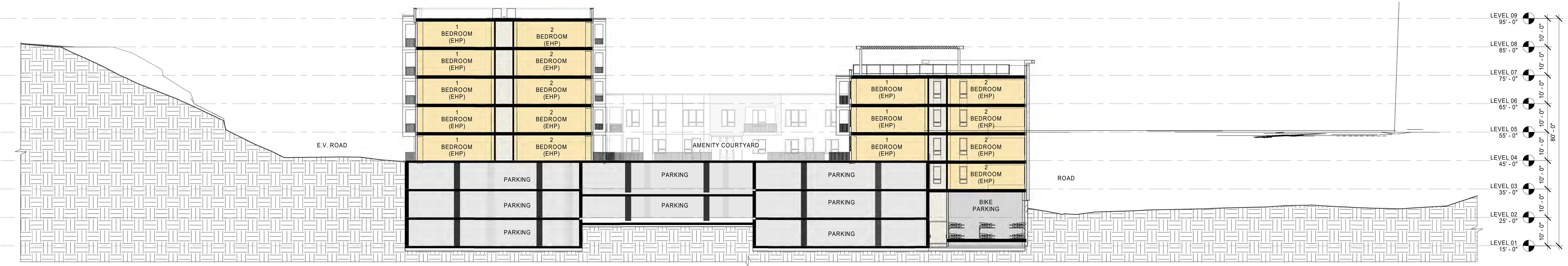
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1 OVERALL SITE SECTION - NORTH / SOUTH
1/16" = 1'-0"



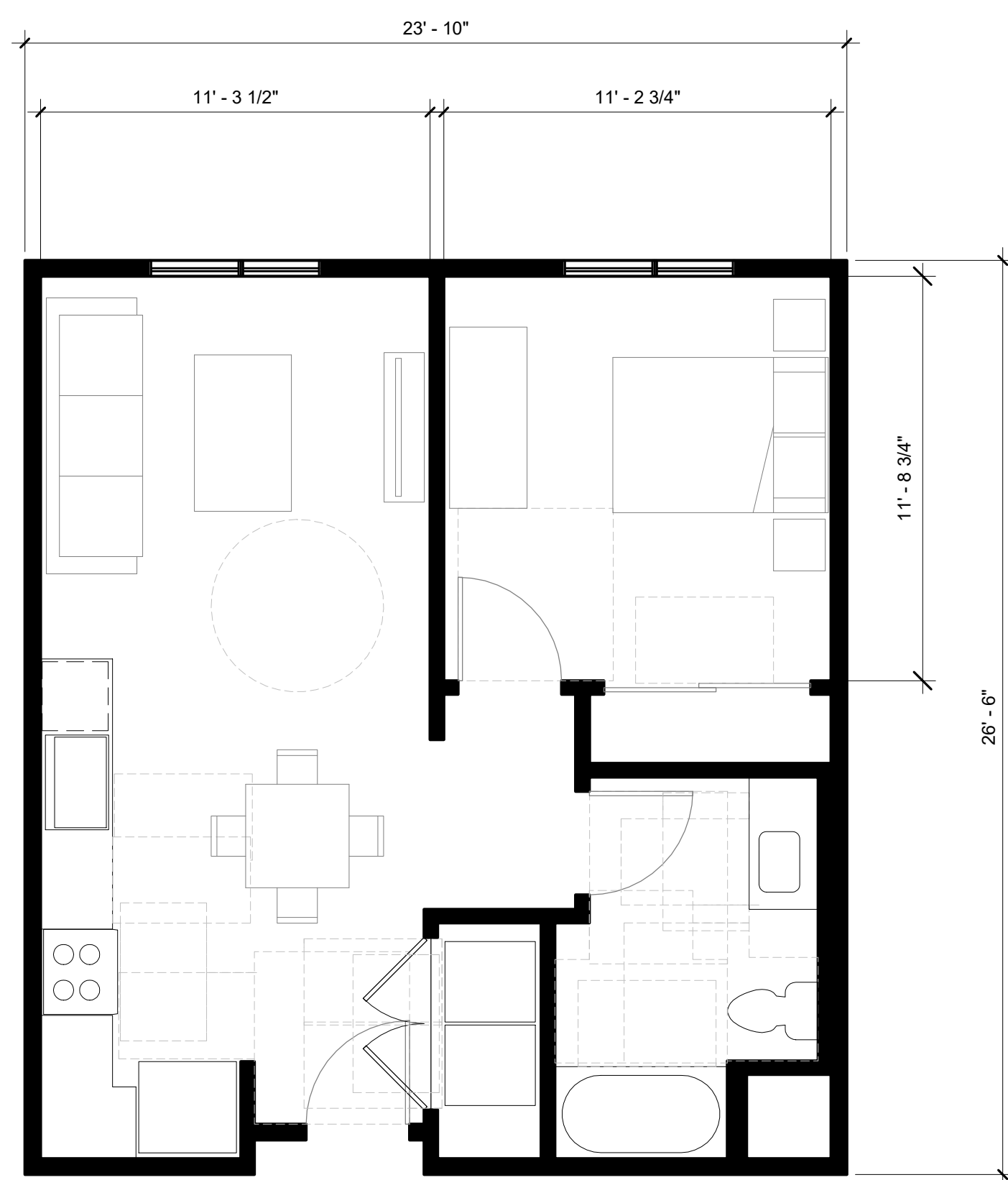
2 OVERALL SITE SECTION AT EDEN BUILDING - EAST / WEST
1/16" = 1'-0"



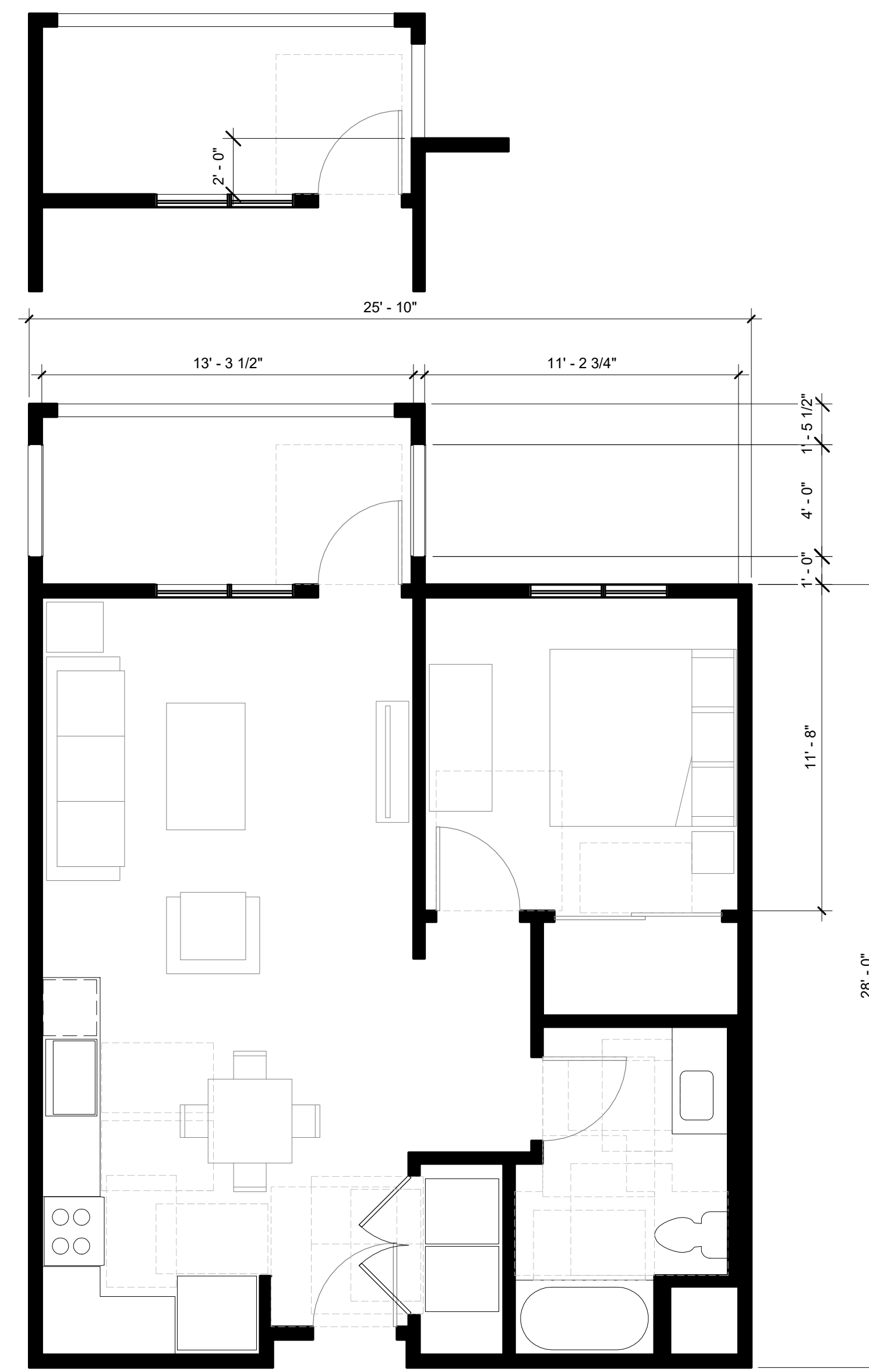
3 OVERALL SITE SECTION AT EHP BUILDING - EAST / WEST
1/16" = 1'-0"

stamp | approval

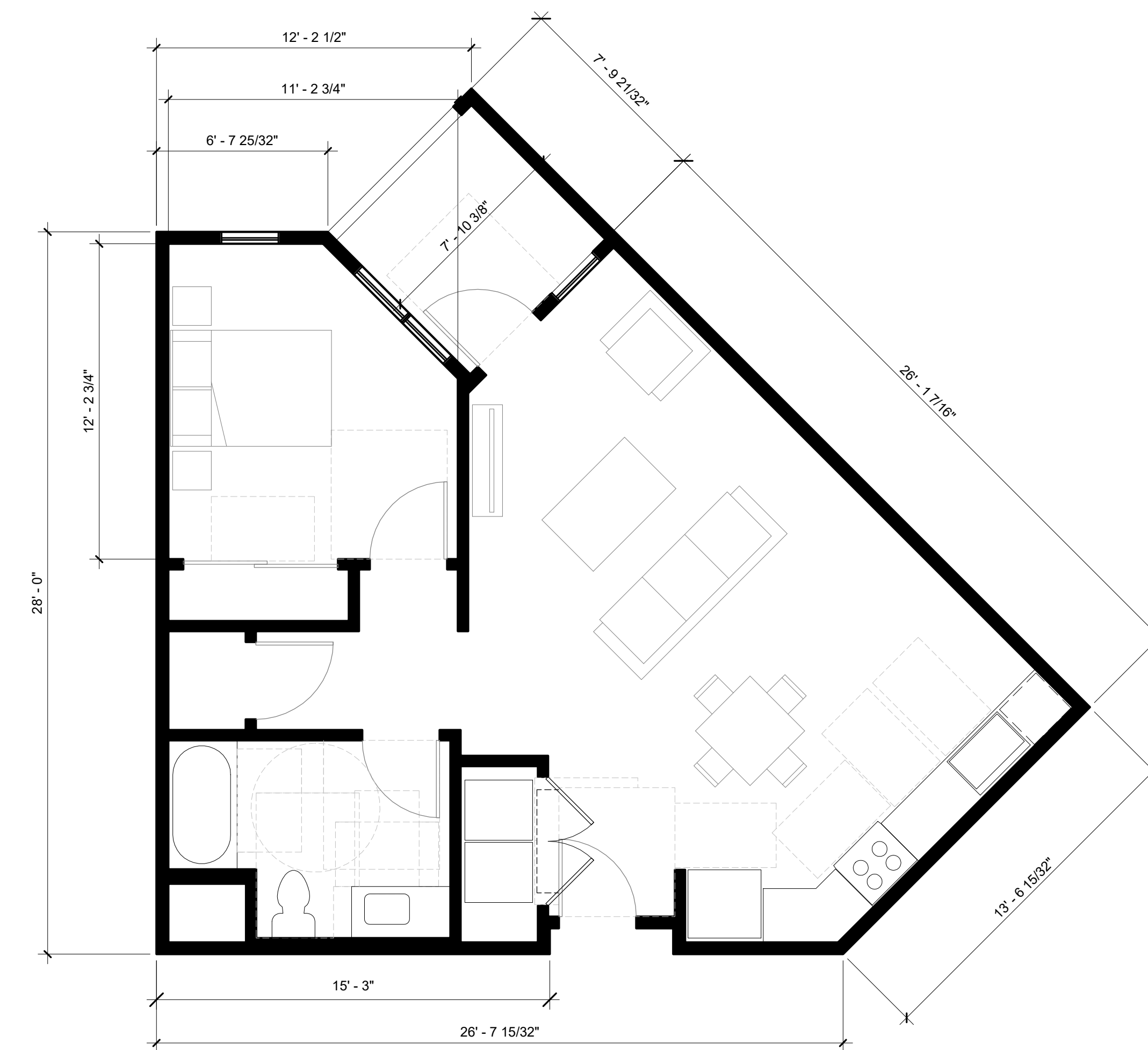
Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022



1 EHP UNIT PLANS
JUNIOR 1-BEDROOM (631 SF)
 1/4" = 1'-0"



2 EHP UNIT PLANS
1-BEDROOM TYPE A (723 SF)
 1/4" = 1'-0"



3 EHP UNIT PLANS
1-BEDROOM TYPE B (768 SF)
 1/4" = 1'-0"



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
 project no. 2022-40131-000

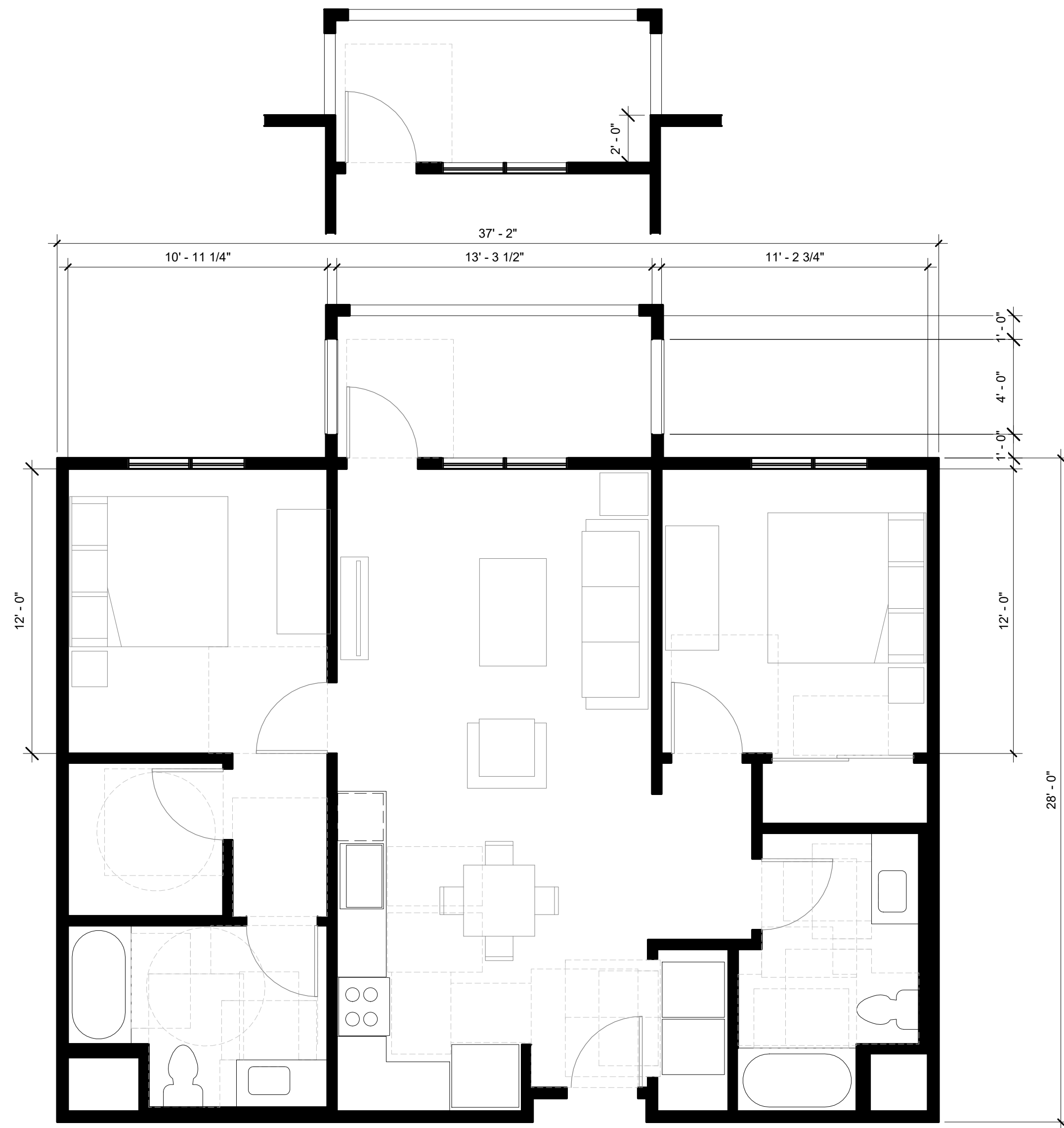
sheet title

**EHP BUILDING
 UNIT PLANS**

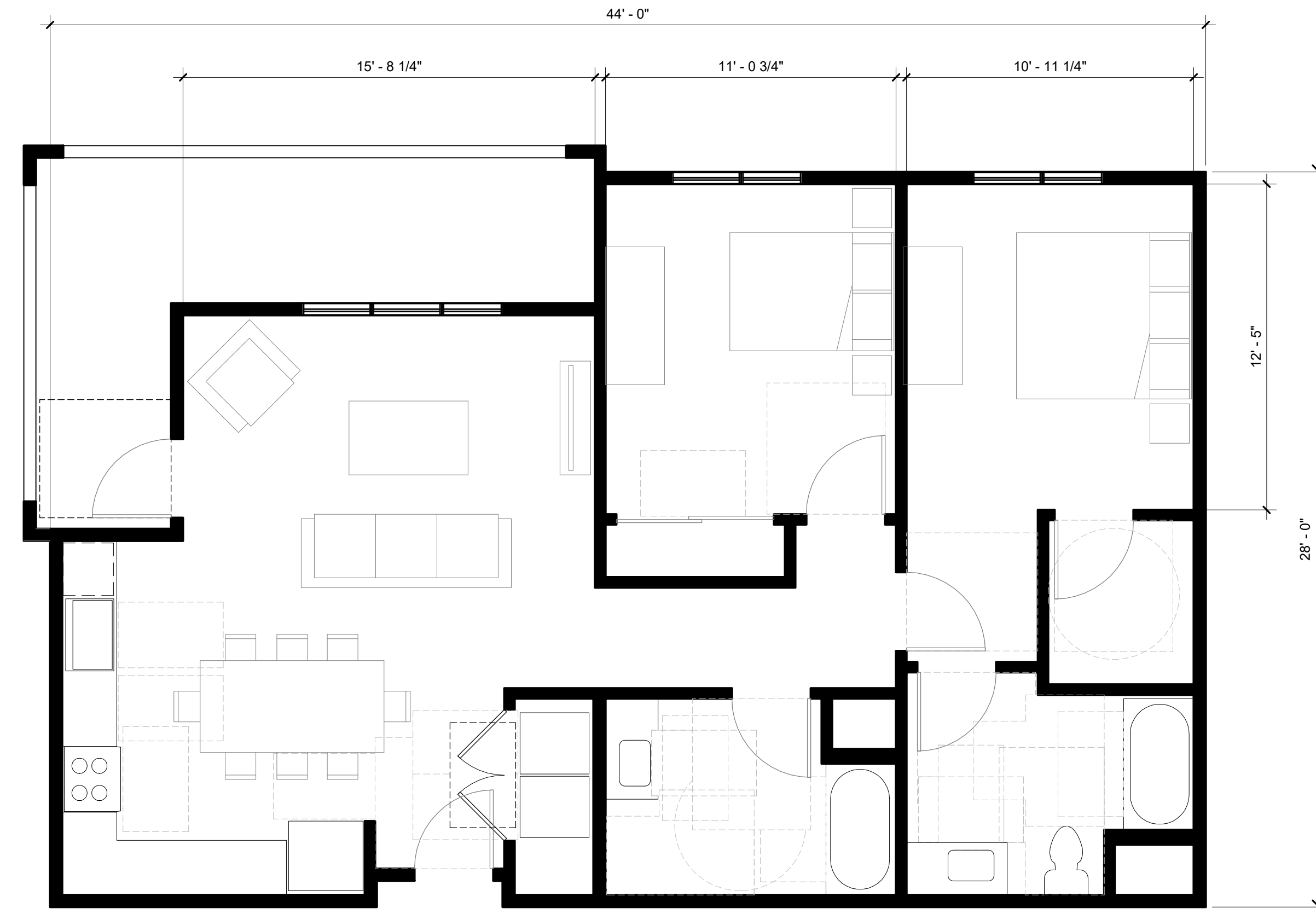
sheet no.

A4.01

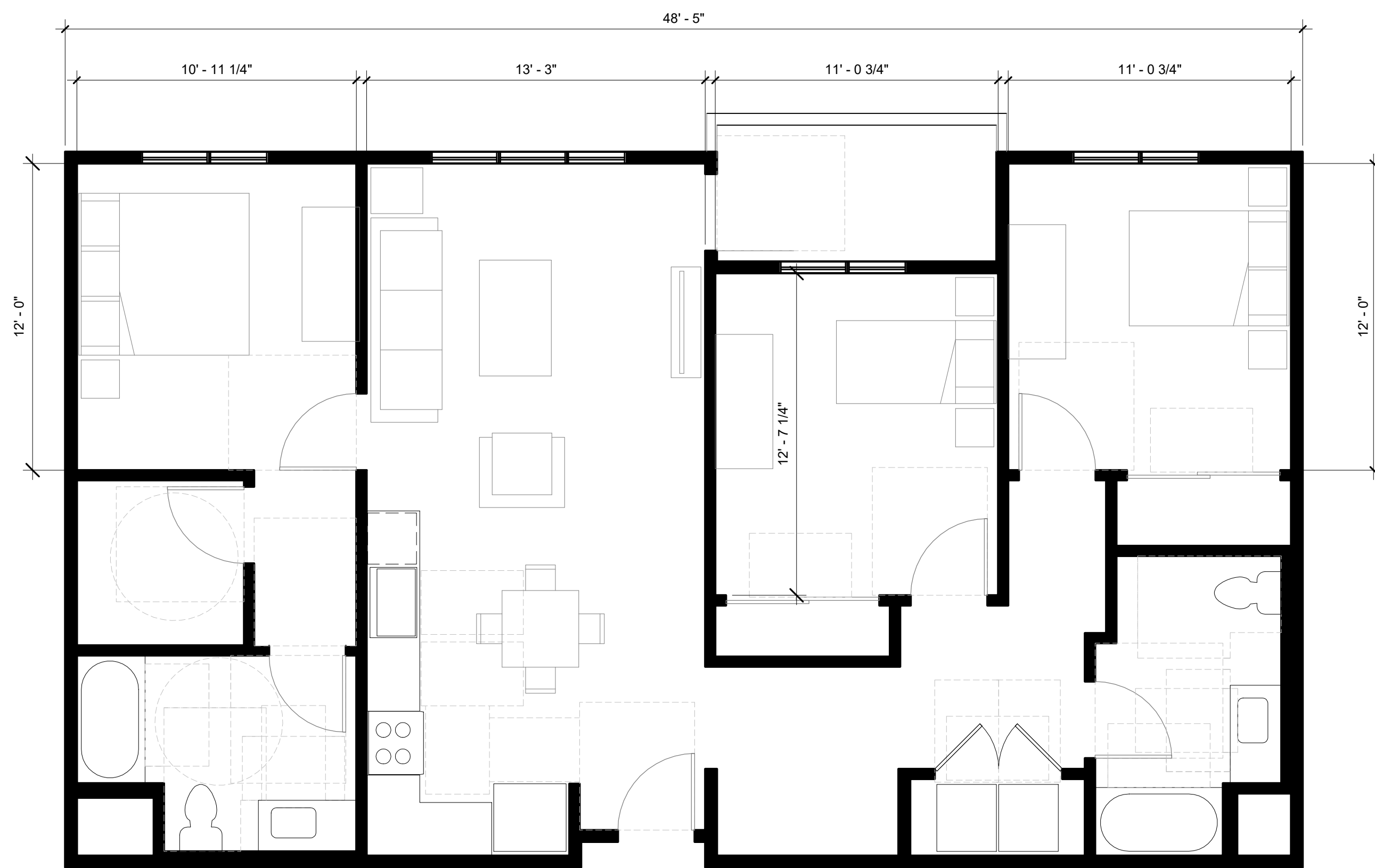
SCHEMATIC DESIGN SET - AUGUST 2022



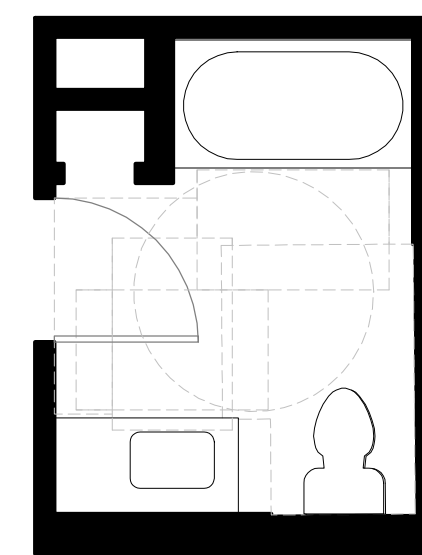
1 EHP UNIT PLANS
2-BEDROOM TYPE A (1,040 SF)
 1/4" = 1'-0"



2 EHP UNIT PLANS
2-BEDROOM TYPE B (1,088 SF)
 1/4" = 1'-0"



3 EHP UNIT PLAN
3 BEDROOM (1,309 SF)
 1/4" = 1'-0"



ALTERNATE
 BATHROOM PLAN



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

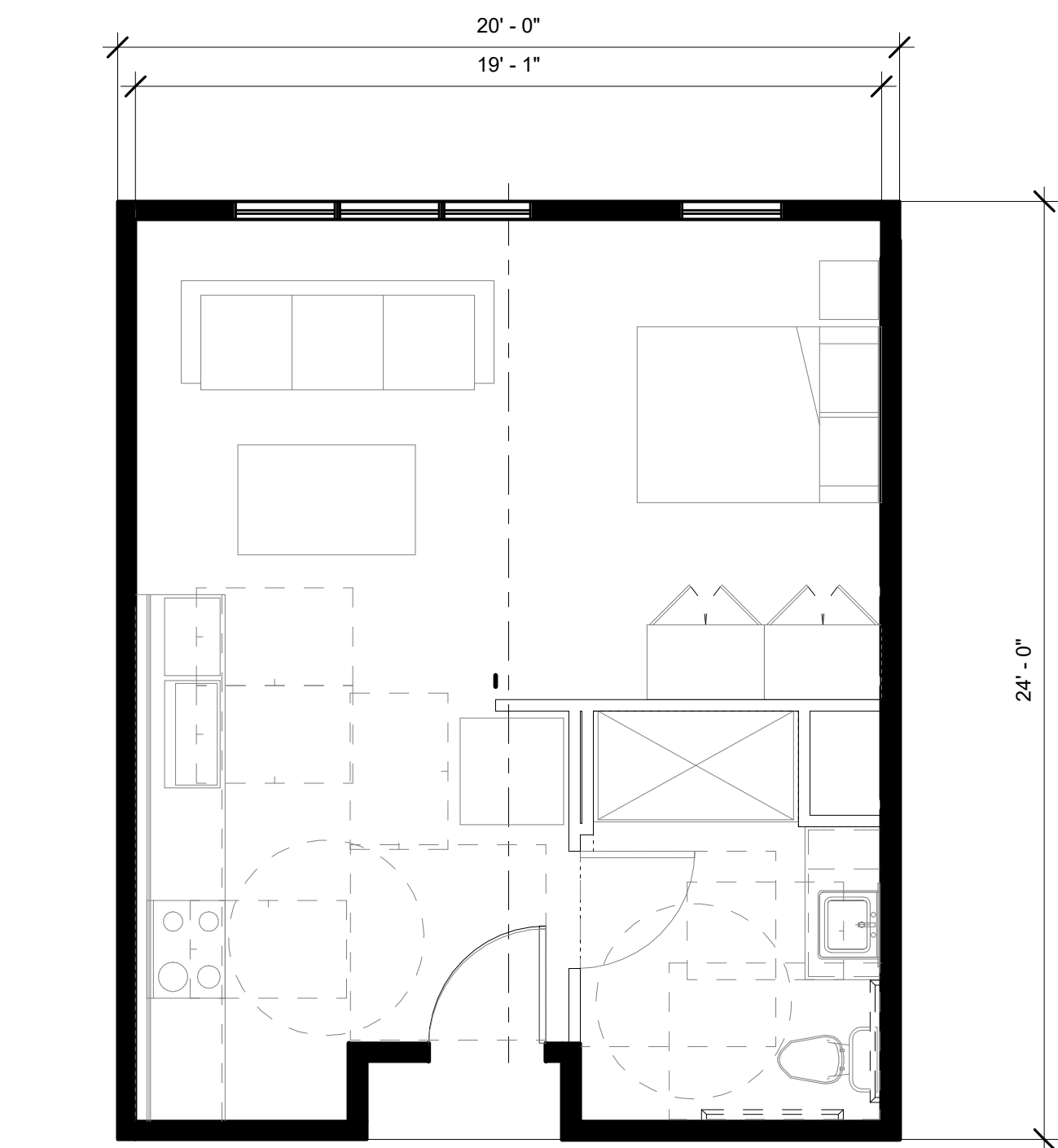
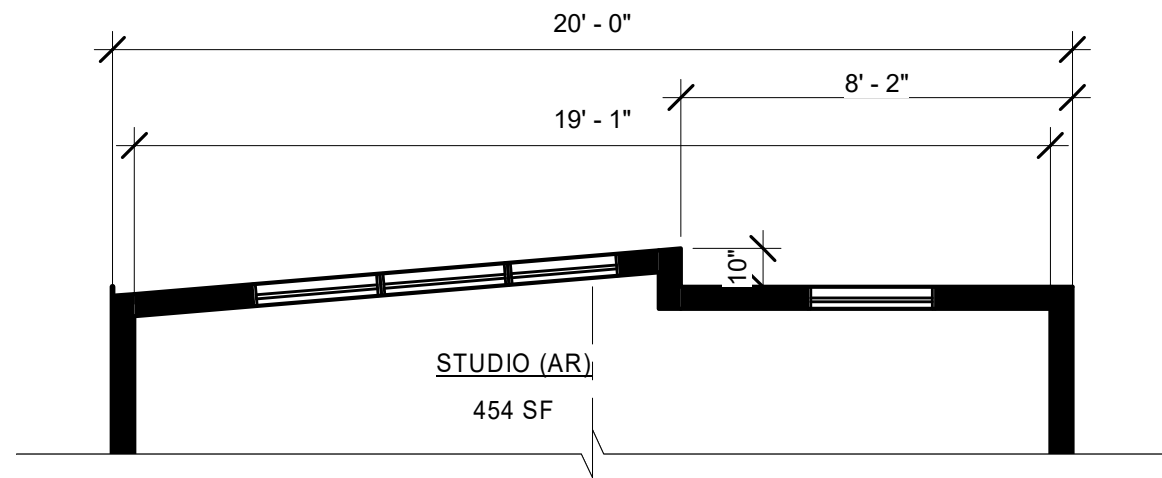
OAK HILL APARTMENTS
 project no. 2022-40131-000

sheet title
**EHP BUILDING
 UNIT PLANS**

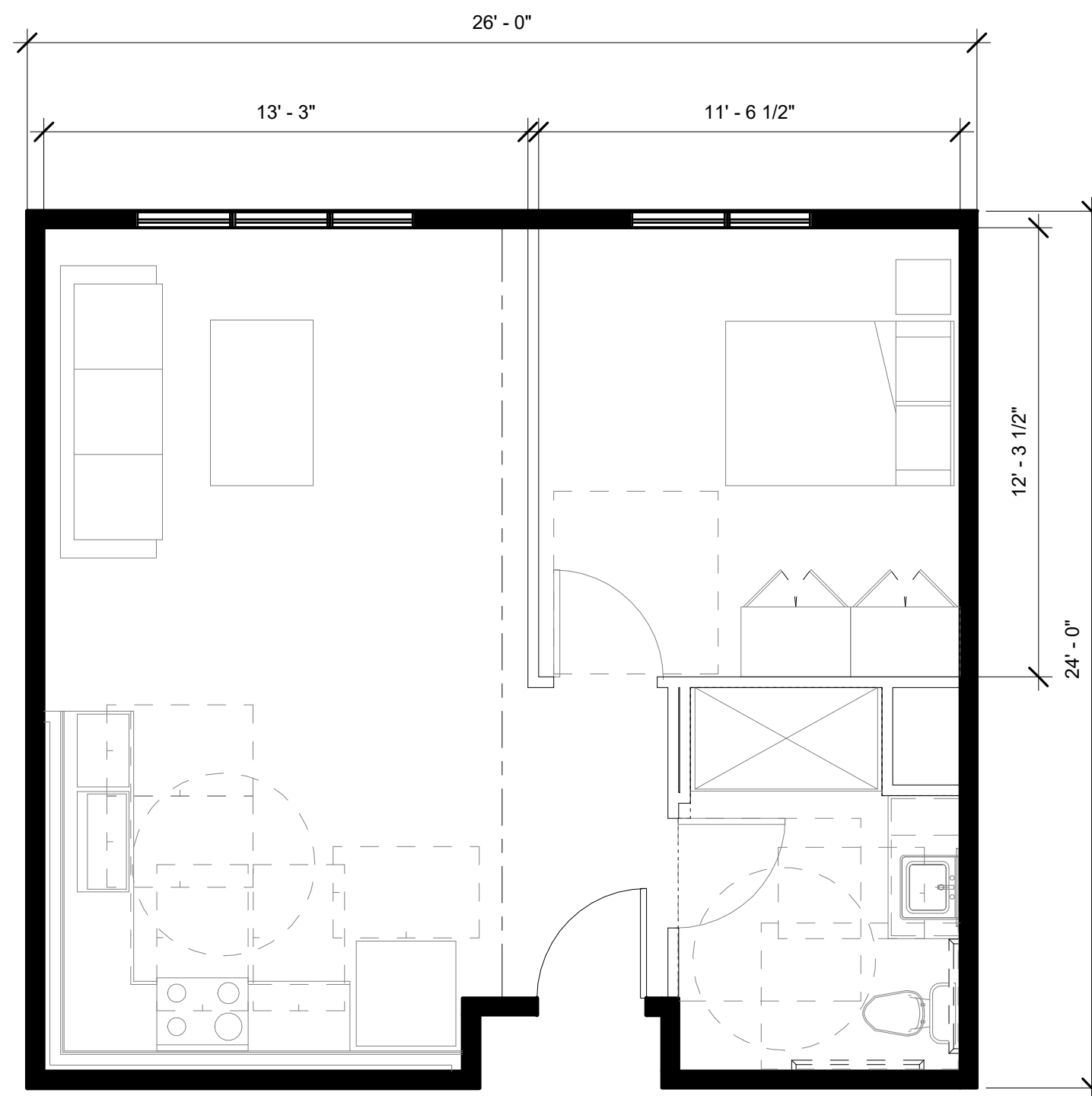
sheet no.
A4.02

SCHEMATIC DESIGN SET - AUGUST 2022

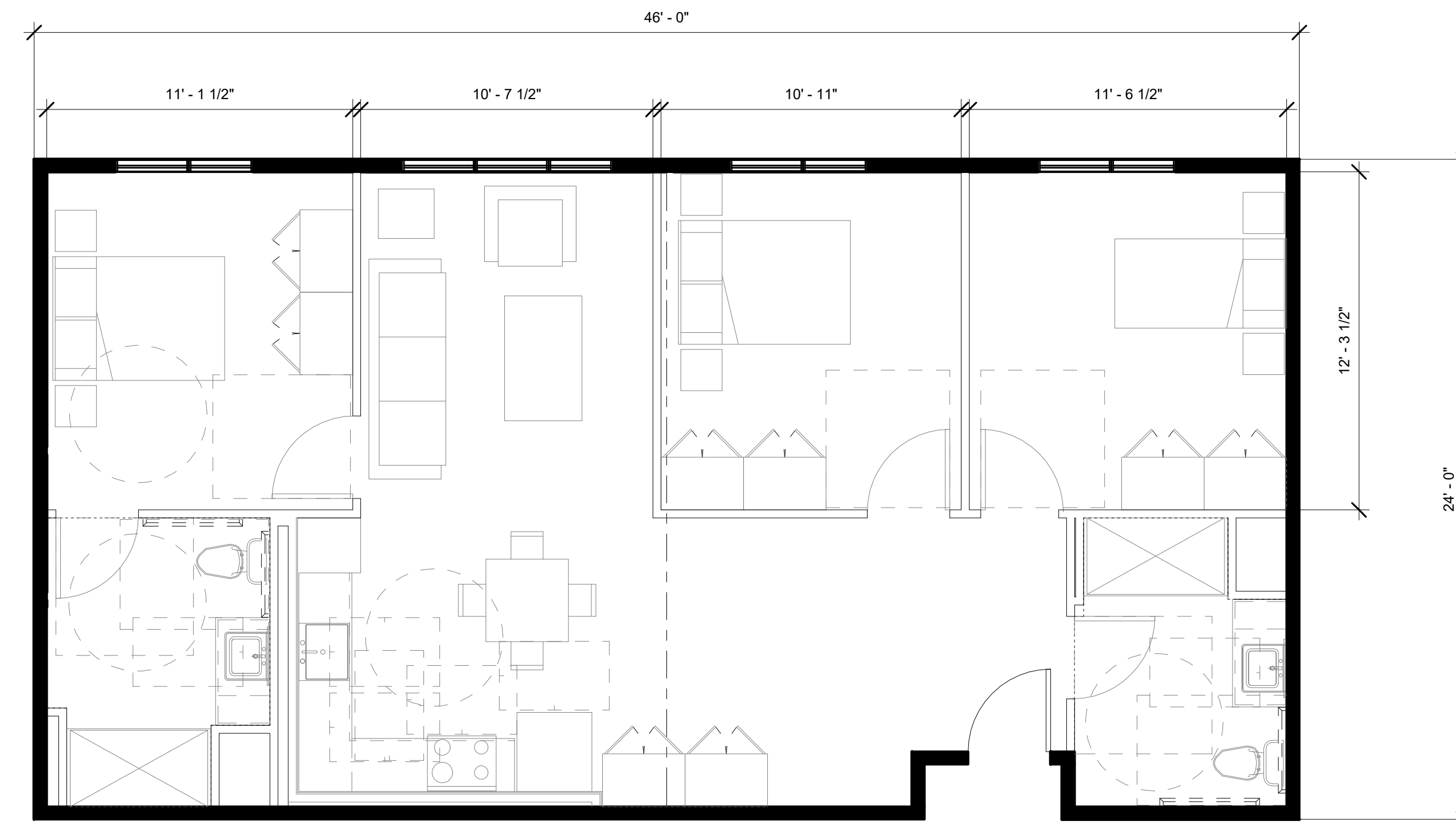
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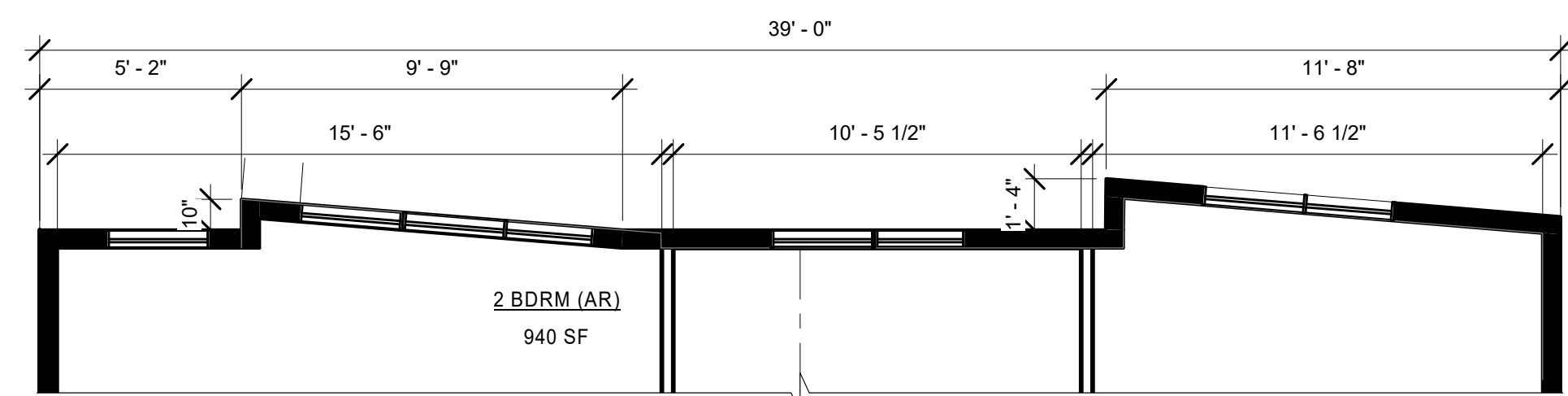
1 EDEN 1-BED/JR UNIT PLAN (480 SF)
1/4" = 1'-0"



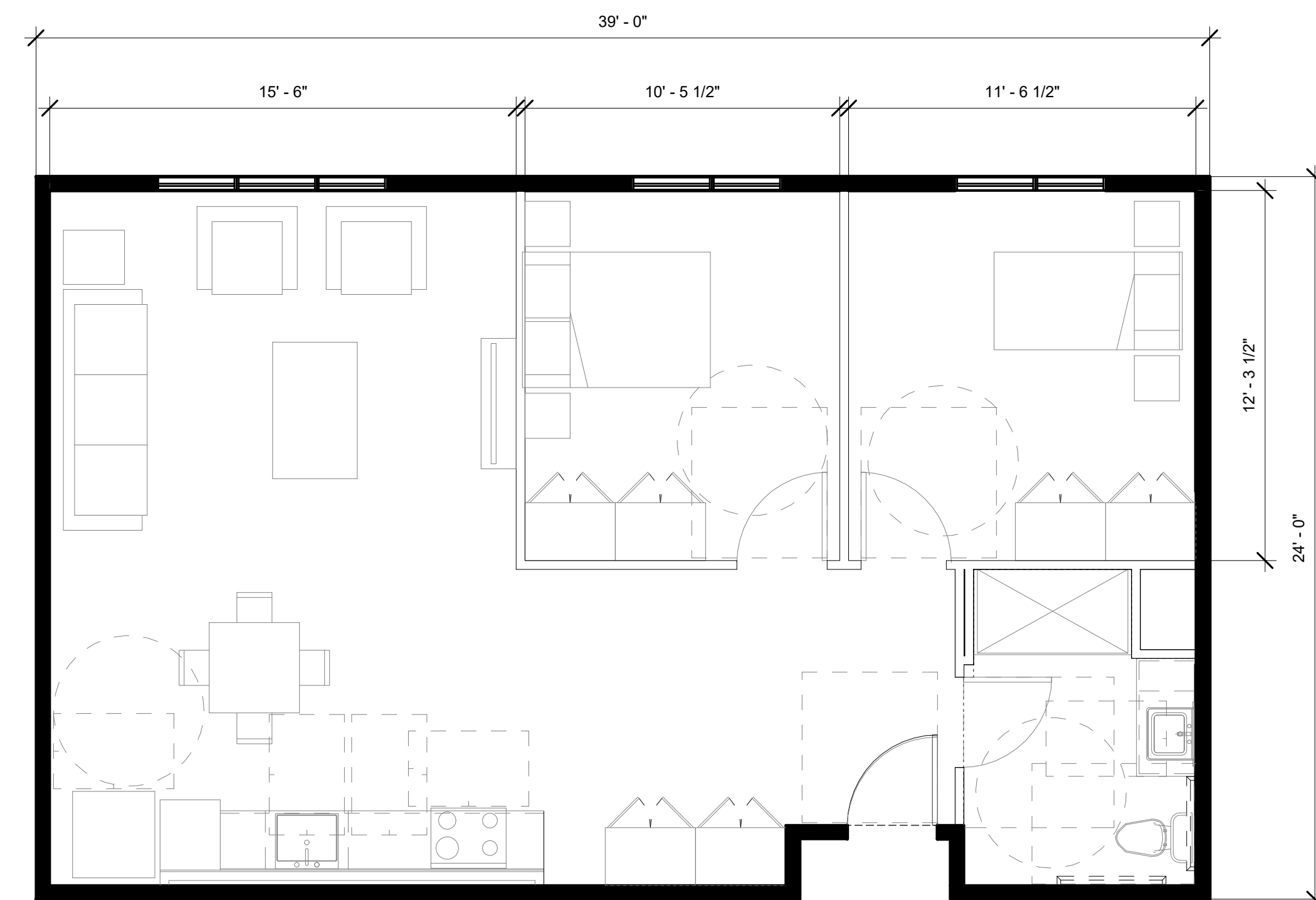
2 EDEN 1-BED UNIT PLAN (614 SF)
1/4" = 1'-0"



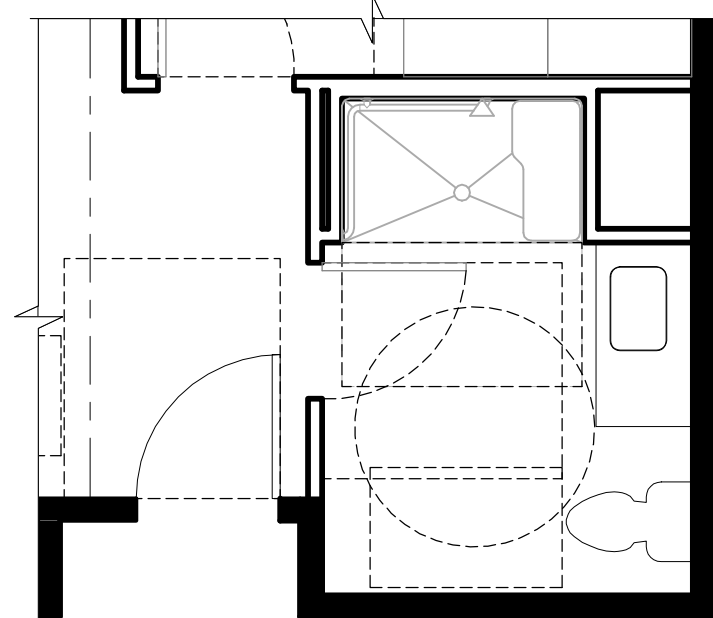
3 EDEN BUILDING 3-BED UNIT PLAN (1,094 SF)
1/4" = 1'-0"



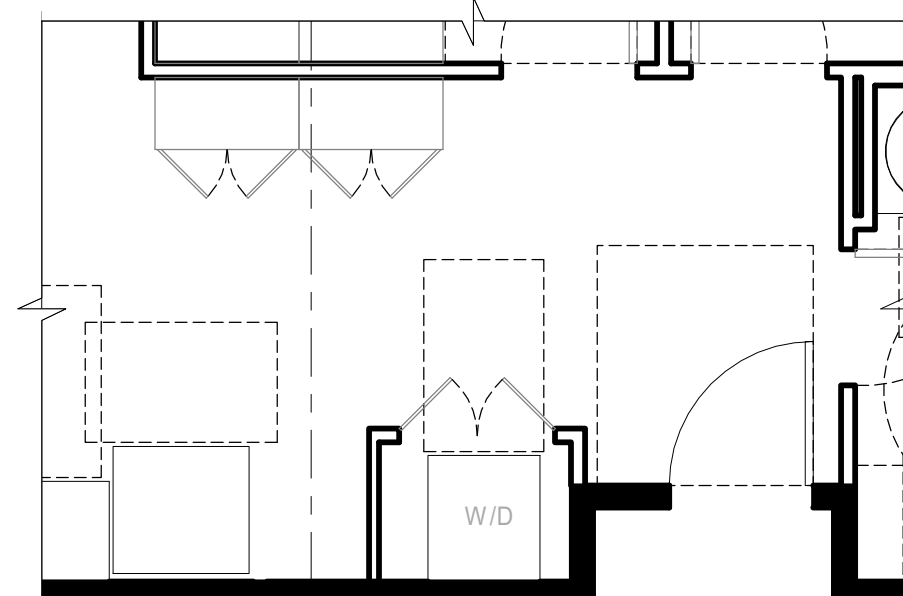
ALTERNATE CONDITION.
REFER TO BUILDING PLAN FOR LOCATION



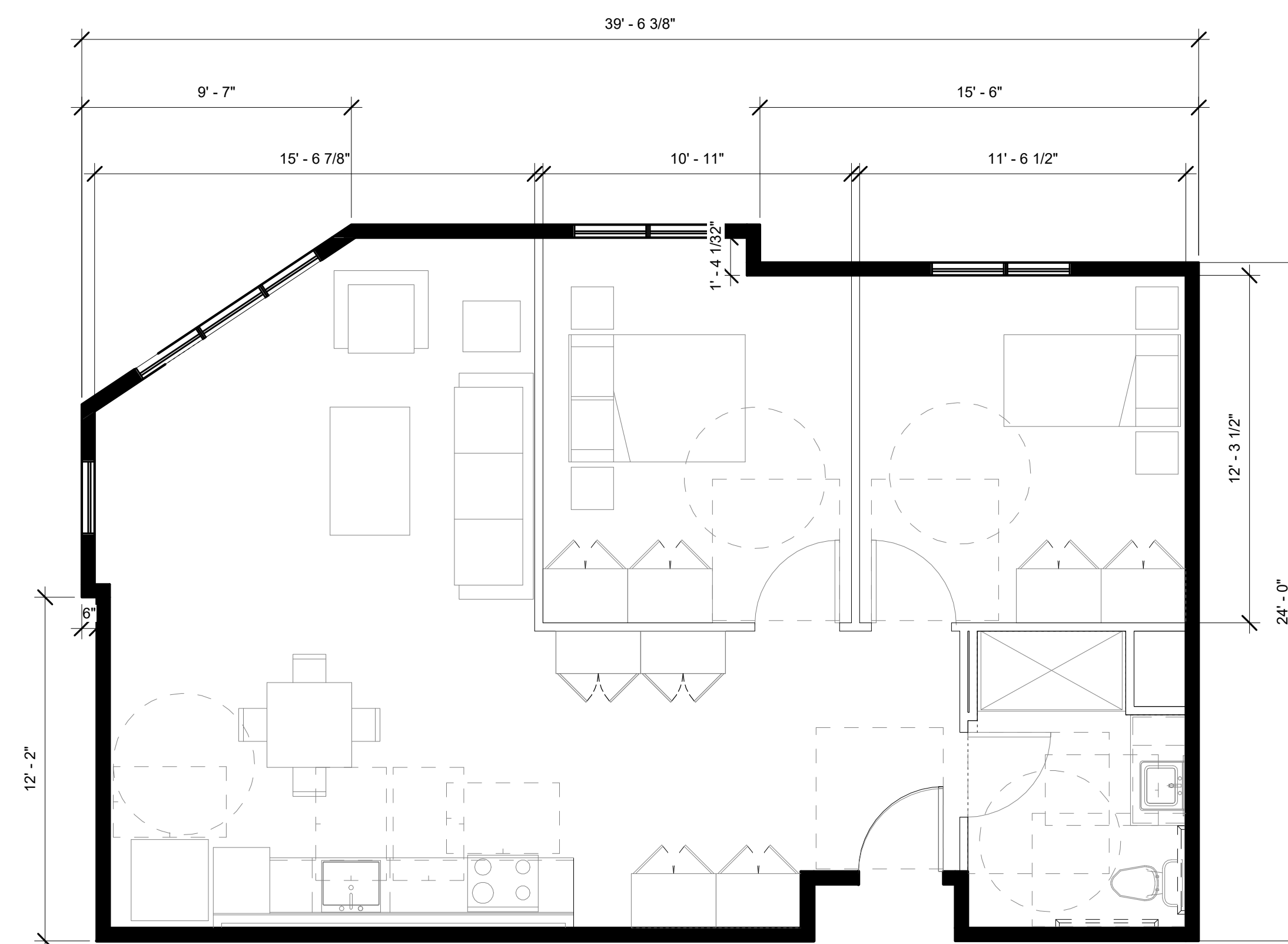
4 EDEN BUILDING 2-BED A UNIT PLAN (926 SF)
1/4" = 1'-0"



ROLL-IN SHOWER
ALL LEVEL 05 EDEN UNITS



MANAGER'S UNIT



5 EDEN BUILDING 2-BED B UNIT PLAN (927 SF)
1/4" = 1'-0"



stamp | approval

Issues/Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title

**EDEN BUILDING
UNIT PLANS**

sheet no.

A4.03

SCHEMATIC DESIGN SET - AUGUST, 2022



PERSPECTIVE VIEW FROM ST FRANCIS DRAKE BLVD



ARCHITECTS



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-08-2022

OAK HILL APARTMENTS

project no. 2022-40131-000

sheet title

PERSPECTIVE VIEWS

sheet no.

A5.01

SCHEMATIC DESIGN SET - AUGUST 2022



VIEW FROM EDEN OPEN SPACE AMENITY LOOKING AT LOBBY COURTYARD



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
 project no. 2022-40131-000
 sheet title
PERSPECTIVE VIEWS
 sheet no.
A5.02

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SCHEMATIC DESIGN SET - AUGUST 2022



PERSPECTIVE VIEW FROM AT EYE LEVEL WATER EDGE



ARCHITECTS



stamp | approval

issues/ revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS

project no. 2022-40131-000

sheet title

PERSPECTIVE VIEWS

sheet no.

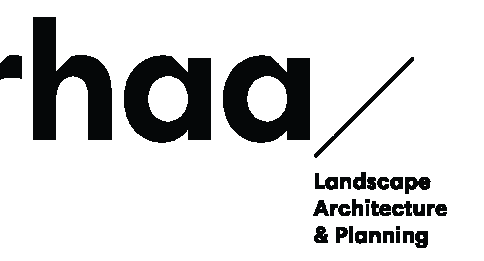
A5.03

SCHEMATIC DESIGN SET - AUGUST 2022

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AERIAL PERSPECTIVE



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title
PERSPECTIVE VIEWS

sheet no.
A5.04

SCHEMATIC DESIGN SET - AUGUST 2022

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PERSPECTIVE VIEW FROM DRAKE COVE CT ROUNDABOUT



ARCHITECTS



stamp | approval

issues | revisions

#	Description	Date
1	SCHEMATIC DESIGN	09-09-2022

OAK HILL APARTMENTS

project no. 2022-40131-000

sheet title

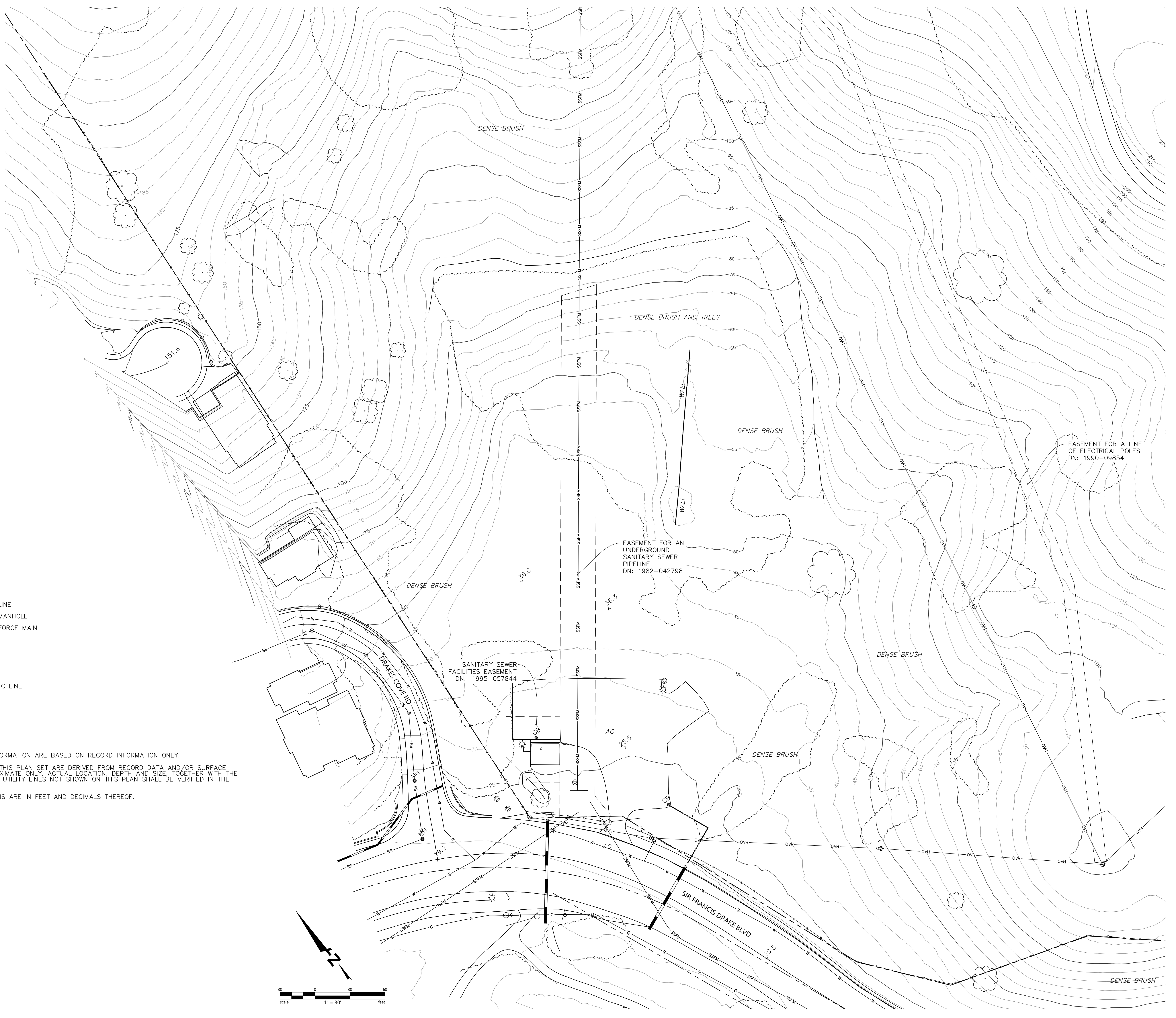
PERSPECTIVE VIEWS

sheet no.

A5.05

SCHEMATIC DESIGN SET - AUGUST 2022

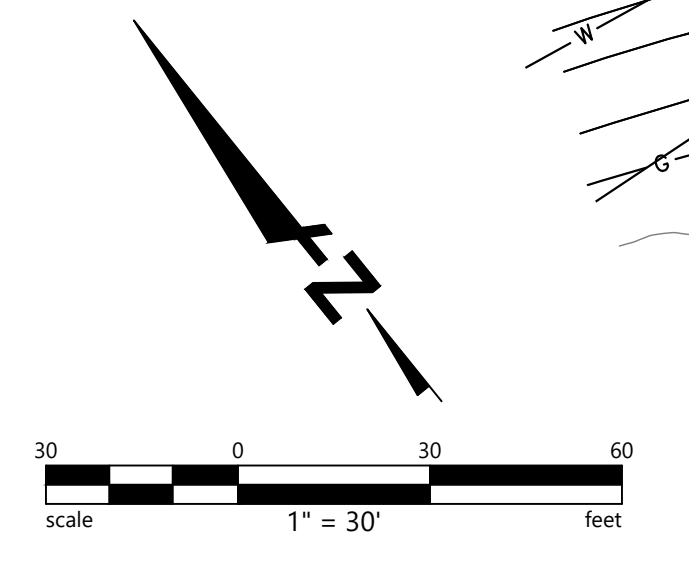
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- LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - CENTERLINE
 - 70' CONTOUR LINE
 - SS SANITARY SEWER LINE
 - ⊙ SANITARY SEWER MANHOLE
 - SSFM SANITARY SEWER FORCE MAIN
 - W WATER LINE
 - WATER METER
 - STORM DRAIN LINE
 - G GAS LINE
 - OVH OVERHEAD ELECTRIC LINE
 - BRUSH LINE
 - ☼ TREE

- NOTES**
- BOUNDARY AND EASEMENT INFORMATION ARE BASED ON RECORD INFORMATION ONLY.
 - EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 - ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

- ABBREVIATIONS**
- CB CATCH BASIN NUMBER
 - DN DOCUMENT NUMBER
 - MH MAINHOLE
 - SD STORM DRAIN
 - SS SANITARY SEWER



Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-06-2022

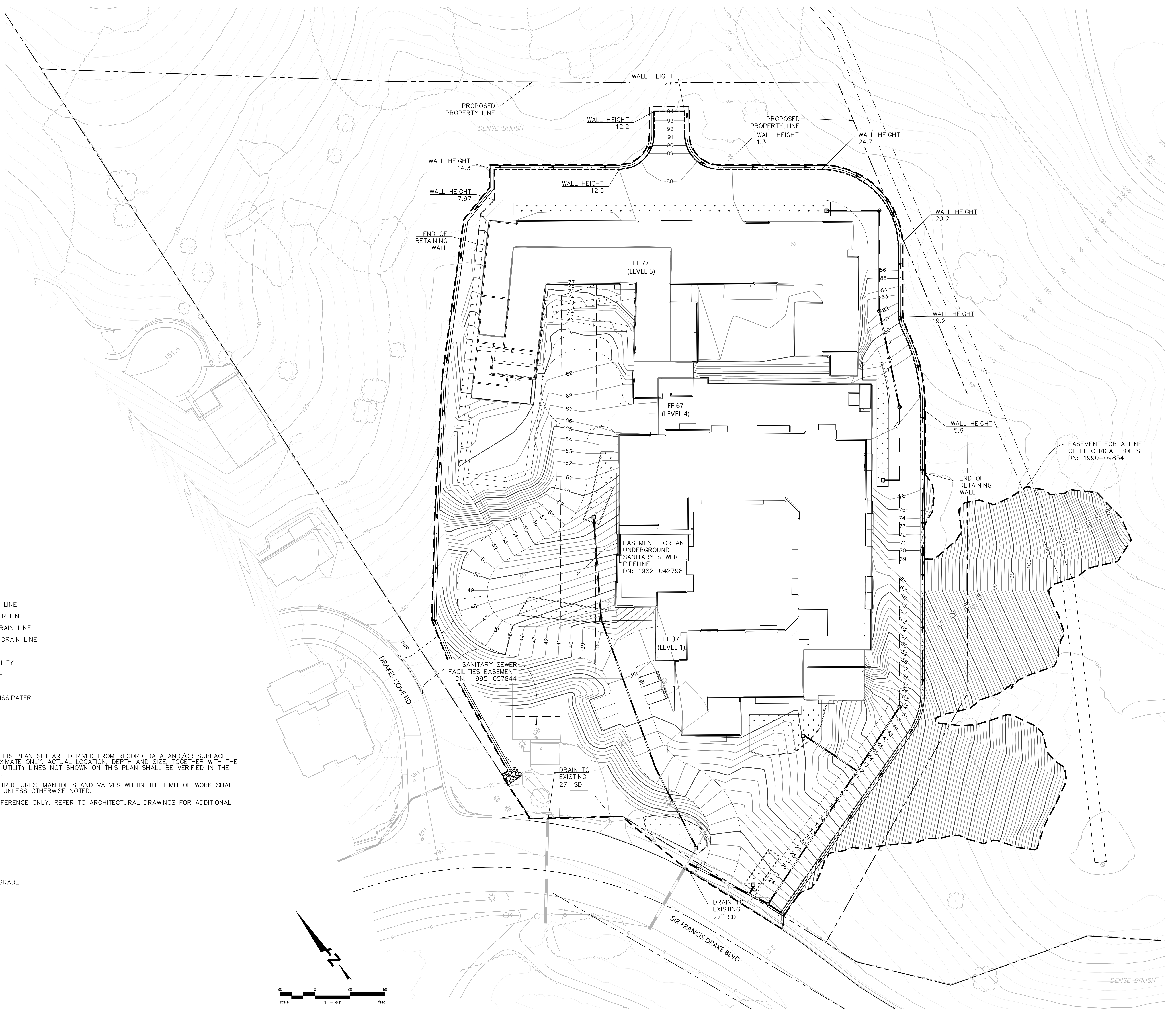
OAK HILL APARTMENTS
 project no. 2022-40131-000
 sheet title
EXISTING CONDITIONS
 sheet no.
C1.01

SCHEMATIC DESIGN SET - AUGUST 2022

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ARCHITECTS



LEGEND

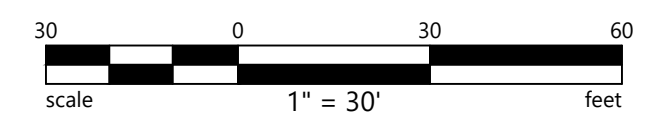
- PROPERTY LINE
- - - EASEMENT
- CENTERLINE
- - - LIMIT OF GRADING
- 70- EXISTING CONTOUR LINE
- 70- PROPOSED CONTOUR LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- FLOW ARROW
- [Pattern] BIORETENTION FACILITY
- [Pattern] CONCRETE V-DITCH
- [Pattern] RETAINING WALL
- [Pattern] COBBLE ENERGY DISSIPATER

NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
3. PROPOSED BUILDING IS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

- ± MORE OR LESS
- BFG BIORETENTION FINISHED GRADE
- BW BOTTOM OF WALL
- EG EXISTING GRADE
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GR GRADE
- MA MATCH
- MAX MAXIMUM
- MIN MINIMUM
- SD STORM DRAIN
- TC TOP OF CURB
- TW TOP OF WALL
- TYP TYPICAL



Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-06-2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title

GRADING AND DRAINAGE PLAN

sheet no.

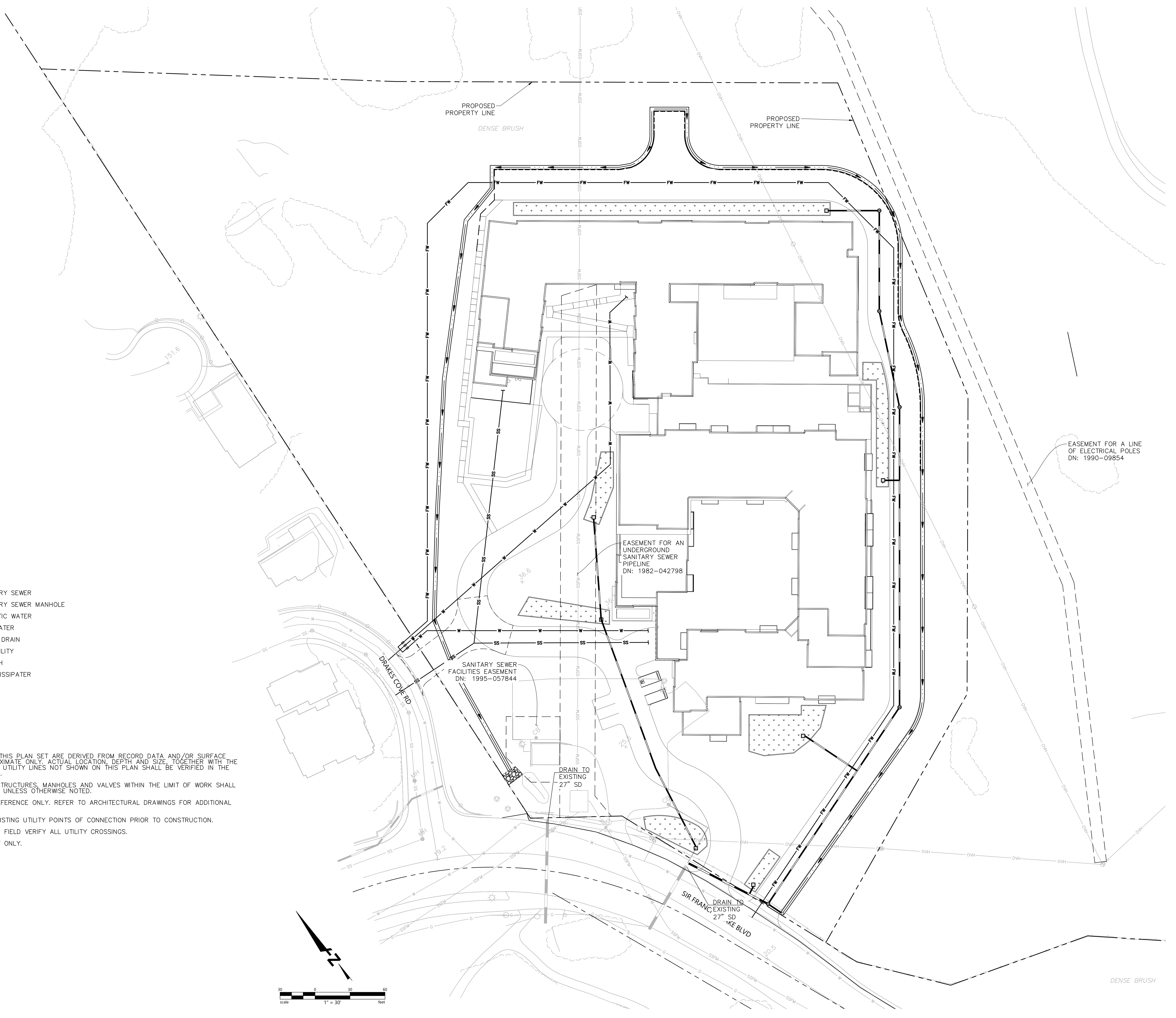
C2.01

SCHEMATIC DESIGN SET - AUGUST 2022

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ARCHITECTS



LEGEND

- PROPERTY LINE
- - - EASEMENT
- - - CENTERLINE
- SS PROPOSED SANITARY SEWER
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- W PROPOSED DOMESTIC WATER
- FW PROPOSED FIRE WATER
- SD PROPOSED STORM DRAIN
- [Pattern] BIORETENTION FACILITY
- [Pattern] CONCRETE V-DITCH
- [Pattern] COBBLE ENERGY DISSIPATER

NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
3. PROPOSED BUILDING IS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL VERIFY EXISTING UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
6. UTILITY DESIGN IS PRELIMINARY ONLY.

Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-06-2022

OAK HILL APARTMENTS
 project no. 2022-0131-000
 sheet title
UTILITY PLAN

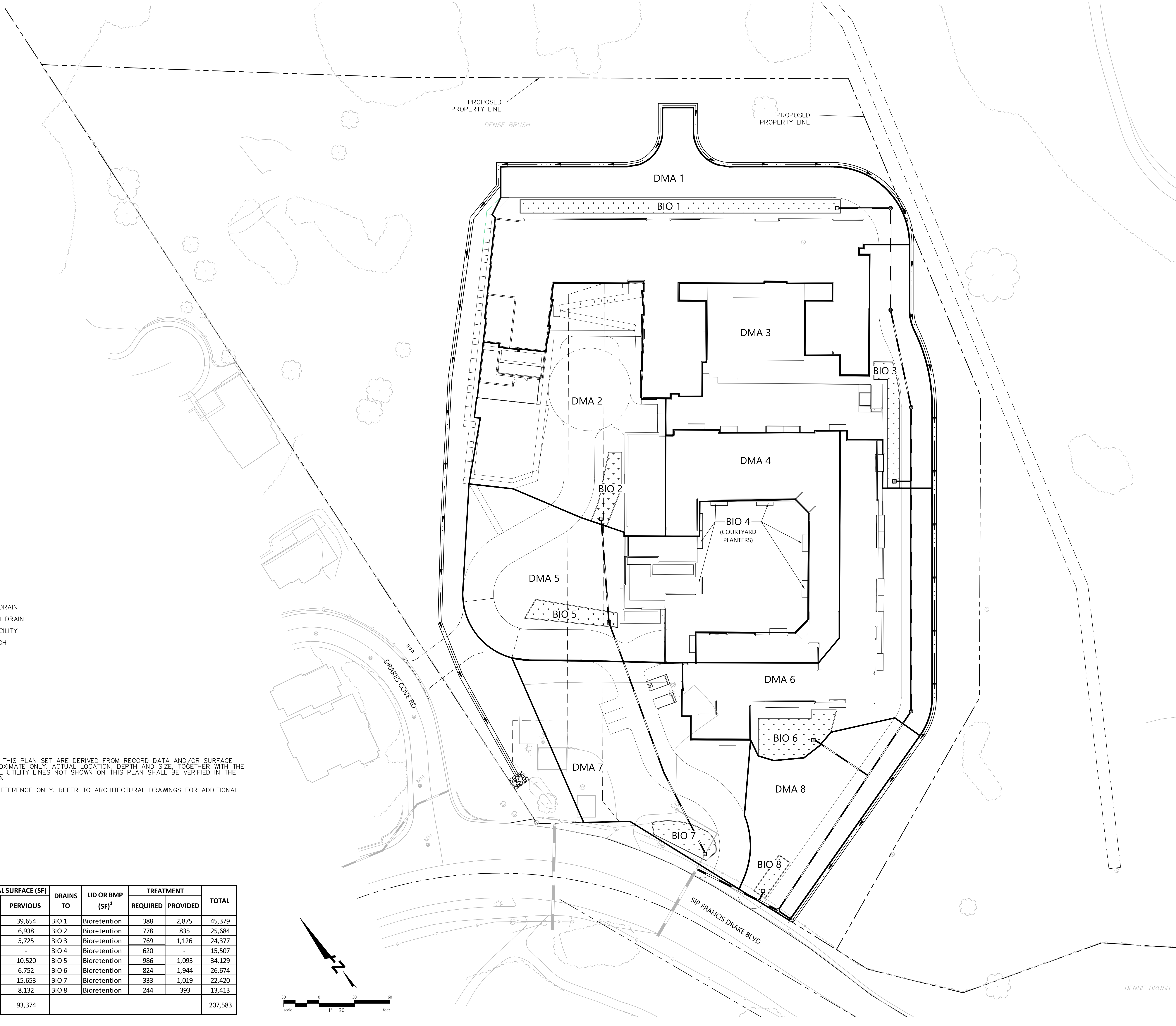
sheet no.
C3.01

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 DRAWING NO. 2022-0131-000-0301.01, San Quentin Rehabilitation Authority (SQA) 2022-0131-000-0301.01, SVA 01.01.01.01
 PLOT DATE: 09-08-22 10:03:03 AM

SCHEMATIC DESIGN SET - AUGUST 2022



ARCHITECTS



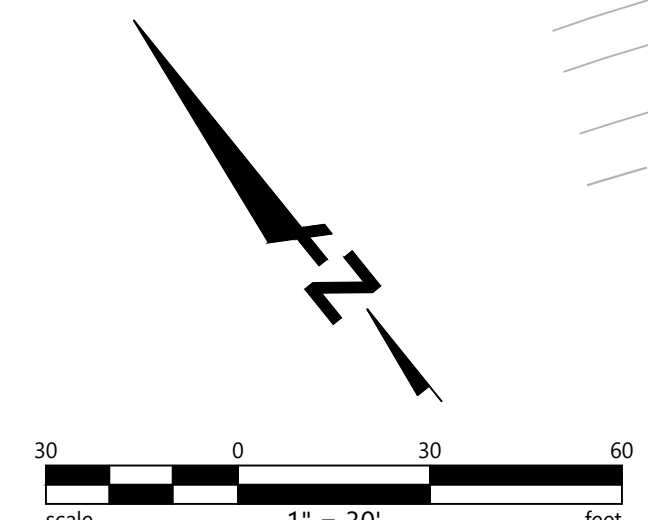
LEGEND

- PROPERTY LINE
- - - EASEMENT
- CENTERLINE
- DMA BOUNDARY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- BIORETENTION FACILITY
- CONCRETE V-DITCH

NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. PROPOSED BUILDING IS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

BOUNDARY WATERSHED	CONVENTIONAL SURFACE (SF)		DRAINS TO	LID OR BMP (SF) ¹	TREATMENT		TOTAL
	IMPERVIOUS	PERVIOUS			REQUIRED	PROVIDED	
DMA 1	5,725	39,654	BIO 1	Bioretention	388	2,875	45,379
DMA 2	18,746	6,938	BIO 2	Bioretention	778	835	25,684
DMA 3	18,652	5,725	BIO 3	Bioretention	769	1,126	24,377
DMA 4	15,507	-	BIO 4	Bioretention	620	-	15,507
DMA 5	23,609	10,520	BIO 5	Bioretention	986	1,093	34,129
DMA 6	19,922	6,752	BIO 6	Bioretention	824	1,944	26,674
DMA 7	6,767	15,653	BIO 7	Bioretention	333	1,019	22,420
DMA 8	5,281	8,132	BIO 8	Bioretention	244	393	13,413
OVERALL TOTAL	114,209	93,374					207,583



Issues / Revisions		
#	Description	Date
1	SCHEMATIC DESIGN	09-06-2022

OAK HILL APARTMENTS

project no. 2022-0131-000

sheet title

STORMWATER CONTROL PLAN

sheet no.

C4.01

SCHEMATIC DESIGN SET - AUGUST 2022

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issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	08-12-2022
2	SCHEMATIC DESIGN	09-08-2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title
LANDSCAPE PLANS

sheet no.
L101

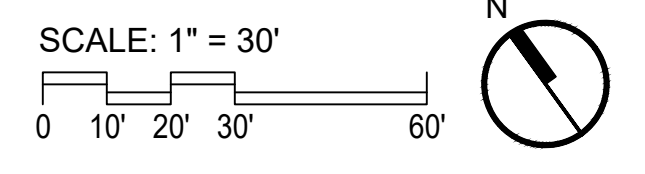
SCHEMATIC DESIGN SET - AUGUST 2022



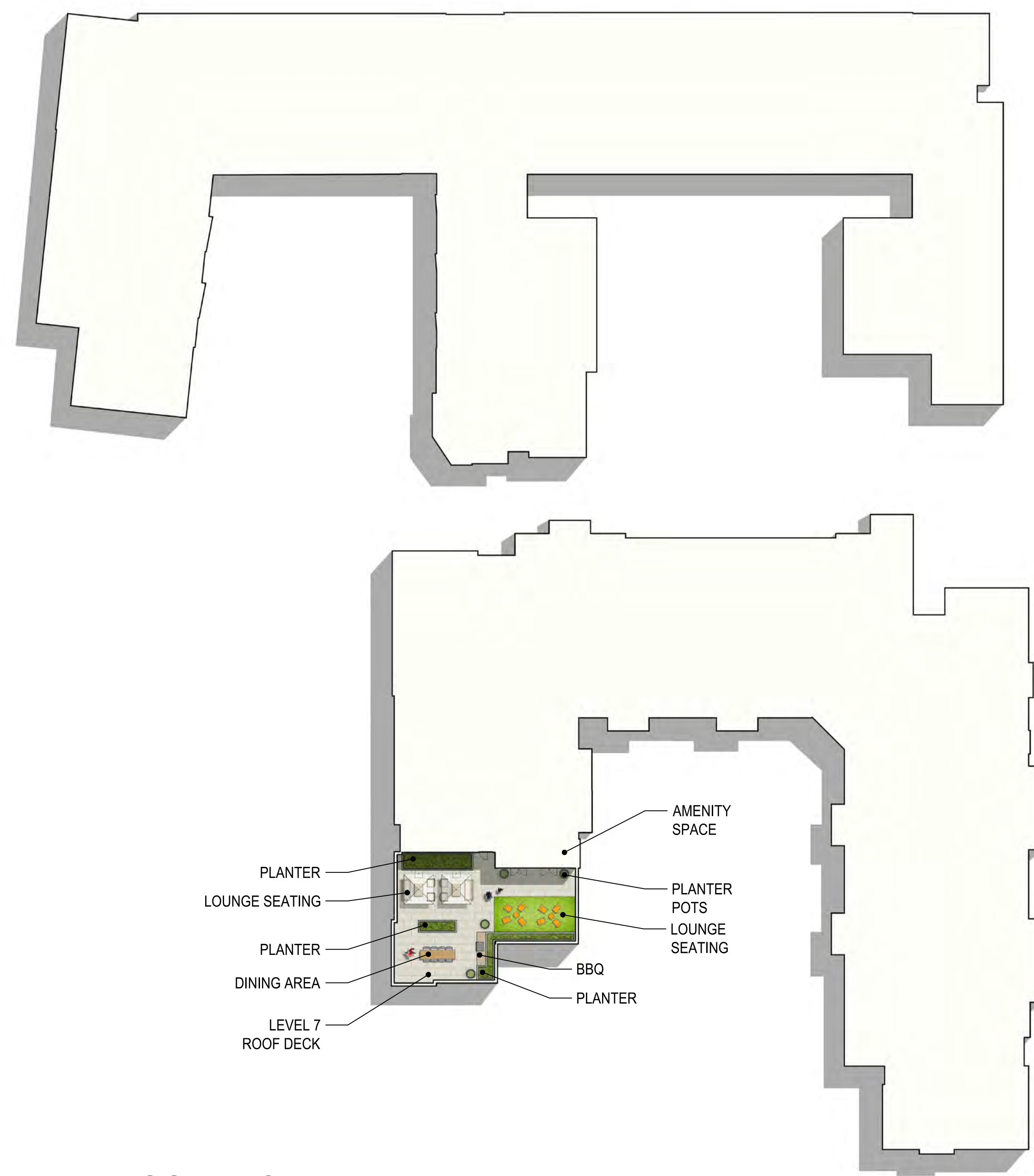
B COMPOSITE
SCALE: 1" = 30'-0"



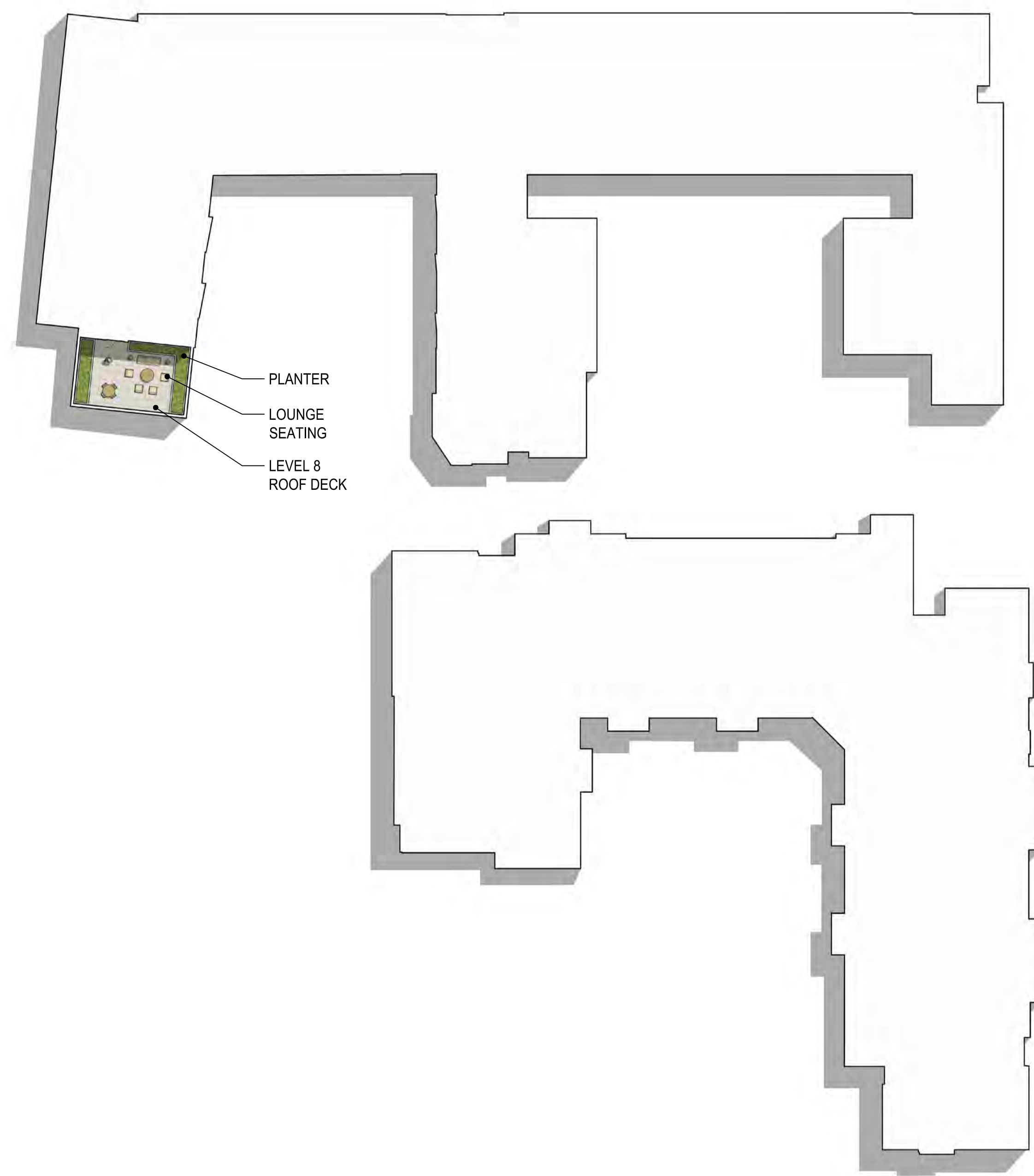
A SITE
SCALE: 1" = 30'-0"



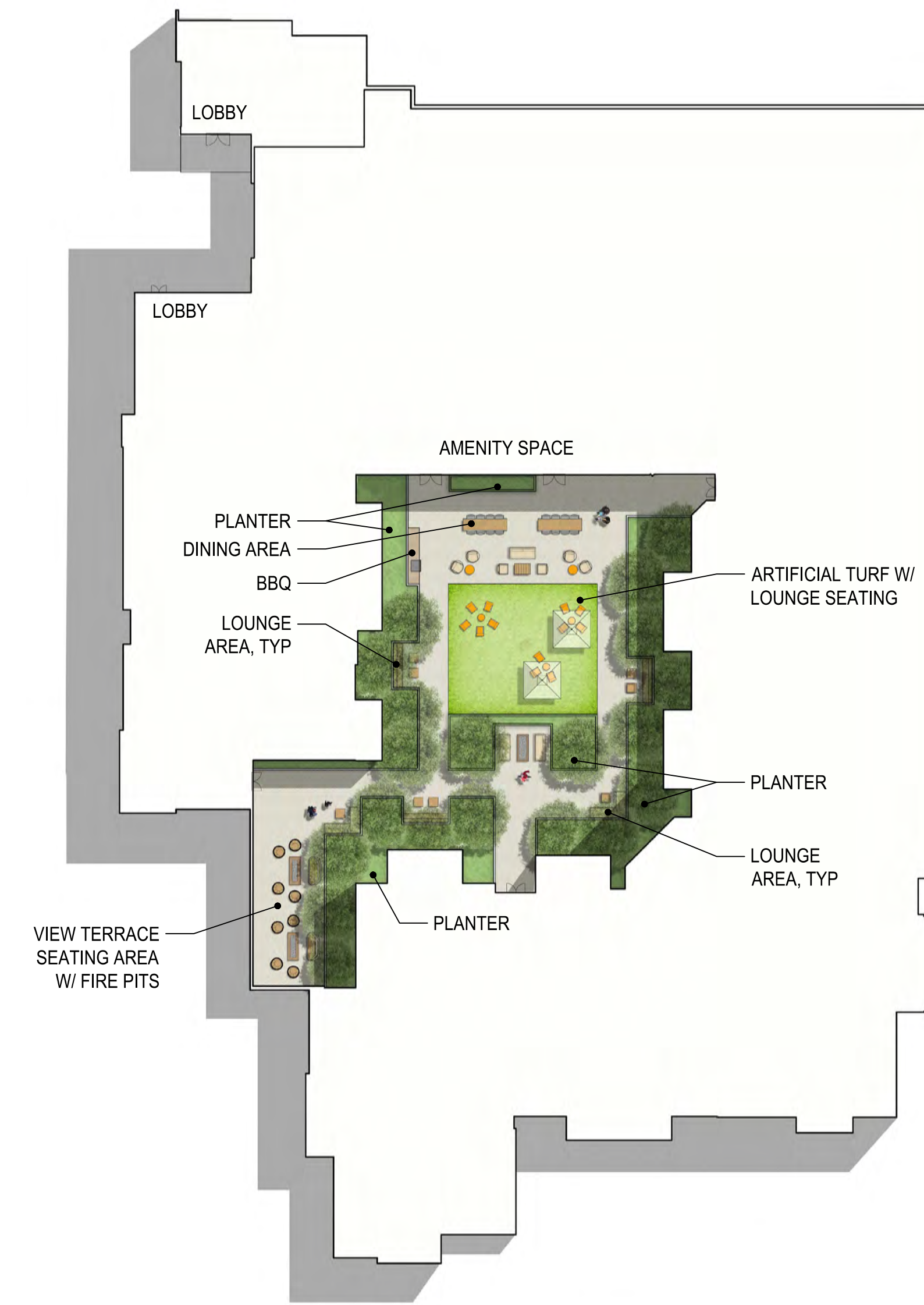
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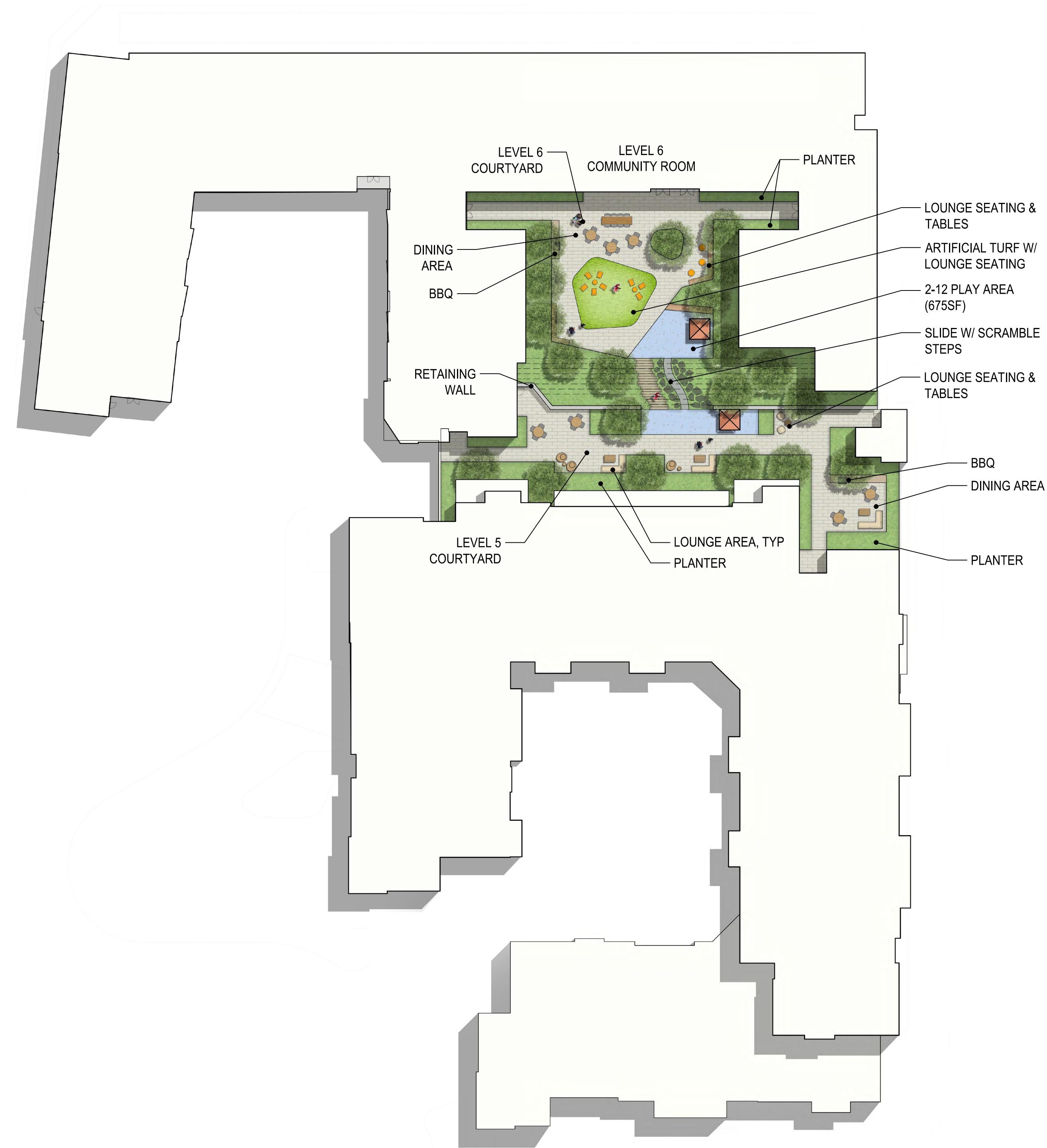
C LEVEL 7 ROOF DECK
 SCALE: 1" = 30'-0"



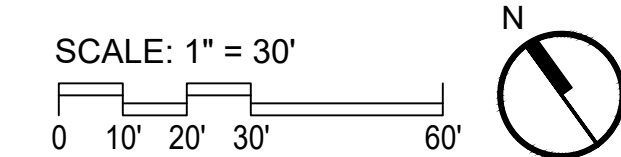
D LEVEL 8 ROOF DECK
 SCALE: 1" = 30'-0"



A LEVEL 4 COURTYARD
 SCALE: 1" = 30'-0"



B LEVELS 5 & 6 COURTYARDS
 SCALE: 1" = 30'-0"



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	08-12-2022
2	SCHEMATIC DESIGN	09-08-2022

OAK HILL APARTMENTS
 project no. 2022-40131-000
 sheet title

LANDSCAPE PLANS

sheet no.

L102

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SCHEMATIC DESIGN SET - AUGUST 2022

TREES



BOX ELDER
ACER NEGUNDO



OCTOBER GLORY RED MAPLE
ACER RUBRUM 'OCTOBER GLORY'



CALIFORNIA BUCKEYE
AESCULUS CALIFORNICA



MULTI-STEM STRAWBERRY TREE
ARBUTUS 'MARINA' MULTI-STEM



WESTERN REDBUD
CERCIS OCCIDENTALIS



MORNING CLOUD CHITALPA
CHITALPA TASHKENTENSIS 'MORNING CLOUD'



SWAN HILL OLIVE
OLEA EUROPAEA 'SWAN HILL'



COAST LIVE OAK
QUERCUS AGRIFOLIA



VALLEY OAK
QUERCUS LOBATA



CORK OAK
QUERCUS SUBER



COAST REDWOOD
SEQUOIA SEMPERVIRENS

SHRUBS



DR. HURD MANZANITA
ARCTOSTAPHYLOS 'DR. HURD'



HOWARD MCMINN MANZANITA
ARCTOSTAPHYLOS 'HOWARD MCMINN'



ARTEMISIA
ARTEMISIA CALIFORNICA



COYOTE BRUSH
BACCHARIS PILULARIS 'CONSANGUINEA'



WESTERN SPICEBUSH
CALYCANTHUS OCCIDENTALIS



BUSH ANEMONE
CARPENTERIA CALIFORNICA 'ELIZABETH'



CONCHA WILD LILAC
CEANOTHUS 'CONCHA'



SKYLARK WILD LILAC
CEANOTHUS THYRSIFLORUS 'SKYLARK'



MOUNTAIN PEPPER
DRIMYS LANCEOLATA



CALIFORNIA BUCKWHEAT
ERIOGONUM FASCICULATUM



KEN TAYLOR FLANNEL BUSH
FREMONTODENDRON 'KEN TAYLOR'



ISLAND SNAPDRAGON
GALVEZIA SPECIOSA



TOYON
HETEROMELES ARBUTIFOLIA



OAKLEAF HYDRANGEA
HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'



SPANISH LAVENDER
LAVANDULA STOECHAS



COMPACT TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'



LION'S TAIL
LEONITUS LEONURUS



BUSH LUPINE
LUPINUS ALBIFRONS



STICKY MONKEY FLOWER
MIMULUS AURANTIACUS



LIL OLLIE OLIVE
OLEA EUROPAEA 'LIL OLLIE'



JERUSALEM SAGE
PHLOMIS FRUTICOSA



TASMAN RUFFLES PITTOSPORUM
PITTOSPORUM TENUIFOLIUM 'TASMAN RUFFLES'



EVE CASE COFFEEBERRY
RHAMNUS CALIFORNICA 'EVE CASE'



SUGAR BUSH
RHUS OVATA



RED FLOWERING CURRANT
RIBES SANGUINEUM



FIRECRACKER PLANT
RUSSELLIA EQUISETIFORMIS



WHITE SAGE
SALVIA APIANA



CALIFORNIA BLUE SAGE
SALVIA CLEVELANDII 'WINNIFRED GILMAN'



AUTUMN SAGE
SALVIA GREGGII



SWEETBOX
SARCOCOCCA RUSCIFOLIA



GERMANDER
TEUCRIUM FRUTICANS 'COMPACTA'



ARCHITECTS



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	08 - 12 - 2022
2	SCHEMATIC DESIGN	09 - 08 - 2022

OAK HILL APARTMENTS

project no. 2022-40131-000

sheet title

PLANTING IMAGES

sheet no.

L104

SCHEMATIC DESIGN SET - AUGUST 2022

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GROUNDCOVERS



EMERALD CARPET MANZANITA
ARCTOSTAPHYLOS 'EMERALD CARPET'



PACIFIC MIST MANZANITA
ARCTOSTAPHYLOS 'PACIFIC MIST'



DIAMOND HEIGHTS CEANOTHUS
CEANOTHUS GRISEUS 'DIAMOND HEIGHTS'



YANKEE POINT CEANOTHUS
CEANOTHUS GRISEUS 'YANKEE POINT'



SAGELEAF ROCKROSE
CISTUS SALVIFOLIUS



CREEPING SAGE
SALVIA 'BEE'S BLISS'



WOOLLY THYME
THYMUS SERPYLLUM 'HALLS WOOLLY'

GRASSES & RUSHES



BLUE GRAMA
BOUTELOUA GRACILIS 'BLONDE AMBITION'



CAPE RUSH
CHONDROPETALUM TECTORUM



ATLAS FESCUE
FESTUCA MAIREI



ELK BLUE CALIFORNIA RUSH
JUNCUS PATENS 'ELK BLUE'



CANYON PRINCE WILD RYE
LEYMUS CONDENSATUS 'CANYON PRINCE'



LOMANDRA BREEZE
LOMANDRA LONGIFOLIA 'BREEZE'



PLATINUM BEAUTY LOMANDRA
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'



DEER GRASS
MUHLENBERGIA RIGENS



GIANT FEATHER GRASS
STIPA GIGANTEA

PERENNIALS



YARROW
ACHILLEA MILLEFOLIUM



BECKY SHASTA DAISY
CHRYSANTHEMUM x SUPERBUM 'BECKY'



BRITTLEBUSH
ENCELIA FARINOSA



WAYNE RODERICK SEASIDE DAISY
ERIGERON 'WAYNE RODERICK'



CALIFORNIA POPPY
ESCHSCHOLZIA CALIFORNICA



WHIRLING BUTTERFLIES
GAURA LINDHEIMERI



DOUGLAS IRIS
IRIS DOUGLASIANA



FOOTHILL PENSTEMON
PENSTEMON 'MARGARITA BOP'



WOOLLY BLUE CURLS
TRICHOSTEMA LANATUM



CALIFORNIA FUSCHIA
ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED'

FERNS



GIANT CHAIN FERN
WOODWARDIA FIMBRIATA

VINES



ROGER'S RED GRAPE VINE
VITIS CALIFORNICA 'ROGER'S RED'

SUCCULENTS



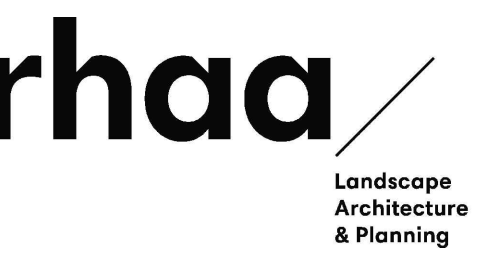
HEN & CHICKS ECHEVERIA
ECHEVERIA ELEGANS



PALE LEAF YUCCA
YUCCA PALLIDA



ARCHITECTS



stamp | approval

issues revisions		
#	Description	Date
1	SCHEMATIC DESIGN	08 - 12 - 2022
2	SCHEMATIC DESIGN	09 - 08 - 2022

OAK HILL APARTMENTS
project no. 2022-40131-000

sheet title

PLANTING IMAGES

sheet no.

L105

SCHEMATIC DESIGN SET - AUGUST 2022

STORMWATER PLANTING AREAS



COYOTE BRUSH PROSTRATE
BACCHARIS PILULARIS 'TWIN PEAKS'



WESTERN SPICEBUSH
CALYCANTHUS OCCIDENTALIS



FOOTHILL SEDGE
CAREX TUMULICOLA



CAPE RUSH
CHONDROPETALUM TECTORUM



RED TWIG DOGWOOD
CORNUS STOLONIFERA



DOUGLAS IRIS
IRIS DOUGLASIANA



ELK BLUE CALIFORNIA RUSH
JUNCUS PATENS 'ELK BLUE'



STICKY MONKEY FLOWER
MIMULUS AURANTIACUS



EVE CASE COFFEEBERRY
RHAMNUS CALIFORNICA 'EVE CASE'



GOLDEN CURRANT
RIBES AUREUM

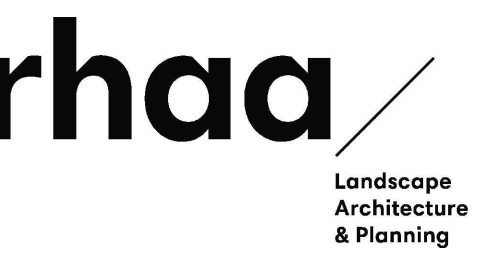


CALIFORNIA WILDROSE
ROSA CALIFORNICA 'ELSIE'

LANDSCAPE CHARACTER



ARCHITECTS



stamp | approval

issues revisions		
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sheet title

PLANTING IMAGES

sheet no.

L106

SCHEMATIC DESIGN SET - AUGUST 2022

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