Project Description

Cedarvalley Senior Housing

Project:
The proposed project located at 31200 Cedarvalley Drive in Westlake Village consists of developing a new 3-story Residential Care Facility for the Elderly. The senior community will provide services to residents needing Assisted Living and Memory Care support within an enclosed, well-comeing, and secure environment.

Services that will be available are:

- Assistance with eating, bathing, dressing, toileting, and walking
- Access to health and medical services
- 24/7 security and staff availability
- Emergency call system for each resident's home
- Health promotion and exercise programs
- Medication reminders
- Personal laundry services
- Social and recreational activities
- Three meals a day served in a common dining area
- Housekeeping services
- Transportation via van for group events or private chauffeured car

The project will be designed to be a Best in Class community with upgraded finishes such as luxury vinyl plank flooring, granite or quartz countertops and stainless-steel appliances. The community will provide a resort-like experience through the architecture, landscaping, interior amenities and finishes and exterior secured courtyards. Common areas for the assisted living residents will include a dining room, bistro, activity room, fitness room, roof terrace, lobby reception area, salon, and theatre. Memory care common area spaces will include a dedicated dining room, living room, and activity room as well as access to the community bistro and salon.

Site:
Currently the site is improved with a one-story industrial office building which will be demolished. The main entry drive with drop off and underground garage access is proposed off of Cedarvalley Drive. All services for the community, trash, and service deliveries will be from a shared driveway on Cedarvalley Drive. Landscaping will be provided throughout.

Building:
The new building will be of Type VA-1 hour wood construction consisting of 126 units with a total of approximate 92,500 SF. The 3-story building will have a maximum height of 52 feet, measured from the adjacent grade to the highest point of the roof. Amenities for the senior residents will include a central service kitchen, dining rooms for both Assisted Living and Memory Care residents, bistro, library, therapy room, theater and activity rooms in addition to a staff lounge and administrative office spaces.

The massing of the building is consistent with the surrounding context including the 3-story Hilton Foundation building to the east and the 2-story office building to the north (See site sections). Outdoor amenities include private internal courtyards that will be secured for the safety of residents. The courtyards will contain both walking paths for exercise, quiet contemplative areas for visiting with family and tables for outdoor activities. There will be kitchenettes in all assisted living units (sink, microwave and refrigerator) with granite or quartz countertops. Memory care units will not have a kitchenette and instead a counter top and storage area.

Parking:
In Assisted Living & Memory Care communities, parking is necessary only for staff and visitors as residents no longer drive. On grade parking is being proposed at 0.5 stall/unit which is industry standard. A total of 63 parking stalls are being proposed for this project. In addition, the community will provide a van and a private car with chauffeur that can transport residents around town, to doctor's appointments and to offsite activities.

Operations:
The community will be open 24 hours per day, 7 days per week. It will be licensed by the State of California as a Residential Care for the Elderly and will comply with all state regulations. Staff will be on site 24 hours a day with the following 3 shifts:

6AM-2PM – 30 staff members
2PM-10PM – 25 staff members
10PM-6AM – 5 staff members

Architectural Style:
The proposed architectural style takes its cue from several elements prevalent in the Westlake Village community. It will include cement plaster walls, wood-like lap siding, concrete tile roofs, wood beam rafter tails & wrought iron detailing (See imagery sheet for examples). All exterior paint colors will be within an earth-tone color palette. We feel this style will blend well and be respectful of the surrounding community.

LANDSCAPE PROJECT DESCRIPTION

Based on the Conceptual Landscape Plan prepared by MJ S Design Group dated October 23, 2019

The Cedarvalley Senior Housing development, located within a mostly commercial neighborhood, will be embraced by a lush landscape setback on 3 sides with the 4th side addressing deliveries to the site. Ground level residential units on the perimeter and facing the internal Courtyard are buffered with low, lush planting. The project entry at Cedarvalley Drive is recognized as essential place-making landscape opportunity. To achieve the quality of place, this area will be given a differentiated, unique character and image which collectively strengthens the identity of this senior community. Ease of accessibility encourages pedestrian activity, promotes safety and facilitates neighborhood interaction. We define the prescription character of the community. Careful use of water for landscaping utilizing medium and low water use plant material and a design approach of green oasis where the highest visual impacts occur.

RESIDENT COURTYARD:
The internal Courtyard, centrally located to the residential units and common areas serves as the outdoor social hub for the assisted living residents. A century old Olive tree anchors this outdoor space. A Fountain at the center of the Courtyard creates a visual connection to the outdoors from the Lobby entrance. Various types of “soft” furniture including chairs, love seats, couches, tables & umbrellas gives the residents socializing options. The Memory Care residents enjoy an opportunity to interact with the landscape on generous, curvilinear walkways wandering by a bird bath, a pollinator garden and under mature Olive trees. Lush and colorful plant material arranged in organic groupings with an early-California palette provides visual interest.

PLANT MATERIAL:
Careful use of water for landscaping including low water use plant material and a design approach of green oasis where the highest visual impacts would occur. The planting scheme is simple, bold and easy to maintain providing a mix of plant sizes in informal planting schemes including both long and short-lived plant materials. Low water consumptive plants are utilized for the streetscape at Via Rosas street. All proposed plants are CAL-PGC non-rivisave and WUCOLS Medium/Low water consumptive varieties for their proposed growing conditions.

Cedarvalley Senior Housing
31200 Cedarvalley Drive,
Westlake Village, California 91362

Project Narrative

A1

24 March 2021
Cedarvalley Senior Housing
31200 Cedarvalley Drive,
Westlake Village, California 91362
Exterior Elevations
A8
14 March 2021
SHRUBS - STREETSCAPE & GROUND LEVEL

LARGE SHRUBS (INSTALL 24" C.C.)

ALOE FLEURETTE 'TU Y ORIENT' 2 GALLON 24" C.C. 1 C.S.
ARIZONA MOUNTAIN ALOE THORNTY 2 GALLON 24" C.C. 1 C.S.
BROMELIAD SPECIES 2 GALLON 24" C.C. 1 C.S.
CASSIA SPECIES 2 GALLON 24" C.C. 1 C.S.
CEPHEA CORDIFOLIA 'BIRCH MOUND' 2 GALLON 24" C.C. 1 C.S.
CACTUS SPECIES 2 GALLON 24" C.C. 1 C.S.
DIAPHRAGMATIC FIORENTINA DESERT SPURGE 2 GALLON 24" C.C. 1 C.S.
EUPHRASIA SYLVIA 'LILLY PONDS' 2 GALLON 24" C.C. 1 C.S.
EUPHORBIA FRIEDMANNIAE 'BLUE SKY GRASS' 1 GALLON 18" C.S. MOSAIC
FRANKLINIA ALATAMA 'YELLOW ROSE' 2 GALLON 24" C.C. 1 C.S.
HEUCHERA 'DURAN BLAZE' TORCH LILY 2 GALLON 24" C.C. 1 C.S.
LAUREL SPEROPE DRACAENA ACACIA 2 GALLON 24" C.C. 1 C.S.
MIKANIA COMPACTA DRESSKILL 2 GALLON 24" C.C. 1 C.S.
PATTYNIA COMPACTA DRESSKILL 2 GALLON 24" C.C. 1 C.S.
PETRIE'S PINKY FOUNTAIN GRASS 2 GALLON 24" C.C. 1 C.S.
PLUMBAGA SPECIES 2 GALLON 24" C.C. 1 C.S.
PRINCE'S FOLIAGE 'PURPLE DWARF' 2 GALLON 24" C.C. 1 C.S.
RUSSELA CALIFORNICA 'DE RUSE' COPPERBEAK 2 GALLON 24" C.C. 1 C.S.
RUSSELA 'SHORTY' 2 GALLON 24" C.C. 1 C.S.
RUSSELA RUVULANA 'CHERRY ROSE' 2 GALLON 24" C.C. 1 C.S.
GAITE LAUREL 2 GALLON 24" C.C. 1 C.S.

SHRUBS - COMMON AREA LANDSCAPE

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WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A FRAMEWORK THAT LIMITS INTERFERENCE WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL UTILIZE DRIP AND BUBBLE IRRIGATION THAT IS INCOMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A WEATHER-FIRM OR SMART CONTROLLER THAT IS PROGRAMMED TO AUTOMATICALLY CONTROL WATER APPLICATION.

TO AVOID WATER REUSE: THE CONTROLLER WILL BE OVERDESIGNED TO DETECT ANY MINOR BUBBLE HEADS OR DRIP TUBES TO STOP DRIP STATIONS OPERATION. THE SYSTEM WILL ONLY BE TERMINATED ONCE WATER USE IS COMPLETE, IT WILL REMAIN COMPLETELY ON THE OPERATE MODE OF THE SYSTEM. ALL WATERS WILL BE NON-PERMISSIBLE WITH THE EXCEPTO OF THE BAND HUBS IN FULL DRAINAGE, ALL NON-WATER WILL BE THE BEST ACCEPTABLE WAINER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

SCREENING OF UTILITY EQUIPMENT:

ALL SHARED-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM VIEW WITH A MINIMUM 0.4 MICRON AIR FILTERING AIR SYSTEM. ALL ELECTRICAL OUTLET LOCATION WILL BE REACHED 10 HALLOR SIZE PLACED TO SCREEN 75% OF UTILITY AT THE TIME OF INSTALLING.

EXISTING TREE NOTE:

NO EXISTING TREES ON SITE TO REMAIN

LINE-OF-SIGHT NOTE:

SHRUBS TO BE MAINTAINED AT MINIMUM 24" HIGH WITHIN LINE OF SIGHT AT INTERSECTIONS.

WULCOS NOTE:

WULCOS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A PROPERTY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

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3120 Cedarvalley Drive,
Westlake Village, California 91362

Plant Palette and Notes | L1.8

24 March 2021