

ORBISONIA VILLAGE MIXED USE, BAY POINT

AFFORDABLE HOUSING

RECEIVED on 08/17/2022 CDP#1-2015
By Contra Costa County
Department of Conservation and Development



ENTITLEMENT SUBMITTAL 3
AUGUST 16TH, 2022

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REVISION LOG		
NO.	DESCRIPTION	Date
1	ORIGINAL	00-00-00
2		
3		
4		
5		
6		

Project Team

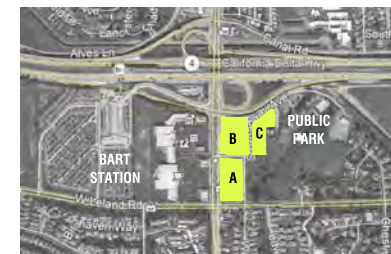
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Pacific West Communities, Inc.
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Site Vicinity Map



G0.0

ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

COVER SHEET

PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

DATE : 2022-08-16
JOB NO.: 2017-265

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



ORBISONIA VILLAGE MIXED USE, BAY POINT

AFFORDABLE HOUSING

PROJECT DESCRIPTION			
Project Location	Bailey Road, Bay Point, CA		
Jurisdiction	Contra Costa County, CA		
General Plan	M-6 Bay Point Residential Mixed use		
Gross Site Area	Parcel 1 (A)	1.77 Acres	76,956 sf.
	Parcel 2 (B)	1.83 Acres	79,613 sf.
	Parcel 3 (C)	1.67 Acres	72,638 sf.

Street Setbacks Maintained			
	Building A @ Parcel 1	Building B @ Parcel 2	Building C1 & C2 @ Parcel 3
Bailey Road	20 ft Setback from curb 10 ft Setback from P/L	23 ft from curb 10 ft from P/L	N/A
Mayland Street	29' ft Setback from street 5 ft Setback from P/L	20 ft Setback from curb 16 ft Setback ft from P/L	N/A
West Leland Road	26 ft Setback from curb 14 ft Setback from P/L	N/A	N/A
Freeway onramp	N/A	33 ft Setback from Onramp 22 ft Setback from P/L	
South Broadway Ave.	25 ft Setback from curb 0 ft Setback from P/L	21 ft Setback from curb 0 ft Setback from P/L	17 ft Setback from curb 10 ft Setback from P/L

Building Heights Proposed		
Requirement	Building Heights Proposed	
Zone M-6 65' - 4 Stories Over parking (6 Total)	Building A - 4 story Modular over podium - 5 levels 65' to T.O. Roof parapet from lowest point	
	Building B - 3 story Modular over podium - 4 levels 64'-6" to T.O. Roof parapet from Lowest point	
	Building C1 - 3 story modular walk up - 3 levels 40' to T.O. Roof parapet from Lowest point	
	Building C2 - 3 story modular walk up - 3 levels 40' to T.O. Roof parapet from Lowest point	

Common Open Space & Amenities Provided			
	Building A @ Parcel 1	Building B @ Parcel 2	Building C1 & C2 @ Parcel 3
Podium Deck Area	9,290	14,100	
Community room	1,060	1,190	
Gym	950	1,145	
Lobby / Leasing	2,650	997	346
Site open Area	1,400	3,800	9,200
Total	15,350	21,232	9,546

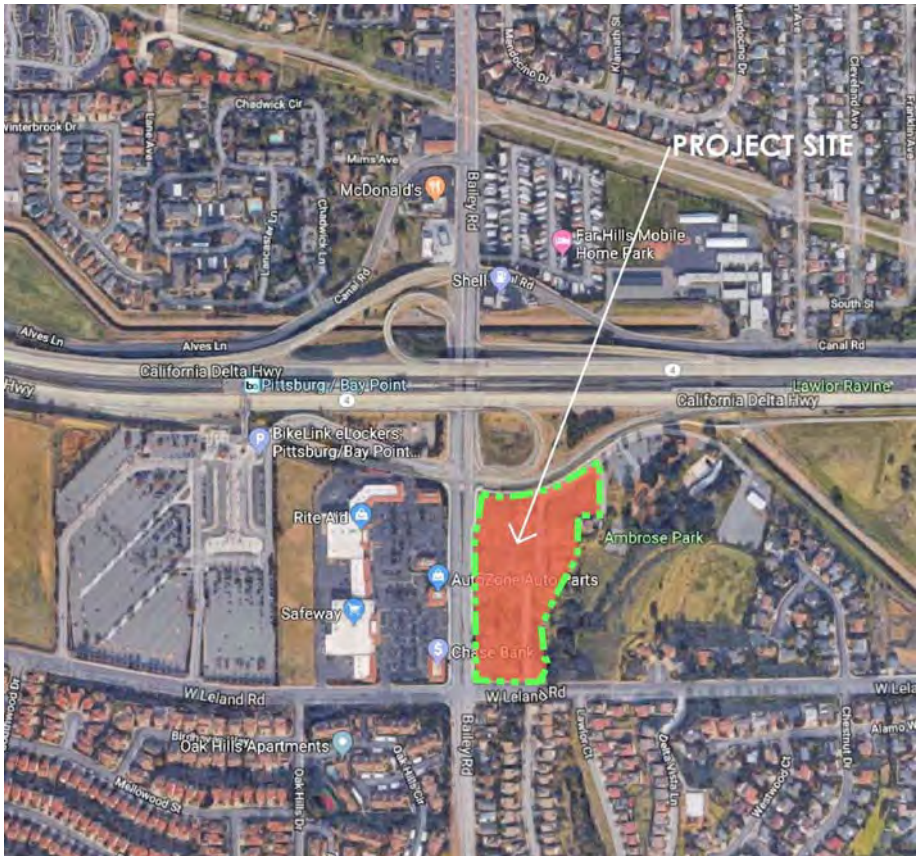
Ambrose Village Mixed Use - Total unit count						
	Studios	1 Bed Units	2 Bed Units	3 Bed Units	Total	Du/Acre
Building A	24	51	43	51	169	95.7
Building B	21	50	42	43	156	85.4
Building C1	0	22	7	0	29	29.4
Building C2	0	16	4	0	20	
Unit Totals	45	139	96	94	374	
Mix	12.0%	37.2%	25.7%	25.1%		

FLOOR AREA CALCULATIONS				
	Parcel 1	Parcel 2	Parcel 3	
Site area (Acres)	1.77	1.83	1.67	
Site area (sf)	76,958	79,613	72,638	
Floor Level	Building A	Building B	Building C1	Building C2
L1-B	7,360			
L1-A	19,135	23,060	5,832	4,170
L2	46,210	36,450	9,200	6,320
L3	44,920	48,370	9,200	6,320
L4	44,920	48,370		
L5	44,920	15,284		
RF	270	180		
Total	200,375	179,074	24,232	16,810
FAR	2.60	2.25	0.57	

LOT COVERAGE PROPOSED				
	Parcel 1	Parcel 2	Parcel 3	
Building	Building A	Building B	Building C1	Building C2
Bldg. Footprint	62,960	65,260	9,200	6,300
Lot Coverage	81.8%	82.0%	21.3%	

Parking Summary - (Local bikes on Mayland St.)				
18,78,040 Off-street parking and loading spaces required				
G. Exceptions for Downtown and Residential Infill Units located near transit ;				
Required parking ratios are established per "Traffic Impact Analysis Report" Table 10 - pg 35				
Building A Parking Summary				
Total Units Proposed	169	Required Stalls	Garage	195
Residential Parking Required	1.15	195	On street	0
Library area proposed (SF.)	20,900		Garage	4
Parking ratio	3.3/1000 sf	69	On Street	65
Community room (900 SF)	3.3/1000 sf	3	On Street	3
Building B Parking Summary				
Total Units Proposed	156	Required Stalls	Garage	173
Residential Parking Required	1.15	180	On street	7
Retail area proposed (SF.)	10,900		On Site C	0
Parking ratio	3.3/1000 sf	36	On Street	36
			On Site C	0
Building C1 & C2 Parking Summary				
Total Units Proposed	49	Required Stalls	Garage	21
Residential Parking Required	1.15	57	On site	36
			On street	0

Bicycle Parking and Storage			Table 18.75.045
Building A - Bikes required			
Building A - Total Residential car stalls required by code	385	Bikes required (1/10)	39
Library Parking stalls required (Commercial 3/1000sf.)	69	Bikes required	7
Building A long term bikes provided			50
Building A short term bikes provided			20
Building B - Bikes required			
Building B - Total Residential car stalls required by code	355	Bikes required (1/10)	36
Commercial Parking stalls required (Commercial 3/1000sf.)	36	Bikes required	6
Building B long term Bikes provided			45
Building B short term Bikes provided			20
Building C1 & C2 - Bikes required			
Building C1 & C2 Parking required by code	104	Bikes required (1/10)	11
Building C1 & C2 long term Bikes provided			11
Building C1 & C2 Short term Bikes provided			3



LOCATION MAP - N.T.S.
NORTH

ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

PROJECT DATA

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JOB NO.: 2017-265

AO ARCHITECTS
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(714) 639-9860

G1.0





AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHWEST

ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

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430 E STATE STREET, SUITE 100, EAGLE, ID 83616

NEIGHBORHOOD AERIAL VIEW

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G1.1





A-VIEW SOUTHEAST AT DE ANZA TRAIL ENTRY



B-VIEW NORTH ON BAILEY RD



C-VIEW EAST AT BAILEY RD & MAYLARD ST



D-VIEW EAST AT MAYLARD ST



E-VIEW NORTHEAST ON LELAND / BAILEY RD



F-VIEW NORTH ON BAILEY RD AT LELAND RD



G-VIEW NORTHWEST ON LELAND RD



H-VIEW NORTH ON LELAND AT S BROADWAY



J-VIEW NORTH ON S BROADWAY



K-VIEW WEST ON S BROADWAY & MAYLARD



L-VIEW NORTH TO TRAIL ON S BROADWAY



M-VIEW EAST TO AMBROSE PARK ENTRY



N-VIEW WEST ON SHIRLEY ST



P-VIEW WEST AT END OF SHIRLEY ST



KEY MAP

ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.

430 E STATE STREET, SUITE 100, EAGLE, ID 83616

NEIGHBORHOOD CONTEXT STREET VIEW

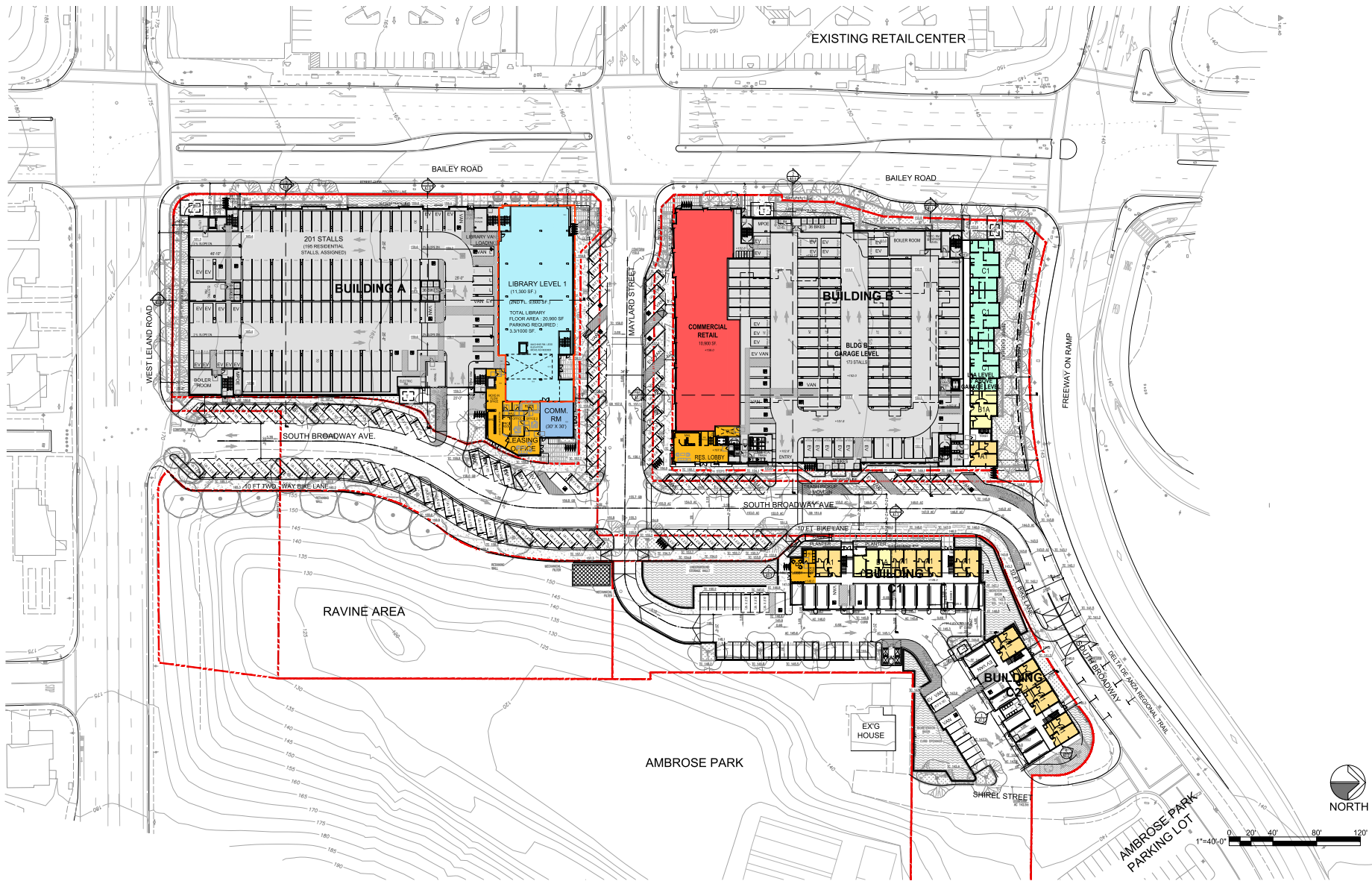
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G1.2





ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

SITE PLAN - GROUND LEVEL

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PACIFIC WEST COMMUNITIES, INC.

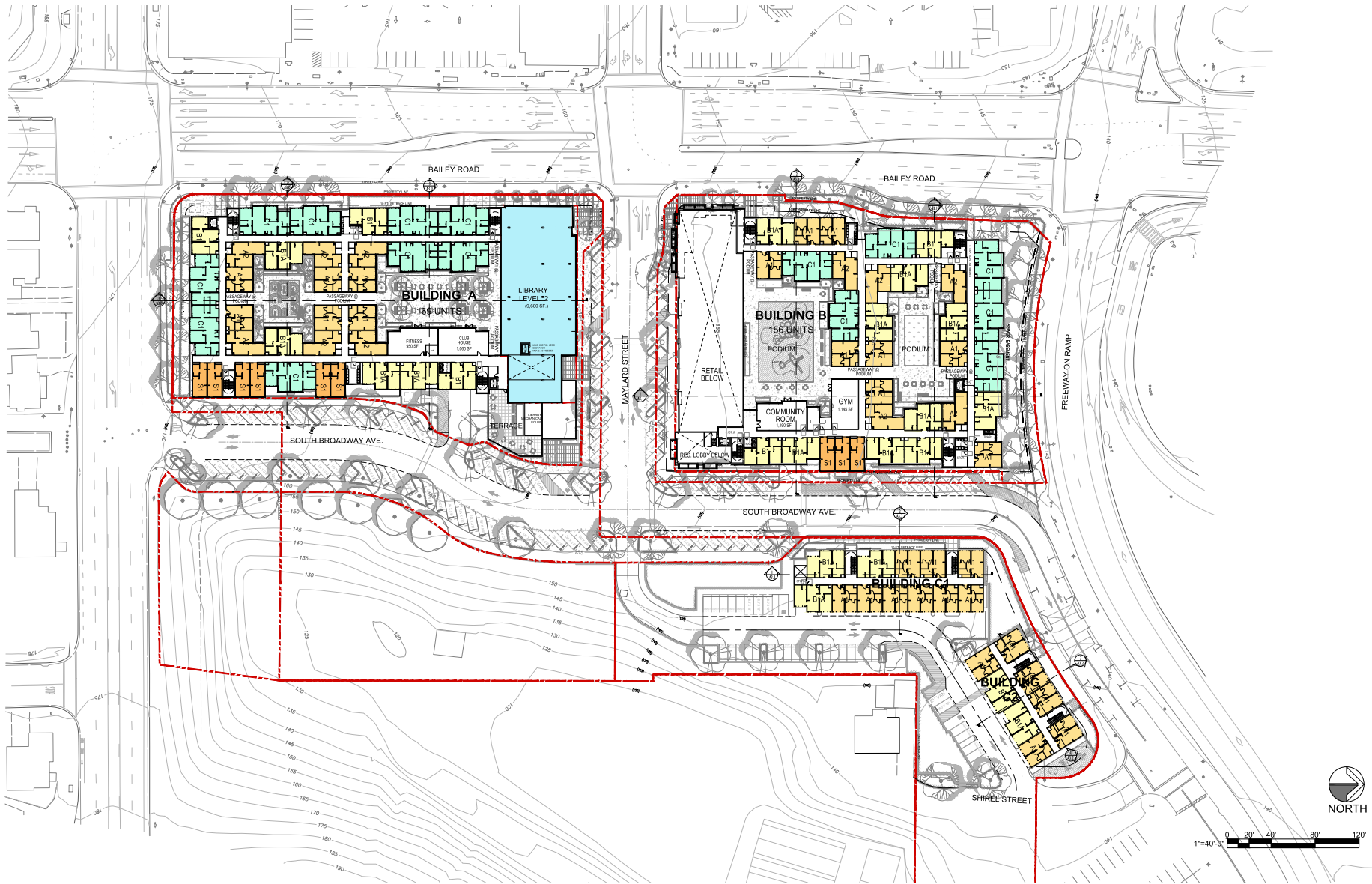
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A1.1





SITE PLAN - PODIUM LEVEL

A1.2

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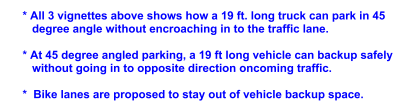
SITE PLAN - PODIUM LEVEL

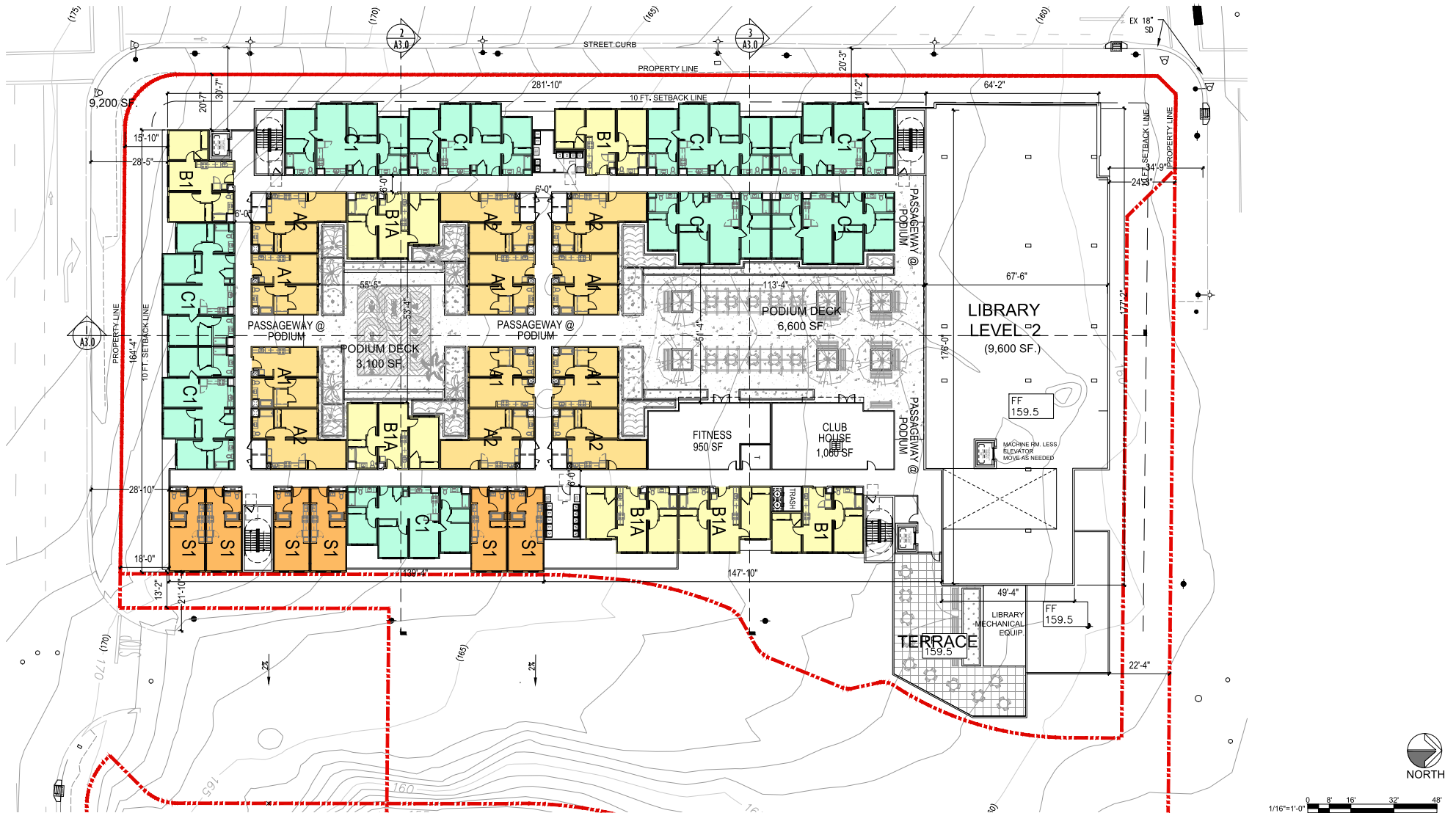
PACIFIC WEST COMMUNITIES, INC.
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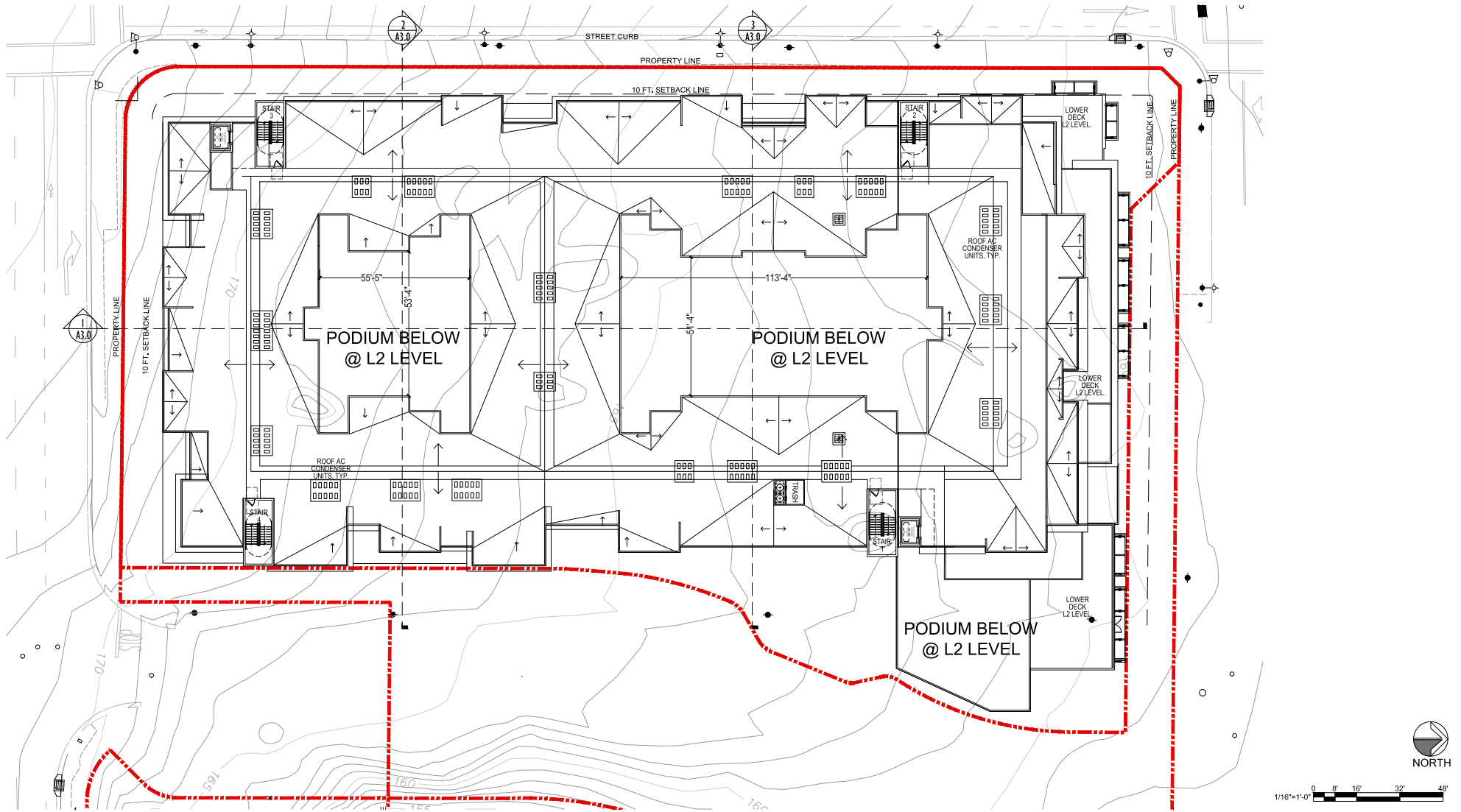
FL. PLAN - BUILDING A - L3,L4 & L5 LEVELS

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A2.3





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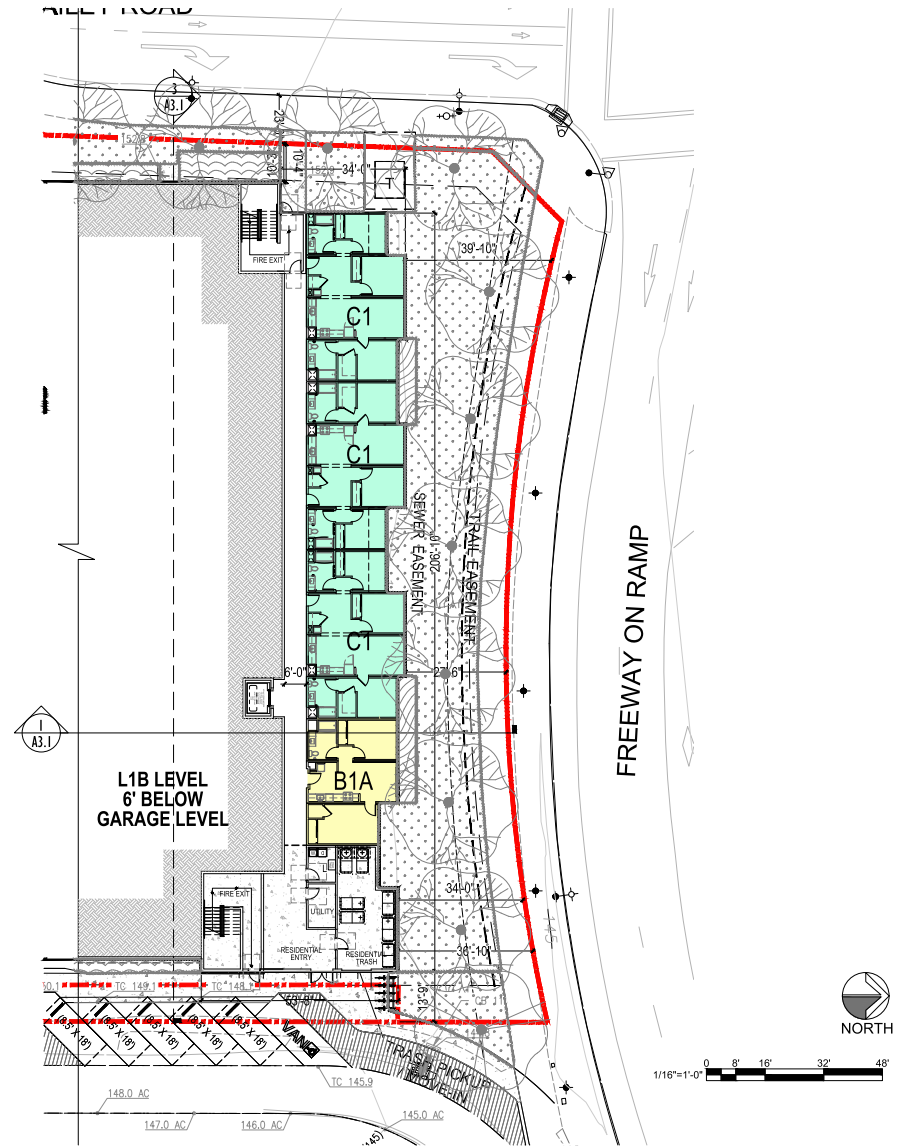
ROOF PLAN - BUILDING A

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A2.4





A2.5

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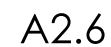
PACIFIC WEST COMMUNITIES, INC.
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FL. PLAN - BUILDING B - L1B LEVEL

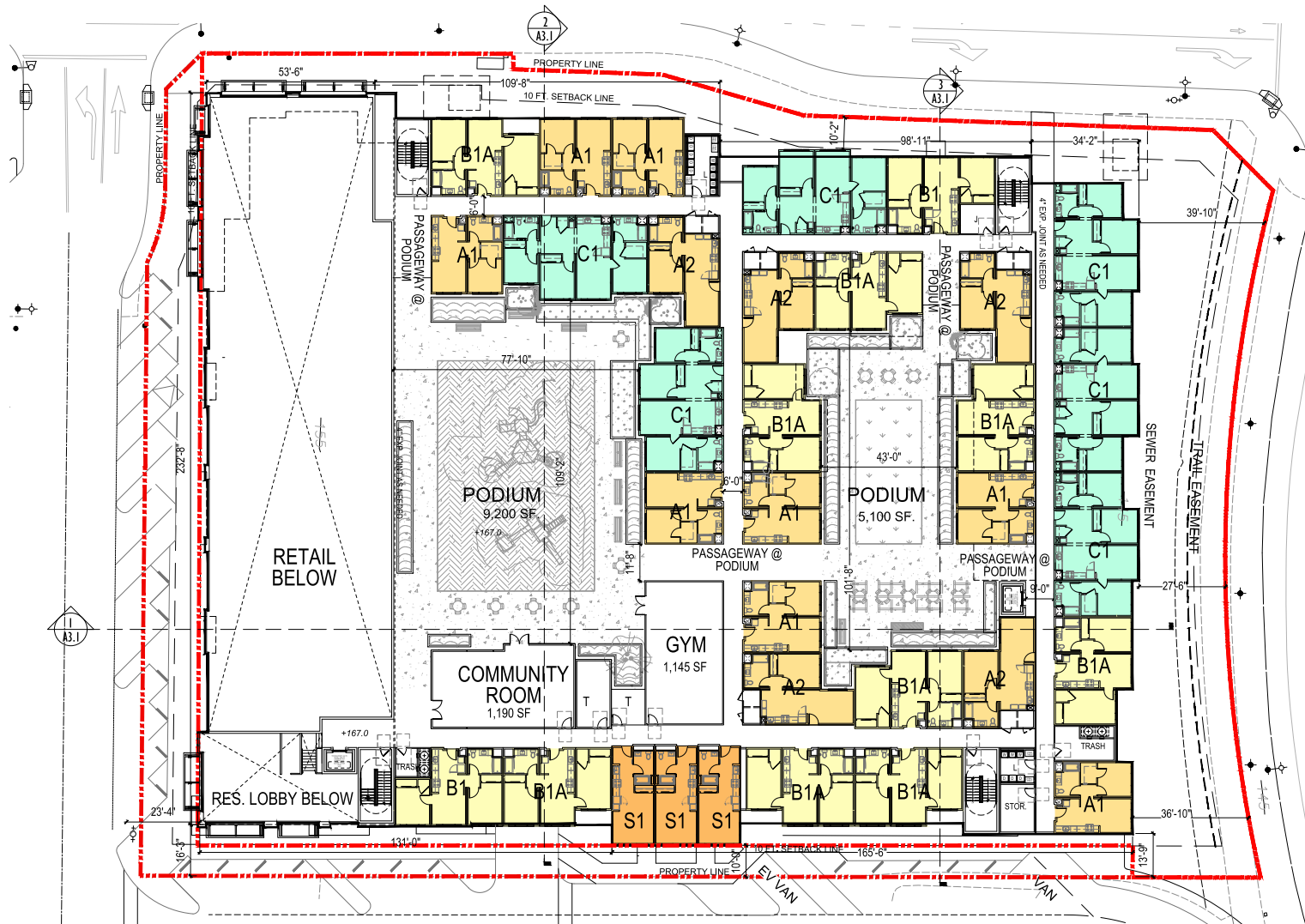
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AD
Architecture.
Design.
Relationships.



ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

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FL. PLAN - BUILDING B - L2 LEVEL

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A2.7





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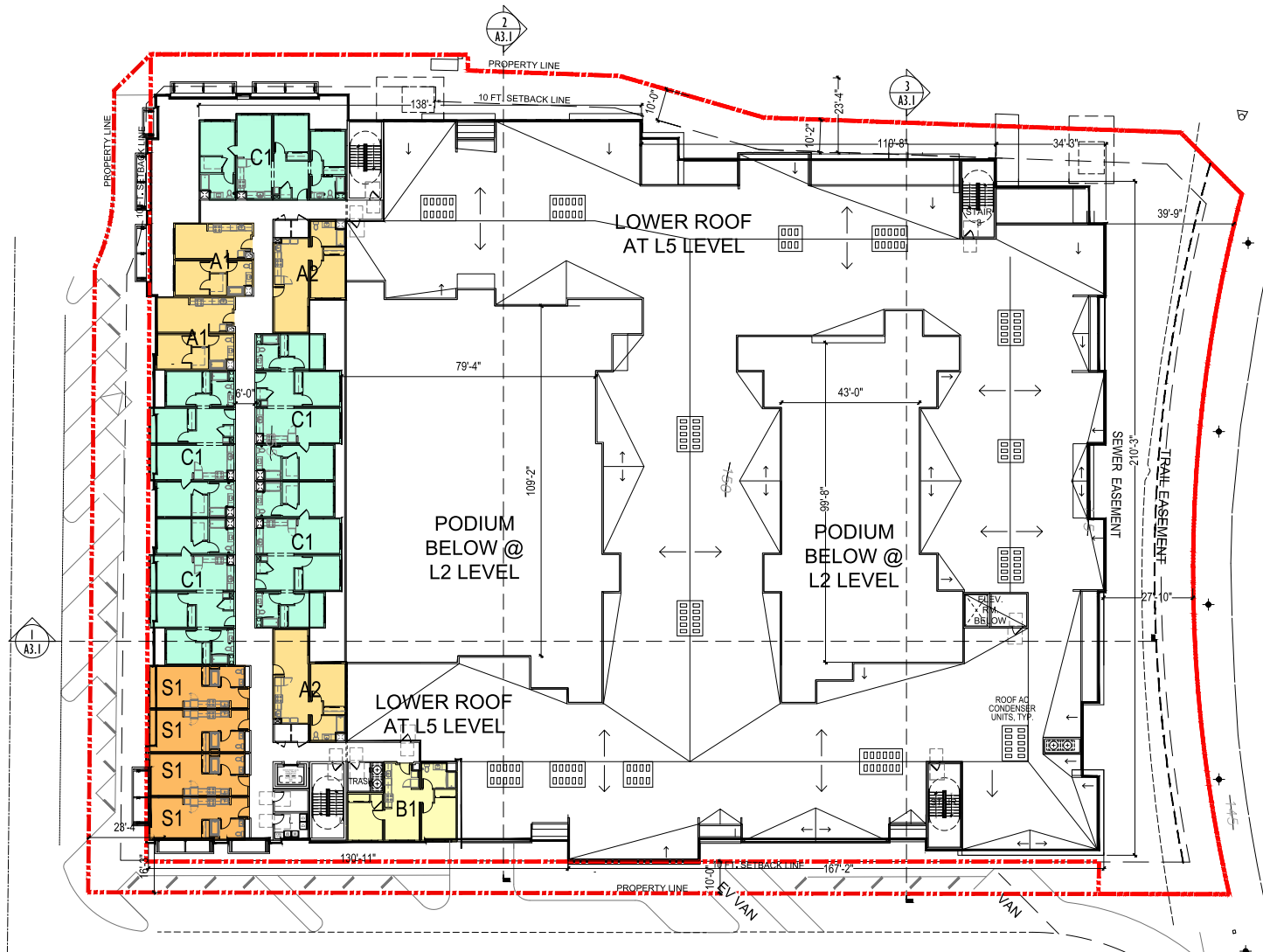
FL. PLAN BUILDING B - L3,L4 LEVELS

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A2.8





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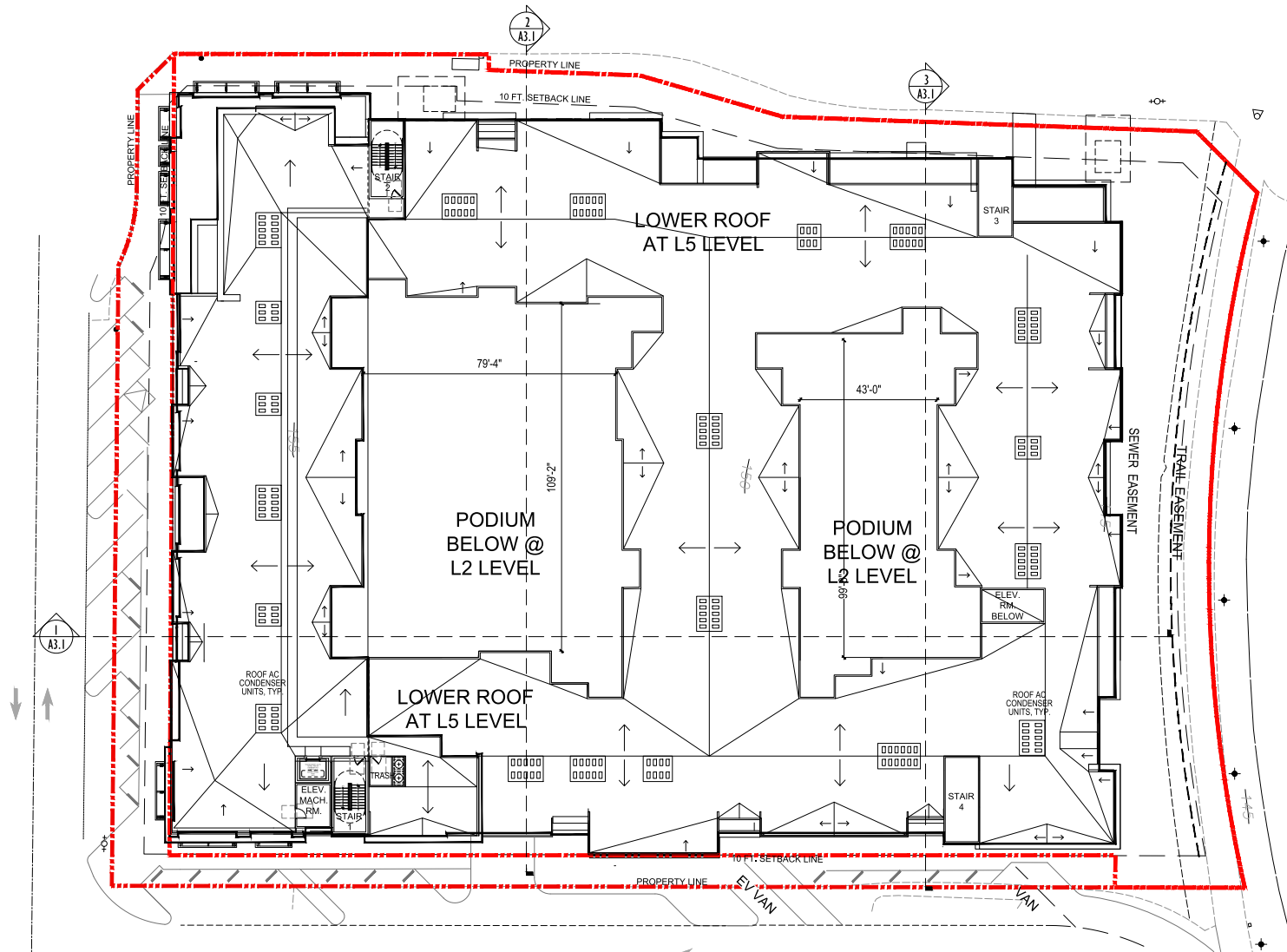
FL. PLAN - BUILDING B - L5 LEVEL

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A2.9





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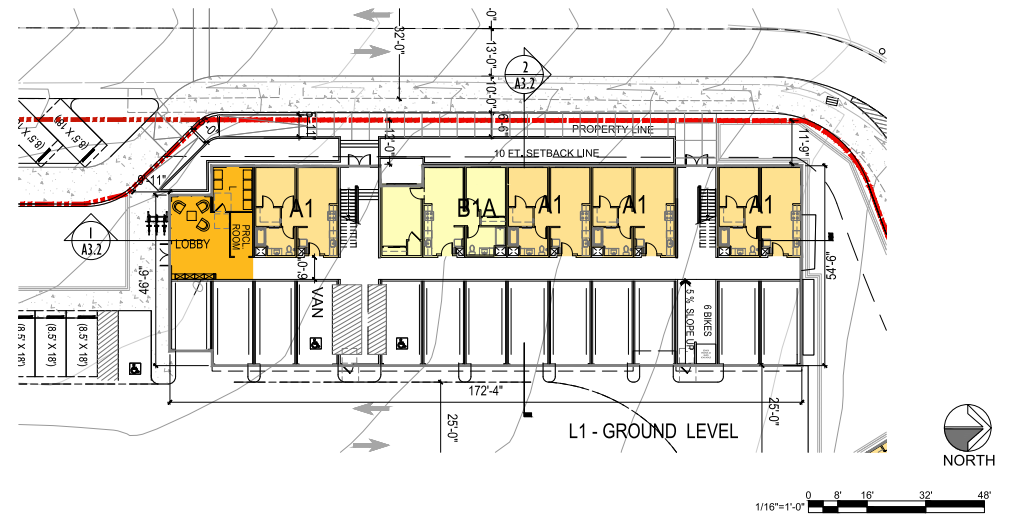
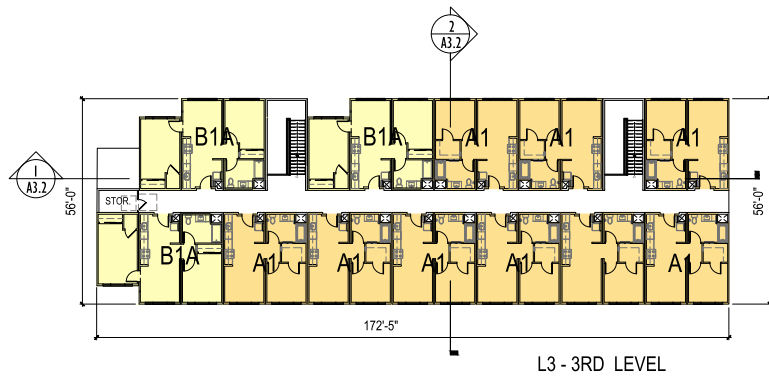
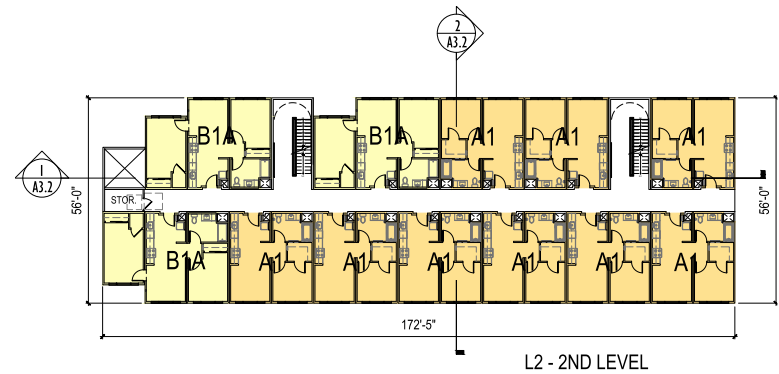
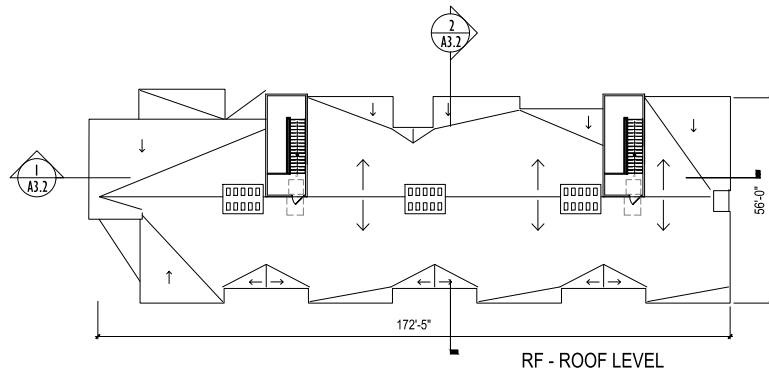
ROOF PLAN - BUILDING B

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A2.10





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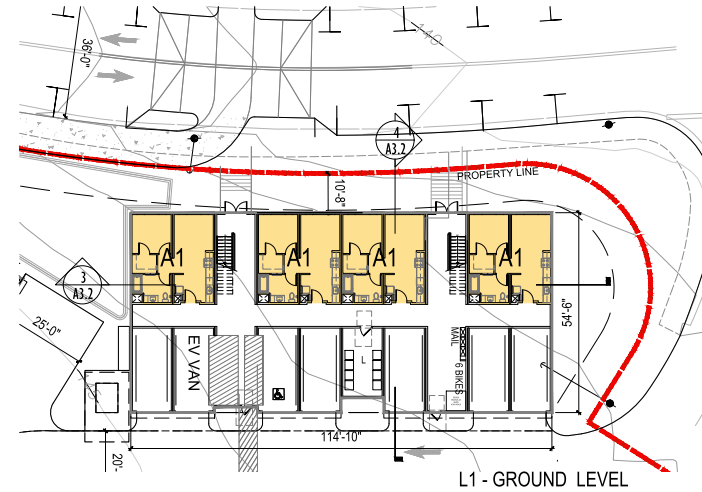
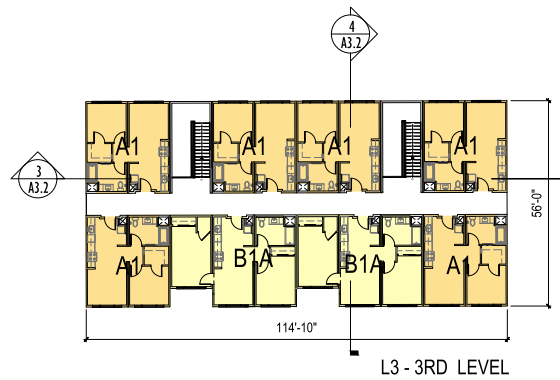
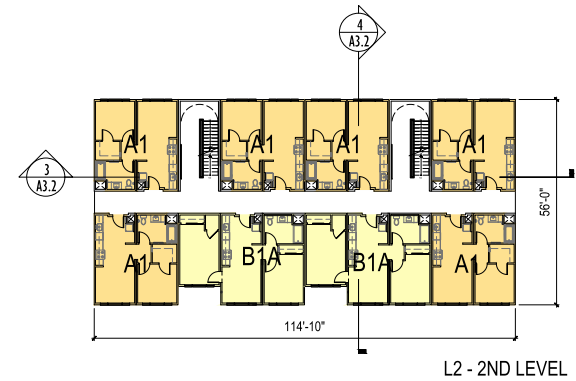
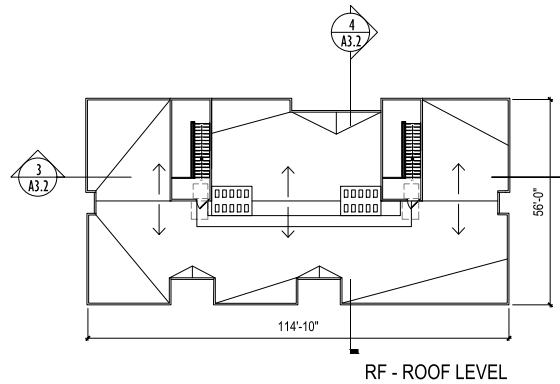
FL. PLANS - BUILDING C1

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A2.11





1/16"=1'-0"

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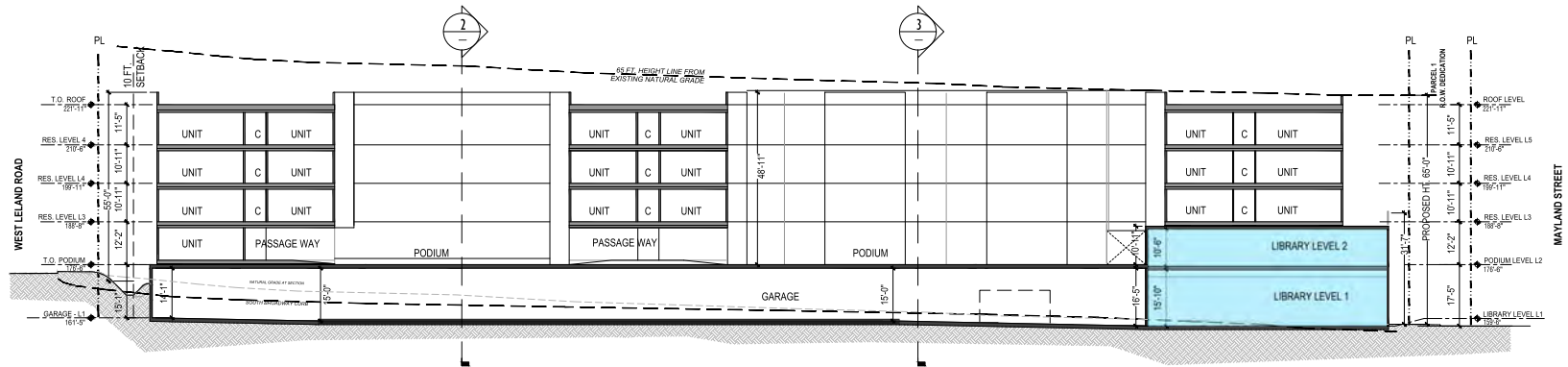
FL. PLANS - BUILDING C2

DATE : 2022-08-16
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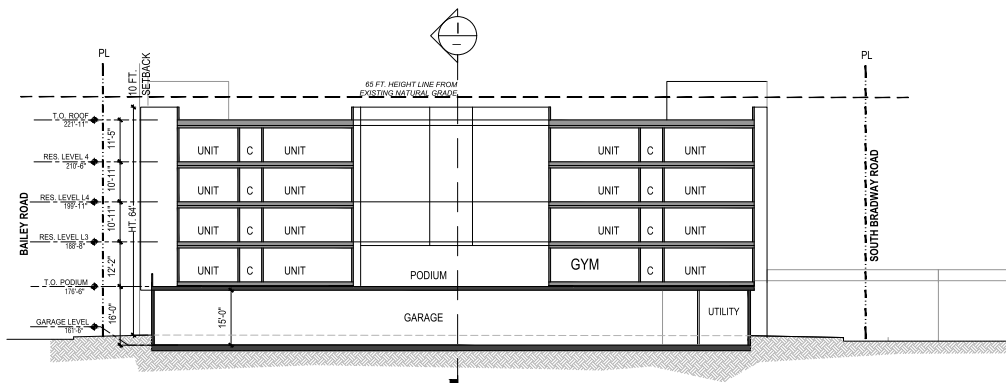
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A2.12

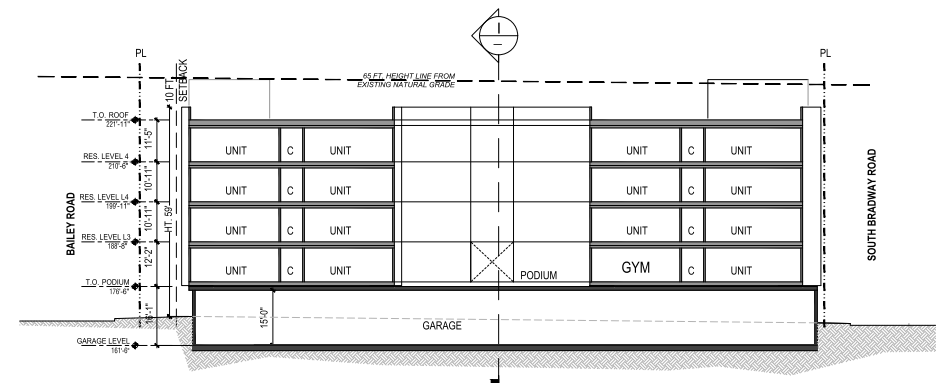




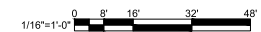
BUILDING A- SECTION 1



BUILDING A- SECTION 2



BUILDING A- SECTION 3



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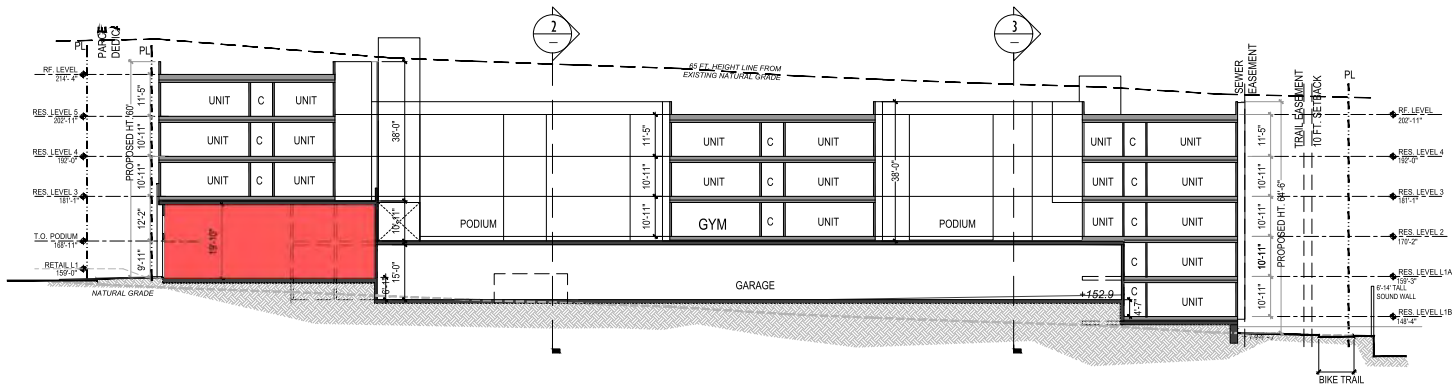
SECTIONS -BUILDING A

DATE : 2022-08-16
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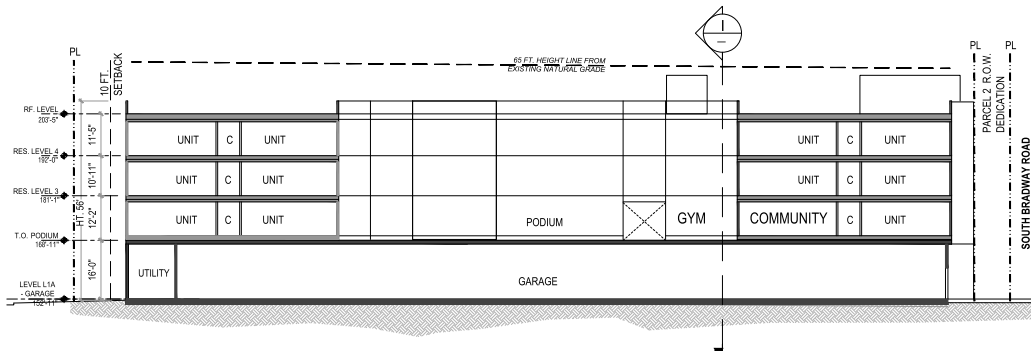
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A3.0

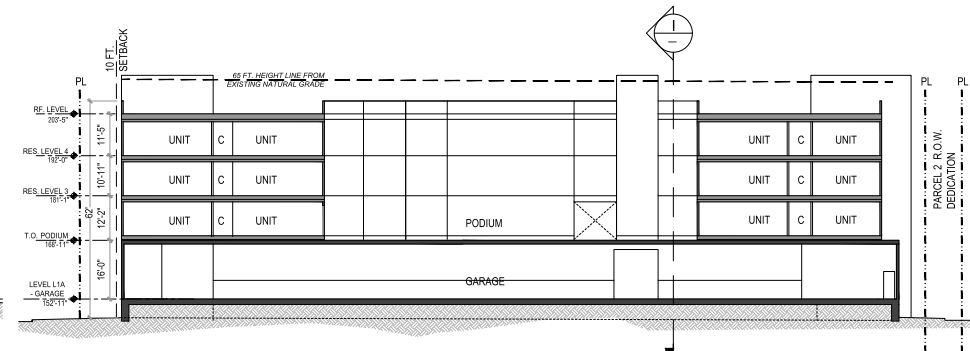




BUILDING B- SECTION 1



BUILDING A- SECTION 2



BUILDING A- SECTION 3



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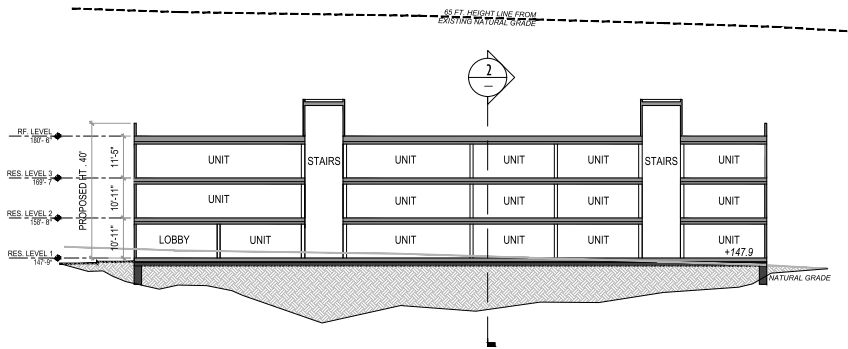
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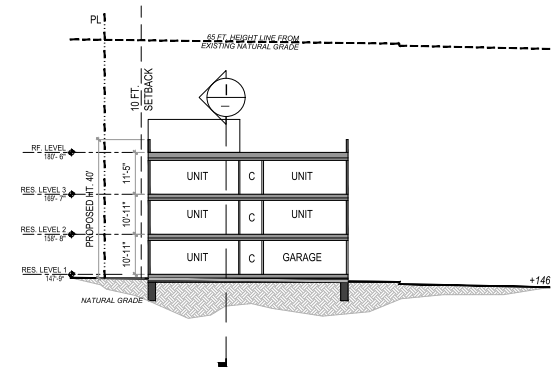
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A3.1

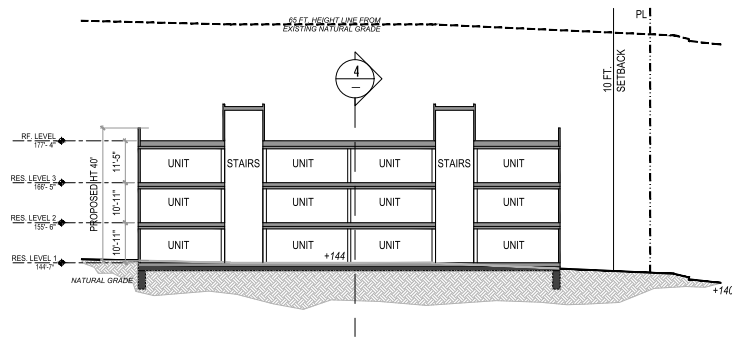




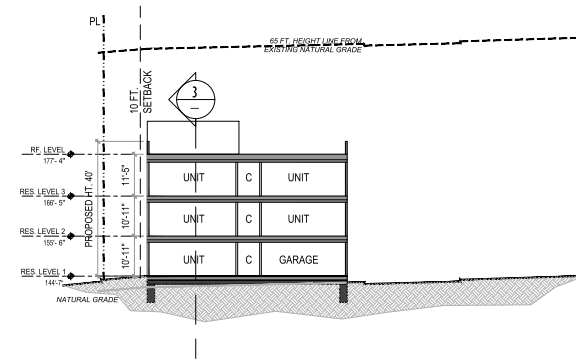
BUILDING C1- SECTION 1



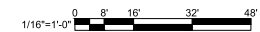
BUILDING C1- SECTION 2



BUILDING C2- SECTION 3



BUILDING C2- SECTION 4



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SECTIONS -BUILDING C1 & C2

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JOB NO.: 2017-265

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A3.2



MATERIAL LEGEND

1. Sand Stucco Finish
2. Smooth Stucco Finish
3. Fiber Cement Board Rein-Screen System
4. Exterior Wood-Textured Wall Tile System
5. Vertical Wall Siding System
6. Metal Canopy
7. Metal Awning
8. Metal Trim
9. Metal Guardrail System
10. Vinyl Windows
11. Aluminum Storefront System
12. Metal Doors
13. Metal-Framed Window Screen System



SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/16"=1'-0"

A4.0

ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

BUILDING ELEVATIONS- BUILDING A

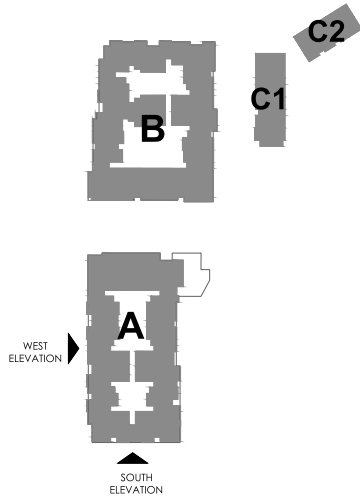
DATE : 2022-08-16
JOB NO.: 2017-265

PACIFIC WEST COMMUNITIES, INC.

430 E STATE STREET, SUITE 100, EAGLE, ID 83616

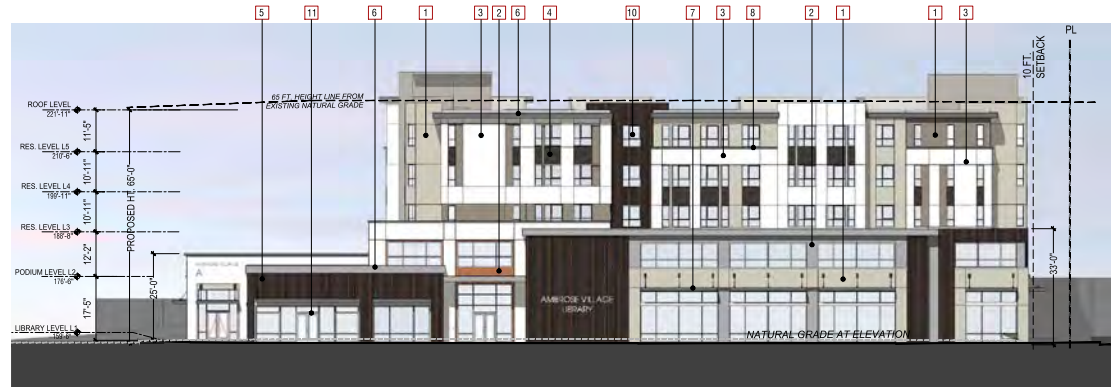
AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



MATERIAL LEGEND

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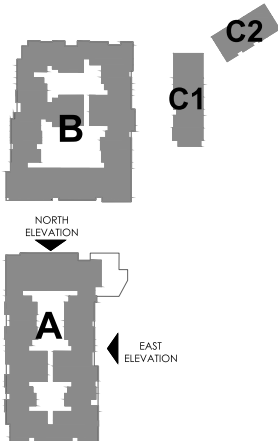


NORTH ELEVATION



EAST ELEVATION

SCALE: 1/16"=1'-0"



ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

BUILDING ELEVATIONS - BUILDING A

DATE : 2022-08-16
JOB NO.: 2017-265

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.1



MATERIAL LEGEND

1. Sand Stucco Finish
2. Smooth Stucco Finish
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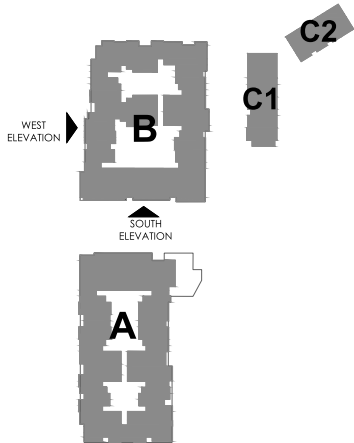


SOUTH ELEVATION



EAST ELEVATION

SCALE: 1/16"=1'-0"



ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

BUILDING ELEVATIONS - BUILDING B

DATE : 2022-08-16
JOB NO.: 2017-265

PACIFIC WEST COMMUNITIES, INC.

430 E STATE STREET, SUITE 100, EAGLE, ID 83616

AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.2



MATERIAL LEGEND

1. Sand Stucco Finish
2. Smooth Stucco Finish
3. Fiber Cement Board Rein-Screen System
4. Exterior Wood-Textured Wall Tile System
5. Vertical Wall Siding System
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7. Metal Awning
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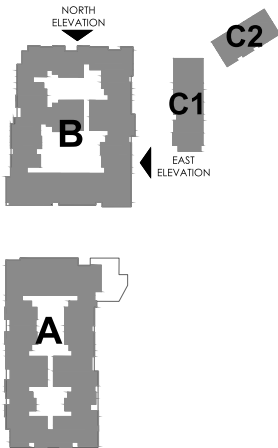


NORTH ELEVATION



EAST ELEVATION

SCALE: 1/16"=1'-0"



ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.

430 E STATE STREET, SUITE 100, EAGLE, ID 83616

BUILDING ELEVATIONS - BUILDING B

DATE : 2022-08-16
JOB NO.: 2017-265

AO ARCHITECTS

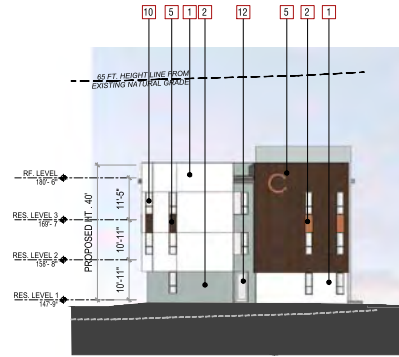
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.3



MATERIAL LEGEND

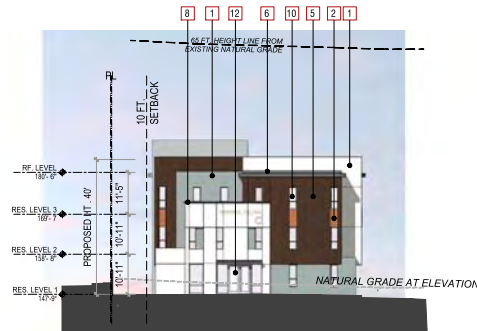
1. Sand Stucco Finish
2. Smooth Stucco Finish
3. Fiber Cement Board Rein-Screen System
4. Exterior Wood-Textured Wall Tile System
5. Vertical Wall Siding System
6. Metal Canopy
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12. Metal Doors
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NORTH ELEVATION



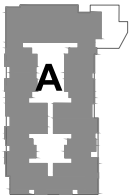
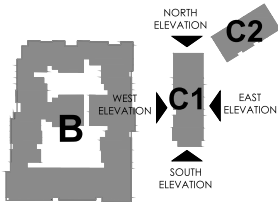
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SCALE: 1/16"=1'-0"

ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.

430 E STATE STREET, SUITE 100, EAGLE, ID 83616

BUILDING ELEVATIONS - BUILDING C1

DATE : 2022-08-16
JOB NO.: 2017-265

AO ARCHITECTS

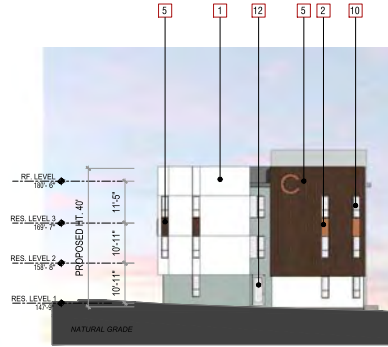
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.4



MATERIAL LEGEND

1. Sand Stucco Finish
2. Smooth Stucco Finish
3. Fiber Cement Board Rein-Screen System
4. Exterior Wood-Textured Wall Tile System
5. Vertical Wall Siding System
6. Metal Canopy
7. Metal Awning
8. Metal Trim
9. Metal Guardrail System
10. Vinyl Windows
11. Aluminum Storefront System
12. Metal Doors
13. Metal-Framed Window Screen System



EAST ELEVATION



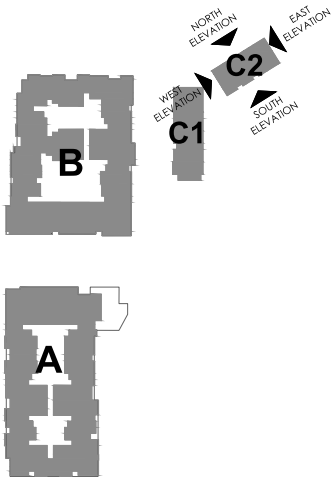
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



SCALE: 1/16"=1'-0"

ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

BUILDING ELEVATIONS - BUILDING C2

DATE : 2022-08-16
JOB NO.: 2017-265

PACIFIC WEST COMMUNITIES, INC.

430 E STATE STREET, SUITE 100, EAGLE, ID 83616

AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.5





BUILDING A - SOUTH ELEVATION



BUILDING B - NORTH ELEVATION

PAINTS

- A** SW 6023 - SPARE WHITE
- B** SW 7043 - WORLDLY GRAY
- C** SW 7047 - PORPOISE
- D** SW 6012 - BROWSE BROWN
- E** SW 6355 - TRUEPENNY
- F** SW 2849 - WESTCHESTER GRAY
- G** SW 7069 - IRON ORE

MATERIALS

- 1** STUCCO OMEGA - 20/30 SAND FINISH
- 2** STUCCO OMEGA - SMOOTH FINISH
- 3** FIBER CEMENT BOARD W/ RAIN SCREEN SYSTEM JAMES HARDIE COLOR TO MATCH A OR D
- 4** EXTERIOR WOOD-TEXTURED WALL TILE SYSTEM
- 5a** VERTICAL WALL SIDING SYSTEM
- 5b** VERTICAL WALL SIDING SYSTEM *FOR BLDG. C ONLY
- 6** METAL CANOPY
- 7** METAL AWNING
- 8** METAL TRIM
- 9** METAL GUARDRAIL SYSTEM
- 10** VINYL WINDOWS
- 11** ALUMINUM STOREFRONT SYSTEM
- 12** METAL DOORS
- 13** METAL-FRAMED WINDOW SCREEN SYSTEM

ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

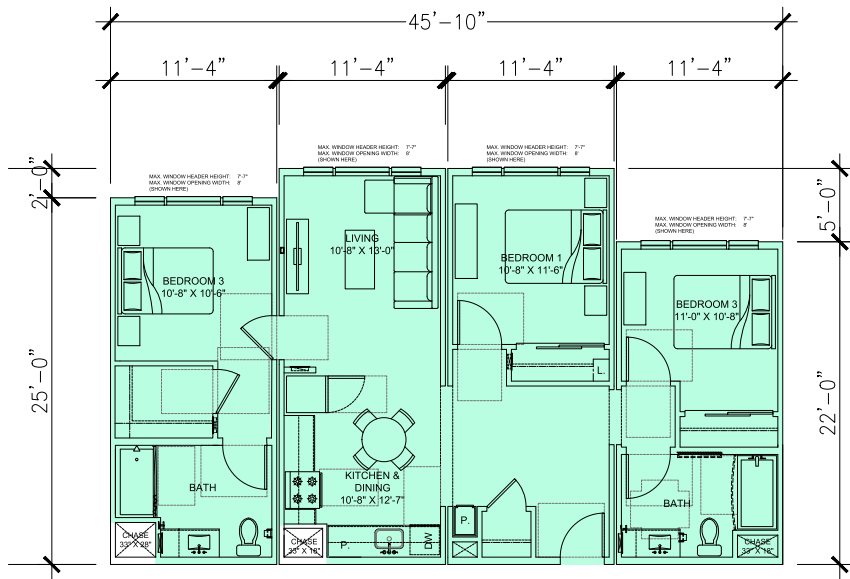
MATERIAL BOARD

DATE : 2022-08-16
JOB NO.: 2017-265

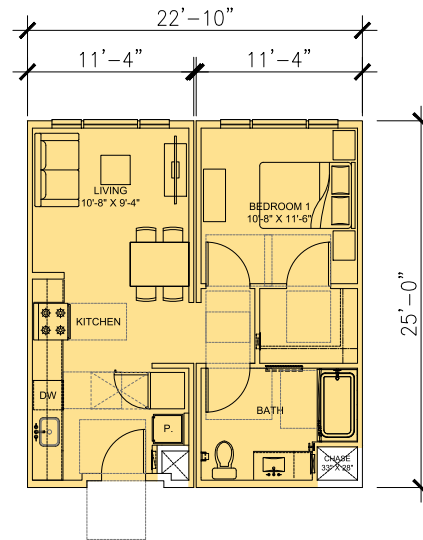
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A5.0

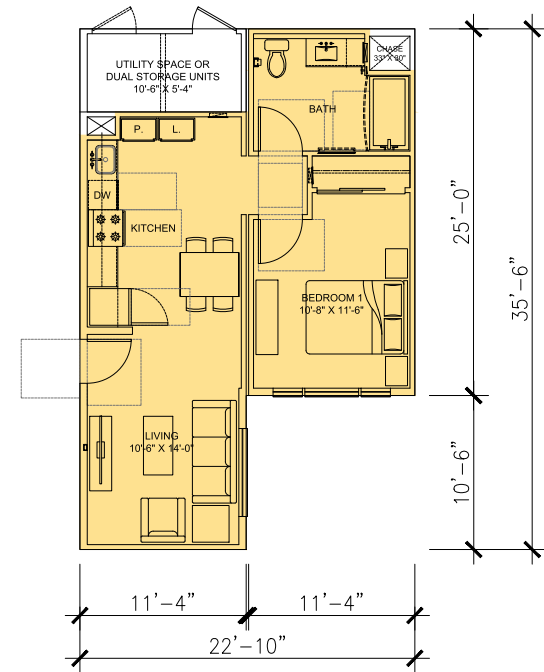




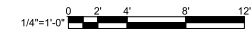
UNIT C2-A (TYPE V)
AFFORDABLE 3 BED - 2 BATH
UNIT AREA: 1139 SQ. FT.



UNIT A1
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 554 SQ. FT.



UNIT A2-A
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 612 SQ. FT.



ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

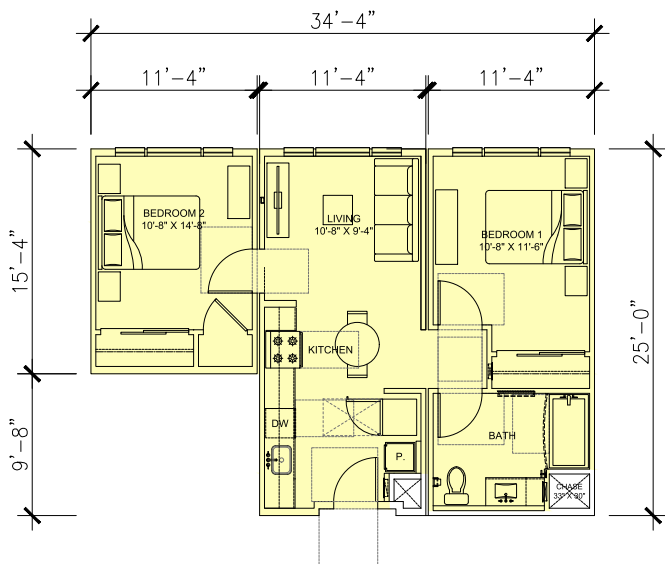
UNIT PLANS

DATE : 2022-08-16
JOB NO.: 2017-265

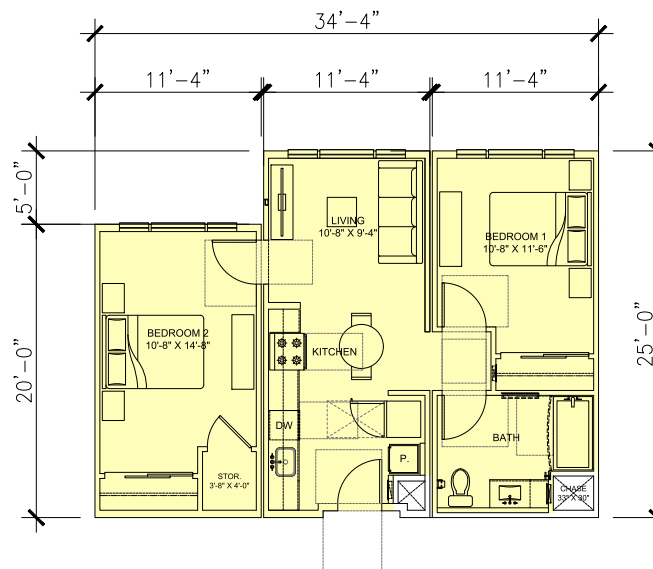
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A6.0

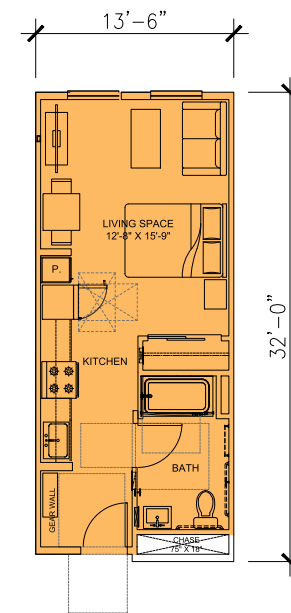




UNIT B1 (TYPE V)
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 725 SQ. FT.



UNIT B1-A (TYPE V)
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 778 SQ. FT.



UNIT S1
AFFORDABLE STUDIO - 1 BATH
UNIT AREA: 416 SQ. FT.



ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

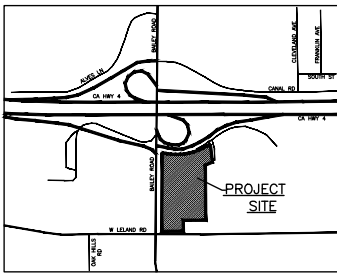
UNIT PLANS

DATE : 2022-08-16
JOB NO.: 2017-265

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

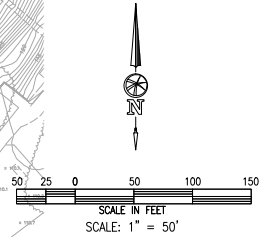
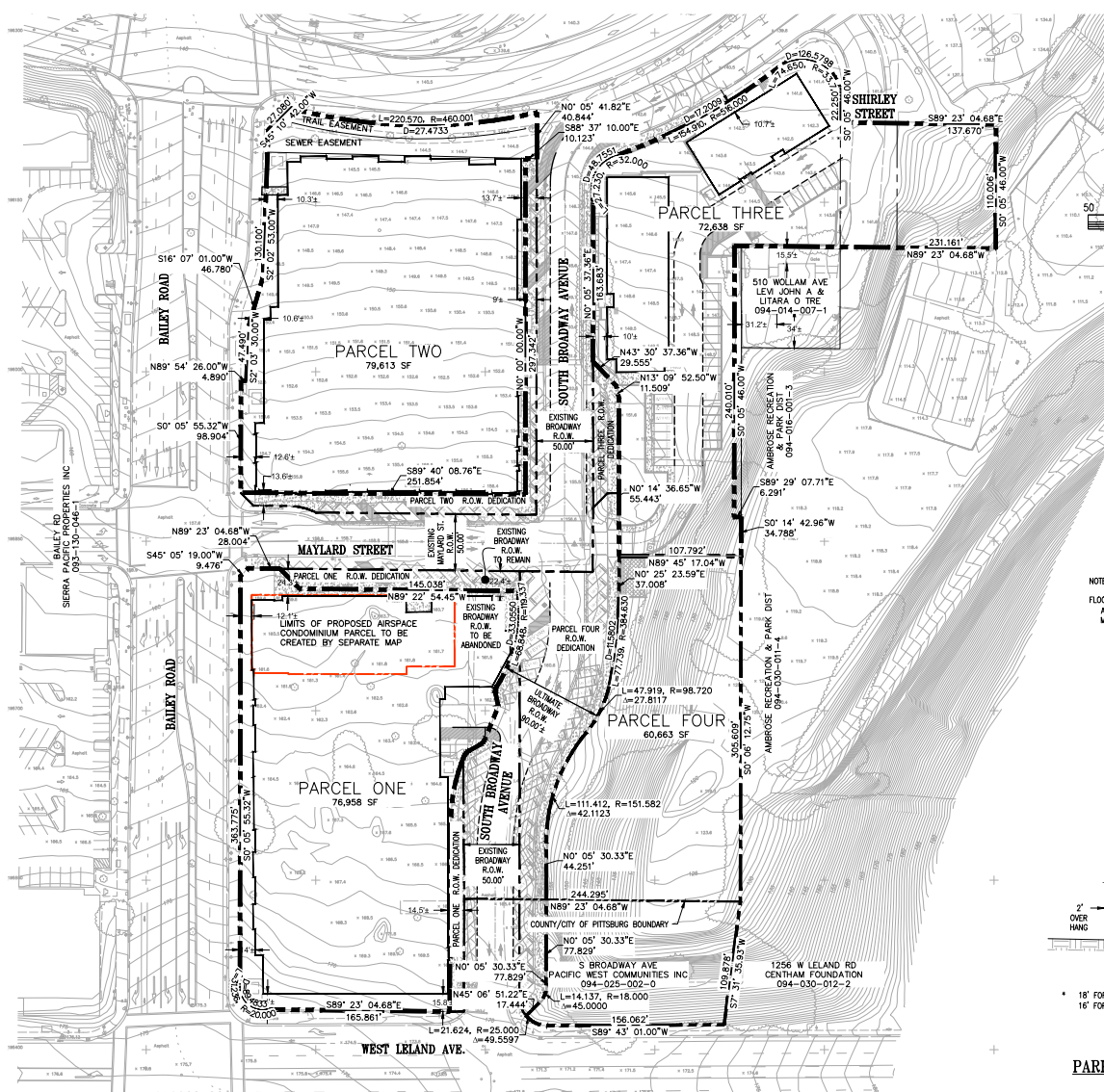
A6.1



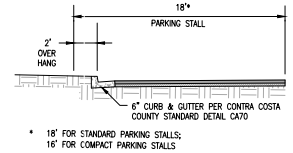


VICINITY MAP
NO SCALE

SHEET INDEX	
C1	SITE PLAN
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	GRADING & DRAINAGE PLAN
C6	GRADING & DRAINAGE PLAN
C7	SECTIONS
C8	SECTIONS
C9	STORMWATER CONTROL PLAN EXHIBIT
C10	STORMWATER CONTROL PLAN CALCULATIONS
C11	PRELIMINARY PARCEL PLAN



NOTES
FLOOD ZONE: ZONE X
AREAS OF MINIMAL FLOOD HAZARD PER FEMA PANEL 114 OF 602,
MAP NUMBER 06013001146, REVISED SEPTEMBER 30, 2015



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NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

SITE PLAN

BAY POINT

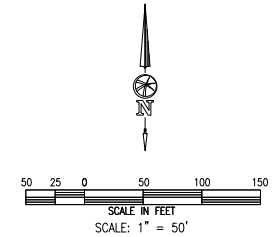
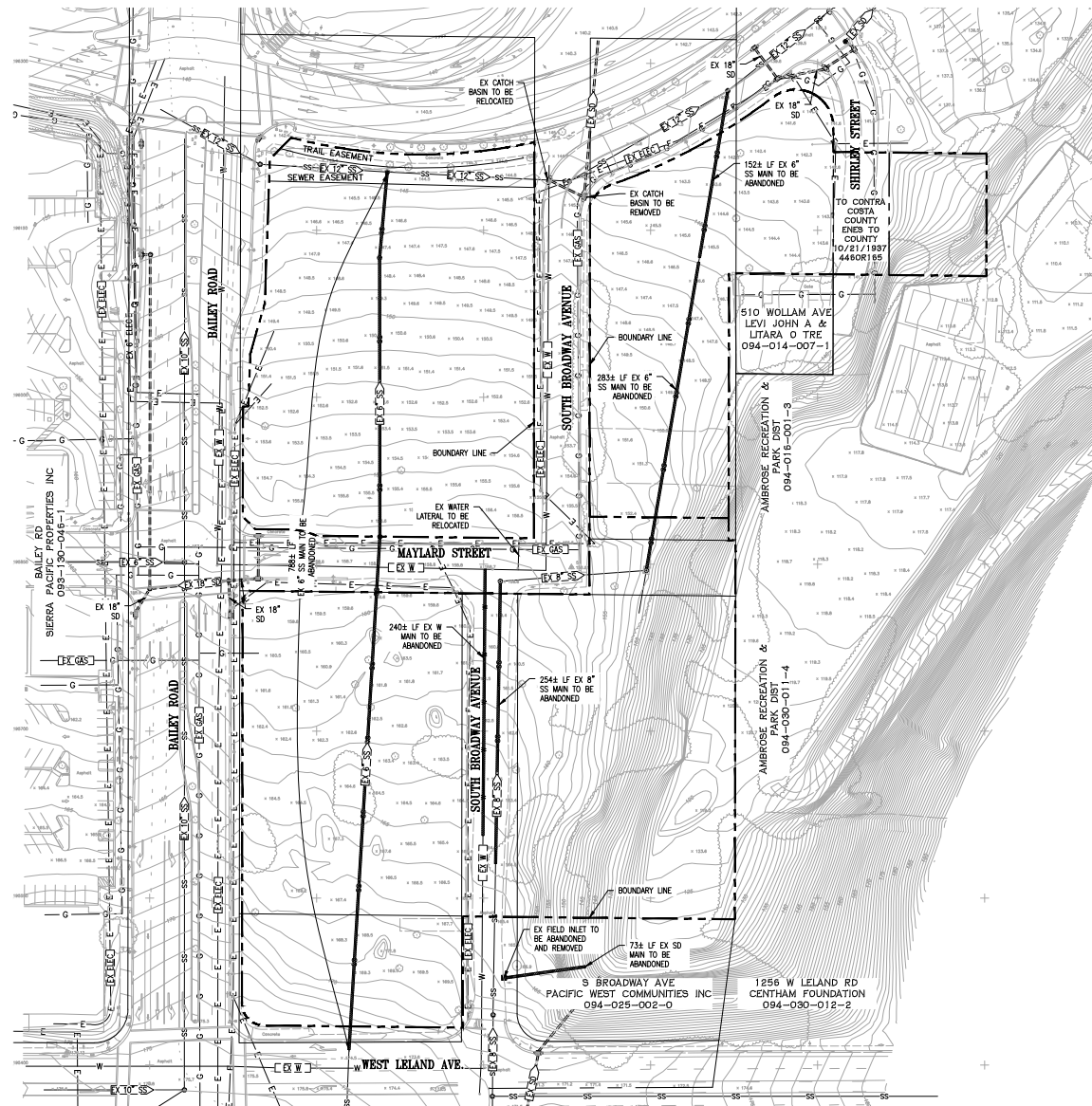
CONTRA COSTA COUNTY

TENTATIVE MAP

CALIFORNIA

PRELIMINARY

C1



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NO	REVISIONS	BY	APP	DATE

ORBISOMA VILLAGE MIXED USE

EXISTING CONDITIONS AND DEMOLITION PLAN

BAY POINT

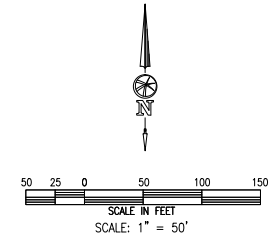
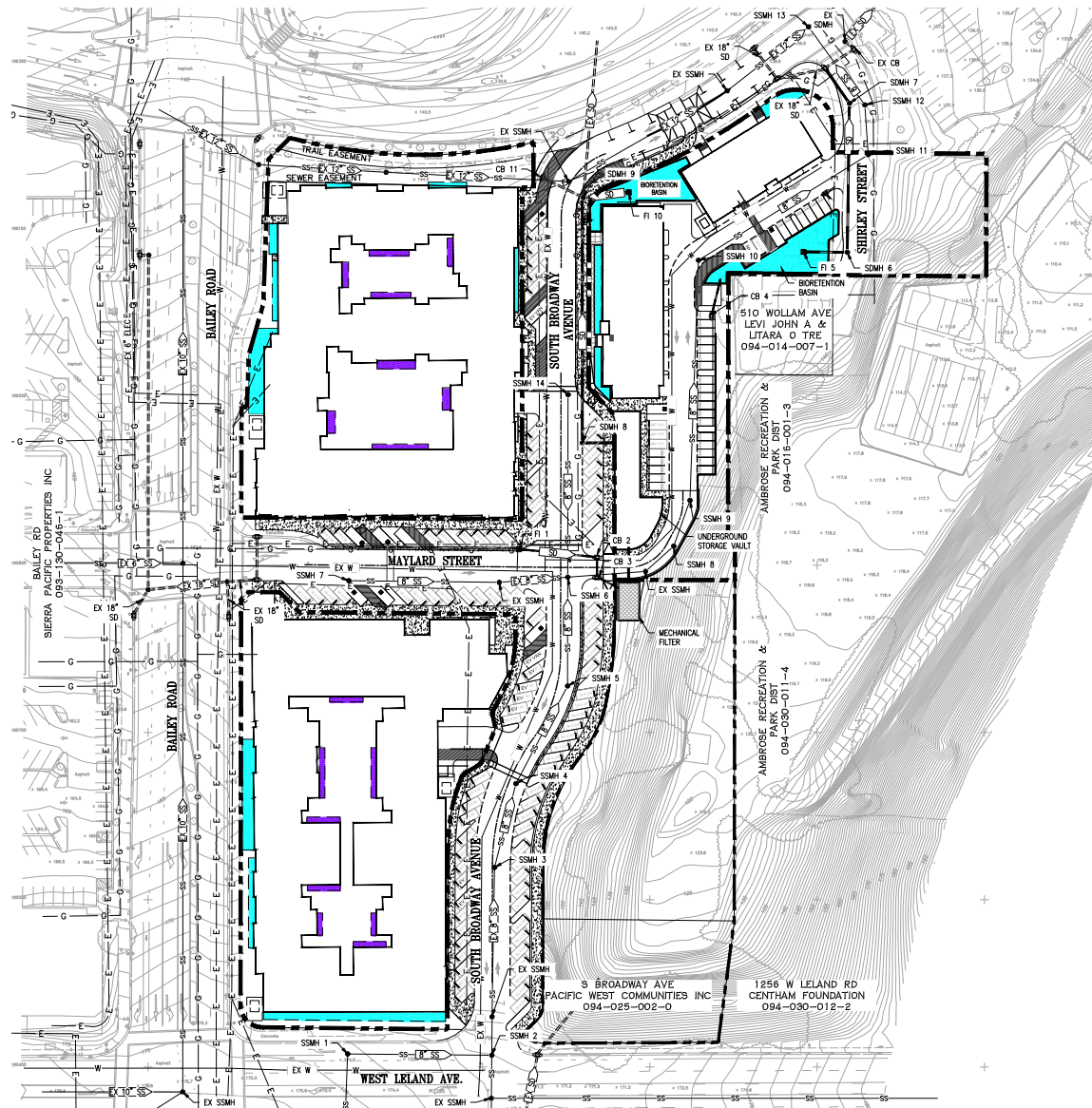
CONTRA COSTA COUNTY

TENTATIVE MAP

CALIFORNIA

PRELIMINARY

C2



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NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

TENTATIVE MAP

UTILITY PLAN

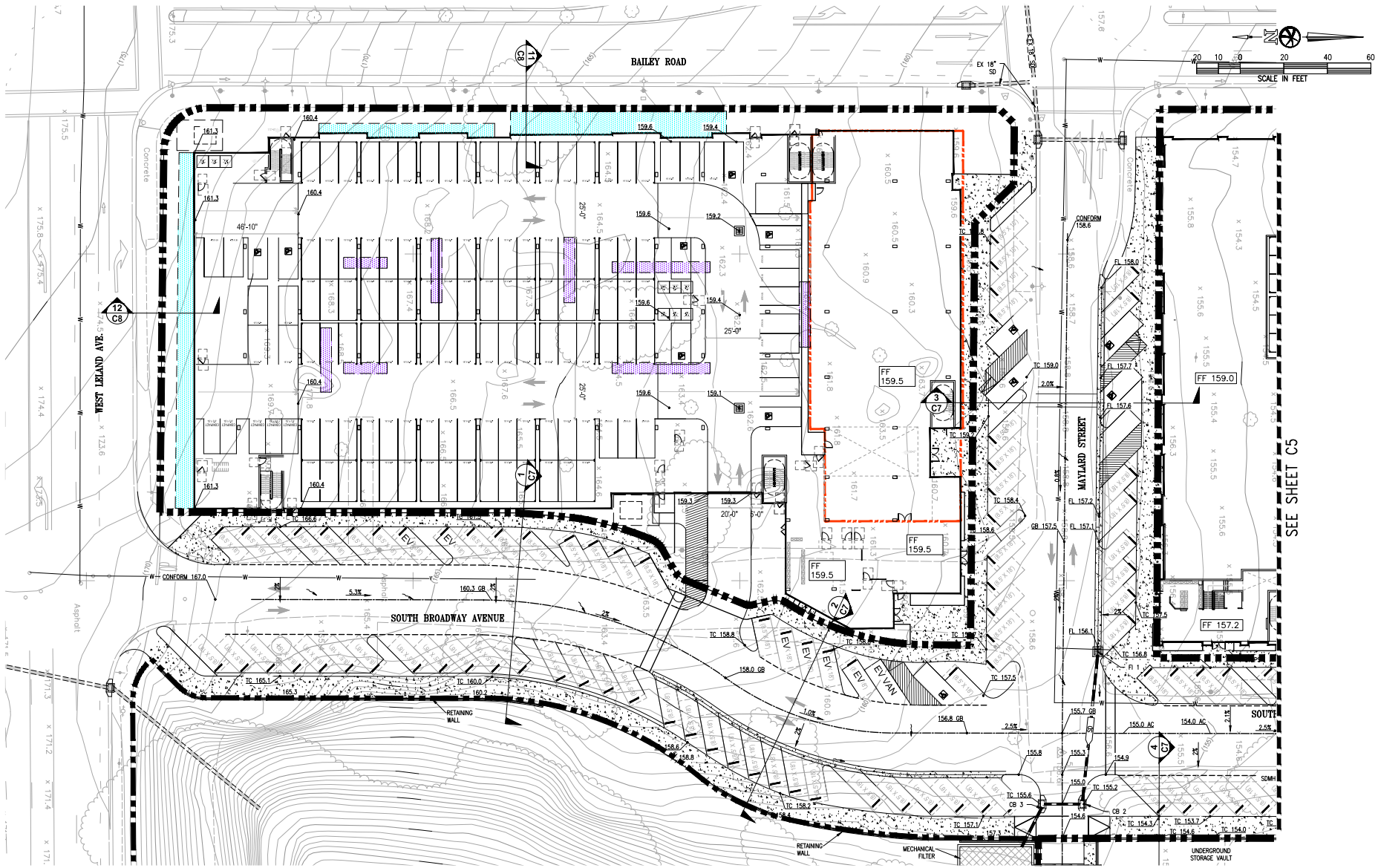
BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

PRELIMINARY

C3



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NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

GRADING & DRAINAGE PLAN

BAY POINT

CONTRA COSTA COUNTY

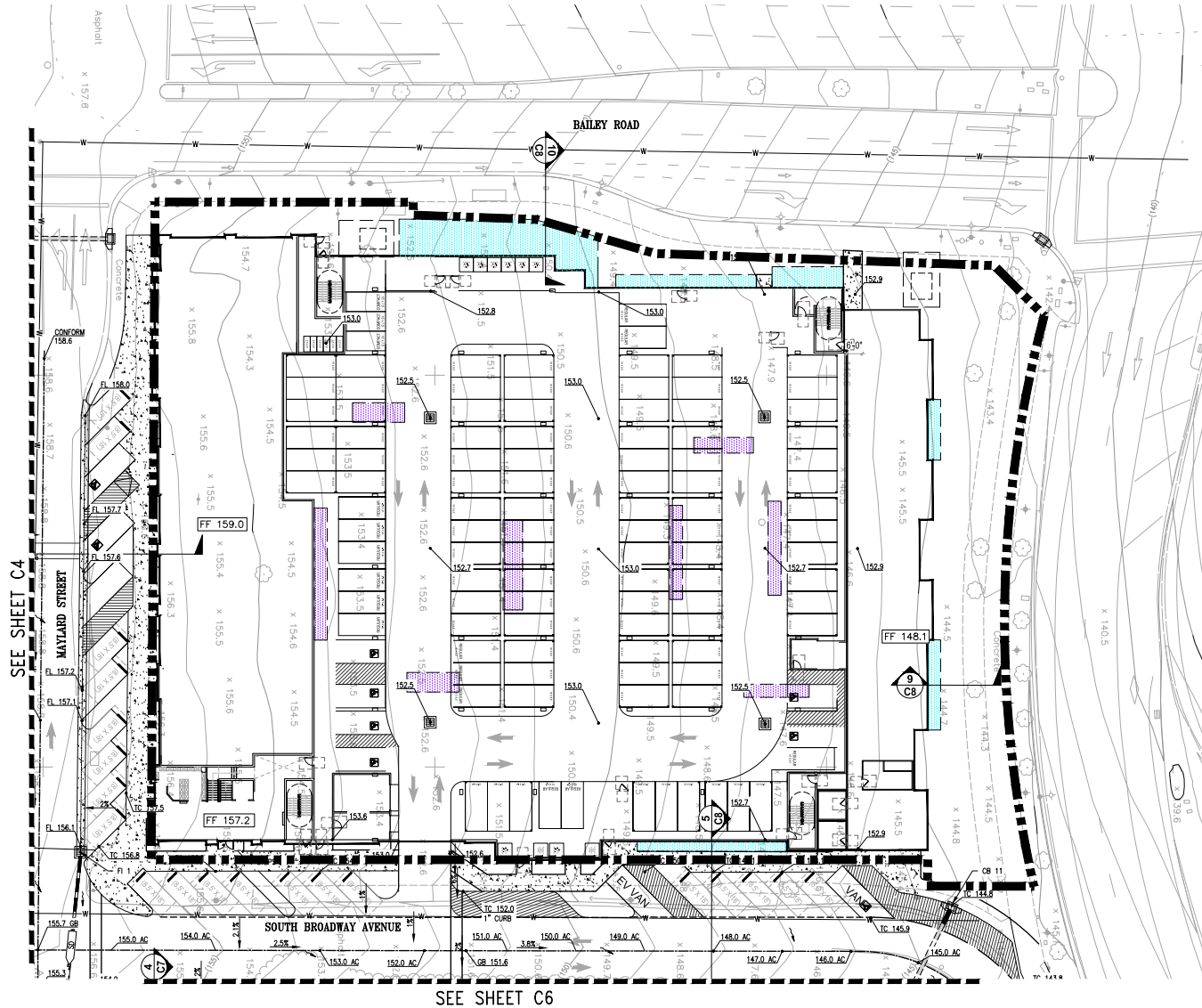
TENTATIVE MAP

CALIFORNIA

PRELIMINARY

C4

SEE SHEET C5



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NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

TENTATIVE MAP

GRADING & DRAINAGE PLAN

BAY POINT

CONTRA COSTA COUNTY

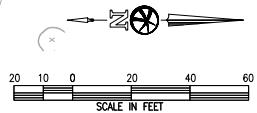
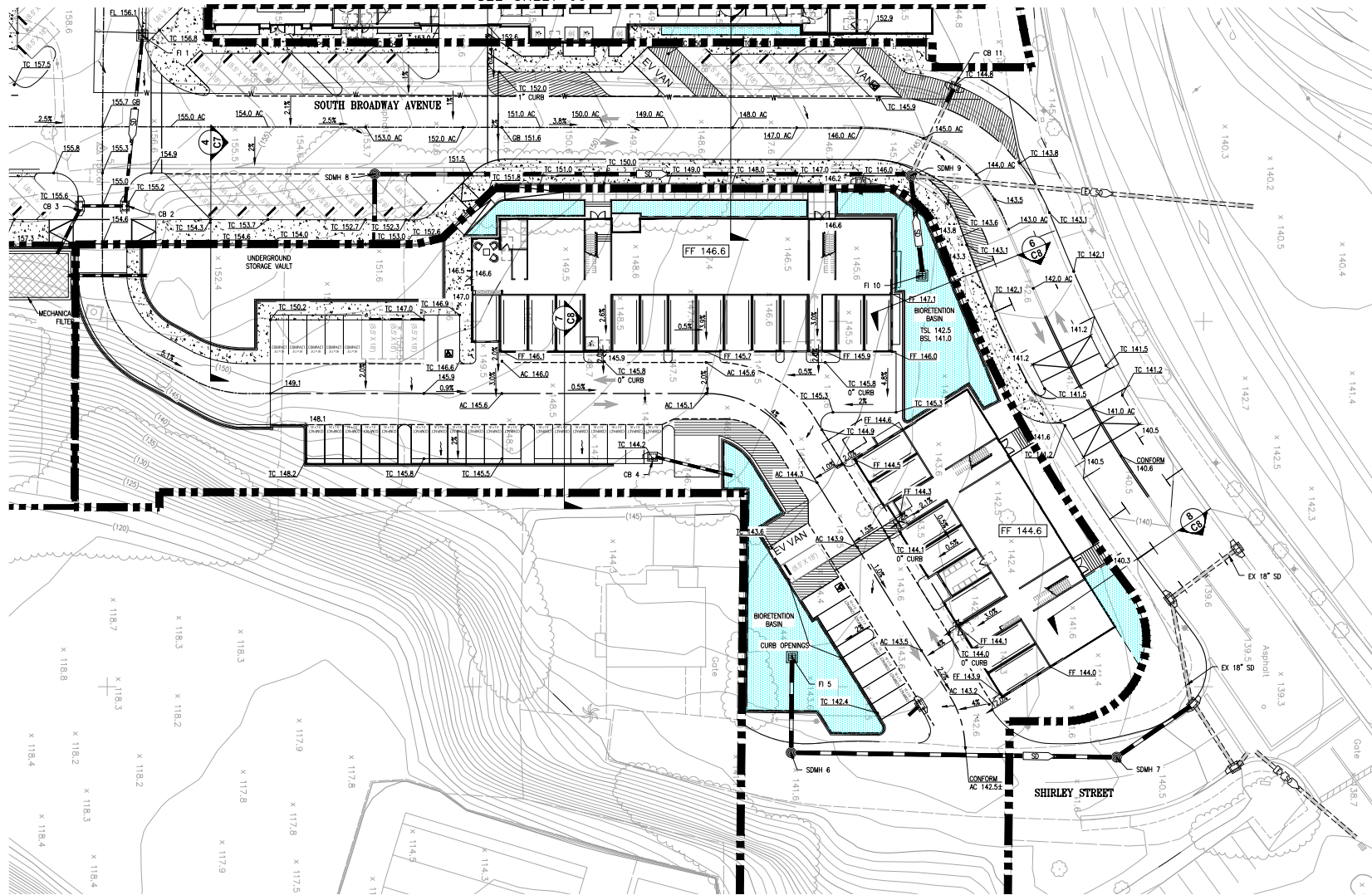
CALIFORNIA

PRELIMINARY

C5



SEE SHEET C5



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NO.	REVISIONS	BY	APP	DATE

ORBONISIA VILLAGE MIXED USE

TENTATIVE MAP

GRADING & DRAINAGE PLAN

PRELIMINARY

C6

BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

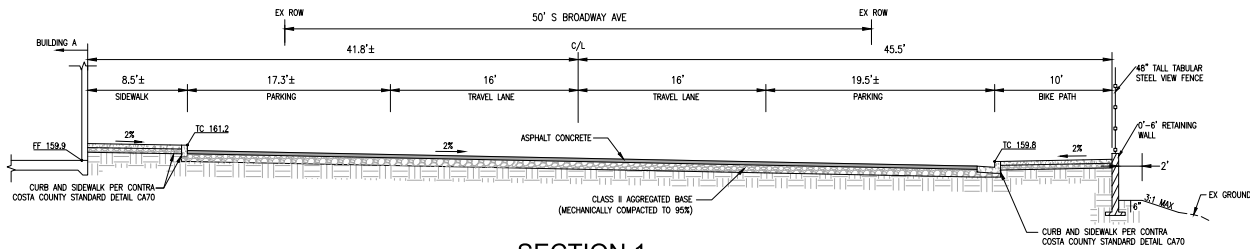
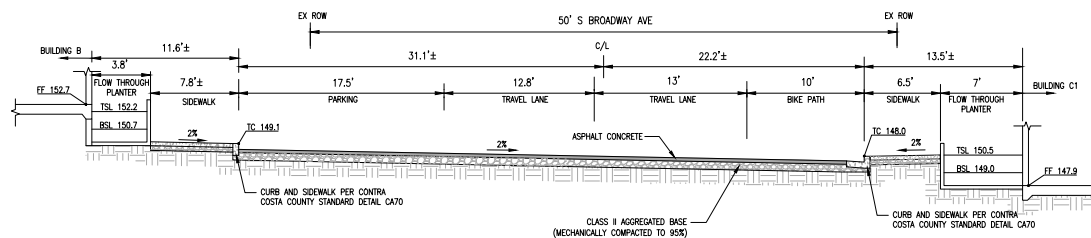


Diagram illustrating the proposed underground storage vault layout. The vault is 21' - 41' long and 4.5' wide. It is located adjacent to S Broadway Ave, with a 10' bike path and a 1' flat area. The vault is set back 155.7' from the street. A 4.5' sidewalk is shown on the right side of the vault.

[illegible][illegible]

C7



10' BIKE PATH

20'± BIORETENTION BASIN

142.6

142.5

141.0

FF 147.0

BUILDING C1

RB AND SIDEWALK PER CONTRA COUNTY STANDARD DETAIL C470

A cross-section diagram of a proposed parking lot. The diagram shows a building on the left with a finished floor (FF) at 147.7. A garage ramp with a 2% slope leads from the building to the parking area. The ramp is 4.5' wide. The parking area consists of two travel lanes, each 13' wide, and a parking area 16' wide. The total width of the parking area is 43'. The ground level (EX GROUND) is shown on the right at an elevation of 147.2. The parking area is paved with asphalt concrete over a Class II aggregated base (mechanically compacted to 95%). The ground level is sloped at a maximum of 3% towards the building.

Plan view of the building footprint. The building is 5' wide. The distance from the building edge to the centerline of the flow through punter is 12.3' ±. The distance from the centerline of the flow through punter to the edge of the sidewalk is 9.5' ±. The building is labeled BUILDING B. The flow through punter is labeled FLOW THROUGH PUNTER. The elevations are: FF 148.1, TSL 147.3, BSL 145.8, EG 144.7 ±, EX GROUND, and EX SW 144.3 ±.

Plan view of the proposed stormwater management facility. The diagram shows a cross-section of the site with the following dimensions and features:

- EXISTING SIDEWALK:** 10'± wide.
- FLOW THROUGH PLANTER:** 12.8'± wide.
- EXISTING GROUND:** Indicated by a dashed line.
- EXISTING TIE:** EX TC 150.5±.
- PROPOSED TIE:** TSL 153.3.
- PROPOSED BASE:** BSL 151.8.
- FINISHED FLOOR:** FF 153.0.
- BAILEY ROAD:** Located to the left of the planter.
- BUILDING B:** Located to the right of the planter.

W LELAND ROAD

4.5'±

7'±

7'±

7.8'

EX SIDEWALK

FLOW THROUGH PLANTER

BUILDING A

EX TO 174.5±

2x

TSL 178.0

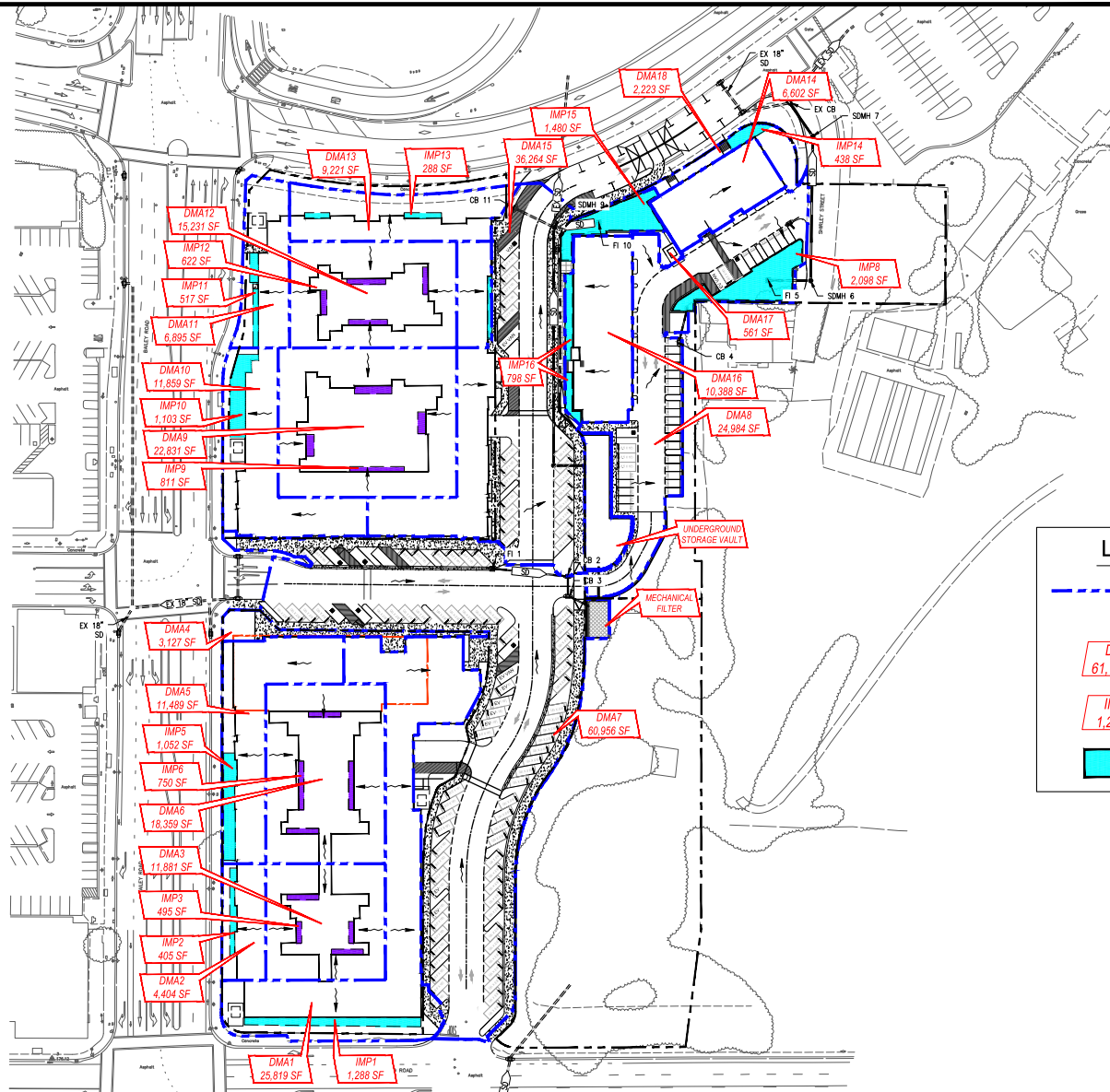
BSL 176.5

FF 161.3

NO	REVISIONS	BY	APP	DATE

C8

CALIFORNIA



NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

STORMWATER CONTROL
PLAN EXHIBIT

BAY POINT

CONTRA COSTA COUNTY

TENTATIVE MAP

CALIFORNIA

PRELIMINARY

C9



Project Name: Ambrose Village
Project Type: Treatment and Flow Control
APN: 064-010-010
Design Area: 125,910
Mean Annual Precipitation: 15.5

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA1	1,031
DMA2	1,031
DMA3	1,031
DMA4	1,031
DMA5	1,031
DMA6	1,031
DMA7	1,031
DMA8	1,031
DMA9	1,031
DMA10	1,031

IV. Areas Draining to IMPs

IMP Name: IMP1			IMP Type: Flow-Through Planter		Soil Group: IMP1			
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA11-A	30,000	Concrete	0.8	24,000	1.0	1.0	24,000	24,000
Total					30,000		24,000	24,000
Area					30,000			
Surface Volume					3,240	1.201	1,260	1,260
Subsurface Volume					3,240	1.201	1,211	1,211
Maximum Underdrain Flow (cfs)					0.00			
Orifice Diameter (in)								0.64
IMP Name: IMP2								

IMP Name: IMP2		IMP Type: Flow-Through Planter		Soil Group: IMP2	
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing

DMA13-A	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA13-A	30,000	Concrete	0.8	24,000	1.0	1.0	24,000	24,000
Total	30,000			24,000			24,000	24,000
Area	30,000							
Surface Volume	3,240							
Subsurface Volume	3,240							
Maximum Underdrain Flow (cfs)	0.00							
Orifice Diameter (in)	0.00							

IMP Name: IMP3					Impervious Area (sq ft)			
IMP Type: Flow-Through Planter								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA13-B	8,004	Concrete	0.8	6,403	1.0	1.0	6,403	6,403
Total								
Area					1,000	1,200	480	720
Surface Volume					1,000	1,200	480	720
Subsurface Volume					1,000	1,200	480	720
							Maximum Underdrain Flow (cfs)	0.00
							Orifice Diameter (in)	0.00

IMP Name: IMP5									
IMP Type: Flow-Through Planter									
Soil Group: IMP5									
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume	
DMA15-A	3,100	Concrete	0.8	2,480	1.0	1.0	2,480	2,480	
DMA15-C	3,520	Concrete (Asphalt)	1.00	3,520	1.0	1.0	3,520	3,520	
Total					Area	0.990	1.200	911	1.00
					Surface Volume	0.542	1.200	185	

IMP Name: IMP6

IMP Type: Flow-Through Planter								
Soil Group: IMP6								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA16-A	11,200	Concrete/Asphalt	1.00	11,200				
			Total	11,200				
			Area					
			Surface Volume			1.207	881	
			Subsurface Volume			1.207	879	
						1.207	749	
							Maximum	

IMP Name: IMP9

Soil Group: IMP9								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA17-A	13,251	Concrete Road	1.00	13,251				
				Total				

IMP Name: IMP10

IMP Type: Flow-Through Planter	Soil Group: IMP10							
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA18-A	30,000	Concrete	0.8	24,000	1.0	1.0	24,000	24,000
Total	30,000			24,000			24,000	24,000
Area	30,000							
Surface Volume	3,240							
Subsurface Volume	3,240							
Maximum Underdrain Flow (cfs)	0.00							
Orifice Diameter (in)	0.00							

Soil Group: IMP10								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA19-A	3,000	Concrete	0.8	2,400	1.0	1.0	2,400	2,400
DMA19-B	3,000	Grass	0.1	300	1.0	1.0	300	300
Total				2,700				
Area				3,000	1.20		2,400	2,400
Surface Volume				0.54	1.20		300	300
Subsurface Volume				0.03	1.20		194	194
							Maximum Underdrain	

IMP Name: IMP11			IMP Type: Flow-Through Planter			Soil Group: IMP11		
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA20-A	3,114	Concrete	1.00	3,114				
DMA23-C	4,410	Concrete w/ Sealant	1.00	4,410				
Total				7,524				
				Area	0.00	1.00	475	60
				Surface Volume	0.00	1.00	60	43
				Subsurface Volume	0.00	1.00	0	
							Maximum	

IMP Name: IMP12								
IMP Type: Flow-Through Planter								
Soil Group: IMP12								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment	Minimum Area or Volume	Proposed Area or Volume
DMA12-B	9,700	Concrete	0.80	7,760	1.00	1.00	7,760	7,760

Total	Area	Factor	Volume	Volume
Surface Volume	3,240	1.0	3,240	3,240
Subsurface Volume	3,240	1.0	3,240	3,240
Maximum Underdrain Flow (cfs)	0.00			
Orifice Diameter (in)	0.00			

IMP Name: IMP13								
IMP Type: Flow-Through Planter								
Soil Group: (MP13)								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA12-A	2,000	Grass	0.05	100	1.0	1.0	100	100
Total				100				
Area	2,000							
Surface Volume	2,000							
Subsurface Volume	2,000							
Maximum Underdrain Flow (cfs)								0.0
Orifice Diameter (in)								0.0

IMP Name: IMP8								
IMP Type: Bio-retention Facility								
Soil Group: IMP8								
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA23-A	24,000	Concrete or Asphalt	0.8	24,000	1.0	1.0	24,000	24,000
Total					24,000			
Area					24,000			
Surface Volume					2,240			
Subsurface Volume					2,240			
							Maximum Underdrain Flow (cfs)	0.0
							Orifice	0.0

IMP Name: IMP14 IMP Type: Flow-Through Planter Soil Group: IMP14					Diameter (in)			
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 14-01	9,183	Concrete Road	1.00	9,183				
Total				9,183				

	Area	1.950	7.201	276	48
	Surface Volume	1.250	1.2	276	48
	Subsurface Volume	2.080	7.201	430	48
				Maximum Underdrain Flow (cfs)	0.0
				Orifice Diameter (in)	0.0

IMP Name: IMP15
IMP Type: Bio-retention Facility
Soil Group: IMP15

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA25-A	34,334	Concrete w/ Asphalt	0.8	27,467	1.0	1.0	27,467	27,467
Total				27,467			27,467	27,467

Area		2,082	2,207	2,080	2,148
Surface Volume		2,282	2,421	2,280	2,358
Subsurface Volume		2,082	2,207	2,080	2,148
					0.5
					1.9
IMP Name: IMP16					
IMP Type: Flow-Through Planter					
Soil Group: IMP16					
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
DMA 10-A	8,300	Concrete	0.8	6,640	IMP Sizing
					Ratio
					Minimum
					Proposed

Report generated on 10/20/2023 10:00:00 AM by the Contra Costa County Water Program: IMP Sizing Tool Software (version 1.2.1.0)



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ORBISONIA VILLAGE MIXED USE

STORMWATER CONTROL PLAN CALCULATIONS

BAY POINT

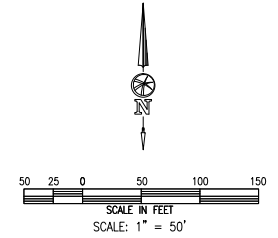
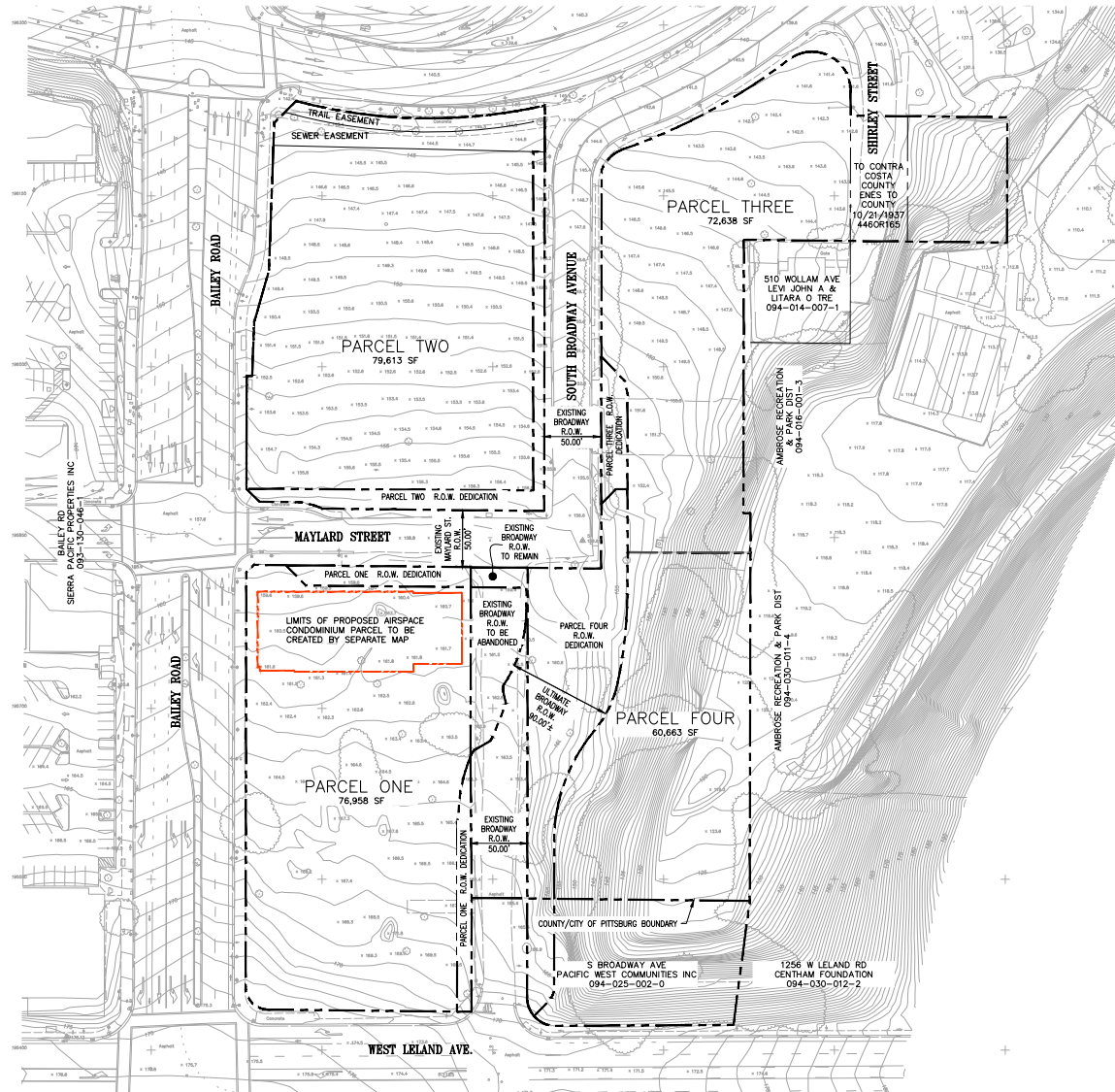
CONTRA COSTA COUNTY

TENTATIVE MAP

CALIFORNIA

PRELIMINARY

C10



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ORBISONIA VILLAGE MIXED USE

TENTATIVE MAP

PRELIMINARY PARCEL PLAN

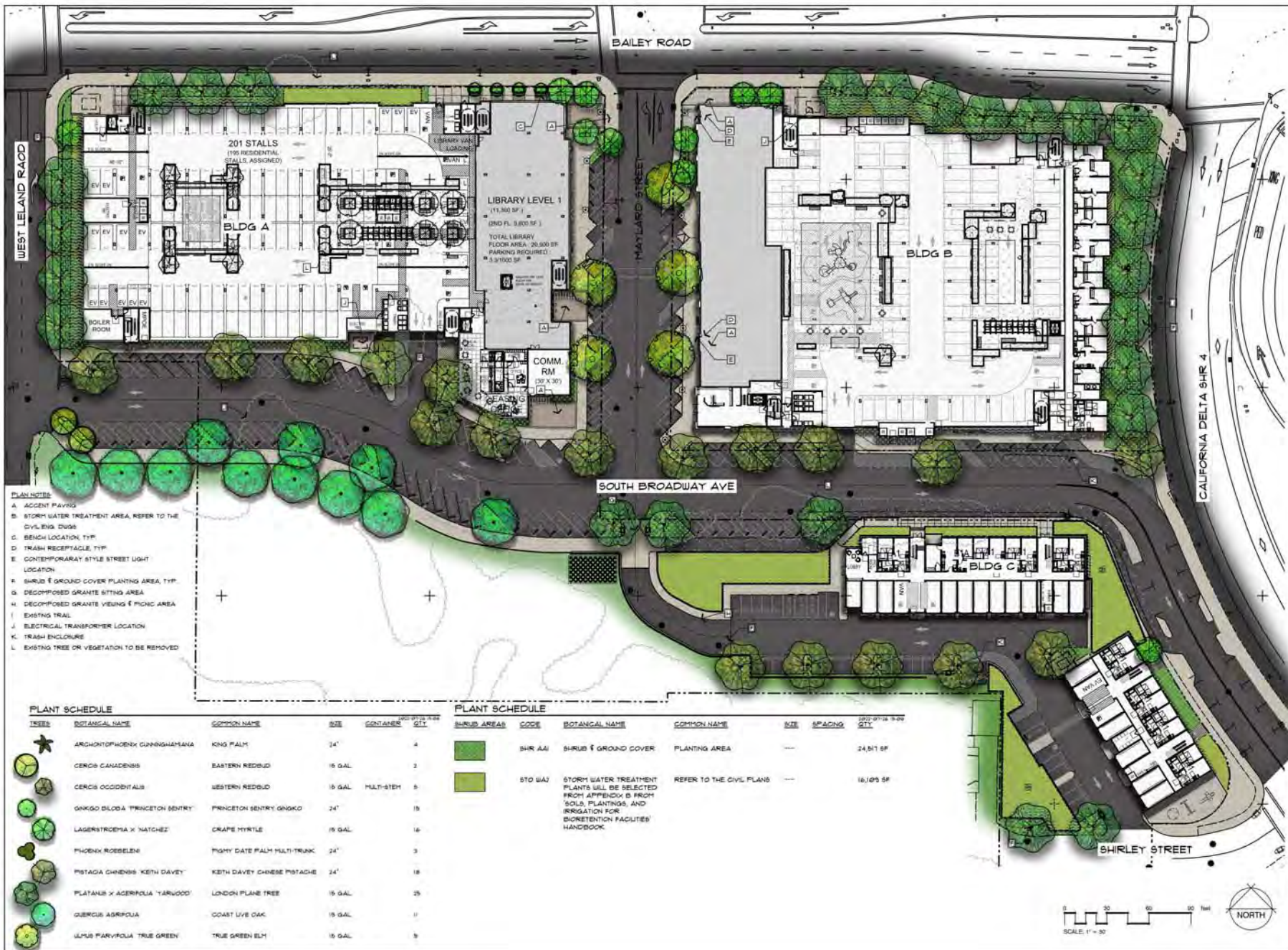
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CONTRA COSTA COUNTY

CALIFORNIA

PRELIMINARY

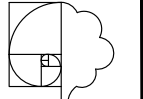
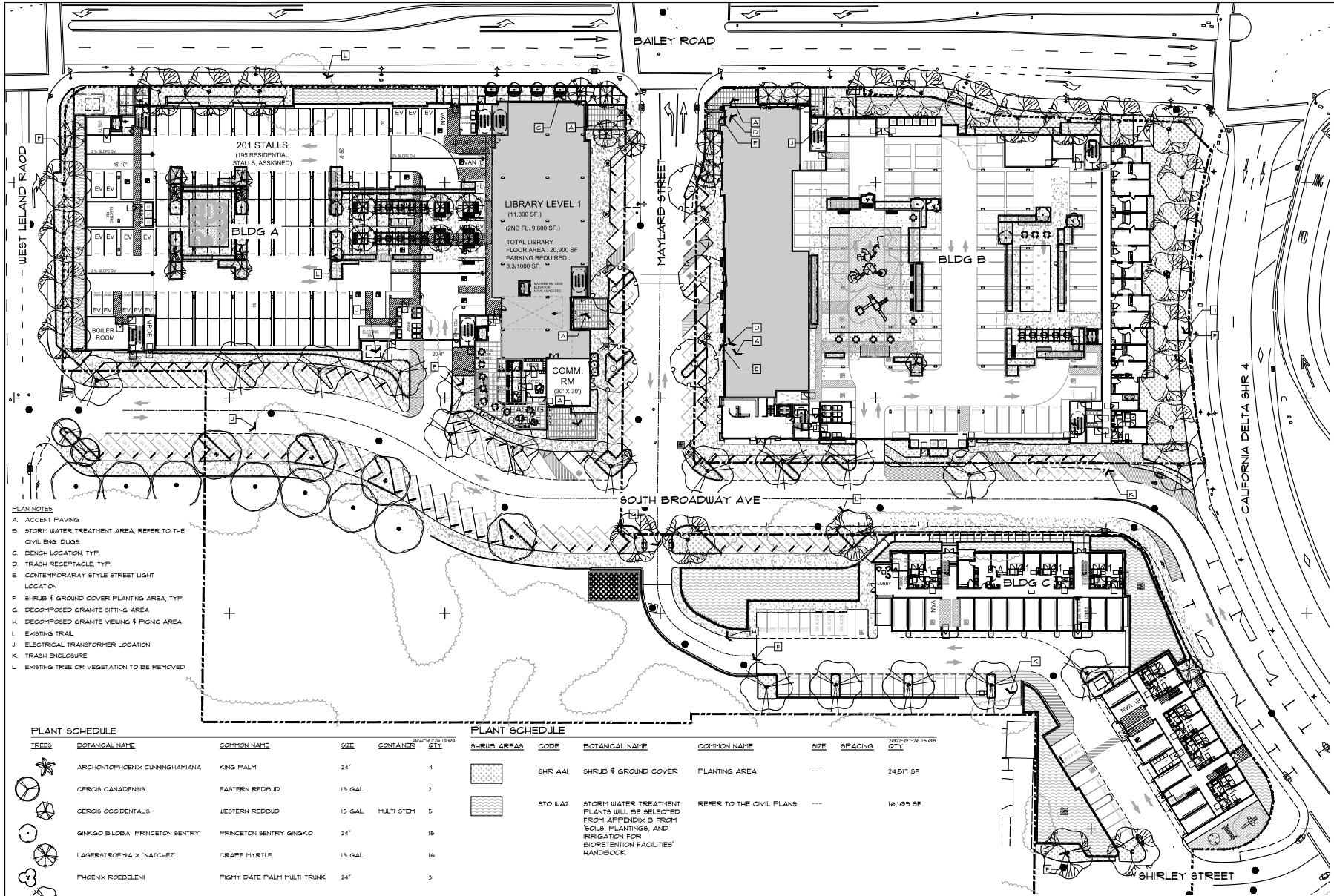
C11



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ORBISONIA VILLAGE MIXED USE
THE PACIFIC COMPANIES
BAILEY RD AT WEST LELAND RD
BAY POINT, CALIFORNIA

Sheet Title
LANDSCAPE PLAN
Scale
Project No. 21-010
Drawn By: TYP
Scale: 1"=30'
Date: 12 AUG 2022
File Name: 21-010.dwg



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Date
Revision

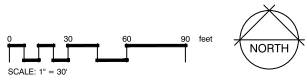
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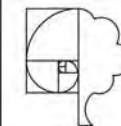
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File Name: 21-010 of sheets



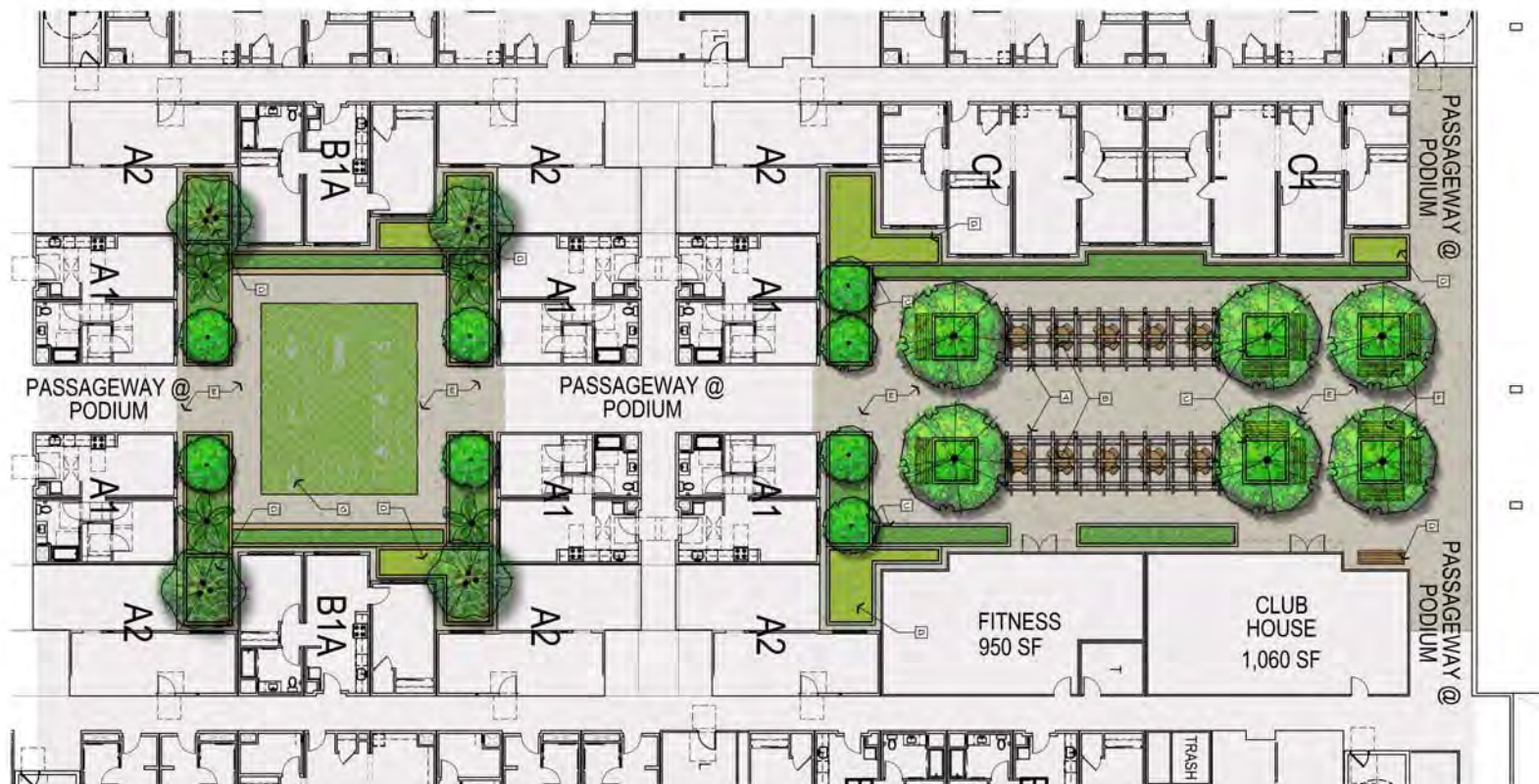


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ORBISONIA VILLAGE MIXED USE
THE PACIFIC COMPANIES
BAILEY RD AT WEST LELAND RD
BAY POINT, CALIFORNIA

BUILDING 'A' PODIUM LEVEL PLAN NOTES:

- A. STEEL TRELLIS
- B. PICNIC TABLE LOCATION, TYP.
- C. RAISED CMU PLANTER
- D. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER;
REFER TO THE CIVIL ENG. DUGS FOR DMA AREAS
- E. TOP SLAB CONCRETE OVER PODIUM
- F. BECH LOCATION, TYP.
- G. OUTDOOR FITNESS ACTIVITY AREA FOR AGES 12+ AND OLDER



LANDSCAPE PLAN - BUILDING 'A' PODIUM LEVEL

0 10 20 40 feet
SCALE: 1" = 10'



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LANDSCAPE PLAN



Project No.
Date
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Project No. 21-010

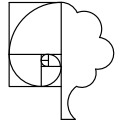
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Sheet No.
L2



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ORBISONIA VILLAGE MIXED USE
THE PACIFIC COMPANIES
BAILEY RD AT WEST LELAND RD
BAY POINT, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN

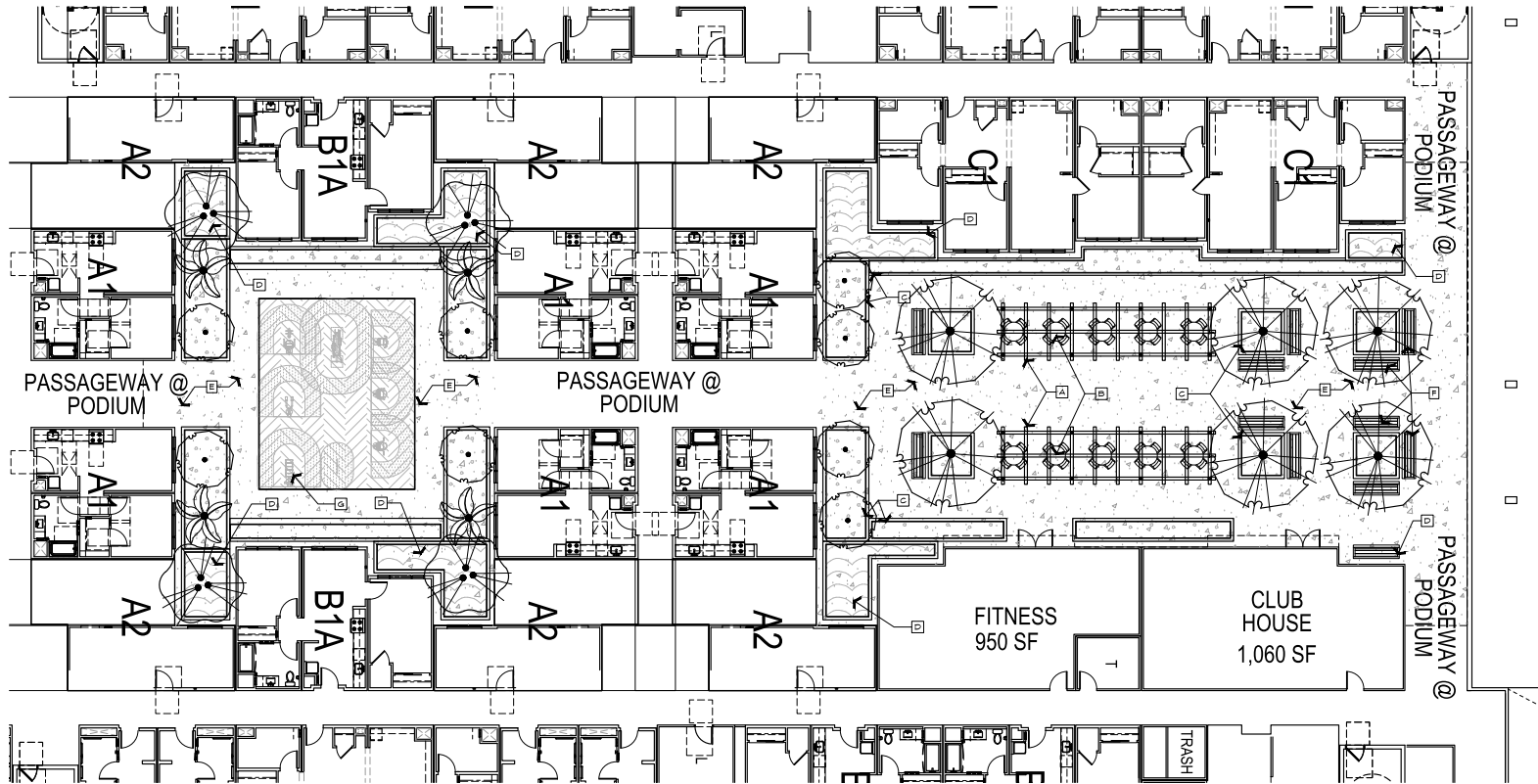


No.	Date	Revision
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Project No.: 7147	Sheet No.: L2
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Date: 12 AUG 2022	
File Name: 21-010	of 1 sheets

BUILDING 'A' PODIUM LEVEL PLAN NOTES:

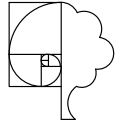
- A. STEEL TRELLIS
- B. PICNIC TABLE LOCATION, TYP.
- C. RAISED CMU PLANTER
- D. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER, REFER TO THE CIVIL ENG. DUGS. FOR DMA AREAS
- E. TOP SLAB CONCRETE OVER PODIUM
- F. BECH LOCATION, TYP.
- G. OUTDOOR FITNESS ACTIVITY AREA FOR AGES 12+ AND OLDER



LANDSCAPE PLAN - BUILDING 'A' PODIUM LEVEL

0 10 20 40 feet
SCALE: 1" = 10'





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ORBISONIA VILLAGE MIXED USE
THE PACIFIC COMPANIES
BAILEY RD AT WEST LELAND RD
BAY POINT, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN



No. 12
Date 12/12/2022
Revision

Project No.: 714P Sheet No.: L3

Drawn By: THP

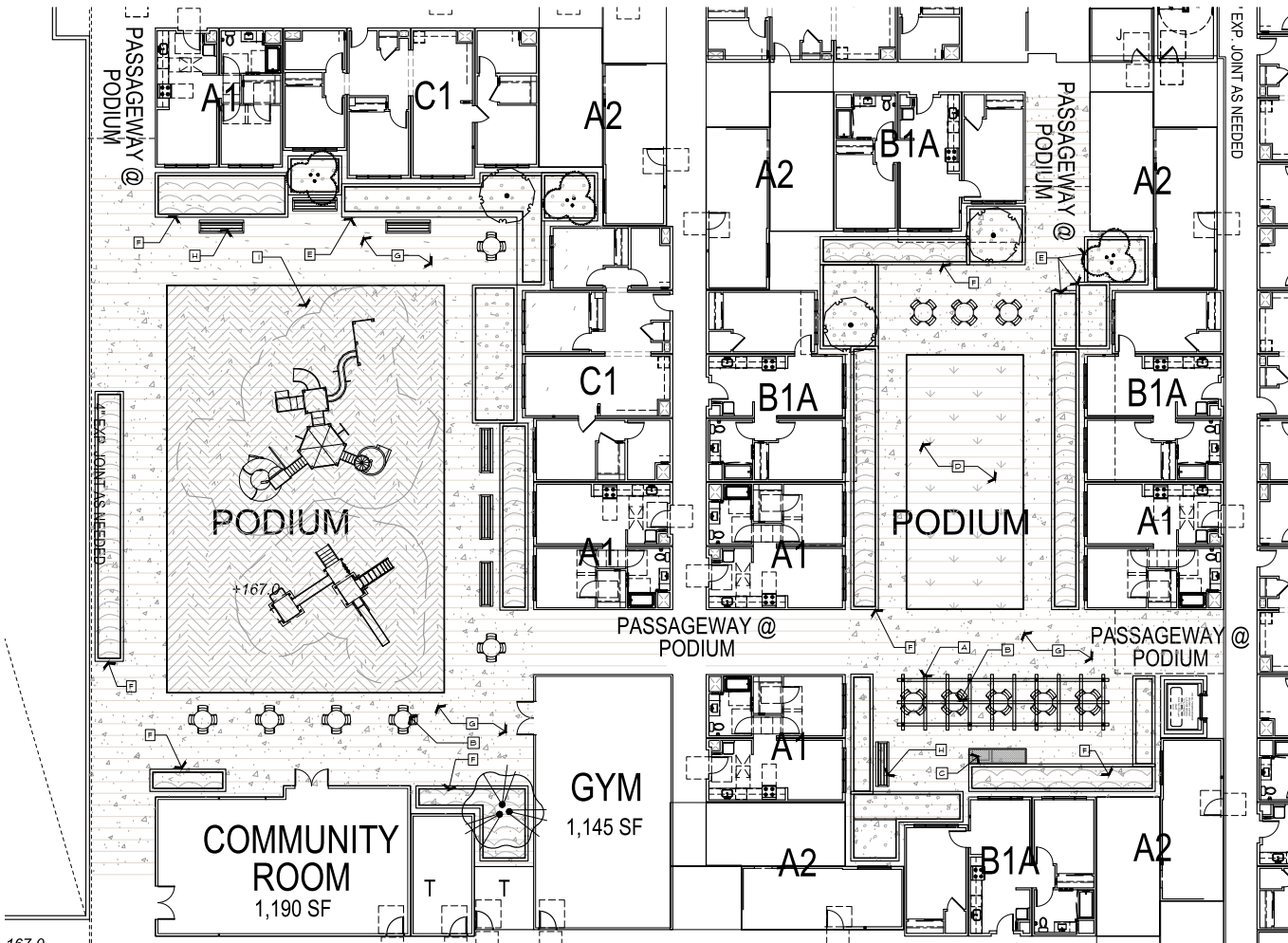
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Date: 12/12/2022

File Name: 21-010 of sheets

BUILDING 'A' PODIUM LEVEL PLAN NOTES:

- A. STEEL TRELLIS
- B. PICNIC TABLE LOCATION, TYP.
- C. GAS BARBEQUE AND COUNTER
- D. ARTIFICIAL TURF ACTIVITY AREA
- E. RAISED CMU PLANTER
- F. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER, REFER TO THE CIVIL ENG. DWGS. FOR DMA AREAS
- G. TOP SLAB CONCRETE OVER PODIUM
- H. BECH LOCATION, TYP.
- I. PLAYGROUND AREA FOR AGES 4-12



LANDSCAPE PLAN - BUILDING 'B' PODIUM LEVEL

SCALE: 1" = 10'



PLANT SCHEDULE

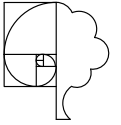
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	2022-07-25 13:00 QTY	SPACING
	SHRUB & GROUND COVER	PLANTING AREA	24,861 SF	
	STORM WATER TREATMENT	REFER TO THE CIVIL PLANS	16,256 SF	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	BACCHARIS PILULARIS 'TUN PEAKS #2'	TUN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	1 GAL	36" O.C.
	STORM WATER TREATMENT		1 GAL	24" O.C.
TURF GRASS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARTIFICIAL TURF NA PET TURF II	EP6 TURF	---	
	TURF ARTIFICIAL SYNLAWN FALL ZONE SURFACE	FALL ZONE AREA	---	

WATER USE CALCULATIONS

THOMAS H. PHELPS LANDSCAPE ARCHITECTURE P.O. BOX 170129 HAWAII 96717									
California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET _a)	Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Efficiency (EC)	ETAF (ET _a x PF x EC)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (gallons)	0.55
Regular Landscape Areas									
Zone#	1	BIO SIBALES - M	0.6	Overhead	0.75	0.80	13318	10654	299900
	2	SHRUB - L	0.3	Drip	0.81	0.37	31152	11158	324763
	3	SHRUB - M	0.5	Drip	0.81	0.42	7732	1687	47487
	4	TREE - M	0.5	Drip	0.81	0.62	1712	1057	29747
						Totals	48915	24936	701899
Special Landscape Areas									
					1	0	0	0	0
					1	0	0	0	0
					1	0	0	0	0
					1	0	0	0	0
					Totals	0	0	0	0
						ETAF1 Total	701899		
						Maximum Allowed Water Allowance (MAWA)	757273		
ETAF Calculations									
Regular Landscape Areas									
		Total ETAF x Area	24936						
		Total Area	48915						
		Average ETAF	0.51						
All Landscape Areas									
		Total ETAF x Area	24936						
		Total Area	48915						
		Average ETAF	0.51						
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	2022-07-25 13:00 QTY
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	24"		4
	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL		2
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	MULTI-STEM	1
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		15
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL		16
	PHOENIX ROEBELENI	FIGHTY DATE PALM MULTI-TRUNK	24"		3
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"		19
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL		25
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL		11
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		5
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	CEANOTHUS X 'RAY HARTMAN'	CALIFORNIA LILAC	5 GAL		
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL		
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL		
	PITTOSPORUM TENUIFOLIUM	TABUIHUI	5 GAL		
	PODOCARPUS GRACILIOR 'COLUMN'	FERN PINE	15 GAL		
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5 GAL		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL		
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL		
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL		
	MUHLENBERGIA RIGIDA	PURPLE MUHLY	5 GAL		
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL		
FLOW-THROUGH PLANTERS - NATIVES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL		
	CAREX BARBERAE	SANTA BARBARA SEDGE	1 GAL		
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL		
	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH	1 GAL		
	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL		



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ORBISONIA VILLAGE MIXED USE
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BAILEY RD AT WEST LELAND RD
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Sheet Title
LANDSCAPE INFO



No. 1
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Project No.: 714P
Drawn By: THP
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