

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

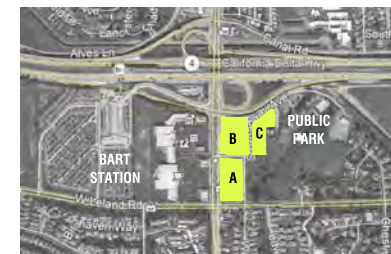
APPLICANT / OWNER
Pacific West Communities, Inc.
26302 Table Meadow Rd.
Auburn, CA 95602
(530) 906-6967
Contact: Caleb Roopie

RESIDENTIAL ARCHITECT
Architects Orange
144 N Orange Avenue
Orange, CA 92866
(714) 639-9860
Contact: Michael Heinrich

LANDSCAPE ARCHITECT
Thomas H Phelps Landscape Architecture
P.O. BOX 170129
Boise, ID 83717
(530) 892-8897
Contact: Thomas H. Phelps
thp@idlinc.net

CIVIL ENGINEER
Bellecci & Associates
2290 Diamond Blvd., STE. 100
Concord, CA 94520
(925) 685-4569
Contact: Sharat Bandugula

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

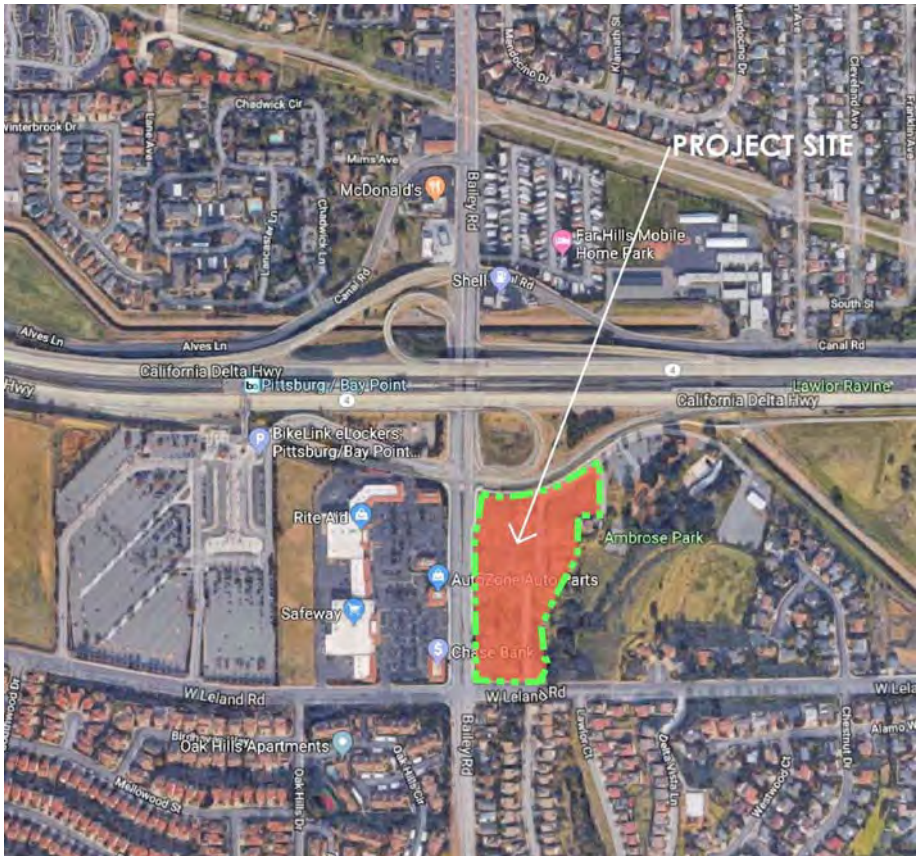
Ambrose Village Mixed Use - Total unit count						
	Studios	1 Bed Units	2 Bed Units	3 Bed Units	Total	Du/Acre
Building A	24	51	43	51	169	95.7
Building B	21	50	42	43	156	85.4
Building C1	0	22	7	0	29	29.4
Building C2	0	16	4	0	20	
Unit Totals	45	139	96	94	374	
Mix	12.0%	37.2%	25.7%	25.1%		

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	

Note: Garage areas are not included				
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

Note: Electric vehicle stalls are provided at 1/10 ratio at each parking garage and lot				
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

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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

PACIFIC WEST COMMUNITIES, INC.
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

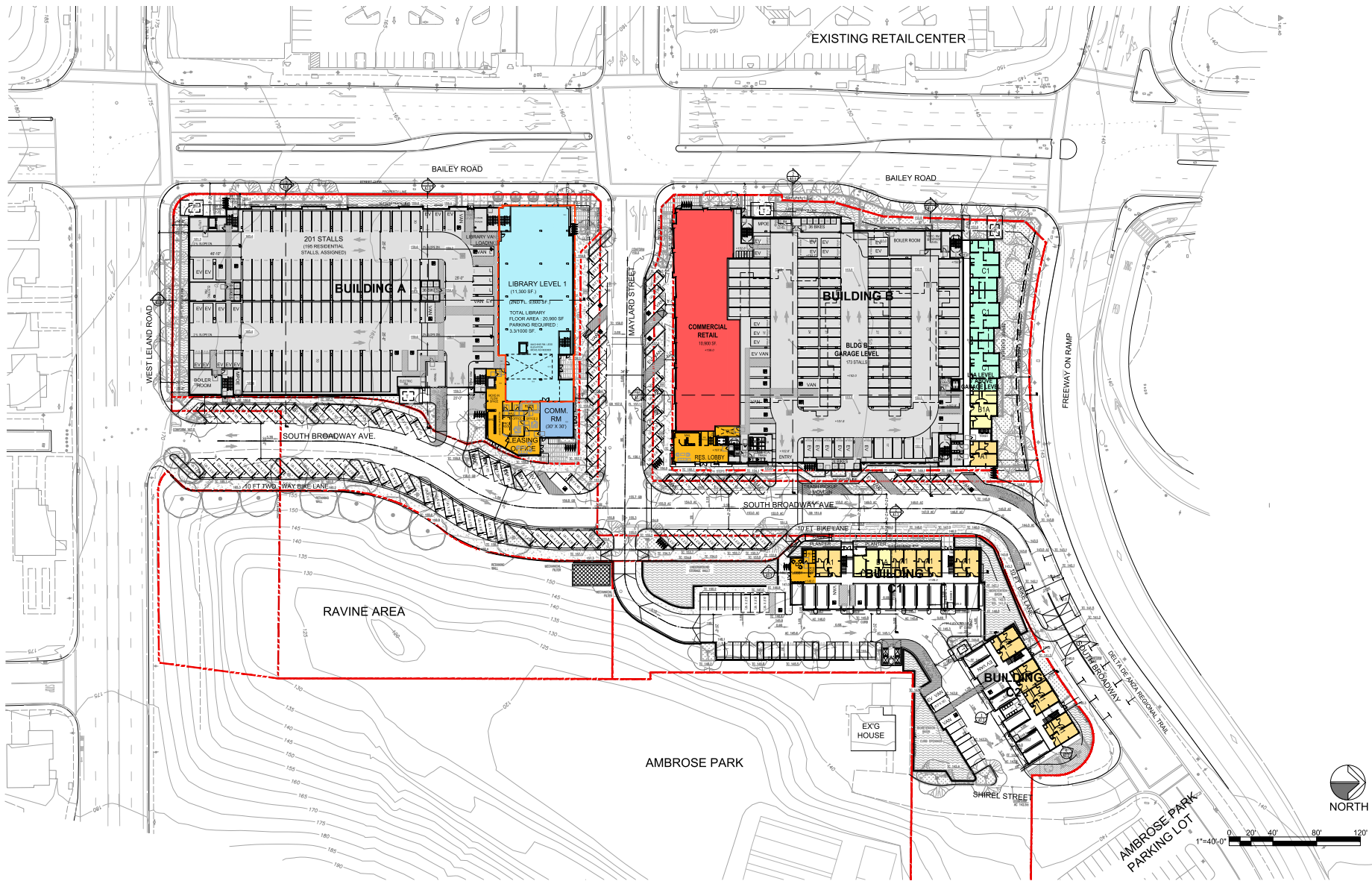
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G1.2





ORBISONIA VILLAGE MIXED USE

BAY POINT, CALIFORNIA

SITE PLAN - GROUND LEVEL

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PACIFIC WEST COMMUNITIES, INC.

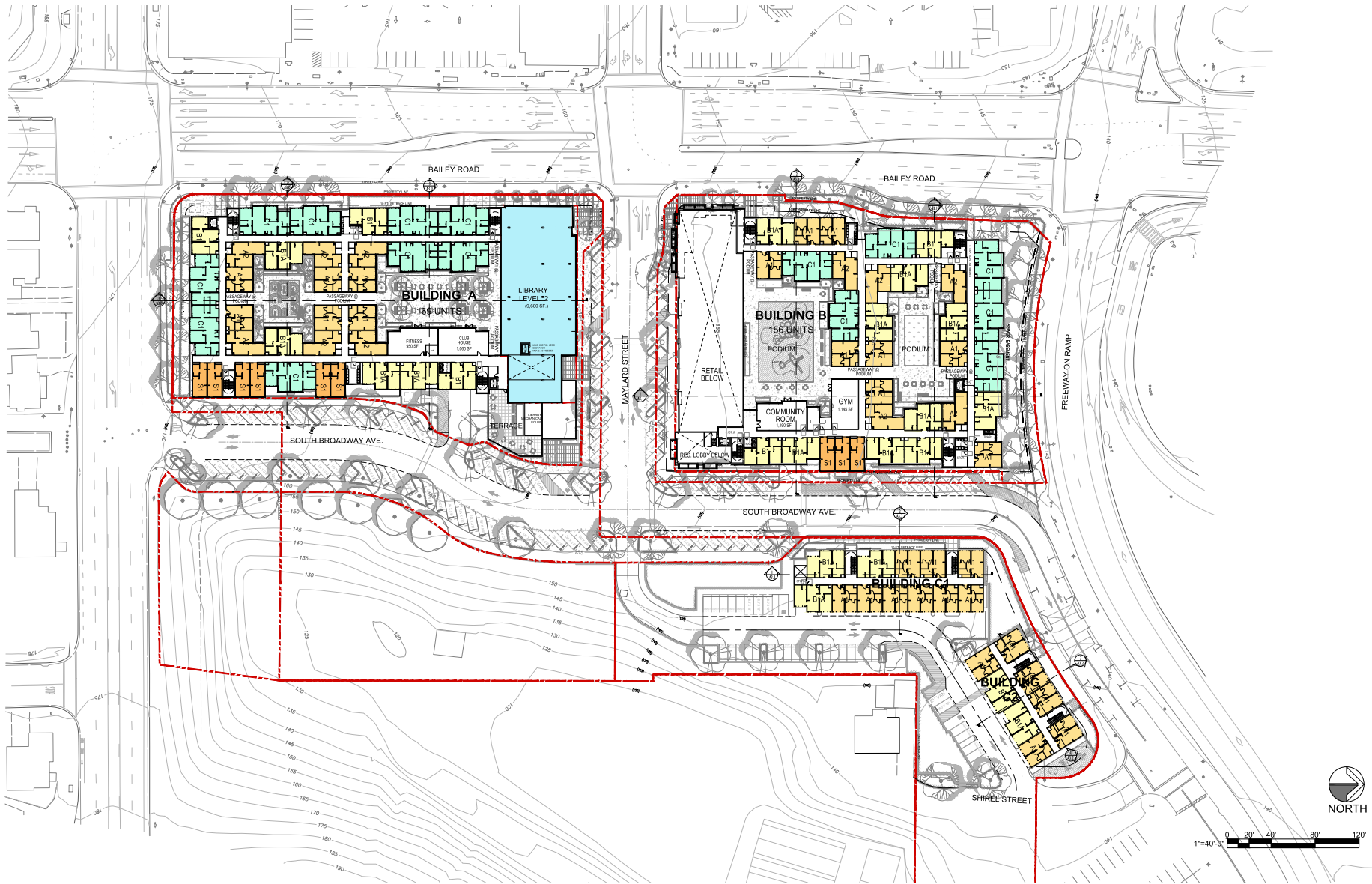
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A1.1





SITE PLAN - PODIUM LEVEL

A1.2

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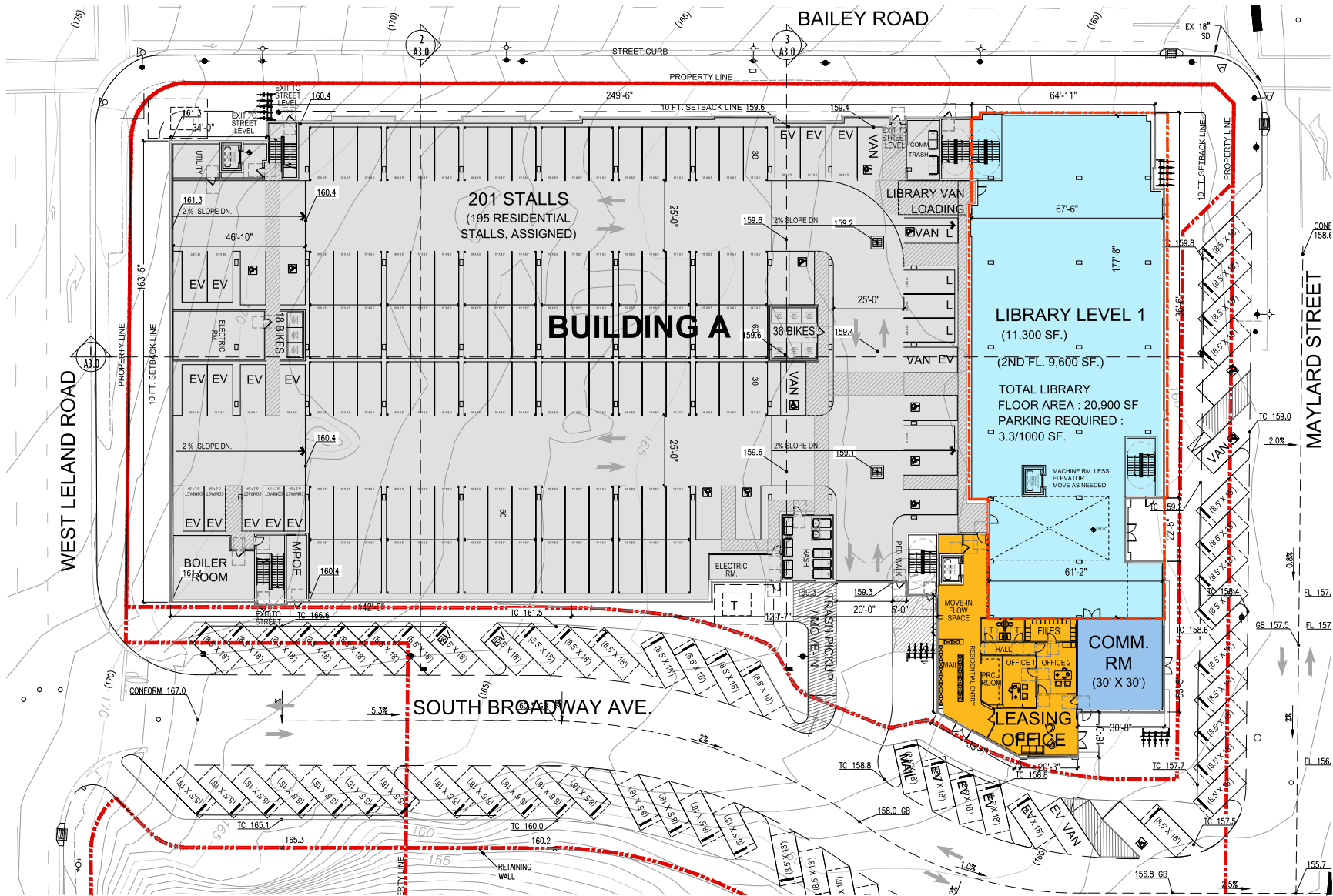
SITE PLAN - PODIUM LEVEL

PACIFIC WEST COMMUNITIES, INC.
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A2.1

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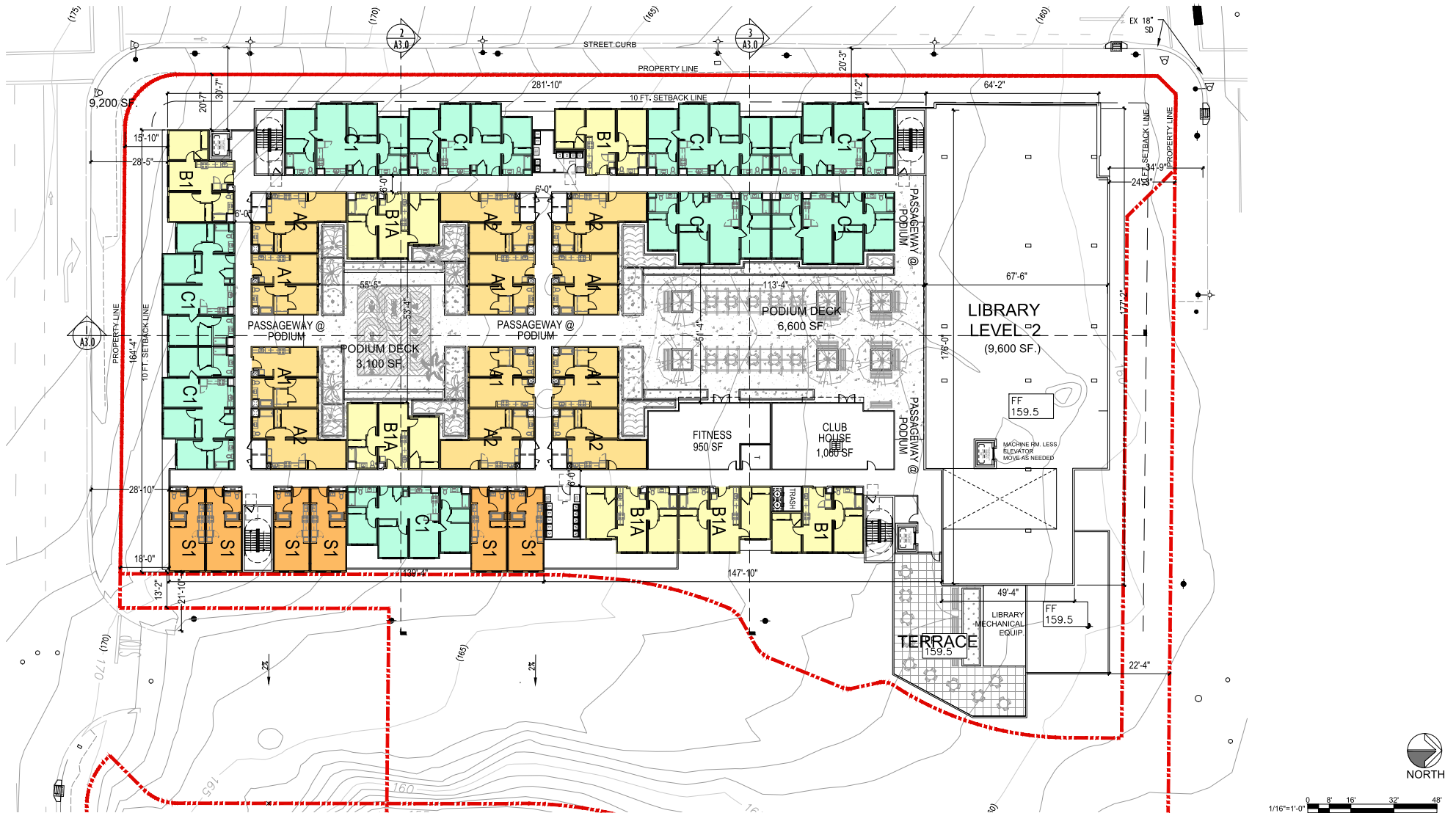
FL. PLAN - BUILDING A - L1 LEVEL

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FL. PLAN - BUILDING A - L2 LEVEL

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A2.2





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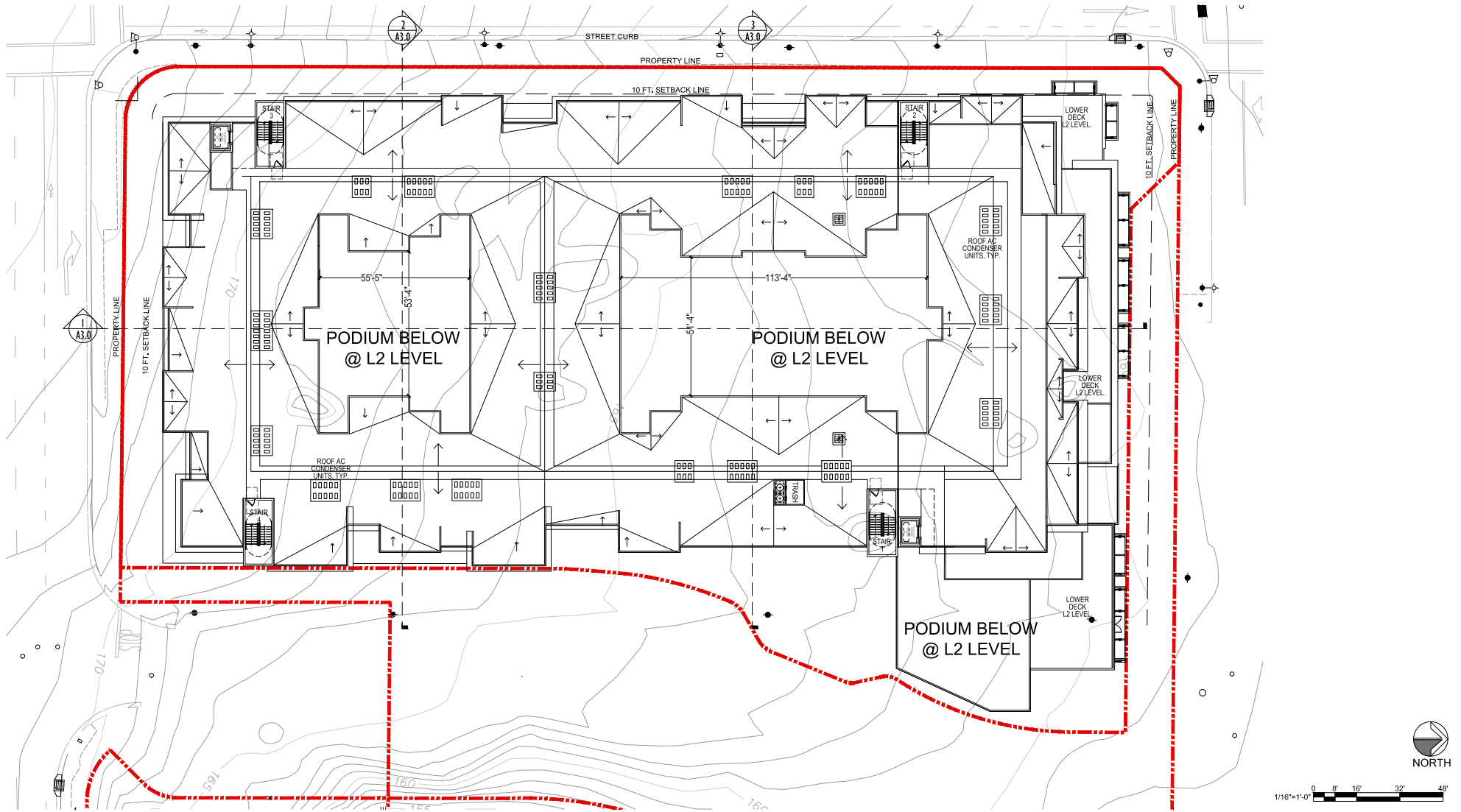
FL. PLAN - BUILDING A - L3,L4 & L5 LEVELS

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A2.3





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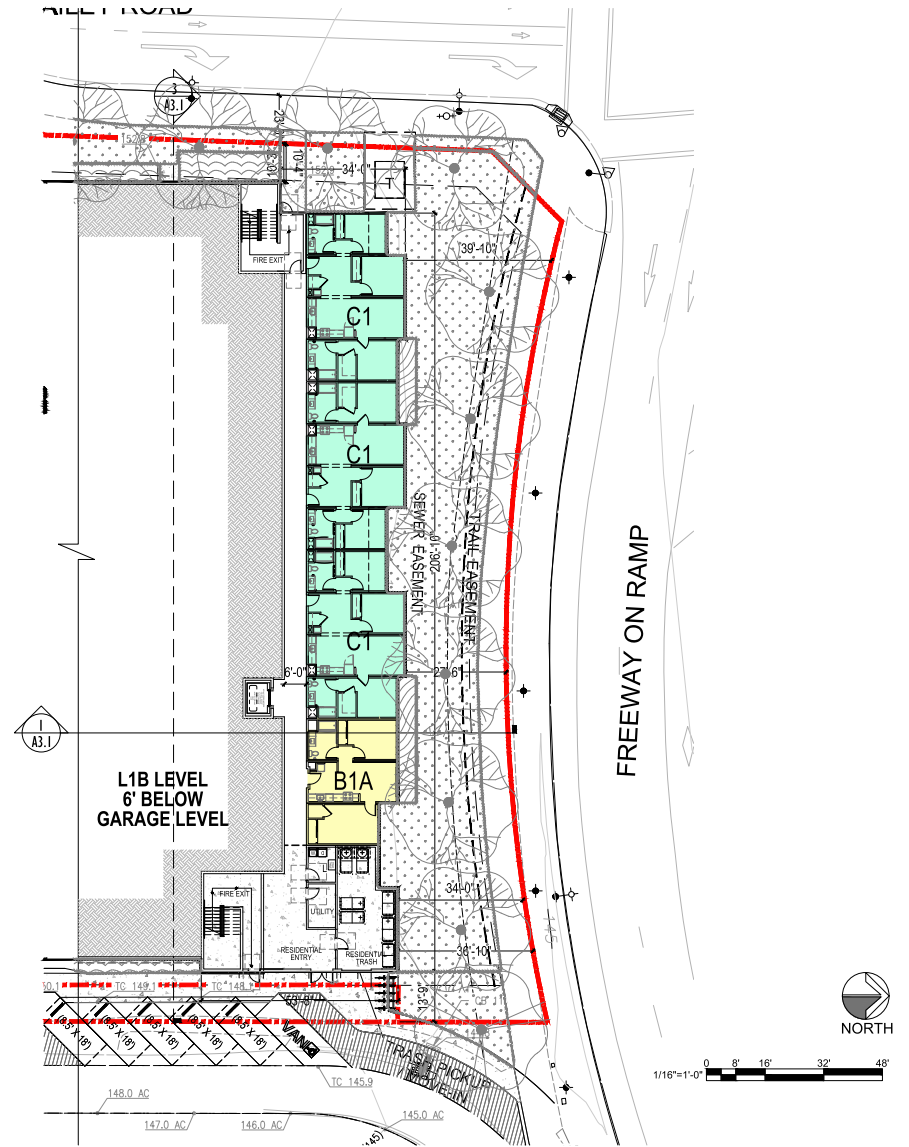
ROOF PLAN - BUILDING A

DATE : 2022-08-16
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A2.4





A2.5

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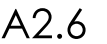
PACIFIC WEST COMMUNITIES, INC.
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FL. PLAN - BUILDING B - L1B LEVEL

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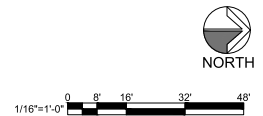
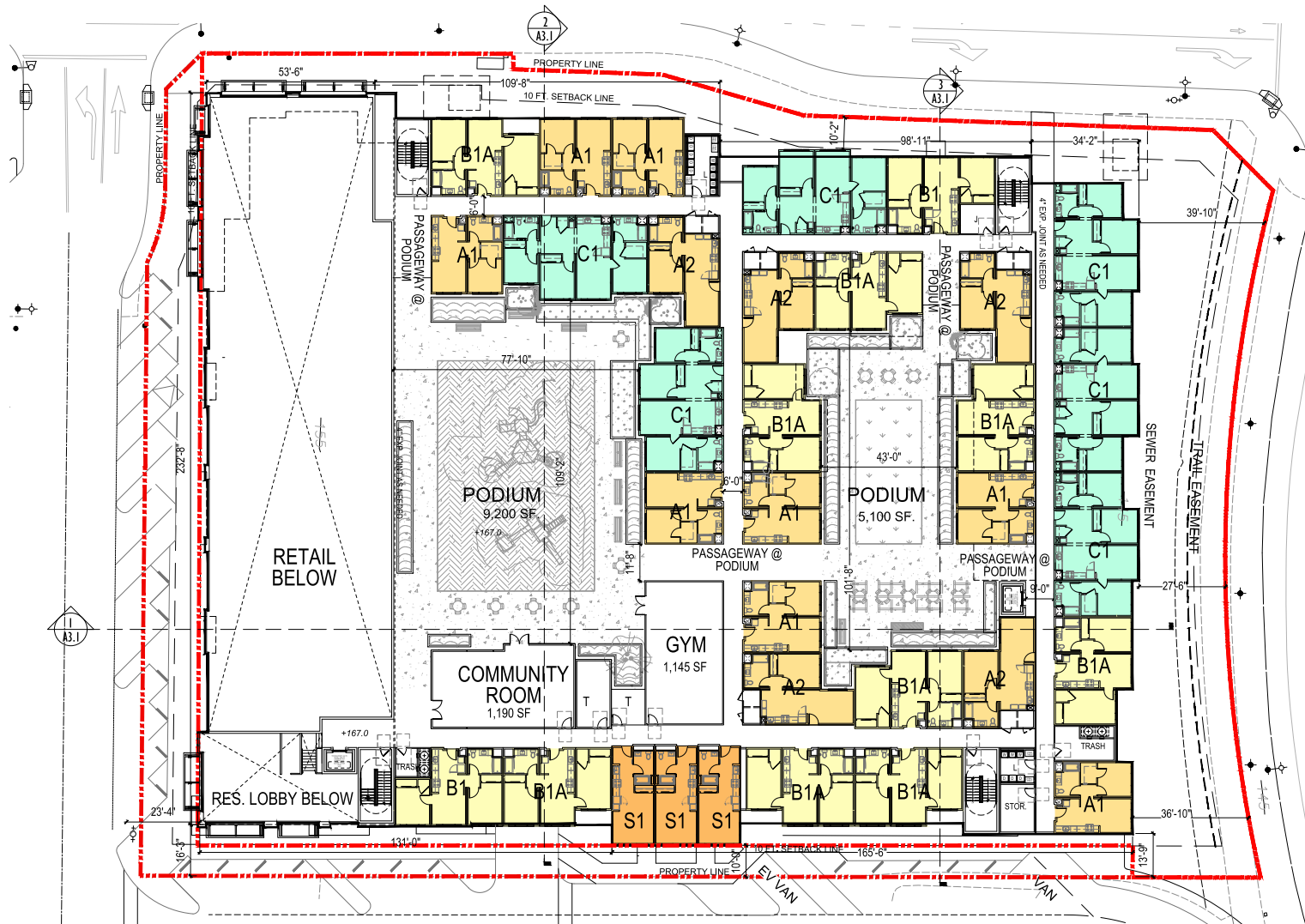




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FL. PLAN - BUILDING B - L2 LEVEL

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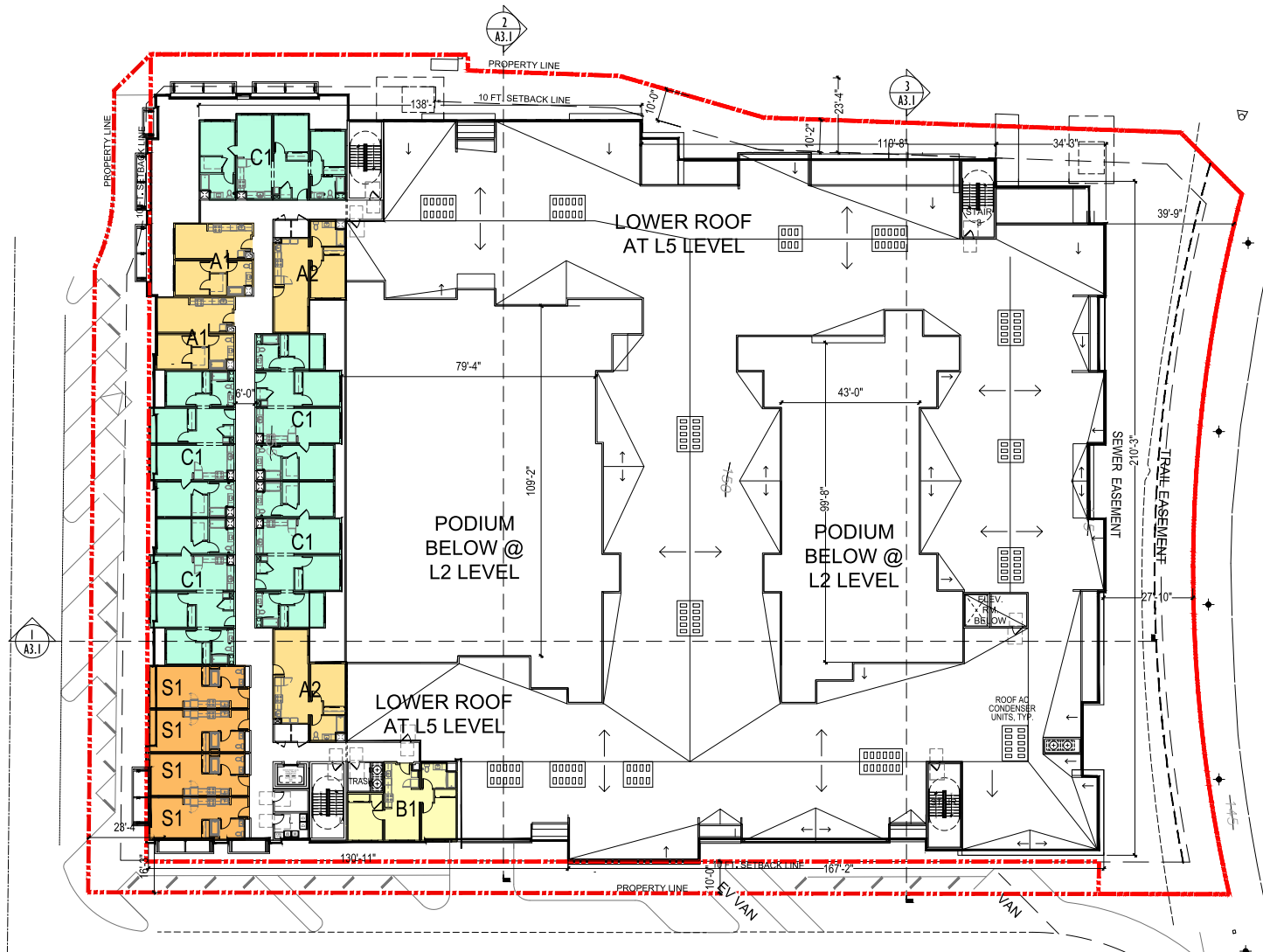
FL. PLAN BUILDING B - L3,L4 LEVELS

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JOB NO.: 2017-265

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A2.8





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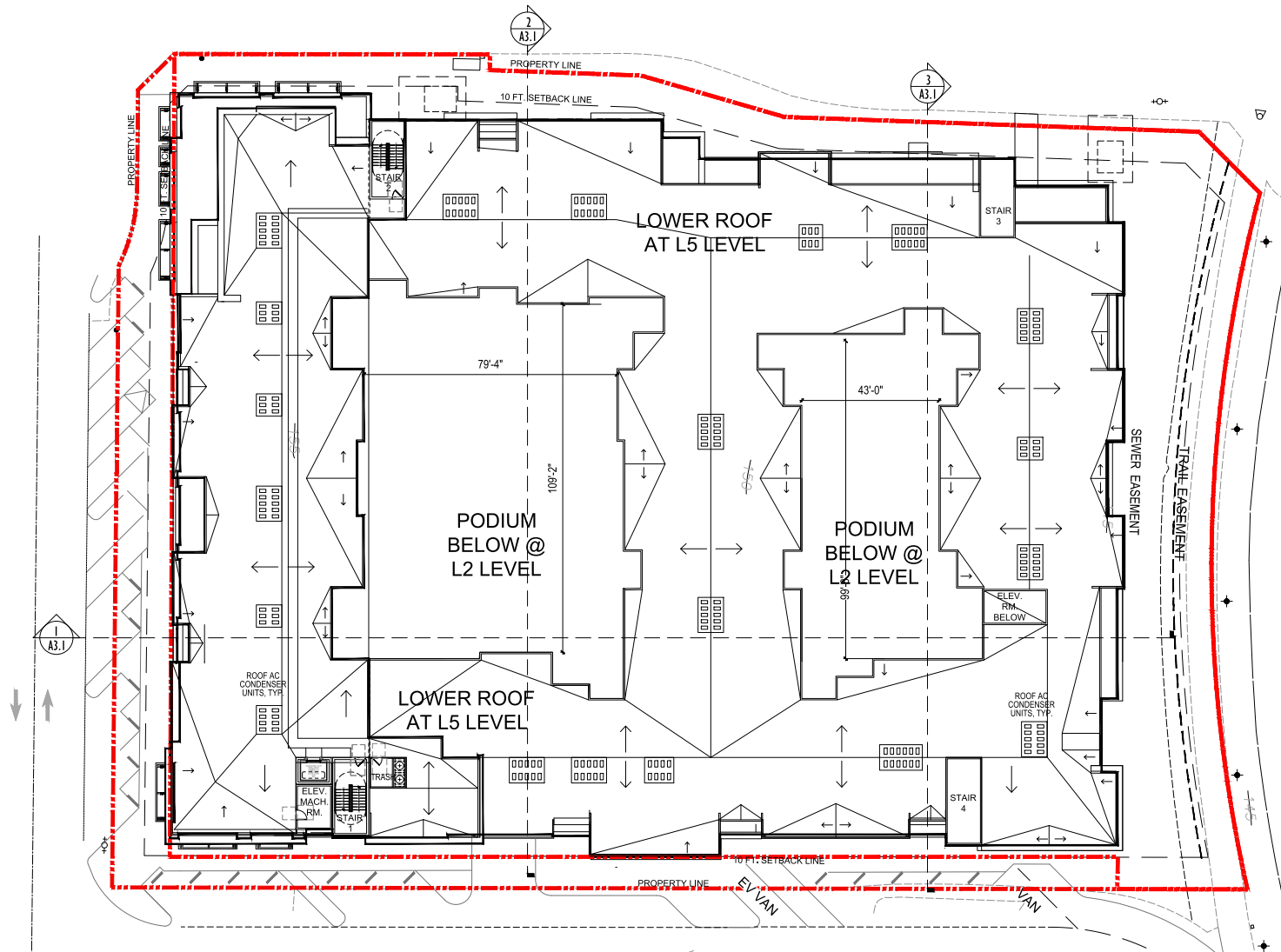
FL. PLAN - BUILDING B - L5 LEVEL

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A2.9





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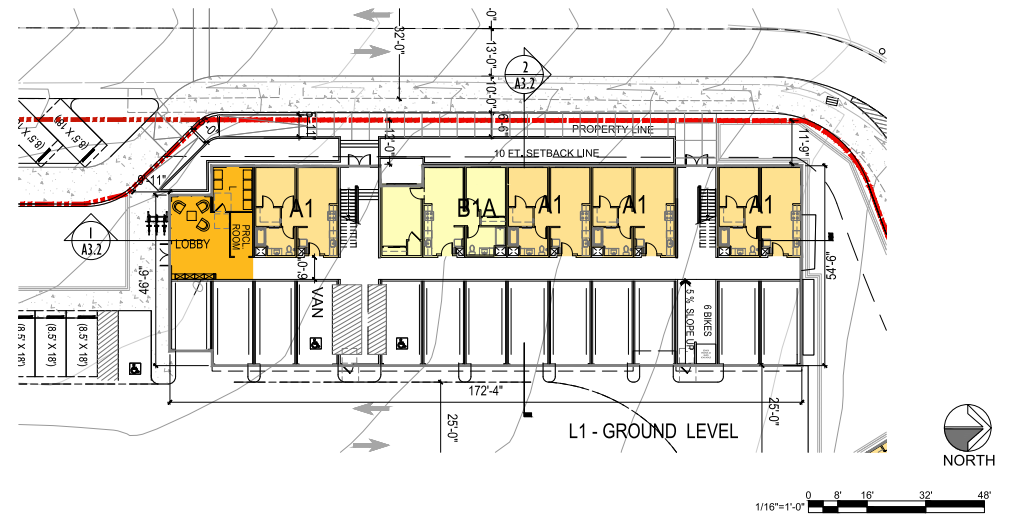
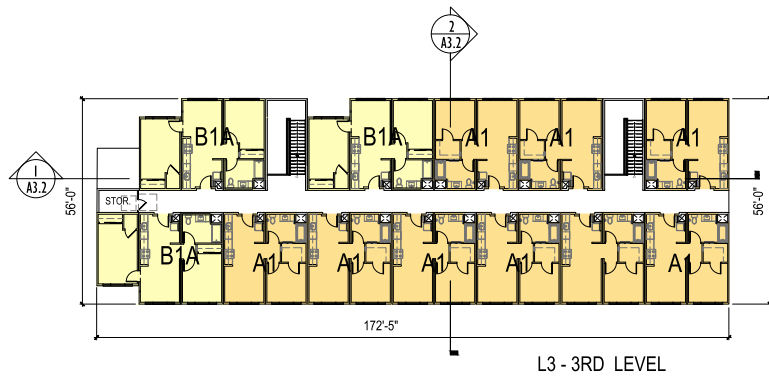
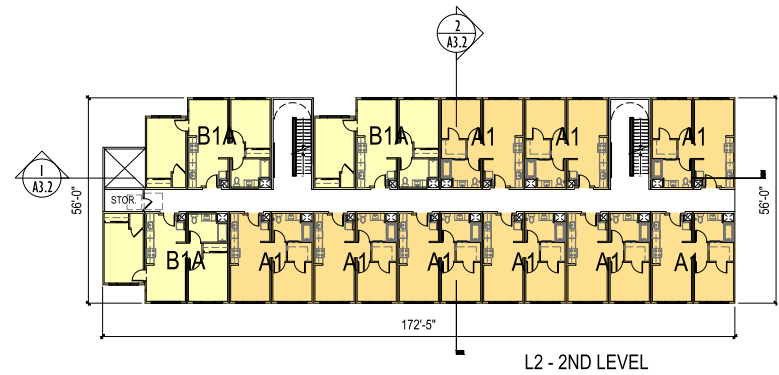
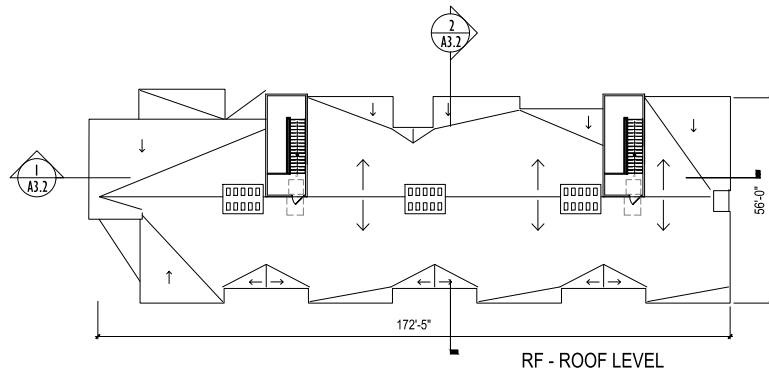
ROOF PLAN - BUILDING B

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A2.10





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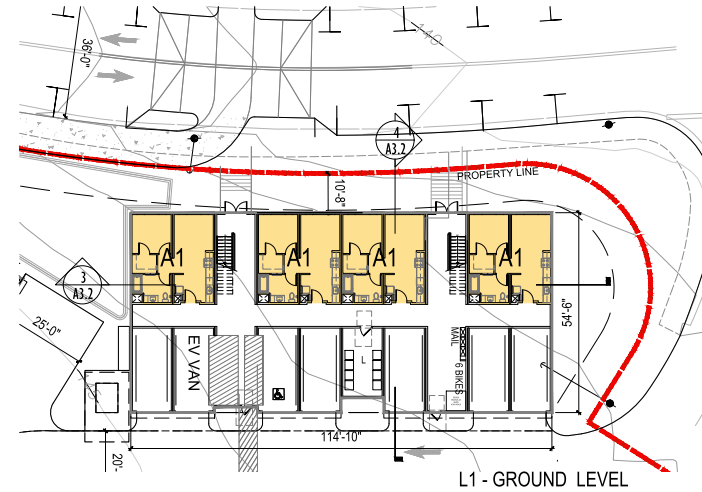
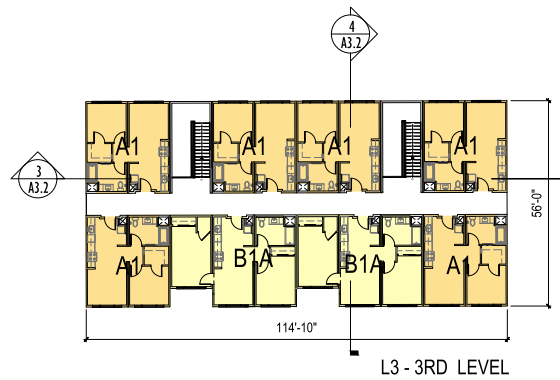
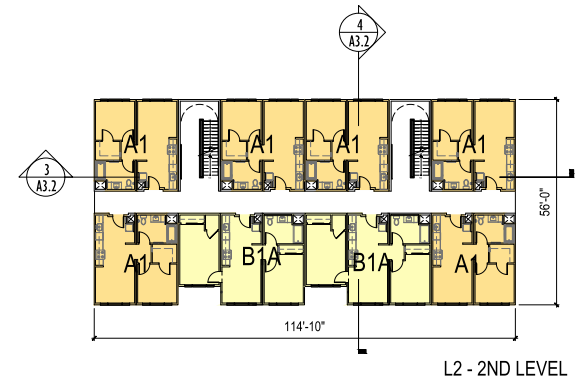
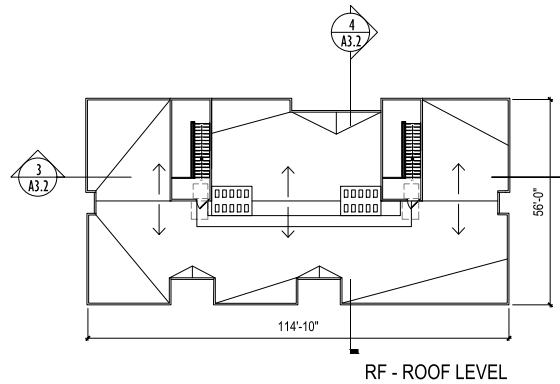
FL. PLANS - BUILDING C1

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A2.11





1/16"=1'-0"

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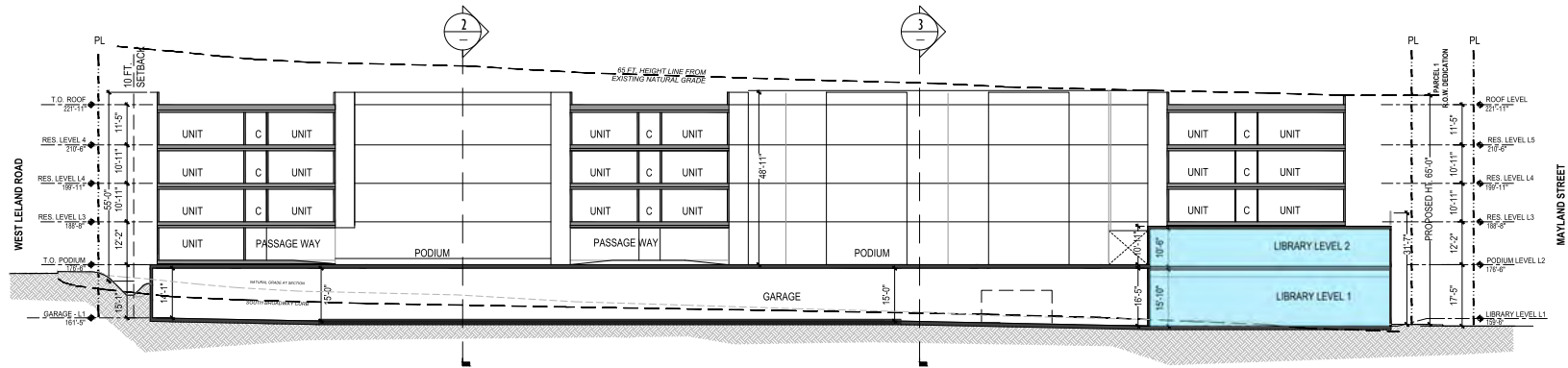
FL. PLANS - BUILDING C2

DATE : 2022-08-16
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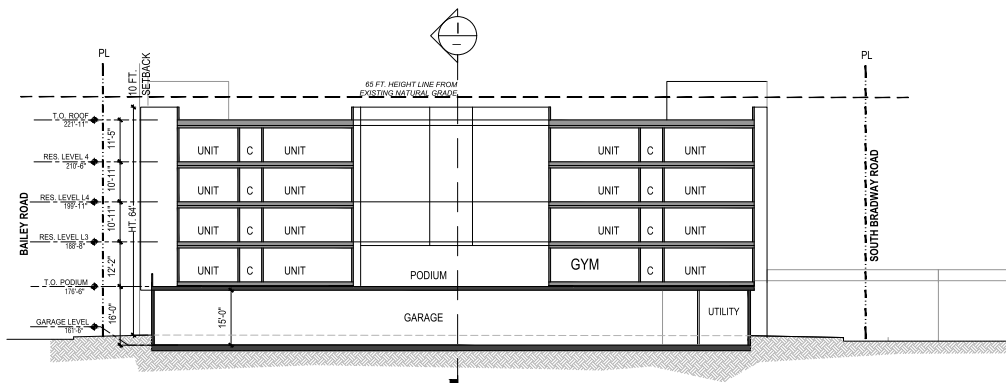
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A2.12

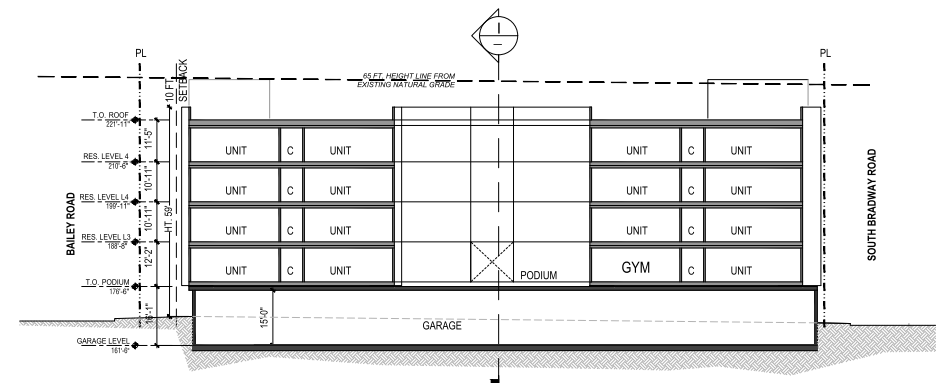




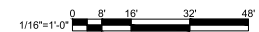
BUILDING A- SECTION 1



BUILDING A- SECTION 2



BUILDING A- SECTION 3



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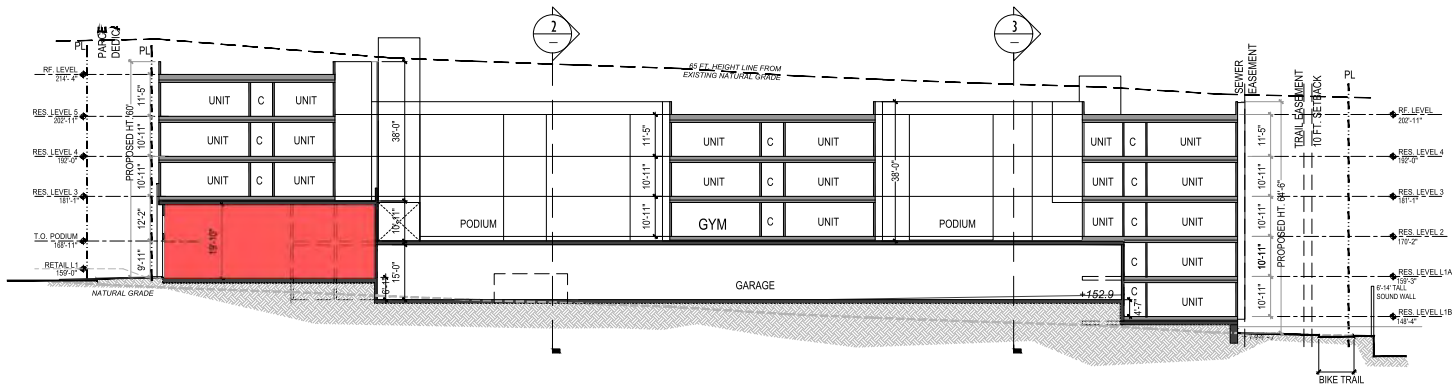
SECTIONS -BUILDING A

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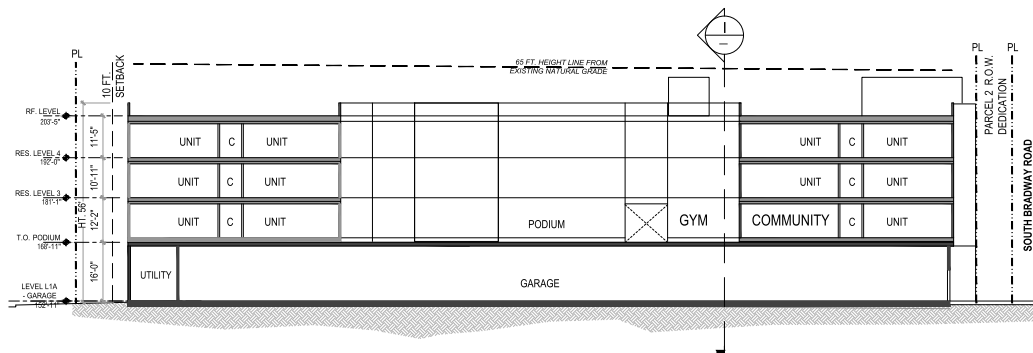
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A3.0

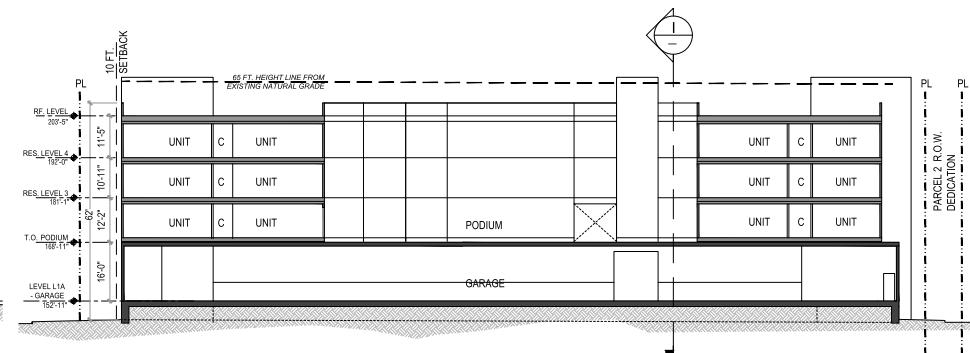




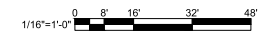
BUILDING B- SECTION 1



BUILDING A- SECTION 2



BUILDING A- SECTION 3



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

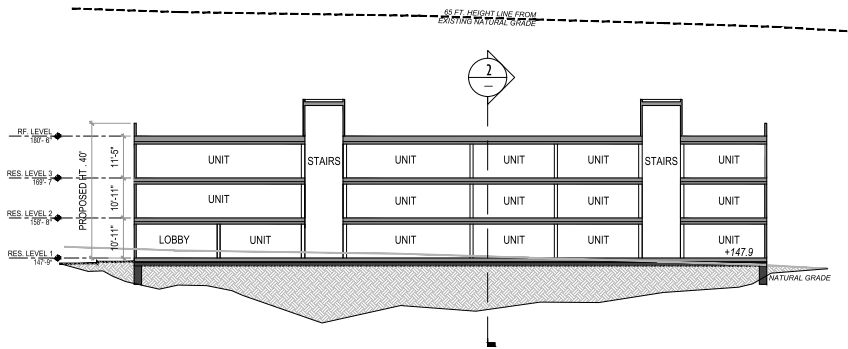
SECTIONS -BUILDING B

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

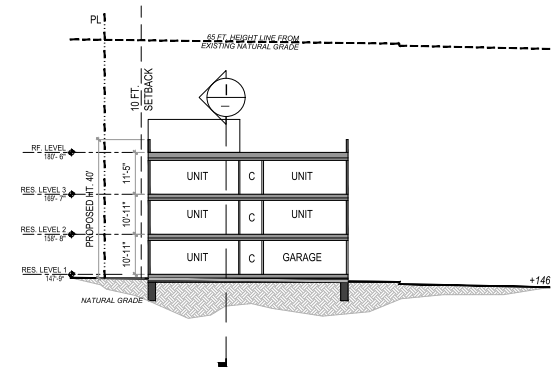
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A3.1

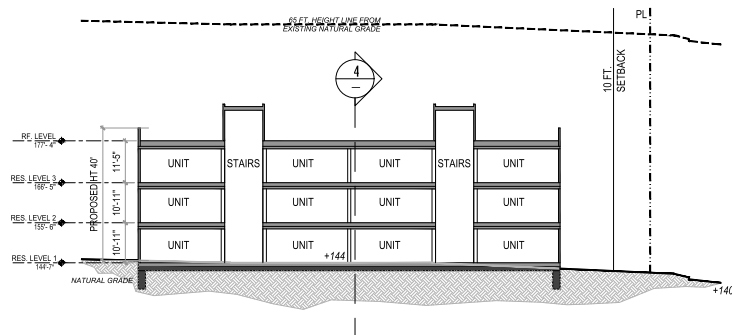




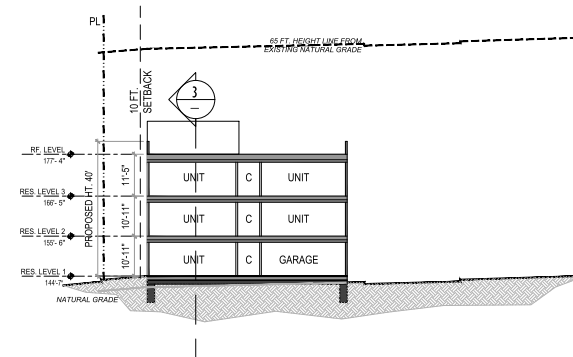
BUILDING C1- SECTION 1



BUILDING C1- SECTION 2



BUILDING C2- SECTION 3



BUILDING C2- SECTION 4



ORBISONIA VILLAGE MIXED USE BAY POINT, CALIFORNIA

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

SECTIONS -BUILDING C1 & C2

DATE : 2022-08-16
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

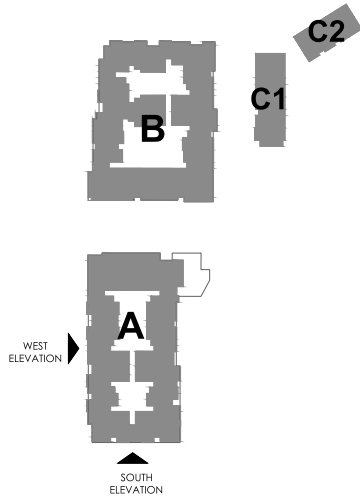
DATE : 2022-08-16
JOB NO.: 2017-265

PACIFIC WEST COMMUNITIES, INC.

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

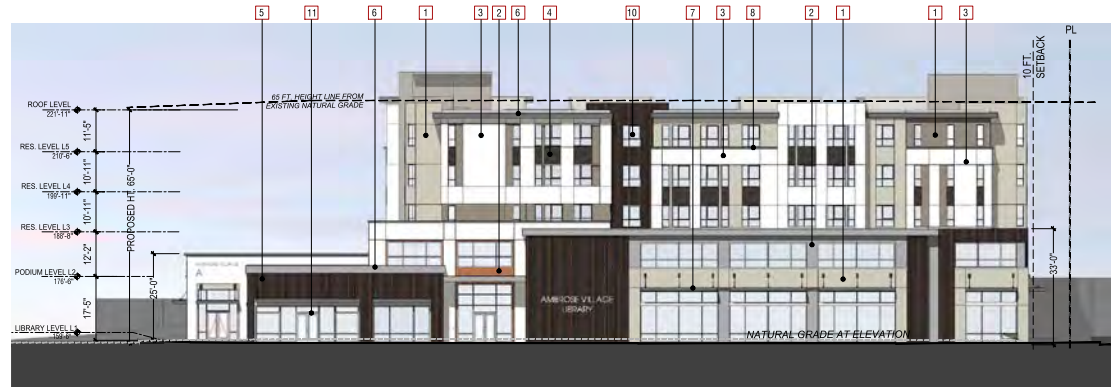
AO ARCHITECTS

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



MATERIAL LEGEND

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

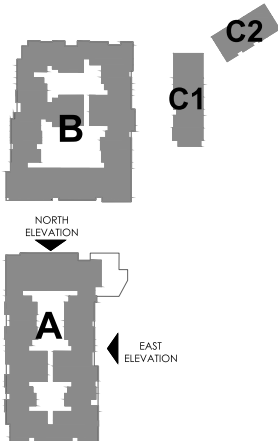


NORTH ELEVATION



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
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(714) 639-9860

A4.1



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

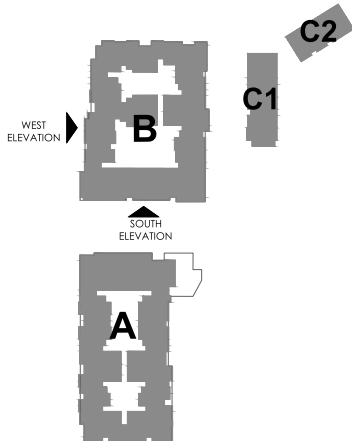


SOUTH ELEVATION



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
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

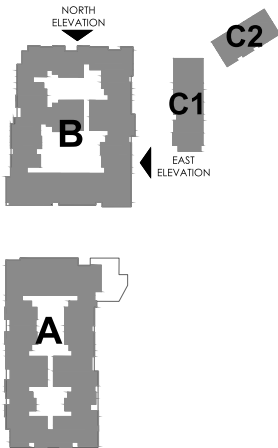


NORTH ELEVATION



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

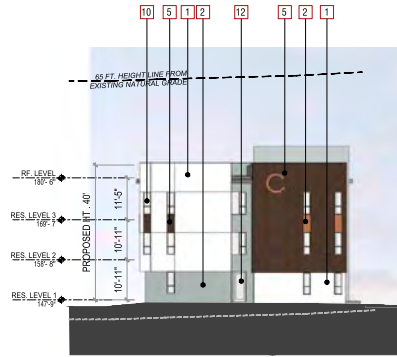
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.3



MATERIAL LEGEND

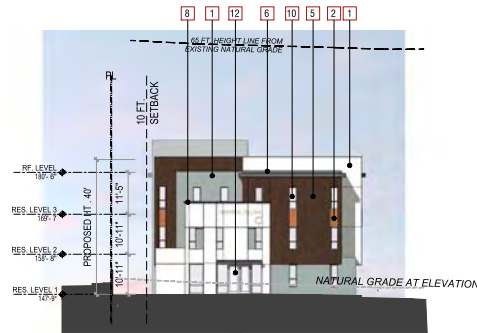
1. Sand Stucco Finish
2. Smooth Stucco Finish
3. Fiber Cement Board Rein-Screen System
4. Exterior Wood-Textured Wall Tile System
5. Vertical Wall Siding System
6. Metal Canopy
7. Metal Awning
8. Metal Trim
9. Metal Guardrail System
10. Vinyl Windows
11. Aluminum Storefront System
12. Metal Doors
13.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



NORTH ELEVATION



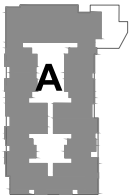
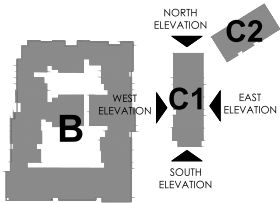
WEST ELEVATION



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

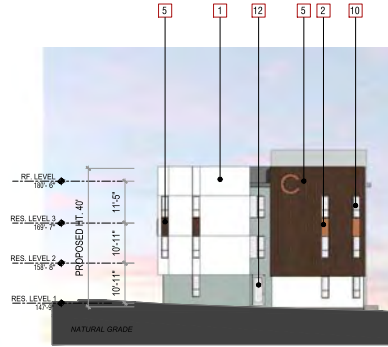
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

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



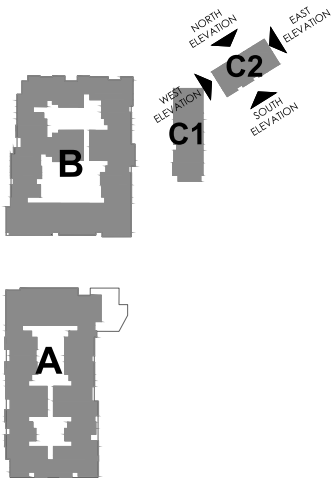
SOUTH ELEVATION



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

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A4.5





BUILDING A - SOUTH ELEVATION



BUILDING B - NORTH ELEVATION

PAINTS

MATERIALS

- 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



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

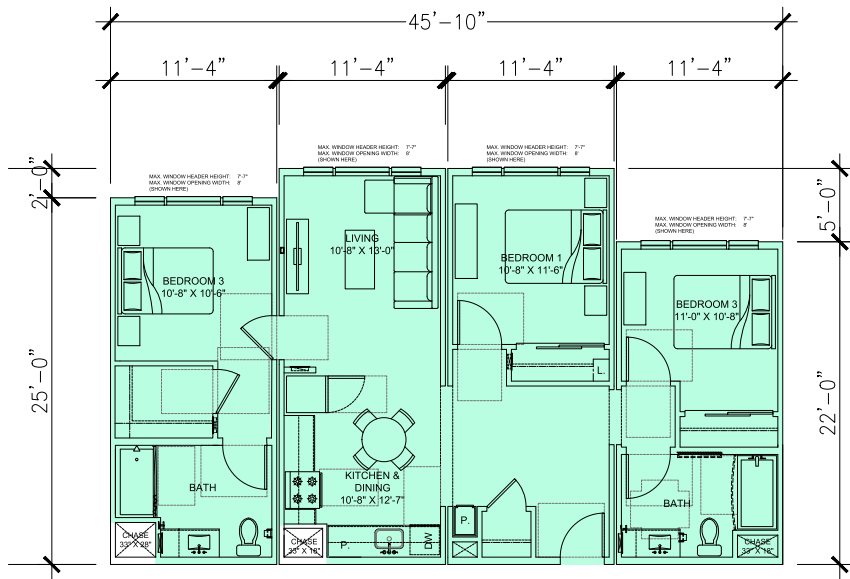
MATERIAL BOARD

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

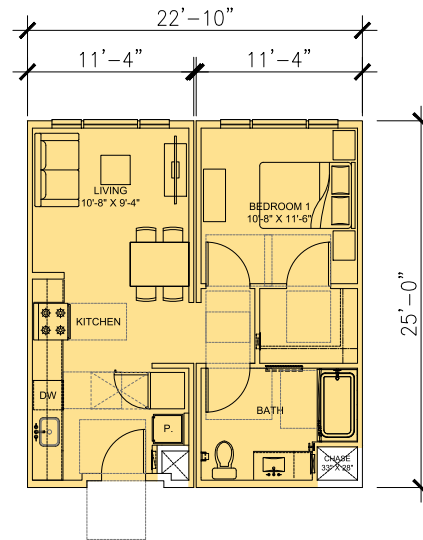
AO ARCHITECTS
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(714) 639-9860

A5.0

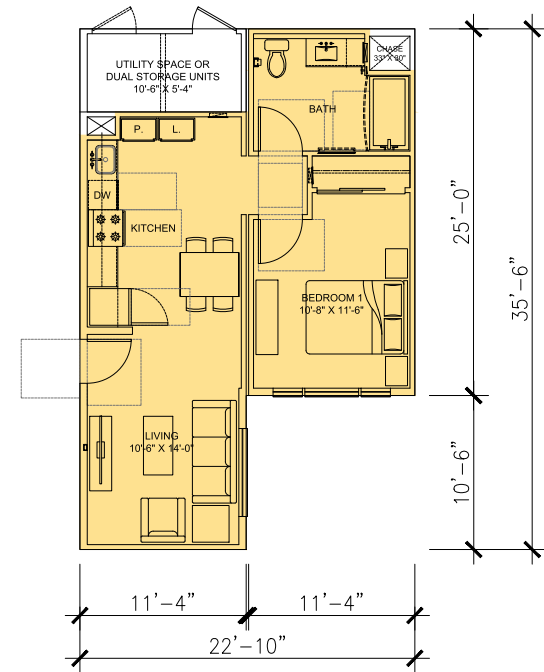




UNIT C2-A (TYPE V)
AFFORDABLE 3 BED - 2 BATH
UNIT AREA: 1139 SQ. FT.



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

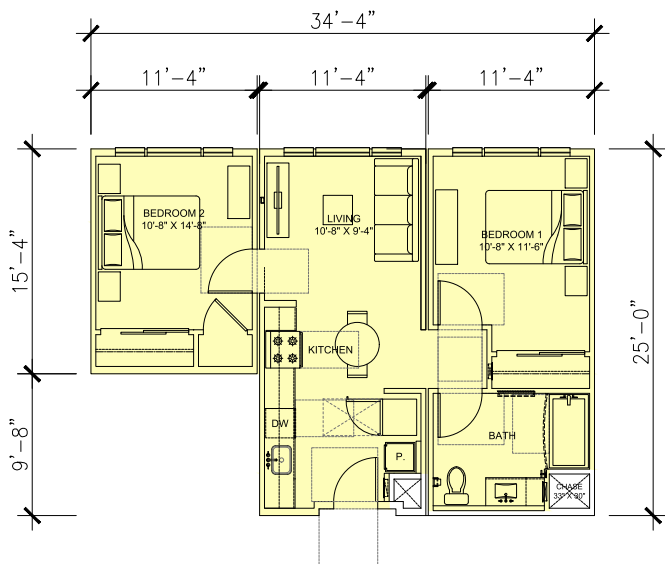
UNIT PLANS

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

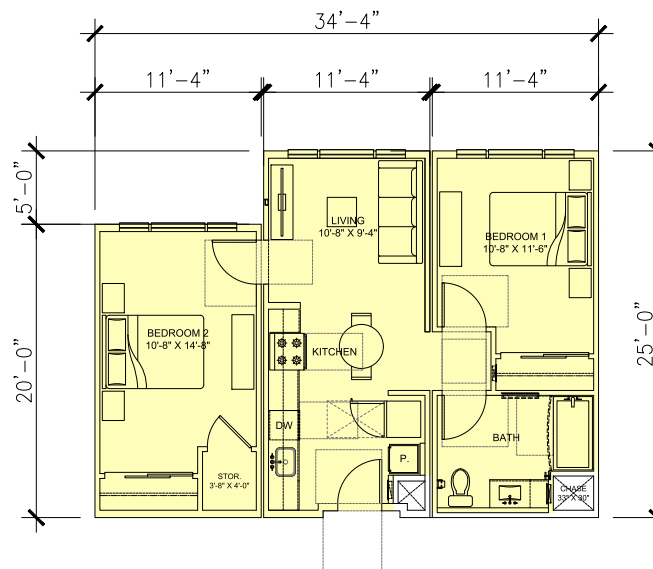
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A6.0

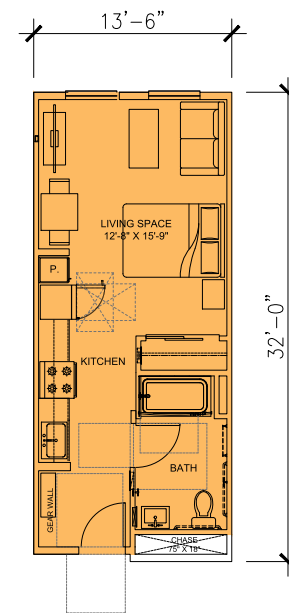




UNIT B1 (TYPE V)
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 725 SQ. FT.



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

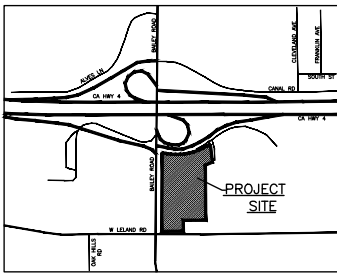
UNIT PLANS

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

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

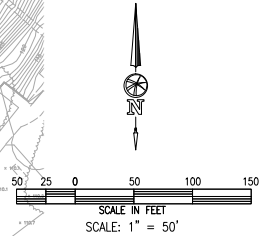
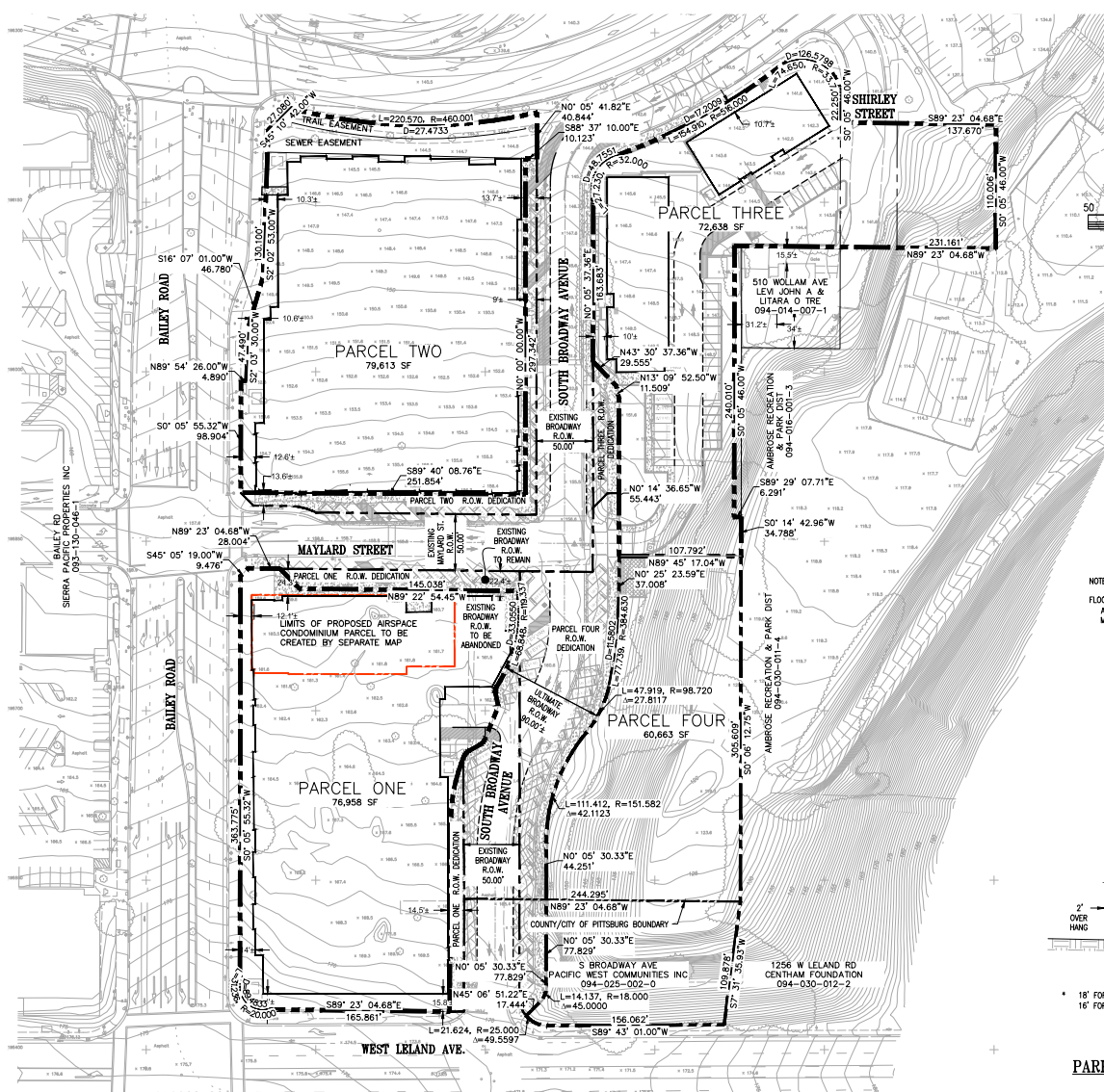
A6.1



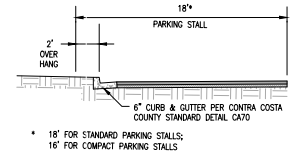


VICINITY MAP
NO SCALE

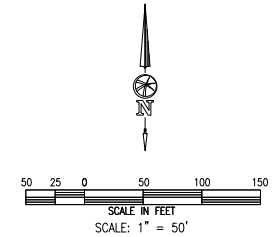
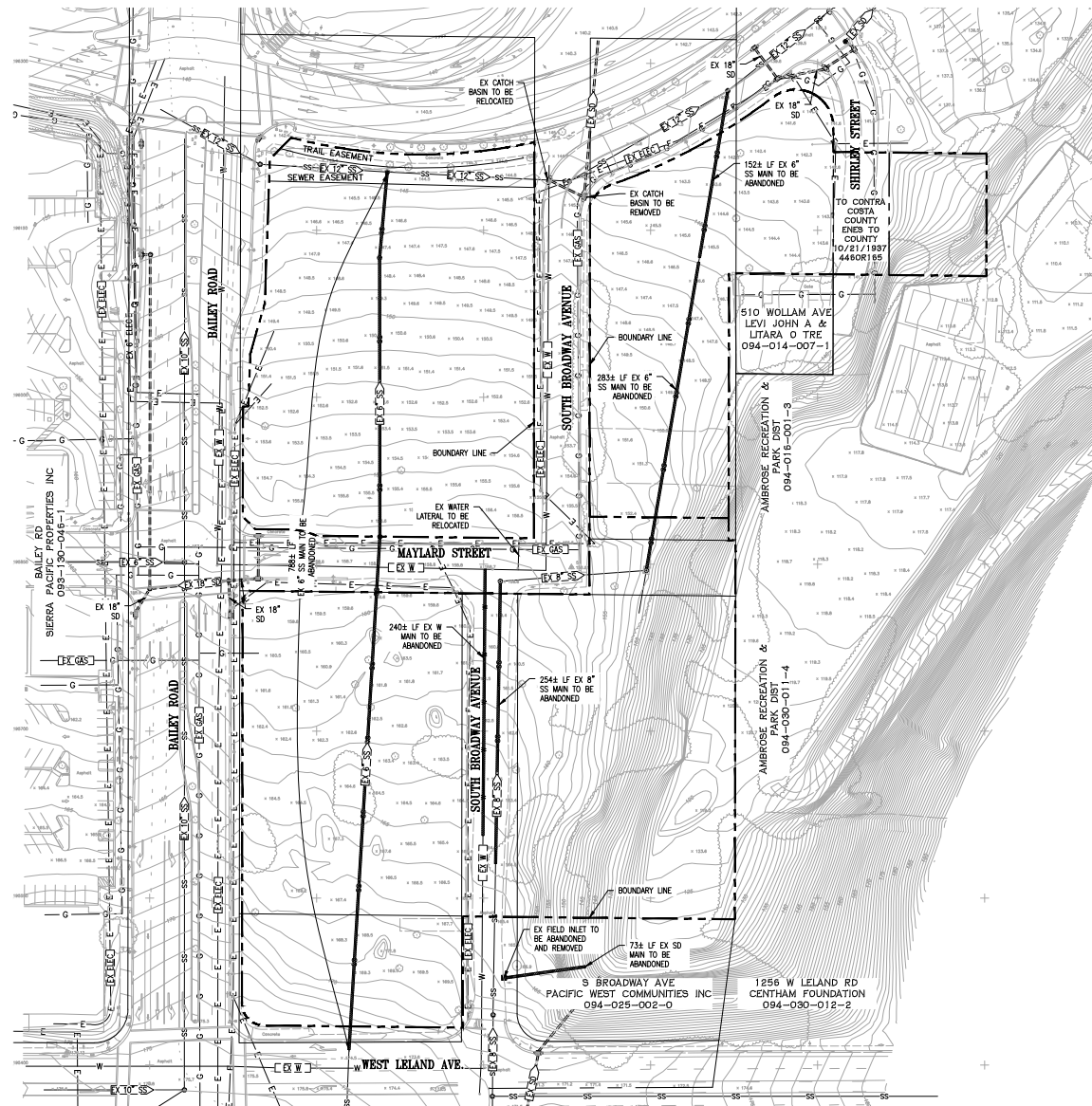
SHEET INDEX	
C1	SITE PLAN
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	UTILITY PLAN
C4	GRADING & DRAINAGE PLAN
C5	GRADING & DRAINAGE PLAN
C6	GRADING & DRAINAGE PLAN
C7	SECTIONS
C8	SECTIONS
C9	STORMWATER CONTROL PLAN EXHIBIT
C10	STORMWATER CONTROL PLAN CALCULATIONS
C11	PRELIMINARY PARCEL PLAN



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



NO.	REVISIONS	BY	APP	DATE



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NO	REVISIONS	BY	APP	DATE

ORBISOMA VILLAGE MIXED USE

EXISTING CONDITIONS AND DEMOLITION PLAN

BAY POINT

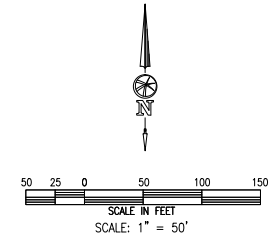
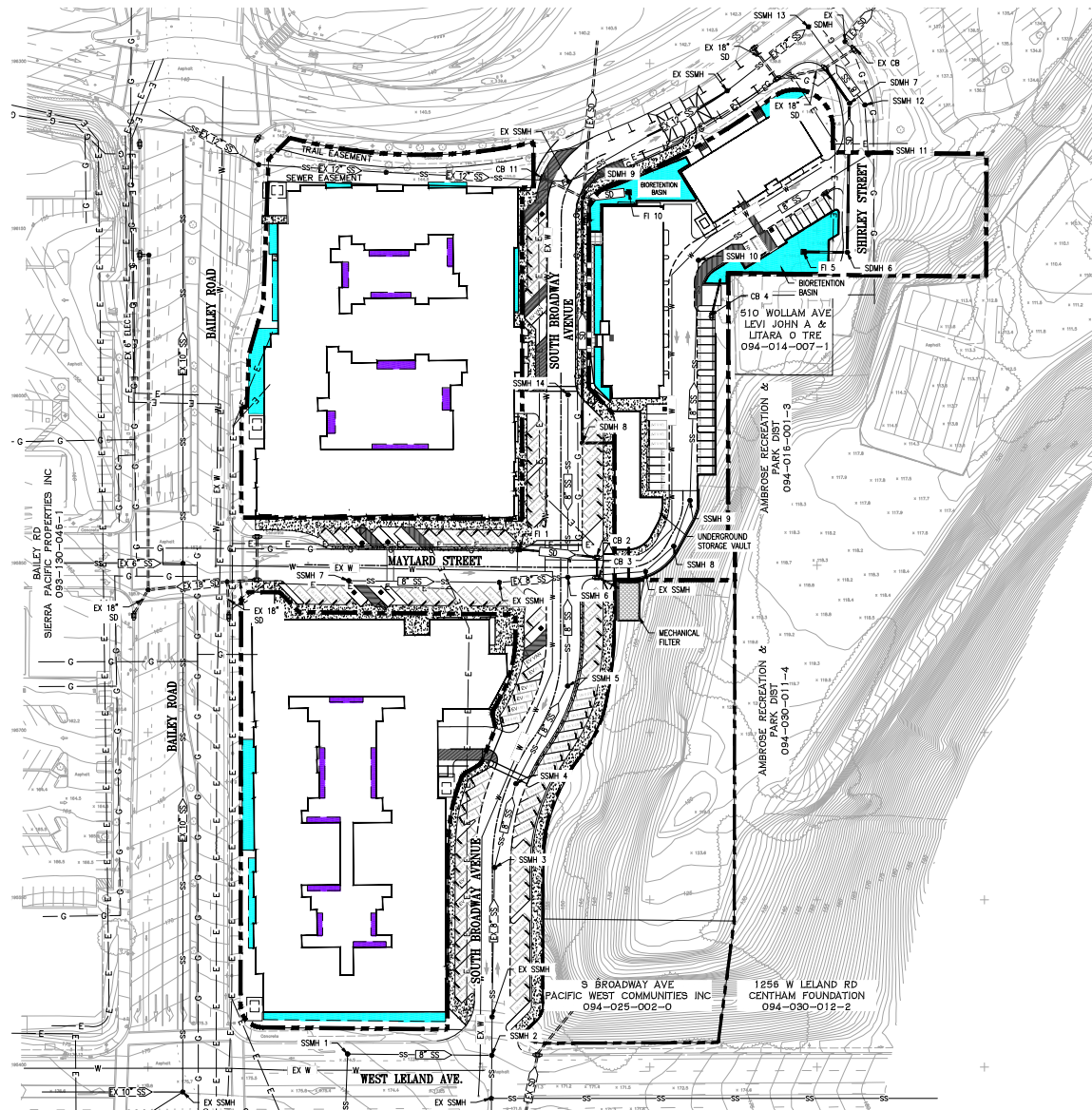
CONTRA COSTA COUNTY

TENTATIVE MAP

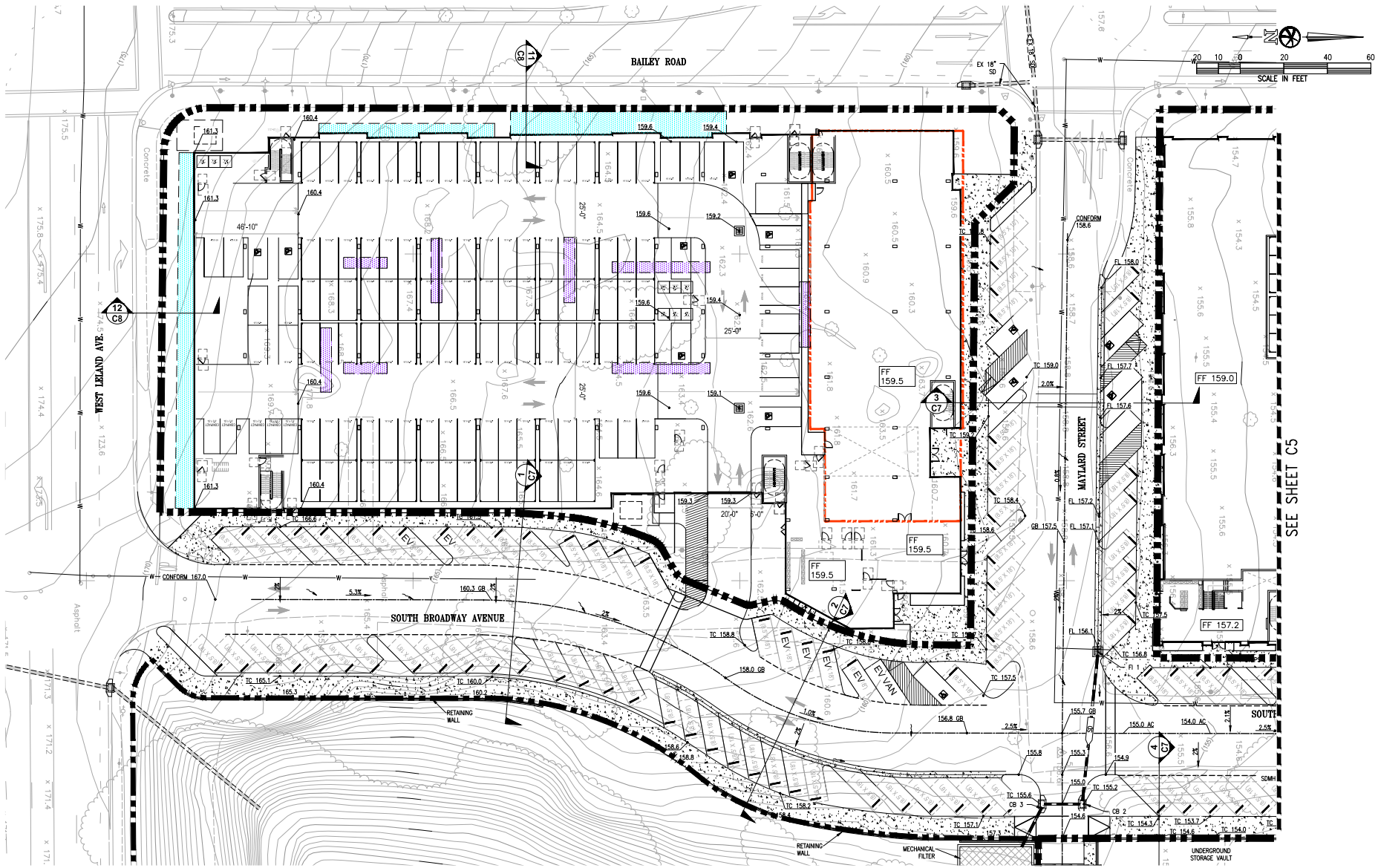
CALIFORNIA

PRELIMINARY

C2



NO.	REVISIONS	BY	APP	DATE



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NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

GRADING & DRAINAGE PLAN

BAY POINT

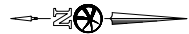
CONTRA COSTA COUNTY

TENTATIVE MAP

CALIFORNIA

PRELIMINARY

C4



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TENTATIVE MAP

GRADING & DRAINAGE PLAN

BAY POINT

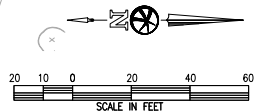
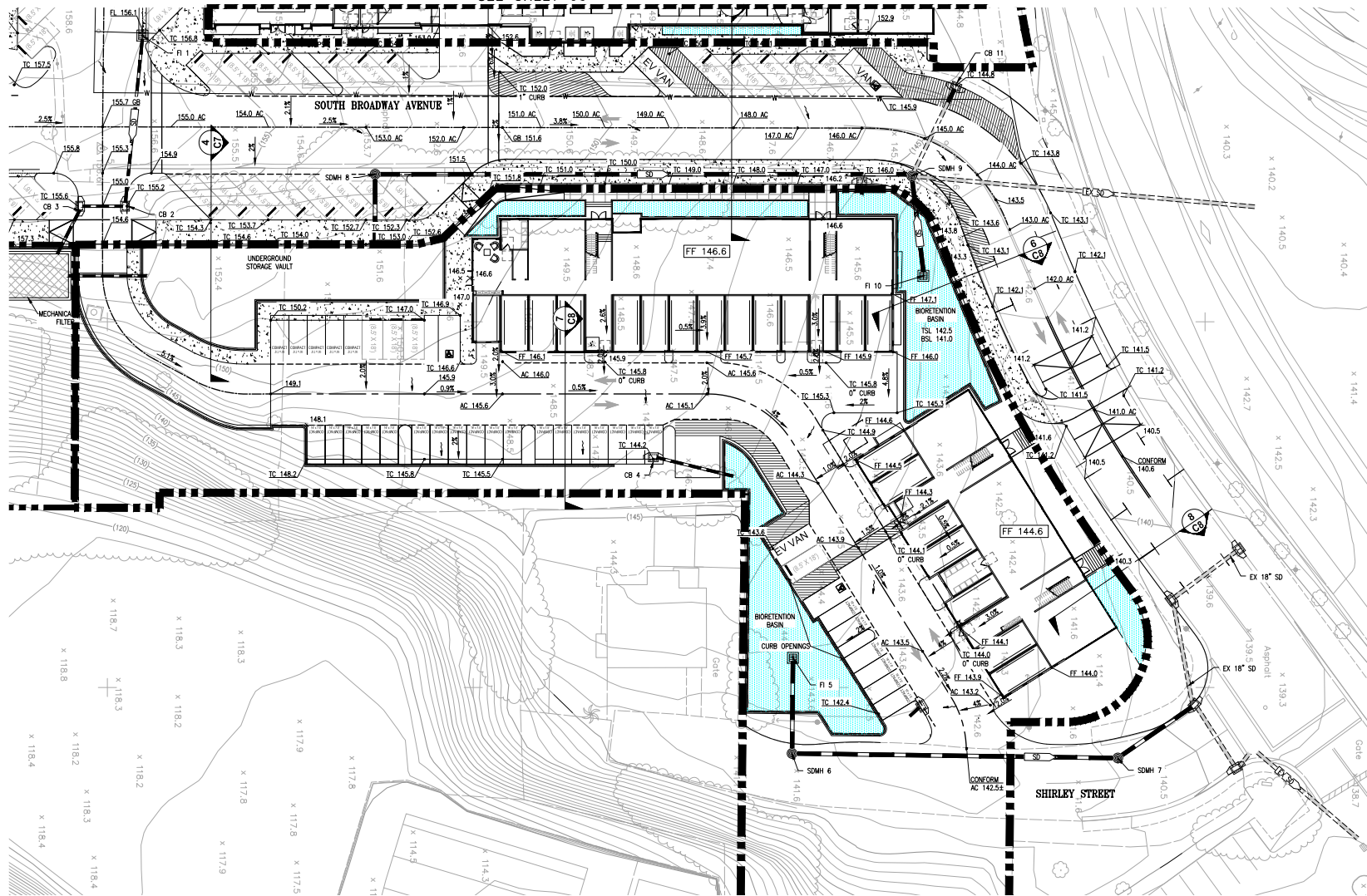
CONTRA COSTA COUNTY**CALIFORNIA**

PRELIMINARY

C5



SEE SHEET C5



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NO.	REVISIONS	BY	APP	DATE

ORBONISIA VILLAGE MIXED USE

TENTATIVE MAP

GRADING & DRAINAGE PLAN

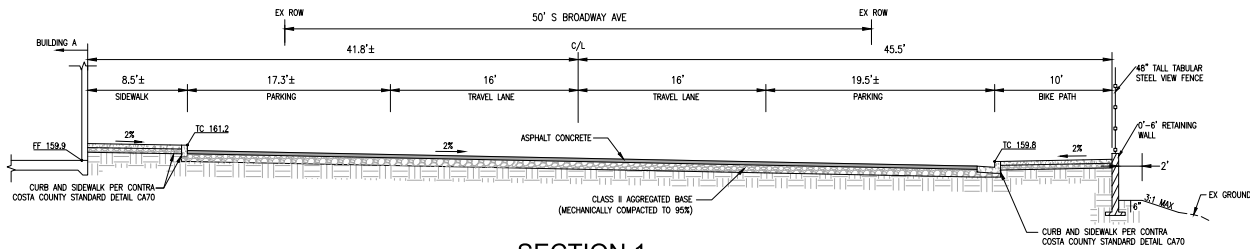
BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

PRELIMINARY

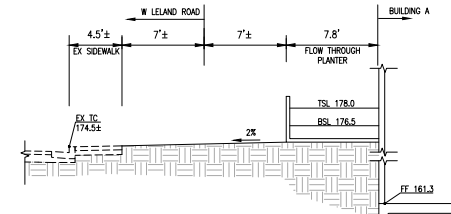
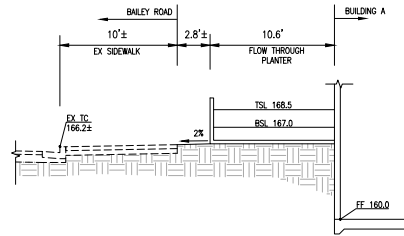
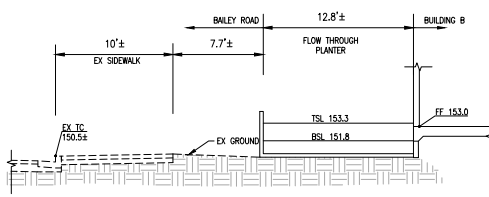
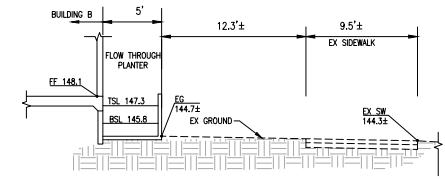
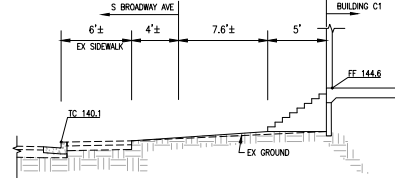
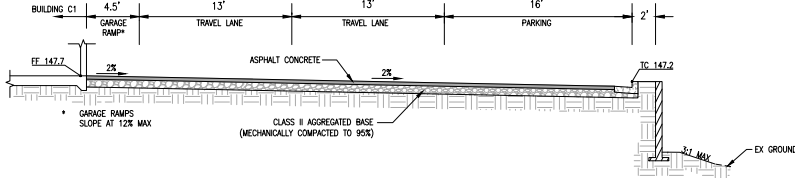
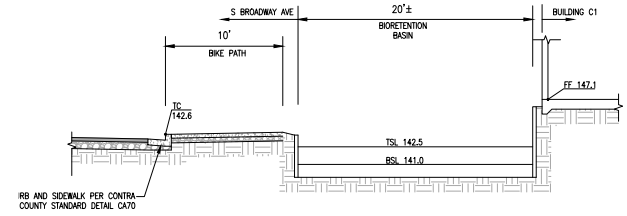
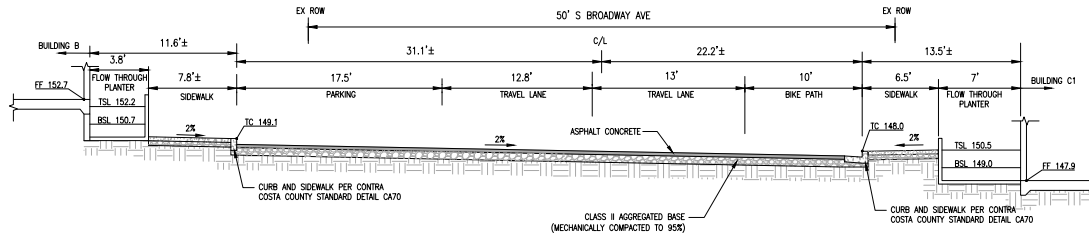
C6



The diagram shows a plan view of the proposed underground storage vault and bike path. The vault is a large rectangular structure with a width of 21' - 41'. To the left of the vault is a bike path, 10' wide. A sidewalk, 4.5' wide, runs along the right side of the vault. A 1' flat area is indicated at the bottom right. The vault is located adjacent to S Broadway Ave. A 15% grade is shown on the left side of the vault. The vault is labeled 'UNDERGROUND STORAGE VAULT'.

Plan view of the proposed 50' Mayland Street. The street is 50 feet wide, with a centerline (C/L) marked. The layout includes a Library on the left, a Commercial area on the right, and a 3' Valley Gutter. The street is divided into sections: 13'± (Library), 5.7'± (Sidewalk), 7.3'± (Sidewalk), 17.3'± (Parking), 17' (Travel Lane), 17' (Travel Lane), 33.25' (Parking), 11'± (Sidewalk), and 11'± (Commercial). The street is paved with Asphalt Concrete and has a 2% cross-slope. The base is Class II Aggregated Base (Mechanically Compacted to 95%). The curb and sidewalk are per Contra Costa County Standard Detail C470. The existing ground level (EX ROW) is shown, along with the proposed street level (FL 157.6) and the existing ground level (FL 159.5 and FL 159.0). The street is labeled 50' MAYLAND STREET.

C7



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ORBISONIA VILLAGE MIXED USE

TENTATIVE MAP

SECTIONS

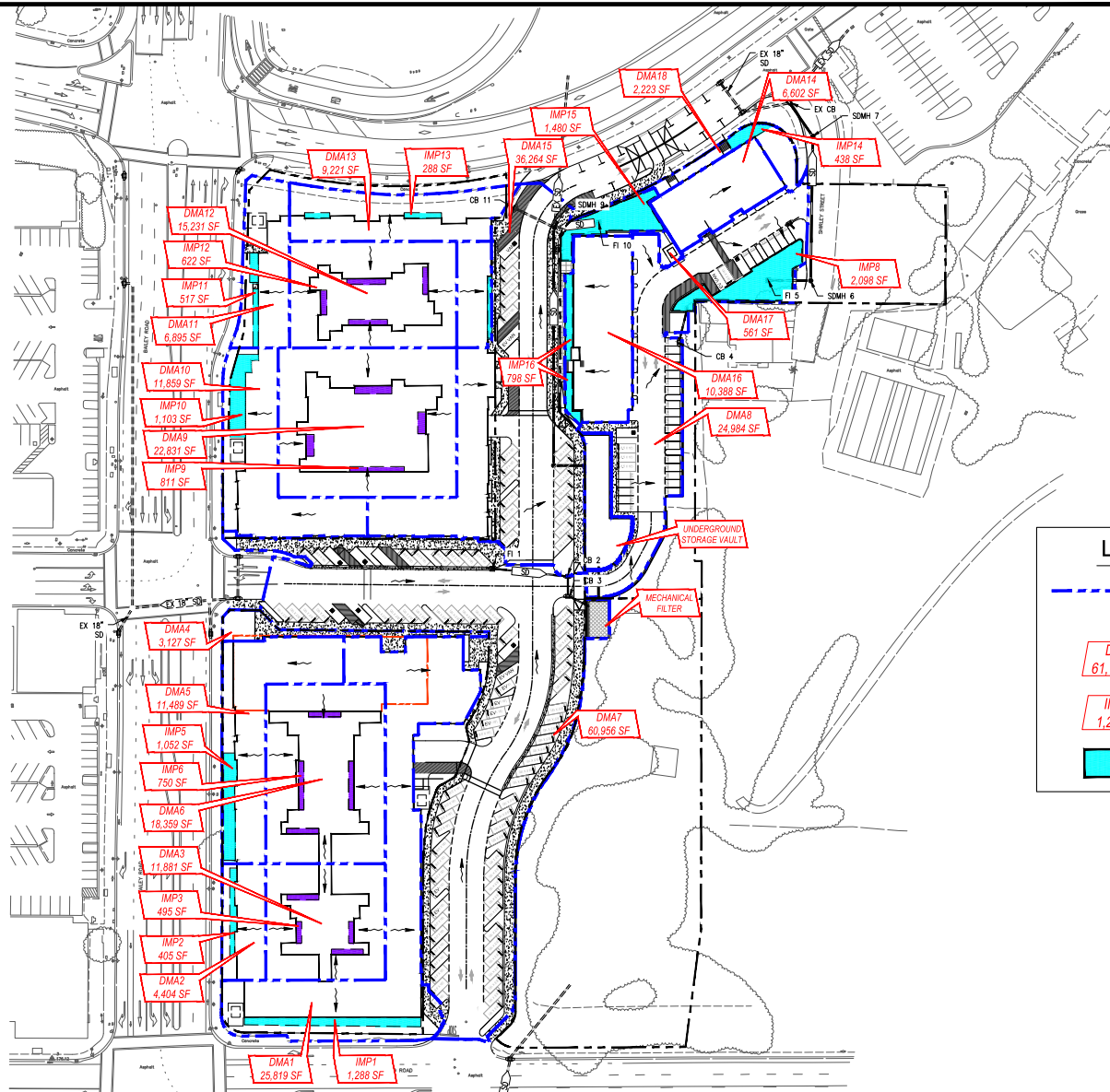
PRELIMINARY

C8

BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA



NO.	REVISIONS	BY	APP	DATE



IV. Areas Draining to IMPs

BMP Name: BMP1					BMP Sizing (MP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
BMP Type: Flow-Through Planter								
Soil Group: BMP1								
DMA Name	Area (sq ft)	Pool Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor				
DMA1-A	20,432	Commercial Roof	1.00	20,432				
			Total	20,432				

Area	0.003	1.207	1.206	1.206
Surface Volume	0.042	1.207	1.047	1.046
Subsurface Volume	0.046	1.207	1.071	1.071
			Maximum Underdrain Flow (cfs)	0.0
			Orifice Diameter (in)	0.9

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Station
----------	--------------	---------------------------	-------------------	--------------------------	-------------

MP Name: REP1					Diameter (in)
MP Type: Flow-Through Planter					
Eol Group: REP1					
OMA Name	Area (sq ft)	Post Project Surface Type	OMA Runoff Factor	OMA Area x Runoff Factor	
10001-R	8.024	Grass General Area Plant	0.30	2.407	
Total				2.407	
Area				0.342	2.701
Surface Volume				0.342	2.701
Subsurface Volume				0.348	2.701
					Maximum Underdrain Flow (cfs) Outlets
					2.2

BMP Name: BMP1						Diameter (in)
BMP Type: Flow-Through Planter						
Soil Group: SBPS						
BMP Area	Area (sq ft)	Pest Potential Surface Type	CMA Runoff Factor	CMA Area x Runoff Factor	BMP Sizing BMP Sizing Factor	
SSAID-A	8,790	Commercial	1.00	8,790		
SSAID-C	8,520	Concrete or Asphalt	1.00	8,520	Rain Adjustment Factor	Minimum Area or Volume
Total	17,310				Proposed Area or Volume	
	Area	Volume				
	8,790	1,200				
	8,520	1,200				

IMF Name: IMF6										Diameter (in)	
IMF Type: Flow-Through Planter											
Soil Group: IMF6											
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMF Sizing	IMF Sizing	Rain	Minimum	Proposed		
DMAG-6	11,260	Concretes	1.00	11,260							

	Factor	Adjustment Factor	Area or Volume	Area or Volume
Total	1.285			
Area	0.865	1.285	887	75
Surface Volume	0.865	1.285	272	24
Subsurface Volume	0.865	1.285	745	66
				0.1
			Maximum Underdrain Flow (cfs)	
			Orifice Diameter (in)	0.1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing
----------	--------------	---------------------------	-------------------	--------------------------	------------

DMA-8	12,257	Conventional Road	1.00	12,257	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	12,257							
Area	0.265	1.207					605	87
Surface Volume	0.342	1.207					679	68
Subsurface Volume	2.568	1.207					680	86
							Maximum Underdrain	0.1

GMP Name: GMP10 GMP Type: Open-Throat Master	orifice in the Flow (cfs) Orifice Diameter (in)	0.1
---	--	-----

IMP Name: IMP11										Underdrain Flow (cfs) Orifice Diameter (in)	0.1
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	IMP Sizing	Rain	Minimum	Proposed		
00001120	1,112	Commercial	1.00	1,112							

EMACS C	Depth	Factor	Adjustment Factor	Area of Volume	Area of Volume
4.210	Concrete to Asphalt	1.00			
	Total	1.00			
	Area	0.262	1.207	478	57
	Surface Volume	0.243	1.207	452	

Subsurface Volume	1.384	1.207	0.8	0.1
Maximum Underdrain Flow (cfs)				0.1
Drifts				0.1
Diameter (in)				

IMP Name: IMP12
IMP Type: Flow-Through Planter

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	SWP Sizing	SWP Sizing	SWP Sizing	SWP Sizing	SWP Sizing
DMA12B	8,763	Compressed Roof	1.00	8,763					

BMP Name: BMP12 BMP Type: Flow-Through Puncter Soil Group: BMP12					Diameter (in)	
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	BMP Sizing	
DMA15.6	2,030	Compositional Paving	1.00	2,030	BMP Sizing Factor	Run Adjustment
			Rated	2,030		Minimum Area or Proposed Area of

Item	L&D	Factor	Volume	Volume
Area	0.002	1.007	179	28
Surface Volume	0.042	1.007	143	24
Subsurface Volume	0.009	1.007	197	37
			Maximum Underdrain Flow (cfs)	
			Drift	

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	DMA Sizing	Rain	Minimum	Proposed
DMA-2	24,584	Concrete or Asphalt	1.00	24,584	DMA Sizing	1.00	1.00	1.00

	Total	Factor	Adjustment Factor	Area or Volume	Area or Volume
	24,384				
	Area	0.853	1.201	1,518	2.04
	Surface Volume	0.442	1.201	1,364	1.76
	Subsurface Volume	0.558	1.201	1,855	2.39
				Maximum Underdrain Flow (cfs)	0.6

Area	Factor	Volume	Volume
Area	1.201	271	43
Surface Volume	1.201	141	34
Subsurface Volume	1.201	438	48
		Maximum Underdrain Flow (cfs)	0.7
		Orifice	0.6

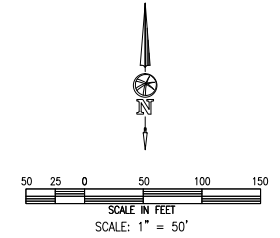
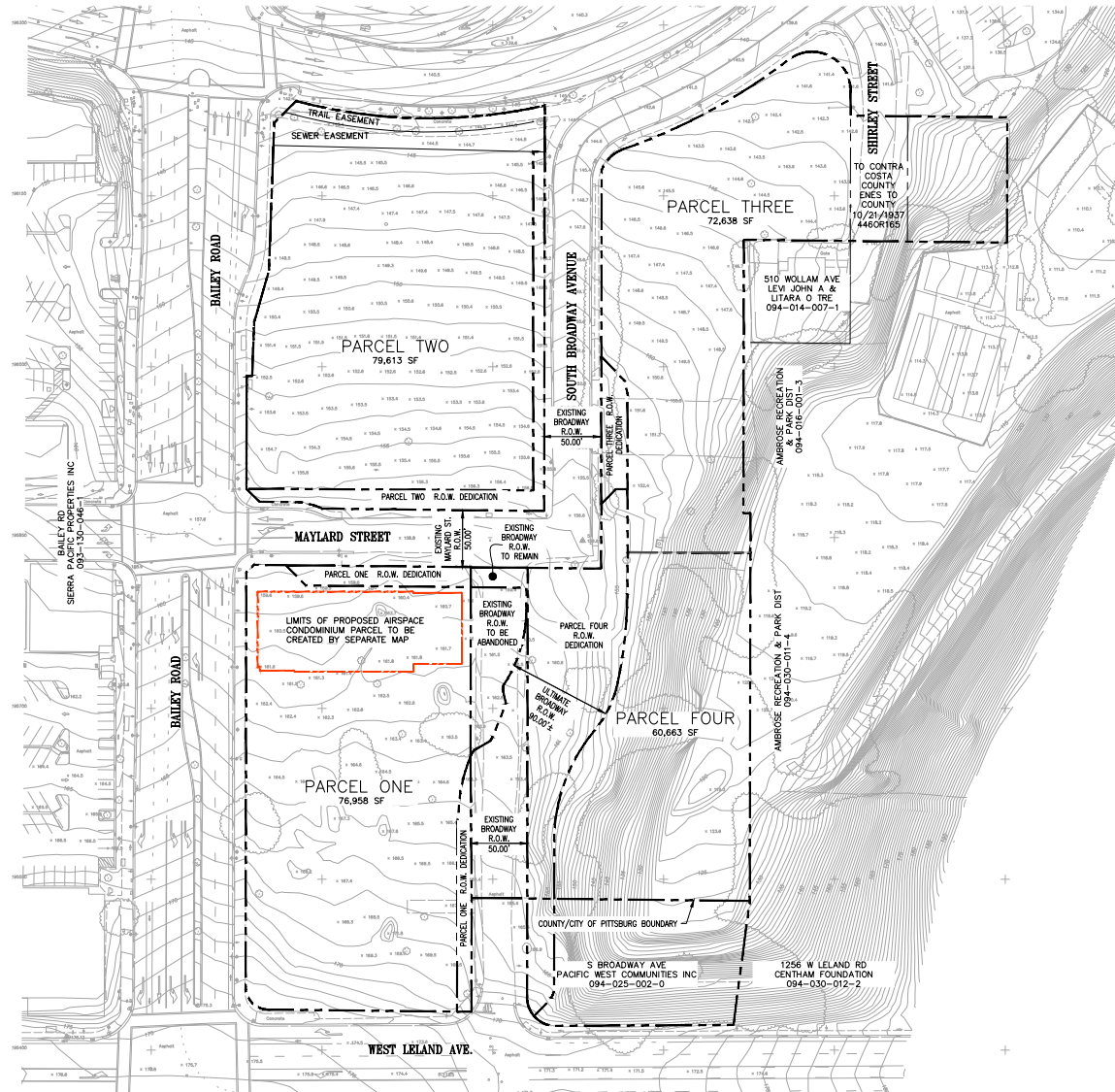
BMP Name: BMP15 BMP Type: Bioretention Facility Soil Group: BMP15					Diameter (in)	
BMP Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	BMP Sizing Factor	Proposed Area (sq ft)
15A15A	34,754	Concrete or Asphalt	1.00	34,754		

Total	34,781	Factor	Volume	Volume
Area	2,762	1.307	3,608	3.18
Surface Volume	2,642	1.307	3,453	3.16
Subsurface Volume	2,085	1.307	2,724	2.37
			Maximum Underdrain Flow (cfs)	
			0.16	

BMP Name: BMP16 BMP Type: Flow-Through Planter Soil Group: BMP16					Orifice Diameter (in)	
BMP Name	Area (sq ft)	Post Project Surface Type	CMA Runoff Factor	CMA Area x Runoff Factor	BMP Sizing	
Design 16	8,500	Conventional	0.30	2,550	BMP Sizing Rain Minimum Proposed	

Total	Factor	Adjustment Factor	Area or Volume	Area or Volume
Area	0.000	1.000	0.0	0.0
Surface Volume	0.043	1.000	445	0.0
Subsurface Volume	0.000	1.000	0.0	0.0
			Maximum Saturated Flow (cfs)	

Report generated on 2/12/2012 12:55:05 AM by the Contra Costa Clean Water Program RFP Slotted Text software (version 1.2.1.0)



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NO.	REVISIONS	BY	APP	DATE

ORBISONIA VILLAGE MIXED USE

TENTATIVE MAP

PRELIMINARY PARCEL PLAN

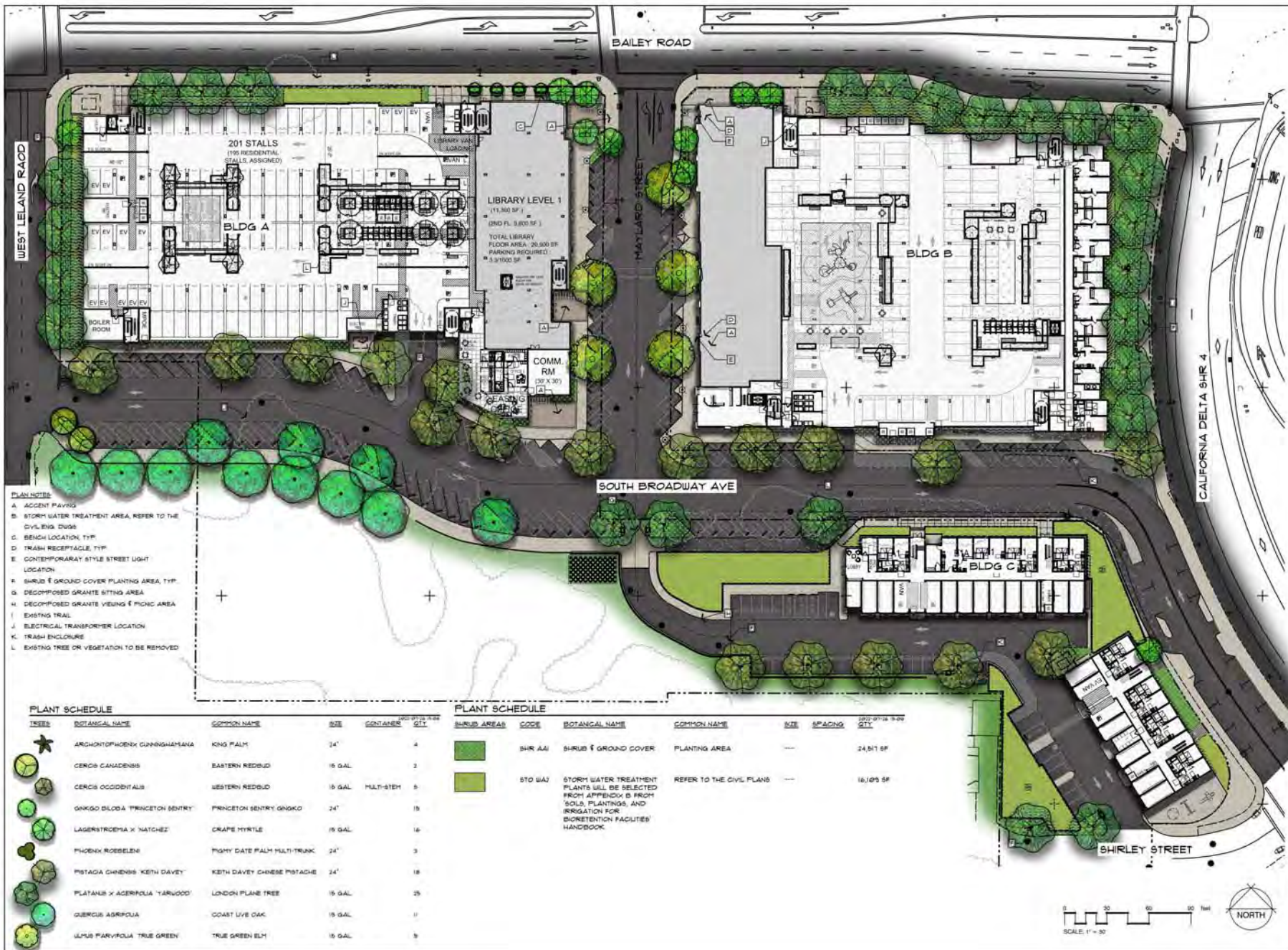
BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

PRELIMINARY

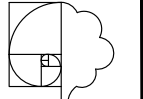
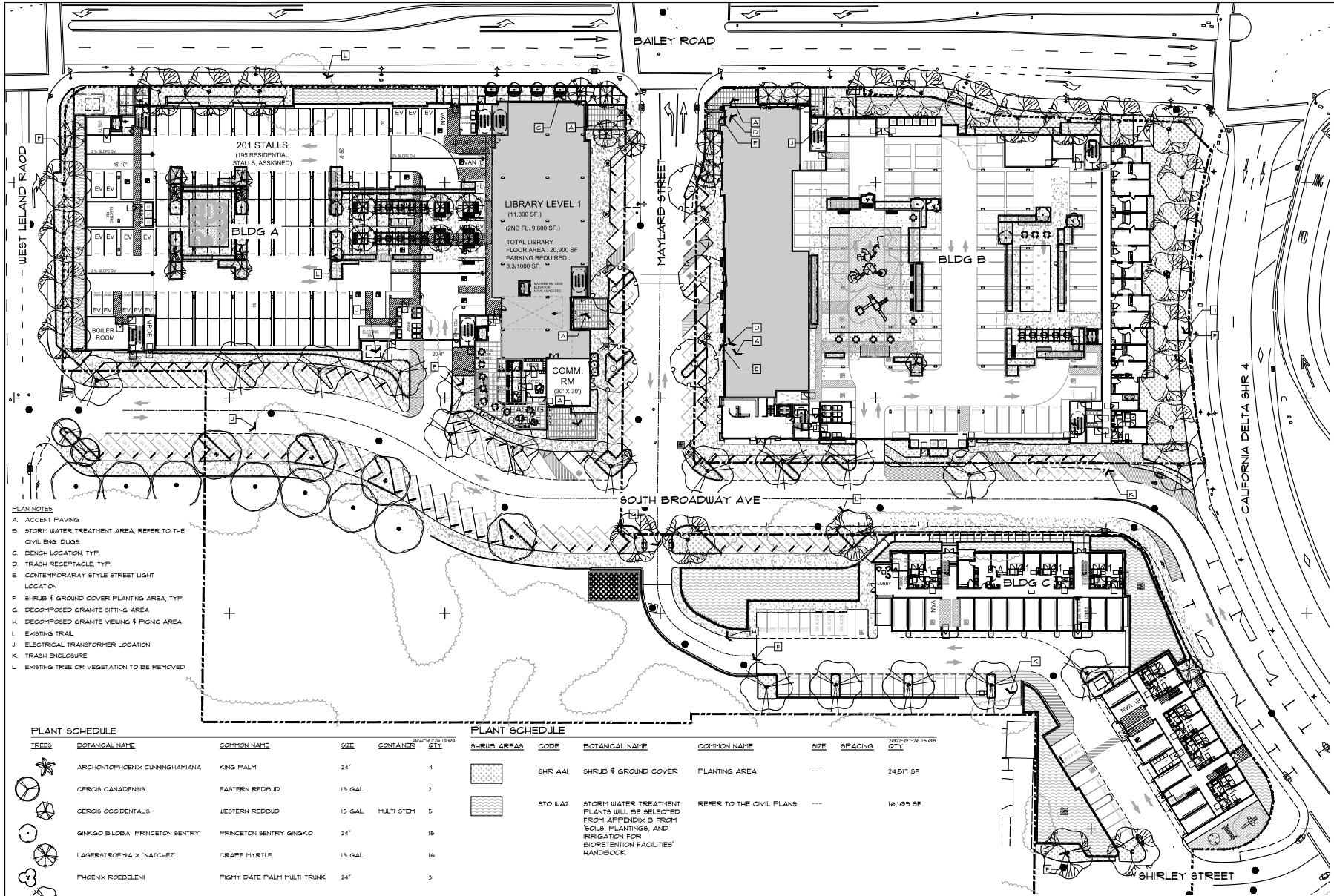
C11



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
LLC, INC.
California Landscape Architect #8132
Major #LA-16771
Hawaii #LA-16112
P.O. BOX 170129
Bainbridge Station 92317
thp@thpdesign.com

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



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
Hawaii #LA-16771
Hawaii #LA-16712
P.O. BOX 170129
Honolulu, HI 96817
thp@idlapac.net

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

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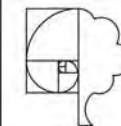
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Scale
1"=30'

Project No.: 714P Sheet No.: 1

Date: 12 AUG 2022

File Name: 21-010 of sheets

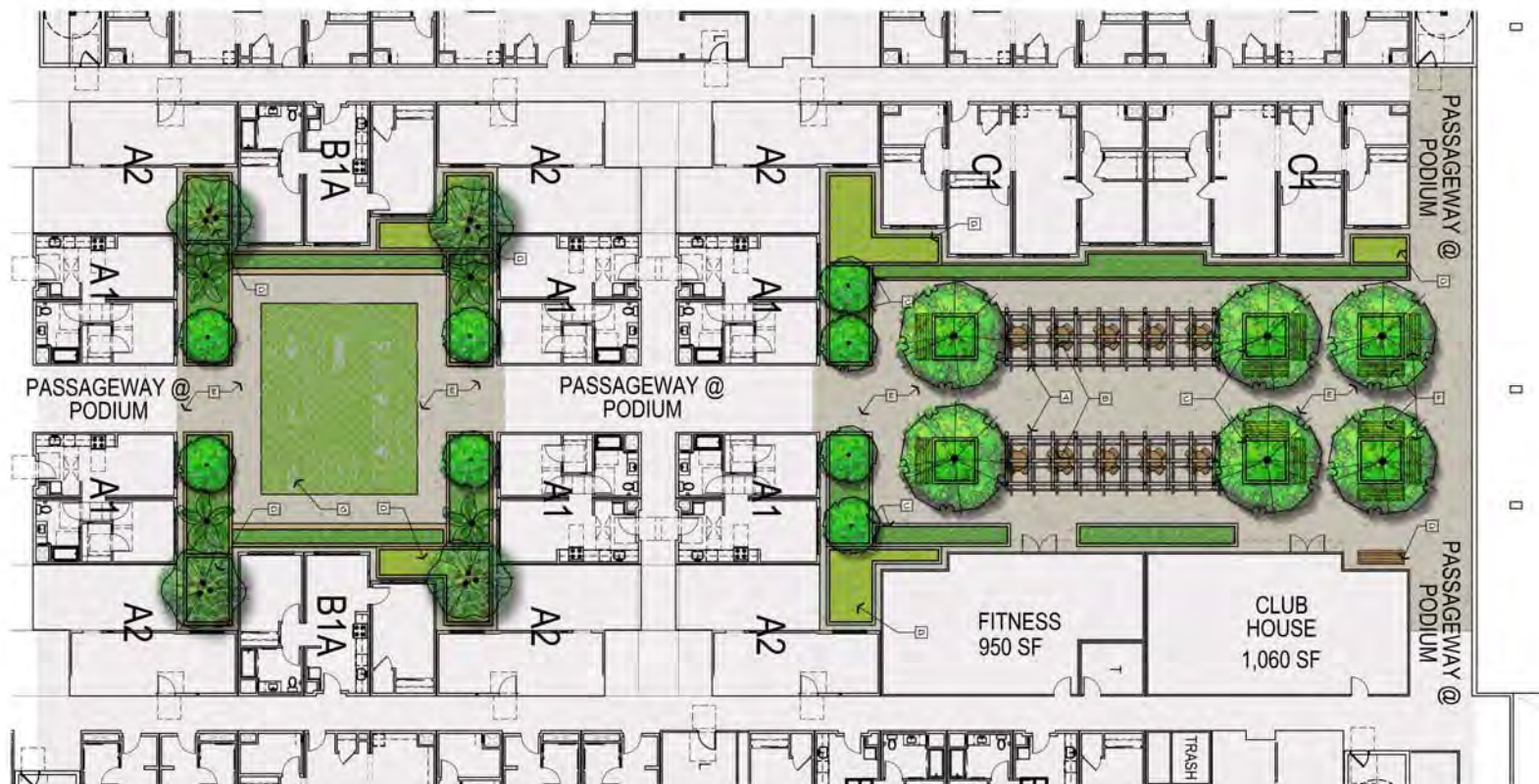


THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
LLA, INC.
California Landscape Architect #8137
10200 #1A 15771
11000 #1A 15112
P.O. BOX 170529
BIRMINGHAM, AL 35217
205.944.0001
thp@thpella.com

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
- E. REFER TO THE CIVIL ENG. DUGS FOR DMA AREAS
- F. TOP SLAB CONCRETE OVER PODIUM
- G. BECH LOCATION, TYP.
- H. OUTDOOR FITNESS ACTIVITY AREA FOR AGES 12+ AND OLDER



LANDSCAPE PLAN - BUILDING 'A' PODIUM LEVEL

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



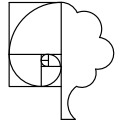
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Sheet Title
LANDSCAPE PLAN



Project No.
Date
Revision

Project No.: 21-010
Drawn By: THP
Scale: 1"=10'
Date: 12 AUG 2022
File Name: 21-010.dwg
Sheet No.: L2



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
Hawaii #LA-16771
Hawaii #LA-16112

P.O. BOX 170129
Bosque, Idaho 83717
thp@idlapac.net

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

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Sheet Title
LANDSCAPE PLAN

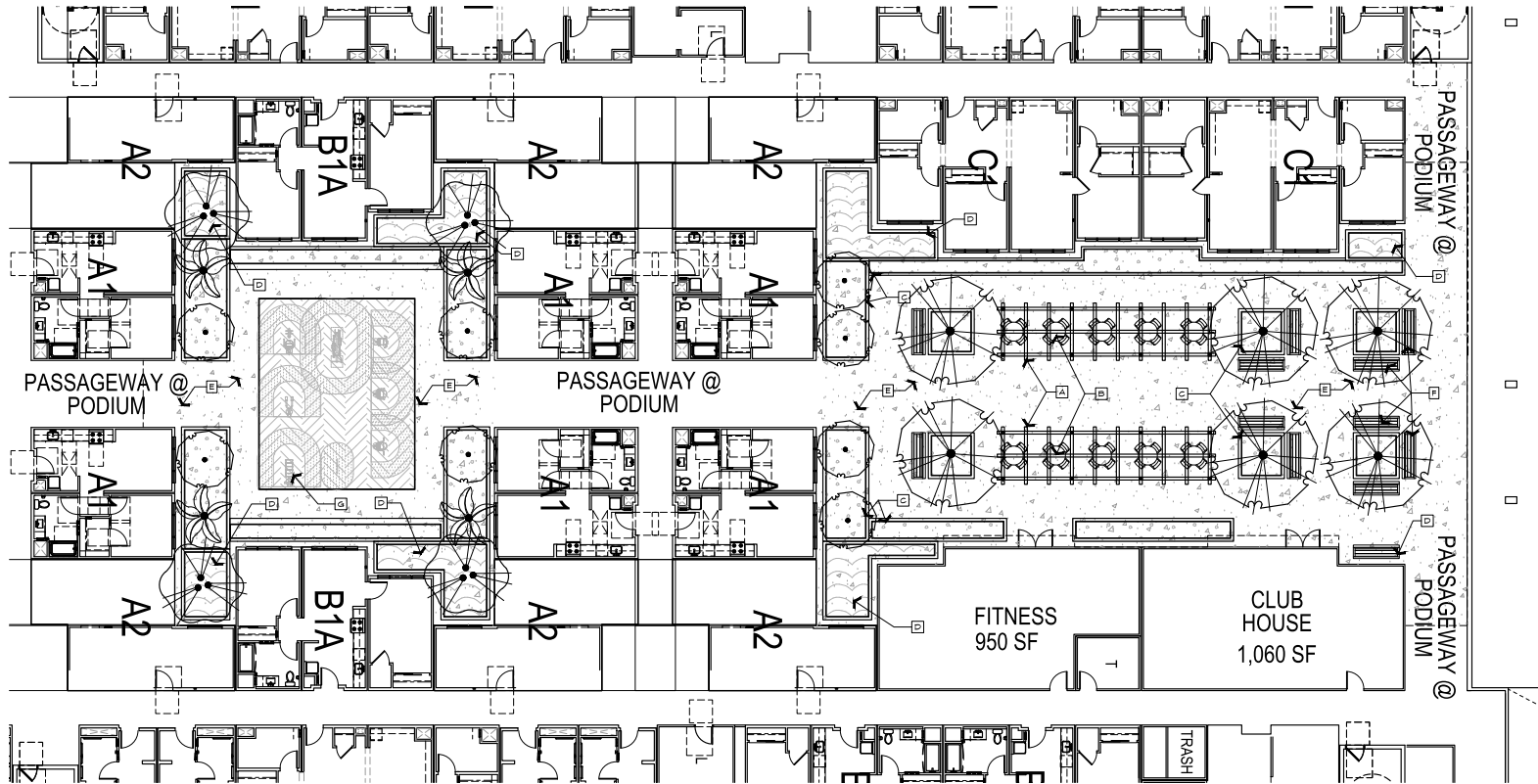


No.	Date	Revision
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5		

Project No.: 7147	Sheet No.: L2
Drawn By: THP	
Scale: 1"=10'	
Date: 12 AUG 2022	
File Name: 21-010	of 1 sheets

BUILDING 'A' PODIUM LEVEL PLAN NOTES:

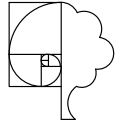
- A. STEEL TRELLIS
- B. PICNIC TABLE LOCATION, TYP.
- C. RAISED CMU PLANTER
- D. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER, REFER TO THE CIVIL ENG. DUGS FOR DMA AREAS
- E. TOP SLAB CONCRETE OVER PODIUM
- F. BECH LOCATION, TYP.
- G. OUTDOOR FITNESS ACTIVITY AREA FOR AGES 12+ AND OLDER



LANDSCAPE PLAN - BUILDING 'A' PODIUM LEVEL

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





THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
Hawaii #LA-16771
Hawaii #LA-16112

P.O. BOX 170129
Bosque, Idaho 83717
thp@idlapac.net

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

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No. 12
Date 12/12/2022
Revision

Project No.: 7147 Sheet No.: 13

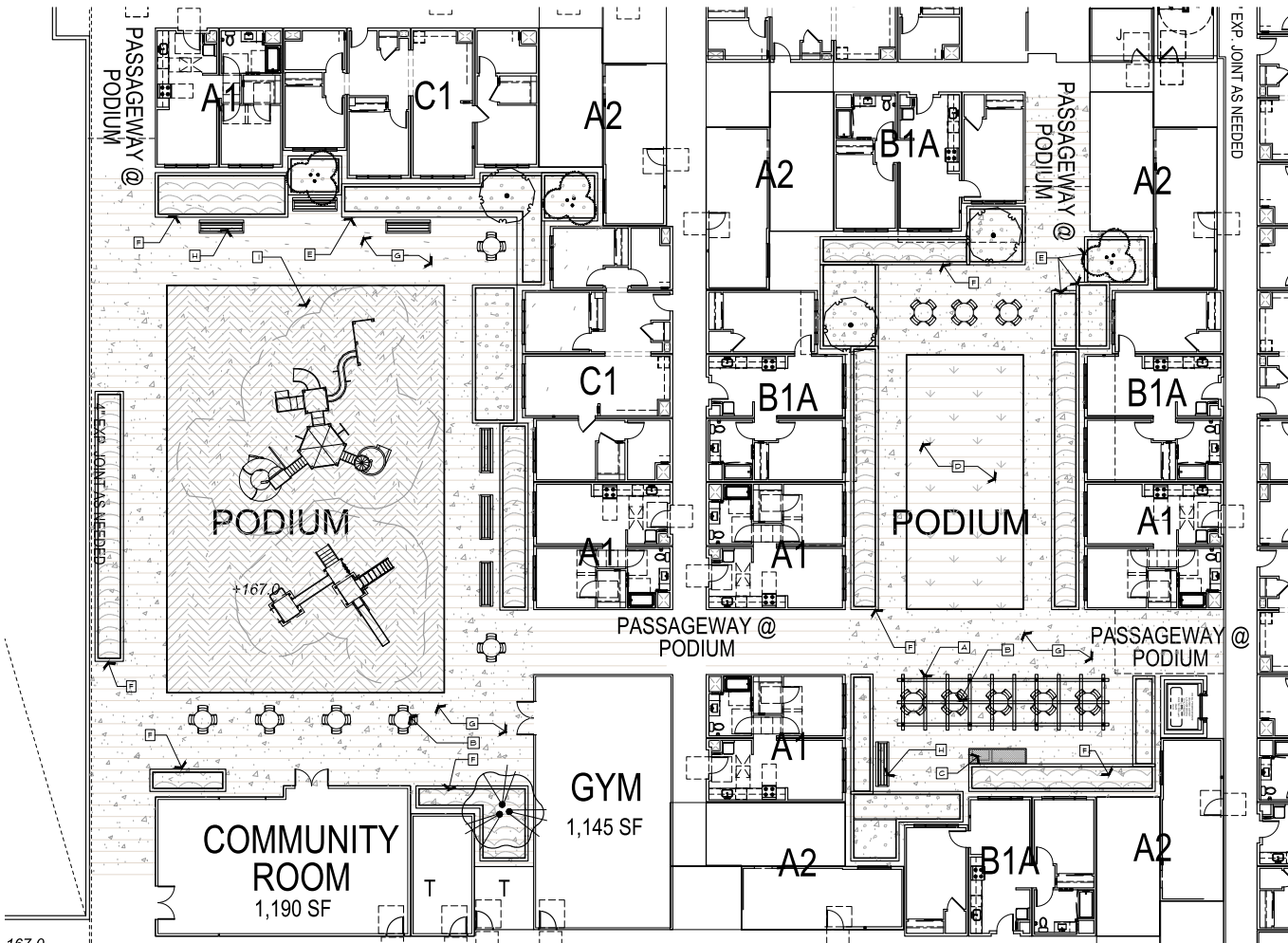
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File Name: 21-010 of sheets

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'



SHRUB AREAS		BOTANICAL NAME		COMMON NAME		2022-01-25 13:06 CITY	
	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 'TWIN PEAKS #2'		TWIN 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		EPS TURF	---			
	TURF ARTIFICIAL SYNLAWN FALL ZONE SURFACE		FALL ZONE AREA	---			

THOMAS H. PHILLIPS LANDSCAPE ARCHITECTURE P.O. BOX 170289 BOISE ID 83717									
California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET _a)			45.4		Project Type		RESIDENTIAL		6.55
Hydrozone / Plant Factor (PF)			Irrigation Method	Irrigation Efficiency (%)	ET ₁ (In)	ET ₂ (In)	ET ₃ (In)	ET ₄ (In)	Estimated Total Water Use (ET ₅) (In)
Zone#	0.8 Overhead			75	0.80	13318	10654		299000
	2 SHRUB - L			0.3 Drip	0.81	0.37	31152	11538	324765
	3 SHRUB - M			0.5 Drip	0.81	0.62	2735	1687	47487
	4 TREE M			0.3 Drip	0.81	0.62	1732	1057	29147
									201899
Special Landscape Areas									
					1		0	0	0
					1		0	0	0
					1		0	0	0
					1		0	0	0
							0	0	0
									701899
Maximum Allowed Water Allowance (MAWA)								ETWU Total	701899
									757273
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area		24936							
Total Area		40915							
Average ETAF		0.51							
All Landscape Areas									
Total ETAF x Area		24936							
Total Area		48915							
Average ETAF		0.51							
Area ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

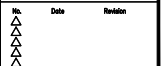
TREES		2022-07-25 13:00	
<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u> <u>QTY</u>
ARCHONTOFLOENIX CUNNINGHAMIANA	KING PALM	24"	4
CERCIS CANADENSIS	EASTERN REDBUD	15 GAL	2
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	MULTI-STEM 1
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"	15
LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	16
PHOENIX ROEBELENI	PIGMY 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
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u> <u>CONTAINER</u>
●	CEANOTHUS X 'RAY HARTMAN'	CALIFORNIA ULAC	5 GAL
▲	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL
△	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL
●	PITTOSPORUM TENUIFOLIUM	TAUHIHI	5 GAL
◇	PODOCARPUS GRACILIOR 'COLUMN'	FERN PINE	15 GAL
●	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5 GAL
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u> <u>CONTAINER</u>
○	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL
⊕	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE PESCUE	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
<u>FLOW-THROUGH PLANTERS - NATIVES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u> <u>CONTAINER</u>
△	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL
○	CAREX BARBERAE	SANTA BARBARA SEDGE	1 GAL
⊕	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL
●	JUNCUS FATENS 'CARMAN'S GREY'	SPREADING RUSH	1 GAL
△	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL



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