



Project Team

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Site Vicinity Map



Sheet List Table	
Sheet Number	Sheet Title
G0.0	COVER SHEET
G1.0	PROJECT DATA
G1.1	NEIGHBORHOOD AERIAL VIEW
G1.2	NEIGHBORHOOD CONTEXT STREET VIEW
A1.1	SITE PLAN - GROUND LEVEL
A1.2	SITE PLAN - PODIUM LEVEL
A2.1	FL. PLAN - BUILDING A - L1 LEVEL
A2.2	FL. PLAN - BUILDING A - L2 LEVEL
A2.3	FL. PLAN - BUILDING A - L3,L4 & L5 LEVELS
A2.4	ROOF PLAN - BUILDING A
A2.5	FL. PLAN - BUILDING B - L1B LEVEL
A2.6	FL. PLAN - BUILDING B - L1A LEVEL
A2.7	FL. PLAN - BUILDING B - L2 LEVEL
A2.8	FL. PLAN BUILDING B - L3,L4 LEVELS
A2.9	FL. PLAN - BUILDING B - L5 LEVEL
A2.10	ROOF PLAN - BUILDING B
A2.11	FL. PLANS - BUILDING C1
A2.12	FL. PLANS - BUILDING C2
A3.0	SECTIONS -BUILDING A
A3.1	SECTIONS -BUILDING B
A3.2	SECTIONS -BUILDING C1 & C2
A4.0	BUILDING ELEVATIONS- BUILDING A
A4.1	BUILDING ELEVATIONS - BUILDING A
A4.2	BUILDING ELEVATIONS - BUILDING B
A4.3	BUILDING ELEVATIONS - BUILDING B
A4.4	BUILDING ELEVATIONS - BUILDING C1
A4.5	BUILDING ELEVATIONS - BUILDING C2
A5.0	MATERIAL BOARD
A6.0	UNIT PLANS
A6.1	UNIT PLANS

CIVIL DRAWINGS	
C1	SITE PLAN
C2	GRADING & DRAINAGE PLAN
C3	GRADING & DRAINAGE PLAN
C4	GRADING & DRAINAGE PLAN
C5	SECTIONS
C6	SECTIONS
C7	STORMWATER CONTROL PLAN EXHIBIT
C8	STORMWATER CONTROL PLAN CALCULATIONS
C9	STORMWATER CONTROL PLAN CALCULATIONS
C10	PRELIMINARY PARCEL PLAN

LANDSCAPE DRAWINGS	
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN - BLDG 'A' PODIUM
L3	LANDSCAPE PLAN - BLDG 'B' PODIUM
L4	IRRIGATION PLAN
L5	LANDSCAPE INFO

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

AMBROSE VILLAGE MIXED USE

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

BAY POINT, CALIFORNIA

COVER SHEET

DATE : 2021-04-21
JOB NO.: 2017-265

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
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G0.0



AMBROSE 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)	3.61 Acres	157,323 sf.	
	Parcel 2 (B)	1.99 Acres	86,714 sf.	
	Parcel 3 (C)	1.59 Acres	69,204 sf.	

Street Setbacks Maintained			
	Building A @ Parcel 1	Building B @ Parcel 2	Building C1 & C2 @ Parcel 3
Bailey Road	22 ft Setback from curb 10 ft Setback from P/L	23 ft from curb 10 ft from P/L	N/A
Maylard Street	31 ft Setback from curb 22 ft Setback from P/L	20 ft Setback from curb 16 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	33 ft Setback from Onramp 22 ft Setback from P/L	N/A	N/A
South Braodway Ave.	22 ft Setback from curb 14 ft Setback from P/L	21 ft Setback from curb 10 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	9,700	14,300	
Community room	1,100	1,190	
Gym	900	1,145	
Lobby / Leasing	2,300	997	346
Site open Area	54,000	2,025	9,200
Total	68,000	19,657	9,546

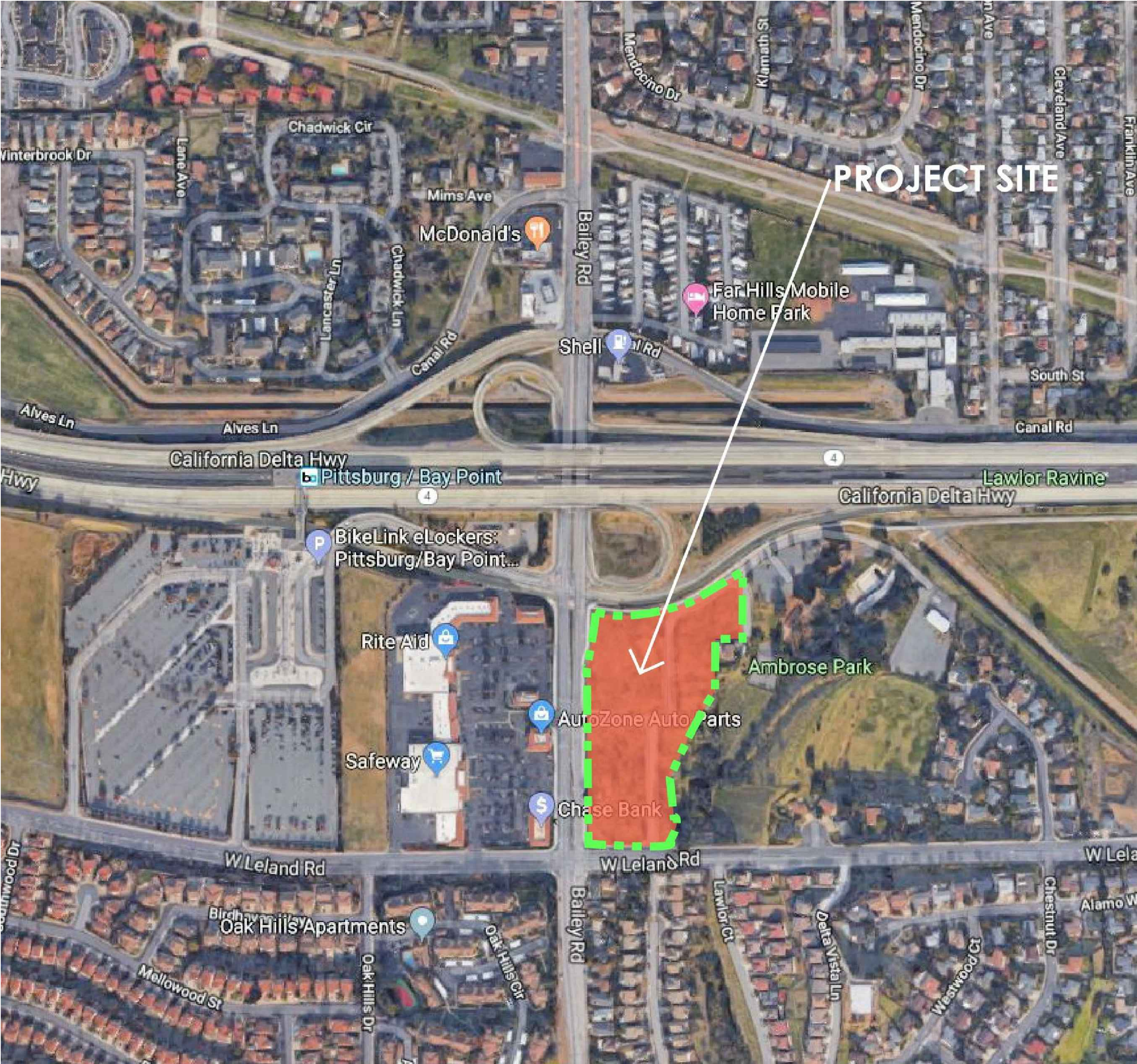
Ambrose Village Mixed Use - Total unit count						
	Studios	1 Bed Units	2 Bed Units	3 Bed Units	Total	Du/Acre
Building A	24	51	43	51	169	46.8
Building B	21	50	42	43	156	78.4
Building C1	0	22	5	2	29	30.8
Building C2	0	16	4	0	20	
Unit Totals	45	139	94	96	374	
Mix	12.0%	37.2%	25.1%	25.7%		

FLOOR AREA CALCULATIONS				
	Parcel 1	Parcel 2	Parcel 3	
Site area (Acres)	3.61	1.99	1.59	
Site area (sf)	157,323	86,714	69,204	
Floor Level	Building A	Building B	Building C1	Building C2
L1-B		7,180		
L1-A	18,197	22,911	5,840	4,150
L2	45,320	36,085	9,500	6,320
L3	44,120	47,620	9,500	6,320
L4	44,120	47,620		
L5	44,120	15,124		
RF.	263	200		
Total	196,140	176,740	24,840	16,790
FAR	1.25	2.04	0.60	
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	62,200	64,850	9,200	6,200
Lot Coverage	39.5%	74.8%	22.3%	

Parking Summary				
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	Provided	
Residential Parking Required	1:15	195	Garage	186
Library area proposed (SF.)	21,000		On street	10
Parking ratio	3/1000 sf	63	Garage	4
			On Street	59
				63
Building B Parking Summary				
Total Units Proposed	156	Required Stalls	Provided	
Residential Parking Required	1:15	180	Garage	156
Retail area proposed (SF.)	11,600		On street	24
Parking ratio	3/1000 sf	35	Garage	0
			On Street	35
				35
Building C1 & C2 Parking Summary				
Total Units Proposed	49	Required Stalls	Provided	
Residential Parking Required	1:15	57	Garage	20
			On site	37
				57
Note: Electric vehicle stalls are provided at 1/10 ratio at each parking garage and lot				

Bicycle Parking and Storage			
Table 18.78.045			
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.)	63	Bikes required	8
Building A long term bikes provided			50
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.)	35	Bikes required	6
Building B long term Bikes provided			45
Building C1 & C2 - Bikes required			
Building C1 & C2 Parking required by code	104	Bikes required (1/10)	11
Building B long term Bikes provided			11

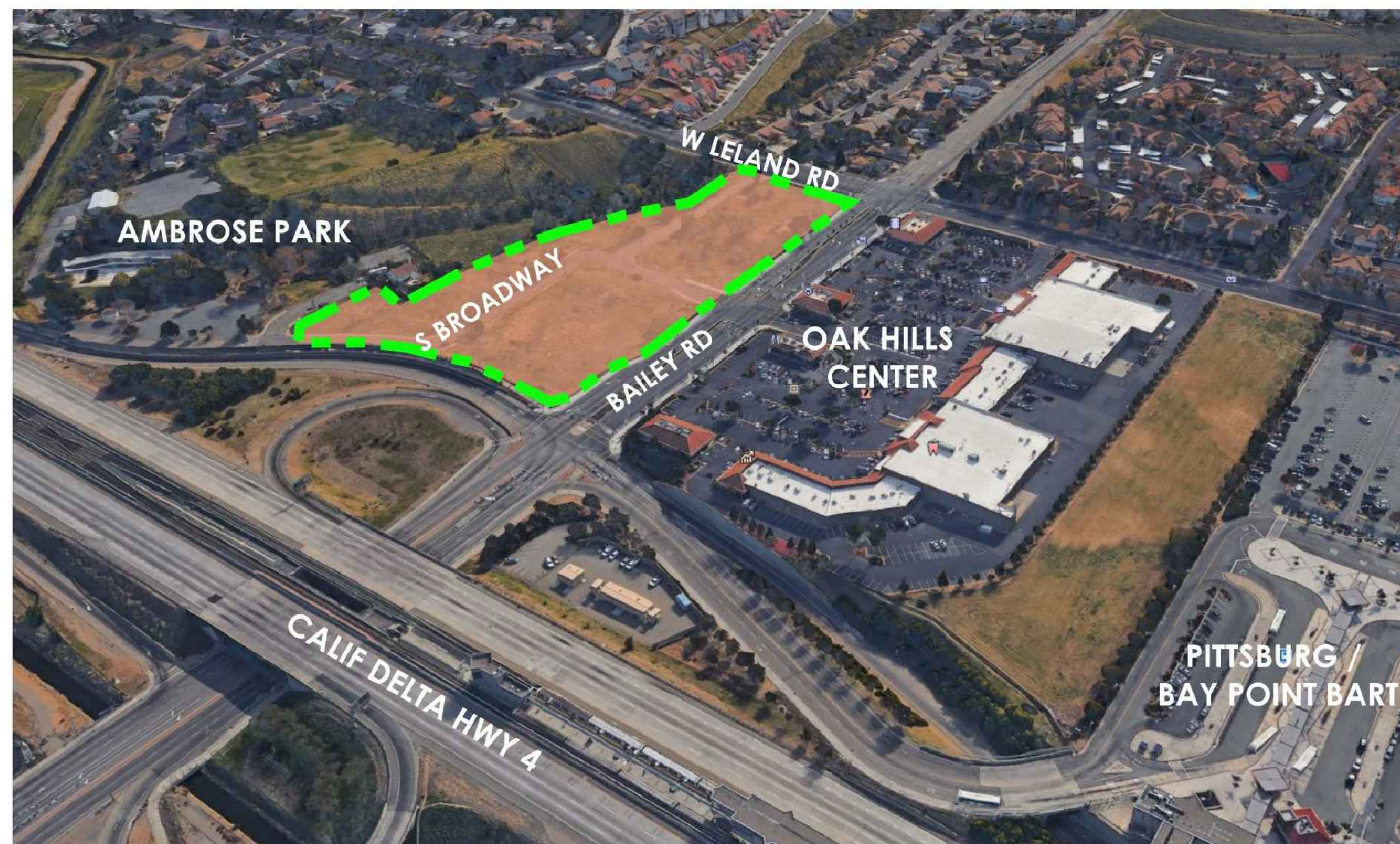




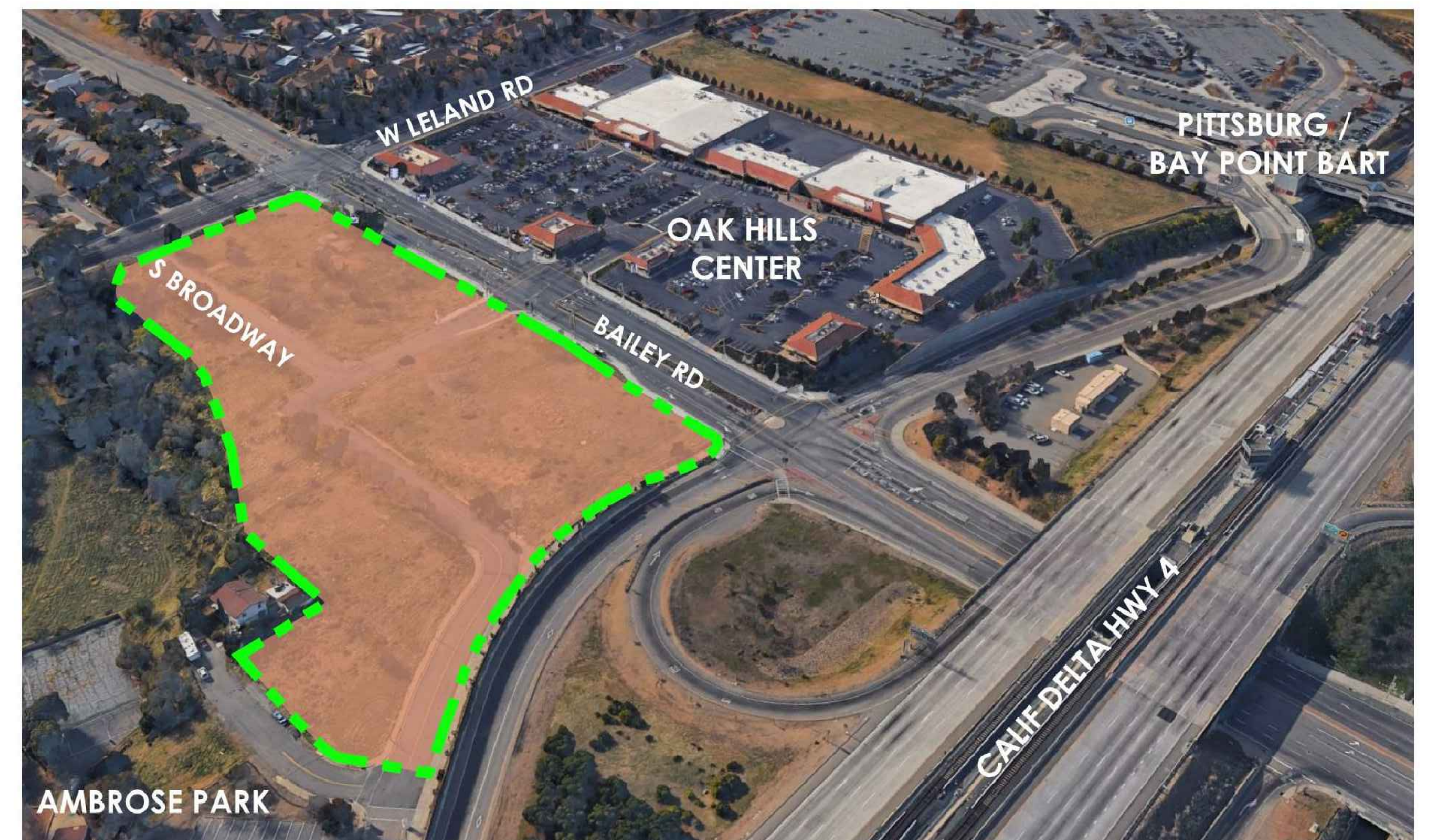
AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHWEST

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

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

NEIGHBORHOOD AERIAL VIEW

DATE : 2021-04-21
JOB NO.: 2017-265

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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



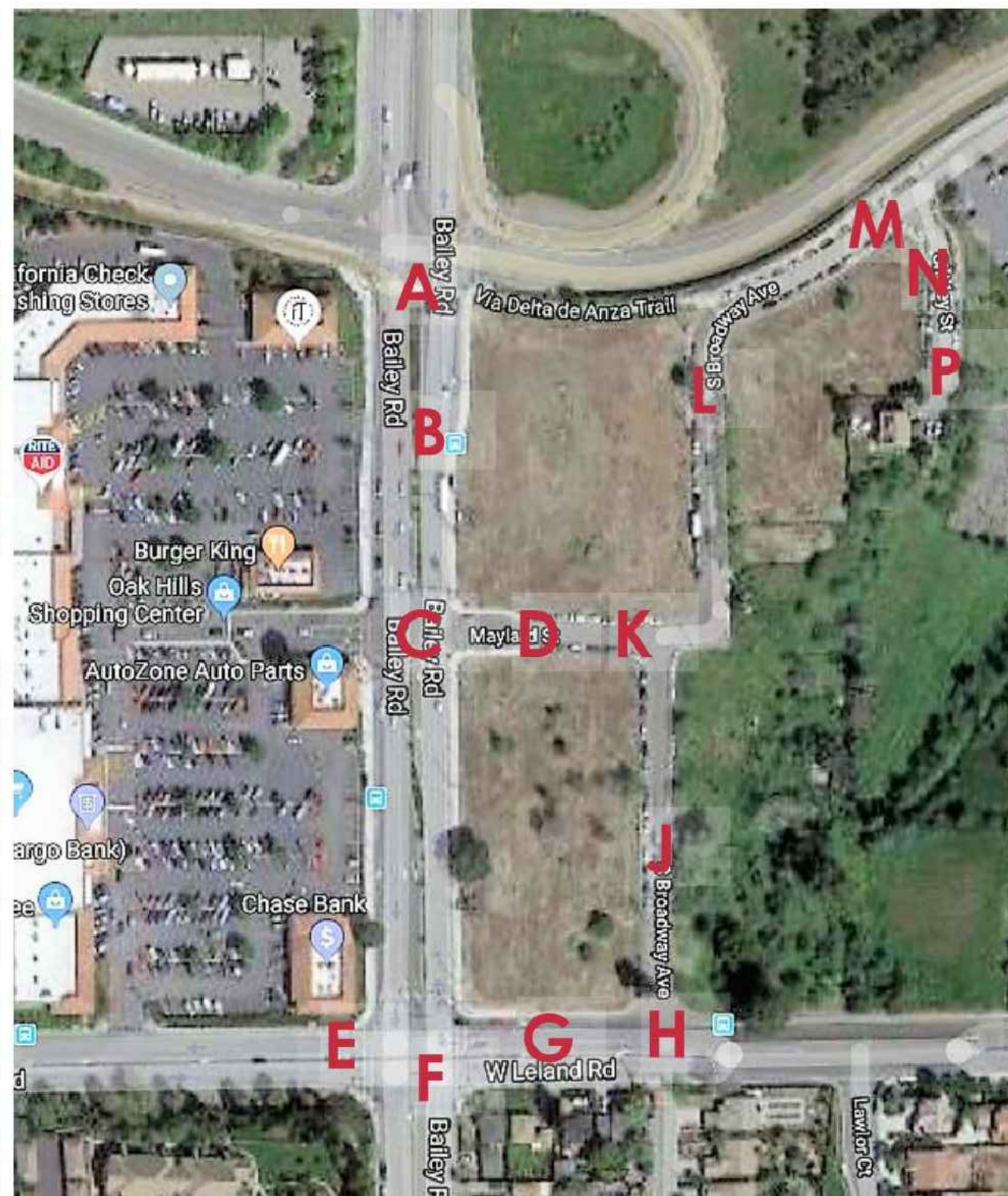
M-VIEW EAST TO AMBROSE PARK ENTRY



N-VIEW WEST ON SHIRLEY ST



P-VIEW WEST AT END OF SHIRLEY ST



KEY MAP

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

NEIGHBORHOOD CONTEXT STREET VIEW

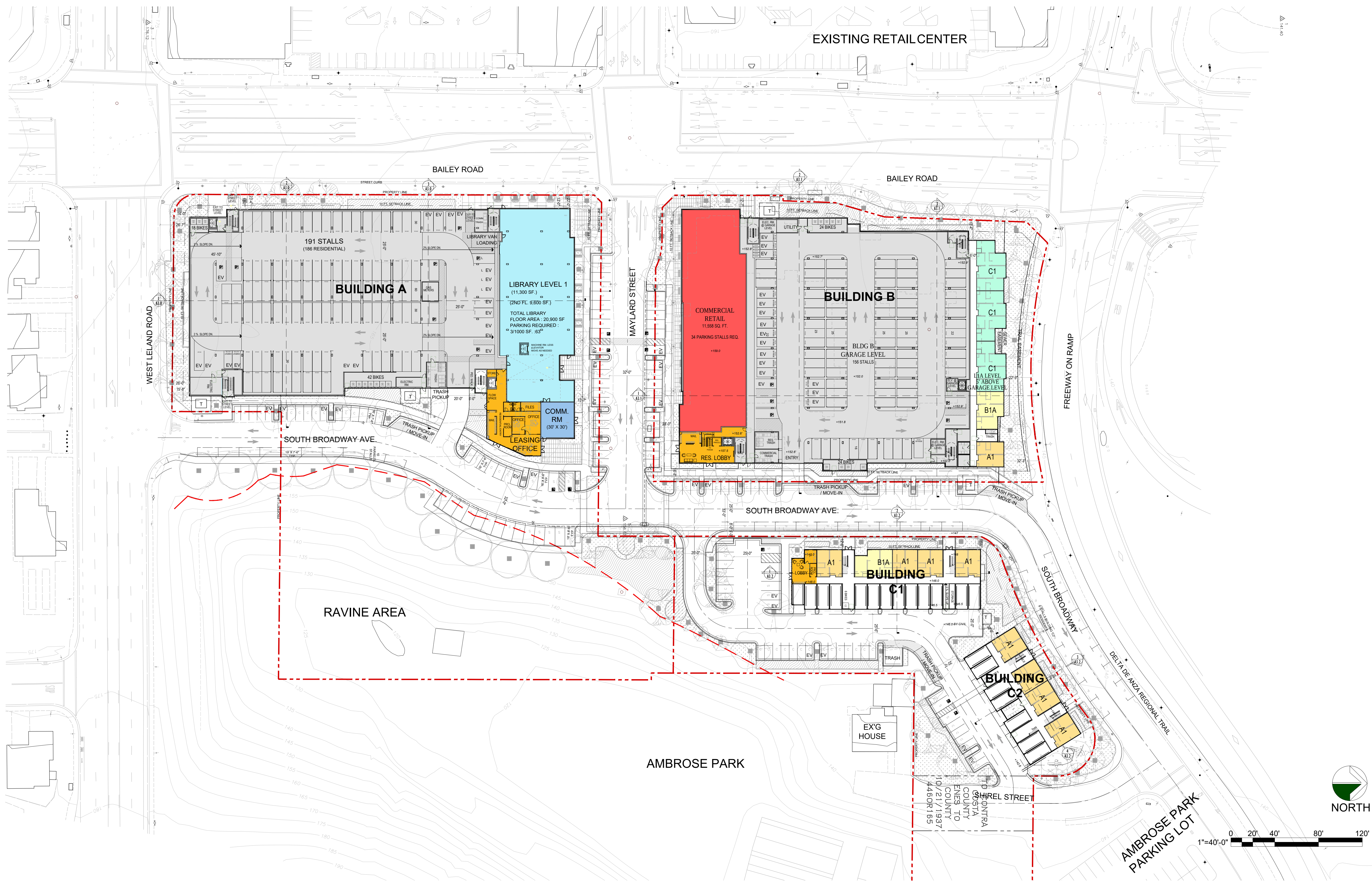
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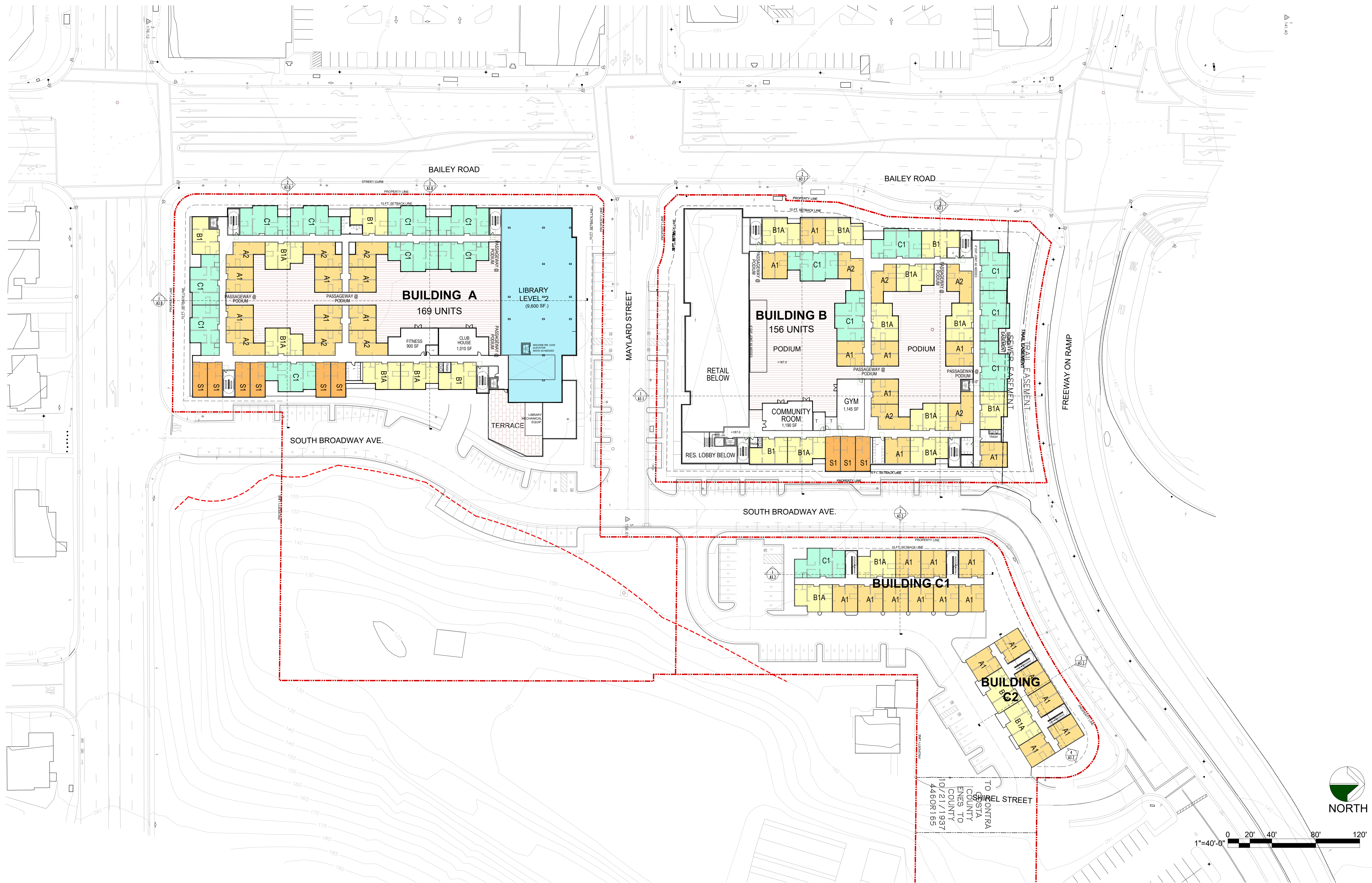
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G1.2







SITE PLAN - PODIUM LEVEL

A1.2

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

SITE PLAN - PODIUM LEVEL

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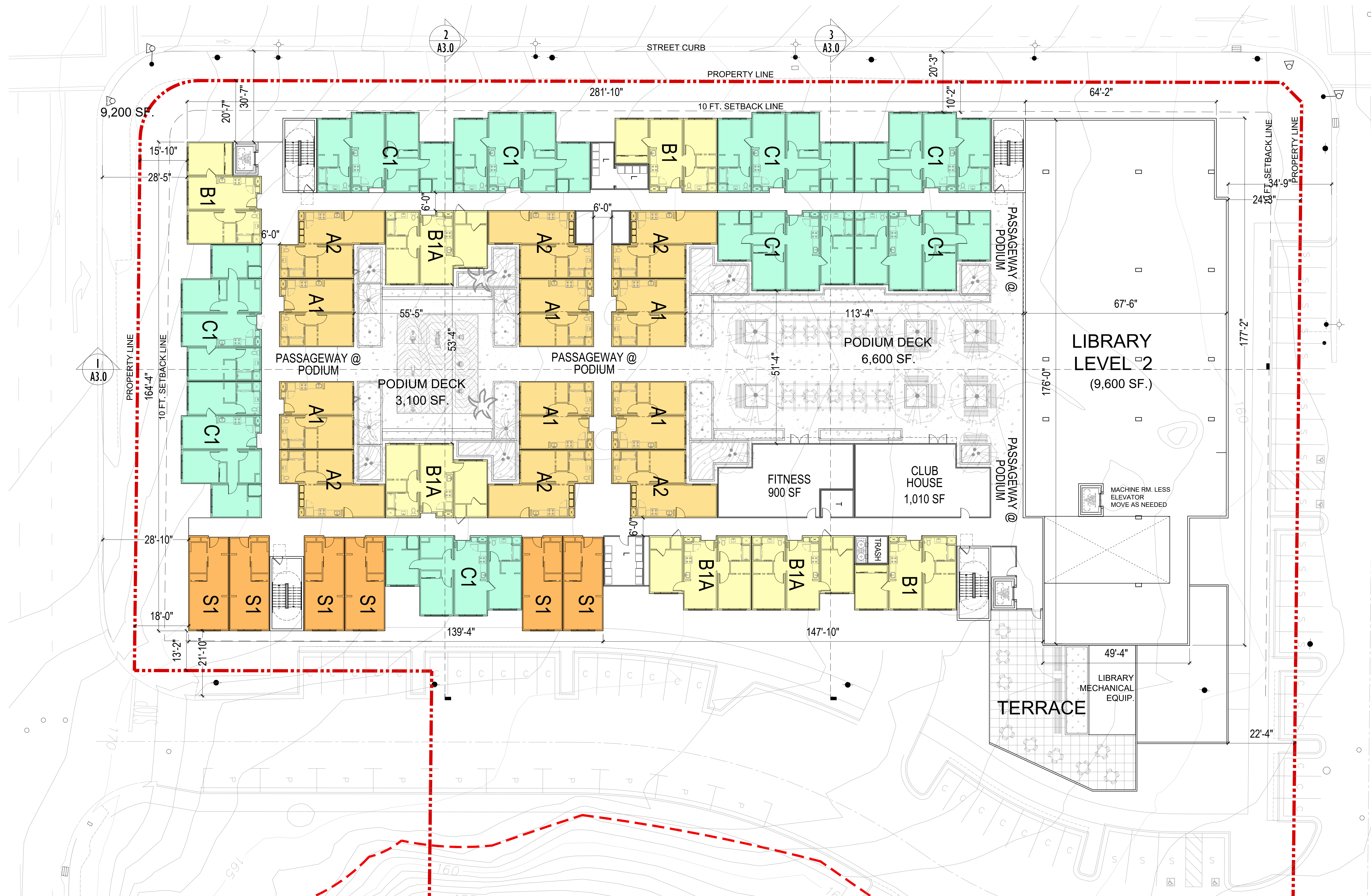
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

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A2.2

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

FL. PLAN - BUILDING A - L2 LEVEL

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JOB NO.: 2017-265

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A2.3

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

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

DATE : 2021-04-21
JOB NO.: 2017-265

PACIFIC WEST COMMUNITIES, INC.

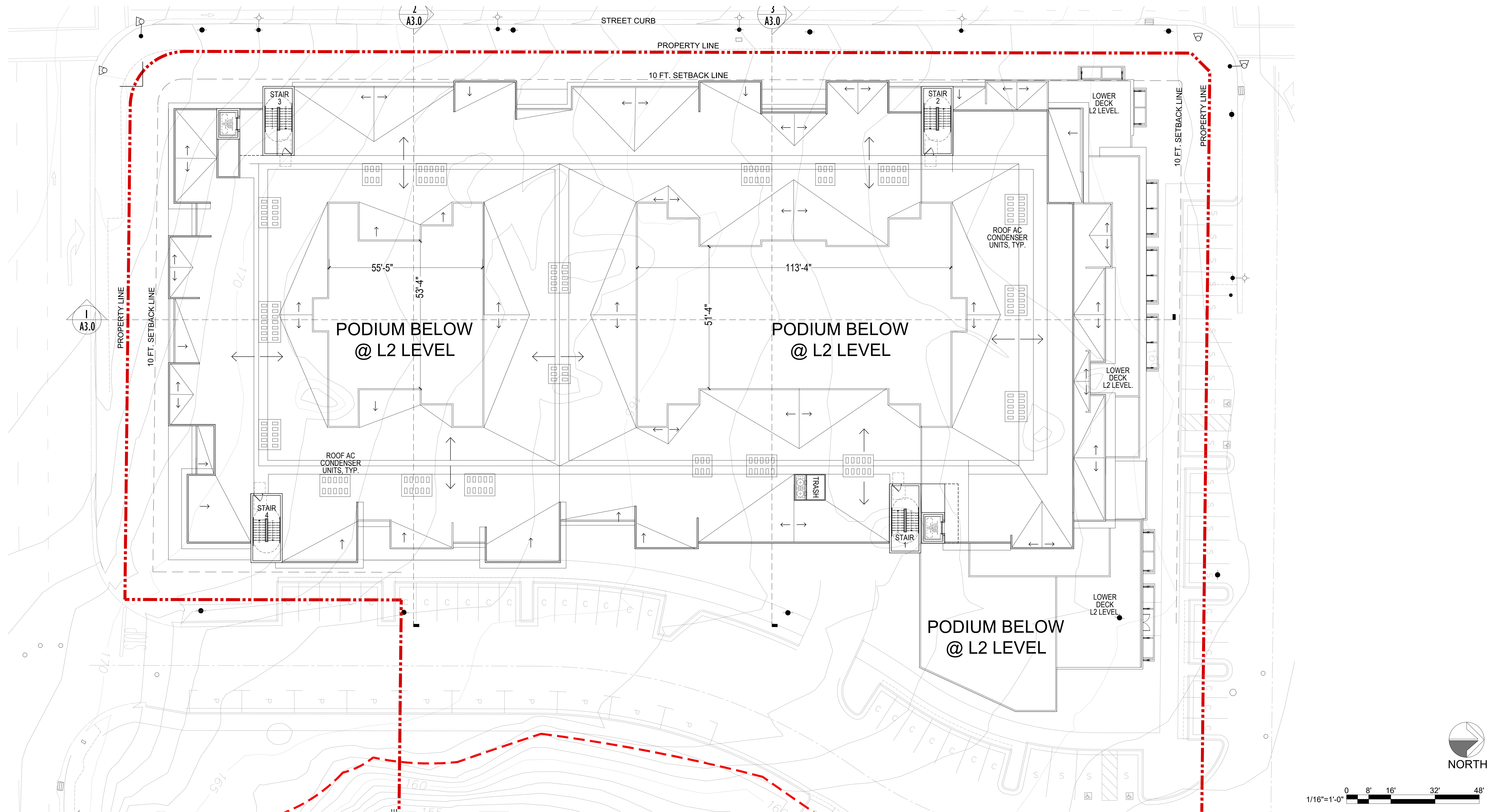
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A2.4

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

ROOF PLAN - BUILDING A

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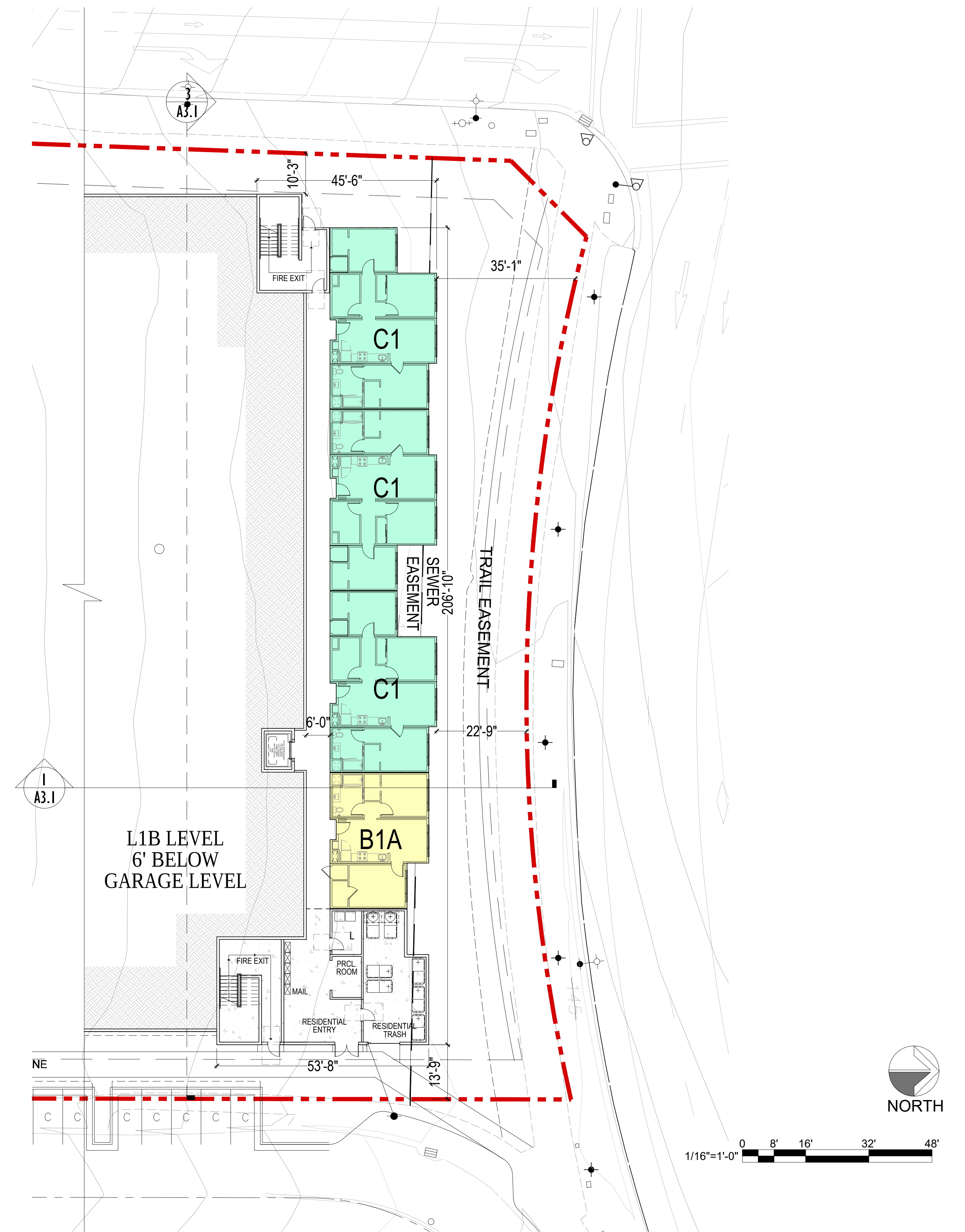
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AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

FL. PLAN - BUILDING B - L1B LEVEL

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

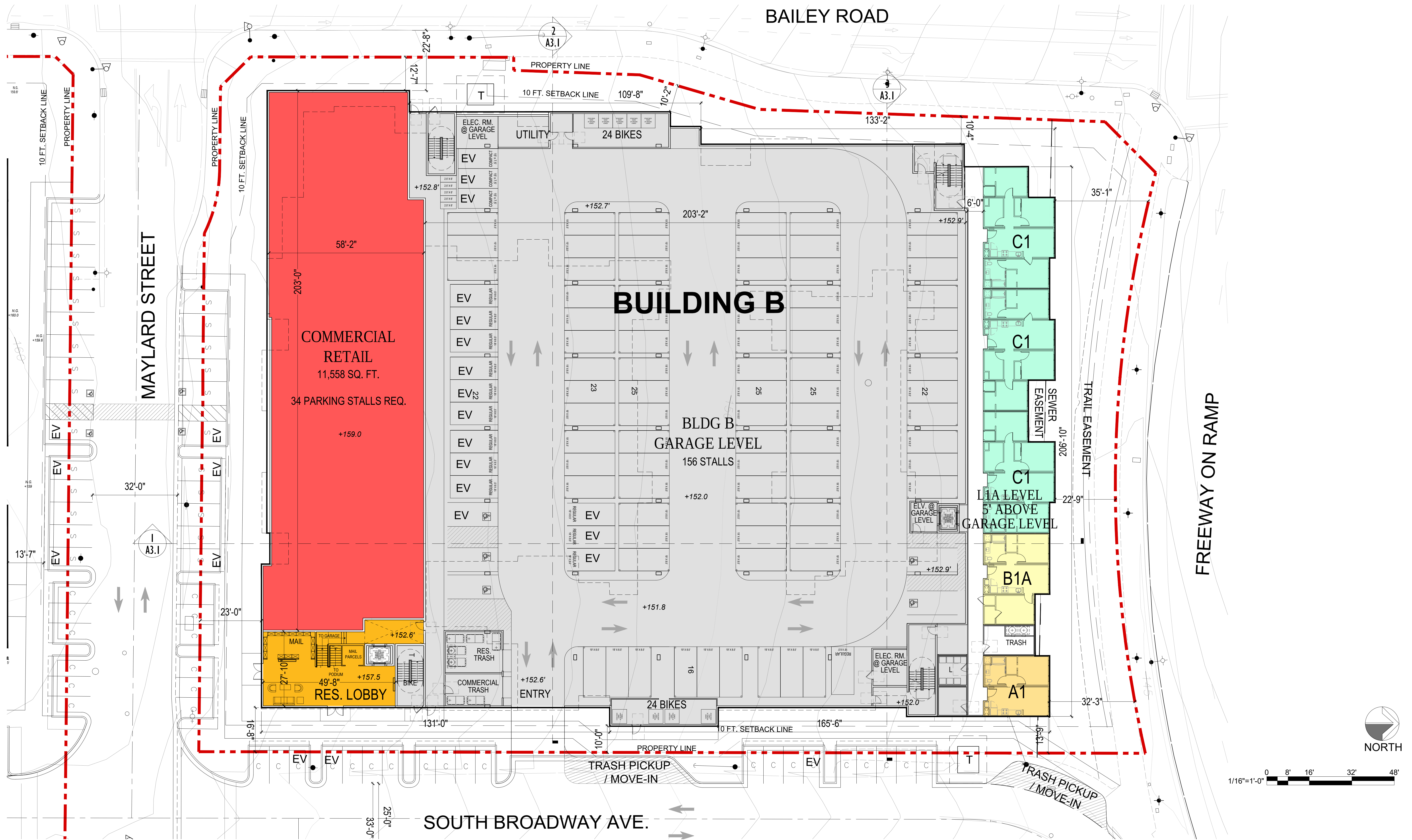
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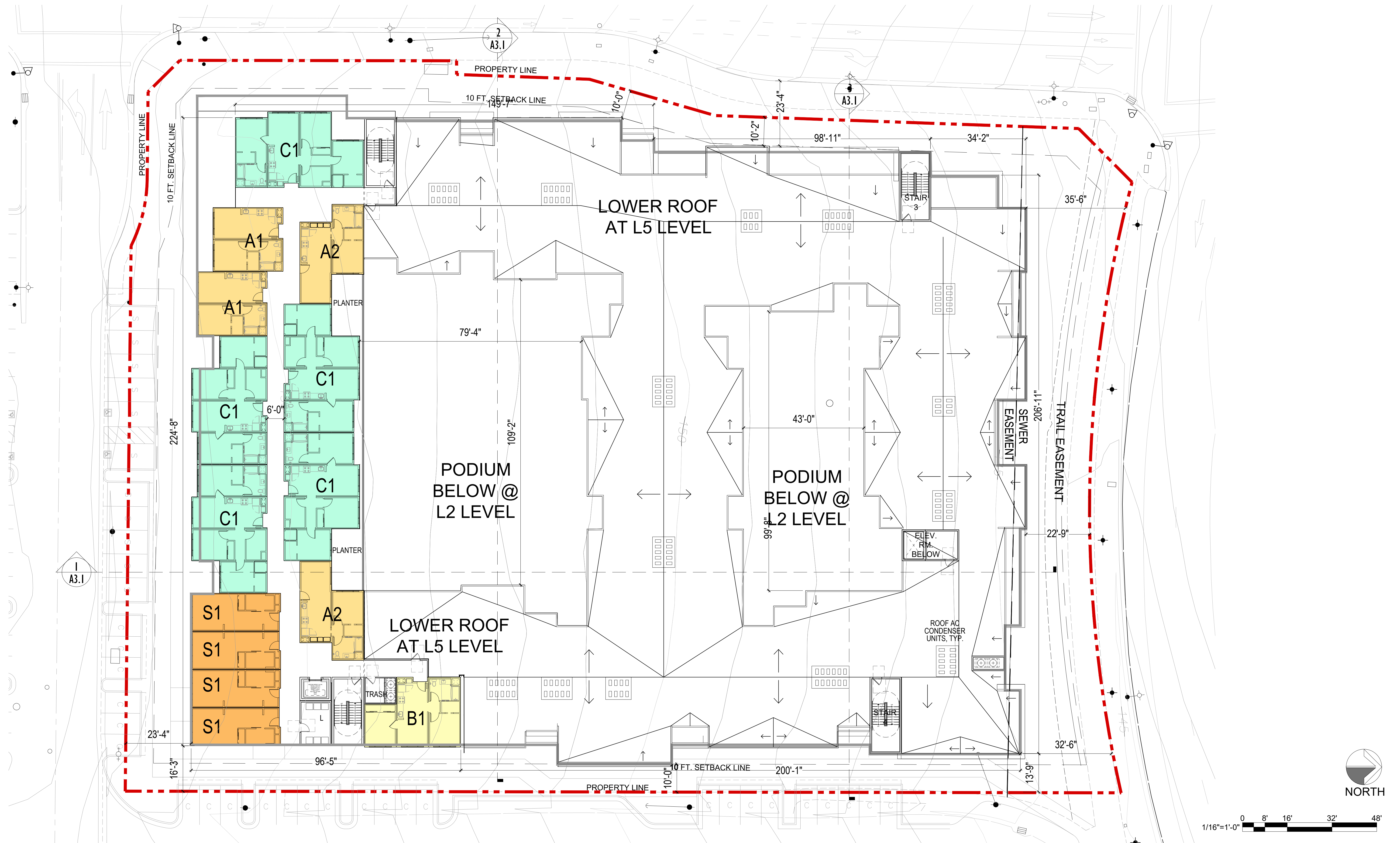
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A2.5





A2.6



A2.9

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

FL. PLAN - BUILDING B - L5 LEVEL

DATE : 2021-04-21
JOB NO.: 2017-265

PACIFIC WEST COMMUNITIES, INC.

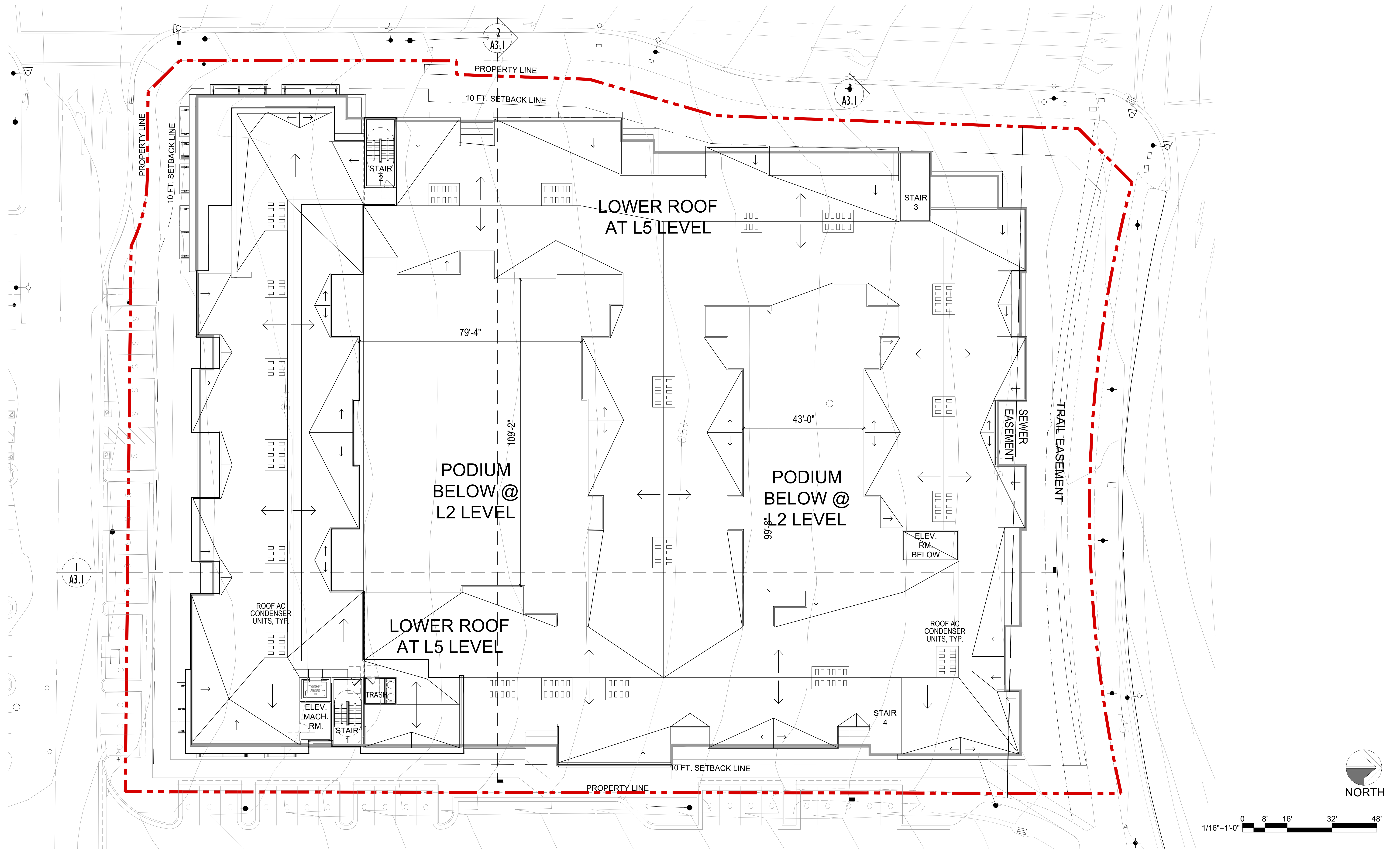
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A2.10

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

ROOF PLAN - BUILDING B

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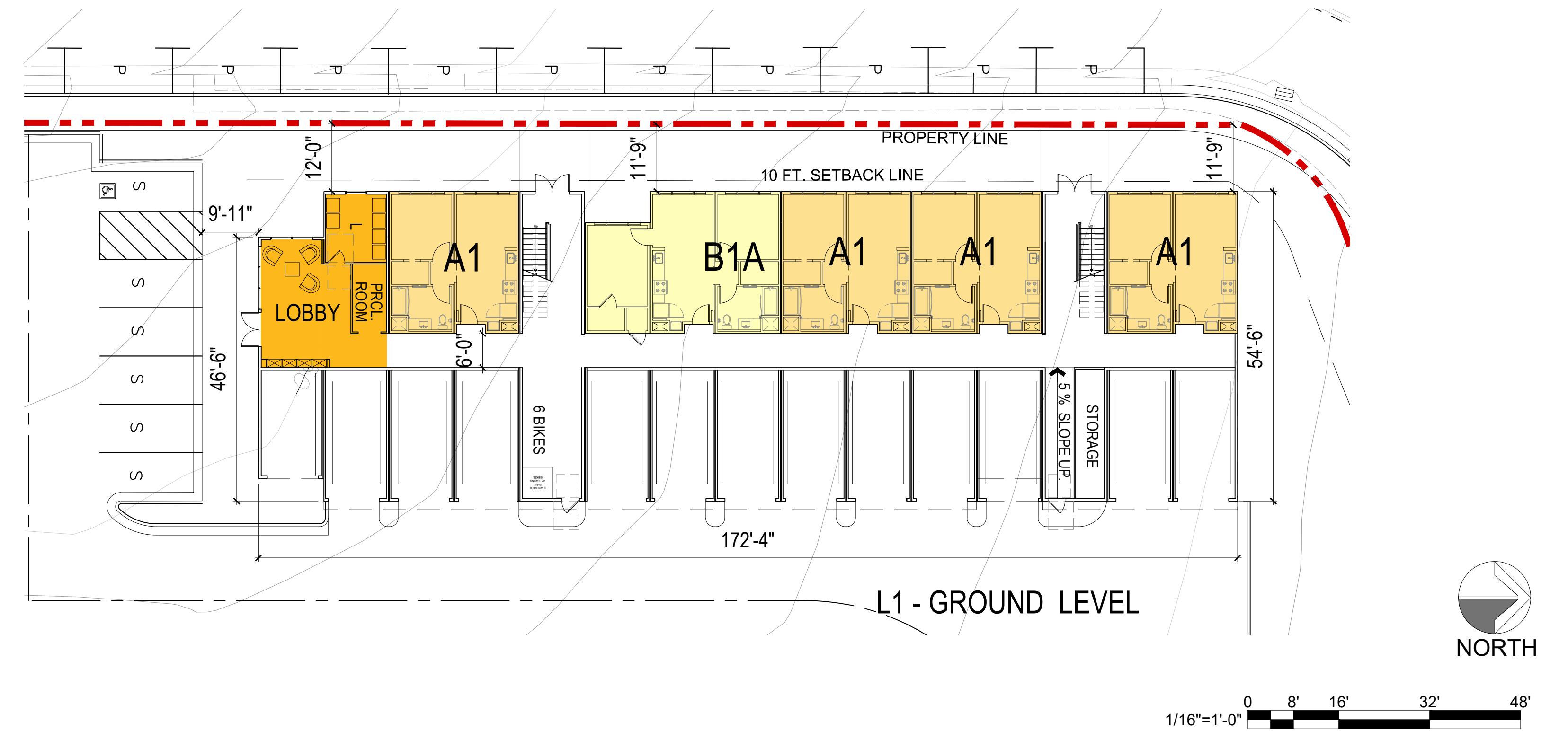
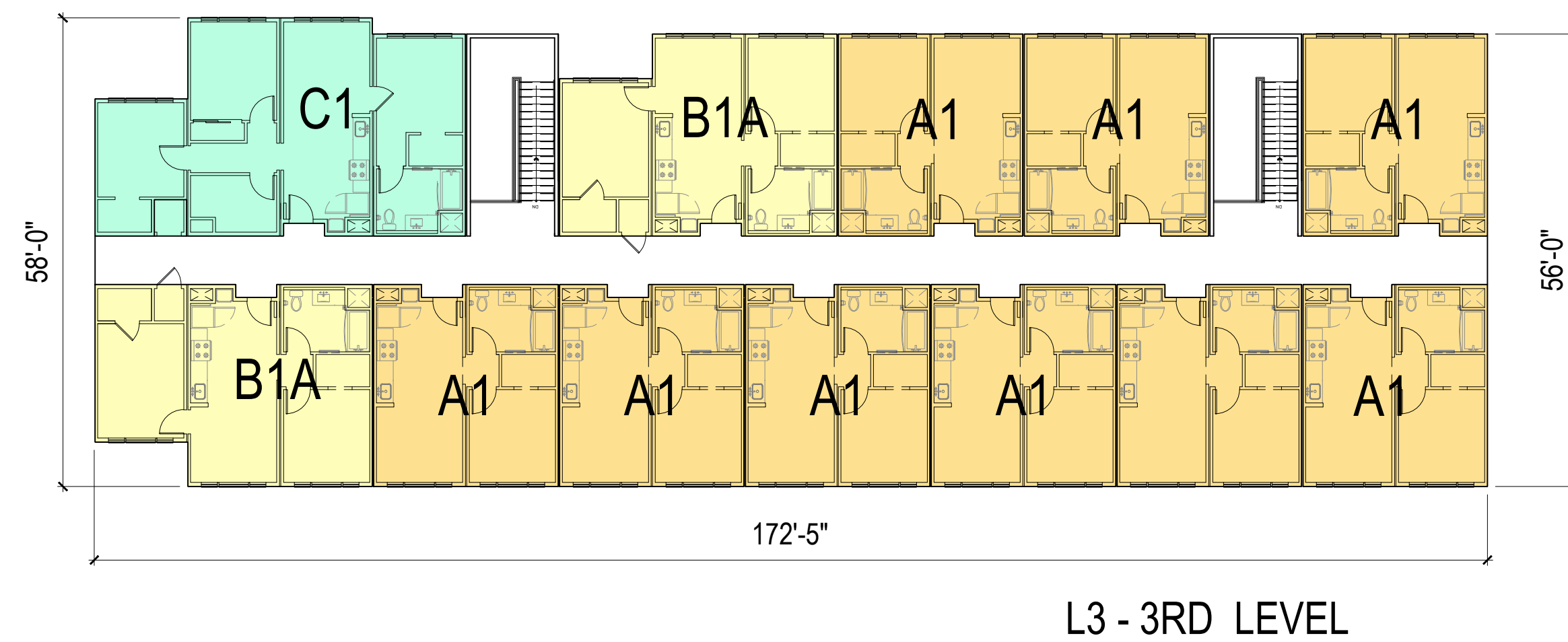
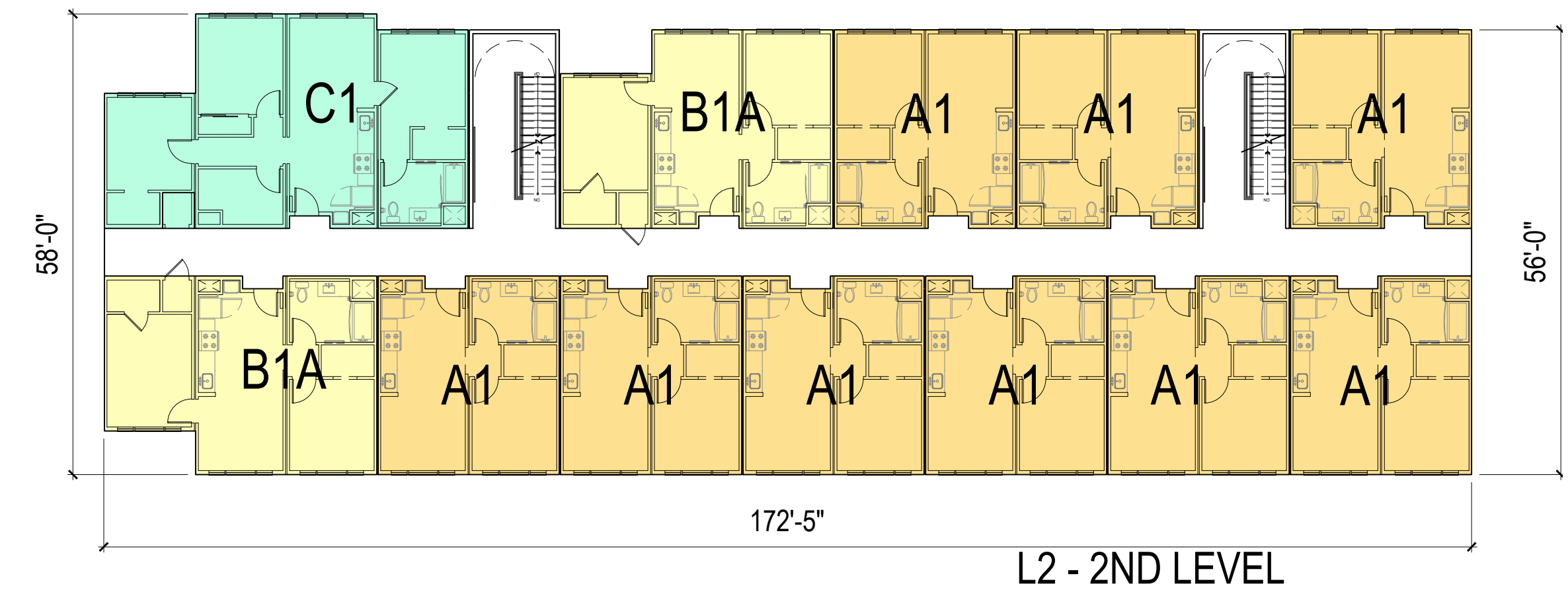
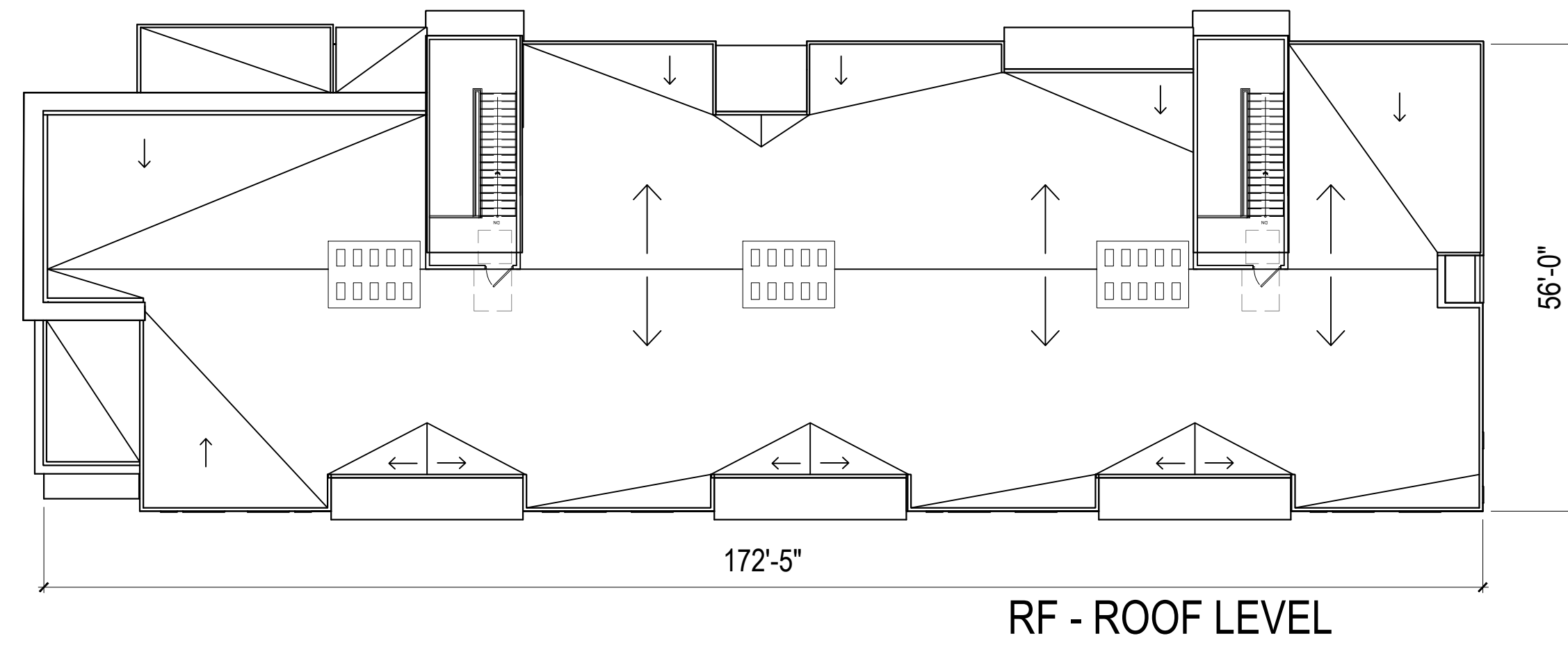
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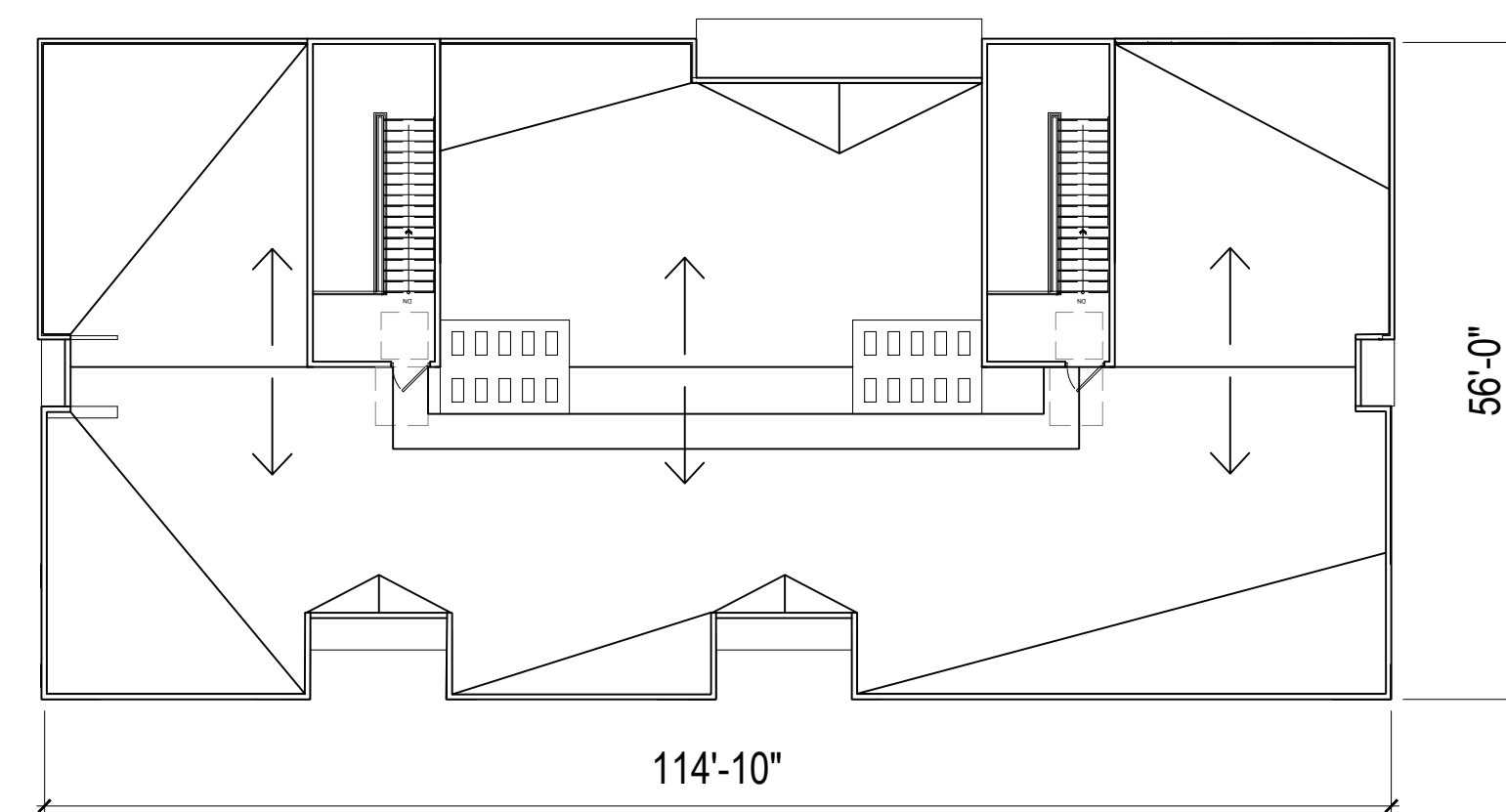
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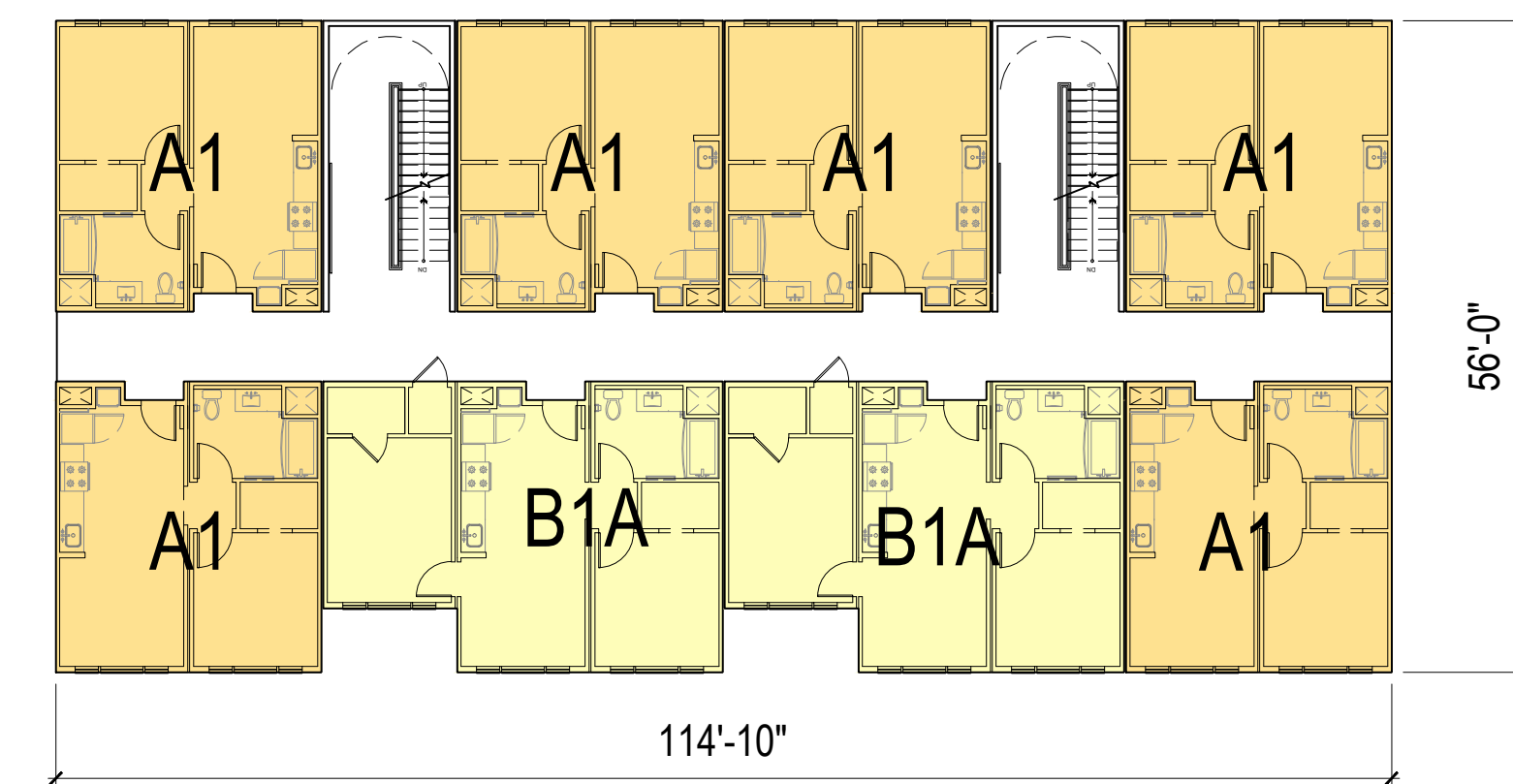
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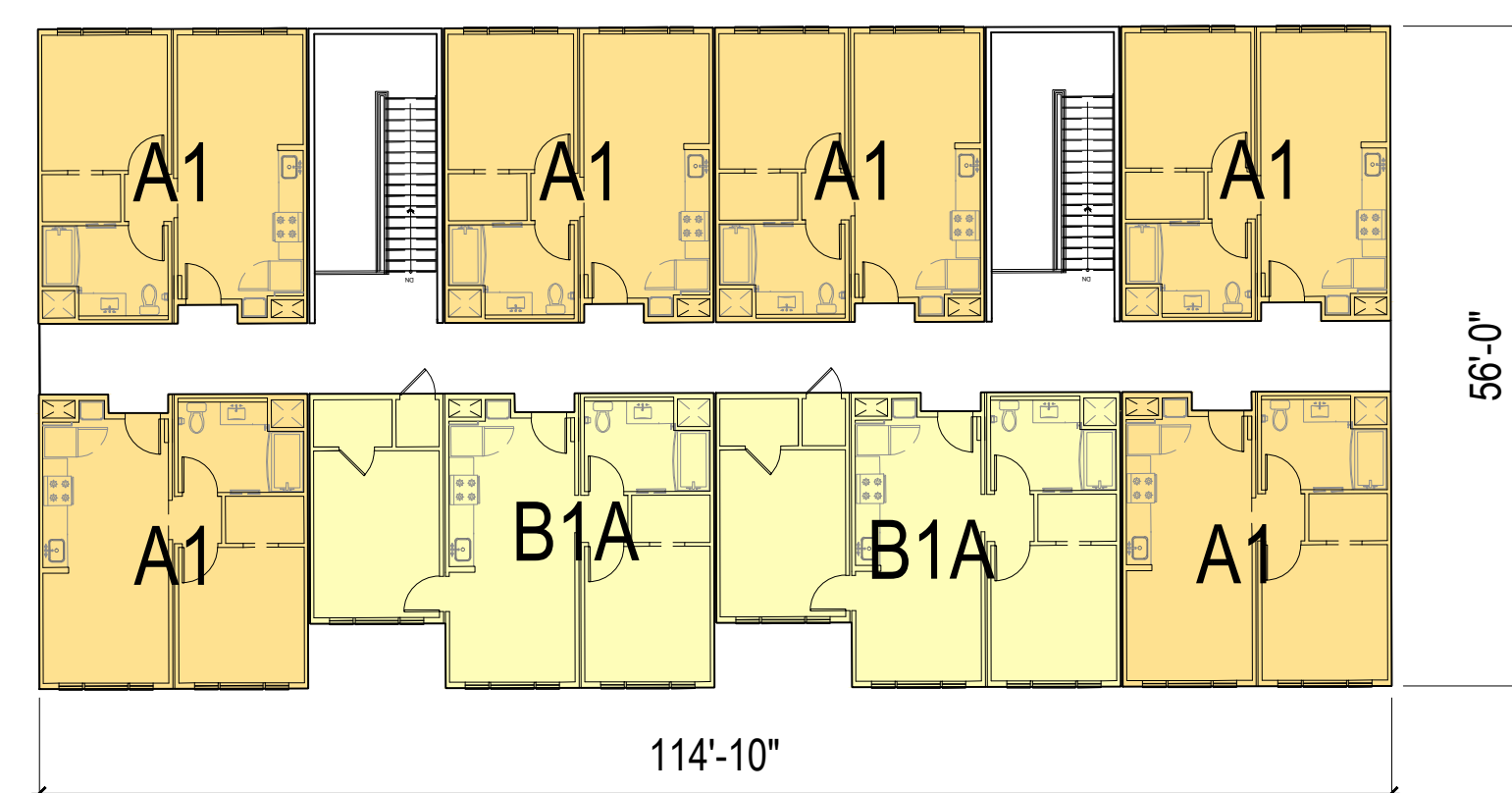




RF - ROOF LEVEL



L2 - 2ND LEVEL



L3 - 3RD LEVEL



L1 - GROUND LEVEL



1/16"=1'-0"
0 8' 16' 32' 48'

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC.

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

FL. PLANS - BUILDING C2

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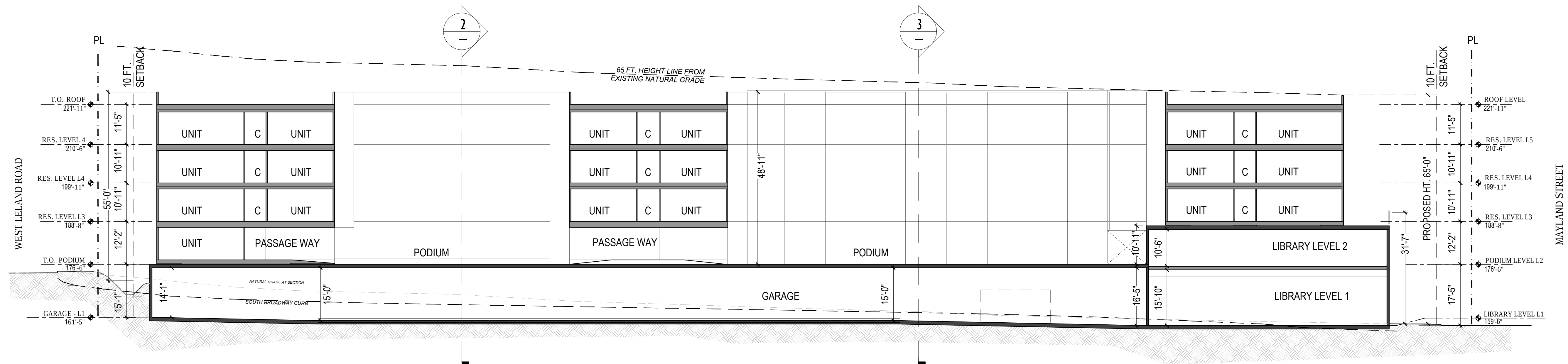
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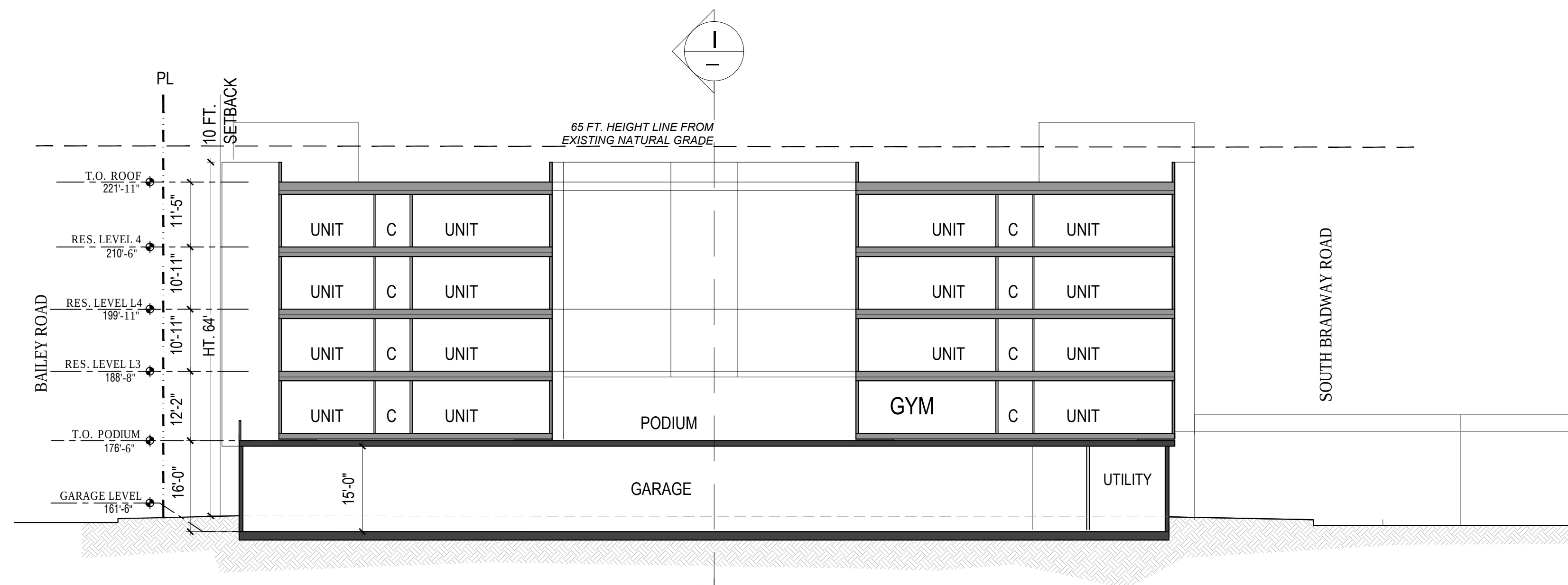
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A2.12

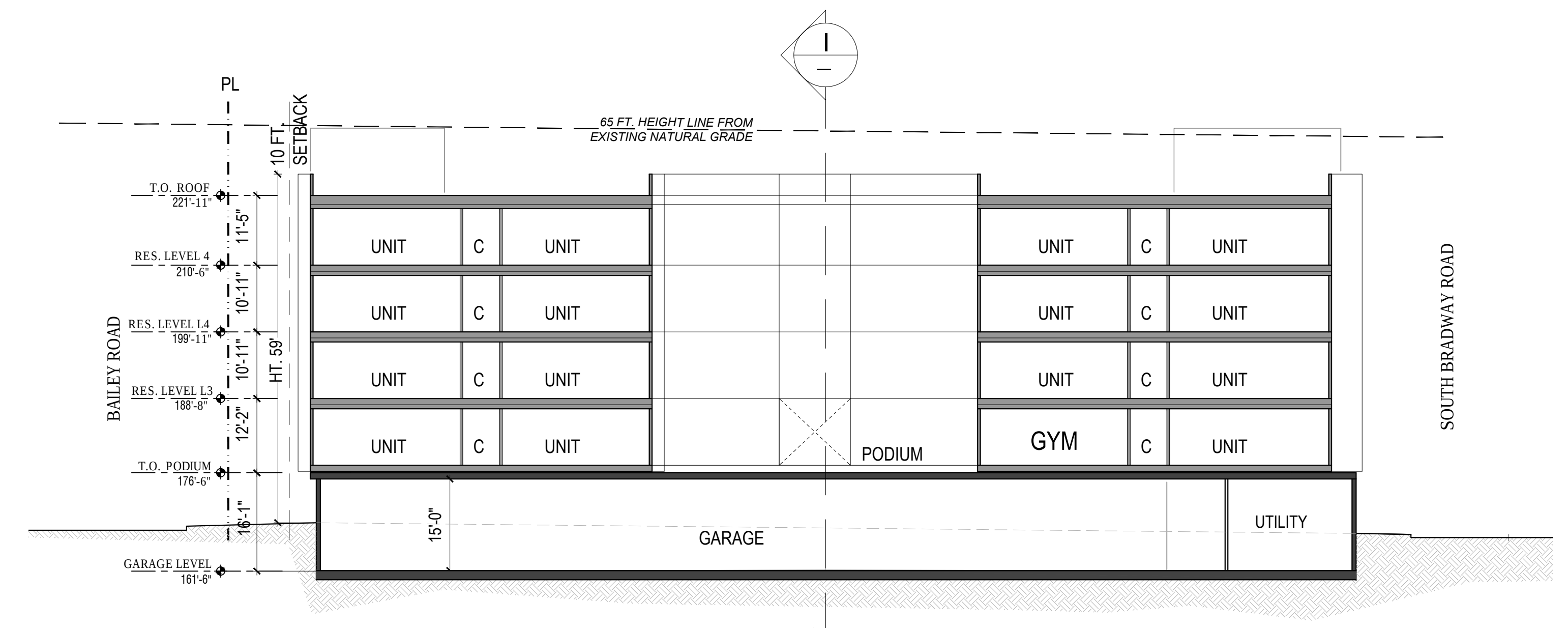




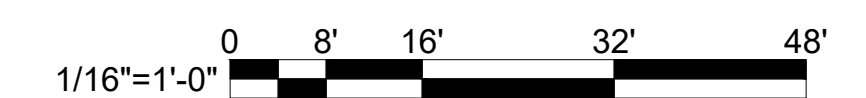
BUILDING A- SECTION 1

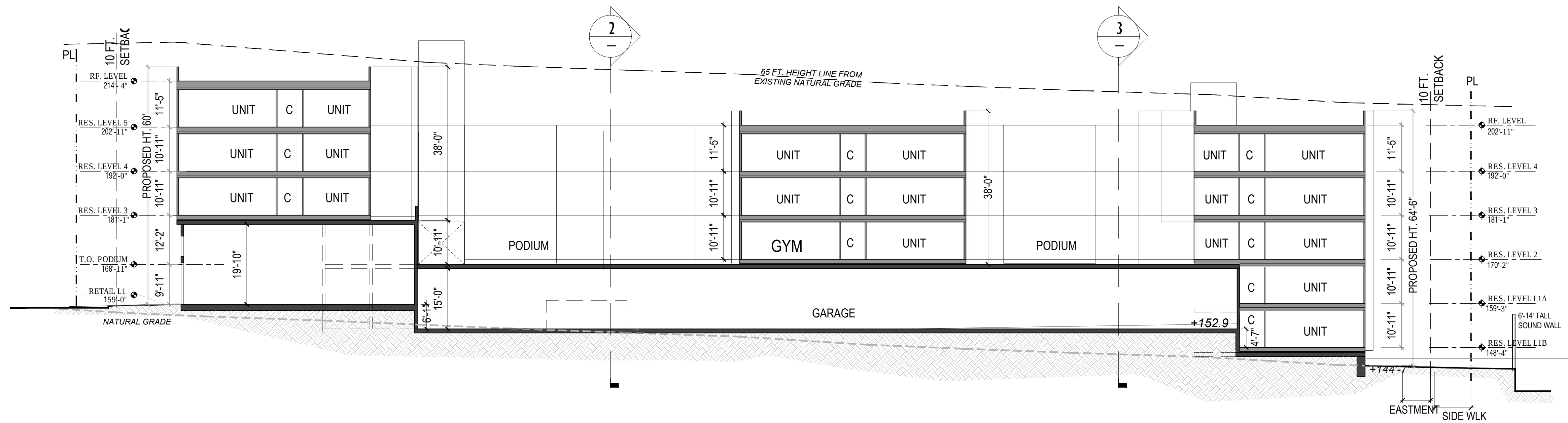


BUILDING A- SECTION 2

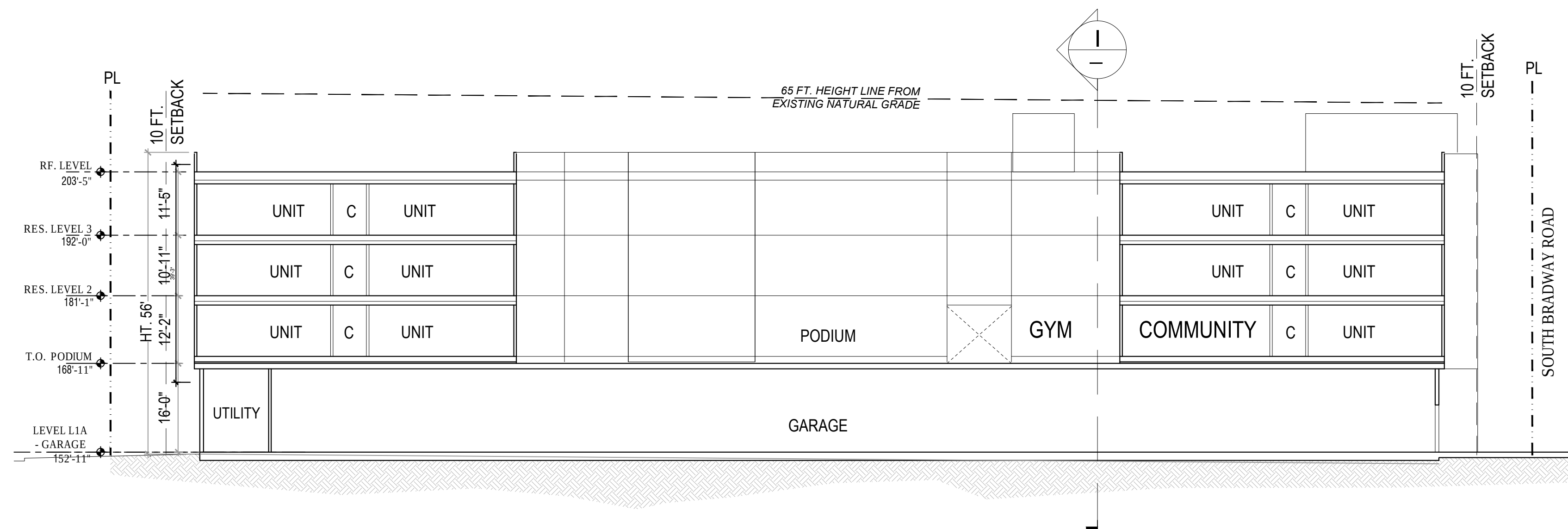


BUILDING A- SECTION 3

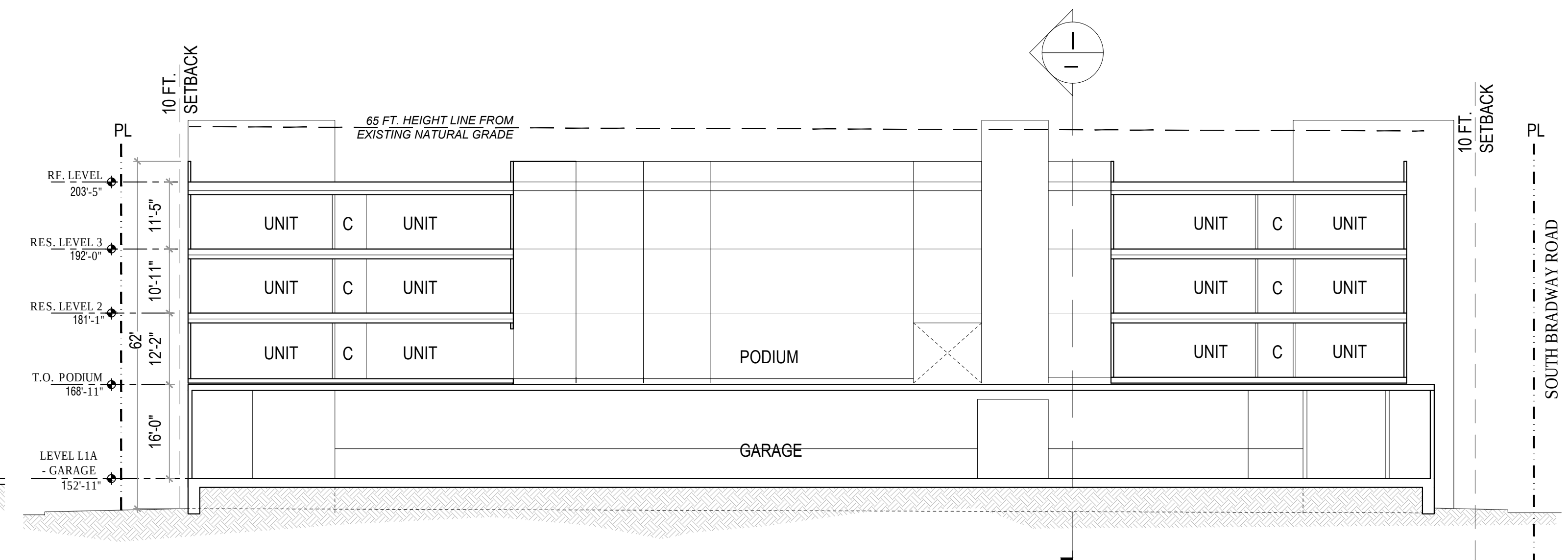




BUILDING B- SECTION 1



BUILDING A- SECTION 2



BUILDING A- SECTION 3

1/16"=1'-0"

A3.1

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

SECTIONS -BUILDING B

DATE : 2021-04-21
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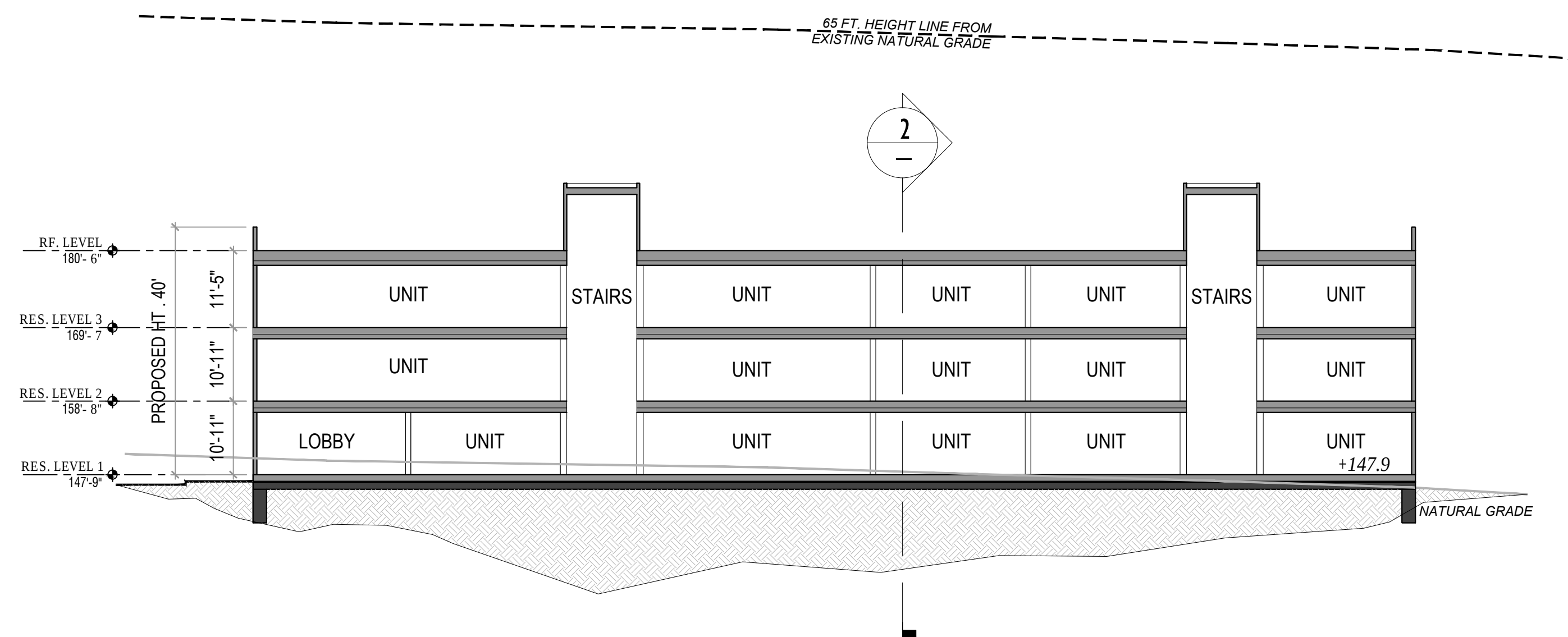
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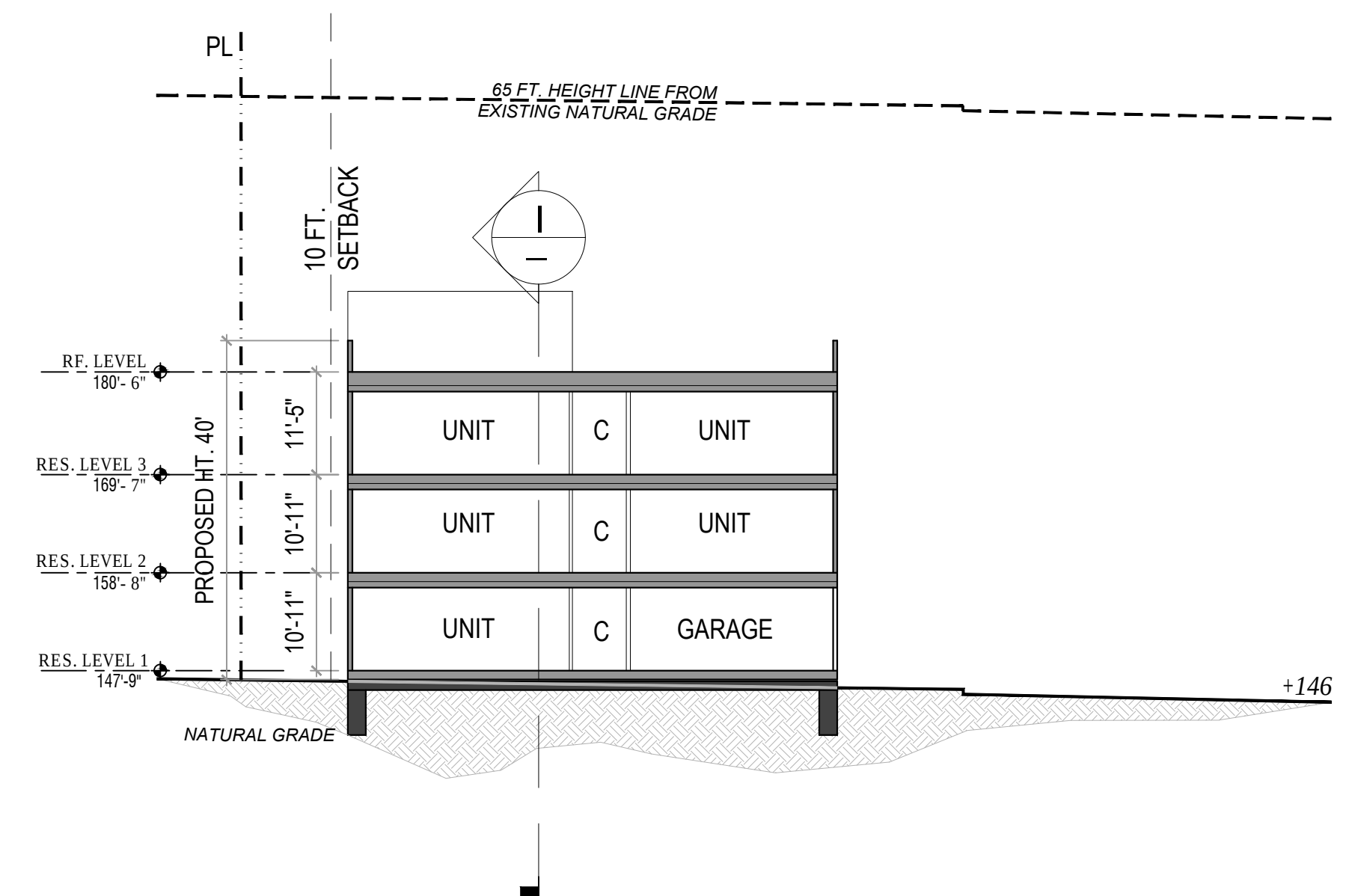
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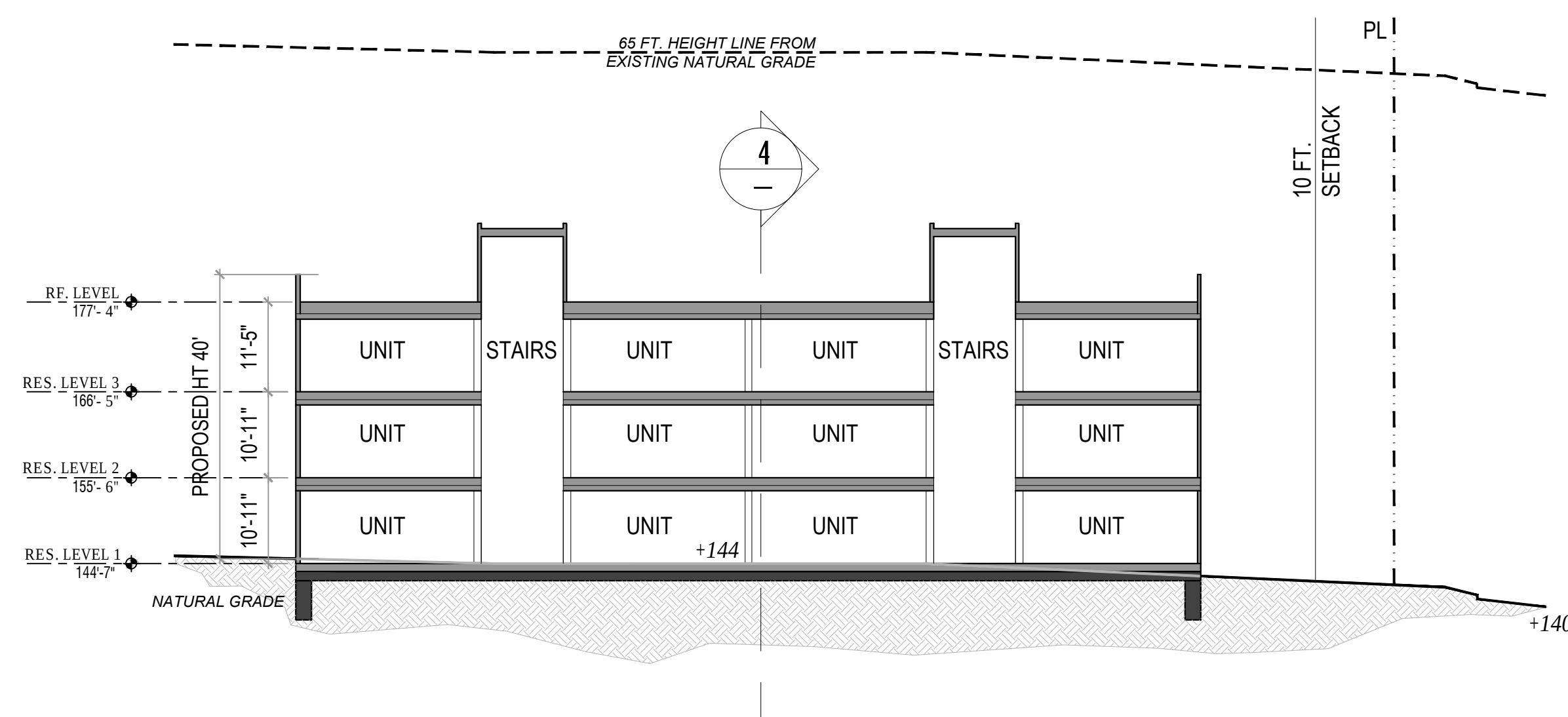




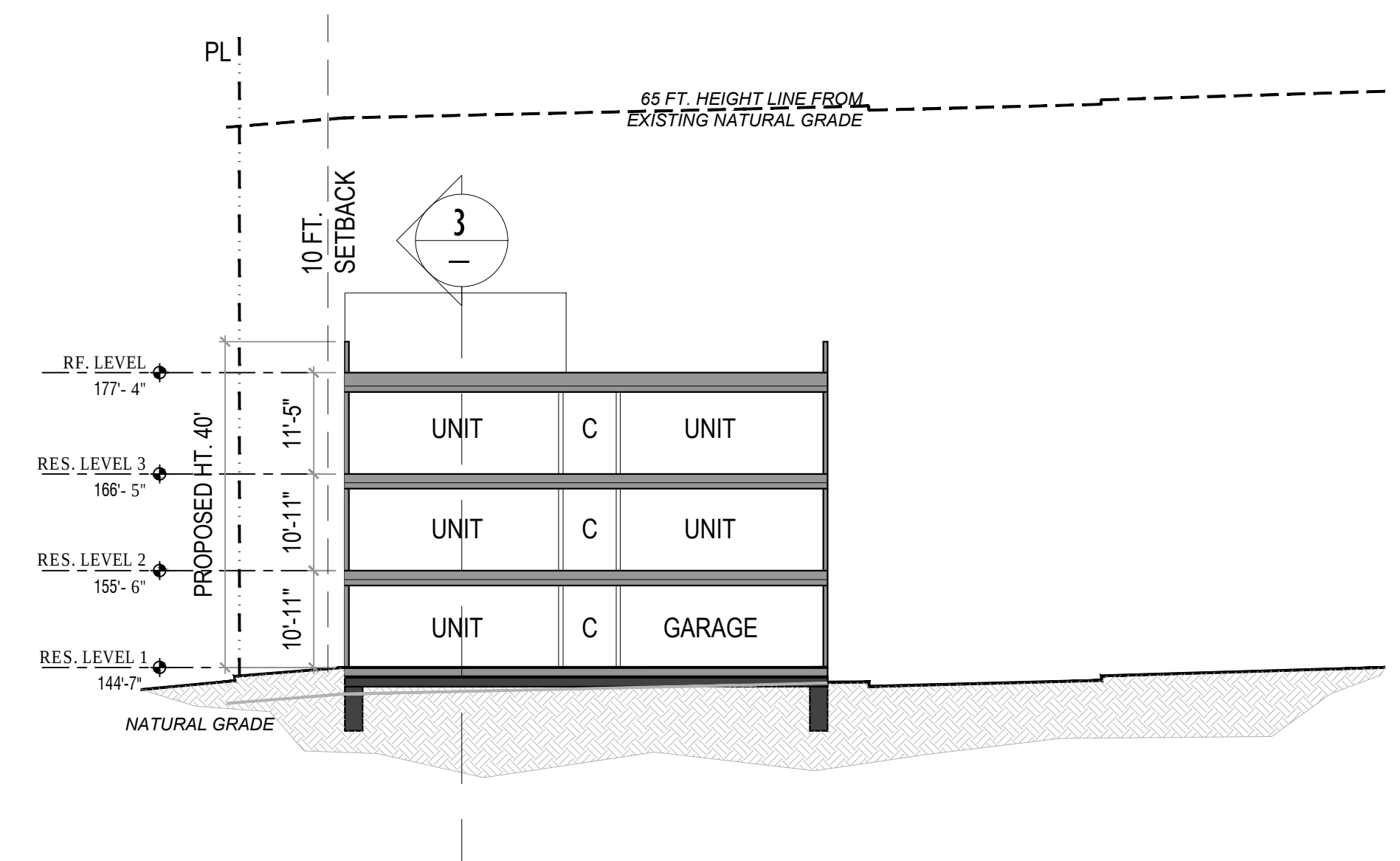
BUILDING C1- SECTION 1



BUILDING C1- SECTION 2



BUILDING C2- SECTION 3



BUILDING C2- SECTION 4



MATERIAL LEGEND

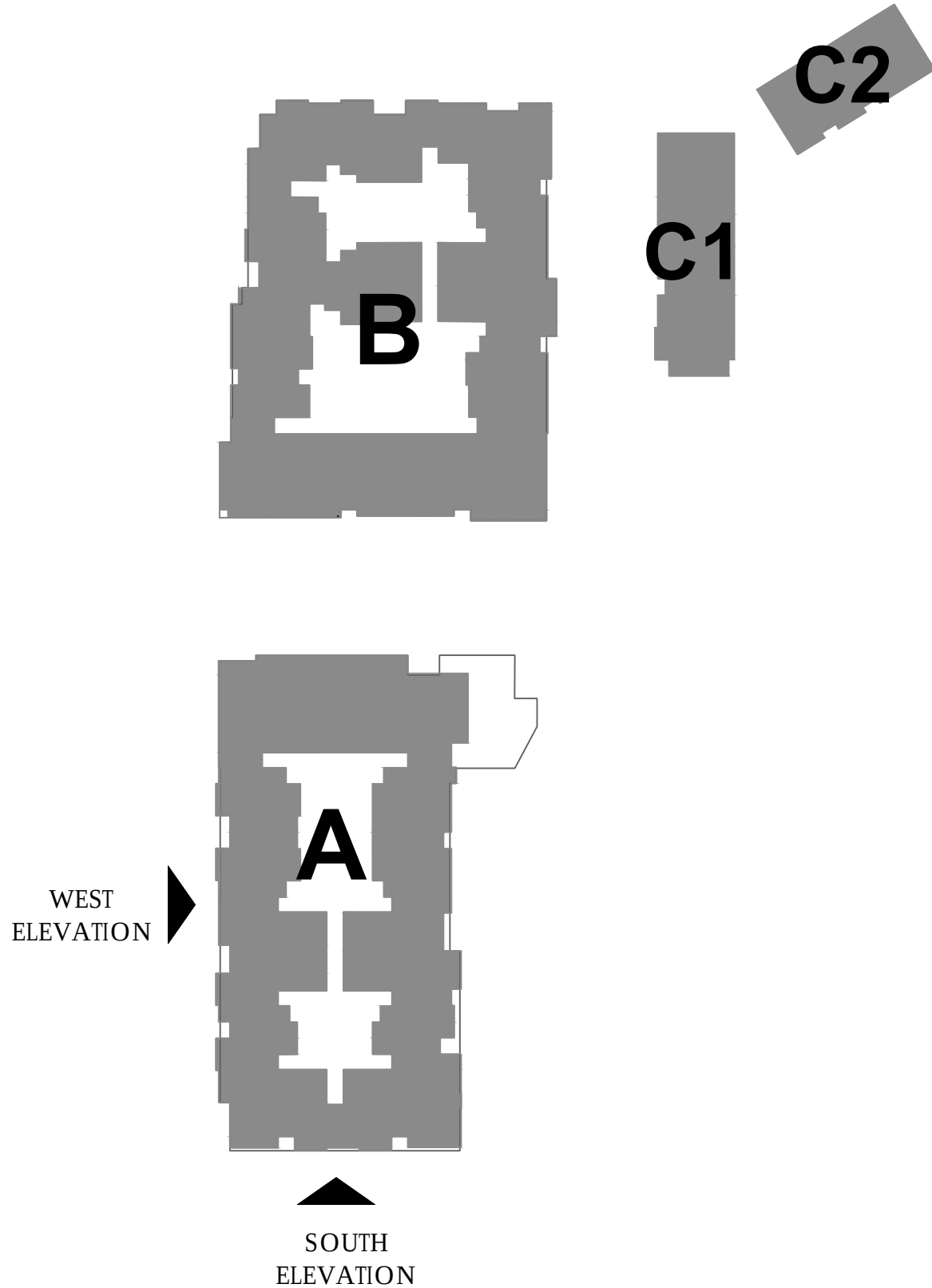
- 1. Sand Stucco Finish
- 2. Smooth Stucco Finish
- 3. Fiber Cement Board Rein-Screen System
- 4. Exterior Wood-Textured Wall Tile System
- 5. Vertical Wall Siding System
- 6. Metal Canopy
- 7. Metal Awning
- 8. Metal Trim
- 9. Metal Guardrail System
- 10. Vinyl Windows
- 11. Aluminum Storefront System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



SOUTH ELEVATION



WEST ELEVATION



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

A4.0

MATERIAL LEGEND

- 1. Sand Stucco Finish
- 2. Smooth Stucco Finish
- 3. Fiber Cement Board Rein-Screen System
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NORTH ELEVATION



EAST ELEVATION

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

A4.1

MATERIAL LEGEND

- 1. Sand Stucco Finish
- 2. Smooth Stucco Finish
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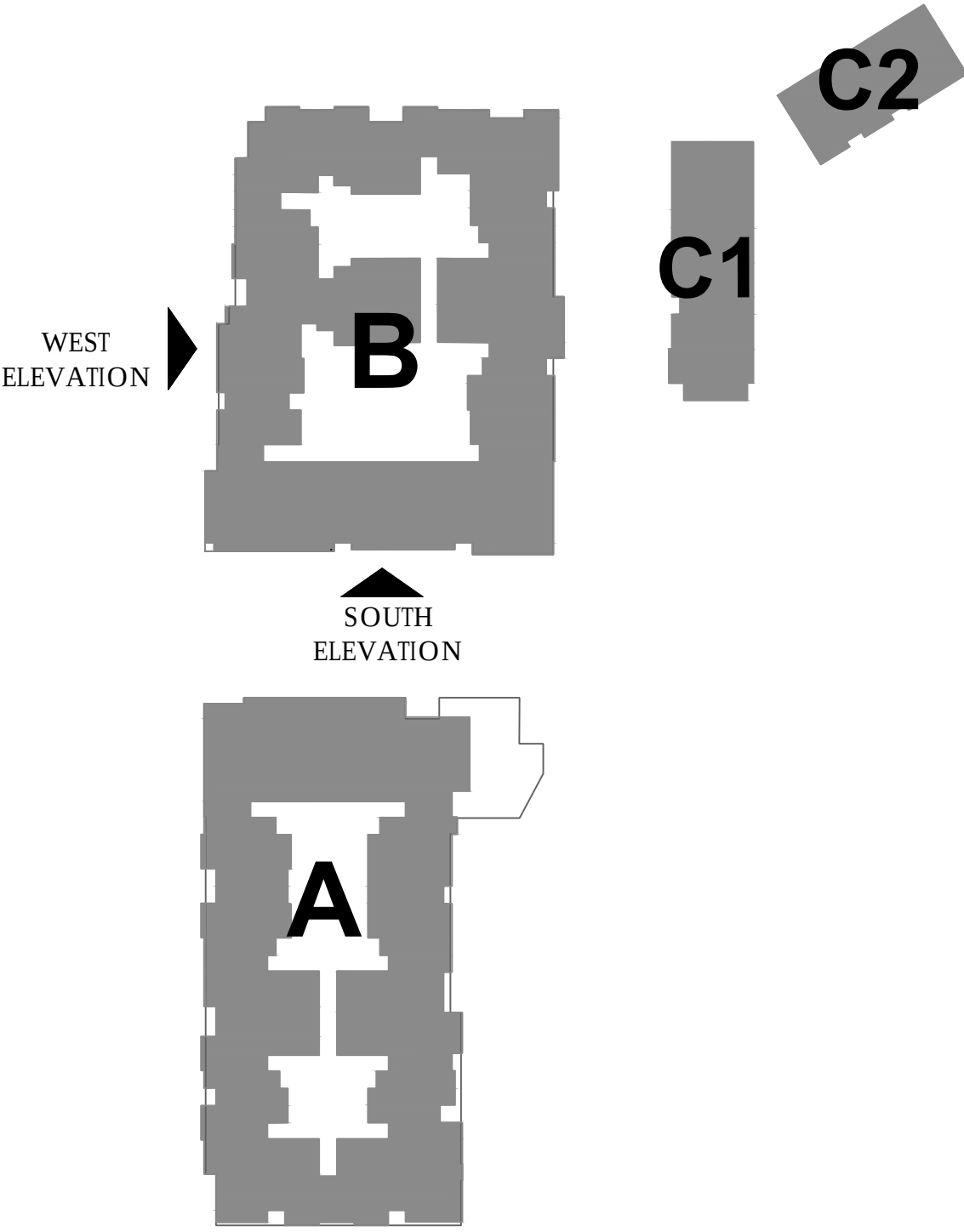


SOUTH ELEVATION



EAST ELEVATION

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



MATERIAL LEGEND

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NORTH ELEVATION



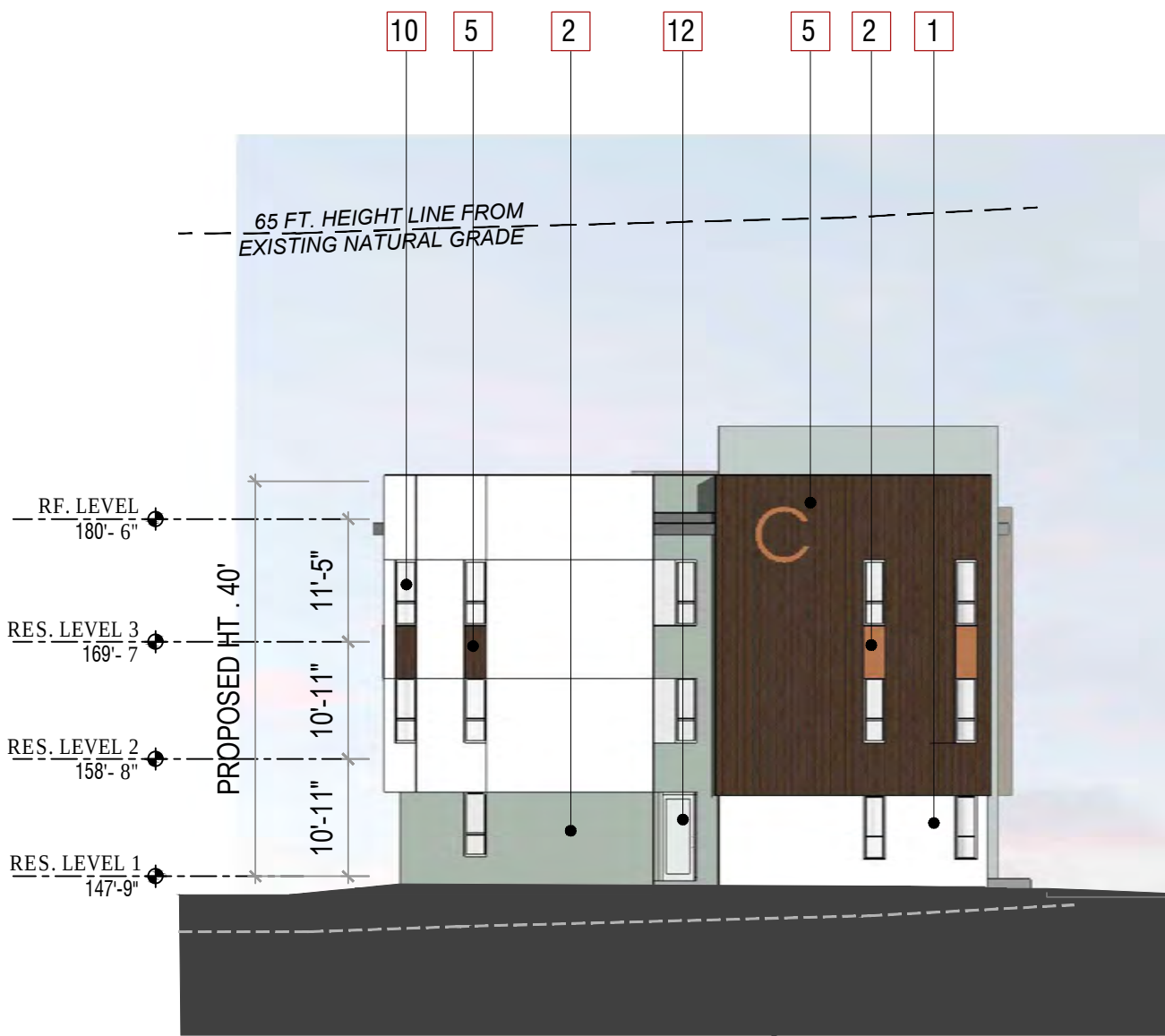
EAST ELEVATION

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

A4.3

MATERIAL LEGEND

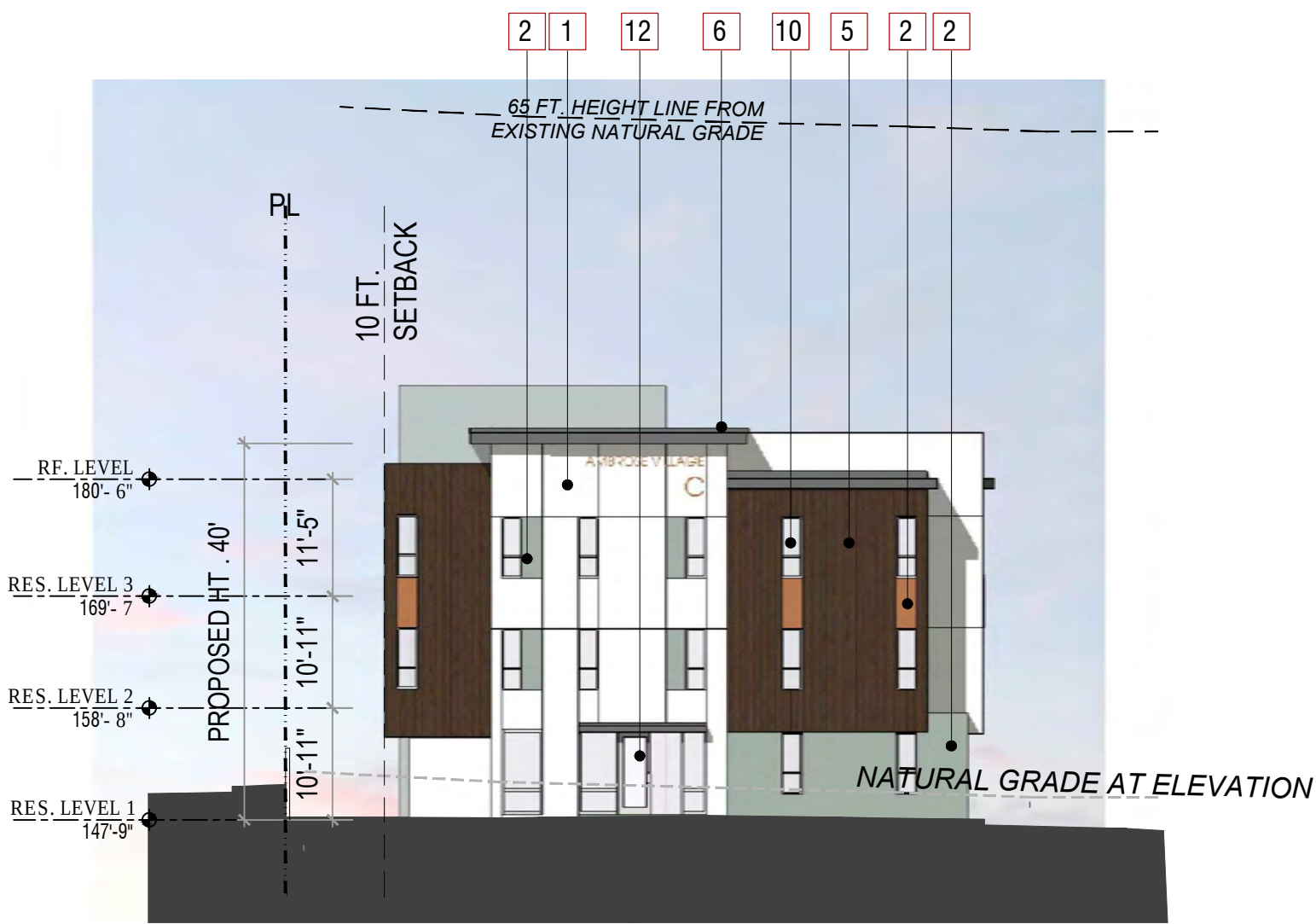
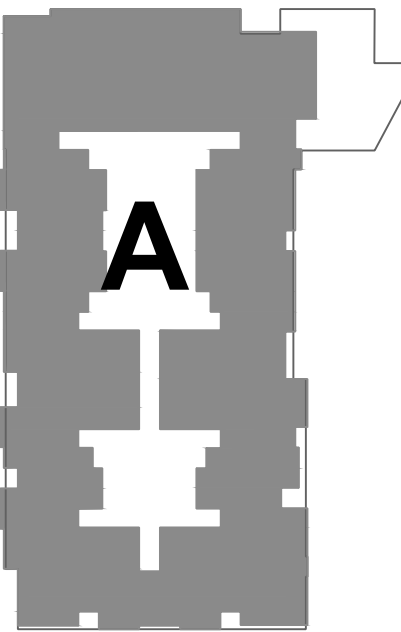
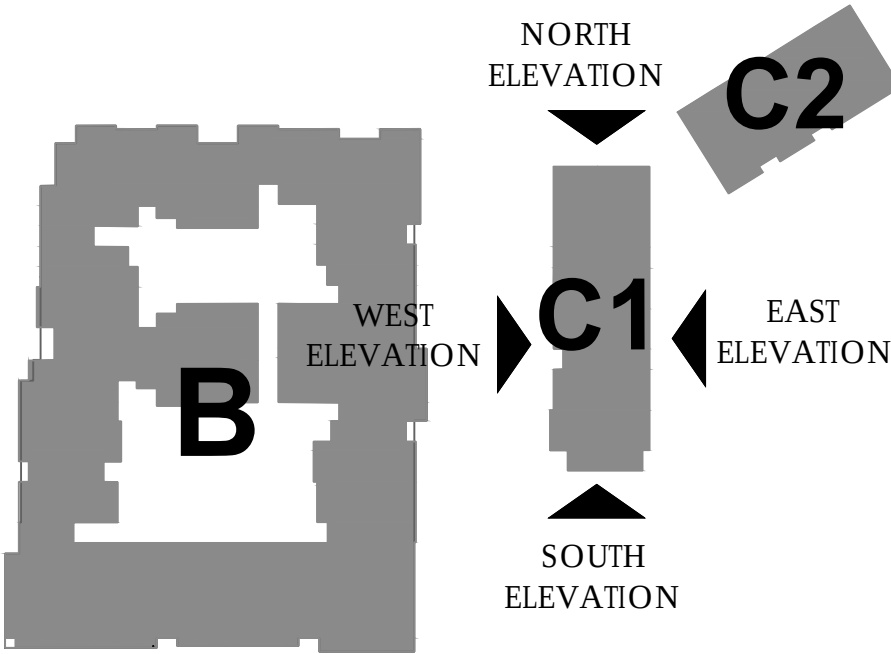
1. Sand Stucco Finish
2. Smooth Stucco Finish
3. Fiber Cement Board Rein-Screen System
4. Exterior Wood-Textured Wall Tile System
5. Vertical Wall Siding System
6. Metal Canopy
7. Metal Awning
8. Metal Trim
9. Metal Guardrail System
10. Vinyl Windows
11. Aluminum Storefront System
12. Metal Doors
13.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



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

BUILDING ELEVATIONS - BUILDING C1

DATE : 2021-04-21
JOB NO.: 2017-265

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

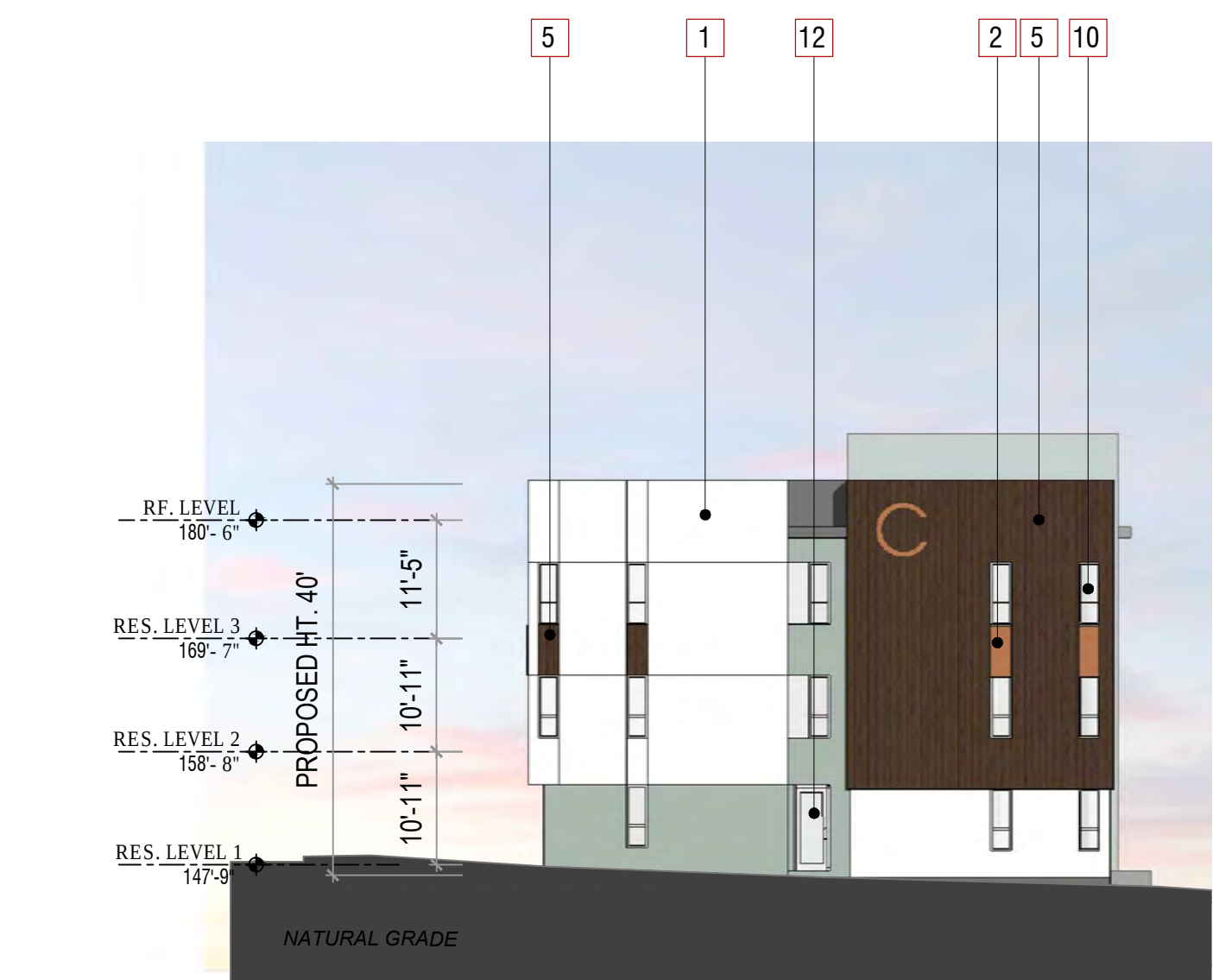
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A4.4



MATERIAL LEGEND

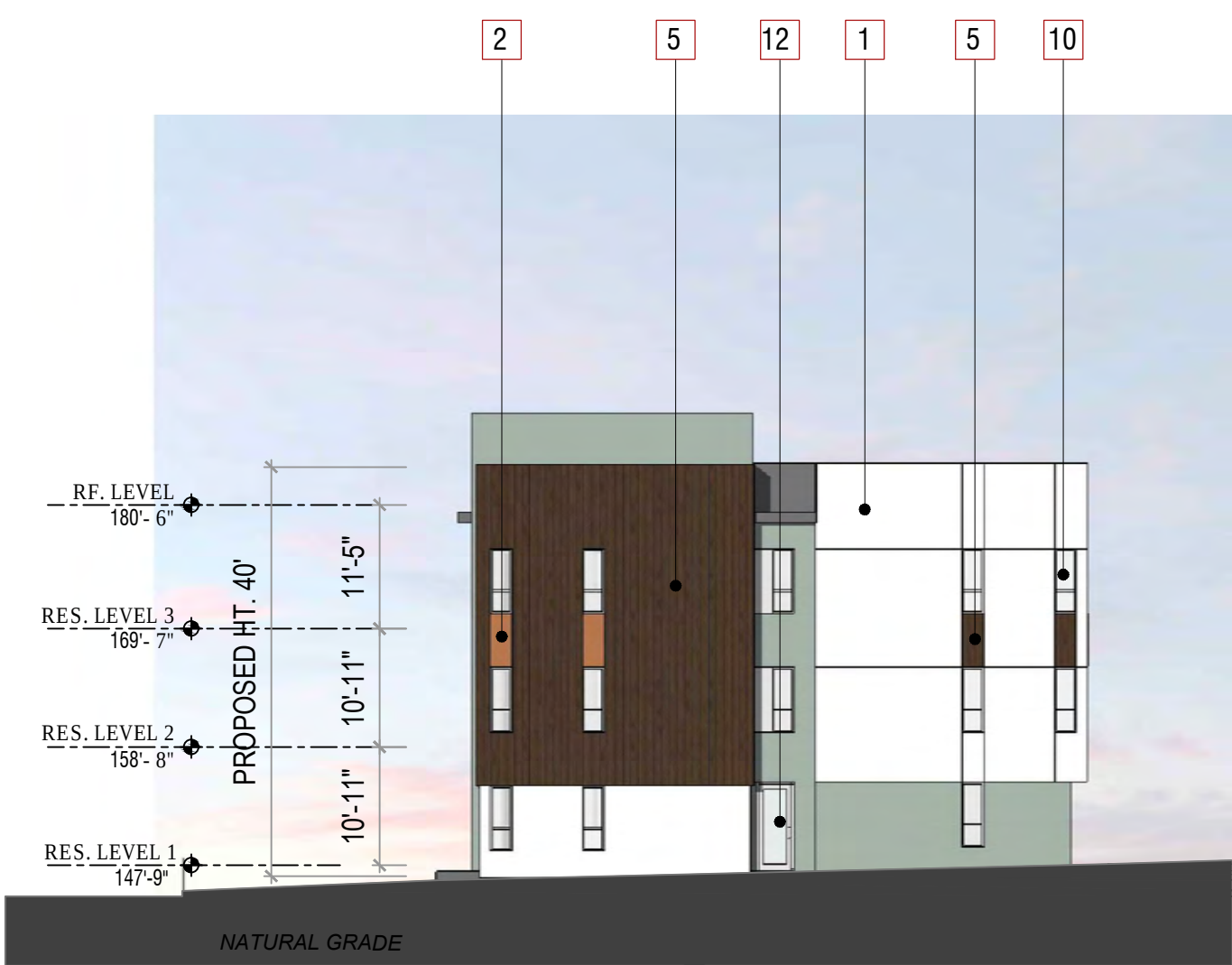
- 1. Sand Stucco Finish
- 2. Smooth Stucco Finish
- 3. Fiber Cement Board Rein-Screen System
- 4. Exterior Wood-Textured Wall Tile System
- 5. Vertical Wall Siding System
- 6. Metal Canopy
- 7. Metal Awning
- 8. Metal Trim
- 9. Metal Guardrail System
- 10. Vinyl Windows
- 11. Aluminum Storefront System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



EAST ELEVATION



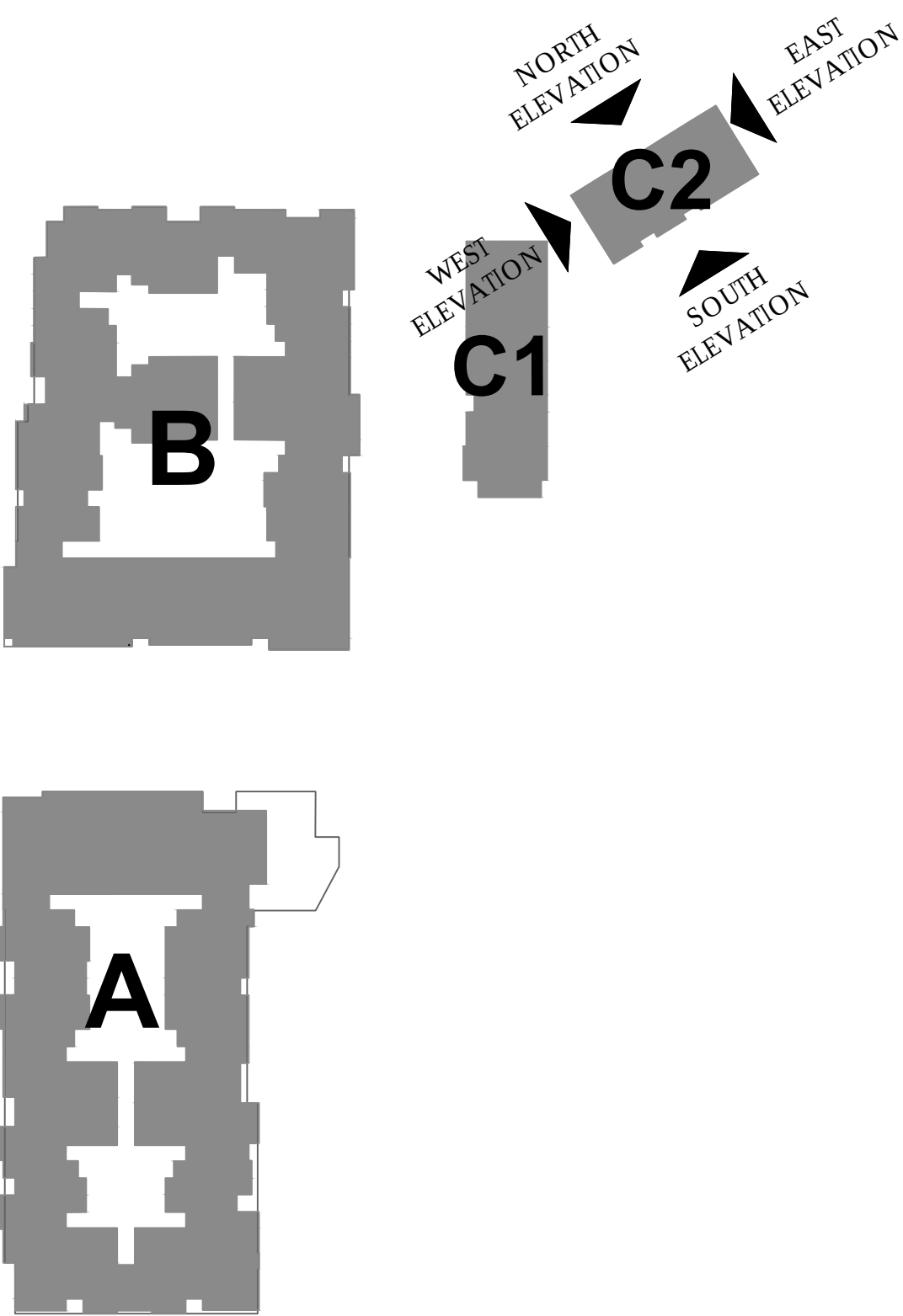
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



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



BUILDING A - SOUTH ELEVATION



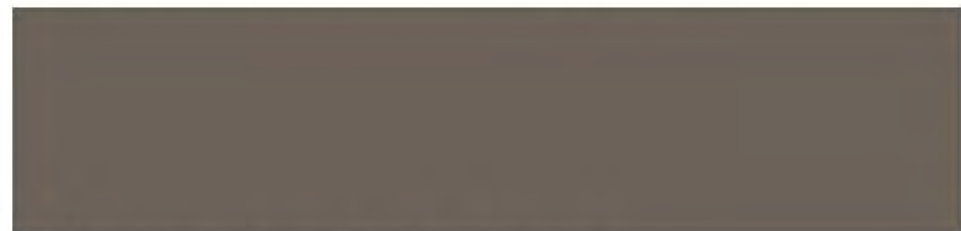
BUILDING B - NORTH ELEVATION



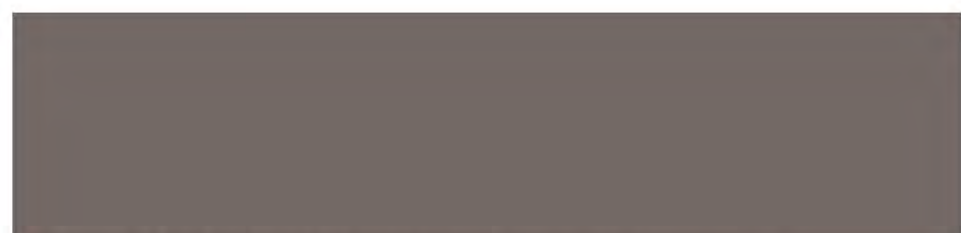
Ⓐ SW 6023 - Spare White



Ⓑ SW 7043 - Worldly Gray



Ⓒ SW 7047 - Purpose



Ⓓ SW 6012 - Browse Brown



Ⓔ SW 6355 - Truepenny



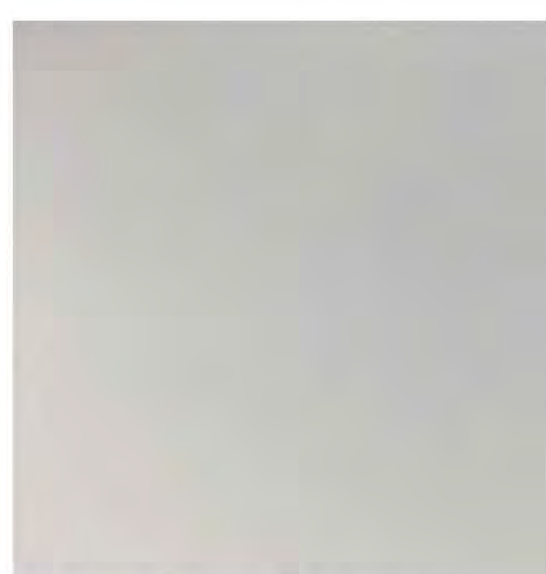
Ⓕ SW 2849 - Westchester Gray



Ⓖ SW 7069 - Iron Ore



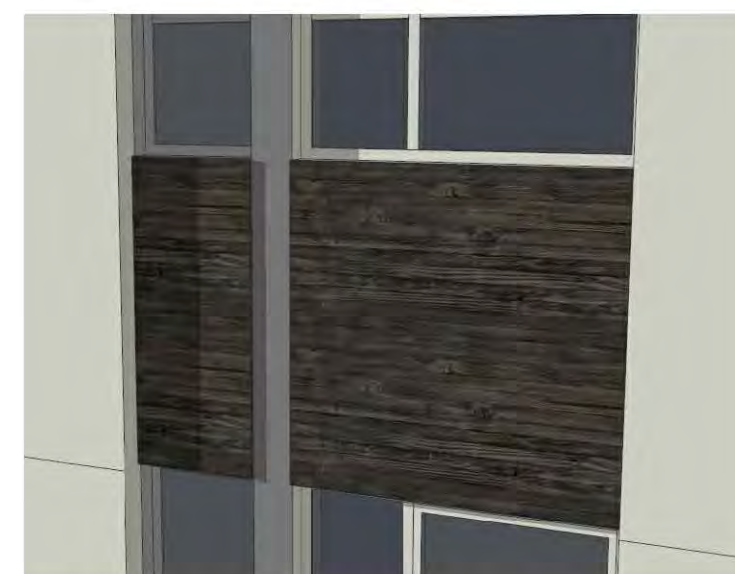
① STUCCO
Omega - 20/30
Sand Finish



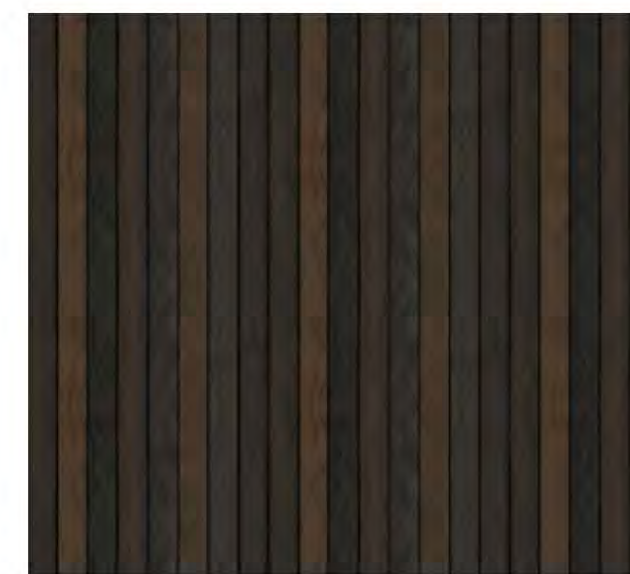
② STUCCO
Omega -
Smooth Finish



③ FIBER CEMENT BOARD
W/ RAIN SCREEN SYSTEM
James Hardie - Color to match



④ EXTERIOR WOOD-TEXTURED
WALL TILE SYSTEM



⑤c VERTICAL WALL SIDING
SYSTEM



⑤b VERTICAL WALL SIDING
SYSTEM



⑤c VERTICAL WALL SIDING
SYSTEM * For Bldg. C only



⑥ METAL CANOPY



⑦ METAL AWNING



⑧ METAL TRIM



⑨ METAL GUARDRAIL SYSTEM



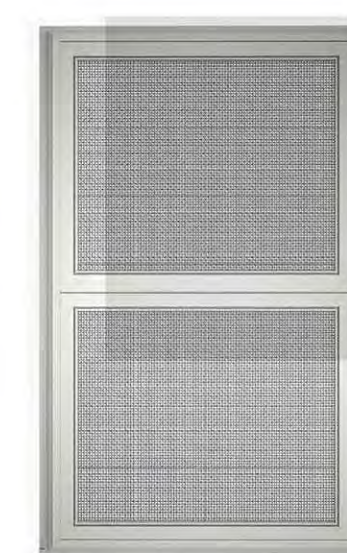
⑩ VINYL WINDOWS



⑪ ALUMINUM STOREFRONT
SYSTEM



⑫ METAL DOORS



⑬ METAL-FRAMED WINDOW
SCREEN SYSTEM

AMBROSE VILLAGE MIXED USE

BAY POINT, CALIFORNIA

MATERIAL BOARD

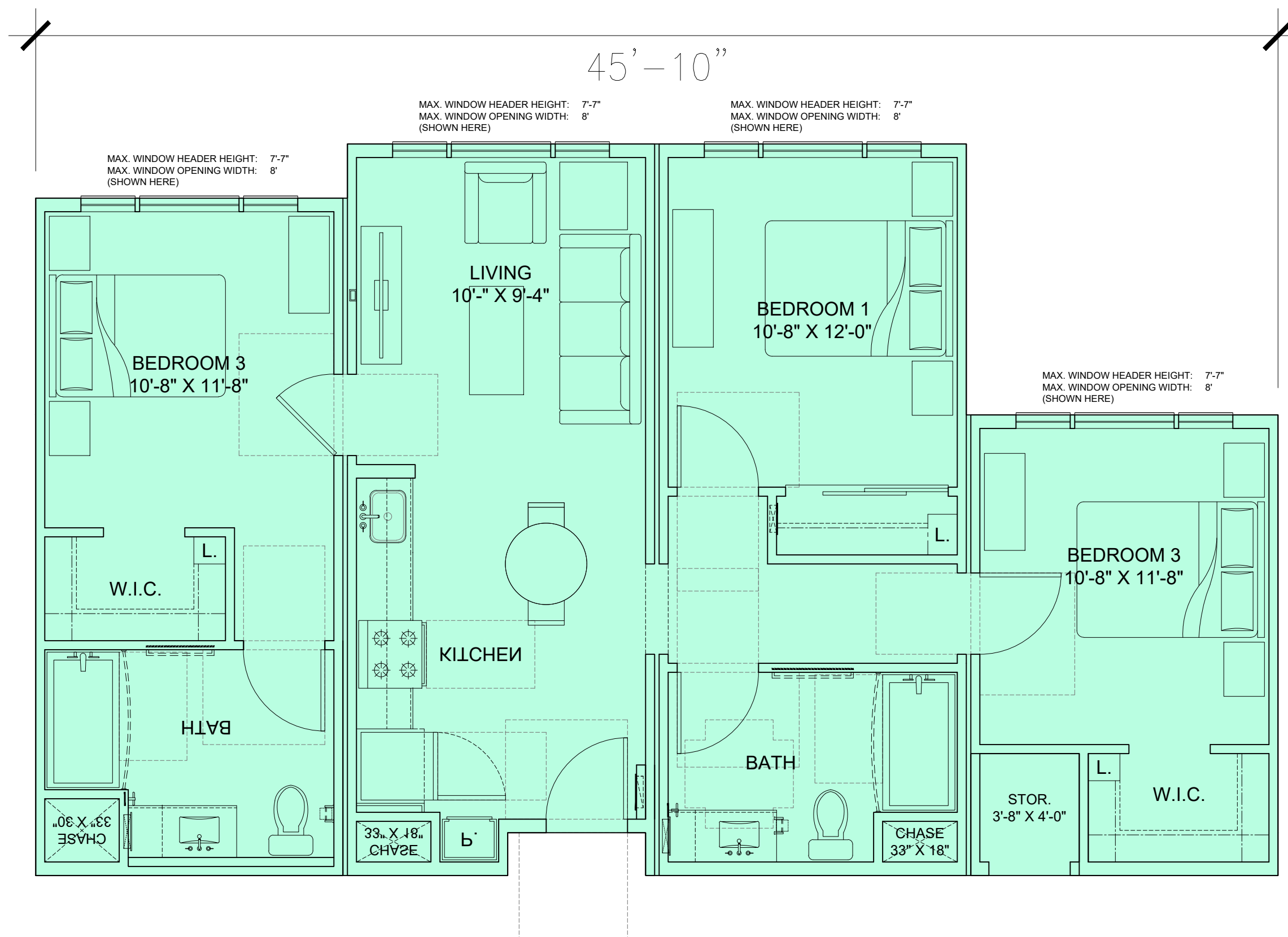
PACIFIC WEST COMMUNITIES, INC.
430 E STATE STREET, SUITE 100, EAGLE, ID 83616

DATE : 2021-04-21
JOB NO.: 2017-265

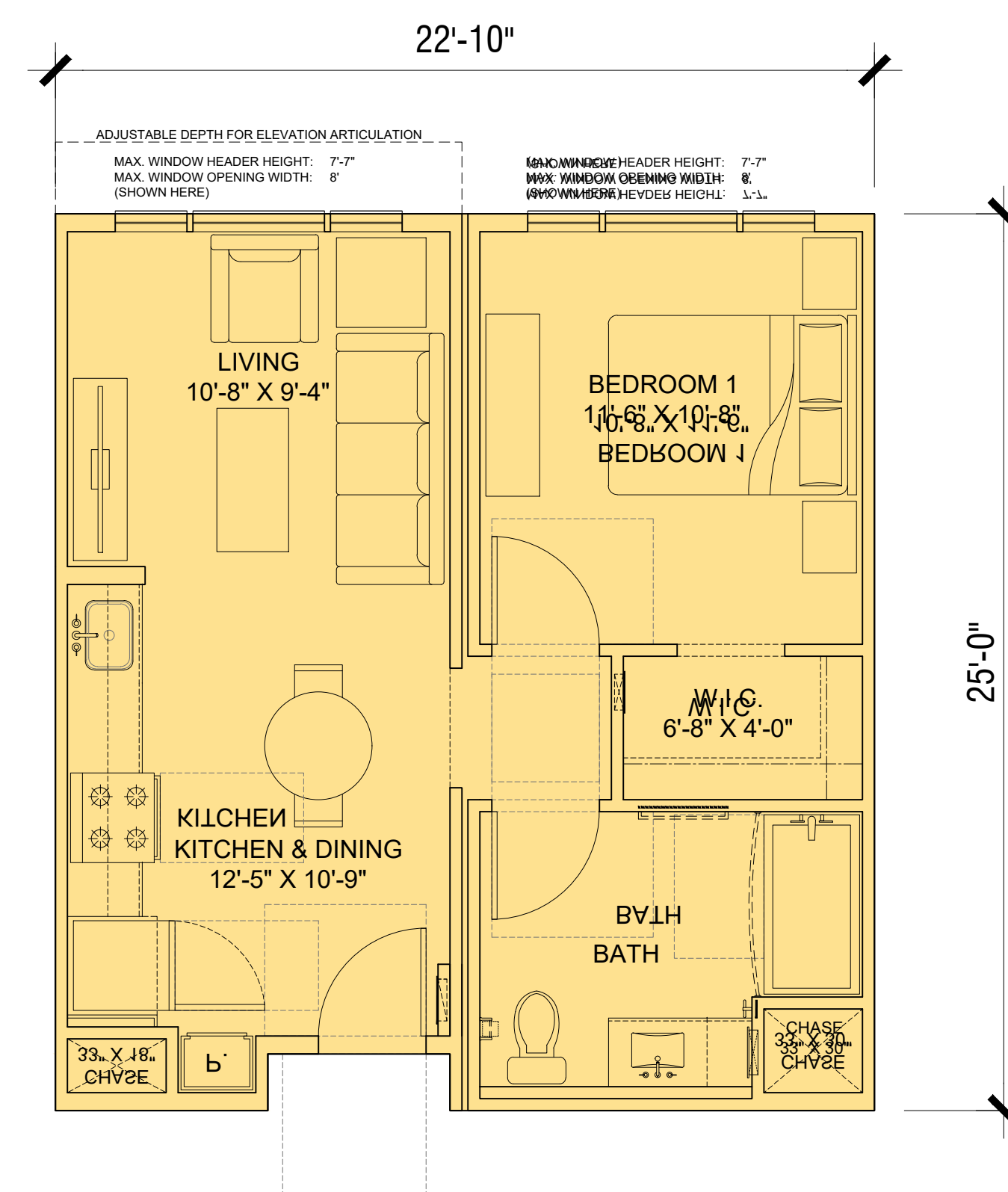
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A5.0

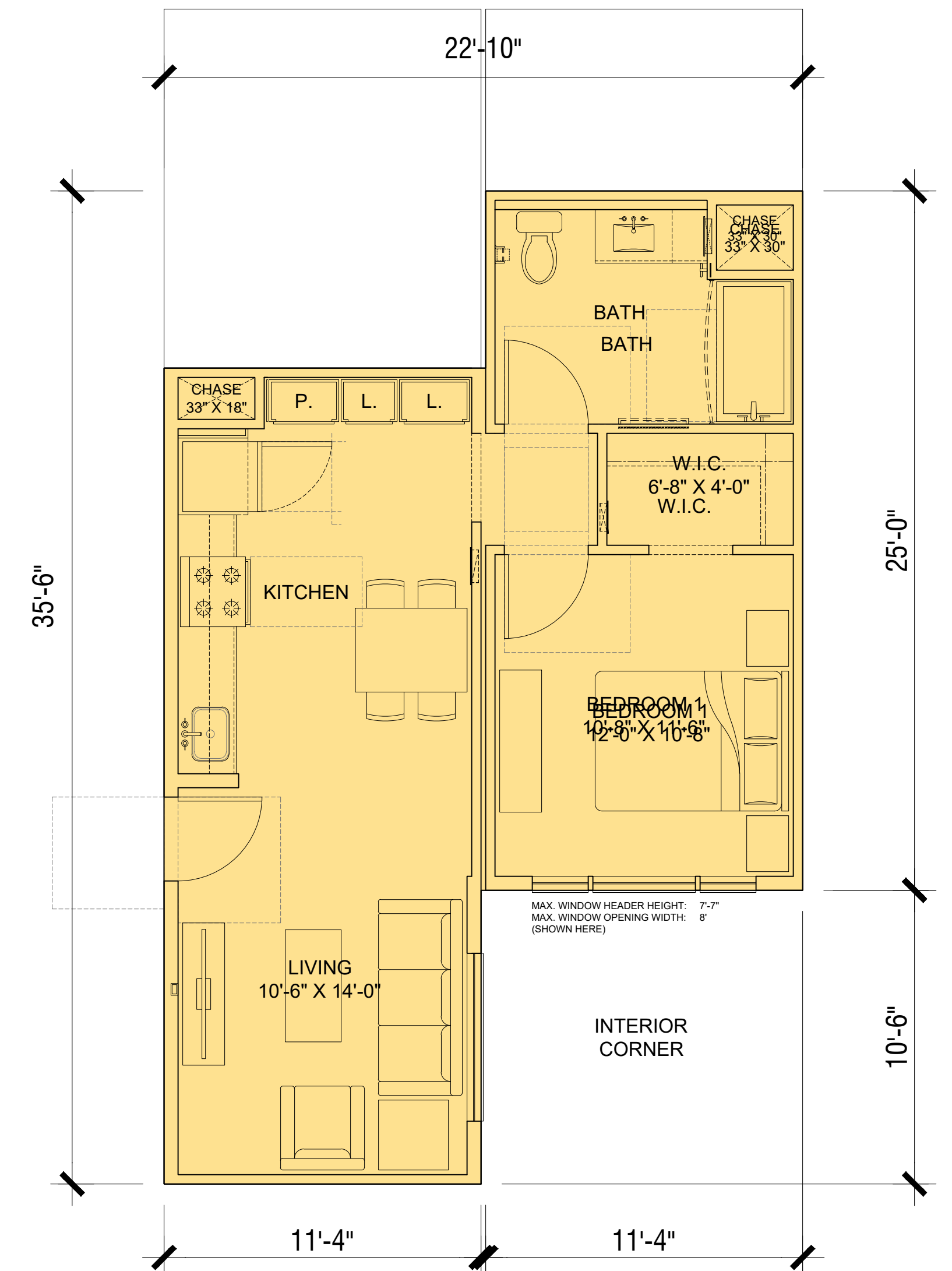




UNIT C1
3 BED - 2 BATH
UNIT AREA: 1,091 SQ. FT.

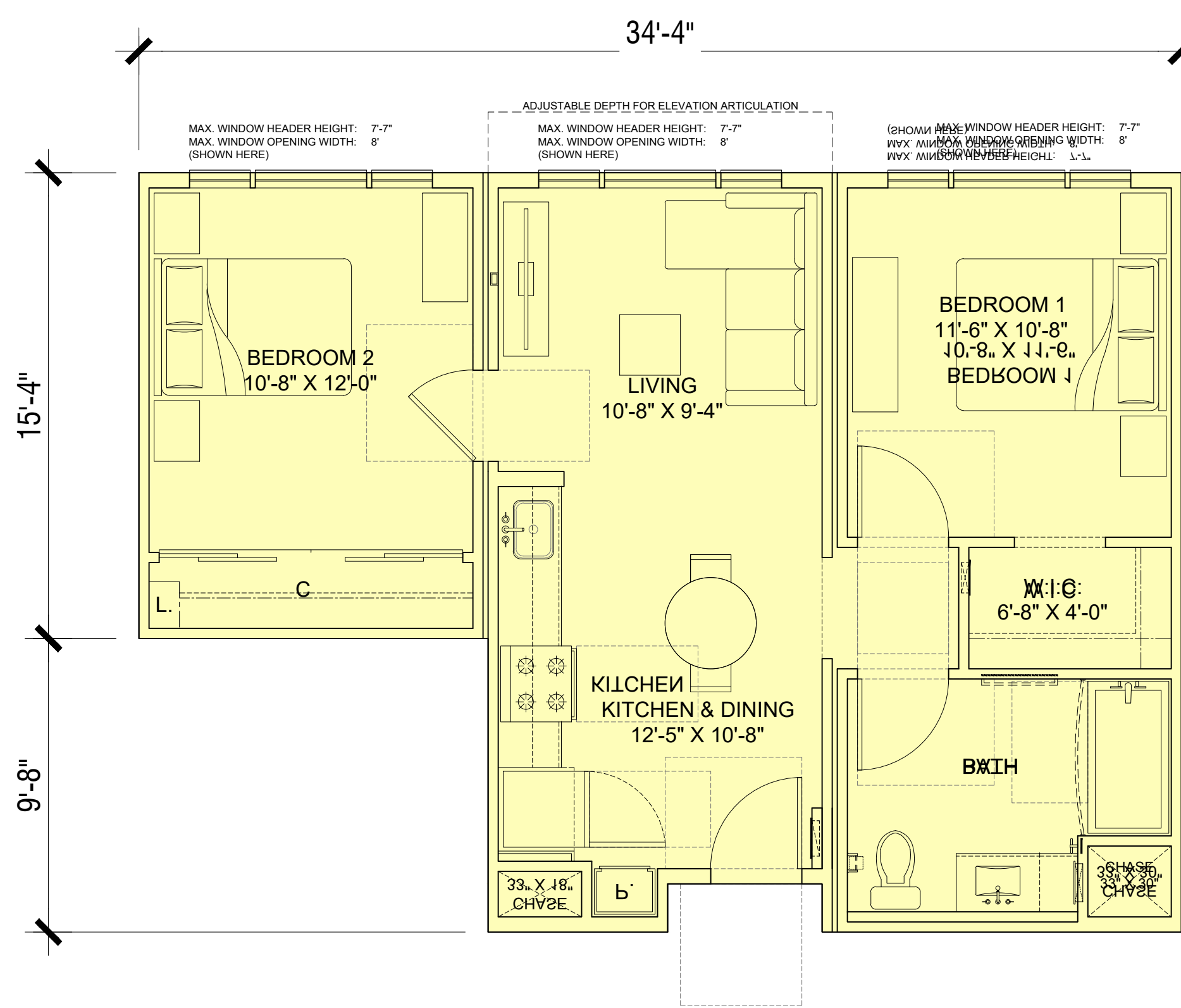


UNIT A1
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 563 SQ. FT.

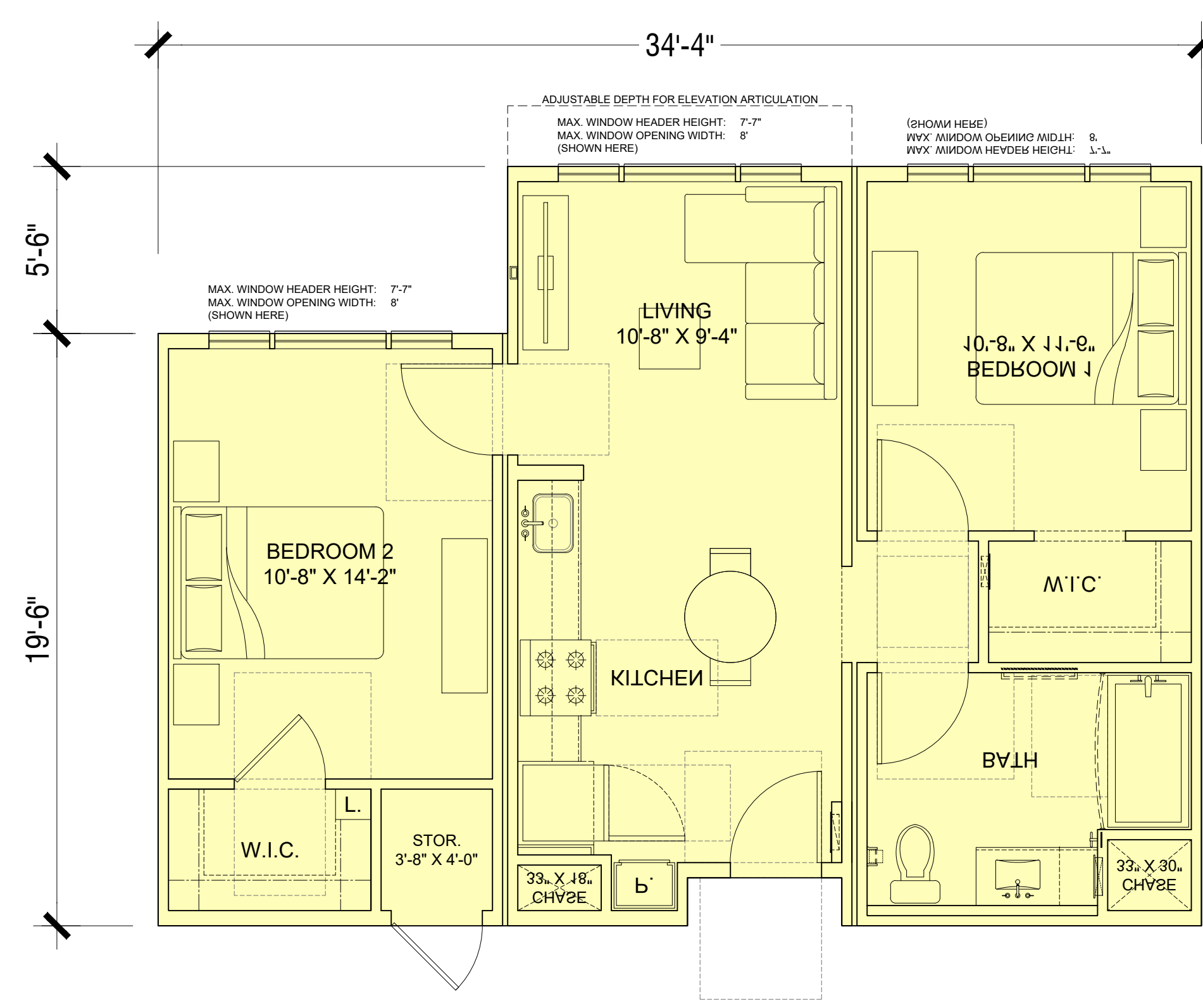


UNIT A2
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 604 SQ. FT.

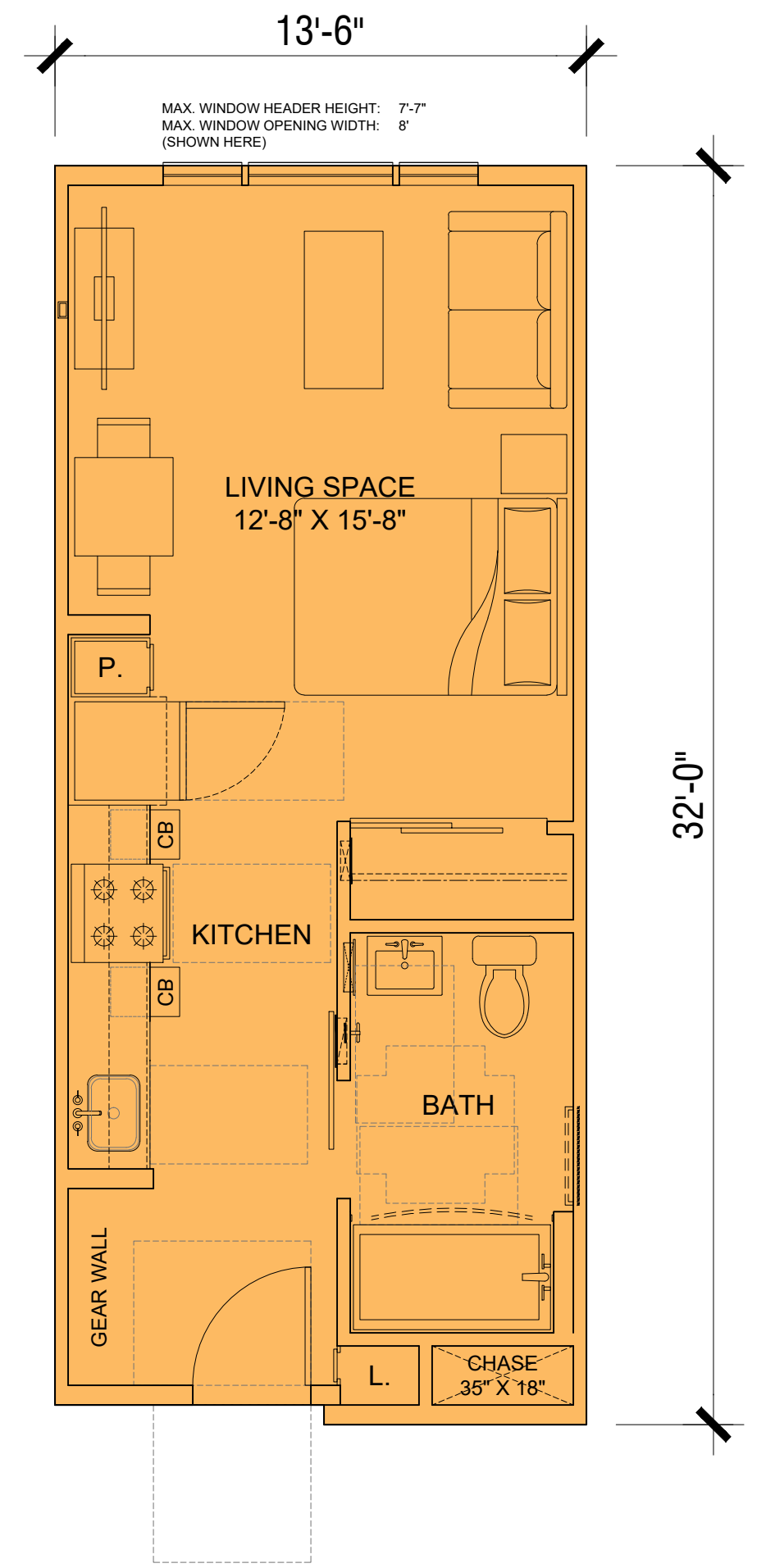




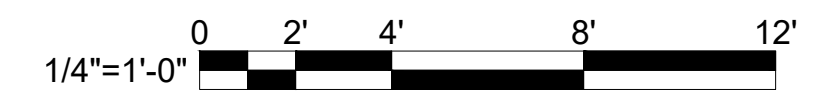
UNIT B1
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 739 SQ. FT.



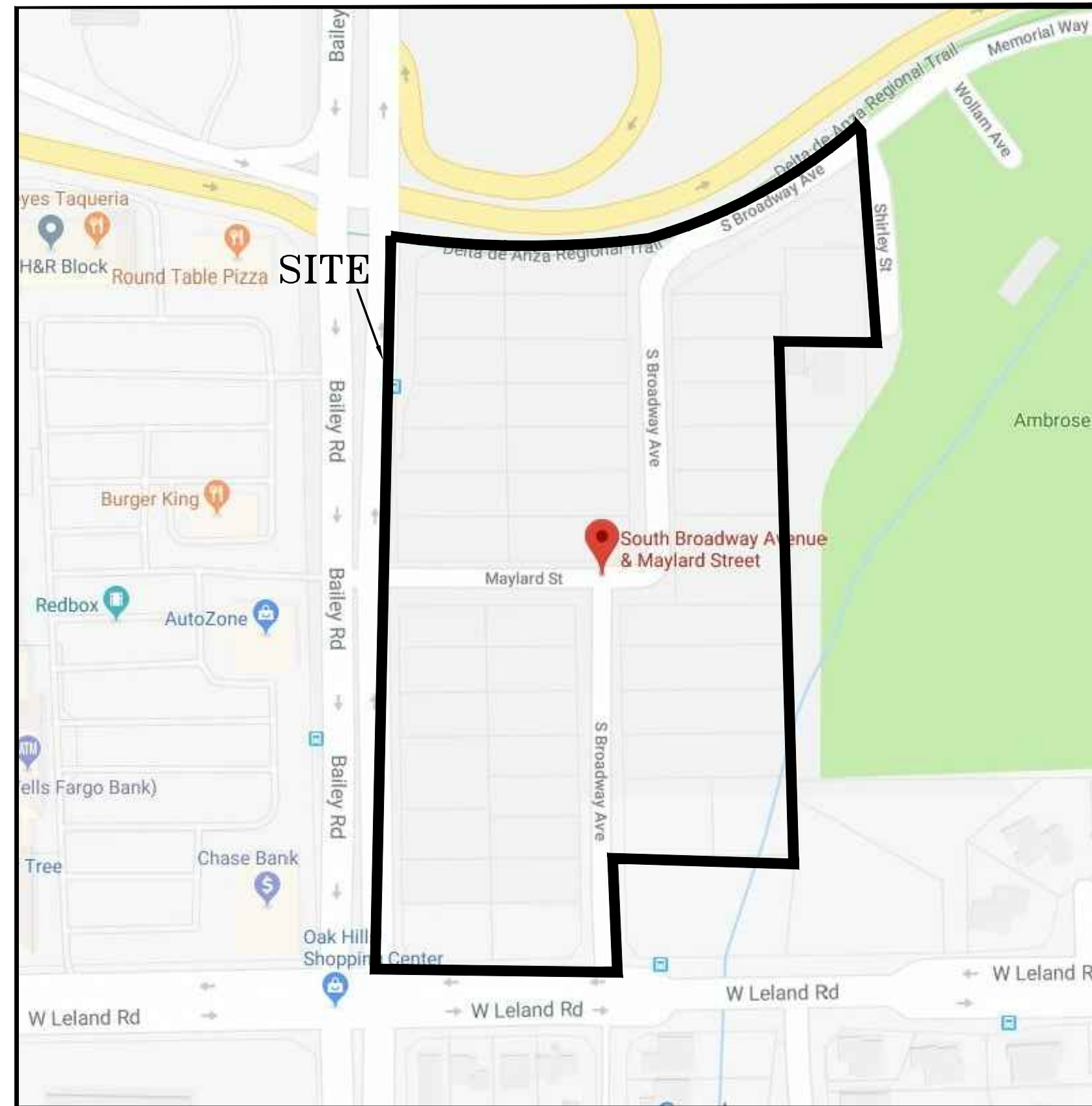
UNIT B1-A
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: #####



UNIT S1
AFFORDABLE STUDIO - 1 BATH
UNIT AREA: 429 SQ. FT.

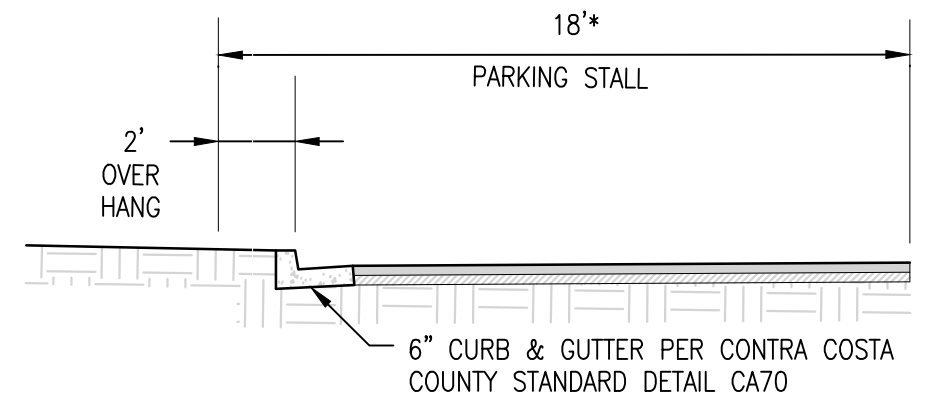
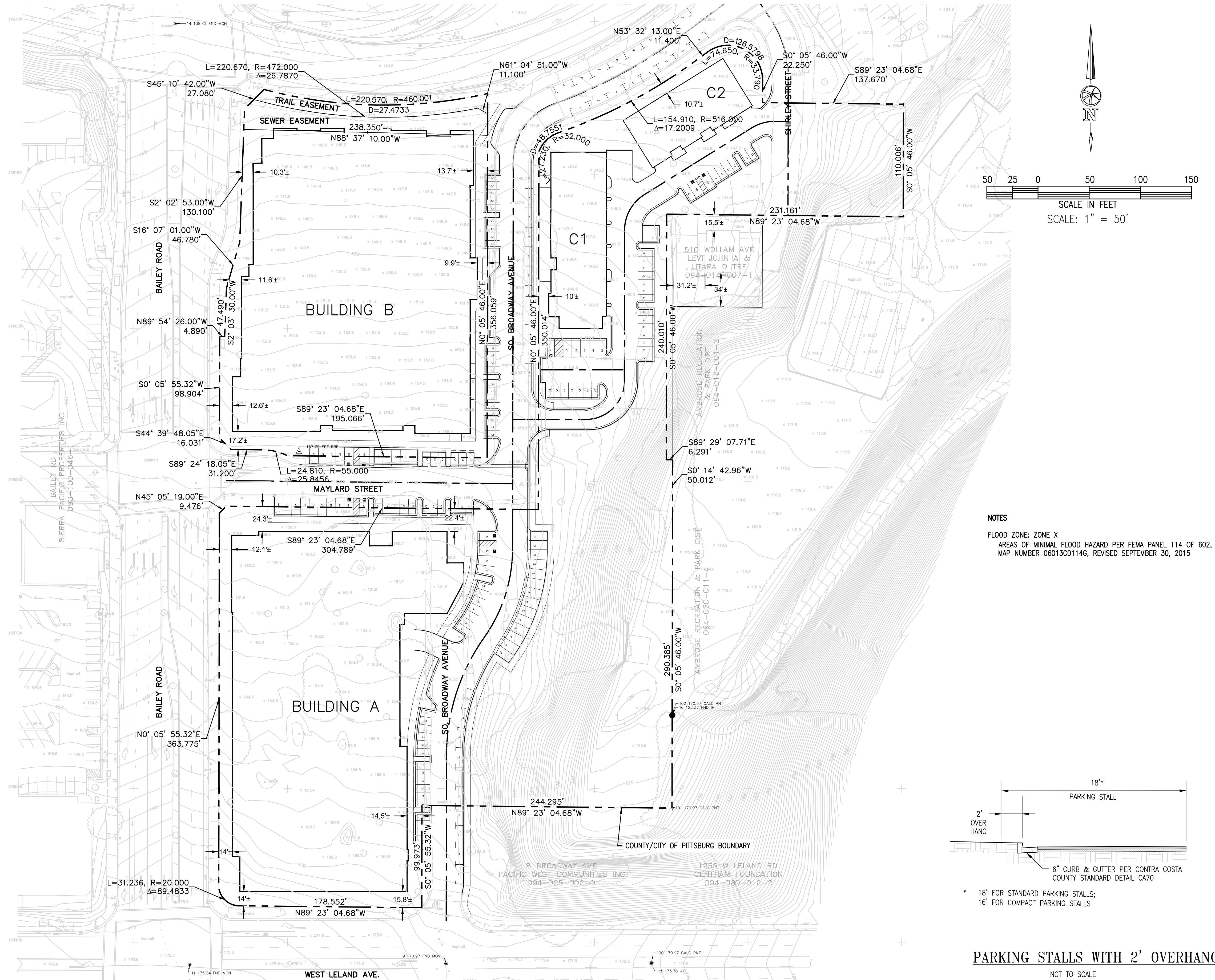


A6.1



VICINITY MAP
NO SCALE

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



* 18' FOR STANDARD PARKING STALLS;
16' FOR COMPACT PARKING STALLS

PARKING STALLS WITH 2' OVERHANG
NOT TO SCALE

NO.	REVISIONS	BY	APP	DATE

AMBROSE VILLAGE MIXED USE

TENTATIVE MAP

SITE PLAN

BAY POINT

CONTRA COSTA COUNTY

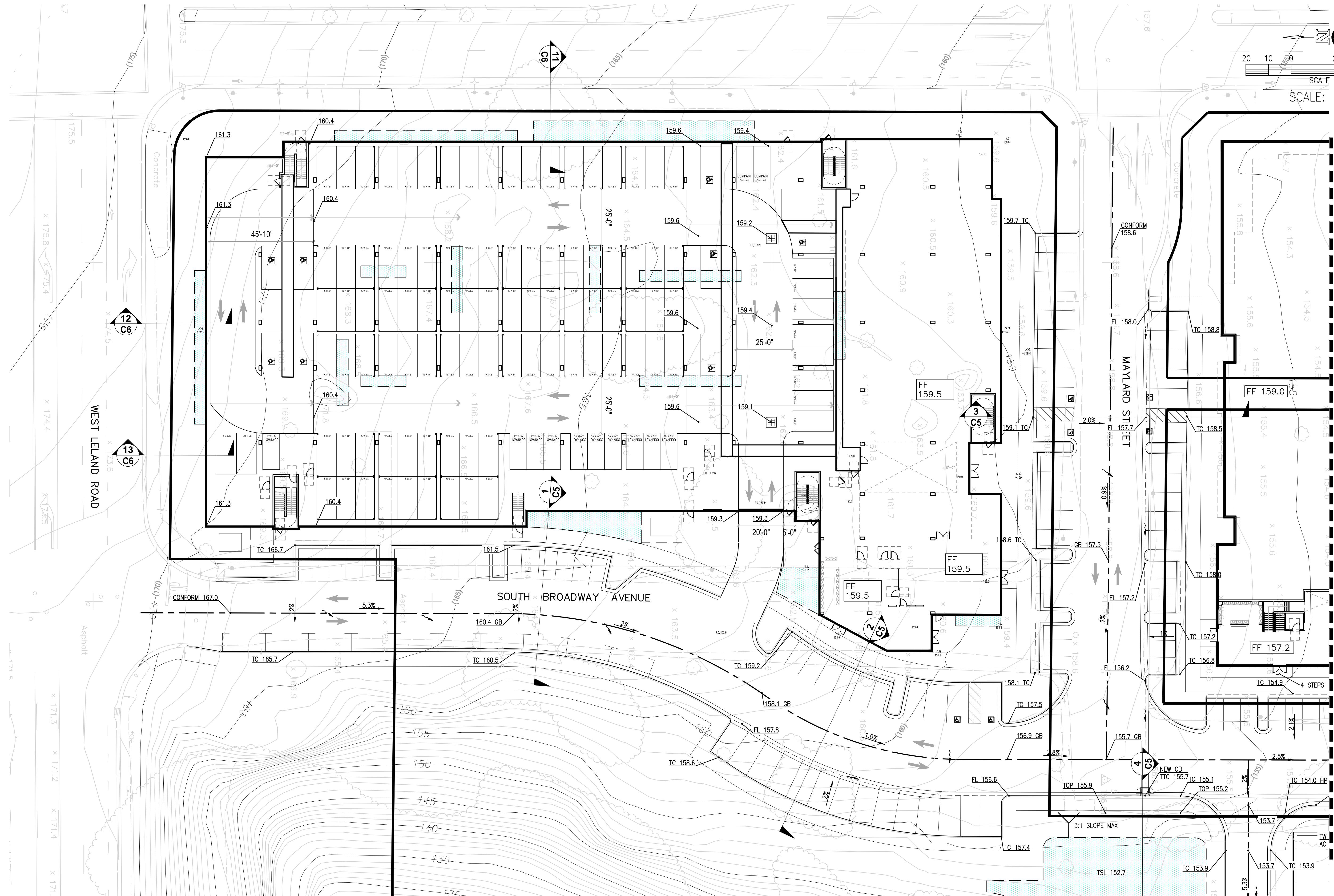
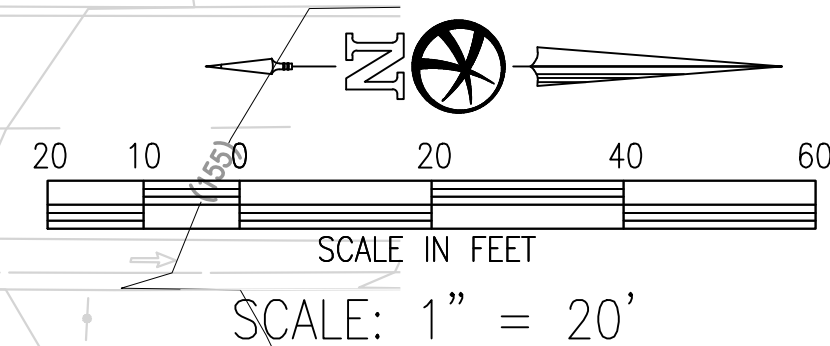
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

SHARATCHANDRA BANDHUKULI
R.C.E. No. 2491
DESIGN: SB DATE: 04/19/2021
DRAWN: WW, AW DATE: 04/19/2021
CHECKED: FCB DATE: 04/19/2021

PRELIMINARY

C1



Bellecci & Associates
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

NO.	REVISIONS	BY	APP	DATE

AMBROSE VILLAGE MIXED USE

GRADING & DRAINAGE PLAN

BAY POINT

CONTRA COSTA COUNTY

TENTATIVE MAP

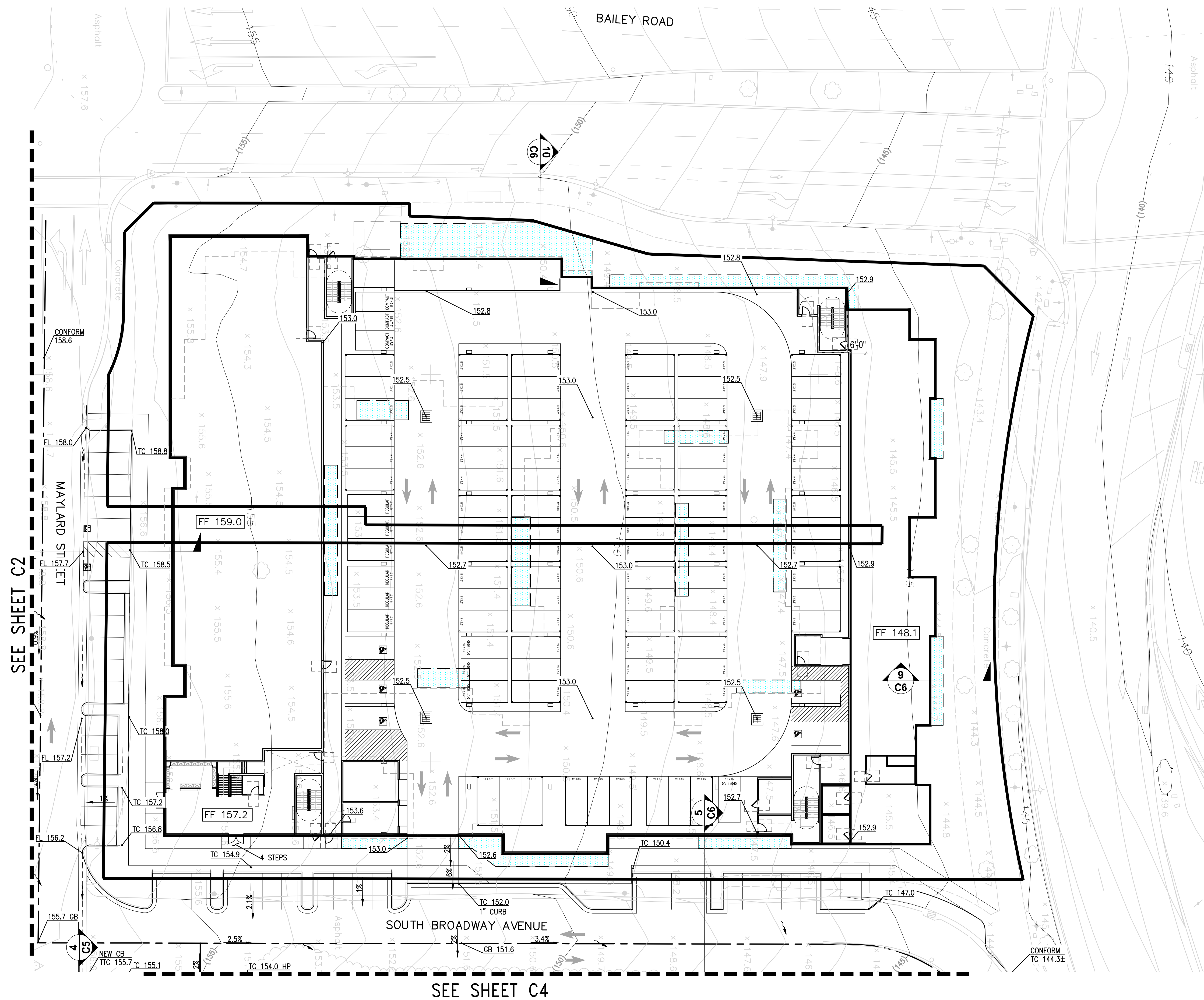
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

SHARATCHANDRA BANDHUKULI
R.C.E. No. 2491
DESIGN: SB DATE: 04/19/2021
DRAWN: WW, AW DATE: 04/19/2021
CHECKED: FCB DATE: 04/19/2021

PRELIMINARY

C2



NO.	REVISIONS	BY	APP	DATE

AMBROSE VILLAGE MIXED USE

GRADING & DRAINAGE PLAN

BAY POINT

CONTRA COSTA COUNTY

TENTATIVE MAP

CALIFORNIA

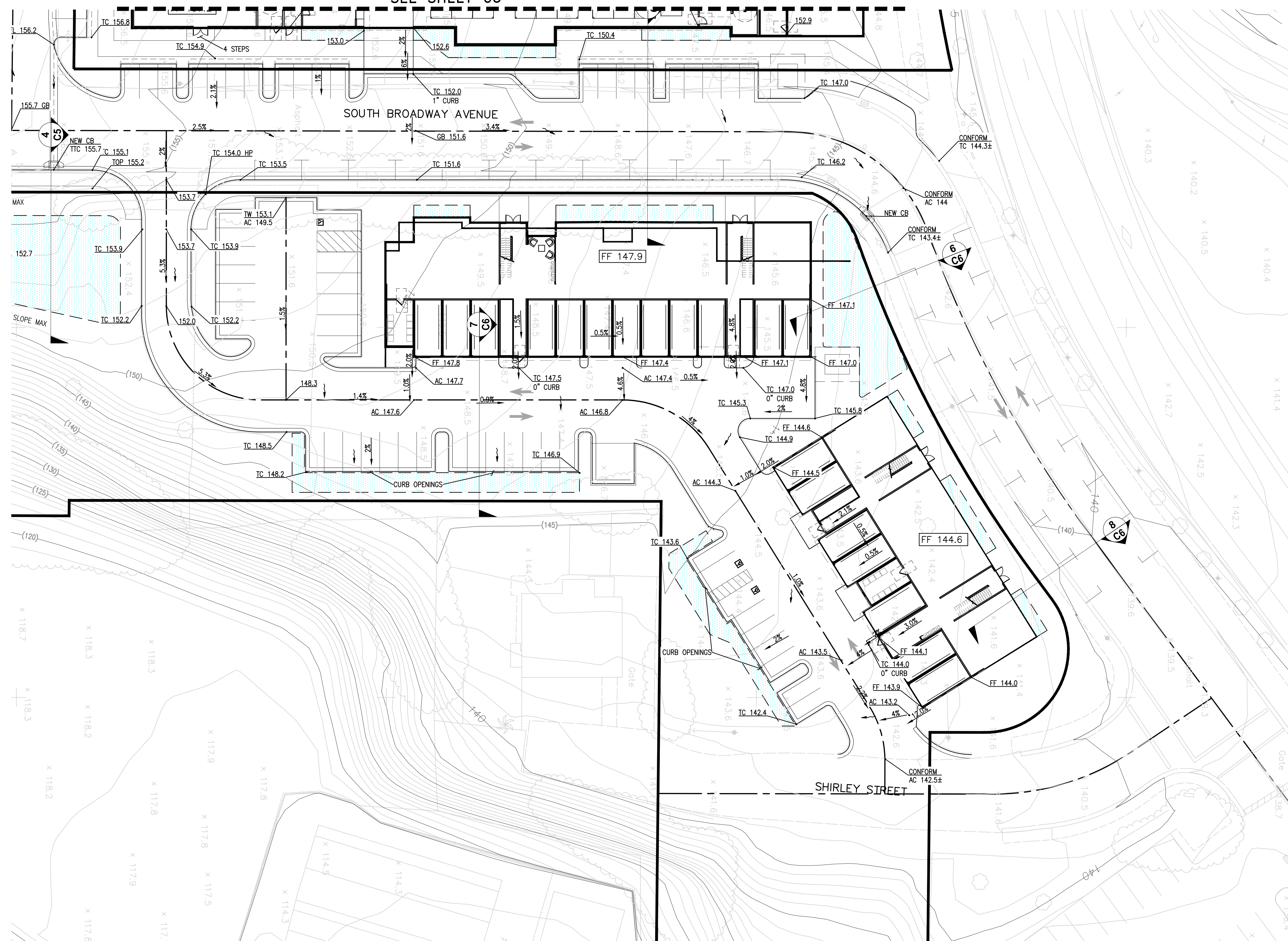
DESIGNED UNDER THE DIRECTION OF:

SHARATCHANDRA BANDHUKULI R.C.E. No. 2491	DATE
DESIGN: SB	DATE: 04/19/2021
DRAWN: WW, AW	DATE: 04/19/2021
CHECKED: FCB	DATE: 04/19/2021

PRELIMINARY



SEE SHEET C3



Nº	REVISIONS	BY	APP DATE

AMBROSE VILLAGE MIXED USE

TENTATIVE MAP

GRADING & DRAINAGE PLAN

BAY POINT

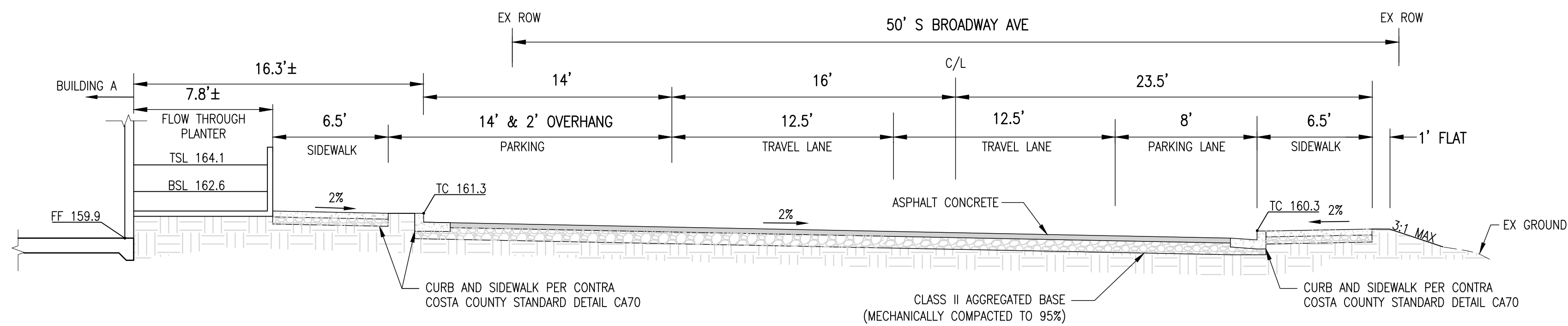
CONTRA COSTA COUNTY

CALIFORNIA

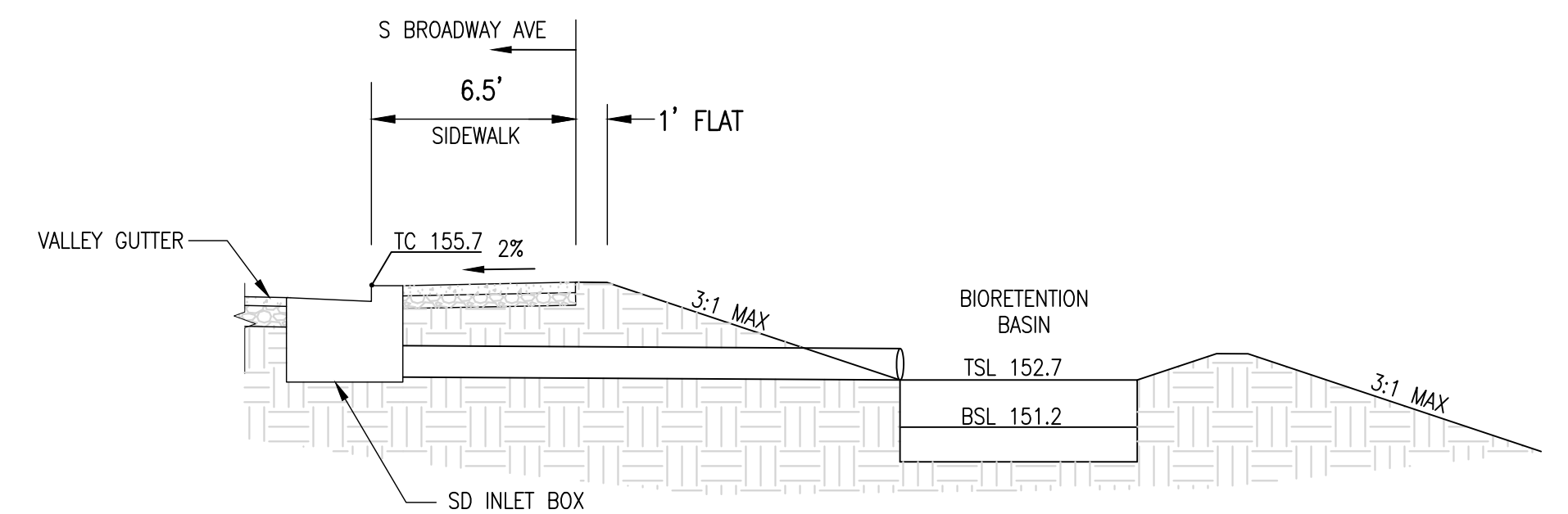
DESIGNED UNDER THE DIRECTION OF:

SHARATCHANDRA BANJHOLIA R.C.E. No. 2491	DATE: 04/19/2021
DESIGN: SE	DATE: 04/19/2021
DRAWN: WW/ AW	DATE: 04/19/2021
CHECKED: FCB	DATE: 04/19/2021

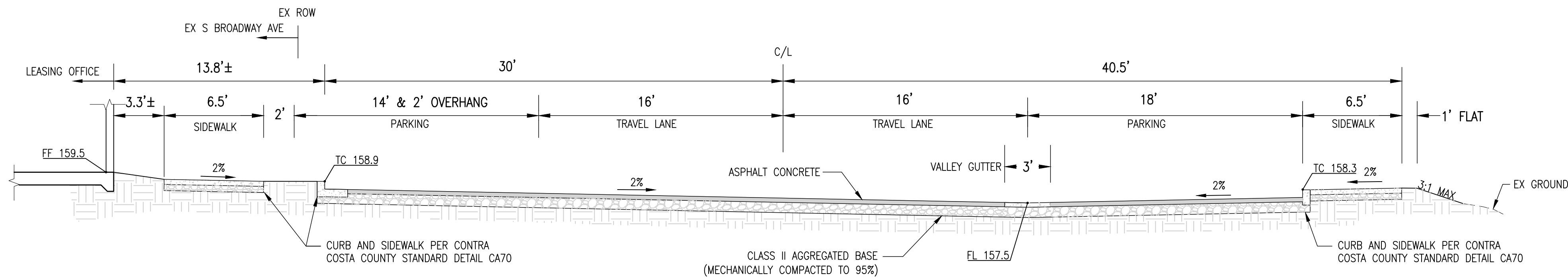
C4



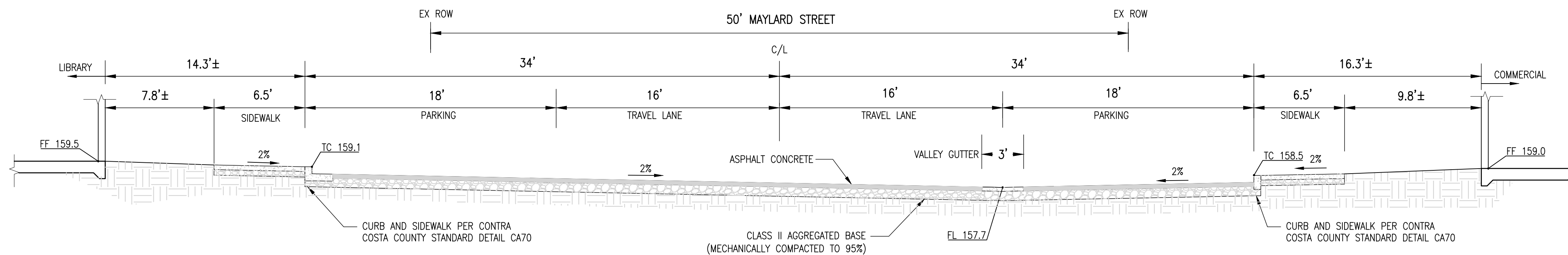
SECTION 1
NOT TO SCALE



SECTION 4
NOT TO SCALE



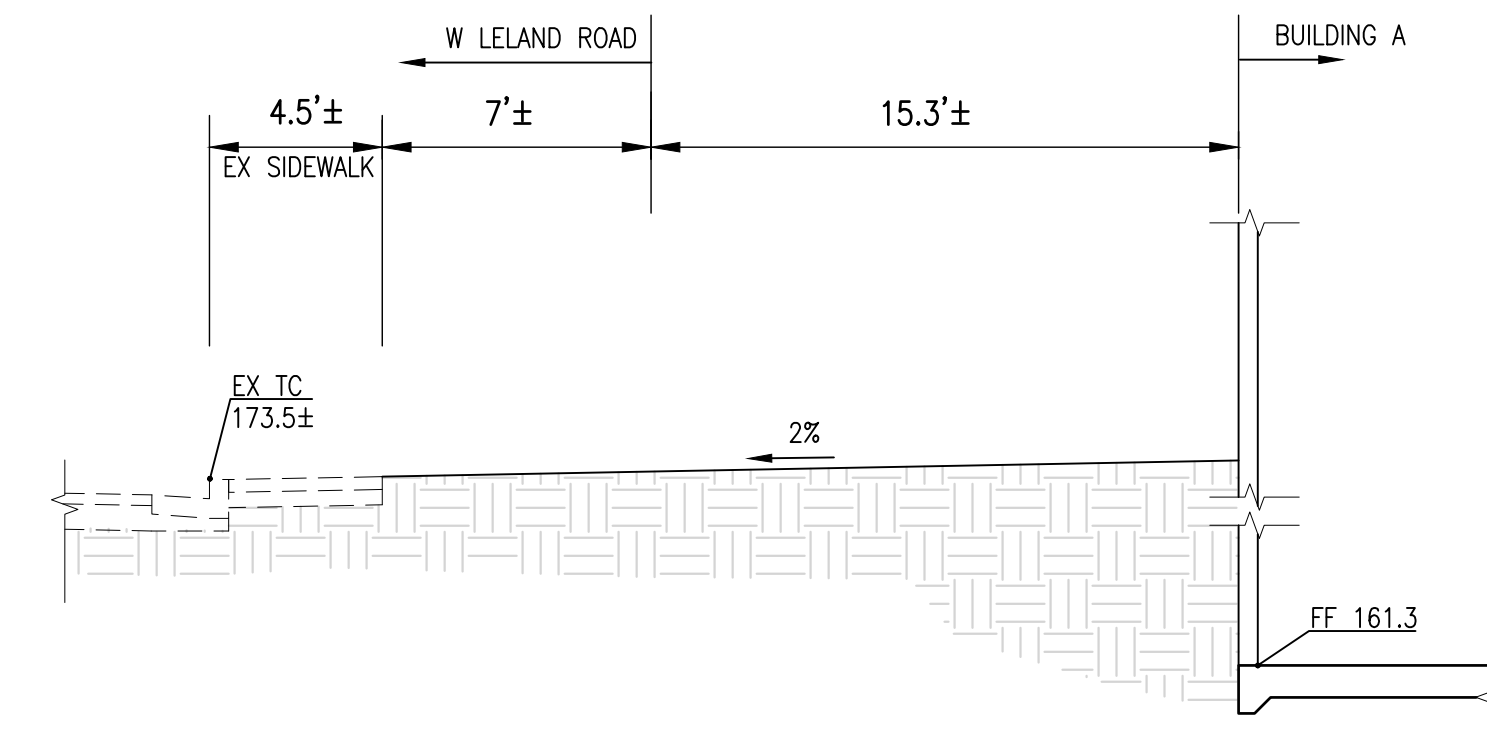
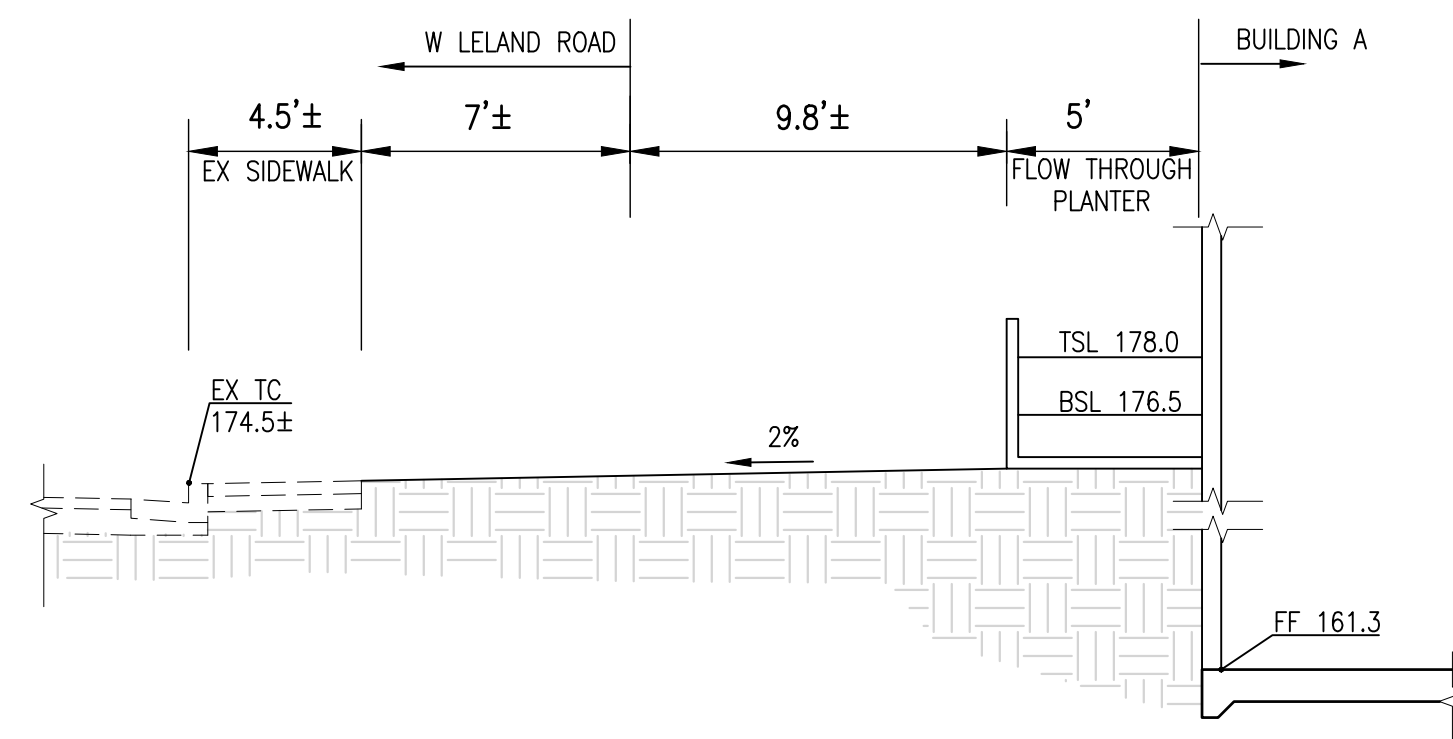
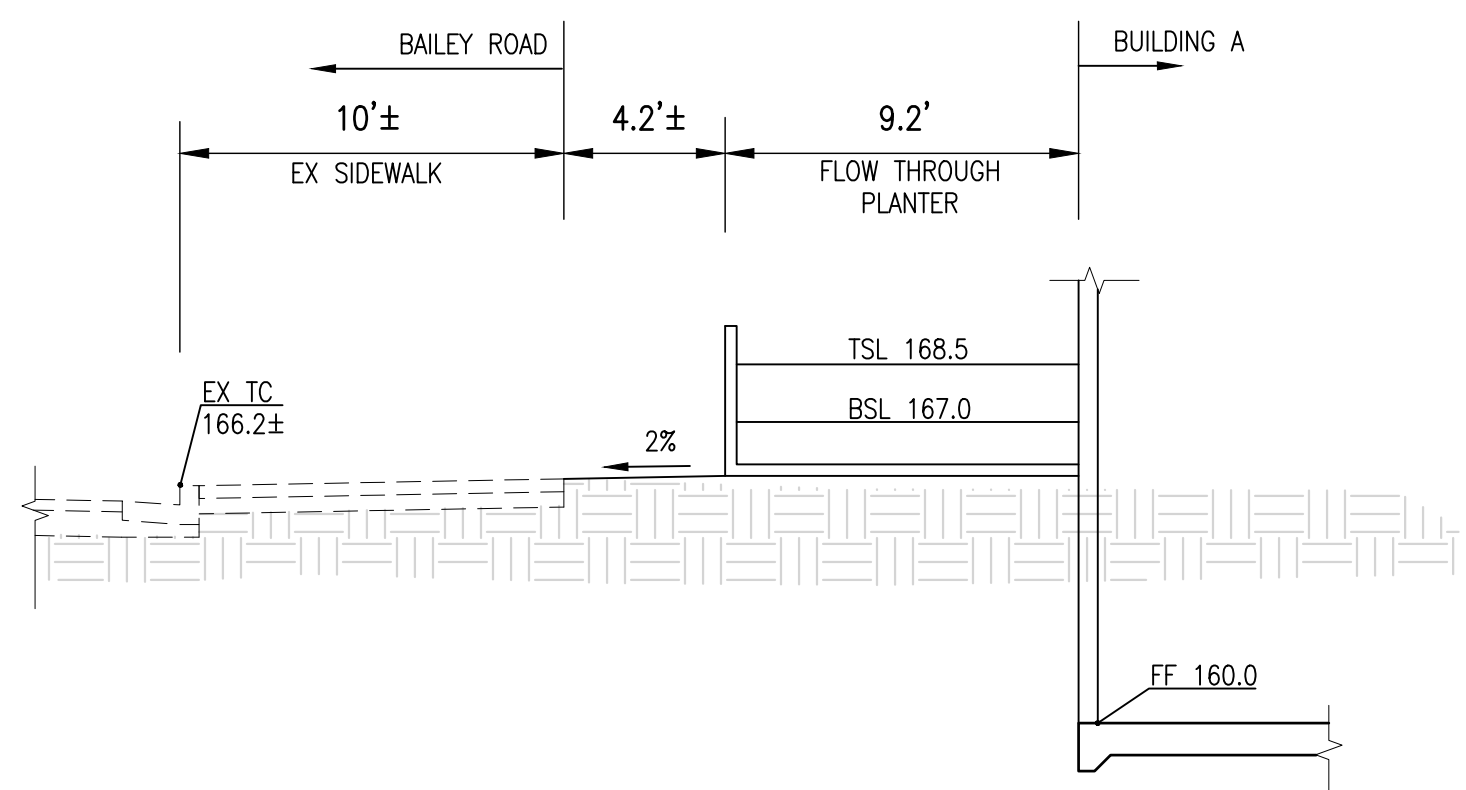
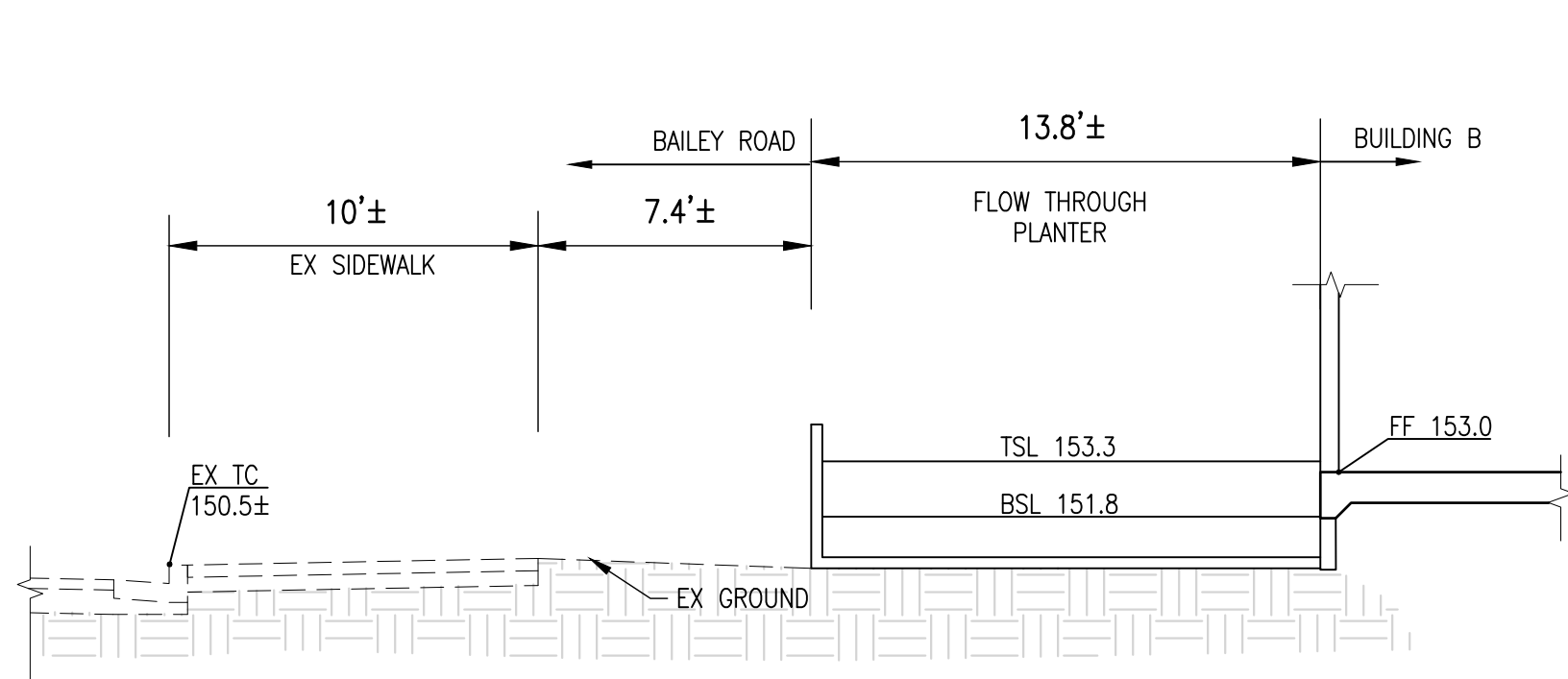
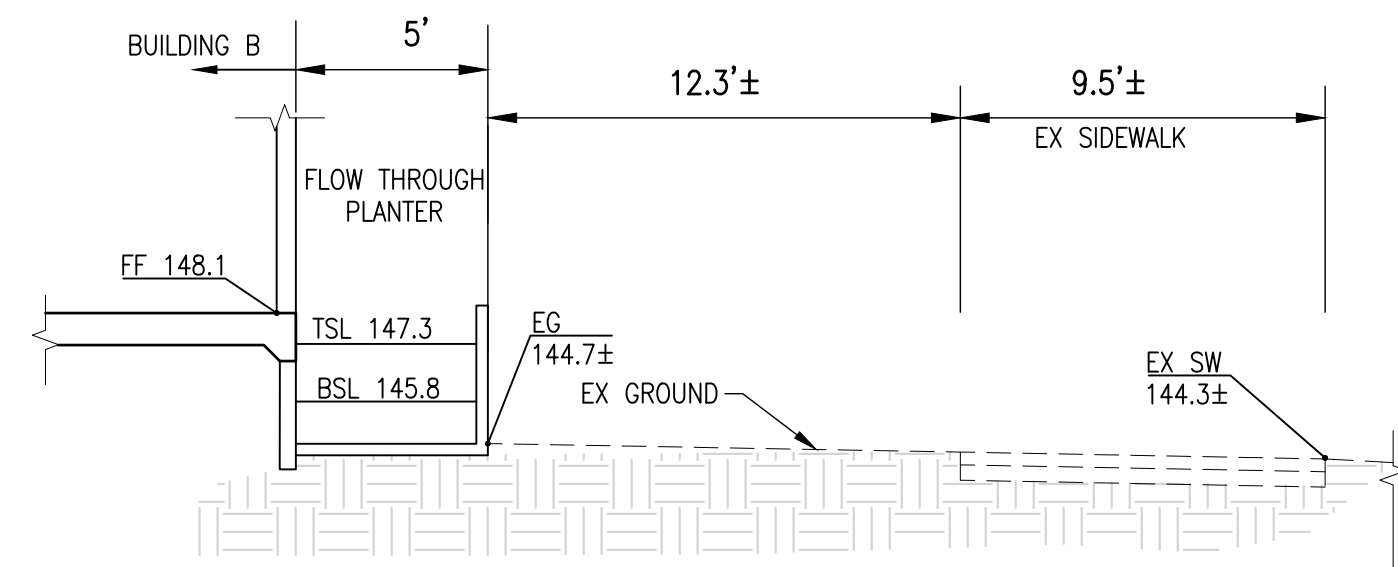
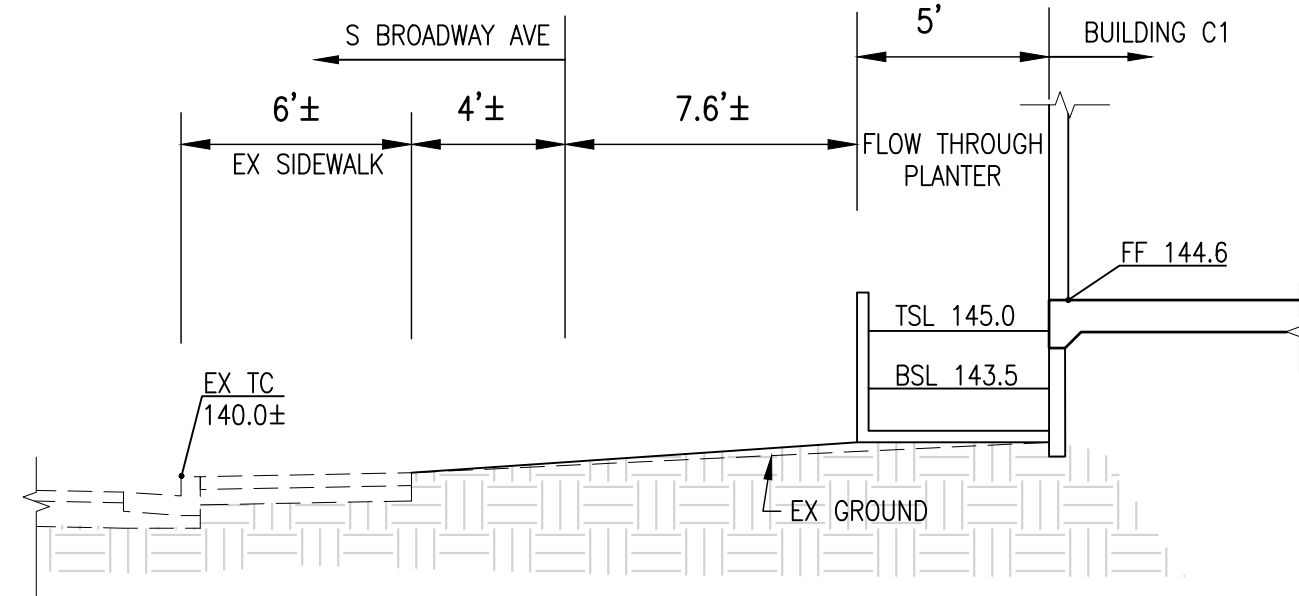
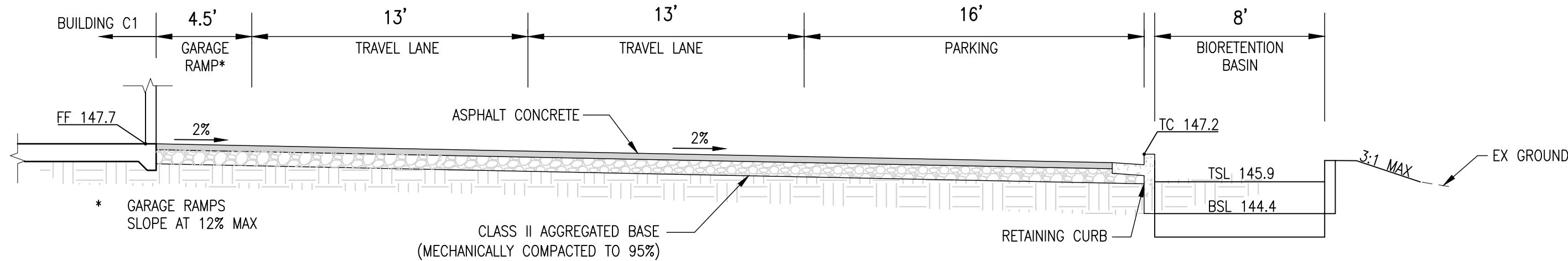
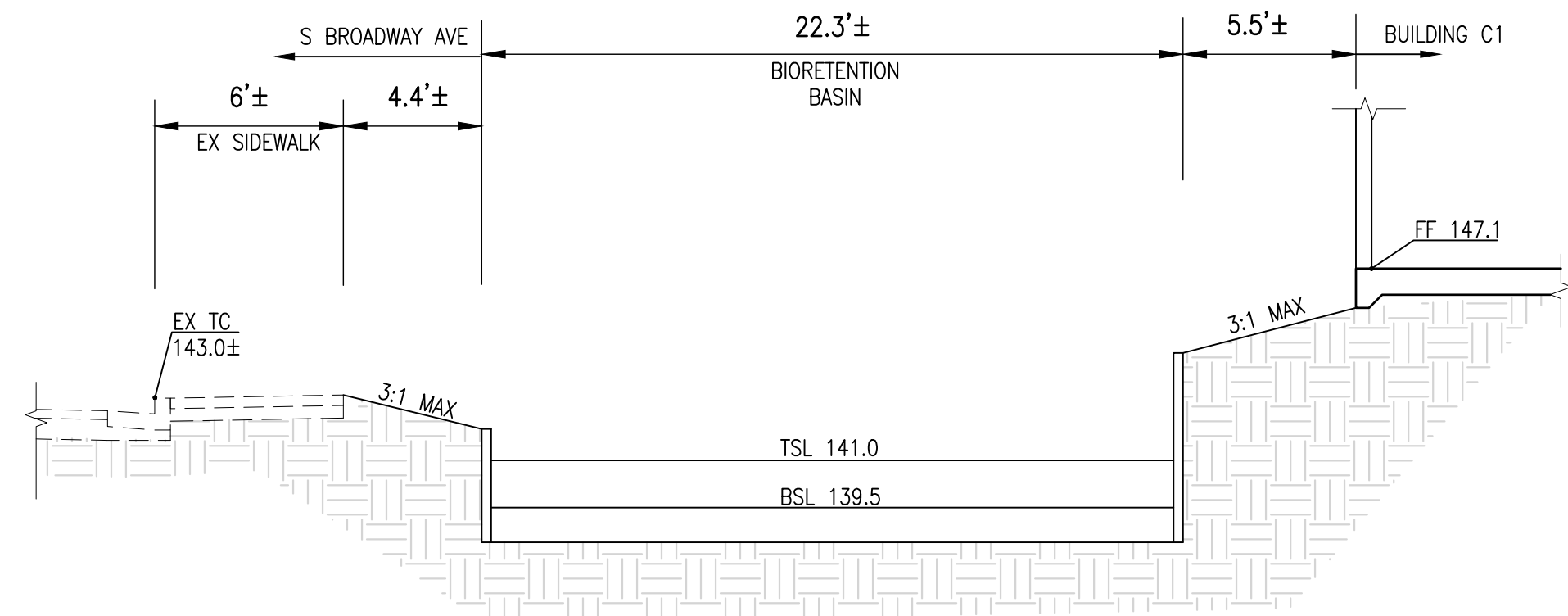
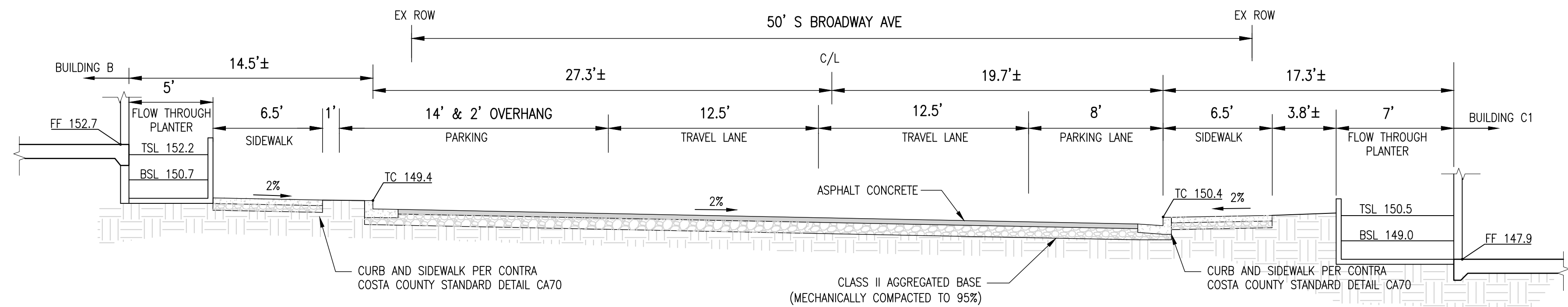
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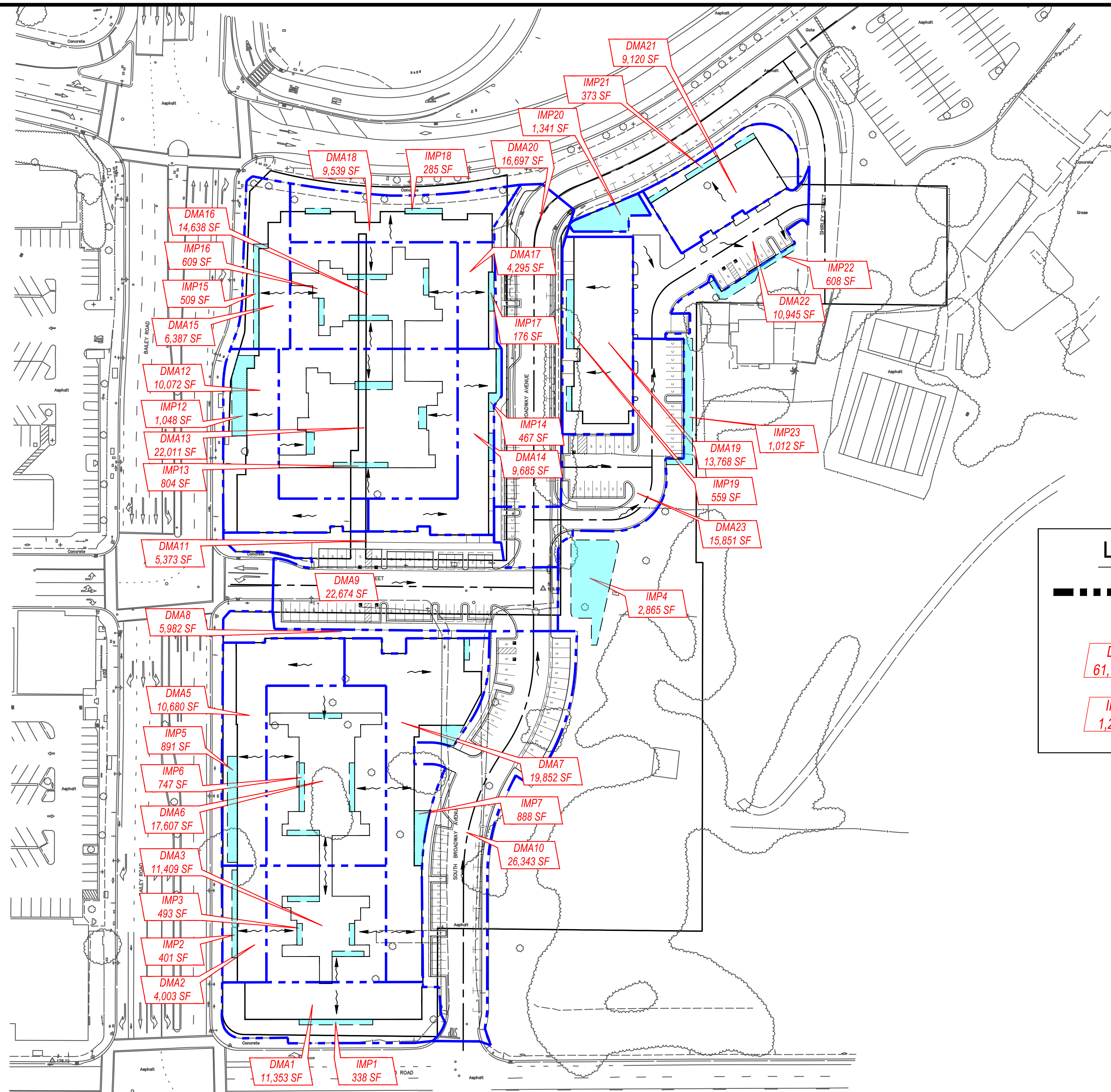
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NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:	
SHARATCHANDRA BANDUGULA R.C.E. No. 2491	DATE: 04/19/2021
DESIGN: SE	DATE: 04/19/2021
DRAWN: WWW, AW	DATE: 04/19/2021
CHECKED: FCB	DATE: 04/19/2021



NO.	REVISIONS	BY	APP	DATE



LEGEND

DRAINAGE MANAGEMENT AREA
BOUNDARY LIMITS

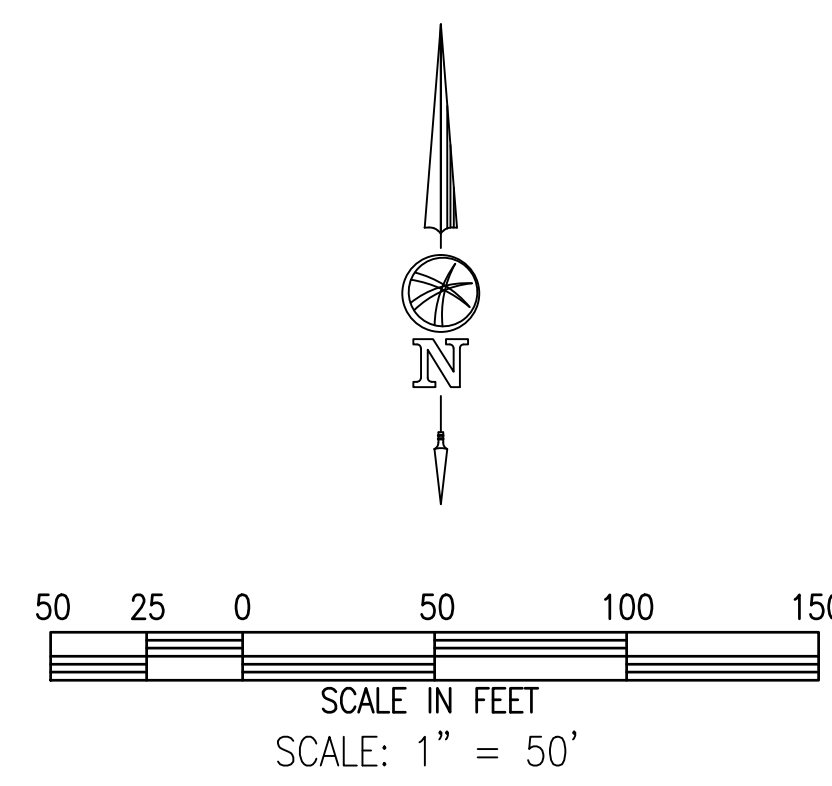
DRAINAGE FLOW DIRECTION

DMA 2
61,101 SF

DRAINAGE MANAGEMENT
AREA

IMP 2
1,262 SF

INTEGRATED MANAGEMENT
PRACTICE AREA -
BIORETENTION BASIN / FLOW
THROUGH PLANTER



Bellecci & Associates

Civil Engineering • Land Surveying

2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

NO.	REVISIONS	BY	APP	DATE

AMBROSE VILLAGE MIXED USE

TENTATIVE MAP

STORMWATER CONTROL
PLAN EXHIBIT

BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

SHARATCHANDRA BANDHUKULI
R.C.E. No. 2491

DATE: 04/19/2021

DESIGN: SF

DRAWN: WWW, AW

CHECKED: FCB

DATE: 04/19/2021

PRELIMINARY



Project Name: Ambrose Village
Project Type: Treatment and Flow Control
Location: Bay Point, CA
APN:
Drainage Area: 84643 sf
Mean Annual Precipitation: 15.5 in

I. Self-Treating Areas

DMA Name	Area (sq ft)
DMA1-L	5768
DMA2-L	1109
DMA5-L	1914
DMA7-L	5186
DMA8-L	5962

IV. Areas Draining to IMPs

IMP Name: IMP1 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA1-R	5,585	Conventional Roof	1.00	5,585	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	5,585							
Area	0.050	1.207					337	338
Surface Volume	0.042	1.207					283	284
Subsurface Volume	0.055	1.207					371	372
Maximum Underdrain Flow (cfs)								0.01
Orifice Diameter (in)								0.51

IMP Name: IMP2 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA2-R	2,894	Conventional Roof	1.00	2,894	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA3-C	3,247	Concrete or Asphalt	1.00	3,247				
Total	6,141						371	401
Area	0.050	1.207					311	337
Surface Volume	0.042	1.207					408	441
Subsurface Volume	0.055	1.207						
Maximum Underdrain Flow (cfs)								0.01
Orifice Diameter (in)								0.53

IMP Name: IMP3 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA3-R	8,161	Conventional Roof	1.00	8,161	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	8,161							
Area	0.050	1.207					492	493
Surface Volume	0.042	1.207					414	415
Subsurface Volume	0.055	1.207					542	543
Maximum Underdrain Flow (cfs)								0.01
Orifice Diameter (in)								0.62

IMP Name: IMP5 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA5-R	8,788	Conventional Roof	1.00	8,788	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA6-C	5,241	Concrete or Asphalt	1.00	5,241				
Total	14,029						845	891
Area	0.050	1.207					710	749
Surface Volume	0.042	1.207					680	680
Subsurface Volume	0.055	1.207						
Maximum Underdrain Flow (cfs)								0.02
Orifice Diameter (in)								0.81

IMP Name: IMP6 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA6-R	12,366	Conventional Roof	1.00	12,366	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	12,366							
Area	0.050	1.207					746	747
Surface Volume	0.042	1.207					627	628
Subsurface Volume	0.055	1.207					821	822
Maximum Underdrain Flow (cfs)								0.02
Orifice Diameter (in)								0.76

IMP Name: IMP7 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA7-R	14,686	Conventional Roof	1.00	14,686	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	14,686							
Area	0.050	1.207					885	888
Surface Volume	0.042	1.207					744	746
Subsurface Volume	0.055	1.207					975	977
Maximum Underdrain Flow (cfs)								0.02
Orifice Diameter (in)								0.83

Software Tool Warnings

No warnings to report.

Project Name: Ambrose Village
Project Type: Treatment and Flow Control
Location: Bay Point, CA
APN:
Drainage Area: 85898 sf
Mean Annual Precipitation: 15.5 in

I. Self-Treating Areas

DMA Name	Area (sq ft)
DMA1-L	5373
DMA12-L	2228
DMA14-L	1968
DMA15-L	3139
DMA17-L	1386
DMA18-L	4837

IV. Areas Draining to IMPs

IMP Name: IMP12 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA12-R	7,844	Conventional Roof	1.00	7,844	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA13-C	8,702	Concrete or Asphalt	1.00	8,702				
Total	16,546						998	1,048
Area	0.050	1.207					839	880
Surface Volume	0.042	1.207					1,096	1,153
Subsurface Volume	0.055	1.207						
Maximum Underdrain Flow (cfs)								0.02
Orifice Diameter (in)								0.88

IMP Name: IMP13 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA13-R	13,309	Conventional Roof	1.00	13,309	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	13,309							
Area	0.050	1.207					803	804
Surface Volume	0.042	1.207					675	676
Subsurface Volume	0.055	1.207					883	884
Maximum Underdrain Flow (cfs)								0.02
Orifice Diameter (in)								0.79

IMP Name: IMP14 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA14-R	7,717	Conventional Roof	1.00	7,717	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	7,717							
Area	0.050	1.207						
Surface Volume	0.042	1.207						
Subsurface Volume	0.055	1.207						
Maximum Underdrain Flow (cfs)								
Orifice Diameter (in)								

Area	0.050	1.207		466	467
Surface Volume	0.042	1.207		391	392
Subsurface Volume	0.055	1.207		512	513
Maximum Underdrain Flow (cfs)					0.01
Orifice Diameter (in)					0.80

IMP Name: IMP15 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA15-R	3,248	Conventional Roof	1.00	3,248	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA16-C	4,567	Concrete or Asphalt	1.00	4,567				
Total	7,815						472	509
Area	0.050	1.207					396	428
Surface Volume	0.042	1.207					519	560
Subsurface Volume	0.055	1.207						
Maximum Underdrain Flow (cfs)								0.01
Orifice Diameter (in)								0.80

IMP Name: IMP16 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA16-R	10,071	Conventional Roof	1.00	10,071	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	10,071							
Area	0.050	1.207					608	609
Surface Volume	0.042	1.207					510	511
Subsurface Volume	0.055	1.207					669	669
Maximum Underdrain Flow (cfs)								0.01
Orifice Diameter (in)								0.88

IMP Name: IMP17 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA17-R	2,908	Conventional Roof	1.00	2,908	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	2,908							
Area	0.050	1.207					175	176
Surface Volume	0.042	1.207					147	148
Subsurface Volume	0.055	1.207					193	194
Maximum Underdrain Flow (cfs)								0.00
Orifice Diameter (in)								0.37

IMP Name: IMP18 (Soil Type: D)

IMP Type: Flow-Through Planter

Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA18-R	4,702	Conventional Roof	1.00	4,702	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total	4,702							
Area	0.050	1.207					284	285
Surface Volume	0.042	1.207					238	239
Subsurface Volume	0.055	1.207					312	313
Maximum Underdrain Flow (cfs)								0.01
Orifice Diameter (in)								0.47

Software Tool Warnings

No warnings to report.

Report generated on 4/13/2021 12:00:00 AM by the [Contra Costa Clean Water Program](#) IMP Sizing Tool software (version 1.3.1.0).



Project Name: Ambrose Village
Project Type: Treatment and Flow Control
Location: Bay Point, CA
APN:
Drainage Area: 50636 sf
Mean Annual Precipitation: 15.5 in

I. Self-Treating Areas

DMA Name	Area (sq ft)
DMA19-L	2629
DMA22-L	1567
DMA21-L	2955

IV. Areas Draining to IMPs

IMP Name: IMP19 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA19-R	9,242	Conventional Roof	1.00	9,242	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total					9,242			
Area					0.050	1.207	559	559
Surface Volume					0.042	1.207	468	469
Subsurface Volume					0.055	1.207	613	614
Maximum Underdrain Flow (cfs)							0.01	
Orifice Diameter (in)							0.85	

IMP Name: IMP23 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA23-A	15,851	Concrete or Asphalt	1.00	15,851	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total					15,851			
Area					0.050	1.207	956	1,012
Surface Volume					0.042	1.207	803	850
Subsurface Volume					0.055	1.207	1,052	1,113
Maximum Underdrain Flow (cfs)							0.02	
Orifice Diameter (in)							0.92	

IMP Name: IMP21 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA21-R	6,165	Conventional Roof	1.00	6,165	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total					6,165			
Area					0.050	1.207	372	373
Surface Volume					0.042	1.207	312	313
Subsurface Volume					0.055	1.207	409	410
Maximum Underdrain Flow (cfs)							0.01	
Orifice Diameter (in)							0.93	

IMP Name: IMP22 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA22-R	9,685	Concrete or Asphalt	1.00	9,685	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total					9,685			
Area					0.050	1.207	584	606
Surface Volume					0.042	1.207	491	511
Subsurface Volume					0.055	1.207	643	669
Maximum Underdrain Flow (cfs)							0.01	
Orifice Diameter (in)							0.72	

Software Tool Warnings

No warnings to report.

Report generated on 4/13/2021 12:00:00 AM by the [Contra Costa Clean Water Program](#) IMP Sizing Tool software (version 1.3.1.0).

Project Name: Ambrose Village
Project Type: Treatment and Flow Control
Location: Bay Point, CA
APN:
Drainage Area: 70920 sf
Mean Annual Precipitation: 15.5 in

I. Self-Treating Areas

DMA Name	Area (sq ft)
DMA9-L	3061

IV. Areas Draining to IMPs

IMP Name: IMP20 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA20-A	17,697	Concrete or Asphalt	1.00	17,697	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Total					17,697			
Area					0.050	1.207	1,068	1,341
Surface Volume					0.042	1.207	897	1,126
Subsurface Volume					0.055	1.207	1,175	1,474
Maximum Underdrain Flow (cfs)							0.02	
Orifice Diameter (in)							0.97	

IMP Name: IMP4 (Soil Type: D)

IMP Type: Bioretention Facility
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
DMA9-A	19,613	Concrete or Asphalt	1.00	19,613	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA10-A	26,343	Concrete or Asphalt	1.00	26,343				
Total					45,956			
Area					0.050	1.207	2,773	2,865
Surface Volume					0.042	1.207	2,329	2,406
Subsurface Volume					0.055	1.207	3,050	3,151
Maximum Underdrain Flow (cfs)							0.06	
Orifice Diameter (in)							1.56	

Software Tool Warnings

No warnings to report.

Report generated on 4/13/2021 12:00:00 AM by the [Contra Costa Clean Water Program](#) IMP Sizing Tool software (version 1.3.1.0).

NO.		REVISIONS	BY	APP	DATE

AMBROSE VILLAGE MIXED USE

BAY POINT

STORMWATER CONTROL
PLAN CALCULATIONS

CONTRA COSTA COUNTY

TENTATIVE MAP

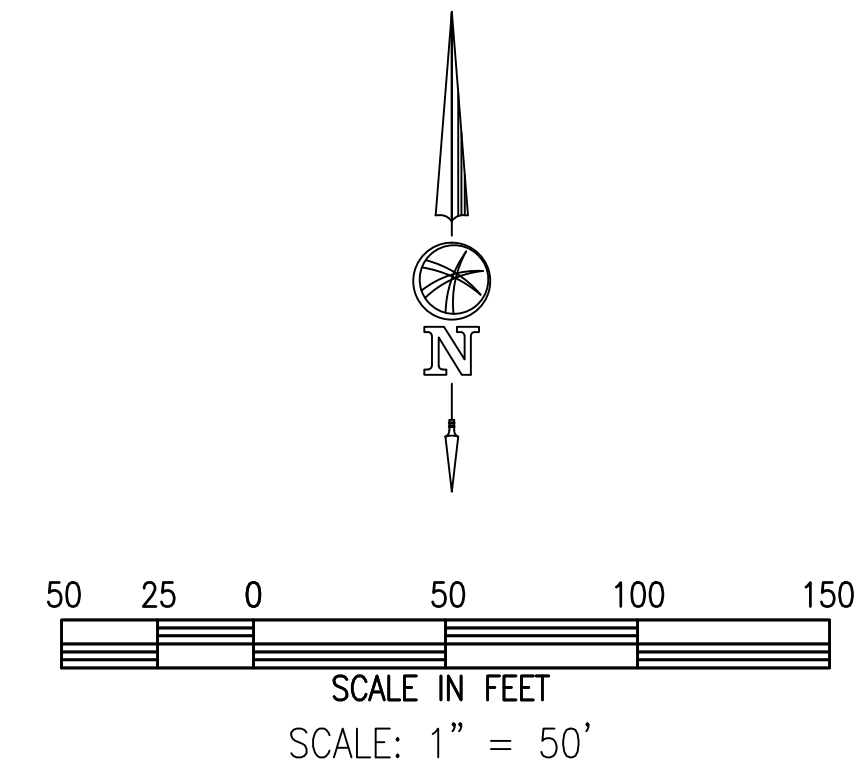
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

SHARATCHANDRA BANDUGULA R.C.E. No. 2491	DATE
DESIGN: SE	DATE: 04/19/2021
DRAWN: WWW/AW	DATE: 04/19/2021
CHECKED: FCB	DATE: 04/19/2021

PRELIMINARY

C9



 **Bellecci & Associates**
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

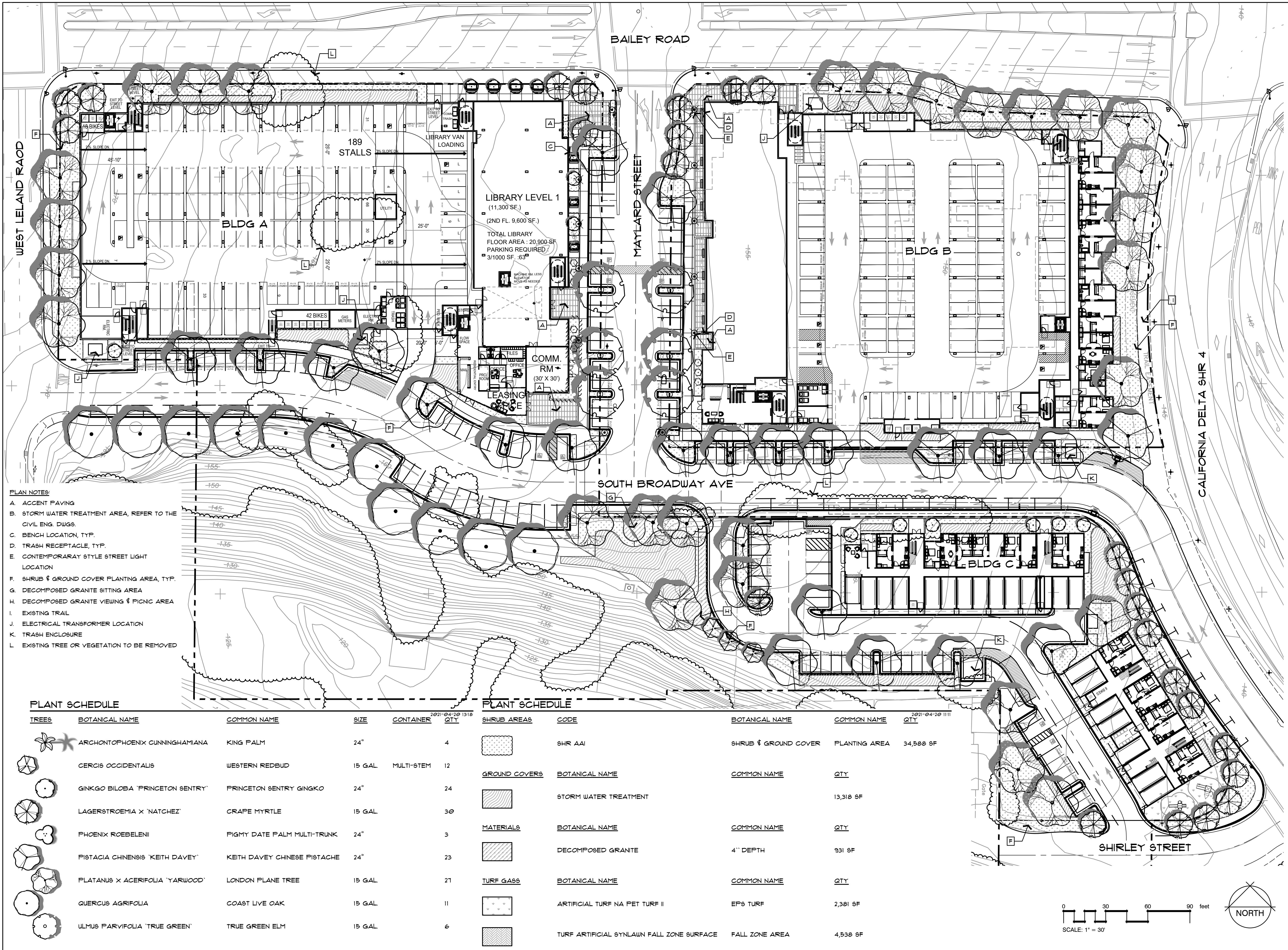
NO.	REVISIONS	BY	APP	DATE

AMBROSE VILLAGE MIXED USE
TENTATIVE MAP
PRELIMINARY PARCEL PLAN
BAY POINT **CONTRA COSTA COUNTY** **CALIFORNIA**

DESIGNED UNDER THE DIRECTION OF:	
SHARATCHANDRA BANDHUKULI R.C.E. No. 2491	DATE: 04/19/2021
DESIGN: SB	DATE: 04/19/2021
DRAWN: WW, AW	DATE: 04/19/2021
CHECKED: FCB	DATE: 04/19/2021

PRELIMINARY

C10



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BAY POINT AMBROSE VILLAGE
THE PACIFIC COMPANIES
BAILEY RD AT WEST LELAND RD
BAY POINT, CALIFORNIA

Sheet Title
LANDSCAPE PLAN

Seal

No.	Date	Revision
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Project Mgr: THP Sheet No.:
Drawn By: THP
Scale: 1"=30'
Date: 21 APR 2021
File Name: 21-010 of _____ sheets



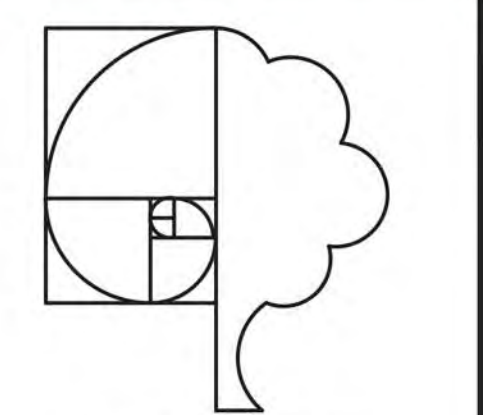
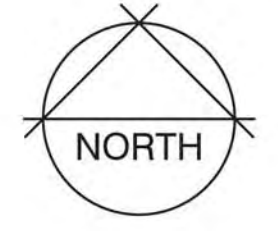
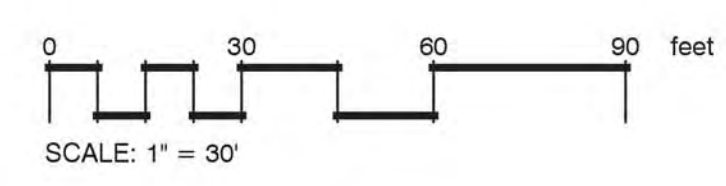
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- A. ACCENT PAVING
 - B. STORM WATER TREATMENT AREA, REFER TO THE CIVIL ENG. DWGS.
 - C. BENCH LOCATION, TYP.
 - D. TRASH RECEPTACLE, TYP.
 - E. CONTEMPORARY STYLE STREET LIGHT LOCATION
 - F. SHRUB & GROUND COVER PLANTING AREA, TYP.
 - G. DECOMPOSED GRANITE SITTING AREA
 - H. DECOMPOSED GRANITE VIEWING & PICNIC AREA
 - I. EXISTING TRAIL
 - J. ELECTRICAL TRANSFORMER LOCATION
 - K. TRASH ENCLOSURE
 - L. EXISTING TREE OR VEGETATION TO BE REMOVED

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ARCHONTOFHOENIX CUNNINGHAMIANA	KING PALM	24"		4
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	MULTI-STEM	12
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		24
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL		30
	PHOENIX ROEBELENI	PIGMY DATE PALM MULTI-TRUNK	24"		3
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"		23
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL		21
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL		11
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		6

PLANT SCHEDULE

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	34,588 SF
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY	
		STORM WATER TREATMENT		13,318 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	QTY	
		DECOMPOSED GRANITE	4" DEPTH	931 SF
TURF GRASS	BOTANICAL NAME	COMMON NAME	QTY	
		ARTIFICIAL TURF NA PET TURF II	EP6 TURF	2,381 SF
		TURF ARTIFICIAL SYNLAWN FALL ZONE SURFACE	FALL ZONE AREA	4,538 SF



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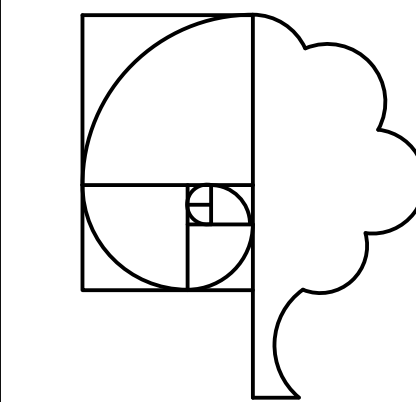
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Sheet Title
LANDSCAPE PLAN

Seal


No.	Date	Revision
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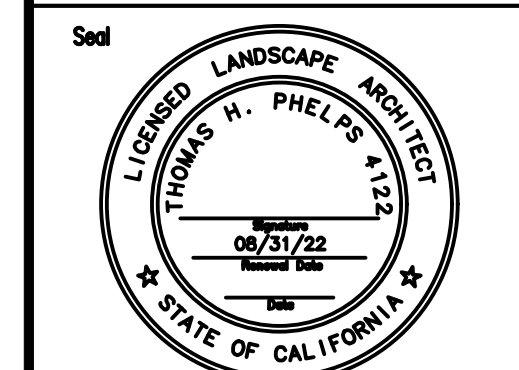
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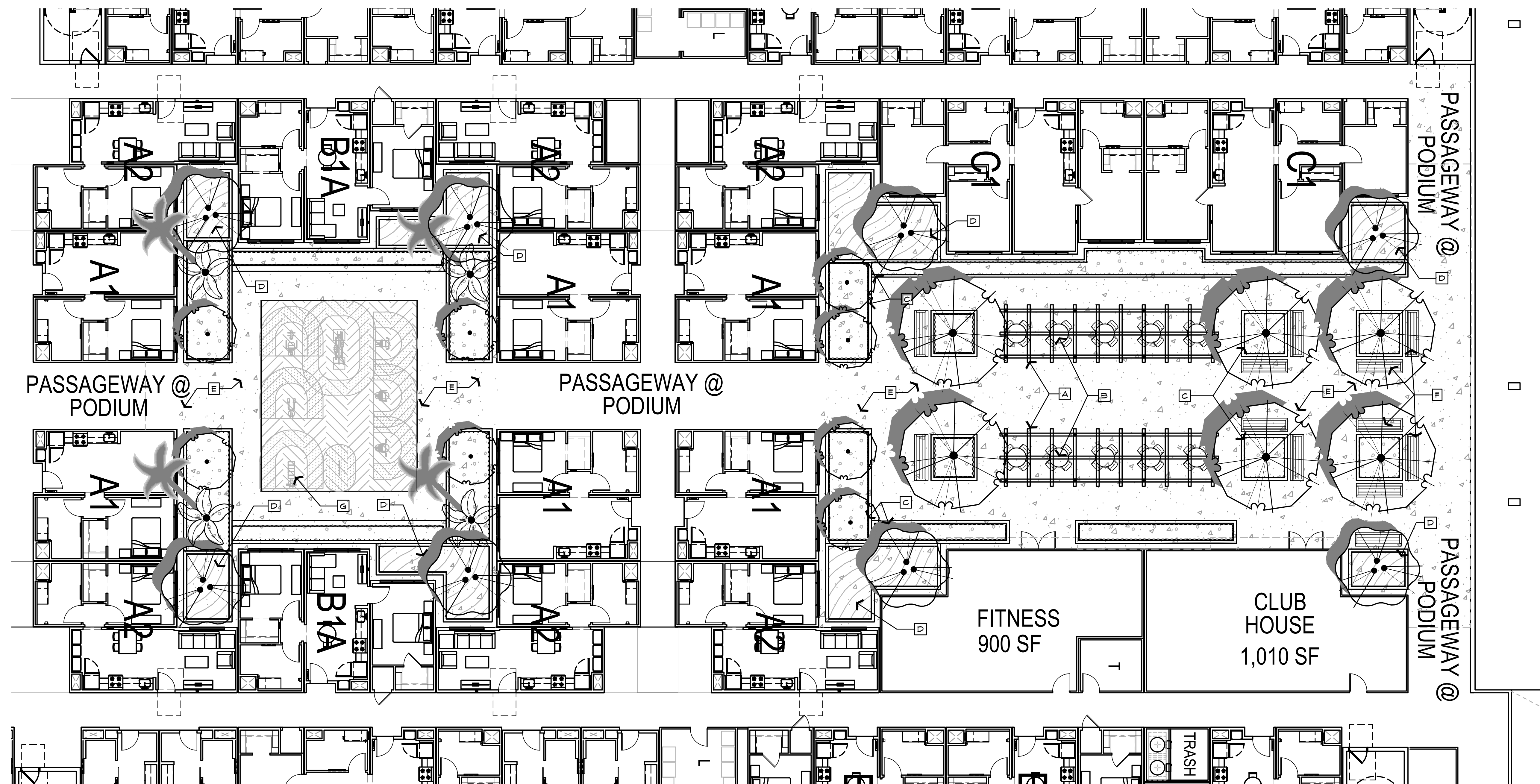
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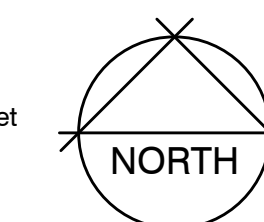
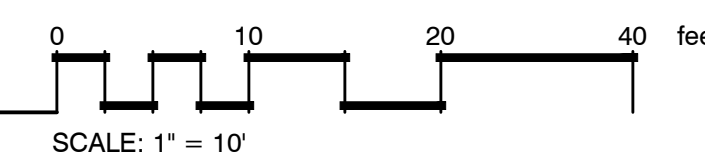
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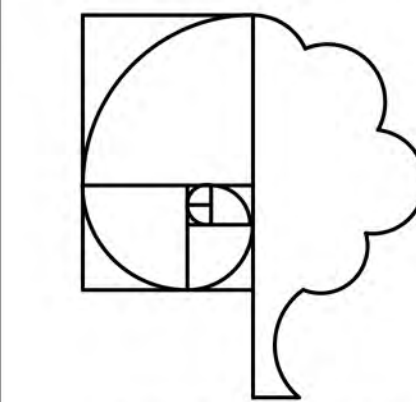
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- A. STEEL TRELLIS
- B. PICNIC TABLE LOCATION, TYP.
- C. RAISED CMU PLANTER
- D. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER, REFER TO THE CIVIL ENG. DWGS. FOR DMA AREAS
- E. TOP SLAB CONCRETE OVER PODIUM
- F. BECH LOCATION, TYP.
- G. OUTDOOR FITNESS ACTIVITY AREA FOR AGES 12+ AND OLDER



LANDSCAPE PLAN - BUILDING 'A' PODIUM LEVEL





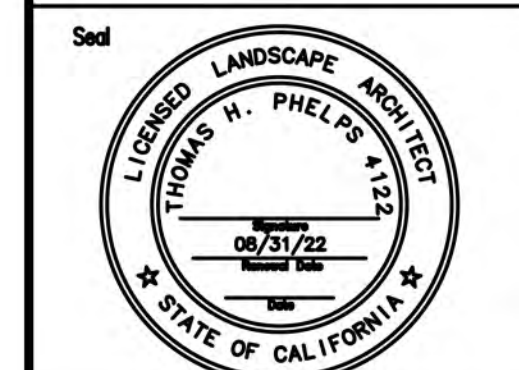
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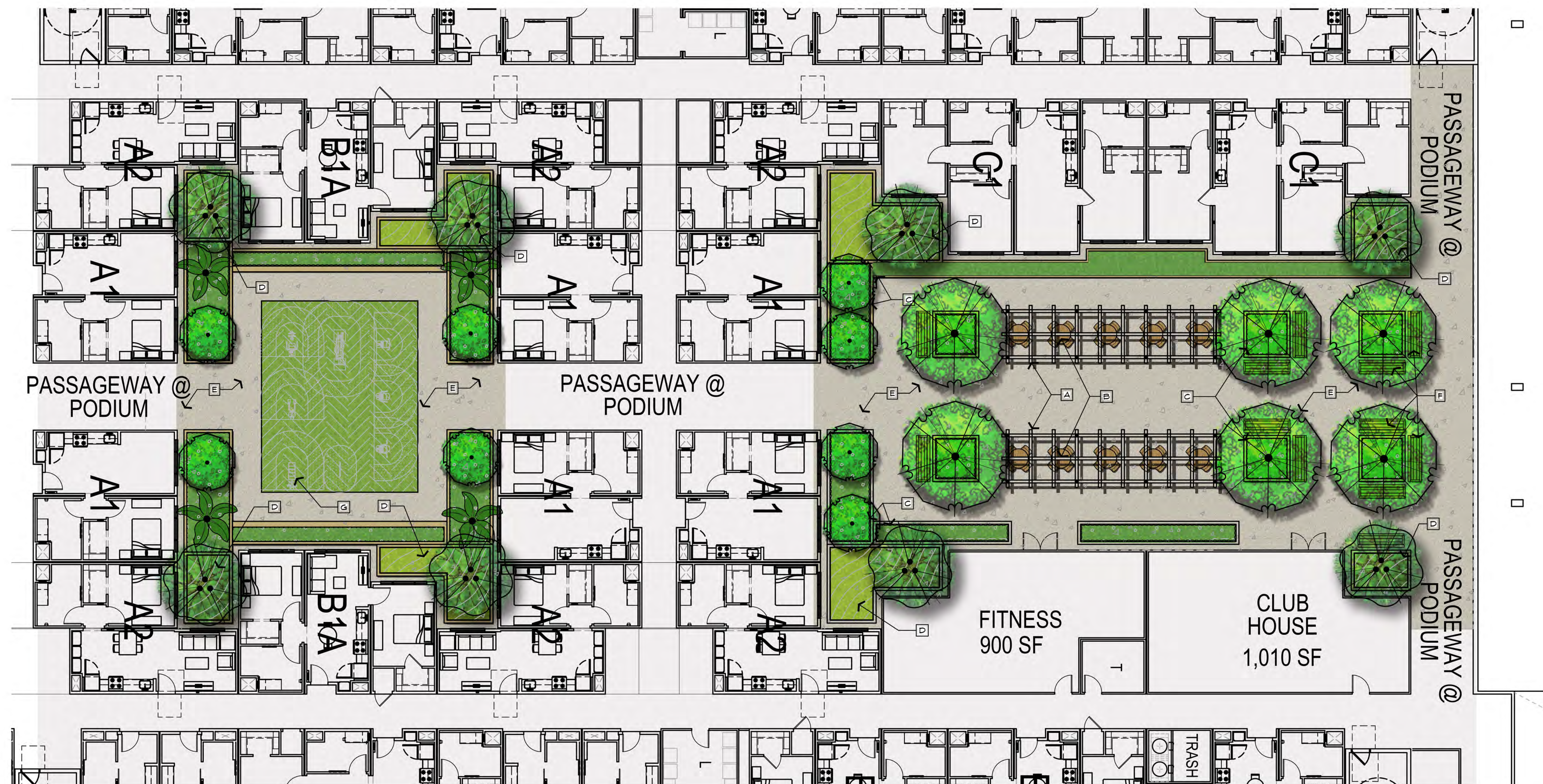
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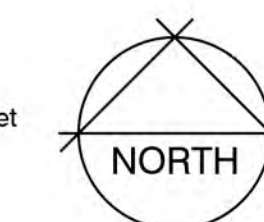
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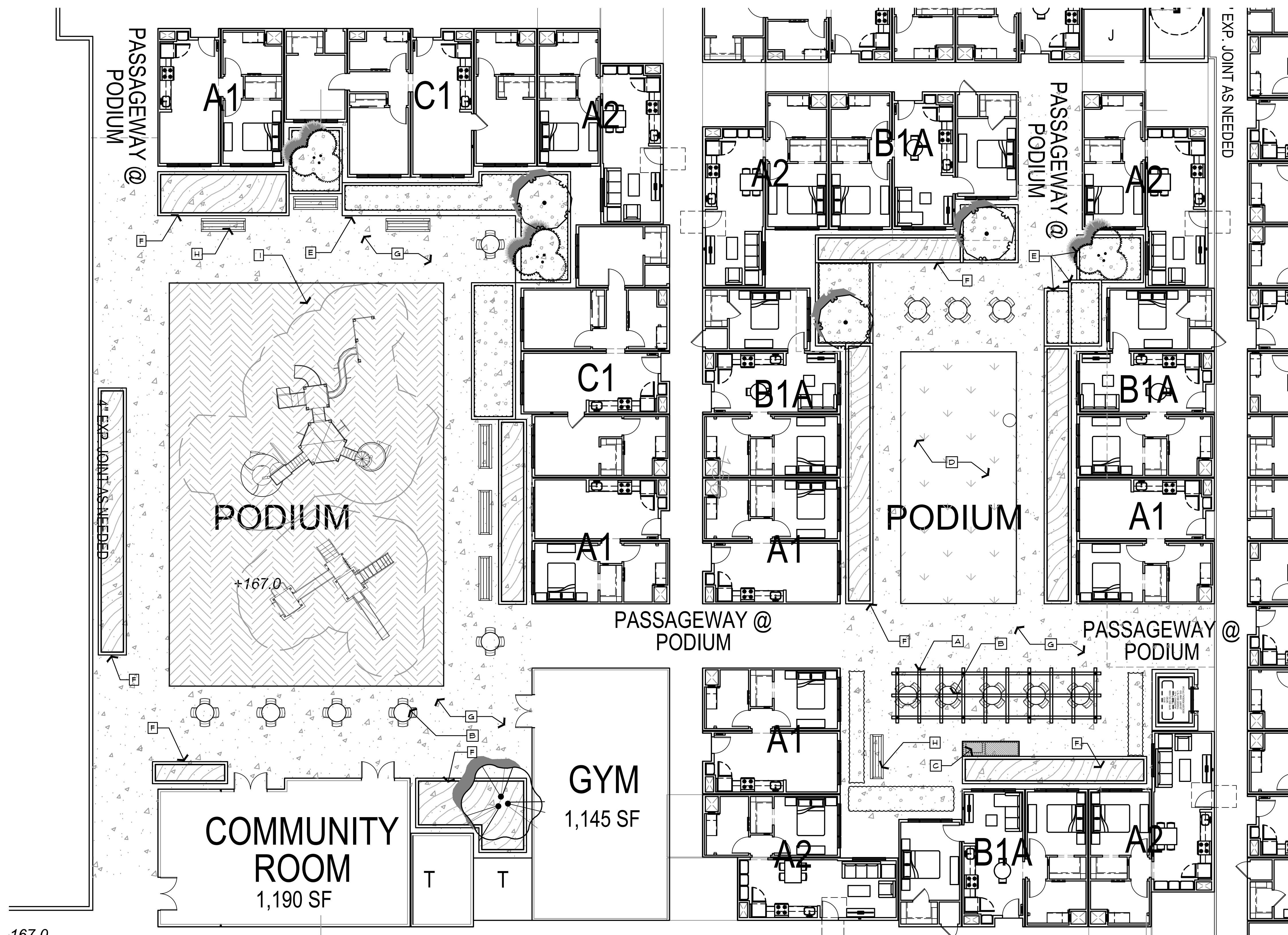
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- B. PICNIC TABLE LOCATION, TYP.
- C. RAISED CMU PLANTER
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LANDSCAPE PLAN - BUILDING 'A' PODIUM LEVEL

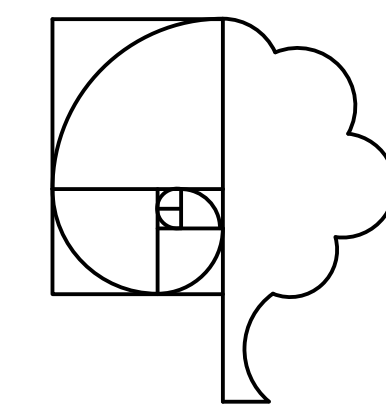
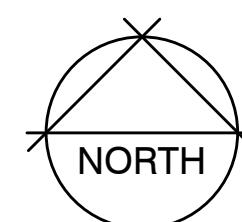
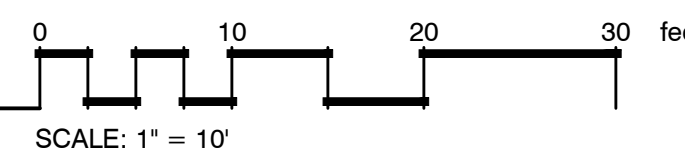
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- BUILDING 'A' PODIUM LEVEL PLAN NOTES:**
- A. STEEL TRELLIS
 - B. PICNIC TABLE LOCATION, TYP.
 - C. GAS BARBEQUE AND COUNTER
 - D. ARTIFICIAL TURF ACTIVITY AREA
 - E. RAISED CMU PLANTER
 - F. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER, REFER TO 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



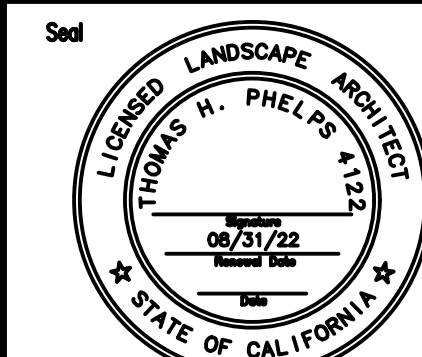
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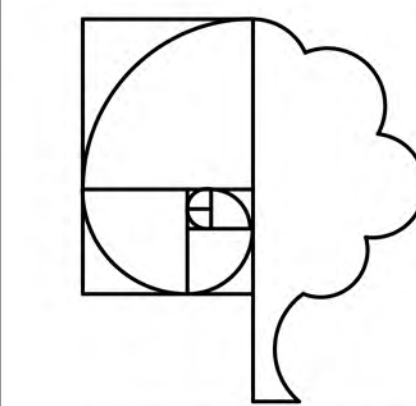
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- BUILDING 'A' PODIUM LEVEL PLAN NOTES:**
- A. STEEL TRELLIS
 - B. PICNIC TABLE LOCATION, TYP.
 - C. GAS BARBEQUE AND COUNTER
 - D. ARTIFICIAL TURF ACTIVITY AREA
 - E. RAISED CMU PLANTER
 - F. FLOW THROUGH CMU STORM WATER TREATMENT PLANTER, REFER TO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



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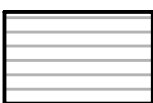
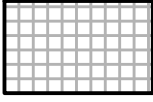
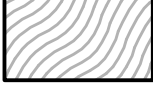
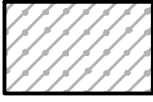
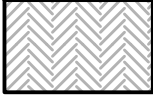
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LANDSCAPE PLAN - BUILDING 'B' PODIUM LEVEL

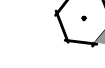
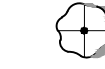
PLANT SCHEDULE

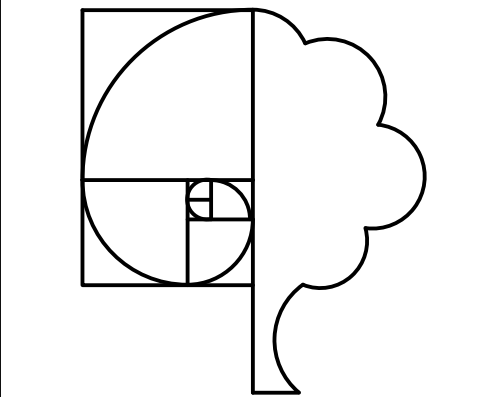
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	2021-04-20 15:24 QTY	
	SHRUB & GROUND COVER	PLANTING AREA	34,588 SF	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	1 GAL	36" O.C.
	STORM WATER TREATMENT		1 GAL	24" O.C.
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	DECOMPOSED GRANITE	4" DEPTH	1 GAL	
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 BOISE ID 83717									
California Water Efficient Landscape Worksheet									
	Reference Evapotranspiration (ET _a)	45.4	Project Type		RESIDENTIAL		0.55		
	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Zone#	Regular Landscape Areas								
1	BIO SWALES - M	0.6	Overhead	0.75	0.80	13318	10654	299900	
2	SHRUB - L	0.3	Drip	0.81	0.37	31152	11538	324765	
3	SHRUB-M	0.5	Drip	0.81	0.62	2733	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	
					1		0	0	
					1		0	0	
					1		0	0	
				Totals		0	0	0	
								ETWU Total 701899	
								Maximum Allowed Water Allowance (MAWA) ^e 757273	
ETAF Calculations									
Regular 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.									
All Landscape Areas									
Total ETAF x Area		24936							
Total Area		48915							
Average ETAF		0.51							

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	2021-04-20 15:24 QTY
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	24"		4
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	MULTI-STEM	12
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		24
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL		30
	PHOENIX ROEBELENI	PIGMY DATE PALM MULTI-TRUNK	24"		3
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"		23
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL		21
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL		11
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		6
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 TENUFOLIUM	TAUHIWHI	5 GAL		
	PODOCARPUS GRACILIOR 'COLUMN'	FERN FINE	15 GAL		
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	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 FULCHRA	PURPLE NEEDLE GRASS	1 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		



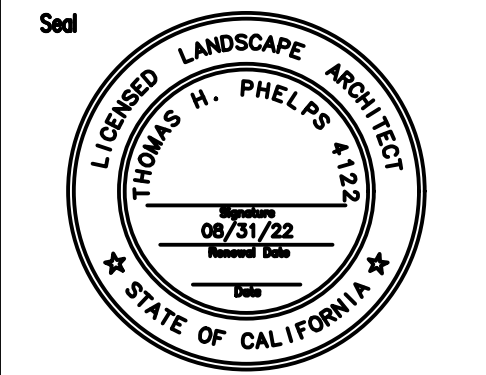
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BAY POINT AMBROSE VILLAGE
THE PACIFIC COMPANIES
BAILEY RD AT WEST LELAND RD
BAY POINT, CALIFORNIA

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Sheet Title
LANDSCAPE INFO



No.	Date	Revision
1		
2		
3		
4		
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Project Mgr.: THP
Drawn By: THP
Scale: 1"=30'
Date: 21 APR 2021
File Name: 21-010 of _____ sheets

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