BISHOP RANCH BLOCK 3A

CONCEPT PLAN SUBMITTAL

RECEIVED

January 11, 2024

CITY OF SAN RAMON
PLANNING SERVICES

The design of BR-3A is rooted in an understanding of the local and historical influence of the landscape and its impact on the built environment here at Bishop Ranch. The project reinterprets the rich history of the site (world's largest Bartlett Pear orchard; meticulously maintained grounds within Bishop Ranch) into a contemporary expression prioritizing generous common open space for the residents, and pedestrian connections to surrounding context.

Massing and materiality is inspired by the organization of typical orchard layouts, internal crop diversification, and the interrelationship between planned and unplanned natural elements. The design establishes a clear formal hierarchy revolving around a central architectural and landscape spine defining the arrival experience. Simple building volumes of varying height,
materiality, and color radiate from the spine and are accentuated by strategic groupings of balconies, creating a layered composition with balanced proportions.

This community would house 457 units and 640 parking stalls to help populate Bishop Ranch. The project is approximately 762,000 SF with over 65,000 SF of open space on the site. The Northern massing will be a wrap building with a type I-A garage and units wrapping the perimeter. The wrapping units are building type III-A over I-A, 7 stories and 85' max. The wrap units will be separated from the middle garage via rated partitions, rated openings and a seismic joint. The Southern massing is type III-A on grade, 5 stories and 85' max. The two massing's are connected via bridges, this allows the elevators in the northern 7 story massing to act as the primary circulation path to access all floors. The main amenity zone is the spine of the building between the 2 massing's to centralize these community spaces.

SHEET INDEX

PROJECT TEAM

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■ **LANDSCAPE:**
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■ **TRASH MANAGEMENT:**
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BISHOP RANCH - BLOCK 3A

BAR Architecture & Interiors

TABLE A - UNIT COUNT/MIX BY...

	STUDIO	1 BR	2BR	3BR	TOTAL
LEVEL 1	4	31	27	3	65
LEVEL 2	5	37	33	5	80
LEVEL 3	5	37	33	5	80
LEVEL 4	5	37	33	5	80
LEVEL 5	5	37	33	5	80
LEVEL 6		21	12	3	36
LEVEL 7		22	12	2	36
TOTAL	**24**	**222**	**183**	**28**	**457**
UNIT MIX	**5%**	**49%**	**40%**	**6%**	**100%**

TABLE B - CONCEPTUAL BUILDING AREA TABULATIONS

Level	Residential Rentable GSF	Common Leasing / Lobby / Amenity/ GSF	Residential Core GSF	Residential Total GSF	Garage Total GSF	Grand Total GSF	Open Space GSF
L1	61,200	11,400	17,000	**90,100**	**30,000**	**120,100**	66,575
L2	75,800		14,000	**90,225**	**31,350**	**121,575**	
L3	75,800		14,000	**90,225**	**31,350**	**121,575**	
L4	75,800		14,000	**90,225**	**31,350**	**121,575**	
L5	75,800		14,000	**90,225**	**31,350**	**121,575**	
L6	34,000		9,085	**43,085**	**31,350**	**74,435**	
L7	33,200		9,885	**43,085**	**31,350**	**74,435**	630
Basement					**6,500**	**6,500**	
Total	431,600	11,400	91,970	**537,170**	**224,600**	**761,770**	**67,205**

TABLE C - PARKING COUNT*

	STUDIO+1BR	2BR+3BR	RESIDENT CAR TOTAL	GUEST	BICYCLES	MOTOCYCLES
COUNT	246	211		457	668	668
RATIO	*1*	*2*		0.25	*1:10*	*1:50*
TOTAL REQ	246	422	**668**	**115**	**67**	**14**
TOTAL PROVIDED			**640**	**22**	**75**	**24**

NOTES:
*Guest Car Stalls proposed as on site-street parking along private streets

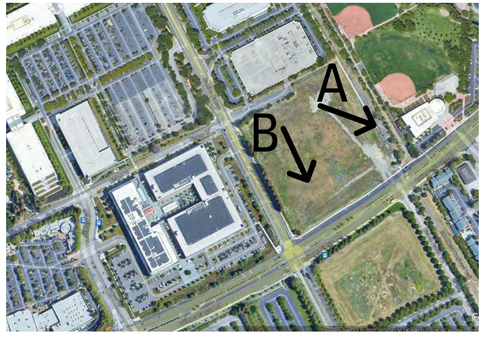
PROJECT DESCRIPTION

Legal descrition	Parcel N, Block BR3A
Applicable Codes	2022 California Building Code 2022 California Electrical Code 2022 Califronia Mechanical Code 2022 California Plumbing Code 2022 California Energy Code 2022 California Fire Code 2022 2022 California Green Building Standards Code
Project Descrition	5 Stories of Type III-A resindetial over 2 Stories of TypeI-A with 7 levels of above grade parking structure.

CODE ANALYSIS		PROPOSED	PERMITTED/RE...	CODE REFERENCE
USE / OCCUPANCY				
	ZONING			City Center Mixed Use (CCMU)
	GENERAL PLAN			Mixed-Use Bishop Ranch
	MASTER PLAN			City Walk - Bishop Ranch
	LAND USE	Residential		City Walk Master Plan
	CBC OCCUPANCY CODE	R-2; S-2		CBC Chapter 3
	CONSTRUCTION TYPE	Type III-A & Type I-A		CBC Chapter 5
SITE AREA				
	AREA (sf)	246,375		
	ACRES	5.656		
DENSITY				
	TOTAL UNITS	457		
	BUILDING AREA	SEE TABLE B		
	LANDSCAPE AREA	27%	15%	SRMC D3-20
HEIGHT				
	MAX BUILDING HEIGHT	7 Stories; 85'-0"	7 Stories; 85'-0"	CBC Chapter 5
LANDSCAPE BUFFERS & SETBACKS				
	BOLLINGER CANYON	approx 40' average face of curb		Per SRMC Table 2-7, all setbacks to be determined through project review. Per Bishop Ranch Design Guidelines, buffers are not intended to be prescriptive requirments
	EAST ACCESS ROAD	approx 20' face of curb		
	BISHOP DRIVE EXTENSION	approx 23' face of curb		
	WEST ROAD	approx 19' face of curb		
	SOUTH EVA	approx 25' to property line		
PROJECTIONS INTO REQUIRED SETBACK				
	BALCONY, LANDING, PORCH, STAIR - NOT ENCLOSED		6' at front/street	SRMC Table 3-3
PARKING				
Car Stalls				
	DIMENSIONS	9x19	9x19	SRMC Table 3-10
	AISLE WIDTH	25'	25'	SRMC Table 3-10
	DRIVEWAY WIDTH	26'	26'	D3-37, Table 3-13
	STUDIO/1BR RATIO	-	1 per Unit	D3-38, Table 3-8
	2BR+ RATIO	-	2 per Unit	D3-38, Table 3-8
TOTAL RESIDENT STALLS		640	668	
TOTAL GUEST STALLS		SEE TABLE C	0.25 per Unit	Guest Stalls proposed as on-site street parking along private streets
Motocycle				
	DIMENSIONS	4x7	4x7; 1 Moto per 50 Car	D3-38
	TOTAL	24	14	D3-38
Bicycle				
	DIMENSIONS	2x6	2x6; 1 Bike per 10 Car	D3-38
	TOTAL	75	67	D3-38
LOADING ZONE				
	DIMENSIONS	12' x 35' x 14'H	12' x 35' x 14'H	SRMC D3-39
	TOTAL	1 along West Street	Determined by Zoning Administor	

VIEW A
LOOKING EAST

VIEW B
LOOKING SOUTH



BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

SITE PHOTOS

12.20.2023	2022019	BAR architects &interiors		G2

VIEW C
LOOKING EAST

VIEW D
LOOKING WEST

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

SITE PHOTOS

12.20.2023	2022019	BAR architects &interiors		G3

PRE-1700'S

OHLONE / COSTANOANS
"COAST DWELLERS"
BIG SUR TO DIABLO
RANGE

1834

MEXICAN LAND
GRANT TO JOSE
MARIA AMADOR

1891

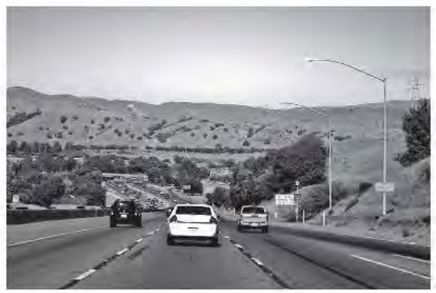
SO-PAC RR
OPENS S.R.
BRANCH (IRON
HORSE TRAIL)

1891

THOMAS BISHOP, DIVORCE LAWYER
PAID VIA 960 ACRES FARM LAND
FORSEPARATION OF THE NORRISES

1911-1940. LANDSCAPE DIFFERENTIATOR; SENSE OF PLACE:

BARTLETT PEAR ORCHARD BECOMES RECOGNIZED
AS SINGLE LARGEST ORCHARD IN THE WORLD;
OTHER DIVERSIFIED CROPS - CHERRIES & WALNUTS



1920-1960

I-680 PROVIDES VEHICULAR
CONNECTION BETWEEN BAY
AND TRI-VALLEY

Western Electric™

1960

WESTERN ELECTRIC
PURCHASES BISHOP
RANCH; PLANS
'MODEL CITY'

1978

FAMILY-OWNED SUNSET DEVELOPMENT
CO (FOUNDED 1951, MASUD MEHRAN)
PURCHASES BISHOP RANCH FROM
WESTERN ELECTRIC. S.D.C. CURRENTLY
LED BY ALEXANDER MEHRAN SR AND JR.

San Ramon
CALIFORNIA
INCORPORATED 1983

1983

CITY OF SAN RAMON
INCORPORATED

1980-CURRENT

10M SF OFFICE AND RETAIL DT HUB
CHEVRON, PACBELL, 24H, UPS, GE
CITY CENTER (RPBW/BAR)

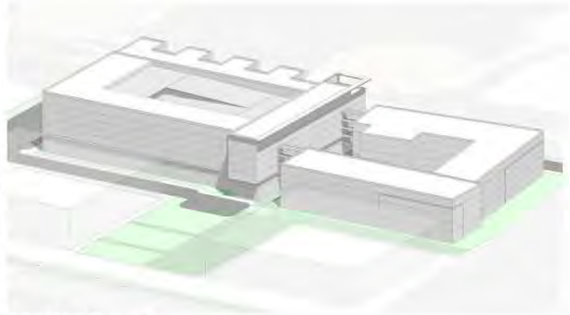
HISTORY

NATURAL

PRODUCTIVE

MANICURED

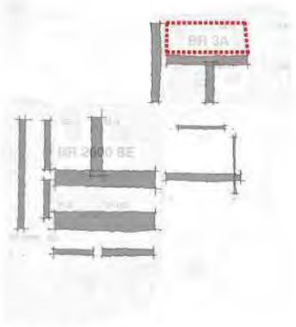
CONTAINED



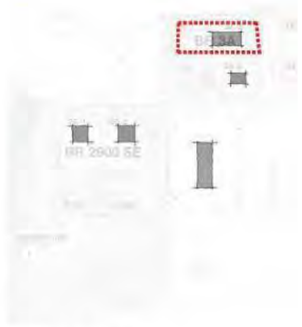
CONNECTED

BISHOP RANCH
MASTERPLAN

NATURAL EDGES



MANICURED /
PRODUCTIVE



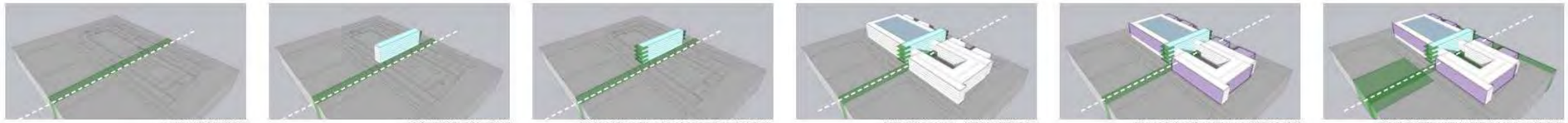
CONTAINED

COMPOSITE

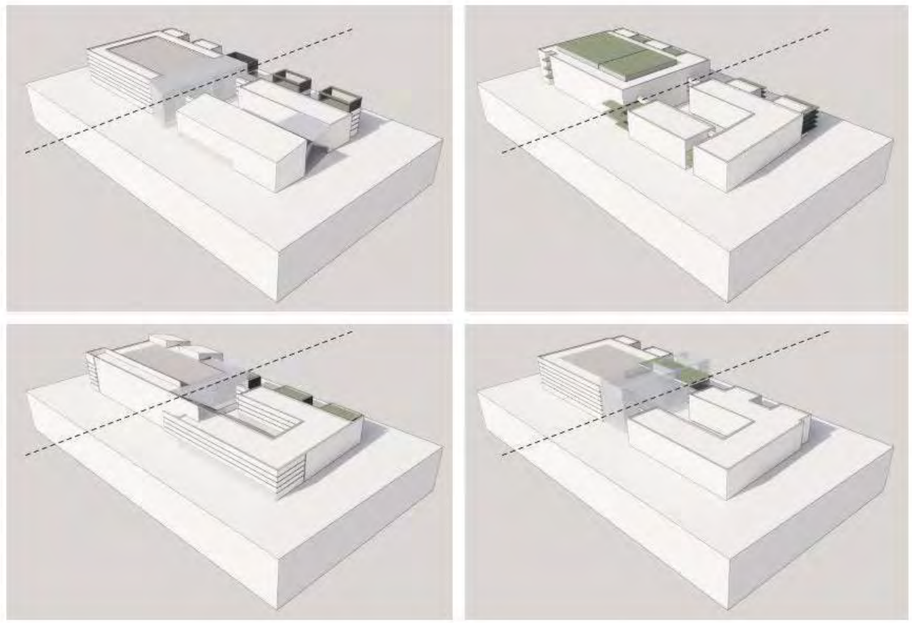
1970

2020

LANDSCAPE EVOLUTION



LANDSCAPE SPINE | ARCHITECTURAL SPINE | COMMON OUTDOOR SPACE AT EACH LEVEL | BUILDING MASS - CITY & SUBURBS | FACADE COMPOSITION & HIERARCHY | CONNECTED WITH LANDSCAPE CONTEXT



LANDSCAPE SPINE CONNECTING CITY CENTER AND COMMUNITY

LANDSCAPE SPINE CONNECTING CITY CENTER AND COMMUNITY

LANDSCAPE CONCEPTS

EXISTING CONDITIONS NOTES

1. BASIS OF BEARINGS: THE BEARING N58°06'48"W OF THE MONUMENT LINE OF BOLLINGER CANYON ROAD, BETWEEN FOUND MONUMENTS, AS SHOWN ON PARCEL MAP MS-901-18, FILED FOR RECORD ON JULY 6, 2018 IN BOOK 214 OF PARCEL MAPS AT PAGES 14 AND 15, RECORDS OF CONTRA COSTA COUNTY, WAS TAKEN AS A BASIS OF BEARINGS FOR THIS SURVEY.
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE DERIVED FROM SOURCES OF VARYING RELIABILITY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES AND SERVICES NOT SHOWN ON THIS SURVEY.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- 440 CONTOUR LINE
- STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- FO FIBER OPTIC LINE
- STORM DRAIN CATCH BASIN

ABBREVIATIONS

AC	AGGREGATE CONCRETE	FL	FLOW LINE
AL	AREA LIGHT	LG	LIP OF GUTTER
ASV	ANTI SYPHONE VALVE	M-M	MONUMENT TO MONUMENT DISTANCE
BFP	BACK FLOW PREVENTER		
CB	CATCH BASIN	P/A	PLANTED AREA
CLE	COMMUNICATION LINE EASEMENT	PUE	PUBLIC UTILITY EASEMENT
COMM BOX	COMMUNICATIONS BOX	SDMH	STORM DRAIN MANHOLE
COMM MH	COMMUNICATIONS MANHOLE	SL	SITE LIGHT
		SSE	SANITARY SEWER EASEMENT
CONC	CONCRETE		
DE	DRAINAGE EASEMENT	TC	TOP OF CURB
DWY	DRIVEWAY	TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX	WB	WATER BOX
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	WM	WATER METER
		WV	WATER VALVE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

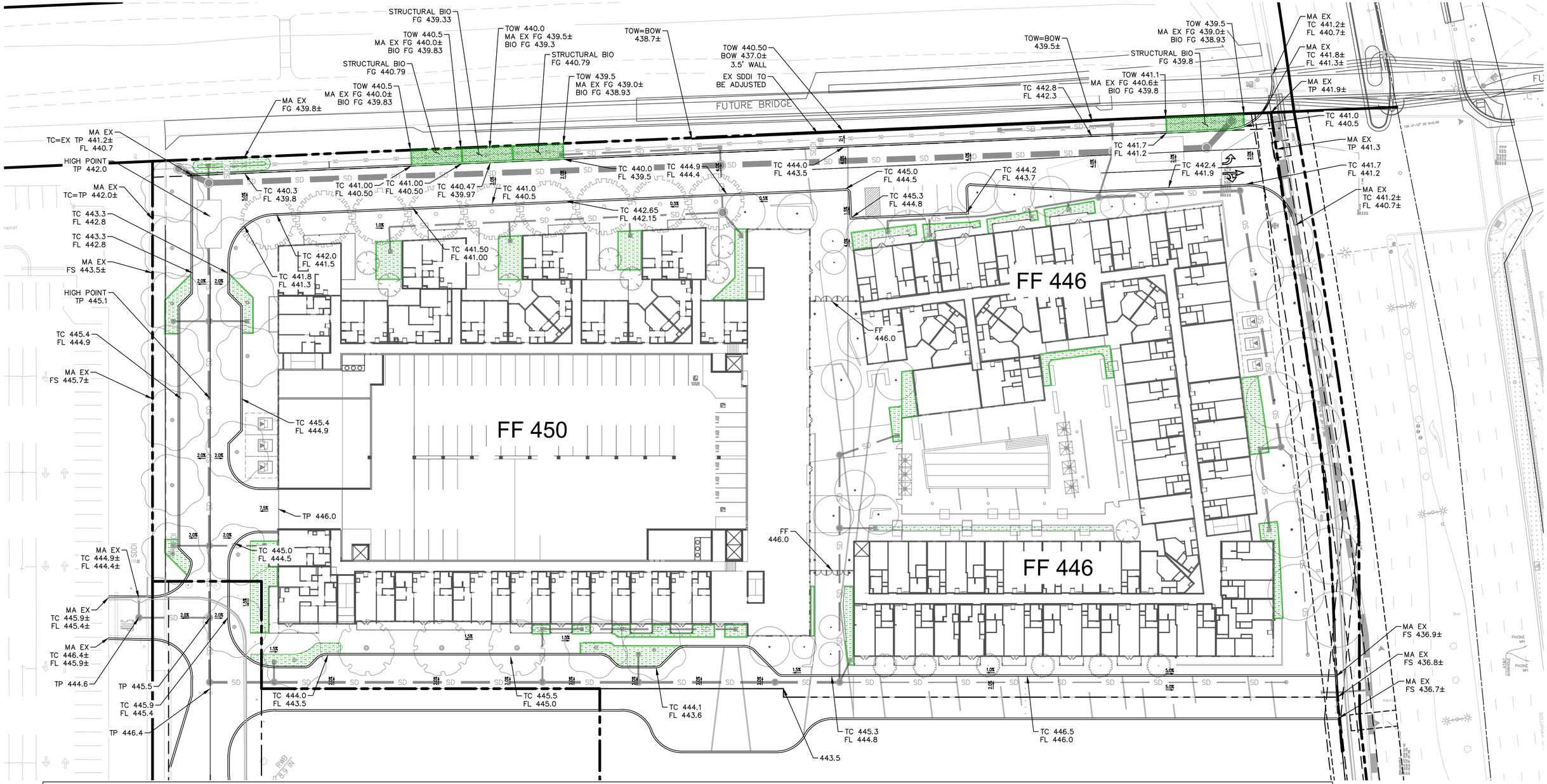
BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

EXISTING CONDITIONS PLAN

12.20.23	2022019	BKF ENGINEERS	C1.0



GRADING PLAN NOTES

1. RIMS OF UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE IN AREAS OF RE-GRADING. IN PAVED AREAS, ELEVATION DIFFERENCE SHALL NOT BE MORE THAN ½ INCH BETWEEN RIMS AND ADJACENT SURFACE.
2. PROPOSED UTILITY STRUCTURES ARE SHOWN FOR REFERENCE ONLY. SEE UTILITY PLAN FOR DETAILS.
3. THE ELEVATIONS SHOWN ON THIS PLAN CORRESPOND TO NGVD 29.
4. ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 0.5%. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ALL DIRECTIONS. ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL AND THE SLOPE CROSSWAYS TO THE DIRECTION OF TRAVEL SHALL BE AT A MAXIMUM OF 2%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS AR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
5. WALKWAYS ALONG ADA ACCESSIBLE PATHS OF TRAVEL:
   - CONTINUOUSLY ACCESSIBLE
   - MAXIMUM 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH LATEST CBC SECTION 1127B.5
   - MINIMUM 48" IN WIDTH
   - WHERE SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC SECTION 1127B.5 AND 1133B.7

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SD — STORM DRAIN LINE
- STORM DRAIN INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE

ABBREVIATIONS

DW	DOMESTIC WATER
(E)	EXISTING
E	ELECTRIC
FH	FIRE HYDRANT
FW	FIRE WATER
G	GAS
MH	MANHOLE
IRR	IRRIGATION
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
(TYP)	TYPICAL
W	WATER

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

PRELIMINARY GRADING PLAN

12.20.23	2022019	BKF ENGINEERS		C2.0

UTILITY PLAN NOTES

1. SANITARY SEWER SEWER SYSTEMS AND LATERALS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER AS WELL AS WATER LINES AND APPURTENANCES DOWNSTREAM OF DOMESTIC AND IRRIGATION METERS AND FIRE BACKFLOWS.
2. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
3. HORIZONTAL DIMENSION ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE, UNLESS OTHERWISE NOTED. RIM ELEVATIONS ARE SPECIFIED AT THE CENTER OF THE FRAME.
4. CONTRACTOR TO ADJUST ALL EXISTING UTILITY VAULTS, LIDS, AND GRATES TO REMAIN, INCLUDING THE NEWLY INSTALLED UTILITY VAULTS, LIDS, AND GRATES INSTALLED UNDER PHASE 1 SITE UTILITIES TO NEW PROPOSED FINISHED GRADE.
5. SITE FIRE DESIGN IS FOR REFERENCE ONLY AND SUBJECT TO ADJUSTMENTS. SITE FIRE DESIGN TO BE DESIGNED, CERTIFIED BY PROPERLY LICENSED FIRE PROTECTION ENGINEER/ CONTRACTOR AND PERMITTED UNDER A DEFERRED SUBMITTAL.
6. PIPE MATERIAL:
7. A) PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED.
   B) PRIVATE SS: PVC SDR-26.
   C) WATER: PVC AWWA C900, DR 14, CLASS 350.
8. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
9. MINIMUM COVER FOR WATER MAIN SHALL BE 3'.
10. MINIMUM COVER FOR SEWER MAIN SHALL BE 3'.
11. ALL EXISTING UTILITY BOXES SHALL BE ADJUSTED TO NEW FINISHED GRADE UNLESS NOTED OTHERWISE ON PLANS.
12. CONTRACTOR SHALL PAINT "NO DUMPING/FLOWS TO MATADERO CREEK" LOGO IN BLUE COLOR ON A WHITE BACKGROUND, ADJACENT TO ALL STORM DRAIN INLETS. STENCILS OF THE LOGO ARE AVAILABLE FROM THE PUBLIC WORKS ENVIRONMENTAL COMPLIANCE DIVISION, WHICH MAY BE CONTACTED AT (850)329-2598.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- DIRECTION OF FLOW
- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- STORM DRAIN INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FH — FIRE HYDRANT
- LATERAL CONTINUATION S.P.D.
- WATER VALVE
- WM — WATER METER
- BFP — BACKFLOW PREVENTER

ABBREVIATIONS

DW	DOMESTIC WATER
(E)	EXISTING
E	ELECTRIC
FH	FIRE HYDRANT
FW	FIRE WATER
G	GAS
MH	MANHOLE
IRR	IRRIGATION
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
(TYP)	TYPICAL
W	WATER

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

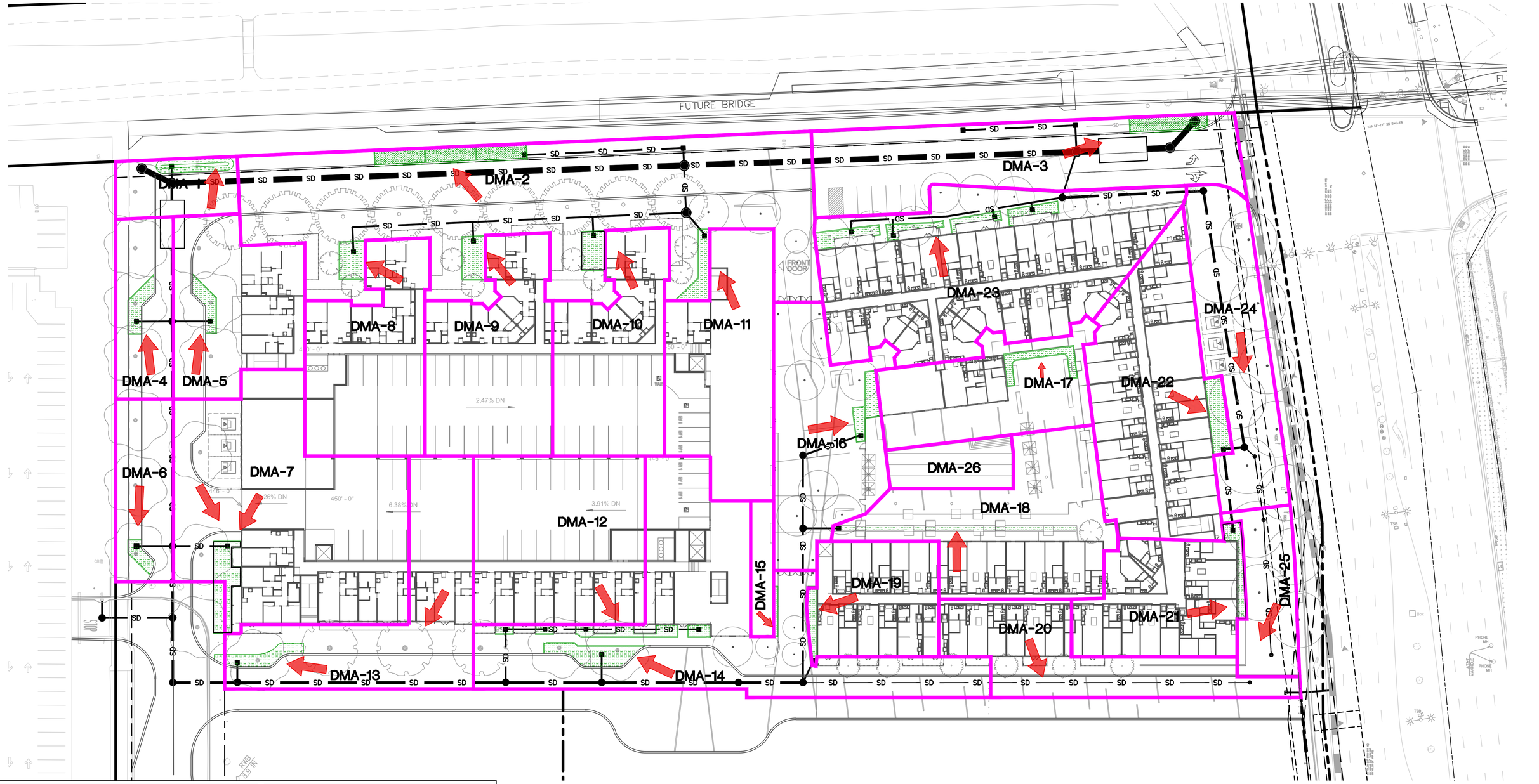
BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

PRELIMINARY UTILITY PLAN

12.20.23	2022019	BKF ENGINEERS		C3.0



LEGEND

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- OVERFLOW DRAIN
- SD — STORM DRAIN LINE

ABBREVIATIONS

DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FEET
TM	TREATMENT MEASURE

GRAPHIC SCALE

30 0 30 60

BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

PRELIMINARY STORMWATER CONTROL PLAN

12.20.23	2022019	BKF ENGINEERS		C4.0

TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Media Filter				Credits		
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,760	1,728	0	950	1.10%	69	82	6	-	-	-	-	-	-	-	-	
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	27,550	14,750	0	12,000	10.94%	590	800	6	-	-	-	-	-	-	-	-	
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	12,200	9,450	0	2,350	4.84%	378	400	6	-	-	-	-	-	-	-	-	
4	4	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,100	2,815	0	1,000	1.63%	113	285	6	-	-	-	-	-	-	-	-	
5	5	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	7,950	6,050	0	1,650	3.16%	242	250	6	-	-	-	-	-	-	-	-	
6	6	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,100	3,338	0	585	1.63%	134	177	6	-	-	-	-	-	-	-	-	
7	7	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	18,350	16,235	0	1,400	7.28%	649	715	6	-	-	-	-	-	-	-	-	
8	8	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	8,700	8,700	0	0	3.45%	348	360	6	-	-	-	-	-	-	-	-	
9	9	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	9,250	9,250	0	0	3.67%	370	370	6	-	-	-	-	-	-	-	-	
10	10	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	8,400	8,400	0	0	3.33%	336	330	6	-	-	-	-	-	-	-	-	
11	11	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	9,250	9,250	0	0	3.67%	370	378	6	-	-	-	-	-	-	-	-	
12	12	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	11,300	10,840	0	0	4.49%	434	460	6	-	-	-	-	-	-	-	-	
13	13	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	10,380	9,780	0	200	4.12%	391	400	6	-	-	-	-	-	-	-	-	
14	14	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	16,500	14,030	0	2,000	6.55%	561	570	6	-	-	-	-	-	-	-	-	
15	15	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	1,220	1,170	0	0	0.48%	47	50	6	-	-	-	-	-	-	-	-	
16	16	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	9,050	7,600	0	1,100	3.59%	304	350	6	-	-	-	-	-	-	-	-	
17	17	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	7,350	7,060	0	0	2.92%	282	290	6	-	-	-	-	-	-	-	-	
18	18	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	10,900	10,450	0	0	4.33%	418	450	6	-	-	-	-	-	-	-	-	
19	19	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,730	5,510	0	0	2.27%	220	220	6	-	-	-	-	-	-	-	-	
20	20	Onsite	Self-retaining areas	LID	N/A	7,400	4,900	0	2,500	2.94%	N/A	N/A	N/A	2,450	-	-	-	-	-	-	-	
21	21	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	7,200	6,905	0	0	2.86%	276	295	6	-	-	-	-	-	-	-	-	
22	22	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	12,650	12,650	0	0	5.02%	506	508	6	-	-	-	-	-	-	-	-	
23	23	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	18,600	17,600	0	0	7.38%	704	1,000	6	-	-	-	-	-	-	-	-	
24	24	Onsite	Self-retaining areas	LID	N/A	8,000	4,100	0	3,900	3.18%	N/A	N/A	N/A	2,050	-	-	-	-	-	-	-	
25	25	Onsite	Self-retaining areas	LID	N/A	3,650	1,850	0	1,800	1.45%	N/A	N/A	N/A	925	-	-	-	-	-	-	-	
26	26	Onsite	Untreated ****	N/A	N/A	2,260	2,260	0	0	-	N/A	N/A	N/A	-	-	-	-	-	-	-	-	

SHEET INDEX

PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
AB	AGGREGATE BASE	INV	INVERTED
AD	AREA DRAIN	LOW	LIMIT OF WORK
ARCH	ARCHITECT	LPT	LOW POINT
AVG	AVERAGE	MAX	MAXIMUM
B&B	BALL AND BURLAP	MFR	MANUFACTURER
BC	BACK OF CURB	MH	MANHOLE
BF	BOTTOM OF FENCE	MIN	MINIMUM
BLDG	BUILDING	MM	MILLIMETERS
BOR	BACK OF RAMP	NIC	NOT IN CONTRACT
BOS	BOTTOM OF SLOPE	NTS	NOT TO SCALE
BR	BIKE RACK	OC	ON CENTER
BS	BOTTOM OF STEP (STAIR)	OCEW	ON CENTER EACH WAY
BSW	BACK OF SIDEWALK	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PA	PIPE ANCHOR
CB	CATCH BASIN OR CEMENT BASE	PLA	PLANTING AREA
CH	CHANNEL OR CHILLER	PED	PEDESTAL
CHD	CONCRETE HEADER	PDSN	PEDESTRIAN
CIP	CAST-IN-PLACE	PERF	PERFORATED
CJ	CONTROL JOINT	PIP	POURED-IN-PLACE
CL	CENTER LINE	POC	POINT OF CONNECTION
CLR	CLEARANCE	PT	POINT OF TANGENCY
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEAN OUT	RB	ROOT BARRIER
COJ	CONSTRUCTION JOINT	RIM	RIM ELEVATION
CONC	CONCRETE	ROW	RIGHT OF WAY
CONT	CONTINUOUS	SAD	SEE ARCHITECTURAL DRAWINGS
CP	CENTER POINT	SB	SPLASH BLOCK
CTR	CENTER	SSD	SEE STRUCTURAL DRAWINGS
D/B	DESIGN/BUILD	SCD	SEE CIVIL DRAWINGS
DI	DRAIN INLET	SD	STORM DRAIN
DIA	DIAMETER	SED	SEE ELECTRICAL DRAWINGS
DIM	DIMENSION	SG	SUBGRADE
DN	DOWN	SF	SQUARE FEET
EA	EACH	SHP	SWALE FLOWLINE HIGH POINT
EF	EACH FACE	SIM	SIMILAR
EJ	EXPANSION JOINT	SJ	SCORE JOINT
EJS	EXPANSION JOINT W/ SEALANT	SLD	SEE LIGHTING DRAWINGS
EL	ELEVATION	SPECS	SPECIFICATIONS
ENGR	ENGINEER	SD	SEE STRUCTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SSGD	SEE SIGN DRAWINGS
EQ	EQUAL	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EW	EACH WAY	TBD	TO BE DETERMINED
(E)	EXISTING	TD	TOP OF DRAIN
FDC	FIRE DEPARTMENT CONNECTION	TOC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TOR	TOP OF RAMP
FG	FINISHED GRADE	TPTL	TREE PLANTING TRENCH LIMIT
FH	FIRE HYDRANT	TOBR	TOP OF BERM
FL	FLOW LINE	TOF	TOP OF FENCE
FOW	FACE OF WALL	TOFG	TOP OF FOOTING
FS	FINISHED SURFACE	TOFN	TOP OF FOUNDATION
GC	GENERAL CONTRACTOR	T&B	TOP AND BOTTOM
GB	GRADE BREAK	TOP	TOP OF POST
GJ	GROUT JOINT	TOS	TOP OF SLOPE
H	HANDICAP PARKING STALL	TS	TOP OF STEP (STAIR)
HC	HANDICAP	TSS	TOP OF STRUCTURAL SLAB
HDR	HEADER	TW	TOP OF WALL
HP	HIGH POINT	TWL	TREE WELL
HV	HOSE VALVE	TYP	TYPICAL
HVP	HANDICAP VAN PARKING STALL	VEH	VEHICULAR
ID	INSIDE DIAMETER	WPM	WATER PROOF MEMBRANE
		WWF	WELDED WIRE FABRIC

GENERAL LANDSCAPE PROJECT NOTES

1. ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS. (if applicable)
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING LOCATIONS OF FIBER OPTIC LINES (if applicable), PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS. OBTAIN COPIES OF UTILITY PLANS FROM OWNERS ARCHIVES PRIOR TO CONSTRUCTION. (if applicable)
4. CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POTHOLE AS NEEDED TO IDENTIFY OBJECTS.
5. FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
6. PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
7. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
8. CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES or OWNER'S REPRESENTATIVE.
9. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS. (if applicable)
10. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER. (if applicable)
11. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS. (if applicable)
12. REFER TO CIVIL DRAWINGS FOR ALL UTILITIY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
13. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS. (if applicable)
14. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
15. STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
16. THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE. TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
18. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
19. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
21. ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTH OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, SEE SPEC. SECTIONS 32-93-00, PLANTING.
23. KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.

LANDSCAPE MATERIAL & DIMENSION NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. SIDEWALKS & ACCESS RAMPS WITHIN CITY RIGHT OF WAY SHALL BE INSTALLED ACCORDING TO CITY DESIGN STANDARDS. VERIFY W/ OWNER'S REPRESENTATIVE.
3. DIMENSIONS ARE MEASURED TO FACE OF BLDG., FACE OF CURB, EDGE OF PAVING, FACE OF HEADER, CENTERLINE OF POST, CENTERLINE OF FIXTURE, CENTERLINE OF COLUMN/BLDG. GRIDLINE, CENTERLINE OF PAVING BAND, OR CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.
4. STAKE LOCATION OF LANDSCAPE ELEMENTS INCLUDING PAVING, BENCHES, POTS, ETC. FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SPACING OF SCORE MARKS EQUALS WIDTH OF WALK, EXCEPT WHERE DRAWN OTHERWISE. ALIGN WITH OBVIOUS PAVING EDGES, AND PERPENDICULAR TO EDGE OF CURVED WALKWAYS UNLESS SHOWN OTHERWISE.
6. PROVIDE EXPANSION JOINTS WITH SEALANT WHERE CONCRETE PAVING MEETS EXISTING PAVING WHETHER SHOWN ON PLAN OR NOT. AT NEW CONCRETE PAVING, SPACING OF EXPANSION JOINTS IS TYPICALLY 20' MIN. O.C., OR WHERE SHOWN. REFER TO SPECIFICATIONS. PROVIDE DOWELS INTO BACK OF CURB, FACE OF WALL, BOTTOM OF STAIRS, ETC. TO PREVENT DIFFERENTIAL SETTLEMENT AS SHOWN ON DETAILS.
7. ALL CURVES SHALL BE CONSTRUCTED SMOOTH AND TANGENT WITH OTHER CURVES OR STRAIGHT LINES WHEREVER POSSIBLE. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO ABRUPT CHANGES.
8. LIGHTING SHOWN FOR POSITION ONLY, REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, INSTALLATION AND LIGHTING REQUIREMENTS.
9. SET LIGHT POLE BASES 1-1/2" ABOVE FINISH GRADE TO ALLOW INSTALLATION OF MULCH. TOP OF LIGHT POLE BASES SHALL BE FLUSH W/ SIDEWALK FINISH GRADE. REFER TO DETAIL #3, SHEET L08-002 FOR RELATIONSHIP BETWEEN TOP OF LIGHTPOLE BASES TO FINISH GRADE.
10. REFER TO LANDSCAPE SPECIFICATIONS FOR ALL WALL FINISHES (if applicable)
11. REFER TO LANDSCAPE SPECIFICATIONS FOR ALL PAVEMENT TYPES & FINISHES (if applicable)
12. REFER TO LANDSCAPE SPECIFICATIONS FOR ALL METAL FINISHES (if applicable)
13. REFER TO LANDSCAPE SPECIFICATIONS FOR FURNISHINGS (if applicable)
14. FOR ALL ITEMS INDICATED AS 'PROVIDED BY OWNER', THE CONTRACTOR WILL PROVIDE FOR PLACEMENT AND INSTALLATION ONLY. (if applicable)

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   B) CONTROLLERS WITH MULTIPLE PROGRAMS.
   C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

LANDSCAPE PLANTING NOTES

1. REFER TO GENERAL PROJECT NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OF ANY PLANT MATERIALS.
3. REFER TO SPECIFICATIONS FOR PLACEMENT OF TOPSOIL, SOIL AMENDMENTS, FERTILIZERS AND ADDITIONAL PLANTING INFORMATION.
4. A COPY OF THE NURSERY INVOICE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE TO VERIFY COMPLIANCE WITH DRAWINGS AND SPECS.
5. ALL PLANTS SHALL BE OF THE GENUS, SPECIES, VARIETY, CULTIVAR, AND SIZES AS SHOWN ON THE PLANS. UNDER NO CONDITION WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE
6. ALL PLANTS SHALL BE TRUE TO NAME, AND SHALL BE TAGGED WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. IMPORT TOPSOIL MEETING SPECIFICATIONS SHALL BE INSTALLED IN ALL ON GRADE PLANTING AREAS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT AS SPECIFIED, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE. (if applicable)
8. CALIPER OF TREES SHALL BE MEASURED 6" ABOVE FINISH GRADE.(if applicable)
9. PROVIDE 3" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS INCLUDING PLANTERS OVER STRUCTURE. (if applicable)
10. PROVIDE GRAVEL MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS INCLUDING PLANTERS OVER STRUCTURE. (if applicable)
11. PLANT TREES A MINIMUM OF 4'-0" FROM EDGE OF PAVING, UTILITY STRUCTURES, WALLS AND BUILDINGS UNLESS RESTRICTED BY SIZE OF PLANTER. NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS PRIOR TO PLANTING. (if applicable)
12. ALL TREES 36" BOX AND LARGER SHALL BE GUYED. REFER TO DETAILS. (if applicable)
13. ALL 15" GALLON AND 24" BOX SIZED TREES SHALL BE DOUBLE STAKED. REFER TO DETAILS. (if applicable)
14. ALL SHRUBS AND GROUNDCOVERS SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN.
15. ALL SHRUB AND GROUNDCOVER SPACING SHALL BE EITHER LINEAR OR TRIANGULAR UNLESS DRAWN OTHERWISE. REFER TO PLANS AND DETAILS FOR PATTERNS.
16. LIGHT WEIGHT SOIL MIX SHALL BE INSTALLED IN ALL OVER-STRUCTURE PLANTERS. SEE DETAILS AND SPECS. (if applicable)
17. WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
18. FOR DESCRIPTION OF PLANTERS SEE LANDSCAPE SPECIFICATIONS.
19. PROVIDE HEALTHY, VIGOROUS PLANTS TYPICAL OF THE SPECIES, FREE OF PESTS OR INJURIES.
20. ORIENT PLANTS IN PLANTERS SO THAT THEIR BEST APPEARANCE IS MOST VISIBLE.
21. VINEs SHALL BE TRAINED TO SUPPORTING STRUCTURE, WALL OR FENCE AS INDICATED ON PLANS AND DETAILS.
22. FOR HYDROZONES, SEE IRRIGATION PLANS.
23. ALL PLANTING AREAS SCHEDULED TO RECEIVE HYDROSEED SHALL BE PREPPED AS OUTLINED IN THE SPECIFICATIONS OR AS REQUIRED BY THE SEED MANUFACTURER. VERIFY W/ OWNER'S REPRESENTATIVE. (if applicable)
24. ALL PROPOSED TREES SHALL BE PRUNED FOR STRUCTURAL SOUNDNESS AND THINNED TO REDUCE WIND SAIL AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE. (if applicable)
25. HYDROSEED MIX IS AVAILABLE FROM 'MANUFACTURER NAME'., (ADDRESS & PHONE NUMBER) (if applicable)
26. WHERE PROPOSED TREE ROOTBALL IS ADJACENT TO EXISTING PROTECTED UTILITY LINE, A TREE ROOT BARRIER IS REQUIRED. SEE DETAILS. (if applicable)
27. NOTE: REFER TO SPECIFICATION SECTION 32-93-00 PLANTING FOR NOTES ON CONTRACT GROWN/PRE-PURCHASE OF TREES BY OWNER. CONTRACTOR'S BID PRICE SHALL INCLUDE BALANCE OF CONTRACT GROW PRICE, FEES, TAXES, FREIGHT, ANY STORAGE FEES,TREE PLANTING HOLES, IMPORT TOP SOIL BACKFILLING WITH COMPOST AMENDMENT, IRRIGATION SYSTEM, SAWCUT ROOT BALL, STAKING OR GUYING, 60 DAY MAINTENANCE, 1 YEAR WARRANTY, ETC. TO PROVIDE COMPLETE INSTALLATION TO THE OWNER'S SATISFACTION. (if applicable)

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	BREAK LINE	
	EXISTING TREE TO REMAIN	
	EXISTING TREE REMOVAL	
SS	(E) SANITARY LINE	
SD	(E) STORM DRAIN LINE	
W	(E) WATER LINE	
E	(E) WATER LINE	
G	(E) GAS LINE	
XX / XX	DETAIL CALLOUT	
XX / XX	ELEVATION INDICATOR	
XX / XX	SECTION / ELEVATION DETAIL	
	PRIVATE UNIT STAIR	
	TREE, REFER TO PLANTING PLAN	

LANDSCAPE GRADING LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	LIMIT OF GRADING LINE	
89	EXISTING CONTOUR	
89	PROPOSED CONTOUR	
XXX.XX	EXISTING ELEVATION	
FG. XXX.XX	PROPOSED ELEVATION	
FFE	FINISH FLOOR ELEVATION (S.A.D.)	
FG.	FINISH GRADE	
FG. XXX.XX	SLOPE	
	LANDSCAPE SWALE	
GB.	GRADE BREAK	
RIDGE	RIDGE	
	FLUSH	
HP/+	HIGH POINT	
TW.	TOP OF WALL	
BW.	BOTTOM OF WALL	
TC.	TOP OF CURB	
BC.	BOTTOM OF CURB	
TR.	TOP OF RAMP	
BR.	BOTTOM OF RAMP	
SCD	SEE CIVIL DRAWINGS	
SAD.	SEE ARCHITECTURAL DRAWINGS	
(E), EX.	EXISTING	
INVERT	INVERT ELEVATION (SCD.)	
RIM.	RIM ELEVATION	
VIF.	VERIFY IN FIELD	
AD	LANDSCAPE AREA DRAIN, CONNECT TO STORM DRAIN SYSTEM . SCD.	
	X" FLEXIBLE PERFORATED DRAIN PIPE. S.C.D.	

LANDSCAPE MATERIAL LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING	1/L7.00
EJS	EXPANSION JOINT W/ SEALANT (EJS)	1/L7.00
	SCORE JOINT (SAWCUT OR TOOLED)	1/L7.00
	SPECIAL PAVING	4/L7.00
	VEHICULAR SPECIAL PAVING	5/L7.00
	GRAVEL PAVING	1/L7.01
	TURF BLOCK PAVING	5/L7.01
	TACTILE WARNING DOMES	3/L7.00
	PLANTING AREA	
	BIOTREATMENT PLANTING	
MTL	METAL EDGE RESTRAINT/HEADER	2/L7.01

SITE FURNISHING LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	PLANTER POT	
	LOUNGE SOFA	
	COFFEE TABLE	
	TABLE + CHAIRS	
	SIDE TABLE + CHAIRS	
	BAR HEIGHT STOOL	
	COMMUNITY TABLE	
	OUTDOOR KITCHEN WITH BBQ, SINK AND PIZZA OVEN	1/L7.03
	LOUNGE CHAIR	
	UMBRELLA	
	CABANA	
	BIKE RACK	3/L7.01
T R R	LITTER UNIT	ALLOW FOR 10
	REMOVABLE BOLLARD	3/L7.02
	PRECAST CONCRETE SEATWALL	4/L7.01
	POOL FENCE + GATE	4/L7.03
	TRELLIS	2/L7.03

TREE, SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE

TREES*

SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	36" BOX	AS SHOWN	M	45' H
	ARB MAR	ARBUTUS MARINA	STRAWBERRY TREE	36" BOX	AS SHOWN	L	25' H
	BET NIG	BETULA NIGRA 'DURA-HEAT'	DURA-HEAT RIVER BIRCH	36" BOX	AS SHOWN	M	50' H
	GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	36" BOX	AS SHOWN	M	40' H
	JAC MIM	JACARANDA MIMOSIFOLIA	BLACK POUI	36" BOX	AS SHOWN	M	25-40'H
	LAG IND	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	36" BOX	AS SHOWN	L	20' H
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	AS SHOWN	L	30' H
	PIS CHI	PISTACHIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	36" BOX	AS SHOWN	L	30'-60' H
	PLA ACE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	48" BOX	AS SHOWN	M	45' H
	ULM FRO	ULMUS PARVIFOLIA 'DRAKE'	EVERGREEN ELM	36" BOX	AS SHOWN	L	40' H
	ZEL SER	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO JAPANESE ZELKOVA	36" BOX	AS SHOWN	M	40' H

SHRUB GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE

HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
SHRUBS - FULL SUN							
	ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	2'-6"	L	2' H X 2' W
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	15 GAL	5'-0"	VL	4' H X 6' W
	AGA BLU	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	2'-6"	L	2' H X 3' W
	ANI BUS	ANIGOZANTHOS 'BUSH TANGO'	ORANGE KANGAROO PAW	5 GAL	2'-6"	L	2' H X 2' W
	HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4'-6"	L	3' H X 4' W
	PHL FRU	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	5'-0"	L	3' H X 5' W
	OLE EUO	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	4'-0"	L	5' H X 5' W
	PER ATR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	4'-0"	L	4' H X 4' W
	PHO TEN	PHORMIUM TENAX 'BRONZE BABY'	RED-BRONZE NEW ZEALAND FLAX	5 GAL	4'-0"	L	4' H X 4' W
	SAL CLE	SALVIA CLEVLANDII	CLEVELAND SAGE	5 GAL	6'-0"	L	3' H X 6' W
	YUC FIL	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	5 GAL	4'-0"	L	3' H X 4' W

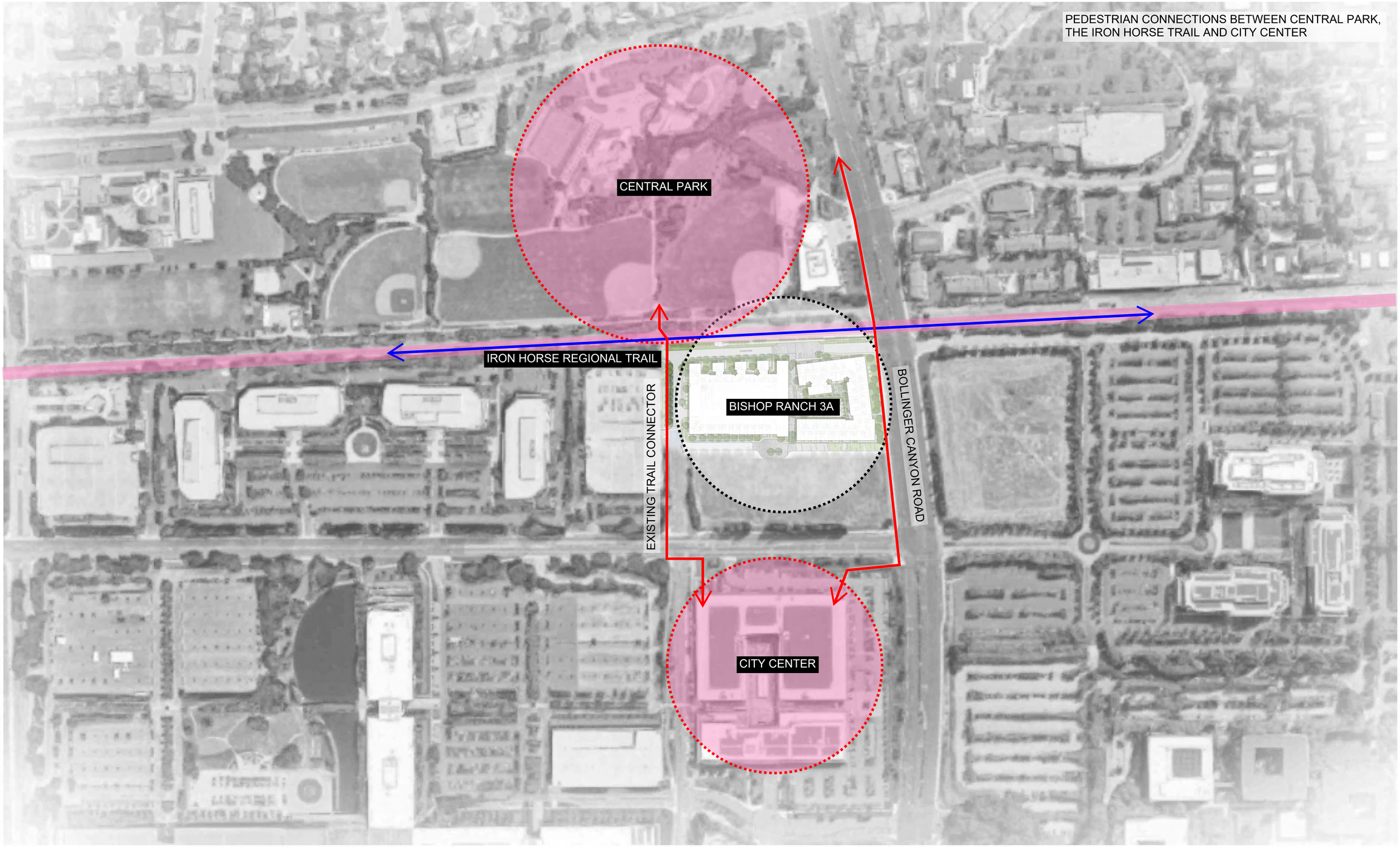
SHRUB GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE

HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
SHRUBS - PART SUN							
	ALO JOH	ALOE 'JOHNSON'S HYBRID'	ALOE 'JOHNSON'S HYBRID'	5 GAL	9'-0"	M	8' H X 10' W
	CAL GRA	CALANDRINIA GRANDIFLORA	ROCK PURSEANE	5 GAL	2'-0"	L	1' H X 3"' W
	EUP CHA	EUPHORBIA CHARACIAS WULFENII	MEDITERRANEAN SPURGE	5 GAL	3'-0"	L	3' H X 3' W
	LEU SAF	LEUCADENDRON 'SAFARI SUNSET'	SAFARI CONEBUSH	15 GAL	5'-0"	L	8' H X 6' W
	MEL MAJ	MELIANTHUS MAJOR	HONEY BUSH	15 GAL	5'-0"	L	6' H X 6' W
	PIT TOB	PITTOSPORUM MOCK ORANGE	PITTOSPORUM CREAM DE MINT	5 GAL	3'-0"	L	3' H X 3' W
	PHI SEL	PHILODENDRON SELLOUM	TREE PHILODENDRON	15 GAL	5'-0"	M	8' H X 6' W
	POD ELO	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW-WOOD	15 GAL	4'-0"	M	8' H X 4' W
	TIB URV	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GAL	5'-0"	M	6' H X 6' W
SHRUBS - SHADE							
	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	5 GAL	2'-0"	M	3' H X3' W
	CLI MIN	CLIVIA MINIATA	NATAL LILY	5 GAL	2'-0"	M	1'-6" H X 2' W
	FAS JAP	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	3'-0"	M	10' H X 6"' W
	MAH EUR	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	2'-0"	L	3' H X 3' W
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	2'-0"	M	2' H X 2' W
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	3'-0"	M	4' H X 4' W

GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE CONTINUED

HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
GRASSES AND GROUND COVER - FULL SUN							
	ANE LES	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	5 GAL	2'-0"	M	2' H X 2' W
	BOU GRA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	2'-0"	L	1' H X 1' W
	COP KIR	COPROSMA KIRKII	KIRK'S COPROSMA	1 GAL	6'-0"	L	2" H X 6' W
	MUH CAP	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	5 GAL	2'-0"	L	3' H X 3' W
	SEN VIT	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	1 GAL	2'-6"	L	1' H X 3' W
GRASSES AND GROUND COVER - PART SUN							
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	6'-0"	L	1' H X 6' W
	CAL ACU	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	2'-0"	L	4' H X 2' W
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	2'-0"	L	2' H X 2' W
	DIA LIT	DIANELLA CAERULEA 'LITTLE BECCA'	LITTLE BECCA DIANELLA	5 GAL	2'-0"	L	2' H X 2' W
	DES CES	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	L	2' H X 1.5' W
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0"	L	3' H X 3' W
	LOM PLA	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	5 GAL	3'-0"	L	3' H X 3' W
	MUH DUB	MUHLEBERGIA DUBIA	Pine Muhly	5 GAL	4'-0"	L	3' H X 3' W
	PEN ALO	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	5 GAL	4'-0"	L	3' H X 3' W
BIO RETENTION TREATMENT PLANTS							
HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
	ACH MOO	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	1 GAL	2'-0"	L	2' H X 2' W
	CAR PAN	CAREX PANSA	MEADOW SEDGE	1 GAL	3'-0"	M	3" H X 3' W
	DES CES	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	3'-0"	L	3" H X 3' W
	LEY PRI	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	3'-0"	L	2" H X 3' W
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	2'-0"	L	2' H X 2' W
	SAL ALL	SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL	4'-0"	L	4' H X 4' W
TURF							
HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
	TUR BLO	DROUGHT TOLERANT FESCUE IN TURFBLOCK	SOD			H	

PEDESTRIAN CONNECTIONS BETWEEN CENTRAL PARK,
THE IRON HORSE TRAIL AND CITY CENTER



BISHOP RANCH 3A
SAN RAMON, CA

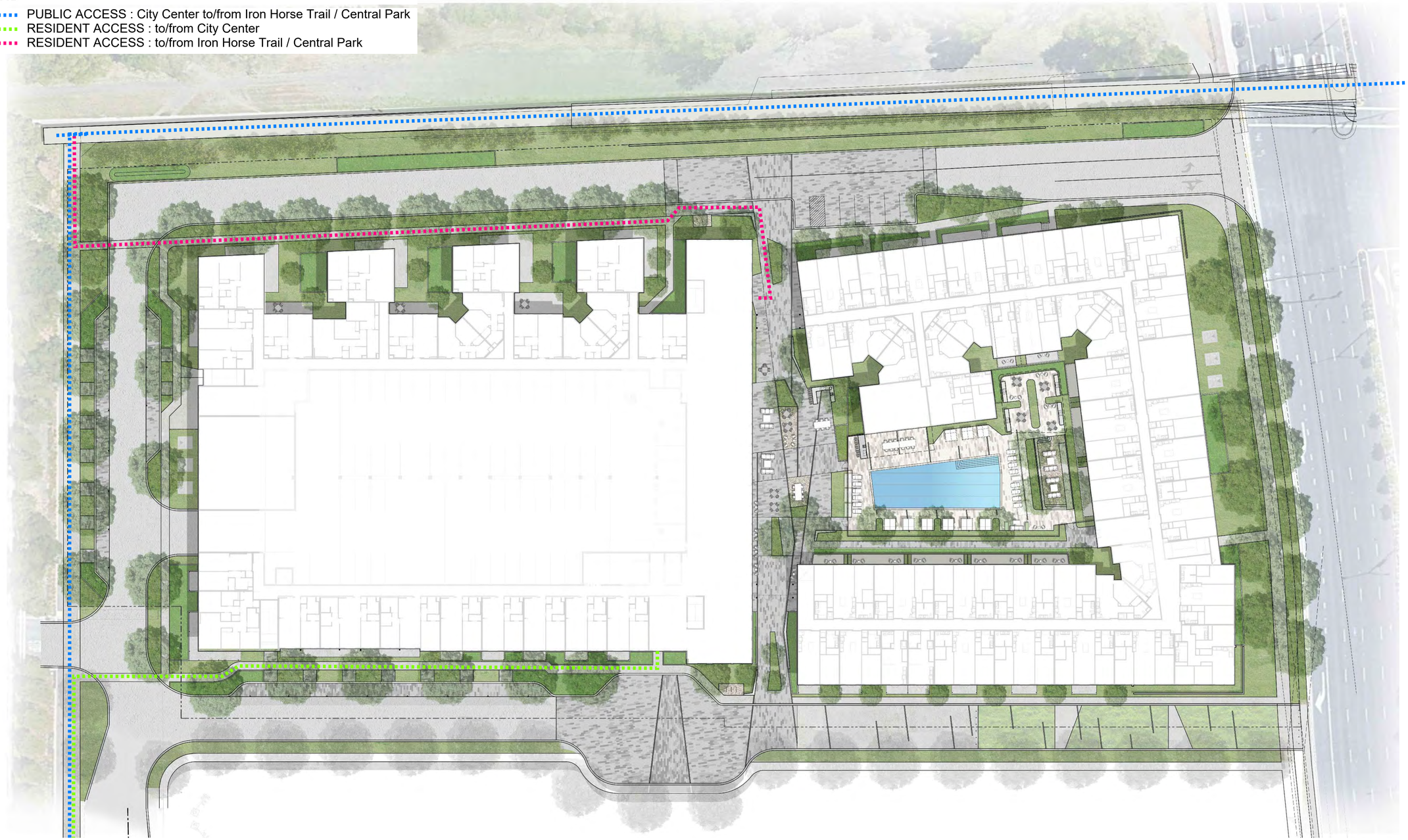
AvalonBay COMMUNITIES

SITE CONTEXT PLAN

12.15.2023	2022019	BAR architects &interiors		L0.03

LEGEND

- PUBLIC ACCESS : City Center to/from Iron Horse Trail / Central Park
- RESIDENT ACCESS : to/from City Center
- RESIDENT ACCESS : to/from Iron Horse Trail / Central Park

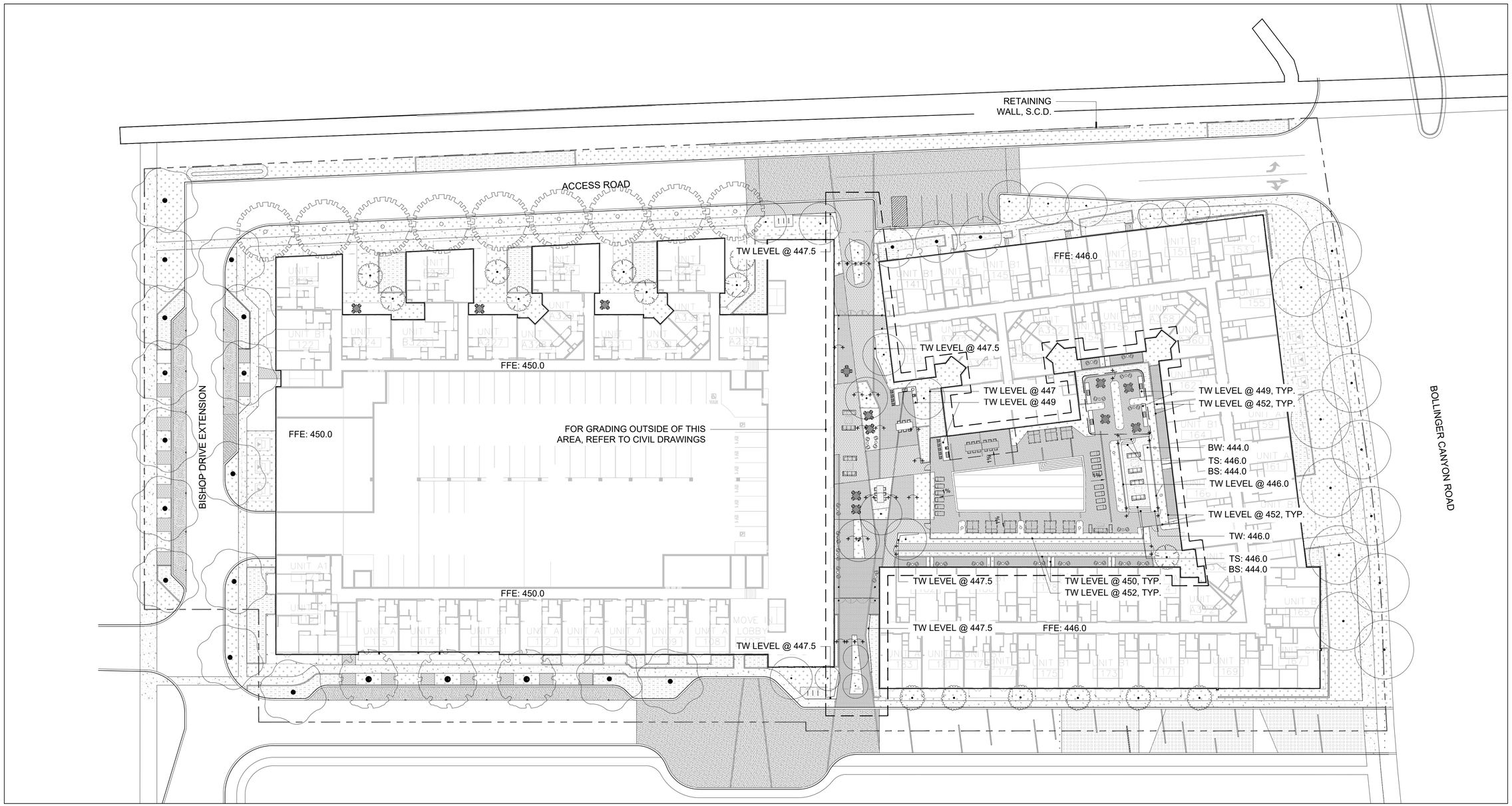


BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE ILLUSTRATIVE PLAN

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1"=30'-0" (0' 15' 30' 60') | L0.04



BISHOP RANCH 3A
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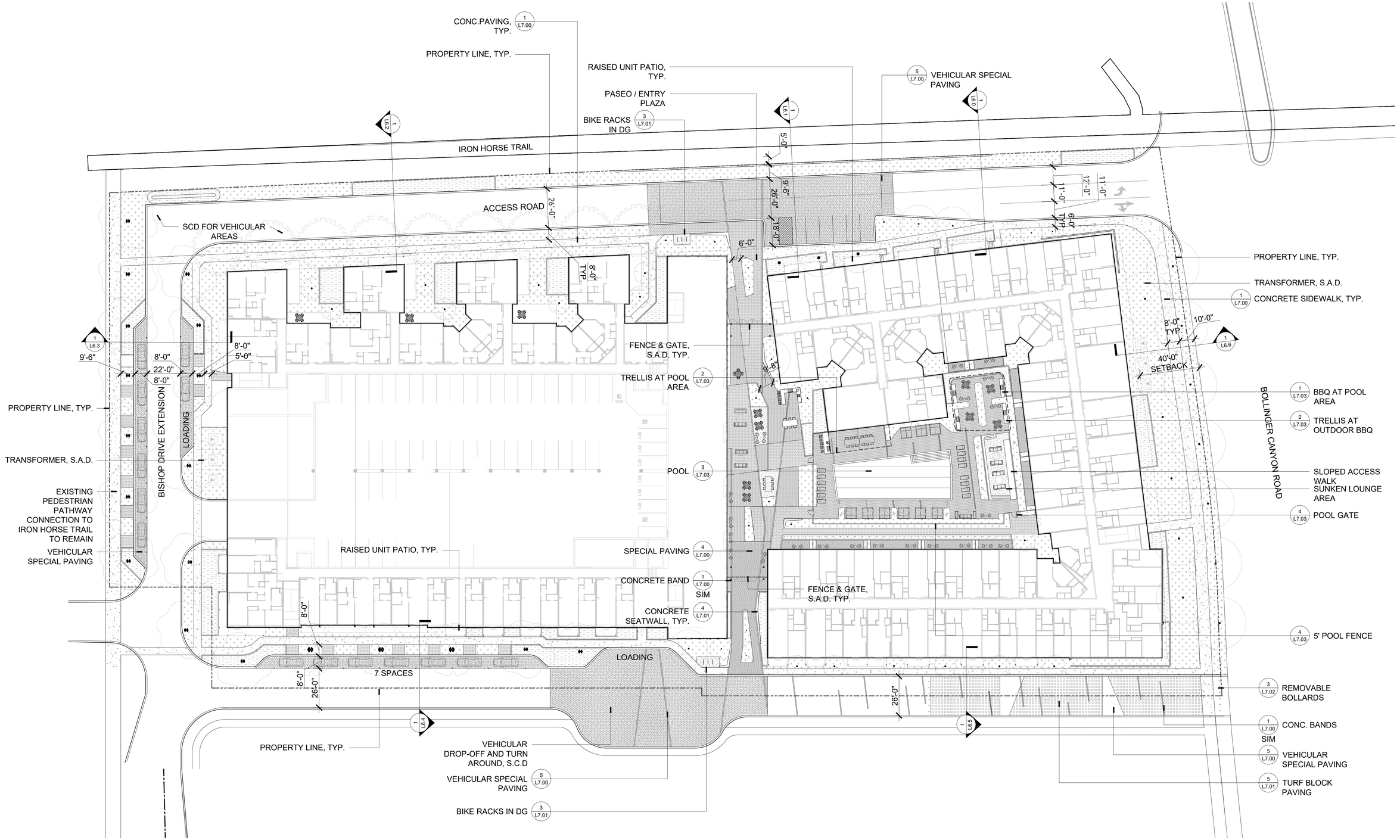
AvalonBay COMMUNITIES

LANDSCAPE GRADING PLAN

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1"=30'-0" (0' 15' 30' 60') | L1.00



BISHOP RANCH 3A
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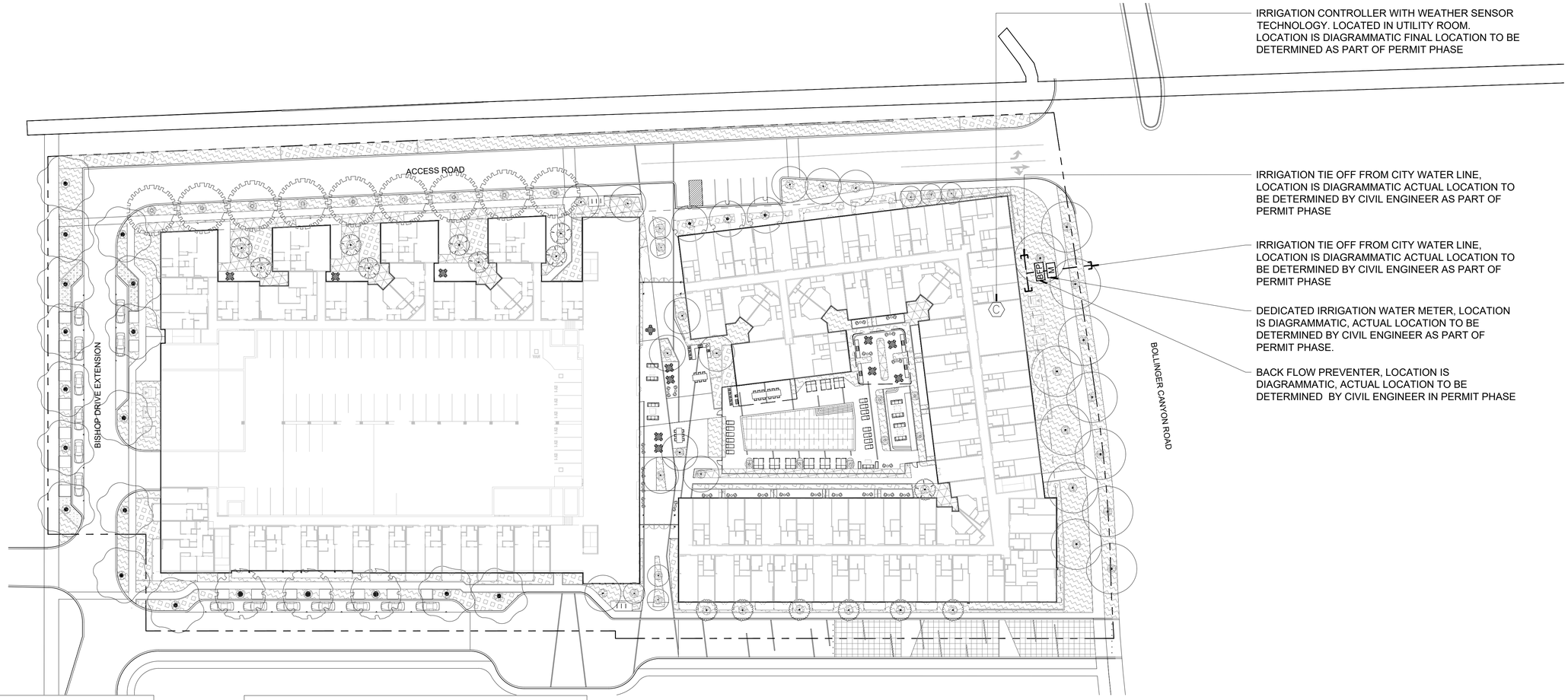
LANDSCAPE MATERIALS PLAN

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1"=30'-0" (0' 15' 30' 60') | L2.00



IRRIGATION DATA SUMMARY	
TOTAL LANDSCAPE AREA:	51,776 SQFT
PROJECT TYPE:	NEW, PRIVATE
WATER SUPPLY TYPE:	RECYCLED

IRRIGATION HYDROZONE LEGEND			
KEY	ZONE	IRRIGATION TYPE	TOTAL AREA
	HYDROZONE 1 - LOW SHRUBS	DRIP	27,987 SQFT
	HYDROZONE 2 - MEDIUM SHRUBS	DRIP	7120 SQFT
	HYDROZONE 3 - LOW TREES	DRIP	1,288 SQFT
	HYDROZONE 4 - MEDIUM TREES	DRIP	1,148 SQFT
	HYDROZONE 5 - MEDIUM STORMWATER	DRIP	8,098 SQFT
	HYDROZONE 6 - HIGH TURFBLOCK SOD	SPRAY	4,089 SQFT
	HYDROZONE 7 - POOL		2,046 SQFT

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
M	WATER METER
BFP	BACKFLOW PREVENTER
C	AUTOMATIC IRRIGATION CONTROLLER
— — — —	MAINLINE, SLEEVE UNDER HARDSCAPE, MAINLINE ROUTING IS DIAGRAMMATIC, ALL PIPING TO BE PURPLE PIPE

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE WATER USE CALCULATION

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		47	Project Type		Non-Residential		0.45
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]
Regular Landscape Areas							
1 - Low Shrubs	0.1	Drip	0.81	0.12	27987	3455	100684
2 - Medium Shrubs	0.5	Drip	0.81	0.62	7120	4395	128072
3 - Low Trees	0.2	Drip	0.81	0.25	1288	318	9267
4 - Medium Trees	0.6	Drip	0.81	0.74	1148	850	24780
5- Medium Stromwater	0.5	Drip	0.55	0.91	8098	7362	214523
6- Turfblock SOD	0.8	Overhead	0.81	0.99	4089	4039	117682
7- Pool	1	Overhead	0.75	1.33	2046	2728	79494
				Totals	51776	23147	674503
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	674503
						Maximum Allowed Water Allowance (MAWA)	678939

NOTES:

1) THE IRRIGATION WATER IS RECLAIMED. ALL IRRIGATION PIPING SHALL BE PURPLE PIPE.
2) THE IRRIGATION PLAN IS DIAGRAMMATIC. FINAL IRRIGATION PLANS SHALL BE DEVELOPED AS PART OF THE PERMIT PHASE

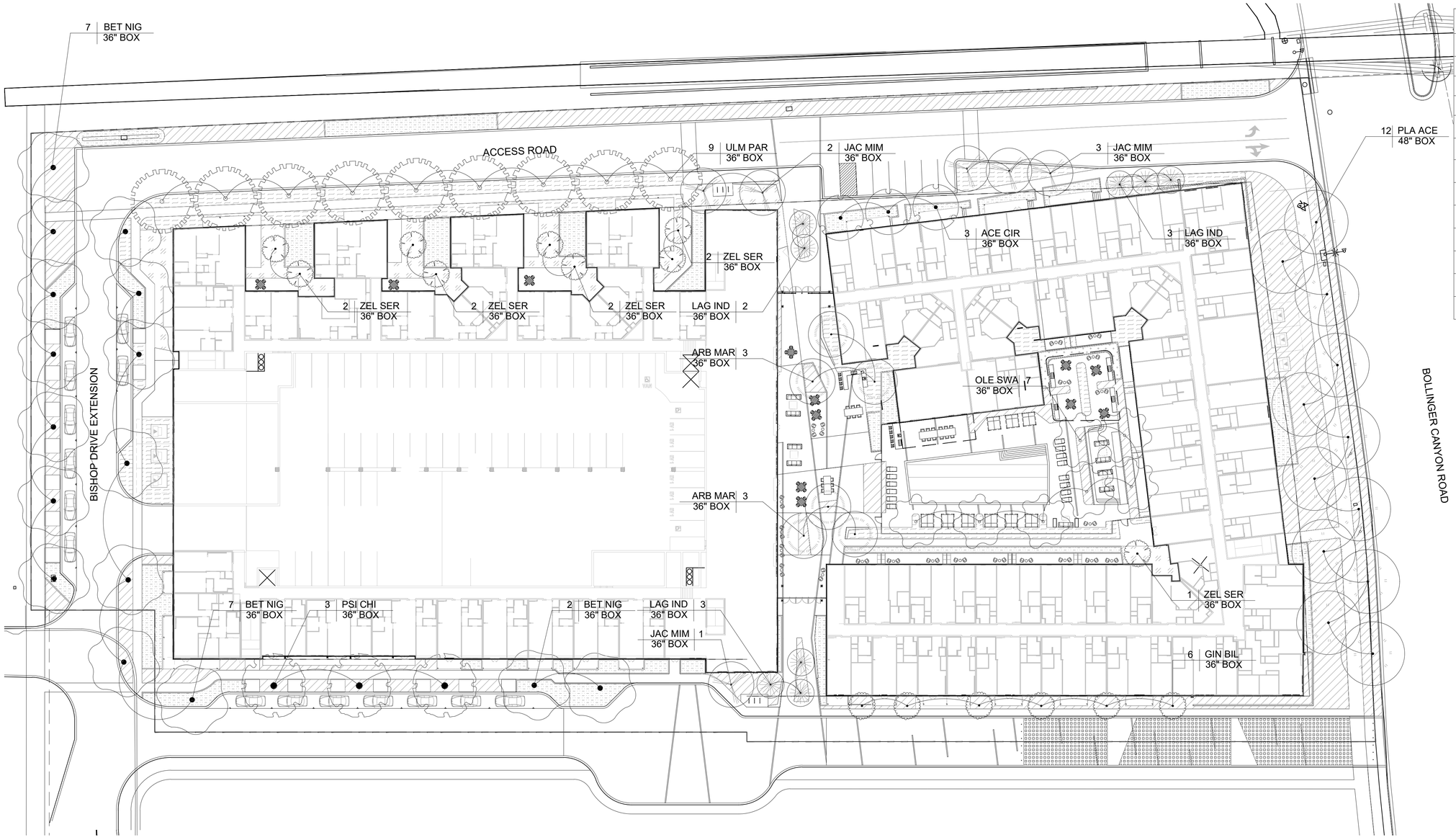
PROJECT NORTH

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE IRRIGATION PLAN

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1"=40'-0" (0' 20' 40' 80') | L4.00



TYPE AND NUMBER OF EXISTING TREES

COMMON NAME	SCIENTIFIC NAME	NO. OF TREES
VINE MAPLE	ACER CIRCINATUM	3
STRAWBERRY TREE	ARBUTUS MARINA	6
DURA-HEAT RIVER BIRCH	BETULA NIGRA 'DURA-HEAT'	16
PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	6
BLACK POUI	JACARANDA MIMOSIFOLIA	6
NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	8
SWAN HILL OLIVE	OLEA EUROPAEA 'SWAN HILL'	7
FRUITLESS CHINESE PISTACHE	PISTACHIA CHINENSIS 'KEITH DAVEY'	3
BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	12
EVERGREEN ELM	ULMUS PARVIFOLIA 'DRAKE'	9
MUSASHINO JAPANESE ZELKOVA	ZELKOVA SERRATA 'MUSASHINO'	9
	TOTAL	85

SEE SHEET L0.02 - LANDSCAPE NOTES & LEGENDS FOR PLANTING LEGEND

PROJECT NORTH

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE PLANTING PLAN

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1"=30'-0" (0' 15' 30' 60') | L5.00

SHRUBS - FULL SUN

ACHILLEA MILLEFOLIUM

AGAVE ATTENUATA

AGAVE BLUE GLOW

ANIGOZANTHOS 'BUSH TANGO'

HESPERALOE PARVIFLORA

PHLOMIS FRUTICOSA

OLEA EUROPAEA 'LITTLE OLLIE'

PEROVSKIA ATRIPLICIFOLIA

PHORMIUM TENAX 'BRONZE BABY'

ROMNEYA COULTERI

SALVIA CLEVLANDII

YUCCA FILAMENTOSA 'COLOR GUARD'

SHRUBS - SHADE

ALOE 'JOHNSON'S HYBRID'

CALANDRINIA GRANDIFLORA

EUPHORBIA CHARACIAS WULFENII

MELIANTHUS MAJOR

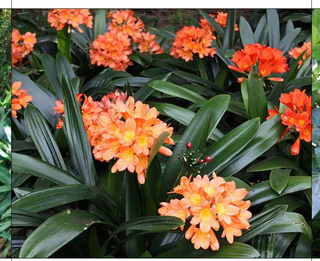
PITTOSPORUM MOCK ORANGE

PHILODENDRON SELLOUM

PODOCARPUS ELONGATUS 'MONMAL

TIBOUCHINA URVILLEANA

ASPIDISTRA ELATIOR



CLIVIA MINIATA

FATSIA JAPONICA

MAHONIA EURYBRACTEATA 'SOFT CARESS'

POLYSTICHUM MUNITUM

WOODWARDIA FIMBRIATA

GRASS + GROUNDCOVER - FULL SUN

ANEMANTHELE LESSONIANA

BOUTELOUA GRACILIS 'BLONDE AMBITION'

COPROSMA KIRKII

MUHLENBERGIA 'WHITE CLOUD'

SENECIO VITALIS

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE PLANT IMAGES

12.15.2023 | 2022019 | BAR architects &interiors | L5.01

GRASS + GROUNDCOVER - FULL SUN

ARCTOSTAPHYLOS ‘EMERALD CARPET

CALAMAGROSTIS X ACUTIFLORA ‘KARL FOERSTER’

DIANELLA CAERULEA 'LITTLE BECCA'

DIANELLA CAERULEA 'LITTLE BECCA'

DESCHAMPSIA CESPITOSA

LOMANDRA LONGIFOLIA 'BREEZE'

LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'

MUHLEBERGIA CAPILLARIS DUBIA

PENNISETUM ALOPECUROIDES ‘HAMELN’

BIO RETENTION TREATMENT PLANTS

ACHILLEA X `MOONSHINE`

CAREX PANSA

DESCHAMPSIA CESPITOSA

LEYMUS CONDENSATUS 'CANYON PRINCE'

MUHLENBERGIA DUBIA

SALVIA X ‘ALLEN CHICKERING'

TREES

ACER CIRCINATUM

ARBUTUS MARINA

BETULA NIGRA ‘DURA-HEAT’

PRINCETON SENTRY GINKGO

JACARANDA MIMOSIFOLIA

LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'

OLEA EUROPA 'SWAN HILL'

PISTACHIA CHINENSIS 'KEITH DAVEY'

PLATANUS X ACERIFOLIA

ULMUS ‘FRONTIER’

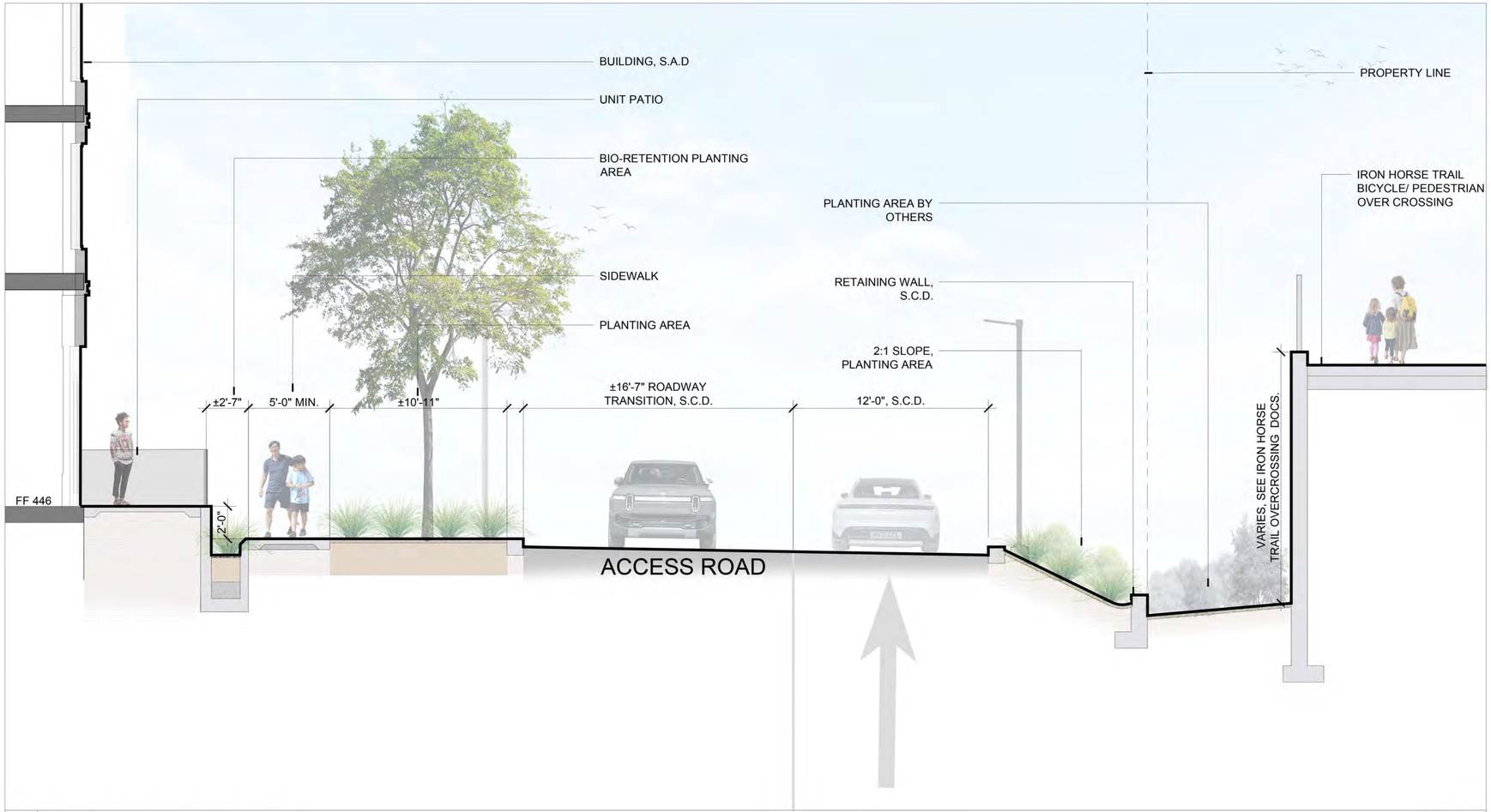
ZELKOVA SERRATA ‘MUSASHINO’

BISHOP RANCH 3A
SAN RAMON, CA

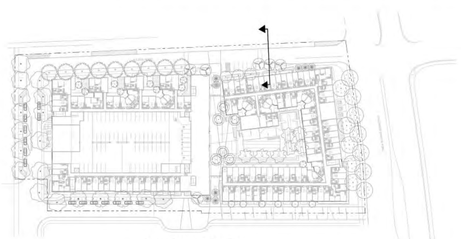
AvalonBay COMMUNITIES

LANDSCAPE PLANT IMAGES

12.15.2023 | 2022019 | BAR architects &interiors | L5.02



1 SECTION AT ACCESS ROAD NTS



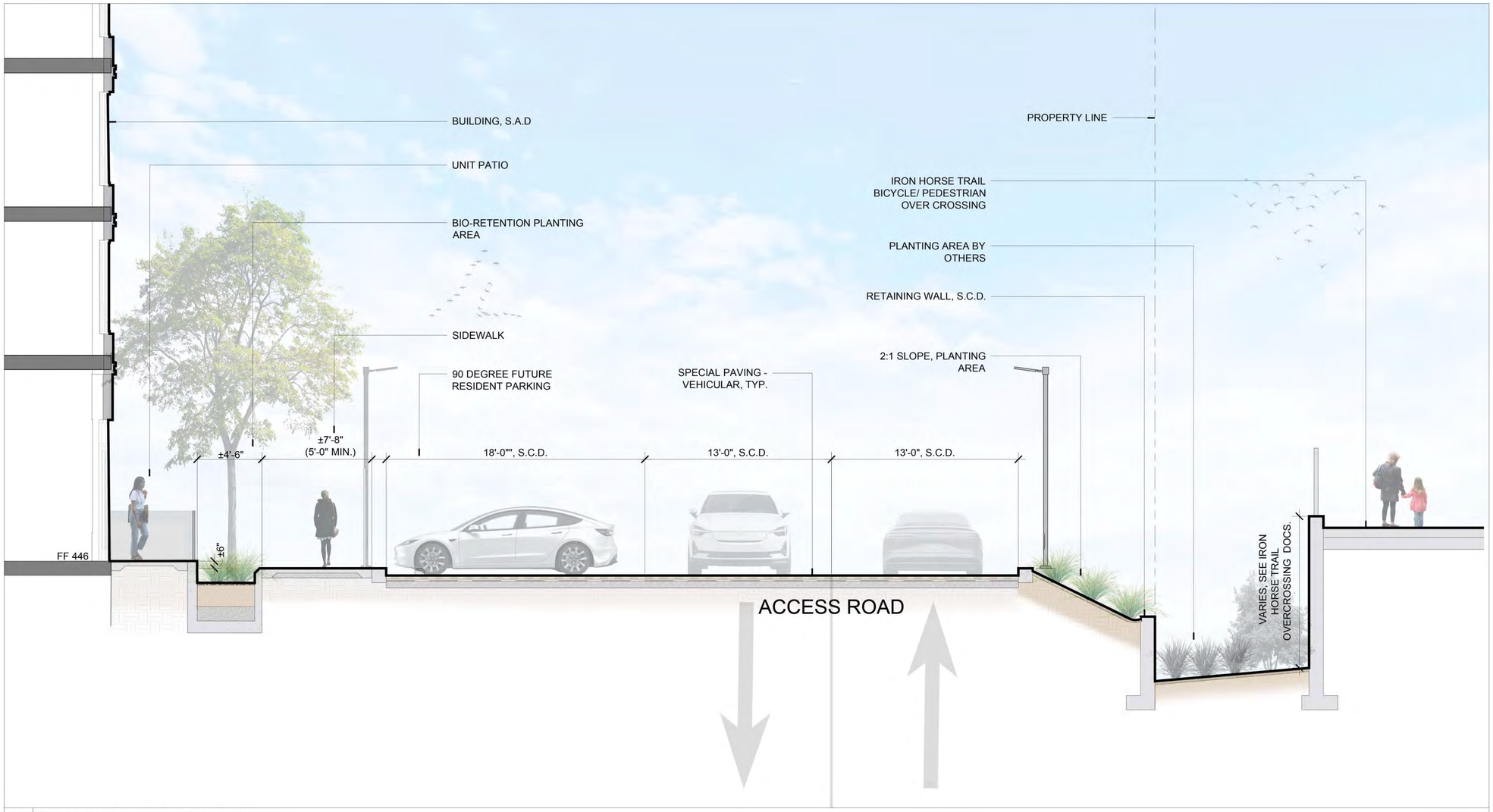
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - ACCESS ROAD 1

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/4"=1'-0" (0' 2' 4' 8') | L6.00



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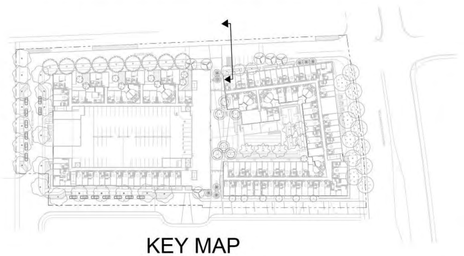


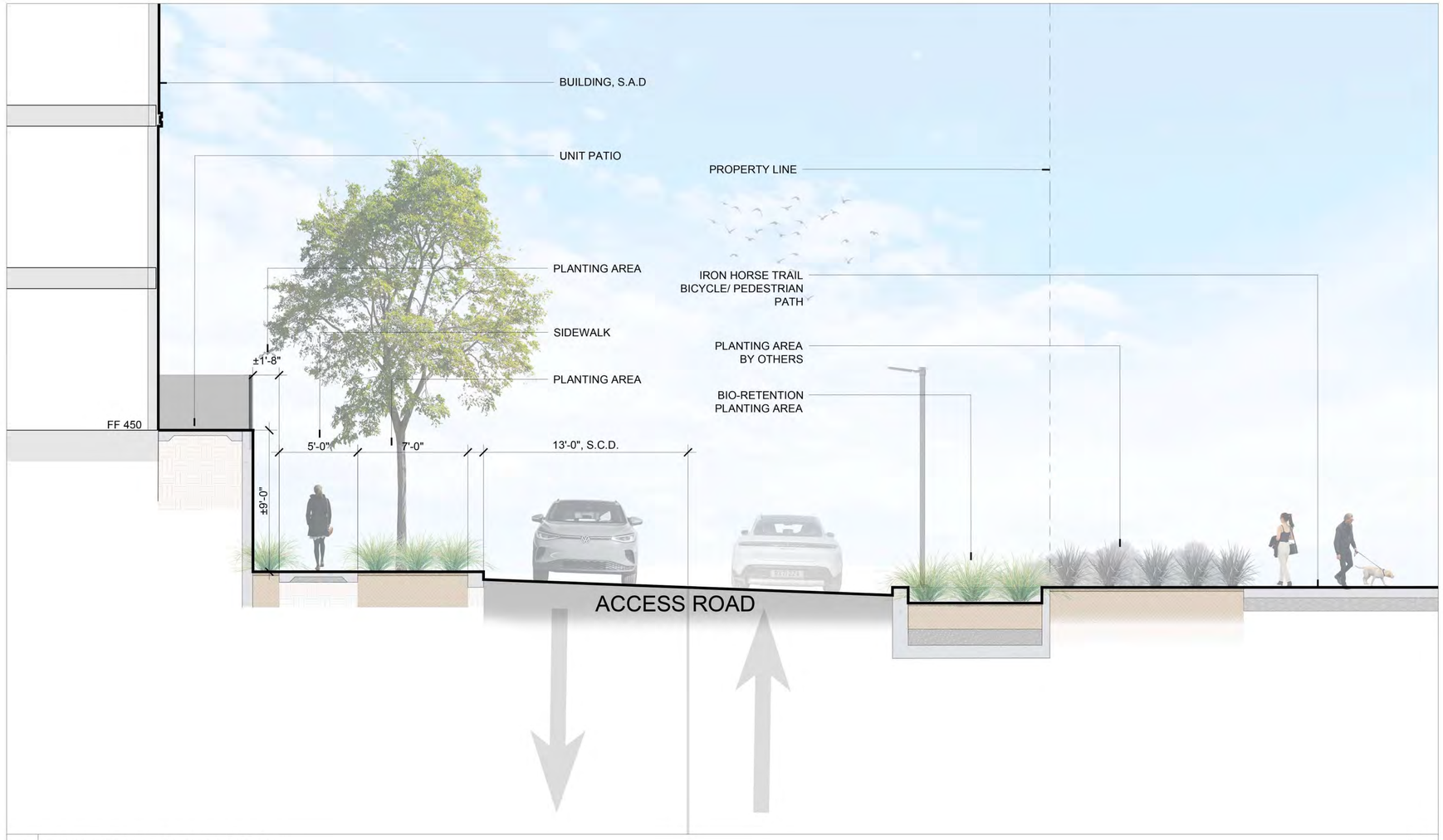
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - ACCESS ROAD 2

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/4"=1'-0" (0' 2' 4' 8') | L6.01



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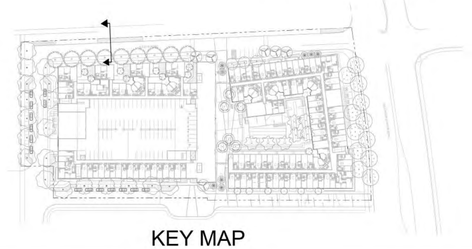


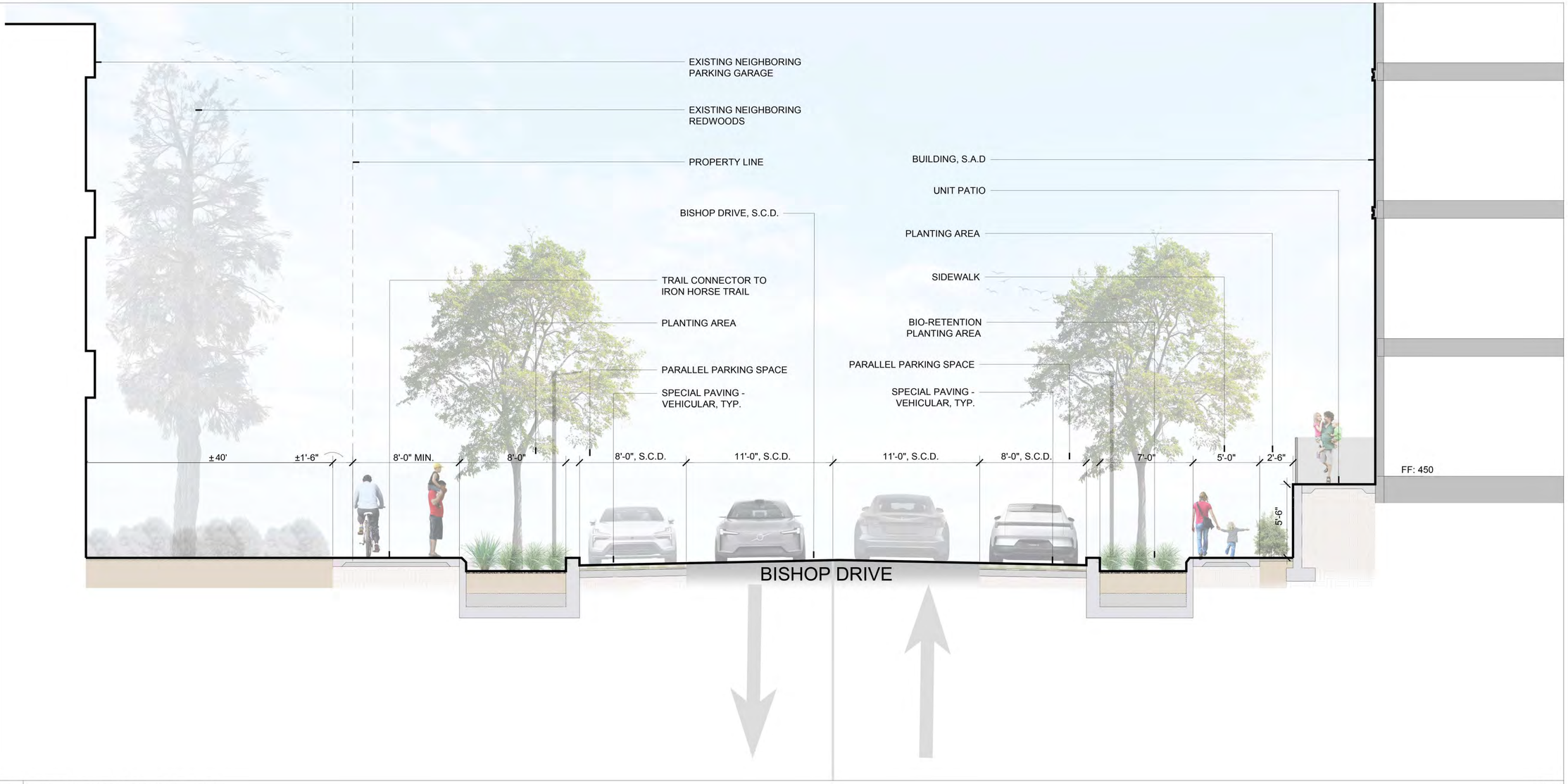
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

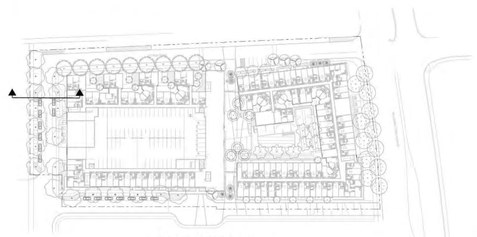
AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - ACCESS ROAD 3

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/4"=1'-0" (0' 2' 4' 8') | L6.02



1 SECTION AT BISHOP DRIVE NTS



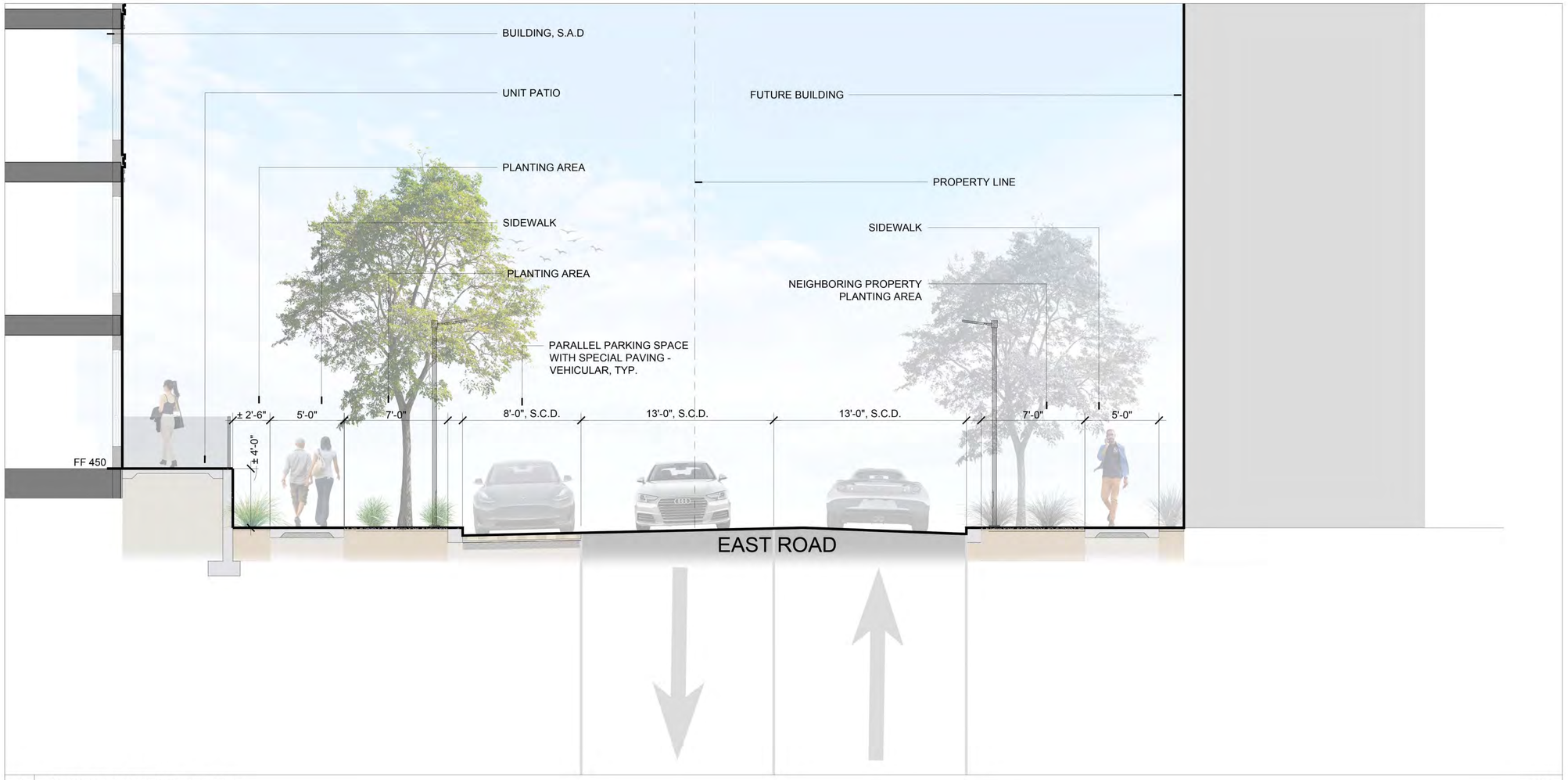
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - BISHOP DRIVE

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/4"=1'-0" (0' 2' 4' 8') | L6.03



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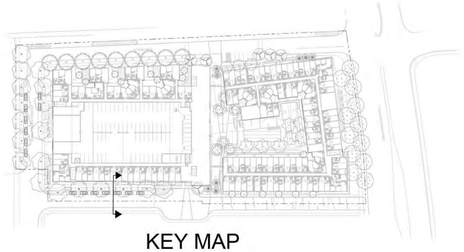


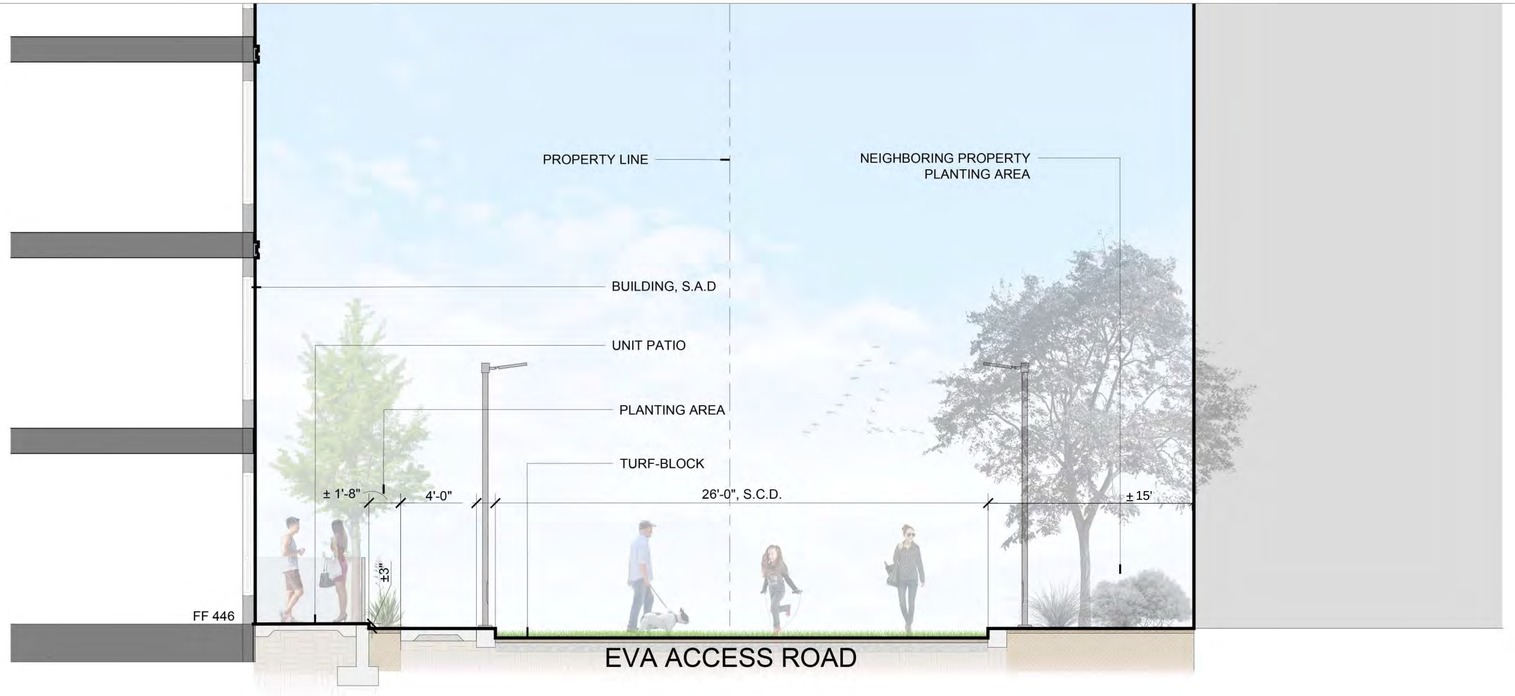
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

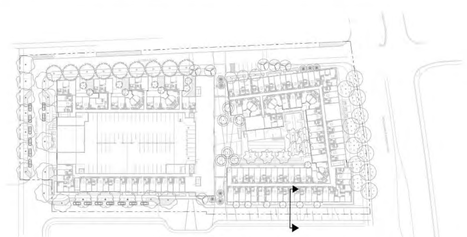
AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - EAST ROAD 1

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/4"=1'-0" (0' 2' 4' 8') | L6.04



1 SECTION AT EVA ACCESS ROAD NTS



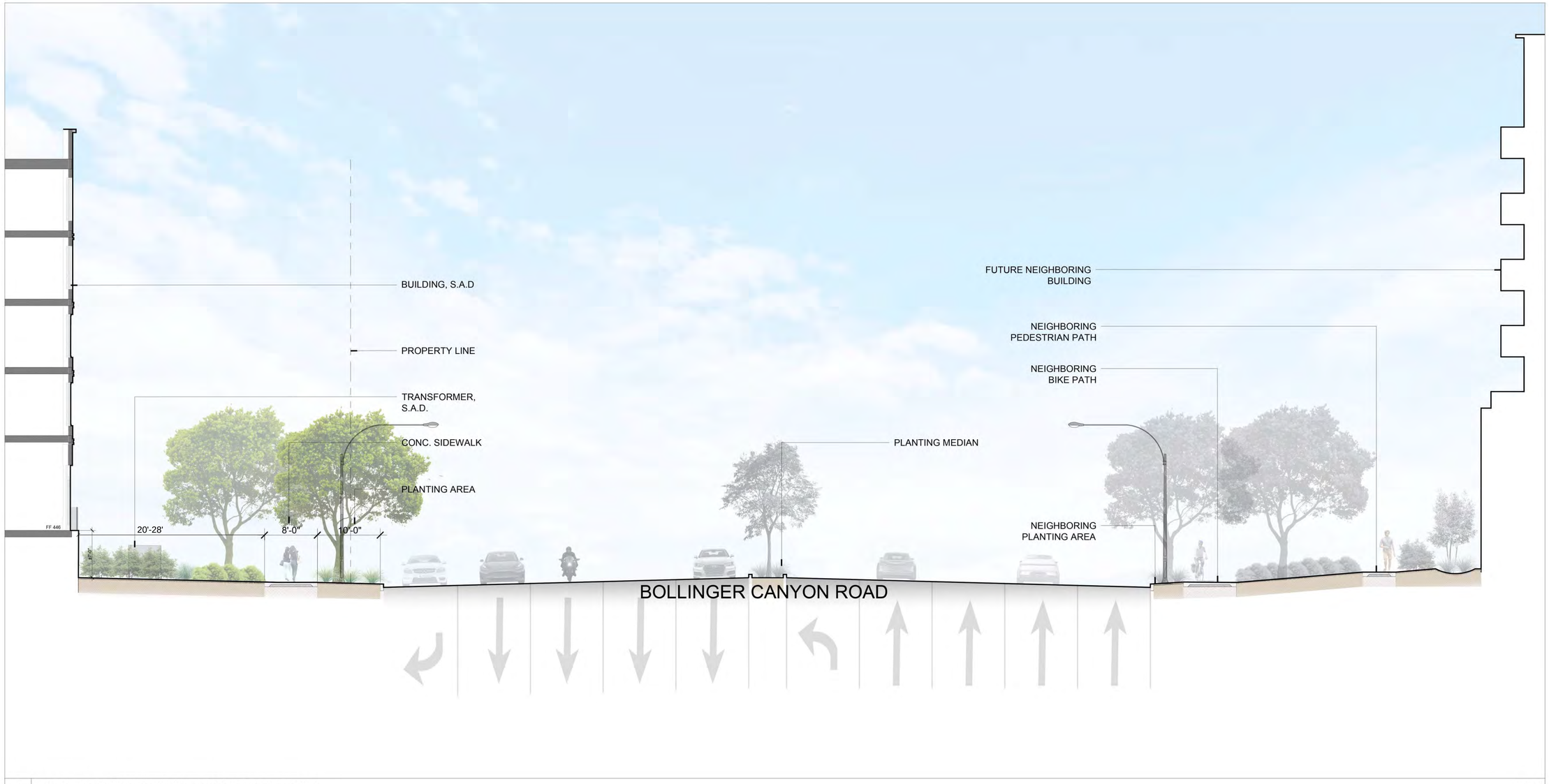
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

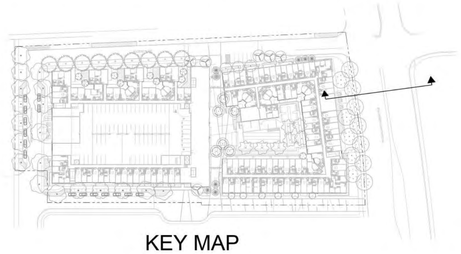
AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - EAST ROAD 2

12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/4"=1'-0" (0' 2' 4' 8') | L6.05



1 SECTION AT BOLLINGER CANYON ROAD NTS



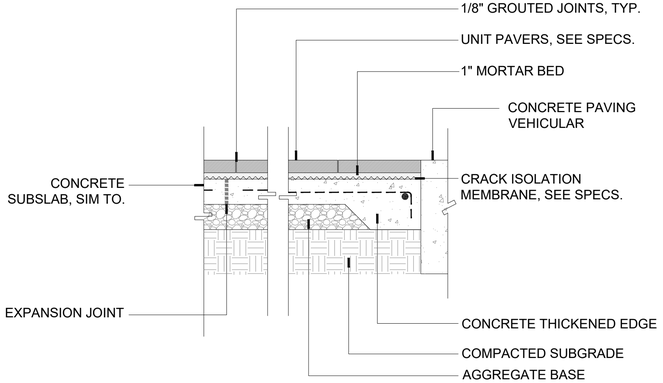
KEY MAP

BISHOP RANCH 3A
SAN RAMON, CA

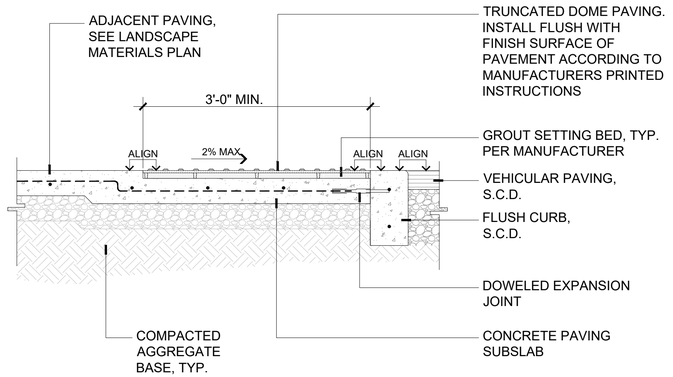
AvalonBay COMMUNITIES

LANDSCAPE SECTIONS - BOLLINGER CANYON ROAD

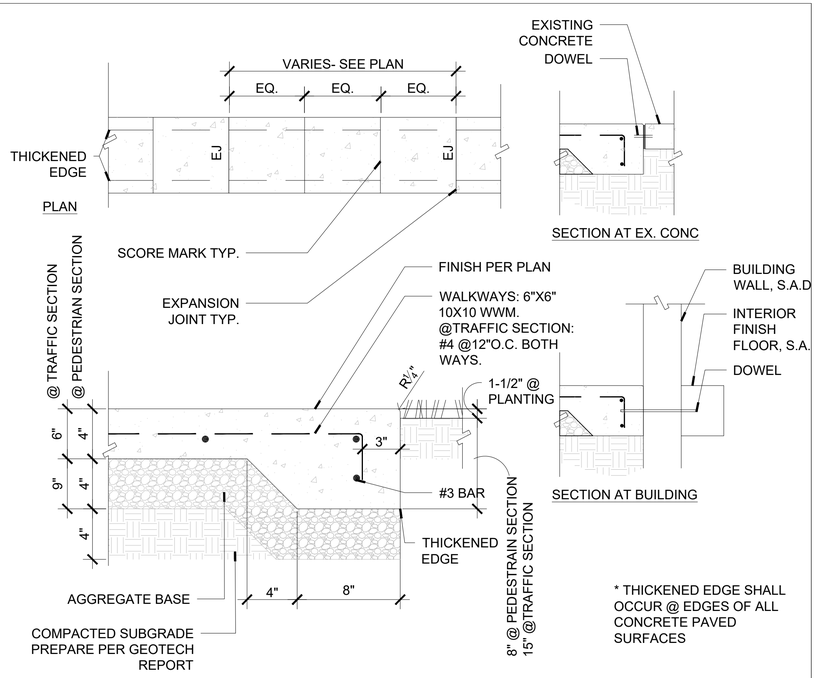
12.15.2023 | 2022019 | BAR architects &interiors | SCALE: 1/8"=1'-0" (0' 4' 8' 16') | L6.06



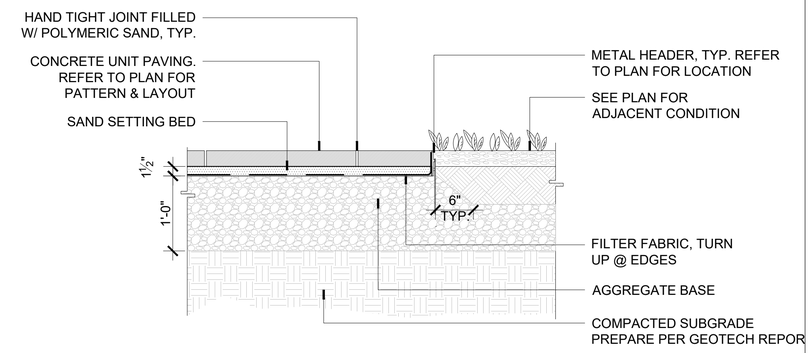
5 VEHICULAR SPECIAL PAVING NTS



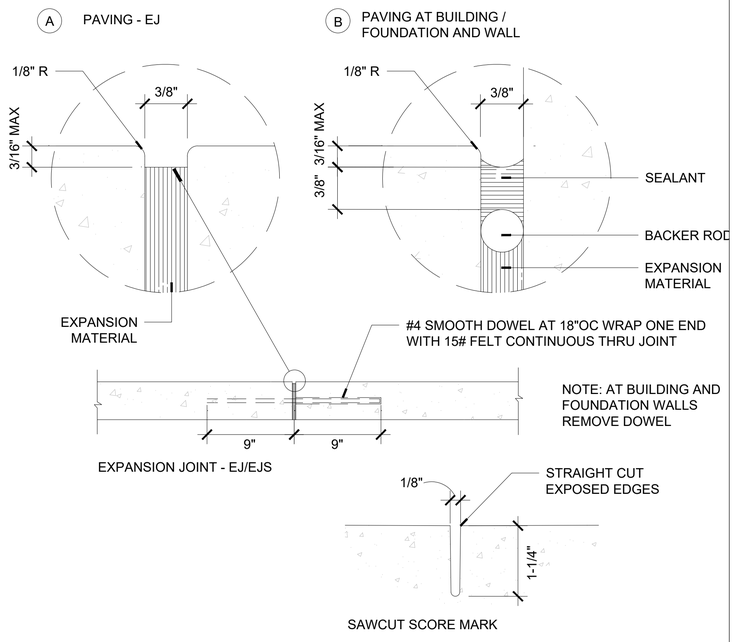
3 DETECTABLE WARNING PAVER NTS



1 CONCRETE PAVING NTS



4 SPECIAL PAVING NTS



2 CONCRETE JOINT NTS

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE CONSTRUCTION DETAILS

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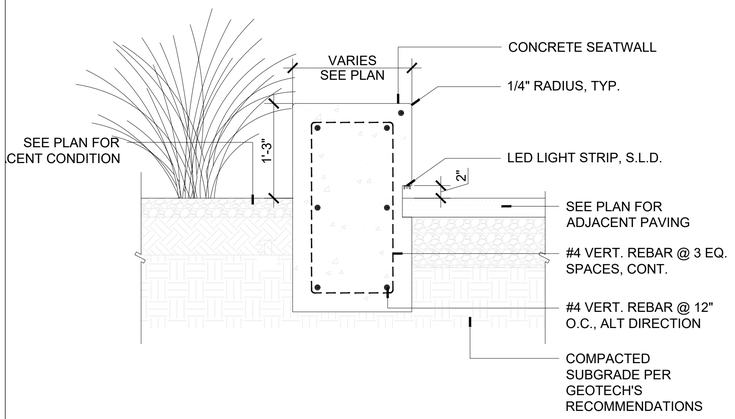
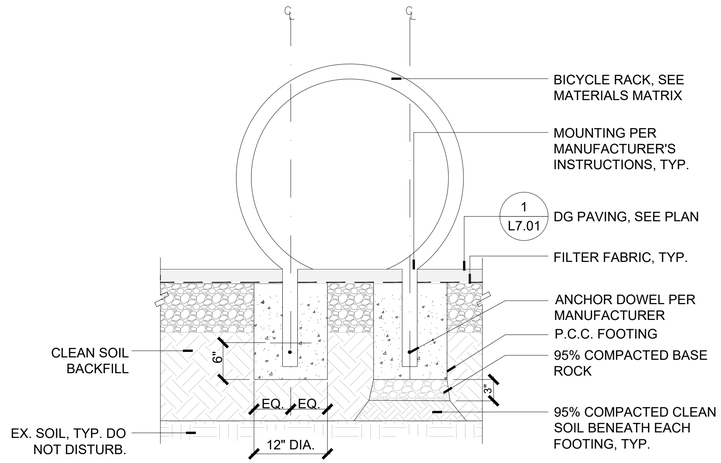
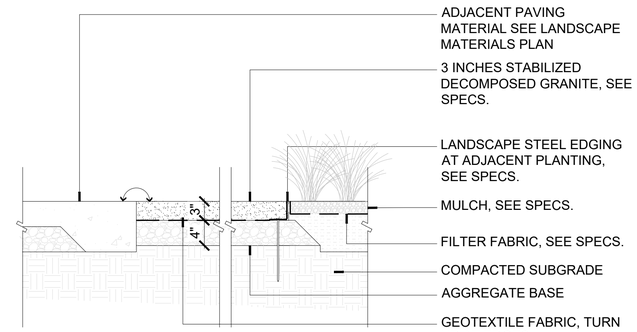


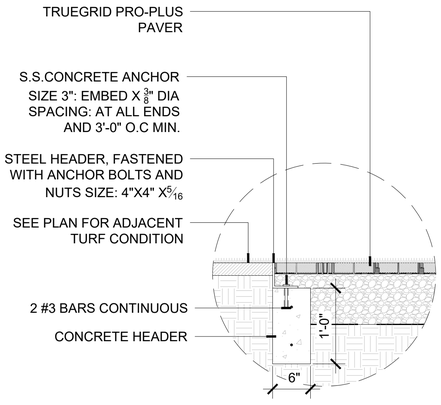
4 CONCRETE SEATWALL NTS



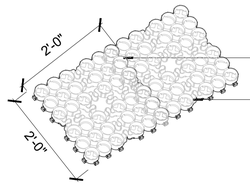
3 BIKE RACK IN D.G. NTS



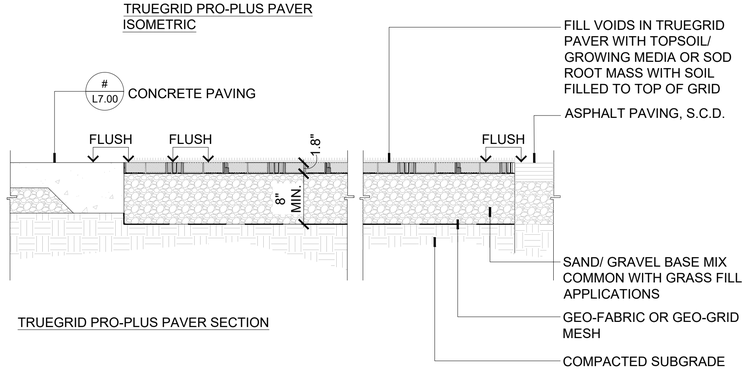
1 STABILIZED DECOMPOSED GRANITE NTS



TRUEGRID PRO-PLUS PAVER EDGE CONIDITION @ STEEL EDGER



TRUEGRID PRO-PLUS PAVER ISOMETRIC

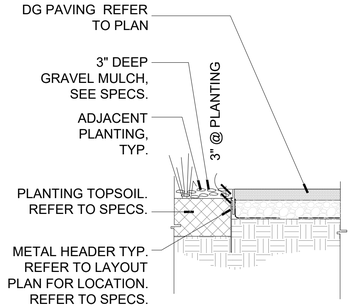


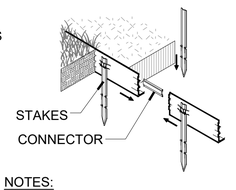
TRUEGRID PRO-PLUS PAVER SECTION

5 TRUE GRID PAVER @ EVA NTS

SIZE:
3/16" X 4" (3.2 MM x 89 MM), 0.060" (1.52 MM) THICK
W/ 0.200" (5.08 MM) EXPOSED TOP LIP W/ 12" STAKES

FINISH LEGEND:
MILL FINISH PER MANUFACTURER





NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (8) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM

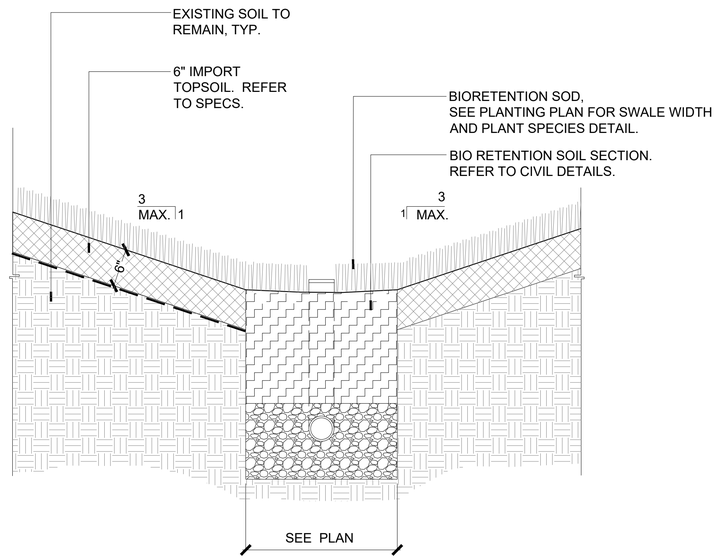
2 METAL HEADER NTS

BISHOP RANCH 3A
SAN RAMON, CA

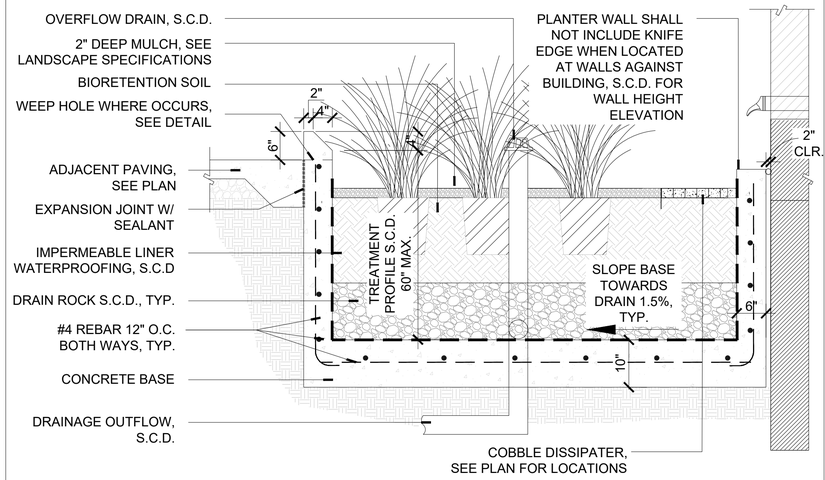
AvalonBay COMMUNITIES

LANDSCAPE CONSTRUCTION DETAILS

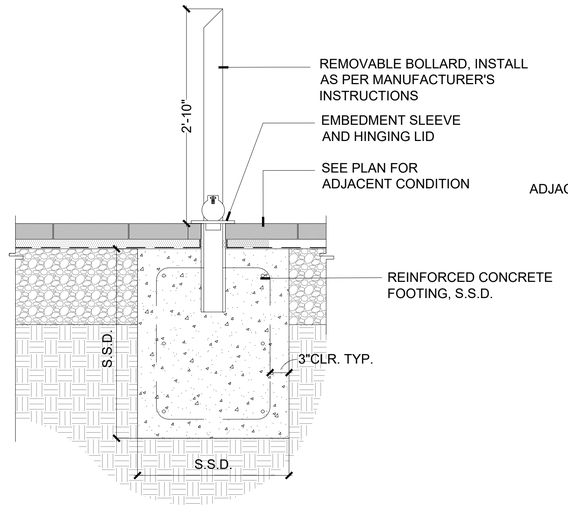
12.15.2023 | 2022019 | BAR architects &interiors | L7.01

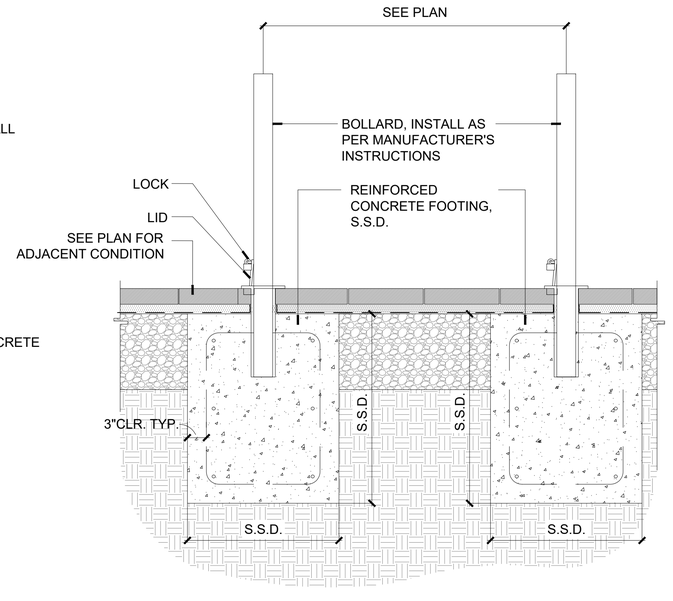


2 BIO-SWALE NTS

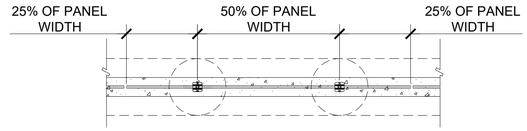


1 FLOW THRU PLANTER NTS



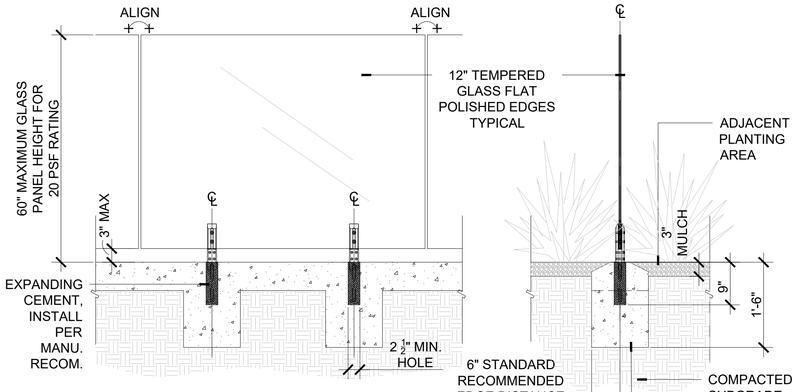


3 REMOVABLE BOLLARDS NTS



FRONT ELEVATION

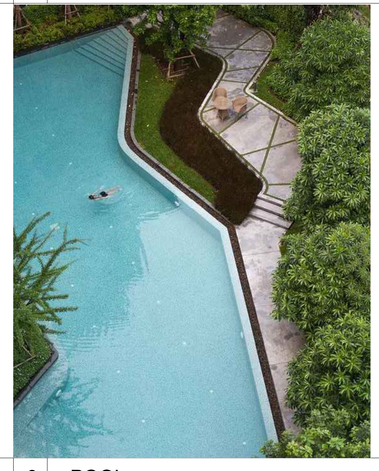
NOTE:
1. INSTALL AFWC1/ AFWC6 - CRL ONE-PIECE CORE MOUNT FRAMELESS WINDSCREEN CLAMPS PER MANUFACTURERS SPECIFICATIONS
2. CONCRETE BAND TO BE 2500 MIN. PSI



4 GLASS POOL FENCE NTS

1 OUTDOOR BBQ WITH SINK NTS

2 TRELLIS STRUCTURE NTS



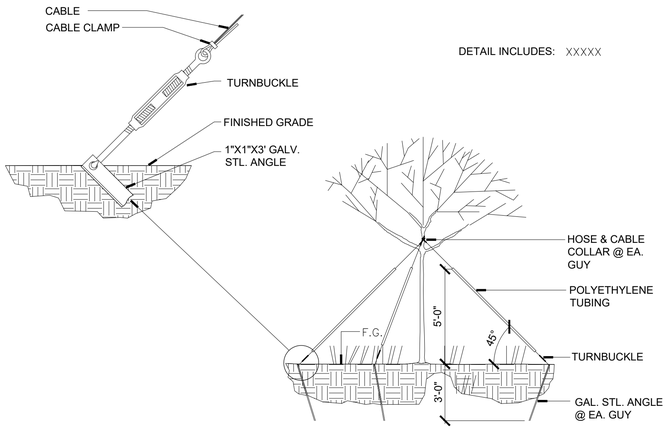
3 POOL NTS

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

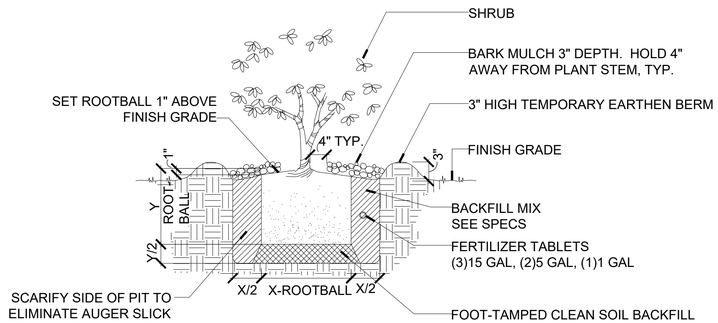
LANDSCAPE CONSTRUCTION DETAILS

12.15.2023 | 2022019 | BAR architects &interiors | L7.03



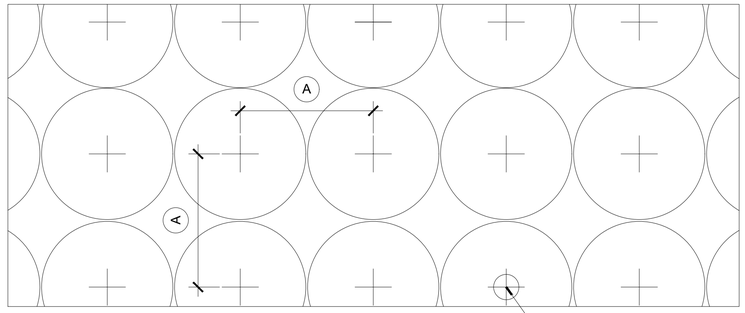
TREE GUYING NTS

5 TREE GUYING NTS



NOTE: REFER TO DETAIL #1 FOR SPACING NOTES

3 SHRUB PLANTING NTS

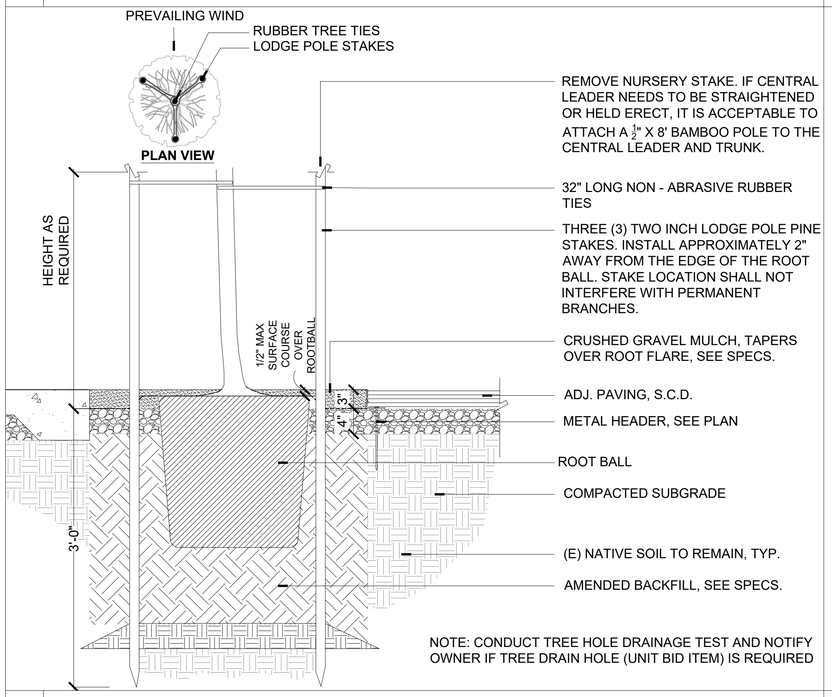


LINEAR SPACING (TYPICAL)

NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, LINEAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

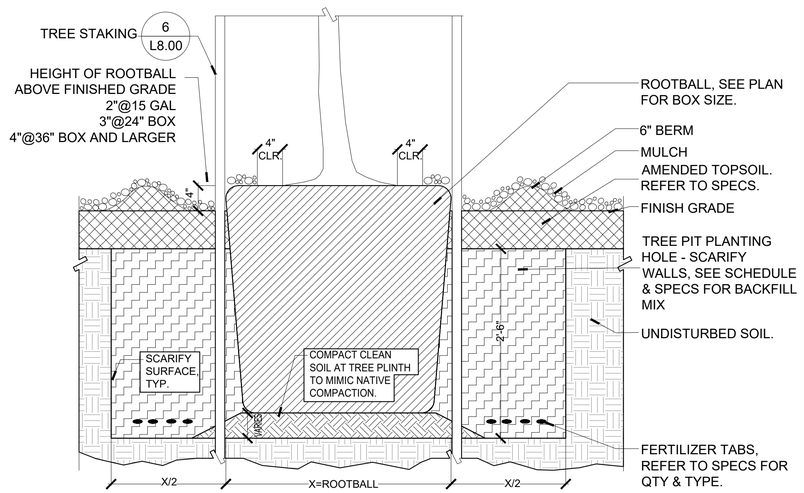
FOR PLANT SPACING - SEE PLANTING PLAN

1 PLANT SPACING LINEAR NTS

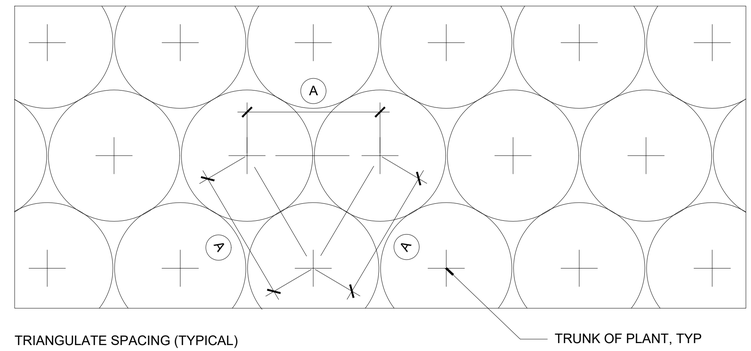


NOTE: CONDUCT TREE HOLE DRAINAGE TEST AND NOTIFY OWNER IF TREE DRAIN HOLE (UNIT BID ITEM) IS REQUIRED

6 TREE STALKING NTS



4 TREE PLANTING NTS



TRIANGULATE SPACING (TYPICAL)

NOTE: WHERE PARALLEL ROWS FOLLOW CURVING CONTOURS, TRIANGULAR SPACING NOT REQUIRED. MAINTAIN HORIZONTALLY PARALLEL ROWS, SEE PLAN.

PLANT SPACING - SEE PLANTING PLAN

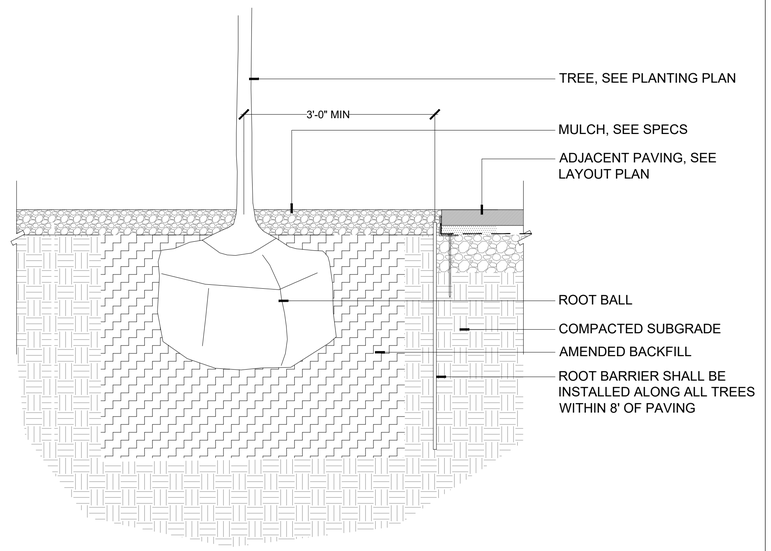
2 PLANT SPACING TRIANGULAR NTS

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

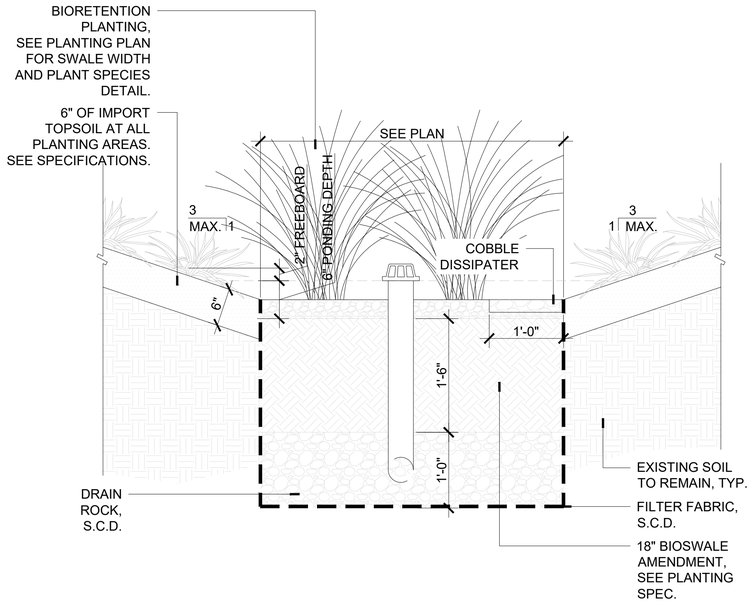
LANDSCAPE PLANTING DETAILS

12.15.2023 | 2022019 | BAR architects &interiors | L8.00



SECTION

1 ROOT BALL NTS



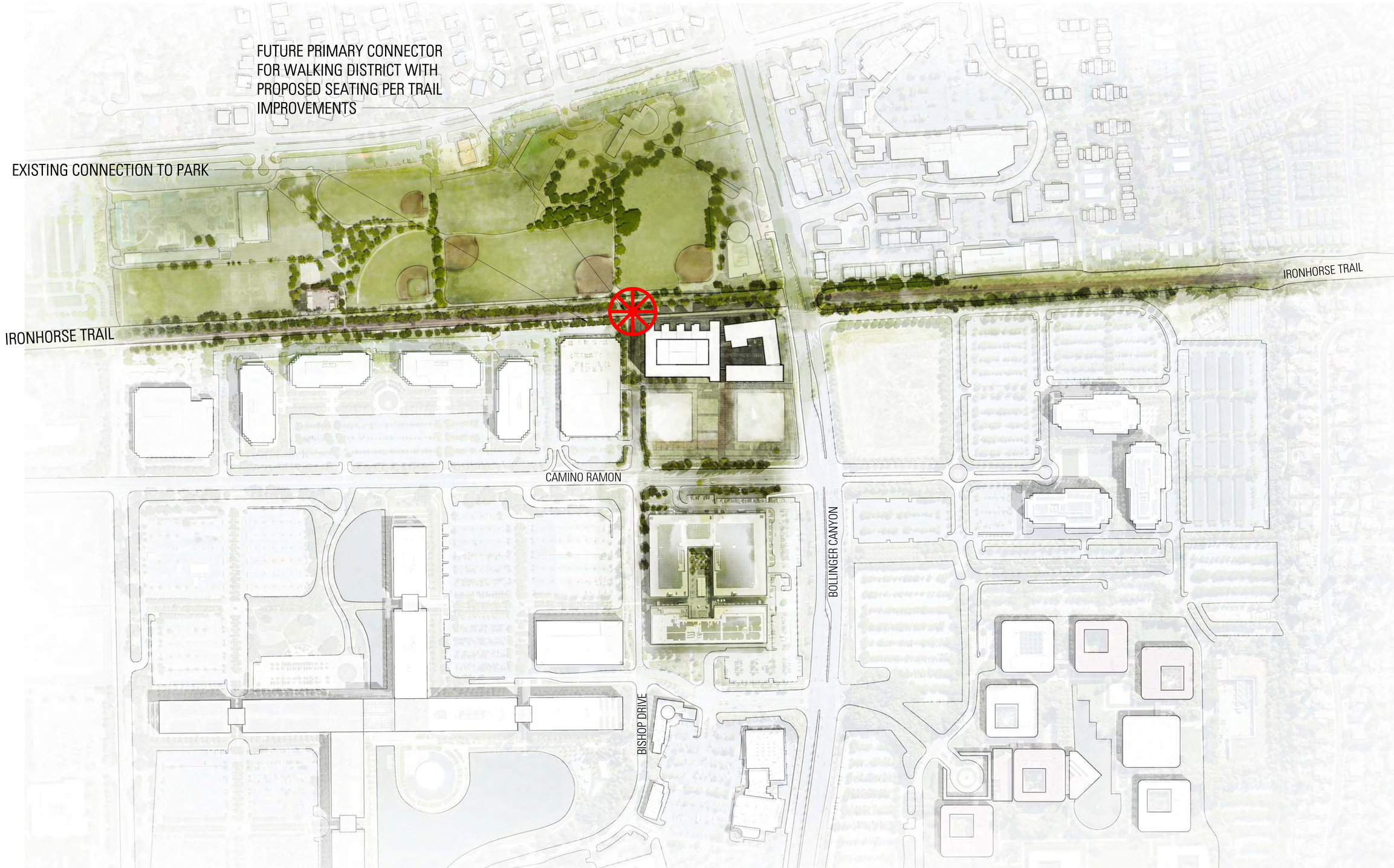
2 BIOTREATMENT SWALE NTS

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LANDSCAPE PLANTING DETAILS

12.15.2023 | 2022019 | BAR architects &interiors | L8.01



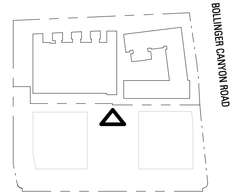
BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

SITE PLAN

12.20.2023	2022019	BAR architects &interiors		A100

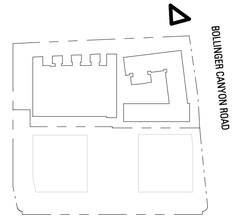


BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

VIEW FROM WEST

12.20.2023	2022019	BAR architects &interiors		A101



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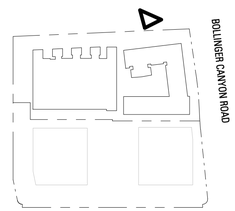
BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

VIEW FROM BOLLINGER CANYON

12.20.2023	2022019	BAR architects &interiors		A102

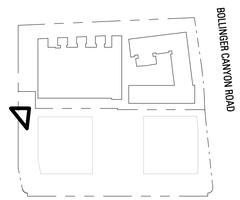


BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

VIEW FROM ACCESS ROADWAY PLAZA

12.20.2023	2022019	BAR architects &interiors		A103



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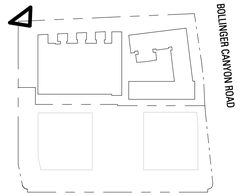
BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

VIEW FROM NORTHWEST

12.20.2023	2022019	BAR architects &interiors		A104



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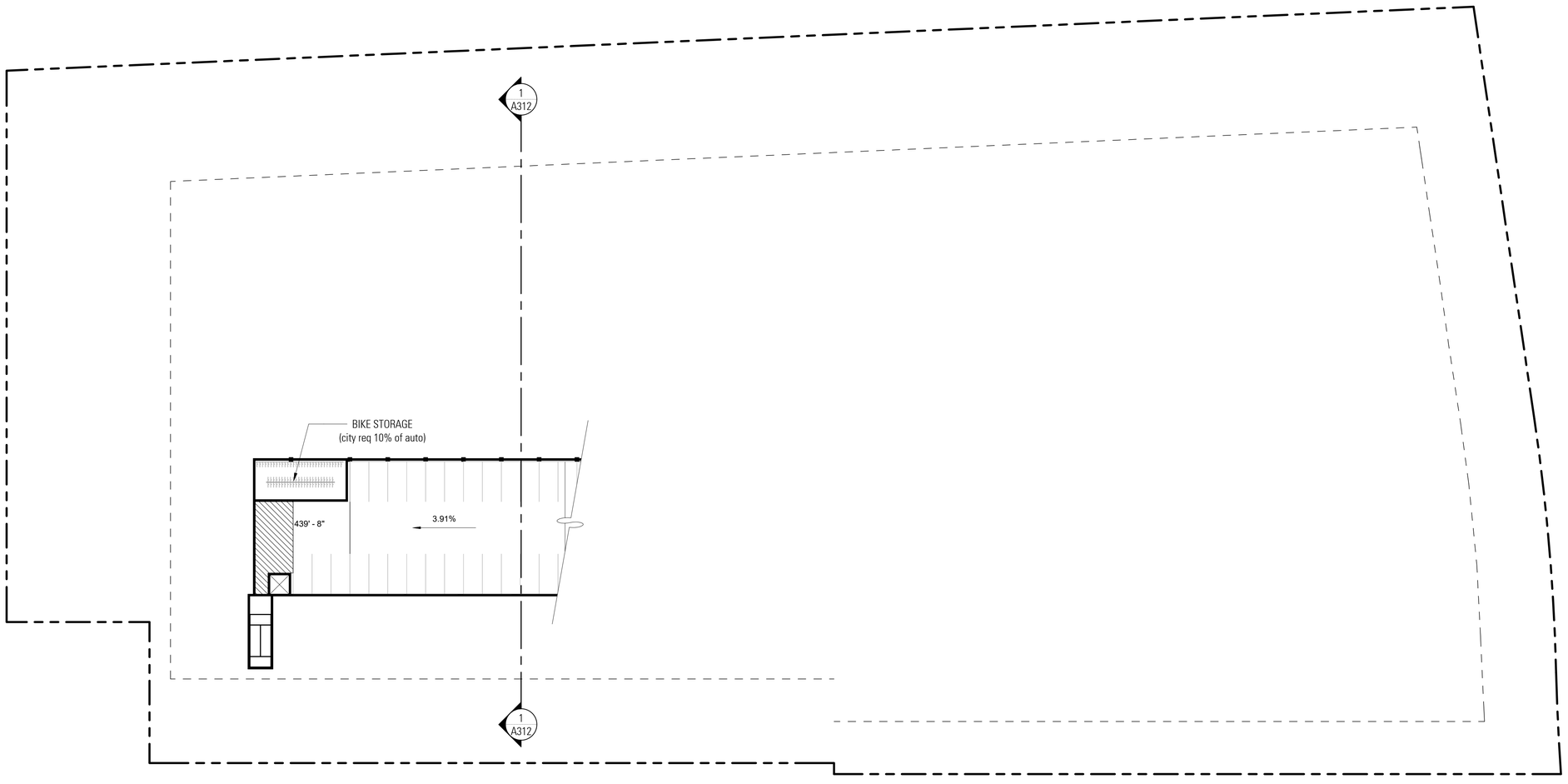
BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

VIEW FROM NORTHEAST

12.20.2023	2022019	BAR architects &interiors		A105

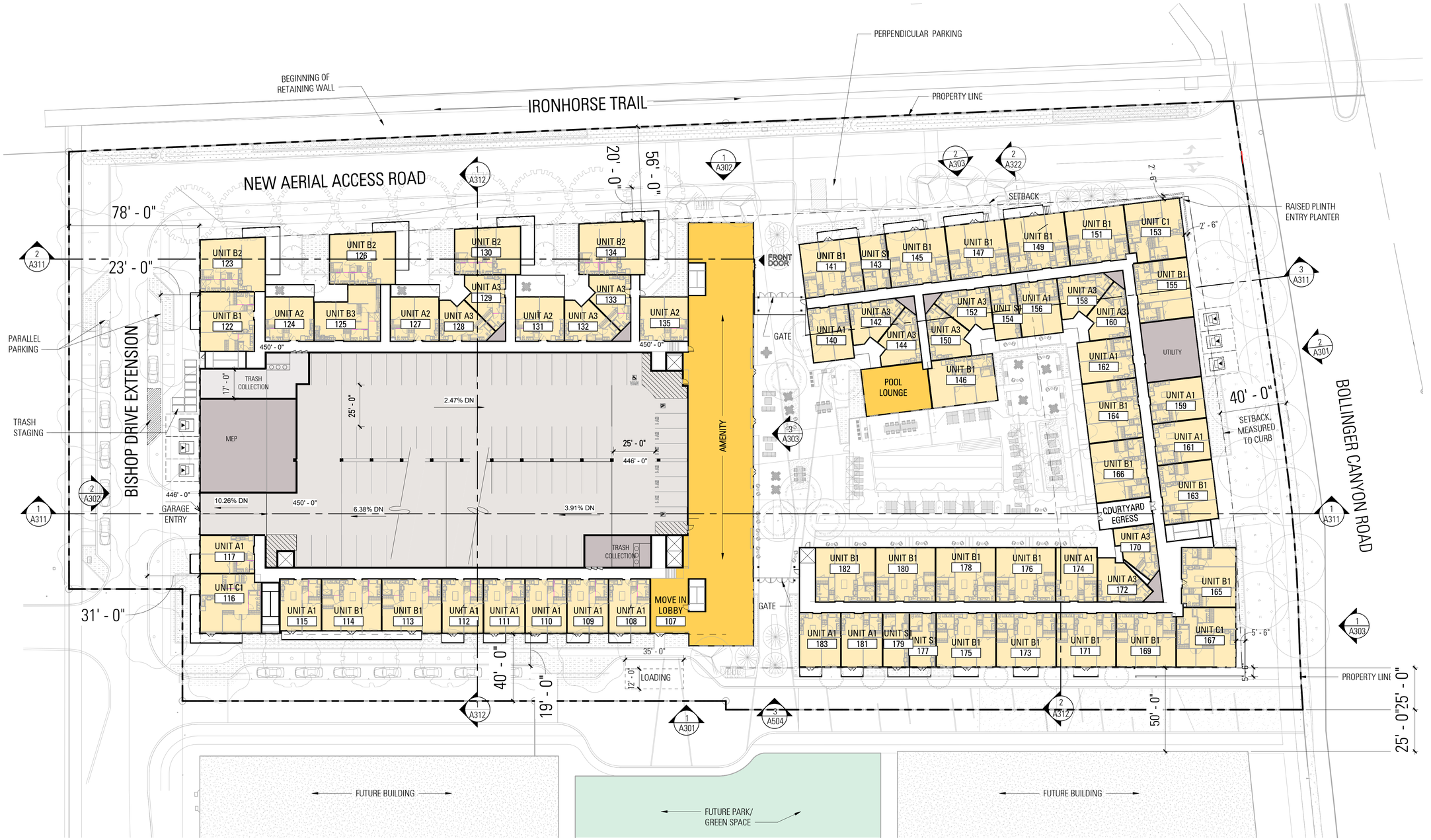


BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

GARAGE BASEMENT

12.20.2023	2022019	BAR architects &interiors	15' 60' 0 30'	A200



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BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

12.20.2023 | 2022019 | BAR architects &interiors | 15' 0 30' 60'

LEVEL 1

A201

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BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

12.20.2023 | 2022019 | BAR architects &interiors | 15' 0 30' 60'

LEVEL 2

A202

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

LEVEL 3

12.20.2023	2022019	BAR architects &interiors	15' 60' 0 30'	A203

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BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

LEVEL 4

12.20.2023	2022019	BAR architects &interiors	15' 60' 0 30'	A204

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12/20/2023 2:41:25 PM

BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

LEVEL 5

12.20.2023	2022019	BAR architects &interiors	15' 60' 0 30'	A205

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12/20/2023 2:41:32 PM

BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

LEVEL 6

12.20.2023	2022019	BAR architects &interiors	15' 60' 0 30'	A206

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BISHOP RANCH 3A

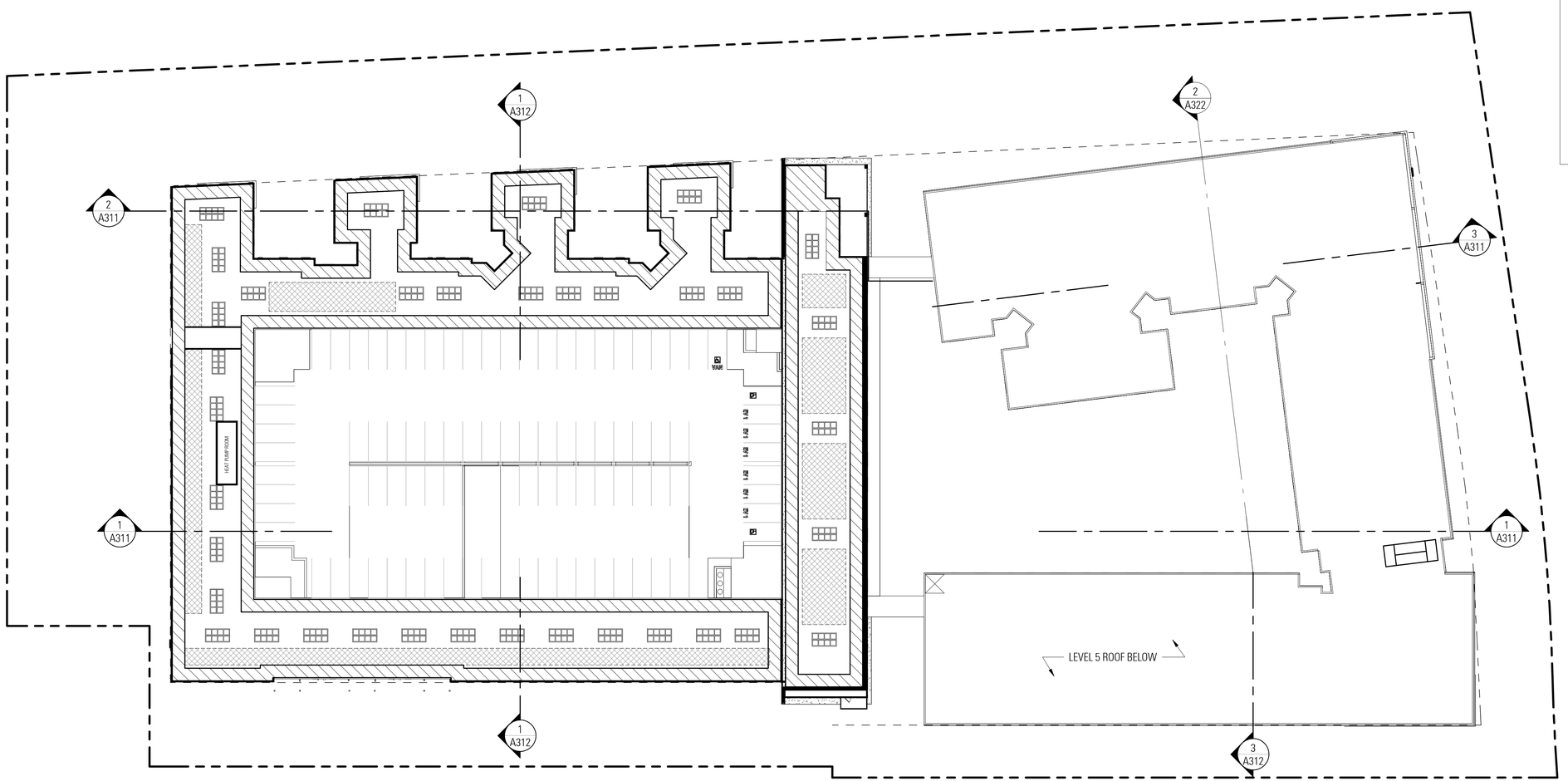
SAN RAMON, CA

AvalonBay COMMUNITIES

12.20.2023 | 2022019 | BAR architects &interiors | 15' 0 30' 60'

LEVEL 7

A207



LEGEND

- (TYPICAL) ROOFING
- FIRE ACCESS WALKWAY
- SOLAR READY ZONE
- ROOF ACCESS HATCH
- DIRECTION OF SLOPE
- CRICKET

BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

ROOF

12.20.2023	2022019	BAR architects &interiors	15' 60' 0 30'	A208

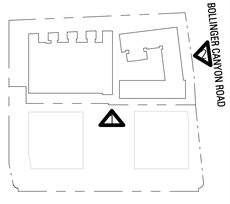
2 / A301 **SOUTH ELEVATION (BOLLINGER CANYON ROAD)**

1" = 20'-0"

MATERIALS

A - CEMENTIOUS PANEL, LIGHT GREEN
B - CEMENTIOUS PANEL, DARK GREEN
C - VERTICAL BATTENS
D - CEMENT PLASTER, GREY
E - CEMENT PLASTER, DARK GREEN
F - CEMENT PLASTER, WHITE
G - "FAUX" WOOD SIDING
H - BREAK METAL, DARK BRONZE
J - PAINTED METAL FASCIA
K - GLASS RAILING
L - METAL RAILING

KEY PLAN



1 / A301 **WEST ELEVATION**

1" = 20'-0"

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BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

OVERALL ELEVATIONS

12.20.2023	2022019	BAR architects & interiors	10 / 0 / 20 / 40	A301

2 / A302 **NORTH ELEVATION (BISHOP DRIVE)**

1" = 20'-0"

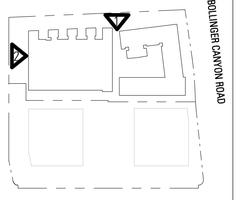
1 / A302 **EAST ELEVATION - SD**

1" = 20'-0"

MATERIALS

A - CEMENTIOUS PANEL, LIGHT GREEN
B - CEMENTIOUS PANEL, DARK GREEN
C - VERTICAL BATTENS
D - CEMENT PLASTER, GREY
E - CEMENT PLASTER, DARK GREEN
F - CEMENT PLASTER, WHITE
G - "FAUX" WOOD SIDING
H - BREAK METAL, DARK BRONZE
J - PAINTED METAL FASCIA
K - GLASS RAILING
L - METAL RAILING

KEY PLAN



BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

OVERALL ELEVATIONS

12.20.2023	2022019	BAR architects &interiors	10 0 20 40	A302

3 / A303 **CENTER BAR ELEVATION**
1" = 20'-0"

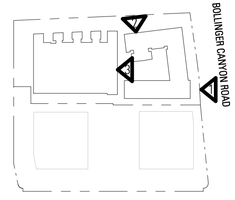
1 / A303 **SOUTH ELEVATION (OBLIQUE)**
1" = 20'-0"

2 / A303 **EAST ELEVATION (OBLIQUE)**
1" = 20'-0"

MATERIALS

A - CEMENTIOUS PANEL, LIGHT GREEN
B - CEMENTIOUS PANEL, DARK GREEN
C - VERTICAL BATTENS
D - CEMENT PLASTER, GREY
E - CEMENT PLASTER, DARK GREEN
F - CEMENT PLASTER, WHITE
G - "FAUX" WOOD SIDING
H - BREAK METAL, DARK BRONZE
J - PAINTED METAL FASCIA
K - GLASS RAILING
L - METAL RAILING

KEY PLAN



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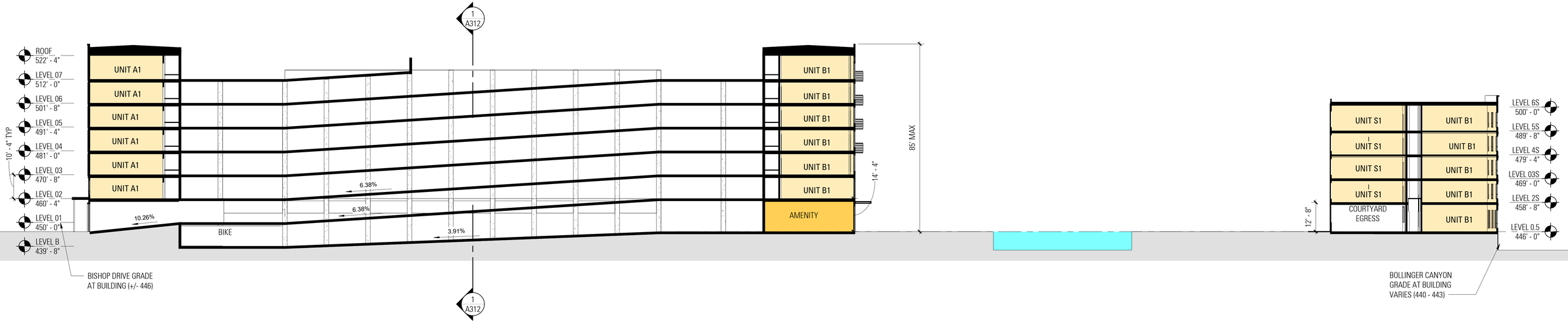
BISHOP RANCH 3A
SAN RAMON, CA

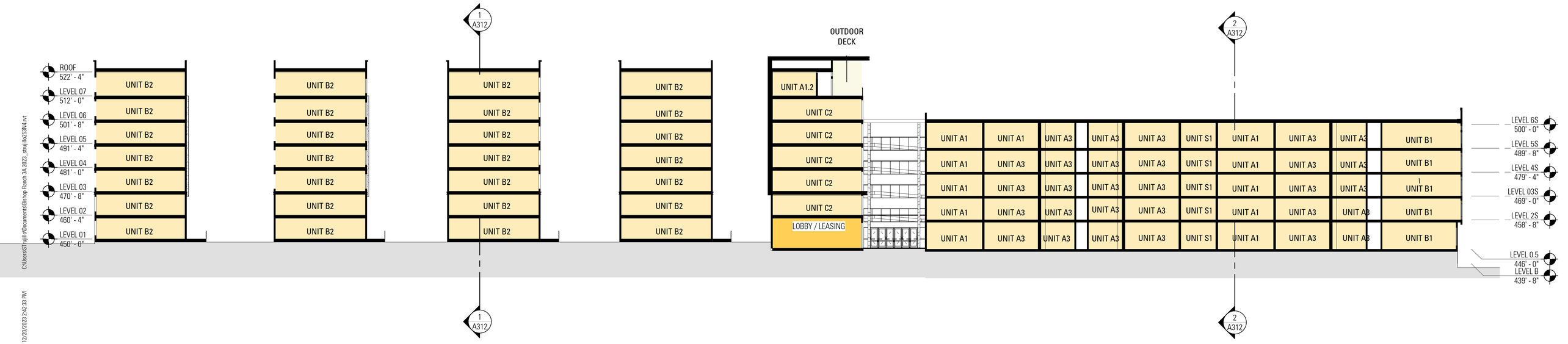
AvalonBay COMMUNITIES

OVERALL ELEVATIONS

12.20.2023	2022019	BAR architects &interiors	10 40 0 20	A303



1 A311 **NORTH/SOUTH SECTION AT COURTYARD**
1" = 20'-0"



2 A311 **LONGITUDINAL SECTION AT BRIDGE**
1" = 20'-0"

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BISHOP RANCH 3A
SAN RAMON, CA

AvalonBay COMMUNITIES

BUILDING SECTIONS

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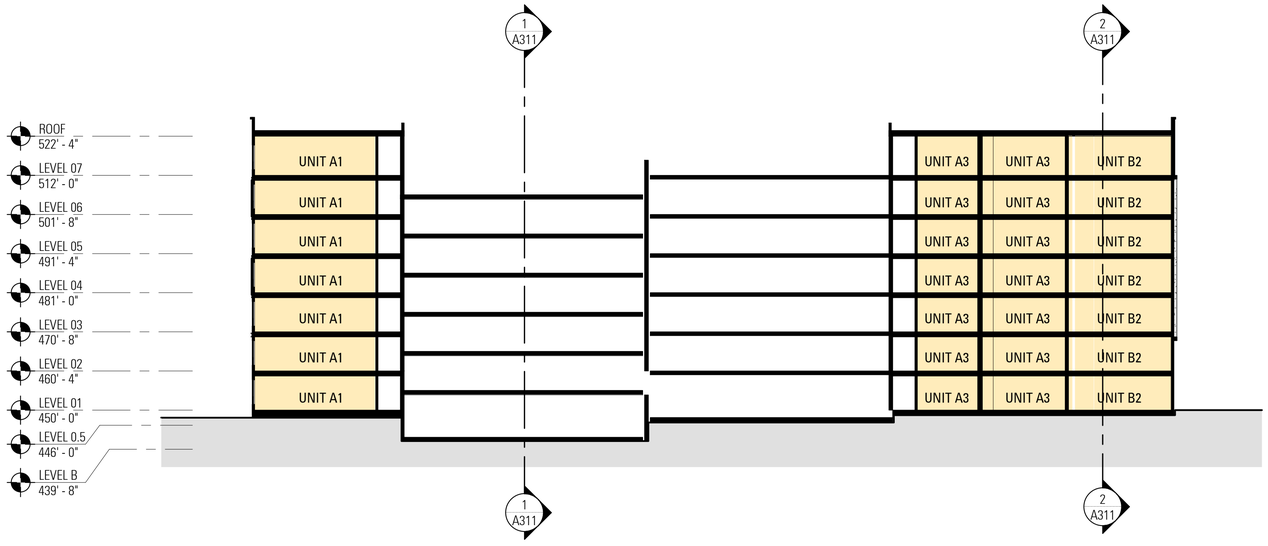
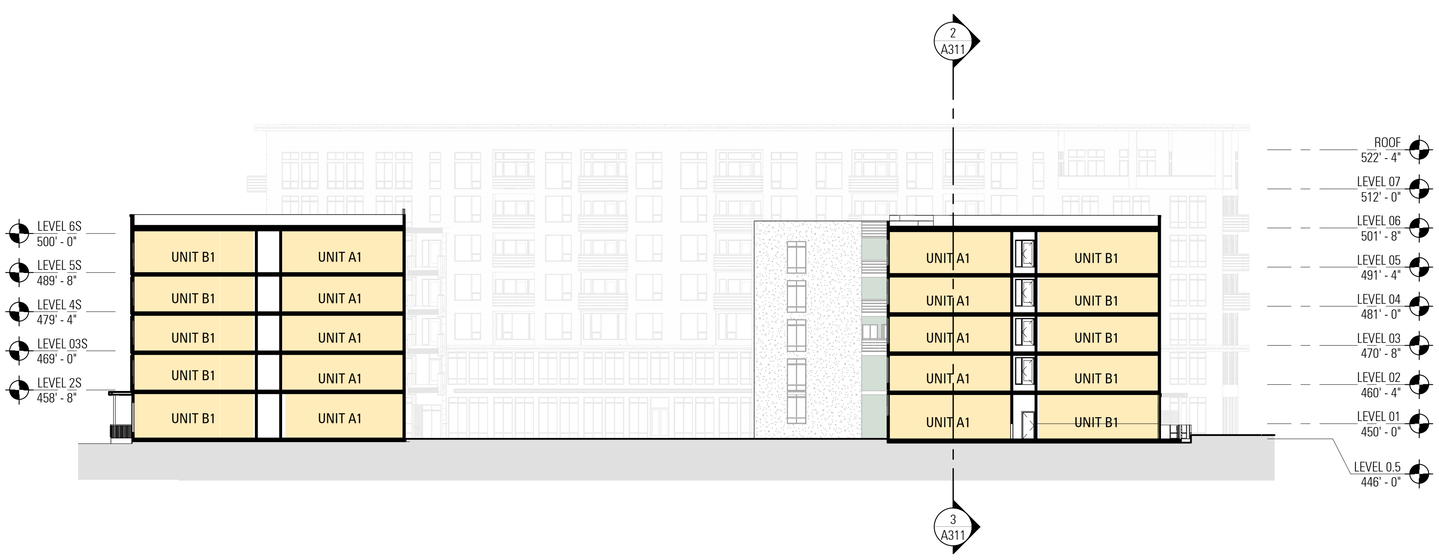


1 A312 **TRANSVERSE SECTION - NORTH BLDG**

1" = 20'-0"



2 A312 **TRANSVERSE SECTION - SOUTH BLDG**

1" = 20'-0"

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BISHOP RANCH 3A

SAN RAMON, CA

AvalonBay COMMUNITIES

12.20.2023 | 2022019 | BAR architects &interiors | 0 10 20 40

BUILDING SECTIONS

A312