Mar Gosiengfiao, Chair
Nathan Conrad, Vice Chair
David Gates, Board Member

Architectural Review Board
Agenda

San Ramon City Hall
Training Room, First Floor
7000 Bollinger Canyon Road

April 9, 2026
1:00 PM*
Special Meeting
*** Please Note Earlier Start Time**

Agenda Questions: Contact Planning Services at (925) 973-2560, or planning@sanramon.ca.gov

1. Call To Order/Roll Call

2. Public Comment

At this time, members of the public are encouraged to address the Board on any item not already included in tonight's agenda. Comments should not exceed three (3) minutes. During public comment, members of the public are permitted to address the Board on items that are not on the agenda and are within the Board's jurisdiction.

Comments from the public may also be submitted by email to architecturalreviewboard@sanramon.ca.gov. No Board action can be taken at this meeting on issues raised during Public Comment. Written Public Comment emails must be submitted to the email above prior to the commencement of the meeting. Comments received by email will not be read aloud; however, they will be forwarded to the Board for their consideration. If you wish to make your comments heard, you must participate in the meeting.

3. Board Business

3.1 Election of Board Chair

3.2 Election of Board Vice Chair

3.3 Plan Review: Orchards Affordable Apartments (DP 2025-0004; AR 2025-0011; ENVR 2026-001)

Recommendation: Staff recommends the Architectural Review Board review and discuss the proposed Project, an affordable 100-unit four-story building with surface parking, and provide direction to the Applicant and staff recommending final architectural review.

CEQA: Staff is looking at potential environmental impacts of the proposed project given the previous office use and the proposed residential and mixed-use development profile assumed by the General Plan EIR. Upon completion of this review, staff will provide a specific CEQA determination along with the recommended course of action.

Staff Report by Analisa Mirzad, Associate Planner

4. Adjournment

This agenda is posted in accordance with Government Code Section 54954.2(a). To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting at 925-973-2539, or cityclerk@sanramon.ca.gov.

Attendee Conduct
There will be zero tolerance for any person addressing the Board making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

a. No profanity or obscenity
b. Refrain from personal threats or attacks.
c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
d. Respect all people that are present.

At the discretion of the Board Chair, a speaker may forfeit speaking time for any of the following reasons:

a. Exceeding the allotted time to speak;
b. Yelling, screaming, or other behavior that renders this Board unable to continue the meeting;
c. Excessive profanity or slander; Specific threats or "fighting words" that incite violence; or
d. Speech that is outside the subject matter jurisdiction of the Board or the specific agenda item in which you are speaking.

While the City of San Ramon upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.

Architectural Review Board Staff Report
Item No. 3.3

Date: **April 9, 2026**

To: **Architectural Review Board**

From: **Lauren Barr, Community Development Director**
Analisa Mirzad, Associate Planner

Subject: **Orchards Affordable Apartments (DP 2025-0004; AR 2025-0011; ENVR 2026-0001)**

Applicant:
Eden Housing
c/o Dixie Baus
22645 Grand Street
Hayward, CA 94541

Property Owner:
BR 6001, LLC
c/o Stephanie Hill
2600 Camino Ramon, Suite 201
San Ramon, CA 94583

Site Information:

Location:
6001 Bollinger Canyon Rd. (APN: 213-120-008) - See Vicinity Map, Attachment 1.

General Plan Designation:
Downtown Mixed Use, South (DMU-South)

Zoning Designation:
Downtown Mixed Use, South (DMU-South)

Site Description:

The subject property is approximately 1.85-acre parcel within the 92-acre Orchards Development Project site located at 6001 Bollinger Canyon Road (formerly the Chevron Corporation Office Park). The site is bordered by Bollinger Canyon Road and retail shopping to the north, the I-680 freeway to the west, single-family residential homes to the south, and office and mixed use to the east.

Background:

On October 2, 2025, the Applicant submitted a Preliminary Housing Development (PHD 2025-0005) for a new residential project consisting of 100 rental units located 6001 Bollinger Canyon Rd., APN: 213-120-008). On October 21, 2025, prior to expiration of a

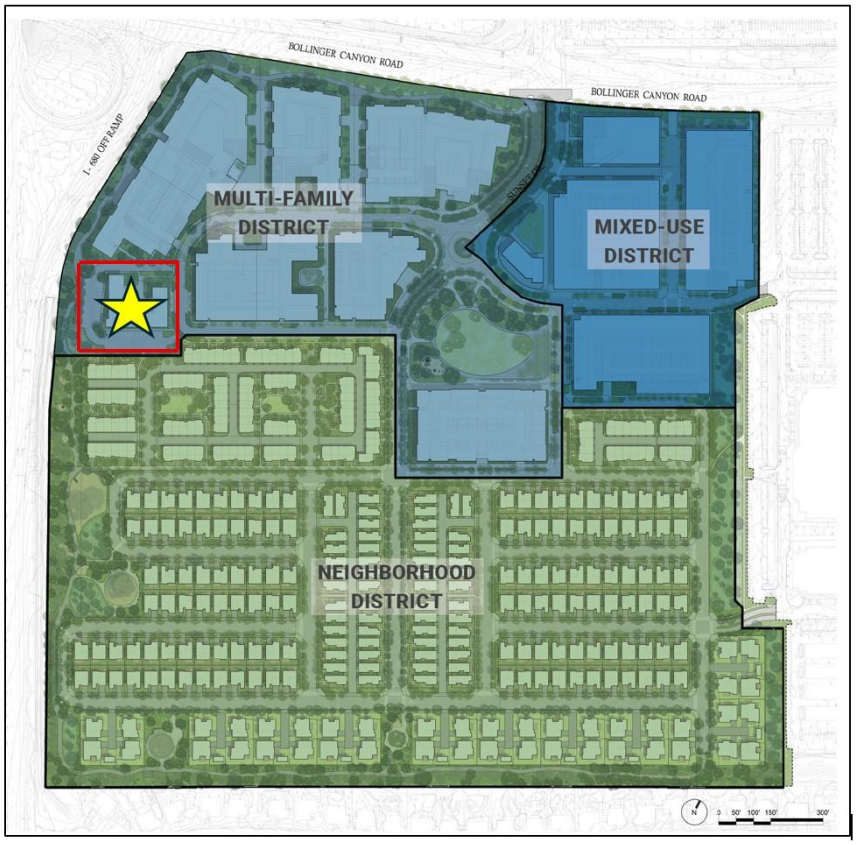
180-day period to maintain the development requirements in effect at submittal of the PHD application, the Applicant submitted Development Plan (DP 2025-0004) and Architectural Review (AR 2025-0011) applications for the proposed Orchards Affordable Apartments Residential Development Project. On November 4, 2025, the Planning Commission held a study session and provided feedback on the project and development applications filed by the Applicant.

As an SB 330 project, design review is limited to objective standards, however, the Applicant's architectural review application is being forwarded to the ARB for additional project feedback.

Project Description and Analysis:

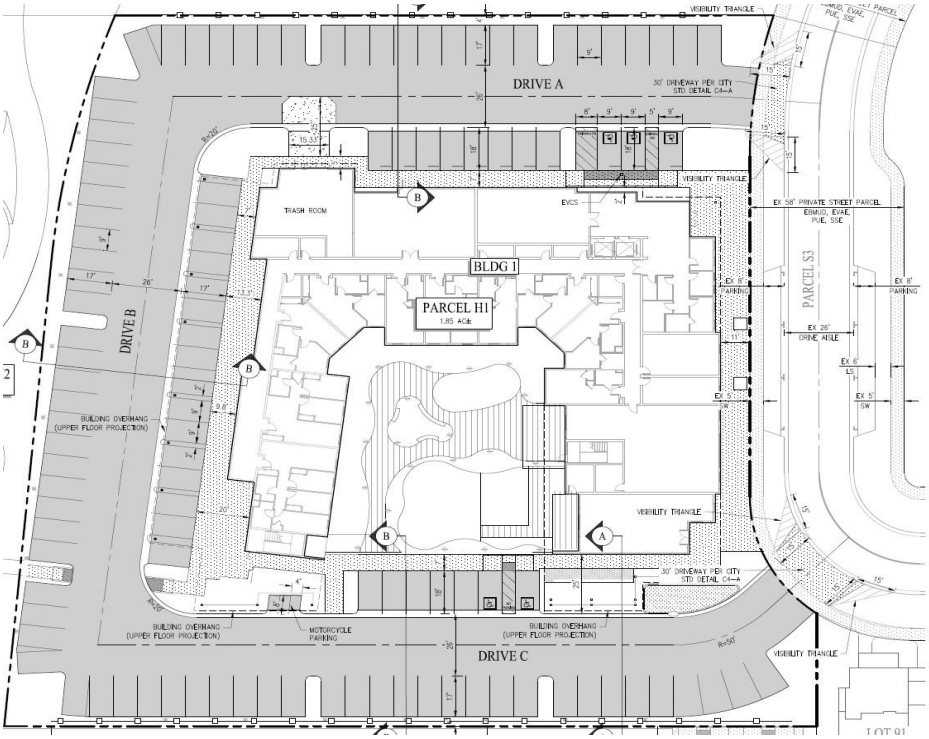
The Orchards Affordable Apartments Project is proposed within the Multi-Family district of the Orchards Master Plan outlined in Figure 1 below. The Orchards Affordable Apartments proposes to demolish the existing parking lot and construct a 100-unit, 80,444 sq. ft. four-story building with surface parking along with associated landscape and site improvements. All units, with the exception of one on-site manager's unit, will be deed-restricted to lower income households.

Figure 1: Orchards Master Plan Land Use Map



The project site has two primary driveway access points off Chevron Drive. Several project amenities are identified on the project plans including a community room, computer lab and after school gathering room. A daycare center to accommodate up to 25 children is proposed on the ground floor with an associated outdoor play area. The 100-unit building will provide a total of 110 surface parking spaces, with 10 of the spaces designated for daycare use. Two primary access points, Drive A and Drive C, will provide access to surface parking, with Drive C providing primary access to the daycare center (Figure 2).

Figure 2: Proposed Site Plan



Land Use and Development Standards

Land Use Designation and Zoning

The Project site has a General Plan 2040 and zoning designation of Downtown Mixed Use South (DMU-S). The purpose of the DMU-S land use is to encourage an integrated transit-oriented and mixed use neighborhood, extending the activity of City Center across Bollinger Canyon Road with shops, offices, and a diversity of housing opportunities set in an urban environment of walkable streets, parks and trails. The allowed density in the DMU-S land use ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be more vertical in nature and allowance for higher density closer to the arterial roadway, with an appropriate transitional buffer

adjacent to existing residential uses located to the south. While the Project is in a mixed-use zone, the Applicant has the ability to use State Density Bonus law to propose 100% residential use.

Development Standards:

The Project is within the DMU-S zoning district. The following are development standards for the subject property:

Table 1: Project Development Standards

Development Standard	City Standard (DMU-S)	Proposed Project
Minimum lot size	Determined through subdivision process	1.85 acres
Setbacks	Minimum 10 feet for front setback. Setbacks for side-interior, side-corner, rear, and accessory structure is determined through project review and approval	10 ft. front, Varies
Density	Minimum density of 20 dwelling units per acre and maximum density of 60 dwelling units per acre	54 dwelling units per acre
Floor Area Ration (FAR)	Sitewide minimum of 1.25 and sitewide maximum of 2.75	1.13
Maximum height	85 feet, except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions)	46 feet
Landscaping	Minimum 15% of the lot	15.5% provided
Parking	179 spaces based on Zoning Code Parking requirement	110 provided (State Density Bonus Waiver)

The Project complies with the DMU-S development standards except for the minimum FAR and parking. The City's Zoning Code requires 179 parking spaces (100 covered, 50 uncovered, 25 guest stalls, and 4 spaces for daycare use). The maximum number of parking spaces that can be required under State Density Bonus Law is 125 spaces (50 spaces for the 0–1-bedroom units and 75 spaces for the 2–3-bedroom units). The Project proposes a total of 100 uncovered parking spaces for residents and guests, and 10 spaces for daycare use, and is eligible for a parking standard waiver under State Density Bonus Law based on its

commitment to deed-restrict of at least a minimum of 5% of housing units to very low-income households (the project proposes all units to be affordable to lower income households).

The Project will have a density of 54 dwelling units per acre, which is within the DMU-S development standards range of 20-60 units per acre; the Orchards Master Plan overall residential density of 46.3 dwelling units per net acre.

Building Layout and Setbacks:

The building is bordered by the Orchards Multi-Family District to the north and east, the Neighborhoods District to the south, the perimeter greenway and I-680 to the west. The site is accessed via two driveway entrances off Chevron Drive, with access to the surface parking via Drive A to the north and Drive C to the south; Emergency Vehicle Access (EVA) is provided at both entry points and will allow for emergency access around the entirety of the Project. The front setback along Chevron Drive is 10 feet and the rear setback abutting the greenway ranges from 47 feet to 50 feet. The minimum side yard setback to the north is 61 feet and the south side setback is 49 feet. The building will have a maximum height of 46 feet where up to 70 feet is permitted. The building layout is consistent with the Zoning Ordinance objective standards.

Building Architecture and Landscape

Architecture:

The proposed architecture can be characterized as a contemporary style with a variety of massing and material finishes as shown in the renderings below. Building finishes include a combination of cement plaster, extruded aluminum battens, and aluminum slat siding. The color palette incorporates brown, beige, and grey colors on the building massing, with dark charcoal tones on the window mullions.

Figure 3: Proposed Color Schemes and Materials Board

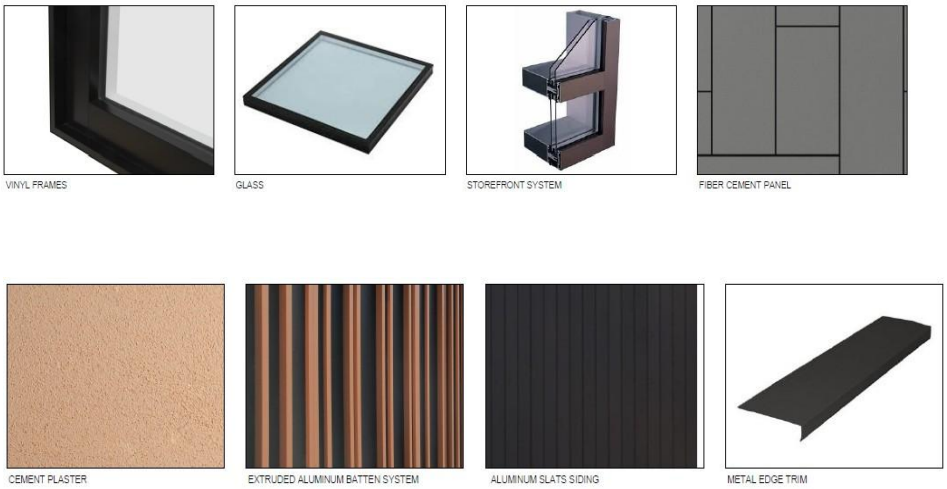


Figure 4: Building Rendering Residential Lobby Entrance Plaza

Figure 5: East Façade on Chevron Drive

Figure 6: Childcare Lobby Entrance Plaza

Figure 7: South Façade and Courtyard

Figure 8: North Elevation

Figure 9: South Elevation

Figure 10: East Elevation

Figure 11: West Elevation

Parking

As described above, the project includes a total of 110 parking spaces for residents and the daycare center use, which includes 100 spaces for the residential units and 10 spaces for daycare use. Under State Density Bonus law, the Project is eligible for a parking standard waiver based on its commitment to deed-restrict all units to be affordable to lower income households, aside from one on-site manager's unit.

Landscape Design

The Applicant has provided a conceptual landscape plan layout that identifies the specific planting areas in relation to the Project site including perimeter landscaping, residential courtyard and childcare play area, and bio treatment areas as shown in Figure 12. Residents will have access to the perimeter greenway on the left, including a meandering pathway and play area.

Figure 12: Conceptual Landscape Plan

Figure 13 includes approximately 4,000 sq. ft. of courtyard with a community garden, play area, grill and picnic benches, and perimeter greenway access along the western property line. Ten trees are proposed within the courtyard area to provide shade with other planned planting. The childcare play area will be surrounded by landscape treatments including a few shade trees and enclosed by a 7-foot wooden fence.

Figure 13: Courtyard Landscape Plan

The Planting Schedule and Planting Palette show a variety of trees, shrubs, grasses, and groundcovers. Compliance with the Model Water Efficiency Landscape Ordinance (MWELO) will be required. Use of reclaimed water will be required unless determined to be infeasible by the Zoning Administrator and may impact the final plant selection. Figure 14 provides imagery of the plant palette proposed for the Project.

Figure 14: Plant Palette Imagery

A photometric lighting plan has been provided on Sheet LT1 and will be reviewed and confirmed for compliance with City standards prior to Building Permit issuance.

Affordable Housing

The Project is subject to the City's inclusionary housing standards, which requires a minimum of 15% of the units for low and very low-income households. The Orchards Affordable Apartments are proposed as 100% affordable for households earning up to 80% of area median income. The Project includes requested concessions to reduce the number of parking spaces, and to reduce the number of interior parking lot trees. The Project qualifies

for four concessions under State Density Bonus Law and is currently being evaluated for the total number of waivers and concessions necessary for the Project.

Discussion Topics:

Staff requests the Architectural Review Board review the proposed Project and provide comments and direction using the following questions as a guide for discussion:

Site Layout

1. In general, does the Board support the proposed site layout, and vehicle/pedestrian circulation? Why or why not?

Building Architecture

1. Is the proposed architecture appropriate in design, scale and massing? Is the proposed architectural design theme appropriate for this site and consistent/compatible with the established architectural styles in the project vicinity? Why or why not?

2. Does the Board feel that the project building has met the City's 360-degree design philosophy? Why or why not?

3. Does the Board support the proposed building materials, colors scheme, architectural finishes, and trim detailing? Why or why not?

Landscape

1. Does the landscape palette and overall site plan provide appropriate species selection and sufficient quantities/sizes and variety of plant materials? Why or why not?

2. In general, does the Board support the proposed landscape concept? Why or why not?

Recommendation:

Staff recommends the Architectural Review Board review and discuss the proposed Project and provide direction to the Applicant and staff recommending final architectural review.

Attachment(s):

A. Vicinity Map
B. Project Plans, received January 22, 2026

ATTACHMENT A

CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map

m

San Ramon
CALIFORNIA

DP 2025-0004; AR 2025-0011 and ENVR 2026-0001

Orchards Affordable Apartments

6001 Bollinger Canyon Rd.
(APN: Portion 213-120-008)

N

(Not to Scale)

ATTACHMENT B

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV DATE ISSUE

COVER SHEET

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

G0.00

Copyright 2025 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 8:44:29 AM Autodesk Docs://25093.000 Orchards/25093_BIM Orchards_AR_2025.rvt

Copyright 2025 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart. Client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 12:24:01 PM Autodesk Docs://25093.BR Orchards_AR_2025.rvt

ZONING INFORMATION

SITE / GROSS SITE AREA:

SF	ACRES
80,586	1.85

ZONE: DMU-S

EXISTING LAND USES: SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL
PROPOSED LAND USES: MULTI-FAMILY HOUSING

EXISTING RESIDENTIAL USES: NONE
PROPOSED RESIDENTIAL USES DEMOLITION: NONE

UNIT COUNT

BELOW MARKET RATE UNITS:	99 UNITS
MANAGER'S UNIT:	1 UNIT
TOTAL UNITS:	100 UNITS

FLOOR AREA

FLOOR AREA PROPOSED: 91,459 SF *

* FLOOR AREA, NET (RESIDENTIAL): THE SUM OF THE AREAS OF ALL FLOORS OF A RESIDENTIAL BUILDING, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTER LINES OF WALLS SEPARATING TWO BUILDINGS. NET RESIDENTIAL FLOOR AREA SHALL NOT INCLUDE INTERIOR PARKING SPACES, LOADING SPACE FOR MOTOR VEHICLES, PORCHES, EXTERIOR BALCONIES/DECKS, AREAS FOR VERTICAL CIRCULATIONS, ELEVATOR SHAFTS, STAIRWELLS, LOBBIES, MECHANICAL/ELECTRICAL/TECH EQUIPMENT ROOMS, JANITORIAL ROOMS, STORAGE AREAS ADJOINING LOADING DOCKS, LOADING AND GARBAGE AREAS, OR RESIDENTIAL AND NON-RESIDENTIAL PENTHOUSES.

SETBACKS

SETBACKS REQUIRED:

ABUTTING MAIN STREET	:10 FEET
SIDE INTERIOR	:DETERMINED THROUGH PROJECT REVIEW AND APPROVAL
SIDE CORNER	:DETERMINED THROUGH PROJECT REVIEW AND APPROVAL
REAR	:DETERMINED THROUGH PROJECT REVIEW AND APPROVAL

SETBACKS FROM PROPERTY LINE PROPOSED:

ABUTTING CHEVRON DR (EAST)	:10 FEET
SIDE INTERIOR AT NORTH	:61 TO 75 FEET (VARIES)
SIDE INTERIOR AT SOUTH	:49 FEET 4 INCHES
REAR AT WEST	:47 FEET 3 INCHES TO 50 FEET 10 INCHES (VARIES)

BUILDING HEIGHT

PERMITTED:	70'
PROPOSED:	46' 0"

LANDSCAPE AREA

SITE AREA 80,586 SF

	FACTOR	AREA
REQUIRED:	min 15 %	12,088 SF
PROPOSED:		
ON SITE		9,019 SF
COURTYARD		3,496 SF
TOTAL	15.5%	12,515 SF

PARKING

RESIDENT PARKING REQUIRED:	1.50 PER UNIT	150 PARKING SPACES
GUEST PARKING REQUIRED:	4.00 PER UNIT	25 PARKING SPACES
RESIDENT PARKING PROPOSED:	1.00 PER UNIT	100 PARKING SPACES

STUDIO / 1 BED: 1 STALL/DU (WITHIN A GARAGE / CARPORT) *
2 BED / 3 BED: 2 STALLS/ DU (AT LEAST 1 WITHIN A GARAGE / CARPORT)*

* PARKING REQUIREMENTS MAY BE MODIFIED BY THE REVIEW AUTHORITY FOR AFFORDABLE HOUSING, MIXED USE, OR SENIOR HOUSING PROJECTS.

LAND USE	REQUIRED	PROPOSED	PROPOSED RATIO
STUDIO	24 SPACES	24 SPACES	1/DU
1 BED	26 SPACES	26 SPACES	1/DU
2 BED	48 SPACES	24 SPACES	1/DU
3 BED	50 SPACES	25 SPACES	1/DU
MANAGER	2 SPACES	1 SPACE	1/DU
TOTAL RESIDENTS	150 SPACES	100 SPACES	
TOTAL GUESTS	25 SPACES	0 SPACES	
TOTAL SPACES	175 SPACES	100 SPACES	

CHILDCARE PARKING REQUIRED: 1.00 PER 6 CHILDREN — 5 PARKING SPACES (NUMBER OF CHILDREN NOT TO EXCEED 25)

LAND USE	REQUIRED	PROPOSED
CHILDCARE	5 SPACES	10 SPACES
TOTAL CHILDCARE	5 SPACES	10 SPACES

RESIDENTIAL PARKING PROPOSED:	100 SPACES
CHILDCARE PARKING PROPOSED:	10 SPACES
TOTAL PARKING PROPOSED:	110 SPACES

MOTORCYCLE PARKING

	FACTOR	COUNT
REQUIRED MOTORCYCLE PARKING:	1 PER 50 PARKING SPACES	3

MOTORCYCLE PARKING PROPOSED: 3

BICYCLE PARKING

	FACTOR	COUNT
REQUIRED BICYCLE PARKING	1 PER 10 PARKING SPACES	11

BICYCLE PARKING PROPOSED: 104

SHEET INDEX

SHEET NO.	SHEET NAME
GENERAL	
G0.00	COVER SHEET
G0.01	PROJECT INFORMATION
CIVIL	
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING & DRAINAGE PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY STORMWATER MANAGEMENT PLAN
C-7	PRELIMINARY FIRE ACCESS PLAN
C-8	PRELIMINARY SOLID WASTE ACCESS PLAN
C-9	PRELIMINARY EROSION CONTROL PLAN
ARCHITECTURAL	
A1.01	SITE PHOTOS
A1.02A	DESIGN CONCEPT
A1.02B	MASSING CONCEPT
A1.03	SITE PLAN
A2.01	FLOOR PLAN - LEVEL 1
A2.02	TYPICAL FLOOR PLAN - LEVEL 2-4
A2.04	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	BUILDING SECTIONS
LANDSCAPE	
L1.00	LANDSCAPE PLAN
L1.01	COURTYARD PLAN
L2.00	MATERIALS & FURNISHING
L2.01	MATERIALS & FURNISHING
L3.00	HYDROZONE SCHEDULE
L4.00	PLANTING SCHEDULE
L4.01	PLANTING PLAN
L4.02	PLANTING PALETTE
LIGHTING	
LT2	LIGHTING FIXTURE SPECIFICATIONS
LIGHTING	
LT1	PHOTOMETRIC PLAN

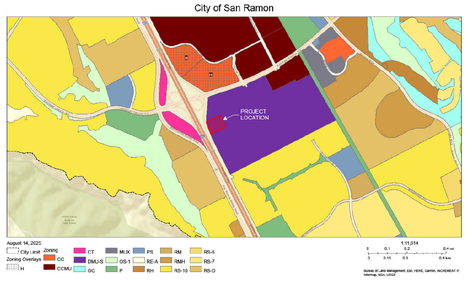
PROJECT DESCRIPTION

THE PROJECT INCLUDES DEMOLITION OF A PARKING LOT WITH SOLAR PANELS TO CONSTRUCT A NEW MULTI-FAMILY RESIDENTIAL BUILDING. THE BUILDING PROPOSES TO HOUSE 99 BELOW MARKET RATE RESIDENTIAL UNITS AND 1 MANAGER'S UNIT FOR A TOTAL OF 100 RESIDENTIAL UNITS.

THE PROJECT ACCOMMODATES ABOUT 3,000 SF OF LOBBY AND AMENITIES THAT INCLUDE A COMMUNITY ROOM, COMPUTER LAB AND AFTER SCHOOL SPACE.
110 SURFACE PARKING SPACES ARE ACCOMMODATED INCLUDING 10 SPACES DEDICATED TO A CHILDCARE FACILITY SUPPORTING THE ENTIRE ORCHARDS COMMUNITY. 104 BICYCLE SPACES ARE ACCOMMODATED IN AN ENCLOSED BIKE STORAGE FACILITY.

THE BUILDING IS A 4 STORY MULTI-FAMILY STRUCTURE WITH 4 STORIES OF TYPE VA CONSTRUCTION.

City of San Ramon



AREA RENTABLE SCHEDULE

UNIT TYPE / AVG. UNIT SIZE	STUDIO 392 SF	1BD 566 SF	2BD 830 SF	MANAGER'S 2BD 830 SF	3BD 1022 SF	UNIT COUNT	NRSF
LEVEL 4	7	7	8		8	30	21,519 SF
LEVEL 3	7	7	8		8	30	21,519 SF
LEVEL 2	7	7	7	1	8	30	21,519 SF
LEVEL 1	3	5	1		1	10	5,910 SF
	24	**26**	**24**	**1**	**25**	**100**	**70,467 SF**
	24%	26%	24%	1%	25%	100%	**AVG. UNIT SIZE: 703 SF**

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

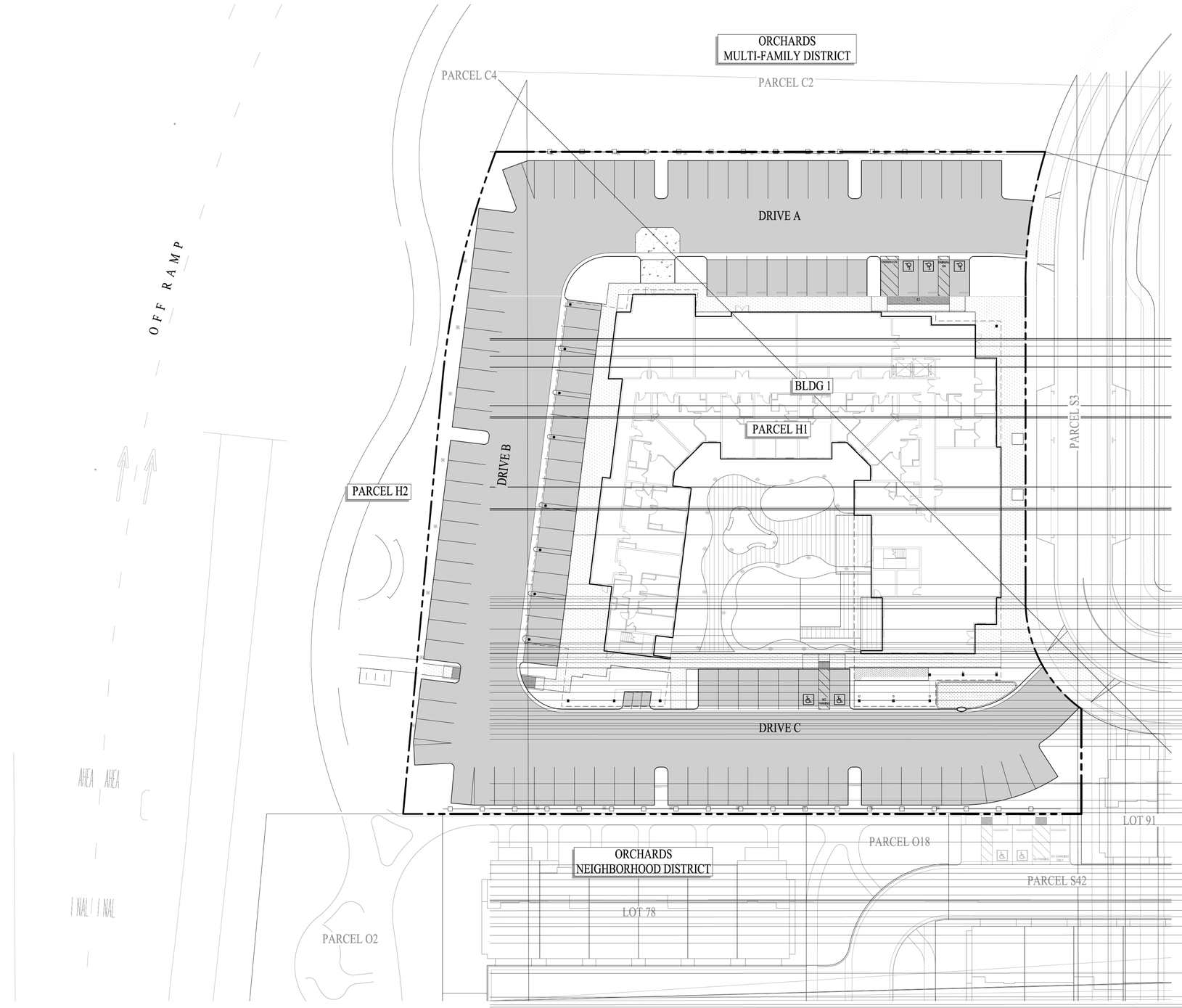
REV	DATE	ISSUE

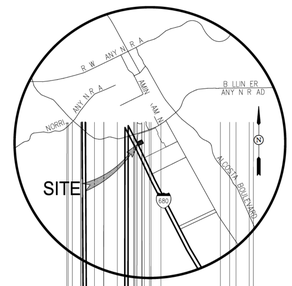
PROJECT INFORMATION

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

G0.01





CONTACTS:

1.	OWNER:	SUNSET DEVELOPMENT 2600 CAMINO RAMON, SUITE 201 SAN RAMON, CA 94583 (925) 380-9511 STEPHANIE HILL
2.	DEVELOPER:	EDEN HOUSING INC. 22645 GRAND STREET HAYWARD, CA 94541 (510) 247-8110
3.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 JASON NIER, P.E.
4.	ARCHITECT:	STEINBERG HART 50 WEST SAN FERNANDO, STE 850 SAN JOSE, CA 95113 (408) 295-5446
5.	LANDSCAPE ARCHITECT:	RHAA LANDSCAPE & ARCHITECTURE PLANNING 225 MILLER AVENUE MILL VALLEY, CA 94941 (415) 383-7900

GENERAL NOTES:

1.	SITE ADDRESS:	6001 BOLLINGER CANYON ROAD, SAN RAMON, CA 94583
2.	ASSESSORS PARCEL NUMBER:	213-120-008
3.	GENERAL PLAN LAND USE (EXISTING):	DOWNTOWN MIXED-USE SOUTH (DMU-S)
4.	ZONING (EXISTING):	DOWNTOWN MIXED-USE SOUTH (DMU-S)
5.	DWELLING UNITS:	BELOW MARKET RATE UNITS: 99 UNITS MANAGER'S UNITS: 1 UNIT TOTAL: 100 UNITS
6.	GROSS PROJECT SITE AREA:	1.85± AC (PARCEL H1)
7.	RESIDENTIAL DENSITY:	54.1± DU/AC
8.	EXISTING STRUCTURES:	ALL EXISTING ONSITE STRUCTURES TO BE REMOVED BY OTHERS
9.	EXISTING UTILITIES:	ALL EXISTING ONSITE UTILITIES TO BE REMOVED BY OTHERS
10.	UTILITIES WATER: SANITARY SEWER: STORM DRAIN: GAS AND ELECTRIC: TELEPHONE:	 EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) CENTRAL SAN CITY OF SAN RAMON PG&E AT&T
11.	FLOOD ZONE:	ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP: MAP NUMBER 06013C0464F DATE: 8/16/2009.
12.	STREETS:	ALL DRIVE AISLES ON-SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
13.	EASEMENTS:	ALL ON-SITE PRIVATE DRIVE AISLES SHALL INCLUDE AN EASEMENT FOR EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).
14.	PARK/LINEAR TRAIL/ MULTI-USE PATHWAYS/OPEN SPACE:	ALL PARKS, LINEAR TRAILS, MULTI-USE PATHWAYS, AND OPEN SPACE AMENITIES WITHIN THE OVERALL ORCHARDS DEVELOPMENT (SUBDIVISION 9693) SHALL BE PRIVATELY OWNED AND MAINTAINED WITH PUBLIC ACCESS EASEMENTS.
15.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO SUBDIVISION 9693 FINAL MAP.

SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY GRADING & DRAINAGE PLAN
C-5	PRELIMINARY UTILITY PLAN
C-6	PRELIMINARY STORMWATER MANAGMENT PLAN
C-7	PRELIMINARY FIRE ACCESS PLAN
C-8	PRELIMINARY SOLID WASTE ACCESS PLAN
C-9	PRELIMINARY EROSION CONTROL PLAN

LEGEND

PROPOSED	DESCRIPTION
	PROJECT BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	UTILITIES & SIDEWALK
	LANDSCAPE AREA
	STORMWATER QUALITY TREATMENT AREA

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BACK OF CURB
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
DW	DRIVEWAY
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FI	FIELD INLET
GR	TOP OF GRATE ELEVATION
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
W	WATER

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

NOT FOR CONSTRUCTION

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

REV	DATE	ISSUE

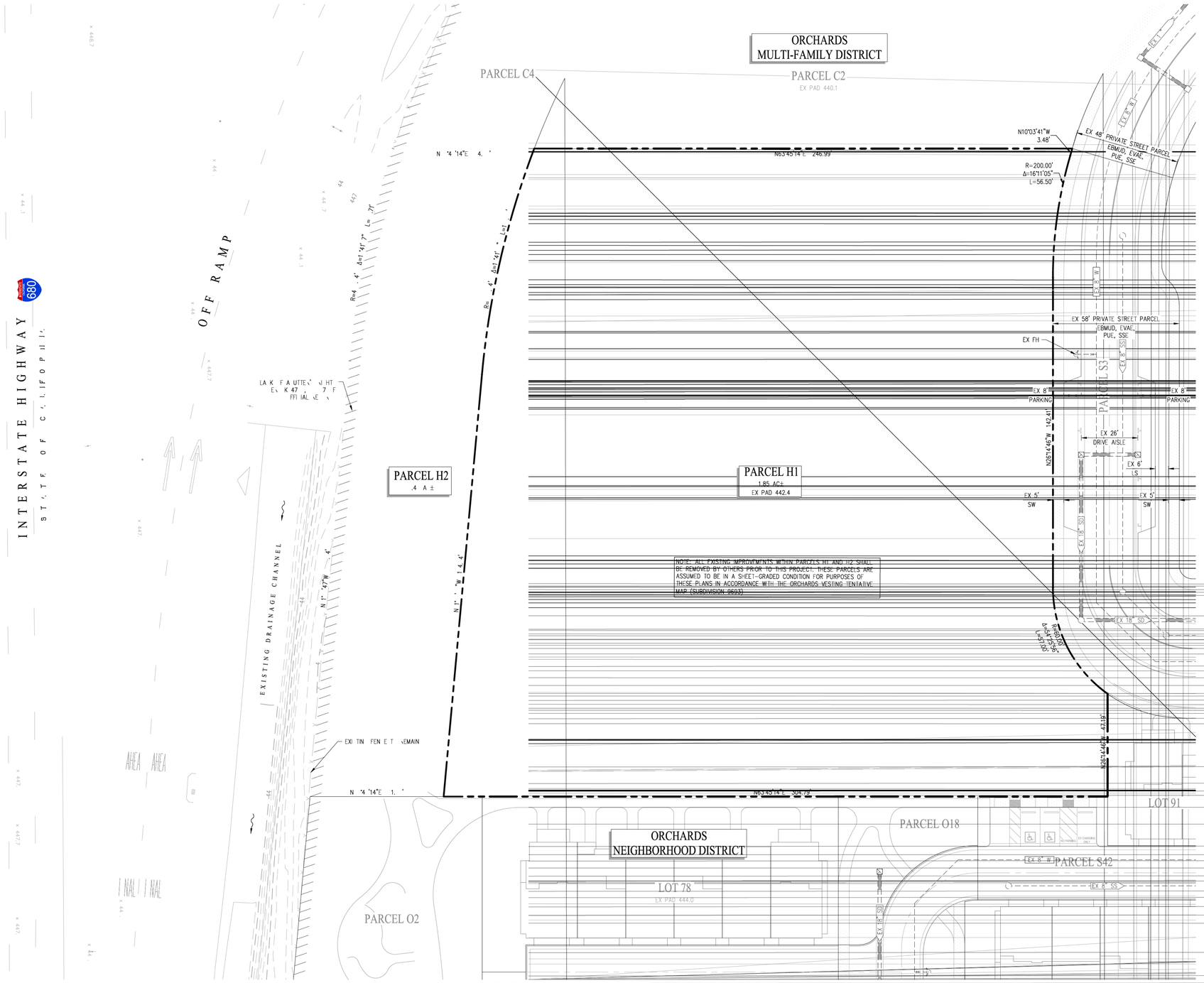
TITLE SHEET

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

C-1

Autodesk Docs://... BR rcbrady/Pw rcbrady_@c... .rvt
Copyright © 1989-2019 Steinberg Hart All Rights Reserved - This drawing and/or design is the property of Steinberg Hart and may not be used in whole or part, or for any other purpose without the written permission of Steinberg Hart.



LEGEND

	PROJECT BOUNDARY
	EXISTING ADJOINER
	EXISTING EASEMENT LINE
EX JT	EXISTING JOINT TRENCH
EX	EXISTING STORM DRAIN
EX	EXISTING SANITARY SEWER
EX W	EXISTING WATER MAIN
	EXISTING UTILITY TO BE REMOVED
	EXISTING MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING UTILITY BOX/VAULT

ABBREVIATIONS

ABD	ABANDONED
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
CB	CATCH BASIN
CO	CLEANOUT
ELEC	ELECTRICAL
EX	EXISTING
FH	FIRE HYDRANT
FS	FIRE SERVICE
FI	FIELD INLET
ICV	IRRIGATION CONTROL VALVE
IRR	IRRIGATION
JT	JOINT TRENCH
MH	MANHOLE
PGE	PACIFIC GAS AND ELECTRIC
RW	RECYCLED WATER
SL	STREET LIGHT
SS	SANITARY SEWER
SD	STORM DRAIN
TR	TO REMAIN
TBR	TO BE REMOVED
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

N TE

1. EE T EE REMOVAL AND PROTECTION PLAN PER RHAA LANDSCAPING FOR LOCATION AN ESCRIPTION OF TREES TO REMAIN AND TO BE REMOVED

0 20 40 60

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

NOT FOR CONSTRUCTION

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

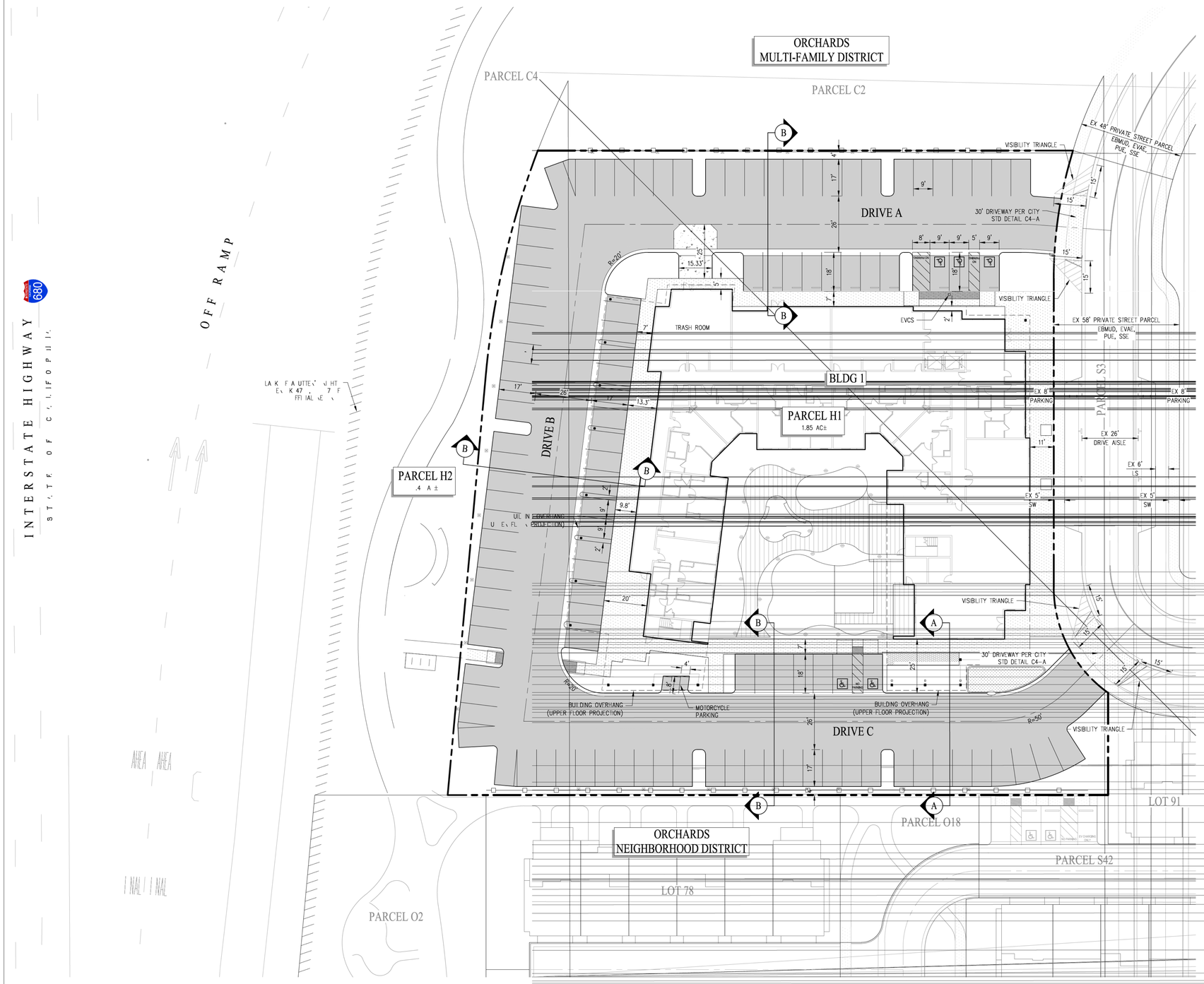
REV	DATE	ISSUE

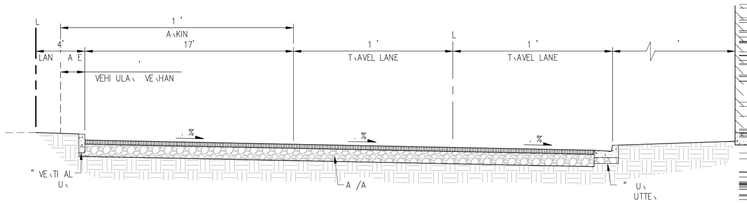
EXISTING CONDTITIONS

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

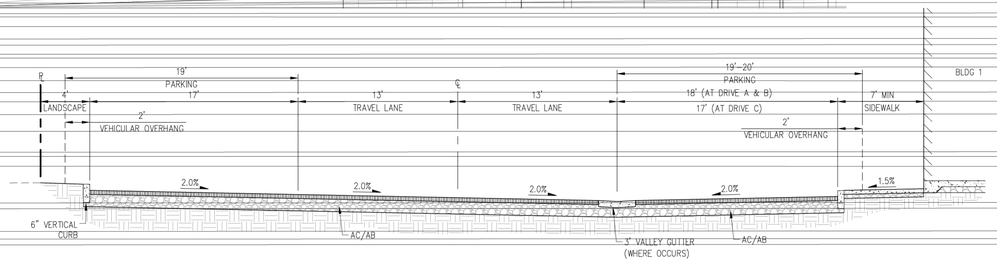
C-2





SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
	PROJECT BOUNDARY
	EASEMENT LINE
	LOT LINE
	CURB, GUTTER & SIDEWALK
	STORMWATER QUALITY TREATMENT AREA
	PROPOSED ASPHALT PAVEMENT
	DRIVEWAY VISIBILITY AREA

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BACK OF CURB
BLDG	BUILDING
BW	BACK OF WALK
CL	CENTERLINE
DWY	DRIVEWAY
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVCS	ELECTRIC VEHICLE CHARGING STATION
EX	EXISTING
LS	LANDSCAPE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK
TC	TOP OF VERTICAL CURB

PARKING STALL DIMENSIONS:

1. MINIMUM PARKING STALL DIMENSIONS SHALL BE 9'X19'. WHERE 2' OF VEHICULAR OVERHANG IS PROVIDED, PARKING STALLS MAY BE REDUCE TO 9'X17' MIN.

0 20 40 60

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

NOT FOR CONSTRUCTION

cbg

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

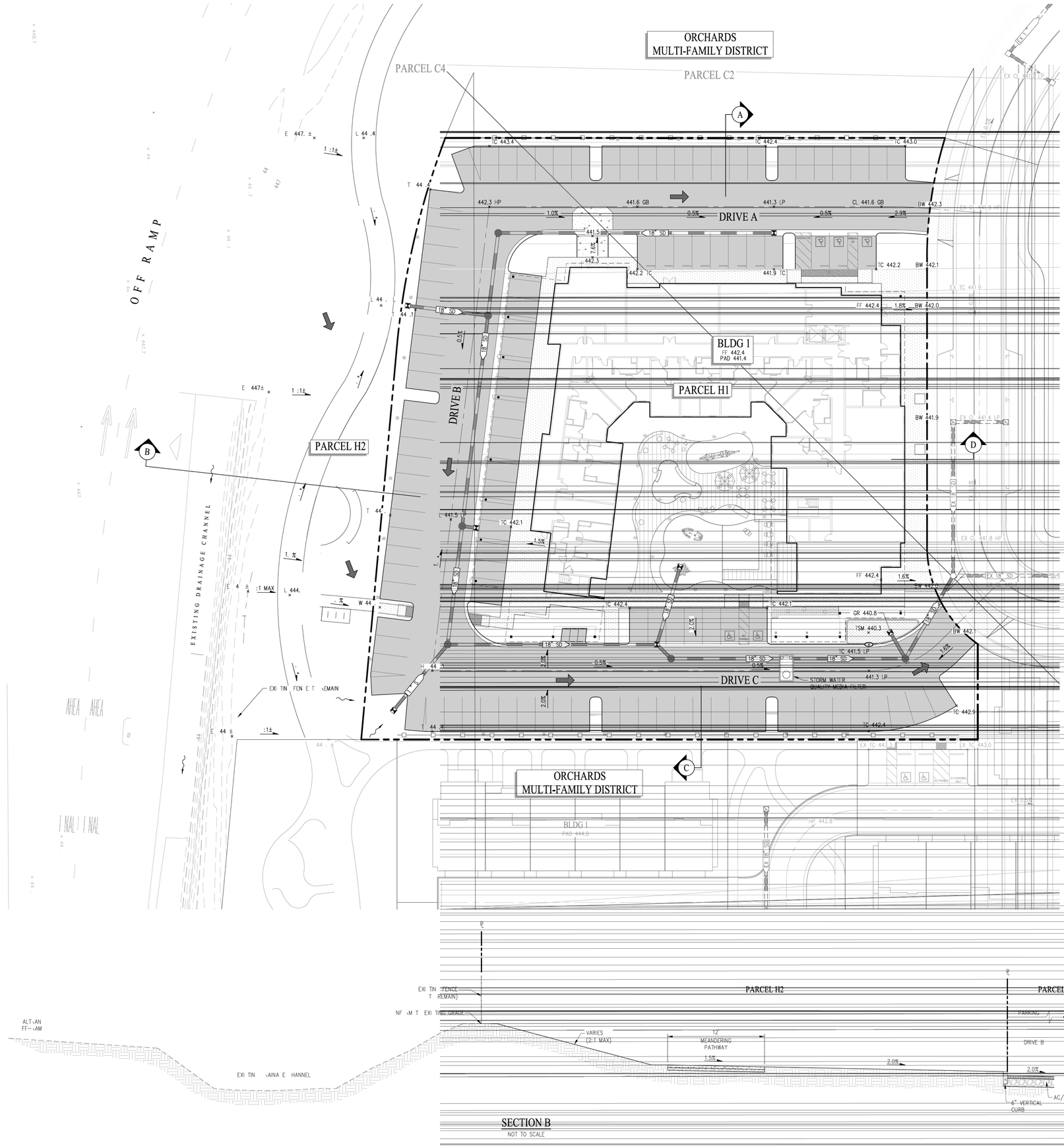
REV	DATE	ISSUE

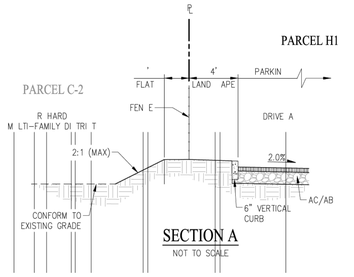
PRELIMINARY SITE PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

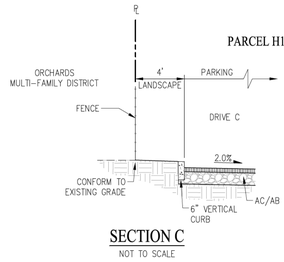
PLANNING APPLICATION

C-3

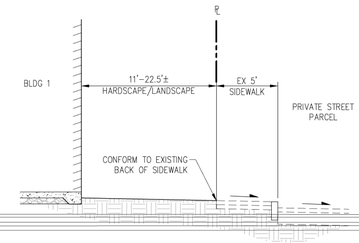




SECTION A
NOT TO SCALE



SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE

SECTION B
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- EXISTING EASEMENT LINE
- RIGHT OF WAY LINE
- PROPOSED SIDEWALK
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN FIELD INLET
- PROPOSED STORM DRAIN CATCH BASIN
- 472.8 PROPOSED SPOT GRADE
- 2% PROPOSED SLOPE
- BIORETENTION
- POINT OF OVERLAND RELEASE

0 20 40 60

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

NOT FOR CONSTRUCTION

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ORCHARDS
6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

REV	DATE	ISSUE

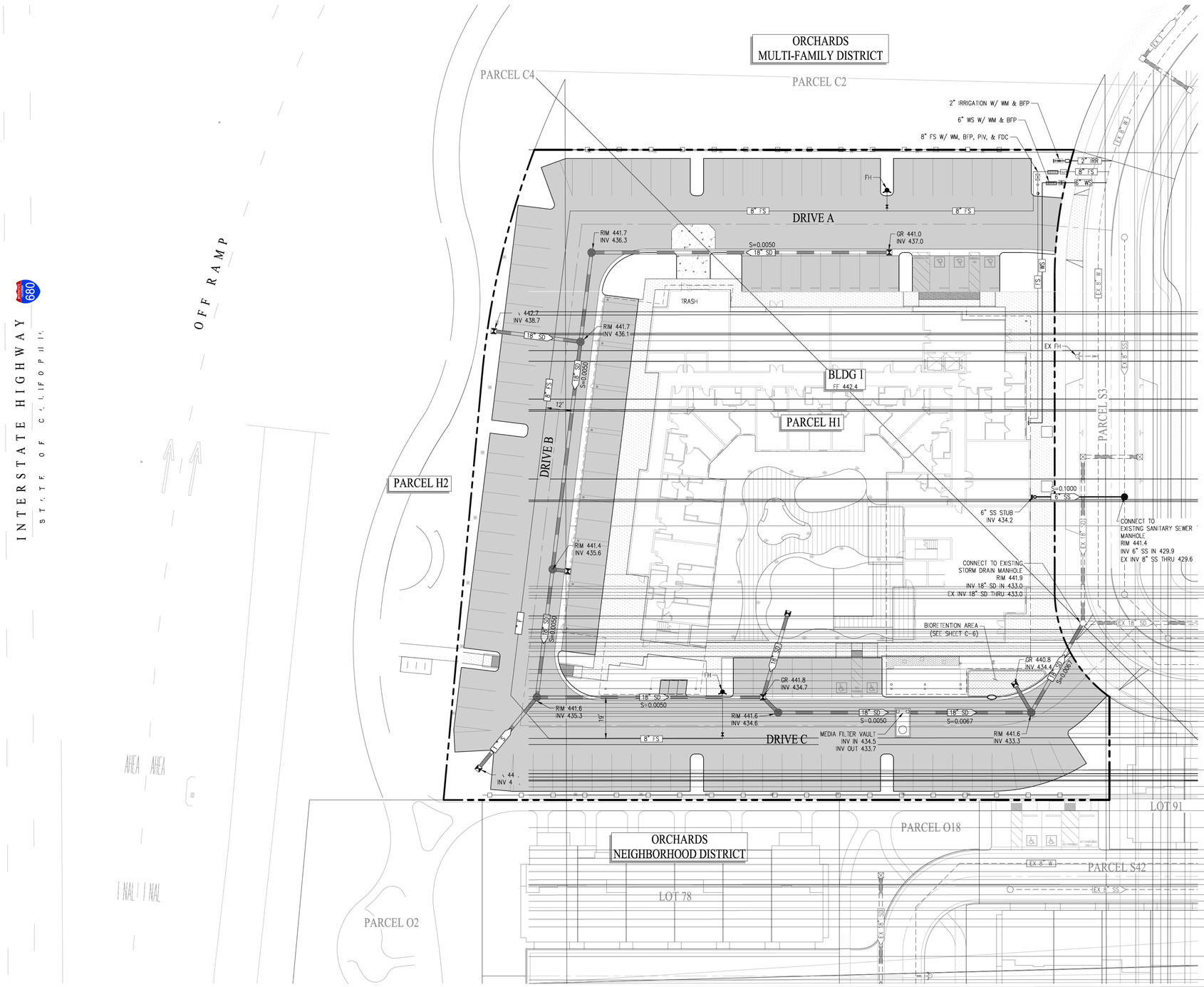
PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

C–4

Copyright © 1989-2026 Steinberg Hart All Rights Reserved – This plan, and all of the ideas and designs incorporated herein, as an instrument of service, is and shall remain the property of Steinberg Hart and may not be used in any way for any other project without the written consent of Steinberg Hart.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER
- EXISTING EASEMENT LINE
- EX JT — EXISTING JOINT TRENCH
- EX 18" SD — EXISTING STORM DRAIN
- EX 8" SS — EXISTING SANITARY SEWER
- EX 8" W — EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN
- 15" SD — PROPOSED STORM DRAIN
- PROPOSED DOWNSPOUT PIPE
- 8" SS — PROPOSED SANITARY SEWER
- 6" W — PROPOSED WATER MAIN
- 8" FS — PROPOSED FIRE SERVICE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED BUBBLE-UP
- PROPOSED AREA DRAIN
- PROPOSED FDC & PIV
- PROPOSED WATER METER
- PROPOSED IRR METER & BFP
- PROPOSED FIRE SERVICE METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED MEDIA FILTER VAULT

ABBREVIATIONS

BLDG	BUILDING
BFP	BACK FLOW PREVENTER
EX	EXISTING
FDC	FIRE DIRECT CONNECTION
FS	FIRE SERVICE
IRR	IRRIGATION
FH	FIRE HYDRANT
JT	JOINT TRENCH
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

NOTE:

1. WATER MAIN TO BE DESIGNED PER EBMUD STANDARDS.
2. SANITARY SEWER SYSTEM TO BE DESIGNED PER CCCSD STANDARDS.
3. STORM DRAIN PIPES SHALL HAVE A MIN 0.5% SLOPE, SUBJECT TO FINAL DESIGN.

0 20 40 60

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

NOT FOR CONSTRUCTION

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

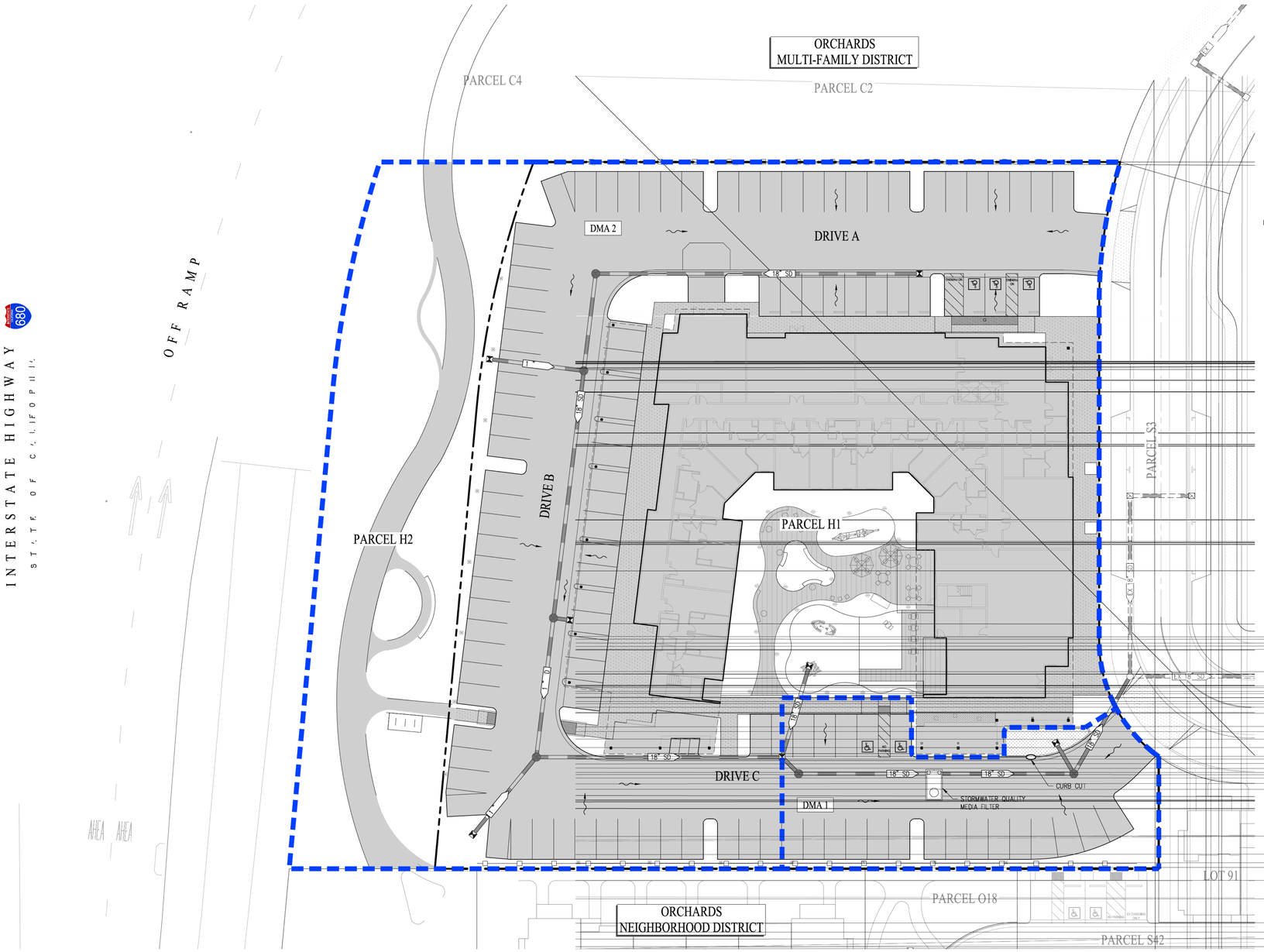
REV	DATE	ISSUE

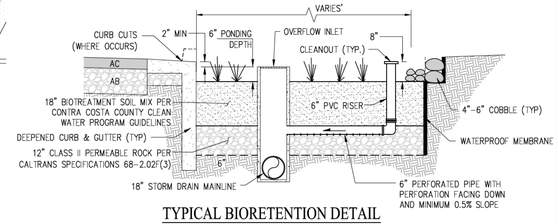
PRELIMINARY UTILITY PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

plotted: 1/22/26 9:41am by Mark Hall
c:\revit files\25093.000_orchards_BR_central_v26_mhall.rvt
1" = 1'-0"
Autodesk Docs://25093.000 Orchards/25093.000_orchards_BR_central_v26_mhall.rvt
Phase sets/ Preliminary Utility Plan
This drawing is an instrument of service and may not be used, in whole or in part, for any purpose other than the specific project for which it was prepared and published.
All rights reserved © 2026 Steinberg Hart





TYPICAL BIORETENTION DETAIL

NOT TO SCALE

SPECIAL PROJECT NON-LID TREATMENT REDUCTION CREDITS

SPECIAL PROJECTS CATEGORY "C":

AFFORDABLE HOUSING CREDIT (FROM TABLE 1A): 100%

- TOTAL NUMBER OF DWELLING UNITS: 100
- TOTAL NUMBER OF MANAGER'S UNITS: 1
- TOTAL NUMBER OF DWELLING UNITS FOR AFFORDABLE CREDIT CALCULATION: 99

- LOW (<80% OF AMI): 74 UNITS (75%)
- VERY LOW (<50% OF AMI): 25 UNITS (25%)
- WEIGHTED SUM: 125%
- ALLOWABLE AFFORDABLE HOUSING CREDIT: 100%

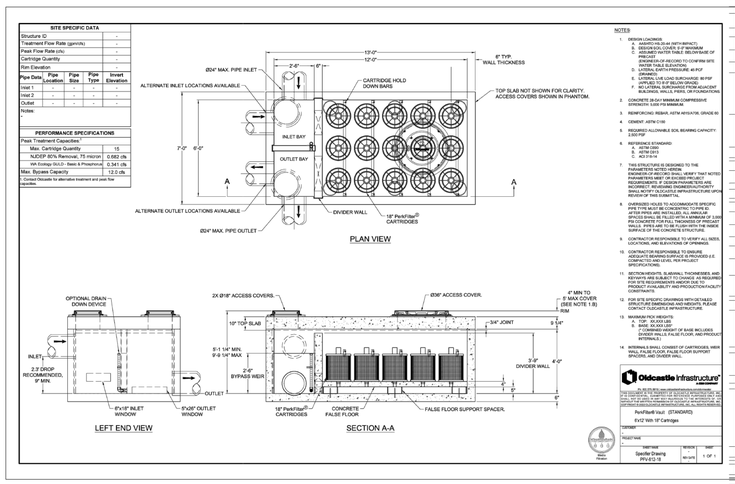
TOTAL MAX. NON-LID CREDIT ALLOWED: 100%

SPECIAL PROJECT NON-LID TREATMENT CREDIT NOTES:

1. PROJECT QUALIFIES FOR 100% LID REDUCTION CREDIT AND MAY TREAT 100% OF RUNOFF USING NON-LID METHODS IF LID IS INFEASIBLE.
2. PROJECT PROPOSES TO TREAT APPROXIMATELY 10% OF THE IMPERVIOUS SURFACES USING LID TREATMENT METHODS (ROADSIDE BIORETENTION).
3. PROJECT PROPOSES TO TREAT APPROXIMATELY 90% OF THE IMPERVIOUS SURFACES USING NON-LID TREATMENT METHODS (MEDIA FILTER)
4. MEDIA FILTER SIZING AND SPECIFICATIONS ARE SUBJECT TO FINAL DESIGN. MEDIA FILTERS AND SIZING METHODS WILL BE WASHINGTON G.U.I.D. AND T.A.P.E. CERTIFIED UNITS.
5. PROPOSED MEDIA FILTER: OLDCASTLE PERK FILTER 6' X 12' CONCRETE VAULT WITH 18" CARTRIDGES (INSTALL 13 OF THE 15 AVAILABLE CARTRIDGES)
   - 5.1. TOTAL TREATMENT FLOW RATE REQUIRED: 124.3 GPM (0.277 CFS)
   - 5.2. TOTAL TREATMENT FLOW RATE PROVIDED: 132.6 GPM (0.295 CFS)

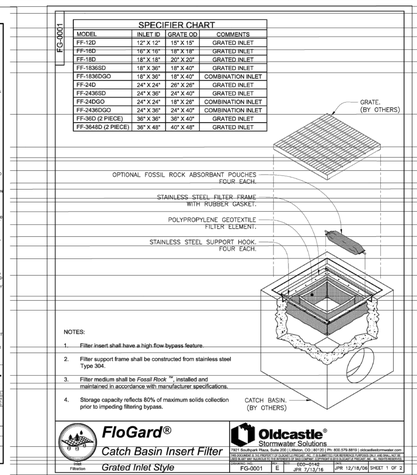
LEGEND

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA BOUNDARY
- EX 12" SD — EXISTING STORM DRAIN
- 24" SD — PROPOSED STORM DRAIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM DRAIN FIELD INLET
- PROPOSED STORM DRAIN FIELD INLET
- PROPOSED AREA DRAIN
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED MEDIA FILTER
- DIRECTION OF FLOW
- DMA 1 — DRAINAGE MANAGEMENT AREA DESIGNATION
- BIORETENTION
- BR — BIORETENTION
- DMA — DRAINAGE MANAGEMENT AREA
- MF — MEDIA FILTER
- SD — STORM DRAIN



TYPICAL MEDIAL FILTER

NOT TO SCALE



TYPICAL TRASH CAPTURE DEVICE

INSTALLED ON ALL INLETS

(OR APPROVED EQUAL)

NOT TO SCALE

STORMWATER TREATMENT SUMMARY (BIORETENTION)

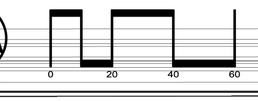
DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF) (4%-METHOD)	PROVIDED BIORETENTION AREA (SF)
1	BIORETENTION	FLOW	9,617	7,794	1,823	7,976	319	331

STORMWATER TREATMENT SUMMARY (MEDIA FILTER)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	RUNOFF FACTOR - IMPERVIOUS	RUNOFF FACTOR - PERVIOUS	COMPOSITE RUNOFF FACTOR "C"	INTENSITY (I) (IN/HR)	MIN REQUIRED TREATMENT FLOW (CxIxA) (CFS)
2	MEDIA FILTER	FLOW	89,176	64,141	25,035	0.9	0.1	0.68	0.2	0.277

NOTES:

1) ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED UPON THE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK 9TH EDITION DATED APRIL 12, 2024 AND REVISED JUNE 2025.
2) ALL STORMWATER SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3) THE PROJECT IS PART OF THE OVERALL ORCHARDS DEVELOPMENT AND WILL DRAIN TO INFRASTRUCTURE TO BE INSTALLED WITH THE ORCHARDS PROJECT. AS THE OVERALL PROJECT WILL INCREASE THE TOTAL IMPERVIOUS AREA, THE OVERALL PROJECT IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS. PEAK FLOW MITIGATION FOR PARCELS I1 AND I12 IS PROVIDED WITH THE OVERALL ORCHARDS PROJECT. SEE THE ORCHARDS STORMWATER CONTROL PLAN FOR ADDITIONAL INFORMATION, SIZING CALCULATIONS, ETC. THE POST-DEVELOPMENT FLOWS WILL BE MITIGATED TO NOT EXCEED PRE-DEVELOPMENT FLOWS. THE BAY AREA HYDROLOGY MODEL (BAHM) SOFTWARE HAS BEEN USED TO CALCULATE WATER QUALITY PERCENT FILTERED AND MITIGATED STORMWATER FLOWS.



EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

NOT FOR CONSTRUCTION

cbg

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ORCHARDS
6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

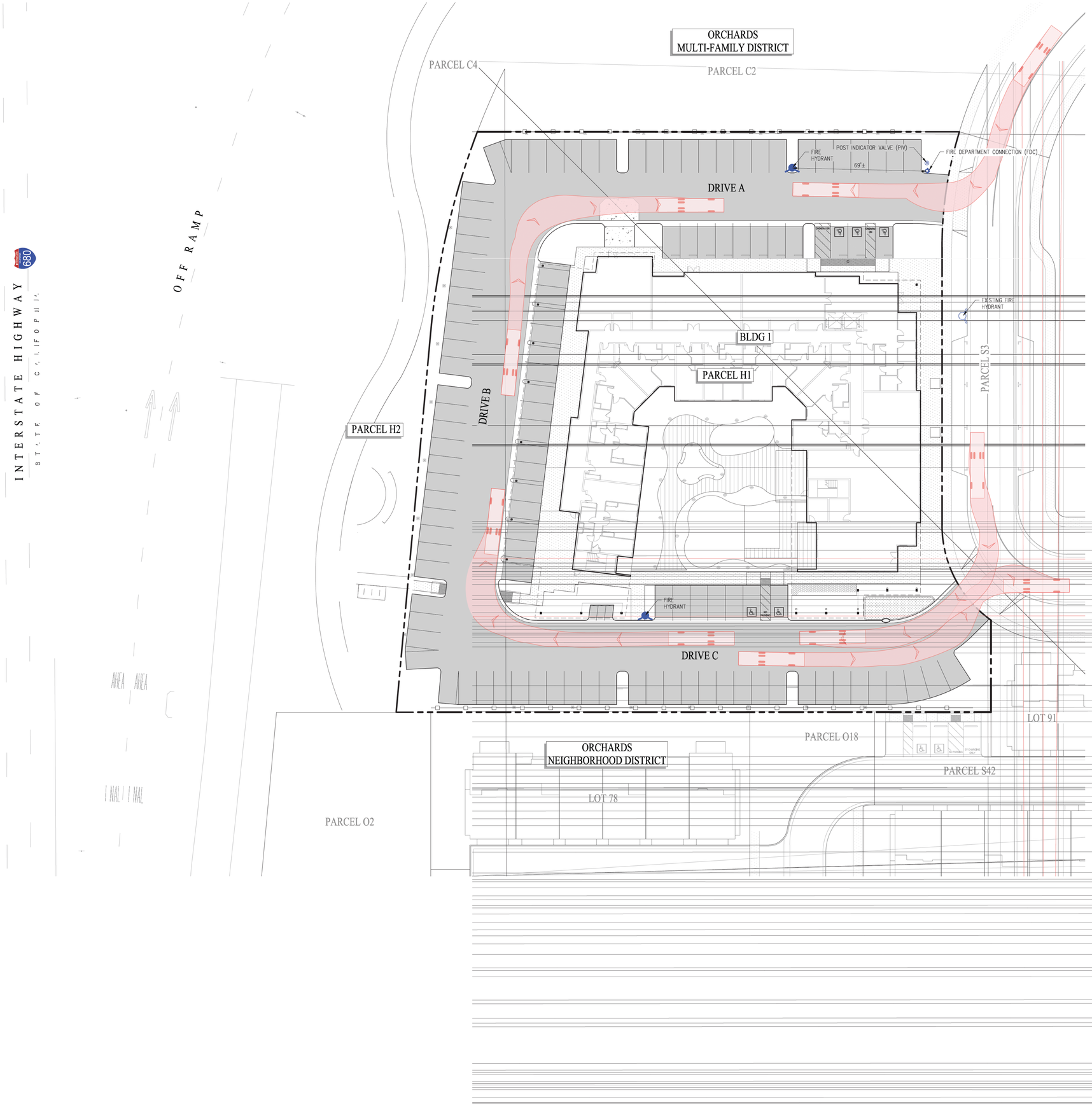
REV	DATE	ISSUE

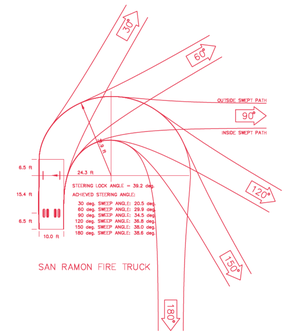
PRELIMINARY STORMWATER MANAGMENT PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

C-6

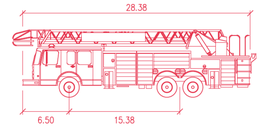




SAN RAMON FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

NOTE:
1. FIRE TRUCK TURNING MOVEMENTS REFLECT MOST RESTRICTIVE TURNING MOVEMENTS.



SAN RAMON FIRE TRUCK

	FEET
WIDTH	: 10.00
TRACK	: 6.92
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 39.2

SAN RAMON FIRE TRUCK

NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
	PROJECT BOUNDARY
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

NOT FOR CONSTRUCTION

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

REV	DATE	ISSUE

PRELIMINARY FIRE ACCESS PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

0 20 40 60

pyrigh 1 ste ry Hart All Rights R s rv d – Th s Plans and/ r p ojects as gn ed d r th s l b n t 1 t ns ry Hart' ch nt and may n t b us d, c pi d, r p duc d in any f rm with ut th xpr ss writt n

INTERSTATE HIGHWAY 680

STATE OF CALIFORNIA

OFF RAMP

ORCHARDS
MULTI-FAMILY DISTRICT

PARCEL C4

PARCEL C2

TRASH STAGING AREA FOR ROLL-OUT BINS

DRIVE A

TRASH ROOM

BLDG 1

DRIVE B

PARCEL S3

PARCEL H2

DRIVE C

LOT 91

PARCEL O18

ORCHARDS
NEIGHBORHOOD DISTRICT

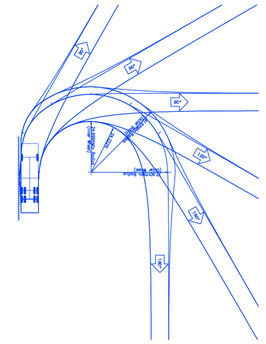
PARCEL S42

LOT 78

PARCEL O2

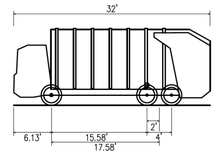
AREA AREA

INALI INAL



ACI TRASH TRUCK TURNING TEMPLATE
(34' FRONT LOAD TRUCK)
NOT TO SCALE

NOTE:
1. TRASH TRUCK TURNING MOVEMENTS REFLECT MOST RESTRICTIVE TURNING MOVEMENTS.



OVERALL LENGTH	32.000'
OVERALL WIDTH	8.000'
OVERALL BODY HEIGHT	12.538'
MIN BODY GROUND CLEARANCE	1.227'
TRACK WIDTH	8.000'
LOCK-TO-LOCK TIME	6.00s
MAX WHEEL ANGLE (VIRTUAL)	27.40°

SAN RAMON GARBAGE
TRUCK (ASSUMED)
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
	PROJECT BOUNDARY
	PROPOSED LOT LINE
	TRUCK BODY
	FORWARD PATH OF TRAVEL

0 20 40 60

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

NOT FOR CONSTRUCTION

cbg

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

REV	DATE	ISSUE

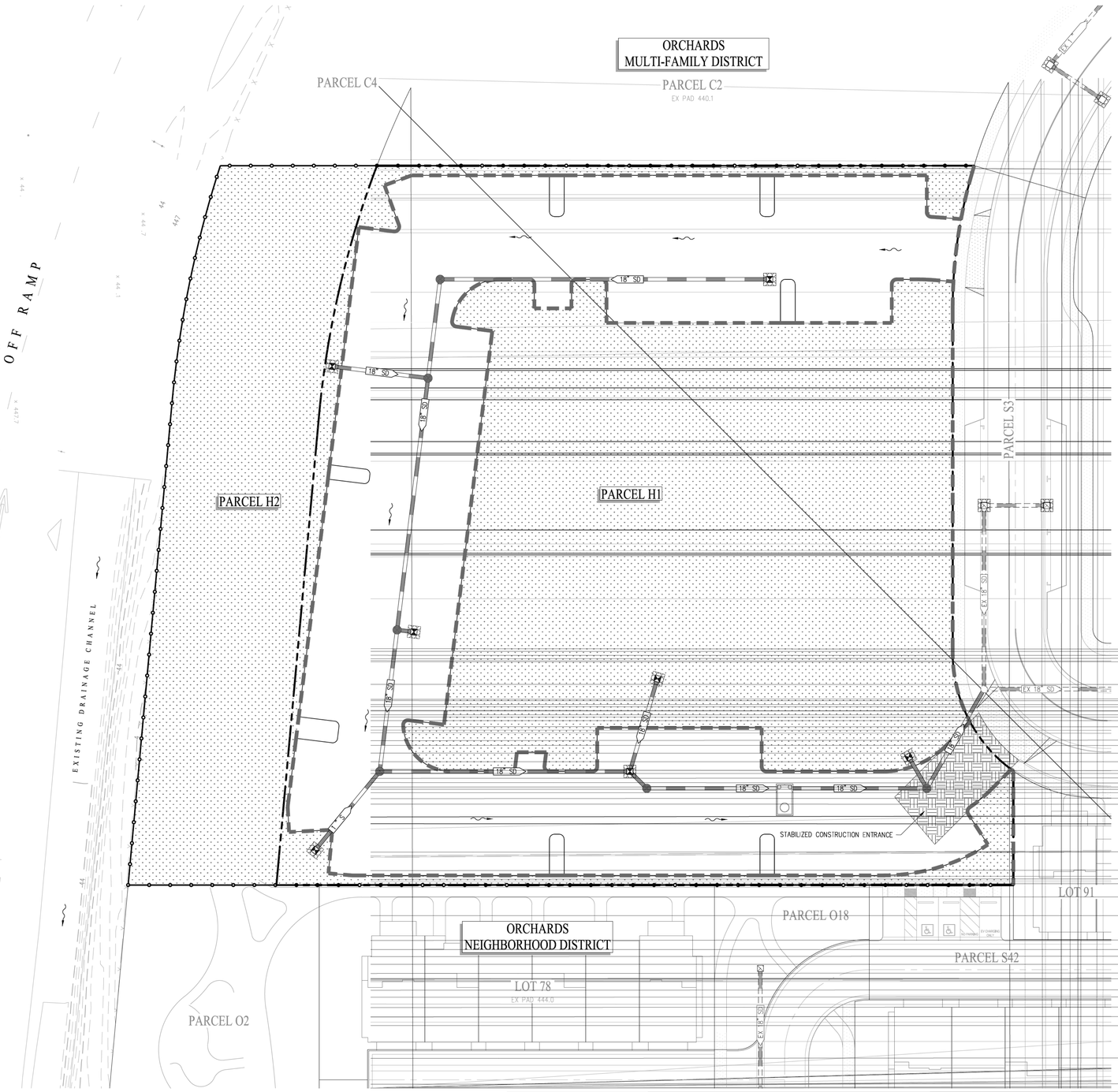
PRELIMINARY SOLID WASTE ACCESS PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

C-8

plotted: 1/22/26 by Mark Ali Rajbhoj R:\revit - Projects\25093.000 Orchards\Phase 1\Arch\25093.000_Orchards_Phase 1_Arch_central_BR_mrajbhoj.rvt
This drawing and the ideas and designs incorporated herein, as an instrument of service is and shall remain the property of Steinberg Hart and may not be used in any form or manner whatsoever without the express written permission of Steinberg Hart. © 2026 Steinberg Hart All Rights Reserved



LEGEND

- PROJECT BOUNDARY
- FIELD INLET PROTECTION – (SE-10)
- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- STRAW WATTLE (FIBER ROLLS) – (SE-5)
- HYDROSEED MIX OR HYDROMULCH – (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)
- EXISTING STORM DRAIN
- EXISTING MANHOLE
- EXISTING STORM DRAIN CATCH BASIN

0 20 40 60

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, #850
San Jose, CA
95113

NOT FOR CONSTRUCTION

cbg
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ORCHARDS
6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

REV DATE ISSUE

PRELIMINARY EROSION CONTROL PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION

C-9

plotted: 1/22/2026 11:31 PM by richards, JBR
c:\revit local files\25093.000_orchards_richards_JBR.rvt
Plans and/or portions thereof prepared by Steinberg Hart are and shall remain the property of Steinberg Hart and may not be used in any form whatsoever without the express written consent of Steinberg Hart. All Rights Reserved – This sheet is an instrument of service prepared by Steinberg Hart and is not to be changed or copied in any form or manner whatsoever nor is any right to any use thereof to be conveyed whether by implication, estoppel or otherwise without the express written consent and agreement of Steinberg Hart and any unauthorized use without such consent and agreement shall be wrongful and Steinberg Hart shall be entitled to all rights and remedies which it has at law or in equity.

1

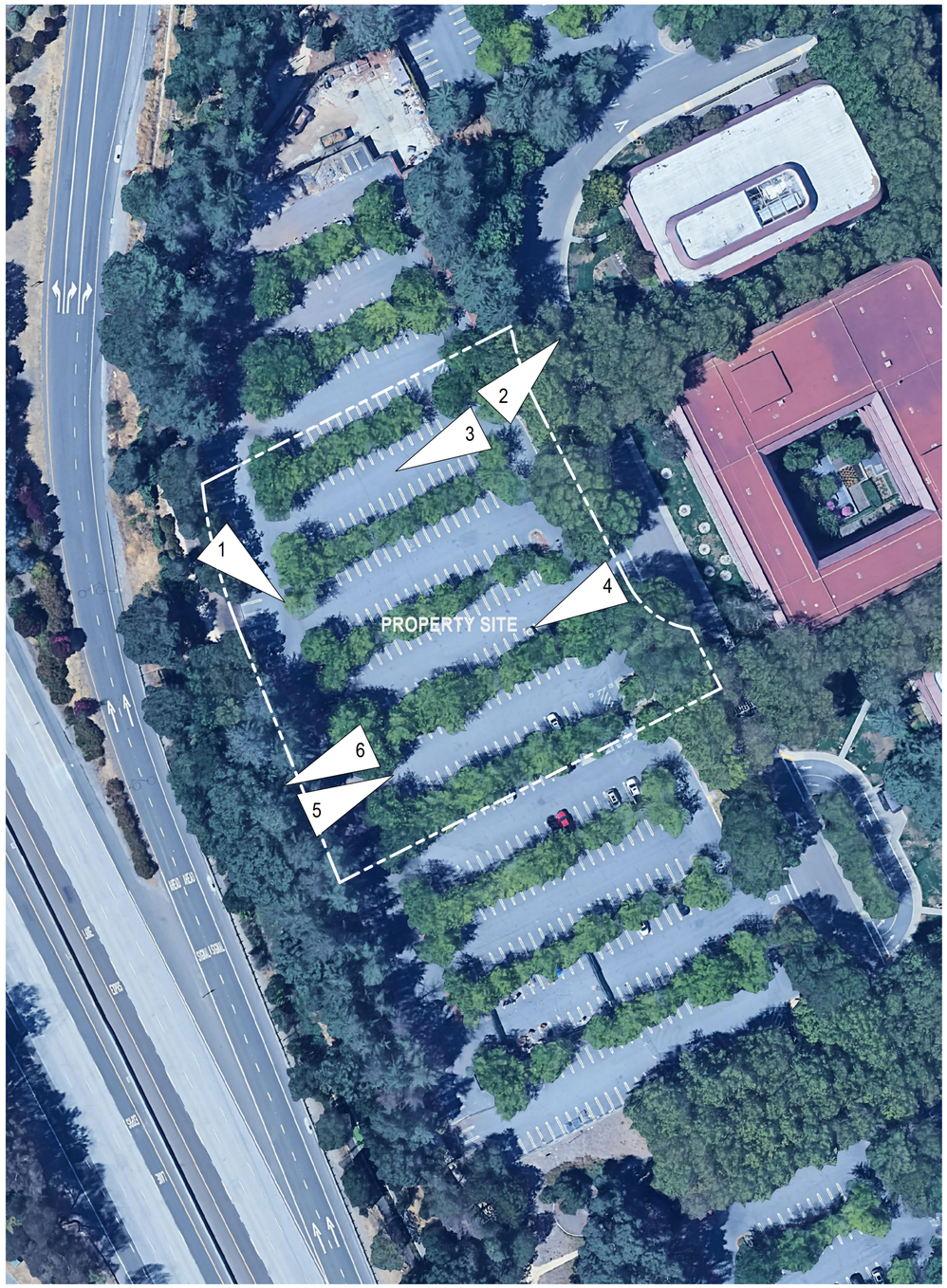
2

3

4

5

6



PLAN VIEW

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV DATE ISSUE

SITE PHOTOS

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A1.01

Copyright 2020 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 11:44:33 AM Autodesk Docs://25093.BIM Orchards/25093_BIM Orchards_AR_2025.rvt

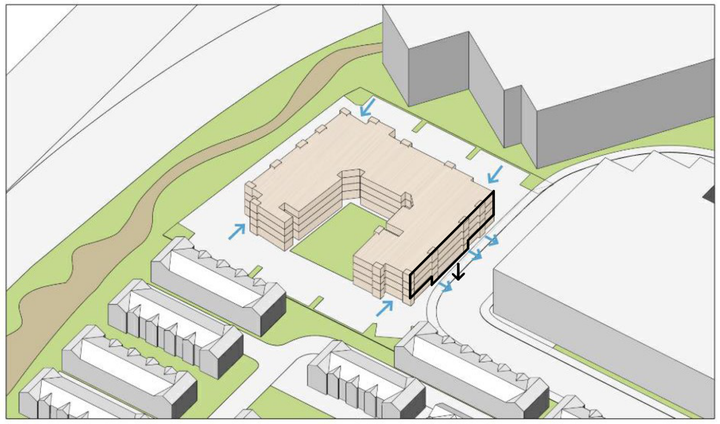
ORCHARDS - CREATING A COMMUNITY

TRUNK IS THE STABILIZING FORCE OF THE COMMUNITY.

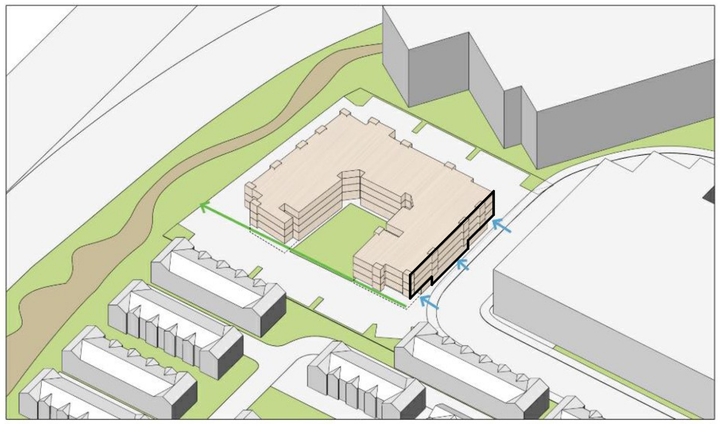
THE BUILDING ROOTS AND GROUNDS THE COMMUNITY.

SAN RAMON CHERRY BLOSSOMS -
BLOSSOM LANE OFF BOLLINGER CANYON ROAD

BREAKING UP MASSING TOWARDS THE TOWN HOMES, SOUTH FACING COMMUNITY COURTYARD TO OPTIMIZE NATURAL DAYLIGHT INTO THE COURTYARD AND UNITS FACING THE COURTYARD. ALL SURFACE PARKING LOCATED AROUND THE PERIMETER OF THE PROPERTY.



'GROUNDING' THE CENTRAL SEGMENTS OF THE PUBLIC FACING FACADES ON THE EAST AND NORTH TO SIMULATE A 'TRUNK', BREAKING THE MASSING UP FURTHER TO RELATE TO THE TOWN HOMES SCALE ON ALL OUTWARD FACING FACADES.



RECESS MASSING FOR 'ENTRY PORCHES', CREATE ENTRY PLAZAS AND PROVIDE PATHWAY UNDER THE BUILDING TO CONNECT TO THE GREEN BELT.

Copyright 2025 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 11:44:14 AM Autodesk Docs://25093 BR Orchards/25093_BR_Orchards_A0_2025.rvt

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV DATE ISSUE

DESIGN CONCEPT

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A1.02A

PERSPECTIVE VIEW OF EAST FACADE ON CHEVRON DRIVE

PERSPECTIVE VIEW OF CHILDCARE LOBBY ENTRANCE PLAZA

PERSPECTIVE VIEW OF NORTHWEST CORNER

PERSPECTIVE VIEW OF RESIDENTIAL LOBBY ENTRANCE PLAZA

PERSPECTIVE VIEW OF SOUTH FACADE AND COURTYARD

PERSPECTIVE VIEW INNER COURTYARD AND SECURED CHILDCARE OUTDOOR SPACE

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV DATE ISSUE

MASSING CONCEPT

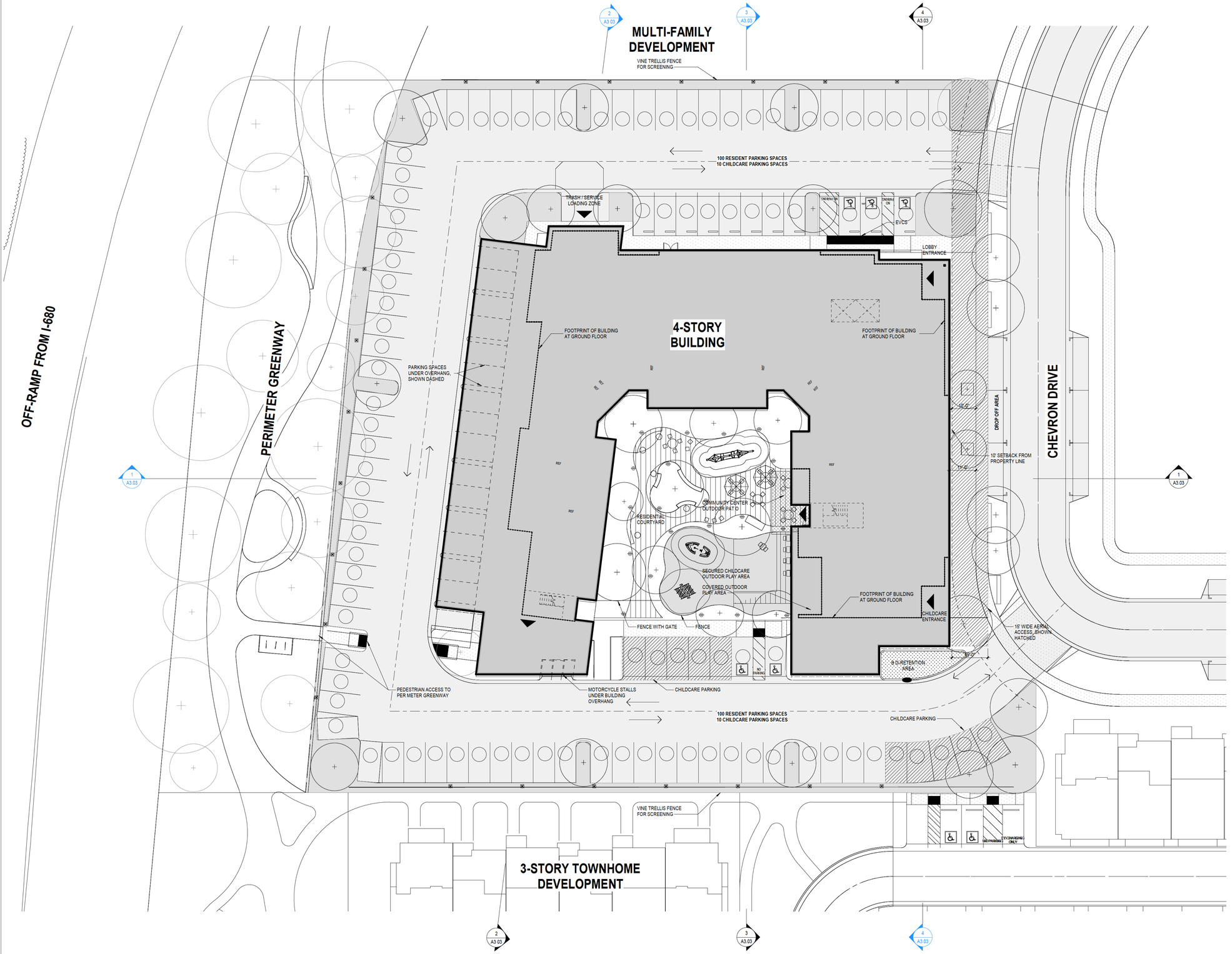
PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A1.02B

Copyright 2025 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are released for the sole benefit of Steinberg Hart Clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 8:46:46 AM Autodesk Docs://25093.000 Orchards/25093_SBR Orchards_AR_2025.rvt



SITE PLAN

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

A-A

Copyright 2020 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 11:44:57 AM Autodesk Docs://25093.BR Orchards /25093.BR Orchards_A8_2025.rvt

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

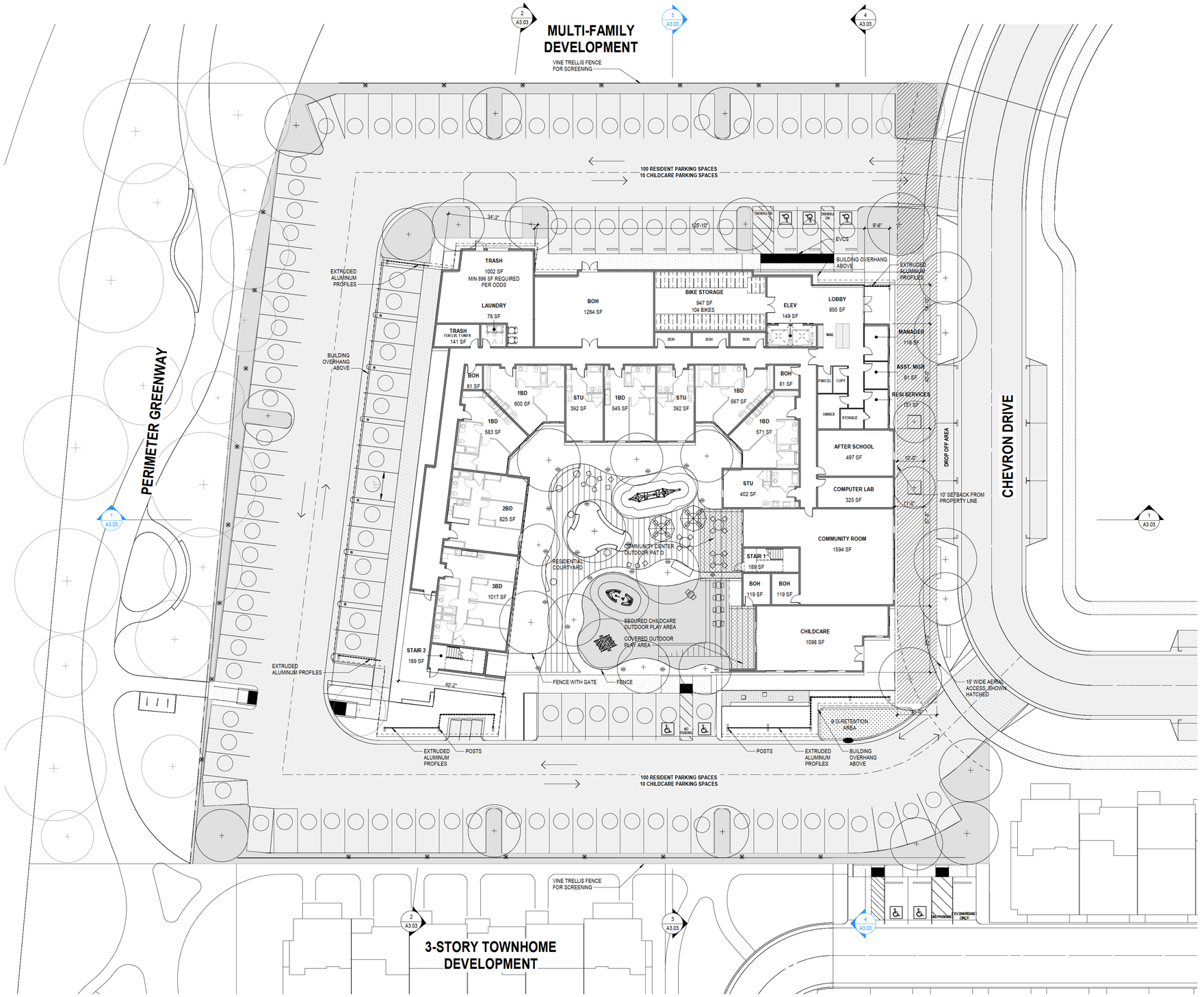
REV	DATE	ISSUE

SITE PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A1.03


MULTI-FAMILY DEVELOPMENT
VINE TRELLIS FENCE FOR SCREENING
100 RESIDENT PARKING SPACES
10 CHILDCARE PARKING SPACES
PERIMETER GREENWAY
CHEVRON DRIVE
EXTRUDED ALUMINUM PROFILES
BUILDING OVERHANG ABOVE
TRASH
1002 SF
MIN 896 SF REQUIRED PER ODDS
LAUNDRY
78 SF
TRASH FOR LVL 1 UNITS
141 SF
BOH
1264 SF
BIKE STORAGE
947 SF
104 BIKES
ELEV
149 SF
LOBBY
855 SF
MAIL
MANAGER
119 SF
ASST. MGR
91 SF
RESI SERVICES
131 SF
PARCEL
COPY
UNISEX
STORAGE
AFTER SCHOOL
497 SF
COMPUTER LAB
325 SF
COMMUNITY ROOM
1594 SF
STU
402 SF
STAIR 1
189 SF
BOH
119 SF
CHILDCARE
1098 SF
EVCS
DROP OFF AREA
10' SETBACK FROM PROPERTY LINE
15' WIDE AERIAL ACCESS, SHOWN HATCHED
1BD
600 SF
583 SF
545 SF
567 SF
571 SF
STU
392 SF
BOH
81 SF
61 SF
2BD
825 SF
3BD
1017 SF
RESIDENTIAL COURTYARD
COMMUNITY CENTER OUTDOOR PATIO
SECURED CHILDCARE OUTDOOR PLAY AREA
COVERED OUTDOOR PLAY AREA
STAIR 2
189 SF
EXTRUDED ALUMINUM PROFILES
FENCE WITH GATE
FENCE
POSTS
BUILDING OVERHANG ABOVE
9 DI RETENTION AREA
40'-2"
34'-3"
125'-10"
9'-6"
3'-0"
3'-0"
3'-0

LEVEL 02 - FLOOR PLAN 1

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

Copyright 2025 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 11:45:20 AM Autodesk Docs://25093.BR Orchards_AR_2025.rvt

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

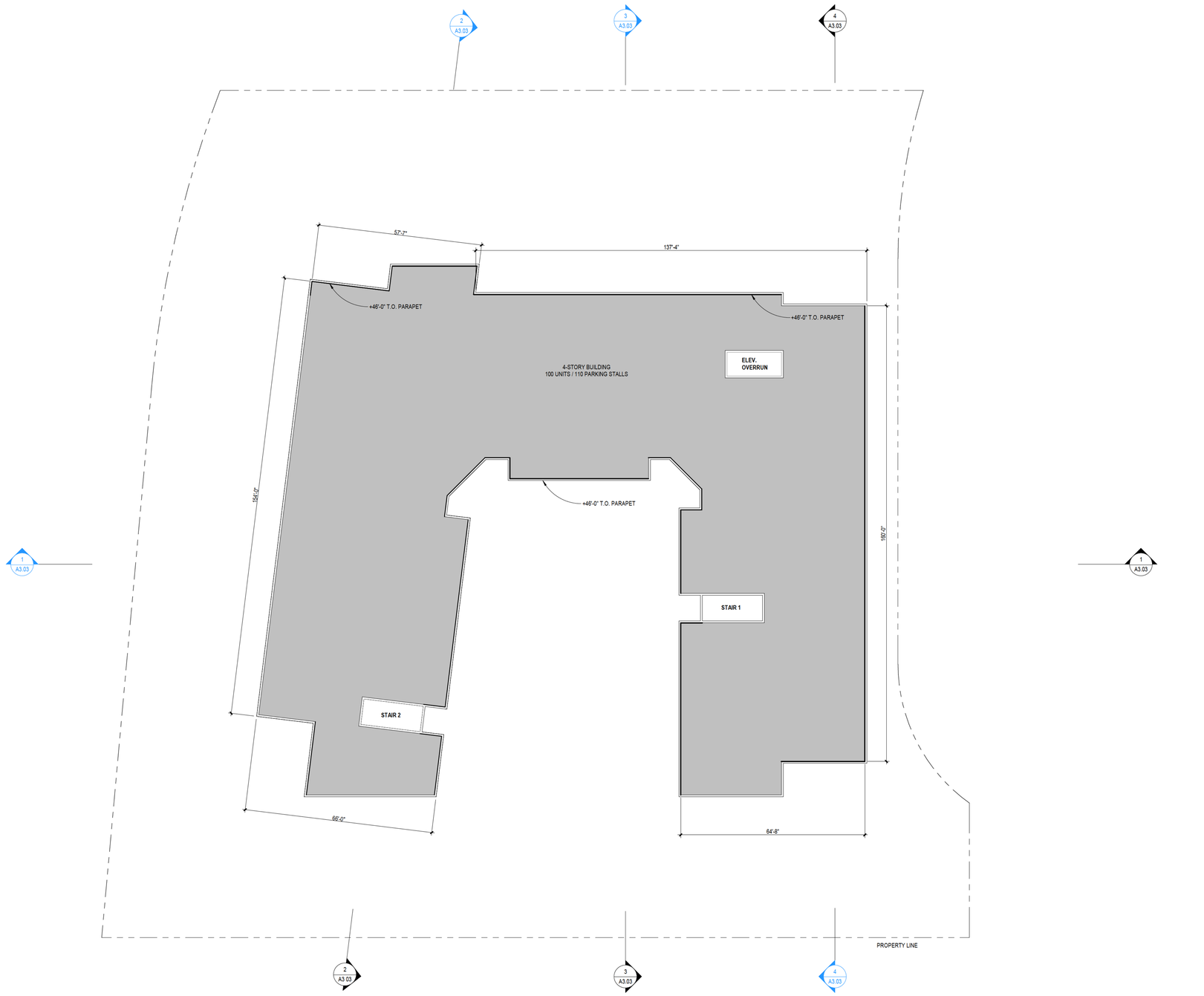
REV DATE ISSUE

TYPICAL FLOOR PLAN - LEVEL 2-4

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A2.02



ROOF PLAN 1

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

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV	DATE	ISSUE

ROOF PLAN

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A2.04

SOUTH ELEVATION 1

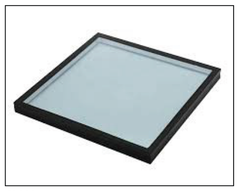
SCALE: 1/16" = 1'-0"

EAST ELEVATION 2

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

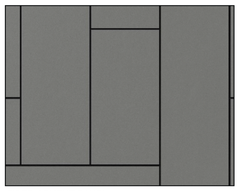
ELEVATION MATERIALS, ELEMENTS, TEXTURES AND COLORS

VINYL FRAMES



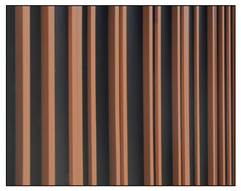
GLASS

STOREFRONT SYSTEM

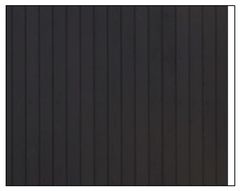


FIBER CEMENT PANEL

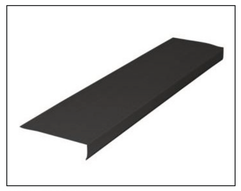
CEMENT PLASTER



EXTRUDED ALUMINUM BATTEN SYSTEM



ALUMINUM SLATS SIDING



METAL EDGE TRIM

Copyright 2022 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart. Client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 11:44:25 AM Autodesk Docs://25093 BR Orchards/25093_BR Orchards_A&I_2025.rvt

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV DATE ISSUE

EXTERIOR ELEVATIONS

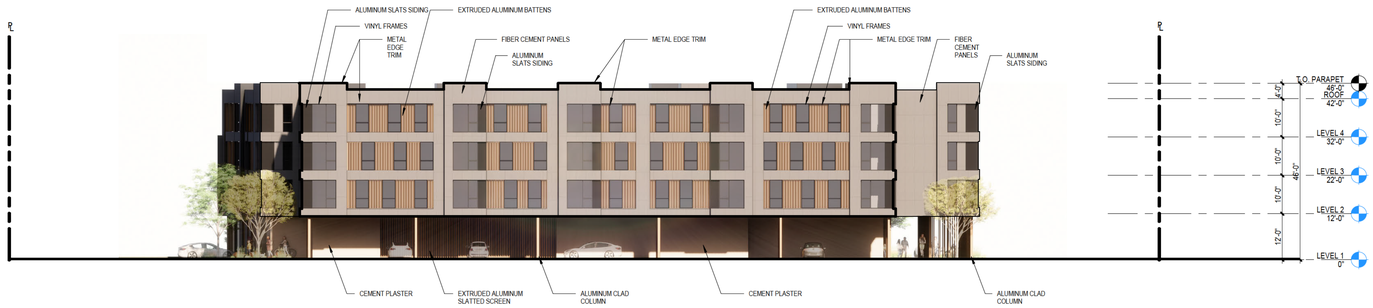
PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A3.01

NORTH ELEVATION 1

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

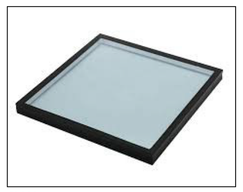


WEST ELEVATION 2

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

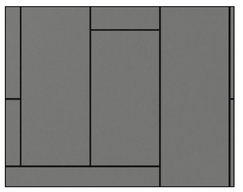
ELEVATION MATERIALS, ELEMENTS, TEXTURES AND COLORS

VINYL FRAMES



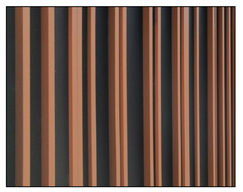
GLASS

STOREFRONT SYSTEM

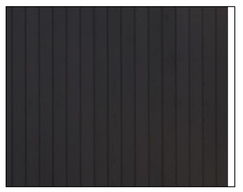


FIBER CEMENT PANEL

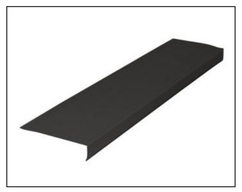
CEMENT PLASTER



EXTRUDED ALUMINUM BATTEN SYSTEM



ALUMINUM SLATS SIDING



METAL EDGE TRIM

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV	DATE	ISSUE

EXTERIOR ELEVATIONS

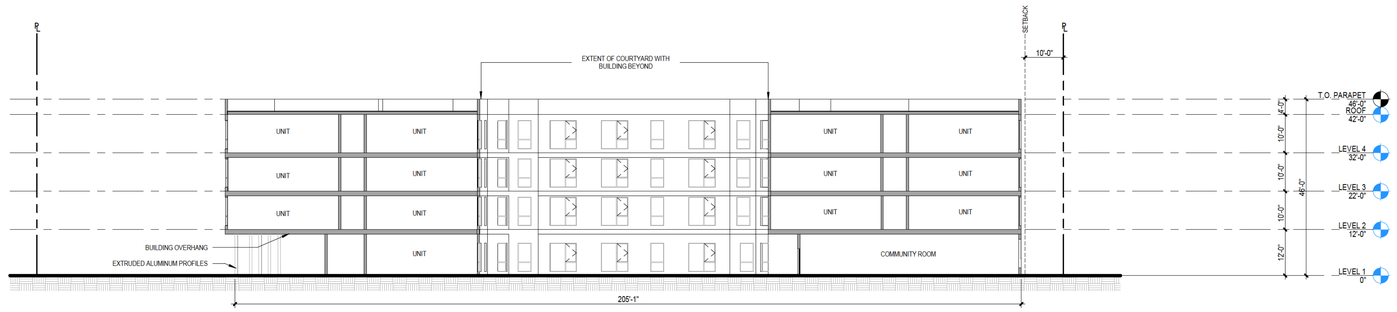
PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A3.02

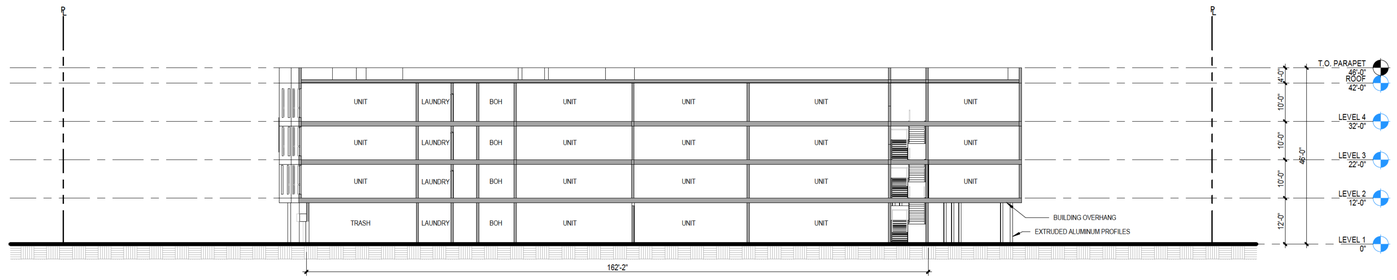
Copyright 2020 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 11:45:29 AM Autodesk Docs://25093 BR Orchards/25093_BR Orchards_AR_2025.rvt



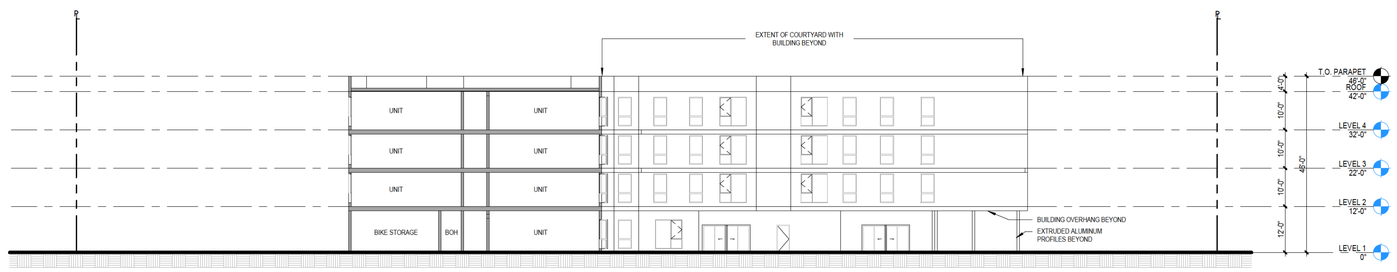
SECTION THROUGH COURTYARD LOOKING NORTH 1

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



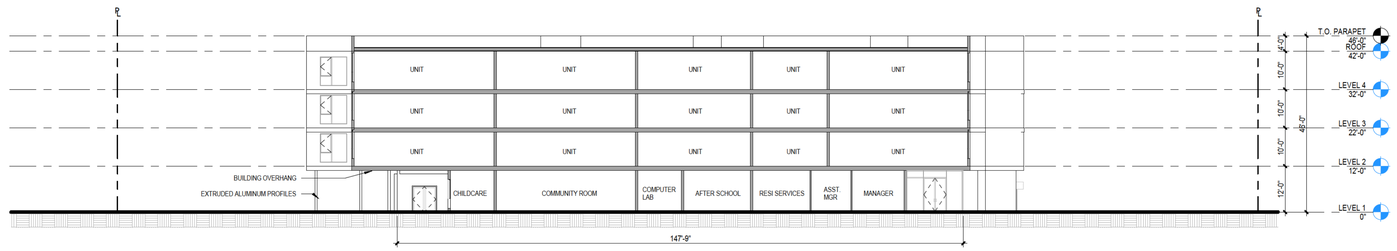
SECTION THROUGH WEST BUILDING BAR 2

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



SECTION THROUGH COURTYARD LOOKING EAST 3

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



SECTION THROUGH EAST BUILDING BAR 4

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

Copyright 2020 Steinberg Hart All Rights Reserved – These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

1/22/2026 10:45:37 AM Autodesk Docs://25093.BR Orchards/25093_BR Orchards_AR_2025.rvt

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

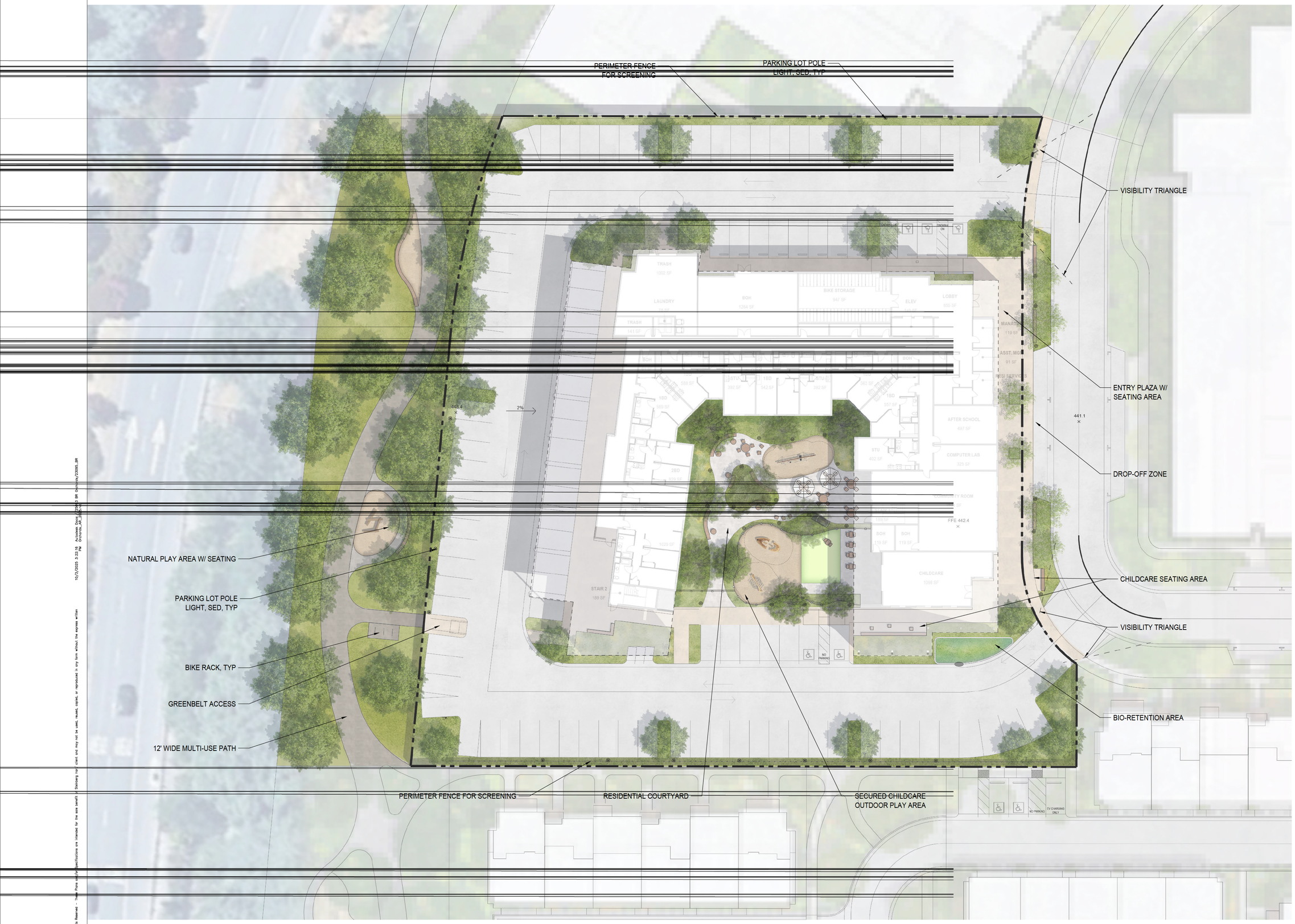
REV	DATE	ISSUE

BUILDING SECTIONS

PROJECT #: 25093.000
DATE: 01/22/2026

PLANNING APPLICATION RESUBMITTAL #1

A3.03



EDEN HOUSING

steinberg hart

rhaa Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 rhaa.com

L1.

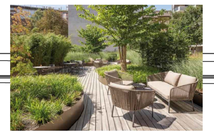
EDEN HOUSING

steinberg hart

rhaa
Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900
rhaa.com

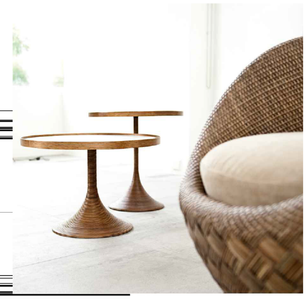
L1. 1



48" DINING TABLE W/ UMBRELLA

DINING CHAIRS

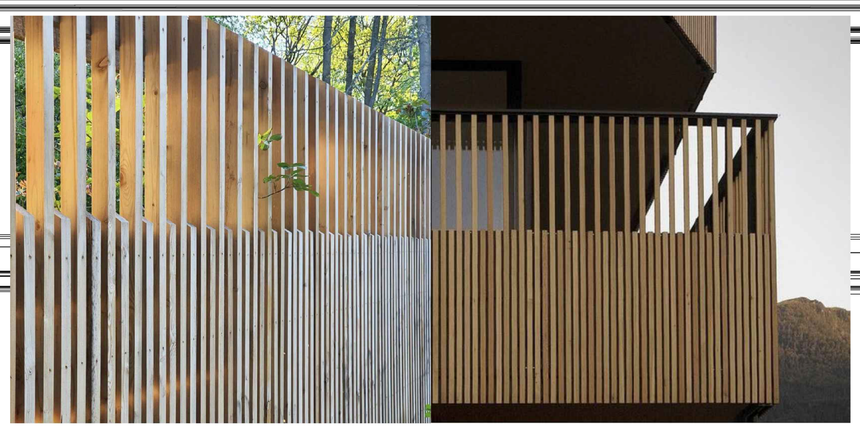
LOUNGE CHAIR



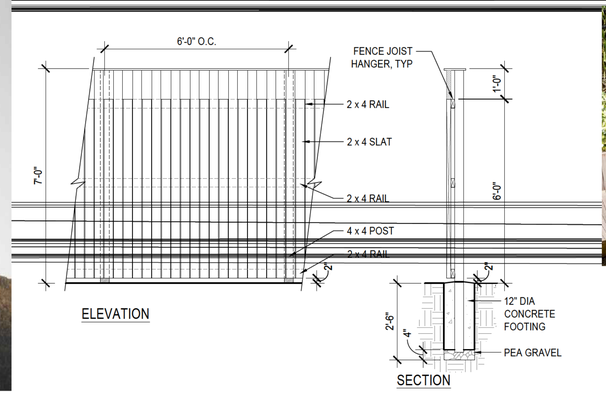
SIDE TABLE

NOTES:
1. FURNISHINGS BY RESTORATION HARDWARE OR APPROVED EQUAL.

1 COURTYARD FURNISHINGS (TBD)

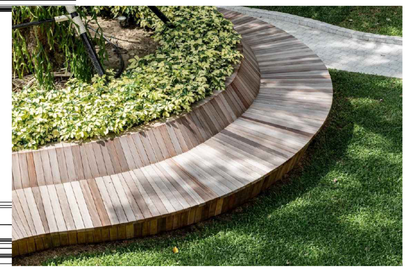


4 COURTYARD FENCE (7FT TALL W/1FT OPEN LATTICE ON TOP)

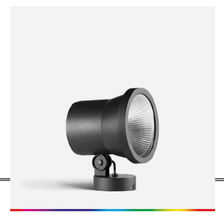


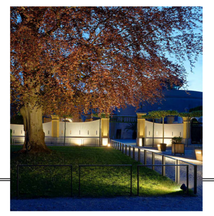
ELEVATION

SECTION

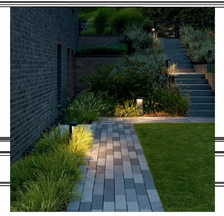


2 CURVILINEAR PLANTERS W/ BUILT-IN BENCHES





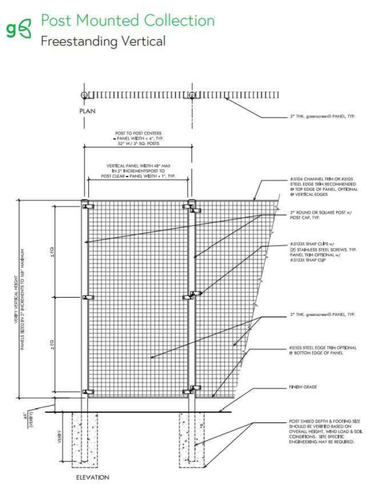
BEGA COMPACT FLOODLIGHT



BEGA SHIELDED BOLLARD

NOTES:
1. PERIMETER FENCE BY GREENSCREEN. MODEL: FREESTANDING VERTICAL. COLOR: BLACK
2. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.

6 LANDSCAPE LIGHTING



5 6FT PERIMETER FENCE

NOTES:
1. GRILL TO BE BY VIKING. MODEL: VQGI5541. SIZE: 54". MATERIAL: STAINLESS STEEL.
2. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3 COMMUNITY GRILL

EDEN HOUSING

steinberg hart

rhaa Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 rhaa.com

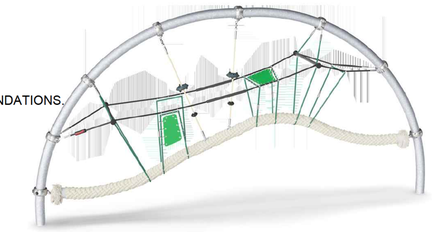
MATERIAL FURNISHING

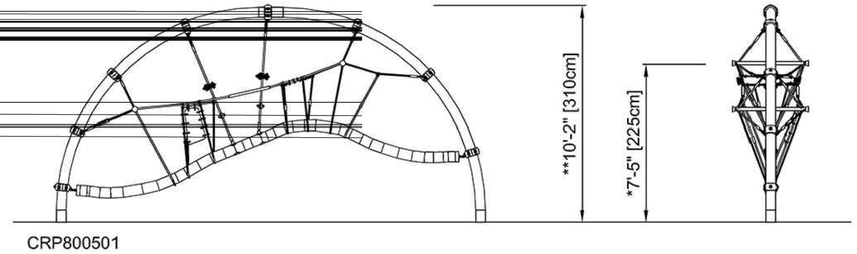
L.1

NOTES:
1. PLAY ELEMENT BY COMMUNITY PLAYTHINGS. MODEL: OUTLAST PLAY TABLE SETS.
2. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3 CHILDCARE PLAY LAWN - PLAY STRUCTURE (AGE 2-5)

NOTES:
1. PLAY ELEMENT BY KOMPAN. MODEL: EXPLORER ARCH.
2. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.

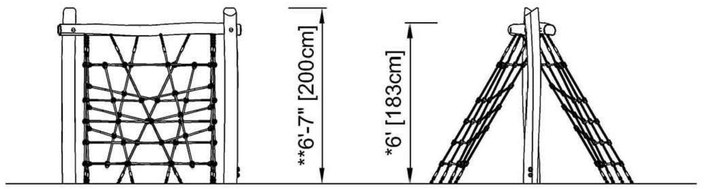




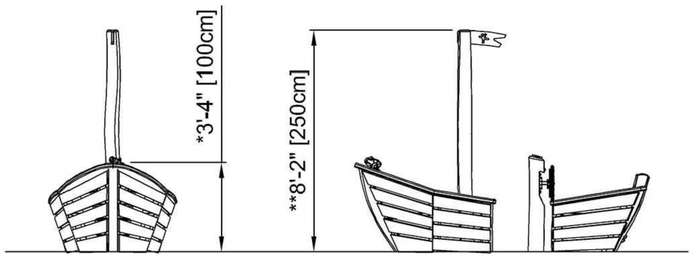
CRP800501

1 COMMUNITY PLAY AREA - PLAY STRUCTURE (AGE 5-12)

DOUBLE WEB CLIMBER (AGE 5-12) BY KOMPAN



NRO833



NRO520

NOTES:
1. PLAY ELEMENTS BY KOMPAN. MODEL: DOUBLE WEB CLIMBER & FOREST LAKE BOAT WITHOUT FLOOR.
2. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 CHILDCARE PLAY AREA - PLAY STRUCTURES (AGE 2-5 & 5-12)

EDEN HOUSING

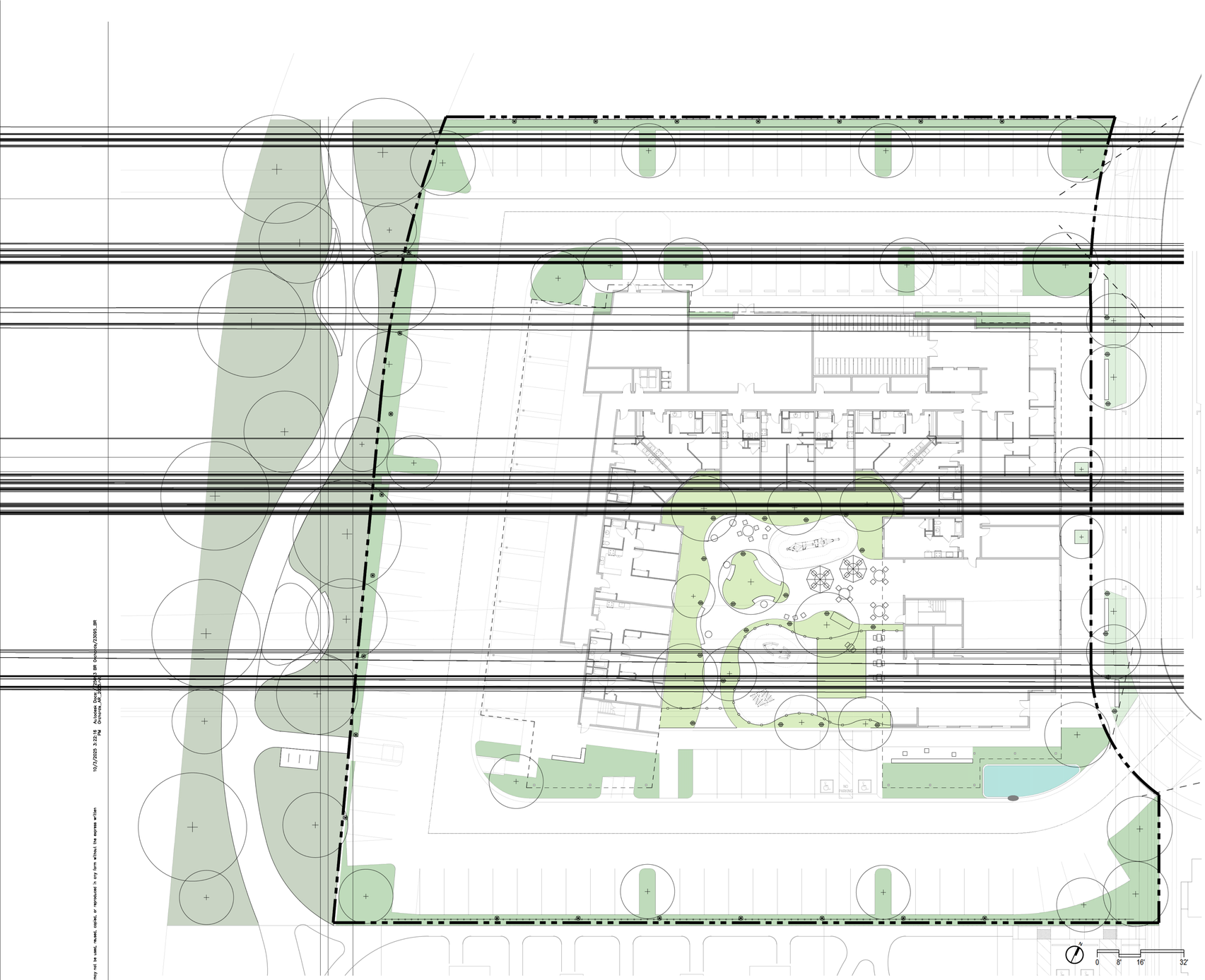
steinberg hart

rhaa Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900
rhaa.com

Copyright 2021 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

10/3/2025 3:22:16 PM Autodesk Docs://225613 BR Orchards/23095_BR Orchards_AR_2025.rvt



WATER EFFICIENT LANDSCAPE (MWELO) WORKSHEET - NON-RESIDENTIAL

Project Information

Date	9-Oct-2025
Project Applicant	RHAA Landscape Architecture and Planning
Project Address	8001 Bellinger Canyon RD, San Ramon, CA 94583
Total Landscape Area	26,214 sq ft
Project Type	New
Water Supply Type	Potable
Project Contact Project Applicant	Manuela King (Principal RHAA), PH: (415) 383 7900
Project Contact Project Owner	Eden Housing Inc.

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

Manuela King CA LA # 3271

Name of City San Ramon
Reference Evapotranspiration (Eto) = 45 inches/year

Hydrozone (a)			Plant Description	Plant Factor (PF) (g)	Irr Method (h)	Irrigation Efficiency IE (e)	ETAF (PF/IE) (f)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) (a)
REGULAR LANDSCAPE AREAS										
Z-1			Courtyard	Low	0.3	Drip	0.81	0.37	3,496	1,295	36,125
Z-2			Entry Plaza	Low	0.3	Drip	0.81	0.37	816	302	8,432
Z-3			Parking Area	Low	0.3	Drip	0.81	0.37	8,389	3,107	86,686
Z-4			Greenbelt	Low	0.3	Drip	0.81	0.37	13,182	4,882	136,214
Z-5			Bioretention	Mod	0.8	Spray	0.75	0.80	331	265	7,388
								TOTALS	26,214	9,851	
									(A)	(B)	
SPECIAL LANDSCAPE AREAS (SLA)											
Recycled Water								0		0	0
								TOTALS	0	0	
									(C)	(D)	
										ETWU Total	274,846
										Maximum Allowed Water Allowance (MAWA) (c)	329,117

(a) **Hydrozone #/Planting Description** E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

(h) **Irrigation Method** overhead-spray or drip

(e) **Irrigation Efficiency** 0.75 for spray head; 0.81 for drip

(a) **ETWU (Annual Gallons Required)** = *ETo x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

(c) **MAWA (Annual Gallons Allowed)** = *[Eto] (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet.

(f) **ETAF Evapotranspiration Ajustment Factor** Average ETAF for Regular Landscape Areas must be 0.55 orbelow for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	9,851	(B)
Total Area	26,214	(A)
Average ETAF	0.38	(B/A)

All Landscape Areas		
Total ETAF x Area	9,851	(B + D)
Total Area	26,214	(A + C)
Sitewide ETAF	0.38	(B + D) / (A + C)

(g) **Plant Factor**

Very Low Water Use	0.1
Low Water Use	0.1 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

IRRIGATION NOTES

1. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR IRRIGATION SYSTEM COMPONENTS, INSTALLATION, MAINTENANCE, SCHEDULING, AND REPORTING REQUIREMENTS.
2. THE CONTRACTOR SHALL COMPLY WITH LOCAL WATER DISTRICT PROCEDURES & REQUIREMENTS, ALL CITY OF VACAVILLE REQUIREMENTS, AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE. ORDINANCE CRITERIA HAS BEEN APPLIED ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
3. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS ARE TO BE INSTALLED WITHIN PLANTING AREAS TO THE GREATEST EXTENT POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED.
4. THE CONTRACTOR IS TO INVESTIGATE THE EXISTING AND PROPOSED FINISHED CONDITION OF THE WORK. THE CONTRACTOR SHALL IMMEDIATE NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, INCLUDING THE INSTALLATION OF ALL PIPE, CONDUIT AND SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES.
6. PRIOR TO TRENCHING AND DIGGING, CONTACT USA "811" TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS UNDERGROUND UTILITIES, VAULTS, ETC. THE CONTRACTOR SHALL AVOID CONFLICTS WITH UNDERGROUND UTILITIES, NEW PLANTING, SITE OR ARCHITECTURAL ELEMENTS, AND EXISTING TREES; ANY DAMAGE TO THESE CAUSED BY THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE REPAIRED AND/OR REPLACED AT NO EXPENSE TO THE OWNER.
7. DO NOT TRENCH OR INSTALL IRRIGATION PIPING OR EQUIPMENT IN LIME-TREATED SOIL.
8. THE CONTRACTOR SHALL VERIFY FLOW RATE AND PRESSURE AT THE POINT OF CONNECTION PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM AND NOTIFY THE OWNER'S REPRESENTATIVE OF TEST RESULTS BEFORE CONSTRUCTION BEGINS. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS GREATER OR LESS THAN THE STATIC PRESSURE STATED ON THE PLANS TO DETERMINE IF PRESSURE REGULATION OR A BOOSTER PUMP IS REQUIRED.
9. THE CONTRACTOR SHALL OBTAIN AS-BUILT IRRIGATION DRAWINGS OF ALL EXISTING IRRIGATION SYSTEM(S) FROM THE OWNER'S REPRESENTATIVE FOR REFERENCE DURING NEW AND RETROFIT WORK.
10. CONTRACTOR TO FIELD VERIFY CONDITION OF ALL EXISTING IRRIGATION EQUIPMENT IMPACTED BY NEW CONSTRUCTION AND REPAIR AND REPLACE AS NECESSARY.
11. INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
12. INSTALL ONE SPARE COMMON AND CONTROL WIRE FROM EACH CONTROLLER IN A CONTINUOUS LOOP THROUGH EACH VALVE BOX FOR FUTURE USE.
13. WHERE PIPE SIZES HAVE BEEN OMITTED OR THERE IS A CONFLICT, REFER TO THE LATERAL PIPE SIZING CHART FOR SIZES. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION, PIPE SIZES MAY NEED TO BE ADJUSTED ACCORDINGLY. ALL LATERAL END RUNS SHALL BE 1" SIZE UNLESS OTHERWISE NOTED.
14. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS ARE PRESSURE REDUCING TYPES. SET THE DISCHARGE PRESSURE AS RECOMMENDED BY MANUFACTURER.
15. CONTRACTOR TO ASSUME (4) ADDITIONAL CONTROL VALVES TO BE INSTALLED AS NEEDED.
16. LARGE AREAS OF ORNAMENTAL GRASSES ARE TO BE IRRIGATED BY A DEDICATED CONTROL VALVE.
17. ALL IRRIGATION BOXES AND LIDS TO BE BLACK.
18. LOCATE BUBBLERS AND EMITTERS ON UPHILL SIDE OF PLANT OR TREE.
19. CONTRACTOR TO MAINTAIN EXISTING PLANTED AREAS THROUGHOUT CONSTRUCTION AND COORDINATE OPERATIONS TO KEEP EXISTING PLANTING AREAS ALIVE AND HEALTHY. EXISTING AND NEW IRRIGATION SYSTEMS SHALL BE INSTALLED, ADJUSTED AND MAINTAINED TO PROVIDE 100% COVERAGE OF PLANTING AREAS AND TO PREVENT MISTING, OVERSPRAY AND RUNOFF ONTO BUILDINGS, WALLS WINDOWS, PAVED AREAS, ETC.
20. FLUSH AND ADJUST IRRIGATION EMITTERS, NOZZLES AND OUTLETS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
21. CONTRACTOR SHALL MAKE FINAL CONNECTION BETWEEN ELECTRICAL SUPPLY AND THE CONTROLLER, AND BETWEEN THE MAIN LINE AND WATER SOURCE AT THE POINT OF CONNECTION(S).
22. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURE.
23. THE CONTRACTOR SHALL COORDINATE VALVE NUMBERING, CONTROLLER OPERATIONS AND PROGRAMMING WITH OWNER'S REPRESENTATIVE.
24. STATION OPERATION TIMES SHALL NOT DELIVER WATER EXCEED THE SOIL INFILTRATION RATE(S) AS DETERMINED BY THE SOILS REPORT(S).
25. THE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH CLEAR AS-BUILT PLANS OF THE INSTALLED OF IRRIGATION SYSTEM.

IN-LINE DRIP IRRIGATION NOTES

1. INSTALL IN-LINE DRIP IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS.
2. BURY DRIP LINES PER DETAILS FOR BEST WATER DISTRIBUTION THROUGH THE SOIL AND TO PREVENT POTENTIAL DAMAGE FROM VANDALISM.
3. USE A CENTER FEED LAYOUT WHERE EVER POSSIBLE. INSTALL DRIP LINES IN LONG, LINEAR RUNS WITHOUT EXCEEDING THE RECOMMENDED MAXIMUM LENGTH OF A SINGLE LATERAL BASED ON DESIGN PRESSURE, SPACING AND FLOW RATE.
4. INSTALL MANUAL FLUSH VALVES AT THE LOW ENDS OF EACH ZONE AND SUB ZONE TO FLUSH DEBRIS FROM TECHLINE CV.
5. INSTALL OF AN AIR RELIEF VALVE AT THE HIGHEST POINT OF EACH ZONE/VALVE.
6. INSTALL DRIP ZONE OPERATION INDICATOR FOR EACH ZONE AS SHOWN ON PLANS.
7. INSTALL PVC SUPPLY AND EXHAUST HEADERS ON ALL ZONES AND SUB ZONES. HEADERS SHOULD BE SIZED PER MANUFACTURER'S SIZING CHART AND BASED ON FLOW RATE.
8. A SINGLE, LARGE DRIP ZONE WILL LIKELY HAVE SEVERAL SMALLER SUB ZONES THAT WILL ALSO REQUIRE CENTER-FEED LAYOUTS, PVC SUPPLY AND EXHAUST HEADERS AND FLUSH VALVES. THE EXACT LAYOUTS OF ZONES AND SUB ZONES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON TECHLINE DETAILS SHOWN ON PLANS.
9. WHERE DRIP LINE ENCOUNTERS A PLANT ROOT BALL, LAY LINE ON TOP OF OR DIRECTLY NEXT TO THE ROOT BALL AS SHOWN ON PLAN DETAILS.
10. INSTALLATION ON SLOPES REQUIRES INSTALLATION OF CHECK VALVES TO PREVENT LOW-END DRAINAGE AS SHOWN ON PLAN DETAILS.

IRRIGATION REFERENCES

- CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881), OR ADOPTED LOCAL ORDINANCE
- LOCAL WATER DISTRICT REQUIREMENTS
- LATEST EDITION OF THE UNIFORM PLUMBING CODE AND THE NATIONAL ELECTRIC CODE

HYDROZONE AREA CHART

SYMBOL	HYDROZONE TYPE	AREA
	COURTYARD PLANTING AREA, WITH DRIP IRRIGATION	3,496 SQFT
	ENTRY PLAZA PLANTING AREA, WITH DRIP IRRIGATION	816 SQFT
	PARKING AREA PLANTING AREA, WITH DRIP IRRIGATION	8,389 SQFT
	GREENBELT PLANTING AREA, WITH DRIP IRRIGATION	13,182 SQFT
	BIORETENTION PLANTING AREA, WITH SPRAY IRRIGATION	331 SQFT

Copyright 2021 Steinberg Hart All Rights Reserved – These Plans and Specifications are intended for the sole benefit of Steinberg Hart's client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

10/3/2025 3:23:18 PM Autodesk Docs://22043 SR Orchard/22043_SR_Orchard_MK_2025.rvt

EDEN HOUSING

LIENT
Eden Housing
4000 Hopyard Road
Pleasanton, CA 94588

steinberg hart

ARCHITECT
Steinberg Hart
Walnut Creek, CA
San Jose, CA

NOT FOR CONSTRUCTION

rhaa
Landscape Architecture & Planning
225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 rhaa.com

ARCHIVE
11 LINE SET ANY NOTE
ANY NAME, CA 94

REVISIONS DATE ISSUE

HYDROZONE SCHEDULE

PROJECT #: 22043
DATE: 10/1/2025

PLANNING APPLICATION

L0.00

PLANTING SCHEDULE

M	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	QTY	PLANTING CHARACTER ZONE
TREES										
	AES CAL	*Aesculus californica*	CALIFORNIA BUCKEYE	24" BOX	PER PLAN	15-30'	15-30'	VERY LOW		OAK WOODLAND
	CER OCC	*Cercis occidentalis*	WESTERN REDBUD	24" BOX	PER PLAN	15-30'	15-30'	VERY LOW		OAK WOODLAND/ RIPARIAN WOODLAND
	GIN FAI	*Ginkgo biloba 'Fairmont'*	FAIRMONT MAIDENHAIR TREE	24" BOX	PER PLAN	30-50'	8-12'	MOD		CHAPARRAL
	PLA RAC	*Plantanus racemosa*	WESTERN SYCAMORE	24" BOX	PER PLAN	10-20'	10-20'	LOW		OAK WOODLAND/ RIPARIAN WOODLAND
	PIS CHI	*Pistacia chinensis 'Keith Davey'*	CHINESE PISTACHE	24" BOX	PER PLAN	25-35'	25-35'	LOW	52	CHAPARRAL
	QUE AGR	*Quercus agrifolia*	COAST LIVE OAK	24" BOX	PER PLAN	25-60'	15-35'	VERY LOW		OAK WOODLAND
	QUE LOB	*Quercus lobata*	VALLEY OAK	24" BOX	PER PLAN	25-40'	35'	LOW		OAK WOODLAND
	QUE TOM	*Quercus tomentella*	ISLAND LIVE OAK	24" BOX	PER PLAN	25-40'	35'	LOW		OAK WOODLAND
	ULM DAV	*Ulmus davidiana var. japonica 'Emerald sunshine'*	EMERALD SUNSHINE ELM	24" BOX	PER PLAN	30-35'	20-25'	LOW		CHAPARRAL
SHRUBS, GROUNDCOVER, GRASSES, VINES									UNDERSTORY PLANTING TOTAL SF (INCLUDES ALL NON-TREE PLANTING)	
	ACH MIL	*Achillea millefolium*	PINK YARROW	1 GAL.	24" O.C.	1'-2'	2'-3'	LOW		RIPARIAN WOODLAND
	ARC SPP	*Arctostaphylos spp*	MANZANITA	15 GAL.	8' O.C.	6-10'	6'-12'	LOW		OAK WOODLAND/ CHAPARRAL
	ART POW	*Artemesia 'Powis Castle'*	POWIS CASTLE SAGE	1 GAL.	36" O.C.	2-3'	3-6'	LOW		CHAPARRAL
	CAL OCC	*Calycanthus occidentalis*	SPICE BUSH	15 GAL.	6' O.C.	5-8'	6-9'	MOD		OAK WOODLAND/ RIPARIAN WOODLAND
	CEA SPP	*Ceanothus spp*	CEANOTHUS	15 GAL.	10' O.C.	12-20'	10-20'	LOW		OAK WOODLAND/ CHAPARRAL
	COR STO	*Cornus stolonifera*	REDTWIG DOGWOOD	1 GAL.	10' O.C.	6-9'	8-12'	HIGH		RIPARIAN WOODLAND
	EPI CAN	*Epilobium canum*	CALIFORNIA FUSCHIA	1 GAL.	36" O.C.	1-2'	2-3'	LOW		OAK WOODLAND/ CHAPARRAL
	ESC CAL	*Eschscholzia californica*	CALIFORNIA POPPY	1 GAL.	8" O.C.	0.5-1'	6-8"	VERY LOW		CHAPARRAL
	FES SPP	*Festuca spp*	CALIFORNIA FESCUE	5 GAL.	24" O.C.	1-4'	2-3'	LOW		OAK WOODLAND
	HET ARB	*Heteromeles arbutifolia*	TOYON	15 GAL.	4' O.C.	6-10'	6-8'	LOW	26,214 SF	CHAPARRAL
	HEU MIC	*Heuchera micrantha*	CORAL BELLS	1 GAL.	16" O.C.	8-12"	1-2'	MOD		OAK WOODLAND
	IRI DOU	*Iris douglasiana*	PACIFIC COAST IRIS	1 GAL.	48" O.C.	1-2'	2-4'	LOW		OAK WOODLAND
	MIM AUR	*Mimulus aurantiacus*	BUSH MONKEY FLOWER	5 GAL.	36" O.C.	4'	2-4'	VERY LOW		OAK WOODLAND/ RIPARIAN WOODLAND
	MUH RIG	*Muhlenbergia rigens*	DEER GRASS	5 GAL.	60" O.C.	4-5'	4-6'	LOW		OAK WOODLAND
	POL MUN	*Polystichum munitum*	WESTERN SWORD FERN	5 GAL	48" O.C.	3-6'	3-6'	MOD		OAK WOODLAND
	RHA CAL	*Rhamnus californica*	COFFEEBERRY	15 GAL.	6' O.C.	6-8'	6-8'	LOW		OAK WOODLAND/ RIPARIAN WOODLAND
	RIB SAN	*Ribes sanguinium*	RED FLOWERED CURRANT	5 GAL.	4' O.C.	6'	4'	LOW		OAK WOODLAND
	SAL CLE	*Salvia clevelandii 'Winifred Gilman'*	CLEVELAND SAGE	1 GAL.	48" O.C.	3-5'	5-8'	LOW		OAK WOODLAND

Copyright 2021 Steinberg Hart All Rights Reserved – These Plans and Specifications are intended for the sole benefit of Steinberg Hart client and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

10/3/2025 3:23:16 PM Autodesk Docs://2503 SR Orchard/23005_SR Orchard_Arch_2023.rvt

EDEN HOUSING

LIGHT
Eden Housing
4 Embarcadero
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
Water Information, #
Inyo, CA 11

NOT FOR CONSTRUCTION

rhaa
Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 rhaa.com

SHEET
1 COLLINS AVENUE
ANYTOWN, CA 94

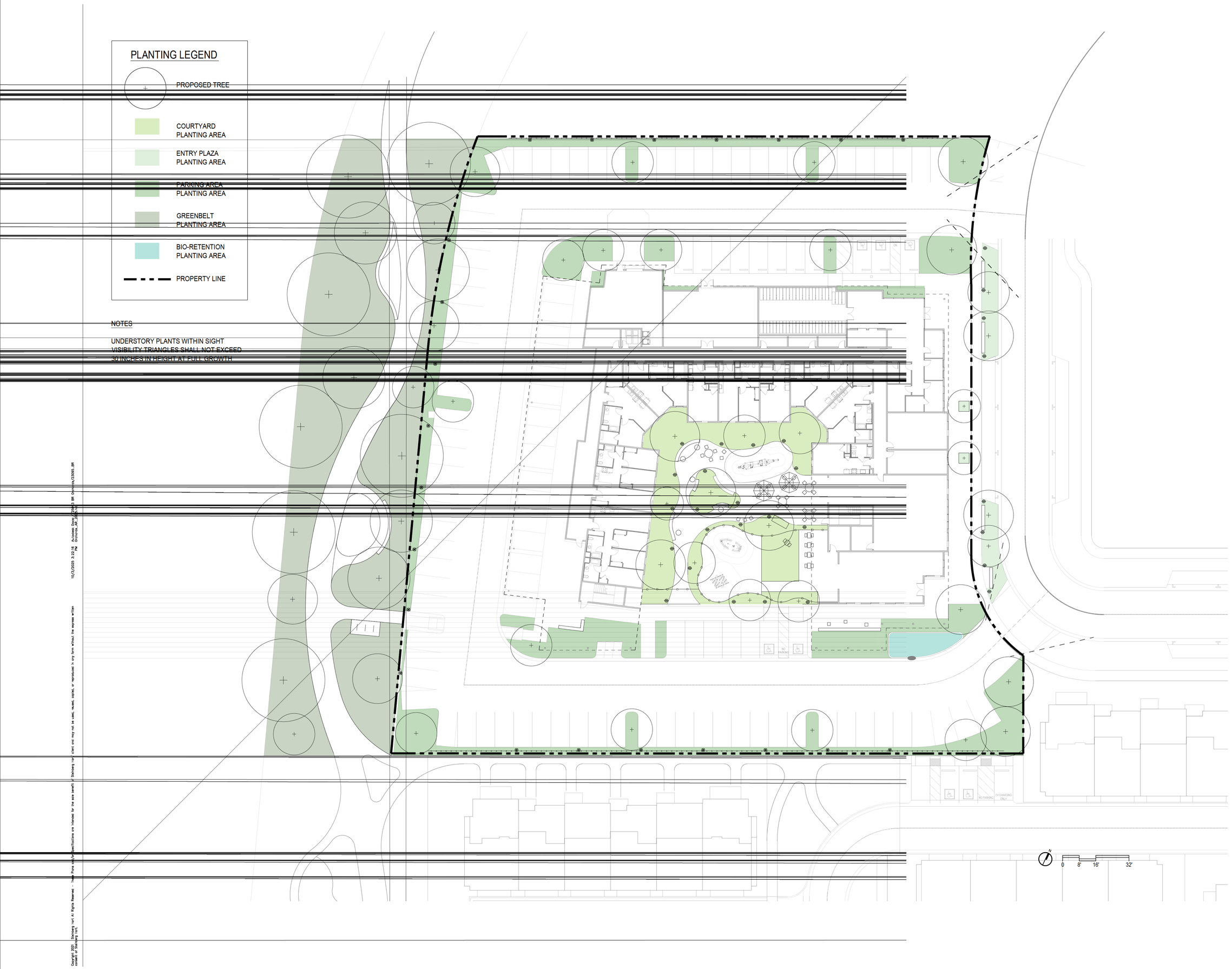
REVISIONS DATE ISSUE

LANDSCAPE SCHEDULE

SHEET #: L4.
DATE: 10/3/2025

LANDSCAPE SCHEDULE

L4.



EDEN HOUSING

steinberg hart

rhaa
Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 rhaa.com

LANTIN LAN

L4. 1

TREES

CALIFORNIA BUCKEYE
Aesculus californica

WESTERN REDBUD
Cercis occidentalis

FAIRMONT MAIDENHAIR TREE
Ginkgo biloba 'Fairmont'

WESTERN SYCAMORE
Platanus racemosa

CHINESE PISTACHE
Pistacia chinensis 'Keith Davey'

COAST LIVE OAK
Quercus agrifolia

VALLEY OAK
Quercus lobata

ISLAND OAK
Quercus tomentella

EMERALD SUNSHINE ELM
Ulmus davidiana var. japonica 'Emerald Sunshine'

SHRUB, GROUNDCOVER, GRASSES. VINE

COMMON YARROW
Achillea millefolium

MANZANITA
Arctostaphylos densiflora 'Howard McMinn'

POWIS CASTLE SAGE
Artemisia 'Powis Castle'

SPICEBUSH
Calycanthus occidentalis

CALIFORNIAN LILAC
Ceanothus spp

REDTWIG DOGWOOD
Cornus sericea

CALIFORNIA FUCHSIA
Epilobium canum

CALIFORNIA POPPY
Eschscholzia californica

CALIFORNIA FESCUE
Festuca californica

TOYON
Heteromeles arbutifolia

CORAL BELLS
Heuchera spp.

PACIFIC COAST IRIS
Iris douglasiana

BUSH MONKEY FLOWER
Mimulus aurantiacus

DEER GRASS
Muhlenbergia rigens

WESTERN SWORD FERN
Polystichum munitum

COFFEE BERRY
RHAMNUS CALIFORNICA

RED FLOWERED CURRANT
Ribes sanguinium var.glutinosum

CLEVELAND SAGE
Salvia clevelandii 'Winnifred Gilman'

Copyright 2021 | Steinberg Hart All Rights Reserved - These Plans and Specifications are intended for the sole benefit of Steinberg Hart and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

10/7/2020 3:23:16 PM Autodesk Docs://23015 BR Overture/23005_BR Overture_MI_23015.rvt

EDEN HOUSING

LIENT
E n H u in j
4 rin l tr t
H yw r l, A 4 41

steinberg hart

A HITE T
tnl rj Hrt
W t in F rmn , #
in J , A 11

N TF
N T U TI N

rhaa
Landscape Architecture & Planning

225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 rhaa.com

HA
1 LLIN E ANY N
AN AM N, A 4

JE T
ATE

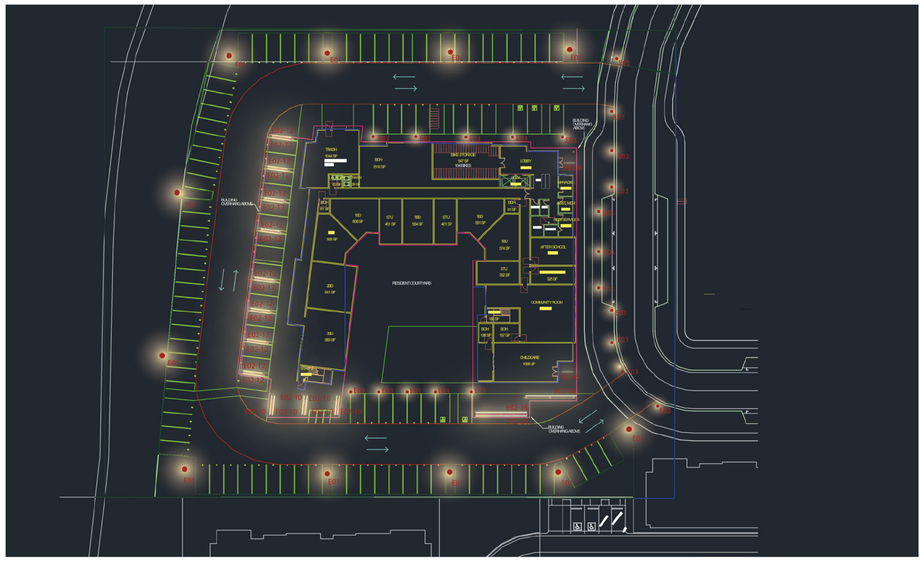
LANTIN ALETTE

JE T #:
ATE: 1 /1 /

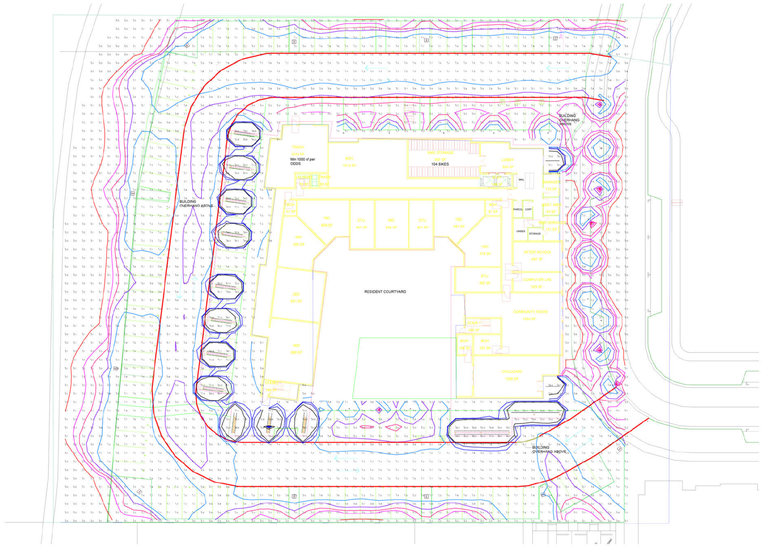
LANNIN A LI ATI N

L4.

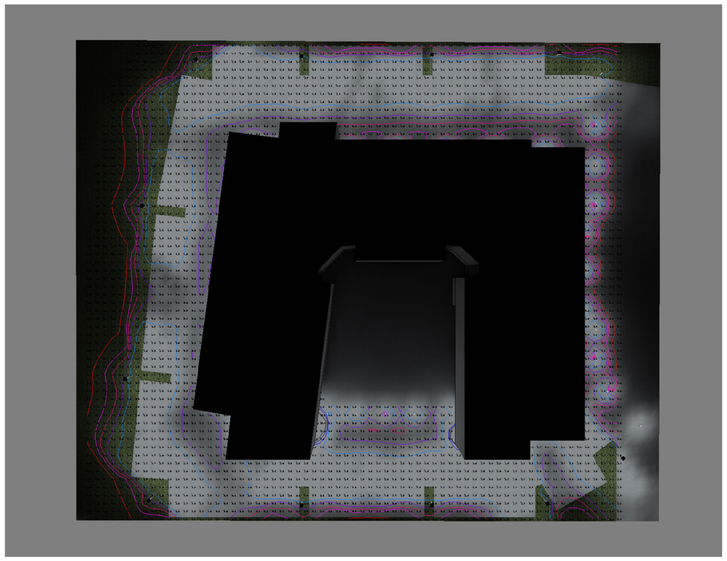
LIGHTING LAYOUT - GLOWING PLAN



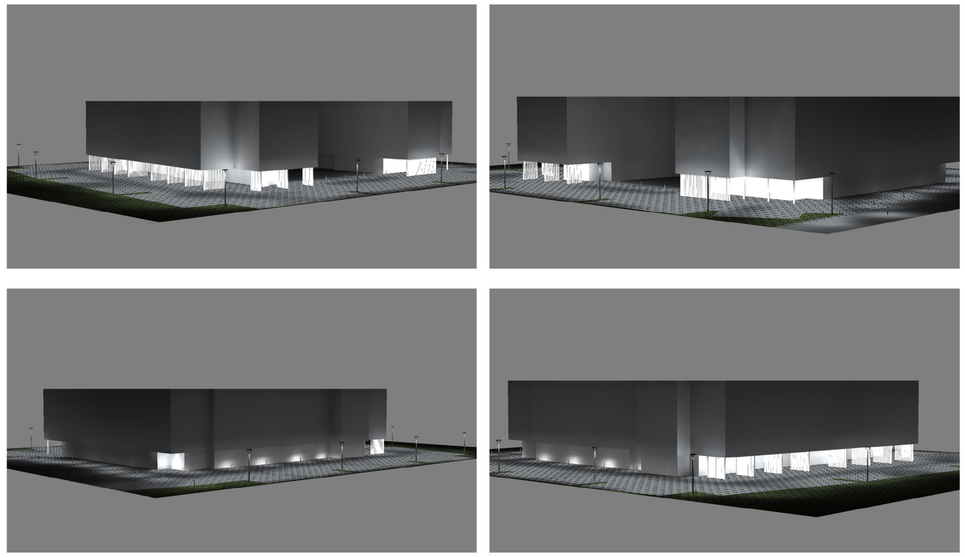
LIGHTING LAYOUT - PHOTOMETRIC PLAN



LIGHTING LAYOUT - PHOTOMETRIC PLAN



ISOMETRIC VIEWS



EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV DATE ISSUE

PHOTOMETRIC PLAN

PROJECT #: 25093.000
DATE: 10/10/2025

PLANNING APPLICATION

LT1

10/10/2025 10:13:17 AM Autodesk Docs://25093.BR Orchards/25093_BR Orchards_AR_2025.rvt

Copyright 2025 Steinberg Hart All Rights Reserved - These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

LIGHTING FIXTURE SPECIFICATIONS

Type	Image	Description	Installation	Manufacturer	Model	ProductCode	Accessories	Finish	Watts	CCT	CRI	Volt.	Efficacy	Dimming	Qty	Notes
E01		16' POLE MOUNTED LUMINAIRE	GROUND SURFACE	COOPER LIGHTING INVUE	MSA MESA	MSA-SALD-930-U-X SL3 distribution	NA	TBD	67W	80	3000K	120-277		TBD		
E02-6		RECESSED LINEAR LIGHTING	CEILING RECESSED	AMERLUX	COMFORT VUE	COMVUE-R-FLG-CL-8-FL-3-309-BT-120/277 -6FT	NA	TBD	3W/FT	90	3000K	120/277		TBD		
E02-10		RECESSED LINEAR LIGHTING	CEILING RECESSED	AMERLUX	COMFORT VUE	COMVUE-R-FLG-CL-8-FL-3-309-BT-120/277 -10FT	NA	TBD	3W/FT	90	3000K	120/277		TBD		
E02-12		RECESSED LINEAR LIGHTING	CEILING RECESSED	AMERLUX	COMFORT VUE	COMVUE-R-FLG-CL-8-FL-3-309-BT-120/277 -12FT	NA	TBD	3W/FT	90	3000K	120/277		TBD		
E02-24		RECESSED LINEAR LIGHTING	CEILING RECESSED	AMERLUX	COMFORT VUE	COMVUE-R-FLG-CL-8-FL-3-309-BT-120/277 -24FT	NA	TBD	3W/FT	90	3000K	120/277		TBD		
E03		31" BOLLARD	GROUND SURFACE	BEGA	B77792	B77792	NA	TBD	20.6	80	3000K	120/277		TBD		

Notes

1. Luminaire Schedule should be read in conjunction with Architectural & Services drawings
2. Before ordering, it is the Contractor's responsibility to ensure lead times of luminaires are within programme
3. Catalogue Numbers / Order codes are indicative only. Where there is a discrepancy between the specified luminaire information and the catalogue number provided clarification MUST be sought from Electrolight before ordering.
4. All Luminaire Finishes to be confirmed by Architect before ordering.
5. Any changes to the document are shown in **bold** *italics*.

LIGHTING FIXTURE CUTSHEETS - E01

Project		Catalog #		Type	
Prepared by		Notes		Date	

Invue

MSA Mesa

Decorative Area Luminaire

Product Features

Interactive Menu

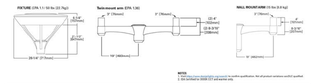
- Order Information page 2
- Product Specifications page 3
- Optical Distributions page 3
- Energy & Performance data page 4
- Control Options page 12

Product Certifications

Quick Facts

- Cast aluminum construction
- Lumens packages ranging from 3,000 - 29,000 lumens
- Choice of 13 high-efficiency, patented AccuLED Optics™
- Base casting slip fits over a standard 3" O.D. tenon
- Wall, single and dual-mount configurations available
- 10kV/10kA surge protection standard

Dimensional and Mounting Details



Invue MSA Mesa

Ordering Information

SAMPLE NUMBER: **MSA-S44A-740-U-T3-DM**

Product Family *1	Light Source		Color Temperature	Voltage	Distribution	Finish *
MSA-Mesa	Configuration	Drive Current	740=740CRI, 2200K	A=Universal (120-277)	T2=Type II	**AP**=Dbz
Area Luminaire Mesa	**S44**=1 Square	**A**=525mA	740=740CRI, 3000K	**H**=347	T3=Type III	**BK**=Blk
Hub **MSA-Hmnz**	**S44**=1 Square	**B**=700mA	740=740CRI, 3500K	**K**=480V	**T4FT**=Type IV Forward Throw	**BZ**=Bronze
Hub Mounted Post	**S44**=2 Square	**C**=1000mA (DA)	740=740CRI, 4000K	**R**=(SELECT-480)*,**	**T4M**=Type IV Wide	**DP**=Dark Platinum
Canopy**	**S44**=3 Square	**R**=1200mA (DA)	740=740CRI, 5000K		**T5**=Type V Symmetric	**GP**=Graphite
RAM-MSA-Build			740=740CRI, 5700K		**T5LG**=Type V Large Symmetric	**WH**=White
Mounting Kit *2			740=740CRI, 6500K		**T5W**=Type V Square Wide	**SM**=Client Custom Color
			840=80CRI, 4000K		**T5VS**=Type V Square Very Wide	
			927=90CRI, 2700K		**T5HS**=Type V Square Horizontal	
			930=90CRI, 3000K		**T5VW**=Type V Square Very Wide	
			935=90CRI, 3500K			
			940=90CRI, 4000K			
			950=90CRI, 5000K			
			965=90CRI, 6500K ***			

Options (Add as Suffix)	Accessories (Order Separately) *4
10KDP=2kV/4kV Surge Protection Device	**SA4SSK-Kit**=Dual Mount Arm *
DA=120 VAC, 1kV/1 kA Surge Protection Device	**SA4SK-KIT**=Wall Mount Arm *
DM=Dimming Driver, 0-10V Sinking	**SA4SPK-KIT**=Square Pole Cap
B=Fuse Holder, Terminal Block	**SA/SA-SS10**=NEMA Photocontrol - Multi-Tap
CSA=CSA Certified Luminaire	**SA/SA-SS11**=NEMA Photocontrol - 347V
EM=External 0-10V Dimming Leads	**SA/SA-SS20**=NEMA Photocontrol - 277V
EMP=Emergency Battery Pack *3	**SA/SSS**=10kV Circuit Module Replacement
FAO=Field Adjustable Battery Pack *3	**SA/SA-SS30**=NEMA Photocontrol - Prep for Motion Sensor *
GY=Cooler Construction	**LS/MSA**=Hinge Kick Shield *
HA=Extra Hot Ambient	**WGL/-3P-SM**=Wireless Outdoor Control Module *
HSS=Hinge Side Shield *	
HT=High Temperature	
HA-CO=High Ambient Temperature	
IH=Internal Dome Hinge	
PC=Photocell - Button Plate Painted to Match Housing	
SA/CSA=Shorting Cap	
WH=Wicker Type Photocontrol, 120-277V *	

Notes

* Not supported in Conversion* Accessory Must be ordered separately using AccuOne Products to Locate Family #to Ascertain Assembly.
1. Contact your Electrolight representative for additional configurations and options and fixture compatibility for all applications. Refer to full series pages #MSA-S44A-740-U-T3-DM for additional support information.
2. Pole Mounting Hub Plate Required for Pole Mounting. Hub Plate Ordered Separately. Refer to Accessories Section on Tenon Mount Adapter Plate. Three Plate Three Wire Entry, Three Plate Four Wire Entry.
3. Not available with emergency battery pack (EMP) or 480V or 347V luminaires.
4. Available with NEMA, colors matching available paint request. Consult your lighting representative at Cooper Lighting Solutions for more information.
5. Custom and RAL colors matching available paint request. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Not available with 480V or 347V luminaires.
7. Not available with 480V or 347V, high voltage (A or K), or 1.2A drive current configurations. Universal voltage (UNV) and drive current, 1A, are base units. Rated to maximum 25C ambient operating temperature.
8. Luminaire tested to 6,000hrs per ASTM B117. Scribe rating of 8 per ASTM D1654.
9. Luminaire is IP66 rated when ordered with Photocontrol (PC) or Button Photocontrol (BP). Through-luminaire drain plate is painted black when the HSS option is selected.
10. Lumens may vary based on luminaire color and CCT as listed in tolerance.
11. Requires PM or PRC photocontrol receptacle option.
12. Requires Bird Deterrent Spikes (BDS), photocontrol receptacle, PR or PRC, or other controls systems (MS, UNR, DALI, or BMS).
13. Requires PM or PRC photocontrol receptacle (PR) option. Not available with motion sensor components (MS, MS/DALI, or UNR). Luminaire can be ordered with Motion Sensor Ready (MSR) option for future addition of motion sensor components (MS, or UNR). Luminaire can be ordered with Motion Sensor Ready (MSR) option for future addition of motion sensor components (MS, or UNR). Luminaire can be ordered with Motion Sensor Ready (MSR) option for future addition of motion sensor components (MS, or UNR). Luminaire can be ordered with Motion Sensor Ready (MSR) option for future addition of motion sensor components (MS, or UNR).
14. Contact your Electrolight representative for additional configurations and options and fixture compatibility for all applications. Refer to full series pages #MSA-S44A-740-U-T3-DM for additional support information.
15. Not available with 480V or 347V luminaires.
16. Not available with 480V or 347V luminaires.
17. Not available with 480V or 347V luminaires.
18. Not available with 480V or 347V luminaires.
19. Not available with 480V or 347V luminaires.
20. Not available with 480V or 347V luminaires.
21. Requires Receptacle for internal step down transformer when combined with sensor options. Not available in combination with the Although ambient and sensor options at HA.

Product Specifications

Construction
- Die-cast aluminum main housing and permanent mold spider mount base maintain a minimum IP66 ingress rating
- Integral aluminum heat sink provides superior thermal performance, enabling use in +40°C ambient temperatures at full power
- Top-mounted door assembly, heavy wall, die-cast aluminum door maintains a nominal 0.125 inch gasket
- Door includes a 4.3" stainless steel safety tether standard or an optional self-retaining interior hinge
- Continuous silicone gasket provided to seal housing and door, and optional vandal screws
- Flexible luminaire arm mounting to housing provide access to luminaire interior

Optics
- 17 patented AccuLED high efficiency soalway and area optical distributions
- Optics are rated for a rigid light control; available factory-installed or as field-installed accessory

Electrical
- LED drivers mount to die-cast aluminum back housing for optimal heat sinking, superior efficacy and long service life
- Standard drivers feature electronic universal voltage (120-277V 50/60Hz; 347V 60Hz or 480V 60Hz) operation, with a high power factor, less than 20% harmonic distortion
- 10kV surge protection provided standard
- Occupancy sensor and dimming options available

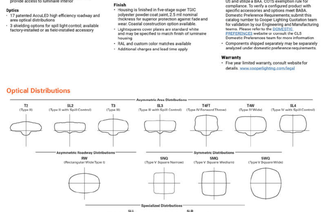
Mounting
- Tenon mounting mounts over 3"-3 1/2. Tenons via four concealed, steel set screws and jam-setscrews
- 1.5G vibration rated standard; option for 3G rated

Finish
- Housing is finished in five-stage super TGIC polyester powder coat (cast, 2.5 mil nominal thickness for superior protection against fade and wear. Consult factory for additional colors.
- Lightscapes cover plates are standard white and may be specified to match finish of luminaire housing
- RAL and custom color matches available

Compliance
- Luminaires feature an IP66 enclosure rating
- Available in Cordal Construction, salt spray tested to a minimum of 6000 hours per B117, with a scribe rating of 8 per ASTM D1654
- Housing and optics IK10 impact rated
- Luminaire is rated for use in wet locations
- cULus listed for use in -40°C to 50° environments
- BAA domestic preference option meets BAA requirements. See EO14017, PREFERENCES website or consult the CLS Domestic Preference Guide for more information.
- If FAR and ITA agencies are utilizing their BAA rules for BABA compliance. Cooper's products meet the requirements of manufacture in the US and utilize a BAA, 100% exemption rule for compliance. To verify a configured product with Domestic Preference Requirements, submit this catalog number to Cooper Lighting Quotation team for verification of Buy America Manufacturing Invoice. Please refer to the EO14005, FREEDOM ACT website or consult the CLS Domestic Preference Guide for more information.
- Components shipped separately may be separately analyzed under domestic preference requirements.

Warranty
- Five year limited warranty, consult website for details: www.cooperlighting.com/legal

Optical Distributions



Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Project Life (Hours)
Up to 1A	Up to 50°C	> 93%	416,000
1.2A	Up to 40°C	> 90%	200,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.03
10°C	1.01
25°C	1.00
40°C	0.96
50°C	0.91

View PSRR Mesa IES files

LIGHTING FIXTURE CUTSHEETS - E02

COMFORT VUE collection — Louver Recessed — amerlux

PROJECT: **TYPE:**

Features

Amerlux's Comfort Vue product line is a family of linear fixtures offering industry best visual comfort while still maintaining a high performance. Precision molded louvers combine with mirrorized molded optics to basically eliminate glare. Each individual LED has its own optic to eliminate any color of angle issues. Louvers are offered in Frame Black, Glossy White or Polished Chrome. The family of products include pendant, monterey, surface mounting, recessed and perimeter mounting options. One of a kind offer in the fact that full configurability in the industry with increments of a single cell. Fully lit corners are also available.

Product Overview

Type:	Direct distribution with Recessed Mounting
Wattage/Ft:	3W, 4W, 5W, 6W, 7W, 8W, 9W, 10W
Color Temp:	2700K, 3000K, 3500K, 4000K
CRI:	90+ typ.
Dimming (wired):	0-10V, Lutron, DALI
Dimming (wireless):	Lutron Athena,BubblyNet Bluetooth

Certifications

5 year limited warranty

Fixture Summary

Electrical Data

	4'			8'		
Wattage/Foot	Voltage	System Watts	Amps	System Watts	Amps
5	120V	160	0.90	384	0.32
	277V	20	0.390	382	0.14
10	120V	40	0.33	782	0.65
	277V	39.7	0.15	765	0.29

Electronic multi-volt (120-277VAC) constant current LED driver

Standard Patterns

Yes	Yes	Yes	Yes	Yes	Yes

COMFORT VUE collection — Louver Recessed — amerlux

PROJECT: **TYPE:**

Ordering Information

-990/277 -

1	2	3	4	5	6	7	8	9	10	11

1 Model	2 Option	3 Louver Finish	4 Room Spread	5 Wattage (per ft.)
COMVUE-R-GB gypsum board trimless mud-in	CL cellular louver	B plano black	SP spot 15°	3
COMVUE-R-FLG gypsum board exposed flange		W glossy white	FL flood 25°	4
COMVUE-R-PS independently suspended		O polished chrome	WF wide flood 40°	5
COMVUE-R-GRID-SHS SHS grid ceiling mount				6
COMVUE-R-GRID-15/16 15/16 grid ceiling mount				7
Note: **COMVUE-CH/GRID** will use silent plenum in order to fix the fixture within the grid system.				8
				9
				10

6 Color Temp	7 Housing Finish	8 Voltage	9 Length
279 2700K-90+	**WW** high reflectance matte white	120/277	Length A / Length B / Length C
309 3000K-90+	**BT** black textured		xP-patterns / xP-patterns / PU
359 3500K-90+	**ST** silver texture		IND / IRP (lengths of 2) / PO
409 4000K-90+	For other RAL # consult factory		OCN
			CUS

10 Configuration	11 Drivers/Controls
Nominal Length Straights	Xdxd
IND individual fixture 2' to 8'	**D-10V** 1% electronic dimming...multi-volt 100-277VAC constant current driver (standard)
OCN continuous run > than 8'	**HLLME-H-ECO** Lutron LQCH1-N-lume® 1% dim Soft-On/Fade-to-Black
NOTE: IND and OCN are built to nominal lengths based on the increment of a single cell (LED). Please refer to shop drawings for final dimensions.	**DALI** 2 fully dimming (DO-277VAC) 1% dim
Exact Length Straights	Wireless
CUS custom made to measure lengths	**AWHV-WH-SR** Lutron Athena wireless node, RF only, white, DALI/DALI-2
NOTE: CUS are built to the exact ordered lenght and may require blank plates. Please refer to shop drawings for final dimensions.	**AWHV-BL-SR** Lutron Athena wireless node, RF only, black, DALI/DALI-2
Standard Patterns (see xyz.dfx details)	**AWHV-WH-OID** Lutron Athena wireless node, RF only, white, 0-10V
PLL L-left, (2) straights + n (90° corner, leg left	**AWHV-BL-OID** Lutron Athena wireless node, RF only, black, 0-10V
PLR L-right, (2) straights + n (90° corner, leg left	**AWHV-OCC-WH-SR*** Lutron Athena wireless node, Occupancy & Daylight sensor, white, DALI/DALI-2
PU U-shape, (3) straight lengths + (3) 90° corners	**AWHV-OCC-BL-SR*** Lutron Athena wireless node, Occupancy & Daylight sensor, black, DALI/DALI-2
PR Rectangle shape, (4) straight lengths + (4) 90° corners	**AWHV-OCC-WH-OID*** Lutron Athena wireless node, Occupancy & Daylight sensor, white, 0-10V
PZ Z-shape, (3) straight lengths + (2) 90° corners	**AWHV-OCC-WH-OID*** Lutron Athena wireless node, Occupancy & Daylight sensor, black, 0-10V
NOTE: Patterns may require blank plates.	**BW-BT-OCC-WH-SR*** BubblyNet Bluetooth node, Occupancy & Daylight sensor, white, DALI/DALI-2
	BW-BT-OCC-WH-OID* BubblyNet Bluetooth node, Occupancy & Daylight sensor, white, 0-10V
	*** Selecting the sensor option reduces the # length by a nominal 6". Please refer to shop drawings for final dimensions.**

12 Options/Accessories
CP Chicago Plenum (CCC-IC)
WHIP 3' white, 18/3 conductor
EMC-HT* emergency circuit requires power feed located in last fixture section(for other locations consult factory)
PT* Every power feed for additional run routing
CMB emergency battery pack(s) not available for lengths under 4')

* Length is less than 4' may have restrictions based upon wattage,lengths, drivers or other options
** Not available with PAC (Indivisual) configuration

Delta Intelligent Building Technologies

1750 Bauer Drive, Oakland, NJ 07436 | P: 973-882-5270 | F: 973-882-3905 | amerlux.com
Amerlux reserves the right to change details that do not affect overall function and performance.
CT-2HR-15x7(10)S - Page 1 of 3

LIGHTING FIXTURE CUTSHEETS - E03

Bollard · Shielded with reflector · 360°

BEGA

Application
Bollard luminaire with rotationally symmetric light distribution. This robust luminaire provides glare-free illumination perfect for squares, pathways and entrances. Provided with mounting system that allows luminaire to be adjusted independent of anchor bolt orientation.

Materials
Borosilicate glass
Die-cast aluminium
Extruded aluminium
Marine grade, copper free (≤ 0.3% copper content) AD80.0 aluminium alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminium reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 23.9 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	20.6W
System wattage	25.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 80
Luminaire lumens	1615lm
LED service life (L70)	60000Hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires – see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS: Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL Classic, matte finish

Included (available for pre-shipment
☐ B798-18 Anchorage kit

Bollard · Shielded with reflector · 360°

	LED	A	B	C
B77792	20.6 W	8 1/2"	31 1/2"	8 1/2"

BEGA · 1000 BEGA Way, Carpinteria, CA 93013 · (805)684-0533 · info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data in this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2025 — Updated 09/12/25

Copyright 2025, Steinberg Hart All Rights Reserved – These Plans and/or Specifications are intended for the sole benefit of Steinberg Hart' clients and may not be used, reused, copied, or reproduced in any form without the express written consent of Steinberg Hart.

10/10/2025 10:13:37 AM Autodesk Docs://25093.BR Orchards_AR_2025.rvt

EDEN HOUSING

CLIENT
Eden Housing
22645 Grand Street
Hayward, CA 94541

steinberg hart

ARCHITECT
Steinberg Hart
50 West San Fernando, # 850
San Jose, CA 95113

ORCHARDS

6001 BOLLINGER CANYON RD
SAN RAMON, CA 94583

NOT FOR CONSTRUCTION

REV	DATE	ISSUE

LIGHTING FIXTURE SPECIFICATIONS

PROJECT #: 25093.000
DATE: 10/10/2025

PLANNING APPLICATION

LT2