APPENDIX A

PROJECT PLANS

SHEET INDEX

1. COVER SHEET – INDEX SHEET

CIVIL SHEETS

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3. TM.2 SITE PLAN
4. TM.3 GRADING PLAN
5. TM.4 UTILITY PLAN
6. TM.5 TREE REMOVAL PLAN

LANDSCAPE SHEETS

7. L.1 PRELIMINARY PLAN
8. L.2 CUT SHEETS/ SITE AMENITIES

ARCHITECTURAL SHEETS

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10. A1.2 TOWNHOME BUILDING TYPE 1 - FLAT PAD - BUILDING FLOOR PLANS
11. A2.1 TOWNHOME BUILDING TYPE 2 - TUCK UNDER - BUILDING ELEVATIONS
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14. A3.1 TOWNHOME UNIT PLAN A1 - FLAT PAD
15. A3.2 TOWNHOME UNIT PLAN A2 - FLAT PAD
16. A3.3 TOWNHOME UNIT PLAN B1 - TUCK UNDER
17. A3.4 TOWNHOME UNIT PLAN B2 - TUCK UNDER
18. A3.5 SITE SECTIONS

OWNER/DEVELOPER

ACRE INVESTMENT COMPANY, LLC
5050 HOPYARD ROAD, SUITE 350
PLEASANTON, CA 94588
(925) 520-0091
CONTACT: TOM SCHULZ

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT

THOMAS BAAK AND ASSOCIATES, LLP
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596
(925) 933-2583
CONTACT: ANDREA SWANSON

ARCHITECT

KTGY GROUP, INC
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
(510) 272-2910
CONTACT: JILL WILLIAMS

OCTOBER 22, 2012

ACRE

RYAN INDUSTRIAL

125 & 130 RYAN INDUSTRIAL COURT

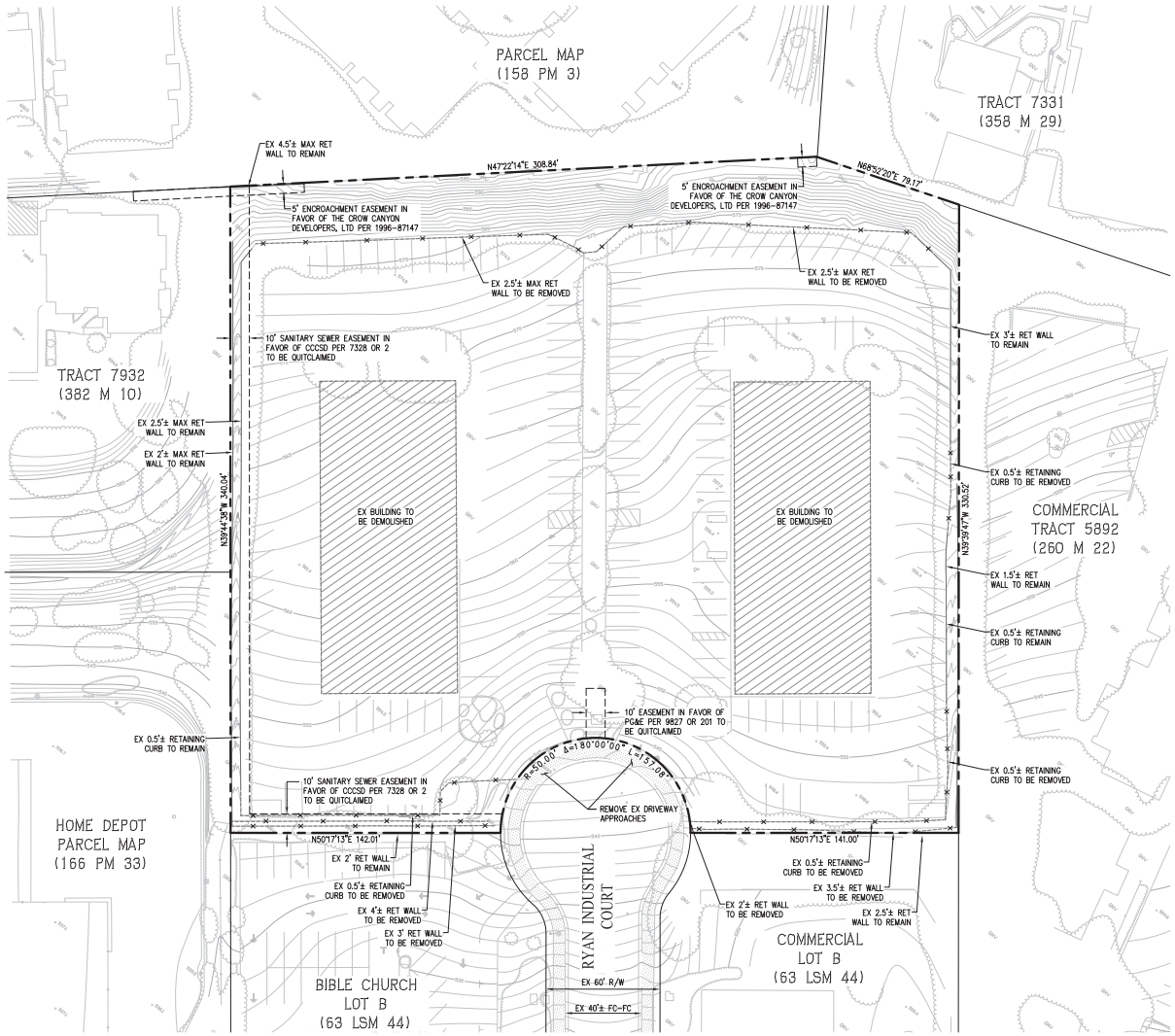
VESTING TENTATIVE MAP AND ZONING PACKAGE

SAN RAMON, CALIFORNIA

ktgy Architecture+Planning

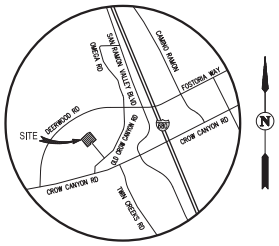
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150 (925) 866-0322
SAN RAMON, CALIFORNIA 94583 FAX: (925) 866-9575
SAN RAMON • LATHROP

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



CONTACTS

1.	OWNER/SUBDIVIDER:	ACRE INVESTMENT COMPANY, LLC 5050 HOPYARD ROAD, SUITE 350 PLEASANTON, CA 94588 (925) 520-0091 TOM SCHULZ & GABE ARECHAEDERRA
2.	ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322 LEE ROSENBLATT, RCE 65469
3.	SOILS ENGINEER:	BERLOGAR STEVENS AND ASSOCIATES 5587 SUNOL BOULEVARD PLEASANTON, CA 94566 (925) 484-0220
4.	TOPOGRAPHIC SOURCE:	AERIAL TOPOGRAPHY PROVIDED BY: AEROMETRIC SURVEYS



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1.	ASSESSORS PARCEL NO:	208-280-017 208-280-018
2.	SITE ADDRESS:	125 & 130 RYAN INDUSTRIAL COURT SAN RAMON, CA
3.	SITE AREA:	2.96 AC±
4.	EXISTING ZONING: PROPOSED ZONING:	PLANNED DEVELOPMENT MEDIUM-HIGH DENSITY RESIDENTIAL (RMH)
5.	EXISTING LAND USE: PROPOSED LAND USE:	MIXED USE MULTIPLE FAMILY - HIGH DENSITY
6.	PROPOSED UNITS:	48 UNITS IN 16 TOWNHOME BUILDINGS (ON 1 LOT AND 1 ROADWAY PARCEL)
7.	LOT COVERAGE:	32%
8.	LOT SIZE:	10,000 SF MINIMUM
9.	DENSITY:	16 DU/ACRE
10.	BASIS OF BEARINGS:	THE BASIS OF BEARINGS FOR THIS MAP IS THE MONUMENT LINE FOR OLD CROW CANYON ROAD PER SUBDIVISION 6363 (290 M 21).
11.	BENCHMARK:	CONTRA COSTA COUNTY BENCHMARK NO. 3774 FASTER/TAG ON TOP OF CURB AT EAST SIDE OF DROP INLET ON THE NORTHWEST CORNER OF DEERWOOD PLACE AND CROW CANYON ROAD. ELEVATION: 558.184 FEET (NGVD 29)
12.	EXISTING STRUCTURES:	ALL EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT BOUNDARY TO BE REMOVED. ALL EXISTING RETAINING WALLS WITHIN THE PROJECT BOUNDARY TO REMAIN, EXCEPT AS NOTED.
13.	EXISTING UTILITIES:	ALL EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
14.	STREETS:	ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATE STREETS/DRIVE AISLES AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS/DRIVE AISLES WILL BE WITHIN PUE'S.
15.	STREETS TREES:	TREES WITHIN THE PROJECT BOUNDARY WILL BE PROVIDED AS REQUIRED BY THE CITY OF SAN RAMON AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16.	STREET LIGHTS:	STREET LIGHTS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY MAINTAINED.
17.	WALLS:	ALL WALLS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
18.	PRIVATE UTILITIES:	PROPOSED ON-SITE STORM DRAIN FACILITIES WILL BE PRIVATELY MAINTAINED.
19.	PUBLIC UTILITIES:	PROPOSED OFF-SITE STORM DRAIN FACILITIES WILL BE PUBLIC. PROPOSED SANITARY SEWER AND WATER FACILITIES WILL BE PUBLIC (WITHIN EASEMENTS).
20.	LANDSCAPING:	ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
21.	FLOOD ZONE:	ZONE X REFER TO: FLOOD INSURANCE RATE MAP PANEL 06013C 0463F (JUNE 16, 2009)
22.	WELLS ONSITE:	NONE
23.	GAS:	PG&E
24.	ELECTRIC:	PG&E
25.	TELEPHONE:	AT&T
26.	CABLE TV:	COMCAST
27.	WATER:	EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
28.	SEWER:	CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSD)
29.	STORM:	ON-SITE: PRIVATE OFF-SITE (RYAN INDUSTRIAL COURT): PUBLIC - CITY OF SAN RAMON
30.	ACCESSIBILITY:	PER SECTION 1102A OF THE 2010 CALIFORNIA BUILDING CODE, BUILDING ACCESSIBILITY REQUIREMENTS APPLY ONLY TO CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS IN A SINGLE STRUCTURE. ALL PROPOSED BUILDINGS IN THIS PROJECT ARE TRI-PLEXES AND ARE THEREFORE NOT SUBJECT TO ACCESSIBILITY REQUIREMENTS.
31.	CONDOMINIUM MAP:	A CONDOMINIUM MAP WILL BE RECORDED. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE 48 UNITS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		CENTERLINE
		CURB, GUTTER AND SIDEWALK
		EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS

ABBREVIATIONS

BD	BOUNDARY
CL	CENTERLINE
DIP	DUCTILE IRON PIPE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
INV	INVERT
OB	OVERBUILD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SO	SIDE OPENING
SS	SANITARY SEWER
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
W	WATER

SHEET INDEX

TM.1	EXISTING PROPERTY
TM.2	SITE PLAN
TM.3	GRADING PLAN
TM.4	UTILITY PLAN
TM.5	TREE REMOVAL PLAN

EXISTING PROPERTY
VESTING TENTATIVE MAP
SUBDIVISION 9323
RYAN INDUSTRIAL

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: OCTOBER 22, 2012

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
TEL (925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM.1
2 OF 18

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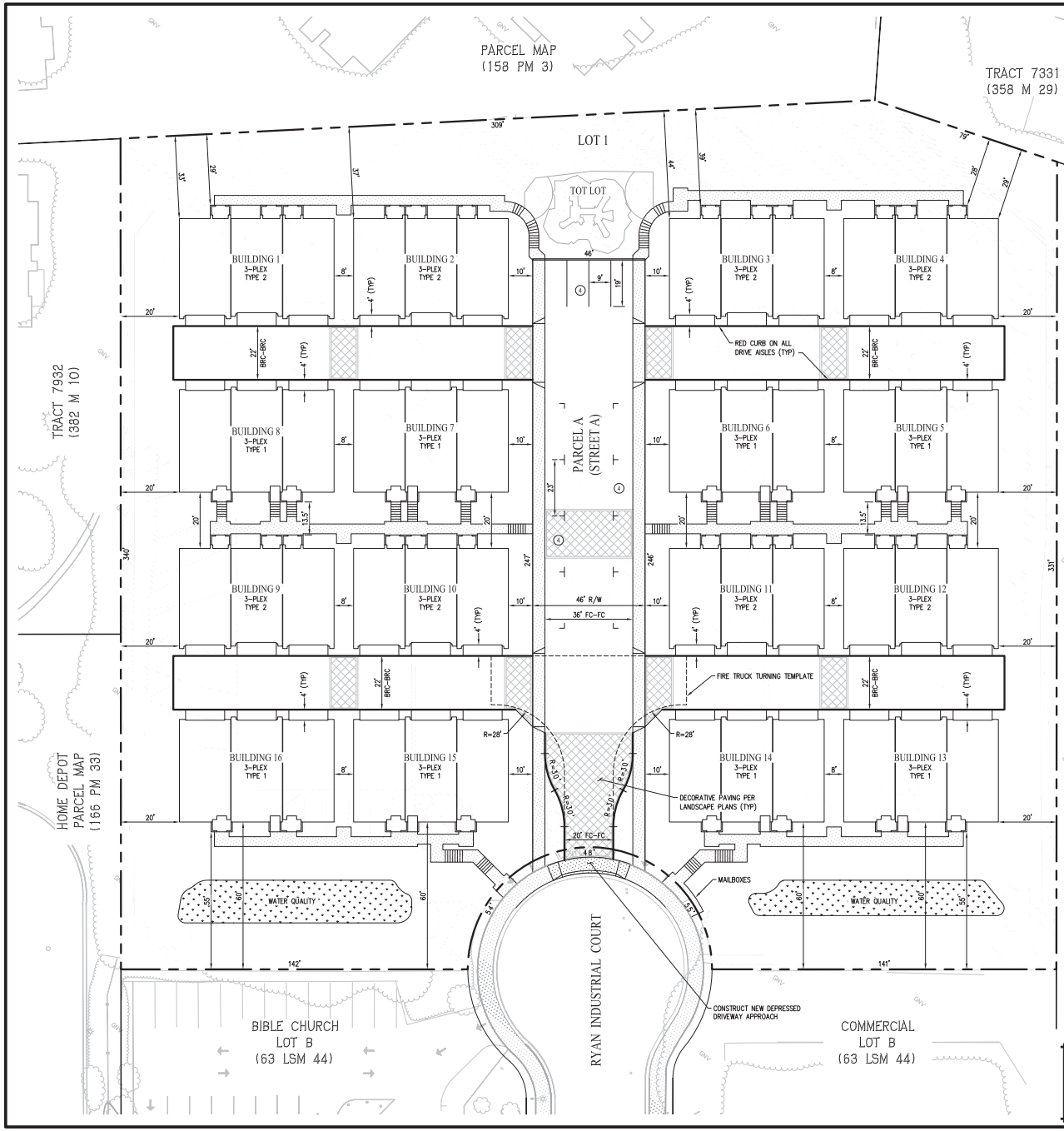
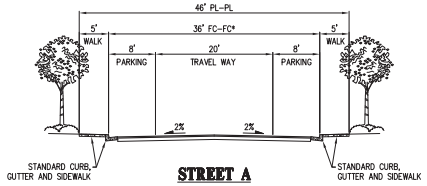


LEGEND

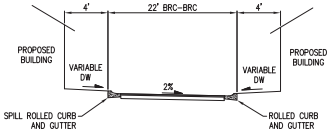
EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		CENTERLINE
		CURB, GUTTER AND SIDEWALK
		EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS
		RED CURB (NO PARKING)



STREET A

NOT TO SCALE

*NOTE:
STREET SECTION NARROWS TO 20' FC-FC WITH AN 8' LANDSCAPE STRIP AT PROJECT ENTRY



TYPICAL DRIVE AISLE

NOT TO SCALE

UNIT SUMMARY

BUILDING TYPE	BUILDING COUNT	UNIT COUNT
3-PLEX	16	48

PARKING SUMMARY

	PARKING REQUIRED		PARKING PROVIDED	
TYPE	SPACES	RATIO	SPACES	RATIO
GARAGE PARKING	96	2/UNIT	96	2/UNIT
GUEST PARKING	12	0.25/UNIT	12	0.25/UNIT
TOTAL	108	2.25/UNIT	108	2.25/UNIT

*NOTE:
PARKING TO BE ALLOWED IN DESIGNATED STALLS ONLY.

SITE PLAN
VESTING TENTATIVE MAP
SUBDIVISION 9323
RYAN INDUSTRIAL

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 22, 2012

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CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
TEL (925) 866-0322
FAX (925) 866-1575

SHEET NUMBER
TM.2
3 OF 18

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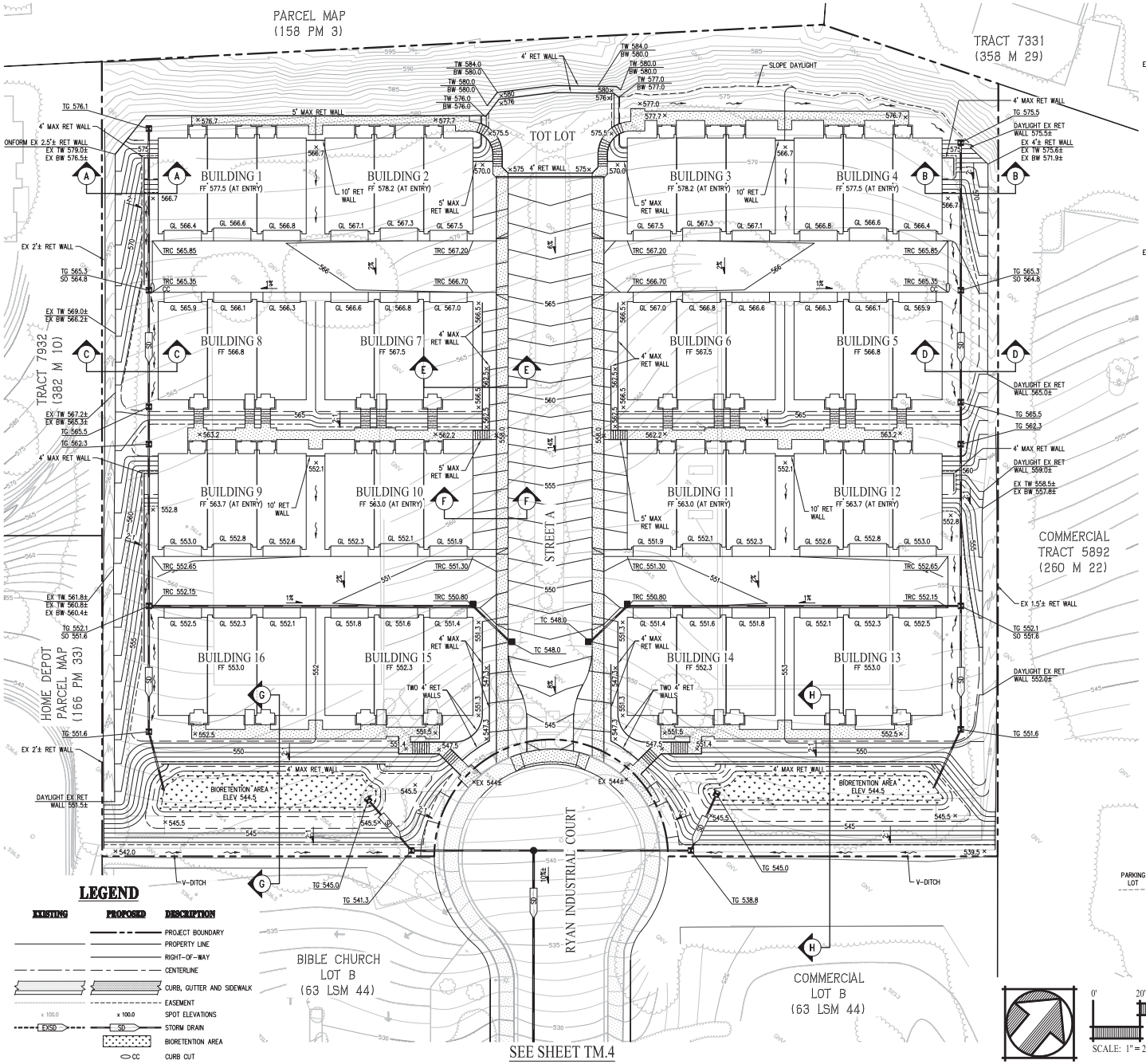
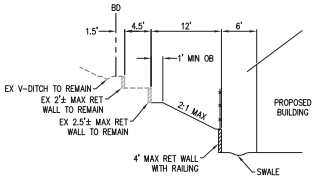


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		CENTERLINE
		CURB, GUTTER AND SIDEWALK
		EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS
EXSD	SD	STORM DRAIN
		BIORETENTION AREA
	CC	CURB CUT



SECTION A-A
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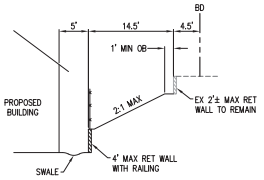

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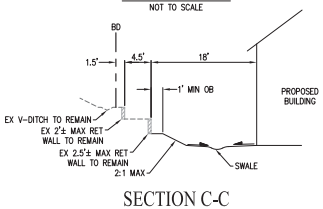

SECTION C-C
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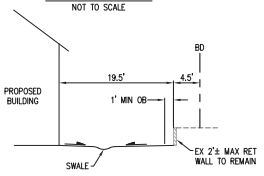

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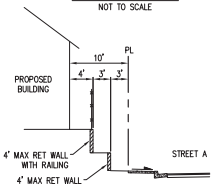

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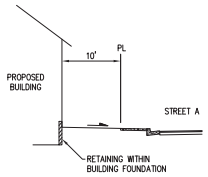

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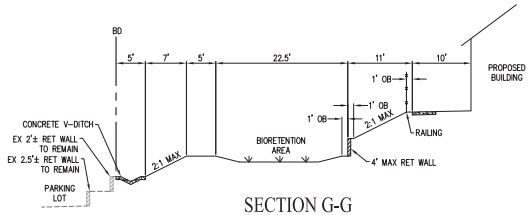

SECTION G-G
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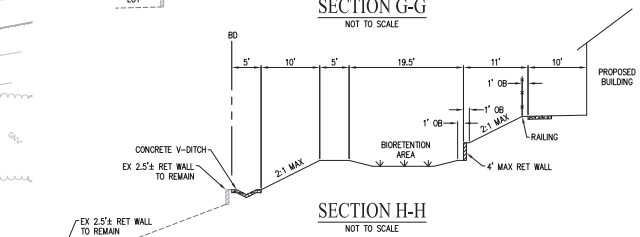

SECTION H-H
NOT TO SCALE

GRADING PLAN
VESTING TENTATIVE MAP
SUBDIVISION 9323
RYAN INDUSTRIAL

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20'

DATE: OCTOBER 22, 2012

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SAN RAMON, CALIFORNIA 94583
TEL (925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM.3
4 OF 18

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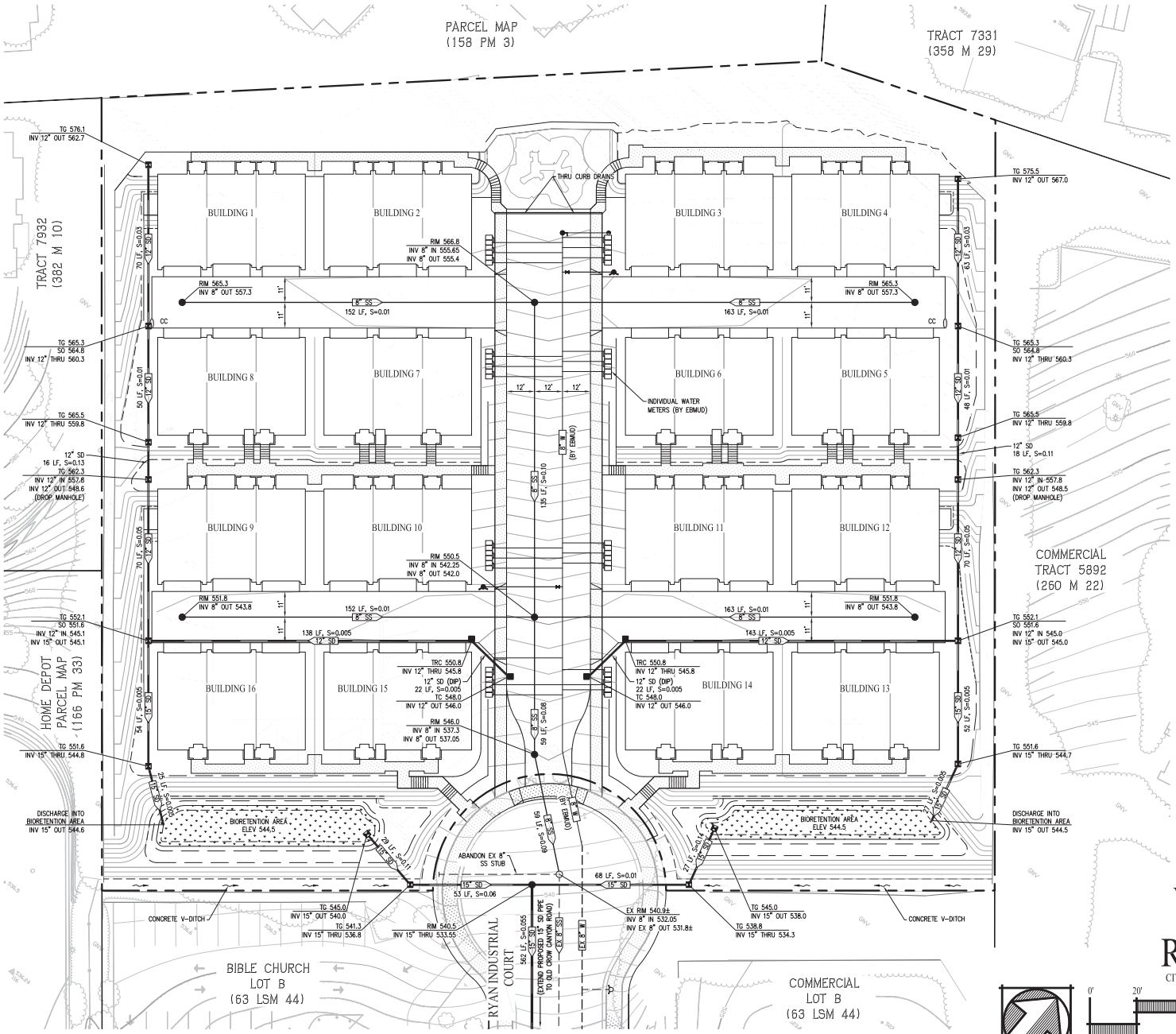


LEGEND

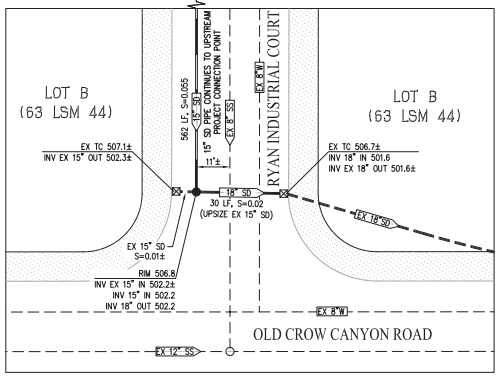
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB, GUTTER AND SIDEWALK
		EASEMENT
x 100.0	x 100.0	SPOT ELEVATIONS
EX SD	SD	STORM DRAIN
EX SS	SS	SANITARY SEWER
EX W	W	WATER LINE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		SWALE
		FIRE HYDRANT
		VALVE
		WATER METER
		ELECTROLIER
		BIORETENTION AREA
	CC	CURB CUT

UTILITY NOTES

1. STORM DRAIN: PRIVATE (WITHIN PROJECT BOUNDARY)
   MINIMUM SLOPE OF PROPOSED STORM DRAIN PIPE IS 0.005
   MINIMUM SIZE OF PROPOSED STORM DRAIN PIPE IS 12"
   ALL STORM DRAIN PIPE INSTALLED IN STREET A AT MINIMUM COVER TO BE DUCTILE IRON PIPE (DIP) AS NOTED ON PLAN. ALL OTHER STORM DRAIN PIPE TO BE RCP OR ADS N-12 (OR EQUIVALENT)
   MINIMUM COVER FOR SD PIPE IS 1.0' (IN STREET A)

   PUBLIC (WITHIN RYAN INDUSTRIAL COURT)
   MINIMUM SIZE OF PROPOSED STORM DRAIN PIPE IS 15"
   STORM PIPE TO BE CONSTRUCTED PER CITY OF SAN RAMON STANDARDS
2. WATER: PUBLIC (EBMUD)
   ALL WATER FACILITIES TO BE DESIGNED BY EBMUD (SHOWN FOR REFERENCE ONLY)
3. SEWER: PUBLIC (CCCSD)
   MINIMUM SLOPE OF PROPOSED SEWER PIPE IS 0.0077
   MINIMUM SIZE OF PROPOSED SEWER PIPE IS 8"
   ALL SANITARY SEWER PIPE TO BE PVC SDR-26

SEE LEFT



OFF-SITE STORM DRAIN CONNECTION

SCALE: 1"=20'

UTILITY PLAN
VESTING TENTATIVE MAP
SUBDIVISION 9323
RYAN INDUSTRIAL

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20'

DATE: OCTOBER 22, 2012

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TEL: (925) 866-0322
FAX: (925) 866-1575

SHEET NUMBER
TM.4
5 OF 18

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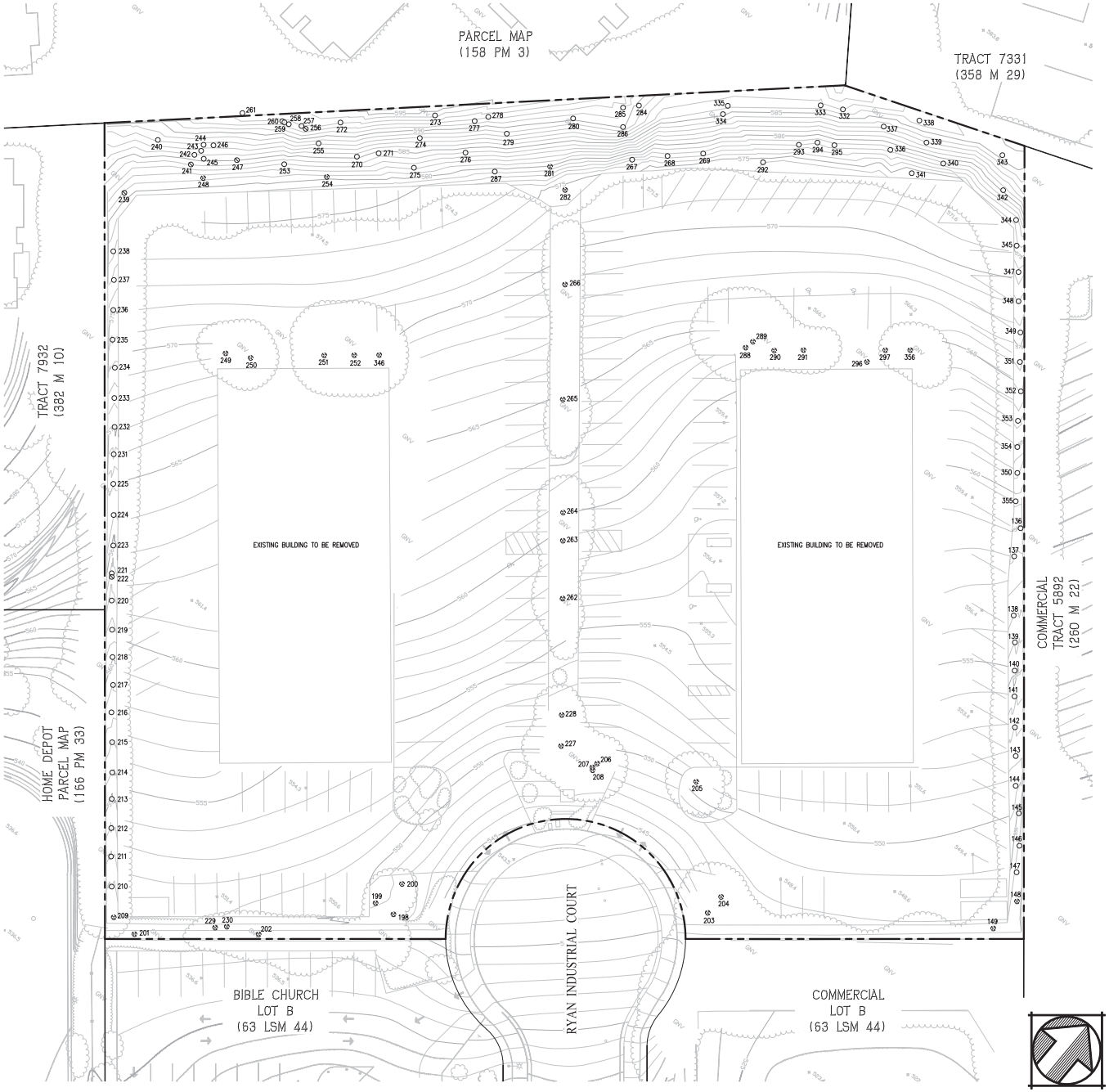

EXISTING TREE INVENTORY

ID NUMBER	SPECIES	DIAMETER (IN)	ACTION
136	CANARY ISLAND PINE	10	
137	CANARY ISLAND PINE	9	
138	CANARY ISLAND PINE	16	
139	CANARY ISLAND PINE	12	
140	CANARY ISLAND PINE	14	
141	CANARY ISLAND PINE	12	
142	CANARY ISLAND PINE	10	
143	CANARY ISLAND PINE	16	
144	CANARY ISLAND PINE	12	
145	CANARY ISLAND PINE	12	
146	CANARY ISLAND PINE	14	
147	CANARY ISLAND PINE	14	
148	CANARY ISLAND PINE	14	X
149	CANARY ISLAND PINE	14	X
198	GLOSSY PRIVET	–	X
199	GLOSSY PRIVET	–	X
200	GLOSSY PRIVET	–	X
201	CANARY ISLAND PINE	8	X
202	COAST LIVE OAK	5	X
203	ALEPPO PINE	12	X
204	COAST LIVE OAK	6	X
205	GLOSSY PRIVET	8,6	X
206	GLOSSY PRIVET	6,5	X
207	GLOSSY PRIVET	4	X
208	WHITE ALDER	10	X
209	CANARY ISLAND PINE	16	X
210	CANARY ISLAND PINE	12	
211	CANARY ISLAND PINE	12	
212	CANARY ISLAND PINE	14	
213	CANARY ISLAND PINE	16	
214	CANARY ISLAND PINE	14	
215	CANARY ISLAND PINE	10	
216	CANARY ISLAND PINE	14	
217	CANARY ISLAND PINE	12	
218	CANARY ISLAND PINE	9	
219	CANARY ISLAND PINE	12	
220	CANARY ISLAND PINE	12	
221	CANARY ISLAND PINE	9	
222	GLOSSY PRIVET	8	RC
223	CANARY ISLAND PINE	12	
224	CANARY ISLAND PINE	16	
225	CANARY ISLAND PINE	14	
226	PERUVIAN PEPPER TREE	5	
227	PERUVIAN PEPPER TREE	14	X
228	PERUVIAN PEPPER TREE	14	X
229	COAST LIVE OAK	6	X
230	COAST LIVE OAK	6,3	X
231	CANARY ISLAND PINE	14	
232	CANARY ISLAND PINE	10,3	
233	CANARY ISLAND PINE	16	
234	CANARY ISLAND PINE	12	
235	CANARY ISLAND PINE	12	
236	CANARY ISLAND PINE	8	
237	CANARY ISLAND PINE	12	
238	CANARY ISLAND PINE	12	
239	CANARY ISLAND PINE	10	RC
240	CANARY ISLAND PINE	12	
241	BAILEY ACACIA	–	RC
242	CANARY ISLAND PINE	13	
243	BAILEY ACACIA	10	
244	BAILEY ACACIA	12	
245	BAILEY ACACIA	6	
246	BAILEY ACACIA	4	
247	BAILEY ACACIA	36	RC
248	BAILEY ACACIA	8	X
249	COAST REDWOOD	12	X
250	COAST REDWOOD	24	X
251	COAST REDWOOD	28	X
252	COAST REDWOOD	30	X

ID NUMBER	SPECIES	DIAMETER (IN)	ACTION
253	BAILEY ACACIA	8	
254	BAILEY ACACIA	18	X
255	BAILEY ACACIA	–	
256	BAILEY ACACIA	–	RC
257	BAILEY ACACIA	–	
258	BAILEY ACACIA	–	
259	BAILEY ACACIA	–	
260	BAILEY ACACIA	–	
261	BAILEY ACACIA	8	
262	PERUVIAN PEPPER TREE	20	X
263	PERUVIAN PEPPER TREE	8	X
264	PERUVIAN PEPPER TREE	14	X
265	PERUVIAN PEPPER TREE	24	X
266	PERUVIAN PEPPER TREE	8	X
267	COAST REDWOOD	9	X
268	COAST REDWOOD	8	
269	COAST LIVE OAK	6	
270	BAILEY ACACIA	–	
271	CANARY ISLAND PINE	14	
272	BAILEY ACACIA	–	
273	BLUE OAK	10	
274	CANARY ISLAND PINE	14	
275	COAST LIVE OAK	–	
276	CANARY ISLAND PINE	10	
277	COAST LIVE OAK	14	
278	COAST LIVE OAK	–	
279	CANARY ISLAND PINE	20	
280	COAST LIVE OAK	–	
281	COAST REDWOOD	6	X
282	COAST REDWOOD	12	X
283	BLUE OAK	6	
284	COAST LIVE OAK	–	
285	COAST LIVE OAK	18,16	
286	CANARY ISLAND PINE	12	
287	COAST REDWOOD	4	
288	PERUVIAN PEPPER TREE	24	X
289	PITTOSPORUM	4	X
290	PERUVIAN PEPPER TREE	12	X
291	PERUVIAN PEPPER TREE	8	X
292	COAST REDWOOD	4	
293	SYDNEY GOLDEN WATTLE	–	
294	SYDNEY GOLDEN WATTLE	–	
295	SYDNEY GOLDEN WATTLE	–	
296	PITTOSPORUM	4	X
297	PITTOSPORUM	5	X
332	COAST LIVE OAK	14,16	
333	SYDNEY GOLDEN WATTLE	6,4	
334	COAST LIVE OAK	–	
335	COAST LIVE OAK	14	
336	CANARY ISLAND PINE	8	
337	CANARY ISLAND PINE	12	
338	COAST LIVE OAK	8	
339	CANARY ISLAND PINE	14	
340	CANARY ISLAND PINE	16	
341	COAST LIVE OAK	8	
342	CANARY ISLAND PINE	12	
343	BLUE OAK	6,5	
344	CANARY ISLAND PINE	14	
345	CANARY ISLAND PINE	14	
346	COAST LIVE OAK	3	X
347	CANARY ISLAND PINE	8	
348	CANARY ISLAND PINE	16	
349	CANARY ISLAND PINE	12	
350	CANARY ISLAND PINE	14	
351	CANARY ISLAND PINE	14	
352	CANARY ISLAND PINE	14	
353	CANARY ISLAND PINE	14	
354	CANARY ISLAND PINE	12	
355	CANARY ISLAND PINE	18	
356	PERUVIAN PEPPER TREE	6	X

LEGEND
X EXISTING TREE TO BE REMOVED (DUE TO CONSTRUCTION)
RC POTENTIAL CANDIDATE FOR FUTURE REMOVAL DUE TO EXISTING TREE CONDITION (PER RECOMMENDATIONS IN REPORT BY ARBORWELL)

NOTE:
TREE INVENTORY LISTED ABOVE IS BASED UPON THE "CANYON VIEW OFFICE PARK TREE INVENTORY AND TREE PRESERVATION" REPORT PREPARED BY ARBORWELL DATED APRIL 2012.

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE RECOMMENDED FOR REMOVAL (PER RECOMMENDATIONS IN REPORT BY ARBORWELL)

TREE REMOVAL PLAN
VESTING TENTATIVE MAP
SUBDIVISION 9323
RYAN INDUSTRIAL

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: OCTOBER 22, 2012

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
TEL (925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM.5
6 OF 18

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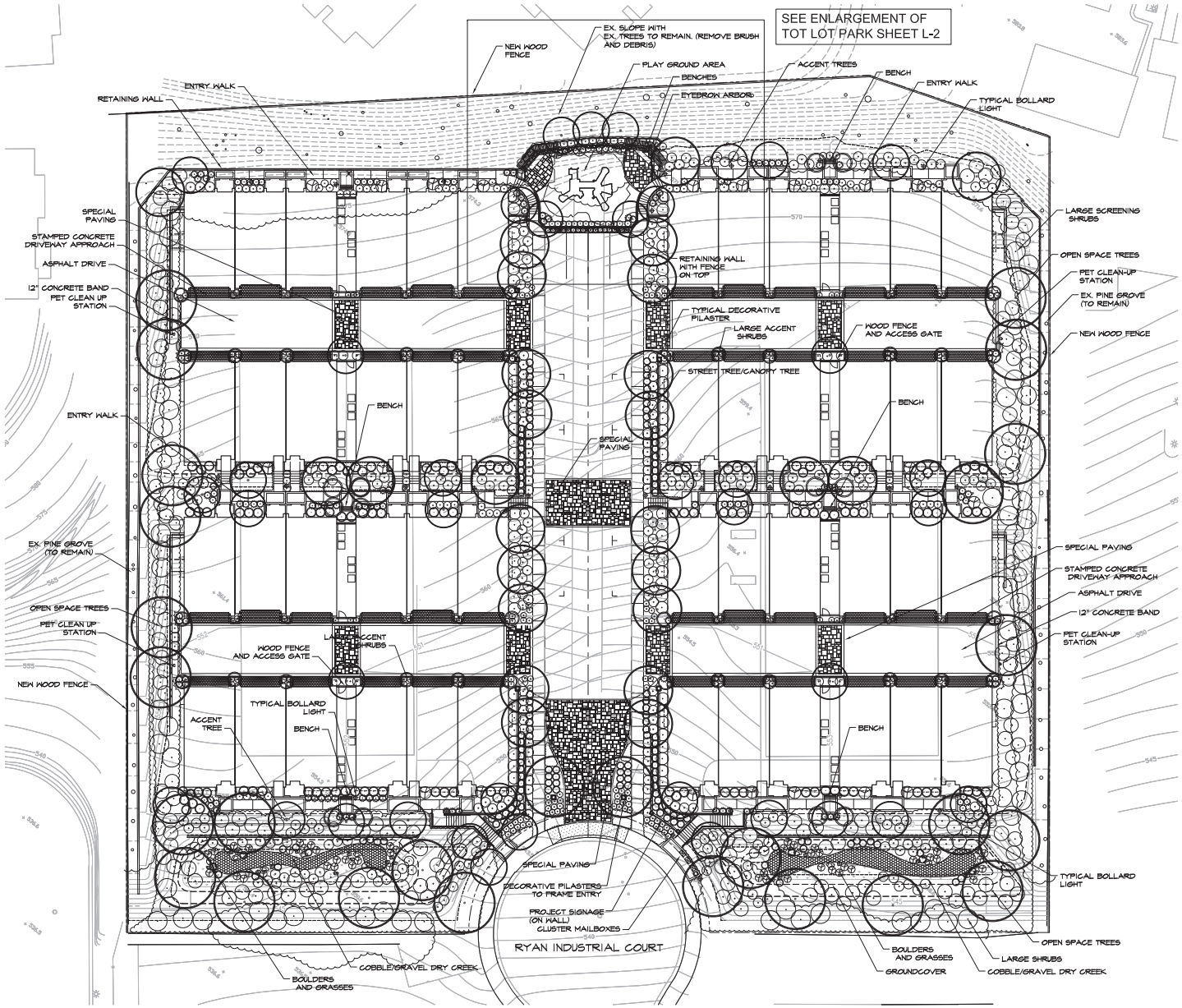


SUGGESTED PLANT MATERIALS LIST

BOTANICAL NAME	COMMON NAME	WATER USE
CANOPY/STREET TREES: 15 GA		
ACER R. 'SOMERSET'	RED MAPLE	MED
CARPINUS 'FASTIGATA'	HORNBEAM	MED
MAGNOLIA 'SAMUEL SOMER'	SOUTHERN MAGNOLIA	MED
PISTACHIA CHINENSIS	CHINESE PISTACHE	LOW
OPEN SPACE TREES: 15 GA		
QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW
QUERCUS LOBATA	VALLEY OAK	LOW
PLATANUS MACROPHYLLA	CALIFORNIA SYCAMORE	LOW
ACCENT TREES: 15 GA		
ARBUTUS UNEDO	STRAWBERRY TREE	LOW
CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	LOW
ERIOBOTRYA DEFLEXA	LOQUAT	LOW
LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	LOW
LAURUS NOBLIS	GRECIAN LAUREL	LOW
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIA HAWTHORN-STD	LOW
LARGE SHRUBS: 5 GA		
CALYCANTHUS OCCIDENTALIS	SPICE BUSH	LOW
ELEAGNUS P. 'VARIGATA'	SILVERBERRY	LOW
GARRAYA ELLIPTICA	SILK TASSEL	LOW
HETEROMELES ARBUTIFOLIA*	TOYON	LOW
LAVATERA 'BARNSLEY'	TREE MALLOW	MED
SALVIA CLEVELANDII*	CLEVELAND SAGE	LOW
MEDIUM SHRUBS: 5 GA		
ABELIA 'KALIDESCOPE'	VARIGATED ABELIA	LOW
CISTUS PURPUREUS*	ROCKROSE	LOW
MAHONIA COMPACTA*	DWARF OREGON GRAPE	LOW
NANDINA COMPACTA*	DWARF NANDINA	LOW
ROSEMARINUS 'TUSCAN BLUE'*	TUSCAN ROSEMARY	LOW
RHAPHIOLEPIS 'JACK EVANS'	INDIA HAWTHORN	LOW
RHAMNUS 'EVE CASE'*	COFFEEBERRY	LOW
SALVIA GREGII*	AUTUMN SAGE	LOW
TEUCRIUM F. 'COMPACTA'	BLUE GERMANDER	LOW
SPREADING SHRUBS: 5 GA		
ARCTOSTAPHYLOS 'LOUIS EDMUNDS'*	MANZANITA	LOW
CEANOTHUS 'JOYCE COULTER'*	WILD LILAC	LOW
COTONEASTER 'LOWFAST'	COTONEASTER	LOW
ROSA MEIDLANDII	MEIDLAND ROSE	MED
LARGE ACCENT SHRUBS: 5 GA		
ANISOPONTEA 'TARA'S PINK'	MALLOW STANDARD	LOW
LEPTOSPERMUM 'RUBY GLOW'	TEA TREE	LOW
JUNIPERUS C. 'HETZ'S COLUMN'	COLUMNAR JUNIPER	LOW
PUNICA GRANATUM 'WONDERFUL'	POMEGRANATE	LOW
SMALL ACCENT SHRUBS: 1 GA		
CAREX BARBARAE*	SANTA BARBARA SEDGE	LOW
FESTUCA IDAHOENSIS*	CALIFORNIA FESCUE	LOW
HEMEROCALLIS 'LANDSCAPE SUPREME'	EVERGREEN DAYLILY	LOW
KNIPHOFIA 'BEE'S SUNSET'	TORCH LILY	LOW
LAVANDULA 'OTTO QUAST'*	LAVENDER	LOW
MUHLENBERGIA RIGENS*	DEER GRASS	LOW
PHORMIUM 'JESTER'	DWARF FLAX	LOW
TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW
ZAUSCHNERIA 'CATALINA'*	CALIFORNIA FUSCHIA	LOW
GROUND COVERS: 1 GA		
ARCTOSTAPHYLOS 'EMERALD CARPET'*	DWARF MANZANITA	LOW
BACHARRIS P. 'PIEGON POINT'*	DWARF COYOTE BUSH	LOW
ROSEMARINUS 'PROSTRATA'*	DWARF ROSEMARY	LOW

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SEE SHT L.2 FOR
AMENITIES CUT SHEETS

REVISIONS

Thomas Bank & Associates, LLP.
Landscape Architects
1600 Ygnacio Valley Road, Suite 4
Walnut Creek, CA 94598
Ph: 925.933.2283

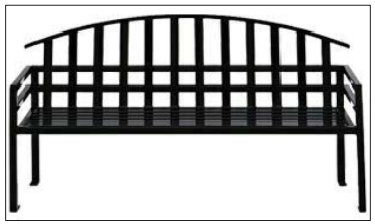
RYAN COURT PROJECT
RYAN INDUSTRIAL COURT
SAN RAMON, CALIFORNIA

PRELIMINARY PLAN

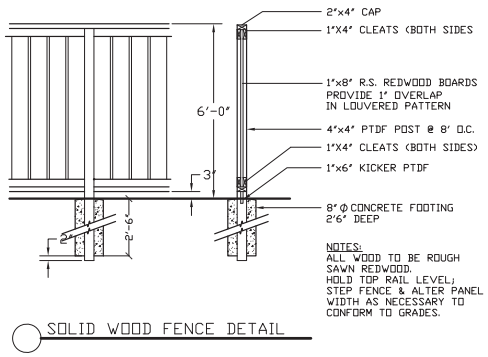
DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 10-22-12	
SCALE	

SHEET L.1 OF 18 SHEETS

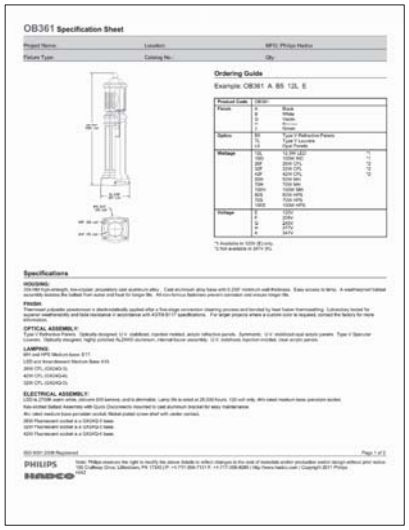
'PET STATION'



TYPICAL BENCH

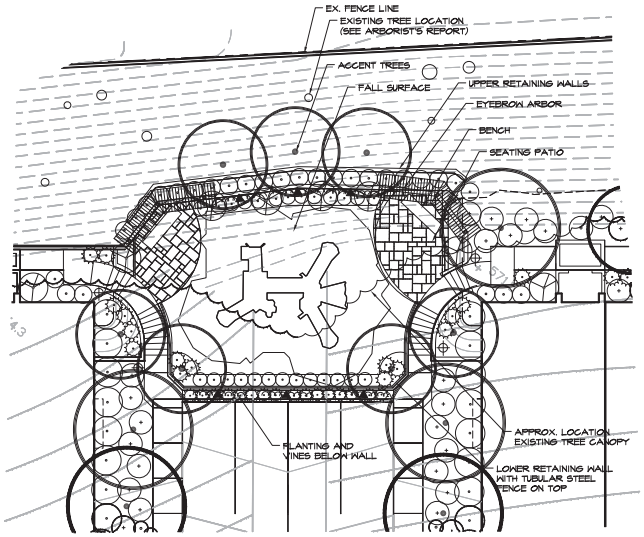


SOLID WOOD FENCE DETAIL



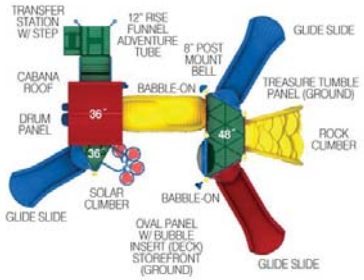
BOLLARD LIGHT

MAIL BOX

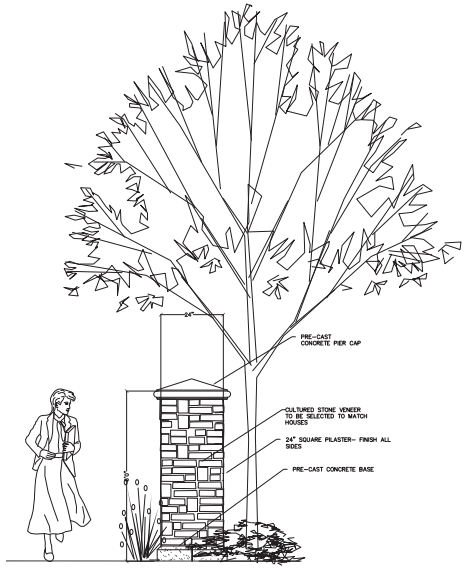


ENLARGEMENT: TOT LOT PARK

SCALE: 1"=10'



PLAY STRUCTURE EXAMPLE



TYPICAL DECORATIVE PILASTER

REVISIONS

Thomas Bank & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

RYAN COURT PROJECT
RYAN INDUSTRIAL COURT
SAN RAMON, CALIFORNIA

CUT SHEETS
SITE AMENITIES

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 10-22-12	
SCALE	

SHEET L.2 OF 18 SHEETS

Material List:

Roof:	Flat Concrete Tile Roof
Walls:	Stucco 6" Lap Siding
Trims:	1X4 Stucco Finish
Accents:	Metal Railings Decorative Corbels

FRONT ELEVATION

0 4 16

2 8

RIGHT ELEVATION
(Street View)

REAR ELEVATION

0 8 32

4 16

LEFT ELEVATION
(Occurs at Bldg-to-Bldg)

Townhome Building Type1
Flat Pad

A1.1

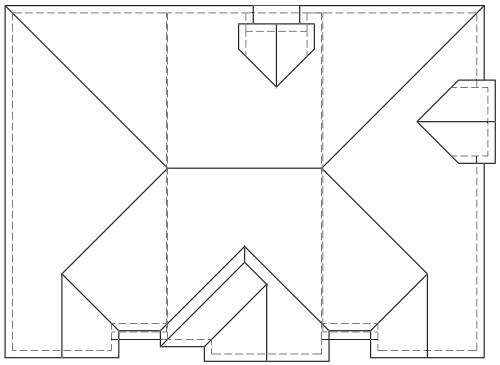
ACRE Investment Co. LLC

KTGY Job# 2012-0195
October 22, 2012

Ryan Industrial

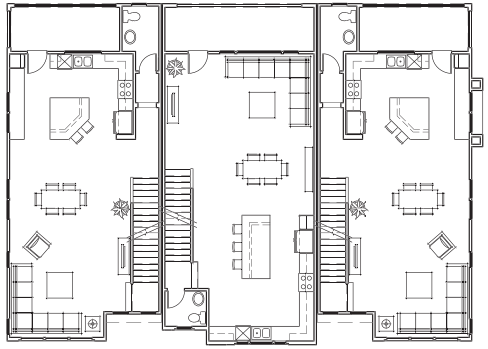
San Ramon, California

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



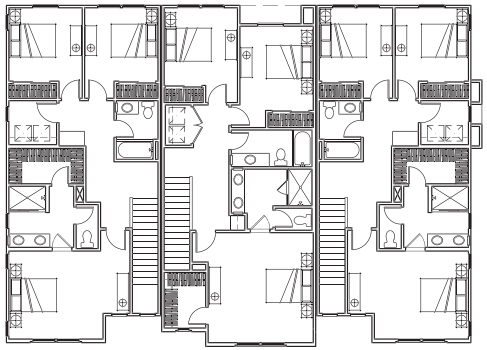
Plan A2 Plan A1 Plan A2

ROOF PLAN



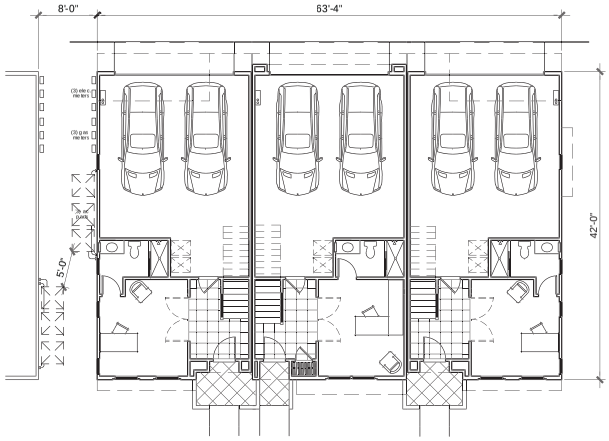
Plan A2 Plan A1 Plan A2

SECOND FLOOR



Plan A2 Plan A1 Plan A2

THIRD FLOOR



Plan A2 Plan A1 Plan A2

FIRST FLOOR

Townhome Building Type 1
Flat Pad

A1.2

0 4 16
2 8

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October 22, 2012

Ryan Industrial

San Ramon, California

KTGY Group, Inc.
Architecture+Planning
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Oakland, CA 94607
510.272.2910
ktgy.com

FRONT ELEVATION

RIGHT ELEVATION
(Occurs at Bldg-to-Bldg)

0 4 16
2 8

REAR ELEVATION

0 8 32
4 16

LEFT ELEVATION
(Street View)

Townhome Building Type 2
Tuck-Under

A2.1

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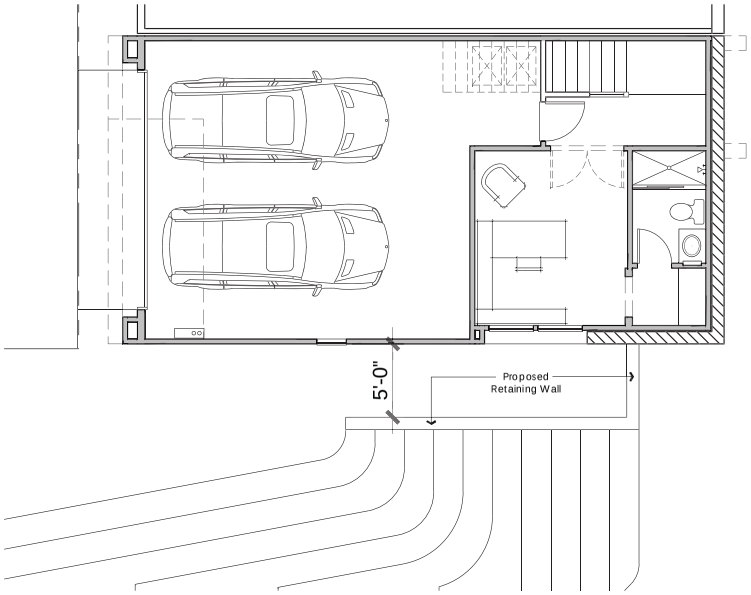
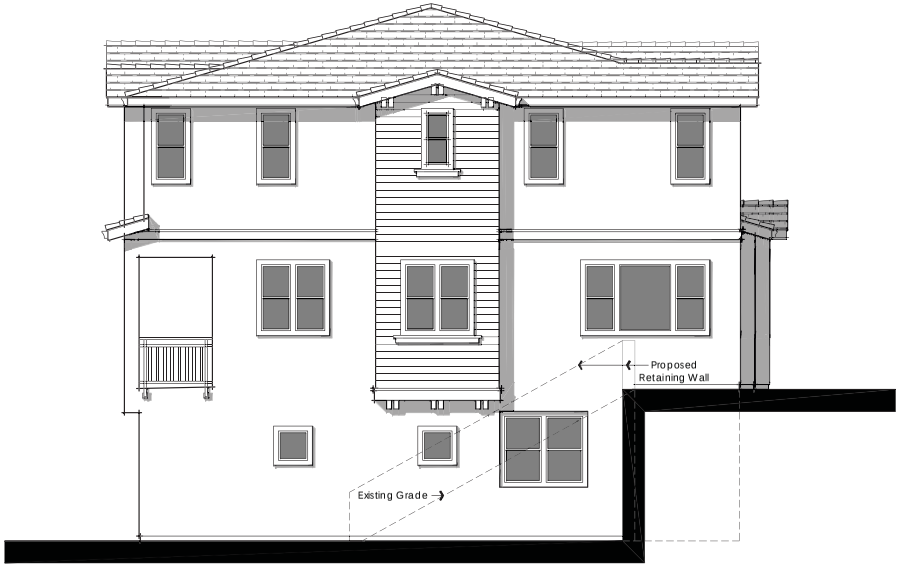


PLAN B2-FIRST FLOOR
(at Site Perimeter)



LEFT ELEVATION
(at Site Perimeter)

A2.2

Townhome Building Type 2
Tuck-Under at Site Perimeter

0 4 16
2 8

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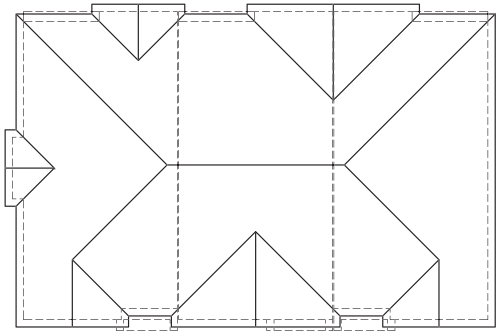
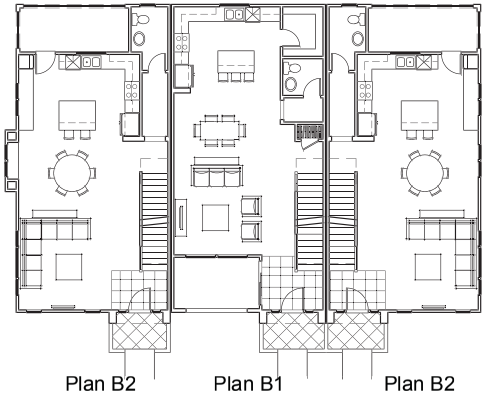


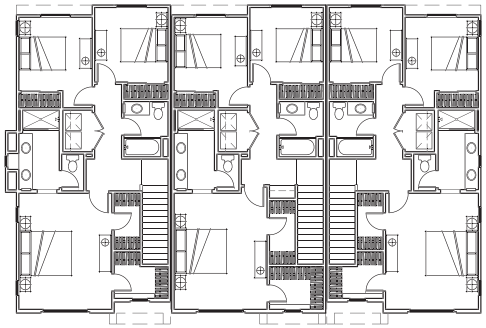
Plan B2 Plan B1 Plan B2

ROOF PLAN



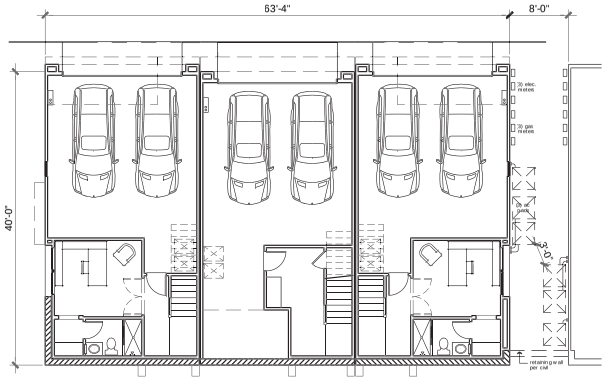
Plan B2 Plan B1 Plan B2

SECOND FLOOR



Plan B2 Plan B1 Plan B2

THIRD FLOOR



Plan B2 Plan B1 Plan B2

FIRST FLOOR

A2.3

Townhome Building Type 2
Tuck-Under

0 4 16
2 8

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580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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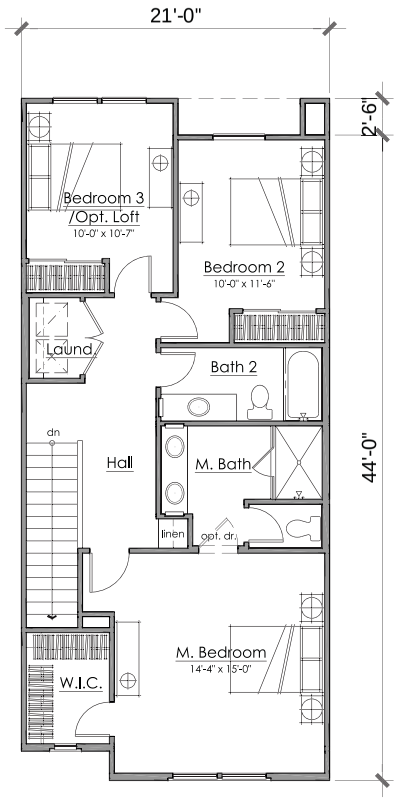

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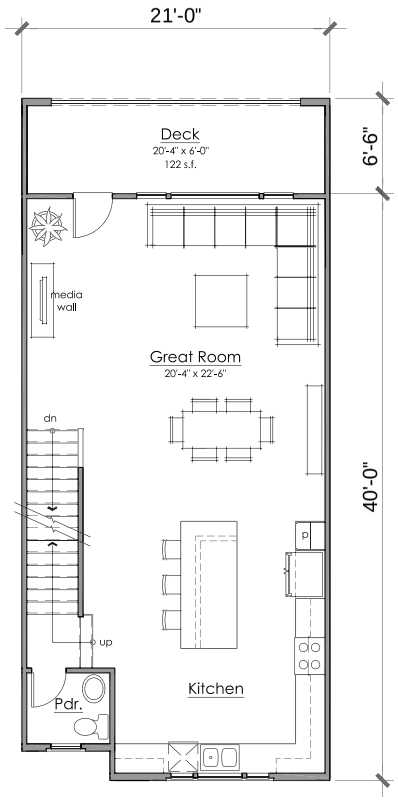

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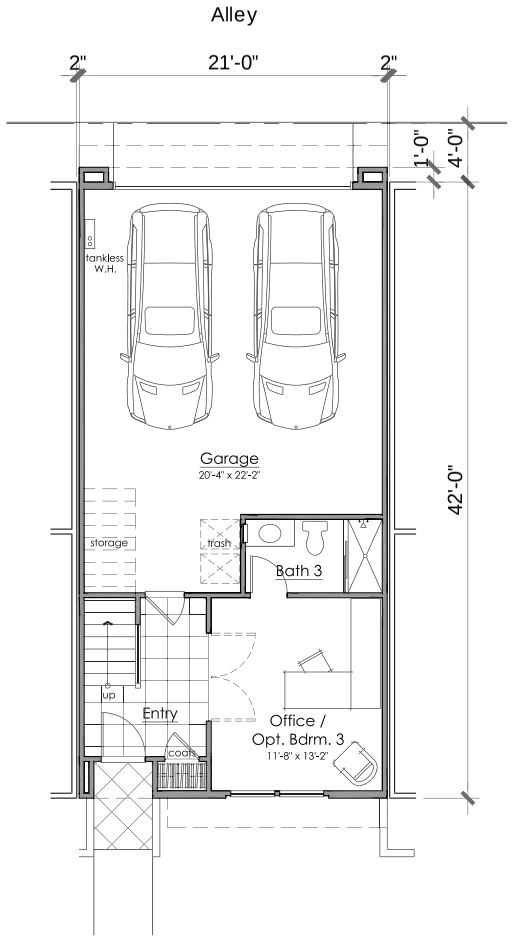

FIRST FLOOR

FLOOR PLAN
3 B R + Office / 3.5 B A
1941 NSF

Townhome Unit Plan A1
Flat Pad

A3.1
14 of 18

0 4 16
2 8

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October 22, 2012

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KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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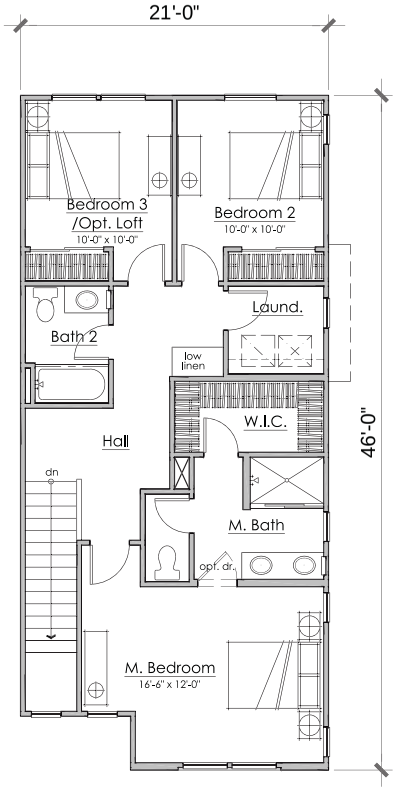

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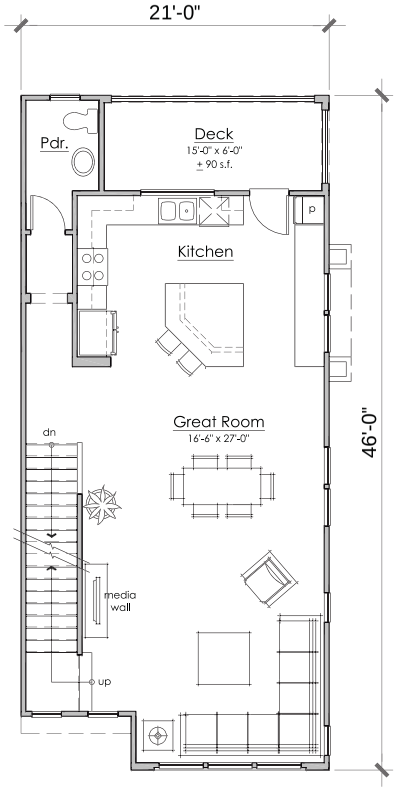

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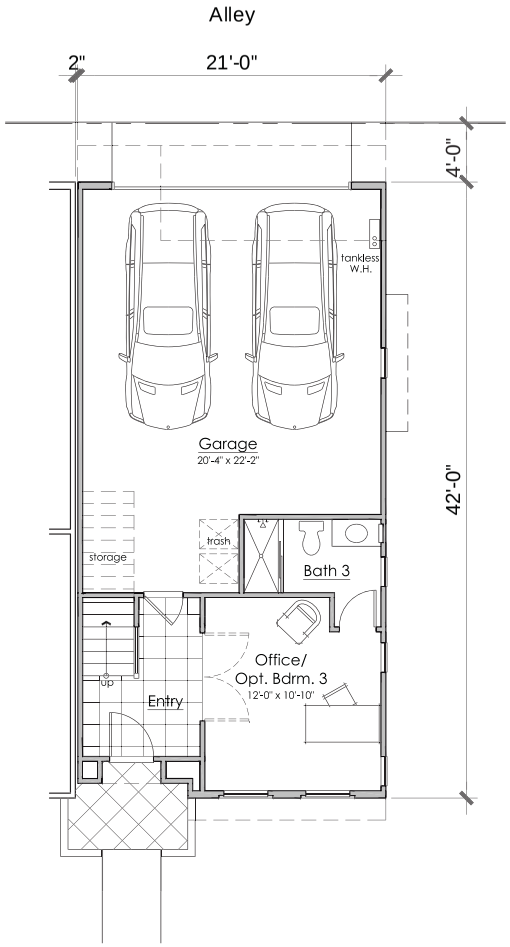

FIRST FLOOR

FLOOR PLAN
3 BR + Office / 3.5 BA
1935 NSF

Townhome Unit Plan A2
Flat Pad

A3.2
15 of 18

0 4 16
2 8

ACRE Investment Co. LLC
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October 22, 2012

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Oakland, CA 94607
510.272.2910
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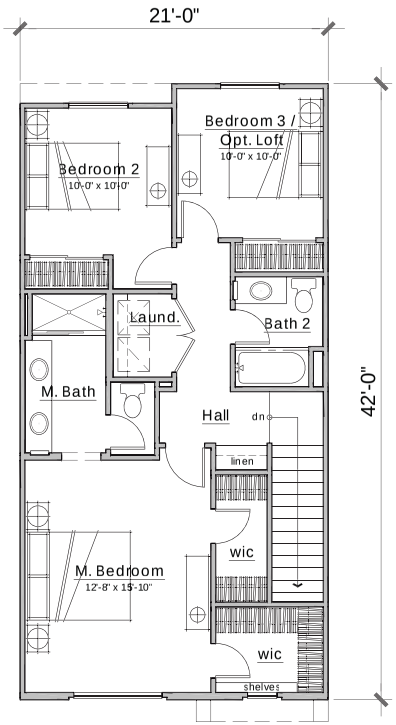

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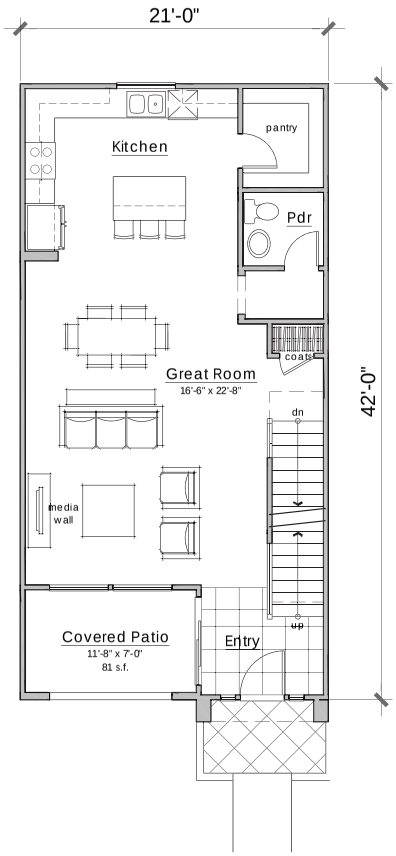

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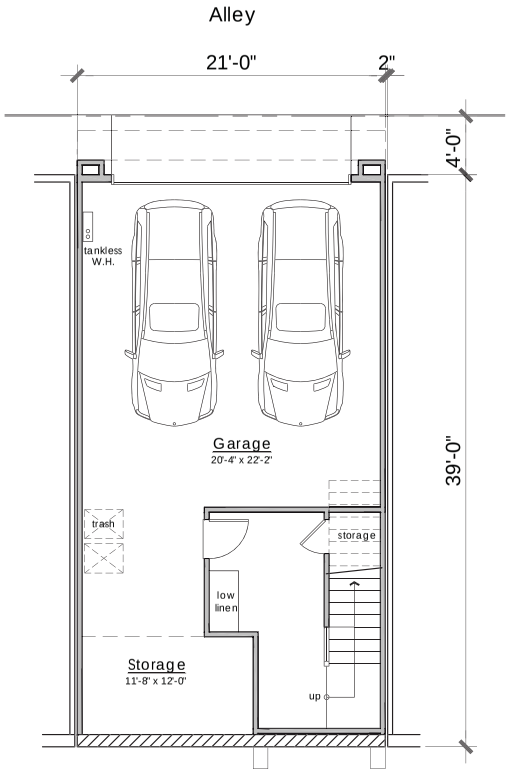

FIRST FLOOR

FLOOR PLAN
3 BR / 2.5 BA
1680 NSF

Townhome Unit Plan B1
Tuck - Under

A3.3
16 of 18

0 4 16
2 8

ACRE Investment Co. LLC
KTGY Job# 2012-0195
October 22, 2012

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580 Second St., Suite 200
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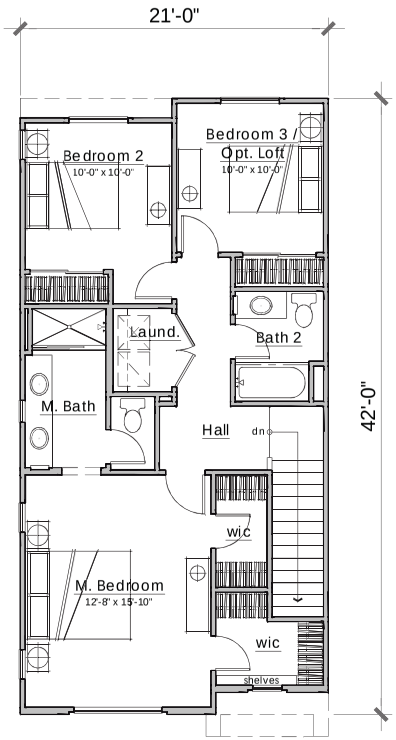

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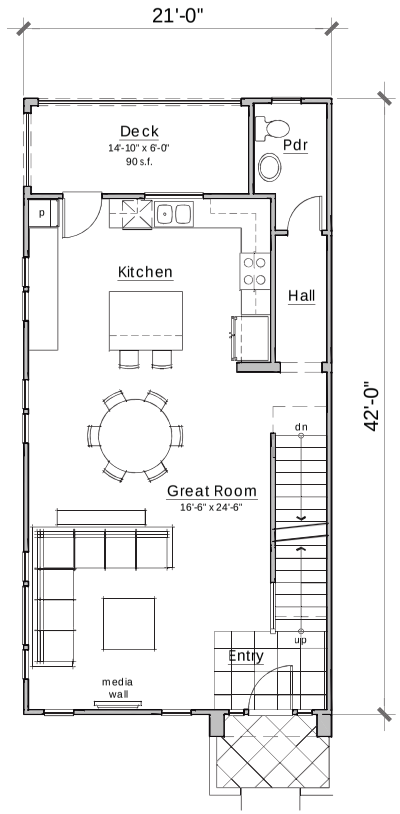

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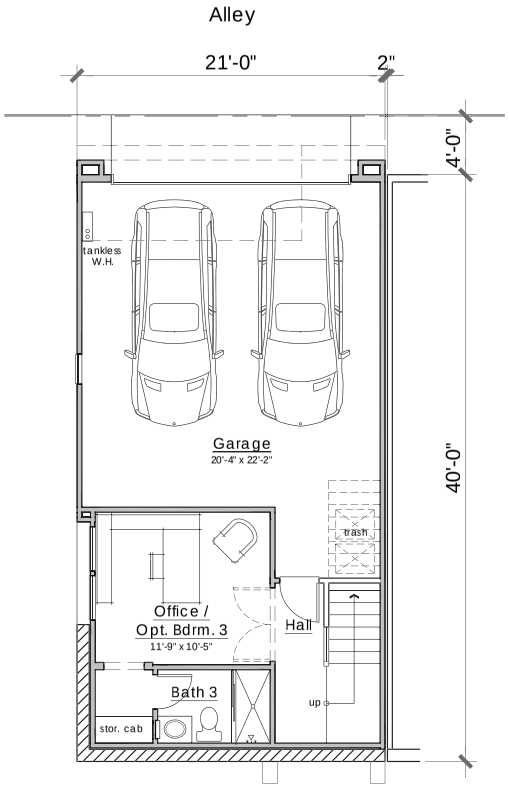


FIRST FLOOR

FLOOR PLAN
3 BR + Office / 3.5 BA
1776 NSF

Townhome Unit Plan B2
Tuck - Under

A3.4
17 of 18

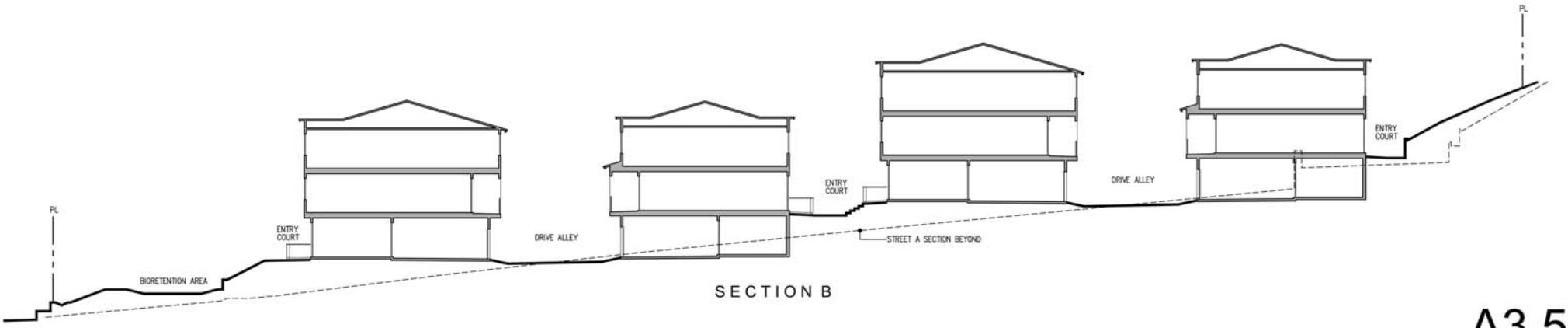
0 4 16
2 8

ACRE Investment Co. LLC
KTGY Job# 2012-0195
October 22, 2012

Ryan Industrial
San Ramon, California

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

SECTION A



SECTION B

A3.5

Site Sections

0 12 32
6 24

ACRE Investment Co. LLC

KTGY Job# 2012-0195
October 22, 2012

Ryan Industrial

San Ramon, California

KTGY Group, Inc.
Architecture+Planning
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ktgy.com