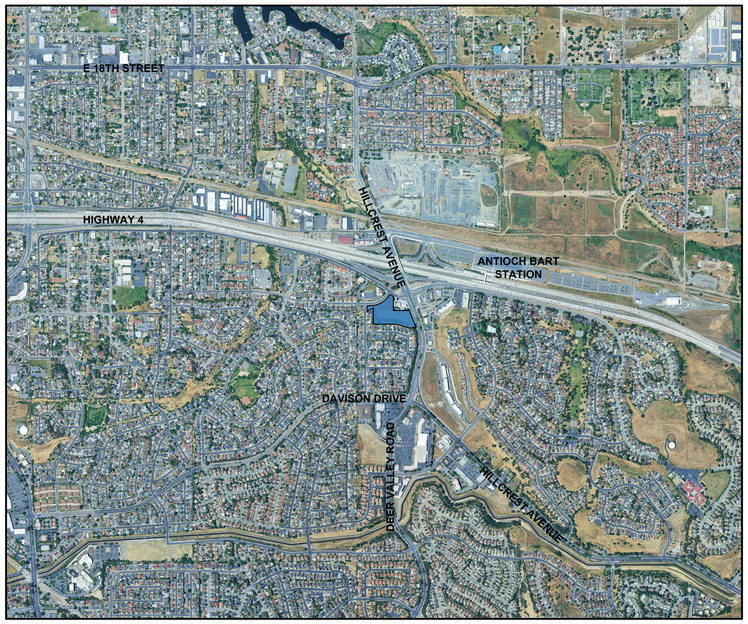
HILLCREST SUMMIT APARTMENTS

ANTIOCH, CALIFORNIA



VICINITY MAP

PROJECT TEAM

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SHEET INDEX

PROJECT DATA

A.P.N.:	052-100-068 AND 052-100-069
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD COMMUNITY COMMERCIAL COMMERCIAL INFILL HOUSING OVERLAY
ZONING:	COMMERCIAL INFILL HOUSING OVERLAY
GROSS SITE AREA:	4.92 ACRES±
N ET SITE AREA:	4.46 ACRES± (194,091 SF±)
ALLOWABLE DENSITY:	35 DU
BASE DENSITY (GROSS):	172.2 DWELLING UNITS

PROPOSED RESIDENTIAL UNITS

ONE BEDROOM UNITS (559 SF±):	68 UNITS (41.2%)
TWO BEDROOM UNITS (771 SF±):	43 UNITS (26.1%)
THREE BEDROOM UNITS (1,026 SF±):	54 UNITS (32.7%)
TOTAL UNITS PROPOSED:	165 UNITS
PROPOSED GROSS DENSITY:	33.54 DU/ACRE (>35 DU/ACRE)
PROPOSED NET DENSITY:	37.00 DU/ACRE (+5.72% ABOVE 35%)

AFFORDABLE UNITS - 100% AFFORDABLE

	30% AMI	50% AMI	60% AMI
ONE BEDROOM	8 UNITS	8 UNITS	52 UNITS
TWO BEDROOM	4 UNITS	4 UNITS	35 UNITS*
THREE BEDROOM	5 UNITS	5 UNITS	44 UNITS
TOTAL:	17 UNITS	17 UNITS	131 UNITS
	10.3%	10.3%	79.4%

*INCLUDES (2) TWO MANAGER UNITS

100% AFFORDABLE PROJECT WITHIN 1/2 MILE OF MAJOR TRANSIT STOP
ELIGIBLE FOR THE FOLLOWING:
-DENSITY BONUS OF +80 PERCENT OF THE NUMBER OF UNITS FOR LOWER INCOME HOUSEHOLDS
-FIVE INCENTIVES OR CONCESSIONS
-HEIGHT INCREASE OF UP TO THREE ADDITIONAL STORIES, OR 33 FEET
-NO VEHICULAR PARKING STANDARD

GROSS BUILDING AREA:	
FIRST FLOOR:	40,336 SF±
SECOND FLOOR:	39,863 SF±
THIRD FLOOR:	39,863 SF±
FOURTH FLOOR:	39,863 SF±
TOTAL GROSS BUILDING AREA:	159,925 SF±
LOT COVERAGE:	20.8%
COMMON OPEN SPACE:	8,345 SF± INCLUDING GYM AND COMMON ROOM

PARKING REQUIRED
DENSITY BONUS STANDARD: NO VEHICULAR PARKING STANDARDS FOR 100% AFFORDABLE PROJECT WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING PROVIDED

9'X18' MINIMUM PARKING STALLS:	161 STALLS
	0.98 STALLS PER UNIT±

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(510) 272-1060

HILLCREST SUMMIT APARTMENTS
APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

COVER SHEET

SCALE:
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

G0.1

SHEET OF

AERIAL CONTEXT PLAN

NORTH

80' 0' 80' 80'

SCALE: 1" = 80'

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

AERIAL CONTEXT PLAN

SCALE:
DATE: 03/03/25

REVISIONS:

PROJECT NO. 24053

G0.2

SHEET OF

PROPOSED DENSITY BONUS CONCESSIONS

100% AFFORDABLE PROJECT IS ELIGIBLE FOR (5) FIVE INCENTIVES OR CONCESSIONS

1) BUILDING MASS AND ARTICULATION - STANDARD 3.2.1.C: ARCHITECTURAL DETAIL
BUILDING WALLS ALONG THE STREET FRONTAGE SHALL HAVE ARCHITECTURAL DETAIL (E.G., BRACKETS, RAFTER TAILS, OR DENTILS) AT THE CORNICE OR ROOF EAVE.
THE PROJECT PROPOSES MINIMAL DETAIL AT THE CORNICE TO REDUCE PROJECT COSTS.

2) BUILDING MASS AND ARTICULATION - STANDARD 3.2.1.E: FAÇADE ARTICULATION
BUILDINGS OF THREE STORIES OR MORE SHALL HAVE A CLEARLY DEFINED BASE AND ROOF EDGE SO THAT THE FAÇADE HAS A DISTINCT BASE, MIDDLE, AND TOP. ELEMENTS TO ARTICULATE A BUILDING'S FAÇADE SHALL INCLUDE:

>>THE TOP OF THE BUILDING SHALL HAVE ONE OR MORE OF THE FOLLOWING: A CORNICE LINE WITH MINIMUM 6-INCH OVERHANG; A PARAPET WITH MINIMUM 6-INCH CAP; EAVES WITH BRACKETS OR OTHER DETAILING; UPPER FLOOR SETBACKS; AND/OR SLOPED ROOF FORMS.
>>THE MIDDLE OR BODY OF THE BUILDING SHALL HAVE A FAÇADE MADE UP OF REGULAR COMPONENTS INCLUDING ONE OR MORE OF THE FOLLOWING: CONSISTENT WINDOW PATTERN; REPEATING BAY WINDOWS; REGULARLY SPACED PILASTERS; RECESSES; OR OTHER VERTICAL ELEMENTS.
>>THE BASE OF THE BUILDING SHALL HAVE ONE OR MORE OF THE FOLLOWING: RECESSED GROUND FLOOR; A CONTINUOUS HORIZONAL ELEMENT AT THE TOP OF THE GROUND FLOOR; AND ENHANCED WINDOW OR ENTRY ELEMENTS SUCH AS AWNINGS OR CANOPIES. WHERE PEDESTRIANS HAVE ACCESS TO THE BASE OF THE BUILDING, HIGH QUALITY, DURABLE, AND EASY TO CLEAN MATERIALS AND FINISHES SHALL BE USED, SUCH AS STONE, BRICK, CEMENTITIOUS BOARD, GLASS, METAL PANELS, AND TROWELED PLASTER FINISHES.
>>THE ELEMENTS COMPRISING THE BASE, MIDDLE, AND TOP TO THE BUILDING MAY BE INTERRUPTED BY A PROTRUDING VERTICAL ELEMENT SUCH AS A TOWER, OR A RECESSED VERTICAL ELEMENT SUCH AS A MASSING BREAK, AN ENTRY, OR A COURTYARD.

THE PROJECT PROPOSES LESS ARTICULATION TO REDUCE PROJECT COSTS.

3) WINDOWS/GLAZING - STANDARD 3.2.4.C: RECESS
ALONG PRIMARY AND SECONDARY STREET FRONTAGES, WINDOW FRAMES SHALL BE RECESSED AND NOT FLUSH AGAINST THE WALLS. IN THESE LOCATIONS, SHAPED FRAMES AND SILLS, DETAILED WITH ARCHITECTURAL ELEMENTS SUCH AS PROJECTING SILLS, MOLDED SURROUNDS, OR LINTELS, SHALL BE USED TO ENHANCE WINDOW OPENINGS AND ADD ADDITIONAL RELIEF.
THE PROJECT PROPOSES LESS RELIEF AT WINDOW OPENINGS TO REDUCE PROJECT COSTS.

PROPOSED DENSITY BONUS WAIVERS OF OBJECTIVE DESIGN STANDARDS

1) PRIMARY FRONTAGE STANDARD 3.1.2.D: SURFACE PARKING SITING
ALONG THE PRIMARY FRONTAGE, SURFACE PARKING SHALL BE LOCATED BEHIND THE BUILDING OR TO THE SIDE. AN EXCEPTION SHALL BE MADE FOR ACCESSIBLE PARKING.
CONFORMANCE TO THE STANDARD WOULD REDUCE THE UNIT COUNT PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT AT THE DENSITIES PERMITTED UNDER DENSITY BONUS LAW.

2) PRIMARY FRONTAGE STANDARD 3.1.2.F: FENCING
NO FENCING ABOVE 36 INCHES IN HEIGHT SHALL BE PLACED CLOSER THAN THE BUILDING WALL NEAREST TO THE STREET.
CONFORMANCE TO THE STANDARD WOULD PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT. TALLER FENCE WILL BE NECESSARY TO SECURE THE OUTDOOR COMMON SPACE.

3) ADJACENT TO COMMERCIAL DEVELOPMENT STANDARD 3.1.3.E: FENCING
AT THE EDGE OF RESIDENTIAL DEVELOPMENT IMMEDIATELY ABUTTING COMMERCIAL DEVELOPMENT AND PARKING AREAS, FENCING PROVIDED SHALL HAVE AT LEAST ONE PASSAGEWAY FOR PEDESTRIANS TO ACCESS THE COMMERCIAL DEVELOPMENT DIRECTLY. THIS PASSAGEWAY MAY BE LOCKED AND ACCESSIBLE TO RESIDENTS AND SAFETY PROVIDERS ONLY.
CONFORMANCE TO THE STANDARD WOULD PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT. THE PROPOSED GRADING DOES NOT ALLOW FOR A CONNECTION TO THE ADJACENT COMMERCIAL DEVELOPMENT.

4) PARKING DESIGN
STANDARD 3.1.4.D: SITING
PARKING AREAS SHALL BE LOCATED WITHIN THE DEVELOPMENT AND NOT ALONG PRIMARY FRONTAGES. AN EXCEPTION MAY BE MADE FOR ACCESSIBLE PARKING AND VISITOR PARKING.
CONFORMANCE TO THE STANDARD WOULD REDUCE THE UNIT COUNT AND PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT AT THE DENSITIES PERMITTED UNDER DENSITY BONUS LAW.

5) OPEN SPACE AREAS - GENERAL STANDARD 3.1.6.A: MINIMUM AND TYPE OF OPEN SPACE
ALL MULTIFAMILY RESIDENTIAL DEVELOPMENTS SHALL PROVIDE A TOTAL OF 200 SQUARE FEET OF USABLE OPEN SPACE PER UNIT WITH A MINIMUM OF 50% AS COMMON OPEN SPACE AND THE REMAINING 50% AS EITHER PRIVATE OR COMMON OPEN SPACE. EVERY DEVELOPMENT THAT INCLUDES FIVE OR MORE RESIDENTIAL UNITS SHALL PROVIDE AT LEAST ONE COMMON OPEN SPACE AREA, OFF-STREET PARKING AND LOADING AREAS, DRIVEWAYS, AND SERVICE AREAS SHALL NOT BE COUNTED AS USABLE OPEN SPACE.
CONFORMANCE TO THE STANDARD WOULD REDUCE THE UNIT COUNT AND PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT AT THE DENSITIES PERMITTED UNDER DENSITY BONUS LAW.

6) BUILDING MASS AND ARTICULATION - STANDARD 3.2.1.A: MASSING BREAKS
LARGE BUILDING MASSING SHALL BE ARTICULATED TO REDUCE APPARENT BULK AND SIZE. ALL STREET-FACING FACADES MUST INCLUDE AT LEAST ONE CHANGE IN PLANE (PROJECTION OR RECESS) AT LEAST FOUR FEET IN DEPTH, OR TWO CHANGES IN PLANE AT LEAST TWO FEET IN DEPTH, FOR EVERY 50 LINEAR FEET OF WALL. SUCH FEATURES SHALL EXTEND THE FULL HEIGHT OF THE RESPECTIVE FAÇADE OF SINGLE-STORY BUILDINGS, AT LEAST HALF OF THE HEIGHT OF TWO-STORY BUILDINGS, AND AT LEAST TWO-THIRDS OF THE HEIGHT OF BUILDINGS THAT ARE THREE OR MORE STORIES IN HEIGHT.
CONFORMANCE TO THE STANDARD WOULD REDUCE THE UNIT COUNT AND PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT AT THE DENSITIES PERMITTED UNDER DENSITY BONUS LAW.

7) BUILDING MASSING AND ARTICULATION - GENERAL STANDARDS
STANDARD 3.2.1.B: HORIZONTAL STEPBACK
BUILDINGS OVER THREE STORIES TALL SHALL BE DESIGNED WITH A HORIZONTAL STEPBACK, AT A MINIMUM OF 6 FEET DEEP, FROM THE FRONT FAÇADE ABOVE THE THIRD FLOOR. THE STEPBACK AREA MAY BE USED FOR RESIDENTIAL TERRACES. TOWERS OR OTHER SIMILAR VERTICAL ARCHITECTURAL FEATURES DO NOT REQUIRE A STEPBACK BUT SHALL NOT OCCUPY MORE THAN 20% OF THE FRONT FAÇADE.
CONFORMANCE TO THE STANDARD WOULD REDUCE THE UNIT COUNT AND PHYSICALLY PRECLUDE THE CONSTRUCTION OF THE DEVELOPMENT AT THE DENSITIES PERMITTED UNDER DENSITY BONUS LAW.

Commercial Infill Housing Overlay District
Objective Design Standards Checklist

Name of Applicant: _____

Date: _____

Project Address: _____

Project Application # (City staff to fill out): _____

Development Type (check all that apply):

- [X] Residential Only
  - [ ] Townhouses
  - [X] Multifamily Complex
- [ ] Horizontal Mixed Use
- [ ] Vertical Mixed Use
- [ ] Residential Podium

Project Site Context (check all that apply):

- [X] Situated adjacent to existing residential development
- [X] Situated adjacent to existing or planned commercial development

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.1 Site Design Standards							
3.1.1 Site Entries (fill in all entry drive types that apply)							
Main Entry Drive							
A: Curb and Gutter	X						
B: Sidewalk	X						
C: Streetlights	X						
D: Landscaping and Street Trees	X						
E: Gates	X						
F: Curb Ramps	X						
G: Bicycle Facilities	X						
New Shared Entry Drive							
H: Independent Roadway			X				
I: Curb and Gutter			X				
J: Sidewalk			X				
K: Street Lighting			X				
L: Landscaping and Street Trees			X				
M: Signage			X				

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.1.6 Open Space Areas							
General							
A: Minimum and Type of Open Space		X					DB WAIVER
B: Siting	X						
C: Usability	X						
Common Open Space							
D: Minimum Dimensions	X						
E: Visibility	X						
F: Pedestrian Walkways	X						
G: Seating	X						
H: Amenity Features	X						
I: Play Areas	X						
J: Openness and Buildings	X						
Private Open Space							
K: Accessibility			X				
L: Minimum Dimensions			X				
M: Openness			X				
3.2 Building Design Standards							
3.2.1 Building Massing and Articulation							
General Standards							
A: Massing Breaks		X					DB WAIVER
B: Horizontal Stepback		X					DB WAIVER
C: Architectural Detail		X					DB CONCESSION
D: Architectural Design Features	X						
E: Façade Articulation		X					DB CONCESSION
F: Rooflines	X						
Vertical Mixed Use							
G: Ground Floor Height			X				
H: Pedestrian-Oriented Features			X				
Townhouses							
I: Attached Units Limit			X				
J: Roof Form			X				

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.4 Lighting Standards							
3.4.1 Pedestrian Lighting							
A: Pedestrian Safety	X						
B: Height	X						
C: Inappropriate Lighting	X						
D: Illumination Level	X						
E: Street Lighting	X						
F: Glare	X						
G: Concealment	X						
3.4.2 Parking Lot Lighting							
A: Height	X						
B: Illumination Level	X						
C: Energy Efficiency	X						
D: Glare	X						
3.5 Signage Standards							
3.5.1 General							
A: Appropriate Signage	X						
3.5.2 Monument Signs							
A: Location	X						
B: Illumination	X						
C: Sight Obstructions at Intersections	X						
D: Frequency	X						
E: Base	X						

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
Enhanced Shared Entry Drive							
N: Sidewalk			X				
O: Street Lighting			X				
P: Landscaping and Street Trees			X				
Separate Entry Drives							
Q: Main Entry Drive Compliance			X				
R: Driveway Widths and Clearances Compliance			X				
S: Signage and Landscaping			X				
Vertical Mixed Use/Residential Podium Entry Drive							
T: ADA Compliance			X				
U: Driveway Widths and Clearances Compliance			X				
V: Pedestrian Entries			X				
Secondary Entry Drives							
W: Gates			X				
3.1.2 Street Frontage							
General							
A: Landscaping Buffer	X						
B: Maximum Width	X						
Primary Frontage							
C: Entry Doors	X						
D: Surface Parking Siting		X					DB WAIVER
E: Carports and Tuck-under Parking	X						
F: Fencing		X					DB WAIVER
Secondary Frontage							
G: Parking Siting	X						
H: Fencing	X						
3.1.3 Context Sensitivity							
Adjacent to Existing Residential Development							
A: Windows	X						
B: Daylight Plane	X						
C: Parking	X						

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.2.2 Entryways							
General							
A: Primary Building Entries	X						
Townhouses							
B: Entry Details			X				
C: Entry Connections			X				
Vertical or Horizontal Mixed Use							
D: Ground Floor Elevation			X				
E: Entry Design			X				
3.2.3 Building Materials and Finishes							
A: Appropriate Building Materials	X						
B: Brick and Stone Veneer	X						
C: Inappropriate Building Materials	X						
3.2.4 Windows/Glazing							
A: Street Frontage	X						
B: Orientation and Proportion	X						
C: Recess		X					DB CONCESSION
D: Glazing	X						
E: Subdivision and Mullions	X						
3.2.5 Projecting Elements							
Awnings							
A: Frequency			X				
B: Projection			X				
C: Height			X				
D: Lighting			X				
Balconies, Decks, and Trellises							
E: Projection			X				
F: Proportion			X				
Bay Windows							
G: Projection			X				
H: Horizontal Separation			X				
I: Design			X				

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
Adjacent to Commercial Development							
D: Separation Buffer	X						
E: Fencing		X					DB WAIVER
F: Gate			X				
3.1.4 Access and Parking							
Vehicle Access							
A: Multifamily Complex Internal Circulation			X				
B: Townhouse Internal Circulation			X				
C: Podium Project Parking Access			X				
Parking Design							
D: Siting		X					DB WAIVER
E: Visitor Parking			X				
F: Screening	X						
G: Parking Courts	X						
Pedestrian and Bicycle Access and Parking							
H: Pedestrian Walkway	X						
I: Pedestrian Connections			X				
J: Landscape Buffer	X						
K: Bicycle Parking			X				
L: Bicycle Parking for Podium Projects			X				
3.1.5 Service Access, Trash, and Storage Facilities							
Access							
A: Loading and Service Areas	X						
B: Trash Enclosure Siting	X						
Design of Trash and Storage Facilities							
C: Screening	X						
D: Gates	X						
E: Siting	X						
F: Roof	X						
G: Drainage	X						

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.2.6 Roofs							
A: Appropriate Roof Materials	X						
B: Inappropriate Roof Materials	X						
C: Equipment Screening	X						
D: Vent Pipes	X						
E: Gutters/Downspouts	X						
F: Roof Overhangs	X						
3.3 Landscaping Standards							
3.3.1 Plantings							
A: Minimum Landscaped Area	X						
B: Landscaping of Front Yards	X						
C: Materials	X						
D: Design	X						
E: Ground Cover Materials	X						
F: Size and Spacing	X						
G: Protection from Encroachment	X						
H: Interference with Utilities	X						
I: Staking and Root Barriers	X						
J: Automatic Sprinkler Controllers	X						
K: Sprinkler Heads	X						
L: Enclosures	X						
3.3.2 Wall and Fences							
A: Inappropriate Fencing	X						
B: High Activity Areas and Street Frontages	X						
C: Material Durability	X						
D: Visual Interest	X						
E: Screening and Noise Mitigation	X						

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS CHECKLIST

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HILLCREST SUMMIT APARTMENTS
APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

CIH OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS CHECKLIST

SCALE:
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

G0.3

SHEET OF

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

THIS MAP HAS BEEN PHOTOGRAMETRICALLY COMPILED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20'. PUBLICATION OR USE AT ANY OTHER SCALE WILL VOID ANY IMPLIED OR STIPULATED ACCURACY STANDARDS. THIS MAP WAS PREPARED USING PHOTOGRAMMETRIC METHODS BY TETRA TECH GEOMATIC TECHNOLOGIES IN OAKLAND, CALIFORNIA. DATE OF PHOTOGRAPHY WAS AUGUST 31, 2024. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. CONTROL SURVEY PERFORMED BY BKF ENGINEERS, PLEASANTON, CA.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

OVERHEAD LINES BETWEEN HIGH VOLTAGE TOWERS LOCATED ON AUGUST 31, 2024, BETWEEN THE HOURS OF 8AM AND 9AM WITH A RECORDED LOW OF 61° AND A HIGH OF 75° BETWEEN 6AM AND 12PM. OVERHEAD LINES WERE LOCATED FOR DESIGN CONSIDERATION AND ELEVATIONS REPORTED ON THIS SURVEY SHOULD ONLY BE CONSIDERED APPROXIMATE.

BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY ON THE GROUND AND BY REFERENCE TO THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO.; 60606138-606-TEO-JM, DATED JULY 29, 2024.

BENCHMARK: ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2017.50, ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND THE NGS GEOID MODEL 18. A TEMPORARY BENCHMARK IS SHOWN HEREON.

FIELD SURVEY DATE: 08/30/24 & 08/31/24

BASIS OF BEARINGS

THE BEARING OF NORTH 89°12'53" WEST ALONG THE MONUMENT LINE OF MELISSA CIRCLE BETWEEN FOUND MONUMENTS WAS TAKEN AS THE BASIS OF BEARINGS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2017.50, AND ESTABLISHED LOCALLY BY FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS "P230" AND "P248", IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819. STATION VALUES (NAD83) AND ACCURACIES AS PUBLISHED BY THE CSRC. ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

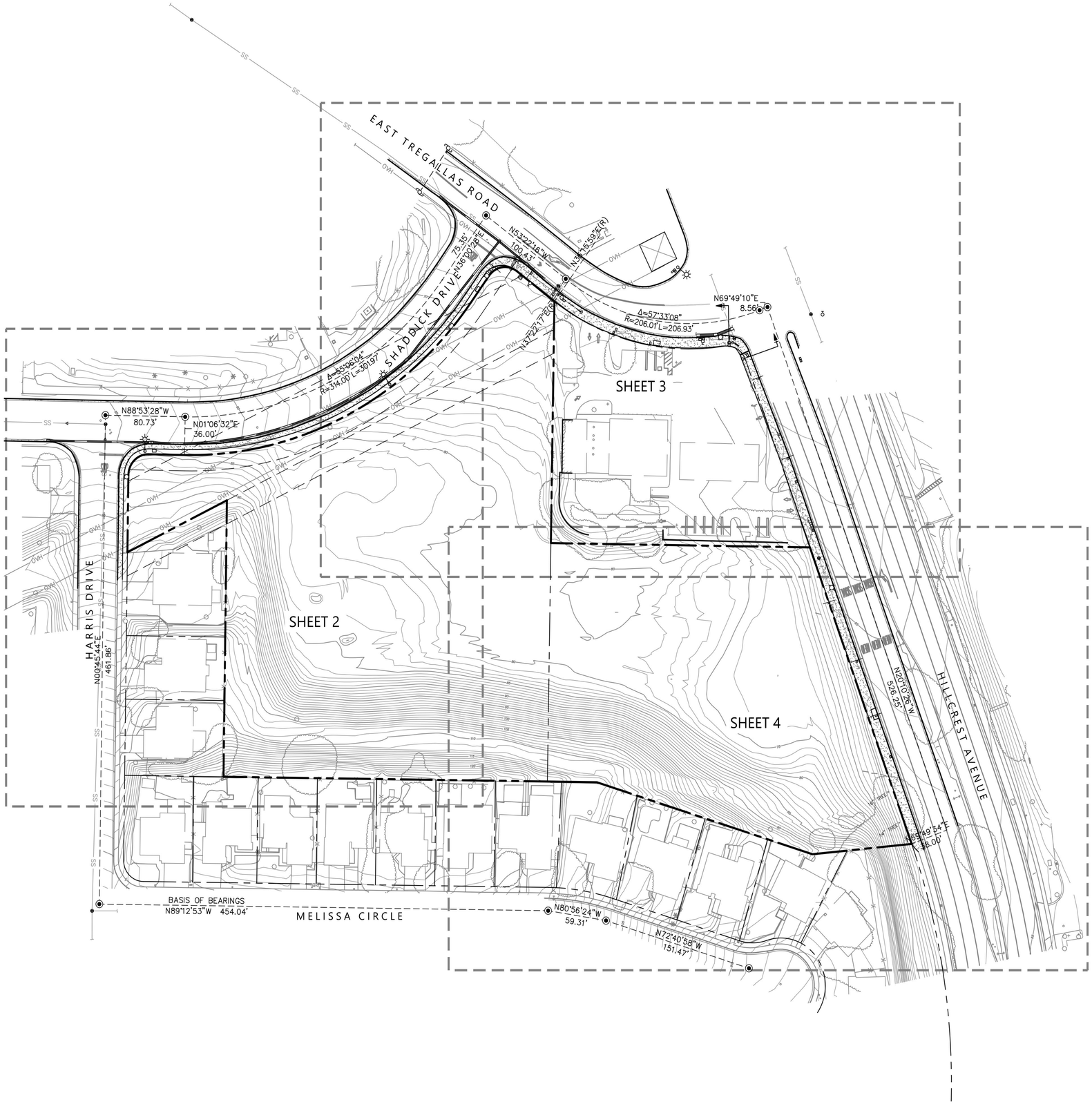
STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	LATITUDE σ	LONGITUDE σ	HEIGHT σ
P230	37°32'04.262657"	121°47'10.989273"	2127.7015	0.006939	0.006827	0.01987
P248	37°58'32.179859"	121°52'07.260723"	755.6901	0.006778	0.007244	0.01973

DISTANCES ARE GRID-BASED AND ARE IN REFERENCE TO THE CONTROL POINTS AND COORDINATES SHOWN BELOW. DIVIDE BY THE COMBINED SCALE FACTOR SHOWN TO APPROXIMATE GROUND DISTANCES. SEE STATION DIAGRAM FOR VECTOR TIES.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	CONVERGENCE ∠	COMBINED FACTOR
"A"	37°59'40.1267"	-121°47'13.5127"	-21.21	-00°47'16.78"	0.99993918
"B"	37°59'35.5608"	-121°47'07.8380"	8.74		

NOTES:

1. IN GENERAL, COORDINATES AND TIES TO CSRN STATIONS SHOULD NOT BE USED AS A PRIMARY BASIS FOR SUBSEQUENT BOUNDARY RETRACEMENT. COORDINATES AND TIES ARE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCE CODE AND PROFESSIONAL LAND SURVEYOR'S ACT.
2. DATE OF FIELD SURVEY: AUGUST 2024
3. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
4. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.



BKF ENGINEERS
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RONALD G. MCCAULEY PLS 9705

LAND SURVEYOR * RONALD G. MCCAULEY * PLS 9705 * PROFESSIONAL * STATE OF CALIFORNIA

HILLCREST SUMMIT
APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

TOPOGRAPHIC AND BOUNDARY SURVEY

Revisions

No.	

Date: 10/07/2024
Scale: AS SHOWN
Design: ----
Drawn: MO
Approved: RGM
Job No: 20241562

Drawing Number:

SHEET
1 OF 4

Plot Oct 10, 2024 at 10:29am
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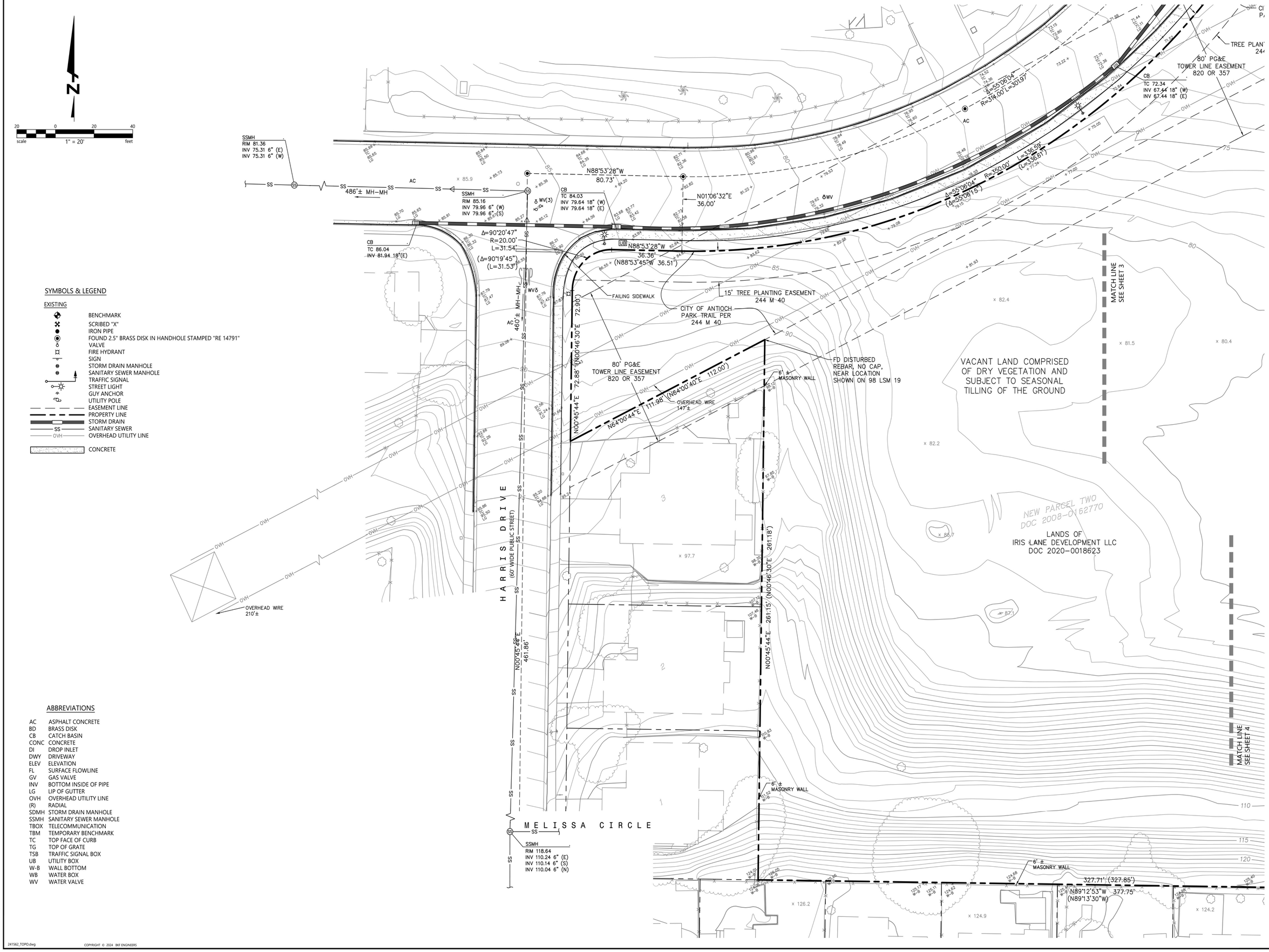

SYMBOLS & LEGEND

EXISTING

- BENCHMARK
- SCRIBED "X"
- IRON PIPE
- FOUND 2.5" BRASS DISK IN HANDHOLE STAMPED "RE 14791"
- VALVE
- FIRE HYDRANT
- SIGN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- TRAFFIC SIGNAL
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- EASEMENT LINE
- PROPERTY LINE
- STORM DRAIN
- SANITARY SEWER
- OVERHEAD UTILITY LINE
- CONCRETE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BD	BRASS DISK
CB	CATCH BASIN
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
ELEV	ELEVATION
FL	SURFACE FLOWLINE
GV	GAS VALVE
INV	BOTTOM INSIDE OF PIPE
LG	LIP OF GUTTER
OVH	OVERHEAD UTILITY LINE
(R)	RADIAL
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TBOX	TELECOMMUNICATION
TBM	TEMPORARY BENCHMARK
TC	TOP FACE OF CURB
TG	TOP OF GRATE
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
W-B	WALL BOTTOM
WB	WATER BOX
WV	WATER VALVE

PROFESSIONAL LAND SURVEYOR RONALD G. MCCAULEY PLS 9705 STATE OF CALIFORNIA

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TOPOGRAPHIC AND BOUNDARY SURVEY

No.	Revisions

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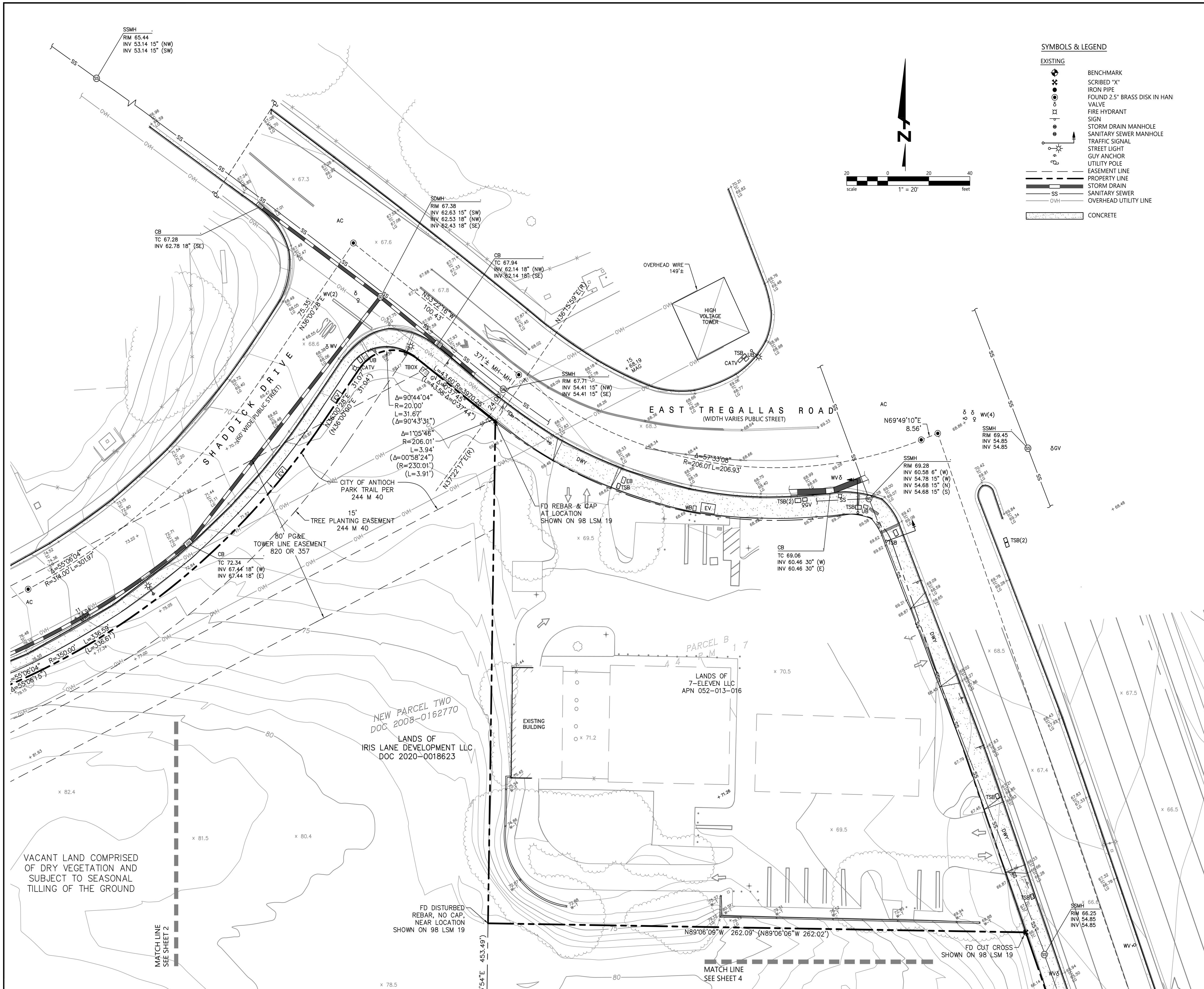
SHEET
2 OF 4

241562_TOPO.dwg

Plot Oct 10, 2024 at 10:31am


SHADDICK DRIVE
(60' WIDE PUBLIC STREET)
EAST TREGALLAS ROAD
(WIDTH VARIES PUBLIC STREET)
HIGH VOLTAGE TOWER
OVERHEAD WIRE 149'±
CITY OF ANTIOCH PARK TRAIL PER 244 M 40
15' TREE PLANTING EASEMENT 244 M 40
80' PG&E TOWER LINE EASEMENT 820 OR 357
FD REBAR & CAP AT LOCATION SHOWN ON 98 LSM 19
PARCEL B 44 P.M. 17
LANDS OF 7-ELEVEN LLC APN 052-013-016
EXISTING BUILDING
NEW PARCEL TWO DOC 2008-0162770
LANDS OF IRIS LANE DEVELOPMENT LLC DOC 2020-0018623
VACANT LAND COMPRISED OF DRY VEGETATION AND SUBJECT TO SEASONAL TILLING OF THE GROUND
FD DISTURBED REBAR, NO CAP, NEAR LOCATION SHOWN ON 98 LSM 19
N89°06'09"W 262.09' (N89°06'06"W 262.02')
FD CUT CROSS SHOWN ON 98 LSM 19
MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 4
SSMH RIM 65.44 INV 53.14 15" (NW) INV 53.14 15" (SW)
SDMH RIM 67.38 INV 62.63 15" (SW) INV 62.53 18" (NW) INV 62.43 18" (SE)
CB TC 67.28 INV 62.78 18" (SE)
CB TC 67.94 INV 62.14 18" (NW) INV 62.14 18" (SE)
SSMH RIM 67.71 INV 54.41 15" (NW) INV 54.41 15" (SE)
SSMH RIM 69.45 INV 54.85 INV 54.85
SSMH RIM 69.28 INV 60.58 6" (W) INV 54.78 15" (W) INV 54.68 15" (N) INV 54.68 15" (S)
CB TC 69.06 INV 60.46 30" (W) INV 60.46 30" (E)
CB TC 72.34 INV 67.44 18" (W) INV 67.44 18" (E)
SSMH RIM 66.25 INV 54.85 INV 54.85
N69°49'10"E 8.56'
Δ=57°33'08" R=206.01' L=206.93'
Δ=90°44'04" R=20.00' L=31.67' (Δ=90°43'31")
Δ=1°05'46" R=206.01' L=3.94' (Δ=00°58'24") (R=230.01') (L=3.91')
N37°22'17"E(R)
N36°00'28"E 75.35'
N53°22'16"W 100.43'
N36°15'59"E(R)
371'± MH-MH
Δ=55°06'04" R=314.00' L=301.97'
Δ=55°06'04" R=350.00' L=336.59' (Δ=55°06'15") (L=336.61')
1" = 20'
SYMBOLS & LEGEND
EXISTING
BENCHMARK
SCRIBED "X"
IRON PIPE
FOUND 2.5" BRASS DISK IN HAN
VALVE
FIRE HYDRANT
SIGN
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
TRAFFIC SIGNAL
STREET LIGHT
GUY ANCHOR
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EASEMENT LINE
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STORM DRAIN
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OVERHEAD UTILITY LINE
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ELEV ELEVATION
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INV BOTTOM INSIDE OF PIPE
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OVH OVERHEAD UTILITY LINE
(R) RADIAL
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UB UTILITY BOX
W-B WALL BOTTOM
WB WATER BOX
WV WATER VALVE

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PLS 9705

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TOPOGRAPHIC AND BOUNDARY SURVEY

HILLCREST SUMMIT

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

No.	Revisions

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Drawing Number:
SHEET 4 OF 4

SYMBOLS & LEGEND

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TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
W-B	WALL BOTTOM
WB	WATER BOX
WV	WATER VALVE

N
1" = 20'
0 20 40 feet
20 0 20 scale

HILLCREST AVENUE
(WIDTH VARIES PUBLIC STREET)

N20°10'26"W 526.25'

N69°49'34"E 58.00'

N20°10'26"W 298.37' (N20°10'23"W 298.49')

SSMH
RIM 66.25
INV 54.85
INV 54.85

FD CUT CROSS
SHOWN ON 98 LSM 19

N89°06'09"W 262.09' (N89°06'06"W 262.02')

MATCH LINE
SEE SHEET 3

NEW PARCEL ONE
DOC 2008-0162770

LANDS OF
IRIS LANE DEVELOPMENT LLC
DOC 2020-0018623

N84°28'22"E 100.91' (N84°28'47"E 100.91')

6' ± MASONRY WALL

N72°40'58"W 228.36' (N72°40'33"W 228.36')

N72°40'58"W 151.47'

N80°56'24"W 59.31'

POINT "A" FOR BASIS OF BEARINGS

FD DISTURBED REBAR, NO CAP NEAR LOCATION SHOWN ON 98 LSM 19

N00°53'51"E 453.43' (N00°53'54"E 453.49')

225.25' (225.34')

(N89°13'30"W 50.03')
N89°12'53"W 50.04'

VACANT LAND COMPRISED OF DRY VEGETATION AND SUBJECT TO SEASONAL TILLING OF THE GROUND

NEW PARCEL TWO
DOC 2008-0162770

LANDS OF
IRIS LANE DEVELOPMENT LLC
DOC 2020-0018623

MATCH LINE
SEE SHEET 2

Plot Oct 10, 2024 at 10:32am

HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

SHADDICK DRIVE
(60' WIDE PUBLIC STREET)

EAST TREGALLAS ROAD
(WIDTH VARIES PUBLIC STREET)

HILLCREST AVENUE
(WIDTH VARIES PUBLIC STREET)

EXISTING 711

EXISTING
76 GAS STATION

STORMWATER TREATMENT

CITY OF ANTIOCH
PARK TRAIL PER
244 M 40

15' TREE PLANTING EASEMENT
244 M 40

80' PG&E
TOWER LINE EASEMENT
820 OR 357

FAILING SIDEWALK

COMMON COURTYARD

PROPOSED BUILDING

MAIN ENTRY

SECONDARY ENTRY

PARKING LOT

LOADING

STORMWATER TREATMENT

NORTH

SCALE: 1" = 20'-0"

LCA ARCHITECTS

WWW . LCA - ARCHITECTS . COM

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DAVID BOOSTAD

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WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1973 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

SITE PLAN

SCALE: SCALE 1" = 20'-0"
DATE: 03/03/25

REVISIONS:

PROJECT NO. 24053

A0.1

SHEET OF

LEGEND

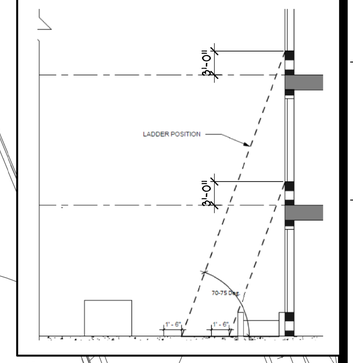
FIRE LADDER PAD

FIRE HOSE ACCESS

LADDER PAD NOTES

RETENTION AREA, SLOPES, GRADES OR INCOMPATIBLE SURFACES WHICH ARE UN-SAFE FOR THE USE OF A LADDER, TREE TRUNKS, SHRUBS, PLANTS WHICH ARE FIRMLY CONSTRUCTED, SUCH AS BOXWOODS AND FENCING SHALL NOT INTERFERE WITH PLACEMENT OF FIRE DEPARTMENT GROUND LADDERS.
LADDER PAD SIZE IS 3 FEET BY 6 FEET.

FIRE LADDER ACCESS



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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

FIRE SAFETY DIAGRAM

SCALE: SCALE 1" = 20'-0"
DATE: 03/03/25

REVISIONS:

PROJECT NO. 24053

A0.2

SHEET OF

BUILDING CODE ANALYSIS

REFERENCES IN PARENTHESES () ARE KEYED TO THE CBC

PROJECT HILLCREST SUMMIT APARTMENTS
APN 052-100-068 AND APN 052-100-069, ANTIOCH, CA

CODES

BUILDING	2022 CALIFORNIA BUILDING CODE (CBC) , (BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC))
FIRE	2022 CALIFORNIA FIRE CODE (CFC), (BASED ON THE 2021 INTERNATIONAL FIRE CODE(IFC))
SPRINKLER	NFPA 13, 2022
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE (CMC) (BASED ON THE 2021 UNIFORM MECHNICAL CODE(UMC))
PLUMBING	2022 CALIFORNIA PLUMBING CODE (CPC) (BASED ON THE 2021 UNIFORM PLUMBING CODE(UPC))
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE (CEC) (BASED ON THE 2020 NATIONAL ELECTRICAL (NEC))
ENERGY	2022 CALIFORNIA ENERGY CODE (CENC)
	2022 CALIFORNIA BUILDING CODE (CBC), CHAPTER 11B AND UFAS
ACCESSIBILITY	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
CAL GREEN	2022 CALIFORNIA GREEN BUILDING STANDARDS, (CALGREEN)
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE (CBC), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

OCCUPANCY CLASSIFICATION (SEC. 302)

DESCRIPTION	TYPE	CODE SECTION
COMMUNITY ROOM, GYM	A-3	303.4
OFFICE, LOBBY, LAUNDRY, MAIL ROOM, DOG WASH	B	304.1, 303.1.2 EX.1
APARTMENT DWELLING UNITS	R-2	310.3
STORAGE, MECHANIC, ELECTRIC, SOLID WASTE UTILITY	S-2	311.3, 508.2

TYPE OF CONSTRUCTION (TABLE 601)

TYPE	SPRINKLERS	VOICE ALARM COMMUNICATION	CODE SECTION
VA	YES (NFPA 13)		508.3, 508.4, 602.5, 903.2.8, 903.2.3, 903.3.1.1
		YES	907.5.2.2

BUILDING HEIGHT (TABLE 504.3 & SEC. 504.2)

	ALLOWABLE	ACTUAL	
A	50' (S WITH AREA INCREASE)	50'	COMPLIES
B, S	70' (S)	50'	COMPLIES
R-2	60' (S WITH AREA INCREASE)	50'	COMPLIES

BUILDING STORIES (TABLE 504.4, SEC. 504.2)

	ALLOWABLE (ABOVE GRADE PLANE)	ACTUAL	
A-3	2 (S WITH AREA INCREASE)	1	COMPIES
B	4	1	COMPIES
R-2	4 (S WITH AREA INCREASE)	4	COMPIES
S-2	5	1	COMPIES

ALLOWABLE BUILDING AREA PER TABLE 506.2 (TABLE 506.2)

	NS (SF)	At (SF)	
A-3	11,500	11,500	S (WITH HEIGHT INCREASE)
B	18,000	54,000	SM
R-2	12,000	36,000	S (WITH HEIGHT INCREASE)
S-2	21,000	63,000	SM

ALLOWABLE BUILDING AREA CALCULATION - BUILDING A (MIXED OCCUPANCY BUILDING) (SEC. 506.2.2, 508.4.2, 506.3, 508.2)

IN SECOND TO FOURTH FLOORS, S-2 OCCUPANCY AGGREGATE AREA < 10% OF EACH FLOOR. S-2 IS ACCESSORY TO R-2.

ALLOWABLE AREA PER OCCUPANCY(**Aa**) (SEC. 506.2.2 EQUATION 5-3)

OPEN SPACE (>30')	FRONTAGE INCREASE (If)	**Aa = At + (NS x If)**			
		R-2 (SF)	A-3 (SF)	B (SF)	S-2 (SF)
647/900 = 71.9%	0.5	42,000	17,250	63,000	73,500

ACTUAL FLOOR AREA (**A**)

	R-2 (SF)	A-3 (SF)	B (SF)	S-2 (SF)
FIRST FLOOR	15,518	2,610	1,457	654
SECOND FLOOR	20,156			
THIRD FLOOR	20,156			
FOURTH FLOOR	20,156			

A/Aa (SEC. 508.4.2, 506.2.2)

	R-2	A-3	B	S-2	FLOOR TOTAL		
FIRST FLOOR	0.37	0.15	0.02	0.01	0.55	< 1	COMPLIES
SECOND FLOOR	0.48				0.48	< 1	COMPLIES
THIRD FLOOR	0.48				0.48	< 1	COMPLIES
FOURTH FLOOR	0.48				0.48	< 1	COMPLIES
BLDG TOTAL					1.99	< 2	COMPLIES

ALLOWABLE BUILDING AREA CALCULATION - BUILDING B (SINGLE OCCUPANCY R-2) (SEC. 506.2.1, 506.3, 508.2)

S-2 OCCUPANCY AGGREGATE AREA < 10% OF EACH FLOOR. S-2 IS ACCESSORY TO R-2.

ALLOWABLE AREA OF EACH STORY (**Aa**) (SEC. 5060.2.1 EQUATION 5-1)

OPEN SPACE (>30')	FRONTAGE INCREASE (If)	**Aa = At + (NS x If)**
		R-2 (SF)
427/849 = 50.3%	0.5	42,000

ALLOWABLE AREA OF TOTAL BUILDING (**Aa**) (SEC. 5060.2.1 EQUATION 5-2)

Sa	FRONTAGE INCREASE (If)	**Aa = At + (NS x If) x Sa**
		R-2 (SF)
2	0.5	84,000

	ACTUAL AREA (SF)		ALLOWABLE AREA (SF)	
FIRST FLOOR	18,984	<	42,000	COMPLIES
SECOND FLOOR	18,870	<	42,000	COMPLIES
THIRD FLOOR	18,870	<	42,000	COMPLIES
FOURTH FLOOR	18,870	<	42,000	COMPLIES
TOTAL BUILDING	75,594	<	84,000	COMPLIES

CONSTRUCTION NOTES

OCCUPANCY SEPARATION (TABLE 508.4, SEC. 508.4.4 & 509.4)

A/R2	1-HR (TABLE 508.4)
R2/B	1-HR (TABLE 508.4)
R2/S2	1-HR (TABLE 508.4)
LAUNDRY ROOM OVER 100 SF	1-HR OR PROVDE AUTOMATIC SPRINKLER SYSTEM (TABLE 509.1)

DWELLING UNIT SEPARATION (SEC. 420, 708.3 & 711.2)

WALL SEPARATION	1-HR (708.3, FIRE BARRIER PER SEC. 707)
FLOOR SEPARATION	1-HR (HORIZONTAL ASSEMBLY PER SEC. 711.2, FIRE BARRIER PER SEC. 707)

BUILDING ELEMENTS FIRE-RESISTANCE RATINGS (TYPE VA) (TABLE 601 & 705.5)

STRUCTURAL FRAME	1-HR
BEARING WALLS: EXTERIOR	1-HR
BEARING WALLS: INTERIOR	1-HR
NONBEARING WALLS & PARTITIONS: EXTERIOR	
X < 30' FIRE SEPARATION	1-HR
X > 30' FIRE SEPARATION	0-HR
NONBEARING WALLS & PARTITIONS: INTERIOR	0-HR
FLOOR CONSTRUCTION (INCL. BEAMS & JOISTS)	1-HR
ROOF CONSTRUCTION (INCL. BEAMS & JOISTS)	1-HR

SHAFT ENCLOSURES FIRE-RESISTANCE RATINGS (SEC. 713.2.1, 707 & 1022.7)

LESS THAN 4-STORIES	1-HR (FIRE BARRIER PER SEC. 707)
4-STORIES OR MORE	2-HR (FIRE BARRIER PER SEC. 707)
EXTERIOR WALLS	1-HR (EXCEPTION PER 713.6)

OPENING PROTECTIVE (TABLE 716.1(2))

1-HR ENCLOSURES:	1-HR
2-HR ENCLOSURES:	1-1/2 HR
TRASH CHUTE DISCHAGE ROOM:	2-HR FIRE BARRIER WITH SELF-CLOSING 2-HR DOORS (SEC. 713.13.4)
ELEVATOR HOISTWAY OPENING:	SMOKE DOORS PROVIDED (SEC.3006.3.3)

STAIR ENCLOSURES FIRE-RESISTANCE RATINGS (SEC. 705, 713, 707, 1023.2 & 1023.6)

4-STORIES OR MORE	2-HR (FIRE BARRIER PER SEC. 707)	
EXTERIOR WALLS	1-HR (SEC. 1023.7)	
DOORS	INTERIOR WALL (4-STORIES OR MORE):	1 1/2 HR(SEC. 1023.4, & TABLE 716.1)
	EXTERIOR WALL:	NON-RATED
WINDOWS	EXTERIOR WALL:	SEE TABLE 705.8

PROJECTIONS FIRE-RESISTANCE RATINGS (SEC. 705.2, 1405, & 1027)

EAVE OVERHANGS	NONCOMBUSTABLE OR 1-HR (WITHIN 5' TO FIRE SEPARATION DISTANCE)
EXTERIOR STAIR	NON RATED W/ NON COMBUSTIBLE STEEL CONSTRUCTION (SEC. 705.2.3.1)

MAX. AREA OF UNPROTECTED EXTERIOR WALL OPENINGS (TABLE 705.8, SEC. 705.8.1, & SEC. 705.8.2)

SEE ALLOWABLE OPENING AREA CALCULATIONS ON SHEET G0.41

FIRE SEPARATION DISTANCE	ALLOWABLE AREA
X < 3'	NOT PERMITTED
3' < X < 5'	15%
5' < X < 10'	25%
10' < X < 15'	45%
15' < X < 20'	75%
20' < X < 25'	NO LIMIT

FIREBLOCKING AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION (SEC. 708.4.2)
NOT REQUIRED W/SPRINKLERS (EXCEPTION 1)

MEANS OF EGRESS

OCCUPANT LOADS (TABLE 1004.5)

RESIDENTIAL	200 GROSS S.F./OCCUPANT
COMMUNITY ROOM/GYM	15 GROSS S.F./OCCUPANT
OFFICE	150 GROSS S.F./OCCUPANT
LOBBY/MAIL/LAUNDRY	50 GROSS S.F./OCCUPANT
STORAGE/UTILITY ROOM	300 GROSS S.F./OCCUPANT

EGRESS WIDTH (SEC. 1005)
STAIRWAYS 0.2 INCHES PER OCCUPANT (1005.3.1)
OTHER EGRESS COMPONENTS 0.15 INCHES PER OCCUPANT (1005.3.2)

MEANS OF EGRESS ILLUMINATION (SEC. 1008)
ILLUMINATION LEVEL NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE (SEC. 1008.2.1)
(EXCEPTION FOR INDIVIDUAL DWELLING UNITS (SEC. 1008.2 EXC. 3
EMERGENCY POWER REQUIRED FOR SPACE
REQUIRE TWO OR MORE EXITS CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS, EXTERIOR LANDINGS

ACCESSIBLE MEANS OF EGRESS (SEC. 1009.1, 503.1.2)
2 REQUIRED PER BUILDING (SEC. 1009.1, 1006.2 AND 1006.3)

ELEVATORS ARE NOT REQUIRED TO BE PART OF THE ACCESSIBLE MEANS OF EGRESS (SEC. 1009.2.1 EXC. 1)
STAIRWAYS ALLOWED TO BE 44" (SEC. 1009.3.2 EXC. 1)
AREAS OF REFUGE ARE NOT REQUIRED (SEC. 1009.3.3 EXC. 5)

DOORS (SEC. 1010)

STAIRWAYS (SEC. 1011)

RISERS	7" MAX, 4" MIN.
TREADS	11" MAX.
MIN WIDTH	44"

EXIT SIGNS (SEC. 1013)
REQUIRED AT EXITS AND EXIT ACCESS DOORS
NOT REQUIRED IN ROOMS WITH ONE EXIT
TACTILE EXIT SIGN REQUIRED AT EXIT STAIRWAY, EXIT PASSAGEWAY, AND EXIT DISCHARGE

HANDRAILS (SEC. 1014)
REQUIRED TO BE 34"-38"

GUARDS (SEC. 1015)
REQUIRED TO BE 42" MIN.

COMMON PATH OF EGRESS TRAVEL FOR SPACE W/ ONE EXIT (SEC. 1006)

R-2	125'
A	75'
B, S	100'

NUMBER OF EXITS (SEC. 1006, TABLE 1006.2.1)
ONE EXIT ALLOWED IN INDIVIDUAL DWELLING UNITS WITH OCCUPANT LOAD LESS THAN 20
ONE EXIT ALLOWED IN B OCCUPANCY WITH OCCUPANT LOAD LESS THAN 49
ONE EXIT ALLOWED IN A OR E OCCUPANCY WITH OCCUPANT LOAD LESS THAN 49
SEPARATION OF 1/3 LENGTH OF DIAGONAL BETWEEN EXITS (SEC. 1007.1.1 EX. 2)

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

OCCUPANCY	DISTANCE
R-2, A	250'
B	300'
S-2	400'

CORRIDORS (SEC. 1020.1, 1020.7)

WALL FIRE RATING AT R-2	1-HR	(TABLE 1020.1)
DOORS:	1/3-HR	(SEC. 708.6, 716.2.2.1 & TABLE 716.1(2))
WINDOWS	3/4-HR	(SEC. 708.6, 716.3.2.1.1 & TABLE 716.1(3))
EXTERIOR WALL	1-HR	TABLE 601
OPENINGS IN EXTERIOR WALLS	NO PROTECTION REQUIRED	TABLE 705.8
DEAD ENDS	50' MAX.	

EXTERIOR EXIT RAMPS AND STAIRWAYS (SEC. 1027)
EXIT DISCHARGE (SEC. 1028)
EMERGENCY ESCAPE AND RESCUE (SEC. 1031)

ACCESSIBILITY (CBC 2022 11B, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN)

THIS PROJECT IS PUBLIC FUNDING. THEREFORE, ALL RESIDENTIAL DWELLING UNITS IN THIS ELEVATOR BUILDING SHALL BE ACCESSIBLE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE CHAPTER 11B AND THE FAIR HOUSING ACT.
- 5% OF TOTAL RESIDENTIAL DWELLING UNITS SHALL CONFORM TO MOBILITY ACCESSIBLE PER SECTIONS 11B-809.2-809.4 (9 UNITS) (11B-233.3.1.1)
- ADDITIONAL 2% OF TOTAL DWELLING UNITS SHALL CONFORM TO COMMUNICATION ACCESSIBILITY 11B-809.5 (ADDITIONAL 4 UNITS ASIDE FROM MOBILITY)
  (11B-233.3.1.3)
- ALL NON-MOBILITY RESIDENTIAL DWELLING UNITS (ADAPTABLE) SHALL CONFORM TO 11B-809.6-809.12 (11B-233.3.1.2)

ALL COMMON/PUBLIC USE AREAS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CALIFORNIA BUILDING CODE CHAPTER 11B AND THE 2010 ADA STANDARDS

PARKING SHALL BE ACCESSIBLE PER CALIFORNIA BUILDING CODE CHAPTER 11B AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PARKING REQUIREMENTS (SEC. 11B-208)

ACCESSIBLE SPACES:	6
VAN ACCESSIBLE SPACES 1/8 OF ACCESSIBLE SPACES:	1

INTERIOR ENVIRONMENT

VENTILATION (SEC. 1202)
NATURAL VENTILATION 4% OF FLOOR AREA

LIGHTING (SEC. 1204)
NATURAL LIGHT 8% OF FLOOR AREA

YARDS (SEC 1205)
NATURAL LIGHT 3' PLUS 1' /STORY

SOUND TRANSMISSION (SEC. 1206)

AIR-BORNE SOUND (R-2)	STC 50 MINIMUM
STRUCTURE-BORNE SOUND (R-2)	IIC 50 MINIMUM

INTERIOR SPACE DIMENSIONS (SEC. 1208)

MIN ROOM WIDTH	7'-0"
MIN ROOM SIZE	70 SF
KITCHENS	3'-0" CLEAR PASSAGEWAY
MIN CEILING HEIGHT,	TYPICAL 7'-6"
MIN CEILING HEIGHT KIT, STOR, LAUNDRY	7'-0"

INTERIOR FINISHES
1. WHERE FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CBC §803.13.
2. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.13.
3. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH CBC §804.2 THROUGH §804.4.1. [CBC §804]
4. DECORATIVE MATERIALS AND TRIM INSTALLED IN BUILDINGS GOVERNED BY THE SFM SHALL COMPLY WITH THE PROVISIONS OF CBC §806.
5. THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH CBC §719. [CBC §807.1]

ADDITIONAL FIRE RELATED CODE REQUIREMENTS

1. PROVIDE PORTABLE FIRE EXTINGUISHERS: NON-GARAGE: 2A-10BC W/75' MAX TRAVEL DISTANCE (SEC. 906)
2. PROVIDE SMOKE ALARMS IN R-2 OCCUPANCY (SEC. 907.2.11.2)
3. SMOKE ALARMS SHALL BE INTERCONNECTED IN IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL
4. THE 120 VAC SINGLE- AND MULTIPLE-STATION SMOKE ALARMS OF GROUP R-2 OCCUPANCIES MUST PRODUCE A 520-HZ LOW FREQUENCY AUDIBLE TONE. [CFC §907.5.2.1.3.2]
5. PROVIDE WIRING TO SUPPORT VISIBLE ALARMS IN R-2 OCCUPANCY (SEC. 907.5.2.3.3)
6. CO ALARMS ARE REQUIRED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRE APPLIANCES ARE INSTALLED (SEC. 915.2.2 EXC.)
7. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS. COMBINATION SMOKE/SMOKE

MISCELLANEOUS REQUIREMENTS

BUILDING ADDRESS: MIN. 4" HIGH X 1/2" WIDE STROKE; CONTRASTING BACKGROUND (SEC. 502)

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HILLCREST SUMMIT APARTMENTS
APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

CODE ANALYSIS

SCALE: NONE
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A0.3

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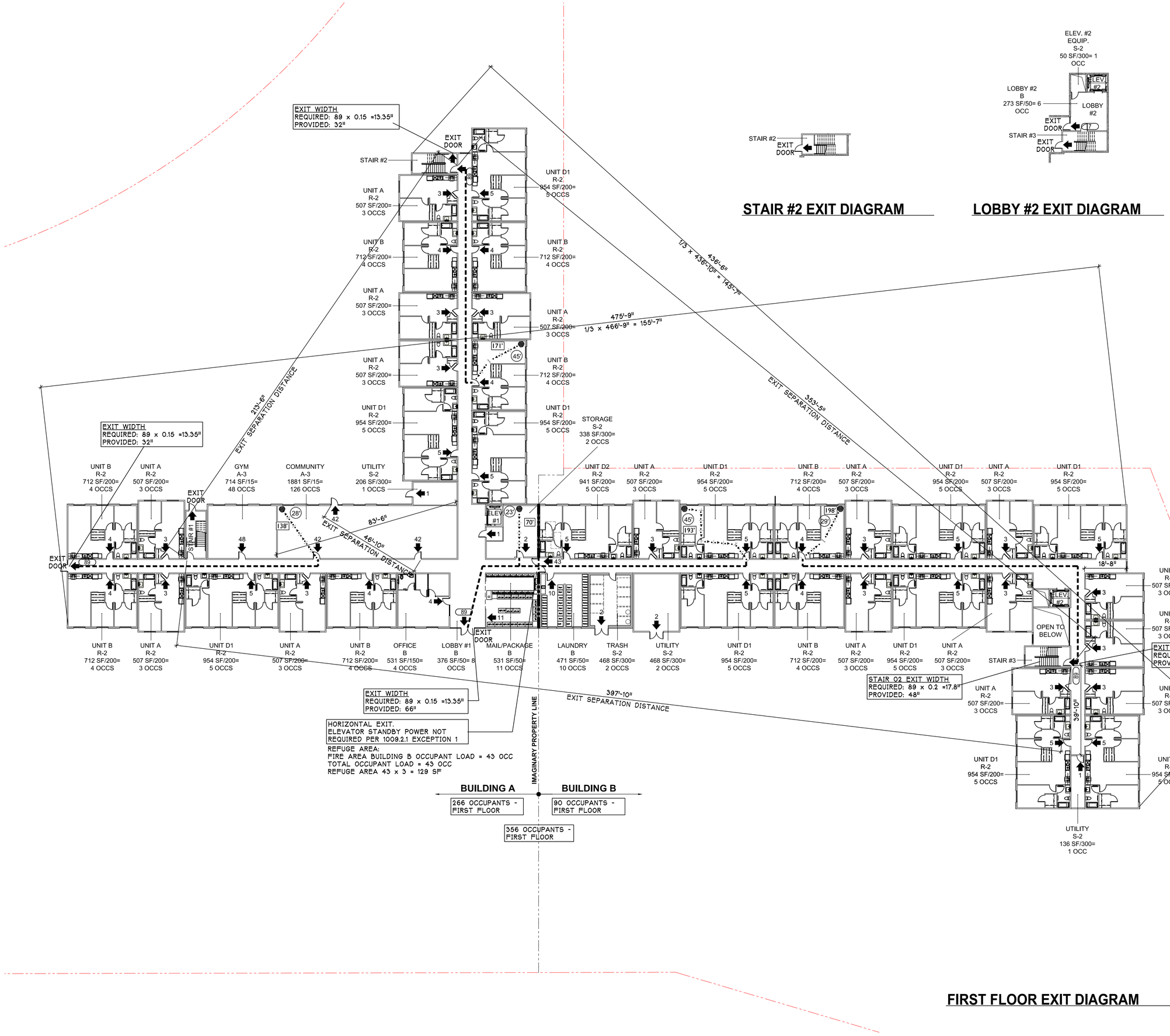

STAIR #2 EXIT DIAGRAM

LOBBY #2 EXIT DIAGRAM

FIRST FLOOR EXIT DIAGRAM

NORTH

16' 0' 16' 32'

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

LEGEND

- PROPERTY LINE
- COMMON PATH OF EGRESS TRAVEL
- REMOTE POINT BEGIN EGRESS
- EXIT ACCESS TRAVEL PATH
- (45') COMMON PATH OF EGRESS TRAVEL DISTANCE
- [234'] EXIT ACCESS TRAVEL DISTANCE
- x ➡ EXIT & OCCUPANT LOAD
- (XX) ➡ CUMULATIVE EXIT & OCCUPANT LOAD
- (FE) PER SECTION 906.3 FIRE EXTINGUISHER IN RECESSED CABINET, SEE X/AX FOR WALL PENETRATION NON-GARAGE: 2A-10BC
- (KB) KEY/KNOX BOX PER CFC SEC. 506 & FIRE DEPT. POLICY FOR INSTALLATION OF LOCK BOX. VERIFY LOCATION WITH FIRE DEPT.

TRAVEL DISTANCE

MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (PER TABLE 1006.2.1):

R-2	125'
A	75'
B, S	100'

FARTHEST COMMON PATH OF EGRESS TRAVEL DISTANCE:

A	28'
R-2	45'
S-2	23'

MAX. EXIT ACCESS TRAVEL DISTANCE (PER TABLE 1017.2):

A, R	250'
B	300'
S-2	400'

LONGEST EXIT ACCESS TRAVEL DISTANCE:

A-3	138'
R-2	198'
S-2	70'

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

FIRST FLOOR
EXIT DIAGRAM

SCALE: SCALE 1/16" = 1'-0"
DATE: 03/03/25

REVISIONS:

PROJECT NO. 24053

A0.4

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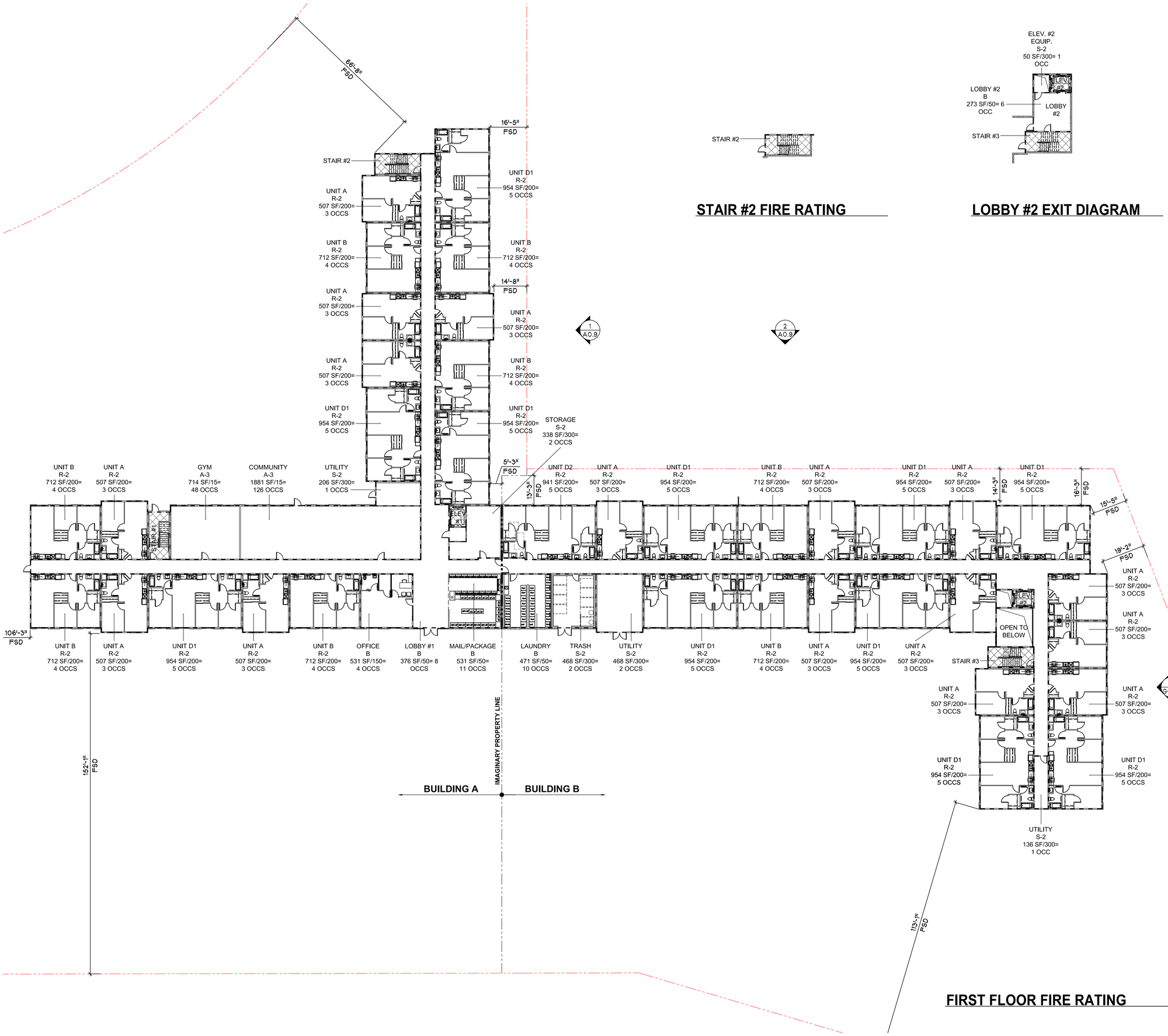

STAIR #2 FIRE RATING

LOBBY #2 EXIT DIAGRAM

FIRST FLOOR FIRE RATING

SHEET NOTES

- 1 HR WALL ASSEMBLY IN ALL INTERIOR BEARING WALLS. SEE STRUCTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATION.
- ALL STRUCTURAL POSTS WITHIN WALLS INDEPENDENTLY FIRE RATED, SEE DETAIL 22/A5.13b. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL POSTS LOCATION.
- SEE FLOOR PLANS FOR WALL ASSEMBLIES.
- SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR FIRE RATINGS.

SHEET LEGEND

/ G0.41 — OPENING CALCULATION SHEET

PROPERTY LINE

IMAGINATY PROPERTY LINE

FLOOR LEGEND

1ST FLOOR BUILDING SLAB

STAIR, ELEVATOR AND SHAFT ENCLOSURE WITH 2-HOUR FIRE BARRIER INTERIOR WALLS AND 90-MINUTE FIRE RATED U.L. LISTED INTERIOR DOOR ASSEMBLIES.
1-HR STAIR FLOOR ASSEMBLY: SEE DETAIL 23/A5.11

DWELLING SEPARATION: 1-HR FIRE RATED FLOOR/CEILING ASSEMBLY AND WALL ASSEMBLY BETWEEN DWELLING UNITS, DWELLING UNIT AND OTHER OCCUPANCY (420.1, 712.3). SEE DETAIL 22/A5.11 FOR FLOOR ASSEMBLY.

1HR CORRIDOR/UTILITY FLOOR/CEILING ASSEMBLY: SEE DETAIL 24/A5.11

1HR STORAGE/UTILITY FLOOR/CEILING ASSEMBLY: SEE DETAIL 21/A5.11

1HR ROOF/CEILING ASSEMBLY: SEE DETAIL 7/A9.12

4'-0" MIN. WITHOUT PENETRATION ROOF/CEILING ASSEMBLY TO FIRE SEPARATION WALL: SEE DETAILS 5/A5.13b & 7/A5.13b

WALL LEGEND

1-HR FIRE RESISTANT RATED WALL

2-HR FIRE RESISTANT RATED WALL

2-HR FIRE SEPARATION WALL

NORTH

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

FIRST FLOOR
FIRE RATING

SCALE: SCALE 1/16" = 1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A0.5

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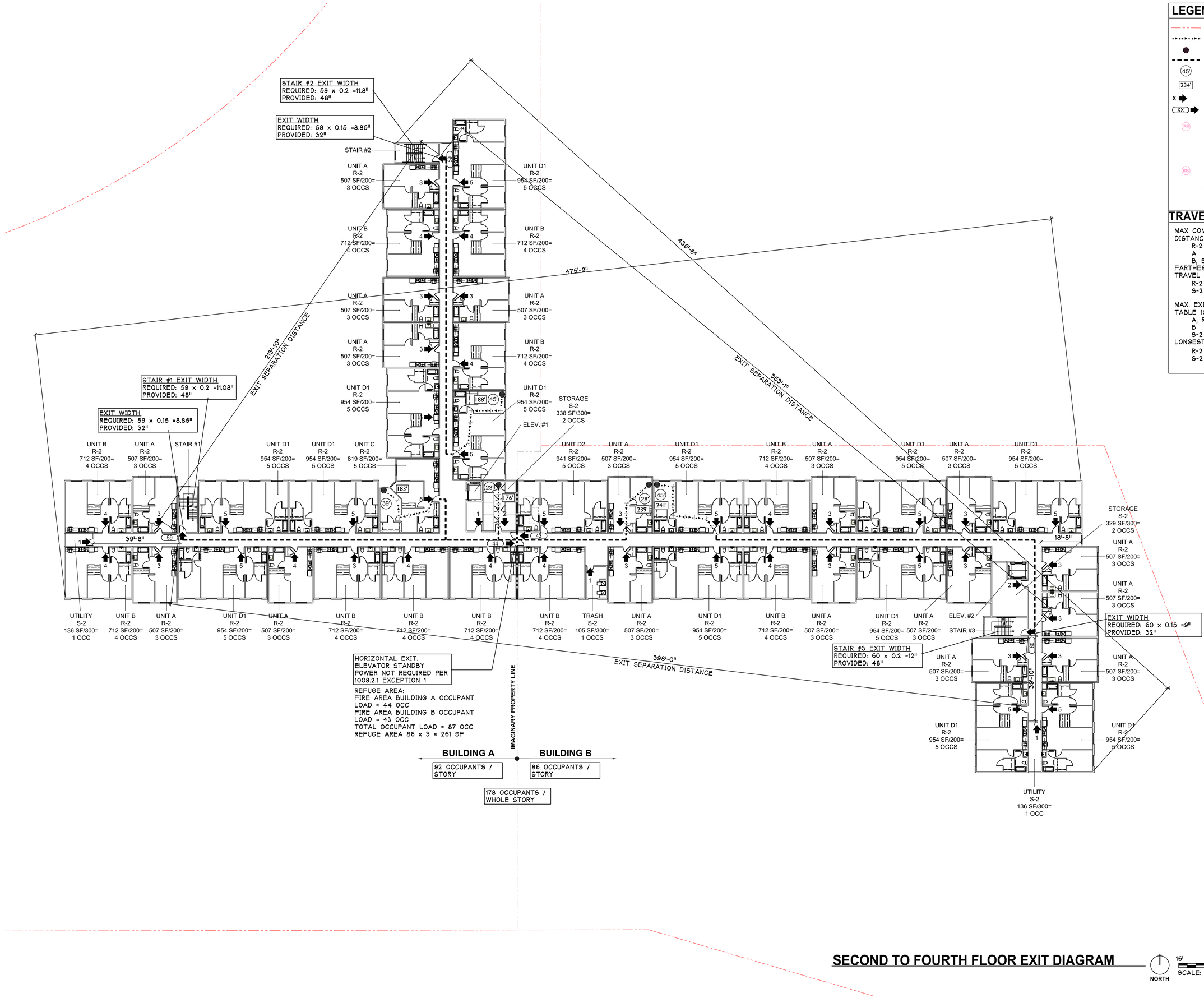

LEGEND

- PROPERTY LINE
- COMMON PATH OF EGRESS TRAVEL
- REMOTE POINT BEGIN EGRESS
- EXIT ACCESS TRAVEL PATH
- (45') COMMON PATH OF EGRESS TRAVEL DISTANCE
- [234'] EXIT ACCESS TRAVEL DISTANCE
- x EXIT & OCCUPANT LOAD
- (XX) CUMULATIVE EXIT & OCCUPANT LOAD
- (FE) PER SECTION 906.3 FIRE EXTINGUISHER IN RECESSED CABINET, SEE X/AX FOR WALL PENETRATION NON-GARAGE: 2A-10BC
- (KB) KEY/KNOX BOX PER CFC SEC. 506 & FIRE DEPT. POLICY FOR INSTALLATION OF LOCK BOX. VERIFY LOCATION WITH FIRE DEPT.

TRAVEL DISTANCE

MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (PER TABLE 1006.2.1):

R-2	125'
A	75'
B, S	100'

FARTHEST COMMON PATH OF EGRESS TRAVEL DISTANCE:

R-2	45'
S-2	25'

MAX. EXIT ACCESS TRAVEL DISTANCE (PER TABLE 1017.2):

A, R	250'
B	300'
S-2	400'

LONGEST EXIT ACCESS TRAVEL DISTANCE:

R-2	239'
S-2	176'

SECOND TO FOURTH FLOOR EXIT DIAGRAM

NORTH

16' 0' 16' 32'

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

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

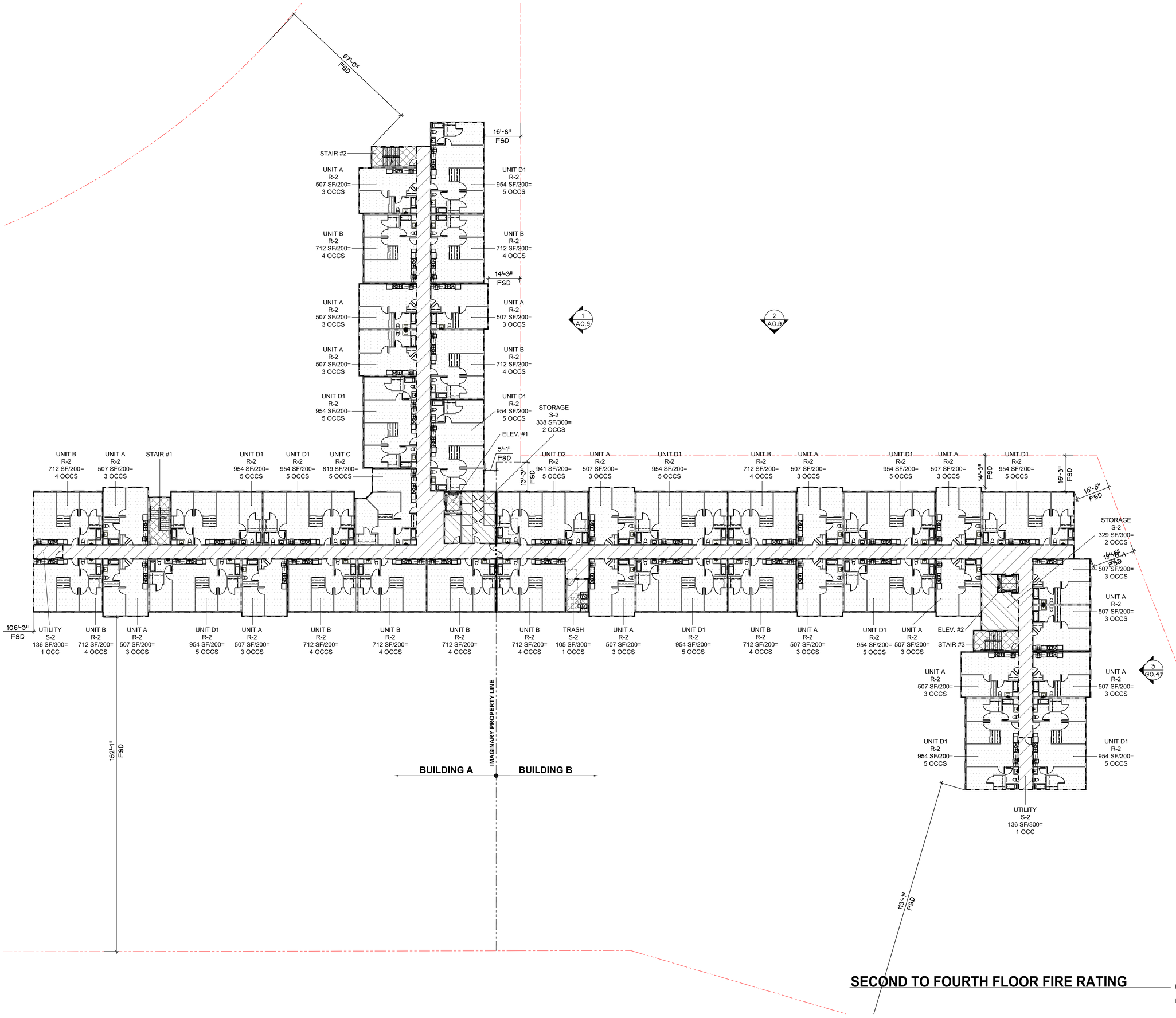
SECOND TO FOURTH EXIT DIAGRAM

SCALE: SCALE 1/16" = 1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A0.6

SHEET OF



SHEET NOTES

- 1 HR WALL ASSEMBLY IN ALL INTERIOR BEARING WALLS. SEE STRUCTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATION.
- ALL STRUCTURAL POSTS WITHIN WALLS INDEPENDENTLY FIRE RATED, SEE DETAIL 22/A5.13b. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL POSTS LOCATION.
- SEE FLOOR PLANS FOR WALL ASSEMBLIES.
- SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR FIRE RATINGS.

SHEET LEGEND

OPENING CALCULATION SHEET #

PROPERTY LINE

IMAGINATY PROPERTY LINE

FLOOR LEGEND

1ST FLOOR BUILDING SLAB

STAIR, ELEVATOR AND SHAFT ENCLOSURE WITH 2-HOUR FIRE BARRIER INTERIOR WALLS AND 90-MINUTE FIRE RATED U.L. LISTED INTERIOR DOOR ASSEMBLIES.
1-HR STAIR FLOOR ASSEMBLY:
SEE DETAIL 23/A5.11

DWELLING SEPARATION: 1-HR FIRE RATED FLOOR/CEILING ASSEMBLY AND WALL ASSEMBLY BETWEEN DWELLING UNITS, DWELLING UNIT AND OTHER OCCUPANCY (420.1, 712.3). SEE DETAIL 22/A5.11 FOR FLOOR ASSEMBLY.

1HR CORRIDOR/UTILITY FLOOR/CEILING ASSEMBLY: SEE DETAIL 24/A5.11

1HR STORAGE/UTILITY FLOOR/CEILING ASSEMBLY: SEE DETAIL 21/A5.11

1HR ROOF/CEILING ASSEMBLY: SEE DETAIL 7/A9.12

4'-0" MIN. WITHOUT PENETRATION ROOF/CEILING ASSEMBLY TO FIRE SEPARATION WALL: SEE DETAILS 5/A5.13b & 7/A5.13b

WALL LEGEND

1-HR FIRE RESISTANT RATED WALL

2-HR FIRE RESISTANT RATED WALL

2-HR FIRE SEPARATION WALL

SECOND TO FOURTH FLOOR FIRE RATING

NORTH

16' 0' 16' 32'

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

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

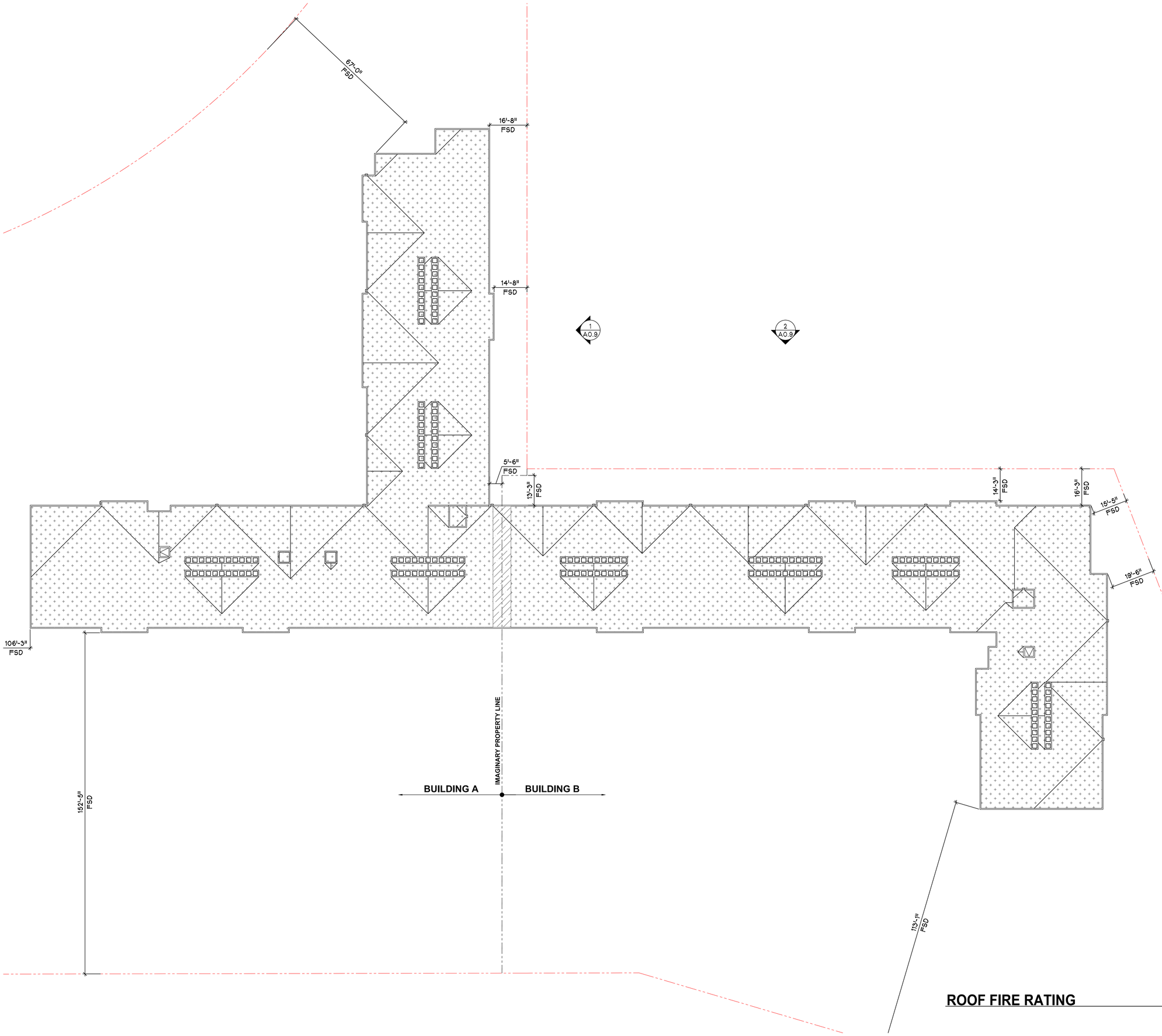
SECOND TO FOURTH FLOOR FIRE RATING

SCALE: SCALE 1/16" = 1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A0.7

SHEET OF



ROOF FIRE RATING

NORTH

16' 0' 16' 32'

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

SHEET NOTES

- 1 HR WALL ASSEMBLY IN ALL INTERIOR BEARING WALLS. SEE STRUCTURAL DRAWINGS FOR INTERIOR BEARING WALL LOCATION.
- ALL STRUCTURAL POSTS WITHIN WALLS INDEPENDENTLY FIRE RATED, SEE DETAIL 22/A5.13b. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL POSTS LOCATION.
- SEE FLOOR PLANS FOR WALL ASSEMBLIES.
- SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR FIRE RATINGS.

SHEET LEGEND

/ 60.4 — OPENING CALCULATION SHEET

PROPERTY LINE

IMAGINATY PROPERTY LINE

FLOOR LEGEND

1ST FLOOR BUILDING SLAB

STAIR, ELEVATOR AND SHAFT ENCLOSURE WITH 2-HOUR FIRE BARRIER INTERIOR WALLS AND 90-MINUTE FIRE RATED U.L. LISTED INTERIOR DOOR ASSEMBLIES.
1-HR STAIR FLOOR ASSEMBLY:
SEE DETAIL 23/A5.11

DWELLING SEPARATION: 1-HR FIRE RATED FLOOR/CEILING ASSEMBLY AND WALL ASSEMBLY BETWEEN DWELLING UNITS, DWELLING UNIT AND OTHER OCCUPANCY (420.1, 712.3). SEE DETAIL 22/A5.11 FOR FLOOR ASSEMBLY.

1HR CORRIDOR/UTILITY FLOOR/CEILING ASSEMBLY: SEE DETAIL 24/A5.11

1HR STORAGE/UTILITY FLOOR/CEILING ASSEMBLY: SEE DETAIL 21/A5.11

1HR ROOF/CEILING ASSEMBLY: SEE DETAIL 7/A9.12

4'-0" MIN. WITHOUT PENETRATION ROOF/CEILING ASSEMBLY TO FIRE SEPARATION WALL: SEE DETAILS 5/A5.13b & 7/A5.13b

WALL LEGEND

1-HR FIRE RESISTANT RATED WALL

2-HR FIRE RESISTANT RATED WALL

2-HR FIRE SEPARATION WALL

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ANTIOCH, CALIFORNIA

ROOF
FIRE RATING

SCALE: SCALE 1/16" = 1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A0.8

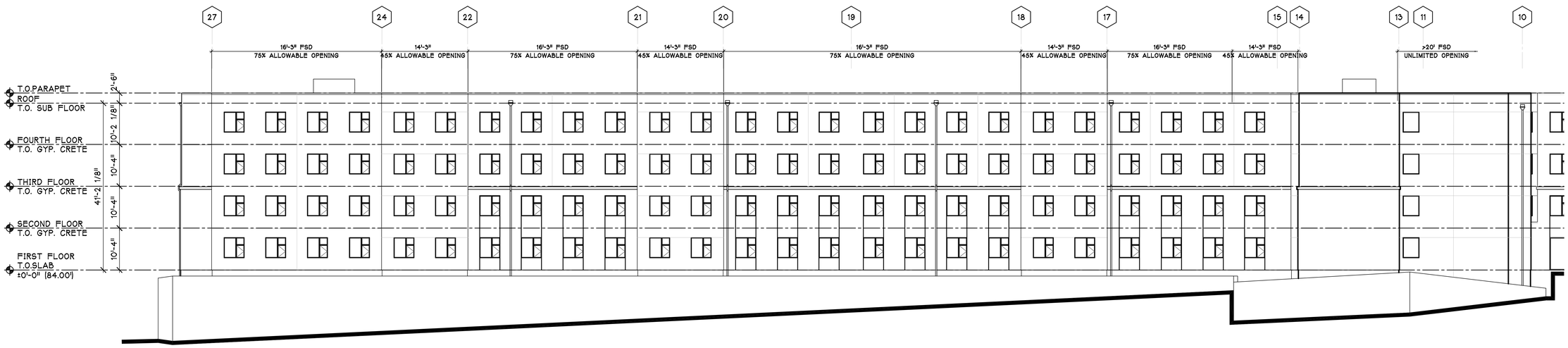
SHEET OF

ALLOWABLE OPENING CALCULATION:

	SETBACK	OPENING AREA/WALL AREA	SETBACK	OPENING AREA/WALL AREA	SETBACK	OPENING AREA/WALL AREA
1ST FLOOR	5'-10'	25/135 = 18.5% < 25%	10'-15'	50/215 = 23.3% < 45%	15'-20'	325/1361 = 23.9% < 75%
2ND FLOOR	10'-15'	25/137 = 18.2% < 25%	15'-20'	50/219 = 22.8% < 45%	15'-20'	325/1382 = 23.5% < 75%
3RD FLOOR	10'-15'	25/137 = 18.2% < 25%	15'-20'	50/219 = 22.8% < 45%	15'-20'	325/1382 = 23.5% < 75%
4TH FLOOR	10'-15'	25/137 = 18.2% < 25%	15'-20'	50/219 = 22.8% < 45%	15'-20'	325/1382 = 23.5% < 75%

1 EAST ELEVATION OPENING CALCULATION

3/32" = 1'-0"



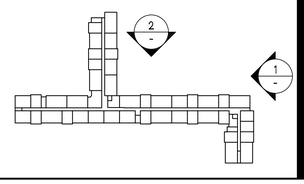
ALLOWABLE OPENING CALCULATION:

	SETBACK	OPENING AREA/WALL AREA	SETBACK	OPENING AREA/WALL AREA
1ST FLOOR	10'-15'	175/811 = 21.6% < 45%	15'-20'	450/1917 = 23.5% < 75%
2ND FLOOR	10'-15'	175/824 = 21.2% < 45%	15'-20'	450/1946 = 23.1% < 75%
3RD FLOOR	10'-15'	175/824 = 21.2% < 45%	15'-20'	450/1946 = 23.1% < 75%
4TH FLOOR	10'-15'	175/824 = 21.2% < 45%	15'-20'	450/1946 = 23.1% < 75%

2 NORTH ELEVATION OPENING CALCULATION

3/32" = 1'-0"

KEY PLAN



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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

EXTERIOR WALL OPENING CALCULATION

SCALE: 3/32"=1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A0.9

SHEET OF

FIRST FLOOR	
UNIT TYPE	NO. UNITS
UNIT A (1 BEDROOM)	17
UNIT B (2 BEDROOM)	7
UNIT D (3 BEDROOM)	12

GROSS SQUARE FOOTAGE	
FIRST FLOOR	40,336
ELEVATORS & SHAFTS	0
TOTAL	40,336

BUILDING TOTAL	
UNIT TYPE	NO. UNITS
UNIT A (1 BEDROOM)	68
UNIT B (2 BEDROOM)	40
UNIT C (2 BEDROOM)	3
UNIT D (3 BEDROOM)	54

LOBBY #2 PLAN

FIRST FLOOR PLAN

NORTH

16' 0' 16' 32'

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

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

FIRST FLOOR PLAN

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

DATE: 03/03/25

REVISIONS:

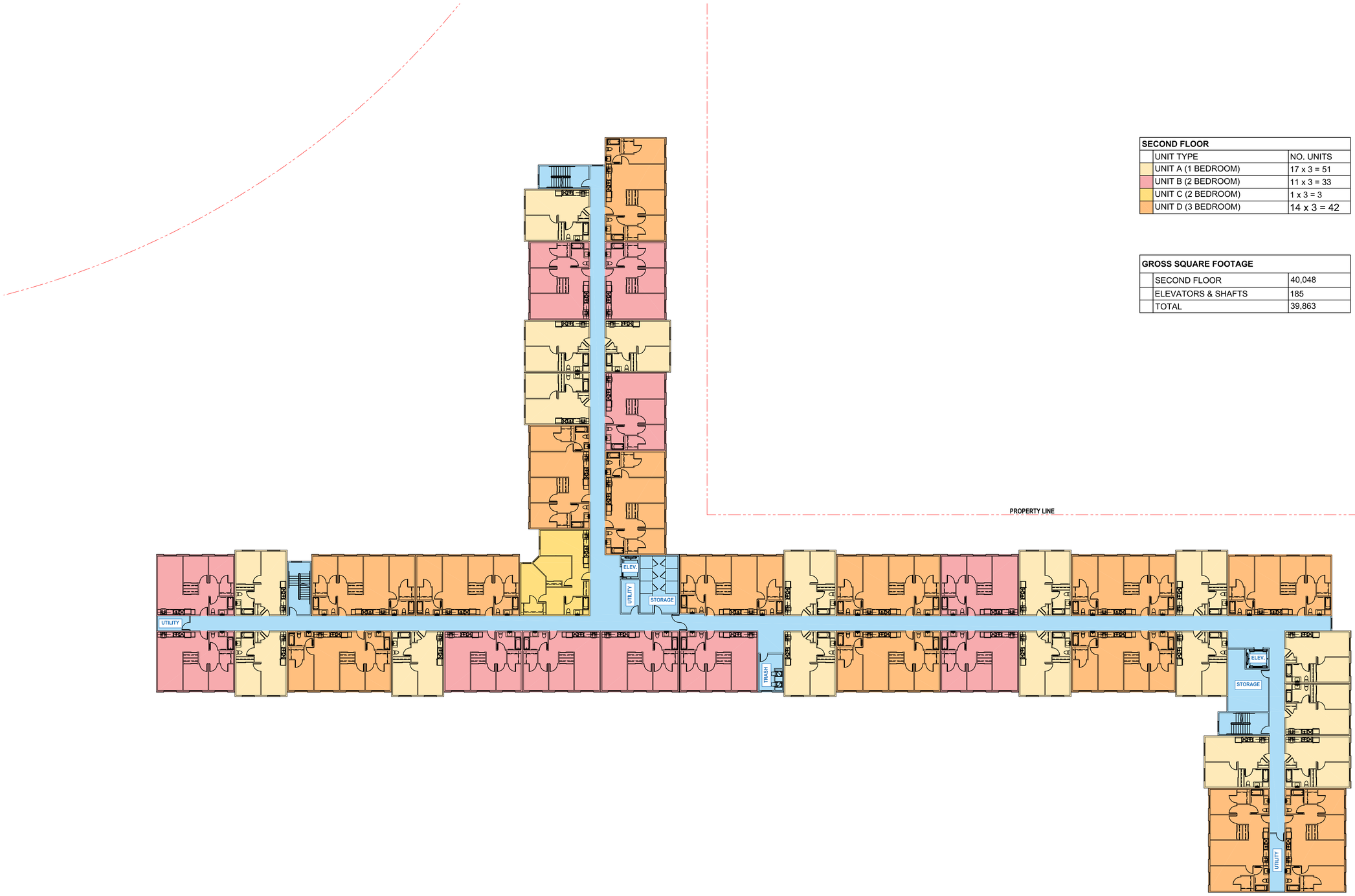
PROJECT NO. 24053

A1.1

SHEET OF

SECOND FLOOR		
	UNIT TYPE	NO. UNITS
	UNIT A (1 BEDROOM)	17 x 3 = 51
	UNIT B (2 BEDROOM)	11 x 3 = 33
	UNIT C (2 BEDROOM)	1 x 3 = 3
	UNIT D (3 BEDROOM)	14 x 3 = 42

GROSS SQUARE FOOTAGE		
	SECOND FLOOR	40,048
	ELEVATORS & SHAFTS	185
	TOTAL	39,863



SECOND FLOOR PLAN

NORTH

16' 0' 16' 32'

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

LCA ARCHITECTS

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CARL E. CAMPOS
DAVID BOGSTAD

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1970 BROADWAY, SUITE 800
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(510) 272-1060

HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

SECOND FLOOR PLAN

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

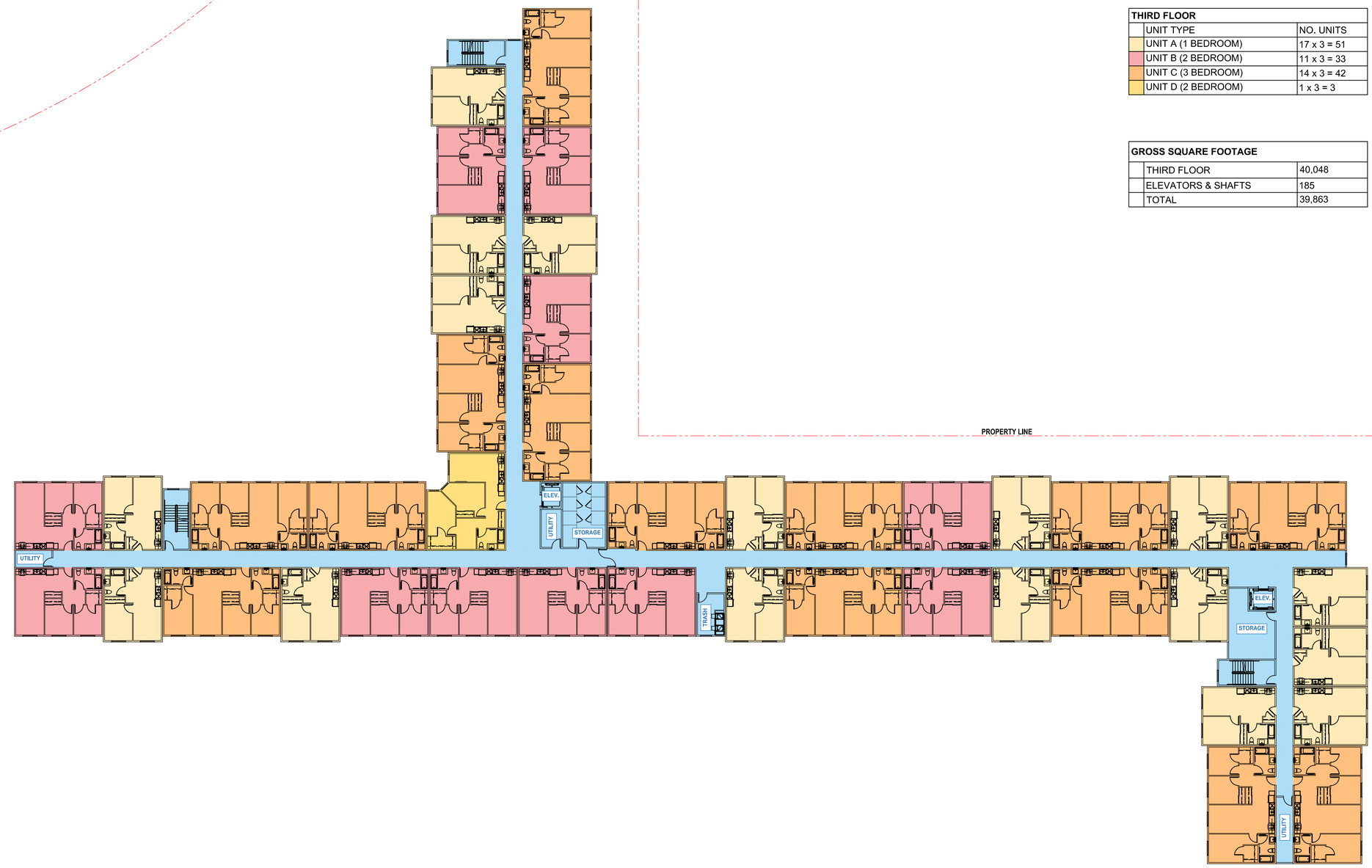
DATE: 03/03/25

REVISIONS:

PROJECT NO. 24053

A1.2

SHEET OF



THIRD FLOOR		
	UNIT TYPE	NO. UNITS
	UNIT A (1 BEDROOM)	17 x 3 = 51
	UNIT B (2 BEDROOM)	11 x 3 = 33
	UNIT C (3 BEDROOM)	14 x 3 = 42
	UNIT D (2 BEDROOM)	1 x 3 = 3

GROSS SQUARE FOOTAGE		
	THIRD FLOOR	40,048
	ELEVATORS & SHAFTS	185
	TOTAL	39,863

THIRD FLOOR PLAN

NORTH

16' 0' 16' 32'

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

LCA ARCHITECTS

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APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

THIRD FLOOR PLAN

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

DATE: 03/03/25

REVISIONS:

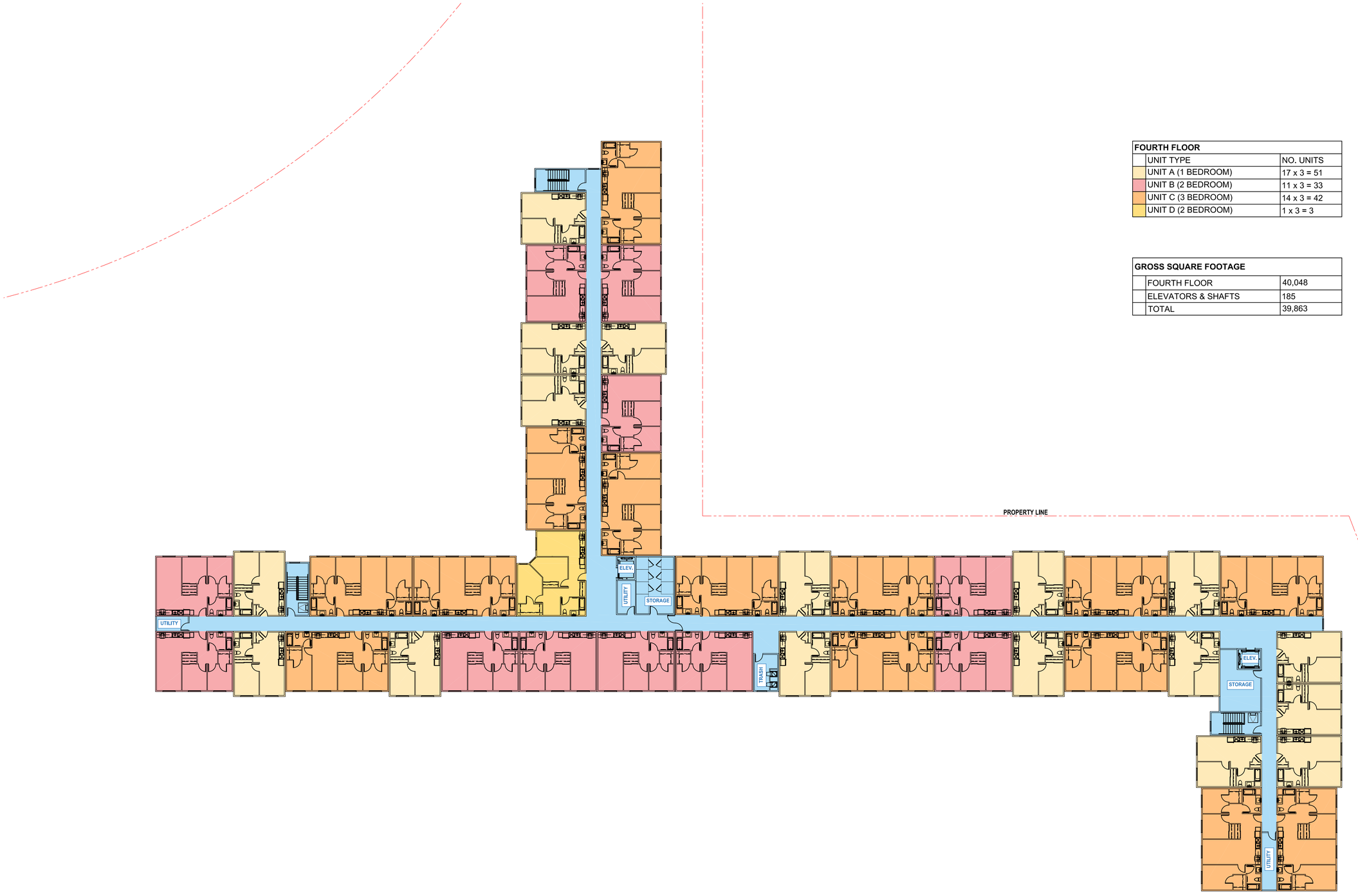
PROJECT NO. 24053

A1.3

SHEET OF

FOURTH FLOOR		
	UNIT TYPE	NO. UNITS
	UNIT A (1 BEDROOM)	17 x 3 = 51
	UNIT B (2 BEDROOM)	11 x 3 = 33
	UNIT C (3 BEDROOM)	14 x 3 = 42
	UNIT D (2 BEDROOM)	1 x 3 = 3

GROSS SQUARE FOOTAGE		
	FOURTH FLOOR	40,048
	ELEVATORS & SHAFTS	185
	TOTAL	39,863



FOURTH FLOOR PLAN

NORTH

16' 0' 16' 32'

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

LCA ARCHITECTS

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

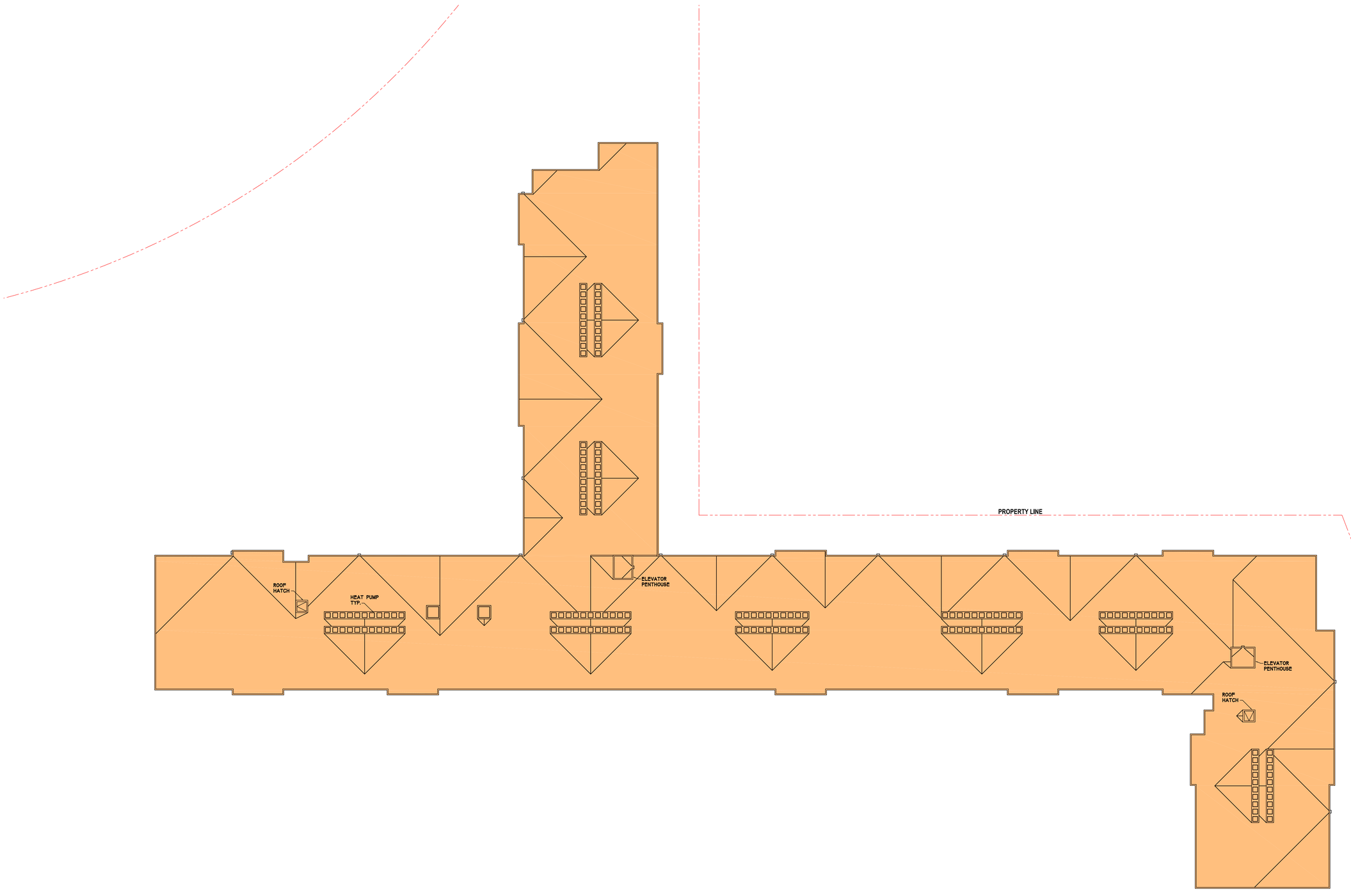
FOURTH
FLOOR PLAN

SCALE: SCALE 1/16" = 1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A1.4

SHEET OF



ROOF PLAN

NORTH

16' 0' 16' 32'

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

LCA ARCHITECTS

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

ROOF PLAN

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

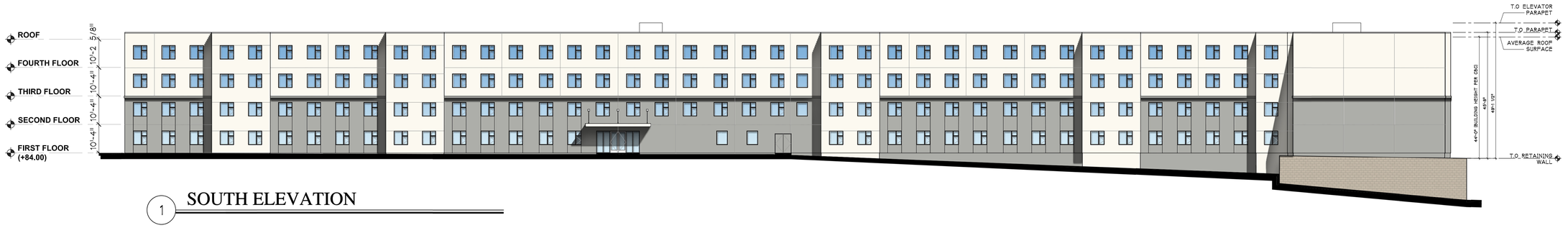
DATE: 03/03/25

REVISIONS:

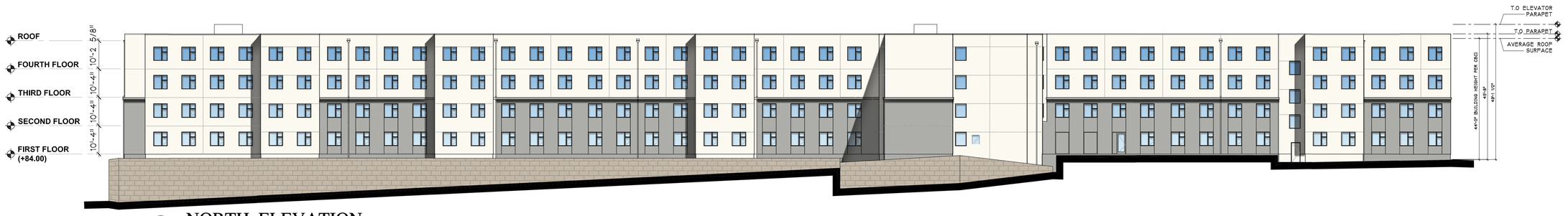
PROJECT NO. 24053

A1.5

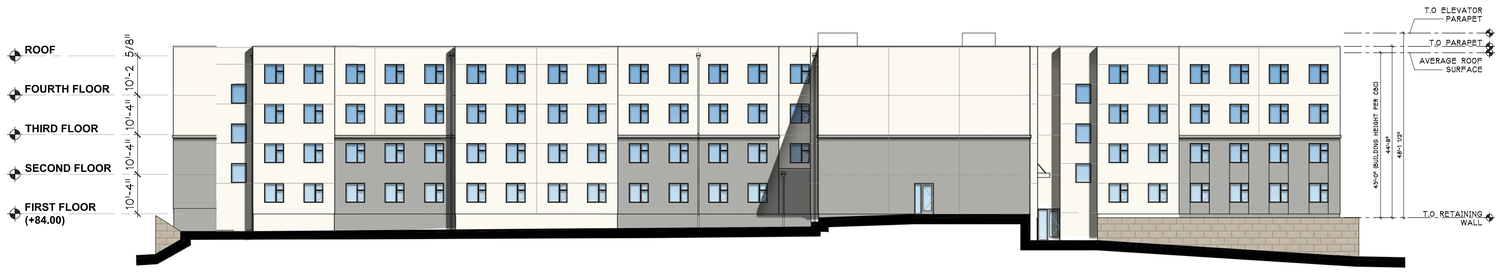
SHEET OF



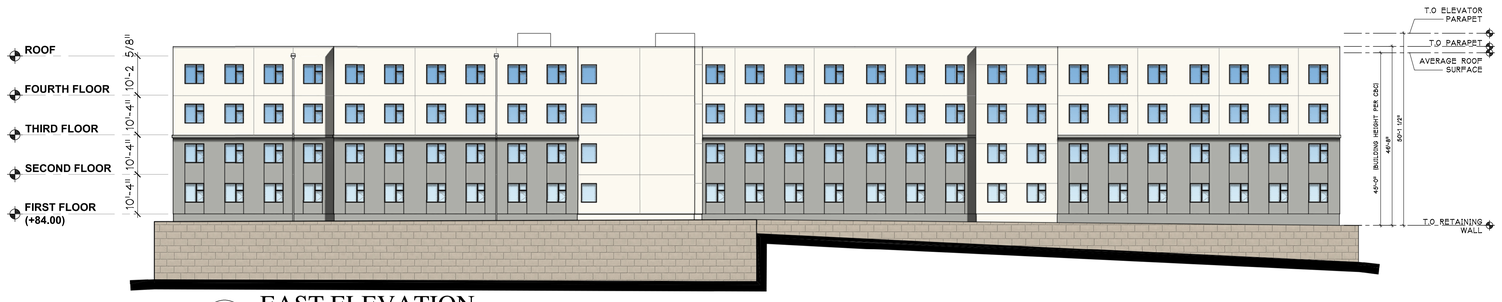
1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

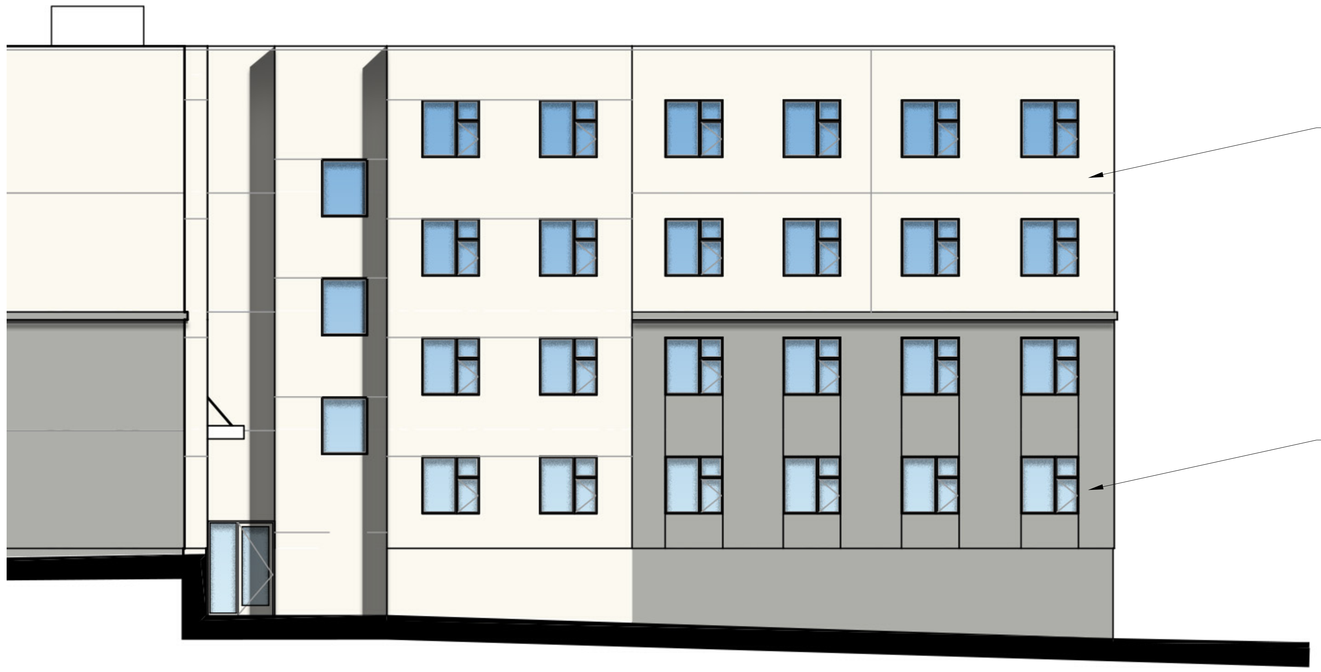
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A2.1

SHEET OF



1 REFERENCE PARTIAL EXTERIOR ELEVATION
NOT TO SCALE

NOTE: THIS SHEET FOR MATERIAL INFORMATION ONLY, SEE SHEETS A2.0, A2.1, AND A2.2 FOR EXTERIOR ELEVATIONS

EXTERIOR MATERIALS

A

STUCCO :
FINISH: MEDIUM SAND FLOAT STUCCO
COLOR: LaHabra STUCCO EL DORADO P-6 (72) BASE 100

B

STUCCO:
FINISH: MEDIUM SAND FLOAT STUCCO
COLOR: LaHabra STUCCO THUNDER SKY P-2090 (33) BASE 200

C

WINDOWS:
COLOR: WHITE VINYL

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HILLCREST SUMMIT APARTMENTS
APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

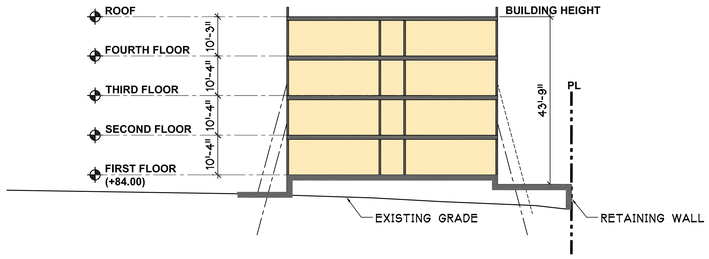
PARTIAL EXTERIOR ELEVATION
COLOR & MATERIALS

SCALE:
DATE: 03/03/25
REVISIONS:

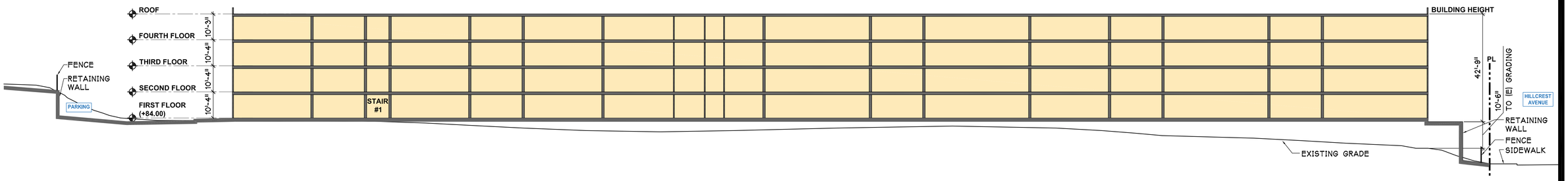
PROJECT NO. 24053

A2.2

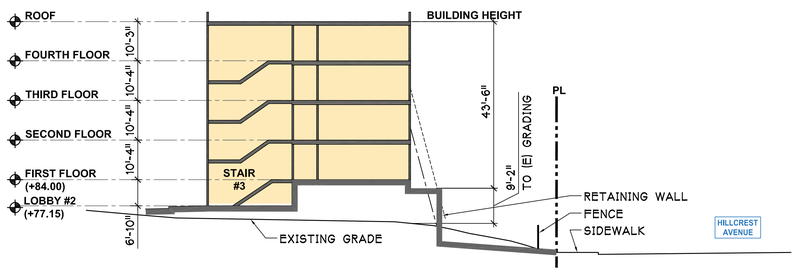
SHEET OF



3 SECTION 3



2 SECTION 2



1 SECTION 1

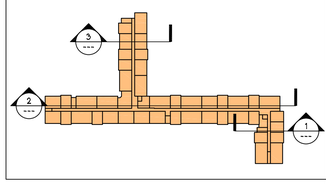
LEGEND

30' LADDER

35' LADDER

NEW GRADING

KEY PLAN



NORTH

16' 0' 16' 32'

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

LCA ARCHITECTS

WWW . LCA - ARCHITECTS . COM

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

SITE SECTIONS

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

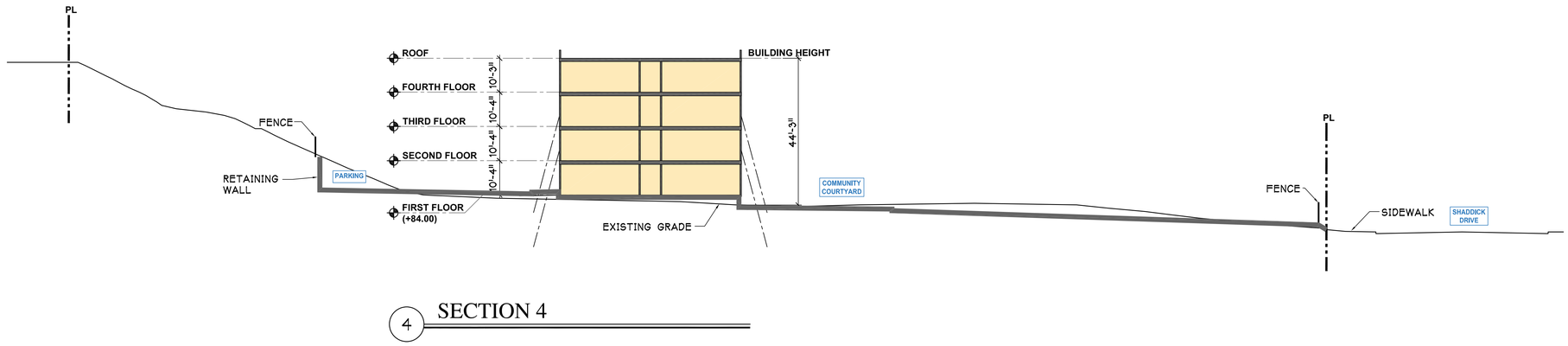
DATE: 03/03/25

REVISIONS:

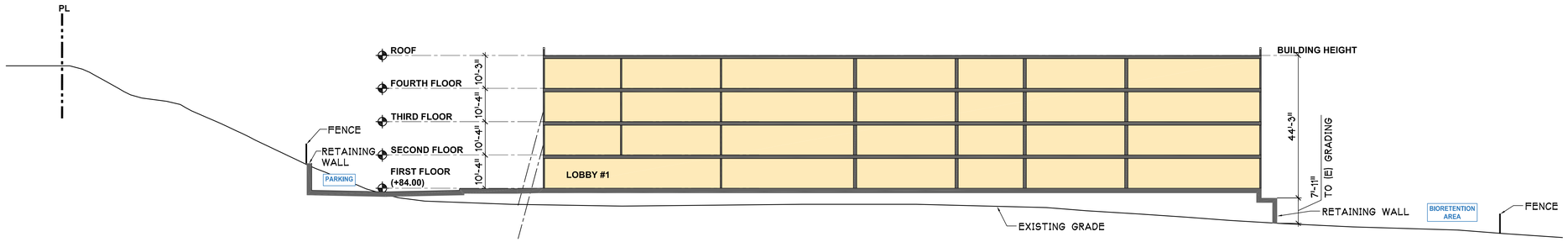
PROJECT NO. 24053

A3.1

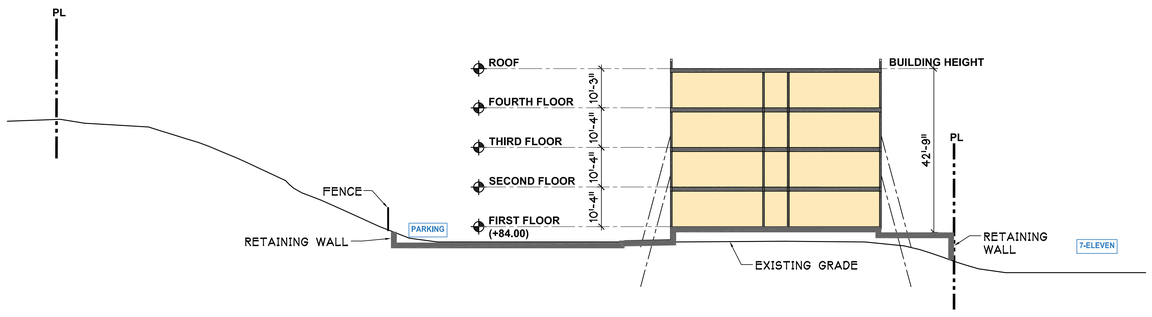
SHEET OF



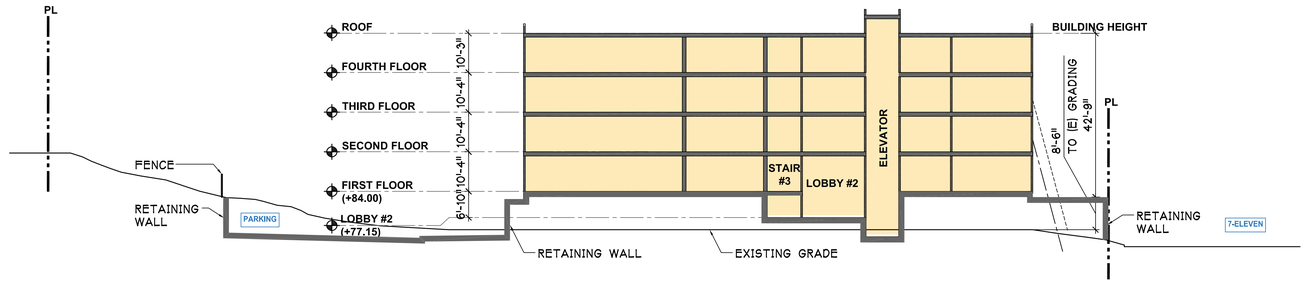
4 SECTION 4



3 SECTION 3



2 SECTION 2



1 SECTION 1

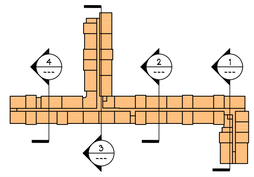
LEGEND

30' LADDER

35' LADDER

NEW GRADING

KEY PLAN



NORTH

16' 0' 16' 32'

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

LCA ARCHITECTS

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

SITE SECTIONS

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

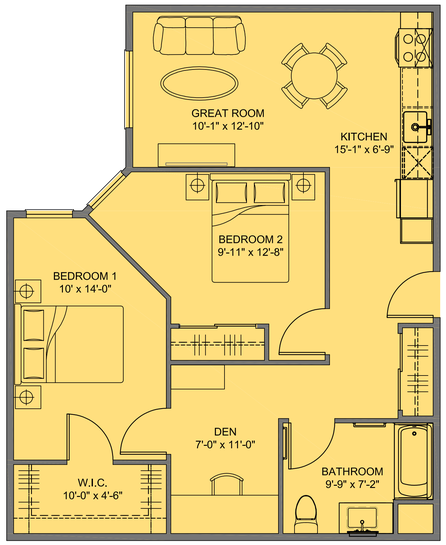
DATE: 03/03/25

REVISIONS:

PROJECT NO. 24053

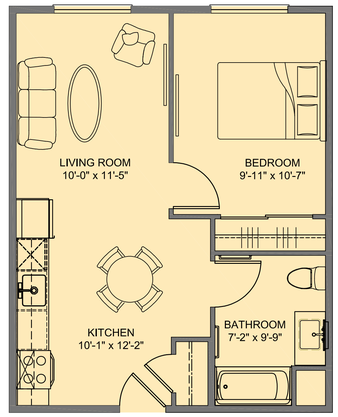
A3.2

SHEET OF



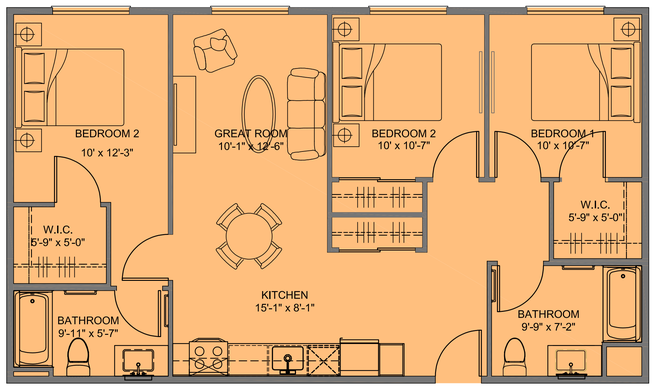
3 UNIT C - 2 BEDROOM

GROSS AREA: 887 SF / NET AREA: 824 SF



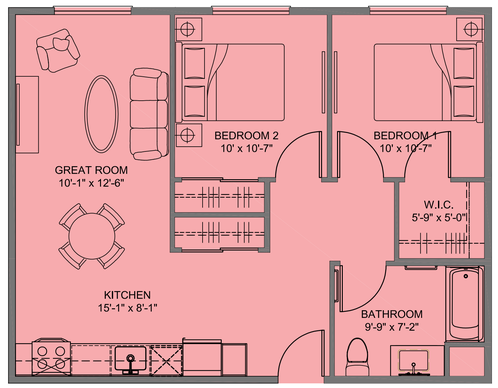
1 UNIT A - 1 BEDROOM

GROSS AREA: 559 SF / NET AREA: 507 SF



4 UNIT D - 3 BEDROOM

GROSS AREA: 1,026 SF / NET AREA: 954 SF



2 UNIT B - 2 BEDROOM

GROSS AREA: 771 SF / NET AREA: 712 SF

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(510) 272-1060

HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

UNIT PLANS

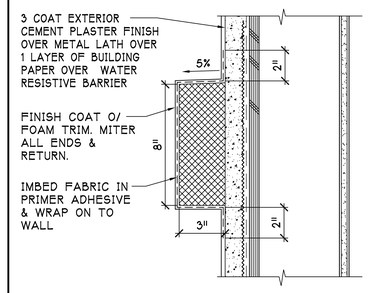
SCALE: SCALE 1/4" = 1'-0"
DATE: 03/03/25

REVISIONS:

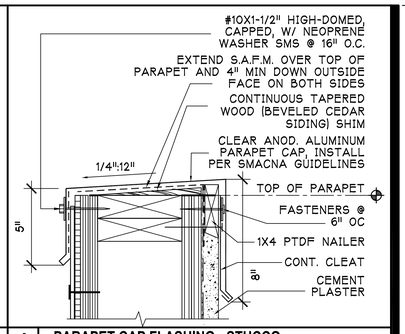
PROJECT NO. 24053

A4.1

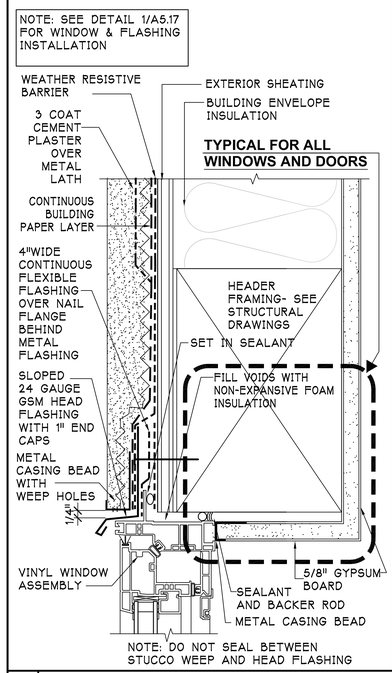
SHEET OF



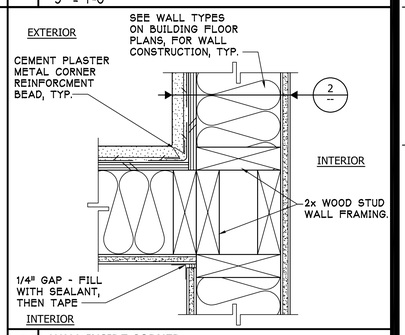
6 FOAM TRIM
SCALE: 3"=1'-0"



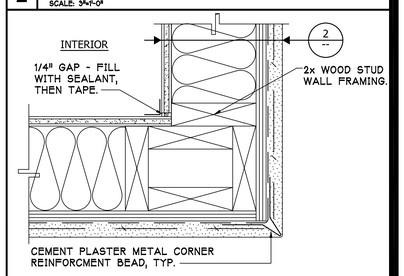
1 PARAPET CAP FLASHING - STUCCO
3" = 1'-0"



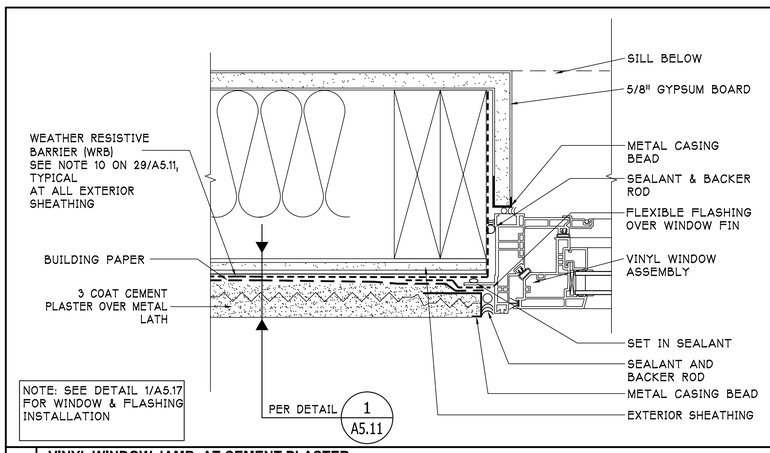
8 VINYL WINDOW HEAD AT CEMENT PLASTER
SCALE: 6"=1'-0"



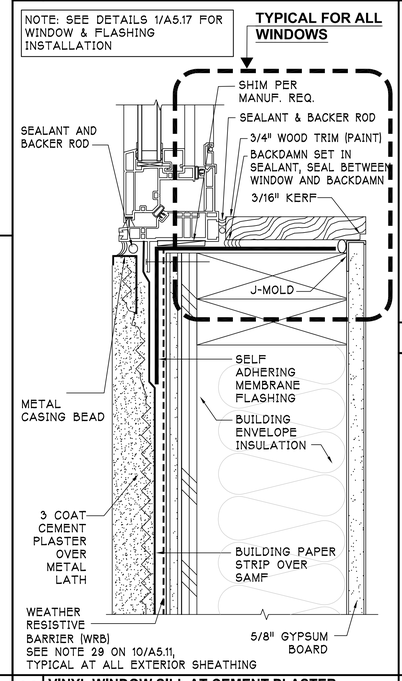
2 WALL INSIDE CORNER
SCALE: 3"=1'-0"



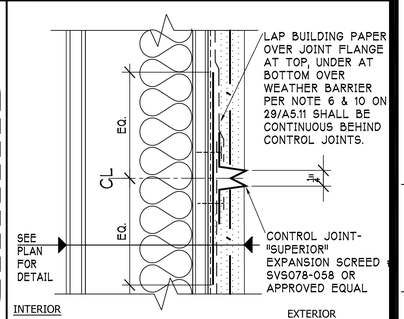
3 WALL OUTSIDE CORNER
SCALE: 3"=1'-0"



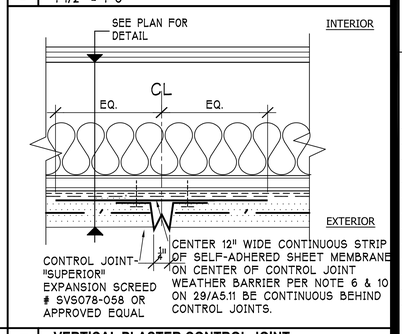
20 VINYL WINDOW JAMB AT CEMENT PLASTER
SCALE: 6"=1'-0"



10 VINYL WINDOW SILL AT CEMENT PLASTER
SCALE: 6"=1'-0"



3 HORIZONTAL PLASTER CONTROL JOINT
1-1/2" = 1'-0"



5 VERTICAL PLASTER CONTROL JOINT
1-1/2" = 1'-0"

LCA ARCHITECTS

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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

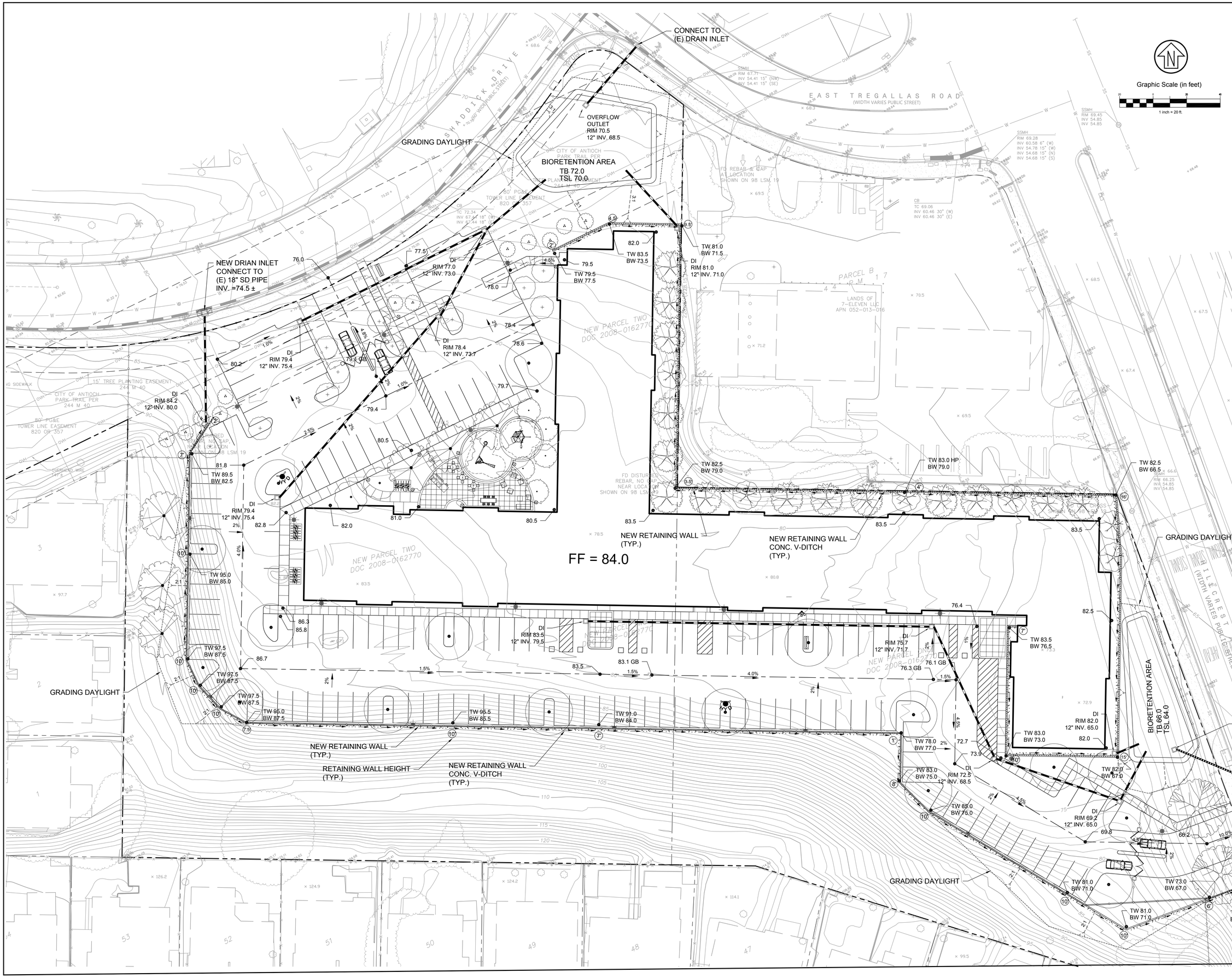
DETAILS

SCALE: AS SHOWN
DATE: 03/03/25
REVISIONS:

PROJECT NO. 24053

A5.1

SHEET OF



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HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

KIRK S. BOVITZ
No. 74631
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

CSW ST2

ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
URBAN PLANNING

504 REDWOOD BLVD #310
NOVATO, CA 94947
415.883.9850
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PRELIMINARY GRADING AND DRAINAGE PLAN

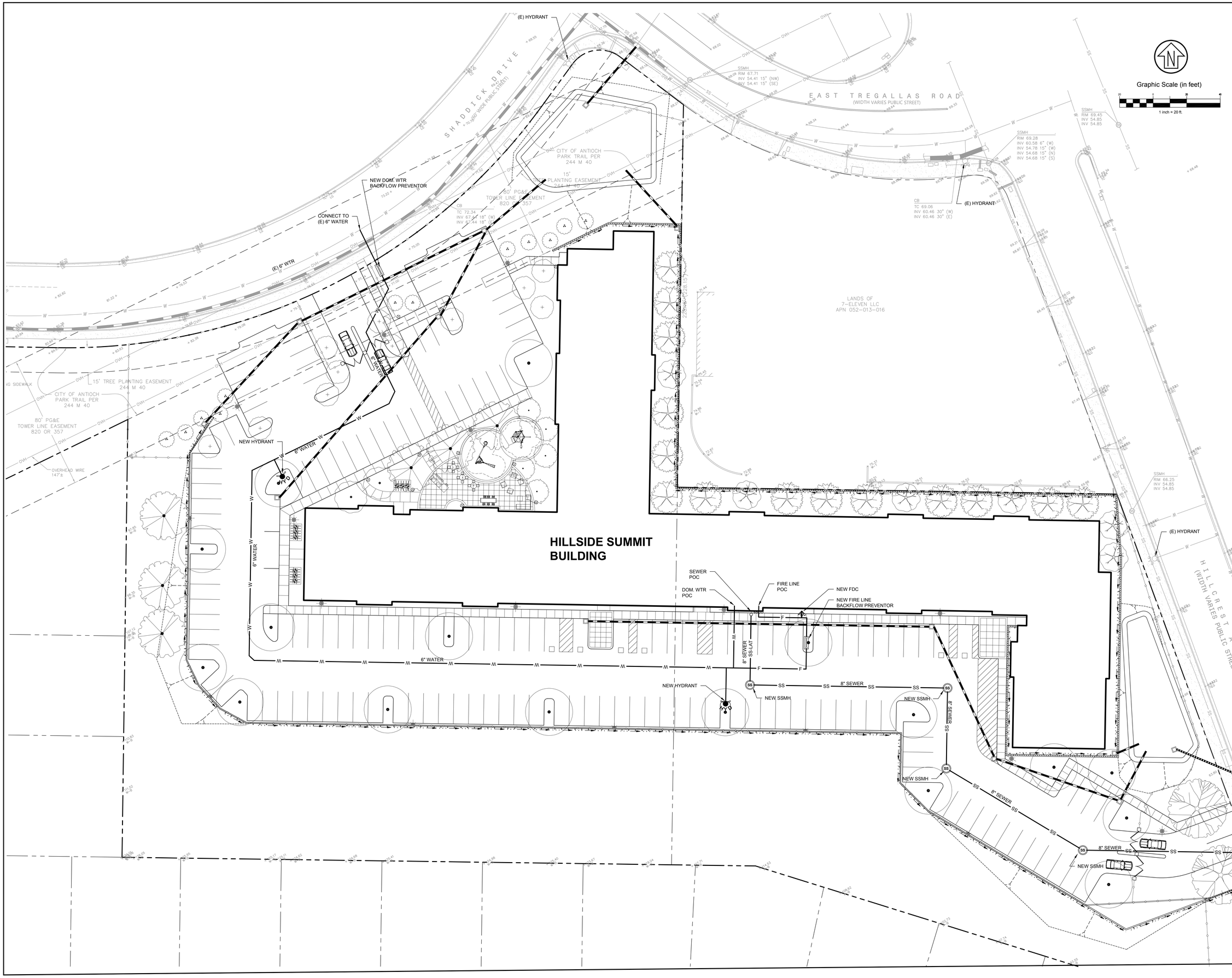
SCALE:
DATE: 12 / 28 / 2024

REVISIONS:

PROJECT NO. 2400186

C2.0

SHEET OF



HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

LCA ARCHITECTS
A CALIFORNIA CORPORATION

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REGISTERED PROFESSIONAL ENGINEER
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504 REDWOOD BLVD #310
NOVATO, CA 94947
415.883.9850
WWW.CSWST2.COM

PRELIMINARY UTILITY PLAN

SCALE:
DATE: 12 / 28 / 2024
REVISIONS:

PROJECT NO. 2400186

C3.0

SHEET OF

Graphic Scale (in feet)

0 10 20 40

1 inch = 20 ft.

EXISTING CONDITION AREA SUMMARY:
PERVIOUS AREA: 4.5 AC
IMPERVIOUS AREA: 0.0 AC

MITIGATED AREA SUMMARY TABLE:

BOUNDARY	BMP-ID	CONVENTIONAL SURFACES (SF)		LID / BMP'S (SF)
		IMPERVIOUS (ROOF& PVMT)	PERVIOUS (LANDSCAPE)	BIORETENTION
DMA A	BIO A	51,000	4,000	3,600
DMA B	BIO B	60,000	2,400	2,400
SELF TREATED AREA	-		81,100	
TOTAL (SF)		111,000	87,500	6,000

TOTOAL REQUIRED BIO RETENTION AREA PER BAHM REPORT =3,480 SF

CONNECT TO (E) DRAIN INLET

OVERFLOW OUTLET RIM 70.5 12" INV. 68.5

GRADING DAYLIGHT

BIORETENTION AREA "A" 3,600 SF TB 72.0 TSL 70.0

DI RIM 77.0 12" INV. 73.0

DI RIM 78.4 12" INV. 73.7

DI RIM 79.4 12" INV. 75.4

DI RIM 81.0 12" INV. 71.0

TW 81.0 BW 71.5

TW 83.5 BW 73.5

TW 79.5 BW 77.5

TW 82.5 BW 79.0

TW 83.0 HP BW 79.0

TW 82.5 BW 66.5

A1 1.17 AC .9

A2 .09 AC .6

B1 1.37 AC .9

B2 .05 AC .6

NEW RETAINING WALL (TYP.)

NEW RETAINING WALL CONC. V-DITCH (TYP.)

FF = 84.0

DI RIM 83.5 12" INV. 79.5

DI RIM 75.7 12" INV. 71.7

TW 83.5 BW 76.5

TW 97.5 BW 87.5

TW 95.0 BW 85.0

TW 95.5 BW 85.5

TW 91.0 BW 84.0

RETAINING WALL HEIGHT (TYP.)

UNDISTURBED SELF TREATED AREA 1.9 AC

BIORETENTION AREA "B" 2,400 SF TB 66.0 TSL 64.0

DI RIM 82.0 12" INV. 65.0

TW 83.0 BW 73.0

TW 78.0 BW 77.0

TW 83.0 BW 75.0

DI RIM 72.5 12" INV. 68.5

TW 88.0 BW 75.0

DI RIM 69.2 12" INV. 65.0

OVERFLOW OUTLET RIM 64.5 12" INV. 62.5

NEW DI

180LF NEW

TW 73.0 BW 67.0

TW 64.0 BW 63.0

TW 81.0 BW 71.0

GRADING DAYLIGHT

LCA ARCHITECTS
A CALIFORNIA CORPORATION

WWW . LCA - ARCHITECTS . COM

CARL E. CAMPOS
DAVID BOGSTAD

590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

HILLCREST SUMMIT APARTMENTS

APN 052-100-068 AND APN 052-100-069
ANTIOCH, CALIFORNIA

KIRK S. BOMTZ No. 74531 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

CSW ST2

ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
URBAN PLANNING

504 REDWOOD BLVD #310
NOVATO, CA 94947
415.883.9850
WWW.CSWST2.COM

PRELIMINARY STORMWATER CONTROL PLAN

SCALE:
DATE: 12 / 28 / 2024
REVISIONS:

PROJECT NO. 2400186

C4.0

SHEET OF

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE
ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE
CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD
GINKGO BILOBA 'PRINCETON SENTRY''	MAIDENHAIR TREE
PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACHE
QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK
ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM
ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA

PG&E TRANSMISSION TOWERS AND POWERLINES PLANTING NOTES

1. NO TREES OR SHRUBS MAY BE PLANTED WHERE PG&E HAS THE RIGHT TO ACCESS LAND TO MAINTAIN EQUIPMENT.
2. NO VEGETATION MAY BE PLANTED WITHIN 10' OF ANY POLE OR STRUCTURE, OR 5' OF ANY GUY WIRE.
3. THE TRANSMISSION WIRE ZONE IS WITHIN 20' OF THE WIRES. ONLY LOW-GROWING GRASSES UP TO 2' TALL AT MATURITY, MAY BE PLANTED WITHIN THE WIRE ZONE.
4. ONLY NON-TREE SHRUBS UP TO 10' TALL MAY BE PLANTED WITHIN 60' OF TRANSMISSION WIRES.

NOTES PER THE PG&E GUIDE TO PLANTING SAFELY NEAR OVERHEAD POWERLINES, 08/01/2024.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
4. TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
5. PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.
6. TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
7. UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE OAK SPECIFIC PLAN.
8. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
9. TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
   a. 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
   b. 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
   c. 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
   d. 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS.
   PER CITY ODS 3.3.1.H
10. TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

NOTES:

- SEE SHEET L-7 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, VINES, GROUNDCOVERS, GRASSES, AND BIORETENTION PLANTING. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

HILLCREST SUMMIT APARTMENTS

Antioch, California

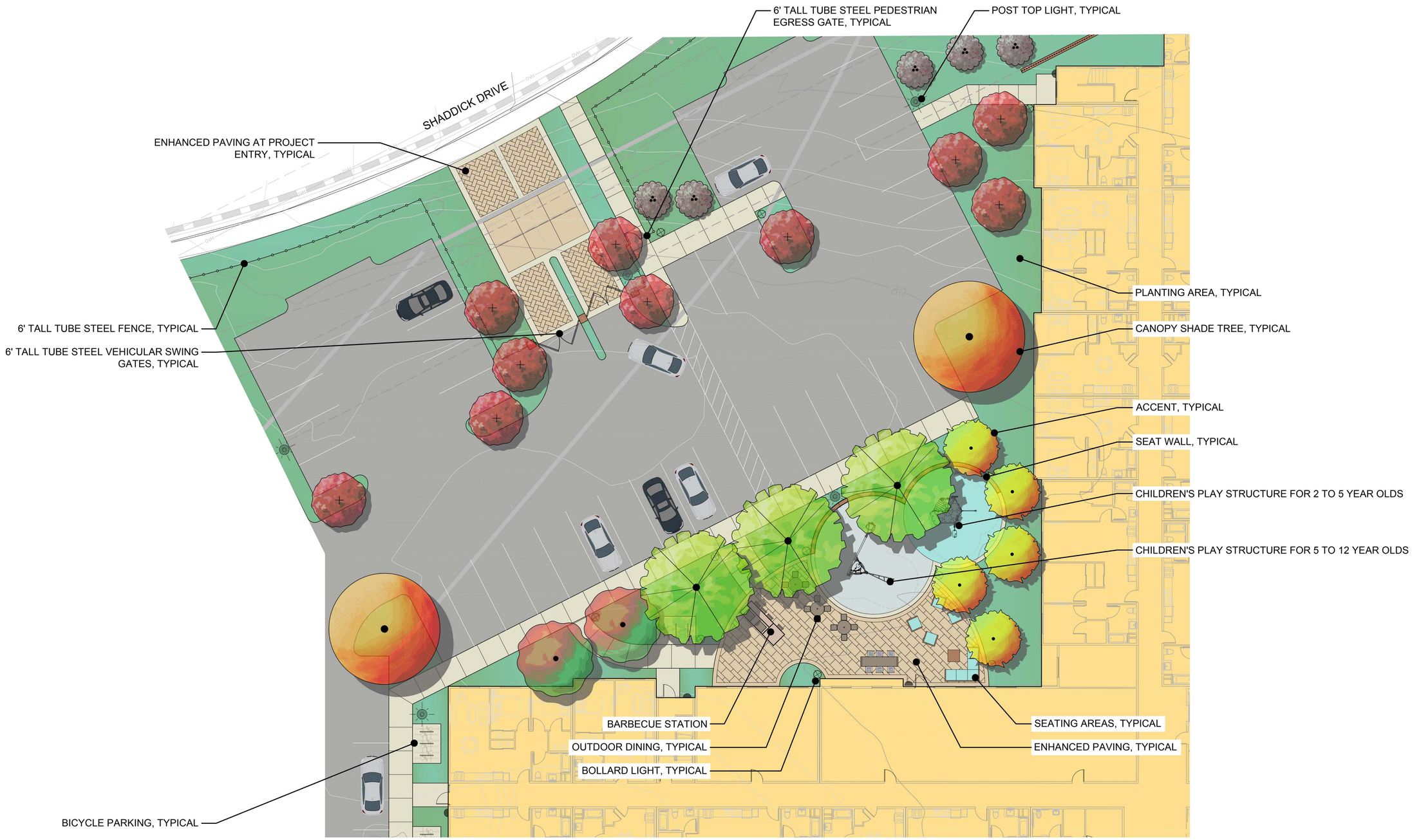
OVERALL SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 28, 2025

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

SCALE: 1" = 30'-0" (0' 15' 30' 60') NORTH

L-1

Project No. 06024



HILLCREST SUMMIT APARTMENTS

Antioch, California

ENLARGEMENT PLAN

CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 28, 2025

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

SCALE: 1" = 10'-0"

NORTH

L-2

Project No. 06024

FENCE & WALL LEGEND

- 6' TALL TUBE STEEL VIEW FENCE
- 4' TUBE STEEL FENCE ON RETAINING WALL
- 18" TALL SEAT WALL

EAST TREGALLAS ROAD

PG&E TRANSMISSION LINE 60' PLANTING OFFSET

PG&E WIRE ZONE

6' TALL TUBE STEEL PEDESTRIAN GATE

6' TALL TUBE STEEL VEHICULAR SWING GATE AT SHADDICK DRIVE

SHADDICK DRIVE

LIMIT OF WORK

HARRIS DRIVE

PG&E TRANSMISSION LINE 60' PLANTING OFFSET

PG&E WIRE ZONE

FENCE ON RETAINING WALL

EXISTING MASONRY WALL

LIMIT OF WORK

LIMIT OF WORK

HILLCREST AVENUE

LIMIT OF WORK

6' TALL TUBE STEEL PEDESTRIAN GATE

6' TALL TUBE STEEL VEHICULAR SWING GATE AT HILLCREST AVENUE

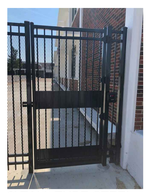
LIMIT OF WORK

FENCE ON RETAINING WALL

EXISTING MASONRY WALL

4' TALL TUBE STEEL FENCE ABOVE RETAINING WALL

6' TALL TUBE STEEL VIEW FENCE



6' TALL TUBE STEEL PEDESTRIAN GATE

6' TALL TUBE STEEL VEHICULAR SWING GATES AT PROJECT ENTRANCE

HILLCREST SUMMIT APARTMENTS

Antioch, California

OVERALL FENCE & WALL PLAN

CONCEPTUAL LANDSCAPE PLAN
FEBRUARY 28, 2025

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

0' 15' 30' 60'

SCALE: 1" = 30'-0"

NORTH

L-3

Project No. 06024

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	POST TOP LIGHT - 15' HIGH FIXTURE
	BOLLARD LIGHT - 3' HIGH FIXTURE
	WALL PAC LIGHTS
	WALL LIGHTS

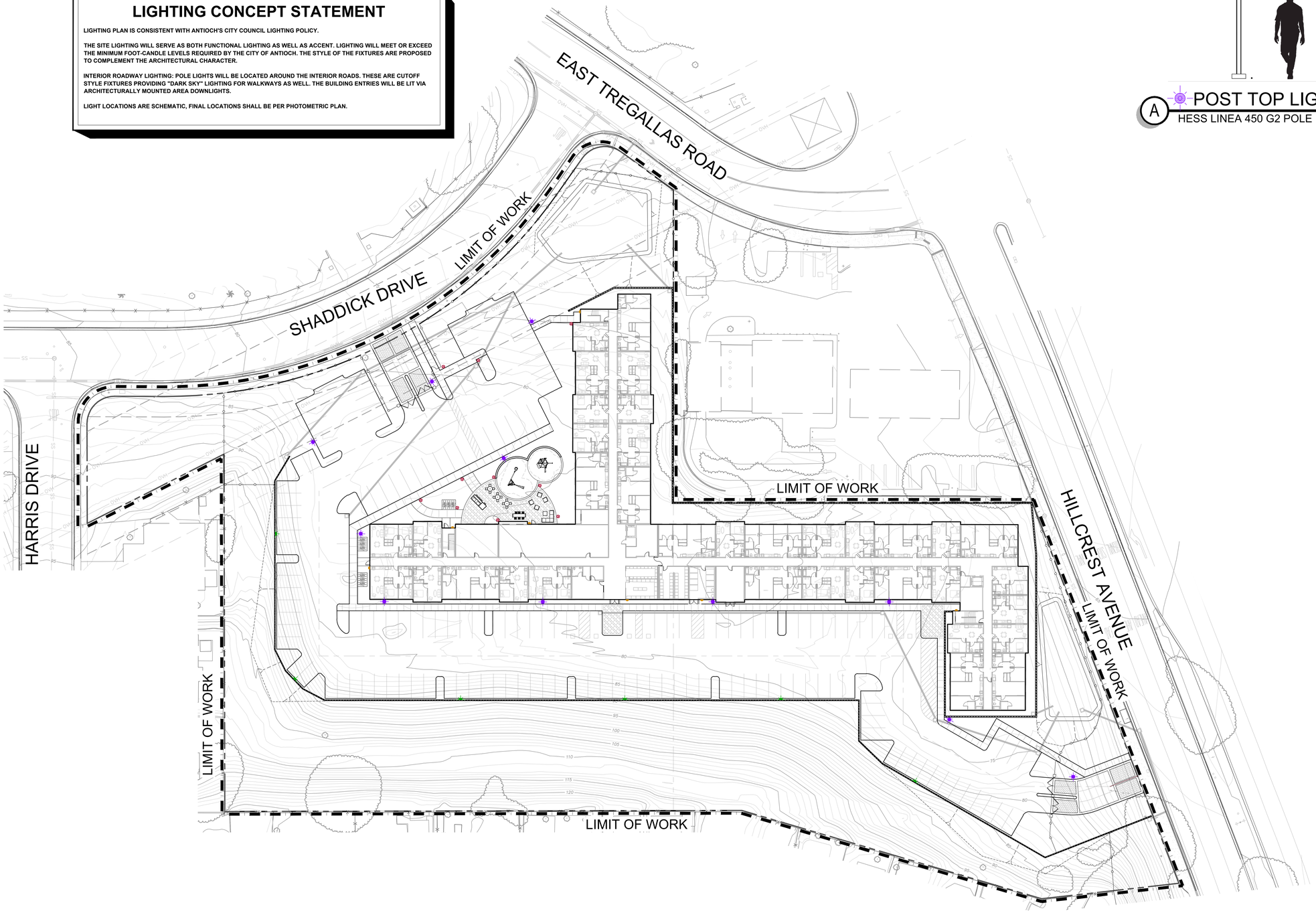
LIGHTING CONCEPT STATEMENT

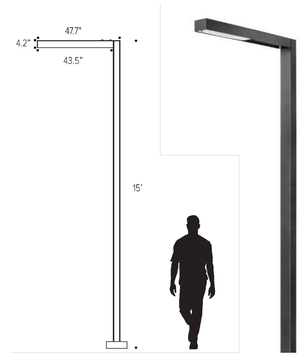
LIGHTING PLAN IS CONSISTENT WITH ANTIOCH'S CITY COUNCIL LIGHTING POLICY.

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF ANTIOCH. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THESE ARE CUTOFF STYLE FIXTURES PROVIDING "DARK SKY" LIGHTING FOR WALKWAYS AS WELL. THE BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS.

LIGHT LOCATIONS ARE SCHEMATIC, FINAL LOCATIONS SHALL BE PER PHOTOMETRIC PLAN.





LINEA 450 G2®
Pole Mounted Luminaire
.hess

DESCRIPTION

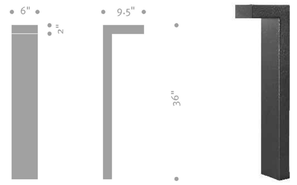
The LINEA G2® leverages the latest in LED technology with distinctive design and exceptional versatility to perceptively capture today's minimalist design philosophy. The well-proportioned reduced form continues retain its validity far into the future. Available in single or twin mounting configurations, the pedestrian-scale model is 15' tall, with complementary models in intermediate and taller heights of 20' and 26' for proper scale in a variety of applications. A selection of LED illuminating bollards for performance or ambience complements the product family. All hardware is stainless steel. CSA Listed for Wet Locations.

Interior of PRIMAR

Date: _____ Type: _____ Catalog Number: _____

A POST TOP LIGHT

HESS LINEA 450 G2 POLE MOUNTED LUMINAIRE



B BOLLARD LIGHT

HESS LINEA ILLUMINATING BOLLARD

Small Block

Lumens
1,700–6,500

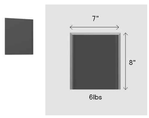
Efficacy
130–175

Optical Distributions
Precision plus: type 2, 3, 4, diffuse
Light effects: wall wash, spot, pencil

Emergency
Standard (0–40°C)

Mounting Orientation
Down or up

Mounting Height
8–12'



C WALL PACK

GARDCO GEOFORM SMALL BLOCK WALL SCONCE

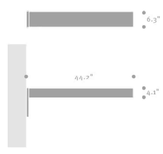
LINEA 450 G2®
Wall Mounted Luminaire
.hess

DESCRIPTION

The LINEA G2® leverages the latest in LED technology with distinctive design and exceptional versatility to perceptively capture today's minimalist design philosophy. The well-proportioned reduced form continues retain its validity far into the future. The luminaire emits zero uplight and is suitable for all LEED lighting zones. A selection of LED illuminating bollards for performance or ambience complements the product family. All hardware is stainless steel. CSA Listed for Wet Locations.

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.



D WALL LIGHT AT RETAINING WALL

LINEA 450 G2 WALL MOUNTED LUMINAIRE

HILLCREST SUMMIT APARTMENTS

Antioch, California

LIGHTING PLAN
CONCEPTUAL PHASE
FEBRUARY 28, 2025

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

0' 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

L-4
Project No. 06024

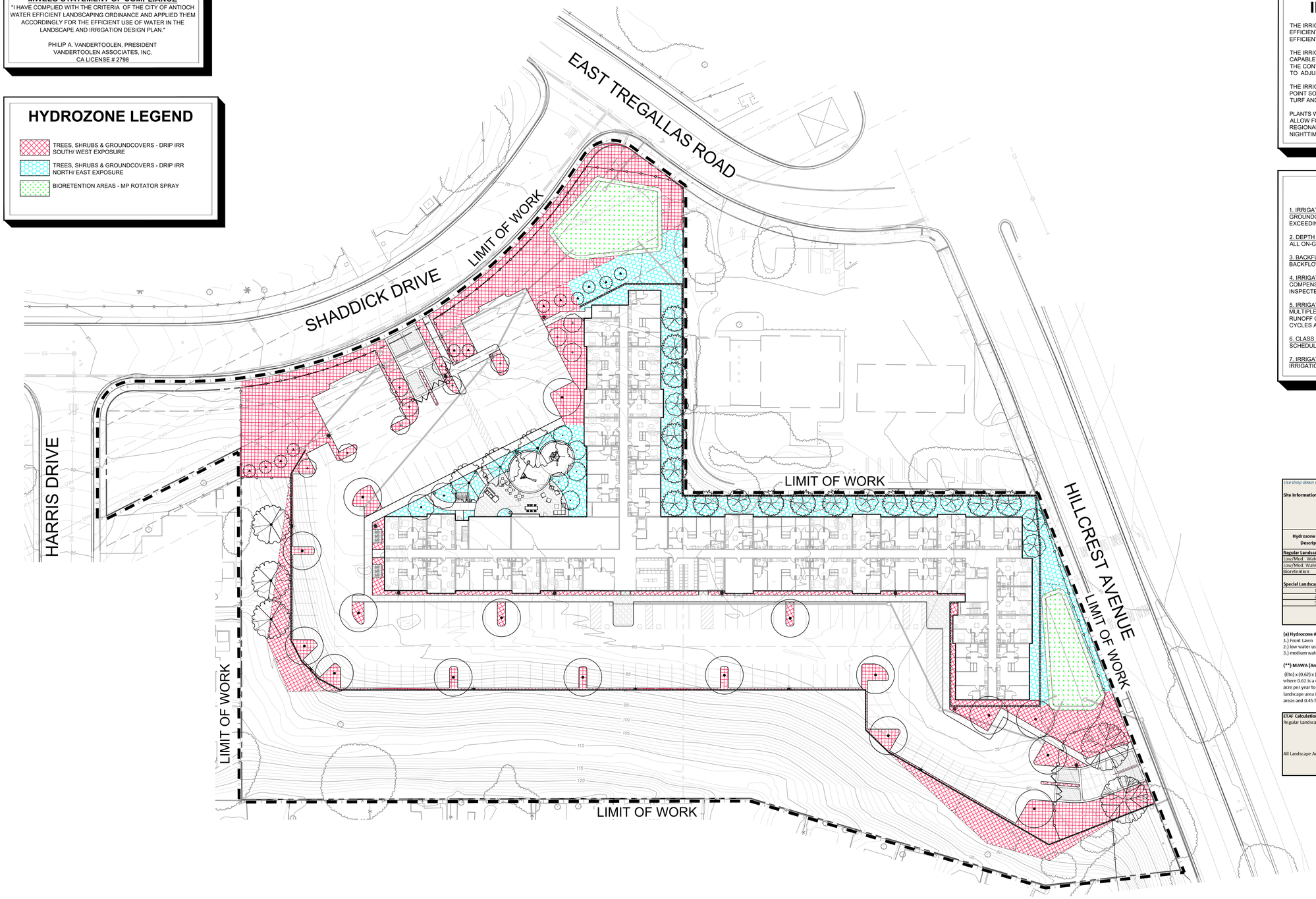
MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- BIORETENTION AREAS - MP ROTATOR SPRAY



IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF AND BIORETENTION PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS/ GROUNDCOVERS', 'TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE PVC 315 FOR DIAMETERS 2" OR LARGER & PVC SCHEDULE 40 FOR DIAMETERS LESS THAN 2". ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

Water Efficient Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → *Hillcrest Summit Apartments*
Site Type → Residential — Allowed ETAF: 0.55
Annual Eto (inches/yr) → 55.43

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
Low/Mod. Water Use Shrubs	0.4	Mod./Ave.	Drip	0.81	0.5	41,341	20,317	698,211
Low/Mod. Water Use Trees	0.4	Mod./Ave.	Bubbler	0.81	0.5	525	259	8,910
Bioretention	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	6,616	3,529	121,264
					SUBTOTAL →	48,282	24,104	828,384
Special Landscape Areas								
1					1		0	0
2					1	0	0	0
3					0	0	0	0
					SUBTOTAL →	0	0	0
					**Estimated Total Water Use (ETWU) →			828,384
					Maximum Allowed Water Allowance (MAWA) →			912,608

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) 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

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(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, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 24,104
Total Area 48,282
Average ETAF 0.50

All Landscape Areas
Total ETAF x Area 24,104
Total Area 48,282
Sitewide ETAF 0.50

Notes:

Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

HILLCREST SUMMIT APARTMENTS

Antioch, California

HYDROZONE PLAN
CONCEPTUAL PHASE
FEBRUARY 28, 2025

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Walnut Creek, CA 94596

tel: 925.274.1305
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0' 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

L-5
Project No. 06024

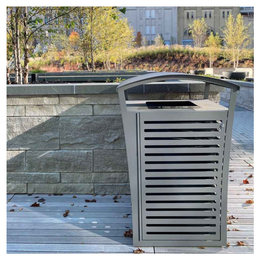
A ENHANCED PAVING

B SEATING

C PICNIC TABLE

D BIKE RACK & SHELTER

E OUTDOOR BARBECUE & COUNTER



F TRASH & RECYCLING RECEPTACLE

G CHILDREN'S PLAY AREA

SEPARATE PLAY STRUCTURES FOR AGES 2 TO 5 AND 5 TO 12

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

HILLCREST SUMMIT APARTMENTS

Antioch, California

HARDSCAPE & SITE FURNISHINGS IMAGERY

CONCEPTUAL PHASE

FEBRUARY 28, 2025

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Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

L-6

Project No. 06024

TREES


ACER R. 'ARMSTRONG'


ARBUTUS X 'MARINA'


CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'


GINKGO BILOBA 'PRINCETON SENTRY'


PISTACIA X 'RED PUSH'


QUERCUS ROBUR X BICOLOR 'LONG'


ULMUS PARVIFOLIA 'DRAKE'


ZELKOVA S. 'VILLAGE GREEN'

SHRUBS


CALLISTEMON V. 'LITTLE JOHN'


CISTUS SPP.


DIETES SPP.


DODONAEA V. 'PURPUREA'


GALVEZIA S. 'FIRECRACKER'


LOROPETALUM C. 'RAZZLEBERRI'


NANDINA DOMESTICA


PHORMIUM SPP.


PITTOSPORUM TOBIRA


RHAPHIOLEPIS INDICA


SALVIA SPP.


TEUCRIUM F. 'COMPACTUM'

ACCENT SHRUBS & GROUNDCOVERS


ACHILLEA SPP.


ANIGOZANTHOS 'KANGA RED'


ERIGERON KARVINSKIANUS


LIRIOPE SPICATA


MYOPORUM PARVIFOLIUM


PENSTEMON H. 'MARGARITA BOP'

GRASSES/BIORETENTION

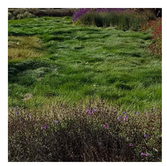

BOUTELOUA G. 'BLONDE AMBITION'


CALAMAGROSTIS X A. 'KARL FOERSTER'


CHONDROPETALUM TECTORUM


ELYMUS C. 'CANYON PRINCE'


MUHLENBERGIA RIGENS

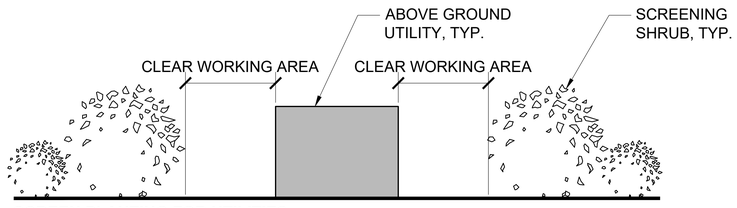

BIORETENTION SOD

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	H X W
	TREES (TIER 3)					
	ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE	M	A	24" BOX	45' X 15'
	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	L	A	24" BOX	10' X 10'
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	L	A	24" BOX	35' X 25'
	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	M	A	24" BOX	15' X 15'
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	M	A	24" BOX	30' X 30'
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	L	A	15 GAL	40' X 30'
	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	M	A	24" BOX	45' X 20'
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM	M	A	24" BOX	45' X 45'
	ZELKOVA S. 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	M	A	24" BOX	40' X 15'
	SHRUBS & VINES (TIER 2)					
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FORTNIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	A	5 GAL	10' X 10'
	GREVILLEA X 'NOELLI'	GREVILLEA	L	A	5 GAL	4' X 4'
	FICUS PUMILA	CREEPING FIG	M	A	5 GAL	10' X10'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	M	A	5 GAL	5' X 4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M	A	5 GAL	10' X 10'
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTOSPORUM TOBIRA	TOBIRA	L	A	5 GAL	5' X 5'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M	A	5 GAL	4' X 4'
	SALVIA SPP.	SAGE	L	A	5 GAL	3' X 3'
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	5 GAL	4' X 4'
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	L	A	5 GAL	2' X 2'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	A	5 GAL	2' X 3'
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'
	ACCENT SHRUBS & GROUNDCOVERS (TIER 1)					
	ACHILLEA SPP.	YARROW	L	N	5 GAL	24" X 24"
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	L	A	5 GAL	24" X 24"
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	5 GAL	12" X 36"
	LIRIOPE SPICATA	CREEPING LILY TURF	M	A	5 GAL	12" X 12"
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	5 GAL	12" X 96"
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	L	A	5 GAL	12" X 24"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	5 GAL	24" X 24"
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	L	A	5 GAL	6" X 48"
	GRASSES (TIER 1)					
	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	L	N	5 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	L	A	5 GAL	3' X 2'
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA MAIREI	ATLAS FESCUE	L	A	5 GAL	2' X 3'
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L	A	5 GAL	2' X 3'
	BIORETENTION (TIER 1)					
	CAREX TUMULICOLA	BERKELEY SEDGE	I	N	5 GAL	1' X 2'
	ELYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	L	N	5 GAL	2' X 3'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	5 GAL	2' X 2'
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	5 GAL	4' X 4'
	BIOFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-8873	L	N	SOD	N/A

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
2. LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.
3. NOT ALL PLANT MATERIAL MAY BE AVAILABLE IN 5 GALLON CONTAINER SIZE. IF PROPOSED PLANT IS UNAVAILABLE IN 5 GALLON CONTAINER SIZE, 1 GALLON, 2 GALLON, OR 3 GALLON SUBSTITUTION MAY BE ACCEPTED. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER.



SCREEN PLANTING FOR UTILITIES
NOT TO SCALE

HILLCREST SUMMIT APARTMENTS
Antioch, California

LANDSCAPE PLANTING IMAGERY
CONCEPTUAL PHASE
FEBRUARY 28, 2025

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Project No. 06024