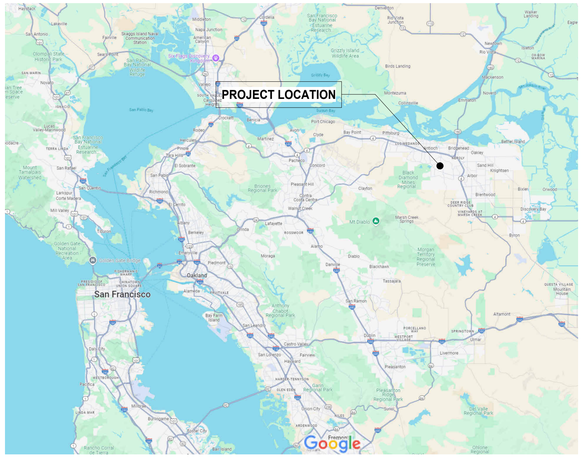
LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1

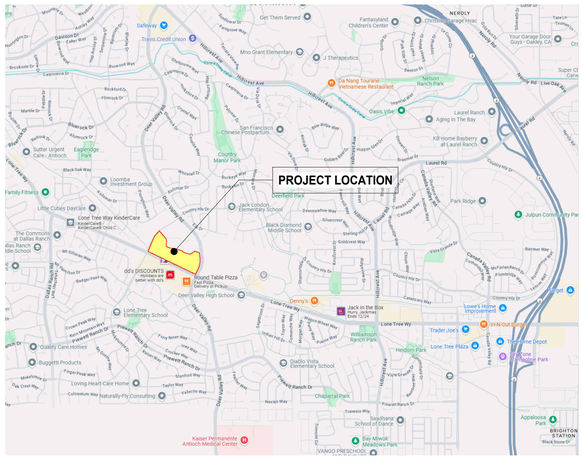


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SITE LOCATION



PROJECT CONTEXT



PROJECT DESCRIPTION:

PROJECT SITE IS LOCATED ALONG THE NORTH SIDE OF LONE TREE WAY BETWEEN DEER VALLEY RD AND COUNTRY HILLS DR. THIS PROJECT INCLUDES THE CONSTRUCTION OF FOLLOWING BUILDINGS ON 14.95 ACRES SITE:

- ONE 4-STORY TYPE III-A APARTMENT ON GRADE
- TWO 4-STORY TYPE V-A APARTMENTS OVER 1-STORY BELOW GRADE GARAGES
- ONE 3-STORY TYPE V-A APARTMENTS OVER PARTIAL GARAGE ABOVE GRADE
- 19 TOWNHOME BUILDINGS ON AN APPROXIMATELY

APARTMENTS PROPOSES A TOTAL OF 395 UNITS CONSISTING OF 33 JUNIOR ONE-BEDROOM, 253 ONE-BEDROOMS, AND 109 TWO-BEDROOMS. TOWNHOMES BUILDINGS PROPOSES A TOTAL OF 84 TWO-BEDROOM AND 27 THREE-BEDROOM TOWNHOMES.

THIS PROJECT INCLUDES 616 VEHICLE PARKING STALLS WITH 399 SURFACE PARKING SPACES, AND 220 PROPOSED GARAGE SPACES. .

THE PROJECT SPONSOR PROPOSES TO DEVELOP THE PROPERTY PER THE CALIFORNIA STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918). THE PROPOSED PROJECT CAN UTILIZE THE CONCESSIONS/ INCENTIVES AND WAIVERS THAT ARE AFFORDED.

ZONING ANALYSIS

ZONING DESIGNATION: R-35 (HIGH DENSITY RESIDENTIAL)

ACCESSOR'S PARCEL NO.: 055-071-106, 055-071-107, 055-071-108

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

LOT AREA (GROSS): 14.94 AC
LOT AREA (DEVELOPABLE): 12.78 AC

FEMA FLOOD ZONE DESIGNATION: ZONE X

DENSITY (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
REQUIRED DENSITY: 25-35 DU/ACRE
PROPOSED DENSITY: 506 DU / 12.78 AC = 39.59 DU/AC

BUILDING HEIGHT (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
MAX. ALLOWABLE: 45' MAX.
PROPOSED:
BLDG A 54'-2"
BLDG B 47'-5"
BLDG C 57'-2"
BLDG D 57'-2"
TOWNHOMES 35'-3"
CLUBHOUSE 30'-9"

LOT COVERAGE (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
MAX. ALLOWABLE:: 50% MAX.
PROPOSED: 164,217 SF / 556,697 SF = 29.5%

SETBACK (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
REQUIRED: 15' MIN. FRONT YARD (DEER VALLEY RD & COUNTRY HILL DR)
5' MIN. SIDE YARD (NORTH & SOUTH PROPERTY LINE)
PROPOSED: 15' MIN. FRONT YARD, 5' MIN. SIDE YARD (SEE APX.XX)

USABLE OPEN SPACE (MFH ODS JAN 2023)
REQUIRED: 200SF PER DU X 506 DU = 101,000 SF
50% OF WHICH TO BE COMMON USABLE OPEN SPACE (50,600 SF)
PROPOSED: 48,076 SF (95 SF / DU) COMMON & PRIVATE USABLE OPEN SPACE
26,838 SF (53 SF/ DU) COMMON USABLE OPEN SPACE

LANDSCAPING (MFH ODS JAN 2023 STANDARD 2.3.1.A)
REQUIRED: 15% OF BUILDING SITE
PROPOSED: 93,080 SF (16.7%)

PARKING (CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1)
REQUIRED: 1 SPACE PER 1 BEDROOM UNITS, 1.5 SPACES PER 2 & 3 BEDRPPM UNITS
(1 X 25 JR ONE BED)+(1 X 261 ONE BED)+(1.5 X 109 TWO-BED)+(1.5 X 111 TWO/THREE-BED TH)
= 616 SPACES
PROPOSED: 616 SPACES (SEE PARKING SUMMARY FOR DETAILS)

STORAGE (MFH ODS JAN 2023 STANDARD 2.1.5.A)
REQUIRED: MIN. 250 CU.FT. PER EACH UNIT
PROPOSED: MIN. 250 CU.FT. STORAGE FOR 190 UNITS (37.5%)

PARKING SUMMARY

Updated: Formal Planning Application #1

	APARTMENT BLDG A	BLDG B	BLDG C	BLDG D	TOWN-HOUSE	SITE TOTAL
COVERED PARKING						
SINGLE CAR PRIVATE GARAGE						
STANDARD EV OUTLET	0	25	28	23	84	**160**
ACCESSIBLE VAN EV OUTLET	0	1	1	1	0	**3**
DOUBLE CAR PRIVATE GARAGE						
STANDARD EV OUTLET*	0	0	0	0	27	**54**
COVERED PARKING SUB-TOTAL	0	26	29	24	138	**217**
UNCOVERED SURFACE PARKING						
EV RECEPTACLE						
STANDARD EV OUTLET						159
STANDARD ACCESSIBLE EV OUTLET						3
VAN ACCESSIBLE EV OUTLET						1
EV RECEPTACLE SUB-TOTAL						**163**
NON-EV						
STANDARD						84
SURFACE COMPACT						87
STANDARD ACCESSIBLE						1
VAN ACCESSIBLE						4
TANDEM						60
NON-EV SUB-TOTAL						**236**
UNCOVERED SURFACE PARKING SUB-TOTAL						**399**
TOTAL PROPOSED PARKING						**616**

UNIT AND AREA SUMMARY — **JOB: TMG-Lone Tree, Antioch**

Date: 08/08/2025

SITE TOTAL

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	BUILDING A	BUILDING B	BUILDING C	BUILDING D	CLUB HOUSE	APARTMENT TOTAL	TOWNHOME	Unit Total		Rentable Area by Type
JR 1 BED	S1.0	JR. 1 BDRM	510	0	3	11	4		18		18	4%	9,180
	S2.0	JR. 1 BDRM	548	0	3	4	0		7		7	1%	3,836
JR 1 BED SUB-TOTAL				0	6	15	4		25		**25**	**5%**	13,016
1 BEDROOM	A1.0	1 BDRM	664	24	60	84	76		244		244	48%	162,016
	A2.0	1 BDRM	698	0	0	0	1		1		1	0%	698
	A3.0	1 BDRM	590	7	3	2	4		16		16	3%	9,440
1 BDRM SUB-TOTAL				31	63	86	81		261		**261**	**52%**	172,154
2 BEDROOM	B1	2 BDRM/ 2 BATH	966	7	9	18	15		49		49	10%	47,334
	B2	2 BDRM/ 2 BATH	936	8	6	8	8		30		30	6%	28,080
	B3	2 BDRM/ 2 BATH	987	8	6	8	8		30		30	6%	29,610
2 BDRM SUB-TOTAL				23	21	34	31		109		**109**	**22%**	105,024
TOWNHOME	TH1.0	2 BDRM/ 1 CAR	1,242							84	84	17%	104,328
	TH2.0	2 BDRM/ 2 CAR	1891							27	27	5%	51,057
TOWNHOME SUB-TOTAL				0	0	0	0		0	111	**111**	**22%**	155,385
TOTAL UNITS		**Avg SqFt**	**881**	54	90	135	116		395	111	**506**	**100%**	445,579

*DU w/ Deck

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Apartment net rentable Residential by floor (excl decks)	42,212	65,016	97,530	85,436		290,194	155,385		**445,579**
Gross area by floor (footprint minus net rentable, excl decks)	8,116	11,128	15,097	13,242		47,583			**47,583**
Residential Amenities	0	534	1,001	900	8,591	12,474			12,474
Garage/ Utility/MEP	0	11,890	13,419	11,681		36,990	44,784		81,774
Total Gross	51,776	88,568	127,599	111,259	8,591	387,793	200,169		587,962

PROJECT TEAM

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P: 425-741-1200
CONTACT: ADAM FRENCH

JOINT TRENCH
RADIUS DESIGN
201 NORTH CIVIC DRIVE, SUITE 135
WALNUT CREEK, CA 94596
CONTACT: JENNA RAMUSSEN

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UNIT AND AREA SUMMARY — **JOB: TMG-Lone Tree, Antioch**

Date: 08/08/2025

CONSTRUCTION TYPE: TYPE III-A — **BLDG A**

FLOORS: 4 RESIDENTIAL

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	Garage	1ST	2ND	3RD	4TH	Roof	Unit Total	Unit	Rentable Area by Type
JR 1 BED	S1.0	JR. 1 BDRM	510							0	0%	0
	S2.0	JR. 1 BDRM	548							0	0%	0
STUDIO SUB-TOTAL					0	0	0	0		**0**	**0%**	0
1 BEDROOM	A1.0*	1 BDRM	664		6	6	6	6		24	44%	15,936
	A2.0	1 BDRM	698							0	0%	0
	A3.0	1 BDRM	590		1	2	2	2		7	13%	4,130
1 BDRM SUB-TOTAL					7	8	8	8		**31**	**57%**	20,066
2 BEDROOM	B1*	2 BDRM/ 2 BATH	966		1	2	2	2		7	13%	6,762
	B2*	2 BDRM/ 2 BATH	936		2	2	2	2		8	15%	7,488
	B3	2 BDRM/ 2 BATH	987		2	2	2	2		8	15%	7,896
2 BDRM SUB-TOTAL					5	6	6	6		**23**	**43%**	22,146
TOTAL UNITS		**Avg SqFt**	**782**		12	14	14	14		**54**	**100%**	42,212
*DU w/ Deck												
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks												
Apartment net rentable Residential by floor (excl decks)					9,386	10,942	10,942	10,942				**42,212**
Gross area by floor (footprint minus net rentable, excl decks)					2,536	1,676	1,676	1,676	552			**8,116**
Utility/ MEP					864	168	168	168	80			1,448
Garage												0
Total Gross					12,786	12,786	12,786	12,786	632			**51,776**

UNIT AND AREA SUMMARY — **JOB: TMG-Lone Tree, Antioch**

Date: 08/08/2025

CONSTRUCTION TYPE: TYPE V-A — **BLDG B**

FLOORS: 3 RESIDENTIAL OVER ABOVE GRADE GARAGE

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	Garage	1ST	2ND	3RD	Roof	Unit Total	Unit	Rentable Area by Type
JR 1 BED	S1.0	JR. 1 BDRM	510		1	1	1		3	3%	1,530
	S2.0	JR. 1 BDRM	548		1	1	1		3	3%	1,644
STUDIO SUB-TOTAL					2	2	2	0	**6**	**7%**	3,174
1 BEDROOM	A1.0	1 BDRM	664		20	20	20		60	67%	39,840
	A2.0	1 BDRM	698		0	0	0		0	0%	0
	A3.0	1 BDRM	590		1	1	1		3	3%	1,770
1 BDRM SUB-TOTAL					21	21	21	0	**63**	**70%**	41,610
2 BEDROOM	B1	2 BDRM/ 2 BATH	966		3	3	3		9	10%	8,694
	B2	2 BDRM/ 2 BATH	936		2	2	2		6	7%	5,616
	B3	2 BDRM/ 2 BATH	987		2	2	2		6	7%	5,922
2 BDRM SUB-TOTAL					7	7	7	0	**21**	**23%**	20,232
TOTAL UNITS		**Avg SqFt**	**722**		30	30	30	0	**90**	**100%**	65,016
*DU w/ Deck											
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks											
Apartment net rentable Residential by floor (excl decks)					21,672	21,672	21,672	0			**65,016**
Gross area by floor (footprint minus net rentable, excl decks)				519	3,351	3,351	3,351	556			**11,128**
Utility/ MEP					178	178	178				534
Garage				11,890							11,890
Total Gross				12,409	25,201	25,201	25,201	556			**88,568**

CONSTRUCTION TYPE: TYPE V-A — **BLDG C**

FLOORS: 4 RESIDENTIAL OVER BASEMENT GARAGE

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	Garage	1ST	2ND	3RD	4TH	Roof	Unit Total	Unit	Rentable Area by Type
JR 1 BED	S1.0	JR. 1 BDRM	510		2	3	3	3		11	8%	5,610
	S2.0	JR. 1 BDRM	548		1	1	1	1		4	3%	2,192
STUDIO SUB-TOTAL					3	4	4	4		**15**	**11%**	7,802
1 BEDROOM	A1.0	1 BDRM	664		21	21	21	21		84	62%	55,776
	A2.0	1 BDRM	698							0	0%	0
	A3.0	1 BDRM	590		2					2	1%	1,180
1 BDRM SUB-TOTAL					23	21	21	21		**86**	**64%**	56,956
2 BEDROOM	B1	2 BDRM/ 2 BATH	966		3	5	5	5		18	13%	17,388
	B2	2 BDRM/ 2 BATH	936		2	2	2	2		8	6%	7,488
	B3	2 BDRM/ 2 BATH	987		2	2	2	2		8	6%	7,896
2 BDRM SUB-TOTAL					7	9	9	9		**34**	**25%**	32,772
TOTAL UNITS		**Avg SqFt**	**722**		33	34	34	34		**135**	**100%**	97,530
*DU w/ Deck												
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks												
Apartment net rentable Residential by floor (excl decks)					23,436	24,698	24,698	24,698				**97,530**
Gross area by floor (footprint minus net rentable, excl decks)				355	3,882	3,620	3,620	3,620				**15,097**
Utility / MEP					1,001							1,001
Garage				13,419								13,419
Total Gross				13,774	28,319	28,318	28,318	28,318	552			**127,599**

UNIT AND AREA SUMMARY — **JOB: TMG-Lone Tree, Antioch**

Date: 08/08/2025

CONSTRUCTION TYPE: TYPE V-A — **BLDG D**

FLOORS: 4 RESIDENTIAL OVER BASEMENT GARAGE

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	GRADE	1ST	2ND	3RD	4TH	Roof	Unit Total	Unit	Rentable Area by Type
JR 1 BED	S1.0	JR. 1 BDRM	510		1	1	1	1		4	3%	2,040
	S2.0	JR. 1 BDRM	548		0	0	0	0		0	0%	0
STUDIO SUB-TOTAL					1	1	1	1		**4**	**3%**	2,040
1 BEDROOM	A1.0	1 BDRM	664		19	19	19	19		76	66%	50,464
	A2.0	1 BDRM	698		1					1	1%	698
	A3.0	1 BDRM	590		1	1	1	1		4	3%	2,360
1 BDRM SUB-TOTAL					21	20	20	20		**81**	**70%**	53,522
2 BEDROOM	B1	2 BDRM/ 2 BATH	966		3	4	4	4		15	13%	14,490
	B2	2 BDRM/ 2 BATH	936		2	2	2	2		8	7%	7,488
	B3	2 BDRM/ 2 BATH	987		2	2	2	2		8	7%	7,896
2 BDRM SUB-TOTAL					7	8	8	8		**31**	**27%**	29,874
TOTAL UNITS		**Avg SqFt**	**737**		29	29	29	29		**116**	**100%**	85,436
*DU w/ Deck												
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks												
Apartment net rentable Residential by floor (excl decks)					21,158	21,426	21,426	21,426				**85,436**
Gross area by floor (footprint minus net rentable, excl decks)				350	3,286	3,018	3,018	3,018	552			**13,242**
Utility/ MEP					225	225	225	225				900
Garage				11,681								11,681
Total Gross				12,031	24,669	24,669	24,669	24,669	552			**111,259**

UNIT AND AREA SUMMARY — **JOB: TMG-Lone Tree, Antioch**

Date: 08/08/2025

CONSTRUCTION TYPE: TYPE VA — **TOWNHOME**

FLOORS:

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	Garage	L1	L2	Unit Total	Unit	Rentable Area by Type
TOWNHOME	TH1	2 BDRM/ 2 BATH/ 1 GARAGE	1,242		84		84	76%	104,328
	TH2	3 BDRM/ 2.5 BATH/ 2 GARAGE	1,891		27		27	24%	51,057
TOWNHOME SUB-TOTAL					0		**111**	100%	155,385
TOTAL UNITS		**Avg SqFt**	**1,400**				**111**		155,385
*DU w/ Deck									
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks									
Apartment net rentable Residential by floor (excl decks)				20,160	66,888	68,337			**155,385**
Garage				44,784					**44,784**
Total Gross				64,944	66,888	68,337			**200,169**

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EAST LONETREE 4

12" = 1'-0"



DEER VALLEY 2

12" = 1'-0"

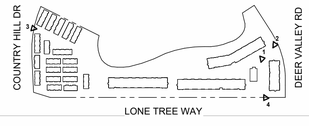


CENTURY HILLS 3

12" = 1'-0"



CLUBHOUSE 1



RENDERINGS AP0.02

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WEST LONETREE 4

12" = 1'-0"



POOL 2

12" = 1'-0"

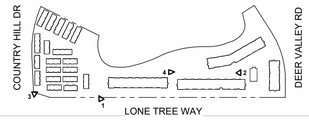


SITE 1 3

12" = 1'-0"



MID LONETREE 1



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VIEW 12



VIEW 11



VIEW 10



VIEW 9



VIEW 8



VIEW 7



VIEW 6



VIEW 5



VIEW 5



VIEW 4



VIEW 3

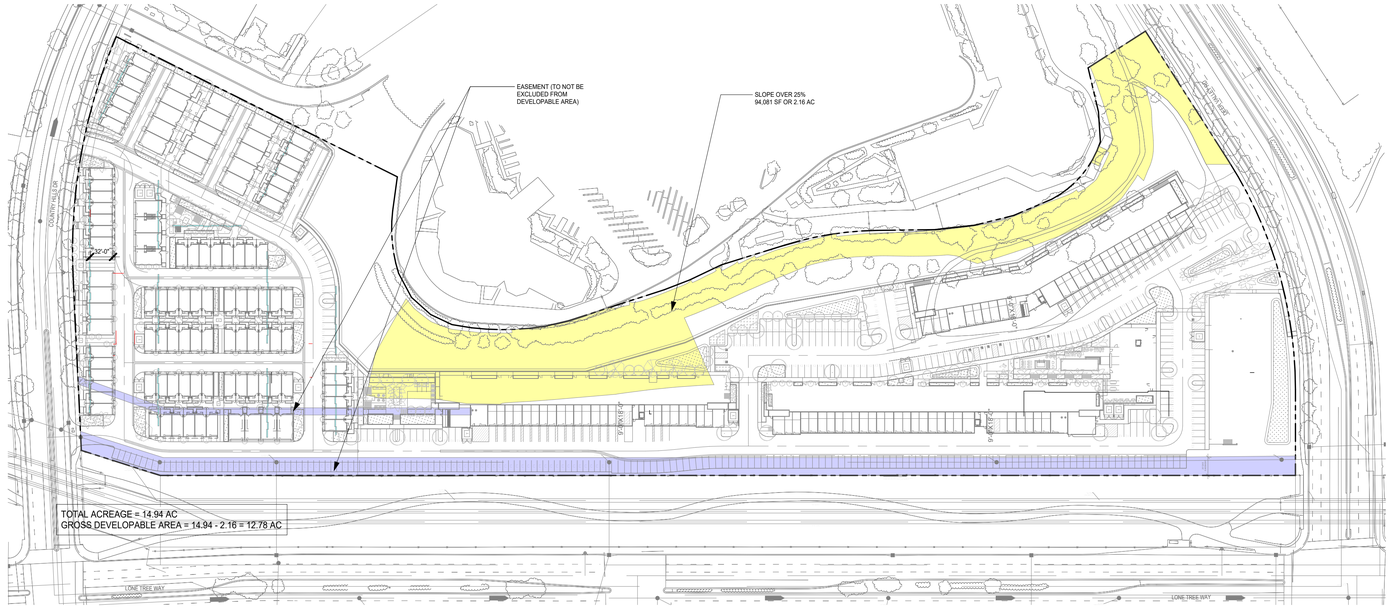


VIEW 2



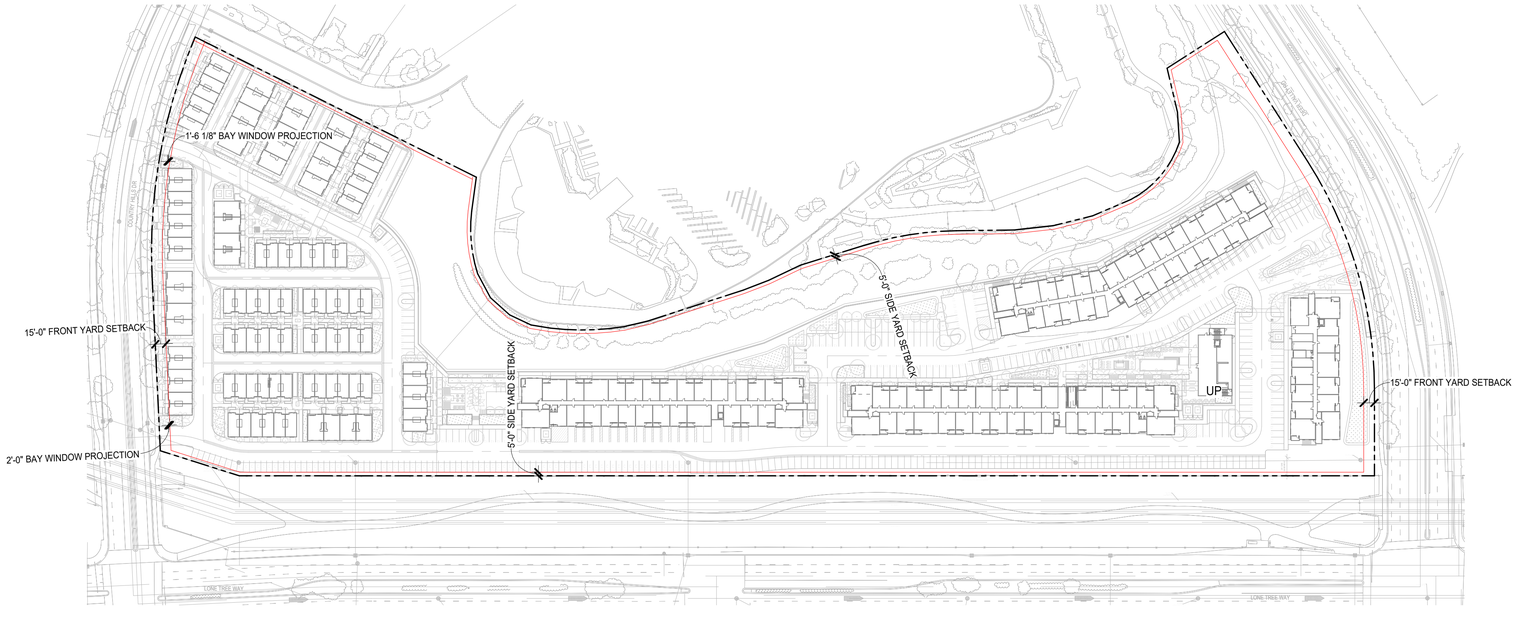
VIEW 1

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ZONING DIAGRAM - DEVELOPABLE AREA 2

1" = 100'-0"



SETBACK DIAGRAM 1

1" = 100'-0"

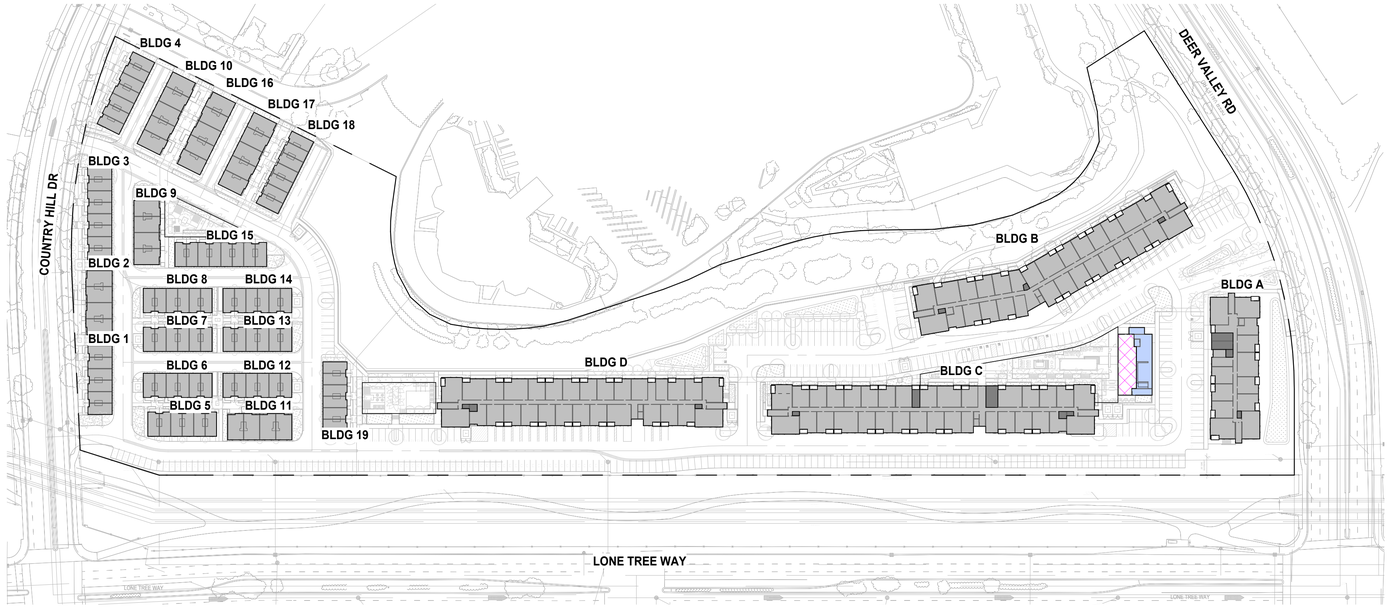
0' 1' 2' 4'

TRUE PROJ NORTH/NORTH

1"=100'

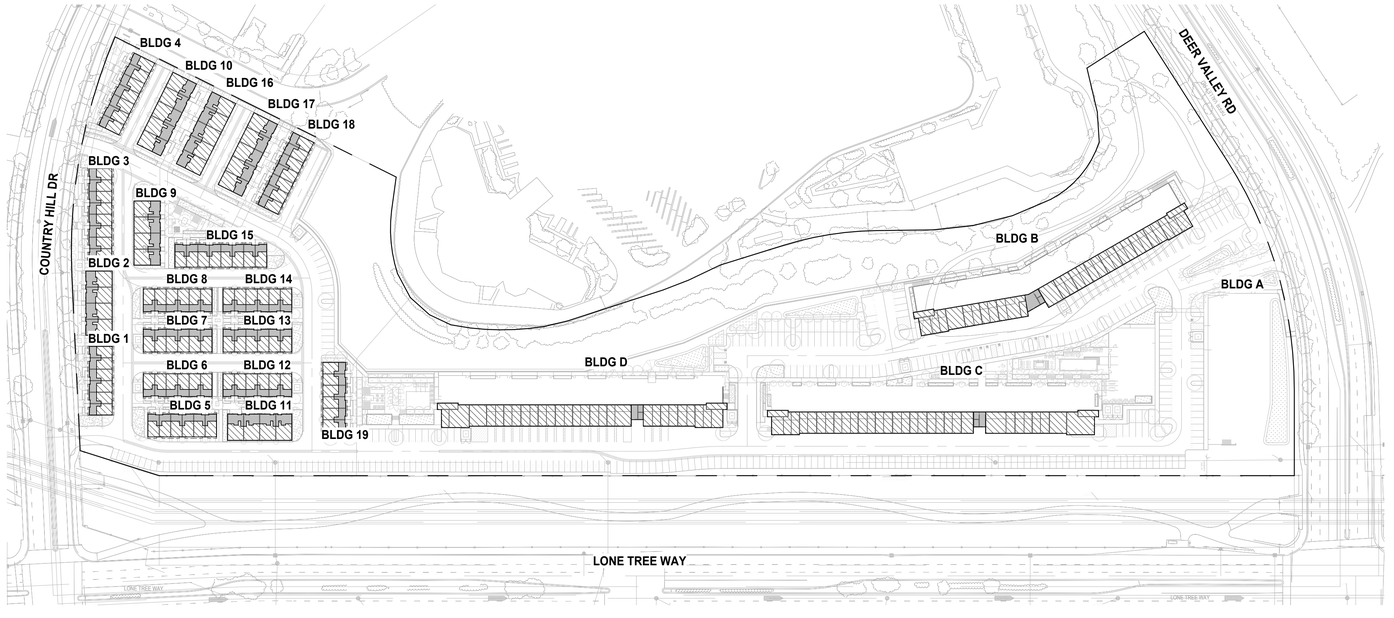
ZONING DIAGRAMS AP0.30

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FAR DIAGRAM - FLOOR 1 **22**

1" = 100'-0"



FAR DIAGRAM - GARAGE **11**

1" = 100'-0"

LEGEND

- RESIDENTIAL
- GARAGE
- UTILITY/ MEP
- RESIDENTIAL AMENITY

FAR SUMMARY

BUILDING A

FLOOR 1	12,786 SF
FLOOR 2	12,786 SF
FLOOR 3	12,786 SF
FLOOR 4	12,786 SF
ROOF	632 SF
	51,777 SF

BUILDING B

GARAGE	12,409 SF
FLOOR 1	25,201 SF
FLOOR 2	25,201 SF
FLOOR 3	25,201 SF
FLOOR 4	556 SF
	88,568 SF

BUILDING C

GARAGE	13,774 SF
FLOOR 1	28,319 SF
FLOOR 2	28,318 SF
FLOOR 3	28,318 SF
FLOOR 4	28,318 SF
ROOF	552 SF
	127,600 SF

BUILDING D

GARAGE	12,031 SF
FLOOR 1	24,669 SF
FLOOR 2	24,669 SF
FLOOR 3	24,669 SF
FLOOR 4	24,669 SF
ROOF	552 SF
	111,261 SF

CLUB ROOM

FLOOR 1	2,217 SF
	2,217 SF

COMMON USABLE OPEN SPACE

FLOOR 1	2,076 SF
FLOOR 2	4,298 SF
	6,374 SF

TH

GARAGE	64,946 SF
FLOOR 1	67,049 SF
FLOOR 2	68,945 SF
	200,940 SF
Grand total	588,737 SF

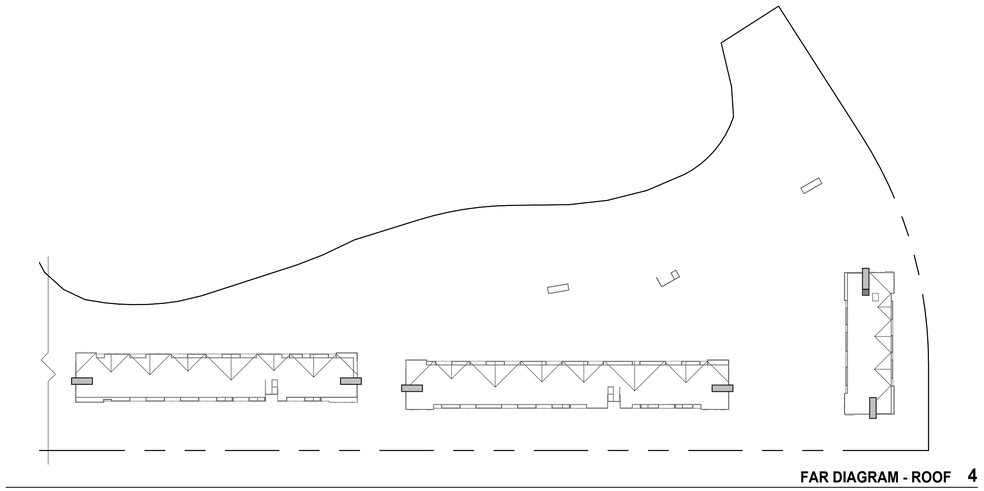
0' 1' 2' 4'

TRUE (PROJ.) NORTH/SOUTH

1"=100'

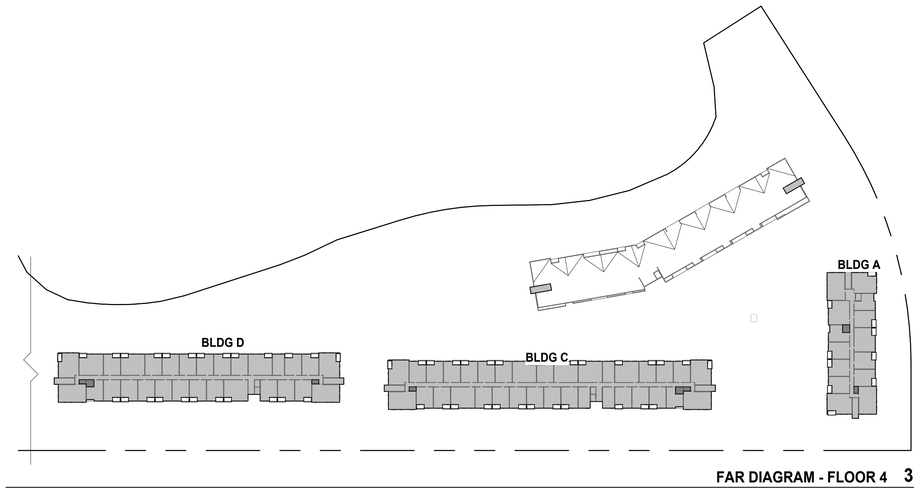
FLOOR AREA CALCULATIONS **AP0.31**

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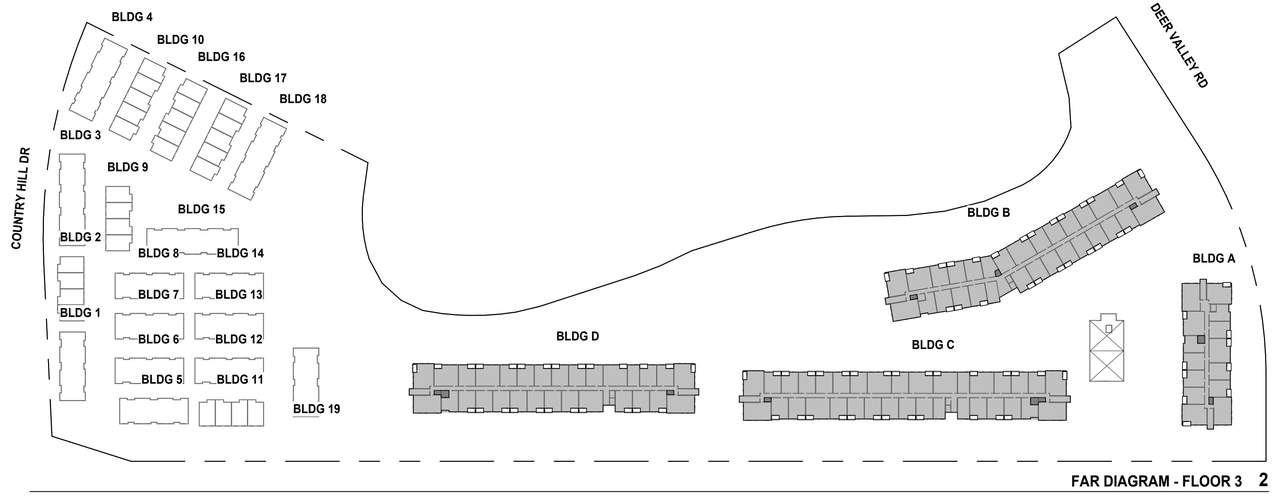
FAR DIAGRAM - ROOF 4

1" = 100'-0"



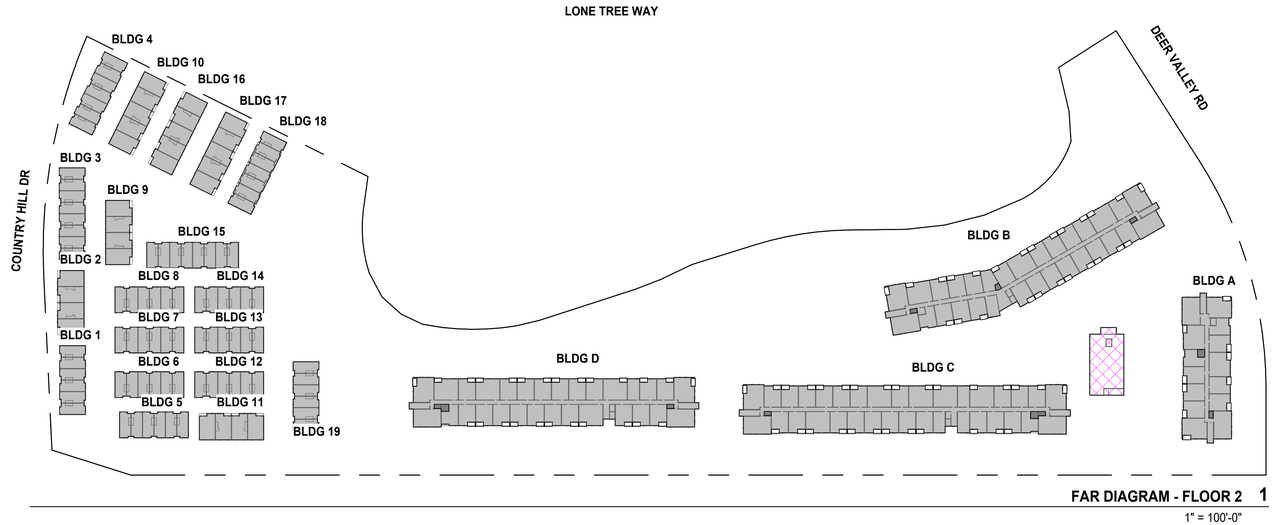
FAR DIAGRAM - FLOOR 4 3

1" = 100'-0"



FAR DIAGRAM - FLOOR 3 2

1" = 100'-0"



FAR DIAGRAM - FLOOR 2 1

1" = 100'-0"

LEGEND

- RESIDENTIAL
- GARAGE
- UTILITY/ MEP
- RESIDENTIAL AMENITY

FAR SUMMARY

BUILDING A

FLOOR 1	12,786 SF
FLOOR 2	12,786 SF
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TH

GARAGE	64,946 SF
FLOOR 1	67,049 SF
FLOOR 2	68,945 SF
	200,940 SF
Grand total	588,737 SF

0' 1' 2' 4'

1"=100'

TRUE PROJECT NORTH

FLOOR AREA CALCULATIONS

AP0.32

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OPEN SPACE DIAGRAM - FLOOR 1 **22**

1" = 100'-0"

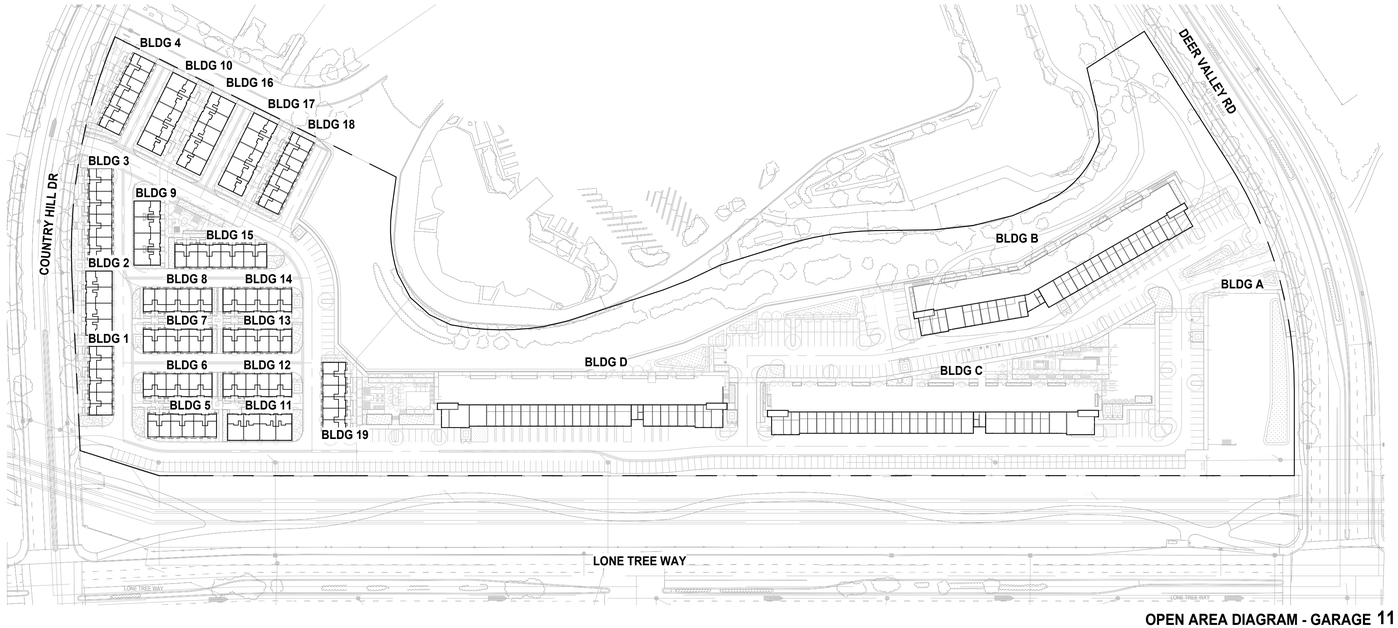
LEGEND

PRIVATE USABLE OPEN SPACE
MIN. HORIZONTAL DIM = 10' @ GROUND FLOOR, 6' @ RAISED DECKS

COMMON USABLE OPEN SPACE
MIN. HORIOZONTAL DIM = 15'

COMMON USABLE OPEN SPACE	
Name	Area
CLUB HOUSE	6,374 SF
PLAY PARK	4,441 SF
POOL COURTYARD	12,156 SF
TOWNHOME PARK	3,867 SF
TOTAL COMMON USABLE OPEN SPACE	26,838 SF

PRIVATE USABLE OPEN SPACE	
Level	Area
BUILDING A	
FLOOR 1	589 SF
FLOOR 2	655 SF
FLOOR 3	655 SF
FLOOR 4	655 SF
	2,554 SF
BUILDING B	
FLOOR 1	1,629 SF
FLOOR 2	1,629 SF
FLOOR 3	1,629 SF
	4,888 SF
BUILDING C	
FLOOR 1	1,821 SF
FLOOR 2	1,822 SF
FLOOR 3	1,822 SF
FLOOR 4	1,822 SF
	7,288 SF
BUILDING D	
FLOOR 1	1,627 SF
FLOOR 2	1,627 SF
FLOOR 3	1,627 SF
FLOOR 4	1,627 SF
	6,509 SF
TOTAL PRIVAT USABLE OPEN SPACE	21,238 SF



OPEN AREA DIAGRAM - GARAGE **11**

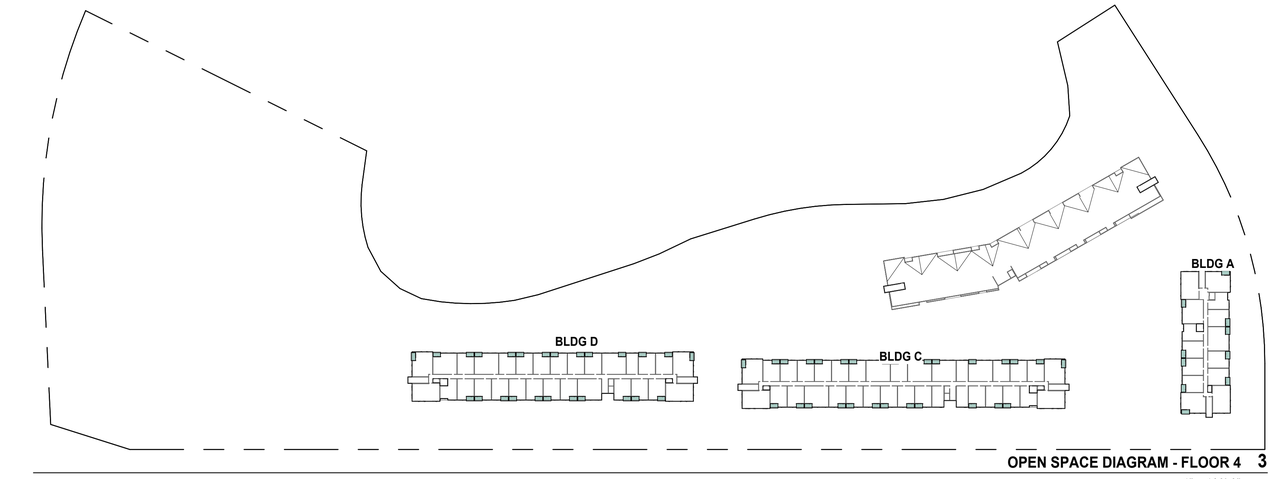
1" = 100'-0"

0' 1' 2' 4'

1"=100'

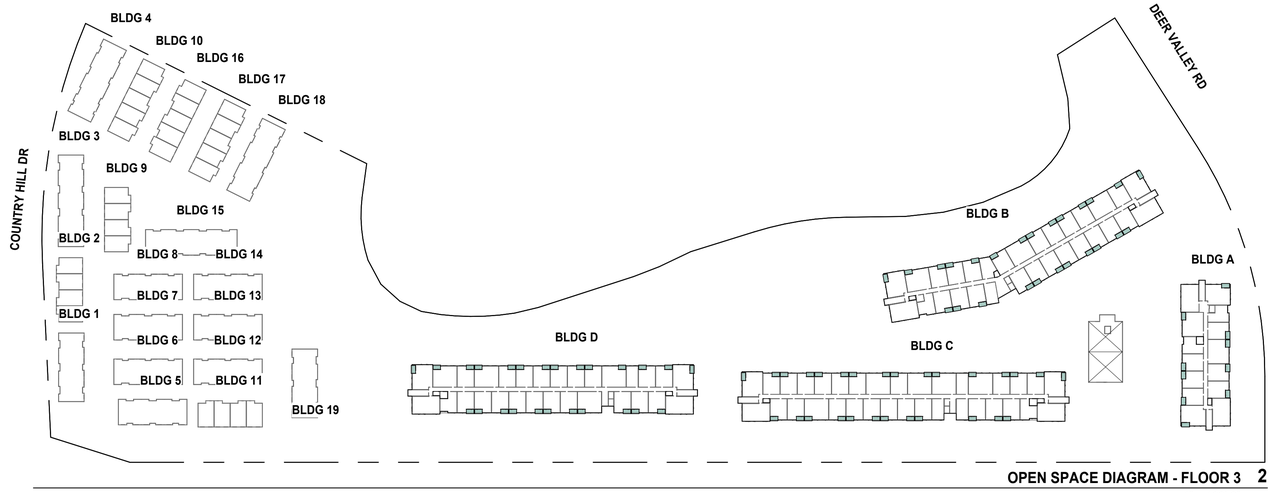
OPEN SPACE DIAGRAMS **AP0.33**

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OPEN SPACE DIAGRAM - FLOOR 4 3

1" = 100'-0"



OPEN SPACE DIAGRAM - FLOOR 3 2

1" = 100'-0"

LONE TREE WAY



OPEN SPACE DIAGRAM - FLOOR 2 1

1" = 100'-0"

LONE TREE WAY

LEGEND

PRIVATE USABLE OPEN SPACE
MIN. HORIZONTAL DIM = 10' @ GROUND FLOOR, 6' @ RAISED DECKS

COMMON USABLE OPEN SPACE
MIN. HORIOZONTAL DIM = 15'

COMMON USABLE OPEN SPACE	
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FLOOR 4	655 SF
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BUILDING B	
FLOOR 1	1,629 SF
FLOOR 2	1,629 SF
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	4,888 SF
BUILDING C	
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FLOOR 2	1,822 SF
FLOOR 3	1,822 SF
FLOOR 4	1,822 SF
	7,288 SF
BUILDING D	
FLOOR 1	1,627 SF
FLOOR 2	1,627 SF
FLOOR 3	1,627 SF
FLOOR 4	1,627 SF
	6,509 SF
TOTAL PRIVAT USABLE OPEN SPACE	21,238 SF

0' 1' 2' 4'

1"=100'

TRUE (TRUE) NORTH (GRID NORTH)

OPEN SPACE DIAGRAM AP0.34

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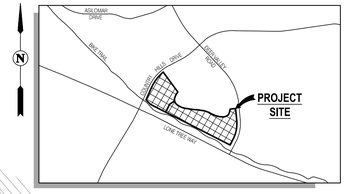
SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-1	SITE PLAN
C-2	TYPICAL STREET SECTIONS
C-3	SITE CROSS SECTIONS
C-4	SITE CROSS SECTIONS
C-5	PRELIMINARY GRADING AND DRAINAGE PLAN
C-6	PRELIMINARY GRADING AND DRAINAGE PLAN
C-7	PRELIMINARY GRADING AND DRAINAGE PLAN
C-8	PRELIMINARY STORMWATER CONTROL PLAN
C-9	PRELIMINARY UTILITY PLAN
C-10	PRELIMINARY UTILITY PLAN
C-11	SIGNING AND STRIPING PLAN

LEGEND

EXISTING / PROPOSED

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY
- CENTERLINE
- CURB
- EASEMENT
- WATER QUALITY AREA
- SIDEWALK
- CURB RAMP



VICINITY MAP
NOT TO SCALE

NCCA SEVENTH DAY ADVENTISTS
APNS 055-071-104 & 055-071-105

COUNTRY HILLS DRIVE

PRIVATE ENTRY DRIVEWAY

FUTURE LOT LINE ADJUSTMENT

10' PUE TO BE QUITCLAIMED

BLDG 1 BLDG 2 BLDG 3 BLDG 4 BLDG 5 BLDG 6 BLDG 7 BLDG 8 BLDG 9 BLDG 10 BLDG 11 BLDG 12 BLDG 13 BLDG 14 BLDG 15 BLDG 17 BLDG 18 BLDG 19

BLDG A BLDG B BLDG C BLDG D

CLUBHOUSE

STAGING AREA

SIGHT TRIANGLE (TYP)

EX 25' SIDE

EX 10' SIDE

EX 25' PIPELINE EASEMENT

EAST BAY MUNICIPAL UTILITY DISTRICT APN 056-220-009

LONE TREE WAY

DEER VALLEY ROAD

GENERAL NOTES

1. APPLICANT/DEVELOPER: THE MARTIN GROUP
   1970 BROADWAY, SUITE 745
   OAKLAND, CA 94612
   PHONE: (415) 429-6044
   STEPHEN SIRI

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   PHONE: (925) 866-0322
   ANDREA BELLANCA P.E., RCE 61806

3. USE: EXISTING: VACANT
   PROPOSED: MULTI-FAMILY
   TOWNHOMES AND APARTMENTS

4. GENERAL PLAN: EXISTING: HIGH DENSITY RESIDENTIAL

   PROPOSED: HIGH DENSITY RESIDENTIAL

5. ZONING: EXISTING: R-35
   PROPOSED: R-35

6. LAND AREA SUMMARY:

APARTMENTS PRIVATE OPEN SPACE	0.3±	ACRES
TOWNHOMES PRIVATE OPEN SPACE	0.3±	ACRES
WATER QUALITY AREA	0.4±	ACRES
TOTAL PROPERTY AREA	1.0±	ACRES

7. TOTAL NO. OF EX LOTS: 2

8. TOTAL NO. OF PR. LOTS: 2

9. MAXIMUM LOT COVERAGE FOR TOWNHOMES AND APARTMENTS IS 50%.

10. RESIDENTIAL LOT BREAKDOWN:

    111 UNITS (TOWNHOMES)
    395 UNITS (APARTMENTS)
    506 UNITS TOTAL

11. DENSITY: 506 DWELLING UNITS/12.78 *NET ACRES* = 39.6 DWELLING UNITS/AC

    *NET ACRE = (GROSS ACRE – AREAS > 25% SLOPE)

12. APN: 055-071-106 & 055-071-107 (PARCEL ONE)
    055-071-108 (PARCEL TWO)

13. CONTOUR INTERVALS: EXISTING – 1 FOOT
    PROPOSED – 1 FOOT

14. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.

15. ALL GRADING WILL BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND REPORT REGARDING THIS PROJECT NO. 23-2471 PREPARED BY ROCKRIDGE GEOTHCNICAL, DATED APRIL 2, 2024.

16. MAXIMUM CUT OR FILL SLOPE IS 2:1.

17. ALL TREES AND FENCES WITHIN DEVELOPED AREA TO BE REMOVED, UNLESS NOTED OTHERWISE.

18. ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS OTHERWISE NOTED.

19. BOUNDARY IS PER RECORD INFORMATION.

20. ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
    SOURCE: FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0331F.

    DATE: JUNE 16, 2009

SCALE: 1" = 60'

0 60 120 180

MARTIN cbg ARCHITECTURE

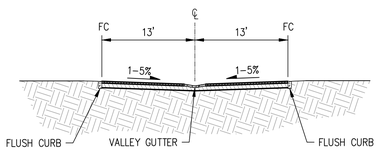
LONETREE WAY & DEER VALLEY RD

DESIGN REVIEW
SITE PLAN C-1

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

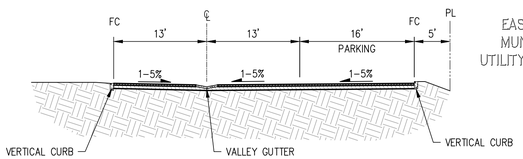
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H:\3845-000\ACAD\USE PERMIT\TM01.DWG



26' PRIVATE ALLEY (CENTERDRAINED)

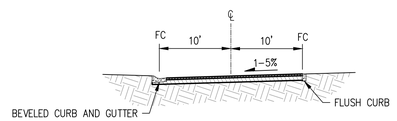
NOT TO SCALE



EAST BAY MUNICIPAL UTILITY DISTRICT

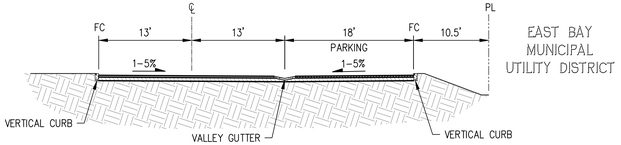
26' PRIVATE STREET AT TOWNHOMES ALONG SOUTHERN PROPERTY LINE

NOT TO SCALE



20' PRIVATE ALLEY (SUPERELEVATED)

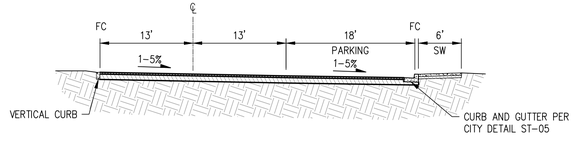
NOT TO SCALE



EAST BAY MUNICIPAL UTILITY DISTRICT

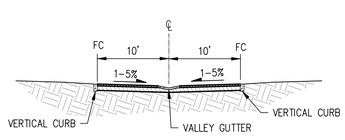
26' PRIVATE STREET AT APARTMENTS ALONG SOUTHERN PROPERTY LINE

NOT TO SCALE



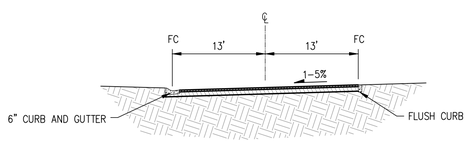
26' PRIVATE STREET WITH PARKING ON ONE SIDE AT APARTMENTS

NOT TO SCALE



20' PRIVATE ALLEY (CENTER DRAINED)

NOT TO SCALE



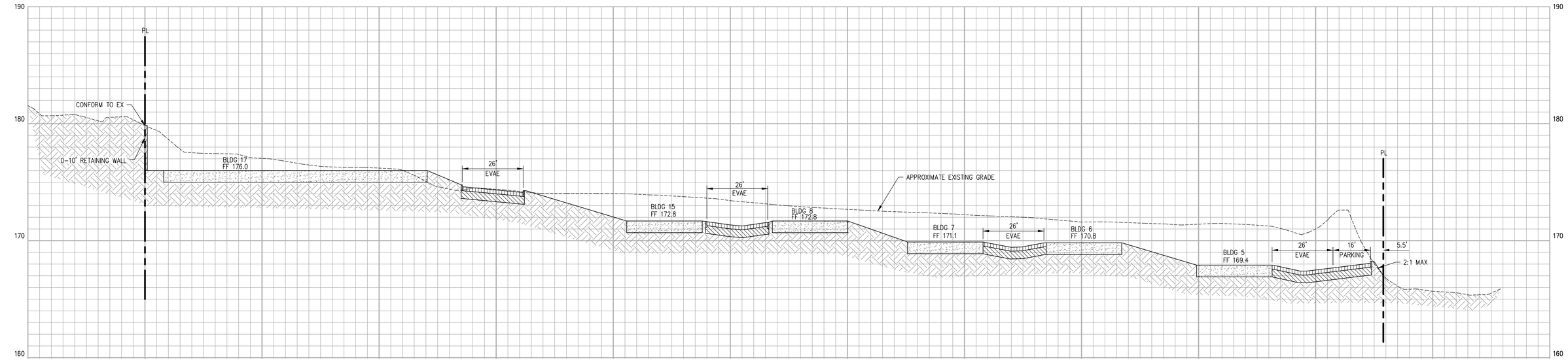
26' PRIVATE ALLEY (SUPERELEVATED)

NOT TO SCALE

SCALE: NONE

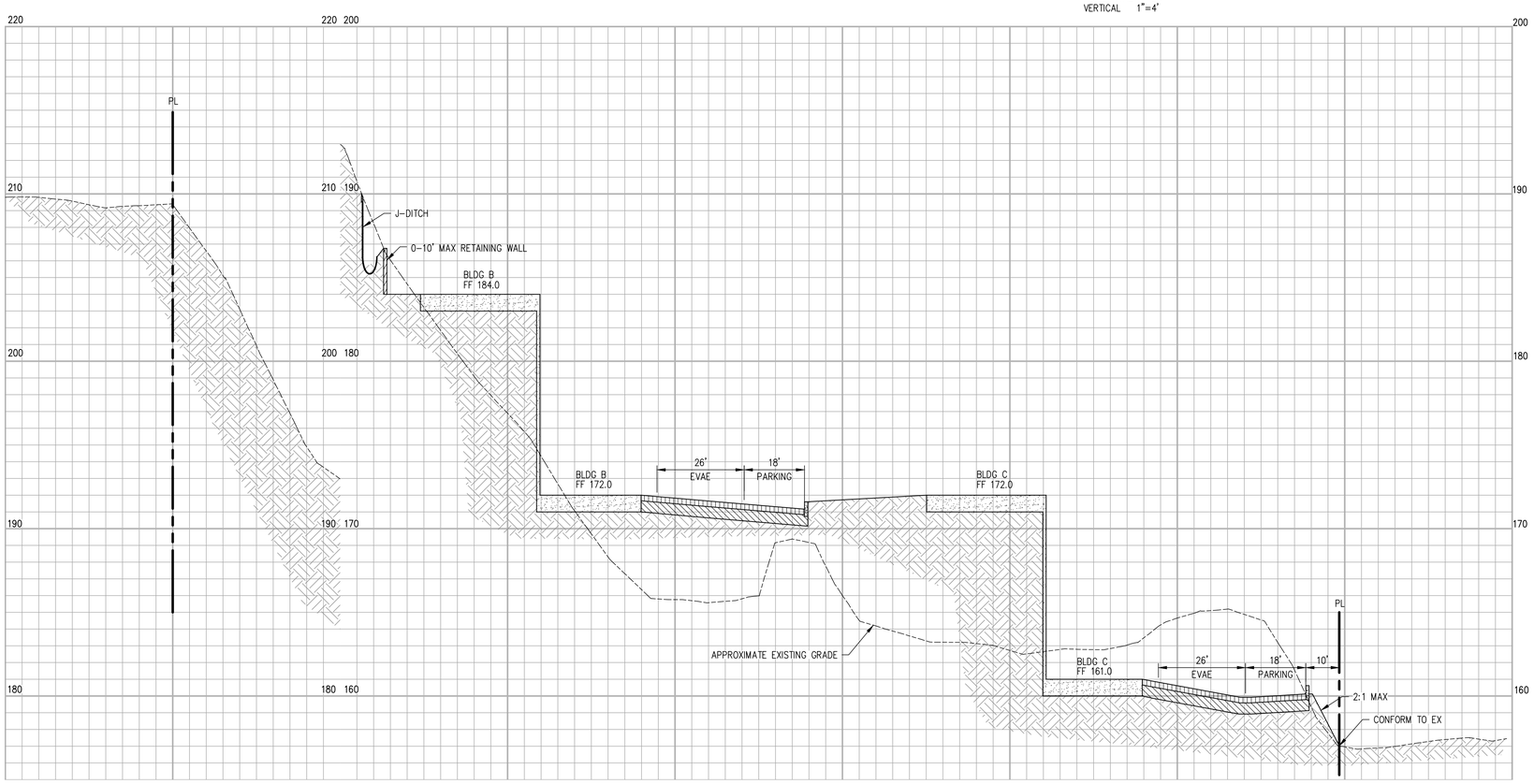
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H:\3845-000\ACAD\USE PERMIT\TM02.DWG



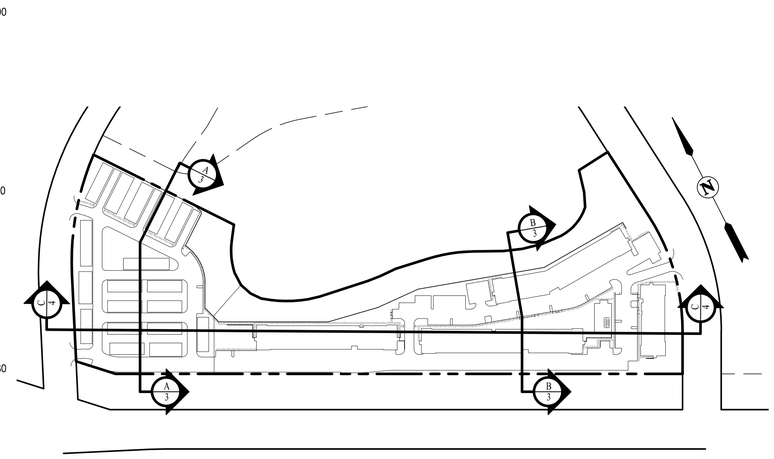
SECTION A-A

HORIZONTAL 1"=20'
VERTICAL 1"=4'



SECTION B-B

HORIZONTAL 1"=20'
VERTICAL 1"=4'



SECTION KEY MAP

NOT TO SCALE

SCALE: 1" = 20'

0 20 40 60

MARTIN cbg ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

DESIGN REVIEW
SITE CROSS SECTIONS

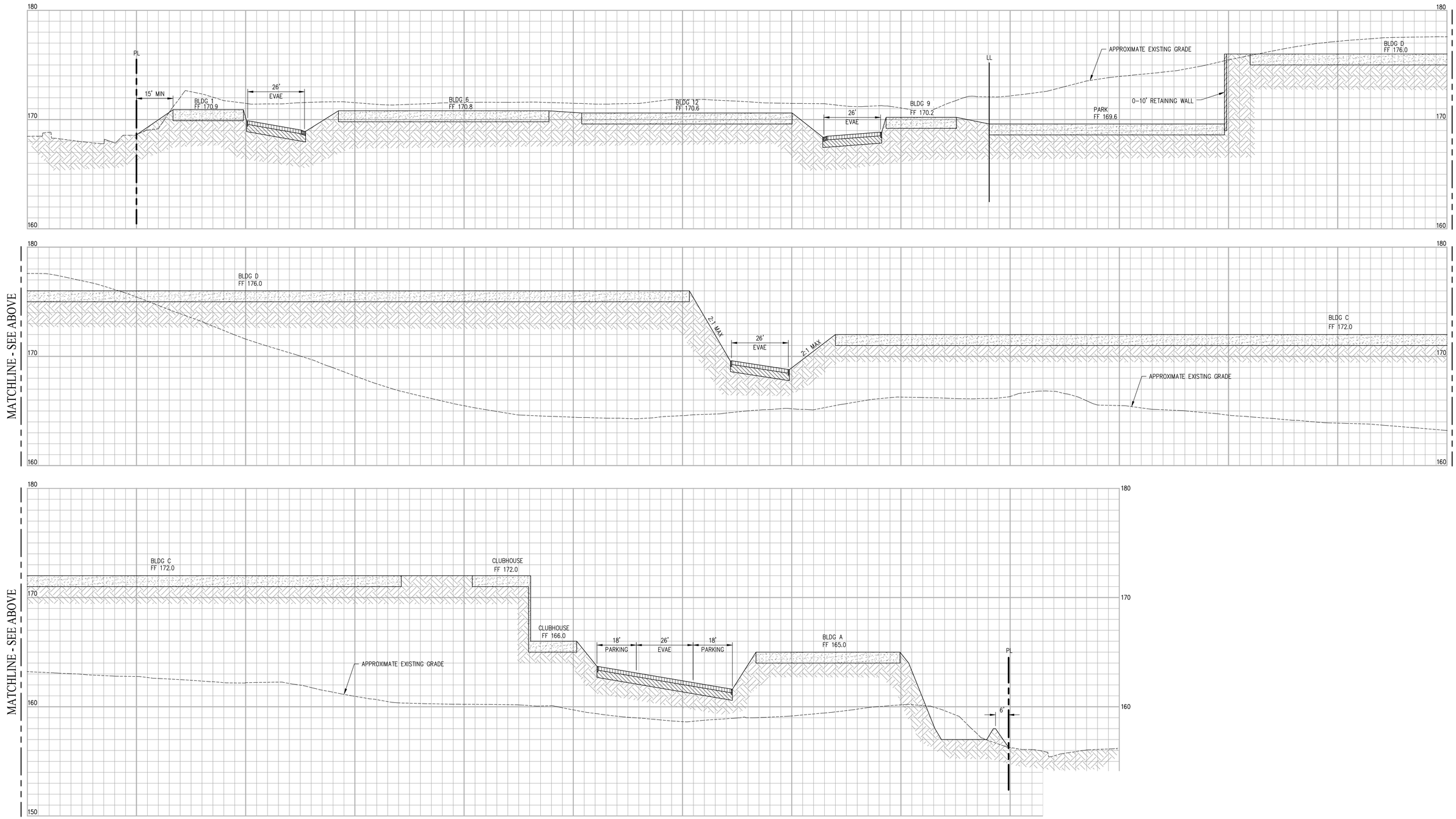
C-3

FORMAL PLANNING APPLICATION #1

AUGUST 8, 2025

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SECTION C-C

HORIZONTAL 1"=20'
VERTICAL 1"=4'

SCALE: 1" = 20'

0 20 40 60

DESIGN REVIEW
SITE CROSS SECTIONS **C-4**

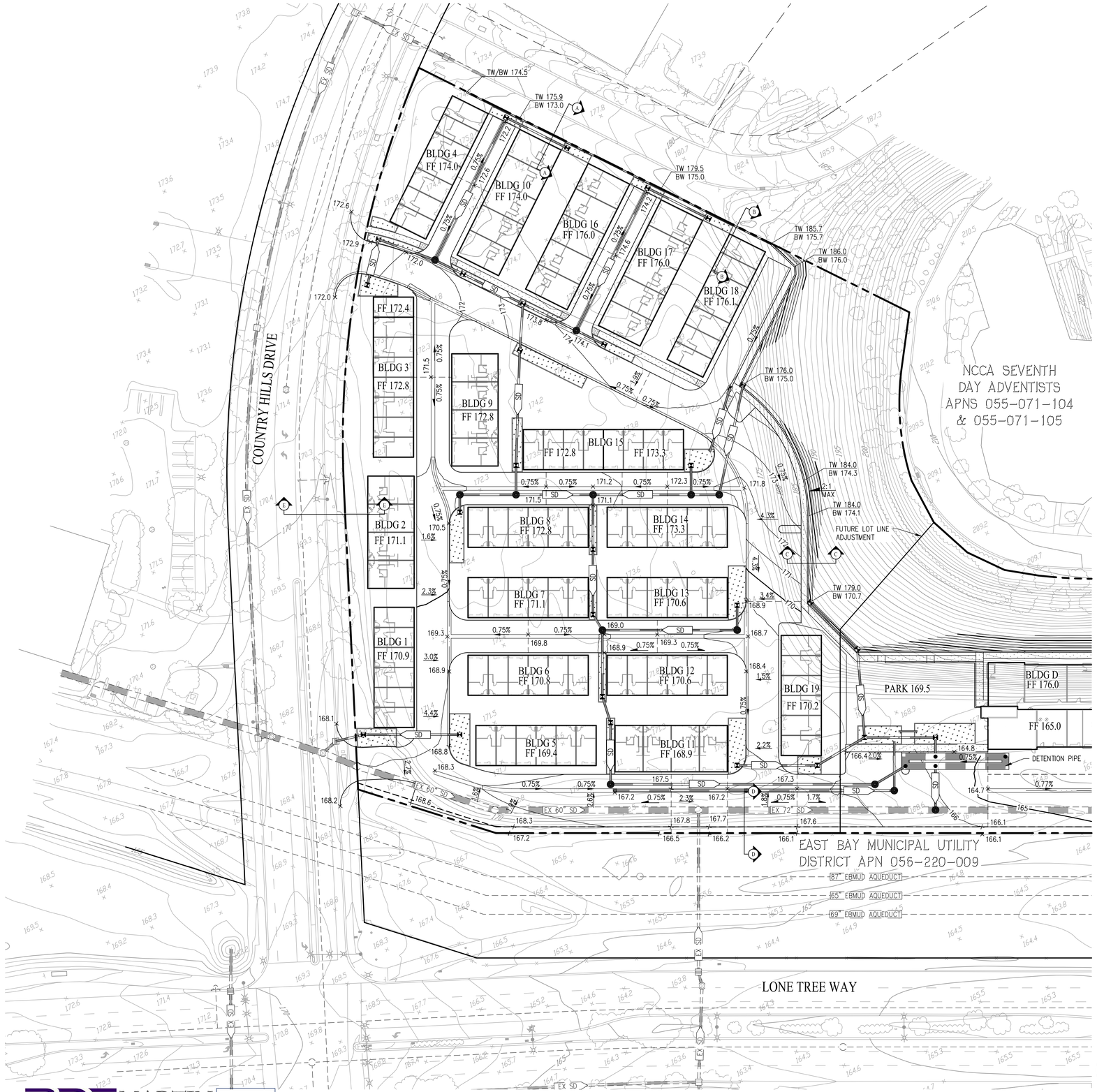
BDE MARTIN cbg ARCHITECTURE

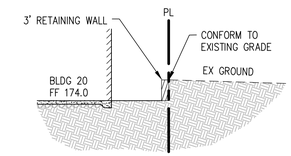
LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

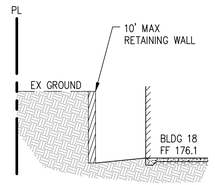
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H:\3845-000\ACAD\USE PERMIT\TM04.DWG

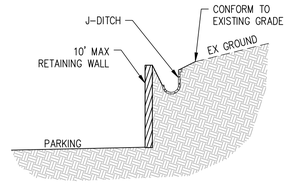




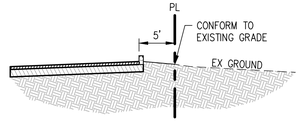
SECTION A-A
NOT TO SCALE



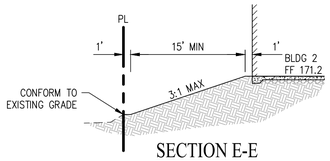
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE

SCALE: 1" = 40'

0 40 80 120

DESIGN REVIEW
PRELIMINARY GRADING AND DRAINAGE PLAN C-5

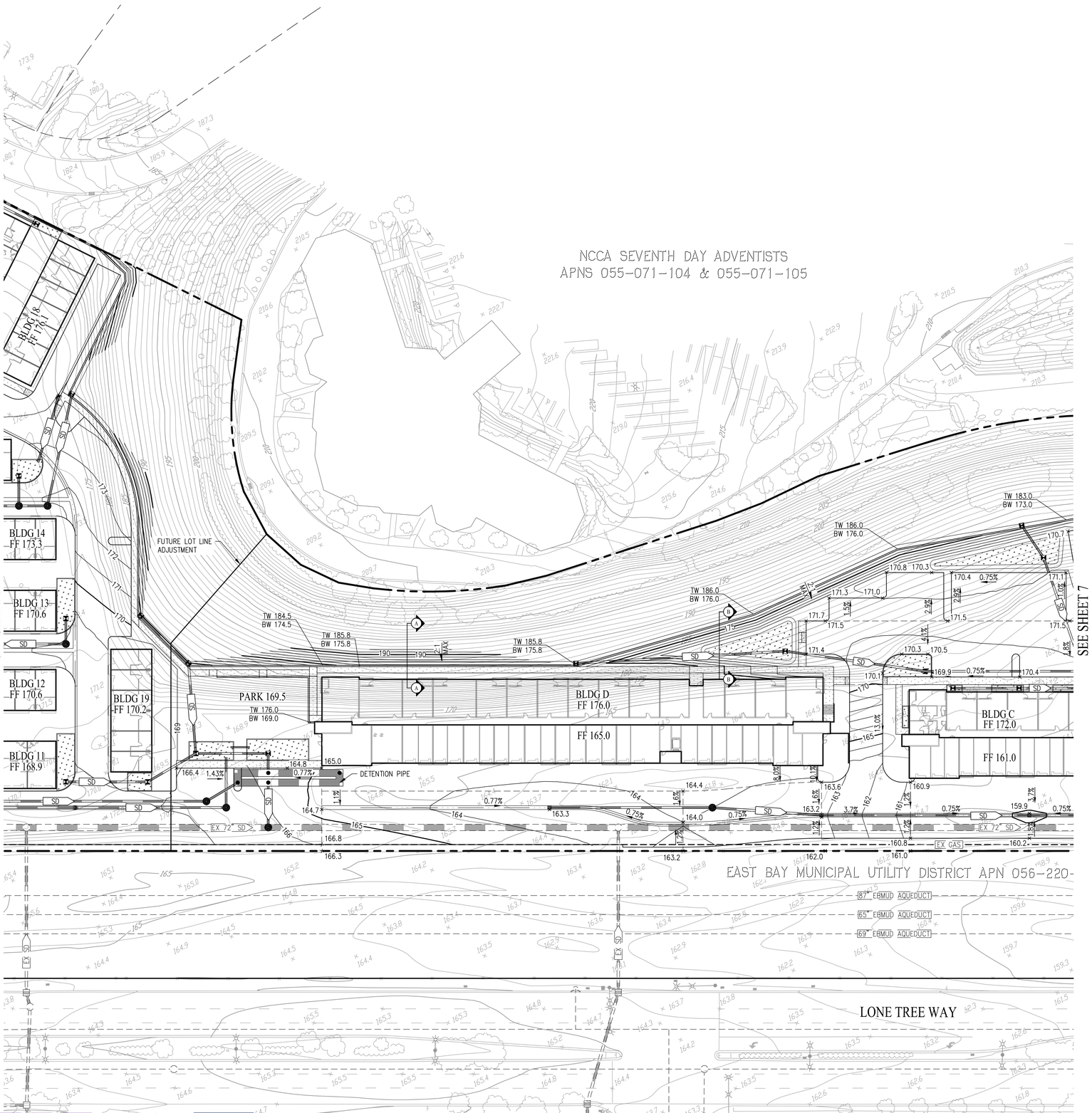
BDE MARTIN cbg ARCHITECTURE

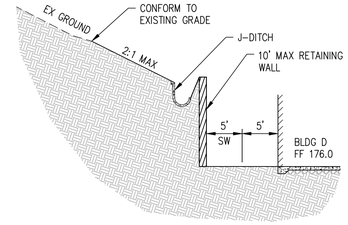
LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

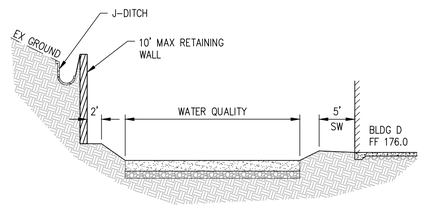
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SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

SCALE: 1" = 40'

0 40 80 120

DESIGN REVIEW
PRELIMINARY GRADING AND DRAINAGE PLAN

C-6

3DE MARTIN cbg ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

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SEE SHEET 6

NCCA SEVENTH DAY ADVENTISTS
APNS 055-071-104 & 055-071-105

EAST BAY MUNICIPAL UTILITY DISTRICT APN 056-220-009

LONE TREE WAY

DEER VALLEY ROAD

BLDG B
FF 184.0

BLDG C
FF 172.0

BLDG A
FF 165.0

CLUBHOUSE
FF 172.0
FF 166.0

FF 172.0

FF 161.0

TW 190.6
BW 184.0

TW 186.0
BW 184.0

TW 182.0
BW 172.0

TW 183.0
BW 173.0

TW 186.0
BW 176.0

TW 175.9
BW 172.0

TW 184.0
BW 180.5

TW/BW 184.0

TW 172.0
BW 163.0

TW 172.0
BW 162.0

TW/BW 165.0

TW 165.0
BW 159.0

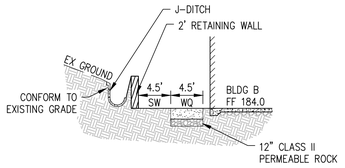
TW 165.0
BW 159.0

DETENTION PIPE

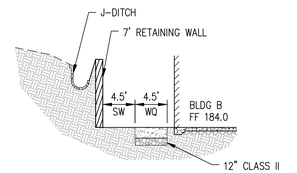
87" EBMUD AQUEDUCT

85" EBMUD AQUEDUCT

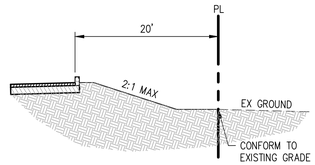
69" EBMUD AQUEDUCT



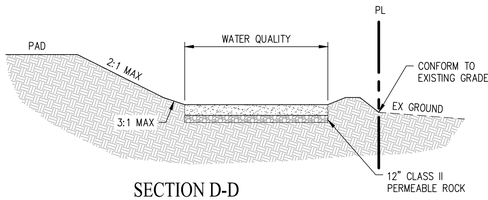
SECTION A-A
NOT TO SCALE



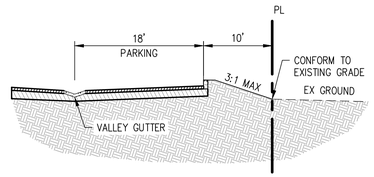
SECTION B-B
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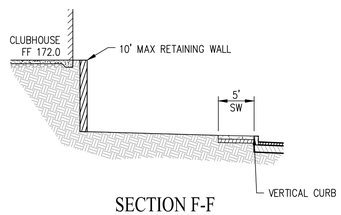
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE

SCALE: 1" = 40'

0 40 80 120

DESIGN REVIEW
PRELIMINARY GRADING AND DRAINAGE PLAN C-7

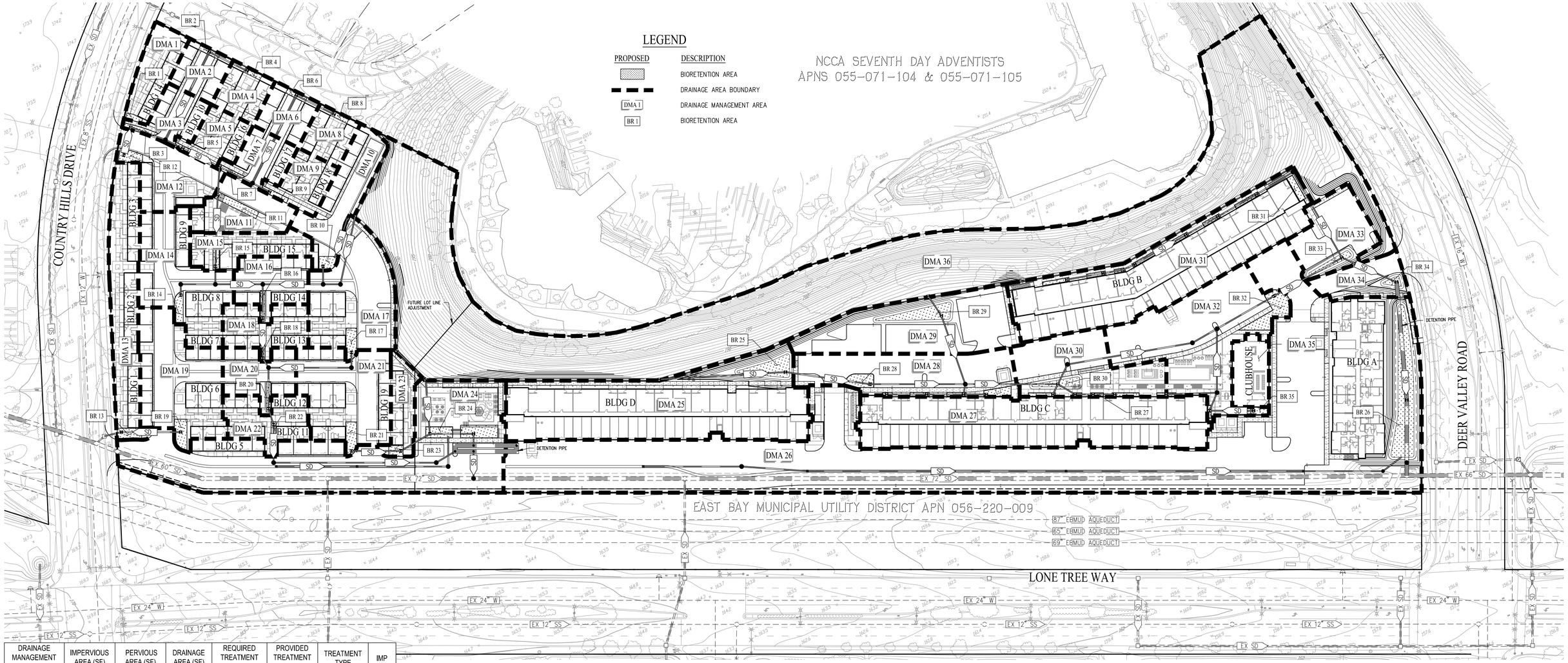
3DE MARTIN cbg ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

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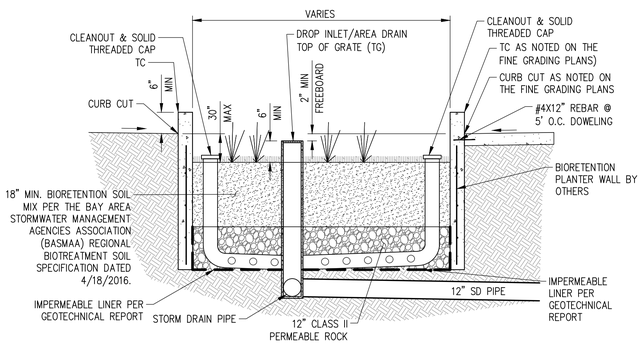
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DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE	IMP
DMA 1	3818	1,637	5,455	159	159	BIORETENTION	BR 1
DMA 2	3,226	806	4,032	132	162	BIORETENTION	BR 2
DMA 3	3,649	912	4,561	150	246	BIORETENTION	BR 3
DMA 4	3,148	787	3,935	129	138	BIORETENTION	BR 4
DMA 5	3,501	875	4,376	144	204	BIORETENTION	BR 5
DMA 6	3,354	839	4,192	137	162	BIORETENTION	BR 6
DMA 7	3,710	928	4,637	152	204	BIORETENTION	BR 7
DMA 8	3,020	755	3,775	124	138	BIORETENTION	BR 8
DMA 9	3,582	895	4,477	147	204	BIORETENTION	BR 9
DMA 10	7,102	1,776	8,877	291	365	BIORETENTION	BR 10
DMA 11	5,654	1,414	7,068	232	554	BIORETENTION	BR 11
DMA 12	7,090	1,772	8,863	291	412	BIORETENTION	BR 12
DMA 13	10,498	2,625	13,122	430	434	BIORETENTION	BR 13
DMA 14	11,175	2,794	13,969	458	458	BIORETENTION	BR 14
DMA 15	4,478	1,495	5,973	185	548	BIORETENTION	BR 15
DMA 16	5,121	1,281	6,401	210	216	BIORETENTION	BR 16
DMA 17	12,011	3,003	15,014	492	532	BIORETENTION	BR 17
DMA 18	4,939	1,235	6,174	203	216	BIORETENTION	BR 18
DMA 19	12,374	3,093	15,467	507	594	BIORETENTION	BR 19
DMA 20	4,838	1,209	6,048	198	213	BIORETENTION	BR 20
DMA 21	11,246	2,812	14,058	461	552	BIORETENTION	BR 21
DMA 22	4,991	1,248	6,239	205	265	BIORETENTION	BR 22
DMA 23	3,386	847	4,232	139	246	BIORETENTION	BR 23
DMA 24	30,081	10,027	40,108	1,243	1248	BIORETENTION	BR 24
DMA 25	26,078	8,505	34,583	1,077	1116	BIORETENTION	BR 25
DMA 26	90,724	33,127	123,851	3,761	3822	BIORETENTION	BR 26
DMA 27	29,897	1,209	31,106	1,201	1209	BIORETENTION	BR 27
DMA 28	12,162	3,040	15,202	499	590	BIORETENTION	BR 28
DMA 29	14,706	3,676	18,383	603	1207	BIORETENTION	BR 29
DMA 30	10,298	2,574	12,873	422	502	BIORETENTION	BR 30
DMA 31	29,865	1,943	31,808	1,202	1202	BIORETENTION	BR 31
DMA 32	18,361	4,590	22,951	753	1382	BIORETENTION	BR 32
DMA 33	6,459	1,615	8,074	265	413	BIORETENTION	BR 33
DMA 34	4,133	1,033	5,166	169	185	BIORETENTION	BR 34
DMA 35	4,260	197	4,457	171	197	BIORETENTION	BR 35
DMA 36	0	131,161	131,161	525	–	SELF-TREATING	BR 36
TOTAL	412,934	237,734	650,668	17,468	20,296		

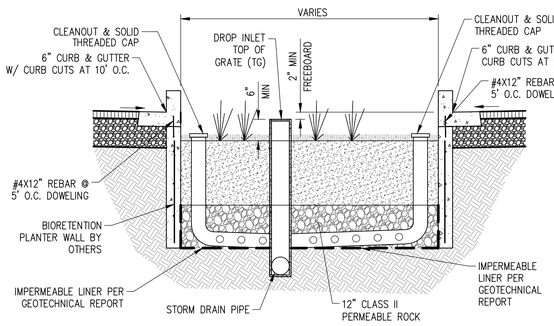
NOTES

- VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED UPON THE AVAILABLE INFORMATION AT THE TIME OF THIS MAP.
- REQUIRED TREATMENT AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS.



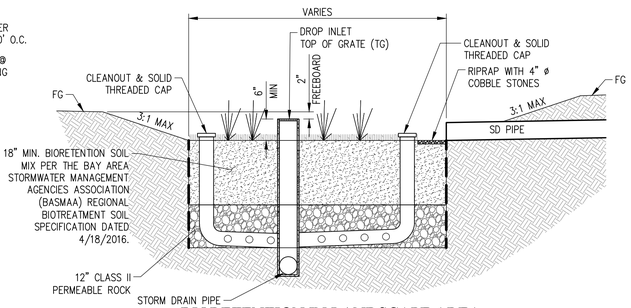
BIORETENTION ADJACENT TO SIDEWALK

(NOT TO SCALE)



BIORETENTION ADJACENT TO CURB & GUTTER

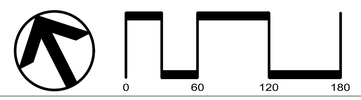
(NOT TO SCALE)



BIORETENTION IN LANDSCAPE AREA

(NOT TO SCALE)

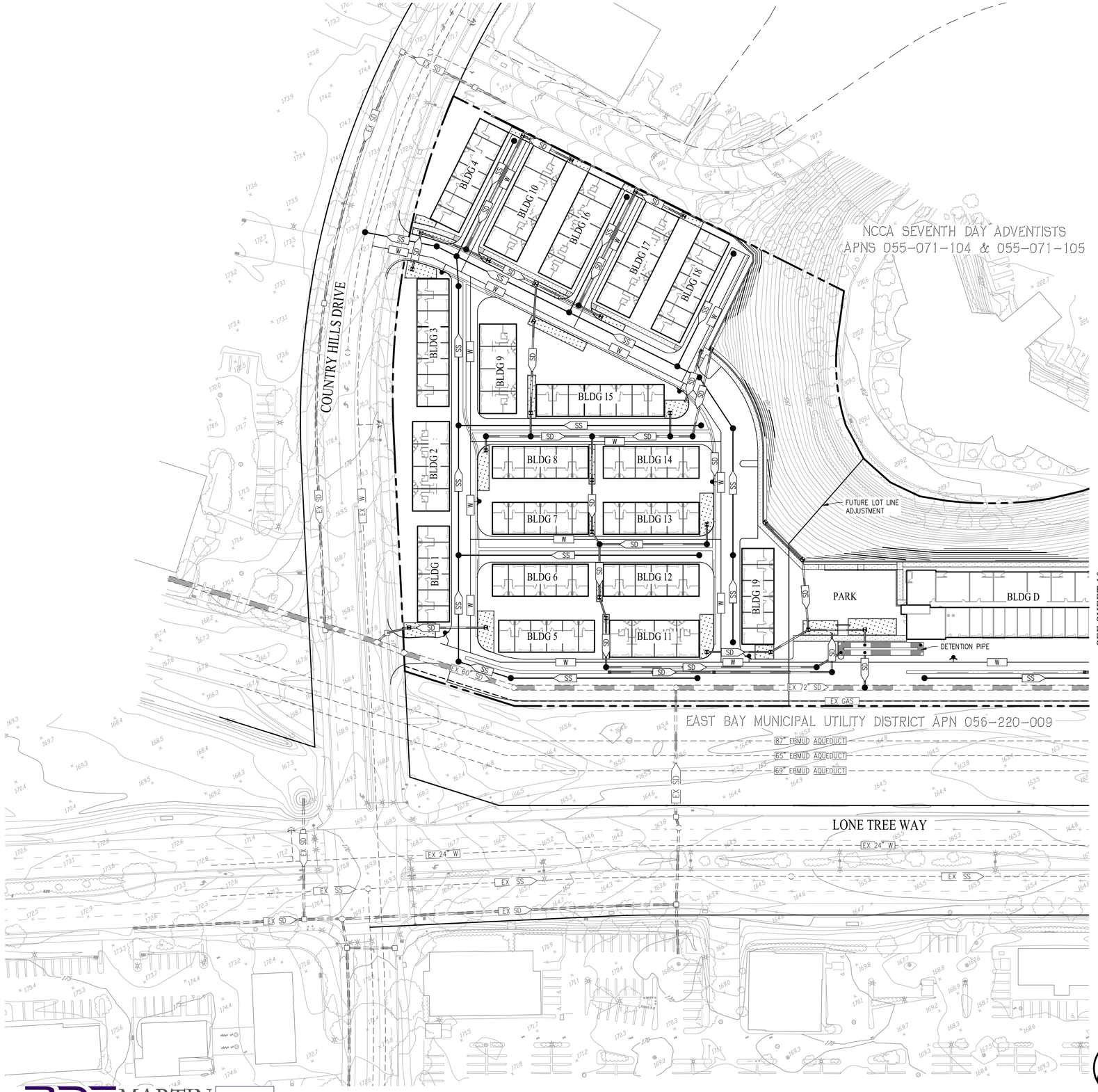
SCALE: 1" = 60'



DESIGN REVIEW
PRELIMINARY STORMWATER CONTROL PLAN C-8

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SEE SHEET 10

LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
○	●	SANITARY SEWER MANHOLE
○	●	STORM DRAIN MANHOLE
□	■	CATCH BASIN
⊠	⊞	FIELD INLET
⋈	⋈	WATER VALVE
		FIRE HYDRANT
		WATER QUALITY AREA

SCALE: 1" = 60'

0 50 00 50

DESIGN REVIEW
PRELIMINARY UTILITY PLAN **C-9**

MARTIN ARCHITECTURE cbg

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

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NCCA SEVENTH DAY ADVENTISTS
APNS 055-071-104 & 055-071-105

BLDG 18
BLDG 14
BLDG 13
BLDG 12
BLDG 11
BLDG 19
BLDG D
BLDG C
BLDG B
BLDG A
CLUBHOUSE
PARK
FUTURE LOT LINE ADJUSTMENT
DETENTION PIPE
DETENTION PIPE
DEER VALLEY ROAD
SEE SHEET 9
EAST BAY MUNICIPAL UTILITY DISTRICT APN 056-220-009
87" EBMUD AQUEDUCT
65" EBMUD AQUEDUCT
69" EBMUD AQUEDUCT
STEEL PIPE CASING OVER EXISTING EBMUD AQUEDUCT
LONE TREE WAY
EX 72" SD
EX GAS
EX 24" W
EX SS
EX SD

LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
○	●	SANITARY SEWER MANHOLE
○	●	STORM DRAIN MANHOLE
□	■	CATCH BASIN
⊠	⊠	FIELD INLET
⋈	⋈	WATER VALVE
		FIRE HYDRANT
		WATER QUALITY AREA

SCALE: 1" = 50'

0 50 100 150

3DE MARTIN cbg ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

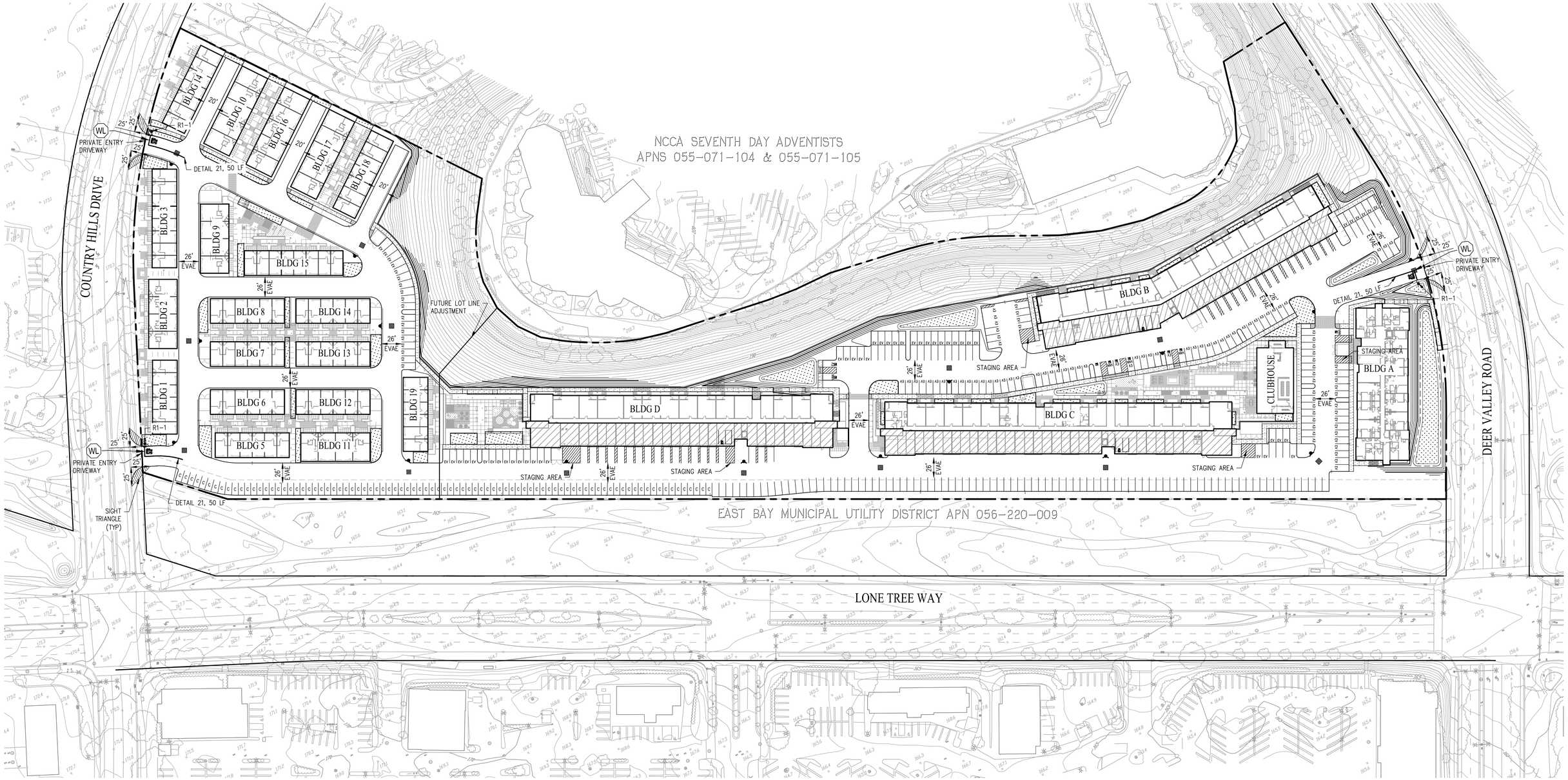
DESIGN REVIEW
PRELIMINARY UTILITY PLAN

C-10

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

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STOP "STOP" PAVEMENT MARKING – CENTER OF LEGEND 6-FEET OFF OF CENTERLINE OF STREET OR MEDIAN CURB.

(#) CALIFORNIA MUTCD DETAIL #

FIRE HYDRANT

REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED PER FIG. 3B-102 (CA) MUTCD

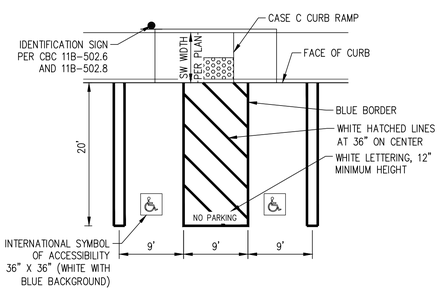
TRAFFIC SIGN

STRIPING LEGEND

(WL) 12" WHITE THERMOPLASTIC CROSSWALK STRIPING, 11' O.C.

SIGN TABLE

SIGN CODE	TITLE OF SIGN
R1-1	STOP SIGN



TYPICAL ADA PARKING STALL DETAIL

NOT TO SCALE

PARKING SUMMARY

TYPE	PROVIDED PARKING
GARAGE	217
SURFACE PARKING	
TANDEM	60
STANDARD	84
COMPACT	87
ADA	1
ADA VAN	4
EV	159
EV (ADA)	3
EV (VAN)	1
	616

SCALE: 1" = 60'

0 60 120 180

3DE MARTIN cbg ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

DESIGN REVIEW
SIGNING AND STRIPING PLAN

C-11

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

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VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	●
*PG&E ELECTRIC CABLE					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	●
PG&E ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●

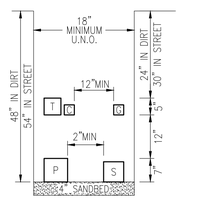
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
● ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

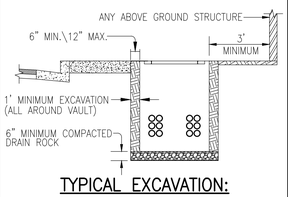
	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	07-29-2025	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	07-08-2025	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	07-25-2025	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

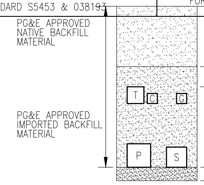
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



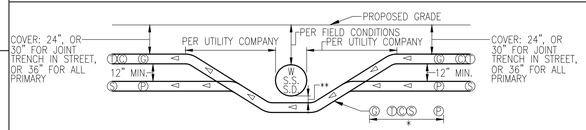
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453 & 038197



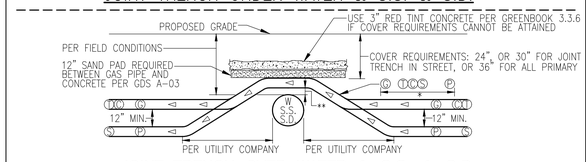
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



JOINT TRENCH UNDER WATER & S.S. & S.D.

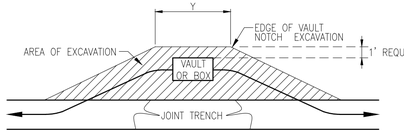


JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.
**6" MINIMUM REQUIRED BY PG&E. ADDITIONAL CLEARANCE MAY BE REQUIRED BY LOCAL JURISDICTION.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
	0-600	2				
400 TO 1000 CLASS	351-1,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
	601-2,400	2				
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.
**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

—X—
GM

GENERAL NOTES:

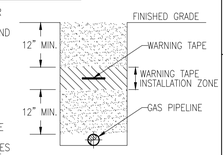
1. ALL NEW UTILITIES INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES, EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
18. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH PG&E'S INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

1. ABOVE ANY THREE-PHASE PAD-MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30" MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
2. ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH PG&E, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS, AT THE DISCRETION OF PG&E INSPECTOR OR OTHERS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E., FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

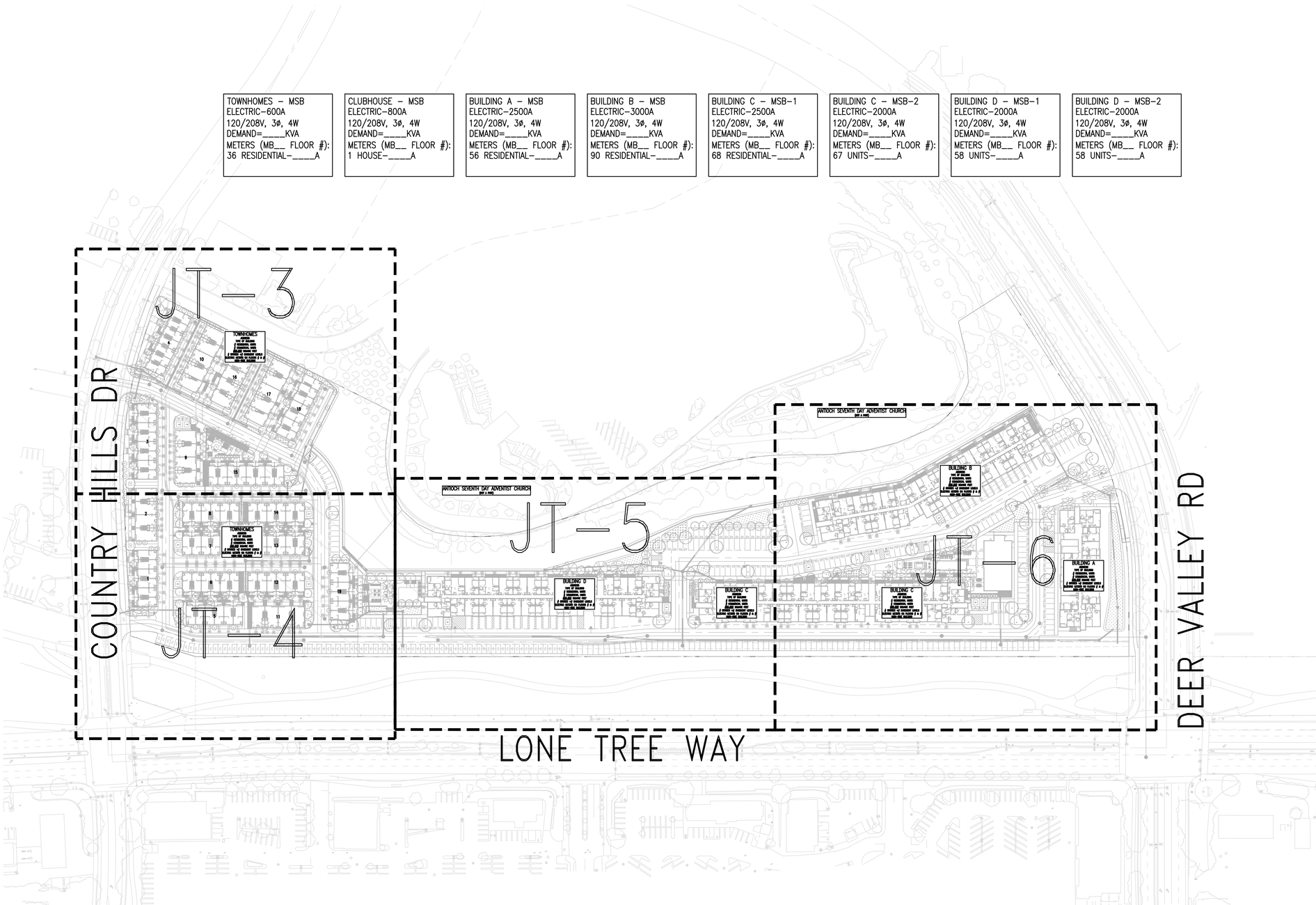
UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE

TOWNHOMES – MSB	CLUBHOUSE – MSB	BUILDING A – MSB	BUILDING B – MSB	BUILDING C – MSB-1	BUILDING C – MSB-2	BUILDING D – MSB-1	BUILDING D – MSB-2
ELECTRIC–600A	ELECTRIC–800A	ELECTRIC–2500A	ELECTRIC–3000A	ELECTRIC–2500A	ELECTRIC–2000A	ELECTRIC–2000A	ELECTRIC–2000A
120/208V, 3ø, 4W	120/208V, 3ø, 4W	120/208V, 3ø, 4W	120/208V, 3ø, 4W	120/208V, 3ø, 4W	120/208V, 3ø, 4W	120/208V, 3ø, 4W	120/208V, 3ø, 4W
DEMAND=____KVA	DEMAND=____KVA	DEMAND=____KVA	DEMAND=____KVA	DEMAND=____KVA	DEMAND=____KVA	DEMAND=____KVA	DEMAND=____KVA
METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):	METERS (MB__ FLOOR #):
36 RESIDENTIAL–____A	1 HOUSE–____A	56 RESIDENTIAL–____A	90 RESIDENTIAL–____A	68 RESIDENTIAL–____A	67 UNITS–____A	58 UNITS–____A	58 UNITS–____A



SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–26
CIVIL
STATE OF CALIFORNIA

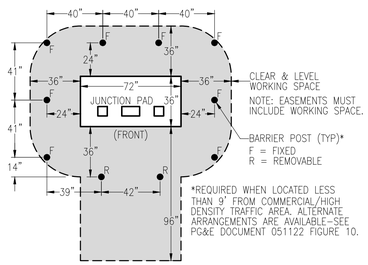
OVERALL **JT-2**

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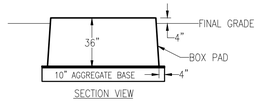
UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

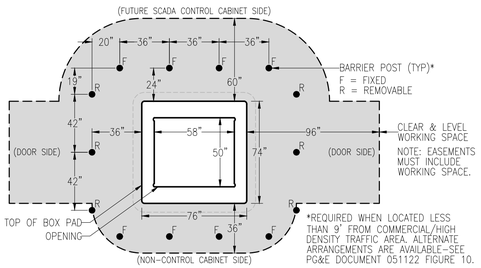
THIS IS NOT A BID DOCUMENT
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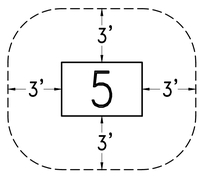
CLEARANCE REQUIREMENTS
72" x 36" JUNCTION PAD (N.T.S.)
PER PG&E DOCUMENT 051122



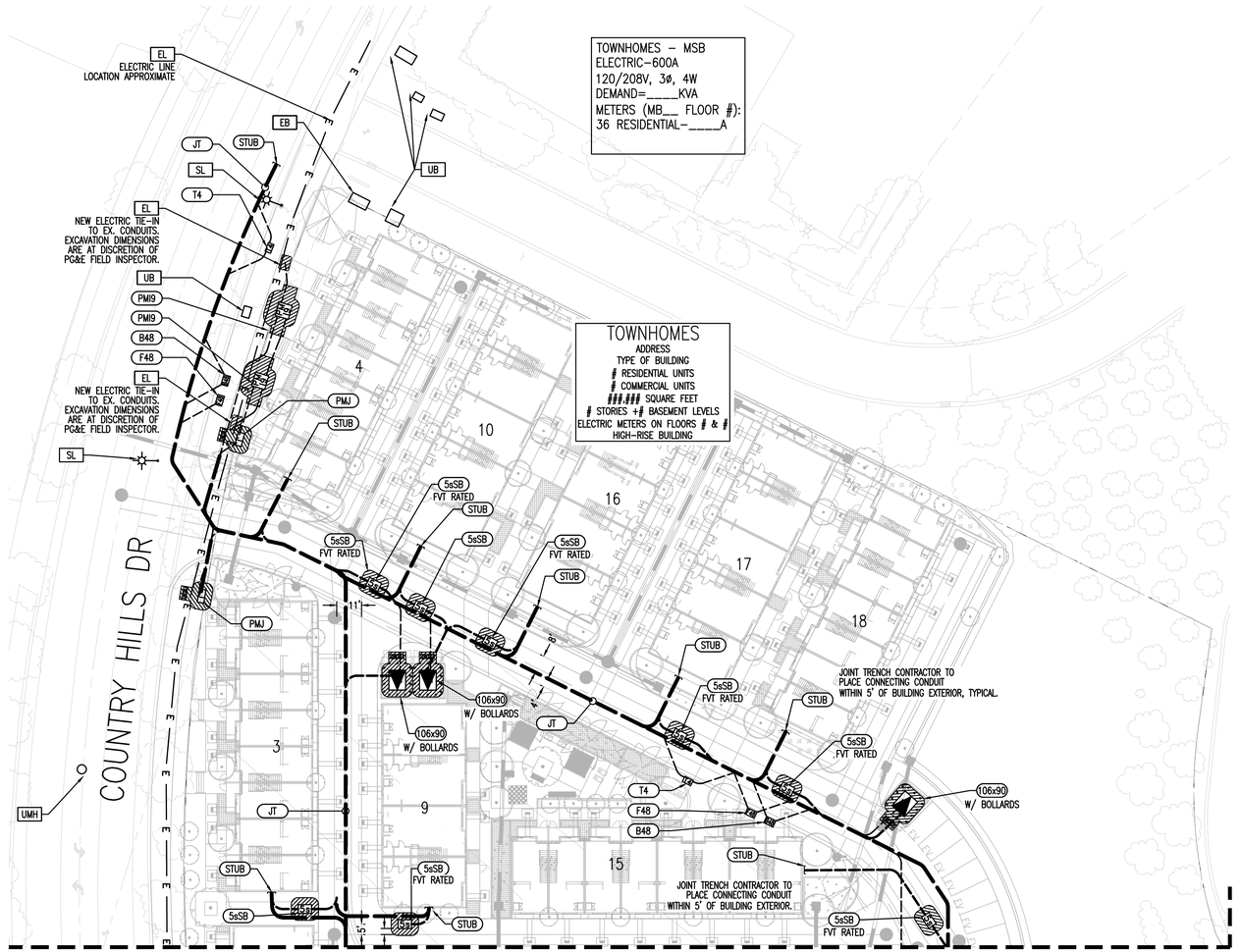
SECTION VIEW



CLEARANCE REQUIREMENTS
74" x 76" PMI–9 BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122

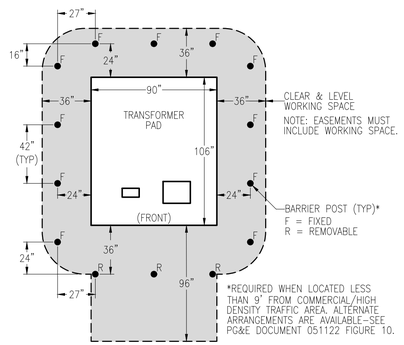


WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122

NOTE TO COMCAST:
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SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

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NOTE TO CONTRACTOR:
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LEGEND:

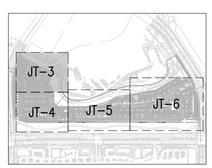
NEW

JT	JOINT TRENCH
STUB	STUB LOCATION
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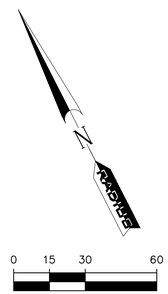
EXISTING – TO REMAIN

EL	ELECTRIC LINE
EB	ELECTRIC BOX
UMH	UTILITY MANHOLE
UB	UTILITY BOX
SL	STREET LIGHT

EXISTING – TO BE REMOVED OR RELOCATED



SHEET INDEX MAP
N. T. S.



SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–26
CIVIL
STATE OF CALIFORNIA

JOINT TRENCH INTENT JT-3

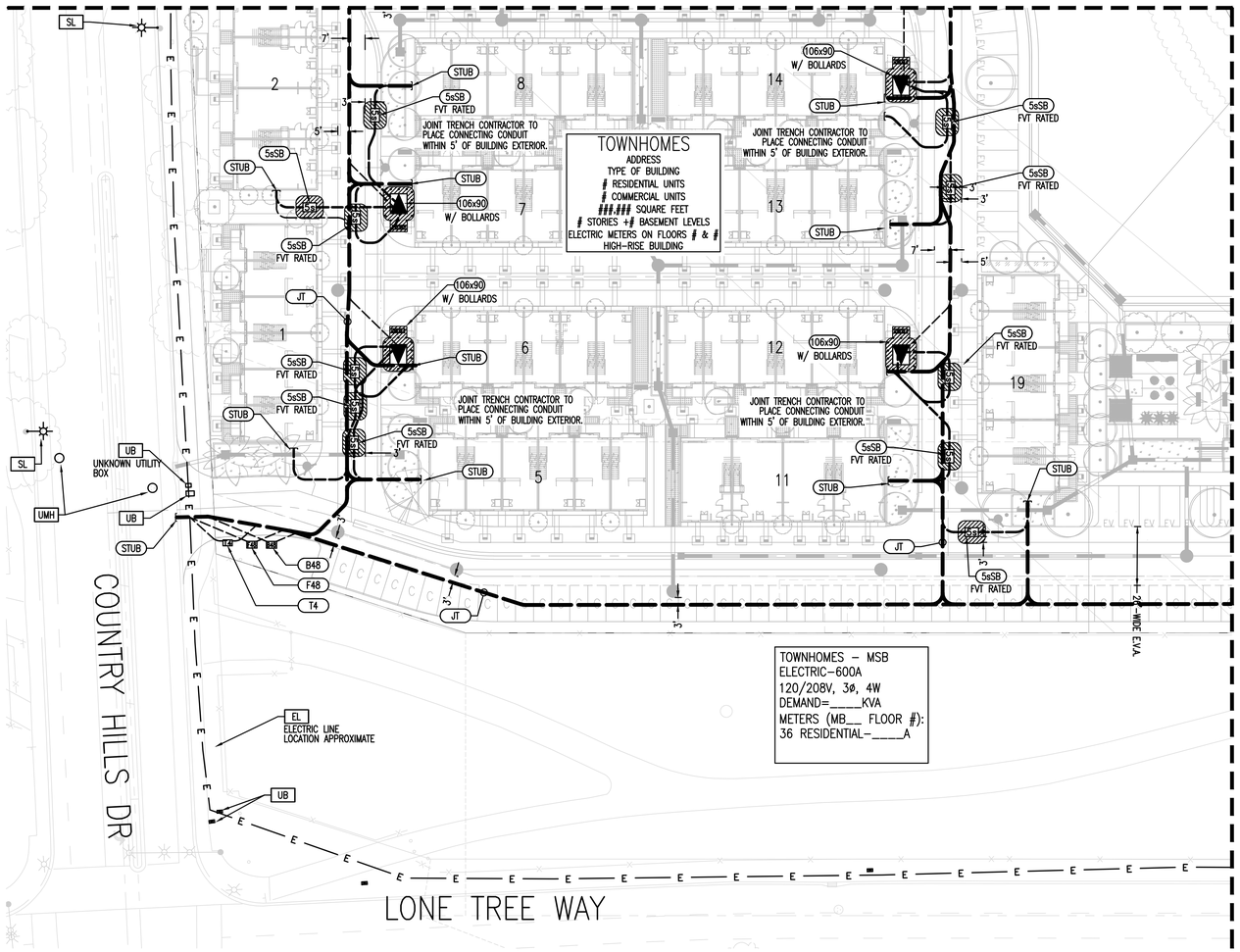
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–PRELIMINARY–
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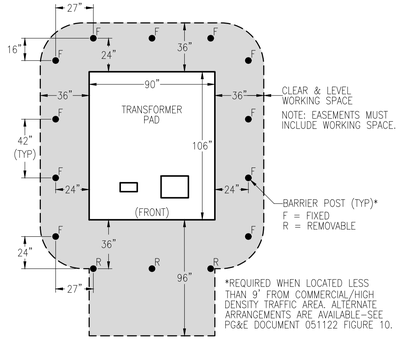
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MATCH LINE – SEE SHEET JT–3

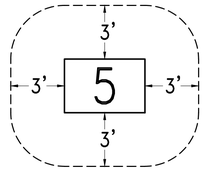


MATCH LINE – SEE SHEET JT–5

TOWNHOMES – MSB
ELECTRIC–600A
120/208V, 3ø, 4W
DEMAND=_____KVA
METERS (MB__ FLOOR #):
36 RESIDENTIAL–_____A



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

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LEGEND:

NEW

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EXISTING – TO REMAIN

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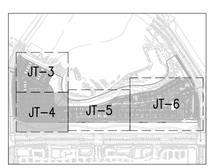
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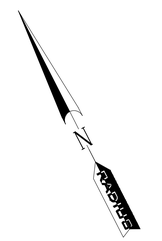
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SHEET INDEX MAP
N. T. S.



SHEET INDEX

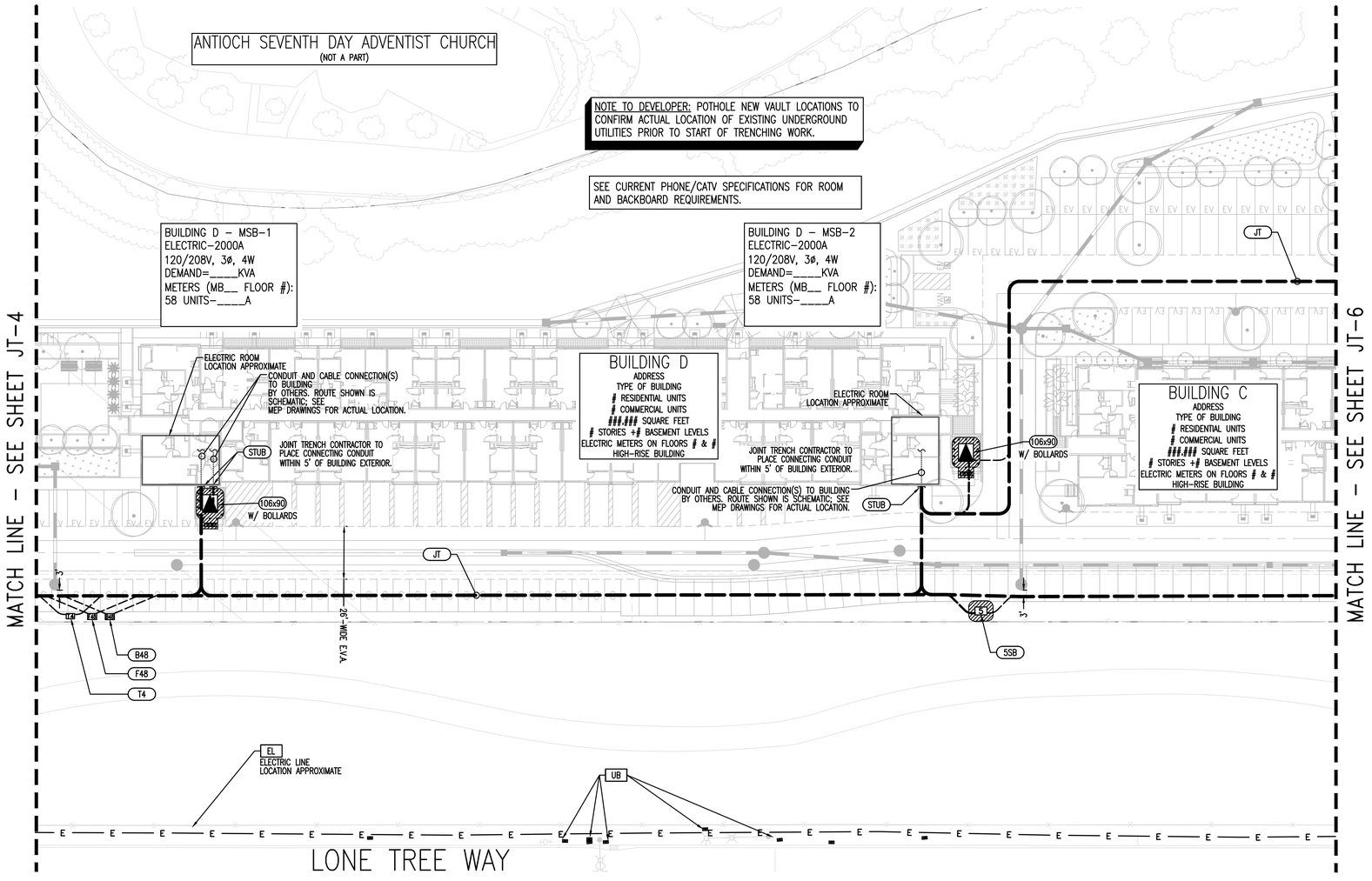
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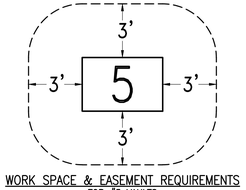
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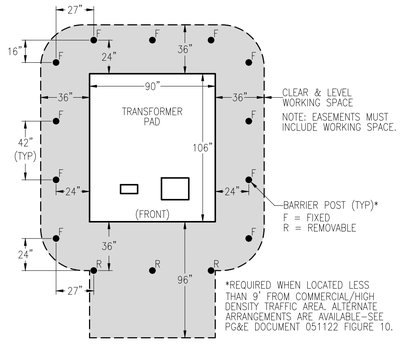
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CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
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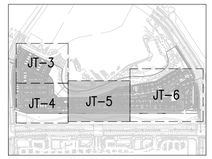
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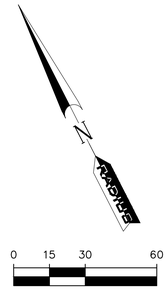
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SHEET INDEX MAP
N. T. S.



REGISTERED PROFESSIONAL ENGINEER
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JOINT TRENCH INTENT JT–5

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ANTIOCH SEVENTH DAY ADVENTIST CHURCH
(NOT A PART)

MATCH LINE – SEE SHEET JT–5

LONETREE WAY

DEER VALLEY RD

RETAINING WALLS ARE REQUIRED WHEN PG&E DETERMINES THAT IT IS NECESSARY TO PROTECT EQUIPMENT OR ENCLOSURES AGAINST LANDSLIDES, DRAINAGE WASH, DRIFTING SANDS, ETC. THE APPLICANT IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE RETAINING WALLS AND ANY ASSOCIATED SAFETY RAIL. THE RETAINING WALL WILL BE DESIGNED TO PROVIDE A BARRIER OF SUFFICIENT STRENGTH AND SUITABLE CONSTRUCTION TO PROVIDE ADEQUATE PROTECTION AND WORKING SPACE AROUND THE ENCLOSURE OR EQUIPMENT.

BUILDING B
ADDRESS
TYPE OF BUILDING
RESIDENTIAL UNITS
COMMERCIAL UNITS
#####' SQUARE FEET
STORIES +# BASEMENT LEVELS
ELECTRIC METERS ON FLOORS # & #
HIGH–RISE BUILDING

BUILDING B – MSB
ELECTRIC–3000A
120/208V, 3ø, 4W
DEMAND=_____KVA
METERS (MB__ FLOOR #):
90 RESIDENTIAL–_____A

CLUBHOUSE – MSB
ELECTRIC–800A
120/208V, 3ø, 4W
DEMAND=_____KVA
METERS (MB__ FLOOR #):
1 HOUSE–_____A

BUILDING C
ADDRESS
TYPE OF BUILDING
RESIDENTIAL UNITS
COMMERCIAL UNITS
#####' SQUARE FEET
STORIES +# BASEMENT LEVELS
ELECTRIC METERS ON FLOORS # & #
HIGH–RISE BUILDING

BUILDING C – MSB–1
ELECTRIC–2500A
120/208V, 3ø, 4W
DEMAND=_____KVA
METERS (MB__ FLOOR #):
68 RESIDENTIAL–_____A

BUILDING C – MSB–2
ELECTRIC–2000A
120/208V, 3ø, 4W
DEMAND=_____KVA
METERS (MB__ FLOOR #):
67 UNITS–_____A

BUILDING A
ADDRESS
TYPE OF BUILDING
RESIDENTIAL UNITS
COMMERCIAL UNITS
#####' SQUARE FEET
STORIES +# BASEMENT LEVELS
ELECTRIC METERS ON FLOORS # & #
HIGH–RISE BUILDING

BUILDING A – MSB
ELECTRIC–2500A
120/208V, 3ø, 4W
DEMAND=_____KVA
METERS (MB__ FLOOR #):
56 RESIDENTIAL–_____A

ELECTRIC ROOM LOCATION APPROXIMATE

JOINT TRENCH CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR.

CONDUIT AND CABLE CONNECTION(S) TO BUILDING BY OTHERS. ROUTE SHOWN IS SCHEMATIC; SEE MEP DRAWINGS FOR ACTUAL LOCATION.

W/ BUS DUCT & BOLLARDS

W/ BOLLARDS

5sSB FVT RATED

26'–WIDE E.V.A.

EL NEW ELECTRIC TIE–IN TO EX. CONDUITS. EXCAVATION DIMENSIONS ARE AT DISCRETION OF PG&E FIELD INSPECTOR.

EL LOCATION APPROXIMATE

EB

PMI9

PMJ

STUB

JT

B48

F48

T4

5SB

106x90

5

5'

6'

4'

3'

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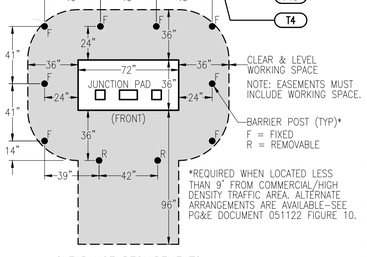
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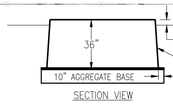
EXISTING – TO REMAIN

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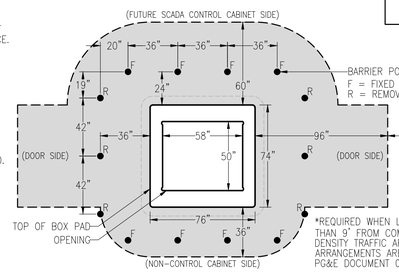
EXISTING – TO BE REMOVED OR RELOCATED



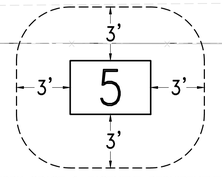
CLEARANCE REQUIREMENTS
72" x 36" JUNCTION PAD (N.T.S.)
PER PG&E DOCUMENT 051122



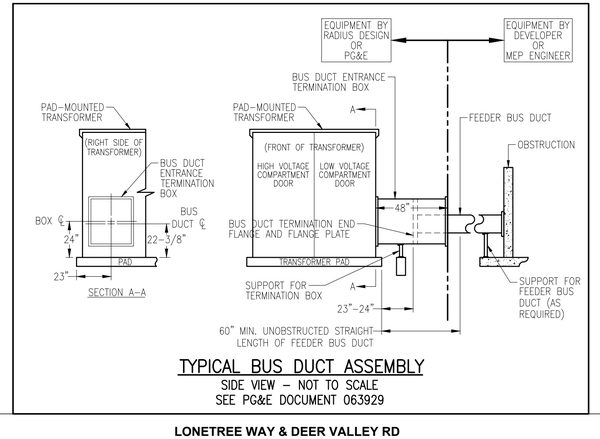
SECTION VIEW



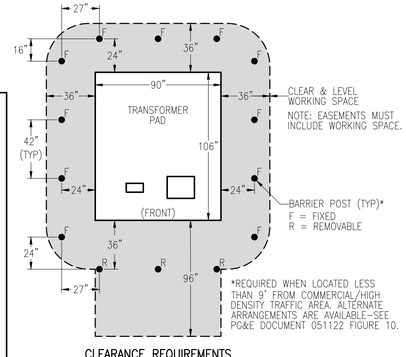
CLEARANCE REQUIREMENTS
74" x 76" PMI–9 BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



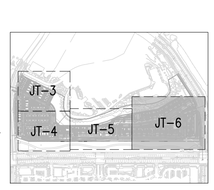
WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



TYPICAL BUS DUCT ASSEMBLY
SIDE VIEW – NOT TO SCALE
SEE PG&E DOCUMENT 063929



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



SHEET INDEX MAP
N. T. S.



NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

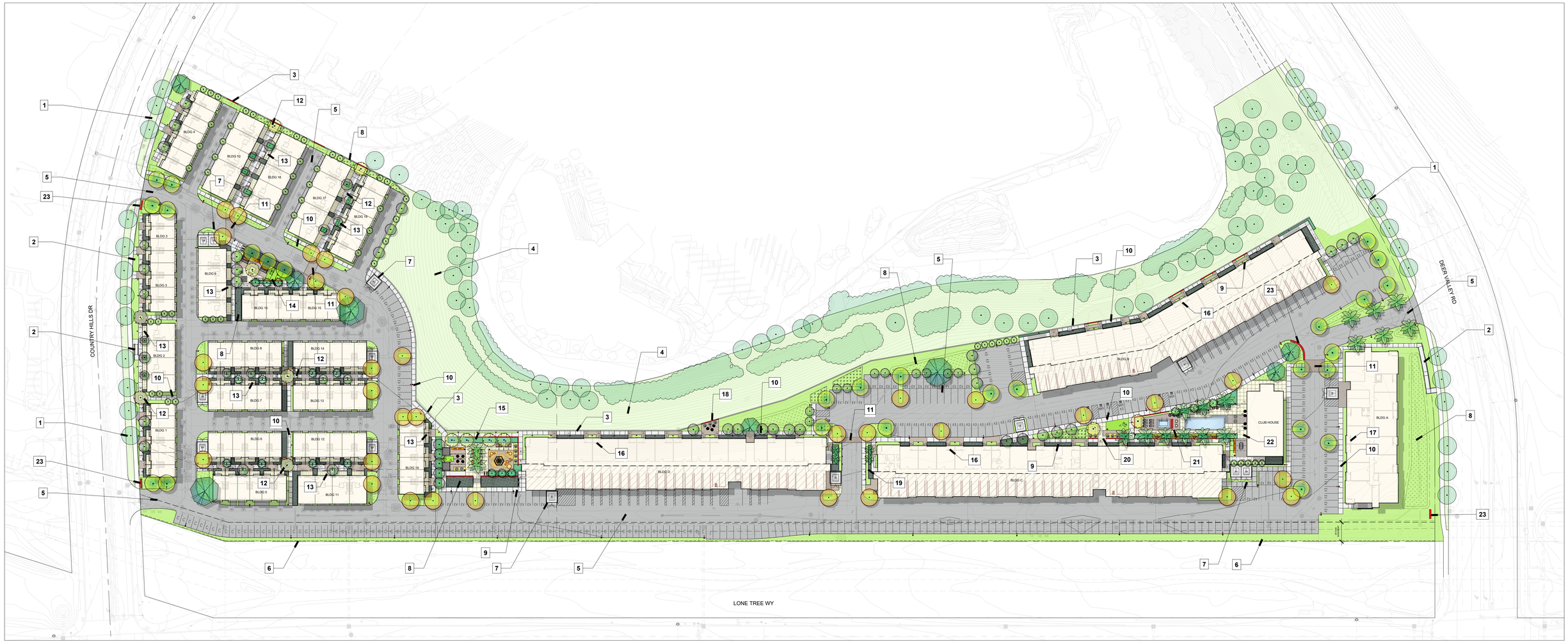
NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–26
CIVIL
STATE OF CALIFORNIA

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LAYOUT LEGEND

1. EXISTING STREESCAPE TO REMAIN: PROTECTED STREET TREES, PLANTING STRIP, SIDEWALK
2. NEW PLANTING BUFFER & ACCESS: TREES, SHRUBS, PERENNIALS, GRASSES PLANTING; TOWNHOMES GRAND STAIR / RAMP ACCESS
3. 10' TALL MAX (VARIOUS HEIGHTS DUE TO GRADING CONDITIONS) NEW PERIMETER RETAINING WALL W/ ACCENT ELEMENTS
4. EXISTING HILLSIDE W/ MATURE TREES TO REMAIN INTACT
5. NEW DRIVE-IN, ROADWAYS & PARKING
6. NEW PERIMETER BUFFER PLANTING & 6' TALL OMEGA METAL FENCE
7. DRY UTILITIES, SEE JOINT TRENCH W/ 8' TALL HORIZONTAL WOOD FENCE SCREENING
8. STORMWATER TREATMENT, SEE CIVIL
9. NEW AREA LIGHTING (PRELIMINARY LOCATIONS , SEE ELECTRICAL PLANS)
10. PEDESTRIAN CONNECTIONS: CONCRETE SIDEWALKS
11. PEDESTRIAN CONNECTIONS: DECORATIVE CROSSINGS OVER ROADWAYS
12. TOWNHOMES PASEO: DECORATIVE PAVING, CENTRAL / OR BACK ACCENT PLANTING SQUARE WITH SUCCULENTS, SPECIMEN TREE & PEA GRAVEL DECORATIVE MULCH, BENCH SEATING
13. TOWNHOMES PRIVATE PATIOS: 6' WIDE X MIN 10' LONG PATIOS W/ ACCENT PAVING, 3' TALL RAISED STORMWATER TREATMENT PLANTER BUFFERS, 5' TALL BREEZE BLOCK PATIO DIVIDERS, 3' TALL FENCE ENCLOSURE W/ GATE ACCESS (WHERE APPLICABLE)
14. NEIGHBORHOOD PLAZA #1: OPEN LAWN FOR PLAY, PICNIC AREA W/ BBQs AND PERGOLAS, GAME AREA W/ TABLES AND OVERSIZED CHESS, BUFFER PLANTING IN RAISED PLANTERS, ACCENT LIGHTING, BIKE PARKING (3 BIKE RACKS = 6 BIKE PARKING SPOTS), MAIL KIOSKS
15. NEIGHBORHOOD PARK: ELEVATED PARK (STAIR AND WALK ACCESS), CENTRAL PALM TREE PLANTING W/ BENCH SEATING, PICNIC AREA W/ PERGOLAS, SMALL LAWN FOR GAMES, LOUNGE SEATING; PLAY AREA W/ CLIMB STRUCTURE, PICNIC SEATING; BUFFER PLANTING IN RAISED PLANTERS W/ ACCENT SHADE TREES, ACCENT RETAINING WALL W/ MURAL
16. APARTMENT PRIVATE PATIOS: 6' WIDE X MIN 10' LONG PATIOS (WITHIN BLDG ENVELOPE) W/ ACCENT PAVING, 3' TALL FENCE ENCLOSURE W/ GATE ACCESS SUNKEN STORMWATER TREATMENT PLANTERS (WHERE APPLICABLE), PLANTING BUFFER BETWEEN UNITS
17. BLDG A APARTMENT PRIVATE PATIOS: 6' WIDE X MIN 10' LONG PATIOS (WITHIN BLDG ENVELOPE) - NO DIRECT FIRE ACCESS
18. LOUNGE PLAZA: ACCENT WALL ELEMENT @ PERIMETER WALL, ACCENT PAVING, PLANTER POTS, LOUNGE FURNITURE
19. BLDG C-D DRIVE ENHANCEMENT: ACCENT PAVING AT BLDG ENTRIES, TIERED RAISED PLANTER SYSTEM W/ ACCENT PLANTING
20. NEIGHBORHOOD PLAZA #2: OPEN LAWN, ACCENT PAVING, 5' TALL BREEZE WALLS W/ PLANTER POTS, PLANTING AREA W/ SUCCULENTS, SPECIMEN TREE & PEA GRAVEL DECORATIVE MULCH, BENCH SEATING
21. POOL & LOUNGE: POOL AND SPA, LOUNGE AREAS W/ VARIETY OF FURNISHINGS, DOUBLE SIDED FIRE WALL FOR OPEN WATER VIEWS, 5' TALL ACCENT WALLS + METAL POOL FENCE PERIMETER ENCLOSURE, 5' TALL GLASS FENCE @ CLUB HOUSE
22. CLUB HOUSE: LOUNGE PLAZA; OUTDOOR DINING W/ BBQs AND COMMUNAL TABLE, ACCENT LIGHTING; QUIET ZONE W/ CAFE / WORK TABLES; 5' TALL METAL FENCE + RETAINING WALL SCREENING
23. NEIGHBORHOOD SIGNAGE: 3' TALL ACCENT WALL, FINAL DESIGN TBD

Scale: 1" = 60'-0"

0 30' 60' 120'

ILLUSTRATIVE LANDSCAPE SITE PLAN

L-1.0

BDE MARTIN ARCHITECTURE

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1

AUGUST 8, 2025

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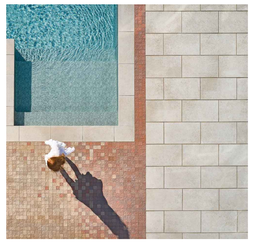
PAVING & MULCH



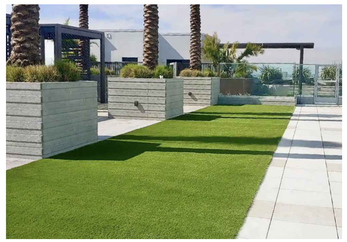
PEDESTRIAN CONCRETE PAVING



ACCENT VEHICULAR PAVING



ACCENT PEDESTRIAN PAVING (PAVERS)



ARTIFICIAL TURF



PLAY RUBBER + ARTIFICIAL TURF SURFACING

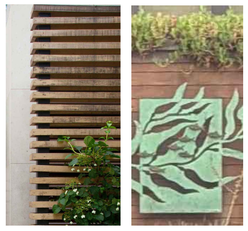


MULCH



PEA GRAVEL - DECORATIVE MULCH

WALLS & FENCES



ACCENT DECOR @ PERIMETER RETAILING WALLS
(WALL MATERIAL & HEIGHT PER CIVIL)
RELLIS OR METAL ART WORK SECTIONS



SITE PERIMETER FENCING
6' TALL OMEGA METAL FENCE



UTILITIES SCREEN FENCING
6' TALL HORIZONTAL WOOD FENCE



PATIO ENCLOSURE
3' TALL PLANTER WALL + FENCE W/ GATE



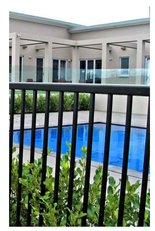
PATIO DIVIDER
5' TALL BREEZE BLOCK WALL



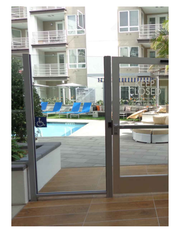
ACCENT WALL
10' TALL CMU WALL W/ MURAL
(FINAL WALL HEIGHTS PER SITE CONDITIONS)



POOL ACCENT WALL
5' TALL CMU WALL W/ COLOR STUCCO



POOL METAL FENCE
5' TALL METAL PICKET FENCE

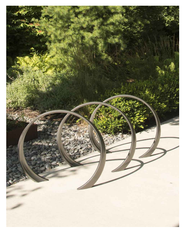


POOL GLASS FENCE
5' TALL GLASS FENCE
W/ METAL FRAMING

FURNISHINGS



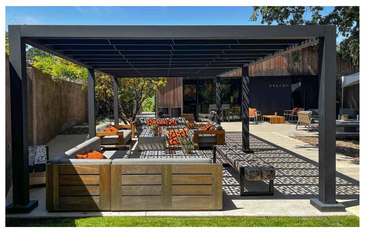
BENCHES
LANDSCAPE FORMS HARPO BENCH



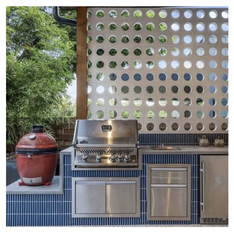
BIKE RACKS
LANDSCAPE FORMS LOOP RACK



MAIL KIOSK
PER ARCHITECT



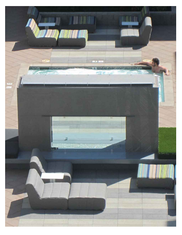
SHADE PERGOLA
STRUCTUREWORKS / TREX PERGOLA SYSTEMS



BBQ COUNTER
TREX SYSTEM W/ ACCENT WALL



PLANTER POTS
TOURNESOL COLORFUL POTS



DOUBLE SIDED FIRE WALL
(CUSTOM)



BUILD IN LOUNGERS @ POOL
(CUSTOM)



PLAY STRUCTURE
BERLINER CUBE XL

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PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Antioch. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
11. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
12. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
13. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
14. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
15. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
16. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
17. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
18. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
19. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
20. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
21. VersiCell drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TourneSol SiteWorks, Union City, CA 800.542.2282. Allow at least 4 weeks lead time for ordering product. All VersiCell board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
22. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.

Scale: 1" = 60'-0"

0 30' 60' 120'

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PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	CA NATIVE	FIRE resist.	NOTES
TREES								
ARB MAR	24" BOX	Arbutus marina	Strawberry Tree		L		YES	standard
CER FLO	24" BOX	Cercidium fl. 'Desert Museum'	Blue Palo Verde		VL	NATIVE		multi
CER OCC	24" BOX	Cercis occidentalis	Western Redbud		L	NATIVE	YES	multi
CHA HUM	24" BOX	Chamaerops humilis	Mediterranean Fan Palm		L			multi
JAC MIM	36" BOX	Jacaranda mimosifolia	Jacaranda Tree		M			standard
LYO FLO	24" BOX	Lyonothamnus floribundus	Catalina Ironwood		L	NATIVE	YES	standard
MET EXC	24" BOX	Metrosideros excelsus	New Zealand Christmas Tree		L		YES	standard
OLE WIL	24" BOX	Olea 'Wilsonii'	Fruitless Olive Tree		L		YES	multi
PIS CHI	24" BOX	Pistachia chinensis	Chinese Pistache		L		YES	standard
PRU CAR	24" BOX	Prunus caroliniana	Carolina Cherry Laurel		M		YES	standard
QUE AGR	36" BOX	Quercus agrifolia	Coast Live Oak		VL	NATIVE		standard
QUE TOM	24" BOX	Quercus tomentella	Island Oak		L	NATIVE		standard
PHO DAC	14'bth	Phoenix dactylifera	Date Palm		L			standard
PHO DAC	24" BOX	Tistania laurina 'Elegant'	Water Gum Tree		M			standard

LARGE & MEDIUM SHRUBS								
ACI	5 gal	Acacia 'Cousin Itt'	Little River Wattle	36" oc	L			
BAD	5 gal	Banksia ashbyi 'Dwarf'	Dwarf Banksia	36" oc	L			
CAC	15 gal	Carpenteria californica	Bush Anemone	36" oc	L	NATIVE	YES	
CAS	15 gal	Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow	x	L			
CJC	5 gal	Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	60" oc	L	NATIVE		
DVP	15 gal	Dodonaea viscosa 'Purpurea'	Purple Leaved Hopseed Bush	60" oc	L		YES	
FKT	5 gal	Fremontodendron 'Ken Taylor'	'Ken Taylor' Flannel Bush	60" oc	L	NATIVE		
FDG	5 gal	Fremontodendron 'Dara's Gold'	'Dara's Gold' Flannel Bush	60" oc	L	NATIVE		
GMO	15 gal	Grevillea 'Moonlight'	Moonlight Grevillea	60" oc	L			
GEL	15 gal	Garrya elliptica 'Evie'	'Evie' Coast silktassel	60" oc	L	NATIVE	YES	
HPY	5 gal	Hesperaloe parvifolia 'Brake Lights'	Red Yucca	24" oc	L		YES	
HPY	5 gal	Hesperaloe parvifolia 'Yellow Sun'	Yellow Yucca	24" oc	L		YES	
LJE	15 gal	Leucadendron 'Jester'	Sunshine Conebush	60" oc	L			
LSG	15 gal	Leucadendron 'Safari Goldstrike'	Safari Goldstrike Conebush	48" oc	L			
MCA	15 gal	Myrica californica	Pacific Wax Myrtle	60" oc	L	NATIVE	YES	
RAU	5 gal	Ribes aurea	Yellow Currant	48" oc	L	NATIVE		
PTS	5 gal	Pittosporum tobira 'Shima'	Cream De Mint Dwarf Pittosporum	36" oc	L		YES	
PAR	5 gal	Phormium 'Amazing Red'	Red New Zealand Flax	24" oc	L			
SCH	5 gal	Santolina chamaecyparissus	Lavender Cotton	36" oc	L		YES	
TRL	5 gal	Trichostema lanatum	Woolly Blue Curls	x	L	NATIVE		
YGW	5 gal	Yucca gloriosa var. recurvifolia 'Walbristar'	Soft-Tip Yucca	x	L			
YEL	15 gal	Yucca elata	Soaptree Yucca	x	L			
VAC	15 gal	Vitex agnus-castus	Chaste Tree	x	L			

PERENNIALS & SHRUBS GROUNDCOVER								
AMO	1 gal	Achillea 'Moonshine'	Yellow Yarrow	24" oc	L	NATIVE	YES	
AMO	1 gal	Achillea 'Terracotta'	Terracotta Common Yarrow	24" oc	L	NATIVE	YES	
ABT	5 gal	Anigozanthos 'Bush Tango'	Orange Kangaroo Paw	24" oc	L			
CSP	1 gal	Calandrinia spectabilis 'Shining Pink'	'Shining Pink' Rock Purslane	24" oc	L			
CCE	5 gal	Ceanothus g. 'Centennial'	'Centennial' Ceanothus	30" oc	L	NATIVE		
CYP	5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus	30" oc	L	NATIVE		
DBI	5 gal	Dietes grandiflora 'Sunstripe'	Fortnight Lily	30" oc	L		YES	
ELS	1 gal	Eriophyllum lanatum 'Siskiyou'	Siskiyou Woolly Sunflower	24" oc	L	NATIVE		
GSP	3 gal	Gaura lindheimeri 'Siskiyou Pink'	Siskiyou Pink Beeblossom	30" oc	L			
LPE	5 gal	Limonium perezii	Sea Lavender	30" oc	L	NATIVE		
LBE	1 gal	Lotus berthelotii	Parrot's Beak	30" oc	L			
SSB	5 gal	Salvia leucantha 'Santa Barbara'	'Santa Barbara' Sage	30" oc	L	NATIVE		
SVC	5 gal	Solidago velutina ssp. californica	California Goldenrod	30" oc	L	NATIVE		

GRASSES								
BBA	5 gal	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	12" oc	L	NATIVE		
CTU	5 gal	Carex tumulicola	Berkeley Sedge	24" oc	L	NATIVE	YES	
CHE	5 gal	Chondropetalum elephantinum	Large Cape Rush	36" oc	L			
FEB	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	24" oc	L		YES	
MRM	5 gal	Muhlenbergia c. 'Regal Mist'	Pink Muhly	30" oc	L			
MWC	5 gal	Muhlenbergia c. 'White Cloud	White Muhly	30" oc	L			
MRI	5 gal	Muhlenbergia rigens	Deergrass	36" oc	L	NATIVE		
NTE	1 gal	Nassella tenuissima	Mexican Feather Grass	24" oc	L			
LSB	5 gal	Lomandra 'Sea Breeze'	Sea Breeze Lomandra	36" oc	L			
LMG	5 gal	Lomandra longifolia Miner's Gold	Miner's Gold Lomandra	30" oc	L			
PSF	5 gal	Pennisetum setaceum 'Fireworks'	Variegated Purple Fountain Grass	24" oc	L			

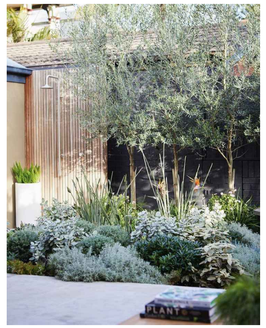
SUCCULENTS & CACTI								
ADS	5 gal	Aeonium decorum 'Sunburst'	Sunburst Aeonium	24" oc	L		YES	
ABF	5 gal	Aloe 'Blue Elf'	Blue Elf Aloe	36" oc	L		YES	
APL	5 gal	Aloe plicatilis	Fan Aloe	36" oc	L		YES	
AKS	5 gal	Agave attenuata 'Kara Stripe'	Kara Stripe Agave	36" oc	L		YES	
ARL	5 gal	Agave attenuata 'Ray of Light'	Ray of Light Agave	36" oc	L		YES	
FFM	5 gal	Dudleya pulverulenta	Chalk Liveforever	24" oc	L	NATIVE	YES	
EAG	1 gal	Echeveria 'Afterglow'	Afterglow Echeveria	24" oc	L		YES	
FFM	5 gal	Furcraea foetida 'Mediopicta'	Variegated Mauritius Hemp	48" oc	L		YES	
KLF	1 gal	Kalanchoe luciae 'Fantastic'	Paddle Plant	24" oc	L		YES	
MMM	5 gal	Mangave 'Mission to Mars'	Mission to Mars Mangave	36" oc			YES	
OST	5 gal	Opuntia santa-rita 'Tubac'	Tubac Purple Prickly Pear Cactus	24" oc	L		YES	
SRA	1 gal	Sedum rupestre 'Angelina'	Angelina Stonecrop	24" oc	L		YES	
SMA	5 gal	Senecio mandraliscae	Blue Chalksticks	24" oc	L		YES	
TPA	5 gal	Trichocereus pachanoi	San Pedro Cactus	24" oc	L		YES	

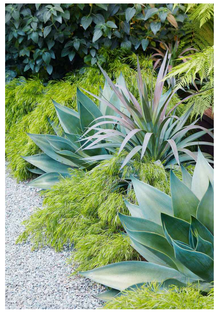
VINES								
BCG	5 gal	Bougainvillea 'California Gold'	California Gold Bougainvillea	X	L			
RBL	5 gal	Rosa banksiae 'Lutea'	Yellow Lady Banks Climbing Rose	X	L		YES	

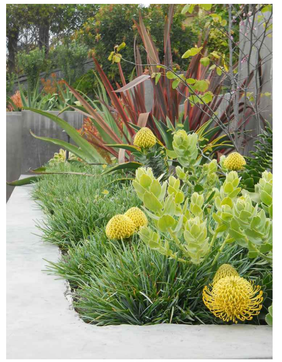
PROPOSED STORMWATER TREATMENT AREAS PLANTING									
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	BASIN	BANK	UPLAND	WELLS
CD	5 Gal	Carex tumulicola	Foothill Sedge	24" O.C.	Native/Low Water Use	•	•	•	•
CT	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" O.C.	Low Water Use	•	•	•	•
JP	1 Gal	Juncus patens	California Gray Rush	18" O.C.	Native/Low Water Use	•	•	•	•
MR	5 Gal	Muhlenbergia rigens	Deer Grass	30" O.C.	Native/Low Water Use		•	•	•
PH	5 Gal	Penstemon heterophyllus 'Blue Springs'	Foothill Penstemon	24" O.C.	Native/Low Water Use		•	•	•
RS	5 Gal	Ribes sanguineum	Red-Flowering Currant	48" O.C.	Native/Low Water Use		•	•	•

PLANTING IMAGERY









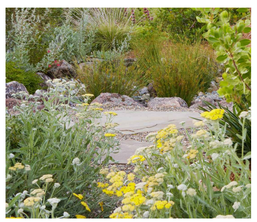




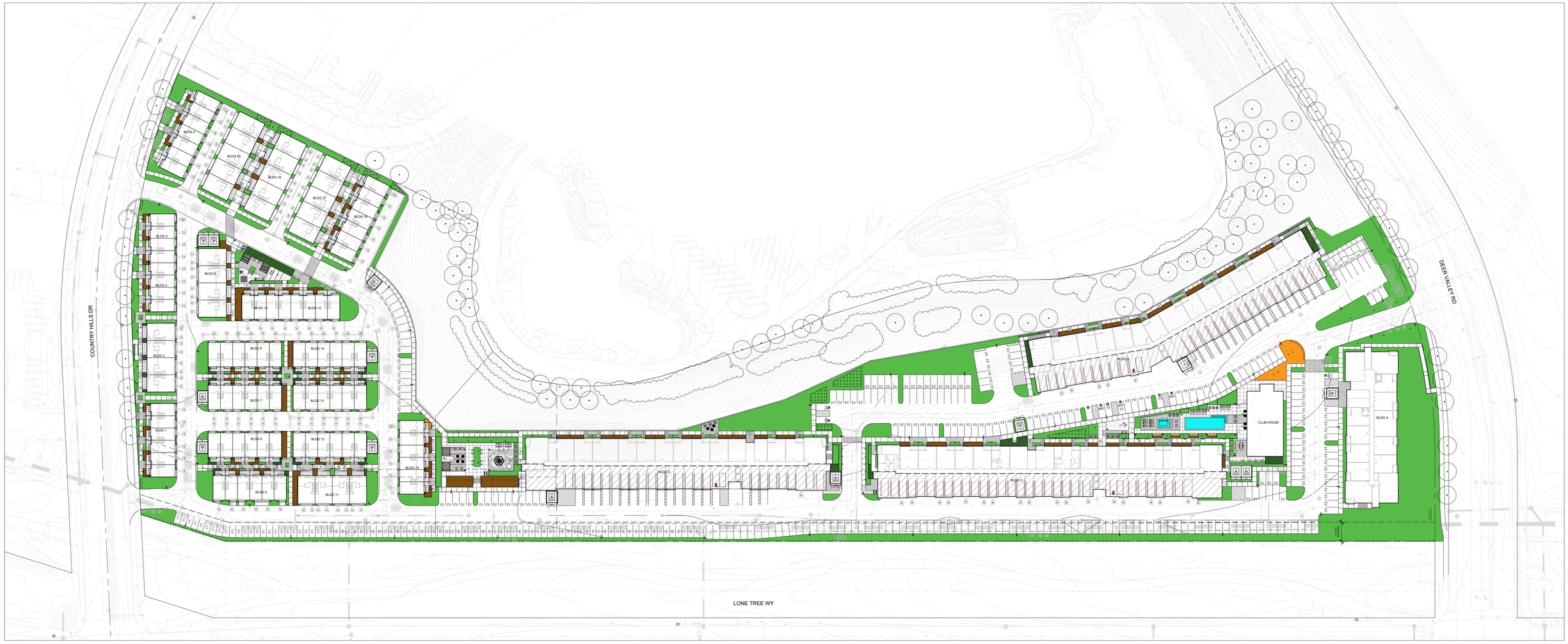






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Scale: **1" = 60'-0"**

0 30' 60' 120'

WATER USE LEGEND

- WUCOLS Low: 84,395 SF
- WUCOLS Moderate: 8,685 SF
- WUCOLS High: 0 SF
- Water Features: 970 SF
- Special Landscape Area: STORMWATER TREATMENT (inlcuded in planting SF)

TOTAL PLANTING AREA: 93,080 sq ft

LANDSCAPE HYDROZONE PLAN **L-4.0**

BDE MARTIN ARCHITECTURE
THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1 AUGUST 8, 2025

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IRRIGATON NOTES

All irrigation systems shall be automatic and meet the minimum requirements of the City Landscape Ordinance and specifications

1. Planting Areas and Method of Irrigation
   a. All trees shall be irrigated with tree bubblers on a separate valve in compliance with City specifications.
   b. All shrubs shall be irrigated with drip irrigation systems.
   c. All lawn areas (if specified on the plans) shall be irrigated with high efficiency steam rotor heads or sub-surface drip irrigation systems.
   d. All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the City's Water Efficient Landscape Ordinance

2. Irrigation Equipment
   a. Point of Connection: A dedicated irrigation water meter will be provided for the project in accordance with city specifications. Water pressure will be approximately 60 psi. A master valve and flow sensor shall be provided to provide water conservation operation.
   b. Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to supply efficient water application to each hydrozone. Rain sensors and moisture sensors shall be used where appropriate to provide efficient water application.
   c. Irrigation application method shall comply with City ordinance requirements for planting area widths.
   d. See Irrigation Equipment Legend for Irrigation Materials.
   e. Irrigation controllers shall be smart controllers that are weather-based to create an efficient water use system.
   f. Irrigation backflow devices shall be provided in accordance with City Specification and screened from view.
   g. The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

PRELIMINARY IRRIGATION SYSTEM LEGEND

	IRRIGATION BACKFLOW PREVENTION DEVICE - FEBCO-825Y-BV		
	IRRIGATION SUPPLYLINE- 2" AND LARGER	-1120/CLASS 315 PVC PIPE	-18" COVER
	IRRIGATION SUPPLYLINE-1.5" & SMALLER	-1120/SCHEDULE 40 PVC PIPE	-18" COVER
	IRRIGATION SPRINKERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER
E E E E E	ELECTICAL CONDUIT	-1120/SCHEDULE 40 ELECTRICAL CONDUIT	-24" COVER
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER

WATER USE CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 48.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	84,395	31,226	935,098
Moderate Water- Use Plants	0.50		0.81	0.62	8,685	5,385	161,250
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	93,080	36,611	1,096,349
Special Landscape Areas							
water feature					970		
					(C)	(D)	
				Totals	0	0	
						ETWU Total	1,096,349
			Maximum Allowed Water Allowance (MAWA)[e]				1,254,318

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

[b]Irrigation Method — *overhead spray or drip*

[c]Irrigation Efficiency — *0.75 for spray head 0.81 for drip*

[d]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.

[e]MAWA (Annual Gallons Allowed) = (*Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

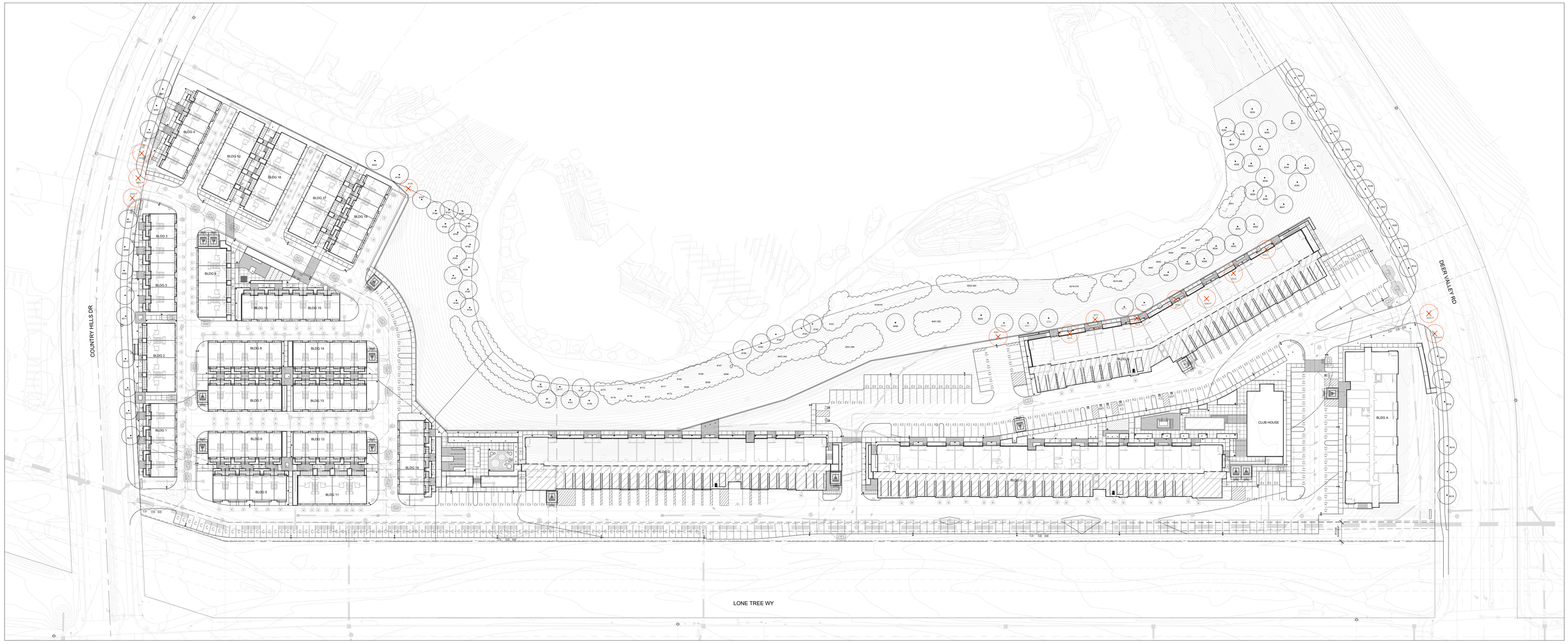
Regular Landscape Areas

Total ETAF x Area (B)	36,611
Total Area (A)	93,080
Average ETAF	**0.393326708207993**

All Landscape Areas

Total ETAF x Area	(B+D)	36,611
Total Area	(A+C)	93,080
Sitewide ETAF (B+D) ÷ (A+C)		**0.393326708207993**

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Scale: **1" = 60'-0"**

0 30' 60' 120'

TREE DISPOSITION LEGEND

#204 — EXISTING TREE TO REMAIN
QTY: 140

#-tree number per arborist

#205-P — EXISTING TREE TO BE REMOVED
QTY: 14 (includes 6 Protected Trees)

P-protected tree

NOTE:
SEE ARBORIST REPORT PREPARED BY WOODREEVE CONSULTING, DATED MAY 2025

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0' 60' 120'

1"=60'

TRUE PROJ NORTH

COMPOSITE SITE PLAN - GRADE

AP1.00C

LONETREE WAY & DEER VALLEY RD

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AUGUST 08 2025

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0' 60' 120'

1"=60'

SITE PLAN - LOWER GRADE

AP1.00

LONETREE WAY & DEER VALLEY RD

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0' 60' 120'

TRUE PROJ NORTH

1"=60'

SITE PLAN - UPPER GRADE / FLOOR 1

AP1.01

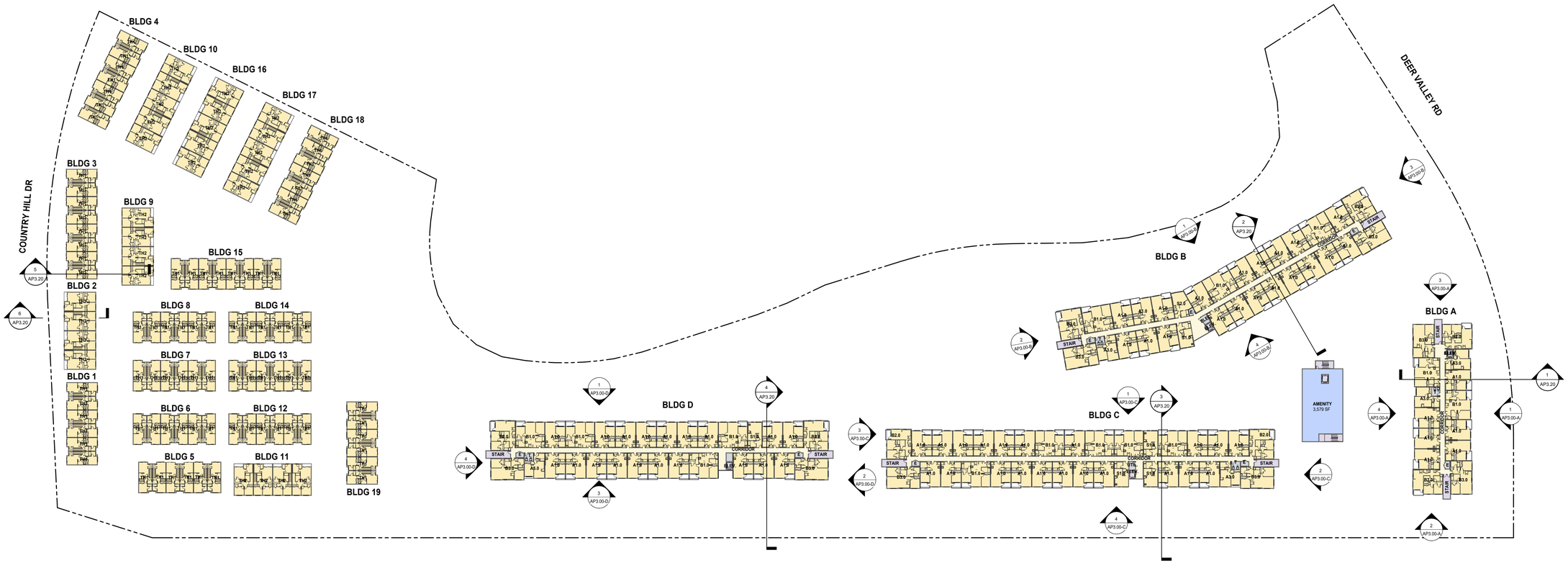
BDE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1

AUGUST 08 2025

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0' 60' 120'

TRUE PROJ NORTH

1"=60'

SITE PLAN - FLOOR 2

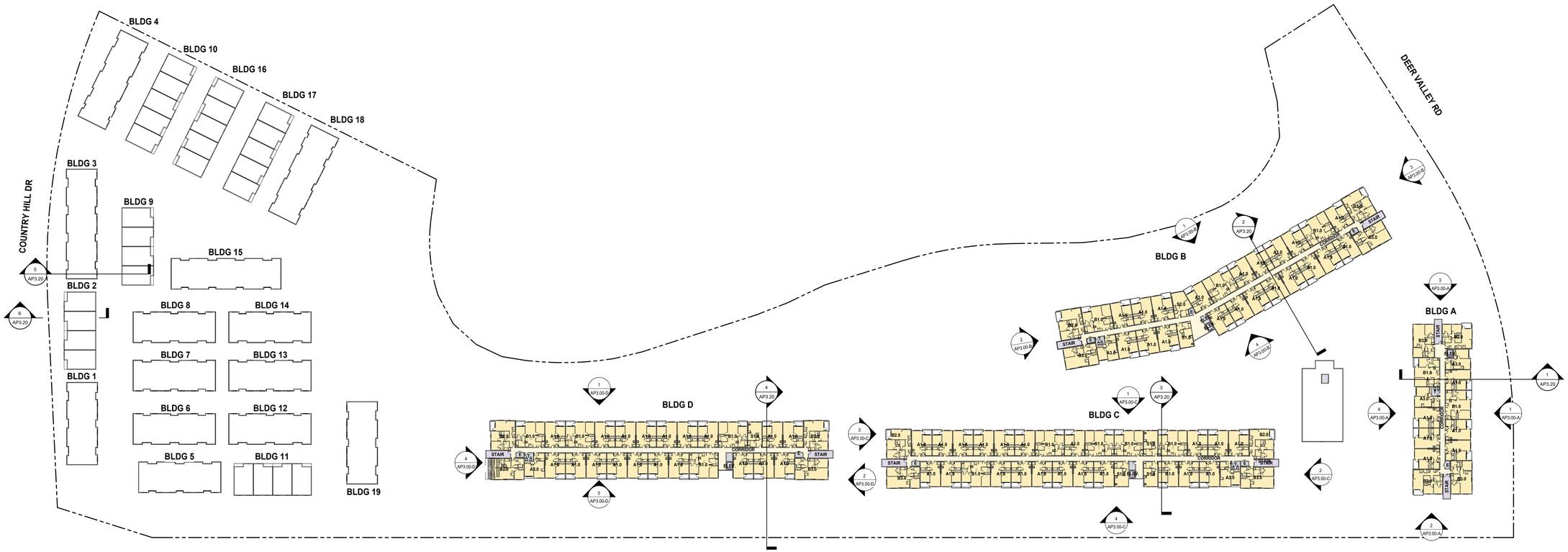
AP1.02

LONETREE WAY & DEER VALLEY RD

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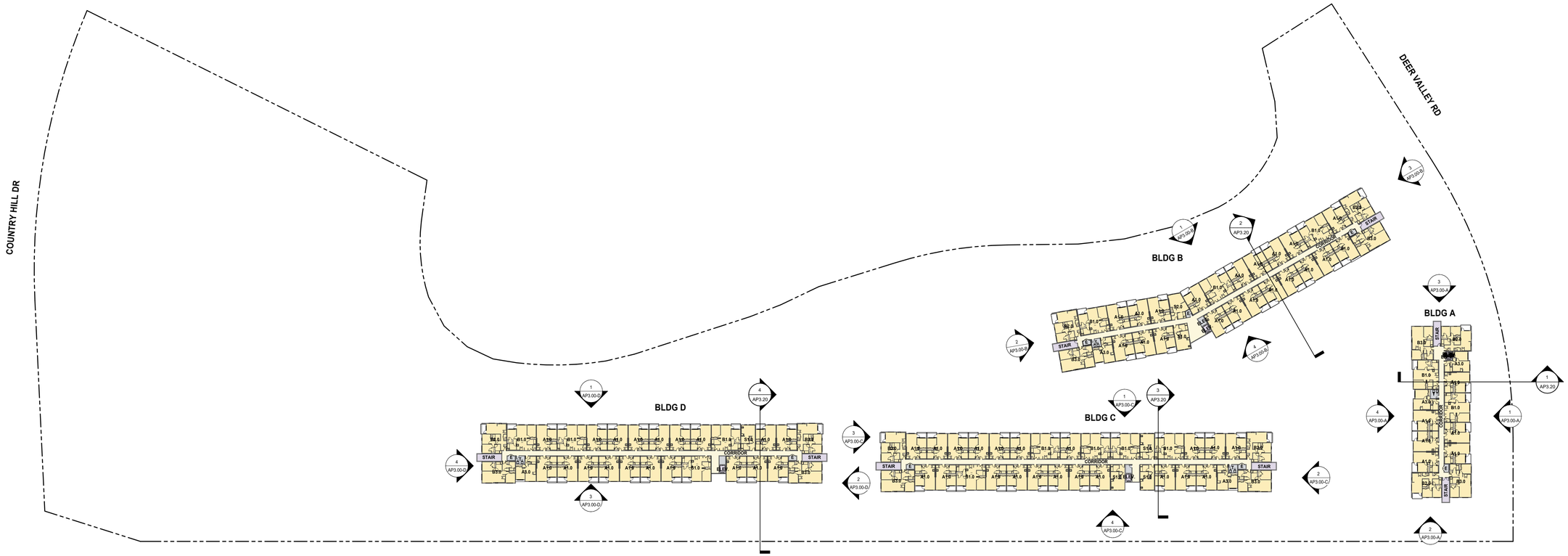
0' 60' 120'

1"=60'

SITE PLAN - FLOOR 3

AP1.03

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0' 60' 120'

1"=60'

TRUE PROJECT NORTH

SITE PLAN - FLOOR 4

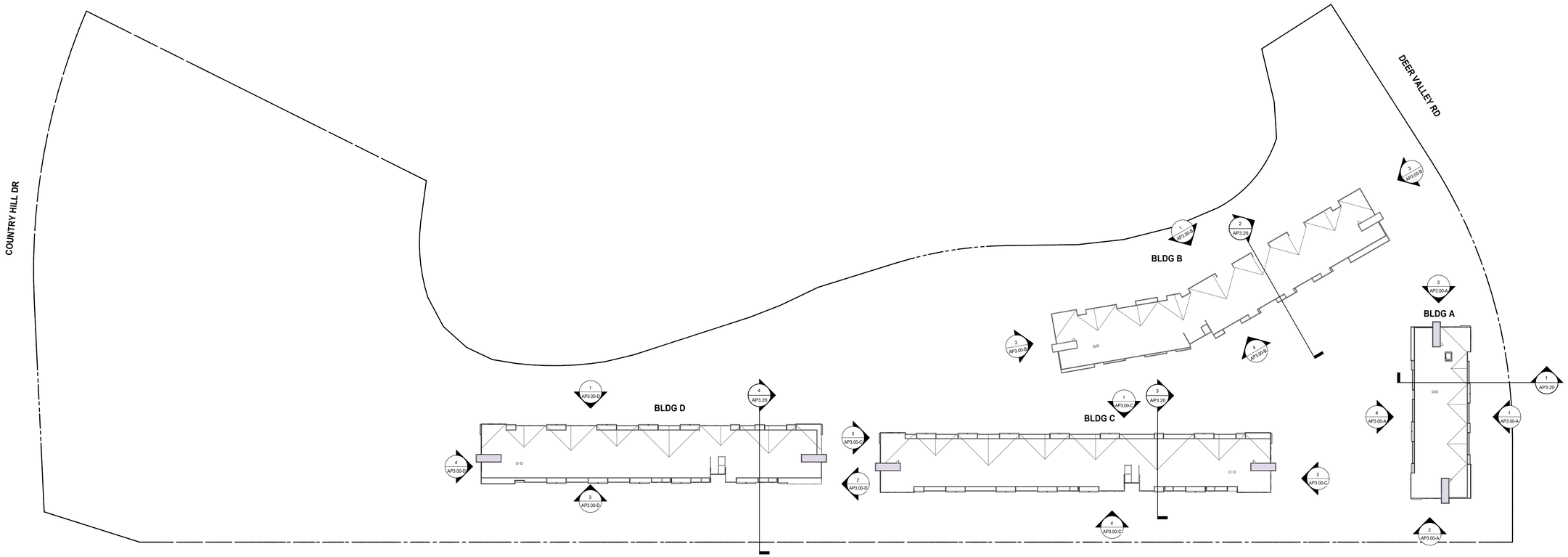
AP1.04

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1

AUGUST 08 2025

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0' 60' 120'

1"=60'

SITE PLAN - ROOF

AP1.05

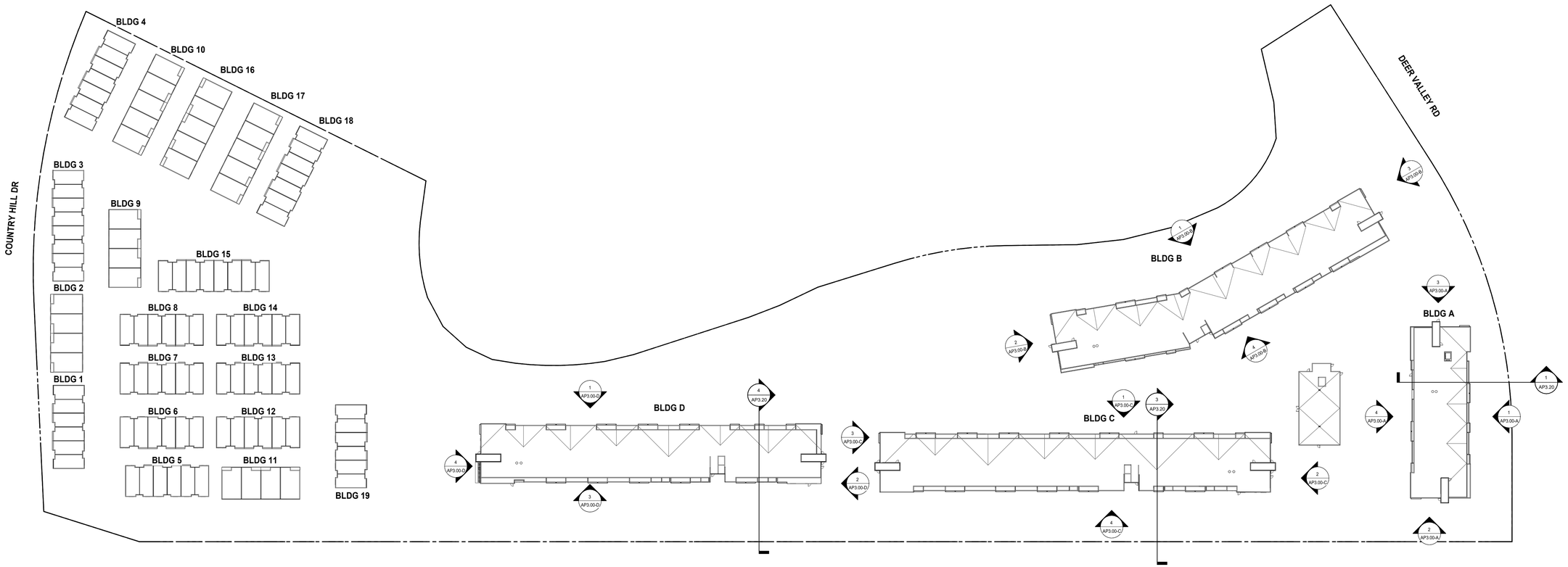
BDE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

FORMAL PLANNING APPLICATION #1

AUGUST 08 2025

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0' 60' 120'

1"=60'

SITE PLAN - UPPER ROOF

AP1.06

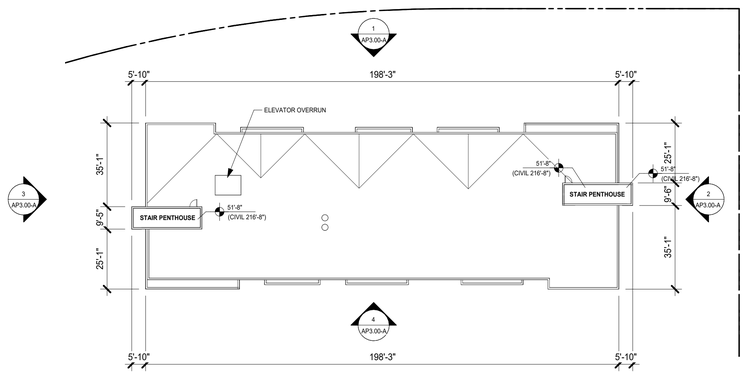
BDE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

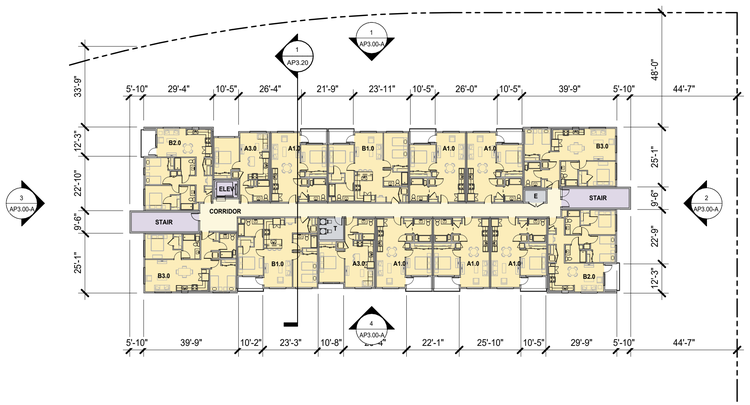
FORMAL PLANNING APPLICATION #1

AUGUST 08 2025

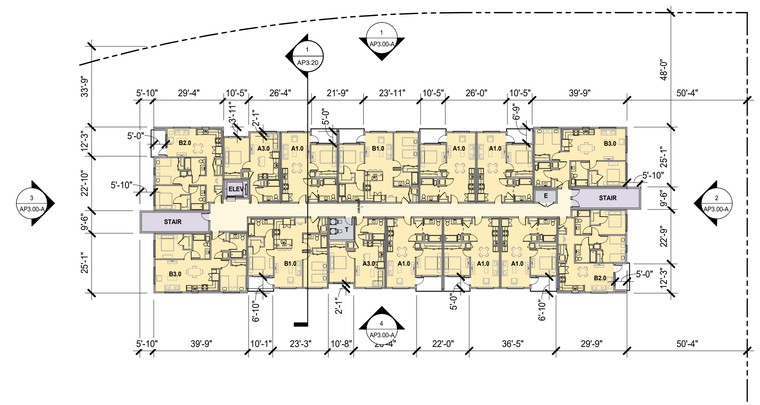
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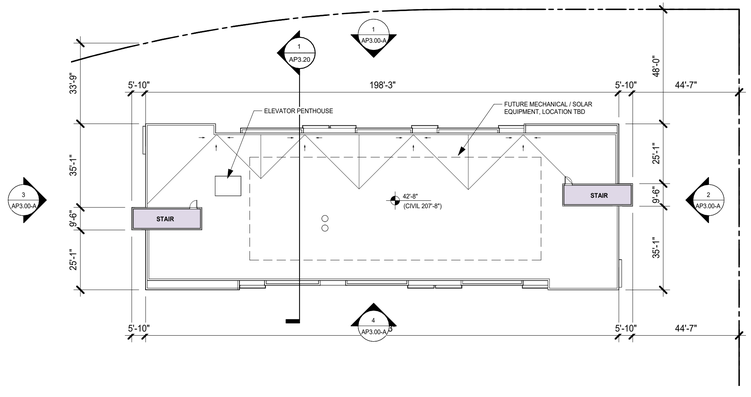
UPPER ROOF 6



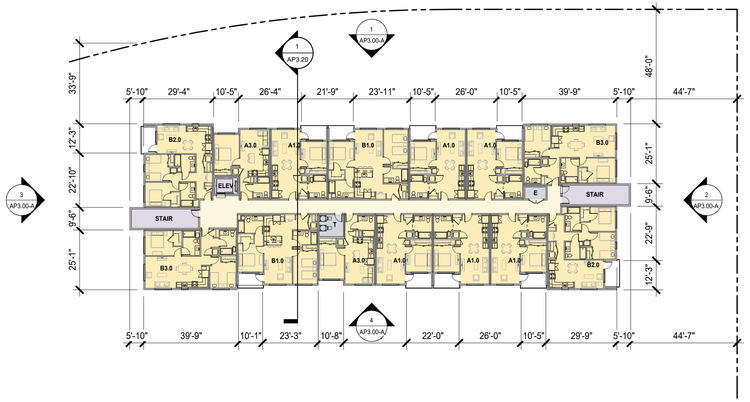
FLOOR 4 4



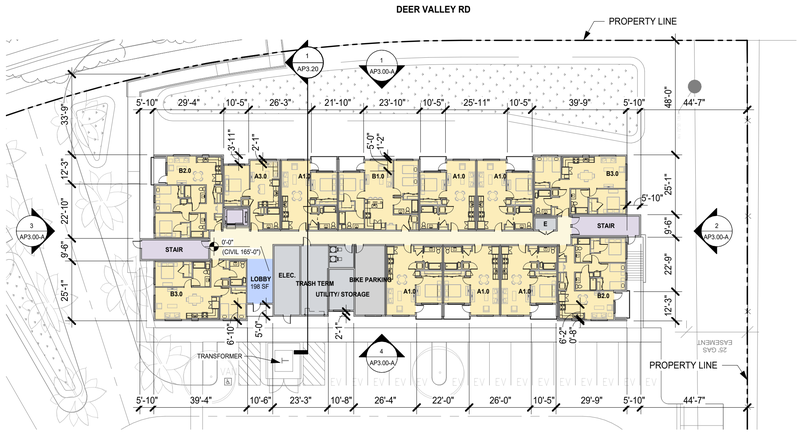
FLOOR 2 2



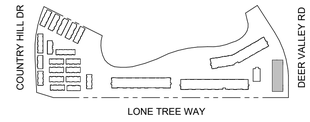
ROOF 5



FLOOR 3 3



FLOOR 1 1



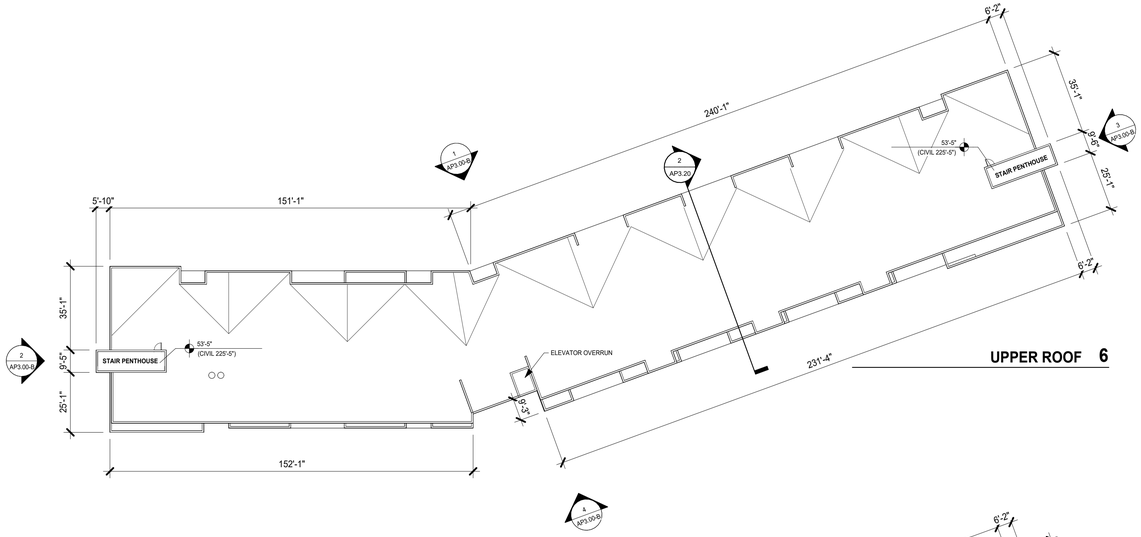
0' 30' 60'

PROJECT NORTH
TRUE NORTH

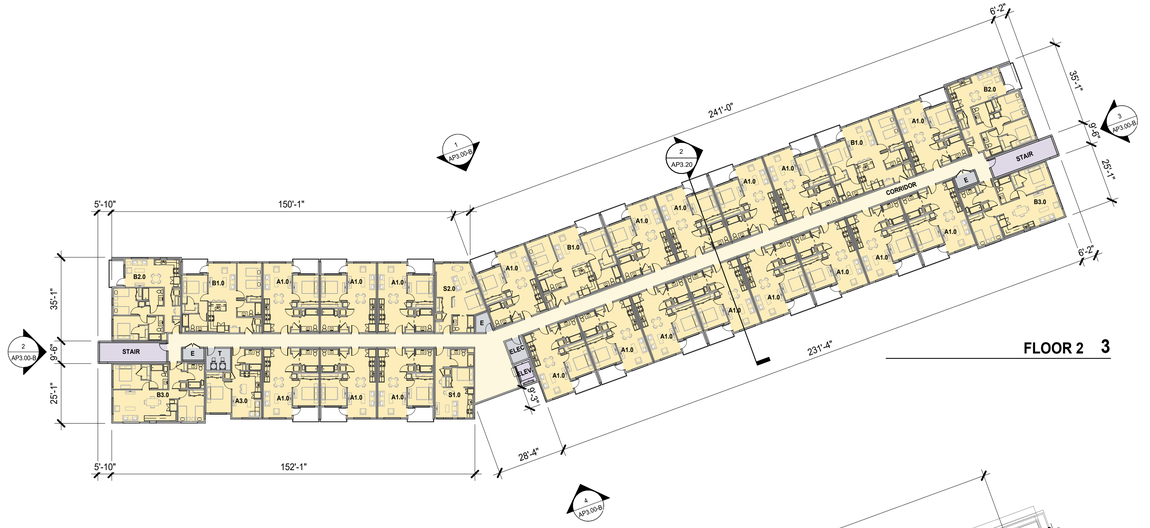
FLOOR PLANS - BUILDING A AP2.00-A

1"=30'

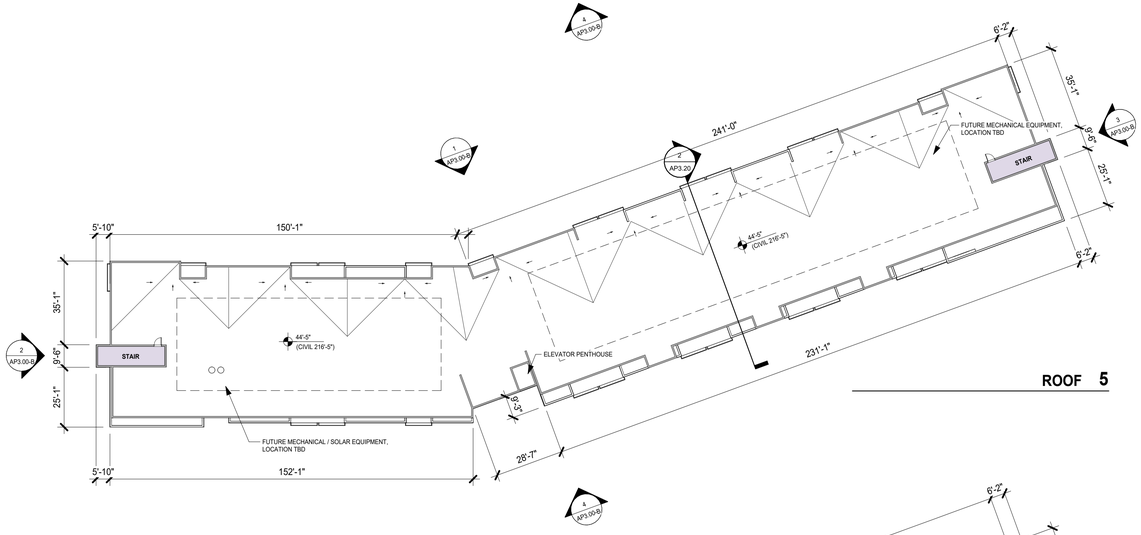
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UPPER ROOF 6



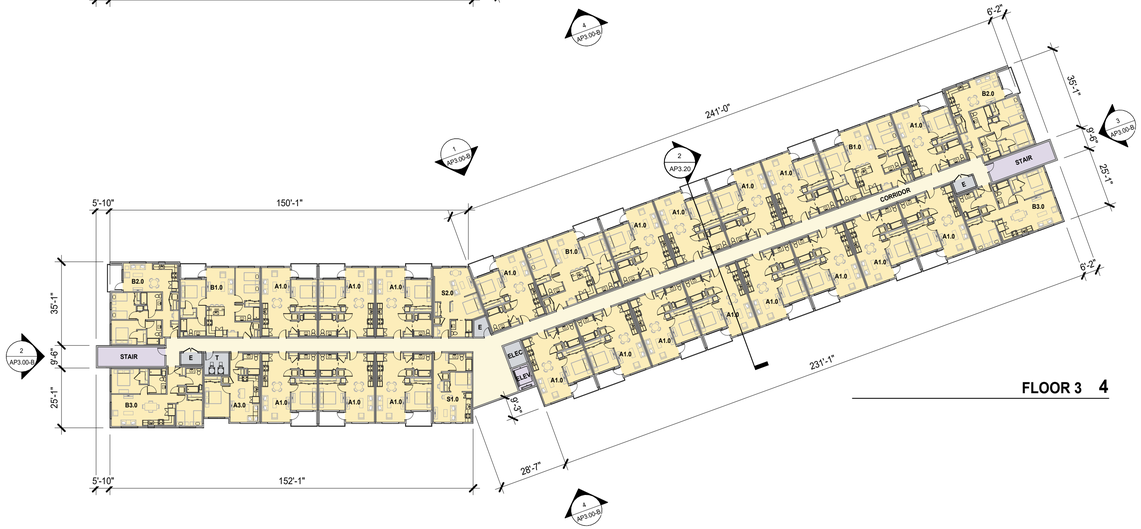
FLOOR 2 3



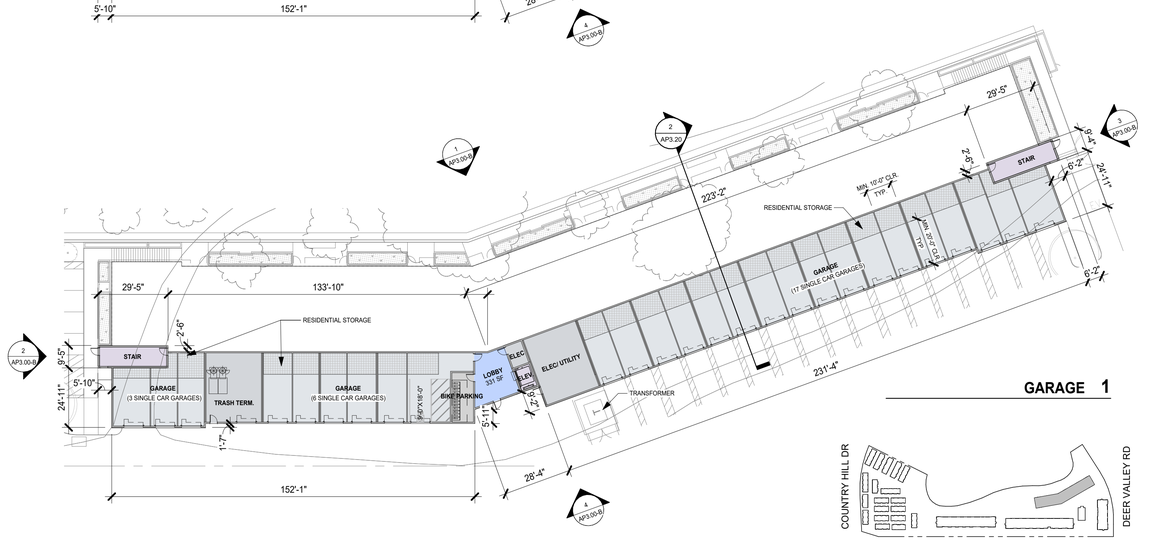
ROOF 5



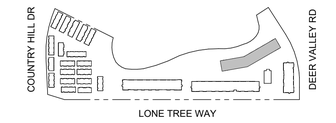
FLOOR 1 2



FLOOR 3 4



GARAGE 1



0' 30' 60'

1"=30'

FLOOR PLANS - BUILDING B

AP2.00-B

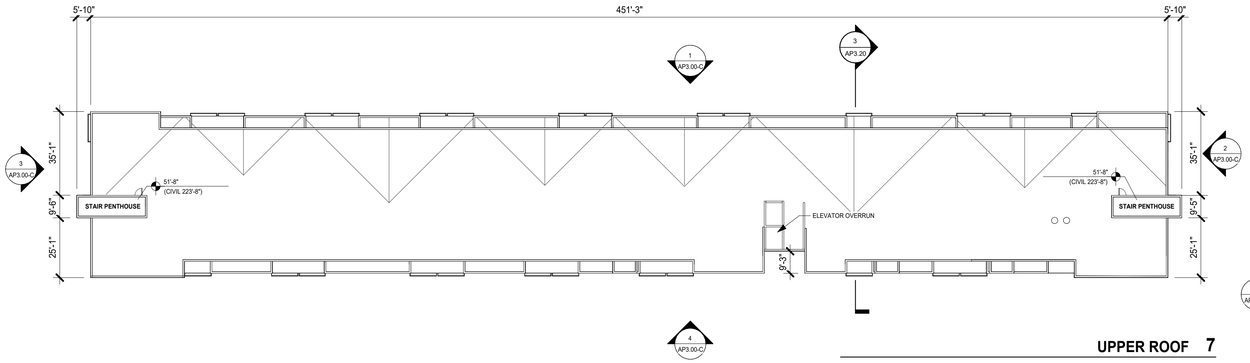
MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

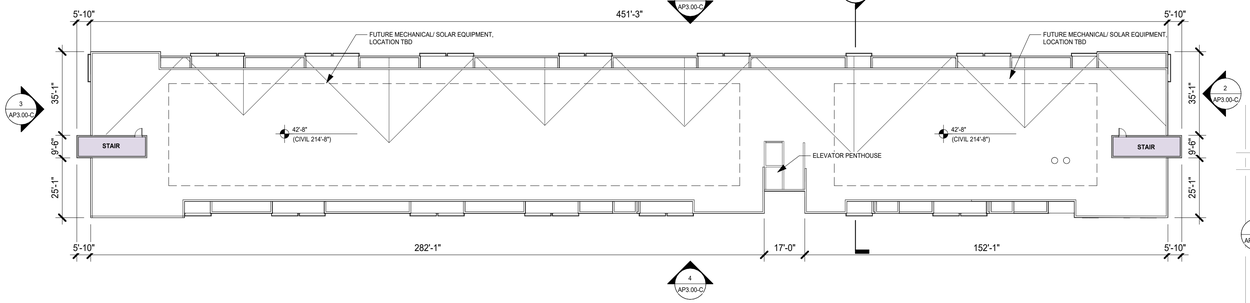
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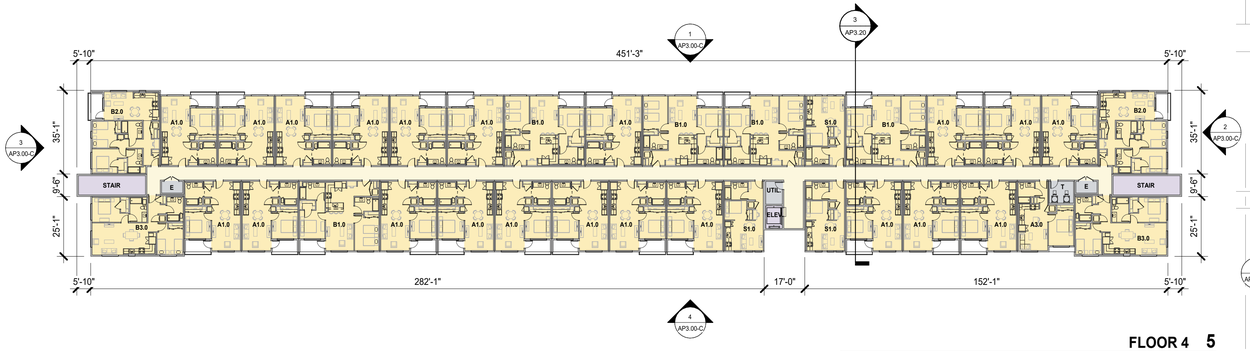
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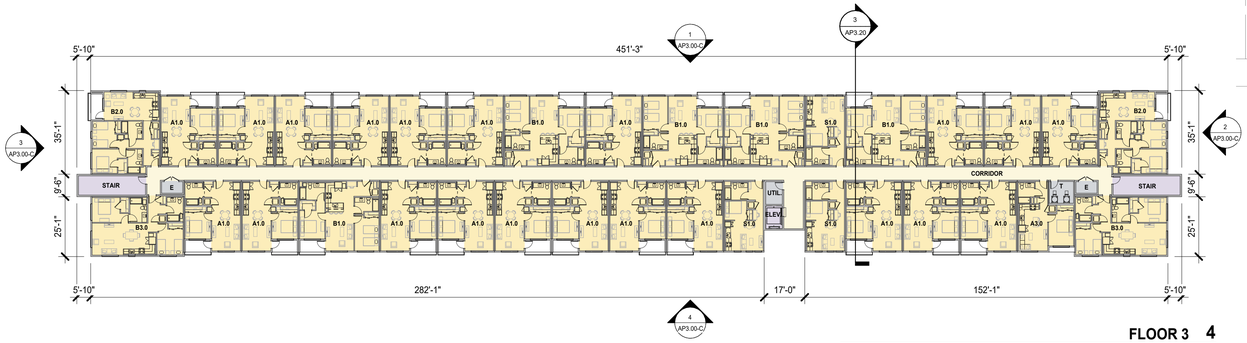
UPPER ROOF 7



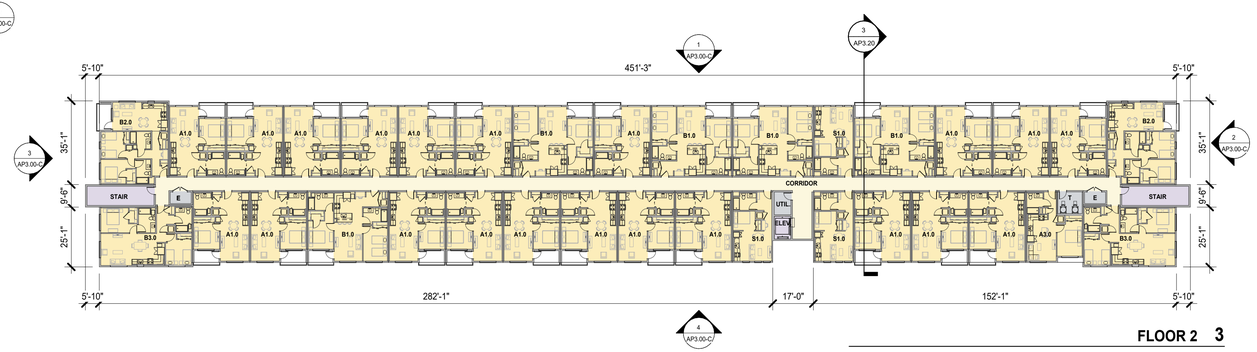
ROOF 6



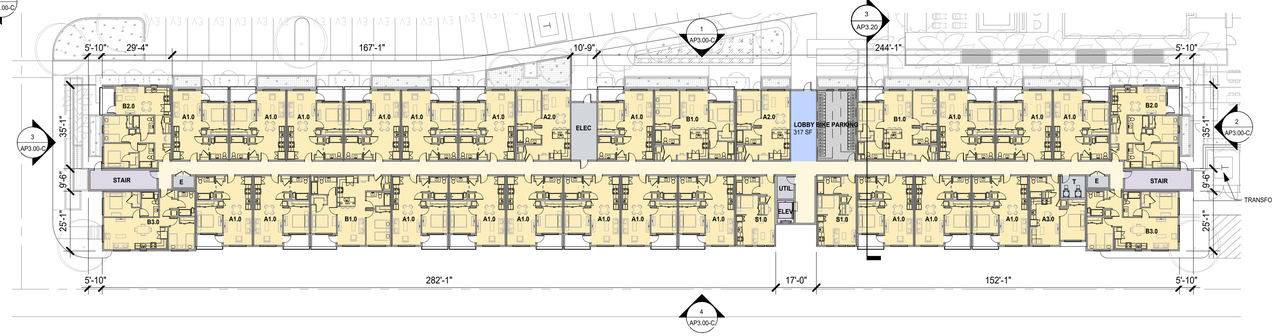
FLOOR 4 5



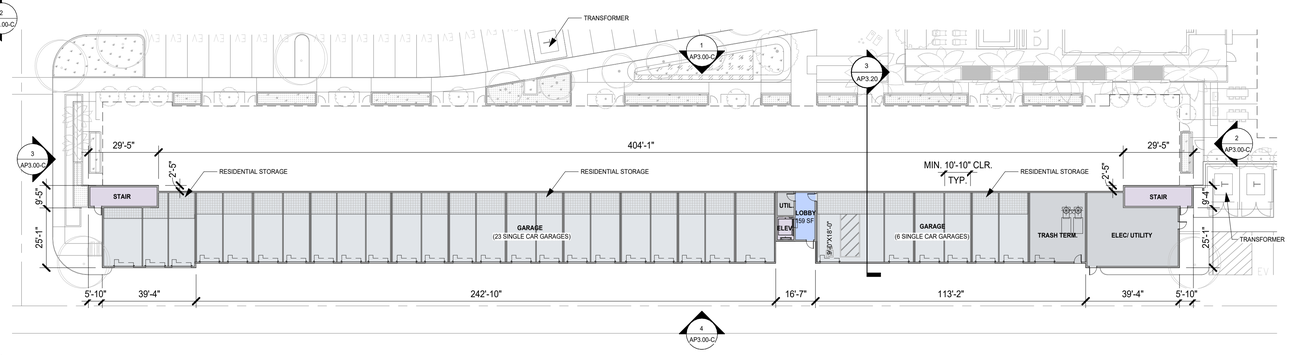
FLOOR 3 4



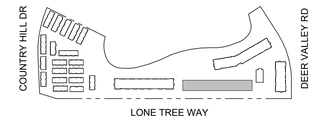
FLOOR 2 3



FLOOR 1 2



GARAGE 1

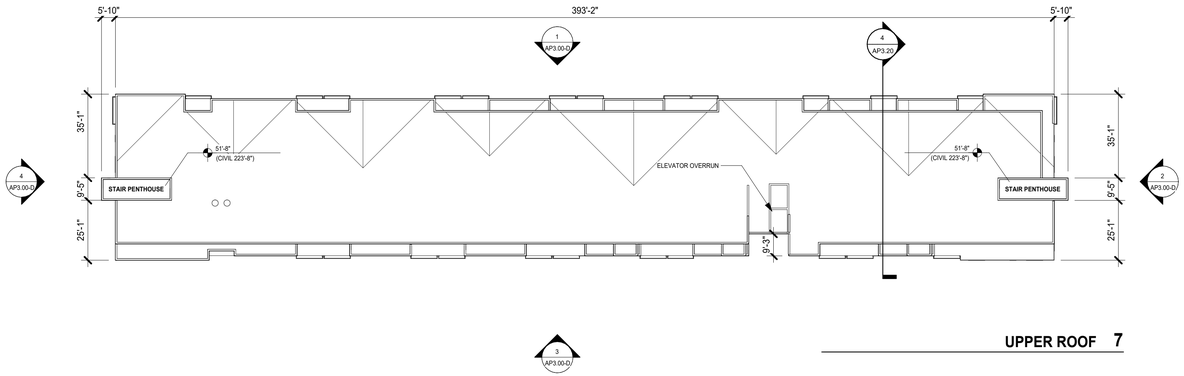


0' 30' 60'

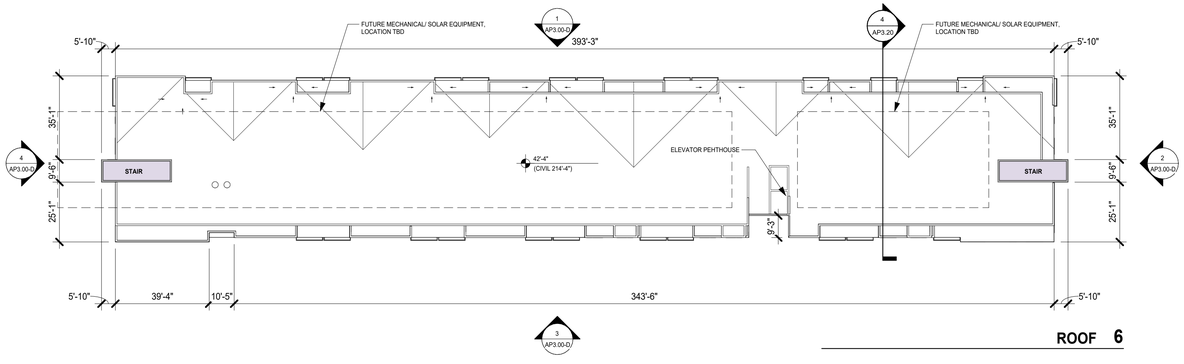
1"=30'

FLOOR PLANS - BUILDING C AP2.00-C

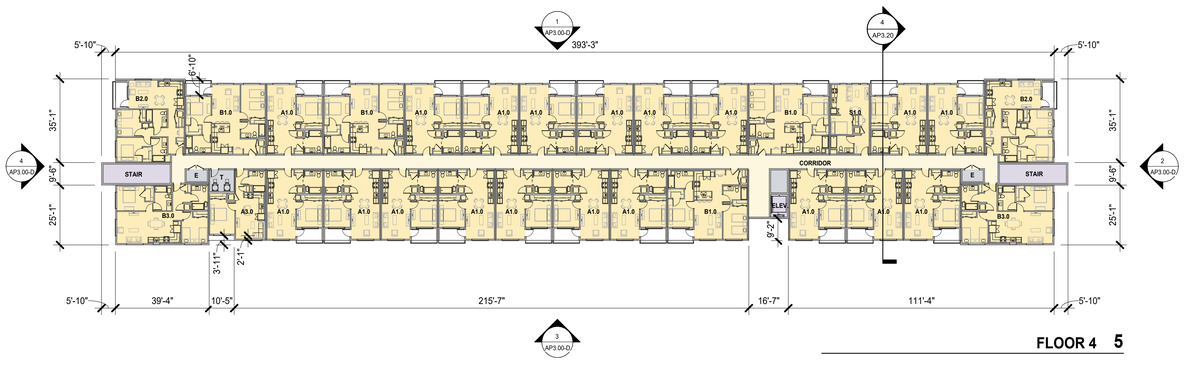
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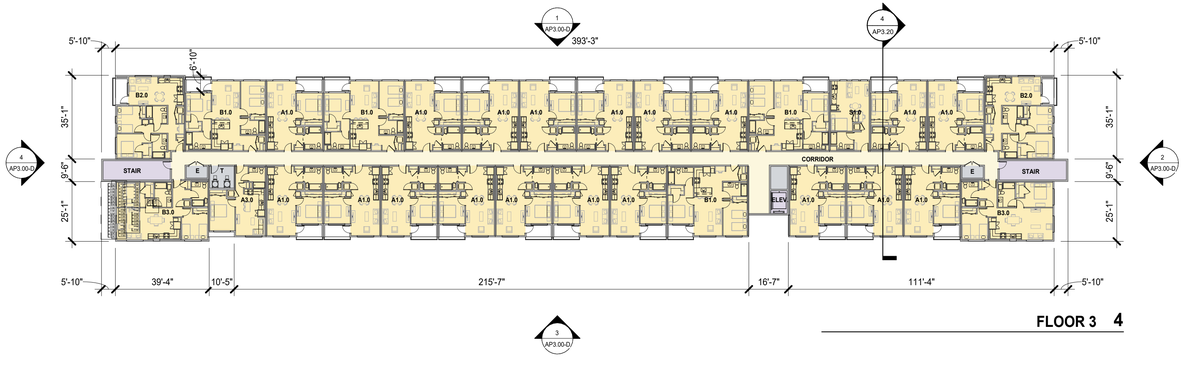
UPPER ROOF 7



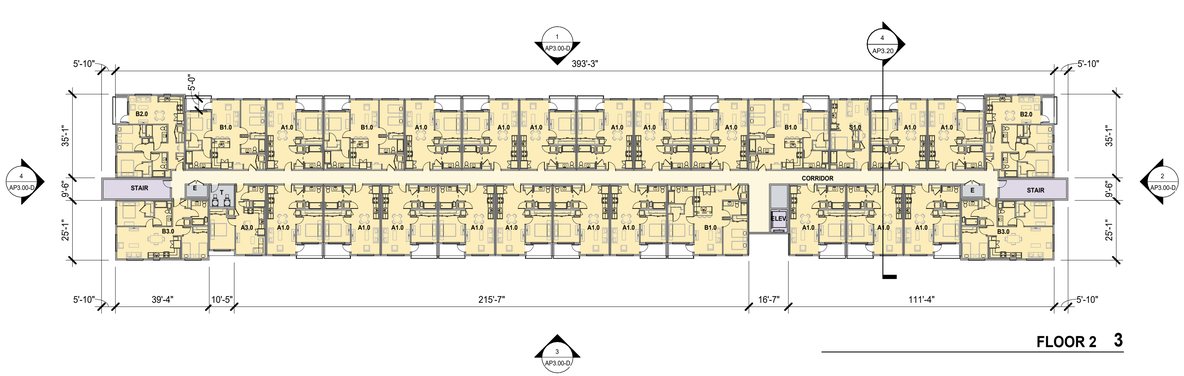
ROOF 6



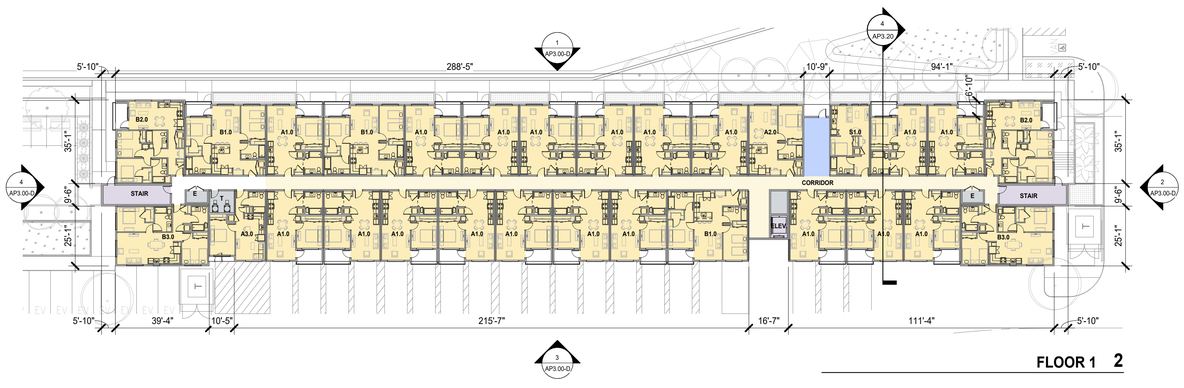
FLOOR 4 5



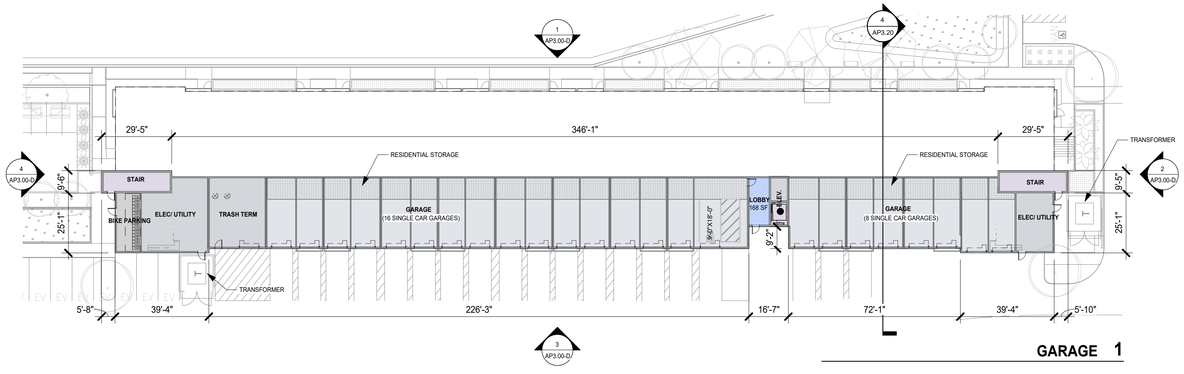
FLOOR 3 4



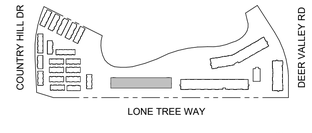
FLOOR 2 3



FLOOR 1 2



GARAGE 1



0' 8' 16' 32'

1/16"=1'-0"

FLOOR PLANS - BUILDING D

AP2.00-D

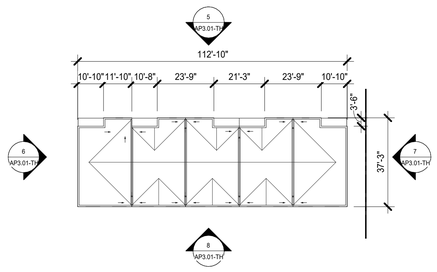
BDE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

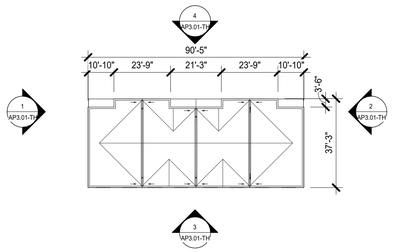
FORMAL PLANNING APPLICATION #1

AUGUST 08 2025

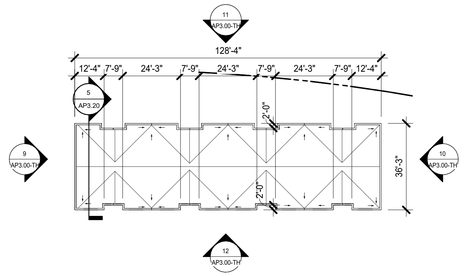
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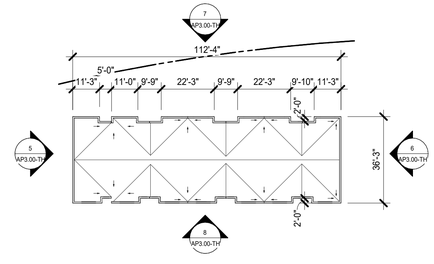
TH2 5-BLOCK BLDG #10, #16, #17 - ROOF **20**



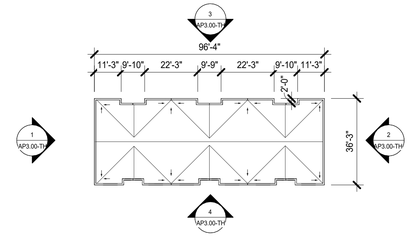
TH2 4-BLOCK BLDG #2, #9, #11 - ROOF **16**



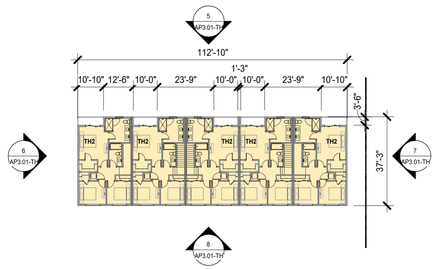
TH1 8-BLOCK BLDG #3, #15 - FLOOR 3 **12**



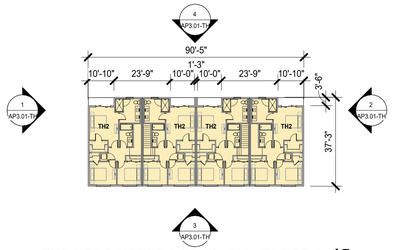
TH1 7-BLOCK BLDG #4, #18 - ROOF **8**



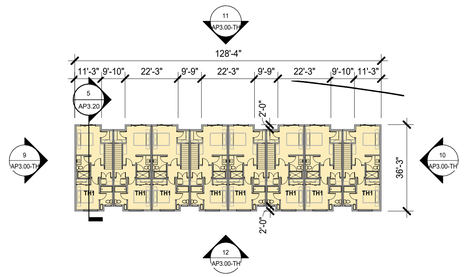
TH1 6-BLOCK BLDG #1, #5, #6, #7, #8, #12, #13, #14, #19 - ROOF **4**



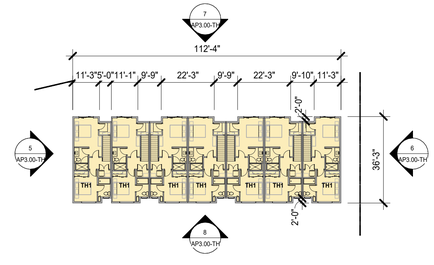
TH2 5-BLOCK BLDG #10, #16, #17 - FLOOR 2 **19**



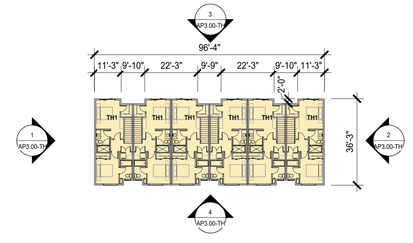
TH2 4-BLOCK BLDG #2, #9, #11 - FLOOR 2 **15**



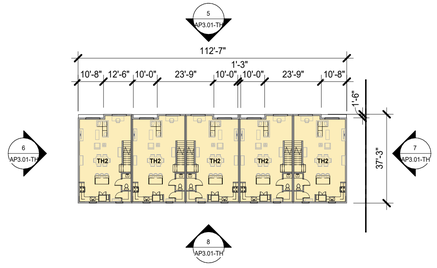
TH1 8-BLOCK BLDG #3, #15 - FLOOR 2 **11**



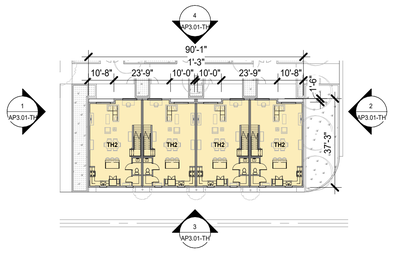
TH1 7-BLOCK BLDG #4, #18 - FLOOR 2 **7**



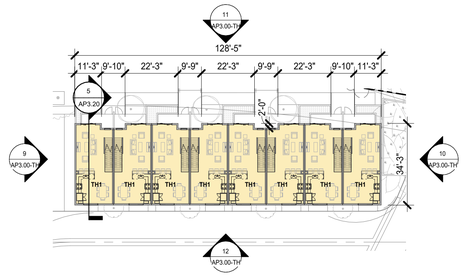
TH1 6-BLOCK BLDG #1, #5, #6, #7, #8, #12, #13, #14, #19 - FLOOR 2 **3**



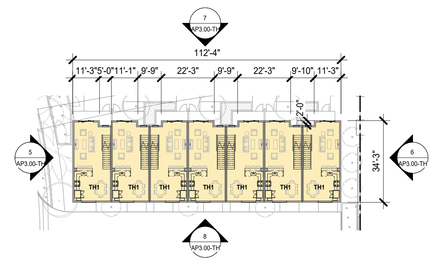
TH2 5-BLOCK BLDG #10, #16, #17 - FLOOR 1 **18**



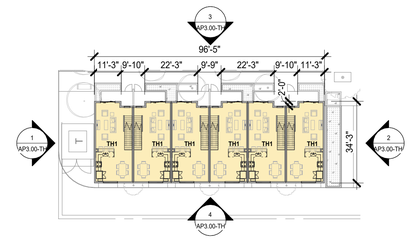
TH2 4-BLOCK BLDG #2, #9, #11 - FLOOR 1 **14**



TH1 8-BLOCK BLDG #3, #15 - FLOOR 1 **10**

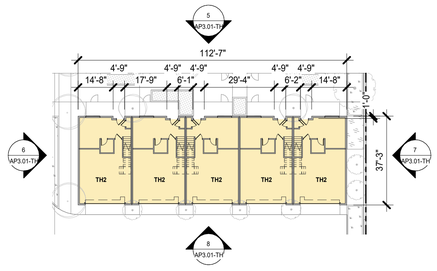


TH1 7-BLOCK BLDG #4, #18 - FLOOR 1 **6**



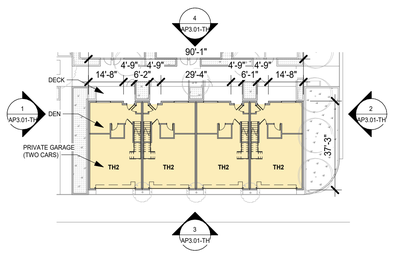
TH1 6-BLOCK BLDG #1, #5, #6, #7, #8, #12, #13, #14, #19 - FLOOR 1 **2**

1" = 30'-0"



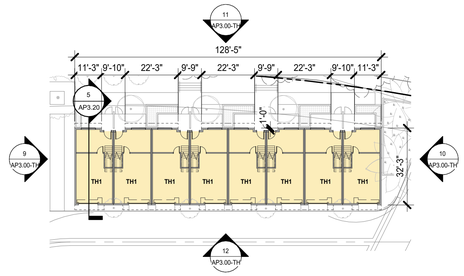
TH2 5-BLOCK BLDG #10, #16, #17 - GARAGE **17**

1" = 30'-0"



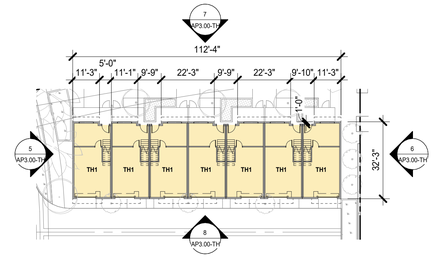
TH2 4-BLOCK BLDG #2, #9, #11 - GARAGE **13**

(*TOWNHOMES IN BLDG 2 ARE ACCESSIBLE) 1" = 30'-0"

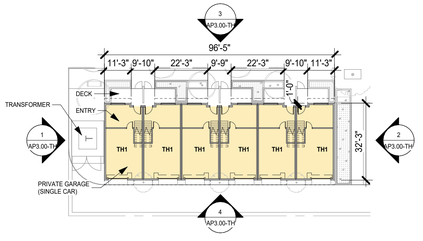


TH1 8-BLOCK BLDG #3, #15 - GARAGE **9**

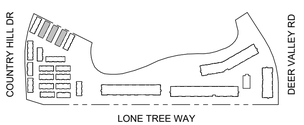
1" = 30'-0"

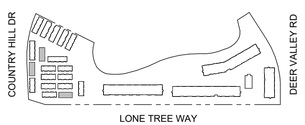


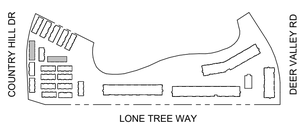
TH1 7-BLOCK BLDG #4, #18 - GARAGE **5**

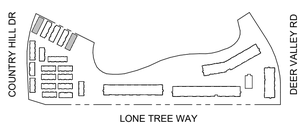


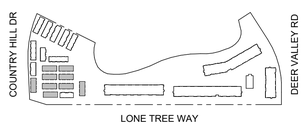
TH1 6-BLOCK BLDG #1, #5, #6, #7, #8, #12, #13, #14, #19 - GARAGE **1**











0' 8' 16' 32'

FLOOR PLANS - BUILDING TOWNHOMES

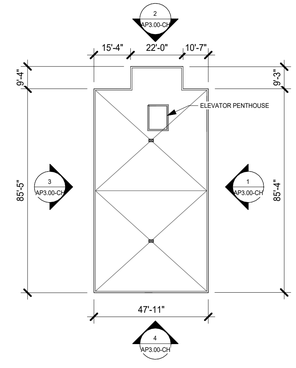
1/16"=1'-0" AP2.00-TH

BDE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

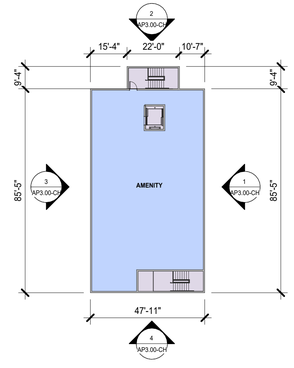
FORMAL PLANNING APPLICATION #1 AUGUST 08 2025

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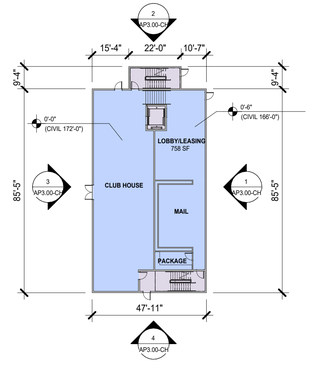
CLUB HOUSE - ROOF 3

1" = 30'-0"



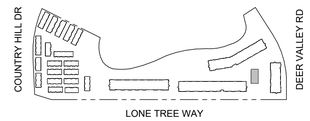
CLUB HOUSE - FLOOR 2 2

1" = 30'-0"



CLUB HOUSE - FLOOR 1 1

1" = 30'-0"



0' 8' 16' 32'

TRUE PROJ NORTH/NORTH

FLOOR PLAN - CLUB HOUSE

1/16"=1'-0" AP2.00-CH

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BUILDING A - WEST ELEVATION **4**

1/16" = 1'-0"



BUILDING A - NORTH ELEVATION **3**

1/16" = 1'-0"



BUILDING A - SOUTH ELEVATION **2**

1/16" = 1'-0"

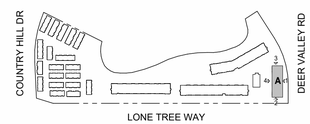


BUILDING A - EAST ELEVATION **1**

1/16" = 1'-0"

LEGEND

1 PLASTER	8 ARCHITECTURAL TRIM	A COLOR - DARK GRAY
2 CONCRETE	9 GARAGE DOOR	B COLOR - MEDIUM GRAY
3 WOOD LOOK HORIZONTAL LAP SIDING	10 BUILDING SIGNAGE - PTD MTL	C COLOR - LIGHT GRAY
4 STOREFRONT	11 AWNING	
5 VINYL WINDOW	12 LIGHT SCONCE	
6 METAL RAILING	13 HORIZONTAL OVERHANG	
7 DOOR	14 STAIR PENTHOUSE	

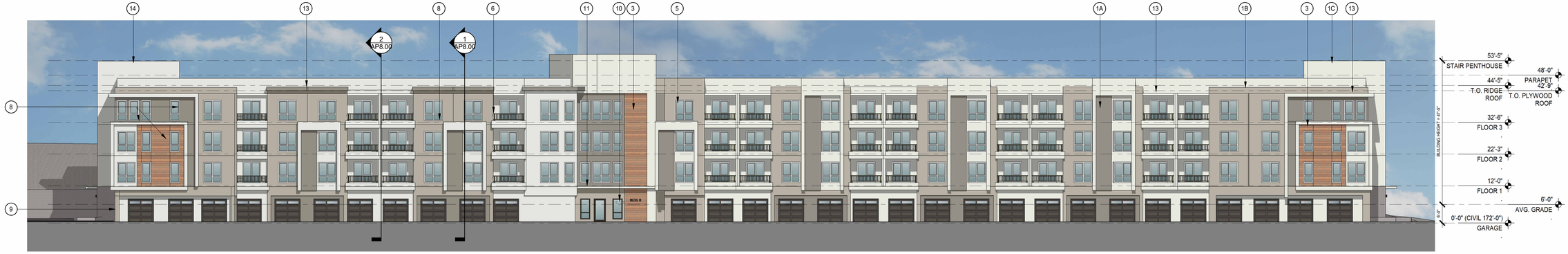


0' 8' 16' 32'

ELEVATIONS - BUILDING A

1/16"=1'-0" AP3.00-A

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BUILDING B - SOUTH ELEVATION **4**

1/16" = 1'-0"



BUILDING B - EAST ELEVATION **3**

1/16" = 1'-0"



BUILDING B - WEST ELEVATION **2**

1/16" = 1'-0"



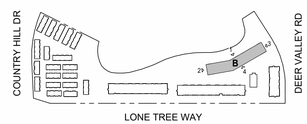
BUILDING B - NORTH ELEVATION **1**

1/16" = 1'-0"

LEGEND

1. PLASTER
2. CONCRETE
3. WOOD LOOK HORIZONTAL LAP SIDING
4. STOREFRONT
5. VINYL WINDOW
6. METAL RAILING
7. DOOR
8. ARCHITECTURAL TRIM
9. GARAGE DOOR
10. BUILDING SIGNAGE - PTD MTL
11. AWNING
12. LIGHT SCONCE
13. HORIZONTAL OVERHANG
14. STAIR PENTHOUSE

A. COLOR - DARK GRAY
B. COLOR - MEDIUM GRAY
C. COLOR - LIGHT GRAY

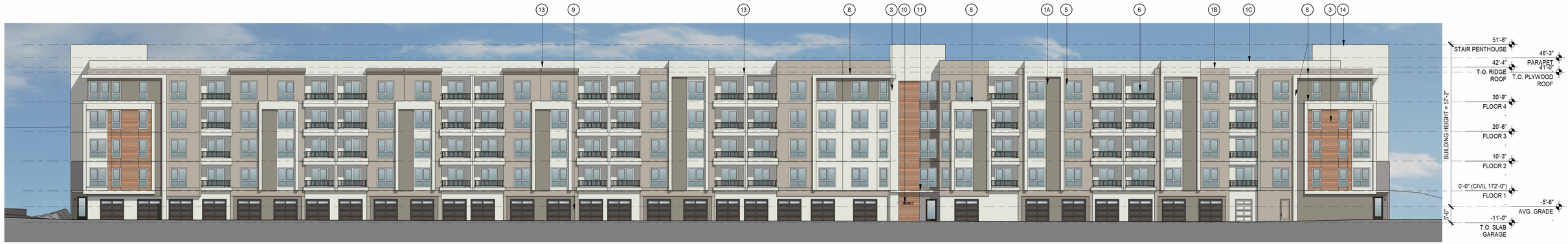


0' 8' 16' 32'

ELEVATIONS - BUILDING B

1/16"=1'-0" AP3.00-B

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BUILDING C - SOUTH ELEVATION 4

1/16" = 1'-0"



BUILDING C - WEST ELEVATION 3

1/16" = 1'-0"



BUILDING C - EAST ELEVATION 2

1/16" = 1'-0"

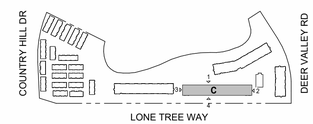


BUILDING C - NORTH ELEVATION 1

1/16" = 1'-0"

LEGEND

1 PLASTER	8 ARCHITECTURAL TRIM	A COLOR - DARK GRAY
2 CONCRETE	9 GARAGE DOOR	B COLOR - MEDIUM GRAY
3 WOOD LOOK HORIZONTAL LAP SIDING	10 BUILDING SIGNAGE - PTD MTL	C COLOR - LIGHT GRAY
4 STOREFRONT	11 AWNING	
5 VINYL WINDOW	12 LIGHT SCONCE	
6 METAL RAILING	13 HORIZONTAL OVERHANG	
7 DOOR	14 STAIR PENTHOUSE	



0' 8' 16' 32'

ELEVATIONS - BUILDING C 1/16"=1'-0" **AP3.00-C**

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BUILDING D - SOUTH ELEVATION 3

1/16" = 1'-0"



BUILDING D - WEST ELEVATION 4

1/16" = 1'-0"



BUILDING D - EAST ELEVATION 2

1/16" = 1'-0"

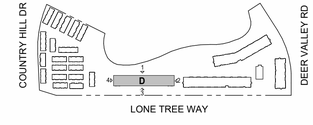


BUILDING D - NORTH ELEVATION 1

1/16" = 1'-0"

LEGEND

1	PLASTER	8	ARCHITECTURAL TRIM	A	COLOR - DARK GRAY
2	CONCRETE	9	GARAGE DOOR	B	COLOR - MEDIUM GRAY
3	WOOD LOOK HORIZONTAL LAP SIDING	10	BUILDING SIGNAGE - PTD MTL	C	COLOR - LIGHT GRAY
4	STOREFRONT	11	AWNING		
5	VINYL WINDOW	12	LIGHT SCONCE		
6	METAL RAILING	13	HORIZONTAL OVERHANG		
7	DOOR	14	STAIR PENTHOUSE		



0' 8' 16' 32'

ELEVATIONS - BUILDING D

1/16"=1'-0" AP3.00-D

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BUILDING 3, 15 - WEST ELEVATION 12

1/16" = 1'-0"



BUILDING 4, 18 - WEST ELEVATION 8

1/16" = 1'-0"



BUILDING 1, 5-8, 12-14, 19 - WEST ELEVATION 4

1/16" = 1'-0"



BUILDING 3, 15 - EAST ELEVATION 11

1/16" = 1'-0"



BUILDING 4, 18 - EAST ELEVATION 7

1/16" = 1'-0"



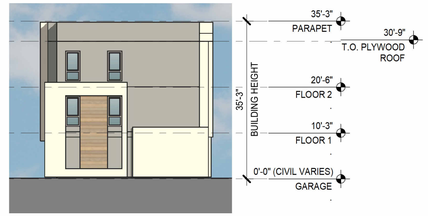
BUILDING 1, 5-8, 12-14, 19 - EAST ELEVATION 3

1/16" = 1'-0"



BUILDING 3, 15 - SOUTH ELEVATION 10

1/16" = 1'-0"



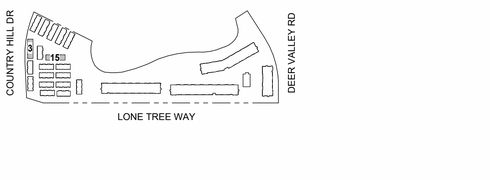
BUILDING 4, 18 - SOUTH ELEVATION 6

1/16" = 1'-0"



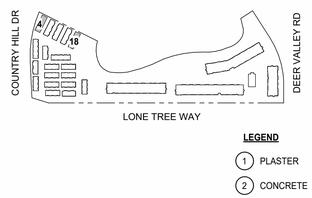
BUILDING 1, 5-8, 12-14, 19 - SOUTH ELEVATION 2

1/16" = 1'-0"



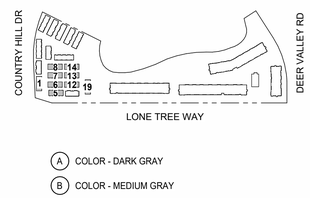
BUILDING 3, 15 - NORTH ELEVATION 9

1/16" = 1'-0"



BUILDING 4, 18 - NORTH ELEVATION 5

1/16" = 1'-0"



BUILDING 1, 5-8, 12-14, 19 - NORTH ELEVATION 1

1/16" = 1'-0"

LEGEND

1 PLASTER	8 ARCHITECTURAL TRIM	A COLOR - DARK GRAY
2 CONCRETE	9 GARAGE DOOR	B COLOR - MEDIUM GRAY
3 WOOD LOOK HORIZONTAL LAP SIDING	10 BUILDING SIGNAGE - PTD MTL	C COLOR - LIGHT GRAY
4 STOREFRONT	11 AWNING	
5 VINYL WINDOW	12 LIGHT SCONCE	
6 METAL RAILING	13 HORIZONTAL OVERHANG	
7 DOOR	14 STAIR PENTHOUSE	

0' 8' 16' 32'

1/16"=1'-0"

ELEVATIONS - TOWNHOMES

AP3.00-TH

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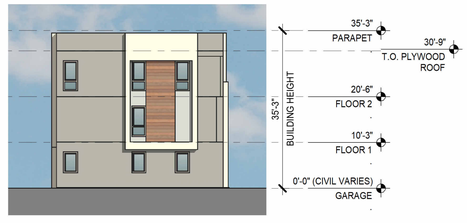
BUILDING 10, 16, 17 - WEST ELEVATION 8

1/16" = 1'-0"



BUILDING 10, 16, 17 - EAST ELEVATION 5

1/16" = 1'-0"



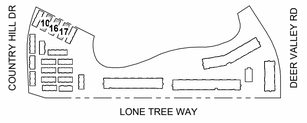
BUILDING 10, 16, 17 - SOUTH ELEVATION 7

1/16" = 1'-0"



BUILDING 10, 16, 17 - NORTH ELEVATION 6

1/16" = 1'-0"





BUILDING 2, 9, 11 - WEST ELEVATION 3

1/16" = 1'-0"



BUILDING 2, 9, 11 - EAST ELEVATION 4

1/16" = 1'-0"



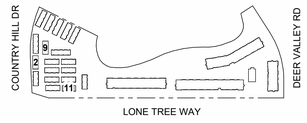
BUILDING 2, 9, 11 - SOUTH ELEVATION 2

1/16" = 1'-0"



BUILDING 2, 9, 11 - NORTH ELEVATION 1

1/16" = 1'-0"



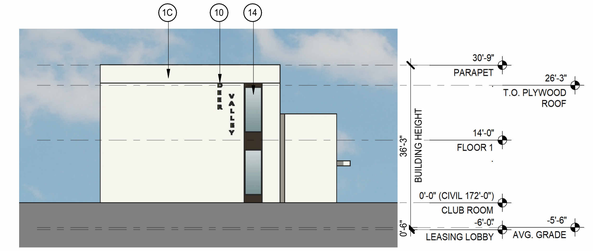
LEGEND

1 PLASTER	8 ARCHITECTURAL TRIM	A COLOR - DARK GRAY
2 CONCRETE	9 GARAGE DOOR	B COLOR - MEDIUM GRAY
3 WOOD LOOK HORIZONTAL LAP SIDING	10 BUILDING SIGNAGE - PTD MTL	C COLOR - LIGHT GRAY
4 STOREFRONT	11 AWNING	
5 VINYL WINDOW	12 LIGHT SCONCE	
6 METAL RAILING	13 HORIZONTAL OVERHANG	
7 DOOR	14 STAIR PENTHOUSE	

0' 8' 16' 32'

ELEVATIONS - TOWNHOMES 1/16"=1'-0" AP3.01-TH

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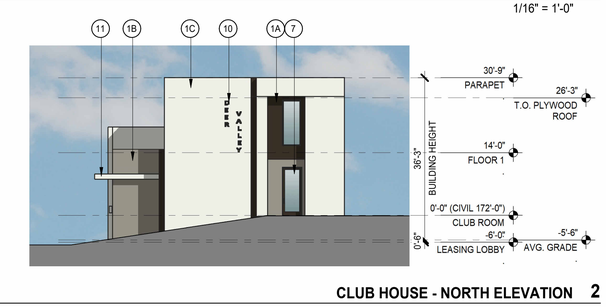
CLUB HOUSE - SOUTH ELEVATION **4**

1/16" = 1'-0"



CLUB HOUSE - WEST ELEVATION **3**

1/16" = 1'-0"



CLUB HOUSE - NORTH ELEVATION **2**

1/16" = 1'-0"

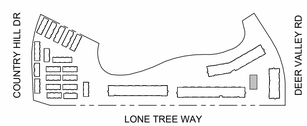


CLUB HOUSE - EAST ELEVATION **1**

1/16" = 1'-0"

LEGEND

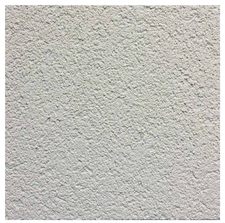
1 PLASTER	8 ARCHITECTURAL TRIM	A COLOR - DARK GRAY
2 CONCRETE	9 GARAGE DOOR	B COLOR - MEDIUM GRAY
3 WOOD LOOK HORIZONTAL LAP SIDING	10 BUILDING SIGNAGE - PTD MTL	C COLOR - LIGHT GRAY
4 STOREFRONT	11 AWNING	
5 VINYL WINDOW	12 LIGHT SCONCE	
6 METAL RAILING	13 HORIZONTAL OVERHANG	
7 DOOR	14 STAIR PENTHOUSE	



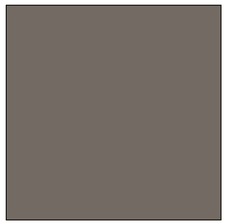
0' 8' 16' 32'

ELEVATIONS - CLUB HOUSE 1/16"=1'-0" **AP3.00-CH**

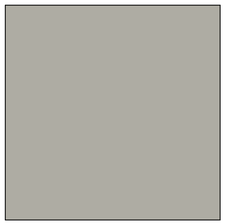
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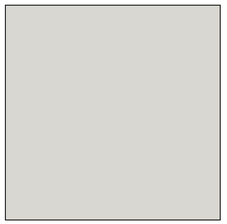
1 PLASTER



A COLOR - DARK GRAY



B COLOR - MEDIUM GRAY



C COLOR - LIGHT GRAY



2 CONCRETE



3 WOOD LOOK HORIZONTAL LAP SIDING



4 STOREFRONT, DARK BRONZE FINISH

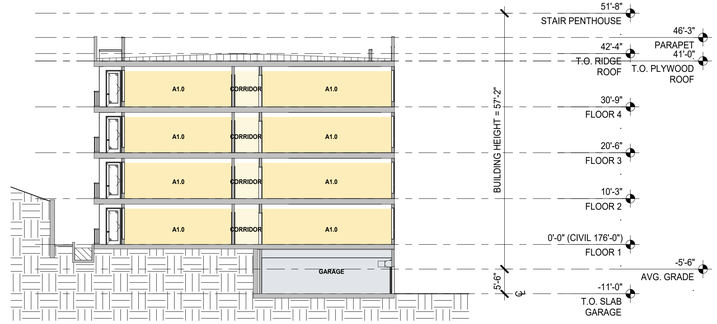


5 VINYL WINDOW, WHITE



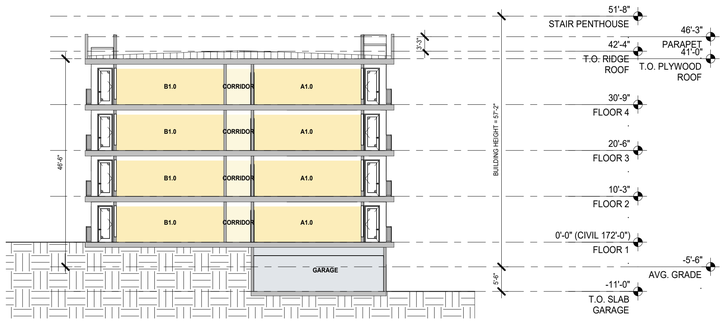
6 METAL RAILING

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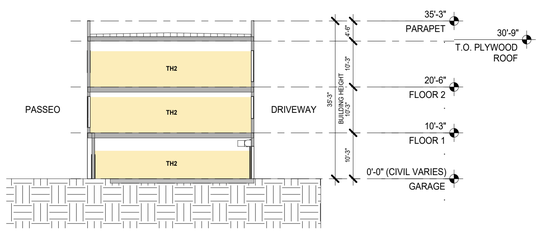
BUILDING SECTION - BUILDING D **4**

1/16" = 1'-0"



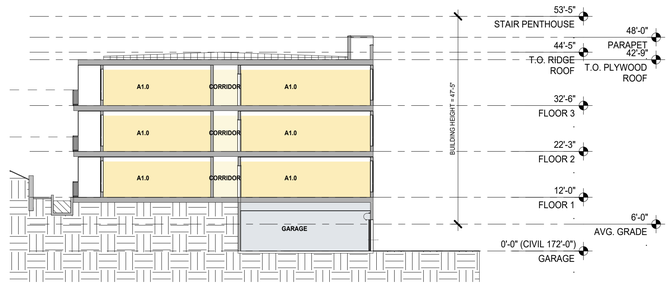
BUILDING SECTION - BUILDING C **3**

1/16" = 1'-0"



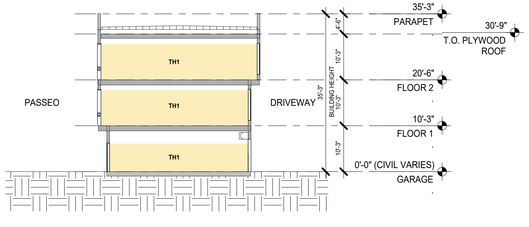
BUILDING SECTION - TH2 **6**

1/16" = 1'-0"



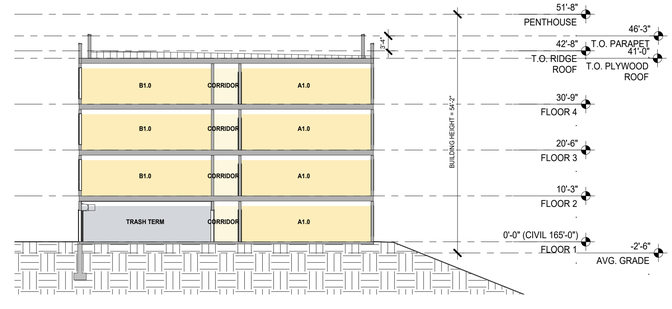
BUILDING SECTION - BUILDING B **2**

1/16" = 1'-0"



BUILDING SECTION - TH1 **5**

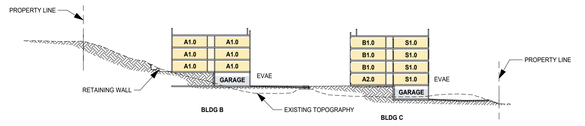
1/16" = 1'-0"



BUILDING SECTION - BUILDING A **1**

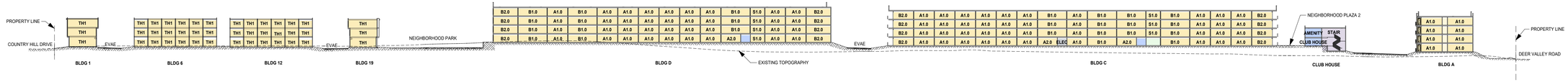
1/16" = 1'-0"

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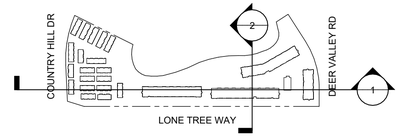
SITE CROSS SECTION SHORT 2

1" = 60'-0"



SITE CROSS SECTION - LONG 1

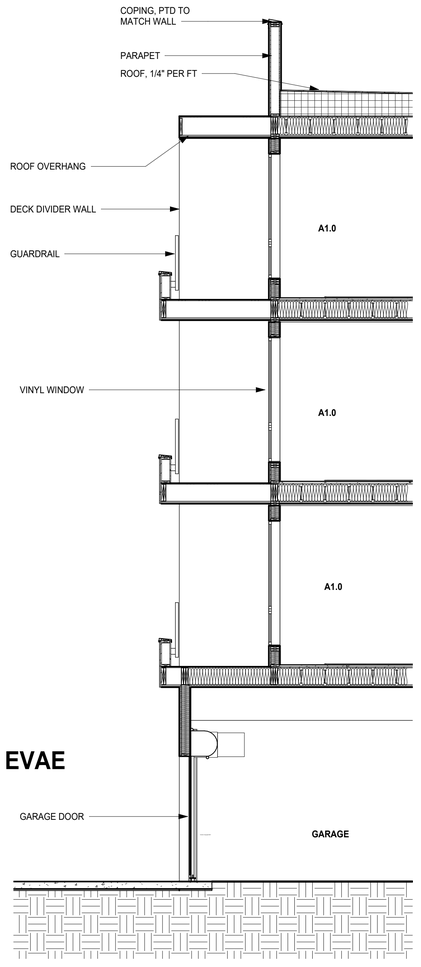
1" = 60'-0"



SITE SECTIONS

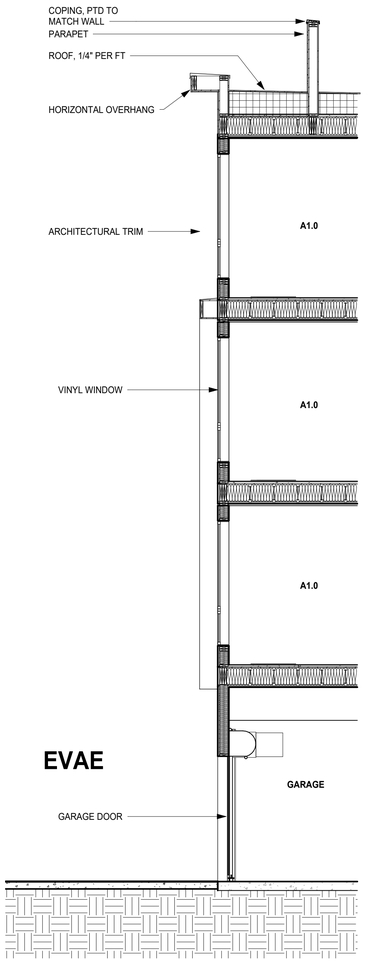
AP3.21

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TYP. WALL SECTION @ APARTMENT, DECK **2**

1/4" = 1'-0"



TYP. WALL SECTION @ APARTMENT, ARCHITECTURAL FRAME **1**

1/4" = 1'-0"

0' 8' 16' 32'

WALL SECTIONS 1/16"=1'-0" **AP8.00**

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LUMINAIRE SCHEDULE

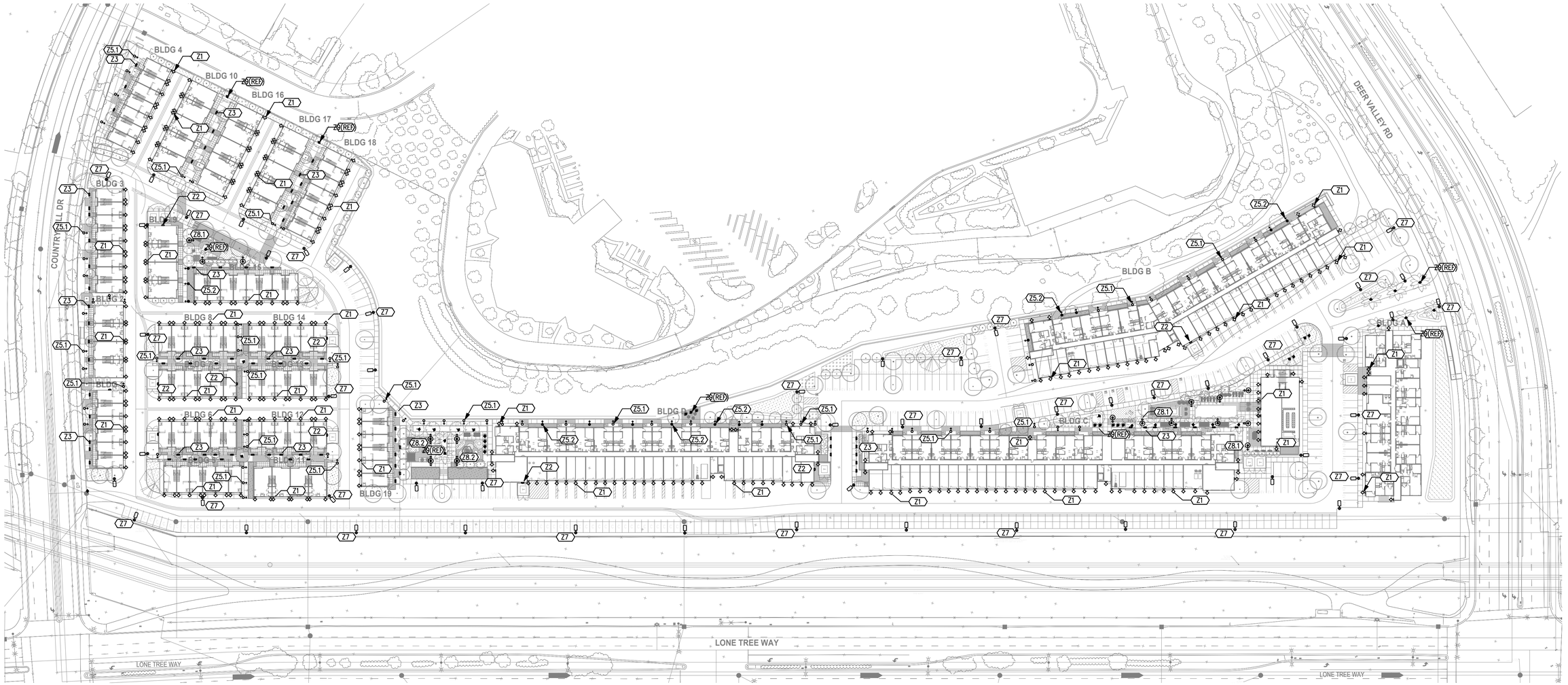
CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
Z1		EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	(1) 7W LED 4000K	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING EL CAPITAN EC LED E66 MFL A9 12 11 B, TRe20	7	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1-1/2" DEEP WITH 1-1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX. B1-U0-G0
Z2		EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW, INTEGRAL PASSIVE IR MOTION DETECTOR	(1) 10W LED 4000K	DIMMING 0-10V	WALL	LITHONIA WDGE2 LED P0 40K 80 CRI TFTM MVOLT DMG PIR DDBXD	10	MULTIPLE	EXTERIOR WORKING LIGHT AT SITE TRANSFORMERS. INTEGRAL MOTION SENSOR TO DIM TO 35% WHEN NO ACTIVITY FOR 5 MIN
Z3		EXTERIOR STEP LIGHT, 15"X5.5"X2.5"DEEP, WET RATED, WITH BACKBOX SUITABLE FOR CONCRETE POUR OR RECESSED IN WALL	(1) 11W LED 4000K	ELECTRONIC	CONCRETE POUR	HYDREL HSL13 12 LED 40K MVOLT L [FINISH] MIN5 BB LUMUX SL650L	11	120V 1P 2W	EXTERIOR STEP LIGHT
Z5.1		EXTERIOR 37" TALL BOLLARD, ASYMMETRIC DIST., FULL CUTOFF	(1) 11.5W LED 4000K	ELECTRONIC	CONCRETE BASE	BEGA 84220K4	11.5	120V 1P 2W	SITE LIGHTING THRU PEDESTRIAN WALKWAYS. B0-U0-G1
Z5.2		EXTERIOR 19-1/2" TALL BOLLARD, ASYMMETRIC DIST., FULL CUTOFF	(1) 11.5W LED 4000K	ELECTRONIC	CONCRETE BASE	BEGA 84219K4	11.5	120V 1P 2W	SITE LIGHTING THRU PEDESTRIAN WALKWAYS, LOCATED INSIDE CONCRETE PLANTERS. B0-U0-G1
Z7		16' POLE LIGHT, FULL CUTOFF, TYPE IV, BRONZE, HOUSE SIDE SHIELD, INTEGRAL MOTION DETECTOR	(1) 35W LED 4000K	0-10V DIM	16' SQUARE STEEL POLE, 4" SQUARE, WITH CONCRETE BASE	EATON - STREETWORKS (FORMER COOPER LIGHTING), USSL-P-C014-D-U-T4-SA-BZ-HSS, MS-DIM-L20 WITH 16' STEEL POLE AVAILABLE ACCESSORIES: VGS-B: BACK SHIELD, VGS-F: FRONT SHIELD, VGS-SIDE: SIDE SHIELDS	35	208V 2P 2W	SITE LIGHTING PARKING LOT. PROVIDE TUNING DIMMER. INTEGRAL MOTION SENSOR TO DIM TO 50% WHEN NO ACTIVITY FOR 15 MIN. B1-U0-G1
Z8.1		PEDESTRIAN SCALE POLE LIGHT, SINGLE HEAD, ASYMMETRIC WIDE BEAM DISTRIBUTION	(1) 20W LED 15,8W, LED 15,8W	0-10V DIM	SURFACE	BEGA 99072K4	20	120V 1P 2W	SITE LIGHTING AT COURTYARDS AND OPEN SPACES. B1 U0 G1
Z8.2		PEDESTRIAN SCALE POLE LIGHT, TWIN HEAD, ASYMMETRIC WIDE BEAM DISTRIBUTION	(1) 20W LED 4000K	0-10V DIM	10' STEEL POLE WITH CONCRETE BASE	BEGA 99076K4	20	120V 1P 2W	SITE LIGHTING AT COURTYARDS AND OPEN SPACES. B1 U0 G1
Z9		EXTERIOR-RATED DECORATIVE UPLIGHT, 3" DIAM., 3000K	(1) 9W LED 3000K	DIMMING	SURFACE	B-K LIGHTING "DEMI," DI-FL-LID-LHP-AL-TKM-CA-e151-[OPTIC]-010-09	9	120V 1P 2W	EXTERIOR UPLIGHT FOR VEGETATION

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21705 Highway 99
Lynnwood, WA 98036
425-741-1200 tel / 1201 fax

3DE MARTIN ARCHITECTURE

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SITE LIGHTING PLAN

SCALE: 1" = 60'

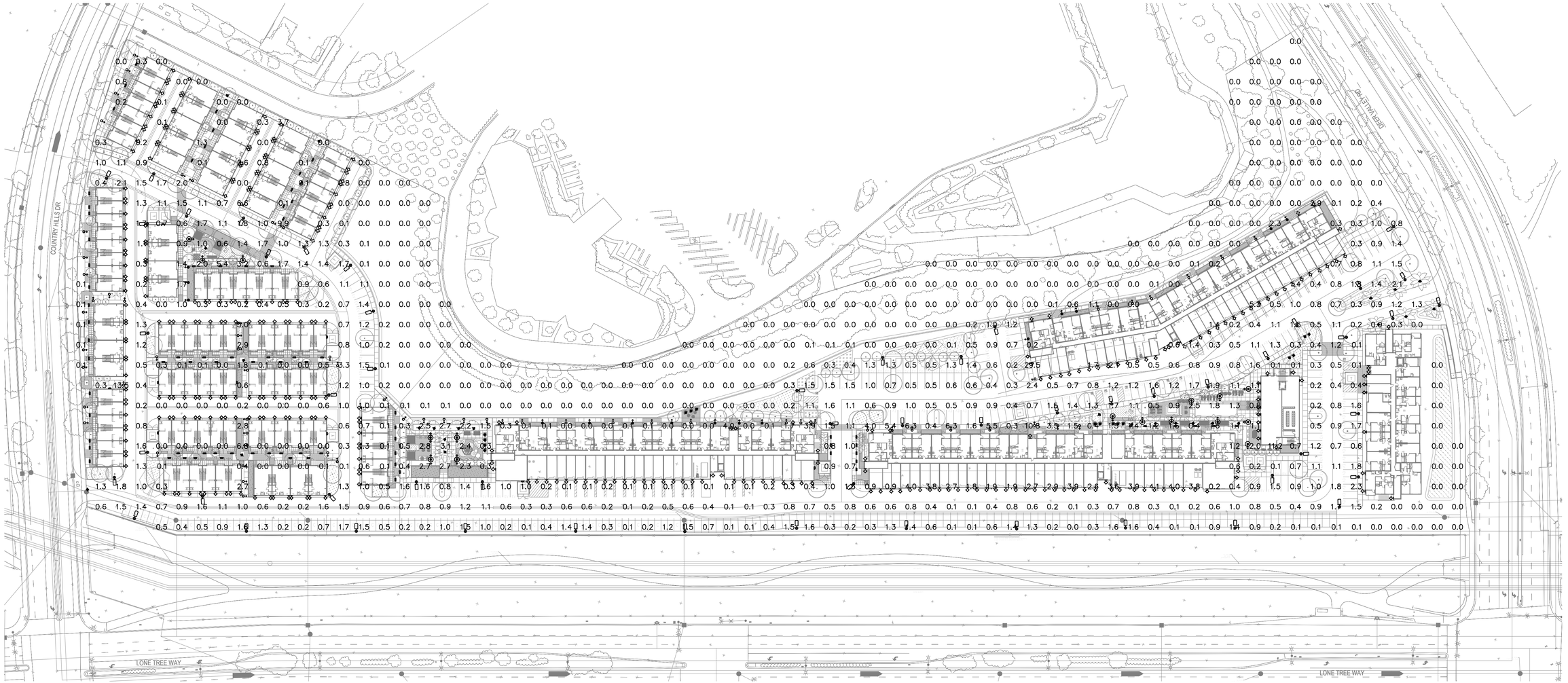
1 / E1.01

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SITE PHOTOMETRICS

SCALE: 1" = 60'

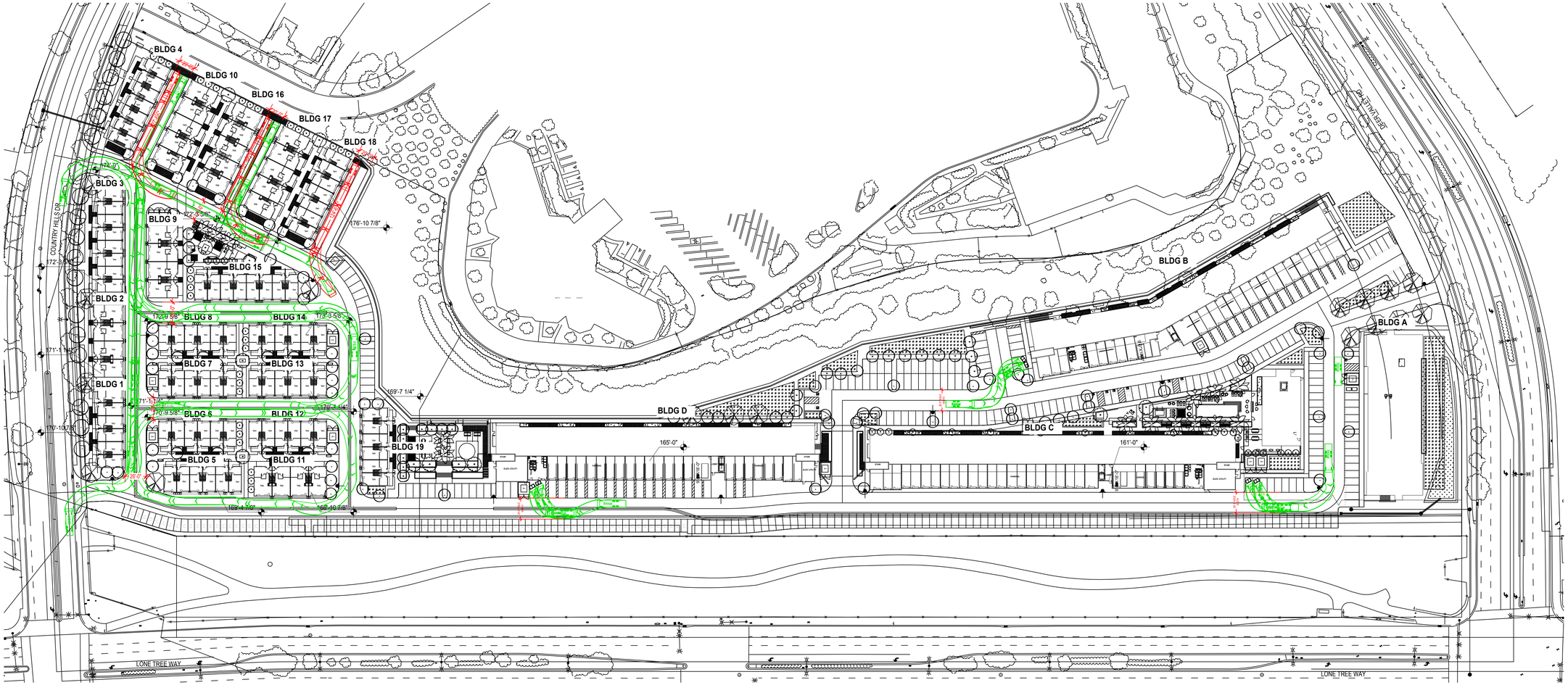
1 / E1.01P

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3DE MARTIN ARCHITECTURE

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M:\PROJECTS\LONETREE DEER VALLEY, PHOENIX, AZ\WKFLS\APP SITE PHOTOMETRICS.DWG 08-06-2025 11:44

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1 **GROUND LEVEL PLAN**
1" = 64'-0"

TRUE (TRUE) NORTH

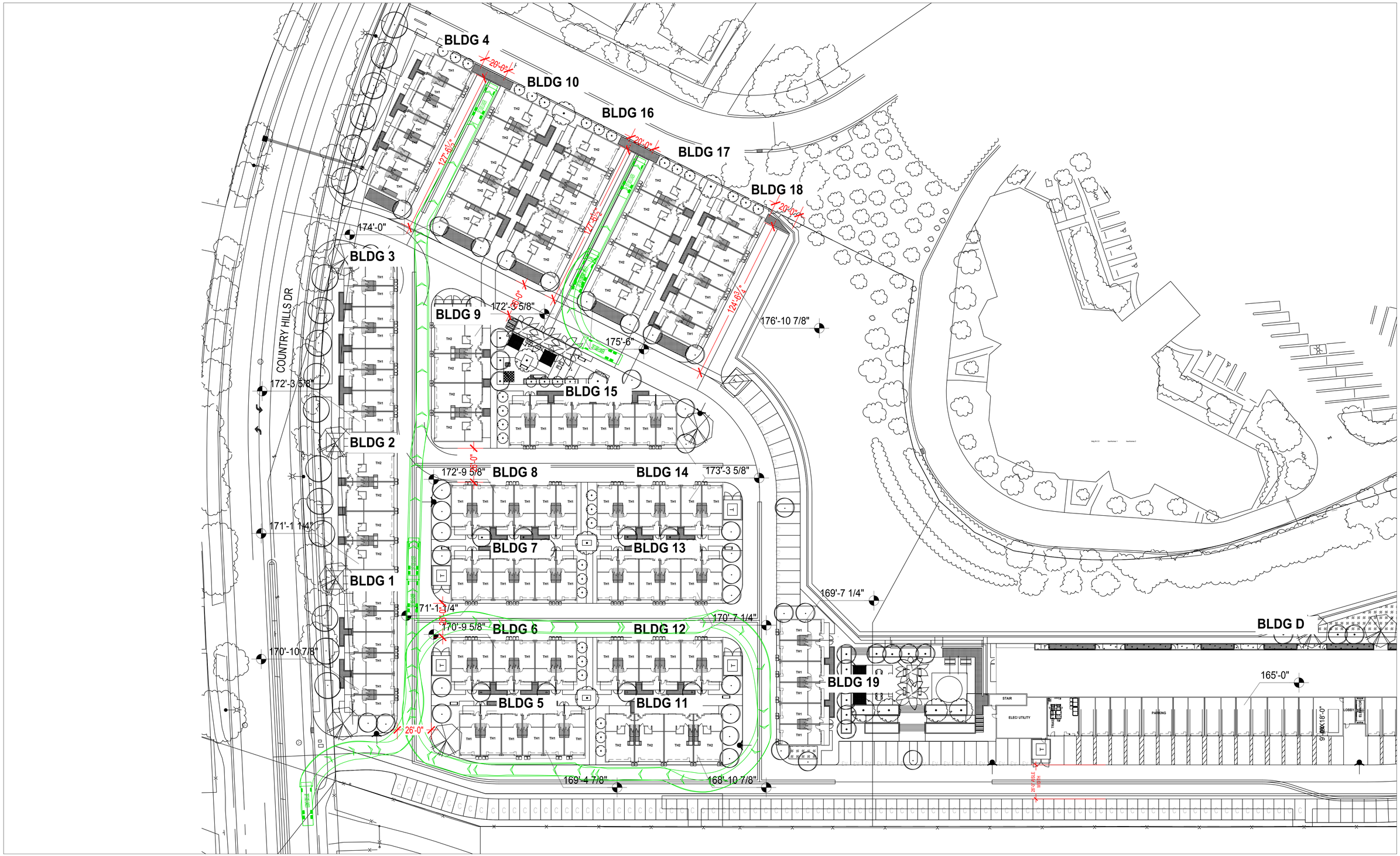
GROUND LEVEL PLAN **TR0.1**

BDE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

PLANNING SUBMITTAL AUGUST 7, 2025

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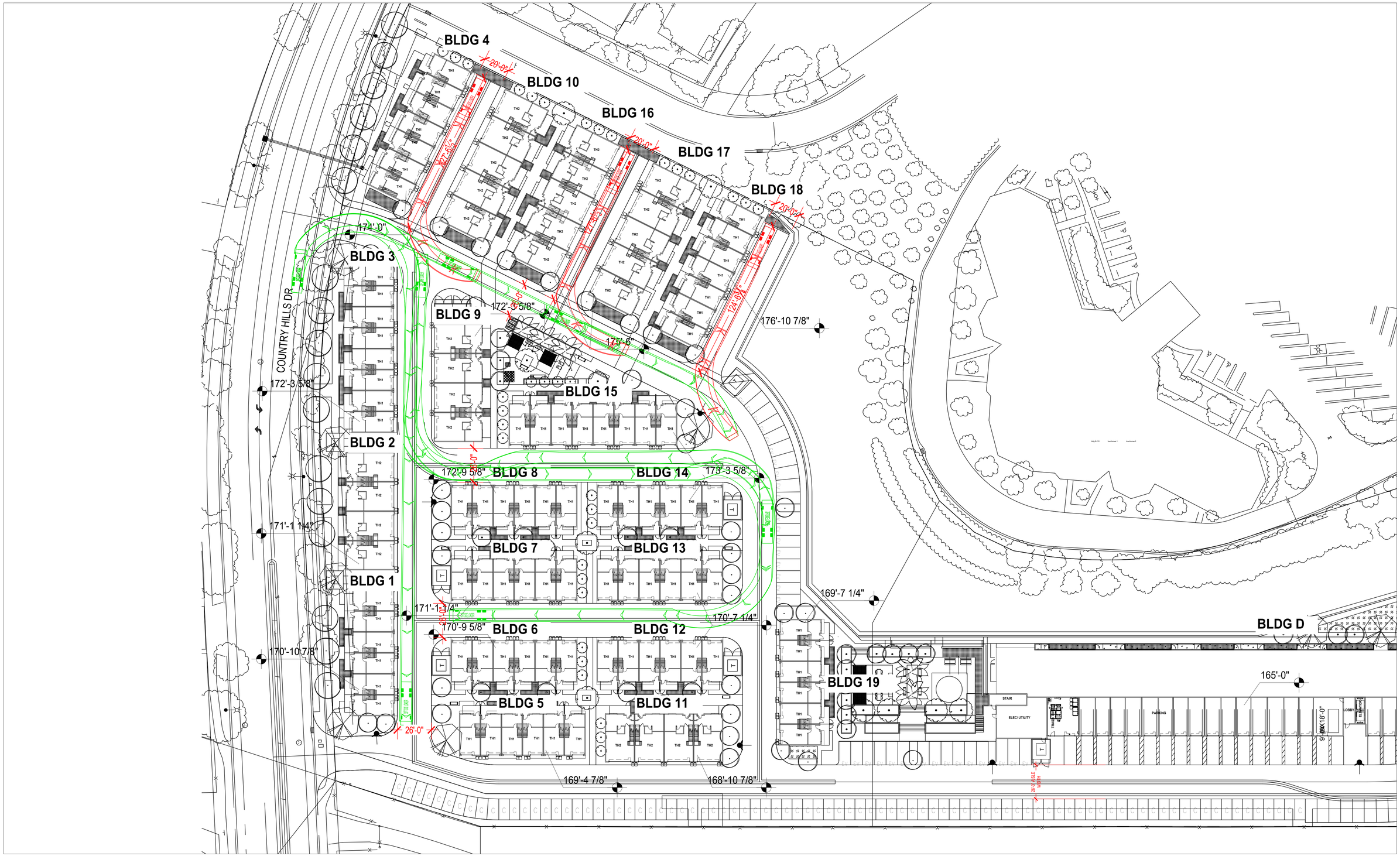
1 SIDE LOADER CIRCULATION 1
1" = 32'-0"

TRUE PROJ NORTH

SIDE LOADER STUDY 1

TR0.2

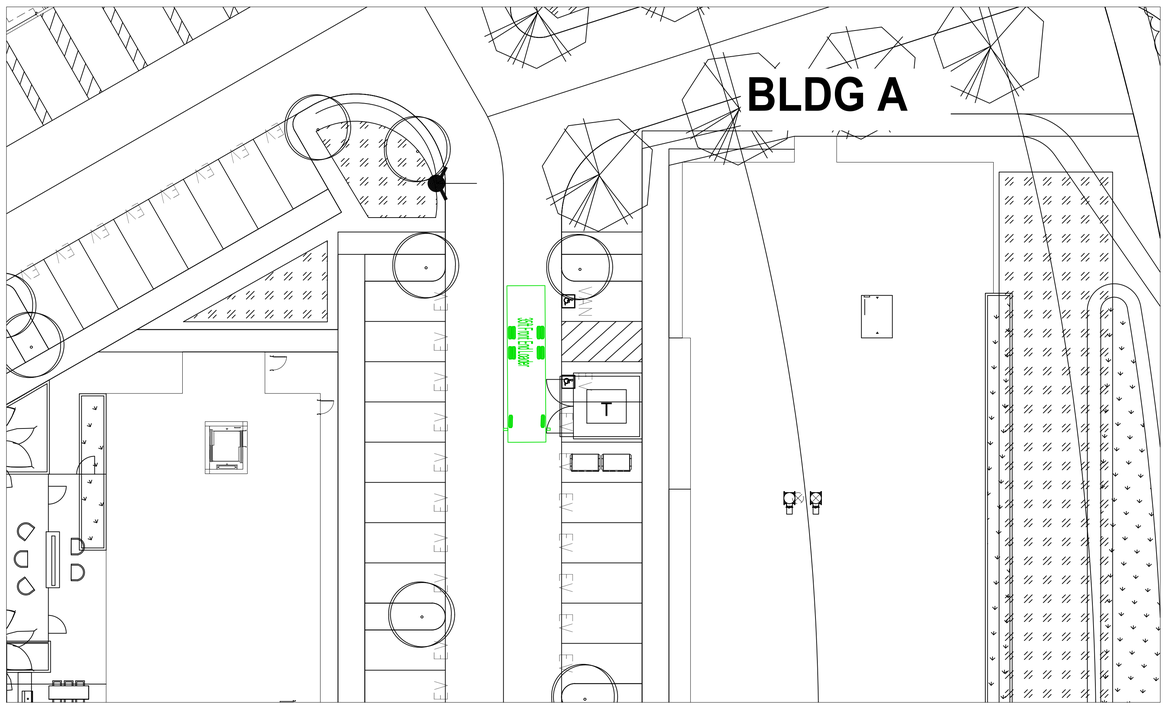
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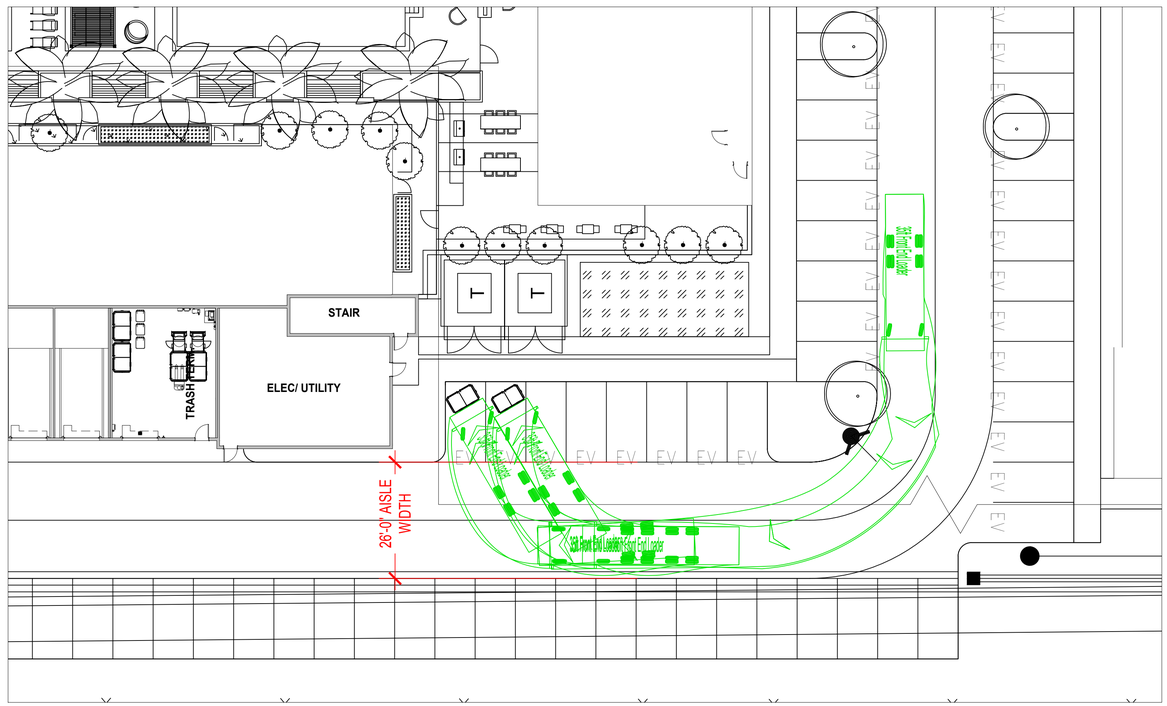
1 **SIDE LOADER CIRCULATION 2**
1" = 32'-0"

SIDE LOADER STUDY 2 **TR0.3**

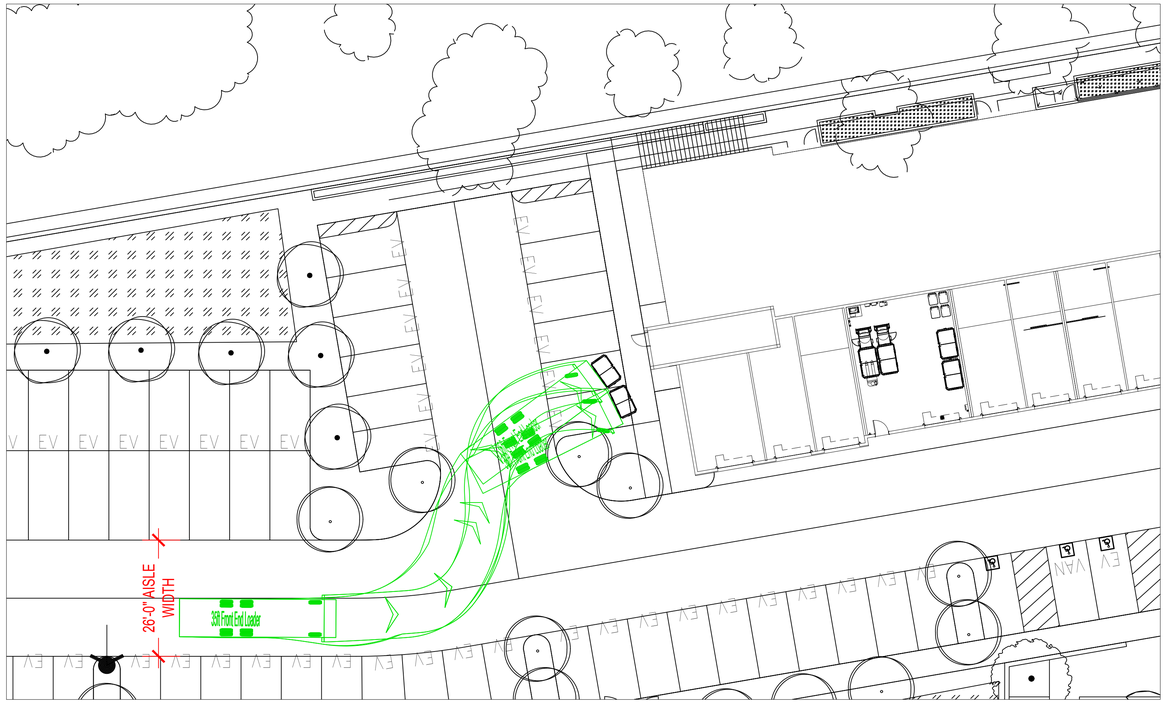
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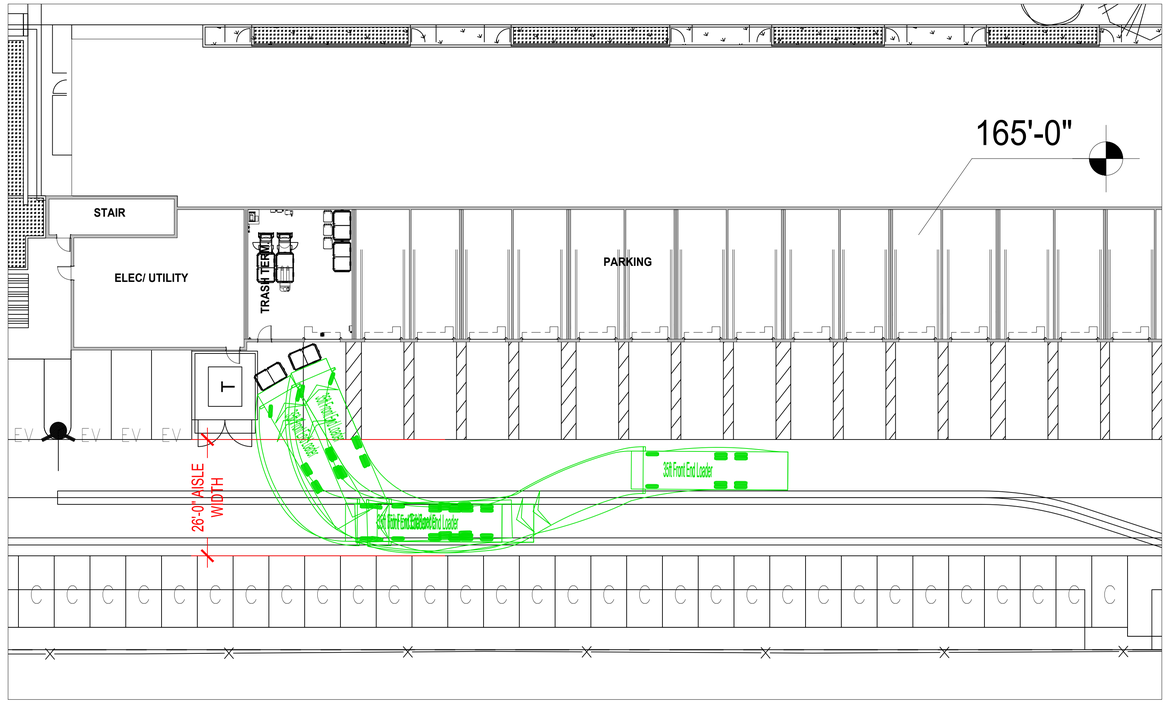
1 **BLDG A STAGING**
1/16" = 1'-0"



3 **BLDG C STAGING**
1/16" = 1'-0"



2 **BLDG B STAGING**
1/16" = 1'-0"



4 **BLDG D STAGING**
1/16" = 1'-0"

TRUE PROJECT NORTH

FRONT LOAD STUDY

TR0.4

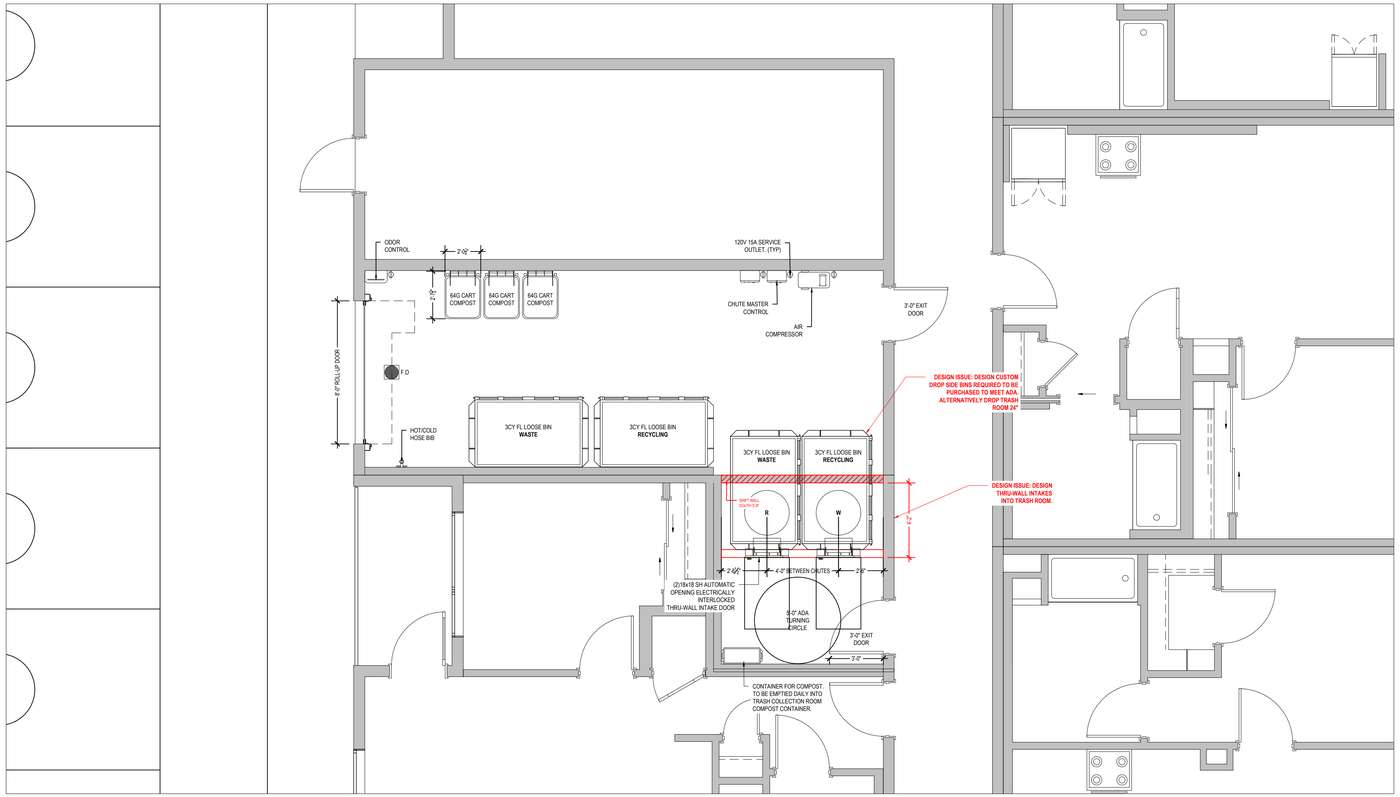
3DE MARTIN ARCHITECTURE

LONETREE WAY & DEER VALLEY RD

PLANNING SUBMITTAL

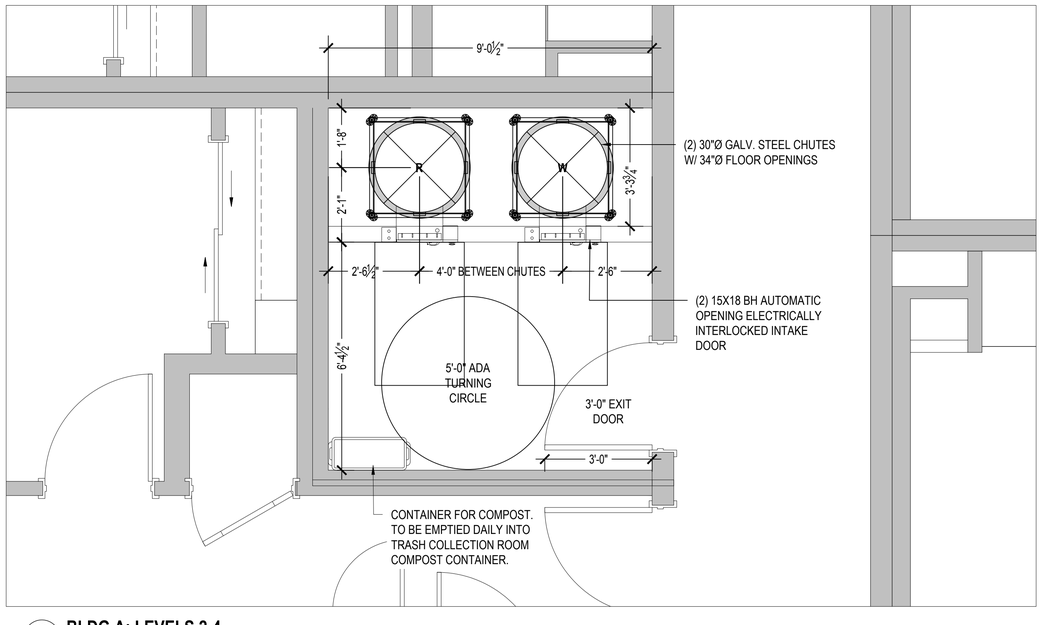
AUGUST 7, 2025

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1 BLDG A: LEVEL 1

1/4" = 1'-0"



2 BLDG A: LEVELS 2-4

1/2" = 1'-0"

BLDG A PROJECTED COLLECTION SCHEDULE					
SERVICE	M	T	W	TH	F
3CY FRONT LOAD LOOSE BIN **WASTE**	1		1		1
3CY FRONT LOAD LOOSE BIN **RECYCLING**	1		1		1
64G COMPOST CARTS	3				
TOTAL	5	0	2	0	2

TRUE PROJ NORTH/SOUTH

BLDG A TRASH

TR1.0

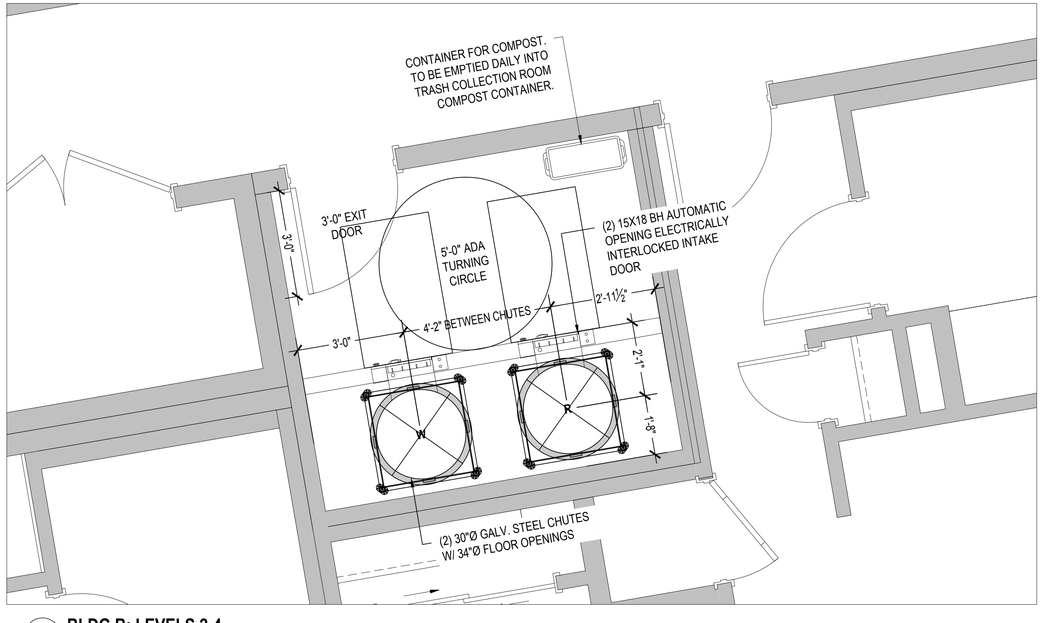
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1 BLDG B: LEVEL 1

1/4" = 1'-0"

BLDG B PROJECTED COLLECTION SCHEDULE					
SERVICE	M	T	W	TH	F
3CY FRONT LOAD COMPACTED BIN **WASTE**	1				1
3CY FRONT LOAD COMPACTED BIN **RECYCLING**	1				1
64G COMPOST CARTS	4				
TOTAL	6	0	0	0	2

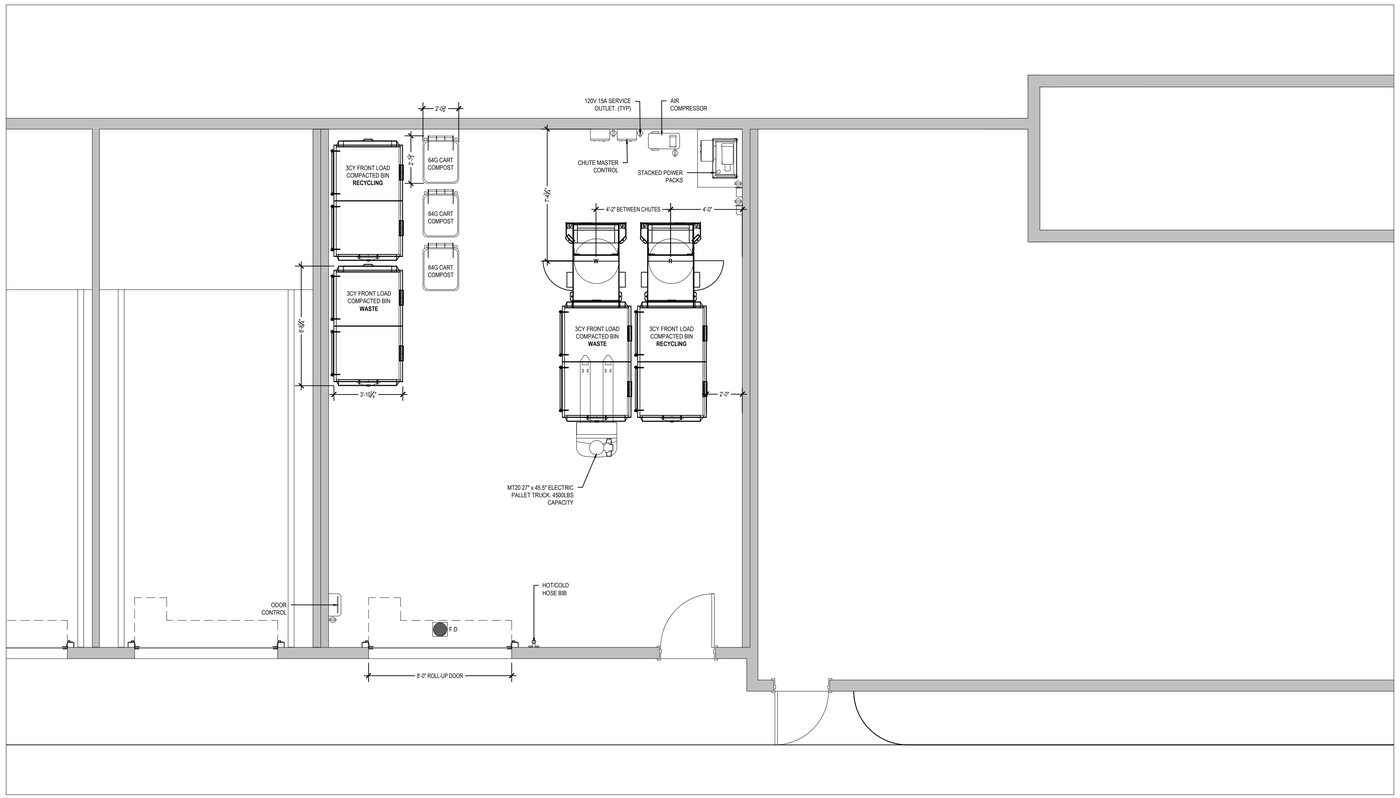


2 BLDG B: LEVELS 2-4

1/2" = 1'-0"

TRUE PROJ NORTH/GRID N

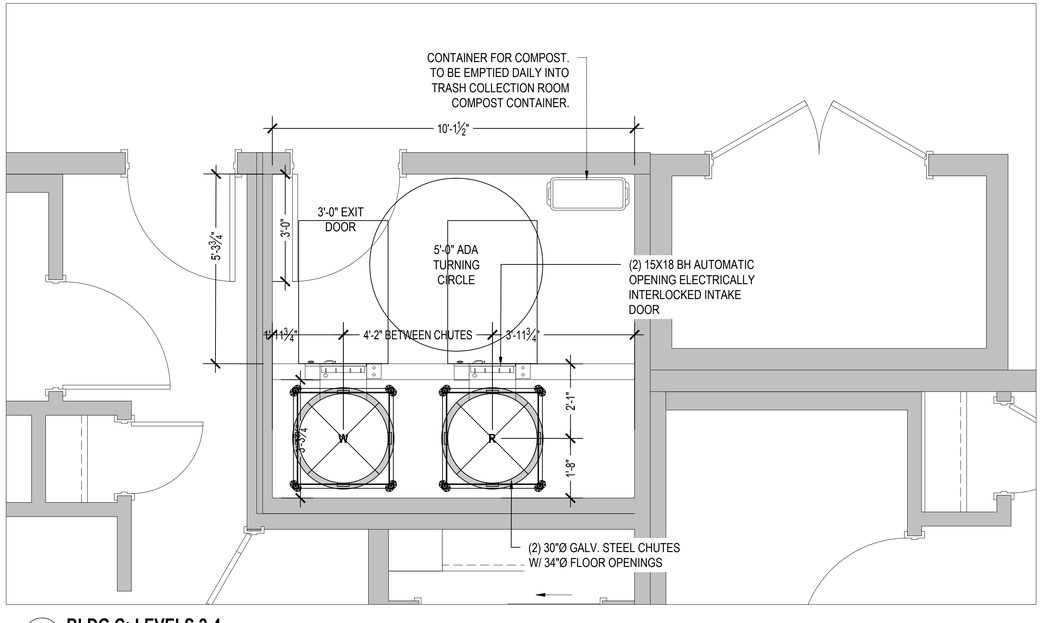
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1 BLDG C: LEVEL 1

1/4" = 1'-0"

BLDG C PROJECTED COLLECTION SCHEDULE					
SERVICE	M	T	W	TH	F
3CY FRONT LOAD COMPACTED BIN **WASTE**	1				1
3CY FRONT LOAD COMPACTED BIN **RECYCLING**	1				1
64G COMPOST CARTS	3				3
TOTAL	5	0	0	0	5



2 BLDG C: LEVELS 2-4

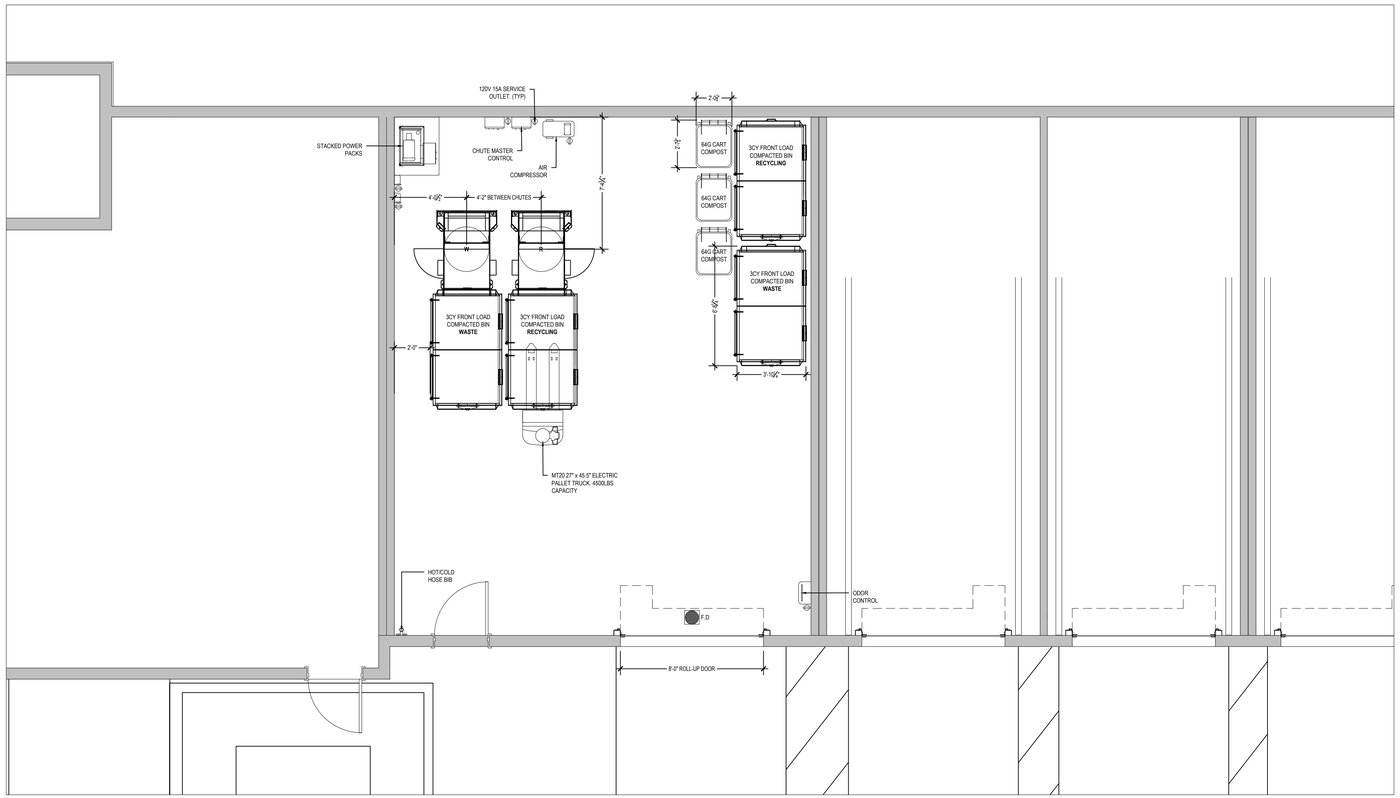
1/2" = 1'-0"

TRUE PROJ NORTH

BLDG C TRASH

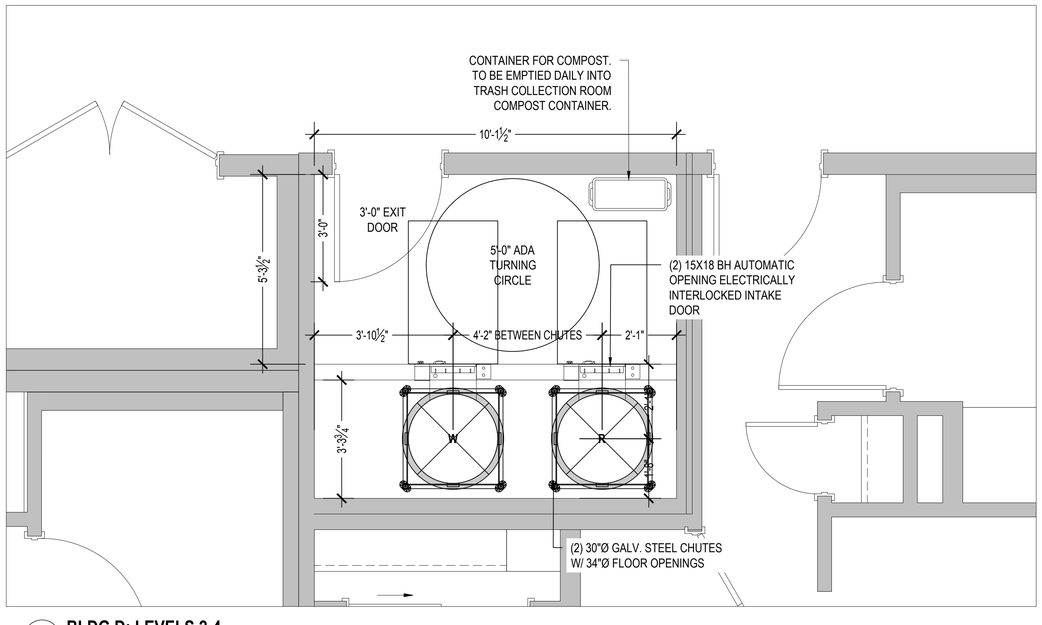
TR1.2

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1 BLDG D: LEVEL 1

1/4" = 1'-0"



2 BLDG D: LEVELS 2-4

1/2" = 1'-0"

BLDG D PROJECTED COLLECTION SCHEDULE					
SERVICE	M	T	W	TH	F
3CY FRONT LOAD COMPACTED BIN **WASTE**	1				1
3CY FRONT LOAD COMPACTED BIN **RECYCLING**	1				1
64G COMPOST CARTS	3				2
TOTAL	5	0	0	0	4

TRUE PROJ NORTH/NORTH

BLDG D TRASH

TR1.3

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