ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS

WEDNESDAY, AUGUST 17, 2016

6:30 P.M.

NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.

UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION

TO HEAR THE MATTER

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, AUGUST 24, 2016.**

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL **6:30 P.M.**

Commissioners Motts, Chair **(absent)**
Zacharatos, Vice Chair
Parsons
Mason
Hinojosa **(absent)**
Husary

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. APPROVAL OF MINUTES: **July 20, 2016** ***APPROVED***

* * * END OF CONSENT CALENDAR * * *

MINUTES

NEW PUBLIC HEARING

2. AR-14-07 – Park Ridge – Davidson Homes, requests design review approval for the first phase of the 525 single family Park Ridge development, consisting of 123 single family residential units, as well as the accompanying mailboxes, lighting, landscaping, and sound walls. The proposed project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road **(APNs 053-072-016, 053-060-022, and -023).**

RESOLUTION NO. 2016-15

STAFF REPORT

NEW ITEM

3. PC Training Budget ***CONT'D TO NEXT MTG***

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT ***(7:29 PM)***

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

CITY OF ANTIOCH
PLANNING COMMISSION

Regular Meeting **July 20, 2016**
6:30 p.m. **City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, July 20, 2016 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, July 27, 2016.

ROLL CALL

Present:	Commissioners Parsons, Husary, Mason, Hinojosa and Chair Motts
Absent:	Vice Chair Zacharatos
Staff:	City Attorney, Michael Vigilia
	Assistant Engineer, Ken Warren
	Senior Planner, Alexis Morris
	Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: **May 4, 2016**
May 18, 2016

Chair Motts requested the Planning Commission take separate action on the minutes.

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of May 4, 2016, as presented. The motion carried the following vote:

AYES:	***Parsons, Husary, Mason***
NOES:	***None***
ABSTAIN:	***Motts, Hinojosa***
ABSENT:	***Zacharatos***

On motion by Commissioner Hinojosa, seconded by Commissioner Husary, the Planning Commission approved the minutes of May 18, 2016, as presented. The motion carried the following vote:

AYES:	***Husary, Mason, Hinojosa, Motts***
NOES:	***None***
ABSTAIN:	***Parsons***
ABSENT:	***Zacharatos***

NEW PUBLIC HEARINGS

2. **UP-16-04, AR-16-01 – The Habit Burger Grill** is requesting approval of a use permit and design review application to construct an approximately 3,418 square foot restaurant with a drive-thru, including the demolition of the existing building on site. The project site is located at 2430 Mahogany Way (APN 074-370-013).

Senior Planner Morris presented the staff report dated July 15, 2016 recommending the Planning Commission approve the use permit and design review application, subject to the conditions contained in the staff report's attached resolution.

In response to Commissioner Parsons, Senior Planner Morris stated that the applicant had indicated he accepted all of staff's recommendations.

In response to Commissioner Mason, Senior Planner Morris explained the current code requirement was to screen mechanical equipment from the City's right of way.

Chair Motts opened the public hearing.

Christopher Wadleigh Director of Development for Habit Burger Grill, stated they were looking forward to bringing the second restaurant to Antioch.

In response to Commissioner Parsons, Mr. Wadleigh stated he accepted staff's recommendations as presented in the report.

Commissioner Parsons thanked the applicant for building an additional project in Antioch.

In response to Chair Motts, Mr. Wadleigh stated there would be a railing around the patio area and their landscape plan was subject to approval of planning staff.

Commissioner Hinojosa thanked the applicant for his interest in Antioch.

In response to Commissioner Hinojosa, Mr. Wadleigh stated he could accomplish moving the trash enclosure and still meet the parking requirements.

In response to Commissioner Mason, Mr. Wadleigh stated they expected the time of completion to be in the first or second quarter of 2017.

Chair Motts thanked the applicant and closed the public hearing.

RESOLUTION NO. 2016-10

On motion by Commissioner Parsons, seconded by Commissioner Hinojosa, the Planning Commission approved the use permit and design review application, subject to the conditions contained in the staff report's attached resolution. The motion carried the following vote:

AYES:	***Parsons, Husary, Mason, Hinojosa, Motts***
NOES:	***None***
ABSTAIN:	***None***
ABSENT:	***Zacharatos***

3. **PD-15-03, PW-698 – Laurel Ranch – Strack Farms Land, LLC,** requests approval of an Addendum to the Future Urban Area #2 Specific Plan Environmental Impact Report, a rezone to Planned Development District (PD), a Vesting Tentative Map/Final Development Plan, and a development agreement. The project consists of the development of 180 single family homes and associated improvements on a portion of a 54 acre parcel. The project site is located at the northwest corner of the Highway 4 Bypass and Laurel Road interchange (APN 053-060-031).

Senior Planner Morris presented the staff report dated July 15, 2016 recommending the Planning Commission take the following actions:

1. Approve the resolution recommending approval of the Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report.
2. Approve the resolution recommending approval of a Development Agreement between the City of Antioch and Richland Planned Communities, Inc.
3. Approve the resolution recommending approval of an ordinance rezoning the project site from Planned Development District (PD) to Planned Development District (PD-15-03).
4. Approve the resolution recommending approval of a Vesting Tentative May/Final Development Plan (PW 698), subject to conditions of approval.

Senior Planner Morris explained modifications to the conditions of approval and development agreement were made subsequent to the publishing of the staff report and those items were provided to the Planning Commission in the Memorandum dated July 19, 2016.

In response to Chair Motts, Senior Planner Morris explained the secondary entry onto Laurel Ranch Road would be exit only and noted a full signalized intersection at this location, would be too close to the existing signal at Country Hills Drive.

In response to Commissioner Parsons, Senior Planner Morris stated the applicant had agreed to the conditions of approval and accepted the changes proposed in the staff report.

In response to Commissioner Mason, Senior Planner Morris explained the original submittal by the applicant had 187 units and they were unable to accomplish lot line adjustments; therefore, they had resubmitted a 180 lot plan.

Commissioner Hinojosa questioned how the applicant was planning to address fitting the three required garbage cans into their designated spaces and accommodate cars on pick up days.

In response to Commissioner Hinojosa, Senior Planner Morris explained options available included restricting parking on garbage pickup days, alternating pickup days throughout the development and multi-family group trash enclosures. She stated the Planning Commission could condition the project to address this issue or request the applicant come back and provide additional materials. In addressing Commissioner Hinojosa's additional concerns, she explained the applicant proposed restricting the percentage of rental units in the project's CC&Rs and his Attorney as well as City Attorney Vigilia felt confident it was legal, enforceable and defensible. She noted it was a condition of the project to be enforced by the HOA and required to be reviewed by the City Attorney and City Engineer. She explained that increased lighting in the courtyards was part of the project description and was shown in their design guidelines. She noted it would be appropriate for the Commission to call out aspects of the Design Review application in the conditions of approval.

Commissioner Hinojosa stated she wanted to ensure courtyard lighting was carried forward and considered when the project was brought forward for Design Review. She reiterated her concerns regarding how the CFD was being developed for Police Services noting there were inconsistencies in the language for the provision within the Aviano and Heidorn Ranch Development Agreements.

Senior Planner Morris explained this Development Agreement was carried forward from the Park Ridge development which predated the Aviano and Heidorn Ranch Development Agreements. She noted the basis was the same with one project creating the Police Facilities District which would then be reimbursed by the other projects. She noted the proposed language did not absolve them from following the formula; it was just not as specific as the language in the other Development Agreement.

City Attorney Vigilia stated he reviewed and was comfortable with the way the Development Agreement had been drafted. In terms of the amount of the fee, he noted there would be a rigorous review and staff would substantiate any fee that was imposed. He further noted the formation of the CFD was entirely a public process as required by State statutes and the public would have the opportunity to provide feedback.

Commissioner Hinojosa spoke to the importance of transparency in the process of forming the CFD noting it had been said in the past that fees could be going toward items that were also included in the developer impact fees.

In response to Commissioner Hinojosa, Mary Bean environmental consultant from First Carbon Solutions, reported a number of plant and animal surveys were conducted for this site and it was well vetted. She noted the applicant was responsible for mitigation and was required to comply with standard practices and protocols.

Chair Motts stated during a tour of the site he noticed the creek area and was pleased it was being mitigated for in the environmental document.

Chair Motts opened the public hearing.

Aaron Ross–Swain representing Richland gave an overhead presentation on the Laurel Ranch project which included: property description, land use, project background, proposed vesting tentative map, landscaping, architecture and project highlights. He shared an exhibit demonstrating how they would handle the placement of garbage bins on pick up day and noted the CC&Rs would address this issue. He further noted there was sufficient curb area in front of each cluster to accommodate three cans per unit and the impact to guest parking was only for a 24 hour period which would be mitigated by an abundance of guest parking throughout the community.

Commissioner Hinojosa thanked Mr. Ross-Swain for addressing the issue and providing the graphic.

Mr. Ross-Swain explained they had reconfigured the conceptual floor plans to provide active living areas on the front of the home to be able to provide some surveillance of the alley.

In response to Commissioner Hinojosa, Senior Planner Morris explained given the small number of lots and challenges of enforcement, staff proposed a general standard that would restrict patio covers and detached accessory structures. She noted the Planning Commission could make an exception specific to particular lots.

Speaking to the HOA, Mr. Ross-Swain explained typically there was a master HOA with a flat fee for the entire community and those who would live in the private alleys would pay slightly higher dues. Additionally he noted, costs associated with the professional management company would be included.

Senior Planner Morris explained that there was not a condition of approval or language in the Development Agreement that required a professional management company for the HOA.

Mr. Ross-Swain further noted it was an industry standard and practice for builders to hire professional management companies.

In response to Chair Motts, Mr. Ross-Swain stated the intent along the main entry was to have separated sidewalks along the edges and landscaping in the center medians. He clarified students from this community would be attending Antioch schools and would not trigger the need for new facilities. He noted they were paying school fees at permit issuance to mitigate for school impacts.

Chair Motts spoke in support of landscaping the private lanes. He thanked the applicant for addressing concerns expressed by the Planning Commission during their review of the preliminary development plan.

In response to Commissioner Mason, Mr. Ross-Swain stated they could look into providing passive solar for street lighting.

Commissioner Mason expressed concern for the limited park space in the development and suggested a larger percentage of single story units be provided.

Mr. Ross-Swain explained they were contributing 15,000 square feet of neighborhood parks and they would be paying a park in lieu fee to mitigate for their impacts. He noted the Park Ridge development to the south would provide larger community parks.

Senior Planner Morris added the Park Ridge development would have a regional size park and it was connected by a trail to this subdivision. She noted this applicant was proposing small private facilities that would be maintained by the HOA in addition to paying the park in lieu fees.

In response to Commissioner Mason, Mr. Ross-Swain stated he would be amiable to increasing the percentage of single family homes to 15% provided there were lots that could fit those homes.

Commissioner Husary spoke in support of installing gates at the entrances.

Chair Motts opened the public hearing.

Chair Motts declared a recess at 8:06 P.M. and reconvened at 8:16 P.M. with all Commissioners present with the exception of Commissioner Zacharatos who was absent. The public hearing remained open.

Allen Payton, Antioch resident, suggested the Planning Commission require the project to be gated and pursue a standard flat fee per unit for the police services fee. He spoke in support of the project and the infrastructure improvements they were providing.

Kevin Van Buskirk, representing Sheet Metals Workers Local 104, spoke in support of the project and in particular the Project Labor Agreement (PLA) that would provide local jobs for local union members. He urged the Planning Commission to approve the project.

Wendi Aghily, Antioch resident, thanked Richland for the presentation and expressed concern that this was another request for an amendment to the plan. She stated she did not support the project as proposed. She provided the Planning Commission with a copy of the HUD report and she urged them to delay this project until after the election.

Chair Motts closed the public hearing

Commissioner Parsons spoke in support of the project and noted it would connect by trail to a large community park. She stated the completion of Laurel Road would provide much needed access to and from the Highway 4 Bypass.

Following discussion, the Planning Commission agreed that for consistency and given the challenges of enforcement, they supported the proposed PD zoning standard for the private lane neighborhood that prohibited patio covers and detached accessory structures. Additionally they agreed to support increasing the single story home product to 15%.

Chair Motts stated he supported the project; however, a strong recommendation to Council would be to focus on Economic Development. He noted this project places higher density housing in an appropriate area, along a transportation corridor. He further noted the developer addressed concerns expressed during the review of the Preliminary Development Plan and they were amiable to the changes proposed this evening. He stated the trail connection was also important as was the completion of Laurel Road and their contribution to Slatten Ranch Road.

Commissioner Hinojosa voiced her support for the project and recognized the applicant for incorporating changes requested by the Planning Commission during the preliminary development plan process. She reiterated that lighting would need to be addressed in the Design Review process. She noted this was a good location for this product type and thanked the applicant for bringing their project to Antioch.

RESOLUTION NO. 2016-11

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the resolution recommending approval of the Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report. The motion carried the following vote:

AYES:	***Parsons, Husary, Mason, Hinojosa, Motts***
NOES:	***None***
ABSTAIN:	***None***
ABSENT:	***None***

RESOLUTION NOS. 2016-12, 2016-13, 2016-14

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission 1) Approved the resolution recommending approval of a Development Agreement, as revised in staff's memo dated July 15, 2016, between the City of Antioch and Richland Planned Communities, Inc. 2) Approved the resolution recommending approval of an ordinance rezoning the project site from Planned Development District (PD) to Planned Development District (PD-15-03). 3) Approved the resolution recommending approval of a Vesting Tentative May/Final Development Plan (PW 698), subject to conditions of approval as amended in staff's memo dated July 15, 2016, and amending condition #D 2 to read: A minimum of 15% of the homes in the Conventional Neighborhood shall be single story homes. The motion carried the following vote:

AYES:	***Parsons, Husary, Mason, Hinojosa, Motts***
NOES:	***None***
ABSTAIN:	***None***
ABSENT:	***None***

ORAL COMMUNICATIONS

Senior Planner Morris introduced Kevin Scudero as the City's new Associate Planner.

In response to Commissioner Hinojosa, Senior Planner Morris stated she would email the Planning Commission an update on the Sand Creek Focus area.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at the Transplan meeting.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:58 P.M. to the next regularly scheduled meeting to be held on August 17, 2016.

Respectfully Submitted,
Kitty Eiden

STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF AUGUST 17, 2016

PREPARED BY: Cindy Gnos, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Alexis Morris, Senior Planner

DATE: August 10, 2016

SUBJECT: Park Ridge Subdivision Project Phase 1 Design Review

RECOMMENDATION

Staff recommends that the Planning Commission **approve** the Design Review application subject to the conditions contained in the attached resolution.

ENTITLEMENTS

Davidon Homes requests design review approval for Phase 1 of the Park Ridge Subdivision Project (APNs 053-072-016 and 053-060-023), which includes the subdivision and development of 123 single-family residential homes, as well as the accompanying mailboxes, signage, lighting, landscaping, and sound walls.

BACKGROUND

The proposed Park Ridge Subdivision Project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road. The total 169.7-acre project site is currently undeveloped and is surrounded by SR 4 to the east, existing residential developments to the south and west, and the proposed Laurel Ranch residential subdivision to the north (see Attachment A).

In 2010, per request from Davidon Homes, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-08-04) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park.

ENVIRONMENTAL REVIEW

An Addendum to the 1996 East Lone Tree Specific Plan Environmental Impact Report (EIR) was prepared and completed in January, 2009 for the Park Ridge Subdivision Project. The Addendum determined all environmental impacts could be mitigated to *less-*

than-significant levels through project compliance with appropriate mitigation measures with the exception of the project's impact on air quality.

The 1996 East Lone Tree Specific Plan EIR determined air quality impacts to be significant and unavoidable, due to the site's proximity to SR 4. Following the certification of the Specific Plan EIR in 1996, the City of Antioch adopted a Statement of Overriding Consideration on May 28, 1996, finding that the benefits derived from implementing the Specific Plan outweighed a remaining (unavoidable) post-mitigation significant impact on regional air quality. On March 9, 2010, the Antioch City Council reaffirmed the Statement of Overriding Considerations in conjunction with the Addendum prepared for the Park Ridge Subdivision Project. The proposed Design Review is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

ANALYSIS

Issue #1: Project Overview

The Park Ridge Subdivision Project would include the development of 525 single-family residential homes, an 8.22-acre neighborhood park, 25.5 acres of dedicated central open space, and 36.1 acres of public streets on a 169.7-acre site. The 525 single-family homes would range between approximately 2,500 and 4,000 square feet (sf) and be built on 5,000 and 6,000 sf lots.

The Park Ridge Subdivision Project would be completed in seven phases. Phase 1 of development consists of 123 single-family homes on the southernmost portion of the site. The applicant is requesting Design Review of 11 total residential home models for Phase 1 of development (see Attachment B). The largest three models are not included in the Phase 1 Development Plan; however, the applicant has requested the review of these models in the case that market conditions change and larger units become more desirable.

The subject property is zoned Planned Development (PD) and the surrounding land uses are described below.

Issue #2: Architecture

The applicant is proposing 11 home models ranging in size from 2,078 to 3,854 sf. The models are plotted on each lot of Phase 1 as indicated in Attachment B. Each model includes three architectural styles, all of which are generally consistent with City Design Guidelines (see Attachment C for floor plans and elevations). Each proposed model is discussed individually below with specific staff recommendations. The following table summarizes the characteristics of each model.

Plan	Square Feet, including Garage and Porch	Stories	Garage	Bedrooms	Bathrooms
2078	2,595	One	2-car	3	2
2403	3,065	One	3-car tandem	4	2
2562	3,357	Two	3-car tandem	3-5	2.5-3.5
2788	3,570	Two	3-car	4-5	3.5
2886	3,629	Two	3-car tandem	3-6	2.5-3
2891	3,650	One	3-car	4-5	3
3071	3,847	Two	3-car	5-6	3
3302	3,964	Two	3-car tandem	4-6	3-5
3430	4,275	Two	3-car tandem	4-6	3-4
3511	4,187	Two	3-car	5-6	4-5
3854	4,572	Two	3-car	5-6	3.5

Plan 2078

Plan 2078 is a one-story home with three bedrooms, two baths, and a two-car garage. The architectural styles for this plan include Spanish, Craftsman, and Tuscan. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a narrow porch. The stone provided at the base of each elevation is wrapped three feet on the side elevations. Staff has added a condition that the stone be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations and the elevations indicate additional shutters to be provided on the enhanced elevations.

Plan 2403

Plan 2403 is a one-story home with four bedrooms, two baths, and a three-car garage. The architectural styles for this plan include Traditional, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch with a tall roofline to enhance the entry and provide variety. The base of each elevation contains stucco, stone, or brick veneer and is wrapped over three feet on the side elevations. Staff has added a condition that the stone be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations and the elevations indicate additional shutters to be provided on the enhanced elevations.

Plan 2562 and 2788

Plans 2562 and 2788 are the same, with the exception of the garage. Plan 2562 provides a three-car garage with the third car in tandem, resulting in a two-car garage appearance on the front elevation. Plan 2562 contains three bedrooms as a base with options of up to five bedrooms and 2.5 baths. Plan 2788 provides an additional bedroom and places the

third car portion of the garage to the side of the home, resulting in four bedrooms as a base with options of up to five bedrooms and 3.5 baths. The plans are two-story with Traditional, Craftsman, and Spanish architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The elevations have provided window and door trim on all elevations. The elevations do not, however, have any notation of options added to the enhanced elevations. Staff suggests that additional details be added on the second story rear and side elevations facing streets and open spaces. For the Traditional elevation, this would include adding the siding on the second story bedroom pop out on the rear and shutters on the side. The Spanish and Craftsman elevations have shutters on the rear and provide window trim to enhance the side elevations. Staff has added conditions to address the second story side and rear elevation detailing for the Traditional model.

Plan 2886 and 3071

Plans 2886 and 3071 are the same, with the exception of the garage. Plan 2886 provides a three-car garage with the third car in tandem, resulting in a two-car garage appearance on the front elevation. Plan 2886 base model contains three bedrooms and three baths with options for up to six bedrooms. Plan 3071 provides an additional bedroom and places the third car portion of the garage to the side of the home, resulting in five bedrooms in the base model with options for up to six bedrooms and 3 baths. The plans are two-story with Craftsman, Traditional, and Spanish architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The Traditional model includes siding on the second story rear elevation, however, the side elevation does not have any notation of options added to the enhanced elevations. Staff recommends that additional details be added on the second story sides facing streets and open spaces. For the Traditional elevation, this would include adding shutters on the side elevation. The Spanish model has provided the pot shelf on the rear elevation; however, the elevation should also include shutters where the elevation faces streets and open spaces. Similarly, the Craftsman elevation has provided the trim on the second story pop out, but shutters should be provided on the side elevations that will face streets and open spaces. Staff has added conditions to address the second story side elevation detailing for the models.

Plan 2891

Plan 2891 is a one-story home with four bedrooms, three baths, and a three-car garage. An option is provided for a fifth bedroom. The architectural styles for this plan include Craftsman, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch of varying styles to accent the entries and provide variety. The base of each elevation contains stucco, stone, or brick veneer and is wrapped over three feet on the side elevations. Staff has added a condition that the stucco, stone, or brick veneer be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations. Because the model is only one story, the lack of additional detailing on the side and rear elevations could not be seen from the streets or open spaces due to the fences that would surround each of the homes.

Plan 3302 and 3511

Plans 3302 and 3511 are the same, with the exception of the garage. Plan 3302 provides a three-car garage with the third car in tandem, resulting in a two-car garage appearance on the front elevation. Plan 3302 base model contains four bedrooms and three baths with options for up to six bedrooms and five baths. Plan 3511 provides an additional bedroom and places the third car portion of the garage to the side of the home, resulting in five bedrooms and four baths in the base model with options for up to six bedrooms. The plans are two-story with Traditional, Tuscan, and Craftsman architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The brick and stone veneers at the base of the models are carried around to a portion of the sides. Staff has added a condition that the brick and stone be wrapped to the fence line, at a minimum. The side and rear elevations have a significant number of windows which eliminate the need for additional enhancements facing the streets and open spaces.

Plan 3430

Plan 3430 is a two-story home with four bedrooms, three baths, and a tandem three-car garage. Options for up to six bedrooms and four baths are included. The architectural styles for this plan include Craftsman, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch with a stucco brick or stone finish. The columns of the front porch include bases of similar stucco, stone, or brick veneer. The elevations include window and door trim on all elevations. Similar to other plans, the side and rear elevations that face the street and open spaces should be enhanced. The Spanish model includes shutters on the rear elevation; however, they should be added to the second story side windows. The Craftsman and Tuscan elevations would not require additional enhancements.

Plan 3854

Plan 3854 is a two-story home with five bedrooms, 3.5 baths, and a three-car garage. Options for up to six bedrooms are included. The architectural styles for this plan include Traditional, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch with a stucco, brick, or stone finish. The bases of each elevation include similar stucco, stone, or brick veneer. The elevations include a combination of siding, shutters, and window and door trim on all elevations. Additional enhancement is not required.

Issue #3: Landscape Architectural Details:

Typical front yard landscape details are provided in Attachment D. Landscape architectural details such as fencing, entries, etc. are provided in Attachment E.

Front Yards

The Phase 1 Landscaping Plans include multiple font-yard configurations for each of the 11 different home models. All front yard configurations include at least one tree and multiple medium and small shrubs. In compliance with City Zoning Code, front yards would not be planted with any trees smaller than 15 gallons, any shrubs smaller than five gallons, or any groundcover smaller than one gallon. In addition, the front yard plant palette is composed of drought-tolerant species, which comply with the City's Water Conservation Guidelines. Furthermore, front-yard landscaping would not be planted in a way that interferes with a clear line of site or access to emergency equipment, as outlined in the Residential Design Guidelines.

Sound Wall

Phase 1 of the Park Ridge Subdivision Project includes the construction of a seven-foot-tall precast concrete sound wall along Canada Valley Road, wrapping at the project entries. The sound wall would have a light gray tone and consist of modest design features and capped concrete reinforcement posts at regular intervals, consistent with the Residential Design Guidelines (see Attachment E, Landscape Architectural Drawings, Detail 'E' Sheet L-8). The wall would connect with an existing seven-foot-tall sound wall on the southwestern corner of the site and extend northward along Canada Valley Road. The wall would end after the last lot included in Phase 1 of development.

Fencing

In addition to the sound wall, the subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing. A view fence is also provided along open spaces which includes wood posts and top and bottom rail, with a welded wire fabric. A three foot high split rail fence with wood rails and posts is also included at the project entry. The original subdivision conditions of approval required the split rail fence to be made of precast concrete instead of redwood. This condition will be applied to the proposed project.

Entries

Phase 1 of the Park Ridge Subdivision Project includes three entryways located at Vista Grande Drive, Ashbourne Way, and Ventry Way. The Vista Grande Drive entry is considered the main entryway to the subdivision with a six-foot-tall stone veneer wall with "Park Ridge" engraved on a 13.5- by 3.3-foot precast concrete sign. The landscaping for the Vista Grande Drive entry would include several 15-gallon alders, birches, and oaks, multiple species of 5-gallon ornamental shrubs, and intersecting ground cover types. The wall finish corresponds to features included on the building elevations.

Street Trees

The Landscape Architectural Drawings for Phase 1 illustrate the placement of several shrubs and trees (15-gallon, 24” box, and 36” box) along the neighborhood streets. The variety of trees and shrubs proposed would enhance the visual character of the development. The City of Antioch Residential Design Guidelines recommend some of the trees planted along streets in new developments to have a box depth of at least 48” to assist the development in looking "established " as quickly as possible. Staff has included a condition requiring the applicant to add additional street trees with box depth of at least 48”.

Addressing

Each home model includes the placement of one standard street address marker on the front façade adjacent to the two-car garage door. Home addressing is required to be visible from the nearest street for emergency services. Detailed plans for the design and colors of the address markers have not yet been submitted; therefore, staff has included a condition requiring staff review and approval of the address markers prior to building permit.

Mailboxes and Lighting

Mailbox units would be installed in clusters of two to three along sidewalks nearest the corresponding home addresses. Each mailbox unit would consist of 12 mailbox compartments, each assigned to one home address. The mailbox units would be painted a dark bronze color to match the earth tones used in the various housing designs.

The elevations do not indicate lighting on the front elevations. Staff recommends the lighting fixtures match the architectural style of each plan and that there be a minimum of two fixtures on the front of each home - one on each side of the garage. Staff has included a condition requiring staff review and approval of the front elevation lighting prior to building permit.

ATTACHMENTS

A: Project Vicinity Map
B: Phase 1 Park Ridge
C: Floor Plans and Elevations
D: Front Yard Typical Landscape Plans
E: Landscape Architectural Drawings

PLANNING COMMISSION
RESOLUTION NO. 2016-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING THE DESIGN REVIEW OF PHASE 1 OF THE PARK RIDGE SUBDIVISION PROJECT

WHEREAS, the City received a request from Davidon Homes for Design Review approval of Phase 1 of the development of the Park Ridge Subdivision Project (AR-14-07), for the development of 123 single-family homes, related infrastructure improvements, and landscaping on APNs 053-072-016 and 053-060-023, and,

WHEREAS, on March 9, 2010, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-0804) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park; and

WHEREAS, the City prepared an addendum to the East Lone Tree Specific Plan EIR for the Park Ridge Subdivision Project, which was certified in 2009. The East Lone Tree Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on March 9, 2010. The proposed project is consistent with the 2010 approvals, therefore further environmental review is not required; and,

WHEREAS, the Planning Commission on August 17, 2016, duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** the design review of Park Ridge Subdivision Phase 1, consisting of 123 single-family homes and related infrastructure improvements and landscaping on APNs 053-072-016 and 053-060-023 subject to the following conditions:

A. GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.

3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.

4. This approval expires two years from the date of approval (expires August 17, 2018), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.

5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

6. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.

2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.

3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met:

    a. The developer shall submit three (3) complete sets of plans and specifications of the subject project, including plans for any of the following required submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. The required re-submittals shall include tenant improvement plans, fire sprinklers, and fire alarm (105.4.1) CFC, (901.2) CFC, (107) CBC.

    b. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to “CCCFPD” (Contra Costa County Fire Protection District).

D. FEES

1. The applicant shall pay all fees as required by the City Council.

2. The applicant shall pay the Regional Traffic Impact Fee as well as all other applicable fees, including any future increase in the Regional Traffic Impact Fee.

3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.

4. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.

5. The developer shall pay all applicable Delta Diablo fees prior to the issuance of any building permits for this project.

E. PROPERTY MAINTENANCE

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.

2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204(G).

3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

4. No signs shall be installed on this site without prior City approval.

F. GRADING

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.

2. The grading plan for this development shall be approved by the City Engineer.

3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.

4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

G. CONSERVATION/NPDES

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

2. The following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

    a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

    b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify

understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.

d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.

f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.

g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.

j. Install on all catch basins "No Dumping, Drains to River" decal buttons.

k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.

l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.

n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.

o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

H. UTILITIES

1. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any or as approved by the City Engineer.

2. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.

3. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.

4. The sewer collection system shall be constructed to function as a gravity system.

5. If necessary, a public utilities easement that encompasses public utilities shall be provided as directed by the City Engineer.

6. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department. All gas and electrical meters shall be concealed and/or painted to match the building

7. The applicant shall prepare a final site plan and elevations of all on-site mechanical equipment (including HVAC condensers, transformers, switch boxes, backflow devices, PG&E transformers, etc.) and specifics of how such equipment shall be screened from public view. This plan, with an approval stamp from the City of Antioch shall be submitted to the utility provider for review. Any necessary changes or deviations from the approved utility location and/or screening shall be reviewed by the Community Development Department prior to installation and may be subject to discretionary Design Review processing and fees.

8. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.

9. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.

10. A reduced backflow prevention device shall be installed on all City water meter services.

I. LANDSCAPING

1. Landscape shall show immediate results and be permanently maintained at an "A" level.

2. Street trees to be planted in prominent areas (such as along street corners) shall have a box depth of at least 48 inches.

J. PROJECT SPECIFIC CONDITIONS

1. This design review approval applies to the construction of approximately 123 single family homes, landscaping, fencing, soundwalls and other associated improvements as depicted on the architectural elevations submitted to the City of Antioch on June 20, 2016 and landscape plans submitted to the Community Development Department on June 30, 2016.

2. All conditions of approval for the Final Planned Development, Vesting Tentative Map, and Use Permit, shall be complied with as identified in Resolution No. 2010/21.

3. Phase 1 models shall be plotted as shown on the Development Plan, dated June 3, 2016. Any changes to the plotting shall be reviewed and approved by the Zoning Administrator.

4. Prior to issuance of the 1st building permit, the applicant shall submit detailed plans of the address markers for each home model, subject to review and approval by the City of Antioch Community Development Department.

5. Prior to issuance of the 1st building permit, the applicant shall submit front elevations detailing the lighting plans for Phase 1 of the Park Ridge Subdivision. Light fixtures shall match the architectural style of each model and shall be located, at a minimum, on each side of the garage. Front elevation lighting shall be reviewed and approved by the Community Development Department.

6. All plans shall have the accents and trim on the front elevations wrapped to the fence line on each side at a minimum.

7. The Traditional model for Plans 2562 and 2788 shall have siding on the pop out on rear elevations and shutters on side elevations when the side and/or rear elevations face a street or open space area.

8. Plans 2886 and 3071 shall have shutters on all side elevations facing a street or open space area.

9. The Spanish model for Plan 3430 shall have shutters on all side elevations facing a street or open space area.

10. The 2-rail fence railing shall be made of precast concrete instead of redwood.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of August, 2016.

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

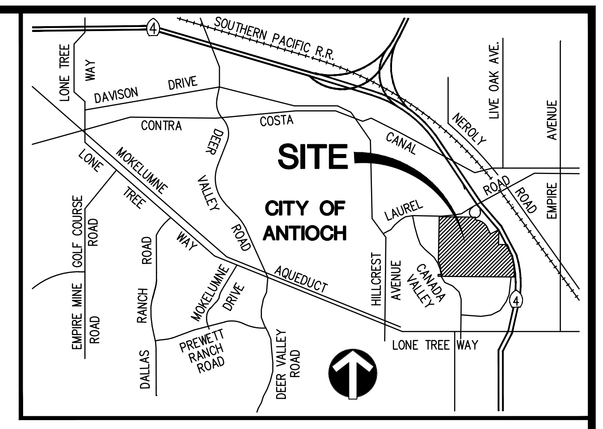
FORREST EBBS,
Secretary to the Planning Commission

Attachment A
Project Vicinity Map



Attachment B
Park Ridge Development Plan

DEVELOPMENT PLAN
SUBDIVISION 8846
PARK RIDGE - PHASE 1
CITY OF ANTIOCH, CALIFORNIA



VICINITY MAP

NOT TO SCALE

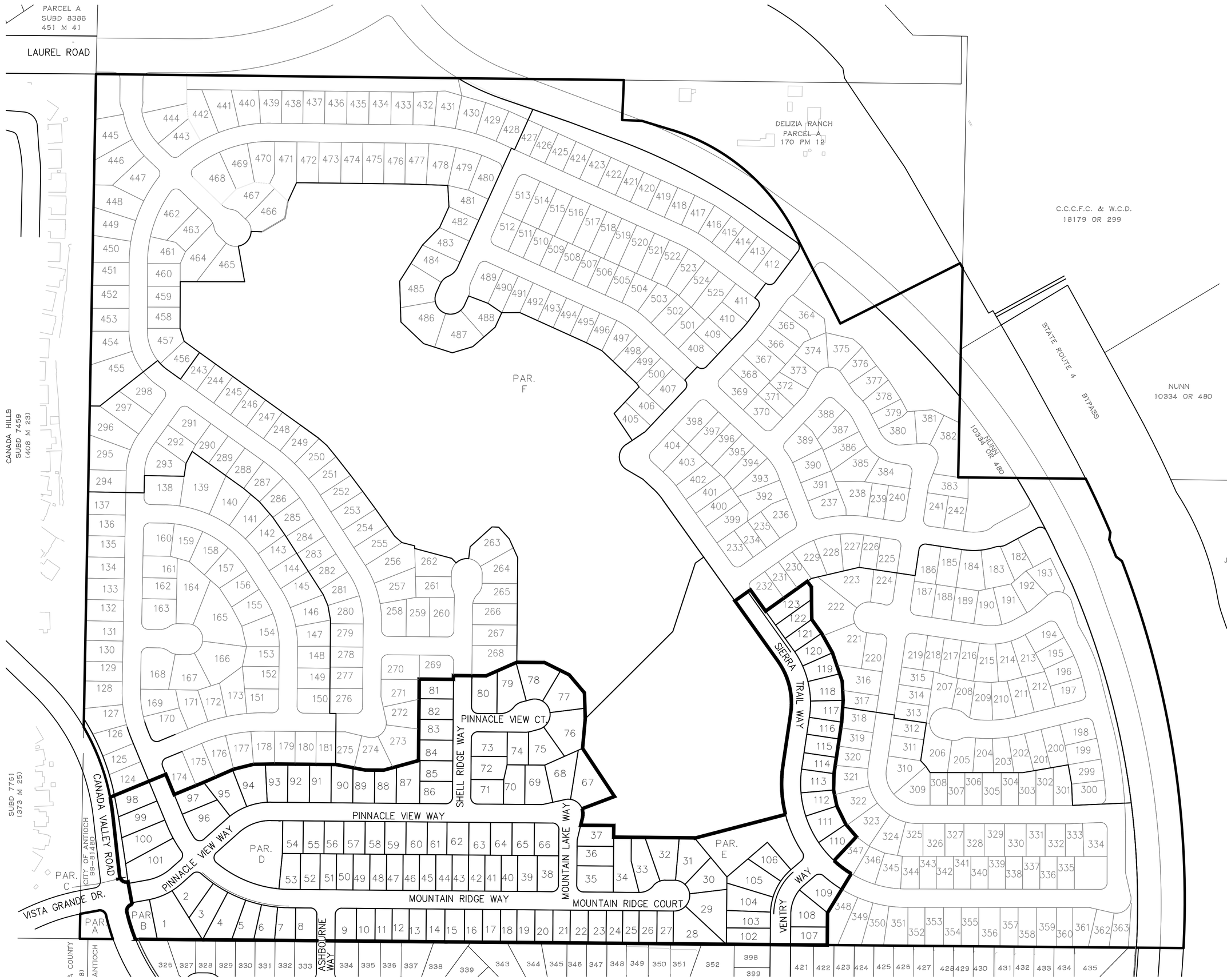
NOTES

OWNER: DAVIDON HOMES
1600 SOUTH MAIN STREET SUITE 150
WALNUT CREEK, CALIFORNIA 94596
PHONE (925) 945-8000

ENGINEER/PLANNER: dk CONSULTING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CALIFORNIA 94596
(925) 932-6868
PROJECT ENGINEER – STACEY GELLA

PARCEL NUMBERS: APN – 053-060-023
APN – 053-072-016

PROPOSED ZONE: PD



GRAPHIC SCALE

150' 0' 75' 150' 300' 600'

(IN FEET)
1 INCH = 150 ft.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT PLAN
3	FLOOR AREA RATIO CHARTS

DATE 6/3/16	NO.	BY	DATE	REVISION	dk APPROV.	AGENCY APPROV.
SCALE: HORIZ. 1"=150' VERT. NONE						
DESIGNED SDG						
DRAWN SDG						
PROJ. ENGR. ADP						

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1931 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

DAVIDON HOMES
PARK RIDGE
CITY OF ANTIOCH CALIFORNIA

SUBDIVISION 8846
PHASE 1
COVER SHEET

SHEET 1 OF 3

DK JOB NO. 01-1052-21

\\FS1\DK_FILES\PROJECTS\2001\011052\DWGS\ET LIST\011052 ET LIST-HOUSE PLOTTING.DWG 6/3/2016

B1

LEGEND

LOT LINE

PAD LINE

RETAINING WALL

PHASE LINE

3302–3DR
PLAN NUMBER — GARAGE SIDE ELEVATION — # OF CAR GARAGE

GRAPHIC SCALE
60' 0' 30' 60' 120' 240'
(IN FEET)
1 INCH = 60 ft.

PINNACLE VIEW CT.
SHELL RIDGE WAY
PINNACLE VIEW WAY
CANADA VALLEY ROAD
MOUNTAIN WAY
MOUNTAIN RIDGE WAY
ASHBOURNE WAY
MOUNTAIN LAKE WAY
MOUNTAIN RIDGE COURT
SIERRA TRAIL WAY
VENTRY WAY
PARCEL B 8,285 SF
PARCEL C 6,381 SF
PARCEL D 30,510 SF
PARCEL E 31,201 SF
COMMUNITY PARK FUTURE PARCEL

DATE 6/3/16	NO.	BY	DATE	REVISION	dk APPROV.	AGENCY APPROV.
SCALE: HORIZ. 1"=60' VERT. NONE						
DESIGNED SDG						
DRAWN SDG						
PROJ. ENGR. ADP						

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1931 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

DAVIDON HOMES
PARK RIDGE
CITY OF ANTIOCH CALIFORNIA

SUBDIVISION 8846
PHASE 1
DEVELOPMENT PLAN

SHEET 2 OF 3
DK JOB NO. 01–1052–21

B2

\\FS1\DK_FILES\PROJECTS\2001\011052\DWG\FIT LIST\011052 FIT LIST-HOUSE PLOTTING.DWG 6/3/2016

FLOOR AREA RATIO CHART

LOT #	PLAN #	FIRST FLOOR	SECOND FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR
1	2891-3B	2891	NA	86	673	3650	14680	NA	25%
2	2078-2C	2078	NA	74	443	2595	8753	NA	30%
3	3302-3D	1622	1680	55	662	4019	8875	72%	45%
4	3071-3A	1589	1481	122	655	3847	10260	63%	37%
5	2562-3B	1093	1469	111	685	3358	6876	78%	49%
6	3302-3D	1622	1680	55	662	4019	5982	72%	67%
7	2562-3C	1093	1469	111	685	3358	5949	78%	56%
8	2078-2D	2078	NA	74	443	2595	6414	NA	40%
9	2078-2B	2078	NA	74	443	2595	6416	NA	40%
10	3302-3C	1622	1680	149	662	4113	5700	69%	72%
11	2562-3B	1093	1469	111	685	3358	5200	78%	65%
12	3302-3A	1622	1680	43	662	4007	5200	72%	77%
13	2078-2B	2078	NA	74	443	2595	5200	NA	50%
14	3302-3C	1622	1680	149	662	4113	5700	69%	72%
15	2562-3A	1093	1469	111	685	3358	6000	78%	56%
16	3302-3D	1622	1680	55	662	4019	5500	72%	73%
17	2078-2C	2078	NA	74	443	2595	5500	NA	47%
18	3302-3A	1622	1680	43	662	4007	5000	72%	80%
19	2886-3C	1405	1481	124	621	3631	5500	69%	66%
20	2886-3B	1405	1481	108	621	3615	5500	69%	66%
21	2562-3A	1093	1469	111	685	3358	5292	78%	63%
22	3302-3D	1622	1680	55	662	4019	5500	72%	73%
23	2078-2D	2078	NA	74	443	2595	5500	NA	47%
24	2562-3B	1093	1469	111	685	3358	5000	78%	67%
25	3302-3C	1622	1680	149	662	4113	5000	69%	82%
26	2078-2C	2078	NA	74	443	2595	5500	NA	47%
27	2886-3A	1405	1481	122	621	3629	5000	69%	73%
28	3302-3A	1622	1680	43	662	4007	11075	72%	36%
29	2403-3B	2403	NA	34	628	3065	12488	NA	25%
30	2078-2D	2078	NA	74	443	2595	8486	NA	31%
31	3302-3D	1622	1680	55	662	4019	9608	72%	42%
32	2403-3A	2403	NA	34	628	3065	9986	NA	31%
33	2403-3D	2403	NA	34	628	3065	9706	NA	32%
34	2078-2B	2078	NA	74	443	2595	10284	NA	25%
35	2891-3C	2891	NA	75	673	3639	8806	NA	41%
36	2403-3B	2403	NA	34	628	3065	6689	NA	46%
37	3302-3A	1622	1680	43	662	4007	6891	72%	58%
38	2078-2C	2078	NA	74	443	2595	7050	NA	37%
39	2886-3A	1405	1481	122	621	3629	6588	69%	55%
40	2078-2B	2078	NA	74	443	2595	5490	NA	47%
41	2562-3C	1093	1469	111	685	3358	5491	78%	61%
42	2078-2D	2078	NA	74	443	2595	5491	NA	47%
43	2886-3B	1405	1481	108	621	3615	5491	69%	66%
44	2078-2C	2078	NA	74	443	2595	5492	NA	47%
45	2886-3C	1405	1481	124	621	3631	5492	69%	66%
46	3302-3D	1622	1680	55	662	4019	5493	72%	73%
47	2886-3A	1405	1481	122	621	3629	5536	69%	66%
48	2078-2D	2078	NA	74	443	2595	5603	NA	46%
49	2886-3B	1405	1481	108	621	3615	5603	69%	65%
50	3302-3A	1622	1680	43	662	4007	5604	72%	72%
51	2886-3C	1405	1481	124	621	3631	5494	69%	66%
52	3302-3D	1622	1680	55	662	4019	6594	72%	61%
53	2562-3A	1093	1469	111	685	3358	6606	78%	51%
54	2886-3C	1405	1481	124	621	3631	6300	69%	58%
55	3302-3D	1622	1680	55	662	4019	6400	72%	63%
56	2403-3A	2403	NA	34	628	3065	6000	NA	51%
57	2891-3D	2891	NA	68	673	3632	6500	NA	56%
58	2403-3B	2403	NA	34	628	3065	6000	NA	51%
59	2886-3A	1405	1481	122	621	3629	6500	69%	56%
60	2788-3B	1319	1469	111	671	3570	6500	70%	55%
61	2403-3D	2403	NA	34	628	3065	6000	NA	51%
62	3071-3B	1589	1481	108	655	3833	6680	63%	57%
63	2891-3C	2891	NA	75	673	3639	6600	NA	55%
64	3071-3A	1589	1481	122	655	3847	6600	63%	58%
65	2788-3C	1319	1469	111	671	3570	6800	70%	53%
66	2403-3A	2403	NA	34	628	3065	7414	NA	41%
67	2891-3B	2891	NA	86	673	3650	13113	NA	28%
68	2403-3D	2403	NA	34	628	3065	10269	NA	30%
69	3071-3B	1589	1481	108	655	3833	8764	63%	44%
70	3071-3C	1589	1481	124	655	3849	7617	63%	51%
71	2403-3B	2403	NA	34	628	3065	7414	NA	41%
72	2788-3B	1319	1469	111	671	3570	7541	70%	47%
73	2891-3D	2891	NA	68	673	3632	8157	NA	45%
74	2788-3A	1319	1469	111	671	3570	6503	70%	55%
75	3071-3C	1589	1481	124	655	3849	8730	63%	44%
76	2891-3D	2891	NA	68	673	3632	12948	NA	28%
77	2788-3B	1319	1469	111	671	3570	10605	70%	34%
78	2891-3C	2891	NA	75	673	3639	10879	NA	33%
79	3071-3A	1589	1481	122	655	3847	9836	63%	39%
80	2891-3B	2891	NA	86	673	3650	9136	NA	40%
81	2403-3D	2403	NA	34	628	3065	6274	NA	49%
82	3302-3A	1622	1680	43	662	4007	6587	72%	61%
83	2886-3B	1405	1481	108	621	3615	6587	69%	55%
84	3302-3D	1622	1680	55	662	4019	6587	72%	61%
85	2886-3C	1405	1481	124	621	3631	6300	69%	58%
86	2403-3A	2403	NA	34	628	3065	6738	NA	45%
87	2891-3B	2891	NA	86	673	3650	8777	NA	42%
88	3071-3C	1589	1481	124	655	3849	6920	63%	56%
89	2788-3A	1319	1469	111	671	3570	6823	70%	52%
90	3071-3B	1589	1481	108	655	3833	7525	63%	51%
91	2891-3C	2891	NA	75	673	3639	7760	NA	47%
92	2403-3D	2403	NA	34	628	3065	7760	NA	39%
93	2886-3A	1405	1481	122	621	3629	7648	69%	47%
94	2891-3D	2891	NA	68	673	3632	9914	NA	37%
95	2403-3B	2403	NA	34	628	3065	9524	NA	32%
96	2403-3A	2403	NA	34	628	3065	10103	NA	30%
97	2788-3C	1319	1469	111	671	3570	6929	70%	52%
98	2891-3C	2891	NA	75	673	3639	7831	NA	46%
99	3302-3A	1622	1680	43	662	4007	8493	72%	47%
100	2788-3B	1319	1469	111	671	3570	10515	70%	34%
101	2403-3D	2403	NA	34	628	3065	13213	NA	23%
102	2886-3B	1405	1481	108	621	3615	6700	69%	54%
103	2078-2C	2078	NA	74	443	2595	6881	NA	38%
104	3302-3C	1622	1680	149	662	4113	8954	69%	46%
105	3302-3D	1622	1680	55	662	4019	10346	72%	39%
106	2078-2D	2078	NA	74	443	2595	7067	NA	37%
107	2078-2B	2078	NA	74	443	2595	6169	NA	42%
108	3302-3A	1622	1680	43	662	4007	9051	72%	44%
109	2078-2C	2078	NA	74	443	2595	7934	NA	33%
110	2078-2B	2078	NA	74	443	2595	6186	NA	42%
111	3071-3C	1589	1481	124	655	3849	7711	63%	50%
112	2886-3A	1405	1481	122	621	3629	6186	69%	59%
113	2562-3B	1093	1469	111	685	3358	6186	78%	54%
114	3302-3D	1622	1680	55	662	4019	5049	72%	80%
115	2886-3C	1405	1481	124	621	3631	5700	69%	64%
116	2562-3A	1093	1469	111	685	3358	5200	78%	65%
117	2886-3B	1405	1481	108	621	3615	5789	69%	62%
118	2078-2C	2078	NA	74	443	2595	7169	NA	36%
119	3302-3D	1622	1680	55	662	4019	5838	72%	69%
120	2886-3A	1405	1481	122	621	3629	5838	69%	62%
121	3302-3A	1622	1680	43	662	4007	5107	72%	78%
122	2078-2D	2078	NA	74	443	2595	5873	NA	44%
123	3302-3C	1622	1680	149	662	4113	7875	69%	52%

B3

\\FS1\Dk FILES\PROJECTS\2001\011052\DWG\FIT LIST\011052 FIT LIST-HOUSE PLOTTING.DWG 6/3/2016

DATE 6/3/16	NO.	BY	DATE	REVISION	dk APPROV.	AGENCY APPROV.
SCALE: HORIZ. NONE						
VERT. NONE						
DESIGNED SDG						
DRAWN SDG						
PROJ. ENGR. ADP						

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1931 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

DAVIDON HOMES
PARK RIDGE
CITY OF ANTIOCH CALIFORNIA

SUBDIVISION 8846
PHASE 1
FLOOR AREA RATIO CHARTS

SHEET 3 OF 3
DK JOB NO. 01-1052-21

Attachment C
Floor Plans and Elevations



PARK RIDGE

PROJECT TEAM

DEVELOPER: DAVIDON HOMES
CONTACT: STEVE ABBS 1600 S. MAIN STREET, SUITE 150
BUSINESS: (925) 945-8000 WALNUT CREEK, CA 94596

ARCHITECT / PLANNER: BASSENIAN / LAGONI
CONTACT: TERESSA OEHRLEIN 2031 ORCHARD DRIVE
BUSINESS: (949) 553-9100 NEWPORT BEACH, CA 92660

SHEET INDEX

PLAN 2078

FRONT ELEVATIONS	A1.1
FLOOR PLAN	A1.2
ELEVATIONS - SPANISH	A1.3
ELEVATIONS - CRAFTSMAN	A1.4
ELEVATIONS - TUSCAN	A1.5

PLAN 2403

FRONT ELEVATIONS	A2.1
FLOOR PLAN	A2.2
ELEVATIONS - TRADITIONAL	A2.3
ELEVATIONS - SPANISH	A2.4
ELEVATIONS - TUSCAN	A2.5

PLAN 2562

FRONT ELEVATIONS	A3.1
FLOOR PLAN	A3.2
ELEVATIONS - TRADITIONAL	A3.3
ELEVATIONS - SPANISH	A3.4
ELEVATIONS - CRAFTSMAN	A3.5

PLAN 2788

FRONT ELEVATIONS	A4.1
FLOOR PLAN	A4.2
ELEVATIONS - TRADITIONAL	A4.3
ELEVATIONS - SPANISH	A4.4
ELEVATIONS - CRAFTSMAN	A4.5

PLAN 2886

FRONT ELEVATIONS	A5.1
FLOOR PLAN	A5.2
ELEVATIONS - TRADITIONAL	A5.3
ELEVATIONS - SPANISH	A5.4
ELEVATIONS - CRAFTSMAN	A5.5

PLAN 2891

FRONT ELEVATIONS	A6.1
FLOOR PLAN	A6.2
ELEVATIONS - SPANISH	A6.3
ELEVATIONS -CRAFTSMAN	A6.4
ELEVATIONS - TUSCAN	A6.5

PLAN 3071

FRONT ELEVATIONS	A7.1
FLOOR PLAN	A7.2
ELEVATIONS - TRADITIONAL	A7.3
ELEVATIONS - SPANISH	A7.4
ELEVATIONS - CRAFTSMAN	A7.5

PLAN 3302

FRONT ELEVATIONS	A8.1
FLOOR PLAN	A8.2
ELEVATIONS - TRADITIONAL	A8.3
ELEVATIONS - CRAFTSMAN	A8.4
ELEVATIONS - TUSCAN	A8.5

PLAN 3430

FRONT ELEVATIONS	A9.1
FLOOR PLAN	A9.2
ELEVATIONS - SPANISH	A9.3
ELEVATIONS - CRAFTSMAN	A9.4
ELEVATIONS - TUSCAN	A9.5

PLAN 3511

FRONT ELEVATIONS	A10.1
FLOOR PLAN	A10.2
ELEVATIONS - TRADITIONAL	A10.3
ELEVATIONS - CRAFTSMAN	A10.4
ELEVATIONS - TUSCAN	A10.5

PLAN 3854

FRONT ELEVATIONS	A11.1
FLOOR PLAN	A11.2
ELEVATIONS - TRADITIONAL	A11.3
ELEVATIONS - SPANISH	A11.4
ELEVATIONS - TUSCAN	A11.5

05.31.16

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039



SPANISH B



CRAFTSMAN C



TUSCAN D

PLAN 2078
FRONT ELEVATIONS

0 2 4 8 SCALE: 1/4" = 1'-0"

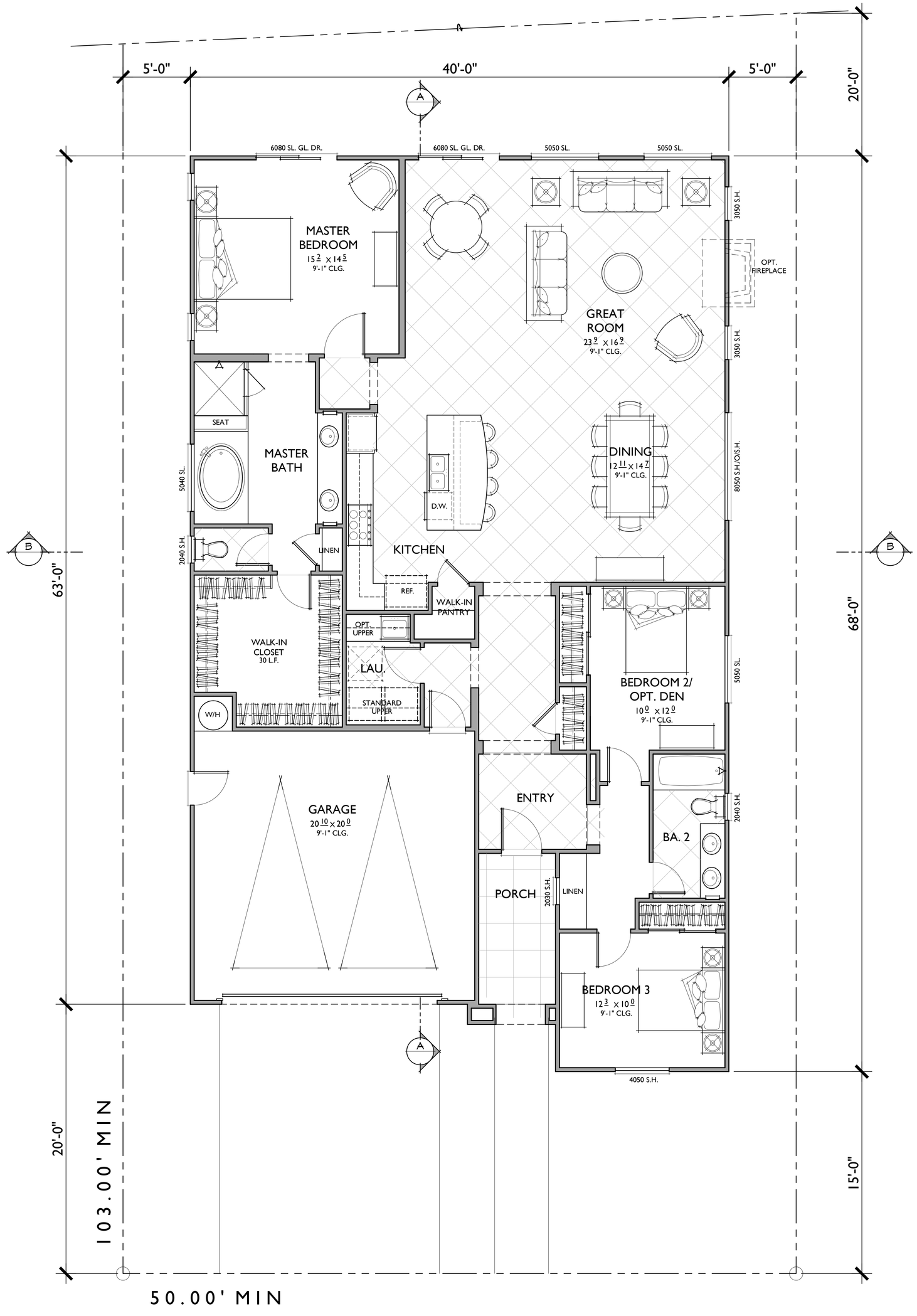
PARK RIDGE
ANTIOCH, CA

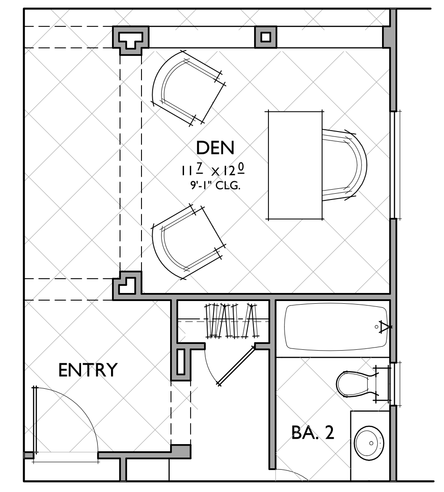
A1.1
05.25.16

C2

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects
08I.14038
\\DRONE\EJ_DRIVE\GROUP\13081\14038\14038ELV1.DWG





OPT. DEN

@ BEDROOM 2

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,078 SQ. FT.
2 - CAR GARAGE	443 SQ. FT.
PORCH	74 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2078

REFLECTS SPANISH ELEVATION

0 2 4 8 SCALE: 1/4" = 1'-0"

A1.2

05.25.16

C3

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

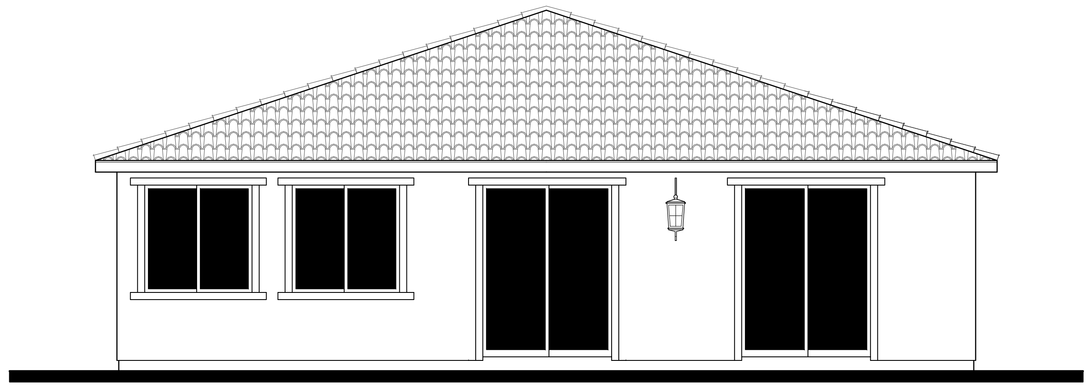
PARK RIDGE

ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel: +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects

081.14038

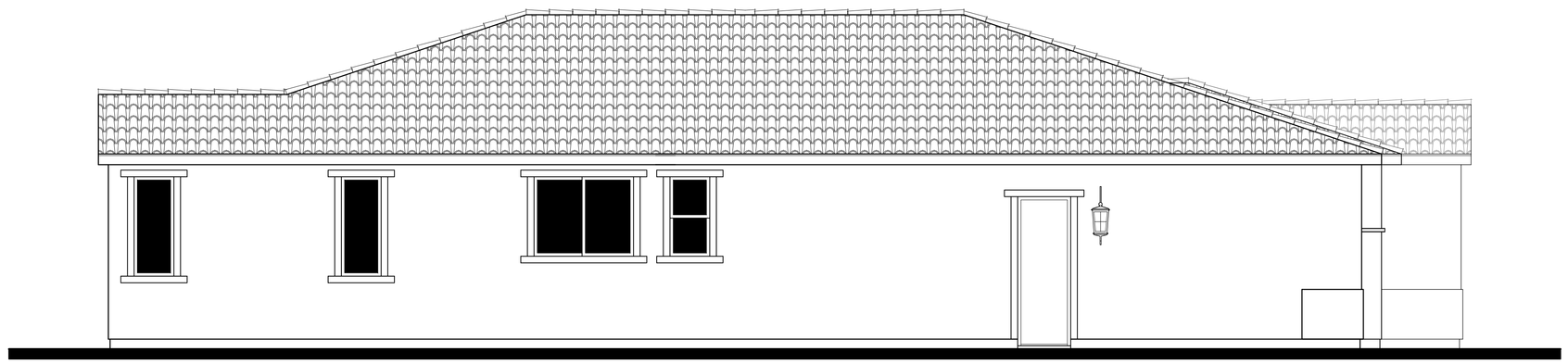
\\DRONE_DRIVE\GROUP1\3081\14038\408PLR1\B.DWG



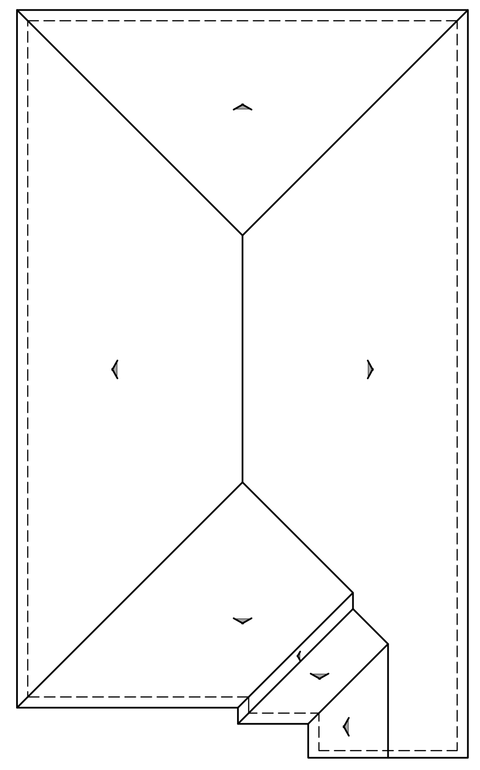
REAR



SPANISH B



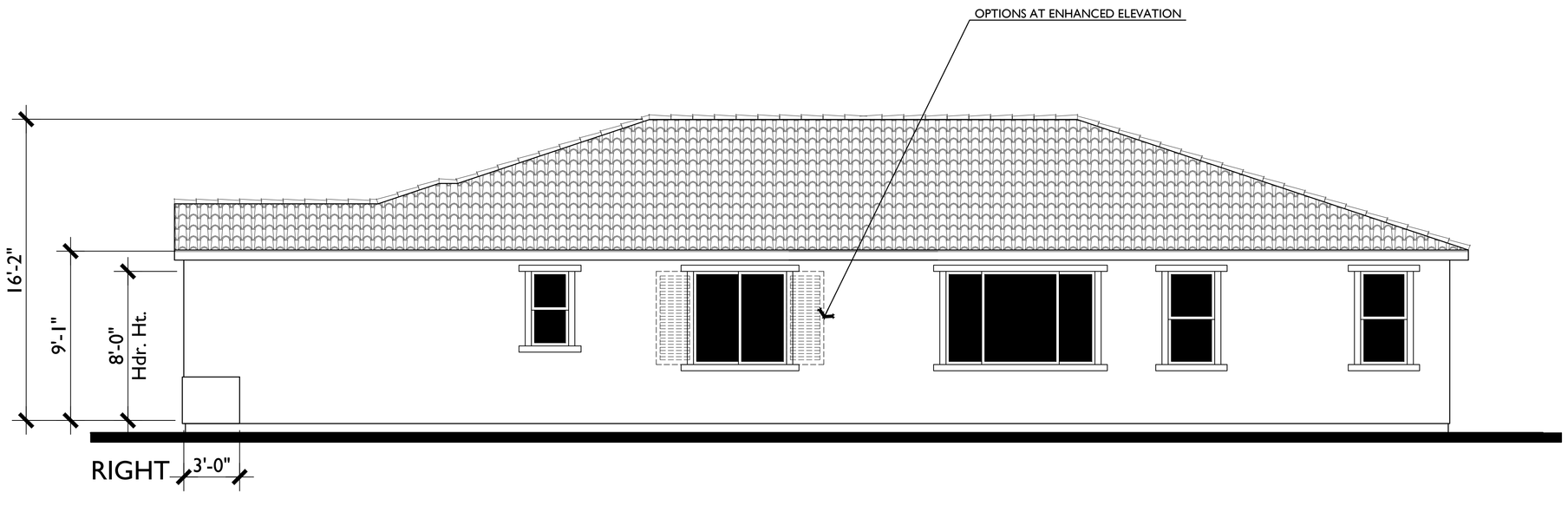
LEFT



ROOF PLAN SPANISH

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE



RIGHT

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2078
SPANISH

PARK RIDGE
ANTIOCH, CA

A1.3
05.25.16

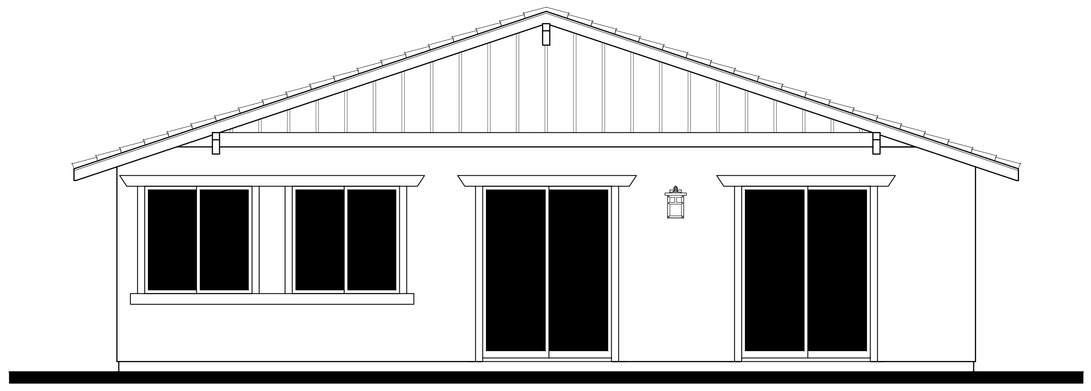
C4

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

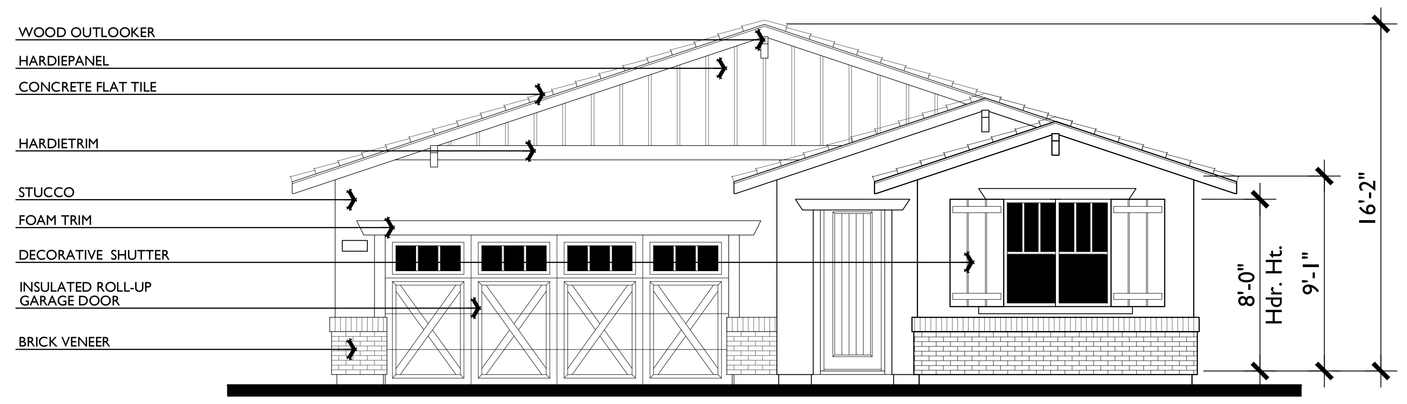
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

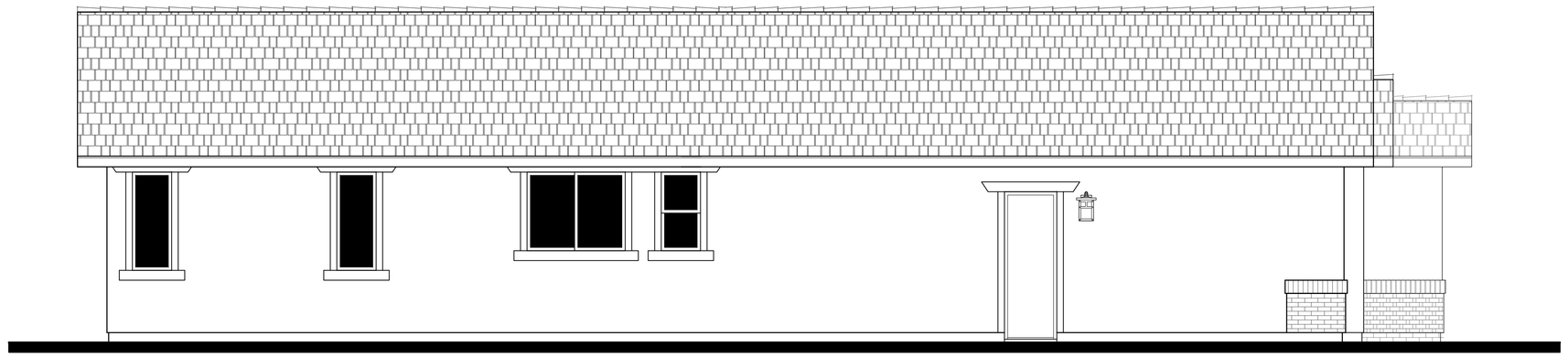
081.14038
1:\DRONE\S_DRIVE\GROUP1\2081\14038\4038SLV1.DWG



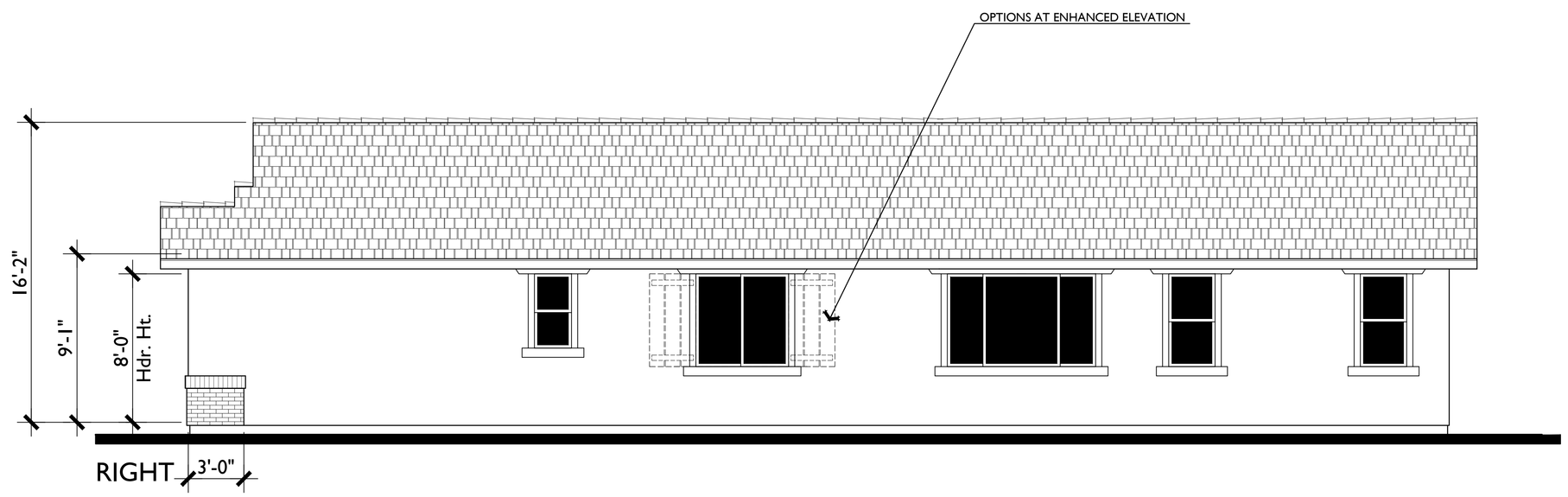
REAR

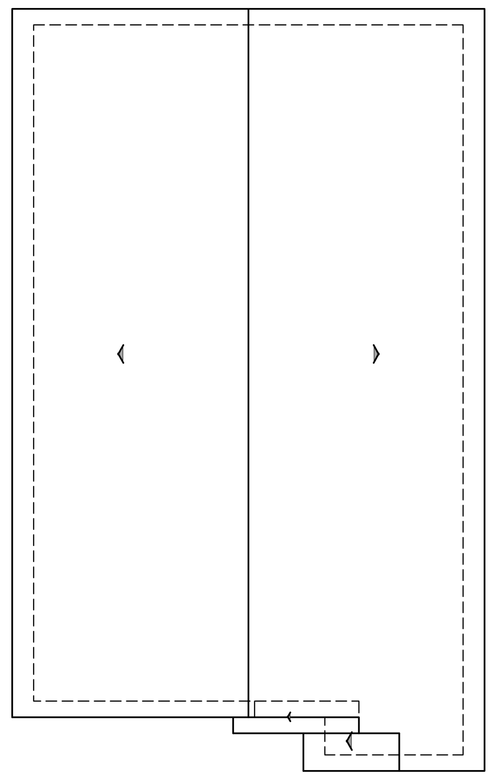


CRAFTSMAN C



LEFT





ROOF PLAN CRAFTSMAN

1/8"=1'-0"

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2078
CRAFTSMAN

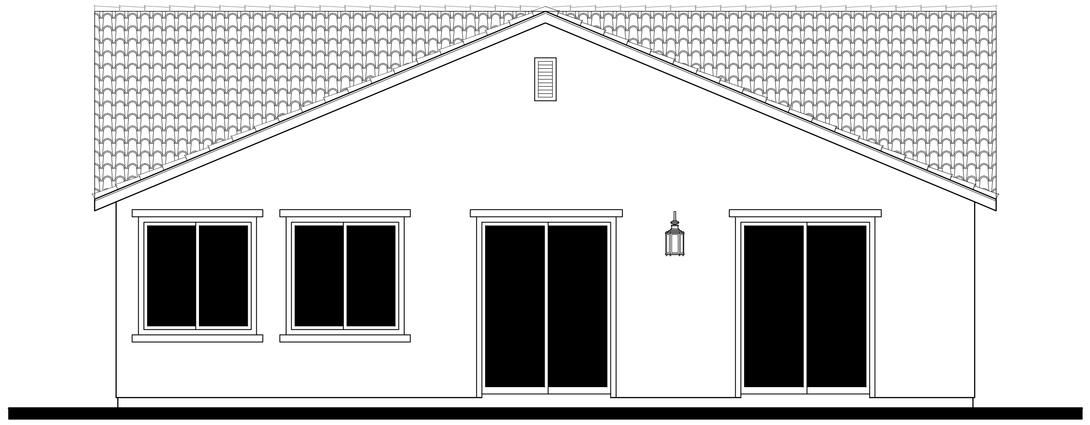
PARK RIDGE
ANTIOCH, CA

A1.4
05.25.16

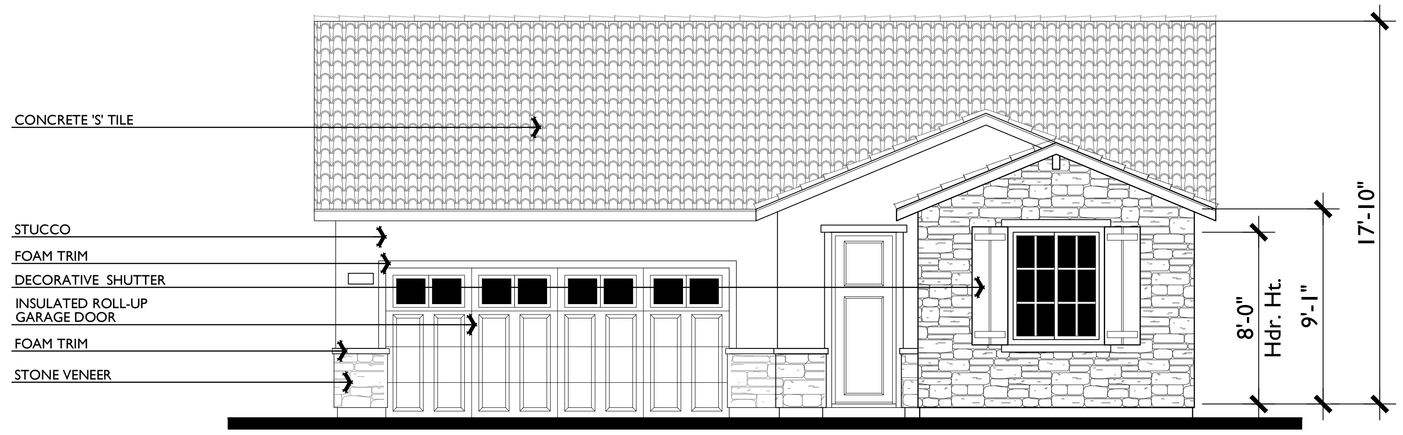
C5

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

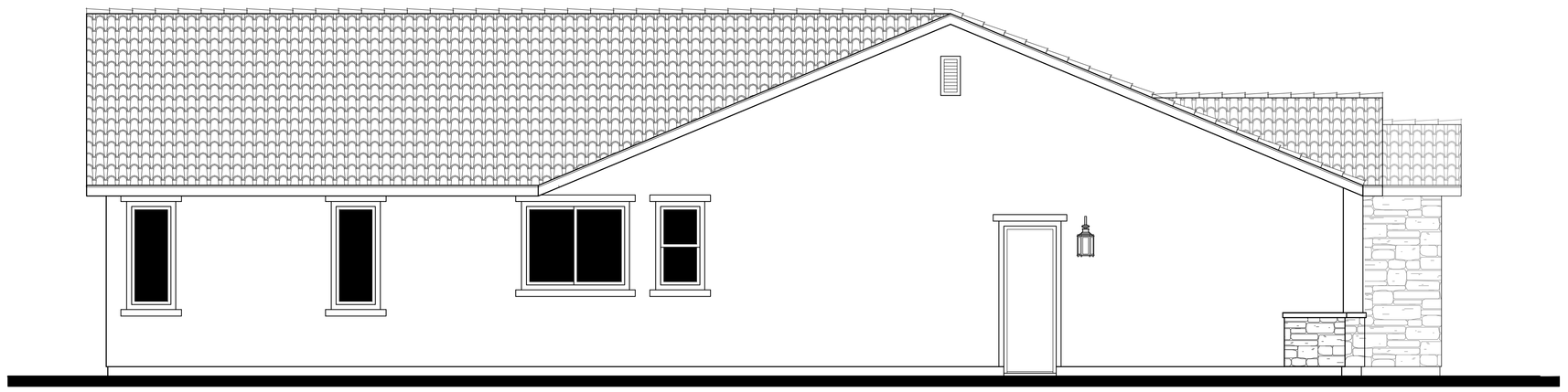
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects
081.14038
I:\DRONE\S_DRIVE\GROUP13\081.14038\4038ELV1.DWG



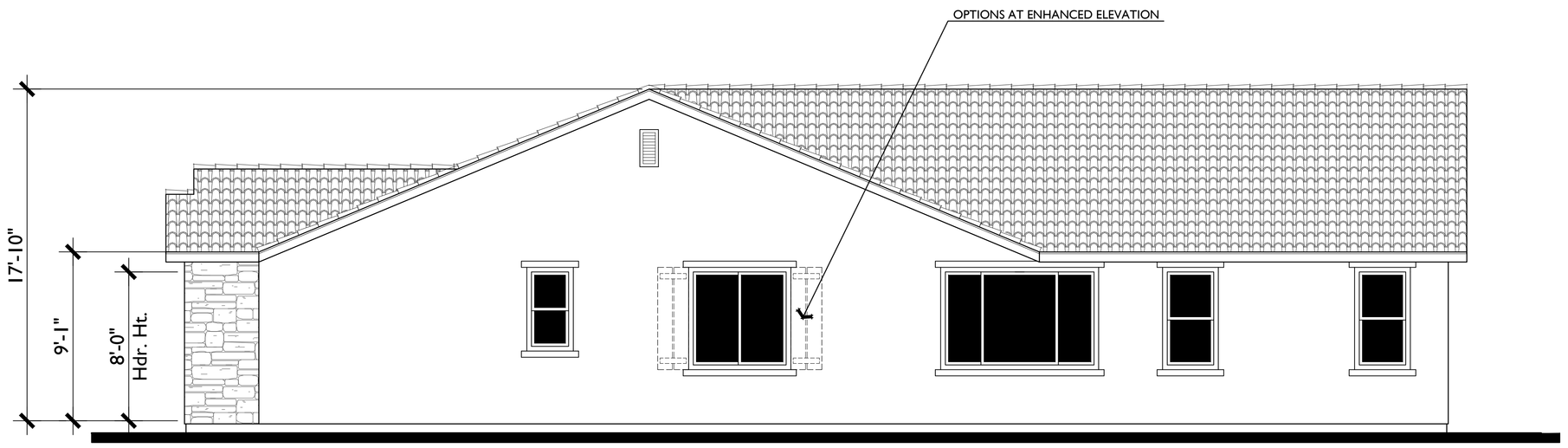
REAR



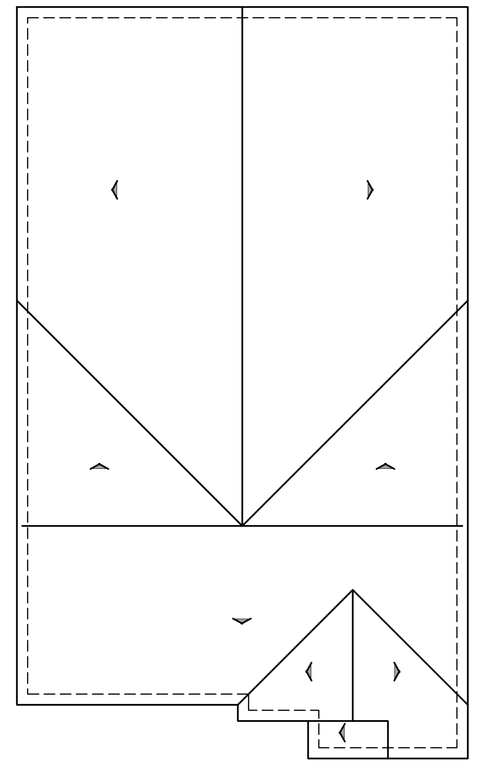
TUSCAN D



LEFT



RIGHT



ROOF PLAN TUSCAN

1/8" = 1'-0"

PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 2078

TUSCAN

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

A1.5

05.25.16

C6

DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

I:\DRONE\S_DRIVE\GROUP13\081.14038\4038ELV1.DWG



TRADITIONAL A



TUSCAN D



SPANISH B

PLAN 2403

FRONT ELEVATIONS

A 2.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

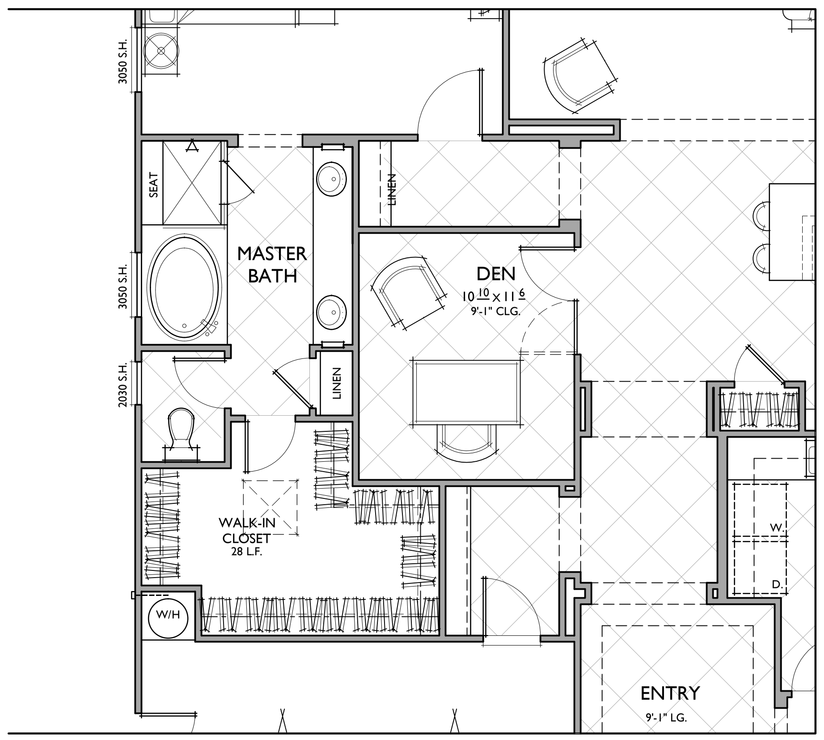
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

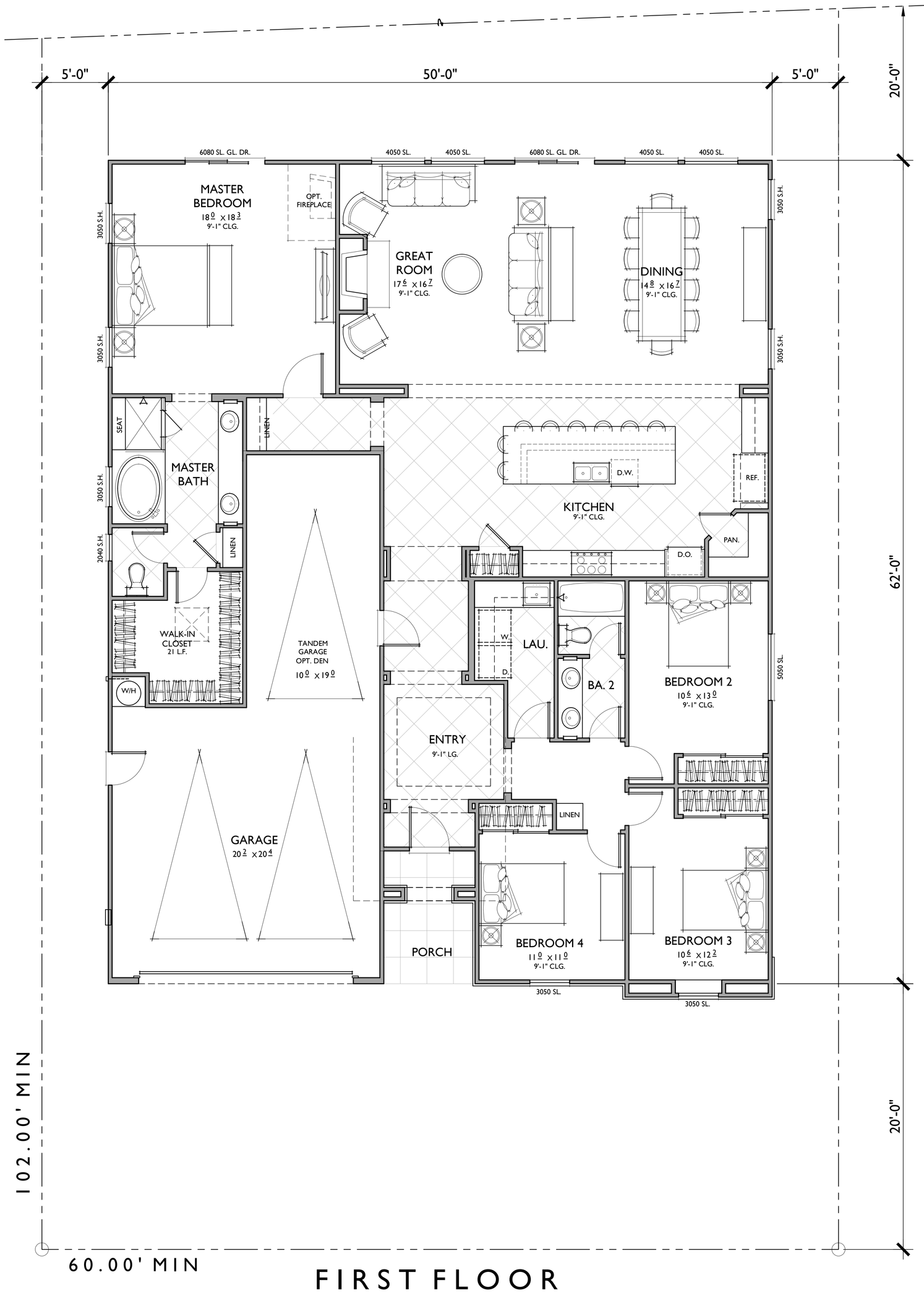
081.14039

\\DRONE_DRIVE\GROUP13\081\14039\4039ELV1.DWG



OPT. DEN +202 SQ.FT.

@ TANDEM GARAGE



FIRST FLOOR

4 BEDROOMS / 2 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
IST FLOOR	2,403 SQ. FT.
TOTAL	2403 SQ. FT.
3 - CAR GARAGE	628 SQ. FT.
PORCH	34 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2403

REFLECTS TRADITIONAL ELEVATION

0 2 4 8 SCALE: 1/4" = 1'-0"

A 2.2

05.25.16

C8

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

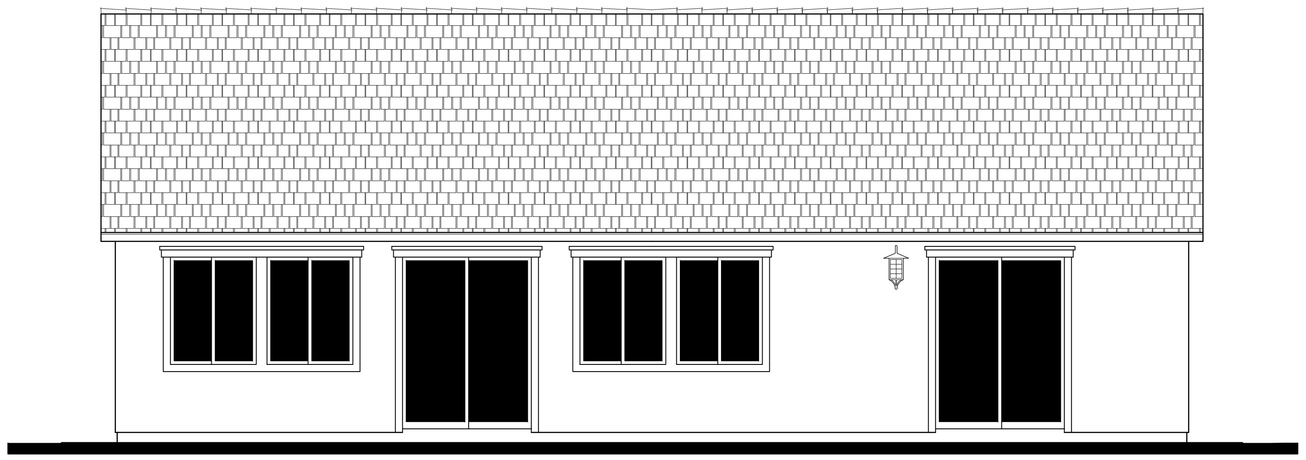
ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

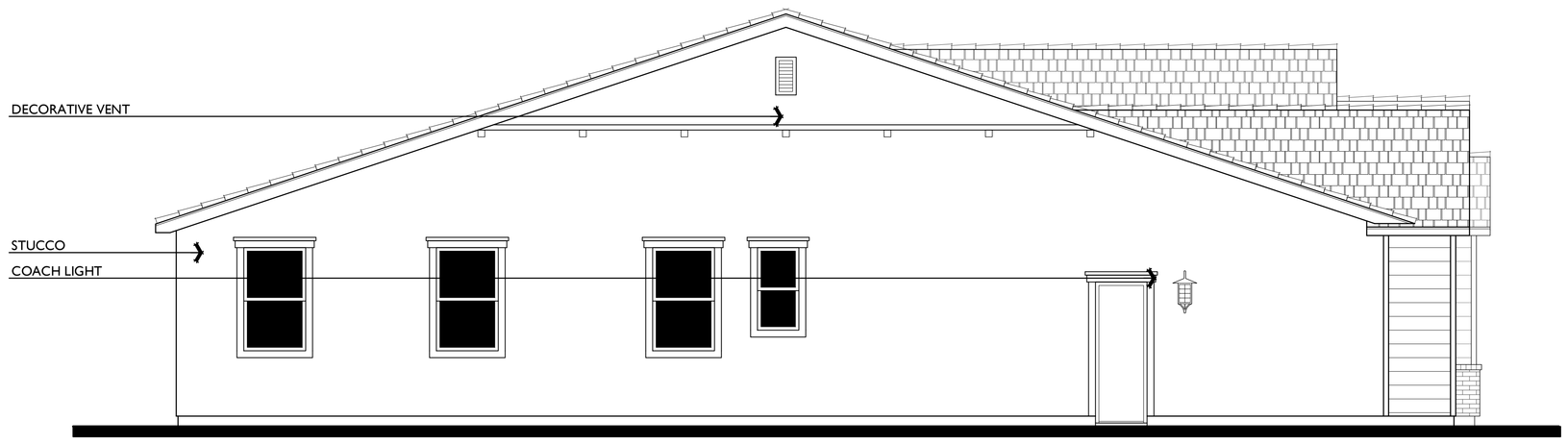
I:\DRONE\J_DRIVE\GROUP\13081\14039\4039PLR1A.DWG



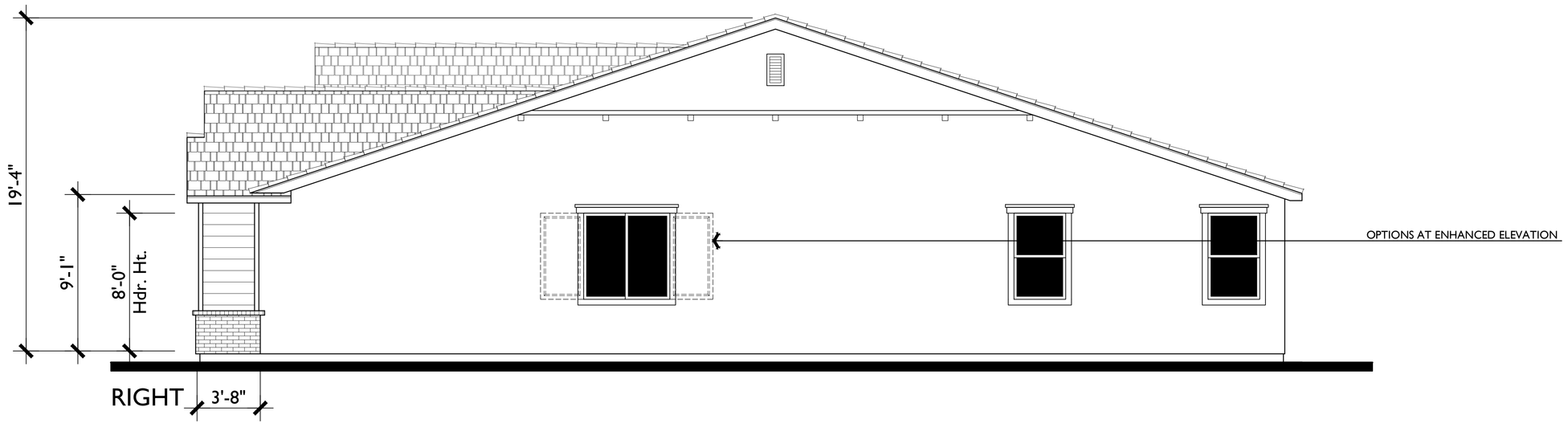
REAR



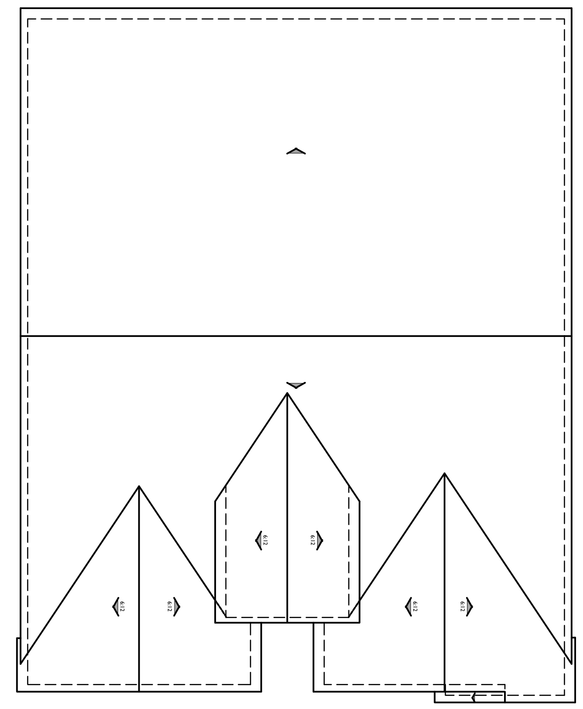
TRADITIONAL A



LEFT



RIGHT 3'-8"



ROOF PLAN TRADITIONAL

1/8" = 1'-0"

PITCH: 4:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2403
TRADITIONAL

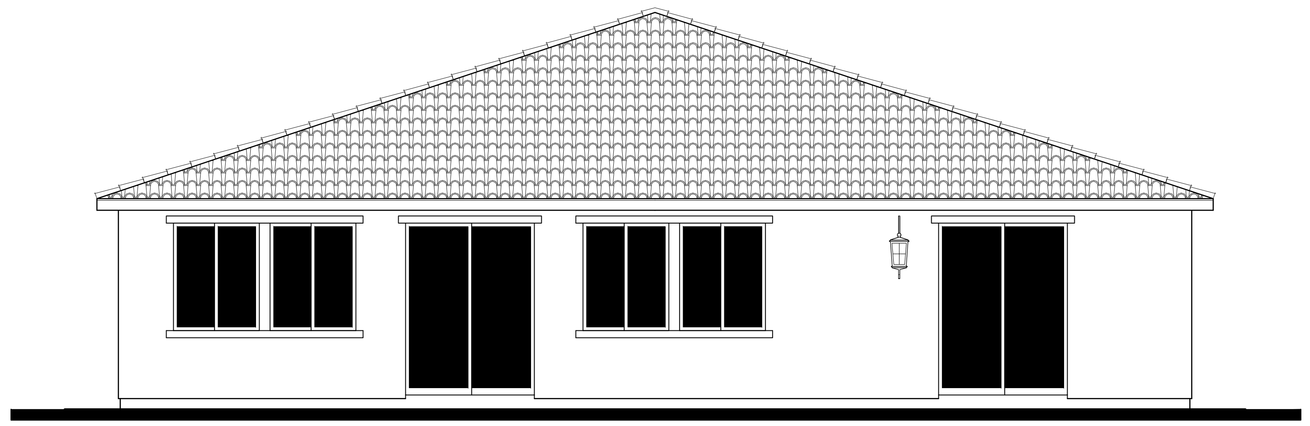
PARK RIDGE
ANTIOCH, CA

A 2.3
05.25.16

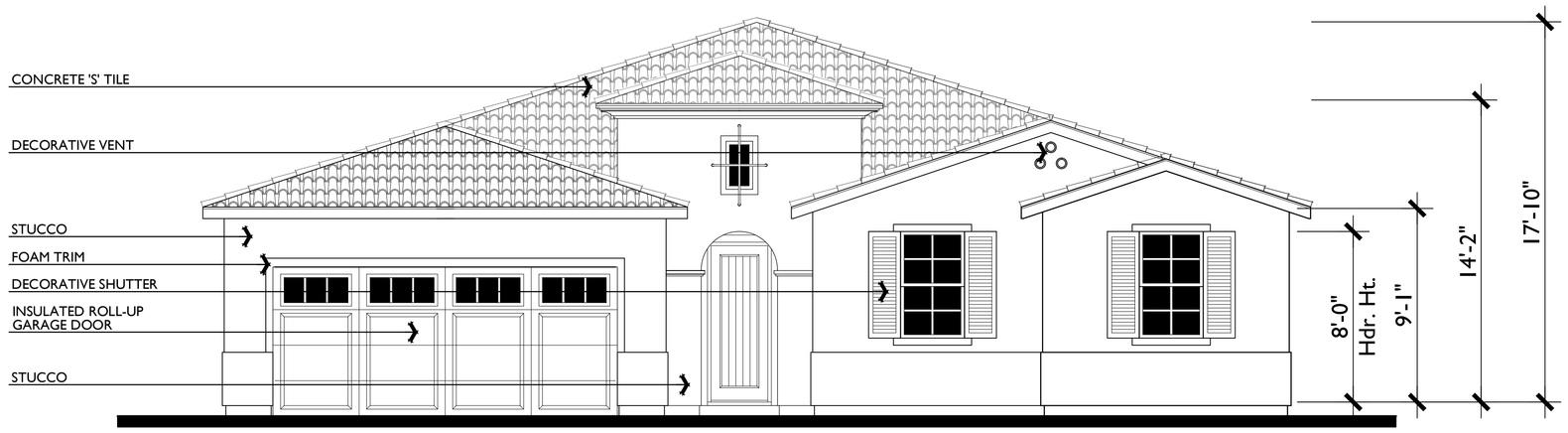
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2014 Bassenian | Lagoni Architects

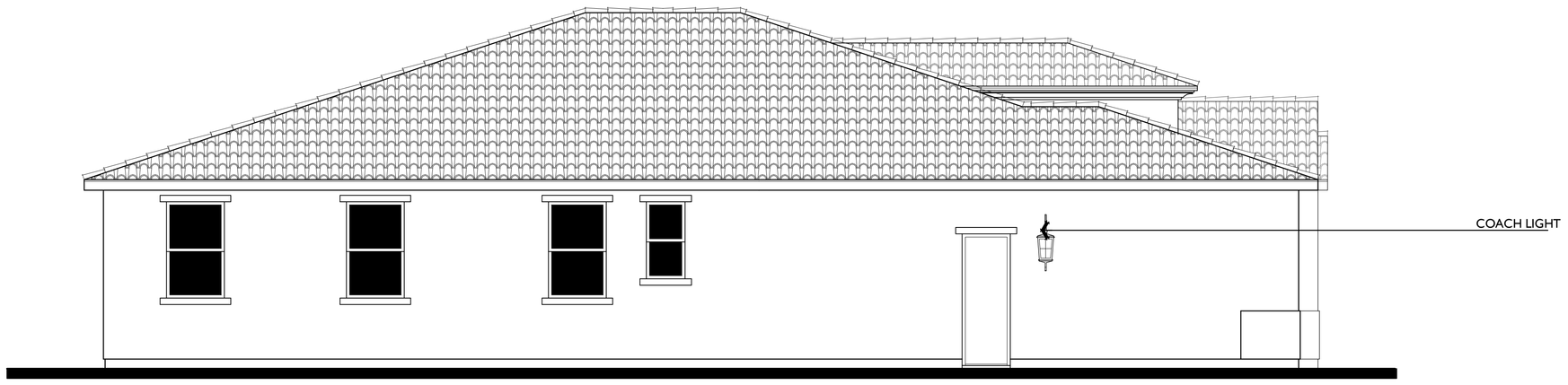
081.14039
\DRONE\J_DRIVE\GROUP\3081\4039\RLV1.DWG



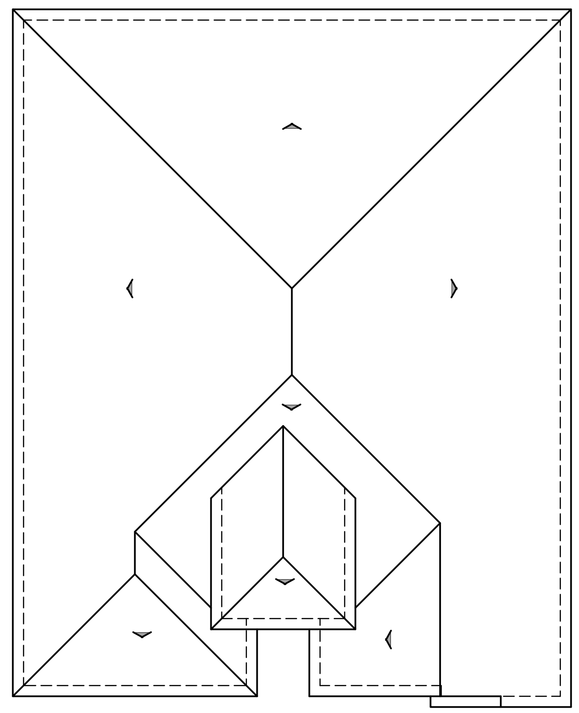
REAR



SPANISH B

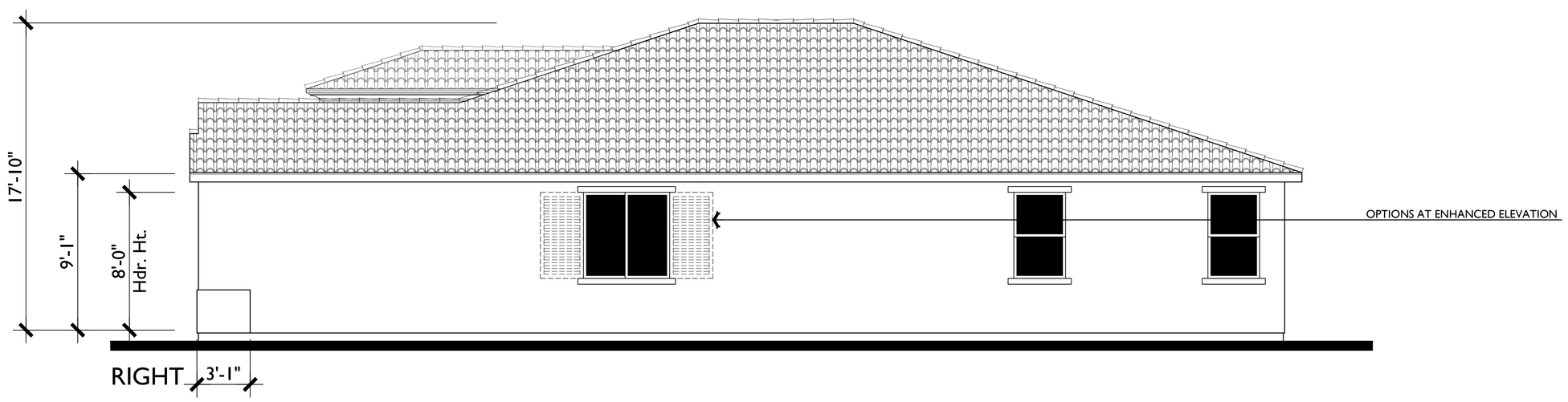


LEFT



ROOF PLAN SPANISH

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE



RIGHT

PLAN 2403

SPANISH

0 2 4 8 SCALE: 1/4" = 1'-0"

A 2.4

05.25.16

C10

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

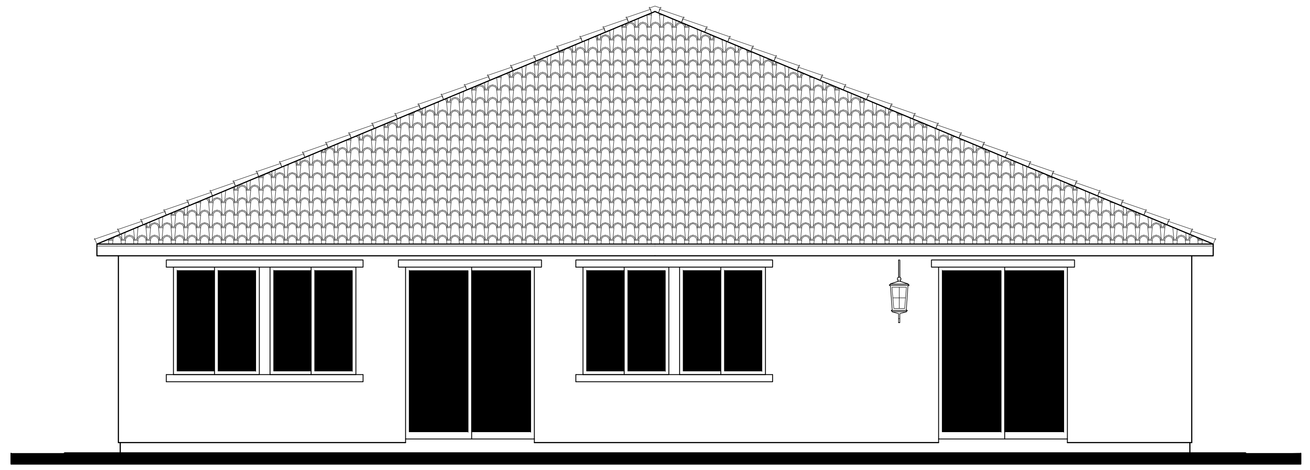
ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

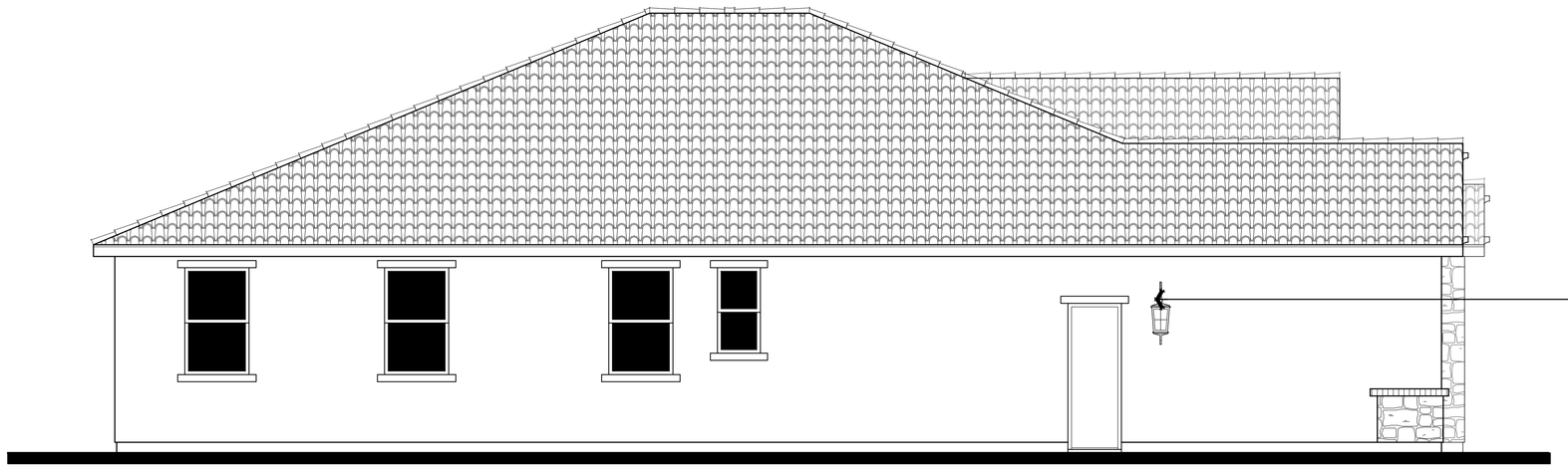
\\DRONE_DRIVE\GROUP13\081140399\4039ELV1.DWG



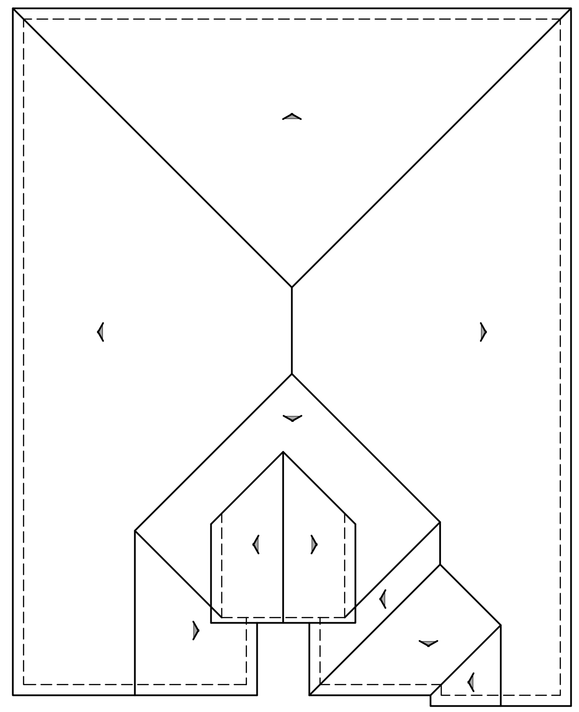
REAR



TUSCAN D



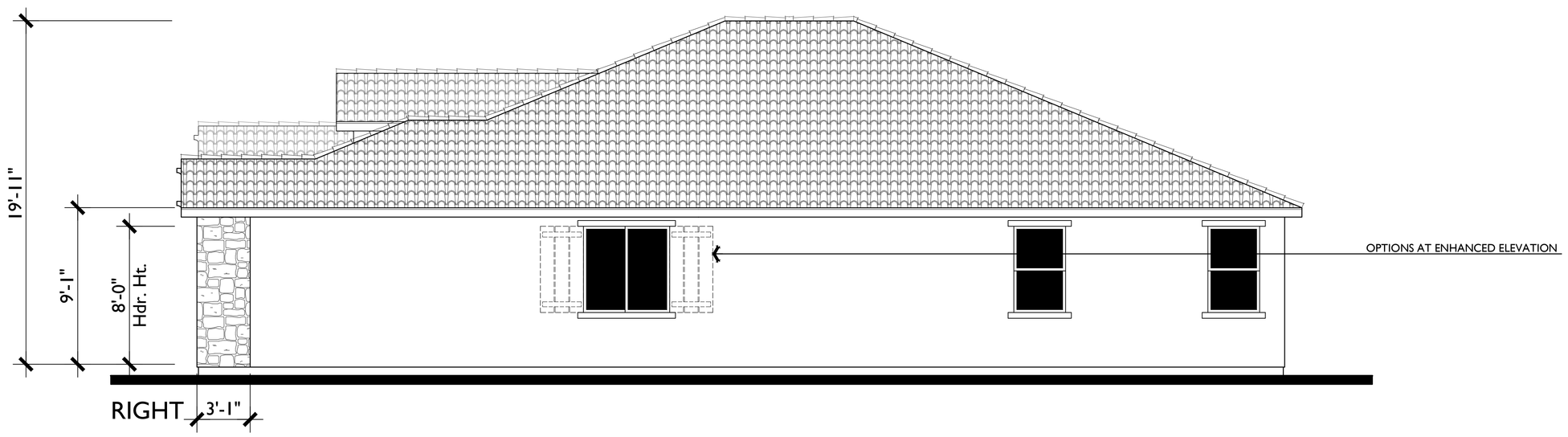
LEFT



ROOF PLAN TUSCAN

1/8"=1'-0"

PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE



RIGHT

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2403
TUSCAN

PARK RIDGE
ANTIOCH, CA

A 2.5
05.25.16

C11

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel: +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2014 Bassenian | Lagoni Architects

081.14039
\DRONE\J_DRIVE\GROUP\3081\403\P403RLV1.DWG



TRADITIONAL A



CRAFTSMAN C



SPANISH B

PLAN 2562

FRONT ELEVATIONS

A 3.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

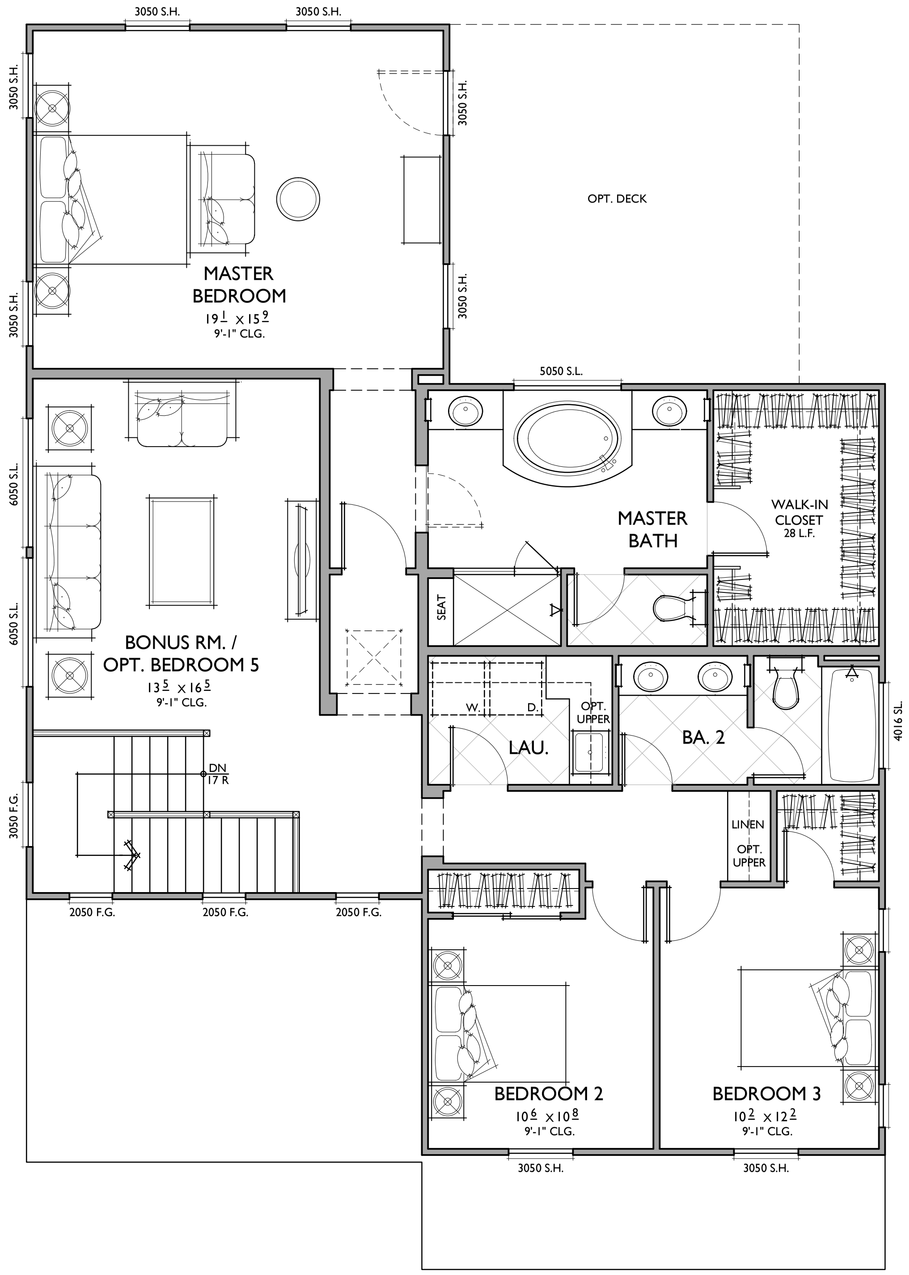
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

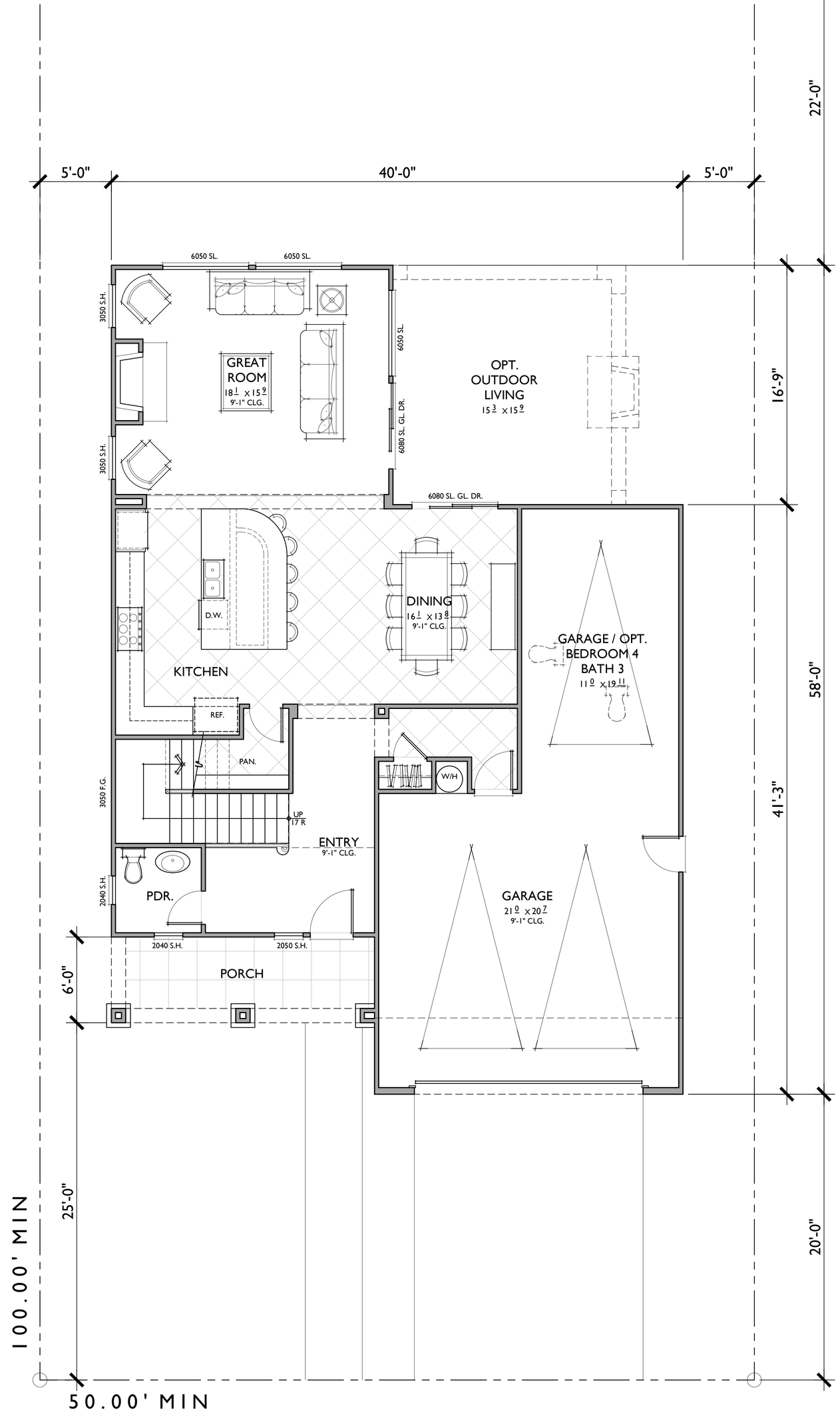
081.14038

\\DRONE_DRIVE\GROUP13\081\14038\4038ELV2.DWG

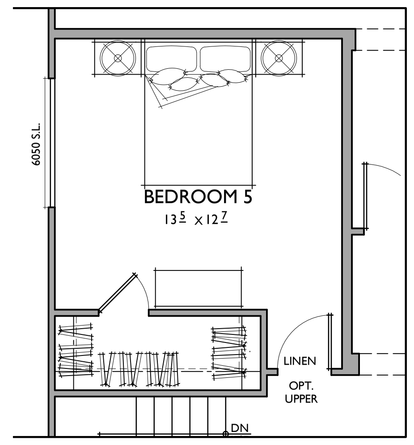
C12



SECOND FLOOR

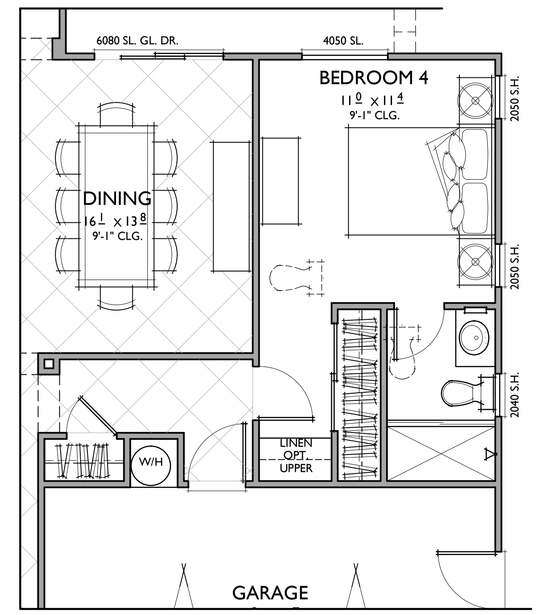


FIRST FLOOR



OPT. BEDROOM 5

@ BONUS ROOM



OPT. BEDROOM 4

@ TANDEM GARAGE

3 BEDROOMS / 2.5 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1093 SQ. FT.
2ND FLOOR	1469 SQ. FT.
TOTAL	2562 SQ. FT.
3 - CAR GARAGE	684 SQ. FT.
PORCH	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2562

REFLECTS TRADITIONAL ELEVATION

0 2 4 8 SCALE: 1/4" = 1'-0"

A 3.2

05.25.16

C13

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

I:\DRONE_DRIVE\GROUP 3\081\14038\4038FLR3A.DWG



REAR



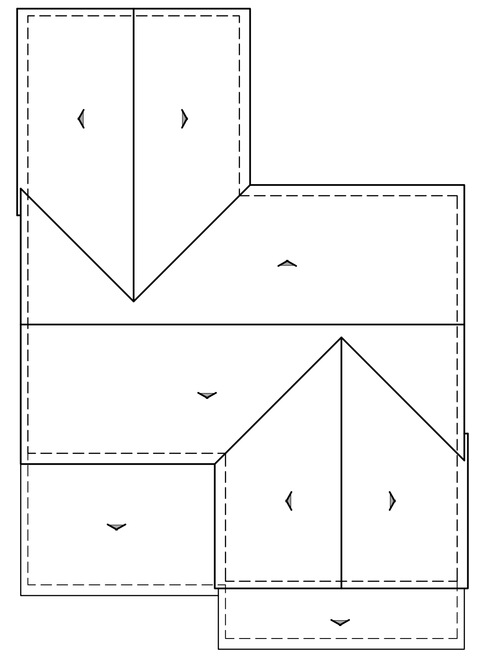
TRADITIONAL A



LEFT



RIGHT



ROOF PLAN TRADITIONAL

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

PLAN 2562

TRADITIONAL

0 2 4 8 SCALE: 1/4" = 1'-0"

A 3.3

05.25.16

PARK RIDGE

ANTIOCH, CA

C14

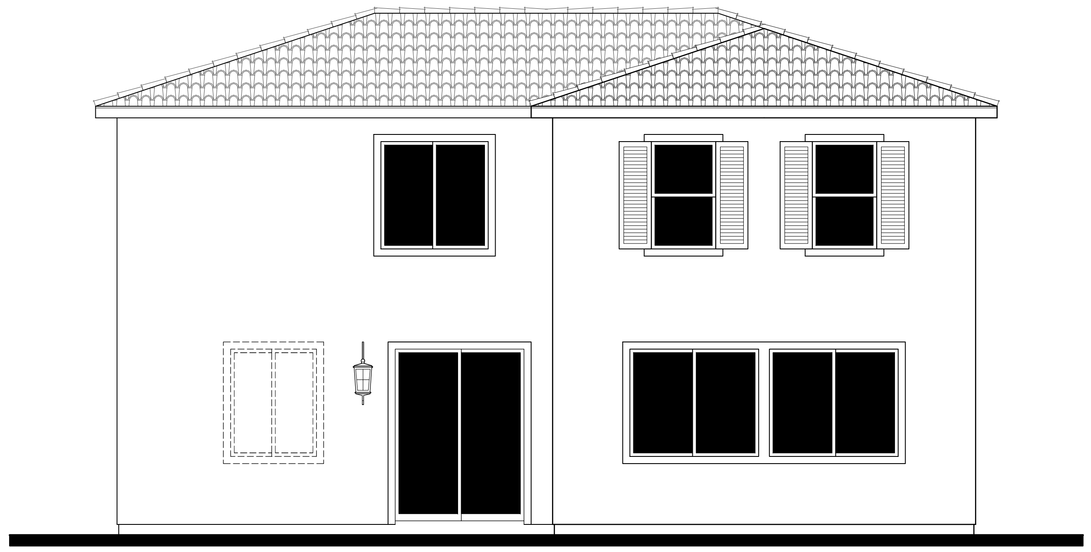
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

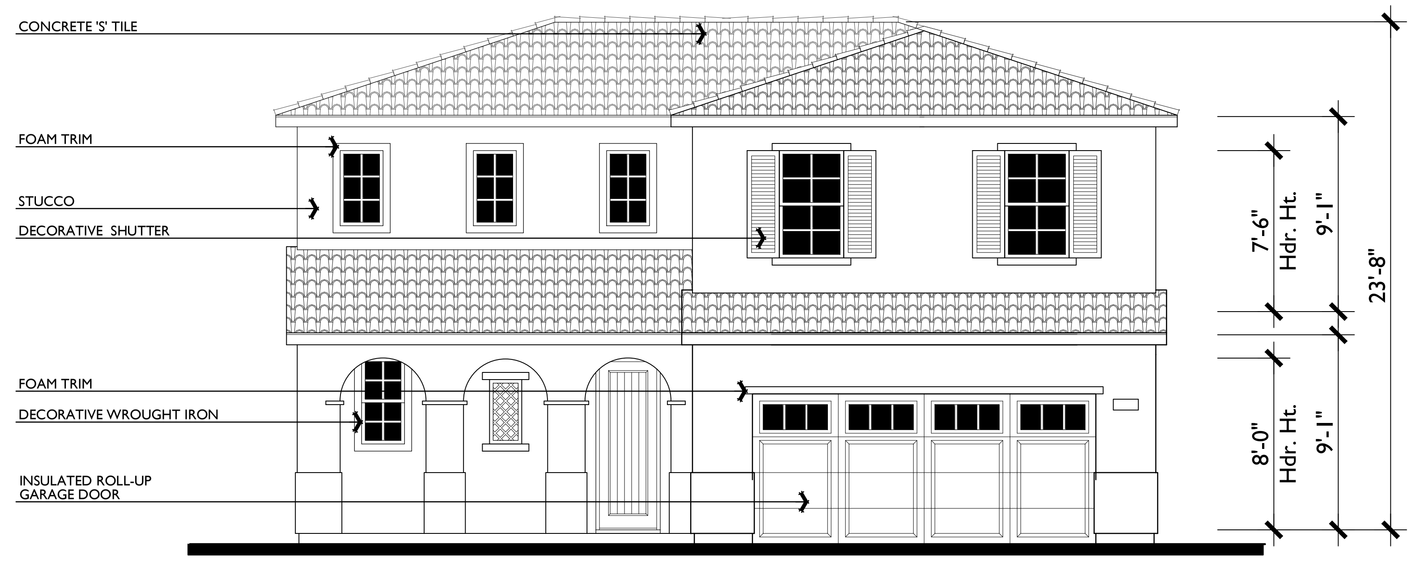
Copyright 2012 Bassenian | Lagoni Architects

081.14038

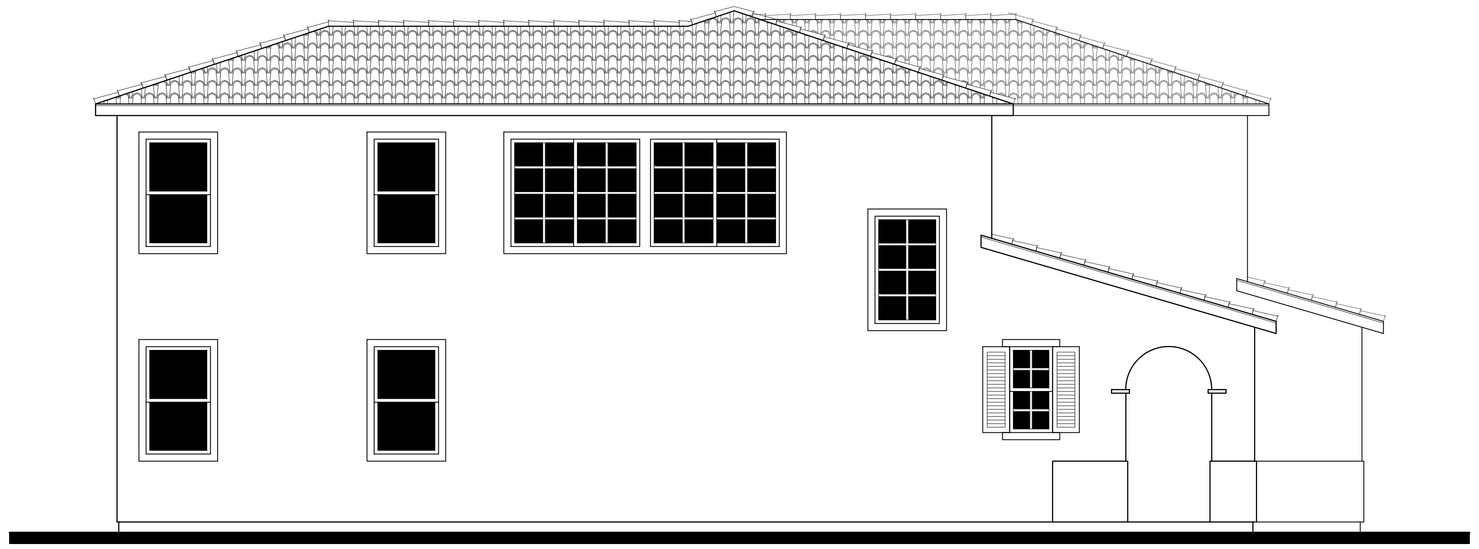
\\DRONE_DRIVE\GROUP13\081140381\4038\LV2.DWG



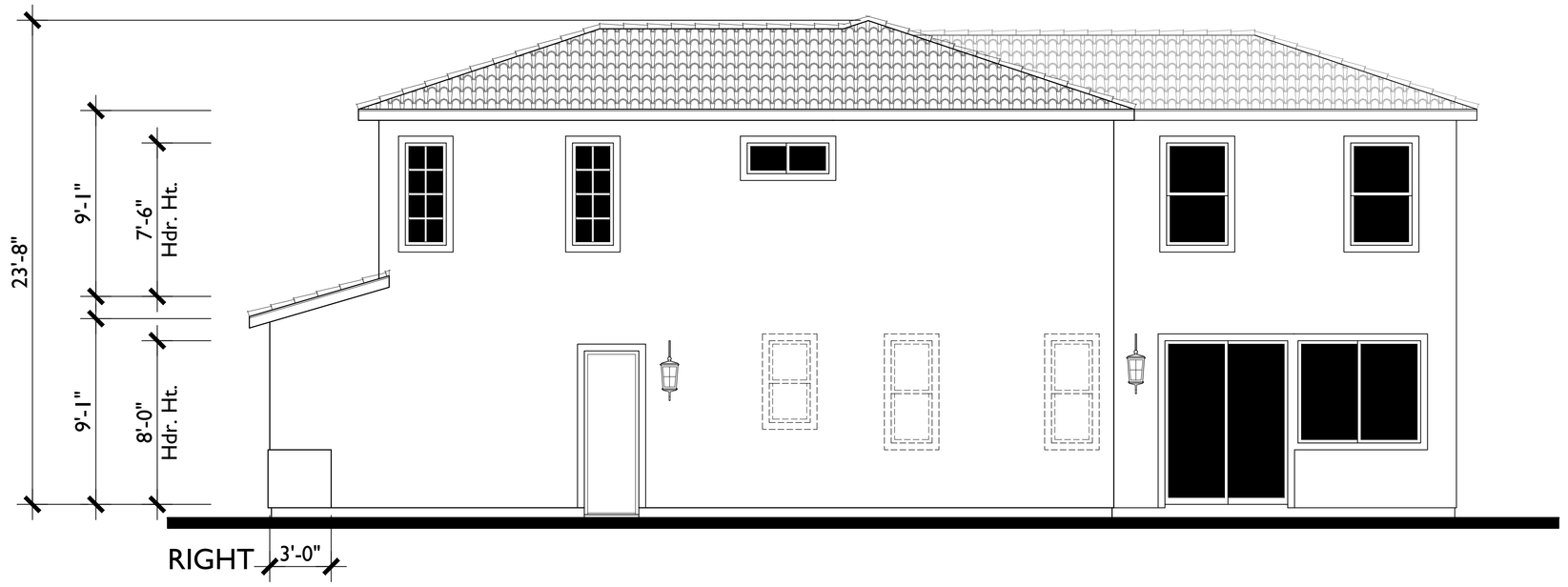
REAR

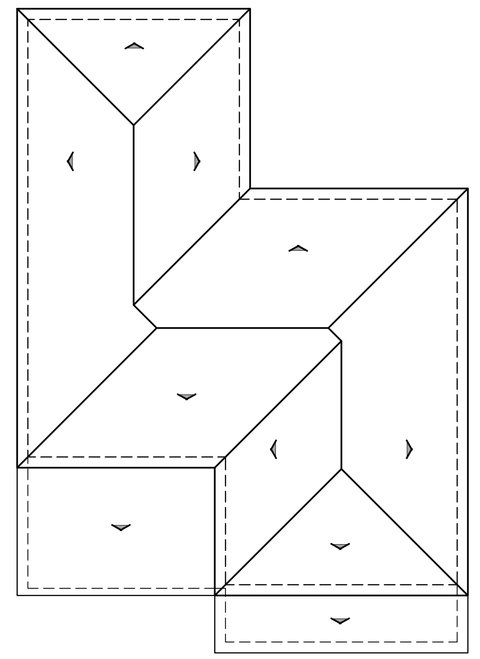


SPANISH B



LEFT





ROOF PLAN SPANISH

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

C15

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2562
SPANISH

PARK RIDGE
ANTIOCH, CA

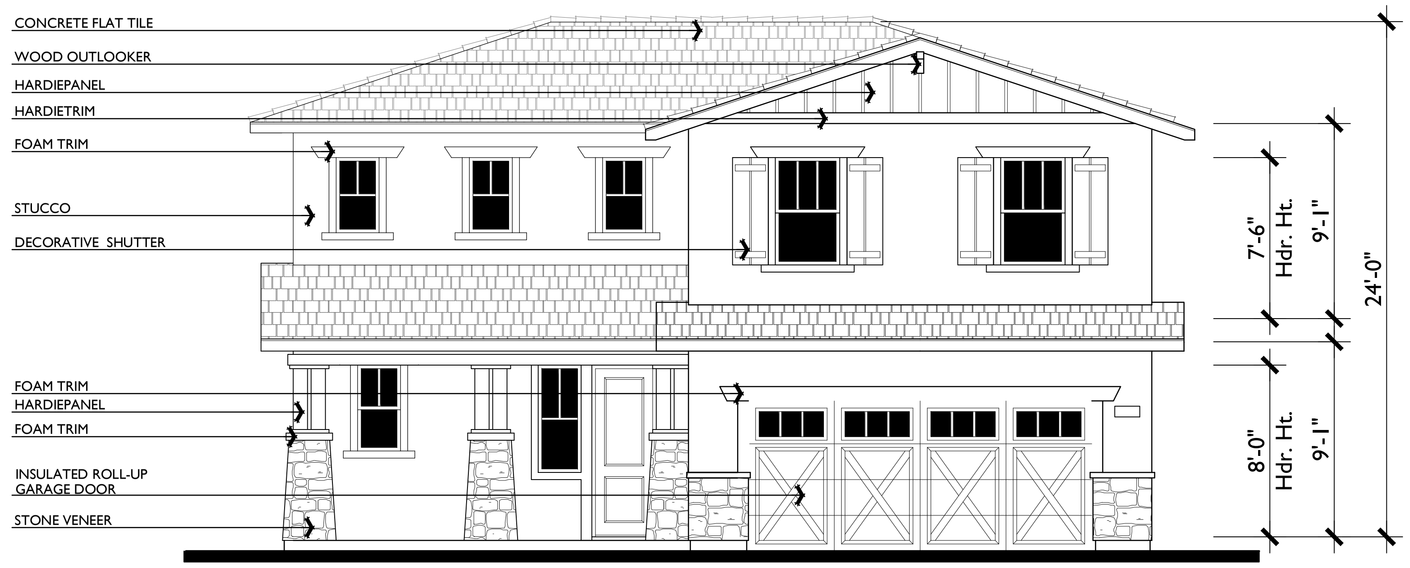
A 3.4
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects
08I.14038
\\DRONE\E_DRIVE\GROUP\3\081\14038\4038ELV2.DWG



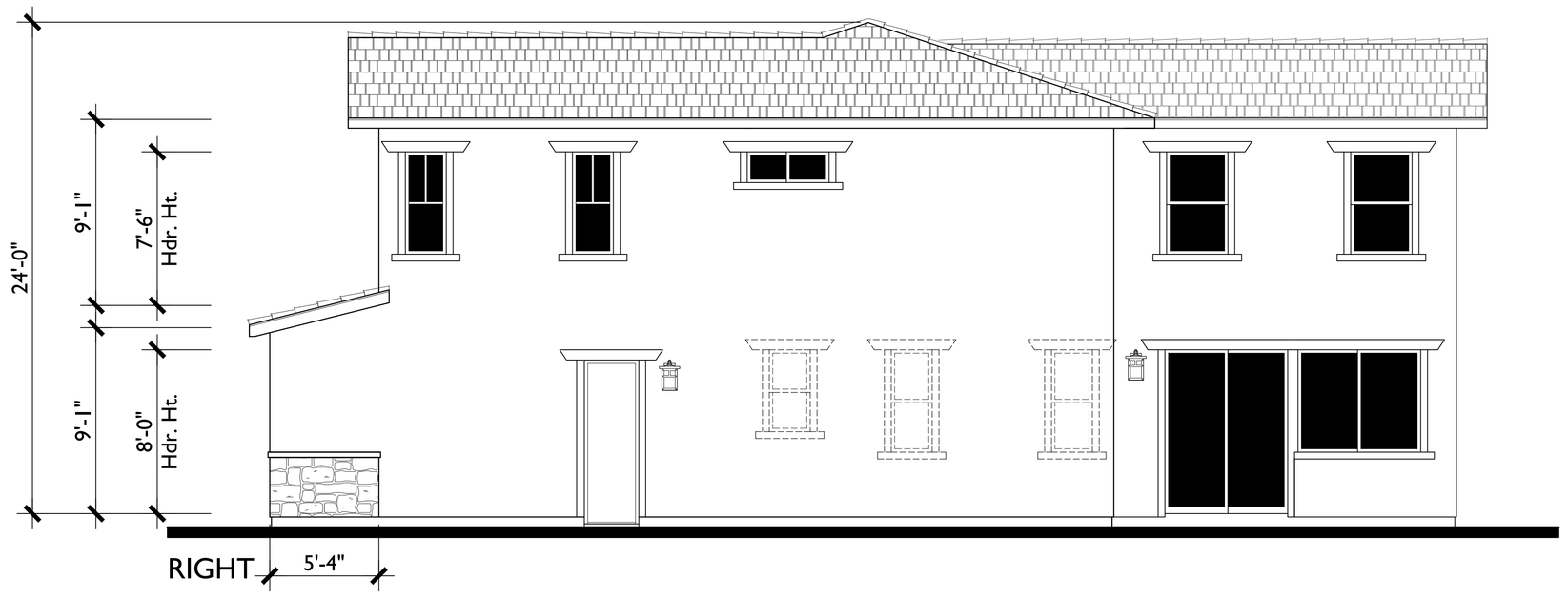
REAR



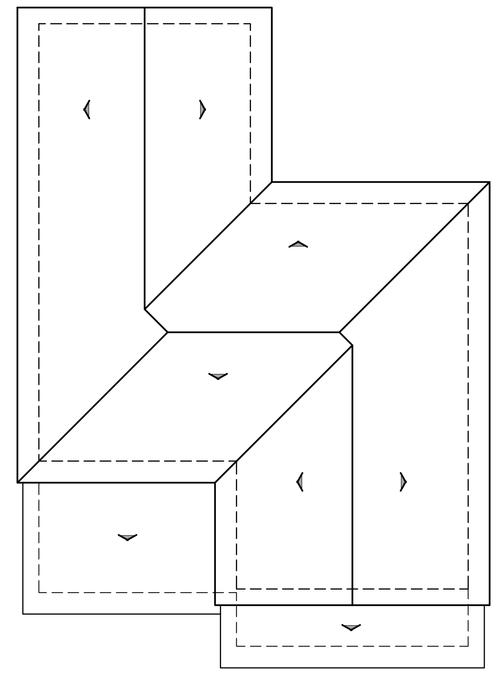
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 2562
CRAFTSMAN

0 2 4 8 SCALE: 1/4" = 1'-0"

A 3.5
05.25.16

PARK RIDGE
ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects
081.14038
\\DRONE_DRIVE\GROUP13\081140381\4038\LV2.DWG

C16



TRADITIONAL A



CRAFTSMAN C



SPANISH B

PLAN 2788

FRONT ELEVATIONS

A 4.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

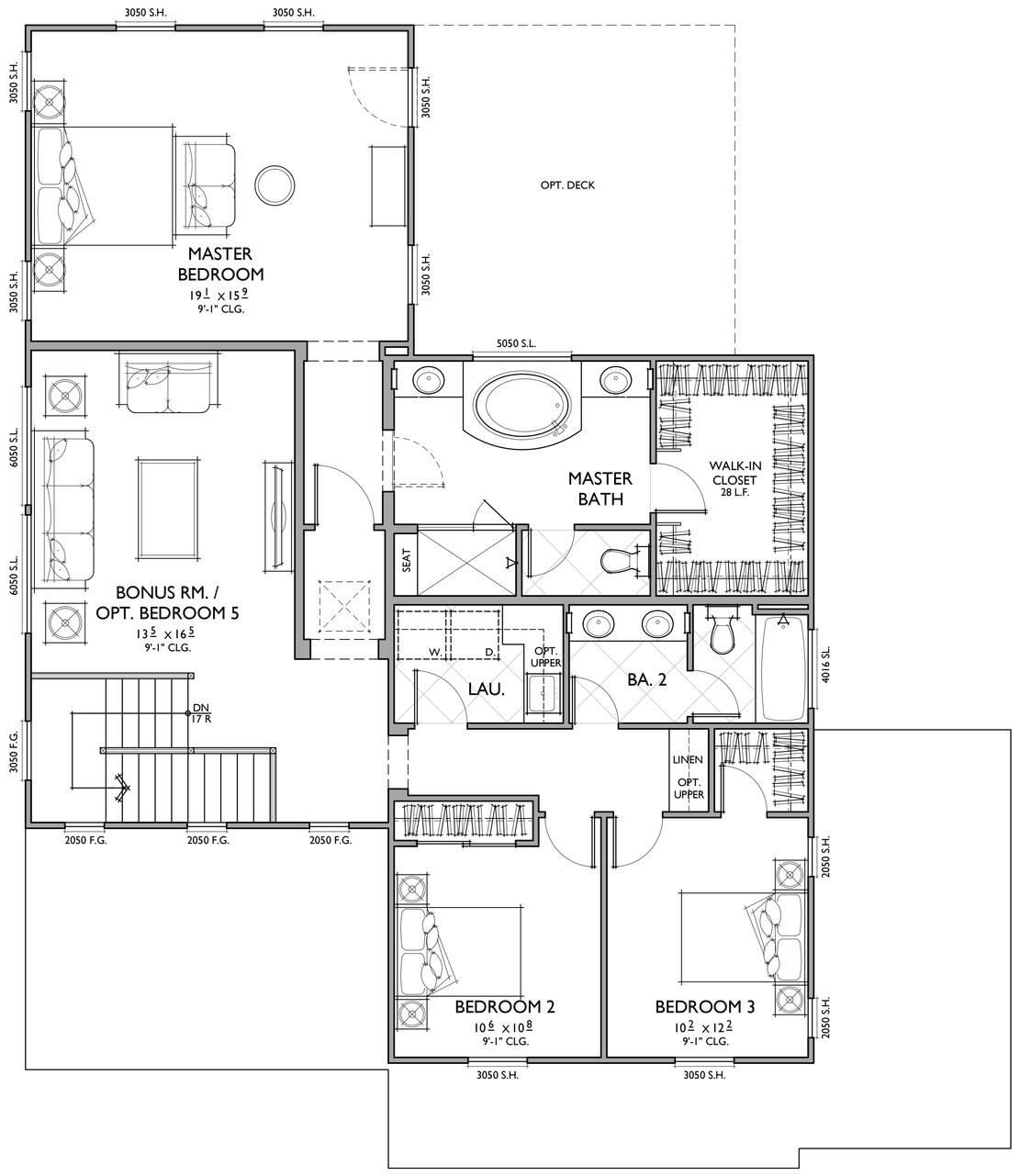
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

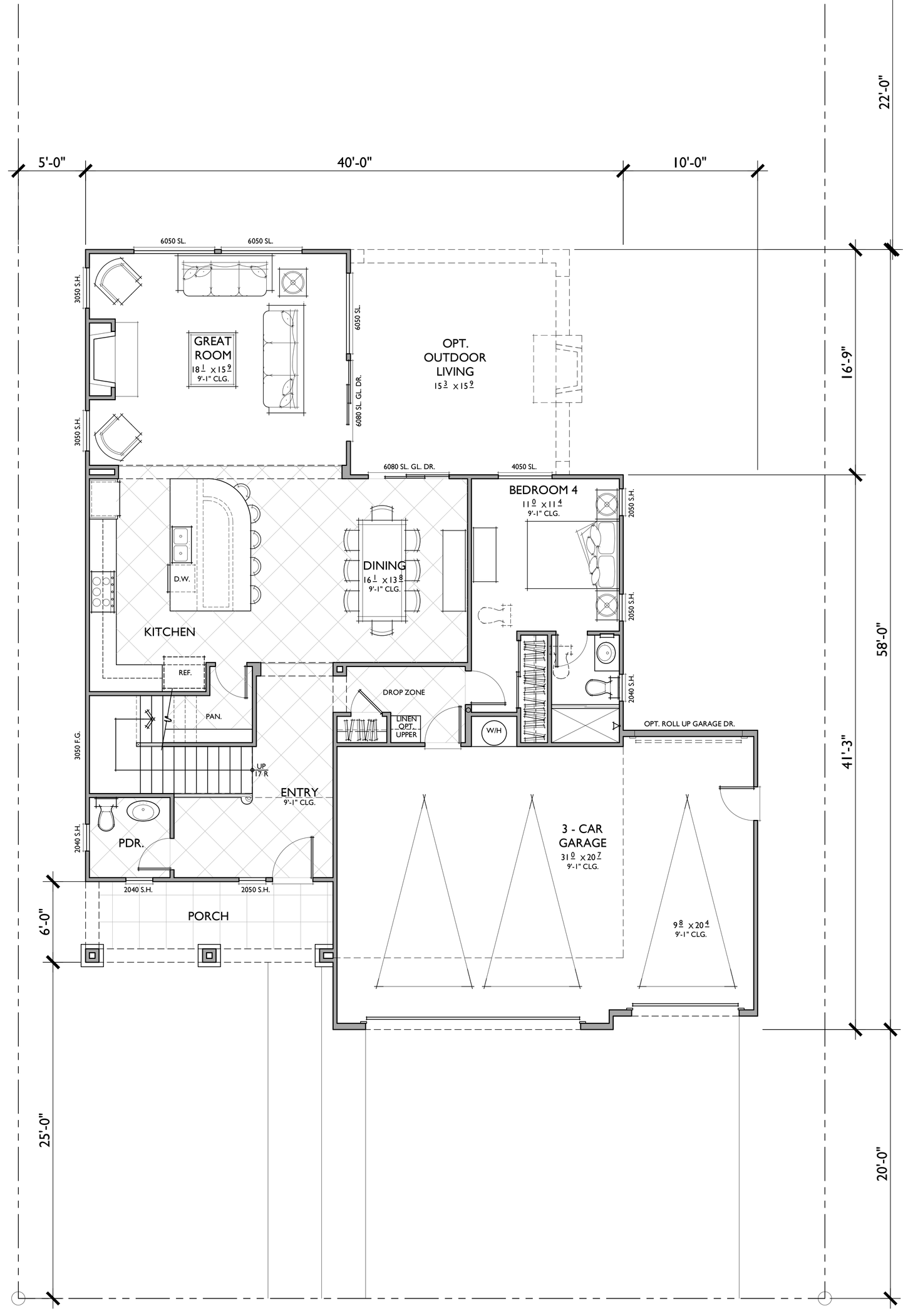
081.14038

\\DRONE_DRIVE\GROUP\3081\14038\14038ELV2X.DWG

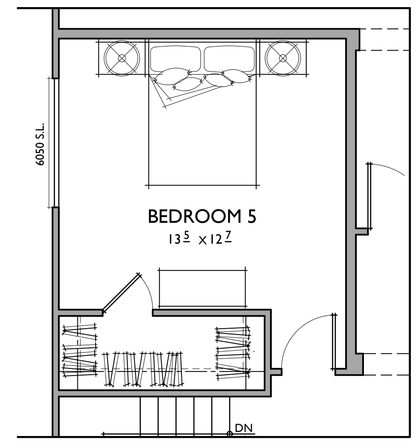
C17



SECOND FLOOR



FIRST FLOOR



OPT. BEDROOM 5

@ BONUS ROOM

1/4"=1'-0"

4 BEDROOMS / 3.5 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1319 SQ. FT.
2ND FLOOR	1469 SQ. FT.
TOTAL	2788 SQ. FT.
3 - CAR GARAGE	671 SQ. FT.
PORCH	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2788

REFLECTS TRADITIONAL ELEVATION

0 2 4 8 SCALE: 1/4" = 1'-0"

A 4.2

05.25.16

C18

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE\E_DRIVE\GROUP1\JOB\14038\4038FLR2X.A.DWG



REAR



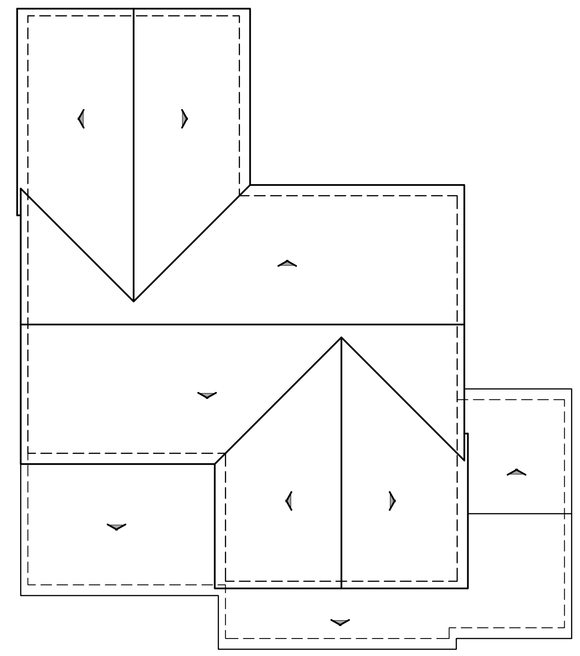
TRADITIONAL A



LEFT



RIGHT



ROOF PLAN TRADITIONAL

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

PLAN 2788
TRADITIONAL

0 2 4 8 SCALE: 1/4" = 1'-0"

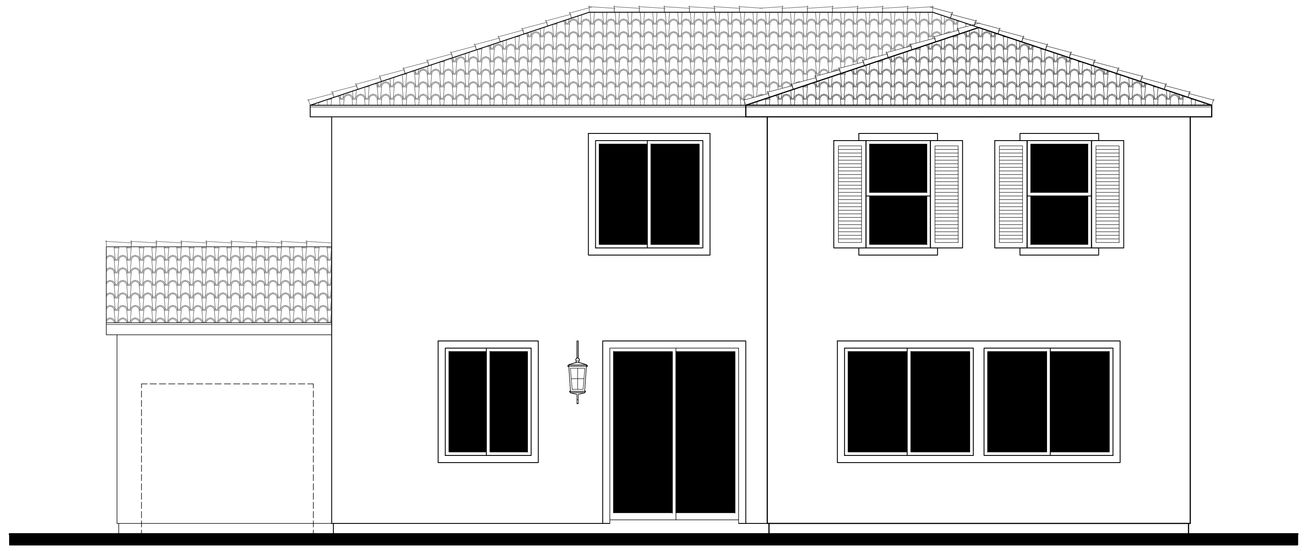
A 4.3
05.25.16

PARK RIDGE
ANTIOCH, CA

C19

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

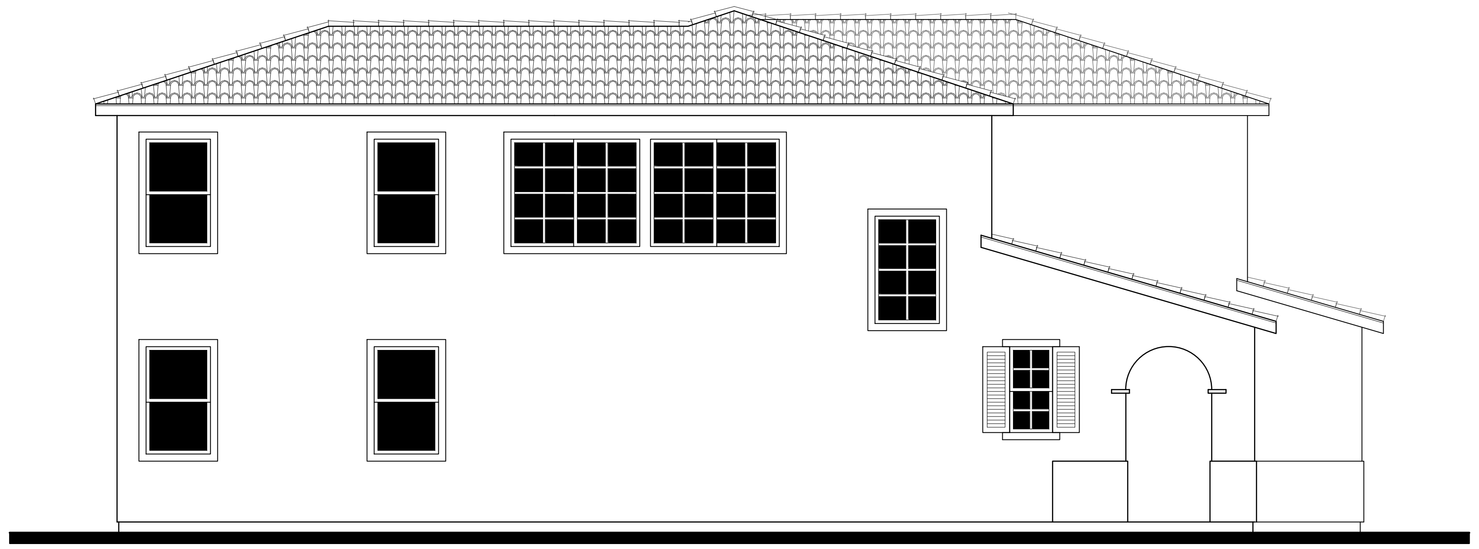
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects
081.14038



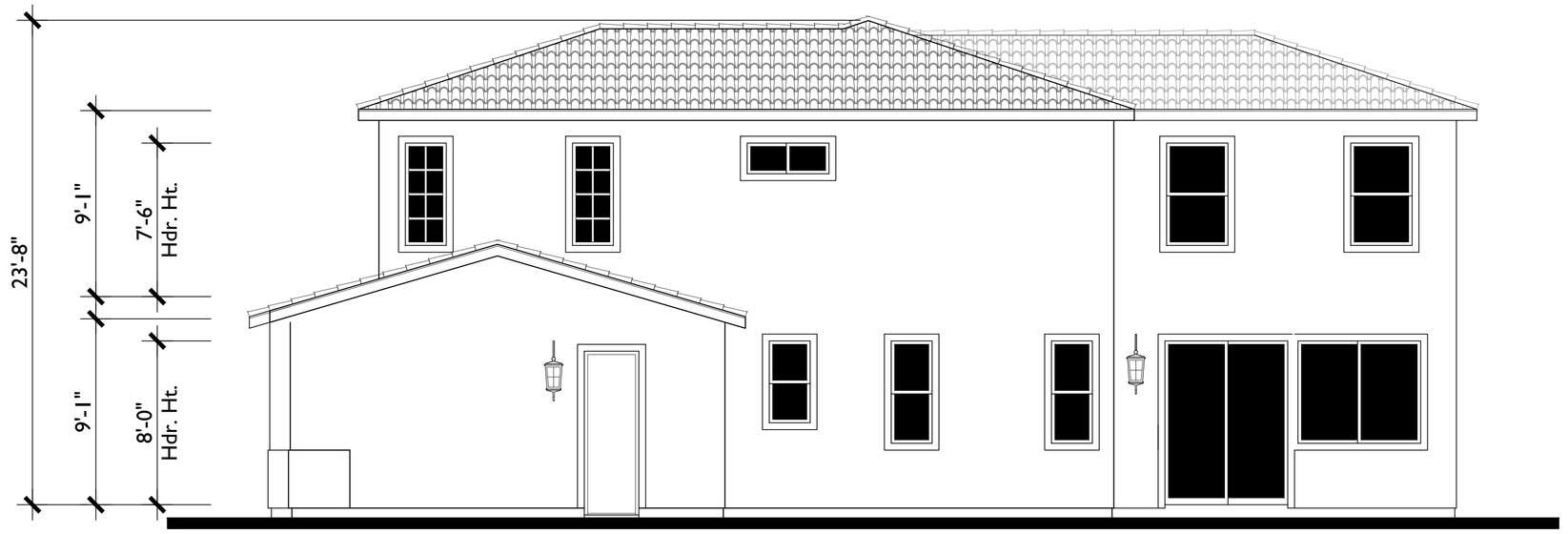
REAR



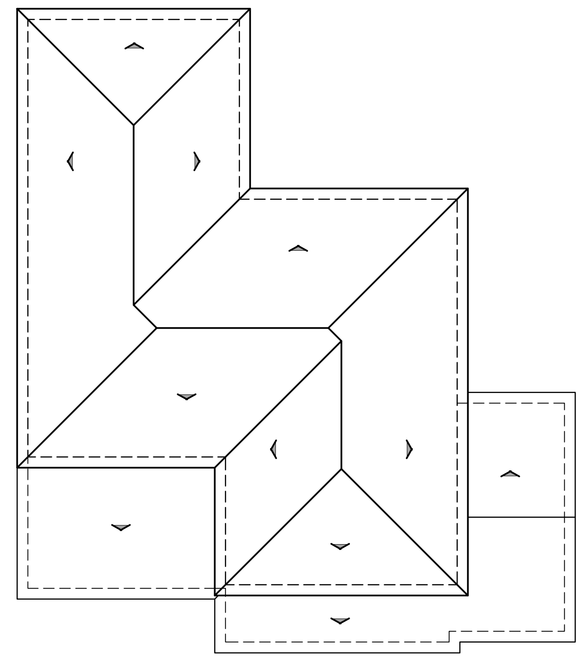
SPANISH B



LEFT



RIGHT



ROOF PLAN SPANISH

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 2788

SPANISH

0 2 4 8 SCALE: 1/4" = 1'-0"

A 4.4

05.25.16

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

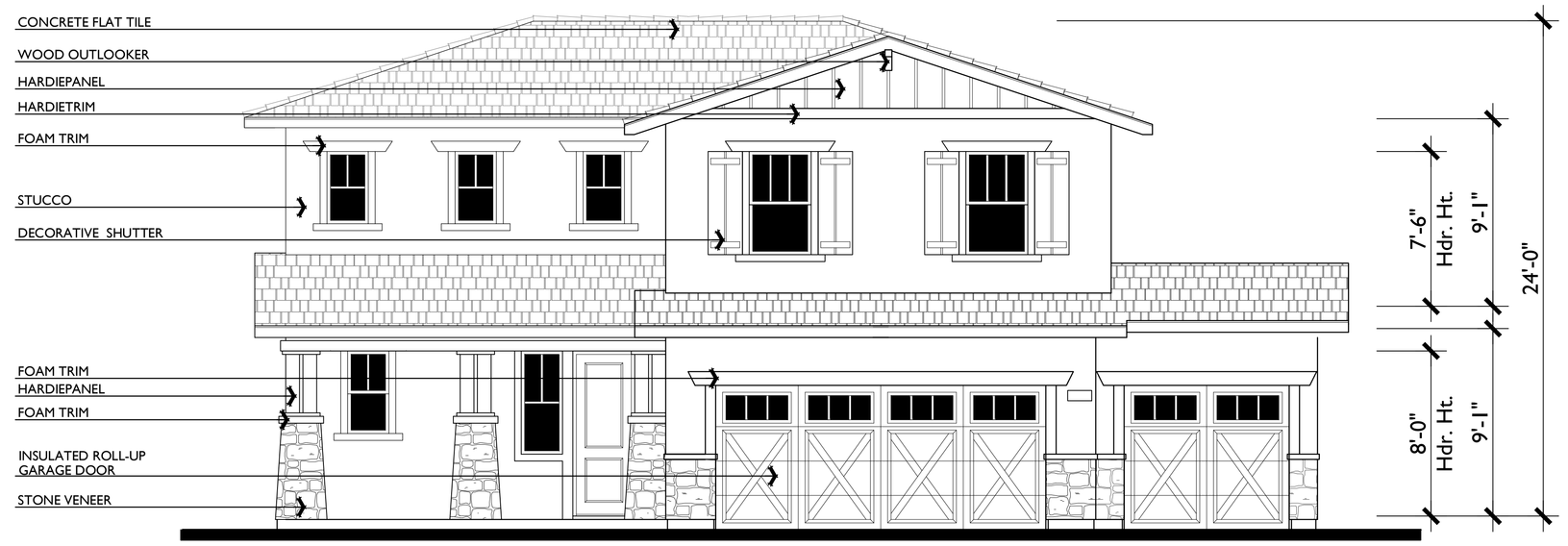
081.14038

\\DRONE_DRIVEGROUP\3\081140381403BELV2X.DWG

C20



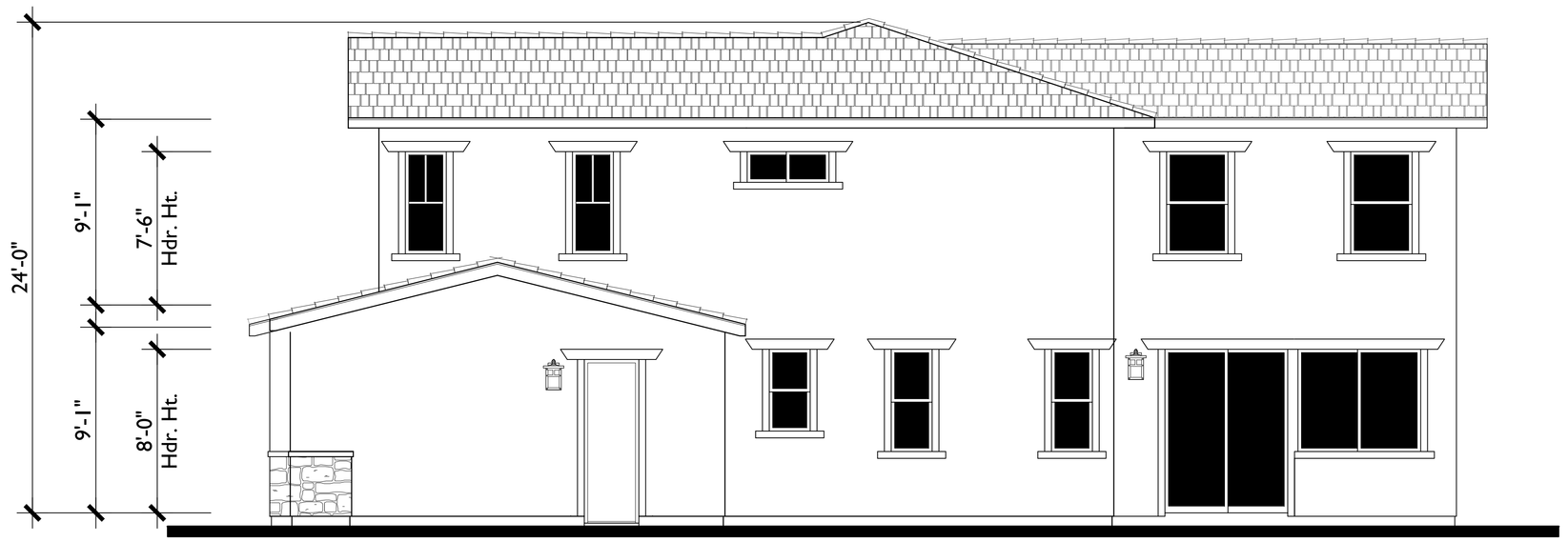
REAR



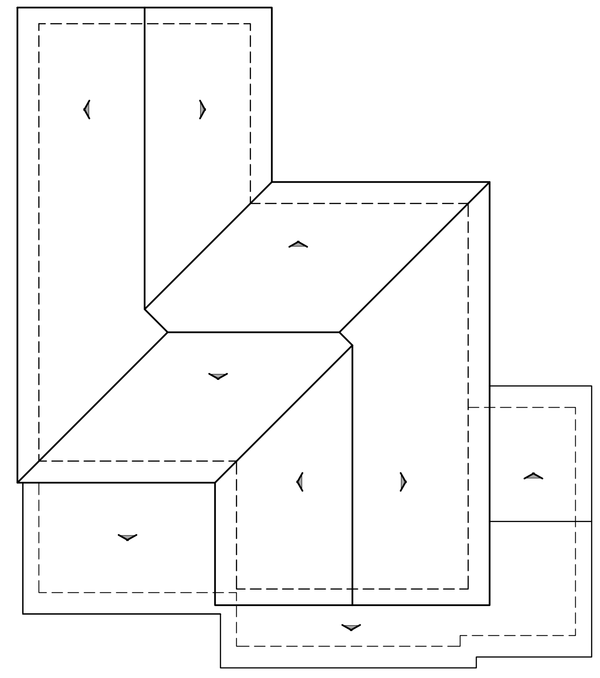
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 2788

CRAFTSMAN

0 2 4 8 SCALE: 1/4" = 1'-0"

A 4.5

05.25.16

PARK RIDGE

ANTIOCH, CA

C21

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE\J_DRIVE\GROUP\2\081\14038\4038ELV2X.DWG



CRAFTSMAN C



TRADITIONAL A



SPANISH B

PLAN 2886
FRONT ELEVATIONS

A 5.1
05.25.16

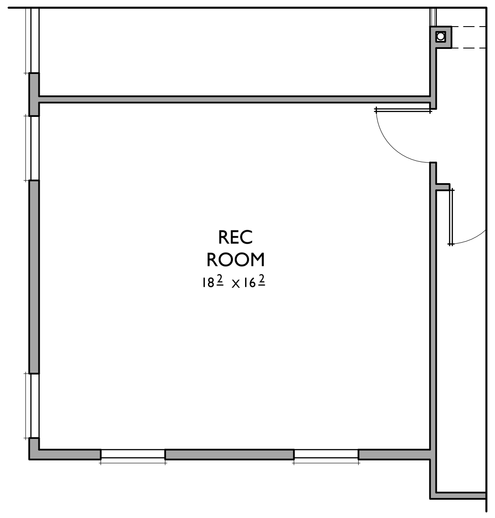
0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE
ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects
081.14038
\\DRONE_DRIVE\GROUP\3\081\14038\4038ELV3.DWG

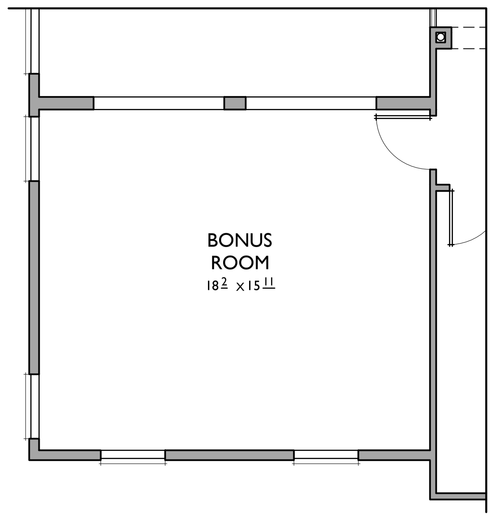
C22



OPTIONAL REC. ROOM

IN LIEU OF OPEN TO BELOW

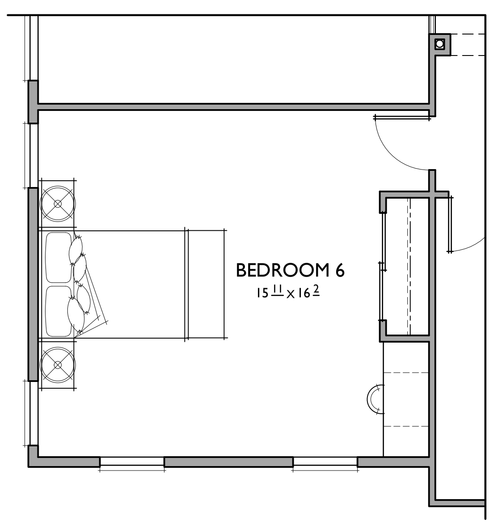
+ 316 S.F.



OPTIONAL BONUS ROOM

IN LIEU OF OPEN TO BELOW

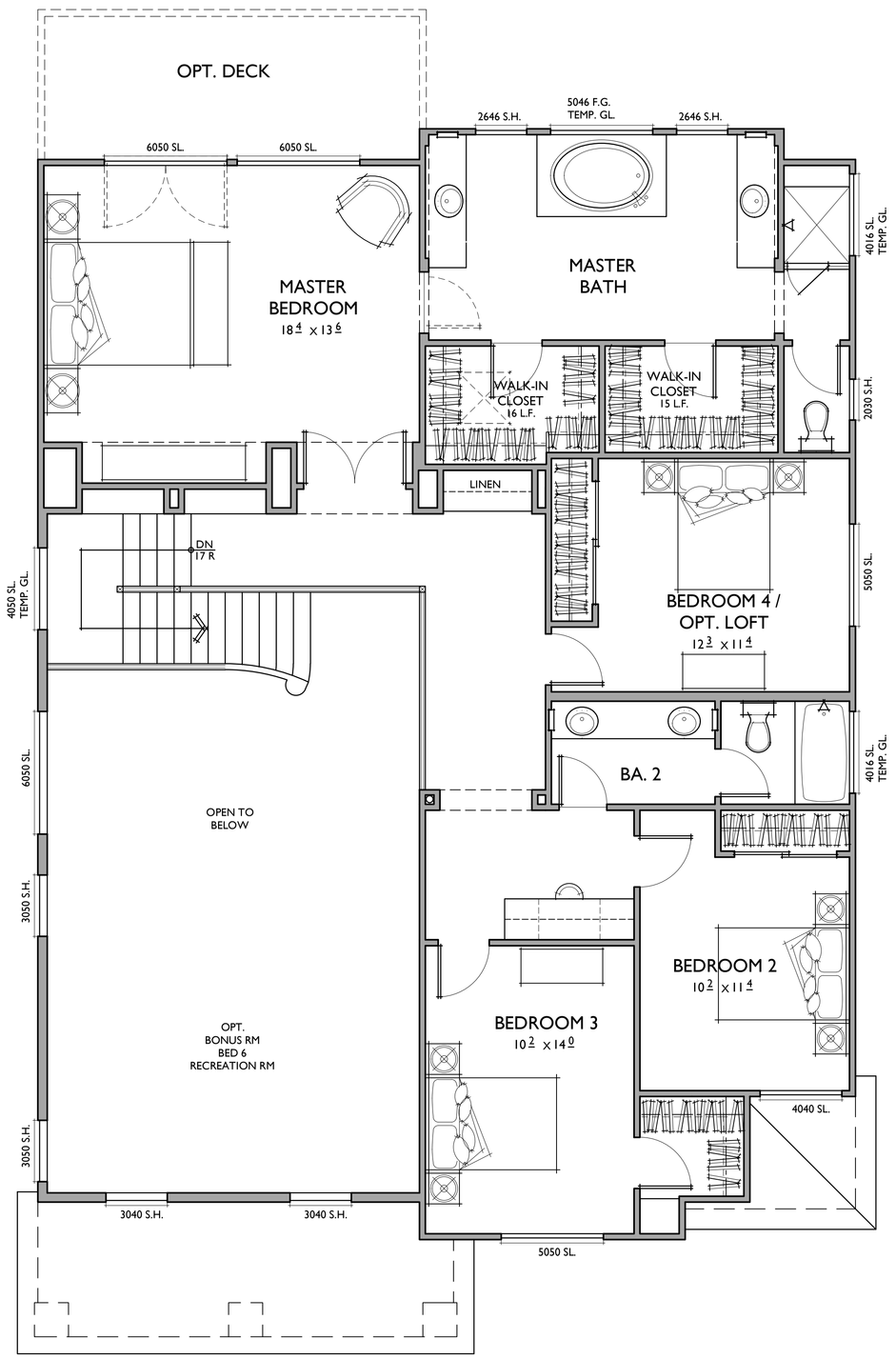
+ 316 S.F.



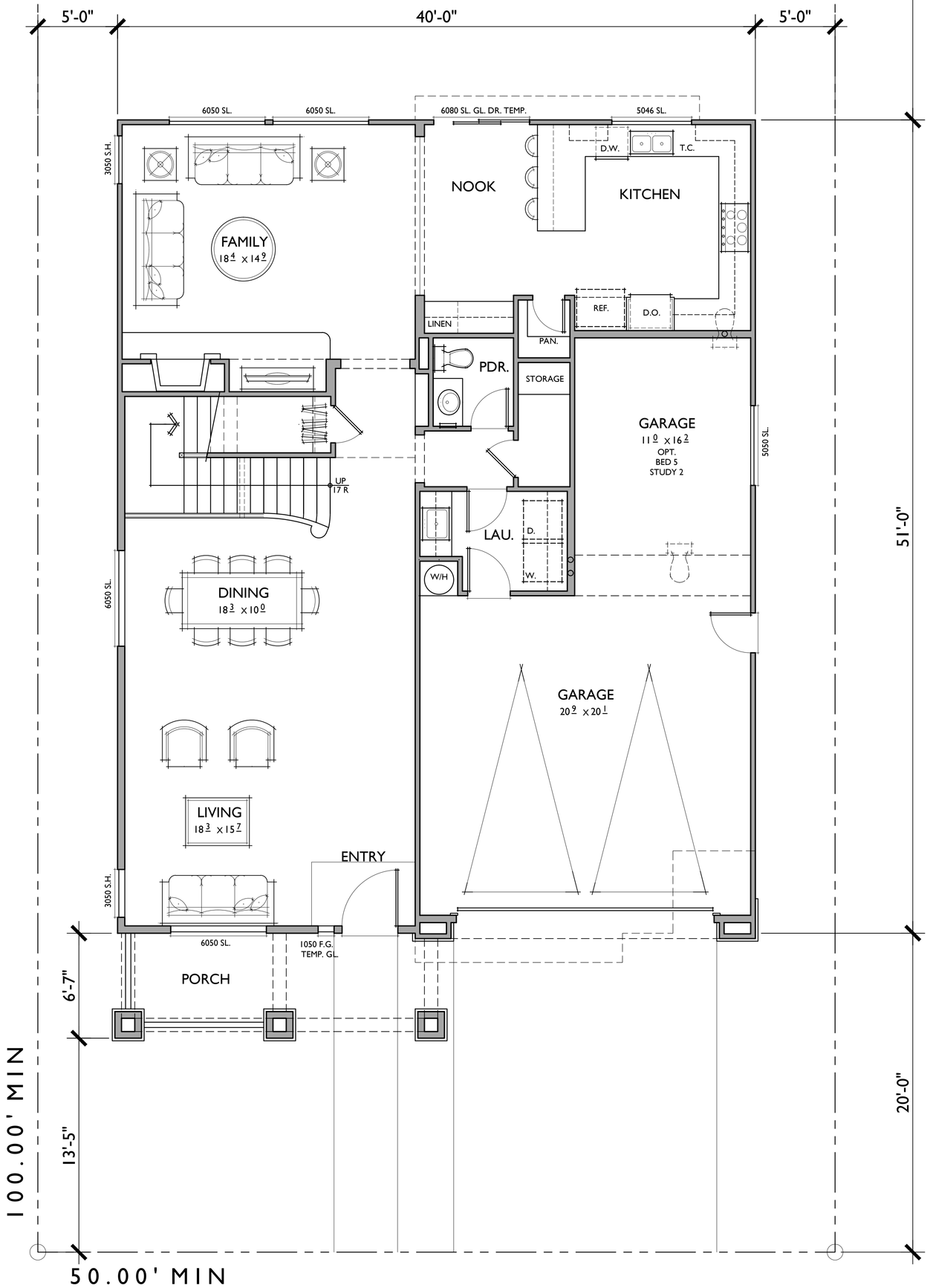
OPTIONAL BEDROOM 6

IN LIEU OF OPEN TO BELOW

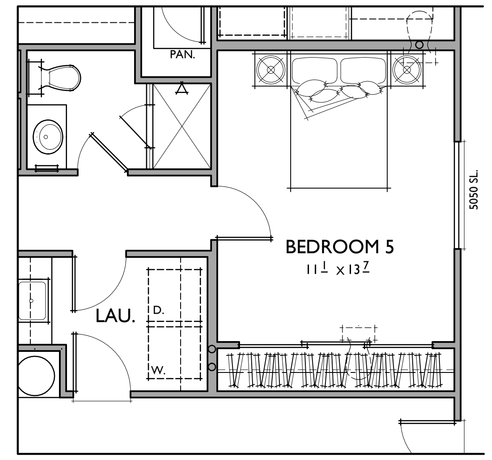
+ 316 S.F.



SECOND FLOOR

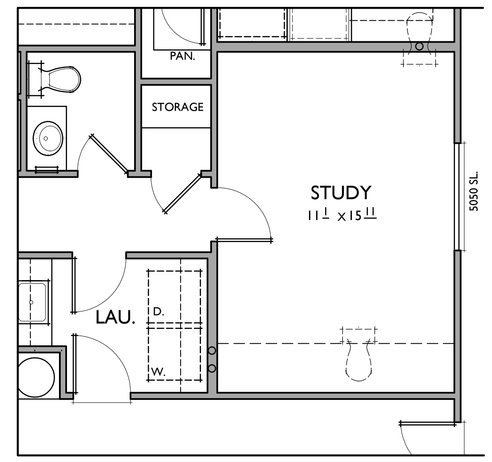


FIRST FLOOR



OPTIONAL BEDROOM 5

IN LIEU OF TANDEM GARAGE



OPTIONAL STUDY

IN LIEU OF TANDEM GARAGE

3 BEDROOMS / 3 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,405 SQ. FT.
2ND FLOOR	1481 SQ. FT.
TOTAL	2886 SQ. FT.
2 - CAR GARAGE	621 SQ. FT.
PORCH	122 SQ. FT.
LOT COVERAGE	##

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

C23

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2886

REFLECTS TRADITIONAL ELEVATION

A 5.2

05.25.16

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

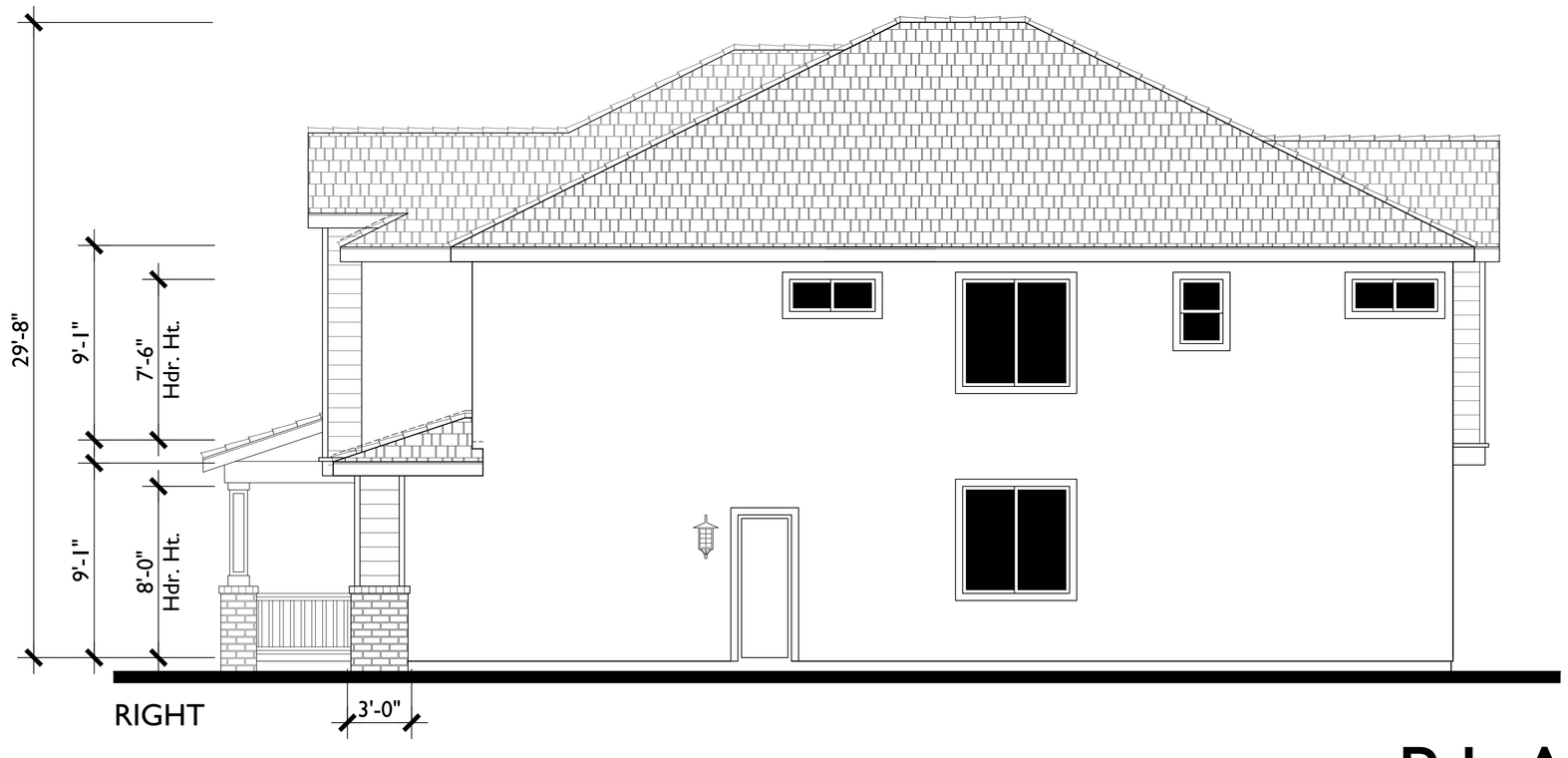
I:\DRONE_DRIVE\GROUP1\3081\14038\4038FLR3A.DWG



REAR



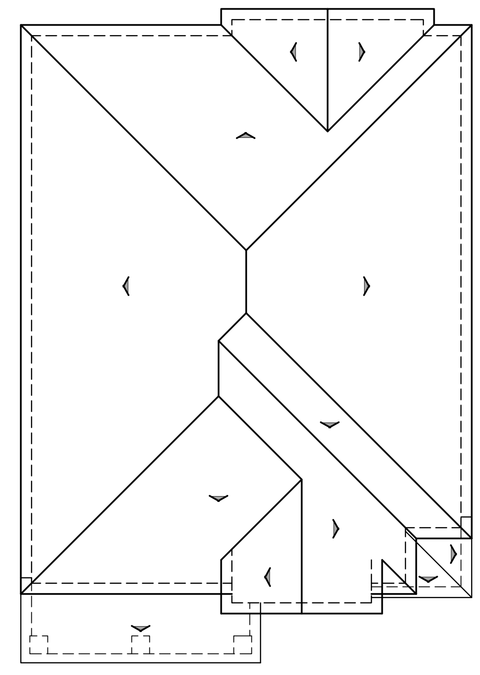
LEFT



RIGHT



TRADITIONAL A



ROOF PLAN TRADITIONAL

1/8"=1'-0"

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2886
ELEVATION A

PARK RIDGE
ANTIOCH, CA

C24

A 5.3
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

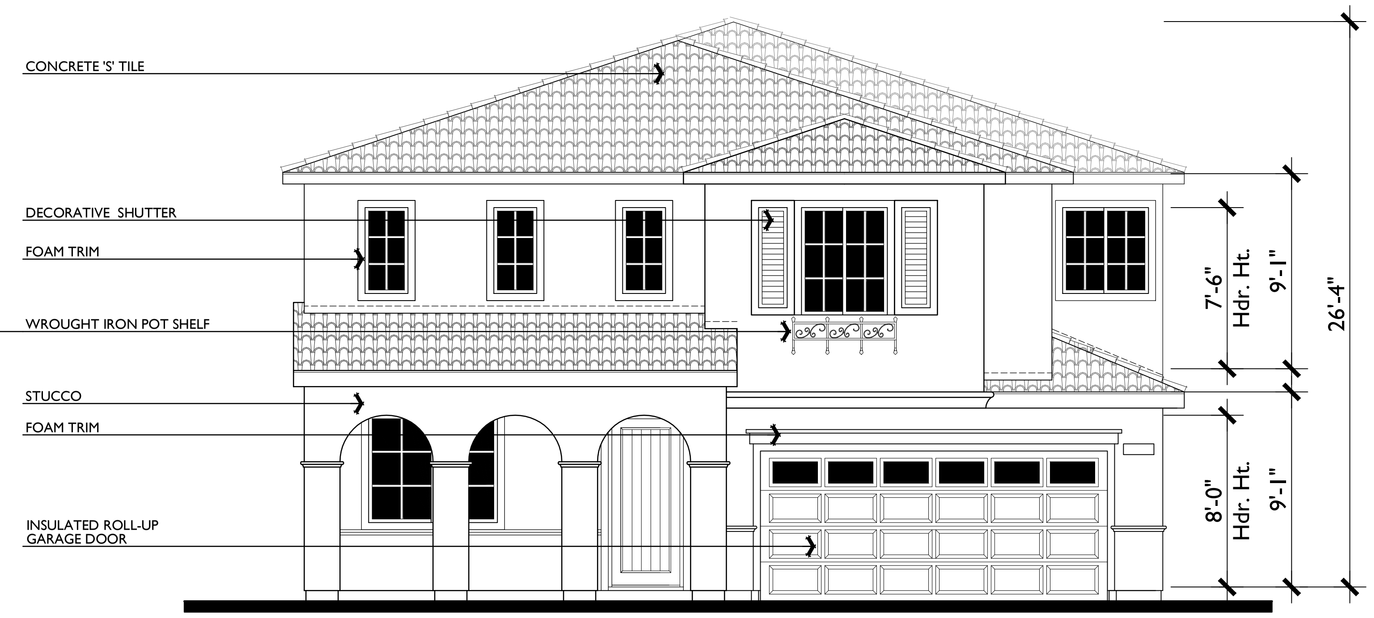
Copyright 2012 Bassenian | Lagoni Architects

081.14038

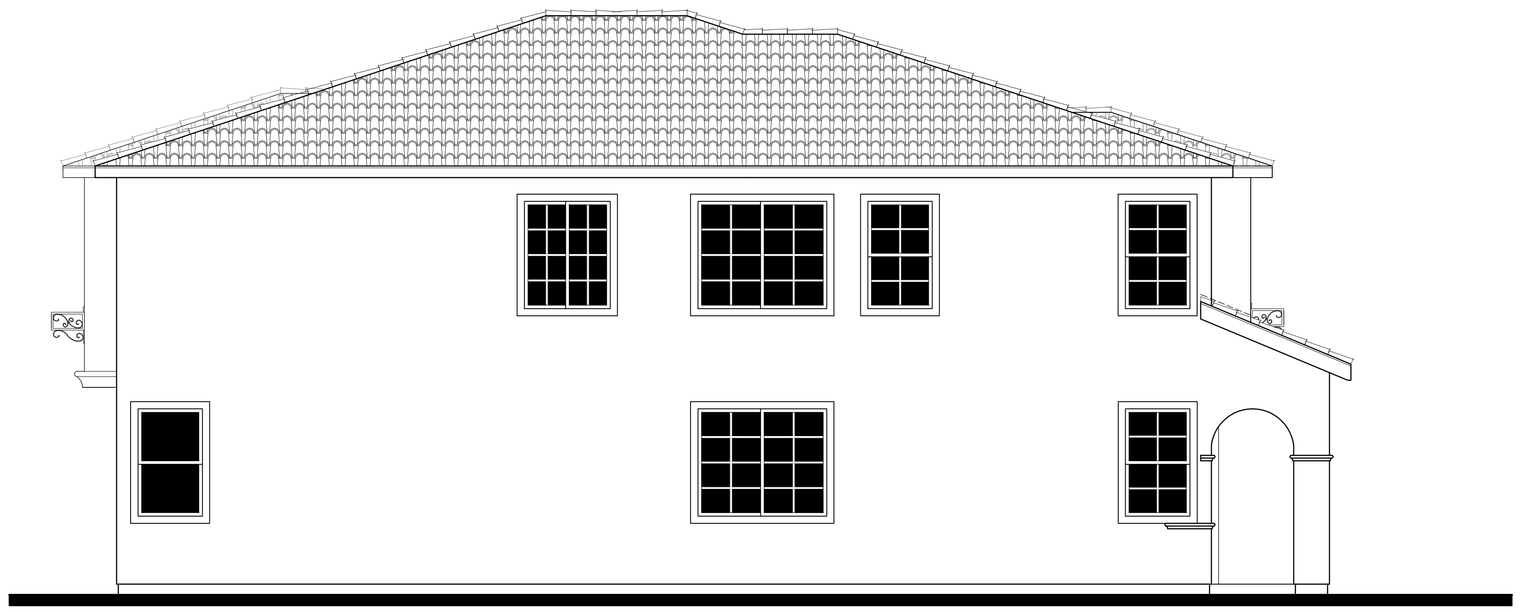
\\DRONE\E_DRIVE\GROUP\13081\14038\14038ELV3.DWG



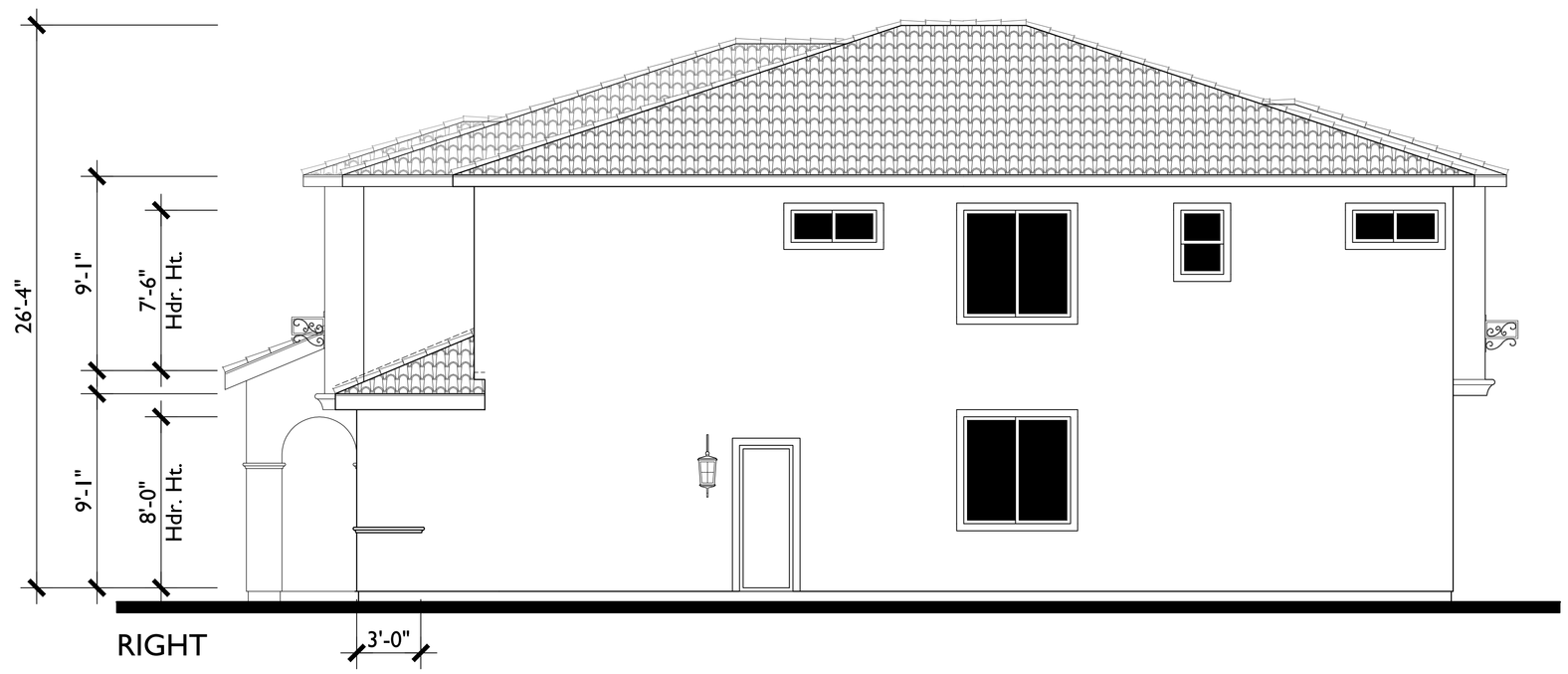
REAR



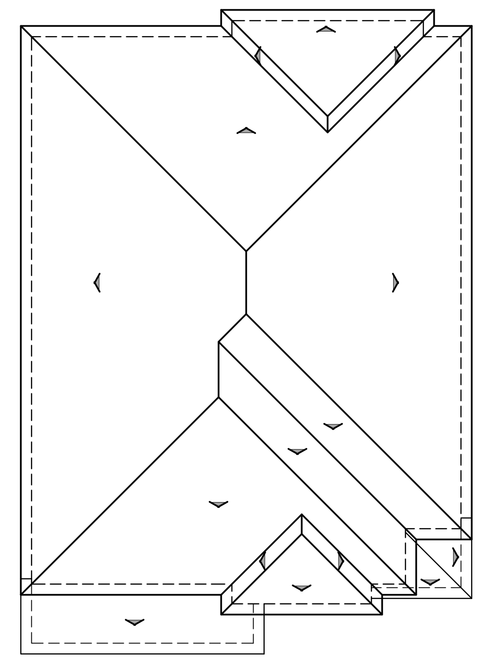
SPANISH B



LEFT



RIGHT



ROOF PLAN SPANISH

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

C25

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2886
ELEVATION B

PARK RIDGE
ANTIOCH, CA

A 5.4
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

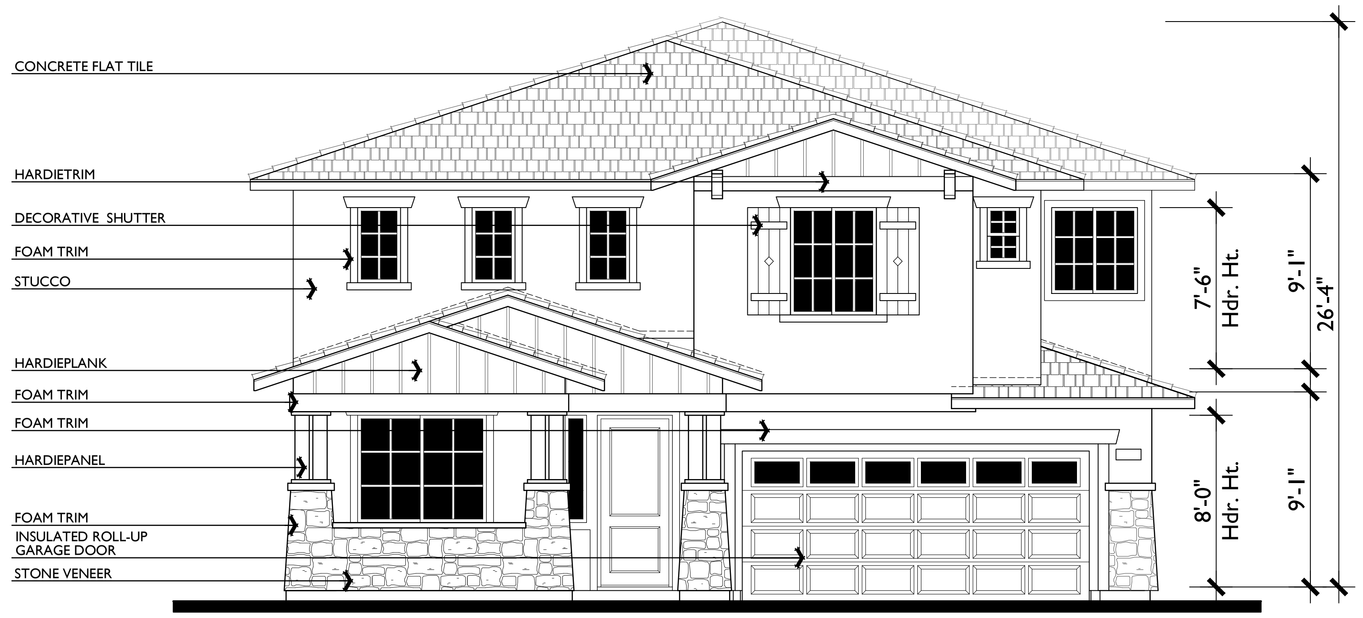
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

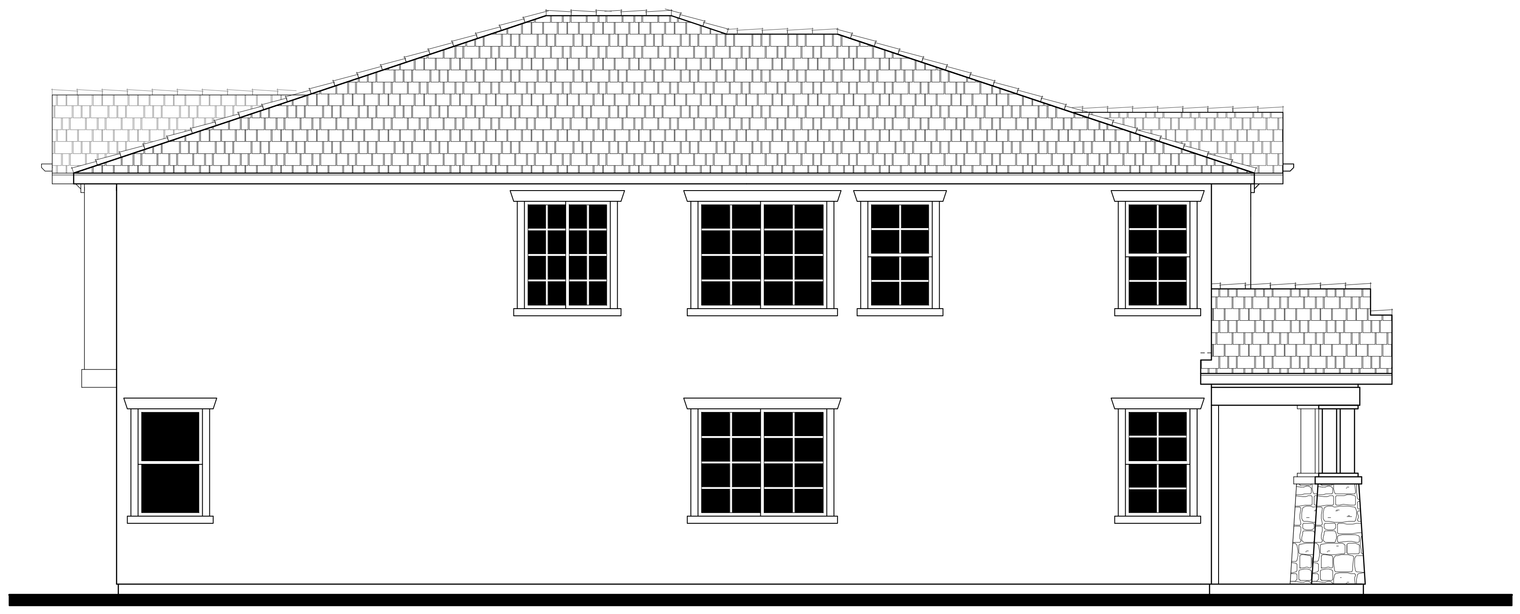
081.14038
I:\DRONE\S_DRIVE\GROUP13\081.14038\4038ELV3.DWG



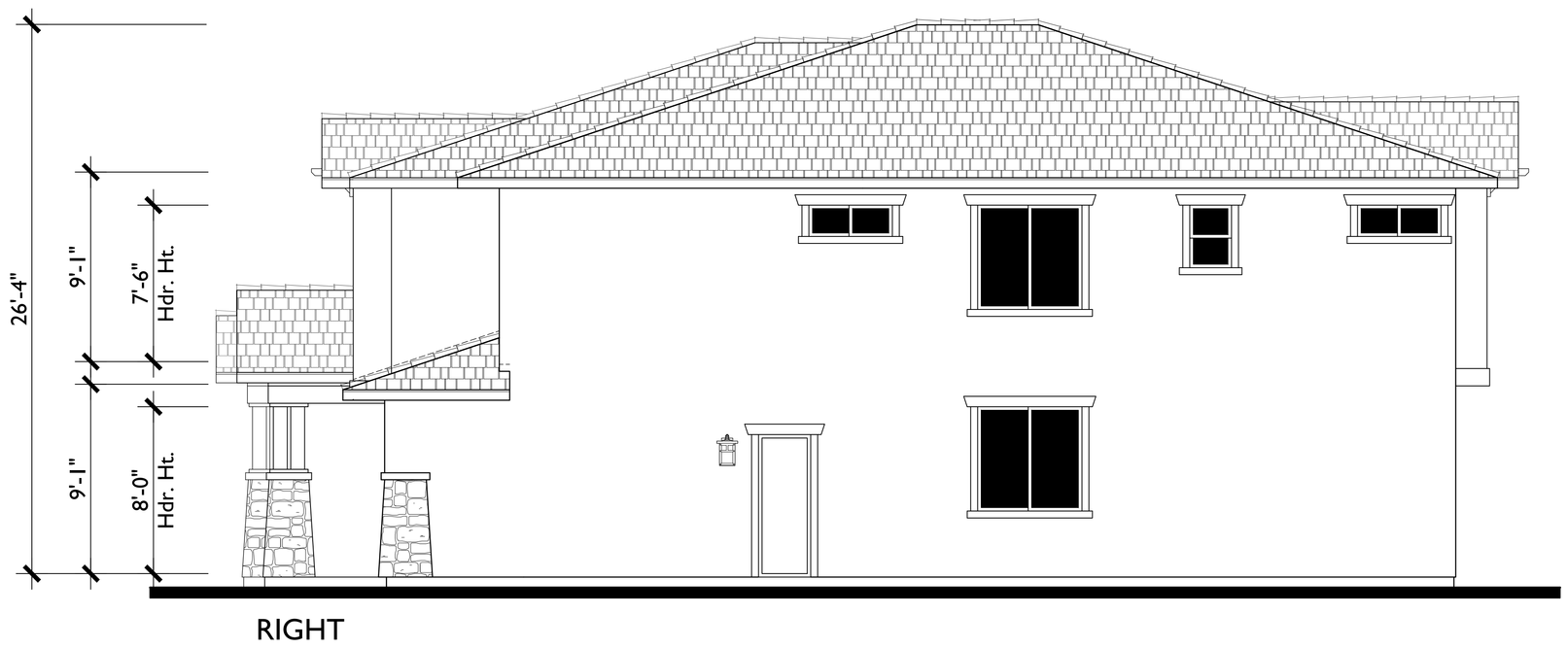
REAR



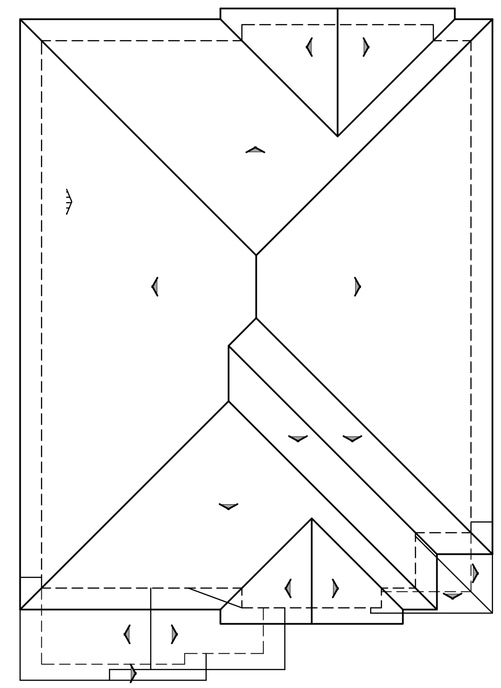
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

1/8"=1'-0"

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

C26

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 2886
ELEVATION C

PARK RIDGE
ANTIOCH, CA

A 5.5
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects

081.14038
I:\DRONE\S_DRIVE\GROUP13\081.14038\4038ELV3.DWG



CRAFTSMAN C



TUSCAN D



SPANISH B

PLAN 2891

FRONT ELEVATIONS

A 6.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

ANTIOCH, CA

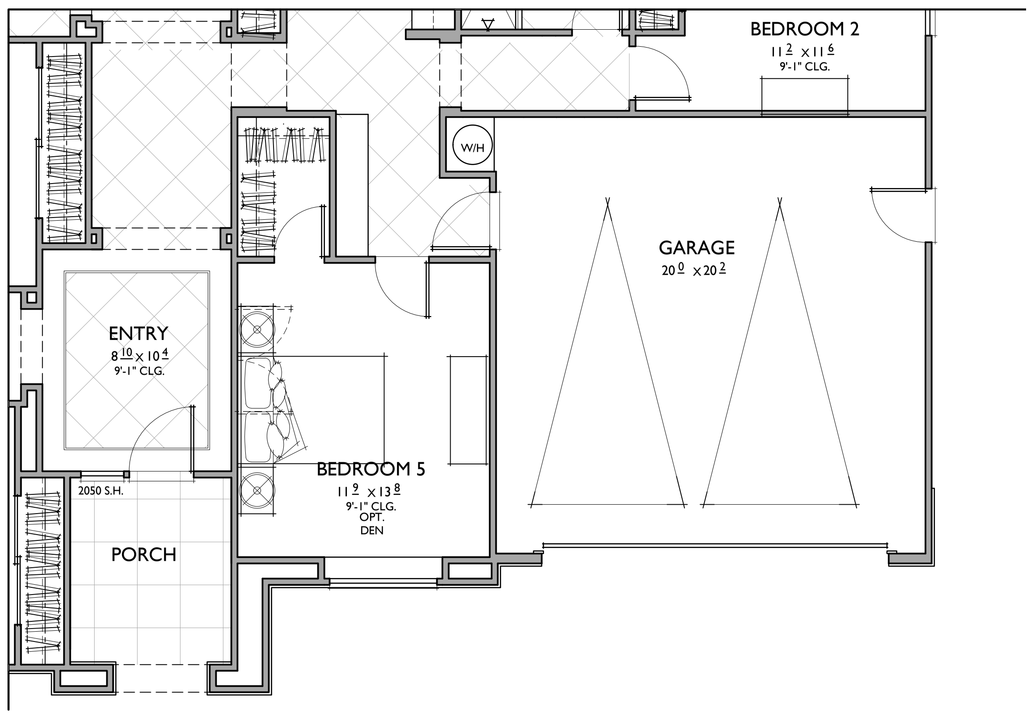
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

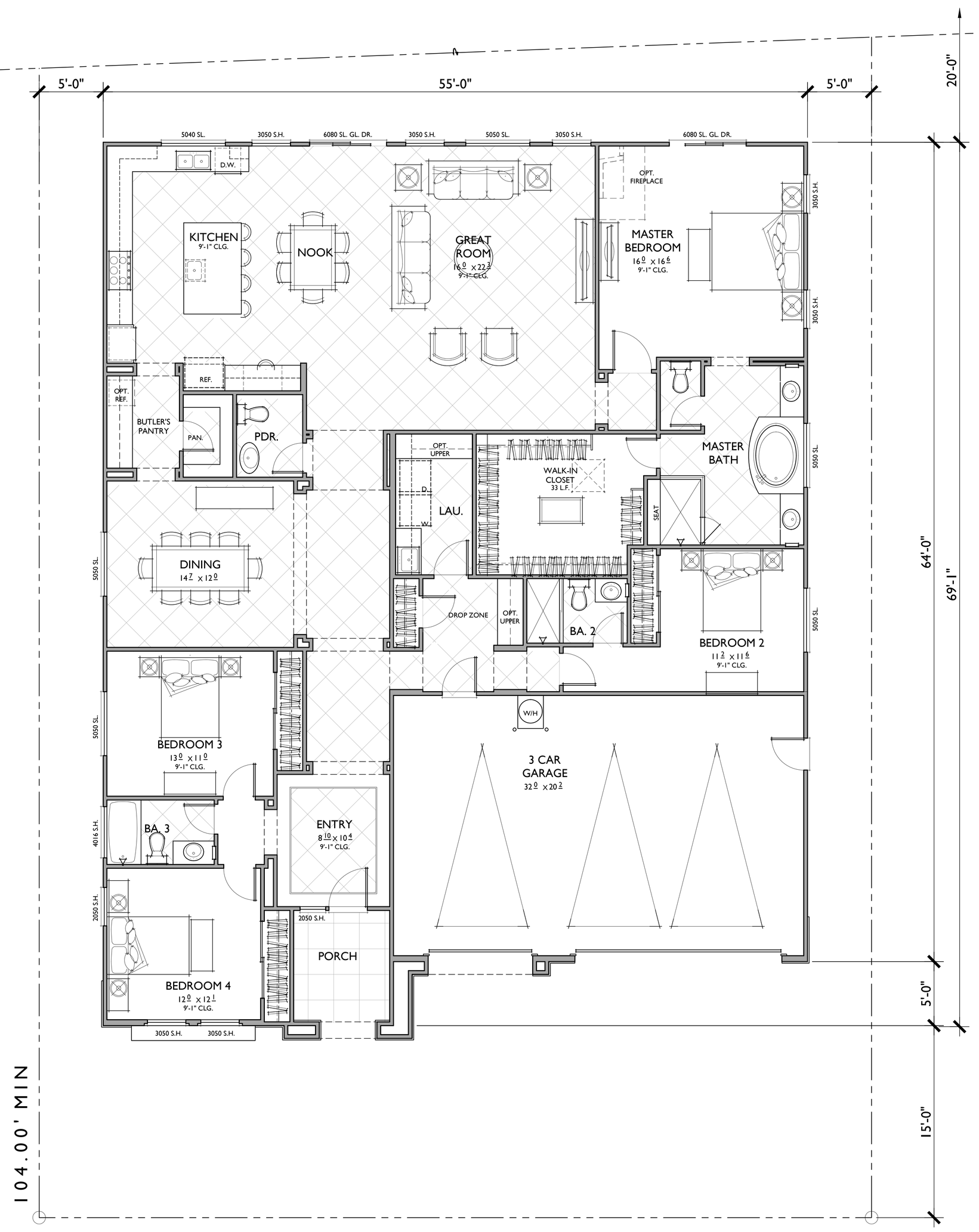
\\DRONE_DRIVE\GROUP13\081\14039\4039ELV2.DWG

C27



OPT. BEDROOM 5 +246 SQ. FT.

@ EXPANDED GARAGE



4 BEDROOMS / 3 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
IST FLOOR	2,891 SQ. FT.
TOTAL	2891 SQ. FT.
3 - CAR GARAGE	673 SQ. FT.
PORCH	86 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR

PLAN 2891

REFLECTS SPANISH ELEVATION

0 2 4 8 SCALE: 1/4" = 1'-0"

A 6.2

05.25.16

C28

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

ANTIOCH, CA

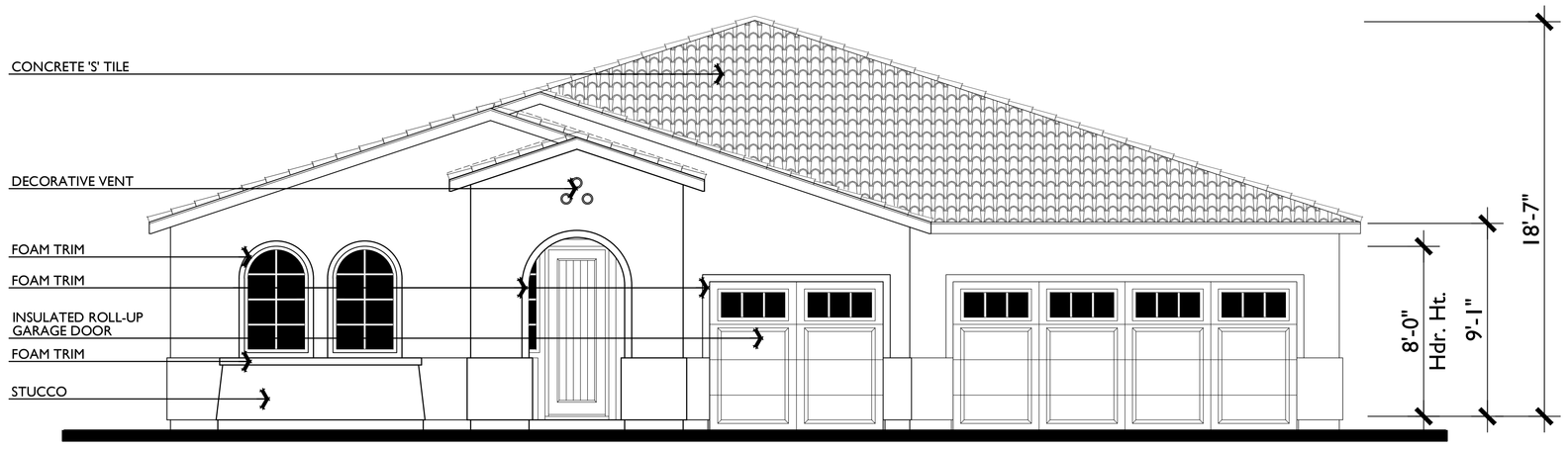
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2014 Bassenian | Lagoni Architects

081.14039

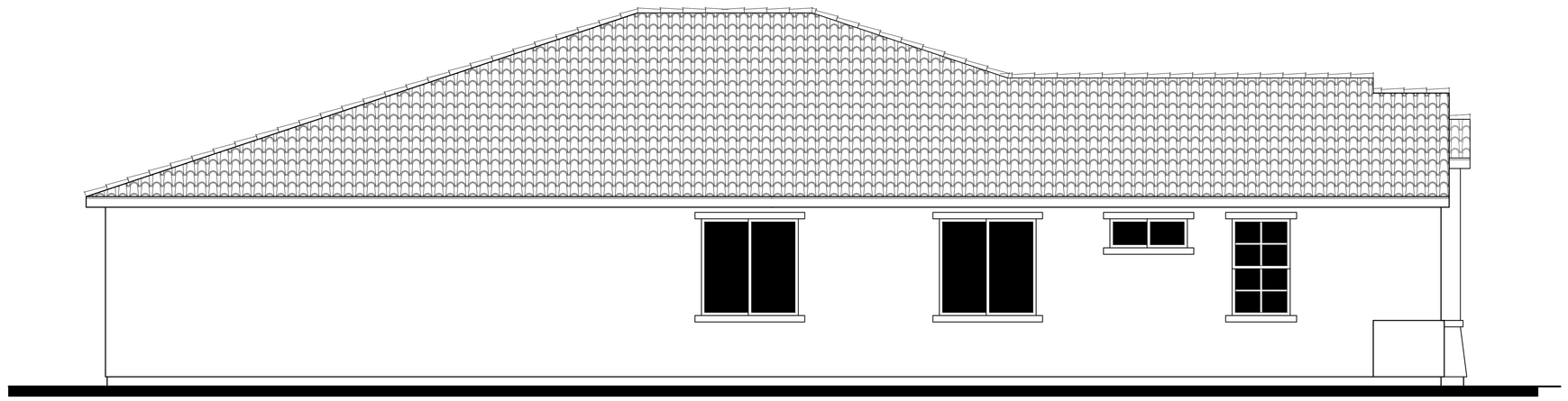
I:\DRONE_DRIVE\GROUP1\3081\4039\4039PLR2B.DWG



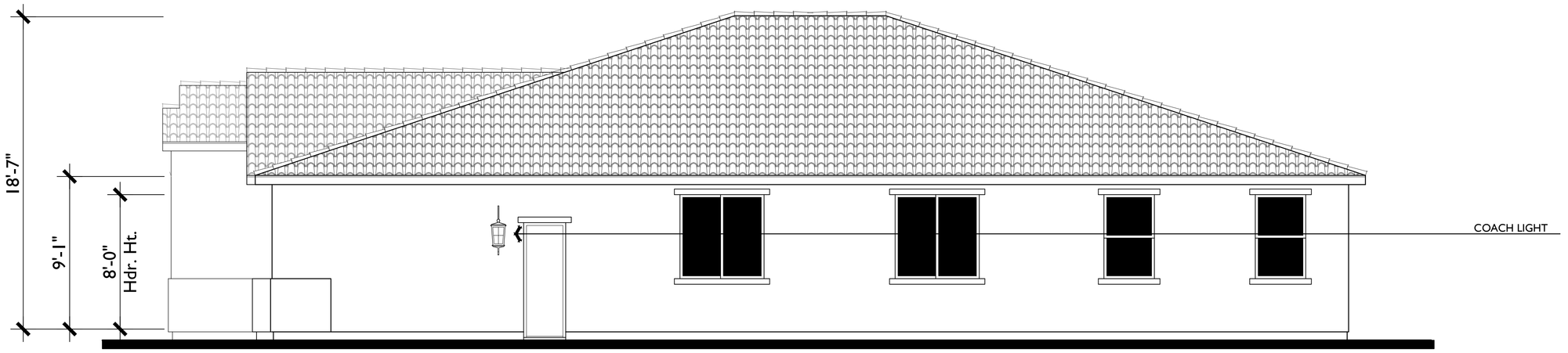
REAR



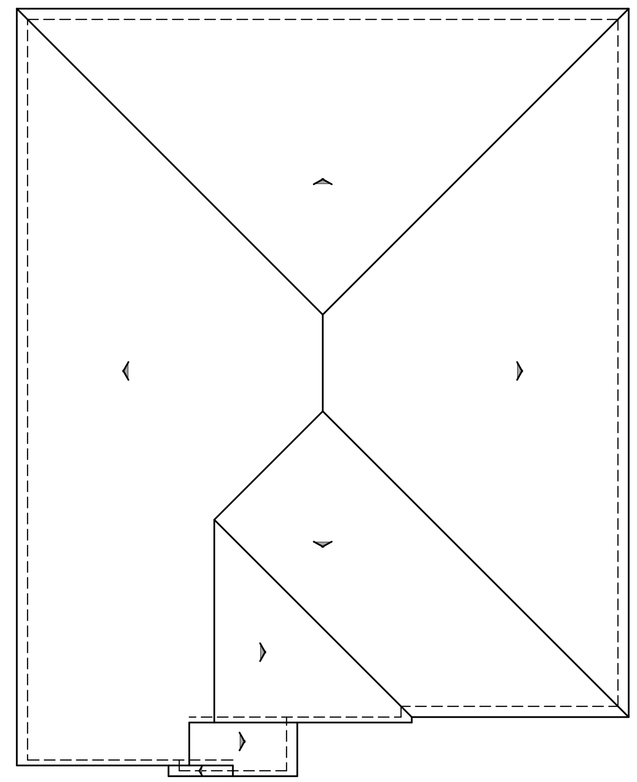
SPANISH B



LEFT



RIGHT



ROOF PLAN SPANISH

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 2891

SPANISH

0 2 4 8 SCALE: 1/4" = 1'-0"

A 6.3

05.25.16

C29

PARK RIDGE

ANTIOCH, CA

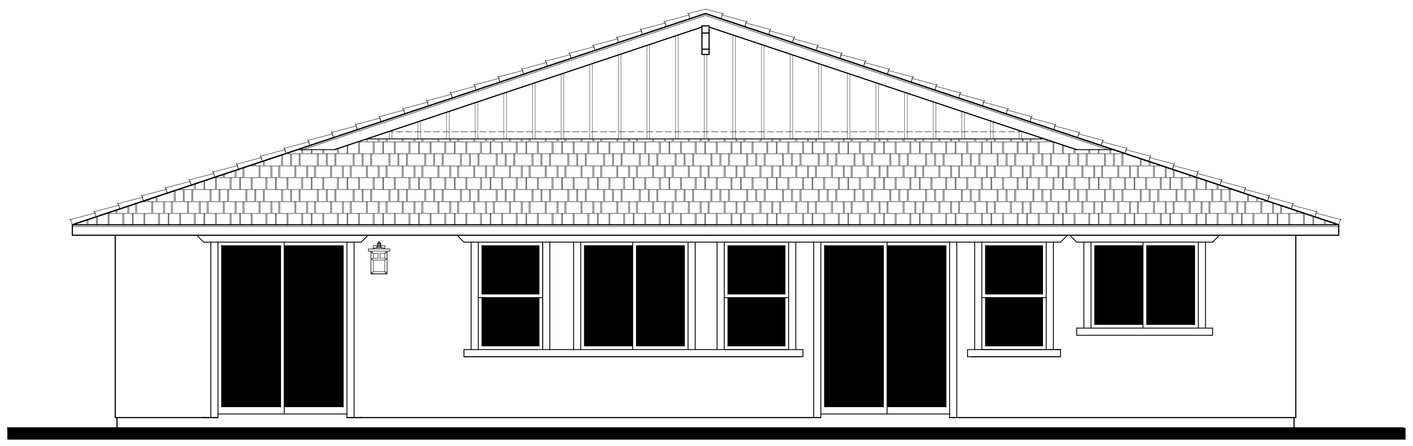
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

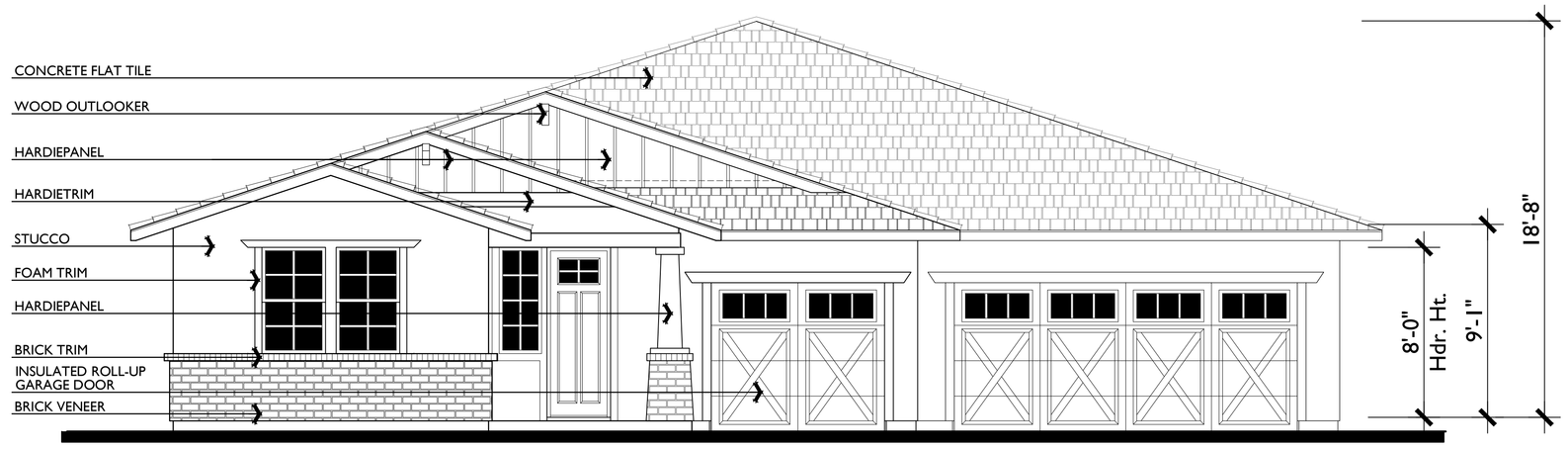
Copyright 2014 Bassenian | Lagoni Architects

081.14039

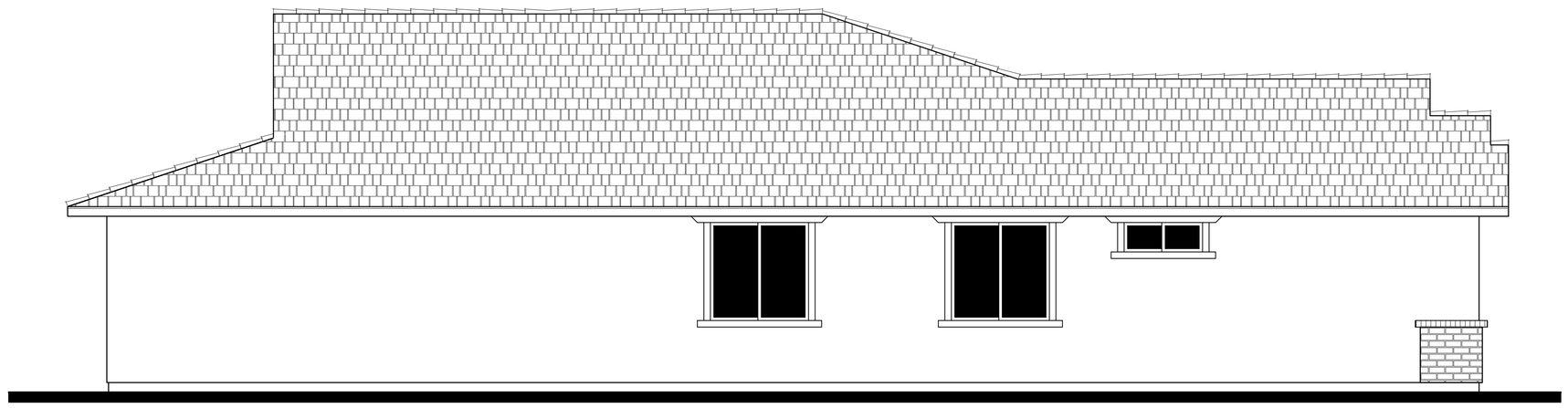
\\DRONE_DRIVE\GROUP13\081140399\4039\ELV2.DWG



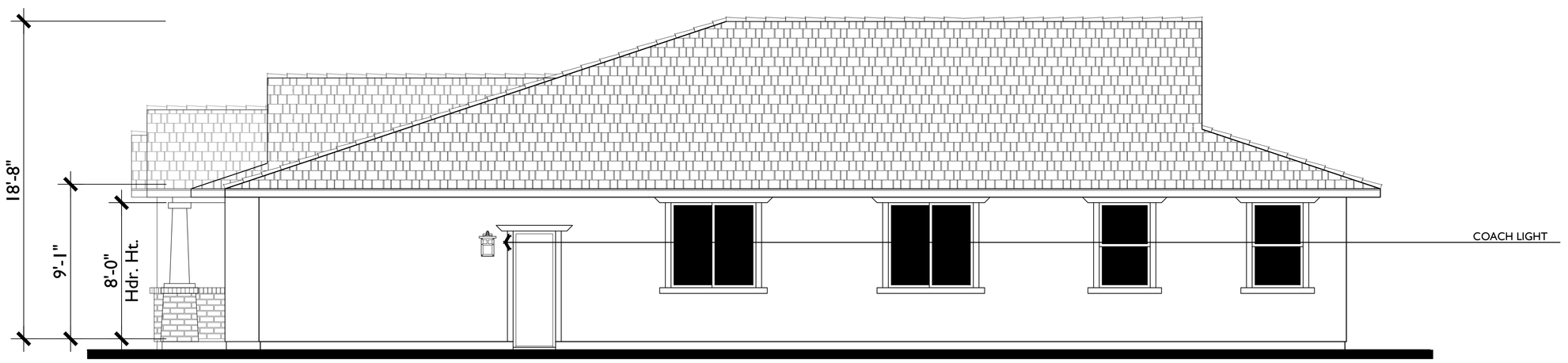
REAR



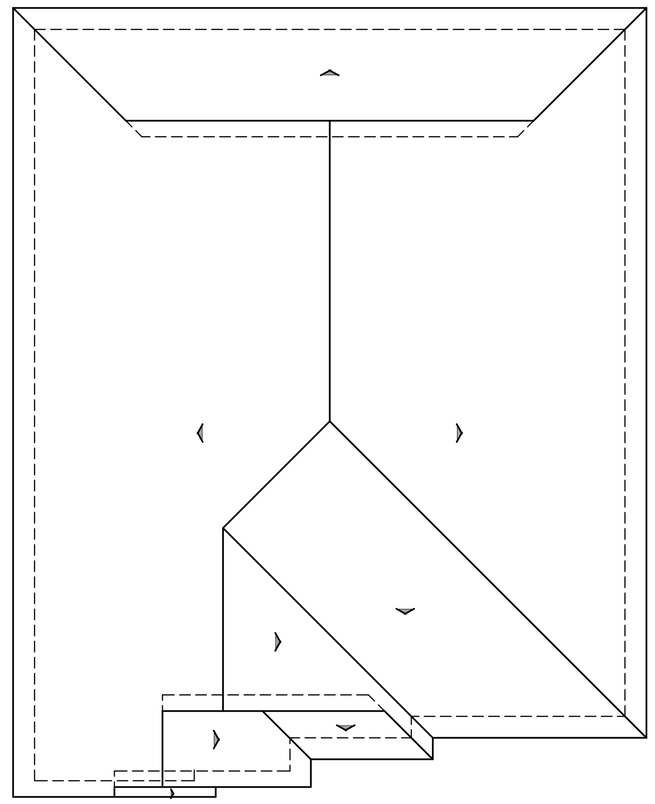
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

1/8"=1'-0"

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 2891
CRAFTSMAN

PARK RIDGE
ANTIOCH, CA

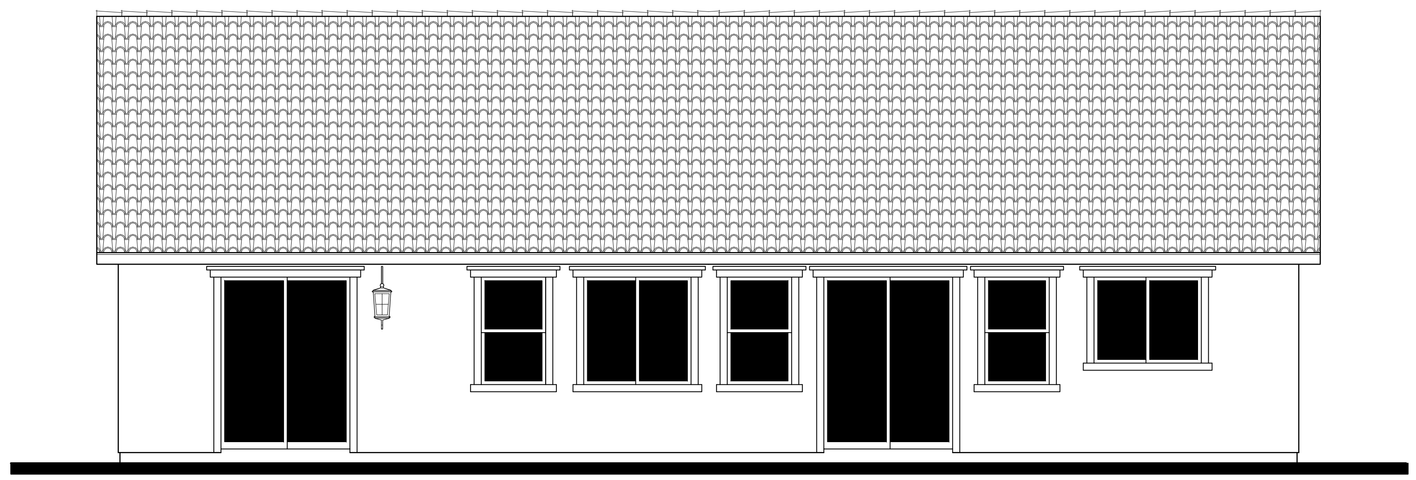
C30

0 2 4 8 SCALE: 1/4" = 1'-0"

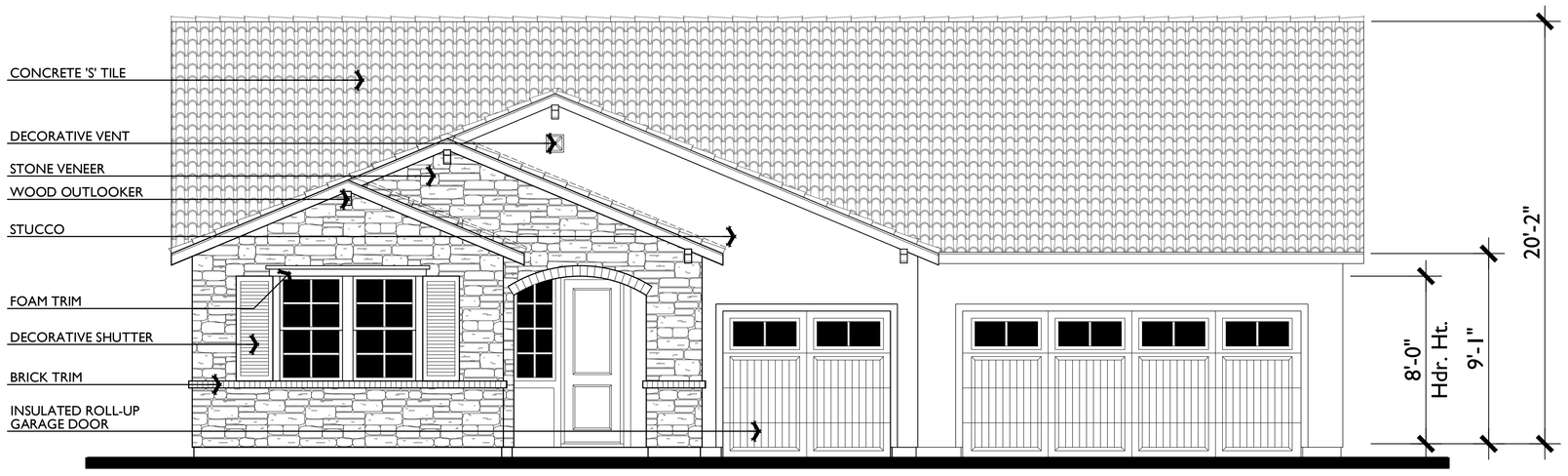
A 6.4
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

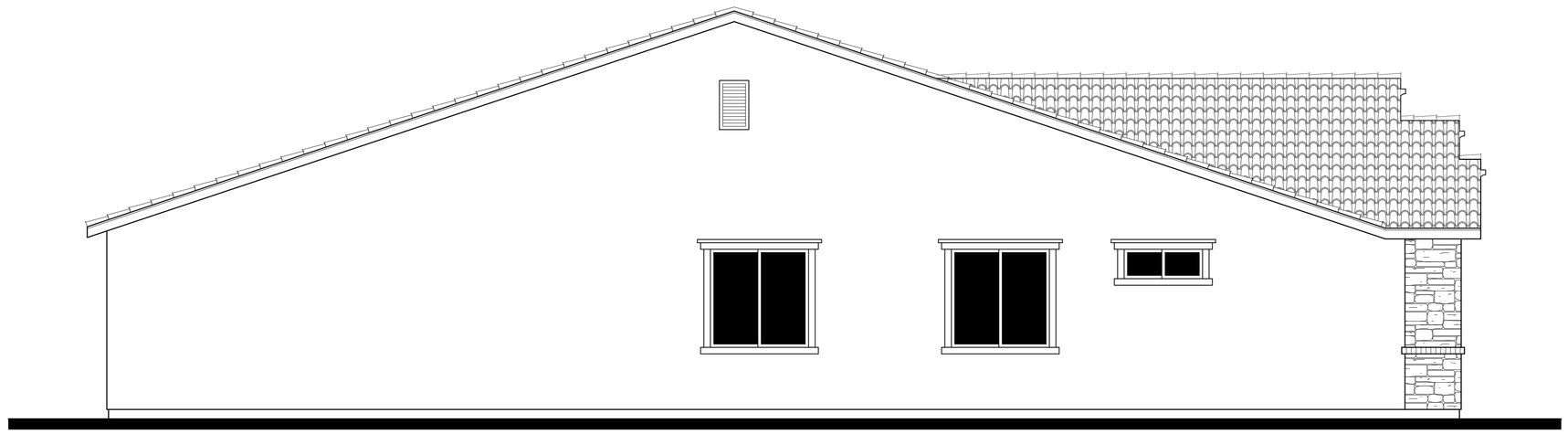
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2014 Bassenian | Lagoni Architects
081.14039
\\DRONE\E_DRIVE\GROUP\3\081.14039\14039ELV2.DWG



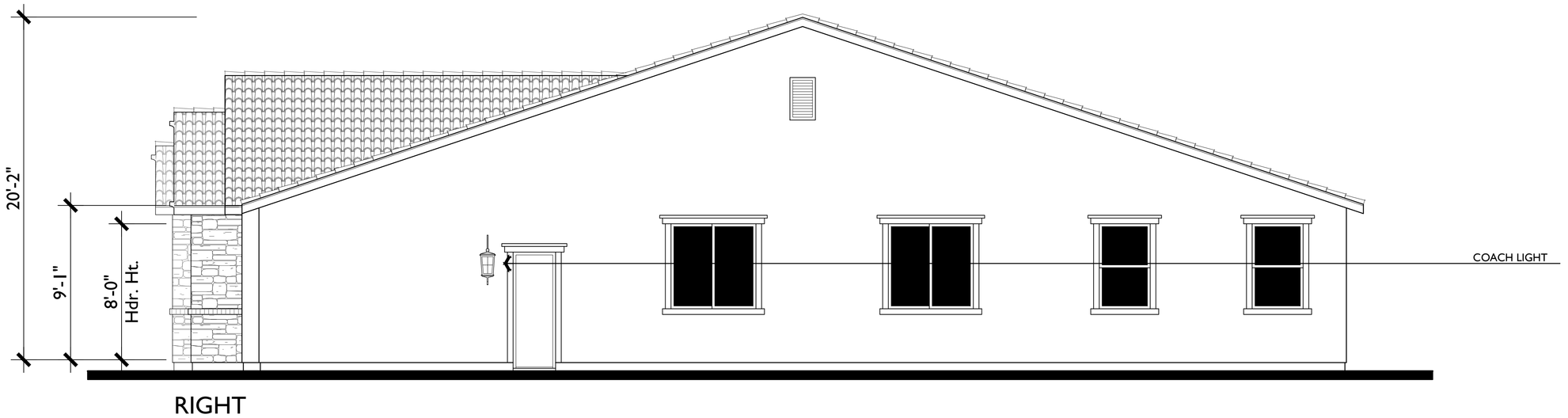
REAR



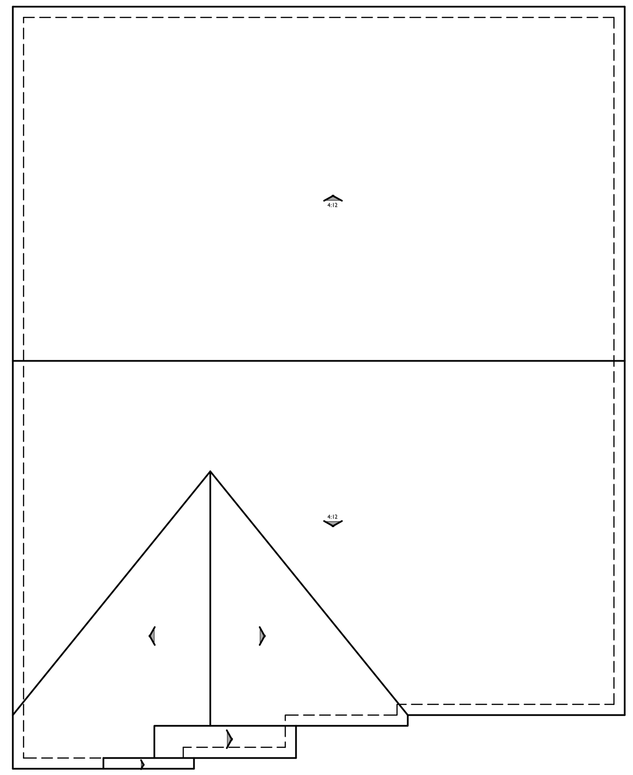
TUSCAN D



LEFT



RIGHT



ROOF PLAN TUSCAN

PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 2891

TUSCAN

A 6.5

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

C31

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

\\DRONE_DRIVE\GROUP\3081\4039\4039ELV2.DWG



CRAFTSMAN C



TRADITIONAL A



SPANISH B

C32

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 3071
FRONT ELEVATIONS

PARK RIDGE
ANTIOCH, CA

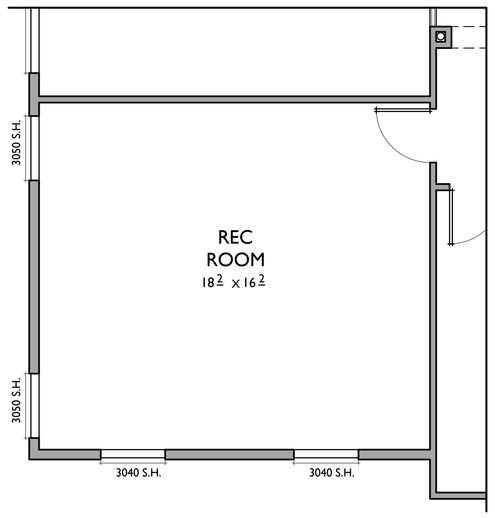
A7.1
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

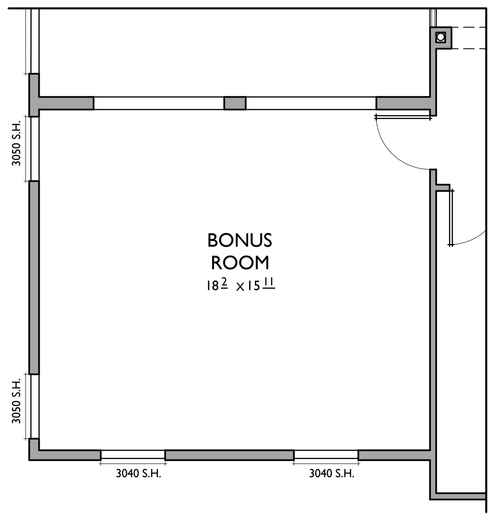
Copyright 2012 Bassenian | Lagoni Architects

08I.14038
I:\DRONES_DRIVE\GROUP 3\08I.14038\14038ELV3X.DWG



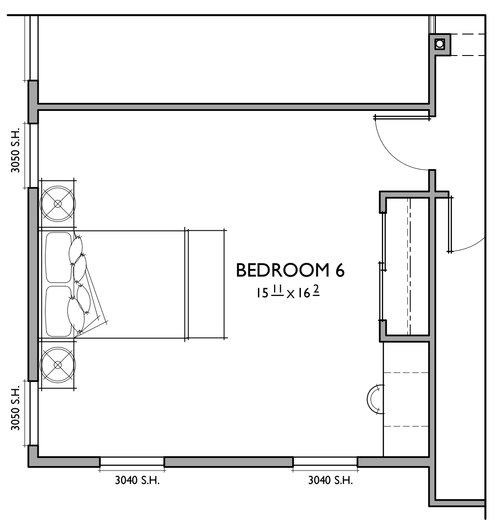
OPTIONAL REC. ROOM

IN LIEU OF OPEN TO BELOW + 316 S.F.



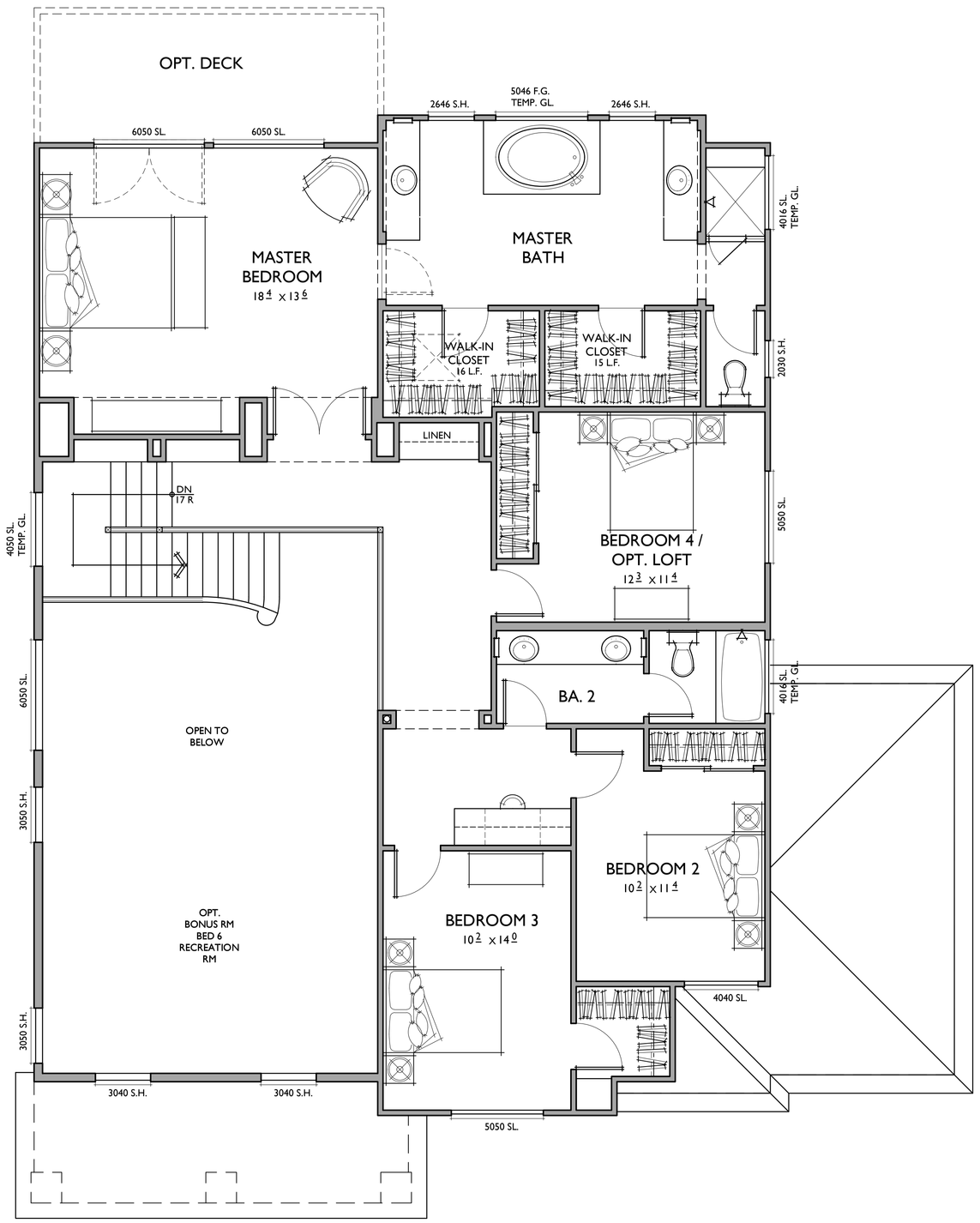
OPTIONAL BONUS ROOM

IN LIEU OF OPEN TO BELOW + 316 S.F.

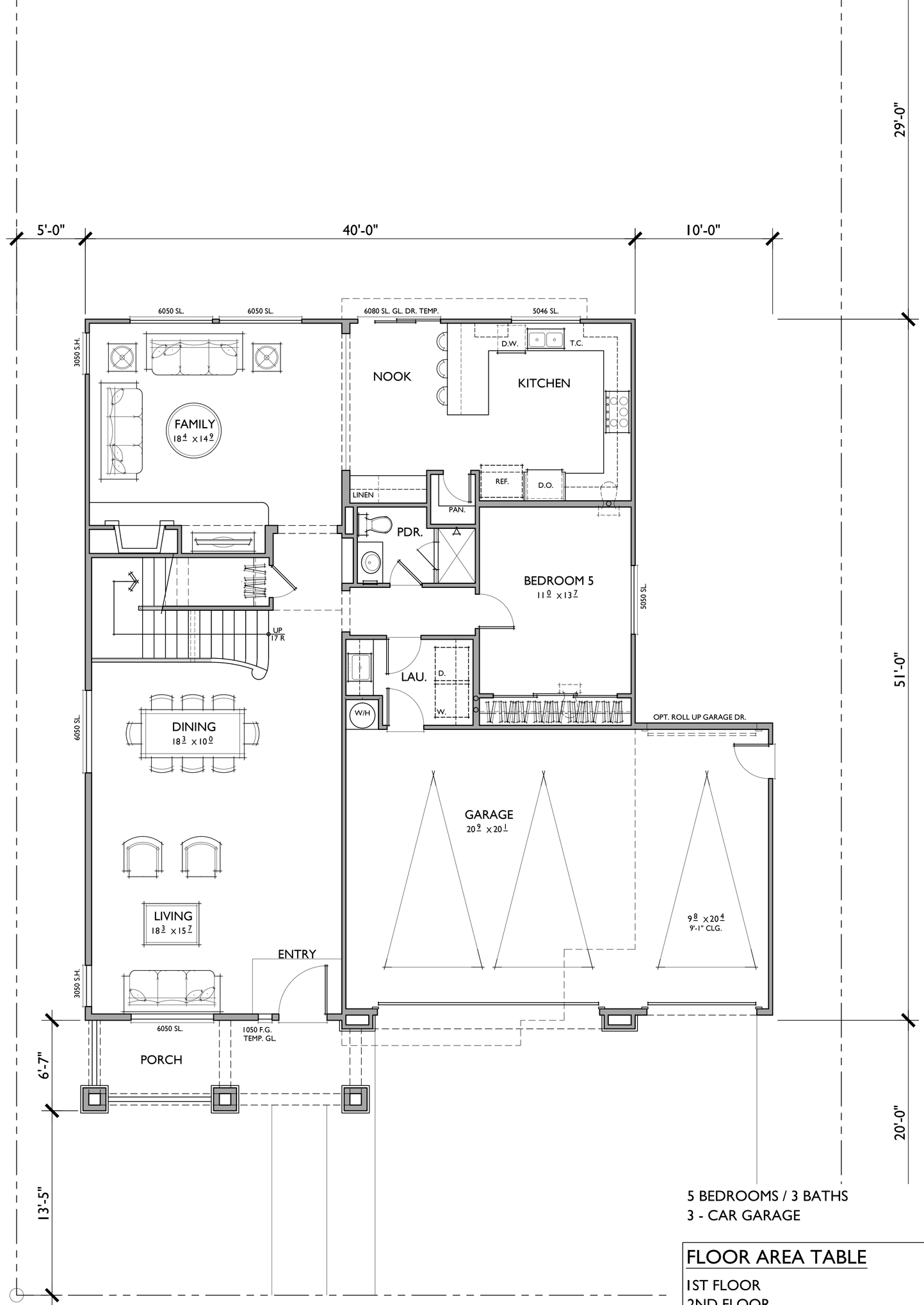


OPTIONAL BEDROOM 6

IN LIEU OF OPEN TO BELOW + 316 S.F.



SECOND FLOOR



5 BEDROOMS / 3 BATHS
3 - CAR GARAGE

FIRST FLOOR

FLOOR AREA TABLE

1ST FLOOR	1,589 SQ. FT.
2ND FLOOR	1481 SQ. FT.
TOTAL	3071 SQ. FT.
3 - CAR GARAGE	655 SQ. FT.
PORCH	121 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3071

REFLECTS TRADITIONAL ELEVATION

C33

0 2 4 8 SCALE: 1/4" = 1'-0"

A 7.2

05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE\E_DRIVE\GROUP1\JOB\14038\4038FLR3X.A.DWG



REAR



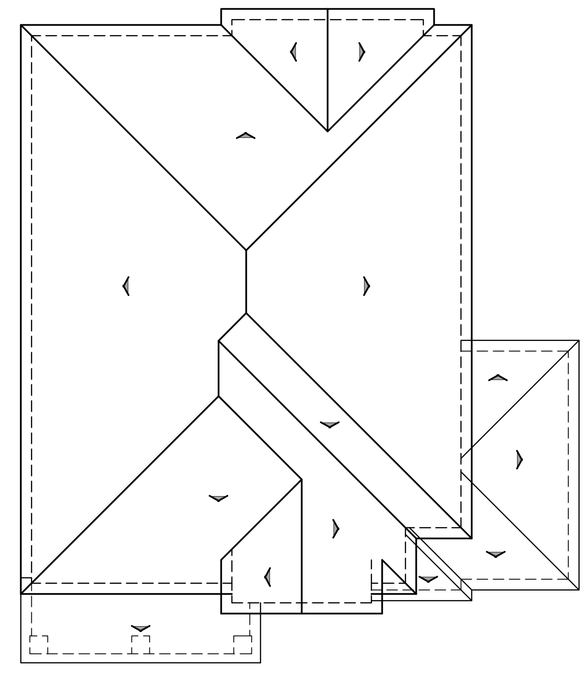
TRADITIONAL A



LEFT



RIGHT



ROOF PLAN TRADITIONAL

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

PLAN 3071

ELEVATION A

A 7.3

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE_DRIVE\GROUP\3\081\14038\4038ELV3X.DWG

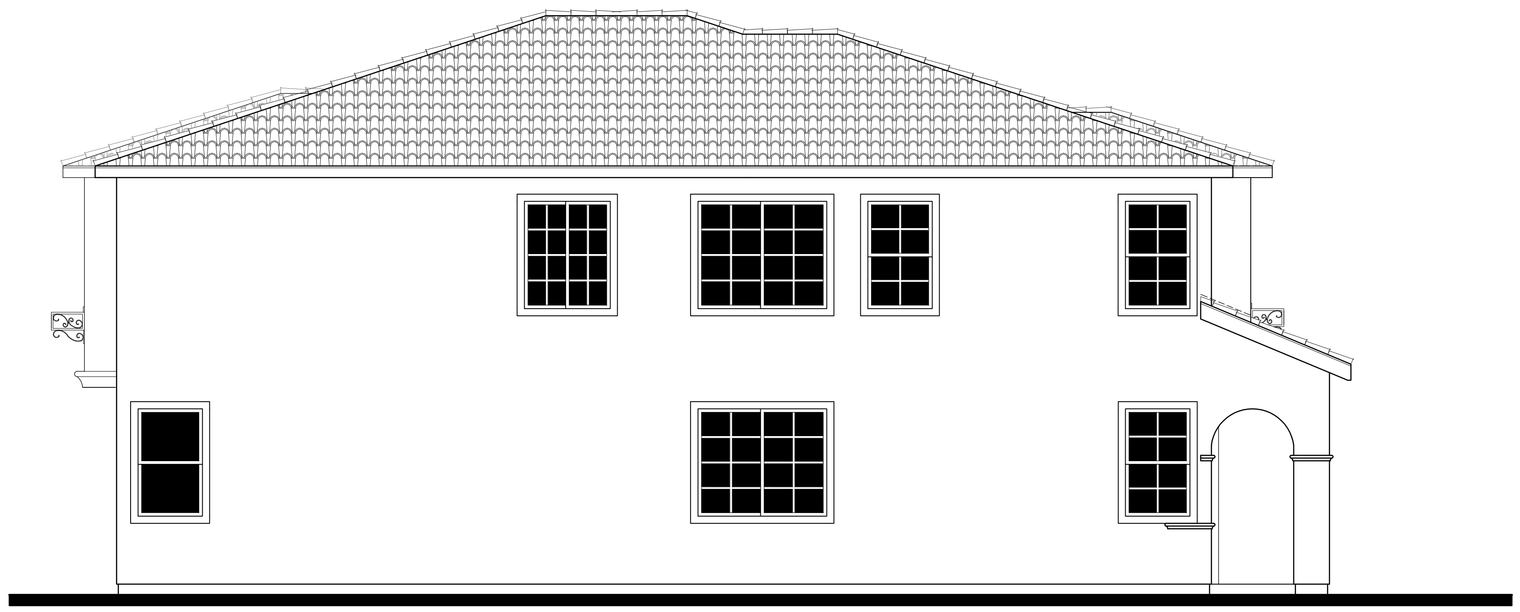
C34



REAR



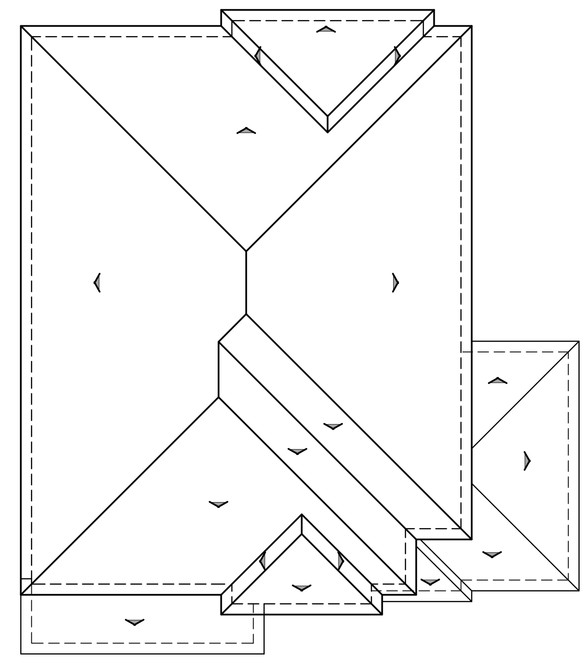
SPANISH B



LEFT



RIGHT



ROOF PLAN SPANISH

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

C35

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 3071

ELEVATION B

PARK RIDGE

ANTIOCH, CA

A 7.4

05.25.16

DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

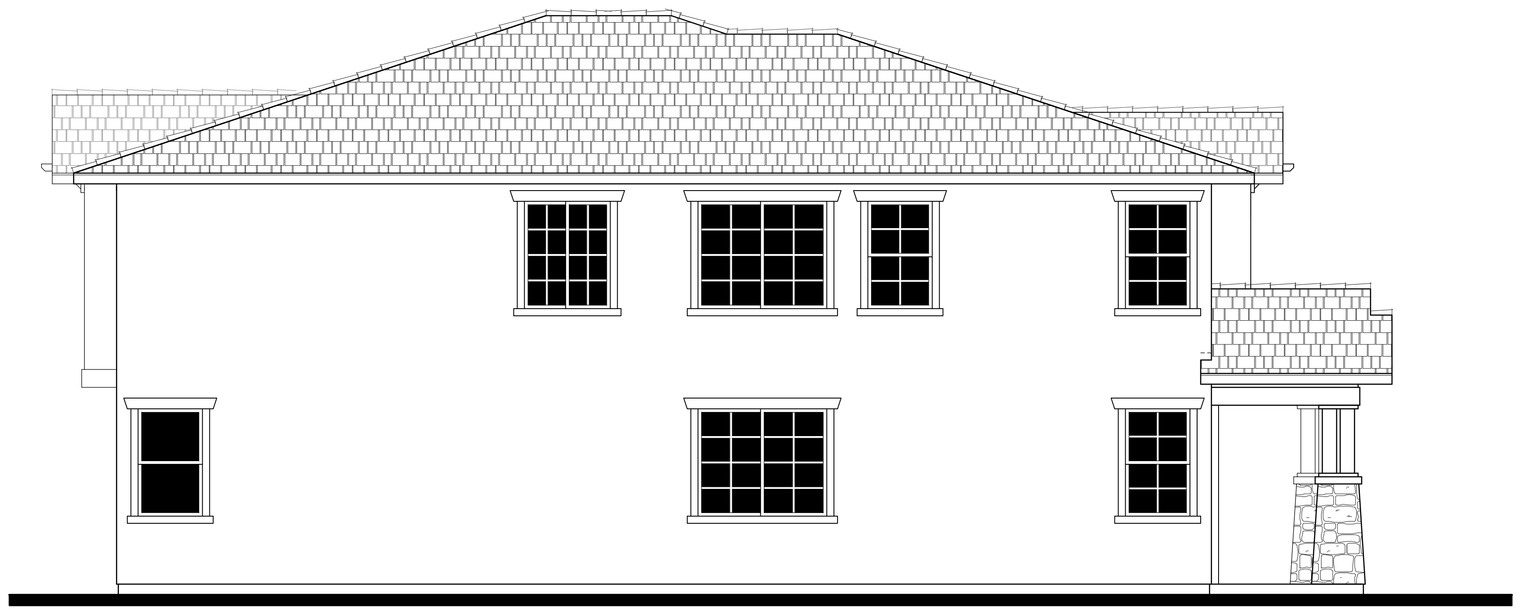
I:\DRONE\J_DRIVE\GROUP 3\081.14038\4038ELV3X.DWG



REAR



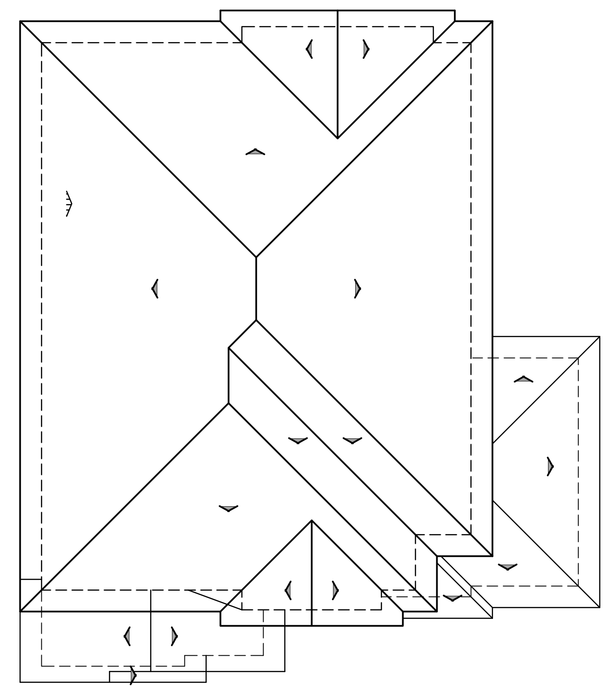
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 3071

ELEVATION C

0 2 4 8 SCALE: 1/4" = 1'-0"

A 7.5

05.25.16

PARK RIDGE

ANTIOCH, CA

C36

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE\J_DRIVE\GROUP\3\081\14038\4038ELV3X.DWG



TRADITIONAL A



TUSCAN D



CRAFTSMAN C

PLAN 3302

FRONT ELEVATIONS

A 8.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

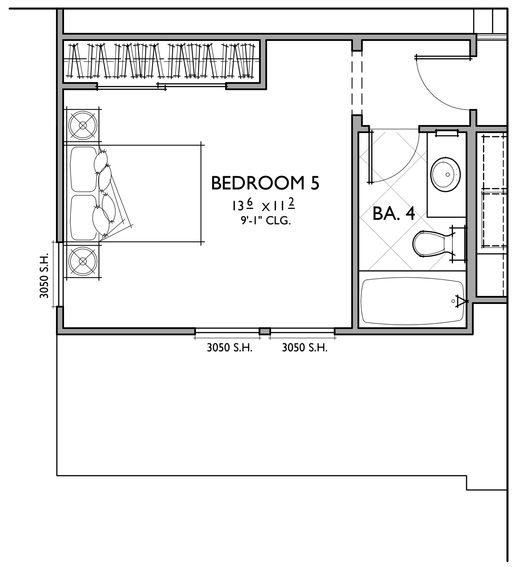
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

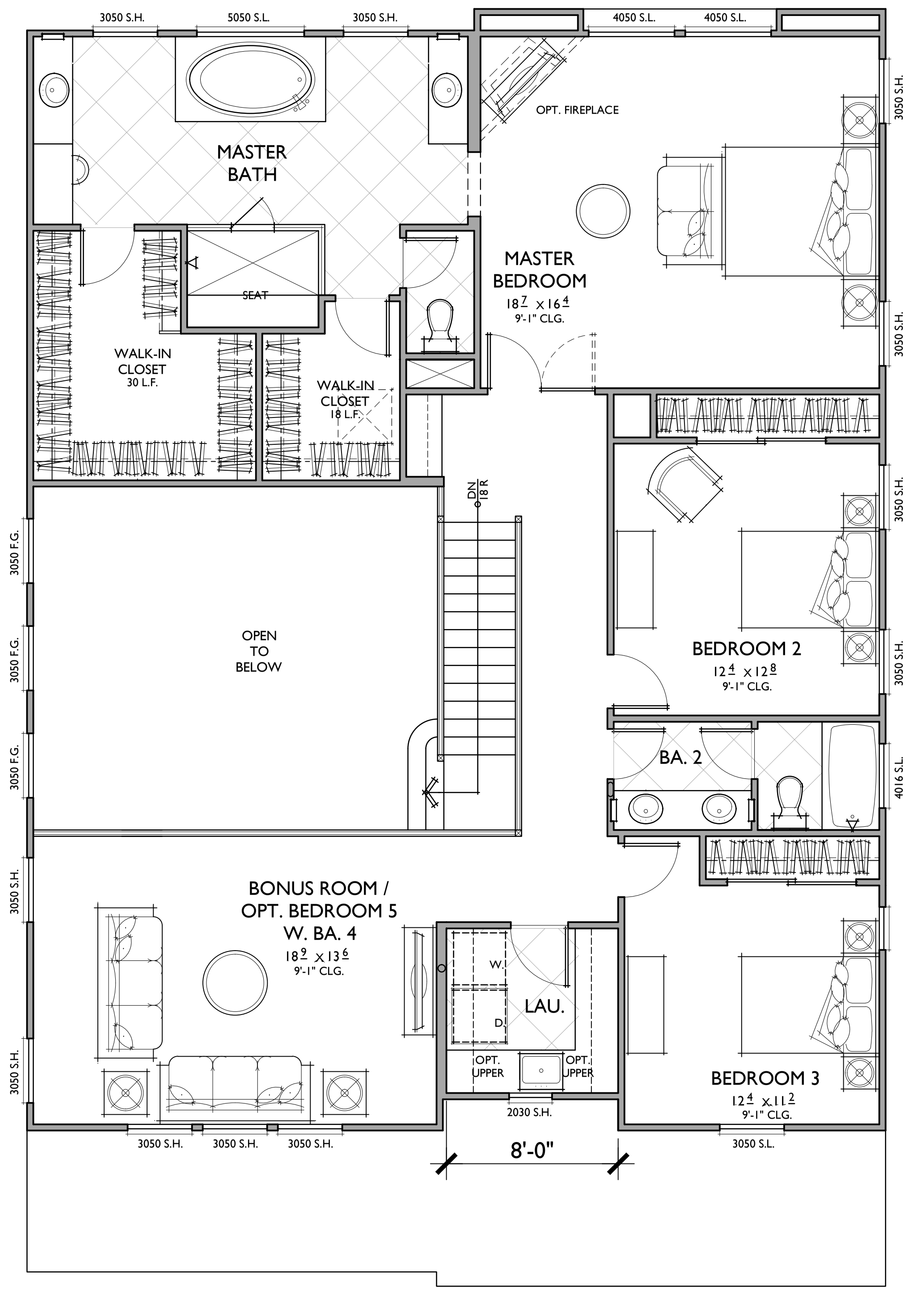
\\DRIONE_DRIVE\GROUP13\081\14038\4038ELV4.DWG

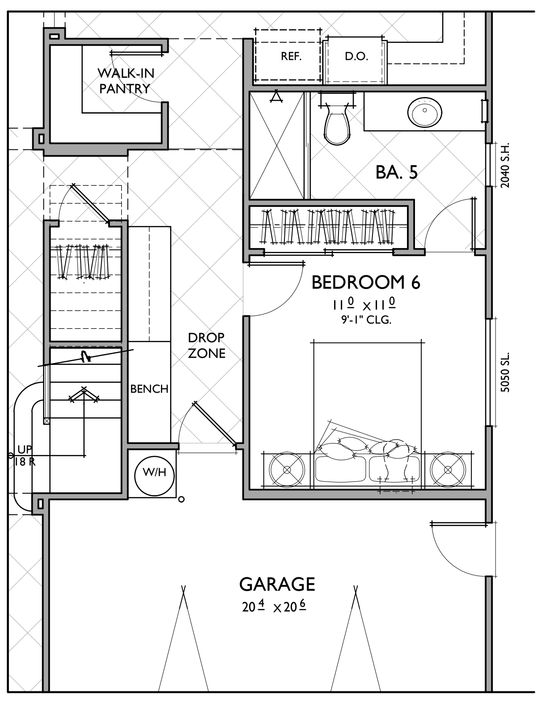
C37



OPT. BEDROOM 5 W. BA. 4

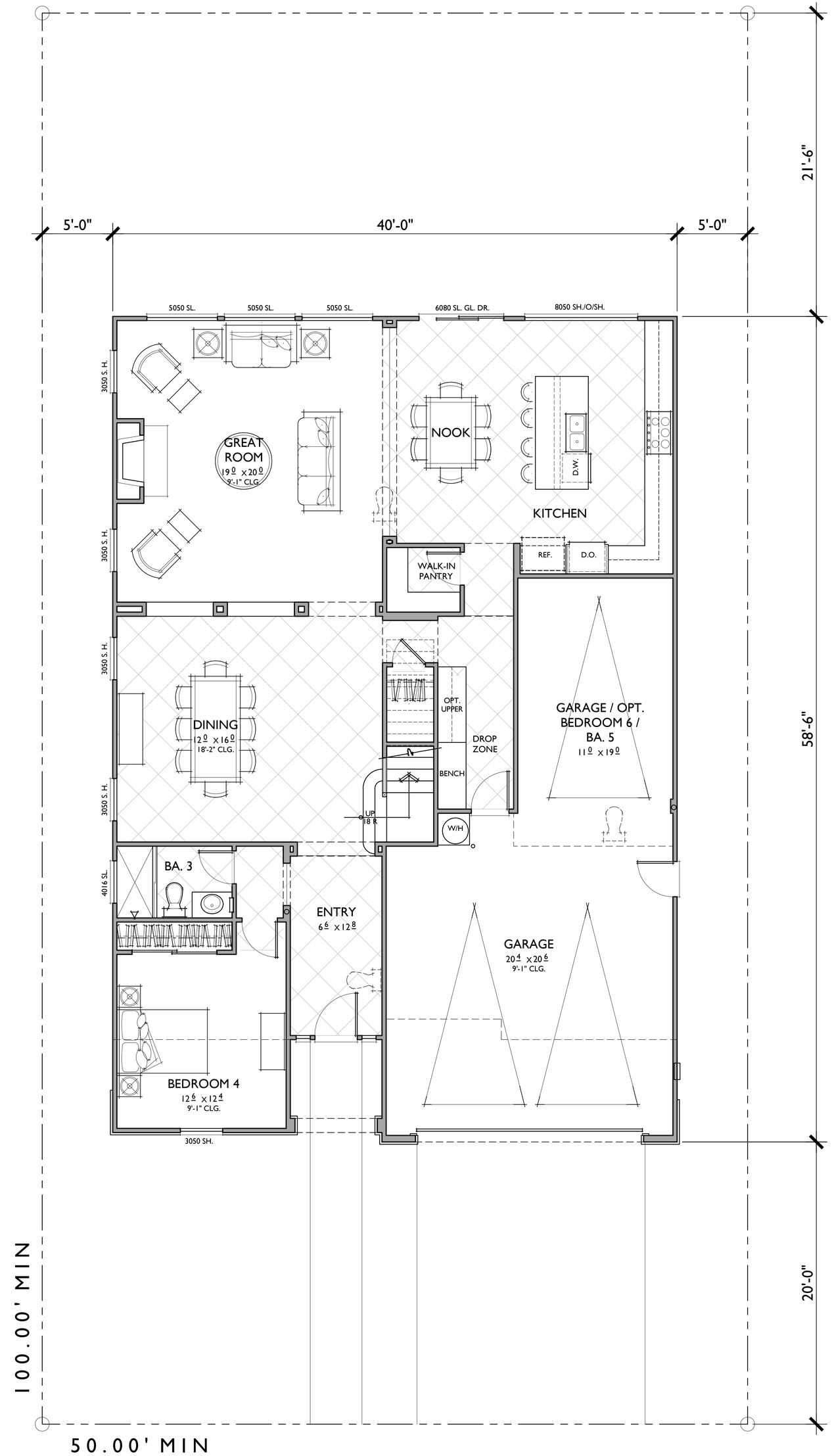
@ BONUS ROOM





OPT. BEDROOM 6 W. BA. 5

@ TANDEM GARAGE



4 BEDROOMS / 3 BATHS + BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,622 SQ. FT.
2ND FLOOR	1,680 SQ. FT.
TOTAL	3302 SQ. FT.
3 - CAR GARAGE	662 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR

PLAN 3302

REFLECTS TRADITIONAL ELEVATION

FIRST FLOOR

C38

0 2 4 8 SCALE: 1/4" = 1'-0"

A 8.2

05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

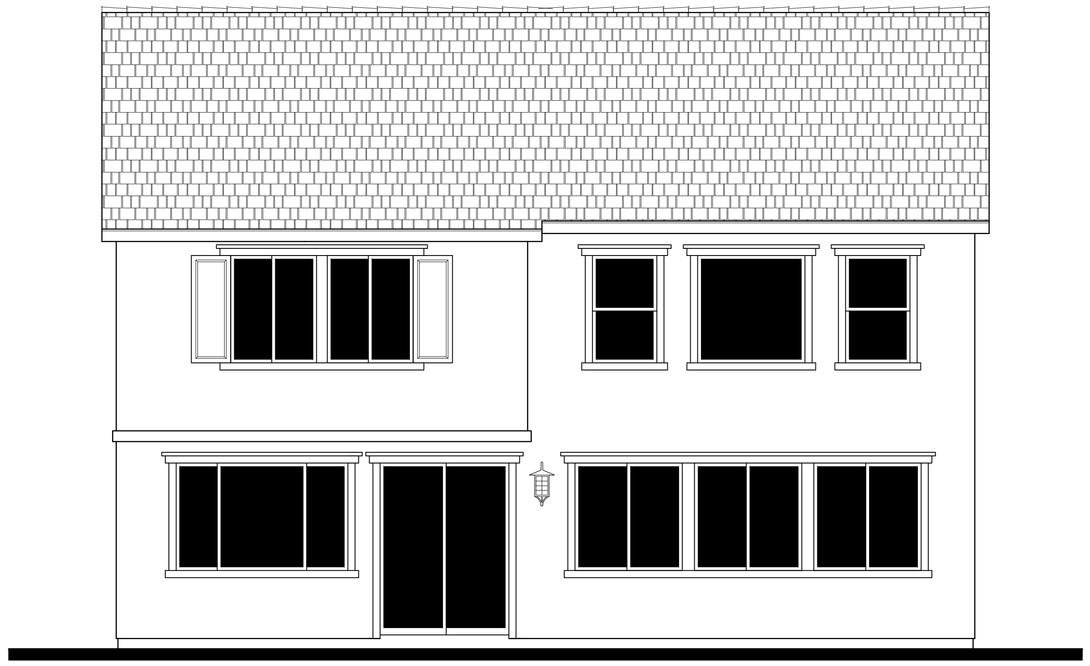
PARK RIDGE

ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2012 Bassenian | Lagoni Architects

081.14038

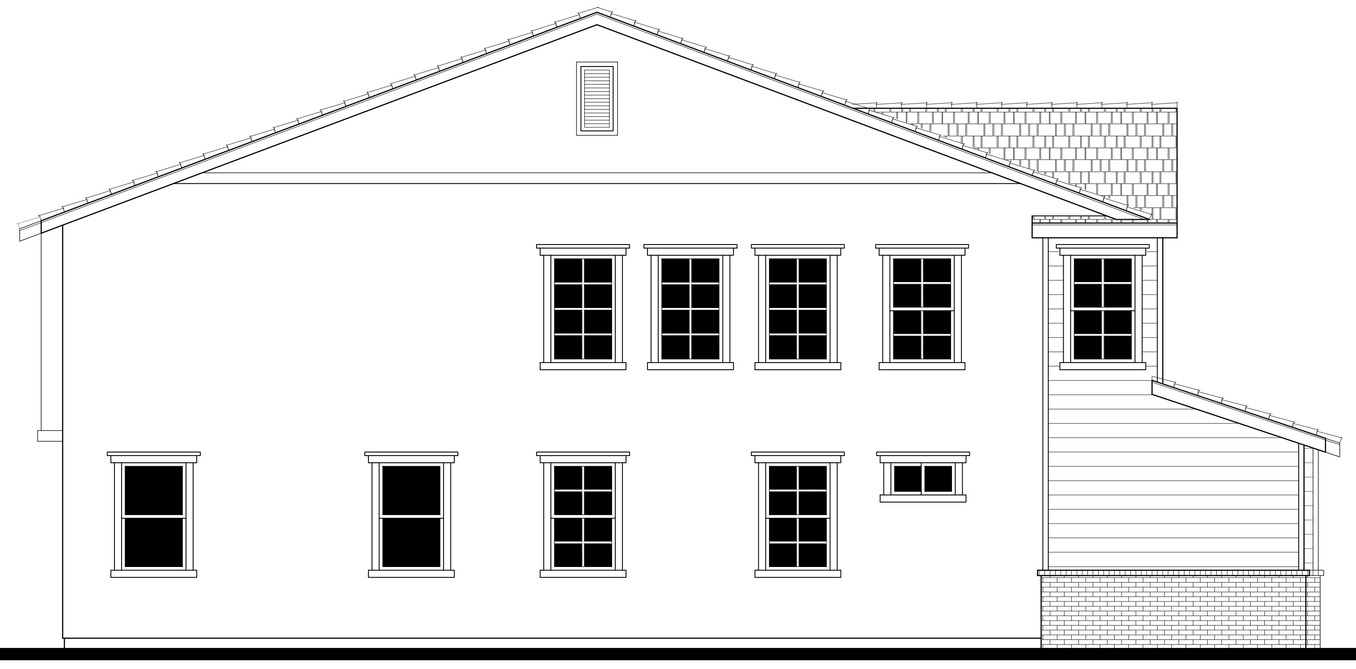
\\DRONE_DRIVE\GROUP1\081\14038\4038PLAN A.DWG



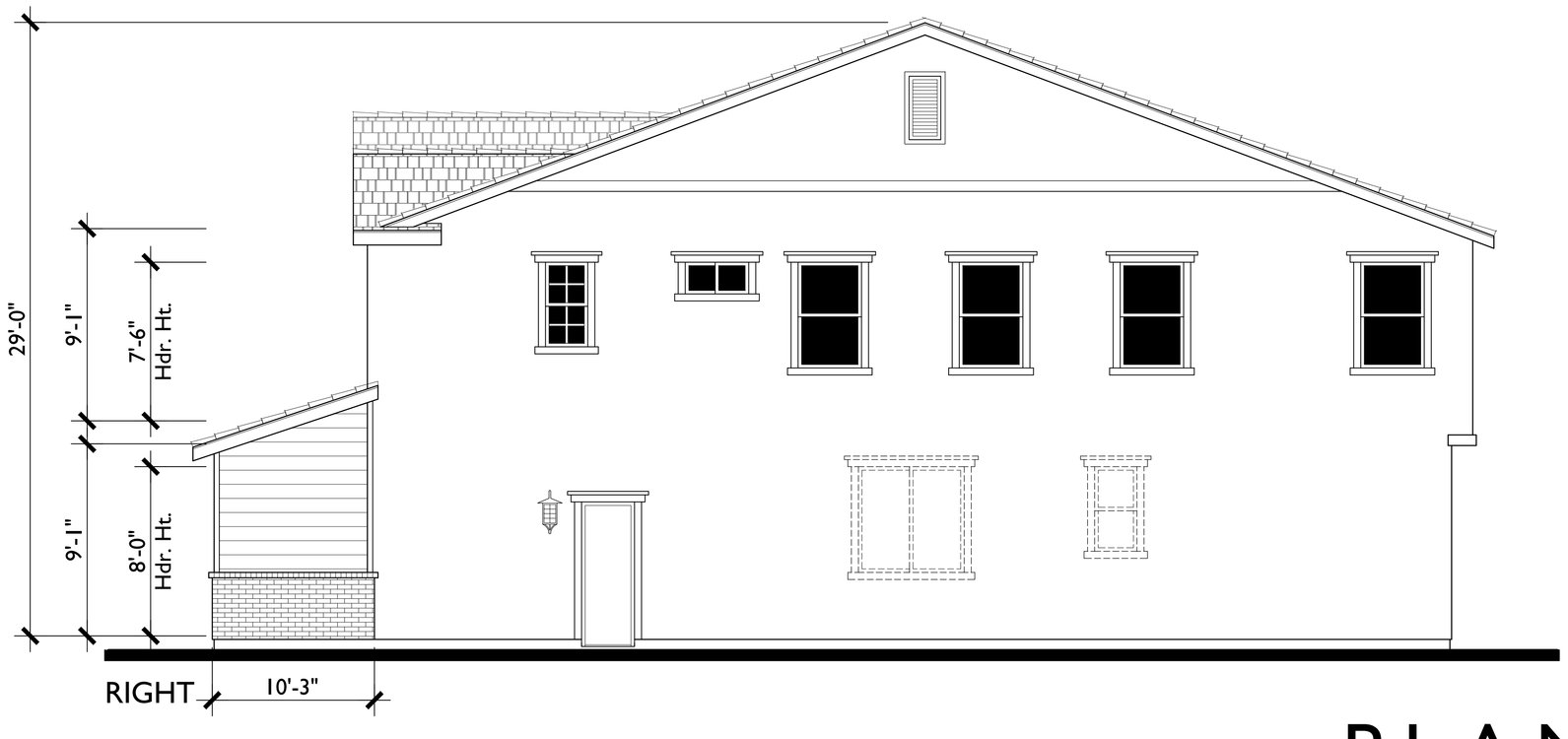
REAR



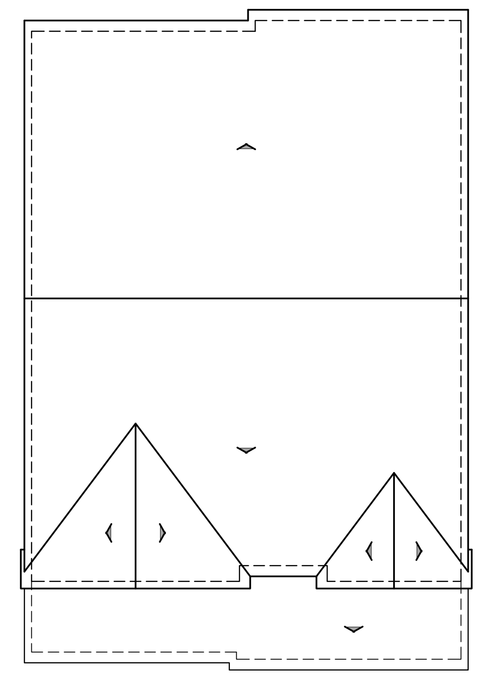
TRADITIONAL A



LEFT



RIGHT



ROOF PLAN TRADITIONAL

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

PLAN 3302

ELEVATION A

0 2 4 8 SCALE: 1/4" = 1'-0"

A 8.3

05.25.16

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE_DRIVE\GROUP\2081\14038\4038ELV4.DWG

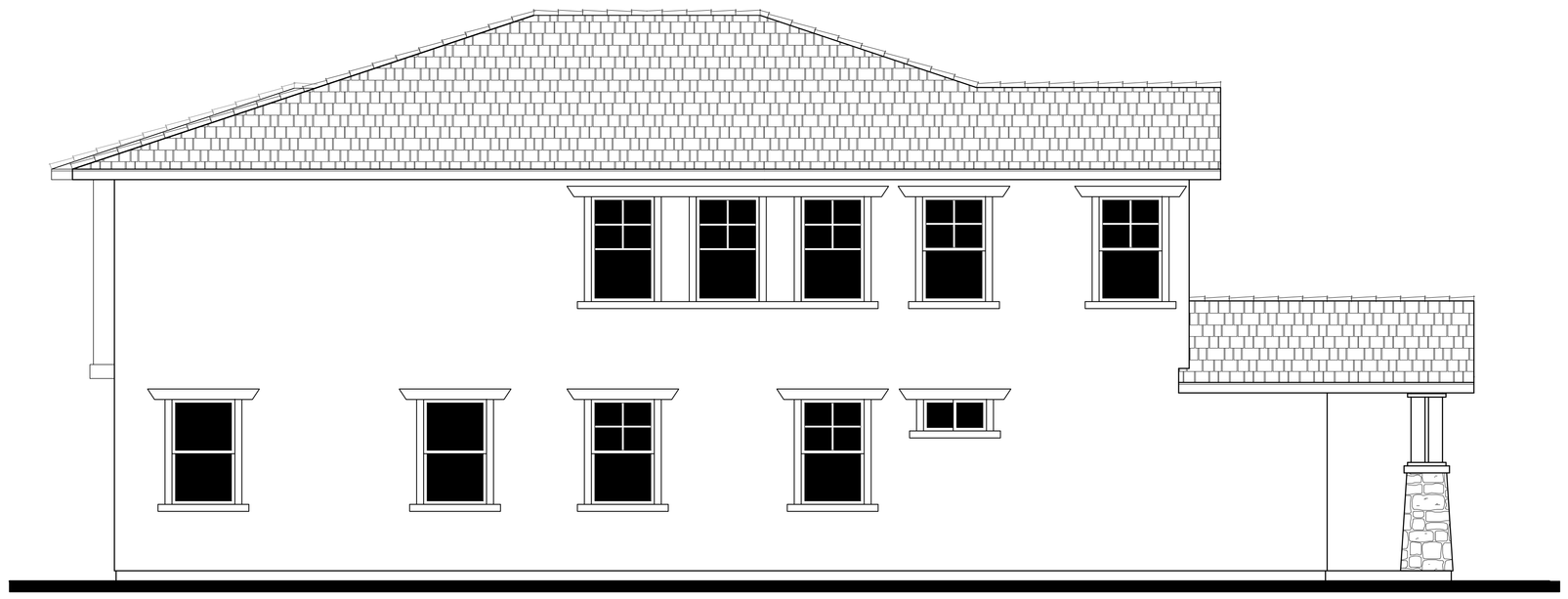
C39



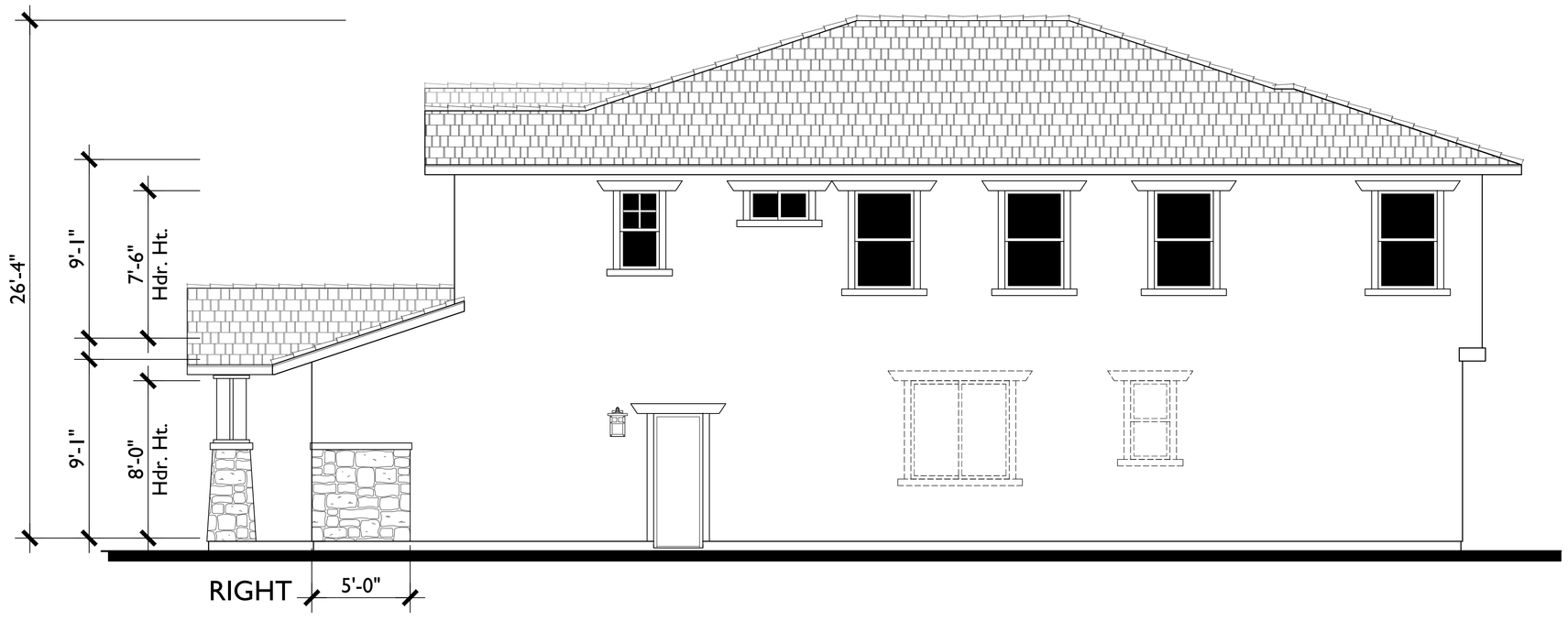
REAR



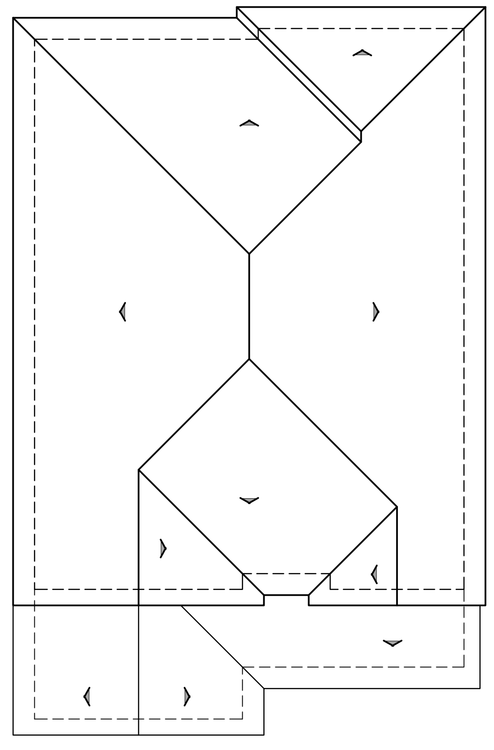
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 3302

ELEVATION C

0 2 4 8 SCALE: 1/4" = 1'-0"

A 8.4

05.25.16

PARK RIDGE

ANTIOCH, CA

C40

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

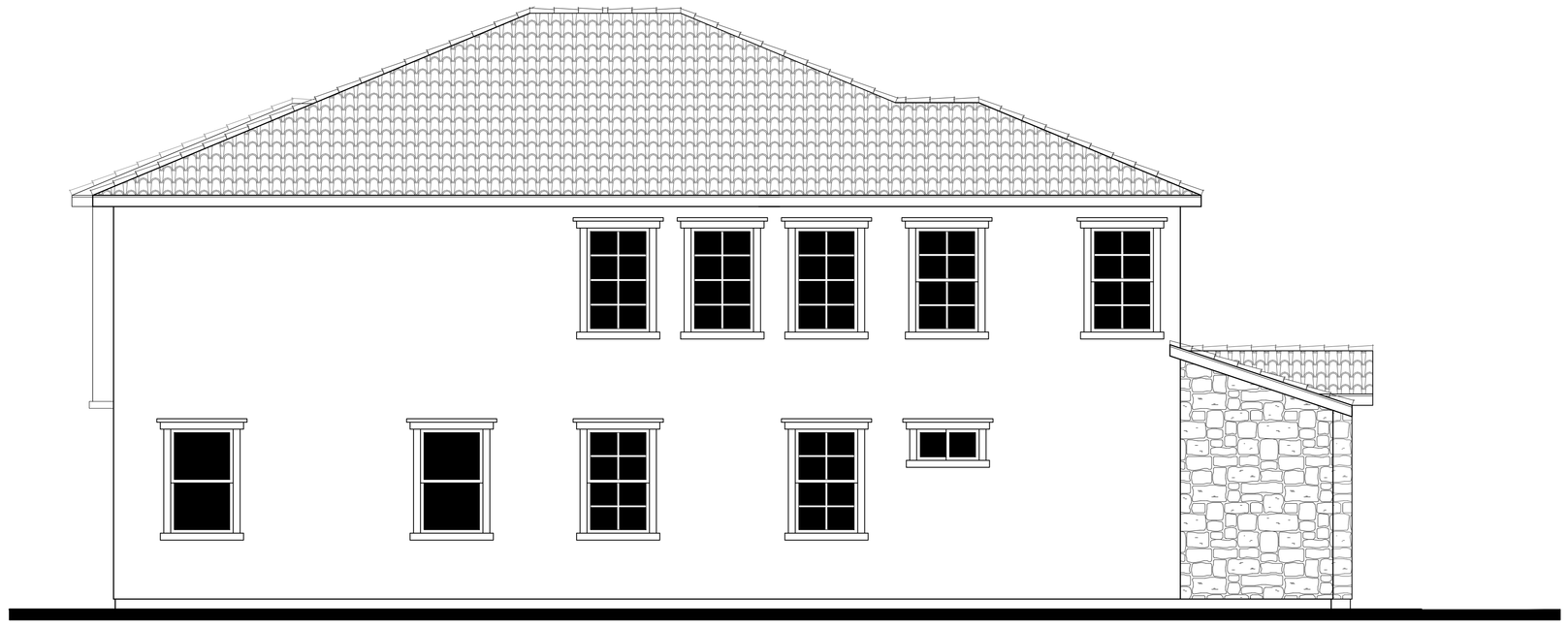
\\DRONE_DRIVE\GROUP13\081140381\4038EL\14.DWG



REAR



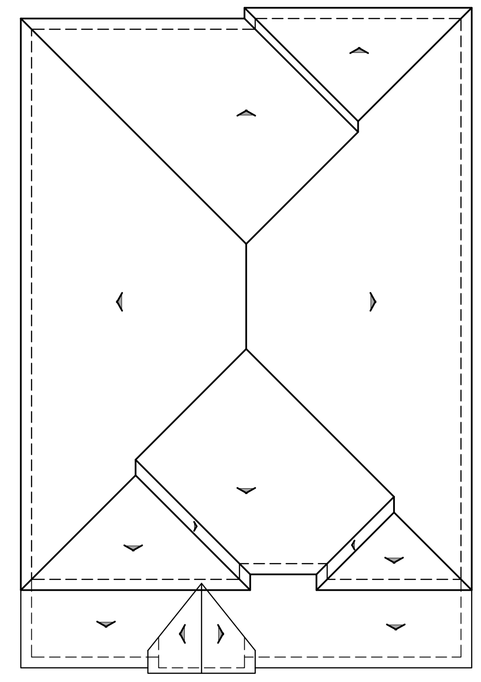
TUSCAN D



LEFT



RIGHT



ROOF PLAN TUSCAN

PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 3302
ELEVATION D

0 2 4 8 SCALE: 1/4" = 1'-0"

A 8.5
05.25.16

PARK RIDGE
ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE_DRIVE\GROUP13\081.14038\4038EL\14.DWG

C41



CRAFTSMAN C



TUSCAN D



SPANISH B

PLAN 3430

FRONT ELEVATIONS

A 9.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

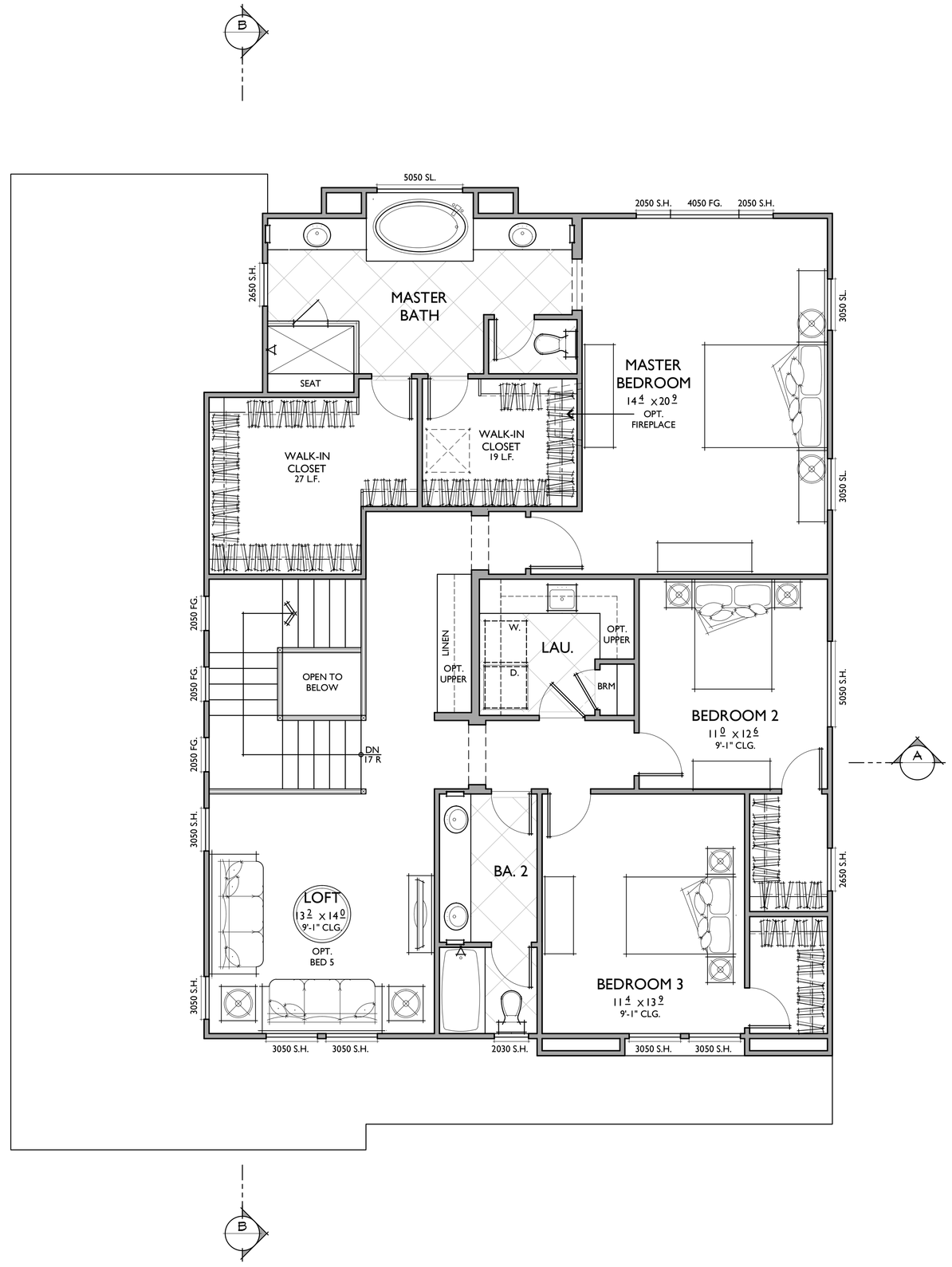
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

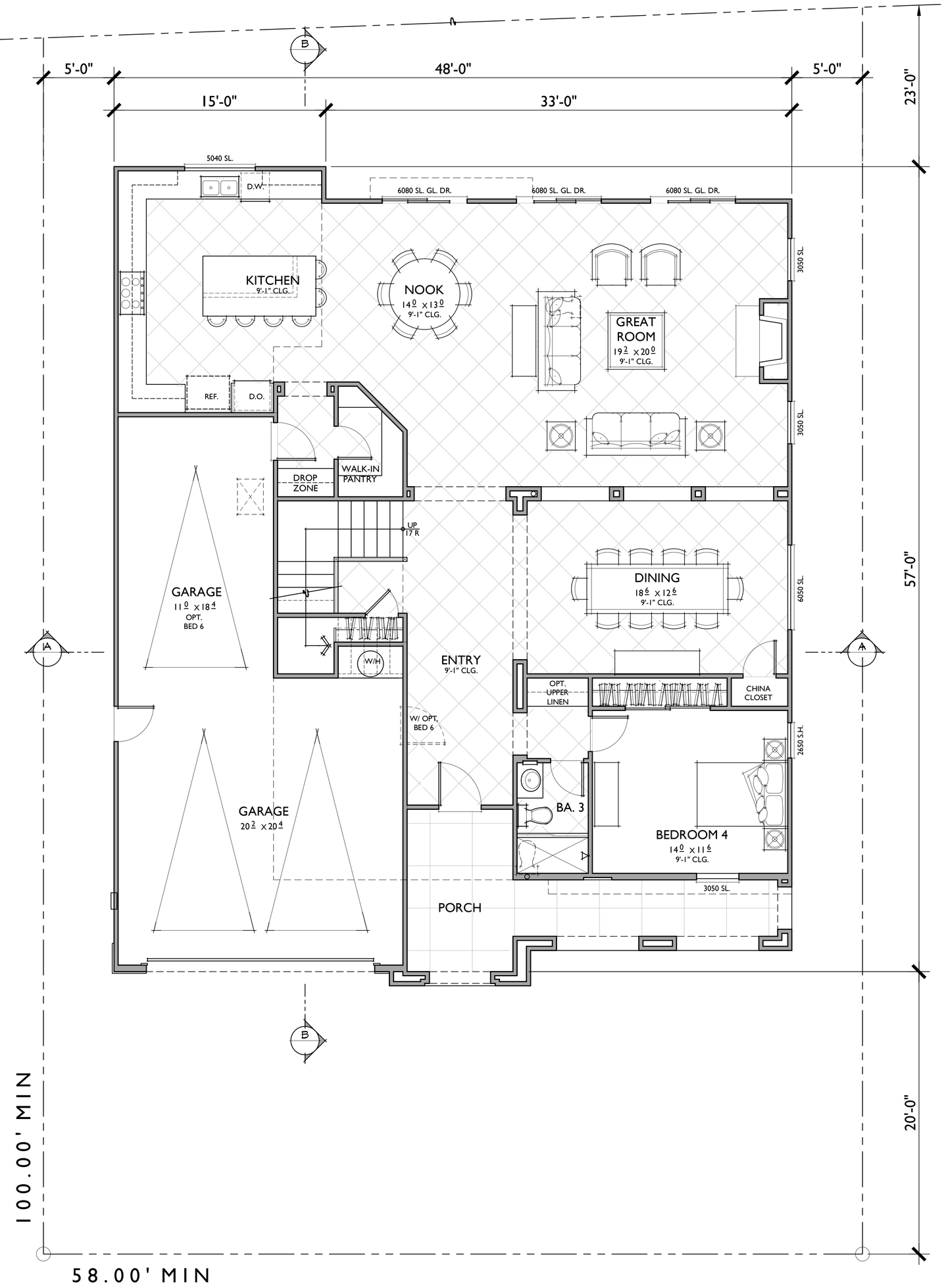
081.14039

\\DRONE_DRIVE\GROUP13\081.14039\4039ELV3.DWG

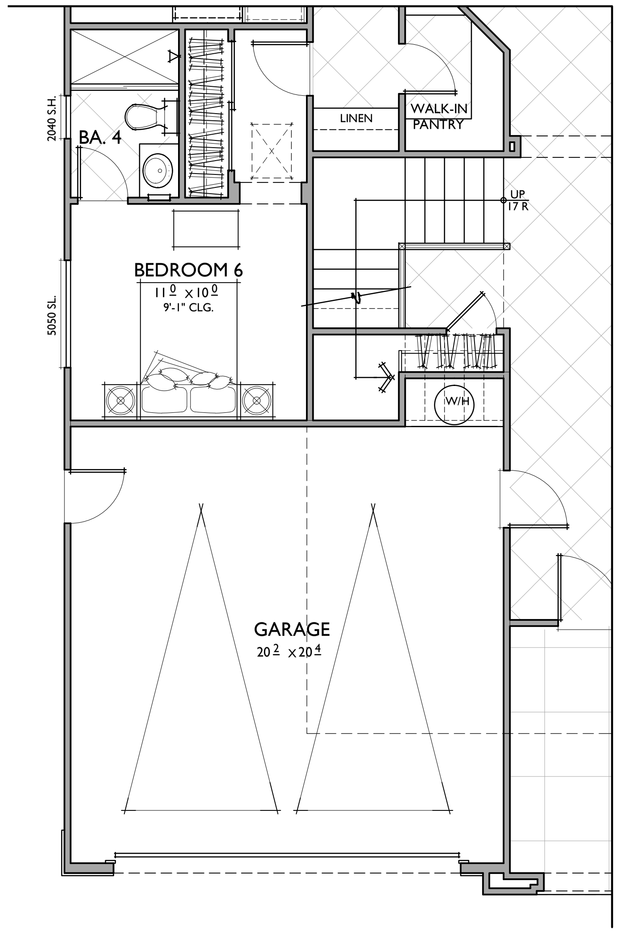
C42



SECOND FLOOR



FIRST FLOOR



OPT. BEDROOM 6 W. BA. 4 +207 SQ.FT.

@ GARAGE

4 BEDROOMS / 3 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,798 SQ. FT.
2ND FLOOR	1,632 SQ. FT.
TOTAL	3430 SQ. FT.
3 - CAR GARAGE	648 SQ. FT.
PORCH	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3430

REFLECTS SPANISH ELEVATION

PARK RIDGE

ANTIOCH, CA

C43

0 2 4 8 SCALE: 1/4" = 1'-0"

A 9.2

05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

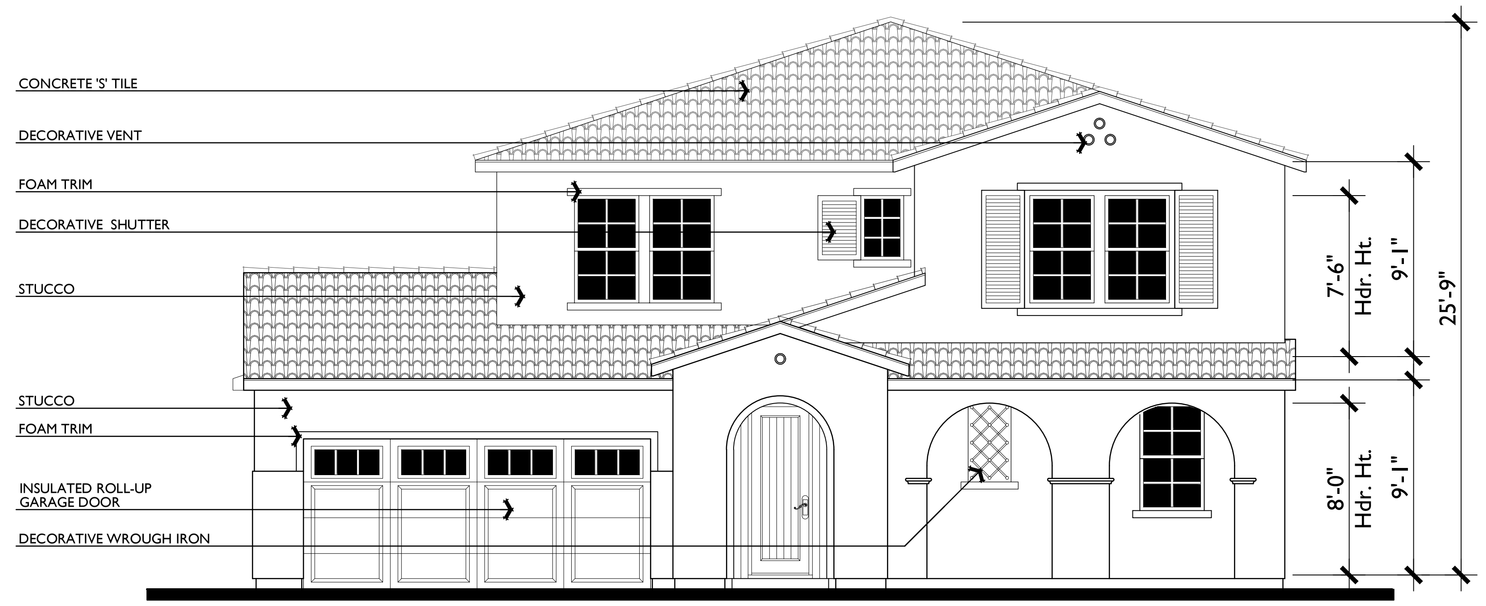
Copyright 2014 Bassenian | Lagoni Architects

081.14039

\\DRONE_DRIVE\GROUP1\3081\14039\4039FLR3B.DWG



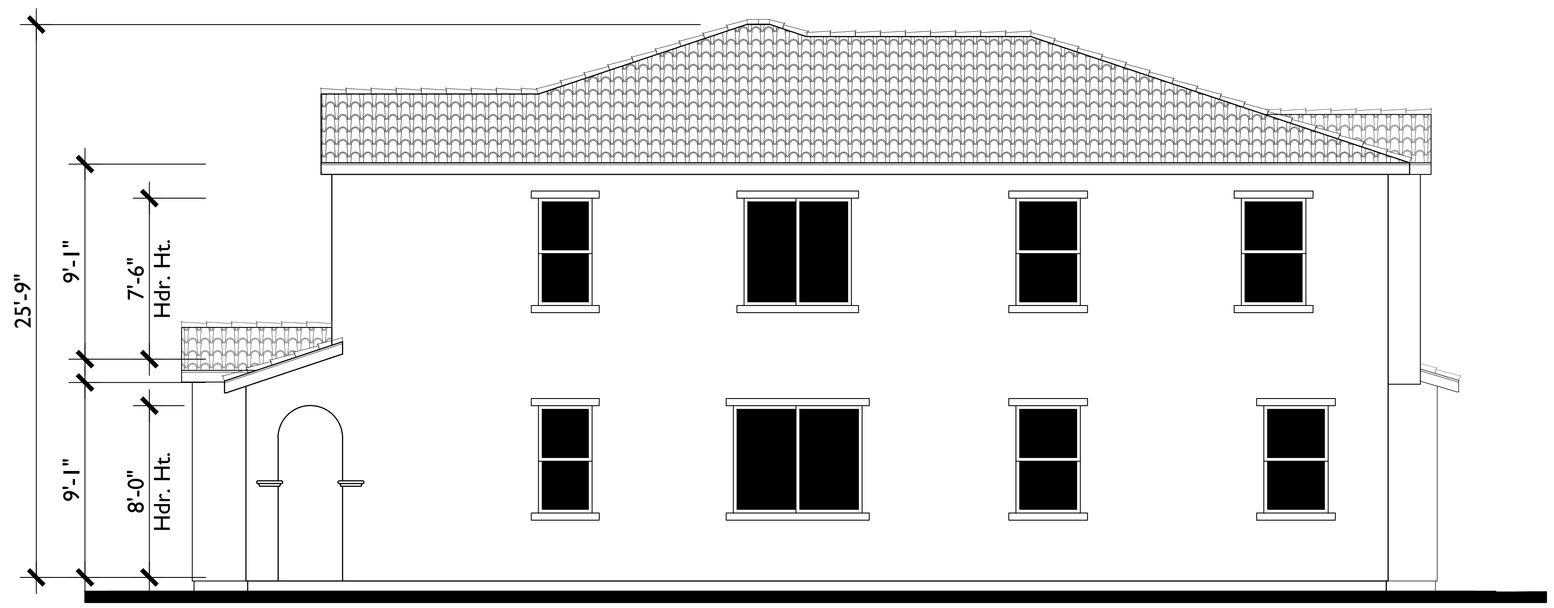
REAR



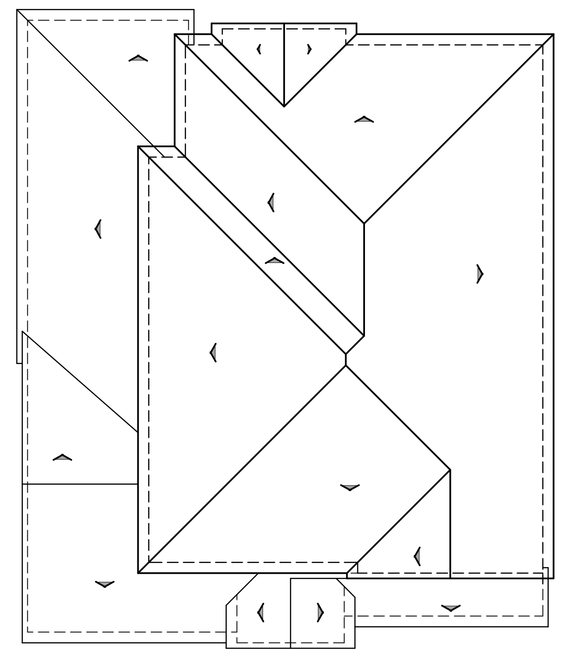
SPANISH B



LEFT



RIGHT



ROOF PLAN SPANISH

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 3430

SPANISH

0 2 4 8 SCALE: 1/4" = 1'-0"

A 9.3

05.25.16

C44

PARK RIDGE

ANTIOCH, CA

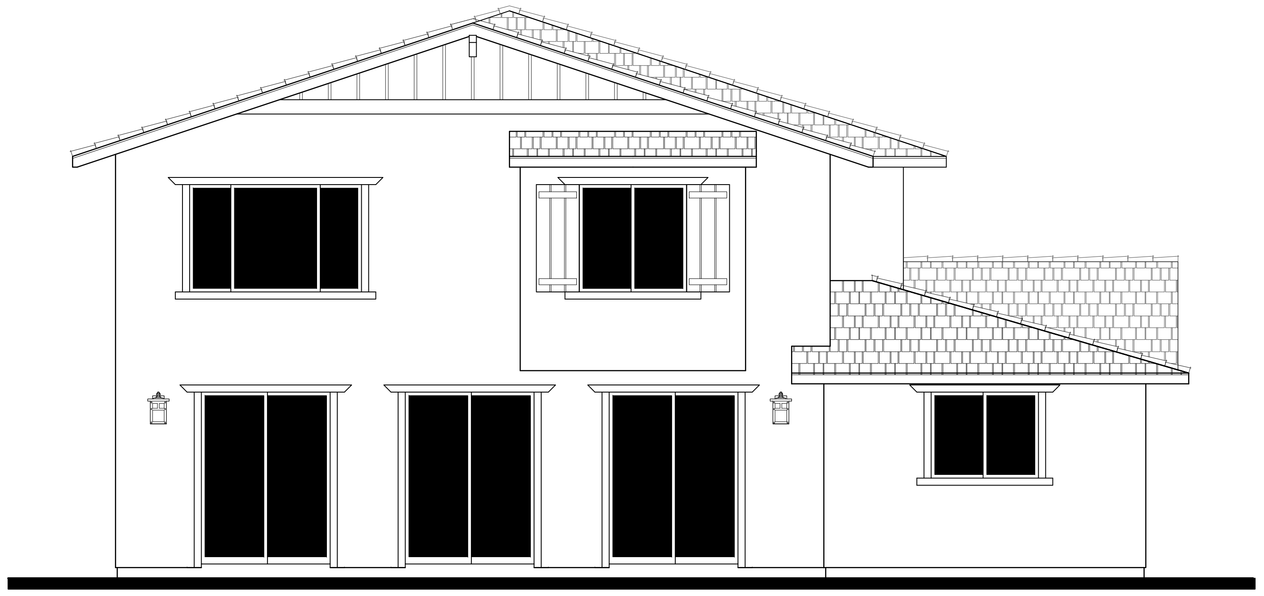
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

\\DRONE_DRIVE\GROUP13\081.14039\4039\ELV3.DWG



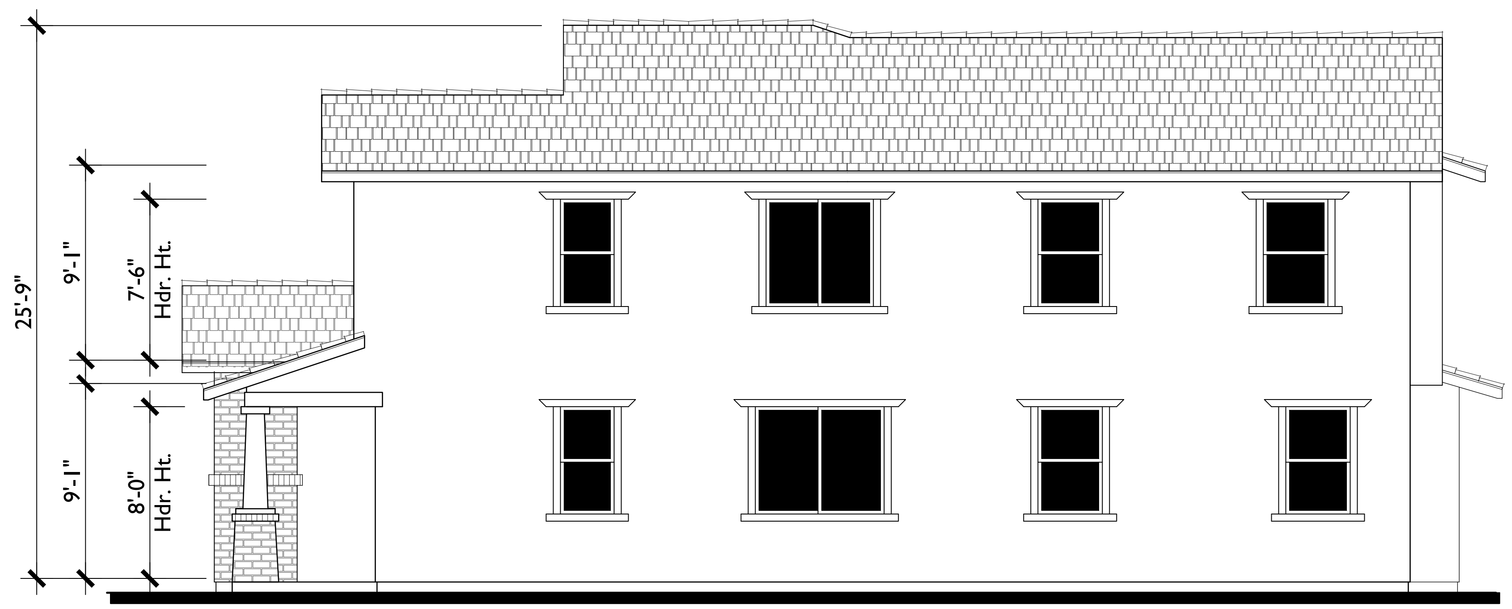
REAR



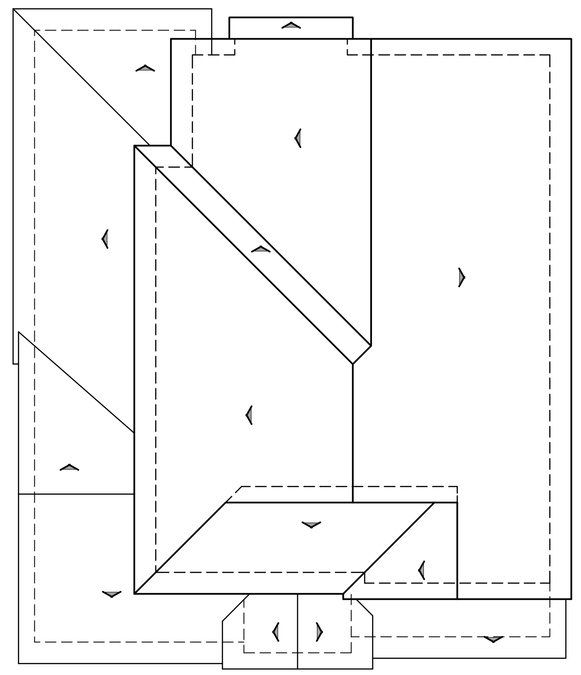
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

1/8"=1'-0"

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 3430
CRAFTSMAN

PARK RIDGE
ANTIOCH, CA

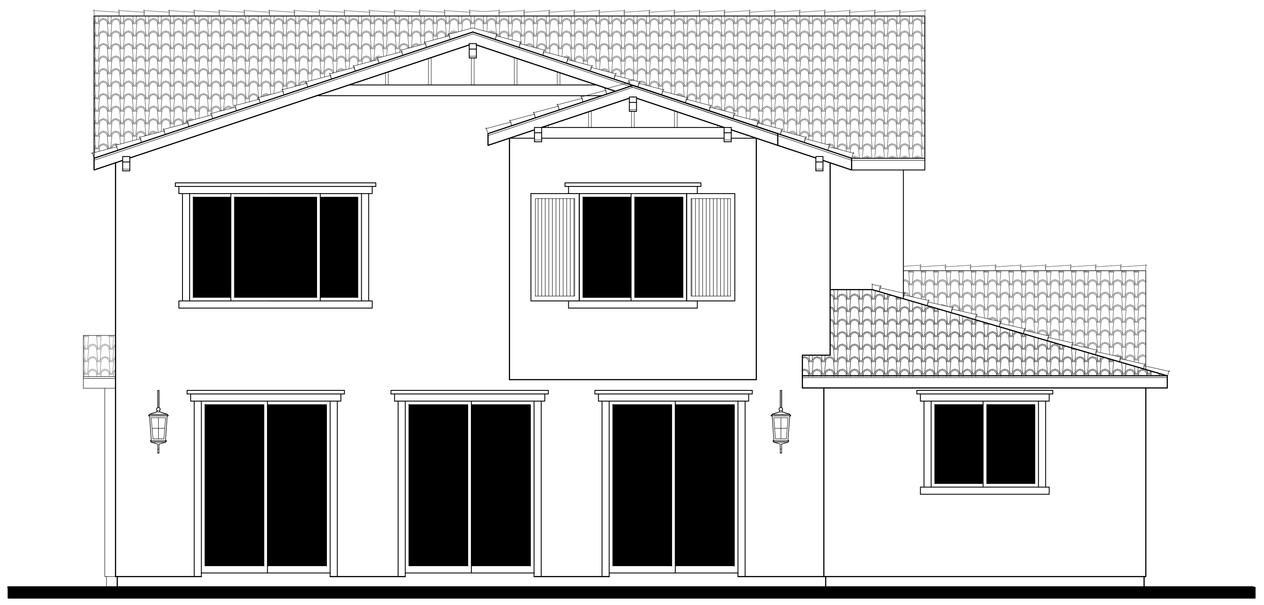
0 2 4 8 SCALE: 1/4" = 1'-0"

C45

A 9.4
05.25.16

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

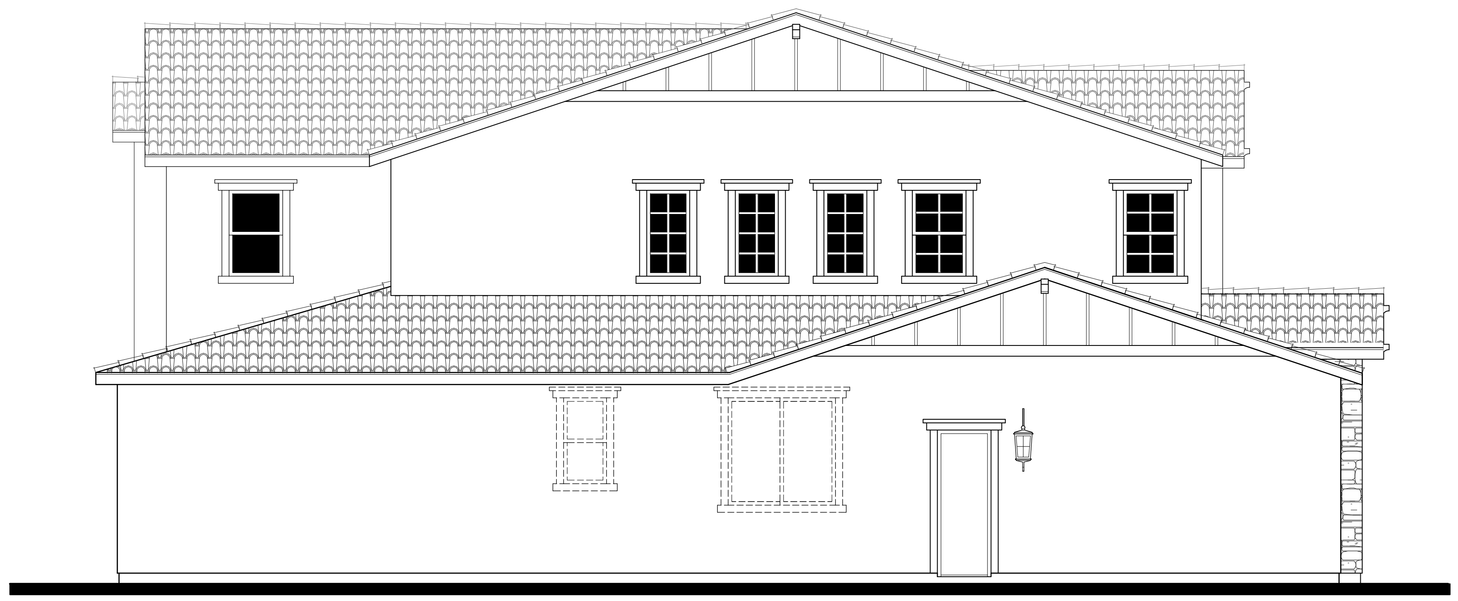
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2014 Bassenian | Lagoni Architects
081.14039
\\DRONE\E_DRIVE\GROUP\3081\4039\4039ELV3.DWG



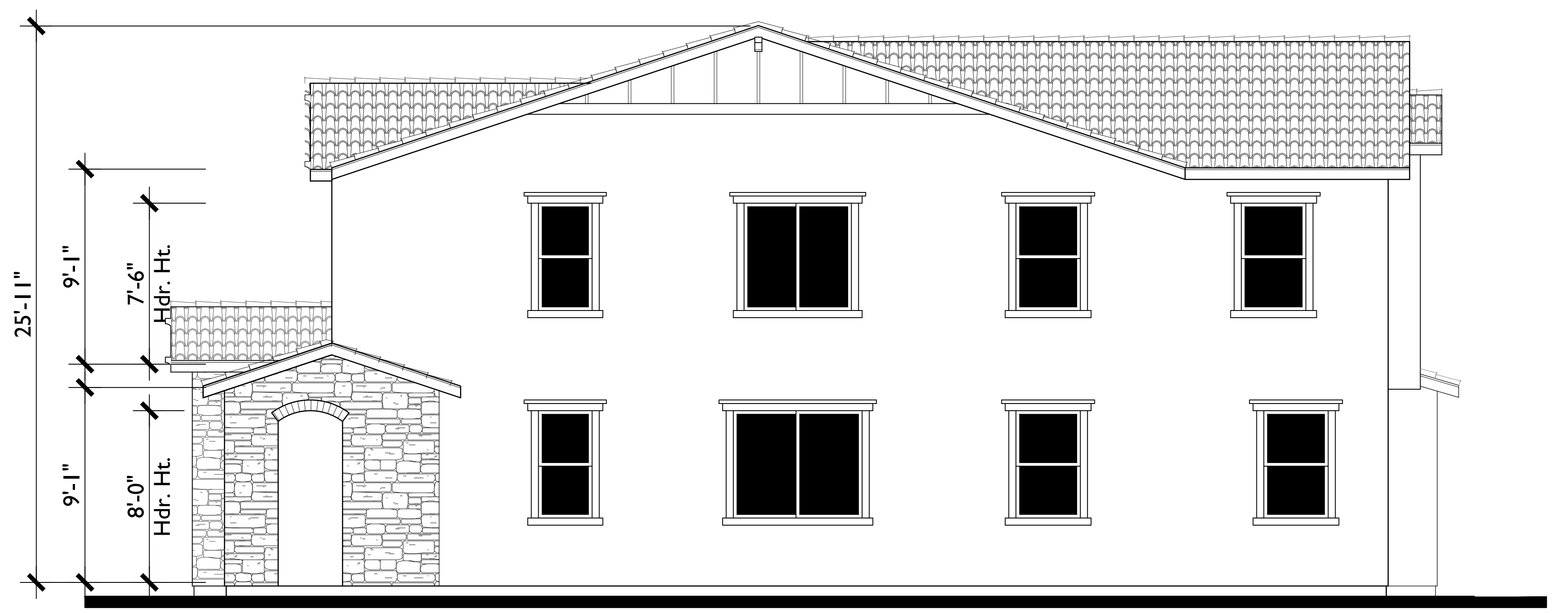
REAR



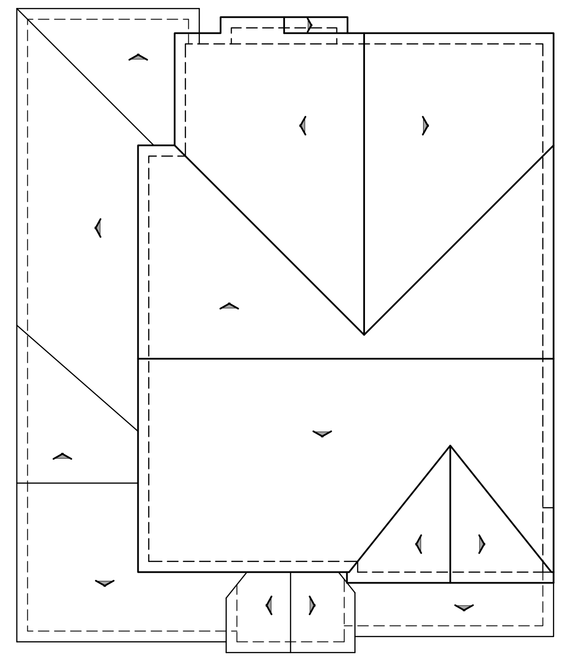
TUSCAN D



LEFT



RIGHT



ROOF PLAN TUSCAN

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 3430

TUSCAN

A 9.5

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

\\DRONE_DRIVE\GROUP13\081.14039\4039ELV3.DWG

C46



TRADITIONAL A



TUSCAN D



CRAFTSMAN C

PLAN 3511

FRONT ELEVATIONS

A 10.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

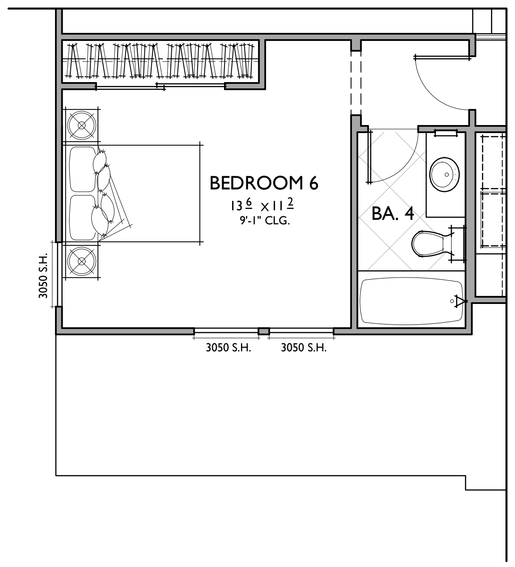
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

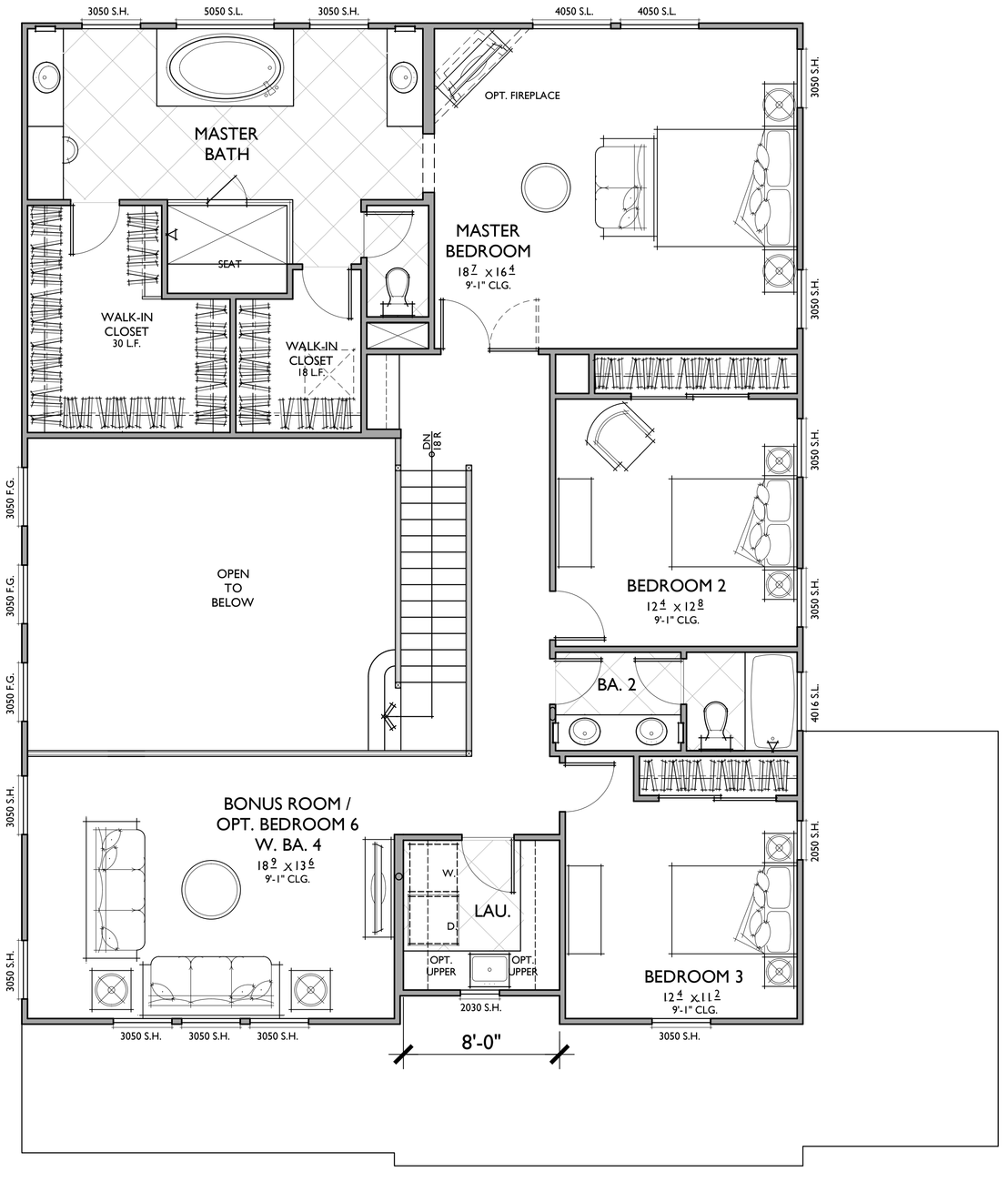
081.14038

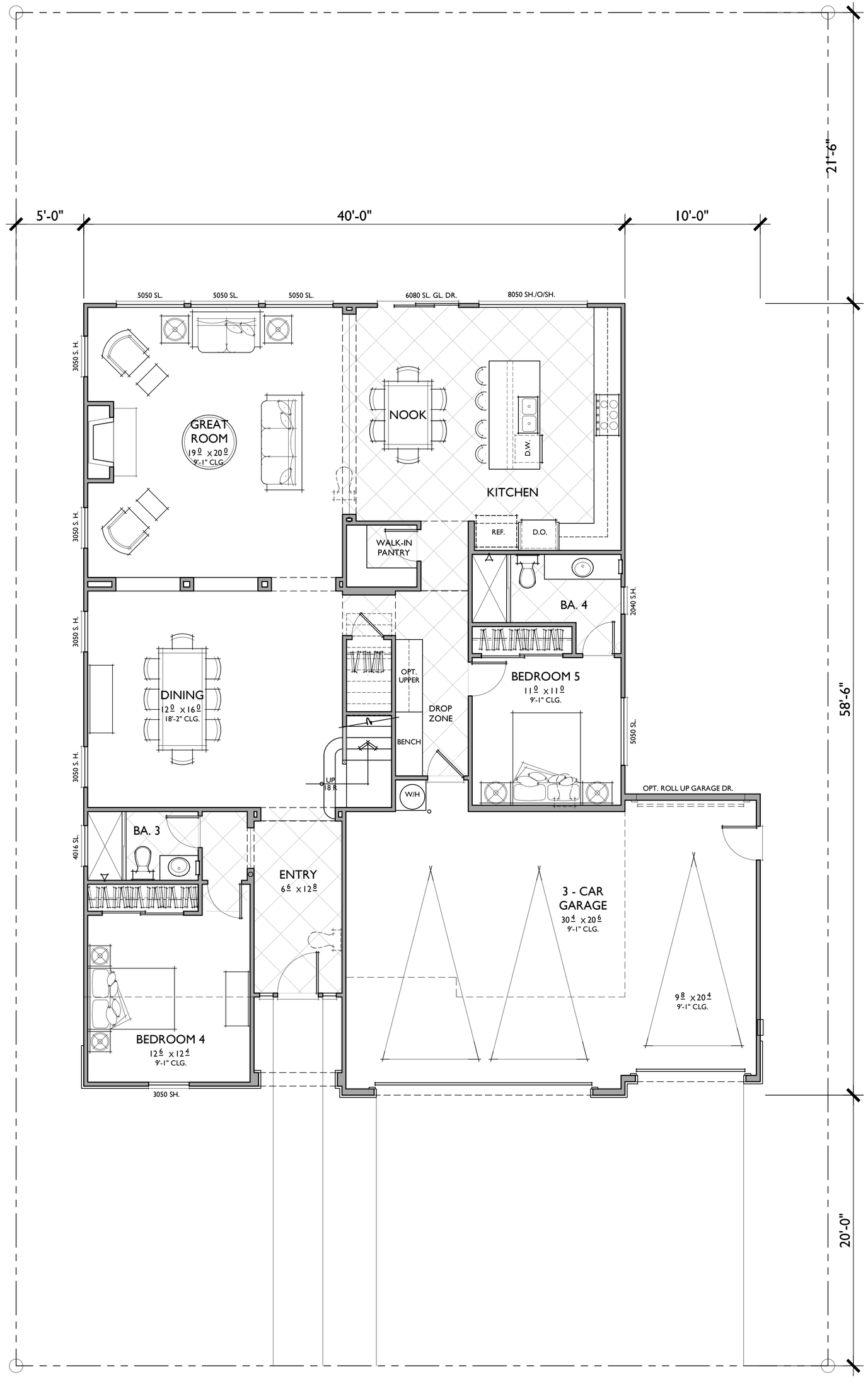
\\DRONE_DRIVE\GROUP\3081\14038\14038ELV4X.DWG



OPT. BEDROOM 6 W. BA. 4

@ BONUS ROOM





5 BEDROOMS / 4 BATHS + BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,831 SQ. FT.
2ND FLOOR	1,680 SQ. FT.
TOTAL	3511 SQ. FT.
3 - CAR GARAGE	676 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR

PLAN 3511

FIRST FLOOR

REFLECTS TRADITIONAL ELEVATION

A 10.2

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

C48

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

PARK RIDGE

ANTIOCH, CA

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

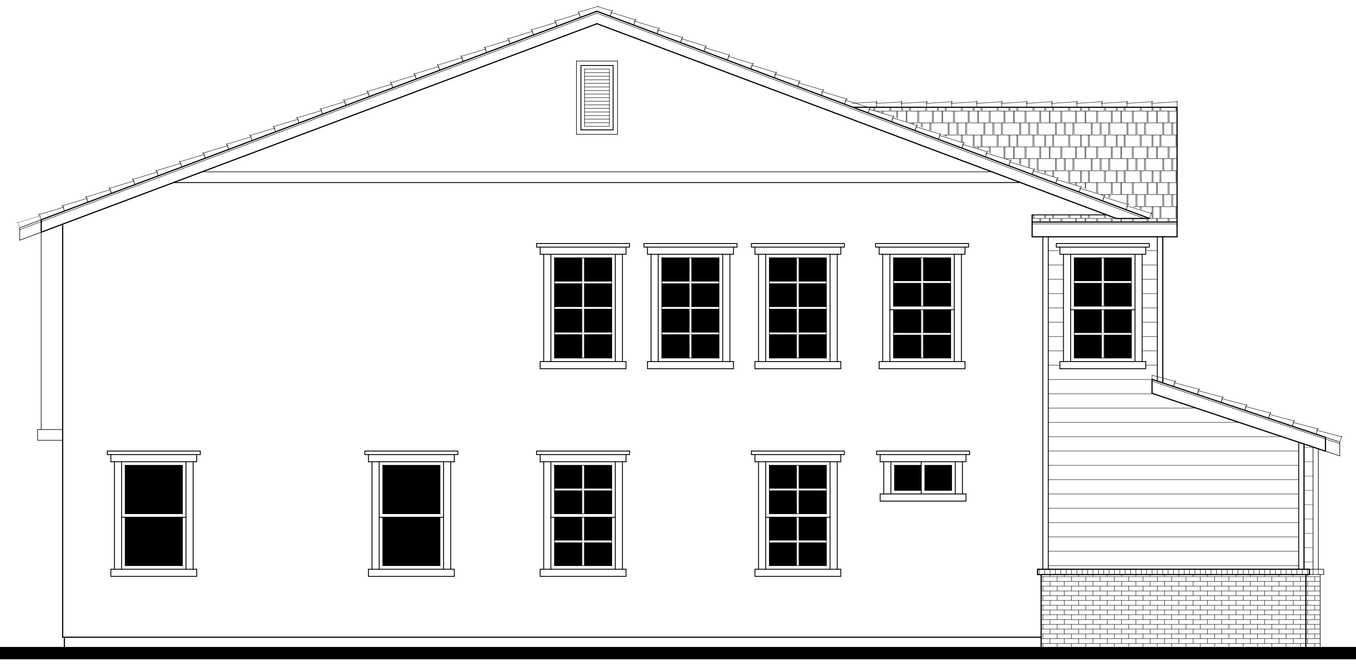
\\DRONE_DRIVE\GROUP\2081\14038\4038PLK4KA.DWG



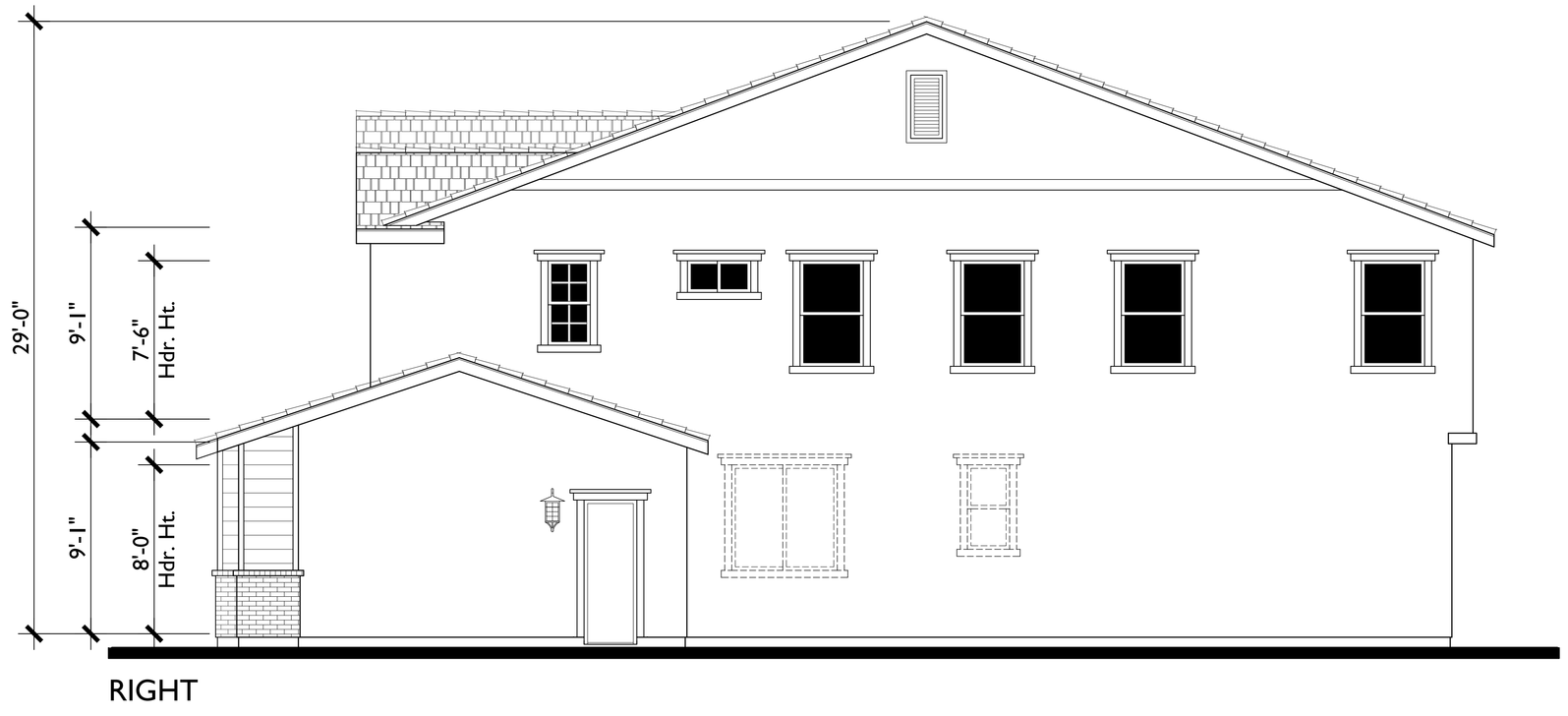
REAR



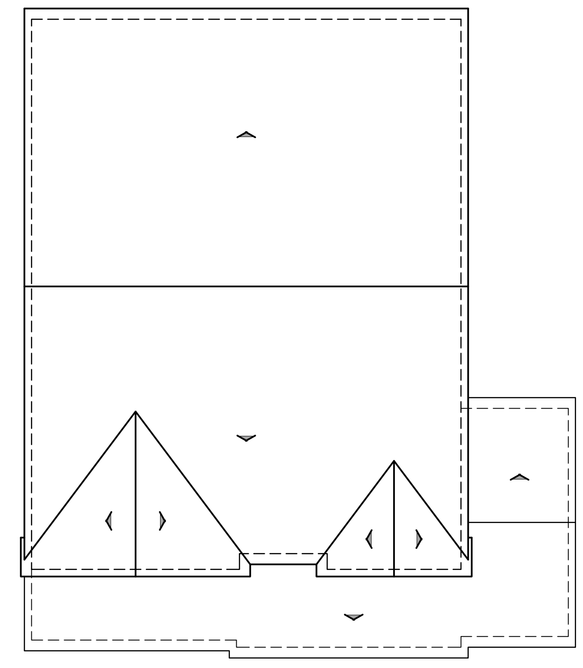
TRADITIONAL A



LEFT



RIGHT



ROOF PLAN TRADITIONAL

1/8"=1'-0"

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

PLAN 3511

ELEVATION A

0 2 4 8 SCALE: 1/4" = 1'-0"

A 10.3

05.25.16

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES

1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE_DRIVE\GROUP\3\081140381403BELV4X.DWG

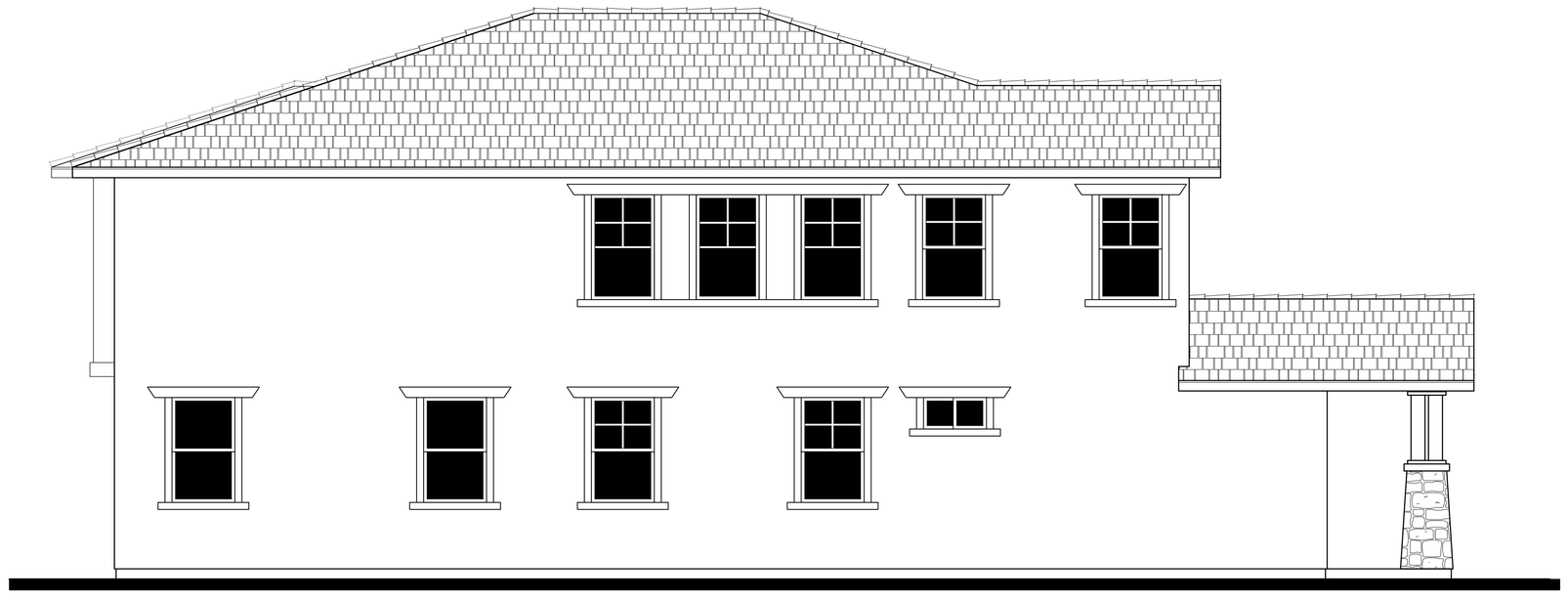
C49



REAR



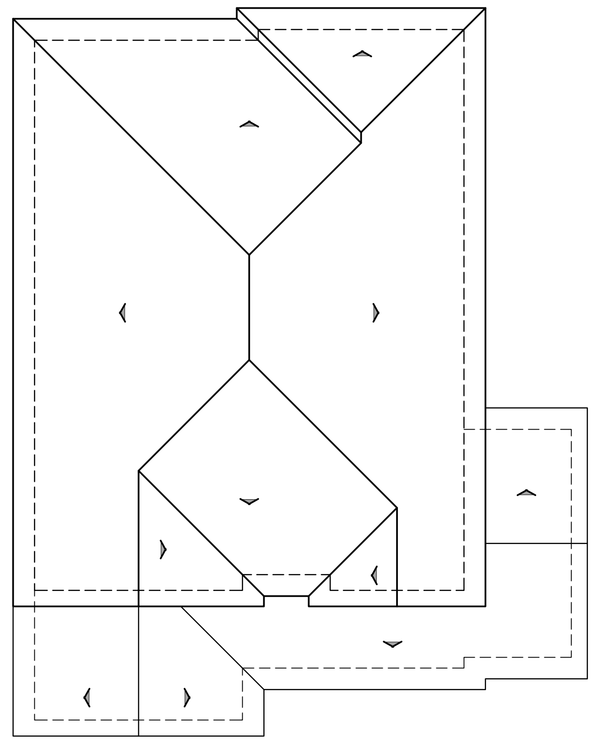
CRAFTSMAN C



LEFT



RIGHT



ROOF PLAN CRAFTSMAN

PITCH: 4:12
RAKE: 18"
EAVE: 24"
ROOF MATERIAL: FLAT TILE

PLAN 3511

ELEVATION C

0 2 4 8 SCALE: 1/4" = 1'-0"

A 10.4

05.25.16

PARK RIDGE

ANTIOCH, CA

C50

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

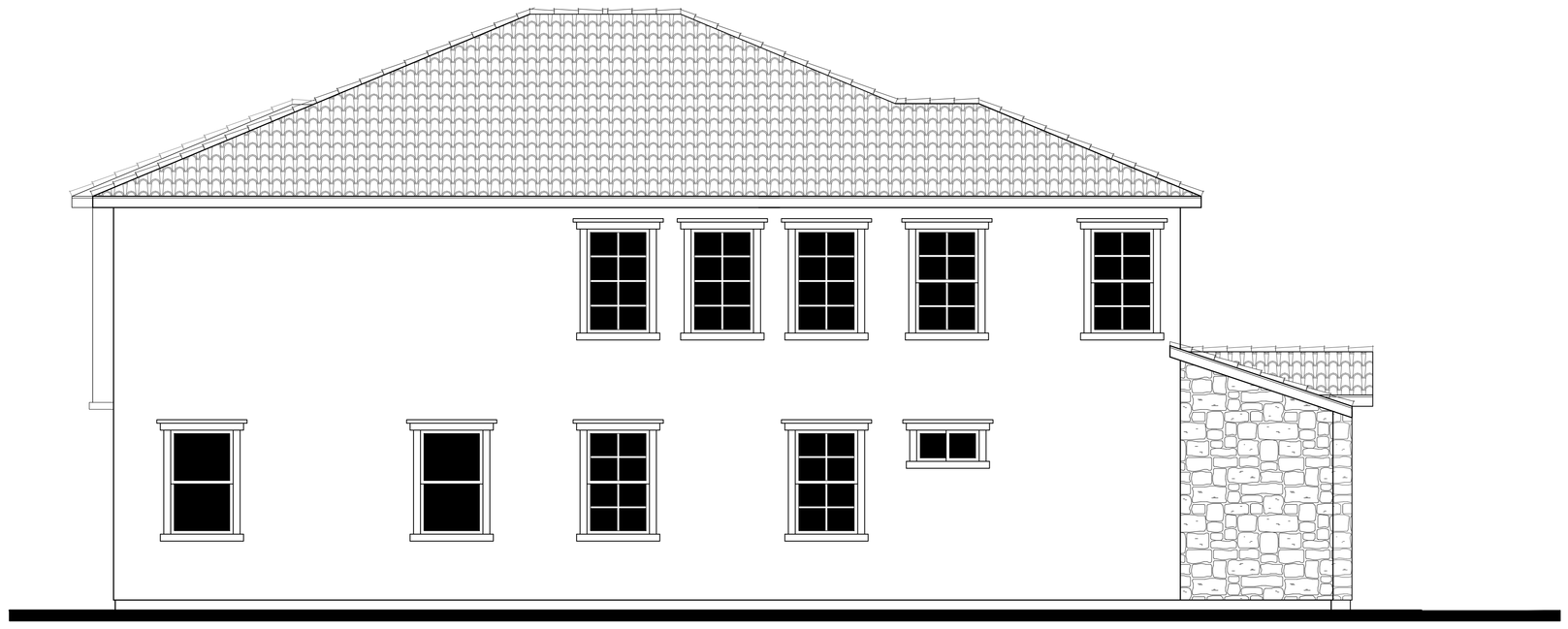
\\DRONE_DRIVE\GROUP13\081140381403BELV4X.DWG



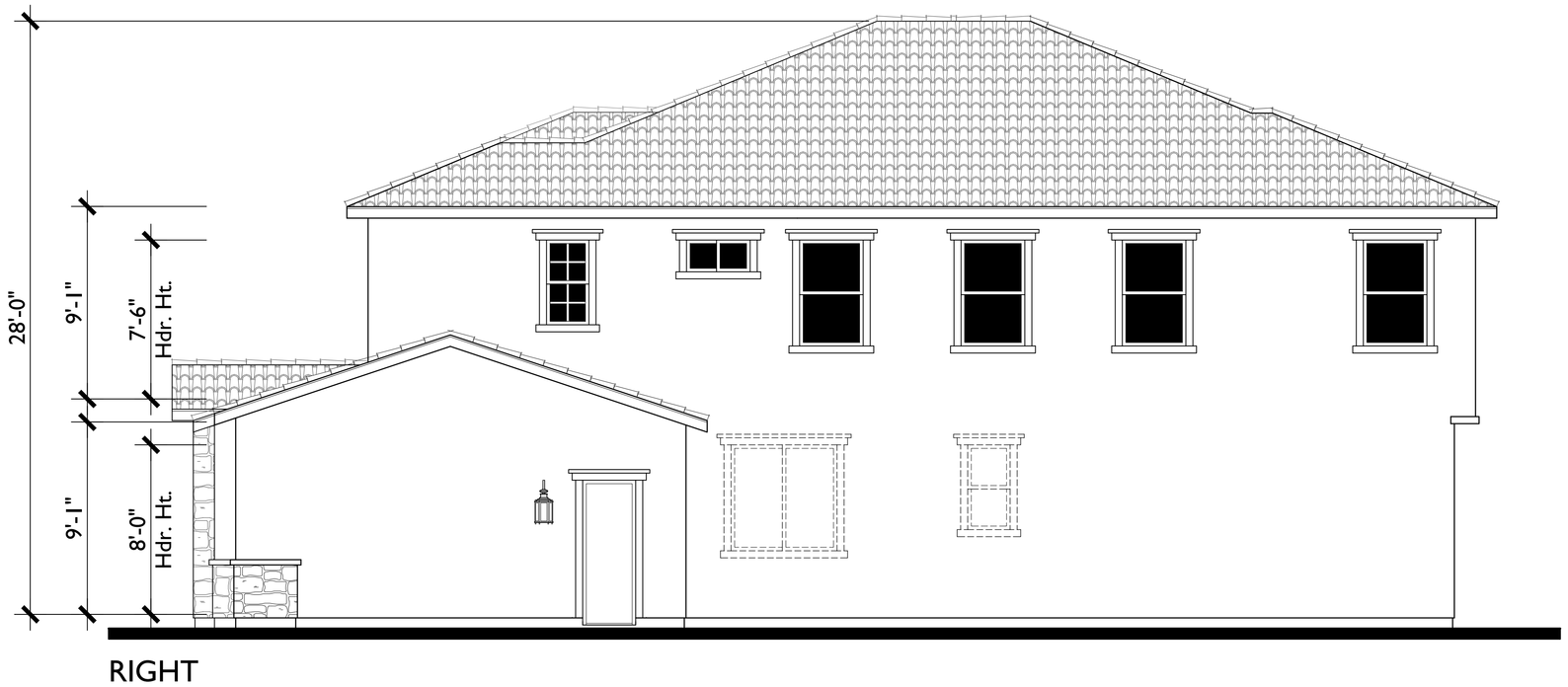
REAR



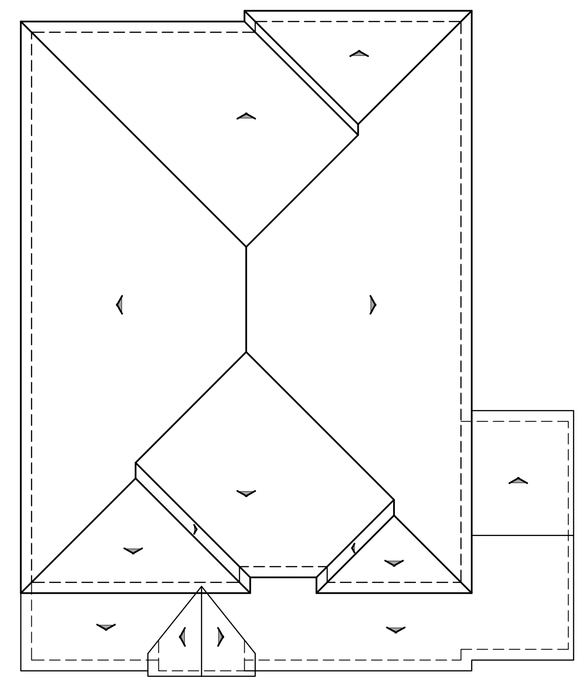
TUSCAN D



LEFT



RIGHT



ROOF PLAN TUSCAN

1/8"=1'-0"

PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 3511

ELEVATION D

0 2 4 8 SCALE: 1/4" = 1'-0"

A 10.5

05.25.16

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2012 Bassenian | Lagoni Architects

081.14038

\\DRONE_DRIVE\GROUP13\081140381\4038ELV4X.DWG

C51



TRADITIONAL A



TUSCAN D



SPANISH B

PLAN 3854

FRONT ELEVATIONS

A 11.1

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

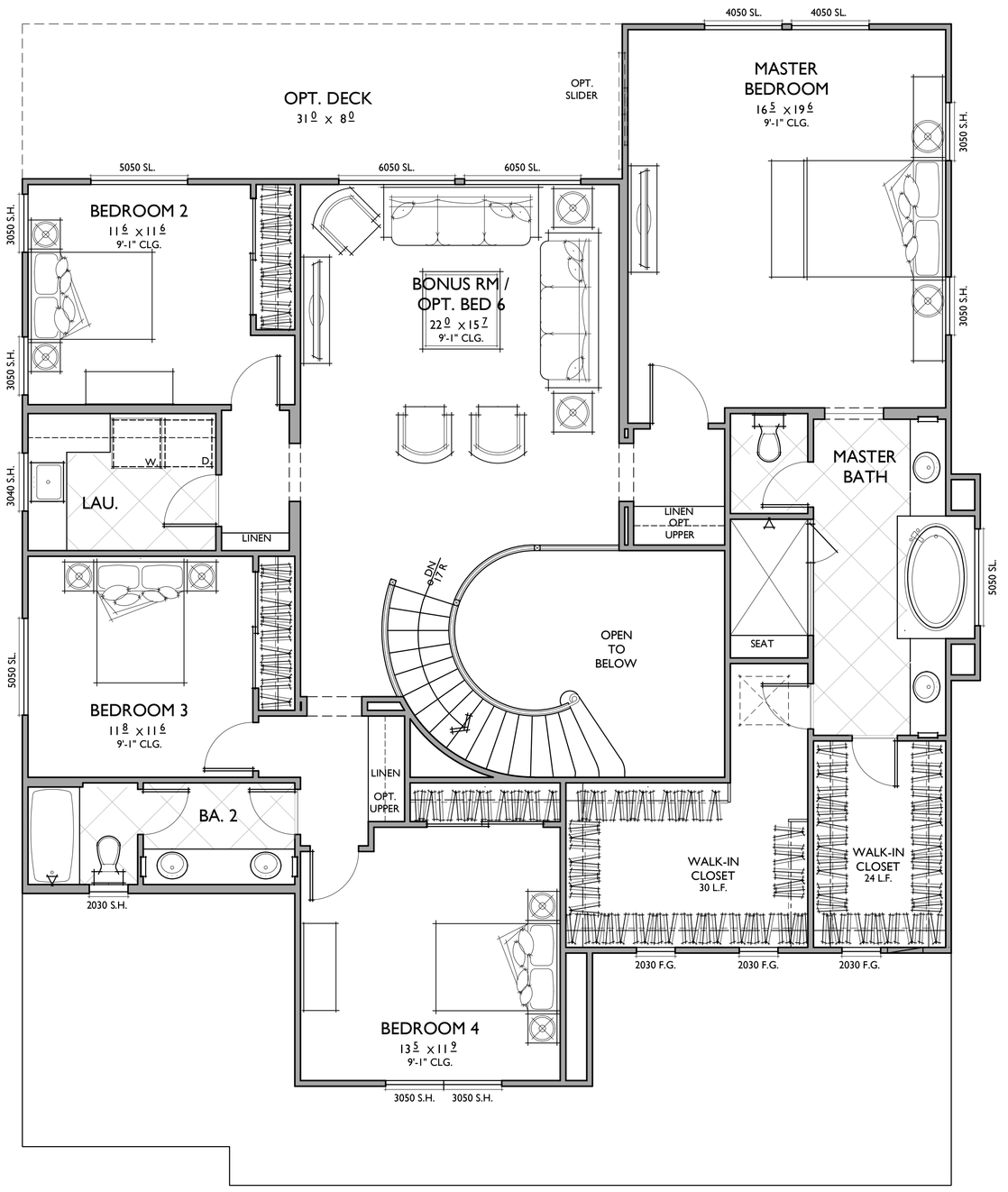
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

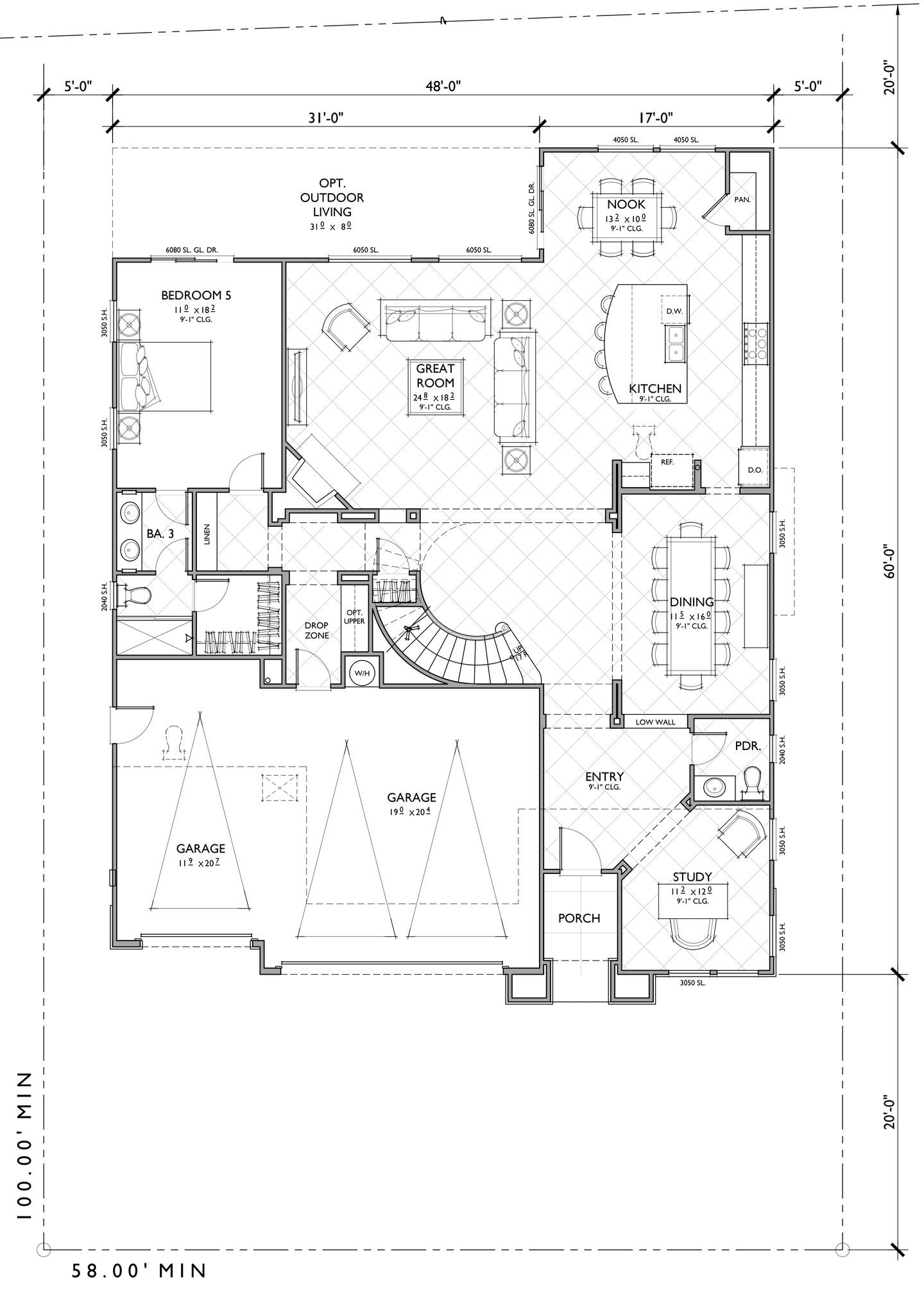
081.14039

\\DRONE_DRIVE\GROUP13\081140399\4039\ELV4.DWG

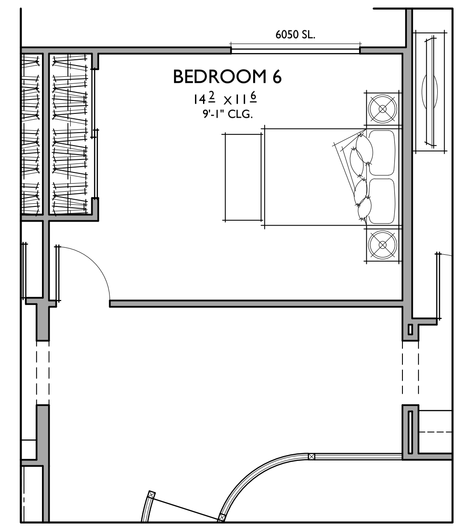
C52



SECOND FLOOR



FIRST FLOOR



OPT. BEDROOM 6

@ BONUS ROOOM

5 BEDROOMS / 3.5 BATHS
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,914 SQ. FT.
2ND FLOOR	1939 SQ. FT.
TOTAL	3854 SQ. FT.
3 - CAR GARAGE	657 SQ. FT.
OUTDOOR LIVING	248 SQ. FT.
PORCH	61 SQ. FT.
DECK (2ND FLOOR)	248 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3854

REFLECTS TRADITIONAL ELEVATION

A 11.2

05.25.16

0 2 4 8 SCALE: 1/4" = 1'-0"

PARK RIDGE

ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

\\DRONE_DRIVE\GROUP13\081\14039\A039FLR4A.DWG

C53



REAR



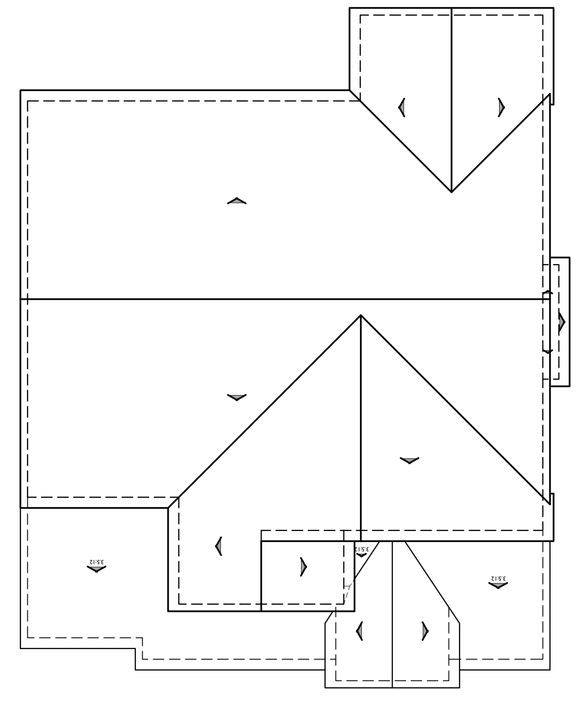
TRADITIONAL A



LEFT



RIGHT 6'-1 1/2"



ROOF PLAN TRADITIONAL

1/8"=1'-0"

PITCH: 6:12
RAKE: 8"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 3854
TRADITIONAL

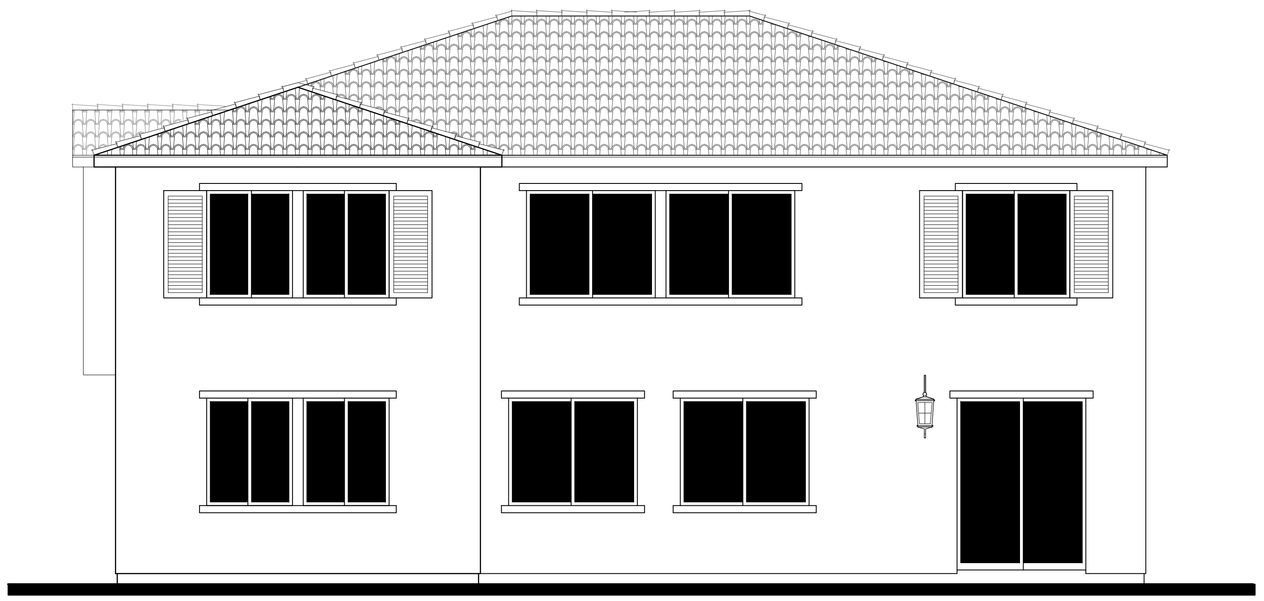
PARK RIDGE
ANTIOCH, CA

A11.3
05.25.16

C54

DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com
Copyright 2014 Bassenian | Lagoni Architects
08I.14039
\\DRONE\E_DRIVEGROUP\3081\4039\4039ELV4.DWG



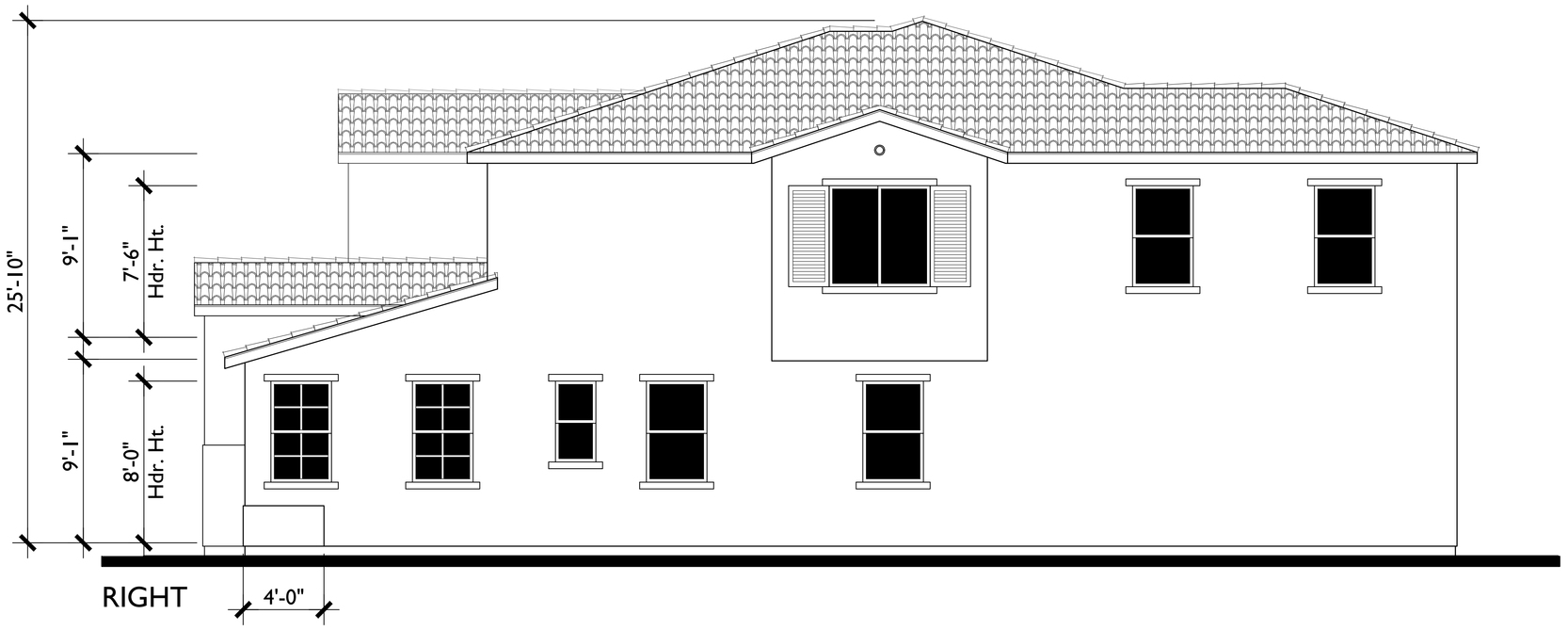
REAR



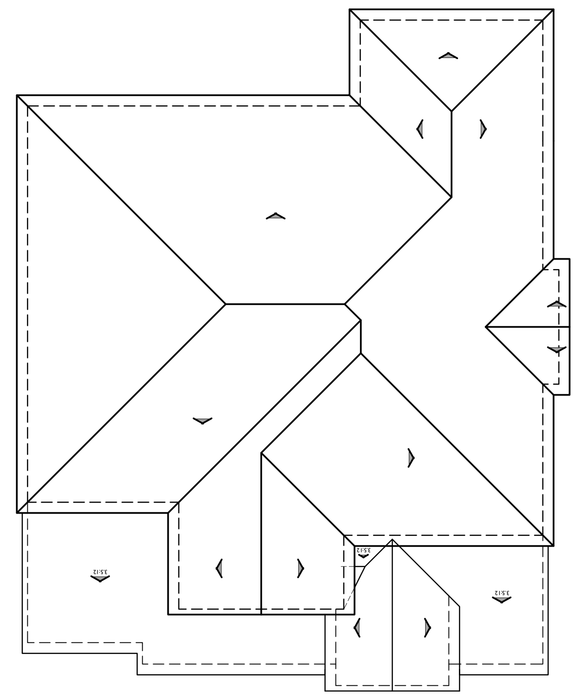
SPANISH B



LEFT



RIGHT



ROOF PLAN SPANISH

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: S TILE

PLAN 3854

SPANISH

0 2 4 8 SCALE: 1/4" = 1'-0"

A 11.4

05.25.16

PARK RIDGE

ANTIOCH, CA

C55

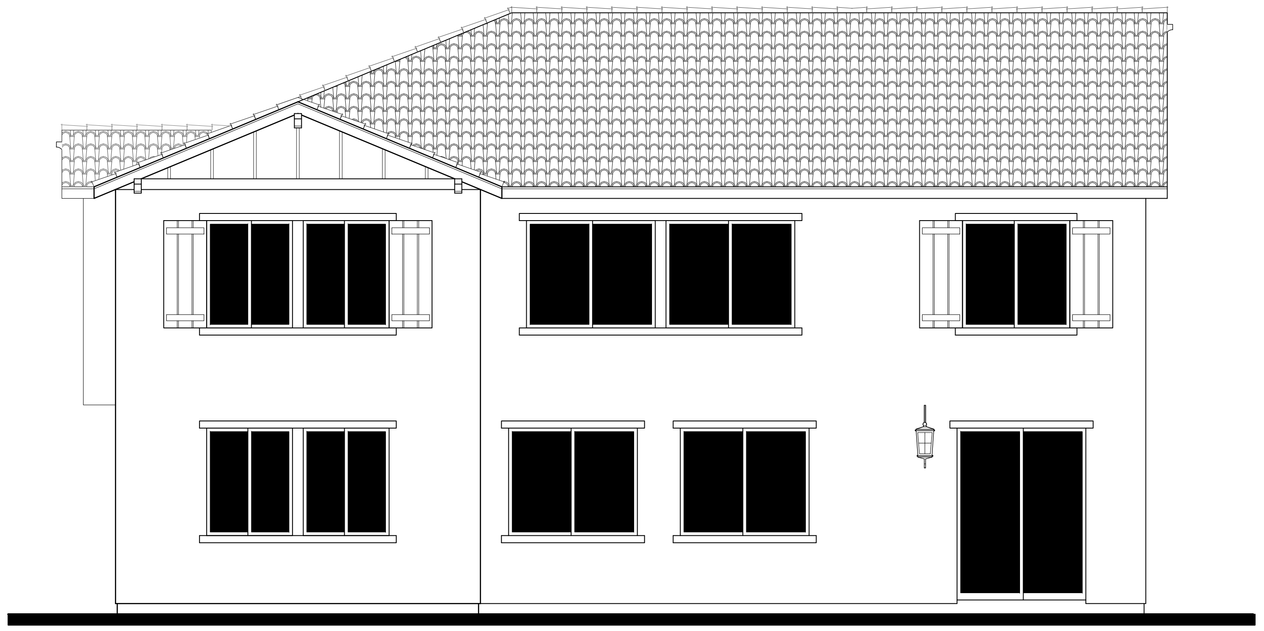
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

081.14039

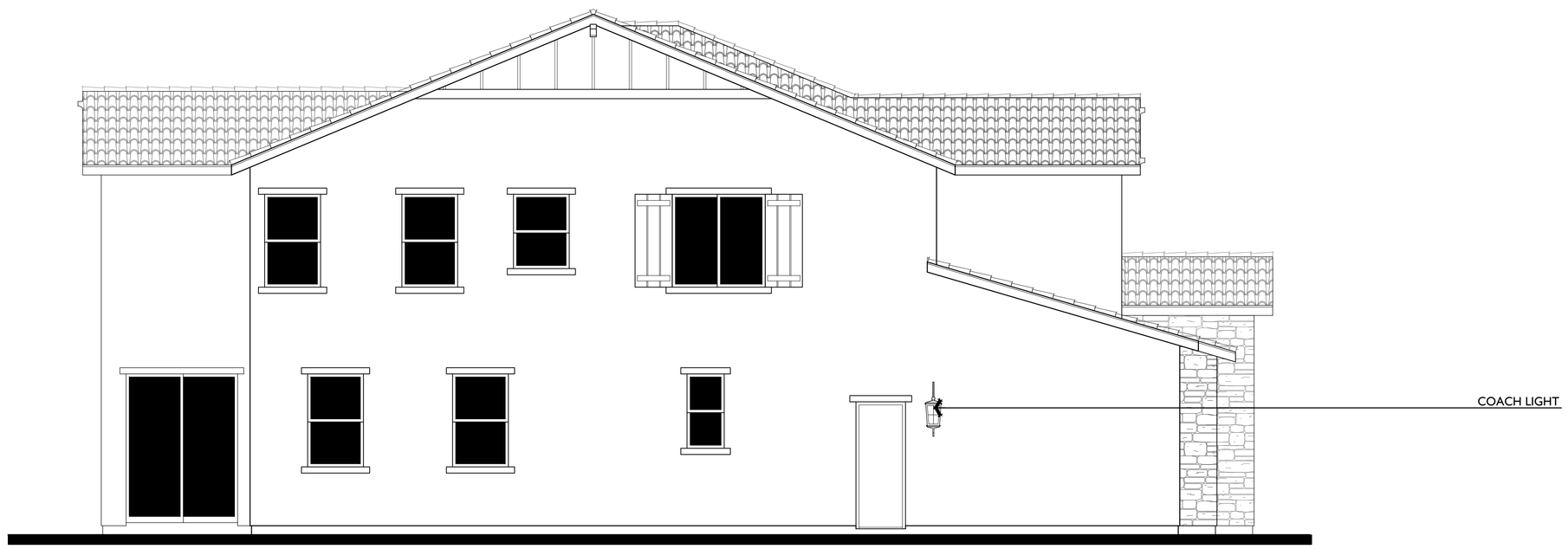
\\DRONE_DRIVE\GROUP13\081140399\4039\EL\4.DWG



REAR



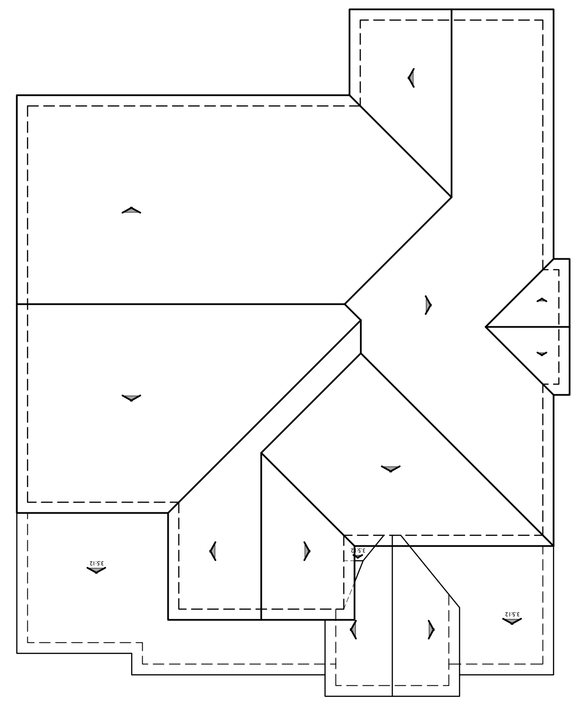
TUSCAN D



LEFT



RIGHT



ROOF PLAN TUSCAN

1/8"=1'-0"

PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: S TILE

C56

0 2 4 8 SCALE: 1/4" = 1'-0"

PLAN 3854
TUSCAN

PARK RIDGE
ANTIOCH, CA

A 11.5
05.25.16

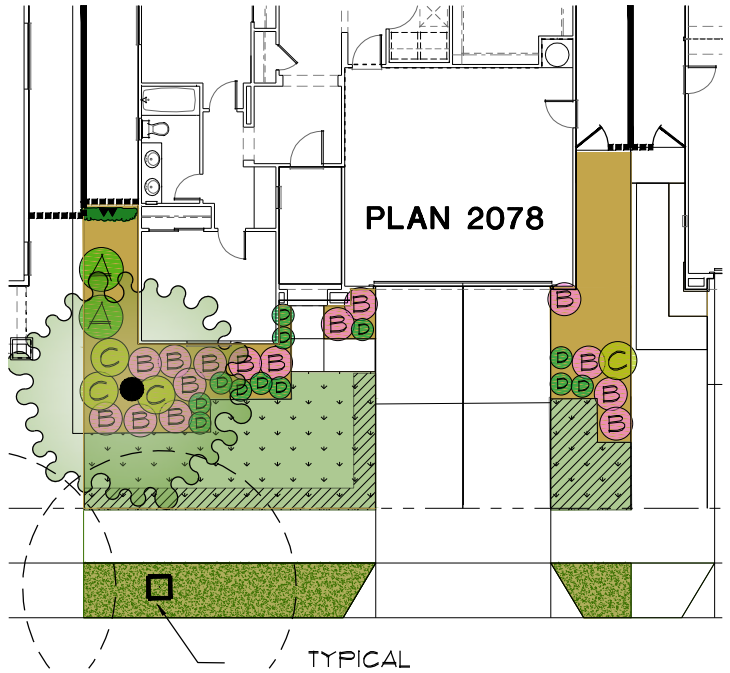
DAVIDON HOMES
1600 SOUTH MAIN STREET, SUITE 150
WALNUT CREEK, CA 94596-5394
(925) 945-8000 (925) 256-0140 FAX

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2014 Bassenian | Lagoni Architects

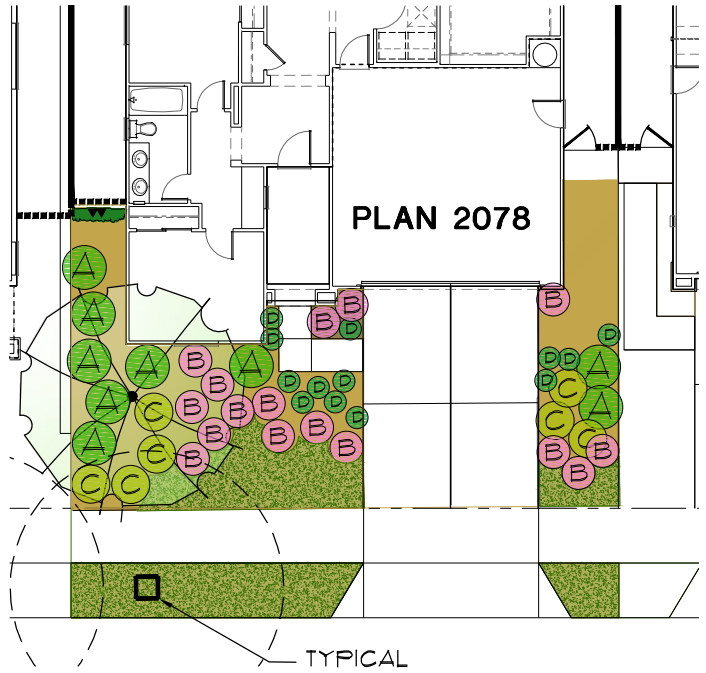
081.14039
\\DRONE\E_DRIVE\GROUP13\081.14039\4039ELV4.DWG

Attachment D
Front Yard Typical Landscape Plan



PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINIOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

Plan 2078

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

D1

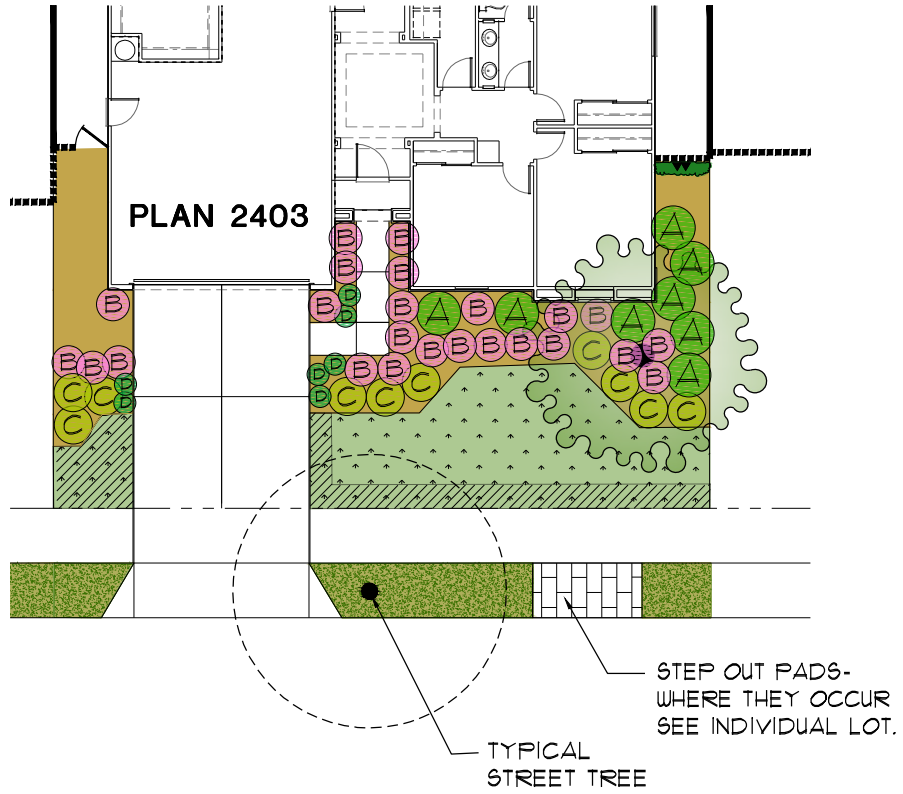
SCALE: 1/8" = 1'-0"

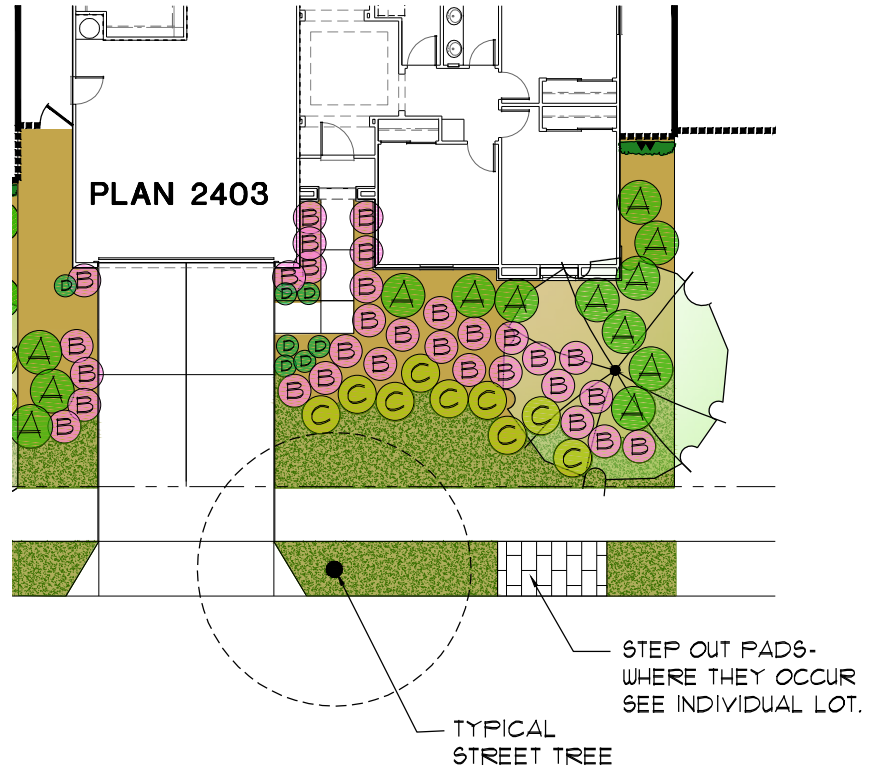
0' 8' 16' 32'

NŪVIS
LANDSCAPE ARCHITECTURE
AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

SHT 1 OF 11





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
A	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
C	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
D	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINIOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS-OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS-SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
A	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
C	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
D	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

Plan 2403

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

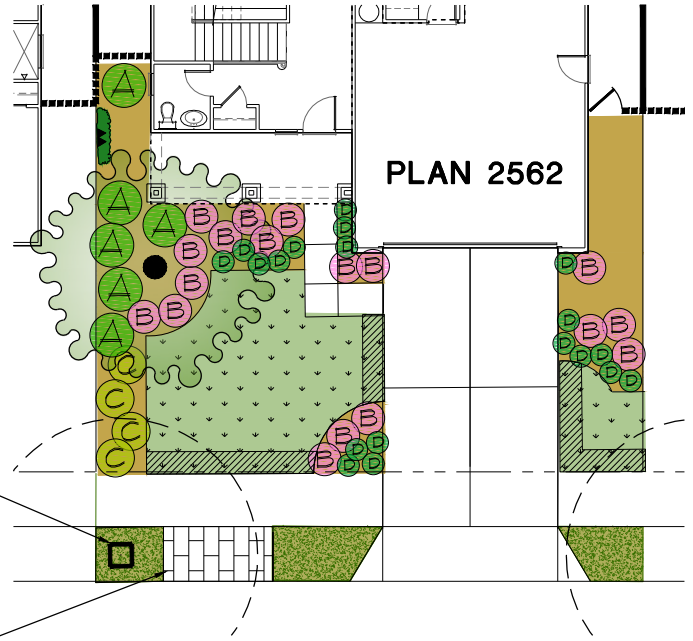
D2

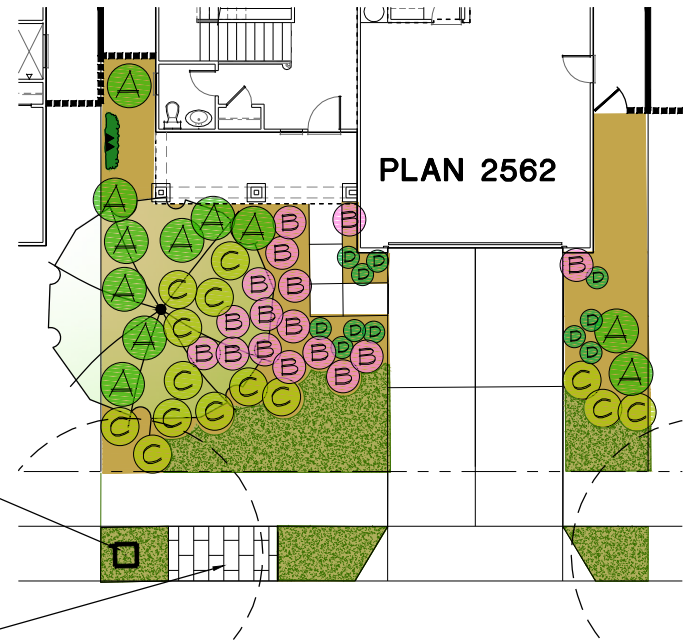
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

NŪVIS
LANDSCAPE ARCHITECTURE
AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
C	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
D	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINIOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GELJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	CISTUS X FURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
C	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
D	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

Plan 2562

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

D3

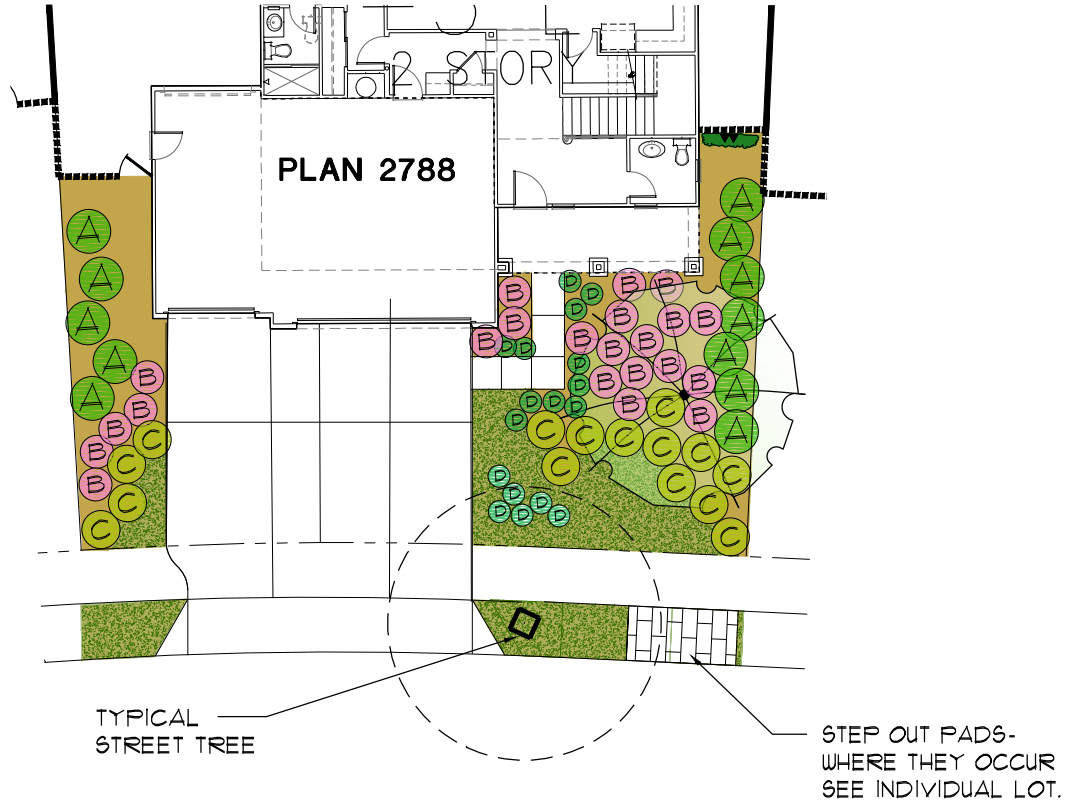
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

NUVIS
LANDSCAPE ARCHITECTURE
AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINIOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS-OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS-SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

Plan 2788

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

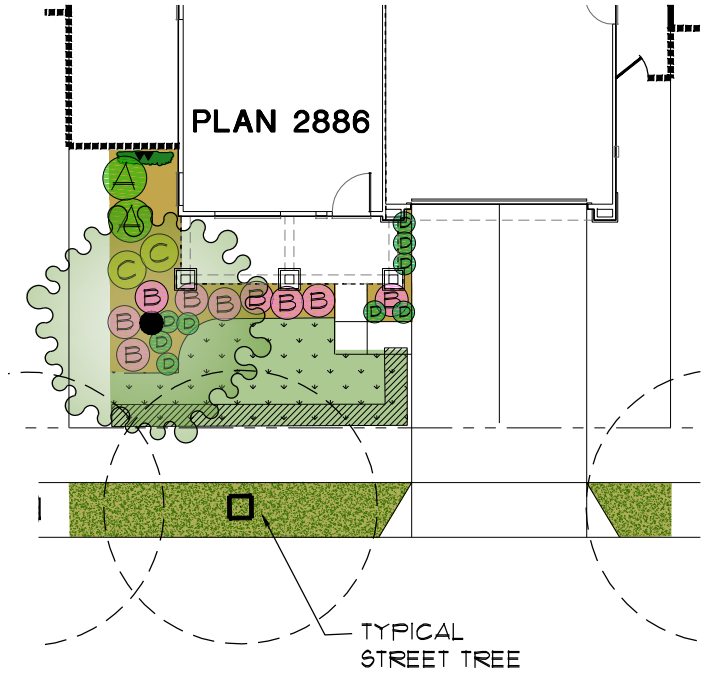
D4

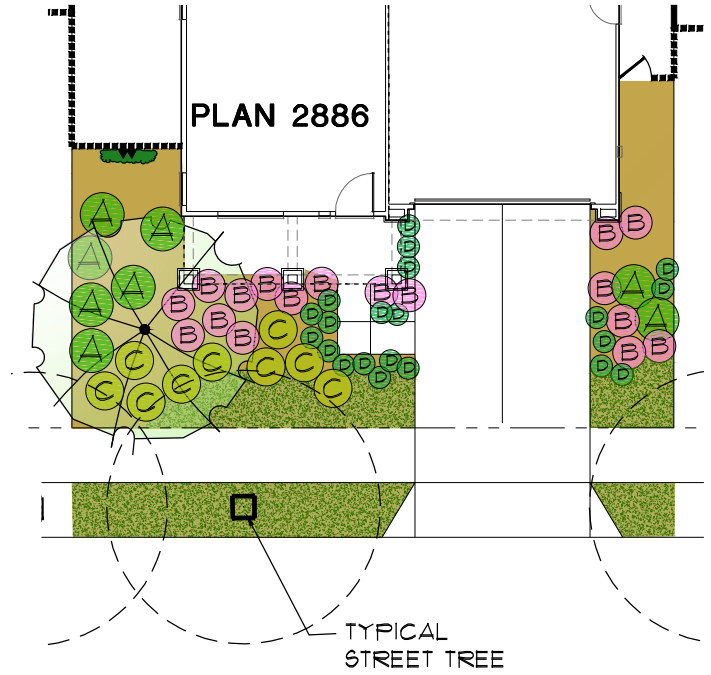
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

NUVIS
LANDSCAPE ARCHITECTURE
AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

Plan 2886

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

D5

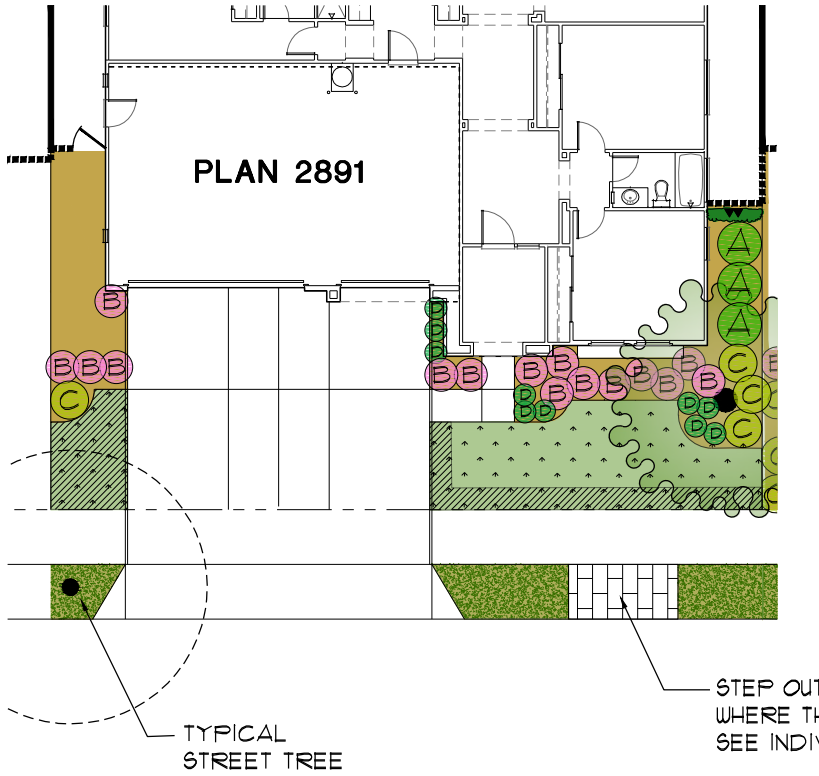
SCALE: 1/8" = 1'-0"

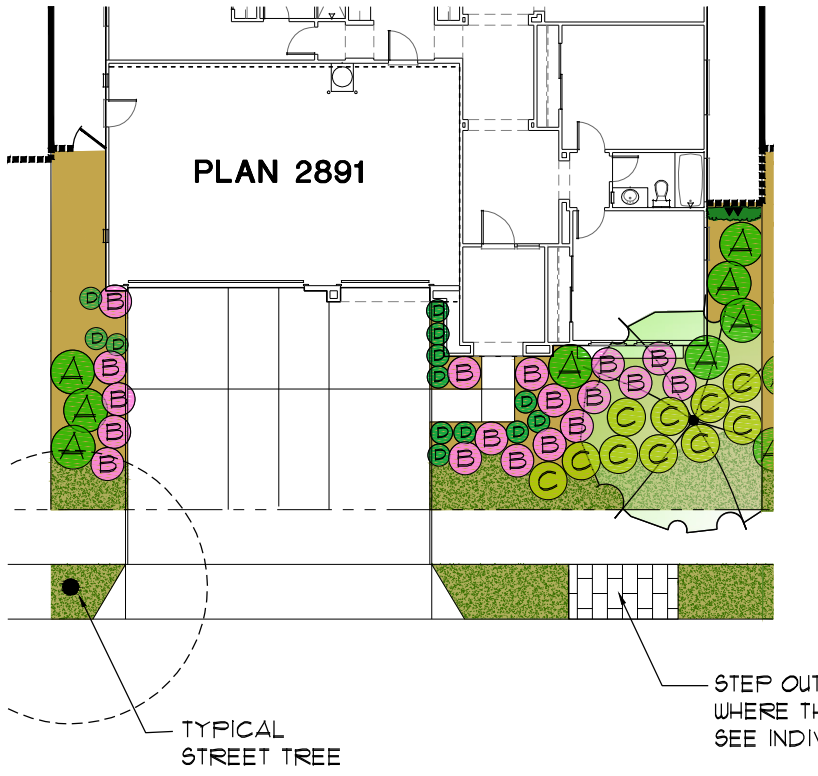
0' 8' 16' 32'

NŪVIS
LANDSCAPE ARCHITECTURE
AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

SHT 5 OF 11





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
			5 GAL.
A	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
C	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
D	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
A	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
B	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
C	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
D	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

D6

Plan 2891

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

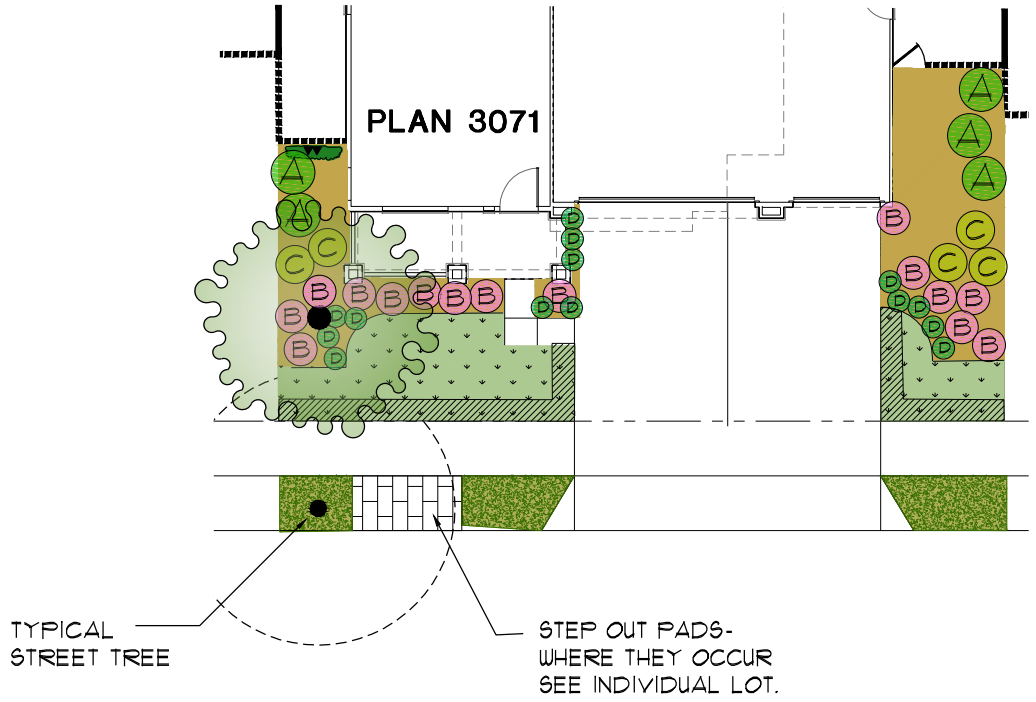
SCALE: 1/8" = 1'-0"

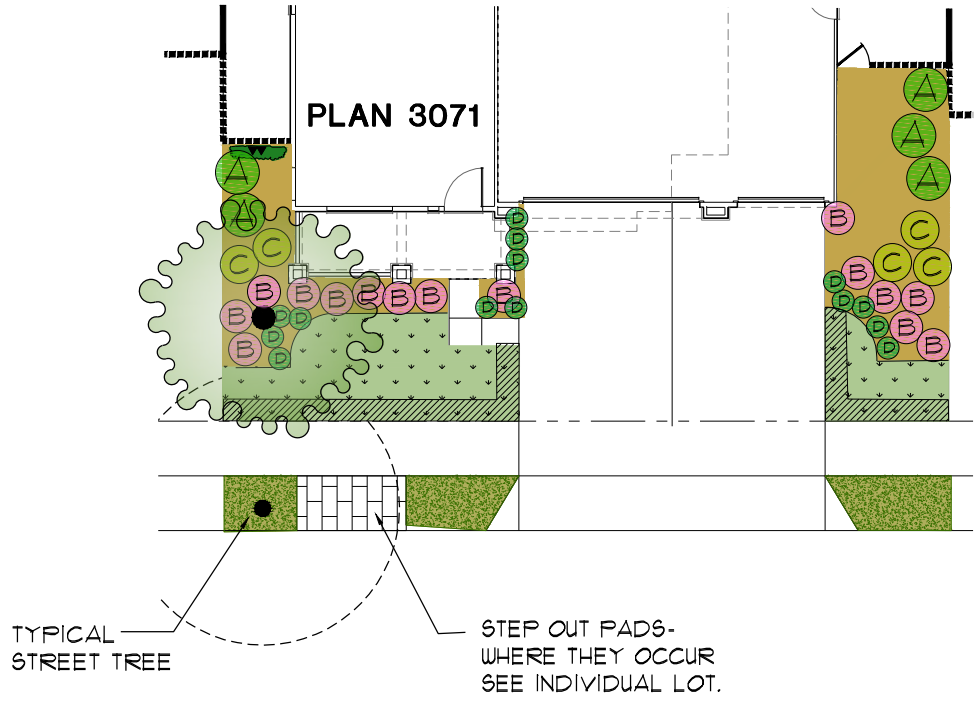
0' 8' 16' 32'

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

SHT 6 OF 11





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

Plan 3071

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

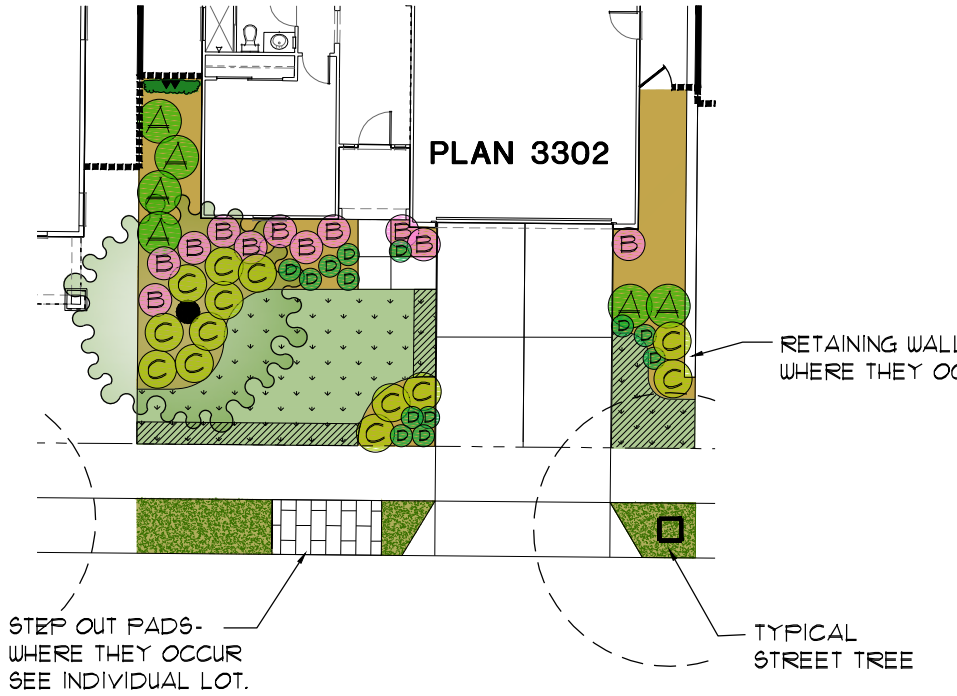
D7

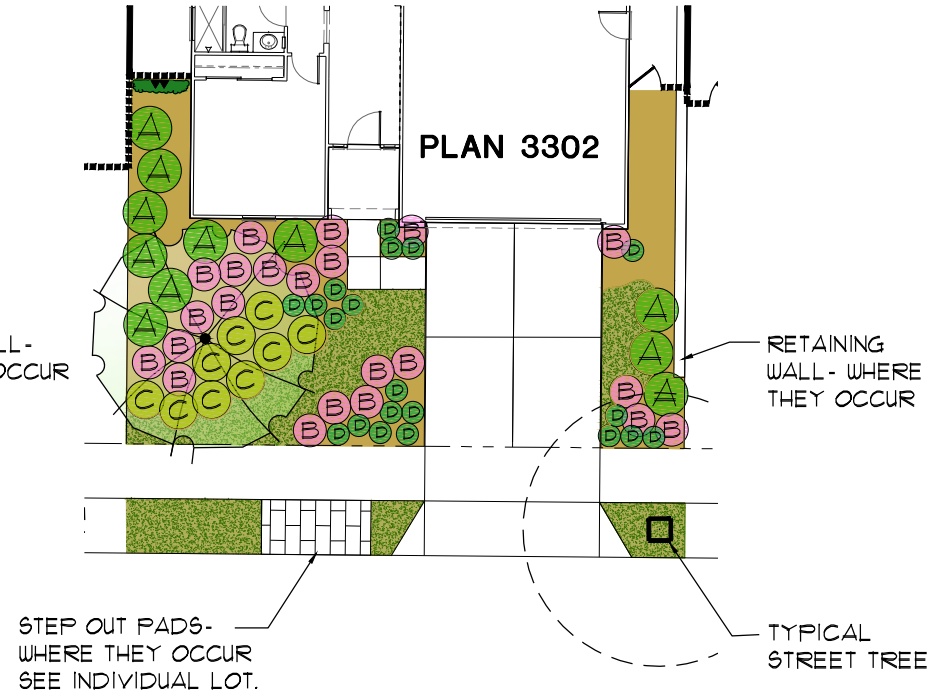
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

NŪVIS
LANDSCAPE ARCHITECTURE
AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014





PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINIOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

D8

Plan 3302

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

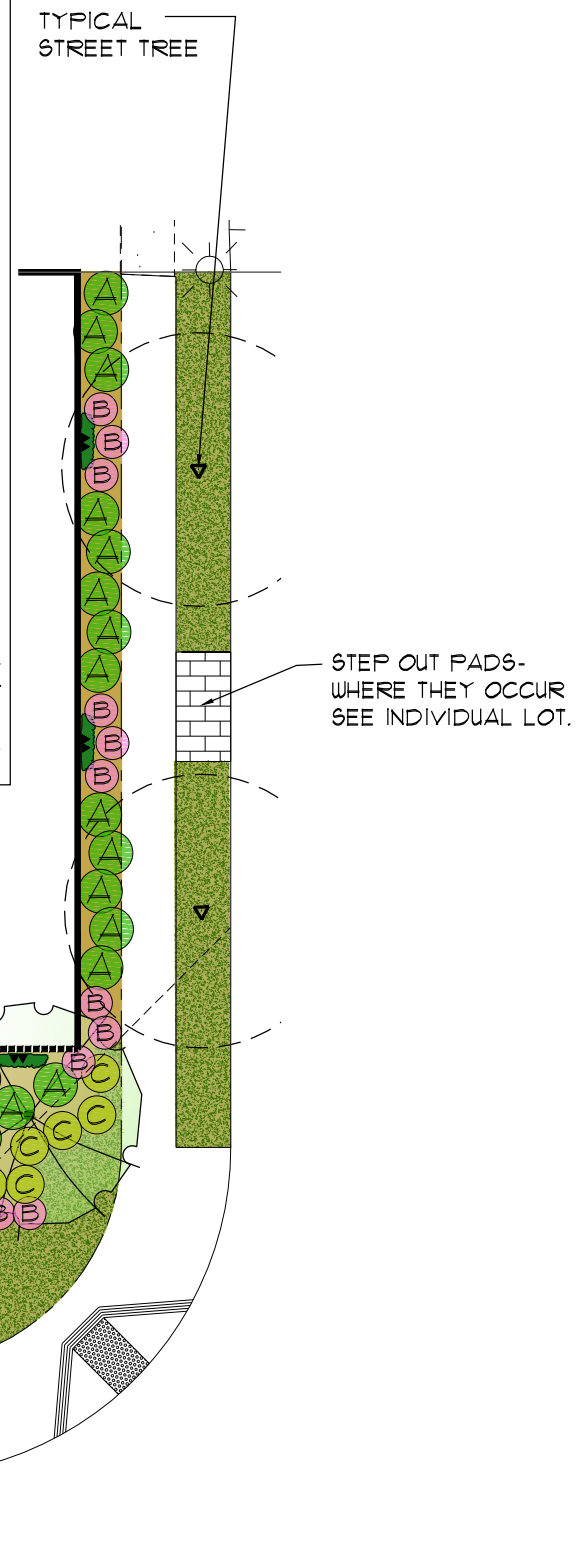
PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
A	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
A	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
A	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
B	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
B	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
C	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
C	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
D	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
D	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
D	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
A	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
A	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
A	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
B	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
B	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
C	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
C	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
D	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
D	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
D	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

Plan 2078 Corner Lot

Front Yard Typical Landscape Plan - Corner Lot

Park Ridge

City of Antioch, California

DAVIDON HOMES

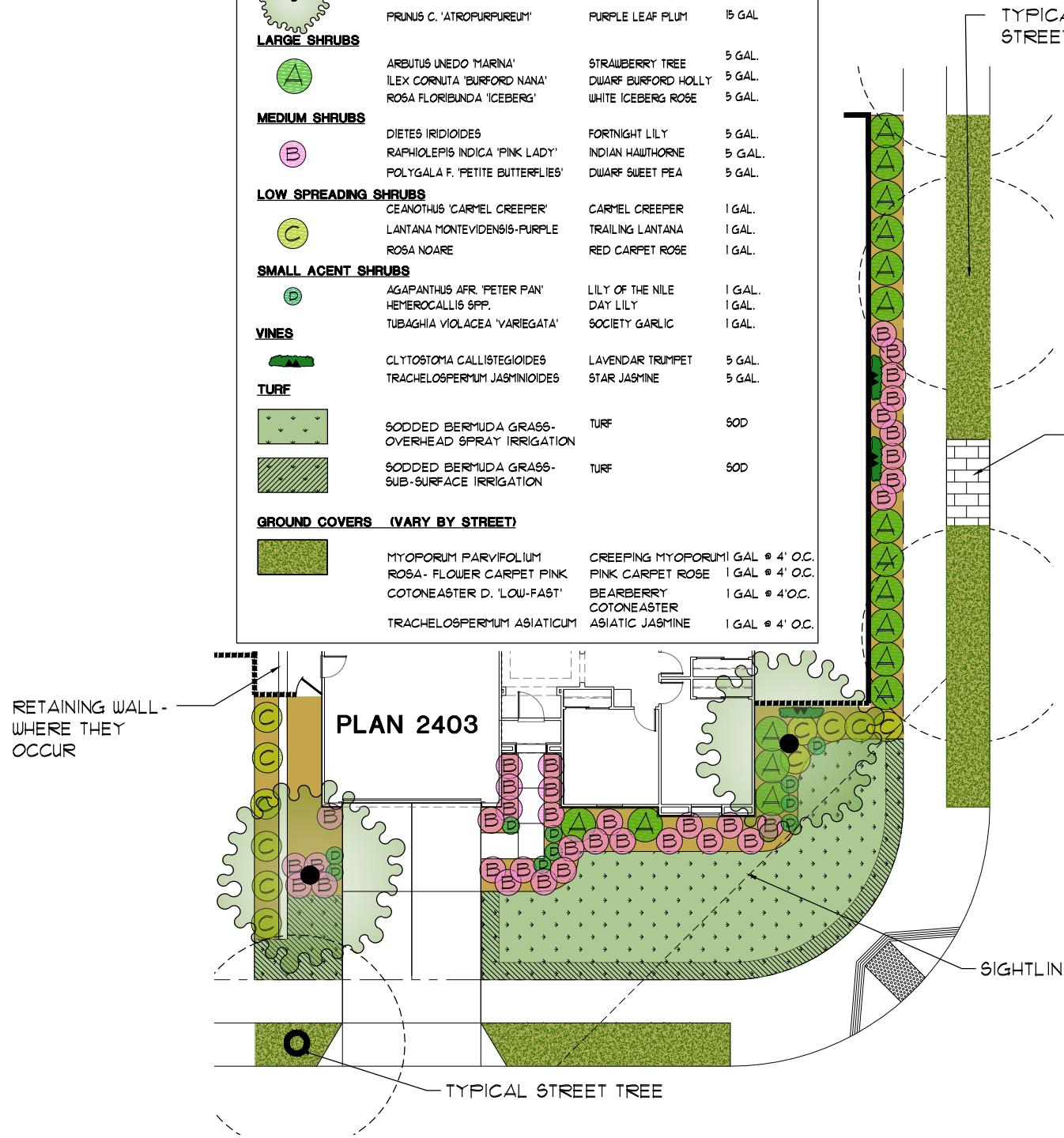
D9

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

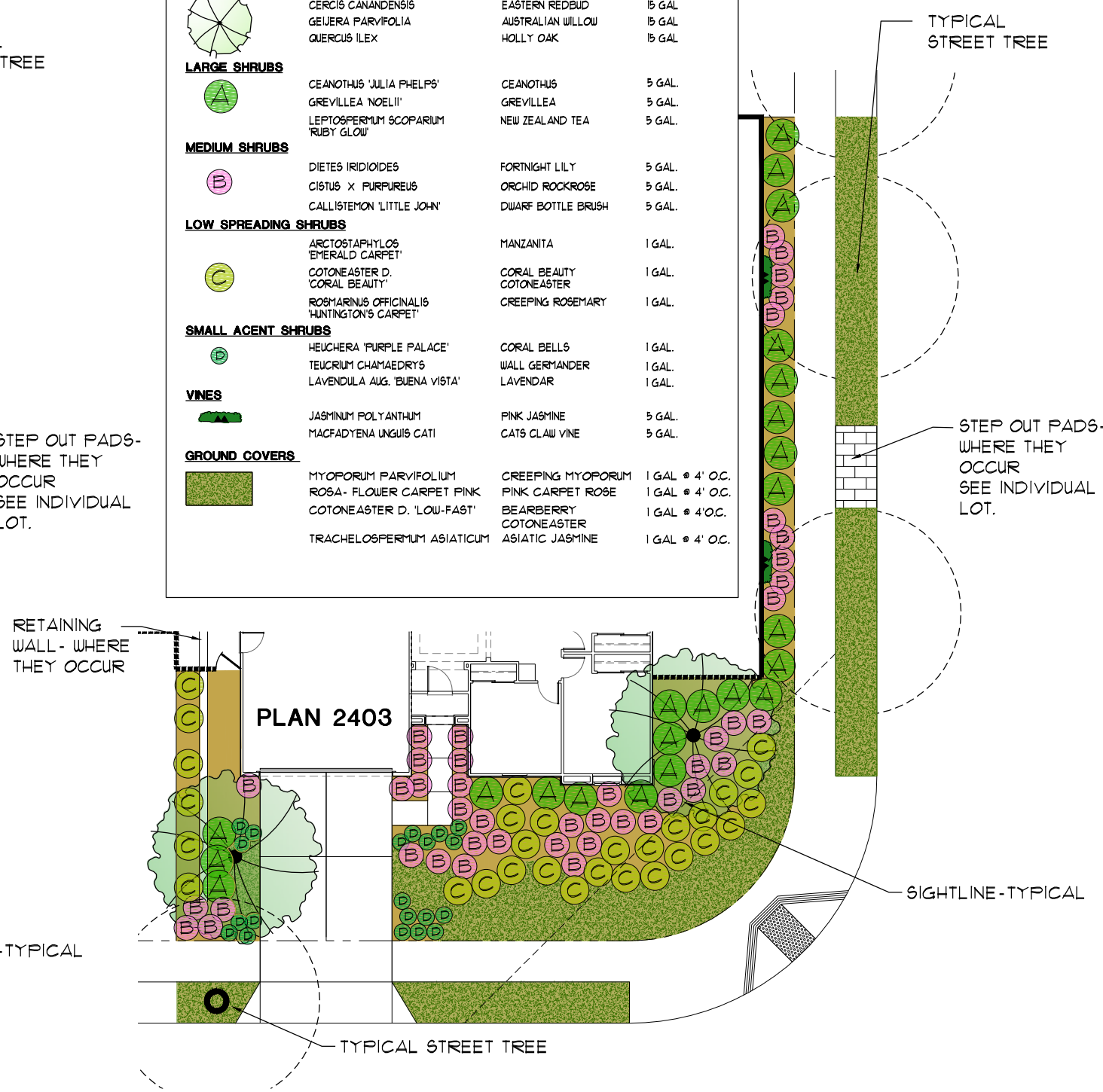
PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
A	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
A	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
A	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
B	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
B	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
C	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
C	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
D	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
D	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
D	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
A	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
A	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
A	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
B	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
B	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
C	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
C	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
D	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
D	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
D	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



D10

Plan 2403 Corner Lot

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

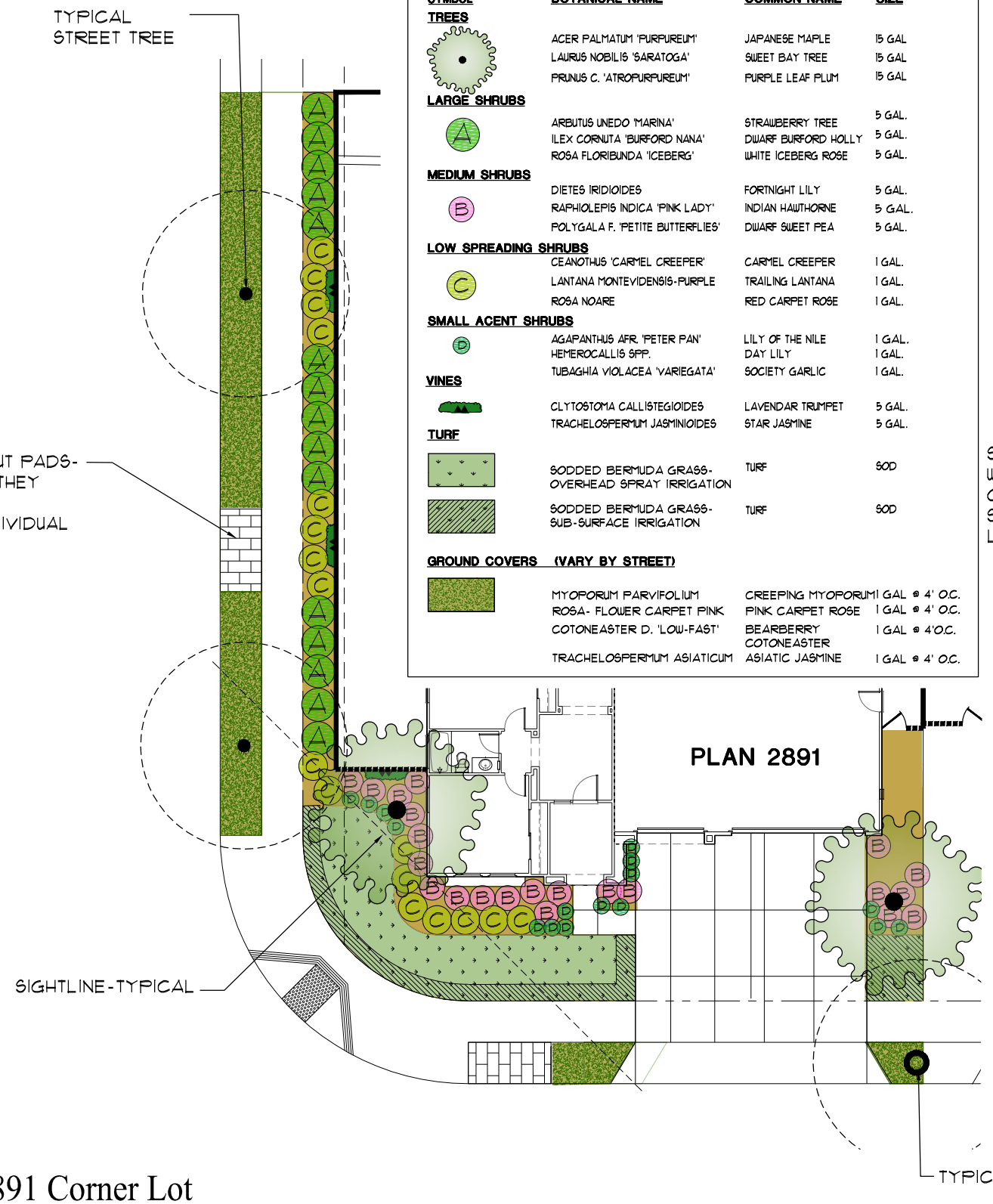
NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

SHT10 OF 11

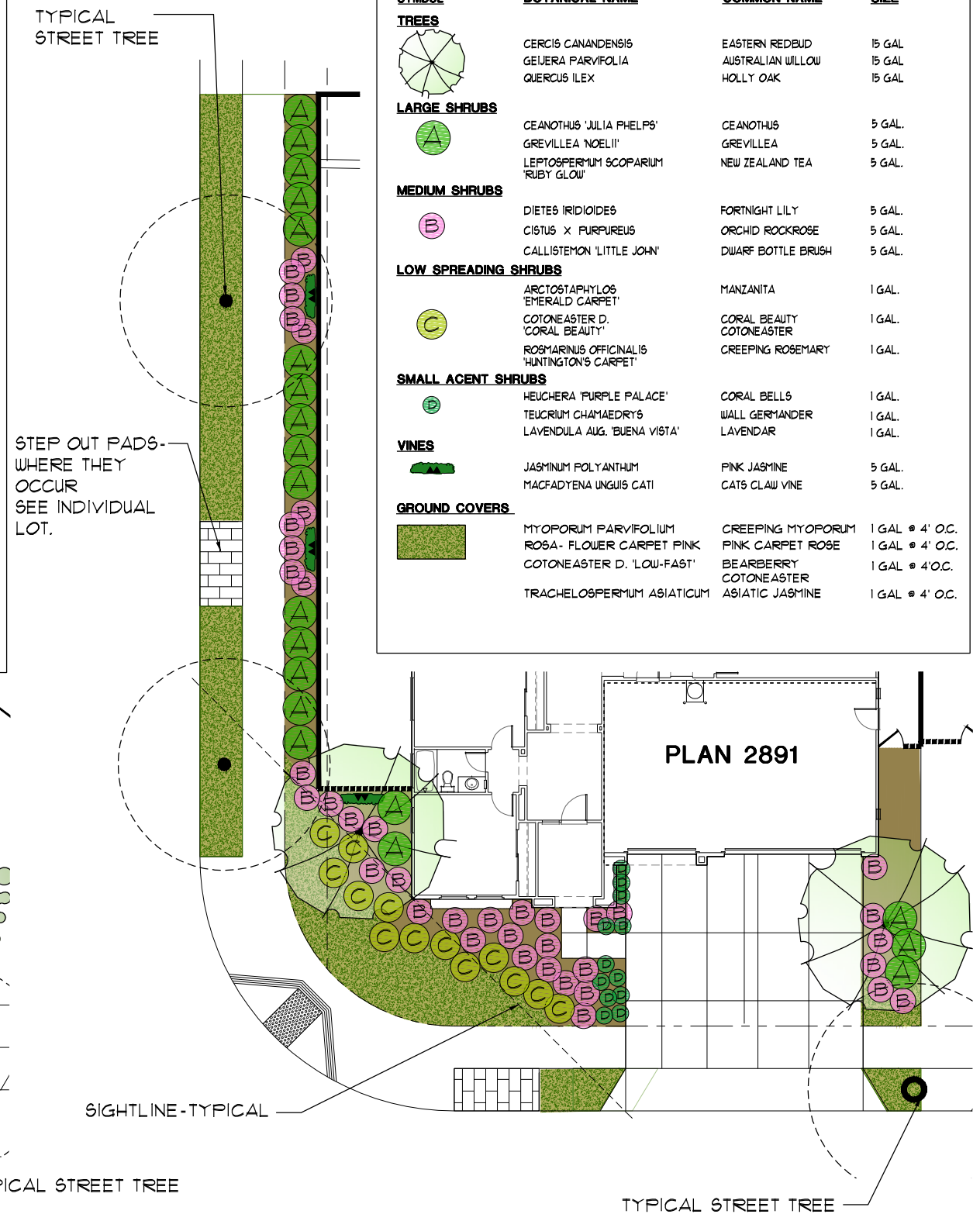
PLANT LEGEND - SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
A	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
B	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
C	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
D	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SPP.	DAY LILY	1 GAL.
	TUBAGHIA VIOLACEA 'VARIEGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINIOIDES	STAR JASMINE	5 GAL.
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	SOD
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



PLANT LEGEND - SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANANDENSIS	EASTERN REDBUD	15 GAL
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
A	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELII'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
B	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
C	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
D	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



NOTE: SHRUB AREAS TO RECEIVE 3" OF WOOD MULCH.

STREET TREE LOCATIONS & SPECIES VARY PER LOT

SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

D11

Plan 2891 Corner Lot

Front Yard Typical Landscape Plan

Park Ridge

City of Antioch, California

DAVIDON HOMES

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226

13-271.01 06-23-2014

Attachment E
Landscape Architectural Drawing

LANDSCAPE ARCHITECTURAL DRAWINGS
PARK RIDGE - PHASE 1
ANTIOCH, CALIFORNIA
DAVIDON HOMES

NOTES

PLANS WERE DESIGNED BY REFERENCING:

1. GRADING PLANS PREPARED BY DK CONSULTING — DATE RECEIVED 05-27-2014
2. GEOTECHNICAL REPORTS PREPARED BY — DATE RECEIVED
3. AGRICULTURAL SUITABILITY REPORT PREPARED BY — DATE RECEIVED XXXX

LANDSCAPE DOCUMENTATION PACKAGE CONTAINS THE FOLLOWING:
1. PROJECT INFORMATION REFER TO IRRIGATION PLANS
2. WATER EFFICIENT LANDSCAPE WORKSHEET REFER TO IRRIGATION PLANS
3. AGRICULTURAL SUITABILITY REPORT
4. PLANTING PLAN
5. IRRIGATION PLAN
6. GRADING PLAN

NUVIS HAS TAKEN CARE TO RESEARCH APPLICABLE CODES AND REQUIREMENTS IN PREPARING THESE DRAWINGS AND IS NOT RESPONSIBLE FOR CHANGES TO SUCH OCCURRING AFTER AGENCY APPROVAL OR DURING INSTALLATION.

AS REQUESTED BY THE CITY/OWNER, NUVIS WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, NUVIS WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

NUVIS IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. NUVIS IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY NUVIS FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

IN THE EVENT CITY/OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY NUVIS, CITY/OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF NUVIS. IN ADDITION, CITY/OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD NUVIS HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

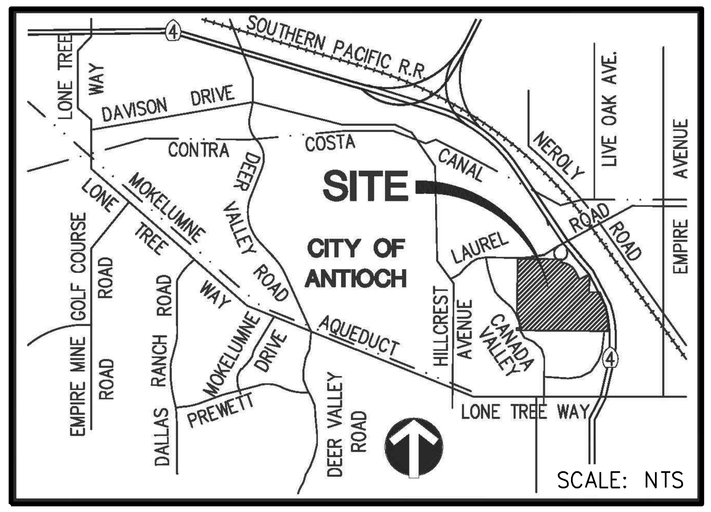
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON- EXISTENCE OF SUCH UTILITIES. PRIOR TO PERFORMING ANY CONSTRUCTION WORK, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT. FOR SOUTHERN CALIFORNIA AT 1-800-227-2600. FOR NORTHERN CALIFORNIA AND NEVADA AT 1-800-642-2444. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

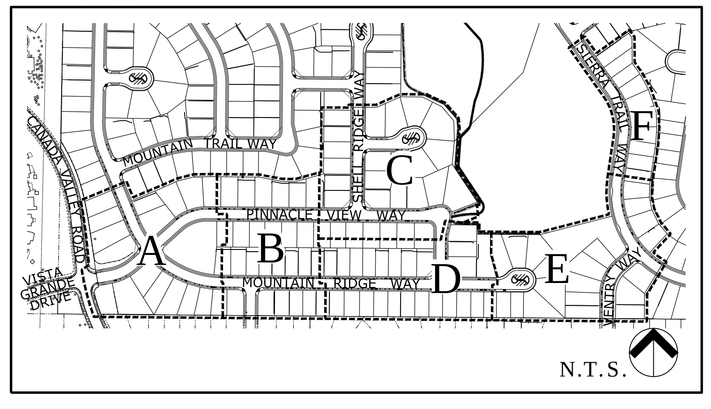
CONTRACTOR SHALL BE RESPONSIBLE TO THE CITY/OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONSTRUCTION CONTRACT.

LOCATION MAP



INDEX MAP



PROJECT TEAM

ARCHITECT
BASSENIAN LAGONI
(949) 553-9100

CIVIL ENGINEER:
DK CONSULTING
(925) 932-6868

IRRIGATION DESIGNER:
BROOKWATER IRRIGATION CONSULTANTS
(925) 855-0417

GEOTECHNICAL CONSULTANT
COMPANY NAME
(XXX) XXX-XXXX

DRAWING INDEX

L-1	COVER SHEET
L-2	CONSTRUCTION PLAN A
L-3	CONSTRUCTION PLAN B
L-4	CONSTRUCTION PLAN C
L-5	CONSTRUCTION PLAN D
L-6	CONSTRUCTION PLAN E
L-7	CONSTRUCTION PLAN F
L-8	CONSTRUCTION NOTES & DETAILS
L-9	CONSTRUCTION NOTES & DETAILS
L-10	IRRIGATION PLAN A
L-11	IRRIGATION PLAN B
L-12	IRRIGATION PLAN C
L-13	IRRIGATION PLAN D
L-14	IRRIGATION PLAN E
L-15	IRRIGATION PLAN F
L-16	IRRIGATION LEGEND & NOTES
L-17	IRRIGATION DETAILS
L-18	IRRIGATION DETAILS
L-19	IRRIGATION WATER CALCULATIONS
L-20	IRRIGATION WATER CALCULATIONS
L-21	PLANTING PLAN A
L-22	PLANTING PLAN B
L-23	PLANTING PLAN C
L-24	PLANTING PLAN D
L-25	PLANTING PLAN E
L-26	PLANTING PLAN F
L-27	PLANTING LEGEND, NOTES & DETAILS
L-28	GENERAL SPECIFICATIONS
L-29	CONSTRUCTION SPECIFICATIONS
L-30	CONSTRUCTION SPECIFICATIONS
L-31	CONSTRUCTION SPECIFICATIONS
L-32	IRRIGATION SPECIFICATIONS
L-33	IRRIGATION SPECIFICATIONS
L-34	PLANTING & MAINTENANCE SPECIFICATIONS

PLAN LOG:

MONTH X, 2010 - (EXAMPLE) PERMIT ISSUE #1

GOVERNING AGENCY

CITY OF ANTIOCH, CALIFORNIA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
200 H STREET, ANTIOCH CA 94531
(925) 779-7035
HAROLD JIROUSKY, ASST CITY ENGINEER

E1

REGISTERED LANDSCAPE ARCHITECT & STONE MASONRY CONTRACTOR
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	N/A
DRAWN BY	AF/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

COVER SHEET

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-1 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

CONSTRUCTION LEGEND

1. SIGN WALL PILASTER - SEE DETAIL 'C', SHEET L-8
2. LOW STONE PILASTER - SEE DETAIL 'D', SHEET L-8
3. ENTRY SIGN WALL - SEE DETAIL 'A' AND 'G', SHEET L-8
4. OMITTED
5. CONCRETE MOWCURB - SEE DETAIL 'B', SHEET L-8
6. 3' HIGH 2 RAIL WOOD GATE - SEE DETAIL 'I', SHEET L-8
7. WOOD GATE - SEE DETAIL 'C', SHEET L-9
8. 6' HIGH GOOD NEIGHBOR WOOD FENCE W/LATTICE - SEE DETAIL 'K', SHEET L-8
9. 3' HIGH 2 RAIL WOOD FENCE - SEE DETAIL 'H', SHEET L-8
10. PRECAST CONCRETE PERIMETER WALL - SEE DETAIL 'E', SHEET L-8
11. VIEW FENCE - SEE DETAIL 'J', SHEET L-8
12. SIGHT VISIBILITY LINE
13. GANG MAILBOX AND STEP OUT PAD - SEE DETAIL 'A' AND 'B', SHEET L-9
14. BOMANITE STAMPED CONCRETE STEP OUT PADS AS SHOWN ON ENGINEER'S PLAN - PATTERN: TL-Ø313Ø MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER
15. 6' HIGH GOOD NEIGHBOR WOOD FENCE - SEE DETAIL 'D', SHEET L-9

WORK LIMIT LINE

CANADA VALLEY ROAD

PINNACLE VIEW WAY

MOUNTAIN RIDGE WAY

MATCHLINE, SEE SHEET B

PARCEL B

PARCEL C

PARCEL D

C GOOD NEIGHBOR GATE L-9

K GOOD NEIGHBOR LATTICE FENCE L-8

D GOOD NEIGHBOR FENCE L-9

B CONCRETE MOWSTRIP L-8

E PERIMETER WALL L-8

D LOW PILASTER FENCE L-8

H 3' HIGH 2 RAIL FENCE L-8

I 3' HIGH 2 RAIL FENCE-GATE L-8

C SIGN WALL PILASTER L-8

A L-8

ELECTRICAL EQUIPMENT SEE CIVIL ENGINEERS PLANS

A SCALE: 1"=20'-0"

0' 20' 40' 80'

INDEX MAP N.T.S.

REGISTERED LANDSCAPE ARCHITECT & STONE MASONRY CONTRACTOR
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/DL/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION SHEET A

NŪVIS

LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-2 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

E2

CONSTRUCTION LEGEND

1. SIGN WALL PILASTER - SEE DETAIL 'C', SHEET L-8
2. LOW STONE PILASTER - SEE DETAIL 'D', SHEET L-8
3. ENTRY SIGN WALL - SEE DETAIL 'A' AND 'G', SHEET L-8
4. OMITTED
5. CONCRETE MOWCURB - SEE DETAIL 'B', SHEET L-8
6. 3' HIGH 2 RAIL WOOD GATE - SEE DETAIL 'I', SHEET L-8
7. WOOD GATE - SEE DETAIL 'C', SHEET L-9
8. 6' HIGH GOOD NEIGHBOR WOOD FENCE W/LATTICE - SEE DETAIL 'K', SHEET L-8
9. 3' HIGH 2 RAIL WOOD FENCE - SEE DETAIL 'H', SHEET L-8
10. PRECAST CONCRETE PERIMETER WALL - SEE DETAIL 'E', SHEET L-8
11. VIEW FENCE - SEE DETAIL 'J', SHEET L-8
12. SIGHT VISIBILITY LINE
13. GANG MAILBOX AND STEP OUT PAD - SEE DETAIL 'A' AND 'B', SHEET L-9
14. BOMANITE STAMPED CONCRETE STEP OUT PADS AS SHOWN ON ENGINEER'S PLAN - PATTERN: TL-Ø313Ø MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER
15. 6' HIGH GOOD NEIGHBOR WOOD FENCE - SEE DETAIL 'D', SHEET L-9

C L-9 GOOD NEIGHBOR GATE

D L-9 GOOD NEIGHBOR FENCE

K L-8 GOOD NEIGHBOR LATTICE FENCE

MATCHLINE, SEE SHEET A

MATCHLINE, SEE SHEET C

MATCHLINE, SEE SHEET D

PINNACLE VIEW WAY

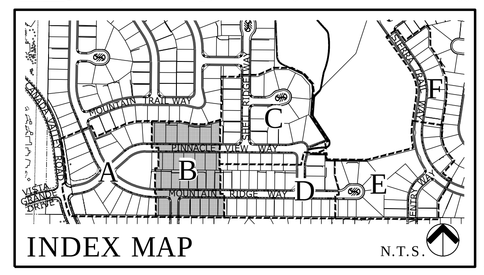
MOUNTAIN RIDGE WAY

ASHBOURNE WAY

2788 3 STORY

B SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

REGISTERED LANDSCAPE & STONE MASONRY ARCHITECT
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/DL/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION SHEET B

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

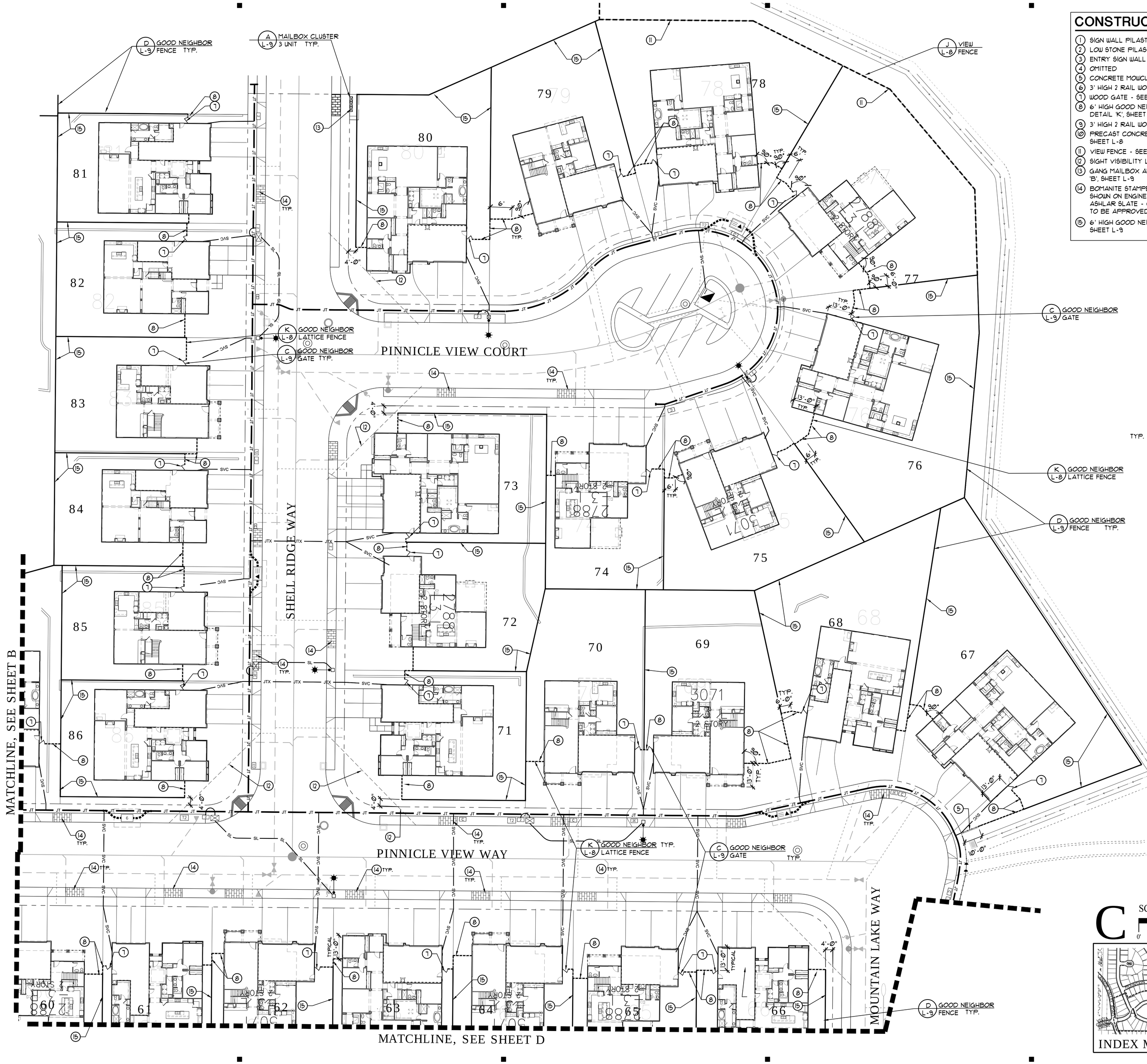
SHEET NUMBER L-3 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

E3

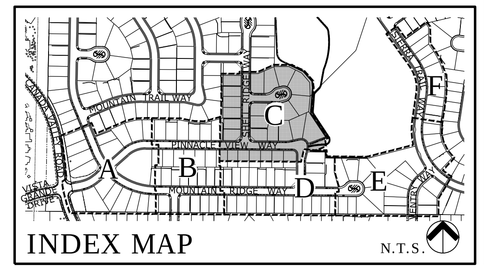


CONSTRUCTION LEGEND

1. SIGN WALL PILASTER - SEE DETAIL 'C', SHEET L-8
2. LOW STONE PILASTER - SEE DETAIL 'D', SHEET L-8
3. ENTRY SIGN WALL - SEE DETAIL 'A' AND 'G', SHEET L-8
4. OMITTED
5. CONCRETE MOWCURB - SEE DETAIL 'B', SHEET L-8
6. 3' HIGH 2 RAIL WOOD GATE - SEE DETAIL 'I', SHEET L-8
7. WOOD GATE - SEE DETAIL 'C', SHEET L-9
8. 6' HIGH GOOD NEIGHBOR WOOD FENCE W/LATTICE - SEE DETAIL 'K', SHEET L-8
9. 3' HIGH 2 RAIL WOOD FENCE - SEE DETAIL 'H', SHEET L-8
10. PRECAST CONCRETE PERIMETER WALL - SEE DETAIL 'E', SHEET L-8
11. VIEW FENCE - SEE DETAIL 'J', SHEET L-8
12. SIGHT VISIBILITY LINE
13. GANG MAILBOX AND STEP OUT PAD - SEE DETAIL 'A' AND 'B', SHEET L-9
14. BOMANITE STAMPED CONCRETE STEP OUT PADS AS SHOWN ON ENGINEER'S PLAN - PATTERN: TL-Ø313Ø MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER
15. 6' HIGH GOOD NEIGHBOR WOOD FENCE - SEE DETAIL 'D', SHEET L-9

C SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

REGISTERED LANDSCAPE & STONE MASONRY ARCHITECT
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/DL/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION SHEET C

NŪVIS

LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-4 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

E4

MATCHLINE, SEE SHEET C

MATCHLINE, SEE SHEET B

MATCHLINE, SEE SHEET E

D L-9 GOOD NEIGHBOR FENCE TYP.

A L-9 MAILBOX CLUSTER 3 UNIT

B L-8 CONCRETE MOW CURB

C L-9 GOOD NEIGHBOR FENCE-GATE

C L-9 GOOD NEIGHBOR GATE TYP.

D L-9 GOOD NEIGHBOR FENCE TYP.

MOUNTAIN LAKE WAY

MOUNTAIN RIDGE WAY

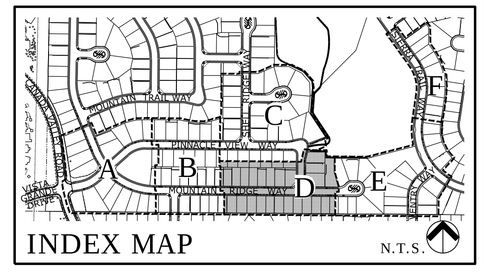
MOUNTAIN RIDGE COURT

CONSTRUCTION LEGEND

1. SIGN WALL PILASTER - SEE DETAIL 'C', SHEET L-8
2. LOW STONE PILASTER - SEE DETAIL 'D', SHEET L-8
3. ENTRY SIGN WALL - SEE DETAIL 'A' AND 'G', SHEET L-8
4. OMITTED
5. CONCRETE MOWCURB - SEE DETAIL 'B', SHEET L-8
6. 3' HIGH 2 RAIL WOOD GATE - SEE DETAIL 'I', SHEET L-8
7. WOOD GATE - SEE DETAIL 'C', SHEET L-9
8. 6' HIGH GOOD NEIGHBOR WOOD FENCE W/LATTICE - SEE DETAIL 'K', SHEET L-8
9. 3' HIGH 2 RAIL WOOD FENCE - SEE DETAIL 'H', SHEET L-8
10. PRECAST CONCRETE PERIMETER WALL - SEE DETAIL 'E', SHEET L-8
11. VIEW FENCE - SEE DETAIL 'J', SHEET L-8
12. SIGHT VISIBILITY LINE
13. GANG MAILBOX AND STEP OUT PAD - SEE DETAIL 'A' AND 'B', SHEET L-9
14. BOMANITE STAMPED CONCRETE STEP OUT PADS AS SHOWN ON ENGINEER'S PLAN - PATTERN: TL-03130 MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER
15. 6' HIGH GOOD NEIGHBOR WOOD FENCE - SEE DETAIL 'D', SHEET L-9

D SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

E5

REGISTERED LANDSCAPE ARCHITECT & STONE MASONRY
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/DL/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION SHEET D

NUVIS

LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-5 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

CONSTRUCTION LEGEND

1. SIGN WALL PILASTER - SEE DETAIL 'C', SHEET L-8
2. LOW STONE PILASTER - SEE DETAIL 'D', SHEET L-8
3. ENTRY SIGN WALL - SEE DETAIL 'A' AND 'G', SHEET L-8
4. OMITTED
5. CONCRETE MOWCURB - SEE DETAIL 'B', SHEET L-8
6. 3' HIGH 2 RAIL WOOD GATE - SEE DETAIL 'I', SHEET L-8
7. WOOD GATE - SEE DETAIL 'C', SHEET L-9
8. 6' HIGH GOOD NEIGHBOR WOOD FENCE W/LATTICE - SEE DETAIL 'K', SHEET L-8
9. 3' HIGH 2 RAIL WOOD FENCE - SEE DETAIL 'H', SHEET L-8
10. PRECAST CONCRETE PERIMETER WALL - SEE DETAIL 'E', SHEET L-8
11. VIEW FENCE - SEE DETAIL 'J', SHEET L-8
12. SIGHT VISIBILITY LINE
13. GANG MAILBOX AND STEP OUT PAD - SEE DETAIL 'A' AND 'B', SHEET L-9
14. BOMANITE STAMPED CONCRETE STEP OUT PADS AS SHOWN ON ENGINEER'S PLAN - PATTERN: TL-Ø3130 MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER
15. 6' HIGH GOOD NEIGHBOR WOOD FENCE - SEE DETAIL 'D', SHEET L-9

MATCHLINE, SEE SHEET F

MATCHLINE, SEE SHEET D

PARCEL E

SIERRA TRAIL WAY

VENTRY WAY

MOUNTAIN RIDGE COURT

B CONCRETE MOW CURB L-8

A MAILBOX CLUSTER 3 UNIT L-9

H 3' HIGH 2 RAIL FENCE L-8

I 3' HIGH 2 RAIL FENCE-GATE L-8

D GOOD NEIGHBOR FENCE TYP. L-9

C GOOD NEIGHBOR GATE TYP. L-9

K GOOD NEIGHBOR LATTICE FENCE TYP. L-8

E

SCALE: 1"=20'-0"

0' 20' 40' 80'

INDEX MAP N.T.S.

E6

REGISTERED LANDSCAPE & STONE MASONRY ARCHITECT
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/DL/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION SHEET E

NUVIS

LANDSCAPE ARCHITECTURE AND PLANNING

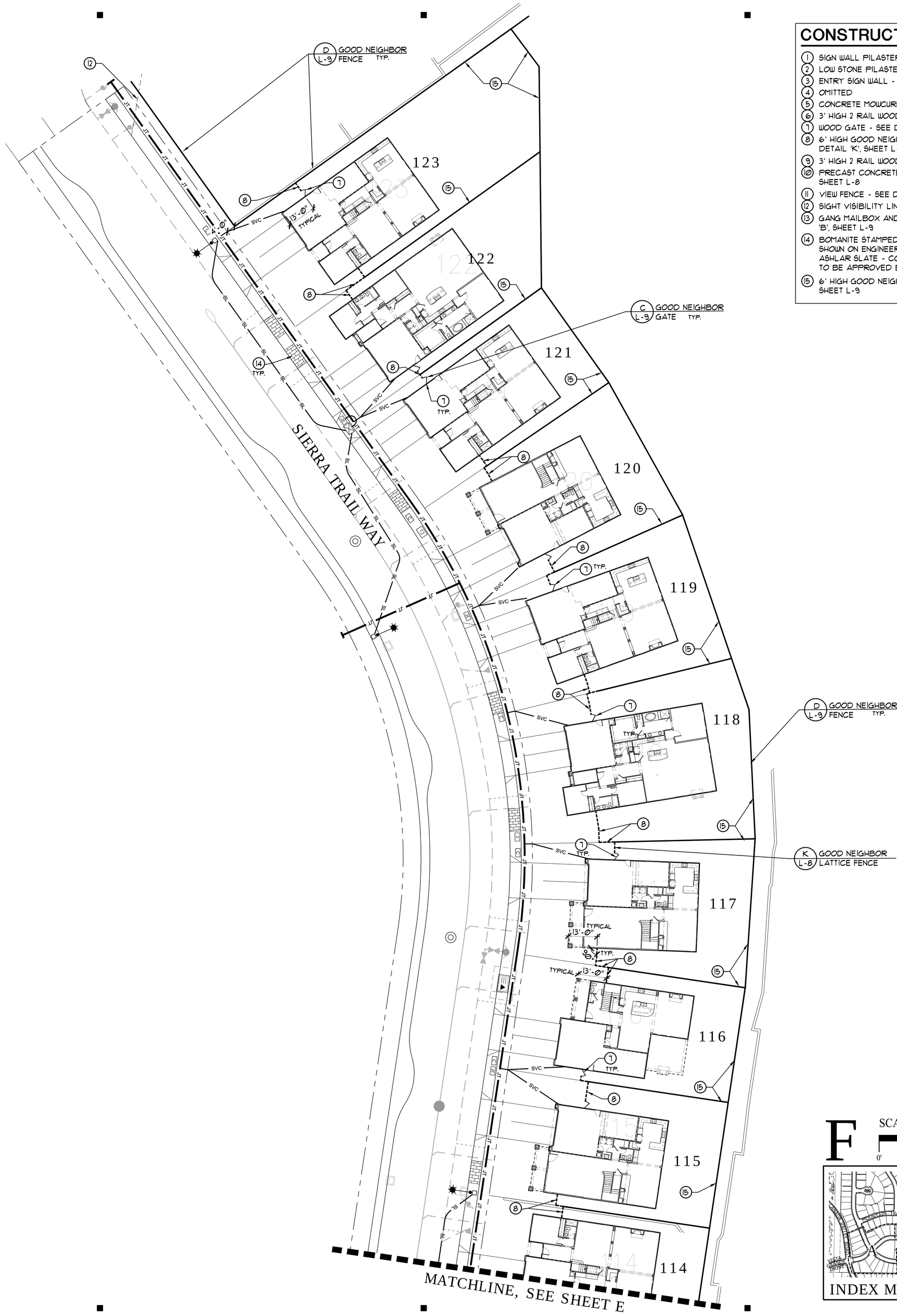
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-6 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.



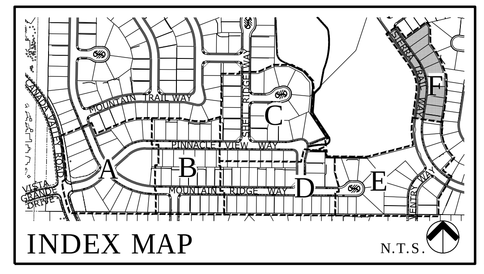
CONSTRUCTION LEGEND

1. SIGN WALL PILASTER - SEE DETAIL 'C', SHEET L-8
2. LOW STONE PILASTER - SEE DETAIL 'D', SHEET L-8
3. ENTRY SIGN WALL - SEE DETAIL 'A' AND 'G', SHEET L-8
4. OMITTED
5. CONCRETE MOWCURB - SEE DETAIL 'B', SHEET L-8
6. 3' HIGH 2 RAIL WOOD GATE - SEE DETAIL 'I', SHEET L-8
7. WOOD GATE - SEE DETAIL 'C', SHEET L-9
8. 6' HIGH GOOD NEIGHBOR WOOD FENCE W/LATTICE - SEE DETAIL 'K', SHEET L-8
9. 3' HIGH 2 RAIL WOOD FENCE - SEE DETAIL 'H', SHEET L-8
10. PRECAST CONCRETE PERIMETER WALL - SEE DETAIL 'E', SHEET L-8
11. VIEW FENCE - SEE DETAIL 'J', SHEET L-8
12. SIGHT VISIBILITY LINE
13. GANG MAILBOX AND STEP OUT PAD - SEE DETAIL 'A' AND 'B', SHEET L-9
14. BOMANITE STAMPED CONCRETE STEP OUT PADS AS SHOWN ON ENGINEER'S PLAN - PATTERN: TL-Ø313Ø MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER
15. 6' HIGH GOOD NEIGHBOR WOOD FENCE - SEE DETAIL 'D', SHEET L-9

F

SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

E7

REGISTERED LANDSCAPE & STONE MASONRY ARCHITECT
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/DL/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION SHEET F

NŪVIS

LANDSCAPE ARCHITECTURE AND PLANNING

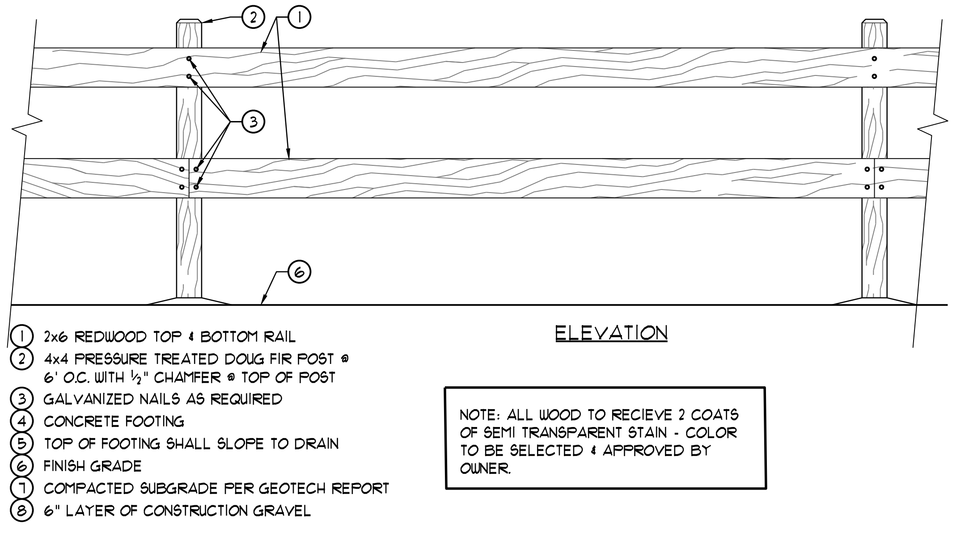
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-7 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.



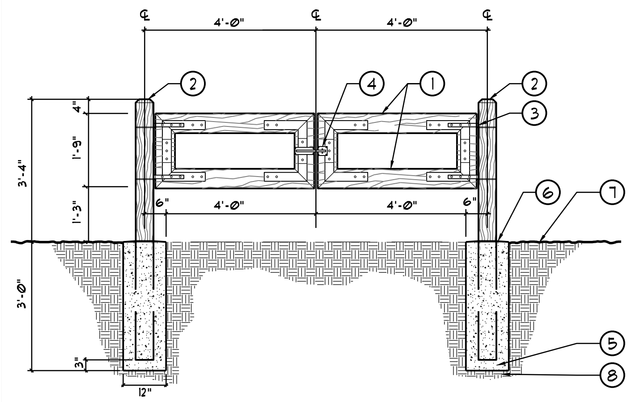
ELEVATION

1. 2x6 REDWOOD TOP & BOTTOM RAIL
2. 4x4 PRESSURE TREATED DOUG FIR POST @ 6' O.C. WITH ½" CHAMFER @ TOP OF POST
3. GALVANIZED NAILS AS REQUIRED
4. CONCRETE FOOTING
5. TOP OF FOOTING SHALL SLOPE TO DRAIN
6. FINISH GRADE
7. COMPACTED SUBGRADE PER GEOTECH REPORT
8. 6" LAYER OF CONSTRUCTION GRAVEL

NOTE: ALL WOOD TO RECIEVE 2 COATS OF SEMI TRANSPARENT STAIN - COLOR TO BE SELECTED & APPROVED BY OWNER.

H 3' HIGH 2 RAIL FENCE

SCALE: 1"=1'-0" FileName.dwg



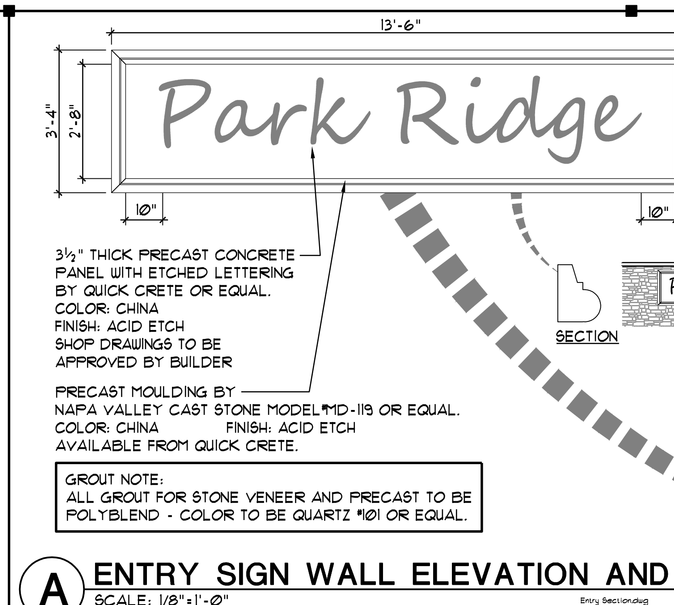
NOTES:
1. HINGE, CONNECTION ANGLES AND GATE LATCH TO BE ATTACHED TO THE GATE WITH 1/2" GALVANIZED MACHINE BOLTS WITH GALVANIZED WASHER UNDER BOTH BOLT HEAD AND NUT. PEEN BOLT STUB AFTER INSTALLATION.
2. PAINT ALL GATE AND POST WOOD WITH TWO COATS OF DUNN-EDWARDS ACRI-HUE LATEX STAIN TO MATCH RAIL FENCE.
3. INSTALL GATE HINGE SCREW HOOD BY PRE-DRILLING THE GATE POST WITH A 1/4" FULL DEPTH PILOT HOLE BEFORE INSTALLING SCREW HOOK IN POST.
4. BUILDER'S FENCE, (800) 767-0367 LANDSCAPE TIES, (805) 965-1440

WOOD NOTE:
ALL WOOD TO RECIEVE 2 COATS OF SEMI TRANSPARENT STAIN - COLOR TO BE SELECTED & APPROVED BY OWNER.

1. 2X6 DOUG FIR GATE MEMBERS, MITER CORNERS, CONNECT ON BACK SIDE OF FENCE WITH FOURT SIMPSON OHL CORNER BRACKETS
2. 6"X6" DOUG FIR GATE POST WOLMANIZED LANDSCAPE TIMBER SET IN CONCRETE FOOTING, CHAMFER TOP EDGES 1", TYPICAL.
3. GATE ATTACHED TO POSTS WITH A BUILDER'S FENCE HEAVY DUTY SCREW HOOK AND STRAP HINGE, CAT. #333
4. PROVIDE A BUILDERS FENCE HEAVY DUTY GATE LATCH, CAT #280
5. CONCRETE FOOTING
6. TOP OF FOOTING SHALL SLOPE TO DRAIN
7. FINISH GRADE
8. COMPACTED SUBGRADE PER GEOTECH REPORT

I 3' HIGH 2 RAIL GATE

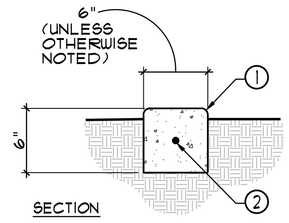
SCALE: 1"=1'-0" FileName.dwg



A ENTRY SIGN WALL ELEVATION AND SECTION

SCALE: 1/8"=1'-0" Entry Section.dwg

NOTES:
1. SAWCUT OR SCORE JOINTS @ 10' O.C. MAX.
2. CONCRETE SHALL BE NATURAL COLOR WITH LIGHT BROOM FINISH
3. UNLESS OTHERWISE NOTED, NEW FINISH SURFACE SHALL BE FLUSH WITH ADJACENT EXISTING SURFACES.
4. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.
5. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION AND GRADING NOTES.
6. PROJECT GEOTECHNICAL REPORT OR RECOMMENDATIONS BY A STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE FOR ALL SOIL CONDITIONS, MATERIALS, REINFORCEMENT, DIMENSIONS, AND SUBBASE.



1. CONCRETE MOW STRIP 1/2" RADIUS ON EXPOSED EDGES.
2. #3 REBAR, CONTINUOUS, 2" CLEAR.

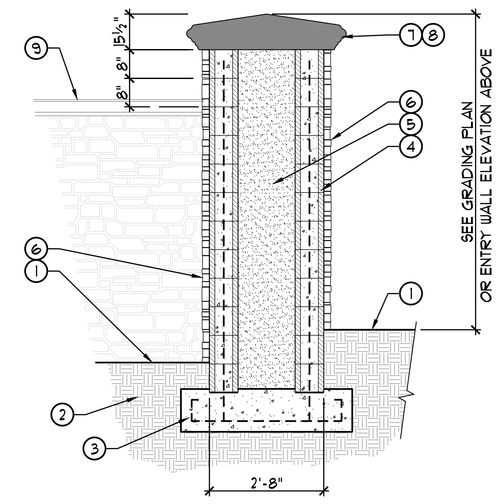
B CONCRETE MOWSTRIP

SCALE: 1 1/2"=1'-0" ©NUVIS APRIL 2009 / 0235-01 ConcreteMowstrip.dwg

1. FINISH GRADE PER GRADING PLAN
2. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
3. CONCRETE FOOTING & REINFORCING PER STRUCTURAL ENGINEER
4. 8x8x16 C.M.U. - GROUT SOLID
5. GROUT SOLID INSIDE OF PILASTER
6. STONE VENEER BY ELDORADO STONE - "BODEGA BLUFFSTONE" - STONE THICKNESS VARIES FROM 1⅜"-3½" SEE GROUT NOTE BELOW. STONE TO BE DRYSTACKED LAYED WITH NO GROUTED JOINTS
7. PRECAST CAP BY QUICK CRETE MODEL #Q-F38PC OR EQUAL COLOR: CHINA FINISH: ACID ETCH
8. PRECAST CAP BY QUICK CRETE MODEL #Q-F3867PC OR EQUAL. COLOR: CHINA FINISH: ACID ETCH CUT CAP AS NECESSARY TO FIT LENGTH OF PILASTER
9. SIGN WALL WHERE OCCURS PER PLAN

QUICK CRETE PRODUCTS CORP.
PHONE: (951) 737-6240
www.quickcrete.com

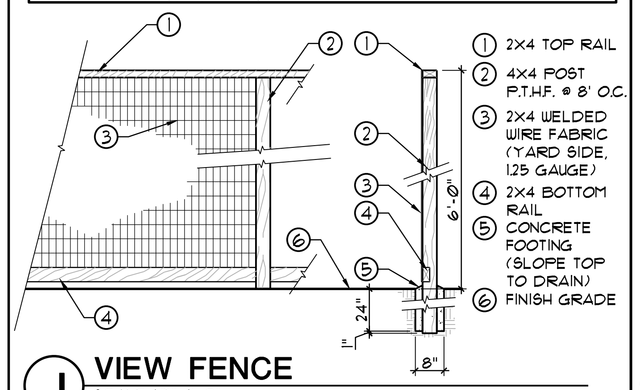
GROUT NOTE:
ALL GROUT FOR STONE VENEER AND PRECAST TO BE POLYBLEND - COLOR TO BE QUARTZ #101 OR EQUAL.



C SIGN WALL PILASTER

SCALE: 1/2"=1'-0" Entry Pilaster.dwg

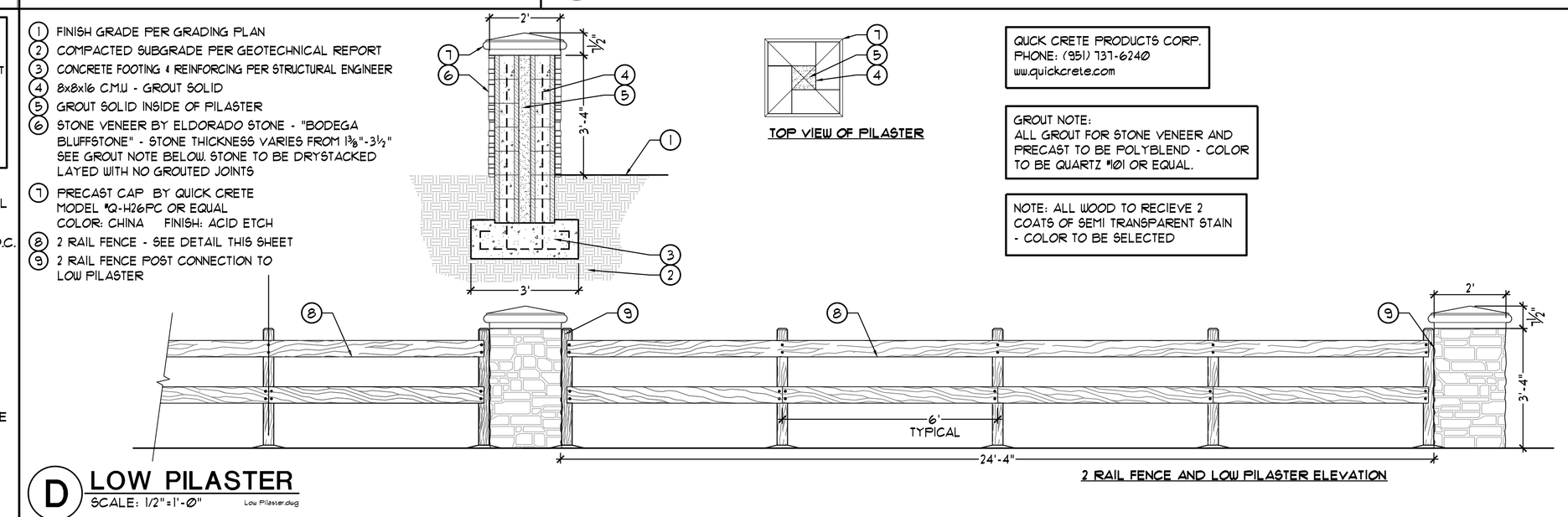
NOTES:
1. REFER TO MATERIAL SCHEDULE FOR INFORMATION RELATIVE TO COLOR, TYPE AND FINISH.
2. UNLESS OTHERWISE NOTED, NEW FINISH SURFACE SHALL BE FLUSH WITH ADJACENT EXISTING SURFACES.
3. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.
4. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION AND GRADING NOTES.
5. PROJECT GEOTECHNICAL REPORT OR RECOMMENDATIONS BY A STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE FOR ALL SOIL CONDITIONS, MATERIALS, REINFORCEMENT, DIMENSIONS, AND SUBBASE.



1. 2X4 TOP RAIL
2. 4X4 POST P.T.H.F. @ 8' O.C.
3. 2X4 WELDED WIRE FABRIC (1" YARD SIDE, 12½ GAUGE)
4. 2X4 BOTTOM RAIL
5. CONCRETE FOOTING (SLOPE TOP TO DRAIN)
6. FINISH GRADE

J VIEW FENCE

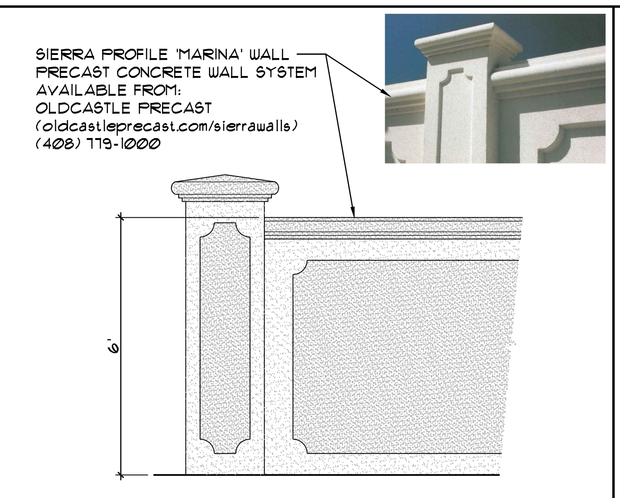
SCALE: 1/2"=1'-0"



D LOW PILASTER

SCALE: 1/2"=1'-0" Low Pilaster.dwg

NOTES:
1. SAWCUT OR SCORE JOINTS @ 10' O.C. MAX.
2. CONCRETE SHALL BE NATURAL COLOR WITH LIGHT BROOM FINISH
3. UNLESS OTHERWISE NOTED, NEW FINISH SURFACE SHALL BE FLUSH WITH ADJACENT EXISTING SURFACES.
4. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.
5. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION AND GRADING NOTES.
6. PROJECT GEOTECHNICAL REPORT OR RECOMMENDATIONS BY A STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE FOR ALL SOIL CONDITIONS, MATERIALS, REINFORCEMENT, DIMENSIONS, AND SUBBASE.

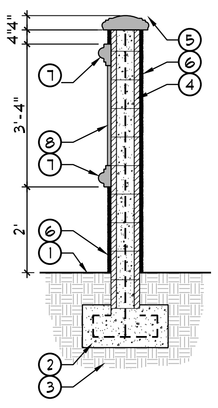


E PRECAST CONCRETE PERIMETER WALL SYSTEM

SCALE: 1/2"=1'-0" 0235-01 SeatWall.dwg

F

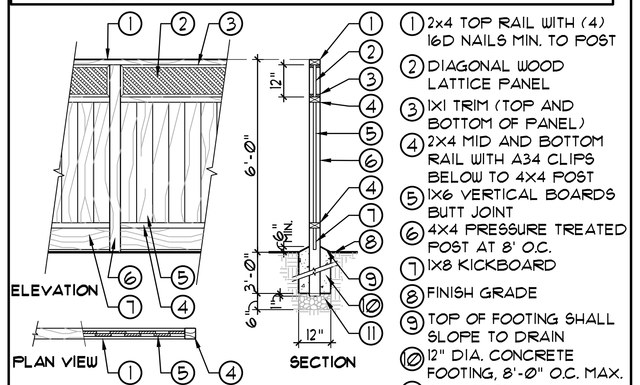
OMITTED



G ENTRY SIGN WALL

SCALE: 1/2"=1'-0" 0235-01 SeatWall.dwg

NOTES:
1. CONTRACTOR SHALL USE GALVANIZED NAILS THROUGHOUT.
2. REFER TO MATERIAL SCHEDULE FOR INFORMATION RELATIVE TO COLOR, TYPE AND FINISH.
3. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION AND GRADING NOTES.



1. 2x4 TOP RAIL WITH (4) 16D NAILS MIN. TO POST
2. DIAGONAL WOOD LATTICE PANEL
3. 1X1 TRIM (TOP AND BOTTOM OF PANEL)
4. 2X4 MID AND BOTTOM RAIL WITH A34 CLIPS BELOW TO 4X4 POST
5. 1X6 VERTICAL BOARDS BUTT JOINT
6. 4X4 PRESSURE TREATED POST AT 8' O.C.
7. 1X8 KICKBOARD
8. FINISH GRADE
9. TOP OF FOOTING SHALL SLOPE TO DRAIN
10. 12" DIA. CONCRETE FOOTING, 8'-0" O.C. MAX.
11. 6" LAYER CONSTRUCTION GRAVEL

K GOOD NEIGHBOR FENCE WITH LATTICE

SCALE: 3/8"=1'-0" Fence02.dwg

E8

LANDSCAPE ARCHITECT & STONE MASONRY CONTRACTOR
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	REFER TO DETAIL
DRAWN BY	AF/JS/TP
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

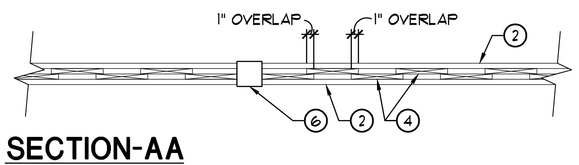
CONSTRUCTION DETAILS

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

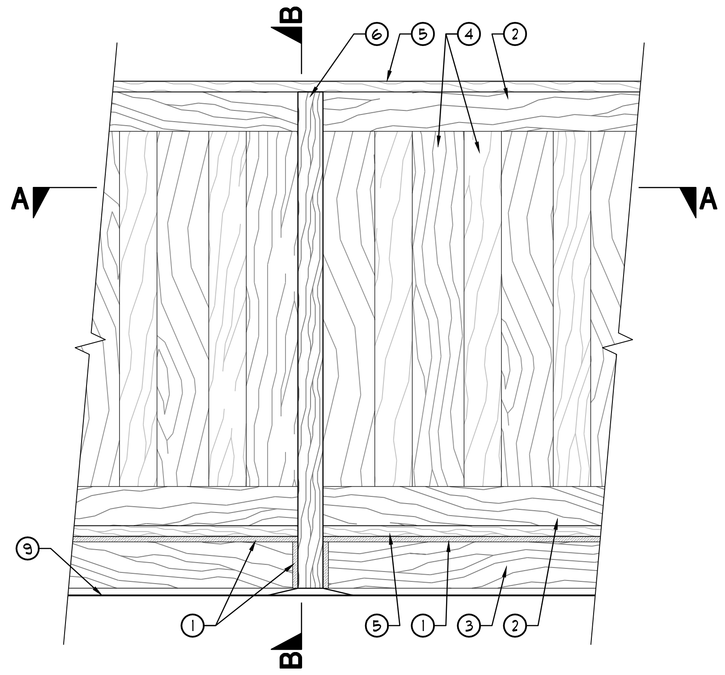
SHEET NUMBER L-8 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.



SECTION-AA



ELEVATION

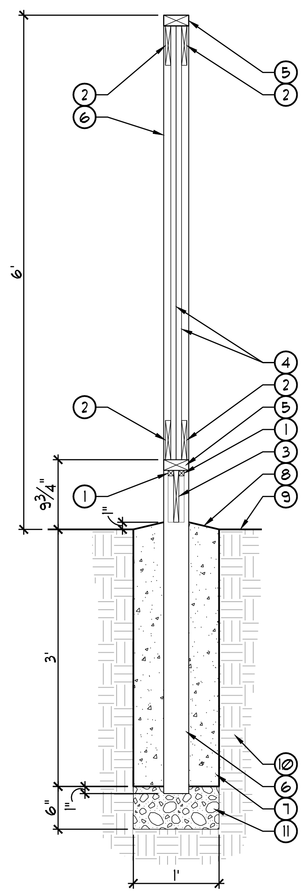
1. 1x1 REDWOOD
2. 1x6 REDWOOD TOP & BOTTOM RAIL
3. 1x8 REDWOOD KICKBOARD
4. 1x8 VERTICAL BOARDS STAGGERED WITH 1" OVERLAP
5. 2x4 REDWOOD TOP & BOTTOM RAIL
6. 4x4 PRESSURE TREATED DOUG FIR POST @ 8' O.C.
7. CONCRETE FOOTING
8. TOP OF FOOTING SHALL SLOPE TO DRAIN
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
11. 6" LAYER OF CONSTRUCTION GRAVEL

D GOOD NEIGHBOR WOOD FENCE

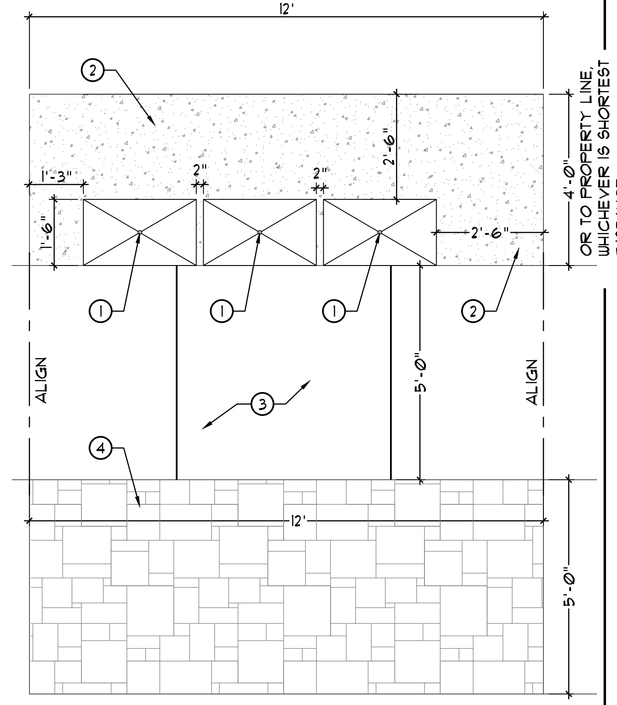
SCALE: 1" = 1'-0"

FileName.dwg

NOTES:
1. CONTRACTOR SHALL USE GALVANIZED NAILS THROUGHOUT



SECTION-BB



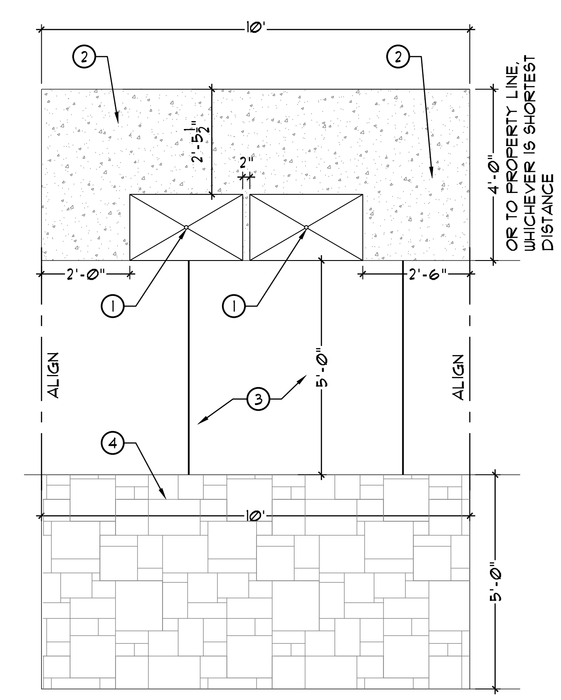
PLAN VIEW

1. VOGUE TRADITIONAL TYPE II CBU COMBO MAILBOX (3) - MODEL # 1510-12V2DB DARK BRONZE COLOR
2. NATURAL COLOR GRAY, MEDIUM BROOM FINISH CONCRETE ACCESS PAD
3. 5' WIDE SIDEWALK
4. BOMANITE STAMPED CONCRETE STEP OUT PAD - PATTERN: TL-0313Ø MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER

A TYP. 3 UNIT MAILBOX CLUSTER

SCALE: 1/2" = 1'-0"

0235-01 Beasloll.dwg



PLAN VIEW

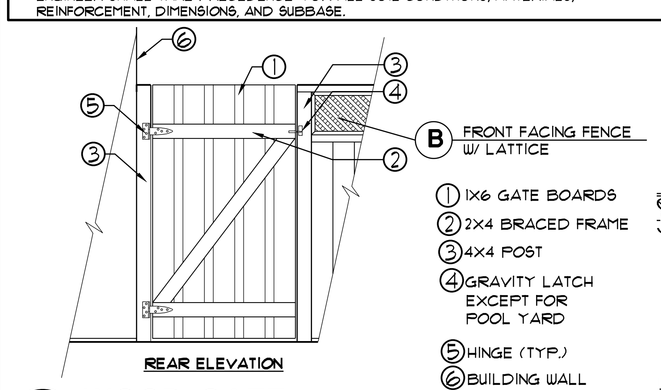
1. VOGUE TRADITIONAL TYPE II CBU COMBO MAILBOX (2) - MODEL # 1510-12V2DB DARK BRONZE COLOR
2. NATURAL COLOR GRAY, MEDIUM BROOM FINISH CONCRETE ACCESS PAD
3. 5' WIDE SIDEWALK
4. BOMANITE STAMPED CONCRETE STEP OUT PAD - PATTERN: TL-0313Ø MEDIUM ASHLAR SLATE - COLOR: TRAVERTINE BEIGE - SAMPLE TO BE APPROVED BY DEVELOPER

B TYP. 2 UNIT MAILBOX CLUSTER

SCALE: 1/2" = 1'-0"

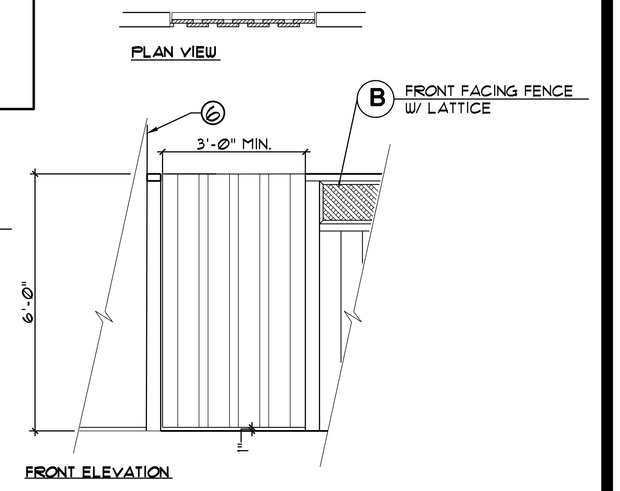
0235-01 Beasloll.dwg

NOTES:
1. REFER TO MATERIAL SCHEDULE FOR INFORMATION RELATIVE TO COLOR, TYPE AND FINISH.
2. UNLESS OTHERWISE NOTED, NEW FINISH SURFACE SHALL BE FLUSH WITH ADJACENT EXISTING SURFACES.
3. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.
4. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION AND GRADING NOTES.
5. PROJECT GEOTECHNICAL REPORT OR RECOMMENDATIONS BY A STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE FOR ALL SOIL CONDITIONS, MATERIALS, REINFORCEMENT, DIMENSIONS, AND SUBBASE.



REAR ELEVATION

1. 1X6 GATE BOARDS
2. 2X4 BRACED FRAME
3. 4X4 POST
4. GRAVITY LATCH EXCEPT FOR POOL YARD
5. HINGE (TYP.)
6. BUILDING WALL



FRONT ELEVATION

C WOOD GATE

SCALE: 1/2" = 1'-0"

HALSTEAD LANDSCAPE ARCHITECTURE & STONE MASONRY
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	REFER TO DETAIL
DRAWN BY	TP /NUVIS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

CONSTRUCTION DETAILS

NŪVIS

LANDSCAPE ARCHITECTURE
AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

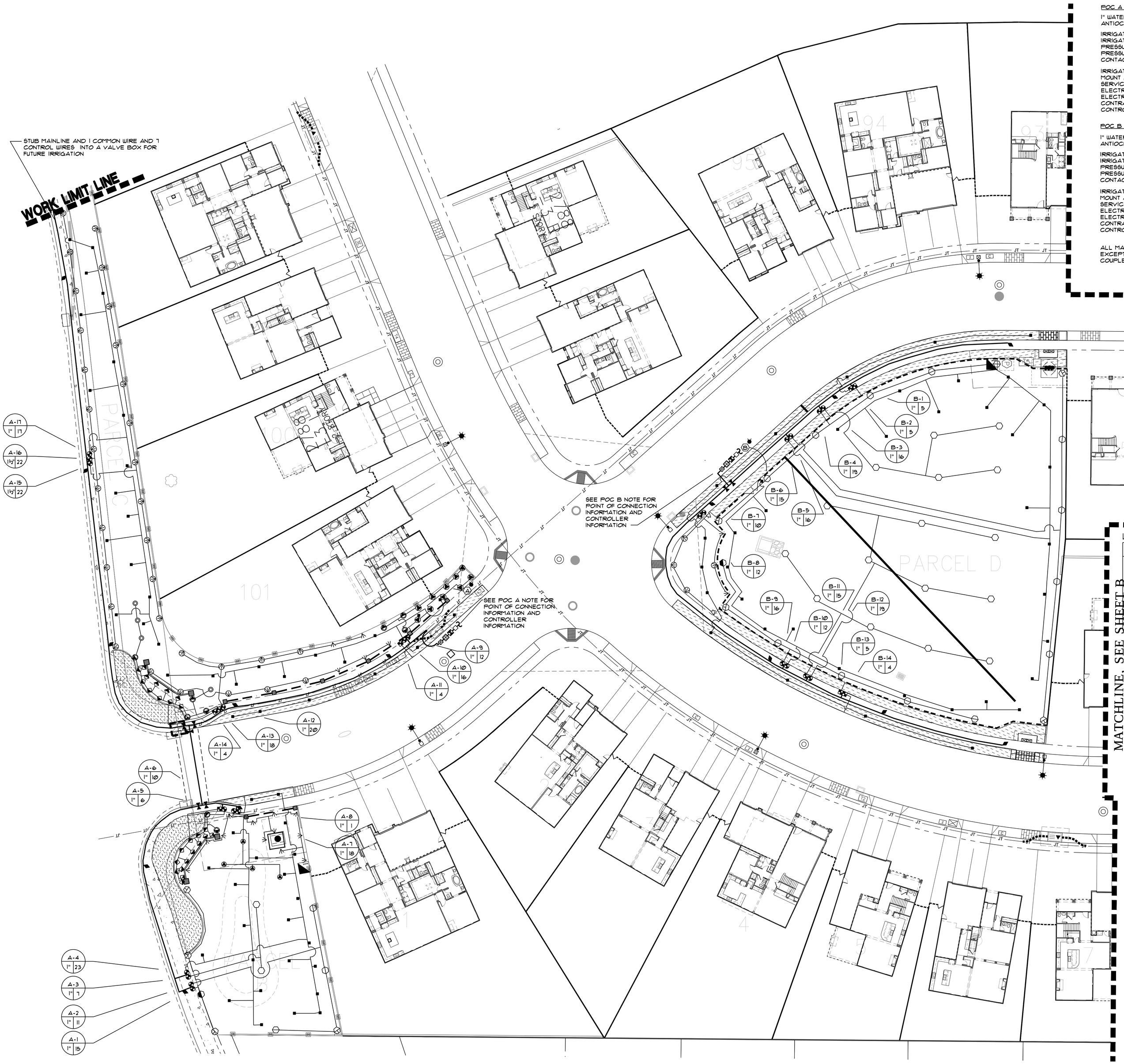
SHEET NUMBER L-9 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

E9



POC A NOTE:

1" WATER METER PROVIDED BY CITY OF ANTIOCH

IRRIGATION DEMAND: 22 GPM AT 82 PSI. IRRIGATION CONTRACTOR TO VERIFY PRESSURE BEFORE START OF WORK. IF PRESSURE VARIES FROM THAT STATED, CONTACT IRRIGATION CONSULTANT.

IRRIGATION CONTROLLER "A"- PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL ELECTRICAL STUB-OUT PROVIDED BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECT TO CONTROLLER.

POC B NOTE:

1" WATER METER PROVIDED BY CITY OF ANTIOCH

IRRIGATION DEMAND: 19 GPM AT 82 PSI. IRRIGATION CONTRACTOR TO VERIFY PRESSURE BEFORE START OF WORK. IF PRESSURE VARIES FROM THAT STATED, CONTACT IRRIGATION CONSULTANT.

IRRIGATION CONTROLLER "B"- PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL ELECTRICAL STUB-OUT PROVIDED BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECT TO CONTROLLER.

ALL MAINLINE FOR POC "A" AND "B" IS 1 1/2" EXCEPT FOR MAINLINE THAT FEEDS TO QUICK COUPLERS ONLY, THAT MAINLINE WILL 1"

SEE SHEET L-16 FOR IRRIGATION LEGEND AND NOTES.

LATERAL LINE SIZING CHART

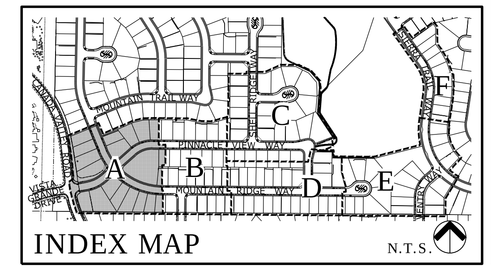
SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
ROTORS	1-8 9-18 19-28 29-55	1" 1 1/4" 1 1/2" 2"
SPRAYS & BUBBLERS AND SUBSURFACE	1-5 6-10 11-20 21-28 29-55	3/4" 1" 1 1/4" 1 1/2" 2"

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

NOTE:
REFER TO SHEET L-16-L-18 FOR IRRIGATION LEGEND, NOTES AND DETAILS.

A SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

REGISTERED LANDSCAPE ARCHITECT
STONE No. 1017
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

IRRIGATION PLAN SHEET A

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

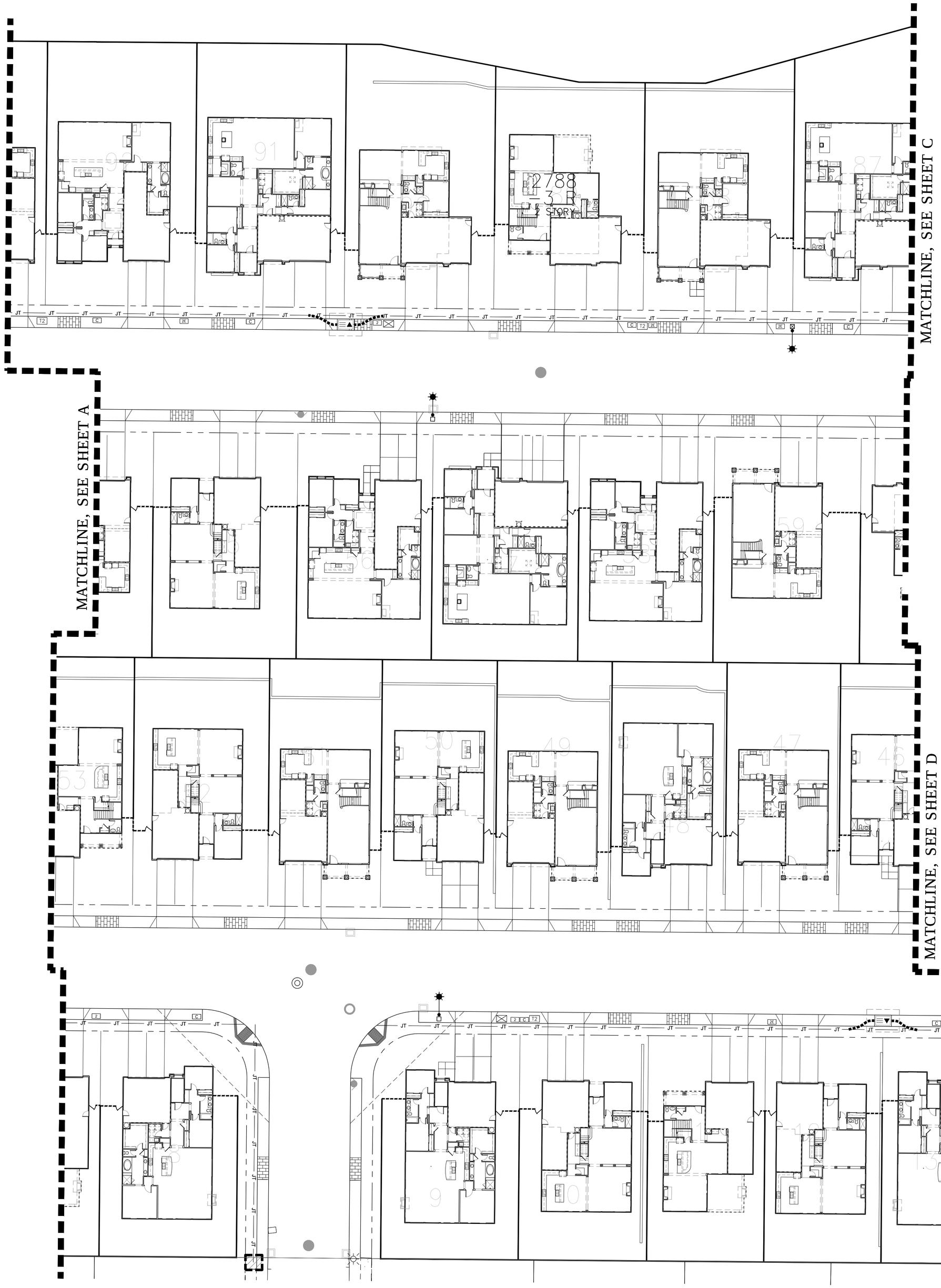
SHEET NUMBER L-10 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

E10



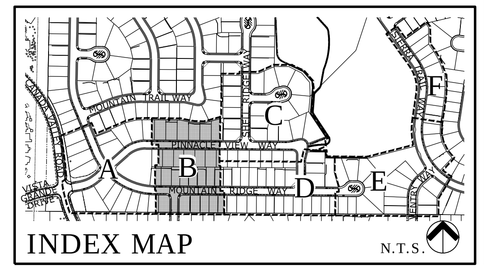
NOTE:
NO IRRIGATION THIS SHEET- INCLUDED FOR REFERENCE ONLY.

NOTE:
REFER TO SHEET L-16-L-18 FOR IRRIGATION LEGEND, NOTES AND DETAILS.

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

B SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

REGISTERED LANDSCAPE ARCHITECT
STONE
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

IRRIGATION PLAN SHEET B

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-11 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

E11



POC NOTE E:

3/4" WATER METER PROVIDED BY CITY OF ANTIOCH

IRRIGATION DEMAND :3 GPM AT 51 PSI. IRRIGATION CONTRACTOR TO VERIFY PRESSURE BEFORE START OF WORK. IF PRESSURE IS HIGHER THAN 60 PSI, INSTALL A WILKINS 600 SERIES 3/4" PRESSURE REGULATATOR DOWNSTREAM OF THE BACKFLOW

IRRIGATION CONTROLLER "D"- PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL ELECTRICAL STUB-OUT PROVIDED BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECT TO CONTROLLER.

MAINLINE FOR POC "E" IS 1"

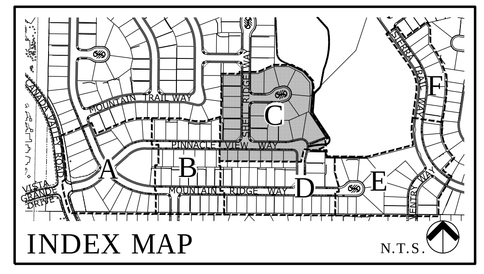
LATERAL LINE SIZING CHART

SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
SUBSURFACE AND BUBBLERS	1-5 6-10 11-20 21-28 29-55	3/4" 1" 1 1/4" 1 1/2" 2"

NOTE:
REFER TO SHEET L-16-L-18 FOR IRRIGATION LEGEND, NOTES AND DETAILS.

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

C SCALE: 1"=20'-0"
0' 20' 40' 80'



INDEX MAP N.T.S.

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
Signature
SEPTEMBER 30, 2017
Expiration Date
Date

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

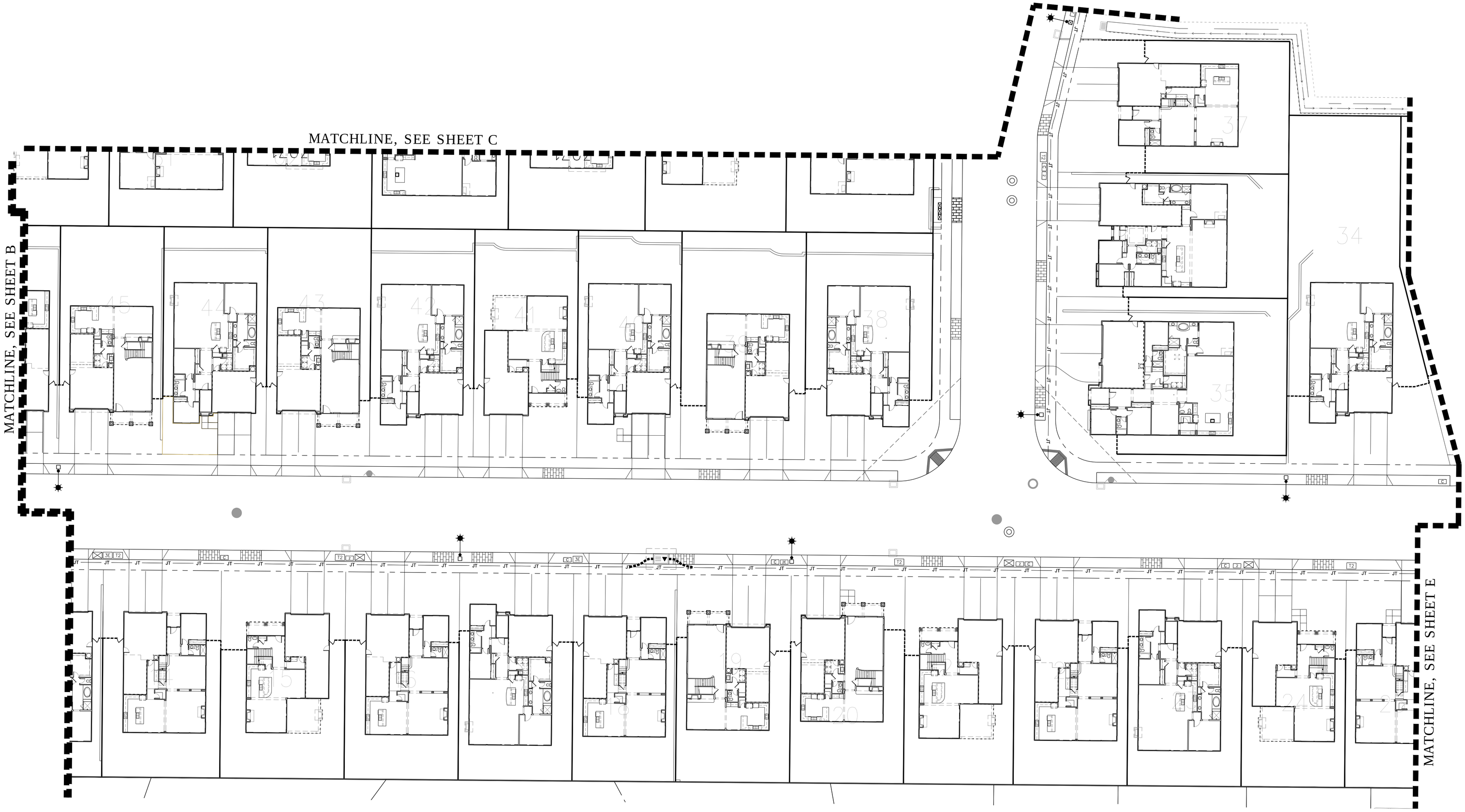
SHEET DESCRIPTION
IRRIGATION PLAN SHEET C

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-12 OF 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

E12

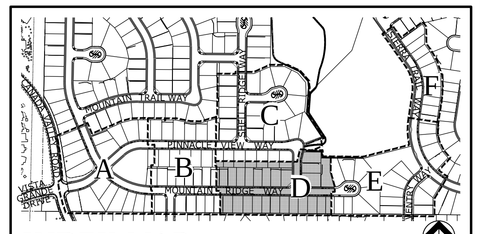


NOTE:
NO IRRIGATION THIS SHEET-INCLUDED FOR REFERENCE ONLY.

NOTE:
REFER TO SHEET L-16-L-18 FOR IRRIGATION LEGEND, NOTES AND DETAILS.

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

D SCALE: 1"=20'-0"
0' 20' 40' 80'



INDEX MAP N.T.S.

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
Signature
SEPTEMBER 30, 2017
Expiration Date
Date

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION
IRRIGATION PLAN SHEET D

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-13 OF 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

E13

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
ROTORS	1-8 9-18 19-28 29-55	1" 1 1/4" 1 1/2" 2"
SPRAYS & BUBBLERS AND SUBSURFACE	1-5 6-10 11-20 21-28 29-55	3/4" 1" 1 1/4" 1 1/2" 2"

POC NOTE C:

1" WATER METER PROVIDED BY CITY OF ANTIOCH

IRRIGATION DEMAND: 24 GPM AT 82 PSI. IRRIGATION CONTRACTOR TO VERIFY PRESSURE BEFORE START OF WORK. IF PRESSURE VARIES FROM THAT STATED, CONTACT IRRIGATION CONSULTANT.

IRRIGATION CONTROLLER "C"- PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL ELECTRICAL STUB-OUT PROVIDED BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECT TO CONTROLLER.

POC NOTE D:

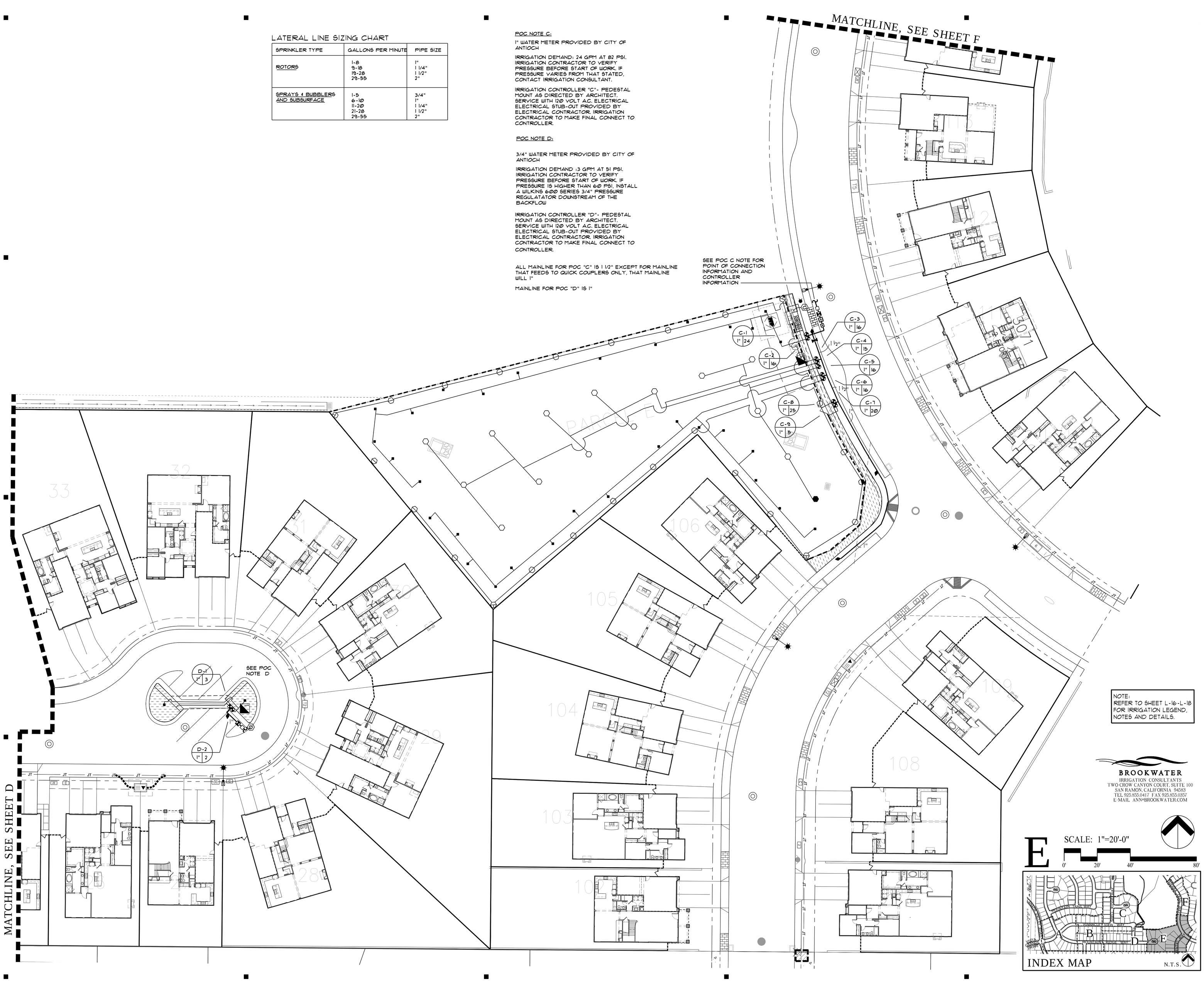
3/4" WATER METER PROVIDED BY CITY OF ANTIOCH

IRRIGATION DEMAND :3 GPM AT 51 PSI. IRRIGATION CONTRACTOR TO VERIFY PRESSURE BEFORE START OF WORK. IF PRESSURE IS HIGHER THAN 60 PSI, INSTALL A WILKINS 600 SERIES 3/4" PRESSURE REGULATATOR DOWNSTREAM OF THE BACKFLOW

IRRIGATION CONTROLLER "D"- PEDESTAL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL ELECTRICAL STUB-OUT PROVIDED BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECT TO CONTROLLER.

ALL MAINLINE FOR POC "C" IS 1 1/2" EXCEPT FOR MAINLINE THAT FEEDS TO QUICK COUPLERS ONLY, THAT MAINLINE WILL 1"

MAINLINE FOR POC "D" IS 1"



BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

E

SCALE: 1"=20'-0"

0' 20' 40' 80'

INDEX MAP N.T.S.

REGISTERED LANDSCAPE ARCHITECT & STONE MASONRY CONTRACTOR
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

IRRIGATION PLAN SHEET E

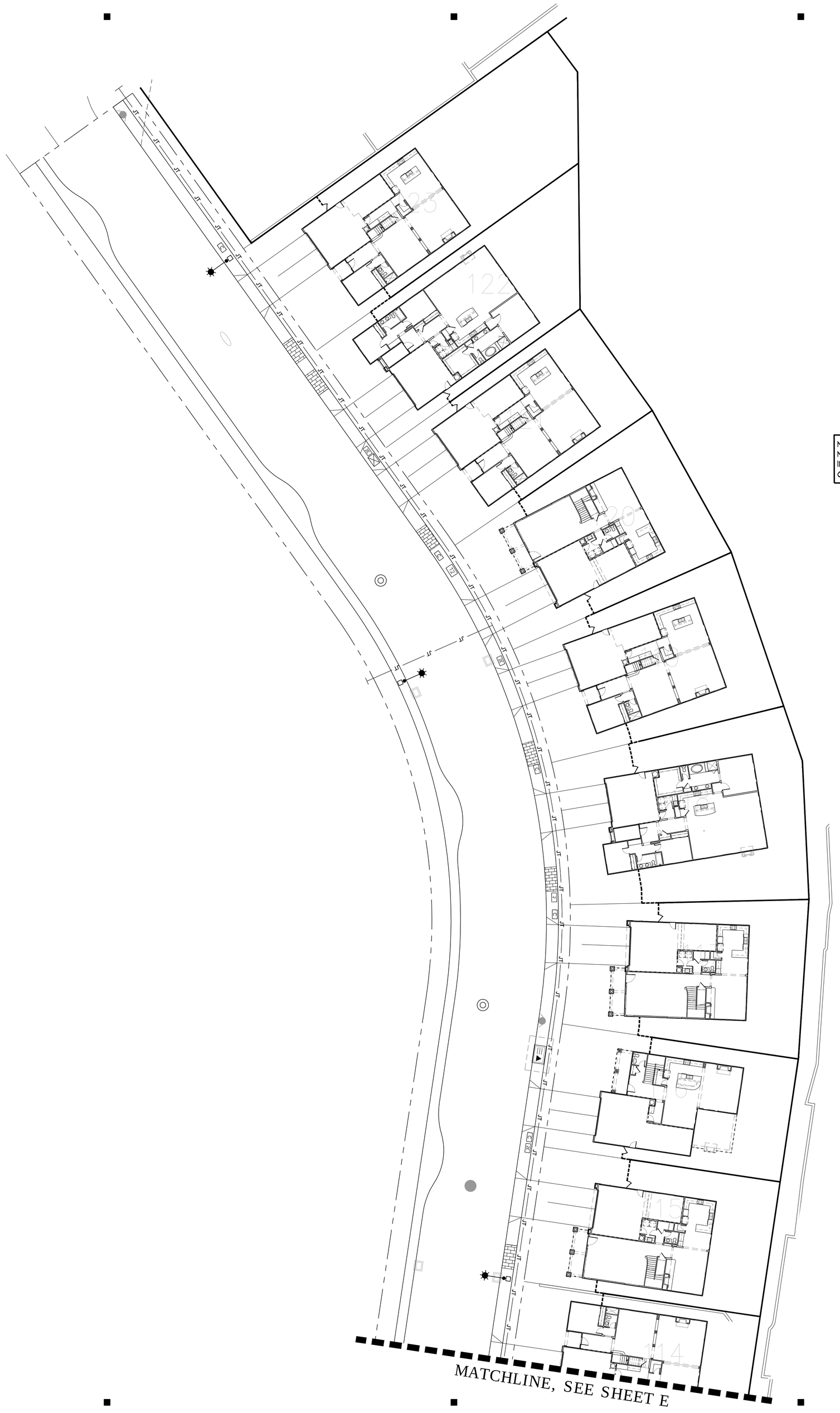
NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-14 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.



NOTE:
NO IRRIGATION THIS SHEET-
INCLUDED FOR REFERENCE
ONLY.

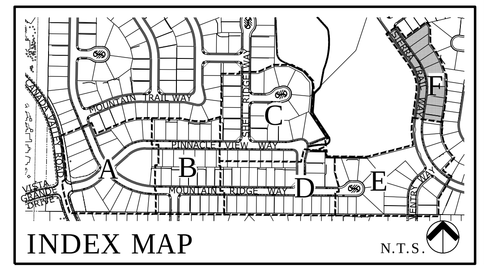
NOTE:
REFER TO SHEET L-16-L-18
FOR IRRIGATION LEGEND,
NOTES AND DETAILS.

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

F

SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

E15

REGISTERED LANDSCAPE ARCHITECT
ROBERT W. STONE No. 3881
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

IRRIGATION PLAN
SHEET F

NŪVIS

LANDSCAPE ARCHITECTURE
AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-15 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

6. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

8. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

9. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.

10. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

11. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES..

12. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)

13. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

14. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.

15. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

16. IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

17. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

18. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

19. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

20. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

21. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

22. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. CONTRACTOR TO REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

23. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

24. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION..

26. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

27. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

28. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 18" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 585' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):

- 0-8 GPM – 3/4"
- 8.1-15 GPM – 1"
- 15.1-25 GPM – 1 1/4"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

10. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.

11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH AND MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	MAX. RADIUS	MAX. SPACING
	5012-PL-FC-SAM-R-3.0	RAIN BIRD 12" POP-UP ROTOR SPRINKLER	45	3.09	40'	33'-36'
	5012-PL-PC-SAM-R-3.0	RAIN BIRD 12" POP-UP ROTOR SPRINKLER	45	3.09	40'	33'-36'
	5012-PL-PC-SAM-R-1.5	RAIN BIRD 12" POP-UP ROTOR SPRINKLER	45	1.54	35'	33'-36'
	5012-LA-PL-FC-SAM-R-2.0	RAIN BIRD 12" POP-UP LOW ANGLE ROTOR SPRINKLER	45	2.02	32'	27'-29'
	5012-LA-PL-PC-SAM-R-2.0	RAIN BIRD 12" POP-UP LOW ANGLE ROTOR SPRINKLER	45	2.02	32'	27'-29'
	RD-12-S-P45-F-R-13-18F,H,Q	RAIN BIRD 12" POP-UP ROTARY SHRUB SPRAY	45	1.96	18'	13'-18'
	RD-12-S-P45-F-R-17-24H,Q	RAIN BIRD 12" POP-UP ROTARY SHRUB SPRAY	45	1.84	23'	20'-26'
	RD-12-S-P30-F-HE-VAN-12H,Q	RAIN BIRD 12" POP-UP SHRUB SPRAY	30	1.18, .59	12'	11'
	RD-12-S-P30-F-HE-VAN-10H,Q	RAIN BIRD 12" POP-UP SHRUB SPRAY	30	1.78,.89, .45	10'	9'
	RD-12-S-P30-F-HE-VAN-8H,Q	RAIN BIRD 12" POP-UP SHRUB SPRAY	30	.59,.29	8'	7'
	RWS-B-C-1402/RWS-SOCK	RAIN BIRD ROOT WATERING SYSTEM WITH PRESSURE COMPENSATING BUBBLER-TWO BUBBLERS FOR ALL TREES NOT IN DETENTION BASINS.	30	.50	-	-
	1402	RAIN BIRD PRESS. COMP. BUBBLER - TREES INSTALL TWO BUBBLERS PER TREE IN DETENTION BASINS	30	.50	-	-
	ARV050	RAIN BIRD AIR/VACUUM RELIEF VALVE KIT				
	MDCFCAP	RAIN BIRD FLUSH CAP				
	PEB-PRS-D SERIES	RAIN BIRD REMOTE CONTROL VALVE WITH PRESSURE REGULATION				
	XCZ-LF-100-PRF	RAIN BIRD CONTROL ZONE KIT				
	33DNP	RAIN BIRD QUICK COUPLING VALVE				
	T-113IRR	NIBCO GATE VALVE - 2" AND SMALLER (LINE SIZE)				
	825YA-1 1/2"/ SBBC-30AL	FEBCO REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX ENCLOSURE				
	825YA-1"/ SBBC-15AL	FEBCO REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX ENCLOSURE-FOR COURTS				
	2160 SERIES	GRISWOLD MASTER REMOTE CONTROL VALVE				
	FS150	RAIN BIRD FLOW SENSOR				
A	ESP12LXMEF/ESPLXMSM12/ETC-LX	RAIN BIRD MODULAR CONTROLLER WITH ONE 12 STATION MODULE. ET MANAGER CARTRIDGE				
B	ESP12LXMEF/ESPLXMSM4/ETC-LX	RAIN BIRD MODULAR CONTROLLER WITH ONE 4 STATION MODULE. ET MANAGER CARTRIDGE				
C	ESP8LXMEF/ESPLXMSM4/ETC-LX	RAIN BIRD MODULAR CONTROLLER WITH ONE 4 STATION MODULE. ET MANAGER CARTRIDGE				
D E	ESP-SME-4/SMRT-Y	RAIN BIRD 4 STATION CONTROLLER WITH MOISTURE SENSOR.				
	LIMR	RAIN BIRD LANDSCAPE IRRIGATION AND MAINTENANCE REMOTE				
C-1		CONTROLLER AND STATION NUMBER				
15		APPROXIMATE GALLONS PER MINUTE				
1"		REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
		LATERAL LINE: 1120-200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		RAIN BIRD XFS SUB-SURFACE DRIPLINE WITH COPPER TECHNOLOGY. XFS-06-18-500 FOR ALL PLANTING AREAS WITH SHRUBS, GROUND COVER. SPACE ROW 18" APART. USE XFS-06-12-500 FOR SODDED LAWN AREAS. SPACE ROWS 18" APART. USE RAIN BIRD XF DRIPLINE INSERT FITTINGS. 4" COVER.				
		SLEEVE (SL): 1120-200 PSI PVC PLASTIC PIPE. 24" COVER.				

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

REGISTERED LANDSCAPE ARCHITECT
ROBERT W. STONE No. 1891
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE 06-28-2016
SCALE 1"-20'-0"
DRAWN BY AF
CHECKED BY RWS

REVISIONS/PLAN LOG

PHASE 1
PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION
IRRIGATION LEGEND AND NOTES SHEET F

NŪVIS

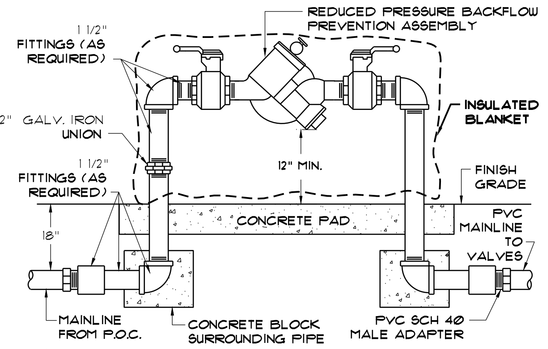
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

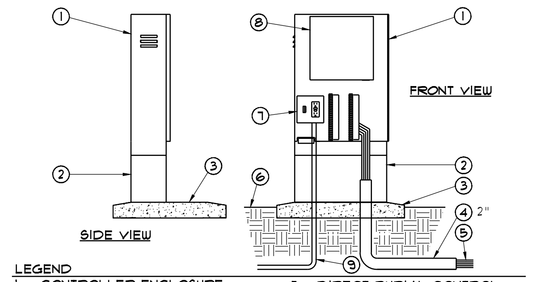
SHEET NUMBER L-16 OF 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP).

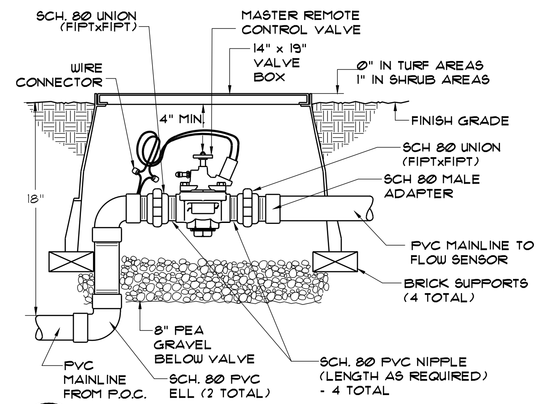


1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



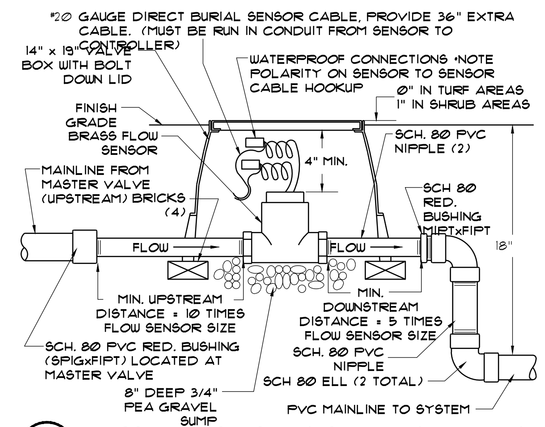
LEGEND
1. CONTROLLER ENCLOSURE.
2. PEDESTAL.
3. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 6" BEYOND EACH SIDE AND BACK, 24" IN FRONT OF ENCLOSURE W/ 1/2% SLOPE FOR DRAINAGE.
4. PVC LONG SWEEP ELL - USE ONE PER CONTROLLER.
5. DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES.
6. FINISH GRADE.
7. CONTROLLER SUB-ASSEMBLY (CSA) INCLUDES GFI & TERMINAL STRIPS WITH FLAGARDS.
8. AUTOMATIC CONTROLLER.
9. 120-VOLT SERVICE.

2 CONTROLLER ENCLOSURE - FRONT ENTRY
NOT TO SCALE

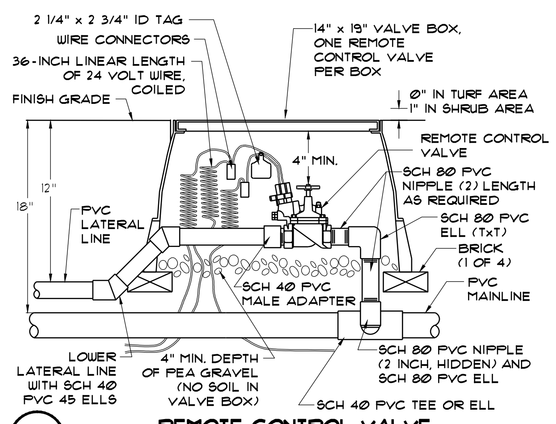


3 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

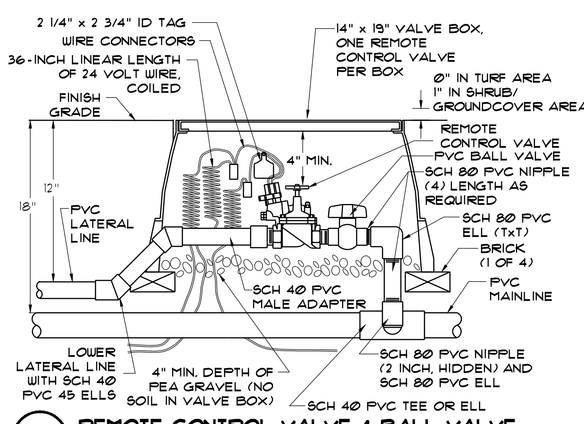
NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.



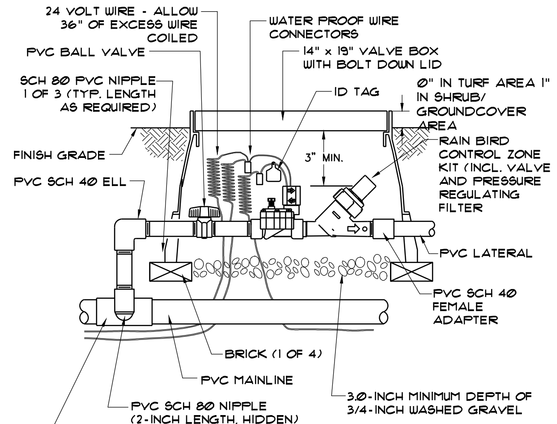
4 BRASS FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



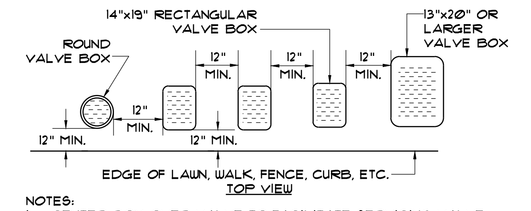
5 REMOTE CONTROL VALVE
NOT TO SCALE



6 REMOTE CONTROL VALVE & BALL VALVE
NOT TO SCALE

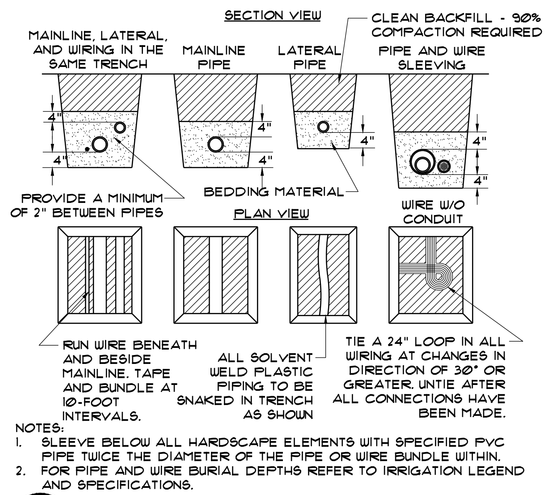


7 XERIGATION CONTROL ZONE KIT
NOT TO SCALE



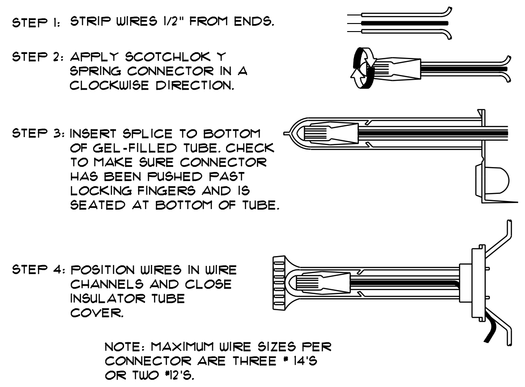
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAUN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAUN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.

8 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

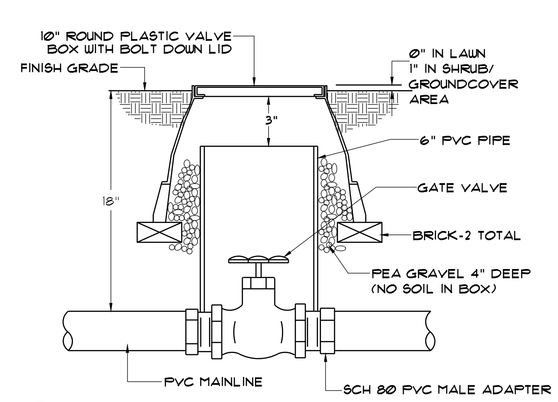


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

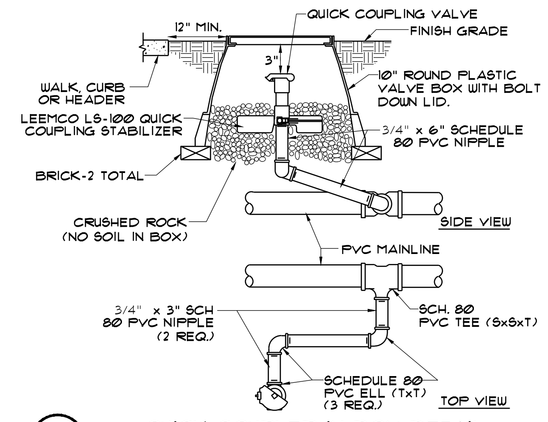
9 PIPE AND WIRE TRENCHING
NOT TO SCALE



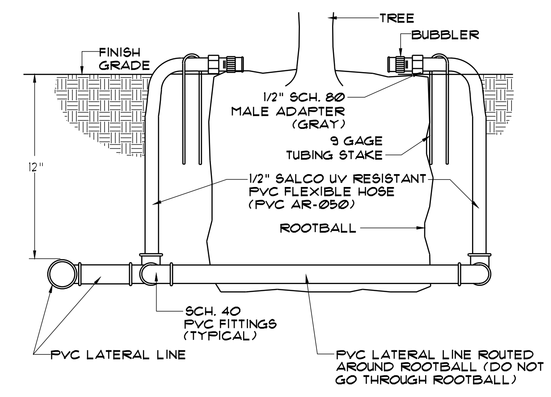
10 WIRE CONNECTION DETAIL
NOT TO SCALE



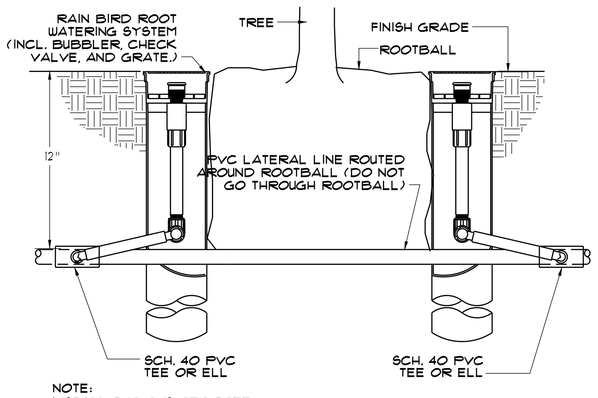
11 GATE VALVE DETAIL - 2" & SMALLER
NOT TO SCALE



12 QUICK COUPLER IN BOX DETAIL
NOT TO SCALE

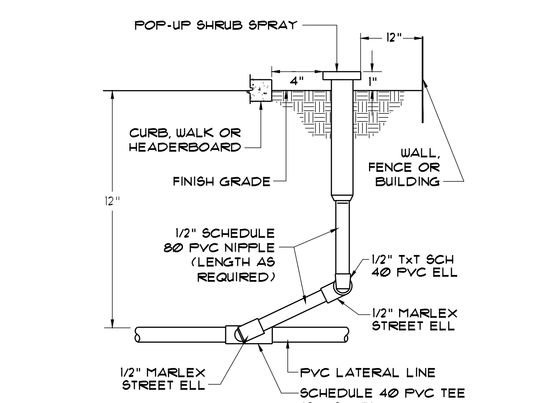


13 TREE BUBBLER DETAIL
NOT TO SCALE

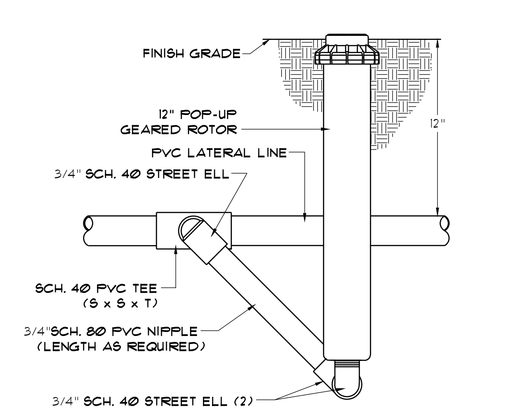


NOTE:
INSTALL TWO RWS PER TREE.

14 RAIN BIRD ROOT WATERING SYSTEM (RWS)
NOT TO SCALE



15 SHRUB POP-UP INSTALLATION DETAIL
NOT TO SCALE



16 12" POP-UP ROTOR DETAIL
NOT TO SCALE

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

E17

RICHARD STONE LANDSCAPE ARCHITECT
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

IRRIGATION DETAILS

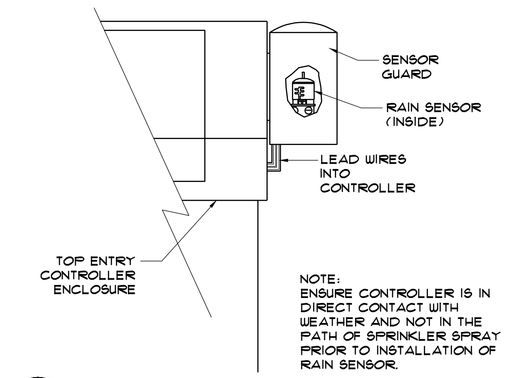
NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-17 OF 34

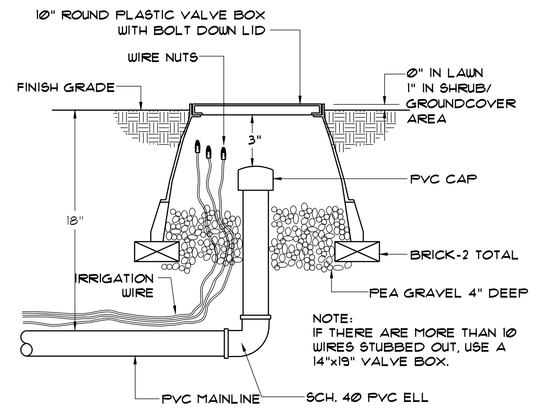
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

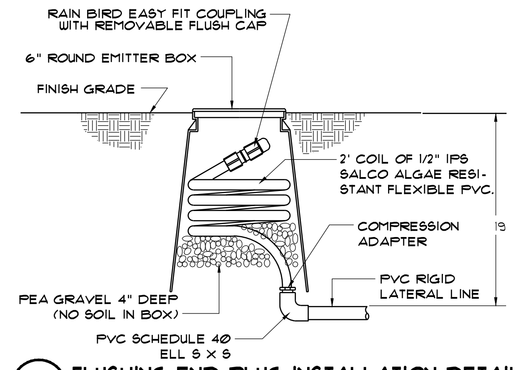
© NOT PUBLISHED. ALL RIGHTS RESERVED.



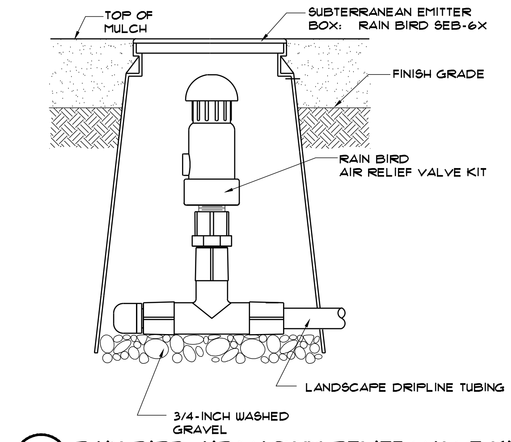
17 RAIN SENSOR ON CONTROLLER ENCLOSURE
NOT TO SCALE



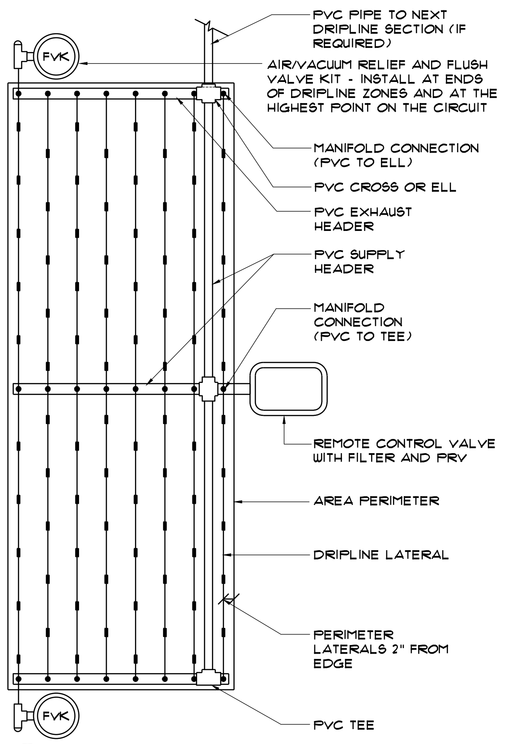
18 MAINLINE CAP AND WIRE STUB DETAIL
NOT TO SCALE



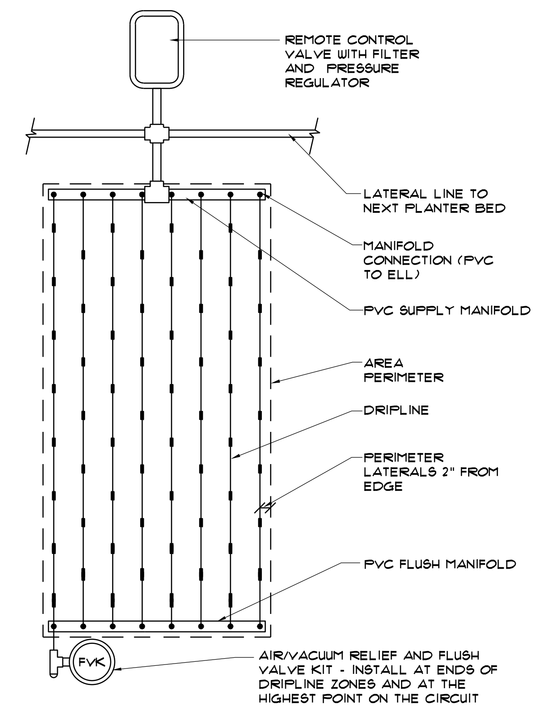
19 FLUSHING END PLUG INSTALLATION DETAIL
NOT TO SCALE



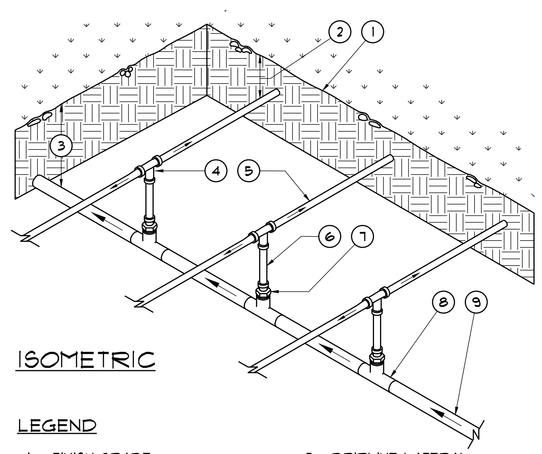
20 RAIN BIRD AIR/VACUUM RELIEF VALVE KIT
NOT TO SCALE



21 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



22 END FEED INLINE DRIP LAYOUT
NOT TO SCALE

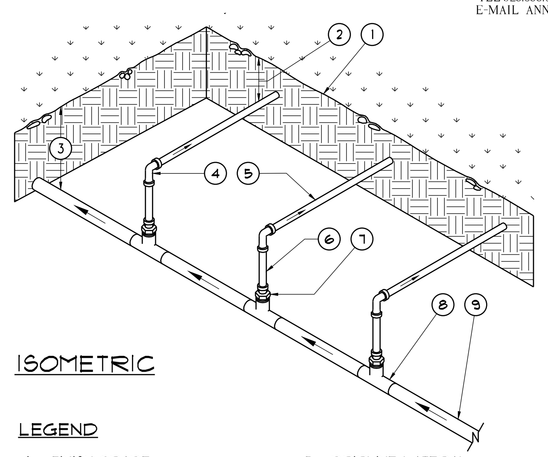


ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (9x9xT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

23 CENTER FEED MANIFOLD
NOT TO SCALE

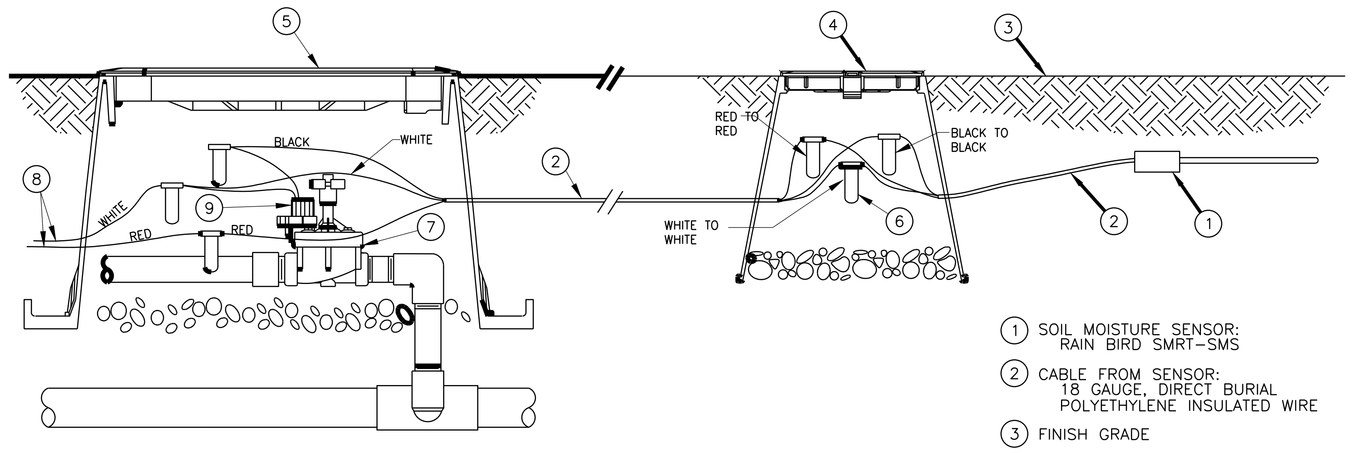


ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE ELL FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (9x9xT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

24 END FEED MANIFOLD
NOT TO SCALE



NOTES:
1. SENSOR CANNOT BE LOCATED MORE THAN 4000' FROM CONTROLLER.
2. FOR LOCATION PURPOSES KEEP THE SENSOR, SPLICE BOX, AND VALVE BOX IN A STRAIGHT LINE.
3. SCRIBE A LINE ACROSS THE LID OF THE SPLICE BOX TO SHOW THE DIRECTION OF THE SENSOR.
4. USE WATERPROOF WIRE CONNECTORS TO ENSURE ADEQUATE SENSOR FUNCTIONALITY.
5. SELECT A ZONE WIRE WHICH ACTIVATES A SINGLE VALVE.
6. INSTALL THE SENSOR IN A LOCATION WHICH IS THE MOST REPRESENTATIVE OF THE ENTIRE SITE BEING IRRIGATED.

1. SOIL MOISTURE SENSOR: RAIN BIRD SMRT-SMS
2. CABLE FROM SENSOR: 18 GAUGE, DIRECT BURIAL POLYETHYLENE INSULATED WIRE
3. FINISH GRADE
4. ROUND VALVE BOX WITH COVER USED AS JUNCTION BOX: RAIN BIRD VB-7RND
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. WATERPROOF WIRE CONNECTOR: RAIN BIRD DB SERIES DB0100 (1 OF 6)
7. RAIN BIRD REMOTE CONTROL VALVE
8. WIRES TO CONTROLLER (LENGTH AS REQUIRED)
9. VALVE SOLENOID

D SOIL MOISTURE SENSOR
R.I.S. RAIN BIRD SMRT-Y

SMRT-Y SENSOR.DWG

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

PAUL STEVENS LANDSCAPE ARCHITECT & STONE MASON
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION
IRRIGATION DETAILS

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-18 OF 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

CITY OF
Antioch
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: Parkridge
PROJECT ADDRESS: Antioch

PREPARED BY: JANET LUEHRS (CID, CLIA #006435)
BROOKWATER INC., IRRIGATION CONSULTANTS
FIVE CROW CANYON COURT, SUITE 105
SAN RAMON, CA 94583
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)
ann@brookwater.com

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE **MAXIMUM APPLIED WATER ALLOWANCE**

MAWA = ETo x .62 x ((.7 x HA) + (.3 x SLA))

YEARLY ETo	#N/A	
CONVERSION FACTOR	0.62	
ET ADJUSTMENT FACTOR	0.7	
TOTAL IRRIGATED LANDSCAPE AREA (HA)	86,264	SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0	SQUARE FEET
LANDSCAPE WATER ALLOWANCE	**#N/A**	**GALLONS PER YEAR**
TOTAL ACRE FEET	#N/A	ACRE FEET

CALCULATIONS:
#N/A x 0.62 x ((0.7 x 86,264 + 0.3 x 0)) = #N/A

PART TWO **ESTIMATED TOTAL WATER USE**

*ETWU = ETo x .62 (((PF x HA) / IE)+SLA)

AVERAGE IRRIGATION EFFICIENCY	0.83	
TOTAL PLANT FACTOR x HYDROZONE AREA (PF x HA) FROM TABLE	43,625	
SPECIAL LANDSCAPE AREA	0	
ESTIMATED TOTAL WATER USE	**#N/A**	**GALLONS PER YEAR**
TOTAL ACRE FEET	#N/A	ACRE FEET
PERCENT OF ETo	#N/A	

CALCULATIONS:
#N/A x 0.62 x ((43,625 / 0.83) + 0) = #N/A

HYDROZONE TABLE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	2,392	2.8%
Bioretention Plants (HW-BR)	0	0.0%
Medium Water Use Plants (MW)	83,872	97.2%
Low Water Use Plants (LW)	0	0.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	86,264	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (R)	62,278	72.2%
Multi-Stream Rotator (MR)	11,250	13.0%
Spray (S)	1,398	1.6%
Bubbler (B)	1,646	1.9%
Drip (D)	0	0.0%
In-Line Drip (DL)	9,692	11.2%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%
	86,264	

Plant Type	Total Sq. Ft.	% of Landscape
Turf	2,392	2.8%
Shrubs	82,226	95.3%
Groundcover	0	0.0%
Trees	1,646	1.9%
	86,264	

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
Signature
SEPTEMBER 30, 2017
Expiration Date
Date

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1
PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION
IRRIGATION WATER CALCULATIONS

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

SHEET NUMBER L-19 OF 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

HYDROZONE TABLE

VALVE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	HYDROZONE AREA (HA) (Sq Ft)	PF x HA	% LANDSCAPE AREA	PRECIP. RATE
A-1	SHRUB	MW	0.50	R	0.80	1,622	811	1.9%	0.89
A-2	SHRUB	MW	0.50	R	0.80	2,210	1,105	2.6%	0.48
A-3	SHRUB	MW	0.50	R	0.80	1,576	788	1.8%	0.43
A-4	TREE	MW	0.50	B	0.85	289	145	0.3%	7.66
A-5	TURF	HW	0.70	DL	0.90	1,828	1,280	2.1%	1.07
A-6	SHRUB	MW	0.50	S	0.70	314	157	0.4%	3.07
A-7	SHRUB	MW	0.50	MR	0.80	1,847	924	2.1%	0.94
A-8	SHRUB	MW	0.50	DL	0.90	182	91	0.2%	0.43
A-9	SHRUB	MW	0.50	S	0.70	517	259	0.6%	2.24
A-10	TREE	MW	0.50	B	0.85	201	101	0.2%	7.67
A-11	SHRUB	MW	0.50	DL	0.90	870	435	1.0%	0.43
A-12	SHRUB	MW	0.50	MR	0.80	2,343	1,172	2.7%	0.82
A-13	SHRUB	MW	0.50	S	0.70	567	284	0.7%	3.06
A-14	TURF	HW	0.70	DL	0.90	564	395	0.7%	0.64
A-15	SHRUB	MW	0.50	MR	0.80	3,026	1,513	3.5%	0.70
A-16	SHRUB	MW	0.50	MR	0.80	3,026	1,513	3.5%	0.70
A-17	TREE	MW	0.50	B	0.85	214	107	0.2%	7.65
B-1	SHRUB	MW	0.50	DL	0.90	1,029	515	1.2%	0.43
B-2	SHRUB	MW	0.50	DL	0.90	1,142	571	1.3%	0.43
B-3	SHRUB	MW	0.50	R	0.80	4,504	2,252	5.2%	0.34
B-4	SHRUB	MW	0.50	R	0.80	4,504	2,252	5.2%	0.41
B-5	SHRUB	MW	0.50	R	0.80	4,504	2,252	5.2%	0.34
B-6	TREE	MW	0.50	B	0.85	188	94	0.2%	7.68
B-7	SHRUB	MW	0.50	MR	0.80	1,008	504	1.2%	0.96
B-8	TREE	MW	0.50	B	0.85	151	76	0.2%	7.65
B-9	SHRUB	MW	0.50	R	0.80	4,504	2,252	5.2%	0.34
B-10	TREE	MW	0.50	B	0.85	151	76	0.2%	7.65
B-11	SHRUB	MW	0.50	R	0.80	4,504	2,252	5.2%	0.32
B-12	SHRUB	MW	0.50	R	0.80	4,504	2,252	5.2%	0.41
B-13	SHRUB	MW	0.50	DL	0.90	1,007	504	1.2%	0.43
B-14	SHRUB	MW	0.50	DL	0.90	921	461	1.1%	0.43
C-1	SHRUB	MW	0.50	R	0.80	4,975	2,488	5.8%	0.46
C-2	TREE	MW	0.50	B	0.85	201	101	0.2%	7.67
C-3	SHRUB	MW	0.50	R	0.80	4,975	2,488	5.8%	0.31
C-4	SHRUB	MW	0.50	R	0.80	4,975	2,488	5.8%	0.29
C-5	SHRUB	MW	0.50	R	0.80	4,975	2,488	5.8%	0.31
C-6	TREE	MW	0.50	B	0.85	201	101	0.2%	7.67
C-7	SHRUB	MW	0.50	R	0.80	4,975	2,488	5.8%	0.39
C-8	SHRUB	MW	0.50	R	0.80	4,975	2,488	5.8%	0.48
C9	SHRUB	MW	0.50	DL	0.90	983	492	1.1%	0.43
D-1	SHRUB	MW	0.50	DL	0.90	575	288	0.7%	0.43
D-2	TREE	MW	0.50	B	0.85	25	13	0.0%	7.70
E-1	TREE	MW	0.50	B	0.85	25	13	0.0%	7.70
E-2	SHRUB	MW	0.50	DL	0.90	591	296	0.7%	0.43
TOTALS					**0.83** Average IE	**86,264**	**43,625**	**100.0%**	

E20

BROOKWATER
IRRIGATION CONSULTANTS
TWO CROW CANYON COURT, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL 925.855.0417 FAX 925.855.0357
E-MAIL ANN@BROOKWATER.COM

REGISTERED LANDSCAPE ARCHITECT
STONE, RUSSELL
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE 06-28-2016
SCALE 1"-20'-0"
DRAWN BY AF
CHECKED BY RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION
IRRIGATION WATER CALCULATIONS

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-20 of 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

WORK LIMIT LINE

6 | RAP PL | 5 GAL.
8 | SEQ SEM | 24" BOX
15 | PIT VAR | 5 GAL.
18 | FEI SEL | 5 GAL.

98 99 100 101 94 95 96 97 93

CANADA VALLEY ROAD

PARCEL C

PARCEL B

PARCEL D

PINNACLE VIEW WAY

MOUNTAIN RIDGE WAY

11 | CEA JOY | 5 GAL.
20 | PIT VAR | 5 GAL.
4 | CEA JOY | 5 GAL.
6 | PLA ACE | 24" BOX
22 | RAP PL | 5 GAL.
15 | PIT VAR | 5 GAL.
1 | QUE AGR | 36" BOX
47 | RAP PL | 5 GAL.
4 | LAG MUS | 24" BOX
13 | RAP PL | 5 GAL.
1 | QUE AGR | 36" BOX
33 | RAP PL | 5 GAL.
10 | FEI SEL | 5 GAL.
27 | PIT VAR | 5 GAL.
EXISTING SYCAMORE STREET TREE
LANDSCAPE MOUNDING
1 | PLA ACE | 24" BOX
7 | BET PEN | 15 GAL.
18 | CEA JOY | 5 GAL.
12 | PIT VAR | 5 GAL.

7 | SEQ SEM | 24" BOX
22 | FEI SEL | 5 GAL.
8 | FEI SEL | 5 GAL.
25 | PIT VAR | 5 GAL.
4 | CEA JOY | 5 GAL.
4 | BET PEN | 24" BOX
4 | CEA JOY | 5 GAL.
29 | RAP PL | 5 GAL.
10 | FEI SEL | 5 GAL.
12 | XYL CON | 5 GAL.
23 | PIT VAR | 5 GAL.
6 | FEI SEL | 5 GAL.
12 | SEQ SEM | 24" BOX
20 | XYL CON | 5 GAL.

7 | PIS CHI | 15 GAL.
2 | SEQ SEM | 24" BOX
10 | PIT VAR | 5 GAL.
13 | RAP PL | 5 GAL.
10 | RAP PL | 5 GAL.
42 | AGA AFR | 1 GAL.
30 | RAP PL | 5 GAL.
40 | AGA AFR | 1 GAL.
12 | AGA AFR | 1 GAL.
8 | ACE RUB | 15 GAL.
10 | PIS CHI | 15 GAL.
10 | PIN HAL | 15 GAL.
5 | BET PEN | 15 GAL.
7 | BET PEN | 15 GAL.
15 | CEA JOY | 5 GAL.
3 | LAG MUS | 24" BOX
57 | GRE NOE | 5 GAL.
2 | CEA JOY | 5 GAL.
6 | GRE NOE | 5 GAL.
11 | ACE RUB | 15 GAL.
9 | PIT VAR | 5 GAL.
7 | XYL CON | 5 GAL.
6 | CEA JOY | 5 GAL.
12 | LIG TEX | 5 GAL.
2 | PIS CHI | 15 GAL.
3 | BET PEN | 15 GAL.
3 | XYL CON | 5 GAL.
8 | RAP PL | 5 GAL.
3 | CEA JOY | 5 GAL.

1 2 3 4 5 6 7 54 53

MATCHLINE, SEE SHEET B

NOTE:
NO MOW FESCUE TO EXTEND UNDER AND AROUND ALL TREES AND SHRUBS INSIDE THE FENCE LINE.

STREET TREE NOTES:
1. ALL STREET TREES TO BE LOCATED IN THE FIELD. PLANT A MINIMUM OF 5' FROM INSTALLED UTILITIES. IF PLANTING WITHIN 10' OF UTILITIES INSTALL ADDITIONAL ROOT BARRIER ACROSS PARKWAY, BETWEEN THE SIDEWALK AND CURB. PROVIDE ROOT BARRIER SHIELDS ALONG BACK OF CURB AND FRONT OF SIDEWALK EXTENDING 10 FEET IN EITHER DIRECTION FROM STREET TREE ROOTBALL. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 24". TYPICAL FOR ALL STREET TREES PLANTED BETWEEN CURB AND SIDEWALK. BARRIERS TO BE SIMILARLY BE INSTALLED ALONG THE BACK OF WALK FOR ANY FRONTAGE TREE INSTALLED WITHIN 10' OF SIDEWALK. ROOT BARRIERS TO BE DEEP ROOT UB 24-2 OR APPROVED EQUAL.

NOTE:
REFER TO SHEET L-27 FOR PLANTING LEGEND, NOTES AND DETAILS.

A SCALE: 1"=20'-0"
0' 20' 40' 80'

INDEX MAP N.T.S.

E21

REGISTERED LANDSCAPE ARCHITECT
RICHARD W. STONE No. 3987
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME
PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION
PLANTING PLAN SHEET A

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-21 OF 34
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.



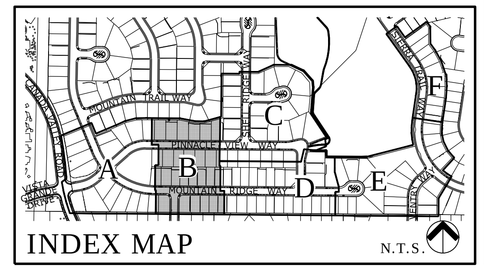
NOTE:
REFER TO SHEET L-21 FOR PLANTING LEGEND, NOTES AND DETAILS.

STREET TREE NOTES:

1. ALL STREET TREES TO BE LOCATED IN THE FIELD. PLANT A MINIMUM OF 5' FROM INSTALLED UTILITIES. IF PLANTING WITHIN 10' OF UTILITIES INSTALL ADDITIONAL ROOT BARRIER ACROSS PARKWAY, BETWEEN THE SIDEWALK AND CURB.
2. PROVIDE ROOT BARRIER SHIELDS ALONG BACK OF CURB AND FRONT OF SIDEWALK EXTENDING 10 FEET IN EITHER DIRECTION FROM STREET TREE ROOTBALL. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 24". TYPICAL FOR ALL STREET TREES PLANTED BETWEEN CURB AND SIDEWALK. BARRIERS TO BE SIMILARLY BE INSTALLED ALONG THE BACK OF WALK FOR ANY FRONTAGE TREE INSTALLED WITHIN 10' OF SIDEWALK. ROOT BARRIERS TO BE DEEP ROOT UB 24-2 OR APPROVED EQUAL.

B SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP

REGISTERED LANDSCAPE ARCHITECT
ROBERT W. STONE No. 3881
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

PLANTING PLAN SHEET B

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-22 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

E22



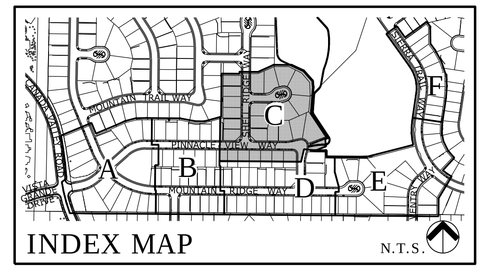
STREET TREE NOTES:

1. ALL STREET TREES TO BE LOCATED IN THE FIELD. PLANT A MINIMUM OF 5' FROM INSTALLED UTILITIES. IF PLANTING WITHIN 10' OF UTILITIES INSTALL ADDITIONAL ROOT BARRIER ACROSS PARKWAY, BETWEEN THE SIDEWALK AND CURB.
2. PROVIDE ROOT BARRIER SHIELDS ALONG BACK OF CURB AND FRONT OF SIDEWALK EXTENDING 10 FEET IN EITHER DIRECTION FROM STREET TREE ROOTBALL. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 24". TYPICAL FOR ALL STREET TREES PLANTED BETWEEN CURB AND SIDEWALK. BARRIERS TO BE SIMILARLY BE INSTALLED ALONG THE BACK OF WALK FOR ANY FRONTAGE TREE INSTALLED WITHIN 10' OF SIDEWALK. ROOT BARRIERS TO BE DEEP ROOT UB 24-2 OR APPROVED EQUAL.

NOTE:
REFER TO SHEET L-27 FOR PLANTING LEGEND, NOTES AND DETAILS.

C SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

E23

REGISTERED LANDSCAPE ARCHITECT
ROBERT W. STONE No. 3891
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF/JS
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

PLANTING PLAN SHEET C

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-23 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

MATCHLINE, SEE SHEET C

MATCHLINE, SEE SHEET B

MATCHLINE, SEE SHEET E

MOUNTAIN LAKE WAY

MOUNTAIN RIDGE WAY

MOUNTAIN RIDGE COURT

6 | ACE RUB | 15 GAL.

15 | PIS CHI | 15 GAL.

7 | PIS CHI | 15 GAL.

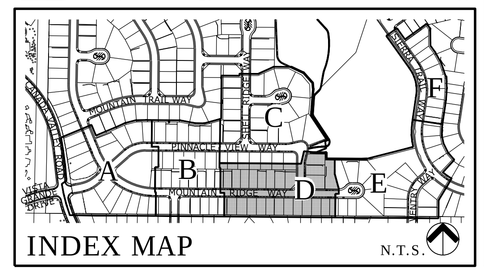
NOTE:
REFER TO SHEET L-27 FOR PLANTING LEGEND, NOTES AND DETAILS.

STREET TREE NOTES:

1. ALL STREET TREES TO BE LOCATED IN THE FIELD. PLANT A MINIMUM OF 5' FROM INSTALLED UTILITIES. IF PLANTING WITHIN 10' OF UTILITIES INSTALL ADDITIONAL ROOT BARRIER ACROSS PARKWAY, BETWEEN THE SIDEWALK AND CURB.
2. PROVIDE ROOT BARRIER SHIELDS ALONG BACK OF CURB AND FRONT OF SIDEWALK EXTENDING 10 FEET IN EITHER DIRECTION FROM STREET TREE ROOTBALL. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 24". TYPICAL FOR ALL STREET TREES PLANTED BETWEEN CURB AND SIDEWALK. BARRIERS TO BE SIMILARLY BE INSTALLED ALONG THE BACK OF WALK FOR ANY FRONTAGE TREE INSTALLED WITHIN 10' OF SIDEWALK. ROOT BARRIERS TO BE DEEP ROOT UB 24-2 OR APPROVED EQUAL.

D SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

E24

REGISTERED LANDSCAPE ARCHITECT & STONE MASONRY
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

PLANTING PLAN SHEET D

NŪVIS

LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-24 OF 34

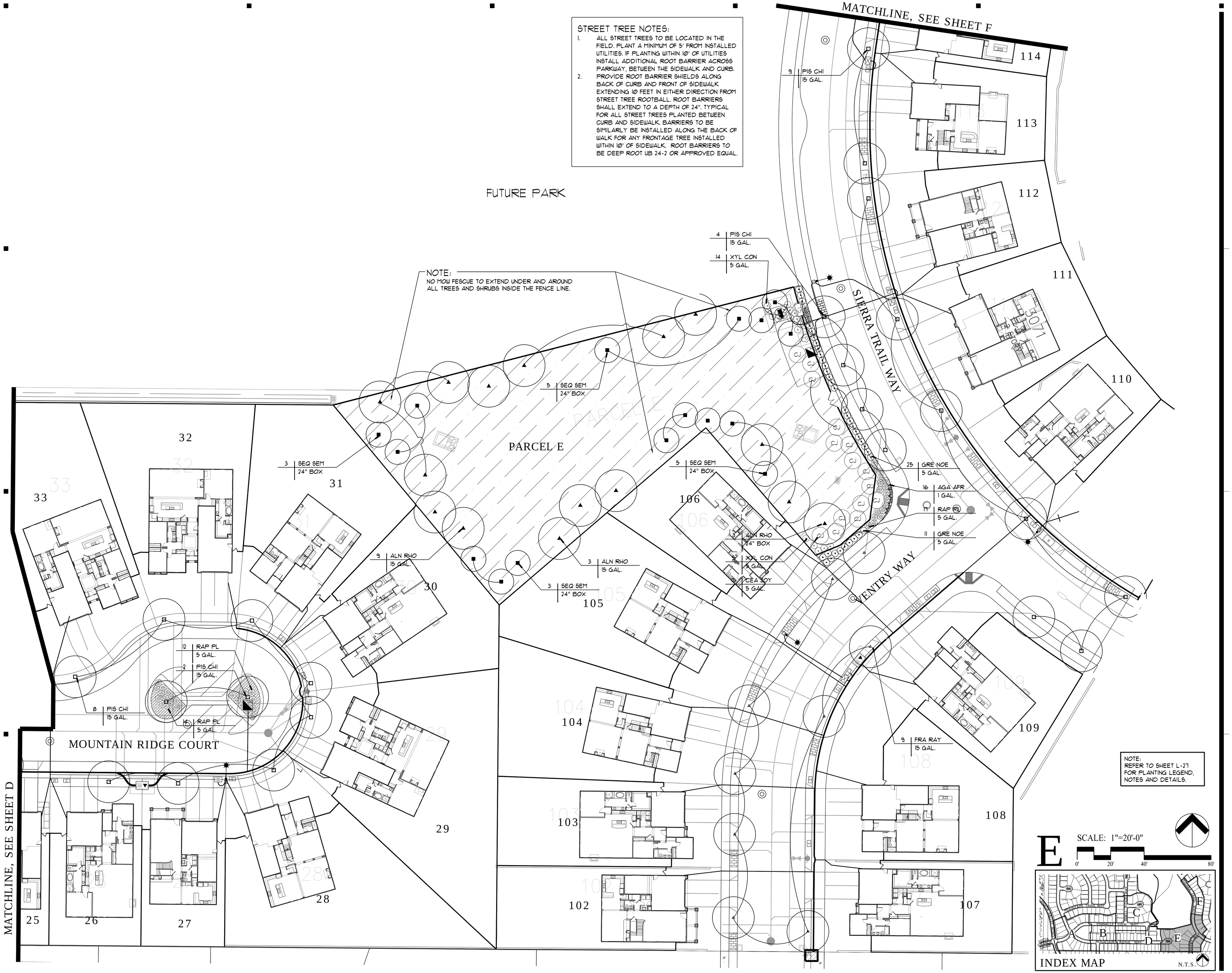
PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

STREET TREE NOTES:

1. ALL STREET TREES TO BE LOCATED IN THE FIELD. PLANT A MINIMUM OF 5' FROM INSTALLED UTILITIES. IF PLANTING WITHIN 10' OF UTILITIES INSTALL ADDITIONAL ROOT BARRIER ACROSS PARKWAY, BETWEEN THE SIDEWALK AND CURB.
2. PROVIDE ROOT BARRIER SHIELDS ALONG BACK OF CURB AND FRONT OF SIDEWALK EXTENDING 10 FEET IN EITHER DIRECTION FROM STREET TREE ROOTBALL. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 24". TYPICAL FOR ALL STREET TREES PLANTED BETWEEN CURB AND SIDEWALK. BARRIERS TO BE SIMILARLY BE INSTALLED ALONG THE BACK OF WALK FOR ANY FRONTAGE TREE INSTALLED WITHIN 10' OF SIDEWALK. ROOT BARRIERS TO BE DEEP ROOT UB 24-2 OR APPROVED EQUAL.



NOTE:
REFER TO SHEET L-27 FOR PLANTING LEGEND, NOTES AND DETAILS.

E

SCALE: 1"=20'-0"

0' 20' 40' 80'

INDEX MAP

N.T.S.

REGISTERED LANDSCAPE ARCHITECT
STONE No. 2017
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

PLANTING PLAN SHEET E

NŪVIS

LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER L-25 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.

© NOT PUBLISHED. ALL RIGHTS RESERVED.

E25



NOTE:
REFER TO SHEET L-27 FOR PLANTING LEGEND, NOTES AND DETAILS.

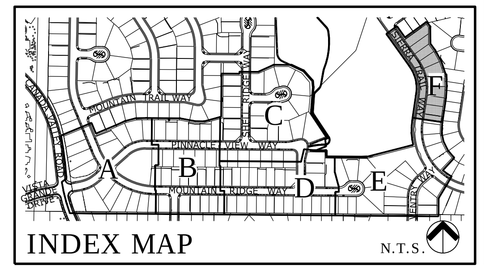
STREET TREE NOTES:

1. ALL STREET TREES TO BE LOCATED IN THE FIELD. PLANT A MINIMUM OF 5' FROM INSTALLED UTILITIES. IF PLANTING WITHIN 10' OF UTILITIES INSTALL ADDITIONAL ROOT BARRIER ACROSS PARKWAY, BETWEEN THE SIDEWALK AND CURB.
2. PROVIDE ROOT BARRIER SHIELDS ALONG BACK OF CURB AND FRONT OF SIDEWALK EXTENDING 10 FEET IN EITHER DIRECTION FROM STREET TREE ROOTBALL. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 24". TYPICAL FOR ALL STREET TREES PLANTED BETWEEN CURB AND SIDEWALK. BARRIERS TO BE SIMILARLY BE INSTALLED ALONG THE BACK OF WALK FOR ANY FRONTAGE TREE INSTALLED WITHIN 10' OF SIDEWALK. ROOT BARRIERS TO BE DEEP ROOT UB 24-2 OR APPROVED EQUAL.

F

SCALE: 1"=20'-0"

0' 20' 40' 80'



INDEX MAP N.T.S.

E26

REGISTERED LANDSCAPE ARCHITECT
ROBERT W. STONE No. 3881
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

PLANTING PLAN SHEET F

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

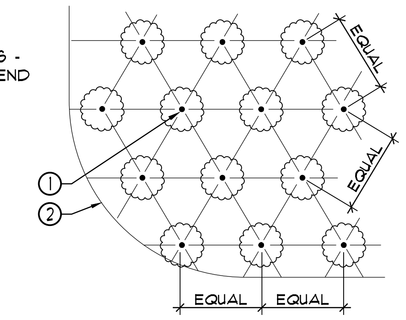
SHEET NUMBER L-26 OF 34

PROJECT NUMBER 13-271.01

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

NOTES:
1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
2. AS APPROPRIATE, CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. TYPICAL PLANT SPACING VARIES - SEE PLANT LEGEND AND/OR PLANS
2. EDGE OF PLANTING AREA

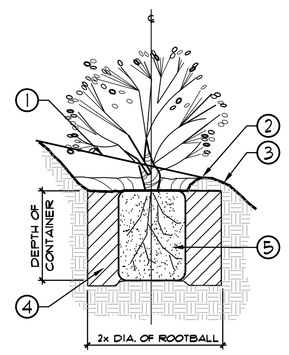


A GROUNDCOVER SPACING
SCALE: NOT TO SCALE

©NUVIS APRIL 2005 / plgrc01.dwg

NOTES:
1. CROWN OF ROOTBALL TO BE 1/2"-1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. EDGE OF SLOPE BEYOND
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE ON DOWNWARD SIDE
3. FINISH GRADE
4. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
5. ROOT BALL

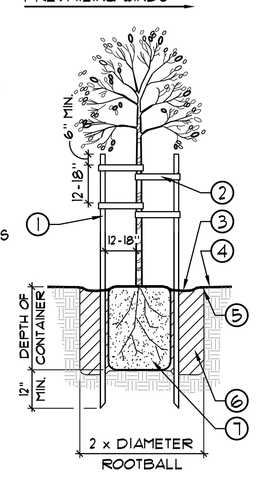


B SLOPE PLANTING - SHRUBS
SCALE: NOT TO SCALE

©NUVIS APRIL 2005 / plsm02.dwg

NOTES:
1. CROWN OF ROOTBALL TO BE 1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. 2"ø, MINIMUM, X 10' LODGE POLE STAKE BOTH SIDES, OR 'TOMAHAWK TREE STABILIZER SYSTEM' (800) 845-3343, OR APPROVED EQUAL
2. CINCH TIE, ARBOR TIE, OR APPROVED EQUAL
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
4. FINISH GRADE
5. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' OR APPROVED EQUAL AT BASE OF TRUNK.
6. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
7. ROOTBALL

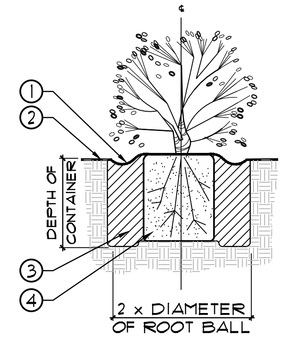


F TREE PLANTING (DOUBLE STAKE - 15 GAL. & 24" BOX)
SCALE: NOT TO SCALE

©NUVIS NOVEMBER 2005 / plsm03.dwg

NOTES:
1. CROWN OF ROOTBALL TO BE 1/2"-1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
2. FINISH GRADE
3. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
4. ROOTBALL

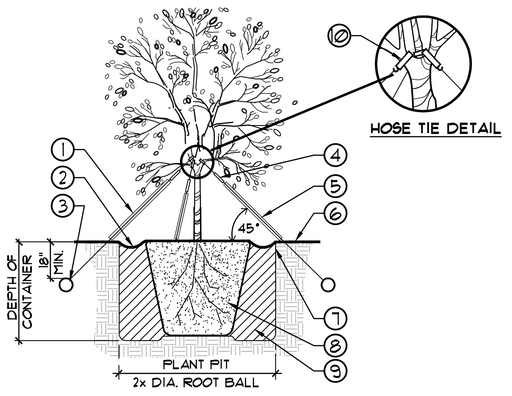


C SHRUB PLANTING
SCALE: NOT TO SCALE

©NUVIS APRIL 2005 / plsm01.dwg

NOTES:
1. USE NURSERY STAKE FOR 1 GALLON.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. ½" DIAMETER WHITE PVC, OR APPROVED EQUAL
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOT BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
3. APPROPRIATE METAL OR PVC ANCHOR
4. TURNBUCKLE, TYPICAL
5. GUY WIRES TO BE OF No. 9 GAUGE DURABLE ZINC COATED IRON, OR APPROVED EQUAL
6. FINISH GRADE
7. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD', OR APPROVED EQUAL, AT BASE OF TRUNK
8. ROOT BALL
9. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
10. 2-PLY REINFORCED RUBBER OR PLASTIC GARDEN HOSE ½"-¾" DIAMETER, OR APPROVED EQUAL, TO COVER WIRE AND PROTECT AGAINST GIRDLING OF TREE.

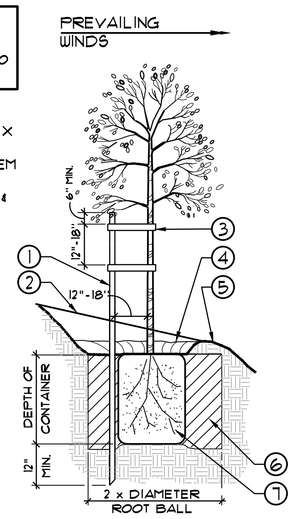


G MULTI-TRUNK & SPECIMEN TREE GUYING (30" BOX OR LARGER)
SCALE: NOT TO SCALE

©NUVIS MAY 2005 / plsm04.dwg

NOTES:
1. USE NURSERY STAKE FOR 1 GALLON.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. REMOVE NURSERY STAKE AND REPLACE WITH ONE (1) 2"ø, MINIMUM, X 10' LODGE POLE STAKE, OR 'TOMAHAWK TREE STABILIZER SYSTEM (800) 845-3343, OR APPROVED EQUAL (FOR 5 GALLON, 15 GALLON & 24" BOX SIZES), PLACED ON WINDWARD SIDE OF TREE.
2. EDGE OF SLOPE BEYOND
3. CINCH TIE, ARBOR TIE, OR APPROVED EQUAL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND BALL BELOW FINISH GRADE ON DOWNWARD SIDE.
5. FINISH GRADE
6. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
7. ROOT BALL



D SLOPE PLANTING - TREES
SCALE: NOT TO SCALE

©NUVIS NOVEMBER 2005 / plsm05.dwg

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
▲	ALNUS RHOMBIFOLIA	WHITE ALDER	15 GAL.
•	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL.
+	BETULA PENDULA	EUROPEAN WHITE BIRCH	15 GAL & 24" BOX
△	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	15 GAL.
+	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24" BOX
○	MAGNOLIA GR. 'MAJESTIC BEAUTY'	MAGNOLIA	15 GAL.
◉	PINUS HALEPENSIS	ALEPPO PINE	15 GAL.
□	PISTACHE CHINENSIS	CHINESE PISTACHE	15 GAL.
*	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX
⍟	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX
■	SEQUOIA SEMPERVIRENS	COAST REDWOOD	15 GAL. & 24" BOX
SHRUBS			
*	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF AGAPANTHUS	1 GAL.
CJ	CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL.
F	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.
⊙	GREVILLEA NOELLII	NOELLII GREVILLEA	5 GAL.
⍋	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL.
⊛	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.
⊕	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
⊗	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.
TURF			
	SODDED DWARF FESCUE	TURF GRASS	
GROUND COVER			
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEATER	1 GAL @ 3' OC
	ARCTOSTAPHYLOS 'UVA URSI'	PINEMAT MANZANITA	1 GAL @4' OC
	NO-MOW FINE FESCUE MIX- PACIFIC SOD OR EQUAL	NO MOW FESCUE	SOD
	VERBENA PERUVIANA 'PURPLE'	VERBENA	1 GAL @ 24"OC

MULCH

ALL SHRUB AREAS TO RECEIVE A 3" LAYER OF 'FOREST FLOOR' WOOD MULCH UNDER SHRUBS, AND 1 ½" LAYER UNDER GROUND COVERS. MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.
AVAILABLE AT: AGUINGA FERTILIZER CO.
IRVINE, CA
(949) 786-9558

STANDARD PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE.

IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.

RICHARD STONE LANDSCAPE ARCHITECT
Signature
SEPTEMBER 30, 2017
Expiration Date
Date
STATE OF CALIFORNIA

DATE	06-28-2016
SCALE	1"-20'-0"
DRAWN BY	AF
CHECKED BY	RWS

REVISIONS/PLAN LOG

PHASE 1

PROJECT AND CLIENT NAME

PARK RIDGE

CITY OF ANTIOCH, CA

DAVIDON HOMES
1600 SOUTH MAIN STREET
SUITE 150
WALNUT CREEK, CA 94596
PHONE (925) 945-8000

SHEET DESCRIPTION

PLANGING LEGEND, NOTES & DETAILS

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

SHEET NUMBER **L-27** OF 34

PROJECT NUMBER **13-271.01**

NUVIS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF REPRODUCTIONS OF THIS DOCUMENT GENERATED BY OTHERS FROM ELECTRONIC MEDIA.
© NOT PUBLISHED. ALL RIGHTS RESERVED.

E27