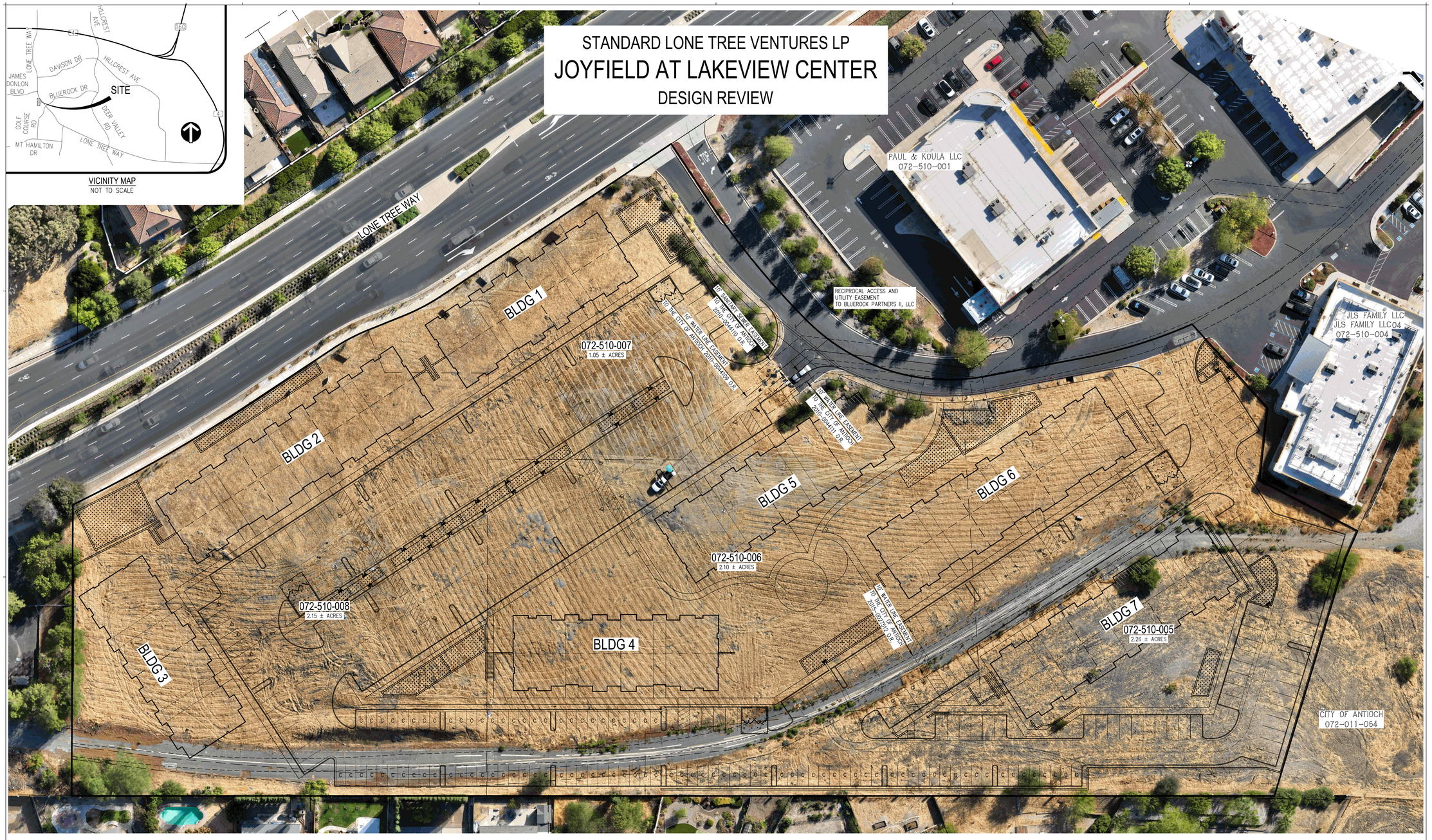


30' 0' 15' 30'

1 INCH = 30 FEET

| SHEET INDEX | |
|---|---|
| Sheet Number | Sheet Title |
| C1.0 | TITLE AND NOTES |
| C1.1 | EXISTING CONDITIONS |
| C2.0 | SITE PLAN |
| C3.0 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| C4.0 | ENGINEERED SECTIONS |
| C4.1 | ENGINEERED SECTIONS |
| C5.0 | TRUE SECTIONS |
| C6.0 | PRELIMINARY UTILITY PLAN |
| C7.0 | PRELIMINARY STORMWATER CONTROL PLAN |
| C7.1 | TREATMENT CALCULATIONS |
| C8.0 | SIGNING AND STRIPING |
| C9.0 | TRASH ENCLOSURE PLAN |

## LOCATION:

ADDRESS: VACANT LOT, LONE TREE WAY, ANTIOCH CA 94509
NEAREST INTERSECTING STREET: LONE TREE WAY & BLUEROCK DR
APN NUMBER(S): 072-510-005 THRU 008

## ABBREVIATIONS

| | |
|---|---|
| A | ASPHALT |
| AC | ACRES / ASPHALT CONCRETE |
| ADA | AMERICANS WITH DISABILITIES ACT |
| APN | ASSESSORS PARCEL NUMBER |
| BLDG | BUILDING |
| BW | BASE OF WALL (AT FINISHED OR EXISTING GRADE) |
| C | CONCRETE/HARDSCAPE |
| CL | CENTERLINE |
| DMA | DRAINAGE MANAGEMENT AREA |
| DWY | DRIVEWAY |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EBMUD | EAST BAY MUNICIPAL UTILITY DISTRICT |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| FS | FIRE SERVICE |
| FTP | FLOW THROUGH PLANTER |
| G | GAS |
| GB | GRADE BREAK |
| H | HEIGHT |
| HP | HIGH POINT |
| IMP | INTEGRATED MANAGEMENT PRACTICE |
| INV | INVERT |
| JT | JOINT TRENCH |
| L | LANDSCAPE |
| LF | LINEAR FEET |
| O.C. | ON CENTER |
| OH | OVERHEAD |
| PAR | PARCEL |
| PE | PLANTING EASEMENT |
| P | POROUS ASPHALT |
| PL | PROPERTY LINE |
| PP | PERFORATED PIPE |
| PR | PROPOSED |
| PSE | PUBLIC SERVICE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| R | ROOF |
| RET | RETAINING |
| SD | STORM DRAIN |
| SDAD | STORM DRAIN AREA DRAIN |
| SDCB | STORM DRAIN CATCH BASIN |
| SDFI | STORM DRAIN FIELD INLET |
| SDMH | STORM DRAIN MANHOLE |
| SDPP | STORM DRAIN PERFORATED PIPE |
| SF | SQUARE FOOT |
| SS | SANITARY SEWER |
| SSE | SANITARY SEWER EASEMENT |
| SSAD | SANITARY SEWER AREA DRAIN |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| TC | TOP OF CURB |
| TD | TRENCH DRAIN |
| TG | TOP OF GRATE |
| TSM | TOP SOIL MIX |
| TW | TOP OF WALL |
| W | WATER |
| WLE | WATER LINE EASEMENT |
| WS | WATER SERVICE |

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**dk Project Number** 24-1054
Contact Stacey Gella
Email sgella@dkengin.com
Principal Andrew Palffy
Designer Phoebe Illish

**Applicant**
Standard Lone Tree Ventures LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 7/15/25 | Major Design Review #1 |

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TITLE AND NOTES

C1.0

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## LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- SIDEWALK
- CURB LINE
- CONCRETE GUTTER
- WALL
- EP — EDGE OF PAVEMENT
- X — CHAIN LINK FENCE
- WOOD FENCE
- XX — BARBED WIRE FENCE
- O — WROUGHT IRON FENCE/RAILING
- GATE
- STORM DRAIN LINE, CATCH BASIN, HIDDEN CB
- STORM DRAIN MANHOLE, FIELD INLET, AREA DRAIN
- SANITARY SEWER LINE, MANHOLE, CLEANOUT
- WATER LINE, METER, VALVE
- FIRE HYDRANT, BACK FLOW PREVENTER
- ELECTRIC UNDERGROUND LINE, MANHOLE,
- UTILITY VAULT, SUBSURFACE BOX, ABOVEGROUND BOX
- GUY WIRE, OVERHEAD UTILITY LINE, POLE
- GAS LINE, VALVE, METER
- TREE, DIAMETER OF TRUNK AT 6' HIGH
- BOLLARD, SIGN, BUTTON/PARKING METER, MAILBOX
- UNIDENTIFIED MANHOLE, TELEPHONE MANHOLE
- × 233.98 — SPOT ELEVATION
- × 233.98TC — TOP OF CURB ELEVATION
- ELECTROLIER
- IRON PIPE, AS NOTED
- STANDARD STREET MONUMENT
- RECORD STORM DRAIN LINE
- RECORD SANITARY SEWER LINE
- RECORD GAS LINE
- RECORD ELECTRIC LINE
- RECORD JOINT TRENCH LINE
- RECORD WATER LINE
- RECORD TV LINE
- RECORD TELEPHONE LINE
- BRYANT 072-202-010 — ADJACENT PROPERTY OWNER INFORMATION
- APN 072-510-006 — PROJECT APN
- 304 — TREE TAG
- 304 — PROTECTED TREE
- TREE TO REMAIN
- TREE TO BE REMOVED

## DEVELOPMENT SUMMARY

SITE ADDRESS:
VACANT LOT, LONE TREE WY, ANTIOCH CA 94509

BENCHMARK:
VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS SOLUTION.

ASSESSORS PARCEL NUMBERS:
072-510-005 THRU 008

PROJECT SITE AREA:
7.56 AC±

PROJECT FLOOD ZONE:
ZONE X

ZONING:
PR-PROPOSED DEVELOPMENT

PROPOSED USE:
233 UNIT MULTIFAMILY HOUSING APARTMENTS
7 BUILDINGS
356 PARKING STALLS

| LAND USE DESIGNATION | PROPOSED DENSITY |
|---|---|
| COMMERCIAL INFILL HOUSING OVERLAY DISTRICT (7.56 AC±) | 30.8 DWELLING UNIT/ACRE |

| APN | AREA |
|---|---|
| 072-510-005 | 2.26 AC± |
| 072-510-006 | 2.10 AC± |
| 072-510-007 | 1.05 AC± |
| 072-510-008 | 2.15 AC± |
| TOTAL | 7.56 AC± |

## TREE TABLE

| TREE # | SPECIES | PROTECTED (Y/N) | PROPOSED ACTION |
|---|---|---|---|
| 301 | CAROLINA CHERRY | N | REMOVE |
| 302 | VALLEY OAK | N | REMOVE |
| 303 | VALLEY OAK | Y | REMOVE |
| 304 | FREMONT COTTONWOOD | N | REMOVE |
| 305 | VALLEY OAK | N | REMOVE |
| 306 | CHINESE PISTACHE | N | REMOVE |
| 307 | MEXICAN FAN PALM | N | REMOVE |
| 308 | CANARY ISLAND PINE | N | REMOVE |
| 309 | CANARY ISLAND PINE | N | REMOVE |
| 310 | CANARY ISLAND PINE | N | REMOVE |
| 311 | MONTEREY PINE | N | PRESERVE |
| 312 | MONTEREY PINE | N | PRESERVE |
| 313 | MONTEREY PINE | N | PRESERVE |
| 314 | MONTEREY PINE | N | PRESERVE |
| 315 | ALEPPO PINE | N | PRESERVE |
| 316 | HACKBERRY | Y | PRESERVE |
| 317 | CALLERY PEAR | N | REMOVE |
| 318 | CALLERY PEAR | N | REMOVE |
| 319 | CALLERY PEAR | N | REMOVE |
| 320 | CALLERY PEAR | N | REMOVE |
| 321 | CALLERY PEAR | N | REMOVE |
| 322 | CALLERY PEAR | N | REMOVE |
| 323 | CALLERY PEAR | N | REMOVE |
| 324 | CALLERY PEAR | N | REMOVE |

## NOTES:

1. PROTECT IN PLACE EXISTING UTILITIES AND STRUCTURES
2. REMOVE 192 LF OF CURB, REPLACE PER PLAN
3. PROTECT IN PLACE EXISTING 20" WATER LINE

30' 0' 15' 30'
1 INCH = 30 FEET

GC MENDOTA LLC
072-510-002

PAUL & KOULA LLC
072-510-001

JLS FAMILY LLC
072-510-004

072-510-007
1.05 ± ACRES

072-510-006
2.10 ± ACRES

072-510-008
2.15 ± ACRES

072-510-005
2.26 ± ACRES

CITY OF ANTIOCH
072-011-064

LONE TREE WAY

SSMH 161.96 RIM
156.56 (24" SW, NE) IN
151.96 (36" NW) THRU

SDMH 161.67 RIM
157.47 (24" NE) IN
156.97 (24" SW, SE) IN
156.97 (24" NW) OUT

FI 161.66 GR
157.77 (6"S)(12"SW) IN
157.67 (6"S) IN
157.52 (12"NW) IN
157.22 (24"NE) OUT

FI 168.92 GR
157.92 (12"NE) THRU

PROTECT IN PLACE EXISTING SIGN

N56°17'39"E 50.00'

Δ=011°28'25" L=31.74, R=158.50

N21°43'53"W 29.92'

SSMH
RIM 159.89
146.39 (16" NW) THRU

Δ=011°28'30" L=28.84, R=144.00

PROTECT IN PLACE EXISTING SIGN

N33°12'21"W 78.72'

REMOVE EXISTING SIGN

CB 158.45 TC
152.45 (24" SW) OUT

CB 158.42 TC
151.42 (24" NE) IN
145.36 (36" NW) THRU

Δ=006°44'15" L=195.85' R=1665.00

N26°28'06"W
17.40'

N89°29'17"W 231.32'

REMOVE AND REPLACE EXISTING FENCE. INSTALL ALONG PROPERTY LINE, 70 LF

REMOVE EXISTING SIGN

REMOVE EXISTING IRRIGATION BOXES

BEGIN 2.

Δ=01°24'49" L=18.86, R=809.30

10' SANITARY SEWER EASEMENT TO THE CITY OF ANTIOCH 2010-0044110 O.R.

10' WATER LINE EASEMENT TO THE CITY OF ANTIOCH 2010-0044110 O.R.

REMOVE 43 LF OF EXISTING SS LINE

RECIPROCAL ACCESS AND UTILITY EASEMENT TO BLUEROCK PARTNERS II, LLC

SSMH 171.39 RIM
165.29 (8" NW-SE) THRU

END 2.

Δ=055°45'54" L=148.26, R=152.33

N10°23'11"W 74.85'

BEGIN 2.

FI 169.83 GR
166.33 (4" NE- SW) IN
161.78 (12" NE) THRU

FI 169.30 GR
166.15 (6" NW) IN
165.95 (6" SE) IN
164.10 (12" SW) IN
162.15 (12" NW) THRU

FI 168.17 GR
164.57 (6" NW, SE) IN
162.77 (8" NE) IN
162.77 (12" NW) OUT

Δ=013°03'48" L=87.17, R=382.31'
170.46 TC

END 2.

N48°54'11"E 85.93'

SDMH 172.0 RIM
164.67 (S TO NE) THRU

FI 170.56 GR
166.20 (12" NE) OUT

S83°47'23"E 55.00'

N27°48'48"E 83.99'

S65°57'44"E
22.73'

S7°03'36"E 788.82'

SSMH 170.86 RIM
164.79 (8" W) IN
164.01 (8" N-S) THRU

PROTECT IN PLACE EXISTING FIRE HYDRANT

EXISTING WATER LINE TO REMAIN

10' WATER LINE EASEMENT TO THE CITY OF ANTIOCH 2010-0044110 O.R.

10' WATER LINE EASEMENT TO THE CITY OF ANTIOCH 2005-0007251 O.R.

S00°16'45"W 914.49'

317 318 319 320 321 322 323 324 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316

JAMES 072-193-015
GUARDINO 072-193-016
SINGH 072-202-001
BONE 072-202-002
MCINTOSH 072-202-003
TORRES / MARIN 072-202-004
MILLER-ZAR 072-202-005
COWARD 072-202-006
HETRICK 072-202-007
BRYANT 072-202-009
BRYANT 072-202-010
HERNANDEZ 072-202-011
TCHEPETOV 072-193-014

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925.932.6868


| dk Project Number | 24-1054 |
|---|---|
| Contact | Stacey Gella |
| Email | sgella@dkengin.com |
| Principal | Andrew Palffy |
| Designer | Phoebe Illish |

**Applicant**
Standard Lone Tree Ventures LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 7/15/25 | Major Design Review #1 |


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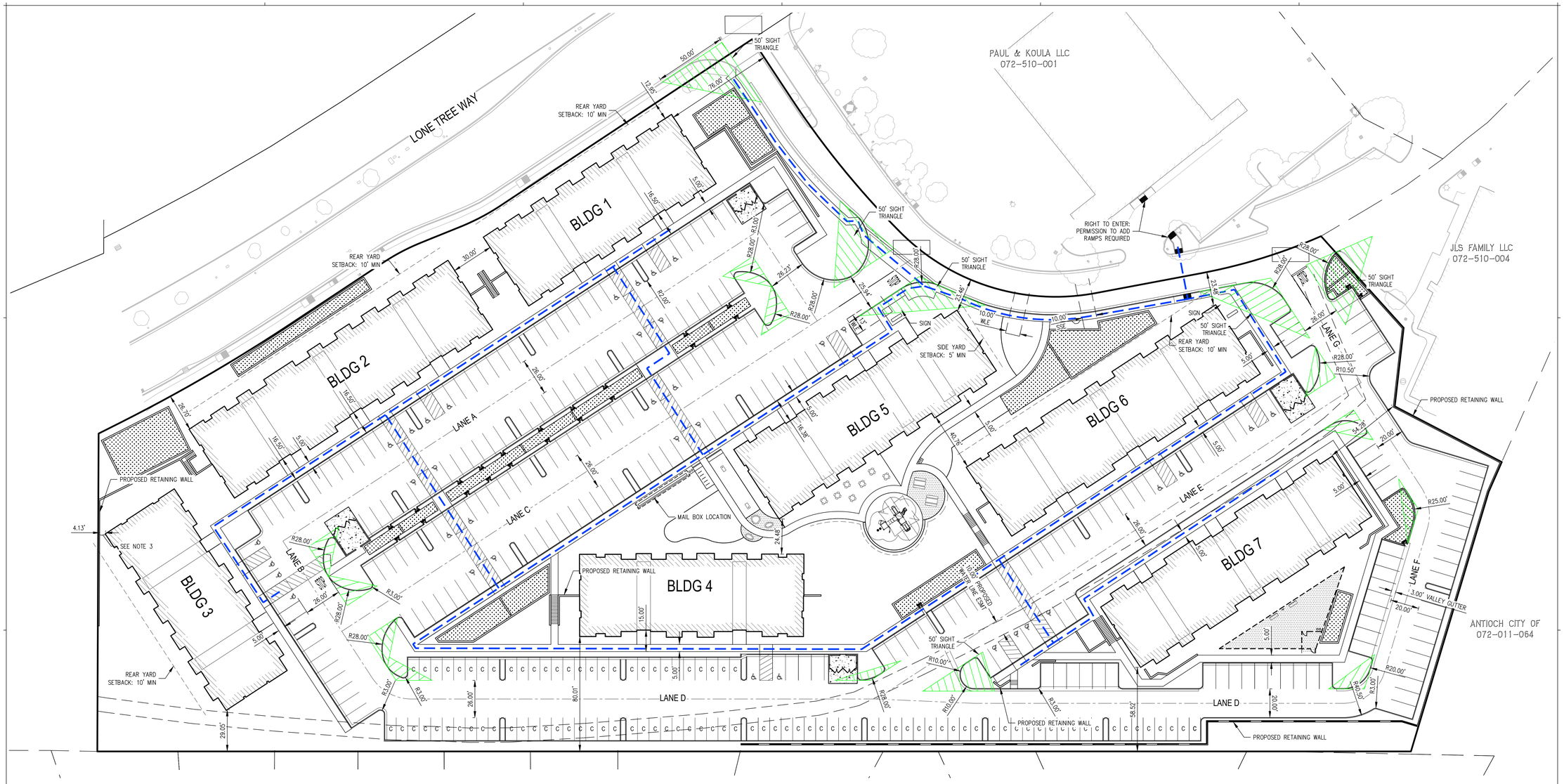
EXISTING CONDITIONS

C1.1




## LEGEND

- 25' SIGHT TRIANGLES UNLESS OTHERWISE NOTED
- BUILDING
- WALL
- BIORETENTION AREA
- ADA PATH OF TRAVEL
- CONCRETE
- ADA RAMP (TYP.)
- SETBACK LINE
- EASEMENT LINE
- LANDSCAPING GRAVEL

## DEVELOPMENT SUMMARY

SITE ADDRESS:
VACANT LOT, LONE TREE WY, ANTIOCH CA 94509

BENCHMARK:
VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS SOLUTION.

ASSESSORS PARCEL NUMBERS:
072-510-005 THRU 008

PROJECT SITE AREA:
7.56 AC±

PROJECT FLOOD ZONE:
ZONE X

ZONING:
PR-PROPOSED DEVELOPMENT

PROPOSED USE:
233 UNIT MULTIFAMILY HOUSING APARTMENTS
7 BUILDINGS
356 PARKING STALLS

| UNIT MIX SUMMARY | | |
|---|---|---|
| TYPE | MIX | SF |
| 1 BEDROOM | 109 UNITS | 607 |
| 2 BEDROOM | 58 UNITS | 793 |
| 3 BEDROOM | 66 UNITS | 1,008 |
| TOTAL/AVERAGE | 233 UNITS | 767± |

| LAND USE DESIGNATION | PROPOSED DENSITY |
|---|---|
| COMMERCIAL INFILL HOUSING OVERLAY DISTRICT (7.56 AC±) | 30.8 DWELLING UNIT/ACRE |

| PROPERTY SIZE – GROSS AND NET AREA | | |
|---|---|---|
| | SQUARE FOOTAGE | ACRES |
| GROSS | 329,123± SF | 7.56± AC |
| NET | 306,521± SF | 7.04± AC |

## NOTES

1. RETAINING WALLS TO INCORPORATE ANTI-GRAFFITI MATERIAL
2. SEE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR OPEN SPACE DISTRIBUTION
3. WAIVER REQUESTED: THE CORNER OF BUILDING 3 IS LESS THAN THE REQUIRED 10' SETBACK TO PROPERTY LINE
   REAR YARD SETBACK SHALL BE 10' MINIMUM

30' 0' 15' 30'
1 INCH = 30 FEET

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SITE PLAN

C2.0

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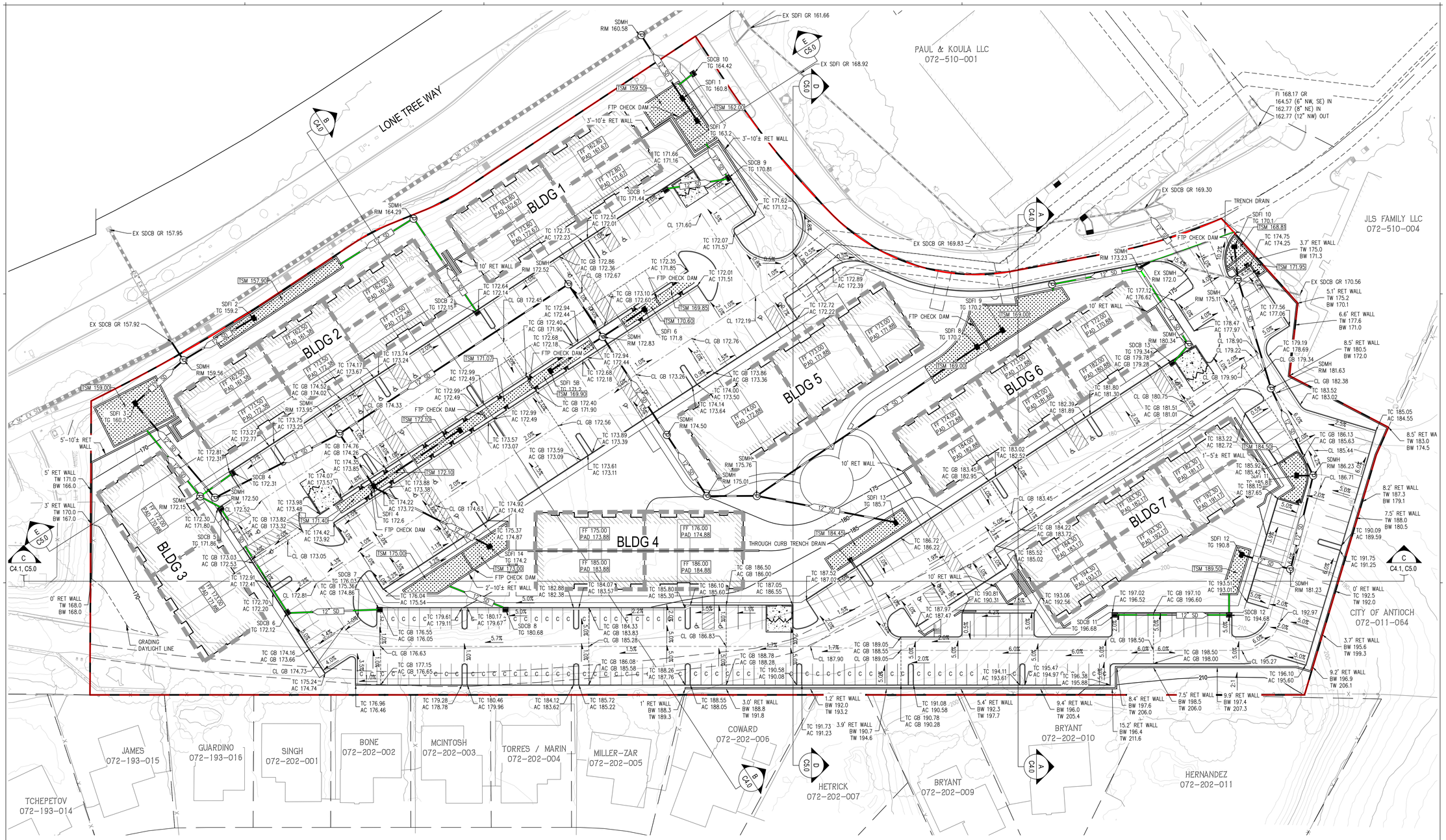


## LEGEND

- LIMIT OF GRADING WORK
- PAD LIMIT
- FLOW THROUGH PLANTER
- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- 12" SD — STORM DRAIN LINE – TREATED WATER
- 12" SD — STORM DRAIN LINE – DIRECTED TO TREATMENT
- STORM DRAIN MANHOLE CITY DETAIL SD-02
- STORM DRAIN JUNCTION BOX CITY DETAIL SD-06
- STORM DRAIN CURB CATCH BASIN TYPE C CITY DETAIL SD-04
- THROUGH CURB TRENCH DRAIN

## PRELIMINARY CUT/FILL ANALYSIS*

| | |
|---|---|
| CUT | 22,732 CY |
| FILL | 71,720 CY |
| NET (FILL) | 48,988 CY |

* QUANTITY IS PRELIMINARY AND DOES NOT ACCOUNT FOR ANY SOILS WORK/REMEDIATION

30' 0' 15' 30'
1 INCH = 30 FEET

Plotted: 7/15/2025 5:23:51 PM


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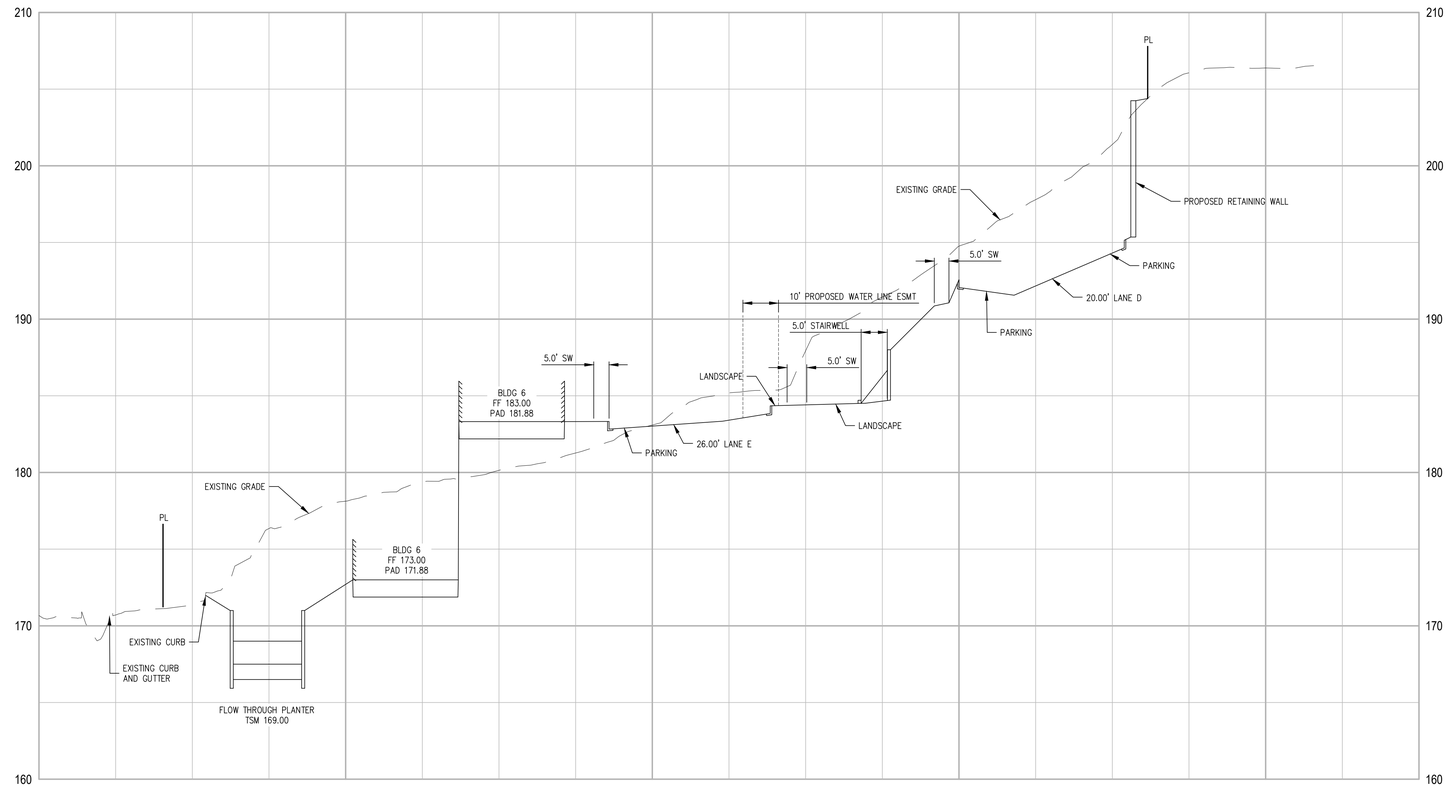
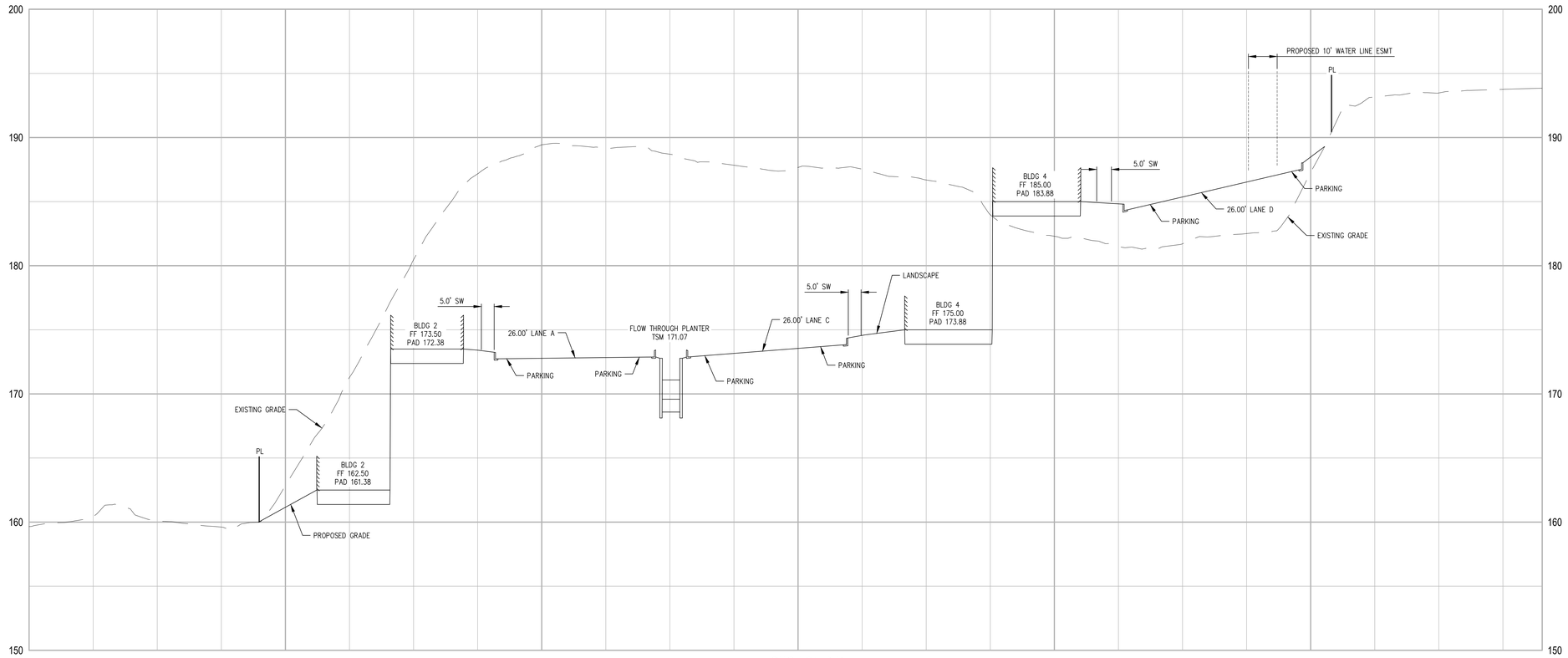
PRELIMINARY GRADING AND DRAINAGE PLAN

C3.0




SECTION A-A

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




SECTION B-B

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

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| | |
|---|---|
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ENGINEERED SECTIONS

C4.0

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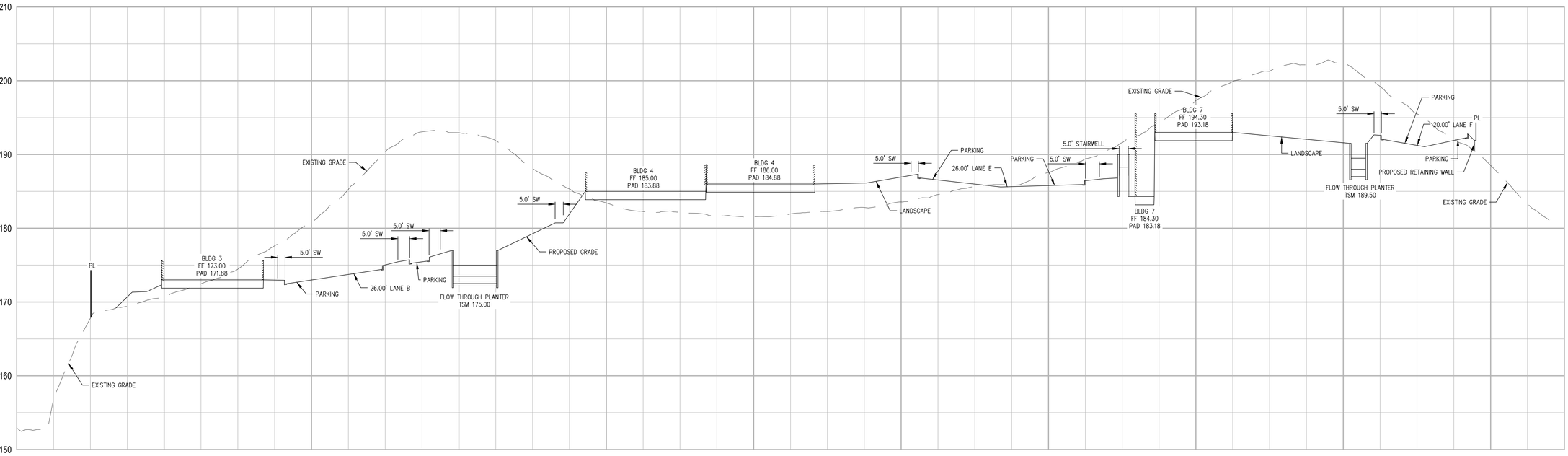


SECTION C-C

SCALE: VERTICAL: 1"=6"
HORIZONTAL: 1"=30'

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925.932.6868

| | |
|---|---|
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ENGINEERED SECTIONS

C4.1

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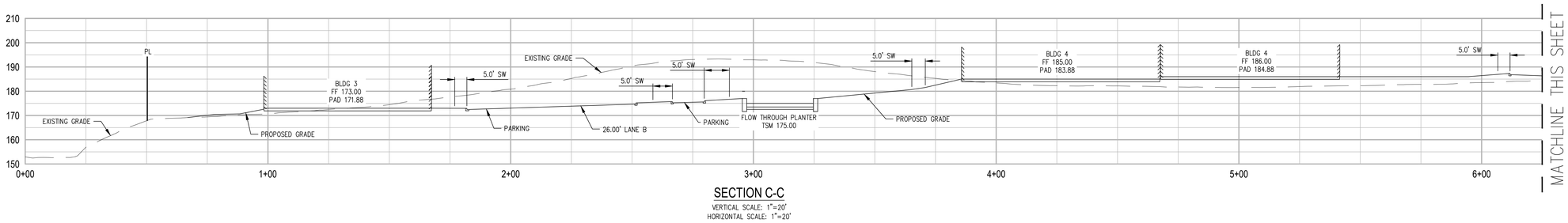
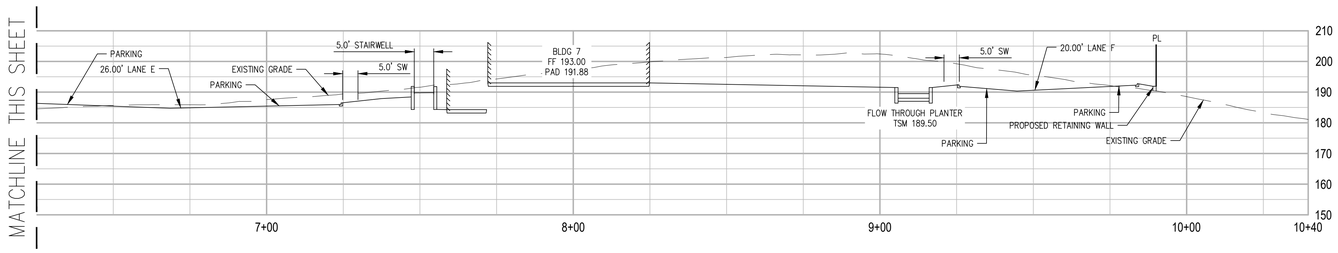
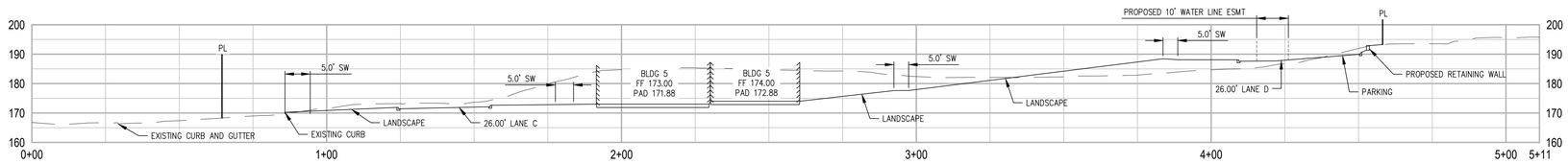



## SECTION C-C

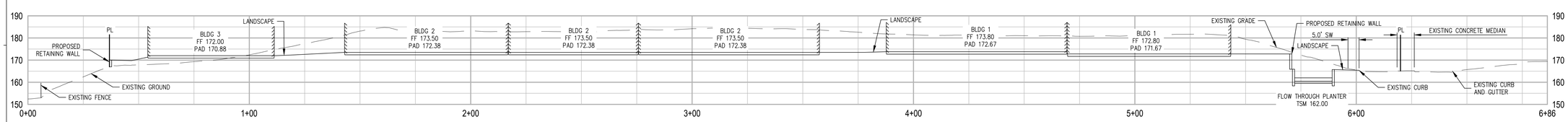
VERTICAL SCALE: 1"=20'
HORIZONTAL SCALE: 1"=20'




## SECTION D-D

VERTICAL SCALE: 1"=20'
HORIZONTAL SCALE: 1"=20'




## SECTION E-E

VERTICAL SCALE: 1"=20'
HORIZONTAL SCALE: 1"=20'


1931 San Miguel Drive
Suite 100
Walnut Creek, CA 94596
dkengin.com
925.932.6868


| | |
|---|---|
| **dk Project Number** | 24-1054 |
| Contact | Stacey Gella |
| Email | sgella@dkengin.com |
| Principal | Andrew Palffy |
| Designer | Phoebe Illish |

**Applicant**

Standard Lone Tree Ventures LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 7/15/25 | Major Design Review #1 |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TRUE SECTIONS

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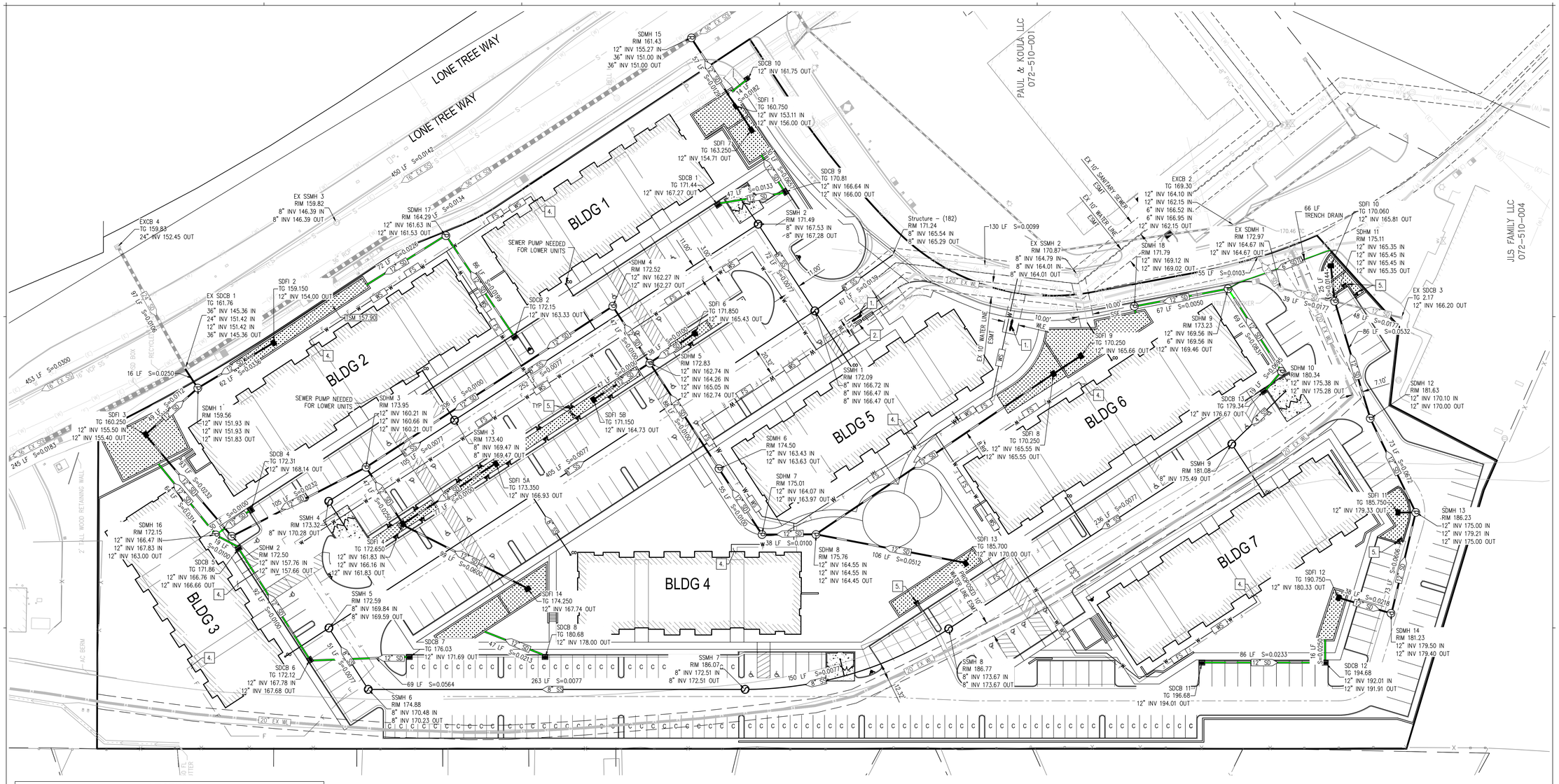


| LEGEND | | |
|---|---|---|
| EXISTING | PROPOSED | DESCRIPTION |
| S | 8" SS | SEWER LINE |
| S | | SANITARY SEWER MANHOLE CITY DETAIL SS-03 |
| | | SANITARY SEWER CLEANOUT CITY DETAIL SS-04 |
| | | SANITARY SEWER AREA DRAIN |
| SD | 12" SD | STORM DRAIN LINE – TREATED WATER |
| SD | 12" SD | STORM DRAIN LINE – DIRECTED TO TREATMENT |
| D | D | STORM DRAIN MANHOLE CITY DETAIL SD-02 |
| | | STORM DRAIN JUNCTION BOX CITY DETAIL SD-06 |
| | | STORM DRAIN CURB CATCH BASIN TYPE C CITY DETAIL SD-04 |
| W | WS W | DOMESTIC WATER LINE |
| | FS F | FIRE WATER LINE |
| | | FIRE HYDRANT |
| | | WATER VALVE |
| G | | GAS LINE |
| E | | ELECTRIC LINE |
| 20" EX WL | | EXISTING 20" WATER LINE |
| | | BIORETENTION PLANTER |
| | | PROPOSED EASEMENT |

## NOTES

1. FIRE DOUBLE DETECTOR CHECK VALVE PER ANTIOCH CITY DETAIL W-14
2. WATER LATERAL METER AND BACKFLOW PREVENTER PER ANTIOCH CITY DETAILS W-01 AND W-11
3. DRY UTILITIES, IRRIGATION, LIGHTING, GAS, AND INTERIOR BUILDING UTILITIES TO BE DESIGNED AND SHOWN BY OTHERS
4. FIRE AND WATER CONNECTIONS FOR BUILDING
5. SPLASH BLOCK AND ENERGY DISSAPATOR PER SAN MATEO GREEN INFRASTRUCTURE DETAIL BC 2.6 AS REFERENCED UNMODIFIED IN THE CONTRA COSTA STORMWATER C.3 GUIDEBOOK

## ADDITIONAL NOTES

1. PIPE SIZING TO BE COMPLETED WITH FINAL DESIGN

30' 0' 15' 30'
1 INCH = 30 FEET

Plotted: 7/15/2025 8:24:11 PM


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| | |
|---|---|
| **dk Project Number** | 24-1054 |
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# JOYFIELD AT LAKEVIEW CENTER

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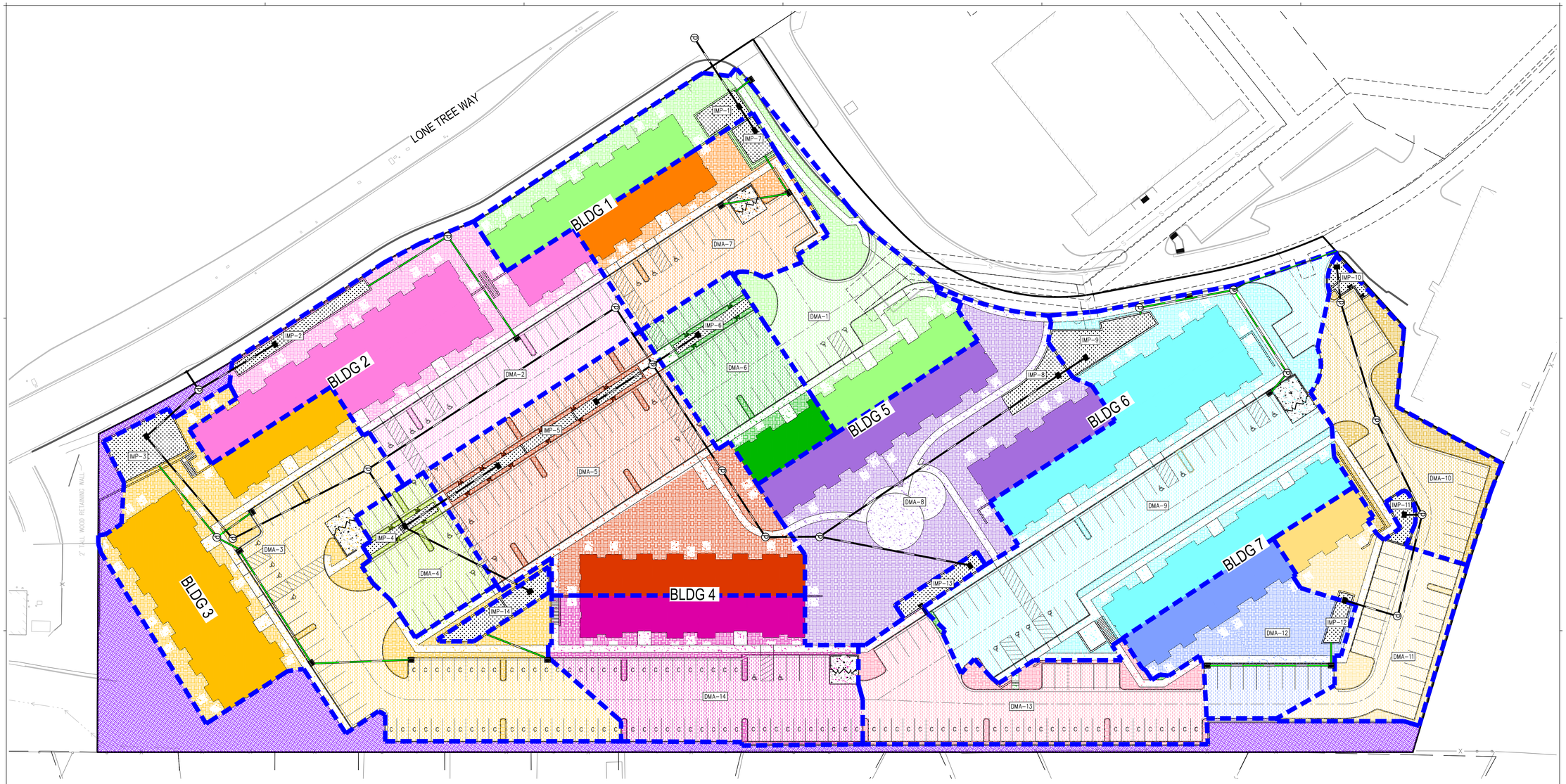
PRELIMINARY UTILITY PLAN

C6.0




## LEGEND

- STORM DRAIN LINE – TREATED WATER
- STORM DRAIN LINE – DIRECTED TO TREATMENT
- STORM DRAIN MANHOLE CITY DETAIL SD-02
- STORM DRAIN JUNCTION BOX CITY DETAIL SD-06
- STORM DRAIN CURB CATCH BASIN TYPE C CITY DETAIL SD-04
- THROUGH CURB TRENCH DRAIN

### LEGEND

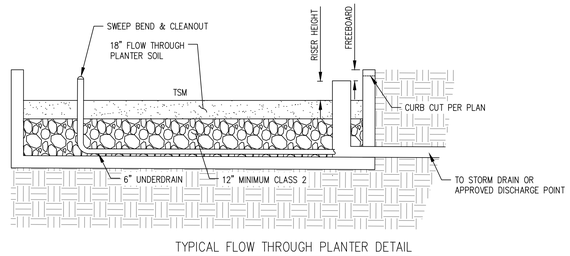
| IMP | SURFACE TYPE | | | | | | IMPERVIOUS | PERVIOUS | C.3 AREAS | |
|---|---|---|---|---|---|---|---|---|---|---|
| IMP-1 | DMA 1-R | 4305 | DMA 1-L | 7806 | 11438 | 7806 | REQUIRED | 489 | | |
| | DMA 1-A | 5129 | DMA 1-C | 2004 | | | PROVIDED | 637 | | |
| IMP-2 | DMA 2-R | 10452 | DMA 2-L | 6440 | 21048 | 6440 | REQUIRED | 868 | | |
| | DMA 2-A | 8505 | DMA 2-C | 2091 | | | PROVIDED | 879 | | |
| IMP-3 | DMA 3-R | 10651 | DMA 3-L | 9544 | 33963 | 9544 | REQUIRED | 1397 | | |
| | DMA 3-A | 19095 | DMA 3-C | 4217 | | | PROVIDED | 1609 | | |
| IMP-4 | | | DMA 4-L | 495 | 5583 | 495 | REQUIRED | 225 | | |
| | DMA 4-A | 5150 | DMA 4-C | 433 | | | PROVIDED | 399 | | |
| IMP-5 | DMA 5-R | 4295 | DMA 5-L | 7876 | 20535 | 7876 | REQUIRED | 853 | | |
| | DMA 5-A | 13999 | DMA 5-C | 2241 | | | PROVIDED | 1113 | | |
| IMP-6 | DMA 6-R | 1755 | DMA 6-L | 880 | 8409 | 880 | REQUIRED | 340 | | |
| | DMA 6-A | 5973 | DMA 6-C | 681 | | | PROVIDED | 427 | | |
| IMP-7 | DMA 7-R | 2684 | DMA 7-L | 2025 | 10786 | 2025 | REQUIRED | 440 | | |
| | DMA 7-A | 6169 | DMA 7-C | 1933 | | | PROVIDED | 476 | | |
| IMP-8 | DMA 8-R | 7880 | DMA 8-L | 17230 | 12153 | 17230 | REQUIRED | 555 | | |
| | | | DMA 8-C | 4273 | | | PROVIDED | 825 | | |

NOTE:
- REQUIRED AREA CALCULATED USING THE FOLLOWING EQUATION:
  REQ. AREA= (IMPERVIOUS AREA + 0.1*PERVIOUS AREA)*0.04
- AREAS SHOWN ARE IN SQUARE FEET

### LEGEND

| IMP | SURFACE TYPE | | | | IMPERVIOUS | PERVIOUS | C.3 AREAS | |
|---|---|---|---|---|---|---|---|---|
| IMP-9 | DMA 9-R | 13355 | DMA 9-L | 5150 | 33539 | 5150 | REQUIRED | 1362 |
| | DMA 9-A | 16045 | DMA 9-C | 4139 | | | PROVIDED | 1480 |
| IMP-10 | | | DMA 10-L | 2970 | 8951 | 2970 | REQUIRED | 370 |
| | DMA 10-A | 8510 | DMA 10-C | 441 | | | PROVIDED | 397 |
| IMP-11 | DMA 11-R | 1858 | DMA 11-L | 3027 | 9158 | 3027 | REQUIRED | 378 |
| | DMA 11-A | 6697 | DMA 11-C | 603 | | | PROVIDED | 473 |
| IMP-12 | DMA 12-R | 3452 | DMA 12-L | 4009 | 7142 | 4009 | REQUIRED | 302 |
| | DMA 12-A | 3013 | DMA 12-C | 677 | | | PROVIDED | 355 |
| IMP-13 | | | DMA 13-L | 2729 | 12611 | 2729 | REQUIRED | 515 |
| | DMA 13-A | 11652 | DMA 13-C | 959 | | | PROVIDED | 748 |
| IMP-14 | DMA 14-R | 4140 | DMA 14-L | 2419 | 16461 | 2419 | REQUIRED | 668 |
| | DMA 14-A | 10288 | DMA 14-C | 2033 | | | PROVIDED | 1178 |
| | | | SELF-TREATING | | TOTAL AREA PROVIDED | | | 29800 |
| | | | FLOW THROUGH PLANTER | | | | | |
| | | | DMA BOUNDARY | | | | | |

30' 0' 15' 30'
1 INCH = 30 FEET




TYPICAL FLOW THROUGH PLANTER DETAIL
NOT TO SCALE

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ANTIOCH, CA

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PRELIMINARY
STORMWATER CONTROL PLAN

C7.0

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**Project Name: Lone Tree Way**
**Project Type: Standard LID WQ Treatment**
**APN: 072-510-005, 006, 007, 008**
**Drainage Area: 325,209 sq ft**
**Mean Annual Precipitation: 14.0 inches**

## Self-Treating DMAs

| DMA Name | Area (sq ft) |
|---|---|
| DMA-ST | 29,800.0 |

## IV. Areas Draining to IMPs

**IMP Name: IMP1**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA1L | 7,806 | Landscape | 0.10 | 781 |
| DMA1C | 2,004 | Concrete or Asphalt | 1.00 | 2,004 |
| DMA1A | 5,129 | Concrete or Asphalt | 1.00 | 5,129 |
| DMA1R | 4,305 | Conventional Roof | 1.00 | 4,305 |
| | | | Total | 12,219 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 489 sq ft | 637 sq ft |

**IMP Name: IMP2**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA2L | 6,440 | Landscape | 0.10 | 644 |
| DMA2C | 2,091 | Concrete or Asphalt | 1.00 | 2,091 |
| DMA2A | 8,505 | Concrete or Asphalt | 1.00 | 8,505 |
| DMA2R | 10,452 | Conventional Roof | 1.00 | 10,452 |
| | | | Total | 21,692 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 868 sq ft | 879 sq ft |

**IMP Name: IMP3**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA3L | 9,544 | Landscape | 0.10 | 954 |
| DMA3C | 4,217 | Concrete or Asphalt | 1.00 | 4,217 |
| DMA3A | 19,095 | Concrete or Asphalt | 1.00 | 19,095 |
| DMA3R | 10,851 | Conventional Roof | 1.00 | 10,851 |

Total 34,917

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 1,397 sq ft | 1,609 sq ft |

**IMP Name: IMP4**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA4L | 495 | Landscape | 0.10 | 50 |
| DMA4C | 433 | Concrete or Asphalt | 1.00 | 433 |
| DMA4A | 5,150 | Concrete or Asphalt | 1.00 | 5,150 |
| | | | Total | 5,633 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 225 sq ft | 399 sq ft |

**IMP Name: IMP5**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA5L | 7,876 | Landscape | 0.10 | 788 |
| DMA5C | 2,241 | Concrete or Asphalt | 1.00 | 2,241 |
| DMA5A | 13,999 | Concrete or Asphalt | 1.00 | 13,999 |
| DMA5R | 4,295 | Conventional Roof | 1.00 | 4,295 |
| | | | Total | 21,323 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 853 sq ft | 1,113 sq ft |

**IMP Name: IMP6**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA6L | 880 | Landscape | 0.10 | 88 |
| DMA6C | 681 | Concrete or Asphalt | 1.00 | 681 |
| DMA6A | 5,973 | Concrete or Asphalt | 1.00 | 5,973 |
| DMA6R | 1,755 | Conventional Roof | 1.00 | 1,755 |
| | | | Total | 8,497 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 340 sq ft | 427 sq ft |

**IMP Name: IMP7**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA7L | 2,025 | Landscape | 0.10 | 203 |
| DMA7C | 1,933 | Concrete or Asphalt | 1.00 | 1,933 |
| DMA7A | 6,169 | Concrete or Asphalt | 1.00 | 6,169 |
| DMA7R | 2,684 | Conventional Roof | 1.00 | 2,684 |
| | | | Total | 10,989 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 440 sq ft | 476 sq ft |

**IMP Name: IMP8**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA8L | 17,230 | Landscape | 0.10 | 1,723 |
| DMA8C | 4,273 | Concrete or Asphalt | 1.00 | 4,273 |
| DMA8R | 7,880 | Conventional Roof | 1.00 | 7,880 |
| | | | Total | 13,876 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 555 sq ft | 825 sq ft |

**IMP Name: IMP9**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA9L | 5,150 | Landscape | 0.10 | 515 |
| DMA9C | 4,139 | Concrete or Asphalt | 1.00 | 4,139 |
| DMA9A | 16,045 | Concrete or Asphalt | 1.00 | 16,045 |
| DMA9R | 13,355 | Conventional Roof | 1.00 | 13,355 |
| | | | Total | 34,054 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 1,362 sq ft | 1,480 sq ft |

**IMP Name: IMP10**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA10L | 2,970 | Landscape | 0.10 | 297 |
| DMA10C | 441 | Concrete or Asphalt | 1.00 | 441 |
| DMA10A | 8,510 | Concrete or Asphalt | 1.00 | 8,510 |
| | | | Total | 9,248 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 370 sq ft | 397 sq ft |

**IMP Name: IMP11**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA11L | 3,027 | Landscape | 0.10 | 303 |
| DMA11C | 603 | Concrete or Asphalt | 1.00 | 603 |
| DMA11A | 6,697 | Concrete or Asphalt | 1.00 | 6,697 |
| DMA11R | 1,858 | Conventional Roof | 1.00 | 1,858 |
| | | | Total | 9,461 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 378 sq ft | 473 sq ft |

**IMP Name: IMP12**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA12L | 4,009 | Landscape | 0.10 | 401 |
| DMA12C | 677 | Concrete or Asphalt | 1.00 | 677 |
| DMA12A | 3,013 | Concrete or Asphalt | 1.00 | 3,013 |
| DMA12R | 3,452 | Conventional Roof | 1.00 | 3,452 |
| | | | Total | 7,543 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 302 sq ft | 355 sq ft |

**IMP Name: IMP13**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA13L | 2,729 | Landscape | 0.10 | 273 |
| DMA13C | 959 | Concrete or Asphalt | 1.00 | 959 |
| DMA13A | 11,652 | Concrete or Asphalt | 1.00 | 11,652 |
| | | | Total | 12,884 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 515 sq ft | 748 sq ft |

**IMP Name: IMP14**
**IMP Type: Flow-Through Planter**
**Soil Group: D**

| DMA Name | Area (sq ft) | Post Project Surface Type | DMA Runoff Factor | DMA Area x Runoff Factor |
|---|---|---|---|---|
| DMA14C | 2,033 | Concrete or Asphalt | 1.00 | 2,033 |
| DMA14A | 10,288 | Concrete or Asphalt | 1.00 | 10,288 |
| DMA14R | 4,140 | Conventional Roof | 1.00 | 4,140 |
| DMA14L | 2,419 | Landscape | 0.10 | 242 |
| | | | Total | 16,703 |

| | IMP Sizing Factor | Minimum | Proposed |
|---|---|---|---|
| Area | 0.040 | 668 sq ft | 1,178 sq ft |

Report generated on 07/15/2025 by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.4.1.0).


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TREATMENT CALCULATIONS

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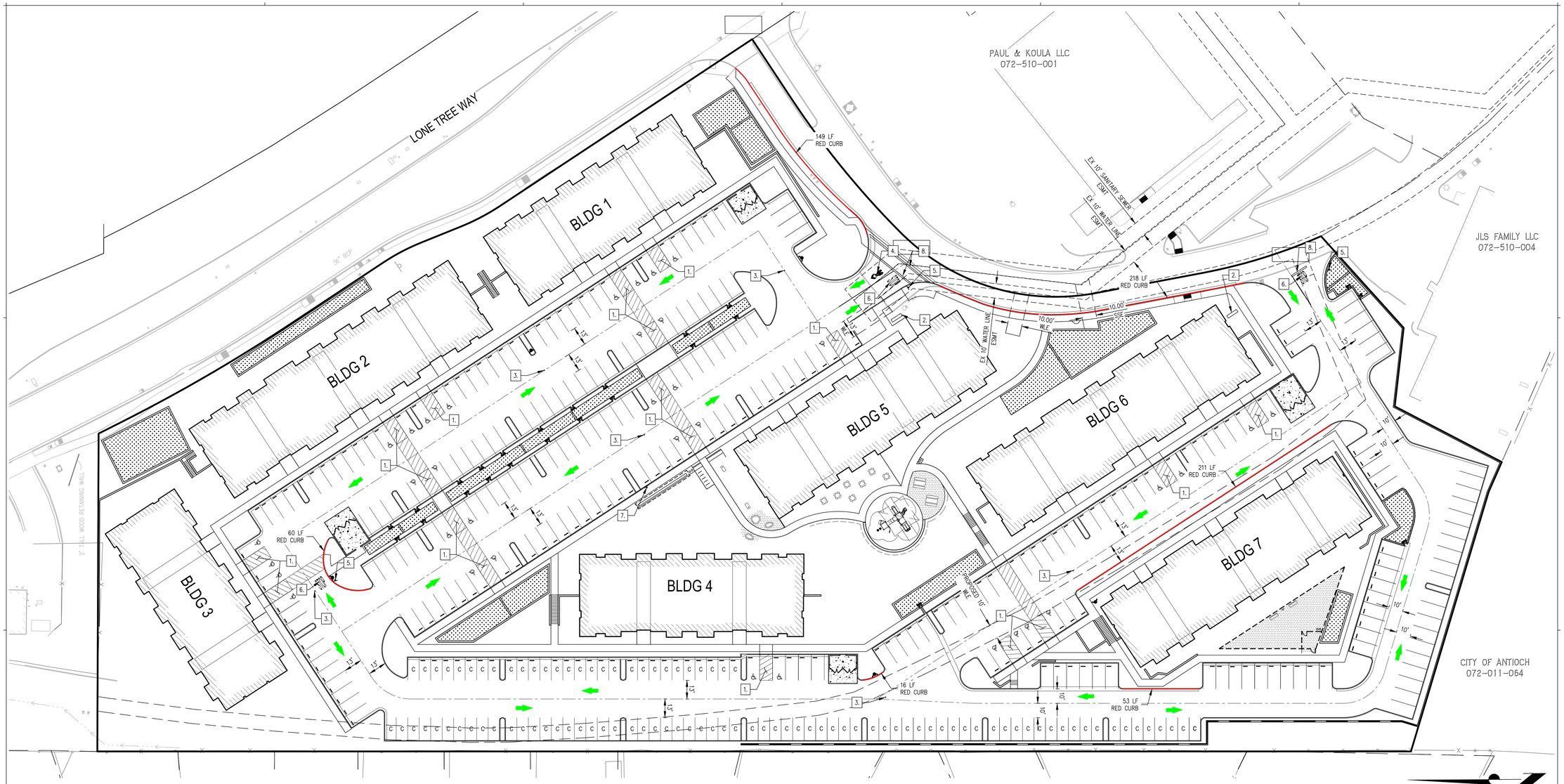



## LEGEND

- WHEELSTOP
- PAINTED RED CURB
- SIGN
- CIRCULATION PATH

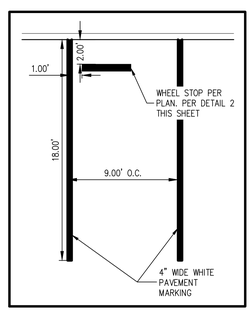
| PARKING SUMMARY | | |
|---|---|---|
| STALL TYPE | DETAIL | QUANTITY |
| TYPICAL OFF-STREET PARKING | DETAIL 1 THIS SHEET | 316 PARKING SPACES |
| ADA STALLS | CALTRANS STANDARD A90A | 36 PARKING SPACES |
| | TOTAL STALLS | 352 PARKING SPACES |

## NOTE:

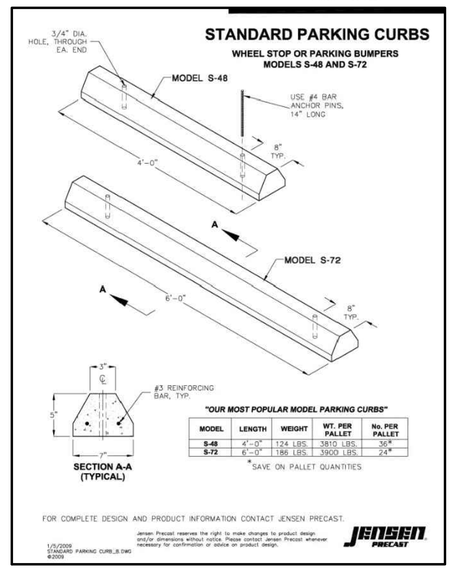
1. INSTALL OFF STREET ADA PARKING PER CALTRANS 2022 STANDARDS A90A
2. FRONT ENTRANCE SIGN LOCATION, SEE LANDSCAPE PLANS
3. INSTALL BLUE REFLECTOR 5' OFF LANE LINE PER ANTIOCH CD22 OR ON CENTERLINE OF DRIVE AISLES ONSITE
4. INSTALL CLASS III SHARED ROADWAY BICYCLE MARKING PER CALTRANS 2022 STANDARDS A24C
5. INSTALL STOP SIGN PER CALTRANS MUTCD 2014 EDITION R1-1 AND CITY OF ANTIOCH CONSTRUCTION DETAILS ST-17
6. INSTALL "STOP" PER CALTRANS 2022 STANDARDS A24D
7. INSTALL "USPS PARKING ONLY" "9AM-4PM" SIGNS
8. 12" WHITE MARKING

## ADDITIONAL NOTES:

1. SEE ARCHITECTURE PLANS FOR PARKING RATIO




1 TYPICAL PARKING STALL
SCALE: 1" = 5'




2 4' WHEEL STOP
SCALE: NTS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|---|---|---|
| 1 | 7/15/25 | Major Design Review #1 |


Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.


SIGNING AND STRIPING

C8.0


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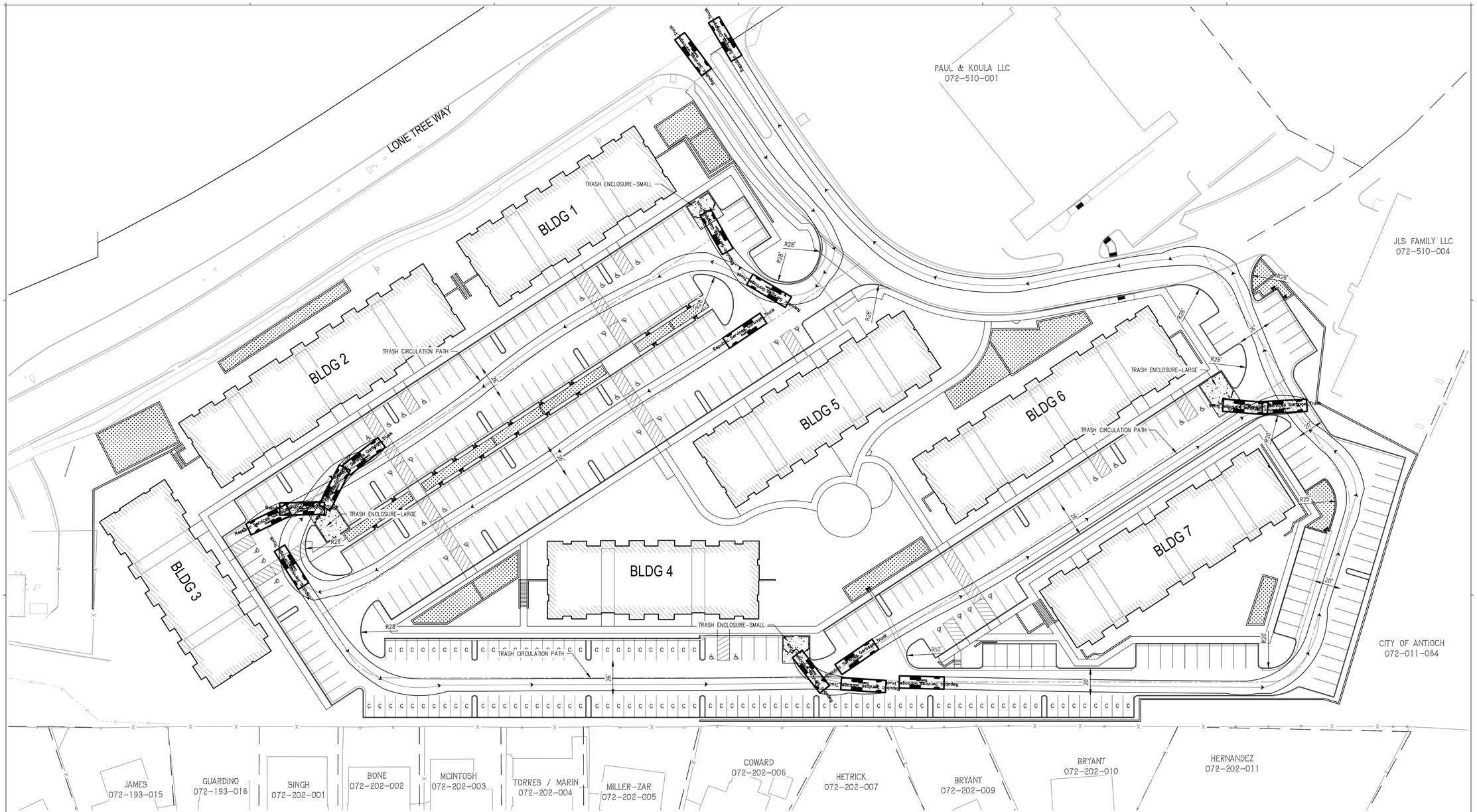



## TRUCK THRU SITE -PERIMETER

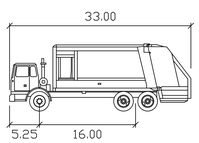
SCALE: 1"=30'

30' 0' 15' 30'

1 INCH = 30 FEET

## LEGEND

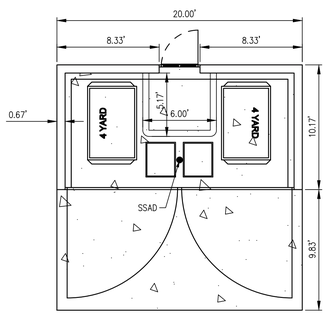
- TRUCK TURN PATH
- TRUCK TURN BOUNDARY
- TRASH ENCLOSURE




Republic Services Garbage_Truck

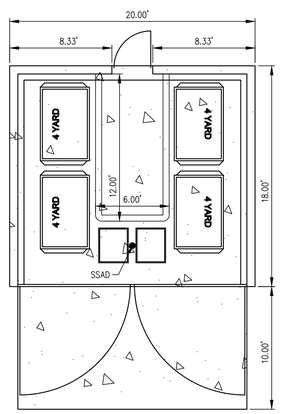
feet

| | |
|---|---|
| Width | : 9.00 |
| Track | : 8.50 |
| Lock to Lock Time | 6.0 |
| Steering Angle | : 33.0 |




## TRASH ENCLOSURE - SMALL

SCALE: 1"=5'




## TRASH ENCLOSURE - LARGE

SCALE: 1"=5'

1931 San Miguel Drive
Suite 100
Walnut Creek, CA 94596
dkengin.com
925.932.6868

| | |
|---|---|
| **dk Project Number** | 24-1054 |
| Contact | Stacey Gella |
| Email | sgella@dkengin.com |
| Principal | Andrew Palffy |
| Designer | Phoebe Illish |

**Applicant**

Standard Lone Tree Ventures LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 7/15/25 | Major Design Review #1 |

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

TRASH ENCLOSURE PLAN

C9.0

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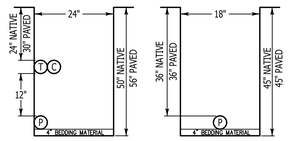
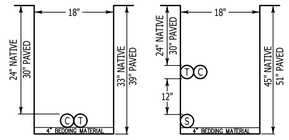
VICINITY MAP - NOT TO SCALE




SECTION 'D1'
1533 LF



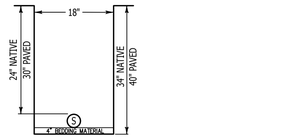

SECTION 'H1'
19 LF



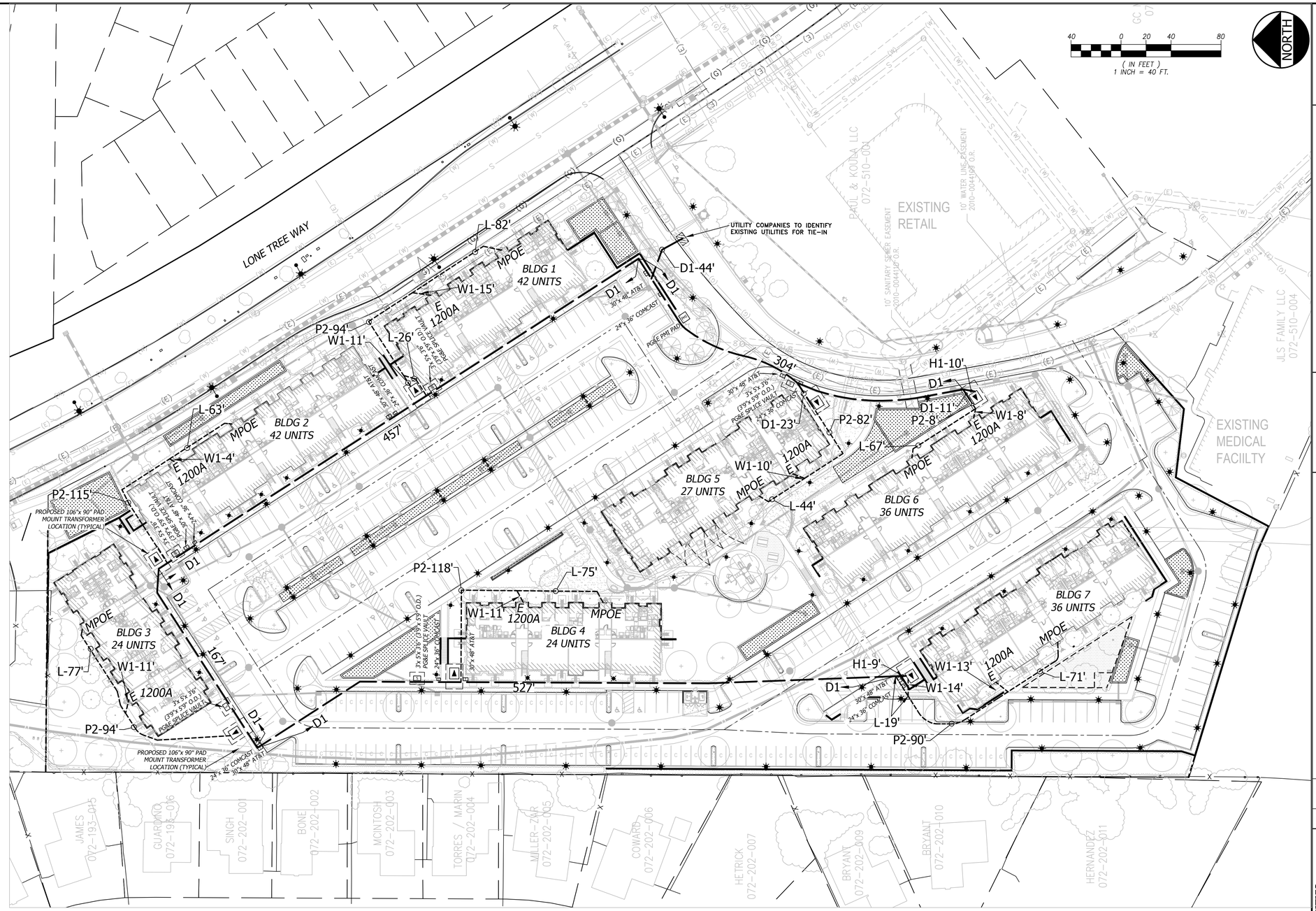

SECTION 'L'
524 LF
(SERVICE)




SECTION 'P2'
601 LF
(SERVICE)




SECTION 'W1'
97 LF
(SERVICE)

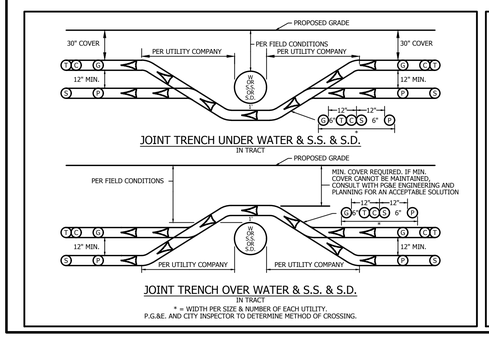


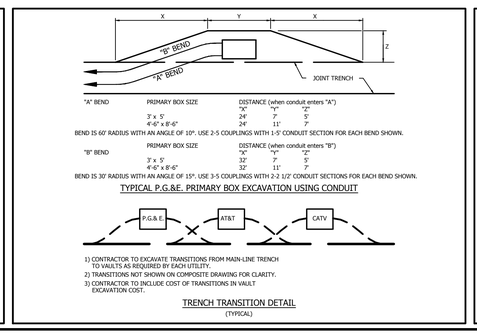

NOTE:

-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:

PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502



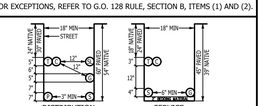

| SECTION | G | T | C | S | P | OTHER |
|---|---|---|---|---|---|---|
| A* | X | X | X | X | X | |
| B* | X | X | | X | X | |
| C* | X | | X | X | X | |
| D* | | X | X | X | X | |
| E* | X | | | X | X | |
| F* | | X | | X | X | |
| G* | | | X | X | X | |
| H* | | | X | X | X | |
| I | X | X | X | | | |
| J | X | X | | | | |
| K | X | | X | | | |
| L | | X | X | | | |
| M | X | X | X | X | | |
| N | X | X | | X | | |
| O | X | | X | X | | |
| P | | X | X | X | | |
| Q | X | | | X | | |
| R | | X | | X | | |
| S | | | X | X | | |
| T | X | | | | X | |
| U | | X | | | | |
| V | | | X | | | |
| W | | | | X | | |

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

| MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES) | | | | | | | |
|---|---|---|---|---|---|---|---|
| LBL | UTILITY TYPE | G | DUCT T | DUCT OR T | C | S | P | SL |
| G | (GAS) SEE NOTES 4,7, & 13 | - | 12 | 12 | 12 | 6 | 12 | 6 |
| T | TELEPHONE (DUCT) | 12 | - | 1 | 1 | 12 | 12 | 12 |
| T | TELEPHONE (DIRECT BURY) | 12 | 1 | - | 1 | 12 | 12 | 12 |
| C | CATV | 12 | 1 | 1 | - | 12 | 12 | 12 |
| S | ELECTRIC SECONDARY | 6 | 12 | 12 | 12 | 1.5 | 3 | 1.5 |
| P | ELECTRIC PRIMARY | 12 | 12 | 12 | 12 | 3 | 3 | 3 |
| SL | STREET LIGHT - SEE NOTE 5 | 6 | 12 | 12 | 12 | 1.5 | 3 | 1.5 |
| FE* | (FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5 | 12 | 12** | 12** | 12** | 12 | 12 | 12 |

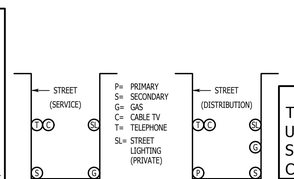
*MUST BE CONSIDERED A 'UTILITY' AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."

**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).




MINIMUM BACKFILL REQUIREMENTS

JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS




JOINT UTILITY TRENCH SECTION LEGEND

NOTE:

TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. SIZE AND QUANTITY OF CONDUITS NOT SHOWN.

CONSTRUCTION NOTE:

DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION

CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE:
SHARED INSTALL

| | P.G.&E | APPLICANT |
|---|---|---|
| * ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT | ○ | ● |
| * ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE | ● | ○ |
| * GAS PIPE/MATERIALS/RISERS | ○ | ● |

ADDITIONAL NOTES:
*APPLICANT WILL TRENCH & BACKFILL ALL.
*PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE.
JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.

MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

MDCI JOB#: 25-1952
MDCI PM: BG
DESIGNED BY: NK
CHECKED BY: BG
SCALE: 1"=40'
LAST MODIFIED: 7-15-25

STANDARD COMMUNITIES

# JOINT TRENCH INTENT

JOYFIELD AT LAKEVIEW CENTER

ANTIOCH CALIFORNIA

SHEET NO.
INT1

SHEET 1 OF 1

REVISION NUMBER: 0

PLOT DATE: 7-15-25

## STREET LIGHTING LEGEND

PRIVATE DECORATIVE GARDCO 15W LED 14/MH
SEE DETAILS SL1

CITY STANDARD 59W LED COBRAHEAD (SEE ST-18)
SEE DETAILS SL1

BOLLARD LIGHTS CIRCUITED BY MDCI- SEE DETAIL THIS PAGE

2" PVC SCHED 40 W/ 3#8 CU & #6 GRND UO.N.

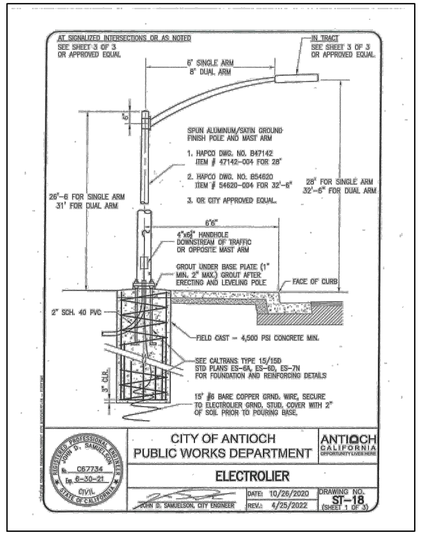
3 1/2 SPLICE BOX WITH GROUND ROD AND FUSE KIT

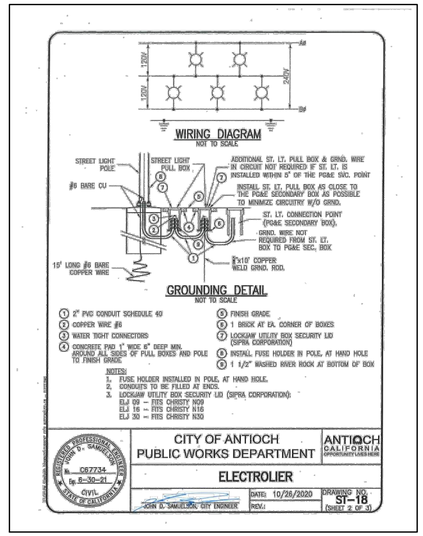
(M) METER FOR IRR. CONTROLLER

(I) IRRIGATION CONTROLLER

FIRE HYDRANT

U.O.N. UNLESS OTHERWISE NOTED




**STREET LIGHTING FOR NEW DEVELOPMENTS**

MINIMUM CLEARANCE FROM FACE-OF-CURB IS 1.5', BUT AS A GENERAL RULE IS 2.5'. NON-BREAKAWAY FIXTURES (POLES) SHALL BE LOCATED 3.0' FROM CENTER-OF-POLE TO FACE-OF-CURB. POLES SHALL BE LOCATED AT THE BACK OF 5'-WIDE MONOLITHIC SIDEWALK & CURB; SIDEWALKS OVER 6.0' WIDE SHALL BE DETACHED; AND POLES SHALL HAVE A 5.0' MIN. CLEARANCE FROM CATCH BASINS AND FIRE HYDRANTS.

LIGHTING ON PUBLIC STREETS SHALL COMPLY WITH THE FOLLOWING RECOMMENDED MAX. SPACING REQUIREMENTS AND MIN. LIGHTING LEVELS, USE THE CORRECT LEOTEK LED FIXTURE AND BE ADA COMPLIANT.

**RESIDENTIAL** (CURB TO CURB WIDTH EQUAL OR LESS THAN 40', GENERALLY FRONT-ON HOUSING)

- GC1-301-MV-40K-2R-GY-050-FOC-PCR7-WL-RWG (Type 2R, 30 watts)
- RECOMMENDED SPACING: 180'-200' ON CENTER
- AVERAGE = 0.3FC AVERAGE OR MORE
- UNIFORMITY RATIO (AVERAGE TO MINIMUM) = 6.0 OR LESS
- MINIMUM OF 0.05FC IN STREETS AND 0.10FC MIN AT INTERSECTIONS AND IN KNUCKLES
- USE OF TYPE 3 DISTRIBUTION IN KNUCKLES IS ACCEPTABLE WHEN REQUIRED

**COLLECTOR** (CURB TO CURB WIDTH GREATER THAN 40' AND LESS THAN 80')

- GC2-301-MV-40K-2R-GY-070-FOC-PCR7-WL-RWG (Type 2R, 44 watts)
- RECOMMENDED SPACING: 180'-200' ON CENTER
- AVERAGE = 0.48FC AVERAGE OR MORE
- UNIFORMITY RATIO (AVERAGE TO MINIMUM) = 4.0 OR LESS
- MINIMUM OF 0.12FC IN STREETS
- USE OF TYPE 3R IS ACCEPTABLE WHEN REQUIRED

**ARTERIAL** (CURB TO CURB WIDTH EQUAL TO OR GREATER THAN 80')

- GCM1-601-MV-40K-3R-GY-095-FOC-PCR7-WL-RWG (Type 3R, 59 watts)
- RECOMMENDED SPACING: 180'-200' ON CENTER
- AVERAGE = 0.69FC AVERAGE OR MORE
- UNIFORMITY RATIO (AVERAGE TO MINIMUM) = 3.0 OR LESS
- MINIMUM OF 0.23FC IN STREETS

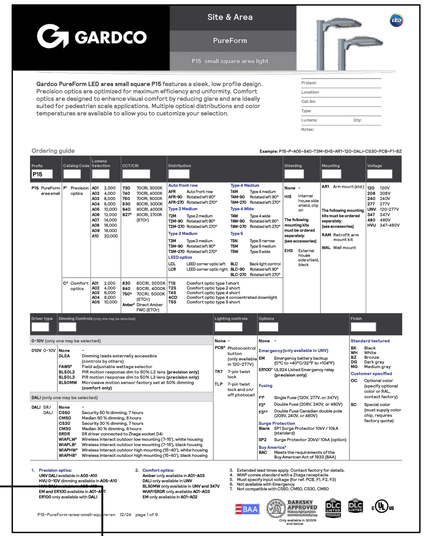
**SIGNALIZED INTERSECTIONS**

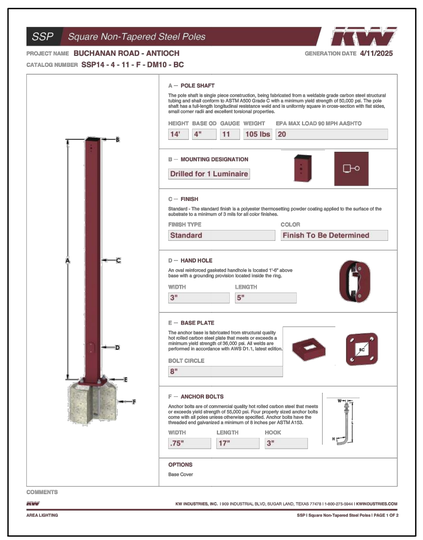
USE THE FOLLOWING LEOTEK FIXTURE ON SIGNALIZED INTERSECTIONS FOR SAFETY LIGHTS:

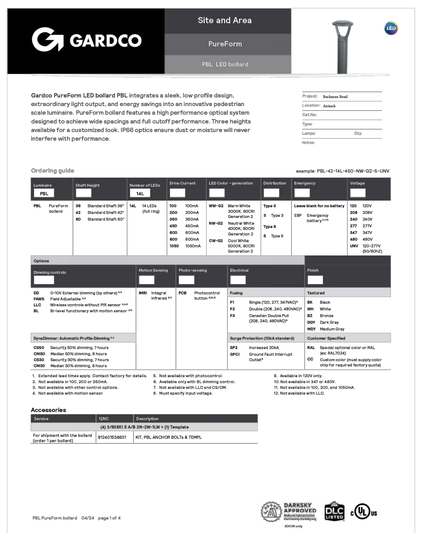
- GCM1-601-MV-40K-3R-GY-115-FOC-PCR7-WL-RWG (Type 3R, 72 watts)

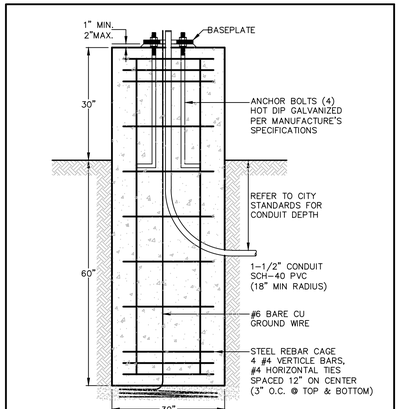
RECOMMENDED LIGHT LEVELS FOR PATHWAYS INTERNAL TO DEVELOPMENTS SHOULD BE .30FC AVERAGE WITH 10:1 AVERAGE TO MINIMUM RATIO.

CITY OF ANTIOCH
PUBLIC WORKS DEPARTMENT
ANTIOCH CALIFORNIA
ELECTROLIER
No. C67734
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA
JOHN D. SAMUELSON, CITY ENGINEER
DATE: 10/26/2020
REV.: 8/19/2021
DRAWING NO. ST-18
(SHEET 3 OF 3)



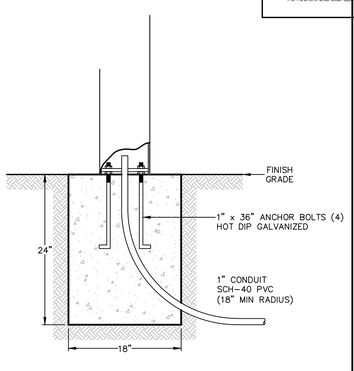




NOTES:
1. REFER TO CITY SPECIFICATIONS FOR CONCRETE TYPES & RELATED SPECS.
2. REFER TO CITY SPECIFICATIONS FOR BONDING/GROUNDING REQUIREMENTS.

CONCRETE BASE DETAIL
NOT TO SCALE




LIGHTED BOLLARD BASE DETAIL
NOT TO SCALE

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
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millennium
design & consulting, inc.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407


MDCI JOB#: 25-1952
MDCI PM: BG
DESIGNED BY: CK
CHECKED BY: BG
SCALE: NONE
LAST MODIFIED: 7-15-25

| REV | DATE | DESCRIPTION |
|---|---|---|

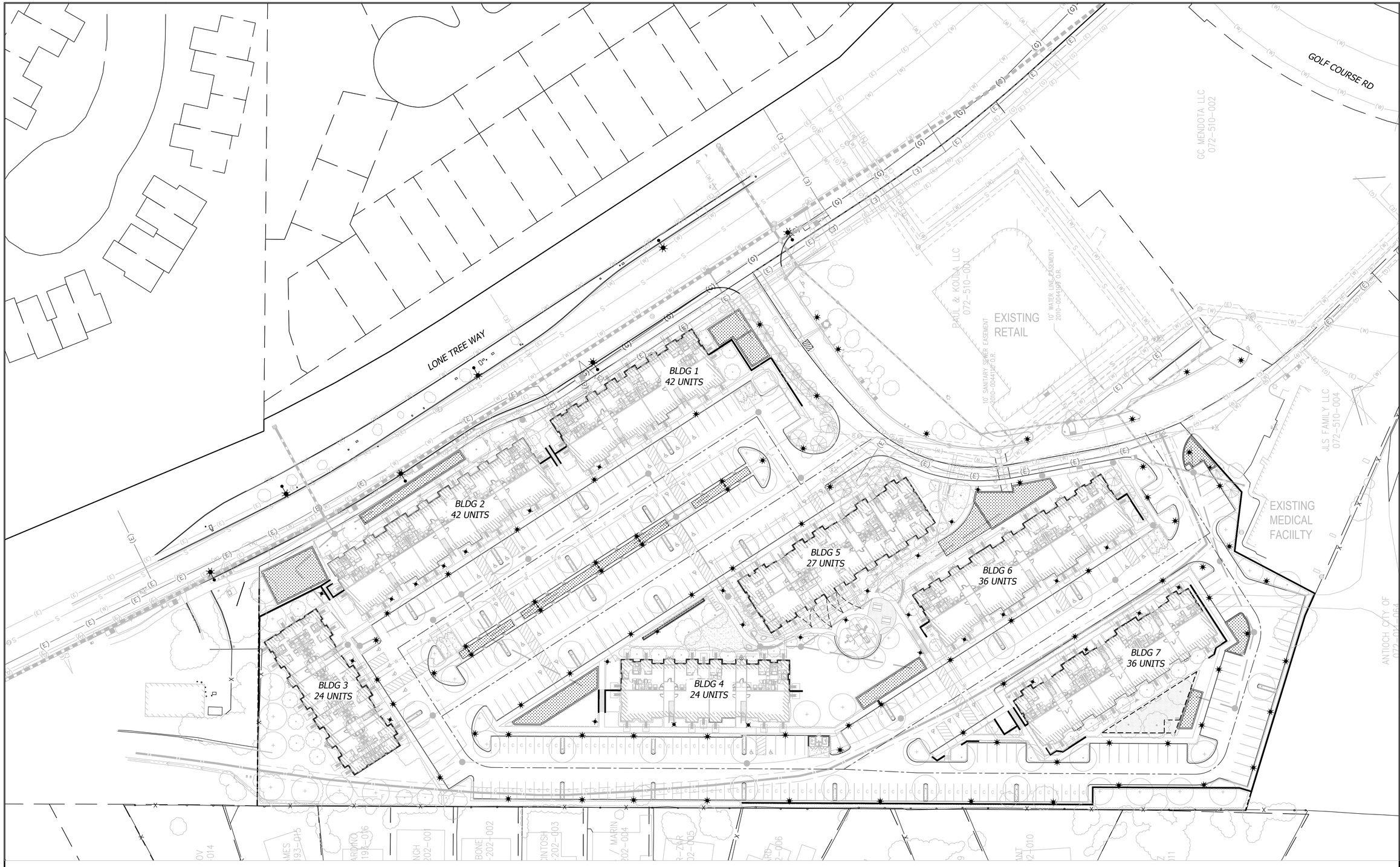
STANDARD COMMUNITIES

# STREET LIGHTING PLAN

JOYFIELD AT LAKEVIEW CENTER

ANTIOCH CALIFORNIA

SHEET NO.
SL1
SHEET 1 OF 2
REVISION NUMBER: 0
PLOT DATE: 7-15-25




NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

40 0 20 40 80
( IN FEET )
1 INCH = 40' FT.

NORTH


millennium
design & consulting, inc.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407


| | |
|---|---|
| MDCI JOB#: | 25-1952 |
| MDCI PM: | BG |
| DESIGNED BY: | CK |
| CHECKED BY: | BG |
| SCALE: | 1"=40' |
| LAST MODIFIED: | 7-15-25 |

| REV | DATE | DESCRIPTION |
|---|---|---|

STANDARD COMMUNITIES

# STREET LIGHTING PLAN

JOYFIELD AT LAKEVIEW CENTER

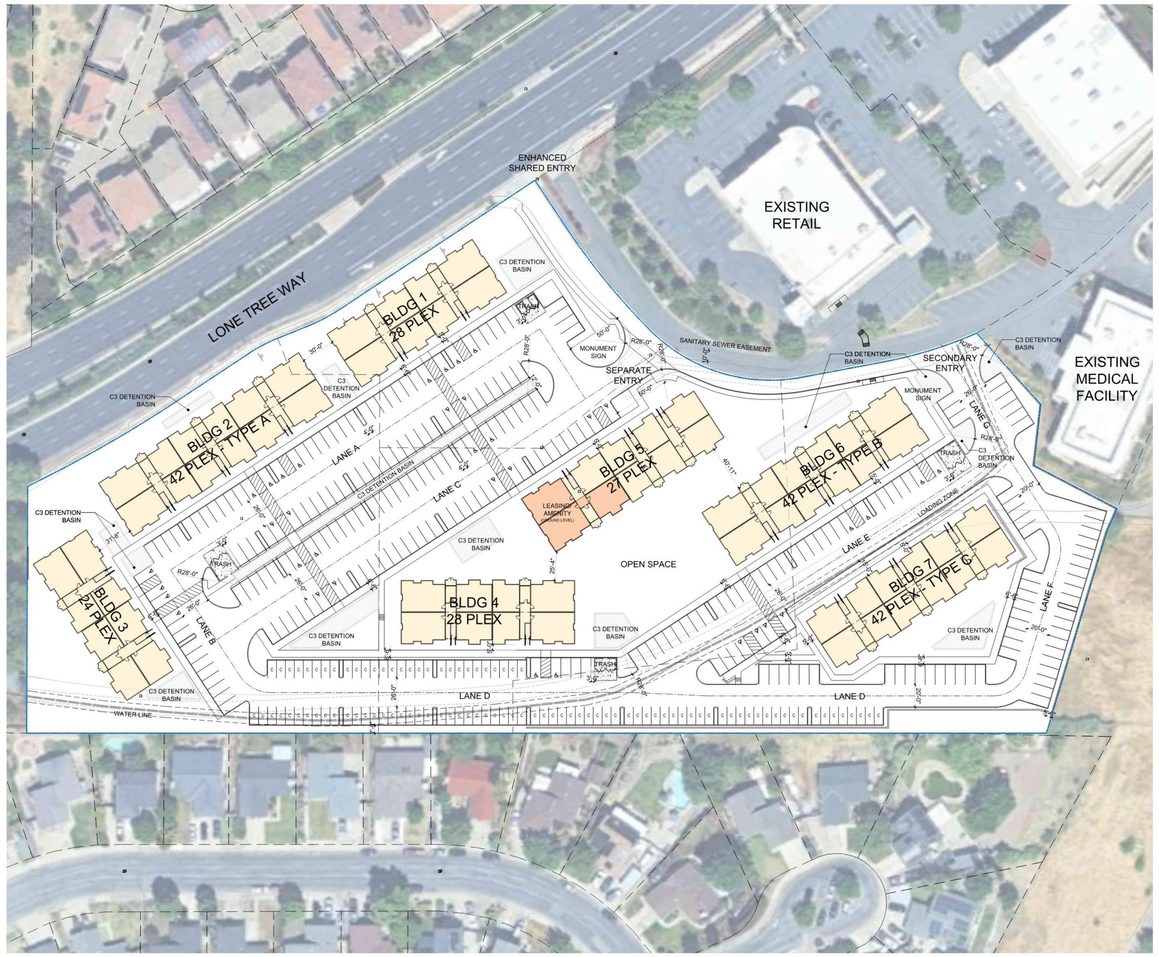
ANTIOCH CALIFORNIA

SHEET NO.
SL2

SHEET 2 OF 2

REVISION NUMBER: 0

PLOT DATE: 7-15-25




# LONE TREE

**APN: 072-510-006**

**STANDARD COMMUNITIES**
1901 AVENUE OF THE STARS, STE 395
LOS ANGELES, CA 90067

## VICINITY MAP

## PROJECT TEAM

OWNER
STANDARD COMMUNITIES
1901 AVENUE OF THE STARS, STE 395
LOS ANGELES, CA 90067
PHONE: 917-664-6117
CONTACT: YAEL SUNESON PRESKILL, YSUNESONPRESKILL@STANDARD-COMMUNITIES.COM
JUDD ULLOM, JULLOM@STANDARD-COMMUNITIES.COM

ARCHITECT
KTGY ARCHITECTURE + PLANNING
1814 FRANKLIN ST, STE 400
OAKLAND, CA 94612
PHONE: 510-463-2003
CONTACT: ZAC MILES, ZMILES@KTGY.COM

CIVIL
DK ENGINEERING
1931 SAN MIGUEL DRIVE, STE 100
WALNUT CREEK, CA 94596
PHONE: 510-303-1726
CONTACT: STACEY GELLA, SGELLA@OKENGIN.COM
ANGELA PEDRONCELLI, APEDRONCELLI@OKENGIN.COM

MECHANICAL
PIVOTAL CONSULTANTS
1466 COLUMBIA ROAD
WEST SACREMENTO, CA 95691
PHONE: 530-400-7065
CONTACT: WILL HUNTER, WILLHUNTER@PIVOTALCONSULTANTS.COM

ELECTRICAL
PIVOTAL CONSULTANTS
1466 COLUMBIA ROAD
WEST SACREMENTO, CA 95691
PHONE: 530-400-7065
CONTACT: WILL HUNTER, WILLHUNTER@PIVOTALCONSULTANTS.COM

PLUMBING
PIVOTAL CONSULTANTS
1466 COLUMBIA ROAD
WEST SACREMENTO, CA 95691
PHONE: 530-400-7065
CONTACT: WILL HUNTER, WILLHUNTER@PIVOTALCONSULTANTS.COM

STRUCTURAL
PIVOTAL CONSULTANTS
1466 COLUMBIA ROAD
WEST SACREMENTO, CA 95691
PHONE: 530-400-7065
CONTACT: WILL HUNTER, WILLHUNTER@PIVOTALCONSULTANTS.COM

LANDSCAPE
ENVIRONMENTAL FORESIGHT INC.
2065 N. BORADWAY, STE 203
WALNUT CREEK, CA 94596
PHONE: 925-852-9419
CONTACT: SCOTT FEUER, SFEUER@ENVIRONMENTALFORESIGHT.COM
JULIA HERRING, JHERRING@ENVIRONMENTALFORESIGHT.COM

JOINT TRENCH
MILLENNIUM DESIGN AND CONSULTING INC.
PO BOX 737
ALAMO, CA 94507
PHONE: 925-783-4300
CONTACT: ALFRED GIUSTI, ALFRED@JOINTUTILITY.COM
BEN GREENWOOD, BEN@JOINTUTILITY.COM

## DRAWING LOG

ktgy

1814 Franklin Street
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

**ktgy Project Number** 250092

| | |
|---|---|
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**
Standard Lone Tree
Venture LP
1015 18th St, NW
Suite 601
Washington, DC 20036
standard-communities.com/

**JOYFIELD AT LAKEVIEW CENTER**
ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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COVER SHEET

A0-00

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| A3-C02 | BUILDING 3 - 24-PLEX - EXTERIOR 3D VIEWS |
| A3-D01 | BUILDING 5 - 27-PLEX - EXTERIOR ELEVATIONS |
| A3-D02 | BUILDING 5 - 27-PLEX - EXTERIOR 3D VIEWS |
| A3-E01 | BUILDING 6 - 42-PLEX (TYPE B) - EXTERIOR ELEVATIONS |
| A3-E02 | BUILDING 6 - 42-PLEX (TYPE B) - EXTERIOR 3D VIEWS |
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| MDR-E01 | BUILDING 6 - 42-PLEX (TYPE B) - EXTERIOR ELEVATIONS |
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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
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SHEET INDEX

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# ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| & | AND | F.H.C. | FIRE HOSE CABINET | Q.T. | QUARRY TILE |
| ∠ | ANGLE | FIN. | FINISH | | |
| @ | AT | FL. | FLOOR | R. | RISER |
| ℄ | CENTERLINE | FLASH. | FLASHING | RAD. | RADIUS |
| Ø | DIAMETER or ROUND | FLUOR. | FLUORESCENT | R.D. | ROOF DRAIN |
| # | POUND or NUMBER | F.O.C. | FACE OF CONCRETE | RECT. | RECTANGULAR |
| (E) | EXISTING | F.O.F. | FACE OF FINISH | REF. | REFERENCE |
| | | F.O.M. | FACE OF MULLION | REFR. | REFRIGERATOR |
| ACCESS. | ACCESSIBLE | F.O.S. | FACE OF STUD | REV | REVERSE |
| A.B. | ANCHOR BOLT | FP. | FIXED PANEL | REINF | REINFORCING, REINFORCED |
| ABV. | ABOVE | FPRF. | FIREPROOF | REQ. | REQUIRED |
| ACOUS. | ACOUSTICAL | FRAM'G | FRAMING | RESIL. | RESILIENT |
| A.D. | AREA DRAIN | F.R.T. | FIRE-RETARDANT TREATED | RGTR. | REGISTER |
| ADJ. | ADJACENT | F.S. | FULL SIZE | RM. | ROOM |
| A.F.F. | ABOVE FINISH FLOOR | FT. | FOOT OR FEET | R.O. | ROUGH OPENING |
| AGGR. | AGGREGATE | FTG. | FOOTING | RWD. | REDWOOD |
| AL. | ALUMINUM | FURR. | FURRING | R.W.L. | RAINWATER LEADER |
| ALUM. | ALUMINUM | FUT. | FUTURE | | |
| AM | ADDRESING MAP | | | S. | SOUTH |
| APROX. | APROXIMATE | GA. | GAUGE | S.A.M.F. | SELF-ADHERED MEMBRANE FLASHING |
| ARCH. | ARCHITECT | GALV. | GALVANIZED | S.A.M.F.-U.V. | SELF-ADHERED MEMBRANE FLASHING, |
| ARCH'L. | ARCHITECTURAL | G.B. | GRAB BAR | | W/ FOIL FACING, UV PROTECTED |
| ASPH. | ASPHALT | GL. | GLASS | S.A.M.F.-H.H. | SELF-ADHERED MEMBRANE FLASHING, |
| | | GND. | GROUND | | AS SPECIFIED FOR HIGH HEAT CONDITIONS |
| BD. | BOARD | GR. | GRADE | S.A.S.M. | SELF-ADHERED SHEET MEMBRANE |
| BITUM. | BITUMINOUS | GYP. | GYPSUM | S.A.S.M.-H.H. | SELF-ADHERED SHEET MEMBRANE, |
| BLDG. | BUILDING | GYP. BD. | GYPSUM BOARD | | AS SPECIFIED FOR HIGH HEAT CONDITIONS |
| BLK. | BLOCK | G.B. | GYPSUM BOARD | S.C. | SOLID CORE |
| BLKG. | BLOCKING | G.S.M. | GALVANIZED SHEET METAL | S.C.D. | SEE CIVIL DRAWINGS |
| BLT. | BOLT | | | SCHED. | SCHEDULE |
| BM. | BEAM | H.B. | HOSE BIBB | S.D. | SOAP DISPENSER |
| BOT. | BOTTOM | H.C. | HOLLOW CORE | SECT. | SECTION |
| B.O.T. | BOTTOM OF TRUSS | HDWD. | HARDWOOD | S.E.D. | SEE ELECTRICAL DRAWINGS |
| BTWN | BETWEEN | HDWE. | HARDWARE | S.F. | SQUARE FEET |
| BUR | BUILT-UP ROOFING | HGT. | HEIGHT | SH. | SHELF |
| | | H.M. | HOLLOW METAL | SHR. | SHOWER |
| C. | CARPET | HORIZ. | HORIZONTAL | SHT. | SHEET |
| CAB. | CABINET | H.P. | HIGH POINT | SHTG. | SHEATHING |
| C.B. | CATCH BASIN | H.R. | HOUR | SIM. | SIMILAR |
| CEM. | CEMENT | H.R.W.S. | HOT RUBBERIZED | S.I.D. | SEE INTERIOR DESIGN DRAWINGS |
| C.F.P. | CEMENTITIOUS FIBER PANEL | | WATERPROOFING SYSTEM | SKYLT. | SKYLIGHT |
| CT. | CEMENTITIOUS TRIM | H.V.A.C. | HEATING VENTILATING & | SL. | SLOPE |
| CER. | CERAMIC | | AIR CONDITIONING | S.L.D. | SEE LANDSCAPE DRAWINGS |
| C.I. | CAST IRON | | | S.M.D. | SEE MECHANICAL DRAWINGS |
| C.I.P. | CAST IN PLACE | I.D. | INSIDE DIAMETER | S.N.D. | SANITARY NAPKIN DISPENSER |
| C.G. | CORNER GUARD | I.F.O. | INSIDE FACE OF | S.N.R. | SANITARY NAPKIN RECEPTACLE |
| CLG. | CEILING | INSUL. | INSULATION | SP. | SPACE |
| CLKG. | CAULKING | INT. | INTERIOR | S.P.D. | SEE PLUMBING DRAWINGS |
| CLO. | CLOSET | | | SPEC. | SPECIFICATIONS |
| CLR | CLEAR | JAN. | JANITOR | SQ. | SQUARE |
| C.O. | CASED OPENING | JT. | JOINT | S.S.D. | SEE STRUCTURAL DRAWINGS |
| COL. | COLUMN | | | S.SC.D. | SEE STRUCTURAL CONCRETE DRAWINGS |
| CONC. | CONCRETE | LAB. | LABORATORY | S.SK. | SERVICE SINK |
| COND. | CONDITION | LAM. | LAMINATE | S.ST. | STAINLESS STEEL |
| CONN. | CONNECTION | LAV. | LAVATORY | STA. | STATION |
| CONSTR. | CONSTRUCTION | LKR. | LOCKER | STD. | STANDARD |
| CONT. | CONTINUOUS | LT. | LIGHT | STL. | STEEL |
| C.O.F. | CORNER OF FINISH | L.P. | LOW POINT | STOR. | STORAGE |
| CORR. | CORRIDOR | | | STRG. | STRINGER |
| CTSK. | COUNTERSUNK | MAX. | MAXIMUM | STRL. | STRUCTURAL |
| CNTR. | COUNTER | M.C. | MEDICINE CABINET | STRUCT | STRUCTURE |
| CTR. | CENTER | M.B. | MACHINE BOLT | SUSP. | SUSPENDED |
| | | MECH. | MECHANICAL | SYM. | SYMMETRICAL |
| DBL. | DOUBLE | MEMB. | MEMBRANE | S.W. | SOLID WOOD |
| DEPT. | DEPARTMENT | MTL. | METAL | | |
| D.F. | DRINKING FOUNTAIN | MFG | MANUFACTURING | T.B. | TOWEL BAR |
| DET. | DETAIL | MFR. | MANUFACTURER | T/D | TELE-DATA |
| DIA. | DIAMETER | MH. | MANHOLE | TER. | TERRAZZO |
| DIM. | DIMENSION | MIN. | MINIMUM | T. & G. | TONGUE AND GROOVE |
| DN. | DOWN | MIR. | MIRROR | THK. | THICK |
| D.O. | DOOR OPENING | MISC. | MISCELLANEOUS | T.O.C. | TOP OF CURB |
| DR. | DOOR | M.O. | MASONRY OPENING | T.O.P. | TOP OF PLATE |
| DS. | DOWNSPOUT | MTD. | MOUNTED | T.O.S. | TOP OF SLAB |
| D.S.P. | DRY STANDPIPE | MUL. | MULLION | T.P. | TOP OF PAVEMENT |
| DW | DISHWASHER | | | T.P.D. | TOILET PAPER DISPENSER |
| DWG | DRAWINGS | N. | NORTH | TRD. | TREAD |
| DWR. | DRAWER | N.I.C. | NOT IN CONTRACT | T.S.C.D. | TOILET SEAT COVER DISPENSER |
| | | NO. OR # | NUMBER | T.V. | TELEVISION |
| E. | EAST | NOM. | NOMINAL | T.W. | TOP OF WALL |
| EA. | EACH | N.T.S. | NOT TO SCALE | TYP. | TYPICAL |
| E.D.F. | DRINK FOUNTAIN | | | | |
| E.J. | EXPANSION JOINT | O/ | OVER | UNF. | UNFINISHED |
| EL. | ELEVATION | O.A. | OVERALL | U.O.N. | UNLESS OTHERWISE NOTED |
| ELEC. | ELECTRICAL | OBS. | OBSCURE | UR. | URINAL |
| ELEV. | ELEVATOR | O.C. | ON CENTER | | |
| EMER. | EMERGENCY | O.D. | OUTSIBE DIAMETER (DIM.) | V. | VINYL |
| ENCL. | ENCLOSED | OFF. | OFFICE | VEST. | VESTIBULE |
| E.O.D. | EDGE OF DECK | O.H.C. | OVERHEAD CABINET | VERT | VERTICAL |
| E.P. | ELECTRICAL PANELBOARD | OPNG. | OPENING | | |
| EQ. | EQUAL | OPP. | OPPOSITE | W. | WEST |
| EQPT. | EQUIPMENT | | | W/ | WITH |
| E.W.C. | ELECTRIC WATER COOLER | PRCST. | PRECAST | W.C. | WATER CLOSET |
| EXST. | EXISTING | PL., PLT. | PLATE | WD. | WOOD |
| EXP. | EXPANSION | P.LAM. | PLASTIC LAMINATE | WIN. | WINDOW |
| EXPO. | EXPOSED | PLAS. | PLASTER | W.H. | WATER HEATER |
| EXT. | EXTERIOR | PNL. | PANEL | W/O | WITHOUT |
| | | PLUMB. | PLUMBING | WP. | WATERPROOFING |
| F.A. | FIRE ALARM or FIRE ANNUNCIATOR | PLY. | PLYWOOD | W.R.B. | WEATHER RESISTIVE BARRIER |
| F.A.C.P. | FIRE ALARM CONTROL PANEL | P. | PROPERTY LINE | WSCT. | WAINSCOT |
| F.A.W.M. | FLUID APPLIED WATERPROOF MEMB. | PR. | PAIR | WT. | WEIGHT |
| F.B. | FLAT BAR | P.S.E. | PUBLIC SERVICE EASEMENT | | |
| F.M.F. | FLEXIBLE MEMBRANE FLASHING | P.T. | PRESSURE TREATED | | |
| F.D. | FLOOR DRAIN | PTD. | PAINTED | | |
| FDN. | FOUNDATION | PREFAB | PREFABRICATED | | |
| F.E. | FIRE EXTINGUISHER | P.T.D. | PAPER TOWEL DISPENSER | | |
| F.E.C. | FIRE EXTINGUISHER CABINET | P.T.D/R | COMBINATION PAPER TOWEL | | |
| F.F. | FINISH FLOOR | | DISPENSER & RECEPTACLE | | |
| F.G. | FINISH GRADE | PTN. | PARTITION | | |
| | | P.T.R. | PAPER TOWEL RECEPTACLE | | |

# PROJECT SYMBOLS

**BUILDING SECTION**
DETAIL NUMBER / SHEET NUMBER (X / XX)

**WALL SECTION**
DETAIL NUMBER / SHEET NUMBER (X / XX)

**DETAIL SECTION**
DETAIL NUMBER / SHEET NUMBER (X / XX), DIRECTION, SECTION CUT LINE

**ELEVATION**
DETAIL NUMBER / SHEET NUMBER (X / XX)

**CALLOUT**
DETAIL NUMBER / SHEET NUMBER (X / XX)

**ROOM IDENTIFICATION**
ROOM NAME → ?

**UNIT IDENTIFICATION**
UNIT TYPE → Unit Name
UNIT NUMBER → ?

**NORTH ARROW**
DIRECTION MARK → PLAN NORTH

**AIR DIRECTION**
DIRECTION MARK →

**DOOR TYPE**
DOOR MARK → ?
SEE A711 FOR DOOR SCHEDULE

**WINDOW/LOUVER TYPE**
WINDOW MARK → ?
SEE A721 FOR WINDOW SCHEDULE

**WALL TYPE**
WALL MARK → ?
SEE A9-11 FOR WALL TYPE DETAILS

**STOREFRONT TYPE**
STOREFRONT MARK → ?
SEE A722 FOR STOREFRONT SCHEDULE

**KEY NOTE**
NOTE NUMBER → xx

**REVISION**
REVISION MARK → ?

# MINIMUM CONSTRUCTION STANDARDS

**(B) LANDSCAPING.** IF LANDSCAPING IS TO BE PROVIDED OR REPLACED, A VARIETY OF PLANT AND TREE SPECIES THAT REQUIRE LOW WATER USE SHALL BE PROVIDED IN SUFFICIENT QUANTITIES BASED ON LANDSCAPING PRACTICES IN THE GENERAL MARKET AREA AND LOW MAINTENANCE NEEDS. PROJECTS SHALL FOLLOW THE REQUIREMENTS OF THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (HTTP://WWW.WATER.CA.GOV/WATERUSEEFFICIENCY/LANDSCAPEORDINANCE/)UNLESS A LOCAL LANDSCAPE ORDINANCE HAS BEEN DETERMINED TO BE AT LEAST AS STRINGENT AS THE CURRENT MODEL ORDINANCE.

**(C) ROOFS.** NEWLY INSTALLED ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT LEAST A 20-YEAR MANUFACTURER'S WARRANTY.

**(D) EXTERIOR DOORS.** IF EXTERIOR DOORS ARE TO BE PROVIDED OR REPLACED, INSULATED OR SOLID CORE, FLUSH, PAINT OR STAIN GRADE EXTERIOR DOORS SHALL BE MADE OF METAL CLAD, HARDWOOD FACES, OR FIBERGLASS FACES, WITH A STANDARD ONE-YEAR GUARANTEE AND ALL SIX SIDES PRIMED.

**(E) APPLIANCES.** ALL LOW-INCOME UNITS SHALL PROVIDE A REFRIGERATOR. ALL NON SRO LOW-INCOME UNITS SHALL PROVIDE A RANGE (STOVETOP AND OVEN), AND ALL SRO LOW-INCOME UNITS SHALL INCLUDE A COOKING FACILITY (I.E. A COOKTOP OR MICROWAVE). THE EXECUTIVE DIRECTOR MAY WAIVE THE APPLIANCE REQUIREMENT FOR SRO UNITS IF THE PROJECT INCLUDES A TENANT COMMON AREA KITCHEN FACILITY. AS APPLICABLE, APPLIANCES PROVIDED OR REPLACED WITHIN LOW-INCOME UNITS AND/OR IN ON-SITE COMMUNITY FACILITIES SHALL BE ENERGY STAR RATED, UNLESS WAIVED BY THE EXECUTIVE DIRECTOR.

**(F) WINDOW COVERINGS.** WINDOW COVERINGS SHALL BE PROVIDED AND MAY INCLUDE FIRE RETARDANT DRAPES OR BLIND.

**(G) WATER HEATER.** IF WATER HEATERS ARE TO BE PROVIDED OR REPLACED, FOR LOW-INCOME UNITS WITH INDIVIDUAL TANK-TYPE WATER HEATERS, MINIMUM CAPACITIES ARE TO BE 28 GALLONS FOR ONE- AND TWO-BEDROOM UNITS AND 38 GALLONS FOR THREE-BEDROOM UNITS OR LARGER.

**(H) FLOOR COVERINGS.** IF FLOOR COVERINGS ARE TO BE PROVIDED OR REPLACED, A HARD, WATER RESISTANT, CLEANABLE SURFACE SHALL BE REQUIRED FOR ALL KITCHEN AND BATH AREAS. ANY CARPET PROVIDED OR REPLACED SHALL COMPLY WITH HUD/FHA UM44D.

**(I) ALL FIBERGLASS-BASED INSULATION** PROVIDED OR REPLACED SHALL MEET THE GREENGUARD GOLD CERTIFICATION. http://greenguard.org/en/CertificationPrograms/CertificationPrograms_childrenSchools.aspx

**(K) ACCESSIBLE HOUSING UNIT(S).** ALL PROJECTS SHALL COMPLY WITH THE HOUSING AND BUILDING ACCESSIBILITY REQUIREMENTS IN ADDITION TO THE FOLLOWING, UNLESS OTHERWISE SPECIFIED:

1. ALL NEW CONSTRUCTION PROJECTS MUST PROVIDE A MINIMUM OF FIFTEEN PERCENT (15%) OF THE LOW-INCOME UNITS AS HOUSING UNITS WITH MOBILITY FEATURES, AND A MINIMUM OF TEN PERCENT (10%) OF THE LOW-INCOME UNITS AS HOUSING UNITS WITH HEARING/VISION FEATURES.
2. REHABILITATION PROJECTS - NOT INCLUDED FOR THESE PURPOSES.
3. ACCESSIBLE HOUSING UNITS SHALL, TO THE MAXIMUM EXTENT FEASIBLE AND SUBJECT TO REASONABLE HEALTH AND SAFETY REQUIREMENTS, BE DISTRIBUTED THROUGHOUT THE PROJECT AND BE AVAILABLE IN A SUFFICIENT RANGE OF SIZES AND AMENITIES SO THAT AN INDIVIDUAL WITH DISABILITIES' CHOICE OF LIVING ARRANGEMENTS IS COMPARABLE TO THAT OF OTHER PERSONS ELIGIBLE FOR HOUSING ASSISTANCE UNDER THE SAME PROJECT CONSISTENT WITH 24 CFR SECTION 8.26.

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# UNIT MIX

**LONE TREE - ANTIOCH, CA**

**PROJECT SUMMARY**

7.56 Gross Site Area (AC)
329313.6 Gross Site Area (AC)
233 Total Units (DU)
30.8 Project Density (DU/AC)
350 Total Parking Proposed

**24-Plex BUILDING 3**

| Unit | Description | Unit Area (±NRSF*) | Level -1 | Level 1 | Level 2 | Level 3 | Total | Unit Mix | Total *NRSF |
|---|---|---|---|---|---|---|---|---|---|
| | Unit Description | | Units per Level | | | | | | |
| P1-0 | 1Br/1Ba | 607 | 0 | 2 | 2 | 2 | 6 | 25% | 3,642 |
| P2-0 | 2Br/1Ba | 793 | 0 | 4 | 4 | 4 | 12 | 50% | 9,516 |
| P3-0 | 3Br/2Ba | 1008 | 0 | 2 | 2 | 2 | 6 | 25% | 6,048 |
| **Total** | | | **0** | **8** | **8** | **8** | **24** | **100%** | **19,206** |

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **800 Avg. Unit Size (SF)**

**27-Plex BUILDING 5**

| Unit | Description | Unit Area (±NRSF*) | Level -1 | Level 1 | Level 2 | Level 3 | Total | Unit Mix | Total *NRSF |
|---|---|---|---|---|---|---|---|---|---|
| | Unit Description | | Units per Level | | | | | | |
| P1-0 | 1Br/1Ba | 607 | 0 | 4 | 4 | 4 | 12 | 44% | 7,284 |
| P2-0 | 2Br/1Ba | 793 | 0 | 3 | 4 | 4 | 11 | 41% | 8,723 |
| P3-0 | 3Br/2Ba | 1008 | 0 | 0 | 2 | 2 | 4 | 15% | 4,032 |
| **Total** | | | **0** | **7** | **10** | **10** | **27** | **100%** | **20,039** |

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **742 Avg. Unit Size (SF)**

**28-Plex BUILDING 1, 4**

| Unit | Description | Unit Area (±NRSF*) | Level -1 | Level 1 | Level 2 | Level 3 | Total | Unit Mix | Total *NRSF |
|---|---|---|---|---|---|---|---|---|---|
| | Unit Description | | Units per Level | | | | | | |
| P1-0 | 1Br/1Ba | 607 | 1 | 2 | 2 | 2 | 7 | 25% | 4,249 |
| P2-0 | 2Br/1Ba | 793 | 1 | 2 | 2 | 2 | 7 | 25% | 5,551 |
| P3-0 | 3Br/2Ba | 1008 | 2 | 4 | 4 | 4 | 14 | 50% | 14,112 |
| **Total** | | | **4** | **8** | **8** | **8** | **28** | **100%** | **23,912** |

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **854 Avg. Unit Size (SF)**

**42-Plex A BUILDING 2**

| Unit | Description | Unit Area (±NRSF*) | Level -1 | Level 1 | Level 2 | Level 3 | Total | Unit Mix | Total *NRSF |
|---|---|---|---|---|---|---|---|---|---|
| | Unit Description | | Units per Level | | | | | | |
| P1-0 | 1Br/1Ba | 607 | 3 | 6 | 6 | 6 | 21 | 50% | 12,747 |
| P2-0 | 2Br/1Ba | 793 | 1 | 2 | 2 | 2 | 7 | 17% | 5,551 |
| P3-0 | 3Br/2Ba | 1008 | 2 | 4 | 4 | 4 | 14 | 33% | 14,112 |
| **Total** | | | **6** | **12** | **12** | **12** | **42** | **100%** | **32,410** |

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **772 Avg. Unit Size (SF)**

**42-Plex B BUILDING 6**

| Unit | Description | Unit Area (±NRSF*) | Level -1 | Level 1 | Level 2 | Level 3 | Total | Unit Mix | Total *NRSF |
|---|---|---|---|---|---|---|---|---|---|
| | Unit Description | | Units per Level | | | | | | |
| P1-0 | 1Br/1Ba | 607 | 4 | 8 | 8 | 8 | 28 | 67% | 16,996 |
| P2-0 | 2Br/1Ba | 793 | 0 | 0 | 0 | 0 | 0 | 0% | 0 |
| P3-0 | 3Br/2Ba | 1008 | 2 | 4 | 4 | 4 | 14 | 33% | 14,112 |
| **Total** | | | **6** | **12** | **12** | **12** | **42** | **100%** | **31,108** |

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **741 Avg. Unit Size (SF)**

**42-Plex C BUILDING 7**

| Unit | Description | Unit Area (±NRSF*) | Level -1 | Level 1 | Level 2 | Level 3 | Total | Unit Mix | Total *NRSF |
|---|---|---|---|---|---|---|---|---|---|
| | Unit Description | | Units p... | | | | | | |
| P1-0 | 1Br/1Ba | 607 | 4 | 8 | 8 | 8 | 28 | 67% | 16,996 |
| P2-0 | 2Br/1Ba | 793 | 2 | 4 | 4 | 4 | 14 | 33% | 11,102 |
| P3-0 | 3Br/2Ba | 1008 | 0 | 0 | 0 | 0 | 0 | 0% | 0 |
| **Total** | | | **6** | **12** | **12** | **12** | **42** | **100%** | **28,098** |

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **669 Avg. Unit Size (SF)**

| Building type | Number of Buildings | Residential Gross Floor Area | Non-residential Gross Floor Area |
|---|---|---|---|
| 24-Plex | 1 | 23,808 | - |
| 27-Plex | 1 | 26,015 | 3,298 |
| 28-Plex | 2 | 29,384 | - |
| 42-Plex A | 1 | 40,335 | - |
| 42-Plex B | 1 | 39,133 | - |
| 42-Plex C | 1 | 36,013 | - |
| **Total** | **7** | **224,072** | **3,298** |

**TOTAL UNIT SUMMARY**

| Unit Breakdown | Unit Area (SF) | Total | Mix |
|---|---|---|---|
| 1-Bedroom | 607 | 109 | 47% |
| 2-Bedroom | 793 | 58 | 25% |
| 3-Bedroom | 1008 | 66 | 28% |
| **Total** | | **233** | **100%** |
| **Total Average Un...** | **767** | **SF** | |

**AREA SUMMARY**

| Building | *NRSF per Building | **Gross Area (SF) per Building | Buildings on site | Total NRSF | Total Gross Area |
|---|---|---|---|---|---|
| 24 - Plex | 20,039 | 22,473 | 1 | 20,039 | 22,473 |
| 27 - Plex | 23,912 | 26,719 | 2 | 47,824 | 53,438 |
| 36 - Plex | 32,410 | 34,641 | 1 | 32,410 | 34,641 |
| Amenity*** | | 3,000 | | | 3,000 |
| **Total Areas** | **76,361** | **83,833** | | **100,273** | **113,552** |
| **Residential Building Efficiency =** | | **88%** | | | |

*NRSF = Net rentable square feet. Calculated to inside face of finished material.
**Gross Area (GSD) = Entire building area. Includes units, hallway and stairs.
***Amenity located at base of building 5

**PARKING PROPOSED**

| | Standard* | Compact** | Accessible | Total | Parking Ratio |
|---|---|---|---|---|---|
| **Residential Parking** | 218 | 96 | 36 | **350** | **1.5** |

*All standard parking spaces proposed are 9'x20'
**Allcompact parking spaces proposed are 8'x16'

Parking Req'd as per density Bonus Law

| | |
|---|---|
| 1-Bedroom | 109 |
| 2-Bedroom | 87 |
| 3-Bedroom | 99 |
| **Total** | **295** |

# GENERAL NOTES

THE DRAWINGS AND PROJECT MANUAL ARE THE PROPERTY OF KTGY GROUP, INC., AND ARE NOT TO BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON. NO CHANGES ARE TO BE MADE WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT OR ENGINEER WHOSE SIGNATURE APPEARS HEREON.

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED BUILDING CODES, AS APPLICABLE TO THE LOCAL GOVERNING JURISDICTIONS. REFER TO BUILDING CODE INFORMATION ELSEWHERE IN THESE DRAWINGS FOR FURTHER INFORMATION.

2. BUILDING SQUARE FOOTAGES INDICATED ON THIS SHEET ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE OR SALES DOCUMENTS, ETC. UNCONDITIONED SPACE INCLUDES COMMON AREAS, STORAGE CLOSETS, WATER HEATER CLOSETS, COVERED EXTERIOR PATIOS, DECK OR CORRIDORS AND SPACE OCCURRING BETWEEN UNITS.

3. BUILDING GROSS AREA: ENTIRE FLOOR AREA MEASURED FROM INSIDE FACE OF PLAN EXTERIOR WALLS, INCLUDING AREA UNDER SOLID COVER, EXCLUSIVE OF VENT SHAFTS AND COURTS.

4. THE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH INSTALLATION OF CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. SHOULD THERE BE ANY DISCREPANCIES IN THE ARCHITECT'S OR BETWEEN ARCHITECT'S AND THE CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS THAT WOULD CAUSE A CONFLICT, IT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.

5. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING WORK.

6. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY UNITS, CENTERLINE OF COLUMNS AND BEAMS, OR FACE OF STUDS, UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISH CONCRETE OR FLOOR SHEATHING UNLESS NOTED OTHERWISE.

7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

8. DETAILS MARKED TYPICAL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

9. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL CONDITIONS PRIOR TO SUBMITTING BIDS OR COMMENCING WITH CONSTRUCTION. PROPOSALS MUST TAKE INTO CONSIDERATION ALL CONDITIONS THAT MAY AFFECT THE WORK. DISCREPANCIES IN THE DRAWINGS AND PROJECT MANUAL OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTIONS WILL BE SUBMITTED BY THE OWNER PRIOR TO INSTALLATION OF ANY WORK.

10. GENERAL CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND BASES AS WELL AS POWER OR WATER AND DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.

11. NO SUBSTITUTIONS OR "OR EQUAL" PRODUCTS, EQUIPMENT OR MATERIAL SHALL BE ALLOWED UNLESS QUALIFIED AND APPROVED BY OWNER & ARCHITECT. REQUEST FOR SUBSTITUTIONS SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL.

12. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE PROJECT MANUAL.

13. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

14. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

15. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSE WORK MORE THAN THREE STORIES OR THIRTY-SIX FEET IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (IPC.B.9).

16. NO TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE ALLOWED, UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. (IPC B.8).

17. INSTALLATION OF SHORING, UNDERPINNING, AND/OR SLOT CUTTING EXCAVATIONS SHALL BE PERFORMED UNDER THE CONTINUOUS INSPECTION AND APPROVAL OF THE FOUNDATION ENGINEER.

18. SEPARATE PERMITS SHALL BE OBTAINED FOR SIGNS, FENCES, TRASH ENCLOSURES, RETAINING WALLS, PLANTERS AND POOLS.

19. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE. PROTECTION OF PEDESTRIANS DURING CONSTRUCTION SHALL BE PROVIDED PER U.B.C. SECTION 3303.

20. OBTAIN PERMIT FROM CITY ENGINEER PRIOR TO DOING ANY SIDEWALK AND CURB WORK.

21. A SEPARATE INTERIOR IMPROVEMENT PERMIT IS REQUIRED FOR ANY TENANT IMPROVEMENT IN THIS BUILDING.

22. CONTRACTOR TO PROVIDE 2 ADDITIONAL SURFACE MOUNTED FIRE EXTINGUISHER PER GARAGE FLOOR AND 2 ADDITIONAL SEMI-RECESSED FIRE EXTINGUISHER PER FLOOR ABOVE GARAGE LEVEL.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL BONDS, CASH DEPOSITS, ETC. THAT THE CITY WILL REQUIRE TO FACILITATE CONSTRUCTION OF THE PROJECT.

24. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE WATER, SEWER, POWER AND TELEPHONE CONNECTIONS FOR THE CONSTRUCTION TRAILER.

25. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS REQUIRED BY LAW FOR THE EXECUTION OF THIS WORK UNLESS NOTED OTHERWISE. THE BASIC BUILDING PERMIT WILL BE OBTAINED AND PAID FOR BY THE OWNER. ALL TRADE PERMITS, IF REQUIRED BY JURISDICTION AUTHORITIES, AND FEES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO OBTAIN AND PAY CERTIFICATES, INSPECTIONS AND OTHER LEGAL FEES REQUIRED, BOTH PERMANENT AND TEMPORARY, INCLUDING PLUMBING, ELECTRICAL, AND HIGHWAY PERMITS UNLESS SPECIFICALLY OTHERWISE PROVIDED.

26. CONTRACTOR HAS RESEARCHED AND VERIFIED ALL TRASH, DEBRIS & RECYCLING REQUIREMENTS FOR THE CITY IN WHICH THIS WORK WILL BE PERFORMED AND HAS INCLUDED SUCH COSTS INTO THIS PROPOSAL.

27. LEGENDS ON THE PLANS AND SCHEDULE IN THE SPECS SHALL BE COMPLIMENTARY. IF ITS INCLUDED IN THE PLANS, BUT NOT IN THE SPECS, CONTRACTOR OWNS IT. IF ITS INDICATED IN THE SPECS AND NOT ON THE LEGEND, CONTRACTOR OWNS IT.

28. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROPER SLOPE AT RESIDENT BATHROOM SHOWER/FLOOR TRANSITION TO MEET ALL REQUIRED HANDICAPPED CODES. THE SLOPE MAY BE ATTAINED VIA PRE-MANUFACTURED FIBERGLASS SHOWER RAMPS MANUFACTURED BY THE SHOWER MANUFACTURER OR THE FEATHERING OF THE FLOOR BENEATH THE RESILIENT FLOORING BY AN APPROVED METHOD BY OWNER AND THE ARCHITECT.

29. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE, FURNISH AND INSTALL ALL FRAMING, BACKING AND DEADWOOD REQUIREMENTS FOR EQUIPMENT AND MATERIALS INSTALLED IN THE BUILDING. CONTRACTOR SHALL CONSIDER RELATED ACOUSTICAL TO ENSURE THE DESIGN MAINTAINS CODE COMPLIANT RATINGS AND HAS INCLUDED ALL RELATED SCOPE REASONABLY INERRABLE WITHIN.

30. SPECIFICALLY NOTE THAT FIRE/LIFE SAFETY & EGRESS SIGNS ARE TO BE INSTALLED BY THE CONTRACTOR.

31. CONTRACTOR SHALL PROVIDE ALL REQUIRED PUBLIC SPACE SIGNAGE; PUBLIC RESTROOM SIGNS, STAIRS, PARKING LOT HC SIGN, ETC. OWNER WILL PROVIDE AND INSTALL THE FOLLOWING: ROOM ID SIGNS, EMERGENCY EGRESS PLAN GRAPHICS AND EXTERIOR GRAPHICS. MOUNTS & HARDWARE WILL BE PROVIDED BY OWNER TO THE GC FOR INSTALLATION. ALL OTHER SIGNS REQUIRED FOR OCCUPANCY IS THE RESPONSIBILITY OF THE CONTRACTOR.

32. RESIDENTIAL APPLIANCES - GENERALLY, THIS EQUIPMENT IS DELIVERED FACTORY DIRECT, MOUNTING & CONNECTIONS NOT INCLUDED. CONTRACTOR SHALL MOUNT AND MAKE UP ALL REQUIRED CONNECTIONS TO M

## MAX LOT COVERAGE

**As per § 9-5.203 DEFINITIONS - Antioch Code of Ordinances**

BUILDING COVERAGE. The ratio of the building footprint to the size of the parcel or building site, expressed as a percentage. BUILDING COVERAGE is also commonly referred to as "lot coverage" or "site coverage."

Gross Site Area 7.56 AC
329,123 SF

**LOT COVERAGE**

| Building Type | Building Footprint | Number of Buildings |
|---|---|---|
| 28-Plex | 8,304 SF | 2 |
| 42-Plex (Type A) | 11,430 SF | 1 |
| 42-Plex (Type B) | 11,043 SF | 1 |
| 42-Plex (Type C) | 10,265 SF | 1 |
| 24-Plex | 7,976 SF | 1 |
| 27-Plex | 9,804 SF | 1 |
| **Total** | **67,126 SF** | 7 |

Total Lot... **20%**

**The ratio of the building footprint to the size of the parcel or building site, expressed as a percentage.*

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Principal Zac Miles
Designer Edgar Toledo

**Developer**
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standard-communities.com/

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

ABBREVIATIONS AND PROJECT INFORMATION

A0-02.1

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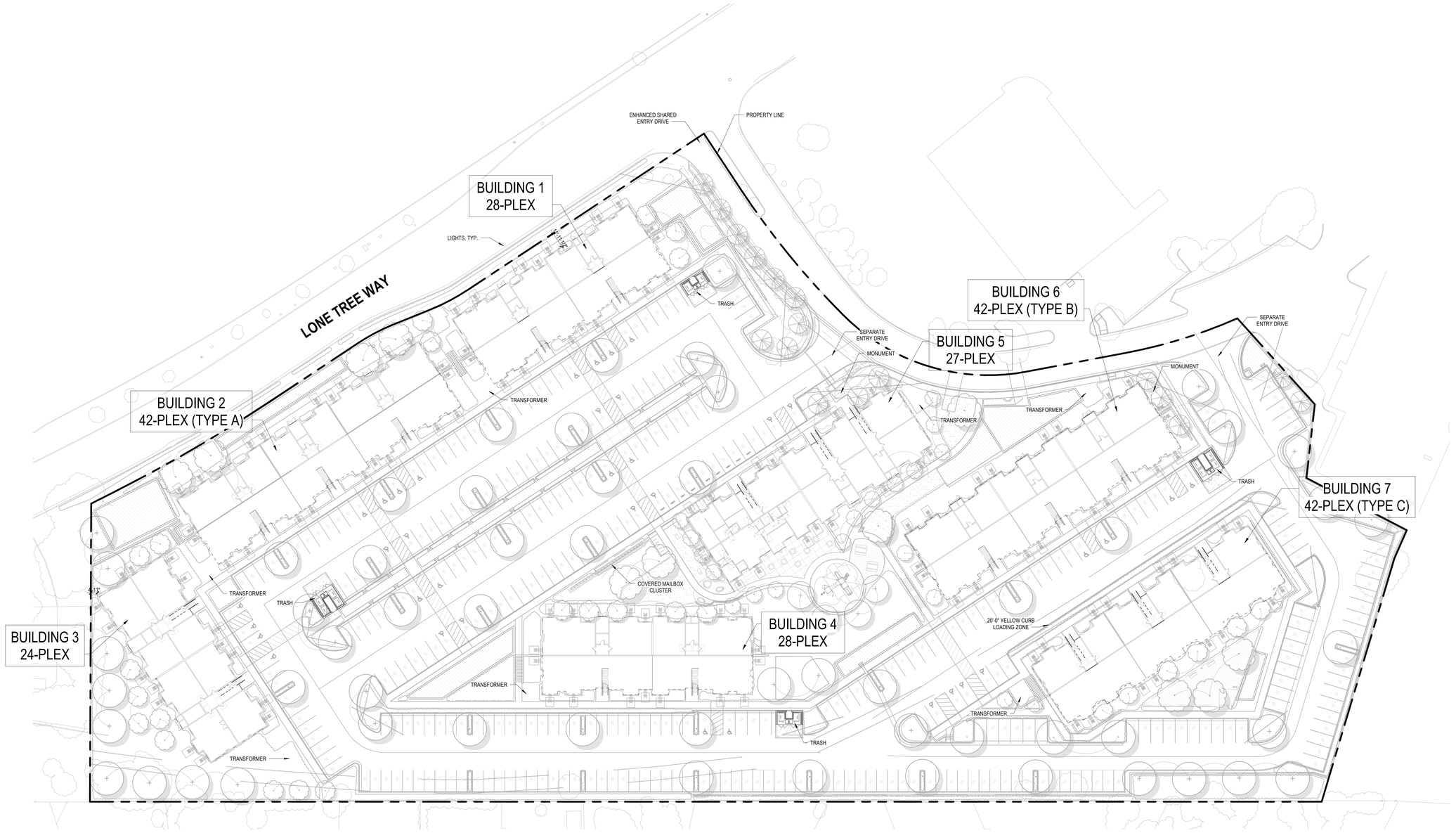


COMPOSITE SITE PLAN | SCALE: 1/32" = 1'-0" | 1

## SYMBOLS & LEGEND

- 01 — KEYNOTE
- BUILDING ENTRANCE
- VEHICULAR ENTRY / EXIT
- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE ROUTE PER CBC 1110A.1- AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTION OF THE BULDING REQUIRED TO BE ACCESSIBLE. ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY. THE ACCESSIBLE ROUTE SHALL BE THE MOST DIRECT ROUTE AND TO MAXIMUM EXTEND FEASIBLE. COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. SEE CIVIL DWG FOR ADDITIONAL INFORMATION.
- NO PARKING-FIRE LANE — FIRE LANE RED CURBS / WHITE LETTERING "NO PARKING - FIRE LANE" ON PUBLIC STREETS. EXACT LOCATION TO DETERMINED BY LA FIRE DEPARTMENT AND TRAFFIC ENGINEERING DIVISION.
- BP — BACKFLOW PREVENTOR
- FDC — FIRE DEPARTMENT CONNECTION
- G — GAS METER
- KB — KNOX BOX
- W — WATER METER
- E — ELECTRICAL METER
- DETECTABLE WARNING PAVING, SEE DETAIL 10 & 17 ON SHEET A051
- TRANSFORMER
- FIRE HYDRANT
- LIGHTS
- STOP SIGN
- FIRE ACCESS LADDER PAD
- "NO PARKING" STRIPING

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COMPOSITE SITE PLAN

A1-01

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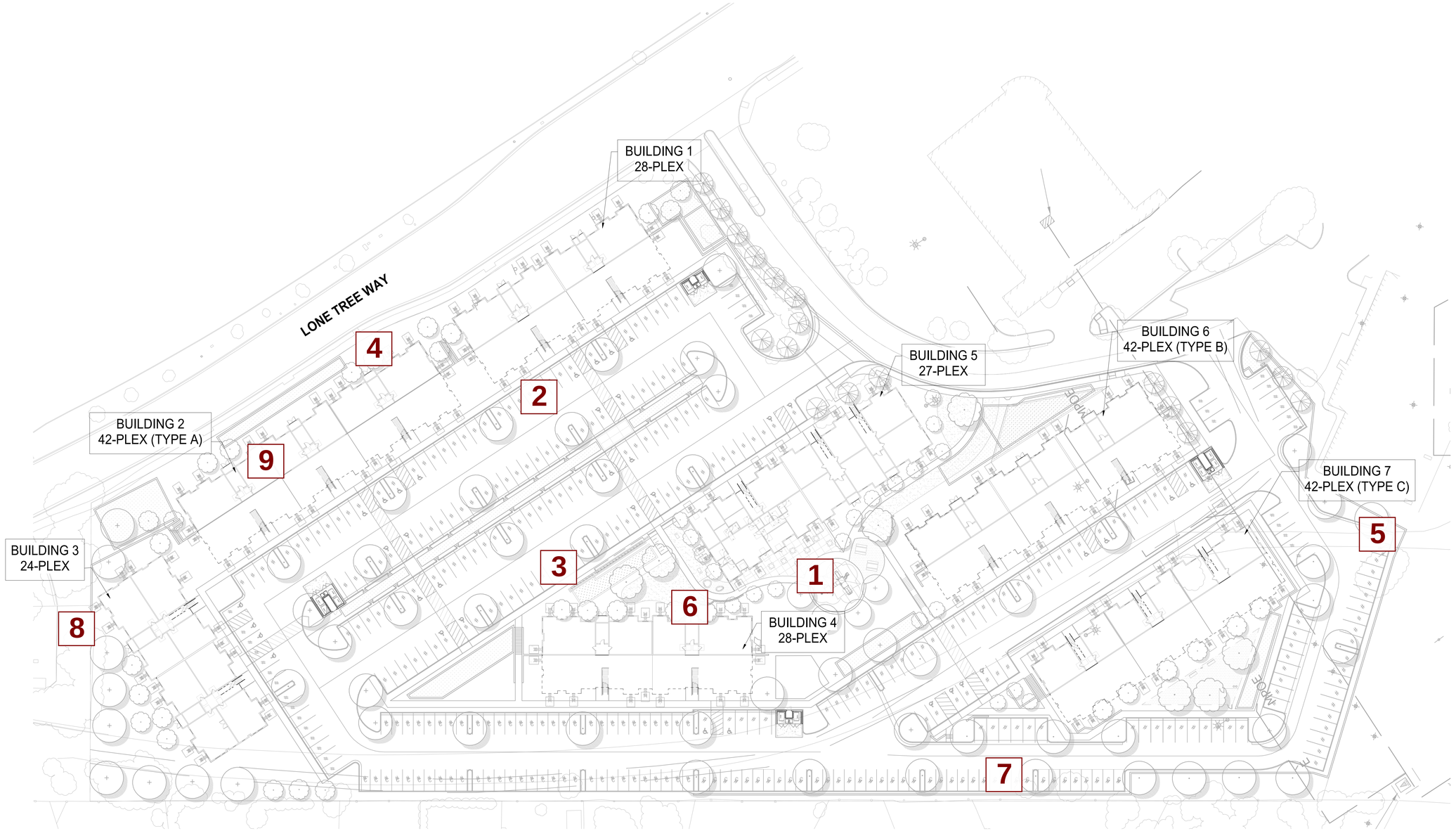


COMPOSITE SITE PLAN | SCALE: 1/32" = 1'-0" | 1

**1 Reduction in Open Space Requirements**

**Development Standard:** CIH Standard 3.1.6A requires that all multifamily residential developments shall provide a total of 200 square feet of usable open space per unit with a minimum of 50% as common open space and the remaining 50% as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.

**Requested Waiver or Reduction of Development Standard:** The developer requests a reduction in the open space requirements under CIH Standard 3.1.6.A of 39,000 SF (200 SF/unit) to 12,900 square feet total (66 SF/unit).

**Justification:** Enforcing and open space of 39,000 SF(200 SF/unit) would result in the loss of 35 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request (Gov.t Code Section 69515(e)(1)).

**2 Parking Courts:**

**Development Standard:** CIH Standard 3.1.4G requires that parking areas be divided into a series of connected smaller parking courts separated by landscaping.

**Requested Waiver or Reduction of Development Standard:** The developer requests waiver for CIH Standard 3.1.4G.

**Justification:** Dividing the site into connected smaller parking courts with additional landscape would eliminate area currently allocated for residential units. Creating smaller pockets of parking landscape would also reduce the area needed for water treatment thus "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request (Gov.t Code Section 69515(e)(1)).

**3 Reduction in Required Width of Standard Parking Space Stalls**

**Development Standard:** Together, City of Antioch Municipal Code Sections 9-5.1709 and 9-5.1711(B) require all residential and guest spaces to meet a standard dimension of 9' x 20'.

**Requested Waiver or Reduction of Development Standard:** The developer requests a reduction in the required minimum length of the parking stall to reduce it from 20' to 18'.

**Justification:** Enforcing a required length for the standard spaces at 20' would require expanding the parking lot, which would result in the loss of approximately 54 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

**4 Open Space Surface 10% slope.**

**Development Standard:** CIH Standard 3.1.6C requires slope of open space surfaces to not exceed 10%.

**Requested Waiver or Reduction of Development Standard:** The developer requests a waiver for CIH Standard 3.1.6C.

**Justification:** The complex topography of the site would make it unfeasible to provide less than 10% slope on all usable open space surfaces thus "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

**5 Separation residential buffer adjacent to commercial**

**Development Standard:** CIH Standard 3.1.3D requires a Separation Buffer: At the edge of residential development immediately abutting commercial development and parking areas, one or both of the following shall be provided as separation:
- A driveway or private street with curb, gutter, and landscape on both sides.
- A minimum 5-foot-wide continuous landscape barrier with fencing a minimum of six feet high. No chain link fencing is allowed.

**Requested Waiver or Reduction of Development Standard:** The developer requests a reduction of CIH Standard 3.1.3D. The project currently provides a driveway with curb and landscape on both sides.

**Justification:** If the project were to incorporate additional landscape, gutters, etc the are would encroach into the residential building 6 and 7 thus reducing unit count by ±16 units thus "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

**6 Relief from Requirement for Entry Door on Frontage**

**Development Standard:** CIH Standard 3.1.2C requires that at least one entry door to the residential project at ground level shall face the primary frontage. An exception shall be made for buildings with a courtyard facing the street, where a door may face onto the courtyard.

**Requested Waiver or Reduction of Development Standard:** The developer requests a waiver of the requirement under CIH Standard 3.1.2C that at least one entry door at ground level faces the primary frontage to allow all entry doors to be within the interior passageways that face the Project's interior circulation.

**Justification:** Enforcing entry doors to face the primary frontage would cause the Project to lose a minimum of 12 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

**7 Use of Compact Parking Space Stalls**

**Development Standard:** Together, City of Antioch Municipal Code Sections 9-5.1709 and 9-5.1711(A) require that compact stalls are not applicable and all residential and guest spaces to meet a standard dimension of 9' x 20'.

**Requested Waiver or Reduction of Development Standard:** The developer requests the addition of 96 compact parking stalls of dimension 8' x 16' along the west edge of the property line.

**Justification:** Enforcing a required length for the standard spaces at 20' would require expanding the parking lot, which would result in the additional loss of units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

**8 Rear Setback.**

**Development Standard:** CIH Standard Section 2, Table 1 requires a minimum rear yard setback of 10'.

**Requested Waiver or Reduction of Development Standard:** The developer requests a waiver to reduce the rear setback adjacent to Building 3 for 9 linear feet.

**Justification:** Enforcing the setback would require reducing the unit count for Building 3. This would reduce unit count by about 6 units thus "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

**9 Fourth Floor Stepback.**

**Development Standard:** CIH Standard 3.2.1B requires that Buildings over three stories tall shall be designed with a horizontal stepback, at a minimum of 6 feet deep, from the front façade above the third floor. The stepback area may be used for residential terraces. Towers or other similar vertical architectural features do not require a stepback but shall not occupy more than 20% of the front façade..

**Requested Waiver or Reduction of Development Standard:** The developer requests a waiver from standard 3.2.1B regarding fourth floor horizontal stepback.

**Justification:** Enforcing a required stepback above three stories would mean the loss of units at the upper levels. If every building over three stories were to stepback the fourth floor that would yield a loss of 14 units thus "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.t Code Section 69515(e)(1).)

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| | |
|---|---|
| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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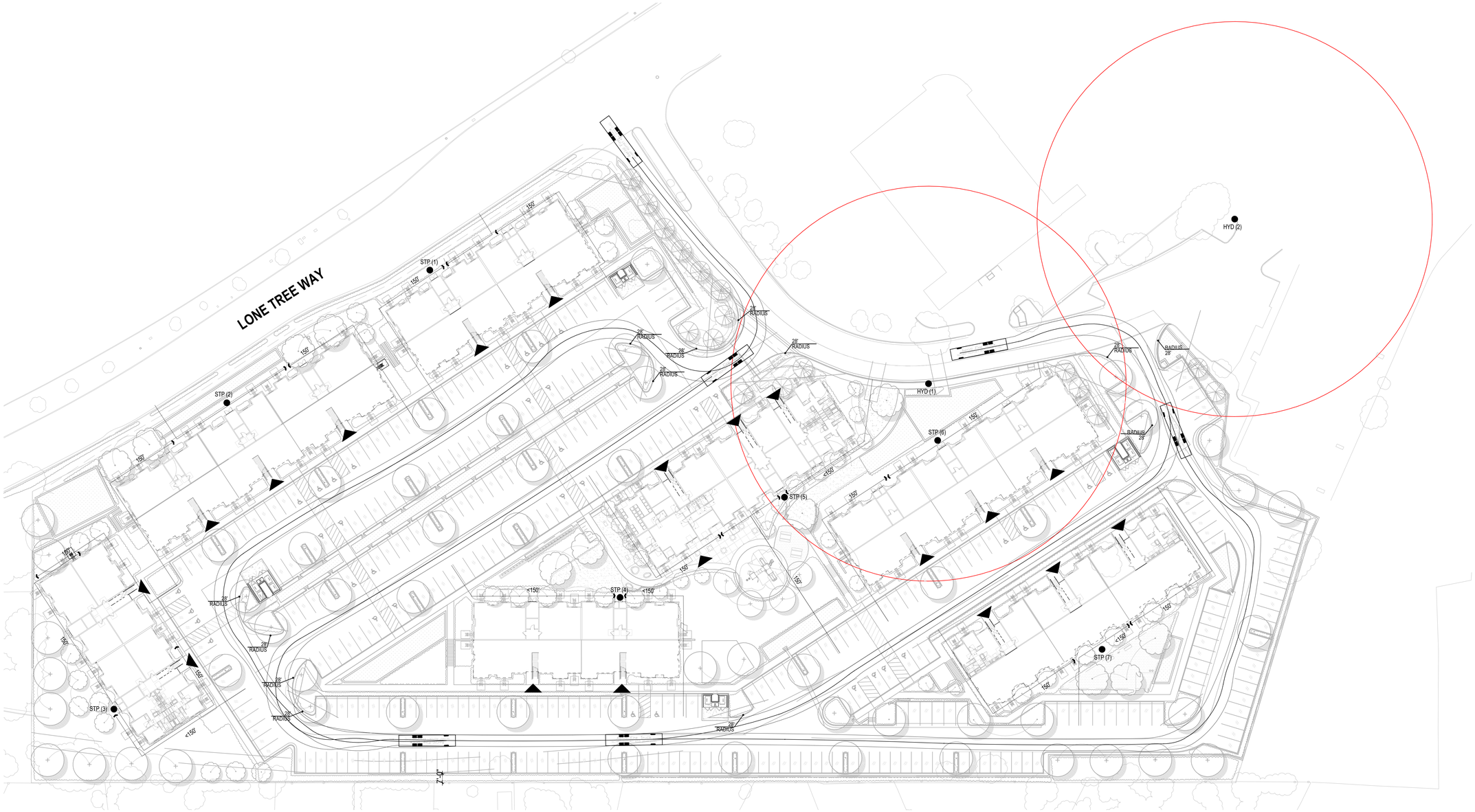
WAIVER COMPOSITE SITE PLAN

A1-02




FIRE DIAGRAM - COMPOSITE SITE PLAN | SCALE: 1/32" = 1'-0" | 1

## SYMBOLS & LEGEND

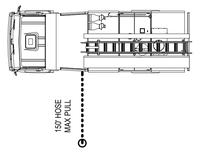
HYD (X) — PROPOSED WHARF HYDRANT

PEDESTRIAN ENTRY/EXIT

150' RADIUS - FIRE HYDRANT HOSE PULL

INTERNAL AERIAL APPARATUS ACCESS ROAD

150' HOSE PULL FROM FIRE TRUCK / FROM HYDRANT




FIRE TRUCK W/ 150' HOSE MAX PULL

Plotted: 7/15/2025 5:26:09 PM

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| **ktgy Project Number** | 250092 |
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| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**
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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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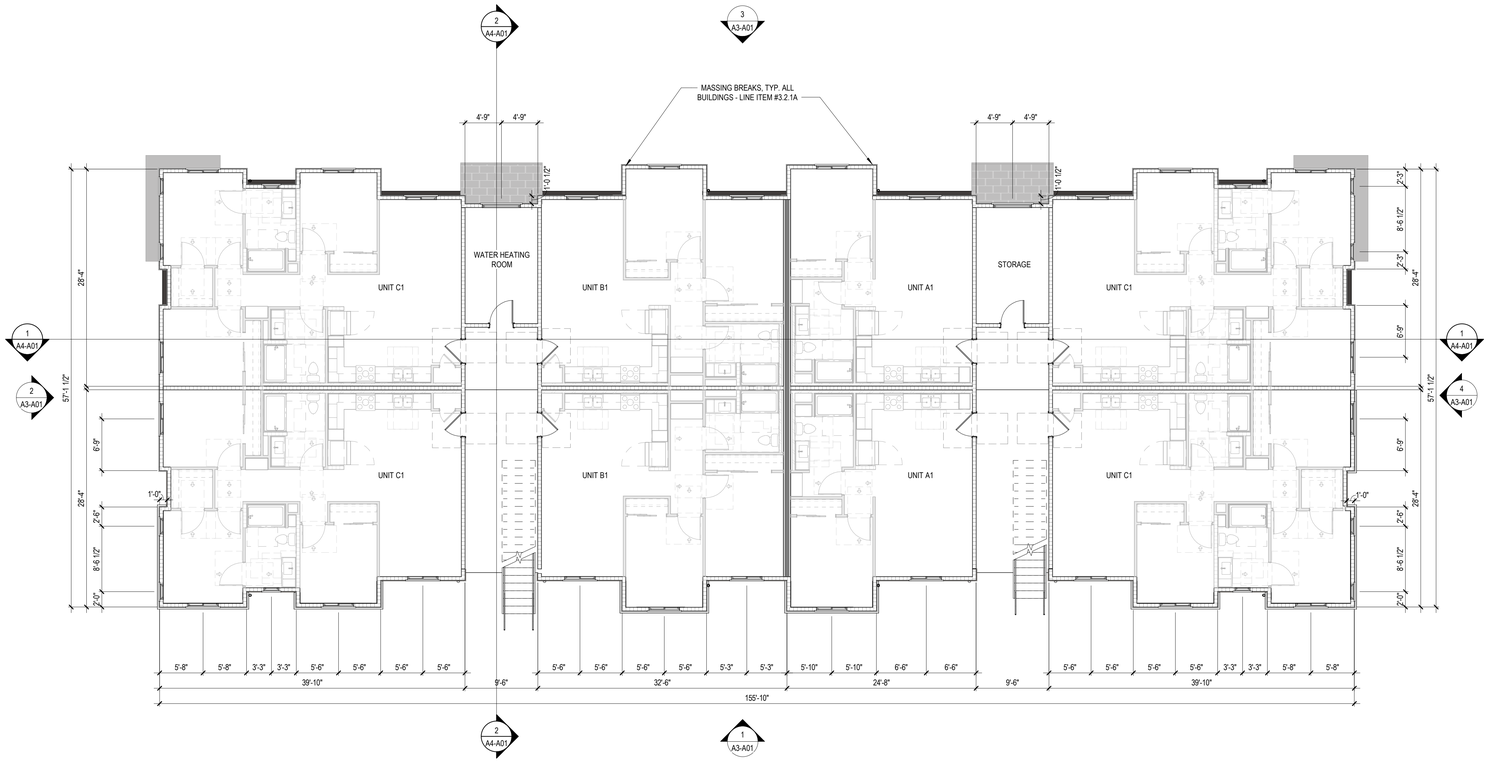
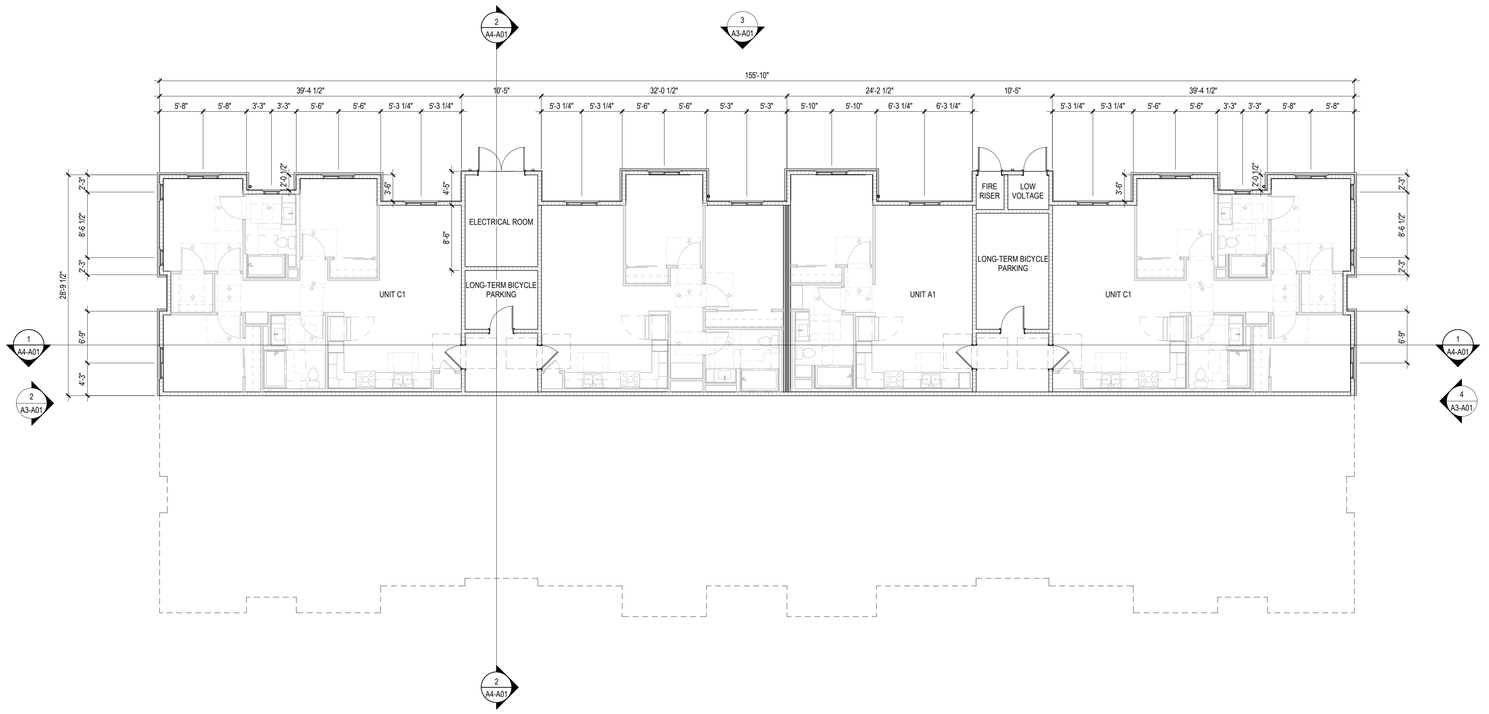
FIRE DIAGRAM - COMPOSITE SITE PLAN

A1-03




28-PLEX_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




FIRST LEVEL FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 1 & 4 - 28-PLEX - LEVEL 1 & 2 FLOOR PLANS

A2-A02

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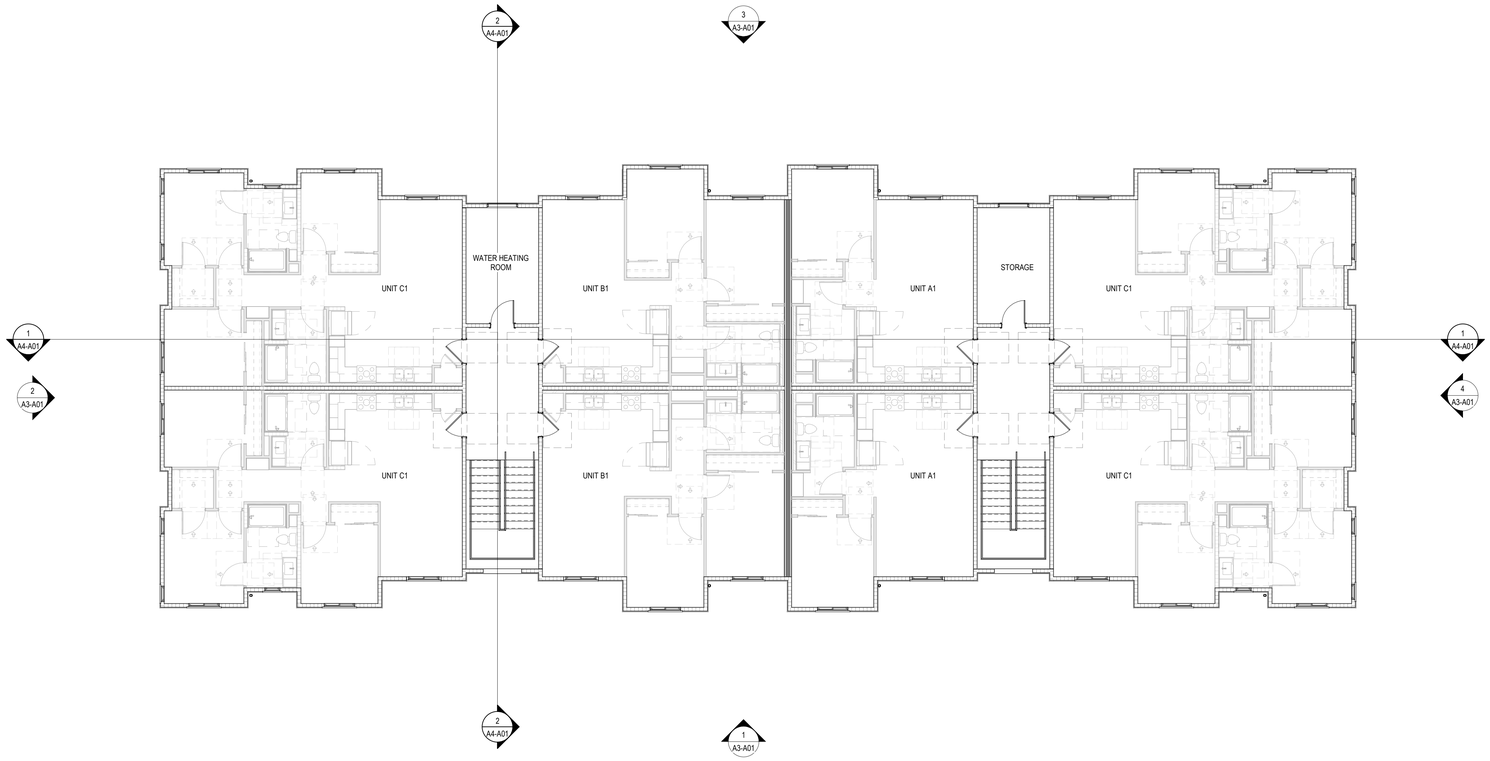
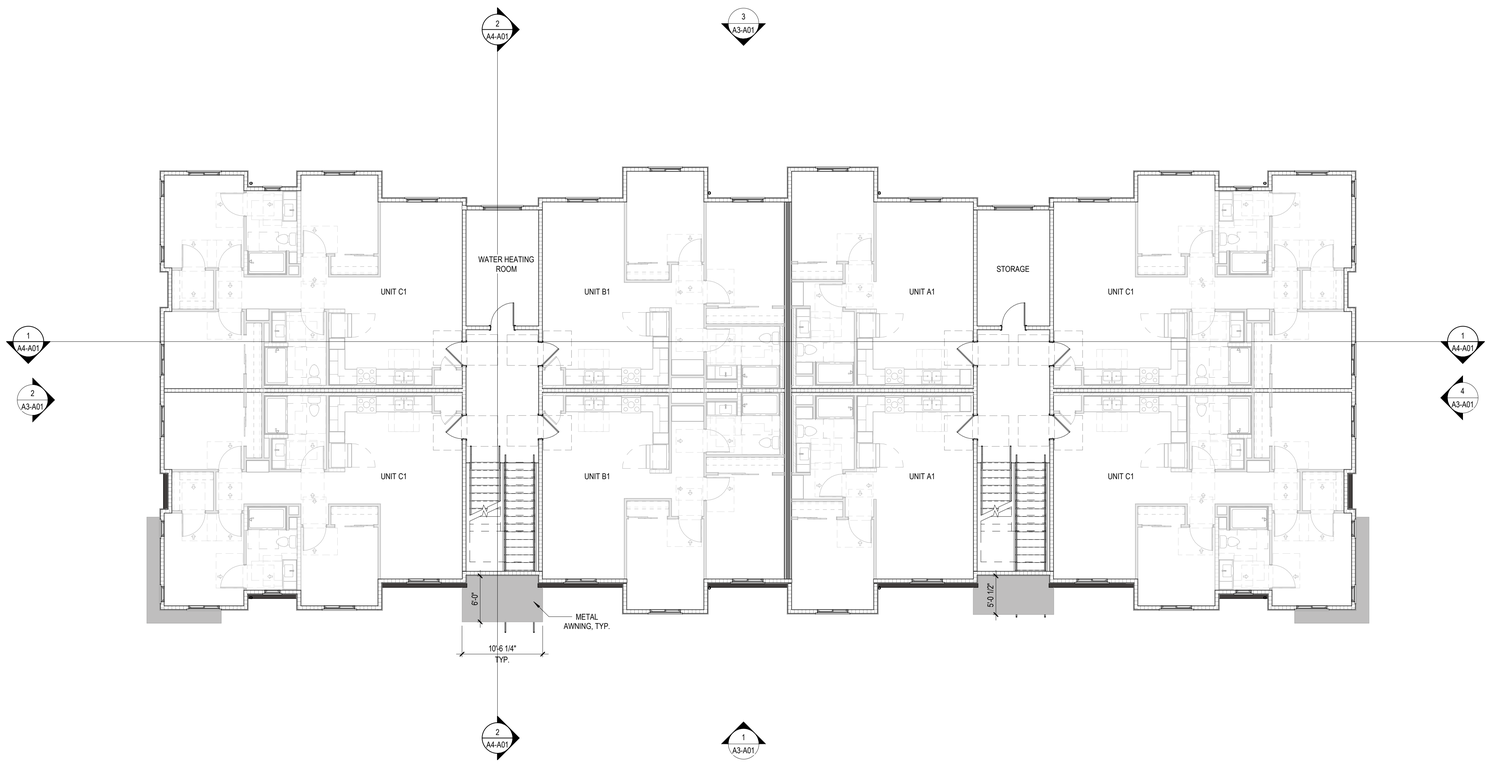



28-PLEX_FOURTH FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




28-PLEX_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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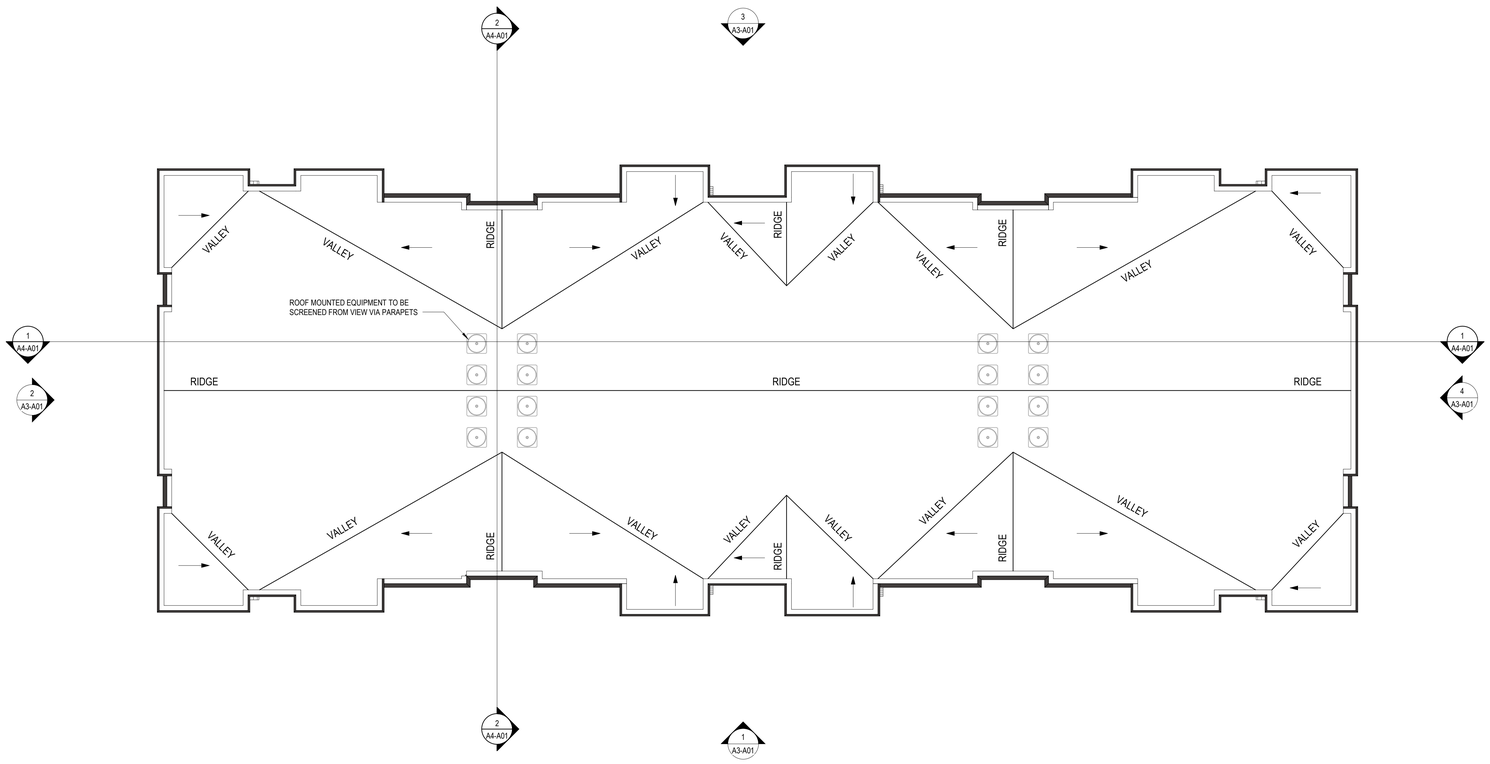
BUILDING 1 & 4 - 28-PLEX - LEVEL 3 & 4 FLOOR PLANS

A2-A03




NOTE: ALL VENTS TO BE SCREENED FROM PUBLIC VIEWS VIA PARAPETS

28-PLEX_ROOF PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 1 & 4 - 28-PLEX - ROOF PLAN

A2-A04

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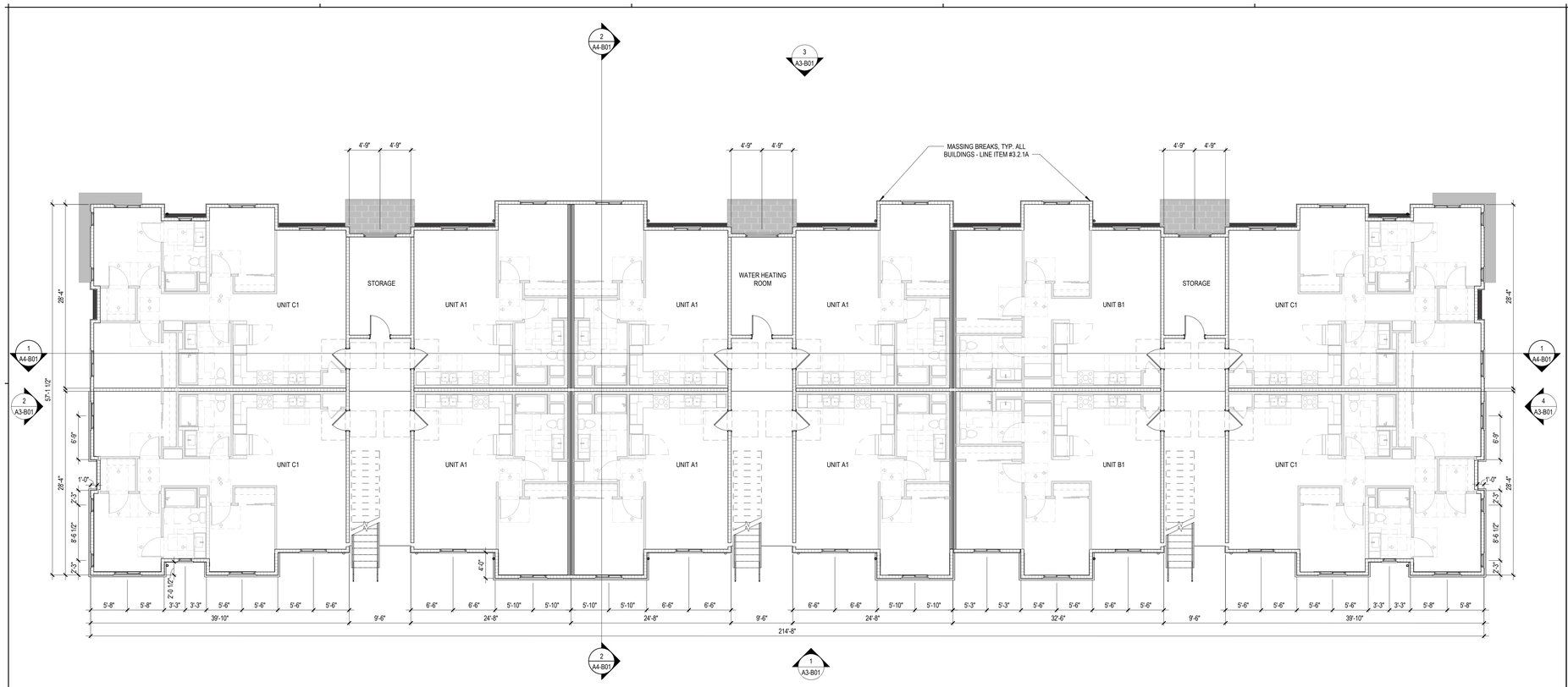
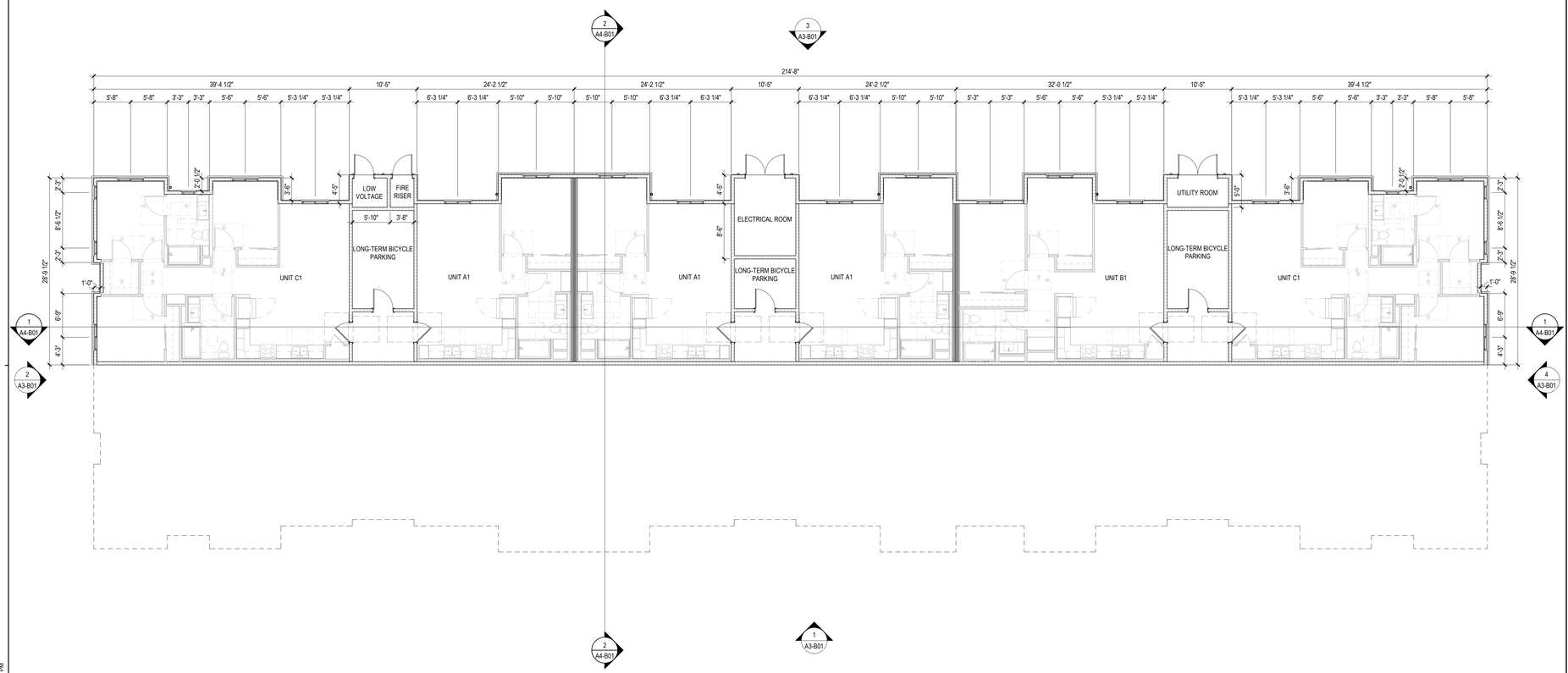



42-PLEX TYPE A_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




FIRST LEVEL FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 2 - 42-PLEX (TYPE A) - LEVEL 1 & 2 FLOOR PLANS

A2-B02

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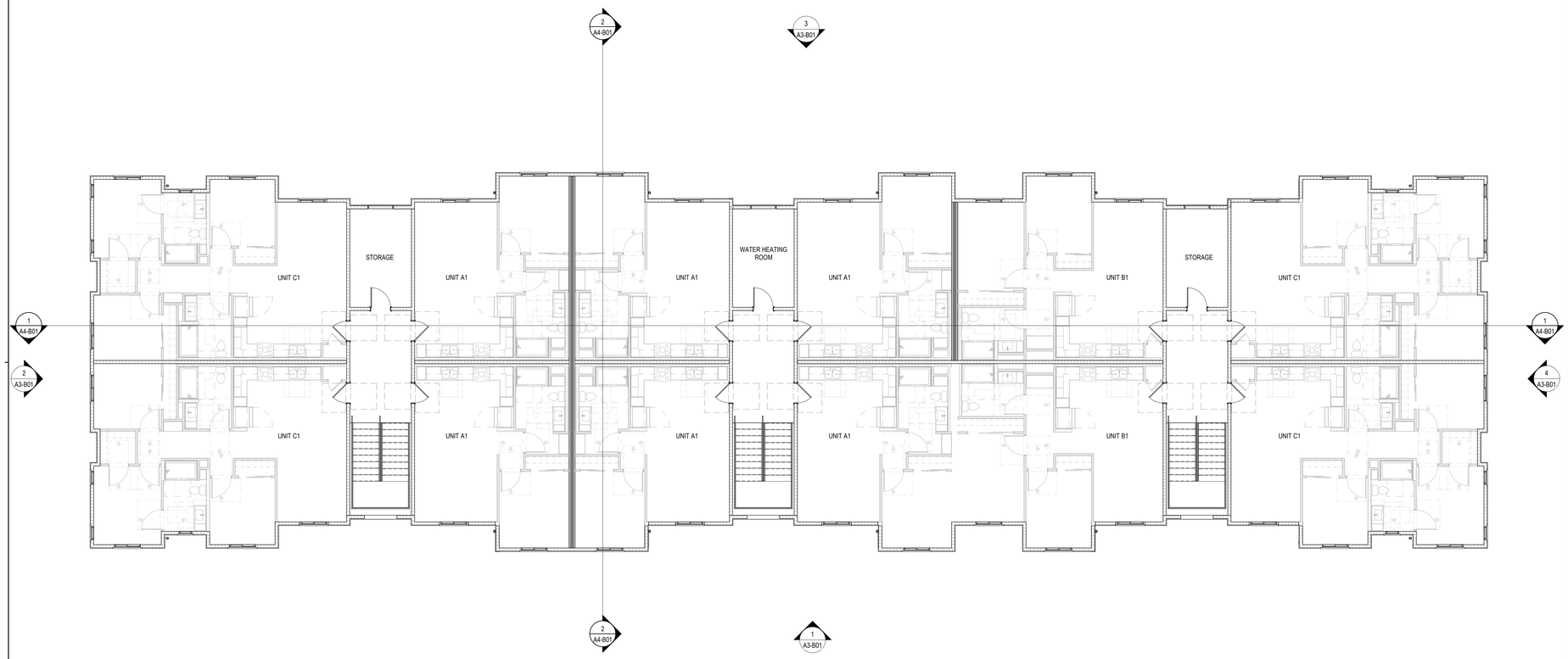
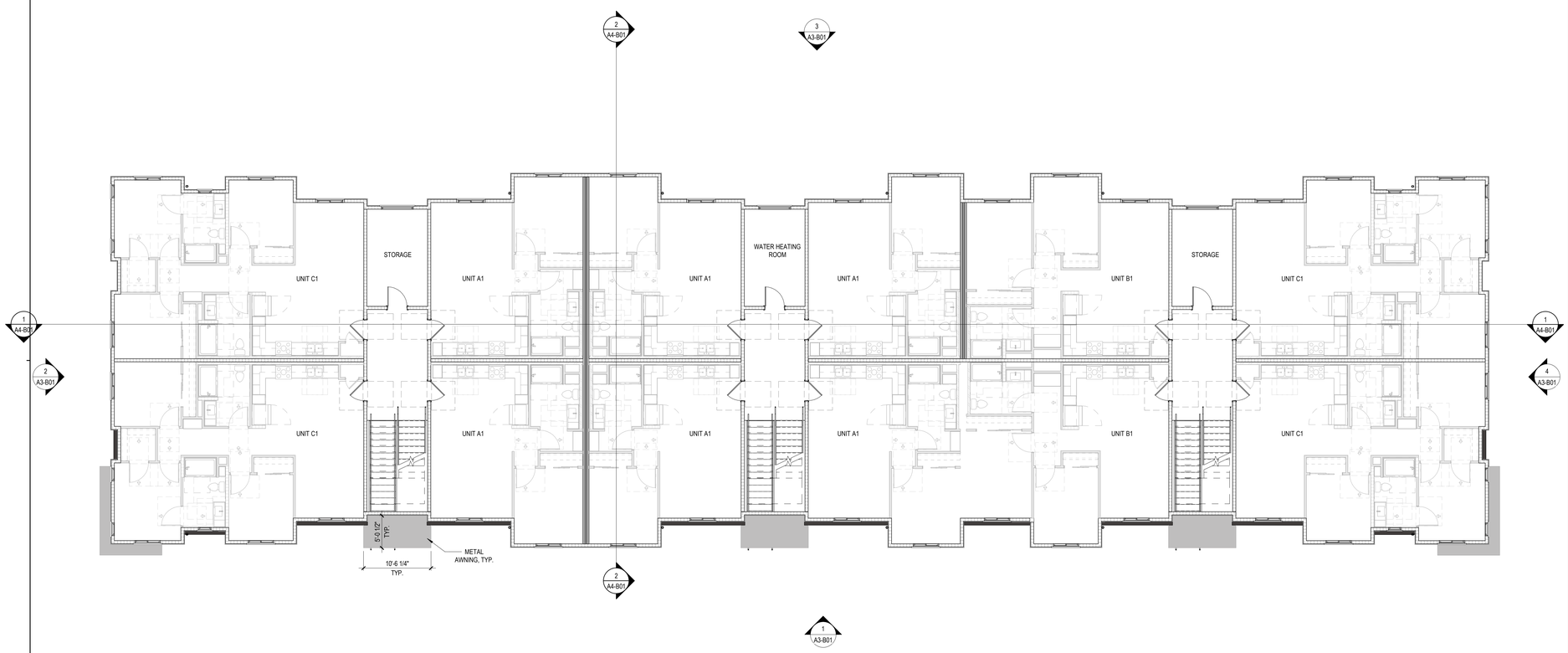



42-PLEX TYPE A_FOURTH FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




42-PLEX TYPE A_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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| Designer | Edgar Toledo |

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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BUILDING 2 - 42-PLEX (TYPE A) - LEVEL 3 & 4 FLOOR PLANS

# A2-B03

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Designer Edgar Toledo

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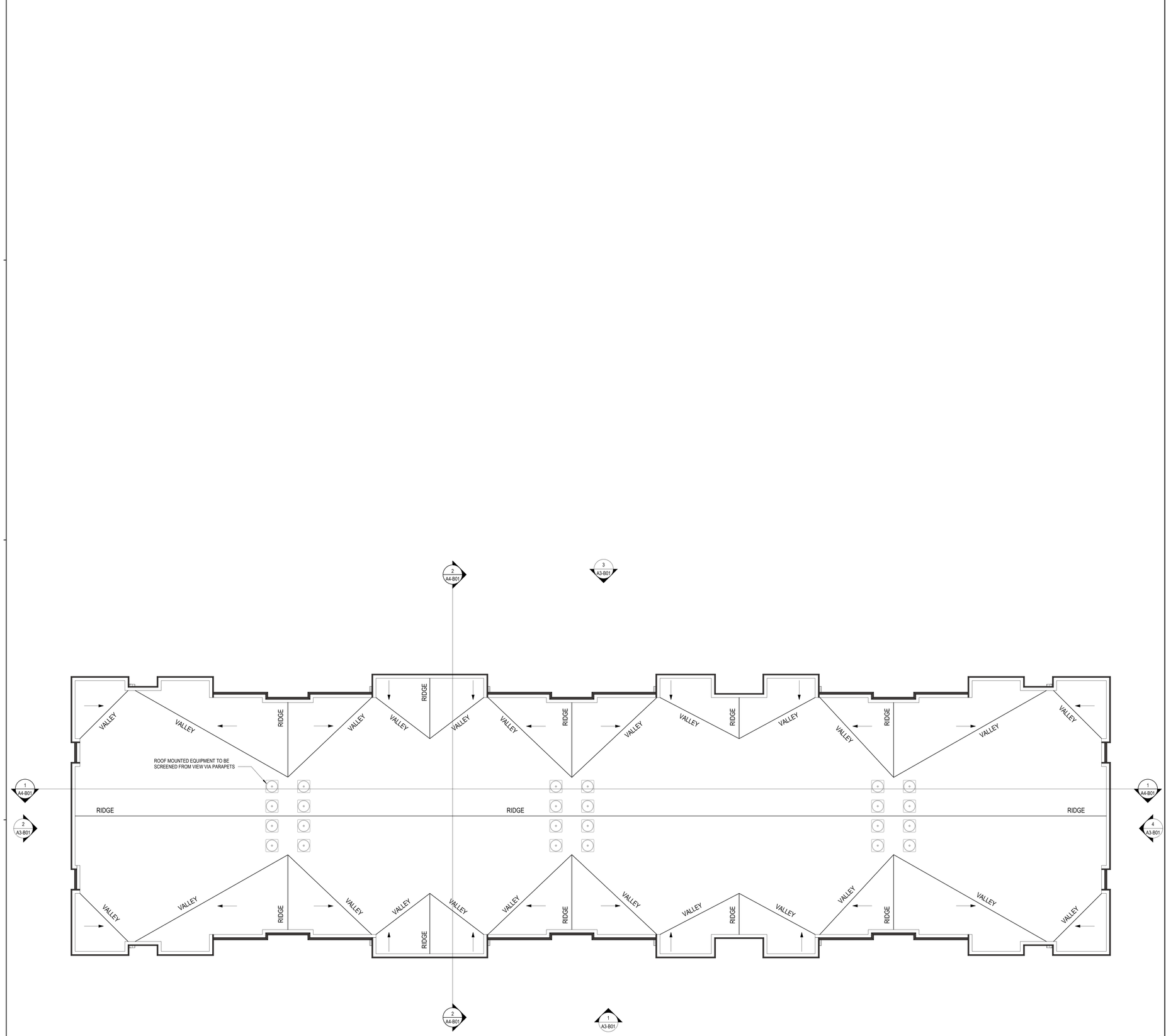


NOTE: ALL VENTS TO BE SCREENED FROM PUBLIC VIEWS VIA PARAPETS

BUILDING 2 - 42-PLEX
(TYPE A) - ROOF PLAN

42-PLEX TYPE A_ ROOF PLAN | SCALE: 1/8" = 1'-0" | 1

A2-B04

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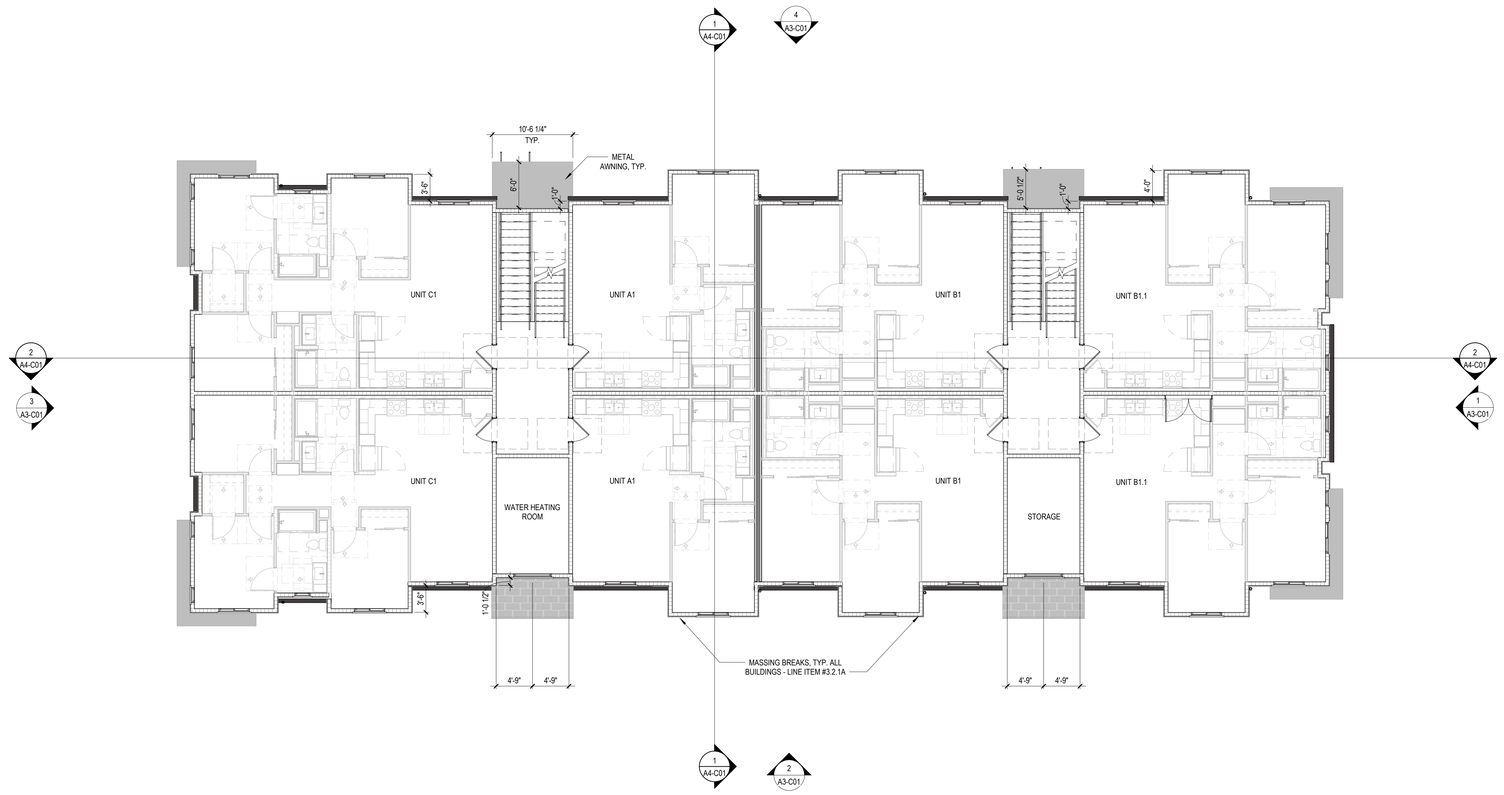
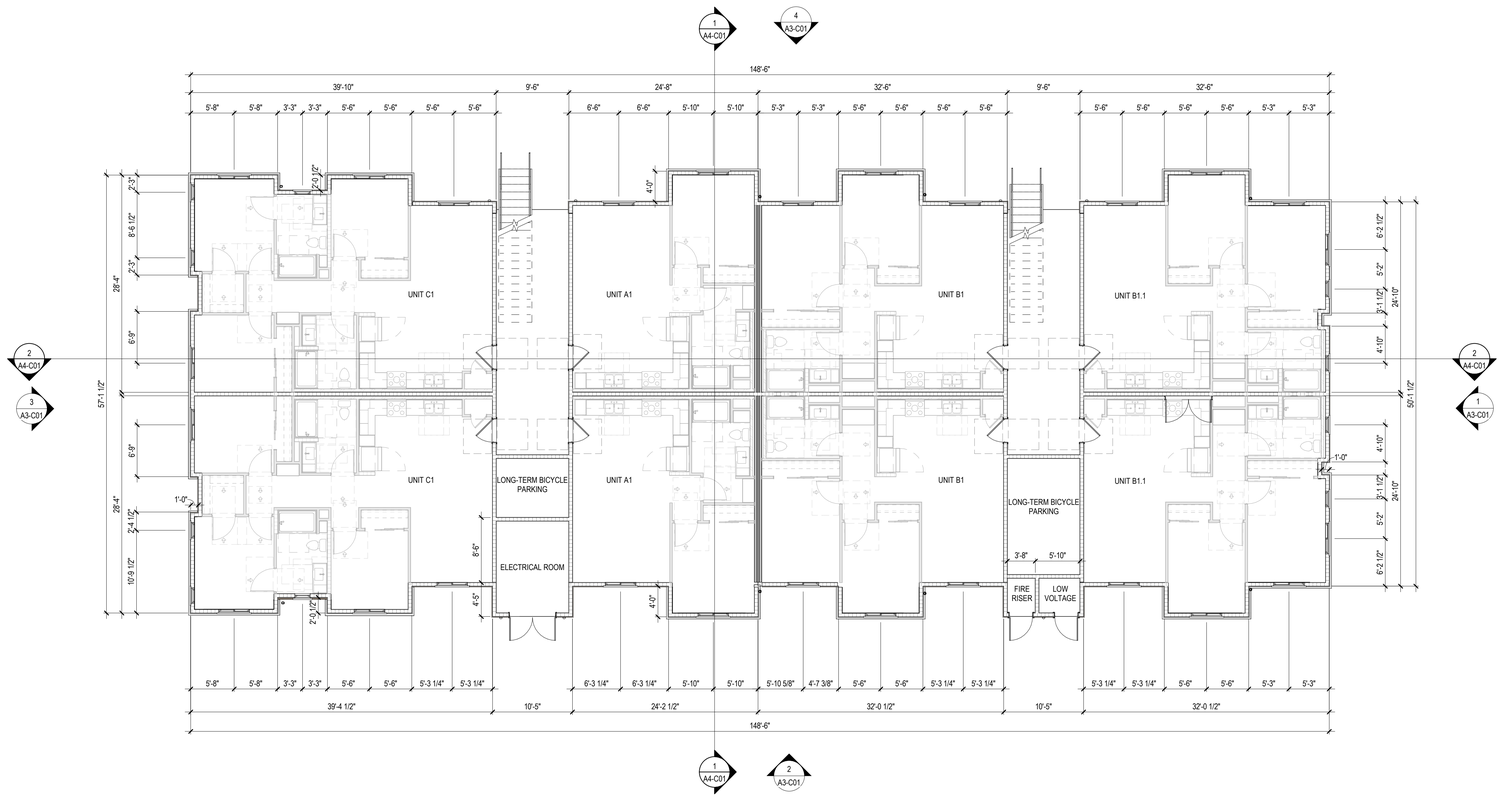



24-PLEX_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




24-PLEX_FIRST FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 3 - 24-PLEX - LEVEL 1 & 2 FLOOR PLANS

A2-C02

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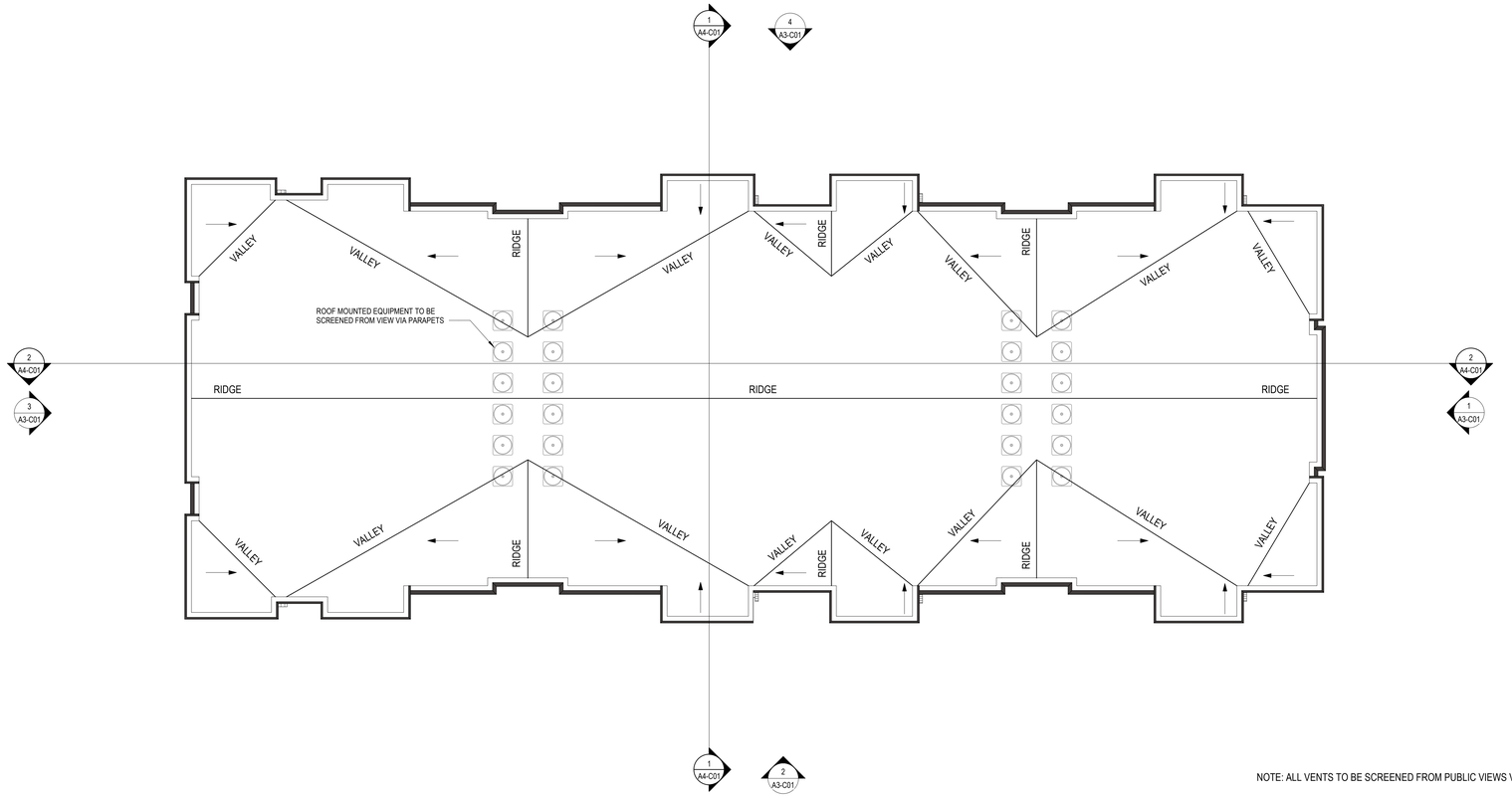


NOTE: ALL VENTS TO BE SCREENED FROM PUBLIC VIEWS VIA PARAPETS

24-PLEX_ROOF PLAN | SCALE: 1/8" = 1'-0" | 2

24-PLEX_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 3 - 24-PLEX - LEVEL 3 & ROOF FLOOR PLANS

A2-C03

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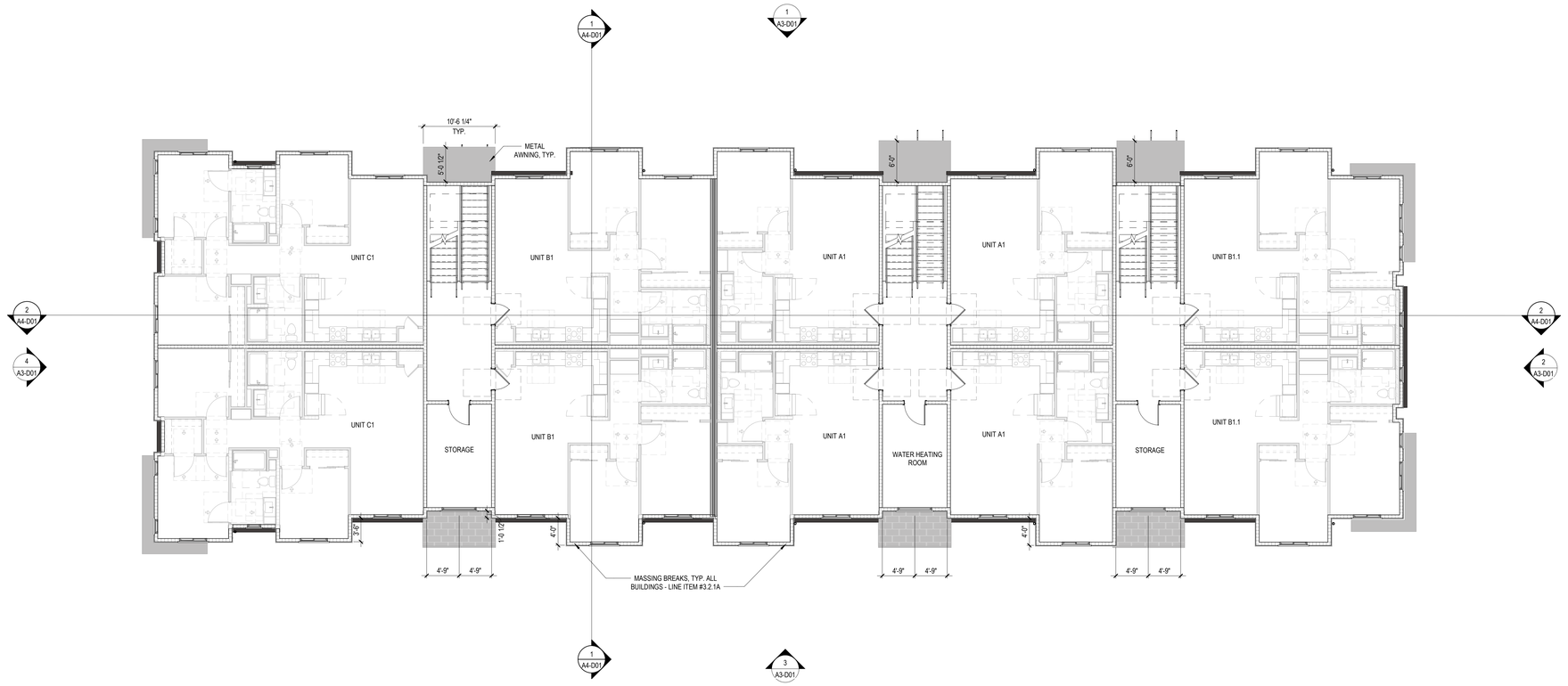
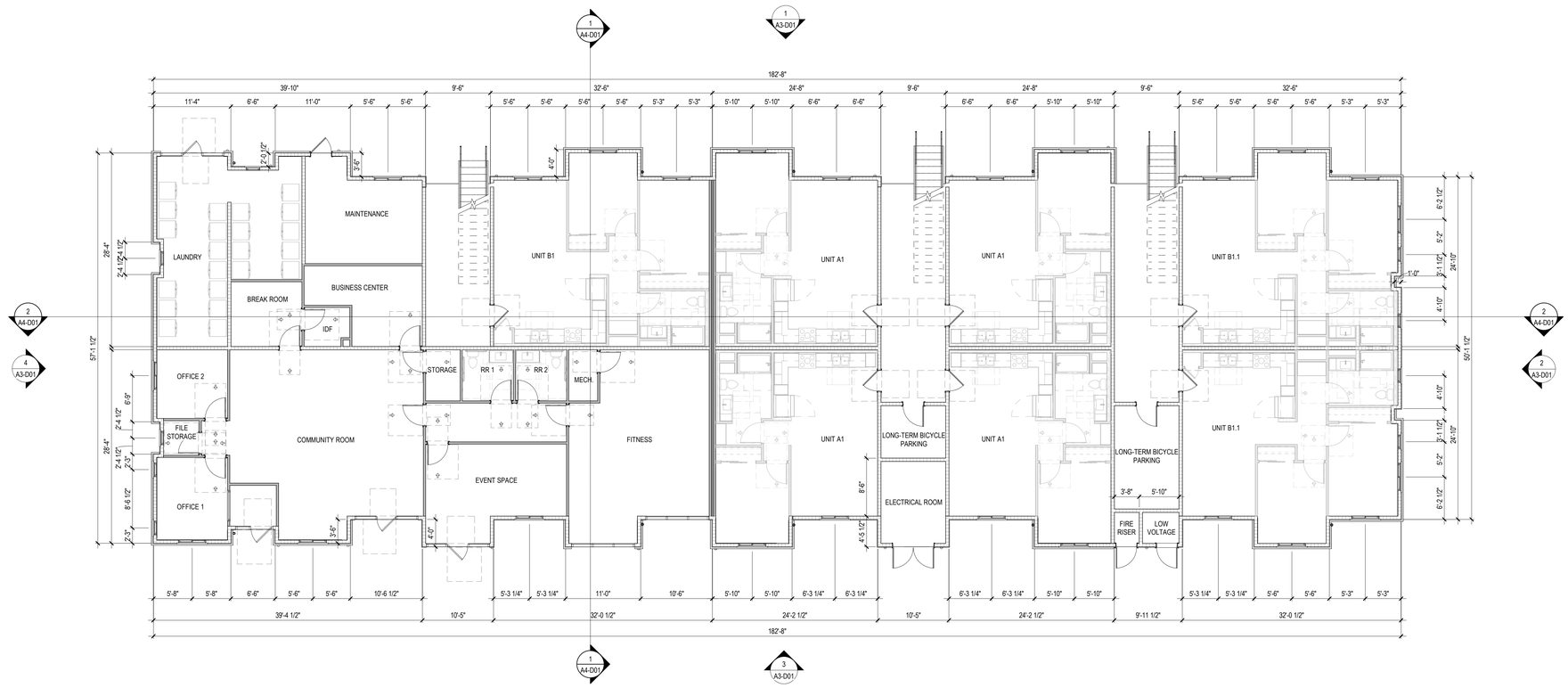



27-PLEX_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




FIRST LEVEL FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 5 - 27-PLEX - LEVEL 1 & 2 FLOOR PLANS

A2-D02

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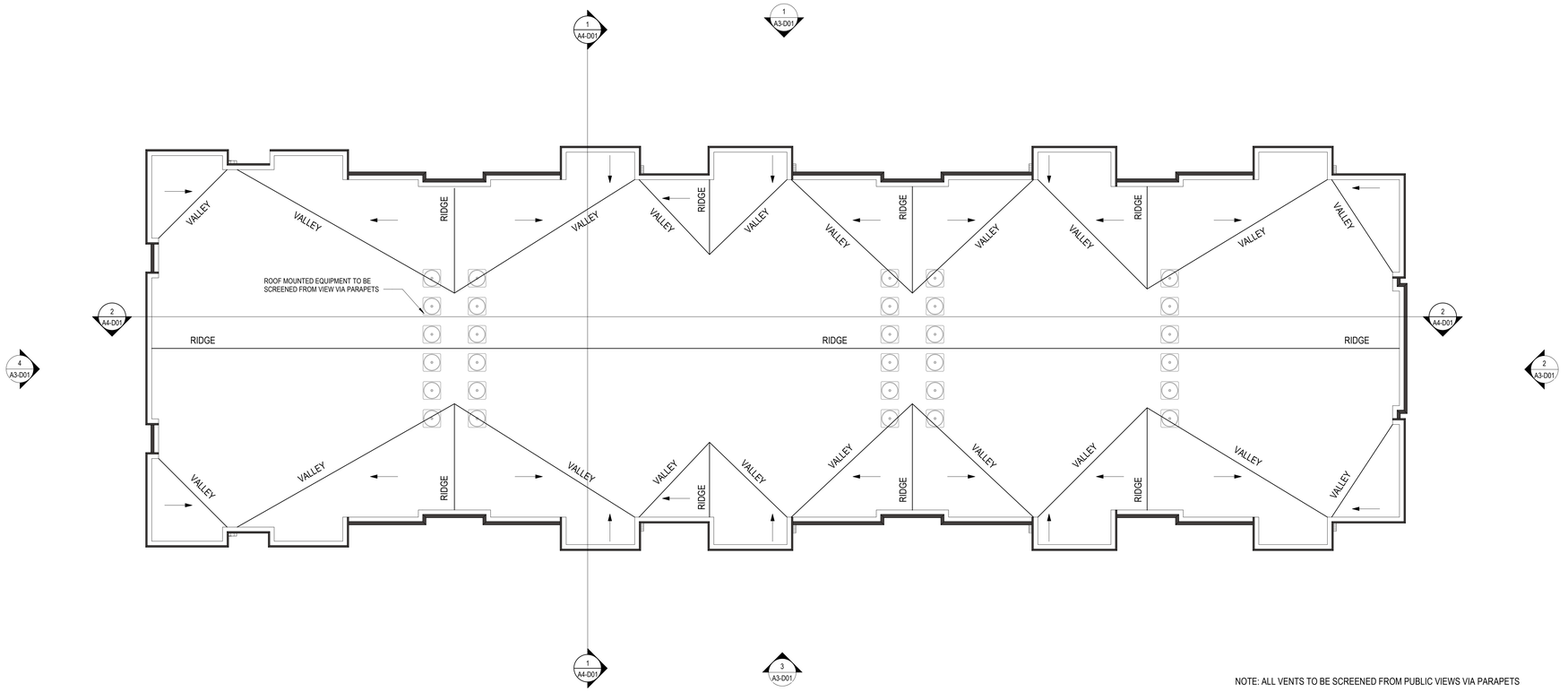
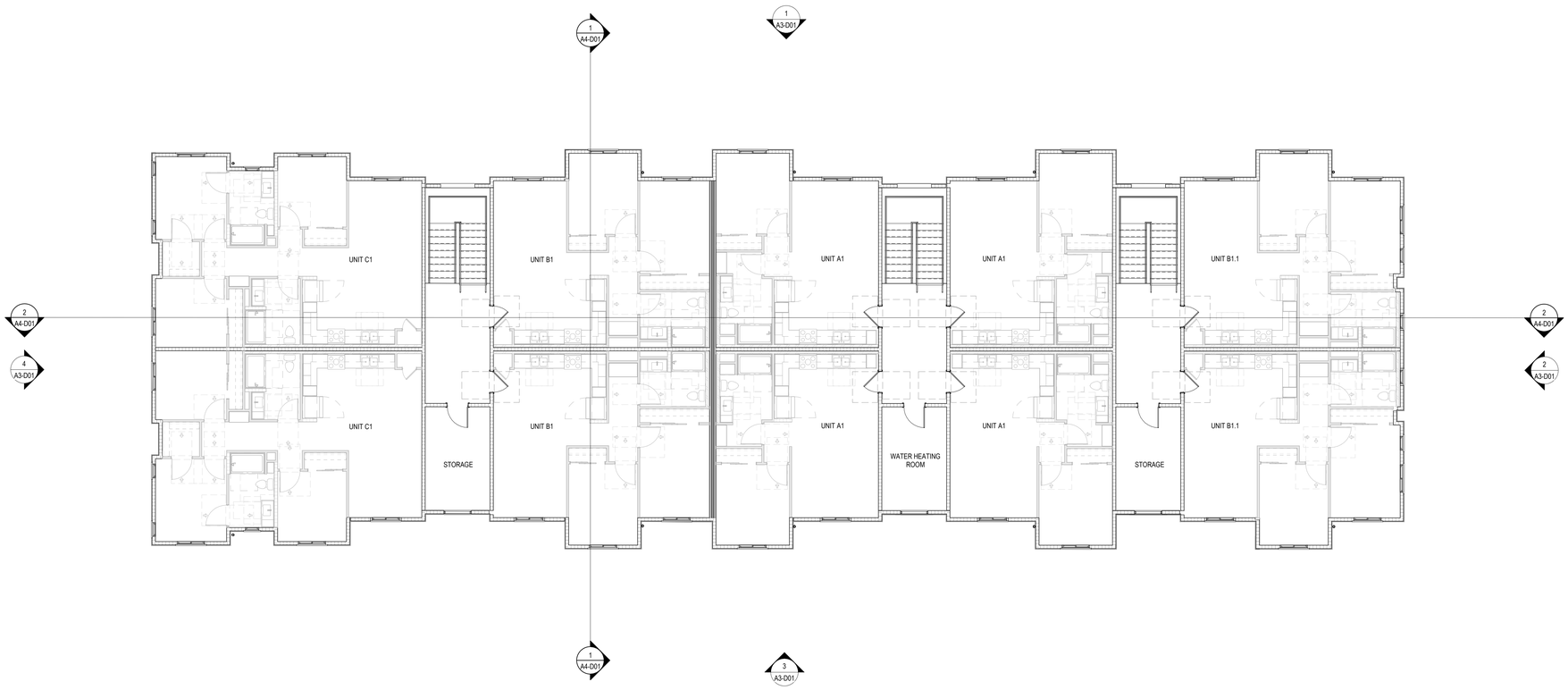



NOTE: ALL VENTS TO BE SCREENED FROM PUBLIC VIEWS VIA PARAPETS

27-PLEX_ROOF PLAN | SCALE: 1/8" = 1'-0" | 2




27-PLEX_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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Email rmajumder@ktgy.com
Principal Zac Miles
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BUILDING 5 - 27-PLEX - LEVEL 3 & ROOF FLOOR PLANS

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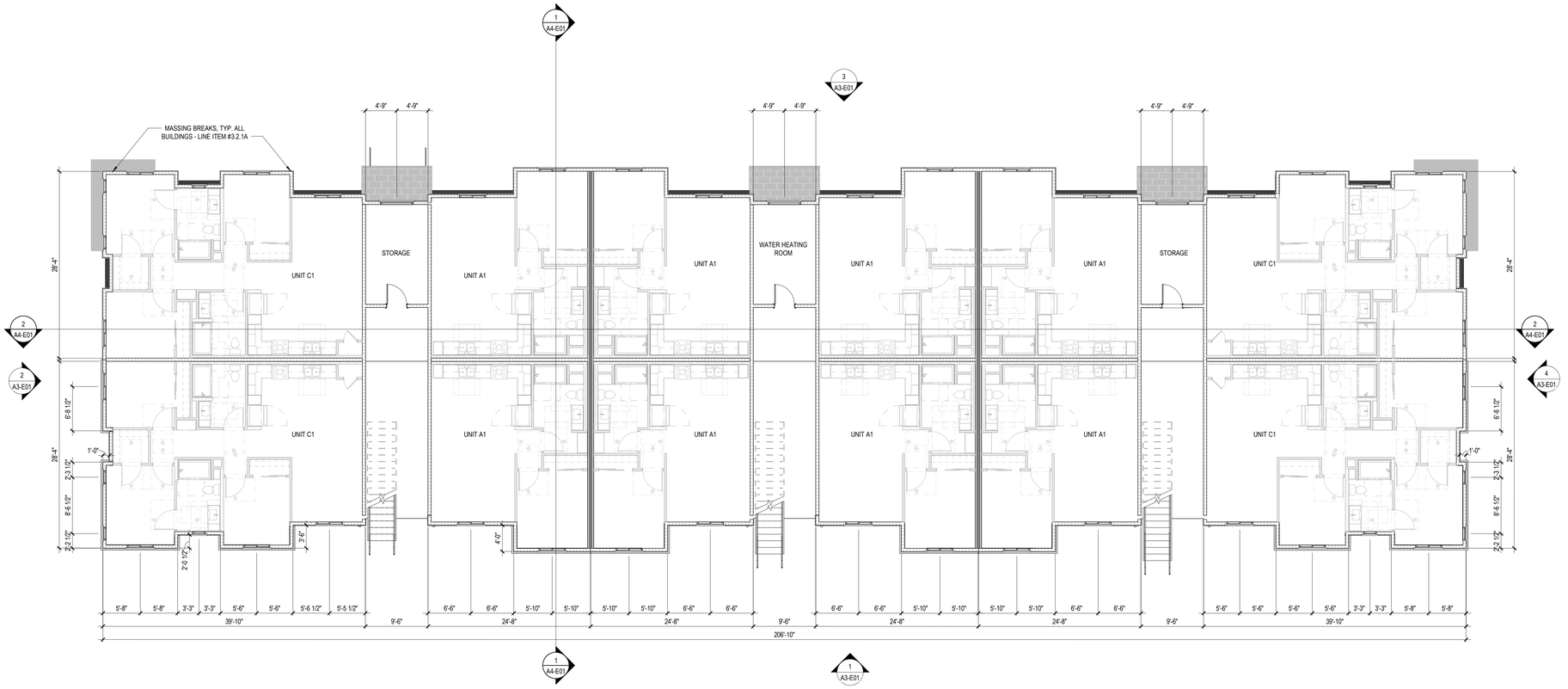
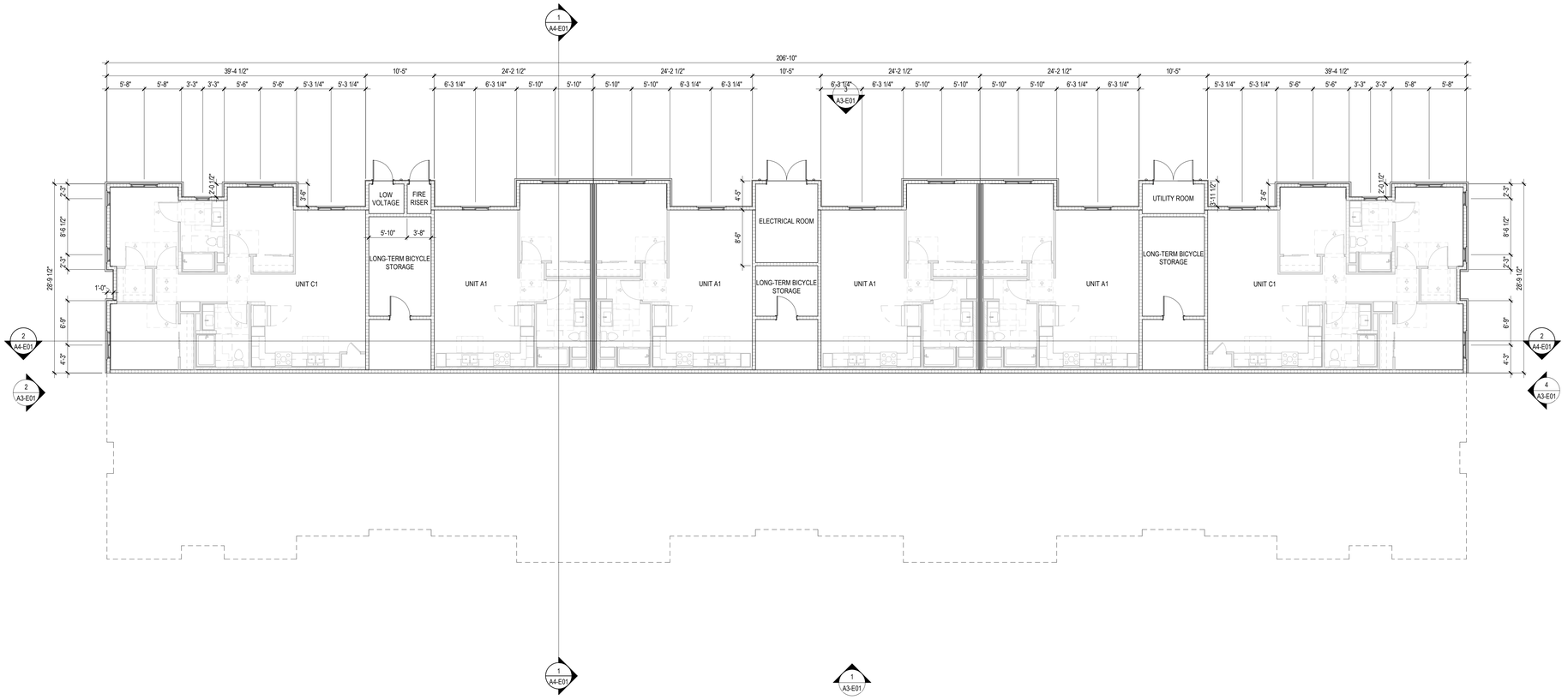



42-PLEX TYPE B_ SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




42-PLEX TYPE B_FIRST FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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| | |
|---|---|
| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 6 - 42-PLEX (TYPE B) - LEVEL 1 & 2 FLOOR PLANS

A2-E02

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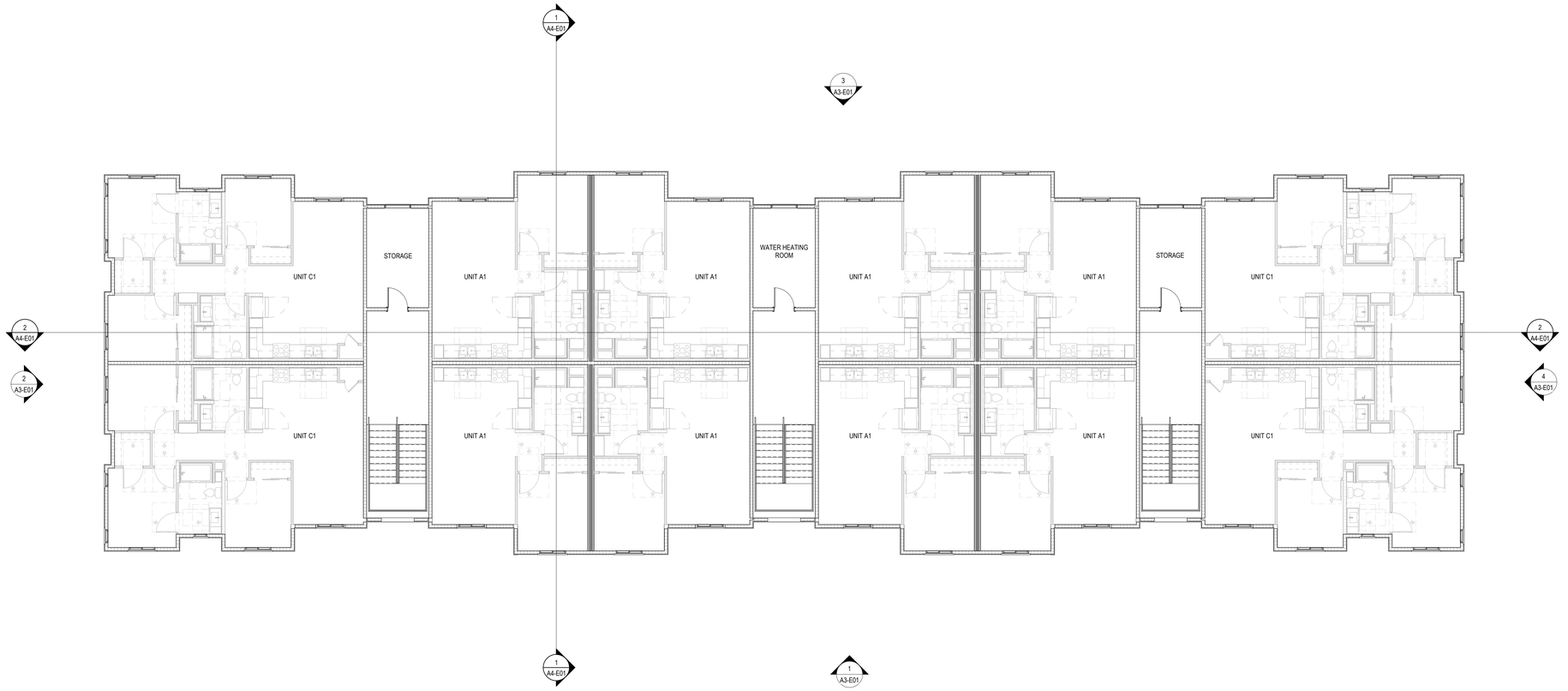
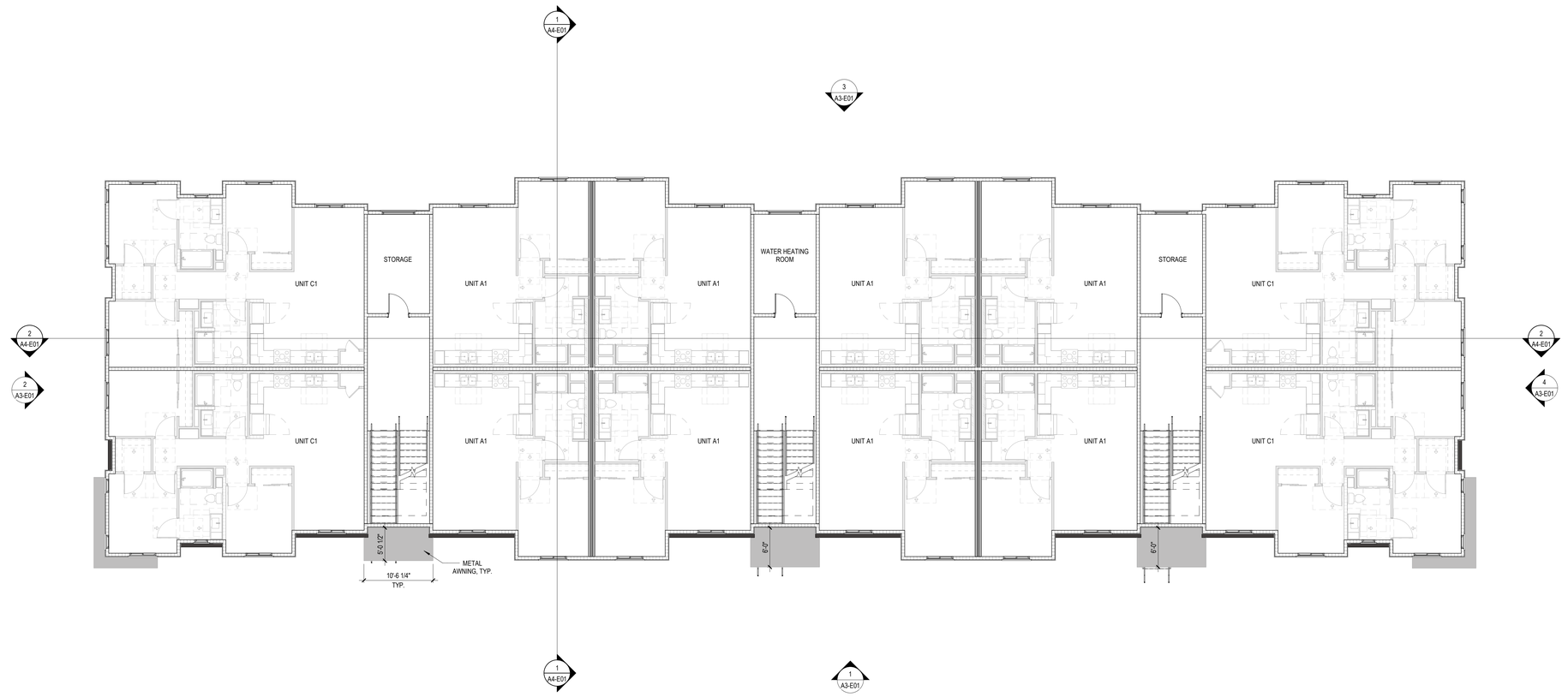



42-PLEX TYPE B_ FOURTH FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




42-PLEX TYPE B_ THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 6 - 42-PLEX (TYPE B) - LEVEL 3 & 4 FLOOR PLANS

A2-E03

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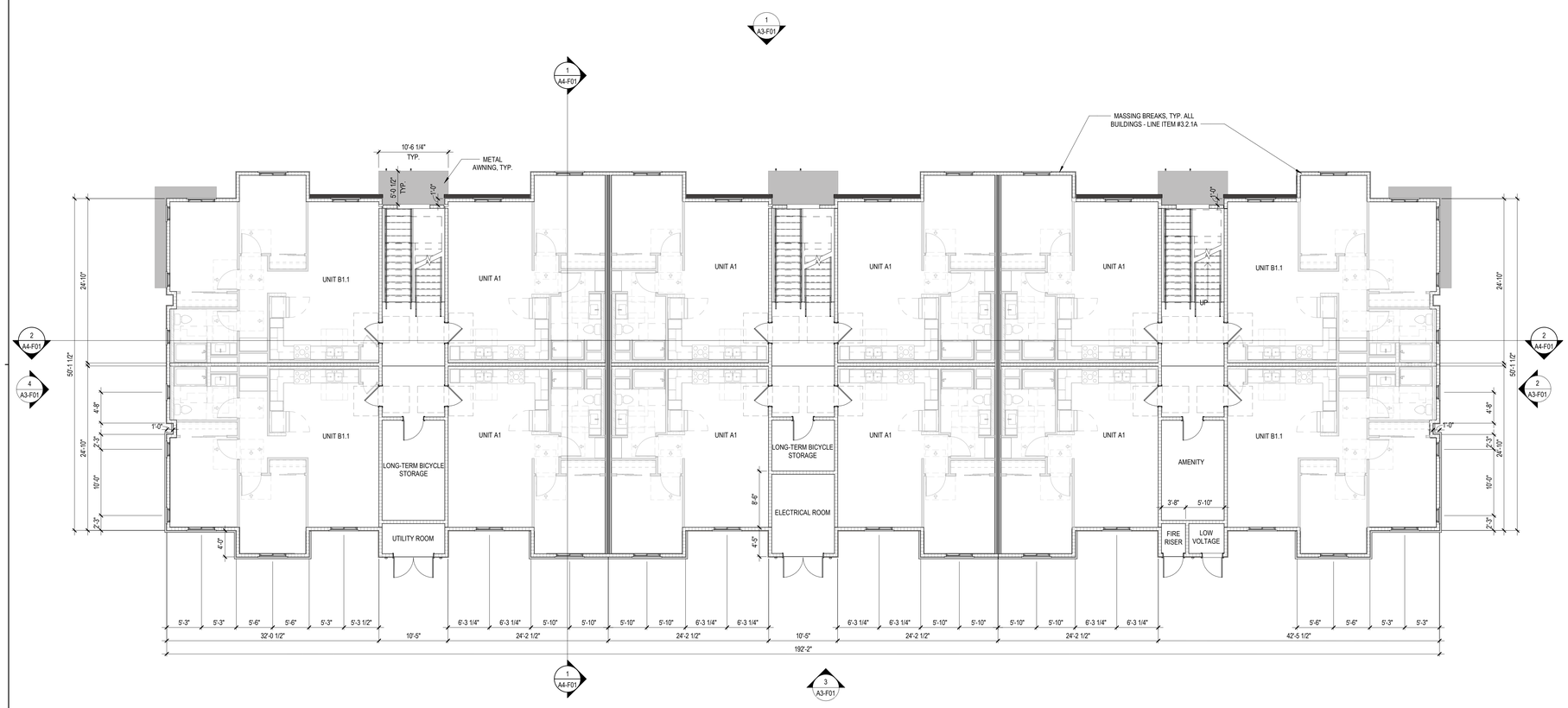
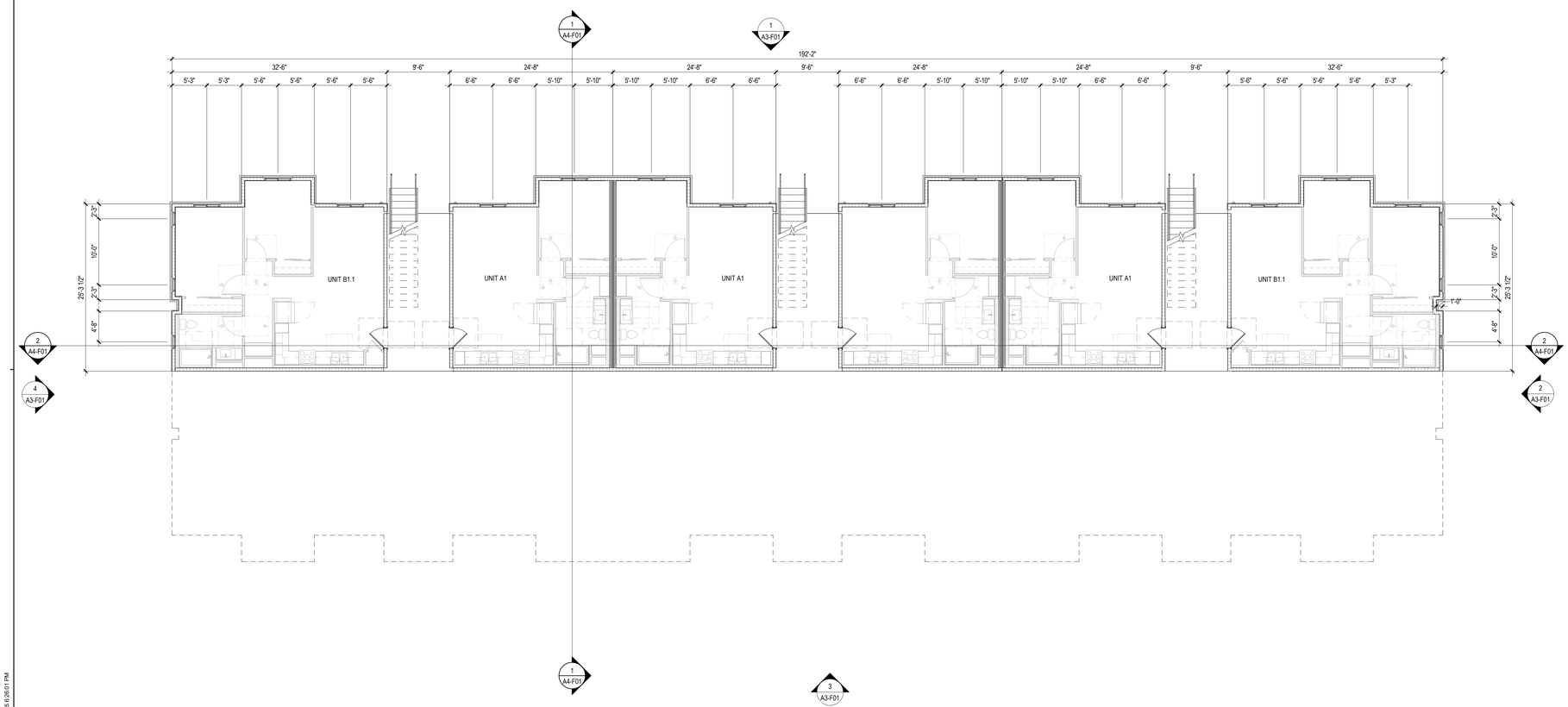



42-PLEX TYPE C_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




42-PLEX TYPE C_FIRST FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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| Designer | Edgar Toledo |

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# JOYFIELD AT LAKEVIEW CENTER

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|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 7 - 42-PLEX (TYPE C) - LEVEL 1 & 2 FLOOR PLANS

A2-F02

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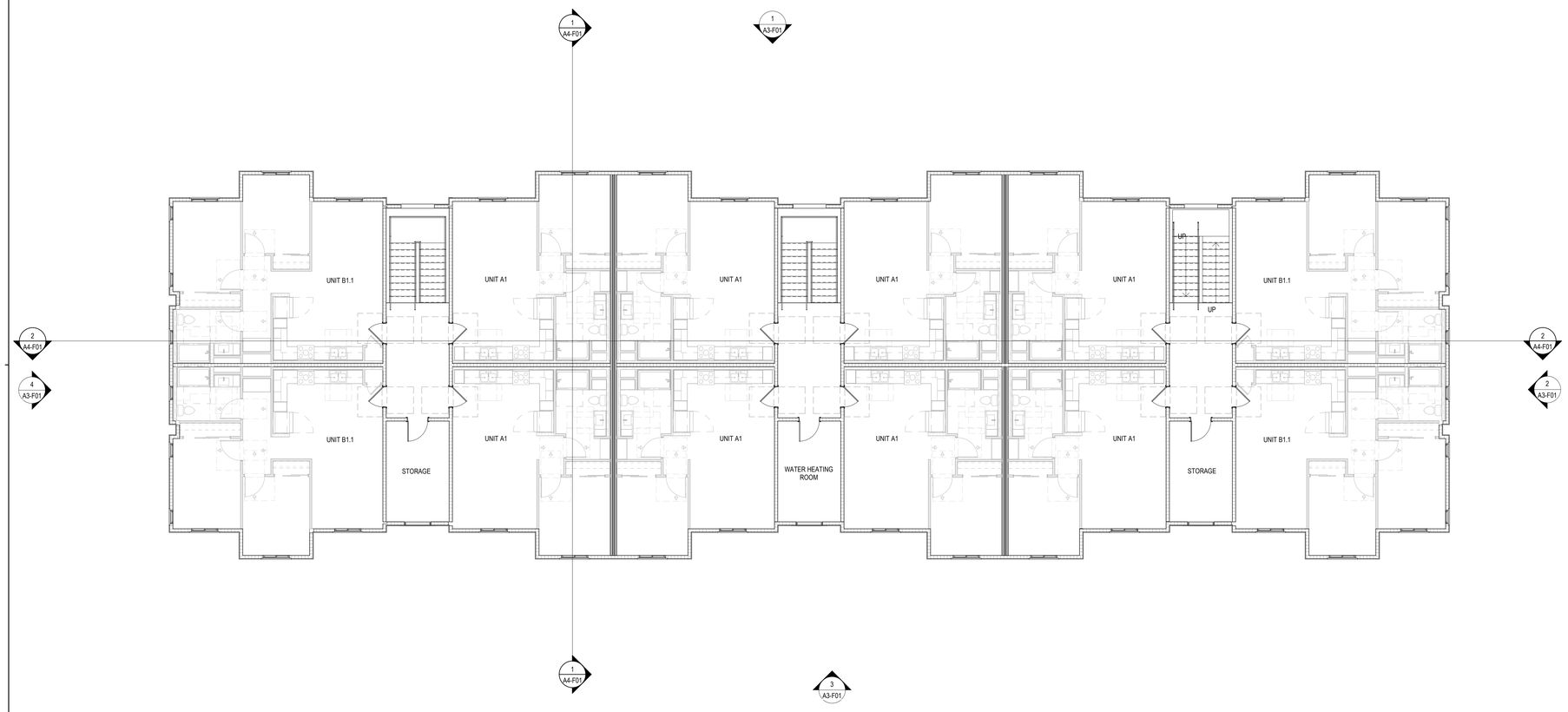
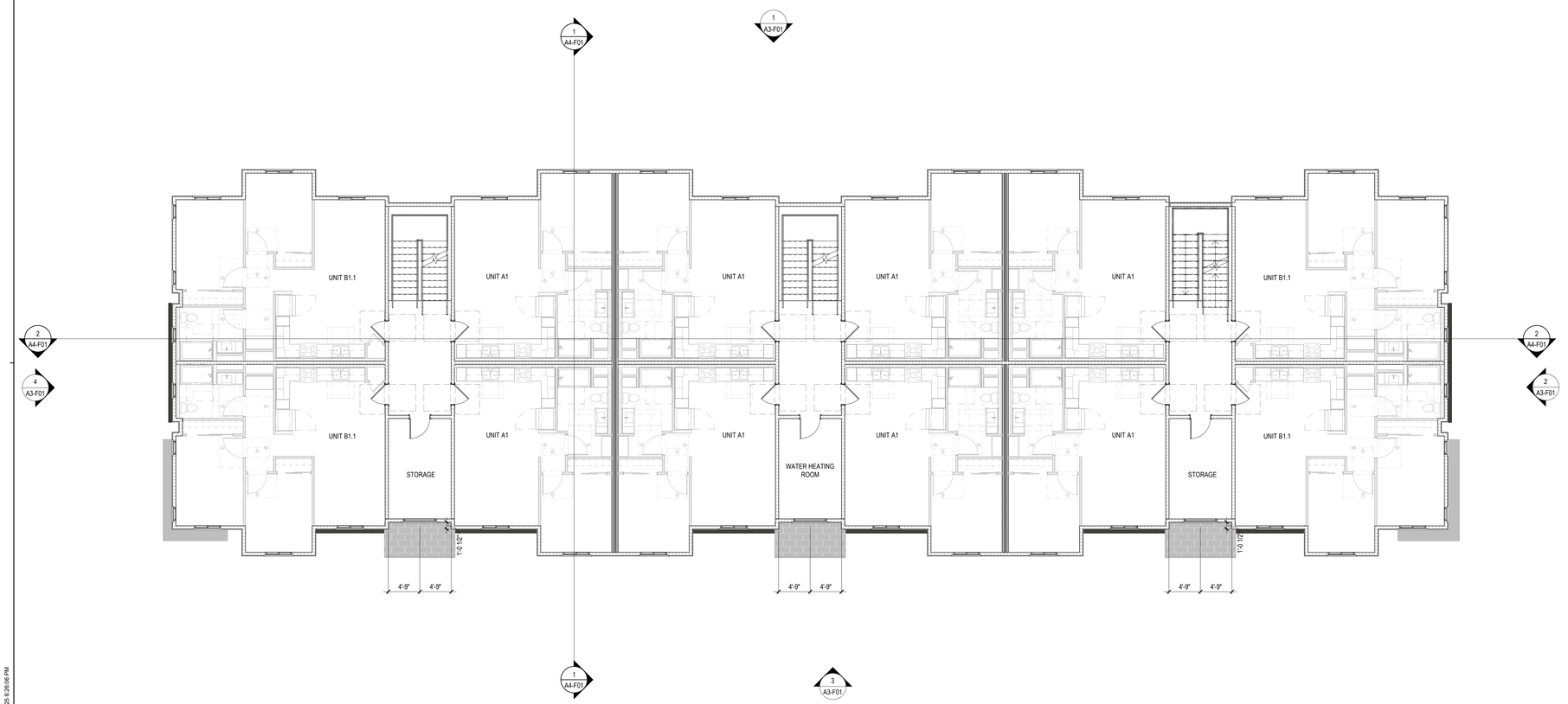



42-PLEX TYPE C_FOURTH FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2




42-PLEX TYPE C_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 7 - 42-PLEX (TYPE C) - LEVEL 3 & 4 FLOOR PLANS

A2-F03

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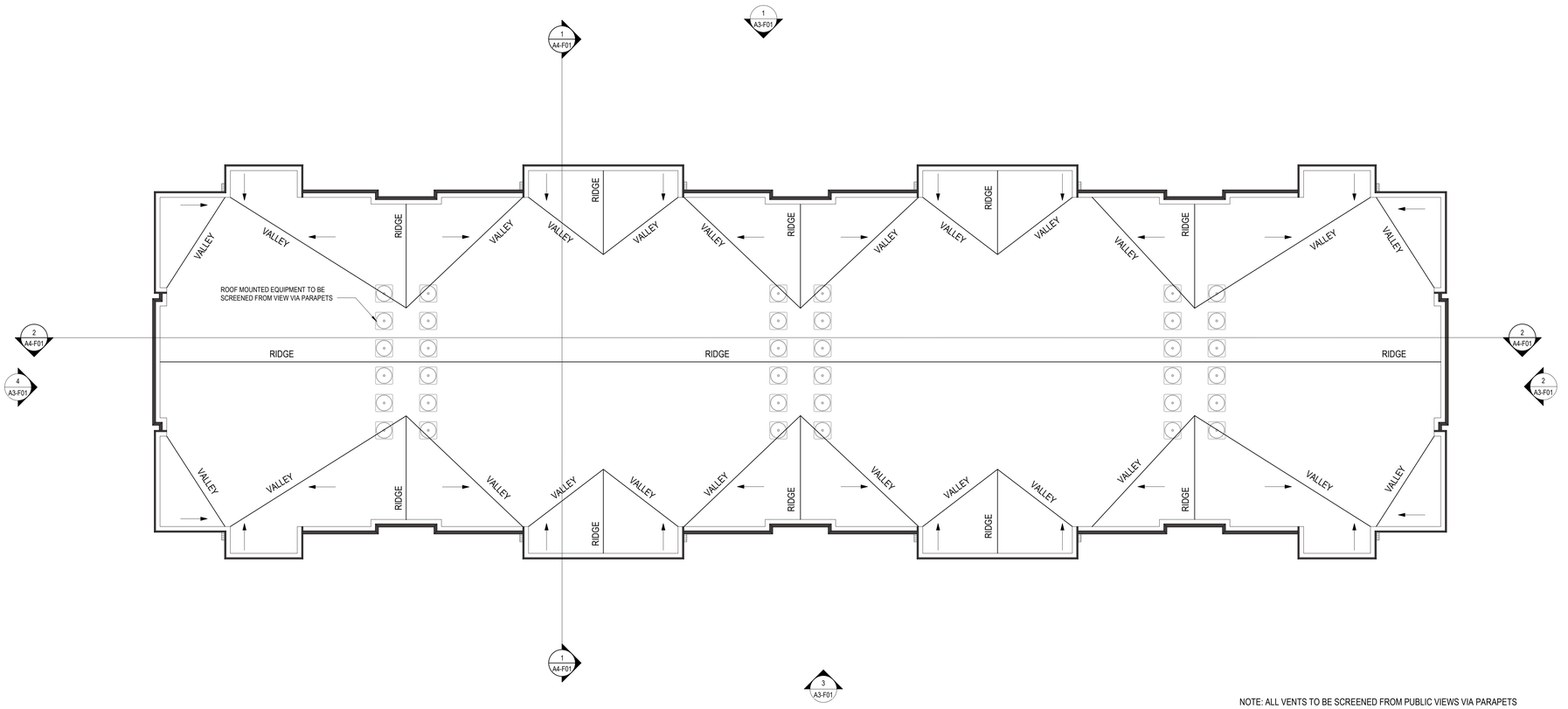


NOTE: ALL VENTS TO BE SCREENED FROM PUBLIC VIEWS VIA PARAPETS

42-PLEX TYPE C_ ROOF PLAN | SCALE: 1/8" = 1'-0" | 1

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Principal Zac Miles
Designer Edgar Toledo

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 7 - 42-PLEX
(TYPE C) - ROOF PLAN

A2-F04

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28-PLEX_RIGHT ELEVATION | SCALE: 1/8" = 1'-0" | 4

28-PLEX_REAR ELEVATION | SCALE: 1/8" = 1'-0" | 3

28-PLEX_LEFT ELEVATION | SCALE: 1/8" = 1'-0" | 2

28-PLEX_FRONT ELEVATION | SCALE: 1/8" = 1'-0" | 1

## EXTERIOR ELEVATION GENERAL NOTES

## EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND

| | | |
|---|---|---|
| S 1 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 2837 \| AURORA BROWN |
| S 2 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9160 \| ARMADILLO |
| S 3 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 6008 \| INDIVIDUAL WHITE |
| S 4 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| S 5 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 7718 \| OAK CREEK |
| M 6 | | METAL AWNING - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| W 7 | | STOREFRONT WINDOWS & DOORS<br>BY "ARCADIA INC. - AFF450 SERIES ANODIZED ALUMINUM"<br>COLOR: DARK BRONZE |
| W 8 | | VINYL WINDOW FRAME<br>BY "MILGARD - V250 STYLE LINE SERIES"<br>COLOR: WHITE |
| D 9 | | UTILITY DOORS<br>MATCH ADJACENT SURFACE |
| R 10 | | ASPHALT ROOF SHINGLES - MANUFACTURER FINISH<br>STYLE "LANDMARK SOLARIS"<br>COLOR: AGED CEDAR |
| M 11 | | METAL GATE (TRASH ENCLOSURE) - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9613 - TERRIAN |

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Principal Zac Miles
Designer Edgar Toledo

**Developer**
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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 1 & 4 - 28-PLEX
- EXTERIOR ELEVATIONS

A3-A01

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28-PLEX_ 3D REAR VIEW | SCALE: | 2

28-PLEX_ 3D FRONT VIEW | SCALE: | 1


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|---|---|
| **ktgy Project Number** | 250092 |
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| Principal | Zac Miles |
| Designer | Edgar Toledo |

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |


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BUILDING 1 & 4 - 28-PLEX
- EXTERIOR 3D VIEWS

A3-A02


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42-PLEX (TYPE A)_REAR ELEVATION | SCALE: 1/8" = 1'-0" | 3

42-PLEX (TYPE A)_FRONT ELEVATION | SCALE: 1/8" = 1'-0" | 1

42-PLEX (TYPE A)_LEFT ELEVATION | SCALE: 1/8" = 1'-0" | 2

## EXTERIOR ELEVATION GENERAL NOTES

## EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND

| | | |
|---|---|---|
| S 1 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 2837 \| AURORA BROWN |
| S 2 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9160 \| ARMADILLO |
| S 3 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 6008 \| INDIVIDUAL WHITE |
| S 4 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| S 5 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 7718 \| OAK CREEK |
| M 6 | | METAL AWNING - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| W 7 | | STOREFRONT WINDOWS & DOORS<br>BY "ARCADIA INC. - AFF450 SERIES ANODIZED ALUMINUM"<br>COLOR: DARK BRONZE |
| W 8 | | VINYL WINDOW FRAME<br>BY "MILGARD - V250 STYLE LINE SERIES"<br>COLOR: WHITE |
| D 9 | | UTILITY DOORS<br>MATCH ADJACENT SURFACE |
| R 10 | | ASPHALT ROOF SHINGLES - MANUFACTURER FINISH<br>STYLE "LANDMARK SOLARIS"<br>COLOR: AGED CEDAR |
| M 11 | | METAL GATE (TRASH ENCLOSURE) - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9613 - TERRIAN |

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Designer Edgar Toledo

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 2 - 42-PLEX (TYPE A) - EXTERIOR ELEVATIONS

A3-B01

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42-PLEX_ 3D REAR VIEW | SCALE: | 2

42-PLEX_ 3D FRONT VIEW | SCALE: | 1

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510.272.2910

| | |
|---|---|
| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 2 - 42-PLEX (TYPE A) - EXTERIOR 3D VIEWS

A3-B02

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24-PLEX_RIGHT ELEVATION | SCALE: 1/8" = 1'-0" | 3

24-PLEX_REAR ELEVATION | SCALE: 1/8" = 1'-0" | 2

24-PLEX_LEFT ELEVATION | SCALE: 1/8" = 1'-0" | 1

24-PLEX_FRONT ELEVATION | SCALE: 1/8" = 1'-0" | 4

## EXTERIOR ELEVATION GENERAL NOTES

## EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND

| | |
|---|---|
| S 1 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 2837 \| AURORA BROWN |
| S 2 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9160 \| ARMADILLO |
| S 3 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 6008 \| INDIVIDUAL WHITE |
| S 4 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| S 5 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 7718 \| OAK CREEK |
| M 6 | METAL AWNING - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| W 7 | STOREFRONT WINDOWS & DOORS<br>BY "ARCADIA INC. - AFF450 SERIES ANODIZED ALUMINUM"<br>COLOR: DARK BRONZE |
| W 8 | VINYL WINDOW FRAME<br>BY "MILGARD - V250 STYLE LINE SERIES"<br>COLOR: WHITE |
| D 9 | UTILITY DOORS<br>MATCH ADJACENT SURFACE |
| R 10 | ASPHALT ROOF SHINGLES - MANUFACTURER FINISH<br>STYLE "LANDMARK SOLARIS"<br>COLOR: AGED CEDAR |
| M 11 | METAL GATE (TRASH ENCLOSURE) - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9613 - TERRIAN |

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ANTIOCH, CA

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BUILDING 3 - 24-PLEX - EXTERIOR ELEVATIONS

A3-C01

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24-PLEX_ 3D REAR VIEW | SCALE: | 2

24-PLEX_ 3D FRONT VIEW | SCALE: | 1


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| Principal | Zac Miles |
| Designer | Edgar Toledo |

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ANTIOCH, CA

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BUILDING 3 - 24-PLEX - EXTERIOR 3D VIEWS

A3-C02


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27-PLEX_RIGHT ELEVATION | SCALE: 1/8" = 1'-0" | 4

27-PLEX_REAR ELEVATION | SCALE: 1/8" = 1'-0" | 3

27-PLEX_LEFT ELEVATION | SCALE: 1/8" = 1'-0" | 2

27-PLEX_FRONT ELEVATION | SCALE: 1/8" = 1'-0" | 1

## EXTERIOR ELEVATION GENERAL NOTES

## EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND

| | | |
|---|---|---|
| S 1 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 2837 \| AURORA BROWN |
| S 2 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9160 \| ARMADILLO |
| S 3 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 6008 \| INDIVIDUAL WHITE |
| S 4 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| S 5 | | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 7718 \| OAK CREEK |
| M 6 | | METAL AWNING - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| W 7 | | STOREFRONT WINDOWS & DOORS<br>BY "ARCADIA INC. - AFF450 SERIES ANODIZED ALUMINUM"<br>COLOR: DARK BRONZE |
| W 8 | | VINYL WINDOW FRAME<br>BY "MILGARD - V250 STYLE LINE SERIES"<br>COLOR: WHITE |
| D 9 | | UTILITY DOORS<br>MATCH ADJACENT SURFACE |
| R 10 | | ASPHALT ROOF SHINGLES - MANUFACTURER FINISH<br>STYLE "LANDMARK SOLARIS"<br>COLOR: AGED CEDAR |
| M 11 | | METAL GATE (TRASH ENCLOSURE) - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9613 - TERRIAN |

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**ktgy Project Number** 250092
Contact Rush Majumder
Email rmajumder@ktgy.com
Principal Zac Miles
Designer Edgar Toledo

**Developer**
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Venture LP
1015 18th St, NW
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Washington, DC 20036
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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

BUILDING 5 - 27-PLEX - EXTERIOR ELEVATIONS

A3-D01

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27-PLEX_3D REAR VIEW | SCALE: | 2

27-PLEX_3D FRONT VIEW | SCALE: | 1

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|---|---|
| **ktgy Project Number** | 250092 |
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| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

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BUILDING 5 - 27-PLEX - EXTERIOR 3D VIEWS

A3-D02

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42-PLEX (TYPE B)_RIGHT ELEVATION1 | SCALE: 1/8" = 1'-0" | 4

42-PLEX (TYPE B)_REAR ELEVATION1 | SCALE: 1/8" = 1'-0" | 3

42-PLEX (TYPE B)_LEFT ELEVATION1 | SCALE: 1/8" = 1'-0" | 2

42-PLEX (TYPE B)_FRONT ELEVATION1 | SCALE: 1/8" = 1'-0" | 1

## EXTERIOR ELEVATION GENERAL NOTES

## EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND

| | |
|---|---|
| S 1 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 2837 \| AURORA BROWN |
| S 2 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9160 \| ARMADILLO |
| S 3 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 6008 \| INDIVIDUAL WHITE |
| S 4 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| S 5 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 7718 \| OAK CREEK |
| M 6 | METAL AWNING - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| W 7 | STOREFRONT WINDOWS & DOORS<br>BY "ARCADIA INC. - AFF450 SERIES ANODIZED ALUMINUM"<br>COLOR: DARK BRONZE |
| W 8 | VINYL WINDOW FRAME<br>BY "MILGARD - V250 STYLE LINE SERIES"<br>COLOR: WHITE |
| D 9 | UTILITY DOORS<br>MATCH ADJACENT SURFACE |
| R 10 | ASPHALT ROOF SHINGLES - MANUFACTURER FINISH<br>STYLE "LANDMARK SOLARIS"<br>COLOR: AGED CEDAR |
| M 11 | METAL GATE (TRASH ENCLOSURE) - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9613 - TERRIAN |

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Principal Zac Miles
Designer Edgar Toledo

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 6 - 42-PLEX (TYPE B) - EXTERIOR ELEVATIONS

A3-E01

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42-PLEX TYPE B_ 3D REAR VIEW | SCALE: | 2

42-PLEX TYPE B_ 3D FRONT VIEW | SCALE: | 1

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| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 6 - 42-PLEX (TYPE B) - EXTERIOR 3D VIEWS

A3-E02

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42-PLEX (TYPE C)_RIGHT ELEVATION | SCALE: 1/8" = 1'-0" | 4

42-PLEX (TYPE C)_REAR ELEVATION | SCALE: 1/8" = 1'-0" | 3

42-PLEX (TYPE C)_LEFT ELEVATION | SCALE: 1/8" = 1'-0" | 2

42-PLEX (TYPE C)_FRONT ELEVATION | SCALE: 1/8" = 1'-0" | 1

## EXTERIOR ELEVATION GENERAL NOTES

## EXTERIOR ELEVATION KEYNOTES

## MATERIAL LEGEND

| | |
|---|---|
| S 1 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 2837 \| AURORA BROWN |
| S 2 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9160 \| ARMADILLO |
| S 3 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 6008 \| INDIVIDUAL WHITE |
| S 4 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| S 5 | EXTERIOR CEMENT PLASTER - 16/20 FINISH<br>COLOR: SHERWIN-WILLIAMS 7718 \| OAK CREEK |
| M 6 | METAL AWNING - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9600 \| ARMORY |
| W 7 | STOREFRONT WINDOWS & DOORS<br>BY "ARCADIA INC. - AFF450 SERIES ANODIZED ALUMINUM"<br>COLOR: DARK BRONZE |
| W 8 | VINYL WINDOW FRAME<br>BY "MILGARD - V250 STYLE LINE SERIES"<br>COLOR: WHITE |
| D 9 | UTLITY DOORS<br>MATCH ADJACENT SURFACE |
| R 10 | ASPHALT ROOF SHINGLES - MANUFACTURER FINISH<br>STYLE "LANDMARK SOLARIS"<br>COLOR: AGED CEDAR |
| M 11 | METAL GATE (TRASH ENCLOSURE) - FACTORY FINISH TO MATCH<br>COLOR: SHERWIN-WILLIAMS 9613 - TERRIAN |

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| Principal | Zac Miles |
| Designer | Edgar Toledo |

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 7 - 42-PLEX (TYPE C) - EXTERIOR ELEVATIONS

A3-F01

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42-PLEX TYPE C_3D REAR VIEW | SCALE: | 2

42-PLEX TYPE C_3D FRONT VIEW | SCALE: | 1

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| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

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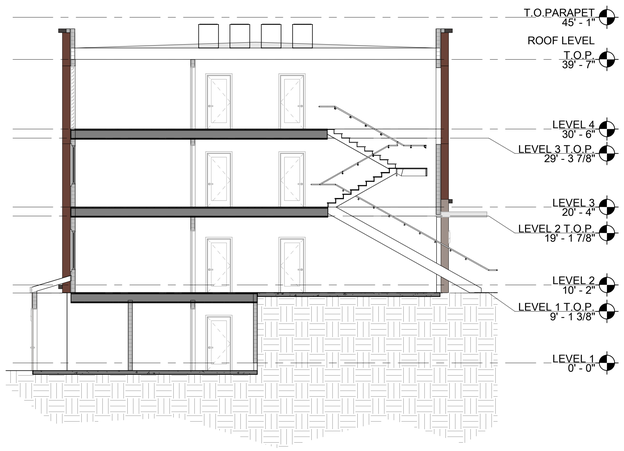
BUILDING 7 - 42-PLEX (TYPE C) - EXTERIOR 3D VIEWS

A3-F02




28-PLEX_CROSS SECTION | SCALE: 1/8" = 1'-0" | 2

28-PLEX_LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 1

## BUILDING SECTION GENERAL NOTES

1. ALL WINDOW OPENINGS TO BE A MINIMUM OF 36" ABOVE FINISHED FLOOR (NOT SUBFLOOR) OR LIMIT WINDOW OPENING TO LESS THAN 4" WITH OPENING LIMITOR PER CBC SECTION 1015.8.
2. REFER TO SHEETS A9-10 TO A9-11 FOR FIRE RATED ASSEMBLY CONSTRUCTION DETAILS AND NOTES.
3. DUCT TERMINATION DIFFERS PER EXHAUST TYPE PER CMC 502.0.
4. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB, UNLESS NOTED OTHERWISE.
5. ALL WINDOW HEADS ARE 8'-6" A.F.F. UNLESS OTHERWISE NOTED. SEE NOTE 1.
6. REFER TO DETAIL SHEET A9-40 FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. PROVIDE SHEET MEMBRANE FLASHING AT ALL EXTERIOR WALL INSIDE AND OUTSIDE CORNERS, WEATHERLAP WITH BUILDING PAPER AND COVER WITH BUILDING PAPER SLIP SHEET.
8. ALL COLOR TRANSITIONS TO OCCUR ON INSIDE CORNERS; UNLESS NOTED OTHERWISE.
9. FOR EXTERIOR ENVELOPE INSTALLATION R-VALUES, SEE TITLE-24 CALCULATIONS, TYP. THROUGHOUT.
10. FOR ROOF PARAPET HEIGHTS, REFER TO ROOF SEGMENT PLANS.
11. REFER TO UNIT FLOOR PLANS FOR FINISH FLOOR TRANSITION. REFER TO INTERIOR DRAWINGS (ID) FOR FLOOR FINISH INFORMATION.
12. REFER TO UNIT REFLECTED CEILING PLANS FOR CEILING HEIGHTS IN DWELLING UNITS.
13. REFER TO INTERIOR DESIGN DRAWINGS (ID) FOR CORRIDOR CEILING HEIGHT AND FINISH INFO.
14. REFER TO INTERIOR DESIGN DRAWINGS (ID) FOR COMMON SPACE CEILING HEIGHTS AND INTERIOR FINISH MATERIALS.
15. REFER TO EXTERIOR ELEVATIONS FOR WINDOW WALL TAGS, STOREFRONT TAGS, CURTAIN WALL TAGS AND FINISH MATERIAL CALLOUTS.

REFER TO STOREFRONT SCHEDULE FOR DETAIL CALLOUTS.

## FIRE RATED WALL LEGEND

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Principal Zac Miles
Designer Edgar Toledo

**Developer**
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BUILDING 1 & 4 - 28-PLEX
- BUILDING SECTIONS

A4-A01

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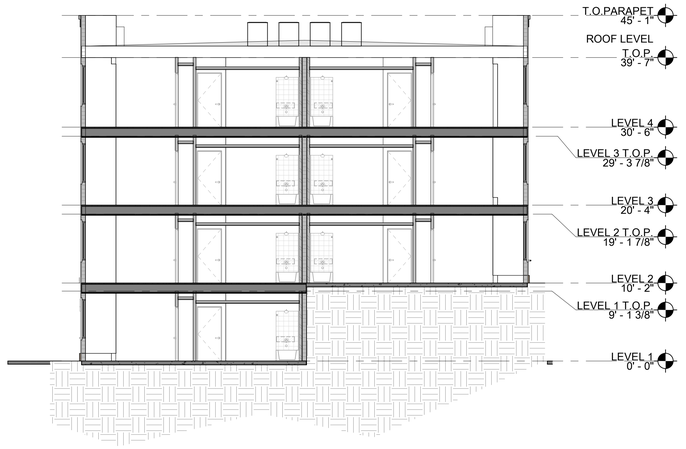
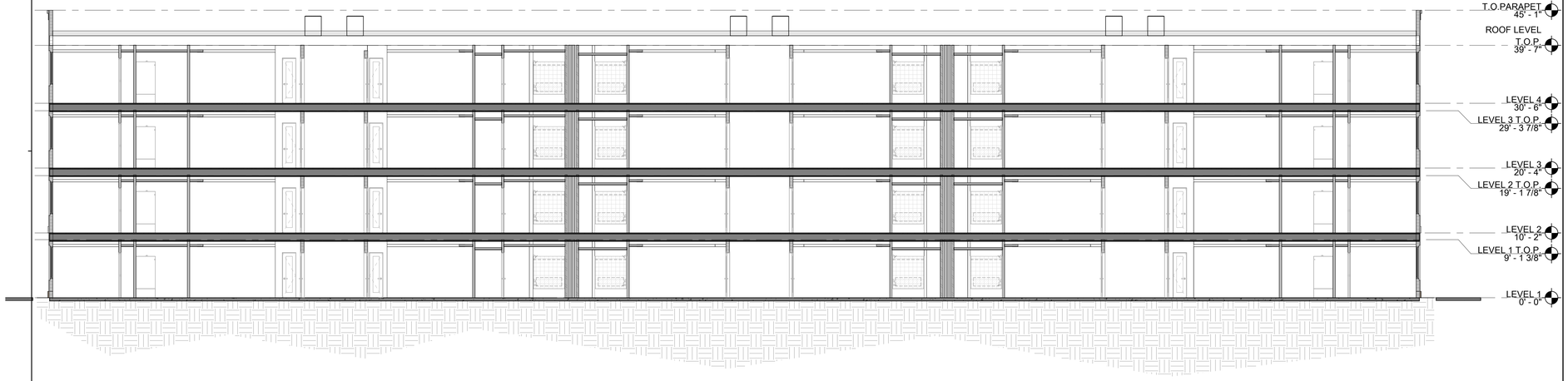



42-PLEX TYPE A_CROSS SECTION | SCALE: 1/8" = 1'-0" | 2




42-PLEX TYPE A_ LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 1

## BUILDING SECTION GENERAL NOTES

1. ALL WINDOW OPENINGS TO BE A MINIMUM OF 36" ABOVE FINISHED FLOOR (NOT SUBFLOOR) OR LIMIT WINDOW OPENING TO LESS THAN 4" WITH OPENING LIMITOR PER CBC SECTION 1015.8.
2. REFER TO SHEETS A9-10 TO A9-11 FOR FIRE RATED ASSEMBLY CONSTRUCTION DETAILS AND NOTES.
3. DUCT TERMINATION DIFFERS PER EXHAUST TYPE PER CMC 502.0.
4. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB, UNLESS NOTED OTHERWISE.
5. ALL WINDOW HEADS ARE 8'-6" A.F.F. UNLESS OTHERWISE NOTED. SEE NOTE 1.
6. REFER TO DETAIL SHEET A9-40 FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. PROVIDE SHEET MEMBRANE FLASHING AT ALL EXTERIOR WALL INSIDE AND OUTSIDE CORNERS, WEATHERLAP WITH BUILDING PAPER AND COVER WITH BUILDING PAPER SLIP SHEET.
8. ALL COLOR TRANSITIONS TO OCCUR ON INSIDE CORNERS; UNLESS NOTED OTHERWISE.
9. FOR EXTERIOR ENVELOPE INSTALLATION R-VALUES, SEE TITLE-24 CALCULATIONS, TYP. THROUGHOUT.
10. FOR ROOF PARAPET HEIGHTS, REFER TO ROOF SEGMENT PLANS.
11. REFER TO UNIT FLOOR PLANS FOR FINISH FLOOR TRANSITION. REFER TO INTERIOR DRAWINGS (ID) FOR FLOOR FINISH INFORMATION.
12. REFER TO UNIT REFLECTED CEILING PLANS FOR CEILING HEIGHTS IN DWELLING UNITS.
13. REFER TO INTERIOR DESIGN DRAWINGS (ID) FOR CORRIDOR CEILING HEIGHT AND FINISH INFO.
14. REFER TO INTERIOR DESIGN DRAWINGS (ID) FOR COMMON SPACE CEILING HEIGHTS AND INTERIOR FINISH MATERIALS.
15. REFER TO EXTERIOR ELEVATIONS FOR WINDOW WALL TAGS, STOREFRONT TAGS, CURTAIN WALL TAGS AND FINISH MATERIAL CALLOUTS.

REFER TO STOREFRONT SCHEDULE FOR DETAIL CALLOUTS.

## FIRE RATED WALL LEGEND

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Designer Edgar Toledo

**Developer**

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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BUILDING 2 - 42-PLEX (TYPE A) - BUILDING SECTIONS

A4-B01

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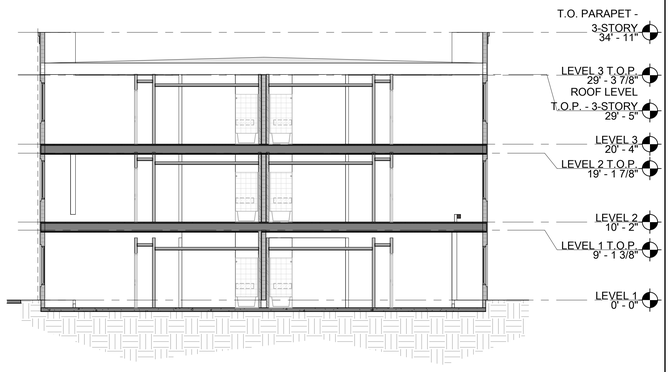
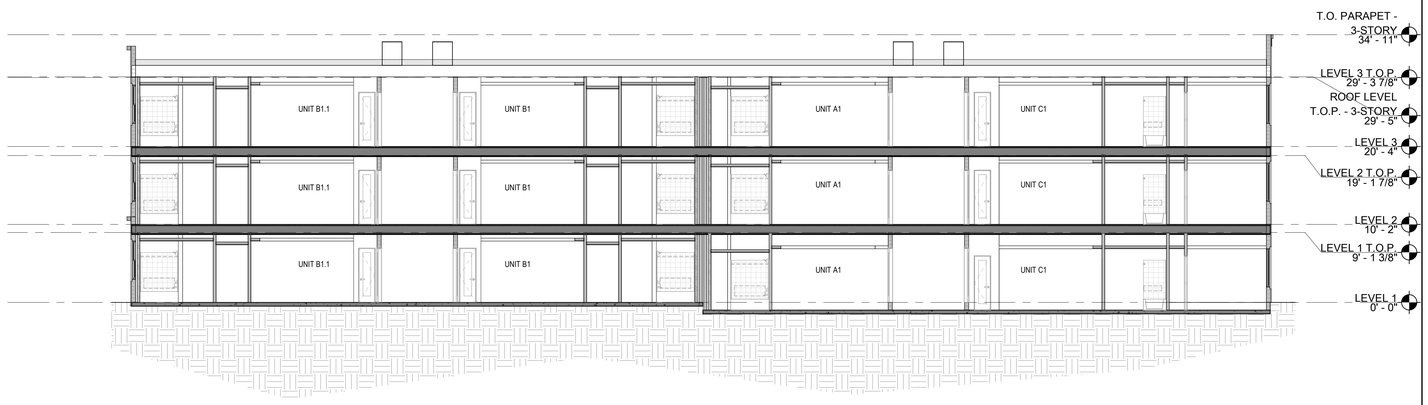



24-PLEX_CROSS SECTION | SCALE: 1/8" = 1'-0" | 1




24-PLEX_LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 2

## BUILDING SECTION GENERAL NOTES

1. ALL WINDOW OPENINGS TO BE A MINIMUM OF 36" ABOVE FINISHED FLOOR (NOT SUBFLOOR) OR LIMIT WINDOW OPENING TO LESS THAN 4" WITH OPENING LIMITOR PER CBC SECTION 1015.8.
2. REFER TO SHEETS A9-10 TO A9-11 FOR FIRE RATED ASSEMBLY CONSTRUCTION DETAILS AND NOTES.
3. DUCT TERMINATION DIFFERS PER EXHAUST TYPE PER CMC 502.0.
4. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB, UNLESS NOTED OTHERWISE.
5. ALL WINDOW HEADS ARE 8'-6" A.F.F. UNLESS OTHERWISE NOTED. SEE NOTE 1.
6. REFER TO DETAIL SHEET A9-40 FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. PROVIDE SHEET MEMBRANE FLASHING AT ALL EXTERIOR WALL INSIDE AND OUTSIDE CORNERS, WEATHERLAP WITH BUILDING PAPER AND COVER WITH BUILDING PAPER SLIP SHEET.
8. ALL COLOR TRANSITIONS TO OCCUR ON INSIDE CORNERS; UNLESS NOTED OTHERWISE.
9. FOR EXTERIOR ENVELOPE INSTALLATION R-VALUES, SEE TITLE-24 CALCULATIONS, TYP. THROUGHOUT.
10. FOR ROOF PARAPET HEIGHTS, REFER TO ROOF SEGMENT PLANS.
11. REFER TO UNIT FLOOR PLANS FOR FINISH FLOOR TRANSITION. REFER TO INTERIOR DRAWINGS (ID) FOR FLOOR FINISH INFORMATION.
12. REFER TO UNIT REFLECTED CEILING PLANS FOR CEILING HEIGHTS IN DWELLING UNITS.
13. REFER TO INTERIOR DESIGN DRAWINGS (ID) FOR CORRIDOR CEILING HEIGHT AND FINISH INFO.
14. REFER TO INTERIOR DESIGN DRAWINGS (ID) FOR COMMON SPACE CEILING HEIGHTS AND INTERIOR FINISH MATERIALS.
15. REFER TO EXTERIOR ELEVATIONS FOR WINDOW WALL TAGS, STOREFRONT TAGS, CURTAIN WALL TAGS AND FINISH MATERIAL CALLOUTS.

REFER TO STOREFRONT SCHEDULE FOR DETAIL CALLOUTS.

## FIRE RATED WALL LEGEND

ktgy

1814 Franklin Street
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

| | |
|---|---|
| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

Standard Lone Tree
Venture LP
1015 18th St, NW
Suite 601
Washington, DC 20036
standard-communities.com/

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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BUILDING 3 - 24-PLEX - BUILDING SECTIONS

A4-C01

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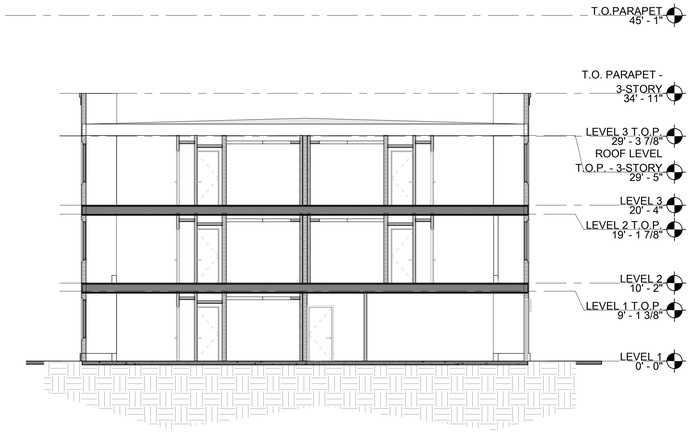
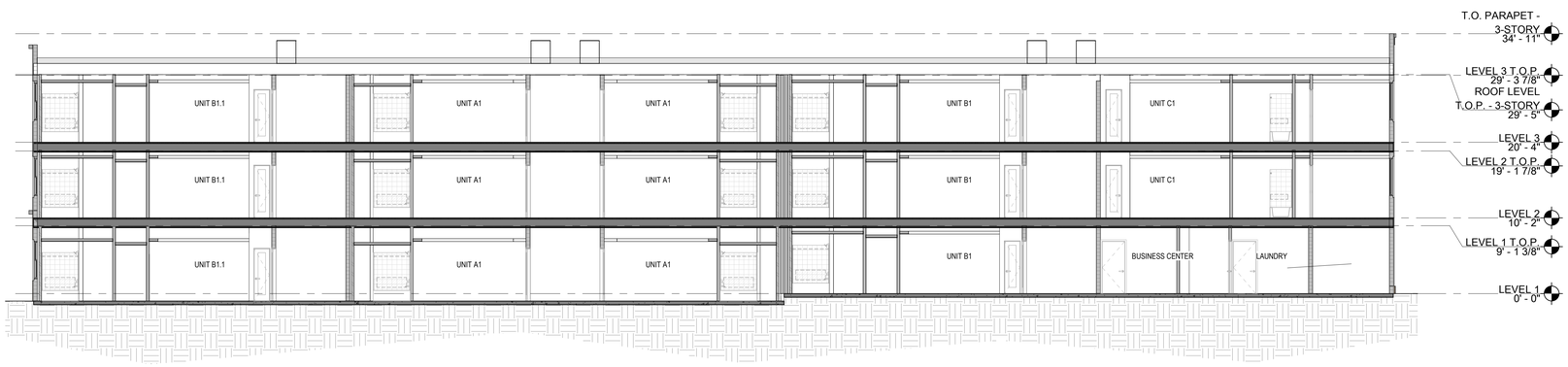



27-PLEX_CROSS SECTION | SCALE: 1/8" = 1'-0" | 1




27-PLEX_LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 2

## BUILDING SECTION GENERAL NOTES

1. ALL WINDOW OPENINGS TO BE A MINIMUM OF 36" ABOVE FINISHED FLOOR (NOT SUBFLOOR) OR LIMIT WINDOW OPENING TO LESS THAN 4" WITH OPENING LIMITOR PER CBC SECTION 1015.8.
2. REFER TO SHEETS A9-10 TO A9-11 FOR FIRE RATED ASSEMBLY CONSTRUCTION DETAILS AND NOTES.
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4. ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB, UNLESS NOTED OTHERWISE.
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7. PROVIDE SHEET MEMBRANE FLASHING AT ALL EXTERIOR WALL INSIDE AND OUTSIDE CORNERS, WEATHERLAP WITH BUILDING PAPER AND COVER WITH BUILDING PAPER SLIP SHEET.
8. ALL COLOR TRANSITIONS TO OCCUR ON INSIDE CORNERS; UNLESS NOTED OTHERWISE.
9. FOR EXTERIOR ENVELOPE INSTALLATION R-VALUES, SEE TITLE-24 CALCULATIONS, TYP. THROUGHOUT.
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## FIRE RATED WALL LEGEND

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**ktgy Project Number** 250092
Contact Rush Majumder
Email rmajumder@ktgy.com
Principal Zac Miles
Designer Edgar Toledo

**Developer**
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BUILDING 5 - 27-PLEX - BUILDING SECTIONS

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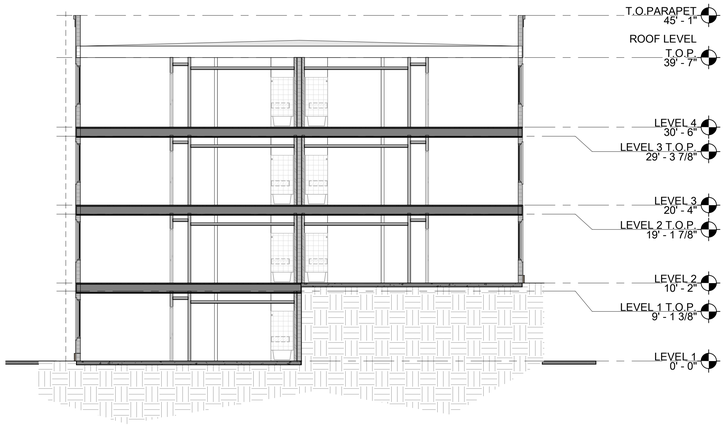
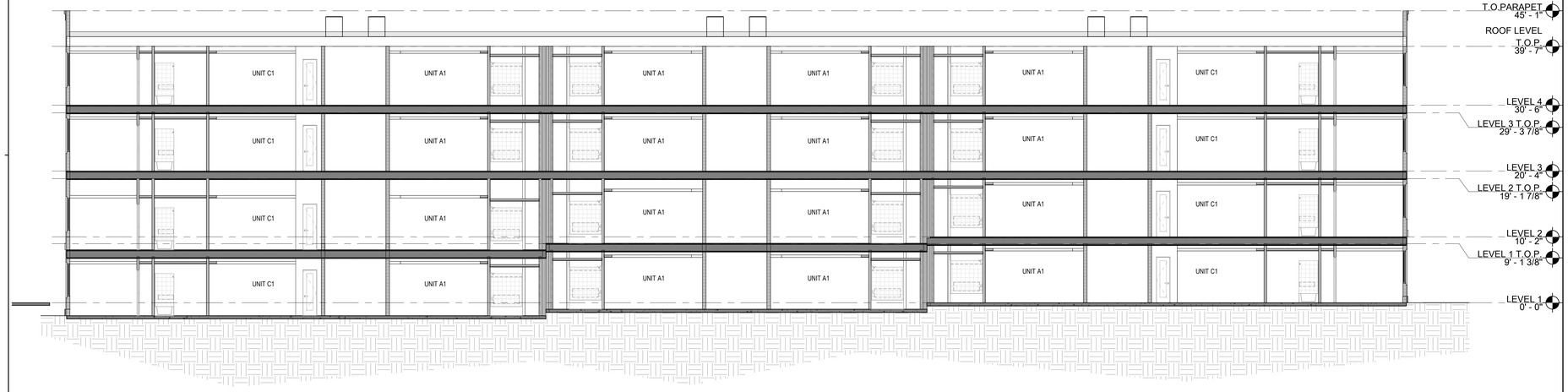



42-PLEX TYPE B_ CROSS SECTION | SCALE: 1/8" = 1'-0" | 1




42-PLEX TYPE B_ LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 2

## BUILDING SECTION GENERAL NOTES

1. ALL WINDOW OPENINGS TO BE A MINIMUM OF 36" ABOVE FINISHED FLOOR (NOT SUBFLOOR) OR LIMIT WINDOW OPENING TO LESS THAN 4" WITH OPENING LIMITOR PER CBC SECTION 1015.8.
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BUILDING 6 - 42-PLEX (TYPE B) - BUILDING SECTIONS

A4-E01

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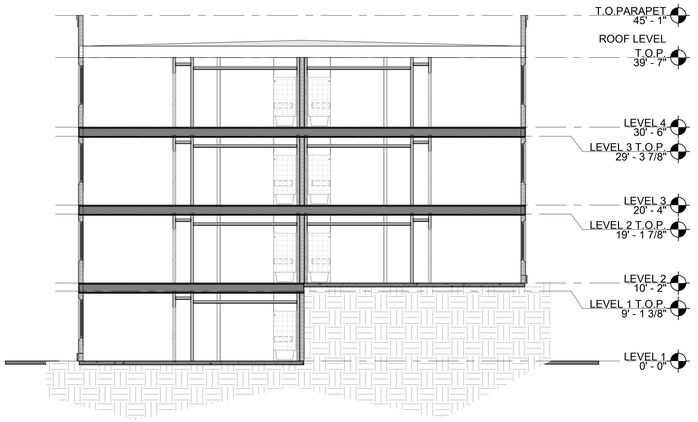
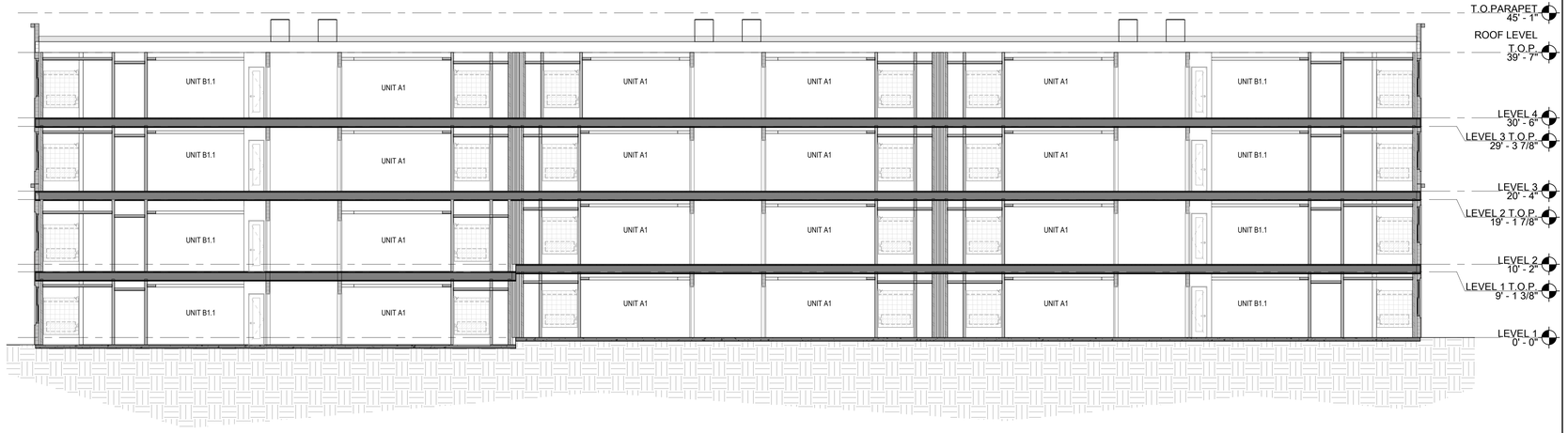



42-PLEX TYPE C_ CROSS SECTION | SCALE: 1/8" = 1'-0" | 1




42-PLEX TYPE C_ LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 2

## BUILDING SECTION GENERAL NOTES

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## FIRE RATED WALL LEGEND

ktgy

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510.272.2910

**ktgy Project Number** 250092
Contact Rush Majumder
Email rmajumder@ktgy.com
Principal Zac Miles
Designer Edgar Toledo

**Developer**
Standard Lone Tree
Venture LP
1015 18th St, NW
Suite 601
Washington, DC 20036
standard-communities.com/

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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BUILDING 7 - 42-PLEX (TYPE C) - BUILDING SECTIONS

A4-F01

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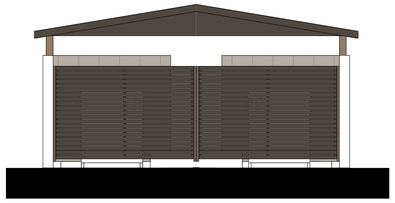
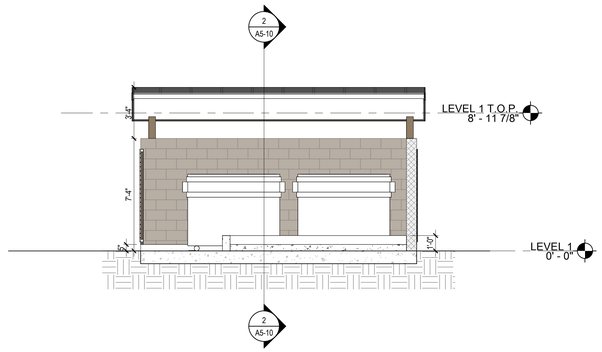
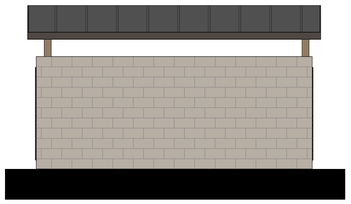


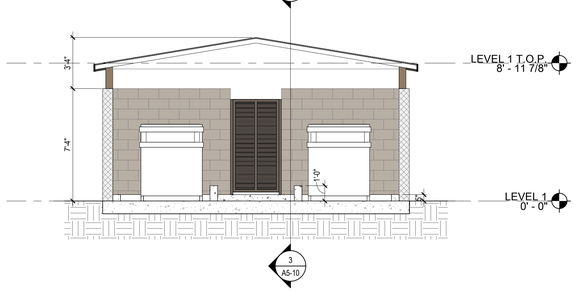
4-BIN TRASH ENCLOSURE - SOUTH ELEVATION | SCALE: 1/4" = 1'-0" | 6



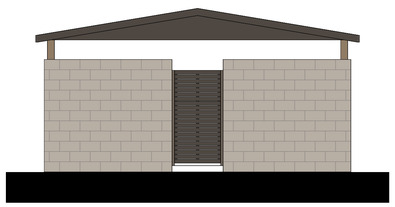

4-BIN TRASH ENCLOSURE - SHORT SECTION | SCALE: 1/4" = 1'-0" | 3



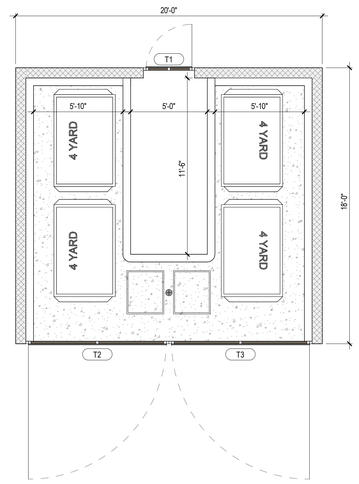
4-BIN TRASH ENCLOSURE - EAST ELEVATION | SCALE: 1/4" = 1'-0" | 5




4-BIN TRASH ENCLOSURE - LONG SECTION | SCALE: 1/4" = 1'-0" | 2



4-BIN TRASH ENCLOSURE - NORTH ELEVATION | SCALE: 1/4" = 1'-0" | 4




4-BIN TRASH ENCLOSURE - FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

## TRASH ROOM GENERAL NOTES

**TRASH CHUTE ACCESS ROOM ACOUSTICAL NOTES**

1. PROVIDE SOUNDCOAT GP-1 COMPOUND, OR EQUIVALENT ON THE CHUTE. DAMPENINING SHALL BE MINIMUM 1/2 THE THICKNESS OF THE STEEL.
2. PROVIDE VIBRATION ISOLATION OF THE CHUTE WHERE CONNECTED TO THE BUILDING EQUAL TO MASON INDUSTRIES TYPE BR HAVING 0.2 INCHES OF STATIC ISOLATION.
3. DOOR TO THE TRASH CHUTE SHALL EMPLOY QUIET LATCHING.

**TRASH CHUTE ACCESSIBILITY NOTES**

1. TRASH CHUTE DOOR REQUIREMENTS:
   A. MAXIMUM 5 POUNDS OPENING FORCE
   B. DOOR HARDWARE SHALL NOT REQUIRE GRASPING, PINCHING, TWISTING OF WRIST
2. DOOR HARDWARE CONTROL SHALL BE MAXIMUM +48" HIGH ABOVE FINISH FLOOR TO THE HIGHEST OPERATIG MECHANISM/

## TRASH ROOM KEYNOTES

## TRASH ROOM SYMBOL LEGEND

ktgy

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TRASH ENCLOSURES - 4 BINS

A5-10

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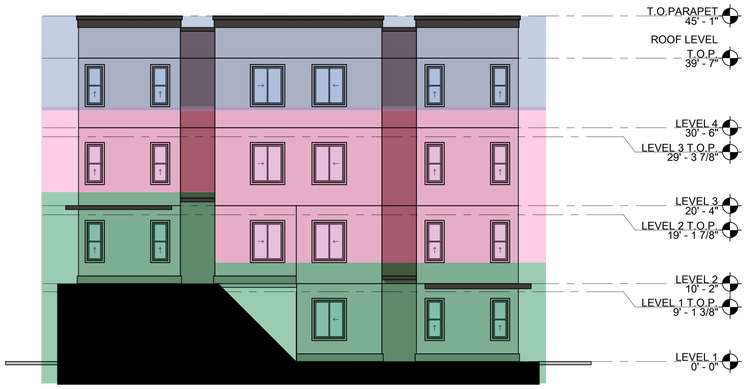
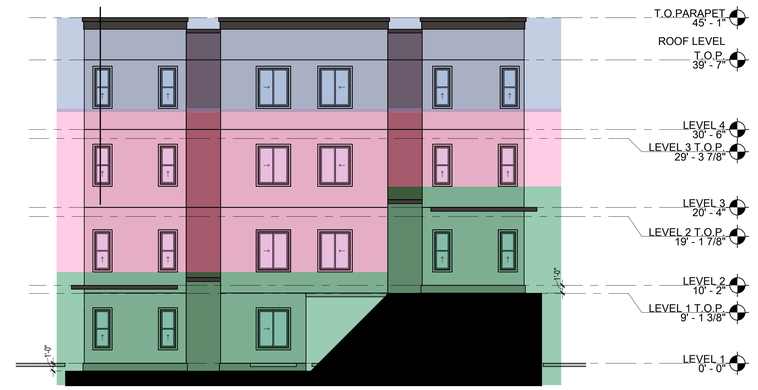



28-PLEX_RIGHT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 4

28-PLEX_REAR ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 3




28-PLEX_LEFT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 2

28-PLEX_FRONT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 1

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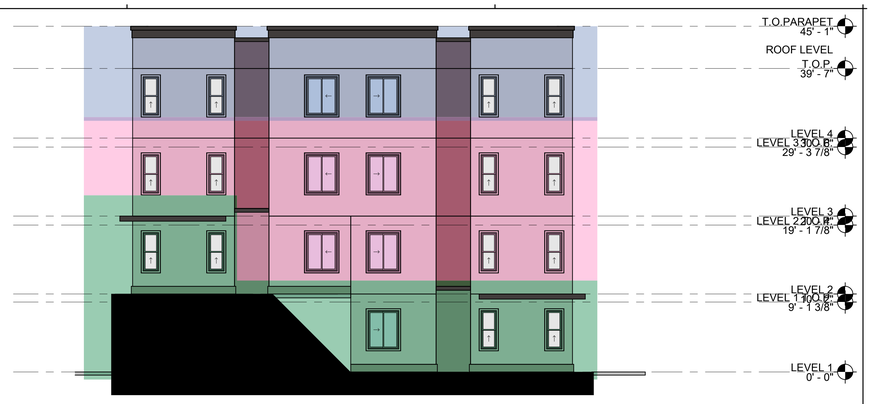
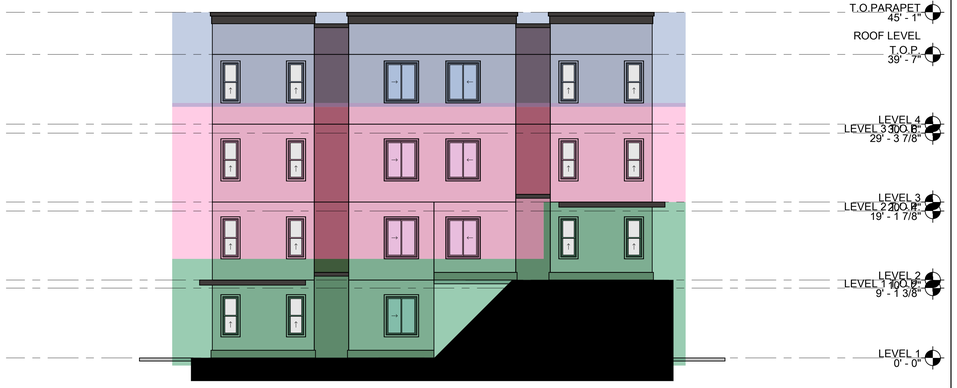
BUILDING 1 & 4 - 28-PLEX
- EXTERIOR ELEVATIONS

MDR-A01




42-PLEX (TYPE A)_RIGHT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 4

42-PLEX (TYPE A)_REAR ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 3




42-PLEX (TYPE A)_LEFT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 2

42-PLEX (TYPE A)_FRONT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 1

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BUILDING 2 - 42-PLEX (TYPE A) - EXTERIOR ELEVATIONS

MDR-B01

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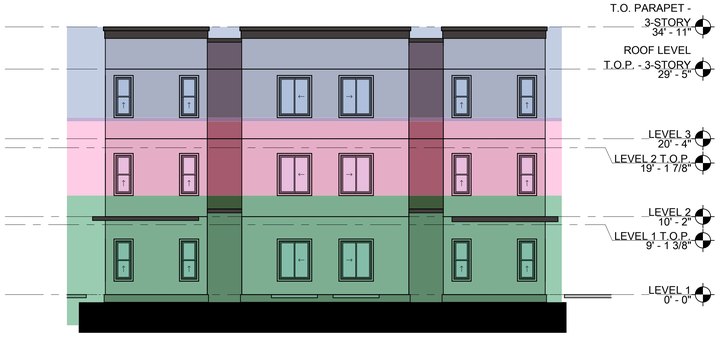


24-PLEX_RIGHT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 3

24-PLEX_REAR ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 2

24-PLEX_LEFT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 1

24-PLEX_FRONT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 4

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| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**

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1015 18th St, NW
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standard-communities.com/

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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BUILDING 3 - 24-PLEX - EXTERIOR ELEVATIONS

MDR-C01

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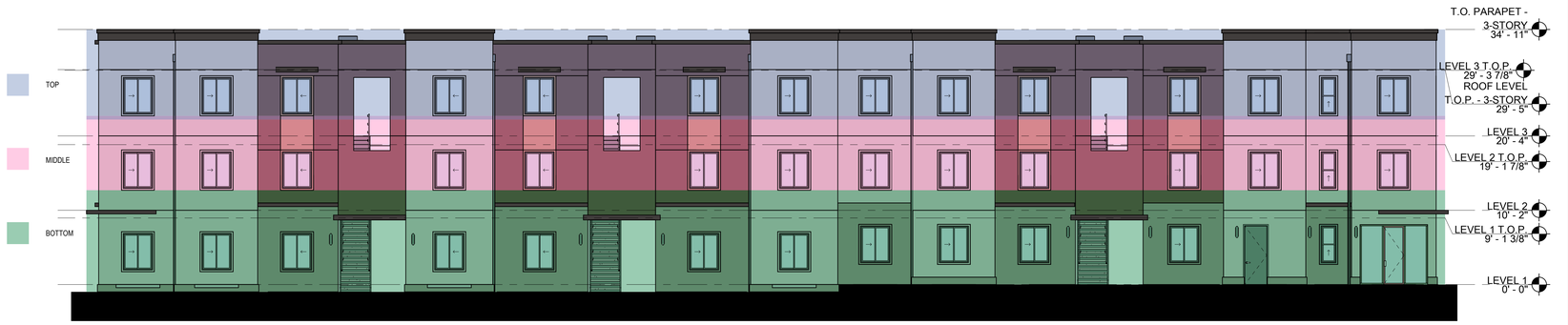
27-PLEX_RIGHT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 4

27-PLEX_REAR ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 3

27-PLEX_LEFT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 2




27-PLEX_FRONT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 1

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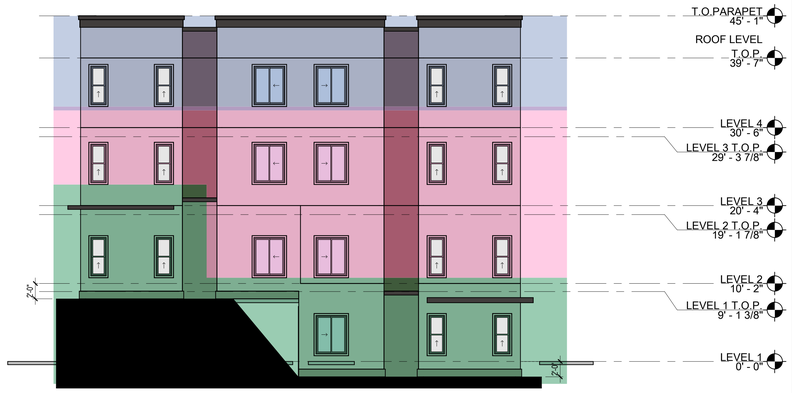
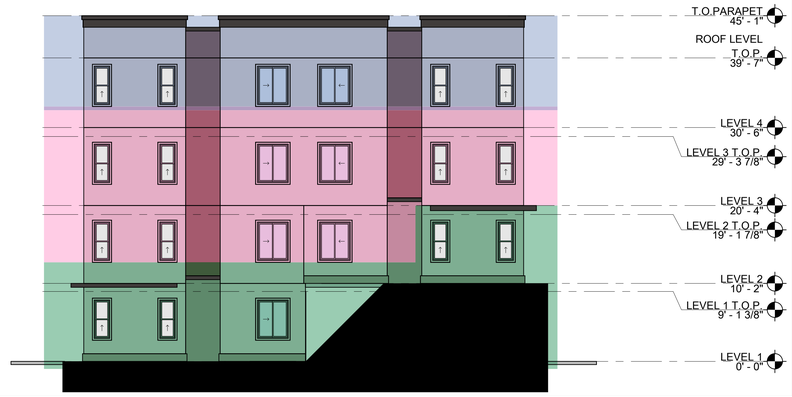
BUILDING 5 - 27-PLEX - EXTERIOR ELEVATIONS

MDR-D01




42-PLEX (TYPE B)_RIGHT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 4

42-PLEX (TYPE B)_REAR ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 3




42-PLEX (TYPE B)_LEFT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 2

42-PLEX (TYPE B)_FRONT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 1

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BUILDING 6 - 42-PLEX (TYPE B) - EXTERIOR ELEVATIONS

MDR-E01

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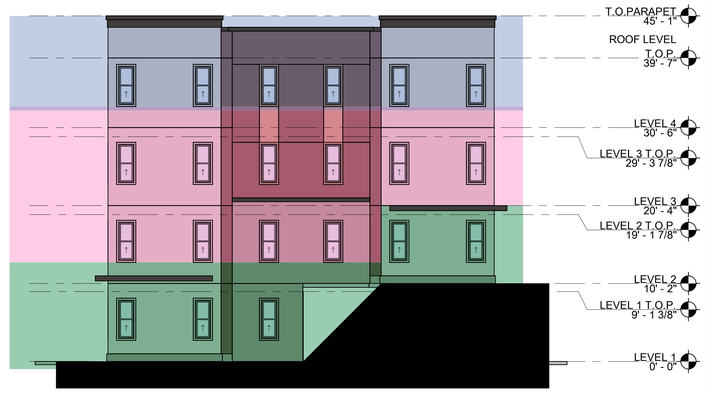
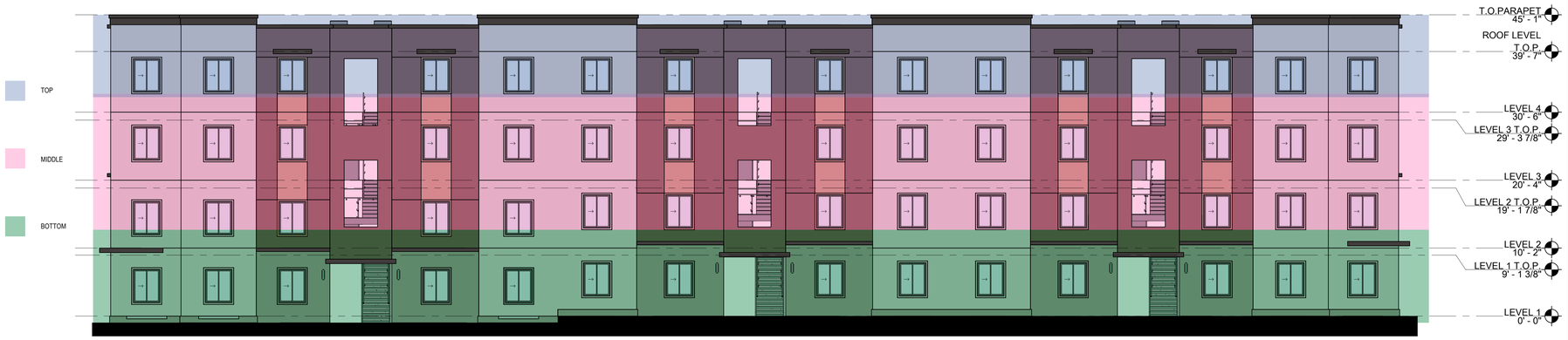



42-PLEX (TYPE C)_RIGHT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 4

42-PLEX (TYPE C)_REAR ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 3

42-PLEX (TYPE C)_LEFT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 2




42-PLEX (TYPE C)_FRONT ELEVATION TOP, MIDDLE, BOTTOM | SCALE: 1/8" = 1'-0" | 1

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| Principal | Zac Miles |
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# JOYFIELD AT LAKEVIEW CENTER

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BUILDING 7 - 42-PLEX (TYPE C) - EXTERIOR ELEVATIONS

MDR-F01

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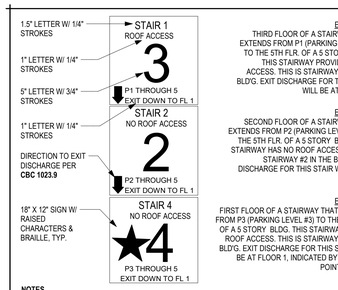



**NOTES**

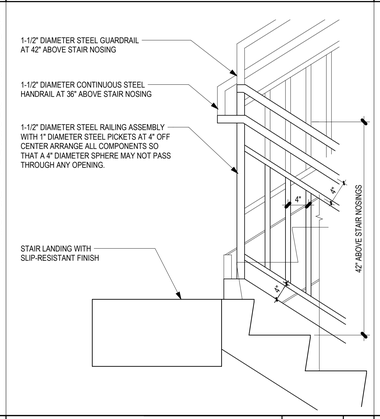
1. A SIGN SHALL BE LOCATED ON THE LATCH SIDE OF DOOR AT EACH FLOOR LEVEL LANDING INSIDE EACH STAIRWAY.
2. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR VISE VERSA.
3. THE SIGNS SHALL COMPLY WITH **2022 CBC 11B-504.8**. TACTILE STAIR LEVEL IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT. i.e RAISED CHARACTERS AND BRAILLE. PROVIDE TACTILE EXIT SIGNS AT EACH GRADE LEVEL EXTERIOR EXIT DOOR, AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR DOOR BY STAIRWAY OR RAMP, FROM INTERIOR ROOMS OR AREA TO A CORRIDOR OR HALLWAY THAT REQUIRES VISUAL EXIT SIGNS AND OTHER REQUIRED LOCATIONS WITH MANDATED WORDING PER **CBC 1023.9**.
4. SIGN, LAYOUT, DIMENSIONS, WORDING AND FONTS SHALL COMPLY WITH **2022 CBC 11B-703.**

**EXAMPLE 1**
THIRD FLOOR OF A STAIRWAY THAT EXTENDS FROM P1 (PARKING LEVEL #1) TO THE 5TH FLR. OF A 5 STORY BLDG. THIS STAIRWAY PROVIDES ROOF ACCESS. THIS IS STAIRWAY #1 IN THE BLD'G. EXIT DISCHARGE FOR THIS STAIR WILL BE AT FLOOR 1.

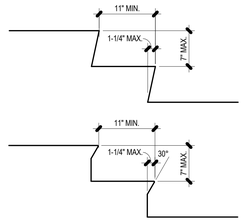
**EXAMPLE 2**
SECOND FLOOR OF A STAIRWAY THAT EXTENDS FROM P2 (PARKING LEVEL #2) TO THE 5TH FLR. OF A 5 STORY BLDG. THIS STAIRWAY HAS NO ROOF ACCESS. THIS IS STAIRWAY #2 IN THE BLD'G. EXIT DISCHARGE FOR THIS STAIR WILL BE AT FLOOR 1.

**EXAMPLE 3**
FIRST FLOOR OF A STAIRWAY THAT EXTENDS FROM P3 (PARKING LEVEL #3) TO THE 5TH FLR. OF A 5 STORY BLDG. THIS STAIRWAY HAS NO ROOF ACCESS. THIS IS STAIRWAY #4 IN THE BLD'G. EXIT DISCHARGE FOR THIS STAIR WILL BE AT FLOOR 1, INDICATED BY THE FIVE-POINTED STAR.

## STAIRWAY IDENTIFICATION — SCALE: 1 1/2" = 1'-0" — 20



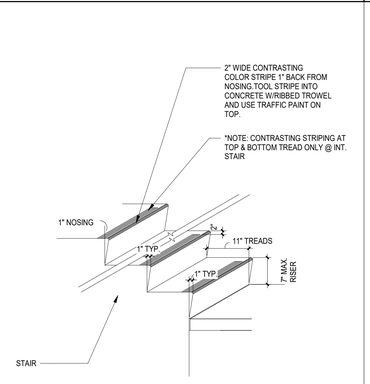

## RAILING AT SWITCHBACK — SCALE: 1" = 1'-0" — 15



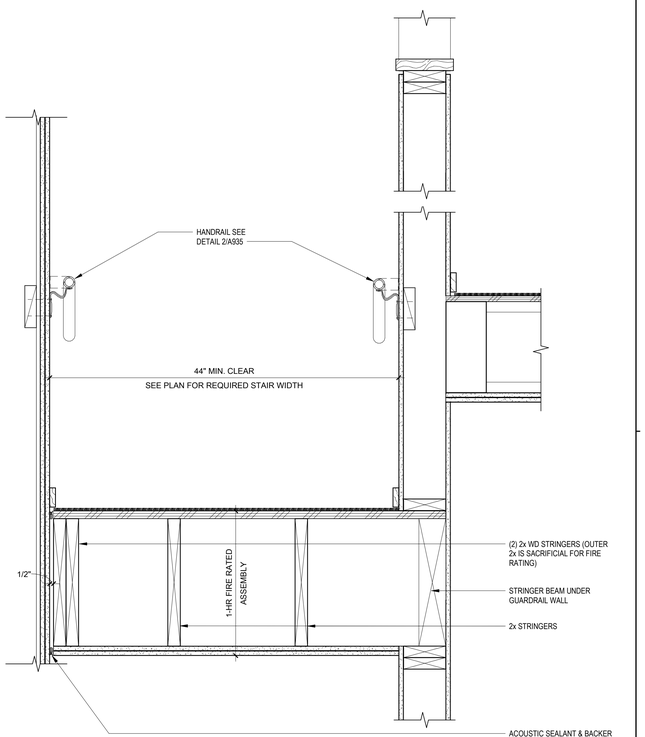

ALL STAIRS MUST CONFORM TO ONE OF THESE TWO STAIR PROFILE CHOICES

1. THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES AND NO MORE THAN 4 INCHES WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
2. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES AND NO MORE THAN 4 INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP IS ACCEPTABLE.
3. ALL TREAD SURFACES SHALL BE SLIP RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).

## NOSING & RISER PROFILE — SCALE: 1" = 1'-0" — 11




## TREAD/RISER AT STAIR, TYP. — SCALE: 1 1/2" = 1'-0" — 7

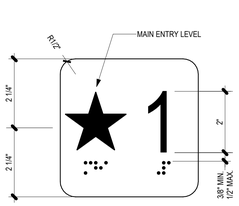



NOTE:
AT CARPET FINISH, PROVIDE CONTRASTING STRIP COLOR AT TOP & BOT. OF STAIR- MIN. 2" TO MAX 4" WIDE PARALLEL TO, AND NOT MORE THAN 1" FROM NOSING OF STAIR OR UPPER APPROACH AND FULL WIDTH OF STAIR OR UPPER APPROACH.

NOTE:
FOR 1-HR HORIZONTAL ASSEMBLY REFER TO

NOTE:
FOR STAIR STRINGER REFER TO

## STRAIGHT RUN STAIR SECTION, TYP. — SCALE: 1 1/2" = 1'-0" — 3

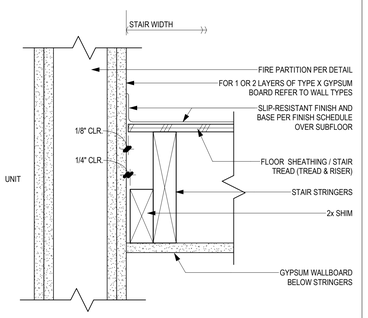



**BRAILLE:**
RAISED CHARACTERS AND PICTORIAL SYMBOLS SIGNS SHALL BE **PER CBC, 1143A.6, 11B703,1124A.8** (FOR DOOR JAMB MARKINGS) AND GRADE 2 BRAILLE INCLUDING:

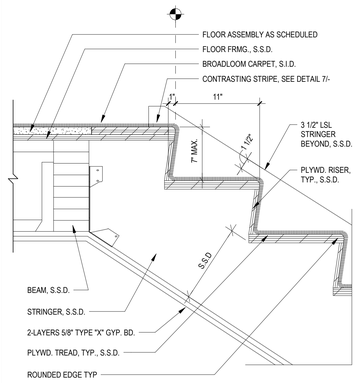
CHARACTER TYPE: RAISED CHARACTERS ON SIGNS SHALL BE 1/32 " MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE SANS SERIF UPPERCASE, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS

CHARACTER HEIGHT: MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MINIMUM AND 2" MAX BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I" PROVIDE STAR AT 1ST LEVEL ONLY.

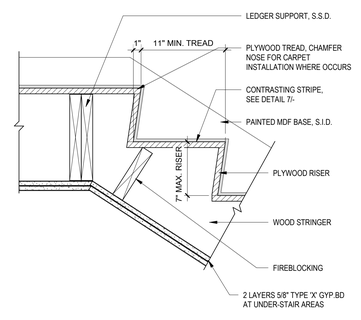
## FLOOR IDENTIFICATION — SCALE: 6" = 1'-0" — 19



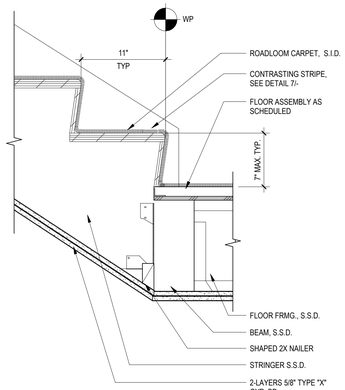

## STRINGER AT RATED WALL — SCALE: 3" = 1'-0" — 14



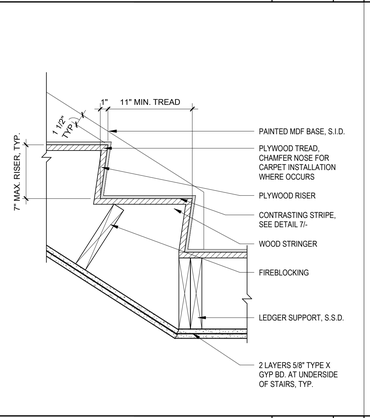

## WD STR @ WD LANDING (TOP) — SCALE: 1 1/2" = 1'-0" — 10



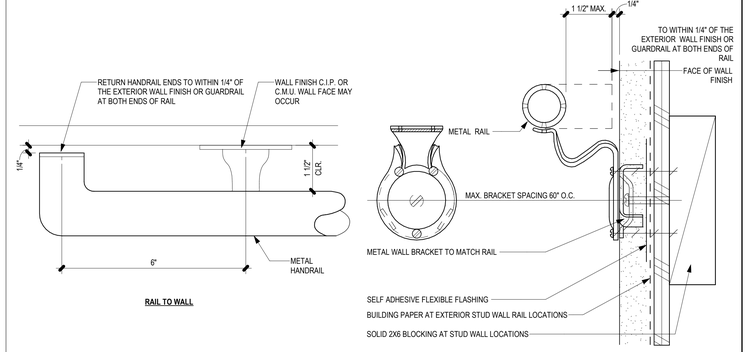

## INTERMEDIATE LANDING - DOWN — SCALE: 1 1/2" = 1'-0" — 6




## WD STAIR @ LANDING (BTM) — SCALE: 1 1/2" = 1'-0" — 9

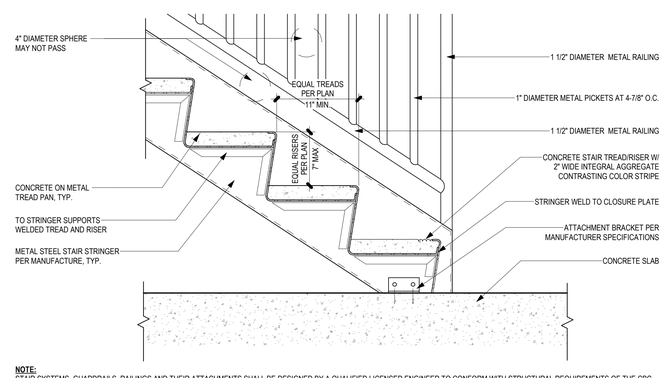



## INTERMEDIATE LANDING - UP — SCALE: 1 1/2" = 1'-0" — 5



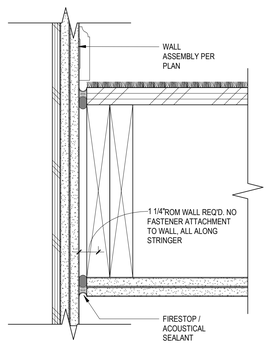

**NOTES:**
1. GUARDRAIL, BALCONY RAILINGS, STAIR SYSTEMS, AND THEIR ATTACHMENTS WILL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER TO CONFORM WITH ALL STRUCTURAL REQUIREMENTS OF THE IBC.
2. HANDRAILS, AND ANY WALL OR OTHER SURFACES ADJUSTED TO THEM, SHELL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHELL BR ROUNDED.

## EXTERIOR HANDRAIL — SCALE: 6" = 1'-0" — 2

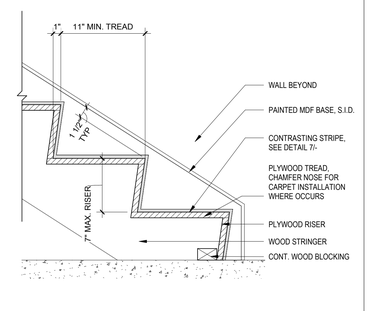



**NOTE:**
STAIR SYSTEMS, GUARDRAILS, RAILINGS AND THEIR ATTACHMENTS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER TO CONFORM WITH STRUCTURAL REQUIREMENTS OF THE CBC. SUBMIT SHOP DRAWINGS AND CALCULATIONS TO THE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

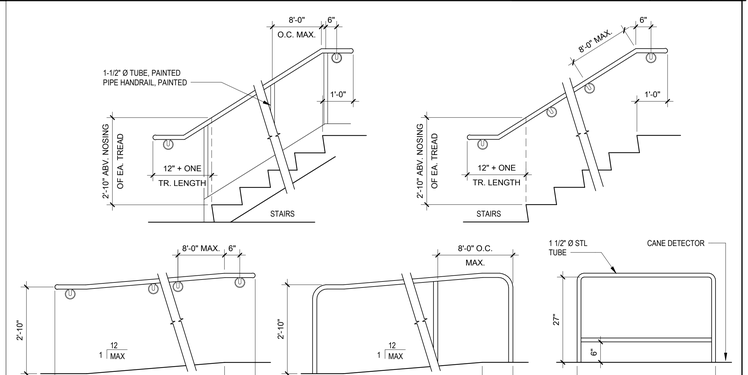
## METAL TREAD AND RISER AT CONCRETE SLAB — SCALE: 1 1/2" = 1'-0" — 12




## WOOD STAIR STRINGER — SCALE: 3" = 1'-0" — 8




## WD STAIR AT SLAB ON GRADE — SCALE: 1 1/2" = 1'-0" — 4




## TYP. HANDRAIL ELEVATION AT STAIR & RAMP — SCALE: 1" = 1'-0" — 1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STAIR AND RAILING DETAILS

A9-35


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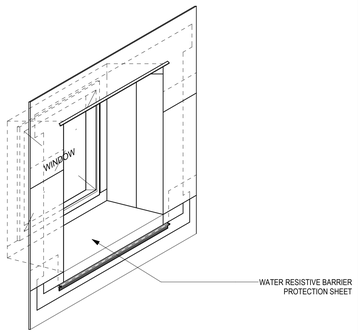
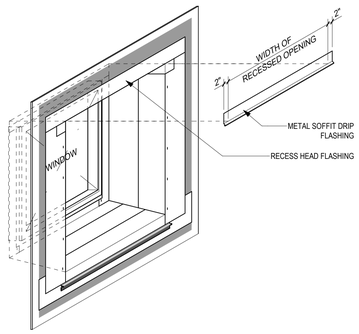
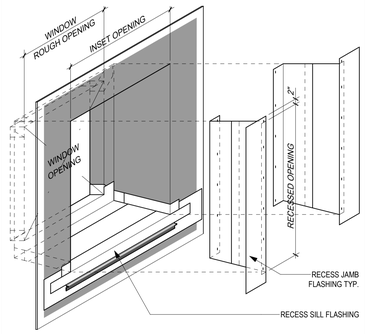


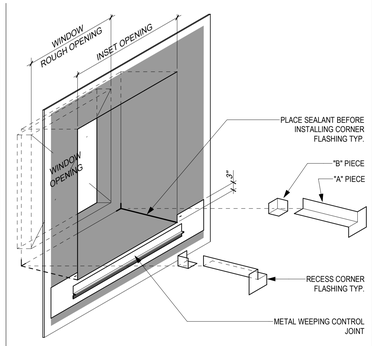

STEP 16:
REFER TO HEAD / JAMB / SILL SECTION DETAILS FOR FINAL FINISHES ASSEMBLY.



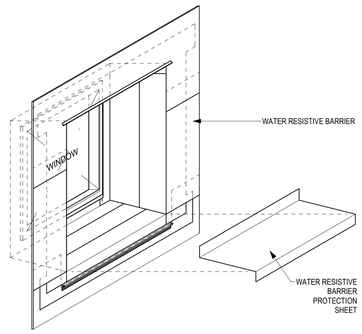

STEP 12:
INSTALL CEMCO #12 METAL SOFFIT DRIP FLASHING. EXTEND 2" BEYOND RECESSED OPENING AT EACH SIDE.



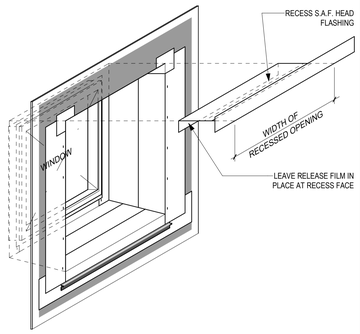

STEP 7:
INSTALL POLYOLEFIN FILM RECESS JAMB FLASHING, TWO OR MORE WEATHER LAPPED SHEETS AS REQUIRED, FLUSH WITH WINDOW ROUGH OPENING JAMB AND EXTEND TO EXTERIOR WALL. TRIM TO MATCH RECESS SILL SLOPE. OVERLAP A 9" WIDE POLYOLEFIN FILM JAMB FLASHING INSTALLED FLUSH WITH RECESS ROUGH OPENING JAMB AND EXTEND 2" ABOVE RECESS ROUGH OPENING HEAD AND TO THE BOTTOM OF RECESS SILL FLASHING. STAPLE ALONG WINDOW AND RECESS JAMB EDGES ONLY.



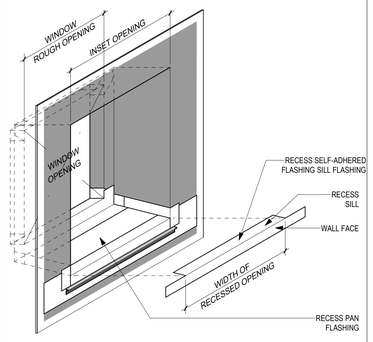

STEP 3:
PLACE 1/2" SEALANT AT THE LOWER INSIDE CORNERS OF INSET OPENING. INSTALL TLS LABORATORIES FLEXIBLE TWO-PIECE CORNER FLASHING "GS100 SERIES" PIECES AT INSET OPENING BOTTOM CORNERS. TRIM A AND B PIECES TO ALIGN WITH INSET DEPTH.



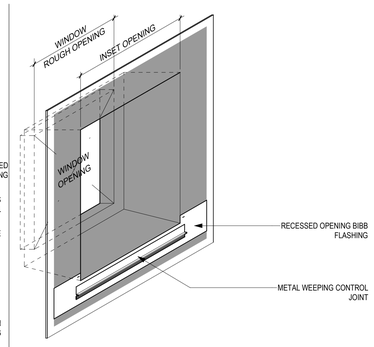

STEP 15:
INSTALL WATER RESISTIVE BARRIER PROTECTIVE LAYER AT SILL.



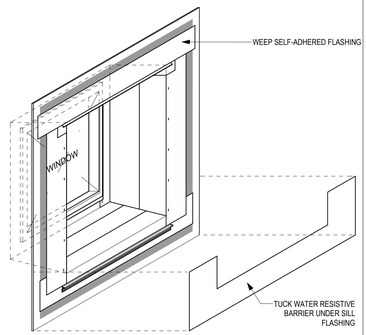

STEP 11:
ADHERED SELF ADHESIVE RECESS HEAD FLASHING TWO OR MORE WEATHER LAPPED SHEETS AS REQUIRED. ALIGN BOTTOM EDGE OVER ENTIRE HEAD NAILING FLANGE. EXTEND FULL WIDTH OF RECESSED OPENING AND EXTEND TO EXTERIOR WALL AND TURN UP FACE 6". CUT SO THE FACE EXTENDS OUT TO ALIGN WITH JAMB FLASHING ON EACH SIDE. USE ROLLER TOOL TO REMOVE WRINKLES AND AIR POCKETS.



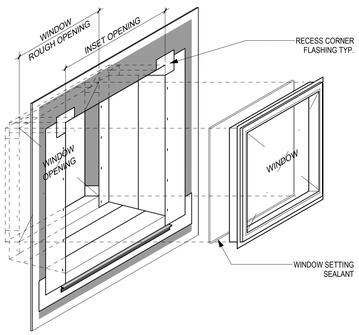

STEP 6:
ADHERE 9" WIDE SELF ADHESIVE RECESS SILL, CUT SO THE FACE EXTENDS OUT TO ALIGN WITH JAMB FLASHING ON EACH SIDE.



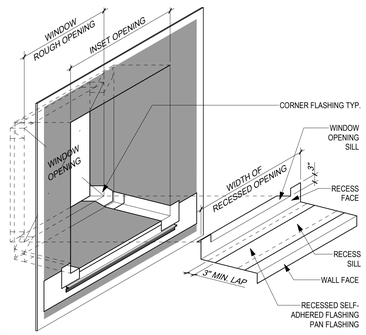

STEP 3:
INSTALL CEMCO #15 METAL WEEPING CONTROL JOINT OVER RECESS BIB SELF ADHERED FLASHING. EXTEND 2" BEYOND EACH JAMB OF RECESSED OPENING.



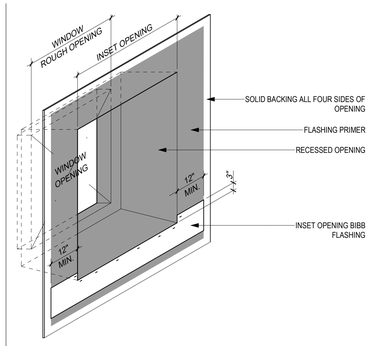

STEP 14:
TUCK WATER RESISTIVE BARRIER UNDER RECESS BIB FLASHING AT BOTTOM OF RECESSED OPENING. CONTINUE TO INSTALL WATER RESISTIVE BARRIER IN A WEATHER LAPPED MANNER UP FACE OF WALL.



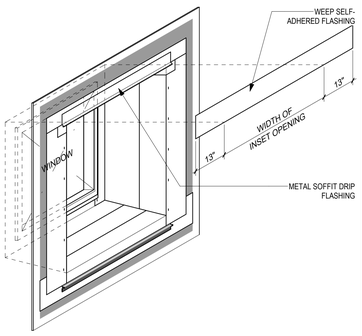

STEP 10:
BEFORE INSTALLING THE WINDOW, APPLY A CONTINUOUS 1/2" BEAD OF SEALANT TO THE BACKSIDE OF WINDOW NAILING FLANGE. INSTALL WINDOW PER MANUFACTURERS INSTRUCTIONS. AFTER INSTALLING WINDOW, WIPE ANY EXCESS SEALANT AROUND THE WINDOW FLANGE AND APPLY FLASHING PRIMER TO FLANGES.



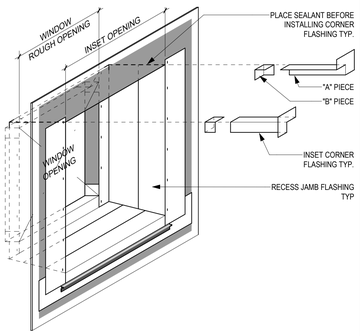

STEP 5:
ADHERE SELF ADHESIVE FLASHING PAN, TWO OR MORE WEATHERLAPPED SHEETS AS REQUIRED. ALIGN THE TOP EDGE 3" ABOVE WINDOW ROUGH OPENING SILL, CUT AND FOLD DOWN INTO OPENING. ADHERE TO RECESSED FRAMING AND INSET BIB FLASHING. USE ROLLER TOOL TO REMOVE WRINKLES AND AIR POCKETS.



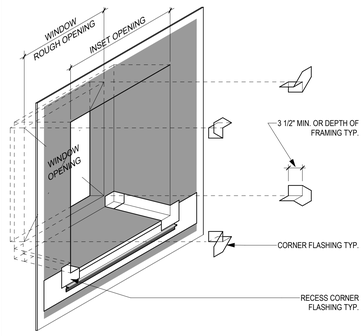

STEP 2:
ATTACH 12" POLYOLEFIN FILM INSET BIB FLASHING 3" ABOVE INSET OPENING SILL. CUT OUT AND REMOVE THE 3" SECTION ALONG THE INSET OPENING. EXTEND MINIMUM 12" BEYOND INSET OPENING AT EACH SIDE. STAPLE ALONG TOP EDGE ONLY LEAVING LOWER EDGE LOOSE TO ALLOW FOR WEATHER LAPPING OF WATER RESISTIVE BARRIER.




STEP 13:
ADHERE 9" WIDE SELF ADHESIVE WEEP FLASHING OVER METAL SOFFIT DRIP FLASHING. EXTEND 13" BEYOND RECESSED OPENING ON EACH SIDE. USE ROLLER TOOL TO PREVENT WRINKLES AND AIR POCKETS.



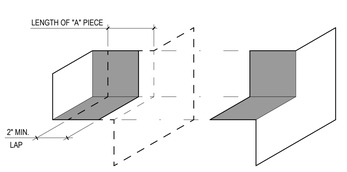

STEP 9:
PLACE 1/2" SEALANT TO THE UPPER INSIDE CORNERS OF RECESS. TRIM A AND B PIECES TO ALIGN WITH RECESS DEPTH. INSTALL TLS LABORATORIES 2-PART CORNER FLASHING GS SERIES. FASTEN IN PLACE. SEE SCHEDULE FOR SIZE BASED ON RECESS DEPTH.




STEP 5:
INSTALL PREFORMED POLYOLEFIN CORNER FLASHINGS AT TOP AND BOTTOM WINDOW ROUGH OPENING CORNERS. TRIM EXCESS MATERIAL FLUSH WITH INSIDE FACE OF WINDOW ROUGH OPENING.

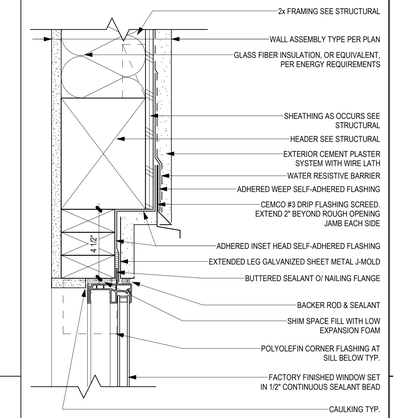



STEP 1:
PREPARE ENTIRE ROUGH OPENING WITH FLASHING PRIMER A MINIMUM OF 12" BEYOND RECESSED OPENING AND ENTIRE ROUGH OPENING FRAME DEPTH.

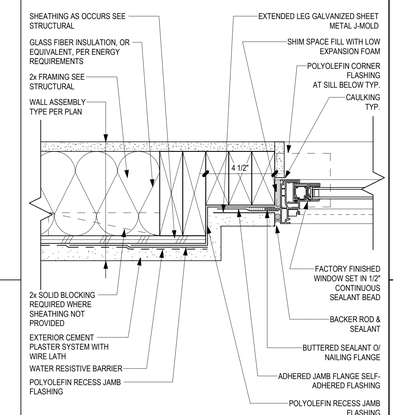



| DEPTH OF WINDOW RECESS | LENGTH OF FLASHING PIECE | GS100 SERIES "A" PIECE NUMBER | GS100 SERIES "B" PIECE NUMBER |
|---|---|---|---|
| 2" | 2" | GS 102A | GS 100B |
| 4" | 3 1/2" | GS 100A | GS100B |
| 6" | 6" | GS 106A | GS100B |
| 8" | 8" | GS 108A | GS100B |
| 12" | 12" | GS 112A | GS100B |
| 14" | 14" | GS 114A | GS100B |

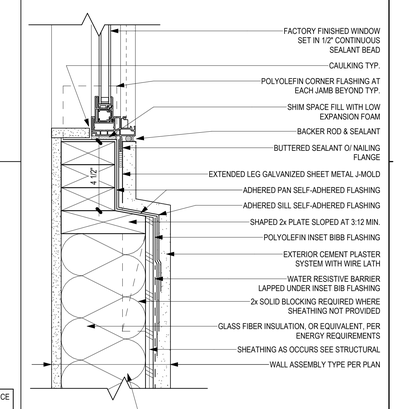
**NOTES:**
1. CUSTOM SIZES ARE AVAILABLE FOR RECESS DEPTHS GREATER THAN 14".
2. FOR ADDITIONAL INFORMATION OR QUESTIONS REGARDING TLS LABORATORIES PRODUCTS SEE: WWW.TLSLABS.COM




HEAD




JAMB




SILL

**NOTE: RECESSED WINDOW TYPICAL THROUGHOUT ALL BUILDINGS. COMPLIES WITH REPEATING ELEMENT STANDARD. SEE ELEVATION SHEET SERES A3-A01 TO A3-C01 FOR LOCATIONS.**


ktgy

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ktgy.com
510.272.2910

**ktgy Project Number** 250092
Contact Rush Majumder
Email rmajumder@ktgy.com
Principal Zac Miles
Designer Edgar Toledo

**Developer**
Standard Lone Tree
Venture LP
1015 18th St, NW
Suite 601
Washington, DC 20036
standard-communities.com/


# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |


Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.


WINDOW DETAILS

A9-40

RECESSED WINDOW FLASHING SEQUENCE | SCALE: 1/2" = 1'-0" | 9

CORNER FLASHINGS | SCALE: 3" = 1'-0" | 5

RECESSED WINDOW-STUCCO | SCALE: 3" = 1'-0" | 1


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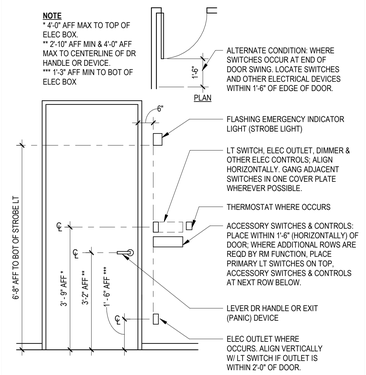
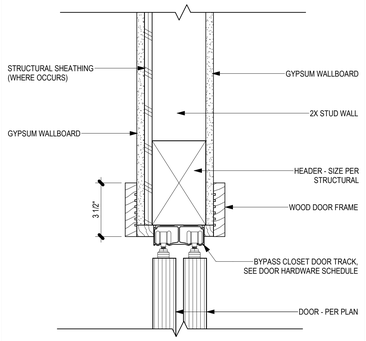



## DEVICE PLATE LOCATION

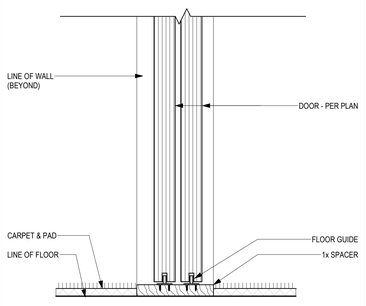
SCALE: 1/2" = 1'-0" | 16




**HEAD**



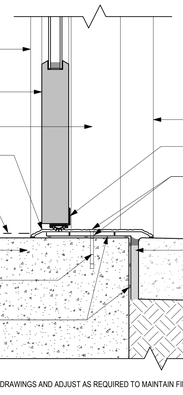

**JAMB**




**TIGHT JAMB**

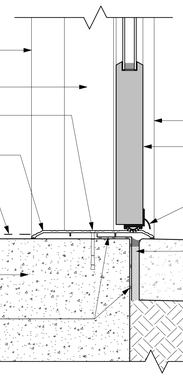
## BYPASS DOOR

SCALE: 3" = 1'-0" | 13



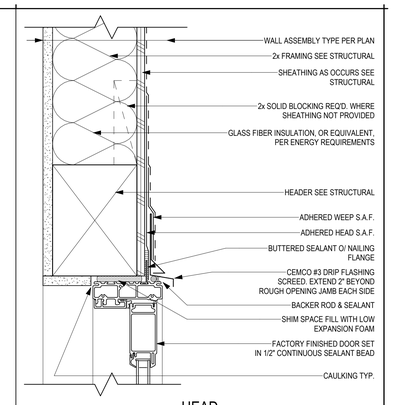

## INSWING DOOR THRESHOLD AT GRADE

SCALE: 3" = 1'-0" | 6




## OUTSWING DOOR THRESHOLD AT GRADE

SCALE: 3" = 1'-0" | 5

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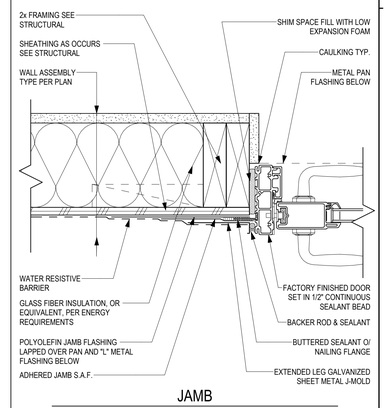
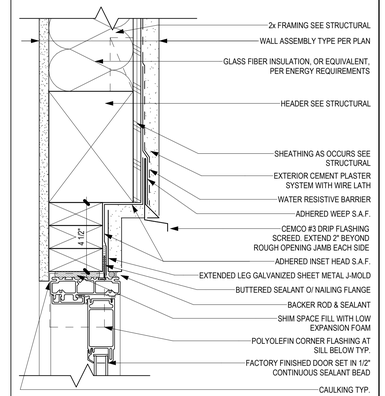


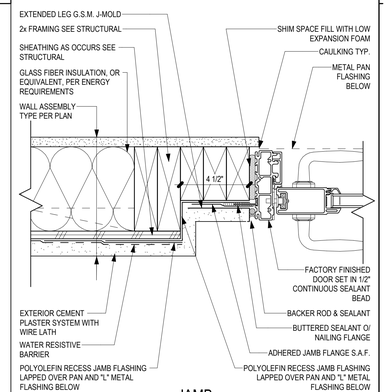

JAMB

## INT. WD. FRAMED DOOR

SCALE: 3" = 1'-0" | 2




HEAD




JAMB

## RECESSED EXT. DOOR

SCALE: 3" = 1'-0" | 1

ktgy

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510.272.2910

| | |
|---|---|
| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

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DOOR DETAILS

A9-45

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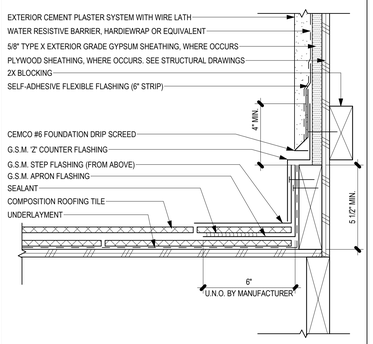
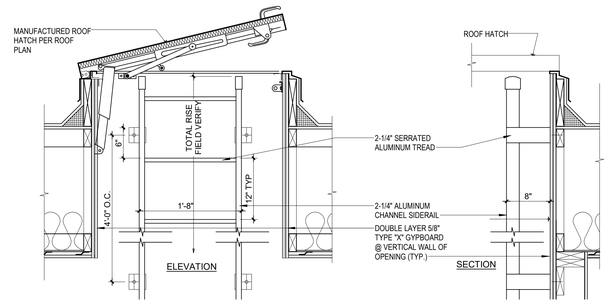



REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION

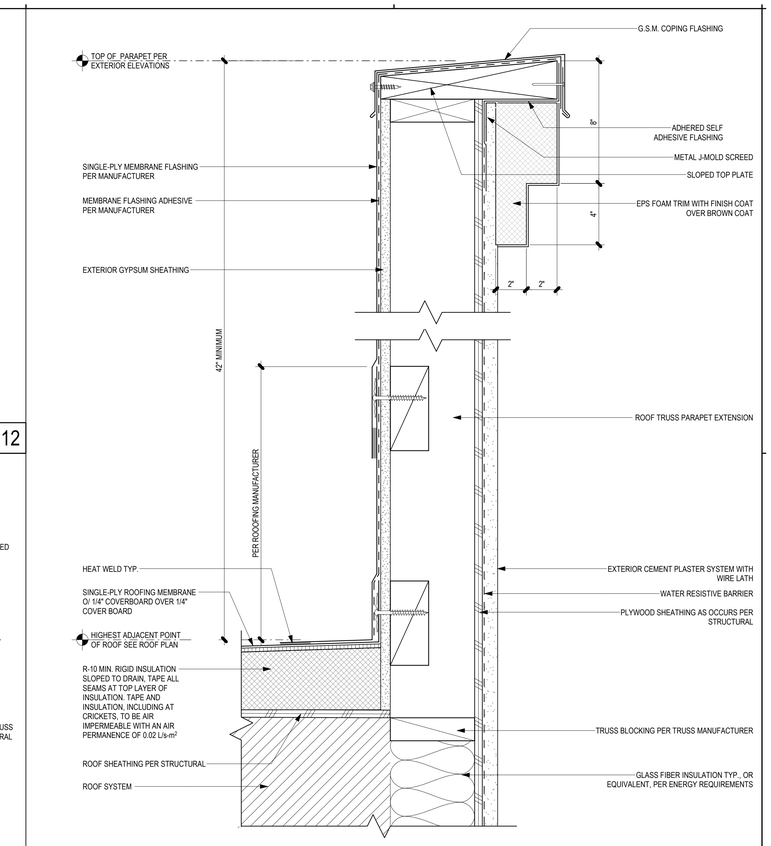
## RAKE TO WALL AT STUCCO

SCALE: 3" = 1'-0" | 16



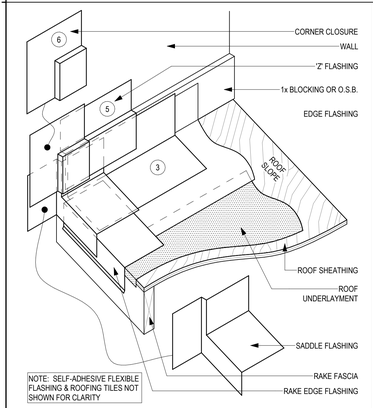

## ROOF HATCH AND LADDER

SCALE: 1 1/2" = 1'-0" | 12



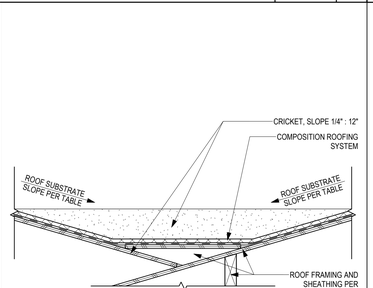

## TYPICAL PARAPET AT STUCCO

SCALE: 3" = 1'-0" | 3



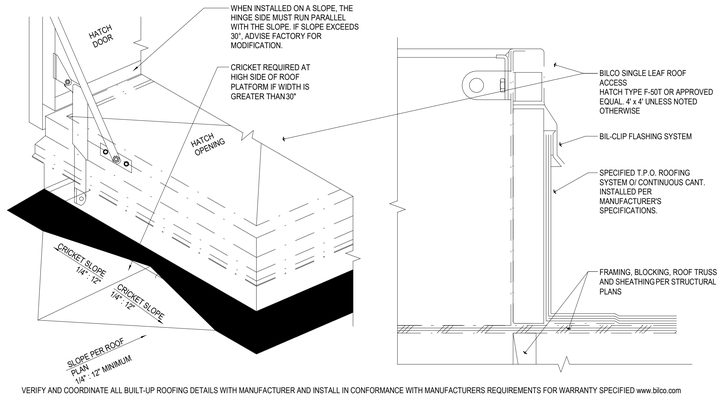

## RIDGE TO RAKE FLASHING

SCALE: 1 1/2" = 1'-0" | 19




## ROOF CRICKETS

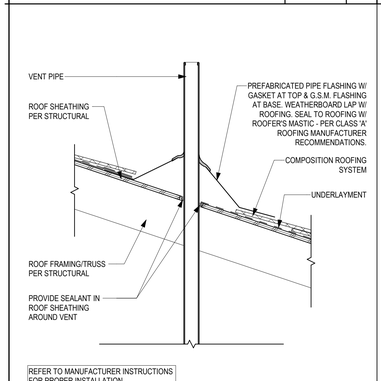
SCALE: 1 1/2" = 1'-0" | 15




VERIFY AND COORDINATE ALL BUILT-UP ROOFING DETAILS WITH MANUFACTURER AND INSTALL IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS FOR WARRANTY SPECIFIED www.bilco.com

## ROOF HATCH

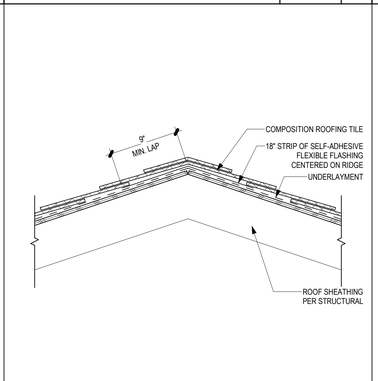
SCALE: 1 1/2" = 1'-0" | 11




REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION

## PLUMBING VENT THRU ROOF

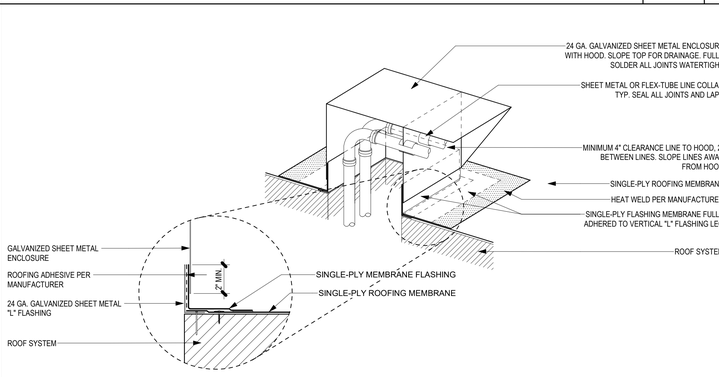
SCALE: 1 1/2" = 1'-0" | 18




REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION

## HIP/RIDGE FLASHING

SCALE: 1 1/2" = 1'-0" | 14




## HVAC MULTIPLE PIPE HOOD

SCALE: 3/4" = 1'-0" | 10




NOTE: REFER TO PIPE FLASHING DETAIL FOR FLASHING REQUIREMENTS.

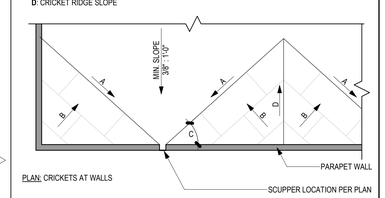
SHAPE SOLDER WHERE CYLINDRICAL SLEEVES ARE TO BE USED. FIELD COORDINATE APPLICABLE CONDITIONS PRIOR TO MANUFACTURING

## SPLIT FLASHING SLEEVES

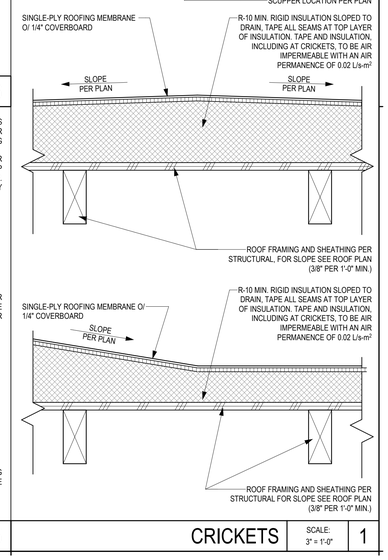
SCALE: 3" = 1'-0" | 6

| CRICKET SIZING AND SLOPING CALCULATION TABLE | | | | | |
|---|---|---|---|---|---|
| | | A VALLEY SLOPE | | | |
| | | 1/8" : 1'-0" | | 1/4" : 1'-0" | |
| | | C | D | C | D |
| B CRICKET SLOPE | 1/8" : 1'-0" | 20° | 0.159% | 42° | 0.015% |
| | 1/4" : 1'-0" | 20° | 0.257% | 42° | 0.092% |
| | 3/8" : 1'-0" | 20° | 0.355% | 42° | 0.170% |

**C**: FLOW LINE ANGLE
**D**: CRICKET RIDGE SLOPE

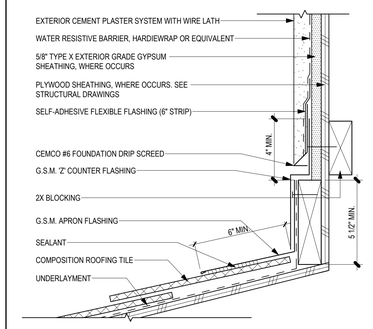



PLAN: CRICKETS AT WALLS




## CRICKETS

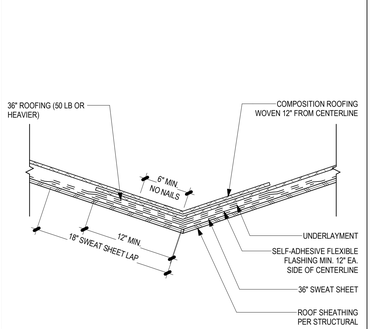
SCALE: 3" = 1'-0" | 1




REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION

## ROOF TO WALL AT STUCCO

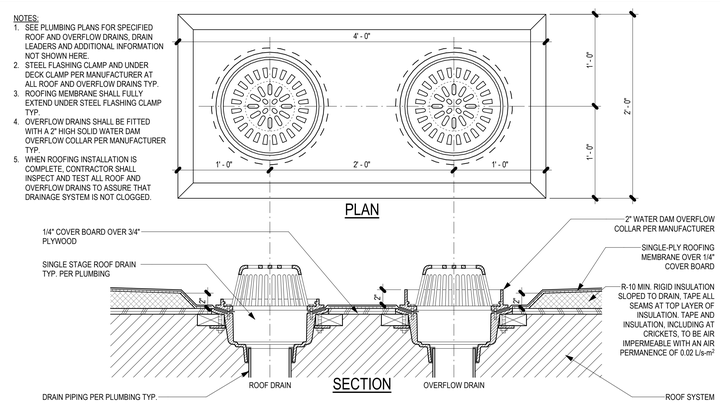
SCALE: 3" = 1'-0" | 17




REFER TO MANUFACTURER INSTRUCTIONS FOR PROPER INSTALLATION

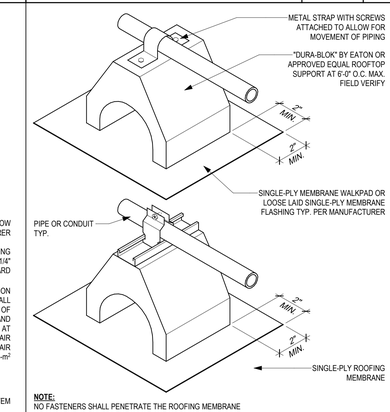
## VALLEY FLASHING

SCALE: 1 1/2" = 1'-0" | 13




## ROOF AND OVERFLOW DRAINS

SCALE: 1 1/2" = 1'-0" | 9




**NOTE:**
NO FASTENERS SHALL PENETRATE THE ROOFING MEMBRANE

## PIPE CONDUIT SUPPORT

SCALE: 3" = 1'-0" | 5

ktgy

1814 Franklin Street
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

| | |
|---|---|
| **ktgy Project Number** | 250092 |
| Contact | Rush Majumder |
| Email | rmajumder@ktgy.com |
| Principal | Zac Miles |
| Designer | Edgar Toledo |

**Developer**
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1015 18th St, NW
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Washington, DC 20036
standard-communities.com/

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| | 07/15/2025 | MAJOR DESIGN REVIEW SUBMITTAL 1 |

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

ROOF DETAILS

A9-60

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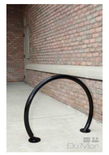
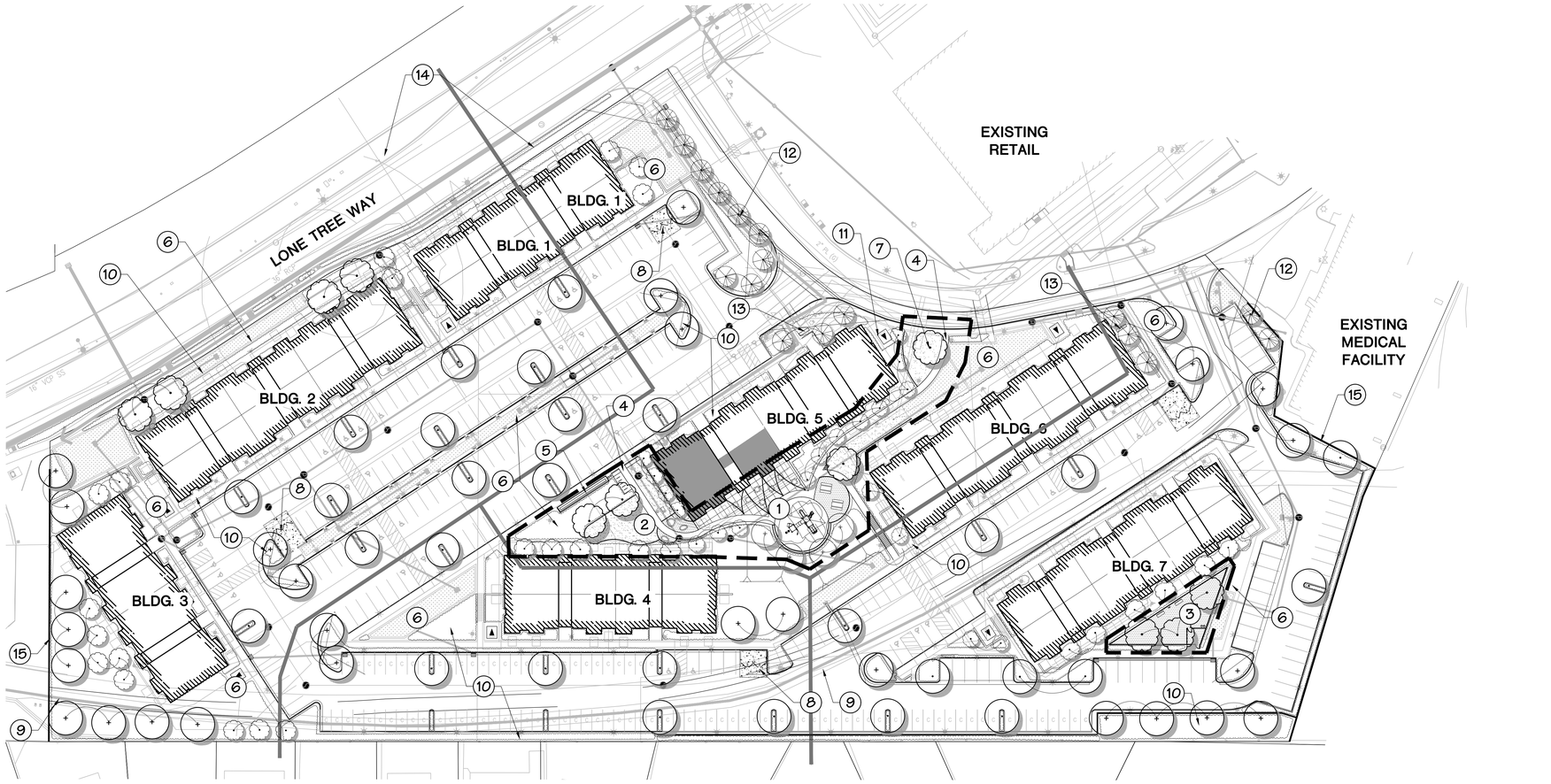
# PROGRAM LEGEND

1. CENTRAL OPEN SPACE AMENITIES:
   - TOT LOT PLAY STRUCTURE WITH RUBBER MAT SAFETY SURFACING (AGES 2-12)
   - PICNIC TABLES & TRASH RECEPTACLES
   - CONCRETE SEATWALL FEATURE AS RETAINING AT SLOPE FOR TOT LOT PLAY
   - LAWN FOR INFORMAL PLAY ALONG PEDESTRIAN SPINE
   - SHORT-TERM BICYCLE RACKS (10-BIKES TOTAL)
   - COURTYARD PATIO OUTSIDE AMENITY ROOM WITH TABLE SEATING AND PARTY STRING LIGHTS ABOVE
   - FLOWERING ACCENT AND SHADE TREES
2. TEENAGER OUTDOOR ACTIVITY SPACE:
   - CORN HOLE GAME
   - "EGG-SHAPED" SEATING FEATURES FOR SOCIALIZING W/ DECOMPOSED GRANITE PAVING
   - LAWN FOR INFORMAL PLAY ALONG PEDESTRIAN SPINE
   - SHORT-TERM BICYCLE RACKS (10-BIKES TOTAL)
   - FLOWERING ACCENT AND SHADE TREES
3. DOG PARK OPEN SPACE:
   - DECOMPOSED GRANITE SURFACING W/ SHADE TREE PLANTING
   - DECOMPOSED GRANITE PAVING ENTRY CORAL PAVING AT HIGH TRAFFIC AREA
   - 48" HT. VINYL PICKET FENCE ENCLOSURE/GATES
   - BENCH SEATING & TRASH RECEPTACLES
   - DOGGIE BAG DISPENSER WASTE STATION
4. CONCRETE PEDESTRIAN WALKWAYS W/ BOLLARD LIGHTING FOR CONTINUITY THROUGHOUT THE SITE & PARKING LOTS, TYPICAL
5. CLUSTER MAILBOX KIOSK WITH OVERHEAD STRUCTURE, SEE ARCH. DWGS.
6. STORMWATER TREATMENT BIORETENTION PLANTING AREAS. SEE CIVIL DWGS., TYPICAL
7. SPECIMEN FOCAL TREES, TYPICAL
8. TRASH DUMPSTER STRUCTURES W/ SCREEN PLANTING, TYPICAL
9. EXISTING WATER LINE EASEMENT, TYPICAL
10. DROUGHT TOLERANT SHRUBS AND GROUNDCOVERS IN ALL PLANTING AREAS IRRIGATED IN COMPLIANCE WITH MWELO REQUIREMENTS, TYPICAL
11. PRELIMINARY TRANSFORMER LOCATIONS, TYPICAL
12. ACCENT TREES AT PROJECT ENTRIES, TYPICAL
13. ENTRY SIGN MONUMENTATION AT EACH ENTRY
14. PUBLIC R.O.W. STREET FRONTAGE LANDSCAPE
15. 6' HT. VINYL GOOD NEIGHBOR FENCE, TYPICAL







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| | |
|---|---|
| **EFI Project Number** | 25013.01 |
| Contact | Scott Feuer |
| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
| Designer | Julia Herring |

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER
ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| - | 07/03/25 | Major Design Review Submittal #1 |
| - | 07/15/25 | Major Design Review Submittal #2 |


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LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 4749
STATE OF CALIFORNIA
SIGNATURE
08/31/2027
RENEWAL DATE
DATE

OVERALL LANDSCAPE SITE PLAN

L0.0


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## TREE & LARGE SHRUB PLANTING SETBACK NOTES

TREE NOTES:
1. FIELD ADJUST TREES TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   - 5' MIN. FROM PAVED AREAS
   - 6' MIN. FROM WATER LINES
   - 6' MIN. FROM STORM DRAIN LINES
   - 3' MIN. FROM UTILITY AND IRRIGATION VAULTS
   - 3' MIN. FROM MAILBONES
   - 6' MIN. FROM EDGE OF DRIVENAY, WATER METER, GAS METER, AND SEWER LATERALS
   - 20' MIN. FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS
   - 15' MIN. FROM UTILITY POLES AND STREETLIGHTS
   - 8' MIN. FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLERS AND STANDPIPES

2. LARGE SHRUB NOTES:
   - 20' MIN. FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS
   - 15' MIN. FROM UTILITY POLES AND STREETLIGHTS
   - 8' MIN. FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLERS AND STANDPIPES

3. ALL TREES PLANTED WITHIN 10'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS. ALL YOUNG TREES SHALL BE DOUBLE STAKED - REFER TO PLANTING DETAILS.

4. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REGULATIONS TO AVOID CONFLICT.

5. PLANT MATERIALS SHALL BE PLACED SO THAT THEY DO NOT INTERFERE WITH THE LIGHTING OF THE PREMISES OR RESTRICT ACCESS TO EMERGENCY APPARATUS SUCH AS FIRE HYDRANTS OR FIRE ALARM BOXES.

6. TREES OR LARGE SHRUBS SHALL NOT BE PLANTED UNDER OVERHEAD LINES OR OVER UNDERGROUND UTILITIES IF THEIR GROWTH MIGHT INTERFERE WITH SUCH PUBLIC UTILITIES.

## LANDSCAPE DESIGN ITEMS DEFERRED TO BUILDING PERMIT

1. DETAILED SITE/LANDSCAPE GRADING PLANS & SCHEDULE FOR FINISH GRADING. LANDSCAPE FINISH GRADING TO BE COMPLETED AFTER MASS GRADING & BUILDING CONSTRUCTION.

2. CONSTRUCTION DETAILS/SPECIFICATIONS FOR NON-VEGETATIVE LANDSCAPE IMPROVEMENTS: PAVING, SITE FURNISHINGS, DOG RUNS, AND PLAY EQUIPMENT.

3. DETAILED PLANS AND ELEVATIONS FOR DOG PARK FENCING/GATES AND SEAT WALLS.

## LANDSCAPE GRADING AND DRAINAGE NOTES

1. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

2. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

3. ALL PROPOSED GRADES ARE TO MEET AND BLEND WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING CURBS/SIDEWALKS. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN THE FIELD.

4. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

5. SLOPE ALL DRAIN LINES AT .5% MINIMUM WITH 12" MINIMUM COVER. ALL NECESSARY FITTINGS SHALL BE PROVIDED AND INSTALLED.

6. ALL CATCH BASINS AND AREA DRAINS SHALL BE LOCATED IN LOW SPOTS OF PLANTING AREAS.

7. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

## LANDSCAPED AREA COMPLIANCE

- ODS STANDARD 3.3.1.A
A MINIMUM OF 15% OF ANY BUILDING SITE SHALL BE LANDSCAPED.

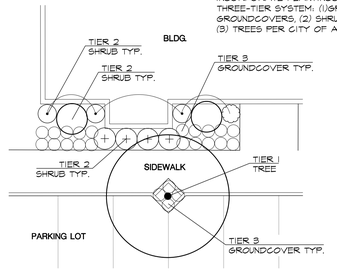
| ODS 3.3.1 LANDSCAPING STANDARDS | | |
|---|---|---|
| AREA | SIZE | PERCENTAGE OF TOTAL |
| TOTAL SITE | 324,123 SQ FT | 100% |
| TOTAL PROPOSED LANDSCAPED AREA | 70,276 SQ FT | 21.3% |
| TOTAL PROPOSED LANDSCAPED AREA W/ BIORETENTION BASINS | 81,144 SQ FT | 24.6% |

## OPEN SPACE AREA COMPLIANCE

- ODS STANDARD 3.1.6.A
EVERY DEVELOPMENT THAT INCLUDES 5 OR MORE RESIDENTIAL UNITS SHALL PROVIDE AT LEAST ONE COMMON SPACE OPEN AREA. ALL MULTIFAMILY RESIDENTIAL DEVELOPMENTS SHALL PROVIDE A TOTAL OF 200 SQ FT OF OPEN SPACE PER UNIT.

| ODS 3.1.6A LANDSCAPING STANDARDS | |
|---|---|
| AREA NEEDED FOR 233 TOTAL UNITS | SIZE |
| REQUIRED AREA PER ODS | 46,600 SQ FT |
| TOTAL PROPOSED OPEN SPACE AREA (PLAY STRUCTURE, AMENITY/TEEN COURTYARD, LAWN & DOG PARK) | 13,350 SQ FT |

NOTE: LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM, (1)GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.




1 **TYPICAL 3-TIER PLANTING CONCEPT** SCALE: 1" = 10'

1/10 DT-3TierPlntingTyp.dwg

## ON-SITE PLANT MATERIAL KEY

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WUCOLS * (2) |
|---|---|---|---|---|---|
| | **TREES** (TIER 1) | | | | |
| ACE AUT | Acer f. 'Autumn Blaze' | Red Maple | 15 GAL-STD | SEE PLANS | M |
| ARB MAR | Arbutus x. 'Marina' | Strawberry Tree | 15 GAL-STD | SEE PLANS | L |
| CHI TIM | Chilopsis linearis 'Timeless Beauty' | Desert Willow | 15 GAL-STD | SEE PLANS | VL |
| LAG CHE | Lagerstroemia 'Muskogee' | Crape Myrtle | 15 GAL-STD | SEE PLANS | L |
| LAU SAR | Laurus nobilis 'Saratoga' | Saratoga Laura | 15 GAL-STD | SEE PLANS | L |
| PIS KEI | Pistacia chinensis 'Keith Davey' | Fruitless Chinese Pistache | 15 GAL-STD | SEE PLANS | L |
| PLA ROB | Platanus racemosa 'Roberts' | California Sycamore | 24" BOX-STD. | SEE PLANS | M |
| QUE AGR | Quercus agrifolia | Coast Live Oak | 15 GAL-STD | SEE PLANS | VL |
| QUE HYP | Quercus hypoleucoides | Silverleaf Oak | 15 GAL-STD | SEE PLANS | VL |
| RHA MAJ | Rhaphiolepis 'Majestic Beauty' | Indian Hawthorn | 15 GAL-STD | SEE PLANS | L |
| 18a | **SHRUBS** (TIER 2) | | | | |
| | Abelia 'Aurea' | Glossy Abelia | 1 GAL | 72" O.C. | M |
| | Achillea x. 'Moonshine' | Fern Leaf Yarrow | 1 GAL | 30" O.C. | L |
| | Anigozanthos 'Bush Gold' | Yellow Kangaroo Paw | 1 GAL | 30" O.C. | L |
| | Arctostaphylos 'John Dourley' | Manzanita | 1 GAL | 60" O.C. | M |
| | Artemisia 'Powis Castle' | Wormwood | 5 GAL | 48" O.C. | L |
| | Aspidistra elatior | Cast Iron Plant | 1 GAL | 24" O.C. | L |
| | Asparagus d. 'Myers' | Myers Asparagus Fern | 1 GAL | 36" O.C. | M |
| | Callistemon v. 'Little John' | Dwarf Bottle Brush | 1 GAL | 42" O.C. | L |
| | Cistus ladanifer | Crimson Spot Rockrose | 1 GAL | 48" O.C. | L |
| | Coleonema pulchellum | Breath of Heaven | 1 GAL | 42" O.C. | M |
| | Correa 'Dusky Bells' | Australian Fuchsia | 1 GAL | 48" O.C. | L |
| | Euphorbia c. 'Blue Haze' | Euphorbia | 1 GAL | 48" O.C. | L |
| | Erigeron karvinskianus | Santa Barbara Daisy | 1 GAL | 30" O.C. | L |
| | Grevillea 'Moonlight' | NCN | 5 GAL | SEE PLANS | L |
| | Grevillea 'Noelii' | NCN | 1 GAL | 48" O.C. | L |
| | Lantana montevidensis | Trailing Lantana | 1 GAL | 42" O.C. | L |
| | Lavandula species | Lavender | 1 GAL | 42" O.C. | L |
| | Limonium perezii | Sea Lavender | 1 GAL | 30" O.C. | M |
| | Mahonia 'Golden Abundance' | California Holly Grape | 1 GAL | 48" O.C. | M |
| | Nandina domestica species | Dwarf Heavenly Bamboo | 1 GAL | 30" O.C. | L |
| | Rhaphiolepis indica 'Ballerina' | India Hawthorn | 1 GAL | 42" O.C. | L |
| | Pittosporum tobira 'Wheeler's Dwarf' | Dwarf Tobira | 1 GAL | 42" O.C. | M |
| | Phormium t. 'Atropurpurea' | Nan Zealand Flax | 5 GAL | 60" O.C. | L |
| | Phormium x. 'Duet' | Var. New Zealand Flax | 1 GAL | 42" O.C. | M |
| | Salvia species | Sage | 1 GAL | 48" O.C. | L |
| | Salvia clevelandii 'Winnifred Gilman' | Cleveland Sage | 1 GAL | 48" O.C. | L |
| | Sarcococca ruscifolia | Sweet Box | 1 GAL | 48" O.C. | M |
| | Westringia 'Wynyabbie Gem' | Coast Rosemary | 1 GAL | 60" O.C. | L |
| 18a | **GRASSES** (TIER 3) | | | | |
| | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 GAL | 30" O.C. | L |
| | *Dianella revoluta 'Little Rev' | Little Rev Flax Lily | 1 GAL | 30" O.C. | L |
| | Dietes bicolor | Fortnight Lily | 1 GAL | 36" O.C. | L |
| | *Festuca glauca 'Elijah Blue' | Common Blue Fescue | 1 GAL | 18" O.C. | L |
| | Helictotrichon sempervirens | Blue Oat Grass | 1 GAL | 30" O.C. | L |
| | Lomandra longifolia 'Breeze' | Spiny Head Mat Rush | 1 GAL | 36" O.C. | L |
| | Muhlenbergia dubia | Pine Muhly | 1 GAL | 42" O.C. | L |
| | *Sesleria 'Greenlee' | Moor Grass | 1 GAL | 24" O.C. | L |
| 18a | **GROUNDCOVERS** (TIER 3) | | | | |
| | *Arctostaphylos 'Point Reyes' | Manzanita | 1 GAL | 48" O.C. | M |
| | *Ceanothus g. h. 'Yankee Point' | Wild Lilac | 1 GAL | 72" O.C. | L |
| | *Heuchera maxima | California Coral Bells | 1 GAL | 18" O.C. | M |
| | *Juniperus conferta 'Blue Pacific' | Shore Juniper | 1 GAL | 60" O.C. | L |
| | *Lantana montevidensis | Trailing Lantana | 1 GAL | 48" O.C. | L |
| | *Liriope m. 'Silvery Sunproof' | Variegated Lily Turf | 1 GAL | 18" O.C. | M |
| | *Myoporum parvifolium | Myoporum | 1 GAL | 60" O.C. | L |
| | *Rosmarinus o. 'Huntington Carpet' | Trailing Rosemary | 1 GAL | 48" O.C. | L |
| | *Teucrium chamaedrys 'Prostratum' | Ground Germander | 1 GAL | 24" O.C. | L |
| | *Tulbaghia violacea | Society Garlic | 1 GAL | 30" O.C. | L |
| | *Westringia fruticosa 'Mundi' | Coast Rosemary | 1 GAL | 36" O.C. | L |
| 18b | **42" HEIGHT SHRUBS MIN. TO SCREEN PARKING LOT, ADJACENT PROPERTIES & UTILITIES** | | | | |
| | Alyogyne huegelii | Blue Hibiscus | 5 GAL | 60" O.C. | L |
| | Carpenteria californica 'Elizabeth' | Bush Anemone | 5 GAL | 48" O.C. | L |
| | Ceanothus 'Dark Star' | Wild Lilac | 5 GAL | 60" O.C. | L |
| | Evonymus japonicus | Evergreen Euonymus | 5 GAL | 42" O.C. | L |
| | Ilex c. 'Sky Pencil' | Columnar Holly | 15 GAL | 18" O.C. | M |
| | Olea europea 'Little Ollie' | Dwarf Olive | 5 GAL | 48" O.C. | L |
| | Podocarpus m. 'Maki' | Shrubby Yew Pine | 5 GAL | 36" O.C. | M |
| | Prunus c. 'Compacta' Column | Compact Column Cherry Laurel | 5 GAL | 60" O.C. | L |
| | Myrica california | Pacific Wax Myrtle | 5 GAL | 72" O.C. | L |
| | Rhamnus alaternus 'John Edwards' | Italian Buckthorn | 5 GAL | 72" O.C. | L |
| | Rhaphiolepis umbellata 'Minor' | Dwarf Yeddo Hawthorn | 5 GAL | 48" O.C. | L |
| | Rosmarinus 'Tuscan Blue' | Rosemary | 5 GAL | 36" O.C. | L |
| 18c | **BIORETENTION BASIN -** PLANT MATERIAL FOR STORMWATER TREATMENT FACILITIES PER "CLEAN WATER PROGRAM CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK" APPENDIX B. | | | | |
| | Ceanothus g. h. 'Yankee Point' | Wild Lilac | 1 GAL | 60" O.C. | L |
| | Chondropetalum tectorum | Small Cape Rush | 1 GAL | 36" O.C. | L |
| | Baccharis pilularis 'Twin Peaks' | Dwarf Coyote Bush | 1 GAL | 48" O.C. | L |
| | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 GAL | 30" O.C. | L |
| | Festuca rubra | Red Fescue | SOD | N/A | L |
| | Mimulus aurantiacus | Sticky Monkey Flower | 1 GAL | 48" O.C. | VL |
| | Muhlenbergia dubia | Pine Muhly | 1 GAL | 42" O.C. | L |
| | Rosmarinus o. 'Huntington Carpet' | Trailing Rosemary | 1 GAL | 48" O.C. | L |
| | Salvia clevelandii 'Winnifred Gilman' | Cleveland Sage | 1 GAL | 48" O.C. | L |
| | Lawn (Sod) - 'Bolero Plus' Dwarf Fescue Blend<br>Available: Delta Bluegrass Company (800) 637-8873 | | | | H |

NOTES:
1. WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. PROVIDE MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY AS FOLLOWS: 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS, 12 FEET FOR PARKING LOTS, AND 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
3. SHRUB AND GROUNDCOVER PALETTE ABOVE IS PRELIMINARY AND SUBJECT TO ADDITIONAL APPROPRIATE PLANT SPECIES WHEN ACTUAL DETAILED PLANTING PLANS ARE DEVELOPED FOR BUILDING PERMIT.
4. *PLANTS MARKED WITH AN ASTERISK GROW TO A MATURE HEIGHT OF LESS THAN 30" AND ARE THEREFORE SUITABLE FOR USE WITHIN SIGHT TRIANGLES.

## PRELIMINARY PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SOIL PREPARATION/AMENDMENTS:
   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED. REFER TO CIVIL GRADING PLANS FOR ALL GRADING AND DRAINAGE.

   B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

   C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

   D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.

   E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCILS SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGRO PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 209-2370 OR APPROVED EQUAL SHALL BE USED.

   F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. **DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS.** SOIL SHALL NOT BE WORKED WITH WHEN WET.

   G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

   H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOW:

| | |
|---|---|
| 1 GALLON | 1 PAK |
| 3/5 GALLON | 2 PAKS |
| 15 GALLON | 6 PAKS |
| 24" BOX | 10 PAKS |
| 36" BOX | 16 PAKS |
| 48" BOX | 20 PAKS |

AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3311. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

3. MULCH:
   A. ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
      1. PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: 'RECOLOGY RECYCLED DECORATIVE' MULCH IN **'LIGHT BROWN' COLOR.**
      2. PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR' IN **'LIGHT BROWN' COLOR.**
      3. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

   B. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

4. GROUNDCOVER:
   A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

5. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

6. TREE PLANTING NOTES:
   A. PLANT TREES A MINIMUM OF 2'-0" FROM THE EDGE OF CURBS AND WALKS. ALL TREES PLANTED WITHIN **10'-0"** OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

   B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT. PROPOSED TREE LOCATIONS ARE BASE ON THE PRELIMINARY JOINT TRENCH UTILITY PLAN. FINAL TREE LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE WHEN FINAL UTILITY LOCATIONS ARE DETERMINED.

7. MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

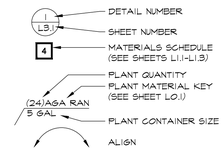
8. GUARANTEE:
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

**9. PER THE CITY OF ANTIOCH ODS 3.3.1.C PLANT MATERIALS, LANDSCAPE AREAS SHALL INCORPORATE PLANTINGS UTILIZING A THREE-TIER SYSTEM (REFER TO PLANT PALETTE):**
   1. **TREES**
   2. **SHRUBS AND VINES**
   3. **GRASSES AND GROUNDCOVERS**

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AGG | AGGREGATE | HORIZ | HORIZONTAL |
| AD | AREA DRAIN | HT | HEIGHT |
| ARCH | ARCHITECTURE | INCL | INCLUDED |
| BLDG | BUILDING | ID | INSIDE DIAMETER |
| BOT | BOTTOM | MAX | MAXIMUM |
| BTH | BROWN TRUNK HEIGHT | MIN | MINIMUM |
| BW | BOTTOM OF WALL | MISC | MISCELLANEOUS |
| CFT | CUBIC FOOT | NCN | NO COMMON NAME |
| CL | CENTER LINE | NIC | NOT INCLUDED |
| CLR | CLEAR | OC | ON CENTER |
| CMU | CONCRETE MASONRY UNIT | OD | OUTSIDE DIAMETER |
| CONC | CONCRETE | PENET | PENETRATION |
| CONST | CONSTRUCTION | PA | PLANTING AREA |
| CONT | CONTINUOUS | POB | POINT OF BEGINNING |
| CJ | CONTROL JOINT | PTDF | PRESSURE TREATED DOUGLAS FIR |
| CYD | CUBIC YARDS | PL | PROPERTY LINE |
| DG | DECOMPOSED GRANITE | R | RADIUS |
| DIA | DIAMETER | REDWD | REDWOOD |
| DIM | DIMENSIONS | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| DTFT | DOUGLAS FIR PRESSURE TREATED | S.C.D. | SEE CIVIL DRAWINGS |
| DWGS | DRAWINGS | S.E.D. | SEE ELECTRICAL DRAWINGS |
| EA | EACH | SCH | SCHEDULE |
| EJ | EXPANSION JOINT | SHT | SHEET |
| ELEC | ELECTRICAL | SIM | SIMILAR |
| EQ | EQUAL | SJ | SCORE JOINT |
| EST | ESTIMATED | SQ | SQUARE |
| (E) | EXISTING | SYM | SYMMETRICAL |
| FFE | FINISHED FLOOR ELEVATION | TBD | TO BE DETERMINED |
| FG | FINISH GRADE | THK | THICK |
| FIN | FINISH | TC | TOP OF CURB |
| FOC | FACE OF CURB | TP | TOP OF PAVEMENT |
| FTG | FOOTING | TW | TOP OF WALL |
| GAL | GALLON | TYP | TYPICAL |
| GALV | GALVANIZED | UNO | UNLESS NOTED OTHERWISE |
| GVL | GRAVEL | UON | UNLESS OTHERWISE NOTED |
| HDR | HEADER | VERT | VERTICAL |
| HC | HANDICAP | | |

## GRAPHIC SYMBOL LEGEND





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| | |
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**Applicant**
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# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| - | 07/03/25 | Major Design Review Submittal #1 |
| - | 07/15/25 | Major Design Review Submittal #2 |


Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.


LICENSED LANDSCAPE ARCHITECT — SCOTT FEUER NO. 4893 — SIGNATURE — 08/31/2027 RENEWAL DATE — STATE OF CALIFORNIA

NOTES & PLANT MATERIAL KEYS

L0.1


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## WATER EFFICIENT LANDSCAPE WORKSHEET

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

**Reference Evapotranspiration (ETo) 50.1**

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| **Low Water-Use Plants** | **0.30** | **Drip** | **0.81** | **0.37** | **53,434** | **19,771** | **614,114** |
| **Moderate Water- Use Plants** | **0.50** | **Drip** | **0.81** | **0.62** | **13,358** | **8,282** | **257,254** |
| **High Water-Use Lawn** | **0.80** | **Spray** | **0.75** | **1.07** | **4,430** | **4,740** | **147,237** |
| | | | | | **(A)** | **(B)** | |
| | | | | Totals | **71,222** | **32,793** | **1,018,605** |
| **Special Landscape Areas** | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | **(C)** | **(D)** | |
| | | | | Totals | **0** | **0** | |
| | | | | | | **ETWU Total** | **1,018,605** |
| | | | **Maximum Allowed Water Allowance (MAWA)[e]** | | | | **1,216,764** |

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

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

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

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

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

**ETAF Calculations**

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

Regular Landscape Areas

| | |
|---|---|
| Total ETAF x Area (B) | 32,793 |
| Total Area (A) | 71,222 |
| **Average ETAF** | **0.46** |

All Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B+D) | 32,793 |
| Total Area | (A+C) | 71,222 |
| **Sitewide ETAF** | **(B+D) ÷ (A+C)** | **0.46** |

## IRRIGATION DESIGN NOTE

1. A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN, COMPLIANT WITH THE CITY OF ANTIOCH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MAELLO) MUNICIPAL CODE §9-5.1006 REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

## IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. THE IRRIGATION 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.

7. IRRIGATION DEMAND RANGES BETWEEN ___ GPM AND ___ GPM AT ___ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

11. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRISTINE HAWKINS 650-288-5308) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.

12. CONTROLLER PROGRAMMING:
   A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
   B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
   C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF XXX GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.

13. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

14. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.

15. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.

16. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, 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 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

19. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

20. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

21. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.

22. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

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 TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

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

25. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

29. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
   C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

31. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

33. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

## IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER | DESCRIPTION |
|---|---|---|
| ● | 1401 / CV-0500-FM | RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (SHRUB) |
| ■ | 1401 / CV-0500-FM | RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE) |
| ▲ | LT-0750-S | FLUSH VALVE (SEE DETAIL) – KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE) |
| | ARV050 | RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE |
| | OPERIND – (SEE SUB-SURFACE DRIP LAYOUT DETAILS) | RAIN BIRD DRIP SYSTEM OPERATION INDICATOR |
| Ⓜ | 3200150-1½" | SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE |
| | FSI-T10-001-1" / ICD-SEN (PART OF CONTROLLER EQUIPMENT PKG) | CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER (SEE CONTROLLER DESCRIPTION) |
| | PESB-SERIES / LT-T (POP-UP SPRAY & BUBBLERS) | RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE |
| | XCZ-100-PRB-COM (1 GPM TO 15 GPM) | RAIN BIRD CONTROL ZONE KIT – PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH) |
| | XCZ-150-LCS / LT-T (16 GPM TO 40 GPM) | RAIN BIRD CONTROL ZONE KIT – 1½" PESB VALVE AND 1½" PRESSURE REGULATING (40 PSI) SCREEN FILTER (120 MESH) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE |
| | 33DRC | RAIN BIRD QUICK COUPLING VALVE |
| | T-113-LF | NIBCO GATE VALVE – LEAD FREE (LINE SIZE) |
| | 975XL2-1½" | WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE) |
| | 182199IC | GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS |
| Ⓟ | 270DCFD | PAIGE ELECTRIC DECODER CABLE FUSE DEVICE |
| BP | BOOSTER PUMP MODEL NUMBER | BOOSTER PUMP. SERVICE WITH 240 VOLT, SINGLE PHASE ELECTRICAL. |
| Ⓒ SSS | CA6-HU4-75 / HWSS / LPP/ EMP-16 / FAN-16 / GTFS-XX" / ICD-SEN / ICD-100 / P7354D | SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A WALL MOUNT STAINLESS STEEL STRONG BOX ENCLOSURE WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, HUNTER SENSOR DECODER (ICD-SEN), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ALL EARTH GROUNDING EQUIPMENT, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND SOLAR SYNC SENSOR ASSEMBLY. CONTACT NICK MANFRE, SITE ONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925-558-5965). PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRISTINE HAWKINS, HUNTER INDUSTRIES, (650-288-5308) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER. |
| | ICD-HP | HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS. |
| | | PRECIPITATION RATE |
| | | CONTROLLER & STATION NUMBER |
| | | APPROXIMATE FLOW (GPM) |
| | | REMOTE CONTROL VALVE SIZE |
| | | HYDROZONE – PLANT TYPE / WATER REQUIREMENT<br>LH – LAWN / HIGH WATER-USE<br>LM – LAWN / MODERATE WATER-USE<br>LL – LAWN / LOW WATER-USE<br>SH – SHRUB & GROUNDCOVER / HIGH WATER-USE<br>SM – SHRUB & GROUNDCOVER / MODERATE WATER-USE<br>SL – SHRUB & GROUNDCOVER / LOW WATER-USE<br>TH – TREE / HIGH WATER-USE<br>TM – TREE / MODERATE WATER-USE<br>TL – TREE / LOW WATER-USE |
| | | MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING. |
| | | LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING. |
| | | SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOIL COVER. |
| | | SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER. |

REMOTE CONTROL VALVE ASSEMBLY
LATERAL LINE PIPE
LOW WATER-USE DRIP ZONE
MODERATE WATER-USE DRIP ZONE
CONTINUATION SYMBOL INDICATES LATERAL LINE SERVICE TO DRIPLINE LAYOUT WITHIN THE PLANTER AREA DEFINED BY THE DRIP ZONE BOUNDARY.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

PRELIMINARY
NOT FOR CONSTRUCTION


**DICKSON & ASSOCIATES, INC.**
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

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**EFI Project Number** 25013.01
Contact Scott Feuer
Email sfeuer@environmentalforesight.com
Principal Scott Feuer
Designer Julia Herring

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER
ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| - | 07/03/25 | Major Design Review Submittal #1 |
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LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 5749
SIGNATURE
08/31/2027
RENEWAL DATE
DATE
STATE OF CALIFORNIA

IRR. NOTES, LEGEND, AND WATER CALCS. PRVIATE ON-SITE

L0.2


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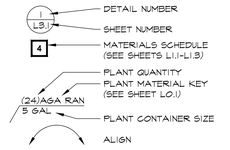
## GRAPHIC SYMBOL LEGEND




## MATERIALS SCHEDULE

| SYMBOL | DESCRIPTION | DETAIL/SHEET |
|---|---|---|
| 1 | CONCRETE PAVING (PEDESTRIAN) INTEGRAL COLOR, NO COLOR FINISH: MEDIUM BROOM SEE PLANS FOR SCORE PATTERN | 1 / L3.1 |
| 2 | PUBLIC R.O.W. SIDEWALK PAVING: SEE CIVIL DRAWINGS | |
| 3 | DECOMPOSED GRANITE PAVING: SEE DETAIL | 2 / L3.1 |
| 4 | TRASH RECEPTACLE: W/ GRAFFITI RESISTANT MATERIALS SEE DETAIL | 12 / L3.1 |
| 5 | BENCH: W/ GRAFFITI RESISTANT MATERIALS SEE DETAIL | 6 / L3.1 |
| 6 | OUTDOOR TABLE: W/ GRAFFITI RESISTANT MATERIALS SEE DETAIL | 7 / L3.1 |
| 7 | BICYCLE RACK W/ GRAFFITI RESISTANT MATERIALS (3-RACKS, 6 BIKES TOTAL) SEE DETAIL | 3 / L3.1 |
| 8 | BOARD-FORM CONC. SEATWALL FEATURE: W/ GRAFFITI RESISTANT SEALER SKATEBOARD DETERRENTS NOT NEEDED AS IN PLANTING AREA WHERE SKATE BOARDS CANNOT GO. - SEE DETAIL | 8 / L3.1 |
| 9 | PLAYGROUND W/ RUBBER MAT SAFETY SURFACING & LAWN FOR INFORMAL PLAY (AGES 2-12), UNDER 10% SLOPE. PLAY EQUIPMENT SEE DETAIL | 5 / L3.1 |
| 10 | BOLLARD LIGHT REFER TO JOINT TRENCH/PHOTOMETRIC PLAN SEE DETAIL | 4 / L3.1 |
| 11 | STRING LIGHTS SEE DETAIL | 11 / L3.1 |
| 12 | BARK MULCH, TYP. SEE PLANTING NOTES | |
| 13 | DOG PARK (UNDER 10% SLOPE) SURFACING SHALL BE DECOMPOSED GRANITE W/ STABILIZER TO MINIMIZE DUST | 13 / L3.1 |
| 14 | DOG WASTE STATION SEE DETAIL | 16 / L3.1 |
| 15 | TRASH ENCLOSURE SCREENED WITH PLANT MATERIAL REFER TO ARCHITECTURE DRAWINGS | |
| 16 | MONUMENT SIGN SEE SIGNAGE CONSULTANT DETAIL MONUMENT SIGNS ARE LOCATED IN PLANTING AREAS | |
| 17 | CLUSTER MAILBOXES SEE ARCHITECTURE DRAWINGS | |
| 18a | SHRUBS AND GROUNDCOVER PLANTING AREA TYPICAL SEE ON-SITE PLANT MATERIAL KEY | -- / L0.1 |
| 18b | 42" HT. SHRUBS TO SCREEN PARKING LOT, ADJACENT PROPERTIES AND UTILITIES SEE ON-SITE PLANT MATERIAL KEYS | |
| 18c | BIORETENTION PLANTING: SEE CIVIL DWGS. FOR DETAIL DESIGN | |
| 19 | NOT USED | |
| 20 | ADA PEDESTRIAN WALKWAY W/ SIGNAGE FOR DELINEATION FROM PUBLIC SIDEWALK TO LEASING OFFICE 5'-0" WIDE SIDEWALK SHOWN DASHED, REFER TO CIVIL C2.0 FOR OVERALL PROJECT PEDESTRIAN CIRCULATION PLAN | |
| 21 | OUTDOOR PATIO | |
| 22 | 4' HT. VINYL PICKET FENCE & GATES @ DOG PARK SEE DETAIL | a / L3.1 |
| 23 | SIGHT VISIBILITY TRIANGLE (REFER TO APPROPRIATE PLANT SPECIES MARKED WITH AN ASTERISK ON PLANT MATERIAL KEY) | -- / L0.1 |
| 24 | LANDSCAPE GRADING AND DRAINAGE NOTES | -- / L0.1 |
| 25 | FIRE LADDER PADS, TYPICAL SEE ARCH. DWGS. | |
| 26 | 6' HT. VINYL FENCE, TYPICAL ALONG PROPERTY LINE | 10 / L3.1 |
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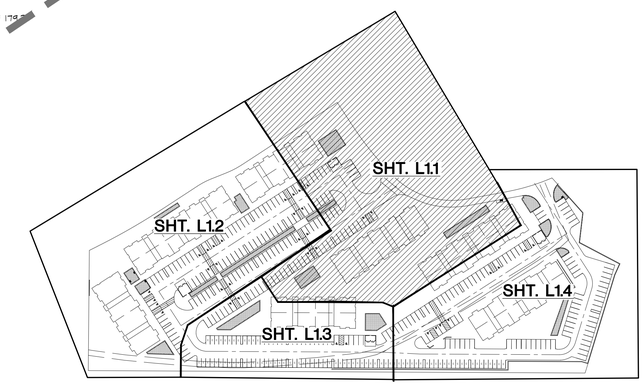
| 29 | CONCRETE CORN HOLE GAME IN OPEN SPACE AREA SEE DETAIL | 14 / L3.1 |




SHEET KEY N.T.S.

SCALE: 1" = 20'

0 10 20 40 FT.

**NOTES:**
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**EFI Project Number** 25013.01

Contact Scott Feuer
Email sfeuer@environmentalforesight.com
Principal Scott Feuer
Designer Julia Herring

**Applicant**

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LICENSED LANDSCAPE ARCHITECT SCOTT C. FEUER NO. 5624 RENEWAL DATE 08/31/2027 STATE OF CALIFORNIA

LAYOUT/PLANTING PLAN

L1.1

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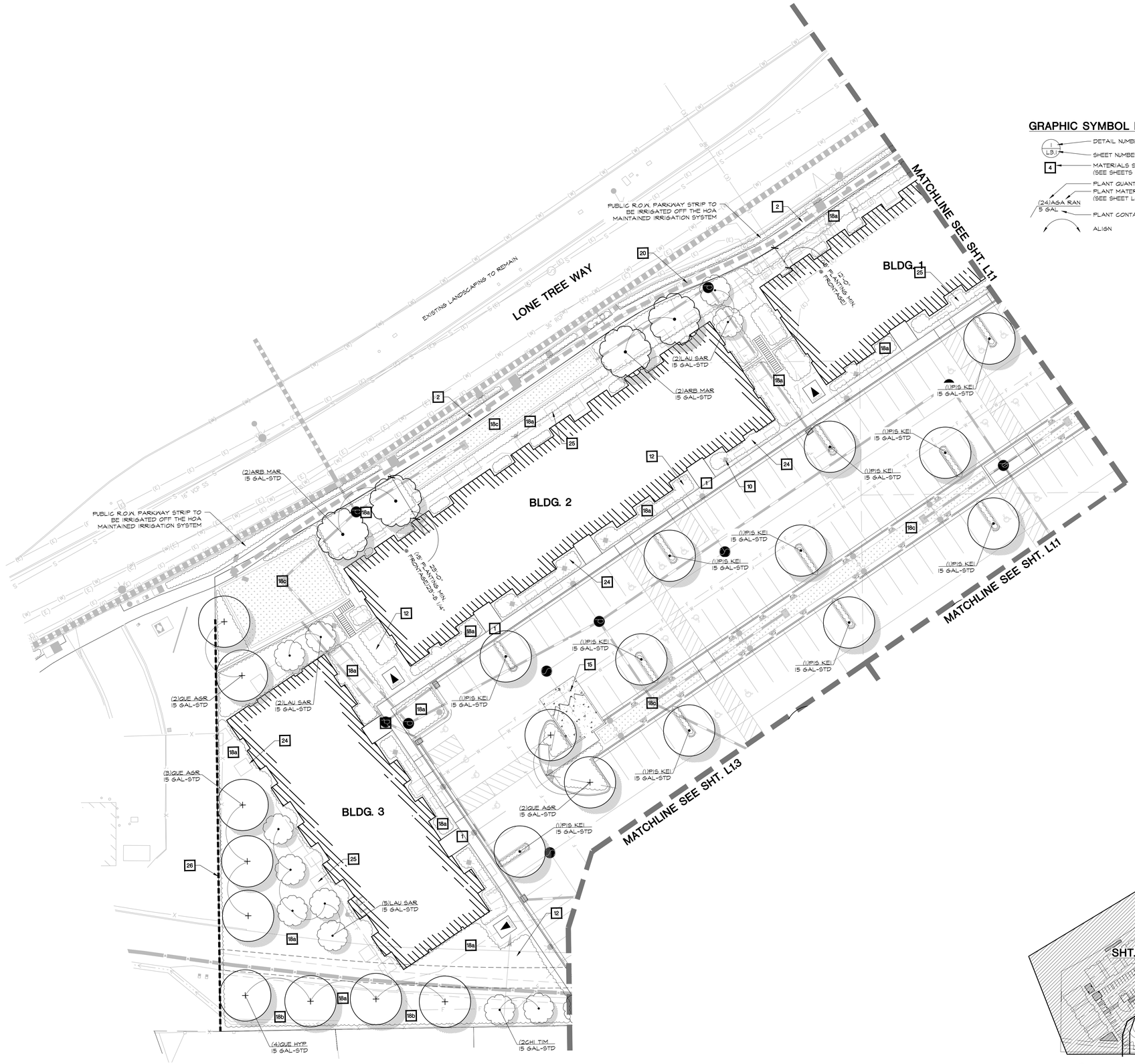


## GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEETS L1.1-L1.3)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1)
- PLANT CONTAINER SIZE
- ALIGN

## MATERIALS SCHEDULE

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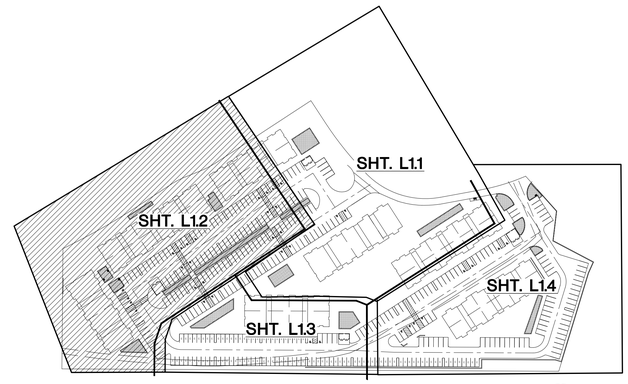


SHEET KEY

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| | |
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LICENSED LANDSCAPE ARCHITECT SCOTT E. FEUER NO. 4748 RENEWAL DATE 08/31/2027 STATE OF CALIFORNIA

LAYOUT/PLANTING PLAN

L1.2

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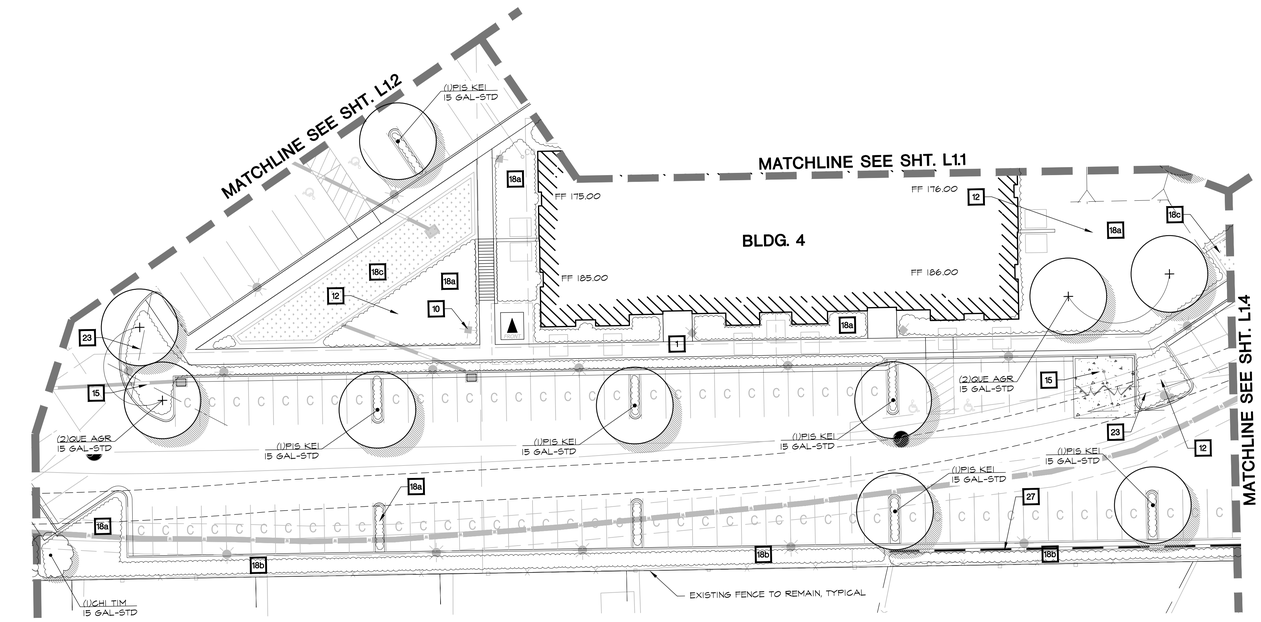


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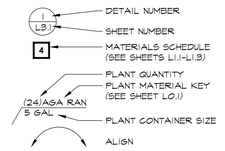


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| 4 | TRASH RECEPTACLE.<br>W/ GRAFFITI RESISTANT MATERIALS<br>SEE DETAIL | 12 L3.1 |
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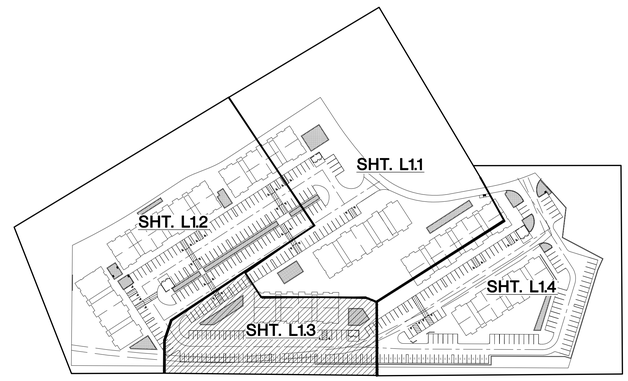
| 12 | BARK MULCH, TYP.<br>SEE PLANTING NOTES | |
| 13 | DOG PARK (UNDER 10% SLOPE)<br>SURFACING SHALL BE DECOMPOSED GRANITE W/ STABILIZER TO MINIMIZE DUST | 13 L3.1 |
| 14 | DOG WASTE STATION<br>SEE DETAIL | 16 L3.1 |
| 15 | TRASH ENCLOSURE<br>SCREENED WITH PLANT MATERIAL<br>REFER TO ARCHITECTURE DRAWINGS | |
| 16 | MONUMENT SIGN<br>SEE SIGNAGE CONSULTANT DETAIL<br>MONUMENT SIGNS ARE LOCATED IN PLANTING AREAS | |
| 17 | CLUSTER MAILBOXES<br>SEE ARCHITECTURE DRAWINGS | |
| 18a<br>18b<br>18c | SHRUBS AND GROUNDCOVER PLANTING AREA TYPICAL.<br>SEE ON-SITE PLANT MATERIAL KEY<br>42" HT. SHRUBS TO SCREEN PARKING LOT, ADJACENT PROPERTIES AND UTILITIES<br>SEE ON-SITE PLANT MATERIAL KEYS<br>BIORETENTION PLANTING.<br>SEE CIVIL DWGS. FOR DETAIL DESIGN | -- L0.1 |
| 19 | NOT USED | |
| 20 | ADA PEDESTRIAN WALKWAY W/ SIGNAGE FOR DELINEATION FROM PUBLIC SIDEWALK TO LEASING OFFICE<br>5'-0" WIDE SIDEWALK SHOWN DASHED, REFER TO CIVIL C2.0 FOR OVERALL PROJECT PEDESTRIAN CIRCULATION PLAN | |
| 21 | OUTDOOR PATIO | |
| 22 | 4' HT. VINYL PICKET FENCE & GATES @ DOG PARK<br>SEE DETAIL | 9 L3.1 |
| 23 | SIGHT VISIBILITY TRIANGLE (REFER TO APPROPRIATE PLANT SPECIES MARKED WITH AN ASTERISK ON PLANT MATERIAL KEY) | -- L0.1 |
| 24 | LANDSCAPE GRADING AND DRAINAGE NOTES | -- L0.1 |
| 25 | FIRE LADDER PADS, TYPICAL<br>SEE ARCH. DWGS. | |
| 26 | 6' HT. VINYL FENCE, TYPICAL ALONG PROPERTY LINE | 10 L3.1 |
| 27 | 42" HEIGHT METAL TUBE GAURDRAIL | |
| 28 | CURVED CONCRETE SEAT FOR TEEN AREA AGES 13-17<br>SEE DETAIL | 15 L3.1 |
| 29 | CONCRETE CORN HOLE GAME IN OPEN SPACE AREA<br>SEE DETAIL | 14 L3.1 |




SHEET KEY N.T.S.

SCALE: 1" = 20'

0 10 20 40 FT.

NOTES:
1. REFER TO SHEET L0.1 FOR PRELIMINARY PLANTING NOTES, PLANT MATERIAL KEY, PLANTING NOTES AND ABBREVIATIONS.

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

2065 N. Broadway
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www. environmentalforesight.com
925.945.0300

**EFI Project Number** 25013.01

Contact Scott Feuer
Email sfeuer@environmentalforesight.com
Principal Scott Feuer
Designer Julia Herring

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| - | 07/03/25 | Major Design Review Submittal #1 |
| - | 07/15/25 | Major Design Review Submittal #2 |

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LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 4618
STATE OF CALIFORNIA
SIGNATURE
08/31/2027
RENEWAL DATE
DATE

LAYOUT/PLANTING PLAN

L1.3

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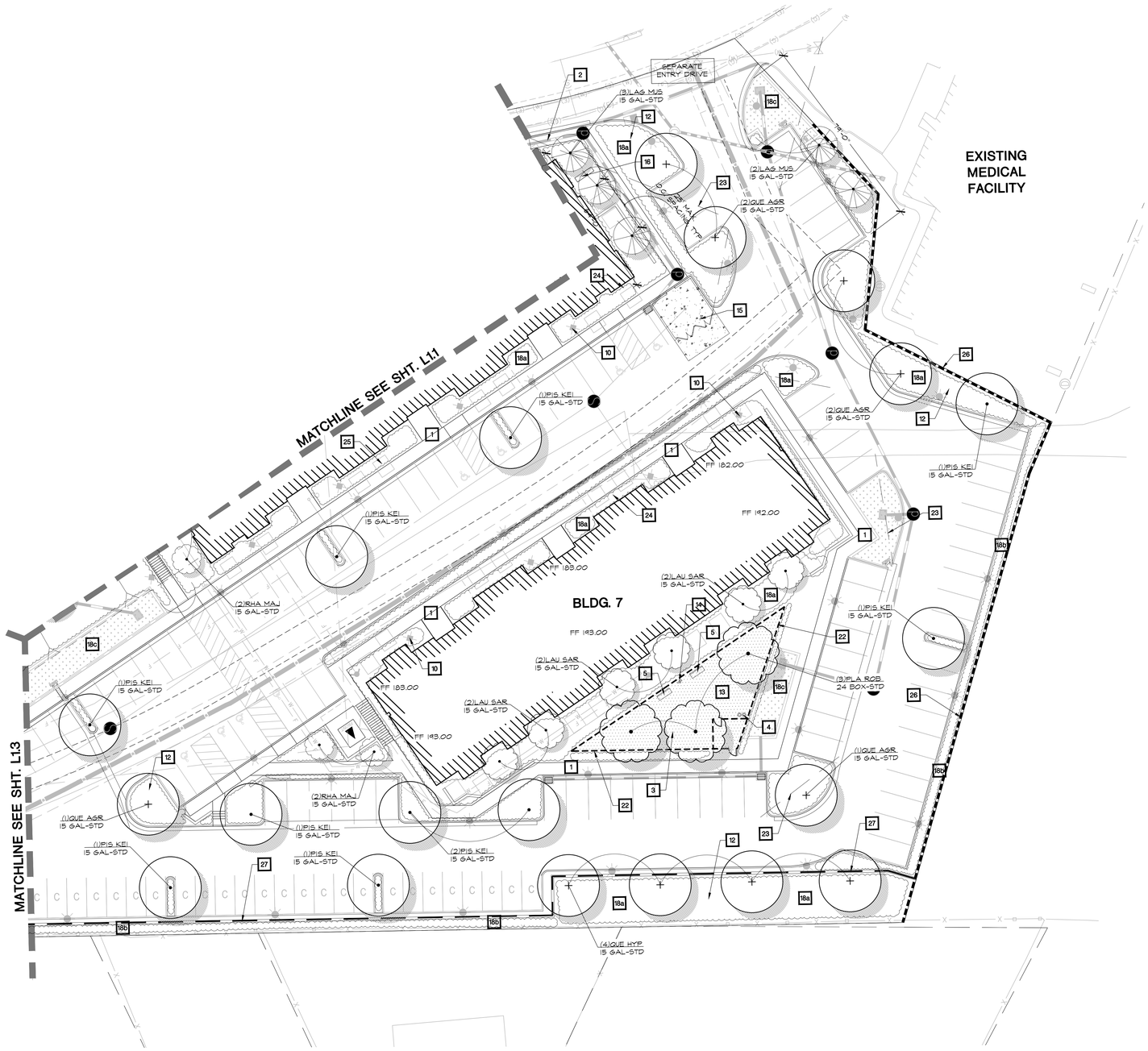


## GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (1 / L3.1)
- MATERIALS SCHEDULE (SEE SHEETS L1.1-L1.3) (4)
- PLANT QUANTITY, PLANT MATERIAL KEY (SEE SHEET L0.1) (24)ASA RAN 5 GAL
- PLANT CONTAINER SIZE
- ALIGN

## MATERIALS SCHEDULE

| SYMBOL | DESCRIPTION | DETAIL/SHEET |
|---|---|---|
| 1 | CONCRETE PAVING (PEDESTRIAN) INTEGRAL COLOR, NO COLOR FINISH, MEDIUM BROOM SEE PLANS FOR SCORE PATTERN | 1 / L3.1 |
| 2 | PUBLIC R.O.W. SIDEWALK PAVING. SEE CIVIL DRAWINGS | |
| 3 | DECOMPOSED GRANITE PAVING. SEE DETAIL | 2 / L3.1 |
| 4 | TRASH RECEPTACLE. W/ GRAFFITI RESISTANT MATERIALS SEE DETAIL | 12 / L3.1 |
| 5 | BENCH. W/ GRAFFITI RESISTANT MATERIALS SEE DETAIL | 6 / L3.1 |
| 6 | OUTDOOR TABLE. W/ GRAFFITI RESISTANT MATERIALS SEE DETAIL | 7 / L3.1 |
| 7 | BICYCLE RACK W/ GRAFFITI RESISTANT MATERIALS (3-RACKS, 6 BIKES TOTAL) SEE DETAIL | 3 / L3.1 |
| 8 | BOARD-FORM CONC. SEATWALL FEATURE. W/ GRAFFITI RESISTANT SEALER SKATEBOARD DETERRENTS NOT NEEDED AS IN PLANTING AREA WHERE SKATE BOARDS CANNOT GO. - SEE DETAIL | 8 / L3.1 |
| 9 | PLAYGROUND W/ RUBBER MAT SAFETY SURFACING & LAWN FOR INFORMAL PLAY (AGES 2-12). UNDER 10% SLOPE. PLAY EQUIPMENT SEE DETAIL | 5 / L3.1 |
| 10 | BOLLARD LIGHT REFER TO JOINT TRENCH/PHOTOMETRIC PLAN SEE DETAIL | 4 / L3.1 |
| 11 | STRING LIGHTS SEE DETAIL | 11 / L3.1 |
| 12 | BARK MULCH, TYP. SEE PLANTING NOTES | |
| 13 | DOG PARK (UNDER 10% SLOPE) SURFACING SHALL BE DECOMPOSED GRANITE W/ STABILIZER TO MINIMIZE DUST | 13 / L3.1 |
| 14 | DOG WASTE STATION SEE DETAIL | 16 / L3.1 |
| 15 | TRASH ENCLOSURE SCREENED WITH PLANT MATERIAL REFER TO ARCHITECTURE DRAWINGS | |
| 16 | MONUMENT SIGN SEE SIGNAGE CONSULTANT DETAIL MONUMENT SIGNS ARE LOCATED IN PLANTING AREAS | |
| 17 | CLUSTER MAILBOXES SEE ARCHITECTURE DRAWINGS | |
| 18a | SHRUBS AND GROUNDCOVER PLANTING AREA TYPICAL SEE ON-SITE PLANT MATERIAL KEY | -- / L0.1 |
| 18b | 42" HT. SHRUBS TO SCREEN PARKING LOT, ADJACENT PROPERTIES AND UTILITIES SEE ON-SITE PLANT MATERIAL KEYS | |
| 18c | BIORETENTION PLANTING. SEE CIVIL DWGS. FOR DETAIL DESIGN | |
| 19 | NOT USED | |
| 20 | ADA PEDESTRIAN WALKWAY W/ SIGNAGE FOR DELINEATION FROM PUBLIC SIDEWALK TO LEASING OFFICE 5'-0" WIDE SIDEWALK SHOWN DASHED, REFER TO CIVIL C2.0 FOR OVERALL PROJECT PEDESTRIAN CIRCULATION PLAN | |
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| 23 | SIGHT VISIBILITY TRIANGLE (REFER TO APPROPRIATE PLANT SPECIES MARKED WITH AN ASTERISK ON PLANT MATERIAL KEY) | -- / L0.1 |
| 24 | LANDSCAPE GRADING AND DRAINAGE NOTES | -- / L0.1 |
| 25 | FIRE LADDER PADS, TYPICAL SEE ARCH. DWGS. | |
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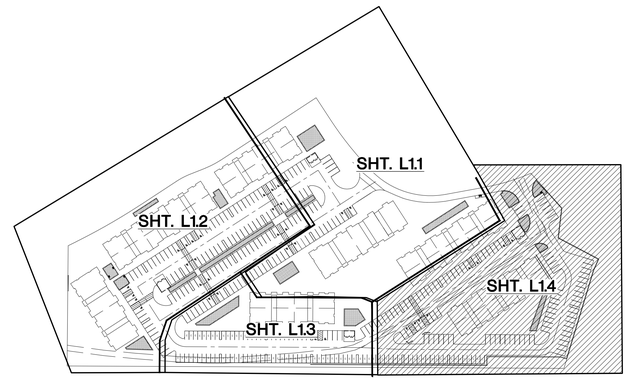
| 27 | 42" HEIGHT METAL TUBE GAURDRAIL | |
| 28 | CURVED CONCRETE SEAT FOR TEEN AREA AGES 13-17 SEE DETAIL | 15 / L3.1 |
| 29 | CONCRETE CORN HOLE GAME IN OPEN SPACE AREA SEE DETAIL | 14 / L3.1 |




SHEET KEY

N.T.S.

SCALE: 1" = 20'

0 10 20 40 FT.

NOTES:
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| | |
|---|---|
| **EFI Project Number** | 25013.01 |
| Contact | Scott Feuer |
| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
| Designer | Julia Herring |

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
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Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER

ANTIOCH, CA

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LICENSED LANDSCAPE ARCHITECT
SCOTT E. Feuer No. 5628
SIGNATURE
08/31/2027
RENEWAL DATE
DATE
STATE OF CALIFORNIA

LAYOUT/PLANTING PLAN

L1.4

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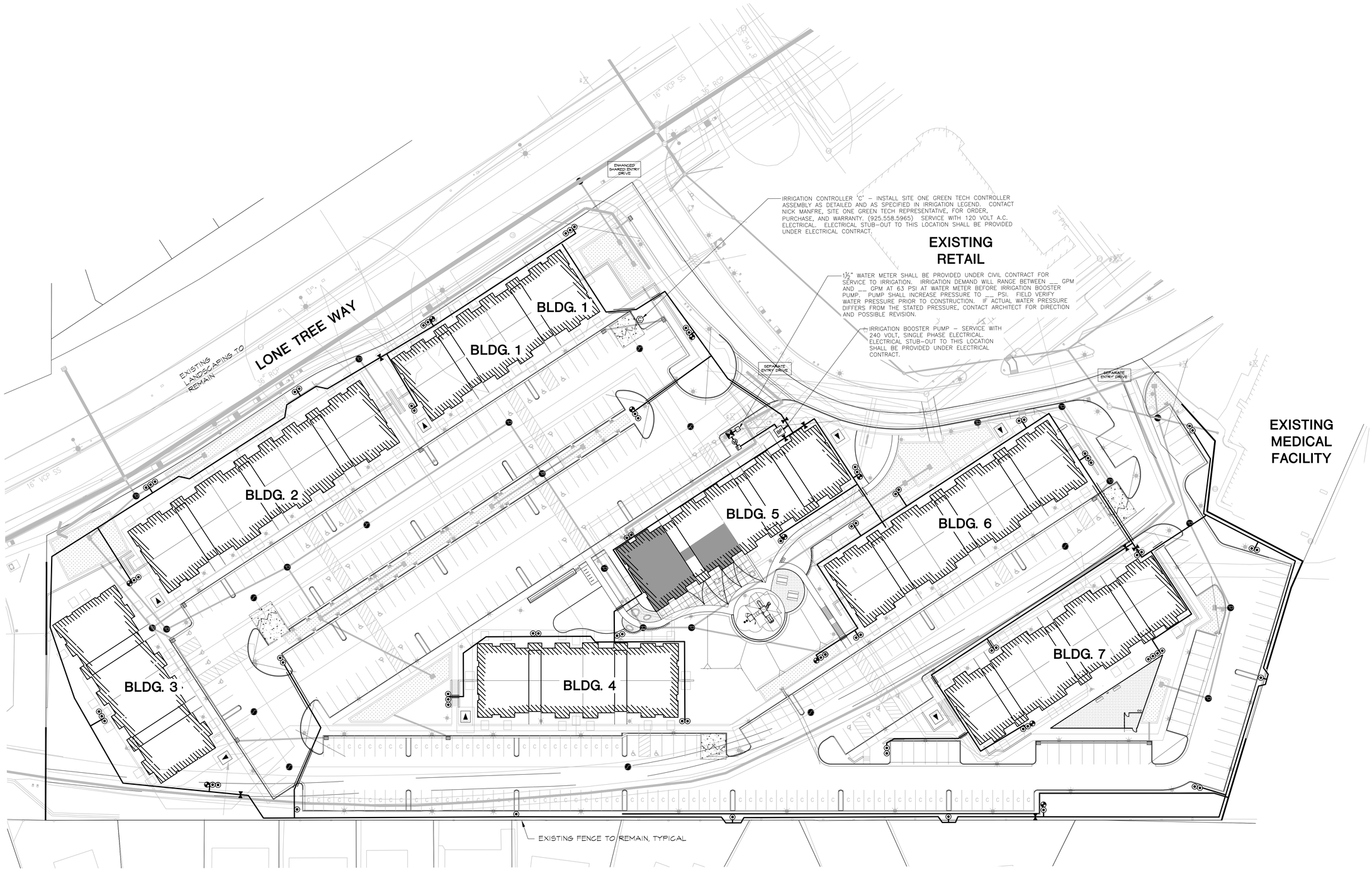


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| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
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ANTIOCH, CA

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LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4549
RENEWAL DATE
08/31/2027
STATE OF CALIFORNIA

IRRIGATION MASTER PLAN

L2.1

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① STRING LIGHTS:
MANUF.: AQ LIGHTING
MODEL: BISTROGLOW
OSL-S14
DIMMABLE OUTDOOR LED
120V STRING LIGHTS
AVAILABLE: aqlightinggroup.com
(800) 865-7221

NOTES:
1. ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR PER ALL APPLICABLE CODES.
2. ELECTRICAL SUPPLY TO UPLIGHTS SHALL BE TIED INTO THE ELECTRICAL SUPPLY PEDESTAL AS PROVIDED FOR THE IRRIGATION CONTROLLER.
3. CONTRACTOR SHALL INSTALL PHOTO CELL OR TIMER CONTROL PER CITY DIRECTION.
4. REFER TO LAYOUT PLANS FOR LOCATION AND QUANTITY.
5. INSTALL PER MANUFACTURER'S SPECIFICATIONS INCLUDING SONOTUBE FOOTING.

## 11 STRING LIGHTS

SCALE: NTS

1/1 DTI-StringLight01.dwg

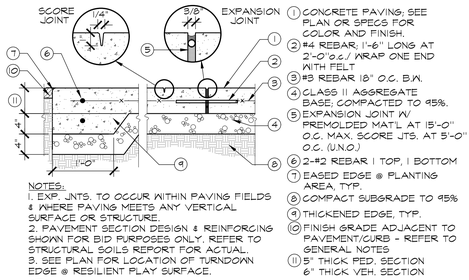
① METAL BENCH:
MANUF.: DUMOR
MODEL: BENCH 160,
6' CAST BENCH, STEEL SEAT
COLOR/FINISH: TBD

NOTES:
1. AVAILABLE: DUMOR
800-548-4018 www.https://dumor.com
2. SURFACE MOUNT BENCH TO CONCRETE FOOTINGS PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO LAYOUT PLAN FOR LOCATION AND QUANTITY.

## 6 BENCH

SCALE: N.T.S.

1/1 DTI-Bench09.dwg




① CONCRETE PAVING. SEE PLAN OR SPECS FOR COLOR AND FINISH.
② #4 REBAR, 1'-6" LONG AT 2'-0" O.C./ WRAP ONE END WITH FELT
③ #3 REBAR 18" O.C. B.W.
④ CLASS II AGGREGATE BASE, COMPACTED TO 95%.
⑤ EXPANSION JOINT W/ PREMOLDED MAT'L AT 15'-0" O.C. MAX. SCORE JTS. AT 5'-0" O.C. (U.N.O.)
⑥ 2-#2 REBAR 1 TOP, 1 BOTTOM
⑦ EASED EDGE @ PLANTING AREA, TYP.
⑧ COMPACT SUBGRADE TO 95%
⑨ THICKENED EDGE, TYP.
⑩ FINISH GRADE ADJACENT TO PAVEMENT/CURB - REFER TO GENERAL NOTES
⑪ 5" THICK PED. SECTION
6" THICK VEH. SECTION

NOTES:
1. EXP. JNTS. TO OCCUR WITHIN PAVING FIELDS & WHERE PAVING MEETS ANY VERTICAL SURFACE OR STRUCTURE.
2. PAVEMENT SECTION DESIGN & REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL SOILS REPORT FOR ACTUAL.
3. SEE PLAN FOR LOCATION OF TURNDOWN EDGE @ RESILIENT PLAY SURFACE.

## 1 CONCRETE PAVING (PEDESTRIAN & VEHICULAR)

SCALE: 1" = 1'-0"

1/12 DT-PavConc02.dwg

① 32-GALLON STEEL RECEPTACLE
MANUFACTURER:STEEL RECEPTACLE
COLOR: TBD

NOTE:
1. ALL TRASH IN RECEPTACLES SHALL BE DISPOSED OF BY THE H.O.A.
2. AVAILABLE: DUMOR
800-548-4018
www.dumor.com
3. SURFACE MOUNT RECEPTACLE TO CONCRETE FOOTINGS PER MANUFACTURER'S RECOMMENDATIONS.

## 12 TRASH RECEPTACLE

SCALE: NTS

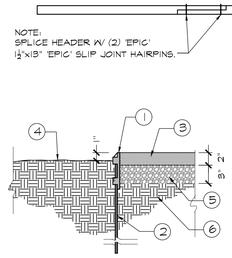
1/16 DTI-Trash03.dwg

MANUFACTURER: VICTOR STANLEY
MODEL: CRPR-4
STEELSITES COLLECTION
COLOR: TBD
MOUNTING: IN-GROUND
AVAIL.: www.victorstanley.com
(800)368-2573

## 7 OUTDOOR TABLE

SCALE: N.T.S.

1/1 DTI-Table04.dwg



NOTE:
SPLICE HEADER W/ (2) 'EPIC' 1½"x13" 'EPIC' SLIP JOINT HAIRPINS.

① METAL LANDSCAPE EDGING
COLOR: TBD
MANUF: BORDER CONCEPTS
MODEL: BORDER GUARD 1/8" X 6"
AVAILABLE:
WWW.BORDERCONCEPTS.COM
② 15" METAL STAKE
③ FINISH GRADE OF DECOMPOSED GRANITE PAVING. REFER TO MATERIALS SCHEDULE FOR COLOR & MATERIAL
④ FINISH GRADE OF ADJACENT PLANTING AREA (TOP OF MULCH).
⑤ CLASS II AGGREGATE BASE COMPACTED TO 90%
⑥ SUBGRADE COMPACTED TO 90%

NOTES:
1. PRE-BLENDED STABILIZER SHALL BE ADDED PER MANUF. SPECS.:
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizersolutions.com OR
(800)336-2468

## 2 STABILIZED DECOMPOSED GRANITE W/ METAL HEADER

N.T.S.

1/1 DT-Pav0001.dwg

① DOG WASTE STATION
MANUF.: Dog Waste Depot
MODEL: Depot-006-B-SRN
SIZE: 12" H X 13" W x 15" D
COLOR: TBD
AVAIL.: dogwastedepot.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## 16 DOG WASTE STATION

SCALE: NTS

1/1 DTI-DogWasteStation01.dwg

FEATURES:
SEE SHT. L0.0

## 13 DOG PARK

SCALE: N.T.S.

1/1 DTI-DogPark01.dwg

① CONCRETE SEAT WALL
COLOR: NO ADDED COLOR
FINISH: LIGHT SANDBLAST

## 8 CONCRETE SEAT WALL

SCALE: NTS

1/1 DTI-SeatWall02.dwg

① BICYCLE RACK (2-BIKES EACH)
MANUF.: DUMOR
MODEL: 242-00/S-2 POWDER COATED BIKE RACK, SURFACE MOUNT
SIZE: 40" WIDE X 32" HIGH
COLOR: TBD
AVAIL.: www.dumor.com
(800) 548-4018

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## 3 BICYCLE RACK

SCALE: NTS

1/1 DTI-BikeRack03.dwg

① CORN HOLE:
MANUF.: KAY PARK RECREATION
MODEL: CONCRETE CORNHOLE
COLOR/FINISH: TBD

NOTES:
1. AVAILABLE: KAY PARK RECREATION (319) 987-2313 www.kaypark.com
2. SURFACE MOUNT CORN HOLE TO CONCRETE FOOTINGS PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO LAYOUT PLAN FOR LOCATION AND QUANTITY.

## 14 CORN HOLE

SCALE: N.T.S.

1/1 DTI-Bench07.dwg

① VINYL FENCING & GATES:
MANUF.: VINYL FENCE WHOLESALER
MODEL: TRENTON VINYL PICKET FENCE W/ STANDARD PICKET SPACING'
4' TALL X 6' WIDE
COLOR/FINISH: 'TAN'
CAP: 'STANDARD PYRAMID'
AVAILABLE:
www.vinylfenceanddeck.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO LAYOUT PLANS FOR FENCE HEIGHT LOCATIONS.

## 9 4' HT. VINYL PICKET FENCING & GATES @ DOG PARK

SCALE: N.T.S.

1/1 DTI-FenPicket01.dwg

① BOLLARD LIGHT
MANUF.: BEGA
MODEL: Wide Spread
99 058
SIZE: 34.5" HIGH X 7.5" WIDE
COLOR: TBD
AVAIL.: alr.lighting.specseek.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## 4 39.5" HT. BOLLARD LIGHT

SCALE: NTS

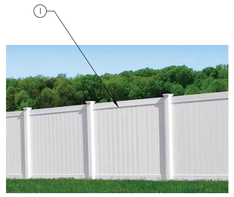
1/1 DTI-LightBollard02.dwg

① CURVED CONCRETE SEAT
PRODUCT: PETRA
MATERIAL: ESCOFET CONCRETE
COLOR: WHITE
FINISH: ACID ETCHED
AVAILABLE:
www.landscapeforms.com/

## 15 CURVED CONCRETE SEAT

SCALE: NTS

1/1 DTI-EggSeat01.dwg



① VINYL FENCING:
MANUF.: VINYL FENCE WHOLESALER
MODEL: RAINIER VINYL PRIVACY FENCE'
6' TALL X 8' WIDE
4' TALL X 8' WIDE
COLOR/FINISH: 'TAN'
CAP: 'STANDARD PYRAMID'
AVAILABLE:
www.vinylfenceanddeck.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO LAYOUT PLANS FOR FENCE HEIGHT LOCATIONS.

## 10 4' & 6' HT. VINYL FENCING

SCALE: N.T.S.

1/1 DTI-FenVinyl01.dwg

① PLAY EQUIPMENT (AGES 2-12).
MANUF.: PLAY AND PARK STRUCTURES (PLAYCORE)
MODEL: AMUSEUM
20-115807
AVAILABLE: www.playandpark.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SAFETY SURFACING SHALL BE SYNTHETIC RUBBER MATTING.

## 5 PLAY EQUIPMENT

SCALE: NTS

1/1 DTI-Play06.dwg

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Email sfeuer@environmentalforesight.com
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LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 4829
SIGNATURE
08/31/2027
RENEWAL DATE
DATE
STATE OF CALIFORNIA

DESIGN DEVELOPMENT DETAILS

L3.1

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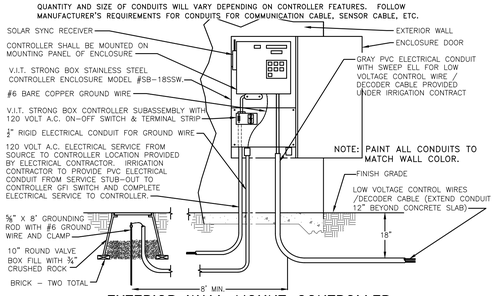
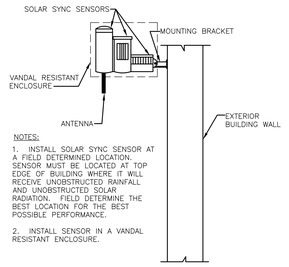
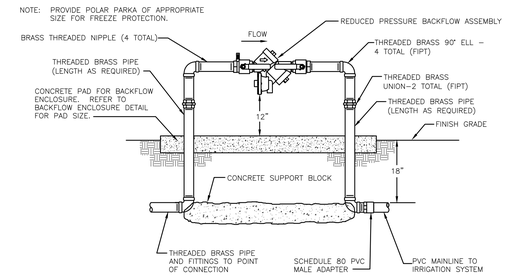


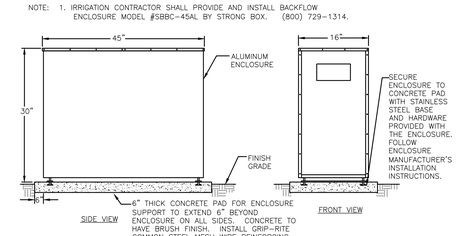

## EXTERIOR WALL MOUNT CONTROLLER
NOT TO SCALE



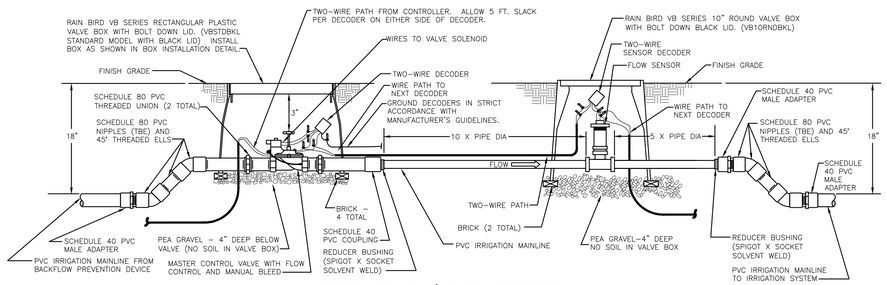

## WIRELESS SOLAR SYNC SENSOR
NOT TO SCALE



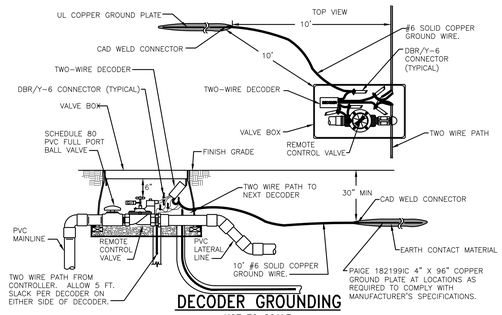

## REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



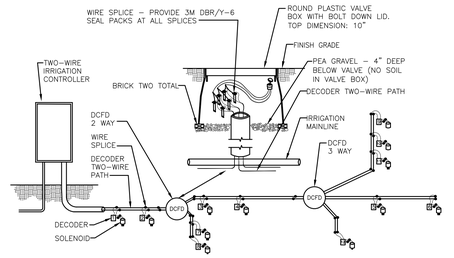

## BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



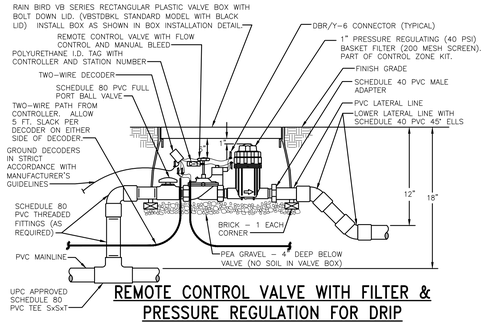

## MASTER VALVE / FLOW SENSOR
NOT TO SCALE



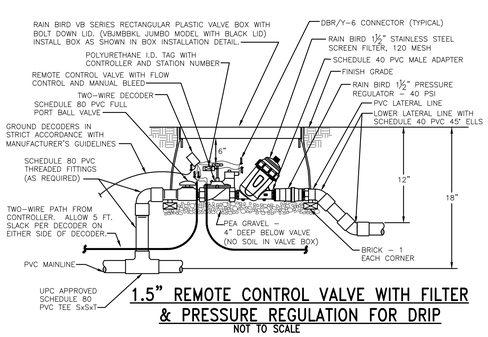

## DECODER GROUNDING
NOT TO SCALE



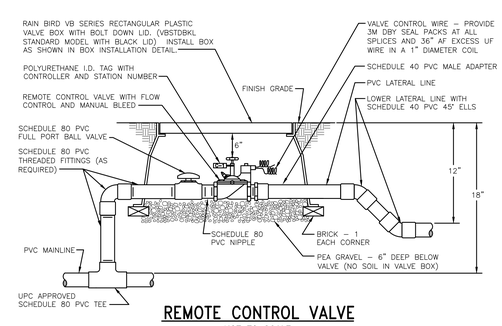

## TWO–WIRE DECODER CABLE FUSE DEVICES (DCFD)
NOT TO SCALE



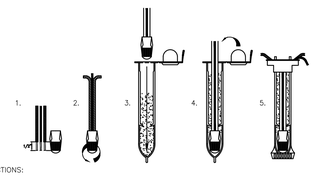

## REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE




## 1.5" REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



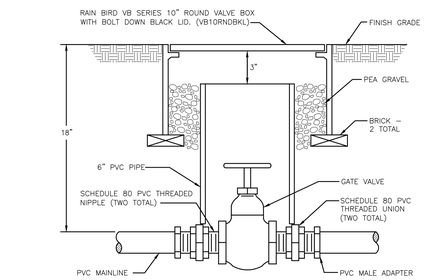

## REMOTE CONTROL VALVE
NOT TO SCALE



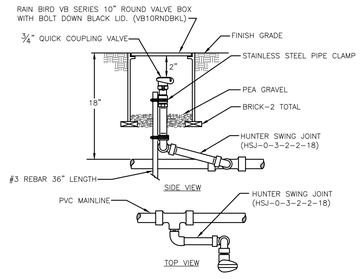

INSTRUCTIONS:

1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO ENSURE THE SEAL IS COMPLETE AND SECURE.

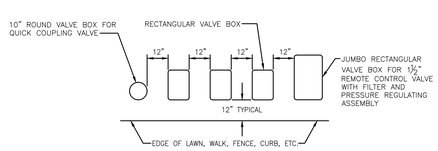
## WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE




## GATE VALVE
NOT TO SCALE




## QUICK COUPLING VALVE
NOT TO SCALE




1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
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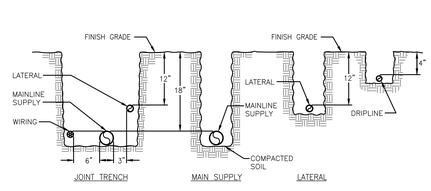
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

## VALVE BOX INSTALLATION
NOT TO SCALE




NOTES:

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2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
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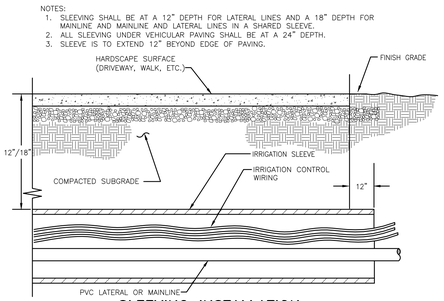
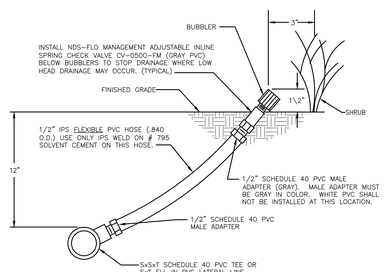
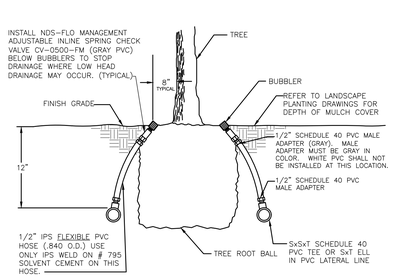
## TRENCHING DETAIL
NOT TO SCALE




## SLEEVING INSTALLATION
NOT TO SCALE




## SHRUB BUBBLER WITH FLEXIBLE RISER
NOT TO SCALE




## TREE BUBBLERS
NOT TO SCALE

PRELIMINARY

NOT FOR CONSTRUCTION

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www. environmentalforesight.com
925.945.0300

**EFI Project Number** 25013.01

| | |
|---|---|
| Contact | Scott Feuer |
| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
| Designer | Julia Herring |

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER
ANTIOCH, CA

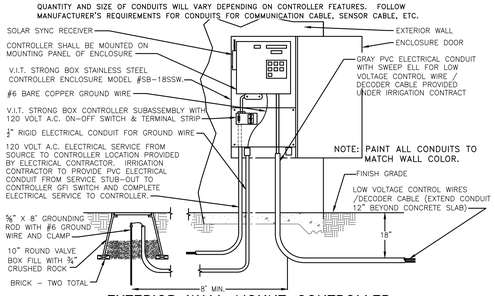
| No. | DATE | DESCRIPTION |
|---|---|---|
| - | 07/03/25 | Major Design Review Submittal #1 |
| - | 07/15/25 | Major Design Review Submittal #2 |

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

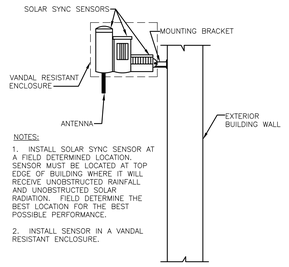
LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER — No. 5615 — SIGNATURE — 08/31/2027 RENEWAL DATE — DATE — STATE OF CALIFORNIA

IRRIGATION DETAILS
PRIVATE ON-SITE

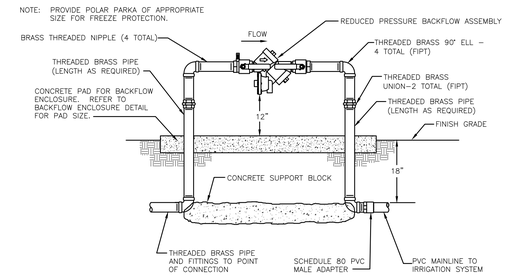
L3.2



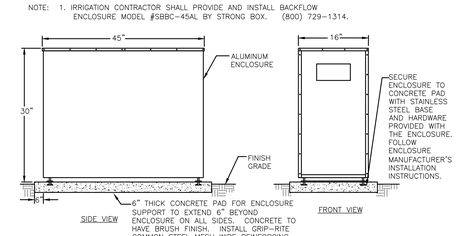

## EXTERIOR WALL MOUNT CONTROLLER
NOT TO SCALE



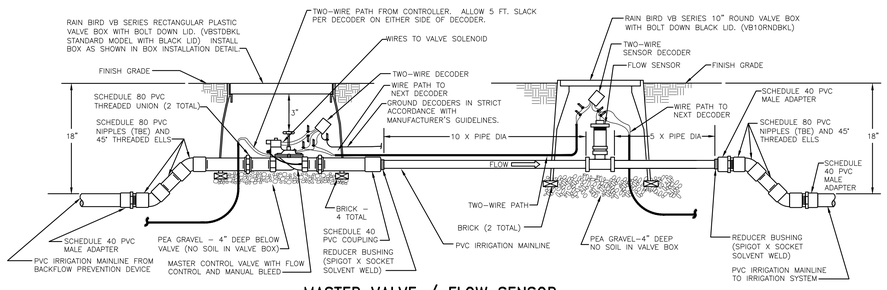

## WIRELESS SOLAR SYNC SENSOR
NOT TO SCALE



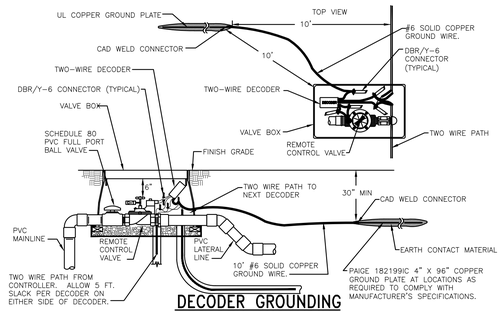

## REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



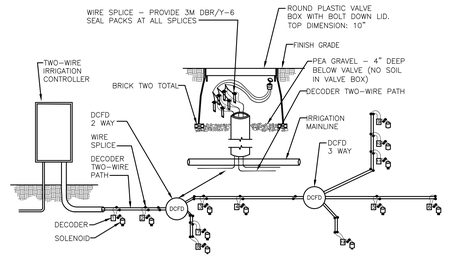

## BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



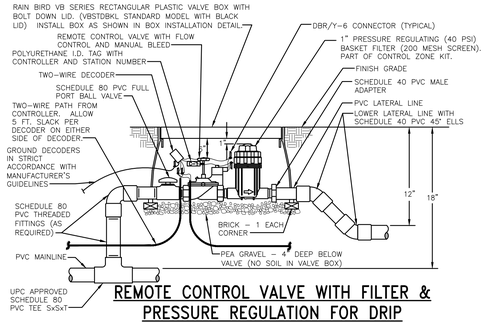

## MASTER VALVE / FLOW SENSOR
NOT TO SCALE



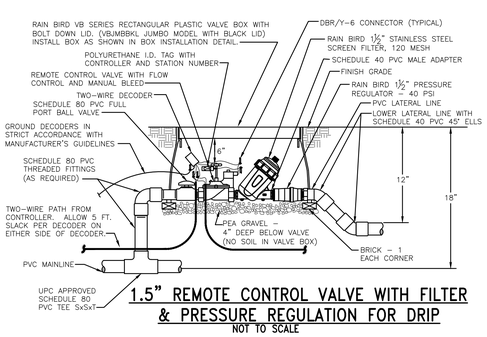

## DECODER GROUNDING
NOT TO SCALE



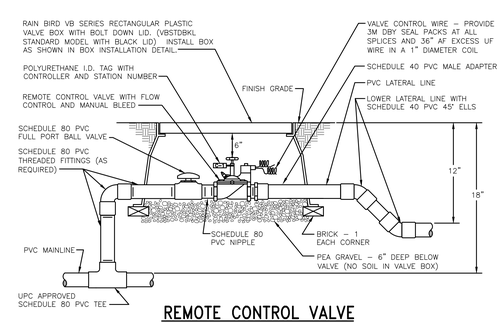

## TWO–WIRE DECODER CABLE FUSE DEVICES (DCFD)
NOT TO SCALE



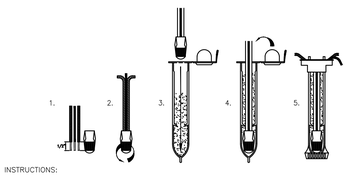

## REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE




## 1.5" REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE




## REMOTE CONTROL VALVE
NOT TO SCALE




INSTRUCTIONS:

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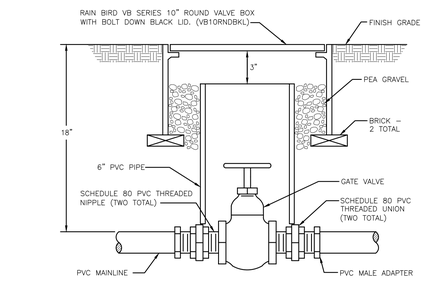
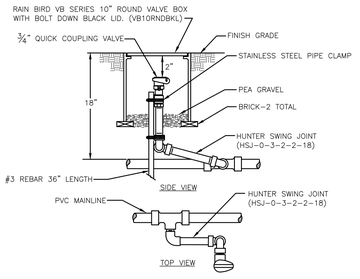
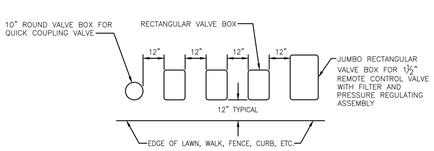



## GATE VALVE
NOT TO SCALE




## QUICK COUPLING VALVE
NOT TO SCALE

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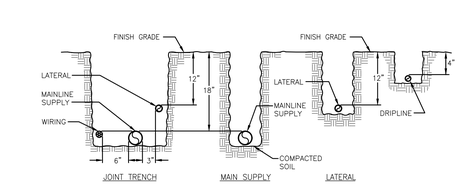
## VALVE BOX INSTALLATION
NOT TO SCALE

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## TRENCHING DETAIL
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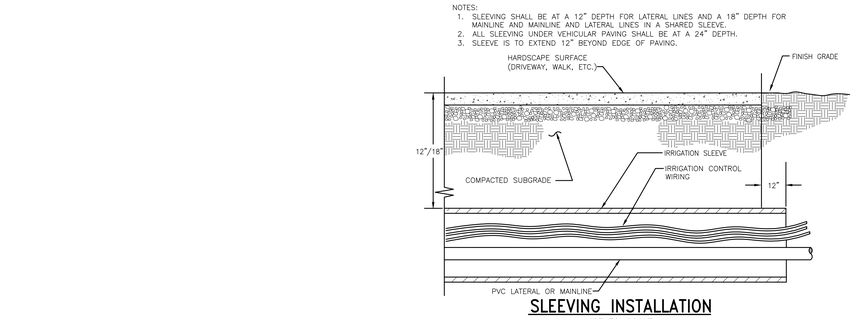


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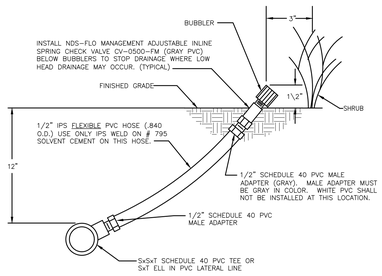
NOT TO SCALE

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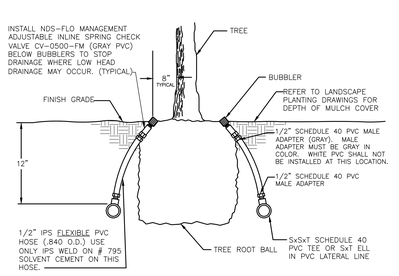
NOT TO SCALE




## TREE BUBBLERS
NOT TO SCALE

PRELIMINARY

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| | |
|---|---|
| **EFI Project Number** | 25013.01 |
| Contact | Scott Feuer |
| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
| Designer | Julia Herring |

**Applicant**
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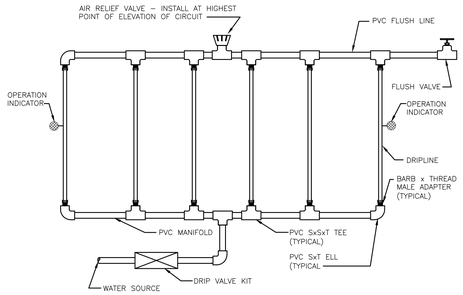
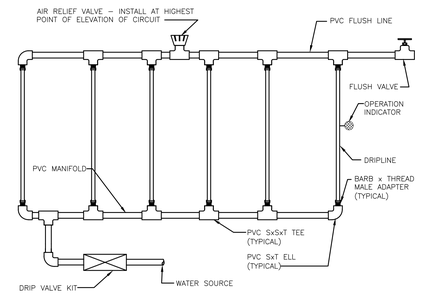
LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER — No. 5666 — SIGNATURE 08/31/2027 RENEWAL DATE — DATE — STATE OF CALIFORNIA

IRRIGATION DETAILS
PRIVATE ON-SITE

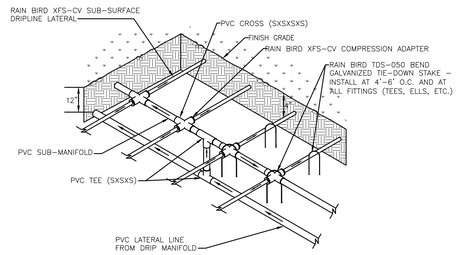
L3.2



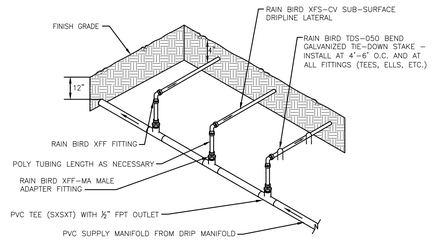

## SUB–SURFACE INSTALLATION LAYOUT
NOT TO SCALE



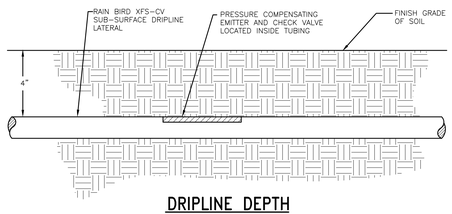

## SUB–SURFACE INSTALLATION LAYOUT–END FEED
NOT TO SCALE



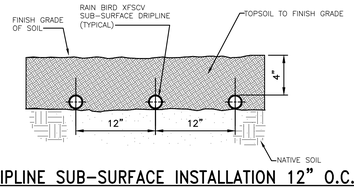

## SUB–MANIFOLD CENTER FEED
NOT TO SCALE




## MANIFOLD END FEED
NOT TO SCALE

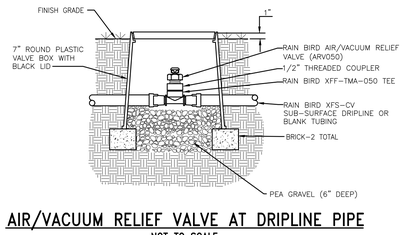



## DRIPLINE DEPTH
NOT TO SCALE



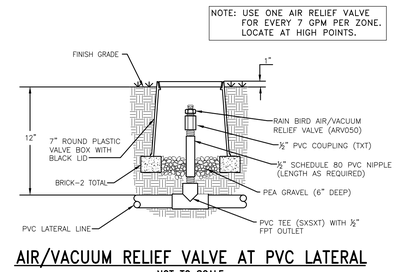

## DRIPLINE SUB–SURFACE INSTALLATION 12" O.C.
NOT TO SCALE

NOTE: USE ONE AIR RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

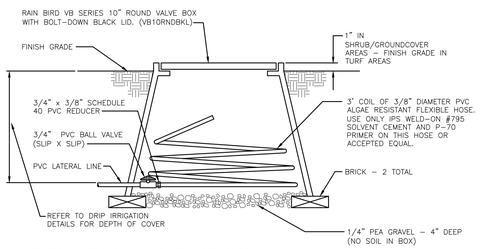



## AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE
NOT TO SCALE

NOTE: USE ONE AIR RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

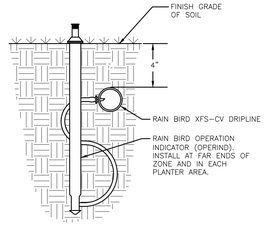



## AIR/VACUUM RELIEF VALVE AT PVC LATERAL
NOT TO SCALE

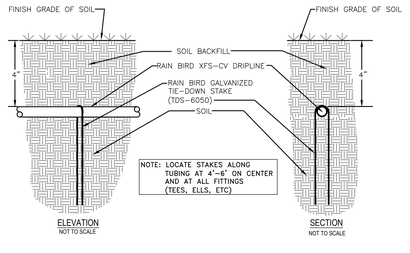



NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

## DRIPLINE FLUSH VALVE
NOT TO SCALE

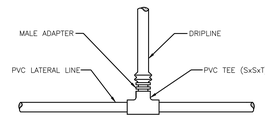



## POP–UP OPERATION INDICATOR
NOT TO SCALE



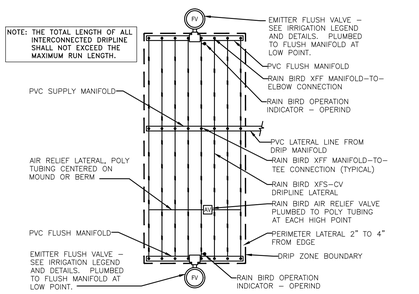

## GALVANIZED TIE–DOWN STAKE
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION



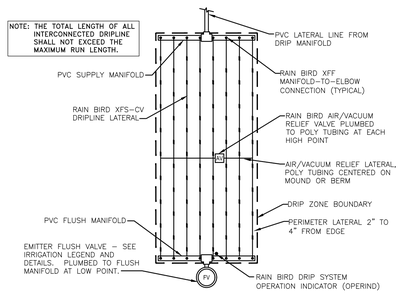

## DRIPLINE TO PVC CONNECTION
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



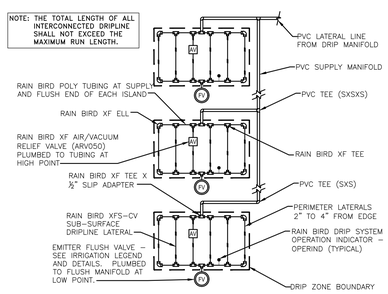

## CENTER FEED LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



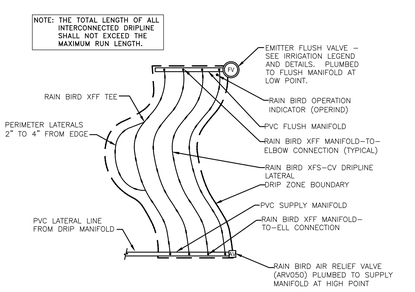

## END FEED LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



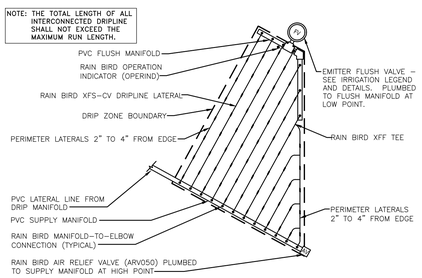

## ISLAND LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



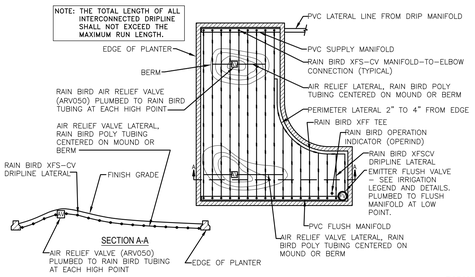

## ODD CURVES LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.




## TRIANGULAR LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.




## MOUND LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE


ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

2065 N. Broadway
Suite 203
Walnut Creek, CA 94596
www. environmentalforesight.com
925.945.0300


| | |
|---|---|
| **EFI Project Number** | 25013.01 |
| Contact | Scott Feuer |
| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
| Designer | Julia Herring |

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

# JOYFIELD AT LAKEVIEW CENTER
ANTIOCH, CA

| No. | DATE | DESCRIPTION |
|---|---|---|
| - | 07/03/25 | Major Design Review Submittal #1 |
| - | 07/15/25 | Major Design Review Submittal #2 |

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER — No. 6148 — STATE OF CALIFORNIA
SIGNATURE 08/31/2027 RENEWAL DATE

IRRIGATION DETAILS
PRIVATE ON-SITE

L3.4


DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

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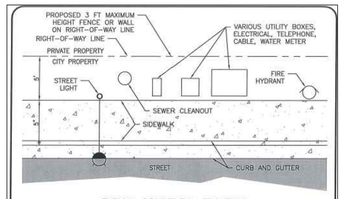



**TYPICAL RESIDENTIAL FRONTAGE**

ANTIOCH MUNICIPAL CODE SECTION 6-5.25
SECTIONS 7-2.0 THROUGH 7-2.7

IN MOST AREAS, THE CITY PROPERTY (RIGHT-OF-WAY) EXTENDS 10' BEHIND THE FACE OF CURB. IF THERE IS A 4.5' WIDE SIDEWALK ADJACENT TO THE 8" CURB, THEN THE RIGHT-OF-WAY EXTENDS 5' BEYOND THE SIDEWALK. ALL FENCES OR WALLS SHALL BE ON OR BEHIND THE RIGHT-OF-WAY LINE. SOME FENCES OR WALLS MAY BE WITHIN THE FIVE FOOT AREA BEHIND SIDEWALK IF AN ENCROACHMENT AGREEMENT IS APPROVED BY THE CITY ENGINEER. REMOVAL AND/OR REPAIR OF ALL PRIVATE IMPROVEMENTS ALLOWED WITHIN THE 10' RIGHT-OF-WAY IS AT THE EXPENSE OF THE PERMITTEE OR PROPERTY OWNER. PER STATE LAW, ANY DIGGING WITHIN THE RIGHT-OF-WAY REQUIRES NOTIFICATION OF UNDERGROUND SERVICE ALERT (U.S.A.) BY CALLING 811 OR ON-LINE AT https://www.usanorth811.org A MINIMUM OF 2-14 WORKING DAYS IN ADVANCE OF WORK. ALL UTILITY BOXES, FIRE HYDRANTS, STREET LIGHTS AND CLEANOUTS MUST BE DIRECTLY ACCESSIBLE FROM THE SIDEWALK.

VAULT CLEARANCES SHALL BE A MINIMUM OF 24 INCHES ON ALL SIDES; MORE STRINGENT CLEARANCES MAY BE REQUIRED BY THE UTILITY COMPANY. FIRE HYDRANT AND STREET LIGHT CLEARANCES SHALL BE A MINIMUM OF 36 INCHES ON ALL SIDES. ALL SHRUBS SHALL BE TRIMMED ACCORDINGLY. NO TREES ARE PERMITTED WITHIN FIVE FEET BEHIND ANY SIDEWALK. OVERHANGING TREES OR SHRUBS MUST BE TRIMMED TO CLEAR 8 FEET IN HEIGHT ABOVE SIDEWALK AND UTILITIES. WALLS, FENCES AND SHRUBS ARE LIMITED TO 3 FEET IN HEIGHT IN FRONT AND SIDE YARDS (AMC SECTION 9-5.503.1 AND AMC SECTION 9-5.503.2(A).

| | | |
|---|---|---|
| REGISTERED PROFESSIONAL ENGINEER JOHN D. SAMUELSON No. C67734 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA | CITY OF ANTIOCH PUBLIC WORKS DEPARTMENT | ANTIOCH CALIFORNIA OPPORTUNITY LIVES HERE |
| | UTILITY CLEARANCE POLICY | |
| JOHN D. SAMUELSON, CITY ENGINEER | DATE: 3/2/2017 REV.: 8/2/2022 | DRAWING NO. ST-19 (SHEET 1 OF 2) |

## ANTIOCH MUNICIPAL CODE

**SECTION 6-5.25**
**OBSTRUCTION OF HYDRANTS, WATER METERS OR OTHER WATER SERVICE EQUIPMENT**

NO PERSON SHALL PLACE, PLANT OR CONSTRUCT ANY OBJECT, SHRUBBERY, FENCE OR WALL WHICH ENCROACHES ON THE CLEAR SETBACK ZONE OF ANY HYDRANT, WATER METER OR OTHER WATER SERVICE EQUIPMENT CONNECTED TO THE WATER PIPES OF THE WATER DEPARTMENT.

A. HYDRANTS REQUIRE A MINIMUM UN-OBSTRUCTED THREE FOOT (3') CLEAR SETBACK ZONE, AT LEAST EIGHT FEET (8') HIGH, COMPLETELY AROUND EACH HYDRANT.

B. WATER METERS REQUIRE A MINIMUM UN-OBSTRUCTED TWENTY-FOUR INCH (24") CLEAR SETBACK ZONE, AT LEAST EIGHT FEET (8') HIGH, COMPLETELY AROUND EACH WATER METER BOX.
1. THE TWENTY-FOUR INCH (24") CLEAR SETBACK ZONE REQUIRED FOR WATER METERS SHALL BE MEASURED FROM THE OUTSIDE EDGE OF THE WATER METER BOX.
2. NO OBSTRUCTION OF ANY KIND SHALL BE PERMITTED BETWEEN THE WATER METER BOX AND THE PUBLIC SIDEWALK.

C. WATER GATES AND OTHER WATER SERVICE EQUIPMENT REQUIRE A MINIMUM UN-OBSTRUCTED TWENTY-FOUR INCH (24") CLEAR SETBACK ZONE, AT LEAST EIGHT FEET (8') HIGH, COMPLETELY AROUND EACH PIECE OF EQUIPMENT.

**GENERAL INFORMATION**

IN MOST AREAS OF THE CITY, THERE IS A TEN FOOT (10') RIGHT-OF-WAY BEHIND THE FACE OF THE CURB. WHERE THE SIDEWALK IS DIRECTLY BEHIND THE CURB, THIS MEANS THAT THERE IS A FIVE FOOT (5') RIGHT-OF-WAY BEHIND THE PUBLIC SIDEWALK. THIS IS A REQUIRED CITY RIGHT-OF-WAY FOR THE INSTALLATION AND RELOCATION OF PUBLIC UTILITIES. GENERALLY, IF YOUR WATER METER IS LOCATED BEHIND THE PUBLIC SIDEWALK, THEN THE FIVE FOOT (5') RIGHT-OF-WAY BEHIND THE SIDEWALK APPLIES TO YOUR PROPERTY. PRIOR TO THE CONSTRUCTION OF A STRUCTURE (INCLUDING FENCING OR WALLS) WITHIN THE RIGHT-OF-WAY, THE PROPERTY OWNER MUST OBTAIN A "CITY ENCROACHMENT AGREEMENT." FENCING, WALLS OR OTHER STRUCTURES REQUIRE A BUILDING PERMIT AS WELL.

APPLICATIONS FOR A CITY ENCROACHMENT AGREEMENT ARE OBTAINED FROM THE ENGINEERING SERVICES DIVISION, DEPARTMENT OF PUBLIC WORKS, (925) 779-7080. BUILDING PERMITS ARE ISSUED BY BUILDING SERVICES DIVISION, DEPARTMENT OF COMMUNITY DEVELOPMENT, (925) 779-7065. BOTH ARE LOCATED AT ANTIOCH CITY HALL, THIRD AND 'H' STREETS, ON THE SECOND FLOOR.

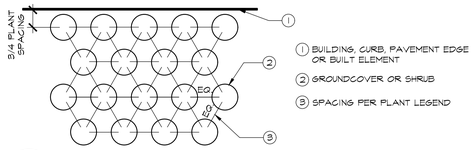
**IF YOU HAVE ANY QUESTIONS CONCERNING THE "CLEAR SETBACK ZONE" OF WATER METERS OR HYDRANTS, YOU MAY CONTACT THE WATER SUPERINTENDENT AT (925) 779-6952.**

| | | |
|---|---|---|
| REGISTERED PROFESSIONAL ENGINEER JOHN D. SAMUELSON No. C67734 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA | CITY OF ANTIOCH PUBLIC WORKS DEPARTMENT | ANTIOCH CALIFORNIA OPPORTUNITY LIVES HERE |
| | UTILITY CLEARANCE POLICY | |
| JOHN D. SAMUELSON, CITY ENGINEER | DATE: 3/2/2017 REV.: 8/2/2022 | DRAWING NO. ST-19 (SHEET 2 OF 2) |

## 7 UTILITY PLANTING CLEARANCES

SCALE: NTS

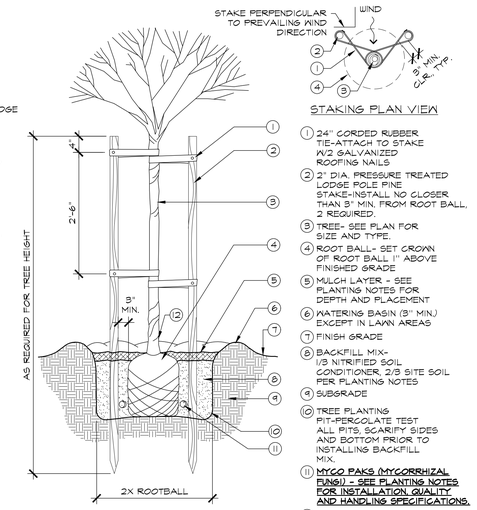
1/1 DTI-UtilityClearancesST-19 01.dwg




## 4 GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

1/1 DT-GrndCov01.dwg

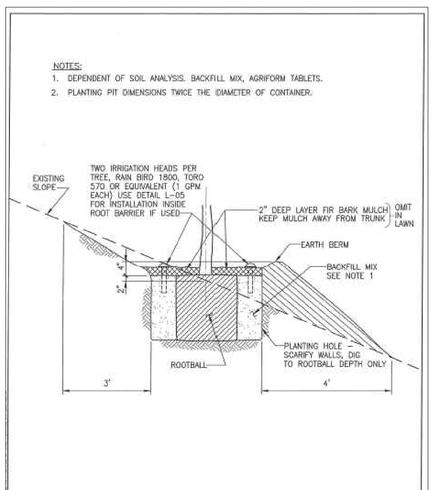



NOTES:
1. SEE PLANTING NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

## 1 TREE PLANTING

SCALE: N.T.S.

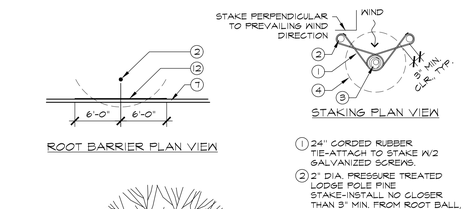
1/1 DT-Tree-Green02.dwg

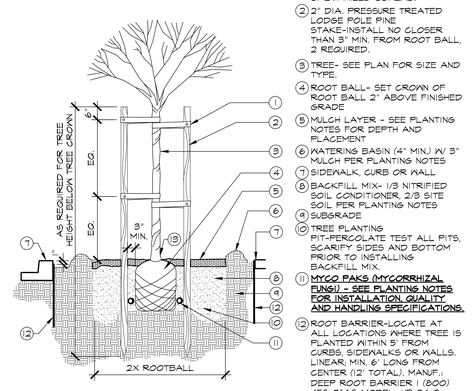



## 5 PLANTING ON SLOPE

SCALE: NTS

1/1 DTI-PlantingOnSlope01.dwg



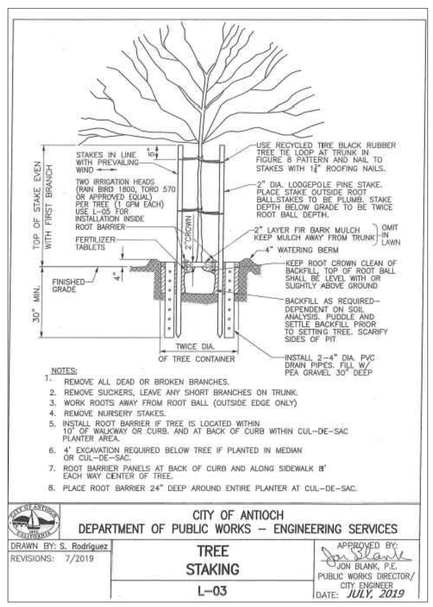




NOTES:
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

## 2 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.

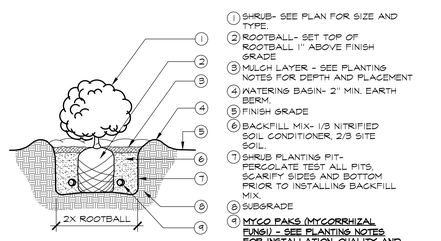
1/1 DT-Tree-Green01.dwg




## 6 TREE STAKING

SCALE: NTS

1/1 DTI-TreeStaking01.dwg




## 3 SHRUB PLANTING

SCALE: N.T.S.

1/1 DT-Shrub-Green01.dwg

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

2065 N. Broadway
Suite 203
Walnut Creek, CA 94596
www. environmentalforesight.com
925.945.0300

| | |
|---|---|
| **EFI Project Number** | 25013.01 |
| Contact | Scott Feuer |
| Email | sfeuer@environmentalforesight.com |
| Principal | Scott Feuer |
| Designer | Julia Herring |

**Applicant**
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

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ANTIOCH, CA

| No. | DATE | DESCRIPTION |
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LICENSED LANDSCAPE ARCHITECT SCOTT E. FEUER No. 4878 SIGNATURE 08/31/2027 RENEWAL DATE STATE OF CALIFORNIA

PLANTING DETAILS

L3.5

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