NEW CONDOMINIUMS AT DELTA FAIR VILLAGE

ANTIOCH, CA

TEAM

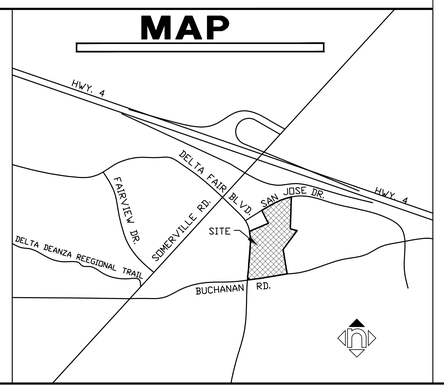
OWNER
CHIU FAMILY TRUST
1767 GERMANO WAY
PLEASANTON, CA 94566
(925) 463-0898
FAX 461-3391
GABRIEL CHIU

CIVIL
RIDGELINE ENGINEERING
2522 GRAND CANAL BLVD. #14
STOCKTON CA, 95207
(209) 955-0110
FAX 955-0220
JORDON BALDWIN

ARCHITECT
PENDLEY & ASSOCIATES, INC.
9008 SIEGEL ST.
VALLEY SPRINGS, CA, 95252
(209) 786-3700
FAX 323-2003
BRIAN PENDLEY

LANDSCAPE
SAM HARNED LANDSCAPE ARCHITECT
P.O. BOX 2275
OAKDALE CA, 95361
(209) 380-7376
FAX ?
SAM HARNED

MAP



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E 1.2 COURTYARD LIGHTING PLAN

DATA

ADDRESS:	3000 DELTA FAIR BLVD, ANTIOCH, CA
APN:	76-44-29, 30, 31 (CONTRA COSTA COUNTY)
ZONE:	FROM C1 TO PD [PD-16-02]
GENERAL PLAN:	FOCUS AREA [GP-18-02]
BLDG. CODE:	2016 CBC, CFC, CMC, CPC, CEC, GBSC & CA ENERGY CODE
OCC. GROUP:	S2, M, R2, A3, B
CONST. TYPE:	IA [GAR], IIIA [APTS, CLUBHOUSE & FITNESS] & VB [RETAIL & PAVILION]
BLDG. HT.	65'-0" (GAR. + 4 FLRS.)
BLDG. AREA:	161,081 sf (E) RETAIL BLDGS. - 65,543 sf - 7,453 sf = 87,535 sf 4,000 sf (N) DAYCARE/RETAIL BLDG. 141,440 sf (N) PARKING GARAGES + 720 sf OFFICE + 1,380 (N) CLUBHOUSE + 1,058 sf (N) FITNESS + (2) 800 sf (N) PAVILIONS 260,844 sf (N) RESIDENTIAL CONDOMINIUMS ABOVE
SITE AREA:	13.4 ACRES (7.4 + 6.0)
SITE BREAKDOWN:	57% BLDG., 18% PAVING & 25% LANDSCAPE
FAR:	1.0
DENSITY	35 UNITS PER ACRE [6X35 = 210]
PRIVATE SPACE:	PRIVATE BALCONIES RANGE FROM 60 SF 900 SF
COMMOM SPACE	COMMON OPEN SPACE INCLUDES 52,000 SF COURTYARD
PRIVATE STOR:	250 CF STORAGE FOR EACH UNIT
PARKING REQ'D:	(E) RETAIL = 87535/1000x4.7 = 411 SP. (N) RETAIL = 4000/1000x5 = 20 SP. (N) RESIDENTIAL CONDOMINIUMS 36 STUDIO x 1.5 = 54 SP. 82 1 BR x 1.5 = 123 SP. 66 2 BR x 1.5 = 99 SP. 26 3 BR x 2 = 52 SP. RESIDENTS SUBTOTAL = 328 210 UNITS/5 = 42 GUEST SP. TOTAL = 370 RES. SP. + 20 RETAIL SP. TOTAL = 411 + 390 = 801
PROVIDED:	NORTH = 442 SP. (299 STD, 134 C, 9 h/c) SOUTH = 342 SP. (381 STD, 0 C, 9 h/c) (324 IN GARAGE + 68 OUTSIDE) TOTAL = 832 SP.
SCOPE:	ADJUST LOT LINES & REZONE FROM C1 TO PD. DEMO 2 EX. VACANT RETAIL BUILDINGS [65,543 + 7,453 SF] & SOME OF THE PARKING LOT. BUILD A NEW PARKING GAR. w/ 4 FLRS OF RES. CONDOMINIUMS ABV. w/ CENTRAL COURTYARD. BUILD NEW 4,000 sf RETAIL BLDG w/ PLAZA. AND PROVIDE FACELIFT TO EX. SHOPPING CENTER. FIRE SPRINKLERS TO BE IN (N) BLDGS.

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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TITLE

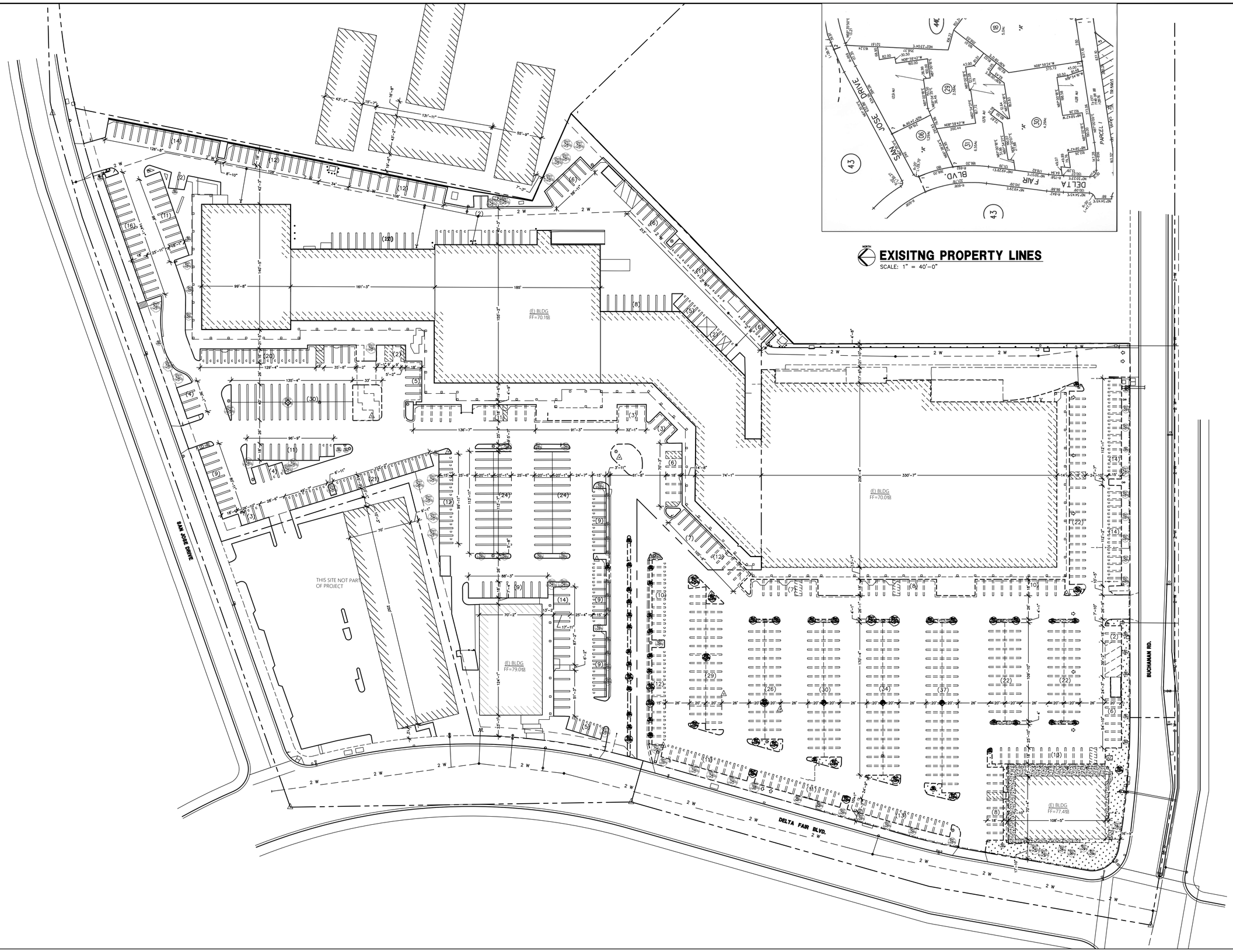
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: NONE
DATE: 10-1-18
JOB NO. 15091

SHEET T OF SHEETS

D:\TITLE.DWG

PLOTTED: 3-15-19



SITE DEMOLITION PLAN

SCALE: 1" = 40'-0"

EXISITNG PROPERTY LINES

SCALE: 1" = 40'-0"

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22259 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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SITE DEMO PLAN

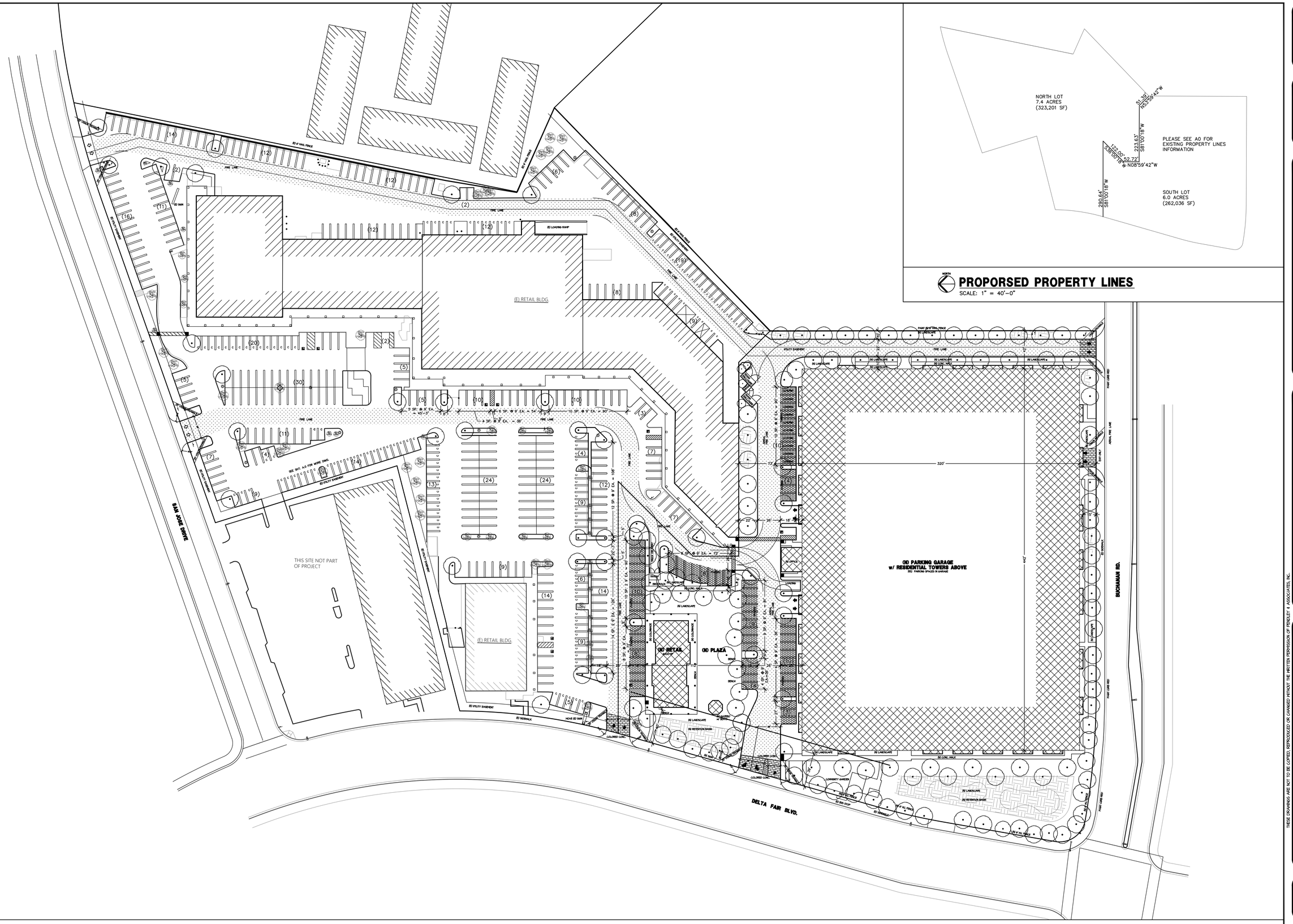
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 40'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A0** OF SHEETS

PLOTTED: 3-15-19

D:\A0-SITE DEMO.DWG



DATE	BY	NO.	REVISION

BRIAN A. PENDLEY ARCHITECT C 22759 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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OVERALL SITE PLAN

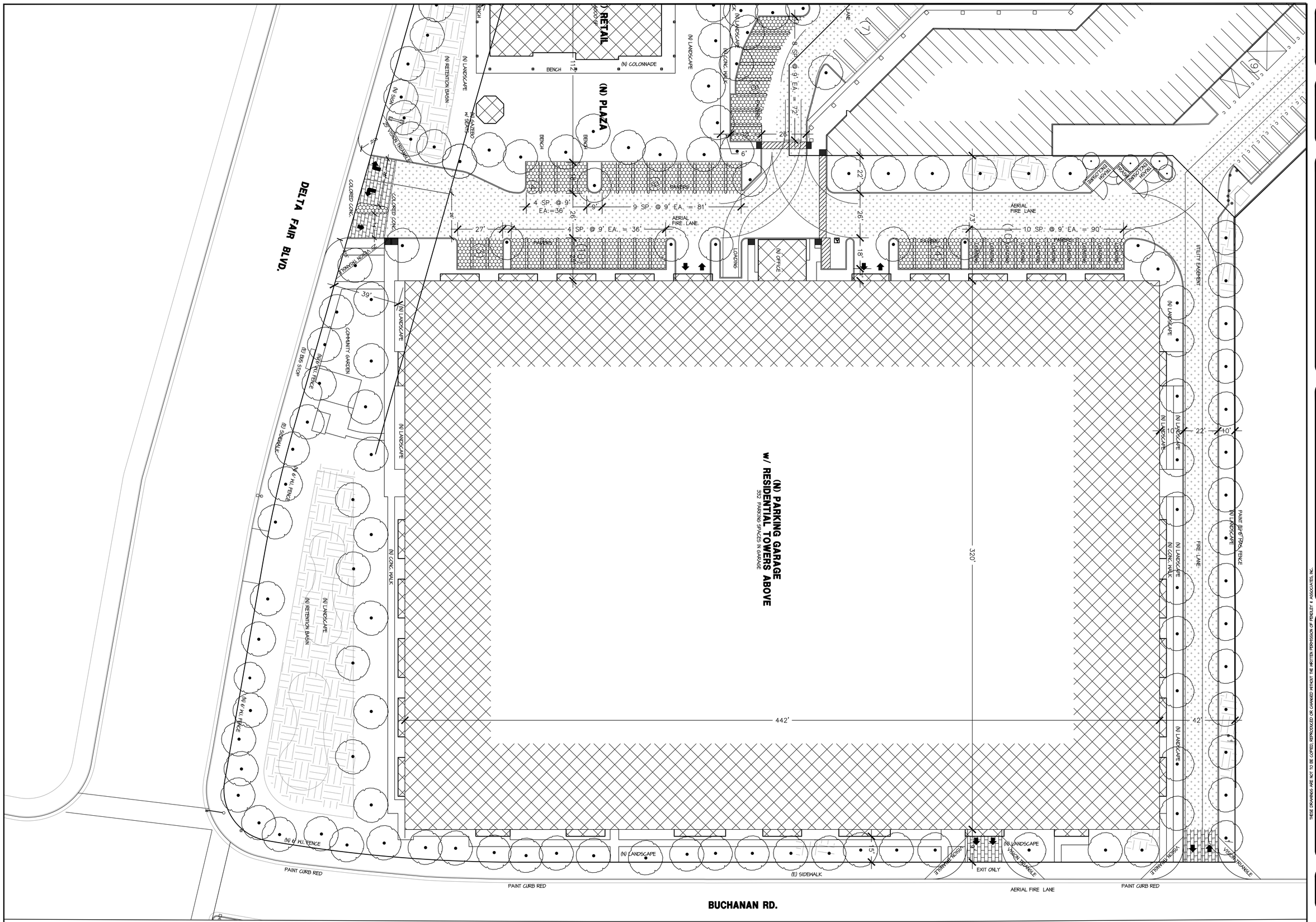
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE:	1" = 40'-0"
DATE:	10-1-18
JOB NO.	15091

SHEET **A1.1** OF SHEETS

D:\A1-SITE.DWG

PLOTTED: 12.17.19



SITE PLAN

SCALE: 1" = 20'-0"

DATE	BY	NO.	REVISION

CERTIFIED ARCHITECT BRIAN A. PENDLEY C 22139 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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SITE PLAN – SOUTH END

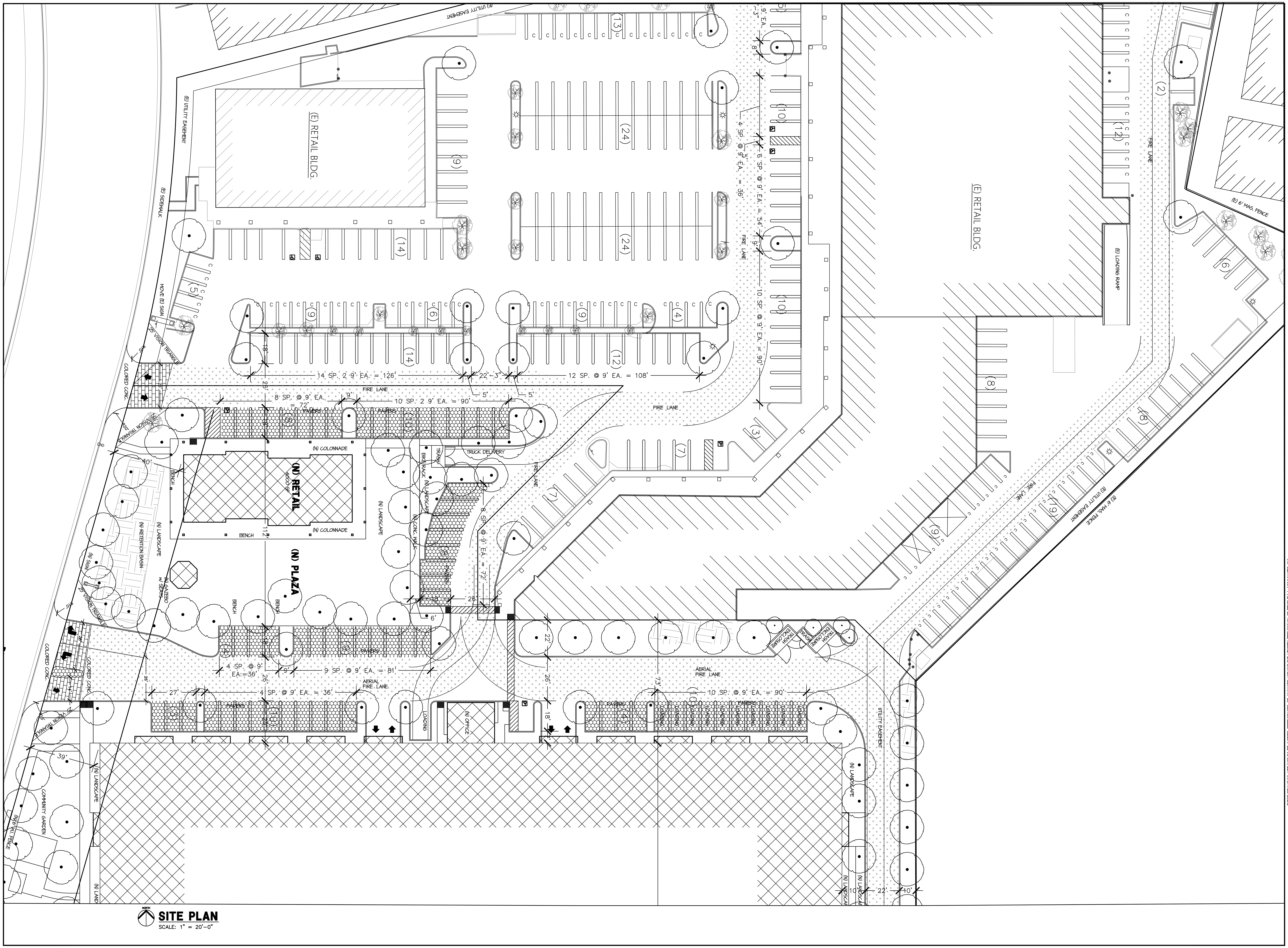
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 20'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A1.2** OF SHEETS

D:\A1.2-SITE.DWG

PLOTTED: 12-17-19



SITE PLAN

SCALE: 1" = 20'-0"

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22259 STATE OF CALIFORNIA

DRAWN BY: I.A.
CHECKED BY: B.P.

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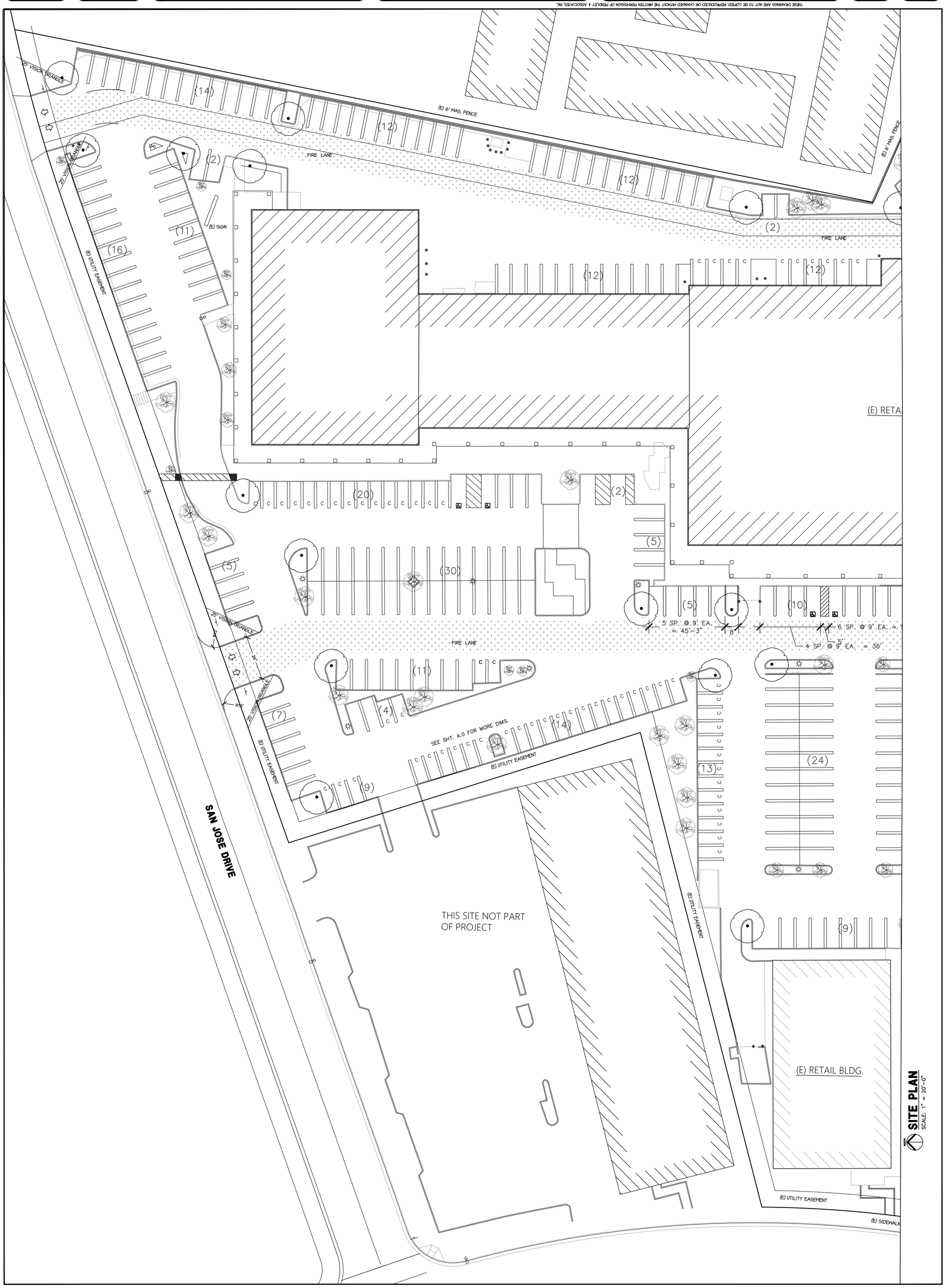
SITE PLAN – MIDDLE AREA

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 20'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
A1.3
OF SHEETS

PLOTTED: 12-17-19



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SITE PLAN – NORTH END

NEW CONDOMINIUMS AT
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3000 DELTA FAIR BLVD., ANTIOCH, CA

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E-MAIL: brian@pendleyinc.com WEB: www.pendleyinc.com

SCALE:	1" = 20'-0"
DATE:	10-1-18
JOB NO.	15091

SHEET **A1.4** OF SHEETS

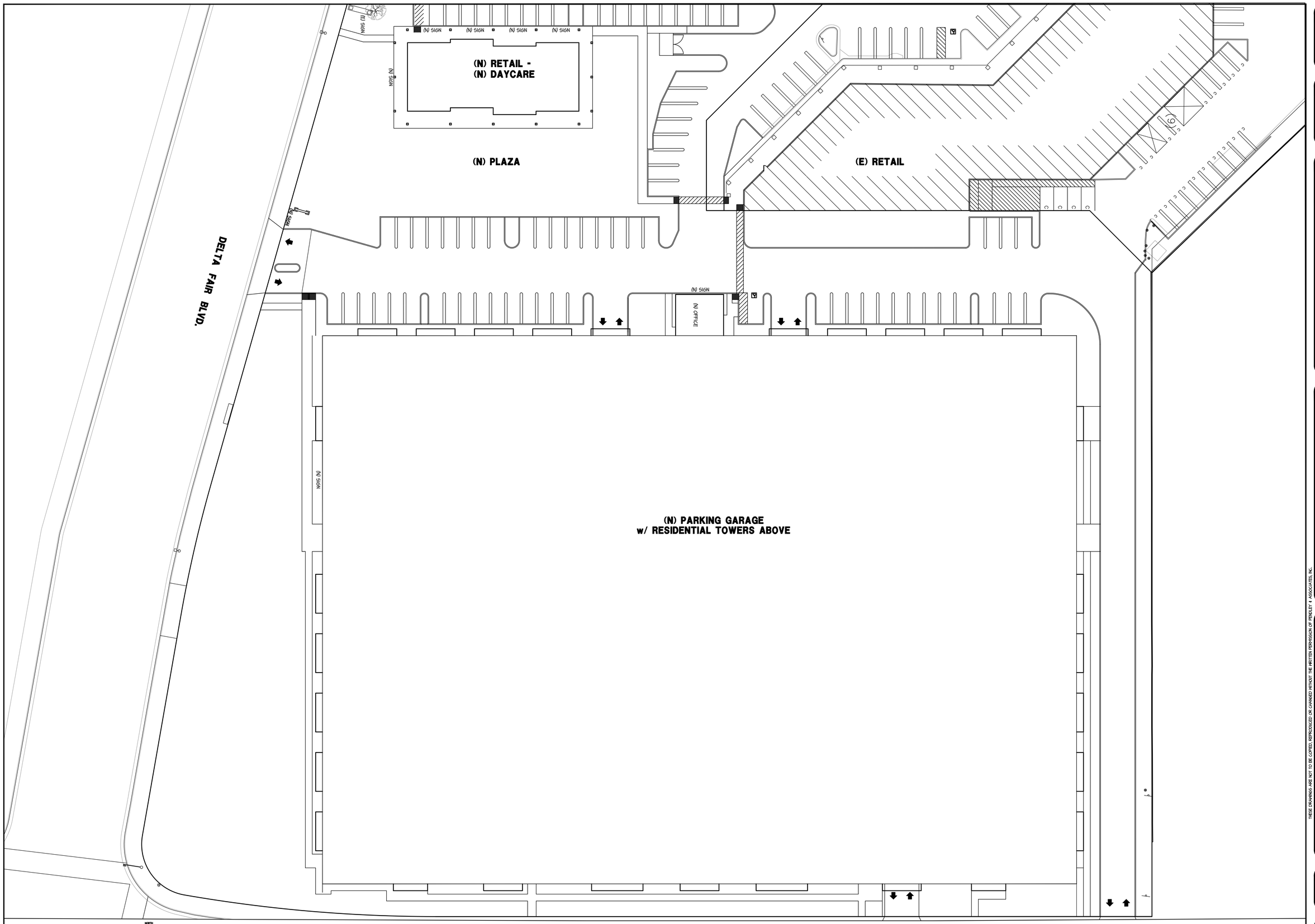
PLOTTED: 12-17-19

D:\A1.4-SITE.DWG

LICENSED ARCHITECT BRIAN A. PENDLEY STATE OF CALIFORNIA C 22259 DEC. 31, 2019

DRAWN BY: L.A. CHECKED BY: B.P.

DATE	BY	NO.	REVISION



SIGN PLAN
SCALE: 1" = 20'-0"

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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SIGN PLAN – SOUTH END

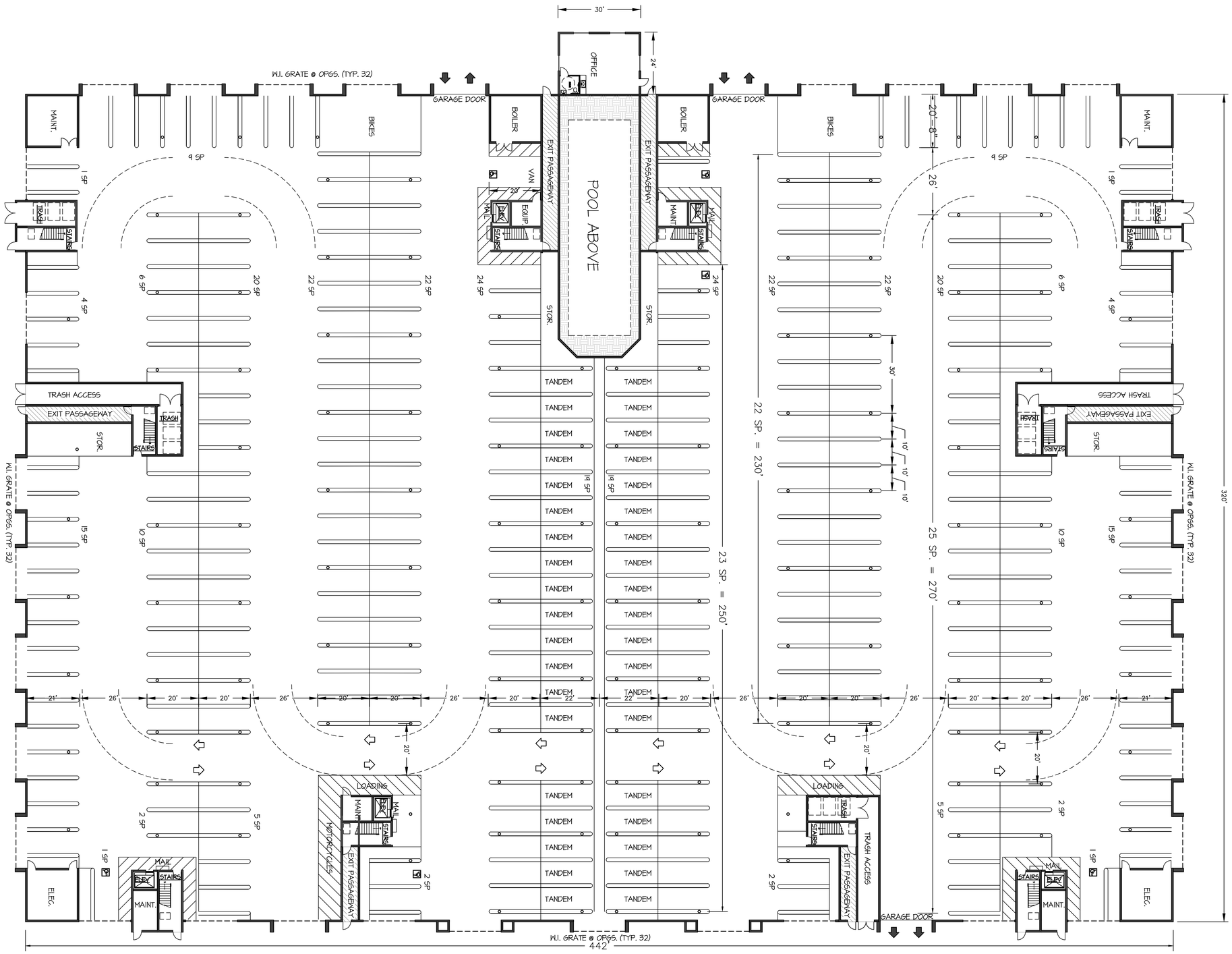
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 20'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
A1.5
OF SHEETS

PLOTTED: 12-17-19

D:\A1.5-SITE.DWG



GARAGE PLAN

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

DATE	BY	NO.	REVISION

DRAWN BY: I.A.
CHECKED BY: B.P.

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PARKING GARAGE PLAN

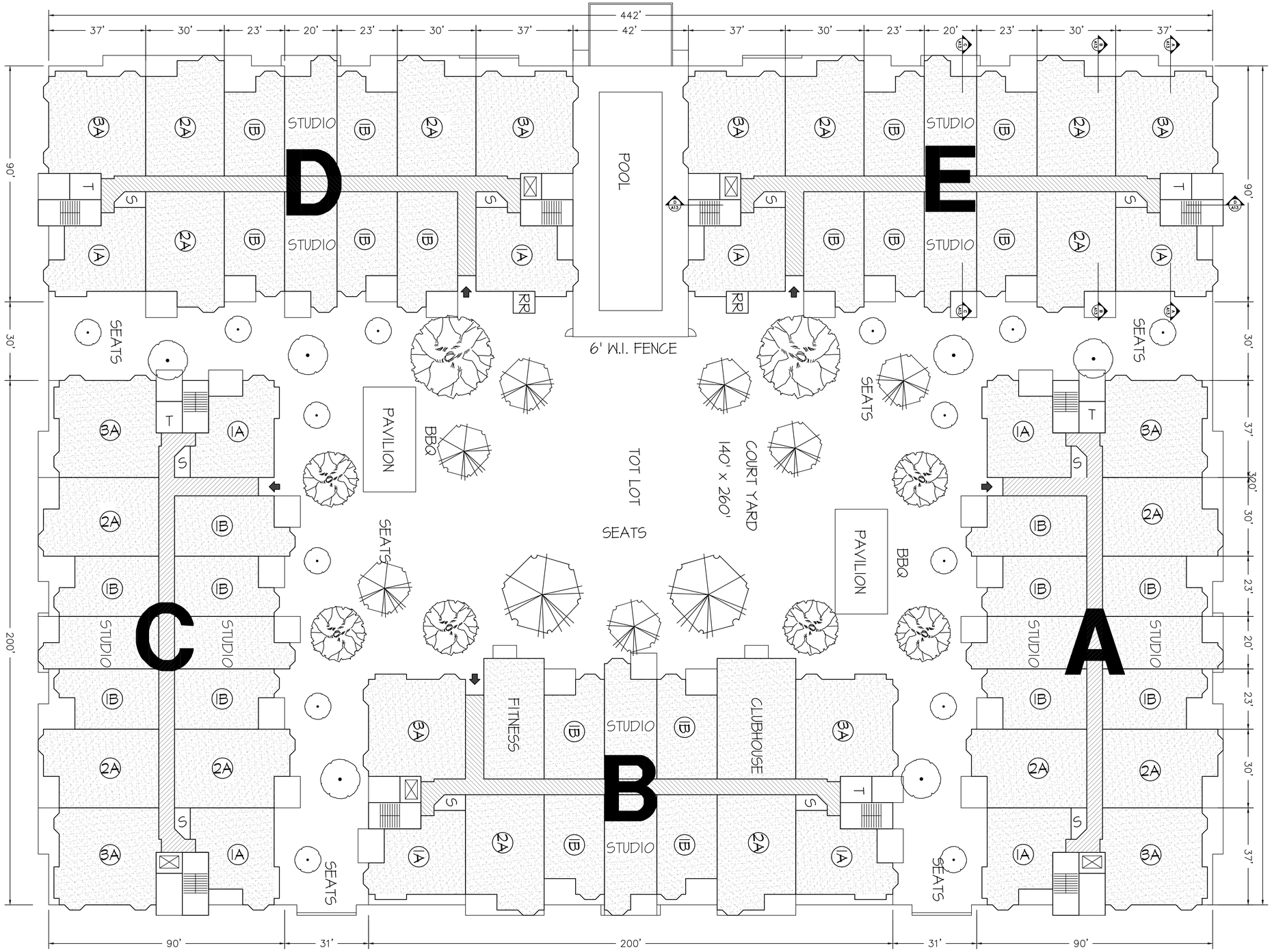
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A2** OF SHEETS

D:\A2-GAR. PLAN.DWG

PLOTTED: 12.17.19



FIRST FLOOR PLAN

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 EXP. 12-31-2019 STATE OF CALIFORNIA

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FIRST FLOOR PLAN

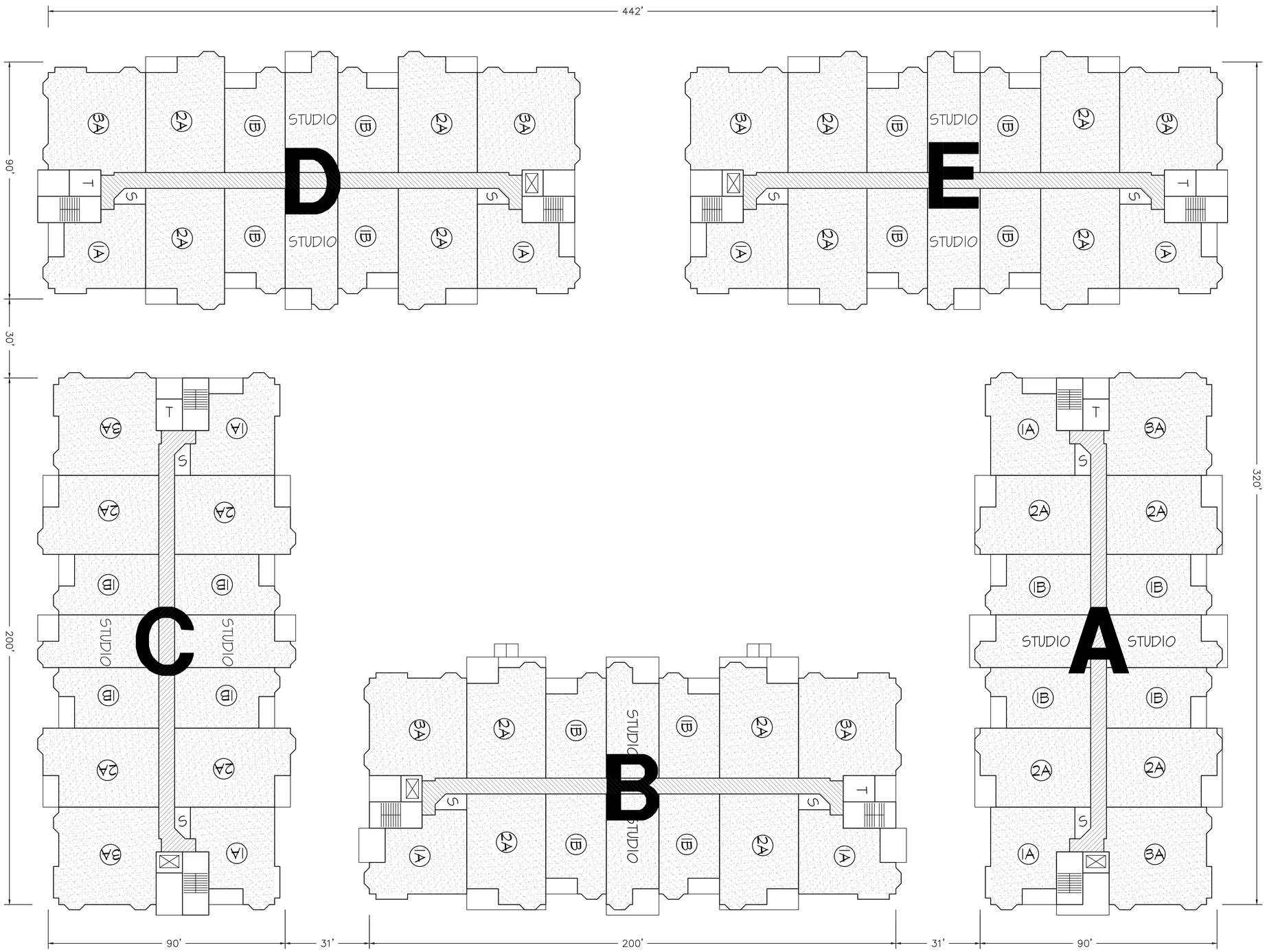
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A3** OF SHEETS

D:\A3-1-2-3 FL.DWG

PLOTTED: 3-16-19



SECOND FLOOR PLAN

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22259 DEC. 31, 2019 CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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SECOND FLOOR PLAN

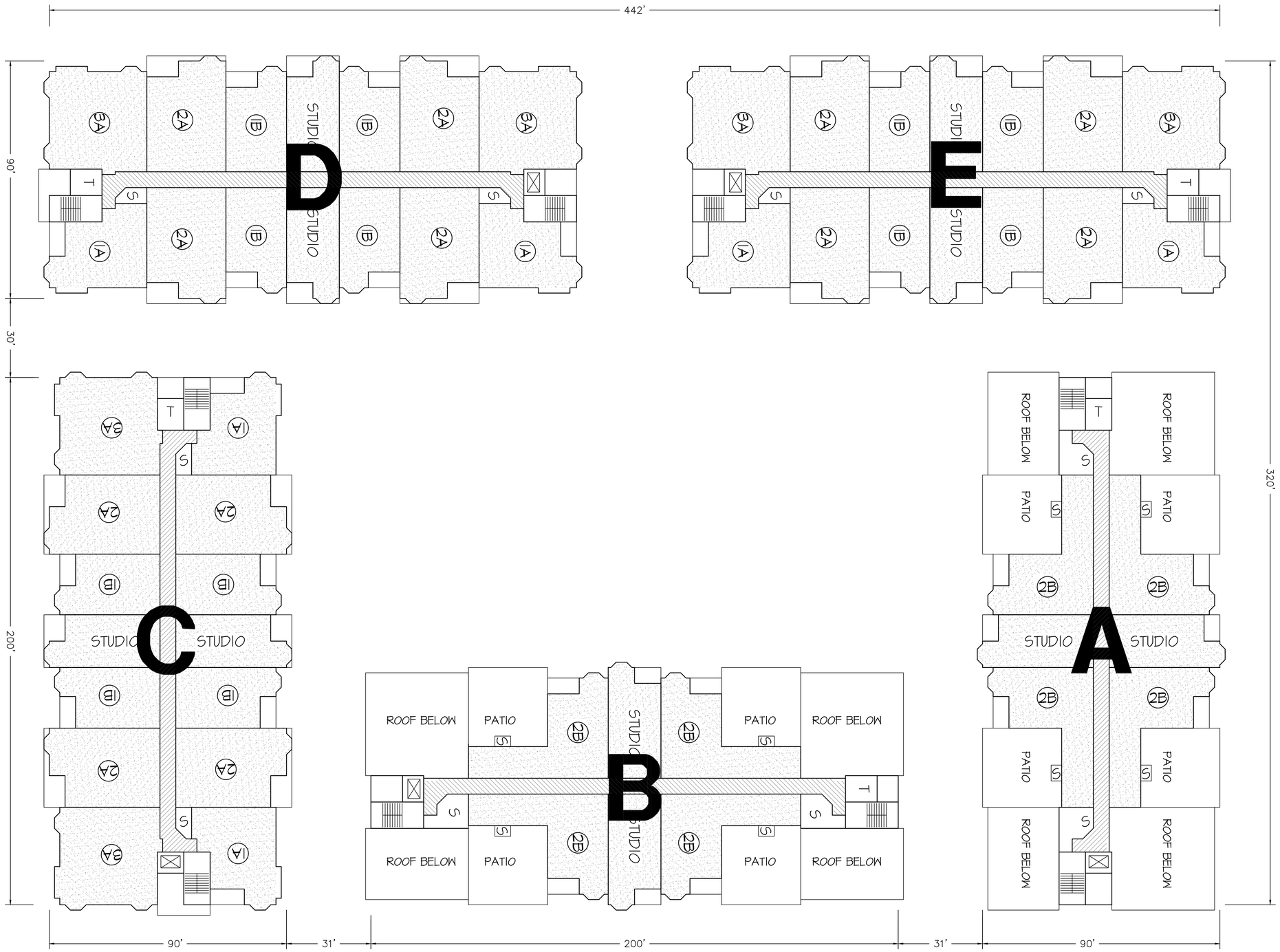
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A4** OF SHEETS

D:\A4-2 PLAN.DWG

PLOTTED: 9-16-19



THIRD FLOOR PLAN

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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THIRD FLOOR PLAN

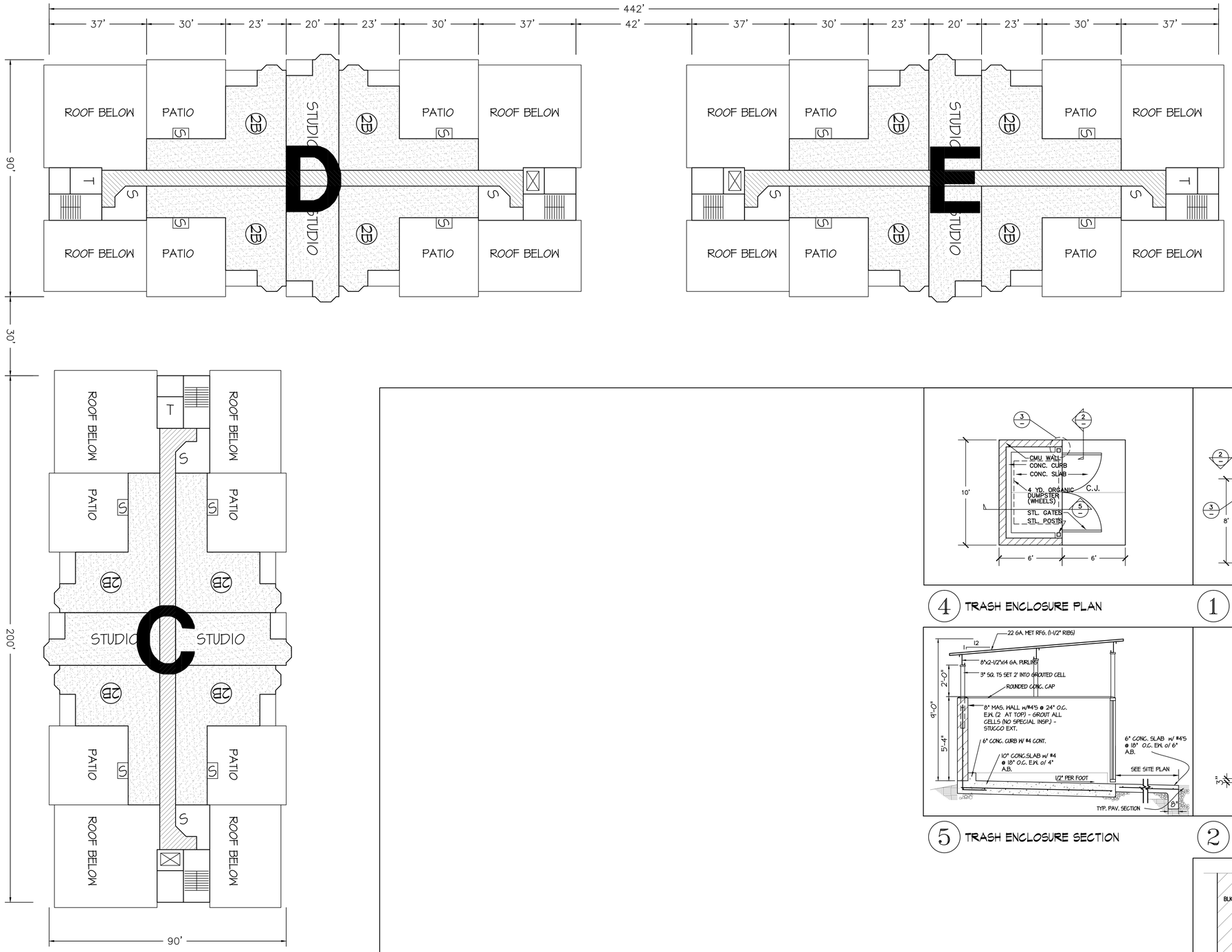
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A5** OF SHEETS

D:\A4-2 FL.DWG

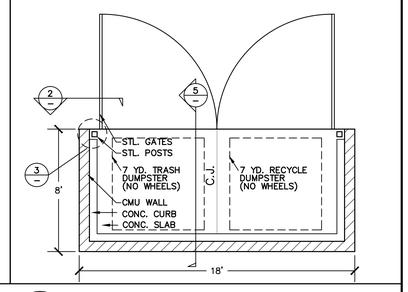
PLOTTED: 3-15-19



FOURTH FLOOR PLAN

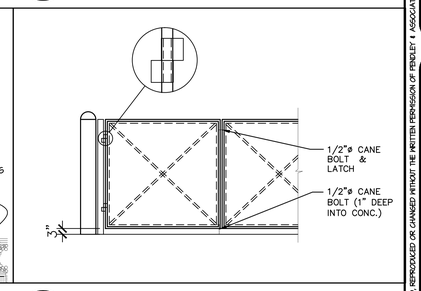
SCALE: 1/16" = 1'-0"

4 TRASH ENCLOSURE PLAN

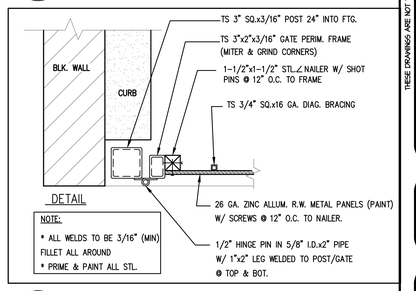


1 TRASH ENCLOSURE PLAN (TYP. 2)

5 TRASH ENCLOSURE SECTION



2 TRASH ELEVATION



3 TRASH ENCLOSURE GATE DETAILS

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22759 EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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FOURTH FLOOR PLAN

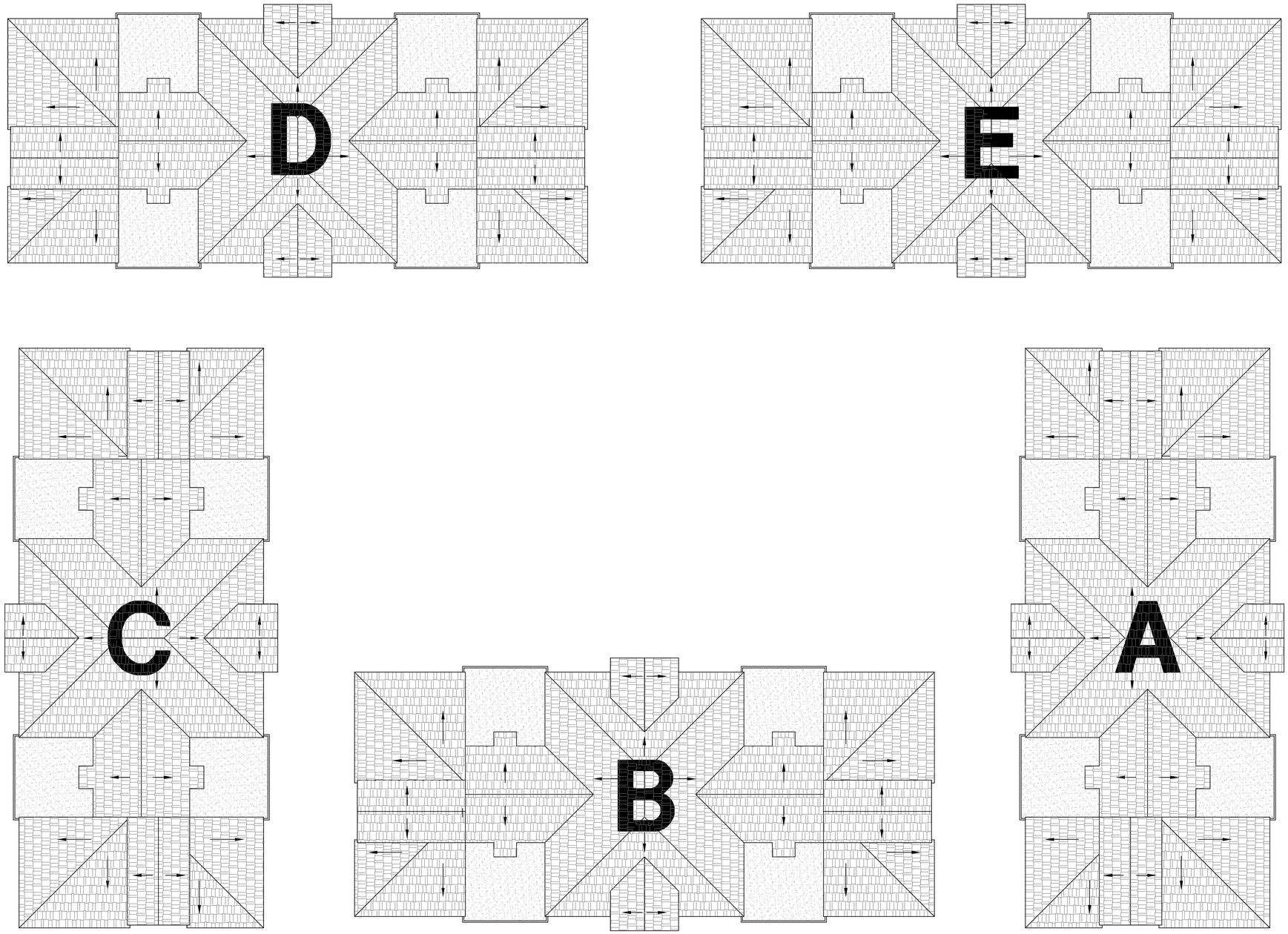
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A6** OF SHEETS

D:\A6-4th FL.DWG

PLOTTED: 12.17.19



NORTH

ROOF PLAN

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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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ROOF PLAN

NEW CONDOMINIUMS AT

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD., ANTIOCH, CA

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

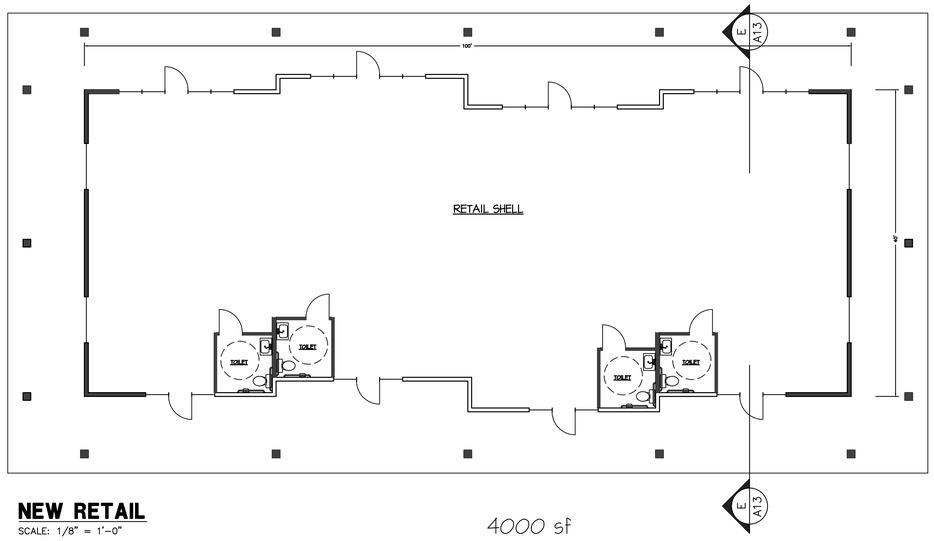
DATE: 10-1-18

JOB NO. 15091

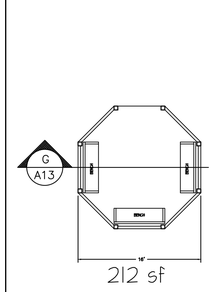
SHEET **A7** OF SHEETS

D:\AE-ROOF.DWG

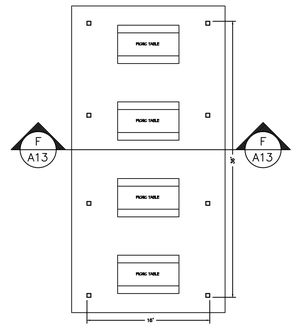
PLOTTED: 3-15-19



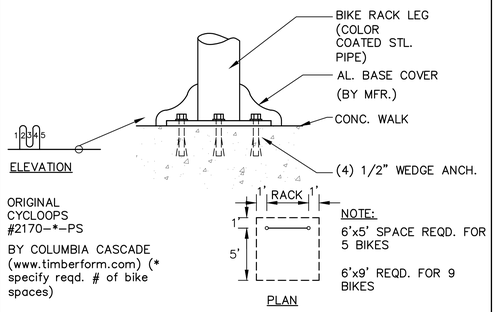
NEW RETAIL
SCALE: 1/8" = 1'-0"



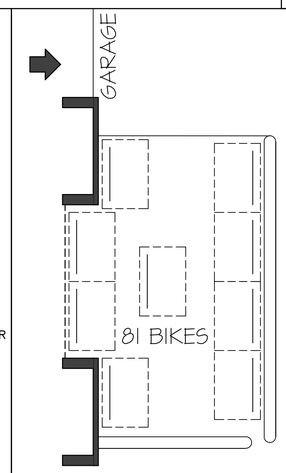
GAZEBO
SCALE: 1/8" = 1'-0"



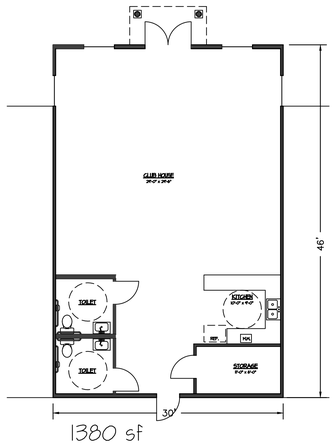
PAVILION
SCALE: 1/8" = 1'-0"



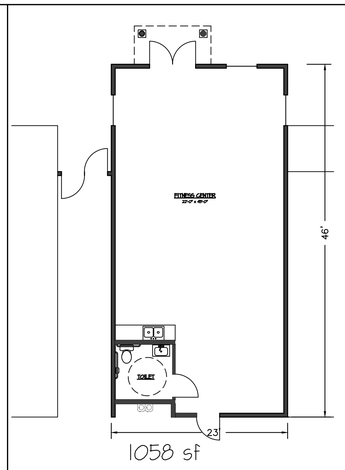
BIKE RACK
SCALE: 1/8" = 1'-0"



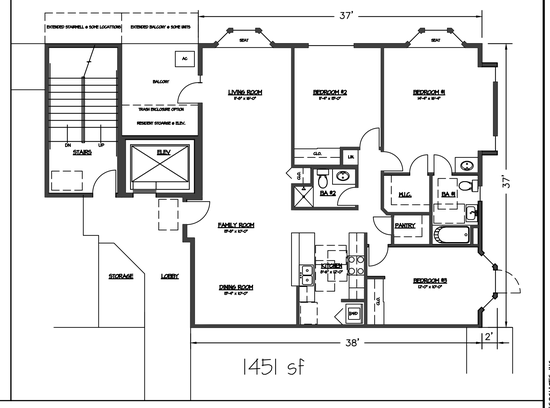
BIKE PARKING
SCALE: 1/8" = 1'-0"



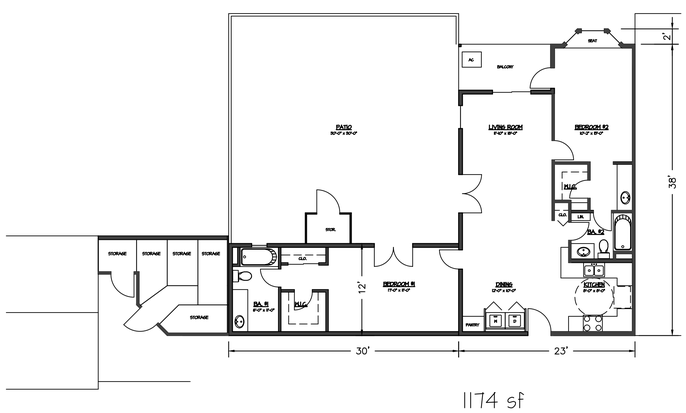
CLUB HOUSE
SCALE: 1/8" = 1'-0"



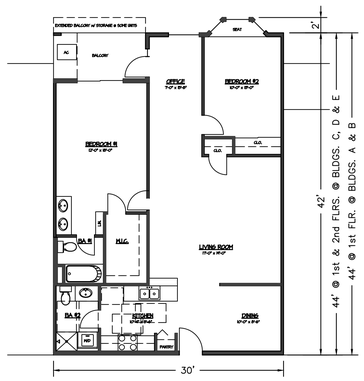
FITNESS CENTER
SCALE: 1/8" = 1'-0"



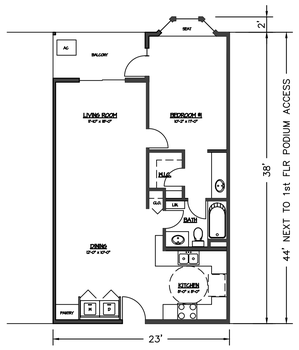
UNIT - 3A
SCALE: 1/8" = 1'-0"



UNIT - 2B
SCALE: 1/8" = 1'-0"



UNIT - 2A
SCALE: 1/8" = 1'-0"



UNIT - 1B
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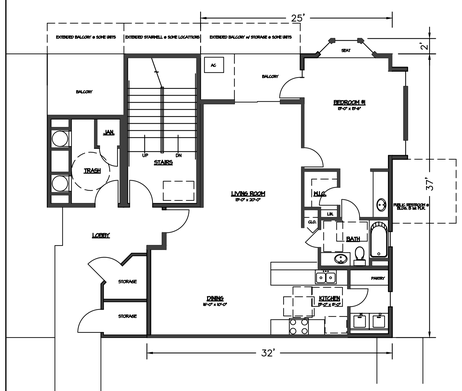
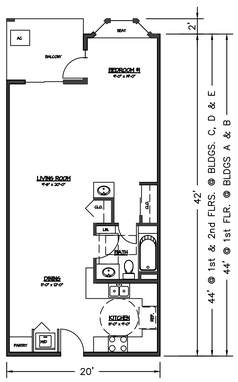


UNIT - 1A
SCALE: 1/8" = 1'-0"



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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22759 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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UNIT PLANS & MISC. FLOOR PLANS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/8" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A8** OF SHEETS

D:\AT-UNITS.DWG

PLOTTED: 12.17.19

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	498
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	498
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARGAE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMN	TBD	W/ TSUCAN BASE & CAP	WHITE
25.	PAINT EAST CMU FENCE	EXIST.	EXIST.	MATCH CMU WALLS

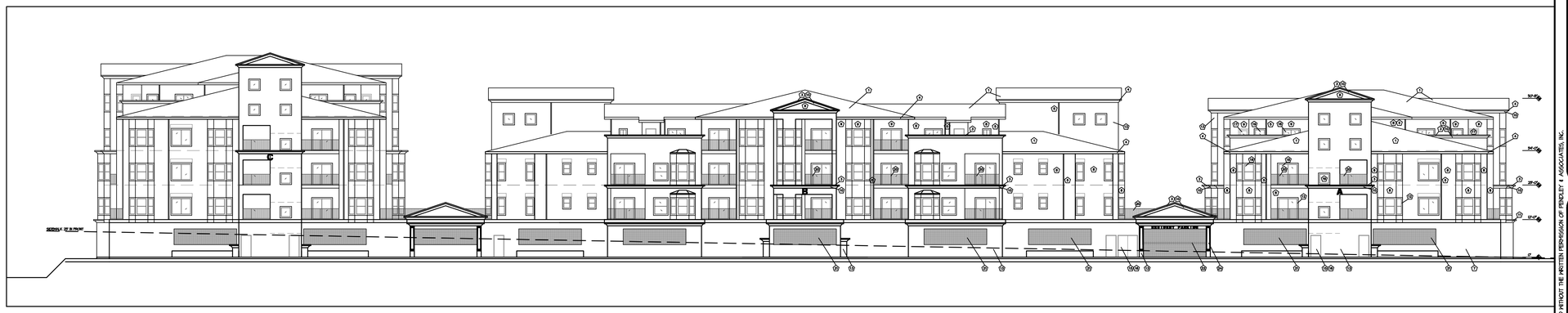
SUBSTITUTION PENDING APPROVAL

EAST ELEVATION

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

WEST ELEVATION

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



SOUTH ELEVATION

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

NORTH ELEVATION

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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EXTERIOR ELEVATIONS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

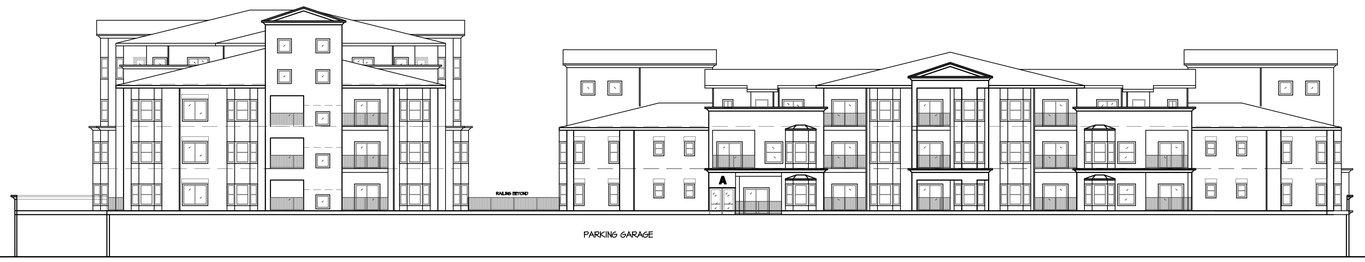
SHEET **A9** OF SHEETS

D:\A9-ELEV.DWG

PLOTTED: 12.12.19

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	448
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	448
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARGAE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMN	TBD	W/ TSUCAN BASE & CAP	WHITE
25.				

SUBSTITUTION PENDING APPROVAL



EAST COURTYARD ELEVATION

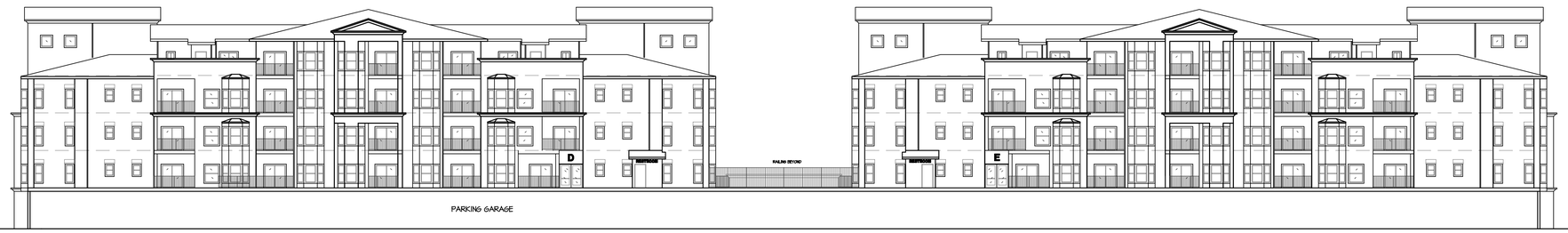
SCALE: 1/16" = 1'-0"

WEST COURTYARD ELEVATION

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

SOUTH COURTYARD ELEVATION

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



NORTH COURTYARD ELEVATION

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 REG. EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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COURTYAR EXTERIOR ELEVATIONS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

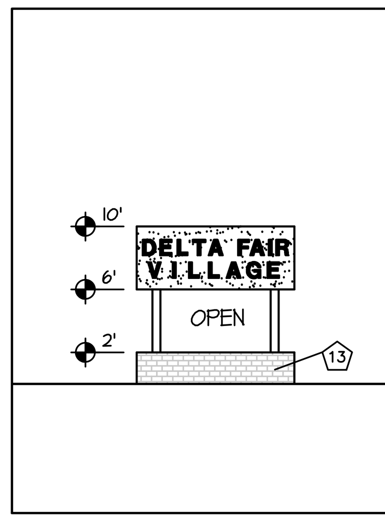
SHEET **A10** OF SHEETS

D:\A9-ELEV.DWG

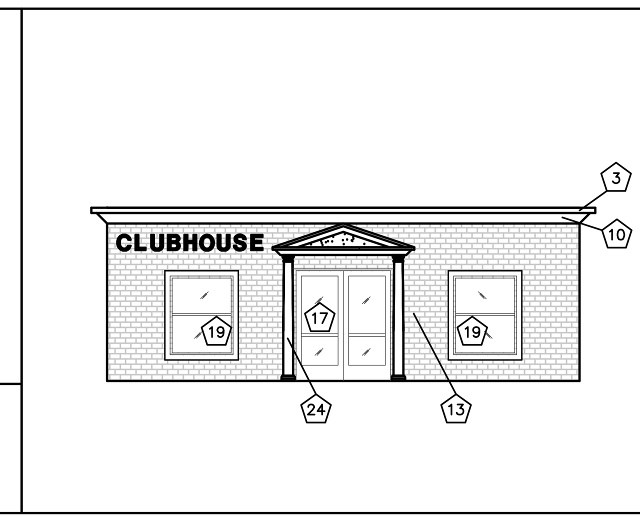
PLOTTED: 3-15-19

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	498
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	498
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARAGE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMNS	TBD	TUSCAN BASE & CAP	WHITE
25.				

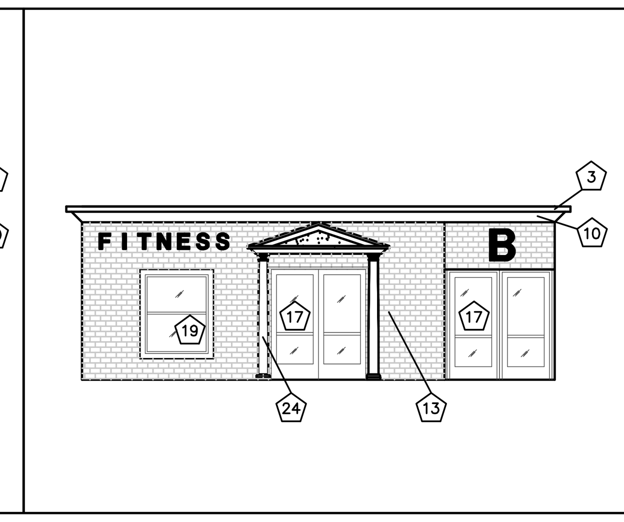
SUBSTITUTION PENDING APPROVAL



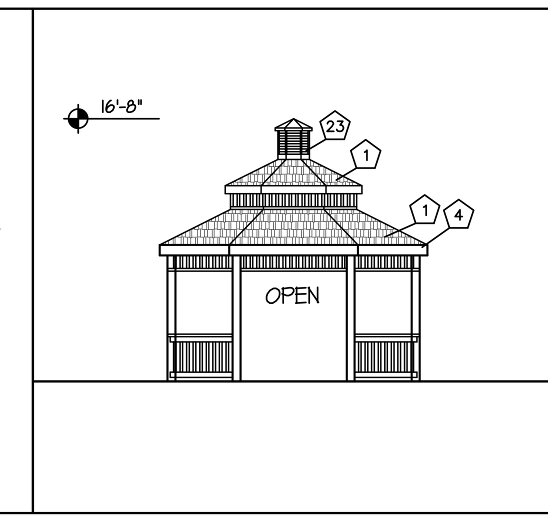
MONUMENT SIGN



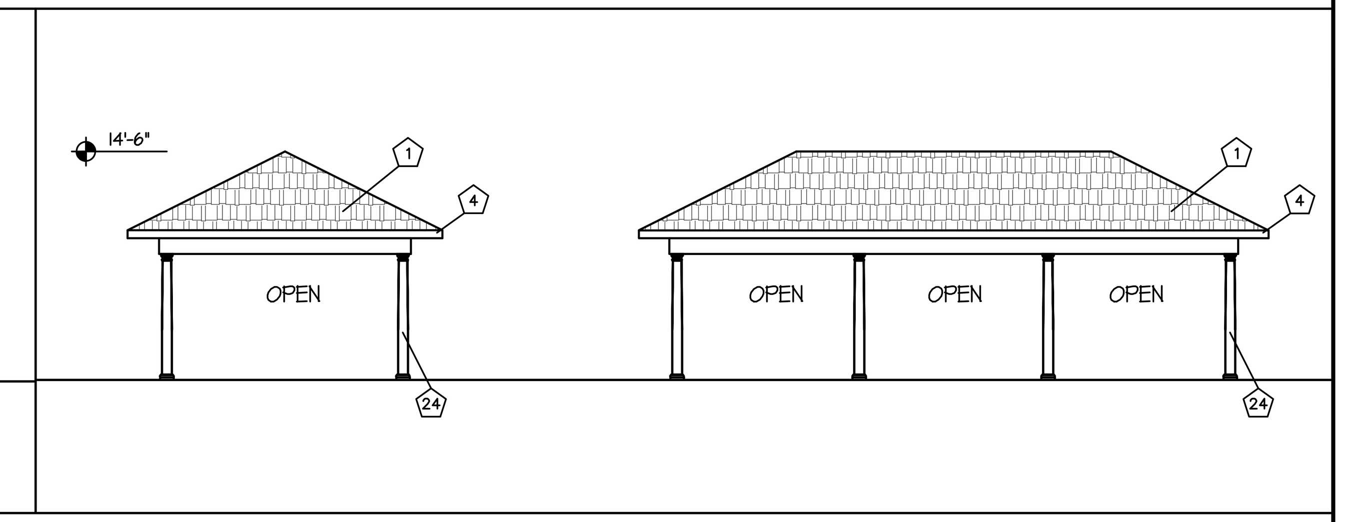
CLUBHOUSE ELEVATION



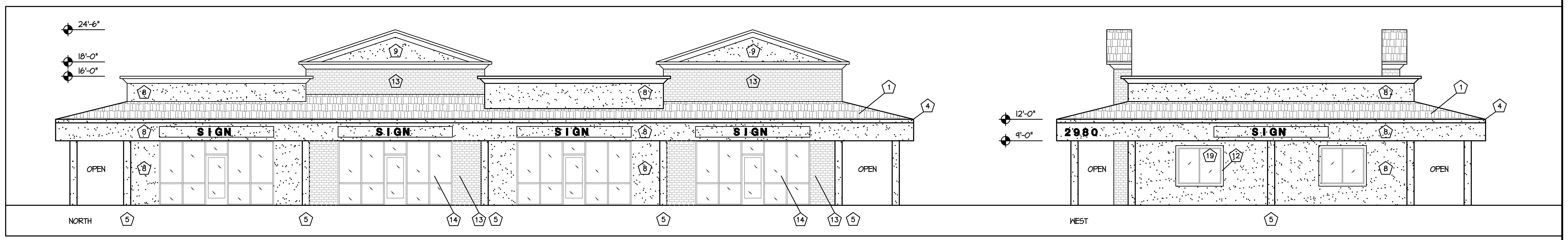
FITNESS ELEVATION



GAZEBO ELEVATION

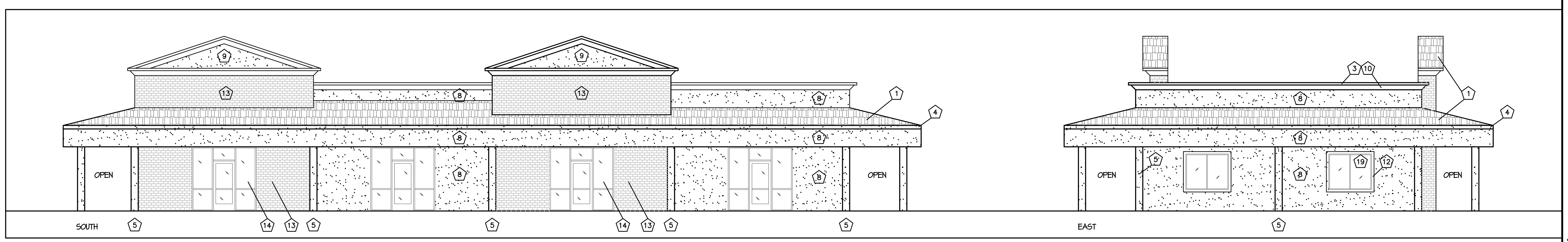


PAVILION ELEVATIONS



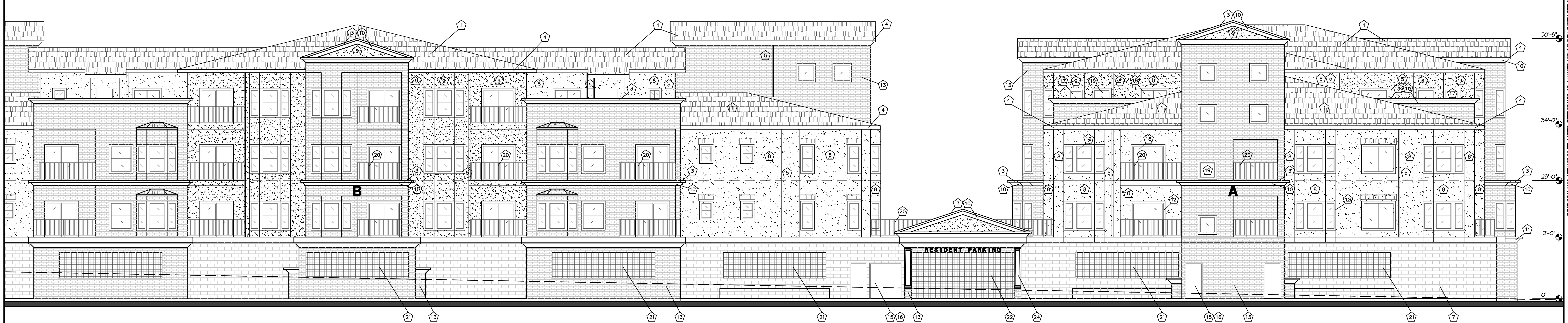
NEW RETAIL/DAYCARE ELEVATIONS

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



NEW RETAIL/DAYCARE ELEVATIONS

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



ENLARGED SOUTH ELEVATION (NORTH SIM.)

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

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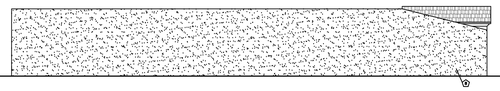
EXTERIOR ELEVATIONS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

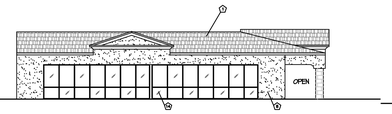
SCALE:	1/8" = 1'-0"
DATE:	10-1-18
JOB NO.	15091

SHEET A11

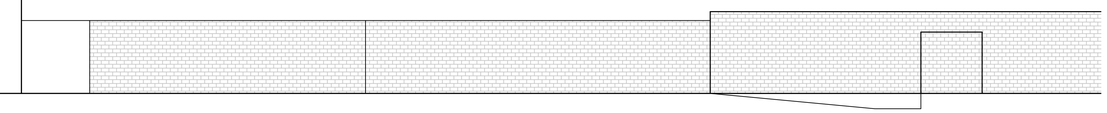
PLOTTED: 3-15-19



ANEX NORTH



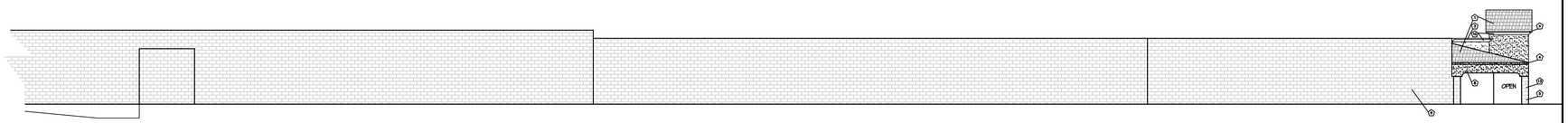
ANEX WEST



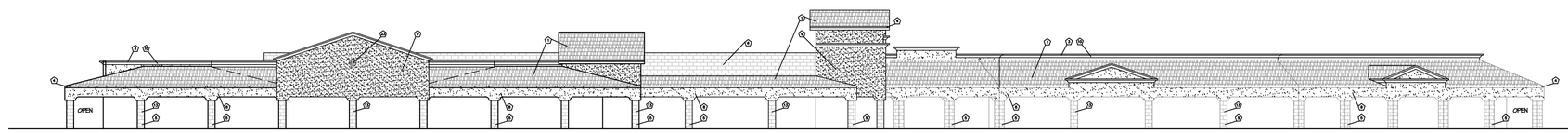
EAST

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	49B
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	49B
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARAGE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMNS	TBD	TUSCAN BASE & CAP	WHITE
25.				

SUBSTITUTION PENDING APPROVAL



EAST



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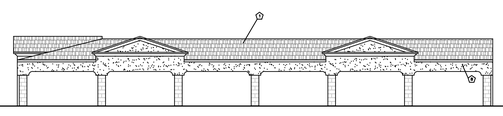
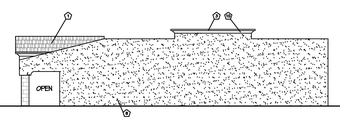


ANEX SOUTH



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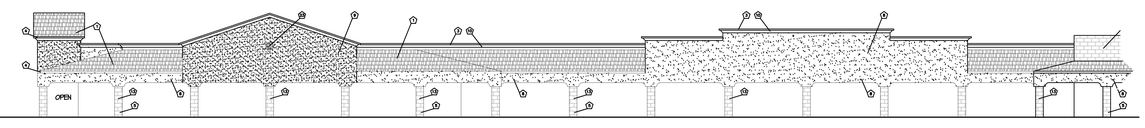

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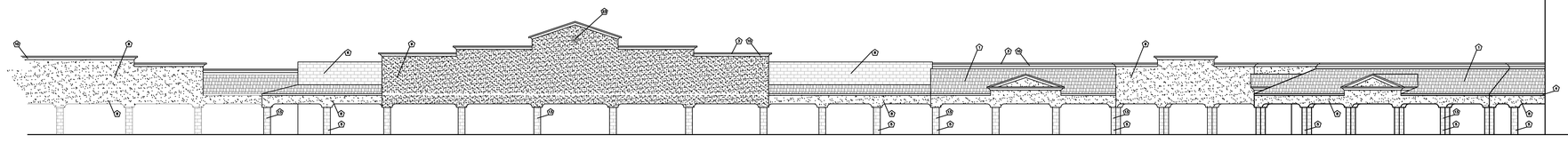

WEST

PROPOSED EXTERIOR ELEVATIONS

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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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EXTERIOR ELEVATIONS

FACELIFT AT
DELTA FAIR SHOPPING CENTER
2710-2938 DELTA FAIR BLVD., ANTIOCH, CA

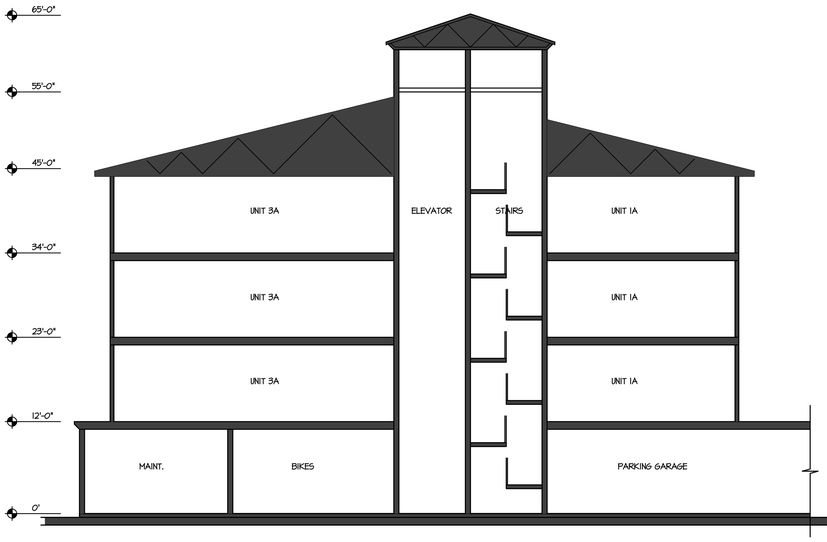
SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A12** OF SHEETS

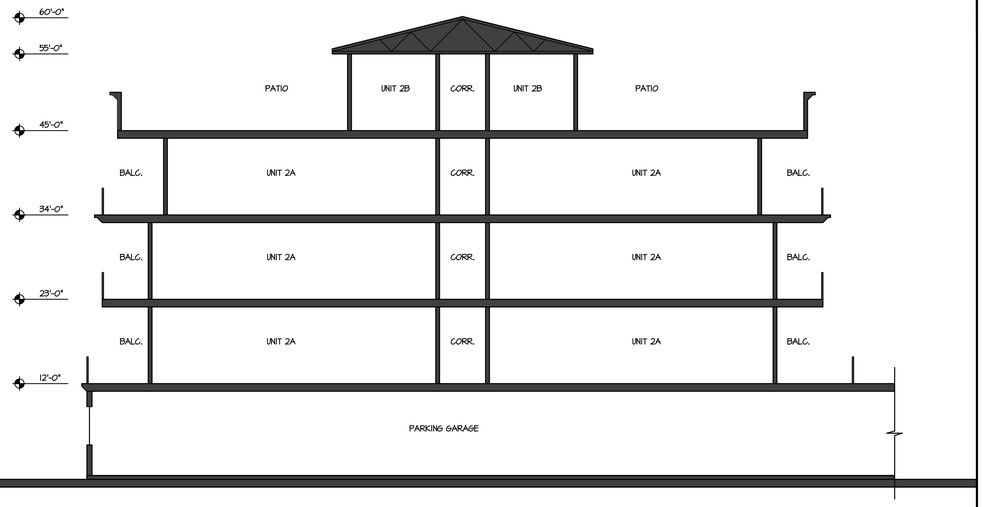
D:\A12-ELEV.DWG

PLOTTED: 3-15-19

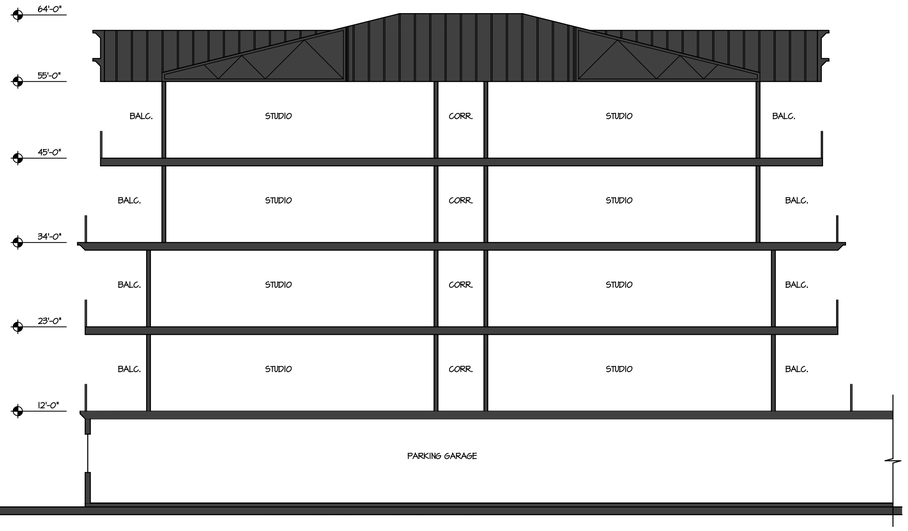
BUILDING SECTION A-A



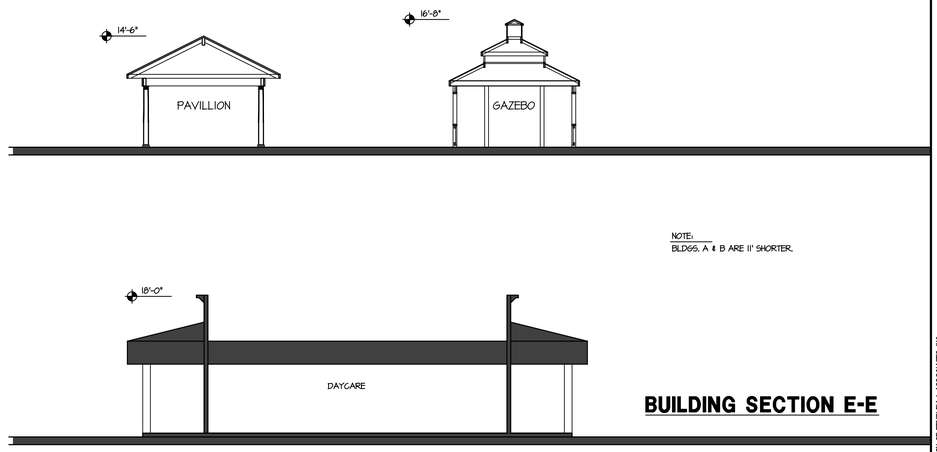
BUILDING SECTION B-B



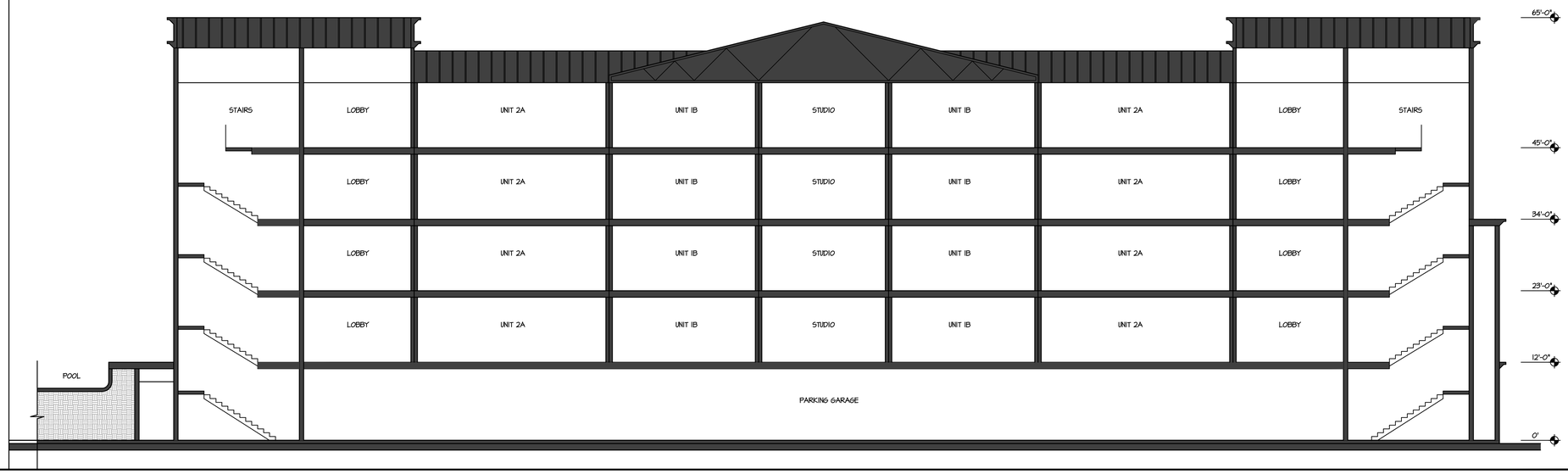
BUILDING SECTION C-C



BUILDING SECTION E-E



BUILDING SECTION D-D



DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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BUILDING SECTIONS

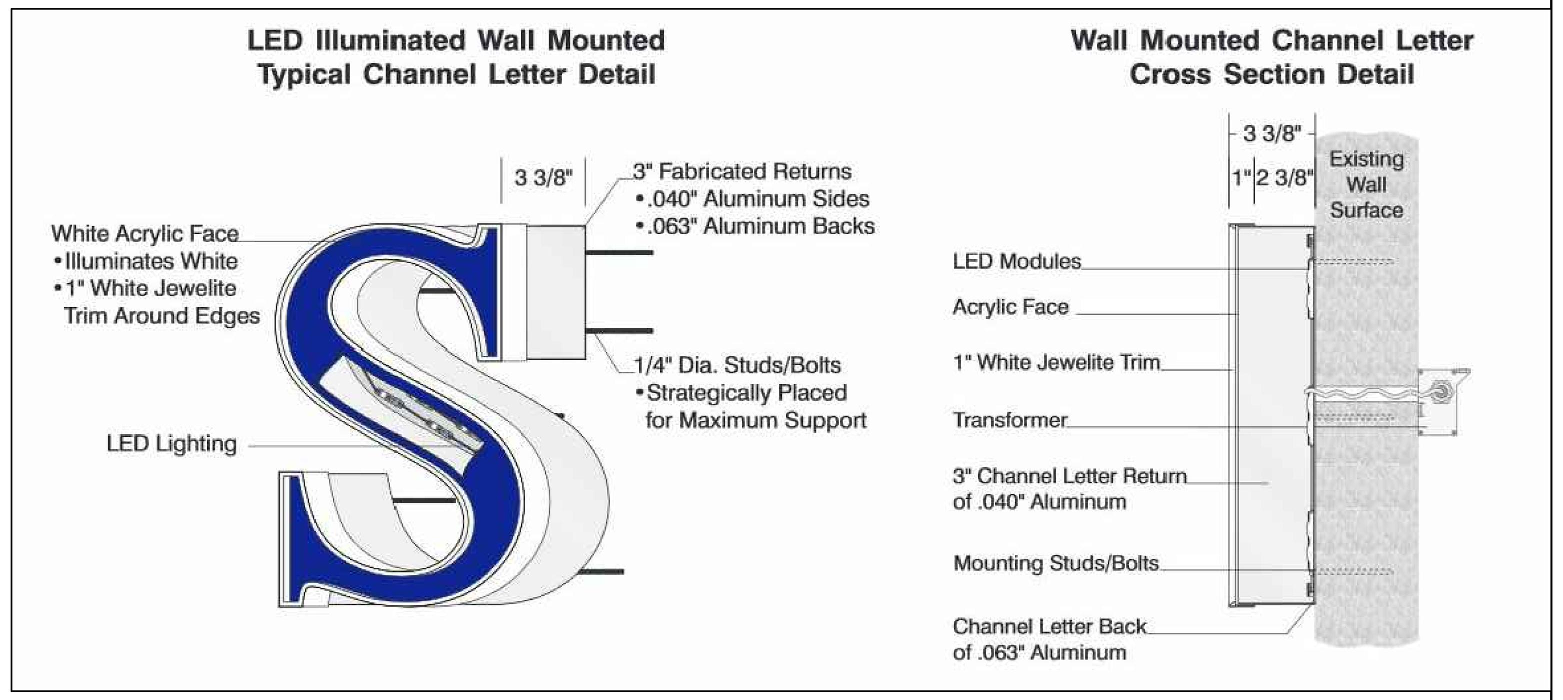
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/8" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

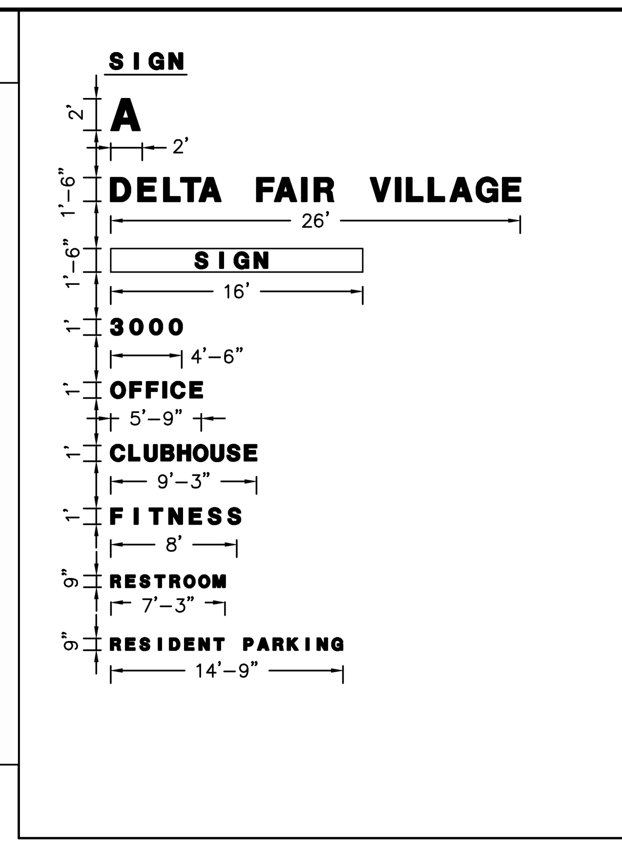
SHEET **A13** OF SHEETS

D:\A9-ELEV.DWG

PLOTTED: 3-15-19



SIGN DETAIL

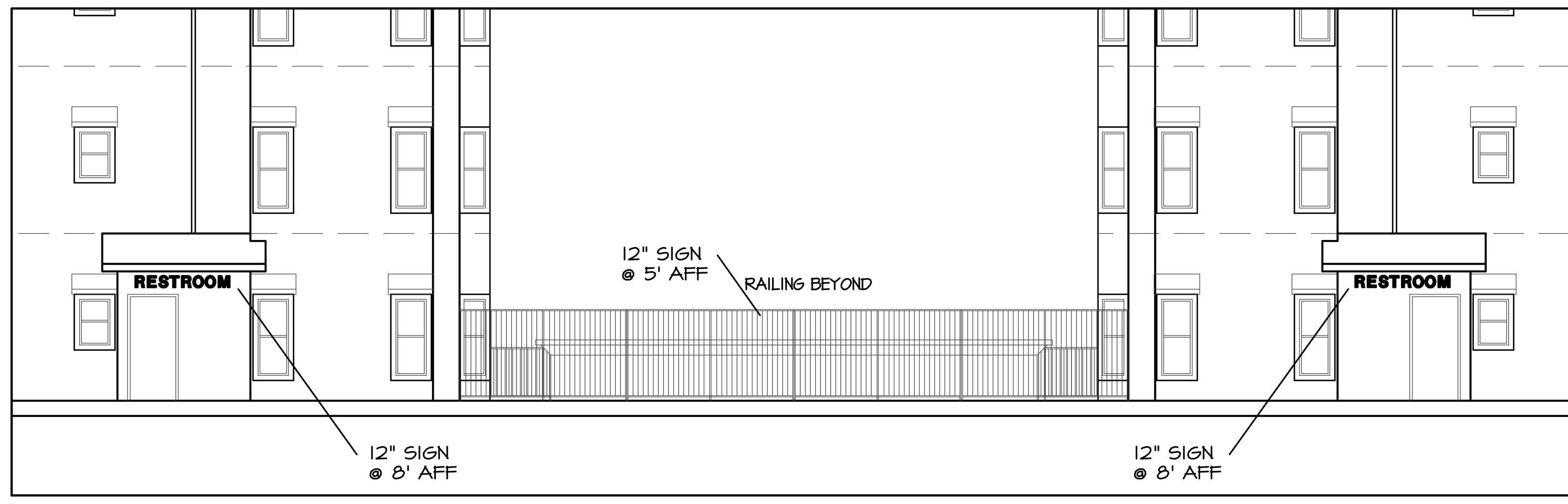


SIGN DIMENSIONS

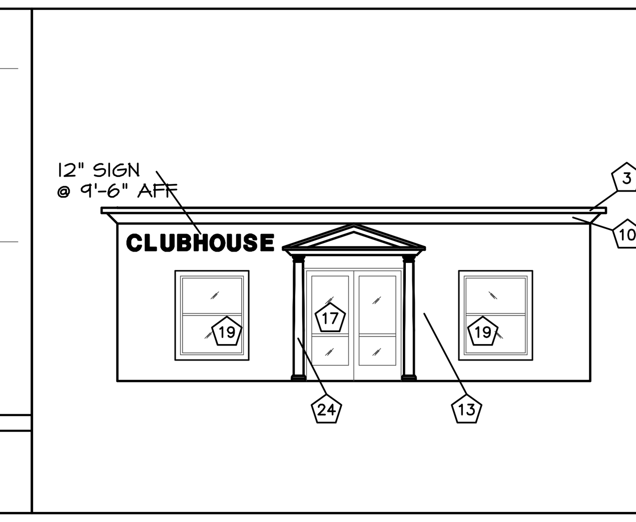
	SIGN	TEXT HT.	SF EA.	QTY.	AREA	COLOR	LT.	TYPE
1.	MONUMENT	12"	40	2 SIDES	80	BLUE	LED	VINYL IN AL. FRAME
2.	PROJECT	18"	39	1	39	BLUE	LED	ACRYLIC IN AL. CHAN.
3.	ADDRESS	12"	4.5	2	9	RED	LED	ACRYLIC IN AL. CHAN.
4.	BLDG. NUMBER	24"	4	14	56	RED	LED	ACRYLIC IN AL. CHAN.
5.	DIRECTIONAL	12"	5-10	5	34	ORANGE	LED	ACRYLIC IN AL. CHAN.
6.	PARKING GARAGE	9"	11	3	33	ORANGE	LED	ACRYLIC IN AL. CHAN.
7.	DAYCARE/RETAIL	18"	40	5	200	TBD	LED	VINYL IN AL. BOX
					451 SF	TOTAL		

NOTE:

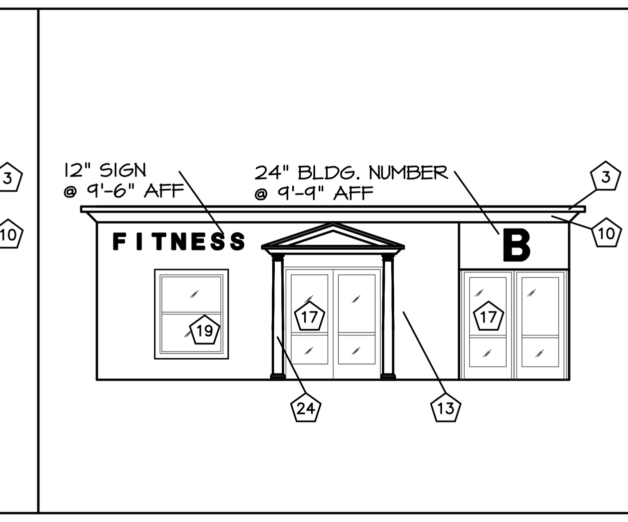
ALL SIGNS TO BE APPROVED PRIOR TO FABRICATION
ALL SIGNS TO HAVE 'HELVETICA' FONT (UNO)
CHANNEL LETTER SIGNs ARE TO BE FRONT-LIT
BLDG. NUMBER SIGNS ARE TO BE @ PERIMETER & COURTYARD (PER ELEVATIONS) & IN PARKING GARAGE.
SIGN HEIGHT IS MEASURED FROM TOP OF SIGN TO GROUND FLOOR



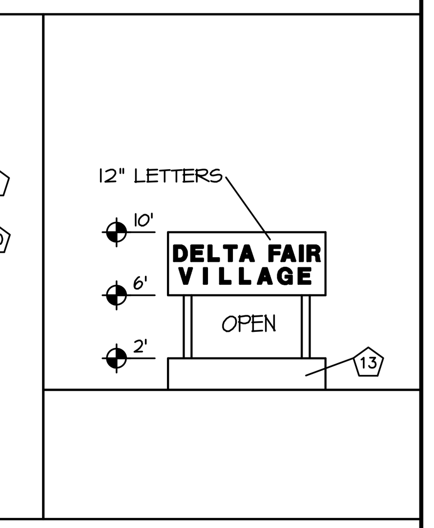
COURTYARD NORTH ELEVATIONS



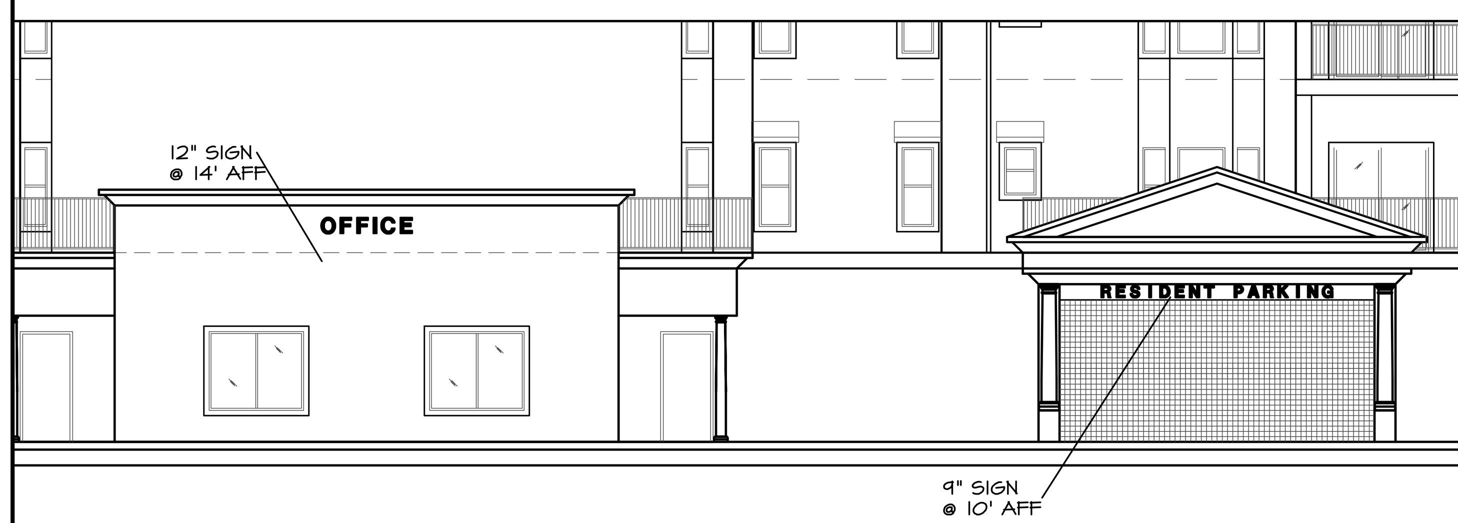
CLUBHOUSE ELEVATION



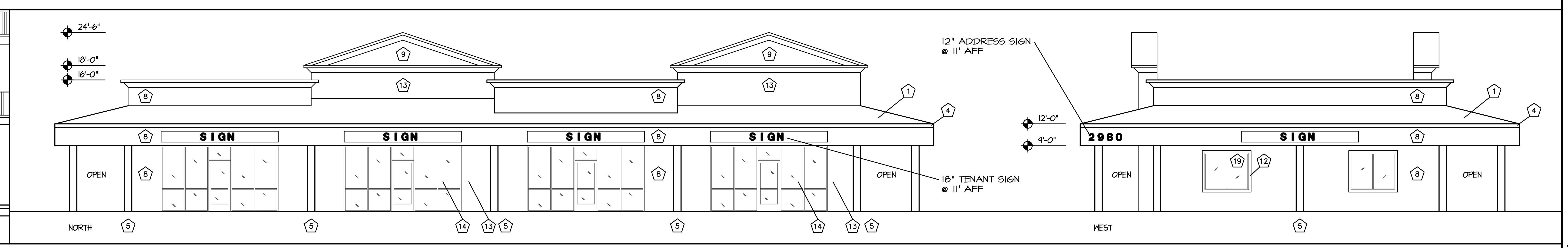
FITNESS ELEVATION



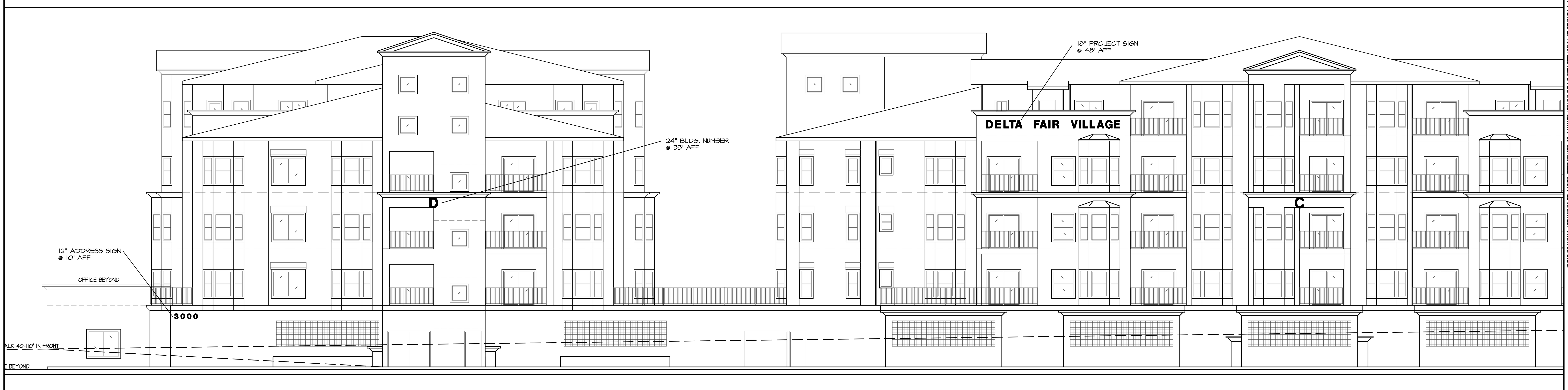
MONUMENT SIGN



OFFICE & GARAGE ENTRY ELEVATION



NEW RETAIL/DAYCARE ELEVATIONS



SOUTH ELEVATION

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DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22259 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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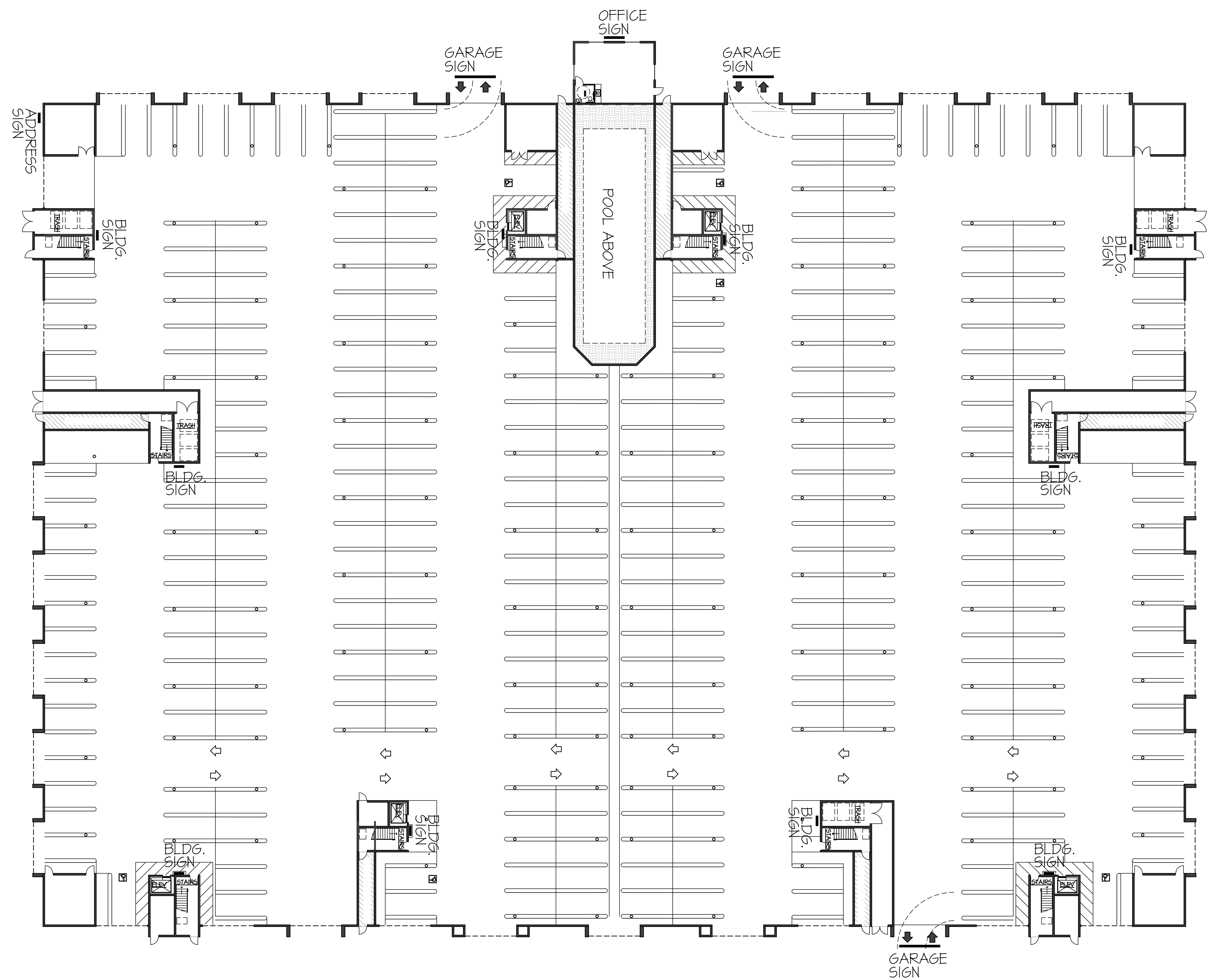
SIGN ELEVATIONS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/8" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
A14
OF SHEETS

PLOTTED: 3-15-19



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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22259 STATE OF CALIFORNIA
DRAWN BY: I.A. CHECKED BY: B.P.

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PARKING GARAGE SIGN PLAN

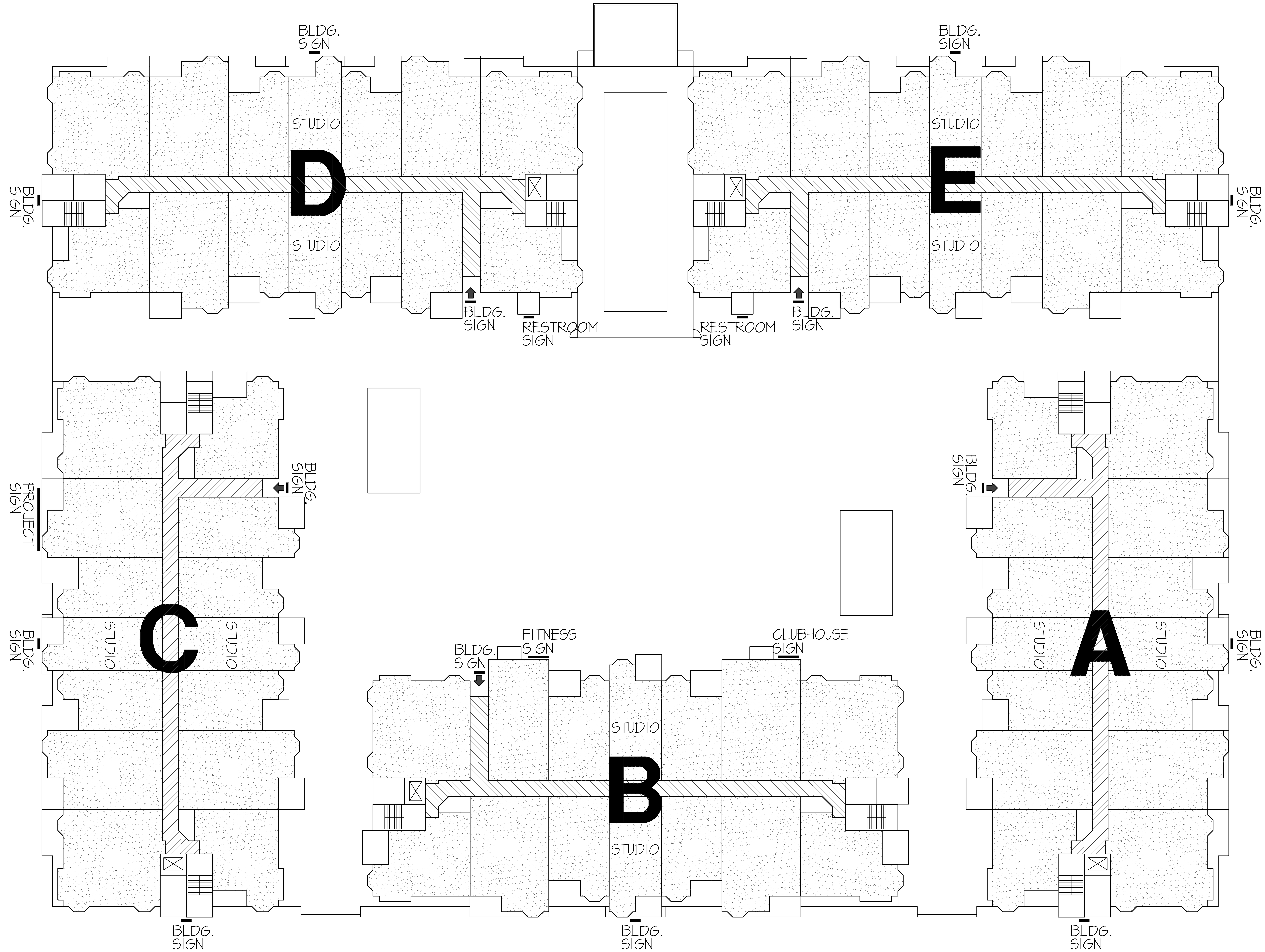
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A15** OF SHEETS

PLOTTED: 3-15-19

D:\A2-GAR. PL.DWG



FIRST FLOOR PLAN

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

FIRST FLOOR SIGN PLAN

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

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SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET A16

50' 0' 25' 50' 100' 200'
1"=50'
1" 0' 1/2" 1" 2" 4"

LEGEND:

- TREE
- SIGN
- LIGHT POLE
- TRAFFIC LIGHT
- BOLLARD
- CATCH BASIN, AREA DRAIN
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- DOUBLE CHECK DETECTOR ASSEMBLY
- REDUCED PRESSURE BACKFLOW PREVENTOR
- WATER VALVE
- WATER METER
- FOUND MONUMENT
- TEMPORARY BENCHMARK
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EASEMENT LINE
- PROPERTY LINE
- CONCRETE
- LANDSCAPING
- BUILDING

ABBREVIATIONS:

BC	BACK OF CURB
BLDG	BUILDING
C. CONC	CONCRETE
CL	CENTERLINE
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
(E)	EXISTING
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT
MH	MANHOLE
NTS	NOT TO SCALE
OC	ON CENTER
(P)	PROPOSED
P. PAV	PAVEMENT
PL	PROPERTY LINE
POC	POINT OF CONNECTION
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
UNO	UNLESS NOTED OTHERWISE

SURVEYOR'S NOTES:

THIS TOPOGRAPHIC SURVEY WAS PREPARED TO DOCUMENT SURFACE FEATURES AND ELEVATIONS, THEREFORE, THE FOCUS OF THE SURVEY WAS ON EXISTING SURFACE FEATURES AND SURFACE IMPROVEMENTS.

THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED UPON A CONVENTIONAL FIELD SURVEY COMPLETED IN DECEMBER OF 2015 AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

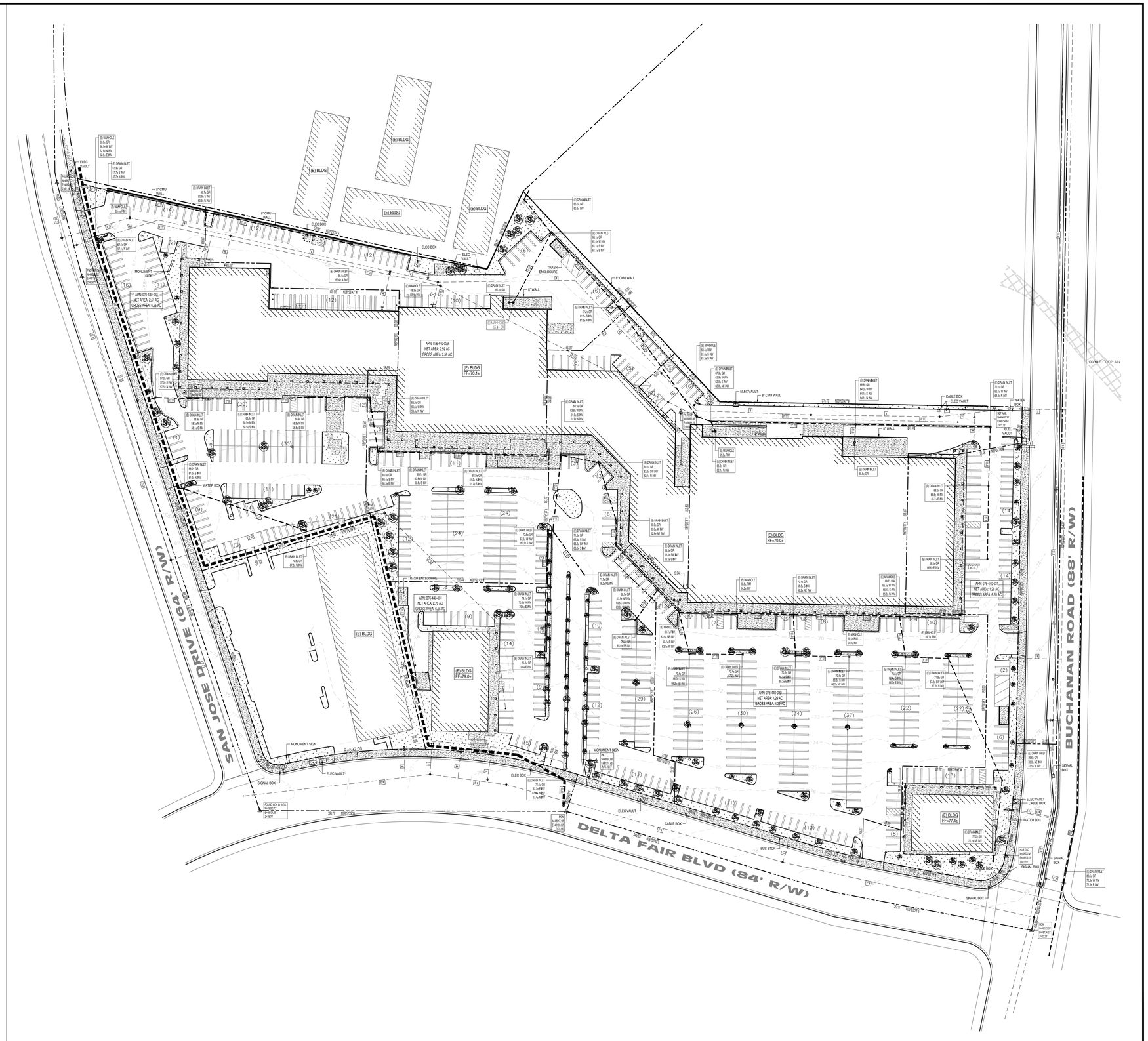
EASEMENT RIGHTS ARE UNKNOWN AND A PRELIMINARY TITLE REPORT WAS NOT REVIEWED AS PART OF THIS SURVEY.

THE USER OF THIS INFORMATION SHALL RENEW ALL RESULTS FOR CONSISTENCY AND ACCURACY. DISCREPANCIES OR CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF RIDGELINE ENGINEERING IMMEDIATELY. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ITS PROPER USE, EVALUATION AND ANY SUBSEQUENT ACTIONS RESULTING FROM THE USE THEREOF.

BENCHMARK DESCRIPTION:

A BRASS DISK STAMPED "C.C.CO. BM 173A R2008 L.S. 6026" ELEVATION 128.87, SET ON THE TOP OF CURB NEAR THE NW CORNER OF THE SOMERSVILLE ROAD BRIDGE, APPROXIMATELY 1300 FEET SOUTH OF BUCHANNAN ROAD, AS DESCRIBED IN DOCUMENT NO. 4716, RECORDED IN MAY OF 2009 WITH CONTRA COSTA COUNTY PUBLIC RECORDS.

THIS SITE IS OUTSIDE OF THE LOCAL 100-YR FLOODPLAIN LIMITS.



RIDGELINE ENGINEERING
2322 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P: 209.955.0110 | F: 209.955.0220

PROFESSIONAL LAND SURVEYOR
JORDAN K. BALDWIN
No. 8513
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

TOPOGRAPHIC SURVEY

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	DAK
CHECKED BY:	JKB
DATE:	3/19/2019
SHEET NO.:	C1.0
SHEET:	1 OF 8

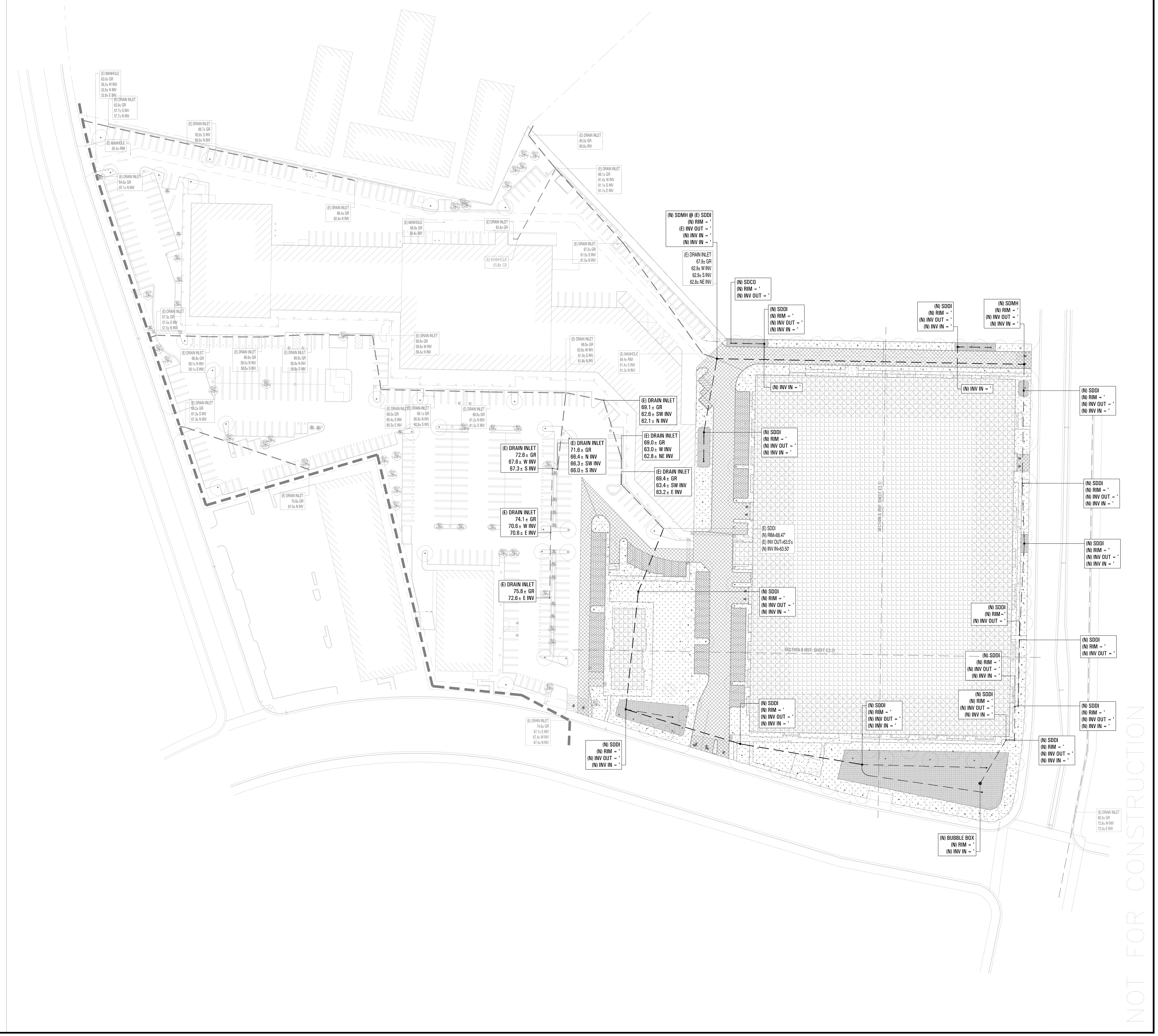
10.12.2019

15E-003_CDA-TOPO.dwg

ARCH E1 30X42

LEGEND:

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LATERAL, HDPE
- PROPERTY LINE
- SSCO SANITARY SEWER CLEAN OUT
- SDCO STORM DRAIN CLEAN OUT
- PROPOSED LANDSCAPING AREA [REF: LANDSCAPING PLANS]



RIDGELINE ENGINEERING
2522 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
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PROFESSIONAL ENGINEER JORDAN K BALDWIN No. 71646 CIVIL STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

GRADING AND DRAINAGE PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

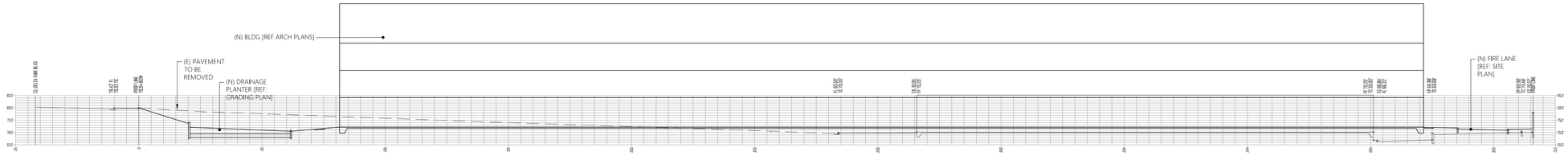
NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C3.0
SHEET:	2 OF 8

10.12.2019

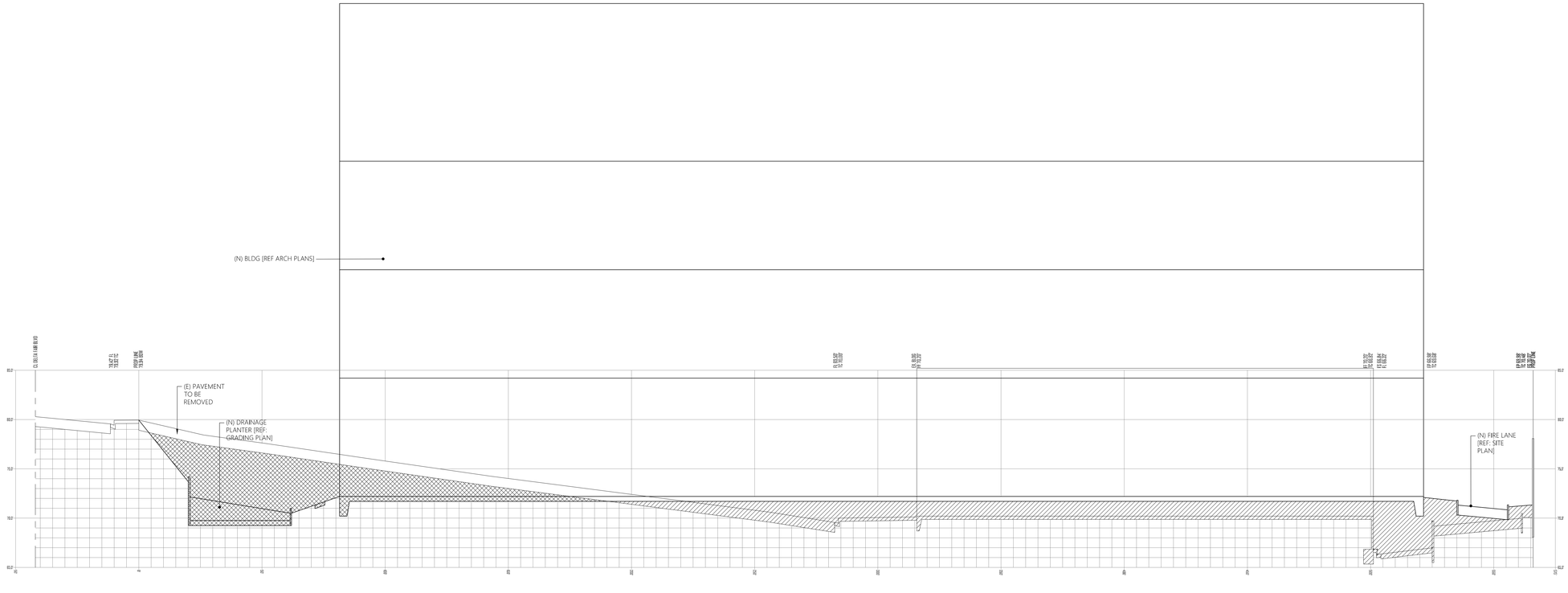
15E-003_CDA-CIVIL.dwg

ARCH E1 30X42



SCALE: 1" = 20'

CROSS SECTION A (1H:1V) 1



SCALE: 1" = 20'

CROSS SECTION A (1H:4V) 2

NOT FOR CONSTRUCTION

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PROFESSIONAL ENGINEER
JORDAN K. BALDWIN
No. 71646
CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

CROSS SECTION A

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

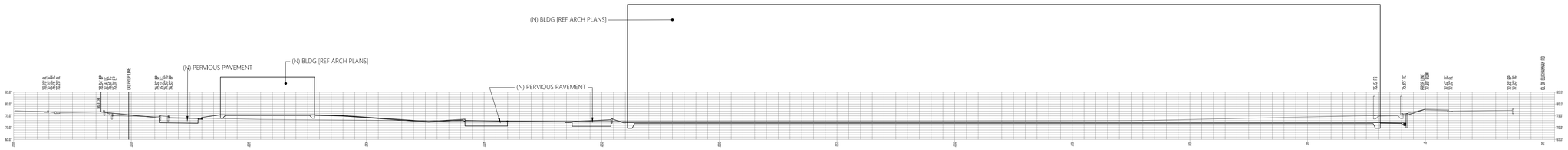
NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C3.1
SHEET:	3 OF 8

10.12.2019

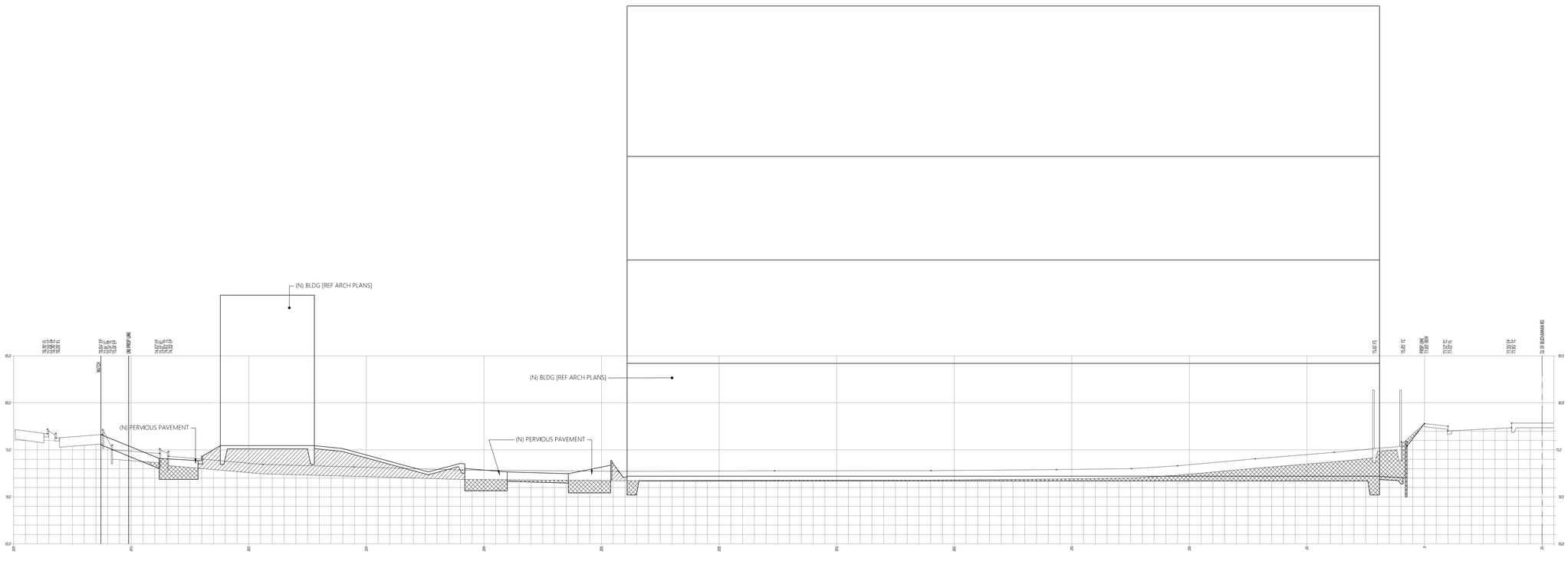
15E-003_CDA-CIVIL.dwg

ARCH E1 30X42



SCALE: 1" = 20'

CROSS SECTION B (1H:1V) 1



SCALE: 1" = 20'

CROSS SECTION B (1H:4V) 2

NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
2322 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P:209.955.0110 | F:209.955.0220

PROFESSIONAL ENGINEER
JORDAN K. BALDWIN
No. 71646
CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

CROSS SECTION B

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C3.2
SHEET:	4 OF 8

10.12.2019

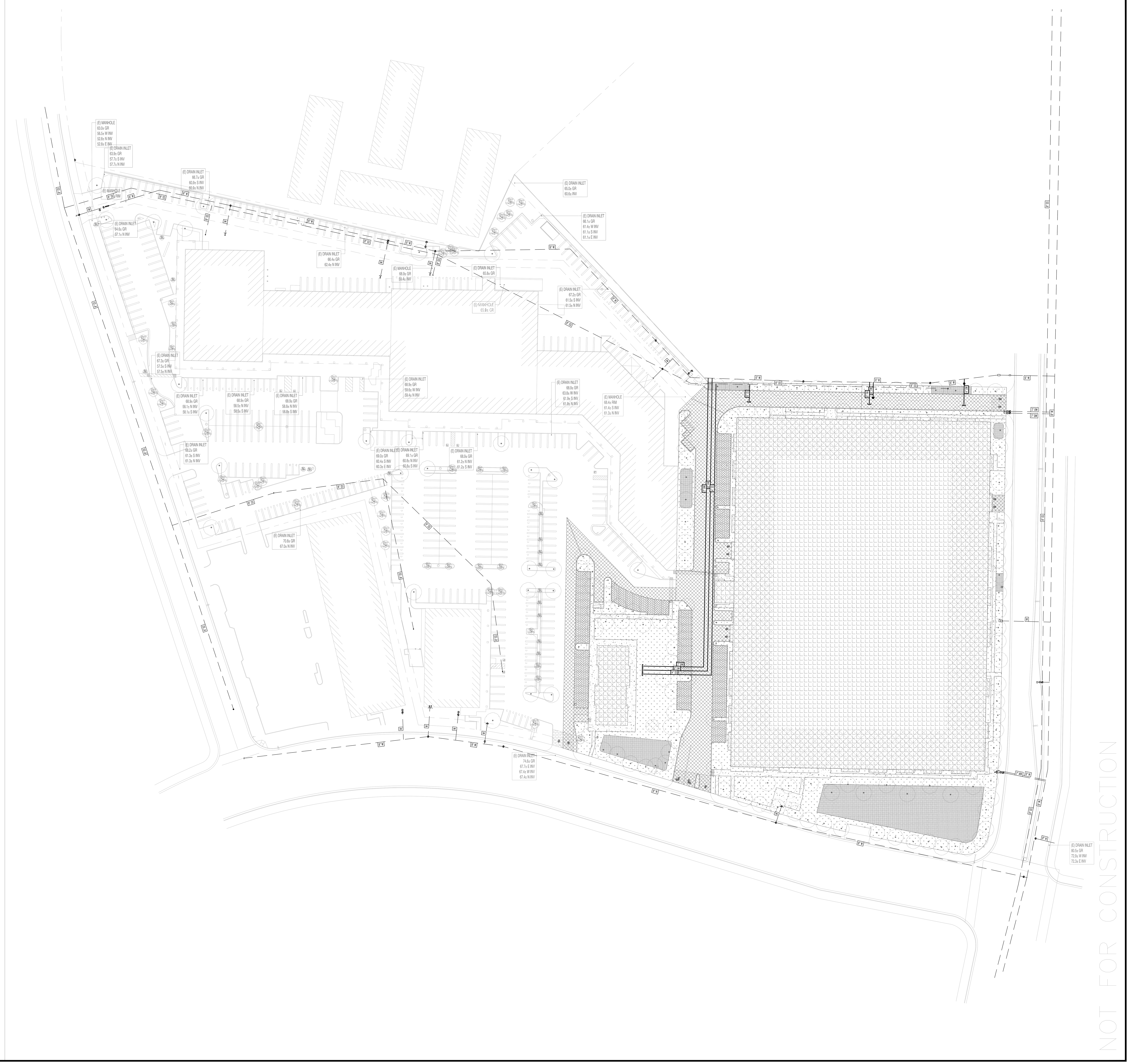
15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

50' 0' 25' 50' 100' 200'
1" 0" 1/2" 1" 2" 4"
1"=50'

LEGEND:

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LATERAL, HDPE
- PROPERTY LINE
- SSCO SANITARY SEWER CLEAN OUT
- SDCO STORM DRAIN CLEAN OUT
- PROPOSED LANDSCAPING AREA [REF: LANDSCAPING PLANS]



NOT FOR CONSTRUCTION

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P.209.955.0110 | F.209.955.0220

PROFESSIONAL ENGINEER JORDAN K BALDWIN No. 71646 CIVIL STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

WET UTILITY PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C4.0
SHEET:	5 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

50' 0' 25' 50' 100' 200'

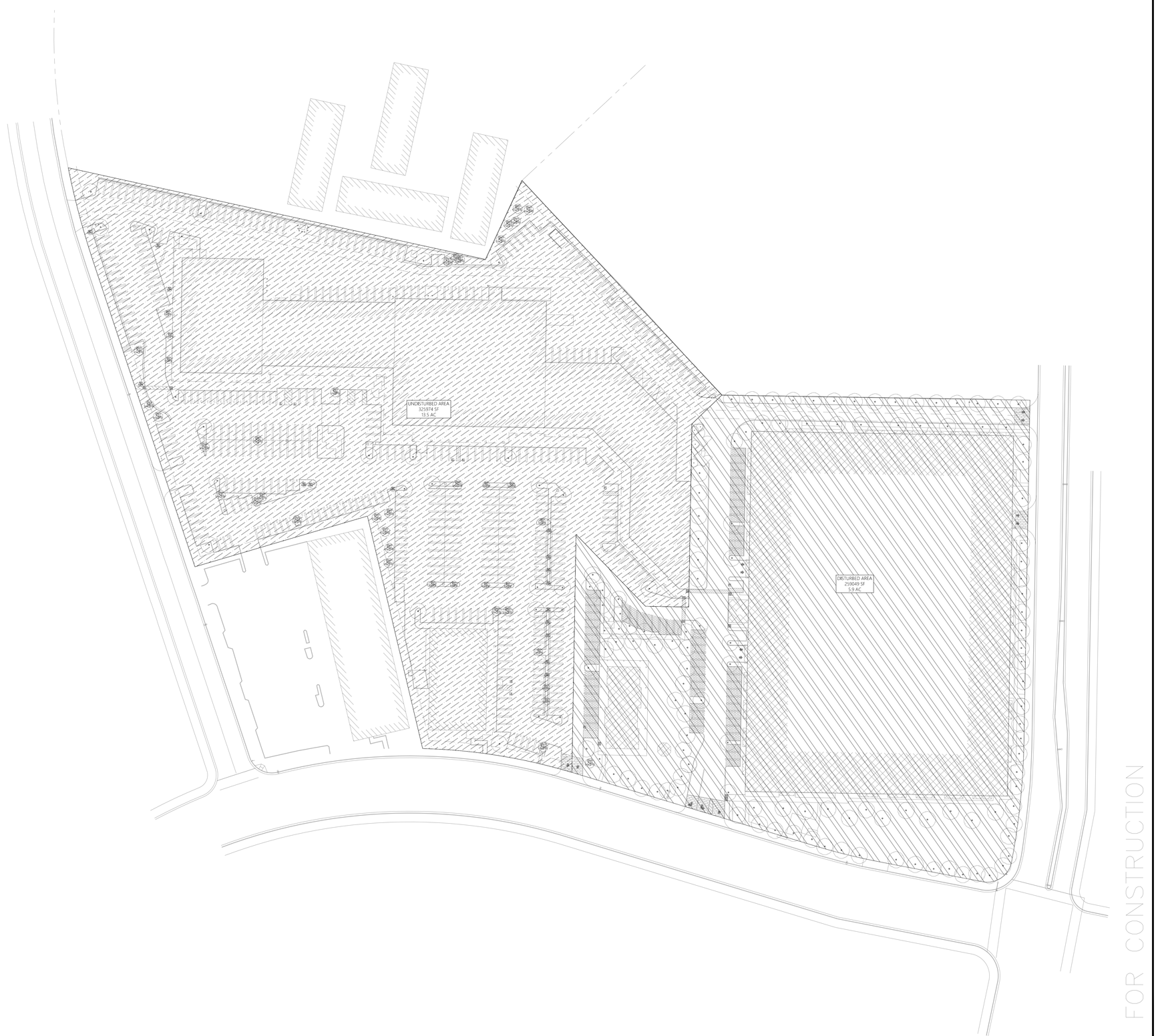
1" 0" 1/2" 1" 2" 4"

1"=50'

LEGEND:

UNDISTURBED AREA

DISTURBED AREA



NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
2322 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P: 209.955.0110 | F: 209.955.0220

PROFESSIONAL ENGINEER
JORDAN K. BALDWIN
No. 71646
CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

OVERALL STORMWATER PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C5.0
SHEET:	6 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

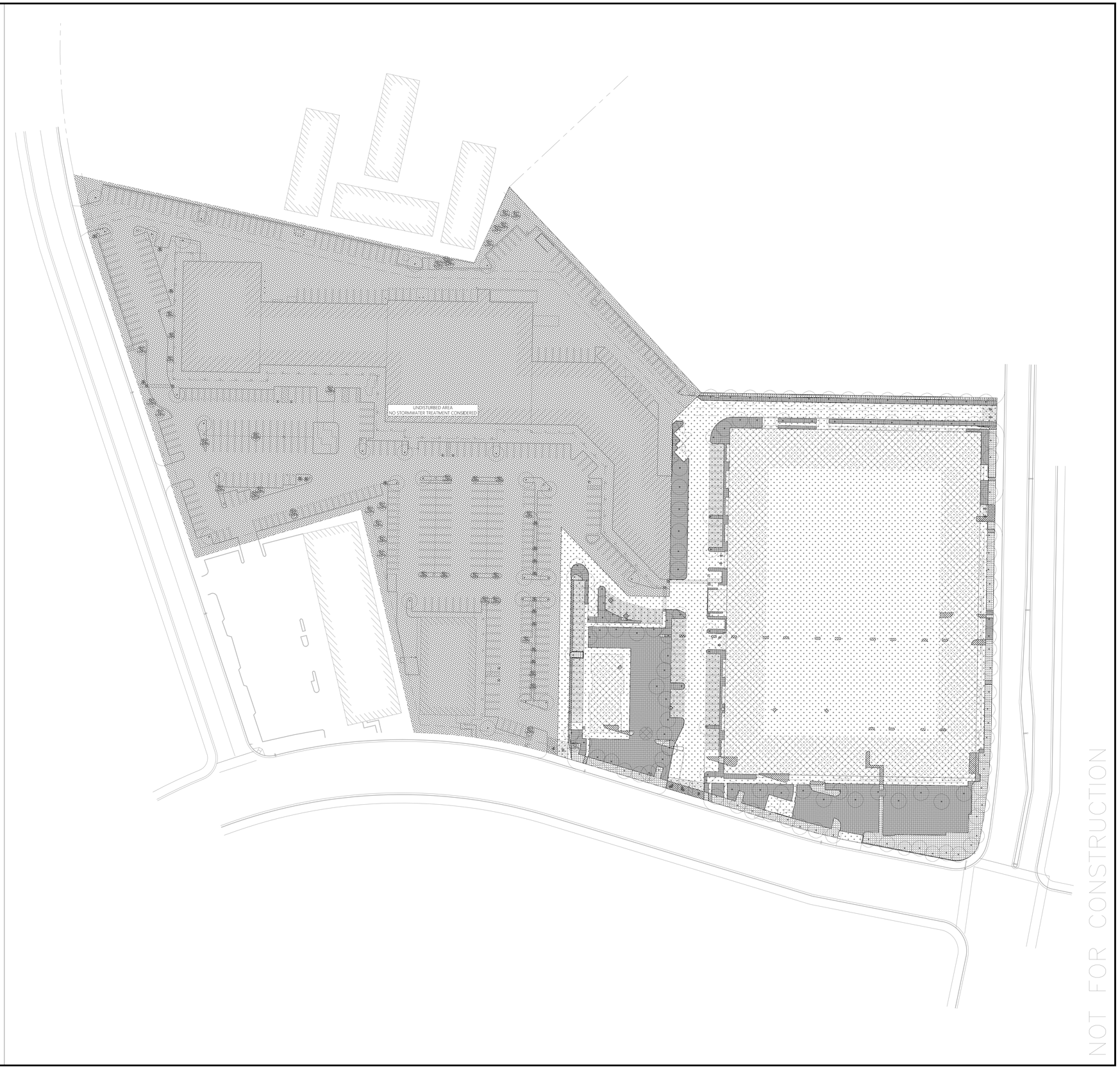
50' 0' 25' 50' 100' 200'

1" 0" 1/2" 1" 2" 4"

1"=50'

LEGEND:

- IMPERVIOUS TO IMPERVIOUS (199,420 SQFT OR 34.1%)
- IMPERVIOUS TO PERVIOUS (41,887 SQFT OR 7.2%)
- PERVIOUS TO PERVIOUS (14,084 SQFT OR 2.4%)
- PERVIOUS TO IMPERVIOUS (3,658 SQFT OR 0.6%)
- UNDISTURBED AREA (325,974 SQFT OR 55.7%)



NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
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PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

STORMWATER PRE AND POST AREA TYPES

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C5.1
SHEET:	7 OF 8

10.12.2019

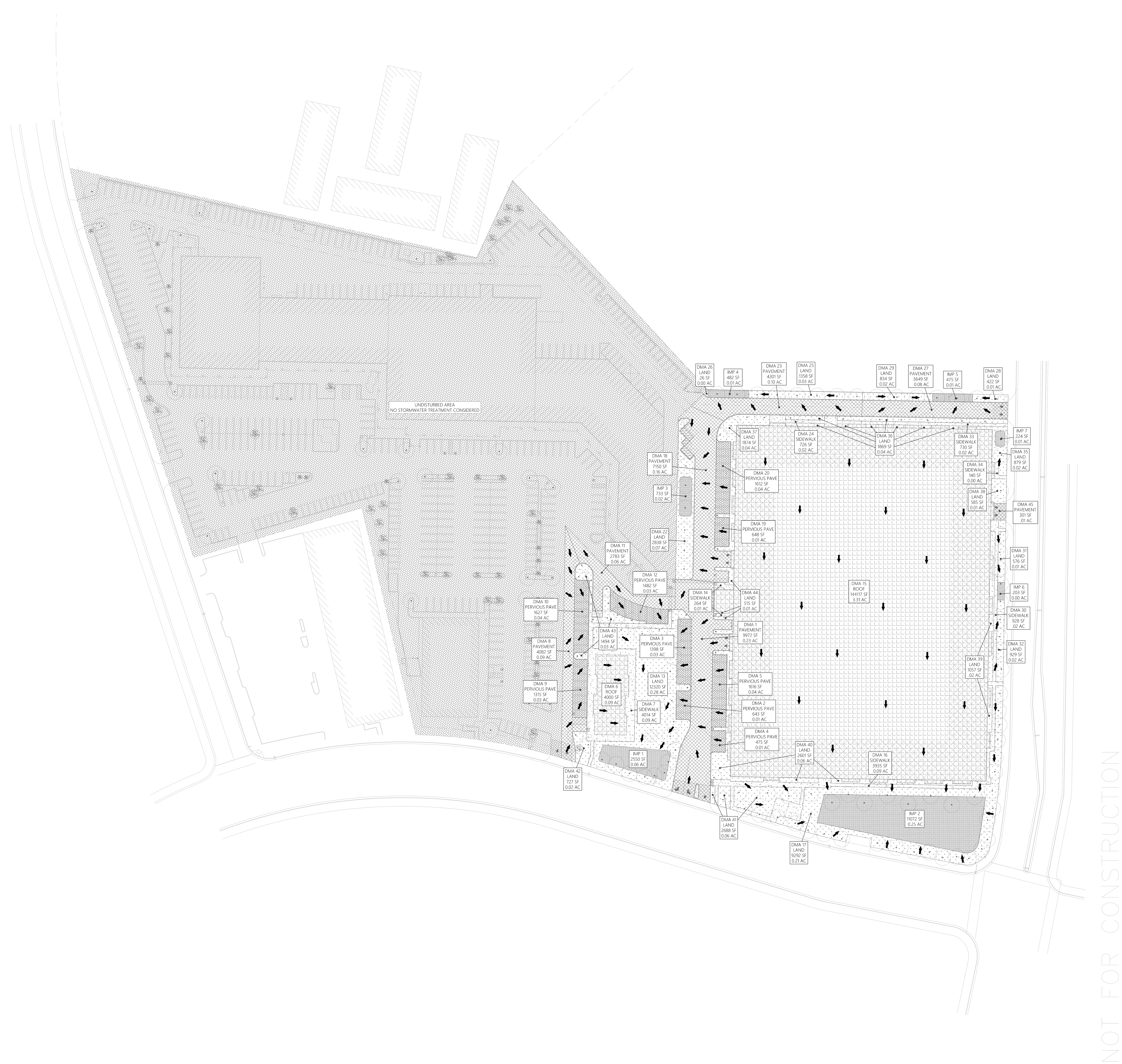
15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

50' 0' 25' 50' 100' 200'
1" 0" 1/2" 1" 2" 4" 1"=50'

LEGEND:

- ROOF
- CONCRETE SIDEWALK
- IMPERVIOUS PAVEMENT
- PERVIOUS PAVEMENT
- LANDSCAPE
- LANDSCAPE (IMP)
- TRASH ENCLOSURE



RIDGELINE ENGINEERING
2522 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P:209.955.0110 | F:209.955.0220

PROFESSIONAL ENGINEER
JORDAN K BALDWIN
No. 71646
CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

STORMWATER QUALITY CONTROL PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

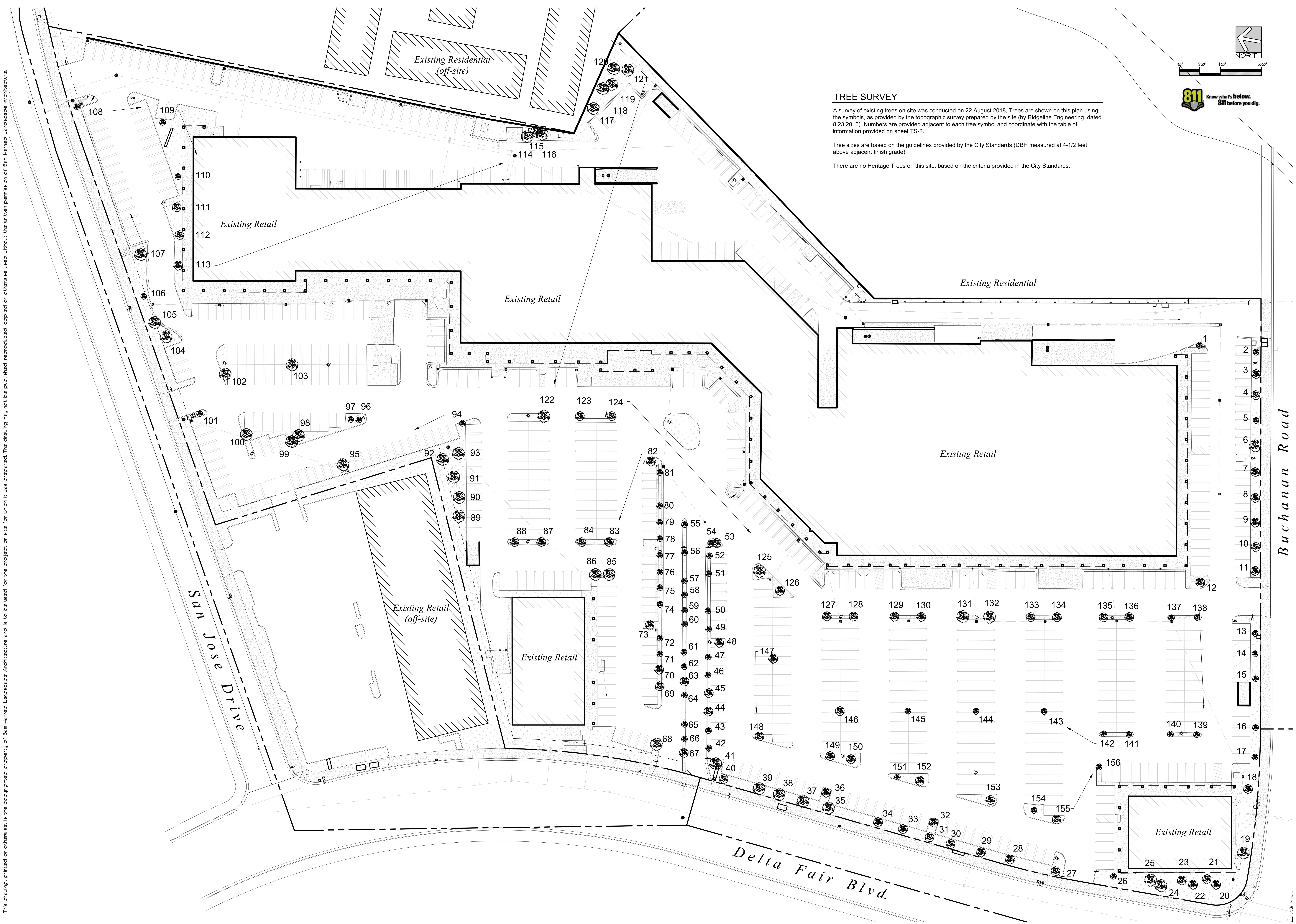
NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C5.2
SHEET:	8 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42



TREE SURVEY

A survey of existing trees on site was conducted on 22 August 2018. Trees are shown on this plan using the symbols, as provided by the topographic survey prepared by the site (by Ridgeline Engineering, dated 8.23.2016). Numbers are provided adjacent to each tree symbol and coordinate with the table of information provided on sheet TS-2.

Tree sizes are based on the guidelines provided by the City Standards (DBH measured at 4-1/2 feet above adjacent finish grade).

There are no Heritage Trees on this site, based on the criteria provided in the City Standards.

Sam Harned Landscape Architecture
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209-380-7376
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Seal:

LICENSED LANDSCAPE ARCHITECT
R. Samuel Harned, Lic. #4881
Signature
12/31/18
Renewal Date
Date
STATE OF CALIFORNIA

Prepared for:

Project:

DELTA FAIR VILLAGE

2938 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	08/24/2018
Drawn:	RSH
Checked:	RSH
Scale:	1" = 40'-0"

Sheet:

Existing Tree Survey

TS 1

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C:\USERS\SAMHA\ONEDRIVE\DOCUMENTS\SHLA\PROJECTS\18-009-DELTA FAIR VILLAGE\TASKS-CAD\PRELIM\TREESURVEY-18-009.DWG (08-24-18 8:02:06PM) Plotted by: samha

Project: Delta Fair Village
Location: Antioch, CA
Job #: 18-009
Date: 8/22/2018
By: Sam Harned
The following list surveys the existing trees located on-site on the date noted above. DBH is measured at 4'-6" above grade.

Code	Species
LS	Liquidambar styraciflua - American Sweetgum
PC	Pyrus calleryana - Ornamental Pear
QA	Quercus agrifolia - Coast Live Oak
SS	Sequoia sempervirens - Coast Redwood
LT	Liriodendron tulipifera - Tulip Tree
FV	Fraxinus veultina 'Modesto' - Modesto Ash
PP	Prunus cerasifera - Purple Leaf Plum

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
1	LT	12	No	18	
2	LS	na	No	na	Dead
3	LS	12	No	15	
4	LS	10	No	18	
5	PC	6	No	18	
6	PC	10	No	22	
7	PC	5	No	10	
8	PC	6	No	15	
9	PC	9	No	18	
10	PC	4	No	11	
11	LT	6	No	10	
12	LT	12	No	8	
13	LT	8	No	8	
14	LT	6	No	6	
15	PC	8	No	12	
16	PC	6	No	10	
17	PC	6	No	8	
18	PC	6	No	10	
19	PC	10	No	15	
20	SS	10	No	8	
21	SS	14	No	12	
22	SS	10	No	12	
23	SS	10	No	8	
24	SS	12	No	10	
25	SS	14	No	12	
26	LT	6	No	6	
27	PC	6	No	12	
28	PC	6	No	14	
29	PC	6	No	10	
30	PC	8	No	12	
31	PC	6	No	10	
32	PC	8	No	14	
33	PC	8	No	12	

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
34	PC	8	No	16	
35	PC	8	No	12	
36	PC	8	No	10	
37	PC	6	No	12	
38	PC	10	No	16	
39	PC	12	No	18	
40	na	na	No	na	No longer a tree at this location
41	LS	12	No	20	
42	LS	10	No	15	
43	LS	12	No	15	
44	LS	6	No	8	
45	LS	8	No	12	
46	LS	6	No	6	
47	LS	6	No	12	
48	LS	6	No	8	
49	LS	6	No	8	
50	LS	2	No	4	
51	LS	8	No	12	
52	LS	6	No	12	
53	LS	6	No	12	
54	LS	6	No	12	
55	LS	6	No	8	
56	LS	8	No	8	
57	LS	4	No	6	
58	LS	6	No	10	
59	LS	6	No	10	
60	LS	6	No	8	
61	LS	6	No	12	
62	LS	6	No	8	
63	LS	8	No	10	
64	LS	8	No	15	
65	LS	8	No	12	
66	LS	8	No	18	
67	LS	12	No	18	
68	LS	14	No	25	
69	LS	8	No	12	
70	LS	8	No	12	
71	LS	8	No	12	
72	LS	9	No	12	
73	LS	7	No	10	
74	LS	8	No	12	
75	LS	8	No	12	
76	LS	6	No	8	

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
77	LS	5	No	8	
78	LS	6	No	10	
79	LS	6	No	10	
80	LS	6	No	10	
81	LS	8	No	15	
82	LS	10	No	15	
83	PC	9	No	20	
84	PC	8	No	16	
85	FV	11	No	12	
86	FV	17	No	25	
87	PC	6	No	15	
88	PC	7	No	16	
89	SS	22	No	25	
90	SS	16	No	25	
91	SS	17/10	No	25	Twin
92	SS	19	No	25	
93	SS	21	No	25	
94	LS	7	No	15	
95	QA	17	No	30	
96	LT	6	No	8	
97	LT	4	No	8	
98	SS	14	No	15	
99	SS	12	No	15	
100	SS	11	No	12	
101	LT	8	No	8	
102	PC	9	No	17	
103	PC	12	No	20	
104	QA	12	No	15	
105	QA	8	No	15	
106	na	na	No	na	Not a tree (shrub)
107	QA	22	No	30	
108	na	na	No	na	Not a tree (shrub)
109	SS	13	No	12	
110	LS	6	No	12	
111	LS	9	No	12	
112	LS	9	No	15	
113	LS	8	No	15	
114	SS	12	No	15	
115	SS	20	No	18	
116	SS	19	No	18	
117	SS	18	No	15	
118	SS	18	No	15	
119	SS	16	No	15	

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
120	SS	20	No	15	
121	SS	21	No	15	
122	PC	14	No	20	
123	PC	8	No	12	
124	PC	10	No	15	
125	PC	12	No	18	
126	PC	12	No	16	
127	PC	10	No	18	
128	PC	8	No	12	
129	PC	12	No	18	
130	PC	12	No	18	
131	PC	12	No	20	
132	PC	12	No	18	
133	LT	8	No	18	
134	PC	12	No	20	
135	PC	10	No	18	
136	PC	12	No	20	
137	LT	na	No	na	Dead
138	PP	4	No	8	
139	PC	8	No	8	
140	PC	10	No	18	
141	PC	8	No	16	
142	PC	6	No	12	
143	LT	8	No	10	
144	LT	7	No	12	
145	LT	na	No	na	Dead
146	LT	6	No	8	
147	PC	12	No	16	
148	LT	6	No	15	
149	PC	8	No	12	
150	PC	8	No	12	
151	PC	8	No	12	
152	PC	10	No	12	
153	PC	10	No	16	
154	PC	6	No	12	
155	PC	12	No	20	
156	LT	8	No	10	

TREE SURVEY

A survey of existing trees on site was conducted on 22 August 2018. Trees are shown on the plan (see Sheet TS-1) using the symbols, as provided by the topographic survey prepared by the site (by Ridgeline Engineering, dated 8.23.2016). Numbers are provided adjacent to each tree symbol and coordinate with the table of information provided above.

Tree sizes are based on the guidelines provided by the City Standards (DBH measured at 4-1/2 feet above adjacent finish grade).

There are no Heritage Trees on this site, based on the criteria provided in the City Standards.

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Seal:
LICENSED LANDSCAPE ARCHITECT
R. Samuel Harned, Lic. #4881
Signature
12/31/18
Renewal Date
Date
STATE OF CALIFORNIA

Prepared for:

Project:
DELTA FAIR VILLAGE
2938 DELTA FAIR BLVD, ANTIOCH, CA

Revision:
No. Desc. MM/DD/YY

Date: 08/24/2018
Drawn: RSH
Checked: RSH
Scale: None

Sheet:
Existing Tree Survey

TS 2

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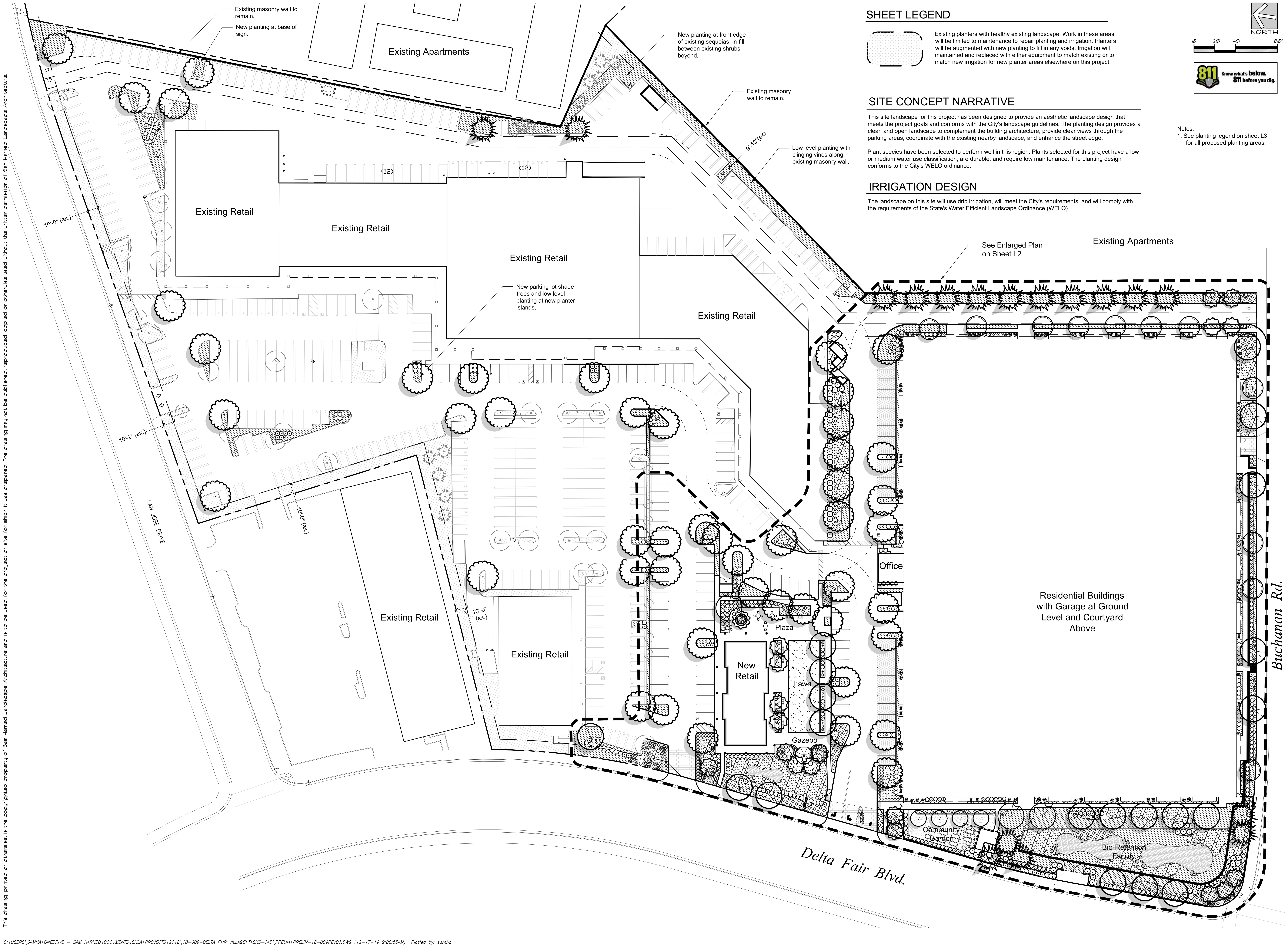

SHEET LEGEND

Existing planters with healthy existing landscape. Work in these areas will be limited to maintenance to repair planting and irrigation. Planters will be augmented with new planting to fill in any voids. Irrigation will maintained and replaced with either equipment to match existing or to match new irrigation for new planter areas elsewhere on this project.

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the City's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, provide clear views through the parking areas, coordinate with the existing nearby landscape, and enhance the street edge.

Plant species have been selected to perform well in this region. Plants selected for this project have a low or medium water use classification, are durable, and require low maintenance. The planting design conforms to the City's WELO ordinance.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO).

Notes:
1. See planting legend on sheet L3 for all proposed planting areas.

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Seal:
LICENSED LANDSCAPE ARCHITECT
R. Samuel Harned, Lic. #4881
Signature
12/31/18
Renewal Date
Date
STATE OF CALIFORNIA

Prepared for:

Project:

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	12/16/2019
Drawn:	RSH
Checked:	RSH
Scale:	1" = 40'-0"

Sheet:

Overall Site Plan

L1

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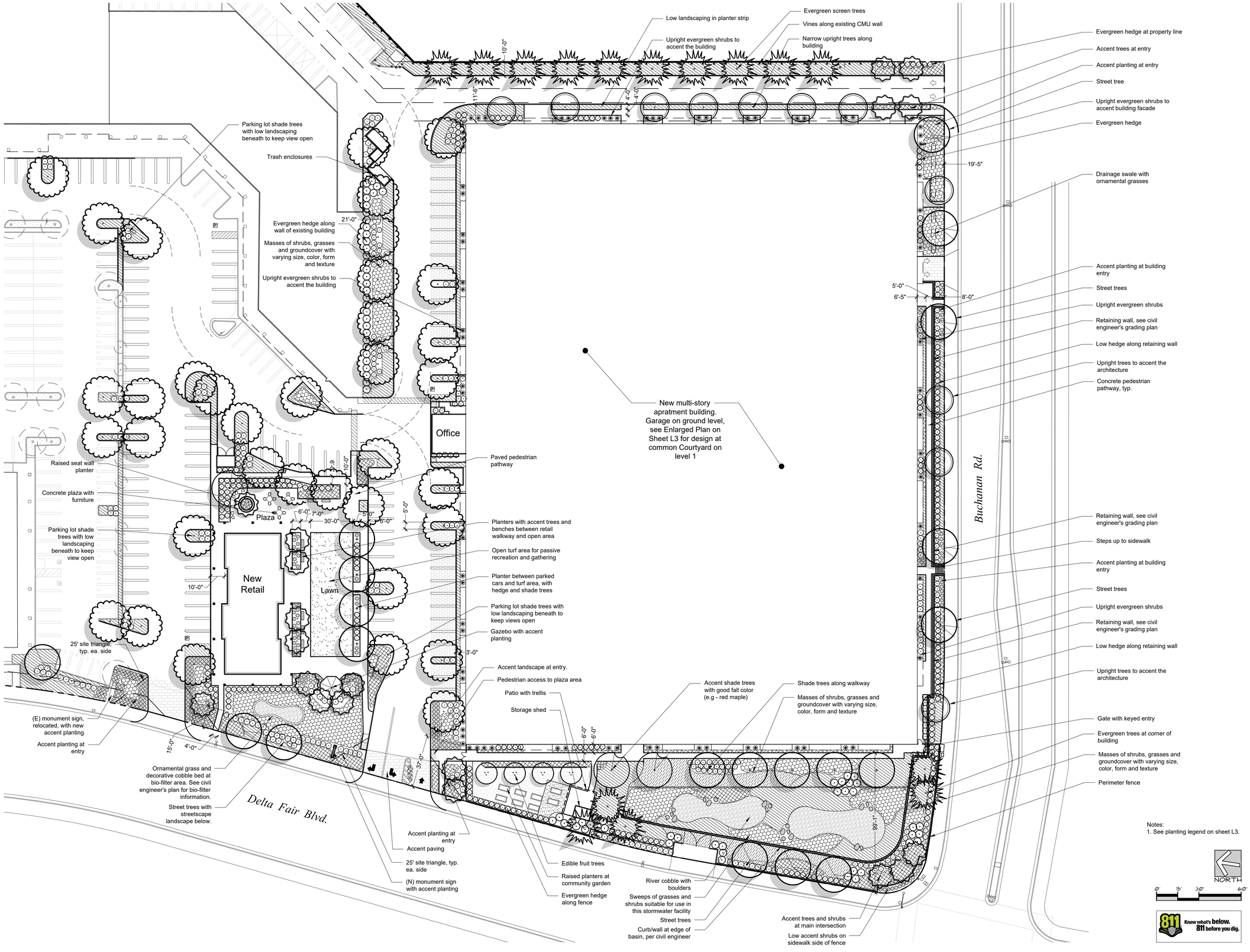

Notes:
1. See planting legend on sheet L3.

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Seal:

LICENSED LANDSCAPE ARCHITECT — Samuel Harned, L.A. — Signature — 12/31/18 Renewal Date — Date — STATE OF CALIFORNIA

Prepared for:

Project:

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	12/16/2018
Drawn:	RSH
Checked:	RSH
Scale:	1" = 30'-0"

Sheet:

Conceptual Landscape Plan

L2

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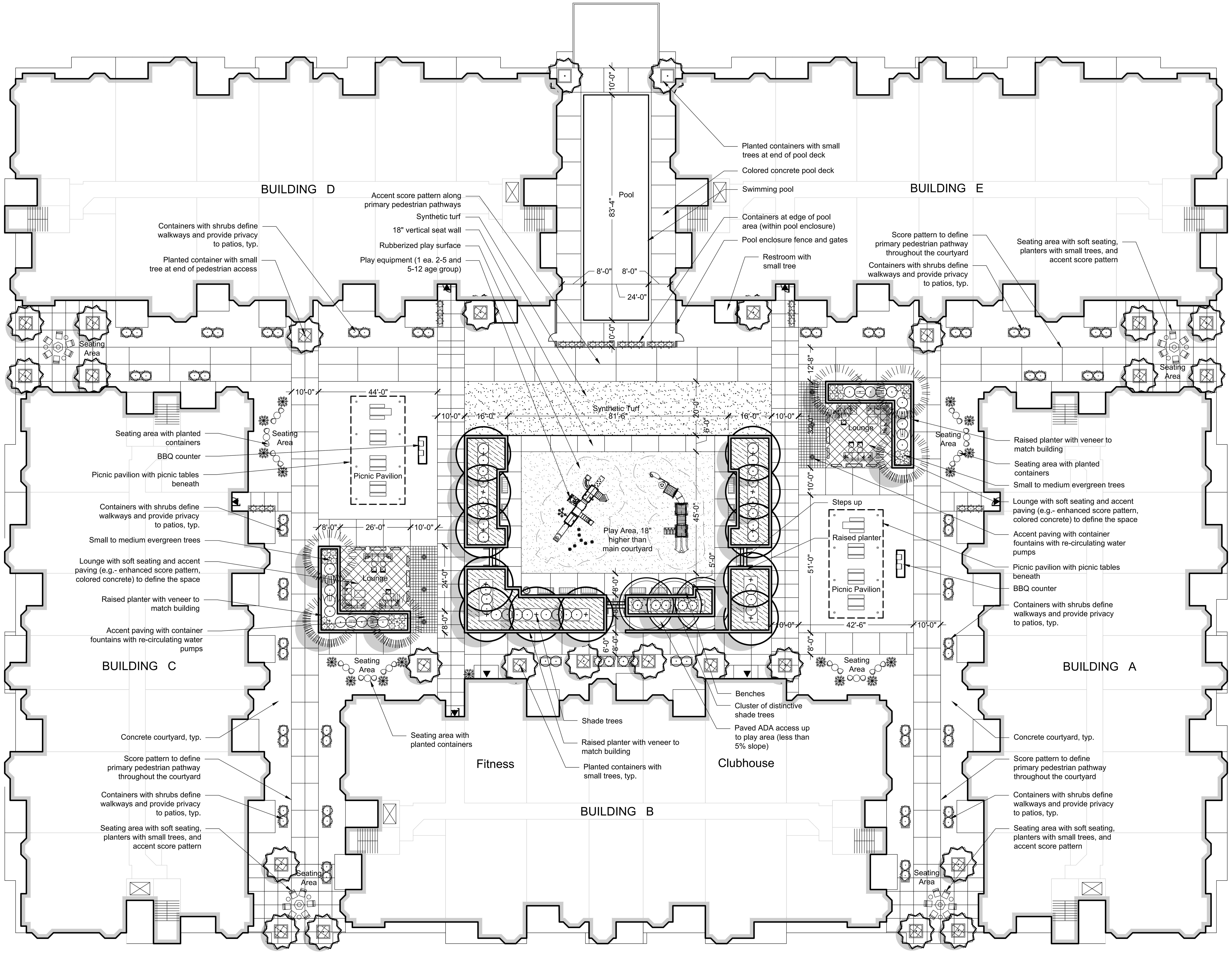

PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

Trees

Street Trees
- Gingko biloba — Maidenhair Tree
- Pistacia chinensis 'Keith Davey' — Chinese Pistache
- Platanus acerifolia 'Columbia' — London Plane Tree
- Quercus shumardii — Quercus
- Ulmus parvifolia — Chinese Evergreen Elm

Parking Lot Trees
- Acer rubrum spp. — Red Maple
- Pistacia chinensis 'Keith Davey' — Chinese Pistache
- Platanus acerifolia 'Columbia' — London Plane Tree
- Sapium sebiferum — Chinese Tallow Tree
- Ulmus parvifolia — Chinese Evergreen Elm
- Zelkova serrata — Zelkova

Upright Accent Trees
- Brachychiton populneus — Bottle Tree
- Magnolia grandiflora 'Sam Sommer' — Southern Magnolia
- Podocarpus gracilior — Fern Pine

Evergreen / Screen Trees
- Pinus eldarica — Afghan Pine
- Quercus spp. — Evergreen Oak
- Rhus lancea — Sumac
- Sequoia sempervirens — Coast Redwood

Shade / Accent Trees
- Acer rubrum — Red Maple
- Chilopsis linearis — Desert Willow
- Chitalpa tashkentenis — Chitalpa
- Olea europea 'Swan Hill' — Olive (non-fruiting)

Small Accent Trees
- Acer palmatum — Japanese Maple
- Cercis occidentalis — Western Redbud
- Lagerstroemia spp. — Crape Myrtle
- Magnolia soulangiana — Saucer Magnolia
- Rhaphiolepis indica 'Majestic Beauty' — India Hawthorn Tree

Edible Fruit Tree
- Citrus (Tangerine, Meyer Lemon, Lime, Valencia Orange)
- Fuyu Persimmon
- Pomegranate

Shrubs and Groundcovers

Upright Evergreen Shrubs
- Cupressus sempervirens 'Tiny Towers' — Italian Cypress (dwarf)
- Podocarpus macrophyllus 'Maki' — Shrubby Yew Pine
- Thuja occidentalis — Arborvitae

Medium Shrubs/ Screen Hedges
- Arctostaphylos densiflora — Manzanita
- Pittosporum tenuifolium — Pittosporum
- Xylosma congestum 'Compacta' — Shiny Xylosma

Ornamental Grasses and Grasslike Plants
- Calamagrosits acutiflora "KF" — Feather Reed Grass
- Carex oshimensis — Sedge
- Juncus patens — Rush
- Muhlenbergia capillaris — Pink Muhly
- Muhlenbergia dubia — Pine Muhly
- Muhlenbergia rigens — Deer Grass
- Pennisetum alopercuroides — Fountain Grass

Low Hedges/Shrubs
- Callistemon viminalis 'Little John' — Little John Bottlebrush
- Dietes vegeta — Fortnight Lily
- Ligustrum japonicum 'Texanum' — Privet
- Olea europaea 'Little Ollie' — Little Ollie Olive
- Rhaphiolepis indica — India Hawthorn
- Rhaphiolepis umbellata — Yedda Hawthorn

Accent/Flowering Shrubs
- Agave spp. — Agave
- Hemerocallis spp. — Evergreen Daylily
- Hesperaloe spp. — Hesperaloe
- Lantana camara/hybrid — Lantana
- Phormium tenax — New Zealand Flax
- Rosa floribunda — Carpet Rose
- Salvia spp. — Salvia

Low Shrubs
- Dietes vegata — Fortnight Lily
- Nandina domestica 'Gulf Stream' — Heavenly Bamboo
- Pittosporum tobira 'Wheelers Dwarf' — Pittosporum
- Rhaphiolepis indica — Rhaphiolepis

Low Accent Shrubs and Groundcover
- Agave spp. — Agave
- Asparagus densiflorus 'Myers' — Myer's Asparagus
- Dianella revoluta — Flax Lily
- Hemerocallis spp. — Evergreen Daylily
- Liriope muscari — Lily Turf
- Rosa floribunda 'Red Carpet' — Rosa
- Teucrium chamaedrys — Germander
- Verbena spp. — Verbena

Low Groundcovers
- Arctostaphylos spp. — Manzanita
- Baccharis pilularis spp. — Dwarf Coyote Brush
- Cotoneaster dammeri 'Lowfast' — Bearberry Cotoneaster
- Juniperus spp. — Juniper
- Teucrium chamaedrys — Germander
- Trachelospermum asiaticum — Asian Jasmine

Vines
- Ficus pumila — Creeping Fig
- Parthenocisus tricuspidata — Boston Ivy

Lawn
- Sodded turf
- Synthetic lawn

Mulch
Mulch to be evenly distributed throughout all planters. Mulch to be sourced from recycled material, shredded or chipped ("Gorilla Hair" is not acceptable), nitrogen stabilized, maximum 3/4". Install at min. 3" depth. Provide sample for approval prior to installation.

NORTH

0' 10' 20' 40'

811 Know what's below. 811 before you dig.

Sam Harned Landscape Architecture
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www.harnedla.com

Seal: LICENSED LANDSCAPE ARCHITECT — R. Samuel Harned, Lic. #4807 — 12/31/18 Renewal Date — STATE OF CALIFORNIA

Prepared for:

Project:

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	12/16/2019
Drawn:	RSH
Checked:	RSH
Scale:	1" = 20'-0"

Sheet:

Conceptual Landscape Plan - Courtyard

L3

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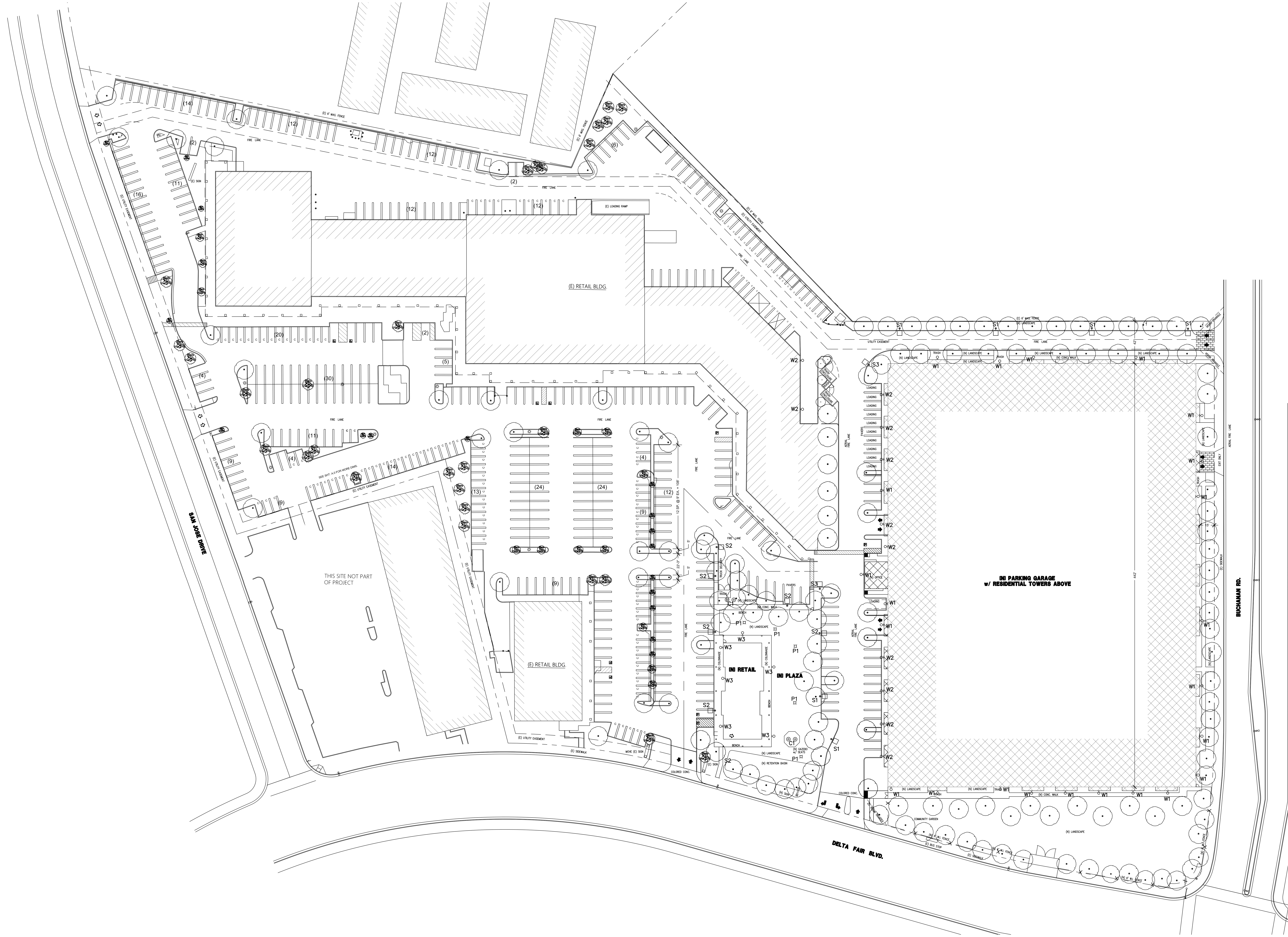

A
E1.1

ELECTRICAL SITE PLAN
DELTA FAIR VILLAGE CONDOMINIUMS

ANTIOCH CA SCALE: 1"=40'

NORTH

DATE	BY	NO.	REVISION

LICENSED ARCHITECT
BRIAN A. PENDLEY
C 22259
DEC. 31, 2019
STATE OF CALIFORNIA

DRAWN BY: I.A.
CHECKED BY: B.P.

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9008 SIEGEL • VALLEY SPRINGS • CALIFORNIA • 95252
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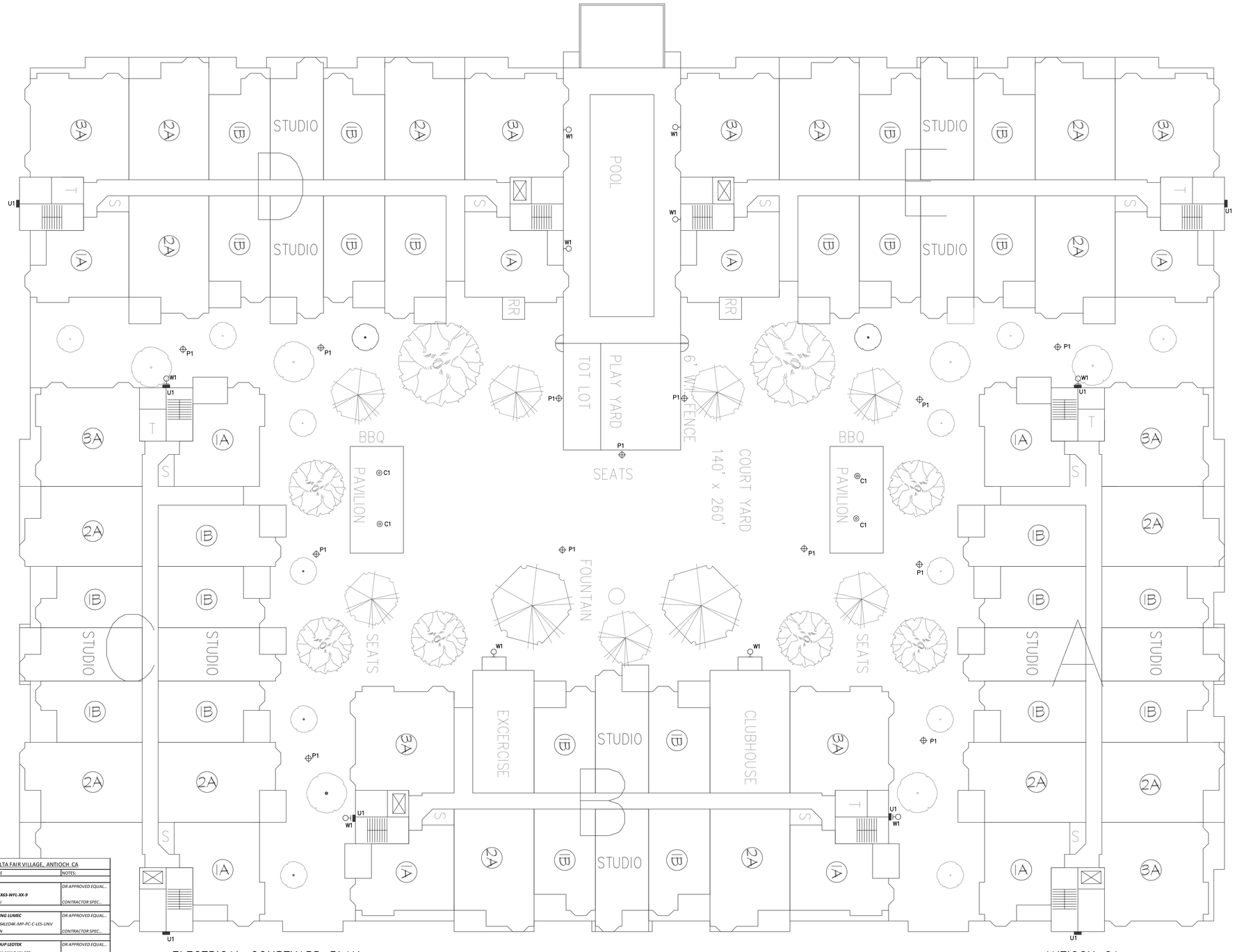
ELECTRICAL
SITE LIGHTING

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: SEE PLAN
DATE: 12-19-2019
JOB NO. 15091

SHEET
E1.1
OF SHEETS



A
E1.1

ELECTRICAL COURTYARD PLAN
DELTA FAIR VILLAGE CONDOMINIUMS

ANTIOCH CA

SCALE:1/16"=1'

FIXTURE SCHEDULE

DATE: 9/7/2018 — DELTA FAIR VILLAGE, ANTIOCH CA

TAG	QUANITY	DISCRIPTION	FIXTURE SPECIFICATIONS		MOUNTING:	MANUFACTURE	NOTES:
EXTERIOR LIGHTING							
C1	6	LED PENDENT SURFACE DOWNLIGHT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: SUSPENDED FROM CEILING	BK LIGHTING	OR APPROVED EQUAL...
			M-VOLT	LUMINS: 4K	MOUNT UNDER CANOPY	SM-D-DE-LED-X63-WFL-XX-9	
			TOTAL WATTS:	20		SERIES: DENALI	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
P1	16	LED POLE LIGTH 12 FT POLE LIGTH LED ROUND HEAD	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 12' POLE	PHILIPS LIGHTING LUMEC	OR APPROVED EQUAL...
			M-VOLT	LUMINS: 424D	MOUNT AT: POLE MPOUNT 12 FT.	PBDP100-50W6ALED4K-MP-PC-C-LES-UNV	
			TOTAL WATTS:	50	Verify Color prior to Ordering	SERIES: URBAN	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
S1	4	LED POLE LIGHT 20FT POLE LIGHT PARKING AND DRIVEWAY LIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 20' POLE	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: 20' POLE	AR18-18M2-MV-NW-2-XX-530	
			TOTAL WATTS:	122	Verify Color prior to Ordering	SERIES: ARIETA AR18 M2	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
S2	7	LED POLE LIGHT 20FT POLE LIGHT PARKING AND DRIVEWAY LIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 20' POLE	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: 20' POLE	AR18-18M2-MV-NW-X-XX-530	
			TOTAL WATTS:	122	Verify Color prior to Ordering	SERIES: ARIETA AR18 M2	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
S3	2	LED POLE LIGHT 20FT POLE LIGHT PARKING AND DRIVEWAY LIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 20' POLE	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: 20' POLE	AR18-18M2-MV-NW-X-XX-530	
			TOTAL WATTS:	122	Verify Color prior to Ordering	SERIES: ARIETA AR18 M2	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
W1	31	LED WALL PACK SURFACE MOUNT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 10FT	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: WALL MOUNT	ES2-24H-MV-NW-W-XX-530-MLS2	
			TOTAL WATTS:	44	Verify Color prior to Ordering	SERIES: ESETA	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
W2	14	LED WALL PACK SURFACE MOUNT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 10FT	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: WALL MOUNT	ES2-24H-MV-NW-FT-XX-530-MLS2	
			TOTAL WATTS:	44	Verify Color prior to Ordering	SERIES: WITH PHOTO CELL	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
W3	8	LED WALL PACK SURFACE MOUNT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 10FT	PHILIPS LIGHTING STONCO	OR APPROVED EQUAL...
			M-VOLT	LUMINS: 12300	MOUNT AT: WALL MOUNT	C-HLBF19N2 WITH WALL MOUNT BRACKET	
			TOTAL WATTS:	40	Verify Color prior to Ordering	SERIES: WITH PHOTO CELL	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
U1	7	LED WALL PACK SURFACE MOUNT UPLIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: VERIES	TBD	OR APPROVED EQUAL...
			M-VOLT	LUMINS:	MOUNT AT: WALL MOUNT		
			TOTAL WATTS:	TBD	Verify Color prior to Ordering	SERIES:	CONTRACTOR SPEC...

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22259 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
ARCHITECTURE • ENGINEERING • PLANNING
9008 SIEGEL • VALLEY SPRINGS • CALIFORNIA • 95252
PHONE (209) 786-3700 FAX (209) 786-3729
E-MAIL: brian@pendleyinc.com WEB: www.pendleyinc.com

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ELECTRICAL COURTYARD LIGHTING

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: SEE PLAN
DATE: 2-11-2019
JOB NO. 15091

SHEET E1.2 OF SHEETS

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	498
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	498
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARGAE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMN	TBD	W/ TSUCAN BASE & CAP	WHITE
25.	PAINT EAST CMU FENCE	EXIST.	EXIST.	MATCH CMU WALLS

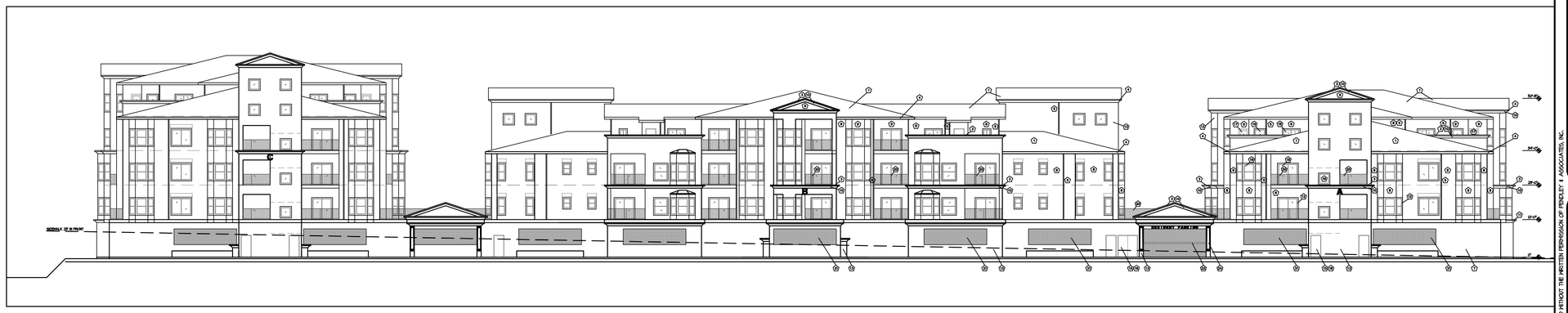
SUBSTITUTION PENDING APPROVAL

EAST ELEVATION

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

WEST ELEVATION

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



SOUTH ELEVATION

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

NORTH ELEVATION

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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EXTERIOR ELEVATIONS

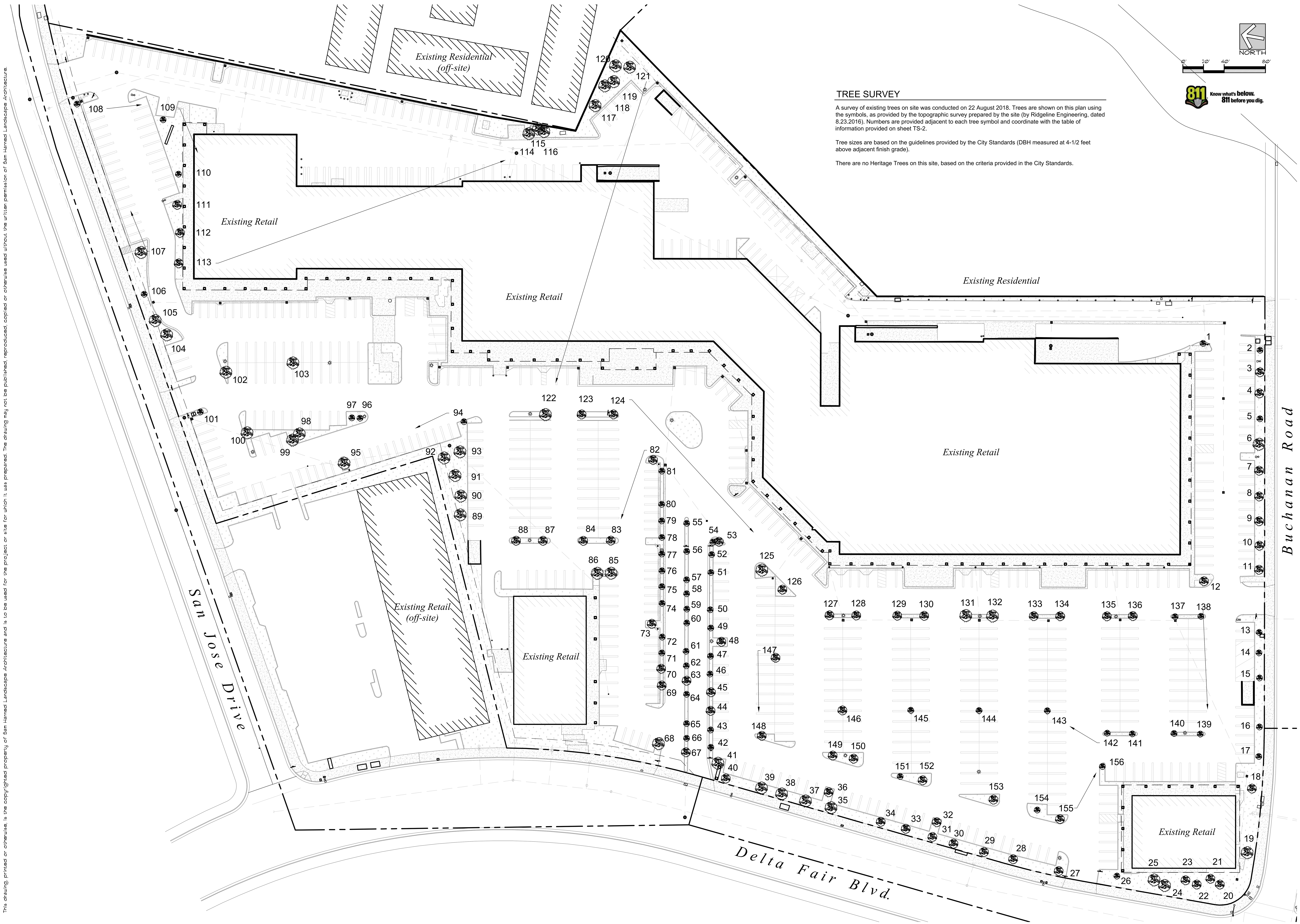
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A9** OF SHEETS

D:\A9-ELEV.DWG

PLOTTED: 12.12.19



TREE SURVEY

A survey of existing trees on site was conducted on 22 August 2018. Trees are shown on this plan using the symbols, as provided by the topographic survey prepared by the site (by Ridgeline Engineering, dated 8.23.2016). Numbers are provided adjacent to each tree symbol and coordinate with the table of information provided on sheet TS-2.

Tree sizes are based on the guidelines provided by the City Standards (DBH measured at 4-1/2 feet above adjacent finish grade).

There are no Heritage Trees on this site, based on the criteria provided in the City Standards.

Sam Harned Landscape Architecture
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Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal: LICENSED LANDSCAPE ARCHITECT — Samuel Harned, Lic. No. 4908 — 12/31/18 — STATE OF CALIFORNIA

Prepared for:

Project:

DELTA FAIR VILLAGE

2938 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	08/24/2018
Drawn:	RSH
Checked:	RSH
Scale:	1" = 40'-0"

Sheet:

Existing Tree Survey

TS 1

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Project: Delta Fair Village
Location: Antioch, CA
Job #: 18-009
Date: 8/22/2018
By: Sam Harned
The following list surveys the existing trees located on-site on the date noted above. DBH is measured at 4'-6" above grade.

Code	Species
LS	Liquidambar styraciflua - American Sweetgum
PC	Pyrus calleryana - Ornamental Pear
QA	Quercus agrifolia - Coast Live Oak
SS	Sequoia sempervirens - Coast Redwood
LT	Liriodendron tulipifera - Tulip Tree
FV	Fraxinus veultina 'Modesto' - Modesto Ash
PP	Prunus cerasifera - Purple Leaf Plum

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
1	LT	12	No	18	
2	LS	na	No	na	Dead
3	LS	12	No	15	
4	LS	10	No	18	
5	PC	6	No	18	
6	PC	10	No	22	
7	PC	5	No	10	
8	PC	6	No	15	
9	PC	9	No	18	
10	PC	4	No	11	
11	LT	6	No	10	
12	LT	12	No	8	
13	LT	8	No	8	
14	LT	6	No	6	
15	PC	8	No	12	
16	PC	6	No	10	
17	PC	6	No	8	
18	PC	6	No	10	
19	PC	10	No	15	
20	SS	10	No	8	
21	SS	14	No	12	
22	SS	10	No	12	
23	SS	10	No	8	
24	SS	12	No	10	
25	SS	14	No	12	
26	LT	6	No	6	
27	PC	6	No	12	
28	PC	6	No	14	
29	PC	6	No	10	
30	PC	8	No	12	
31	PC	6	No	10	
32	PC	8	No	14	
33	PC	8	No	12	

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
34	PC	8	No	16	
35	PC	8	No	12	
36	PC	8	No	10	
37	PC	6	No	12	
38	PC	10	No	16	
39	PC	12	No	18	
40	na	na	No	na	No longer a tree at this location
41	LS	12	No	20	
42	LS	10	No	15	
43	LS	12	No	15	
44	LS	6	No	8	
45	LS	8	No	12	
46	LS	6	No	6	
47	LS	6	No	12	
48	LS	6	No	8	
49	LS	6	No	8	
50	LS	2	No	4	
51	LS	8	No	12	
52	LS	6	No	12	
53	LS	6	No	12	
54	LS	6	No	12	
55	LS	6	No	8	
56	LS	8	No	8	
57	LS	4	No	6	
58	LS	6	No	10	
59	LS	6	No	10	
60	LS	6	No	8	
61	LS	6	No	12	
62	LS	6	No	8	
63	LS	8	No	10	
64	LS	8	No	15	
65	LS	8	No	12	
66	LS	8	No	18	
67	LS	12	No	18	
68	LS	14	No	25	
69	LS	8	No	12	
70	LS	8	No	12	
71	LS	8	No	12	
72	LS	9	No	12	
73	LS	7	No	10	
74	LS	8	No	12	
75	LS	8	No	12	
76	LS	6	No	8	

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
77	LS	5	No	8	
78	LS	6	No	10	
79	LS	6	No	10	
80	LS	6	No	10	
81	LS	8	No	15	
82	LS	10	No	15	
83	PC	9	No	20	
84	PC	8	No	16	
85	FV	11	No	12	
86	FV	17	No	25	
87	PC	6	No	15	
88	PC	7	No	16	
89	SS	22	No	25	
90	SS	16	No	25	
91	SS	17/10	No	25	Twin
92	SS	19	No	25	
93	SS	21	No	25	
94	LS	7	No	15	
95	QA	17	No	30	
96	LT	6	No	8	
97	LT	4	No	8	
98	SS	14	No	15	
99	SS	12	No	15	
100	SS	11	No	12	
101	LT	8	No	8	
102	PC	9	No	17	
103	PC	12	No	20	
104	QA	12	No	15	
105	QA	8	No	15	
106	na	na	No	na	Not a tree (shrub)
107	QA	22	No	30	
108	na	na	No	na	Not a tree (shrub)
109	SS	13	No	12	
110	LS	6	No	12	
111	LS	9	No	12	
112	LS	9	No	15	
113	LS	8	No	15	
114	SS	12	No	15	
115	SS	20	No	18	
116	SS	19	No	18	
117	SS	18	No	15	
118	SS	18	No	15	
119	SS	16	No	15	

Tree #	Species (code)	DBH (in.)	Heritage? "/N (over 72" circum.)	Canopy (dia. In feet)	Notes
120	SS	20	No	15	
121	SS	21	No	15	
122	PC	14	No	20	
123	PC	8	No	12	
124	PC	10	No	15	
125	PC	12	No	18	
126	PC	12	No	16	
127	PC	10	No	18	
128	PC	8	No	12	
129	PC	12	No	18	
130	PC	12	No	18	
131	PC	12	No	20	
132	PC	12	No	18	
133	LT	8	No	18	
134	PC	12	No	20	
135	PC	10	No	18	
136	PC	12	No	20	
137	LT	na	No	na	Dead
138	PP	4	No	8	
139	PC	8	No	8	
140	PC	10	No	18	
141	PC	8	No	16	
142	PC	6	No	12	
143	LT	8	No	10	
144	LT	7	No	12	
145	LT	na	No	na	Dead
146	LT	6	No	8	
147	PC	12	No	16	
148	LT	6	No	15	
149	PC	8	No	12	
150	PC	8	No	12	
151	PC	8	No	12	
152	PC	10	No	12	
153	PC	10	No	16	
154	PC	6	No	12	
155	PC	12	No	20	
156	LT	8	No	10	

TREE SURVEY

A survey of existing trees on site was conducted on 22 August 2018. Trees are shown on the plan (see Sheet TS-1) using the symbols, as provided by the topographic survey prepared by the site (by Ridgeline Engineering, dated 8.23.2016). Numbers are provided adjacent to each tree symbol and coordinate with the table of information provided above.

Tree sizes are based on the guidelines provided by the City Standards (DBH measured at 4-1/2 feet above adjacent finish grade).

There are no Heritage Trees on this site, based on the criteria provided in the City Standards.

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Seal:
LICENSED LANDSCAPE ARCHITECT
R. Samuel Harned, Lic. #4881
Signature
12/31/18
Renewal Date
Date
STATE OF CALIFORNIA

Prepared for:

Project:
DELTA FAIR VILLAGE
2938 DELTA FAIR BLVD, ANTIOCH, CA

Revision:
No. Desc. MM/DD/YY

Date: 08/24/2018
Drawn: RSH
Checked: RSH
Scale: None

Sheet:
Existing Tree Survey

TS 2

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50' 0' 25' 50' 100' 200'
1"=50'
1" 0' 1/2" 1" 2" 4"

LEGEND:

- TREE
- SIGN
- LIGHT POLE
- TRAFFIC LIGHT
- BOLLARD
- CATCH BASIN, AREA DRAIN
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- DOUBLE CHECK DETECTOR ASSEMBLY
- REDUCED PRESSURE BACKFLOW PREVENTOR
- WATER VALVE
- WATER METER
- FOUND MONUMENT
- TEMPORARY BENCHMARK
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EASEMENT LINE
- PROPERTY LINE
- CONCRETE
- LANDSCAPING
- BUILDING

ABBREVIATIONS:

BC	BACK OF CURB
BLDG	BUILDING
C. CONC	CONCRETE
CL	CENTERLINE
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
(E)	EXISTING
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
INV	INVERT
MH	MANHOLE
NTS	NOT TO SCALE
OC	ON CENTER
(P)	PROPOSED
P. PAV	PAVEMENT
PL	PROPERTY LINE
POC	POINT OF CONNECTION
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
UNO	UNLESS NOTED OTHERWISE

SURVEYOR'S NOTES:

THIS TOPOGRAPHIC SURVEY WAS PREPARED TO DOCUMENT SURFACE FEATURES AND ELEVATIONS, THEREFORE, THE FOCUS OF THE SURVEY WAS ON EXISTING SURFACE FEATURES AND SURFACE IMPROVEMENTS.

THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED UPON A CONVENTIONAL FIELD SURVEY COMPLETED IN DECEMBER OF 2015 AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

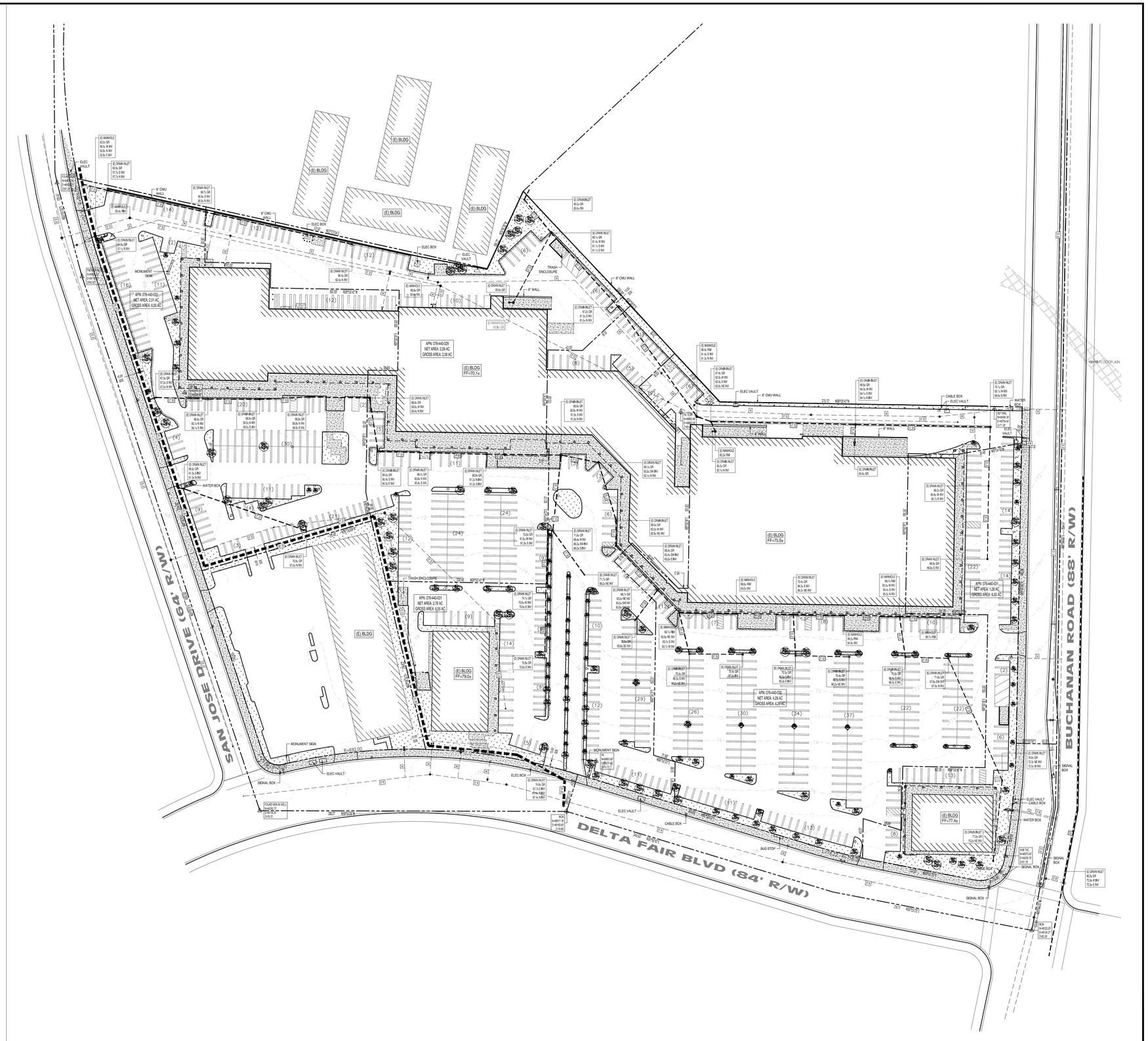
EASEMENT RIGHTS ARE UNKNOWN AND A PRELIMINARY TITLE REPORT WAS NOT REVIEWED AS PART OF THIS SURVEY.

THE USER OF THIS INFORMATION SHALL RENEW ALL RESULTS FOR CONSISTENCY AND ACCURACY. DISCREPANCIES OR CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF RIDGELINE ENGINEERING IMMEDIATELY. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ITS PROPER USE, EVALUATION AND ANY SUBSEQUENT ACTIONS RESULTING FROM THE USE THEREOF.

BENCHMARK DESCRIPTION:

A BRASS DISK STAMPED "C.C.CO. BM 173A R2008 L.S. 6026" ELEVATION 128.87, SET ON THE TOP OF CURB NEAR THE NW CORNER OF THE SOMERSVILLE ROAD BRIDGE, APPROXIMATELY 1300 FEET SOUTH OF BUCHANNAN ROAD, AS DESCRIBED IN DOCUMENT NO. 4716, RECORDED IN MAY OF 2009 WITH CONTRA COSTA COUNTY PUBLIC RECORDS.

THIS SITE IS OUTSIDE OF THE LOCAL 100-YR FLOODPLAIN LIMITS.



RIDGELINE ENGINEERING
2322 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P: 209.955.0110 | F: 209.955.0220

PROFESSIONAL LAND SURVEYOR
JORDAN K. BALDWIN
No. 8513
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

TOPOGRAPHIC SURVEY

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	DAK
CHECKED BY:	JKB
DATE:	3/19/2019
SHEET NO.:	C1.0
SHEET:	1 OF 8

10.12.2019

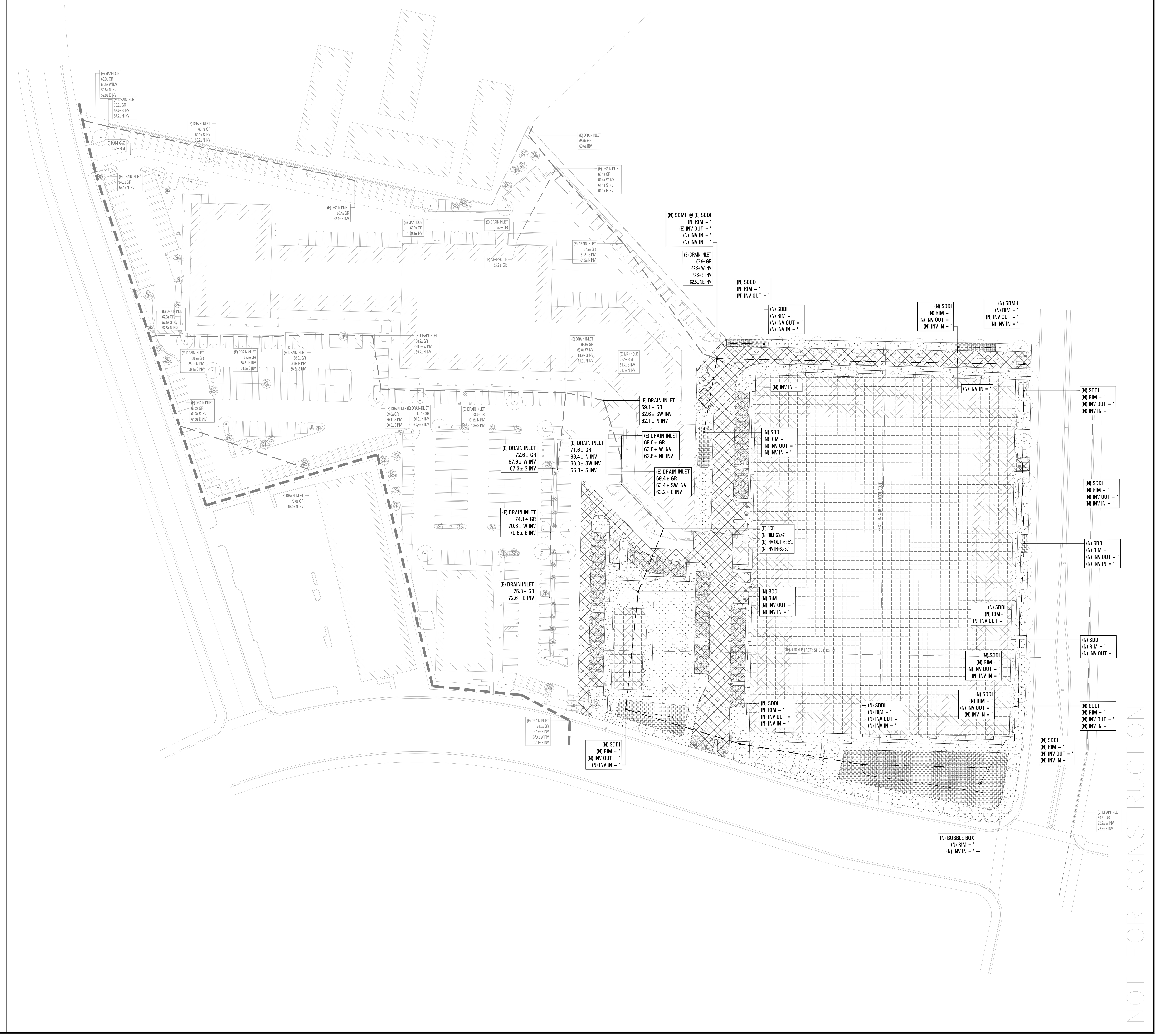
15E-003_CDA-TOPO.dwg

ARCH E1 30X42

1"=50'

LEGEND:

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LATERAL, HDPE
- PROPERTY LINE
- SSCO — SANITARY SEWER CLEAN OUT
- SDCO — STORM DRAIN CLEAN OUT
- PROPOSED LANDSCAPING AREA [REF: LANDSCAPING PLANS]



RIDGELINE ENGINEERING
2522 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P.209.955.0110 | F.209.955.0220

PROFESSIONAL ENGINEER
JORDAN K BALDWIN
No. 71646
CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

GRADING AND DRAINAGE PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

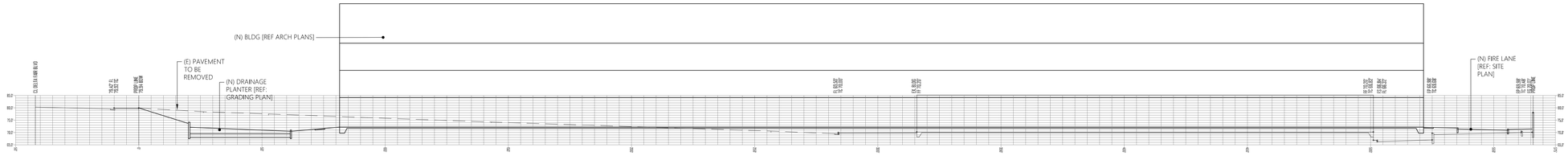
NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C3.0
SHEET:	2 OF 8

10.12.2019

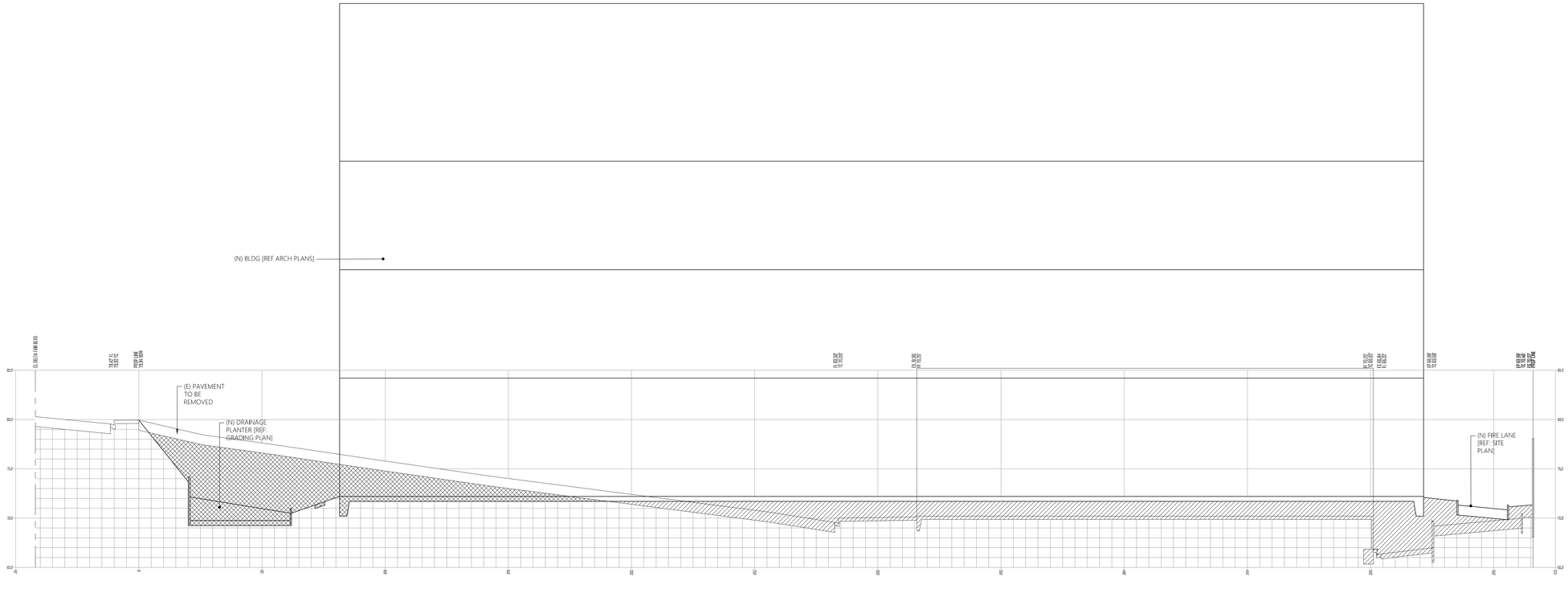
15E-003_CDA-CIVIL.dwg

ARCH E1 30X42



SCALE: 1" = 20'

CROSS SECTION A (1H:1V) 1



SCALE: 1" = 20'

CROSS SECTION A (1H:4V) 2

NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
2322 GRAND CANAL BLVD, SUITE 14 | STOCKTON, CA 95207
P:209.955.0110 | F:209.955.0220

PROFESSIONAL ENGINEER
JORDAN K. BALDWIN
No. 71646
CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

CROSS SECTION A

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

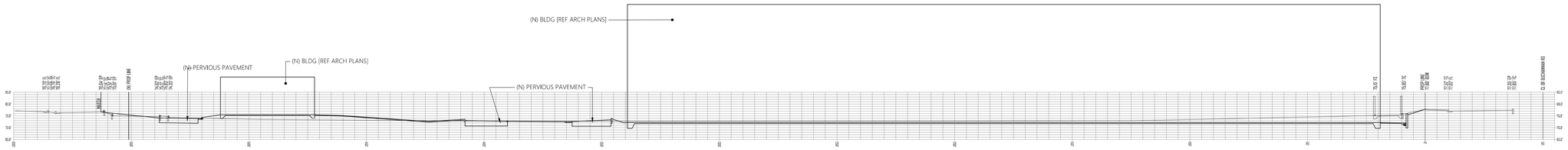
NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C3.1
SHEET:	3 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42



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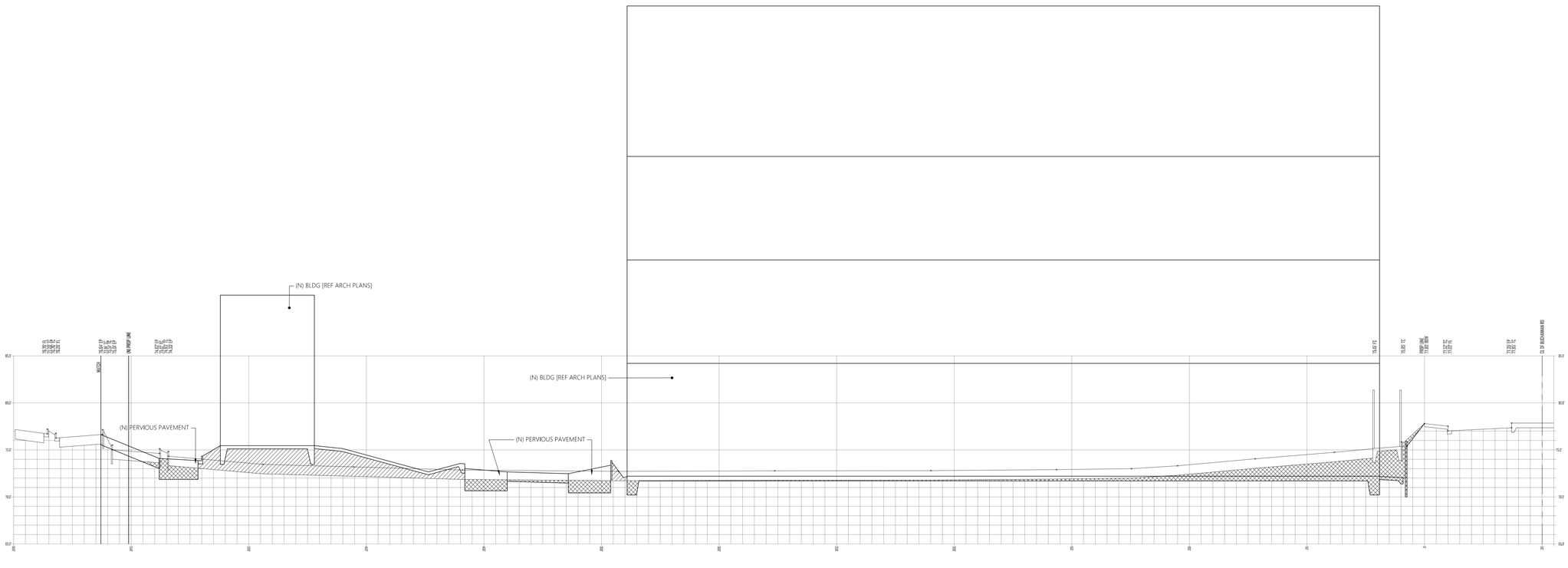
CROSS SECTION B (1H:1V) 1



SCALE: 1" = 20'

CROSS SECTION B (1H:4V) 2

NOT FOR CONSTRUCTION

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DELTA FAIR VILLAGE
SITE IMPROVEMENTS

CROSS SECTION B

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C3.2
SHEET:	4 OF 8

10.12.2019

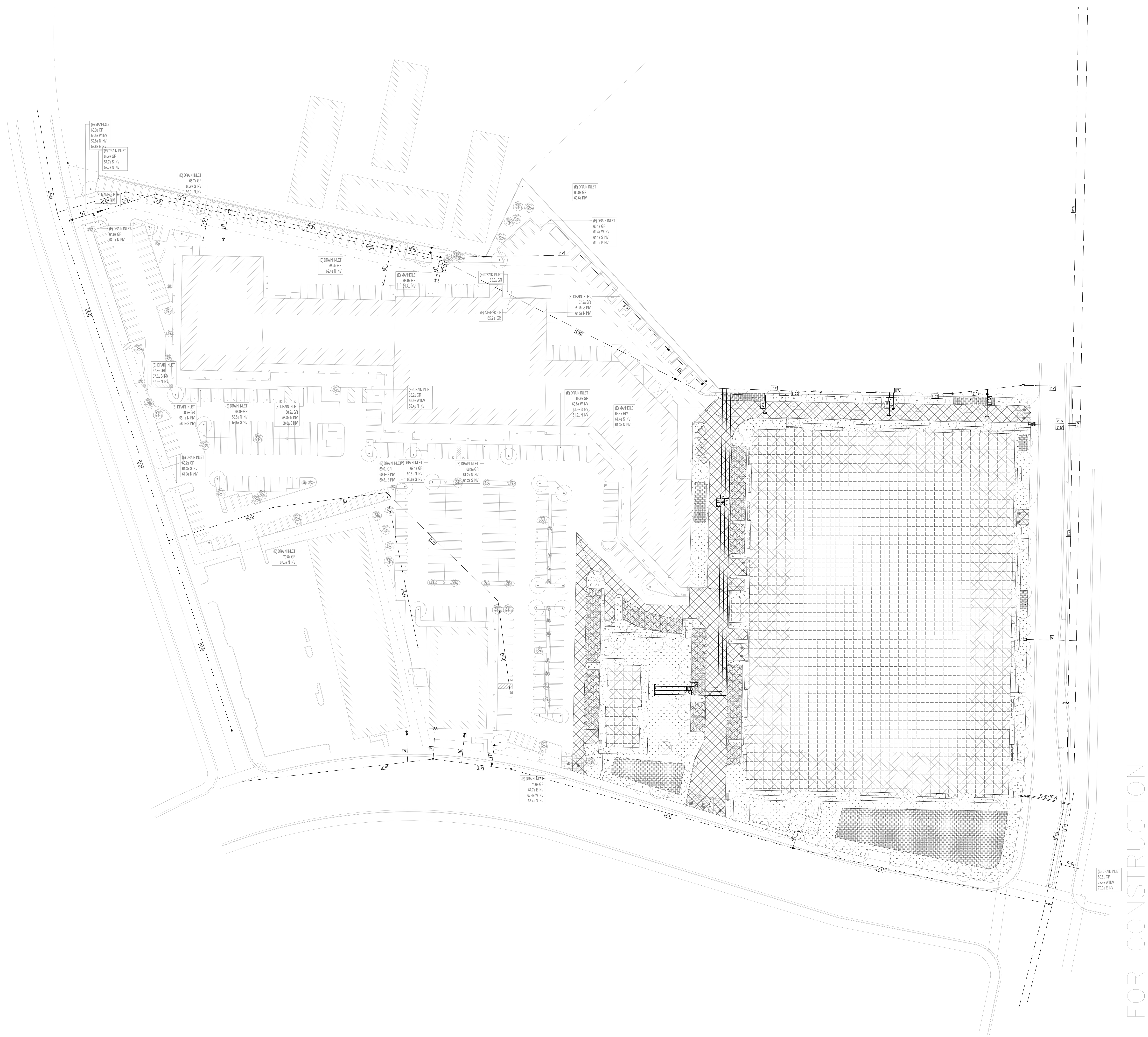
15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

50' 0' 25' 50' 100' 200'
1" 0" 1/2" 1" 2" 4"
1"=50'

LEGEND:

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LATERAL, HDPE
- PROPERTY LINE
- SSCO SANITARY SEWER CLEAN OUT
- SDCO STORM DRAIN CLEAN OUT
- PROPOSED LANDSCAPING AREA [REF: LANDSCAPING PLANS]



NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
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DELTA FAIR VILLAGE
SITE IMPROVEMENTS

WET UTILITY PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C4.0
SHEET:	5 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

50' 0' 25' 50' 100' 200'

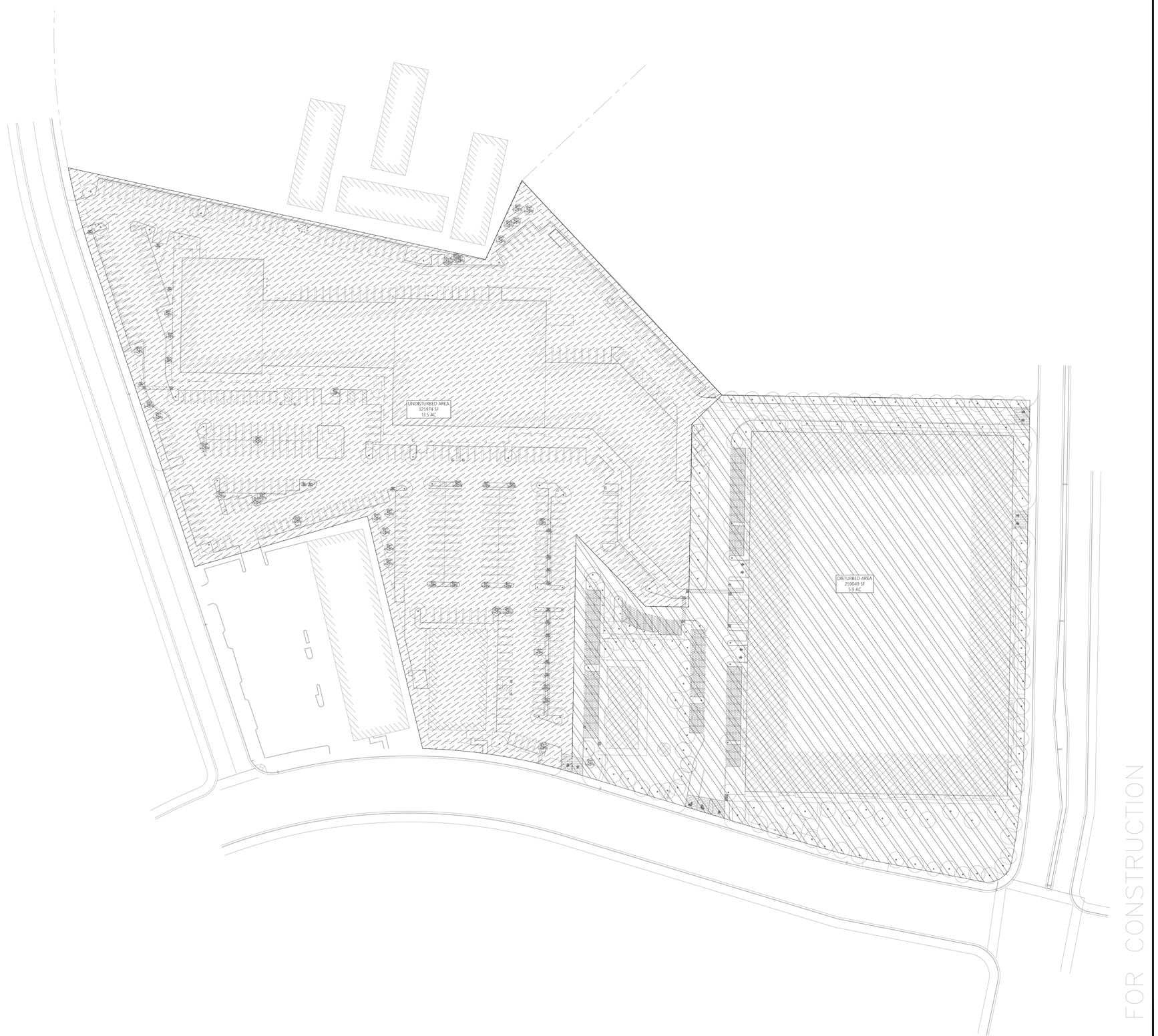
1" 0" 1/2" 1" 2" 4"

1"=50'

LEGEND:

UNDISTURBED AREA

DISTURBED AREA



NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
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DELTA FAIR VILLAGE
SITE IMPROVEMENTS

OVERALL STORMWATER PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C5.0
SHEET:	6 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

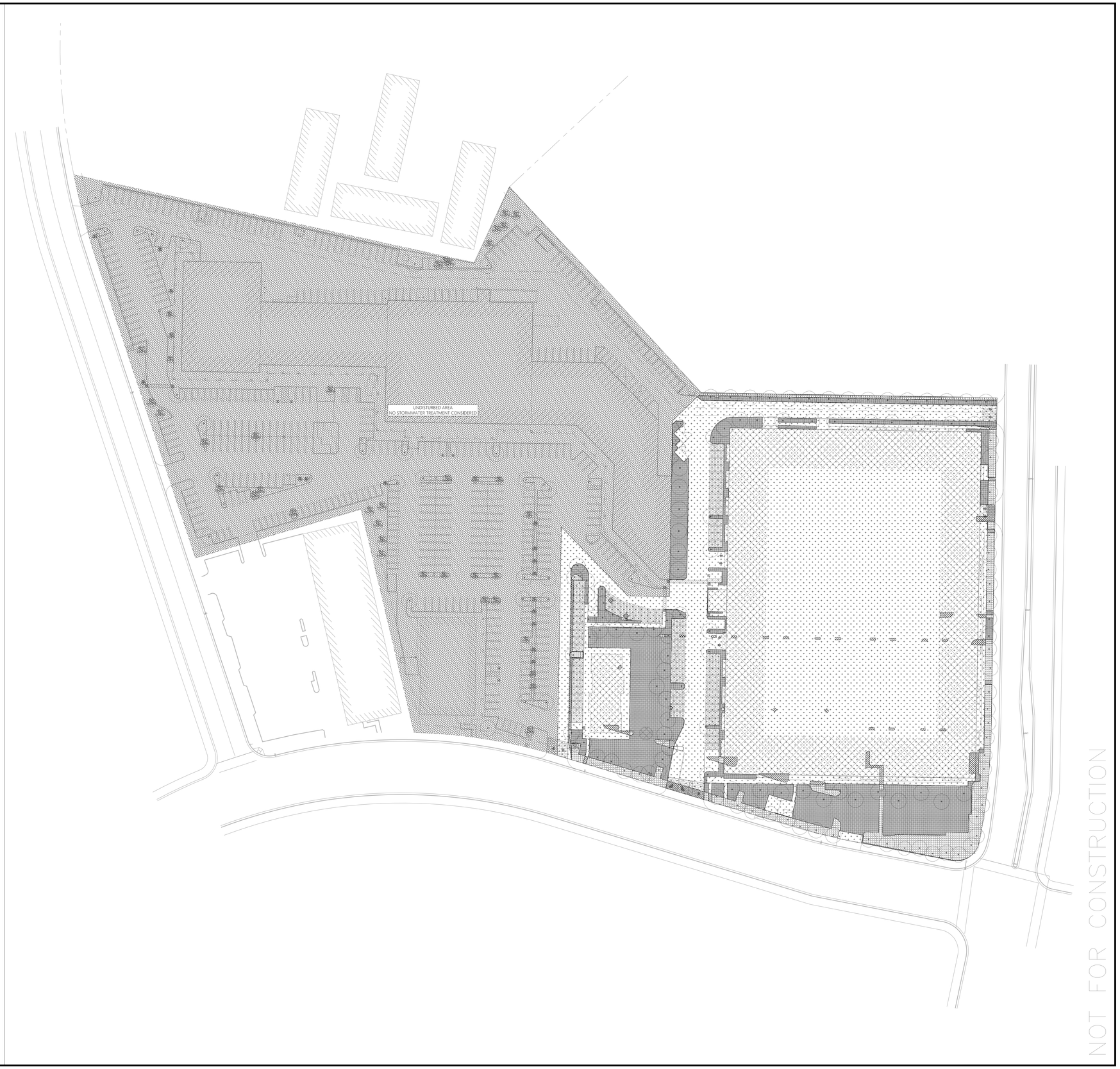
50' 0' 25' 50' 100' 200'

1" 0" 1/2" 1" 2" 4"

1"=50'

LEGEND:

- IMPERVIOUS TO IMPERVIOUS (199,420 SQFT OR 34.1%)
- IMPERVIOUS TO PERVIOUS (41,887 SQFT OR 7.2%)
- PERVIOUS TO PERVIOUS (14,084 SQFT OR 2.4%)
- PERVIOUS TO IMPERVIOUS (3,658 SQFT OR 0.6%)
- UNDISTURBED AREA (325,974 SQFT OR 55.7%)



NOT FOR CONSTRUCTION

RIDGELINE ENGINEERING
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STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

STORMWATER PRE AND POST AREA TYPES

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C5.1
SHEET:	7 OF 8

10.12.2019

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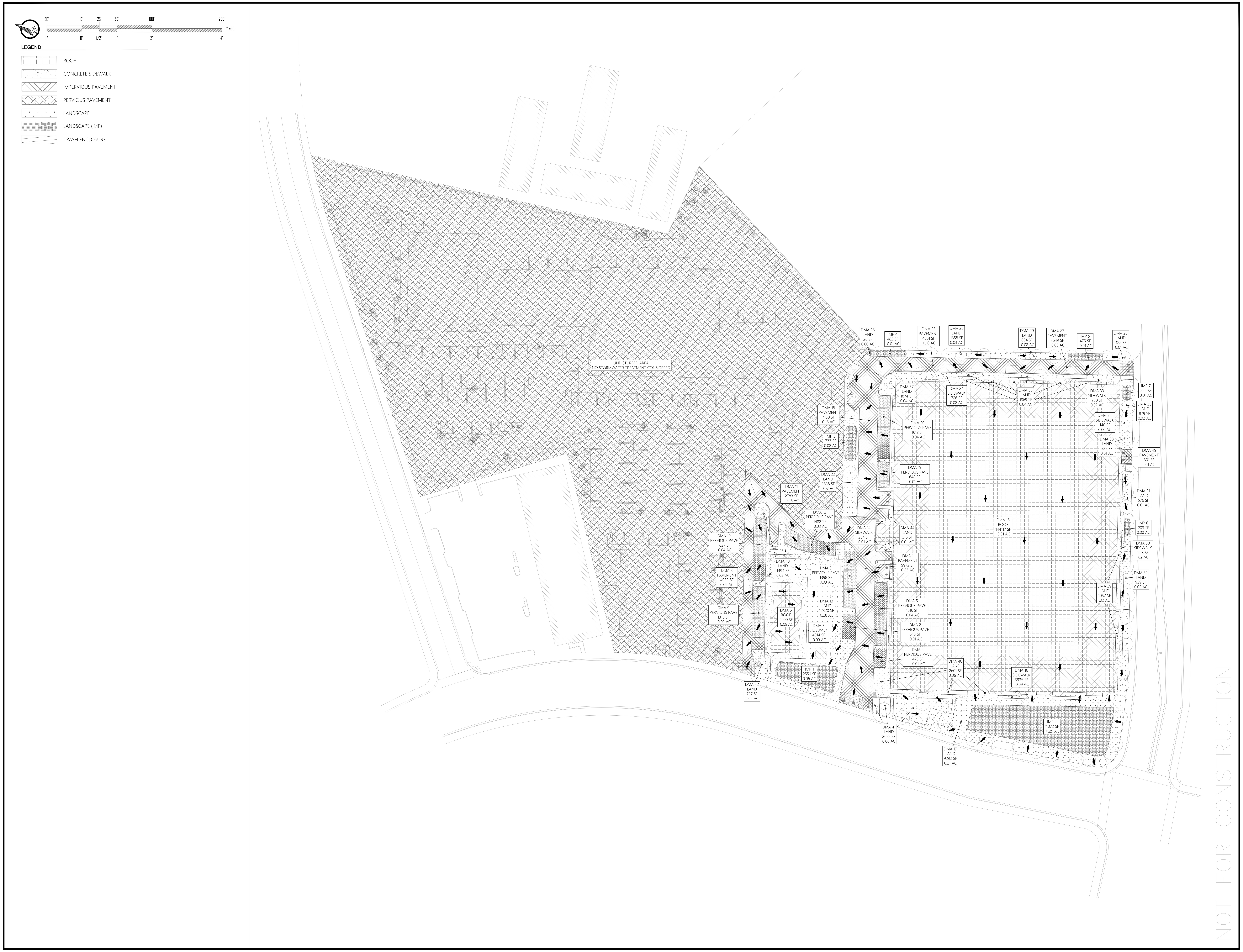
ARCH E1 30X42



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CIVIL
STATE OF CALIFORNIA

DELTA FAIR VILLAGE
SITE IMPROVEMENTS

STORMWATER QUALITY CONTROL PLAN

3000 DELTA FAIR BLVD
ANTIOCH, CA 94509

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.:	15E-003
DRAWN BY:	RAW
CHECKED BY:	JKB
DATE:	11/15/2019
SHEET NO.:	C5.2
SHEET:	8 OF 8

10.12.2019

15E-003_CDA-CIVIL.dwg

ARCH E1 30X42

STORMWATER CONTROL PLAN:
DELTA FAIR VILLAGE

December 10, 2019

Owner:
Gabriel Chiu

Prepared by:
Ridgeline Engineering
2769 Boeing Way
Stockton, CA 95206
(209) 955-0110

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I. PROJECT DATA

Table 1. Project data

Project Name/Number	Retail and Condo Development
Application Submittal Date	
Project Location	3000 Delta Fair Blvd, Antioch, CA 94509
Name of Developer	
Project Phase No.	
Project Type and Description	
Project Watershed	West Antioch Creek Watershed
Total Project Site Area	585,023 ft^2 (13.4 acres)
Total Area of Land Disturbed	259,049 ft^2 (5.9 acres)
Total New Impervious Surface Area	3,658 ft^2 (0.1 acres)
Total Replaced Impervious Surface Area	202,341 ft^2 (4.6 acres)
Total Pre-Project Impervious Surface Area	536,635 ft^2 (12.3 acres)
Total Post-Project Impervious Surface Area	498,406 ft^2 (11.4 acres)
50% Rule*	Doesn't apply
Project Density	FAR = 1.37
Applicable Special Project Categories [Complete even if all treatment is LID]	None
Percent LID and non LID treatment	100% LID
HMP Compliance**	Applies

* 50% rule applies if:

Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Surface Area

**HMP applies if:

Total New Impervious Surface Area or Total Replaced Impervious Surface Area ≥1 acre

II. SETTING

II.A. Project Location and Description

The existing Delta Fair Shopping Center is located at 3000 Delta Fair Boulevard Antioch, California. The existing property is approximately 585,023 square feet and is adjacent to San Jose Drive (on the northern side), Delta Fair Boulevard (western side), Buchanan Road (southern side) and backed by residential properties (eastern side).

The property was previously used as a shopping center and will continue to function as a shopping center with the addition of a parking garage and apartment complex. Less than half of the existing property's impervious area is being replaced, therefore the 50% rule does not apply, and the City of Antioch will only require the area being improved to incorporate storm water treatment facilities. The existing site soil has a slow infiltration rate when thoroughly wet and has been determined to be within the C hydrologic soil group (HSG).

II.B. Existing Site Features and Conditions

The overall irregularly shaped site is 585,023 square feet (13.4 acres). The topography in the immediate vicinity generally slopes from the southwest to the northeast. The existing paved area incorporates drain inlets throughout the property that collect the stormwater on site and redirect the water. Most water on the west side is collected and directed to Delta Fair Boulevard while the water on the east is directed to the existing pipe offsite. The existing pervious and impervious percentages can be estimated at 8% and nearly 92%, respectively. The proposed project improvements will decrease the impervious surface area.

II.C. Opportunities and Constraints for Stormwater Control

The proposed stormwater control design exploited the natural slope of the site as well as the existing pervious area on the frontage of San Jose Drive.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The site is surrounded by existing sidewalk, paved roadways, and building structures.

III.A.2. Preservation of natural drainage

The bioretention facility is placed around existing storm drain facilities and utilizes existing planter area to preserve the natural drainage pattern of the site.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

There are no creeks, wetlands, or riparian habitats near the site.

III.A.4. Minimization of imperviousness

The proposed additions will decrease the imperviousness of the site.

III.A.5. Use of drainage as a design element

Selection of bioretention facilities integrated with the landscaping design elements of the site.

III.B. Use of Permeable Pavements

Permeable pavement was used for this site.

III.C. Dispersal of Runoff to Pervious Areas

All proposed impervious surface runoff including pavement, sidewalk, and roof will be directed into either landscaped areas or bio-retention facilities.

III.D. Integrated Management Practices

There are seven proposed LID facilities on site, which are configured as bio-retention areas to treat runoff from the buildings, sidewalks and parking lots. These treatment facilities also function as design elements within the site and landscape design.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

DMA NAME	SURFACE TYPE	DMA AREA (SF. FT.)
DMA 1	Pavement	9972
DMA 2	Pervious Pavement	643
DMA 3	Pervious Pavement	1398
DMA 4	Pervious Pavement	475
DMA 5	Pervious Pavement	1616
DMA 6	Roof	4000
DMA 7	Sidewalk	4014
DMA 8	Pavement	4082
DMA 9	Pervious Pavement	1315
DMA 10	Pervious Pavement	1627
DMA 11	Pavement	2783
DMA 13	Land	12320
DMA 14	Sidewalk	264
DMA 15	Roof	144117
DMA 16	Sidewalk	3935
DMA 17	Land	9292
DMA 18	Pavement	7150
DMA 19	Pervious Pavement	648
DMA 20	Pervious Pavement	1612
DMA 22	Land	2838
DMA 23	Pavement	4301
DMA 24	Sidewalk	726
DMA 25	Land	1358
DMA 26	Land	26
DMA 27	Pavement	3649
DMA 28	Land	422
DMA 29	Land	834
DMA 30	Sidewalk	928
DMA 31	Land	576
DMA 32	Land	929
DMA 33	Sidewalk	730
DMA 34	Sidewalk	140
DMA 35	Land	879
DMA 45	Pavement	301

IV.A.2. Drainage Management Area Descriptions

DMA 1, totaling 9,972 square feet, drains pavement area and drains to IMP 1.
DMA 2, totaling 643 square feet, drains pervious pavement area and drains to IMP 1.

DMA 3, totaling 1,398 square feet, drains pervious pavement area and drains to IMP 1.
DMA 4, totaling 475 square feet, drains pervious pavement area and drains to IMP 1.
DMA 5, totaling 1,616 square feet, drains pervious pavement area and drains to IMP 1.
DMA 6, totaling 4,000 square feet, drains roof area and drains to IMP 1.
DMA 7, totaling 4,014 square feet, drains sidewalk area and drains to IMP 1.
DMA 8, totaling 4,082 square feet, drains pavement area and drains to IMP 1.
DMA 9, totaling 1,315 square feet, drains pervious pavement area and drains to IMP 1.
DMA 10, totaling 1,627 square feet, drains pervious pavement area and drains to IMP 1.
DMA 11, totaling 2,783 square feet, drains pavement area and drains to IMP 1.
DMA 13, totaling 12,320 square feet, drains land area and drains to IMP 1.
DMA 14, totaling 264 square feet, drains sidewalk area and drains to IMP 1.
DMA 15, totaling 144,117 square feet, drains roof area and drains to IMP 2.
DMA 16, totaling 3,935 square feet, drains sidewalk area and drains to IMP 2.
DMA 17, totaling 9,292 square feet, drains land area and drains to IMP 2.
DMA 18, totaling 7,150 square feet, drains pavement area and drains to IMP 3.
DMA 19, totaling 648 square feet, drains pervious pavement area and drains to IMP 3.
DMA 20, totaling 1,612 square feet, drains pervious pavement area and drains to IMP 3.
DMA 22, totaling 2,838 square feet, drains land area and drains to IMP 3.
DMA 23, totaling 4,301 square feet, drains pavement area and drains to IMP 4.
DMA 24, totaling 726 square feet, drains sidewalk area and drains to IMP 4.
DMA 25, totaling 1,358 square feet, drains land area and drains to IMP 4.
DMA 26, totaling 26 square feet, drains land area and drains to IMP 4.
DMA 27, totaling 3,649 square feet, drains pavement area and drains to IMP 5.
DMA 28, totaling 422 square feet, drains land area and drains to IMP 5.
DMA 29, totaling 834 square feet, drains land area and drains to IMP 5.
DMA 30, totaling 928 square feet, drains sidewalk area and drains to IMP 6.
DMA 31, totaling 576 square feet, drains land area and drains to IMP 6.
DMA 32, totaling 929 square feet, drains land area and drains to IMP 6.
DMA 33, totaling 730 square feet, drains sidewalk area and drains to IMP 7.
DMA 34, totaling 140 square feet, drains sidewalk area and drains to IMP 7.
DMA 35, totaling 879 square feet, drains land area and drains to IMP 7.
DMA 36, totaling 1,869 square feet, self-retaining land area.
DMA 37, totaling 1,874 square feet, self-retaining land area.
DMA 38, totaling 585 square feet, self-retaining land area.
DMA 39, totaling 1,057 square feet, self-retaining land area.
DMA 40, totaling 2,601 square feet, self-retaining land area.
DMA 41, totaling 2,688 square feet, self-retaining land area.
DMA 42, totaling 727 square feet, self-retaining land area.
DMA 43, totaling 1,494 square feet, self-retaining land area.
DMA 44, totaling 515 square feet, self-retaining land area.
DMA 45, totaling 301 square feet, drains pavement area and drains to IMP 6.

IV.B. Tabulation and Sizing Calculations

IV.B.1. Information Summary for IMP Design

Total Project Area:	585,023 ft^2
Total Area Disturbed:	259,049 ft^2
IMPs Designed for:	Treatment plus Flow Control

IV.B.2. Self- Treating Areas

Not applicable.

IV.B.3. Self- Retaining Areas

DMA NAME	SURFACE TYPE	DMA AREA (SQ. FT.)
DMA 36	Land	1869
DMA 37	Land	1874
DMA 38	Land	585
DMA 39	Land	1057
DMA 40	Land	2601
DMA 41	Land	2688
DMA 42	Land	727
DMA 43	Land	1494
DMA 44	Land	515

IV.B.4. Areas Draining to Self-Retaining Areas

Not applicable.

IV.B.5. Areas Draining to IMPs

Project Name: Retail & Condo Development
Project Type: Treatment and Flow Control
Location: 2938 Delta Fair Blvd, Antioch, CA 94509
APN: 076-440-030, 076-440-031
Drainage Area: 259049 sf
Mean Annual Precipitation: 15 in

II. Self-Retaining Areas

DMA Name	Area (sq ft)
DMA36	1869
DMA37	1874
DMA38	585
DMA39	1057
DMA40	2601
DMA41	2688
DMA42	727
DMA43	1494
DMA44	515

IV. Areas Draining to IMPs

IMP Name: IMP1 (Soil Type: C)

IMP Type: Bioretention Facility
Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
					IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA1	9,972	Concrete or Asphalt	1.00	9,972				
DMA2	643	Pervious Concrete	0.10	64				
DMA3	1,398	Pervious Concrete	0.10	140				
DMA4	475	Pervious Concrete	0.10	48				
DMA5	1,616	Pervious Concrete	0.10	162				
DMA6	4,000	Conventional Roof	1.00	4,000				
DMA7	4,014	Concrete or Asphalt	1.00	4,014				
DMA8	4,082	Concrete or Asphalt	1.00	4,082				
DMA9	1,315	Pervious Concrete	0.10	132				
DMA10	1,627	Pervious Concrete	0.10	163				
DMA11	2,783	Concrete or Asphalt	1.00	2,783				
DMA13	12,320	Landscape	0.50	6,160				
DMA14	264	Concrete or Asphalt	1.00	264				
			Total	31,982				
				Area	0.060	1.191	2,285	2,550
				Surface Volume	0.050	1.191	1,904	2,550
				Subsurface Volume	0.066	1.191	2,513	2,550
							Maximum Underdrain Flow (cfs)	0.04
							Orifice Diameter (in)	1.32

IMP Name: IMP2 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA15	144,117	Conventional Roof	1.00	144,117
DMA16	3,935	Concrete or Asphalt	1.00	3,935
DMA17	9,292	Landscape	0.50	4,646
			Total	152,698

	IMP Sizing			
	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.060	1.191	10,909	11,072
Surface Volume	0.050	1.191	9,091	11,072
Subsurface Volume	0.066	1.191	12,000	13,840
Maximum Underdrain Flow (cfs)				0.15
Orifice Diameter (in)				2.48

IMP Name: IMP3 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA18	7,150	Concrete or Asphalt	1.00	7,150
DMA19	648	Pervious Concrete	0.10	65
DMA20	1,612	Pervious Concrete	0.10	161
DMA22	2,838	Landscape	0.50	1,419
			Total	8,795

	IMP Sizing			
	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.060	1.191	628	733
Surface Volume	0.050	1.191	524	550
Subsurface Volume	0.066	1.191	691	733
Maximum Underdrain Flow (cfs)				0.01
Orifice Diameter (in)				0.69

IMP Name: IMP4 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA23	4,301	Concrete or Asphalt	1.00	4,301
DMA24	726	Concrete or Asphalt	1.00	726
DMA25	1,358	Landscape	0.50	679
DMA26	26	Landscape	0.50	13
			Total	5,719

	IMP Sizing			
	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.060	1.191	409	482
Surface Volume	0.050	1.191	340	362

Subsurface Volume	0.066	1.191	449	482
			Maximum Underdrain Flow (cfs)	0.01
			Orifice Diameter (in)	0.50

IMP Name: IMP5 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA27	3,649	Concrete or Asphalt	1.00	3,649
DMA28	422	Landscape	0.50	211
DMA29	834	Landscape	0.50	417
			Total	4,277

	IMP Sizing			
	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.060	1.191	306	475
Surface Volume	0.050	1.191	255	356
Subsurface Volume	0.066	1.191	336	356
			Maximum Underdrain Flow (cfs)	0.00
			Orifice Diameter (in)	0.44

IMP Name: IMP6 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA30	928	Concrete or Asphalt	1.00	928
DMA31	576	Landscape	0.50	288
DMA32	929	Landscape	0.50	465
DMA45	301	Concrete or Asphalt	1.00	301
			Total	1,982

	IMP Sizing			
	IMP Sizing Factor	Rain Adjust-ment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.060	1.191	142	203
Surface Volume	0.050	1.191	118	152
Subsurface Volume	0.066	1.191	156	203
			Maximum Underdrain Flow (cfs)	0.00
			Orifice Diameter (in)	0.33

IMP Name: IMP7 (Soil Type: C)

IMP Type: Bioretention Facility

Soil Type: C

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA33	730	Concrete or Asphalt	1.00	730
DMA34	140	Concrete or Asphalt	1.00	140
DMA35	879	Landscape	0.50	440

IMP Sizing			
IMP Sizing	Rain Adjust-	Minimum	Proposed

Total	1,310	Factor	ment Factor	Area or Volume	Area or Volume
Area		0.060	1.191	94	224
Surface Volume		0.050	1.191	78	112
Subsurface Volume		0.066	1.191	103	112
				Maximum Underdrain Flow (cfs)	0.00
				Orifice Diameter (in)	0.26

IV.B.6. Areas Draining to Non-LID Treatment

Not applicable.

V. SOURCE CONTROL MEASURES

V.A. Site activities and potential sources of pollutants

Potential sources of pollutants in storm water discharges found on a commercial retail site consist of some everyday activities, such as trash disposal, landscaping, and parking lot maintenance.

V.B. Source control table

Table 2. Source control

Potential Source of Runoff Pollutants	Permanents Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark all inlets with the words "No Dumping! Flows to the Bay" or similar.	Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
Interior floor drains	Interior floor drains will be plumbed to sanitary sewer.	Inspect and maintain drains to prevent blockages and overflow.
Landscape/ Outdoor Pesticide Use	Final Landscape Plans will accomplish all of the following: Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. Landscape will be designed to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.	Maintain landscaping using minimum or no pesticides. Provide IPM information to new owners, lessees and operators.
Landscape/ Outdoor Pesticide Use (cont'd)	Plants that are tolerant of saturated soil conditions shall be specified in landscaped areas designed to retain or detail stormwater. Pest-resistant plants, especially adjacent to hardscape, will be considered.	

	Select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	
Refuse areas	Signs will be posted on or near dumpster with the words “Do not dump hazardous materials here” or similar.	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered at all times. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available onsite.
Potential Source of Runoff Pollutants	**Permanents Source Control BMPs**	**Operational Source Control BMPs**
Vehicle and Equipment Cleaning	Car wash area will be provided.	Wash water from vehicle and equipment washing operations shall not be discharged to the sanitary sewer system. Car dealerships and similar may rinse cars with water only.
Vehicle/Equipment Repair and Maintenance	Outdoor vehicle repair or maintenance will be prohibited. There are no floor drains, tanks, containers or sinks to be used for parts cleaning or rinsing.	No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinse water from parts cleaning into storm drains.
Vehicle/Equipment Repair and Maintenance (cont’d)		No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.

Rooftop equipment	Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. Include controls for other sources as specified by local reviewer.	
Plazas, sidewalks, and parking lots.		Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

V.C. Features, materials and methods of construction source control BMPs

Methods of construction and the materials used can generate pollutants including solvents, paints, finishing residues, cleaners, and etcetera. Protocols will be implemented to prevent and/or reduce the discharge of pollutants to stormwater by using soil erosion controls, enclosing or covering building material storage areas, using good housekeeping practices, using safer alternative products, and training employees. These protocols will be outlined in the project Storm Water Pollution Prevention Plan (SWPPP).

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

All stormwater treatment facilities included in this report and in the Stormwater Control Plan will be maintained in perpetuity by the owner of the subject property and must comply with Contra Costa Clean Water Program's self-inspection, reporting, and verification requirements. The contractor shall be responsible for interim operation and maintenance of the treatment facilities until ownership and maintenance responsibility is formally transferred.

A draft Stormwater Facilities Operation and Maintenance Plan that details the maintenance requirement for each of the treatment facilities built on the site will be submitted to the City for review and a final Stormwater Facilities Operation and Maintenance Plan will be submitted to the City for review prior to issuance of a certificate of occupancy. An agreement pertaining to the maintenance and inspection requirements of the stormwater facilities must be executed between the property owner and the City. The agreement shall run with the land and will be enforceable on subsequent owners and provides collection of annual inspection fees by the City per the Master Fee Schedule.

VI.B. Summary of Maintenance Requirements for each Stormwater Facility

Bioretention areas function as a soil and plant-based filtration device that remove stormwater pollutants through a physical treatment process. Pollutants are filtered through a combination of overland flow through vegetation, surface detention, and filtration through soil. Routine inspections and maintenance must be performed at a regular basis and after each storm to insure that the bioretention areas are functioning properly. Typical inspections and maintenance are shown in Table 4.

Table 3. Inspection and maintenance activities for bio-retention facilities

Inspection Activity	**Suggested Frequency**
Inspect for obstruction and trash	Monthly
Inspect for erosion or damage vegetation; check for debris and sediment accumulation; and inspect health of trees and shrubs	Semi-annually and after each storm event
Maintenance Activity	**Suggested Frequency**
Remove trash, debris and sediment	Monthly and as needed
Replenish mulch	As needed
Repair erosion clogging at inlets	As needed

VII. CONSTRUCTION PLAN C.3 CHECKLIST

Table 4. Construction Plan C.3 checklist

SWCP Page No.	BMP Description	See Plan Sheet No.
8	IMP-1 –Bio-retention facility	C.1, C.2

VIII. CERTIFICATIONS

The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2009-0074 and Order R2-2011-0083.

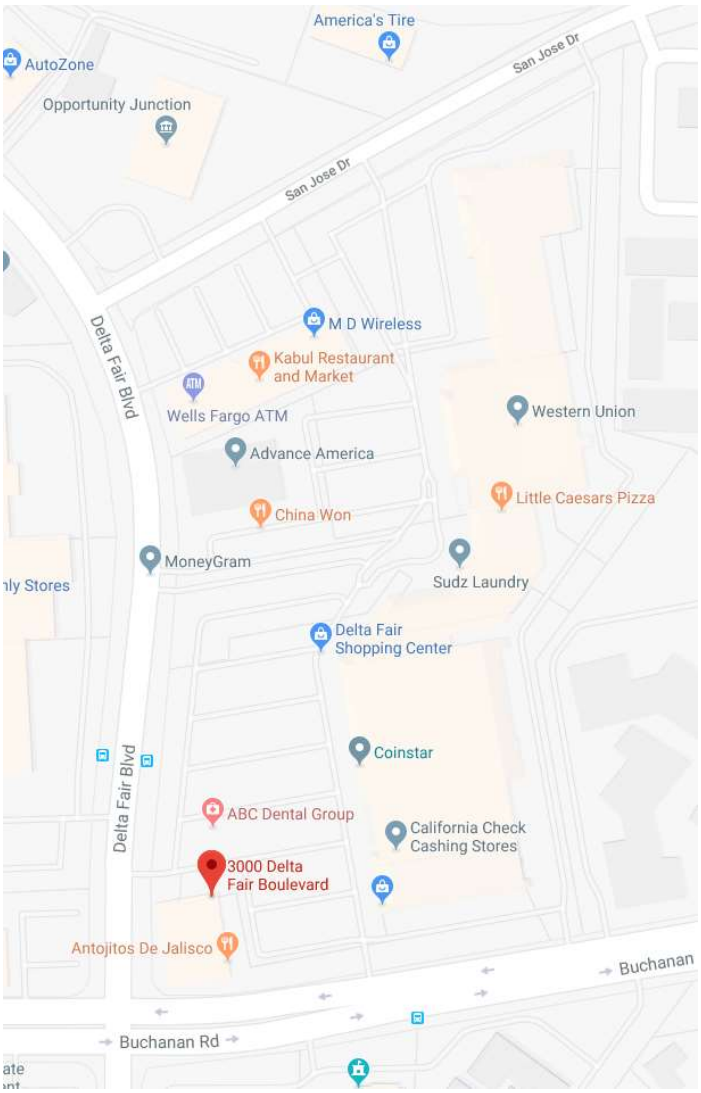
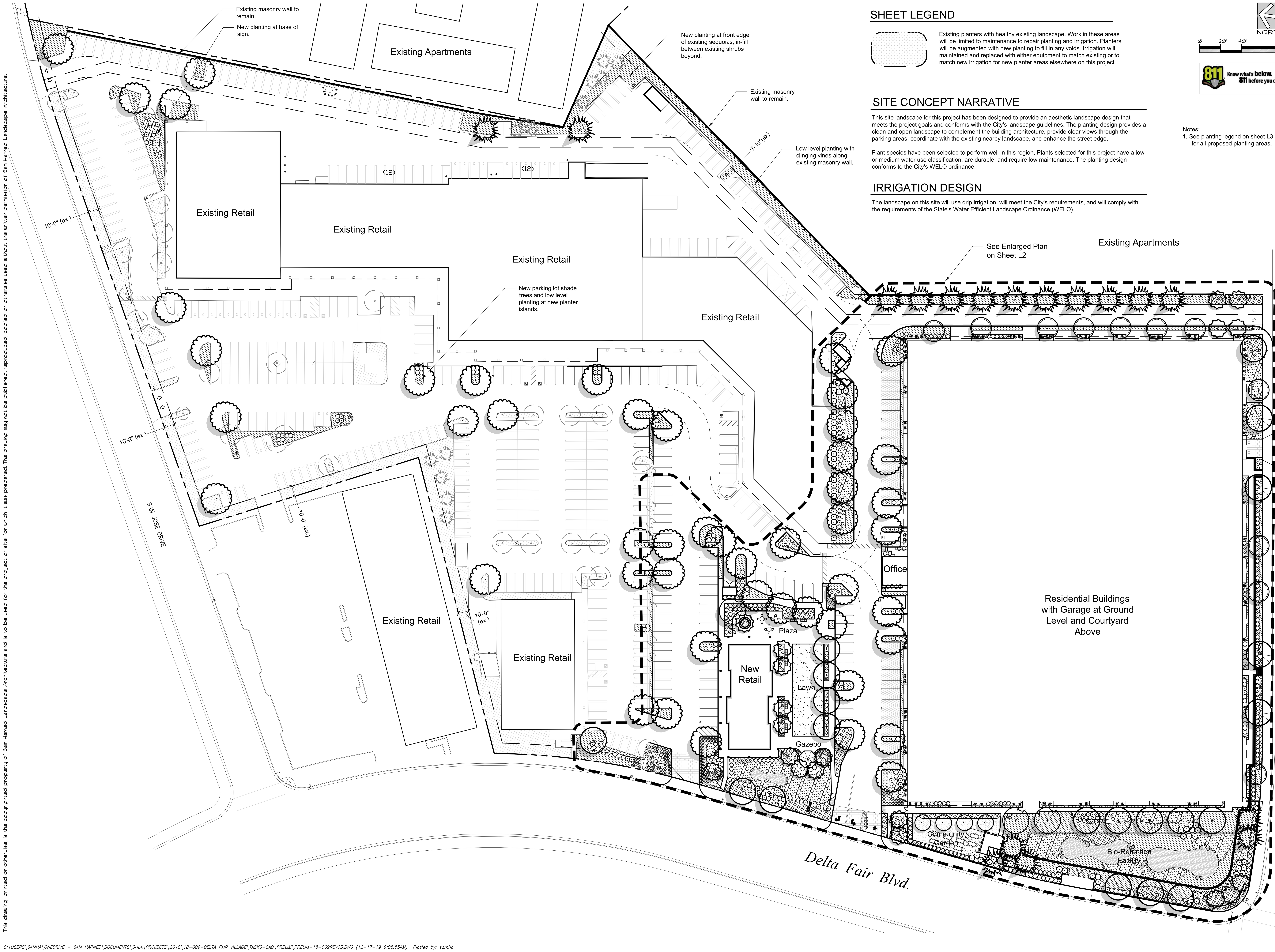


Figure 1. Vicinity Map



SHEET LEGEND

Existing planters with healthy existing landscape. Work in these areas will be limited to maintenance to repair planting and irrigation. Planters will be augmented with new planting to fill in any voids. Irrigation will maintained and replaced with either equipment to match existing or to match new irrigation for new planter areas elsewhere on this project.

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the City's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, provide clear views through the parking areas, coordinate with the existing nearby landscape, and enhance the street edge.

Plant species have been selected to perform well in this region. Plants selected for this project have a low or medium water use classification, are durable, and require low maintenance. The planting design conforms to the City's WELO ordinance.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO).

Notes:
1. See planting legend on sheet L3 for all proposed planting areas.

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Oakdale, CA 95361
209-380-7376
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Seal:
LICENSED LANDSCAPE ARCHITECT
R. Samuel Harned, Lic. #4881
Signature
12/31/18
Renewal Date
Date
STATE OF CALIFORNIA

Prepared for:

Project:
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	12/16/2019
Drawn:	RSH
Checked:	RSH
Scale:	1" = 40'-0"

Sheet:
Overall Site Plan
L1

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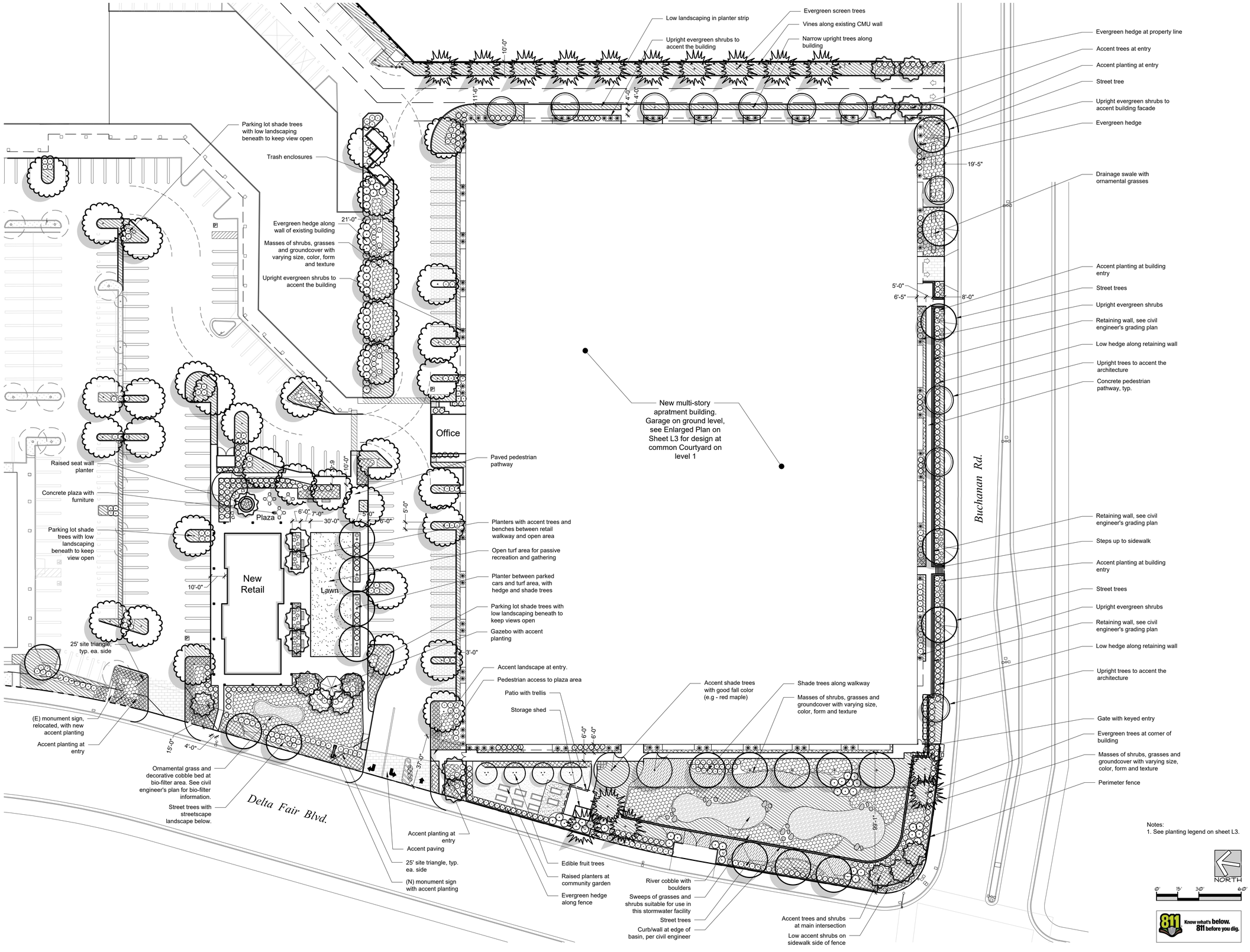

Notes:
1. See planting legend on sheet L3.

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LICENSED LANDSCAPE ARCHITECT — Samuel Harned, L.A. — Signature — 12/31/18 Renewal Date — Date — STATE OF CALIFORNIA

Prepared for:

Project:

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD, ANTIOCH, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	12/16/2018
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Sheet:

Conceptual Landscape Plan

L2

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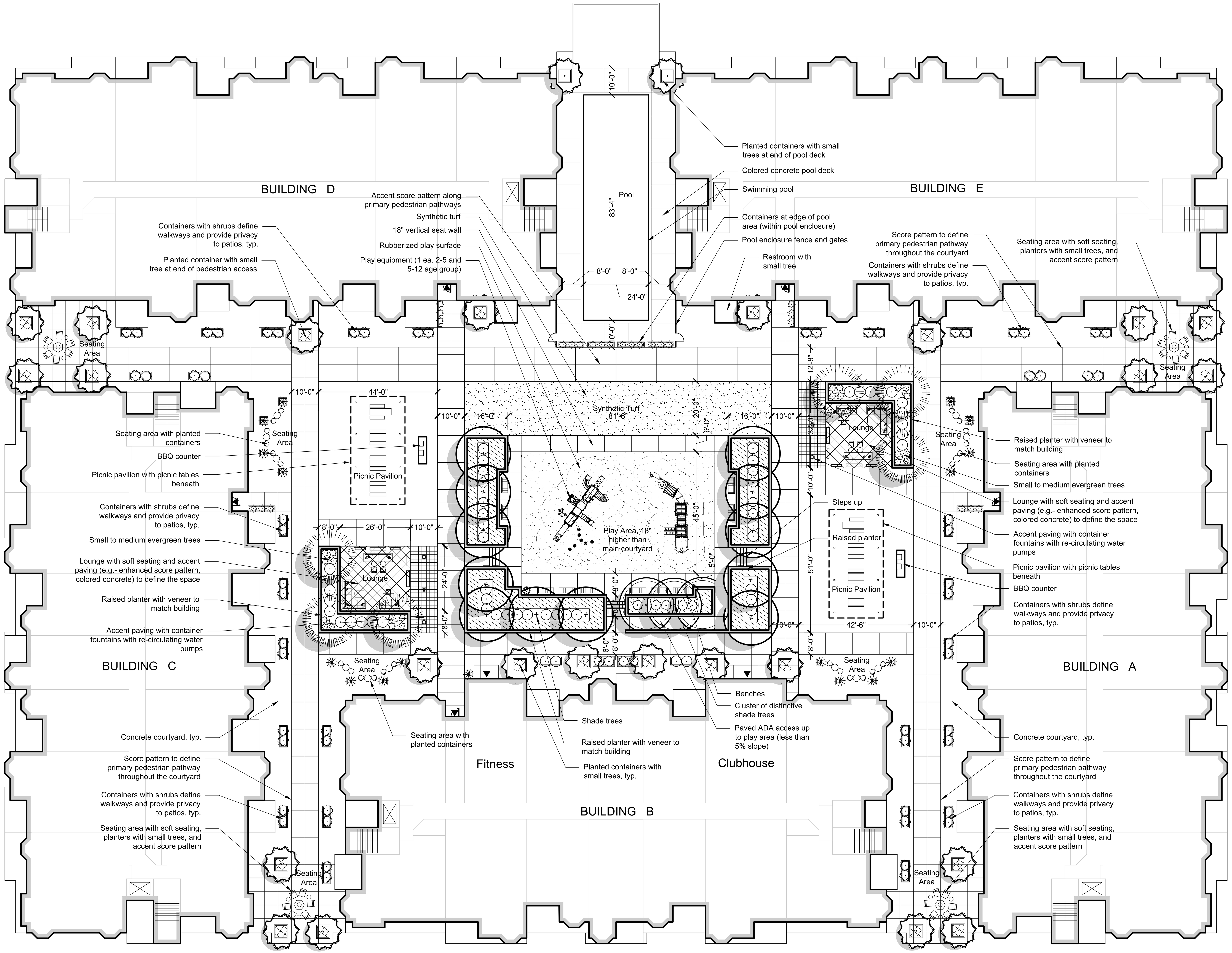

PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

Trees

Street Trees
- Gingko biloba — Maidenhair Tree
- Pistacia chinensis 'Keith Davey' — Chinese Pistache
- Platanus acerifolia 'Columbia' — London Plane Tree
- Quercus shumardii — Quercus
- Ulmus parvifolia — Chinese Evergreen Elm

Parking Lot Trees
- Acer rubrum spp. — Red Maple
- Pistacia chinensis 'Keith Davey' — Chinese Pistache
- Platanus acerifolia 'Columbia' — London Plane Tree
- Sapium sebiferum — Chinese Tallow Tree
- Ulmus parvifolia — Chinese Evergreen Elm
- Zelkova serrrata — Zelkova

Upright Accent Trees
- Brachychiton populneus — Bottle Tree
- Magnolia grandiflora 'Sam Sommer' — Southern Magnolia
- Podocarpus gracilior — Fern Pine

Evergreen / Screen Trees
- Pinus eldarica — Afghan Pine
- Quercus spp. — Evergreen Oak
- Rhus lancea — Sumac
- Sequoia sempervirens — Coast Redwood

Shade / Accent Trees
- Acer rubrum — Red Maple
- Chilopsis linearis — Desert Willow
- Chitalpa tashkentenis — Chitalpa
- Olea europea 'Swan Hill' — Olive (non-fruiting)

Small Accent Trees
- Acer palmatum — Japanese Maple
- Cercis occidentalis — Western Redbud
- Lagerstroemia spp. — Crape Myrtle
- Magnolia soulangiana — Saucer Magnolia
- Rhaphiolepis indica 'Majestic Beauty' — India Hawthorn Tree

Edible Fruit Tree
- Citrus (Tangerine, Meyer Lemon, Lime, Valencia Orange)
- Fuyu Persimmon
- Pomegranate

Shrubs and Groundcovers

Upright Evergreen Shrubs
- Cupressus sempervirens 'Tiny Towers' — Italian Cypress (dwarf)
- Podocarpus macrophyllus 'Maki' — Shrubby Yew Pine
- Thuja occidentalis — Arborvitae

Medium Shrubs/ Screen Hedges
- Arctostaphylos densiflora — Manzanita
- Pittosporum tenuifolium — Pittosporum
- Xylosma congestum 'Compacta' — Shiny Xylosma

Ornamental Grasses and Grasslike Plants
- Calamagrosits acutiflora "KF" — Feather Reed Grass
- Carex oshimensis — Sedge
- Juncus patens — Rush
- Muhlenbergia capillaris — Pink Muhly
- Muhlenbergia dubia — Pine Muhly
- Muhlenbergia rigens — Deer Grass
- Pennisetum alopercuroides — Fountain Grass

Low Hedges/Shrubs
- Callistemon viminalis 'Little John' — Little John Bottlebrush
- Dietes vegeta — Fortnight Lily
- Ligustrum japonicum 'Texanum' — Privet
- Olea europaea 'Little Ollie' — Little Ollie Olive
- Rhaphiolepis indica — India Hawthorn
- Rhaphiolepis umbellata — Yedda Hawthorn

Accent/Flowering Shrubs
- Agave spp. — Agave
- Hemerocallis spp. — Evergreen Daylily
- Hesperaloe spp. — Hesperaloe
- Lantana camara/hybrid — Lantana
- Phormium tenax — New Zealand Flax
- Rosa floribunda — Carpet Rose
- Salvia spp. — Salvia

Low Shrubs
- Dietes vegata — Fortnight Lily
- Nandina domestica 'Gulf Stream' — Heavenly Bamboo
- Pittosporum tobira 'Wheelers Dwarf' — Pittosporum
- Rhaphiolepis indica — Rhaphiolepis

Low Accent Shrubs and Groundcover
- Agave spp. — Agave
- Asparagus densiflorus 'Myers' — Myer's Asparagus
- Dianella revoluta — Flax Lily
- Hemerocallis spp. — Evergreen Daylily
- Liriope muscari — Lily Turf
- Rosa floribunda 'Red Carpet' — Rosa
- Teucrium chamaedrys — Germander
- Verbena spp. — Verbena

Low Groundcovers
- Arctostaphylos spp. — Manzanita
- Baccharis pilularis spp. — Dwarf Coyote Brush
- Cotoneaster dammeri 'Lowfast' — Bearberry Cotoneaster
- Juniperus spp. — Juniper
- Teucrium chamaedrys — Germander
- Trachelospermum asiaticum — Asian Jasmine

Vines
- Ficus pumila — Creeping Fig
- Parthenocissus tricuspidata — Boston Ivy

Lawn
- Sodded turf
- Synthetic lawn

Mulch
Mulch to be evenly distributed throughout all planters. Mulch to be sourced from recycled material, shredded or chipped ("Gorilla Hair" is not acceptable), nitrogen stabilized, maximum 3/4". Install at min. 3" depth. Provide sample for approval prior to installation.

NORTH

0' 10' 20' 40'

811 Know what's below. 811 before you dig.

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Seal: Licensed Landscape Architect, R. Samuel Harned, Lic. #5961, 12/31/18 Renewal Date, State of California

Prepared for:

Project:

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD, ANTIOCH, CA

Revision:		
No.	Desc.	MM/DD/YY

Date:	12/16/2018
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Scale:	1" = 20'-0"

Sheet:

Conceptual Landscape Plan - Courtyard

L3

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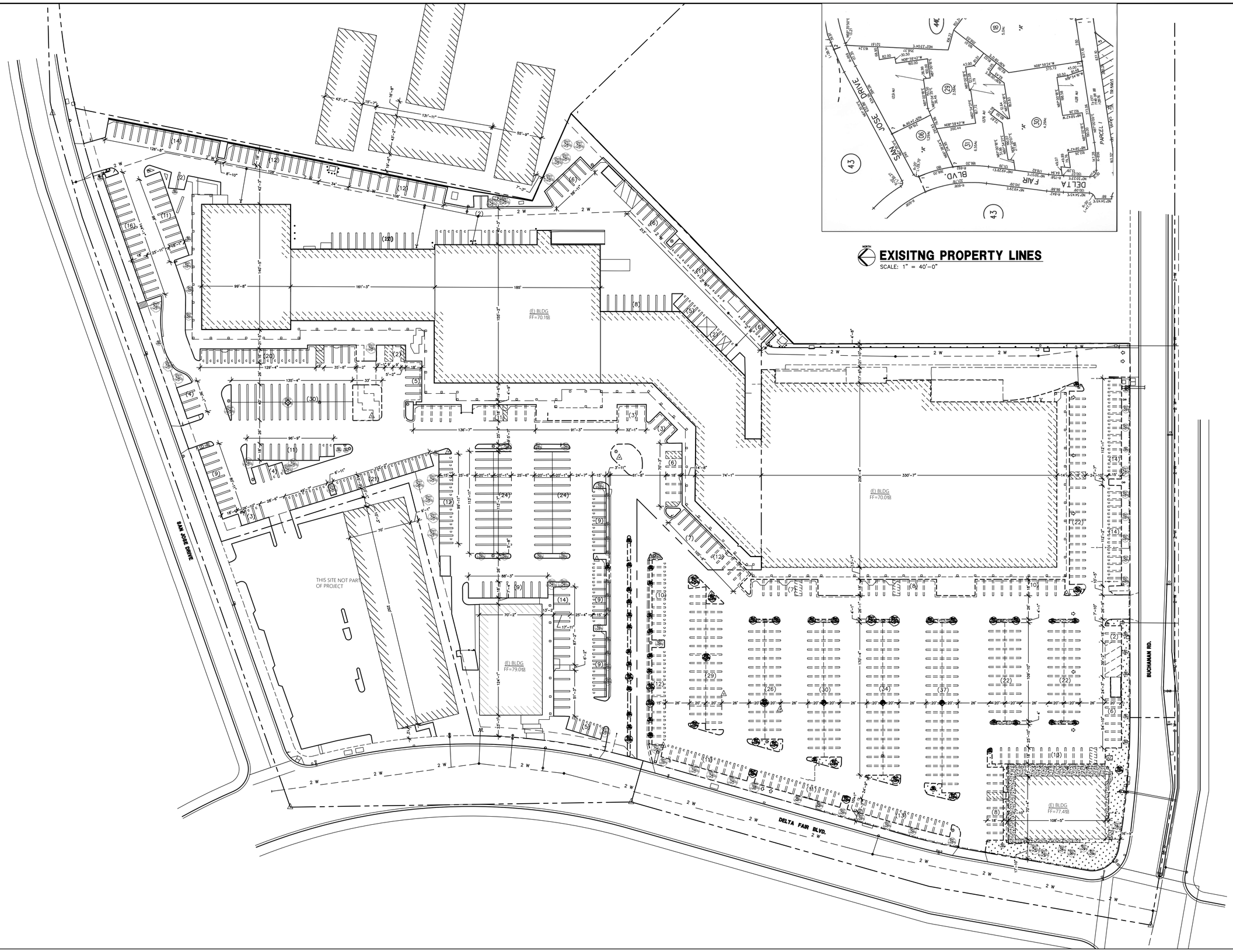

SITE DEMOLITION PLAN

SCALE: 1" = 40'-0"

EXISITNG PROPERTY LINES

SCALE: 1" = 40'-0"

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22259 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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SITE DEMO PLAN

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 40'-0"
DATE: 10-1-18
JOB NO. 15091

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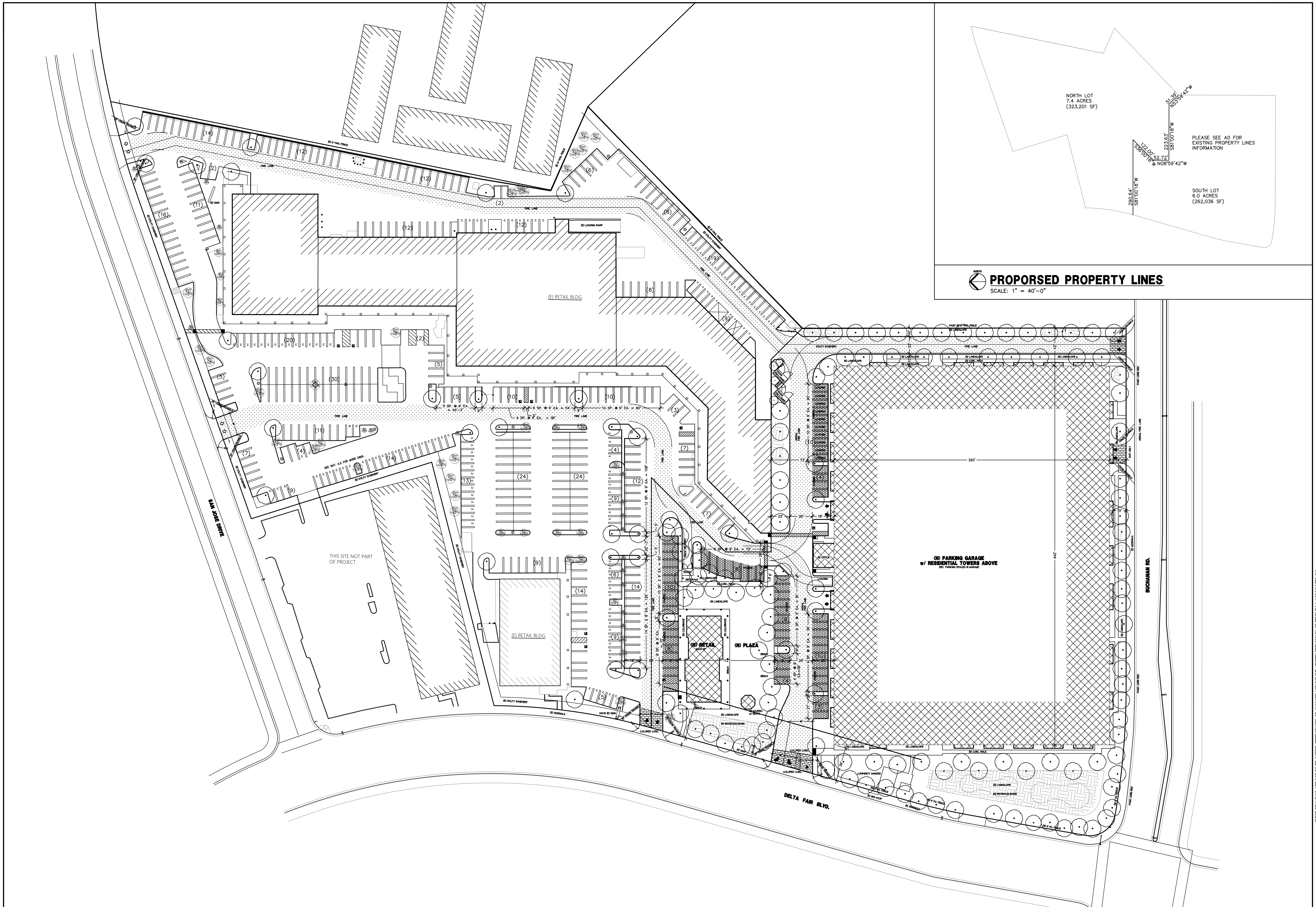

SITE PLAN

SCALE: 1" = 40'-0"

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OVERALL SITE PLAN

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 40'-0"

DATE: 10-1-18

JOB NO. 15091

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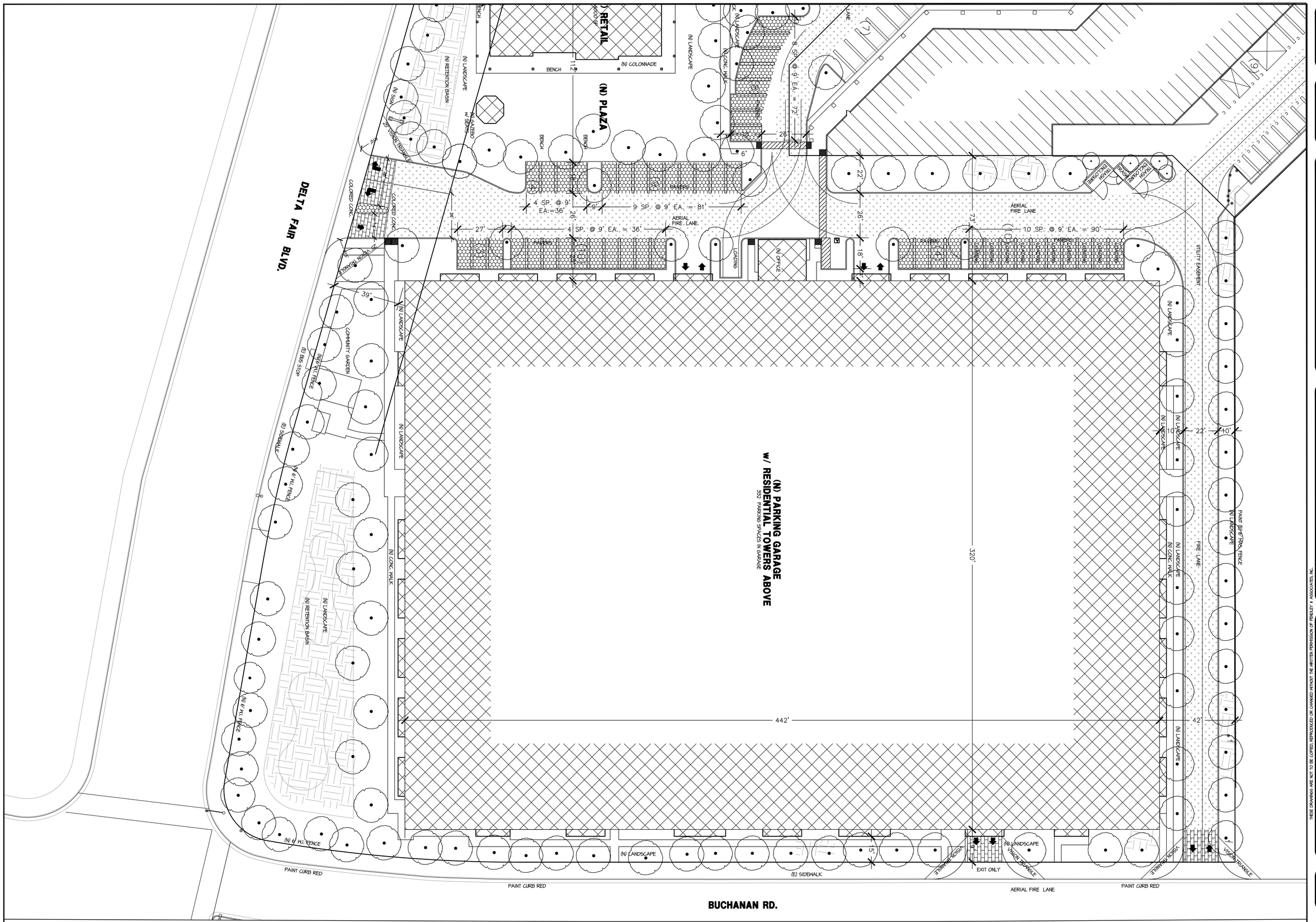

SITE PLAN

SCALE: 1" = 20'-0"

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SITE PLAN – SOUTH END

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 20'-0"
DATE: 10-1-18
JOB NO. 15091

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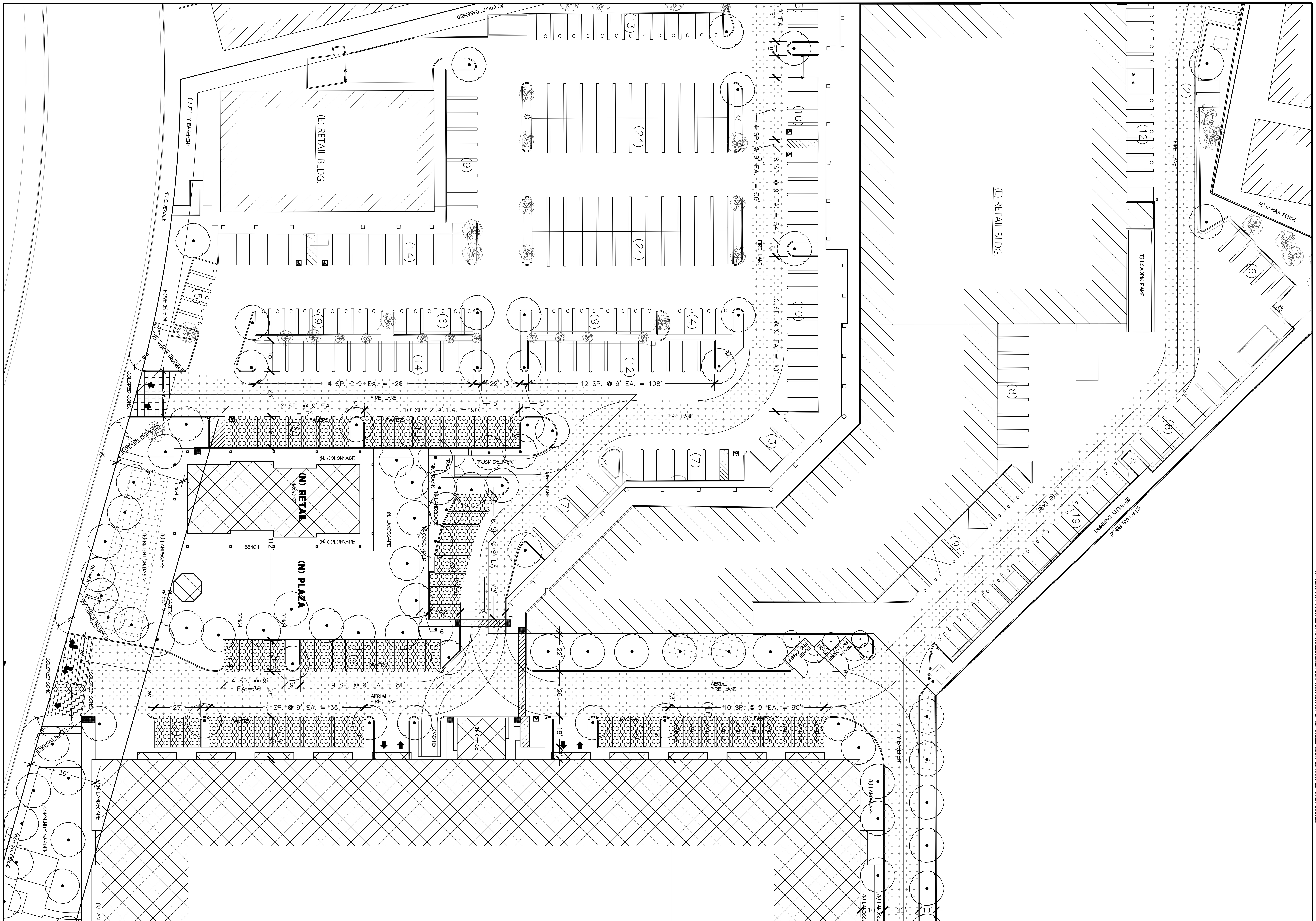

SITE PLAN

SCALE: 1" = 20'-0"

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DATE	BY	NO.	REVISION

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SITE PLAN - MIDDLE AREA

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 20'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
A1.3
OF SHEETS

PLOTTED: 12-17-19

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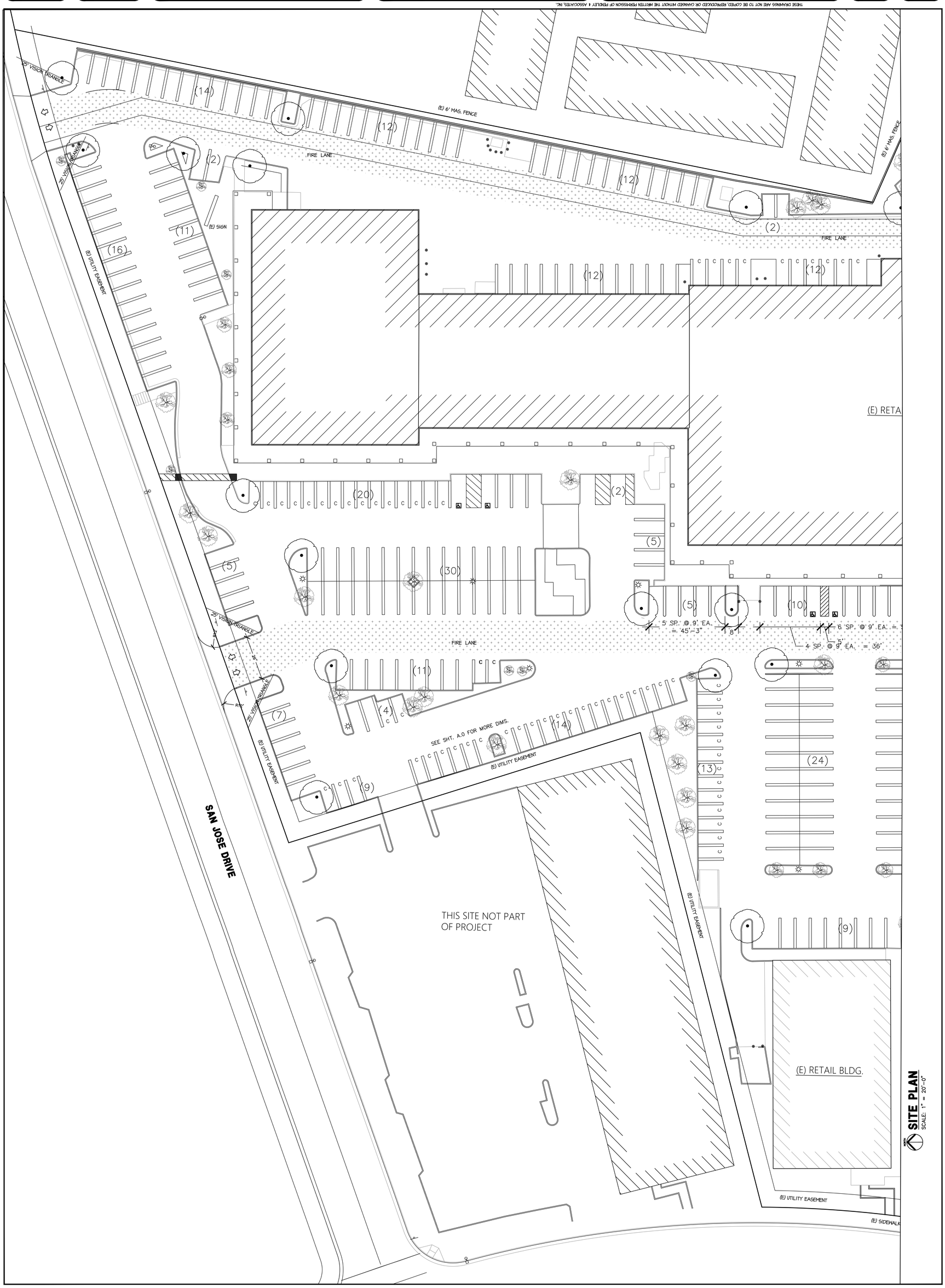

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SITE PLAN – NORTH END

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

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DATE:	10-1-18
JOB NO.	15091

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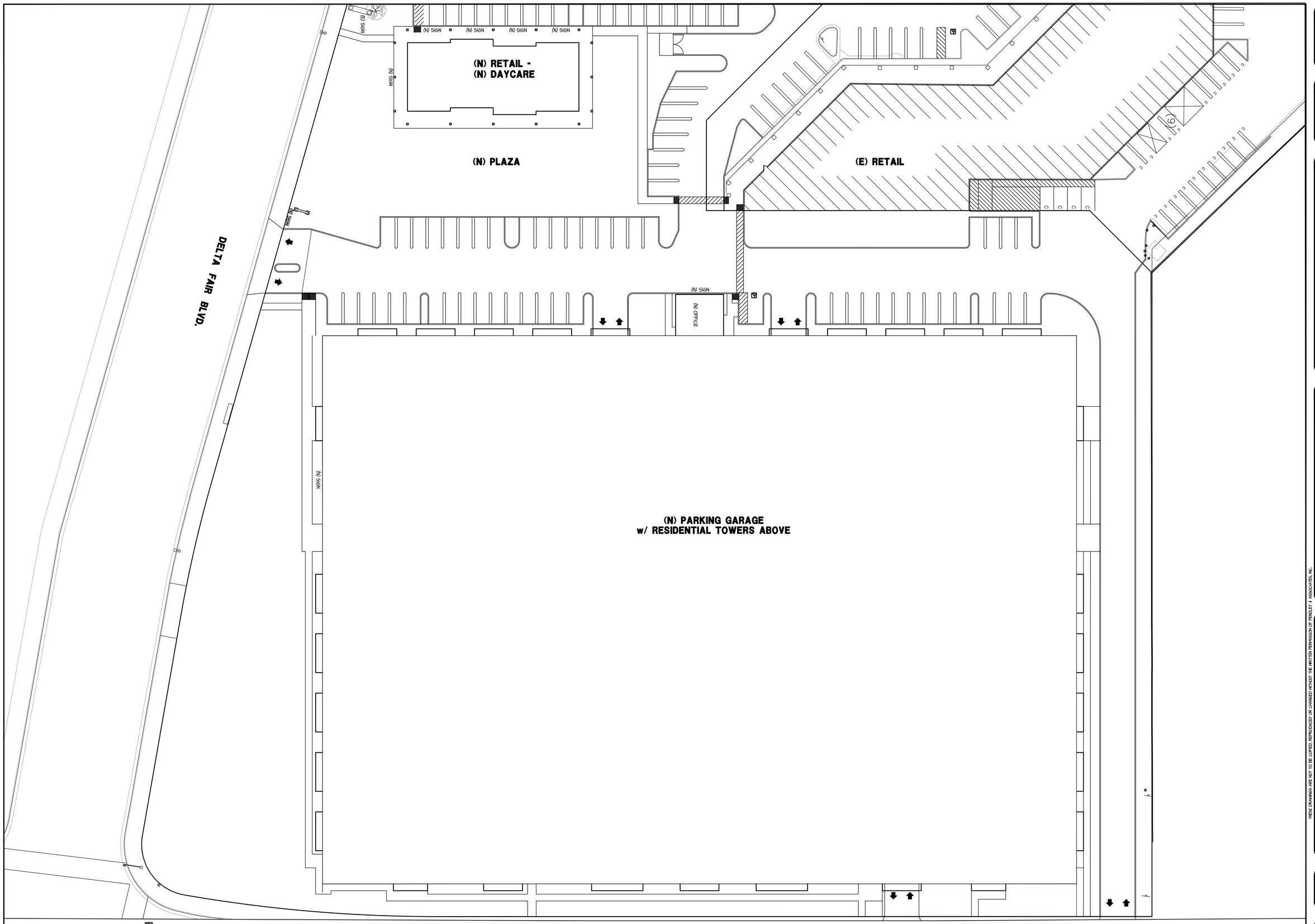

SIGN PLAN
SCALE: 1" = 20'-0"

DATE	BY	NO.	REVISION

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SIGN PLAN – SOUTH END

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1" = 20'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
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OF SHEETS

PLOTTED: 12-17-19

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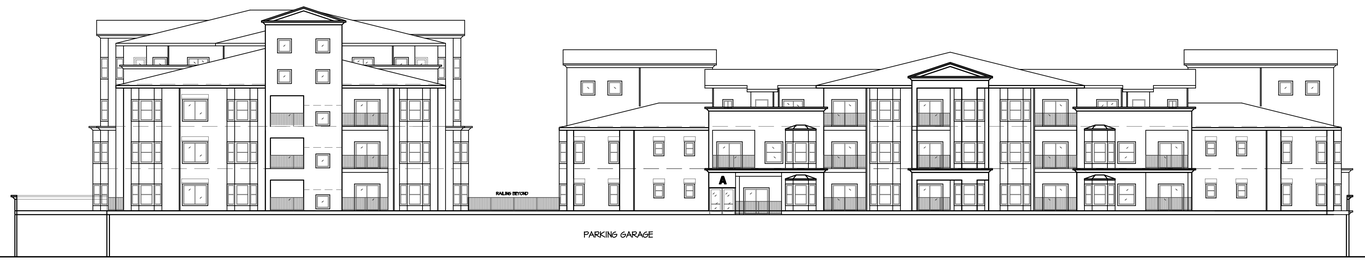
	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	448
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	448
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARGAE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMN	TBD	W/ TSUCAN BASE & CAP	WHITE
25.				

SUBSTITUTION PENDING APPROVAL



EAST COURTYARD ELEVATION

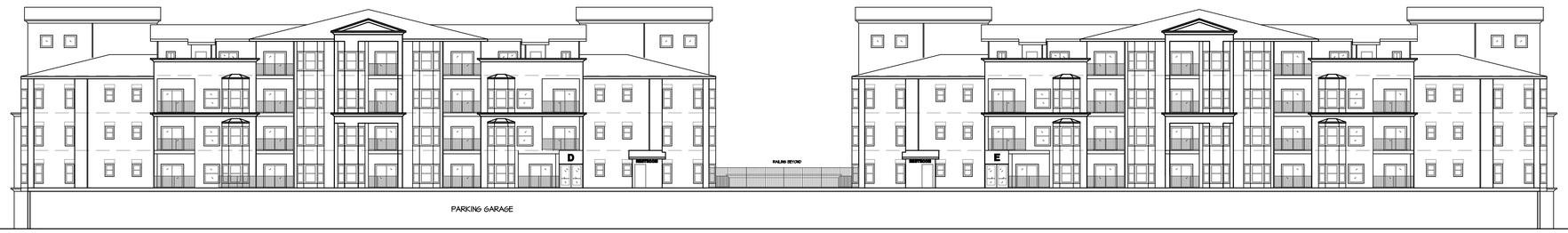
SCALE: 1/16" = 1'-0"

WEST COURTYARD ELEVATION

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

SOUTH COURTYARD ELEVATION

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



NORTH COURTYARD ELEVATION

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 REG. EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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COURTYAR EXTERIOR ELEVATIONS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

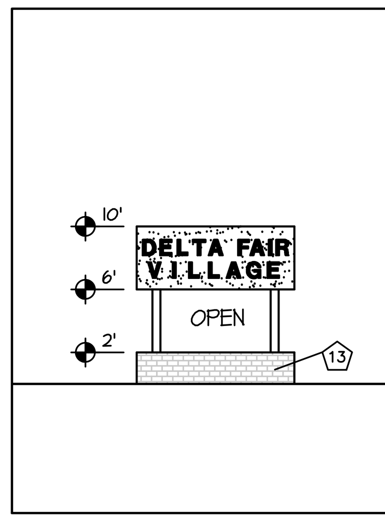
SHEET **A10** OF SHEETS

D:\A9-ELEV.DWG

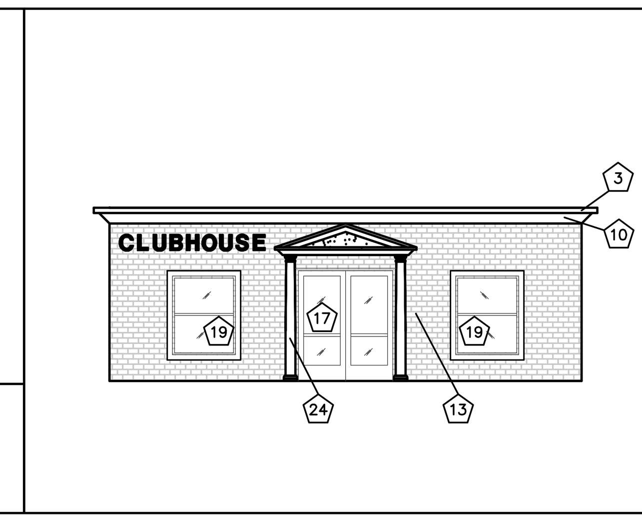
PLOTTED: 3-15-19

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	498
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	498
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARAGE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMNS	TBD	TUSCAN BASE & CAP	WHITE
25.				

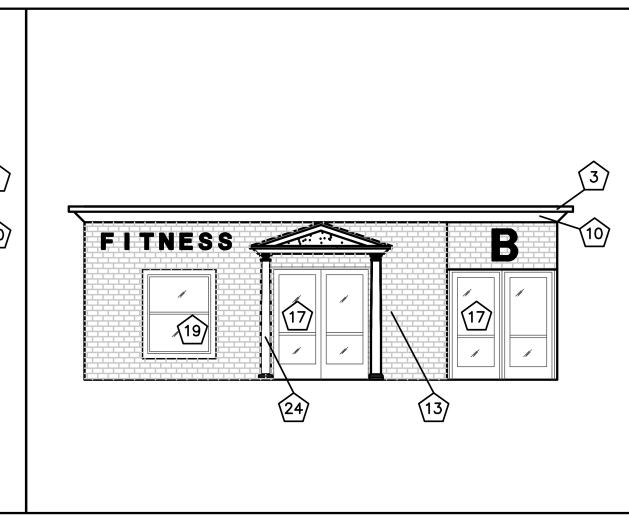
SUBSTITUTION PENDING APPROVAL



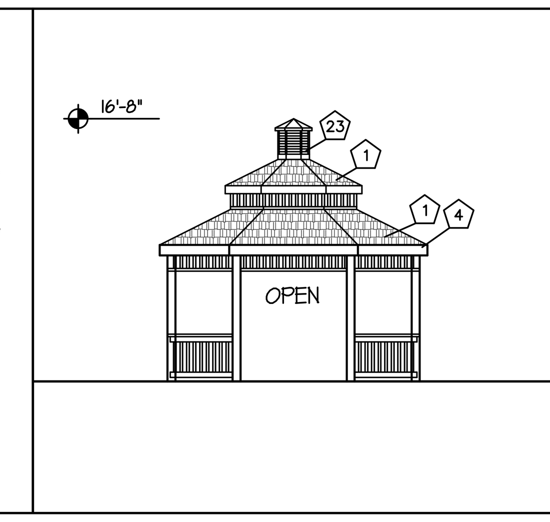
MONUMENT SIGN



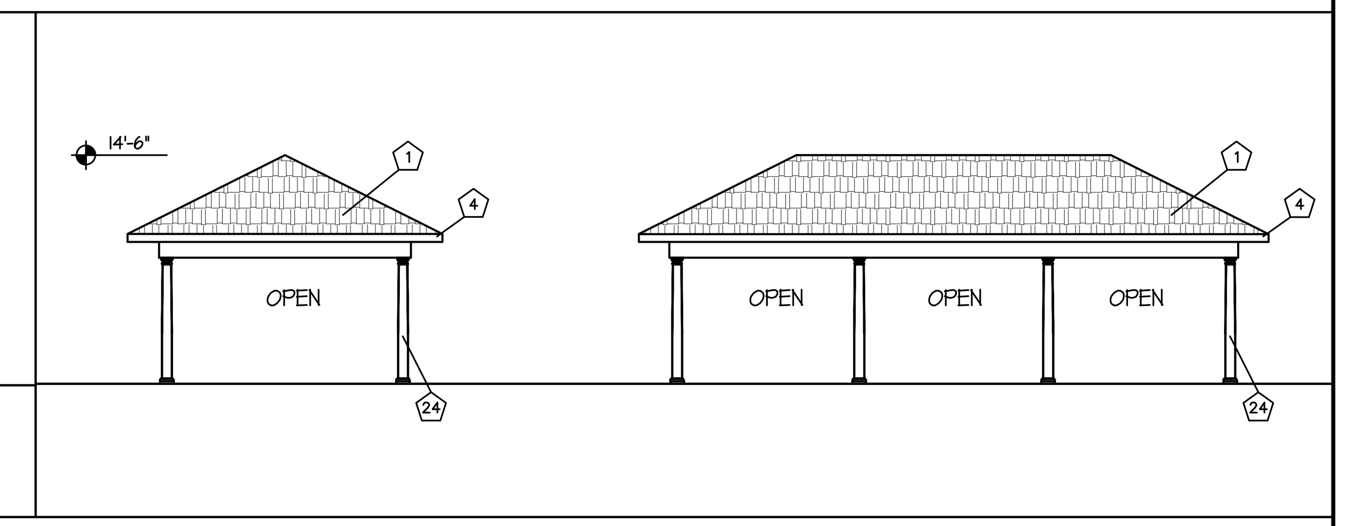
CLUBHOUSE ELEVATION



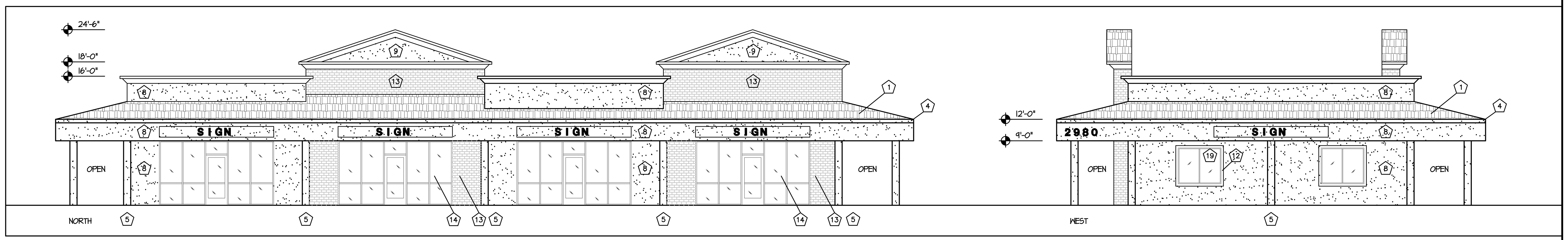
FITNESS ELEVATION



GAZEBO ELEVATION

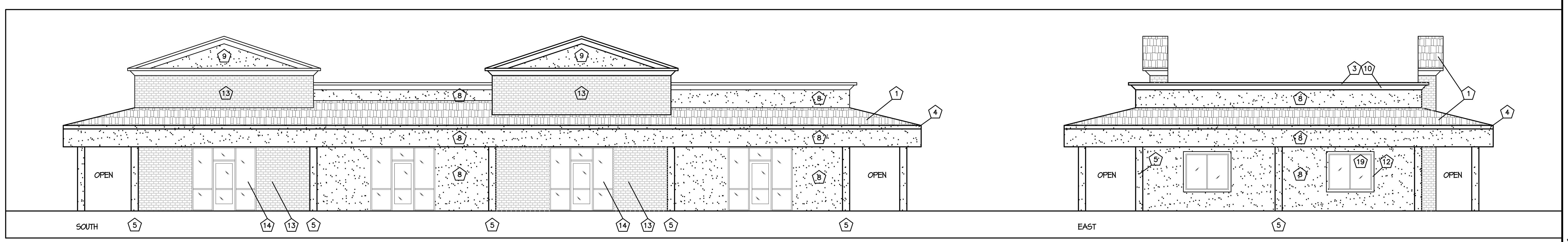


PAVILION ELEVATIONS



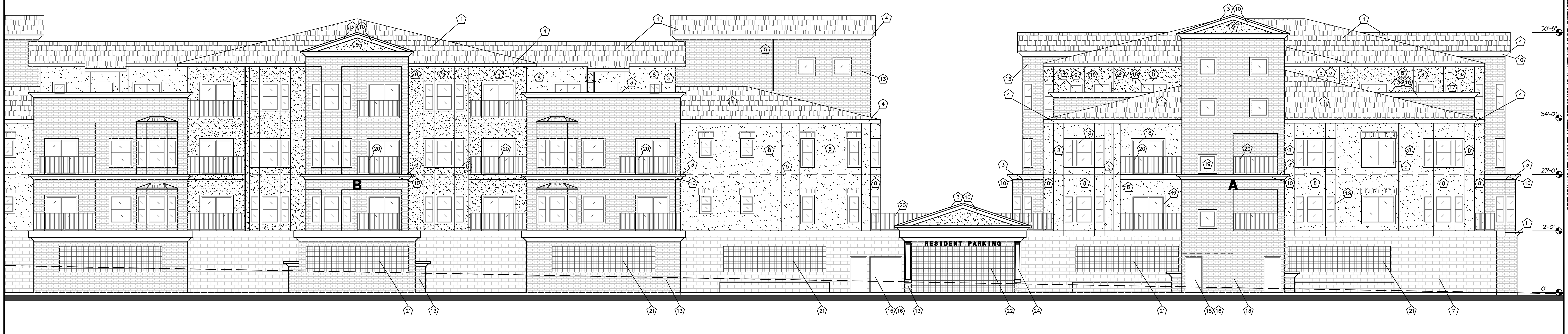
NEW RETAIL/DAYCARE ELEVATIONS

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



NEW RETAIL/DAYCARE ELEVATIONS

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



ENLARGED SOUTH ELEVATION (NORTH SIM.)

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

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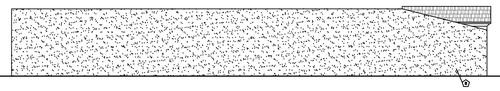
EXTERIOR ELEVATIONS

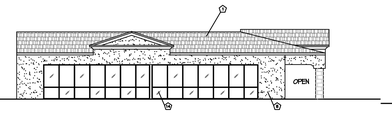
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE:	1/8" = 1'-0"
DATE:	10-1-18
JOB NO.	15091
SHEET	A11

PLOTTED: 3-15-19



ANEX NORTH



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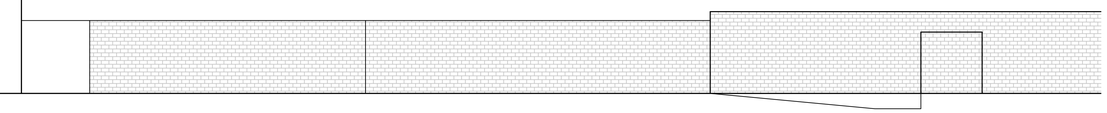
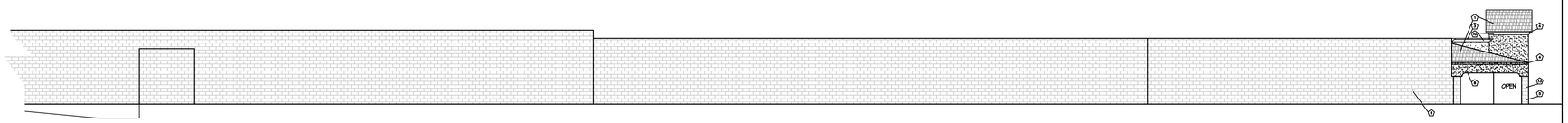


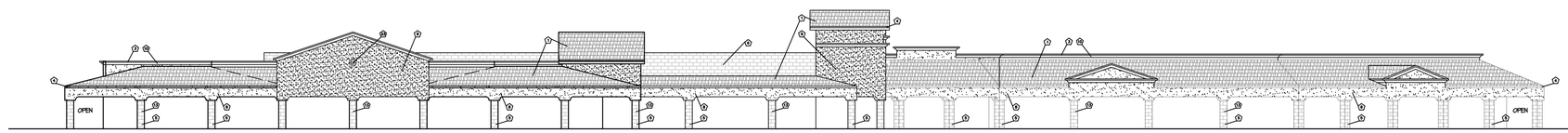
EAST

	FINISH	MFR.	STYLE	COLOR
1.	CONC. TILE ROOF	AUBURN	FLAT STD. WT.	RUSTIC ADOBE BLEND
2.	BUILT-UP ROOF	MANVILLE	5-PLY	COOL CAP
3.	PARAPET FLASH-CAP	CUSTOM	G.S.M.	MATCH PARAPET TRIM
4.	RAIN GUTTER	CUSTOM	STD. EAVE	MATCH EAVE
5.	DOWNSPOUT	CUSTOM	STD	MATCH WALL
6.	CMU WALL	BASALITE	STD. (TYP. INT.)	49B
7.	SPLIT-FACE CMU WALL	BASALITE	STD. (TYP. EXT.)	49B
8.	EXTERIOR PLASTER	LA HABRA	KNOCK DOWN	86 SANDSTONE
9.	ACCENT PLASTER	LA HABRA	KNOCK DOWN	KM #412 CARGO
10.	PARAPET & EAVE TRIM	BAYFOAM	PLASTER COATED	KM #W43 WHITE
11.	12" PODIUM BAND	LOCAL	CONCRETE	KM #W43 WHITE
12.	DOOR & WINDOW TRIMS	BAYFOAM	BAYFOAM	KM #W43 WHITE
13.	STONE VENEER	CORONADO	COUNTRY CASTLE	CHABLIS
14.	STOREFRONT	US ALUM.	BRONZE ANODIZED	LOW-E GLASS
15.	H.M. DOORS	CECO	HOLLOW METAL	MATCH WALLS
16.	H.M. DOOR FRAMES	CECO	KNOCK DOWN	MATCH WALLS
17.	FRENCH DOORS	SUN DOOR	WITH DIVIDERS	CLEAR INSUL. GLASS
18.	SLIDING GLASS DOORS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
19.	WINDOWS	MILGARD	WHITE NAIL-ON VINYL	CLEAR INSUL. GLASS
20.	BALCONY RAILING	CUSTOM	WROUGHT IRON	BLACK
21.	SECURITY GRATE & FENCE	CUSTOM	WROUGHT IRON	BLACK
22.	GARAGE DOOR	OVERHEAD DOOR	SECURITY GRILLE #676	BLACK
23.	LOUVERS	RUSKIN	STL. WALL LOUVER	DARK BRONZE
24.	DECORATIVE COLUMNS	TBD	TUSCAN BASE & CAP	WHITE
25.				

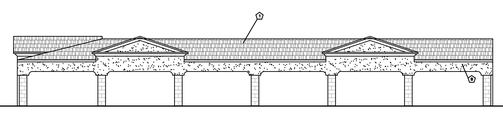
SUBSTITUTION PENDING APPROVAL



EAST



NORTH



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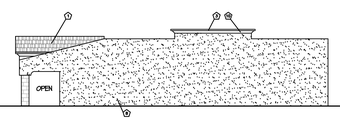
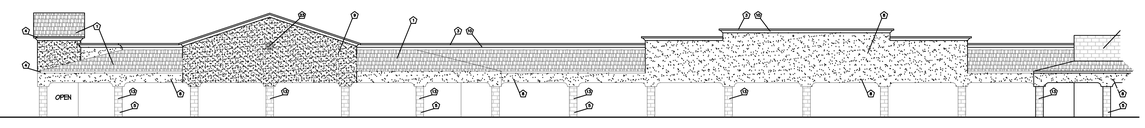
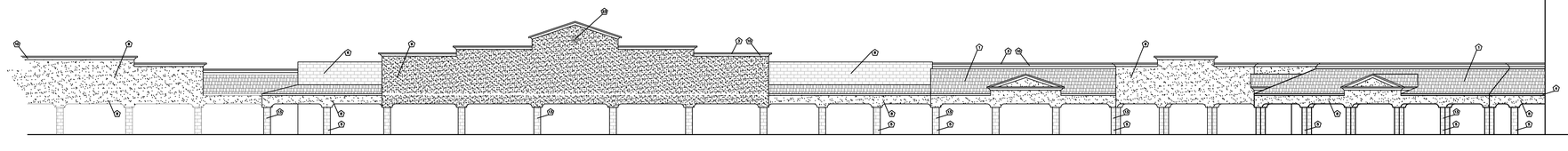


ANEX EAST



WEST



WEST

PROPOSED EXTERIOR ELEVATIONS

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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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EXTERIOR ELEVATIONS

FACELIFT AT
DELTA FAIR SHOPPING CENTER
2710-2938 DELTA FAIR BLVD., ANTIOCH, CA

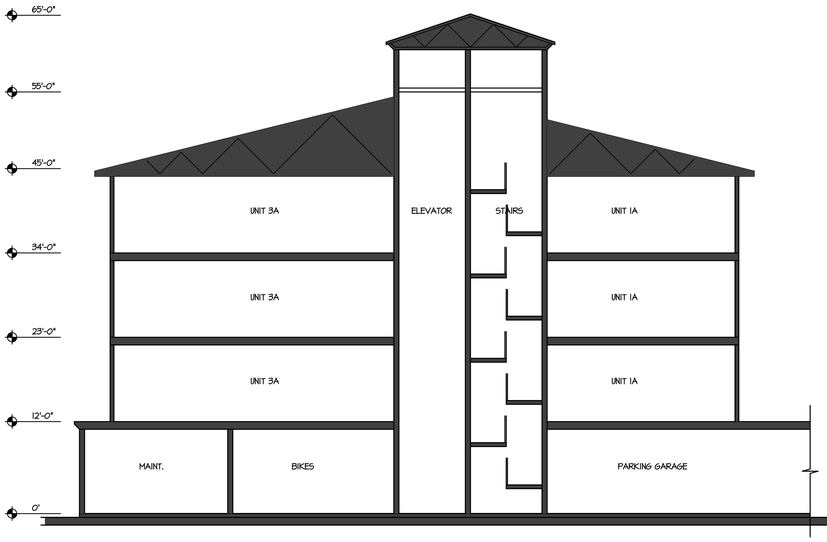
SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A12** OF SHEETS

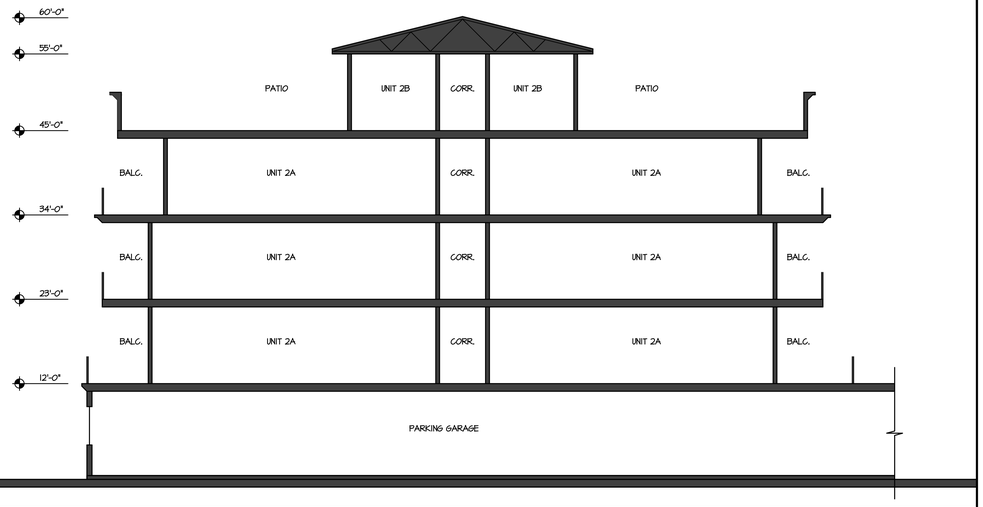
D:\A12-ELEV.DWG

PLOTTED: 3-15-19

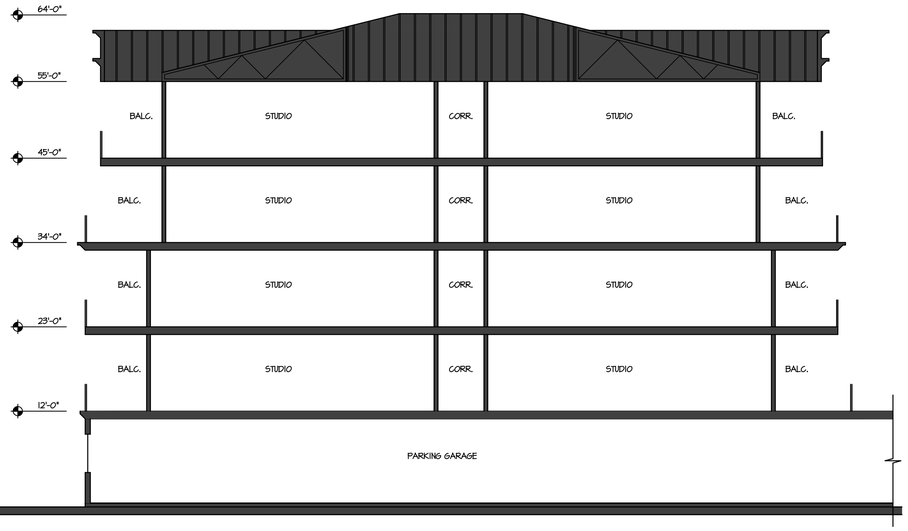
BUILDING SECTION A-A



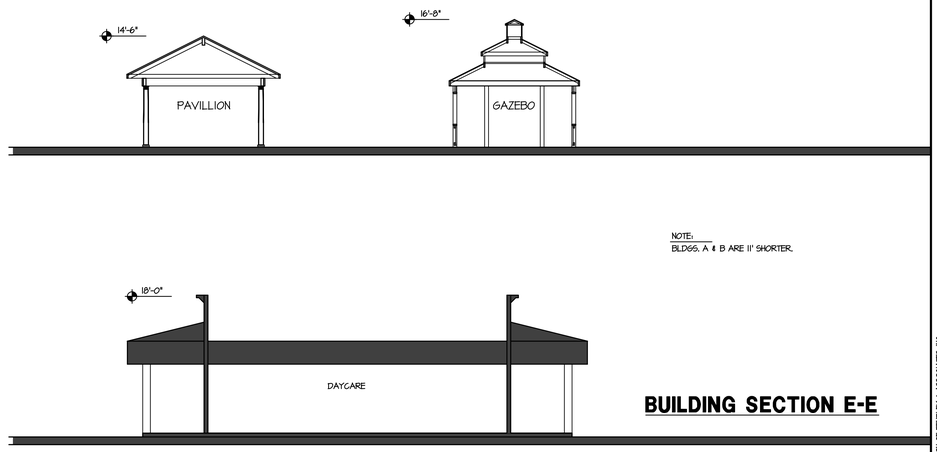
BUILDING SECTION B-B



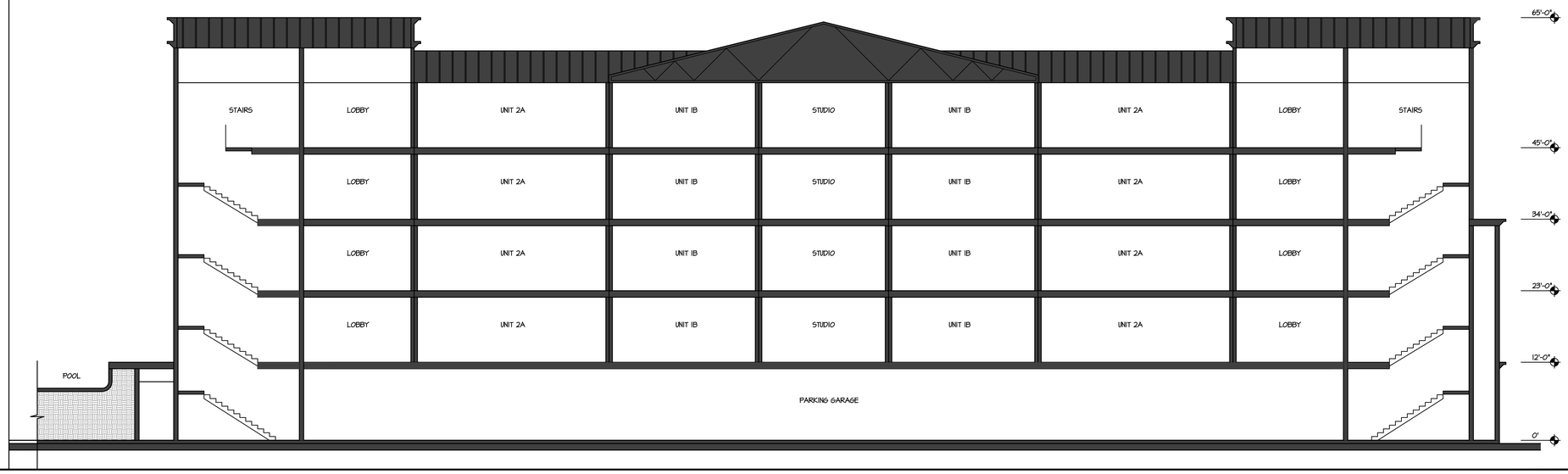
BUILDING SECTION C-C



BUILDING SECTION E-E



BUILDING SECTION D-D



DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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BUILDING SECTIONS

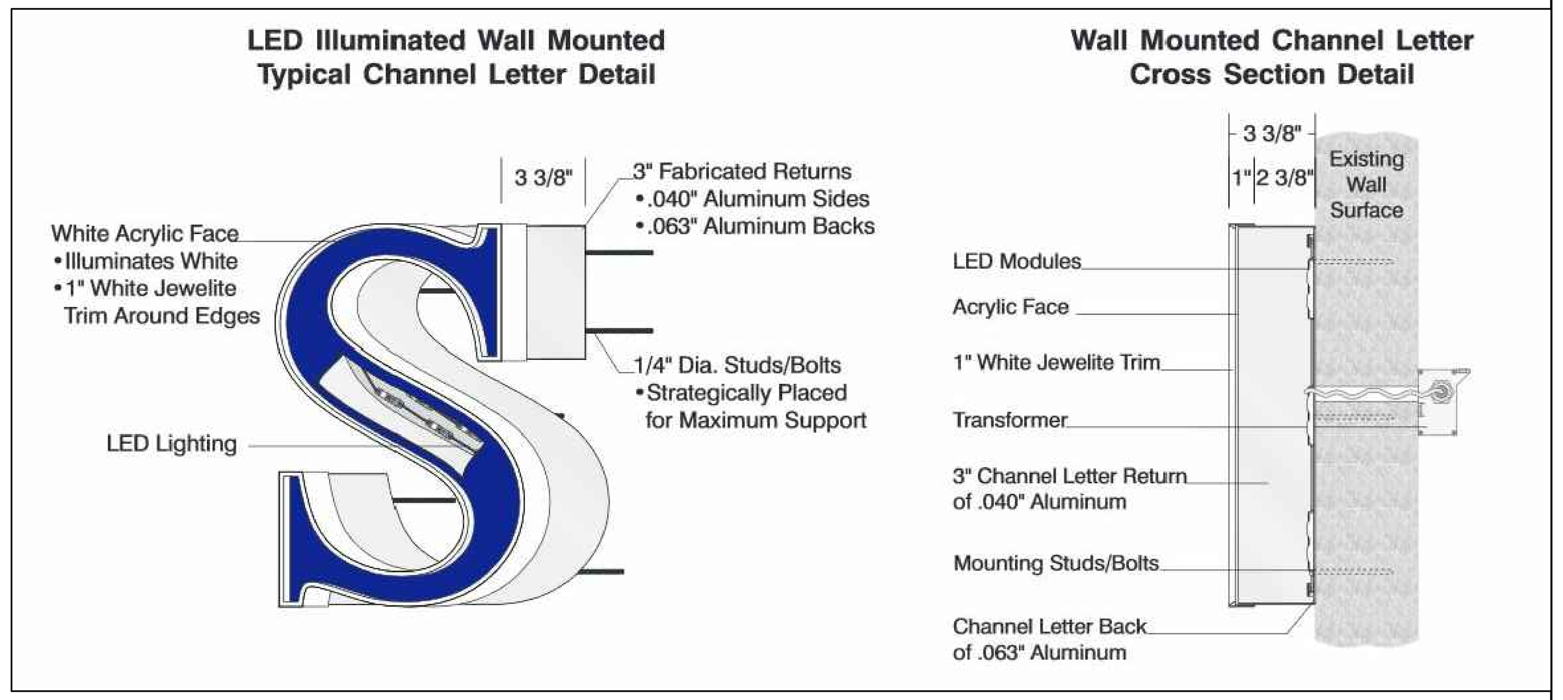
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/8" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

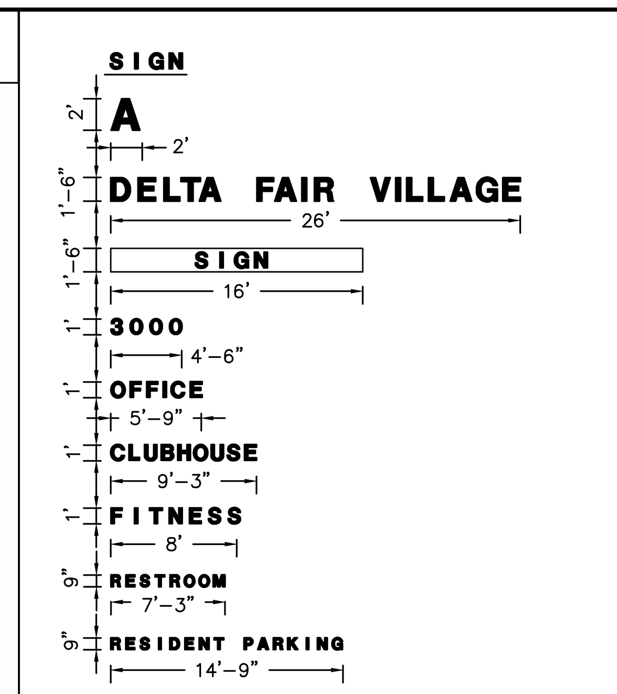
SHEET **A13** OF SHEETS

D:\A9-ELEV.DWG

PLOTTED: 3-15-19



SIGN DETAIL

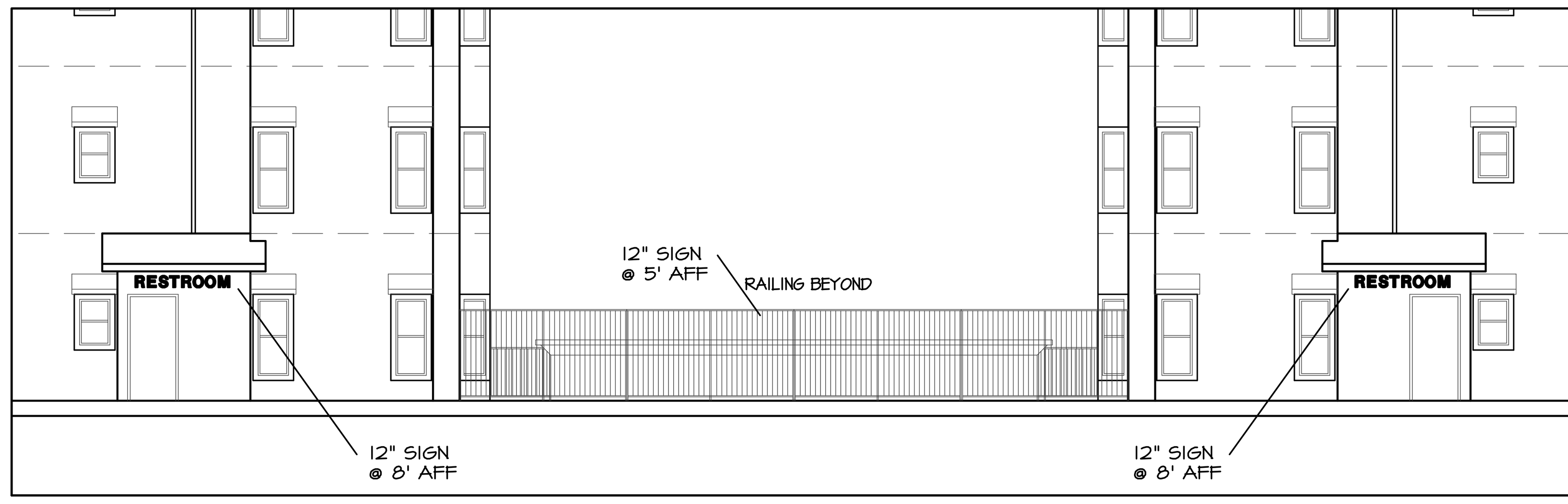


SIGN DIMENSIONS

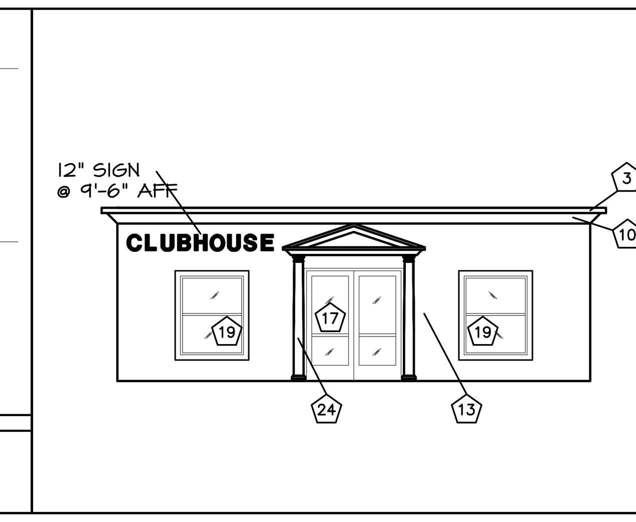
	SIGN	TEXT HT.	SF EA.	QTY.	AREA	COLOR	LT.	TYPE
1.	MONUMENT	12"	40	2 SIDES	80	BLUE	LED	VINYL IN AL. FRAME
2.	PROJECT	18"	39	1	39	BLUE	LED	ACRYLIC IN AL. CHAN.
3.	ADDRESS	12"	4.5	2	9	RED	LED	ACRYLIC IN AL. CHAN.
4.	BLDG. NUMBER	24"	4	14	56	RED	LED	ACRYLIC IN AL. CHAN.
5.	DIRECTIONAL	12"	5-10	5	34	ORANGE	LED	ACRYLIC IN AL. CHAN.
6.	PARKING GARAGE	9"	11	3	33	ORANGE	LED	ACRYLIC IN AL. CHAN.
7.	DAYCARE/RETAIL	18"	40	5	200	TBD	LED	VINYL IN AL. BOX
					451 SF	TOTAL		

NOTE:

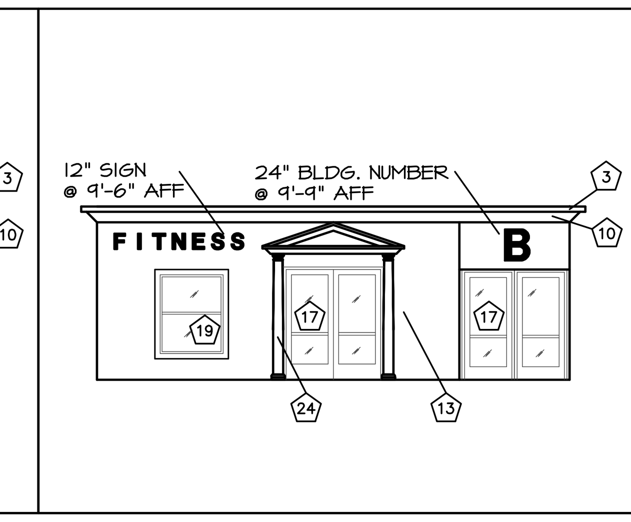
ALL SIGNS TO BE APPROVED PRIOR TO FABRICATION
ALL SIGNS TO HAVE 'HELVETICA' FONT (UNO)
CHANNEL LETTER SIGNs ARE TO BE FRONT-LIT
BLDG. NUMBER SIGNS ARE TO BE @ PERIMETER & COURTYARD (PER ELEVATIONS) & IN PARKING GARAGE.
SIGN HEIGHT IS MEASURED FROM TOP OF SIGN TO GROUND FLOOR



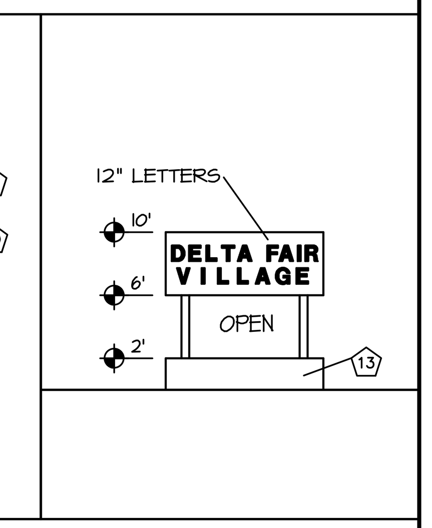
COURTYARD NORTH ELEVATIONS



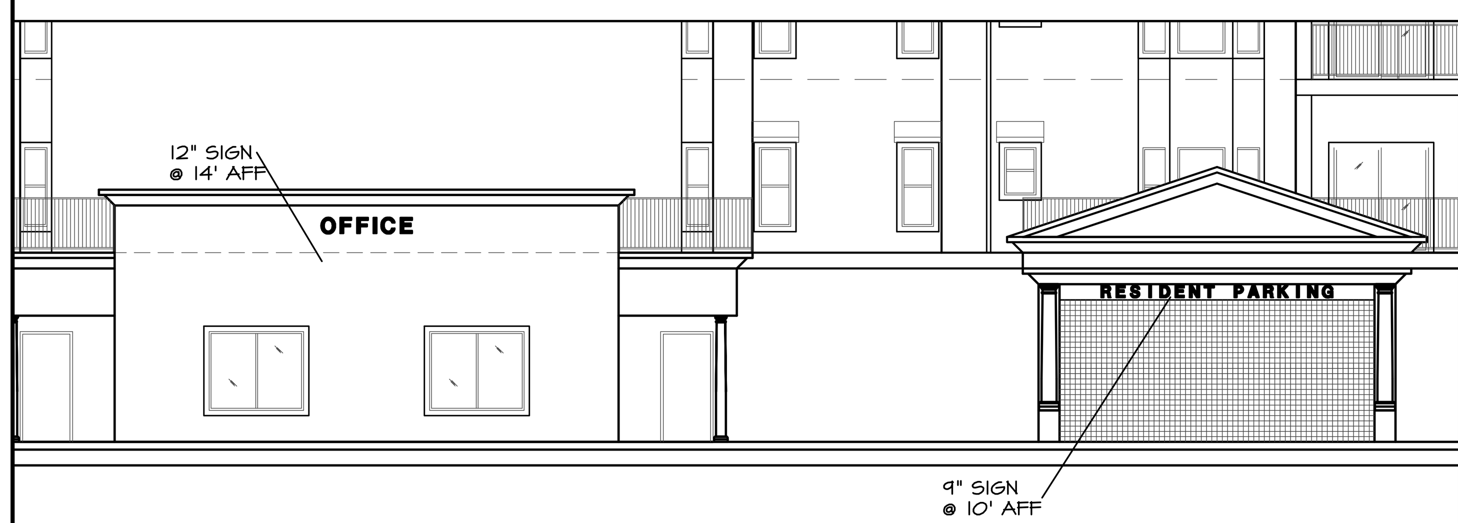
CLUBHOUSE ELEVATION



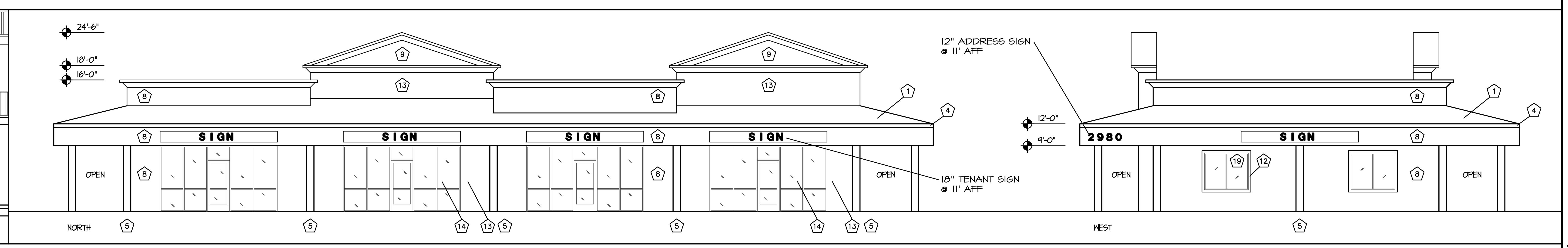
FITNESS ELEVATION



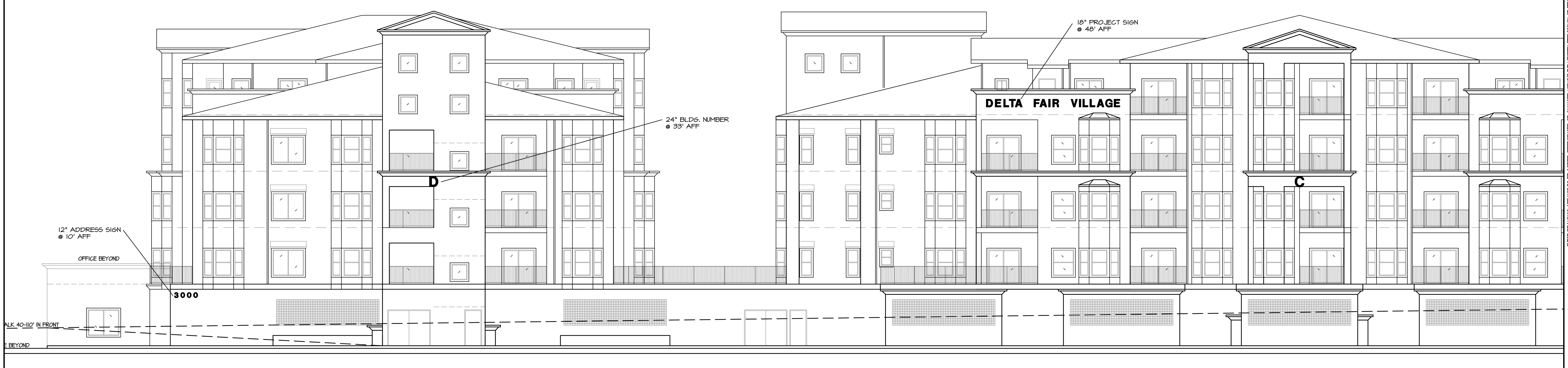
MONUMENT SIGN



OFFICE & GARAGE ENTRY ELEVATION



NEW RETAIL/DAYCARE ELEVATIONS



SOUTH ELEVATION

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DATE	BY	NO.	REVISION

LICENSED ARCHITECT • BRIAN A. PENDLEY • C 22259 • STATE OF CALIFORNIA

DRAWN BY: I.A.
CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
ARCHITECTURE • ENGINEERING • PLANNING
9008 SIEGEL • VALLEY SPRINGS • CALIFORNIA • 95252
PHONE (209) 786-3700 FAX (209) 786-3729
E-MAIL: brian@pendleyinc.com WEB: www.pendleyinc.com

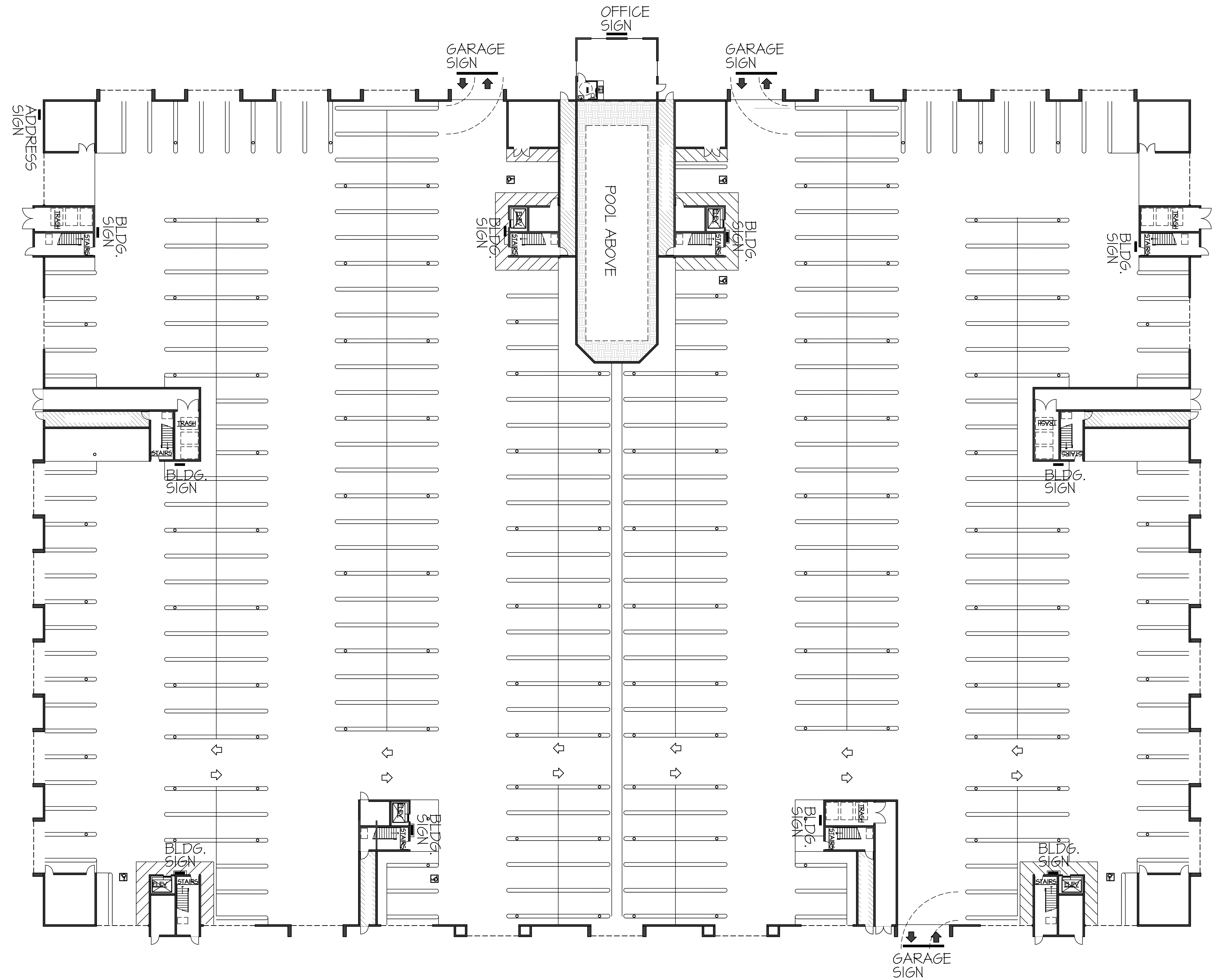
SIGN ELEVATIONS

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/8" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET A14

PLOTTED: 3-15-19



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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22259 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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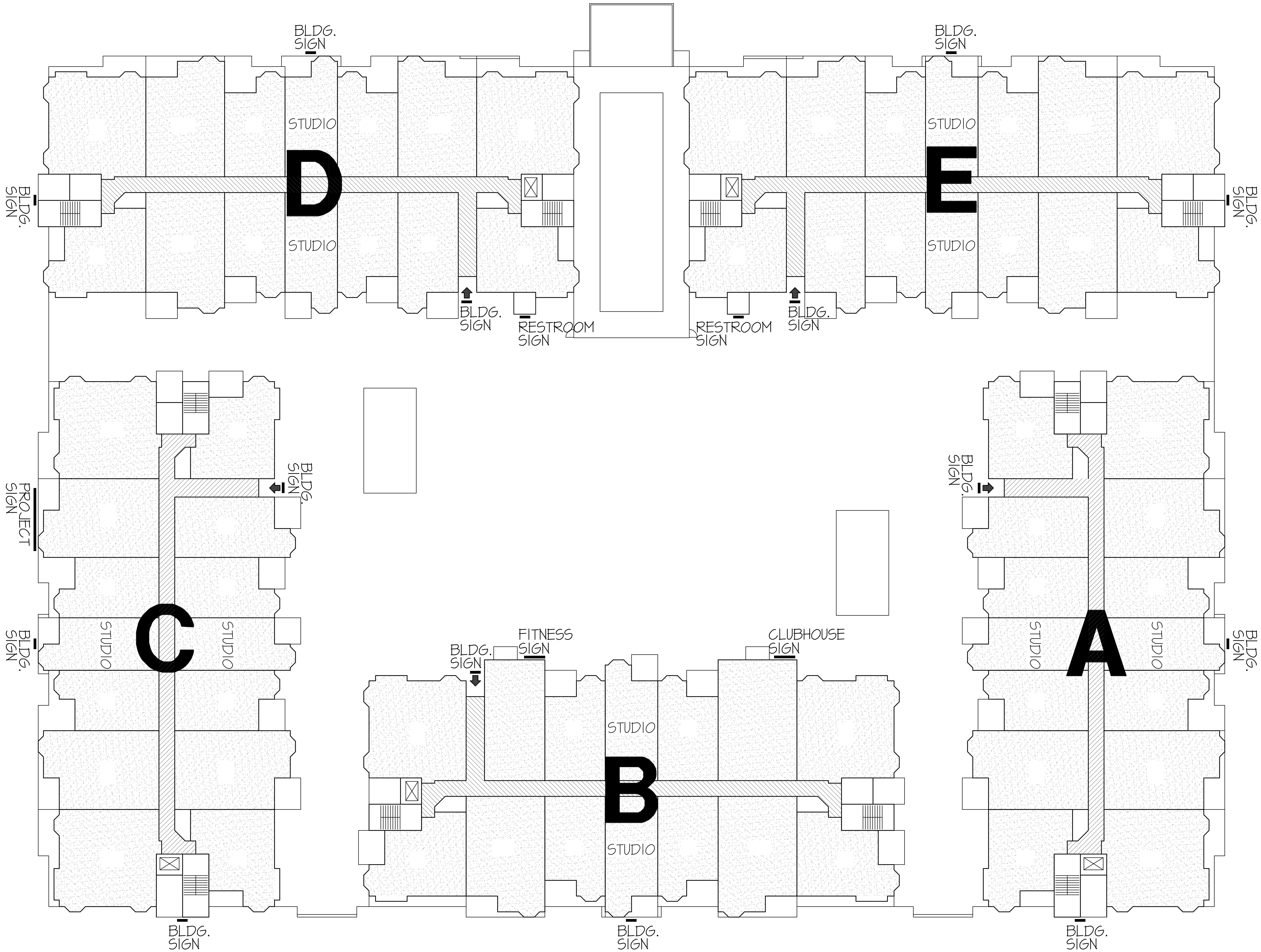
PARKING GARAGE SIGN PLAN

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
A15
OF SHEETS

PLOTTED: 3-15-19



FIRST FLOOR PLAN

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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT ★ STATE OF CALIFORNIA ★
BRIAN A. PENDLEY
C 22259
DEC. 31, 2019

DRAWN BY: I.A.
CHECKED BY: B.P.

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FIRST FLOOR SIGN PLAN

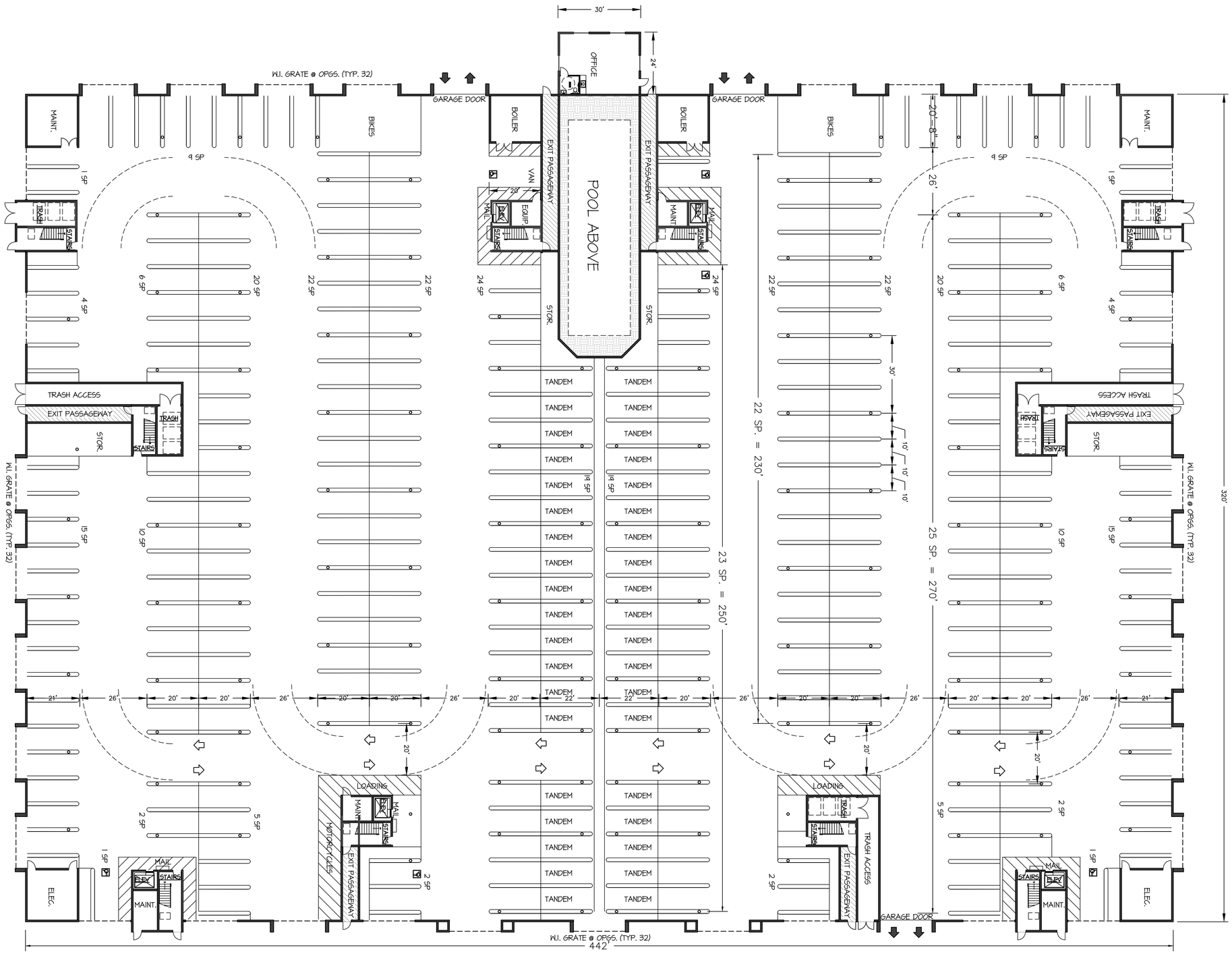
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET
A16
OF SHEETS

D:\A3-1-2-3 FL.DWG

PLOTTED: 3-15-19



GARAGE PLAN

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

DATE	BY	NO.	REVISION

DRAWN BY: I.A.
CHECKED BY: B.P.

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PARKING GARAGE PLAN

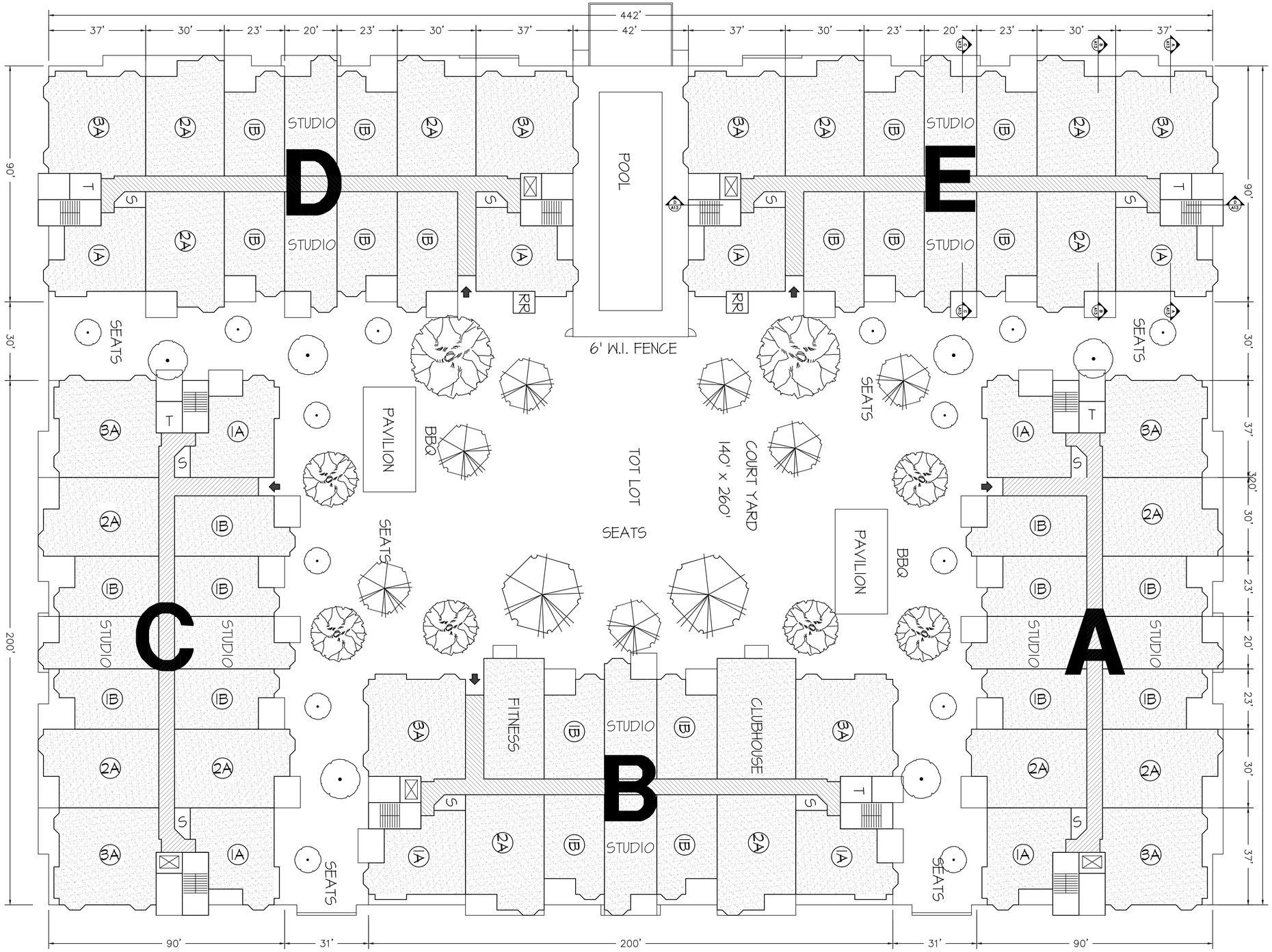
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A2** OF SHEETS

D:\A2-GAR. PLAN.DWG

PLOTTED: 12.17.19



FIRST FLOOR PLAN

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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FIRST FLOOR PLAN

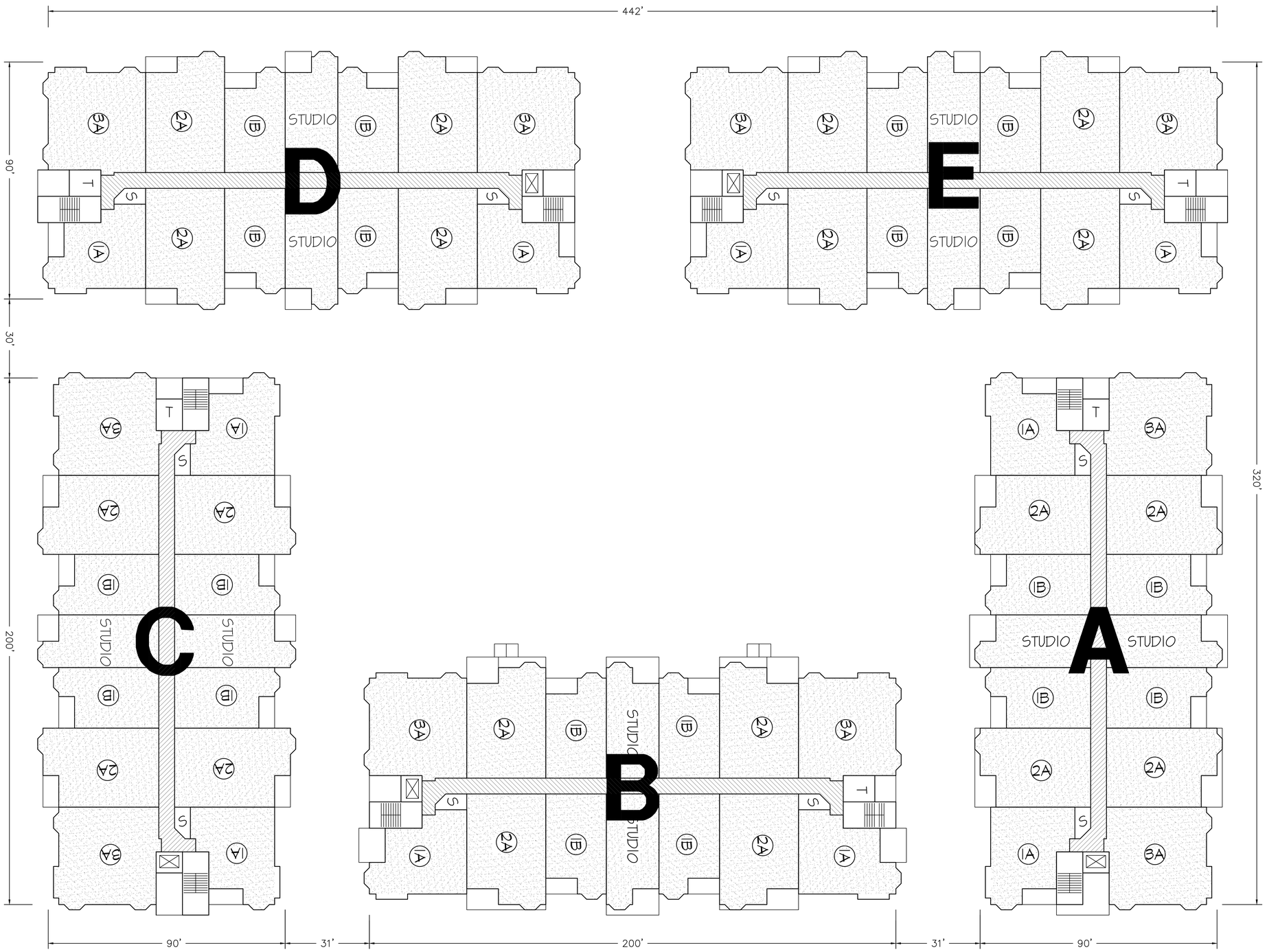
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A3** OF SHEETS

D:\A3-1-2-3 FL.DWG

PLOTTED: 3-16-19



SECOND FLOOR PLAN

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22259 DEC. 31, 2019 CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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SECOND FLOOR PLAN

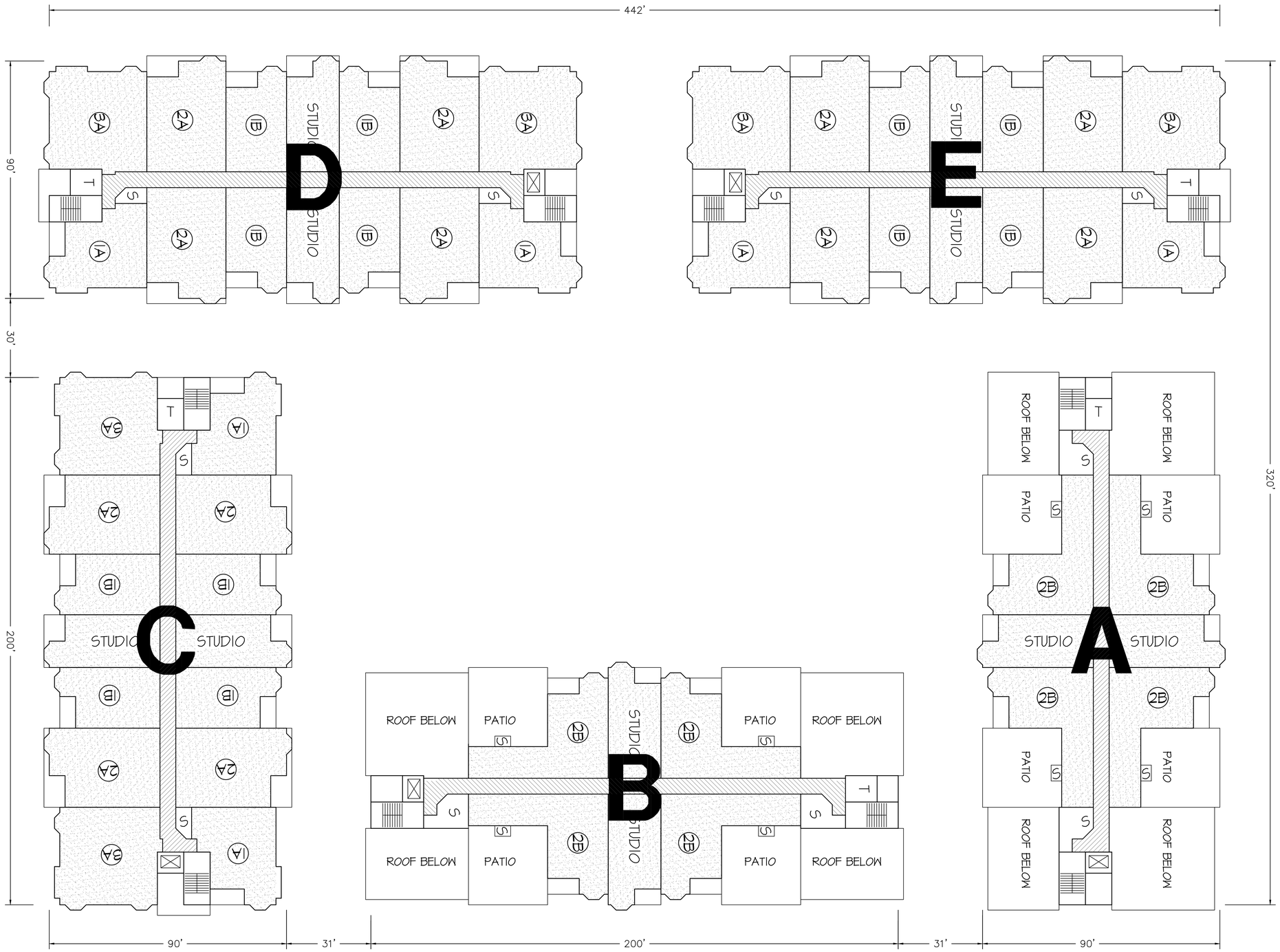
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A4** OF SHEETS

D:\A4-2 PLAN.DWG

PLOTTED: 9-16-19



THIRD FLOOR PLAN

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

DATE	BY	NO.	REVISION

REGISTERED ARCHITECT BRIAN A. PENDLEY C 22739 EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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THIRD FLOOR PLAN

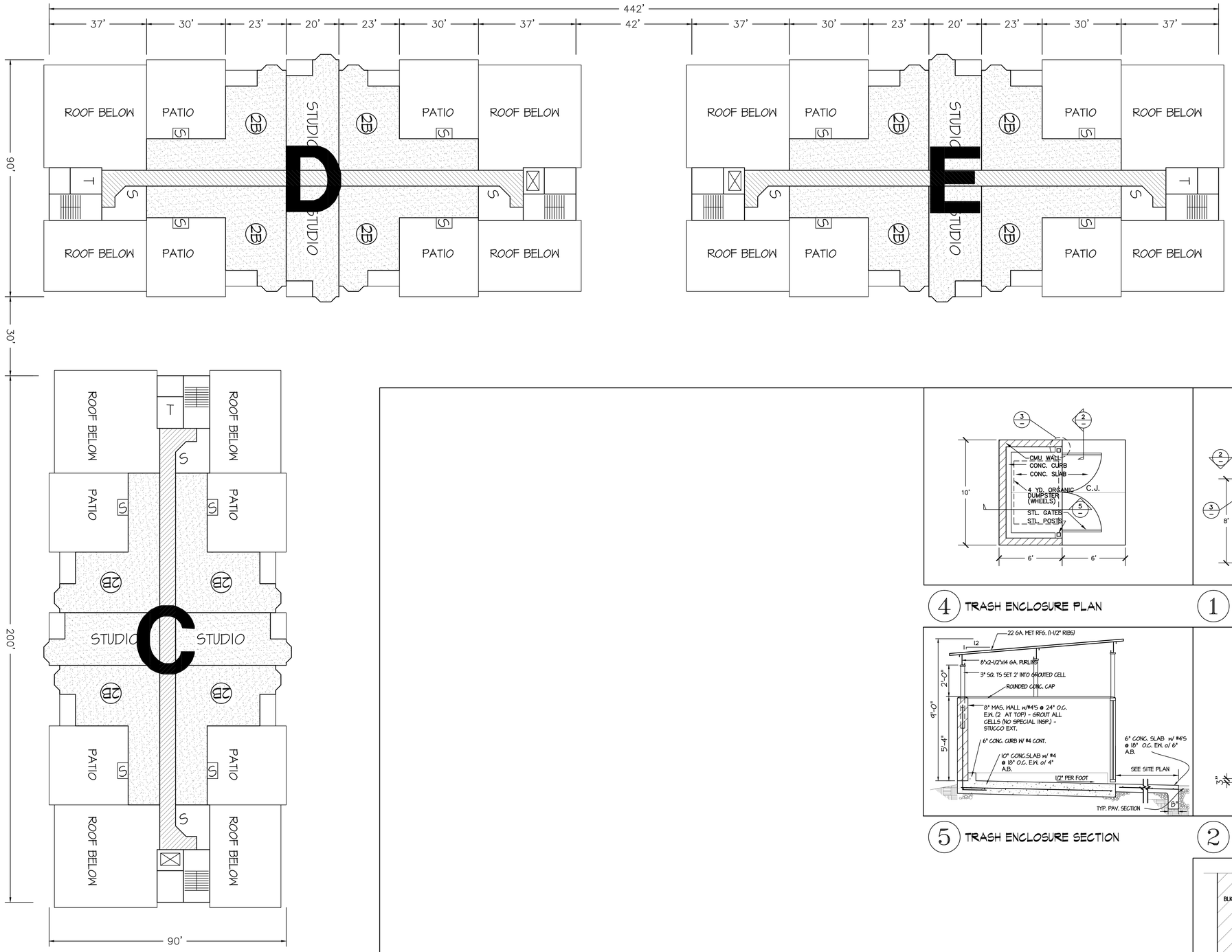
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A5** OF SHEETS

D:\A4-2 FL.DWG

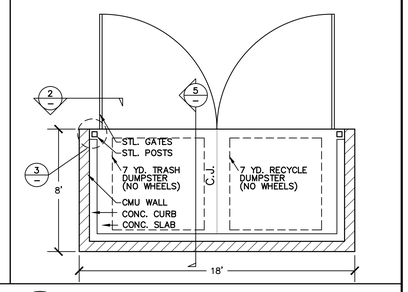
PLOTTED: 3-15-19



FOURTH FLOOR PLAN

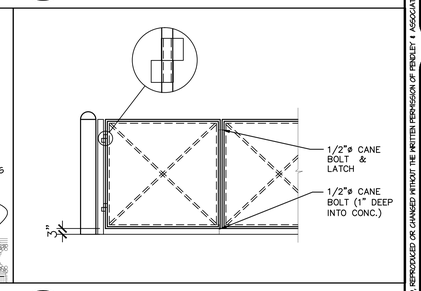
SCALE: 1/16" = 1'-0"

4 TRASH ENCLOSURE PLAN

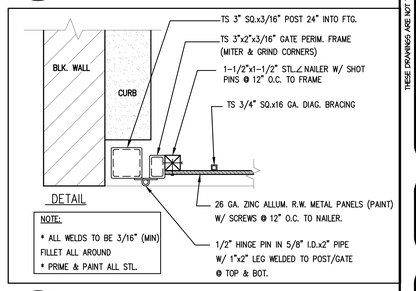


1 TRASH ENCLOSURE PLAN (TYP. 2)

5 TRASH ENCLOSURE SECTION



2 TRASH ELEVATION



3 TRASH ENCLOSURE GATE DETAILS

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22759 EXP. 12-31-2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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FOURTH FLOOR PLAN

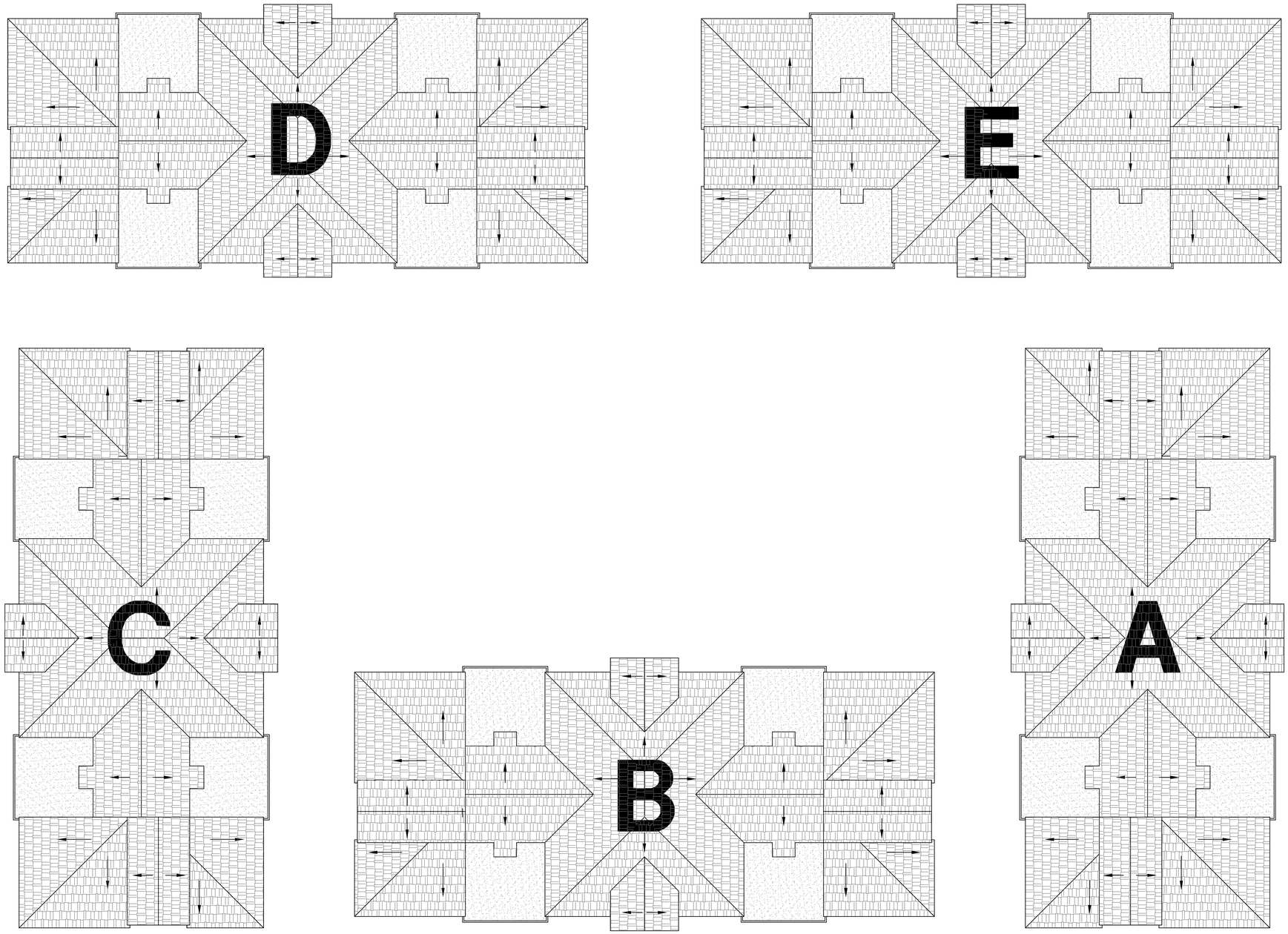
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/16" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A6** OF SHEETS

D:\A6-4th FL.DWG

PLOTTED: 12.17.19



NORTH

ROOF PLAN

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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22739 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

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ROOF PLAN

NEW CONDOMINIUMS AT

DELTA FAIR VILLAGE

3000 DELTA FAIR BLVD., ANTIOCH, CA

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

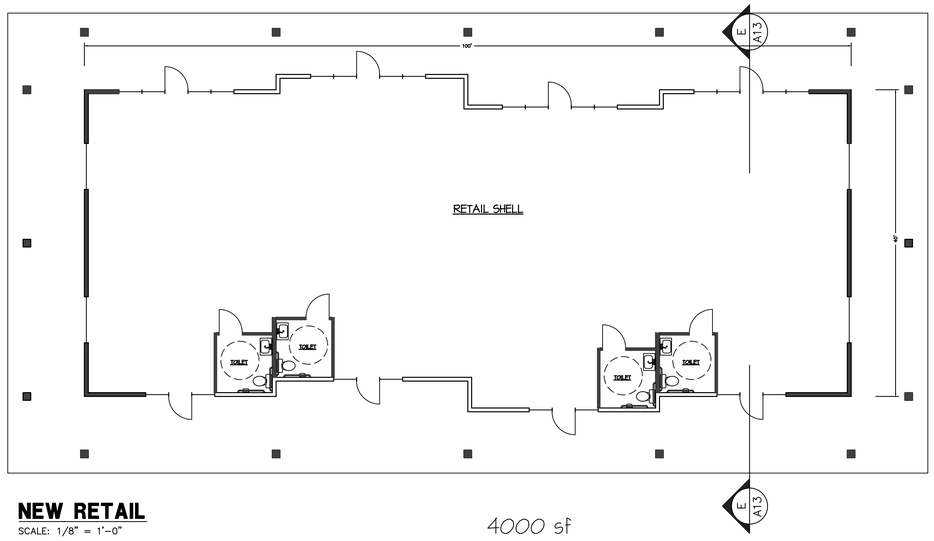
DATE: 10-1-18

JOB NO. 15091

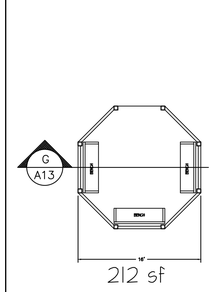
SHEET **A7** OF SHEETS

D:\AE-ROOF.DWG

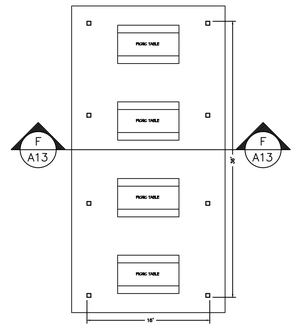
PLOTTED: 3-15-19



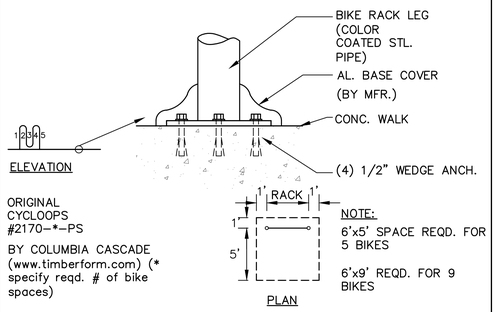
NEW RETAIL
SCALE: 1/8" = 1'-0"



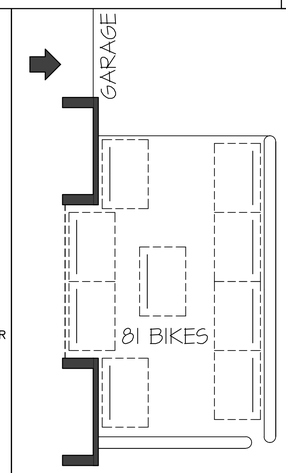
GAZEBO
SCALE: 1/8" = 1'-0"



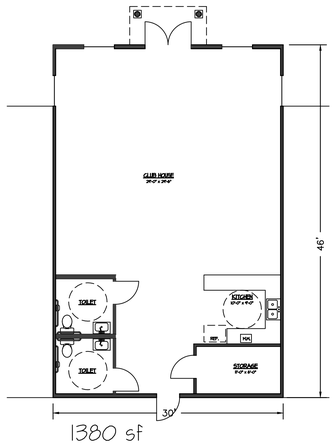
PAVILION
SCALE: 1/8" = 1'-0"



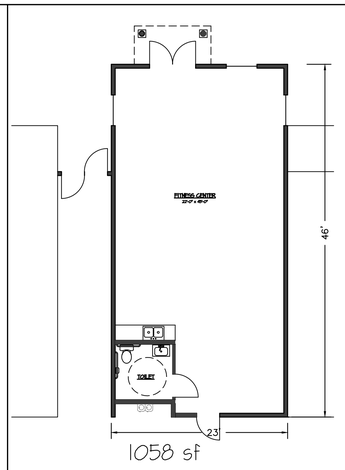
BIKE RACK
SCALE: 1/8" = 1'-0"



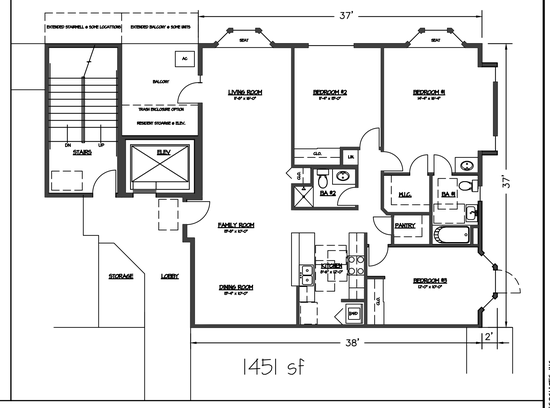
BIKE PARKING
SCALE: 1/8" = 1'-0"



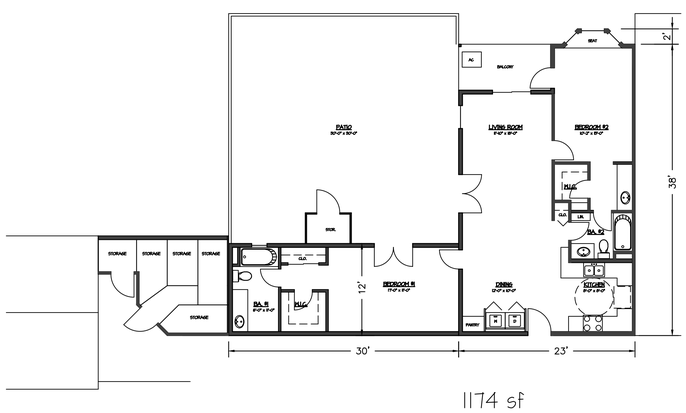
CLUB HOUSE
SCALE: 1/8" = 1'-0"



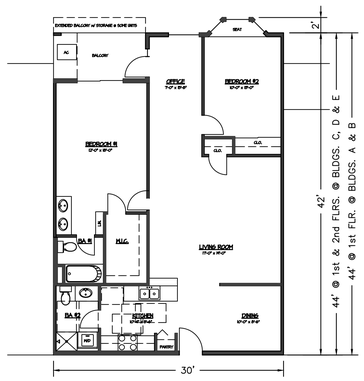
FITNESS CENTER
SCALE: 1/8" = 1'-0"



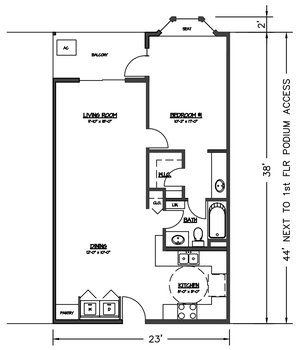
UNIT - 3A
SCALE: 1/8" = 1'-0"



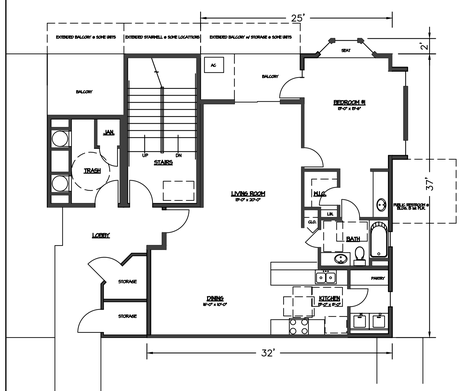
UNIT - 2B
SCALE: 1/8" = 1'-0"



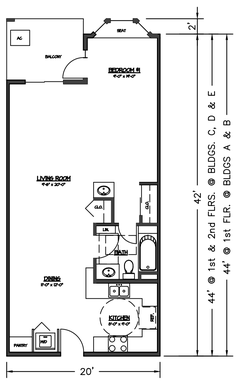
UNIT - 2A
SCALE: 1/8" = 1'-0"



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



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



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

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22759 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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UNIT PLANS & MISC. FLOOR PLANS

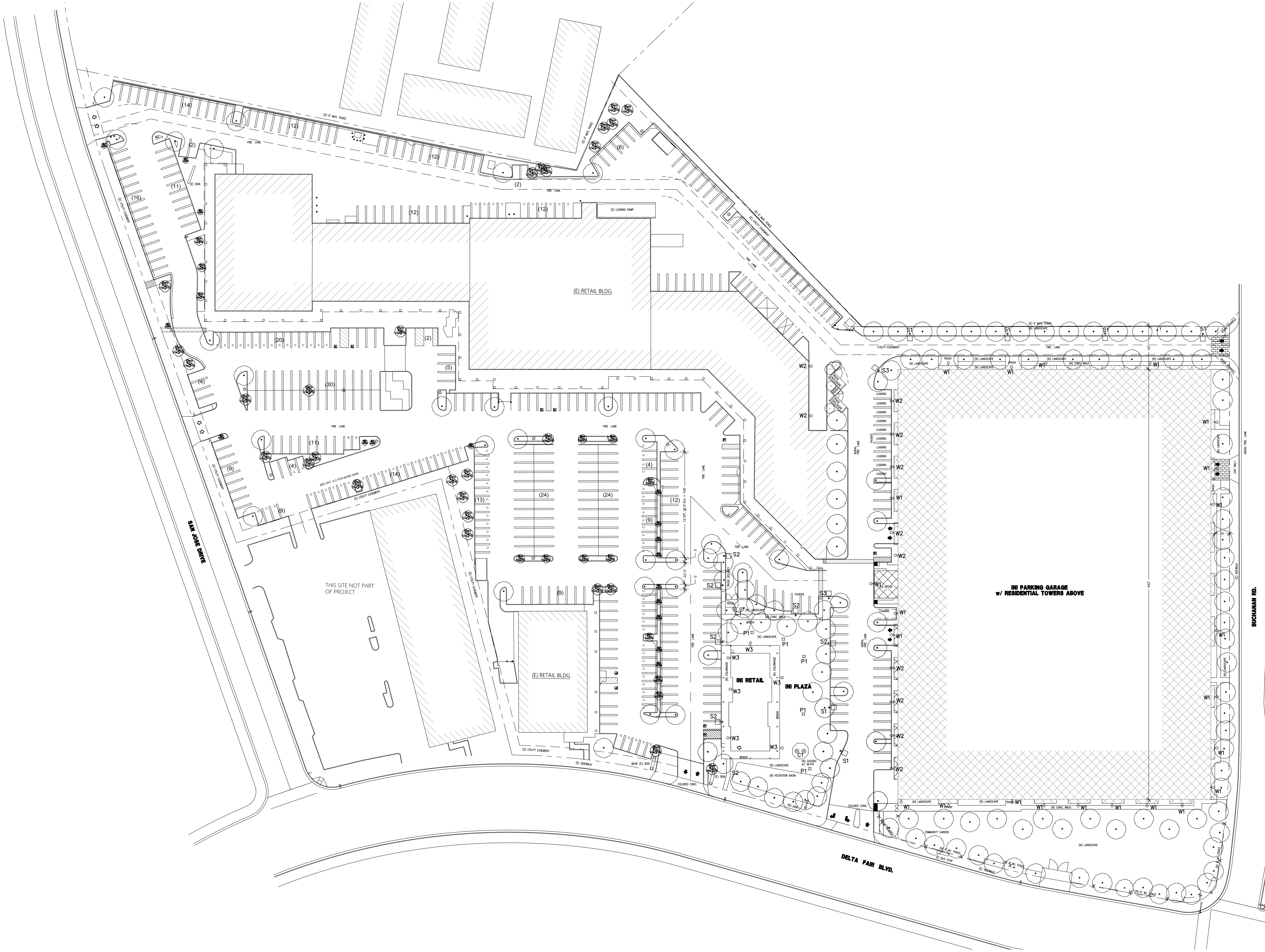
NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: 1/8" = 1'-0"
DATE: 10-1-18
JOB NO. 15091

SHEET **A8** OF SHEETS

D:\AT-UNITS.DWG

PLOTTED: 12.17.19



A
E1.1

ELECTRICAL SITE PLAN

DELTA FAIR VILLAGE CONDOMINIUMS

ANTIOCH CA

SCALE: 1"=40'

DATE	BY	NO.	REVISION

LICENSED ARCHITECT
BRIAN A. PENDLEY
C 22259
DEC. 31, 2019
STATE OF CALIFORNIA

DRAWN BY: I.A.
CHECKED BY: B.P.

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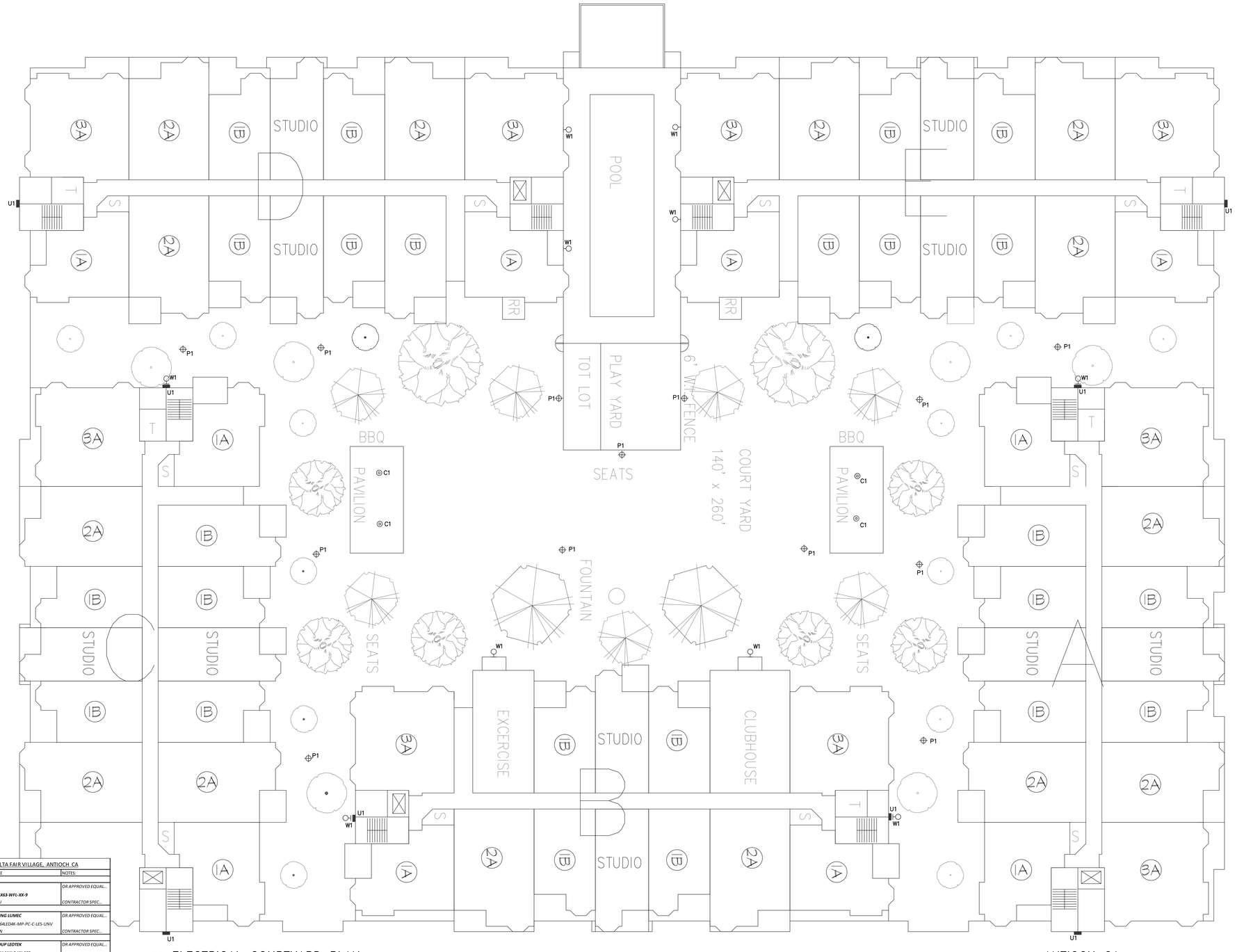
ELECTRICAL
SITE LIGHTING

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: SEE PLAN
DATE: 12-19-2019
JOB NO. 15091

SHEET
E1.1
OF SHEETS



A
E1.1

ELECTRICAL COURTYARD PLAN
DELTA FAIR VILLAGE CONDOMINIUMS

ANTIOCH CA

SCALE:1/16"=1'

FIXTURE SCHEDULE

DATE: 9/7/2018 — DELTA FAIR VILLAGE, ANTIOCH CA

TAG	QUANITY	DISCRIPTION	FIXTURE SPECIFICATIONS		MOUNTING:	MANUFACTURE	NOTES:
EXTERIOR LIGHTING							
C1	6	LED PENDENT SURFACE DOWNLIGHT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: SUSPENDED FROM CEILING	BK LIGHTING	OR APPROVED EQUAL...
			M-VOLT	LUMINS: 4K	MOUNT UNDER CANOPY	SM-D-DE-LED-X63-WFL-XX-9	
			TOTAL WATTS:	20		SERIES: DENALI	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
P1	16	LED POLE LIGTH 12 FT POLE LIGTH LED ROUND HEAD	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 12' POLE	PHILIPS LIGHTING LUMEC	OR APPROVED EQUAL...
			M-VOLT	LUMINS: 424D	MOUNT AT: POLE MPOUNT 12 FT.	PBDP100-50W6ALED4K-MP-PC-C-LES-UNV	
			TOTAL WATTS:	50	Verify Color prior to Ordering	SERIES: URBAN	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
S1	4	LED POLE LIGHT 20FT POLE LIGHT PARKING AND DRIVEWAY LIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 20' POLE	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: 20' POLE	AR18-18M2-MV-NW-2-XX-530	
			TOTAL WATTS:	122	Verify Color prior to Ordering	SERIES: ARIETA AR18 M2	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
S2	7	LED POLE LIGHT 20FT POLE LIGHT PARKING AND DRIVEWAY LIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 20' POLE	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: 20' POLE	AR18-18M2-MV-NW-X-XX-530	
			TOTAL WATTS:	122	Verify Color prior to Ordering	SERIES: ARIETA AR18 M2	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
S3	2	LED POLE LIGHT 20FT POLE LIGHT PARKING AND DRIVEWAY LIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 20' POLE	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: 20' POLE	AR18-18M2-MV-NW-X-XX-530	
			TOTAL WATTS:	122	Verify Color prior to Ordering	SERIES: ARIETA AR18 M2	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
W1	31	LED WALL PACK SURFACE MOUNT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 10FT	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: WALL MOUNT	ES2-24H-MV-NW-W-XX-530-MLS2	
			TOTAL WATTS:	44	Verify Color prior to Ordering	SERIES: ESETA	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
W2	14	LED WALL PACK SURFACE MOUNT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 10FT	LIGHT ON GROUP LEOTEK	OR APPROVED EQUAL...
			M-VOLT	LUMINS:4000	MOUNT AT: WALL MOUNT	ES2-24H-MV-NW-FT-XX-530-MLS2	
			TOTAL WATTS:	44	Verify Color prior to Ordering	SERIES: WITH PHOTO CELL	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
W3	8	LED WALL PACK SURFACE MOUNT LED	LED PAD	COLOR: WHITE	MOUNING HEIGHT: 10FT	PHILIPS LIGHTING STONCO	OR APPROVED EQUAL...
			M-VOLT	LUMINS: 12300	MOUNT AT: WALL MOUNT	C-HLBF19N2 WITH WALL MOUNT BRACKET	
			TOTAL WATTS:	40	Verify Color prior to Ordering	SERIES: WITH PHOTO CELL	CONTRACTOR SPEC...
EXTERIOR LIGHTING							
U1	7	LED WALL PACK SURFACE MOUNT UPLIGHT	LED PAD	COLOR: WHITE	MOUNING HEIGHT: VERIES	TBD	OR APPROVED EQUAL...
			M-VOLT	LUMINS:	MOUNT AT: WALL MOUNT		
			TOTAL WATTS:	TBD	Verify Color prior to Ordering	SERIES:	CONTRACTOR SPEC...

DATE	BY	NO.	REVISION

LICENSED ARCHITECT BRIAN A. PENDLEY C 22259 DEC. 31, 2019 STATE OF CALIFORNIA

DRAWN BY: I.A. CHECKED BY: B.P.

PENDLEY & ASSOCIATES, INC.
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ELECTRICAL COURTYARD LIGHTING

NEW CONDOMINIUMS AT
DELTA FAIR VILLAGE
3000 DELTA FAIR BLVD., ANTIOCH, CA

SCALE: SEE PLAN
DATE: 2-11-2019
JOB NO. 15091

SHEET E1.2 OF SHEETS