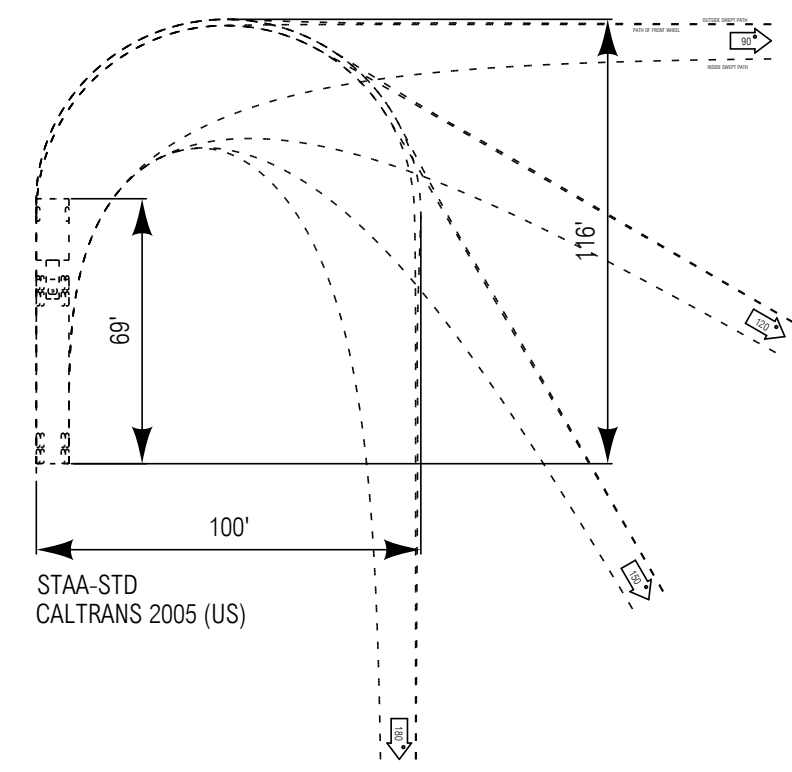


TRUCK TURNING DIAGRAM



GENERAL NOTES:

- EXISTING CONSTRUCTION SITE DEBRIS TO BE REMOVED.
- THE SITE CURRENTLY SLOPES +/- 2%.
- NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE. SIGN PACKAGE TO BE FILED AT A LATER DATE.
- ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUNDED.
- DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
- DAMAGED SECTIONS OF CURB & GUTTER ALONG PUBLIC RIGHT OF WAY SHALL BE REPAIRED.
- "SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS".
- ALL EXTERIOR LIGHT SHALL BE A 2' FC MIN.
- ALL BACKFLOW DEVICES SHALL HAVE A SECURE LOCKABLE CAGE AROUND IT.
- SLOPES GREATER THAN 3:1 WILL REQUIRE JUTE NETTING WITH GROUNDCOVER.

VICINITY MAP



KEYNOTES:

- PROPOSED PAINTED CONCRETE TILT-UP 40' CLEAR INDUSTRIAL BUILDING.
- TYPICAL PARKING STALL - 9' X 20'. MAY BE REDUCED TO 9' X 18' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
- TYPICAL CARPOOL/VANPOOL PARKING STALL - 9' X 20'. MAY BE REDUCED TO 9' X 18' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
- CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS.
- FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
- PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.
- LOCATION OF TRASH ENCLOSURES.
- NEW 8'-0" HIGH CONCRETE SCREENWALL, PAINTED TO MATCH THE BUILDING.
- PROPERTY LINES.
- PROPOSED TRANSFORMER LOCATION.
- 11' X 53' TRUCK TRAILER PARKING AREA.
- NEW ADA ACCESSIBLE PARKING STALLS. 9' X 18'-0".
- DASHED LINE INDICATES - NEW 5'-0" WIDE SURFACE WALK - ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK - MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9% - MAX CROSS SLOPE 2%.
- PROPOSED DRIVEWAYS PER CITY STANDARDS.
- PROPOSED CURB GUTTER PER CITY STANDARD.
- CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.
- LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.
- 8'-0" HIGH TUBE STEEL FENCE AND GATE WHERE REQUIRED. FENCE TO BE PAINTED BLACK.

ZONING INFORMATION

OFFICE/ WAREHOUSE
CONSTRUCTION TYPE
OCCUPANCY
PROPOSED ZONE
SPECIFIC PLAN DESIGNATION

III-B
B/S-1/F-1
PD - PLANNED DEVELOPMENT
O/LI

DEVELOPER / OWNER:

DECA COMPANY
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94115
CONTACT: TRAVIS DUNCAN
EMAIL: travis.duncan@decao.com

PREPARED BY:

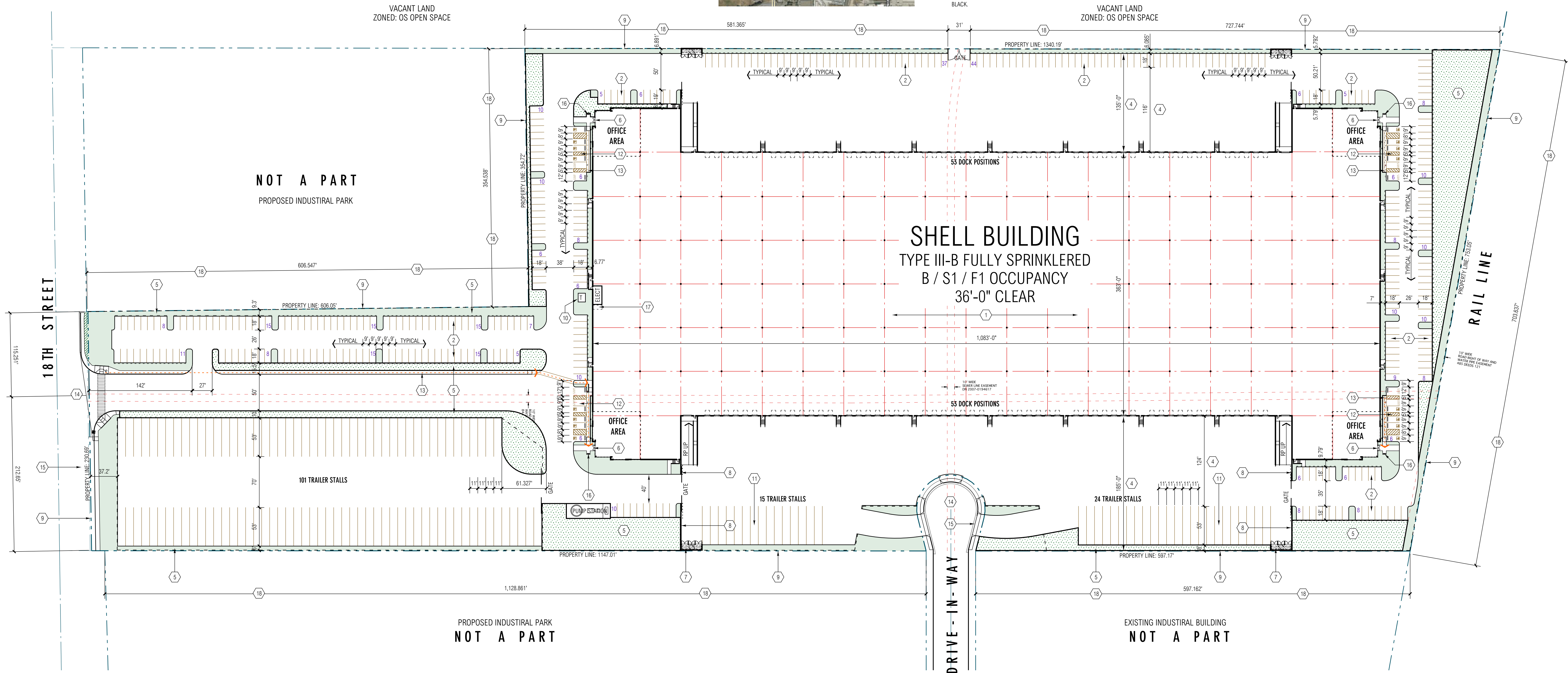
REGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL
EMAIL: mikegill@regarchitects.com

LEGAL DESCRIPTION:

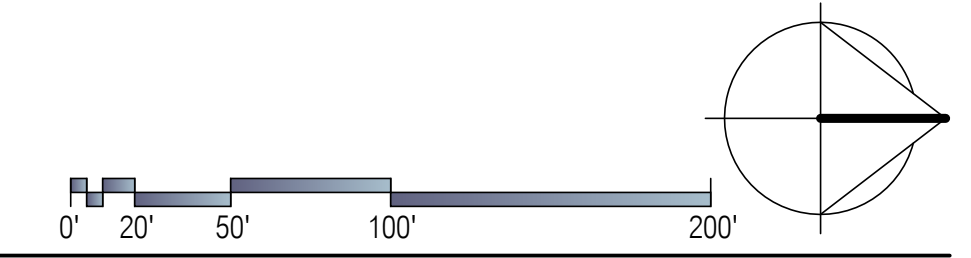
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1, AS DESIGNATED ON THE RECORD OF SURVEY FILED JANUARY 23, 1978, BOOK 63, LICENSED SURVEYORS MAPS, PAGE 50, CONTRA COSTA COUNTY RECORDS
APN: 051-052-056-2

PROJECT DATA

PROPOSED ZONING	PD - PLANNED DEVELOPMENT
PROJECT SITE AREA:	1,075,309 SF 24.72 AC
BUILDING AREA:	421,797 SF
MEZZANINE	10,000 SF
TOTAL BUILDING AREA	431,797 SF
TOTAL PROJECT LOT COVERAGE:	39.08 %
TOTAL PROJECT F.A.R. (MAX. 45)	40.0 %
PARKING REQUIRED:	80 STALLS 412 STALLS @ 1/1,000 SF
TOTAL STALLS REQUIRED	492 STALLS
PARKING PROVIDED:	337 STALLS 16 STALLS 49 STALLS 140 TRAILER STALLS 542 STALLS
BICYCLE PARKING:	25 STALLS 2 STALLS 27 STALLS
TOTAL BICYCLE STALLS PROVIDED:	27 STALLS
PROVIDED SITE LANDSCAPE AREA:	138,474 SF OR 12.82 %



SITE PLAN
SCALE: 1" = 60'-0"



REGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

deca

18TH STREET DEVELOPMENT - EAST

0000 18TH STREET, CITY OF ANTIOCH

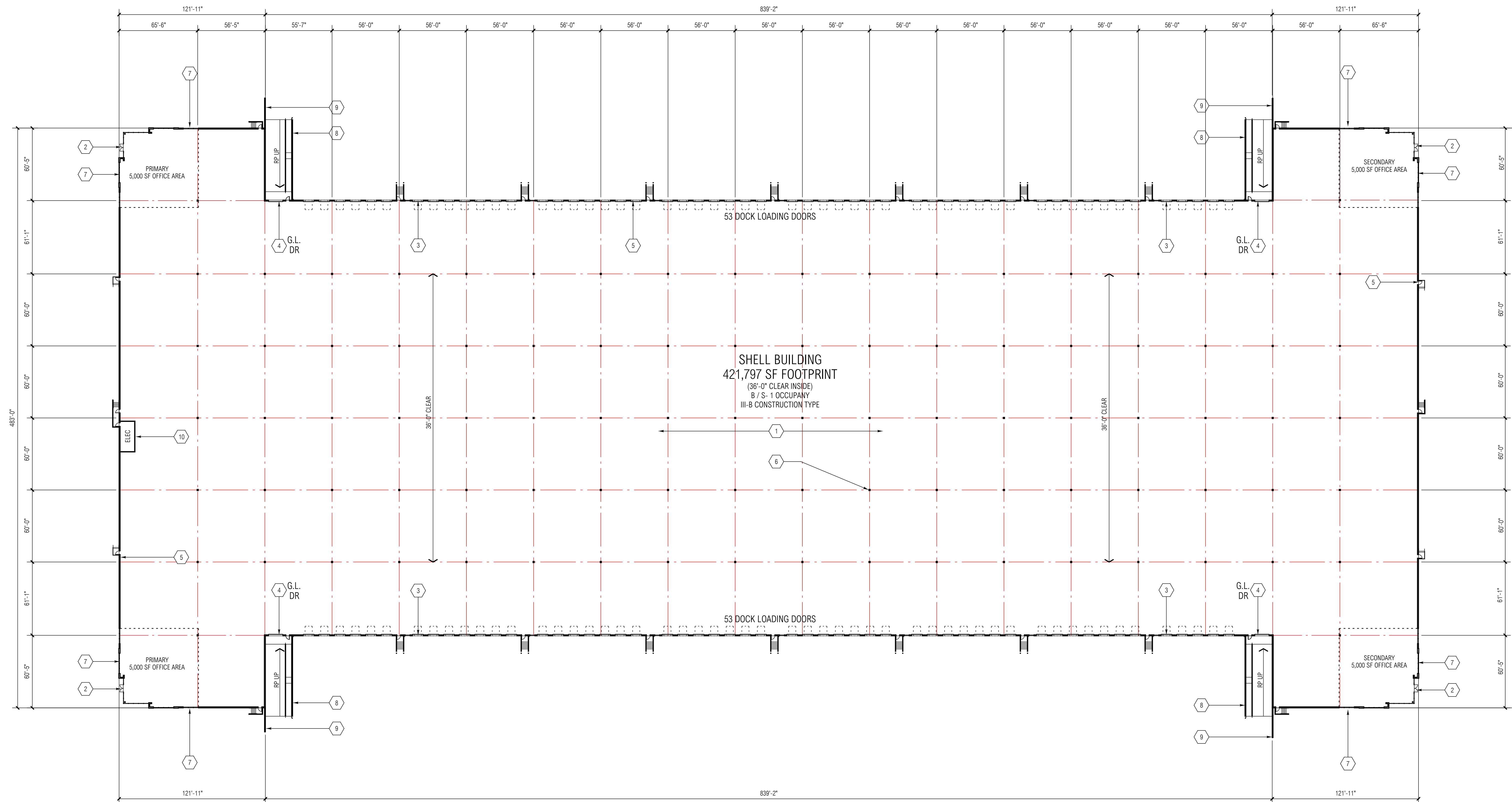
SITE PLAN - EAST BUILDING

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

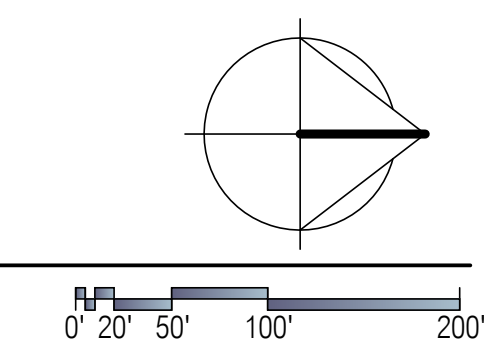
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CAD FILE NAME:	21140-00-EA1-1P
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CHK'D BY:	CS
COPYRIGHT:	REGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
CITY APPLICATION NO.	
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03	

EA1-1P

- KEYNOTES (10)**
1. PROPOSED CONCRETE TILT-UP WAREHOUSE/OFFICE / MANUFACTURING FACILITY. PROJECT IS CURRENTLY BEING PROPOSED AS A SPECULATIVE BUILDING WITH NO TENANT.
 2. PRIMARY ENTRANCE.
 3. PAINTED 9'-0" X 10' DOCK HIGH METAL TRUCK DOORS.
 4. PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
 5. PAINTED 3' X 7' METAL ACCESS MAN DOORS.
 6. STRUCTURAL BUILDING COLUMN.
 7. STOREFRONT: BLUE GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 4 1/4" MIN. OFF-SET GLAZING SYSTEM. GLAZING PROPOSED WILL BE VISION AND SPANDREL.
 8. GRADE LEVEL ACCESS RAMP.
 9. TRUCKING SCREEN WALL. SEE ELEVATIONS FOR ADDITIONAL INFO.
 10. PROPOSED ELECTRICAL/ TELEPHONE ROOM LOCATION.



FLOOR PLAN - EAST
SCALE: 1" = 40'-0"



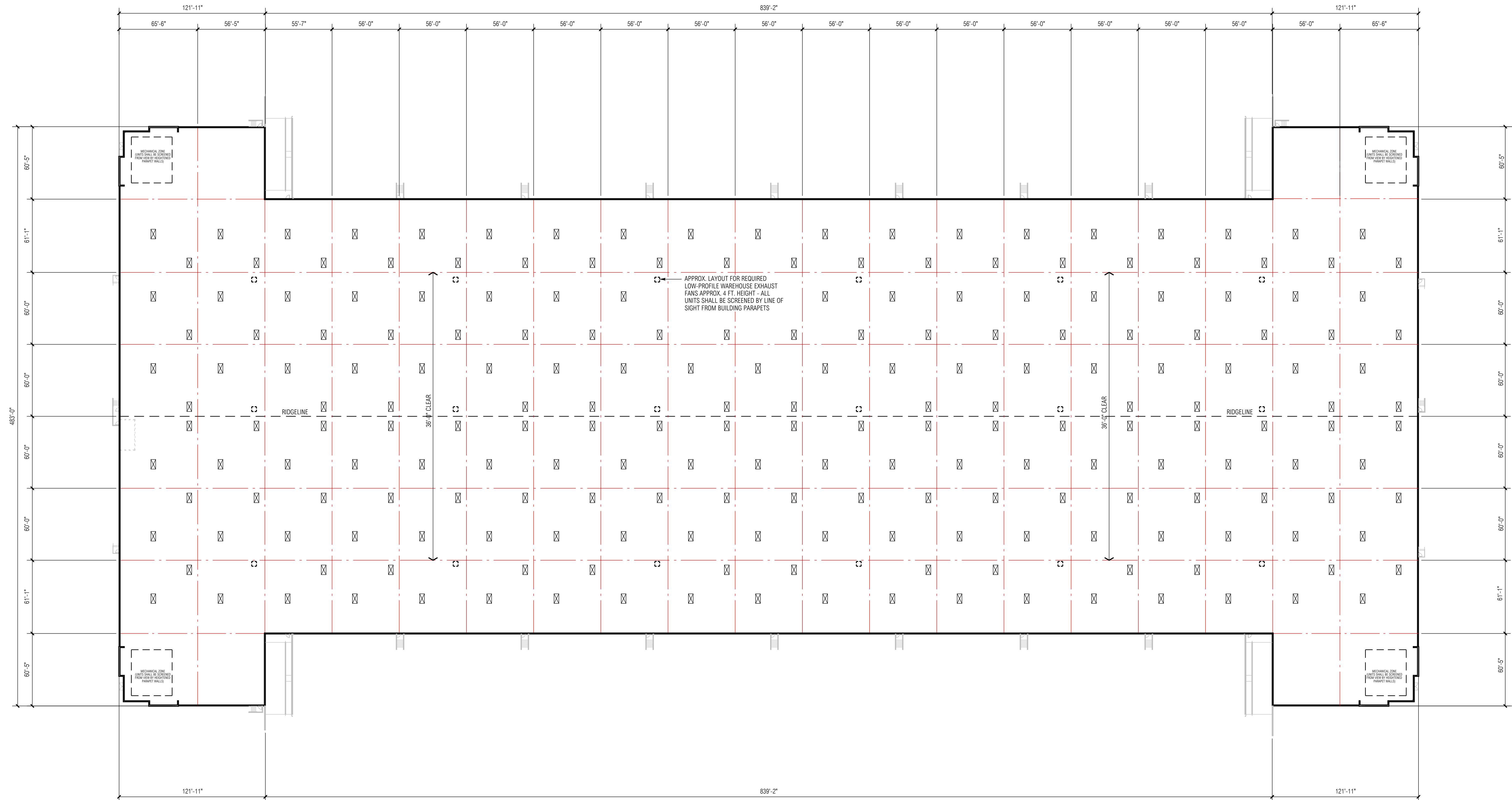
18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

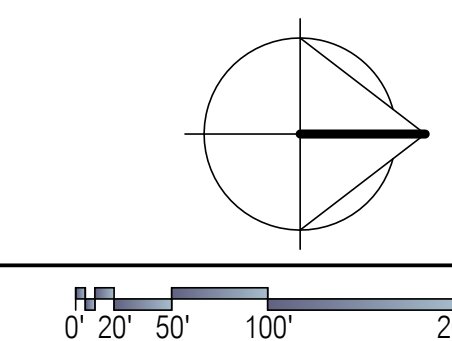
BUILDING FLOOR PLAN - EAST

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

RG A PROJECT NO:	21140.00
CAD FILE NAME:	21140-00-EA2-1P
DRAWN BY:	MG
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SHEET TITLE	
CITY APPLICATION NO.	
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03	
EA2-1P	



ROOF PLAN - EAST
SCALE: 1" = 40'-0"



18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

BUILDING ROOF PLAN - EAST

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

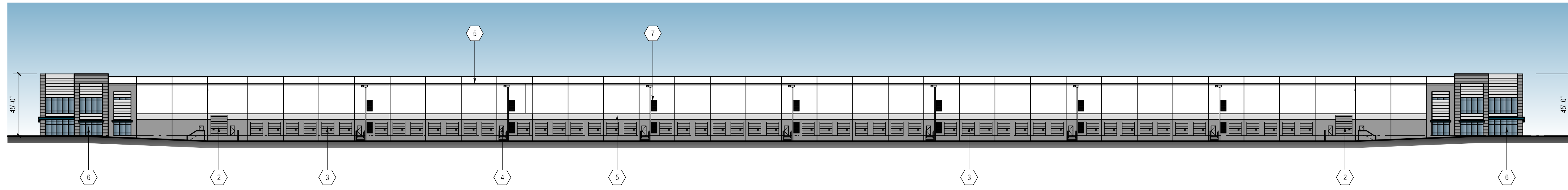
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	SHEET TITLE:	EA2-2P

KEYNOTES (000)

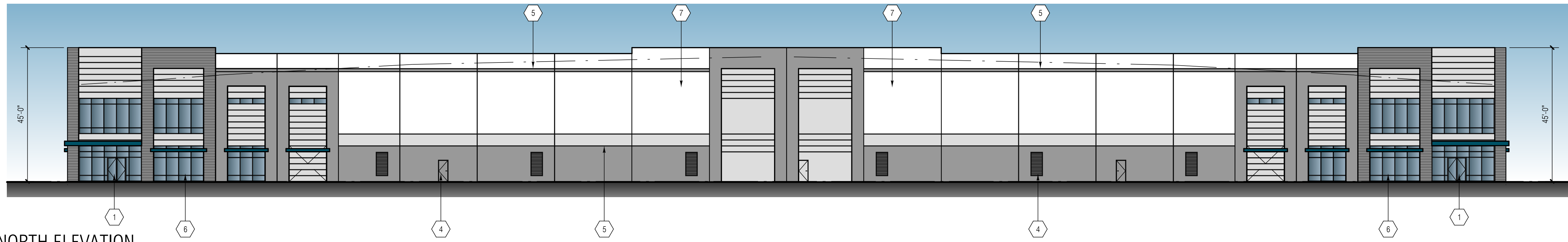
1. PRIMARY ENTRANCE.
2. PAINTED 12' WIDE X 15' HIGH LEVEL VERTICAL LIFT TRUCK DOOR.
3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
4. 3' X 7' PAINTED METAL MAN DOOR.
5. 2' WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
6. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
8. PROPOSED FUTURE TENANT SIGNAGE LOCATION.

FINISH SCHEDULE

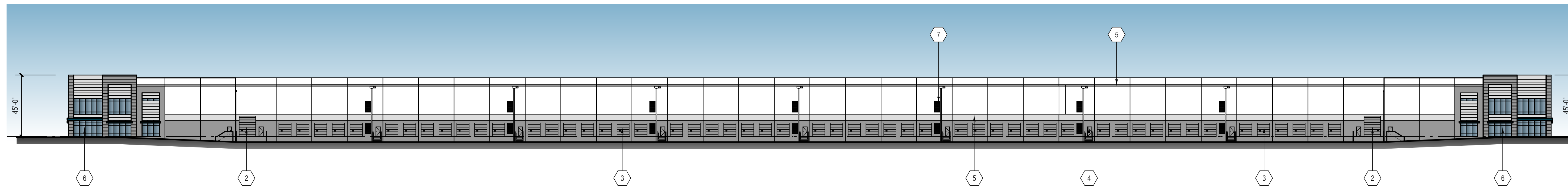
- | | |
|--|---|
| | 1. FIELD COLOR
PPG1005-0 GYPSUM |
| | 2. LIGHT ACCENT COLOR
PPG1011-2 ELEMENTAL |
| | 3. LIGHT ACCENT COLOR
PPG1011-3 STARGAZER |
| | 4. DARK ACCENT COLOR
PPG1011-4 UFD |
| | 5. TRELLISES - PC3V100 "SILVER MIST", SATIN
OR CLEAR ANODIZED ALUMINUM |
| | 6. BASE ENTRY COLOR
BRIANCHILD - 3215D |
| | 7. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA |



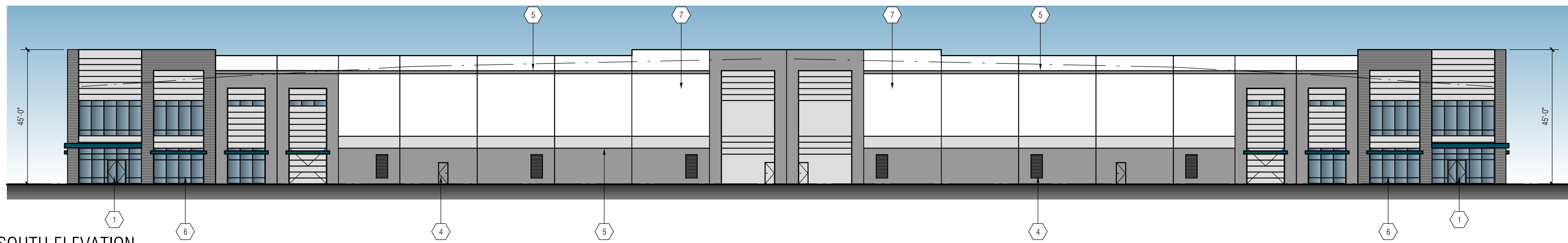
EAST ELEVATION
SCALE: 1" = 40'-0"



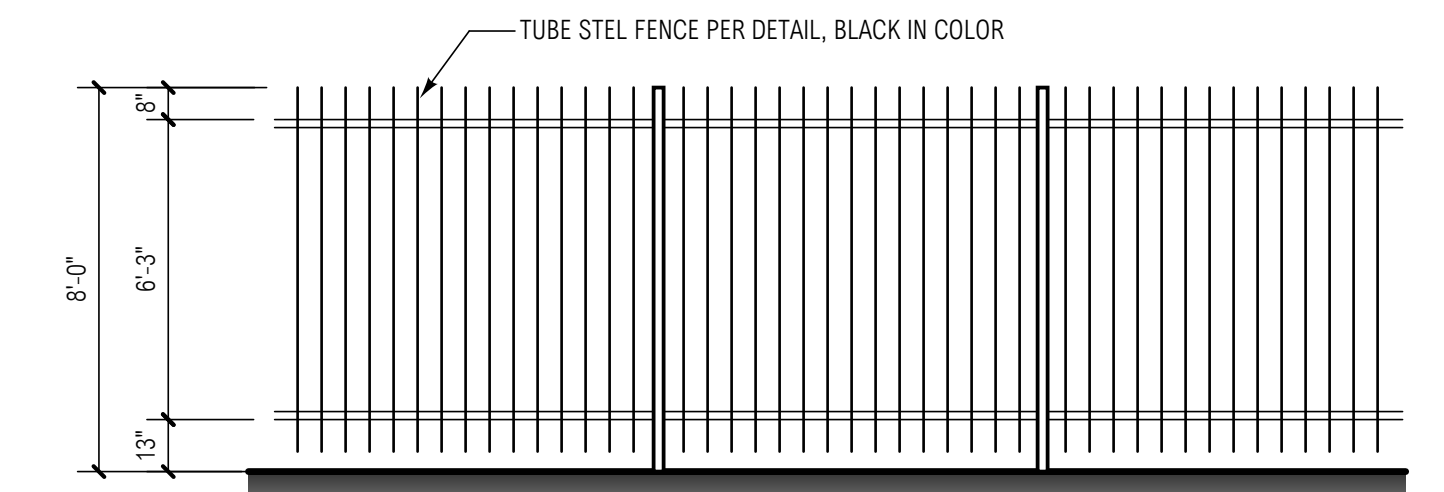
NORTH ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 40'-0"



SOUTH ELEVATION
SCALE: 1" = 20'-0"



TYPICAL TUBE STEEL FENCE ELEVATION
SCALE: 1/4" = 1'-0"



SIMILAR SITE LIGHTING STYLE
SCALE: N.T.S.

18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

EXTERIOR ELEVATIONS - EAST

MARK	DATE	DESCRIPTION

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COPYRIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
CITY APPLICATION NO.	
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03	
EA3-1P	

GROUND COVER PALETTE - LOW WATER USE - 1 GAL
 Baccharis pilularis 'Pigeon Point' / Coyote Brush
 Coprosma kirkii / Creeping Mirror Plant
 Lantana montevidensis 'New Gold' / Trailing Lantana
 Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum Space 3' o.c.
 Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL
 Hemerocallis x 'Bitsy' / Yellow Daylily Space 2' o.c.
 Rosa x 'Flower Carpet Pink' / Rose Space 3' o.c.
 Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
 Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	6"-12" RIVER ROCK COBBLE OVER WEED BARRIER

NOTES

- ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
- NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

SHRUB PALETTE - LOW WATER USE
 Shrubs
 Arbutus unedo / Strawberry Tree Shrub
 Callistemon citrinus 'Little John' / Dwarf Bottle Brush- Space 3' o.c.
 Cistus x purpureus / Orchid Rockrose
 Dietes x 'Lemon Drop' / Fortnight Lily
 Elaeagnus pungens 'Fruittandii' / Silverberry
 Grevillea rosmarinifolia / Rosemary Grevillea
 Heteromeles arbutifolia / Toyon
 Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree
 Macfadaya unguis-cati / Yellow Trumpet Vine
 Nerium oleander 'Pettie Pink' / Pettie Pink Oleander
 Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass
 Rhamnus californica 'Eve Case' / California Coffeeberry
 Salvia clevelandii 'Allen Chickering' / Cleveland Sage

SHRUB PALETTE - MEDIUM WATER USE
 Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
 Buxus x 'Green Gem' / Green Gem Boxwood
 Escallonia fradesii 'Terra' / Escallonia
 Escallonia x 'Jubilee' / Apple Blossom Escallonia
 Escallonia x exoniensis 'Fradesii' / Pink Escallonia
 Ligustrum toxarium / Texas Privet - Space 3'-6" o.c.
 Nandina domestica / Heavenly Bamboo
 Podocarpus gracilior 'Column' / Fern Pine
 Rhampholepis indica 'Clara' / Indian Hawthorn
 Rosa floribunda 'Iceberg' / Iceberg Rose

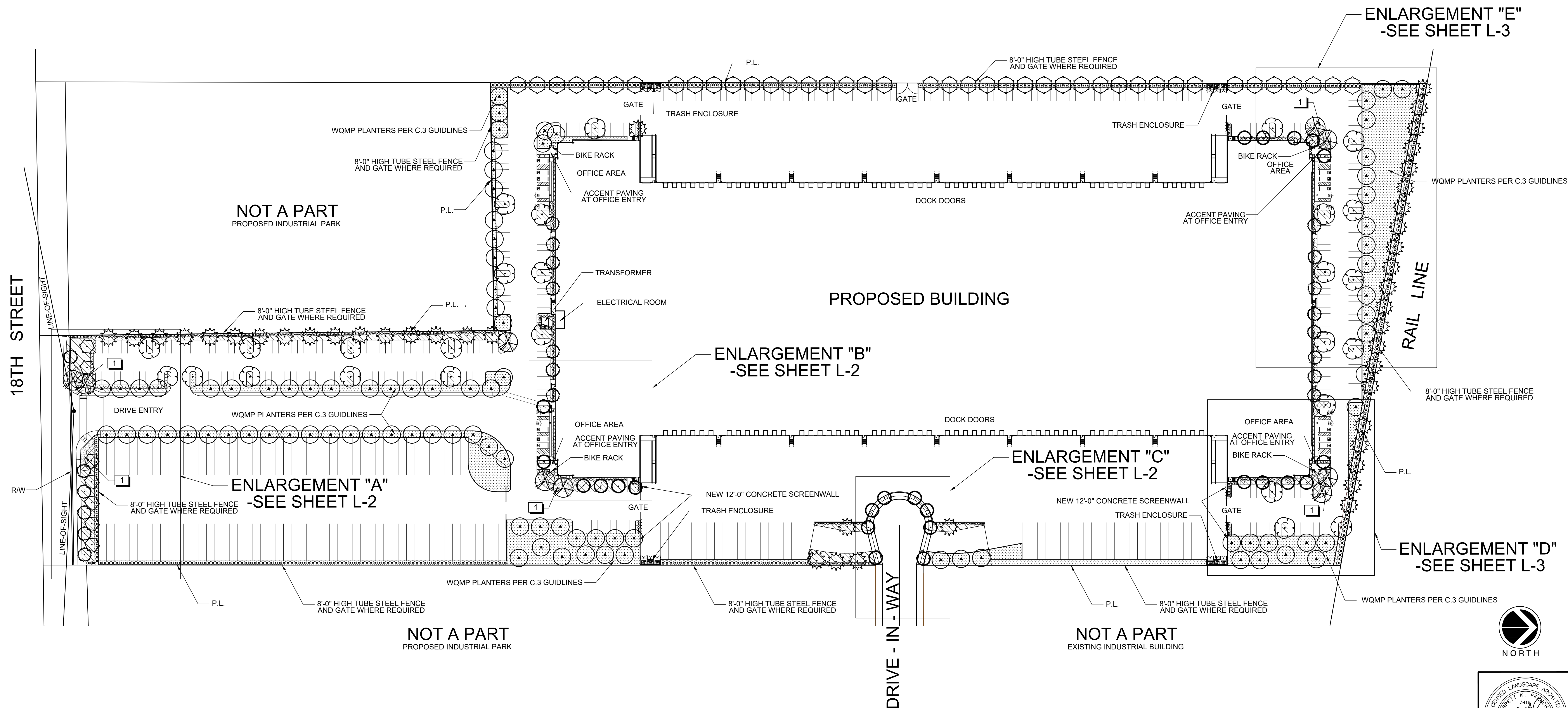
WOMP - C3 PLANT PALETTE
 Achillea millefolium / Common Yarrow
 Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
 Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
 Eschscholzia californica / California Poppy
 Festuca idahoensis / Idaho Fescue
 Festuca rubra 'Molate' / Molate Red Fescue
 Leymus triticoides 'Grey Dawn' / Grey Creeping Wild Rye
 Lupinus bicolor / Miniature Lupine
 Muhlenbergia rigens / Deer Grass
 Nassella pulchra / Purple Needlegrass
 Rhamnus californica / California Coffeeberry
 Rhus integrifolia / Lemonade Berry
 Rosmarinus officinalis 'Huntington Blue' / Huntington Blue Rosemary
 Salvia clevelandii 'Allen Chickering' / Allen Chickering Cleveland Sage
 Westringia fruticosa / Coast Rosemary

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	21
	Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	24"box	Med	93
	Pinus eldarica / Afghan Pine	24"box	Low	43
	Podocarpus gracilior / Fern Pine	24"box	Low	41
	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	24
	Quercus coccinea / Scarlet Oak	36"box	Low	9
	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	7
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box	Low	27

CONCEPT PLANT SCHEDULE

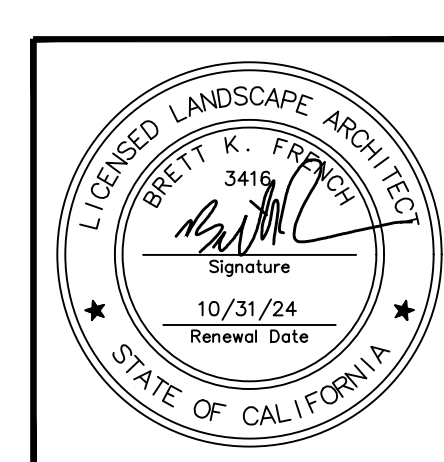
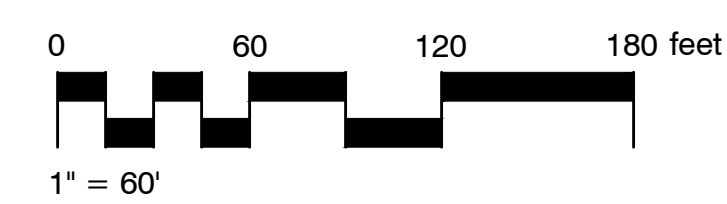
- FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER**
 Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
 Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
 Escallonia x 'Jubilee' / Apple Blossom Escallonia
 Ligustrum toxarium / Texas Privet - Space 3'-6" o.c.
 Nandina domestica / Heavenly Bamboo
 Podocarpus gracilior 'Column' / Fern Pine
 Rhampholepis indica 'Jack Evans' / Indian Hawthorn
- LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER**
 Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5' o.c.
 Elaeagnus pungens 'Fruittandii' / Silverberry
 Heteromeles arbutifolia / Toyon
 Nerium oleander / Oleander
- SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER**
 Arbutus unedo / Strawberry Tree Shrub
 Elaeagnus pungens 'Fruittandii' / Silverberry
 Nerium oleander 'Pettie Pink' / Pettie Pink Oleander
 Plumbago auriculata / Blue Plumbago
 Salvia clevelandii 'Allen Chickering' / Cleveland Sage



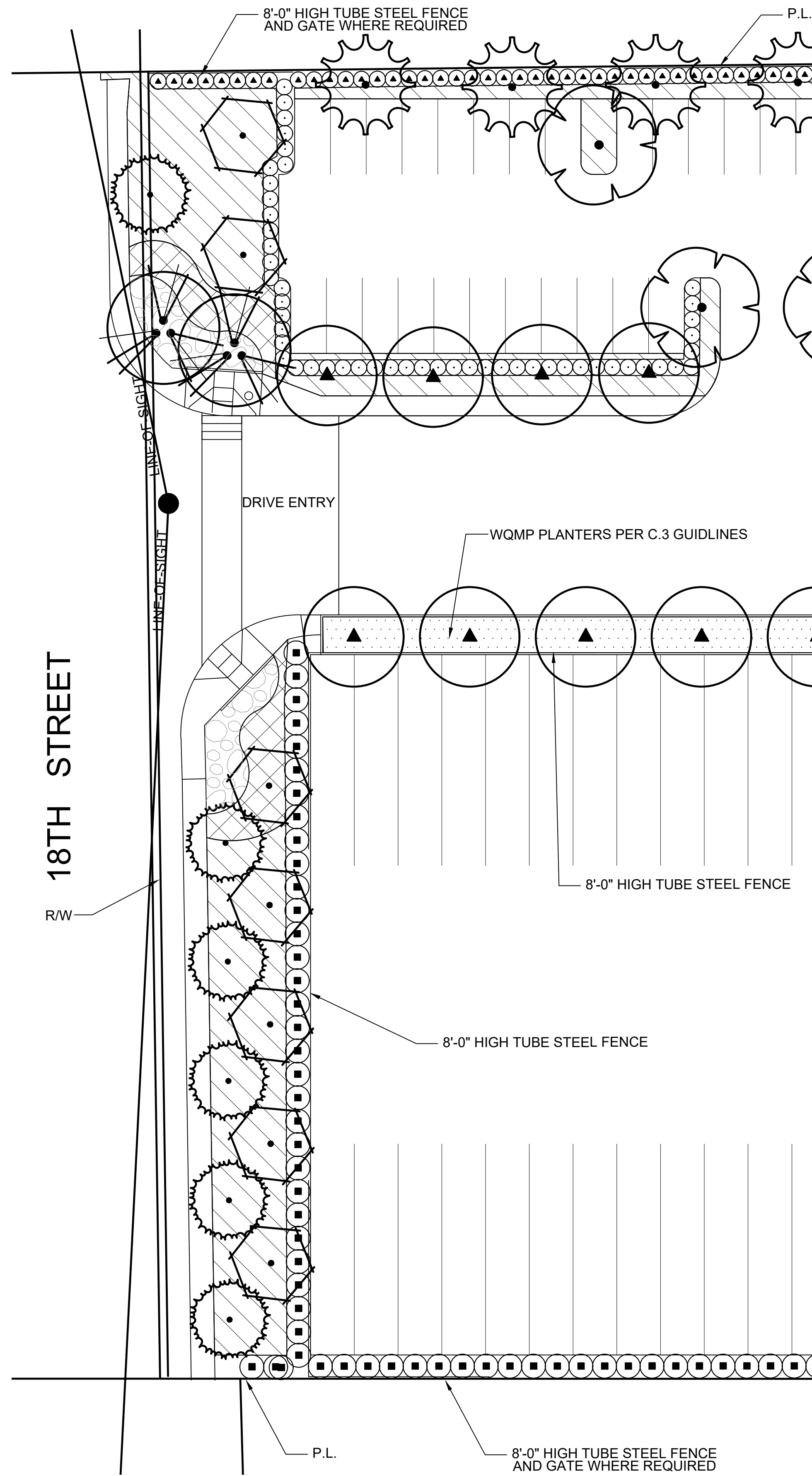
DECA COMPANY
 201 SPEAR STREET, SUITE 1100
 SAN FRANCISCO, CA 94105
 CONTACT: TRAVIS DUNCAN

DEVELOPED BY:
 PRELIMINARY LANDSCAPE PLAN
 18TH STREET DEVELOPMENT - EAST
 0000 E. 18TH STREET, ANTIOCH, CA

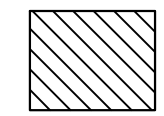
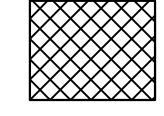
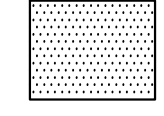
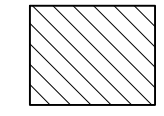
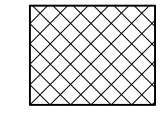
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 1 OF 3 SHTS.

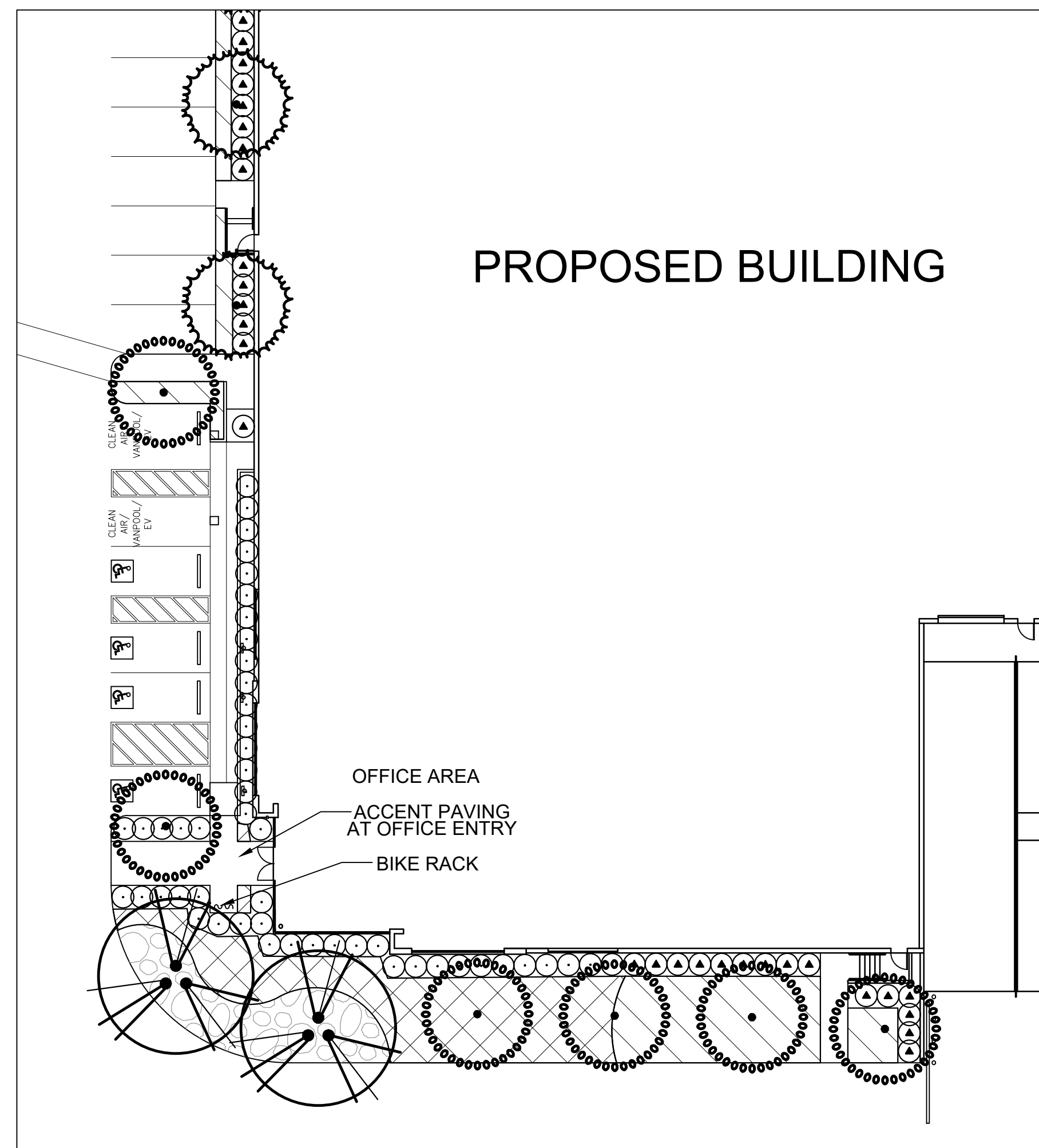


NOT A PART
PROPOSED INDUSTRIAL PARK



ENLARGEMENT "A"
18TH STREET SCAPE & TRUCKING DOCKS

-  **SHRUB PALETTE - LOW WATER USE**
 Shrubs
 Arbutus unedo / Strawberry Tree Shrub
 Callistemon citrinus 'Little John' / Dwarf Bottle Brush- Space 3' o.c.
 Cistus x purpureus / Orchid Rockrose
 Dielsia x Lemon Drop / Fortnight Lily
 Elaeagnus pungens 'Fruittlandi' / Silverberry
 Grevillea rosmarinifolia / Rosemary Grevillea
 Heteromeles arbutifolia / Toyon
 Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree
 Macfadyena unguis-cati / Yellow Trumpet Vine
 Nerium oleander 'Petite Pink' / Petite Pink Oleander
 Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
 Rhamnus californica 'Eve Case' / California Coffeeberry
 Salvia clevelandii 'Allen Chickering' / Cleveland Sage
-  **SHRUB PALETTE - MEDIUM WATER USE**
 Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
 Buxus x 'Green Gem' / Green Gem Boxwood
 Escallonia fradesii 'Tert' / Escallonia
 Escallonia x 'Jubilee' / Apple Blossom Escallonia
 Escallonia x exoniensis 'Fradesii' / Pink Escallonia
 Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
 Nandina domestica / Heavenly Bamboo
 Podocarpus gracilior 'Column' / Fern Pine
 Rhaphtolepis indica 'Clara' / Indian Hawthorn
 Rosa floribunda 'Iceberg' / Iceberg Rose
-  **WQMP - C3 PLANT PALETTE**
 Achillea millefolium / Common Yarrow
 Aristotaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
 Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
 Eschscholzia californica / California Poppy
 Festuca idahoensis / Idaho Fescue
 Festuca rubra 'Molate' / Molate Red Fescue
 Leymus triticoides 'Grey Dawn' / Grey Creeping Wild Rye
 Lupinus bicolor / Miniature Lupine
 Muhlenbergia rigens / Deer Grass
 Nassella pulchra / Purple Needlegrass
 Rhamnus californica / California Coffeeberry
 Rhus integrifolia / Lemonade Berry
 Rosmarinus officinalis 'Huntington Blue' / Huntington Blue Rosemary
 Salvia clevelandii 'Allen Chickering' / Allen Chickering Cleveland Sage
 Westringia fruticosa / Coast Rosemary
-  **GROUND COVER PALETTE - LOW WATER USE - 1 GAL**
 Baccharis pilularis 'Pigeon Point' / Coyote Brush
 Coprosma kirkii / Creeping Mirror Plant
 Lantana montevidensis 'New Gold' / Trailing Lantana
 Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum Space 3' o.c.
 Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
-  **GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL**
 Hemerocallis x 'Bitsy' / Yellow Daylily Space 2' o.c.
 Rosa x 'Flower Carpet Pink' / Rose Space 3' o.c.
 Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
 Trachelospermum jasminoides / Star Jasmine Space 18" o.c.






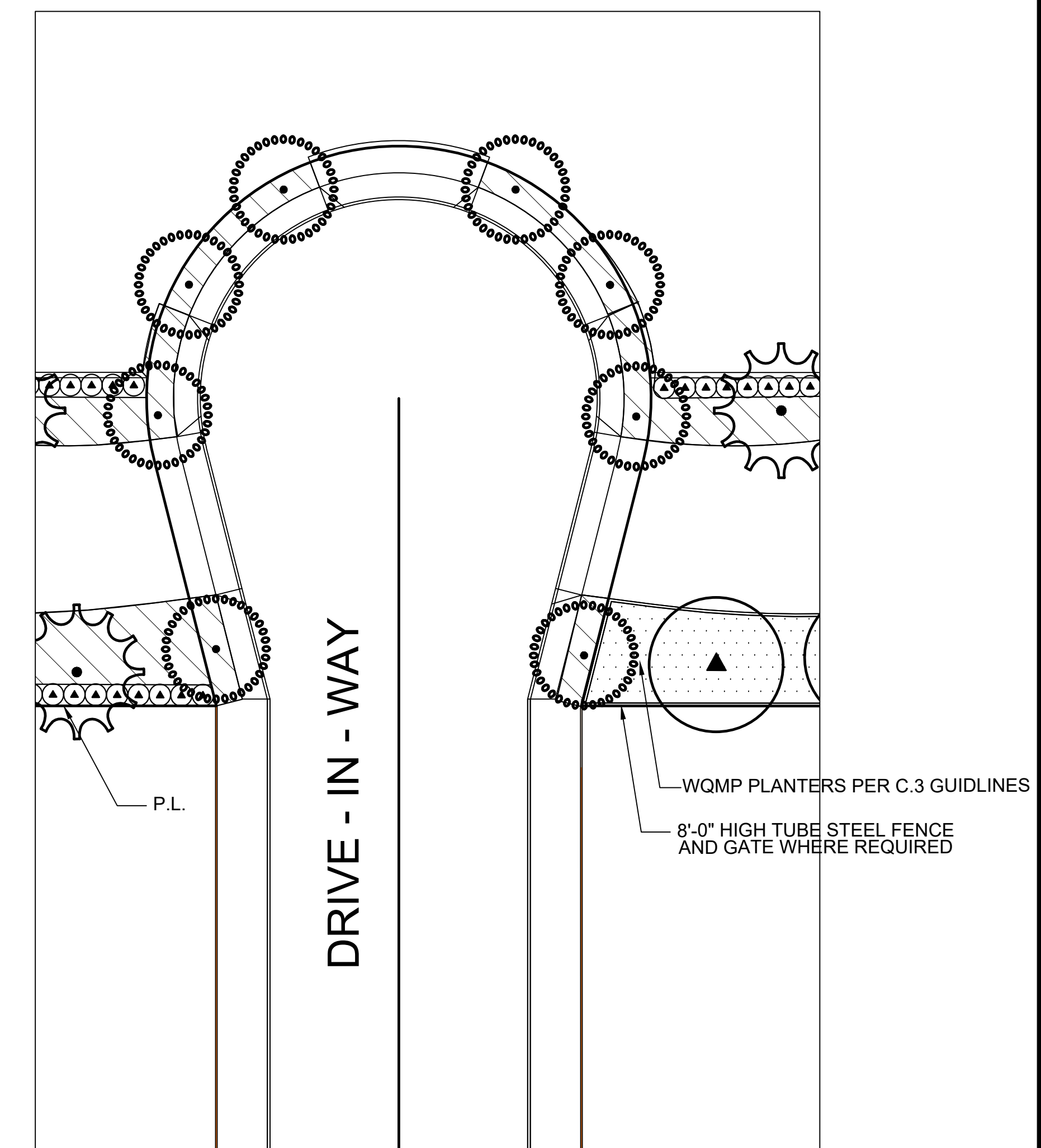
ENLARGEMENT "B"
SOUTH EAST OFFICE ENTRY

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	21
	Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	24"box	Med	93
	Pinus eldarica / Afghan Pine	24"box	Low	43
	Podocarpus gracilior / Fern Pine	24"box		41
	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	24
	Quercus coccinea / Scarlet Oak	36"box	Low	9
	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	7
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box		27

CONCEPT PLANT SCHEDULE

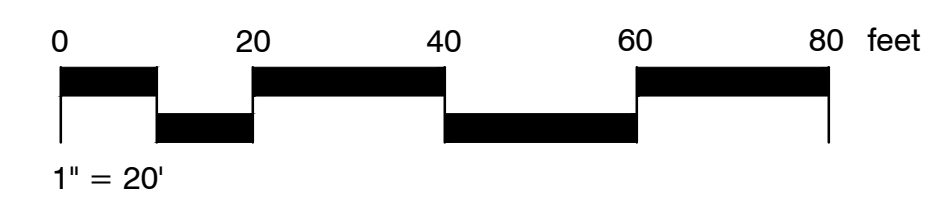
-  **FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER**
 Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
 Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
 Escallonia x 'Jubilee' / Apple Blossom Escallonia
 Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
 Nandina domestica / Heavenly Bamboo
 Podocarpus gracilior 'Column' / Fern Pine
 Rhaphtolepis indica 'Jack Evans' / Indian Hawthorn
-  **LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER**
 Callistemon citrinus 'Lemon Bottlebrush Shrub- Space 5' o.c.
 Elaeagnus pungens 'Fruittlandi' / Silverberry
 Heteromeles arbutifolia / Toyon
 Nerium oleander / Oleander
-  **SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER**
 Arbutus unedo / Strawberry Tree Shrub
 Elaeagnus pungens 'Fruittlandi' / Silverberry
 Nerium oleander 'Petite Pink' / Petite Pink Oleander
 Plumbago auriculata / Blue Plumbago
 Salvia clevelandii 'Allen Chickering' / Cleveland Sage



ENLARGEMENT "C"
DRIVE - IN - WAY STREET SCAPE



NORTH

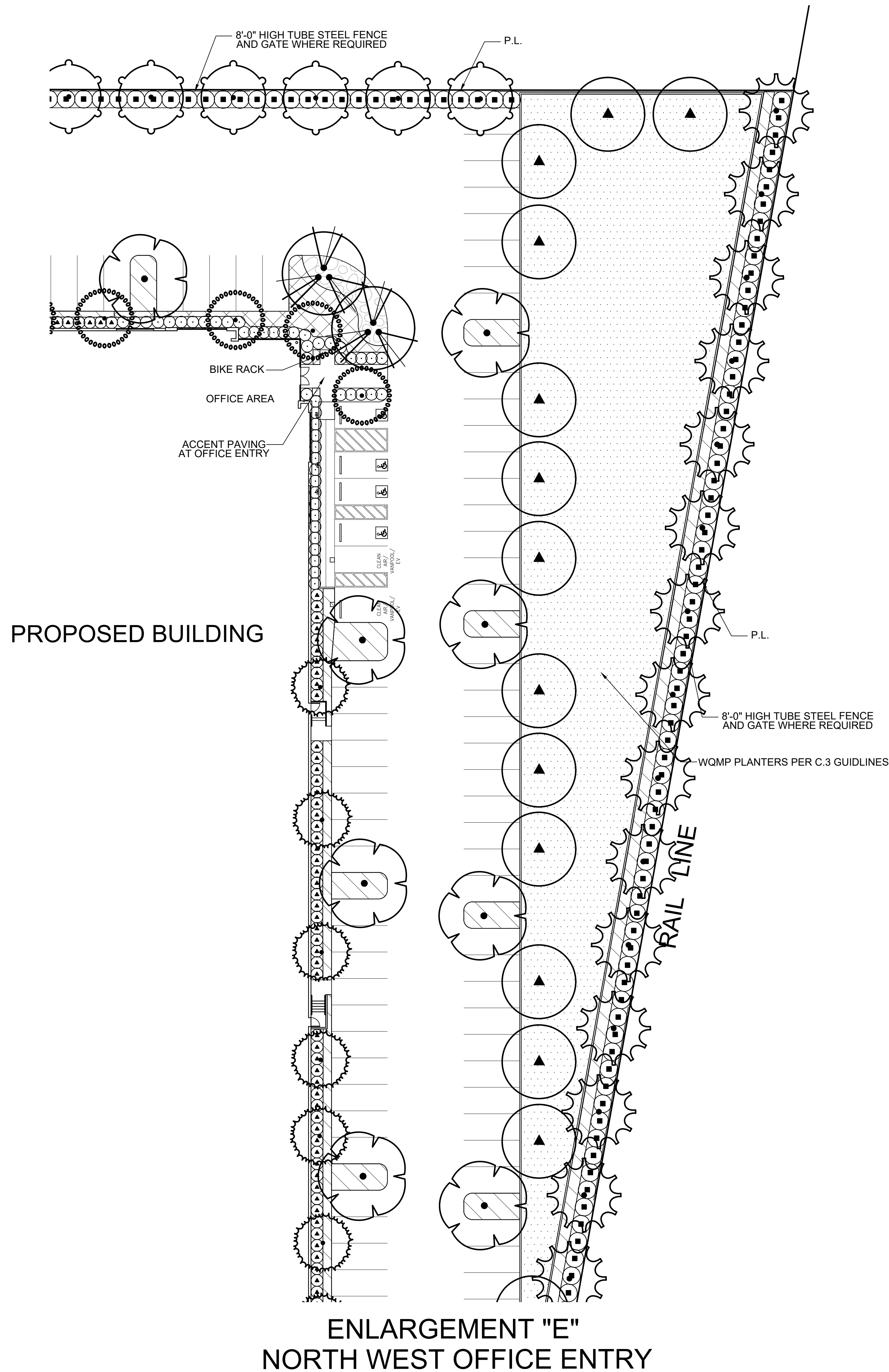


DECA COMPANY
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
CONTACT: TRAVIS DUNCAN


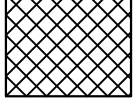
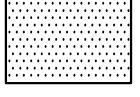

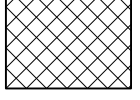
DEVELOPED BY:
PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:
18TH STREET DEVELOPMENT - EAST
0000 E. 18TH STREET, ANTIOCH, CA

DRAWN BY DATE
BFK 11/01/22
JOB NO.
RGA00164
SHEET NO.
L-2
2 OF 3 SHTS.














ENLARGEMENT "E"
NORTH WEST OFFICE ENTRY

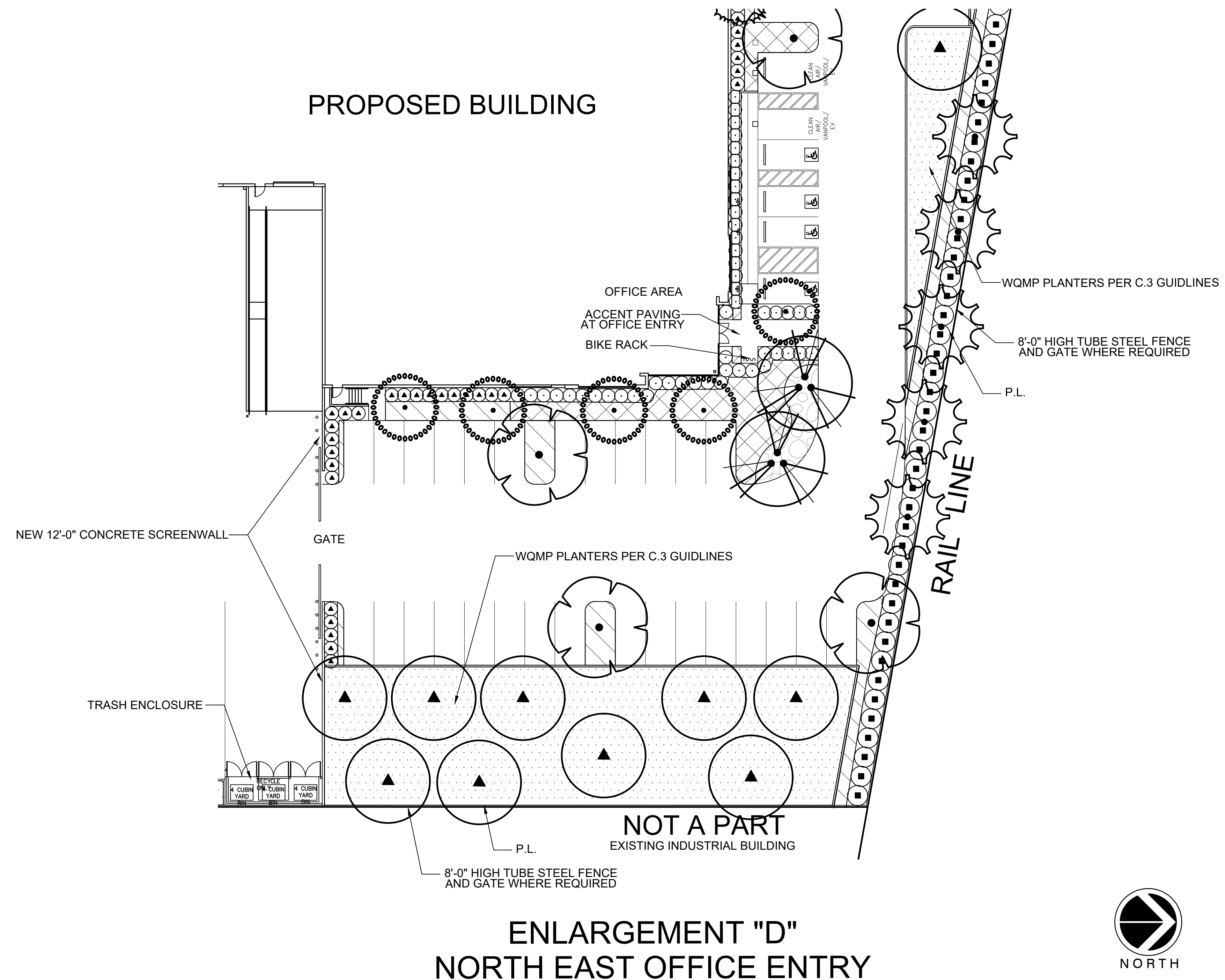
-  **SHRUB PALETTE - LOW WATER USE**
Shrubs
Arbutus unedo / Strawberry Tree Shrub
Callistemon citrinus 'Little John' / Dwarf Bottle Brush- Space 3' o.c.
Cistus x purpureus / Orchid Rockrose
Dietsia x 'Lemon Drop' / Fortnight Lily
Elaeagnus pungens 'Fruittlandi' / Silverberry
Grevillea rostrata / Rosemary Grevillea
Heteromeles arbutifolia / Toyon
Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree
Macfadyena unguis-cati / Yellow Trumpet Vine
Nerium oleander 'Pette Pink' / Petite Pink Oleander
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
Rhamnus californica 'Eve Case' / California Coffeeberry
Salvia clevelandii 'Allen Chickering' / Cleveland Sage
-  **SHRUB PALETTE - MEDIUM WATER USE**
Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
Buxus x 'Green Gem' / Green Gem Boxwood
Escallonia fradesii 'Terri' / Escallonia
Escallonia x 'Jubilee' / Apple Blossom Escallonia
Escallonia x exoniensis 'Fradesii' / Pink Escallonia
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior 'Column' / Fern Pine
Rhaphtolepis indica 'Clara' / Indian Hawthorn
Rosa floribunda 'Iceberg' / Iceberg Rose
-  **WQMP - C3 PLANT PALETTE**
Achillea millefolium / Common Yarrow
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
Echscholzia californica / California Poppy
Festuca idahoensis / Idaho Fescue
Festuca rubra 'Molate' / Molate Red Fescue
Leymus triticoides 'Grey Dawn' / Grey Creeping Wild Rye
Lupinus bicolor / Miniature Lupine
Muhlenbergia rigens / Deer Grass
Nassella pulchra / Purple Needlegrass
Rhamnus californica / California Coffeeberry
Rhus integrifolia / Lemonade Berry
Rosmarinus officinalis 'Huntington Blue' / Huntington Blue Rosemary
Salvia clevelandii 'Allen Chickering' / Allen Chickering Cleveland Sage
Westringia fruticosa / Coast Rosemary
-  **GROUND COVER PALETTE - LOW WATER USE - 1 GAL**
Baccharis pilularis 'Pigeon Point' / Coyote Brush
Carpenteria kirkii / Creeping Mirror Plant
Lantana montevidensis 'New Gold' / Trailing Lantana
Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum Space 3' o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
-  **GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL**
Hemerocallis x 'Bilby' / Yellow Daylily Space 2' o.c.
Rosa x 'Flower Carpet Pink' / Rose Space 3' o.c.
Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

TREE LEGEND

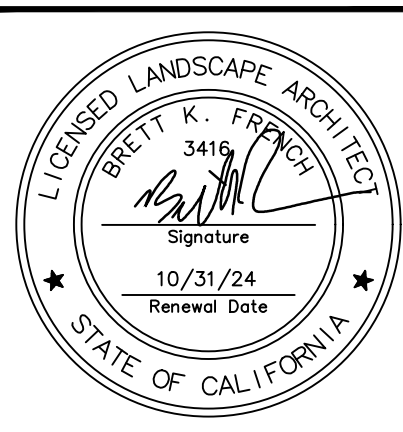
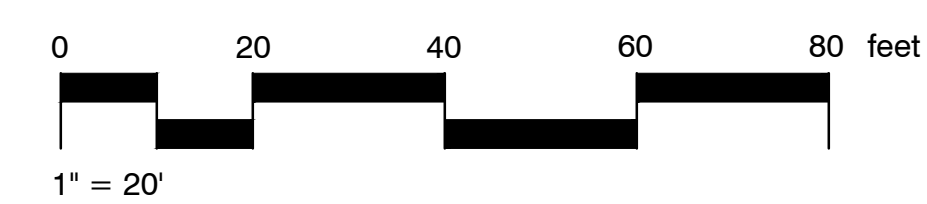
TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	21
	Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	24"box	Med	93
	Pinus eldarica / Afghan Pine	24"box	Low	43
	Podocarpus gracilior / Fern Pine	24"box		41
	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	24
	Quercus coccinea / Scarlet Oak	36"box	Low	9
	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	7
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box		27

CONCEPT PLANT SCHEDULE

-  **FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER**
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Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
Escallonia x 'Jubilee' / Apple Blossom Escallonia
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior 'Column' / Fern Pine
Rhaphtolepis indica 'Jack Evans' / Indian Hawthorn
-  **LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER**
Callistemon citrinus 'Lemon Bottlebrush Shrub- Space 5' o.c.
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Heteromeles arbutifolia / Toyon
Nerium oleander / Oleander
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Nerium oleander 'Pette Pink' / Petite Pink Oleander
Plumbago auriculata / Blue Plumbago
Salvia clevelandii 'Allen Chickering' / Cleveland Sage



ENLARGEMENT "D"
NORTH EAST OFFICE ENTRY



DEVELOPED BY: DECA COMPANY
 201 SPEAR STREET, SUITE 1100
 SAN FRANCISCO, CA 94105
 CONTACT: TRAVIS DUNCAN

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
 PROPOSED DEVELOPMENT: 18TH STREET DEVELOPMENT - EAST
 0000 E. 18TH STREET, ANTIOCH, CA

DRAWN BY: DATE
 BFk 11/01/22
 JOB NO.: RGA00164
 SHEET NO.: L-3
 3 OF 3 SHTS.

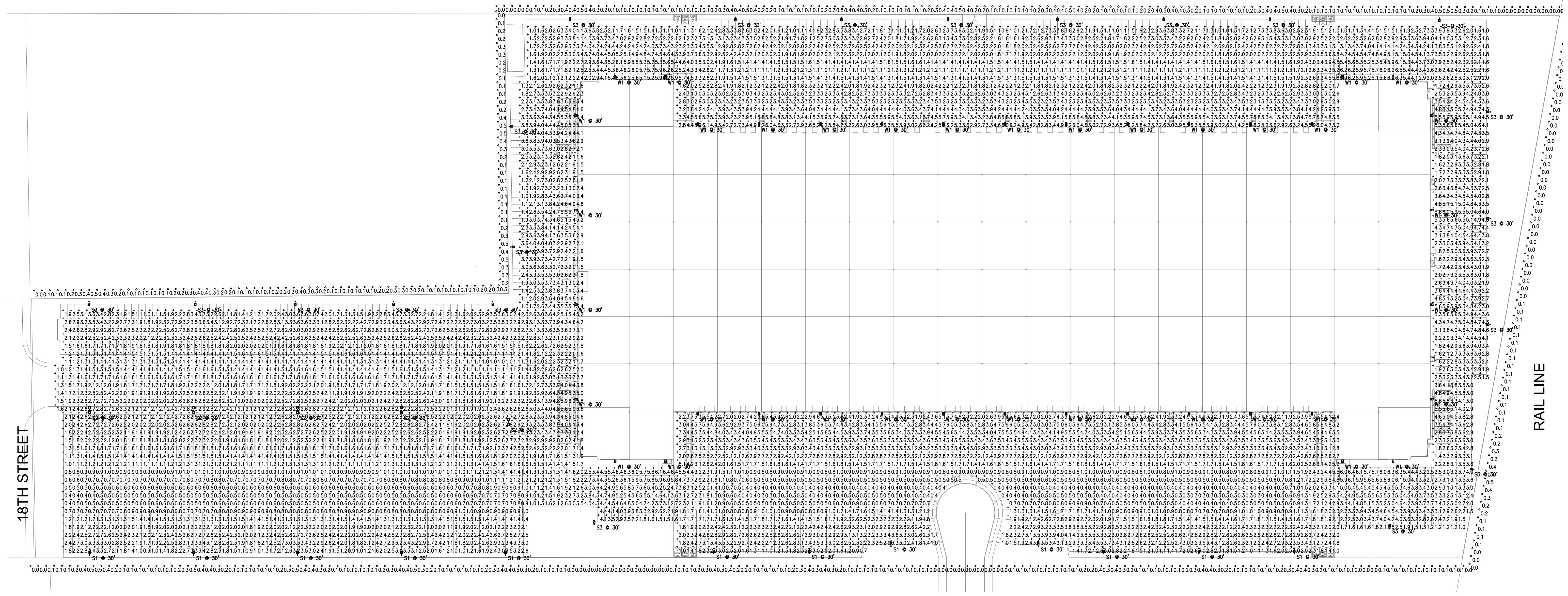
CONSULTANT
RPM
Engineers, Inc.
102 DISCOVERY
Irvine, CA 92618
Tel: 949-460-1464
Fax: 949-460-1464
Contact: David Da
e-mail: david@rpmpe.com

PROFESSIONAL SEALS
REGISTERED PROFESSIONAL ENGINEER
No. 015596
Exp. 12-31-2023
ELECTRICAL
STATE OF CALIFORNIA
6/21/2022

PROJECT NAME
18TH STREET
0000 18TH STREET, CITY OF ANTIOCH, CA

Table with columns: MARK, DATE, DESCRIPTION. Includes RGA PROJECT NO: 201320, OWNER PROJECT NO, CAD FILE NAME, DRAWN BY, CHKD BY, COPYRIGHT, RGA, OFFICE OF ARCHITECTURAL DESIGN, SHEET TITLE.

SITE PHOTOMETRIC PLAN



ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1"=60'-0"

Schedule table with columns: Symbol, Label, Quantity, Manufacturer, Catalog Number, Description, Lamp, Filename, Light Loss Factor, Wattage. Includes items W1, W2, S1, S2, S3.

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min. Includes Parking Area, Split 10ft Away, Truck Area.

RSX2 LED Area Luminaire product information including Introduction, Specifications, Ordering Information, and Options. Includes images of the luminaire and technical details.