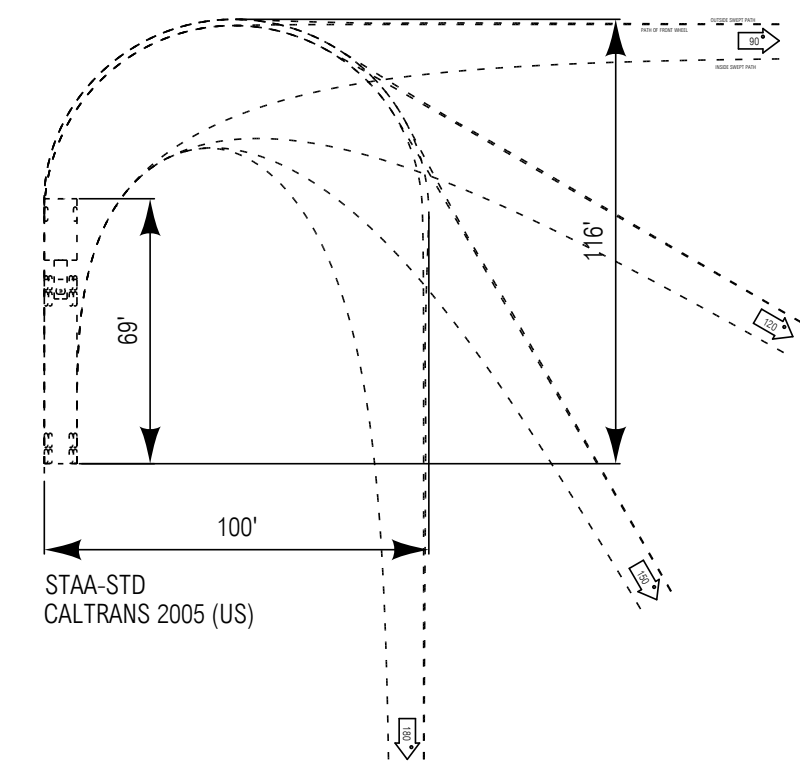


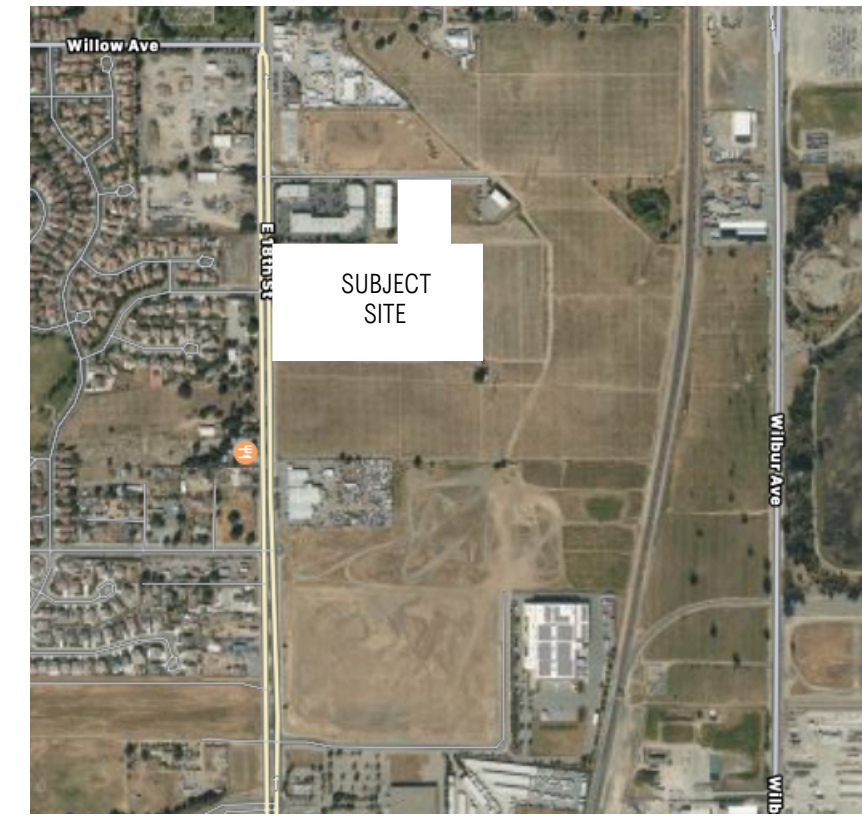
TRUCK TURNING DIAGRAM



GENERAL NOTES:

- EXISTING CONSTRUCTION SITE DEBRIS TO BE REMOVED.
- 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 AND SURFACE BASIN AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
- PRIMARY BUILDING ENTRANCE W/ DECORATIVE SCORED CONCRETE ENTRY CONCRETE.
- 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.

VICINITY MAP



KEYNOTES:

- PROPOSED PAINTED CONCRETE TILT-UP 30' 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 AND SURFACE BASIN AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
- PRIMARY BUILDING ENTRANCE W/ DECORATIVE SCORED CONCRETE ENTRY CONCRETE.
- 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.
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- 8'-0" HIGH TUBE STEEL FENCE AND GATE WHERE REQUIRED. FENCE TO BE PAINTED BLACK.

ZONING INFORMATION

OFFICE/ WAREHOUSE
CONSTRUCTION TYPE
OCCUPANCY
ZONE
SPECIFIC PLAN DESIGNATION

III-B
B/S-1/F-1
BUSINESS-PARK
O/LI

DEVELOPER / OWNER:

ANTIOCH 18TH ST. OWNER LLC.
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: mike@rga-architects.com

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL C AS SHOWN ON THE MAP OF SUBDIVISION M.S. 21-88, FILED OCTOBER 10, 1989, IN BOOK 142 OF PARCEL MAPS, PAGE 47, CONTRA COSTA COUNTY RECORDS.

APN: 051-052-072-9

TRACT 1:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

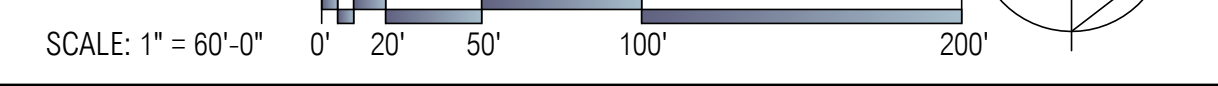
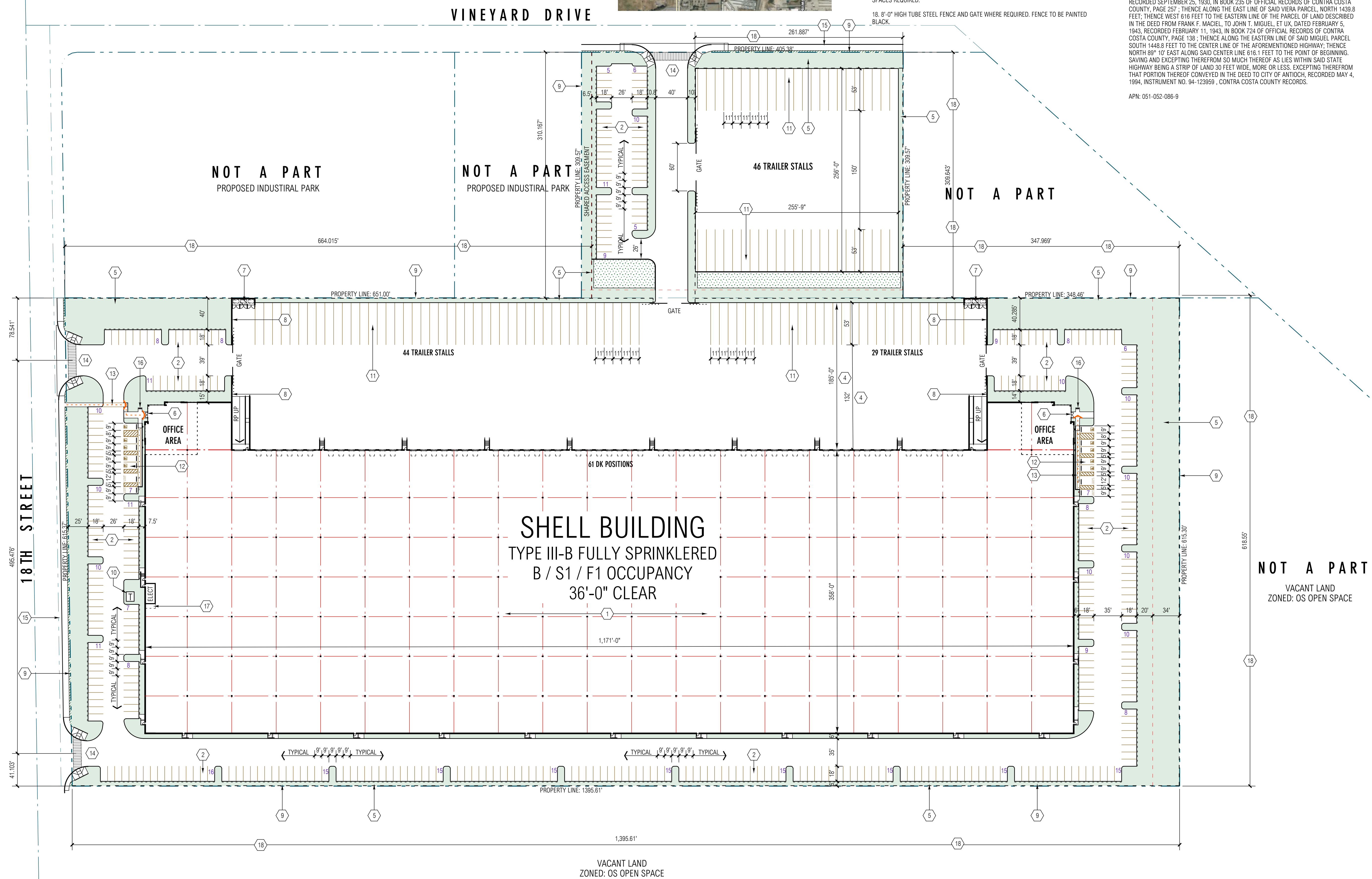
PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 EAST, MOUNT DIABLO AND BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTER LINE OF THE STATE HIGHWAY, FORMERLY ANTIOCH AND IRON HOUSE ROAD AT THE SOUTHEASTERN CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM MANUEL VIEIRA, ET UX, TO MARY DOROTHY VIEIRA, DATED JULY 8, 1954, RECORDED SEPTEMBER 25, 1930, IN BOOK 235 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, PAGE 257; THENCE ALONG THE EAST LINE OF SAID VIEIRA PARCEL, NORTH 1439.8 FEET; THENCE WEST 616 FEET TO THE EASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM FRANK F. MACIEL, TO JOHN T. MIGUEL, ET UX, DATED FEBRUARY 5, 1943, RECORDED FEBRUARY 11, 1943, IN BOOK 724 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, PAGE 138; THENCE ALONG THE EASTERN LINE OF SAID MIGUEL PARCEL SOUTH 1448.8 FEET TO THE CENTER LINE OF THE AFOREMENTIONED HIGHWAY; THENCE NORTH 89° 10' EAST ALONG SAID CENTER LINE 616.1 FEET TO THE POINT OF BEGINNING, SAVING AND EXCEPTING THEREFROM 30 FEET THEREOF AS LIES WITHIN SAID STATE HIGHWAY BEING A STRIP OF LAND 30 FEET WIDE, MORE OR LESS, EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN THE DEED TO CITY OF ANTIOCH, RECORDED MAY 4, 1994, INSTRUMENT NO. 94-123959, CONTRA COSTA COUNTY RECORDS.

APN: 051-052-088-9

PROJECT DATA

PROJECT ZONING	BUSINESS PARK
PROJECT SITE AREA:	987,032 SF 22.65 AC
BUILDING AREA:	432,111 SF 10,000 SF
MEZZANINE	442,111 SF
TOTAL PROJECT LOT COVERAGE:	43.77 %
TOTAL PROJECT F.A.R. (MAX. 45)	44.79 %
PARKING REQUIRED:	80 STALLS 423 STALLS 503 STALLS
PARKING PROVIDED:	337 STALLS 10 STALLS 51 STALLS 119 TRAILER STALLS 517 STALLS
BICYCLE PARKING	26 STALLS 2 STALLS 28 STALLS 28 STALLS
TOTAL BICYCLE STALLS PROVIDED:	28 STALLS
PROVIDED SITE LANDSCAPE AREA:	127,386 SF OR 12.91 %



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

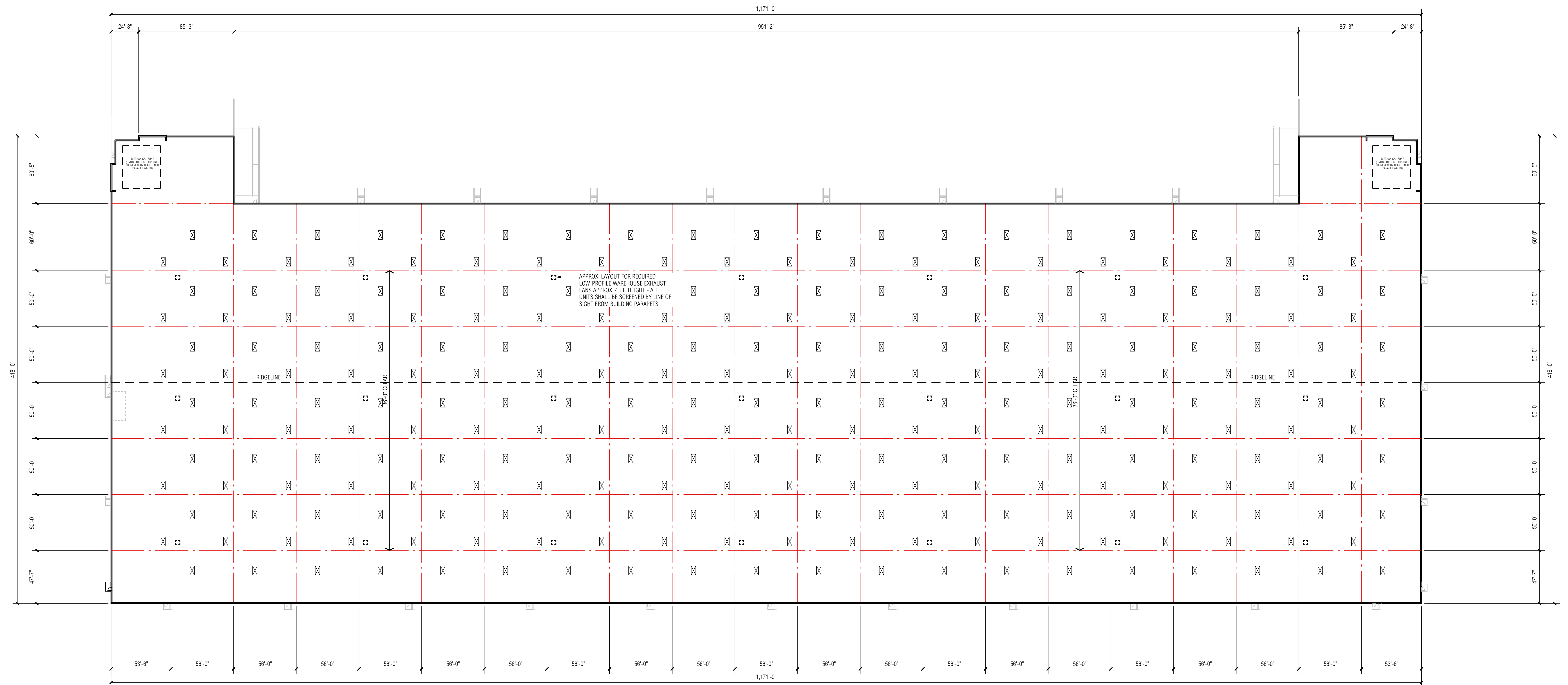
0000 18TH STREET, CITY OF ANTIOCH

SITE PLAN - WEST BUILDING

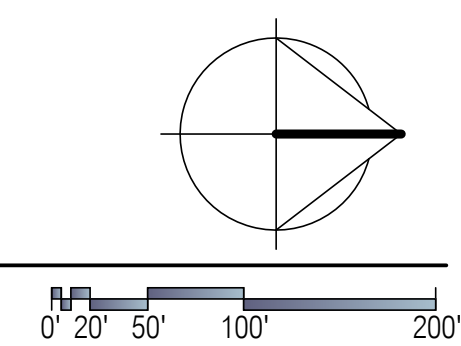
MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN
		DESCRIPTION

REGA PROJECT NO:	21140.00
CAD FILE NAME:	21140-00-WA1-1P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT:	REGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
CITY APPLICATION NO:	PD-22-02; UP-22-04; AR-22-04

WA1-1P



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



18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

BUILDING ROOF PLAN - WEST

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

RG	PROJECT NO:	21140.00
	CAD FILE NAME:	21140.00-WA2-2P
	DRAWN BY:	MG
	CHK'D BY:	CS
	COPYRIGHT:	RG
	CITY APPLICATION NO:	PD-22-02; UP-22-04; AR-22-04

WA2-2P

GROUND COVER PALETTE - LOW WATER USE - 1 GAL	
	Baccharis pilularis 'Pigeon Point' / Coyote Brush Coprosmis 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
	6"-12" RIVER ROCK COBBLE OVER WEED BARRIER

NOTES

- ALL TREES WITHIN 5' 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) 952-0280

SHRUB PALETTE - LOW WATER USE	
	Shrubs Abutilon unedo / Strawberry Tree Shrub Callistemon citrinus 'Little John' / Dwarf Bottle Brush - Space 3' o.c. Cistus x purpureus / Orchid Rockrose Dieters 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 Macfadensia unguis-cati / Yellow Trumpet Vine Nerium oleander 'Petite Pink' / Petite Pink Oleander Pennisetum alopecuroides 'Hamelin' / Hamelin 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 'Colum' / Fern Pine Rhaphelesia indica 'Clara' / Indian Hawthorn Rosa floribunda 'Iceberg' / Iceberg Rose

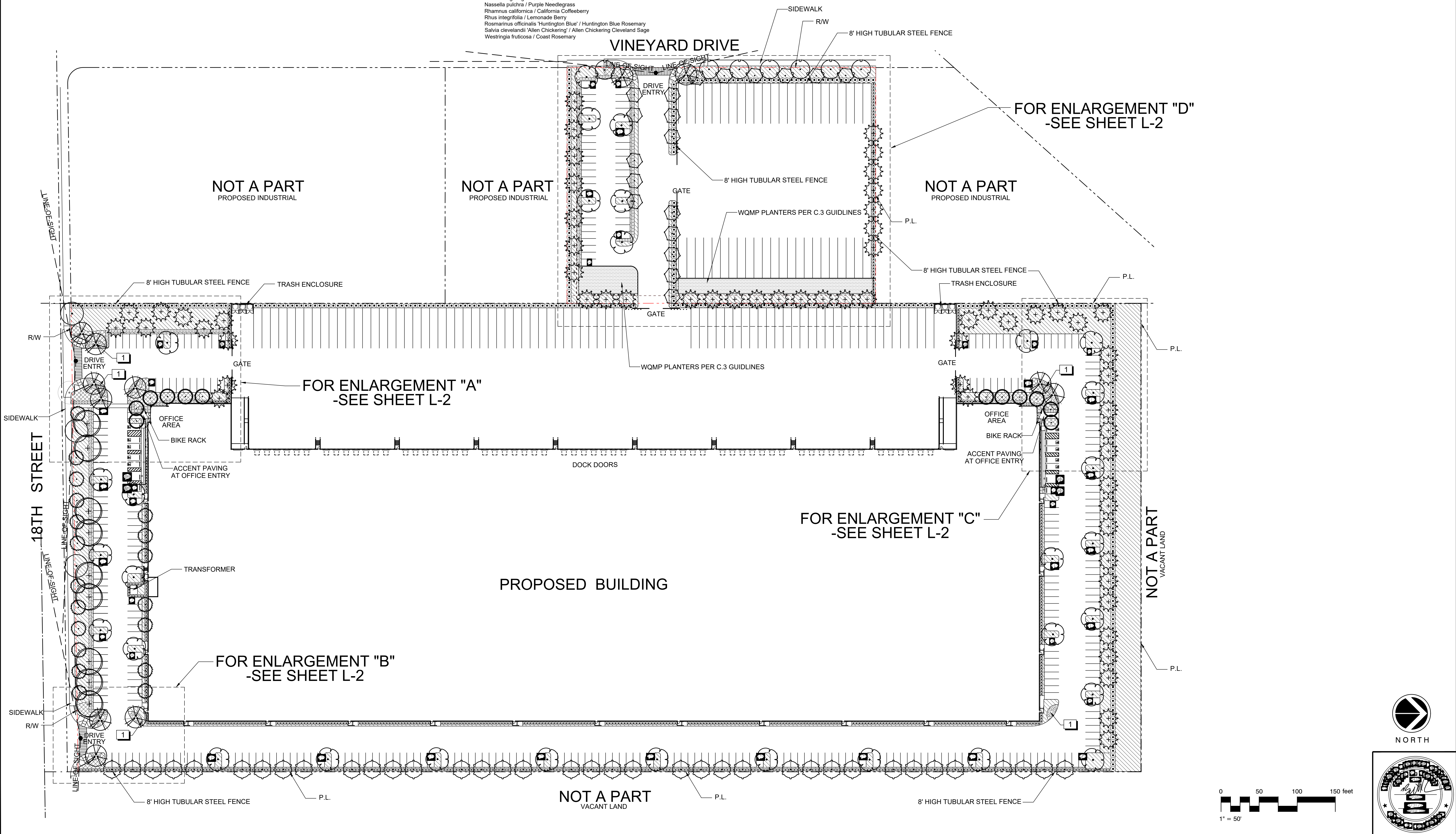
WQMP - C3 PLANTING - LOW WATER USE - 1 GAL / 5 GAL	
	Achillea millefolium / Common Yarrow Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush Eschscholzia californica / California Poppy Festuca idahoensis / Idaho Fescue Festuca rubra 'Molate' / Molate Red Fescue Leymus trichoides '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

CONCEPT PLANT SCHEDULE

SYMBOL	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 'Colum' / Fern Pine Rhaphelesia indica 'Jack Evans' / Indian Hawthorn
SYMBOL	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
SYMBOL	SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
	Abutilon unedo / Strawberry Tree Shrub Elaeagnus pungens 'Fruittandii' / Silverberry Nerium oleander 'Petite Pink' / Petite Pink Oleander Plumbago auriculata / Blue Plumbago Salvia clevelandii 'Allen Chickering' / Cleveland Sage

TREE LEGEND

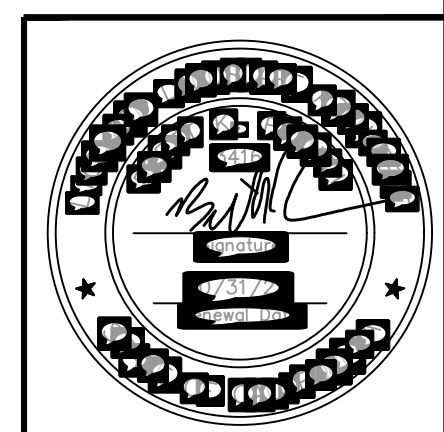
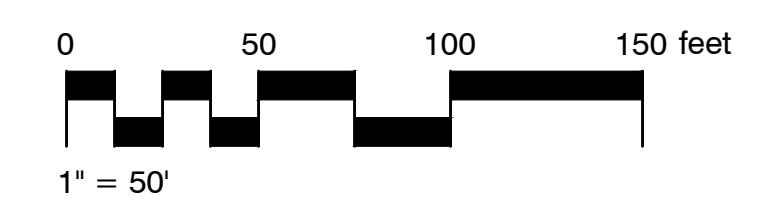
TREES	BOTANICAL / COMMON NAME	CONT	WULCOL	QTY
	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	19
	Existing Oak Tree to be Removed / Existing Coast Live Oak	Existing	Low	1
	Existing Oak Tree to Remain / Existing Coast Live Oak	Existing	Low	3
	Pinus eldarica / Afghan Pine SIZE - 24" BOX - WATER USE - WULCOL - LOW	24"box	Low	53
	Pistacia chinensis / Chinese Pistache	24"box	Med	7
	Platanus x acerifolia 'Yanwood' / London Plane Tree	24"box	Med	9
	Podocarpus gracilior / Fern Pine	24"box	Med	37
	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	12
	Quercus coccinea / Scarlet Oak	36"box	Low	11
	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	19
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box	Low	31



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

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

1
BFK 06/22/22
RGA00163
L-1



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)782-0292

WOMP - C3 PLANTING - LOW WATER USE - 1 GAL / 5 GAL

- 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
- Rhynchospora 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

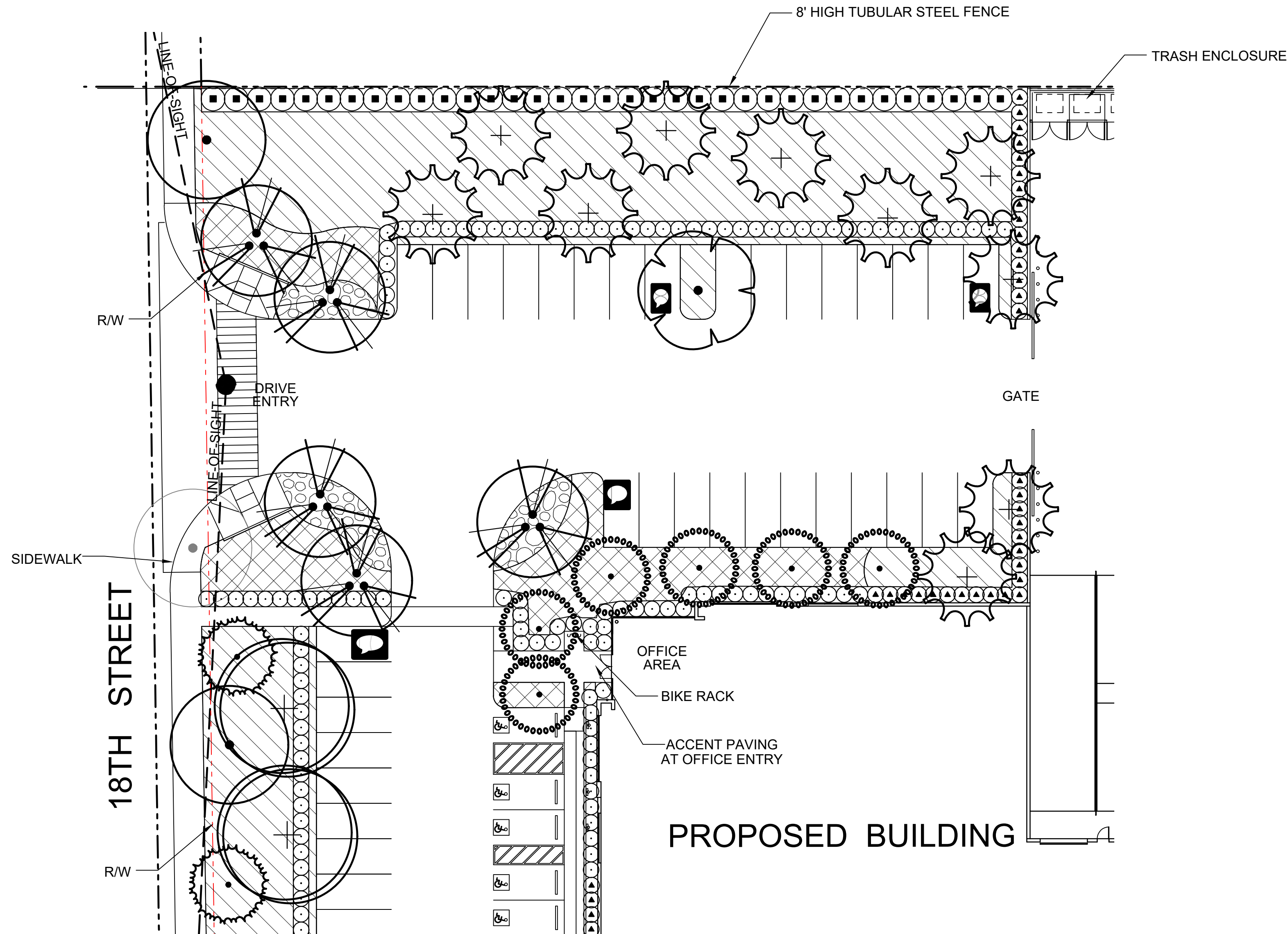
- Hemerocallis x 'Betsy' / Yellow Daylily Space 2' o.c.
- Rosa x 'Flower Carpet Pink' / Rose Space 3' o.c.
- Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
- Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

CONCEPT PLANT SCHEDULE

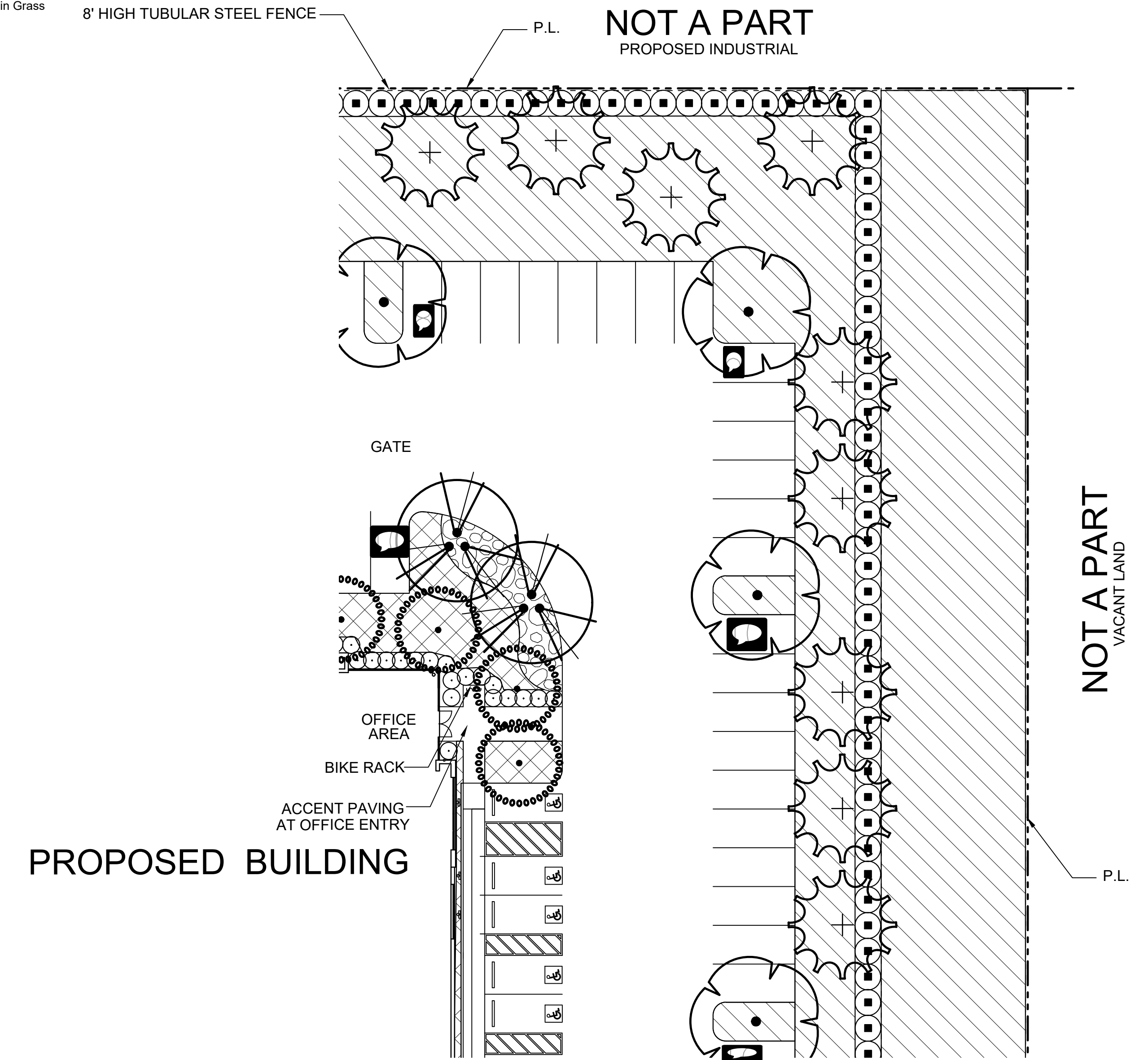
- FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER**
 - Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
 - Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
 - Escallonia x 'Jubilee' / Apple Blossom Escallonia
 - Ligustrum texanum / Texas Privet - Space 3'-6"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

TREE LEGEND

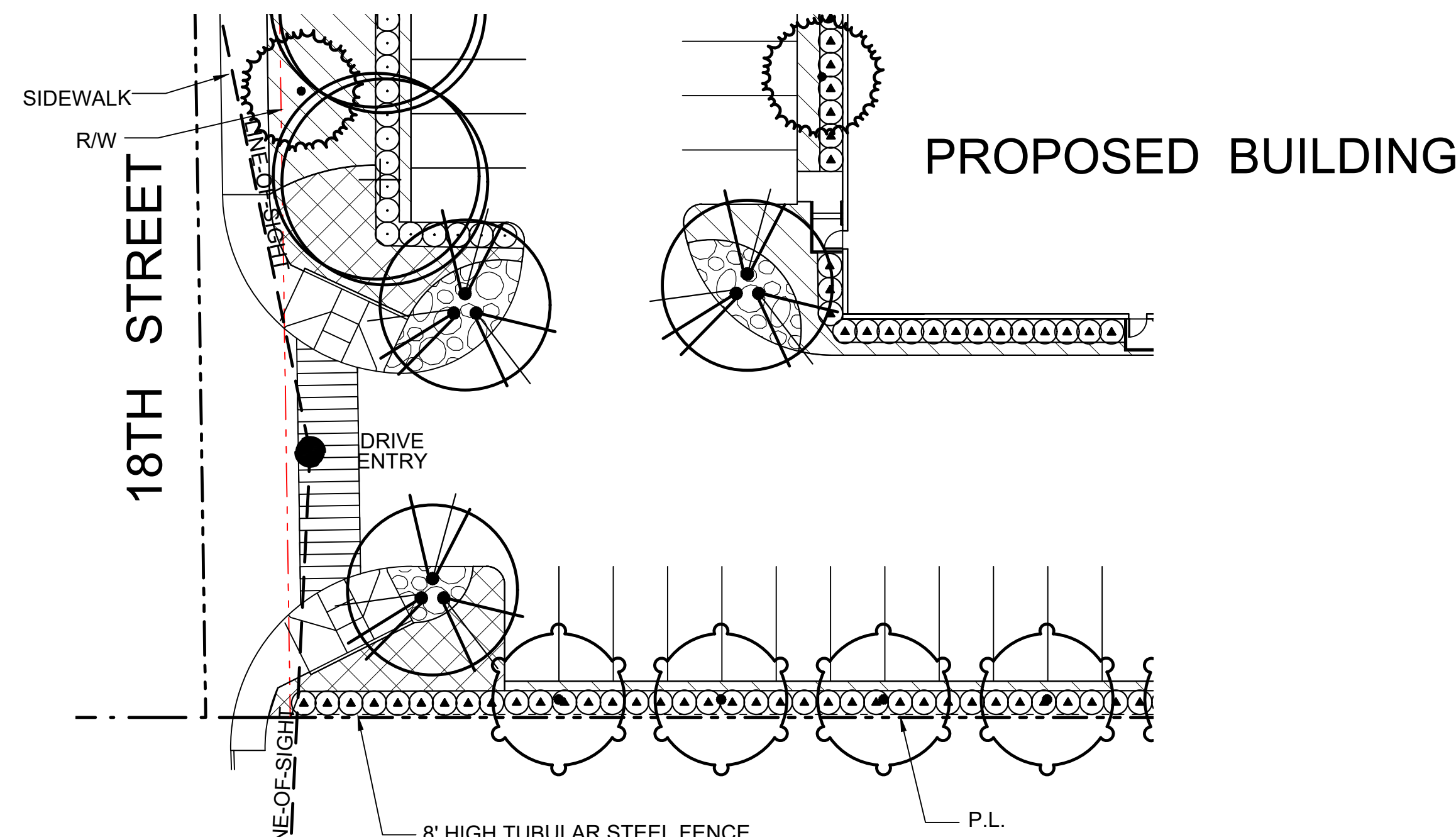
TREES	BOTANICAL / COMMON NAME	CONT	WULCOL	QTY
	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	19
	Existing Oak Tree to be Removed / Existing Coast Live Oak	Existing	Low	1
	Existing Oak Tree to Remain / Existing Coast Live Oak	Existing	Low	3
	Pinus eldarica / Afghan Pine SIZE - 24" BOX - WATER USE - WULCOL - LOW	24"box	Low	53
	Pistacia chinensis / Chinese Pistache	24"box	Med	7
	Platanus x acerifolia 'Yanwood' / London Plane Tree	24"box	Med	9
	Podocarpus gracilior / Fern Pine	24"box	37	
	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	12
	Quercus coccinea / Scarlet Oak	36"box	Low	11
	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	19
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box	31	



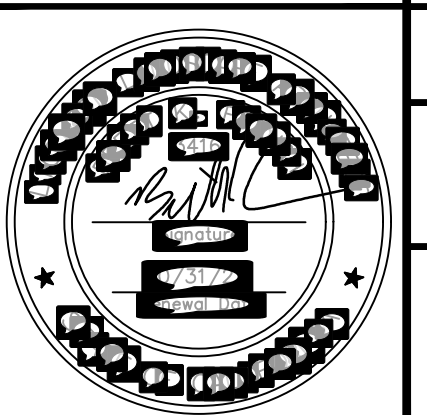
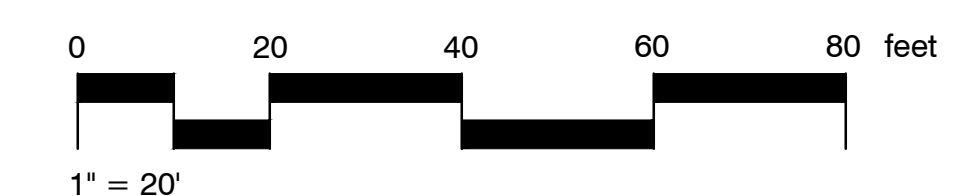
ENLARGEMENT "A"
SOUTH WEST OFFICE ENTRY & 18TH STREET SCAPE



ENLARGEMENT "C"
NORTH WEST OFFICE ENTRY



ENLARGEMENT "B"
SOUTH EAST OFFICE ENTRY & 18TH STREET SCAPE



Environ
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 E. 18th Street, Suite 1100
San Francisco, CA 94105
PH: (415) 425-4653

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

DEVELOPED BY:

PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:

18TH STREET DEVELOPMENT - WEST
0000 E. 18TH STREET, ANTIOCH, CA

BFK 06/22/22

RGA00163

L-2
2

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	6"-12" RIVER ROCK COBBLE OVER WEED BARRIER

NOTES

1. 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 9" IN BOTH DIRECTIONS FOR A TOTAL OF 17"

2. 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)782-0280

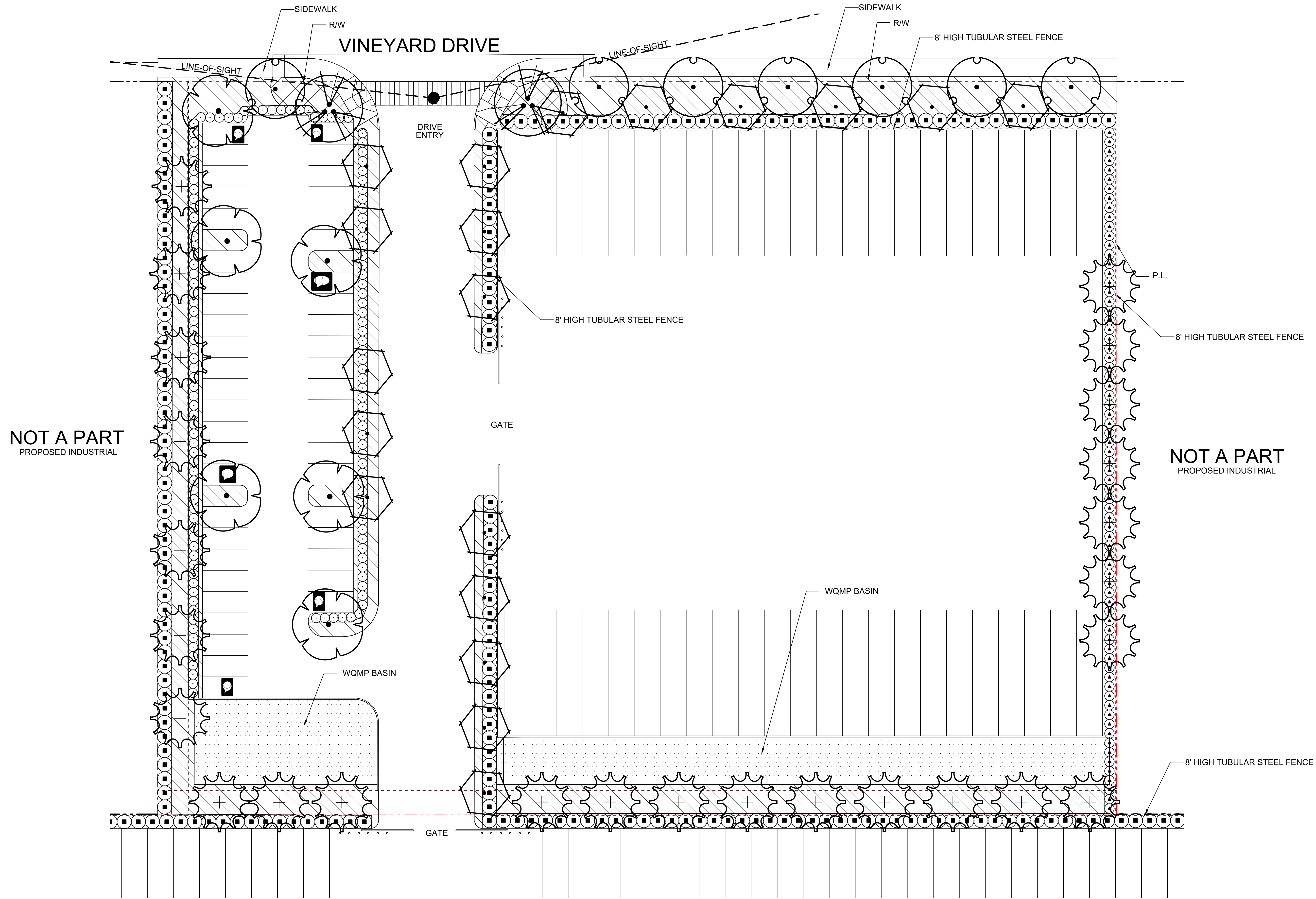
SYMBOL	DESCRIPTION
[Symbol]	SHRUB PALETTE - MEDIUM WATER USE Abelia x grandiflora 'Edward Goucher' / Glossy Abelia Buxus x 'Green Gem' / Green Gem Boxwood Escallonia fradesii 'Terri' / Escallonia Escallonia x 'Jubilee' / Apple Blossom Escallonia Escallonia x exoniensis 'Fradel' / Pink Escallonia Ligustrum 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
[Symbol]	WQMP - C3 PLANTING - LOW WATER USE - 1 GAL / 5 GAL Achillea millefolium / Common Yarrow Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush Erechtoschia 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
[Symbol]	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
[Symbol]	GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL Hemerocallis x 'Betsy' / 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.

CONCEPT PLANT SCHEDULE

[Symbol]	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
[Symbol]	LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER Callistemon citrinus / Lemon Bottlebrush Shrub - Space 5' o.c. Elaeagnus pungens 'Fruitlandii' / Silverberry Heteromeles arbutifolia / Toyon Nerium oleander / Oleander
[Symbol]	SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER Arbutus unedo / Strawberry Tree Shrub Elaeagnus pungens 'Fruitlandii' / Silverberry Nerium oleander 'Petite Pink' / Petite Pink Oleander Plumbago auriculata / Blue Plumbago Salvia clevelandii 'Allen Chickering' / Cleveland Sage
[Symbol]	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 Dietses x Lemon Drop / Fortnight Lily Elaeagnus pungens 'Fruitlandii' / 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 Penstemon alpestris 'Hameln' / Hameln Dwarf Fountain Grass Rhamnus californica 'Eve Case' / California Coffeeberry Salvia clevelandii 'Allen Chickering' / Cleveland Sage

TREE LEGEND

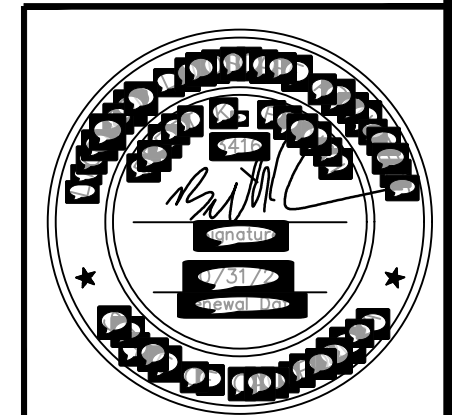
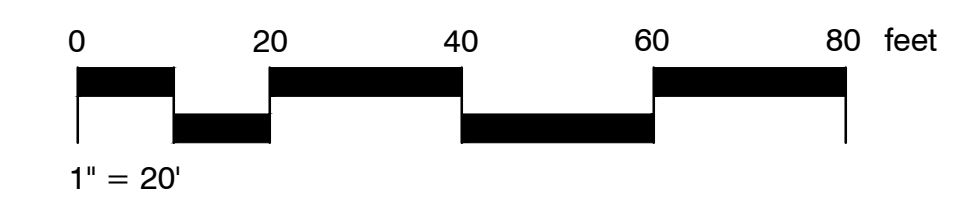
TREES	BOTANICAL / COMMON NAME	CONT	WULCOL	QTY
[Symbol]	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	19
[Symbol]	Existing Oak Tree to be Removed / Existing Coast Live Oak	Existing	Low	1
[Symbol]	Existing Oak Tree to Remain / Existing Coast Live Oak	Existing	Low	3
[Symbol]	Pinus eldarica / Afghan Pine SIZE - 24" BOX - WATER USE - WULCOL - LOW	24"box	Low	53
[Symbol]	Pistacia chinensis / Chinese Pistache	24"box	Med	7
[Symbol]	Platanus x acerifolia 'Yanwood' / London Plane Tree	24"box	Med	9
[Symbol]	Podocarpus gracilior / Fern Pine	24"box		37
[Symbol]	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	12
[Symbol]	Quercus cocinea / Scarlet Oak	36"box	Low	11
[Symbol]	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	19
[Symbol]	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box		31



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CONTACT: TRAVIS DUNCAN

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