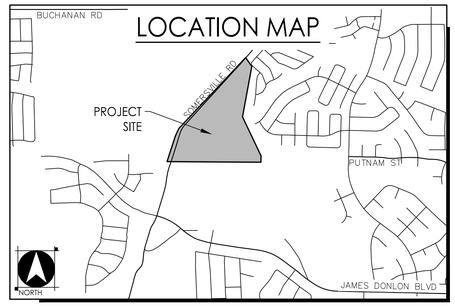
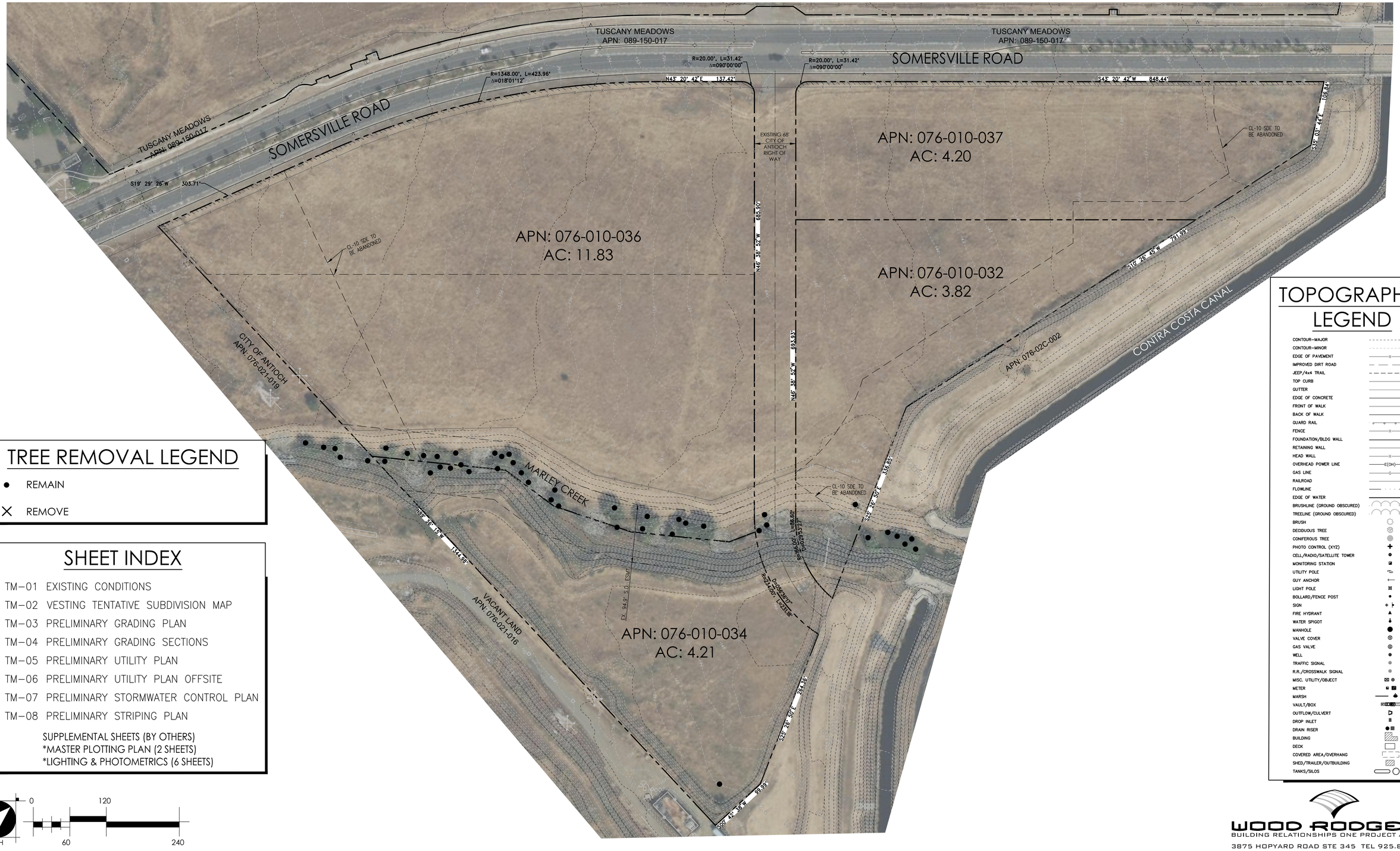
# EXISTING CONDITIONS

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024




## TREE REMOVAL LEGEND

- ● REMAIN
- X REMOVE

## SHEET INDEX


TM-01 EXISTING CONDITIONS
TM-02 VESTING TENTATIVE SUBDIVISION MAP
TM-03 PRELIMINARY GRADING PLAN
TM-04 PRELIMINARY GRADING SECTIONS
TM-05 PRELIMINARY UTILITY PLAN
TM-06 PRELIMINARY UTILITY PLAN OFFSITE
TM-07 PRELIMINARY STORMWATER CONTROL PLAN
TM-08 PRELIMINARY STRIPING PLAN


SUPPLEMENTAL SHEETS (BY OTHERS)
*MASTER PLOTTING PLAN (2 SHEETS)
*LIGHTING & PHOTOMETRICS (6 SHEETS)

## TOPOGRAPHIC LEGEND

CONTOUR-MAJOR
CONTOUR-MINOR
EDGE OF PAVEMENT
IMPROVED DIRT ROAD
JEEP/4x4 TRAIL
TOP CURB
GUTTER
EDGE OF CONCRETE
FRONT OF WALK
BACK OF WALK
GUARD RAIL
FENCE
FOUNDATION/BLDG WALL
RETAINING WALL
HEAD WALL
OVERHEAD POWER LINE
GAS LINE
RAILROAD
FLOWLINE
EDGE OF WATER
BRUSHLINE (GROUND OBSCURED)
TREELINE (GROUND OBSCURED)
BRUSH
DECIDUOUS TREE
CONIFEROUS TREE
PHOTO CONTROL (XYZ)
CELL/RADIO/SATELLITE TOWER
MONITORING STATION
UTILITY POLE
GUY ANCHOR
LIGHT POLE
BOLLARD/FENCE POST
SIGN
FIRE HYDRANT
WATER SPIGOT
MANHOLE
VALVE COVER
GAS VALVE
WELL
TRAFFIC SIGNAL
R.R./CROSSWALK SIGNAL
MISC. UTILITY/OBJECT
METER
MARSH
VAULT/BOX
OUTFLOW/CULVERT
DROP INLET
DRAIN RISER
BUILDING
DECK
COVERED AREA/OVERHANG
SHED/TRAILER/OUTBUILDING
TANKS/SILOS

0 120 NORTH 60 240

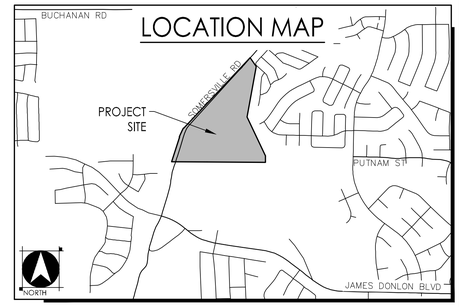

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

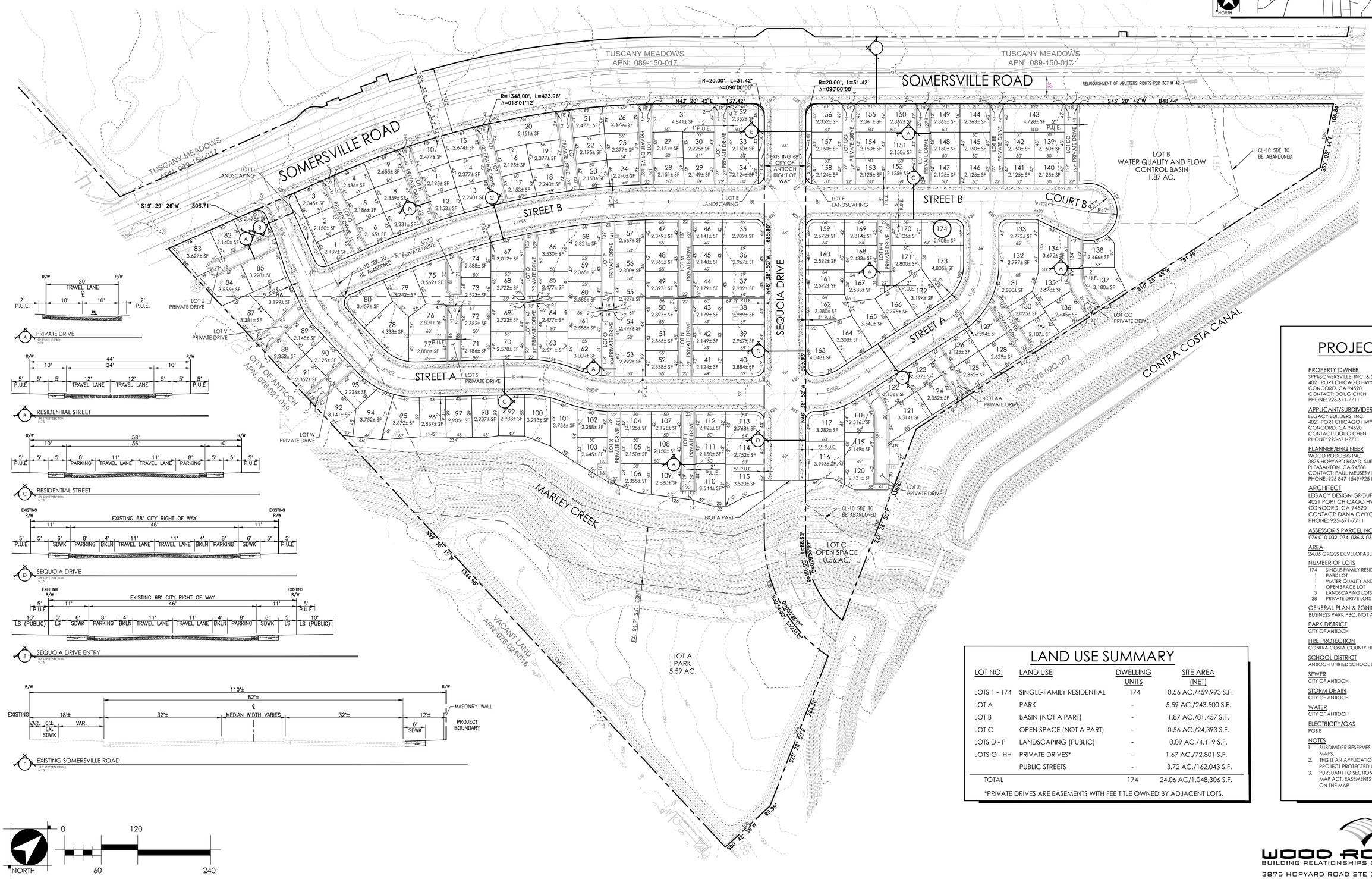
# VESTING TENTATIVE SUBDIVISION MAP TRACT-09681

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024




## PROJECT NOTES

PROPERTY OWNER
SPPI-SOMERSVILLE, INC. & SOMERSVILLE-GENTRY, INC.
4021 PORT CHICAGO HWY.
CONCORD, CA 94520
CONTACT: DOUG CHEN
PHONE: 925-671-7711

APPLICANT/SUBDIVIDER
LEGACY BUILDERS, INC.
4021 PORT CHICAGO HWY.
CONCORD, CA 94520
CONTACT: DOUG CHEN
PHONE: 925-671-7711

PLANNER/ENGINEER
WOOD RODGERS INC.
3875 HOPYARD ROAD, SUITE 345
PLEASANTON, CA 94588
CONTACT: PAUL MEUSER/ KARRIE MOSCA
PHONE: 925 847-1549/925 847-1547

ARCHITECT
LEGACY DESIGN GROUP
4021 PORT CHICAGO HWY.
CONCORD, CA 94520
CONTACT: DANA OWYOUNG
PHONE: 925-671-7711

ASSESSOR'S PARCEL NO.
076-010-032, 034, 036 & 037

AREA
24.06 GROSS DEVELOPABLE ACRES / 1,048,306 S.F.

NUMBER OF LOTS
174 SINGLE-FAMILY RESIDENTIAL LOTS
1 PARK LOT
1 WATER QUALITY AND FLOW CONTROL BASIN
1 OPEN SPACE LOT
3 LANDSCAPING LOTS
28 PRIVATE DRIVE LOTS

GENERAL PLAN & ZONING EXISTING
BUSINESS PARK PBC, NOT APPLICABLE DUE TO SB330

PARK DISTRICT
CITY OF ANTIOCH

FIRE PROTECTION
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

SCHOOL DISTRICT
ANTIOCH UNIFIED SCHOOL DISTRICT

SEWER
CITY OF ANTIOCH

STORM DRAIN
CITY OF ANTIOCH

WATER
CITY OF ANTIOCH

ELECTRICITY/GAS
PG&E

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A HOUSING DEVELOPMENT PROJECT PROTECTED UNDER HAA/HCA/SDBL.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.

## LAND USE SUMMARY

| LOT NO. | LAND USE | DWELLING UNITS | SITE AREA (NET) |
|---|---|---|---|
| LOTS 1 - 174 | SINGLE-FAMILY RESIDENTIAL | 174 | 10.56 AC./459,993 S.F. |
| LOT A | PARK | - | 5.59 AC./243,500 S.F. |
| LOT B | BASIN (NOT A PART) | - | 1.87 AC./81,457 S.F. |
| LOT C | OPEN SPACE (NOT A PART) | - | 0.56 AC./24,393 S.F. |
| LOTS D - F | LANDSCAPING (PUBLIC) | - | 0.09 AC./4,119 S.F. |
| LOTS G - HH | PRIVATE DRIVES* | - | 1.67 AC./72,801 S.F. |
| | PUBLIC STREETS | - | 3.72 AC./162,043 S.F. |
| TOTAL | | 174 | 24.06 AC/1,048,306 S.F. |

*PRIVATE DRIVES ARE EASEMENTS WITH FEE TITLE OWNED BY ADJACENT LOTS.

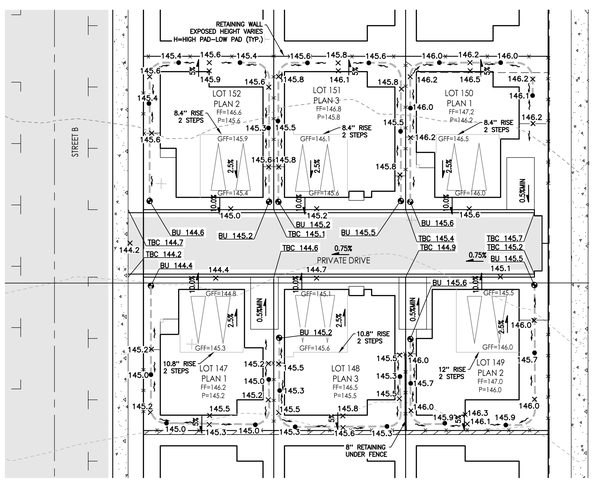

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

# PRELIMINARY GRADING PLAN

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024


TYPICAL LOT FINE GRADING DETAIL

1"=20'

## FINE GRADING DETAIL LEGEND

- 4" PVC DRAIN PIPE S=0.01 MIN
- AREA DRAIN (AD) - INVERT MIN 7' BELOW GRADE
- BUBBLE UP DRAIN (BU) - INVERT MIN 1' BELOW GRADE OR DEEPER BASED ON UPSTREAM PIPE DESIGN
- 185.0 x - SPOT ELEVATION
- SLOPE
- TYPICAL MIN 2% SWALE
- RETAINING WALL
- BULDING WALL
- EASEMENT
- LOT LINE
- MASONRY WALL
- WOOD FENCE
- TBC - TOP BACK OF CURB
- GFF - GARAGE FINISHED FLOOR
- P - LOT PAD ELEVATION

## LEGEND

- OVERLAND RELEASE DIRECTION
- A / TM-04 - SECTION MARKER
- SD - STORM DRAIN LINE
- RETAINING WALL
- 122 - APPROXIMATE LIMITS OF ZONE AE AND BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP PANEL 06013C0326F

| EARTHWORK SUMMARY | | |
|---|---|---|
| CUT | FILL | NET |
| 26,000 | 26,000 | – |

NOTES:

1. EARTHWORK ASSUMES 17" STREET SECTIONS WITH A 18" UNDERCUT BELOW SUBGRADE FOR UTILITY TRENCH SPOILS.
2. QUANTITIES SHOWN ARE APPROXIMATE. ACTUAL AMOUNT OF EARTHWORK IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
3. EARTHWORK QUANTITIES EXCLUDE SHRINK AND/OR SWELL.

N ORTH

0 60 120 240

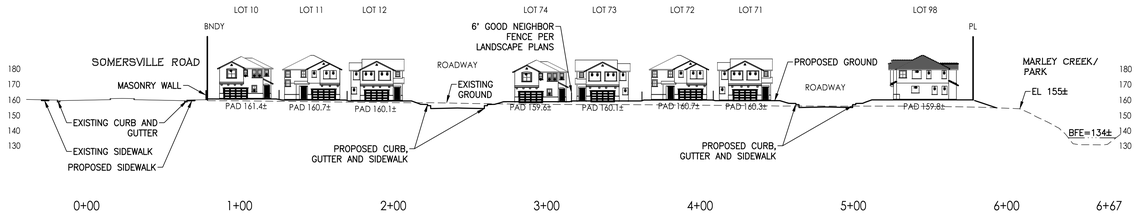

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

# PRELIMINARY GRADING SECTIONS

# RIALTO PLACE

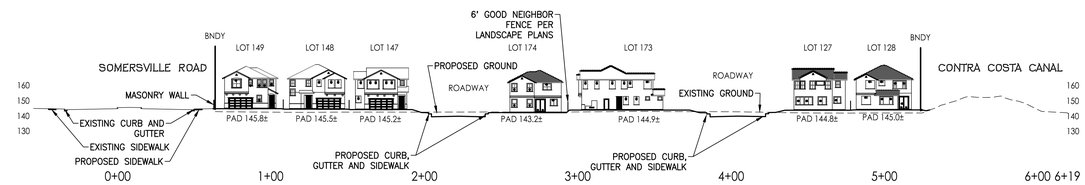
## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024




SECTION 1

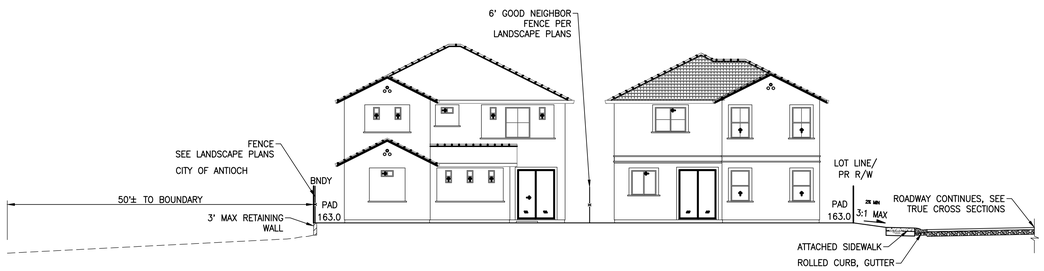
SCALE: 1"=40'




SECTION 2

SCALE: 1"=40'

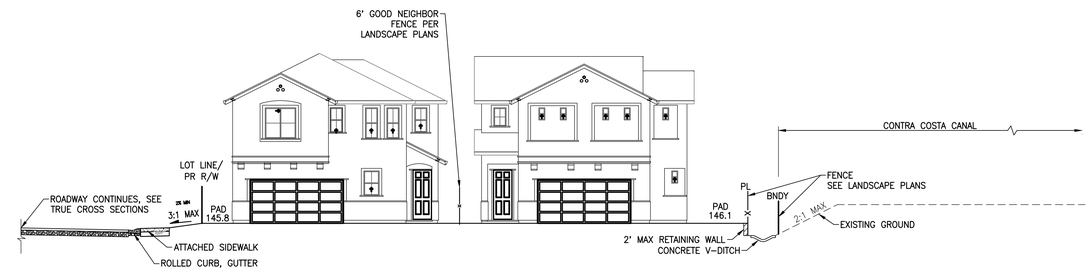
## TRUE CROSS SECTIONS




SECTION A

1"=10'

REQUIRED ENGINEERED CROSS SECTIONS

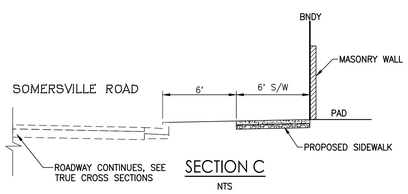



SECTION B

1"=10'

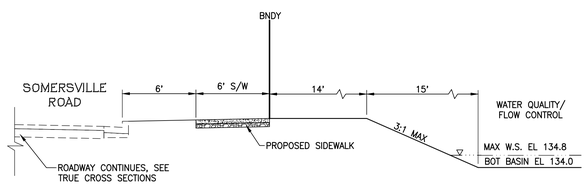
REQUIRED ENGINEERED CROSS SECTIONS

## ENGINEERED CROSS SECTIONS



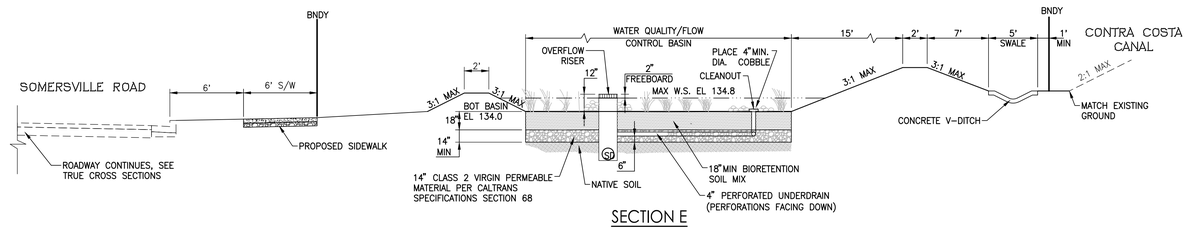

SECTION C

NTS



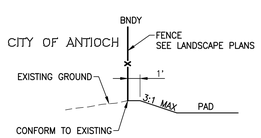

SECTION D

NTS



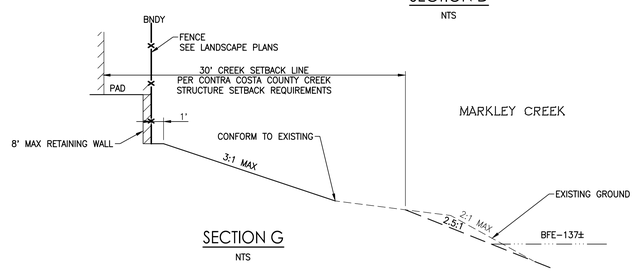

SECTION E

NTS



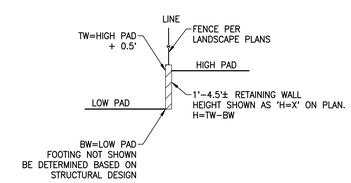

SECTION F

NTS



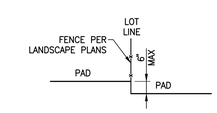

SECTION G

NTS




TYPICAL SIDE YARD/ REAR YARD W/RETAINING

NTS




TYPICAL SIDE YARD/ REAR YARD

NTS

## ADDITIONAL ENGINEERED CROSS SECTIONS (NOT REQUIRED)


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

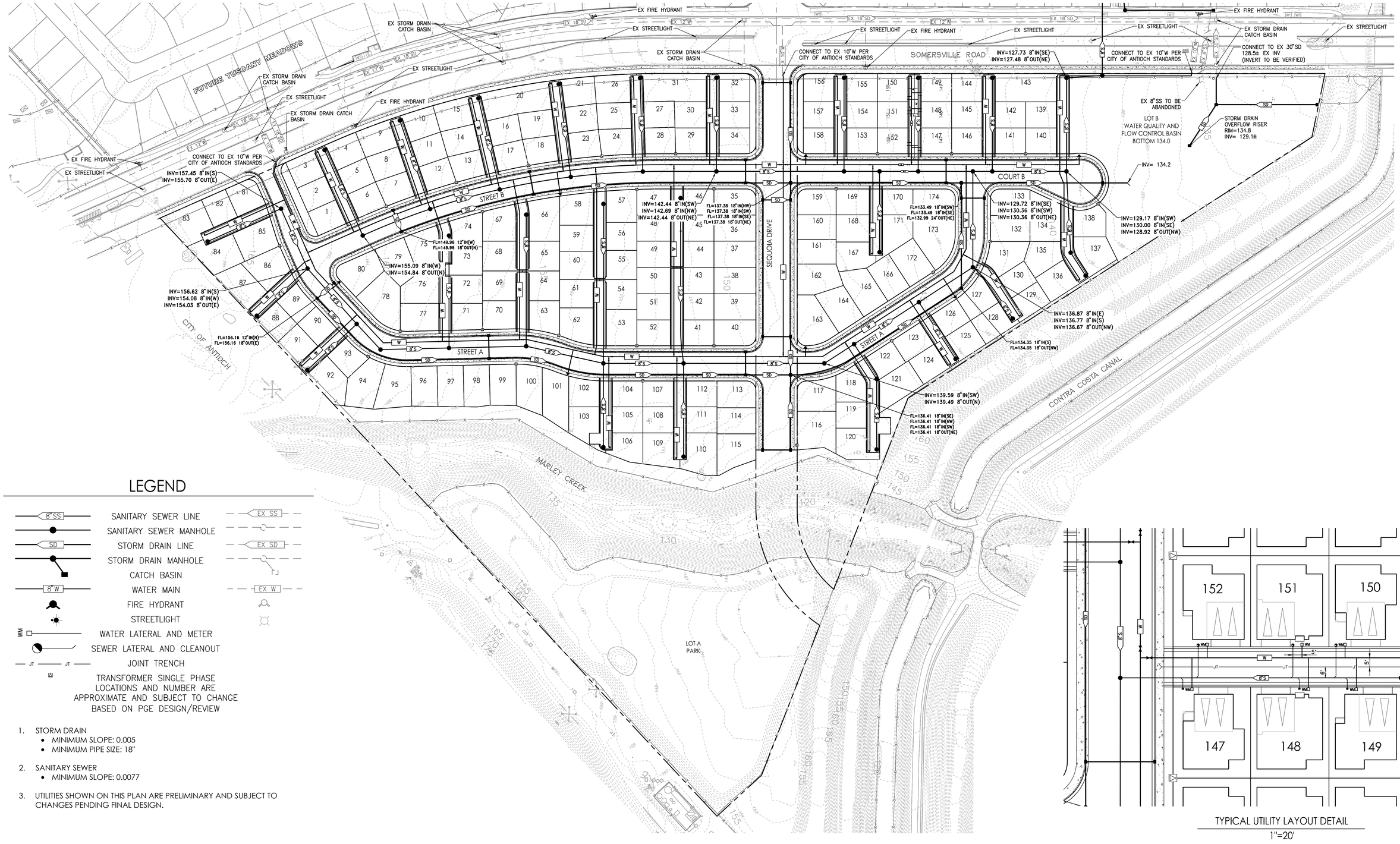
# PRELIMINARY UTILITY PLAN

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024

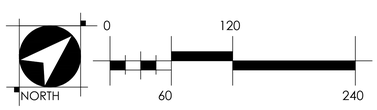
SEE OFFSITE UTILITY PLAN FOR CONTINUATION

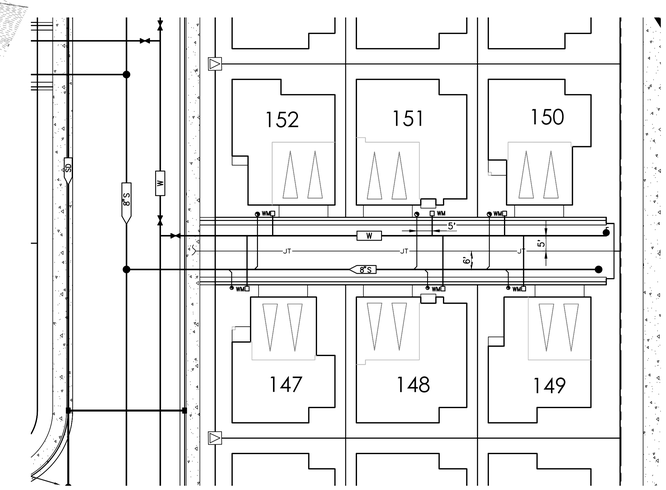



## LEGEND

| | | |
|---|---|---|
| 8"SS | SANITARY SEWER LINE | EX SS |
| | SANITARY SEWER MANHOLE | |
| SD | STORM DRAIN LINE | EX SD |
| | STORM DRAIN MANHOLE | |
| | CATCH BASIN | |
| 8"W | WATER MAIN | EX W |
| | FIRE HYDRANT | |
| | STREETLIGHT | |
| WM | WATER LATERAL AND METER | |
| | SEWER LATERAL AND CLEANOUT | |
| JT JT | JOINT TRENCH | |
| | TRANSFORMER SINGLE PHASE LOCATIONS AND NUMBER ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON PGE DESIGN/REVIEW | |

1. STORM DRAIN
   - MINIMUM SLOPE: 0.005
   - MINIMUM PIPE SIZE: 18"
2. SANITARY SEWER
   - MINIMUM SLOPE: 0.0077
3. UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN.




TYPICAL UTILITY LAYOUT DETAIL

1"=20'

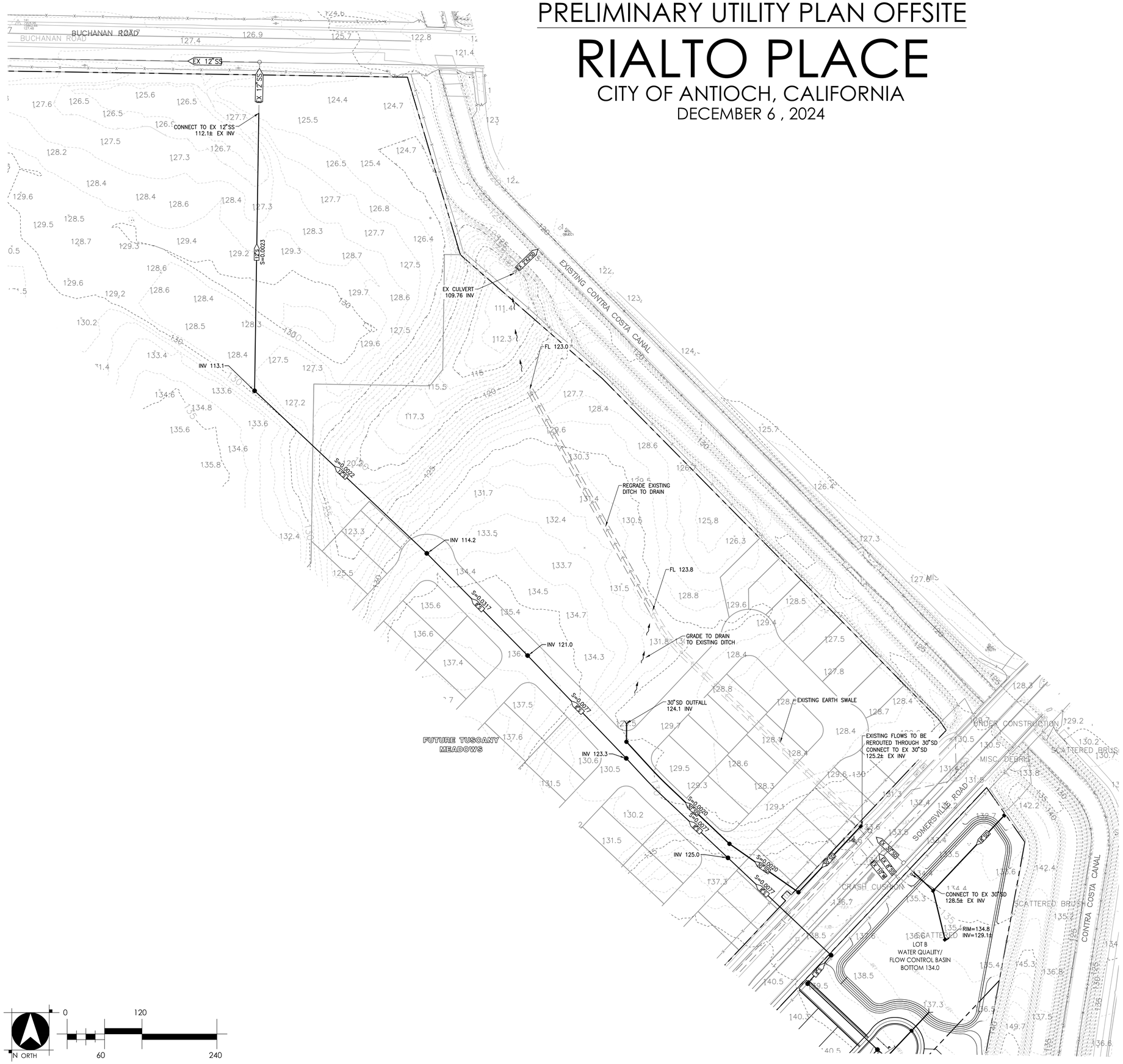

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

# PRELIMINARY UTILITY PLAN OFFSITE

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024




0 120

N ORTH

60 240


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

# PRELIMINARY STORMWATER CONTROL PLAN

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024


## LEGEND

- ASPHALT PAVING
- BIORETENTION
- DMA BOUNDARY
- DRAIN INLET
- STORM DRAIN MANHOLE

| DRAINAGE MANAGEMENT AREA (DMA) SUMMARY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| DMA | TOTAL DRAINAGE AREA (SF) | TOTAL IMPERVIOUS AREA (ROOFS AND PAVEMENT) (SF) | TOTAL PERVIOUS AREA (SF) | EFFECTIVE IMPERVIOUS AREA (SF) | REQUIRED TREATMENT AREA (4%) (SF) | REQUIRED FLOW-CONTROL AREA(SF) | PROVIDED TREATMENT AREA (SF) | TREATMENT MEASURE |
| 1 | 813,430 | 462,010 | 303,920 | 613,970 | 24,560 | 45,213 | 45,500 | BIORETENTION |

NOTES:

1. ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION
2. REQUIRED TREATMENT AREA WAS CALCULATED USING THE CONTRA COSTA CLEAN WATER PROGRAM IMP SIZING TOOL SOFTWARE.




WATER QUALITY/FLOW CONTROL (BIORETENTION) BASIN DETAIL

NTS

NORTH

0 60 120 240


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

# PRELIMINARY STRIPING PLAN

# RIALTO PLACE

## CITY OF ANTIOCH, CALIFORNIA

DECEMBER 6 , 2024


STRIPING AND SIGNING NOTES

1. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MUTCD AND MOST CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.

LEGEND

- # — STREET NAME SIGN (SNS)
- ■ — REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO HYDRANT 6" OFF CENTERLINE AS SHOWN.
- STOP SIGN (R1-1)
- SITE TRIANGLE BASED ON CALTRANS STOPPING SITE DISTANCE STANDARDS



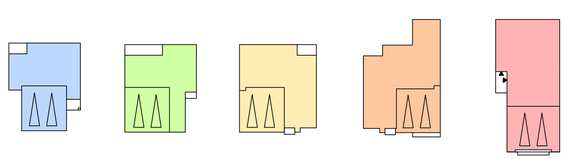

STOP MARKING DETAIL

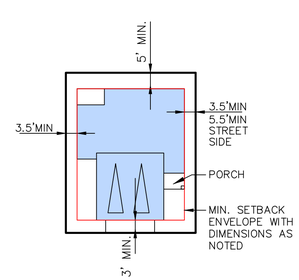

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557


J:\Jobs\4750_RialtoPlace\RialtoPlace-DA\Planning\Exhibits\Tentative Map - PD\TM-10 STRIPING PLAN.dwg 12/9/2024 1:15 PM Mary Jane Kobulin


## DISTRIBUTION TABLE

| PLAN# | 1 | 2 | 3 | 4 | 5 | |
|---|---|---|---|---|---|---|
| | TWO-STORY 3-BEDROOMS | TWO-STORY 3-BEDROOMS | TWO-STORY 4-BEDROOMS | TWO-STORY 3-BEDROOMS +1-JR ADU | TWO-STORY 4-BEDROOMS +1-JR ADU | |
| LIVING | 1,806 SQ. FT. | 1,984 SQ. FT. | 2,264 SQ. FT. | 2,513 SQ. FT. | 2,762 SQ. FT. | |
| GARAGE | 436 SQ. FT. | 419 SQ. FT. | 426 SQ. FT. | 426 SQ. FT. | 502 SQ. FT. | |
| COUNT | 56 | 51 | 53 | 11 | 3 | 174 |
| PERCENT | 32% | 29% | 31% | 6% | 2% | 100% |

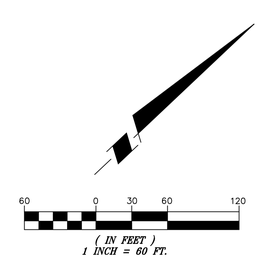





## TYPICAL MINIMUM LOT SETBACKS

N.T.S.

ENCROACHMENT ALLOWED UP TO 10 FEET IN WIDTH BUT SHALL NOT INFRINGE INTO THE MINIMUM 3-FOOT FIRE ACCESS.




### Rialto Parking Tabulation

| Home Type | | City Required | | | State Required | | | Parking Provided | | |
|---|---|---|---|---|---|---|---|---|---|---|
| BR Count | Homes | Garage (2 per unit) | Guest (1 per unit) | TOTAL | 3-BR (1.5 per unit) | 4-BR + (2.5 per unit) | TOTAL | Garage (2 per unit) | Guest (0.5 per unit) | TOTAL |
| 3-BR | 107 | 214 | 107 | 321 | 161 | | 161 | 214 | 54 | 268 |
| 4-BR + | 67 | 134 | 67 | 201 | | 168 | 168 | 134 | 34 | 168 |
| Total | 174 | 348 | 174 | **522** | 161 | 168 | **329** | 348 | 88 | **436** |
| Ratio | | | | **3:1** | | | **1.9:1** | | | **2.5:1** |

*All City required parking information is based on Antioch Municipal Code Table: § 9-5.1703.1.
*All State required parking information is based on Government Code 65915.(p)(1).
*The total parking provided tabulation does not include street parking.
*All provided guest parking will be standard spaces, there will be no accessible or compact spaces.

### Rialto Affordable Housing Tabulation

| Home Type | Number of Homes------ | | | SB330 lower-income | RHNA Reporting---------- | | | |
|---|---|---|---|---|---|---|---|---|
| | Base Count | Bonus | Total | | Very-Low | Low | Moderate | Above-Mod |
| 3-BR | 90 | 17 | 107 | 0 | 0 | 0 | 0 | 107 |
| 3-BR + JADU | 0 | 11 | 11 | 11 | 11 | 0 | 0 | 11 |
| 4-BR | 40 | 13 | 53 | 0 | 0 | 0 | 4 | 49 |
| 5-BR (shared-housing) | 0 | 3 | 3 | 15 | 15 | 0 | 0 | 0 |
| Total | 130 | 44 | **174** | 26 | 26 | 0 | 4 | 167 |

* Project site is not zoned Residential.
* City does not have an affordable housing ordinance.
* "Base Count" is derived from the Project SB330 Preliminary Application (PA) of 108, increased by 20%, which is 130 SF homes.
* Project is providing 20% lower-income units under SB330. 20% of 130 = 26 (all @ very-low-income).
* 20% very-low-income units entitles the Project to 50% bonus. 130 * 1.50 = 195
* Dwelling units are not restricted to senior housing

# MASTER PLOTTING PLAN

## RIALTO PLACE
## ANTIOCH ,CA

MAY 3, 2024

## PERCENT LOT COVERAGE

| Lot | Net Lot Area | Plan Type | Number of Bedrooms | Ground Floor Area | Percent Lot Coverage |
|---|---|---|---|---|---|
| 1 | 2,139 | 2 | 3 | 1,188 | 56% |
| 2 | 2,150 | 3 | 4 | 1,401 | 65% |
| 3 | 2,345 | 1 | 3 | 1,127 | 48% |
| 4 | 2,436 | 2 | 3 | 1,188 | 49% |
| 5 | 2,186 | 3 | 4 | 1,401 | 64% |
| 6 | 2,165 | 1 | 3 | 1,127 | 52% |
| 7 | 2,231 | 2 | 3 | 1,188 | 53% |
| 8 | 2,359 | 3 | 4 | 1,401 | 59% |
| 9 | 2,655 | 1 | 3 | 1,127 | 42% |
| 10 | 2,477 | 2 | 3 | 1,188 | 48% |
| 11 | 2,195 | 3 | 4 | 1,401 | 64% |
| 12 | 2,153 | 1 | 3 | 1,127 | 52% |
| 13 | 2,240 | 1 | 3 | 1,127 | 50% |
| 14 | 2,377 | 3 | 4 | 1,401 | 59% |
| 15 | 2,674 | 2 | 3 | 1,188 | 44% |
| 16 | 2,195 | 3 | 4 | 1,401 | 64% |
| 17 | 2,153 | 2 | 3 | 1,188 | 55% |
| 18 | 2,240 | 2 | 3 | 1,188 | 53% |
| 19 | 2,377 | 3 | 4 | 1,401 | 59% |
| 20 | 5,151 | 5 | 5 | 1,630 | 32% |
| 21 | 2,477 | 2 | 3 | 1,188 | 48% |
| 22 | 2,195 | 3 | 4 | 1,401 | 64% |
| 23 | 2,153 | 1 | 3 | 1,127 | 52% |
| 24 | 2,240 | 1 | 3 | 1,127 | 50% |
| 25 | 2,377 | 3 | 4 | 1,401 | 59% |
| 26 | 2,675 | 2 | 3 | 1,188 | 44% |
| 27 | 2,151 | 3 | 4 | 1,401 | 65% |
| 28 | 2,151 | 2 | 3 | 1,188 | 55% |
| 29 | 2,149 | 2 | 3 | 1,188 | 55% |
| 30 | 2,228 | 3 | 4 | 1,401 | 63% |
| 31 | 4,841 | 5 | 5 | 1,630 | 34% |
| 32 | 2,352 | 2 | 3 | 1,188 | 51% |
| 33 | 2,150 | 3 | 4 | 1,401 | 65% |
| 34 | 2,124 | 1 | 3 | 1,127 | 53% |
| 35 | 2,909 | 2 | 3 | 1,188 | 41% |
| 36 | 2,967 | 3 | 4 | 1,401 | 47% |
| 37 | 2,989 | 2 | 3 | 1,188 | 40% |
| 38 | 2,989 | 3 | 4 | 1,401 | 47% |
| 39 | 2,967 | 1 | 3 | 1,127 | 38% |
| 40 | 2,884 | 2 | 3 | 1,188 | 41% |
| 41 | 2,124 | 1 | 3 | 1,127 | 53% |
| 42 | 2,149 | 3 | 4 | 1,401 | 65% |
| 43 | 2,179 | 2 | 3 | 1,188 | 55% |
| 44 | 2,179 | 1 | 3 | 1,127 | 52% |
| 45 | 2,148 | 3 | 4 | 1,401 | 65% |
| 46 | 2,141 | 1 | 3 | 1,127 | 53% |
| 47 | 2,349 | 1 | 3 | 1,127 | 48% |
| 48 | 2,365 | 3 | 4 | 1,401 | 59% |
| 49 | 2,397 | 2 | 3 | 1,188 | 50% |
| 50 | 2,397 | 1 | 3 | 1,127 | 47% |
| 51 | 2,365 | 3 | 4 | 1,401 | 59% |
| 52 | 2,338 | 2 | 3 | 1,188 | 51% |
| 53 | 2,992 | 1 | 3 | 1,127 | 38% |
| 54 | 2,477 | 3 | 4 | 1,401 | 57% |
| 55 | 2,427 | 1 | 3 | 1,127 | 46% |
| 56 | 2,300 | 3 | 4 | 1,401 | 61% |
| 57 | 2,667 | 2 | 3 | 1,188 | 45% |
| 58 | 2,821 | 1 | 3 | 1,127 | 40% |
| 59 | 2,365 | 3 | 4 | 1,401 | 59% |

| Lot | Net Lot Area | Plan Type | Number of Bedrooms | Ground Floor Area | Percent Lot Coverage |
|---|---|---|---|---|---|
| 60 | 2,585 | 2 | 3 | 1,188 | 46% |
| 61 | 2,585 | 1 | 3 | 1,127 | 44% |
| 62 | 3,009 | 2 | 3 | 1,188 | 39% |
| 63 | 2,571 | 1 | 3 | 1,127 | 44% |
| 64 | 2,477 | 3 | 4 | 1,401 | 57% |
| 65 | 2,477 | 1 | 3 | 1,127 | 45% |
| 66 | 3,530 | 4 | 4 | 1,569 | 44% |
| 67 | 3,012 | 1 | 3 | 1,127 | 37% |
| 68 | 2,722 | 3 | 4 | 1,401 | 51% |
| 69 | 2,722 | 1 | 3 | 1,127 | 41% |
| 70 | 2,578 | 2 | 3 | 1,188 | 46% |
| 71 | 2,186 | 1 | 3 | 1,127 | 52% |
| 72 | 2,352 | 3 | 4 | 1,401 | 60% |
| 73 | 2,523 | 1 | 3 | 1,127 | 45% |
| 74 | 2,588 | 2 | 3 | 1,188 | 46% |
| 75 | 3,569 | 2 | 3 | 1,188 | 33% |
| 76 | 2,801 | 4 | 4 | 1,569 | 56% |
| 77 | 2,886 | 2 | 3 | 1,188 | 41% |
| 78 | 4,338 | 3 | 4 | 1,401 | 32% |
| 79 | 3,242 | 1 | 3 | 1,127 | 35% |
| 80 | 3,457 | 1 | 3 | 1,127 | 33% |
| 81 | 2,478 | 1 | 3 | 1,127 | 45% |
| 82 | 2,140 | 3 | 4 | 1,401 | 65% |
| 83 | 3,627 | 2 | 3 | 1,188 | 33% |
| 84 | 3,556 | 1 | 3 | 1,127 | 32% |
| 85 | 3,228 | 3 | 4 | 1,401 | 43% |
| 86 | 3,199 | 1 | 3 | 1,127 | 35% |
| 87 | 3,381 | 4 | 4 | 1,569 | 46% |
| 88 | 2,352 | 1 | 3 | 1,127 | 48% |
| 89 | 2,148 | 2 | 3 | 1,188 | 55% |
| 90 | 2,125 | 1 | 3 | 1,127 | 53% |
| 91 | 2,352 | 3 | 4 | 1,401 | 60% |
| 92 | 3,141 | 4 | 4 | 1,569 | 50% |
| 93 | 2,226 | 2 | 3 | 1,188 | 53% |
| 94 | 3,752 | 4 | 4 | 1,569 | 42% |
| 95 | 3,672 | 3 | 4 | 1,401 | 38% |
| 96 | 2,837 | 1 | 3 | 1,127 | 40% |
| 97 | 2,905 | 2 | 3 | 1,188 | 41% |
| 98 | 2,937 | 3 | 4 | 1,401 | 48% |
| 99 | 2,933 | 2 | 3 | 1,188 | 41% |
| 100 | 3,213 | 3 | 4 | 1,401 | 44% |
| 101 | 3,756 | 4 | 4 | 1,569 | 42% |
| 102 | 2,288 | 1 | 3 | 1,127 | 49% |
| 103 | 2,645 | 3 | 4 | 1,401 | 53% |
| 104 | 2,125 | 2 | 3 | 1,188 | 56% |
| 105 | 2,150 | 3 | 4 | 1,401 | 65% |
| 106 | 2,355 | 1 | 3 | 1,127 | 48% |
| 107 | 2,125 | 1 | 3 | 1,127 | 53% |
| 108 | 2,150 | 3 | 4 | 1,401 | 65% |
| 109 | 2,860 | 2 | 3 | 1,188 | 42% |
| 110 | 3,544 | 1 | 3 | 1,127 | 32% |
| 111 | 2,150 | 3 | 4 | 1,401 | 65% |
| 112 | 2,125 | 2 | 3 | 1,188 | 56% |
| 113 | 2,768 | 1 | 3 | 1,127 | 41% |
| 114 | 2,752 | 3 | 4 | 1,401 | 51% |
| 115 | 3,520 | 3 | 4 | 1,401 | 40% |
| 116 | 3,993 | 3 | 4 | 1,401 | 35% |
| 117 | 3,282 | 2 | 3 | 1,188 | 36% |
| 118 | 2,516 | 1 | 3 | 1,127 | 45% |

| Lot | Net Lot Area | Plan Type | Number of Bedrooms | Ground Floor Area | Percent Lot Coverage |
|---|---|---|---|---|---|
| 119 | 2,149 | 3 | 4 | 1,401 | 65% |
| 120 | 2,731 | 2 | 3 | 1,188 | 43% |
| 121 | 3,314 | 4 | 4 | 1,401 | 42% |
| 122 | 2,136 | 2 | 3 | 1,188 | 56% |
| 123 | 2,338 | 1 | 3 | 1,127 | 48% |
| 124 | 2,352 | 3 | 4 | 1,401 | 60% |
| 125 | 2,352 | 1 | 3 | 1,127 | 48% |
| 126 | 2,125 | 2 | 3 | 1,188 | 56% |
| 127 | 2,594 | 3 | 4 | 1,401 | 54% |
| 128 | 2,629 | 1 | 3 | 1,127 | 43% |
| 129 | 2,107 | 2 | 3 | 1,188 | 56% |
| 130 | 2,025 | 1 | 3 | 1,127 | 56% |
| 131 | 2,880 | 2 | 3 | 1,188 | 41% |
| 132 | 2,797 | 3 | 4 | 1,401 | 50% |
| 133 | 2,773 | 2 | 3 | 1,188 | 43% |
| 134 | 3,672 | 4 | 4 | 1,569 | 43% |
| 135 | 2,678 | 1 | 3 | 1,127 | 42% |
| 136 | 2,645 | 3 | 4 | 1,401 | 53% |
| 137 | 3,180 | 1 | 3 | 1,127 | 35% |
| 138 | 2,466 | 2 | 3 | 1,188 | 48% |
| 139 | 2,150 | 3 | 4 | 1,401 | 65% |
| 140 | 2,125 | 2 | 3 | 1,188 | 56% |
| 141 | 2,125 | 2 | 3 | 1,188 | 56% |
| 142 | 2,150 | 3 | 4 | 1,401 | 65% |
| 143 | 4,728 | 5 | 5 | 1,630 | 34% |
| 144 | 2,363 | 2 | 3 | 1,188 | 50% |
| 145 | 2,150 | 3 | 4 | 1,401 | 65% |
| 146 | 2,125 | 1 | 3 | 1,127 | 53% |
| 147 | 2,125 | 1 | 3 | 1,127 | 53% |
| 148 | 2,150 | 3 | 4 | 1,401 | 65% |
| 149 | 2,363 | 2 | 3 | 1,188 | 50% |
| 150 | 2,362 | 1 | 3 | 1,127 | 48% |
| 151 | 2,150 | 3 | 4 | 1,401 | 65% |
| 152 | 2,125 | 2 | 3 | 1,188 | 56% |
| 153 | 2,125 | 1 | 3 | 1,127 | 53% |
| 154 | 2,150 | 3 | 4 | 1,401 | 65% |
| 155 | 2,361 | 1 | 3 | 1,127 | 48% |
| 156 | 2,352 | 1 | 3 | 1,127 | 48% |
| 157 | 2,150 | 3 | 4 | 1,401 | 65% |
| 158 | 2,124 | 2 | 3 | 1,188 | 56% |
| 159 | 2,672 | 2 | 3 | 1,188 | 44% |
| 160 | 2,592 | 1 | 3 | 1,127 | 43% |
| 161 | 2,592 | 2 | 3 | 1,188 | 46% |
| 162 | 3,280 | 1 | 3 | 1,127 | 34% |
| 163 | 4,048 | 4 | 4 | 1,569 | 39% |
| 164 | 3,308 | 3 | 4 | 1,401 | 42% |
| 165 | 3,540 | 4 | 4 | 1,569 | 44% |
| 166 | 2,795 | 1 | 3 | 1,127 | 40% |
| 167 | 2,633 | 2 | 3 | 1,188 | 45% |
| 168 | 2,433 | 3 | 4 | 1,401 | 58% |
| 169 | 2,314 | 1 | 3 | 1,127 | 49% |
| 170 | 2,125 | 1 | 3 | 1,127 | 53% |
| 171 | 2,800 | 1 | 3 | 1,127 | 40% |
| 172 | 3,194 | 3 | 4 | 1,401 | 44% |
| 173 | 4,805 | 4 | 4 | 1,569 | 33% |
| 174 | 2,908 | 2 | 3 | 1,188 | 41% |

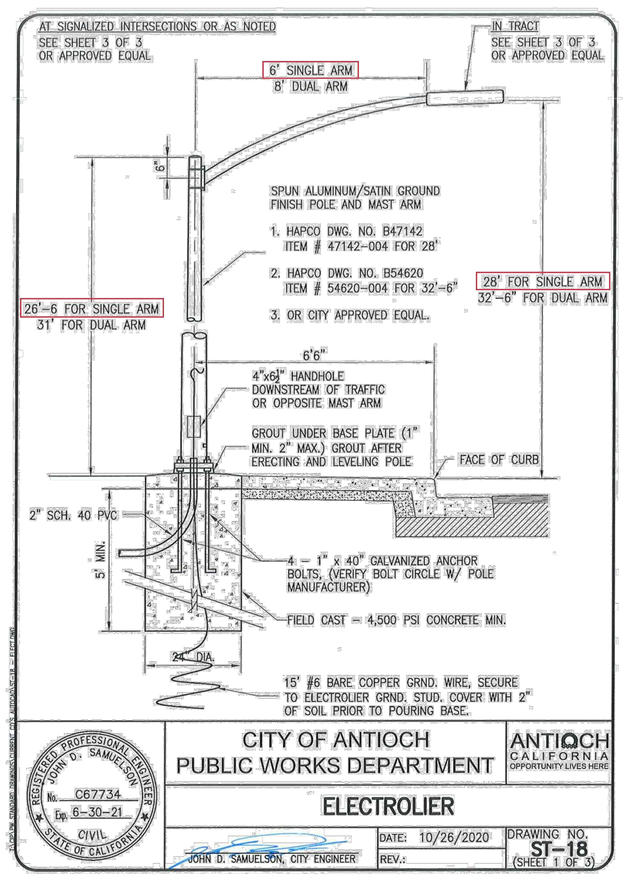
NOTE: Percent of net lot area covered by buildings is the same as percent lot coverage.

# MASTER PLOTTING PLAN SITE DATA

RIALTO PLACE
ANTIOCH, CA

MAY 3, 2024

# LEGACY BUILDERS. INC
# RIALTO PLACE
# ANTIOCH CONTRA COSTA COUNTY COUNTY CALIFORNIA




1 SL1 **PUBLIC STREET LIGHT DETAIL**
NOT TO SCALE

## LEGEND

| | |
|---|---|
| —— ESL —— | EXISTING STREET LIGHT CONDUIT |
| —— SL —— | PROPOSED STREET LIGHT CONDUIT |
| X'(XX"S.L. COND.) | STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE |
| X'(XX) | STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE. |
| (2W) | 2-#8 CU. WIRE (SEE NOTE 15) |
| (3W) | 3-#8 CU. WIRE (SEE NOTE 15) |
| (3WG) | 2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| (4WG) | 3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL |
| | EXISTING TRAFFIC SIGNAL |
| | STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12" |
| | STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12" |
| | PROPOSED PUBLIC STREET LIGHT, SINGLE ARM |
| | EXISTING STREET LIGHT, DOUBLE ARM |
| X | CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS) |
| (XXXX) | POLE NUMBER |
| PSE | STREET LIGHT POINT OF SERVICE |
| F/C | FACE OF CURB |

## CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

### STREET LIGHTING SYSTEM (PUBLIC)

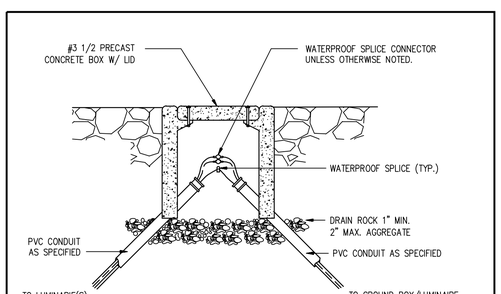
| | P.G.&E. | CONTRACTOR |
|---|---|---|
| WIRE: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| CONDUIT: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| BASES: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| LUMINAIRES: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| SPLICE BOXES: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |
| EXCAVATE | ○ | ● |
| POLES & ARMS: | | |
| FURNISH | ○ | ● |
| INSTALL | ○ | ● |

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH: YES
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 1 1/2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

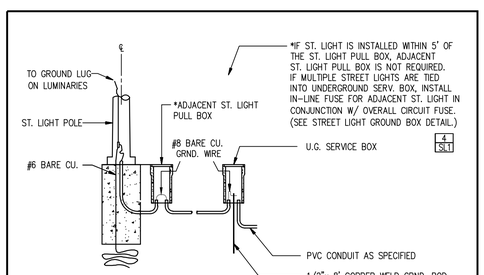
ADDITIONAL NOTES:
-DEVELOPER TO SUPPLY AND INSTALL ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.
-STREET LIGHTS TO BE MAINTAINED BY LANDSCAPING DISTRICT #X-X', UPON TRACT ACCEPTANCE.
-SEE JOINT TRENCH COMPOSITE FOR TRENCH.

## STREET LIGHTING NOTES

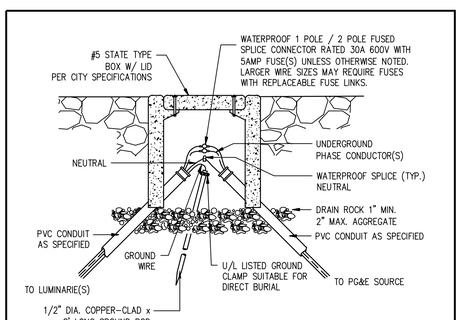
1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF ANTIOCH.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C., USE MINIMUM 1 1/2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK: 24" UNDER PLANTER STRIP: 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CAN BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.




2 SL1 **STREET LIGHTING PULL BOX DETAIL**
NOT TO SCALE




3 SL1 **PUBLIC STREET LIGHTING GROUNDING DETAIL**
NOT TO SCALE




4 SL1 **PUBLIC STREET LIGHT GROUND BOX DETAIL**
NOT TO SCALE

FOR REVIEW ONLY


813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence


STREET LIGHTING GENERAL NOTES AND DETAILS
LEGACY BUILDERS. INC
RIALTO PLACE
ANTIOCH CALIFORNIA

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

DATE: April 2024 | DATE LAST WORKED ON: 5/3/2024
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 224054
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL1 OF SL4 SHEETS

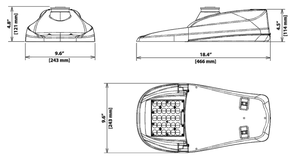
LEOTEK

Project RIALTO PLACE
Type
Catalog No.

## GreenCobra™ Jr. LED Streetlight
## GCJ J-Series Specification Data Sheet

**Luminaire Data**

**Weight** 7.7 lbs [3.5 kg]
**EPA** 0.39 $ft^2$




**Ordering Information**
Sample Catalog No. GCJ1-30J-MV-40K-2R-GY-055-PCR7-WL

| GCJ1 | 30J | MV | 40K | 2R | GY | 050 | PCR7-WL |
|---|---|---|---|---|---|---|---|
| **Model*** | **LED Code** | **Voltage** | **Color Temperature** | **Distribution** | **Finish**[1] | **Output Code**[2] | **Options** |
| **GCJ1*** | 30J | **MV** 120-277V | **22K** 2200K | **2R** Type 2 | **GY** Gray | Refer to page 3 and 4 to select the output code. | **FOC**[5] Fixed Output Code |
| **GCJ2*** | | **HV** 347-480V | **27K** 2700K | **3R** Type 3R | **DB** Dark Bronze | | **LPCR** Less Photocontrol Receptacle |
| **GCJ3*** | | | **30K** 3000K | **3F** Type 3F | | | **PCR7*** ANSI 7-wire Photocontrol Receptacle |
| **GCJ4*** | | | **40K** 4000K | **4** Type 4 | **BK** Black | | **PCR7-CR**[6] Control Ready 7-wire PC Receptacle |
| | | | **50K** 5000K | **5** Type 5 | | | **MSL3** Motion Sensor, L3 Lens |
| | | | | | | | **MSL7** Motion Sensor, L7 Lens |
| | | | | | | | **WL** Utility Wattage Label |
| | | | | | | | **4B** 4-Bolt Mounting Bracket |
| | | | | | | | **RWG** Rubber Wildlife Guard |
| | | | | | | | **SWTB** Straight Wire Terminal Block |
| | | | | | | | **BBL** Bubble Level |
| | | | | | | | **DSC** Door Safety Cable |
| | | | | | | | **CF**[7] Coastal Paint Finish |
| | | | | | | | **SP2**[7] Extreme Surge Protection, 20KV/10KA, Fail-to-on |
| | | | | | | | **LSSP2**[7] Extreme Surge Protection, Fail-to-off, 20KV/10KA Rating |

* Refer to performance data table on page 3, 4 for specific model with corresponding output code

Notes:
1 Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard finishes.
2 Specified output code is the factory set lumen performance. Refer to performance data table on page 3, 4 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FOC) or PCR7-CR option. Consult factory if wattage limits require a special drive current.
3 Non-field adjustable, fixed output code. Specify required output code. Not available with PCR7-CR option.
4 Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
5 Control-ready wired at factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified output code.
6 Specify the CF Option for coastal installation. See warranty for details.
7 Standard surge protection, 10kV/5kA, fail-to-on, meets enhanced surge protection based on ANSI 136.25-2015 3-part test.
8 Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire. Gray frame with black louvres.
9 Flush mounted cul-de-sac shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on either side of luminaire. Gray frame with black louvres.
10 Flush mounted front side shield cuts light off at approximately 1½ mounting height in front of luminaire (street side). Gray frame with black louvres.
11 Specify Color (GY, DB, BK). Refer to Leotek web site for specific mounting details and drawings at https://leotek.com/lighting-library/
12 Specify MV (120-277V) or HV (347-480V).

**Accessories***

| | |
|---|---|
| **HSSIGCJ**[8] | House Side Shield, Snap-On* |
| **CSSIGCJ**[9] | Cul-De-Sac Side Shield, Snap-On* |
| **FSSIGCJ**[10] | Front Side Shield, Snap-On* |
| **SPB**[11] | Square Pole Horizontal Arm Bracket |
| **RPB**[11] | Round Pole Horizontal Arm Bracket |
| **PTB**[11] | Pole Top Tenon Horizontal Arm Bracket |
| **PTB2**[11] | Pole Top Tenon Horizontal Arm Bracket (2@180°) |
| **WB**[11] | Wall Horizontal Arm Bracket |
| **BSK** | Bird Deterrent Spider Kit |
| **LLPC**[12] | Long-Life Twist Lock Photocontrol |
| **SC** | Twist Lock Shorting Cap |

* Unless specified for field installation, Shields and Shorting Caps are shipped installed. All other options are shipped separately.




LEOTEK

## GreenCobra™ Jr. LED Streetlight
## GCJ J-Series Specification Data Sheet

**Performance Data: 3000K (30K)**
All data nominal. IES files for all CCTs available at leotek.com.

| Product | LED Code | Output Code | System Wattage (W) | Delivered Lumens (Lm)[1] | Efficacy (Lm/W) | Field Adjustable Output Range |
|---|---|---|---|---|---|---|
| **GCJ1** | 30J | 025 | 17 | 2533 | 149 | ↑ |
| | | 040 | 27 | 4058 | 152 | |
| | | 045 | 30 | 4560 | 152 | |
| | | 050 | 34 | 5223 | 154 | ↓ |
| **GCJ2** | 30J | 055 | 37 | 5550 | 150 | ↑ |
| | | 065 | 44 | 6425 | 146 | ↓ |
| **GCJ3** | 30J | 070 | 49 | 7062 | 145 | ↑ |
| | | 075 | 54 | 7722 | 143 | |
| | | 080 | 58 | 8236 | 142 | |
| | | 090 | 64 | 8960 | 140 | |
| | | 095 | 67 | 9380 | 140 | ↓ |
| **GCJ4** | 30J | 105 | 70 | 10490 | 150 | ↑ |
| | | 115 | 80 | 11637 | 145 | |
| | | 125 | 87 | 12428 | 143 | |
| | | 135 | 100 | 13730 | 137 | ↓ |

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2. Maximum LED drive current is 500mA.

**Performance Data: 4000K (40K) and 5000K (50K)**
All data nominal. IES files for all CCTs available at leotek.com.

| Product | LED Code | Output Code | System Wattage (W) | Delivered Lumens (Lm)[1] | Efficacy (Lm/W) | Field Adjustable Output Range |
|---|---|---|---|---|---|---|
| **GCJ1** | 30J | 025 | 17 | 2669 | 157 | ↑ |
| | | 045 | 27 | 4299 | 161 | |
| | | 050 | 30 | 4830 | 161 | |
| | | 055 | 34 | 5532 | 163 | ↓ |
| **GCJ2** | 30J | 060 | 37 | 5883 | 159 | ↑ |
| | | 070 | 44 | 6864 | 156 | ↓ |
| **GCJ3** | 30J | 075 | 49 | 7256 | 149 | ↑ |
| | | 080 | 54 | 7992 | 148 | |
| | | 085 | 58 | 8468 | 146 | |
| | | 090 | 64 | 9216 | 144 | |
| | | 095 | 67 | 9648 | 144 | ↓ |
| **GCJ4** | 30J | 110 | 70 | 10988 | 157 | ↑ |
| | | 120 | 80 | 12207 | 153 | |
| | | 130 | 87 | 13047 | 150 | |
| | | 145 | 100 | 14399 | 144 | ↓ |

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2. Maximum LED drive current is 500mA.




1 SL2 **PUBLIC LUMINAIRE DETAIL**
NOT TO SCALE

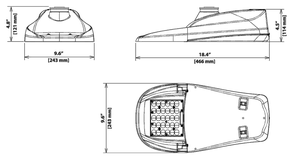
LEOTEK

Project RIALTO PLACE
Type
Catalog No.

## GreenCobra™ Jr. LED Streetlight
## GCJ J-Series Specification Data Sheet

**Luminaire Data**

**Weight** 7.7 lbs [3.5 kg]
**EPA** 0.39 $ft^2$




**Ordering Information**
Sample Catalog No. GCJ1-30J-MV-40K-2R-GY-055-PCR7-WL

| GCJ1 | 30J | MV | 40K | 3R | GY | 050 | PCR7-WL |
|---|---|---|---|---|---|---|---|
| **Model*** | **LED Code** | **Voltage** | **Color Temperature** | **Distribution** | **Finish**[1] | **Output Code**[2] | **Options** |
| **GCJ1*** | 30J | **MV** 120-277V | **22K** 2200K | **2R** Type 2 | **GY** Gray | Refer to page 3 and 4 to select the output code. | **FOC**[5] Fixed Output Code |
| **GCJ2*** | | **HV** 347-480V | **27K** 2700K | **3R** Type 3R | **DB** Dark Bronze | | **LPCR** Less Photocontrol Receptacle |
| **GCJ3*** | | | **30K** 3000K | **3F** Type 3F | | | **PCR7*** ANSI 7-wire Photocontrol Receptacle |
| **GCJ4*** | | | **40K** 4000K | **4** Type 4 | **BK** Black | | **PCR7-CR**[6] Control Ready 7-wire PC Receptacle |
| | | | **50K** 5000K | **5** Type 5 | | | **MSL3** Motion Sensor, L3 Lens |
| | | | | | | | **MSL7** Motion Sensor, L7 Lens |
| | | | | | | | **WL** Utility Wattage Label |
| | | | | | | | **4B** 4-Bolt Mounting Bracket |
| | | | | | | | **RWG** Rubber Wildlife Guard |
| | | | | | | | **SWTB** Straight Wire Terminal Block |
| | | | | | | | **BBL** Bubble Level |
| | | | | | | | **DSC** Door Safety Cable |
| | | | | | | | **CF**[7] Coastal Paint Finish |
| | | | | | | | **SP2**[7] Extreme Surge Protection, 20KV/10KA, Fail-to-on |
| | | | | | | | **LSSP2**[7] Extreme Surge Protection, Fail-to-off, 20KV/10KA Rating |

* Refer to performance data table on page 3, 4 for specific model with corresponding output code

Notes:
1 Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard finishes.
2 Specified output code is the factory set lumen performance. Refer to performance data table on page 3, 4 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FOC) or PCR7-CR option. Consult factory if wattage limits require a special drive current.
3 Non-field adjustable, fixed output code. Specify required output code. Not available with PCR7-CR option.
4 Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
5 Control-ready wired at factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified output code.
6 Specify the CF Option for coastal installation. See warranty for details.
7 Standard surge protection, 10kV/5kA, fail-to-on, meets enhanced surge protection based on ANSI 136.25-2015 3-part test.
8 Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire. Gray frame with black louvres.
9 Flush mounted cul-de-sac shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on either side of luminaire. Gray frame with black louvres.
10 Flush mounted front side shield cuts light off at approximately 1½ mounting height in front of luminaire (street side). Gray frame with black louvres.
11 Specify Color (GY, DB, BK). Refer to Leotek web site for specific mounting details and drawings at https://leotek.com/lighting-library/
12 Specify MV (120-277V) or HV (347-480V).

**Accessories***

| | |
|---|---|
| **HSSIGCJ**[8] | House Side Shield, Snap-On* |
| **CSSIGCJ**[9] | Cul-De-Sac Side Shield, Snap-On* |
| **FSSIGCJ**[10] | Front Side Shield, Snap-On* |
| **SPB**[11] | Square Pole Horizontal Arm Bracket |
| **RPB**[11] | Round Pole Horizontal Arm Bracket |
| **PTB**[11] | Pole Top Tenon Horizontal Arm Bracket |
| **PTB2**[11] | Pole Top Tenon Horizontal Arm Bracket (2@180°) |
| **WB**[11] | Wall Horizontal Arm Bracket |
| **BSK** | Bird Deterrent Spider Kit |
| **LLPC**[12] | Long-Life Twist Lock Photocontrol |
| **SC** | Twist Lock Shorting Cap |

* Unless specified for field installation, Shields and Shorting Caps are shipped installed. All other options are shipped separately.

©2024 LEOTEK Electronics USA. GCJ4_J-Series_Specification Sheet_31-January-2024. Specifications subject to change without notice.
Page 1 of 7

LEOTEK

## GreenCobra™ Jr. LED Streetlight
## GCJ J-Series Specification Data Sheet

**Performance Data: 3000K (30K)**
All data nominal. IES files for all CCTs available at leotek.com.

| Product | LED Code | Output Code | System Wattage (W) | Delivered Lumens (Lm)[1] | Efficacy (Lm/W) | Field Adjustable Output Range |
|---|---|---|---|---|---|---|
| **GCJ1** | 30J | 025 | 17 | 2533 | 149 | ↑ |
| | | 040 | 27 | 4058 | 152 | |
| | | 045 | 30 | 4560 | 152 | |
| | | 050 | 34 | 5223 | 154 | ↓ |
| **GCJ2** | 30J | 055 | 37 | 5550 | 150 | ↑ |
| | | 065 | 44 | 6425 | 146 | ↓ |
| **GCJ3** | 30J | 070 | 49 | 7062 | 145 | ↑ |
| | | 075 | 54 | 7722 | 143 | |
| | | 080 | 58 | 8236 | 142 | |
| | | 090 | 64 | 8960 | 140 | |
| | | 095 | 67 | 9380 | 140 | ↓ |
| **GCJ4** | 30J | 105 | 70 | 10490 | 150 | ↑ |
| | | 115 | 80 | 11637 | 145 | |
| | | 125 | 87 | 12428 | 143 | |
| | | 135 | 100 | 13730 | 137 | ↓ |

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2. Maximum LED drive current is 500mA.

**Performance Data: 4000K (40K) and 5000K (50K)**
All data nominal. IES files for all CCTs available at leotek.com.

| Product | LED Code | Output Code | System Wattage (W) | Delivered Lumens (Lm)[1] | Efficacy (Lm/W) | Field Adjustable Output Range |
|---|---|---|---|---|---|---|
| **GCJ1** | 30J | 025 | 17 | 2669 | 157 | ↑ |
| | | 045 | 27 | 4299 | 161 | |
| | | 050 | 30 | 4830 | 161 | |
| | | 055 | 34 | 5532 | 163 | ↓ |
| **GCJ2** | 30J | 060 | 37 | 5883 | 159 | ↑ |
| | | 070 | 44 | 6864 | 156 | ↓ |
| **GCJ3** | 30J | 075 | 49 | 7256 | 149 | ↑ |
| | | 080 | 54 | 7992 | 148 | |
| | | 085 | 58 | 8468 | 146 | |
| | | 090 | 64 | 9216 | 144 | |
| | | 095 | 67 | 9648 | 144 | ↓ |
| **GCJ4** | 30J | 110 | 70 | 10988 | 157 | ↑ |
| | | 120 | 80 | 12207 | 153 | |
| | | 130 | 87 | 13047 | 150 | |
| | | 145 | 100 | 14399 | 144 | ↓ |

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2. Maximum LED drive current is 500mA.

©2024 LEOTEK Electronics USA. GCJ4_J-Series_Specification Sheet_31-January-2024. Specifications subject to change without notice.
Page 4 of 7

2 SL2 **PUBLIC LUMINAIRE DETAIL**
NOT TO SCALE

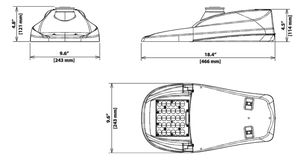
LEOTEK

Project RIALTO PLACE
Type
Catalog No.

## GreenCobra™ Jr. LED Streetlight
## GCJ J-Series Specification Data Sheet

**Luminaire Data**

**Weight** 7.7 lbs [3.5 kg]
**EPA** 0.39 $ft^2$




**Ordering Information**
Sample Catalog No. GCJ1-30J-MV-40K-2R-GY-055-PCR7-WL

| GCJ1 | 30J | MV | 40K | 4 | GY | 050 | PCR7-WL |
|---|---|---|---|---|---|---|---|
| **Model*** | **LED Code** | **Voltage** | **Color Temperature** | **Distribution** | **Finish**[1] | **Output Code**[2] | **Options** |
| **GCJ1*** | 30J | **MV** 120-277V | **22K** 2200K | **2R** Type 2 | **GY** Gray | Refer to page 3 and 4 to select the output code. | **FOC**[5] Fixed Output Code |
| **GCJ2*** | | **HV** 347-480V | **27K** 2700K | **3R** Type 3R | **DB** Dark Bronze | | **LPCR** Less Photocontrol Receptacle |
| **GCJ3*** | | | **30K** 3000K | **3F** Type 3F | | | **PCR7*** ANSI 7-wire Photocontrol Receptacle |
| **GCJ4*** | | | **40K** 4000K | **4** Type 4 | **BK** Black | | **PCR7-CR**[6] Control Ready 7-wire PC Receptacle |
| | | | **50K** 5000K | **5** Type 5 | | | **MSL3** Motion Sensor, L3 Lens |
| | | | | | | | **MSL7** Motion Sensor, L7 Lens |
| | | | | | | | **WL** Utility Wattage Label |
| | | | | | | | **4B** 4-Bolt Mounting Bracket |
| | | | | | | | **RWG** Rubber Wildlife Guard |
| | | | | | | | **SWTB** Straight Wire Terminal Block |
| | | | | | | | **BBL** Bubble Level |
| | | | | | | | **DSC** Door Safety Cable |
| | | | | | | | **CF**[7] Coastal Paint Finish |
| | | | | | | | **SP2**[7] Extreme Surge Protection, 20KV/10KA, Fail-to-on |
| | | | | | | | **LSSP2**[7] Extreme Surge Protection, Fail-to-off, 20KV/10KA Rating |

* Refer to performance data table on page 3, 4 for specific model with corresponding output code

Notes:
1 Gray, Black, and Dark Bronze standard. Consult factory for other finishes. See page 2 for RAL codes of Standard finishes.
2 Specified output code is the factory set lumen performance. Refer to performance data table on page 3, 4 of this spec sheet. Field adjustable output selector enables fixture to be changed in the field to adjust light output for local conditions (not available with Fixed Output Code, FOC) or PCR7-CR option. Consult factory if wattage limits require a special drive current.
3 Non-field adjustable, fixed output code. Specify required output code. Not available with PCR7-CR option.
4 Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
5 Control-ready wired at factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified output code.
6 Specify the CF Option for coastal installation. See warranty for details.
7 Standard surge protection, 10kV/5kA, fail-to-on, meets enhanced surge protection based on ANSI 136.25-2015 3-part test.
8 Flush mounted house side shield. Shield cuts light off at 1 mounting height behind luminaire. Gray frame with black louvres.
9 Flush mounted cul-de-sac shield. Shield cuts light off at 1 mounting height behind luminaire and 2 times the mounting height on either side of luminaire. Gray frame with black louvres.
10 Flush mounted front side shield cuts light off at approximately 1½ mounting height in front of luminaire (street side). Gray frame with black louvres.
11 Specify Color (GY, DB, BK). Refer to Leotek web site for specific mounting details and drawings at https://leotek.com/lighting-library/
12 Specify MV (120-277V) or HV (347-480V).

**Accessories***

| | |
|---|---|
| **HSSIGCJ**[8] | House Side Shield, Snap-On* |
| **CSSIGCJ**[9] | Cul-De-Sac Side Shield, Snap-On* |
| **FSSIGCJ**[10] | Front Side Shield, Snap-On* |
| **SPB**[11] | Square Pole Horizontal Arm Bracket |
| **RPB**[11] | Round Pole Horizontal Arm Bracket |
| **PTB**[11] | Pole Top Tenon Horizontal Arm Bracket |
| **PTB2**[11] | Pole Top Tenon Horizontal Arm Bracket (2@180°) |
| **WB**[11] | Wall Horizontal Arm Bracket |
| **BSK** | Bird Deterrent Spider Kit |
| **LLPC**[12] | Long-Life Twist Lock Photocontrol |
| **SC** | Twist Lock Shorting Cap |

* Unless specified for field installation, Shields and Shorting Caps are shipped installed. All other options are shipped separately.

©2024 LEOTEK Electronics USA. GCJ4_J-Series_Specification Sheet_31-January-2024. Specifications subject to change without notice.
Page 1 of 7

LEOTEK

## GreenCobra™ Jr. LED Streetlight
## GCJ J-Series Specification Data Sheet

**Performance Data: 3000K (30K)**
All data nominal. IES files for all CCTs available at leotek.com.

| Product | LED Code | Output Code | System Wattage (W) | Delivered Lumens (Lm)[1] | Efficacy (Lm/W) | Field Adjustable Output Range |
|---|---|---|---|---|---|---|
| **GCJ1** | 30J | 025 | 17 | 2533 | 149 | ↑ |
| | | 040 | 27 | 4058 | 152 | |
| | | 045 | 30 | 4560 | 152 | |
| | | 050 | 34 | 5223 | 154 | ↓ |
| **GCJ2** | 30J | 055 | 37 | 5550 | 150 | ↑ |
| | | 065 | 44 | 6425 | 146 | ↓ |
| **GCJ3** | 30J | 070 | 49 | 7062 | 145 | ↑ |
| | | 075 | 54 | 7722 | 143 | |
| | | 080 | 58 | 8236 | 142 | |
| | | 090 | 64 | 8960 | 140 | |
| | | 095 | 67 | 9380 | 140 | ↓ |
| **GCJ4** | 30J | 105 | 70 | 10490 | 150 | ↑ |
| | | 115 | 80 | 11637 | 145 | |
| | | 125 | 87 | 12428 | 143 | |
| | | 135 | 100 | 13730 | 137 | ↓ |

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2. Maximum LED drive current is 500mA.

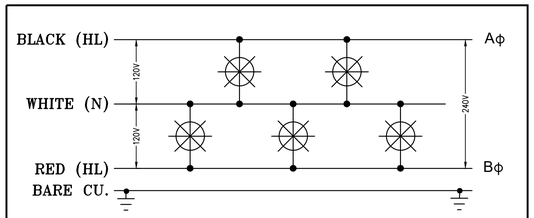
**Performance Data: 4000K (40K) and 5000K (50K)**
All data nominal. IES files for all CCTs available at leotek.com.

| Product | LED Code | Output Code | System Wattage (W) | Delivered Lumens (Lm)[1] | Efficacy (Lm/W) | Field Adjustable Output Range |
|---|---|---|---|---|---|---|
| **GCJ1** | 30J | 025 | 17 | 2669 | 157 | ↑ |
| | | 045 | 27 | 4299 | 161 | |
| | | 050 | 30 | 4830 | 161 | |
| | | 055 | 34 | 5532 | 163 | ↓ |
| **GCJ2** | 30J | 060 | 37 | 5883 | 159 | ↑ |
| | | 070 | 44 | 6864 | 156 | ↓ |
| **GCJ3** | 30J | 075 | 49 | 7256 | 149 | ↑ |
| | | 080 | 54 | 7992 | 148 | |
| | | 085 | 58 | 8468 | 146 | |
| | | 090 | 64 | 9216 | 144 | |
| | | 095 | 67 | 9648 | 144 | ↓ |
| **GCJ4** | 30J | 110 | 70 | 10988 | 157 | ↑ |
| | | 120 | 80 | 12207 | 153 | |
| | | 130 | 87 | 13047 | 150 | |
| | | 145 | 100 | 14399 | 144 | ↓ |

Notes:
1 Nominal lumens. Normal tolerance ± 10% due to factors including distribution type, LED bin variance, and ambient temperatures.
2. Maximum LED drive current is 500mA.

©2024 LEOTEK Electronics USA. GCJ4_J-Series_Specification Sheet_31-January-2024. Specifications subject to change without notice.
Page 4 of 7

3 SL2 **PUBLIC LUMINAIRE DETAIL**
NOT TO SCALE




**120/240 VOLT WIRING DIAGRAM**
SEE GENERAL NOTE #4, SEE SHEET SL1
NOT TO SCALE

## VOLTAGE DROP CALCULATIONS

| LOCATION | DISTANCE | LOAD | | VOLTAGE 120/240 | WIRE SIZE | % VOLTAGE DROP | CIRCUIT # |
|---|---|---|---|---|---|---|---|
| | | WATT | VOLT/AMP | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

FOR REVIEW ONLY

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS
LEGACY BUILDERS. INC
RIALTO PLACE
ANTIOCH CALIFORNIA

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

DATE: April 2024 | DATE LAST WORKED ON: 5/3/2024
SCALE: NOT TO SCALE | DRAWN: SM | CHECKED: KT
JOB NO.: 224054 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL2 OF SL4 SHEETS



813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com


TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

# STREET LIGHTING SITE PLAN

LEGACY BUILDERS. INC
RIALTO PLACE
ANTIOCH CALIFORNIA

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

DATE: April 2024 | DATE LAST WORKED ON: 5/3/2024
SCALE: 1" = 20' | DRAWN: HA | CHECKED: ML
JOB NO.: 224054 | PRELIMINARY NOT FOR CONSTRUCTION

INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

SHEET SL3 OF SL4 SHEETS

MATCH LINE SEE SHEET SL3

EX. SOMERVILLE RD
(PUBLIC)

EX. SOMERVILLE RD
(PUBLIC)

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 2 SL2 SEE DETAIL

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 1 SL2 SEE DETAIL

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 1 SL2 SEE DETAIL

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 3 SL2 SEE DETAIL

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 1 SL2 SEE DETAIL

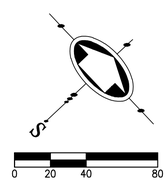
PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 2 SL2 SEE DETAIL

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 1 SL2 SEE DETAIL

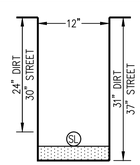
PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 1 SL1 1 SL2 SEE DETAIL

PROPOSED PUBLIC STREET LIGHT, SINGLE ARM 2 SL2 SEE DETAIL

MATCHLINE




FOR REVIEW ONLY




SECTION W1

TRENCH SECTION


813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS


- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

# STREET LIGHTING SITE PLAN

LEGACY BUILDERS. INC
RIALTO PLACE
ANTIOCH CALIFORNIA

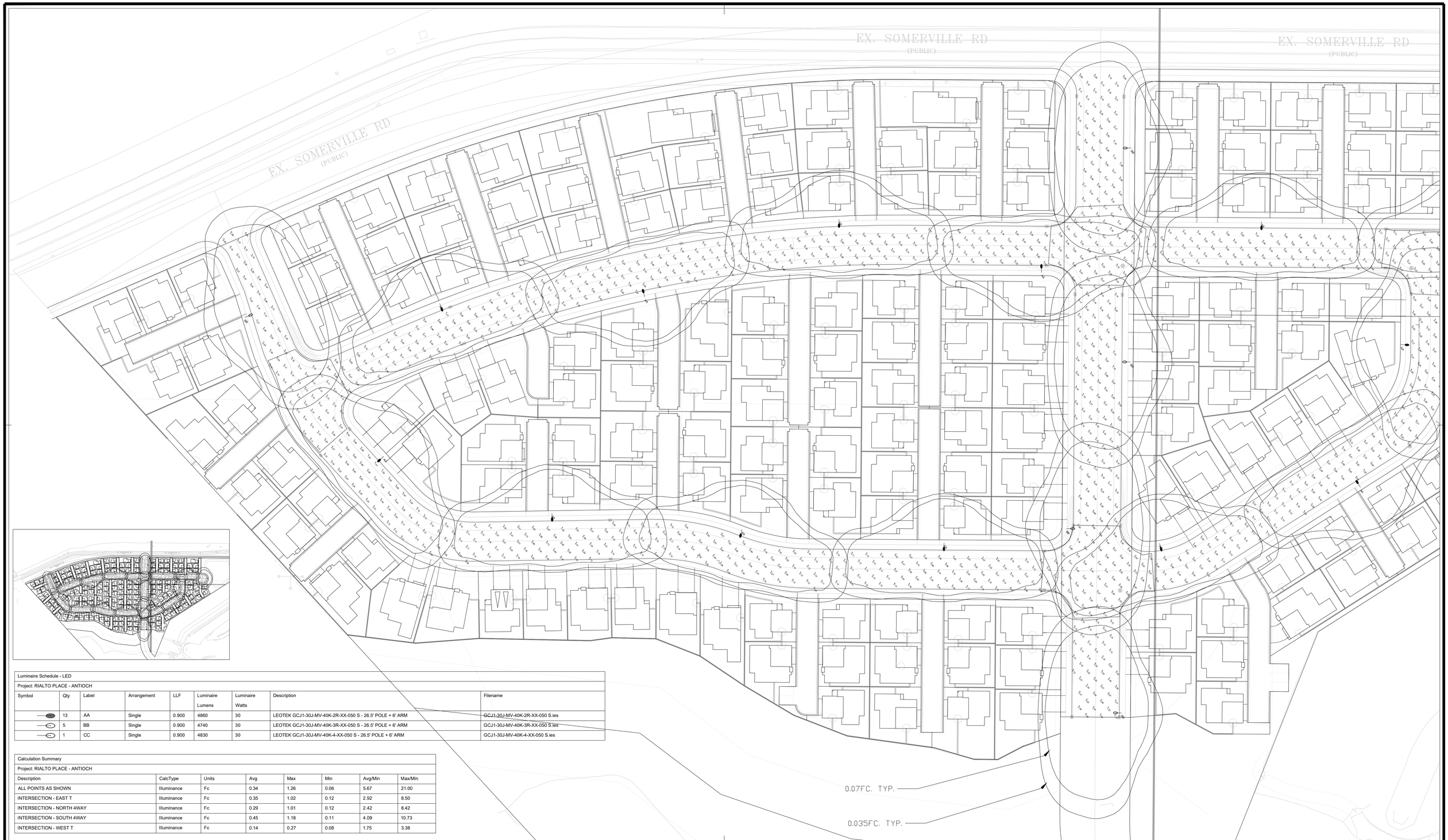
| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| | | | |

| | |
|---|---|
| DATE: April 2024 | DATE LAST WORKED ON: 5/3/2024 |
| SCALE: 1" = 20' | DRAWN: HA / CHECKED: ML |
| JOB NO.: 224054 | PRELIMINARY NOT FOR CONSTRUCTION |

INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL4 OF SL4 SHEETS




| Luminaire Schedule - LED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Project: RIALTO PLACE - ANTIOCH | | | | | | | | |
| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Luminaire Watts | Description | Filename |
| | 13 | AA | Single | 0.900 | 4860 | 30 | LEOTEK GCJ1-30J-MV-40K-2R-XX-050 S - 26.5' POLE + 6' ARM | GCJ1-30J-MV-40K-2R-XX-050 S.ies |
| | 5 | BB | Single | 0.900 | 4740 | 30 | LEOTEK GCJ1-30J-MV-40K-3R-XX-050 S - 26.5' POLE + 6' ARM | GCJ1-30J-MV-40K-3R-XX-050 S.ies |
| | 1 | CC | Single | 0.900 | 4830 | 30 | LEOTEK GCJ1-30J-MV-40K-4-XX-050 S - 26.5' POLE + 6' ARM | GCJ1-30J-MV-40K-4-XX-050 S.ies |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Project: RIALTO PLACE - ANTIOCH | | | | | | | |
| Description | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALL POINTS AS SHOWN | Illuminance | Fc | 0.34 | 1.26 | 0.06 | 5.67 | 21.00 |
| INTERSECTION - EAST T | Illuminance | Fc | 0.35 | 1.02 | 0.12 | 2.92 | 8.50 |
| INTERSECTION - NORTH 4WAY | Illuminance | Fc | 0.29 | 1.01 | 0.12 | 2.42 | 8.42 |
| INTERSECTION - SOUTH 4WAY | Illuminance | Fc | 0.45 | 1.18 | 0.11 | 4.09 | 10.73 |
| INTERSECTION - WEST T | Illuminance | Fc | 0.14 | 0.27 | 0.08 | 1.75 | 3.38 |

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

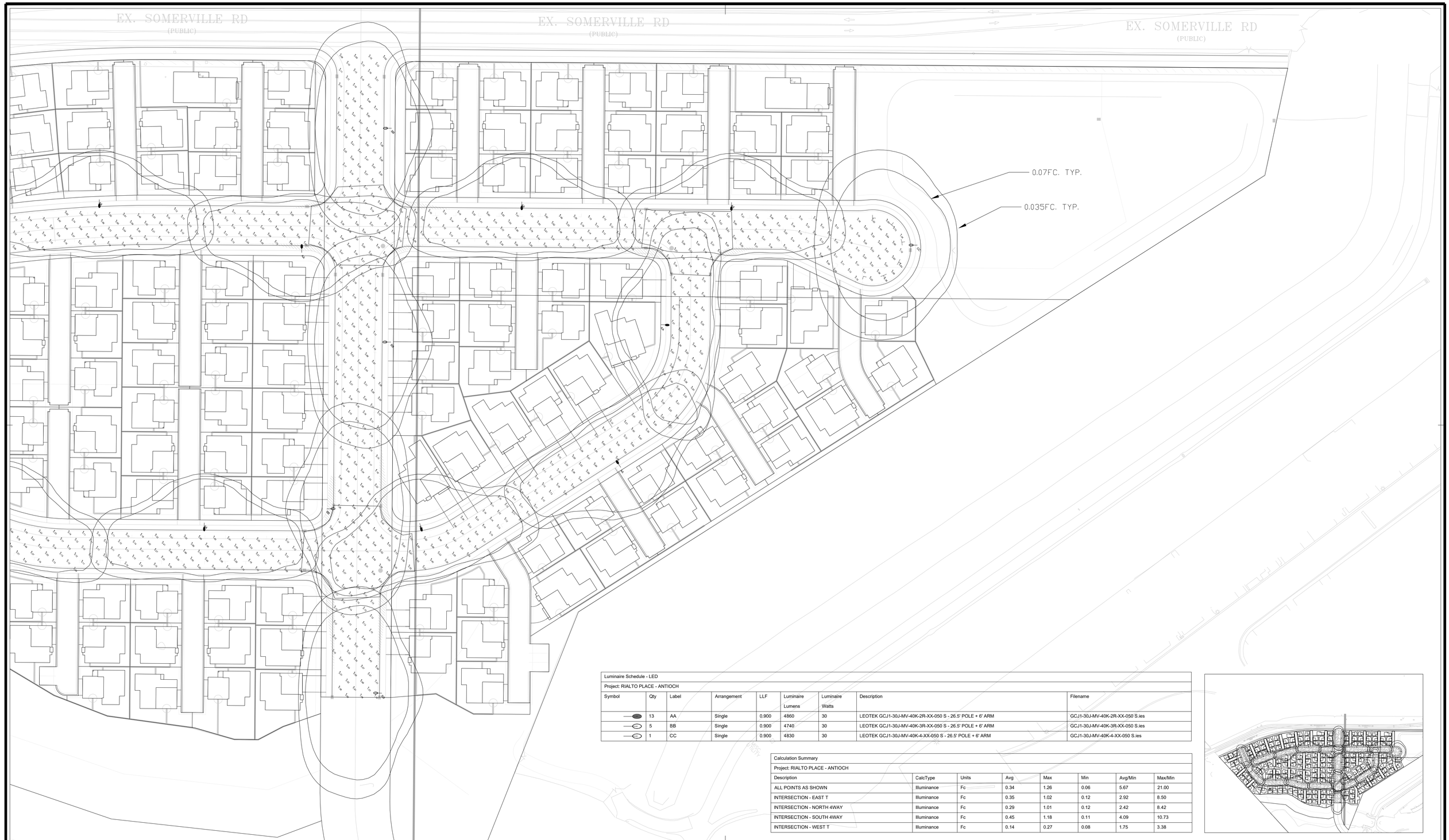
AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

# RIALTO PLACE
CITY OF ANTIOCH

DRAWING NO. / INPUT FILE
22835REY.DWG / 22835REY.A32

| SCALE | SHEET | DATE | REV |
|---|---|---|---|
| 1" = 40' | 1 OF 2 | 04.29.2024 | X |




Luminaire Schedule - LED

Project: RIALTO PLACE - ANTIOCH

| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Luminaire Watts | Description | Filename |
|---|---|---|---|---|---|---|---|---|
| | 13 | AA | Single | 0.900 | 4860 | 30 | LEOTEK GCJ1-30J-MV-40K-2R-XX-050 S - 26.5' POLE + 6' ARM | GCJ1-30J-MV-40K-2R-XX-050 S.ies |
| | 5 | BB | Single | 0.900 | 4740 | 30 | LEOTEK GCJ1-30J-MV-40K-3R-XX-050 S - 26.5' POLE + 6' ARM | GCJ1-30J-MV-40K-3R-XX-050 S.ies |
| | 1 | CC | Single | 0.900 | 4830 | 30 | LEOTEK GCJ1-30J-MV-40K-4-XX-050 S - 26.5' POLE + 6' ARM | GCJ1-30J-MV-40K-4-XX-050 S.ies |

Calculation Summary

Project: RIALTO PLACE - ANTIOCH

| Description | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| ALL POINTS AS SHOWN | Illuminance | Fc | 0.34 | 1.26 | 0.06 | 5.67 | 21.00 |
| INTERSECTION - EAST T | Illuminance | Fc | 0.35 | 1.02 | 0.12 | 2.92 | 8.50 |
| INTERSECTION - NORTH 4WAY | Illuminance | Fc | 0.29 | 1.01 | 0.12 | 2.42 | 8.42 |
| INTERSECTION - SOUTH 4WAY | Illuminance | Fc | 0.45 | 1.18 | 0.11 | 4.09 | 10.73 |
| INTERSECTION - WEST T | Illuminance | Fc | 0.14 | 0.27 | 0.08 | 1.75 | 3.38 |

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE; ALR; KRISTIAN REYES

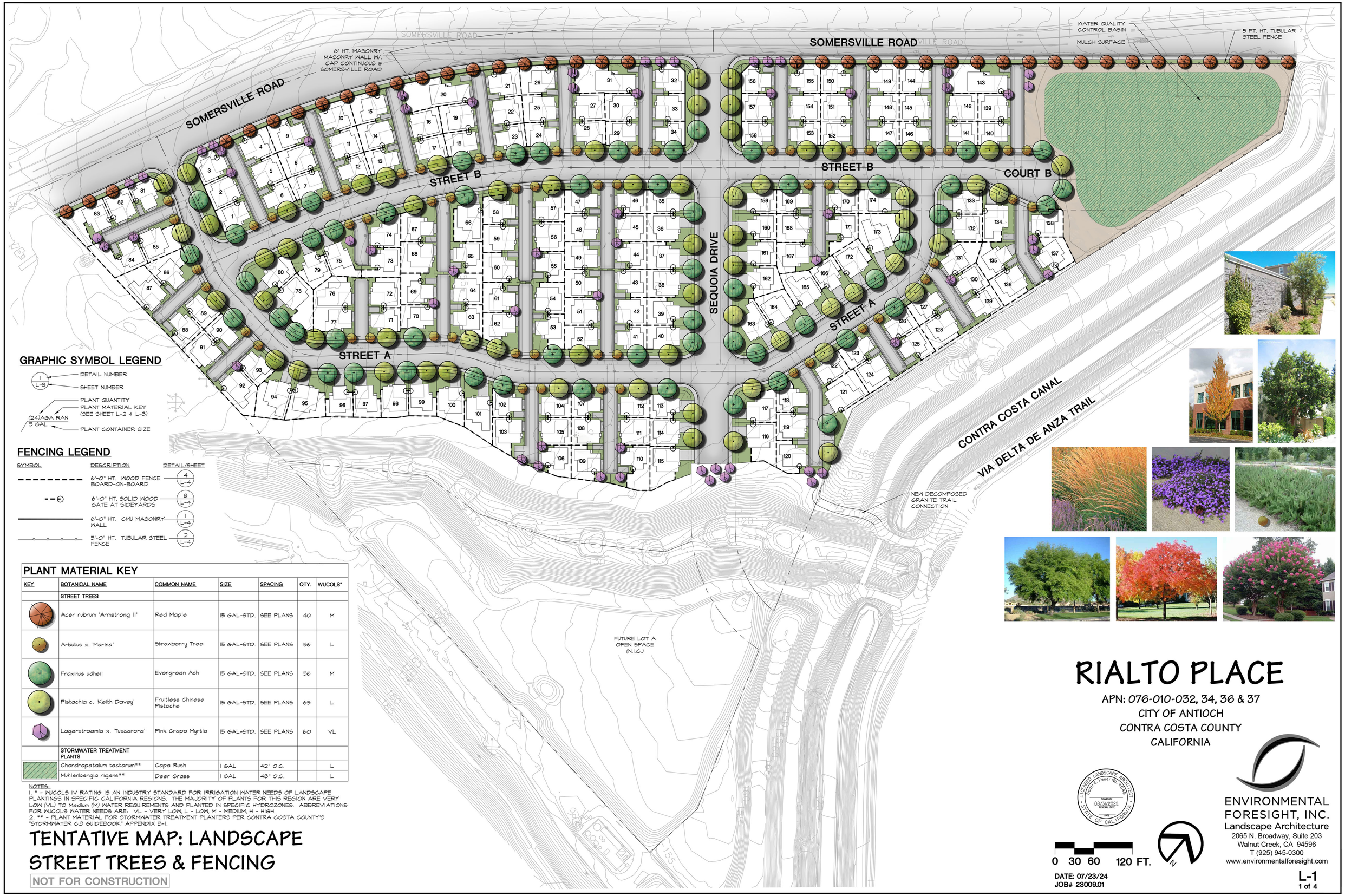
AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

# RIALTO PLACE
CITY OF ANTIOCH

DRAWING NO. / INPUT FILE
22835REY.DWG / 22835REY.A32

| SCALE | SHEET | DATE | REV |
|---|---|---|---|
| 1" = 40' | 2 OF 2 | 04.29.2024 | X |




## GRAPHIC SYMBOL LEGEND

- 1 / L-3 — DETAIL NUMBER / SHEET NUMBER
- (24)AGA RAN / 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L-2 & L-3) / PLANT CONTAINER SIZE

## FENCING LEGEND

| SYMBOL | DESCRIPTION | DETAIL/SHEET |
|---|---|---|
| | 6'-0" HT. WOOD FENCE BOARD-ON-BOARD | 4 / L-4 |
| | 6'-0" HT. SOLID WOOD GATE AT SIDEYARDS | 3 / L-4 |
| | 6'-0" HT. CMU MASONRY WALL | 1 / L-4 |
| | 5'-0" HT. TUBULAR STEEL FENCE | 2 / L-4 |

## PLANT MATERIAL KEY

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QTY. | WUCOLS* |
|---|---|---|---|---|---|---|
| | STREET TREES | | | | | |
| | Acer rubrum 'Armstrong II' | Red Maple | 15 GAL-STD. | SEE PLANS | 40 | M |
| | Arbutus x. 'Marina' | Stranberry Tree | 15 GAL-STD. | SEE PLANS | 56 | L |
| | Fraxinus udhell | Evergreen Ash | 15 GAL-STD. | SEE PLANS | 56 | M |
| | Pistachia c. 'Keith Davey' | Fruitless Chinese Pistache | 15 GAL-STD. | SEE PLANS | 65 | L |
| | Lagerstroemia x. 'Tuscarora' | Pink Crape Myrtle | 15 GAL-STD. | SEE PLANS | 60 | VL |
| | STORMWATER TREATMENT PLANTS | | | | | |
| | Chondropetalum tectorum** | Cape Rush | 1 GAL | 42" O.C. | | L |
| | Muhlenbergia rigens** | Deer Grass | 1 GAL | 48" O.C. | | L |

NOTES:
1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. ** - PLANT MATERIAL FOR STORMWATER TREATMENT PLANTERS PER CONTRA COSTA COUNTY'S "STORMWATER C.3 GUIDEBOOK" APPENDIX B-1.

# TENTATIVE MAP: LANDSCAPE STREET TREES & FENCING

NOT FOR CONSTRUCTION

# RIALTO PLACE

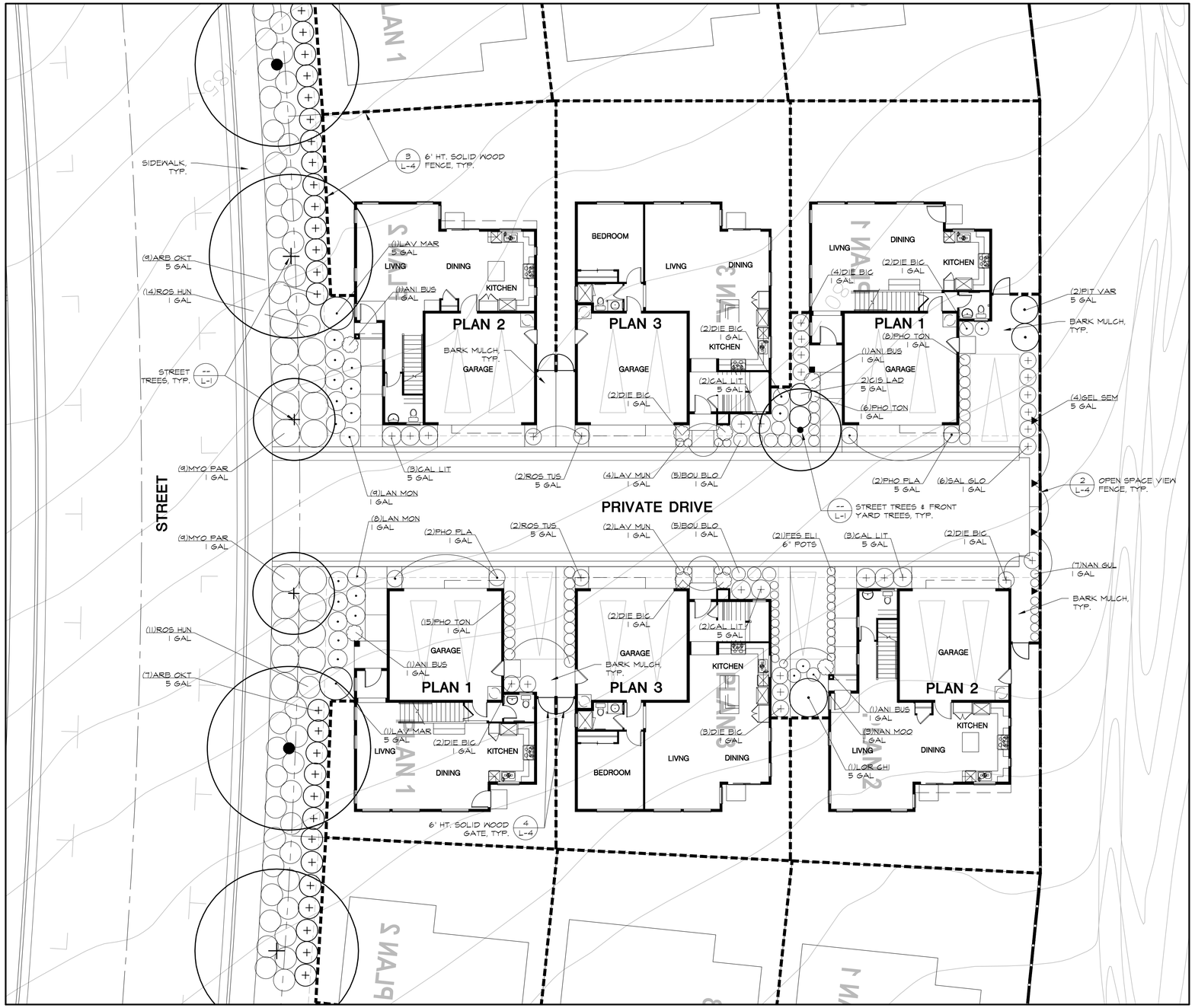
APN: 076-010-032, 34, 36 & 37
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
SUNITE FEUER No. 4548
SIGNATURE
08/31/2025
REGISTRATION DATE
STATE OF CALIFORNIA

0 30 60 120 FT.

DATE: 07/23/24
JOB# 23009.01

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com




4 & 6-PACK LOT FRONT YARD TYPICALS

# PRELIMINARY PLANT MATERIAL PALETTE

| | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WUCOLS* |
|---|---|---|---|---|---|
| | TREES - SEE STREET TREE & FENCING PLAN L-1 | | | | |
| | SHRUBS, GROUNDCOVERS, & GRASSES PALETTE | | | | |
| ANI BUS | Anigozanthos x. 'Bush Gold' | Yellow Kangaroo Paw | 1 GAL | 30" O.C. | L |
| ARB OKT | Arbutus u. 'Oktoberfest' | Strawberry Tree (Shrub) | 5 GAL | 60" O.C. | L |
| BOU BLO | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 GAL | 30" O.C. | L |
| CAL LIT | Callistemon v. 'Little John'<br>Shade Alt.: Sarcococca ruscifolia | Dwarf Bottle Brush<br>Shade Alt.: Sweet Box | 5 GAL | 42" O.C. | L |
| CIS LAD | Cistus ladanifer | Crimson Spot Rockrose | 5 GAL | 48" O.C. | L |
| DIE BIC | Dietes bicolor | Fortnight Lily | 1 GAL | 36" O.C. | L |
| FES ELI | Festuca glauca 'Elijah Blue' | Common Blue Fescue | 6" POTS | 18" O.C. | L |
| LAN MON | Lantana montevidensis | Trailing Lantana | 1 GAL | 42" O.C. | L |
| LAV MAR | Lavatera maritima<br>Shade Alt.: Abutilon x. 'Moonchimes' | Tree Mallow<br>Shade Alt.: Flowering Maple | 5 GAL | 72" O.C. | L |
| LAV MUN | Lavandula a. 'Munstead' | Munstead Lavender | 1 GAL | 18" O.C. | L |
| LOR BUR | Loropetalum chinense | White Fringe Flower | 5 GAL | 72" O.C. | L |
| MYO PAR | Myoporum parvifolium | Myoporum | 1 GAL | 60" O.C. | L |
| NAN GUL | Nandina d. 'Gulf Stream' | Dwarf Heavenly Bamboo | 1 GAL | 18" O.C. | L |
| NAN MOO | Nandina d. 'Moon Bay' | Dwarf Heavenly Bamboo | 1 GAL | 30" O.C. | L |
| PHO PLA | Phormium x. 'Platt's Black' | New Zealand Flax | 1 GAL | 36" O.C. | L |
| PHO TON | Phormium x. 'Tony Tiger'<br>Shade Alt.: Liriope m. 'Silvery Sunproof' | Dwarf New Zealand Flax<br>Shade Alt.: Variegated Lily Turf' | 1 GAL | 24" O.C. | L |
| PIT VAR | Pittosporum tobira 'Variegata' | Variegated Tobira | 5 GAL | 60" O.C. | L |
| PRU COL | Prunus c. 'Compacta' Column | Columnar Cherry Laurel | 5 GAL | 48" O.C. | L |
| ROS HUN | Rosmarinus o. 'Huntington Carpet' | Trailing Rosemary | 1 GAL | 48" O.C. | L |
| ROS TUS | Rosmarinus o. 'Tuscan Blue'<br>Shade Alt.: Nandina domestica | Upright Rosemary<br>Shade Alt.: Heavenly Bamboo | 5 GAL | 36" O.C. | L |
| SAL GLO | Salvia g 'Heatwave Glow' | Heatwave Glow Sage | 1 GAL | 36" O.C. | L |
| | VINES / ESPALIERS | | | | |
| GEL SEM | Gelsemium sempervirens | Carolina Jessamine | 5 GAL | SEE PLANS | L |

NOTES:
1. * - THE "WULCOLS IV" RATING SYSTEM IS INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTING IN CALIFORNIA. THE MAJORITY PLANTS SELECTED ARE RATED VERY LOW TO MEDIUM WATER REQUIREMENTS FOR THE REGION AND SHALL BE PLANTED IN SPECIFIC HYDROZONES. PLANT WATER USE RATINGS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH
2. SHADE ALTERNATIVE PLANT SPECIES SHALL BE USED IN AREAS PREDOMINATELY RECEIVING SHADE, SUCH AS THE NORTH SIDE OF BUILDINGS. CONTRACTOR TO FIELD VERIFY SUN/SHADE CONDITION.

## IRRIGATION/MWELO DESIGN NOTE

1. A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN COMPLIANT WITH THE CITY OF ANTIOCH's MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

## PLANTING NOTES

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

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

B. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS "WONDERGROW PREMIUM COMPOST" AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR "FOUR COURSE COMPOST" AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

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

2. **MULCH.** ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:

A. PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR' IN 'LIGHT BROWN' COLOR.

C. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.

# RIALTO PLACE

APN: 076-010-032, 34, 36 & 37
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

## GRAPHIC SYMBOL LEGEND

1 / L-3 — DETAIL NUMBER / SHEET NUMBER

(24)AGA RAN / 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L-2 & L-3) / PLANT CONTAINER SIZE

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER NO. 4696 — SIGNATURE — 08/31/2025 RENEWAL DATE — DATE — STATE OF CALIFORNIA

0 5 10 20 FT.

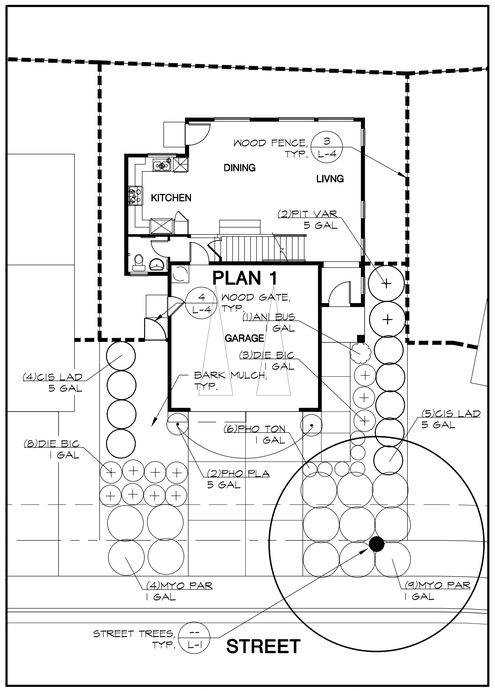
DATE: 07/23/24
JOB# 23010.01

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

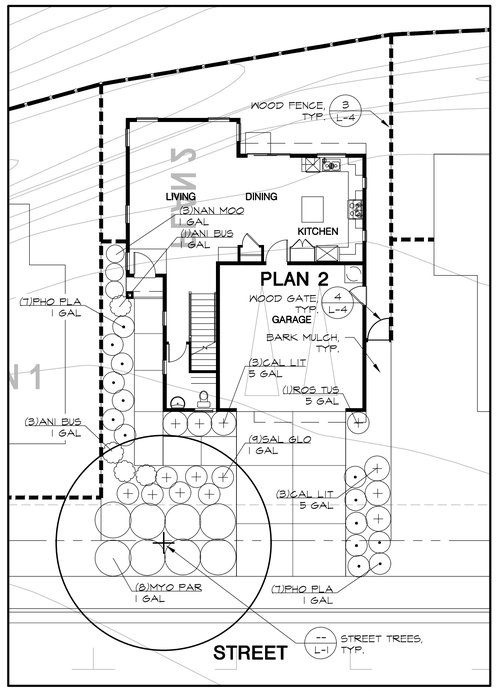


# TENTATIVE MAP: LANDSCAPE TYPICALS
# 4 & 6-PACK LOTS

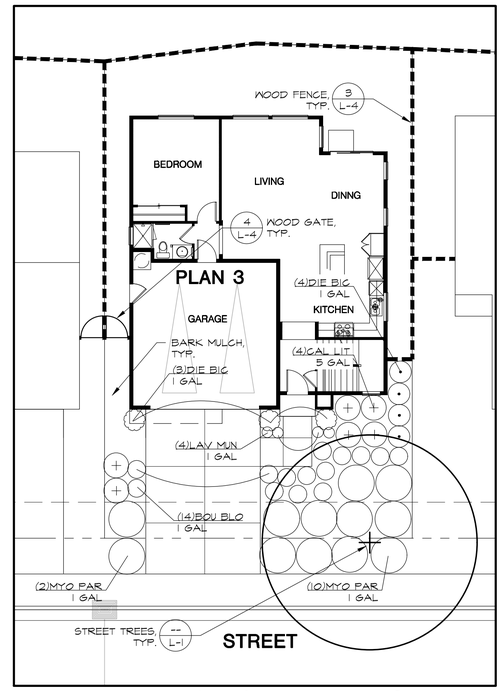
NOT FOR CONSTRUCTION



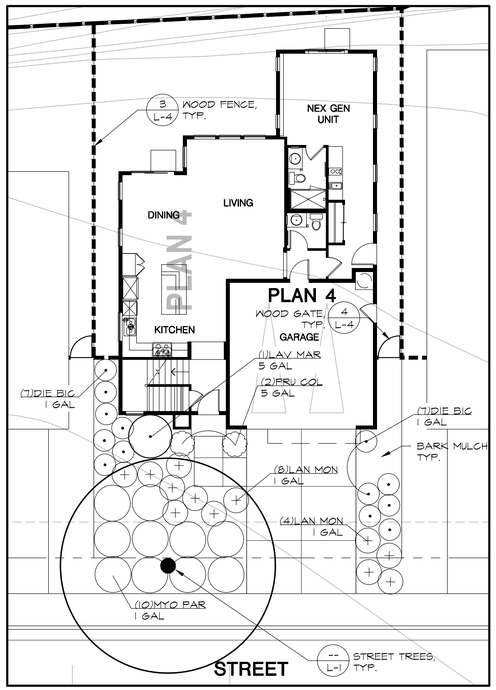

PLAN 1 FRONT YARD TYPICAL



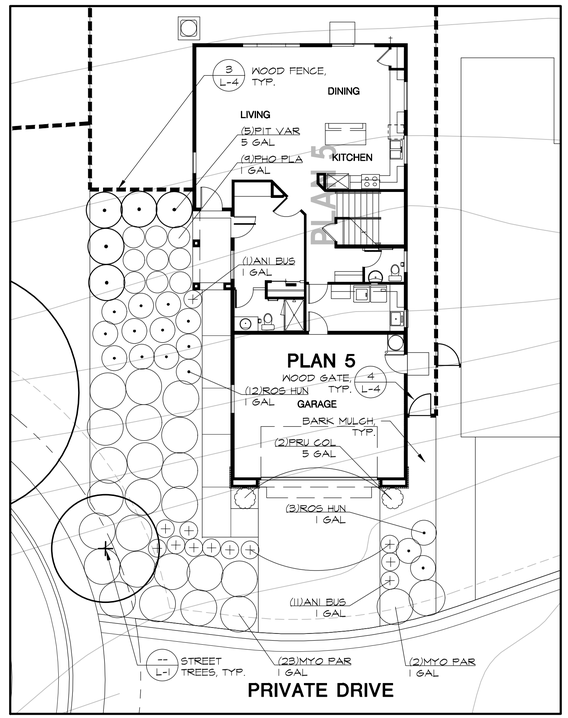

PLAN 2 FRONT YARD TYPICAL




PLAN 3 FRONT YARD TYPICAL




PLAN 4 FRONT YARD TYPICAL




PLAN 5 FRONT YARD TYPICAL

# TENTATIVE MAP: LANDSCAPE TYPICALS
# SINGLE LOADED LOTS PLANS 1-5

NOT FOR CONSTRUCTION

## PRELIMINARY PLANT MATERIAL PALETTE

| | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WUCOLS* |
|---|---|---|---|---|---|
| | TREES - SEE STREET TREE & FENCING PLAN L-1 | | | | |
| | SHRUBS, GROUNDCOVERS, & GRASSES PALETTE | | | | |
| ANI BUS | Anigozanthos x. 'Bush Gold' | Yellow Kangaroo Paw | 1 GAL | 30" O.C. | L |
| ARB OKT | Arbutus u. 'Oktoberfest' | Strawberry Tree (Shrub) | 5 GAL | 60" O.C. | L |
| BOU BLO | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 GAL | 30" O.C. | L |
| CAL LIT | Callistemon v. 'Little John'<br>Shade Alt.: Sarcococca ruscifolia | Dwarf Bottle Brush<br>Shade Alt.: Sweet Box | 5 GAL | 42" O.C. | L |
| CIS LAD | Cistus ladanifer | Crimson Spot Rockrose | 5 GAL | 48" O.C. | L |
| DIE BIC | Dietes bicolor | Fortnight Lily | 1 GAL | 36" O.C. | L |
| FES ELI | Festuca glauca 'Elijah Blue' | Common Blue Fescue | 6" POTS | 18" O.C. | L |
| LAN MON | Lantana montevidensis | Trailing Lantana | 1 GAL | 42" O.C. | L |
| LAV MAR | Lavatera maritima<br>Shade Alt.: Abutilon x. 'Moonchimes' | Tree Mallow<br>Shade Alt.: Flowering Maple | 5 GAL | 72" O.C. | L |
| LAV MUN | Lavandula a. 'Munstead' | Munstead Lavender | 1 GAL | 18" O.C. | L |
| LOR BUR | Loropetalum chinense | White Fringe Flower | 5 GAL | 72" O.C. | L |
| MYO PAR | Myoporum parvifolium | Myoporum | 1 GAL | 60" O.C. | L |
| NAN GUL | Nandina d. 'Gulf Stream' | Dwarf Heavenly Bamboo | 1 GAL | 18" O.C. | L |
| NAN MOO | Nandina d. 'Moon Bay' | Dwarf Heavenly Bamboo | 1 GAL | 30" O.C. | L |
| PHO PLA | Phormium x. 'Platt's Black' | New Zealand Flax | 1 GAL | 36" O.C. | L |
| PHO TON | Phormium x. 'Tony Tiger'<br>Shade Alt: Liriope m. 'Silvery Sunproof' | Dwarf New Zealand Flax<br>Shade Alt.: Variegated Lily Turf' | 1 GAL | 24" O.C. | L |
| PIT VAR | Pittosporum tobira 'Variegata' | Variegated Tobira | 5 GAL | 60" O.C. | L |
| PRU COL | Prunus c. 'Compacta' Column | Columnar Cherry Laurel | 5 GAL | 48" O.C. | L |
| ROS HUN | Rosmarinus o. 'Huntington Carpet' | Trailing Rosemary | 1 GAL | 48" O.C. | L |
| ROS TUS | Rosmarinus o. 'Tuscan Blue'<br>Shade Alt.: Nandina domestica | Upright Rosemary<br>Shade Alt.: Heavenly Bamboo | 5 GAL | 36" O.C. | L |
| SAL GLO | Salvia g 'Heatwave Glow' | Heatwave Glow Sage | 1 GAL | 36" O.C. | L |
| | VINES / ESPALIERS | | | | |
| GEL SEM | Gelsemium sempervirens | Carolina Jessamine | 5 GAL | SEE PLANS | L |

NOTES:
1. * - THE "WULCOLS IV" RATING SYSTEM IS INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTING IN CALIFORNIA. THE MAJORITY PLANTS SELECTED ARE RATED VERY LOW TO MEDIUM WATER REQUIREMENTS FOR THE REGION AND SHALL BE PLANTED IN SPECIFIC HYDROZONES. PLANT WATER USE RATINGS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH
2. SHADE ALTERNATIVE PLANT SPECIES SHALL BE USED IN AREAS PREDOMINATELY RECEIVING SHADE, SUCH AS THE NORTH SIDE OF BUILDINGS. CONTRACTOR TO FIELD VERIFY SUN/SHADE CONDITION.

## IRRIGATION/MWELO DESIGN NOTE

1. A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN COMPLIANT WITH THE CITY OF ANTIOCH's MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

## PLANTING NOTES

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

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

B. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGROW PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

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

2. **MULCH.** ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:

A. PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR' IN 'LIGHT BROWN' COLOR.

C. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.

# RIALTO PLACE

APN: 076-010-032, 34, 36 & 37
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

## GRAPHIC SYMBOL LEGEND

1 / L-3 — DETAIL NUMBER / SHEET NUMBER

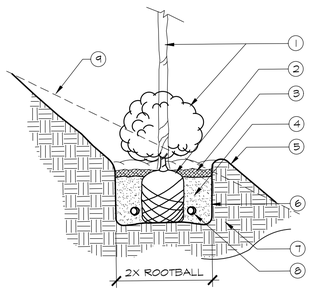
(24)AGA RAN / 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L-2 & L-3) / PLANT CONTAINER SIZE

LICENSED LANDSCAPE ARCHITECT — Scott E. Feuer No. 4608 — STATE OF CALIFORNIA
SIGNATURE
08/31/2025
RENEWAL DATE
DATE

0 5 10 20 FT.

DATE: 07/23/24
JOB# 23010.01

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

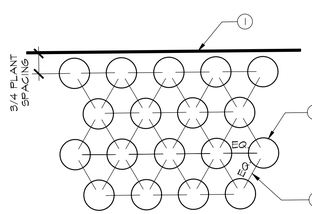



1. TREE OR SHRUB- SEE PLANS/ LEGEND FOR SIZE AND TYPE AND TREE PLANTING DETAIL FOR STAKING.
2. ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
5. WATERING BASIN- 4" MIN. EARTH BERM.
6. SCARIFY PLANTING PIT
7. SUBGRADE
8. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
9. EXISTING SLOPE

## 6 PLANTING ON SLOPE

SCALE: N.T.S.

1/1 DT-Shrub-Agriform02.dwg

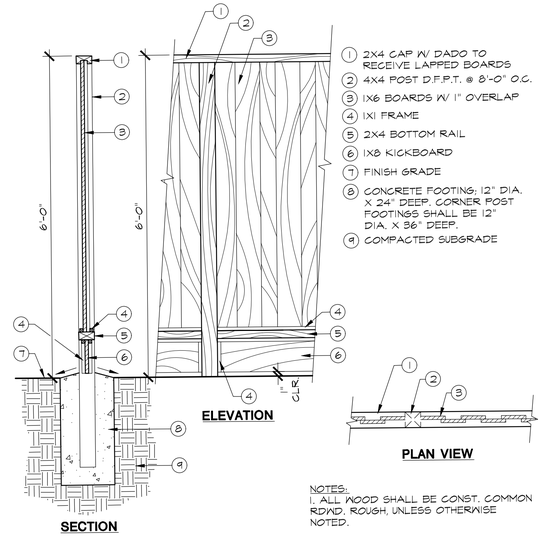



1. BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT
2. SHRUBS, GROUNDCOVER, & GRASSES
3. SPACING PER PLANT LEGEND

## 7 PLANT SPACING/LAYOUT

SCALE: N.T.S.

1/1 DT-GrndCov01.dwg



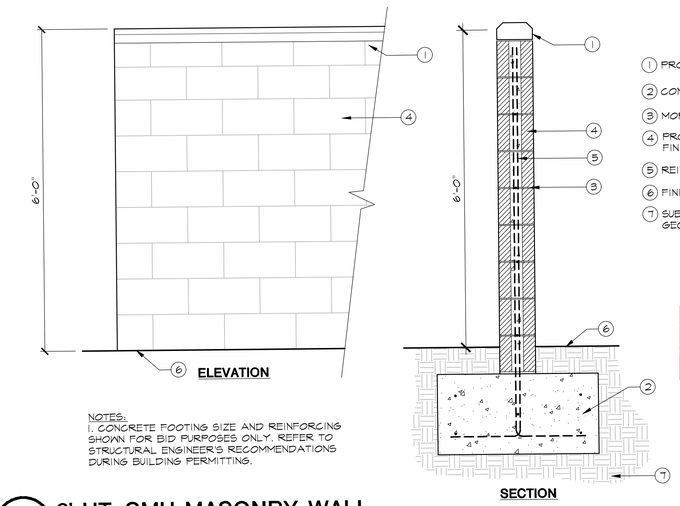

1. 2X4 CAP W/ DADO TO RECEIVE LAPPED BOARDS
2. 4X4 POST D.F.P.T. @ 8'-0" O.C.
3. 1X6 BOARDS W/ 1" OVERLAP
4. 1X1 FRAME
5. 2X4 BOTTOM RAIL
6. 1X8 KICKBOARD
7. FINISH GRADE
8. CONCRETE FOOTING; 12" DIA. X 24" DEEP. CORNER POST FOOTINGS SHALL BE 12" DIA. X 36" DEEP.
9. COMPACTED SUBGRADE

NOTES:
1. ALL WOOD SHALL BE CONST. COMMON RDWD. ROUGH, UNLESS OTHERWISE NOTED.

## 4 6'-0" HT. SOLID WOOD FENCE 1x6 BOARD ON BOARD

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

1/16 DT-FenWood01.dwg




1. PROTO II PRECAST CONC. CAP
2. CONCRETE FOOTING, S.S.D.
3. MORTAR SETTING BED
4. PROTO II CMU BLOCK, PRECISION FINISH, GRAY COLOR
5. REINFORCEMENT, S.S.D.
6. FINISH GRADE
7. SUBGRADE COMPACTED PER GEOTECHNICAL REPORT

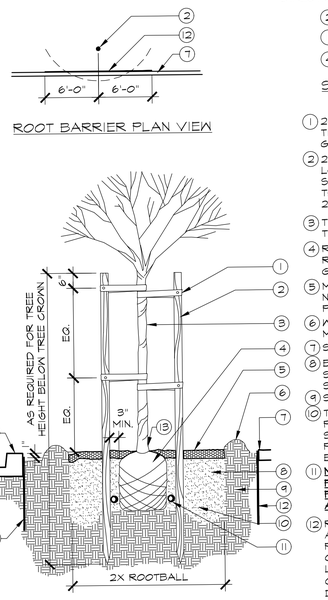
BLOCK FINISH:
PRECISION FINISH IN GRAY COLOR

NOTES:
1. CONCRETE FOOTING SIZE AND REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL ENGINEER'S RECOMMENDATIONS DURING BUILDING PERMITTING.

## 1 6' HT. CMU MASONRY WALL

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

1/16 DT-Wall-CMU.dwg



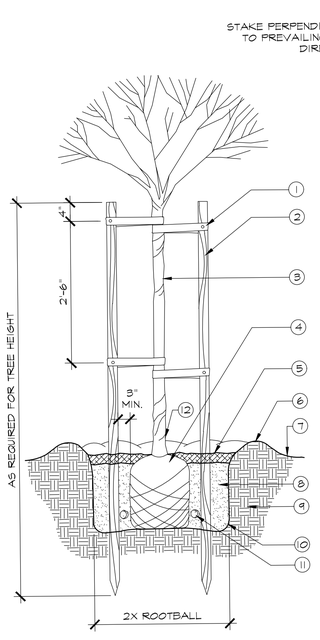

1. 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
2. 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3. TREE- SEE PLAN FOR SIZE AND TYPE.
4. ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
5. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6. WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES
7. SIDEWALK, CURB OR WALL
8. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9. SUBGRADE
10. TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12. ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR; MIN. 6' LONG FROM CENTER (12' TOTAL). MANUF.; DEEP ROOT BARRIER 1 (800) 458-7668 MODEL: UB 24-2
13. TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-128, GREY AVAILABLE: www.ndspro.com

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

## 8 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.

1/1 DT-Tree-Green01.dwg



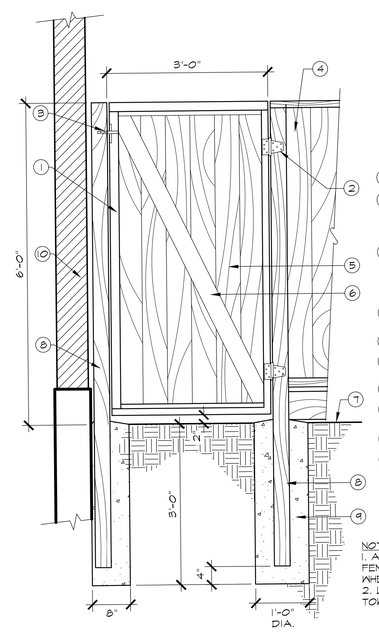

1. 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED ROOFING NAILS
2. 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3. TREE- SEE PLAN FOR SIZE AND TYPE.
4. ROOT BALL- SET CROWN OF ROOT BALL 1" ABOVE FINISHED GRADE
5. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6. WATERING BASIN (3" MIN.) EXCEPT IN LAWN AREAS
7. FINISH GRADE
8. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9. SUBGRADE
10. TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11. **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12. TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-128, GREY AVAILABLE: www.ndspro.com

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

## 5 TREE PLANTING

SCALE: N.T.S.

1/1 DT-Tree-Green02.dwg



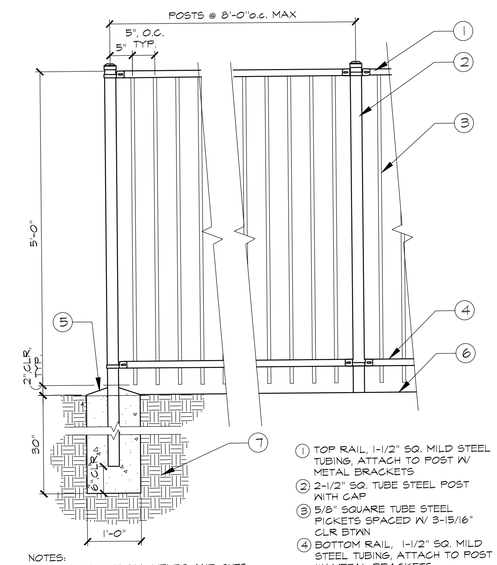

1. 2x4 FRAME AROUND
2. STANLEY HARDWARE GATE HINGE (HD 3.5 IN. BLACK, #808675) OR APPROVED EQUAL. (TYP. OF 2)
3. GATE LATCH: GATEMATE 10-1/2" BLACK POST MOUNTED LATCH, OR APPROVED EQUAL. MOUNT ON INSIDE OF GATE
4. WOOD FENCE-SEE FENCE DETAIL
5. 1x6 BOARDS
6. 2x4 BRACE (INSIDE OF GATE)
7. FINISH GRADE
8. 4x4 P.T.D.F. WOOD POST (BROWN)
9. CONCRETE FOOTING
10. HOUSE WALL/FOUNDATION

NOTES:
1. ALL WOOD SHALL MATCH FENCE WOOD MATERIAL, EXCEPT WHERE NOTED.
2. LOCATE LATCH SIDE OF GATE TOWARD GARAGE/HOUSE WALL.

## 3 6' HT SOLID WOOD GATE

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

1/16 DT-GateWood22.dwg




1. TOP RAIL, 1-1/2" SQ. MILD STEEL TUBING, ATTACH TO POST W/ METAL BRACKETS
2. 2-1/2" SQ. TUBE STEEL POST WITH CAP
3. 5/8" SQUARE TUBE STEEL PICKETS SPACED W/ 3-15/16" CLR BTWN
4. BOTTOM RAIL, 1-1/2" SQ. MILD STEEL TUBING, ATTACH TO POST W/ METAL BRACKETS
5. CONCRETE FOOTING- SLOPE TOP TO DRAIN
6. FINISH GRADE
7. COMPACTED SUBGRADE

NOTES:
1. GRIND SMOOTH ALL WELDS AND CUTS.
2. PAINT ALL TUBING WITH ONE (1) COAT HEAVY DUTY RUST INHIBITIVE PRIMER AND TWO (2) COATS ACRYLIC ENAMEL GLOSS BLACK.

## 2 5'-0" HT. TUBULAR STEEL FENCE

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

1/16 DT-FenMetal02.dwg

# RIALTO PLACE

APN: 076-010-032, 34, 36 & 37
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER NO. 4268
SIGNATURE
08/31/2025
RENEWAL DATE
DATE
STATE OF CALIFORNIA

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

DATE: 07/23/24
JOB# 23009.01

L-4
4 of 4

# TENTATIVE MAP: LANDSCAPE DETAILS

NOT FOR CONSTRUCTION