Deer Valley, Antioch

Response to 2nd Incomplete letter

6 pages Civil: CBG VTM, Site Plan, Grading, Utility, Storm Water and Development Plan Dated 05/04/2020
8 pages Landscape: Ripley Design: Preliminary Landscape Site Plan date 05/07/2020
58 pages Architecture: KTGY Planning Submittal dated 05/01/2020

BLUE MOUNTAIN COMMUNITIES
707 Aldridge Ave, Vacaville, CA 95688

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

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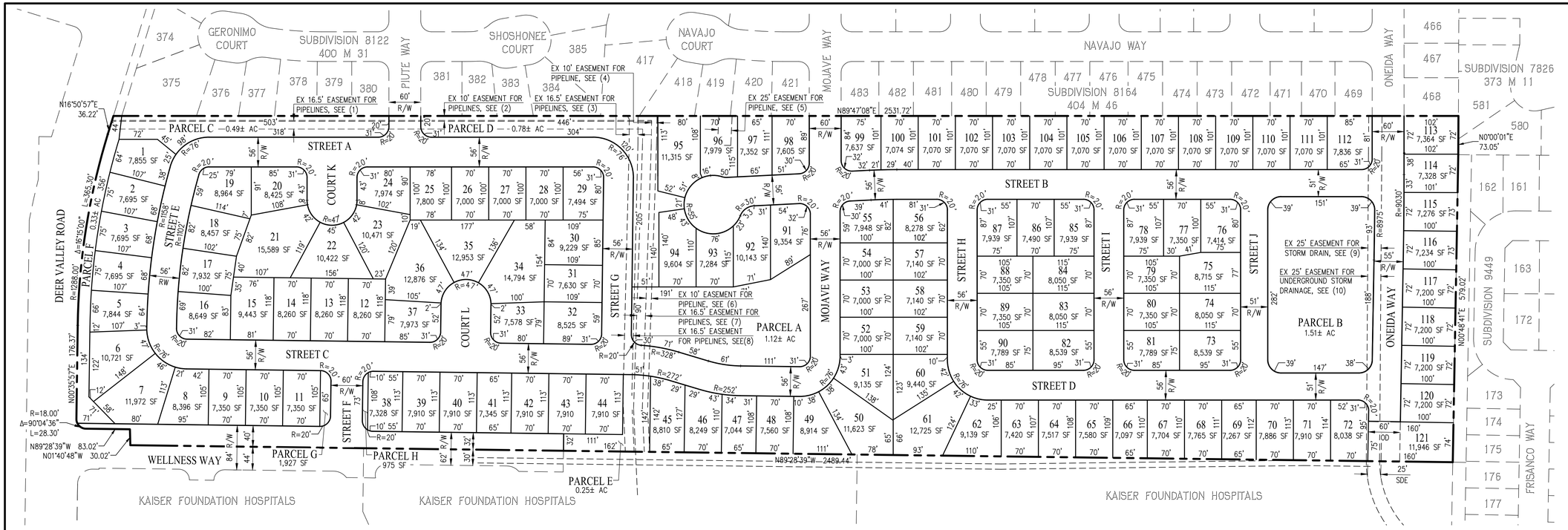
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com



VICINITY MAP

NOT TO SCALE

LEGEND

EXISTING

- SUBDIVISION BOUNDARY
- LOT LINE
- 100 — LOT NUMBER

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CENTERLINE
- CURB
- 100 — LOT NUMBER
- 45' — LOT DIMENSION
- 4,000 SF — LOT AREA

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A1-11	PLAN 1 – STYLE 'B' – FLOOR PLAN	5/1/2020
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A1-20	PLAN 1 – PERSPECTIVES	5/1/2020
A1-21	PLAN 1 – FRONT ELEVATIONS	5/1/2020
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A1-23	PLAN 1 – STYLE 'B' – EXT EL. & ROOF PLAN	5/1/2020
A1-24	PLAN 1 – STYLE 'C' – EXT. EL. & ROOF PLAN	5/1/2020
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A2-20	PLAN 2 – PERSPECTIVES	5/1/2020
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A2-22	PLAN 2 – STYLE 'A' – EXT EL. & ROOF PLAN	5/1/2020
A2-23	PLAN 2 – STYLE 'B' – EXT EL. & ROOF PLAN	5/1/2020
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A2X-11	PLAN 2X – FLOOR PLAN OPTIONS	5/1/2020
A2X-12	PLAN 2X – STYLE 'B' – FIRST AND SECOND FLOOR PLAN	5/1/2020
A2X-13	PLAN 2X – STYLE 'C' – FIRST AND SECOND FLOOR PLAN	5/1/2020
A2X-20	PLAN 2X – PERSPECTIVES	5/1/2020
A2X-21	PLAN 2X – FRONT ELEVATIONS	5/1/2020
A2X-22	PLAN 2X – STYLE 'A' – EXT. EL. & ROOF PLAN	5/1/2020
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A2X-24	PLAN 2X – STYLE 'C' – EXT. EL. & ROOF PLAN	5/1/2020
A2X-25	PLAN 2X – OPTIONAL DECK	5/1/2020
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A3-11	PLAN 3 – FLOOR PLAN OPTIONS	5/1/2020
A3-12	PLAN 3 – STYLE 'B' – FIRST AND SECOND FLOOR PLAN	5/1/2020
A3-13	PLAN 3 – STYLE 'C' – FIRST AND SECOND FLOOR PLAN	5/1/2020
A3-20	PLAN 3 – PERSPECTIVES	5/1/2020

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A3-23	PLAN 3 – STYLE 'B' – EXT EL. & ROOF PLAN	5/1/2020
A3-24	PLAN 3 – STYLE 'C' – EXT. EL. & ROOF PLAN	5/1/2020
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A4-20	PLAN 4 – PERSPECTIVES	5/1/2020
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A4-22	PLAN 4 – STYLE 'A' – EXT. EL. & ROOF PLAN	5/1/2020
A4-23	PLAN 4 – STYLE 'B' – EXT EL. & ROOF PLAN	5/1/2020
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A5-13	PLAN 5 – STYLE 'C' – FIRST AND SECOND FLOOR PLAN	5/1/2020
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	LANDSCAPE	
L1	SITE PLAN	3/17/2020
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L5	FRONT YARD TYPICALS	3/17/2020
L6	FRONT YARD TYPICALS	3/17/2020
L7	SITE DATA – WELO CONFORMANCE	3/17/2020
L8	SITE DATA – WELO CONFORMANCE	3/17/2020

GENERAL NOTES

1. PROPERTY OWNER: WEST STATE COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
   440 FIFTH STREET WEST, SUITE B
   SONOMA, CA 95476
   ATTN: ROBERT MAREK
2. APPLICANT/DEVELOPER: BLUE MOUNTAIN COMMUNITIES, INC.
   707 ALDRIDGE ROAD, SUITE B
   VACAVILLE, CA 95688
   ATTN: CARLOS YANEZ
3. ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   PHONE: (925) 866-0322
   ATTN: ANDREA BELLANCA, RCE 61806
4. SOILS ENGINEER: ENGEO, INC.
   17278 GOLDEN VALLEY PARKWAY
   LATHROP, CA 95330
   PHONE: (209) 835-0610
   SOILS REPORT #15896.000.000
5. SUBJECT PROPERTY: APN 055-071-026 (3.31 AC), APN 057-022-013 (34.25 AC)
6. USE: EXISTING: AGRICULTURAL/ VACANT LAND
   PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL
7. GENERAL PLAN: EXISTING: SAND CREEK FOCUS AREA–LOW DENSITY RESIDENTIAL
   PROPOSED: SAND CREEK FOCUS AREA – LOW DENSITY RESIDENTIAL
8. ZONING: EXISTING: PLANNED DEVELOPMENT (PD)
   PROPOSED: PLANNED DEVELOPMENT (PD)
9. LAND AREA SUMMARY:

RESIDENTIAL LOT AREA (LOT 1–121)	22.80± AC
PRIVATE OPEN SPACE (PARCELS A, C, & D)	2.41± AC
PRIVATE LANDSCAPE (PARCELS E–H)	0.65±AC
PUBLIC STREET	10.19± AC
WATER QUALITY/DETENTION (PARCEL B)	1.51± AC
TOTAL AREA	37.56± AC

10. TOTAL NO. OF EX LOTS: 2

PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL A	PARK	1.12 AC	HOA
PARCEL B	WATER QUALITY/ DETENTION	1.51 AC	HOA
PARCEL C	LANDSCAPE	0.49 AC	HOA
PARCEL D	LANDSCAPE	0.78 AC	HOA
PARCEL E	LANDSCAPE	0.25 AC	HOA
PARCEL F	LANDSCAPE	0.25 AC	HOA
PARCEL G	LANDSCAPE	1,927 SF	HOA
PARCEL H	LANDSCAPE	975 SF	HOA

GENERAL NOTES (CONTINUED)

11. TOTAL NO. OF PR. LOTS: 121
    MIN LOT SIZE: 7,000± SF
    AVG LOT SIZE: 8,172± SF
    MAX LOT COVERAGE: 40%
12. TOTAL NO. OF PROPOSED PARCELS: 8
13. DENSITY: 121 DWELLING UNITS/37.56 ACRES = 3.2 DWELLING UNITS/AC (GROSS)
    121 DWELLING UNITS/34.44 ACRES = 3.5 DWELLING UNITS/AC (NET)
14. UTILITIES:
    WATER: CITY OF ANTIOCH
    SEWER: CITY OF ANTIOCH
    STORM DRAIN: CITY OF ANTIOCH
    GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
    TELEPHONE: AT&T
    CABLE TV: COMCAST
15. CONTOUR INTERVALS: EXISTING – 1 FOOT
    PROPOSED – 1 FOOT
16. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
17. ALL GRADING WILL BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND REPORT REGARDING THIS PROJECT.
18. ASSUMED MAXIMUM CUT OR FILL SLOPE IS 2:1. (TO BE VERIFIED WITH DESIGN LEVEL GEOTECHNICAL REPORT)
19. ALL TREES AND FENCES WITHIN DEVELOPED AREA TO BE REMOVED, UNLESS NOTED OTHERWISE. NO TREES WITH TRUNK DIAMETER 4" OR GREATER WERE FOUND ON THE SITE.
20. BOUNDARY IS PER FIELD SURVEY.
21. PROPOSED PROPERTY IS NOT SUBJECT TO INUNDATION.
    FLOOD HAZARD DESIGNATION: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
    SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
    FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0335F, EFFECTIVE JUNE 16, 2009
22. ALL STREETS ARE PUBLIC, TO BE MAINTAINED BY THE CITY OF ANTIOCH.
23. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.

EXISTING EASEMENTS

(1) 16.5' EASEMENT FOR PIPELINES IN FAVOR OF CHEVRON U.S.A AND STANDARD GASOLINE COMPANY PER BK 16702, OR PG 203

(2) 10' EASEMENT FOR PIPELINES IN FAVOR OF SFPP PER BK 16702, OR PG 207

(3) 16.5' EASEMENT FOR PIPELINES, TELEPHONE AND TELEGRAPH LINES IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA AND STANDARD GASOLINE COMPANY PER BK 823, OR PG 137

(4) 10' EASEMENT FOR PIPELINES AND APPURTENANCES IN FAVOR OF SOUTHERN PACIFIC PIPE LINES PER BK 11573, OR PG 733

(5) 25' EASEMENT FOR PIPELINES IN FAVOR OF SHELL OIL COMPANY PER BK 4867, OR PG 77, TO BE QUITCLAIMED

(6) 10' EASEMENT FOR PIPELINES IN FAVOR OF SOUTHERN PACIFIC PIPE LINES PER BK 12562, OR PG 572

(7) 16.5' EASEMENT FOR PIPELINES, TELEPHONE AND TELEGRAPH LINES IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA AND STANDARD GASOLINE COMPANY PER BK 847, OR PG 218 AND BK 859, OR PG 62

(8) 16.5' EASEMENT FOR PIPELINES, TELEPHONE AND TELEGRAPH LINES IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA AND STANDARD GASOLINE COMPANY PER BK 826, OR PG 470

(9) 25' EASEMENT FOR STORM DRAIN AS DISCLOSED BY OFF–RECORD MATTERS

(10) 25' EASEMENT FOR UNDERGROUND STORM DRAINAGE IN FAVOR OF CITY OF ANTIOCH PER BK 17916 OR PG 343, TO BE QUITCLAIMED

ABBREVIATIONS

BW	BACK OF WALK
CL	CENTERLINE
DU	DWELLING UNIT
EG	EXISTING GROUND
ELEV	ELEVATION
EX	EXISTING
FG	FINISHED GROUND
GB	GRADE BREAK
HOA	HOMEOWNERS ASSOCIATION
IOD	IRREVOCABLE OFFER OF DEDICATION
LL	LOT LINE
LS	LANDSCAPE
P	PAD
PL	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FOOTAGE
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
T.O.P	TOP OF PIPE
TW	TOP OF WALL
W	WATER

VESTING TENTATIVE MAP

DEER VALLEY ESTATES

SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

0' 100' 300' 400'

SCALE: 1" = 100'

DATE: MAY 4, 2020

JOB NO.: 2689-010

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SHEET NO. 1 OF 6 SHEETS

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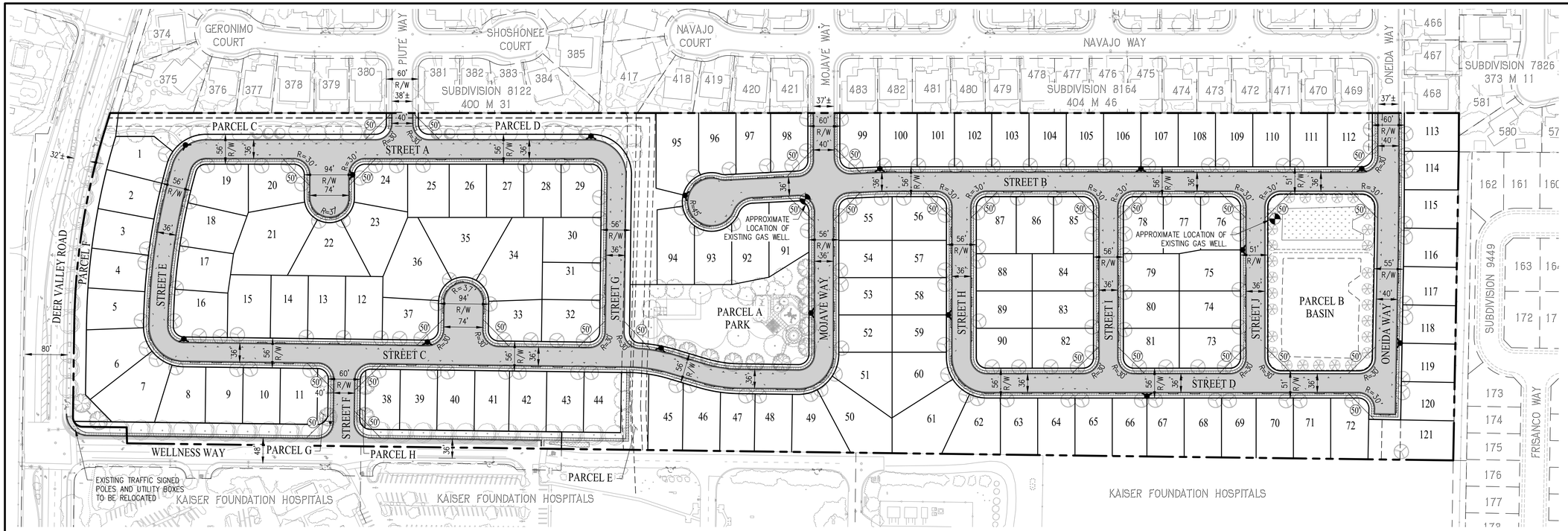
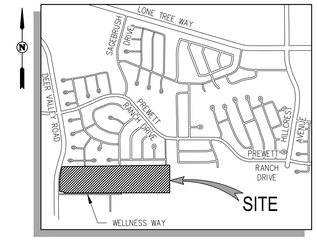
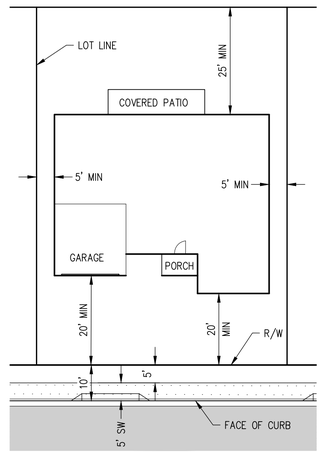




VICINITY MAP

NOT TO SCALE

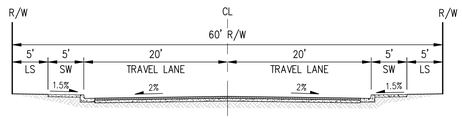


MINIMUM LOT SETBACKS

SCALE: 1" = 20'

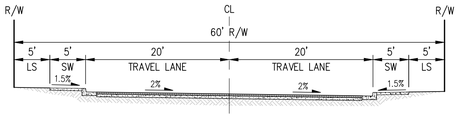
SETBACK NOTES:

1. CORNER LOTS SHALL HOME A 10-FOOT MINIMUM SIDE YARD SETBACK ON THE STREET SIDE.
2. TWO-STORY HOMES SHALL HAVE A 10-FOOT MINIMUM SIDE YARD ON ONE SIDE.



PIUTE WAY AND MOJAVE WAY (60' R/W)

NOT TO SCALE



ONEIDA WAY (60' R/W)

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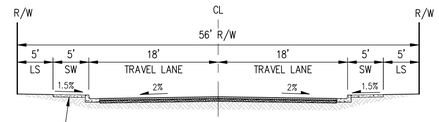
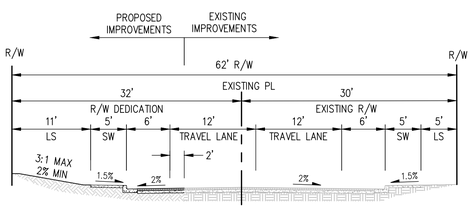


STREET A AND STREET G WILL HAVE SIDEWALK ON ONE SIDE OF THE STREET ONLY

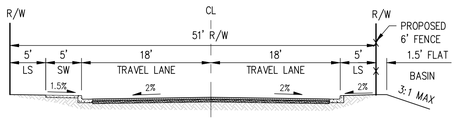
56' R/W

TYPICAL INTERNAL STREET
NOT TO SCALE



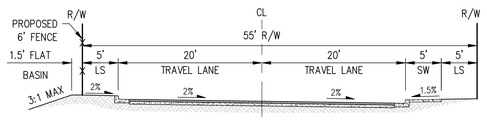
WELLNESS WAY(62' R/W)

(LOOKING EAST)
NOT TO SCALE



51' R/W (AROUND PARCEL B)

SIDEWALK ON ONE SIDE ONLY
NOT TO SCALE



55' R/W (AROUND PARCEL B)

SIDEWALK ON ONE SIDE ONLY
NOT TO SCALE

NOTES:

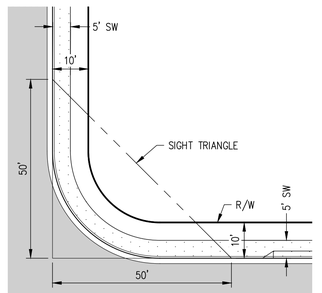
1. 50-FOOT SIGHT VISIBILITY TRIANGLE APPLIES ONLY AT UNCONTROLLED, UNSIGNALIZED INTERSECTIONS PER CITY OF ANTIOCH MUNICIPAL CODE SECTION 9-5.1101. DOES NOT APPLY AT ELBOWS AND KNUCKLES.
2. ON-STREET PARKING WILL NOT BE STRIPED. STRIPED PARKING STALLS ARE SHOWN TO DEMONSTRATE COMPLIANCE WITH THE SINGLE-FAMILY RESIDENTIAL (DETACHED) GUEST PARKING REQUIREMENT SET FORTH IN CITY OF ANTIOCH MUNICIPAL CODE SECTION 9-5.1703.1.
3. PARALLEL PARKING SPACES ARE SHOWN AT 23 FEET LONG.
4. LANDSCAPING IS SHOWN FOR REFERENCE ONLY. SEE SHEET L1-L8 FOR MORE INFORMATION.

PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
GARAGE (COVERED)	242 SPACES (2 PER DU)	267 SPACES
GUEST PARKING (ON-STREET)	121 SPACES (1 PER DU)	232 SPACES
TOTAL	363 SPACES	495 SPACES

PARKING NOTES:

1. GARAGE PARKING PROVIDED IS THE MINIMUM NUMBER POSSIBLE BASED ON ARCHITECTURE PLANS PROVIDED BY KTGY DATED OCTOBER 21, 2019. PLAN 1, PLAN 2, AND PLAN 2X HAVE A 2-CAR GARAGE. PLAN 3 HAS A STANDARD 3-CAR GARAGE WITH A 2-CAR GARAGE OPTION. PLAN 4 HAS A 3-CAR GARAGE.

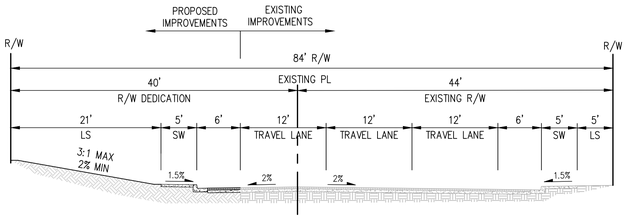


50' SIGHT TRIANGLE

SCALE: 1" = 20'

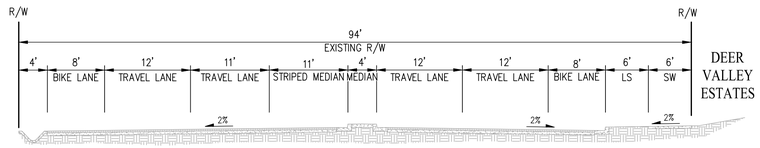
LEGEND

EXISTING	PROPOSED	
		SUBDIVISION BOUNDARY
		LOT LINE
		RIGHT OF WAY
		EASEMENT
		CENTERLINE
		CURB
		FIRE HYDRANT
		WATER VALVE
	(50)	50' SIGHT VISIBILITY TRIANGLE
		STREET SIGN



WELLNESS WAY(84' R/W)

(LOOKING EAST)
NOT TO SCALE



DEER VALLEY ROAD (EXISTING)

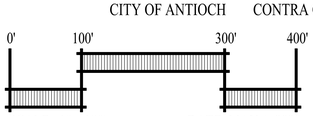
NOT TO SCALE

SITE PLAN

DEER VALLEY ESTATES

SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



SCALE: 1" = 100'

DATE: MAY 4, 2020
JOB NO.: 2689-010

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SHEET NO. 2 OF 6 SHEETS

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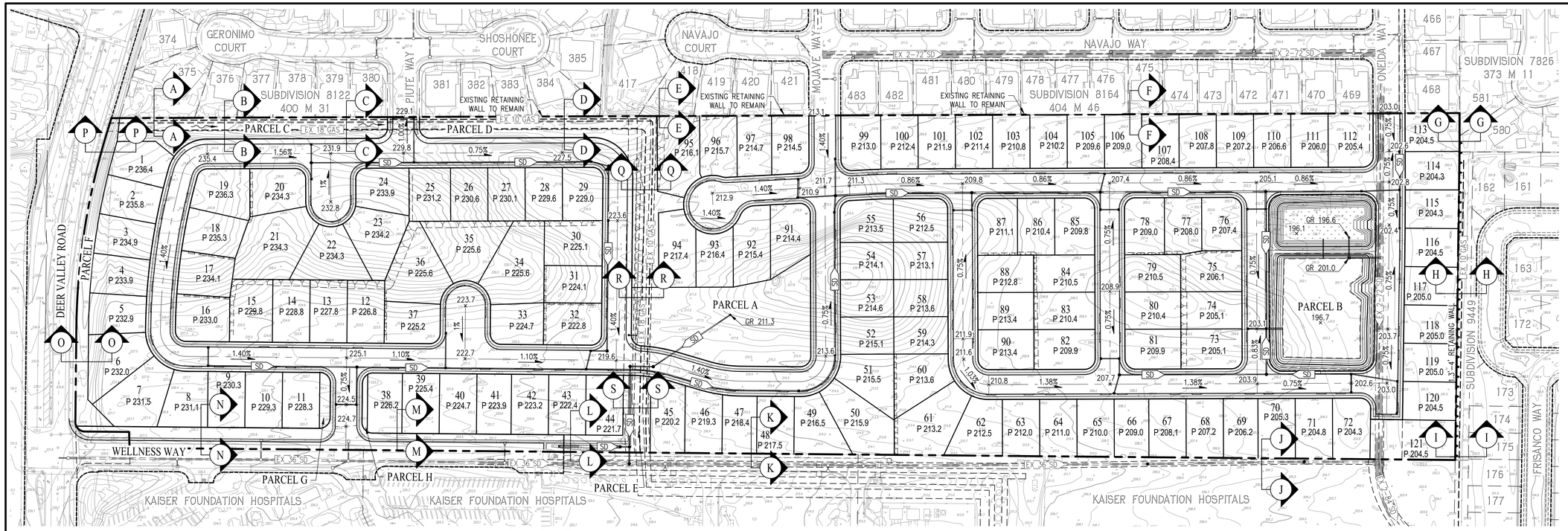
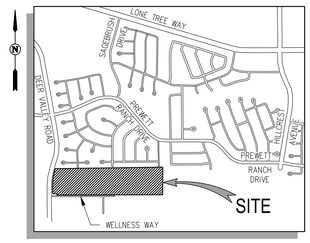




VICINITY MAP

NOT TO SCALE

NOTES:

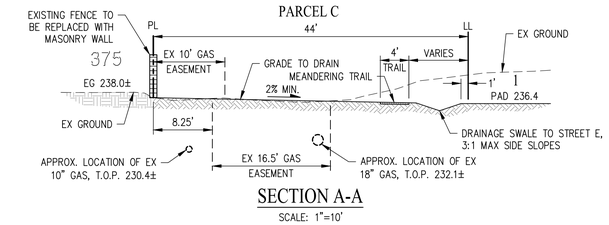
1. PADS ARE DESIGNED FOR A MAXIMUM DRIVEWAY SLOPE OF 12%

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	114,380	96,880
SHRINKAGE (10%, ASSUMED)	(11,440)	–
CONSOLIDATION (0.1' OVER GRADED AREA, ASSUMED)	(6,060)	–
TOTAL	96,880	96,880

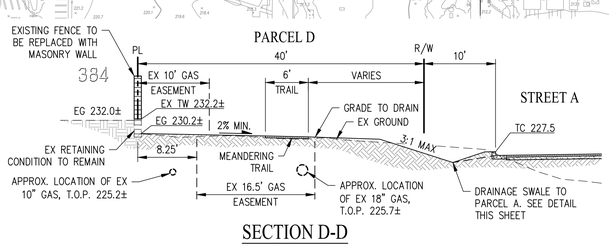
EARTHWORK NOTES:

1. A STREET UNDERCUT OF 6" WAS ASSUMED TO ACCOUNT FOR UTILITY SPOILS.
2. FINAL DESIGN GRADES MAY BE ADJUSTED.



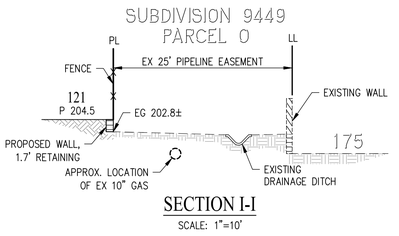
SECTION A-A

SCALE: 1"=10'



SECTION D-D

NOT TO SCALE



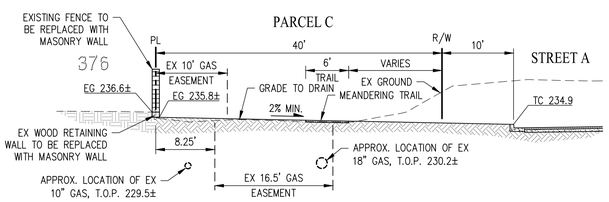
SECTION I-I

SCALE: 1"=10'

LEGEND

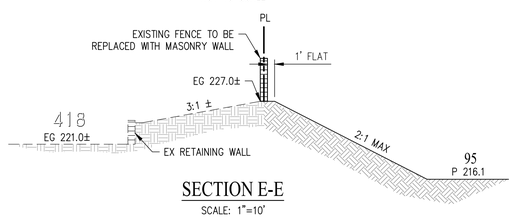
EXISTING	PROPOSED	
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTERLINE
		RETAINING WALL
		SLOPE
100	100	LOT NUMBER
P 155.1	P 155.1	PAD ELEVATION
		BIO-RETENTION AREA

STREET A



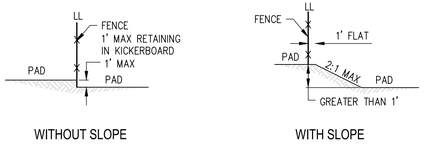
SECTION B-B

SCALE: 1"=10'



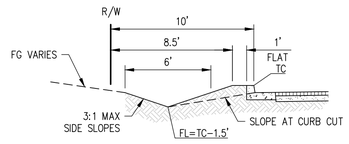
SECTION E-E

SCALE: 1"=10'



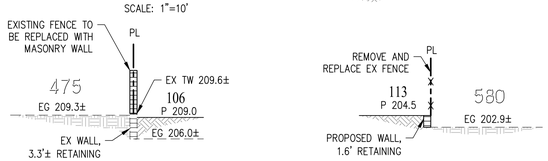
TYPICAL GRADING ACROSS LOT LINES

NOT TO SCALE



DRAINAGE SWALE DETAIL

NOT TO SCALE

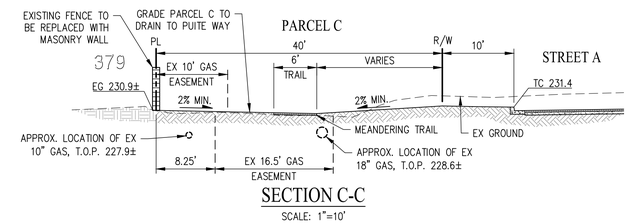


SECTION F-F

SCALE: 1"=10'

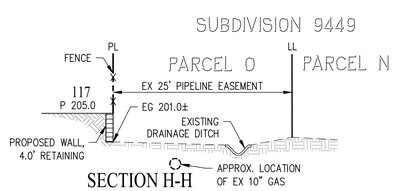
SECTION G-G

SCALE: 1"=10'



SECTION C-C

SCALE: 1"=10'



SECTION H-H

SCALE: 1"=10'

NOTE: GRADING SECTIONS ARE CONTINUED ON SHEET 4

CONCEPTUAL GRADING PLAN

DEER VALLEY ESTATES

SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

0' 100' 300' 400'

SCALE: 1" = 100'

DATE: MAY 4, 2020

JOB NO.: 2689-010

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SHEET NO. 3 OF 6 SHEETS

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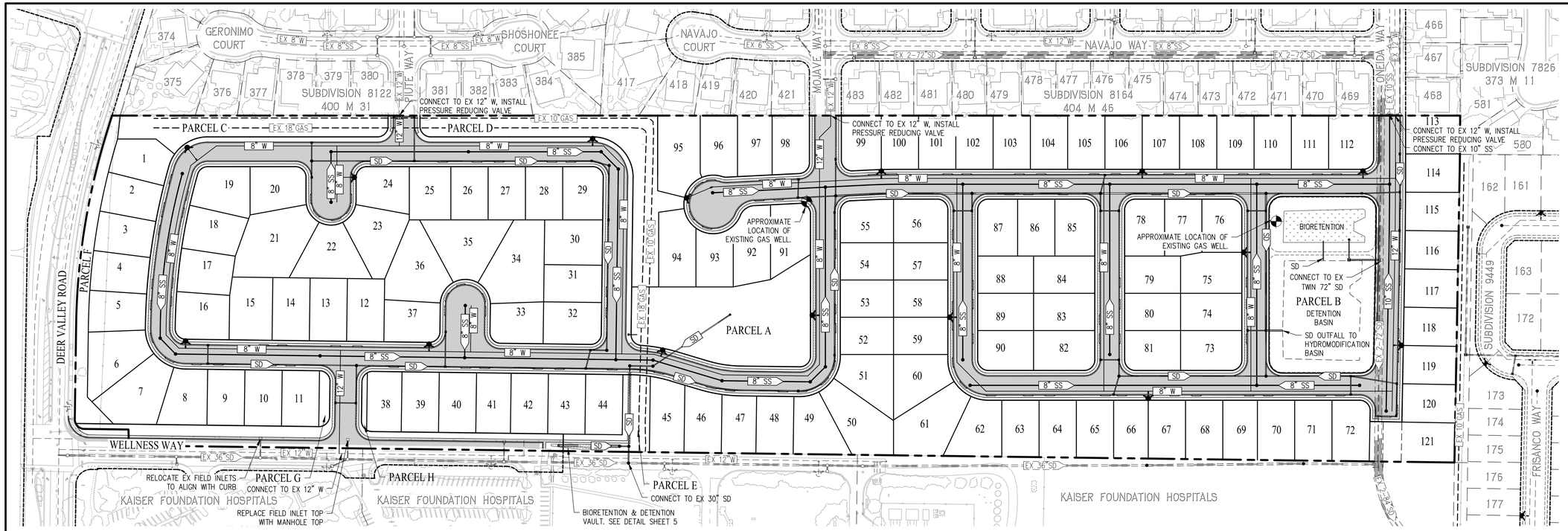
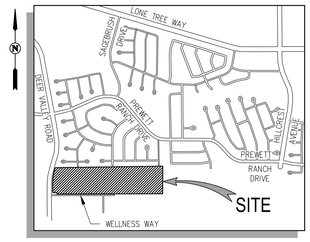
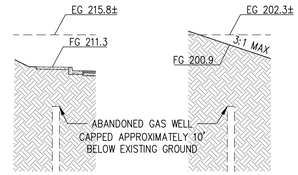




VICINITY MAP

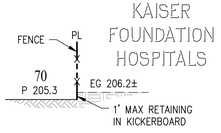
NOT TO SCALE



NOTE: GAS WELL CAPPED DEPTH IS BASED ON RECORD INFORMATION AND SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

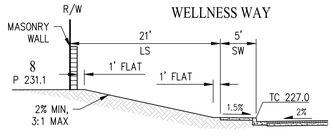
GAS WELL SCHEMATIC

NOT TO SCALE



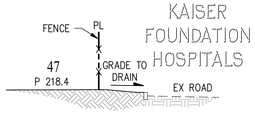
SECTION J-J

SCALE: 1"=10'



SECTION N-N

SCALE: 1"=10'



SECTION K-K

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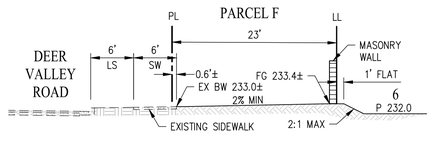

SECTION O-O

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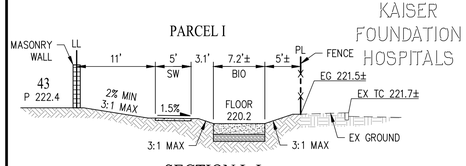

SECTION L-L

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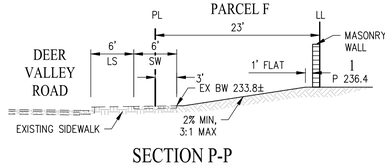
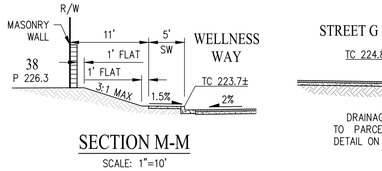


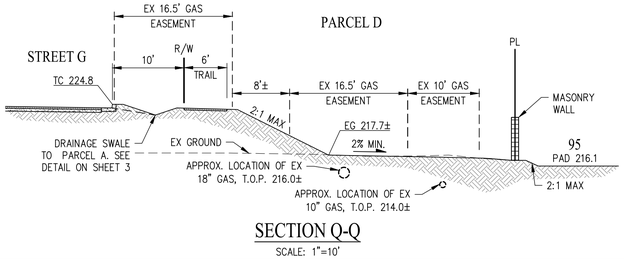
SECTION P-P

SCALE: 1"=10'



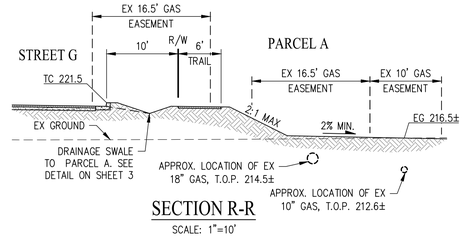
SECTION M-M

SCALE: 1"=10'



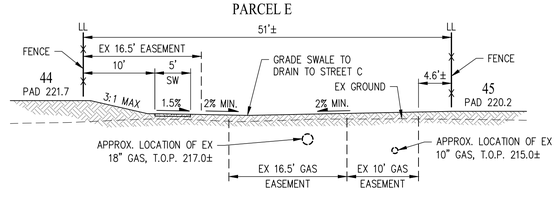
SECTION Q-Q

SCALE: 1"=10'



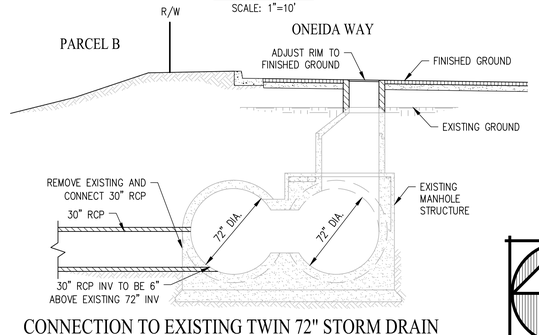
SECTION R-R

SCALE: 1"=10'



SECTION S-S

SCALE: 1"=10'



CONNECTION TO EXISTING TWIN 72" STORM DRAIN

NOT TO SCALE

LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
EX GAS		GAS PIPE
○	●	SANITARY SEWER MANHOLE
○	●	STORM DRAIN MANHOLE
□	■	CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		WATER VALVE
		BIO-RETENTION AREA

NOTE: GRADING SECTION LOCATIONS ARE SHOWN ON SHEET 3

CONCEPTUAL UTILITY PLAN

DEER VALLEY ESTATES

SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

0' 100' 300' 400'

SCALE: 1" = 100'

DATE: MAY 4, 2020
JOB NO.: 2689-010

cbg
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SHEET NO. 4 OF 6 SHEETS

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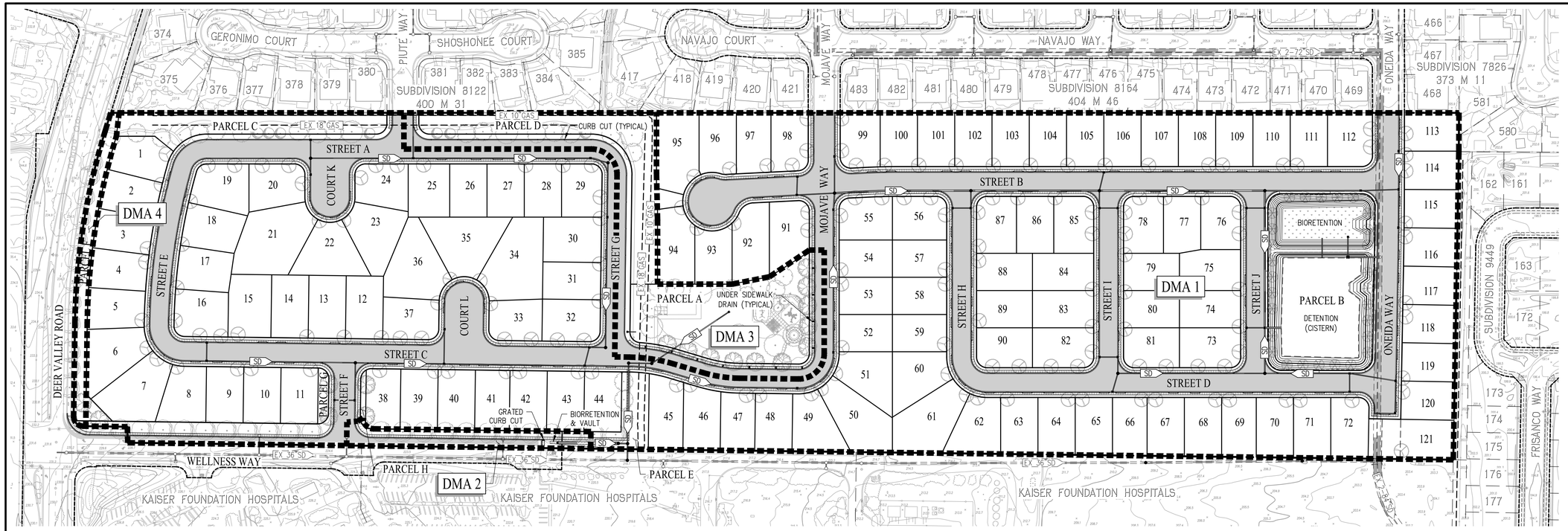


VICINITY MAP

NOT TO SCALE

LEGEND

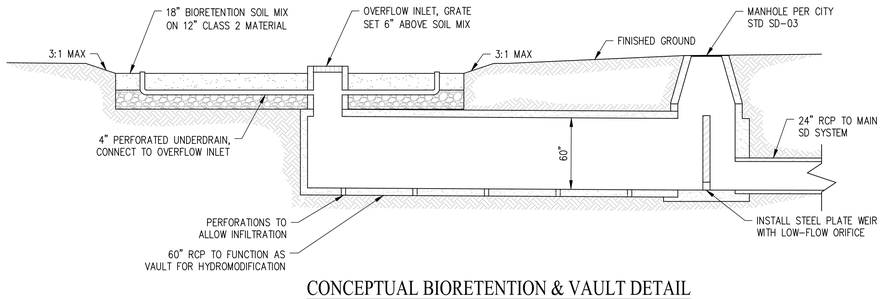
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- DMA — DRAINAGE MANAGEMENT AREA (DMA) DESIGNATION
- BIORETENTION AREA
- AC PAVEMENT
- SIDEWALK

NOTES:

1. THIS PROJECT IS DESIGNED TO COMPLY WITH THE REQUIREMENTS OUTLINED IN THE CONTRA COSTA CLEAN WATER PROGRAM'S (CCCWP) STORMWATER C.3 GUIDEBOOK, 7TH EDITION.
2. LID TREATMENT IS SIZED USING THE CCCWP IMP SIZING CALCULATOR.
3. THE SITE SOIL IS CLASSIFIED AS HYDROLOGIC SOIL GROUP C PER THE USDA WEB SOIL SURVEY.
4. FOR DMA 1 RESIDENTIAL LOTS AND LANDSCAPING WITHIN THE RIGHT-OF-WAY IS ASSUMED TO BE 40% IMPERVIOUS.

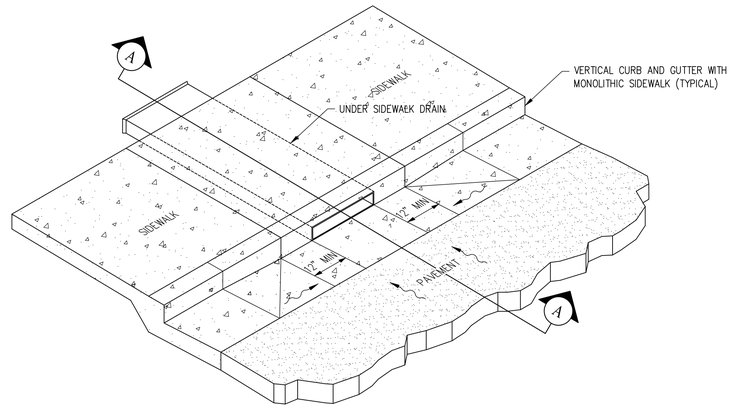
DMA SUMMARY

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	C.3 COMPLIANCE
DMA 1	744,052	742,432	1,486,484	CISTERN + BIORETENTION
DMA 2	8,982	6,200	15,182	BIORETENTION + VAULT
DMA 3	38,541	82,590	121,131	SELF RETAINING
DMA 4	850 (EXISTING)	12,608	13,458	NO IMPERVIOUS AREA CREATED
TOTAL	786,621	849,634	1,636,255	–



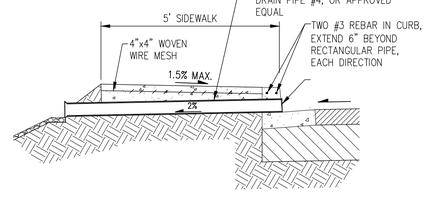
CONCEPTUAL BIORETENTION & VAULT DETAIL

NOT TO SCALE



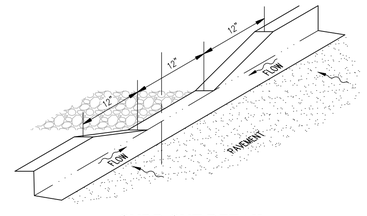
UNDER SIDEWALK DRAIN DETAIL

NOT TO SCALE



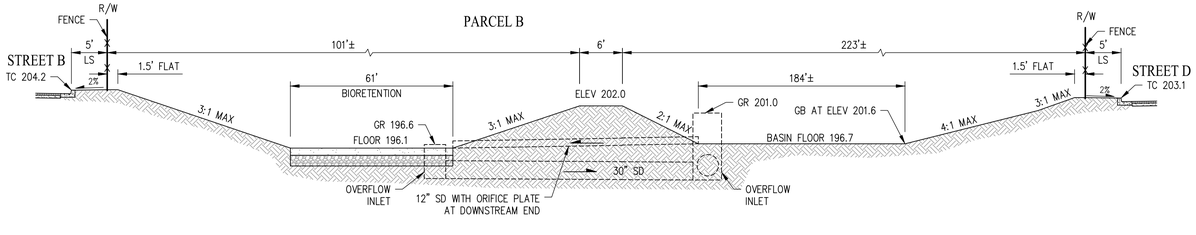
SECTION A-A

NOT TO SCALE



CURB CUT DETAIL

NOT TO SCALE



PARCEL B CROSS SECTION

NOT TO SCALE

PRELIMINARY STORMWATER CONTROL PLAN

DEER VALLEY ESTATES

SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

0' 100' 300' 400'

SCALE: 1" = 100'

DATE: MAY 4, 2020

JOB NO.: 2689-010

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

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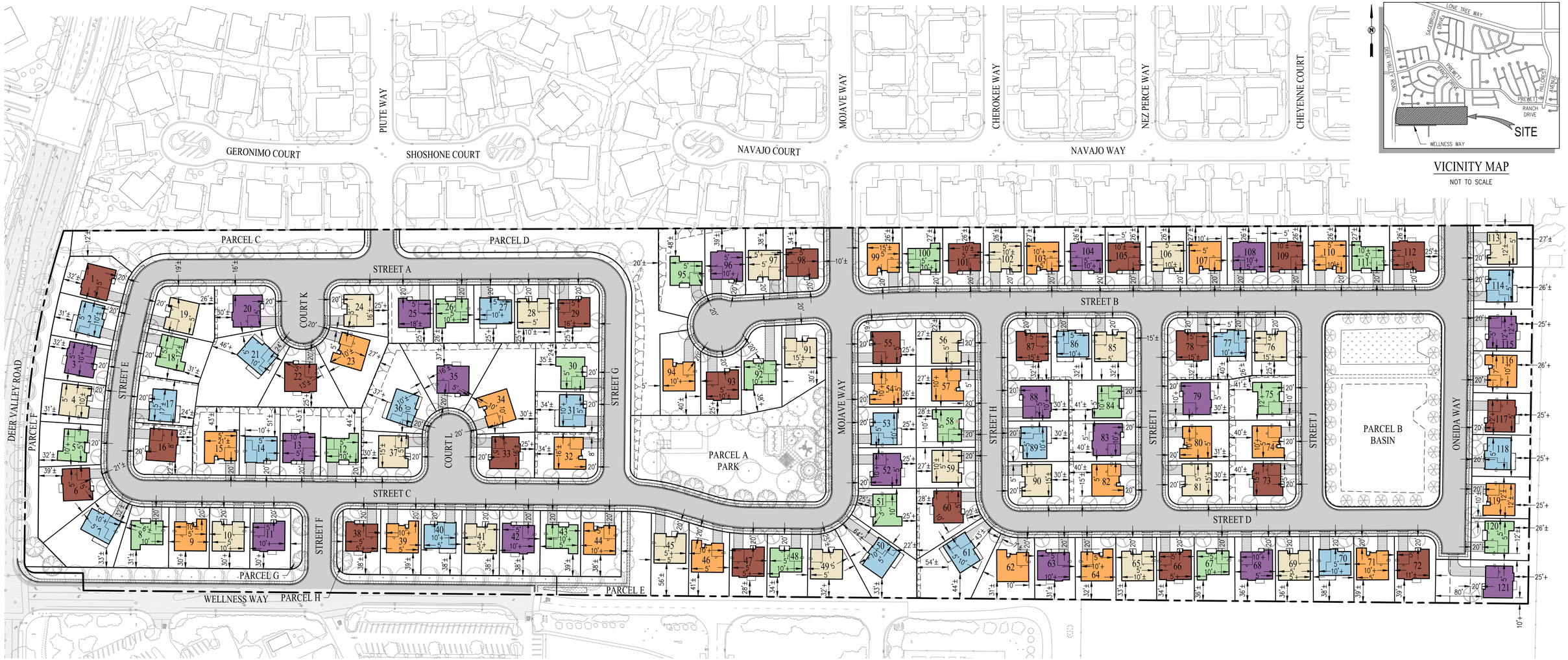
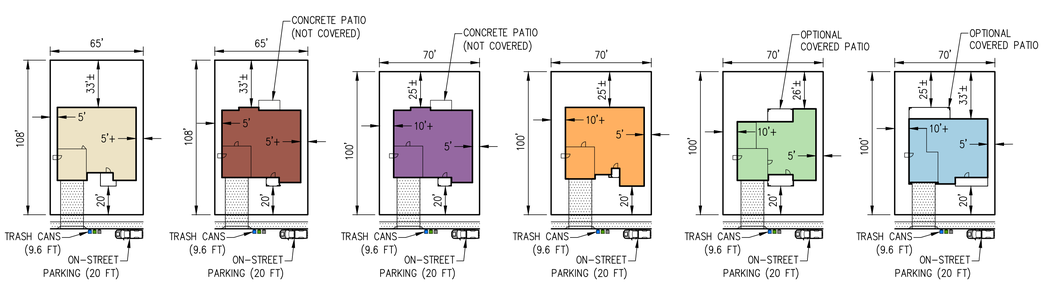
SHEET NO. 5 OF 6 SHEETS



VICINITY MAP

NOT TO SCALE



TYPICAL FIT ILLUSTRATION

SCALE 1" = 50'

NOTES:

1. PLAN SQUARE FOOTAGE IS APPROXIMATE AND MAY VARY WITH ELEVATION.
2. PLAN PLOTTING IS PRELIMINARY AND SUBJECT TO CHANGE.
3. SINGLE STORY HOMES REQUIRE 5' MINIMUM SIDE YARD SETBACK ON BOTH SIDES. (PLANS 1 & 2).
4. TWO-STORY HOMES REQUIRE 5' MINIMUM SIDE YARD SETBACK ON ONE SIDE AND 10' MINIMUM SIDE YARD SETBACK ON THE OTHER SIDE. (PLANS 2X, 3, 4 & 5).
5. ON-STREET PARKING IS SHOWN TO DEMONSTRATE SATISFACTION OF PARKING REQUIREMENT OF 1 ON-STREET SPACE IN FRONT OF EACH HOUSE.
6. TRASH CANS ARE SHOWN TO DEMONSTRATE AMPLE SPACE FOR TRASH CANS ON COLLECTION DAY.

SUBDIVISION 9518

PLAN	# OF LOTS	% OF TOTAL
1	22	18%
2	22	18%
2X	18	15%
3	23	19%
4	18	15%
5	18	15%
TOTAL	121	100%

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD:	20'
GARAGE:	20'
SIDE YARD:	5' BOTH SIDES (SINGLE STORY HOME) 5' AND 10' (TWO-STORY HOME)
STREET SIDE SETBACK:	10'
REAR YARD:	25' (INTERIOR LOTS) 30' (ADJACENT TO DEER VALLEY ROAD AND WELLNESS WAY)

PRELIMINARY DEVELOPMENT PLAN

DEER VALLEY ESTATES

SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

0' 80' 240' 320'

SCALE: 1" = 80'

DATE: MAY 4, 2020

JOB NO.: 2689-010

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SHEET NO. 6 OF 6 SHEETS

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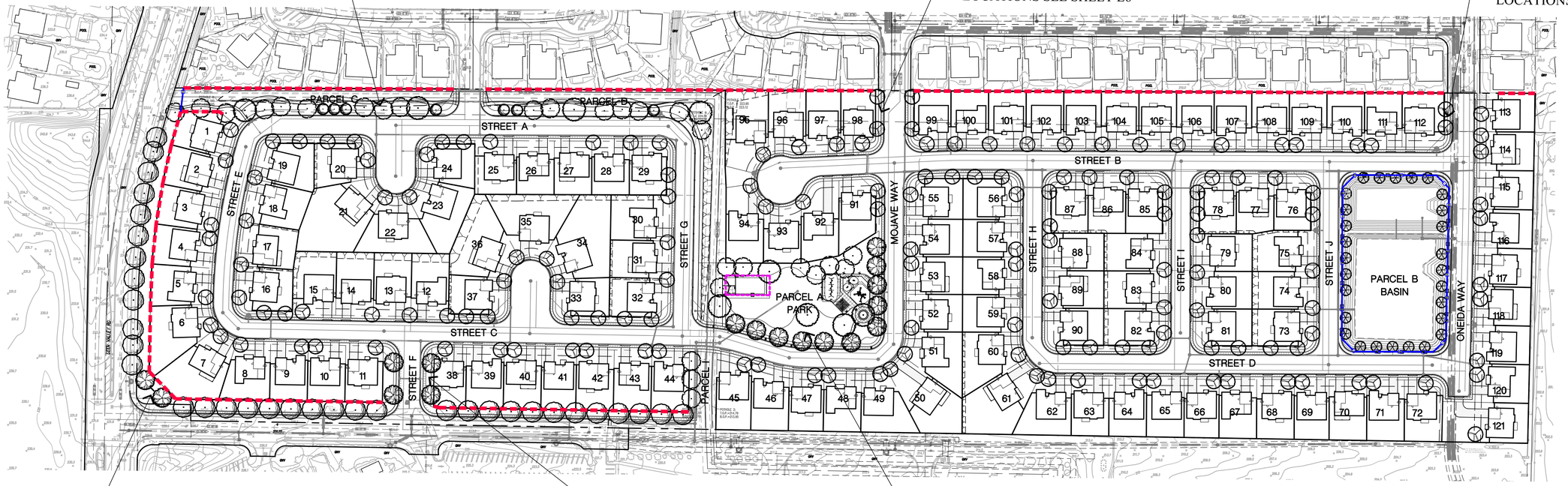


NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

N

GRAPHIC SCALE

0 100 200 250

(IN FEET)

1 inch = 100 ft.

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

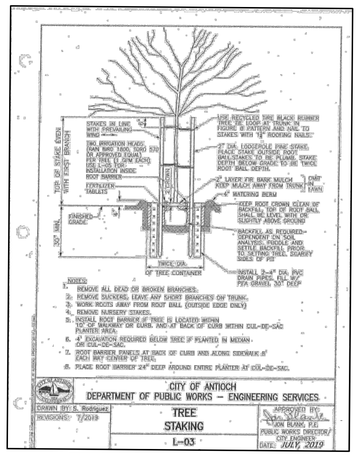
BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

THE PROJECT FEATURES A COMMON PARK SPACE THAT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE PARK. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS, WHILE A TRAIL THAT CONNECTS TO THE COMMON PARK AND DOG PARK ALLOWS PET LOVERS TO TAKE THEIR FURY FRIENDS ON DAILY WALKS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.



FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST SOUNDWALL
	3'-6" VINYL CLAD CHAIN-LINK FENCE
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	24" BOX	25' WIDE/25' HIGH	MEDIUM
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' WIDE/60' HIGH	MEDIUM
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	25' WIDE/35' HIGH	MEDIUM
PARK TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25' WIDE/40' HIGH	MEDIUM
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30' WIDE/30' HIGH	MEDIUM
PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	24" BOX	15' WIDE/20' HIGH	MEDIUM
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40' WIDE/35' HIGH	MEDIUM
BASIN TREES				
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' WIDE/50' HIGH	MEDIUM

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BLUE MOUNTAIN COMMUNITIES
707 Aldridge Road
Vacaville, Ca 95688
TEL: 707.451.8111

DEER VALLEY
Antioch, CA

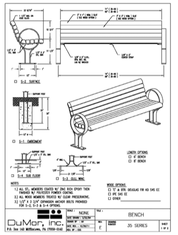
Preliminary Landscape Site Plan
Revised 05/07/2020

L1

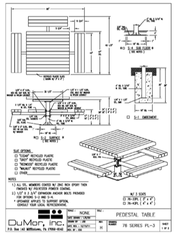
PLAYGROUND STRUCTURE

PLAYGROUND SWINGS

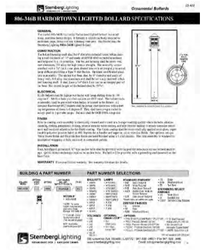
PLAYGROUND BENCH BOULDER



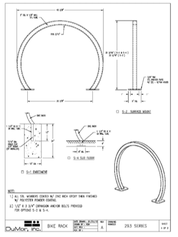
DUMOR BENCH



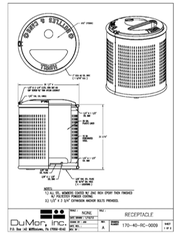
DUMOR PICNIC TABLE



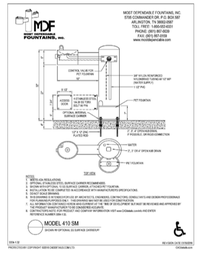
STERNBERG LIGHT BOLLARD



DUMOR BIKE RACK

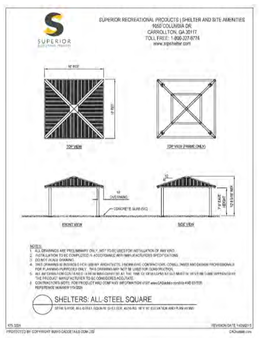


DUMOR TRASH RECEPTACLE



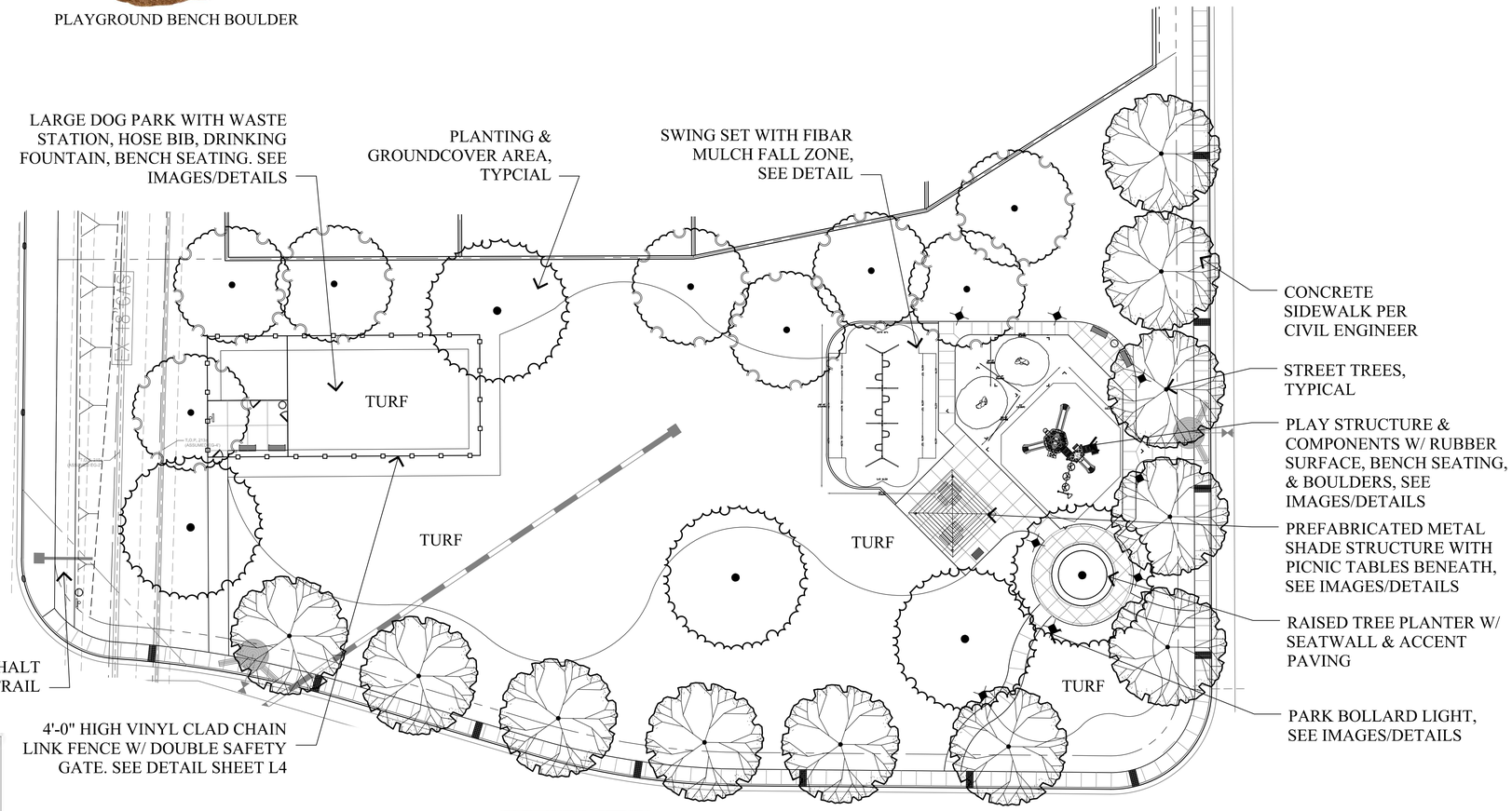
DRINKING FOUNTAIN W/ PET FOUNTAIN

SHADE STRUCTURE



NOTES:

1. SHADE STRUCTURE TO BE 16'X16' SINGLE TIER SQUARE STEEL FRAME SHELTER MODEL #8116: STANDARD POSTS, 24-GAUGE R-PANEL ROOF, W/OPTIONAL "CIRCLE PATTERN" LATTICE TRIM ALL FOUR SIDES.
2. AVAILABLE FROM SUPERIOR RECREATION PRODUCTS OR EQUAL
3. SRPSHELTER.COM (800) 327-8774
4. FRAME COLOR & POST COLOR TO BE POWDER COATED GREEN, ROOF COLOR TO BE EVERGREEN.
5. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



BARBEQUE STATION

WASTE STATION

DOG PARK RULES SIGN

N

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
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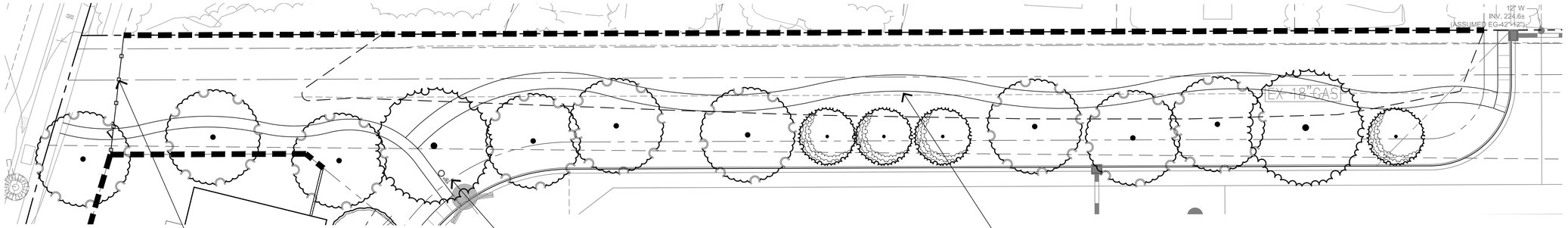
Antioch, CA

Preliminary Landscape Community Park Plan Enlargement

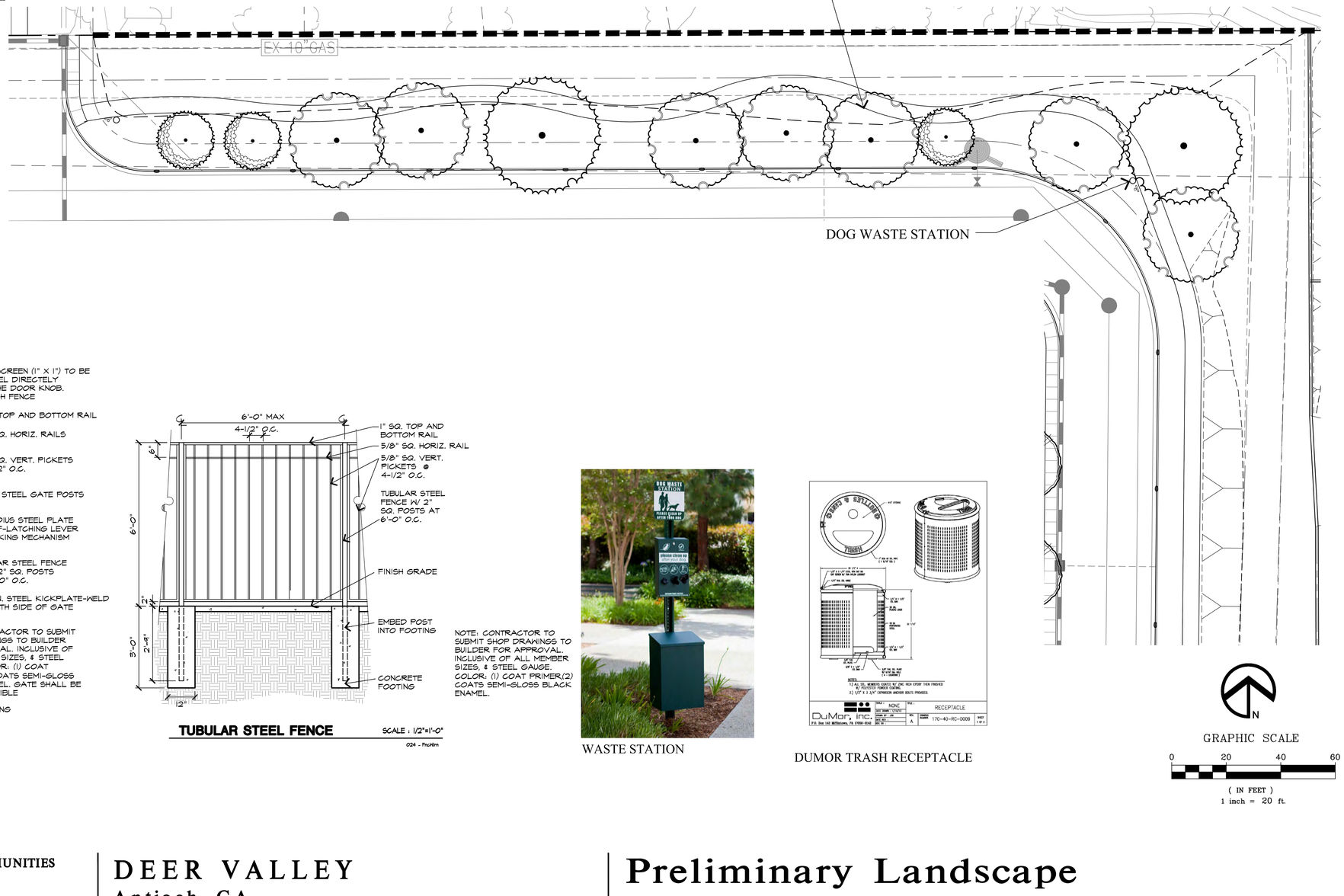
L2



TUBULAR STEEL FENCE W/
TRAIL ACCESS GATE

DOG WASTE STATION

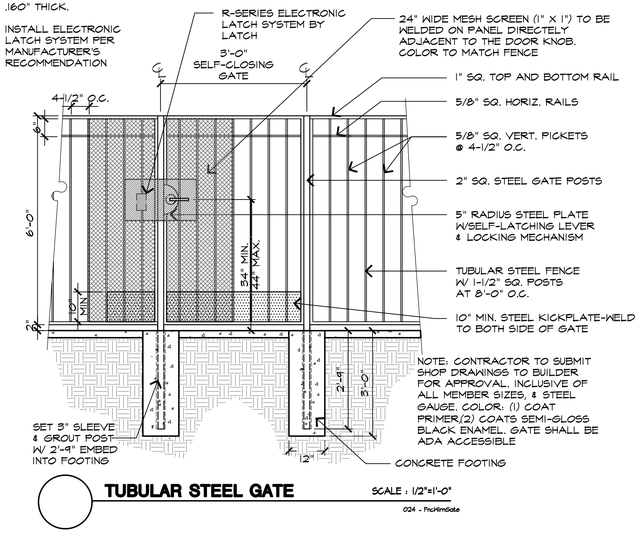
ASPHALT TRAIL



DOG WASTE STATION

NOTE:
ALL CONNECTIONS TO BE WELDED. FILLET WELD/SMOOTH GRIND ALL JOINTS. ALL METAL TO BE .160" THICK.

INSTALL ELECTRONIC LATCH SYSTEM PER MANUFACTURER'S RECOMMENDATION



NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER,(2) COATS SEMI-GLOSS BLACK ENAMEL. GATE SHALL BE ADA ACCESSIBLE

SET 3" SLEEVE & GROUT POST W/ 2'-9" EMBED INTO FOOTING

CONCRETE FOOTING

TUBULAR STEEL GATE SCALE : 1/2"=1'-0"

024 - FncHrmGate

TUBULAR STEEL FENCE SCALE : 1/2"=1'-0"

024 - FncHrm

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER,(2) COATS SEMI-GLOSS BLACK ENAMEL.

WASTE STATION

DUMOR TRASH RECEPTACLE

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

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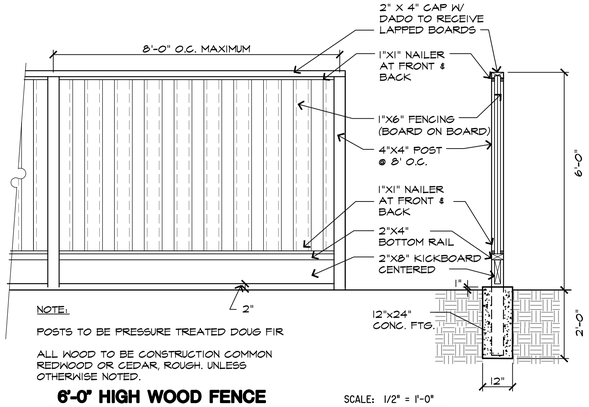
Preliminary Landscape Trail Plan Enlargement

L3



6'-0" HIGH WOOD FENCE W/ GATE

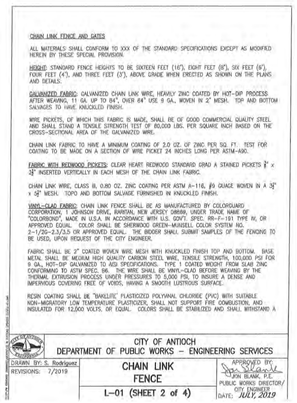
SCALE: 1/2" = 1'-0"

024 -Fncflw

STONETREE PRECAST FENCE WALL SYSTEM BY JENSEN PRECAST

NOTES:

1. SOUNDWALL FOOTINGS/PIERS SHALL NOT BE INSTALLED IN WATERLINE OR ANY OTHER UTILITY EASEMENTS
2. PUBLIC FACING WALLS SHALL HAVE ANTI-GRAFFITI COATING
3. WALL FACE TEXTURE TO BE ASHLAR, COLOR TBD.



'CHAIN LINK FENCE AND GATES

ALL MATERIALS SHALL CONFORM TO XXX OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED HEREIN BY THESE SPECIAL PROVISION.

HEIGHT: STANDARD FENCE HEIGHTS TO BE SIXTEEN FEET (16'), EIGHT FEET (8'), SIX FEET (6'), FOUR FEET (4'), AND THREE FEET (3'), ABOVE GRADE WHEN ERECTED AS SHOWN ON THE PLANS AND DETAILS.

GALVANIZED FABRIC: GALVANIZED CHAIN LINK WIRE, HEAVILY ZINC COATED BY HOT-DIP PROCESS AFTER WEAVING, 11 GA UP TO 84", OVER 84" USE 9 GA., WOVEN IN 2" MESH. TOP AND BOTTOM SALVAGES TO HAVE KNUCKLED FINISH.

WIRE PICKETS, OF WHICH THIS FABRIC IS MADE, SHALL BE OF GOOD COMMERCIAL QUALITY STEEL AND SHALL STAND A TENSILE STRENGTH TEST OF 80,000 LBS. PER SQUARE INCH BASED ON THE CROSS-SECTIONAL AREA OF THE GALVANIZED WIRE.

CHAIN LINK FABRIC TO HAVE A MINIMUM COATING OF 2.0 OZ. OF ZINC PER SQ. FT. TEST FOR COATING TO BE MADE ON A SECTION OF WIRE PICKET 24 INCHES LONG PER ASTM-A90.

FABRIC WITH REDWOOD PICKETS: CLEAR HEART REDWOOD STANDARD GRAU A STAINED PICKETS 1" x 3" INSERTED VERTICALLY IN EACH MESH OF THE CHAIN LINK FABRIC.

CHAIN LINK WIRE, CLASS III, 0.120 OZ. ZINC COATING PER ASTM A-116, 9½ GUAGE WOVEN IN A 3" x 12" MESH. TOPO AND BOTTOM SALVAGE TURNISHED IN KNUCKLED FINISH.

VINYL-CLAD FABRIC: CHAIN LINK FENCE SHALL BE AS MANUFACTURED BY COLORGUARD CORPORATION, 7 JOHNSON DRIVE, RAMSEH, NEW JERSEY 07869, UNDER TRADE NAME OF "COLORBOND", MADE IN U.S.A. IN ACCORDANCE WITH U.S. GOVT. SPEC. RR-F-191 TYPE IV, OR APPROVED EQUAL. COLOR SHALL BE SHERWOOD GREEN-MUNSELL COLOR SYSTEM NO. 7-1/2G-3.2/3.5 OR APPROVED EQUAL. THE BIDDER SHALL SUBMIT SAMPLES OF THE FENCING TO BE USED, UPON REQUEST OF THE CITY ENGINEER.

FABRIC SHALL BE 2" COATED WOVEN WIRE MESH WITH KNUCKLED FINISH TOP AND BOTTOM. BASE METAL SHALL BE MEDIUM HIGH QUALITY CARBON STEEL WIRE, TENSILE STRENGTH, 100,000 PSI FOR 9 GA., HOT-DIP GALVANIZED TO ASTM SPECIFICATIONS. TYPE 1 COATED WEIGHT FROM SLAB ZINC CONFORMING TO ASTM SPEC. 98. THE WIRE SHALL BE VINYL-CLAD BEFORE WEAVING BY THE THERMAL EXTRUSION PROCESS UNDER PRESSURES TO 5,000 PSI, TO INSURE A DENSE AND IMPERVIOUS COVERING FREE OF VOIDS, HAVING A SMOOTH LUSTROUS SURFACE.

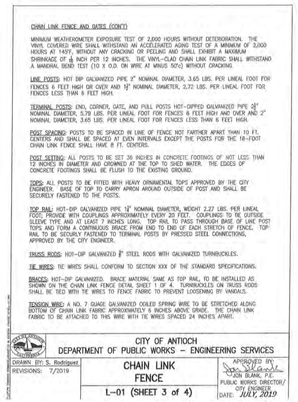
RESIN COATING SHALL BE "BAKELITE" PLASTOZOTE POLYVINYL CHLORIDE (PVC) WITH SUITABLE NON-MIGRATORY LOW TEMPERATURE PLASTICIZER, SHALL NOT SUPPORT FIRE COMBUSTION, AND INSULATED FOR 12,000 VOLTS, OR EQUAL. COLORS SHALL BE STABILIZED AND SHALL WITHSTAND A

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS: 7/2019

CHAIN LINK FENCE
L-01 (SHEET 2 of 4)

APPROVED BY: JON BLANK, P.E. PUBLIC WORKS DIRECTOR/ CITY ENGINEER
DATE: JULY, 2019



CHAIN LINK FENCE AND GATES (CON'T)

MINIMUM WEATHEROMETER EXPOSURE TEST OF 2,000 HOURS WITHOUT DETERIORATION. THE VINYL COVERED WIRE SHALL WITHSTAND AN ACCELERATED AGING TEST OF A MINIMUM OF 2,000 HOURS AT 140°F, WITHOUT ANY CRACKING OR PEELING AND SHALL EXHIBIT A MAXIMUM SHRINKAGE OF ¼ INCH PER 12 INCHES. THE VINYL-CLAD CHAIN LINK FABRIC SHALL WITHSTAND A MANDREL BEND TEST (10 X O.D. ON WIRE AT MINUS 50°C) WITHOUT CRACKING.

LINE POSTS: HOT DIP GALVANIZED PIPE 2" NOMINAL DIAMETER, 3.65 LBS. PER LINEAL FOOT FOR FENCES 6 FEET HIGH OR OVER AND 1¾" NOMINAL DIAMETER, 2.72 LBS. PER LINEAL FOOT FOR FENCES LESS THAN 6 FEET HIGH.

TERMINAL POSTS: END, CORNER, GATE, AND PULL POSTS HOT-DIPPED GALVANIZED PIPE 2½" NOMINAL DIAMETER, 5.79 LBS. PER LINEAL FOOT FOR FENCES 6 FEET HIGH AND OVER AND 2" NOMINAL DIAMETER, 3.65 LBS. PER LINEAL FOOT FOR FENCES LESS THAN 6 FEET HIGH.

POST SPACING: POSTS TO BE SPACED IN LINE OF FENCE NOT FARTHER APART THAN 10 FT. CENTERS AND SHALL BE SPACED AT EVEN INTERVALS EXCEPT THE POSTS FOR THE 10-FOOT CHAIN LINK FENCE SHALL HAVE 8 FT. CENTERS.

POST SETTING: ALL POSTS TO BE SET 36 INCHES IN CONCRETE FOOTINGS OF NOT LESS THAN 12 INCHES IN DIAMETER AND CROWNED AT THE TOP TO SHED WATER. THE EDGES OF CONCRETE FOOTINGS SHALL BE FLUSH TO THE EXISTING GROUND.

TOPS: ALL POSTS TO BE FITTED WITH HEAVY ORNAMENTAL TOPS APPROVED BY THE CITY ENGINEER. BASE OF TOP TO CARRY APRON AROUND OUTSIDE OF POST AND SHALL BE SECURELY FASTENED TO THE POSTS.

TOP RAIL: HOT-DIP GALVANIZED PIPE 1⅝" NOMINAL DIAMETER, WEIGHT 2.27 LBS. PER LINEAL FOOT, PROVIDE WITH COUPLINGS APPROXIMATELY EVERY 20 FEET. COUPLINGS TO BE OUTSIDE SLEEVE TYPE AND AT LEAST 7 INCHES LONG. TOP RAIL TO PASS THROUGH BASE OF LINE POST TOPS AND FORM A CONTINUOUS BRACE FROM END TO END OF EACH STRETCH OF FENCE. TOP RAIL TO BE SECURELY FASTENED TO TERMINAL POSTS BY PRESSED STEEL CONNECTIONS, APPROVED BY THE CITY ENGINEER.

TRUSS RODS: HOT-DIP GALVANIZED ⅜" STEEL RODS WITH GALVANIZED TURNBUCKLES.

TIE WIRES: TIE WIRES SHALL CONFORM TO SECTION XXX OF THE STANDARD SPECIFICATIONS.

BRACES: HOT-DIP GALVANIZED. BRACE MATERIAL SAME AS TOP RAIL, TO BE INSTALLED AS SHOWN ON THE CHAIN LINK FENCE DETAIL SHEET 1 OF 4. TURNBUCKLES ON TRUSS RODS SHALL BE TIED WITH TIE WIRES TO FENCE FABRIC TO PREVENT LOOSENING BY VANDALS.

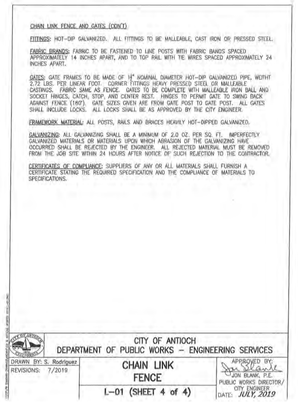
TENSION WIRE: A NO. 7 GUAGE GALVANIZED COILED SPRING WIRE TO BE STRETCHED ALONG BOTTOM OF CHAIN LINK FABRIC APPROXIMATELY 6 INCHES ABOVE GRADE. THE CHAIN LINK FABRIC TO BE ATTACHED TO THIS WIRE WITH TIE WIRES SPACED 24 INCHES APART.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS: 7/2019

CHAIN LINK FENCE
L-01 (SHEET 3 of 4)

APPROVED BY: JON BLANK, P.E. PUBLIC WORKS DIRECTOR/ CITY ENGINEER
DATE: JULY, 2019



CHAIN LINK FENCE AND GATES (CON'T)

FITTINGS: HOT-DIP GALVANIZED. ALL FITTINGS TO BE MALLEABLE, CAST IRON OR PRESSED STEEL.

FABRIC BRANDS: FABRIC TO BE FASTENED TO LINE POSTS WITH FABRIC BANDS SPACED APPROXIMATELY 14 INCHES APART, AND TO TOP RAIL WITH TIE WIRES SPACED APPROXIMATELY 24 INCHES APART.

GATES: GATE FRAMES TO BE MADE OF 1¼" NOMINAL DIAMETER HOT-DIP GALVANIZED PIPE, WEIGHT 2.72 LBS. PER LINEAL FOOT. CORNER FITINGS HEAVY PRESSED STEEL OR MALLEABLE CASTINGS. FABRIC SAME AS FENCE. GATES TO BE COMPLETE WITH MALLEABLE IRON BALL AND SOCKET HINGES, CATCH, STOP, AND CENTER REST. HINGES TO PERMIT GATE TO SWING BACK AGAINST FENCE (180°). GATE SIZES GIVEN ARE FROM GATE POST TO GATE POST. ALL GATES SHALL INCLUDE LOCKS. ALL LOCKS SHALL BE AS APPROVED BY THE CITY ENGINEER.

FRAMEWORK MATERIAL: ALL POSTS, RAILS AND BRACES HEAVILY HOT-DIPPED GALVANIZED.

GALVANIZING: ALL GALVANIZING SHALL BE A MINIMUM OF 2.0 OZ. PER SQ. FT. IMPERFECTLY GALVANIZED MATERIALS OR MATERIALS UPON WHICH ANY ABRASION OF THE GALVANIZING HAVE OCCURRED SHALL BE REJECTED BY THE ENGINEER. ALL REJECTED MATERIAL MUST BE REMOVED FROM THE JOB SITE WITHIN 24 HOURS AFTER NOTICE OF SUCH REJECTION TO THE CONTRACTOR.

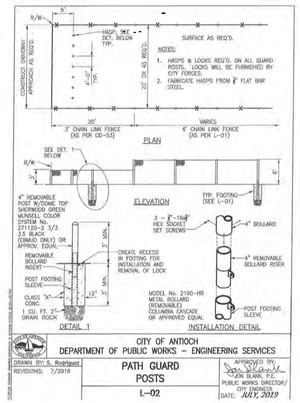
CERTIFICATE OF COMPLIANCE: SUPPLIERS OF ANY OR ALL MATERIALS SHALL FURNISH A CERTIFICATE STATING THE REQUIRED SPECIFICATION AND THE COMPLIANCE OF MATERIALS TO SPECIFICATIONS.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS: 7/2019

CHAIN LINK FENCE
L-01 (SHEET 4 of 4)

APPROVED BY: JON BLANK, P.E. PUBLIC WORKS DIRECTOR/ CITY ENGINEER
DATE: JULY, 2019

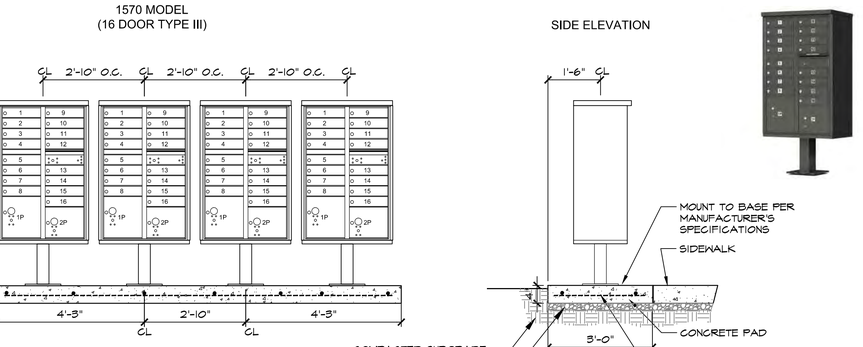


CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS: 7/2019

PATH GUARD POSTS
L-02

APPROVED BY: JON BLANK, P.E. PUBLIC WORKS DIRECTOR/ CITY ENGINEER
DATE: JULY, 2019



MAILBOX TO BE:
CBU-16,TYPE III - 16 DOOR
#: FLI57016
COLOR: BRONZE
BY CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO

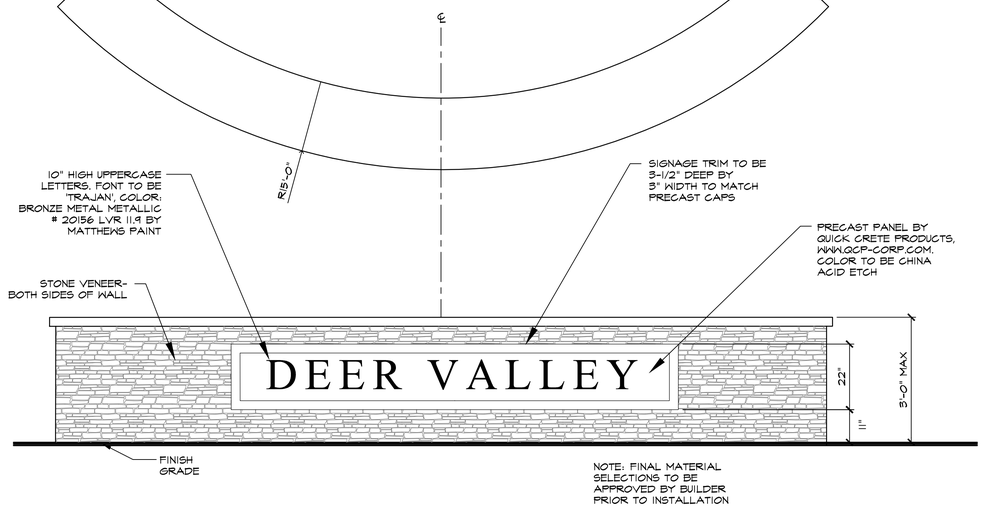
COMMUNITY MAILBOXES

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

024 -

NOTES:

1. MONUMENT VENEER TO BE ELDORADO STONE FIELDLEDGE OR SIMILAR
2. COLOR PADOVA
3. FINAL MATERIAL SELECTION TO BE APPROVED BY BUILDER PRIOR TO INSTALLATION



STONE MONUMENT AT ENTRY

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

024 -

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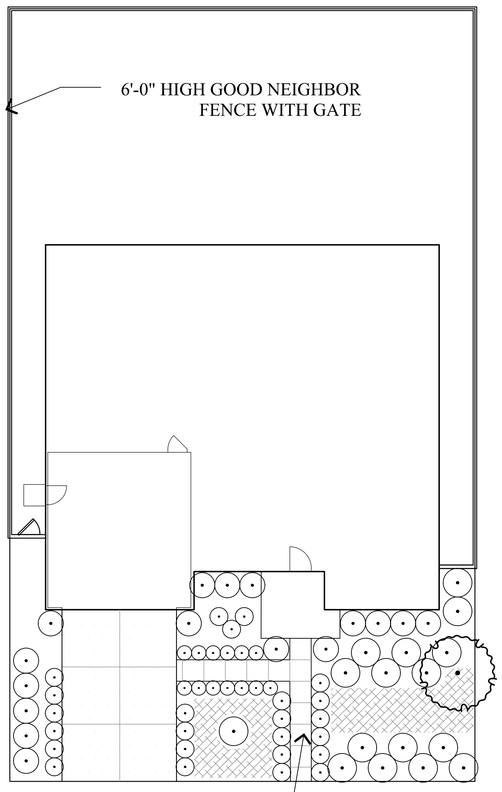
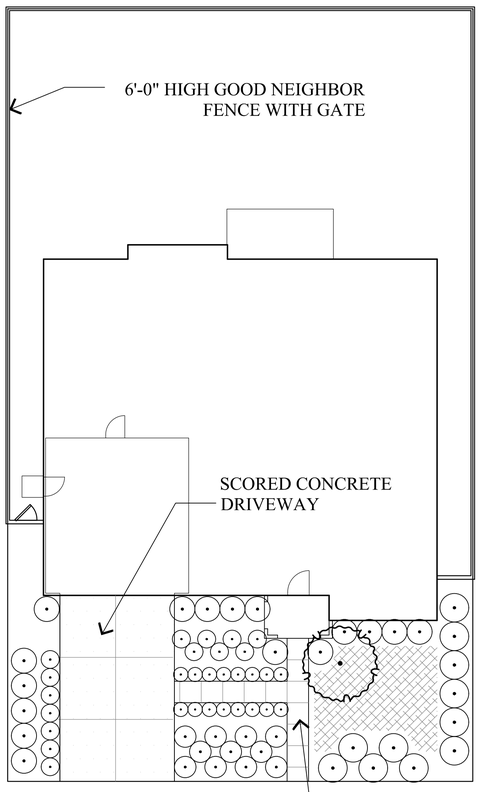
Preliminary Landscape Site Details

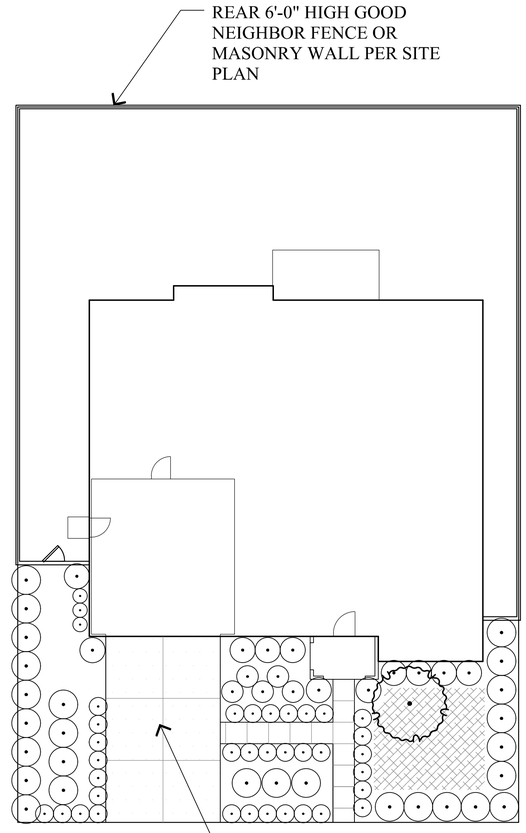
L4



PLAN 1



PLAN 2



PLAN 2X

PRELIMINARY PROPOSED PLANT PALETTES

CONTEMPORARY RANCH

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
PRUNUS BLIREANA	FLOWERING PLUM	15 GALLON	LOW
SHRUBS			
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GALLON	LOW
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	5 GALLON	LOW
LEUCADENDRON 'CLOUDBANK GINNY'	CONEBUSH	5 GALLON	LOW
MUHLENBERGIA DUBIA	PINE MUHLY	5 GALLON	LOW
PENNISETUM S. 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW
WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW
GROUND COVERS			
COTONEASTER DAMMERI 'CORAL BEAUTY' 60" O.C	BEARBERRY COTONEASTER	1 GALLON	LOW
ROSMARINUS O. 'HUNTINGTON CARPET' 48" O.C	DWARF ROSEMARY	1 GALLON	LOW

MODERN PRAIRIE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
SHRUBS			
ANIGOZANTHOS 'BUSH DAWN'	YELLOW KANGAROO PAW	5 GALLON	LOW
CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	LOW
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GALLON	LOW
MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM A. 'RUBRUM'	RED FOUNTAIN GRASS	5 GALLON	LOW
SALVIA LEUCANTHA	MEXICAN SAGE	5 GALLON	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GALLON	LOW
GROUND COVERS			
VERBENA LILACINA 'DE LA MINA' 42" O.C	CEDROS ISLAND VERBENA	1 GALLON	LOW
JUNIPERUS PROCUMBENS 'NANA' 48" O.C	DWARF JUNIPER	1 GALLON	LOW

MIDCENTURY MODERN

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	15 GALLON	LOW
SHRUBS			
CHORONDOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
GREVILLEA 'NOELLII'	NOEL'S GREVILLEA	5 GALLON	LOW
LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	5 GALLON	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
PENNISETUM 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
SANTOLINA CHAMAECYPARISSUS	GRAY LAVENDER COTTON	5 GALLON	LOW
SANTOLINA VIRENS	GREEN LAVENDER COTTON	5 GALLON	LOW
GROUND COVERS			
MYOPORUM PARVIFOLIUM 'PINK' 48" O.C	PINK CREEPING MYOPORUM	1 GALLON	LOW
SENECIO MANDRALISCAE 24" O.C	BLUE CHALK STICKS	1 GALLON	LOW

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

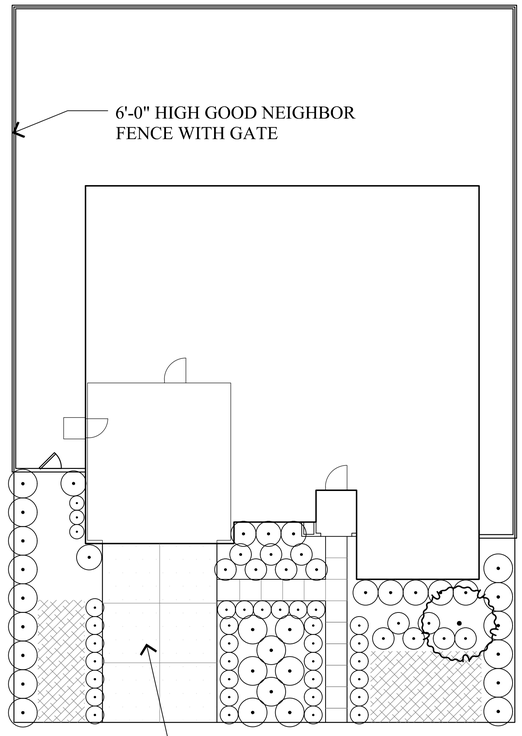
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

BLUE MOUNTAIN COMMUNITIES
707 Aldridge Road
Vacaville, Ca 95688
TEL: 707.451.8111

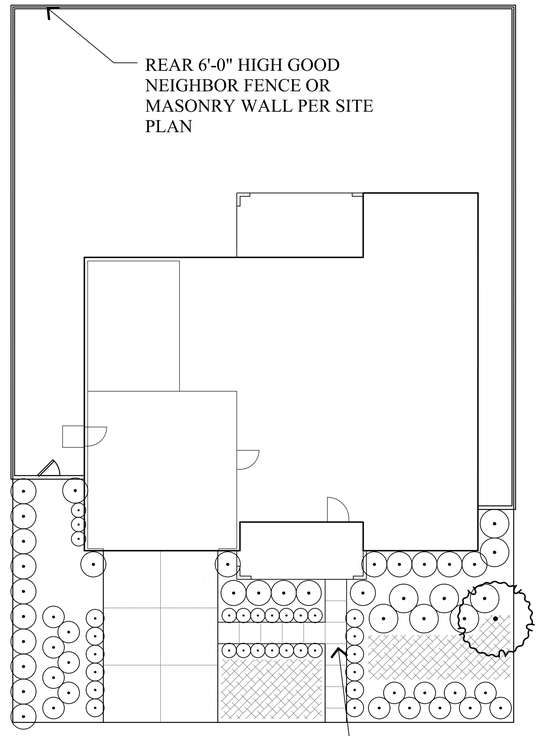
DEER VALLEY
Antioch, CA

Preliminary Landscape Front Yard Typicals

L5



PLAN 3



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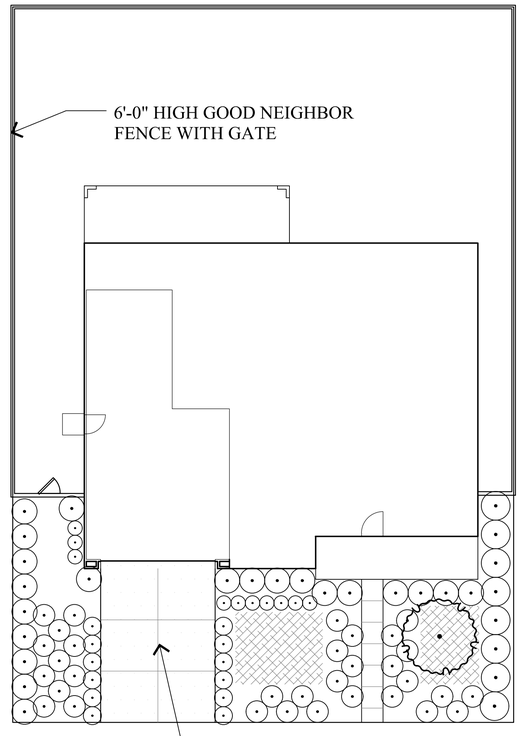

PLAN 5

PRELIMINARY PROPOSED PLANT PALETTES

CONTEMPORARY RANCH

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
PRUNUS BLIREANA	FLOWERING PLUM	I5 GALLON	LOW
SHRUBS			
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GALLON	LOW
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	5 GALLON	LOW
LEUCADENDRON 'CLOUDBANK GINNY'	CONEBUSH	5 GALLON	LOW
MUHLENBERGIA DUBIA	PINE MUHLY	5 GALLON	LOW
PENNISETUM S. 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM 'DARK DELIGHT'	NEW ZEALAND FLAX	5 GALLON	LOW
WESTRINGIA 'WYNYABBIE HIGHLIGHT'	AUSTRALIAN ROSEMARY	5 GALLON	LOW
GROUND COVERS			
COTONEASTER DAMMERI 'CORAL BEAUTY' 60" O.C	BEARBERRY COTONEASTER	I GALLON	LOW
ROSMARINUS O. 'HUNTINGTON CARPET' 48" O.C	DWARF ROSEMARY	I GALLON	LOW

MODERN PRAIRIE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	I5 GALLON	LOW
SHRUBS			
ANIGOZANTHOS 'BUSH DAWN'	YELLOW KANGAROO PAW	5 GALLON	LOW
CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	LOW
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GALLON	LOW
MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	5 GALLON	LOW
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TEUCRIUM CHAMAEDRYS	GERMANDER	5 GALLON	LOW
GROUND COVERS			
VERBENA LILACINA DE LA MINA' 42" O.C	CEDROS ISLAND VERBENA	I GALLON	LOW
JUNIPERUS PROCUMBENS 'NANA' 48" O.C	DWARF JUNIPER	I GALLON	LOW

MIDCENTURY MODERN

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
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SHRUBS			
CHORONDOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
GREVILLEA NOELLII '	NOEL'S GREVILLEA	5 GALLON	LOW
LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	5 GALLON	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
PENNISETUM 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
SANTOLINA CHAMAECYPARISSUS	GRAY LAVENDER COTTON	5 GALLON	LOW
SANTOLINA VIRENS	GREEN LAVENDER COTTON	5 GALLON	LOW
GROUND COVERS			
MYOPORUM PARVIFOLIUM 'PINK' 48" O.C	PINK CREEPING MYOPORUM	I GALLON	LOW
SENECIO MANDRALISCAE 24" O.C	BLUE CHALK STICKS	I GALLON	LOW

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

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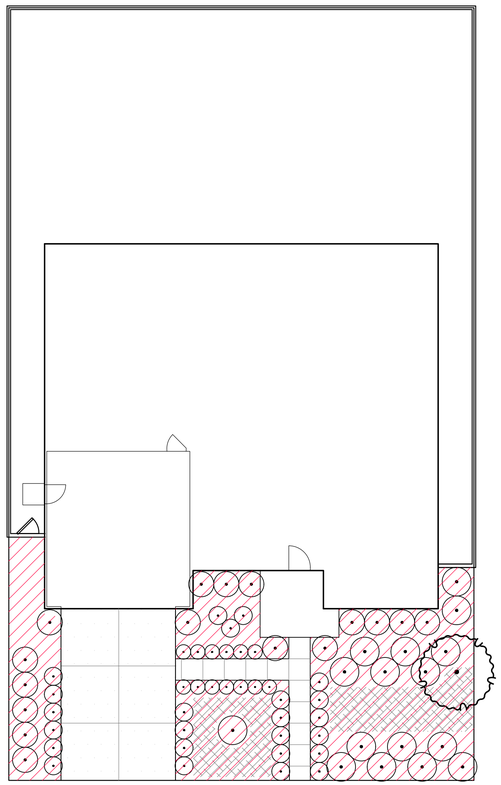
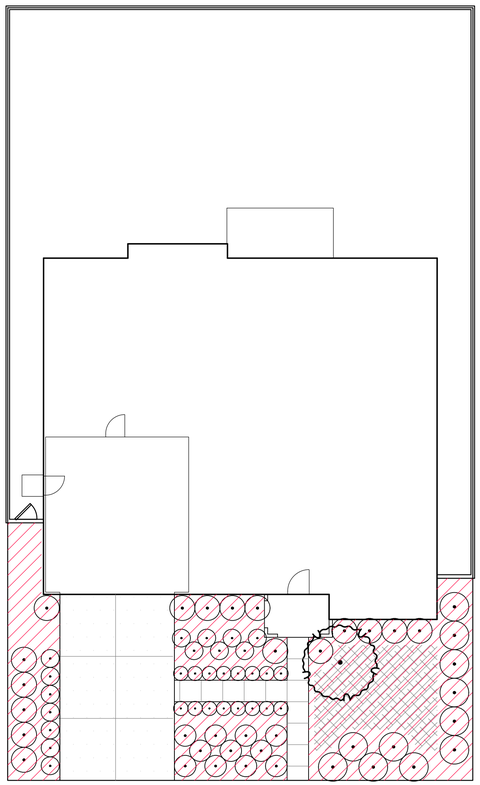
DEER VALLEY
Antioch, CA

Preliminary Landscape Front Yard Typicals

L6



PLAN 1



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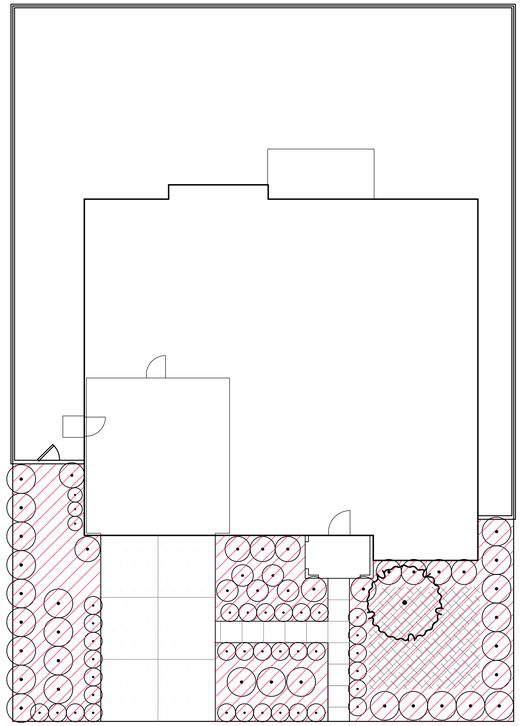

PLAN 2X

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = \frac{(ETo)(0.62)((PF \times HA) + SLA)}{IE}$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.71)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 48.3

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA = (48.3) X (0.62) X (0.55 X LA SF) = GAL/YR

ESTIMATED TOTAL WATER USE:

$$ETWU = (48.3) \times (0.62) \times \frac{(0.20 \times LA\ SF)}{0.71} = GAL/YR$$

HYDROZONE KEY

SYMBOL	DESCRIPTION
	LOW WATER USE

HYDROZONE INFORMATION TABLE - PLAN 1

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	1,150 SF	99%
LOW	A-2	BUBBLER	7 SF	7%
		TOTAL	1,157 SF	100%
		MAWA	19,056 GAL/YR	
		ETWU	9,497 GAL/YR	

HYDROZONE INFORMATION TABLE - PLAN 2

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	1,124 SF	99%
LOW	A-2	BUBBLER	7 SF	1%
		TOTAL	1,131 SF	100%
		MAWA	18,627 GAL/YR	
		ETWU	9,540 GAL/YR	

HYDROZONE INFORMATION TABLE - PLAN 2X

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	1,299 SF	99%
LOW	A-2	BUBBLER	7 SF	1%
		TOTAL	1,306 SF	100%
		MAWA	21,510 GAL/YR	
		ETWU	11,016 GAL/YR	

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 10 ft.

RIPLEY DESIGN GROUP
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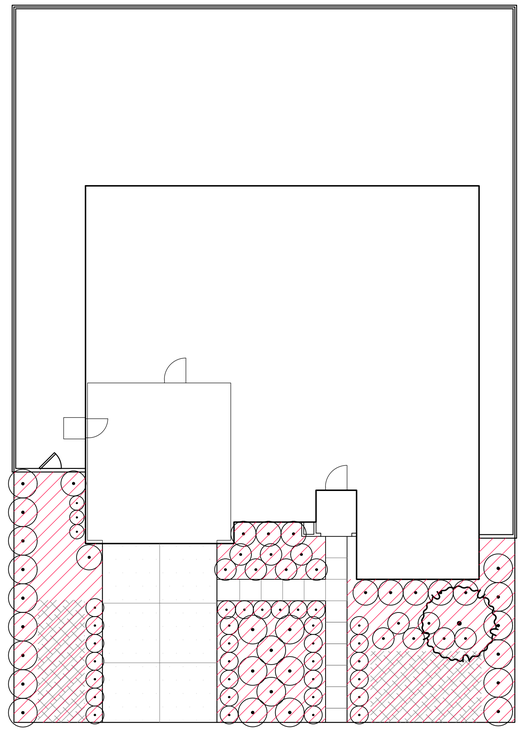
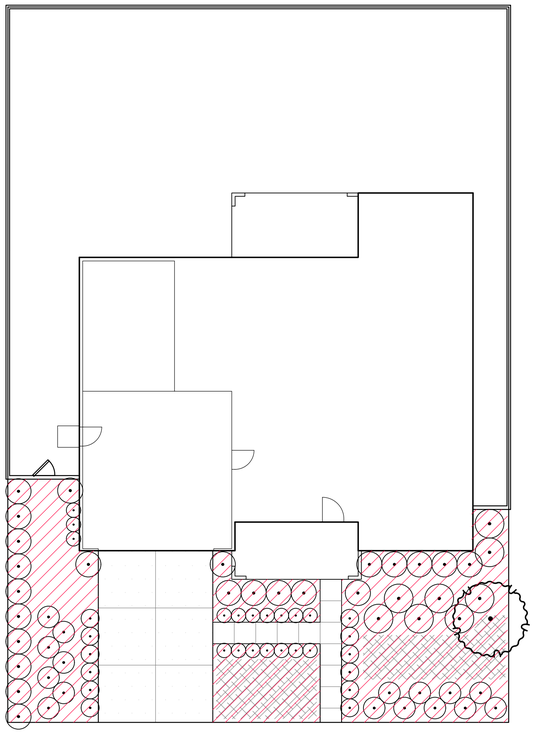
DEER VALLEY
Antioch, CA

Preliminary Landscape Site Data - Welo Conformance

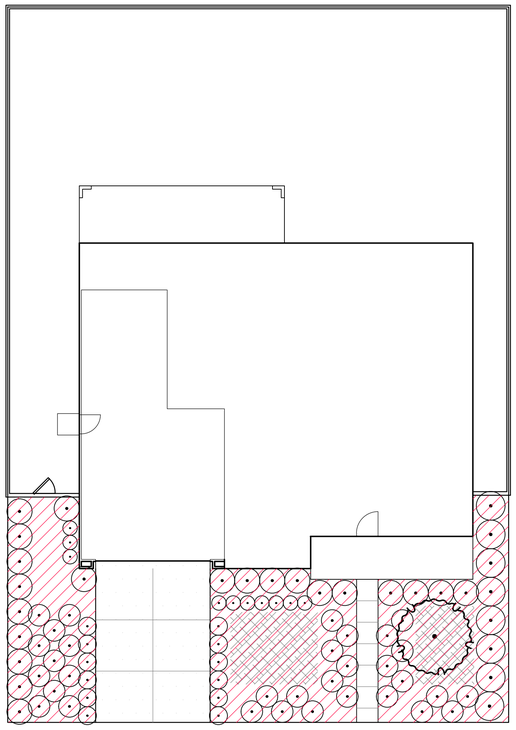
L7



PLAN 3



PLAN 4



PLAN 5

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left[\frac{(PF \times HA)}{IE} + SLA\right]$$

ETo	=	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA	=	LANDSCAPE AREA
HA	=	HYDROZONE AREA (SQUARE FEET)
PF	=	PLANT FACTOR FROM WUCOLS
IE	=	IRRIGATION EFFICIENCY (0.71)
0.55	=	ET ADJUSTMENT FACTOR
0.62	=	CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 48.3

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA = (48.3) X (0.62) X (0.55 X LA SF) = GAL/YR

ESTIMATED TOTAL WATER USE:

$$ETWU = (48.3) \times (0.62) \times \frac{(0.20 \times LA\ SF)}{0.71} = GAL/YR$$

HYDROZONE KEY

SYMBOL	DESCRIPTION
	LOW WATER USE

HYDROZONE INFORMATION TABLE - PLAN 3

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	1,280 SF	99%
LOW	A-2	BUBBLER	7 SF	7%
		TOTAL	1,287 SF	100%
		MAWA	21,197 GAL/YR	
		ETWU	10,856 GAL/YR	

HYDROZONE INFORMATION TABLE - PLAN 4

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	1,241 SF	99%
LOW	A-2	BUBBLER	7 SF	7%
		TOTAL	1,248 SF	100%
		MAWA	20,554 GAL/YR	
		ETWU	10,527 GAL/YR	

HYDROZONE INFORMATION TABLE - PLAN 5

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	DRIP	1,220 SF	99%
LOW	A-2	BUBBLER	7 SF	1%
		TOTAL	1,227 SF	100%
		MAWA	20,209 GAL/YR	
		ETWU	10,350 GAL/YR	

GRAPHIC SCALE

0 10 20 30

(IN FEET)

1 inch = 10 ft.

RIPLEY DESIGN GROUP

LANDSCAPE ARCHITECTURE
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DEER VALLEY
Antioch, CA

Preliminary Landscape
Site Data - Welo Conformance

L8

ANTIOCH, CA
KTGY PROJECT #190072

PLAN 1A

CONTEMPORARY RANCH

PLAN 2B

MODERN PRAIRIE

PLAN 2XC

MID-CENTURY MODERN

PLAN 3C

MID-CENTURY MODERN

PLAN 4A

CONTEMPORARY RANCH

PLAN 5B

MODERN PRAIRIE

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Blue Mountain Communities
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Vacaville, CA 95688

DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

PLANNING SUBMITTAL
05/01/2020

COVER SHEET

A0-01

FLEX OPTION

IN LIEU OF BEDROOM 3

SQUARE FOOTAGE SUMMARY	
PLAN 1	
FIRST FLOOR	2,252 S.F.
TOTAL	2,252 S.F.
TOTAL LOT COVERAGE	2,799 S.F.
PORCH	91 S.F.
2-CAR GARAGE	456 S.F.

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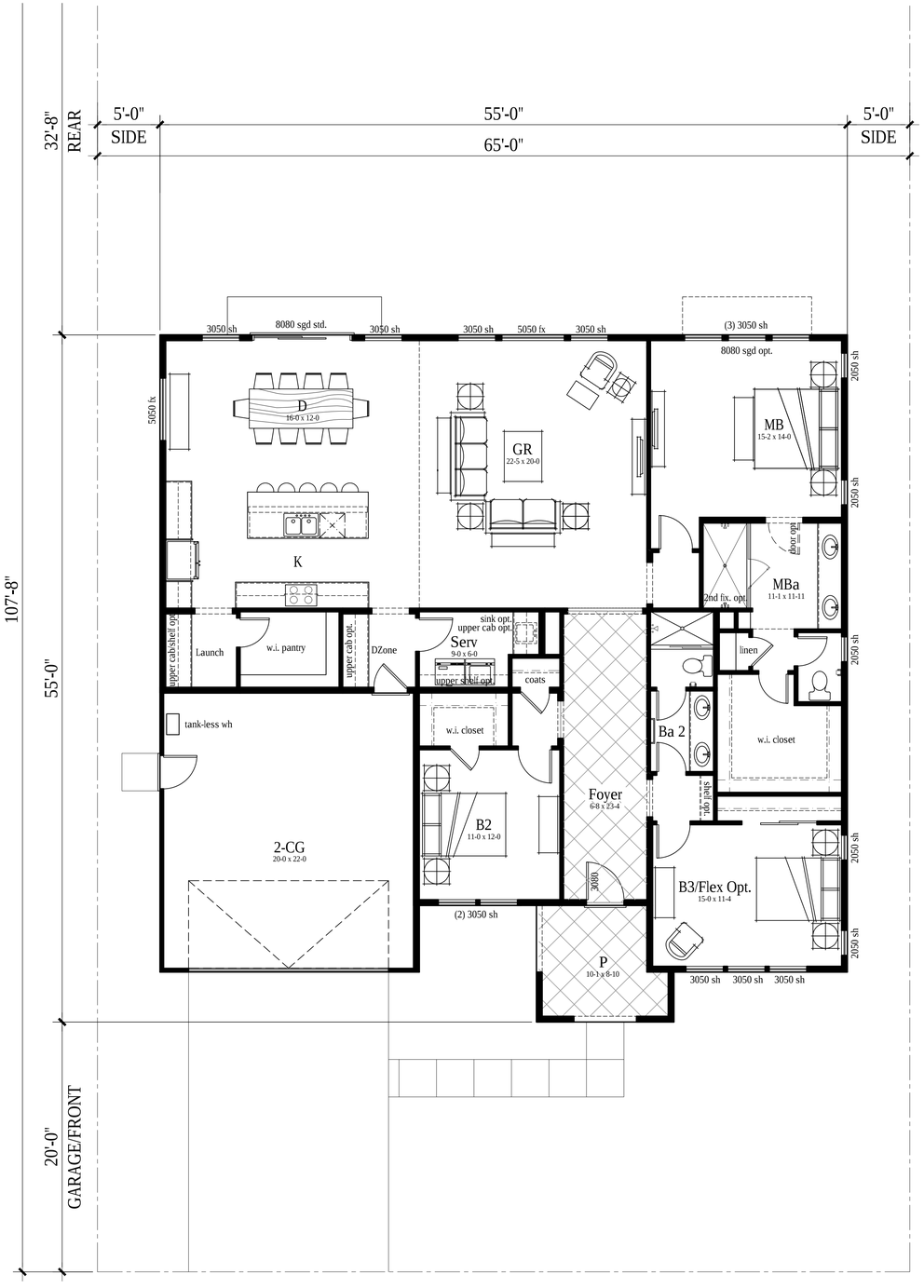
DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

PLANNING SUBMITTAL
05/01/2020

PLAN 1 - STYLE 'A' - FLOOR PLAN

A1-10



SQUARE FOOTAGE SUMMARY	
PLAN 1	
FIRST FLOOR	2,252 S.F.
TOTAL	2,252 S.F.
TOTAL LOT COVERAGE	2,799 S.F.
PORCH	91 S.F.
2-CAR GARAGE	456 S.F.

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Vacaville, CA 95688

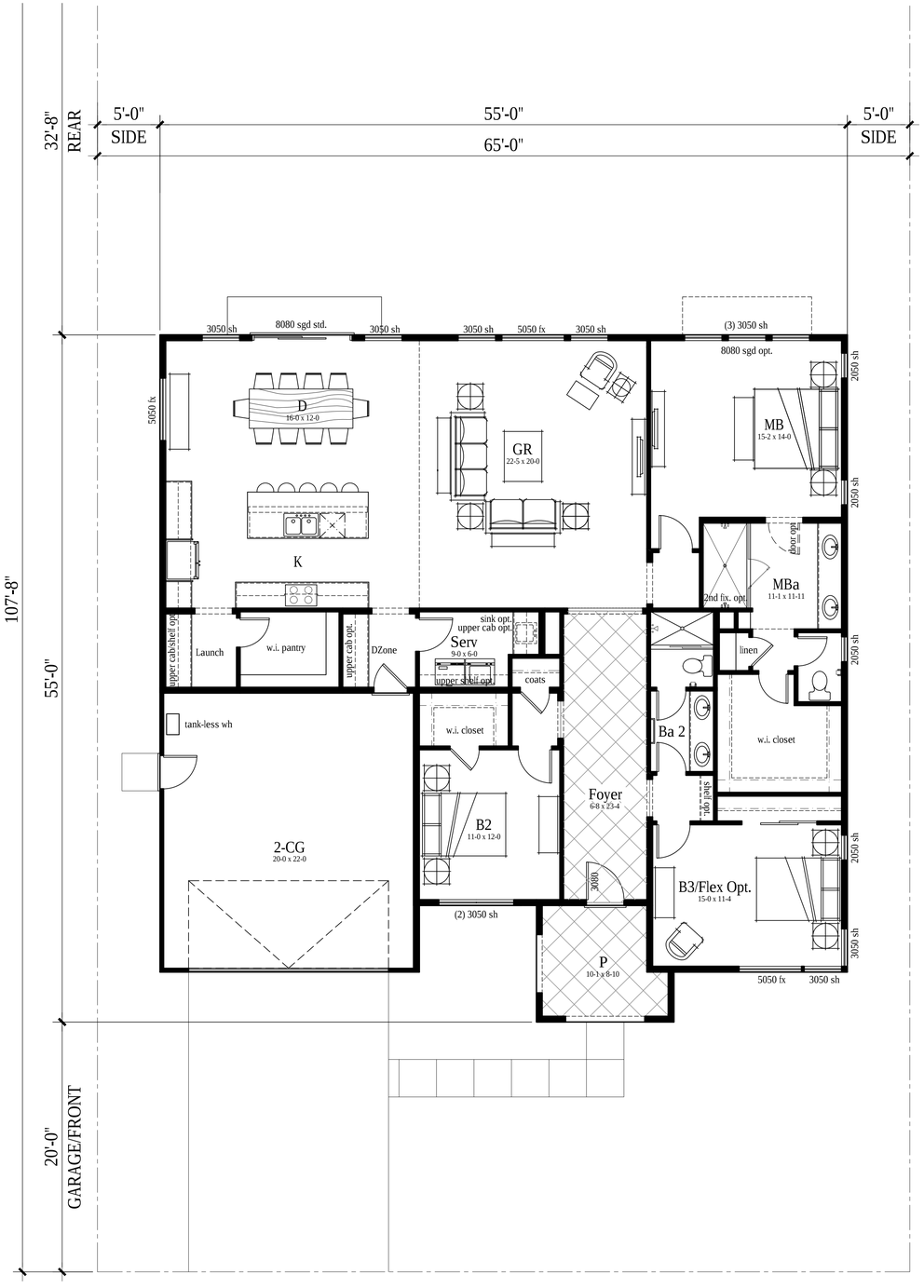
DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

PLANNING SUBMITTAL
05/01/2020

PLAN 1 - STYLE 'B' - FLOOR PLAN

A1-11



SQUARE FOOTAGE SUMMARY	
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TOTAL LOT COVERAGE	2,799 S.F.
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Blue Mountain Communities
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Vacaville, CA 95688

DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

PLANNING SUBMITTAL
05/01/2020

PLAN 1 - STYLE 'C' - FLOOR PLAN

A1-12

PLAN 1A

CONTEMPORARY RANCH

PLAN 1B

MODERN PRAIRIE

PLAN 1C

MID-CENTURY MODERN

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DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

PLANNING SUBMITTAL
05/01/2020

PLAN 1 - PERSPECTIVES

PLAN 1A

CONTEMPORARY RANCH

PLAN 1B

MODERN PRAIRIE

PLAN 1C

MID-CENTURY MODERN

Building Materials List

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Stucco Trim
5. Fiber Cement Trim
6. Vinyl Windows
7. Concrete Tile Roof
8. Fascia Board
9. Entry Door
10. Metal Garage Door
11. Exterior Light Fixture
12. Unit Address
13. Wood Corbel
14. Stucco Control Joint
15. Stucco Column
16. Scored Stucco

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Vacaville, CA 95688

DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

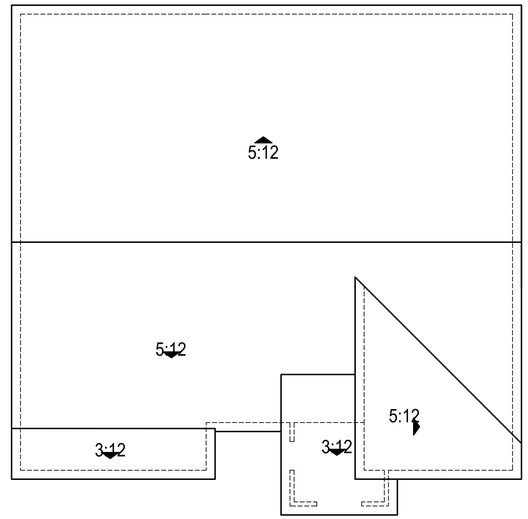
0 4' 8' 12'

PLANNING SUBMITTAL
05/01/2020

PLAN 1 - FRONT ELEVATIONS

A1-21

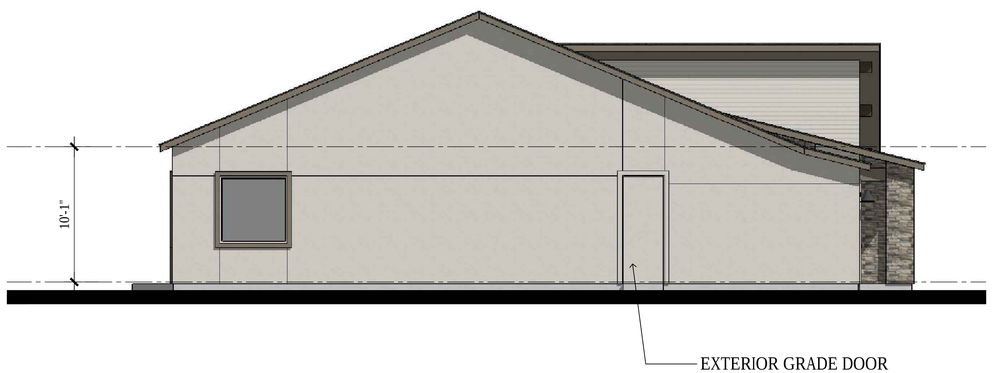
RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION



LEFT ELEVATION

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Vacaville, CA 95688

DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

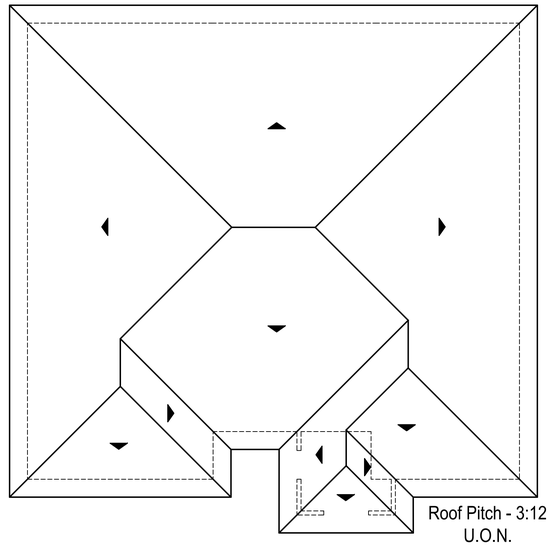
0 8' 16' 24'

PLANNING SUBMITTAL
05/01/2020

PLAN 1 - STYLE 'A' - EXT. EL. & ROOF PLAN

A1-22

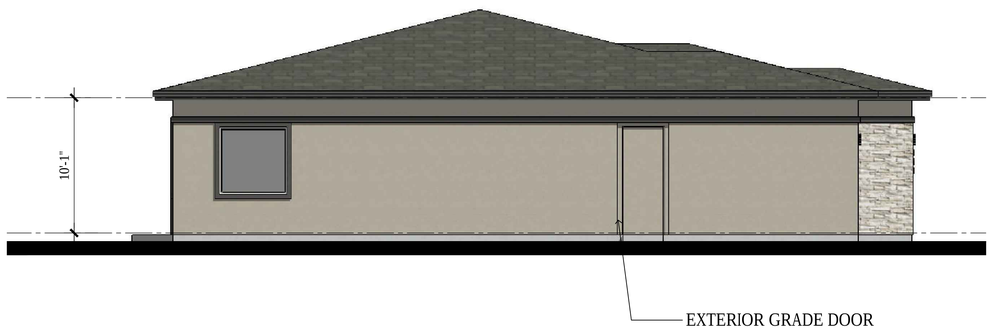
RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION



LEFT ELEVATION

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DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 8' 16' 24'

PLANNING SUBMITTAL
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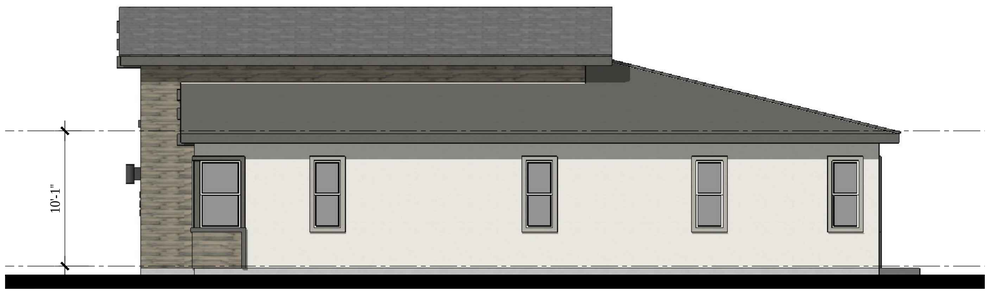
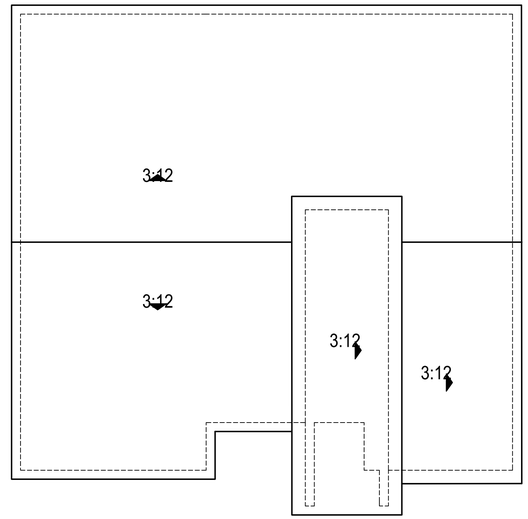
PLAN 1 - STYLE 'B' - EXT. EL. & ROOF PLAN

A1-23



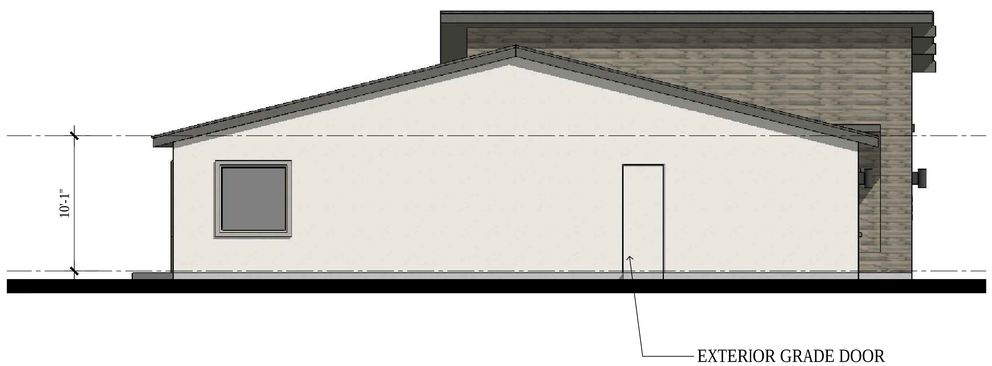
RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION



LEFT ELEVATION

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0 8' 16' 24'

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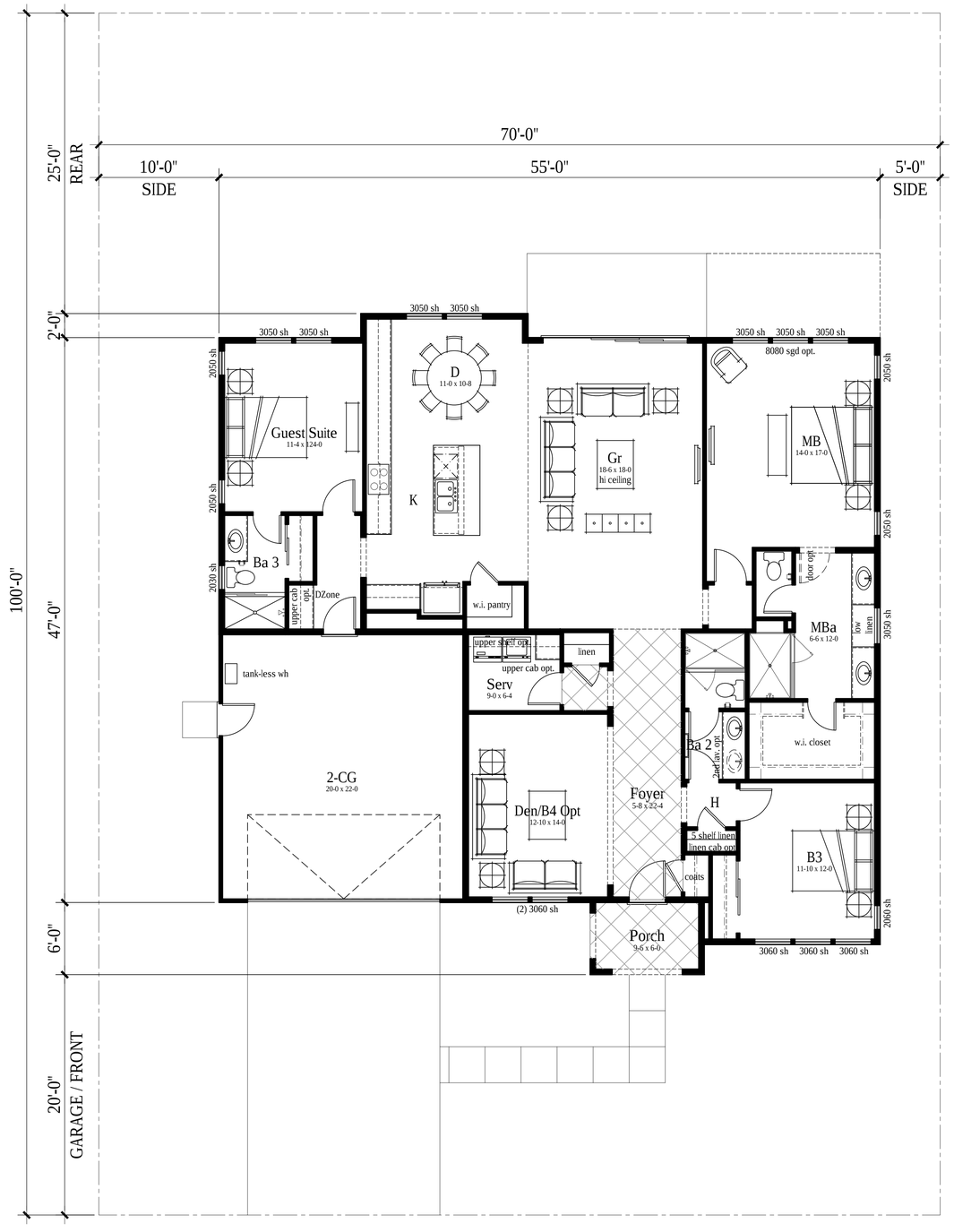
PLAN 1 - STYLE 'C' - EXT. EL. & ROOF PLAN

A1-24

BEDROOM 4 OPTION

IN LIEU OF DEN



SQUARE FOOTAGE SUMMARY	
PLAN 2	
FIRST FLOOR	2,213 S.F.
TOTAL	2,213 S.F.
TOTAL LOT COVERAGE	2,720 S.F.
PORCH	55 S.F.
2-CAR GARAGE	452 S.F.

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DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

PLANNING SUBMITTAL
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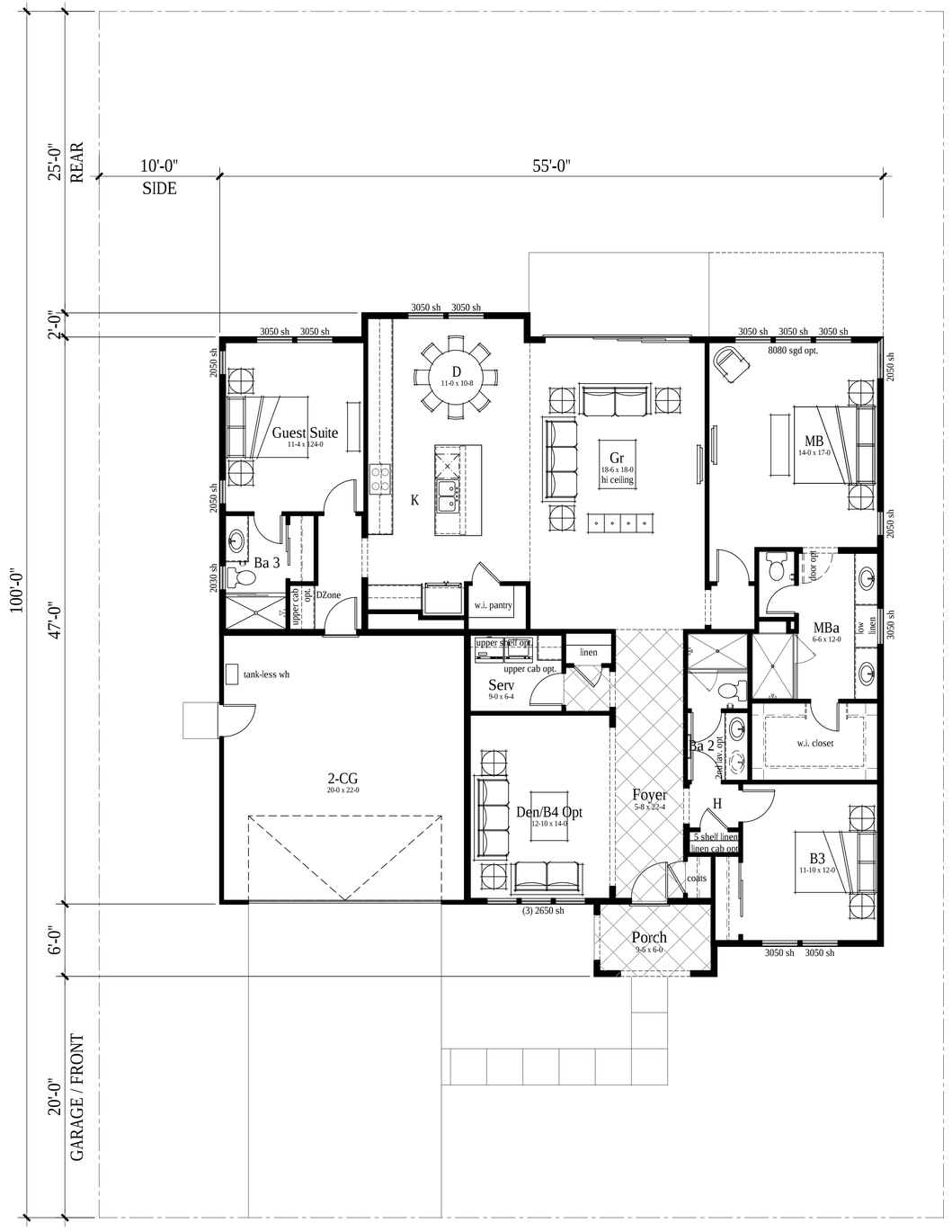
PLAN 2 - STYLE 'A' - FLOOR PLAN

A2-10



SQUARE FOOTAGE SUMMARY	
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0 4' 8' 12'

PLANNING SUBMITTAL
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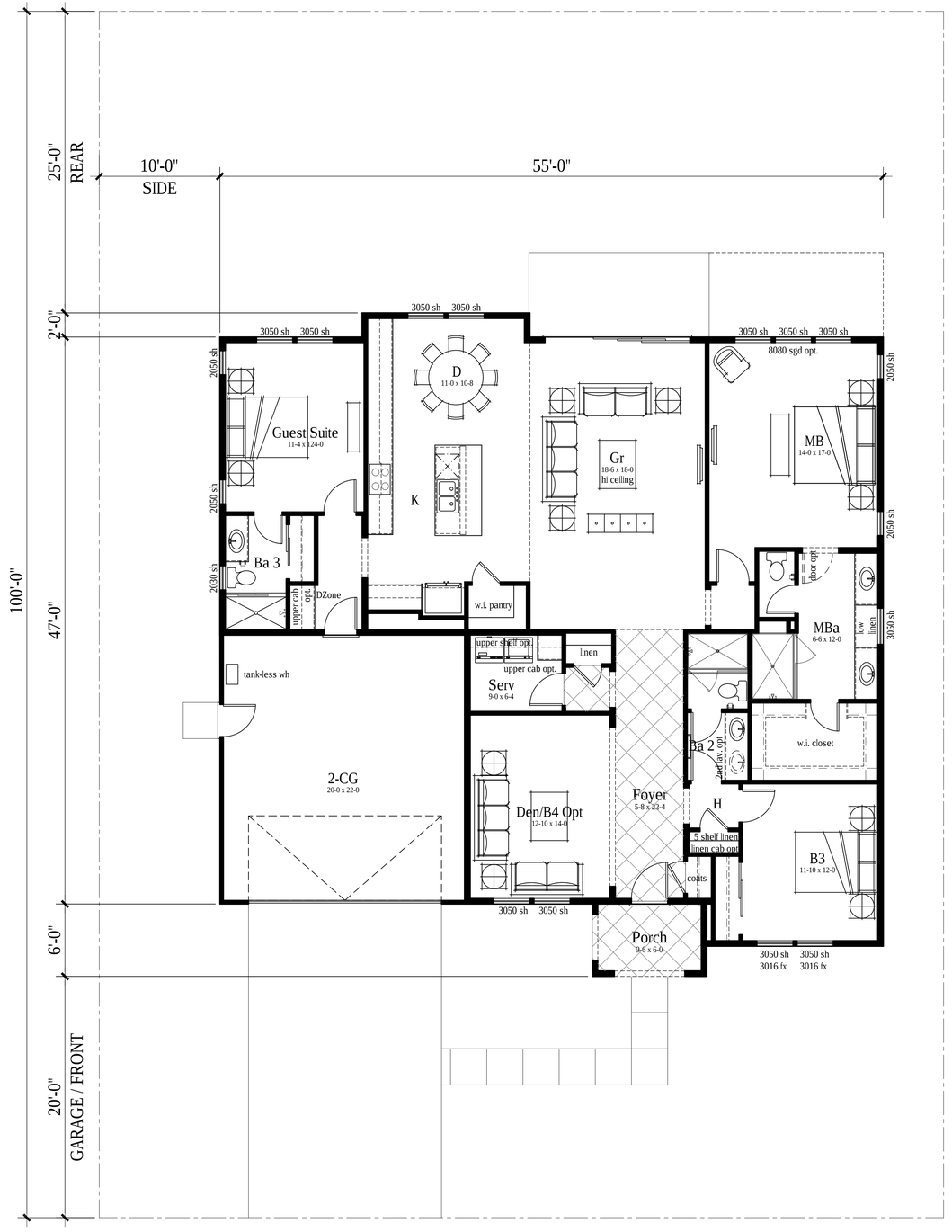
PLAN 2 - STYLE 'B' - FLOOR PLAN

A2-11



SQUARE FOOTAGE SUMMARY	
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0 4' 8' 12'

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PLAN 2 - STYLE 'C' - FLOOR PLAN

A2-12

PLAN 2A

CONTEMPORARY RANCH

PLAN 2B

MODERN PRAIRIE

PLAN 2C

MID-CENTURY MODERN

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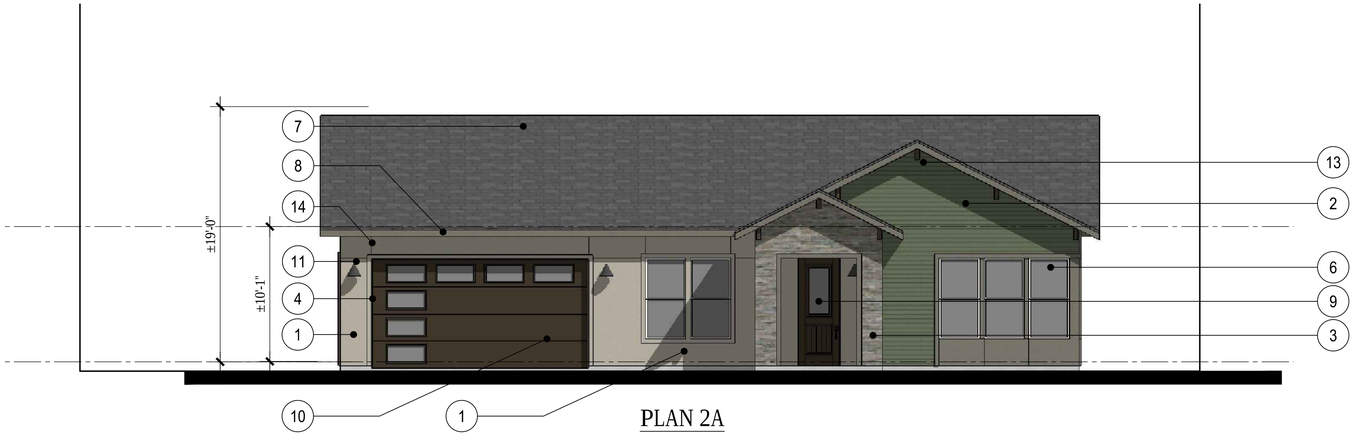
PLAN 2 - PERSPECTIVE



PLAN 2A

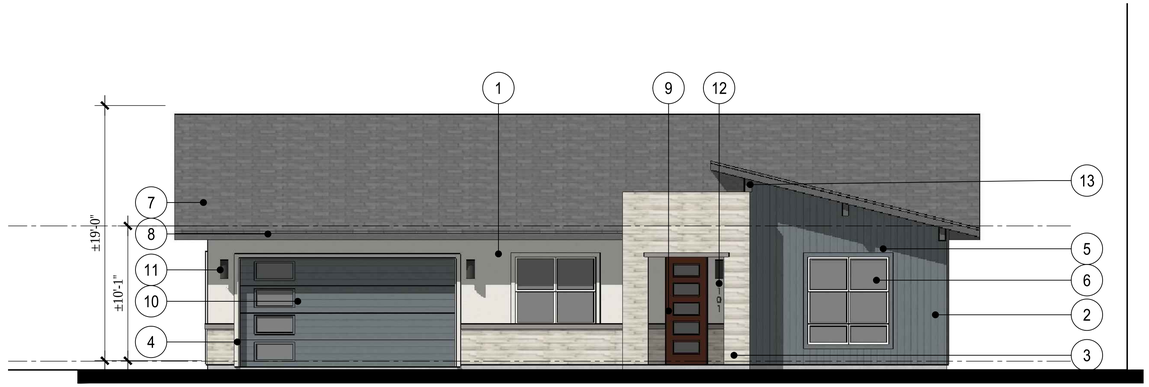
CONTEMPORARY RANCH

Building Materials List

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Stucco Trim
5. Fiber Cement Trim
6. Vinyl Windows
7. Concrete Tile Roof
8. Fascia Board
9. Entry Door
10. Metal Garage Door
11. Exterior Light Fixture
12. Unit Address
13. Wood Corbel
14. Stucco Control Joint
15. Stucco Column
16. Scored Stucco

PLAN 2B

MODERN PRAIRIE



PLAN 2C

MID-CENTURY MODERN

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DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

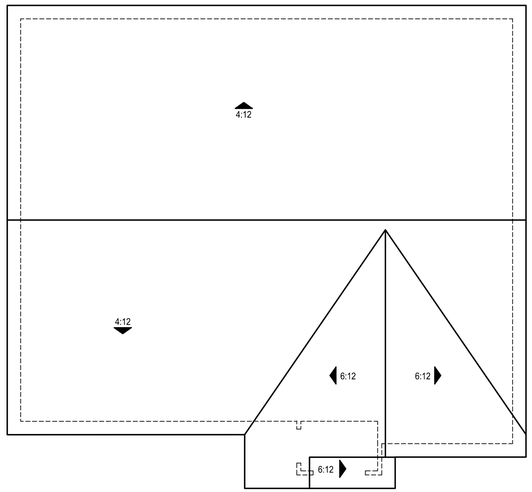
0 4' 8' 12'

PLANNING SUBMITTAL
05/01/2020

PLAN 2 - FRONT ELEVATIONS

A2-21

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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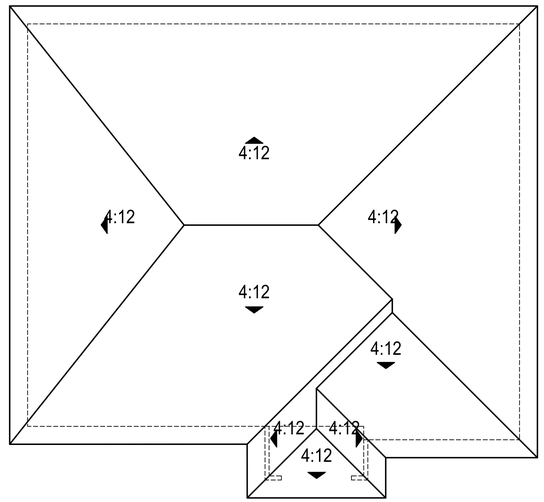
PLAN 2 - STYLE 'A' - EXT. EL. & ROOF PLAN

A2-22

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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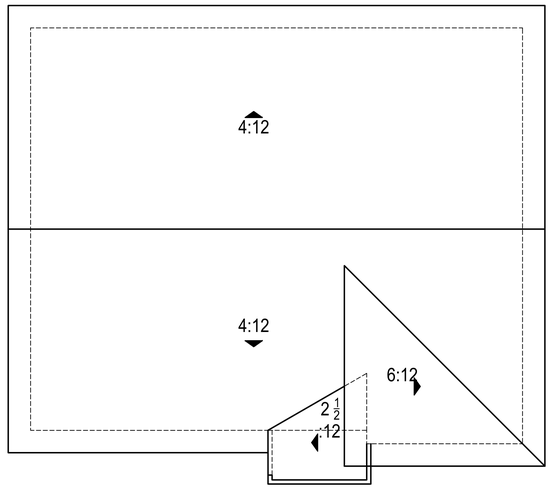
PLAN 2 - STYLE 'B' - EXT. EL. & ROOF PLAN

A2-23

RIGHT ELEVATION



ROOF PLAN

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

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

PLANNING SUBMITTAL
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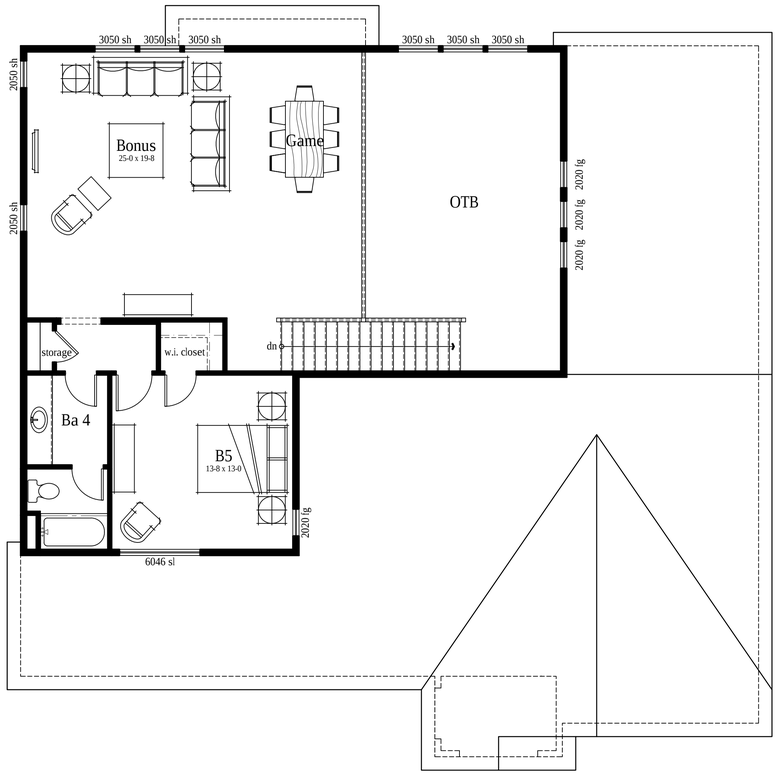
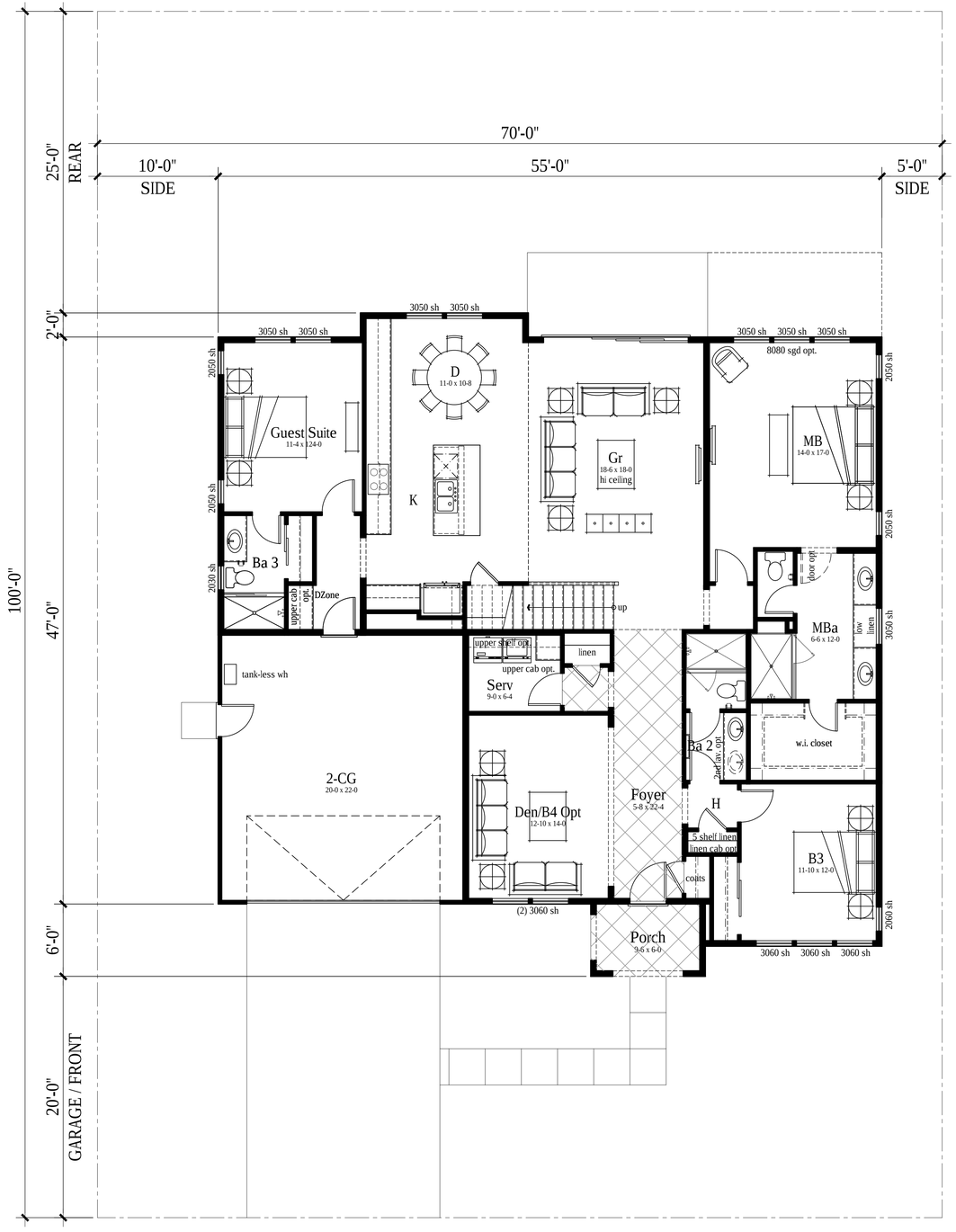
PLAN 2 - STYLE 'C' - EXT. EL. & ROOF PLAN

A2-24





SQUARE FOOTAGE SUMMARY

PLAN 2X	
FIRST FLOOR	2,213 S.F.
SECOND FLOOR	899 S.F.
TOTAL	3,112 S.F.
TOTAL LOT COVERAGE	2,722 S.F.
PORCH	57 S.F.
2-CAR GARAGE	452 S.F.
2ND FLOOR DECK OPT.	-162 S.F.

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0 4' 8' 12'

PLANNING SUBMITTAL
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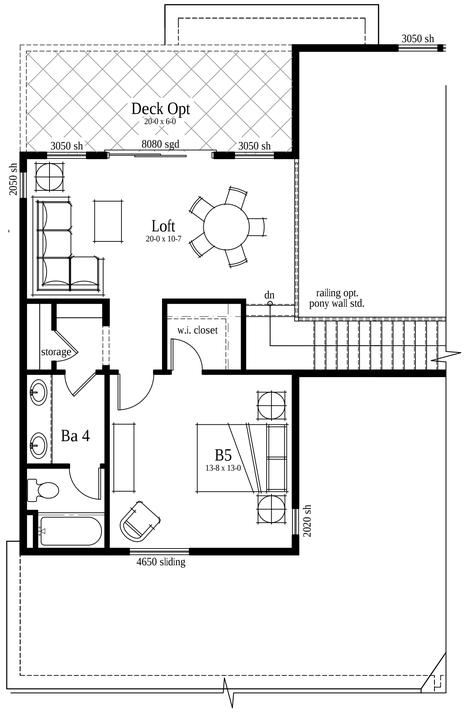
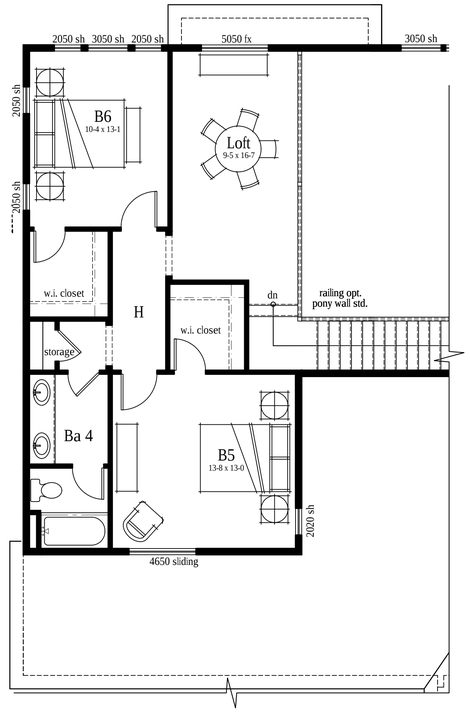
PLAN 2X - STYLE 'A' - FIRST AND SECOND FLOOR PLAN

A2X-10



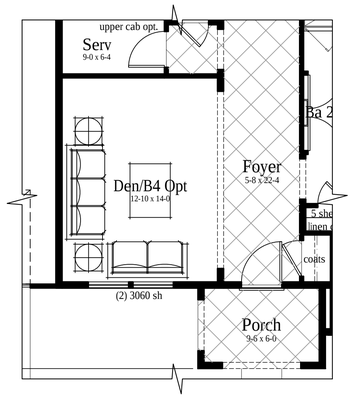
DECK & LOFT OPTION

IN LIEU OF BONUS



BEDROOM 6 & LOFT OPTION

IN LIEU OF BONUS



BEDROOM 4 OPTION

IN LIEU OF DEN

SQUARE FOOTAGE SUMMARY	
PLAN 2X	
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0 4' 8' 12'

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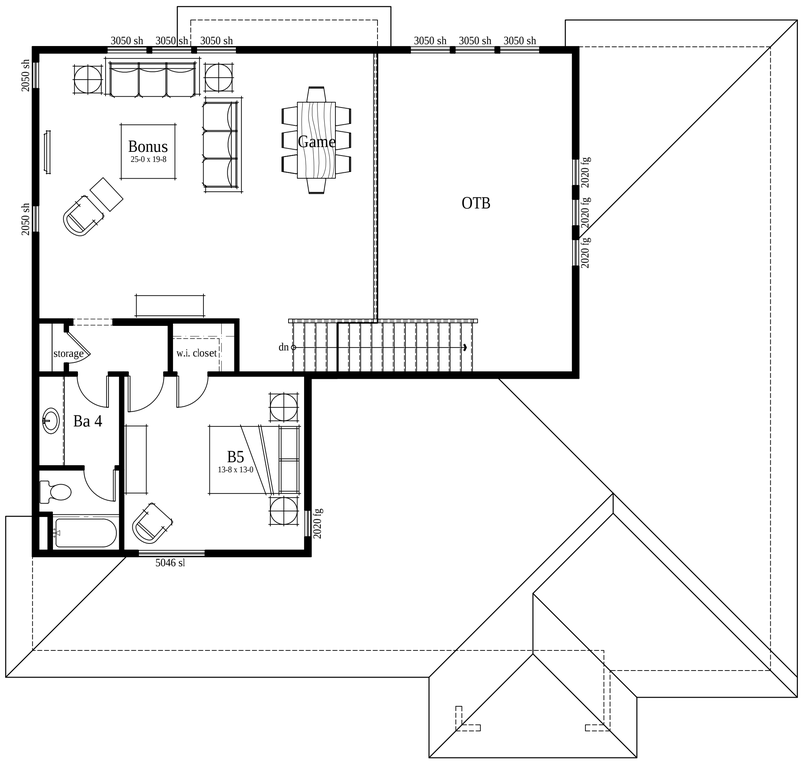
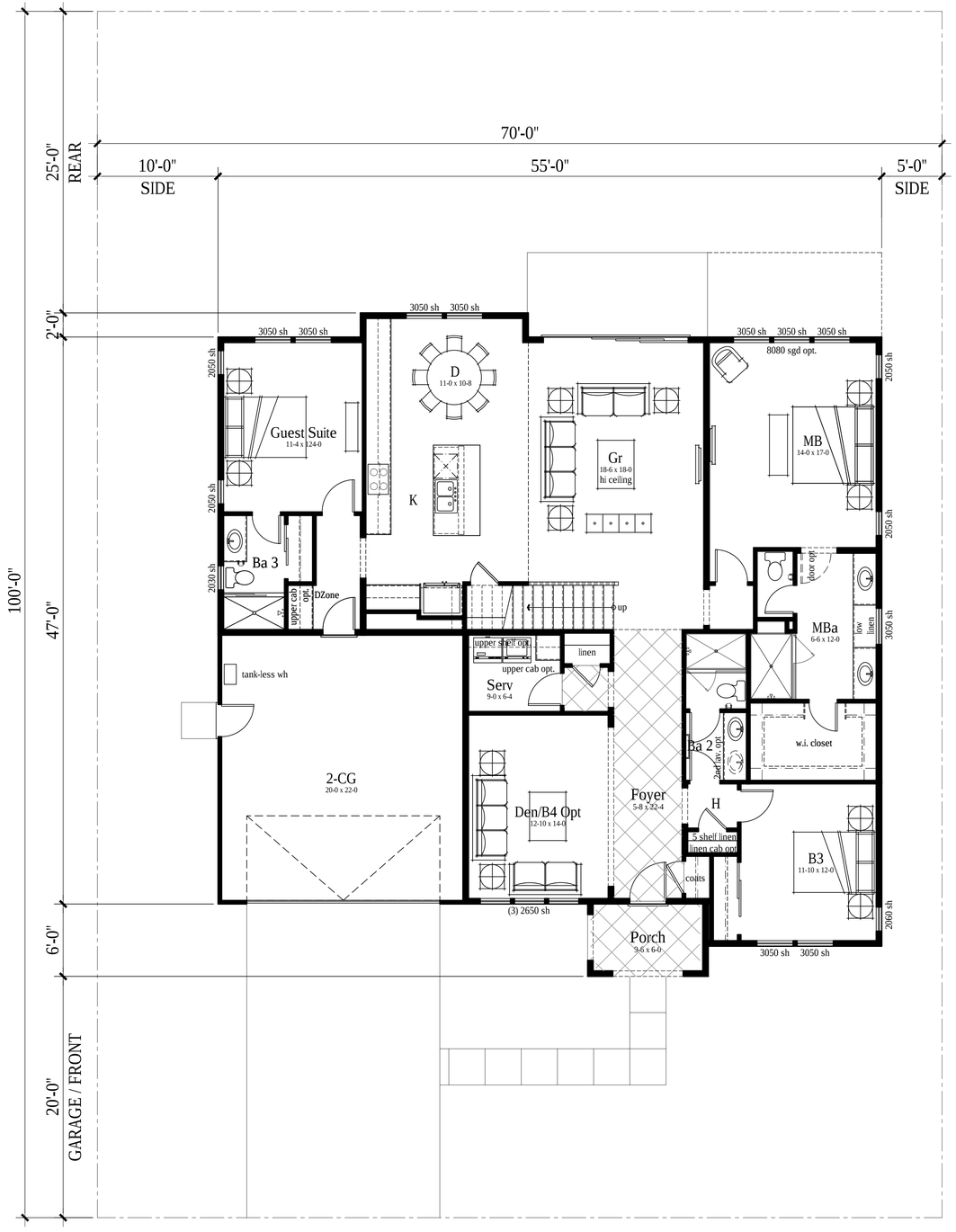
PLAN 2X - FLOOR PLAN OPTIONS

A2X-11





SQUARE FOOTAGE SUMMARY

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0 4' 8' 12'

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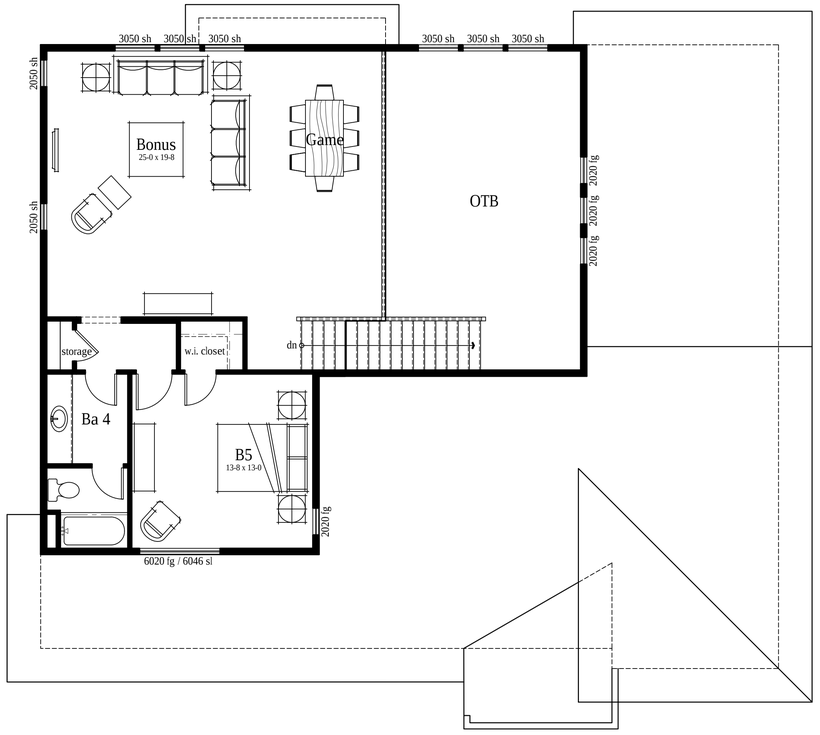
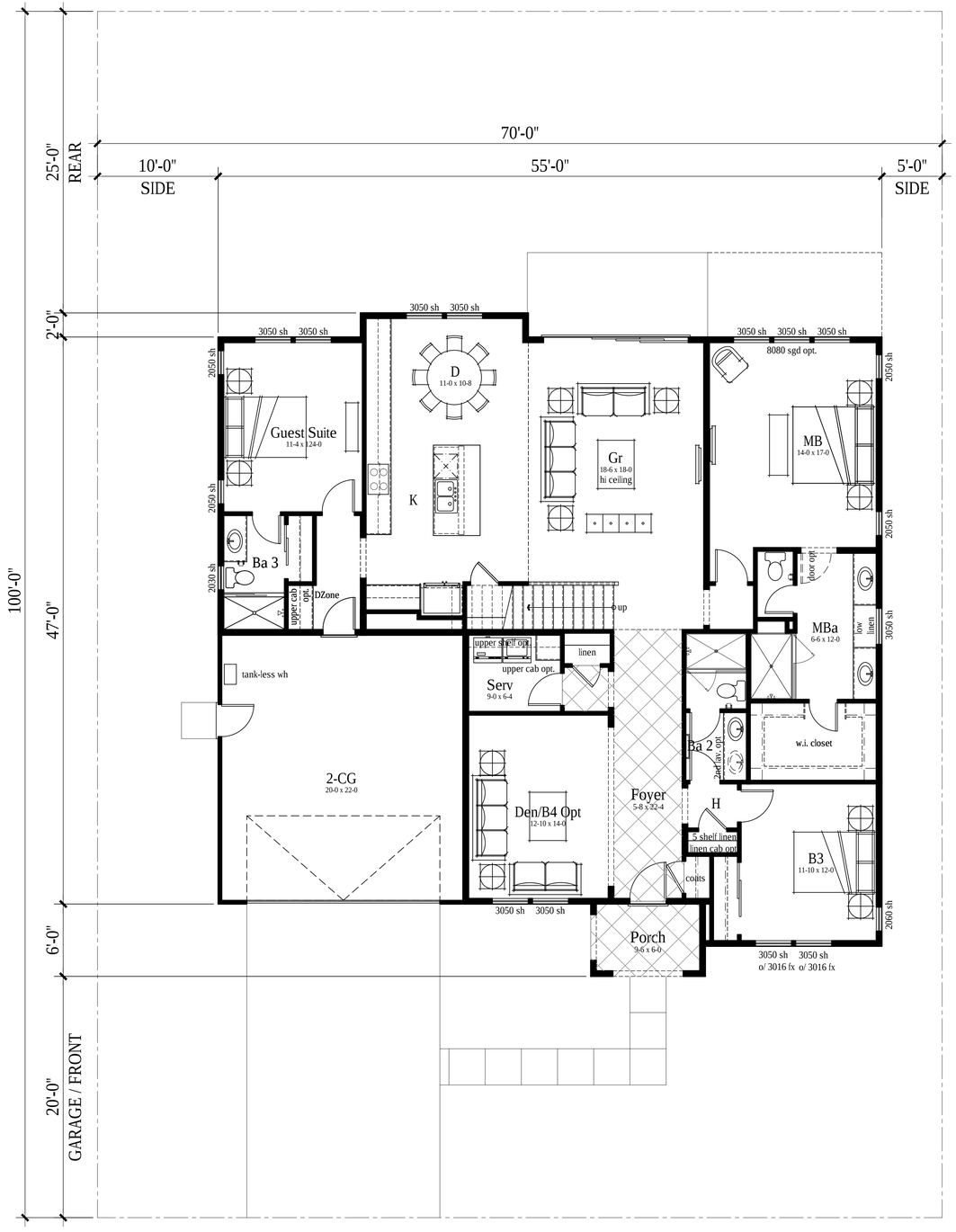
PLAN 2X - STYLE 'B' - FIRST AND SECOND FLOOR PLAN

A2X-12





Second Floor Plan 2X

Second Floor 754 sf

SQUARE FOOTAGE SUMMARY	
PLAN 2X	
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PLAN 2X - STYLE 'C' -FIRST AND SECOND FLOOR PLAN

A2X-13

PLAN 2XA

CONTEMPORARY RANCH

PLAN 2XB

MODERN PRAIRIE

PLAN 2XC

MID-CENTURY MODERN

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PLAN 2X - PERSPECTIVES

PLAN 2XA

CONTEMPORARY RANCH

Building Materials List

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2. Fiber Cement Lap Siding
3. Stone Veneer
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7. Concrete Tile Roof
8. Fascia Board
9. Entry Door
10. Metal Garage Door
11. Exterior Light Fixture
12. Unit Address
13. Wood Corbel
14. Stucco Control Joint
15. Stucco Column
16. Scored Stucco

PLAN 2XB

MODERN PRAIRIE

PLAN 2XC

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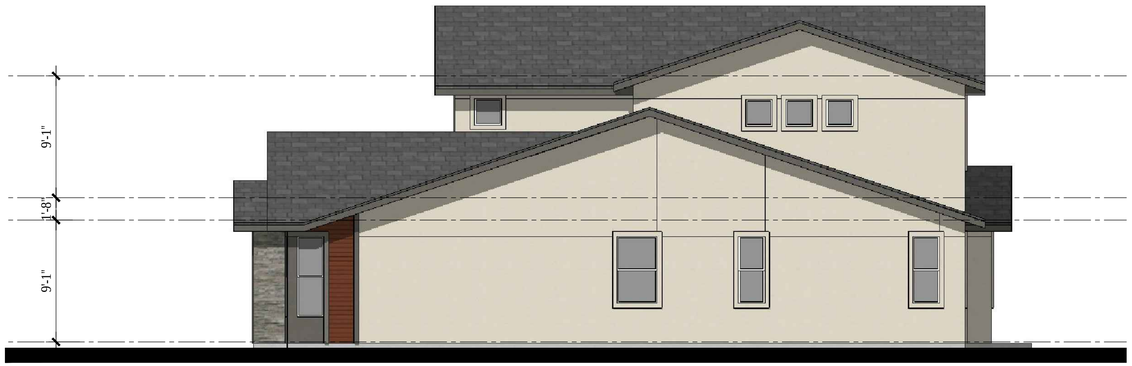
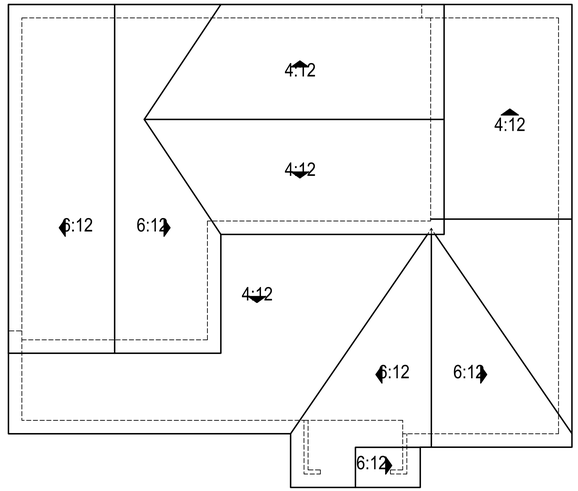
PLAN 2X - FRONT ELEVATIONS

A2X-21



RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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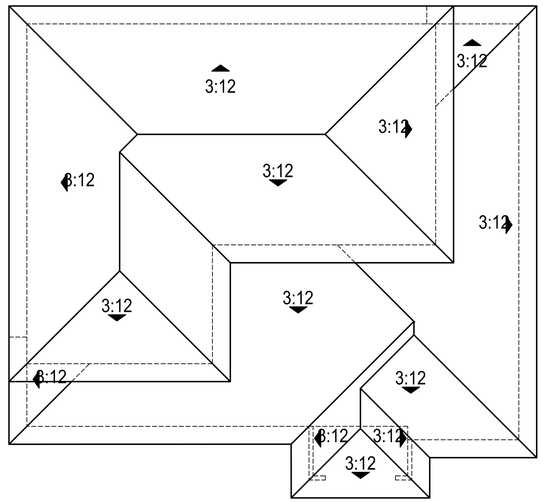
PLAN 2X - STYLE 'A' - EXT. EL. & ROOF PLAN

A2X-22

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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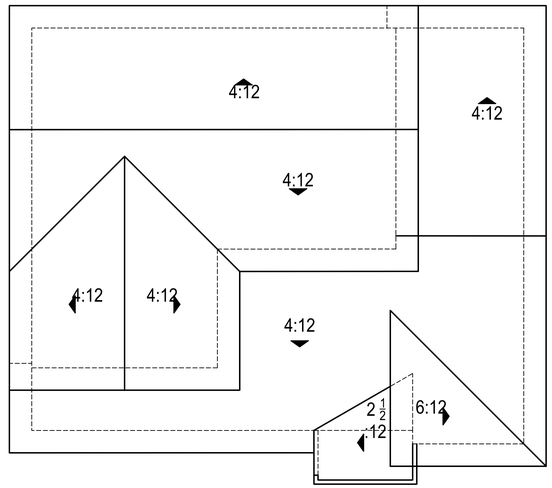
PLAN 2X - STYLE 'B' - EXT. EL. & ROOF PLAN

A2X-23

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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PLAN 2X - STYLE 'C' - EXT. EL. & ROOF PLAN

A2X-24

STYLE C

STYLE B

STYLE A

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0 8' 16' 24'

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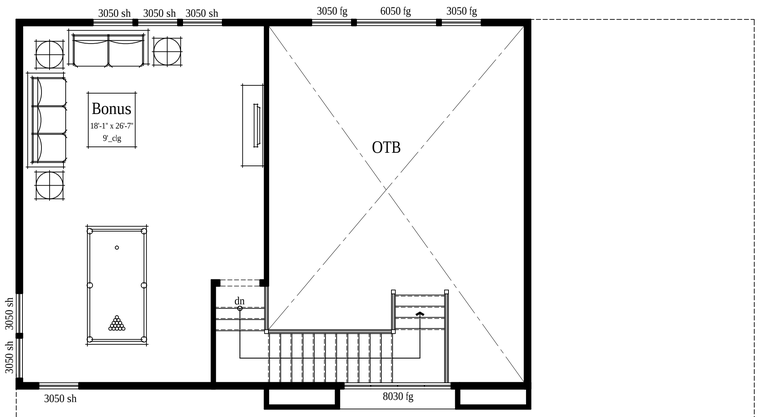
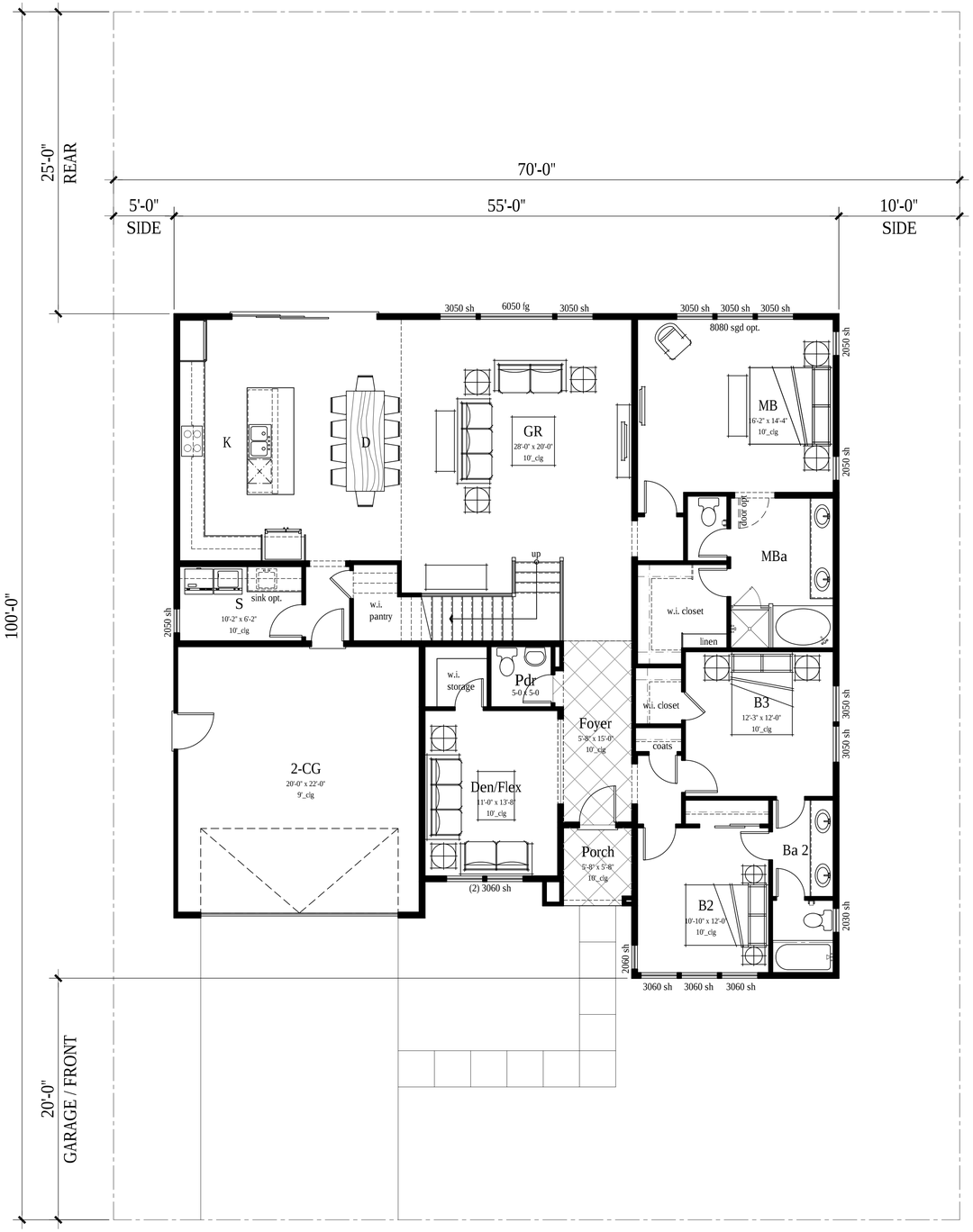
PLAN 2X - OPTIONAL DECK

A2X-25





SQUARE FOOTAGE SUMMARY	
PLAN 3	
FIRST FLOOR	2,302 S.F.
SECOND FLOOR	518 S.F.
TOTAL	2,820 S.F.
TOTAL LOT COVERAGE	2,796 S.F.
PORCH	37 S.F.
2-CAR GARAGE	457 S.F.

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DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

PLANNING SUBMITTAL
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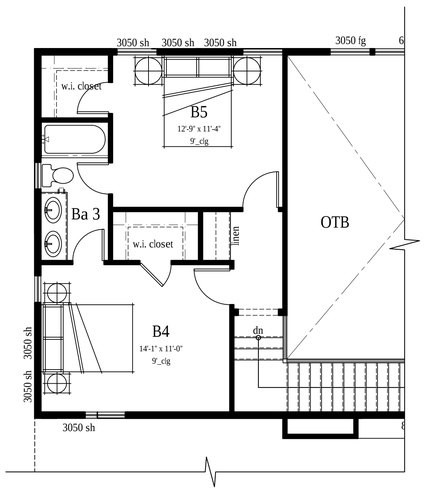
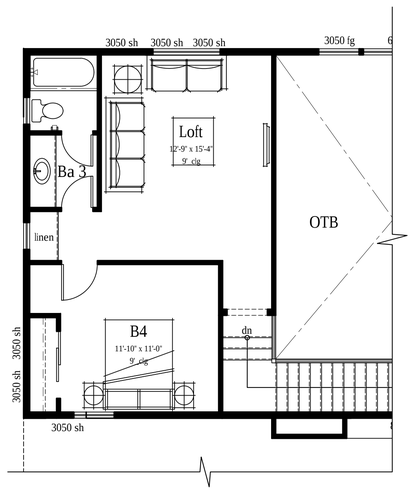
PLAN 3 - STYLE 'A' - FIRST AND SECOND FLOOR PLAN

A3-10



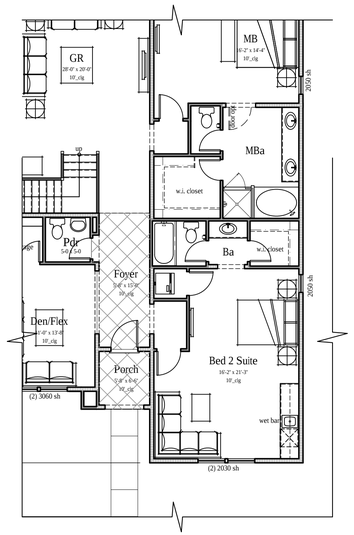
BEDROOMS 4 & 5 OPTION

IN LIEU OF BONUS



LOFT & BEDROOM 4 OPTION

IN LIEU OF BONUS



BEDROOM 2 SUITE OPTION

IN LIEU OF BEDROOMS 2 & 3

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0 4' 8' 12'

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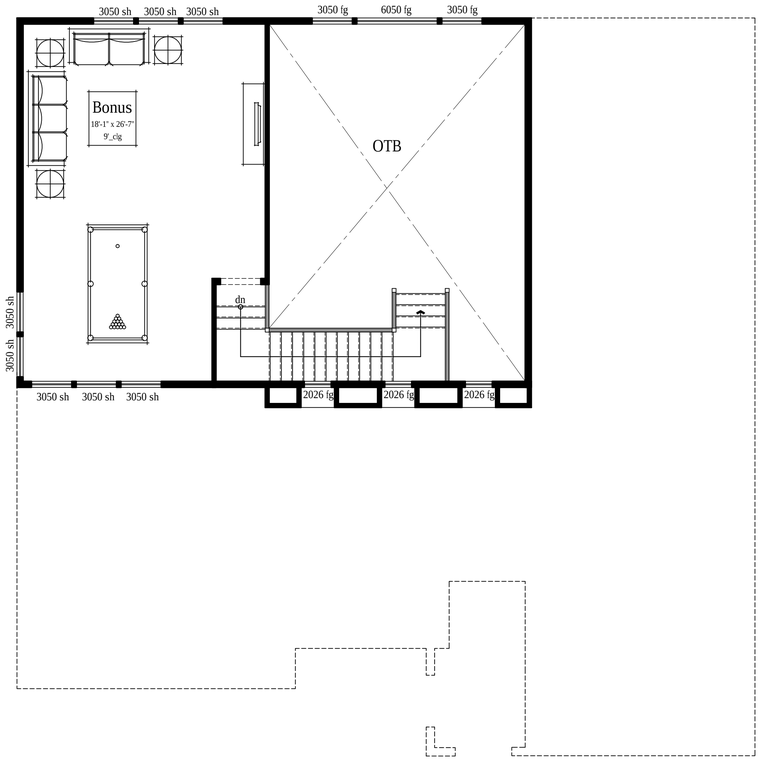
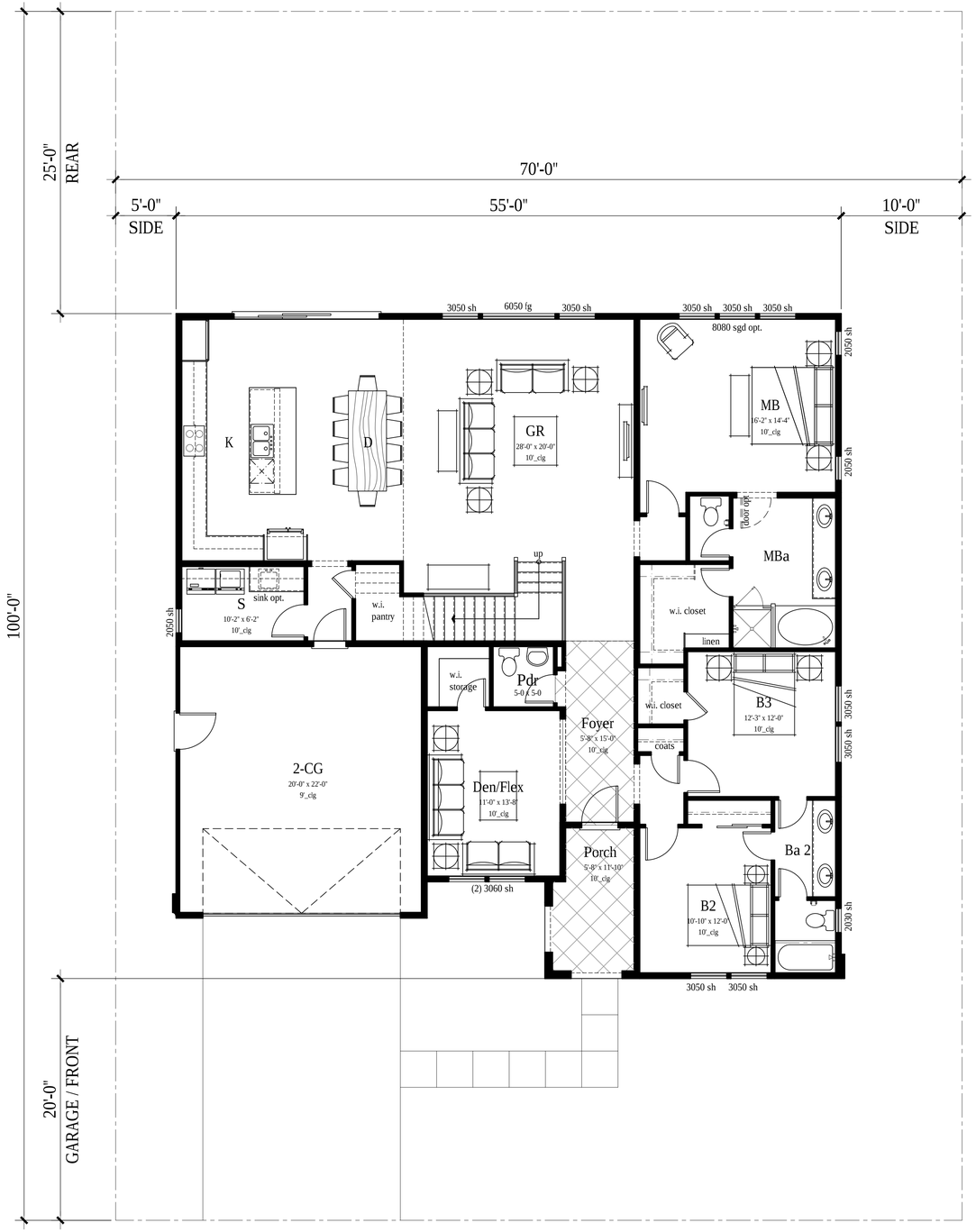
PLAN 3 - FLOOR PLAN OPTIONS

A3-11





SQUARE FOOTAGE SUMMARY

PLAN 3	
FIRST FLOOR	2,302 S.F.
SECOND FLOOR	518 S.F.
TOTAL	2,820 S.F.
TOTAL LOT COVERAGE	2,843 S.F.
PORCH	84 S.F.
2-CAR GARAGE	457 S.F.

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0 4' 8' 12'

PLANNING SUBMITTAL
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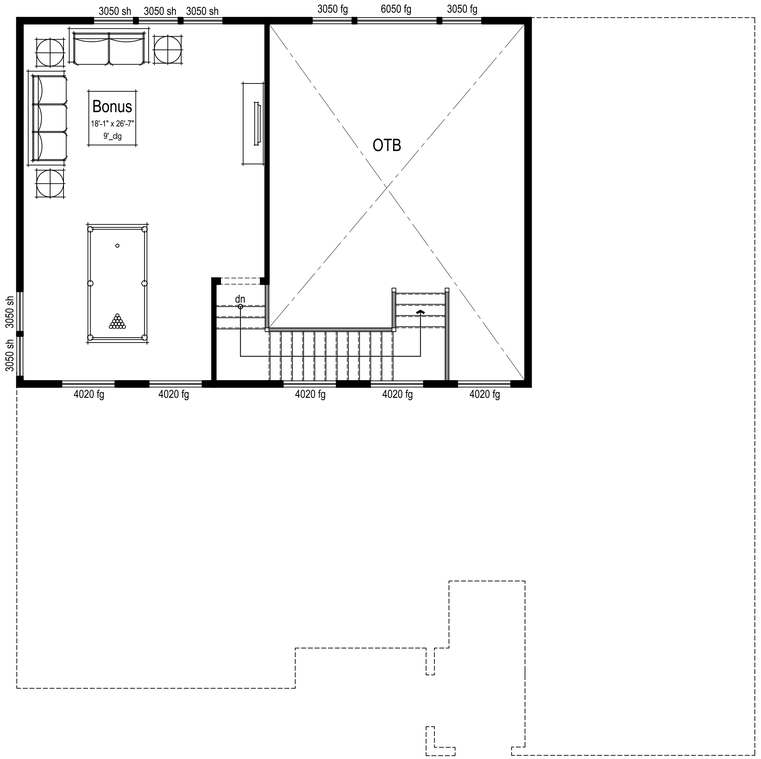
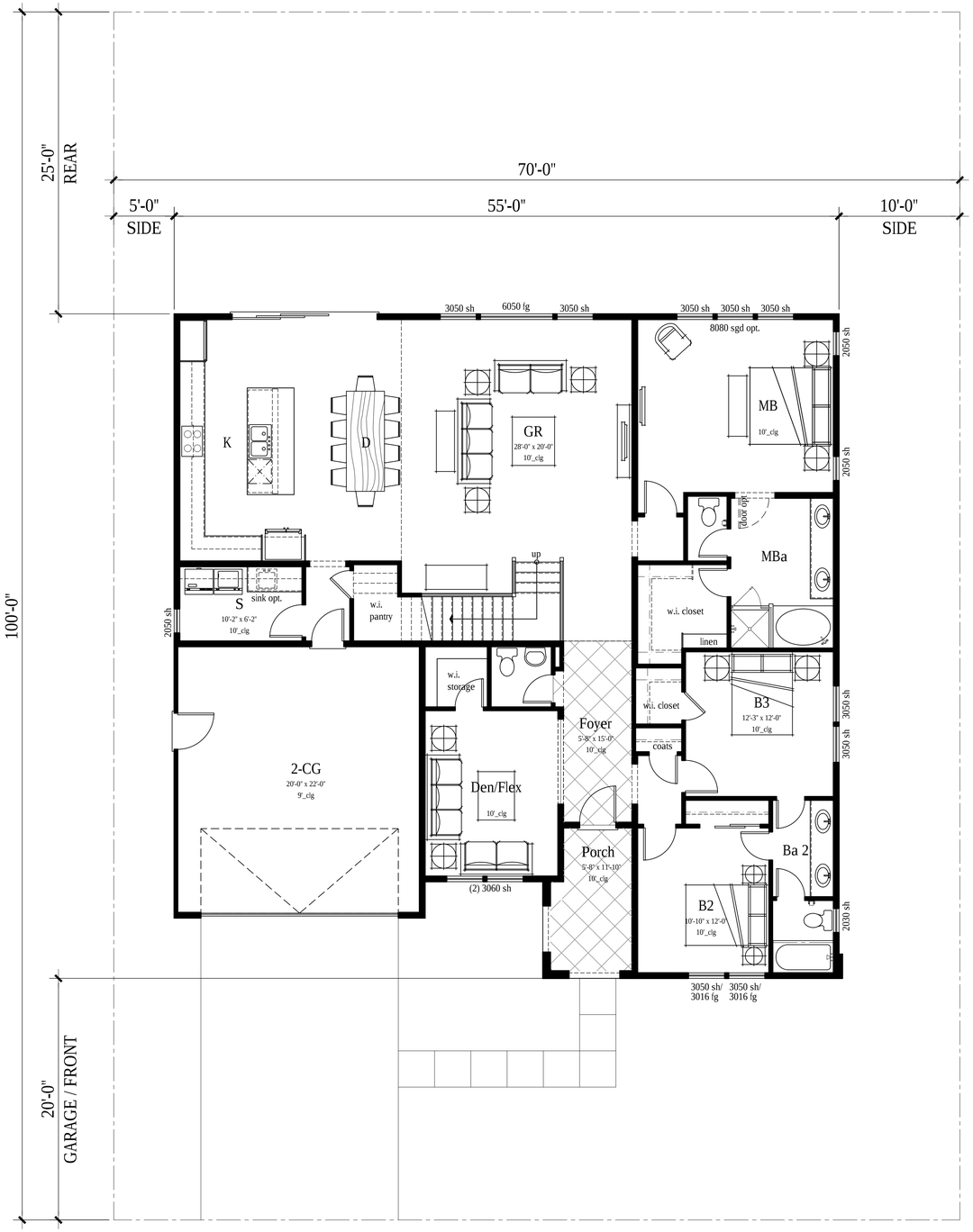
PLAN 3 - STYLE 'B' - FIRST AND SECOND FLOOR PLAN

A3-12





SQUARE FOOTAGE SUMMARY	
PLAN 3	
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SECOND FLOOR	518 S.F.
TOTAL	2,820 S.F.
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0 4' 8' 12'

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PLAN 3 - STYLE 'C' -FIRST AND SECOND FLOOR PLAN

A3-13

PLAN 3A

CONTEMPORARY RANCH

PLAN 3B

MODERN PRAIRIE

PLAN 3C

MID-CENTURY MODERN

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PLAN 3 - PERSPECTIVES

PLAN 3A

CONTEMPORARY RANCH

PLAN 3B

MODERN PRAIRIE

PLAN 3C

MID-CENTURY MODERN

Building Materials List

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Stucco Trim
5. Fiber Cement Trim
6. Vinyl Windows
7. Concrete Tile Roof
8. Fascia Board
9. Entry Door
10. Metal Garage Door
11. Exterior Light Fixture
12. Unit Address
13. Wood Corbel
14. Stucco Control Joint
15. Stucco Column
16. Scored Stucco

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0 4' 8' 12'

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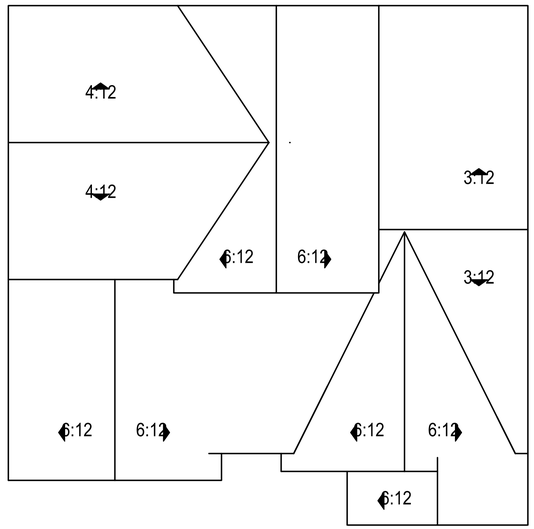
PLAN 3 - FRONT ELEVATIONS

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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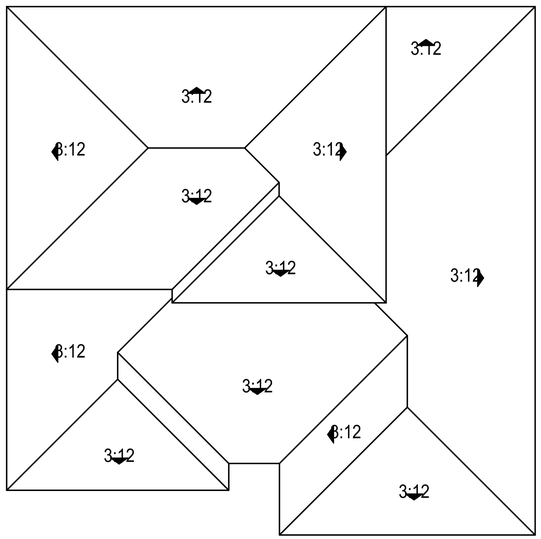
PLAN 3 - STYLE 'A' - EXT. EL. & ROOF PLAN

A3-22

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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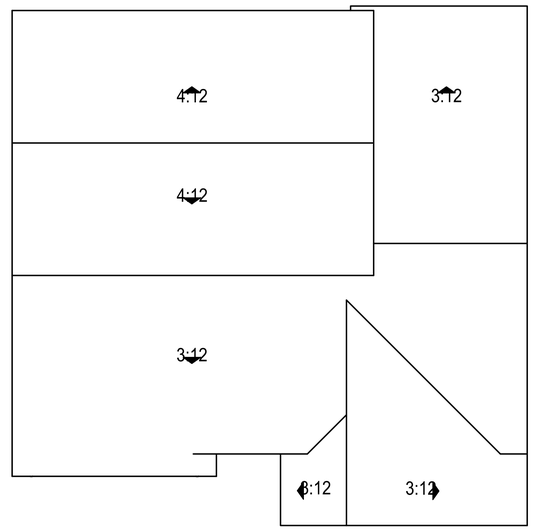
PLAN 3 - STYLE 'B' - EXT. EL. & ROOF PLAN

A3-23

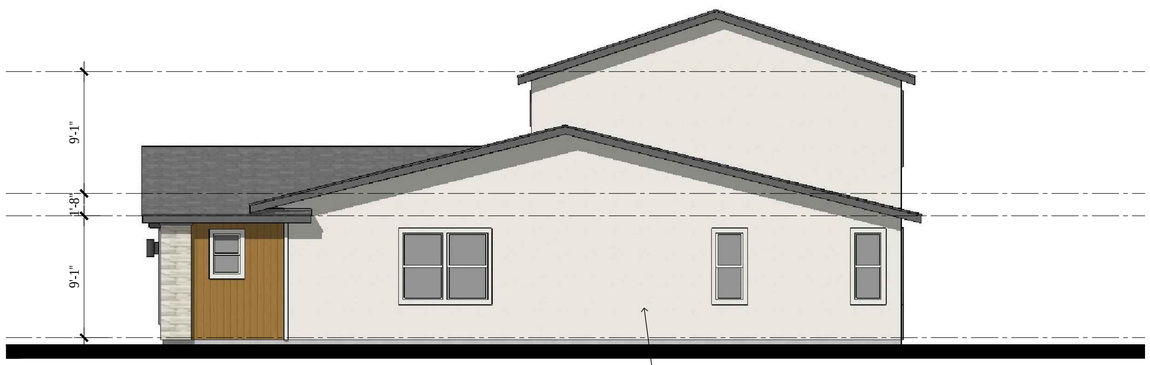
RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION



LEFT ELEVATION

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0 8' 16' 24'

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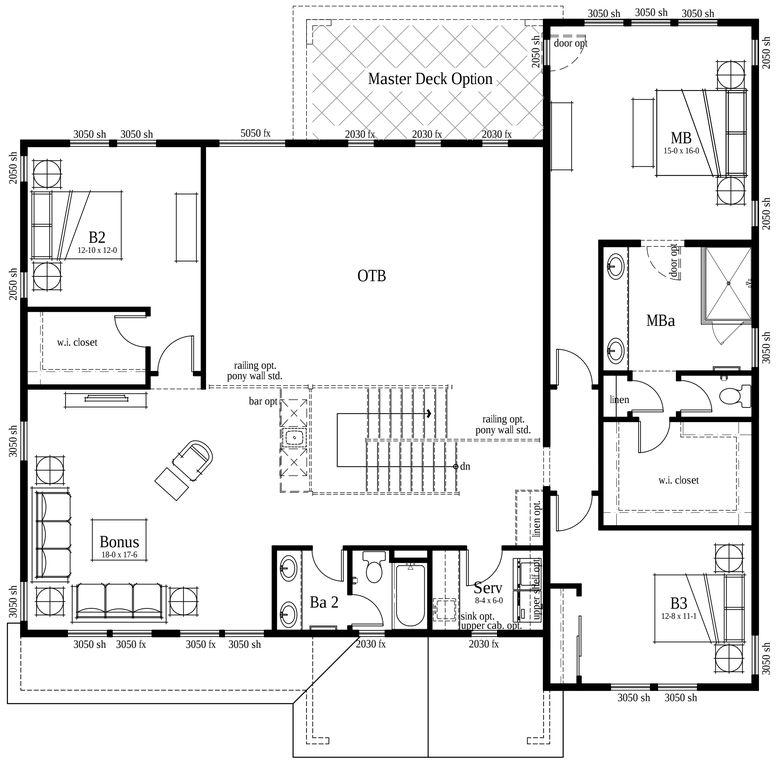
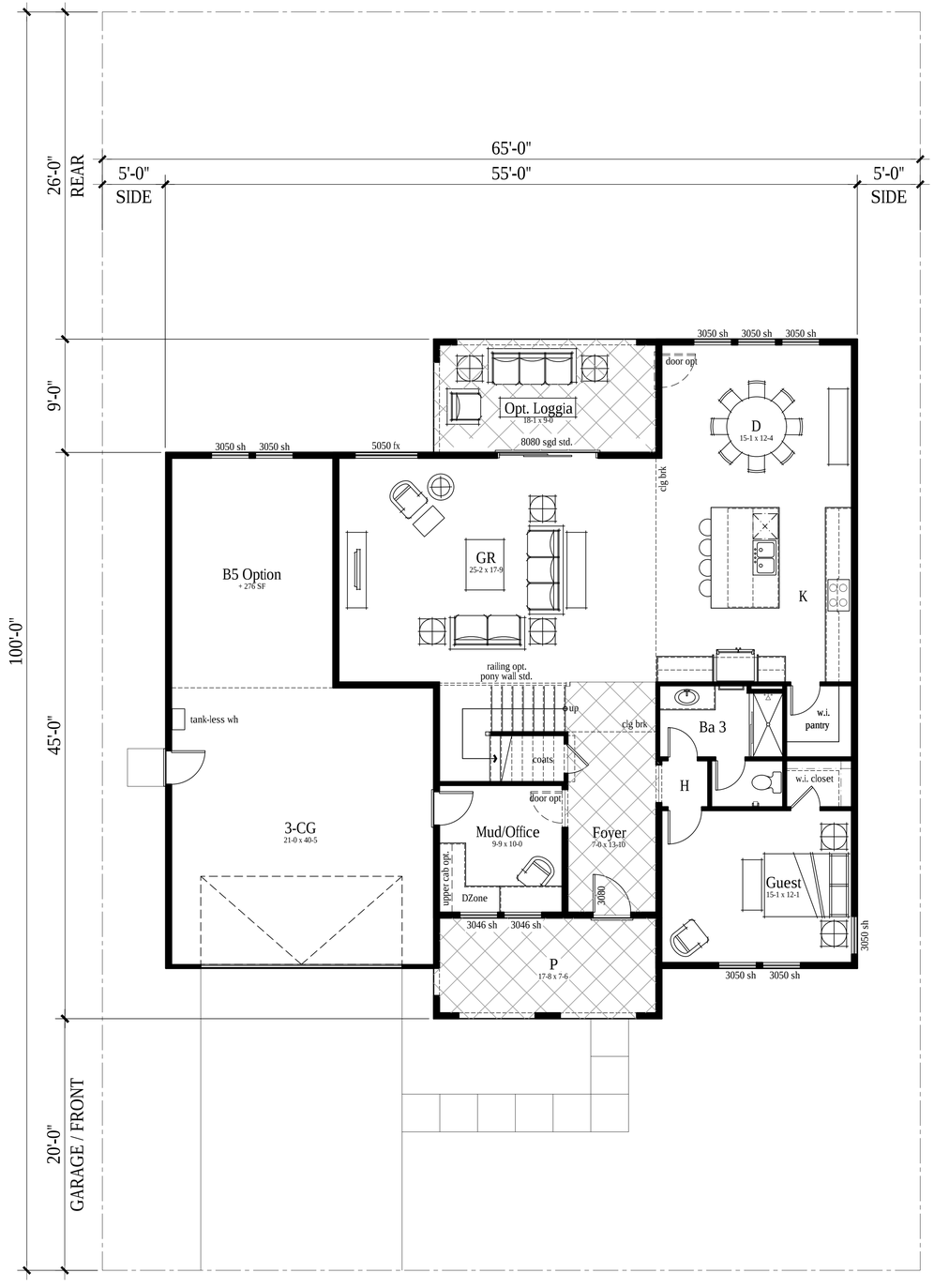
PLAN 3 - STYLE 'C' - EXT. EL. & ROOF PLAN

A3-24





SQUARE FOOTAGE SUMMARY

PLAN 4	
FIRST FLOOR	1,603 S.F.
SECOND FLOOR	2,176 S.F.
TOTAL	3,779 S.F.
TOTAL LOT COVERAGE	2,469 S.F.
PORCH	141 S.F.
2-CAR GARAGE	476 S.F.
STORAGE @ GARAGE	249 S.F.
BEDROOM 5 OPT.	+249 S.F.
LOGGIA OPT.	159 S.F.
2ND FLOOR DECK OPT.	159 S.F.

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0 4' 8' 12'

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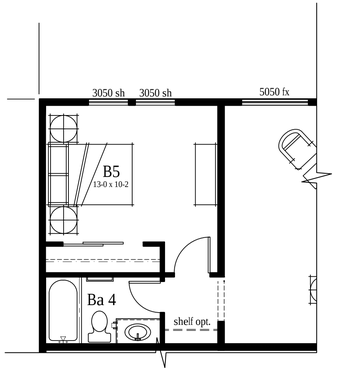
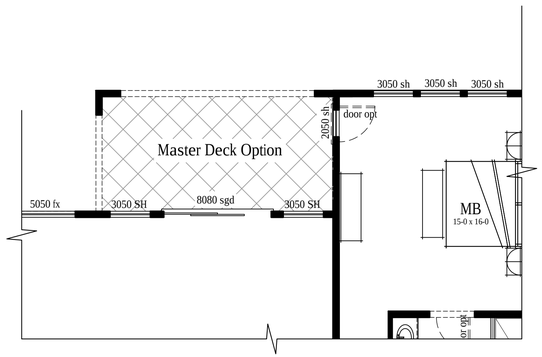
PLAN 4 - STYLE 'A' - FIRST AND SECOND FLOOR PLAN

A4-10

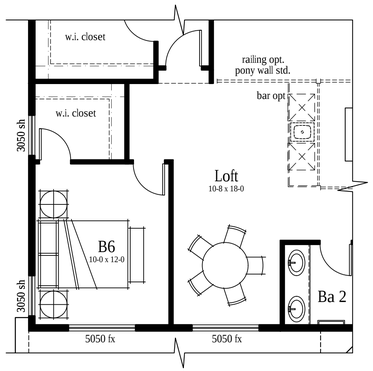


FLEX OPTION

IN LIEU OF STORAGE

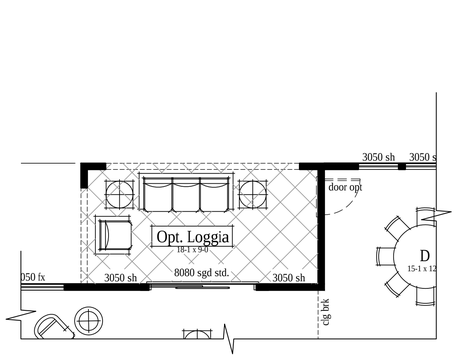


MASTER DECK OPTION

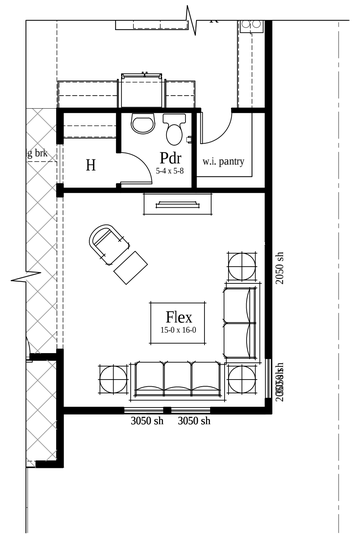


BEDROOM 6 OPTION

IN LIEU OF BONUS



LOGGIA OPTION



FLEX OPTION

IN LIEU OF GUEST BEDROOM

SQUARE FOOTAGE SUMMARY	
PLAN 4	
FIRST FLOOR	1,603 S.F.
SECOND FLOOR	2,176 S.F.
TOTAL	3,779 S.F.
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2-CAR GARAGE	476 S.F.
STORAGE @ GARAGE	249 S.F.
BEDROOM 5 OPT.	+249 S.F.
LOGGIA OPT.	159 S.F.
2ND FLOOR DECK OPT.	159 S.F.

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0 4' 8' 12'

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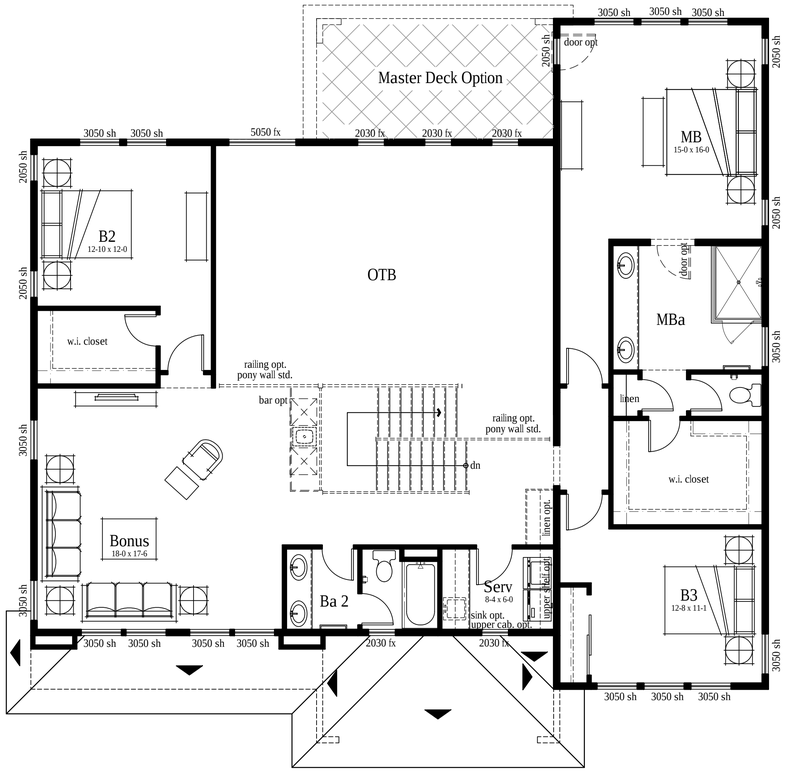
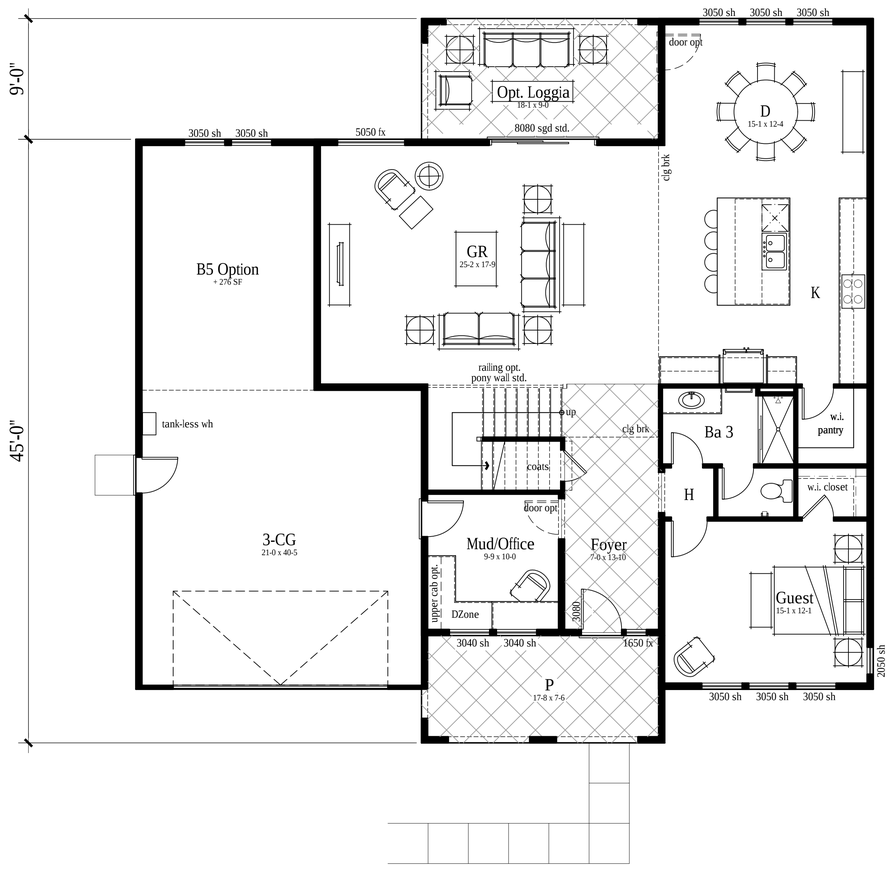
PLAN 4 - FLOOR PLAN OPTIONS





SQUARE FOOTAGE SUMMARY

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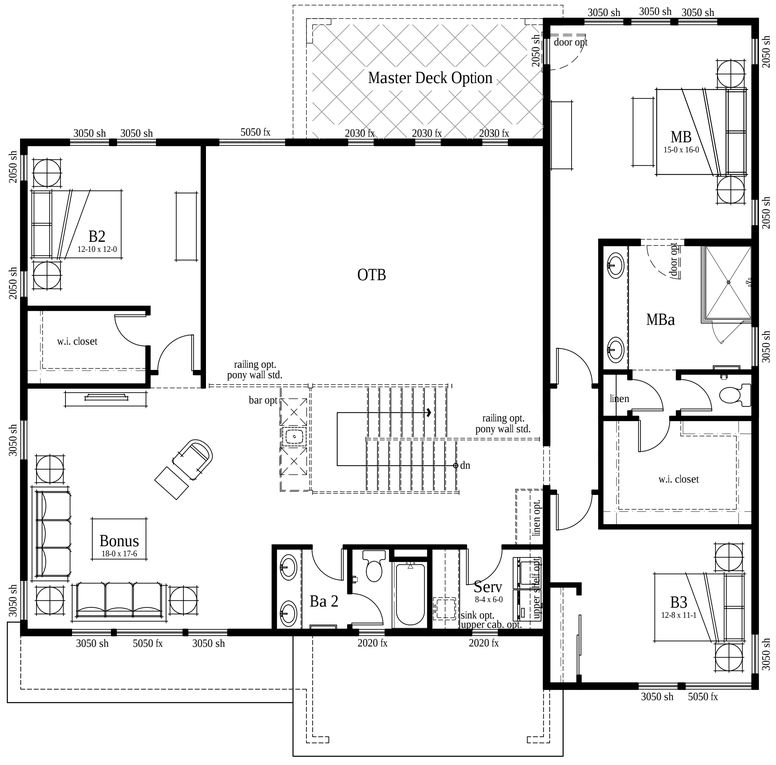
PLAN 4 - STYLE 'B' - FIRST AND SECOND FLOOR PLAN

A4-12



SQUARE FOOTAGE SUMMARY	
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0 4' 8' 12'

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PLAN 4 - STYLE 'C' - FIRST AND SECOND FLOOR PLAN

A4-13

PLAN 4A

CONTEMPORARY RANCH

PLAN 4B

MODERN PRAIRIE

PLAN 4C

MID-CENTURY MODERN

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ANTIOCH, CA # 2019-0072

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PLAN 4 - PERSPECTIVES

PLAN 4A

CONTEMPORARY RANCH

PLAN 4B

MODERN PRAIRIE

PLAN 4C

MID-CENTURY MODERN

Building Materials List

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Stucco Trim
5. Fiber Cement Trim
6. Vinyl Windows
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8. Fascia Board
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ANTIOCH, CA # 2019-0072

0 4' 8' 12'

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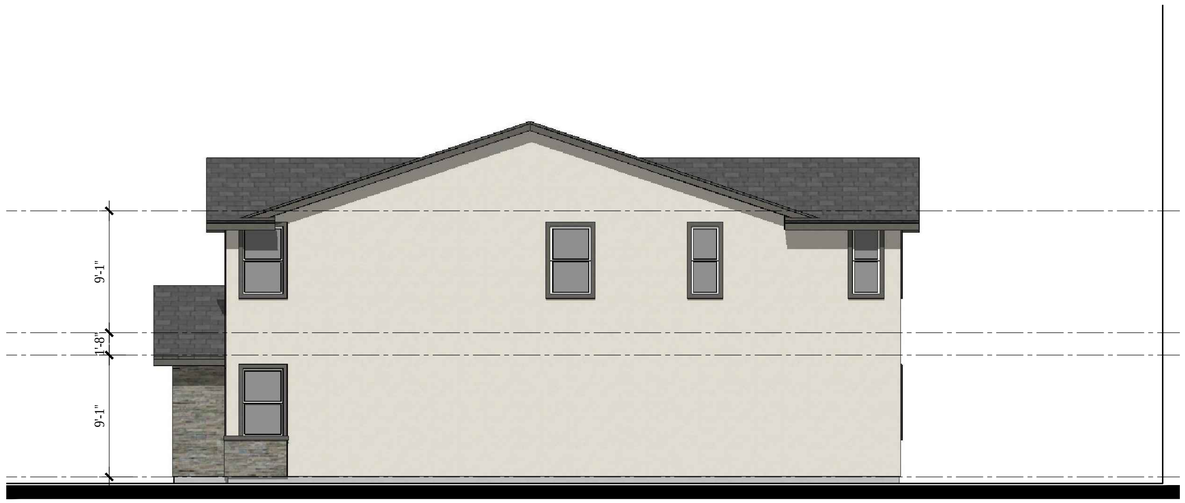
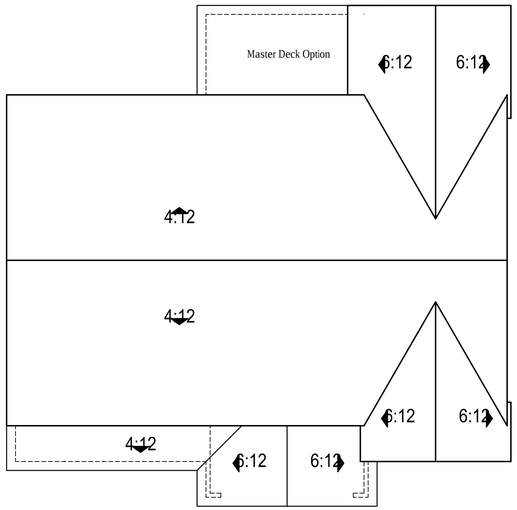
PLAN 4 - FRONT ELEVATIONS



RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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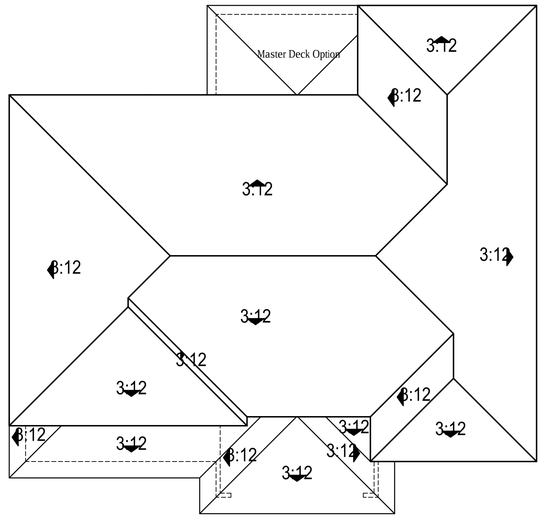
PLAN 4 - STYLE 'A' - EXT. EL. & ROOF PLAN

A4-22

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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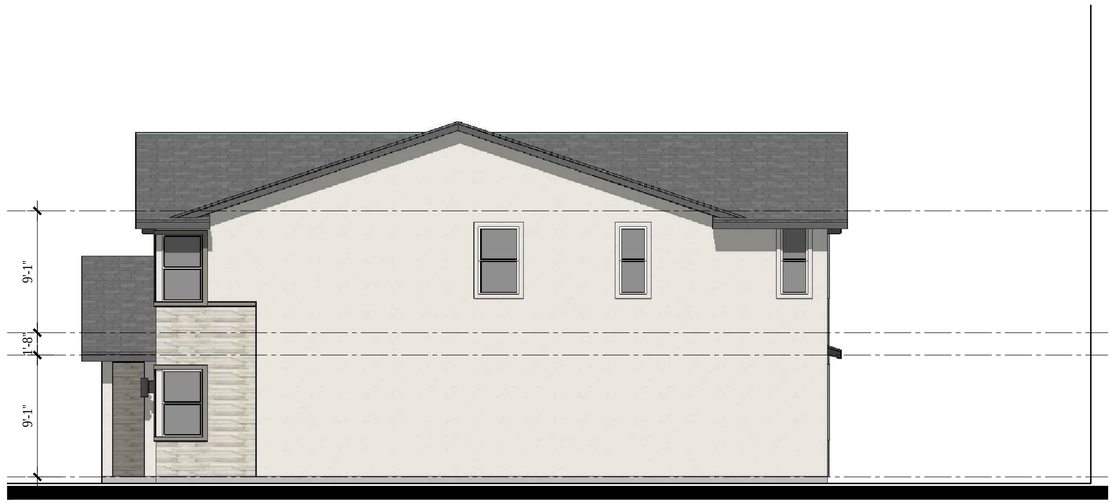
0 8' 16' 24'

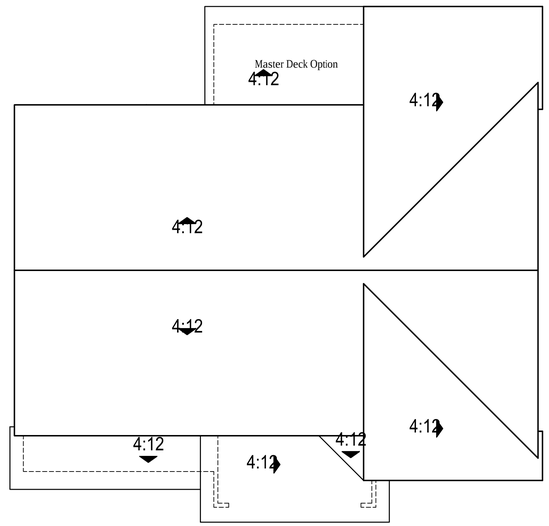
PLANNING SUBMITTAL
05/01/2020

PLAN 4 - STYLE 'B' - EXT. EL. & ROOF PLAN

A4-23



RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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PLAN 4 - STYLE 'C' - EXT. EL. & ROOF PLAN

A4-24

STYLE C

STYLE B

STYLE A

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0 8' 16' 24'

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PLAN 4 - OPTIONAL LOGGIA

A4-25

STYLE C

STYLE B

STYLE A

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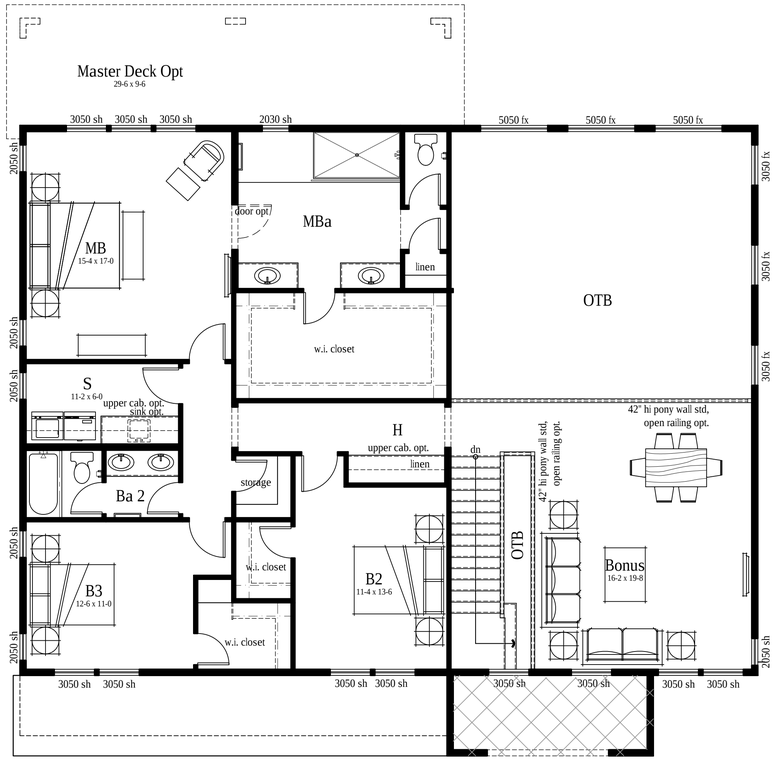
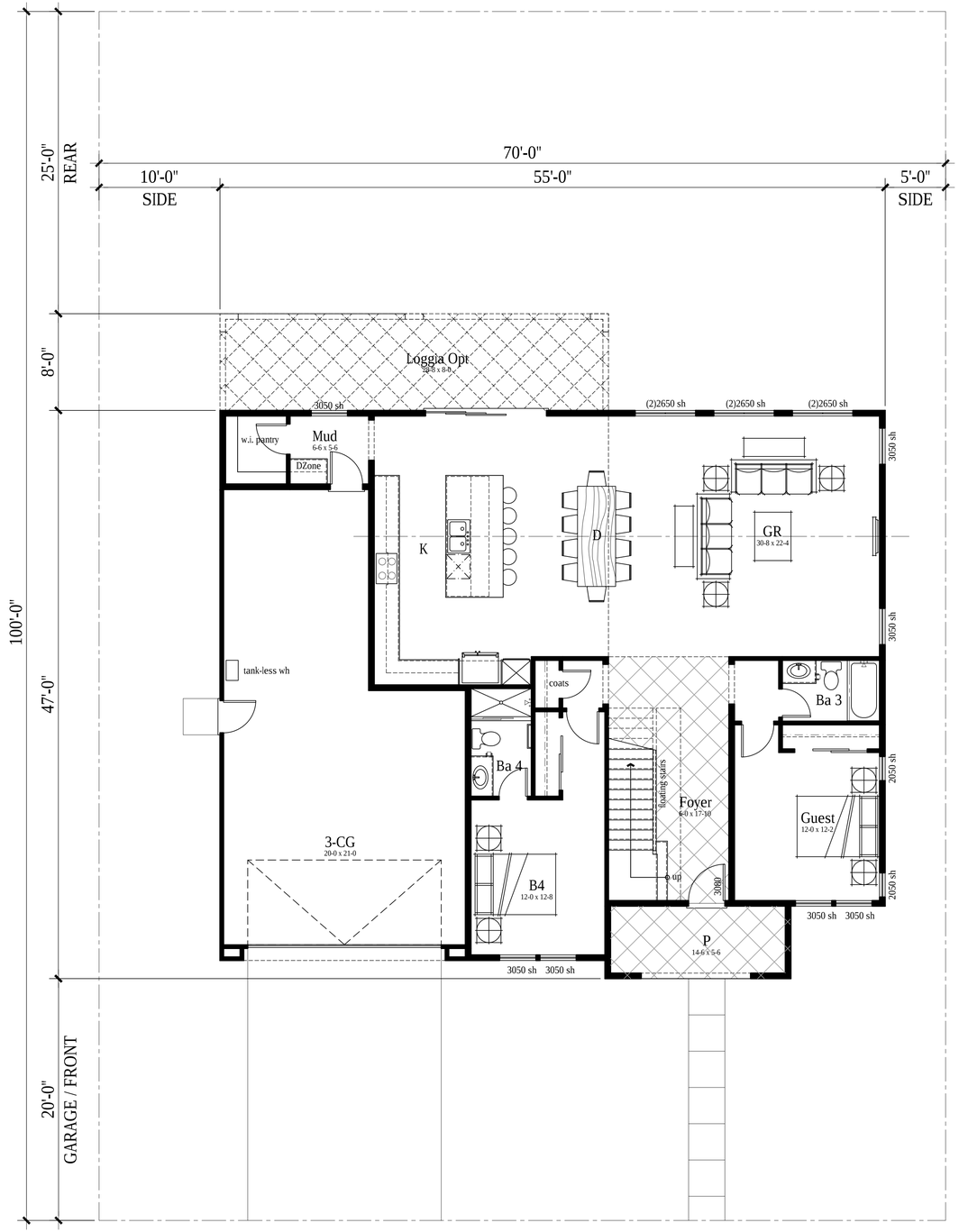
PLAN 4 - OPTIONAL DECK





SQUARE FOOTAGE SUMMARY

PLAN 5	
FIRST FLOOR	1,743 S.F.
SECOND FLOOR	1,702 S.F.
TOTAL	3,445 S.F.
TOTAL LOT COVERAGE	2,496 S.F.
PORCH	90 S.F.
3-CAR GARAGE	663 S.F.
LOGGIA OPT.	257 S.F.
2ND FLOOR DECK OPT.	230 S.F.

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DEER VALLEY ESTATES
ANTIOCH, CA # 2019-0072

0 4' 8' 12'

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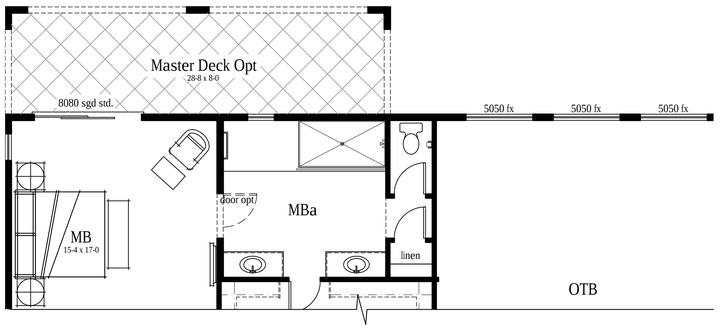
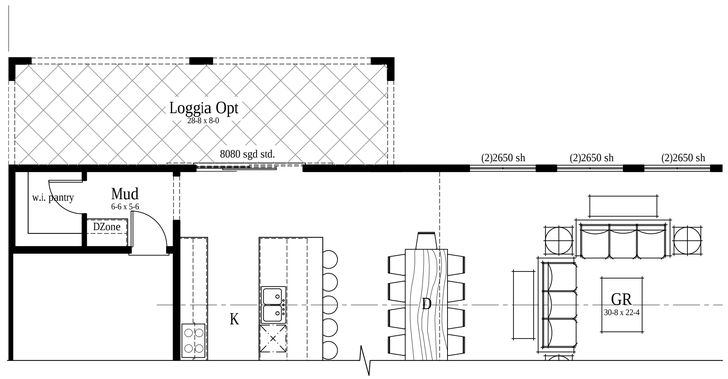
PLAN 5 - STYLE 'A' - FIRST AND SECOND FLOOR PLAN

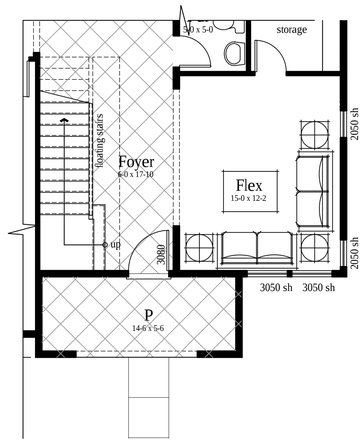
A5-10



MASTER DECK OPTION



LOGGIA OPTION



FLEX OPTION

IN LIEU OF GUEST BEDROOM

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0 4' 8' 12'

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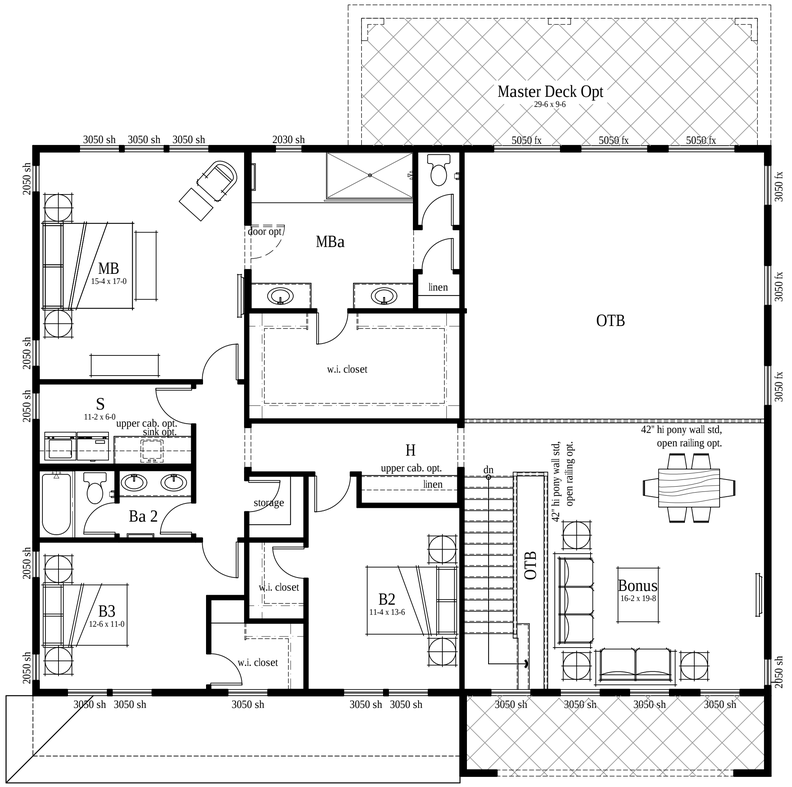
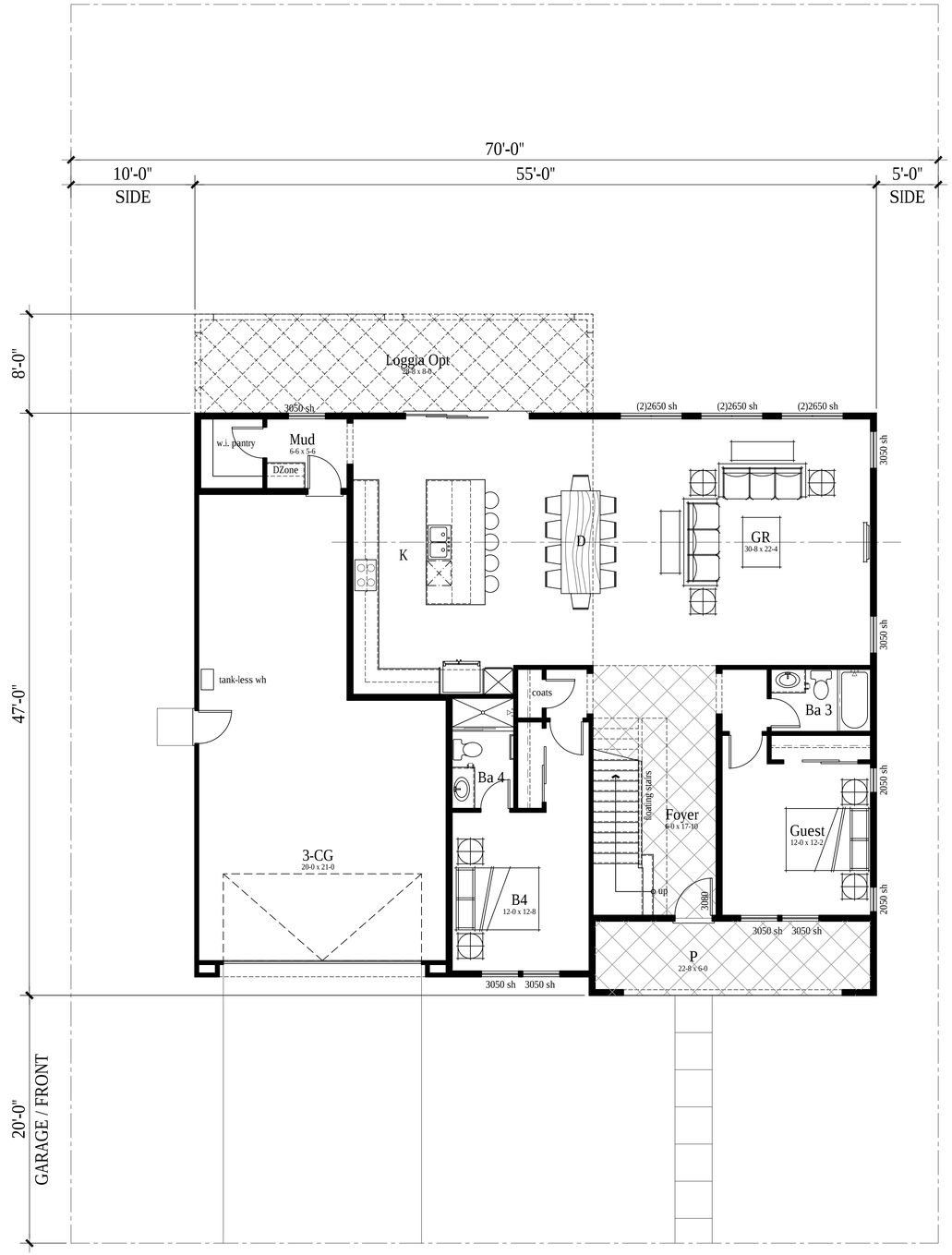
PLAN 5 - FLOOR PLAN OPTIONS

A5-11





SQUARE FOOTAGE SUMMARY

PLAN 5	
FIRST FLOOR	1,743 S.F.
SECOND FLOOR	1,702 S.F.
TOTAL	3,445 S.F.
TOTAL LOT COVERAGE	2,543 S.F.
PORCH	137 S.F.
3-CAR GARAGE	663 S.F.
LOGGIA OPT.	257 S.F.
2ND FLOOR DECK OPT.	230 S.F.

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0 4' 8' 12'

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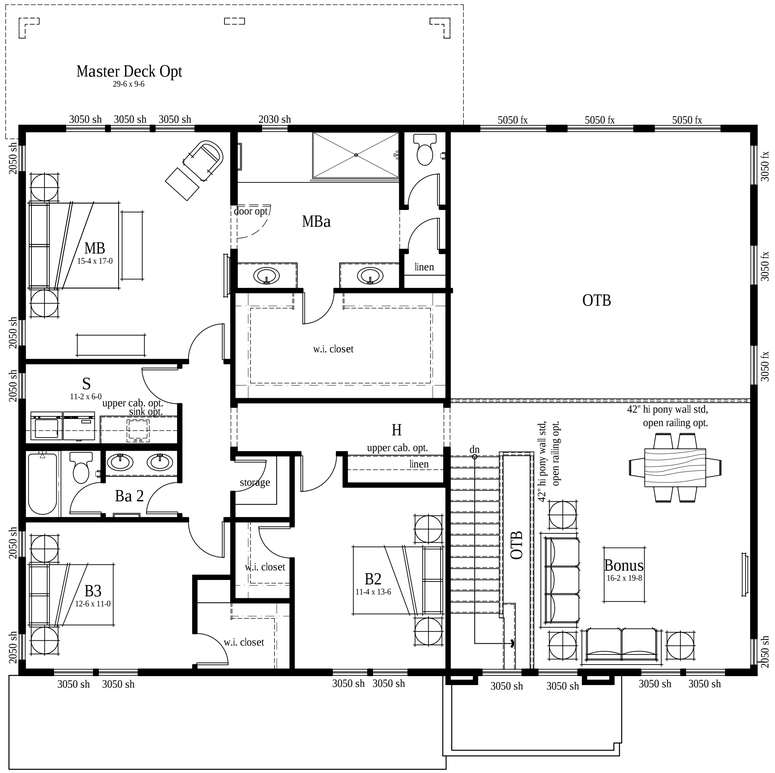
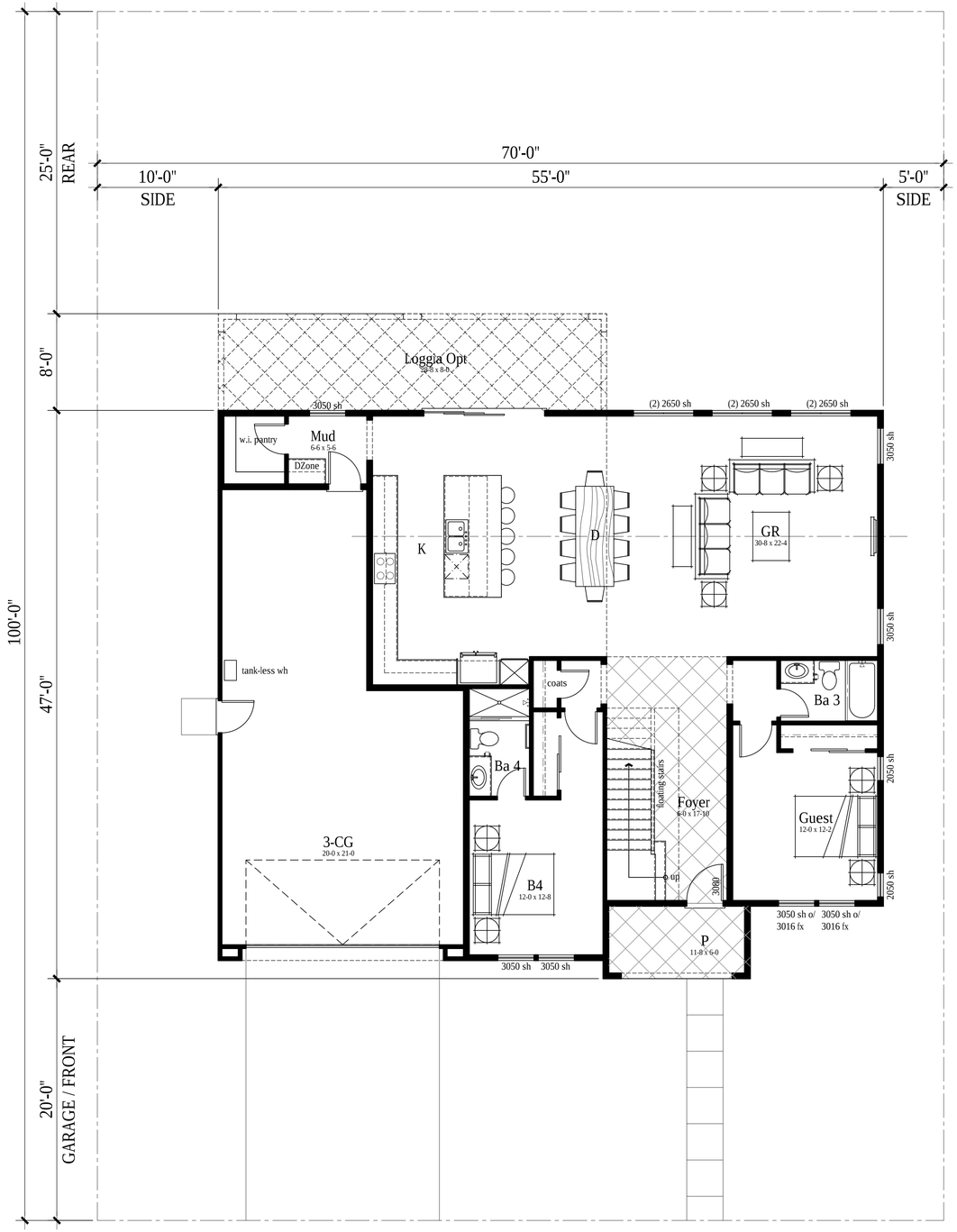
PLAN 5 - STYLE 'B' - FIRST AND SECOND FLOOR PLAN

A5-12





SQUARE FOOTAGE SUMMARY

PLAN 5	
FIRST FLOOR	1,743 S.F.
SECOND FLOOR	1,702 S.F.
TOTAL	3,445 S.F.
TOTAL LOT COVERAGE	2,477 S.F.
PORCH	71 S.F.
3-CAR GARAGE	663 S.F.
LOGGIA OPT.	257 S.F.
2ND FLOOR DECK OPT.	230 S.F.

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0 4' 8' 12'

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PLAN 5 - STYLE 'C' - FIRST AND SECOND FLOOR PLAN

A5-13

PLAN 5A

CONTEMPORARY RANCH

PLAN 5B

MODERN PRAIRIE

PLAN 5C

MID-CENTURY MODERN

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ANTIOCH, CA # 2019-0072

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PLAN 5 - PERSPECTIVES

Building Materials List

1. Stucco
2. Fiber Cement Lap Siding
3. Stone Veneer
4. Stucco Trim
5. Fiber Cement Trim
6. Vinyl Windows
7. Concrete Tile Roof
8. Fascia Board
9. Entry Door
10. Metal Garage Door
11. Exterior Light Fixture
12. Unit Address
13. Wood Corbel
14. Stucco Control Joint
15. Stucco Column
16. Scored Stucco

PLAN 5A

CONTEMPORARY RANCH

PLAN 5B

MODERN PRAIRIE

PLAN 5C

MID-CENTURY MODERN

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0 4' 8' 12'

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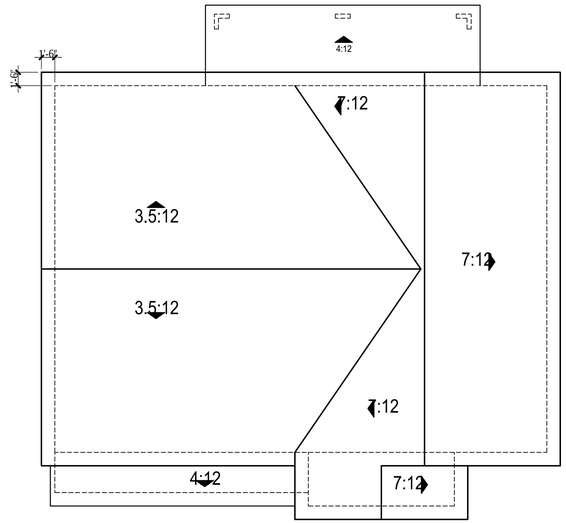
PLAN 5 - FRONT ELEVATIONS

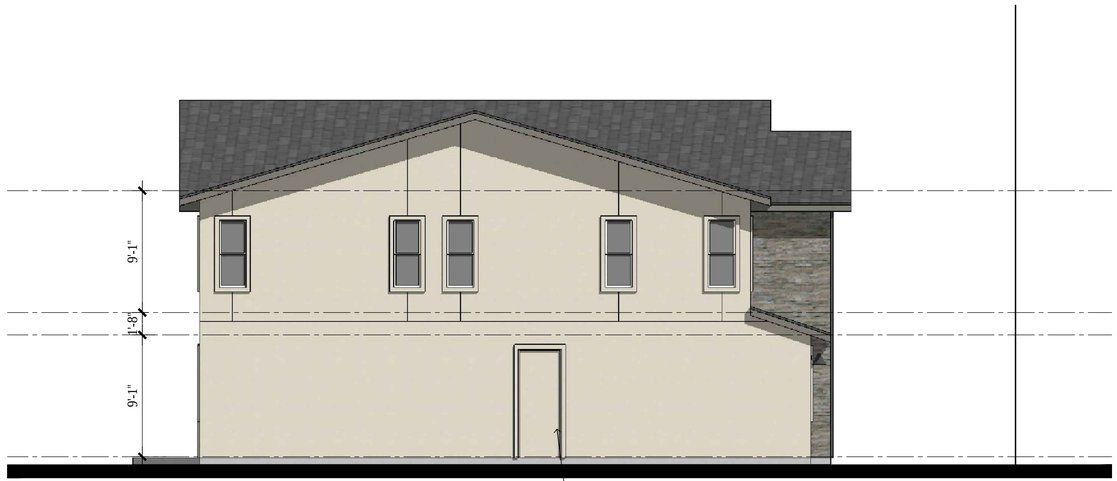
RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION



LEFT ELEVATION

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DEER VALLEY ESTATES
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0 8' 16' 24'

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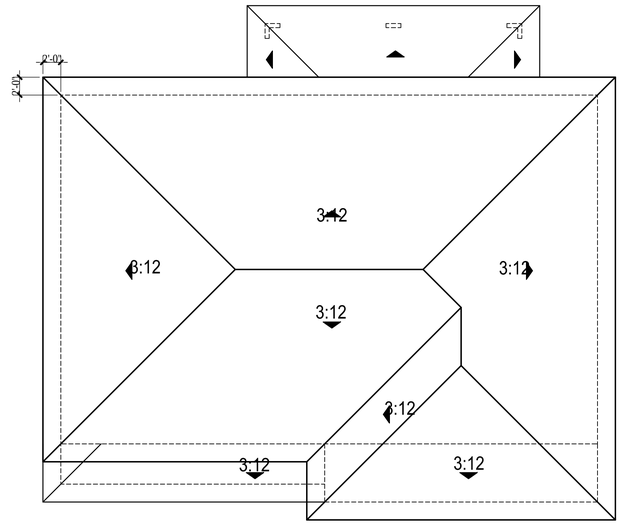
PLAN 5 - STYLE 'A' - EXT. EL. & ROOF PLAN

A5-22

RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION

LEFT ELEVATION

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0 8' 16' 24'

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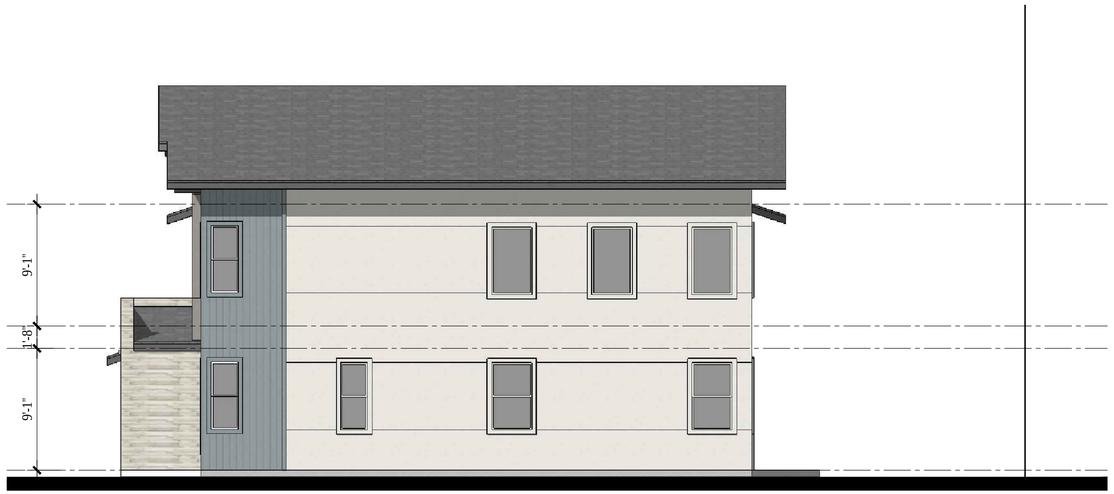
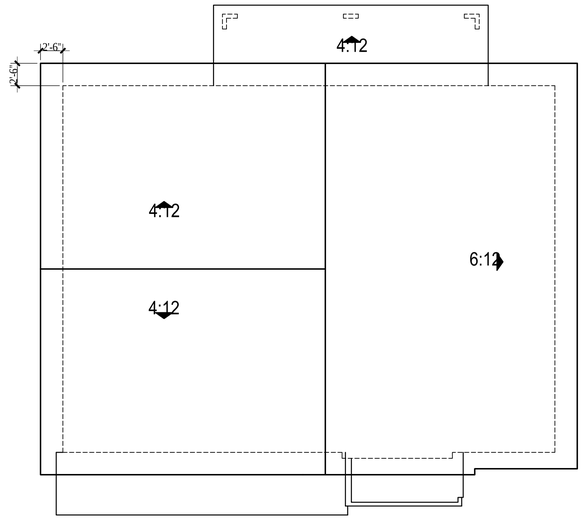
PLAN 5 - STYLE 'B' - EXT. EL. & ROOF PLAN

A5-23



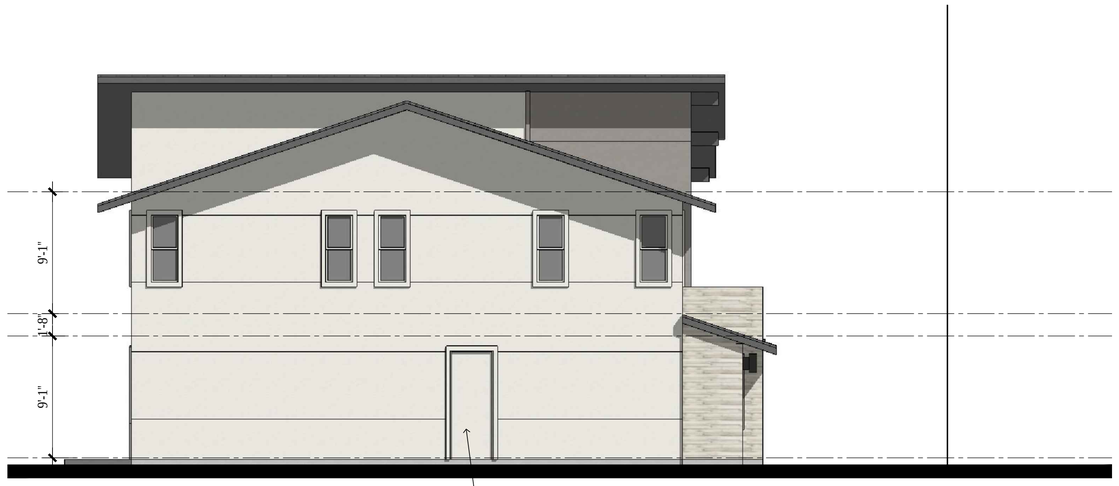
RIGHT ELEVATION



ROOF PLAN

SCALE: $\frac{1}{8}$" = 1--0"

REAR ELEVATION



LEFT ELEVATION

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PLAN 5 - STYLE 'C' - EXT. EL. & ROOF PLAN

A5-24

STYLE C

STYLE B

STYLE A

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0 8' 16' 24'

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PLAN 5 - OPTIONAL LOGGIA

A5-25

STYLE C

STYLE B

STYLE A

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0 8' 16' 24'

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PLAN 5 - OPTIONAL DECK

A5-26

Exhibit A
Deer Valley Estates Antioch
Detailed Project Description

Owner/Applicant		
Property Owner	Western State Company a CA LP Attn: Carl Zocchi 5075 Commercial Circle, Suite A, Concord, CA 94520 csz@zcproperties.com	
Applicant/Developer	Blue Mountain Communities Attn: Mike Howl or Carlos Yanez 707 Aldridge Road Suite B Vacaville, CA 95688 707-471-7479	
Design Team		
Engineer	Carlson, Barbee & Gibson, Inc Attn: Andrea Bellanca 2633 Camino Ramon, Suite 350 San Ramon, CA 94583 925-866-0322	
Soils Engineer	Engeo, Inc 17278 Golden Valley Parkway Lathrop, CA 95330 209-835-0610	
Architect	KTGY Architecture + Planning Attn: Jonathan Jaeger 1814 Franklin St, Suite 400 Oakland, CA 94612 510-463-2064	
Landscape Architect	Ripley Design Group Attn: Annika Carpenter 1615 Bonanza St, Suite 314 Walnut Creek, CA 94596 925-938-7377	

Site Info			
Address	1600 Deer Valley Road, Antioch, California Contra Costa County		
APN	057-022-013 and 055-071-026		
Area	37.56 Acres		
General Plan	Existing	055-071-026	Medium Low Density Residential
		057-022-013	Sand Creek Focus Area Low Density Residential
	Proposed	Sand Creek Focus Area Low Density Residential	
Zoning	Existing	PD- Planned Development	
	Proposed	PD- Planned Development	

PROJECT SITE CHARACTERISTICS:

The project site consists of 37.56 acres of primarily undeveloped gently sloping land. Currently, the site includes a limited cattle-grazing operation. Historical uses of the site include grazing and limited natural gas exploration. The site is traversed by several gas line easements which are all retained in open space.

Proposed Use: Construction of 121 single family detached homes on minimum 7,000 square foot lots, plus public streets, and private open space composed of park, playground, dog park, walkways, and detention basin. The proposed density is 3.2 dwelling per acre.

Existing streets are proposed to be extended completing existing dead ends in the community to the north. They would be built to city standards and deeded to the City. Deer Valley green way adjoining the parcel, internal park, walkways and retention basin would be maintained by a new HOA to be formed for the community. The main entry into the project is proposed to be at a widened Wellness Way at the south side of the project across from the main entry into the Kaiser Hospital complex.

Surrounding land uses are:

North: single family homes,
East: single family homes approved and under construction.
South: Kaiser Hospital and PG&E substation.
West: Deer Valley Road and open space approved for mixed use development per the Sand Creek Focus Area plan

Entitlement Requested:

General Plan Amendment: The smaller of the two parcels, 055-071-026 has a general plan designation of Medium Low Density Residential. The large parcel has a general plan designation of Sand Creek Focus Area Low Density Residential. Applicant seeks a General Plan Amendment to make the smaller parcel consistent with the larger parcel. So both would have the same general plan designation of Sand Creek Focus Area Low Density Residential.

Tentative Map: Application seeks approval of a vesting tentative map

Final Development Plan: The development plan includes 4 hours plans each with three unique elevations. The homes would be a mix of 1 and 2 story raging in size from 2,799 square foot 3 bedroom 2 bath to a 3,363 square foot 5 bedroom 4 bath home. All set backs, lot coverage and other lot requirements are met. Masonry walls will be built to surround the project. Stormwater retention is on site.

Public Facilities and Amenities
Proposed public facilities and recreational amenities, including open space and trails, and park.

• **Deer Valley Road:** The project fronts on Deer Valley Road and would create an extension of the Deer Valley parkway landscape design.

• **Open Space and Trails:** In addition to the Deer Valley Road parkway improvements the project would include a landscaped and trail improvements over existing gas line pipelines. Setting aside approximately 1.5 acres as open space.

• **Parks and Landscape Areas.** The proposed project would include a 1.12 acre neighborhood park. Landscaped areas would also be provided throughout the development.

• **Retention Basin.** The proposed project includes a 1.51 acre stormwater control retention basin.

Design Review: The architecture for Deer Valley Estates springs from an intention to create a community that is rooted in tradition and at the same time is looking to the future. Residential design in the 20th century took many shapes and forms, and 3 innovative styles that enjoyed popularity and success were Prairie Style, Ranch Style, and Mid-Century Modern. These three styles have distinct characters, but also share some common attitudes in their emphasis on horizontality, connection to the land, and an honest use of materials. The homes at Deer Valley Estates take these three styles as inspiration and reinterpret them with an eye towards today's lifestyles and contemporary materials.

The Modern Prairie style is inspired by the hipped roofs, broad eaves, horizontal banding, and alternating rhythm of piers and glazing typical of the original Prairie Style reinterpreted using horizontal stone veneer, strong horizontal banding, and broad hipped roofs.
The Contemporary Ranch style is an updated take on ranch style homes with a mix of gable and shed roofs, exposed beams, stone accents, and a warm color palette.
The Mid-Century Modern style is a 21st century take on classic 1950's residential design, employing strong shed roof forms, larger groupings of glazing, exposed beams, cooler tones, and pops of color.