ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COUNCIL CHAMBERS THIRD & "H" STREETS

WEDNESDAY, SEPTEMBER 7, 2016

6:30 P.M.

NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M. UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION TO HEAR THE MATTER

<u>APPEAL</u>

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **THURSDAY**, **SEPTEMBER 15, 2016**.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:30 P.M.

Commissioners

Motts, Chair Zacharatos, Vice Chair Parsons Mason Hinojosa Husary **(absent)** Conley **(absent)**

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

- 1. APPROVAL OF MINUTES: August 17, 2016 APPROVED
 - * * END OF CONSENT CALENDAR *

NEW PUBLIC HEARINGS

2. PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

STAFF REPORT

STAFF REPORT

Staff recommends that this item be continued to September 21, 2016. CONTINUED TO SEPTEMBER 21, 2016

3. UP-15-16 – Delta Courtyard – Antioch Pacific Companies, requests use permit, design review, and a lot line adjustment approval for the construction of 126-units of affordable rental housing. The project would consist of a three-story and four-story building that combine to house 17 one-bedroom, 38 two-bedroom, 62 three-bedroom units, and 9 four-bedroom units. Based on the R-25 zoning designation, 115 units would be allowed on the site; therefore, the applicant is requesting a density bonus of ten percent in order to allow 126 units. In conjunction with the density bonus, the applicant is requesting approval of an incentive to reduce the required parking from 240 spaces to 187. The proposed project would develop affordable rental housing units on two adjoining parcels located at 701 and 810 Wilbur Avenue (APNs 065-110-006 and -007).

RESOLUTION NO. 2016-16

NEW ITEM

STAFF REPORT

4. PC Training Budget

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (9:29 PM)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

CITY OF ANTIOCH PLANNING COMMISSION

Regular Meeting 6:30 p.m.

August 17, 2016 City Council Chambers

Vice Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, August 17, 2016 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, August 24, 2016.

ROLL CALL

Present:	Commissioners Parsons, Husary, Mason, Conley and Vice Chair	
	Zacharatos	
Absent:	Commissioner Hinojosa and Chair Motts	
Staff:	City Attorney, Michael Vigilia	
	Director of Community Development, Forrest Ebbs	
	Contract Planner, Cindy Gnos	
	Minutes Clerk, Kitty Eiden	

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Gil Murrillo, Antioch resident, expressed concern that minutes from July 20, 2016 had not been posted on the City's website. He requested the Planning Commission agendize a discussion with regards to Future Urban Area 1 (FUA1).

Commissioner Parsons explained that the Commission had not received an update on FUA1 yet; however, when pertinent information was available the item would be agendized.

CONSENT CALENDAR

1. Approval of Minutes: July 20, 2016

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of July 20, 2016, as presented. The motion carried the following vote:

AYES:	Parsons, Husary, Mason
NOES:	None
ABSTAIN:	Conley, Zacharatos
ABSENT:	Hinojosa, Motts

<u>1</u> 9-7-16 Commissioner Parsons noted the Planning Commission had not received an update on FUA#1.

NEW PUBLIC HEARING

 AR-14-07 – Park Ridge – Davidson Homes, requests design review approval for the first phase of the 525 single family Park Ridge development, consisting of 123 single family residential units, as well as the accompanying mailboxes, lighting, landscaping, and sound walls. The proposed project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road (APNs 053-072-016, 053-060-022, and -023).

Contract Planner Gnos presented the staff report dated August 10, 2016, recommending the Planning Commission approve the Design Review application subject to the conditions contained in the staff report's attached resolution with the amended conditions of approval as provided in the memorandum dated August 17, 2016.

Vice Chair Zacharatos opened the public hearing.

Steve Abbs representing Davidon Homes, thanked staff for their review of the design package and introduced their team. He gave a power point presentation which included common area improvements, front yard landscaping, and architecture and elevations for the project. He accepted all the conditions of approval with the exception of J6 that they requested be discussed.

Commissioner Parsons spoke in support of the project and suggested, in the future, the applicant consider providing safe bus transit to park facilities.

Director of Community Development Ebbs explained bus turnouts were typically used in busy corridors and neighborhoods such as this did not require a dedicated pullout.

Vice Chair Zacharatos thanked the developer for including plans with three car garages.

Commissioner Conley suggested a concrete sound wall be installed along houses that back up to the park to provide a sound barrier and privacy for those residents. He also suggested the applicant plant trees in the open space.

In response to Commissioner Conley, Mr. Abbs explained the lots as plotted would accommodate larger floor plans. Additionally, he clarified the CC&Rs would require maintenance for the wood fence. He noted if there was a need to replace the fence, they would do so with the construction of the park. He further noted a concrete wall was not warranted and would be very costly.

Commissioner Conley stated he resided in a neighborhood with an HOA that had not enforced the CC&Rs.

Mr. Abbs stated initially they would be on the Board of the HOA and most likely remain throughout most of the project; therefore, they would control maintenance of the fence for a long period of time. He noted they were confident the HOA would be set up to maintain the neighborhood.

Commissioner Conley stated he remained concerned for homes backing the park and he understood the cost implications; however, he wanted to make Antioch better.

In response to Commissioner Parsons, Director of Community Development Ebbs explained HOA and CCRs were civil contracts between property owners and the City was not party to them.

Commissioner Parsons stated she pays into her HOA yearly and they were actively involved in the maintenance of her neighborhood.

Mr. Abbs explained there would be an active HOA with fees that would be managed by residents.

City Attorney Vigilia stated the scope of the City's ability to enforce maintenance would be based on a public nuisance or a health and safety issue.

Speaking to project specific condition J6, Mr. Abbs requested it be amended to require the accents and trim on the front elevations wrapped around the side of homes 5 feet or to the fence line.

Director of Community Development Ebbs stated from an architectural standpoint, he would support the condition be amended as requested by the applicant.

Commissioner Parsons agreed with Director of Community Development Ebbs.

City Attorney Vigilia stated in the absence of an HOA an individual property owner had the legal right to enforce the CCRs against another property owner.

Commissioner Husary recommended placing people on the Board of the HOA that will live in the development.

Commissioner Conley clarified he was requesting the masonry fence only for the 8-9 homes that abut the park.

Mr. Abbs stated he could not commit to the cost associated with installing a masonry wall. He noted the park would be built in 5 years and at that time if the fence was not in good condition, they could make the improvements.

Vice Chair Zacharatos closed the public hearing.

Speaking to the following motion, Commissioner Mason suggested adding a condition requiring a review of the fencing condition along the park, to determine if masonry fencing was warranted.

A motion was made by Commissioner Parsons, seconded by Commissioner Husary, to approve the Design Review application subject to the conditions contained in the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum. Following discussion, the motion was amended as follows:

RESOLUTION NO. 2016-15

On motion by Commissioner Parsons, seconded by Commissioner Husary. the Planning Commission approved the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: "All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum"; and, "Concurrent with phase 3 the applicant will provide a fence condition report of all constructed fencing abutting the park indicating any damage and the Planning Commission may receive the report and require certain fences to be replaced with a substitute material."

The motion carried the following vote:

AYES:	Parsons, Husary, Zacharatos, Mason
NOES:	Conley
ABSTAIN:	None
ABSENT:	Hinojosa, Motts

Commissioner Parsons stated she hoped the project moved forward quickly for the applicant and thanked him for bringing his project to Antioch.

NEW ITEM

3. PC Training Budget

At the request of Vice Chair Zacharatos, and with agreement from the Commission, the Planning Commission moved this item to the next agenda.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:29 P.M. to the next regularly scheduled meeting to be held on September 7, 2016.

Respectfully Submitted, Kitty Eiden

STAFF REPORT TO THE PLANNING COMMISSION FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 7, 2016

Prepared by: Kevin Vallente, Contract Planner

Date: September 2, 2016

Subject: PD-16-02, UP-16-06, AR-16-03 - Vineyard Self-Storage

DISCUSSION

It is recommended that the Planning Commission continue this item to September 21, 2016.

STAFF REPORT TO THE PLANNING COMMISSION FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 7, 2016

Prepared by: Cindy Gnos, Contract Planner Raney Planning & Management, Inc.

Reviewed by: Alexis Morris, Senior Planner

Date: September 2, 2016

Subject: Use Permit – Delta Courtyard Apartments (UP-15-16)

REQUEST

The applicant, Antioch Pacific Companies, requests Use Permit, and Design Review approval for the construction of 126-units of affordable rental housing. The project would consist of a three-story and four-story building that combine to house 17 one-bedroom, 38 two-bedroom, 62 three-bedroom units and 9 four-bedroom units. Based on the R-25 zoning designation, 115 units would be allowed on the site; therefore, the applicant is requesting a Density Bonus of 10 percent in order to allow 126 units. In conjunction with the Density Bonus, the applicant is requesting approval of a Concession to reduce the required parking from 240 spaces to 185. The proposed project would develop affordable rental housing units on two adjoining parcels located at 701 and 810 Wilbur Avenue, and identified as Assessor Parcel Numbers (APNs) 065-110-006 and -007. It should be noted that the applicant has also applied for a Lot Line Adjustment between the two parcels which will be processed through the City Engineer.

The following describes the actions/entitlements before the Planning Commission:

<u>Density Bonus and Parking Concession</u>: The applicant is requesting a 10 percent density bonus by providing 90 percent of the units affordable to low-income households and 10 percent of the units affordable to very-low-income households. In conjunction with the Density Bonus request, the applicant is requesting a parking concession to reduce the required parking from 240 to 185 spaces.

<u>Use Permit</u>: The applicant is requesting a Use Permit (UP-15-16) to exceed 20 units per acre in the R-25 zoning designation.

<u>Design Review:</u> The applicant is requesting design review of the 126-affordable housing units in one three-story and one four-story building, recreational structures, facilities, and common areas on 4.46 acres.

<u>3</u> 9-7-16

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit and Design Review subject to the conditions contained in the attached resolution. In addition, staff recommends approval of the Density Bonus, but would like Planning Commission's further consideration and direction regarding the requested Parking Concession.

BACKGROUND

The subject property is a 4.46-acre vacant lot surrounded by existing urban development (see Attachment A). In 2005, Lakeside Village Family Apartments (UP-04-20, PW-357-04-32, Z-05-02) was denied without prejudice for the project site. The proposal consisted of 69 multi-family units and four to six single family units. Since that time, the site was designated for High Density Residential Development and zoned R-25 in conjunction with the Housing Element.

ENVIRONMENTAL REVIEW

The proposed project has been determined to be an infill project, and is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332. Class 32 consists of project characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project is designated High Density Residential by the General Plan and is zoned R-25. The project is consistent with the General Plan and zoning for the site.

(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site if 4.62 acres and with the off-site EVA, the developed area totals 4.74 acres. The site is surrounded by single family, multi-family, and industrial uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

A majority of the project site has been significantly disturbed. A portion of the site is grassland. The applicant submitted a report addressing burrowing owls and nesting birds and raptors which there were no owls or signs of owls on the project site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project generates fewer than 100 peak hour trips and is consistent with the type and intensity of development associated with the General Plan; therefore, traffic impacts are not expected. In addition, the proposed project includes a masonry wall along the adjacent property boundaries to mitigate noise. Because the project is consistent with the type and intensity of development anticipated for the site and the development will comply with all regulatory requirements, air quality and water quality are not anticipated to result in significant impacts.

(e) The site can adequately be served by all required utilities and public services.

All public services exist either in Wilber Avenue or North Lake Drive to provide services to the project site.

ANALYSIS

Issue #1: Project Overview

The proposed project consists of the development of 126 affordable apartment units on 4.62 acres in the R-25 zone. Project plans are included as Attachment B. Access to the site would be from one driveway off Wilbur Avenue. The site plan indicates 55 garage parking spaces and 130 surface spaces for a total of 185 parking spaces. The north property line has a six-foot tall wrought iron fence along the Wilbur Avenue frontage, stopping at the driveway. The driveway is not proposed to be gated. The west property line abuts an existing apartment complex and will include a six-foot concrete masonry wall. The east property line abuts existing single family residences which will also include a six-foot concrete masonry wall. The south property line abuts a narrow sliver of land which fronts North Lake Drive. This property line will also contain a six-foot concrete masonry wall. Adjacent to this wall is the proposed detention area for the project site. The building is set back over 100 feet from the south property line. The project also includes a half-court basketball area for resident use.

The development includes two buildings. Building Type A is located closest to Wilbur Avenue and includes 37 one-, two-, and three-bedroom units in a three-story structure. The structure contains six garages, a laundry room on each floor, an exercise room, an indoor area for refuse collection, and an indoor bicycle storage area. All units are accessed from interior hallways. A landscaped area is located on the west side of the building at the primary entrance which consists of primarily open lawn area.

Building Type B is south of Building Type A and consists of 89 two-, three-, and fourbedroom units in a four-story structure. This building contains 49 garages, a community room with an office, a computer room and a laundry room on each floor, an indoor area for refuse collection, and two indoor bike storage areas. The second floor contains a covered outdoor patio seating area above the community room. As with Building Type A, all units are accessed from interior hallways. Building Type B is laid out such that the units are surrounding an interior outdoor courtyard area. The courtyard consists of a small lawn area, playground, swimming pool, and a covered picnic area.

Each of the units contains an outdoor patio/balcony area with enclosed storage off the patio. Each unit also has individual laundry areas. The one- and two-bedroom units have one bathroom and the three- and four-bedroom units have two bathrooms.

Issue #2: General Plan, Zoning, and Land Use

The General Plan designation for the project site is High Density Residential which allows up to 35 units per acre. The project site is zoned R-25 which allows between 20 and 25 units per acre. A Use Permit is required for densities exceeding 20 units per acre in the R-25 zone. See additional discussion regarding density below under Issue #3. In addition, the site is identified as a potential housing site for 108 units in the 2015-2023 Housing Element.

Surrounding land uses include:

- North: Industrial, Tri Delta Transit
- South: Single family residential
- East: Single family residential
- West: Multi-family residential, Lakeshore Apartments

Issue #3: Density Bonus

State Density Bonus Law (California Government Code Section 65915-65918) provides incentives encouraging developers to construct affordable housing to benefit lower income households. The City implements State law with Article 35 of the Municipal Code related to a Density Bonus Program. According the Code, a developer agreeing to construct at least 20 percent of a project's total housing units for lower-income households or 10 percent of the total units for very low-income households shall be granted an increase of five to 35 percent over the maximum residential density otherwise permitted, depending on the level of affordability. Based on the R-25 zoning designation, 115 units would be allowed on the site; therefore, the applicant is requesting a density bonus of 10 percent in order to allow 126 units. (It should be noted that the applicant is entitled, based off of the proposed affordability ratios, to the maximum 35 percent density bonus.) The applicant is proposing 90 percent of the units to be affordable to residents with household incomes at or below 60 percent (low income) of the area median income and ten percent of the units will be affordable to households with incomes at 50 percent of the area median income (very low income).

Below Market Rate Housing Plan

The City's Municipal Code requires that in conjunction with a request for a density bonus, concessions and incentives, parking reductions, and waivers, the applicant submit a Below Market Rate (BMR) Housing Plan. Pursuant to Municipal Code Section 9-5.3504, the BMR Housing Plan must include the following information:

- A site plan depicting the number and location of all market rate units, BMR units, density bonus BMR units, and bonus units.
- A calculation of the maximum number of dwelling units permitted by this ordinance and the General Plan, excluding any density bonus.
- The targeted income level of the proposed density bonus BMR units.
- Description of any requested concessions, incentives, waivers of development standards, or parking reductions requested pursuant to §18.15.040, state mandated concessions and incentives.
- For all concessions and incentives except those listed in §18.15.040(C), Concessions Not Requiring Financial Pro Forma from Applicant, a pro forma demonstrating that the requested concessions and incentives result in identifiable, financially sufficient, and actual cost reductions. The pro forma shall include:
 - (a) The actual cost reduction achieved through the concession or incentive; and
 - (b) Evidence that the cost reduction allows the Developer to provide affordable rents or affordable sales prices.
- For waivers of development standards: evidence that the development standards for which the waivers are requested will have the effect of physically precluding the construction of the residential development with the density bonus, concessions, or Incentives requested.
- The Community Development Director may require that any pro forma submitted pursuant to division (A)(5) of this section include information regarding capital costs, equity investment, debt service, projected revenues, operating expenses, and such other information as is required to evaluate the pro forma. The cost of reviewing any required pro forma data, including but not limited to the cost to the city of hiring a consultant to review the pro forma, shall be borne by the Developer.
- If a mixed use building or development is proposed, the Developer shall provide evidence that nonresidential land uses will reduce the cost of the residential development, and the nonresidential land uses are compatible with the residential development and existing or planned surrounding development.
- If a density bonus is requested for a land donation, the BMR Housing Plan shall show the location of the land to be dedicated, provide proof of site control, and provide evidence that each of the findings included in Cal. Gov't Code § 65915(g) can be made.
- If a density bonus or concession is requested for a child care facility or condominium conversion, the BMR Housing Plan shall provide evidence that the findings in Cal. Gov't Code § 65915(h) or 65915.5, as appropriate, can be made.

The applicant has submitted a BMR Housing Plan and pro forma which is included as Attachment C to the staff report.

Density Bonus Agreement

Consistent with State law, the City's Code requires that the applicant enter into a Density Bonus Agreement after any necessary permits, such as a Use Permit or Design Review, are approved by the Planning Commission. The Density Bonus Agreement must be approved by City Council and would ensure that the units are reserved for low income households, that rents are charged appropriately, and that the affordability is guaranteed for at least 10 years.

Parking Concession

Consistent with State law, the City's Code outlines the requirements necessary to achieve the State-mandated incentive/concessions. Based upon the project's proposed affordability, the project would be eligible for three concessions or incentives. Concessions or incentives must contribute significantly to the economic feasibility of providing affordable housing units and may consist of reductions of site development standards and/or architectural design requirements which exceed minimum building standards, including, but not limited to, reductions in setbacks or required parking, or increases in permitted lot coverage. In conjunction with the Density Bonus request, the applicant is requesting one concession, a parking concession to reduce the required parking from 240 to 185 spaces.

The Zoning Ordinance establishes a parking standard for typical multi-family projects. In addition, the Zoning Ordinance outlines the maximum parking that can be required for a housing development eligible for a density bonus. This maximum falls below the City's typical parking standard. The applicant may request an additional parking concession beyond the reduced parking outlined in the Code, as is the case for the proposed project. The maximum required parking ratios are as follows:

- Zero- to one-bedroom units:
- 1 parking space per unit
- Two- to three-bedroom units:
- 2 parking spaces per unit
- Four- or more bedroom units:
- 2.5 parking spaces per unit

It should be noted that the parking requirements for market-rate multi-family residential projects is 1.5 spaces per unit up to two bedrooms; 2 spaces per unit with three or more bedrooms; 1 space for each 5 units for guest parking. Using the City's standard parking requirements for multi-family residential would require 269 parking spaces for the proposed project.

As the proposed project is eligible for a Density Bonus, and based upon the proposed project bedroom count, the maximum number of parking spaces that the City can require is 240 spaces. The applicant is requesting a further reduction of 55 spaces from this already-reduced requirement.

In support of the parking concession, the applicant submitted a Parking Utilization Assessment prepared by KDAnderson & Associates, Inc. For this analysis, they surveyed three affordable apartment complexes, one in Pittsburg, one in West Sacramento, and a third in Fairfield. Unlike the proposed project, all three of the surveyed complexes had available overflow on-street parking available for time when the demand exceeded the supply. Parking demand was analyzed using total number of units, total occupied units, and number of bedrooms. Based on the average demand for these projects, utilizing regression analysis, the assessment concludes that based on 126 units proposed at the site, the maximum number of parked vehicles would be 165 at the site, which would be accommodated in the proposed 185 parking spaces.

Staff has some concerns with the approach used in the assessment. Using the average seems to underestimate the maximum needed. Staff would recommend looking at the worst case to determine appropriate parking. For example, Table 3 of the assessment notes that the Pittsburg project has an average parking demand of 1.46 spaces per occupied unit occurring late on Saturday night. Applying the 1.46 ratio to the proposed 126 units, a minimum of 184 parking spaces would be required, which is consistent with the proposed 185 parking spaces on site. However, Table 4 of the assessment notes that the Pittsburg project has a maximum parking demand of 0.76 parking spaces per bedroom occurring late on Saturday night. Applying the 0.76 ratio to the proposed 315 bedrooms would result in a need of 239 parking spaces, which far exceed the 185 spaces proposed for this site.

Another unique feature of the proposed project site is the lack of on-street parking in the area. Wilbur Avenue offers no on-street parking for instances when the on-site parking is full. The nearest on-street parking is located on Minaker Drive approximately 360 feet from the nearest boundary to the site and nearly 500 feet from the proposed building. Minaker Drive contains predominantly single-family residences and some multi-family buildings, which already demand much of the on-street parking. A resident of the proposed project may reasonably be expected to walk more than 700 feet or two City blocks if on-street parking is not readily accessible on Minaker Drive. Staff is concerned that residents or their guests would be tempted to park across Wilbur Avenue in the Tri-Delta Transit lot after hours and attempt an unprotected crossing of Wilbur Avenue.

To further support the Parking Concession request, the applicant has provided a Parking Management Plan (Attachment E). The Parking Management Plan notes that each tenant, in the lease agreement, will be assigned parking spaces or garages with a maximum of two spaces per unit. Obviously, if all units have two spaces assigned, 252 would exceed the 185 spaces provided on site. A maximum of 59 units would be eligible for two spaces, with the remaining 67 having one space. This assumes no parking would be unassigned and available for guests, office or maintenance staff or potential tenants. Staff would suggest further reducing the number of units assigned two parking spaces to 50, with the remaining 76 units allocated one space. This would leave nine spaces available for guests. The typical standard is one guest space for each 5 units, which would have required 25 guest parking spaces.

Regardless of how the parking is assigned or unassigned, for 151 to 200 parking spaces, 6 of the spaces would need to be designated for the disabled (1 of which would need to be van accessible). For 201 to 300 parking spaces, 7 of the spaces would need to be designated for the disabled (1 of which would need to be van accessible). The Parking Management Plan further discusses the ability to enforce and tow for violations. Staff has researched other parking management plans and has found that some offer free monthly bus passes to residents to off-set parking needs. The Planning Commission could consider such a requirement for this project.

Staff is also concerned that the 55 tuck-under garages proposed could be utilized for storage or purposes other than parking. Although the Parking Management Plan notes that the garages can only be used for parking, with closed doors, this is difficult to enforce. Staff recommends that, at a minimum, the garage doors be eliminated to provide visibility for enforcement. It may be feasible to make the first level appear more like carports and instead of being 10-foot wide interior dimension, the parking stall would be nine-feet wide. The reduced stall width and lack of interior walls may allow for the provision of a few additional parking spaces on site.

State law limits the City's ability to deny concessions. Denial of a concession is only allowed if one of the three following findings, supported by substantial evidence, can be made:

- (a) The concession or incentive is not required to provide for affordable rents or affordable ownership costs.
- (b) The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this division, *SPECIFIC ADVERSE IMPACT* means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the residential development was deemed complete.
- (c) The concession or incentive would be contrary to state or federal law.

As it relates to finding (a), the applicant has submitted financial pro forma along with the BMR Housing Plan (Attachment C). The BMR Housing Plan and pro forma notes that to meet the parking requirement, the site would be able to accommodate 97 units which would cause an additional financing shortfall of \$1,029,200, on top of the \$2,370,000 financing shortfall that is currently being solved by applying for tax credits and other means to finance affordable housing. Although staff contends that there may be alternative site planning that could accommodate the required parking and not reduce the unit count all the way down to 97, it is clear that a significant financing shortfall would result by providing the required parking. Therefore, a denial finding based upon (a) cannot be made.

Finding (b), however, can be made. With no location for overflow parking, if more vehicles are on the site than spaces available, cars would then need to double park or block the emergency vehicle access proposed on the adjacent parcel, which would block fire and emergency access to the site. Further, the impacts on adjacent neighborhoods, the likelihood of unlawful parking at Tri Delta Transit, and the potential for unprotected crossing of Wilbur Avenue are also grave concerns. The difficulty is that, as defined by State law, an adverse impact must be a *significant, quantifiable, direct, and unavoidable impact based on objective, identified, written public health or safety standards.* Code requires that fire lanes be open, and the applicant has indicated in the parking management plan that such requirements will be enforced. Therefore, staff cannot readily make this finding for denial at this point.

The requested parking concession would not be contrary to state or federal law; therefore, finding (c) cannot be made.

Staff requests further consideration by Planning Commission regarding the Parking Concession and whether the findings for denial can be made, and if not, consideration as to additional conditions that might be applicable to the Parking Management Plan to off-set the reduction request. Alternatively, should the Planning Commission concur with the general statements contained in this report and request further study, staff may be able to develop a finding for denial that meets the legal standards set forth.

Issue #4: Architecture

The applicant is proposing 126 affordable apartment units on a 4.62-acre vacant lot. The development includes two buildings with 55 garage parking spaces and 130 surface spaces for a total of 185 parking spaces. The project has a six-foot tall wrought iron fence along the Wilbur Avenue frontage and six-foot concrete masonry walls along the south, east, and west property lines. Building Type A is a three-story structure and Building Type B is a four-story structure. Each of the units contains an outdoor patio/balcony area with enclosed storage off the patio. Building Type B contains a second floor covered outdoor patio seating area above the community room. The exterior of the buildings are a mix of stucco siding and horizontal lap siding with hardi board panel accents, including metal roofing and flashing for the balcony railing and roof. The main building colors are *Churchill Hotel Hazy Yellow* stucco and *Rich Expresso* lap siding, with *Polar White* accent for the board panel accents, *Cityscape* metal roofing and *Patina Green* for the balcony accents.

Stantec Architects conducted a peer review of the proposed architecture and building design. The building was reviewed for compliance with the City of Antioch Citywide Design Guidelines, General Plan Community Image policies, Specific Plan Requirements, applicable City Departmental Requirements, applicable State regulations – including updated 2015 Model Water Efficient Landscape Ordinance (MWELO), and industry standards. Stantec concluded that the project did not fully comply with the Design Guidelines and lacked pedestrian friendly connectivity. Stantec recommended

the entry could improve with an accent element and the rear of the property could be improved, creating a pedestrian walkway/bike path around the basin providing enjoyable open space for residents. In addition, Stantec determined the building designs are pleasant and interesting; however, recommended additional detailing to be more reflective of a residential feel. Such as different roof line treatments, the addition of details to the buildings, lighting and garage facades that will also help with integration of these elements. Furthermore, Stantec determined the orientation of the recreation center is introverted, focusing the community activities towards the pool area, and is not fully open to the remaining buildings, and therefore lacks community connectivity to the project "neighborhood".

Revisions to the proposed design have been made based on Stantec's recommendations, such as relocating the pool structure to the northeast corner of the internal courtyard, maximizing solar exposure and adding a basketball court to provide recreational activities for older children. The basketball court will be located outside the courtyard for noise reduction purposes. The applicant has also incorporated a change in ground material at Wilbur Avenue to emphasize entry into the project. In addition, the decorative masonry wall design has been enhanced to break up the mass and provide more visual interest. Furthermore, the applicant has changed the roof lines for Building Type A at the patios to a shed roof, giving the project a more residential appearance. Building Type B maintains a flat roof appearance in order that both buildings maintain a distinction in form, yet complimentary in materials. All roof mounted equipment will be screened with a lightweight, louvered metal system. It should be noted that Stantec recommended colors to be of a more muted tone; however, color is highly subjective and staff did not include a condition of approval regarding the building colors. The Planning Commission could choose to add a condition of approval regarding building colors.

Issue #5: Other Issues

Landscaping

As described above, the development includes two buildings. Building Type B is laid out such that the units are surrounding an interior outdoor courtyard area. The courtyard consists of a small lawn area, playground, pool, and a covered picnic area. A landscaped area is located on the west side of Building Type A, which consists of primarily open lawn area. The proposed project consists of 56,283 square feet of landscape and open space (27.92 percent of the site) and a 15,851-square foot detention area (7.86 percent of the site).

The proposed project includes seven different tree species, 15 different species of shrubs, seven species of perennials, one species of vine, and six different types of groundcover. The parking lot is screened with shrubs and trees and includes a landscape island with groundcover, shrubs, and a tree approximately every eight vehicle spaces. The interior outdoor courtyard in Building Type B consists of several different tree species, shrubs, and a lawn area. Building Type A is almost entirely surrounded with shrubs and trees and a large lawn area on the west side of the

building. The detention area located on the southern portion of the site consists of a *basic native erosion mix*, which range from 30-36 inches in height. In addition, Stantec Architects' peer review included the proposed landscaping design and reviewed for compliance with the updated 2015 MWELO.

Off-site Utility Easement

The proposed project includes an off-site utility easement. The utility easement will allow the project's utility lines, sanitary sewer, water supply, and storm drainage, to cross over a narrow strip of private property at the southern boundary of the project site and connect to existing utility lines in the North Lake Drive right-of-way. The applicant has secured permission from the owner of the narrow strip along North Lake Drive to allow an easement for the utilities.

<u>EVA</u>

The proposed project includes an off-site paved and gated 20-foot Emergency Vehicle Access (EVA) from Wilbur Avenue along the east side of Building Type A that leads to the driveway and parking lot between the two proposed buildings. The applicant has secured permission for an easement for this EVA from the property owner. The location of the EVA has been reviewed and accepted by the Contra Costa Fire Protection District. The conditions of approval ensure that the paving and gates meet the standards of the District.

<u>Signage</u>

The proposed project includes an entry monument located near the driveway on Wilbur Avenue. The base of the sign includes a natural stone of approximately 2.5 feet with a double-sided sign on top, adding approximately four feet to the height. Further along the driveway, there is a directory sign. Each building has attached signs, approximately three feet by three feet, which identify the building number as well as the unit numbers within. In addition, each garage will have an eight inch by six inch number denoting the associated unit number.

ATTACHMENTS

- A. Vicinity Map
- B. Delta Courtyard Apartments Plans
- C. BMR Housing Plan and Financial Pro Forma
- D. Parking Utilization Study
- E. Parking Management Plan

PLANNING COMMISSION RESOLUTION NO. 2016-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING A DENSITY BONUS AND PARKING CONCESSION, USE PERMIT, AND DESIGN REVIEW FOR THE DELTA COURTYARD APARTMENTS PROJECT

WHEREAS, the City of Antioch did receive a request from Antioch Pacific Companies for approval of a Density Bonus and Parking Concession, Use Permit, Design Review, and Lot Line Adjustment for the development of 126 units of affordable rental housing on two adjoining parcels located at 701 and 810 Wilbur Avenue, and identified as (APNs) 065-110-006 and -007.

WHEREAS, this project is categorically exempt from the provisions of CEQA pursuant to CEQA Guideline Section 15332; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, on September 7, 2016, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED the Planning Commission makes the following required findings for approval of the requested Density Bonus and Parking Concession:

1. The housing development is eligible for a density bonus and any concessions, incentives, waivers, or parking reductions requested.

The proposed project includes a request for a 10 percent density bonus based upon the provision of 90 percent of the units affordable to low income residents and 10 percent of the units affordable to very low income residents. Based upon the proposed affordability, the project is eligible for a density bonus and concessions.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation if required.

The BMR Housing Plan and pro forma notes that to meet the parking requirement, the site would be able to accommodate 97 units which would cause an additional financing shortfall of \$1,029,200, on top of the \$2,370,000 financing shortfall that is currently being solved by the applicant. Therefore, the concession will result in a cost reduction leading to the provision of affordable housing units.

3. If the density bonus is based all or in part on donation of land, the findings included in California Government Code Section 65915(g).

The density bonus in not based on a donation of land; therefore these findings do not apply.

4. If the density bonus, incentive, or concession is based all or in part on the inclusion of a child care facility, the findings included in California Government Code Section 65915(h).

The density bonus in not based on inclusion of a child care facility; therefore these findings do not apply.

5. If the incentive or concession includes mixed-use development, the findings included in California Government Code Section 65915(k)(2).

The density bonus in not based on mixed-use development; therefore these findings do not apply.

6. If a waiver is requested, the development standards for which a waiver is requested would have the effect of physically precluding the construction of the residential development with the density bonus, concessions, or incentives permitted.

The applicant is not requesting a waiver in addition to the parking concession; therefore these findings do not apply.

BE IT FURTHER RESOLVED the Planning Commission makes the following required findings for approval of a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The Use Permit to exceed 20 units per acre will not be detrimental to the public health or welfare or injurious to the property or improvements in the vicinity, in that the project provides masonry walls separating it from adjacent development and is adequately served by public utilities.

2. The use applied at the location indicated is properly one for which a use permit is authorized.

The City Municipal Code requires that development exceeding 20 units per acre requires a Use Permit for up to 25 units per acre. The Zoning and General Plan designations for the project site are for high density residential development. In addition, State law notes that the applicability of the requested Density Bonus does not require the need for a Rezone or General Plan Amendment.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood.

The proposed 126-unit apartment complex is located on a 4.42-acre site. The proposed development complies with all standards identified in the Municipal Code, with the exception of parking for which a concession has been requested. The site is proposed to have masonry walls along the property lines separating the adjacent uses. The proposed use is consistent with the type and intensity of development anticipated for the site.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is accessed by Wilbur Avenue, which is designated an arterial in the City's Circulation Element of the General Plan. Wilbur Avenue is adequate in width and pavement type to carry the kind of traffic generated by the proposed use. Further, the project would not generate more than 100 peak hour trips or exceed 50 peak hour trips through one intersection.

5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

The General Plan designation for the project site is High Density Residential. The proposed apartment complex is consistent with the designation and with the surrounding uses and will not adversely affect the comprehensive General Plan. In addition, the site is identified as a potential housing site in the City's Housing Element.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch does hereby **APPROVE** a Density Bonus and Parking Concession, Use Permit, Design Review, and Lot Line Adjustment for 126 affordable rental units on 4.62 acres located at 701 and 810 Wilbur Avenue (APNs 065-110-006 and -007), subject to the following conditions:

A. <u>GENERAL CONDITIONS</u>

- 1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
- 2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
- 3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.
- 4. This approval expires two years from the date of approval (expires September 7, 2018), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
- 5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
- 6. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City of Antioch. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
- 7. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and that advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
- 8. All proposed improvements shall comply with the City of Antioch Municipal Code and City Standards or as approved by the City Engineer.
- 9. The developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and that peak commute-hour traffic shall not be impeded by construction related activity.

- 10. The lot line adjustment shall be reviewed and approved by the City Engineer and Community Development Director prior to the issuance of building permits.
- 11. All units within the project shall be identified by a decorative addressing method easily visible to emergency responders as indicated on the plans dated August 23, 2016 approved by the Planning Commission, and modified as deemed necessary by the Antioch Police Department.
- 12. The developer shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
- 13. The property owner agrees to participate in Streetlight and Landscape District 2A Zone 3 and accept a level of annual assessments sufficient to maintain the public streetlights and landscaping in the vicinity of the project area at no cost to the City.
- 14. The property owner shall participate in AUSD CFD 2004-1.

B. <u>CONSTRUCTION CONDITIONS</u>

- 1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Construction is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
- 2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
- 3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the Bay Area Air Quality Management District.

C. <u>FIRE REQUIREMENTS</u>

1. Buildings exceeding 30 feet in height require approved provisions for deployment of aerial apparatus (ladder trucks). At least one of the required access routes meeting the minimum required width of 26 feet must be located within a minimum of 15 feet and a maximum of 30 feet from the buildings, and must be positioned parallel to one entire side of each building. (D105) CFC

- 2. The project as proposed shall require the installation of a second Fire District access point. Emergency vehicle access is required to have a minimum drivable width of 20 feet. (503.1.2) CFC
- 3. All exposed curbs shall be painted red with the words NO PARKING-FIRE LANE clearly marked, or NO PARKING- FIRE LANE signs shall be posted. (503.3) CFC
- 4. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC
- 5. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 4,000 GPM. Required flow must be delivered from not more than four (4) hydrants flowing simultaneously for duration of 240 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
- 6. The developer shall provide a minimum of 4 hydrants of the East Bay type. (C103.1) CFC
- 7. The developer shall submit a minimum of two (2) copies of site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. Final placement of hydrants shall be determined by this office. (501.3) CFC
- 8. Emergency apparatus access roadways and hydrants are required to be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC
 - Note: The first lift of asphalt concrete paving must be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.
- 9. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13. (903.2) CFC
- 10. The developer shall submit a minimum of two (2) complete sets of building plans for each building, including plans for the following required deferred submittals, to the Fire District for review and approval prior to construction

to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

- Private underground fire service(s)
- Fire sprinklers
- Standpipe
- Fire alarm

D. <u>FEES</u>

- 1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
- 2. The developer shall pay all pass-through fees. Fees include but are not limited to:
 - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance. (See G.3.g.)
 - Contra Costa County Flood Control District Fee.
 - School Impact Fees.
 - Delta Diablo Sewer Fees.
 - Contra Costa Water District Fees.
- 3. In order to assist the City in meeting a police force level within a range of 1.2 to 1.5 officers per 1,000 residents as set forth in Performance Standard 3.5.3.1 of the General Plan, the developer shall, at its own cost, establish or annex into (if one has already been established), a landbased financing mechanism to fund police services reasonably related to the Project. The financing mechanism may be in the form of a Community Facilities District ("CFD") or other means acceptable to the City in consultation with the developer. The CFD or other financing mechanism shall be established prior to the issuance of the first building permit for the Project. The requirements of this condition of approval shall be waived by the City if the City imposes a special tax or other form of revenue generation on all City residents dedicated specifically for the purpose of funding police services. If the developer is required to establish and form a CFD, it shall be entitled to reimbursement for those formation costs from other properties annexing into the CFD. If the developer annexes into an existing CFD, it shall reimburse the City its pro rata fair share costs of formation costs of that CFD.

E. <u>PROPERTY MAINTENANCE</u>

- 1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
- 2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204(G).
- 3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. <u>GRADING</u>

- 1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
- 2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
- 3. A Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA prior to building permit issuance for any structure located within a flood hazard zone.
- 4. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
- 5. The grading for slopes shall be contoured to provide as natural an appearance as possible as required by the City Engineer.
- 6. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
- 7. Asphalt paving shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.

- 8. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer.
- 9. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
- 10. The grading plan for this development shall be approved by the City Engineer.
- 11. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum or as approved by the City Engineer.
- 12. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
- 13. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.
- 14. The grading transitions from parcel to parcel or parcel to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.

G. <u>CONSERVATION/NPDES</u>

- 1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
- 2. The Project shall meet or exceed Tier 1 of the CALGreen Building Code.
- 3. That the project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretional Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and

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> flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

- 4. That the following corrections shall be made to the Storm Water Control Plan prepared for the project, dated June 16, 2016. A revised Storm Water Control Plan shall be submitted with the first final map and improvement plan submittal:
 - a. A revised access road plan is dated 6/3/16; however, it was not included or accounted for in the 6/13/16 SWCP submittal. Revise and update the SWCP to reflect the proposed, new access road location.
 - b. Curb cut detail is included in sheet 3; however, locations are not indicated on the plans or in the exhibit in the SWCP.
 - c. Include construction details in the SWCP.
 - d. Include landscape plan in the SWCP.
- 5. That the following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
 - a. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
 - b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not

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> more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

- c. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- I. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

6. That all impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

H. <u>UTILITIES</u>

- 1. No utility connections (sewer, water, storm drainage, et al) or access (pedestrian or vehicular) shall be permitted from the project to North Lake Drive without written permission from the adjacent property owner and City Engineer approval.
- 2. The developer shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of building permits.
- 3. All onsite utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
- 4. With the exception of the existing overhead utility poles and lines on North Lake Drive, all existing and proposed public utilities (e.g. transformers) shall be placed underground (subsurface installation) in accordance with the Antioch Municipal Code, unless otherwise approved in writing by the City Engineer.
- 5. Reduced backflow prevention devices shall be installed on all City water meter services.
- 6. Reduced pressure backflows, water meters, and double detector check backflows shall be enclosed within an easement granted to the City at no cost to the City.
- 7. A double detector check backflow shall be installed for fire lines to the buildings and that reduced pressure backflows shall be installed for domestic water and irrigation per the City's standards.
- 8. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
- 9. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.

- 10. The developer shall comply with all conditions stipulated in Contra Costa County Flood Control District letters dated January 21, 2016 and July 25, 2016, and submit hydrology and hydraulic analyses with a Storm Water Control Plan to the City for review and approval, and submit same to the Contra Costa County Flood Control District for review at no cost to the City if directed by the City Engineer.
- 11. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements G.3.c. for additional water flow conditions.
- 12. That the units shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.

I. LANDSCAPING

- 1. Landscaping and signage shall not create a sight distance problem.
- 2. That detailed landscaping and irrigation plans for the entire site (including C.3 basins) shall be as approved by the Planning Commission on plans dated August 23, 2016. Final landscape and irrigation plans shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy.
- 3. All trees shall be a minimum 15-gallon size and that all shrubs be a minimum 5-gallon size.
- 4. Landscape shall show immediate results and be permanently maintained in good condition.
- 5. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape Conditions of Approval.

J. PROJECT SPECIFIC CONDITIONS

- 1. All access driveways shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
- 2. All parking lot dimensions and striping meets minimum City Standards and Municipal Code requirements.

- 3. All broken and damaged sidewalk, curb and gutter shall be repaired or replaced per City Standards and as approved by the City Engineer.
- 4. The lighting plan shall be per the plans approved by the Planning Commission dated 8-23-16. Final plans shall be submitted for staff review and approval prior to the issuance of any building permits for this project. Lighting shall not spill over onto adjacent properties.
- 5. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
- 6. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the developer.
- 7. Wall and fence locations and elevations shall be included on the grading plan.
- 8. Red curb shall be repainted along Wilbur Avenue prior to issuance of certificate of occupancy.
- 9. If entry gates are installed, a detailed plan shall be submitted for review and approval of the City Engineer. Design shall allow for adequate vehicle storage and turnaround.
- 10. A truck-turning template shall be shown on the site plan confirming that trucks can successfully ingress, egress, and safely maneuver through the site, as approved by the City Engineer.
- 11. Sight distance triangles shall be maintained per 9-5.1101, Site Obstructions at Intersections of the Antioch Municipal Code or as approved by the City Engineer.
- 12. The developer or property owner shall maintain all undeveloped areas within this project in an attractive manner, which shall also ensure fire safety.
- 13. The number of parking spaces shall be as approved by the Planning Commission.

- 14. Prior to the issuance of building permits, the applicant shall submit revised plans for the review and approval of the Community Development Director which eliminate the enclosed garages. This can be accomplished by either removing the garage doors or converting the spaces to more closely resemble carports and potentially increase the number of spaces.
- 15. Prior to the issuance of building permits, the applicant shall submit a modified the Parking Management Plan for the review and approval of the Community Development Director. The revised plan shall note the number of units that will be allocated one and two parking spaces, including some unassigned spaces for guests. In addition, the applicant shall include other provisions, which could include bus passes, off-site parking agreements, etc., to the satisfaction of the Community Development Director.
- 16. Prior to the issuance of building permits, the applicant shall enter into a Density Bonus Agreement consistent with Article 35 of the City's Municipal Code, which must be approved by the City Council.

* * * * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 7th day of September, 2016.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS Secretary to the Planning Commission
ATTACHMENT "A"

ATTACHMENT A

VICINITY MAP



A1

ATTACHMENT "B"

			ΝΟΙΤΑϽΙΔ9Α ΤΙ	ЕИТІТСЕМЕИ
PLANS OR ANY INCOMMENTION CONTAINED REFERENCE WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT. CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.	- OHAGI - IIAWAH - OOLOADO - COLORADO - ANASAA - ARIZONA - CALIFORNIA - COLORADO - HAMAII - IDAHO - OREGON - LOUISINOA - MONTANA - NEXICO - NEVADA - NORTH DAKOTA - OREGON - NOLOUNIHEAW - HATUI.V.S.U - ATOXAG HTUOS	AD ,HOOITNA	И.Е. СОRNER OF WILBUR AVE 8 MINAKER DR.	—
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	ARCHITECTURAL
A1.1	ARCHITECTURAL SITE PLAN
A1.2	PARCEL MAP
A1.3	SITE DETAILS
A2.1	UNIT PLANS
A2.2	UNIT PLANS
A3.1	BUILDING TYPE A - FLOOR PLANS
A3.2	BUILDING TYPE A - FLOOR PLANS
A3.3	BUILDING TYPE A - FLOOR PLANS
A4.1	BUILDING TYPE A - ELEVATIONS
A4.2	BUILDING TYPE A - ELEVATIONS
A5.1	BUILDING TYPE A - COLOR BOARD
A6.1	BUILDING TYPE A - ROOF PLAN
A7.1	BUILDING TYPE B - FLOOR PLAN
A7.2	BUILDING TYPE B - FLOOR PLANS
A7.3	BUILDING TYPE B - FLOOR PLANS
A7.4	BUILDING TYPE B - FLOOR PLANS
A8.1	BUILDING TYPE B - ELEVATIONS
A8.1A	BUILDING TYPE B - ELEVATIONS
A8.1B	BUILDING TYPE B - ELEVATIONS
A8.1C	BUILDING TYPE B - ELEVATIONS
A8.1D	BUILDING TYPE B - ELEVATIONS
A9.1	BUILDING TYPE B - COLOR BOARD
A10.1	BUILDING TYPE B - ROOF PLAN
A11.1	BUILDING SECTIONS
A12.1	ENLARGED VIEW & DETAILS
A13.1	PERSPECTIVE
	ELECTRICAL
E0.00	ELECTRICAL COVER SHEET
E0.01	ELECTRICAL SPECFICATIONS
E0.02	TITLE 24 ENERGY COMPLIANCE
E1.00	SITE ELECTRICAL PLAN
E1.01	SITE PHOTOMETRIC PLAN
E4.02	ELECTRICAL CUT SHEETS



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DRAWING SHEET INDEX, PROJECT DATA,

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- LEGEND (Proposed potential plantings)						
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N.E. CORNER DF WILBUR AVE. & MINAKER DR.

ANTIOCH, CA

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8 MINAKER DR.	

N.E. CORNER OF WILBUR AVE.

ANTIOCH, CA



ENTITLEMENT APPLICATION









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REVISIONS

OFFSET 30' O.C.

(1) #5 BAR IN 6" CMU BOND BEAM CONTINUOUS @ TOP COURSE AND @ 48" O.C., MIN. LAP OF 16"

MINIMUM SIX (6) INCH NOMINAL SPLIT-FACE MASONRY UNITS. COLOR AND FINISH TEXTURE AS APPROVED BY OWNER

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CMU CAP COLOR TO MATCH COLUMN

ΕΝΤΙΤΓΕΜΕΝΤ ΑΡΡΓΙCΑΤΙΟΝ

N.E. CORNER OF WILBUR AVE & MINAKER DR.

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REVISIONS

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 METAL STANDING SEAM ROOFING.
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KEY NOTES (

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REVISIONS





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(1) BUILDING A - WEST COLOR BOARD N.T.S.







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(1) BUILDING B - WEST ELEVATION - A 1/8" = 1'-0"

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ΕΝΤΙΤΓΕΜΕΝΤ ΑΡΡΓΙCΑΤΙΟΝ N.E. CORNER OF WILBUR AVE & MINAKER DR. ANTIOCH, CA СОРҮЯІӨНТ 🗑 ВҮ РАСІГІС WEST АРСНІТЕСТИЯЕ - OHAGI - IAWAH - OCLORADO - CALIFORNIA - COLORADO - HAWAII - IDAHO -LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON -NOTANINGYW - NOTANINGA - HATU - .I.V.S.U - ATOXATH TUOS WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT. A8.1D THIS DRAWING CONTRINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTRINED HEREIN PLANS THE EXPRESS WRITTEN CONTRINED HEREIN **STNENTA9A** 430 E. STATE STREET, SUITE 100 EAGLE, IDAHO 83616 (208) 461-0022 fax (208) 461-3267 MEST MEST PACIFIC DELTA COURTYARD DRAWN BY AW PROJECT # PWH14-20 сорувіднт рате 08/26/16 Pacific West Architecture PROJECT

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(2) BUILDING B - NORTH ELEVATION - B1/8" = 1'-0"

ΕΝΤΙΤΓΕΜΕΝΤ ΑΡΡΓΙCΑΤΙΟΝ N.E. CORNER OF WILBUR AVE & MINAKER DR. ANTIOCH, CA СОРҮЯІӨНТ 🗑 ВҮ РАСІГІС WEST АРСНІТЕСТИЯЕ - OHAGI - INAWAH - COLORADO - CALIFORNIA - COLORADO - HWAII - IDAHO - OREGON -LOUISINA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON -SOUTH DAKOTA - U.V.2.U - I.V.2.U - MYOMING WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT. THIS DRAWING CONTRINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTRINED HEREIN PLANS THE EXPRESS WRITTEN CONTRINED HEREIN **STNENTA9A** A9 430 E. STATE STREET, SUITE 100 EAGLE, IDAHO 83616 (208) 461-0022 fax (208) 461-3267 меснітестиве PRCIFIC PACIFIC DELTA COURTYARD DRAWNBY AW PROJECT # PWH14-20 сорувіднт рате 08/26/16 Pacific West Architecture PROJECT

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ΕΝΤΙΤΓΕΜΕΝΤ ΑΡΡΓΙCΑΤΙΟΝ N.E. CORNER OF WILBUR AVE & MINAKER DR. ANTIOCH, CA СОРҮЯІӨНТ 🗑 ВҮ РАСІГІС WEST АРСНІТЕСТИЯЕ LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON -SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT. ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -A10.1 THIS DRAWING CONTRINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTRINED HEREIN PLANS THE EXPRESS WRITTEN CONTRINED HEREIN REVISIONS **STNENTA9A** 430 E. STATE STREET, SUITE 100 EAGLE, IDAHO 83616 (208) 461-0022 fax (208) 461-3267 меснітестиве PRCIFIC PACIFIC DELTA COURTYARD COPYRIGHT DATE 08/26/16 DRAWN BY AW PROJECT # PROJECT # Pacific West Architecture PROJECT

 KEY NOTES
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3 BUILDING A - SECTION 1 1/4" = 1'-0"

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 $(4) \quad \frac{\text{RAILING DETAIL}}{1 \ 1/2" = 1'-0"}$

(5) SIDING/STUCCO ROOF AT PATIO 1 1/2" = 1'-0"

ΕΝΤΙΤΓΕΜΕΝΤ ΑΡΡΓΙCΑΤΙΟΝ

PROJECT

A13.

N.E. CORNER OF WILBUR AVE & MINAKER DR.

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DELTA COURTYARD STNENTS

430 E. STATE STREET, SUITE 100 EAGLE, IDAHO 83616 (208) 461-0022 fax (208) 461-3267 ANTIOCH, CA

Pacific West Architecture

Сорүкіснт 💮 ву ресігіс west алитотистися

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WILBUR AVE. PERSPECTIVE N.T.S.

	LEGEND IS GENERAL IN NATURE. NOT ALL OF THE	REVISIONS
	CENEDAL ELECTDICAL NOTES	
LIGHTING	GENERAL ELECTRICAL NOTES	
SINGLE FACE EXIT SIGN, CEILING MOUNTED		
DOUBLE FACE EXIT SIGN, CEILING MOUNTED	CODE, UNFORM FIRE CODE, AND ALL OTHER STATE AND LOCAL CODES. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IN WRITING IF PORTIONS OF THE DESIGN SET OR FIELD CONDITIONS DO NOT MEET REQUIRED CODES.	
DOUBLE FACE EXIT SIGN, WALL MOUNTED	B PROVIDE FIRESTOPPING FOR ALL FLOOR, CEILING AND FIREWALL PENETRATIONS FROM ELECTRICAL DEVICE, RACEWAY, AND CABLE PENETRATIONS. SEE ARCHITECTURAL DRAWINGS FOR FIREWALL LOCATIONS.	COPYRIGHT DATE
SINGLE FACE EXIT SIGN WITH EGRESS BUGEYE, WALL MOUNTED	C REFER TO ARCHITECTURAL SHEETS FOR HANDICAPPED ACCESSIBLE UNITS AND SENSORY UNIT ADDITIONAL REQUIREMENTS.	08/26/16 Draww Br
	D IT SHALL BE CONTRACTORS RESPONSIBILITY TO VERIFY TYPE OF CEILING SYSTEMS AND TO FURNISH APPROVED	cD
	LIGHTING FIX TURES OF THE TYPE REQUIRED FOR MOUNTING IN SUBJECT CEILING. WHERE FIX TURES ARE RECESSED IN PLASTER OR DRYWALL CEILINGS, THEY SHALL BE COMPLETE WITH NECESSARY MOUNTING HARDWARE AND PLASTER FRAMES.	PROJECT# PWH14-20
N WALL MOUNTED LIGHT FIXTURE, SEE LUMINAIRE SCHEDULE FOR MOUNTING HEIGHT	E ALL RECESSED LIGHTING FIXTURES, SPEAKERS, RECEPTACLES, SWITCHES, ETC., MOUNTED IN THE FIRE RATED CEILINGS OR WALLS SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE CEILING OR WALL BY THIS CONTRACTOR	s SE
POLE LIGHT 1 HEAD SQUARE WITH POLE	F UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES, SHALL BE FIRE STOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED	СТОІ ОСТОІ СВЗОИ. ИО ОГ ТНЕЗЕ ОГ ТНЕЗЕ ОГ ТООЦСЬ ОГ ТООССЬ ОГ ТООССЬ ОССЬ ОССЬ ОССЬ ОССЬ ОССЬ ОССЬ ОСС
	G PROVIDE ALL NECESSARY MATERIALS FOR FIRE ALARM SYSTEM TO MAKE A COMPLETELY FUNCTIONAL SYSTEM.	
MISCELLANEOUS CONDUIT DOWN	H ALL COMMUNICATIONS CONDUIT SHALL BE 3/4" UNO.	РАС В С С С С С С С С С С С С С С С С С С С
O CONDUIT UP 		СОРҮН ВБОИ. ТНЕ ЕХРВ ВБОИ. ТНЕ ЕХРВ ВБОИ. ТНЕ ЕХРВ ВСОИ. ТНЕ ЕХРВ ПUCTION UN
MARKED MARKED WITH PULL CORD AS SPECIFIED CONDUIT BELOW GRADE		I SIHT I PLOF NUR PLA NUTOH NU
ONE LINE DIAGRAM		
BRANCH	MOUNTING HEIGHTS DETAIL	ORDESSION.
PANEL BKANCH PANEL	KEYED NOTES	ESS A CONTRACT
	A.1 NO MORE THAN 48"AFF MEASURED FROM THE TOP OF THE BOX FOR THE SWITCH OR THERMOSTAT DEVICE.	
	CEILING CEI	OF CALIFORNIA CO-CALIFORNIA DO 1/2015
30AS FUSED SWITCH, SWITCH SIZE & FUSE SIZE 30AF AS INDICATED, 2 POLE, UNO.	す 語 A.3 NO MORE THAN 44"AFF MEASURED FROM THE TOP OF THE ROX FOR THE DEVICE WHEN I OCATED AROVE AN	08/ 24/ 2016
METER AND BASE	Image: Second	-
PAD MOUNT TRANSFORMER	S F(T) ★ ★ LOCATED ABOVE A BASE CABINET IN A 'U' SHAPED BEYOND THOSE REQUIRE ADDITIONAL OUTLETS	OREGON OREGON HO -
	PANEL ADA AT	iadi - IIAWA - Atoyad F Nimoyw - V
	の の の の の の の の の の の の の の の の の の	н - одяој 1790 - Озј 1790 - Озј
CIRCUITING SYMBOLS	Envice et code	od - Ainag Ixam Wan W - Hatu -
UNMARKED CIRCUIT IS CONCEALED IN CEILING OR WALL 1/2" 2#12,1# 12G (UNO) OR TYPE NM 12/2 CABLE	FINISH FLOOR 30"X48" CLEAR FLOOR SPACE FOR EITHER A FORWARD OR PARALLEL APPROACH.	9'UJ'09' And - Califo - Adava - And - Adava - And - N.V.2.U - Atg
WHERE ALLOWED BY CODE.		tidona t r, suite 100 A - Moutau South Dakc
RACEWAY SIZE		29W Jifi STATE STREET 100000 100000 100000 100000 100000 100000 100000 1000000
		Paci fax (208) fax (208) fax (208)
ABBREVIATIONS	SHEET INDEX	АЭ, НЭС
A AMPERES KW KILOWATT, KVA, KILOVOLT-AMPERE AC ABOVE COUNTER; REFER TO ARCHITECTURAL MDP METERED DISTRIBUTION PANEL AFCI ARC FAULT CURRENT INTERRUPTION MLO MAIN LUGS ONLY AFI ABOVE FINISHED FLOOR MW MICROWAVE AHJ AUTHOURITY HAVING JURISDICTION N N AICP APARTMENT INDOOR COMMUNICATION PANEL N N	SHEET SHEET TITLE ORIGINAL REVISION REVISION NUMBER E0.00 ELECTRICAL COVER SHEET DATE DATE NUMBER DATE E0.01 ELECTRICAL SPECIFICATIONS ELECTRICAL SPECIFICATIONS EDIT EDIT EDIT EDIT	ΠИΑ
AUCE AFARTIMENT OUTDOCK COMMUNICATION FANEL INC. NUT IN CONTRACT AOR AREA OF REFUGE NL NIGHT LIGHT (CONNECT TO UNSWITCHED LEG) AWG AMERICAN WIRE GAUGE OT NTS NOT TO SCALE C CONDUIT CB CONDUIT ONLY, PROVIDE PULL-LINE PS PULL STATION	E0.02 IECC SITE TITLE24 ENERGY COMPLIANCE E1.00 SITE ELECTRICAL PLAN E1.01 SITE PHOTOMETRIC PLAN	AYT? STN3
CM CEILING MOUNTED PVC POLYVINYL CHLORIDE CO CIRCUT BREAKER EF EXHAUST FAN CIRCUIT REF REFRIDGERATOR FI CP EXTERIOR I IGHTING CONTROL PANEI TTR TEL EPHONE TERMINAL BOARD	E4.02 SITE LIGHTING SPECIFICATION SHEETS E4.03 SITE LIGHTING SPECIFICATION SHEETS	no: 3MT8
EWH ELECTRIC WATER HEATER TYP TYPICAL F FUSE UH UNIT HEATER FACP FIRE ALARM CONTROL PANEL UNO UNLESS NOTED OTHERWISE) АТ. 7АЧ
FAPS FIRE ALARM POWER SUPPLY V VOLT G/GND GROUND GFI GROUND FAULT INTERRUPTION WP WEATHER PROOF/NEMA 3R HVAC HEATING, VENTILATING, & AIR CONDITIONING WR WEATHER-RESISTANT		/ DEC
		UECT.
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	DGENGINEERING	E0.00
	440 East Corporate Dr., Ste. 103 Meridian ID 83642 ph 2008-288-2181 Euro 2008-2003 2000 1500212	

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	ELECTRICAL SPECIFICATIONS		
	PART 1 - GENERAL	PART 2 - PRODUCTS	PART 3 - EXECUTION
	1.1 SCOPE OF WORK FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND ALL OTHER WORK AND MISCELLANEOUS ITEMS NOT	2.1 MATERIAL APPROVAL ALL MATERIALS MUST BE NEW AND BEAR U.L. LABEL. MATERIALS THAT ARE NOT COVERED BY UL TESTING STANDARDS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY OF A	3.1 GENERAL A. ELECTRIC SYSTEM LAYOUTS INDICATED ON THE I FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCT
	SPECIFICALLY MENTIONED, BUT REASONABLY INFERRED FOR A COMPLETE INSTALLATION, INCLUDING ALL SPECIFICALLY MENTIONED, BUT REASONABLY INFERRED FOR A COMPLETE INSTALLATION, INCLUDING ALL ACCESSORIES AND APPURTENANCES REQUIRED FOR TESTING THE SYSTEM. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS THAT ALL SYSTEMS BE COMPLETE AND READY FOR OPERATION. THIS PROJECT INCLUDES	GOVERNMENTAL AGENCY APPROVED BY THE AUTHORITY HAVING JURISDICTION. 2.2 WIRES AND CABLES	B. CONSULT ALL OTHER DRAWINGS. VERIFY SCALES CONFLICTS TO ARCHITECT BEFORE SUBMITTING
	1.2 CODE COMPLIANCE	A. ALL CONDUCTORS SHALL BE COPPER OR ALUMINUM. THE INSULATION SHALL BE AS FOLLOW: ALL CONDUCTORS SHALL BE INSULATED WITH THHN INSULATION, EXCEPT FOR BRANCH CIRCUIT LOADS LESS THAN 30-AMPERES WHICH SHALL BE TW INSULATION. CONDUCTORS USED FOR BRANCH CIRCUITS IN AREAS WHERE THE AMBIENT CONDITIONS EXCRED 60 DECEPEES SHALL BE WIDED WITH AN INSULATION APPROVED FOR THAT	C. ALL HOME RUNS ARE INDICATED AS STARTING FF GENERAL DIRECTION OF THAT PANEL. CONTINUE COMPLETELY INDICATED.
	ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST RULES, CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO OSHA, THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING AND FIRE CODES, NFPA, AND OTHER APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES.	TEMPERATURE. ALL CONDUCTORS SHALL BE SIZED AS PER NEC WITH AN INSOLATION AT NOVED FOR THAT TEMPERATURE. ALL CONDUCTORS SHALL BE SIZED AS PER NEC WITH A MINIMUM SIZE OF #12 UNLESS OTHERWISE INDICATED. CONDUCTORS SHALL BE TYPE THHN OR NEC APPROVED.	D. AVOID CUTTING AND BORING HOLES THROUGH S OBTAIN PRIOR APPROVAL OF ARCHITECT AND CC OR BORING THE STRUCTURE IS NECESSARY AND
	WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWINGS AND SPECIFICATIONS.	SIZE AFTER THE FIRST APPARATUS. C. NM TYPE CABLE MAY BE USED WHERE ALLOWED BY THE LOCAL AUTHORITY HAVING JURISDICTION.	3.2 ELECTRICAL GROUNDING GROUND ALL ELECTRICAL EQUIPMENT IN ACCORDAI
	ARRANGE FOR REQUIRED INSPECTIONS AND PAY ALL LICENSE, PERMIT AND INSPECTION FEES.	2.3 OUTLET BOXES, JUNCTION AND PULL BOXES OUTLET BOXES SHALL BE GALVANIZED OR CADMIUM PLATED STEEL SIZED AS PER N.E.C. OR AS NOTED	WIRE FOR ALL FEEDERS AND BRANCH CIRCUITS. 3.3 ELECTRICAL EQUIPMENT INSTALLAT
	1.4 CONDITIONS AT SITE VISIT TO SITE IS REQUIRED OF ALL BIDDERS PRIOR TO SUBMISSION OF BID. ALL WILL BE HELD TO HAVE ALLOWED	FOR THE WIRING NETWORK RESIDENTIAL-GRADE PLASTIC HANGER BOXES. USE FOUR (4) INCH SQUARE OCTAGON BOX FOR FIXTURES AND TILE TYPE DEVICE BOXES.	A. HEAD ROOM MAINTENANCE: IF MOUNTING HEIGH ARRANGE AND INSTALL COMPONENTS AND EQUII
	FOR WORK REQUIRED BECAUSE OF THESE CONDITIONS, WHETHER SPECIFICALLY MENTIONED FAMILIARIZED THEMSELVES WITH ALL DISCERNIBLE CONDITIONS AND NO EXTRA PAYMENT WILL BE OR NOT. LINES OF OTHER SERVICES THAT ARE DAMAGED AS A RESULT OF THIS WORK SHALL PROMPTLY BE REPAIRED AT NO EXPENSE TO THE OWNER TO COMPLETE SATISFACTION OF THE OWNER.	2.4 WIRING DEVICES A. PROVIDE AND INSTALL ALL WIRING DEVICES WITH COVERPLATES AS NOTED ON THE PLANS. DEVICES AND COVER PLATES SHALL BE IVORY.	 B. MATERIALS AND COMPONENTS: INSTALL LEVEL, I BUILDING SYSTEMS AND COMPONENTS, UNLESS C. EQUIPMENT: INSTALL TO FACILITATE SERVICE, M
	1.5 <u>SAFETY</u>	B. <u>DEVICES</u> WALL SWITCHES AND CONVENIENCE OUTLETS SHALL BE RATED FOR 20-AMP, 125-VOLT (NEMA 5-20 ANSI C73.12) EXCEPT AS NOTED.	CONNECT FOR EASE OF DISCONNECTING, WITH M D. RIGHT OF WAY: COORDINATE INSTALLATION OF E
	THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.	C. PROVIDE FACTORY-FABRICATED WIRING DEVICES, IN TYPES, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED AND COMPLYING WITH NEMA STDS. PUB. NO. WD1.	3.4 RACEWAY AND CABLE INSTALLATIO A. ABOVE GRADE: RIGID STEEL OR IMC IN WET LOCA
	GUARANTEE THE INSTALLATION FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER DATE OF CERTIFICATE OF FINAL PAYMENT AND PROMPTLY REMEDY ANY DEFECTS DEVELOPING DURING THIS PERIOD, WITHOUT CHARGE.	D. PROVIDE WIRING DEVICES (OF PROPER VOLIAGE RATING) AS FOLLOWS: MFGR C.O.'S 1-POLE 3-WAY 4-WAY W/PILOT HUBBELL 5362 L 1221 L 1223 L 1234 L 1221-P1 L P&S 5362 L 1221 L 1223 L 1234 L 1221-P1 L P&S 5362 L 20AC1 L 20AC3 L 20AC4 L 20AC1-CPL LEVITON 5362 L 1223 L 1223 L 1224 L 20AC1-CPL	CONCRETE OR BLOCK WALLS, EMT IN OTHER LOC CABLE WITHIN UNITS, ONLY WHERE ALLOWED BY B. CONCEAL RACEWAYS AND CABLES WITHIN FINISH INDICATED.
	1.7 SUBSTITUTIONS WHEREVER POSSIBLE, MORE THAN ONE MANUFACTURER HAS BEEN LISTED FOR VARIOUS ITEMS OF SUBSTITUTE SHALL BE ACCOMPANIED WITH A STATEMENT OF THE AMOUNT OF MONEY TO BE RETURNED EQUIPMENT, ANY	SYLVANIA 5362 1221AL 1221AL 1224AL 1271-RD L SYLVANIA 5362L 1221AL 1221AL 1224AL 1271-RD L ARROWHART 5362L 1991L 1991L 1994L 1991-L7 F COVER PLATES: ALL DEVICES SHALL HAVE COVERPLATES THEY SHALL HAVE A PLAIN FLATENEEACE WITH	C. INSTALL RACEWAYS AND CABLES AT LEAST SIX (6 OR HOT-WATER PIPES. LOCATE HORIZONTAL RA
	ONE OF WHICH WILL BE ACCEPTABLE. BASE THE BID ON USE OF MATERIALS SPECIFIED. IF, AFTER AWARD OF THE CONTRACT, A SUBSTITUTE IS PROPOSED, THE REQUEST FOR PERMISSION TO THE CONTRACT IF THE SUBSTITUTION IS PERMITTED. THE ENGINEER IS THE SOLE JUDGE OF ACCEPTABILITY OF PROPOSED SUBSTITUTIONS, IF A SUBSTITUTE ITEM IS PERMITTED, AND ANY REDESIGN EFFORT IS THEREBY NECESSITATED,	F. EMPTY BOXES: SHALL BE COVERED WITH MATCHING COVERPLATES. PROVIDE HARDWARE AS NEEDED.	 USE TEMPORART RACEWAT CAPS TO FREVENT F MAKE CONDUIT BENDS AND OFFSETS SO INSIDE I SAME PLANE AND STRIGHT LEGS OFFSETS PARA
	THE REQUIRED REDESIGN SHALL BE AT THE CONTRACTORS EXPENSE. 1.8 SHOP DRAWINGS AND MATERIALS LISTS	G. ALL DEVICES TO HAVE MATCHING COVERPLATES. ALL COVERPLATES TO BE IMPACT, RESISTANT AND SHALL BE CONSTRUCTED OF NYLON OR LEXAN, IVORY IN COLOR.	F. USE RACEWAY FITTINGS AND CABLE FITTINGS CC THIS APPLICATION AND LOCATION.
	A. IT IS UNDERSTOOD THAT BEFORE THE MANUFACTURE OR INSTALLATION OF ANY EQUIPMENT UNDER THIS CONTRACT IS CARRIED FORWARD, SHOP DRAWINGS OF SUCH WORK SHALL BE SUBMITTED FOR APPROVAL. PRIOR TO SUBMITTING THE DRAWINGS FOR APPROVAL VERIEY THAT ALL DIMENSIONS AND CORRELATION AT	2.5 WIRE CONNECTORS SPLICES AND TAPS FOR BRANCH CIRCUITS SHALL BE MADE UP MECHANICALLY SECURE. WIRE NUTS SUCH AS	 G. INSTALL RACEWAYS EMBEDDED IN SLABS IN MIDE AT LEAST 1-INCH OF CONCRETE COVER. 1. SECURE RACEWAYS TO REINFORCING RC
	THE JOB SITE HAVE BEEN CHECKED. THIS WILL BE INDICATED BY PLACING SIGNATURE ON THE SUBMITTAL SHEET. ALSO SUBMIT A LETTER ON LIGHT FIXTURE COORDINATION. SEE LIGHT FIXTURE SECTION OF THE SPECIFICATIONS. IF THIS IS NOT DONE, THE DRAWING WILL BE RETURNED. AT LEAST (8) CATALOG SHEETS OR	IDEAL SPRING TYPE OF LIKE CONNECTORS, INSTALLED IN ACCORD WITH MANUFACTURES INSTRUCTIONS, MAY BE USED IN LIEU OF SOLDERING. SINGLE WIRE PIGTAILS 6-INCHES IN LENGTH SHALL BE LEFT FOR CONNECTION OF FIXTURES AT LIGHTING OUTLETS AND FOR DEVICES. ONLY APPROVED PRESSURE CONNECTORS OR WIRE NUTS SHALL BE LIGHTING CONNECTION OF FIXTURE LEADS TO SINGLE PIGTAILS SON REANCH CIRCUITS	2. SPACE RACEWAYS LATERALLY TO PREVE
	SHOP DRAWINGS SHALL BE SUBMITTED IN AMPLE TIME. NO WORK BEING EXECUTED UNTIL EACH APPROVAL HAS BEEN OBTAINED. B. APPROVAL OF EQUIPMENT SHALL NOT RELIEVE RESPONSIBILITY FOR ERRORS. AS SAID APPROVAL IS ONLY	2.6 PANEL BOARD	 INSTALL CONDUIT LARGER THAN 1-INCH T REINFORCEMENT. WHERE CONDUIT IS AT SLAB SUPPORT.
	GENERAL, AND IS NOT INTENDED TO SERVE AS A CHECK AND DOES NOT RELEIVE ANY OF THE RESPONSIBILITY AS REQUIRED BY THE CONTRACT DOCUMENTS.	A. THE PANEL BOARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SET UP BY THE UNDERWRITER'S LABORATORIES, INC. AND AS MANUFACTURED BY WESTINGHOUSE, SQUARE "D", G.E., CHALLENGER, OR APPROVED EQUAL AND EACH SHALL CONTAIN THE NUMBER AND TYPE OF CIRCUIT BREAKERS AS INDICATED ON TUP PROMINES	 TRANSITION FROM NONMETALLIC TUBING MAKE BENDS IN EXPOSED PARALLEL OR F
	ONLY QUALITY WORKMANSHIP WILL BE ACCEPTED. HAPHAZARD OR POOR INSTALLATION PRACTICE WILL BE CAUSE FOR REJECTION OF WORK.	B. THE PANEL BOARDS SHALL BE EQUIPPED WITH HINGED DOORS, FLAT FRONT, AND TYPEWRITTEN CIRCUIT DIRECTORIES. ALL FINISH IN OFFICES, CORRIDORS OR AREAS SUBJECT TO PUBLIC VIEW SHALL BE PRIME COAT FOD FINISH COAT BY PAINTED IN STORAGE POOMS FOLIDMENT POOMS FTC FINISH SHALL BE STANDARD	ARE PARALLEL. USE FACTORY ELBOWS (PROVIDE FIELD BENDS FOR EXPOSED PAI H. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE
	1.10 COORDINATION COORDINATE WORK WITH OTHER TRADES TO AVOID CONFLICT AND TO PROVIDE CORRECT ROUGH-IN AND	FOR FINISH COAL BY PAIN LER. IN STORAGE ROUMS, EQUIPMENT ROUMS, ETC., FINISH SHALL BE STANDARD FACTORY GRAY HAMMERTONE. PROVIDE LOCK ON ALL PANELS. KEY AS DIRECTED BY ARCHITECT.	LINE WITH NOT LESS THAN 200-LB TENSILE STREP PULL WIRE.
	CONNECTION FOR EQUIPMENT FURNISHED UNDER OT JOAN TO THAT REQUIRE CONNECTION FOR THAT REQUIRE ELECTRICAL CONNECTIONS. VERIFY EQUIPMENT DIMENSIONS AND REQUIREMENTS WITH PROVISIONS SPECIFIED UNDER THIS SECTION. CHECK ACTUAL JOB CONDITIONS BEFORE FABRICATING WORK. REPORT NECESSARY CHANGES IN TIME TO PREVENT NEEDLESS WORK.	A. OUTDOORS EXPOSED: RIGID STEEL OR INTERMEDIATE METAL CONDUIT CONCEALED: RIGID STEEL OR INTERMEDIATE METAL CONDUIT UNDERCOLOURD. BICID STEEL OR INTERMEDIATE METAL CONDUIT	 INSTALL TELEPHONE AND SIGNAL SYSTEM RACEV OF 150 FEET (45 M) AND WITH A MAXIMUM OF TWC WITH PULL OR JUNCTION BOXES WHERE NECESS REQUIREMENTS ABOVE.
	1.11 CUTTING AND PATCHING ALL CUTTING AND PATCHING REQUIRED FOR WORK OF THIS DIVISION IS INCLUDED HEREIN. COORDINATION WITH	TO VIBRATING EQUIPMENT: LIQUID-TIGHT FLEXIBLE METAL CONDUIT B. INDOORS	J. CONNECT MOTORS AND EQUIPMENT SUBJECT TC MAXIMUM OF 72-INCH FLEXIBLE CONDUIT. INSTAI GROUND CONDUCTOR ACROSS FLEXIBLE CONNE
	GENERAL CONTRACTOR AND OTHER TRADES IS IMPERATIVE. 1.12 SITE CLEANUP	EXPOSED: ELECTRICAL METALLIC TUBING, RIGID STEEL CONDUIT, PVC-COATED RIGID STEEL CONDUIT CONCEALED: ELECTRIC METALLIC TUBING, METAL CLAD, NM (WHERE ALLOWED BY LOCAL AHJ) DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT	K. SET FLOOR BOXES LEVEL AND TRIM AFTER INST⁴L. CONDUCTORS: TYPE THHN/THWN INSULATED CO
	A. AFTER ALL OTHER WORK HAS BEEN ACCOMPLISHED, CLEAN ALL EXPOSED CONDUIT, FIXTURES, EQUIPMENT AND SUPPORTS. TOUCH UP PAINT ON ANY EQUIPMENT SCRAPED, SCRATCHED OR DAMAGED DURING CONSTRUCTION.		M. INSTALL SPLICES AND TAPS THAT ARE COMPATIB EQUIVALENT OR BETTER MECHANICAL STRENGTH N. INSTALL WIRING AT OUTLETS WITH AT LEAST 12 II
	B. LEAVE ALL AREAS INVOLVING ELECTRICAL WORK IN A CONDITION SATISFACTORY TO THE OWNER. REMOVE ALL CRATES, CARDBOARD, PACKING MATERIAL, WASTE MATERIAL, AND OTHER DEBRIS LEFT OVER FROM CONSTRUCTION.		0. CONNECT OUTLET AND COMPONENT CONNECTIC ELECTRICAL CONNECTORS AND TERMINALS, ACC TIGHTENING VALUES. IF MANUFACTURER'S TORO
			3.5 IDENTIFICATION
			A. PROVIDE ENGRAVED 3 LATER LAMINATE PLASTIC AND ALL SIMILAR DEVICES. B. COLOR-CODE 208Y/120-VOLT SYSTEM SECONDAR THROUGHOUT THE SECONDARY ELECTRICAL SYS
			 PHASE A: BLACK PHASE B: RED PHASE B: RED PHASE C: BLUE NEUTRAL: WHITE GROUND: GREEN
			3.6 STARTUP SERVICES
			CONTRACTOR SHALL ALLOT A MINIMUM OF 2 HOURS SYSTEMS AS REQUIRED BY THE OWNER. INSTRUCT AND MAINTENANCE OF THE SYSTEMS AND EQUIPME
B			3.1 OPERATING AND MAINTENANCE INST PREPARE THREE (3) COPIES FOR ALL EQUIPMENT.
			3.8 <u>RECORD AS-BUILTS</u> PROVIDE (1) CLEAN, LEGIBLE COPY OF DRAWINGS T DESIGN (AS-BUILT CONDITIONS).
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project

				PLANS OR ANY INFORMATION CONTAINED REHEIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT. CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.	08/24/2016	- OHAGI - IAWAH - COLORAIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.U UTAH - MASHINGTON - WYOMING	AD,HOOITNA	WILBUR AVE.)2
REVISIONS			0	TSAMATICA CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE	RECEIPTION A GO	430 E. STATE STREET, SUITE 100 EAGLE, IDAHO 83616 (208) 461-0222 fax (208) 461-3267	DELTA COURTYARD APARTMENTS		E0.0
•	соруніднт рате 08/26/16	DRAWN BY CD PROJECT #	PWH14-20	DACIFIC		Pacific West Architecture		ГОЛЕСТ	

STATE OF CALIFORNIA OUTDOOR LIC CERTIFICATE OF CC Outdoor Lighting Project Name. Antiloch Name or Symbc Name or Symbc Name or Symbc Cabliding Energy Eff	STATE OF CALIFORNIA OUTDDOOR LIGHTING CONTROLS Outdoor Lighting Controls	
Mission Action A	AD Building Energy Efficiency Standards - 2013 Nonresidential Compliance Store Standards - 2013 Nonresidential Compliance	CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance May 2015 (Nay 2015)
CALFORNIA ENERGY COM INITION COLFICIENT IN INITION CONTRIPTION OF CONTRICT OF CONTRIPUED OF CONTRICT OF CONTRICT OF CONTR	 All outdoor luminaires rated for use with lamps greater than 120 lamp watts, determined in accordance with Section 130.2(b) All outdoor lighting and Glare (collectively referred to as "BUG") in accordance with Section 130.2(b) All installed outdoor lighting shall be controlled by a photocontrol or outdoor astronomical time-switch control in accordance with Section 130.2(c) All installed outdoor lighting shall be circuited and independently controlled from other electrical loads by an automatic scheduling control in accordance with Section 130.2(c)3 All installed outdoor lighting where the bottom of the luminaire is mounted 24 feet or less above the ground, shall be controlled with automatic lighting control in accordance with Section 130.2(c)3 Por Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c)3 Por Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c)3 Por Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c)3 Por Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c)5 Por Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic secondance with Section 130.2(c)5 Por Outdoor Iginting Fracade, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c)5 Por Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic secondance with Section 130.2(c)5 Por Outdoor Iginting the secondance with Section 130.2(c)5 Por Outdoor Sales Frontag	Claimed Iocations Iocation (B, XC) Symbol Luminaire Description Quantity Iuminaire (C × H) (smaller of D or I) Image: Second
ATE OF CALIFORNIA OUTDOOR LIGHTING CHRECC-ITO-01-E (Revised 06/16) CHRECC-ITO-01-E (Revised 06/16) CHRECC-ITO-01-E (Revised 06/16) CHRECC-ITO-01-E (Revised 06/16) Set Numer. Antioch, Lubhting Set Numer. Antioch, CA Set Numer. Construction Intercentions on the use of this and all Energy Efficiency Standal Energy Efficiency is and all Energy Efficiency is and all Energy Efficiency is and all Energy Efficiency is an anticle of the completed by the california Energy commission. Dished by the california Energy Commission. Din RCC-LTO-03-E	Outdoor Lighting Controls (Page 1 of 3) Project Name: Antioch Multi-Family Date Prepared: 10/15/2015 Project Name: Antioch Multi-Family Date Prepared: 10/15/2015 Project Name: Antioch Multi-Family Date Prepared: 10/15/2015 The NRCC-LTO-O2-E shall be used to document all mandatory outdoor lighting controls that are applicable to the project. Check all that apply: Check all that apply: Efficiency Regulations in accordance with §110.9 (a). Distribution of the transmission accordance with §110.9 (a). Antilishting controls and equipment shall comply with the applicable requirements in \$10.9 (a). Distribution of Lighting Controls and equipment shall comply with the applicable requirements in \$10.9 (b). Antilishting controls and equipment shall comply with the applicable requirements in \$10.9 (b). Part-Night Outdoor Lighting Controls, as defined in Section 100.1 (b), shall meet the requirements in Section 110.9 (b). Antilishting controls on entrols as defined in Section 200.0 (c), shall be controlled by a montacturer's determined in accordance with \$130.0 (c), shall be controls on entrols as defined in Section 10.0 (c), shall be controls on entrols on the state and accordance with \$130.0 (c). Part-Night Outdoor Lighting Controls, as defined in Section 100.0 (c), shall be installed in accordance with \$130.0 (c), shall be controls on entrols on the section 10.0 (c), shall be controls on entrols on the section 10.0 (c), shall be controls on entrols on the section 10.0 (c), shall be controls on entrols on entrol systemet and entrol section 10.0 (c), shall be	Outdoor Lighting Power Allowances (Page 2 of 4) Project Name: Anioch Multi-Family Anioch Name: Anion on the Aniolich Multi-Family A
	STATE OF COMPLIANCE CECHECC-LTO-D2.E (Revised 05/15) CEC-NECC-LTO-D2.E (Revised 05/15) CECHECC-LTO-D2.E (Revised 05/15) CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE	STATE OF CALIFORMIA CEC-REC-LTO-03-E (Revised 05/15) CEC-NRSC-LTO-03-E (Revised 05/15) CECTIFOTE OF COMPILANCE CERTIFICATE OF COMPILANCE CERTIFICATE OF COMPILANCE
TABLE OF CONTENTS TABLE OF CONTENTS Cover Page Table of Contents Table of Contents Table of Contents Form LTO-03-E Outdoor Lighting Power Allowances 10 Tom LTO-03-E Outdoor Lighting Power Allowances 10		<image/>
BUILDING ENERGY ANALYSIS REPORT PROJECT: Antioch Multi-Family Antioch, CA Project Designer: Antioch Pacific Companies Eagle, ID 83616 208.461.0022 X3021 Antioch Pacific Companies Gage, ID 83616 208.461.0022 X3021 Chris Dyer Chris Dyer Chris Dyer Chris Dyer Chris Dyer Chris Dyer Colos)288-2181 40.0 E Corporated Drive, Sulite 103 Antioch Pacific Companies 208.461.0022 X3021 Report Prepared by: Chris Dyer Chris Dye		

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 CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DESCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS. ALL EXTERIOR LIGHTING ENT TO THE PAREL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR NEXT TO THE PANEL SUPPLYING POWER TO THE FUCATE LIGHTING CONTACTOR SHALL FORWARD WORK REQUIRED BY LIGCAL ELECTRICAL UTILITY AND SHALL FORWARD WORK REQUIRED BY LIGCAL ELECTRICAL UTILITY AND SHALL FORWARD WORK REQUIRED BY UNDER FOR PAYNENT. 	 REFER TO DETAIL 1, SHEET E0.00, FOR TYPICAL POLE BASE LIGHT FIXTURE DETAIL. REFER TO DETAIL 2, SHEET E0.00, FOR TYPICAL BOLLARD DETAIL. MOUNTING HEIGHT 7'-6" AFG TO BOTTOM OF FIXTURE. MOUNTING HEIGHT 8'-6" AFG TO BOTTOM OF FIXTURE. MOUNTING HEIGHT 9'-6" AFG TO BOTTOM OF FIXTURE. 					ADDRESS ADDRES

REVISIONS

SITE ELECTRICAL PLAN SCALE: 1* = 30'-0*

SCALE: 1" = 30'-0"

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GENERAL NOTES: 1. VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES. 2. LUMINARE SCHEDULE PROVIDED ON THIS SHEET IS FOR REFERENCE PURPOSES ONLY. FOR DETAILED INFORMATION SUCH AS MANUFACTURER AND PART NUMBER, REFER TO THE LUMINAIRE SCHEDULE ON SHEET EX.XX.							ADDER LOOD AO East Corporate Dr., Ste. 103 Meridian ID 83642 ph 208-288-2182 ph 208-288-2182 project 15DG12
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LUMIN	AIRE SCHED	JULE					
Symbol	Label	Catalog Number	Description	Lamp		File	Lumens
	£	DSX0 LED 40C 700 40K T2M MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T2M OPTIC, 4000H @ 700mA	LED	DS)	X0_LED_40 00_40K_T2 MVOLT.ies	Absolute
•	P2	DSX0 LED 40C 700 40K TFTM MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 4000K, @ 700mA	LED	DS) C_7	X0_LED_40 00_40K_TF MVOLT.ie s	Absolute
0	R1	REAL6 D6MW ESL 600L 30K .60SC	6* REALITY LED RECESSED DOWNLIGHT, 600 LUMENS, 3000K CCT, 0.60 SPACING CRITERI/	LED	E C C C C C C C C C C C C C C C C C C C	60 SC.les 3L_600L_30 .60 SC.les	Absolute
0	WP1	WSR LED 2 10A7 00/40K SR2 MVOLT	WSR LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE TYPE 2 LENS	LED	WS SR	SR_LED_2_ 4700_40K_ 2_MVOLT.i es	Absolute
0	WP2	WSR LED 2 10A7 00/40K SR4 MVOLT	WSR LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE TYPE 4 LENS	LED	WS 10/	SR_LED_2_ 3700_40K_ 4_MVOLT.i es	Absolute
0	B1	KBA8 LED 16C 700 40K SYM MVOLT	KBA8 WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 4000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	KBY C C	48_LED_16 700_40K_S S	Absolute
STATIS	STICS						
Description		Symbol Av	g Max	Min	Max/Min	Avg/Min	
Courtyard S Building A	Sidewalk -	+ 3.3	fc 10.9 fc	0.3 fc	36.3:1	11.0:1	
Courtyard S Building B	sidewalk -	+ 2.3	fc 6.4 fc	0.1 fc	64.0:1	23.0:1	
Parking and	d Drive Aisles	+	fc 13.2 fc	0.2 fc	66.0:1	14.0:1	
Pool Deck		+	fc 12.1 fc	0.8 fc	15.1:1	3.1:1	

SITE PHOTOMETRIC PLAN SCALE: 1* = 30'-0*

ENTITLEMENT SUBMITTAL SET / NOT FOR CONSTRUCTION

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ATTACHMENT "C"

Delta Courtyard Apartments Below Market Rate Housing Plan

The proposed Delta Courtyard Apartments will consist of the construction of 126 affordable multifamily rental units on 4.62 acres located at 701 & 810 Wilbur Avenue. The site is zoned R-25 with a High Density Residential General Plan designation. Based on the R-25 designation, 115 units would be allowed on the site; therefore, we are requesting a density bonus of ten percent in order to allow 126 units. Ninety percent of the project's units will be affordable to residents with household incomes at or below 60 percent of the area median income and ten percent of the units will be affordable to households with incomes at 50 percent of the area median income. In conjunction with the density bonus, we are requesting approval of a concession to reduce the required parking from 242 spaces to 185. The proposed project site consists of an infill site completely surrounded by urban uses. The project site has no value, as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

For these reasons we believe that the proposed Delta Courtyard Apartments is eligible for the State mandated density bonus law, government code sections 65915, 18.15.030. As well as the State mandated concessions and incentives law, government code section 18.15.040. Without the requested density bonus and parking reduction the proposed BHR housing project would be financially infeasible. Constructing the project at a density that would meet the city parking standard would yield 97 units. Such a reduction in unit count would cause an addition financing shortfall of approximately \$1,029,200. This is in addition to a financing shortfall of approximately \$2,370,000 that we are currently faced with in order to develop the proposed project.

Attached are two proformas. The first reflects the financial feasibility of the project as being proposed. In order to meet the city parking standard it is necessary to eliminate 57 parking stalls from the project. This can be done by reducing the total number of units from the project to 97. The second attached proforma shows that by decreasing the total number of units to 97 the project incurs an additional funding shortfall of \$1,029,200 as reflected on page 3, "financing & compliance details" sheet. Therefore, the financial benefit of the density bonus and parking reduction equates to approximately \$1,029,200.

As proposed, the project has a funding gap of \$2,370,000. Without local funding subsidy, or development impact fee waivers the developer is forced to find other resources to fill this funding gap. Without the benefit of a density bonus and parking reduction concession the funding gap will grow to \$3,399,200. Granting the requested parking concession and density bonus will reduce average cost per unit of construction and help keep the funding gap at a level that investment partners will find to be acceptable.

 $\mathbf{C}^{\mathbf{1}}$

Project Data Entry & Calculation Page - Internal Use Only

Date	revised 7/25/2016		Permits & Fees			
				Per Unit, Square Ft.		
Project Name	Delta Courtyar	d Apartments	Description	or Total Charge		Total
City & State	Antioch, CA		U Water Capacity	\$ -	\$	81,400.00
County Property Tex Date	Contra Costa		U CCC Water Dist	\$ -	\$	78,980.00
Housing Type	0.03000% Family		U Sewer Connection	\$ 5,348.60	\$	518,814.00
DDA/OCT?	Yes		U Treated Water Capacity	S -	\$	17,942.08
State Credits?	No		U Public Works	\$ 1,997.00	\$	193,709.00
Total Units	97		U Fire	\$ 285.00	¢ Q	20,481.00
SqFt	104,950		U Traffic Signal	\$ 401.00	S	38 897 00
\$ / Sq. Ft. (Hard)	96.00		U Police	\$ 730.00	\$	70,810.00
HCD LIMP Project?	Yes		U General Admin.	\$ 282.00	\$	27,354.00
HED OWNET TOJECT!	100		U Park in lieu Fee	\$ 950.00	\$	92,150.00
Tax Credit %'s			CCC Traffic Fee	S -	\$	35,650.00
Federal Tax Credit -	Jur	3.26%	T Bldg Perm /Plan Ch	3 3.36 \$ 158,660,00	S ¢	352,632.00
State Tax Credit		30.00%	T Drainage Fee	\$ 138,000.00 \$ -	¢ 2	158,660.00
			U ECCRFFA	\$ 9,882.85	\$	958.636.00
			U TWC 2 2"Dom 1-1/2 Irr	\$ -	\$	23,548.98
			Total Permits & Fees		\$	2,791,716.08
Applicable County	LIHTC Cost Limite		Tax Credit Dece			
Unit	Basis	Limit	Tax Credit Fees			
1BR	\$	206,255.00	Application Fee		¢	2.000.00
2BR	\$	248,800.00	Allocation Fee		¢ 2	2,000.00
3BR	\$	318,464.00	Compliance Monitoring I	Fee	\$	39 360 00
4BR	\$	354,789.00				55,500.00
	2013 4%	Limits	Total Tax Credit Fees		\$	50,346.00
% Construction Pario	Costs					
1.0 Construction Loan Fe	re \$	100 196	To Pro-Forma	Syndication Pay-	In Info	rmation
Construction Months	ф Ф	190,180	\$ 190,500	Timing %	þ	Amount
-2.0 Con. Interest Rate		3.50%		Admission*	0/ ¢	
-2.0 Con. Interest Rate Interest Costs	\$	3.50% 332,825		Admission* 0 Construction Start* 40	% \$ % \$	3 666 040
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest	\$ \$	3.50% 332,825 521,300		Admission* 0 Construction Start* 40 50% Complete* 0	9% \$ 9% \$ 9% \$	3,666,040
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest	\$ \$ \$	3.50% 332,825 521,300 854,125	\$ 855,000	Admission*0Construction Start*4050% Complete*0Completion45	9% \$ 9% \$ 9% \$	- 3,666,040 - 4,124,295
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest	\$ \$ \$	3.50% 332,825 521,300 854,125	\$ 855,000	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy0	9% \$ 9% \$ 9% \$ 9% \$	3,666,040 - 4,124,295
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest V Loan Fees & Transa	\$ \$ \$ action Costs	3.50% 332,825 521,300 854,125	\$ 855,000 To Pro-Forma	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy01.10 DSC Ratio0	9% \$ 9% \$ 9% \$ 9% \$ 9% \$	3,666,040 - 4,124,295 - -
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee 	\$ \$ s action Costs	\$131,051	\$ 855,000 To Pro-Forma \$131,100	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy01.10 DSC Ratio0Permanent Loan15	9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$	3,666,040 - 4,124,295 - - 1,374,765
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost	\$ \$ s s	\$131,051 \$0	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy01.10 DSC Ratio0Permanent Loan158609's0Other0	9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$	3,666,040 - 4,124,295 - - 1,374,765 -
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest V Loan Fees & Transe 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel	\$ \$ s cction Costs	3.50% 332,825 521,300 854,125 \$131,051 \$0	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy01.10 DSC Ratio0Permanent Loan158609's0Other0	% \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$ % \$	3,666,040 - 4,124,295 - 1,374,765 -
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest base Sector base Sector Contract base Sector base Sector	\$ \$ s action Costs	3.50% 332,825 521,300 854,125 \$131,051 \$0	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy01.10 DSC Ratio0Permanent Loan158609's0Other0Totals100	1% \$ 1% \$	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest Van Fees & Transa Permanent Loan Fee Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor 	\$ \$ s action Costs	3.50% 332,825 521,300 854,125 \$131,051 \$0	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission*0Construction Start*4050% Complete*0Completion4593% Occupancy01.10 DSC Ratio0Permanent Loan158609's0Other0Totals100Undicates a Source for Construction	% \$ % \$	3,666,040 4,124,295 - 1,374,765 - 9,165,100 ² inancing
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest Value Loan Fees & Transa Permanent Loan Fee Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor 	\$ \$ s ection Costs s Project Descrip	3.50% 332,825 521,300 854,125 \$131,051 \$0	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Indicates a Source for Construction	1% \$ 1% <td>3,666,040 4,124,295 - 1,374,765 - 9,165,100 Financing</td>	3,666,040 4,124,295 - 1,374,765 - 9,165,100 Financing
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower:	\$ \$ s retion Costs s Project Descrip Antioch Pacific A	\$131,051 \$0 \$10 & Notes \$12,300 \$131,051 \$0	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Indicates a Source for Construction Developer Fee %'s and the second	1% \$ 1% <td>3,666,040 4,124,295 - 1,374,765 - 9,165,100 Tinancing</td>	3,666,040 4,124,295 - 1,374,765 - 9,165,100 Tinancing
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners:	\$ \$ s retion Costs s Project Descrip Antioch Pacific A WR Spann LLC	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100 Undicates a Source for Construction 10 Developer Fee %'s and the second se	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 6 or Per Unit
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest V Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners:	\$ \$ s rection Costs s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100' Undicates a Source for Construction 10 Developer Fee %'s 10 Category 10	1% \$ 1% <td< td=""><td>3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 6 or Per Unit 6.00%</td></td<>	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 6 or Per Unit 6.00%
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transe 0.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners:	\$ \$ s s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Indicates a Source for Construction Developer Fee %'s a Category General Requirements Contractor Overhead	1% \$ 1% <td< td=""><td>3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 5 or Per Unit 6.00% 2.00%</td></td<>	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 5 or Per Unit 6.00% 2.00%
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN.	\$ \$ s s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100' Indicates a Source for Construction 10 Developer Fee %'s st 10 Category 10 General Requirements Contractor Overhead Contractor Profit 10	9% \$ 9% <td< td=""><td>3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 ⁷inancing her Costs 5 or Per Unit 6.00% 2.00% 6.00%</td></td<>	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 ⁷ inancing her Costs 5 or Per Unit 6.00% 2.00% 6.00%
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN:	\$ \$ \$ s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 *	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100' Indicates a Source for Construction 10 Indicates a Source for Construction 100' Indicates a Contractor Overhead 100' Contractor Overhead 100' Contractor Profit 100' Consultant Fee 10'	9% \$ 9% <td< td=""><td>3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 ⁷<i>inancing</i> her Costs 5 or Per Unit 6.00% 2.00% 6.00% 50.00</td></td<>	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 ⁷ <i>inancing</i> her Costs 5 or Per Unit 6.00% 2.00% 6.00% 50.00
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest V Loan Fees & Transs Permanent Loan Fee Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of D - 111 	\$ \$ \$ retion Costs s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 *	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Indicates a Source for Construction Indicates a Source for Constructor Indicates a Source for Constructor Category General Requirements Contractor Overhead Consultant Fee Developer Acquisition Fee	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 5 or Per Unit 6.00% 2.00% 6.00% \$0.00 0.00%
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings:	\$ \$ s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 * Census Tract	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Indicates a Source for Construction Indicates a Source for Constructor Indicates a Source for Constructor Indicates a Source for Constructor Category General Requirements Contractor Overhead Consultant Fee Developer Acquisition Fee Developer Overhead/Profit	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 6 or Per Unit 6.00% 2.00% 6.00% 50.00 0.00% 15.00%
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest % Loan Fees & Transs 1.0 Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings:	\$ \$ s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 *	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Indicates a Source for Construction Indicates a Source for Construction Category General Requirements Contractor Overhead Consultant Fee Developer Acquisition Fee Developer Overhead/Profit Construction Contingency	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 6 or Per Unit 6.00% 2.00% 6.00% 5.00%
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest V Loan Fees & Transe Note Permanent Loan Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings:	\$ \$ s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres Disings / Start of Cont	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 * Census Tract	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Totals 100' Indicates a Source for Construction 100' Indicates a Source for Constructor 100' Category 0 General Requirements Contractor Overhead Contractor Profit Consultant Fee Developer Acquisition Fee Developer Overhead/Profit Construction Contingency Construction Contingency Cons. Cont. Required 100'	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 - 4,124,295 - 1,374,765 - 9,165,100 7inancing her Costs 6 or Per Unit 6.00% 2.00% 6.00% 5.00% 5.00% 5.00%
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest M Loan Fees & Transe Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings: Equity & Loan Cle Construction Com 	\$ \$ s retion Costs s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres osings / Start of Com- pletion / Lease Up:	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 * Census Tract	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100' Undicates a Source for Construction 100' Indicates a Source for Constructor 100' Category 100' General Requirements 100' Contractor Overhead 100' Consultant Fee 10' Developer Acquisition Fee 10' Developer Overhead/Profit 10' Construction Contingency 10' Cons. Cont. Required 10' Cons. Cont. to Pro-Forma 10'	9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$	3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 6 or Per Unit 6.00% 2.00% 6.00% 80.00 0.00% 15.00% 5.00% \$662,600 \$772.000
-2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest V Loan Fees & Transe N D Permanent Loan Fee O O Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor B B O O O B O O O O O O O O O O	\$ \$ s s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres osings / Start of Com- pletion / Lease Up:	3.50% 332,825 521,300 854,125 \$131,051 \$0 tion & Notes ssociates II, LP	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 \$25,000 Census Tract	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Totals 100' Undicates a Source for Construction 10 Developer Fee %'s a 0 Category 0 General Requirements 0 Contractor Overhead 0 Consultant Fee 0 Developer Acquisition Fee 0 Developer Overhead/Profit 0 Construction Contingency 0 Cons. Cont. Required 0 Cons. Cont. to Pro-Forma MA & Engineering Fee %	9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$ 9% \$	3,666,040 4,124,295 1,374,765 9,165,100 7 mancing her Costs 5 or Per Unit 6.00% 2.00% 6.00% 80.00 0.00% 15.00% \$662,600 \$772,000 7.00%
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest Merror Loan Fees & Transs Interest & Transs Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings: Equity & Loan Cla Construction Com Lease-Up Ends: Stabilization / Permanent Stabilization / Permanent 	\$ \$ s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres Disings / Start of Cont pletion / Lease Up: m. Loan Closing / Fi	struction: Units / Month nal Equity:	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 \$25,000 Census Tract 2/1/2015 12/1/2015 12/1/2015 4/1/2016 8/1/2016	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100' Indicates a Source for Constru- Indicates a Source for Constru- Indicates a Source for Constru- Category General Requirements Contractor Overhead Contractor Profit Consultant Fee Developer Acquisition Fee Developer Overhead/Profit Construction Contingency Cons. Cont. Required Cons. Cont. to Pro-Forma AIA & Engineering Fee %	1% \$ 1% <td< td=""><td>3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 5 or Per Unit 6.00% 2.00% 6.00% 5.00% 5.00% \$662,600 \$772,000 7.00% \$810,188</td></td<>	3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 5 or Per Unit 6.00% 2.00% 6.00% 5.00% 5.00% \$662,600 \$772,000 7.00% \$810,188
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest Loan Fees & Transs Permanent Loan Fee 0.0 Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings: Equity & Loan Cle Construction Com Lease-Up Ends: Stabilization / Perm 	\$ \$ Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres osings / Start of Completion / Lease Up: m. Loan Closing / Fi	struction: Units / Month nal Equity:	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 * Census Tract	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Totals 100° Indicates a Source for Constru- Indicates a Source for Constru- Consultant Fee Developer Acquisition Fee Developer Overhead/Profit Construction Contingency Cons. Cont. Required Cons. Cont. to Pro-Forma AIA & Engineering Fee MIA & Engineering Fee MIA & Engineering Fee	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 5 or Per Unit 6.00% 2.00% 6.00% 5.00% 5.00% 5.00% \$662,600 \$772,000 7.00% \$819,188
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest Loan Fees & Transs Permanent Loan Fee Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings: Equity & Loan Cla Construction Com Lease-Up Ends: Stabilization / Permanent 	\$ \$ Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres Dsings / Start of Cont pletion / Lease Up: m. Loan Closing / Fi	struction: Units / Month nal Equity:	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$35,000 \$25,000 * Census Tract	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Indicates a Source for Construction Indicates a Source for Constructor Indicates a Source for Constructor Category General Requirements Contractor Overhead Consultant Fee Developer Acquisition Fee Developer Overhead/Profit Construction Contingency Cons. Cont. Required Cons. Cont. to Pro-Forma MA & Engineering Fee AIA & Engineering Fee AIA & Engineering Fee	1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$ 1% \$	3,666,040 4,124,295 1,374,765 9,165,100 7inancing her Costs 6 or Per Unit 6.00% 2.00% 6.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00%
 -2.0 Con. Interest Rate Interest Costs Post-Const. Interest Estimated Interest Loan Fees & Transs Permanent Loan Fee Rate Lock Fee Permanent Loan Cost Bond Counsel Financial Advisor Borrower: General Partners: Site Location: APN: Site Size: # of Buildings: Equity & Loan Cle Construction Com Lease-Up Ends: Stabilization / Perm 	\$ \$ s Project Descrip Antioch Pacific A WR Spann LLC Roope, LLC Wilbur Avenue 4.62 acres osings / Start of Completion / Lease Up: m. Loan Closing / Fi	struction: Units / Month nal Equity:	\$ 855,000 To Pro-Forma \$131,100 \$90,825 \$30,000 \$25,000 \$25,000 Census Tract 2/1/2015 12/1/2015 12/1/2016 8/1/2016 8/1/2016	Admission* 0 Construction Start* 40 50% Complete* 0 Completion 45 93% Occupancy 0 1.10 DSC Ratio 0 Permanent Loan 15 8609's 0 Other 0 Other 0 Indicates a Source for Construction Indicates a Source for Constructor Category General Requirements Contractor Overhead Consultant Fee Developer Acquisition Fee Developer Overhead/Profit Construction Contingency Cons. Cont. to Pro-Forma AIA & Engineering Fee AIA & Engineering Fee AIA & Eng. Fees O.K.?	9% \$ 9% <td< td=""><td>3,666,040 4,124,295 1,374,765 9,165,100 7,00% 6,00% 6,00% 6,00% 6,00% 5,00% 6,00% 5,00%</td></td<>	3,666,040 4,124,295 1,374,765 9,165,100 7,00% 6,00% 6,00% 6,00% 6,00% 5,00% 6,00% 5,00%

DEVELOPMENT BUDGET Delta Courtyard Apartments Antioch, CA

	Project Costs	Cost Per Unit	Cost Per Res. Sq. Ft.	Tax Credit Eligible Basis
Total Land Costs	\$ 3,600,000	\$ 37,113	\$ 34.30	XXXXXXXXXX
Total Acquisition Costs	\$-	\$ -	\$ -	\$ -
New Construction and/or Rehabilitation Tuck Under Parking Prevailing Wages On Site Work Structures General Requirements Contractor Overhead Contractor Profit Construction Contingency Total Construction Costs	\$ 1,549,730 \$ 1,455,000 \$ 8,620,200 \$ 697,496 \$ 232,499 \$ 697,496 \$ 232,499 \$ 697,496 \$ 13,791,056	\$ 15,977 \$ - \$ 15,000 \$ 88,868 \$ 7,191 \$ 2,397 \$ 7,191 \$ 5,553 \$ 142,176	\$ 14.77 \$ - \$ 13.86 \$ 82.14 \$ 6.65 \$ 2.22 \$ 6.65 \$ 5.13 \$ 131.41	\$ 1,549,730 \$ - \$ 1,455,000 \$ 8,620,200 \$ 697,496 \$ 232,499 \$ 697,496 \$ 538,635 \$ 13,791,056
Financing Costs Construction Loan Interest Construction Loan Fee Construction Lender Costs (Legal, Etc.) Bond Issuer & Trustee Fees Permanent Loan Fees Permanent Loan Costs Tax Credit Fees Bond Counsel Financial Advisor Total Financing Costs	\$ 855,000 \$ 190,500 \$ 20,000 \$ 20,000 \$ 40,000 \$ 221,925 \$ 30,000 \$ 50,346 \$ 35,000 \$ 25,000 \$ 1,467,771	\$ 8,814 \$ 1,964 \$ 206 \$ 412 \$ 2,288 \$ 309 \$ 519 \$ 361 \$ 258 \$ 15,132	\$ 8.15 \$ 1.82 \$ 0.19 \$ 0.38 \$ 2.11 \$ 0.29 \$ 0.48 \$ 0.33 \$ 0.24 \$ 13.99	\$ 855,000 \$ 190,500 \$ 20,000 \$ 40,000 \$ XXXXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX
Soft Costs Architectural Engineering/Surveying/Environmental Taxes During Construction Insurance Title & Recording Borrower Attorney Appraisal Local Tap, Building Permit, & Impact Fees Marketing Relocation Costs Furnishings Cost Certification Market Study Soft Cost Contingency Developer Overhead & Profit Consultant Fee Total Soft Costs	\$ 325,000 \$ 165,000 \$ 10,000 \$ 275,800 \$ 40,000 \$ 40,000 \$ 40,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 100,0	\$ 3,351 \$ 1,701 \$ 103 \$ 2,843 \$ 412 \$ 412 \$ 412 \$ 412 \$ 103 \$ 28,781 \$ 188 \$ - \$ 309 \$ 103 \$ 103 \$ 103 \$ 25,773 \$ - \$ 65,214	\$ 3.10 \$ 1.57 \$ 0.10 \$ 2.63 \$ 0.38 \$ 0.38 \$ 0.38 \$ 0.10 \$ 26.60 \$ 0.17 \$ - \$ 0.29 \$ 0.10 \$ 0.10 \$ 0.29 \$ 0.10 \$ 0.10 \$ 0.29 \$ 0.23,82 \$ - \$ 0.95 \$ 23.82 \$ - \$ 60.27 \$	\$ 325,000 \$ 165,000 \$ 10,000 \$ 275,800 \$ 40,000 \$ 40,000 \$ 10,000 \$ 2,791,716 XXXXXXXXXX XXXXXXXXXX \$ 30,000 \$ 10,000 \$ 2,791,716 XXXXXXXXXX \$ 30,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 2,791,716 XXXXXXXXX \$ 30,000 \$ 10,000 \$ 2,500,000 \$ 2,500,000 \$ - \$ 6,307,516
Reserves Rent Reserve Operating Reserve Total Reserve Costs Totals	\$ 150,000 \$ 334,805 \$ 484,805 \$ 25,669,425	\$ 1,546 \$ 3,452 \$ 4,998 \$ 264,633	\$ 1.43 \$ 3.19 \$ 4.62 \$ 244.59	××××××××××××××××××××××××××××××××××××××

FINANCING & COMPLIANCE DETAILS

revised 7/25/2016

Delta Courtyard Apartments Antioch, CA

PERMANENT FINANCING							
Total Project Cost	S	68.1 m (5.29%)2 665264 (5.526)				\$	25,669,425
Tax Credit Financ	inσ						,,. <u>.</u>
Tax Credit Eligi	ble Basis				¢ 21.204.073		
Less:	Grant Proceeds &	Other Exclusions	5	.\$	ø 21,204,072		
	Voluntary Basis R	eduction		\$ -			
Requested Eligit	ole Basis				- \$ 21,204,072		
Difficult to Deve	lop Bonus (Yes - 130	%, No - 100%)			130%	i	
Total Adjusted I	Eligible Basis				\$ 27,565,294		
1 Imes % of Affo	rdable Units or Sqr.	Ft.			100.00%		
Less Voluntary	Credit Deduction	ax Credits		0	\$ 27,565,294		
Less voluntary	creatic Reduction	0.00%		\$ -	\$ 27,565,294	-	
		Federal Credits		State Credits	7		
Times Credit %	January-00	3.26%		30.00%	1		
Times Number o	f Years	10		1			
Total Tax Credit	ts	\$ 8,986,290	+	\$ -	= \$ 8,986,290	1	
Syndicated at an	Investment Rate of	99.99%		at a Price of	\$ 1.0200	-	
Equals Tax Cred	it Equity Proceeds				e 0165.000	-	
	and Equity 1 rocceus				\$ 9,165,099	-	
Total Tax Credit Fi	Total Tax Credit Financing				35.70%	\$	(9,165,099)
Permanent Loan					51.05%	\$	(13,105,140)
					0.00%	\$	-
					0.00%	\$	-
					0.00%	\$	-
Private Party Subsi	dv				0.00%	S	-
Financing Shortfall	/ (Overage)				9.23%	\$	(2,369,955)
					4.0170	9	1,029,231
Max HOME	No Davis Bacon	HOME					
Max HOME Unite	11 Davis Dacoli	I Deduce	#	Max. Subsidy	Subsidy by Type	Т	otal Limit
Ratio to Tot. Unite	11 3404	2 Redroom	1	5 -	\$-	\$	-
Tot. Project Costs	\$ 25.669.425	3-Bedroom	4	- C	\$ - ¢	Loa	an Amount
HOME Loan	\$ 2.910.913	4-Bedroom	1	\$	ው - ድ	3	300,000
			1	<u>ф</u> –	D -	0	ver Limit
Compliance w	ith LIHTC Eligible R	asis Limits			oustmation Fine .		
	Contra Costa			Tax Cradit Fin	onsulucion Financi	¢	2 (()))
Unit Number	County Basis				ancing	¢	3,006,040
Size of Units	Limits	Totals		0		\$	-
1 16	\$ 206,255	\$ 3,300,080		0		\$	_
2 20	\$ 248,800	\$ 4,976,000		0		\$	_
3 52	\$ 318,464	\$ 16,560,128		Other		\$	-
4 9	⇒ 354,789	\$ 3,193,101		Deferred Costs		\$	484,805
Raca I im	Base Limit	\$ 28,029,309		Deferred Contr	actor Profit	\$	-
Dast Lilli	ested Fligible Resig	\$ 35,116,235		Deferred Develo	oper Fee	\$	2,500,000
nequ	\$ 21,204,072		Construction L	oan	\$	19.018.580	
% Below /	(Above) (ost limit	30 61750/	A los and line	Total Ducient	octo	¢	20.00

OPERATING & LOAN DETAILS

Project:	Delta Courtya	ard Apartme	ents		Location:	Antioch, CA	1	revised 7/25/20
Туре	AMI Rent Level	Number of Units	Avg. Unit Sq. Ft.	Gross Rent	Utility Allowance	Net Rent	Monthly Totals	Annual Totals
1BR/1BA	30%	0	0	0	0	0	0	0
1BR/1BA	40%	0	0	0	0	0	Ő	0
1BR/1BA	50%	2	657	914	48	866	1 732	20.784
1BR/1BA	60%	14	657	1,097	48	1.049	14,686	176 222
2BR/1BA	50%	2	933	1,097	66	1,031	2 062	24 744
2BR/1BA	60%	18	933	1,316	66	1,051	2,002	24,744
2BR/1BA	50%	0	1,048	0	66	-66	22,300	270,000
2BR/1BA	60%	0	1,048	0	66	-66	0	0
3BR/2BA	50%	0	0	0	0	0		0
3BR/2BA	60%	6	1,090	1.520	66	1 454	8 724	104 (22
3BR/2BA	50%	2	1,116	1,267	82	1,454	0,724	104,088
3BR/2BA	60%	20	1,116	1,520	82	1 438	2,370	26,440
3BR/2BA	50%	2	1,199	1,413	66	1 347	26,700	343,120
3BR/2BA	60%	21	1,199	1.695	66	1,547	2,094	32,328
4BR/2BA	50%	1	1,304	1.413	99	1,029	1 214	410,508
4BR/2BA	60%	8	1,304	1.552	99	1,514	1,514	15,768
3BR/2BA	Manager's	1	1,116	0	0	0	11,024	139,488
								0
Total Units & Sq.	Ft.	97	100,693	% of Sa Ft	% of Units	7	¢ 120 (75	A 1 5 6 1 0 0 1
Communtiy Facili	ties		4,257	Affordable	Affordable		\$ 130,075	\$ 1,568,100
Total Project Sq. I	Ft.		104,950	100.00%	100.00%			
					100.007	<u> </u>		
Operating Defic	it Guarantee		Total Annual Re	ental Income			S	\$ 1,568,100
10% of Perm.	\$ 1,310,514		Other Income					
Guerrantes	\$ 494,700		Laundry		/Unit/Year	\$ 100	9	9,700
Guarantee	\$ 1,310,514		Tenant Charges &	z Interest	/Unit/Year	\$ 100	5	9,700

Total Annual Other Income

Vacancy & Collection Loss

Annual Effective Gross Income

Total Annual Potential Gross Income

Replacement Reserves				
Standard/Unit	\$	250		
UMR Min/Unit	\$	533		
Reserve / Unit	\$	250		

F

Project Unit Mix						
Unit Type	Number	% of Total				
1 Bdrm./1 Bath.	16	16.49%				
2 Bdrm./1 Bath.	20	20.62%				
3 Bdrm./2 Bath.	52	53.61%				
4 Bdrm./2 Bath.	9	9.28%				
Totals	97	100.00%				

Average Affordability						
Unit Type	Number	% of Units	Factor			
30%	4	4.17%	0.01			
40%	45	46.88%	0.19			
50%	5	5.21%	0.03			
60%	42	43.75%	0.26			
verage Afford	ability		48.85			

\$

\$

\$

5%

9,700

19,400

(79,375)

\$ 1,587,500

\$ 1,508,125

Project:	Delta Courtyard Apartments	Location:	Antioch, CA			rev	ised 7/25/20
<u>ANNUAL EX</u>	<u>XPENSES</u>	% of Annual EGI	% of Total Operating Exp.		Per Unit		Total
	Real Estate Taxes & Special Assessments	0.349	<u>1.05%</u>	\$	54.00	\$	5 200
	State Taxes	0.05%	0.16%	\$	8.00	\$	800
	Insurance	1.29%	3.92%	\$	200.00	\$	10 400
	Licenses	0.02%	0.07%	\$	4.00	\$	350
	Fuel & Gas	0.09%	0.25%	\$	13.00	\$	1 300
	Electricity	0.66%	2.00%	\$	102.00	\$	0,000
	Water & Sewer	3.94%	12.00%	\$	612.00	¢	50,400
	Trash Removal	1.15%	3 50%	\$	170.00	Ф Ф	17 400
	Pest Control	0.10%	0.30%	\$	15.00	¢ Q	1 500
	Building & Maintenance Repairs	3.94%	12 00%	\$	612.00	¢ 2	50,400
e.	Building & Maintenance Supplies	1.97%	6.00%	\$	306.00	¢	20 700
	Supportive Services	0.00%	0.00%	\$	500.00	\$	29,700
	Annual Issuer & Trustee Fees	0.00%	0.00%	\$	_	9	-
	Gardening & Landscaping	2 63%	8.00%	¢	408.00	9	20 600
	Management Fee	5.00%	15 04%	¢	767.00	¢ ¢	39,000
	On-Site Manager(s)	3.09%	0 /10/	¢	180.00	¢	14,400
	Other Payroll	0.66%	2.00%	¢	102.00	¢.	40,300
	Manager's Unit Expense	0.00%	0.00%	¢	102.00	ф Ф	9,900
	Cleaning Supplies	0.32%	1.00%	¢	51.00	¢	1 000
	Benefits	0.13%	0.40%	¢ ¢	20.00	¢ ¢	4,900
	Payroll Taxes & Work Comp	0.86%	2 63%	¢	134.00	¢.	12,000
	Advertising	0.32%	1.00%	¢	51.00	ф Ф	15,000
	Telephone	0.10%	0.30%	¢ ¢	15.00	Ф С	4,900
	Legal & Accounting	0.40%	1 21%	φ ¢	62.00	9	1,500
	Operating Reserves	0.00%	0.00%	¢ \$	02.00	¢	0,000
	Office Supplies & Expense	0.10%	0.0070	\$	-	Φ	1 500
	Miscellaneous Administrative	/ 10%	12 540/	¢	15.00	\$ ¢	1,500
	Replacement Reserves	1.61%	4 90%	¢	250.00	\$	61,840
		1.01%	4.90%	\$	250.00	\$	24,250

Annual Expenses - Per Unit & Total

Annual Net Operating Income - Per Unit & Total

PERMANENT DEBT ANALYSIS

Loan-To-Value Restriction Debt Service Coverage

Amortization Period in Years

Annual Debt Service Annual Cash Flow Loan Selection

Cap Rate

Loan Amount Constant Interest Rate

	LTVR	estr	icted Loan A	mou	ints	DSC Ratio	Res	stricted Loa	n Ai	mounts
	8.500% 90%		9.000% 90%		9.500% 90%	**		** **	F	ïxed Loan Amount
	1.47	L	1.55		1.64	1.15		1.20		1.84
\$	10,730,382	\$	10,134,250	\$	9,600,868	\$ 13,674,929	\$1	3,105,140	\$	8,568,163
	**		**		**	0.064442		0.064442	-	0.064442
	5.500%		5.500%		5.500%	5.500%	-	5.500%		5.500%
\$ \$	35 691,487 321,938	\$	35 653,071 360,354	\$ \$	35 618,699 394,726	\$ 35 881,239 132 186	\$	35 844,521 168 904	\$	35 552,144
					0,1,120	152,100	<u></u> Ф	X		401,281

\$

\$

5,100 \$ 494,700

10,448 \$ 1,013,425

C6

ATTACHMENT "D"

KD Anderson & Associates, Inc. Transportation Engineers

August 23, 2016

Mr. William R. Spann **Pacific West Communities** 26302 Table Meadow Road Auburn, CA 95602

PARKING UTILIZATION ASSESSMENT FOR AFFORDABLE APARTMENTS IN RE: NORTHERN CALIFORNIA

Dear Mr. Spann:

Thank you for contacting our firm regarding the parking demand characteristics of affordable apartment projects as they may relate to your 126-unit multi-family apartment project proposed at 701 & 810 Wilbur Avenue in Antioch, CA.

As we have discussed this assessment is intended to identify the typical parking demand characteristics of apartment projects that by definition are affordable but where on-site parking is limited and the parking supply is assigned to specific units. As requested, we have monitored on-site and off-site parking demands occurring on weekdays and Saturdays at three existing apartments in northern California, and the information which follows summarizes our findings in terms of average parking demand per rental unit, per occupied rental unit and per bedroom. This information has also been used to forecast the parking demands associated with your project.

Proposed Project

The Wilbur Avenue project will have a total of 126 rental units comprised of 17 one bedroom, 38 two bedroom, 62 three bedroom and 9 four bedroom units (i.e., 315 total bedrooms). The project proposes 185 on-site parking spaces. Each rental unit will be assigned at least one marked space. The project is located south of Wilbur Avenue, a divided four-lane street with bicycle lanes and no on-street parking allowed. The project is north of East Lake Drive, a two-lane local street that is 30 feet wide adjoining the project with a bicycle lane on the south side of the street and on-street parking prohibited.

Conclusions

The number of vehicles that may be parked at the proposed project at various times during the day have been estimated based on "per rental unit" rates created from the results of lineal regression analysis applied to observed use at the three similar facilities. Statistically, the number of rental units, rather than the number of bedrooms, was the more valid parameter.

Table 1 compares the projected parking demands throughout the day with the number of parking spaces that will be available on site. A total of 185 spaces are proposed for the 126 units. As indicated, this supply is greater to the projected demand throughout the day. The overnight parking demands on weekday and Saturday remain below the planned supply.

TABLE 1 PROJECTED PARKING DEMAND SUMMARY							
Time Period							
Day	Parameter	10:00 a.m.	2:00 p.m.	6:00 p.m.	After 9:00 p.m.		
	Parking Spaces	185	185	185	185		
Weekday	Rental Units	126	126	126	126		
	Parked Vehicles	96	92	124	155		
	Parking Spaces	185	185	185	185		
Saturday	Rental Units	126	126	126	126		
	Parked Vehicles	151	127	137	165		

It is important to note that some overflow off-site parking occurred at the three observed locations regardless of the availability of on-site parking at that time. Thus, it is possible that some residents or guests could wish to park off-site regardless of the availability of on-site parking.

Parking Utilization rates at other Apartment Complexes

Study Sites. Three apartment projects with restricted parking were identified. Each provides roughly 1 on-site space per residential unit. One used garages for a portion of their on-site supply. All had the possibility of off-site parking on adjoining streets and in one case in an adjoining parking lot. The three sites are noted below and illustrated in aerial photographs in Attachments 1-3.

Portofino, 500 Loveridge, Pittsburg, CA. This complex has a total of 148 residential units. The units are comprised of 52 one-bedroom, 77 two-bedroom and 19 three-bedroom units (263 bedrooms total). The beds per unit ratio is 1.78. The on-site parking supply totals 217 spaces, including 29 spaces in private enclosed garages. The complex was reported to be 93% occupied when our survey was conducted. The complex is bounded by Loveridge Road on the east. Loveridge Road is a divided four lane street with bicycle lanes and on-street parking prohibited.

Bryte Gardens, 815 Bryte Avenue, West Sacramento, CA. This complex totals 108 residential units, and all were occupied during our survey. The units are comprised of 8 one-bedroom, 39 two-bedroom and 48 three-bedroom and 8 four-bedroom units (total 262 bedrooms). The beds per unit ratio is 2.43. This complex features on-site management, and of Bryte Gardens' 159 spaces 144 are numbered for tenants and 3 are marked "office". The complex is bounded by Bryte Avenue on the west and Anna Street on the north, and on-street parking is permitted on those streets.

The Groves at East Tabor, 855 E. Tabor Avenue, Fairfield, CA. This complex has 148 units of which 98% were occupied during our survey. Of these units 32 are one-bedroom, 80 are two-bedroom, 36 are three-bedroom, for a total of 300 bedrooms. The beds per unit ratio is 2.03. The site is bounded by E. Tabor Avenue on the north and Sunset Avenue on the east.

Parking Utilization Surveys. Parking supply / occupancy inventory surveys were conducted at each of the sites at various times throughout the day, including during the probable hours of maximum and the sites at various times throughout the day.



Mr. William R. Spann **Pacific West Communities** August 23, 2016 Page 3

accumulation in the evening. Occupancy was determined at various times from 7:00 a.m. to 7:00 p.m. for a weekday and for a Saturday. Observations were also made each day after 9:00 p.m. Obvious overflow parking on adjoining streets that was attributable to each complex was included, and a summary of these tallies is included in attachments.

It is important to note that some vehicles parked off-site at each location even though there were empty spaces on-site. In the case of Portofino in Pittsburg, no on-street parking is available, but off-site parking occurred in the medical center parking lot across from the apartments at times when there was no regular demand from that business. However, it was not possible to isolate possible tenant parking in that area on weekdays since the lot was full of medical center employees and patrons. The number of vehicles parked off-site ranged from 15-22 at Portofino, 17 to 28 at Bryte Gardens and 28 to 49 at The Grove at East Tabor.

The parking supply for Portofino included 29 garages. Because the doors were closed, there was no way to determine whether a vehicle was parked inside. This assessment conservatively assumes one vehicle is parked in each garage.

Parking Demand Rates. The observed parking demands derived from our observations at each facility were used to calculate average rates on a "per rental unit", "per occupied unit" or "per bedroom" basis. As noted through review of the results at each complex, the lowest parking demands occurred during the middle of a weekday when many tenants would be at work. Parking demand rates were greatest at night when tenants were generally home.



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Mr.	Pac	Aug	Pag

Location	I Units	PARKIN 7:00	(G DEN 8:00	IAND 9:00	RATES 10:00	PER D O 11:00	VELLI cupied noon	NG UN] Parking 1:00	g space	per unit 3:00	t 4:00	5:00	6:00	7:00	late
					Weekda	1y									
at East Tabor, Fairfield, CA	148	1.16	0.94	0.89	0.84	0.82	0.82	0.77	0.73	0.72	0.82	0.93	0.98	1.01	1.36
Pittsburg, CA	148	I.14	0.87	0.86	0.78	0.79	0.78	0.77	0.80	0.77	0.80	0.95	1.01	1.05	1.26
lens, West Sacramento, CA	108	1.27	1.04	0.94	0.88	0.63	0.77	0.56	0.69	0.77	0.95	0.93	0.97	1.18	1.14
Average		0.19	0.95	0.90	0.83	0.75	0.79	0.70	0.74	0.75	0.86	0.94	0.99	1.08	1.25
					Saturda	ıy									
at East Tabor, Fairfield, CA	148	I.22	1.20	1.16	1.05	0.92	0.89	0.89	0.93	0.85	0.95	1.07	1.03	1.09	1.26
Pittsburg, CA	148	1.32	1.26	1.14	1.15	1.12	1.11	1.04	1.07	1.06	1.07	1.09	1.07	1.13	1.36
lens, West Sacramento, CA	108	ı	ı	1.15	1.15	1.08	1.04	0.98	1.02	0.86	0.95	1.06	1.12	1.11	1.31
Average		721	1 23	1 15	<i>CI I</i>	1 07	101	20 U	101	CO U	000	1 07	1 07	111	131

$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		ł	ARKIN	IG DEN	MAND	TABLE RATES	3 PER O	CCUPII	ED UNI	T						
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		Occupied					Occupie	ed Park	ing spac	e per C	ccupied	l Unit				
Weekday The Grove at East Tabor, Fairfield, CA 145 1.18 0.96 0.86 0.83 0.79 0.74 0.73 0.83 0.94 1.00 1.13 1.36 Portofino, Pittsburg, CA 138 1.22 0.99 0.86 0.84 0.83 0.83 0.83 0.86 1.02 1.09 1.13 1.36 Bryte Gardens, West Sacramento, CA 108 1.22 0.99 0.86 0.87 0.83 0.86 0.87 0.96 1.02 1.09 1.13 1.36 Bryte Gardens, West Sacramento, CA 108 1.22 1.04 0.98 0.63 0.77 0.86 0.87 0.96 1.09 1.13 1.36 Average 1.22 1.04 0.98 0.86 0.77 0.86 0.78 0.96 1.00 1.09 1.13 1.30 The Grove at East Tabor, Fairfield, CA 145 1.22 1.20 1.16 1.12 1.14 1.15 1.17 1.13 1.36 Portofino, Pittsburg, CA 1.8 1.42 1.26 1.22 <td>LOCAUOII</td> <td>Units</td> <td>7:00</td> <td>8:00</td> <td>9:00</td> <td>10:00</td> <td>11:00</td> <td>noon</td> <td>1:00</td> <td>2:00</td> <td>3:00</td> <td>4:00</td> <td>5:00</td> <td>6:00</td> <td>7:00</td> <td>late</td>	LOCAUOII	Units	7:00	8:00	9:00	10:00	11:00	noon	1:00	2:00	3:00	4:00	5:00	6:00	7:00	late
The Grove at East Tabor, Fairfield, CA 145 1.18 0.96 0.90 0.86 0.84 0.83 0.74 0.73 0.83 0.94 1.00 1.31 1.36 Portofino, Pittsburg, CA 138 1.22 0.93 0.83 0.84 0.83 0.86 0.83 0.86 1.02 1.09 1.13 1.36 Portofino, Pittsburg, CA 138 1.22 0.93 0.83 0.84 0.83 0.83 0.86 0.77 0.83 0.86 0.77 0.56 0.69 0.77 0.95 0.93 0.97 1.18 1.14 1.30 Bryte Gardens, West Sacramento, CA 108 1.22 0.98 0.86 0.77 0.81 0.77 0.56 0.69 0.77 0.95 0.93 0.97 1.18 1.14 1.30 Average 1.22 1.09 0.86 0.77 0.81 0.73 0.76 0.78 0.96 1.09 1.09 1.30 1.30 The Grove at East Tabor, Fairfield, CA 1.45 1.20 1.16 1.05 0.76 0.78 0.9						Weekda	IJ									
Portofino, Pittsburg, CA 138 1.22 0.93 0.84 0.85 0.83 0.86 0.83 0.86 1.02 1.09 1.13 1.36 Bryte Gardens, West Sacramento, CA 108 1.27 1.04 0.94 0.88 0.63 0.77 0.89 0.77 0.89 0.77 0.95 0.93 0.97 1.18 1.14 Average 1.22 0.98 0.89 0.87 0.77 0.81 0.77 0.76 0.77 0.95 0.96 1.10 1.13 1.30 The Grove at East Tabor, Fairfield, CA 145 1.22 1.20 1.16 1.05 0.79 0.89 0.93 0.87 0.96 1.09 1.30 1.30 1.30 Portofino, Pittsburg, CA 1.38 1.42 1.36 1.22 1.23 1.20 1.19 1.12 1.14 1.15 1.17 1.30 1.30 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36 1.36	The Grove at East Tabor, Fairfield, CA	145	I.18	0.96	0.90	0.86	0.84	0.83	0.79	0.74	0.73	0.83	0.94	1.00	1.03	1.39
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Portofino, Pittsburg, CA	138	1.22	0.93	0.83	0.84	0.85	0.83	0.83	0.86	0.83	0.86	1.02	1.09	1.13	1.36
Average 1.22 0.98 0.86 0.77 0.81 0.75 0.78 0.88 0.96 1.02 1.11 1.30 Saturday The Grove at East Tabor, Fairfield, CA 145 1.22 1.20 1.16 1.05 0.92 0.89 0.93 0.85 0.95 1.07 1.03 1.26 Portofino, Pittsburg, CA 138 1.42 1.36 1.22 1.23 1.20 1.19 1.12 1.14 1.15 1.17 1.15 1.26 Bryte Gardens, West Sacramento, CA 108 - - 1.15 1.15 1.08 1.04 0.95 1.06 1.15 1.16 Average 1.37 1.28 1.18 1.164 1.07 1.03 0.05 1.00 1.10 1.11 1.11 1.11 1.13 1.34 1.34	Bryte Gardens, West Sacramento, CA	108	1.27	1.04	0.94	0.88	0.63	0.77	0.56	0.69	0.77	0.95	0.93	0.97	1.18	1.14
Saturday The Grove at East Tabor, Fairfield, CA 145 1.22 1.20 1.16 1.05 0.92 0.89 0.93 0.85 0.95 1.07 1.03 1.09 1.26 Portofino, Pittsburg, CA 138 1.42 1.36 1.22 1.23 1.20 1.19 1.12 1.14 1.15 1.17 1.15 1.21 1.46 Bryte Gardens, West Sacramento, CA 108 - - 1.15 1.15 1.08 1.04 0.98 0.95 1.06 1.11 1.14 1.31 Average 1.37 1.28 1.15 1.16 1.04 0.98 1.02 0.95 1.06 1.11 1.31	Average		1.22	0.98	0.89	0.86	0.77	0.81	0.73	0.76	0.78	0.88	0.96	1.02	1.11	1.30
The Grove at East Tabor, Fairfield, CA 145 1.22 1.20 1.16 1.05 0.92 0.89 0.93 0.85 0.95 1.07 1.03 1.09 1.26 Portofino, Pittsburg, CA 138 1.42 1.36 1.22 1.23 1.20 1.19 1.12 1.14 1.15 1.17 1.15 1.21 1.46 Bryte Gardens, West Sacramento, CA 108 - - 1.15 1.15 1.08 1.04 0.98 0.95 1.06 1.11 1.31 Average 1.37 1.28 1.18 1.19 1.04 0.93 0.95 1.06 1.12 1.11 1.31 1.31						Saturda	Ŋ									
Portofino, Pittsburg, CA 138 1.42 1.36 1.22 1.23 1.20 1.19 1.12 1.14 1.15 1.17 1.15 1.21 1.46 Bryte Gardens, West Sacramento, CA 108 - - 1.15 1.15 1.08 1.04 0.98 1.02 0.95 1.06 1.11 1.31 1.34 Netage 1.37 1.38 1.18 1.16 1.04 0.98 1.02 0.95 1.06 1.11 1.31 1.31	The Grove at East Tabor, Fairfield, CA	145	1.22	1.20	1.16	1.05	0.92	0.89	0.89	0.93	0.85	0.95	1.07	1.03	1.09	1.26
Bryte Gardens, West Sacramento, CA 108 - - 1.15 1.15 1.08 1.04 0.98 1.02 0.86 0.95 1.06 1.11 1.31 Average 1.37 1.28 1.18 1.14 1.07 1.04 1.03 0.95 1.06 1.12 1.11 1.34	Portofino, Pittsburg, CA	138	1.42	1.36	1.22	1.23	1.20	1.19	1.12	1.14	1.14	1.15	1.17	1.15	1.21	1.46
Average A	Bryte Gardens, West Sacramento, CA	108		-	1.15	1.15	1.08	1.04	0.98	1.02	0.86	0.95	1.06	1.12	1.11	1.31
	Average		1.37	1.28	1.18	1.14	1.07	1.04	1.00	1.03	0.95	1.02	1.10	1.10	1.14	1.34



William R. Spann	ific West Communities	ust 23, 2016	e 5
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	F					Occu	pied P ₂	ırking s	pace pe	r Bedro	mo				
госацон	Bearooms	7:00	8:00	9:00	10:00	11:00	noon	1:00	2:00	3:00	4:00	5:00	6:00	7:00	late
				V	Veekday	y									
The Grove at East Tabor, Fairfield, CA	300	0.57	0.46	0.44	0.41	0.41	0.40	0.38	0.36	0.35	0.40	0.46	0.48	0.50	0.67
Portofino, Pittsburg, CA	263	0.64	0.49	0.49	0.44	0.44	0.44	0.43	0.45	0.43	0.45	0.54	0.57	0.59	0.71
Bryte Gardens, West Sacramento, CA	262	0.52	0.43	0.39	0.36	0.26	0.32	0.23	0.28	0.32	0.39	0.38	0.40	0.48	0.47
Average		0.58	0.46	0.44	0.37	0.37	0.39	0.35	0.36	0.37	0.41	0.46	0.48	0.52	0.62
				S	aturday	1									
The Grove at East Tabor, Fairfield, CA	300	0.60	0.59	0.57	0.52	0.45	0.44	0.44	0.46	0.42	0.47	0.53	0.51	0.54	0.62
Portofino, Pittsburg, CA	263	0.75	0.71	0.64	0.65	0.63	0.62	0.59	0.60	0.60	0.60	0.61	0.60	0.64	0.76
Bryte Gardens, West Sacramento, CA	262		I	0.47	0.47	0.45	0.43	0.40	0.42	0.36	0.39	0.44	0.46	0.46	0.54
Average		0.66	0.65	0.56	0.55	0.51	0.50	0.48	0.49	0.46	0.49	0.53	0.52	0.55	0.64





Statistical Evaluation. Table 5 presents the average demand rates at presentative times throughout the day for three possible forecasting parameters. During the middle of a weekday the demand is less than one vehicle per rental unit. The rates increase in the evening when most tenants are home and the average rate at night was 1.25 vehicles per unit. The Saturday rates were higher in midday but similar at night.

	AVERAGE	TABLE 5 E PARKING DE	MAND RATES		
			Time	Period	
Day	Parameter	10:00 a.m.	2:00 p.m.	6:00 p.m.	After 9:00 p.m.
	Rental unit	0.83	0.74	0.99	1.25
Weekday	Occupied unit	0.86	0.76	1.02	1.30
	Bedroom	0.37	0.36	0.48	0.62
	Rental unit	1.12	1.01	1.07	1.31
Saturday	Occupied unit	1.14	1.03	1.10	1.34
	Bedroom	0.55	0.49	0.52	0.64

Regression Analysis. The parking demand results were next subject to linear regression analysis to determine which of the data was statistically relevant. The parameter to be evaluated is R value which implies deviation from the norm. R values range from 0.0 to 1.0, with the values closest to 1 representing close statistical correlation. As shown in Table 6, the regression equations developed to predict parking demands based on the total number of rental units or the number of occupied units have good correlation, but the number of bedrooms was a poor predictor.

	LINEA	TABLE 6 L REGRESSION	N RESULTS		
			Time	Period	
Day	Parameter	10:00 a.m.	2:00 p.m.	6:00 p.m.	After 9:00 p.m.
	Rental unit	0.964	0.976	0.995	0.984
Weekday	Occupied unit	0.981	0.881	0.947	0.998
	Bedroom	0.729	0.323	0.431	0.664
	Rental unit	0.866	0.910	0.989	0.967
Saturday	Occupied unit	0.871	0.717	0.924	0.863
	Bedroom	0.023	0.119	0.388	0.295
Highlighted values	are best correlation.				

Parking Demands Forecasts for Wilbur Avenue Apartments in Antioch. The number of parked cars that could be attributable to the Wilbur Avenue Apartments was estimated by applying the number of rental units to regression equations created for each time period, as shown in Table 7.



	PR	TAB OJECTED PAR	LE 7 KING DEMAND	S	
			Time	Period	
Day	Parameter	10:00 a.m.	2:00 p.m.	6:00 p.m.	After 9:00 p.m.
	Equation	17.5 + .625 x	-31.3 + 0.975 x	-9.75 + 1.063 x	-70.05 + 1.788 x
Westster	Rental Units	126	126	126	126
weekday	Parked Vehicles	96	92	124	155
	Parking Spaces	185	185	185	185
	Equation	85.3 + .525 x	7.4 + 0.950 x	26.5 + 0.875 x	2.95 + 1.288 x
Cotrondore	Rental Units	126	126	126	126
Saturday	Parked Vehicles	151	127	137	165
	Parking Spaces	185	185	185	185

As shown a total of 185 spaces are proposed for the 126 units. As indicated, this supply is greater than the projected demand throughout the day.

It is important to note that some overflow off-site parking occurred at the three observed locations regardless of the availability of on-site parking at that time. Thus, it is possible that some residents or guests could wish to park offsite regardless of the availability of on-site parking.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

KD Anderson & Associates, Inc.

Kenneth D. Anderson, P.E. President

Attachments

Antioch Apartments Parking 8-23-2016.ltr



ATTACHMENT "E"

Delta Courtyard Apartments

Parking Management Plan

Tenant parking will be regulated by the on-site resident manager of the subject property. Parking rules will be imposed through the tenant's lease agreement, section 35. All parking spaces or garages will be assigned, tenants may park on the Property only in the garage or parking space(s) specified in the variable lease term section. There may be up to only two vehicles per apartment, any additional vehicles will not be permitted on the property. We will reserve the right to temporarily or permanently change your parking space(s) or garage and to assign another to you with 5 days prior notice to you. We may issue parking stickers or other devices to control parking. If issued, you must use the parking control devices.

If specified in the variable lease term section, monthly garage/parking rent is charged for this privilege. Parking spaces may be used only for parking passenger automobiles or light utility vehicles. Garages may be used for private automobiles and storage only, and garage doors must be kept closed and locked at all times. Vehicles not kept in compliance with applicable rules, regulations and law are subject to towing at the vehicle owner's expense.

A vehicle may be towed if it:

- (A) Has flat tires or other conditions rendering it inoperable;
- (B) Is leaking fluids;
- (C) Has no current license or no current license sticker;
- (D) Takes up more than one parking space;
- (E) Belongs to a Resident or Occupant who has surrendered or abandoned the Residence;
- (F) Is parked in a marked handicap space without the legally required handicap insignia:
- (G) Blocks another vehicle from exiting;
- (H) Is parked in a fire lane or designated "no parking" or "restricted parking" area;
- (I) Is parked in a space reserved for other residents;
- (J) Is not properly parked in a designated area;
- (K) Blocks access to a garage area, entrance, driveway, other parking spaces, or other area;
- (L) Cannot lawfully be operated as a vehicle on the road;
- (M) Has a malfunctioning alarm or has an alarm which is not silenced within 10 minutes;
- (N) Is parked in a designated visitor or office parking space;
- (O) Is backed in;

(P) Has not moved in more than 72 hours; or

(Q) Any other reason allowed by law.

Gasoline, fuels or other explosive materials may not be stored anywhere on the Property. Tenant will be responsible for oil stains and other damages caused by tenant vehicle and the vehicle of tenant Related Parties. Parking is at the risk of the vehicle owner or operator. We will have no liability for damage to or loss of any vehicle or any personal property contained within a vehicle. Parking spaces may not be available for guests or they may be limited in number and location. Tenants will be informed to operate their vehicle safely and limit their vehicle's speed to 5 miles per hour within the Property. Tenant must immediately vacate and remove all vehicles from the Property (a) if tenant does not pay parking or garage fees (if any) when due; (b) after service of any notice allowed by law; (c) at the earlier of the Termination Date or the date that tenant vacate the Residence.