



**TO:** Forrest Ebbs, Zoning Administrator  
**FROM:** Anne Hersch, AICP, Planning Manager  
**SUBJECT:** AR-22-05 Hidden Glen Design Review  
**DATE:** April 28, 2022

<b>Property Owner:</b> Arcadia Development Co. P.O. Box 5368 San Jose, CA 95150	<b>Applicant/Representative:</b> KC Bello, LLC Patrick Costanzo Jr. 3526 Villero Ct. Pleasanton, CA 94566
<b>PROJECT:</b> Hidden Glen Design Review <b>FILE #:</b> AR-22-05 <b>APN:</b> 053-770-017, 018, 019, 020, 021 053-740-041, 042, 043, 044 <b>GP LU:</b> Medium Low Density Residential <b>ZONING:</b> P-D 87-1 <b>PLANNER:</b> Anne Hersch	<b>Original filing:</b> March 31, 2022 <b>Date Deemed Complete:</b> April 14, 2022 <b>Date of Public Hearing:</b> April 28, 2022 <b>Total number of days to hearing:</b> 29 days

### **REQUEST**

The applicant is seeking Design Review approval for residential architecture on nine (9) vacant residentially zoned lots on Glasgow Court, Hidden Glen Drive, and Braemar St.

### **STAFF RECOMMENDATION**

Staff recommends that the Zoning Administrator review and approve the proposed Design Review request subject to Resolution and Conditions of Approval.

### **BACKGROUND**

The subject lots are a remnant from Tentative Tract Map 6909 which was approved by the City on March 8, 1988. Development on these sites was restricted pending the pending improvements to Laurel Road. Roadway improvements were completed in March 2021 and all infrastructure improvements associated with these lots have been installed.

The current developer is proposing to build single-family dwellings on the nine (9) remaining undeveloped lots. There are existing homes to the north, west and south of subject site. The eastern boundary is currently undeveloped.

## **SITE LOCATION**



## **ANALYSIS**

The applicant designed the homes to blend in with the existing residential architecture in the neighborhood. The applicant is proposing two different styles, a Spanish style and Cottage style. Identical models will not be built adjacent to each other. Both designs use similar roof pitches and forms to maintain the surrounding scale and integrate into the existing neighborhood.

### **Spanish Style**

The Spanish style includes arched architectural elements and roof gables clad in clay tile. Decorative clay pipe details are proposed under the gable. Roofing material is proposed to be clay tile. The homes will be stucco with and painted yellow or beige. The front elevation will have shutters on the most prominent street facing window. Stucco foam trim is proposed around all other windows on all elevations. Wall planes are broken up on the second story elevations with projecting bays.

### **Cottage Style**

The Cottage style is proposed to have cross gable roof clad in composition shingle. A front gable detail will be distinguished in a contrasting color to provide distinction and visual relief the stucco façade. Decorative brackets are proposed under the front façade gable. Stucco foam trim is proposed around all other windows on all elevations. Wall planes are broken up on the second story elevations with projecting bays.

The scope includes three different plan types, one single-story and two two-story designs. This results in a total of six different style configurations. Building area will range from 2,245-2,835 sq. ft. Based on the preliminary plotting plan, Plan 2A and Plan 7A will have two homes in each model.

Home Type	Square Footage	Architectural Style	Architectural Style
Single Story	2,245	Spanish (Plan 2A)	Cottage (Plan 2B)
Two Story	2,711	Spanish (Plan 4A)	Cottage (Plan 4B)
Two Story	2,835	Spanish (Plan 7A)	Cottage (Plan 7B)

**Table 1. Residential Design Details**

#### **Fencing & Landscaping**

The applicant is proposing 6 ft. tall “good neighbor” fences between the properties. Lots 331 and a portion of 332 are required to have a precast masonry sound wall, completing improvements on Laurel Rd. side yard fences. View lots will have 6 ft. wood and wire fencing. This fencing has been reviewed and approved by the Public Works Department.

Landscaping is proposed to be drought tolerant and WELO compliant. Planting schemes will vary based on the Spanish or Cottage style architecture.

#### **ENVIRONMENTAL REVIEW**

Environmental review pursuant to CEQA was completed adopted and certified at the time of original project approval. Approved land uses include medium low density residential development. This project scope is in substantial compliance with the previous determination.

#### **ATTACHMENTS**

- A. Resolution 2022-xx with Exhibit A Conditions of Approval
- B. Project Application & Plans

# **ATTACHMENT 1**

**Resolution 2022-xx  
With Exhibit A Conditions of Approval**

**ZONING ADMINISTRATOR  
RESOLUTION NO. 2022-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR  
APPROVING THE DESIGN REVIEW OF NINE SINGLE-FAMILY HOMES AT HIDDEN  
GLEN (APNS: 053-770-017, 018, 019, 020, 021, 053-740-041, 042, 043, 044)**

**WHEREAS**, the KC Bello filed an application for Administrative Design Review on March 31, 2022 (AR-22-05), for the development of 9 single-family homes, related infrastructure improvements, and landscaping at Hidden Glen;

**WHEREAS**, the original Tentative Tract Map was approved by the City of Antioch on March 8, 1988, and restricted development of the subject parcels until completion of Laurel Road Improvements; and;

**WHEREAS**, the Laurel Road Improvements were completed in March 2021 and allow the subject parcels to be developed pursuant to Zoning Administrator Design Review;

**WHEREAS**, the applicant has designed the project with careful thought of surrounding context, architectural design, and proper integration into the neighborhood; and

**WHEREAS**, the Zoning Administrator on April 28, 2022, duly held a hearing, received and considered evidence, both oral and documentary

**NOW, THEREFORE BE IT RESOLVED**, that the Zoning Administrator of the City of Antioch does hereby **APPROVE** the design review of Hidden Glen consisting of nine (9) single-family homes and related infrastructure improvements and landscaping, subject to Exhibit A: Conditions of Approval.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 9th day of December, 2021.

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FORREST EBBS,  
Zoning Administrator

# **ATTACHMENT 1: EXHIBIT A**

## **Conditions of Approval**

EXHIBIT A: CONDITIONS OF APPROVAL-HIDDEN GLEN DESIGN REVIEW

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	<b>General Conditions</b>				
1.	<b>Project Approval.</b> This Design Review approval is for Hidden Glen (053-770-017, 018, 019, 020, 021, 053-740-041, 042, 043, 044), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received March 31, 2022, as presented to the Zoning Administrator on April 28, 2022 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	<b>Project Approval Expiration.</b> This Design Review approval expires on April 28, 2023 or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval for up to two additional years from the expiration date.	City of Antioch	On-Going	Planning Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
3.	<p><b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p><b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	



**EXHIBIT A: CONDITIONS OF APPROVAL**

5.	<b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.	City of Antioch	On-Going	Building Department	
6.	<b>Modifications to Approved Plans.</b> The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	
7.	<b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	<b>Public Works Standards</b>				
8.	<b>City Standards.</b> All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
9.	<b>Utility Construction.</b> Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.	City of Antioch	On-Going	Public Works Department	
10.	<b>Utility Undergrounding.</b> All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface pursuant to Section 7-3 "Underground Utility Districts" of the Antioch Municipal Code.	City of Antioch	On-Going	Public Works Department	
11.	<b>Backflow Prevention.</b> A reduced backflow prevention device shall be installed on all City water meter services.	City of Antioch	On-Going	Public Works Department	
12.	<b>Sewer.</b> All sewage shall flow by gravity to the intersecting street sewer main.	City of Antioch	On-Going	Public Works Department	
13.	<b>Grading.</b> A final grading plan shall be submitted for review by the City Engineer. Plans shall be prepared and stamped by a California licensed engineer. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval.	City of Antioch	At the Time of Building Permit Submittal	Building/Public Works Department	
14.	<b>Erosion Control.</b> Include erosion control/storm water quality measures in the final grading plan that specifically address	City of Antioch	At the Time of Building Permit	Public Works Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	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.		Submittal		
15.	<b>Water Pressure.</b> 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 for additional water flow conditions.	City of Antioch	On-Going	Public Works Department	
16.	<p><b>Fences.</b> Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope or as approved by the City Engineer.</p> <p>a. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.</p> <p>b. All fencing adjacent to open space (trails and basins) shall be wrought iron, tubular steel, or as otherwise approved by the City Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.</p>	City of Antioch			
	<b>Conservation/NPDES</b>				

**EXHIBIT A: CONDITIONS OF APPROVAL**

17.	<b>C.3 Compliance.</b> Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3 requirements.	State of California	On-Going	Public Works Department	
18.	<p><b>NPDES.</b> 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 Discretionary Approval.)</p> <p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <p>a. <b>Requirements.</b> 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.</p> <p>b. <b>Storm Water Control Plan.</b> C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted concurrently with site improvement plans.</p> <p>c. <b>Operation and Maintenance Plan.</b> For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&amp;M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. <b>CCRs.</b> Both the approved SWCP and O&amp;M plans shall be included in the project CC&amp;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. Already stated in COAs below, 5.c and 5.h.w.</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

**EXHIBIT A: CONDITIONS OF APPROVAL**

19.	<p><b>NPDES Plan Submittal Requirements.</b> 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:</p> <p>a. <b>Application.</b> 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.</p> <p>b. <b>Certified Professional.</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 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).</p> <p>c. <b>Final Operation &amp; Maintenance Plan.</b> 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</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	
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**EXHIBIT A: CONDITIONS OF APPROVAL**

	<p>accordance with City of Antioch guidelines. This O&amp;M plan shall incorporate City comments on the draft O&amp;M plan and any revisions resulting from changes made during construction. The O&amp;M plan shall be incorporated into the CC&amp;Rs for the Project.</p> <p>d. <b>Long Term Management.</b> 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.</p> <p>e. <b>Design Details.</b></p> <p>i. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.</p> <p>ii. Install on all catch basins “No Dumping, Drains to River” decal buttons.</p> <p>f. <b>Hydrology Calculations.</b> 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.</p> <p>g. <b>Regional Water Quality Control.</b> 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.</p>				
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**EXHIBIT A: CONDITIONS OF APPROVAL**

	<p>h. <b>SWPP.</b> 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.</p> <p>i. <b>BMP.</b> 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.</p> <p>j. <b>Erosion Control.</b> 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.</p> <p>k. <b>On-Going Maintenance.</b></p> <p>i. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on</p>				
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**EXHIBIT A: CONDITIONS OF APPROVAL**

	<p>the site. Corners and hard to reach areas shall be swept manually.</p> <p>ii. 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.</p> <p>iii. 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.</p> <p>iv. 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.</p> <p><i>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</i></p>				
	<b>Fire Standards</b>				
18.	The applicant shall satisfy requirements of the Contra Costa Fire District.	Contra Costa Fire Protection District	At the Time of Building Permit Submittal	Contra Costa Fire Protection District	



**EXHIBIT A: CONDITIONS OF APPROVAL**

	<b>Building Permit Submittal</b>				
19.	<b>Ground Mounted Utilities.</b> All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department.	City of Antioch	At the time of Building Permit Submittal	Building Department	
20.	<b>Final Landscape Plans.</b> The applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans.	City of Antioch	At the time of Building Permit Submittal	Building Department	
21.	<b>Water Efficient Landscape Ordinance.</b> Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWEL0). The applicant shall demonstrate compliance with the applicable requirements of the MWEL0 in the landscape and irrigation plans submitted to the City.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
22.	<b>Property Drainage.</b> The houses shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
23.	<b>Utility Location on Private Property/Individual Properties.</b> All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines or as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	<b>At the Time of Building Permit Issuance</b>				
24.	<b>Sewer System Requirements.</b> The sewer system for the subject site shall be reviewed to the satisfaction of the City Engineer prior to issuance of building permit.	City of Antioch	At the time of Building Permit Issuance	Building Department	
25.	<b>Demolition Permit.</b> Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
26.	<b>Encroachment Permit.</b> The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	<b>At the Time of Construction</b>				
27.	<b>Collection of Construction Debris.</b> Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
28.	<b>Construction Hours.</b> Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
29.	<b>Demolition, Debris, Recycling.</b> The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

30.	<p><b>Filter Materials at Storm Drain Inlet.</b> Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:</p> <ul style="list-style-type: none"> <li>a) start of the rainy season (October 1);</li> <li>b) site dewatering activities;</li> <li>c) street washing activities;</li> <li>d) saw cutting asphalt or concrete; and</li> <li>e) order to retain any debris or dirt flowing into the City storm drain system.</li> </ul> <p>Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.</p>	City of Antioch	On-Going	Building Department	
31.	<p><b>Archeological Remains.</b> In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.</p>	City of Antioch	On-Going	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
32.	<b>Erosion Control Measures.</b> 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.	City of Antioch	On-Going	Building Department	
33.	<b>Dust Control.</b> 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 air quality control board.	City of Antioch	On-Going	Building Department	
34.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Building Department	
35.	<b>Required Easements.</b> All required easements or rights-of-way for improvements shall be secured by the developer at no cost to the City of Antioch. Advance permission shall be obtained from any property or, if required from easement holders, for any work done within such property or easements.	City of Antioch	At the time of Final Map Submittal	Public Works	
36.	<b>Postal Service.</b> Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and approved by the City Engineer prior to the approval of each final map.	USPS/ City of Antioch	At the time of Final Map Submittal	Public Works	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	Prior to Issuance of Occupancy Permit				
37.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
38.	<b>Debris Removal.</b> All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
39.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.		Prior to Occupancy Permit	Fire Department	
40.	<b>Damage to Street Improvements.</b> Any damage to street improvements now existing or done during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department	
41.	<b>Right-of-Way Construction Standards.</b> All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	

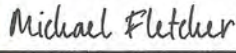
# **ATTACHMENT 2**

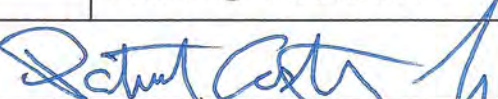
## **Project Application & Plans**



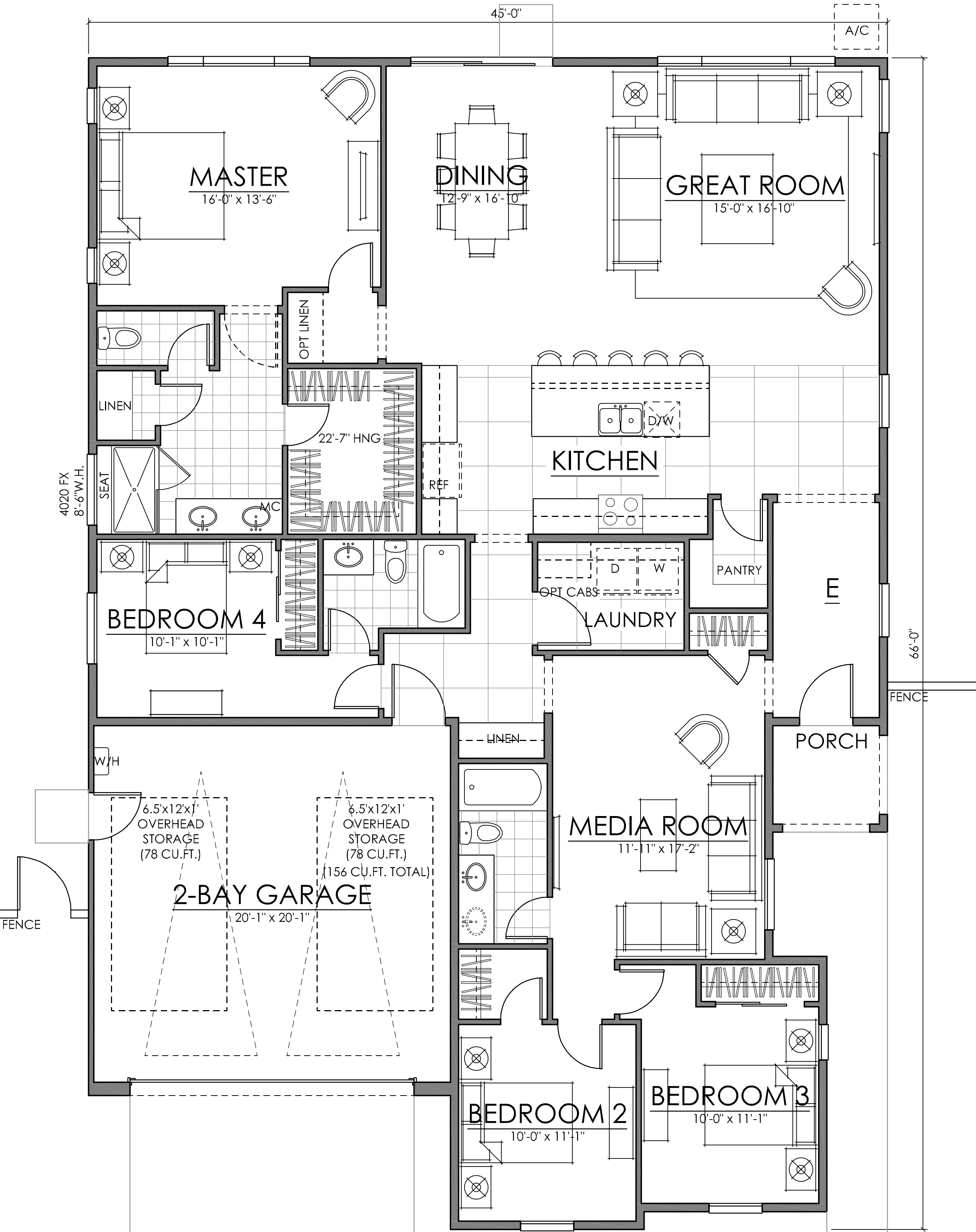
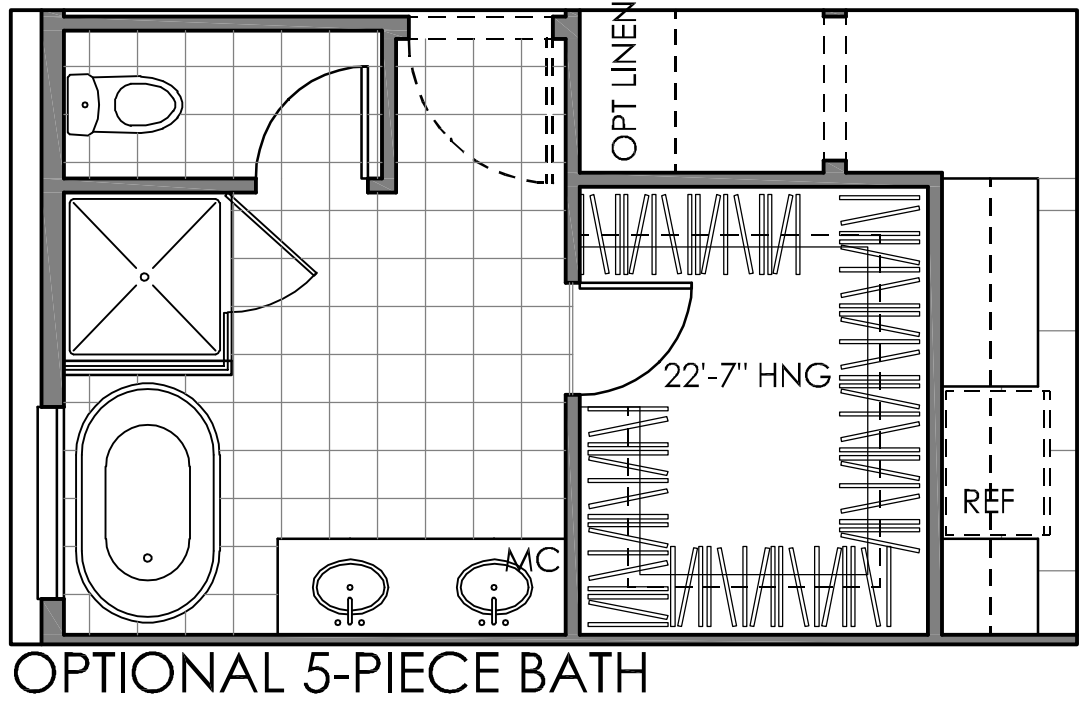
**CITY OF ANTIOCH  
DEVELOPMENT APPLICATION**


<b>Site Location</b>	Glasgow Court, Hidden Glen Drive, and Braemar Street, City of Antioch
<b>Assessor's Parcel No. (s)</b>	053-770-017-1, 053-770-018-9, 053-770-019-7, 053-770-020-5, 053-770-021-3 053-740-044-2, 053-740-043-4, 053-740-042-6, 053-740-041-8
<b>Total Acreage</b>	Approximately 84,180 SF, 1.932 AC
<b>Brief Description of Request:</b> Approval of architecture for last nine lots at Hidden Glen. Lots 211 to 214, Tract 8377, and Lots 331-335, Tract 8388	

PROPERTY OWNER OF RECORD	
<b>Name</b>	MICHAEL FLETCHER, PRESIDENT
<b>Company Name</b>	ARCADIA DEVELOPMENT CO.
<b>Address</b>	P.O. BOX 5368 SAN JOSE, CA 95150
<b>Phone #</b>	408-961-8125
<b>Email</b>	mdf@arcadiacompanies.com
<b>Signature</b>	<small>DocuSigned by:</small>  <span style="float: right;">President</span> <span style="float: right;">3/22/2022</span>

APPLICANT	
<b>Name</b>	Patrick Costanzo, Jr., Managing Member
<b>Company Name</b>	KC BELLO, LLC
<b>Address</b>	3526 VILLERO COURT PLEASANTON, CA 94566
<b>Phone #</b>	408-888-4224
<b>Email</b>	PATCJR@COMCAST.NET
<b>Signature</b>	





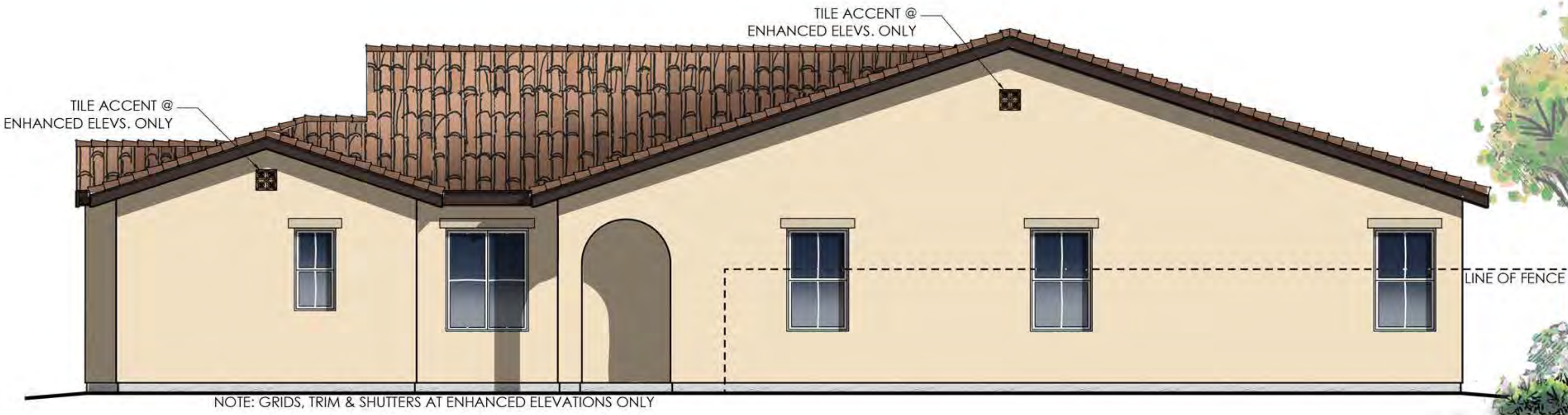
FIRST FLOOR 2245 SQ. FT.  
TOTAL LIVING 2245 SQ. FT.

PLAN TWO | 2245 SQ. FT.  
KC BELLO, LLC  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS  
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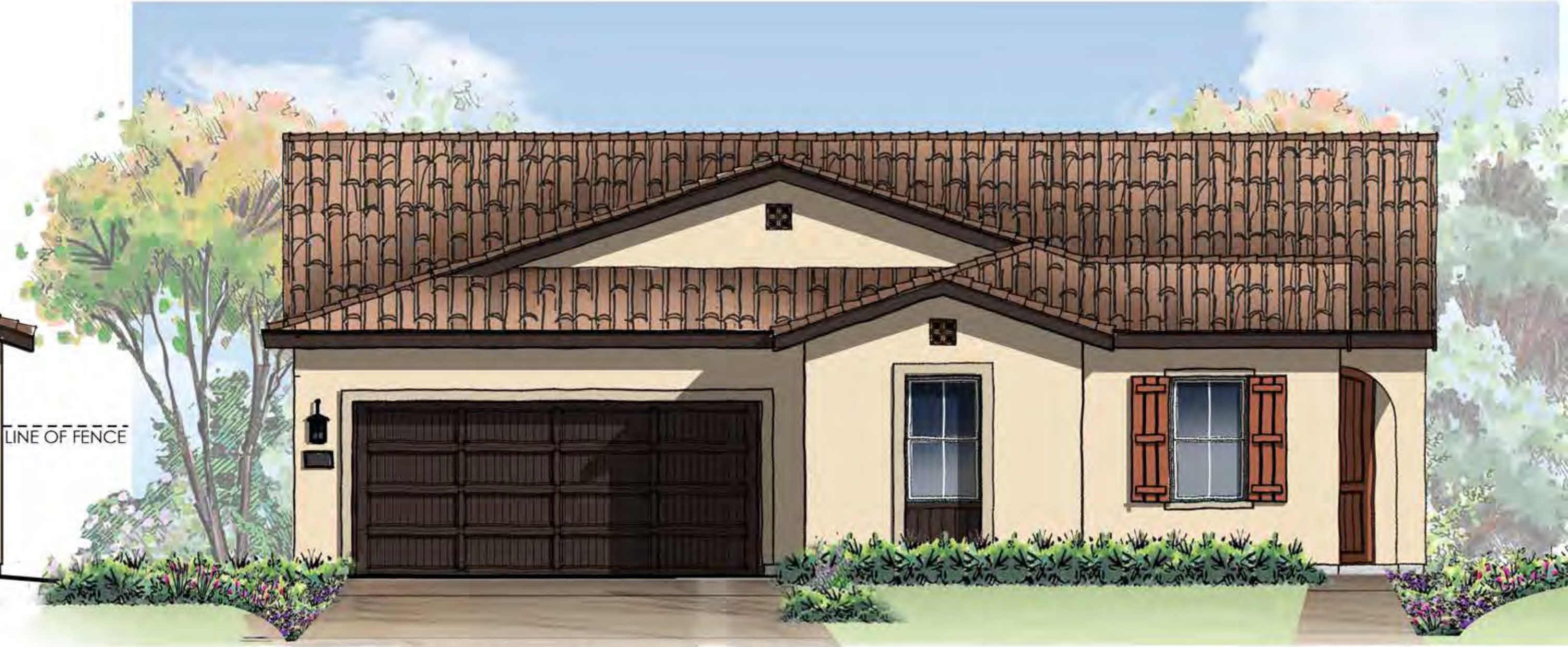


- MATERIAL NOTES:
- STUCCO
  - 15' TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - TILE ACCENTS



NOTE: GRIDS, TRIM & SHUTTERS AT ENHANCED ELEVATIONS ONLY

LINE OF FENCE

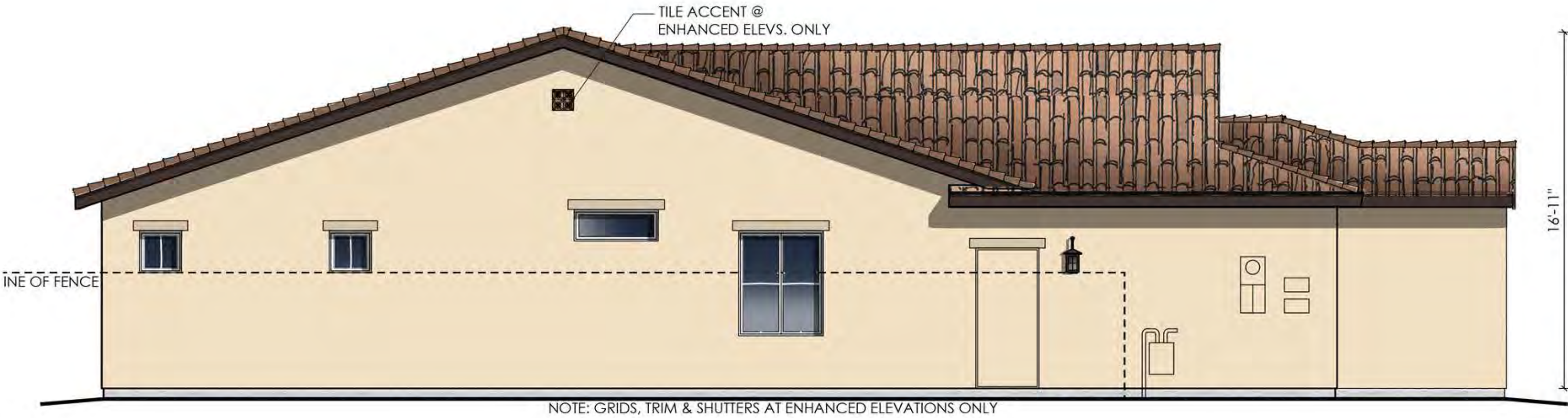


SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

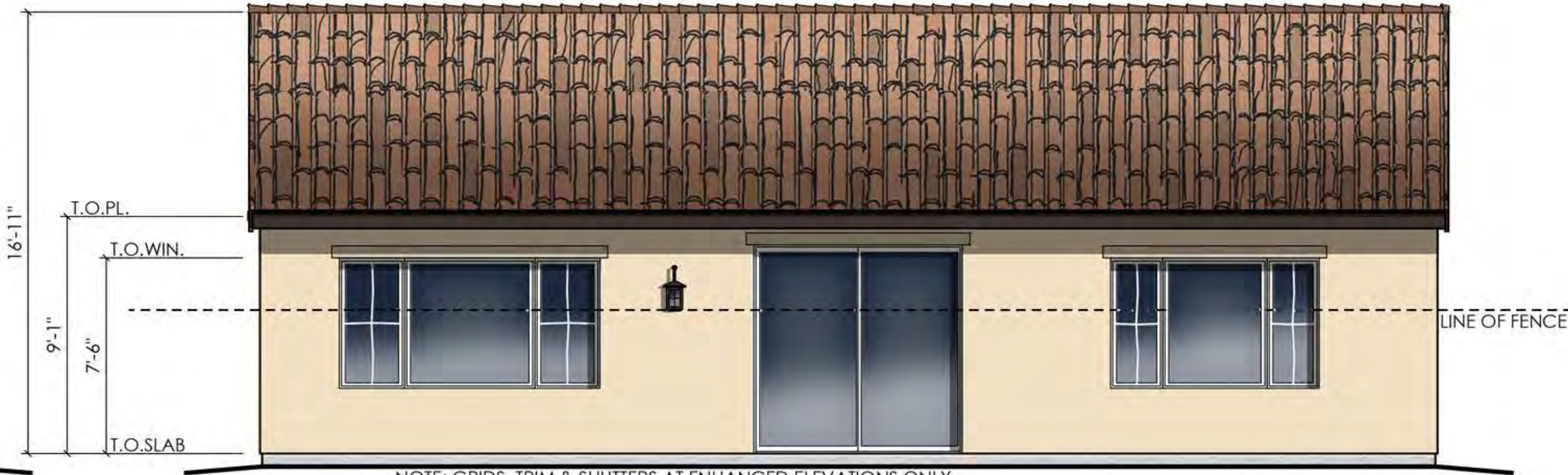
SCALE: 1/4" = 1'-0"

FRONT ELEVATION



NOTE: GRIDS, TRIM & SHUTTERS AT ENHANCED ELEVATIONS ONLY

LINE OF FENCE



NOTE: GRIDS, TRIM & SHUTTERS AT ENHANCED ELEVATIONS ONLY

LINE OF FENCE

16'-11"

T.O.PL.

T.O.WIN.

9'-1"

7'-6"

T.O.SLAB

LEFT ELEVATION

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

REAR ELEVATION

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

03.31.22

PLAN TWO | ELEVATION A | SPANISH  
KC BELLO, LLC  
ANTIOCH, CALIFORNIA

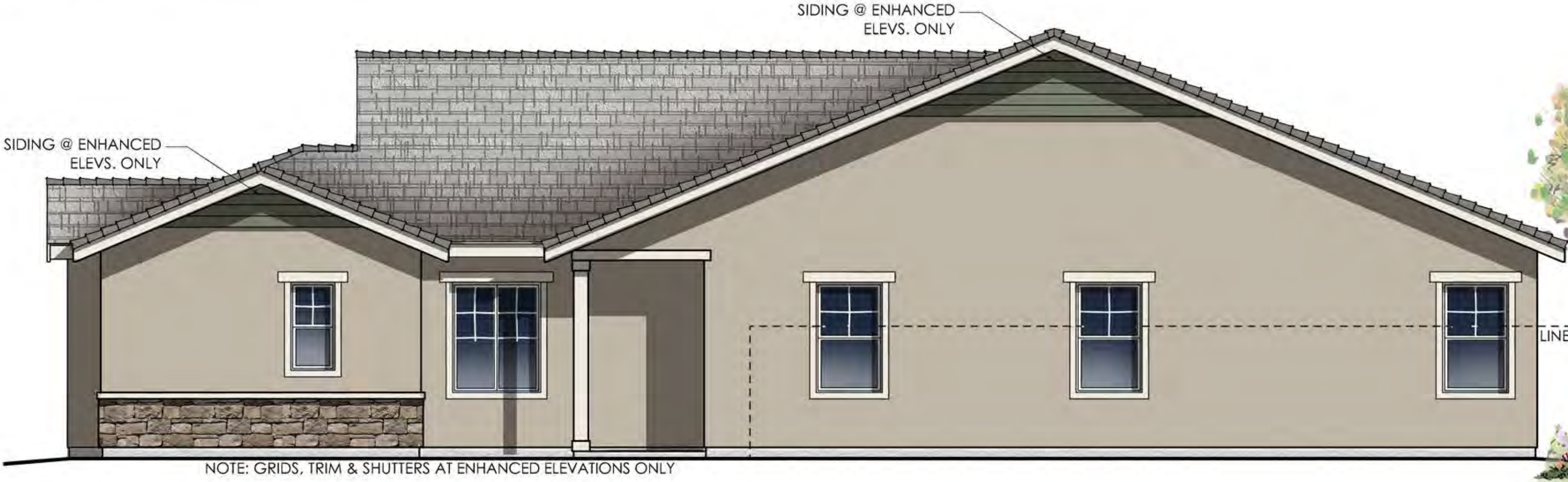
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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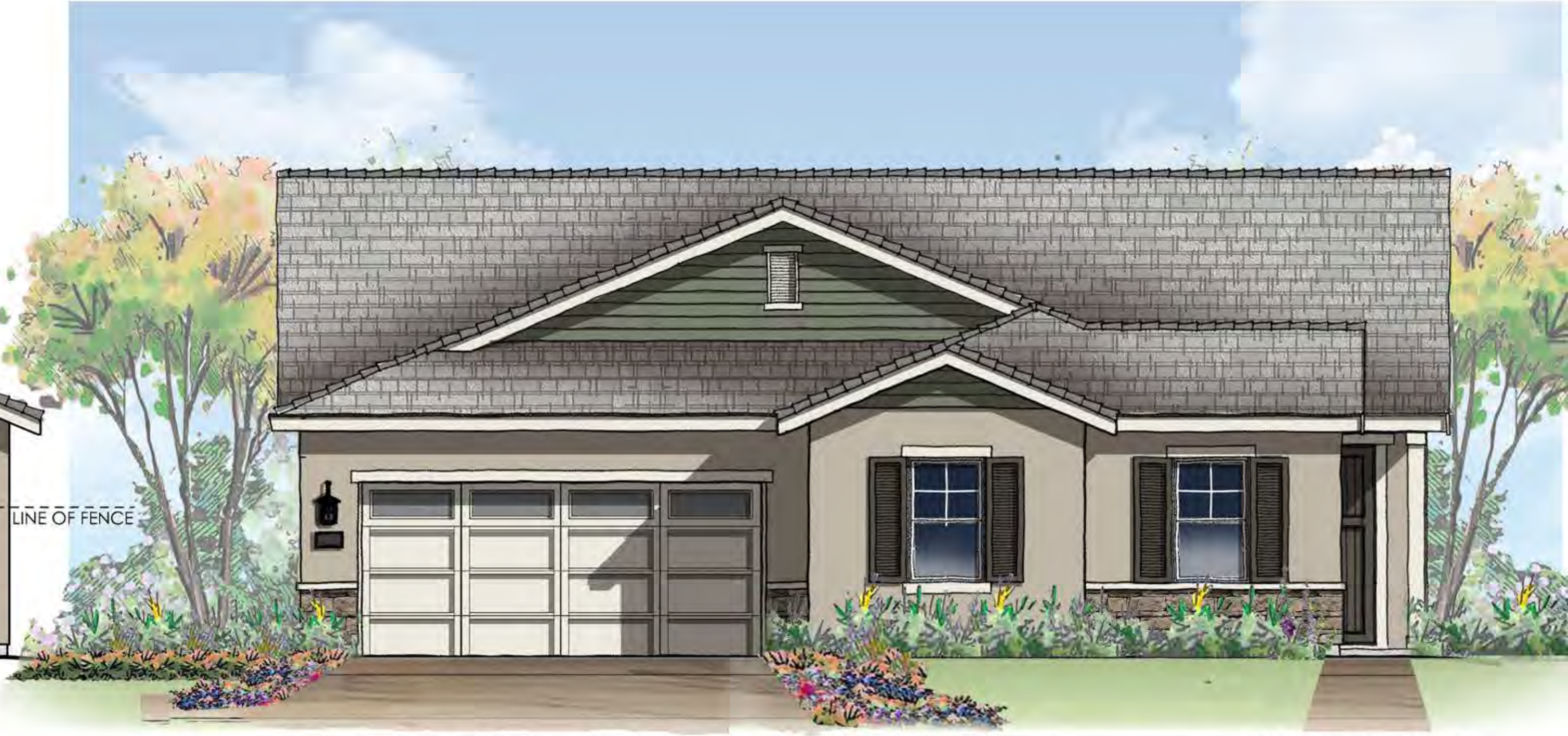


- MATERIAL NOTES:
- STUCCO
  - FLAT TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - 8" HORIZONTAL SIDING
  - GABLE END VENT
  - CULTURED STONE VENEER ACCENT



RIGHT ELEVATION

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



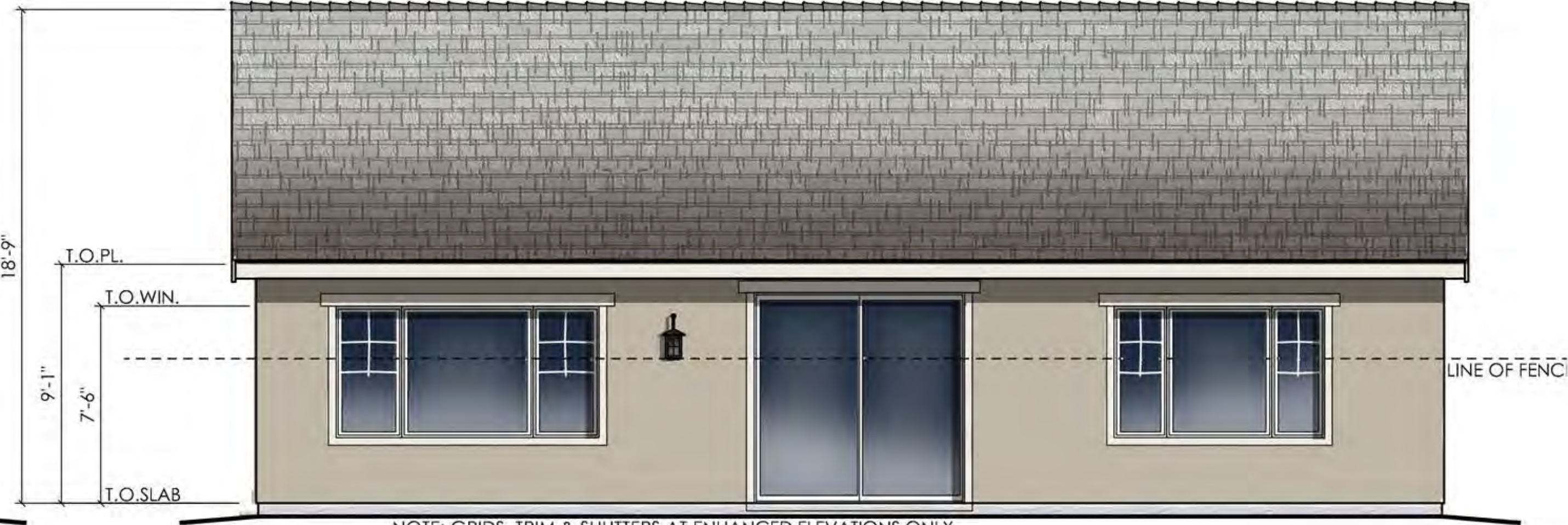
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

03.31.22

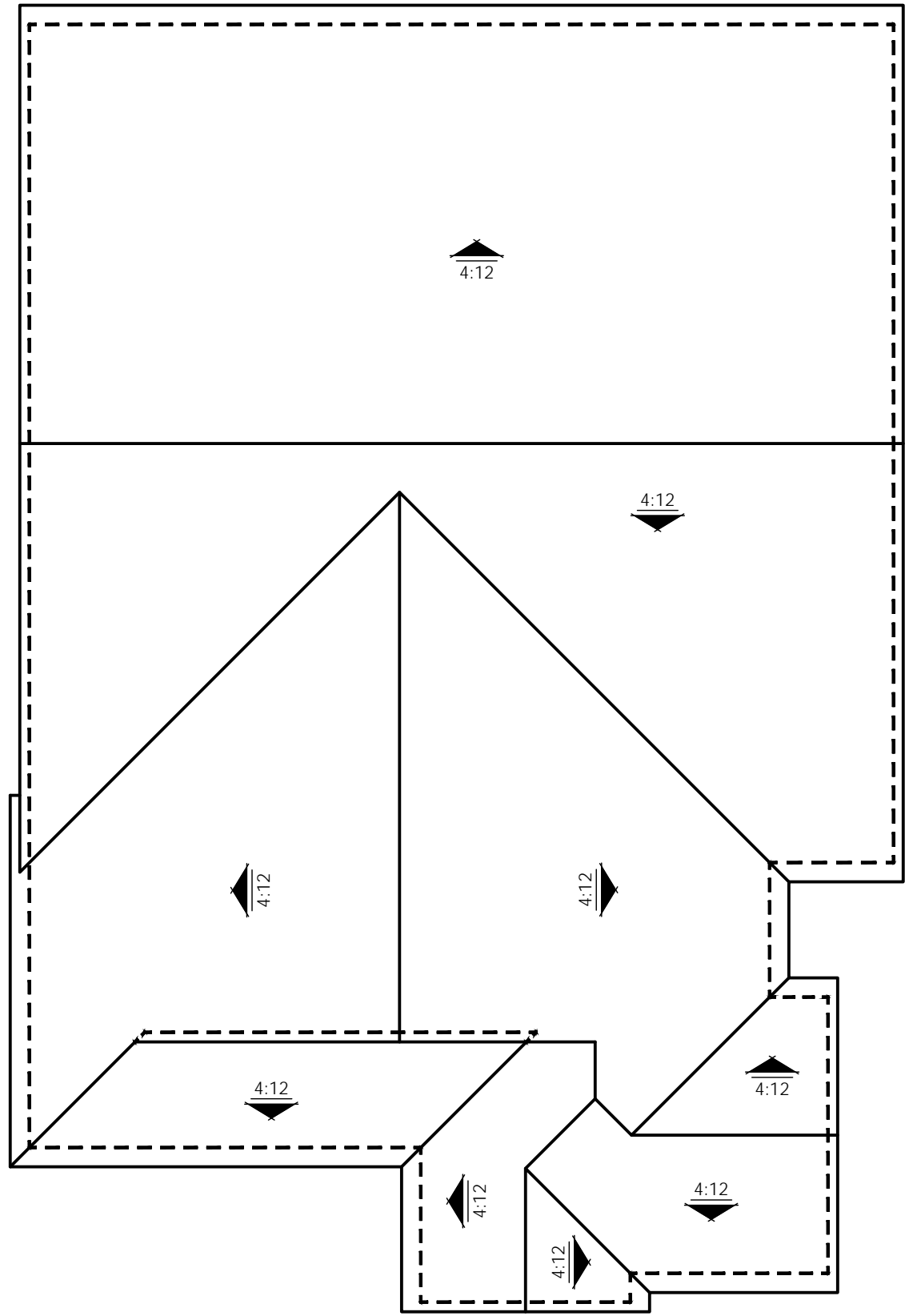
PLAN TWO | ELEVATION B | COTTAGE  
KC BELLO, LLC  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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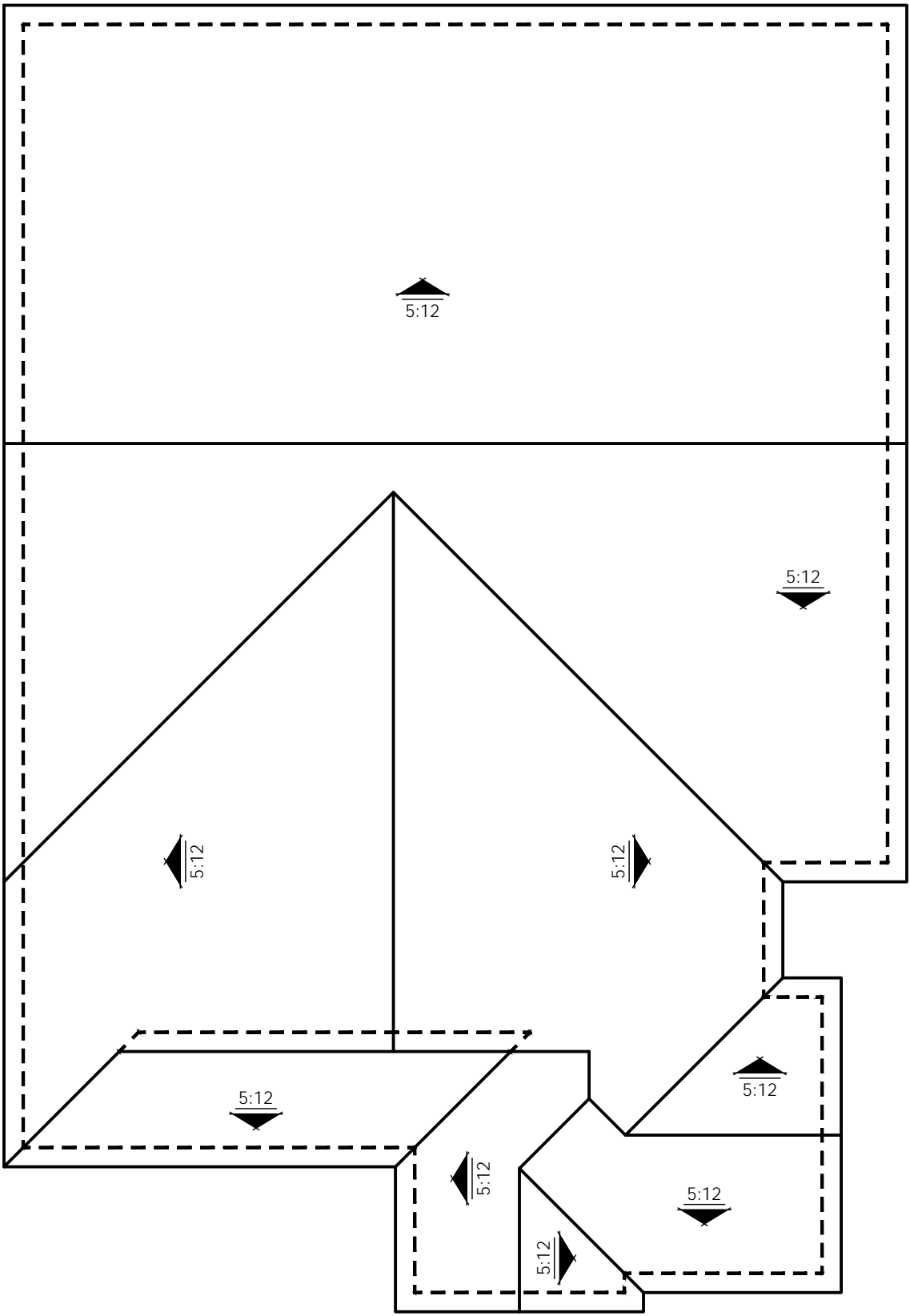
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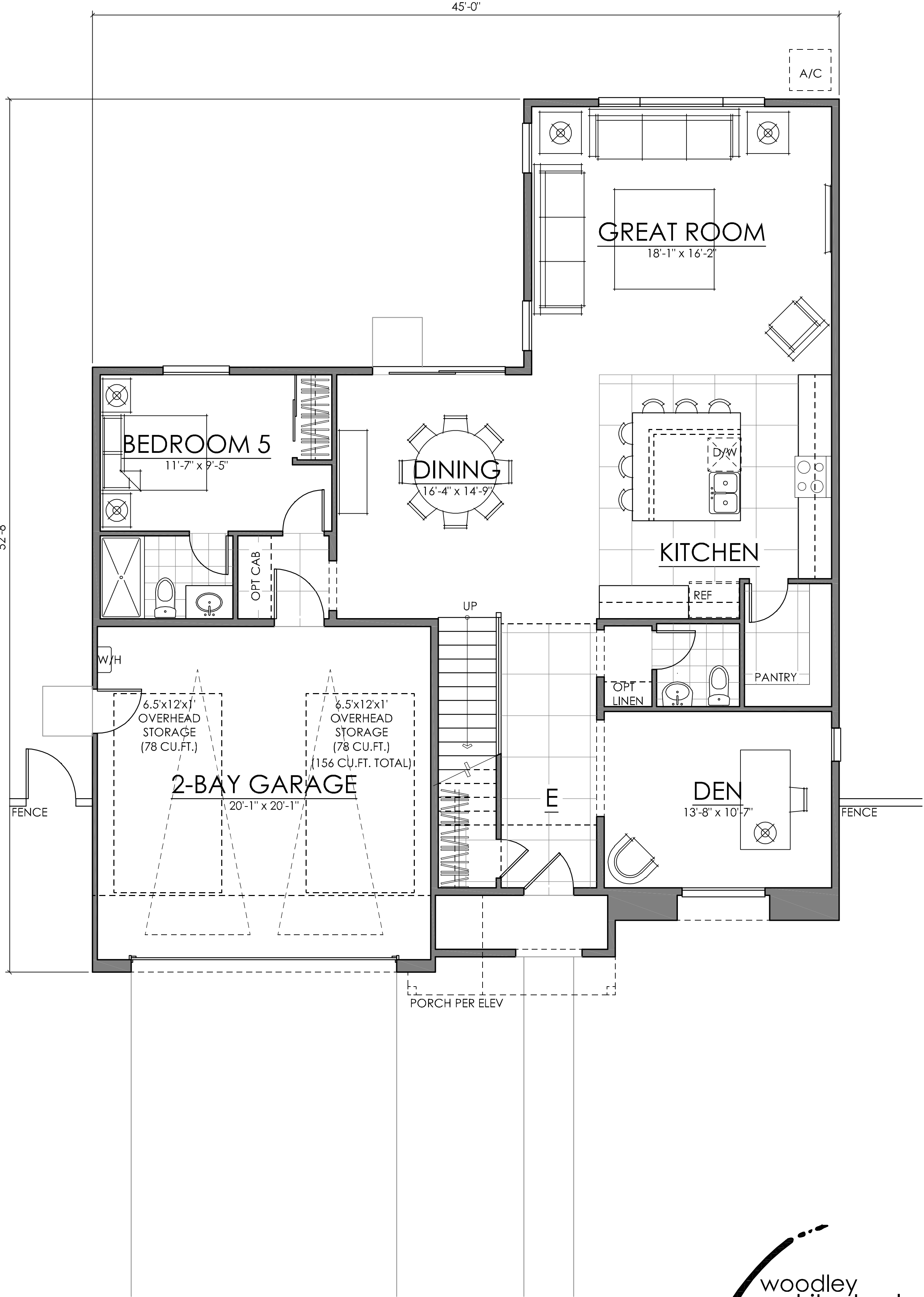
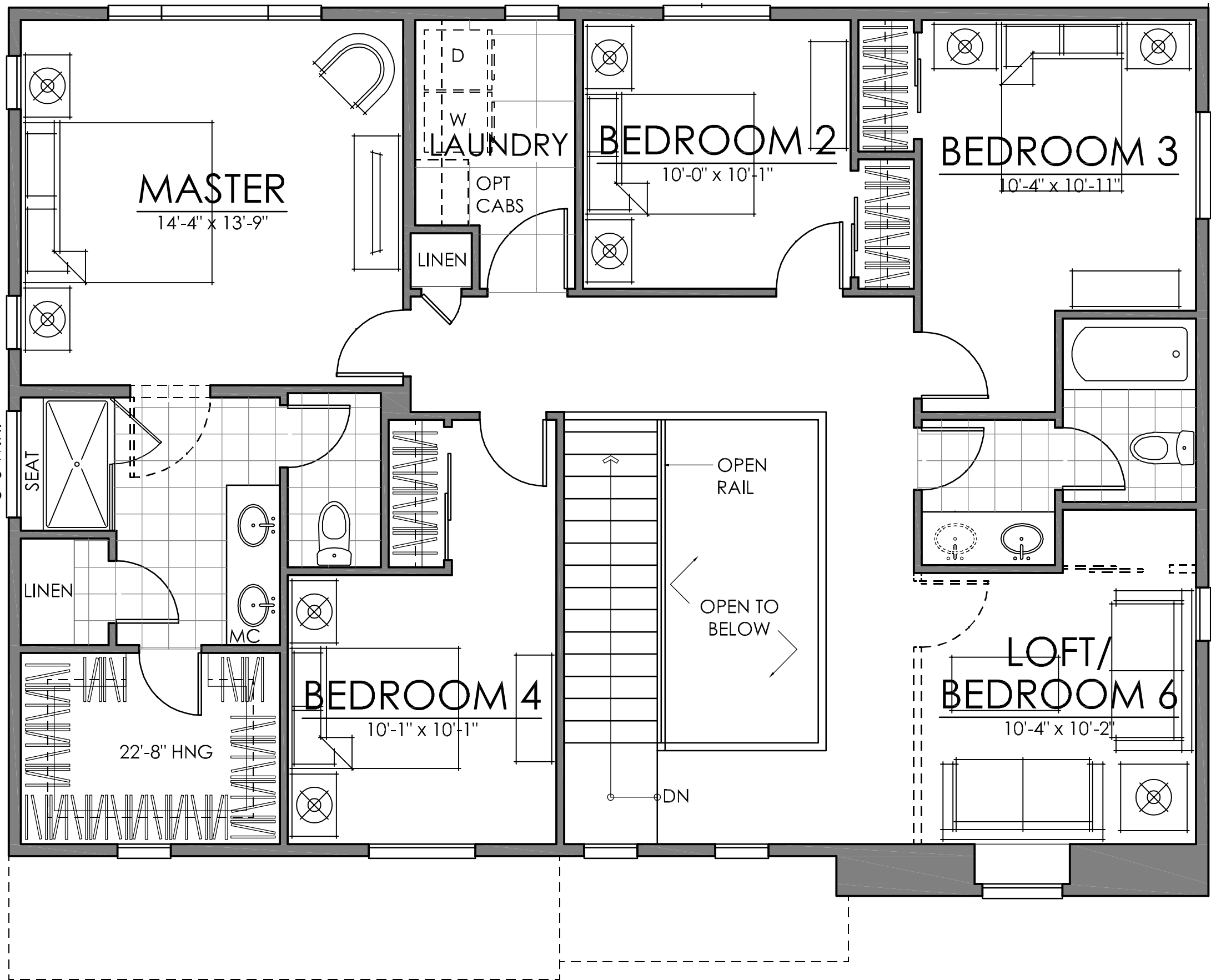
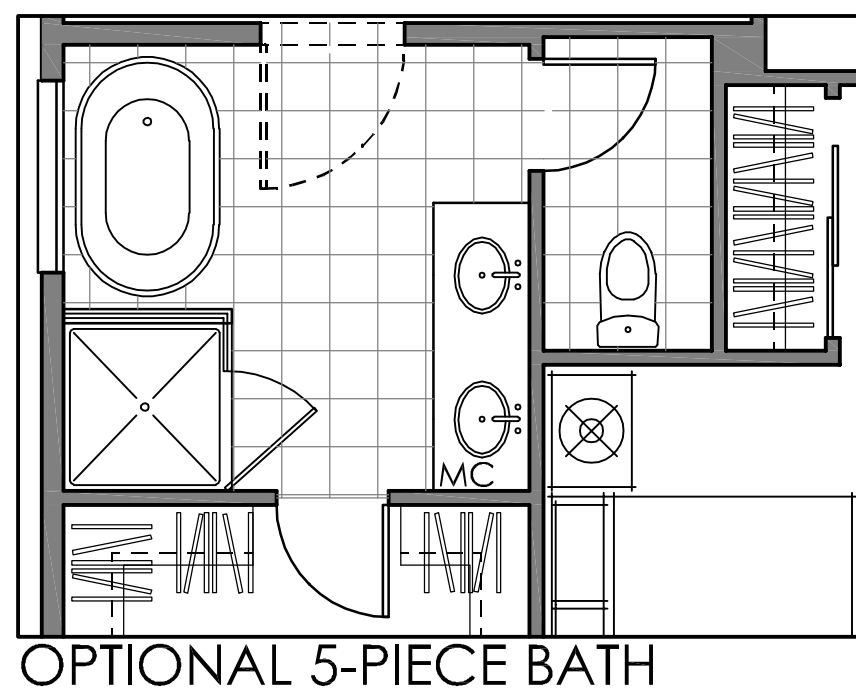
ROOF PLAN 'A'

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



ROOF PLAN 'B'

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



FIRST FLOOR	1409 SQ. FT.
SECOND FLOOR	1302 SQ. FT.
TOTAL LIVING	2711 SQ. FT.

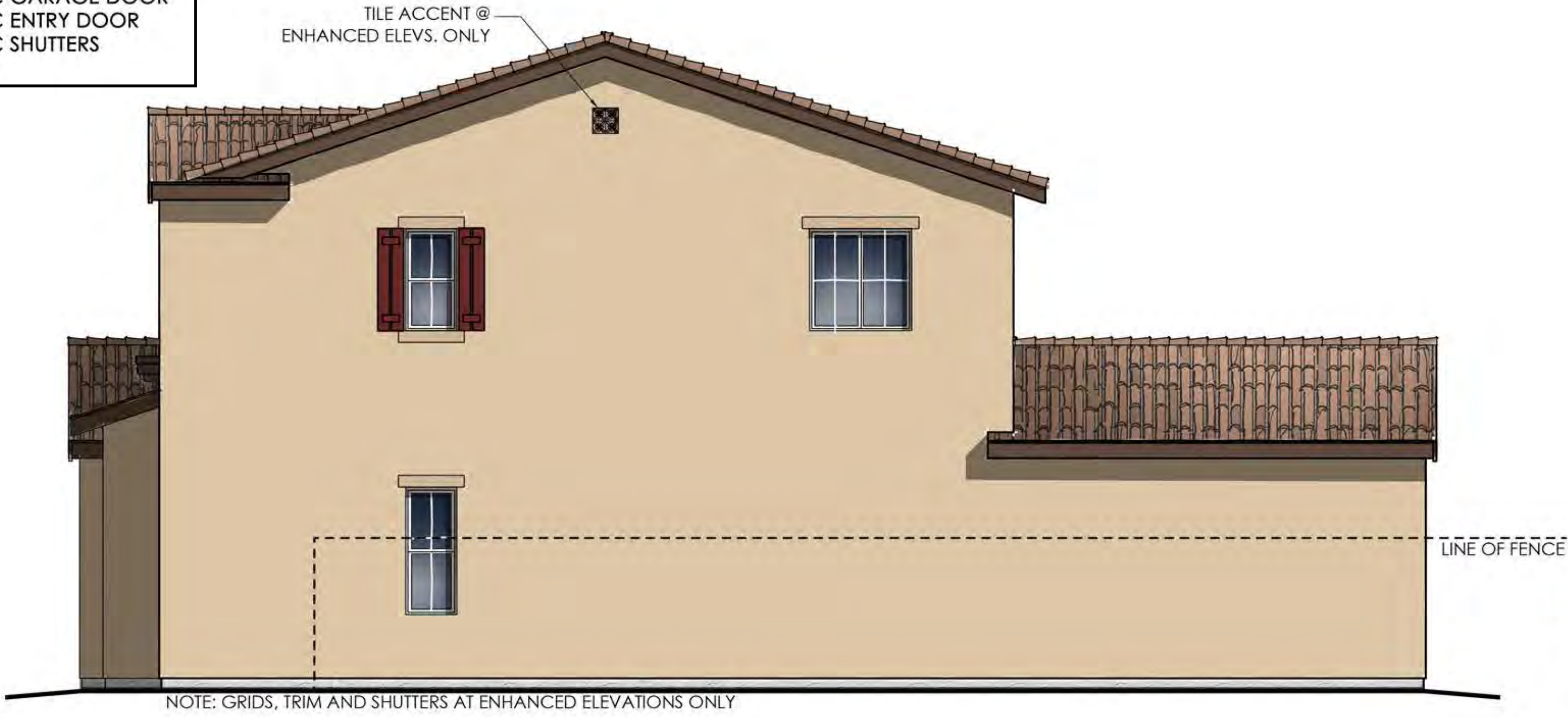
PLAN FOUR | 2711 SQ. FT.  
KC BELLO, LLC  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS  
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- MATERIAL NOTES:**
- STUCCO
  - S' TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - TILE ACCENTS



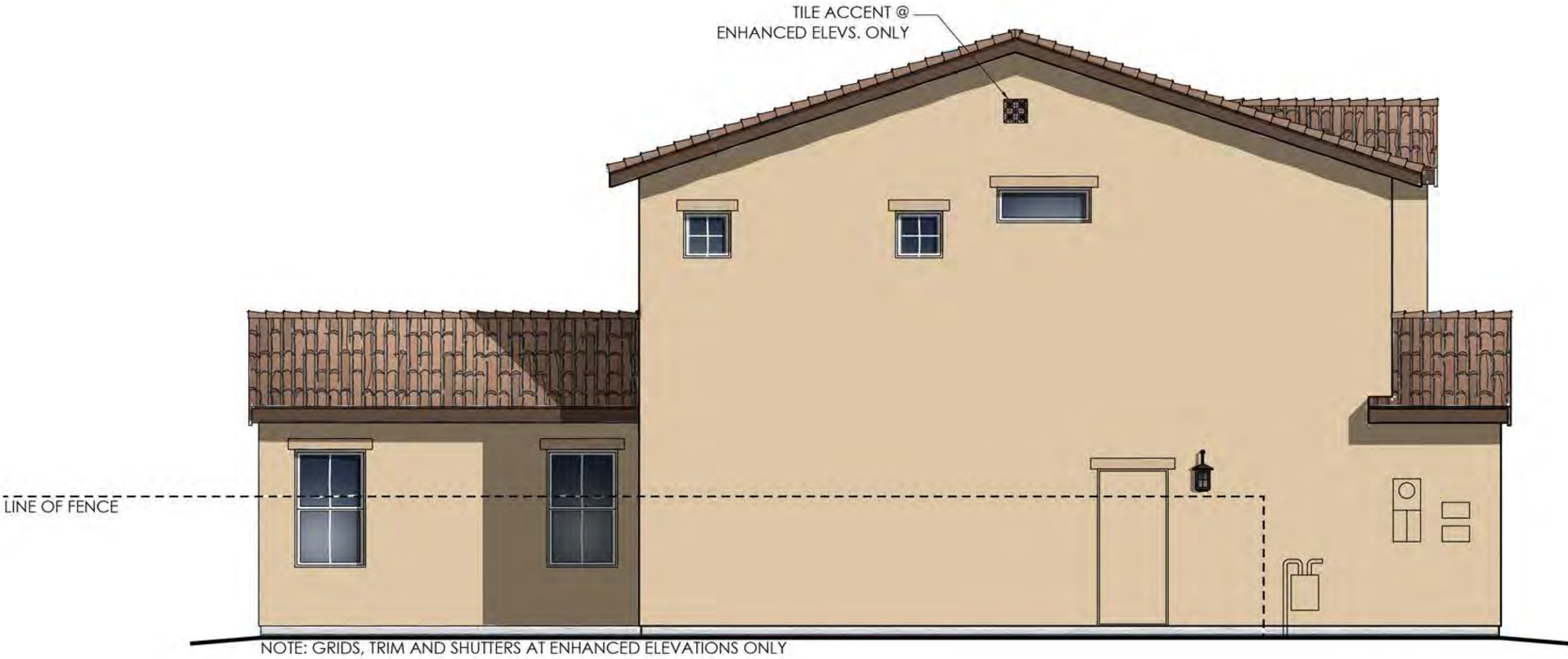
RIGHT ELEVATION

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



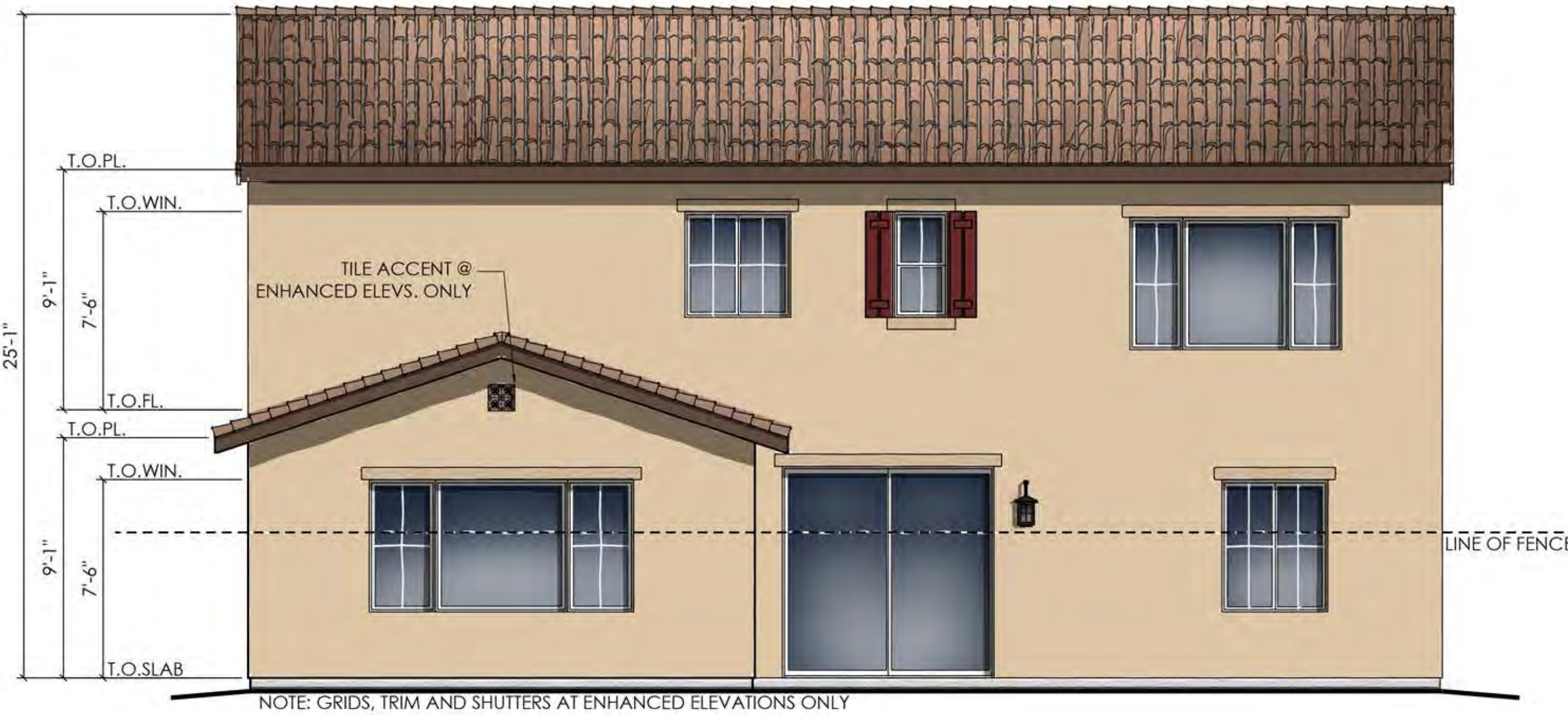
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

03.31.22

# PLAN FOUR | ELEVATION A | SPANISH KC BELLO, LLC ANTIOCH, CALIFORNIA

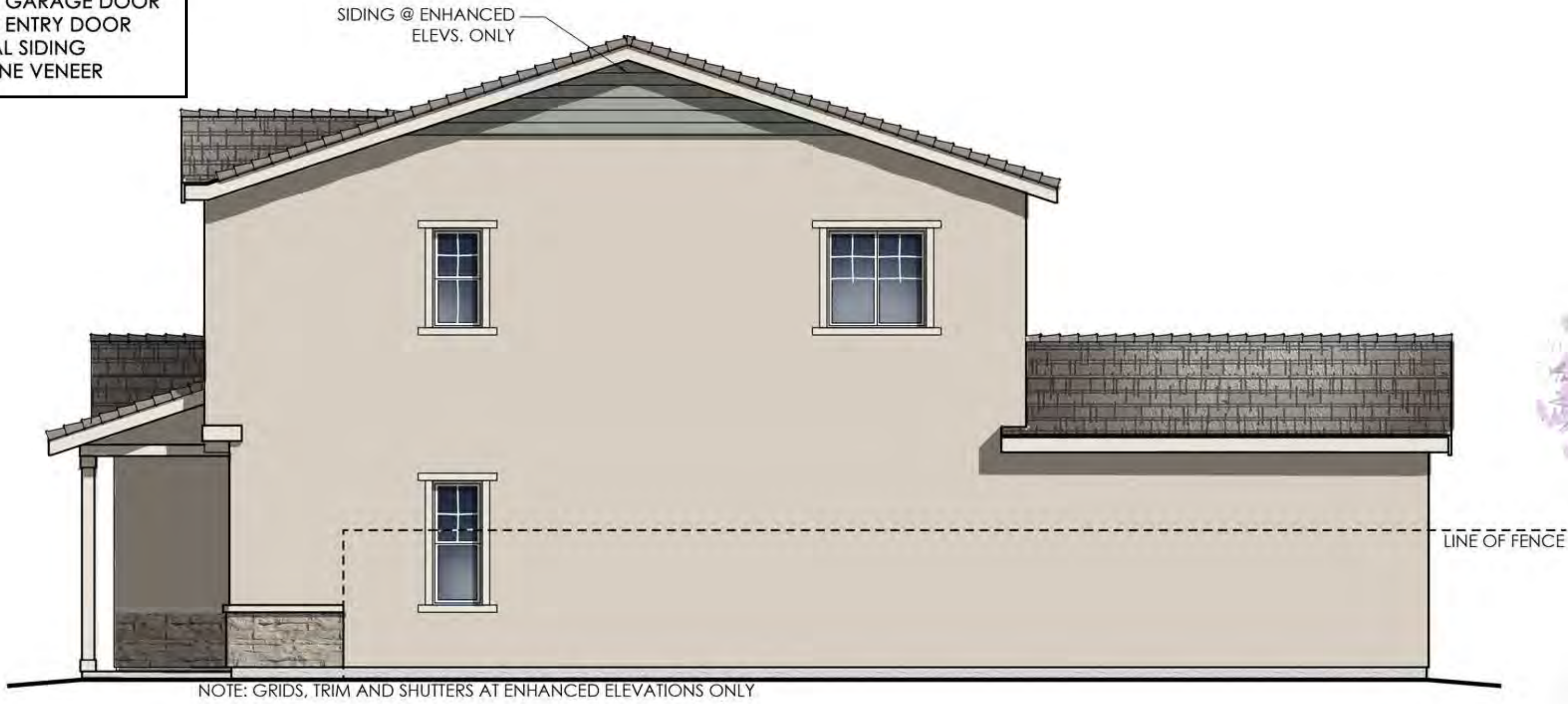
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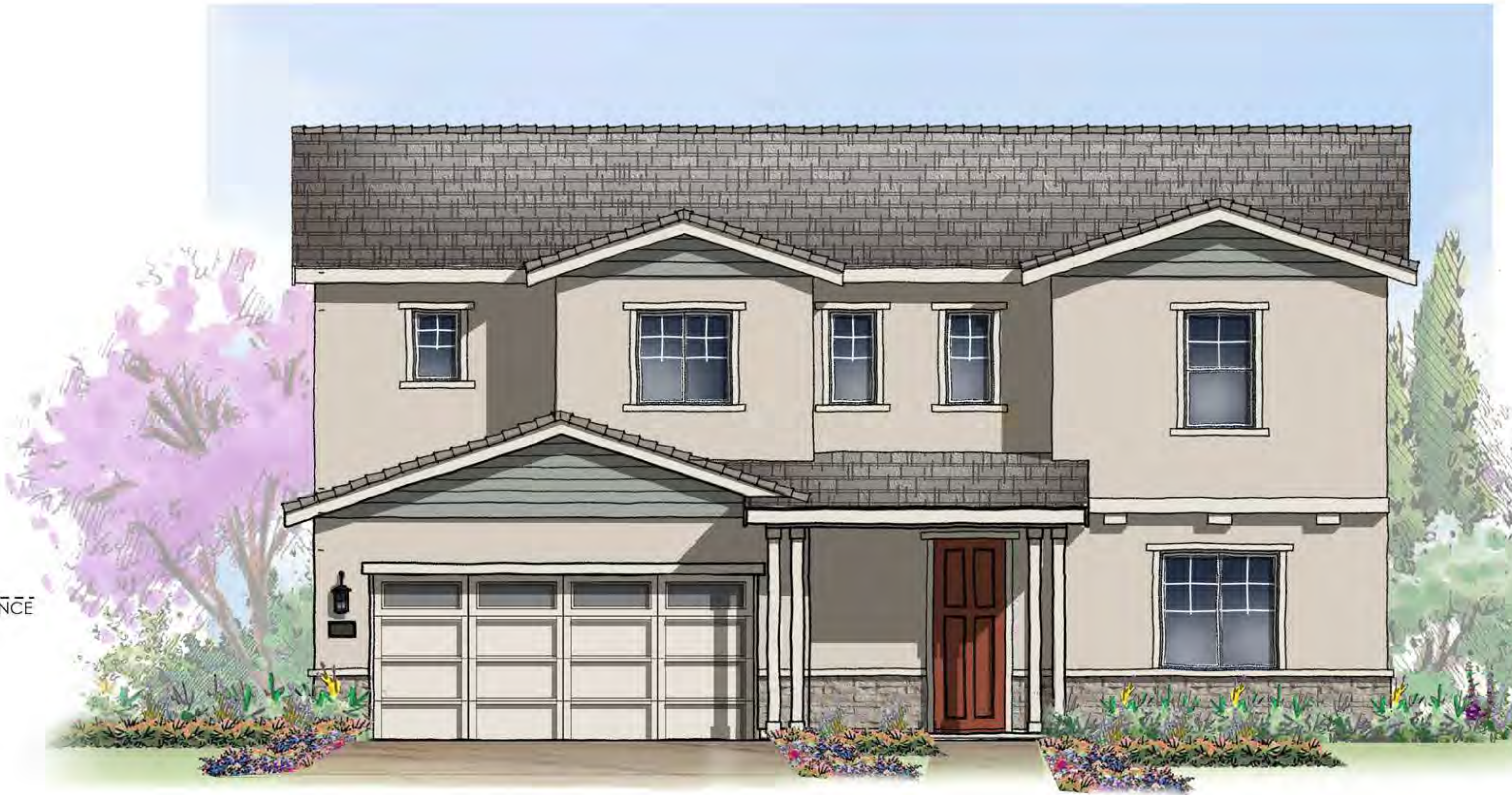


- MATERIAL NOTES:**
- STUCCO
  - FLAT TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - 8" HORIZONTAL SIDING
  - CULTURED STONE VENEER



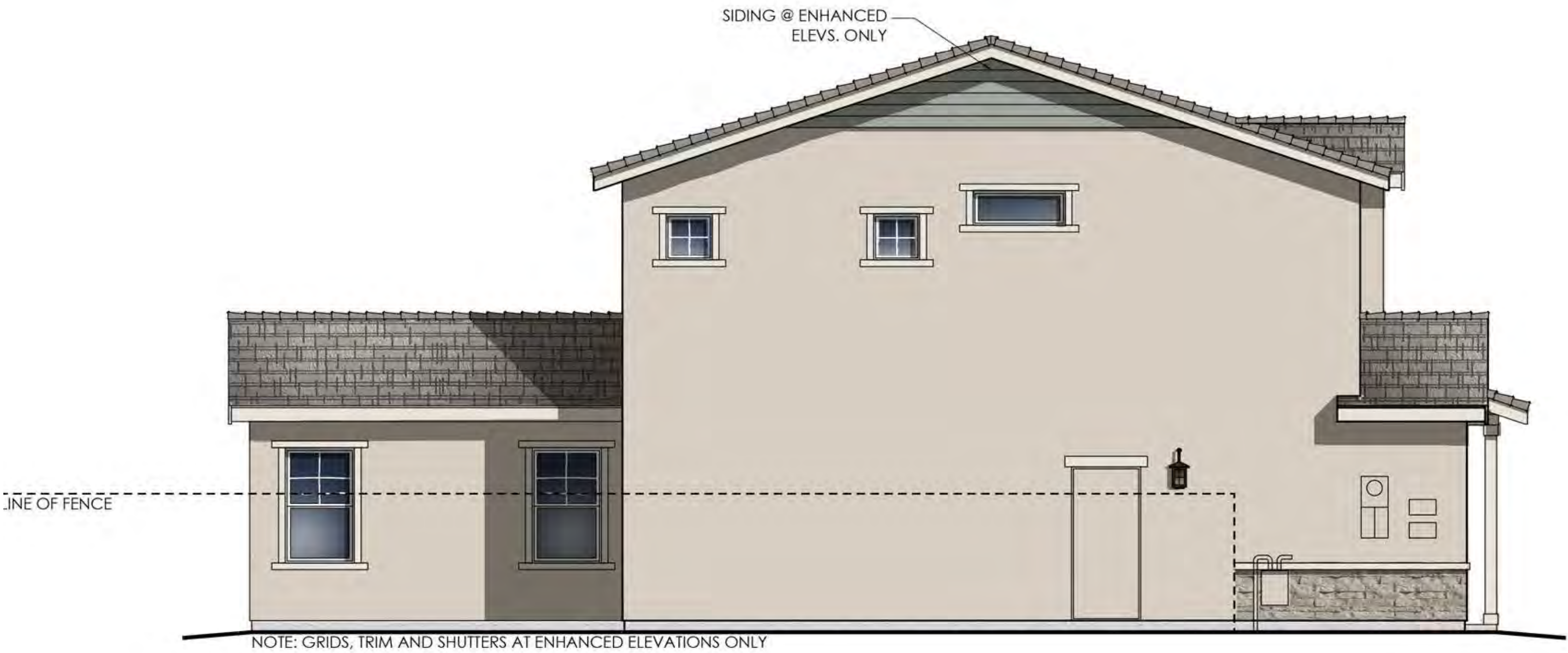
RIGHT ELEVATION

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



FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

03.31.22

# PLAN FOUR | ELEVATION B | COTTAGE

KC BELLO, LLC  
ANTIOCH, CALIFORNIA

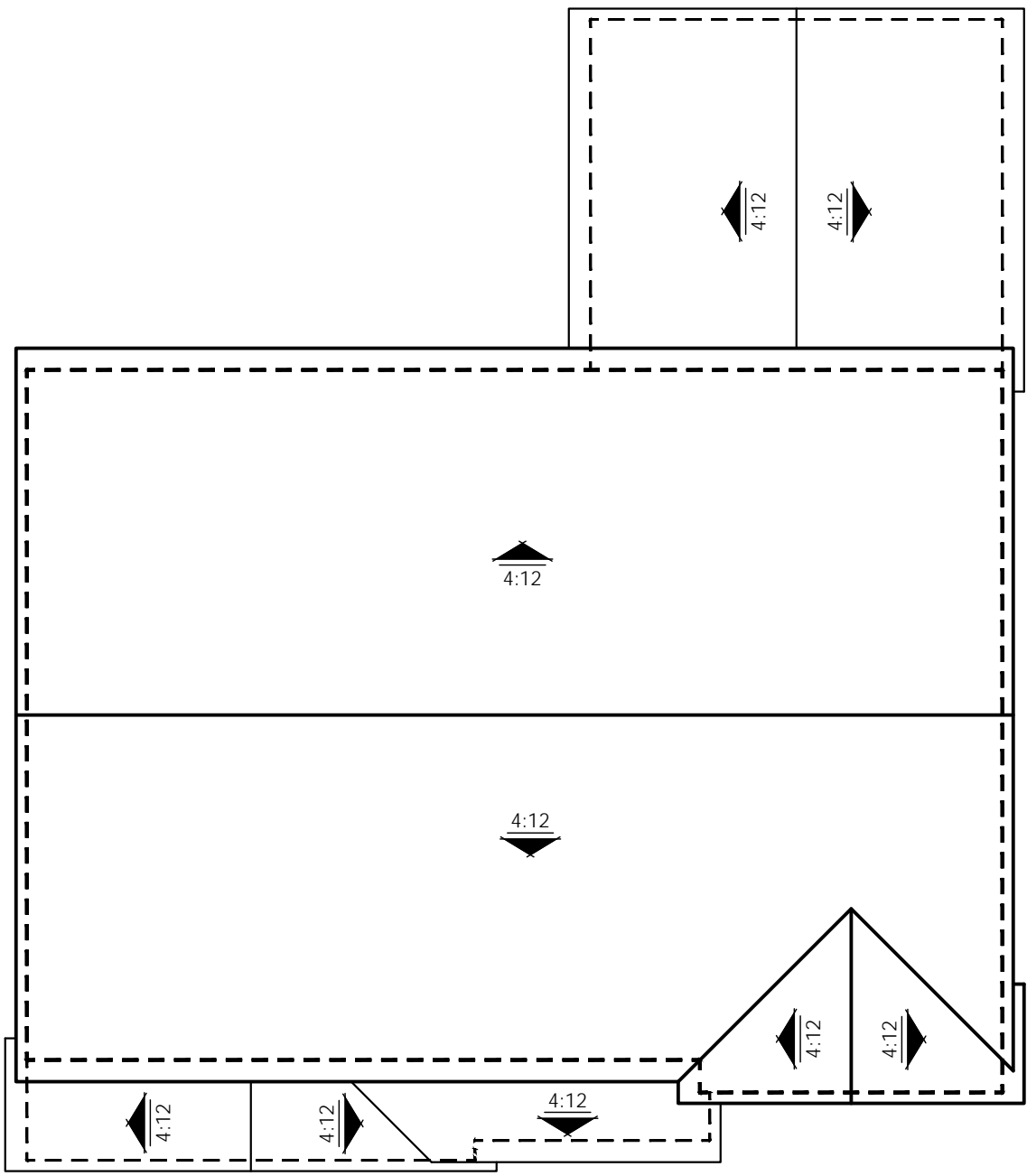
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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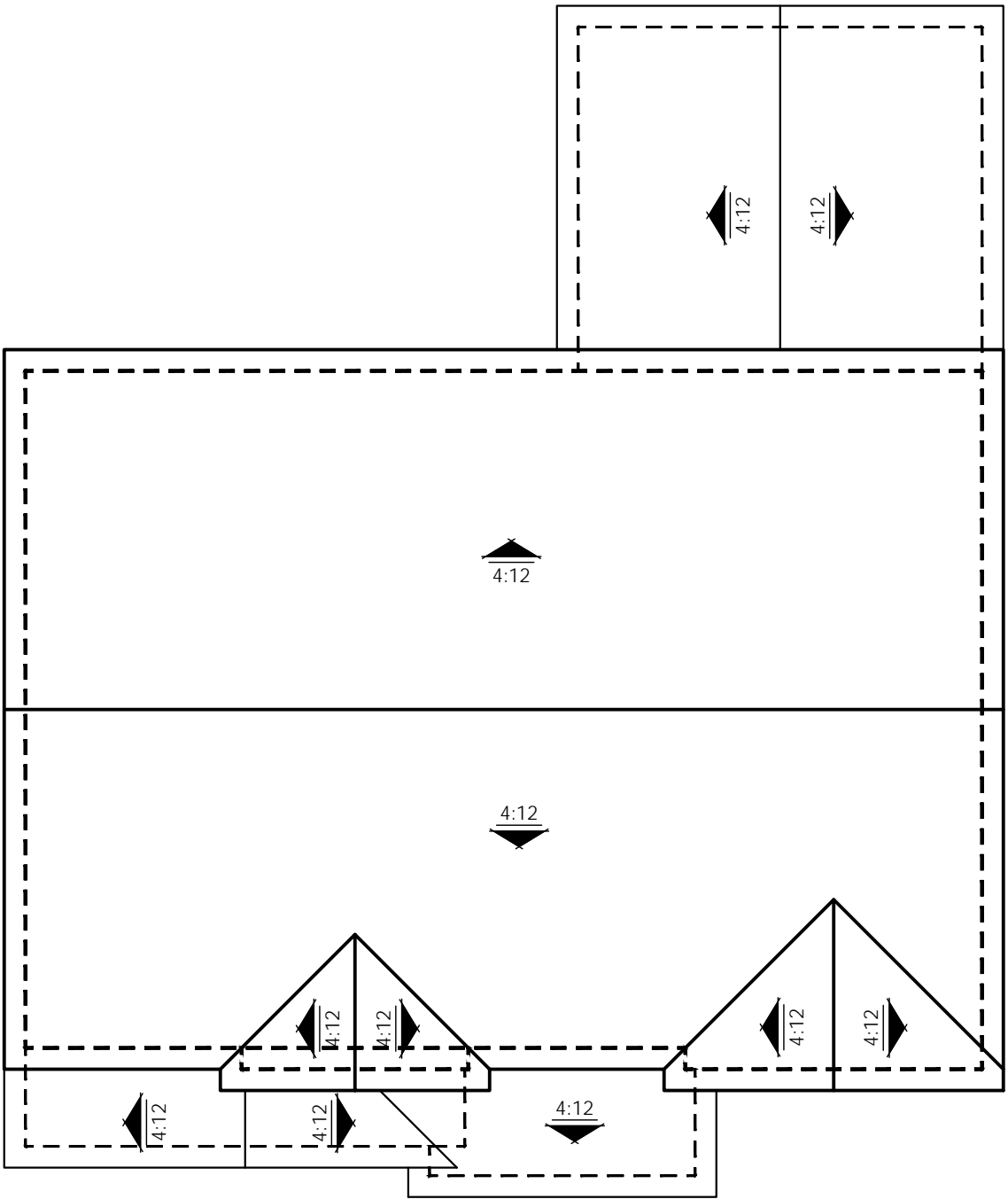
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ROOF PLAN 'A'

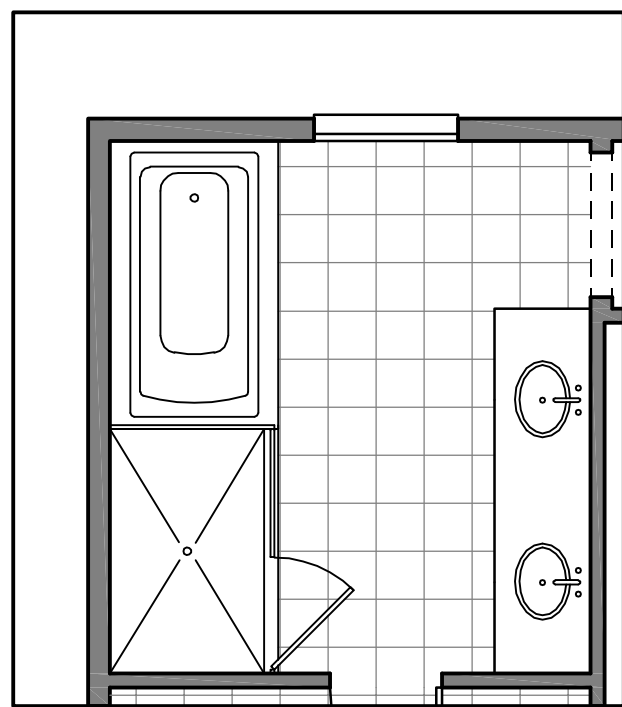
SCALE: 1/8" = 1'-0"



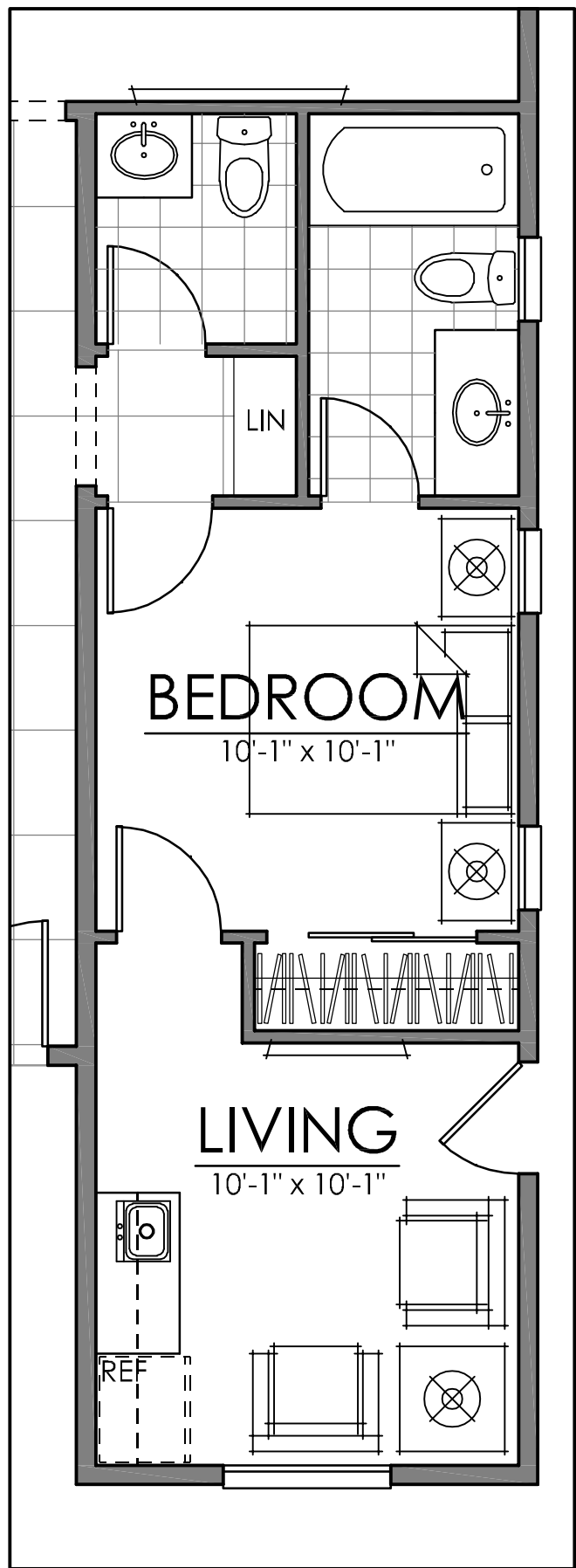
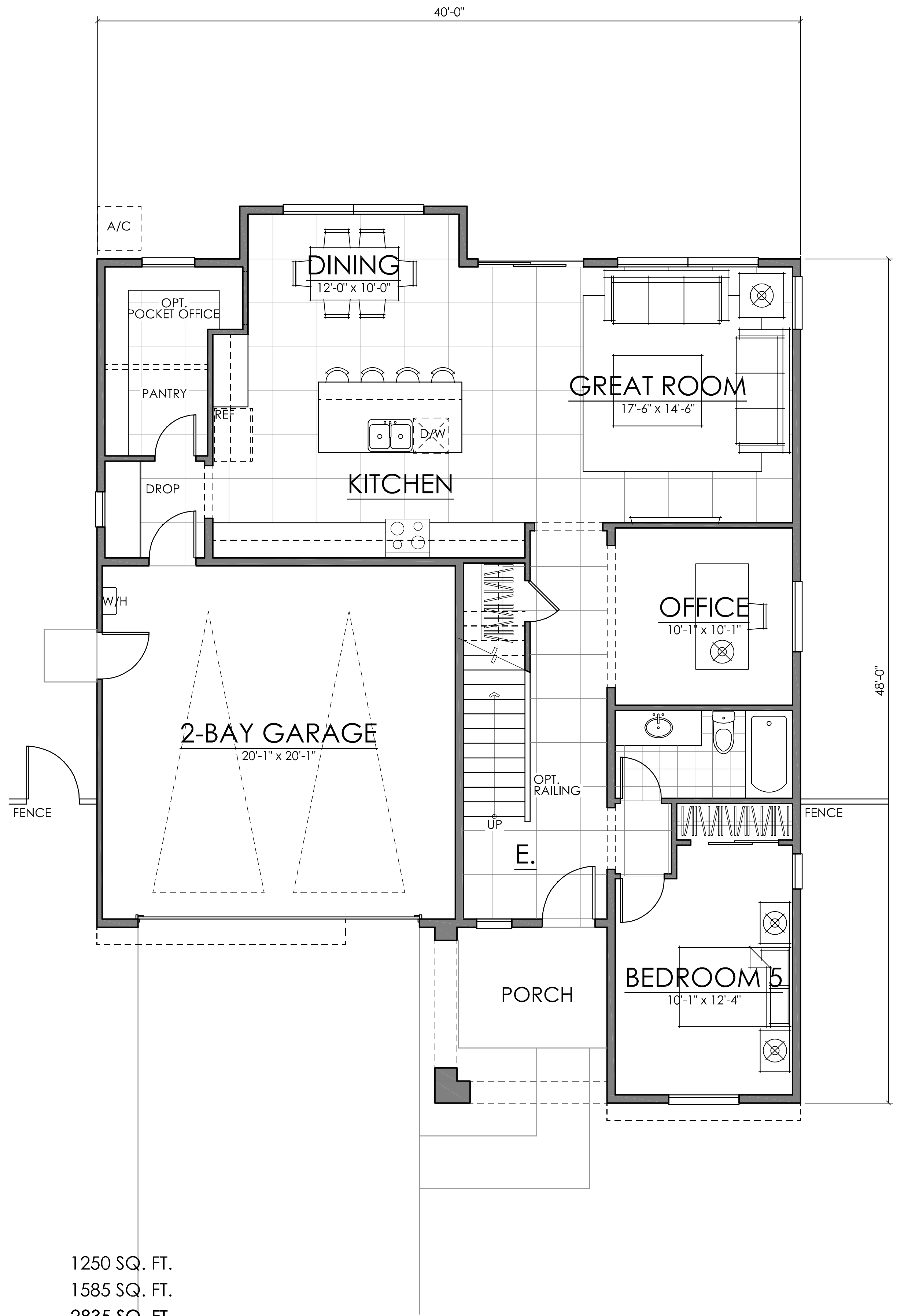
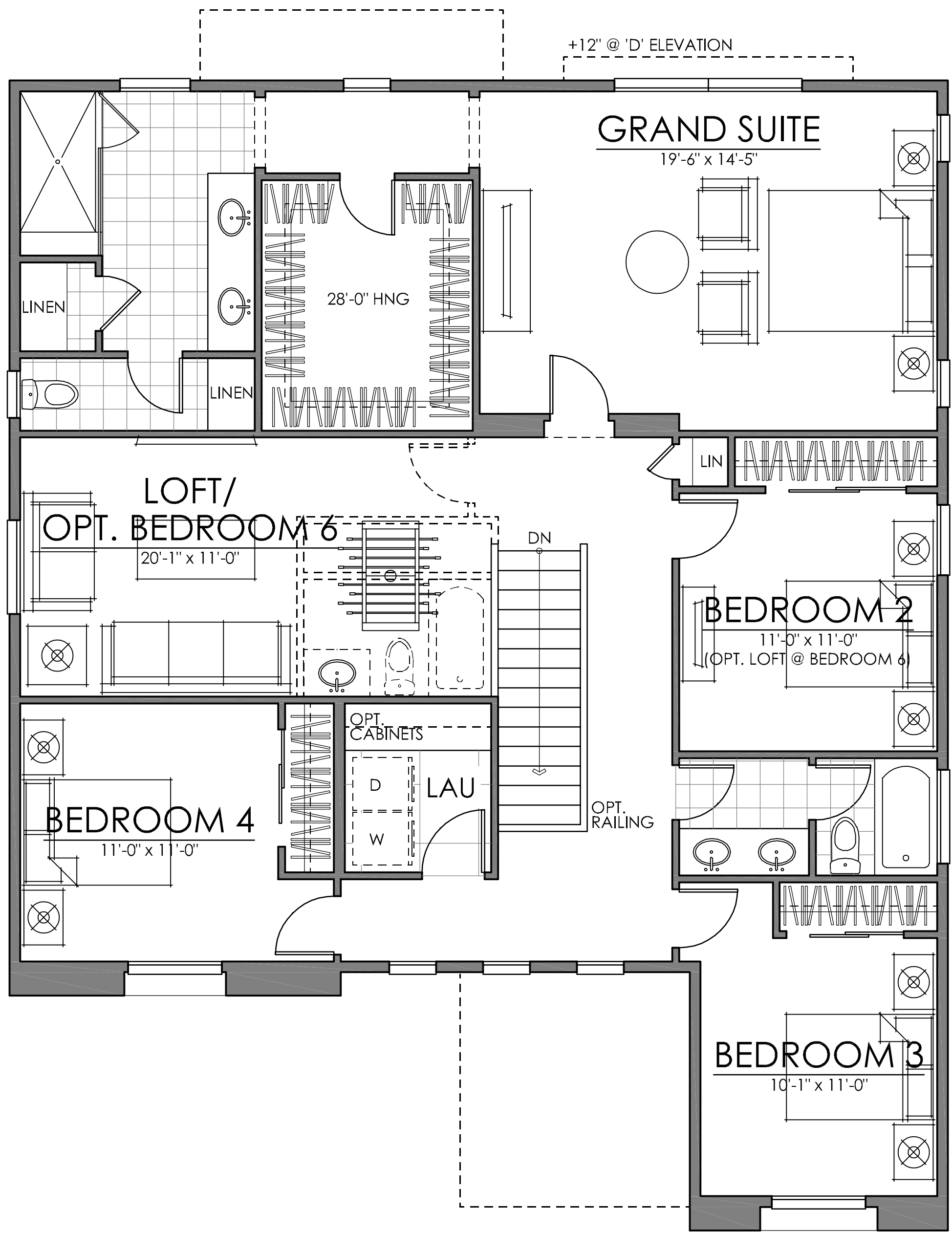
ROOF PLAN 'B'

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





OPTIONAL TUB/ SHOWER



OPTIONAL MULTI-GEN SUITE

FIRST FLOOR 1250 SQ. FT.  
SECOND FLOOR 1585 SQ. FT.  
TOTAL LIVING 2835 SQ. FT.

PLAN SEVEN | 2835 SQ. FT.  
KC BELLO, LLC  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationA-SPANISH



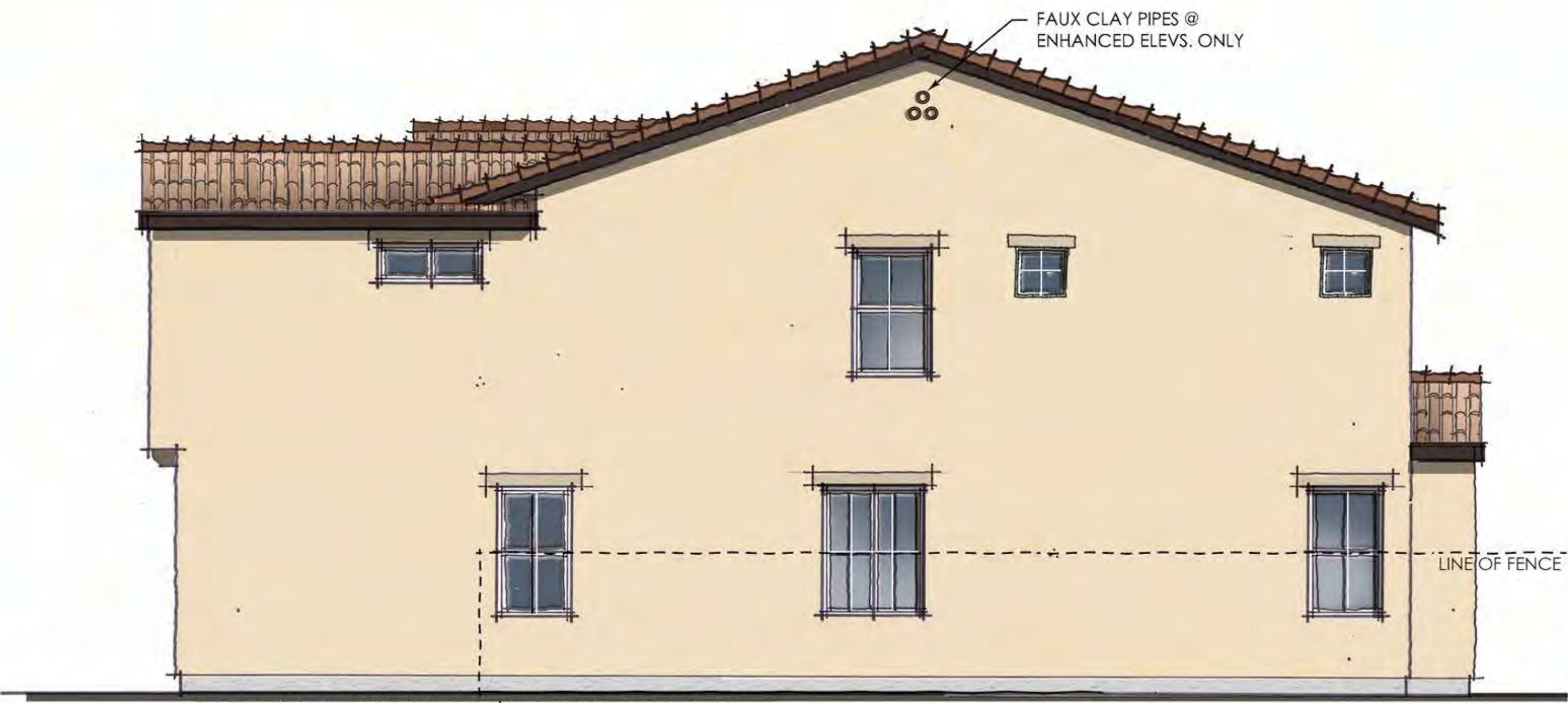
elevationB-COTTAGE



- MATERIAL NOTES:
- STUCCO
  - 1'S' TILE ROOF
  - STUCCO OVER FOAM TRIM
  - STYLE SPECIFIC GARAGE DOOR
  - STYLE SPECIFIC ENTRY DOOR
  - STYLE SPECIFIC SHUTTERS
  - FAUX CLAY ACCENTS



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

03.31.22

PLAN SEVEN | ELEVATION A | SPANISH

KC BELLO, LLC

ANTIOCH, CALIFORNIA

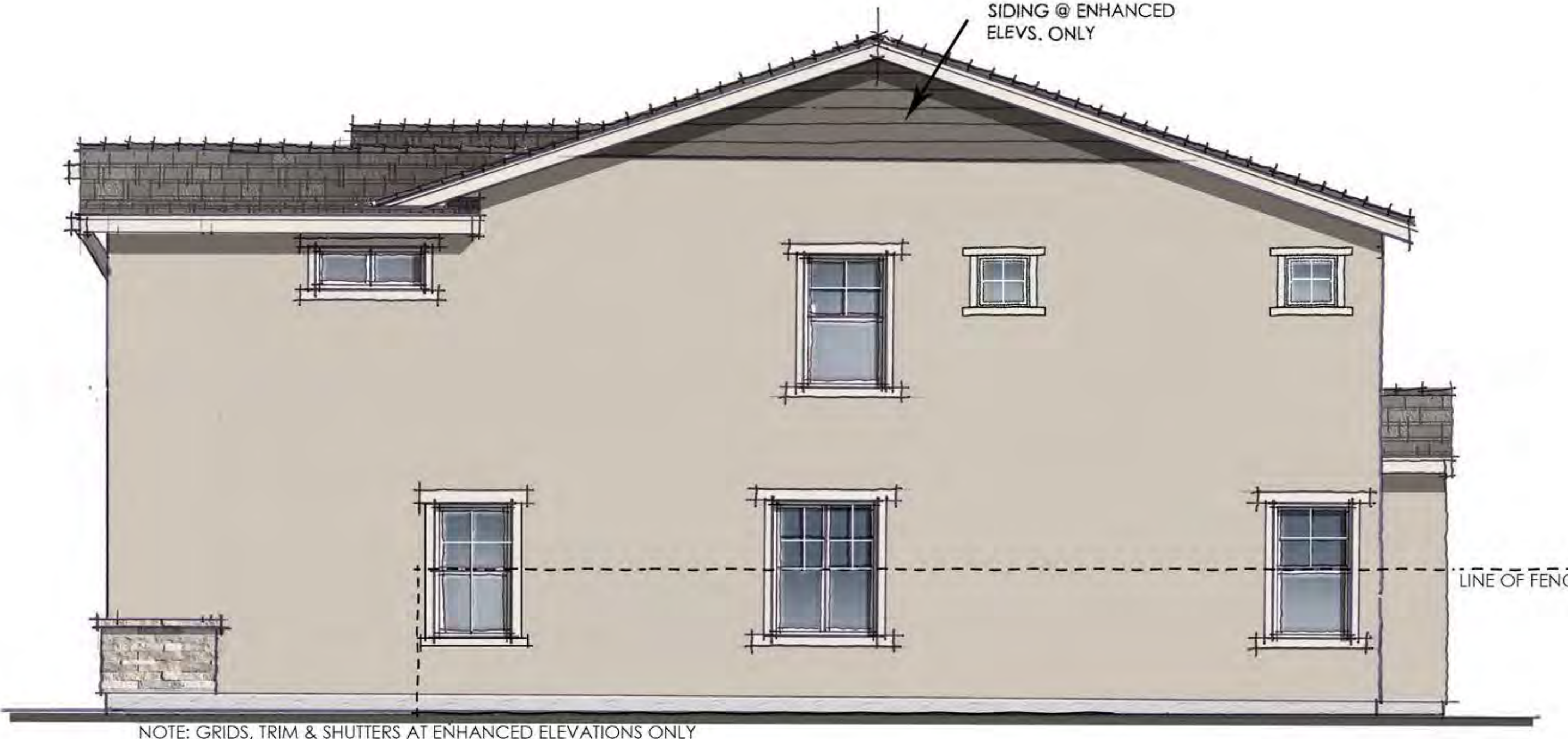


- MATERIAL NOTES:  
-STUCCO  
-FLAT TILE ROOF  
-STUCCO OVER FOAM TRIM  
-STYLE SPECIFIC GARAGE DOOR  
-STYLE SPECIFIC ENTRY DOOR  
-STYLE SPECIFIC SHUTTERS  
-8" HORIZONTAL SIDING  
-CULTURED STONE VENEER ACCENT  
-WOOD POSTS & BRACKETS



NOTE: GRIDS, TRIM & SHUTTERS AT ENHANCED ELEVATIONS ONLY

LEFT SIDE ELEVATION



NOTE: GRIDS, TRIM & SHUTTERS AT ENHANCED ELEVATIONS ONLY

RIGHT SIDE ELEVATION



NOTE: GRIDS, TRIM & SHUTTERS AT ENHANCED ELEVATIONS ONLY

REAR ELEVATION

03.31.22

PLAN SEVEN | ELEVATION B | COTTAGE

KC BELLO, LLC

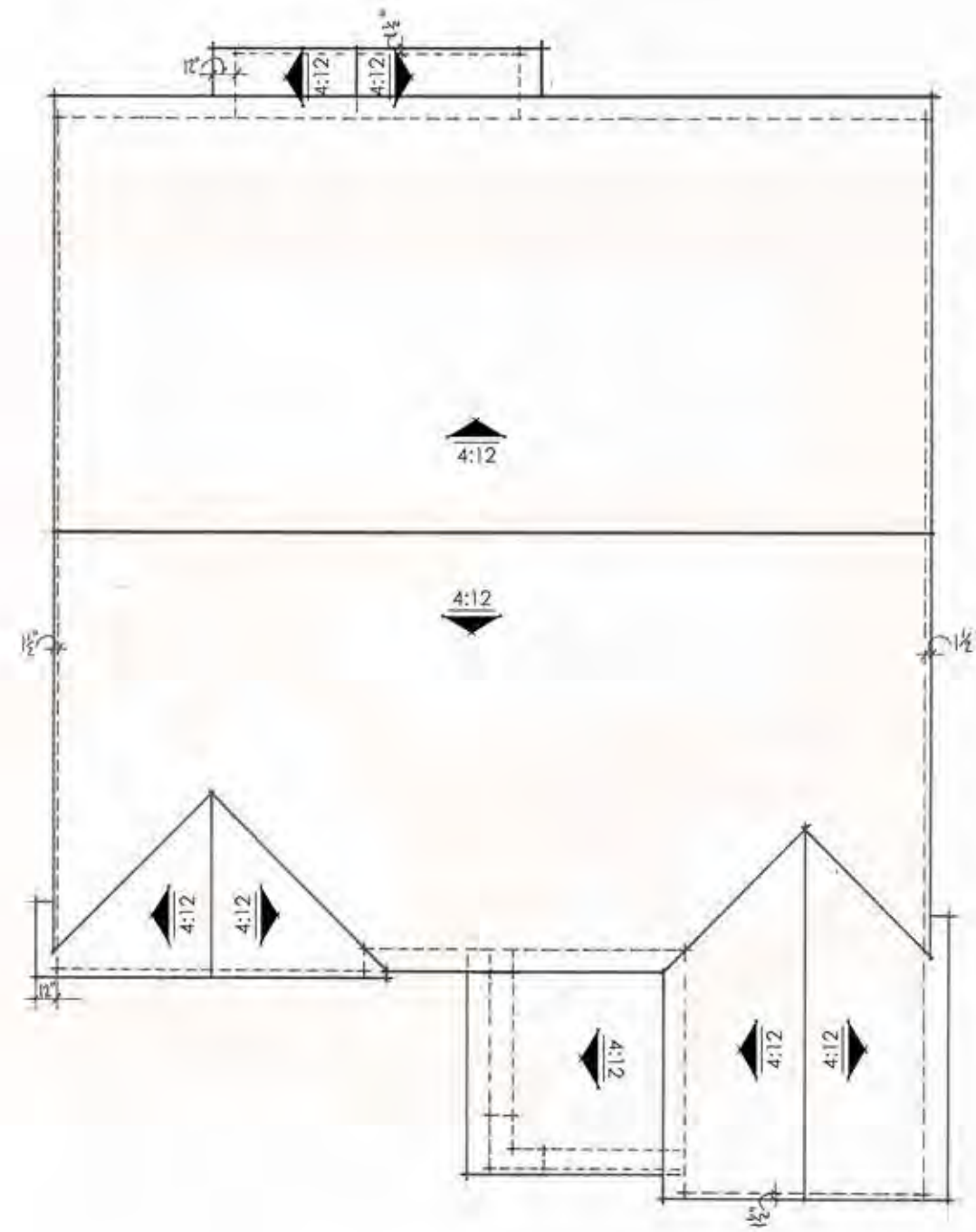
ANTIOCH, CALIFORNIA



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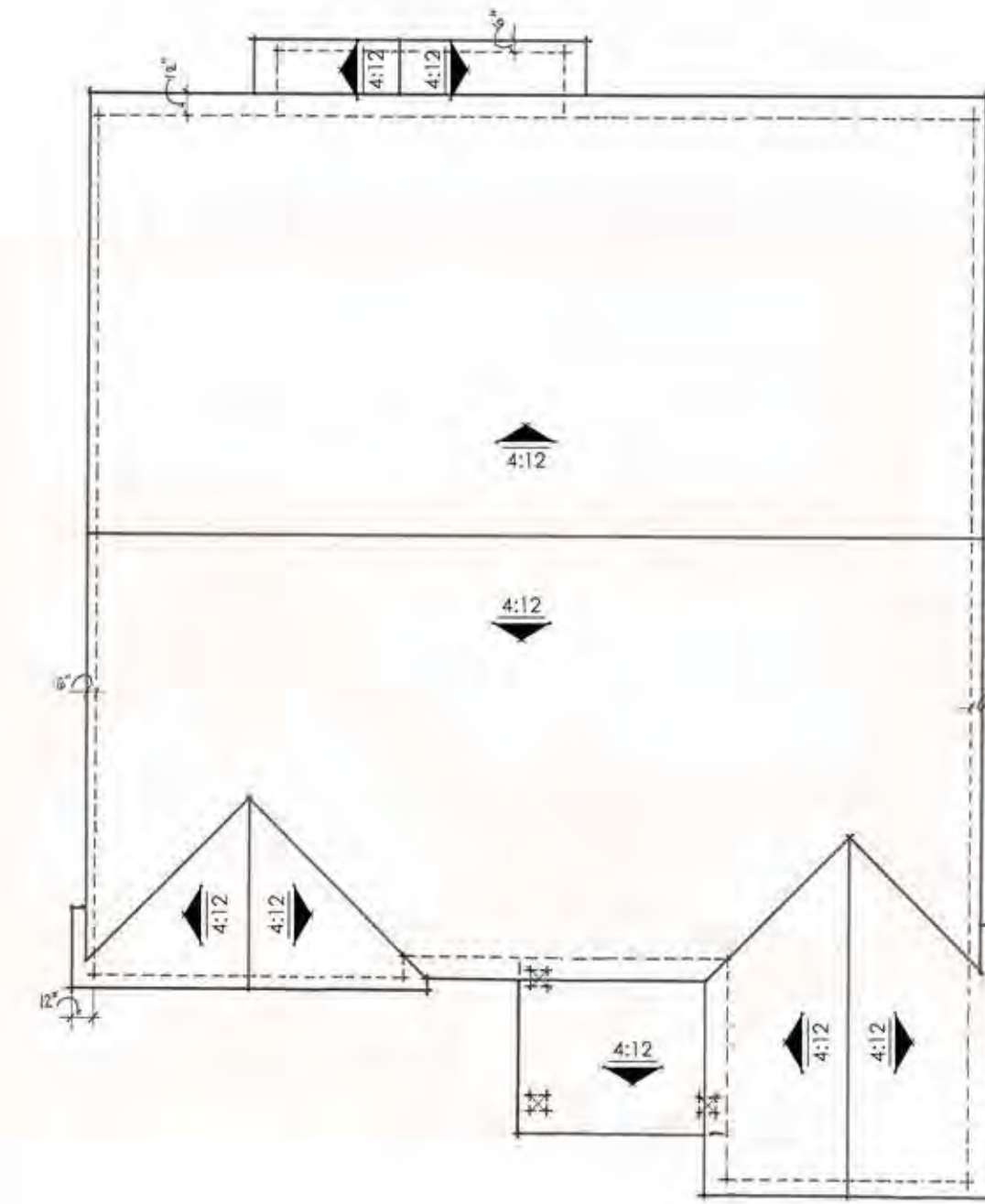
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ROOF PLAN 'A'

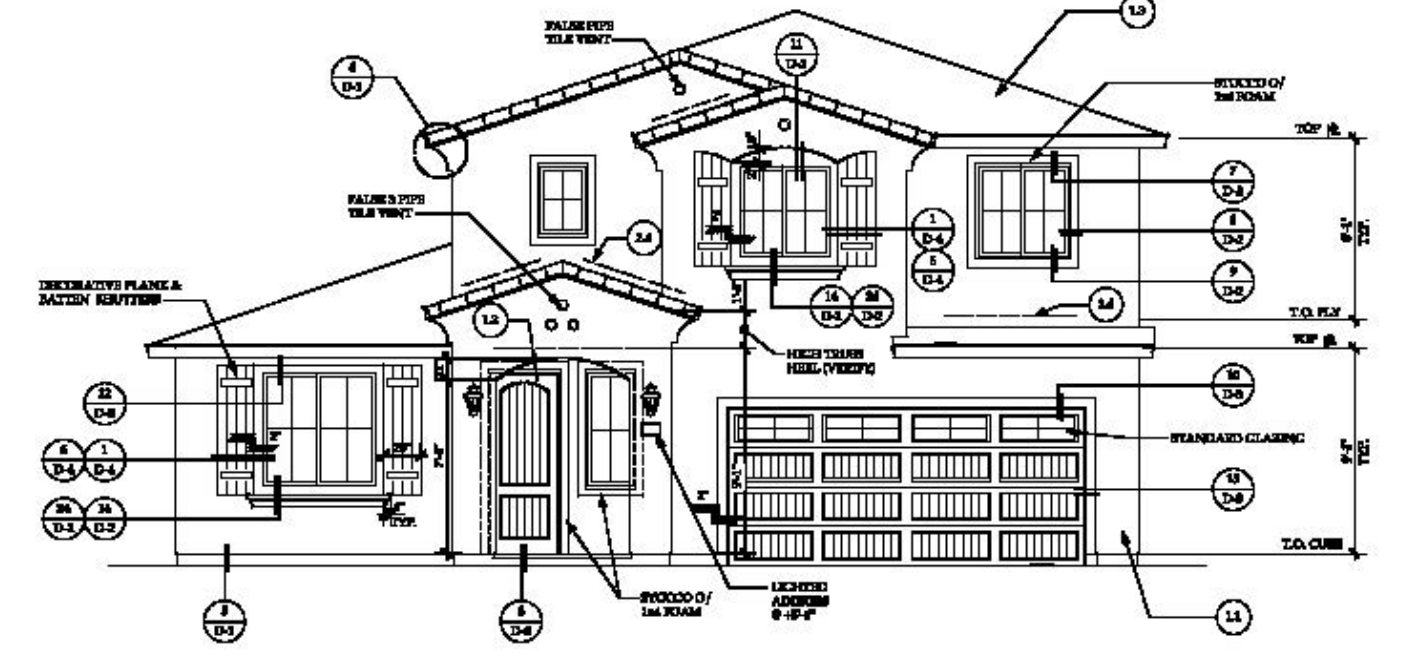
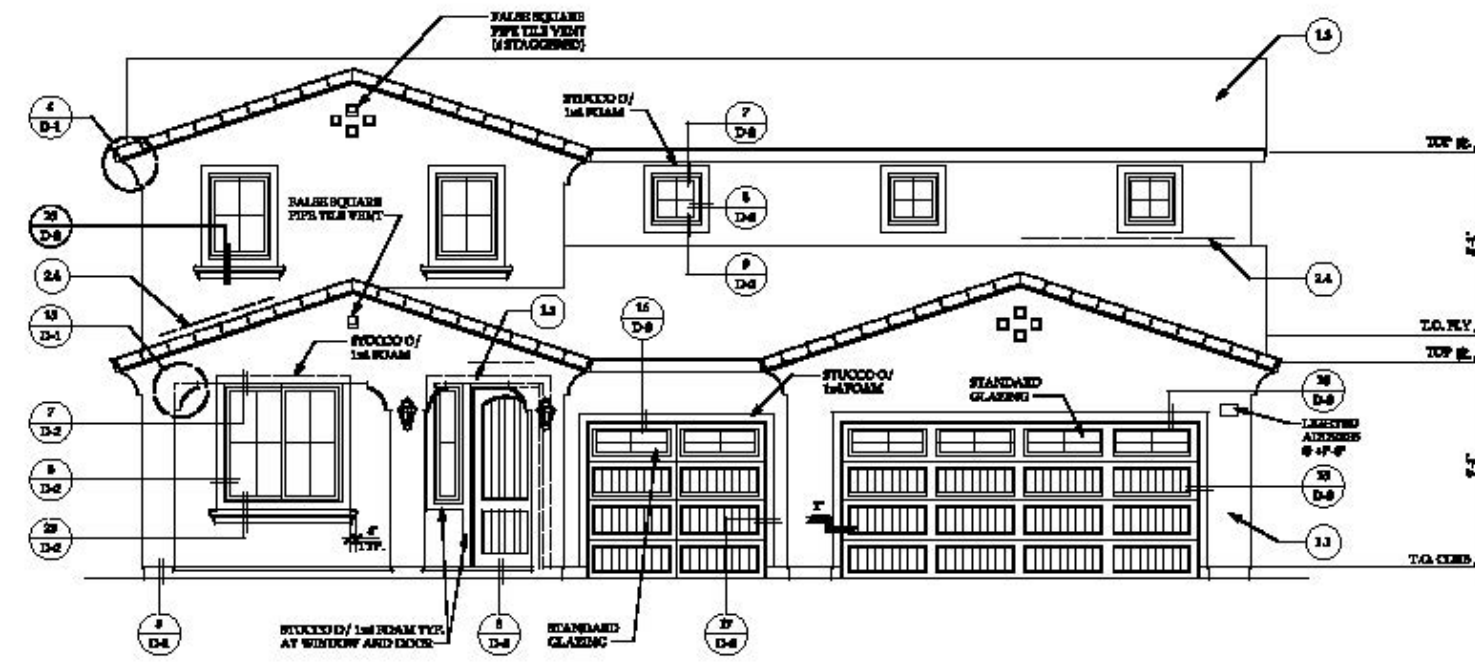
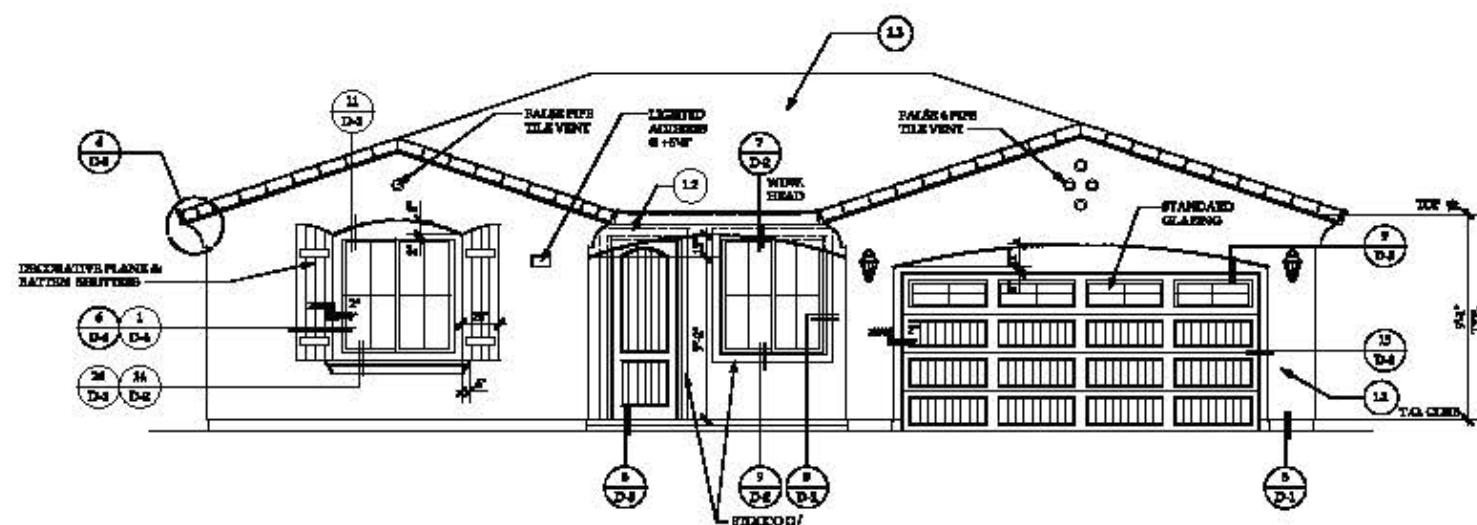
SCALE: 1/8" = 1'-0"



ROOF PLAN 'B'

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





## NEIGHBORING ELEVATIONS



## PROPOSED ELEVATIONS

03.31.22

## SPANISH ELEVATIONS

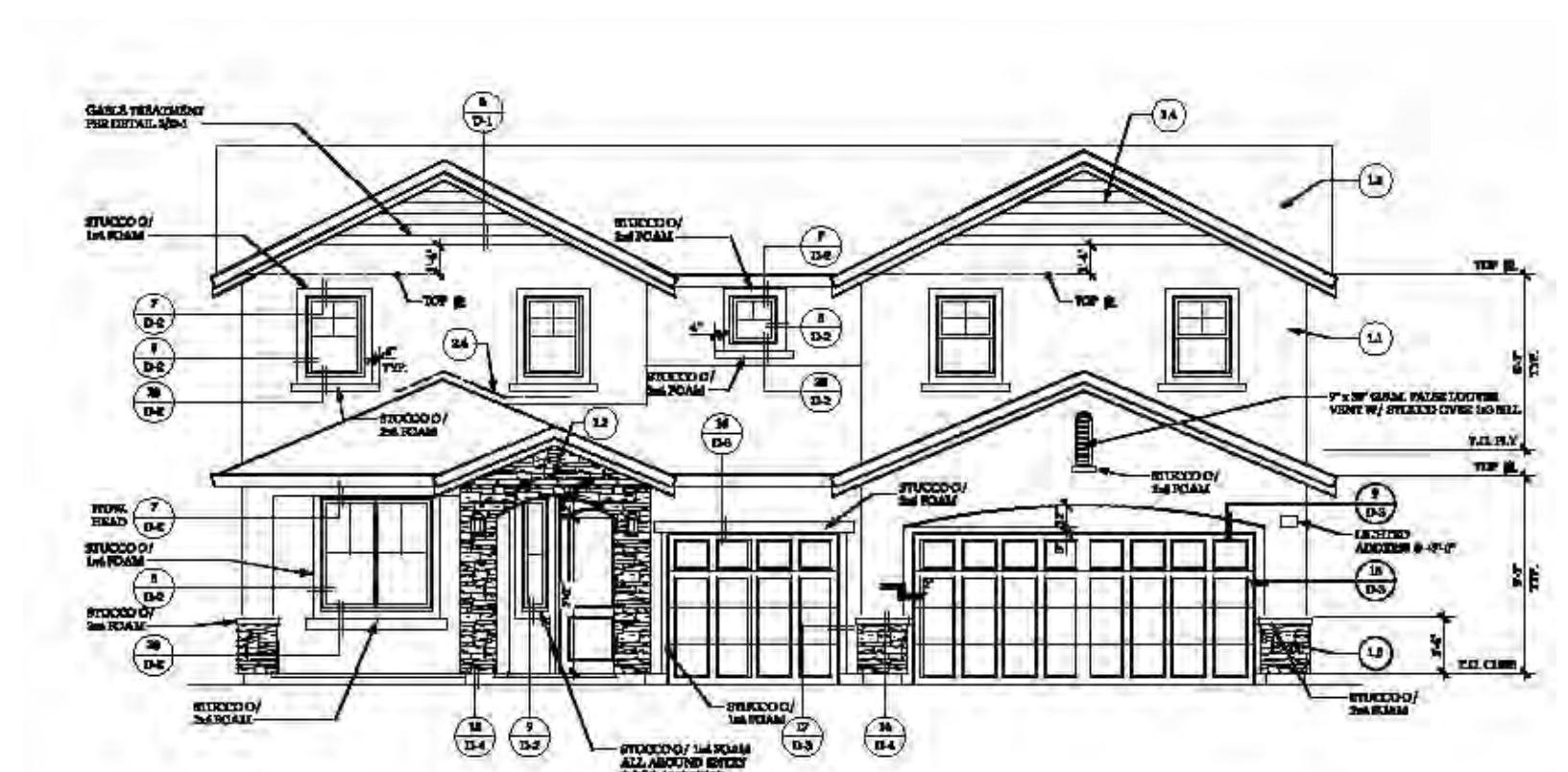
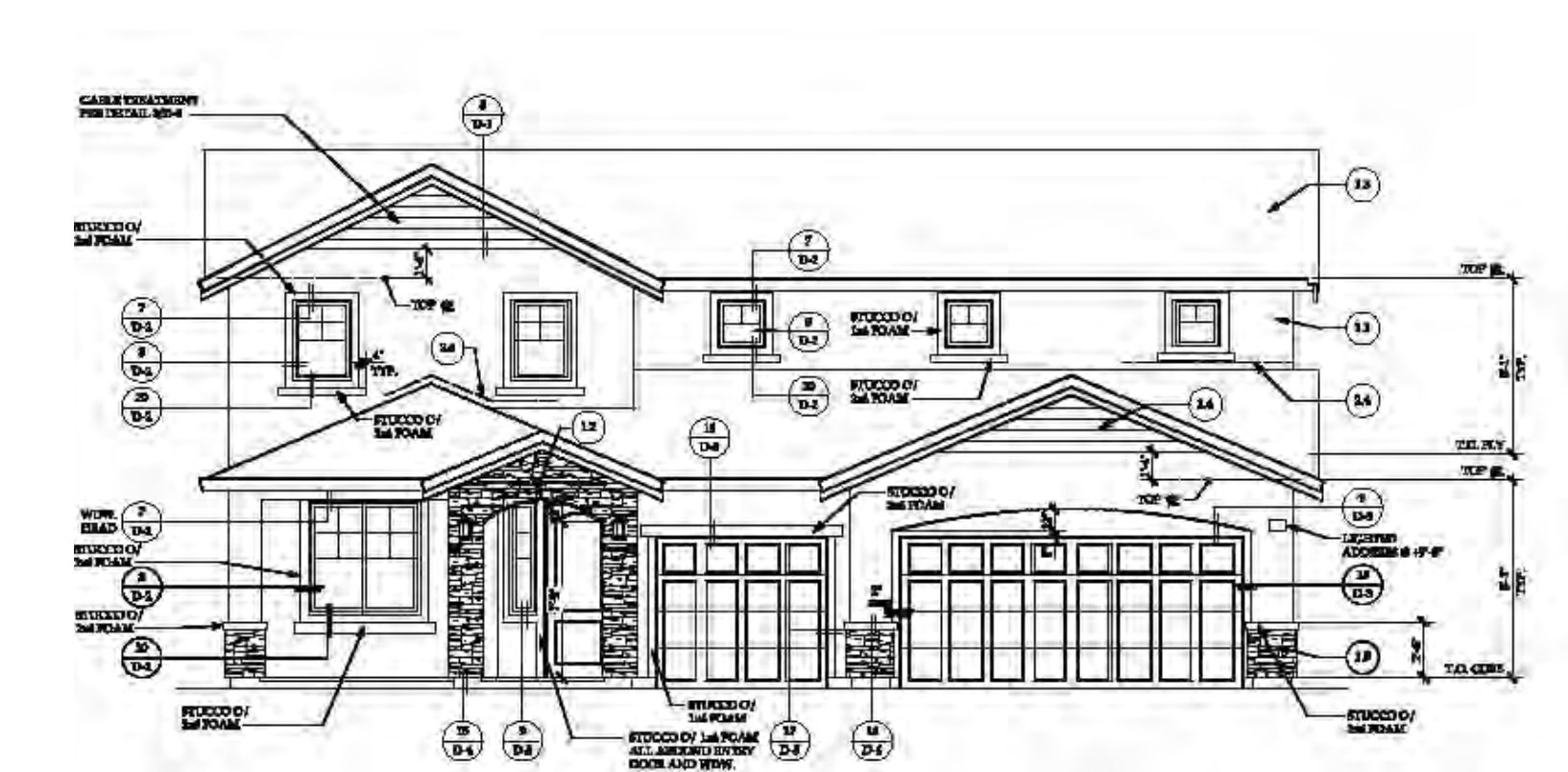
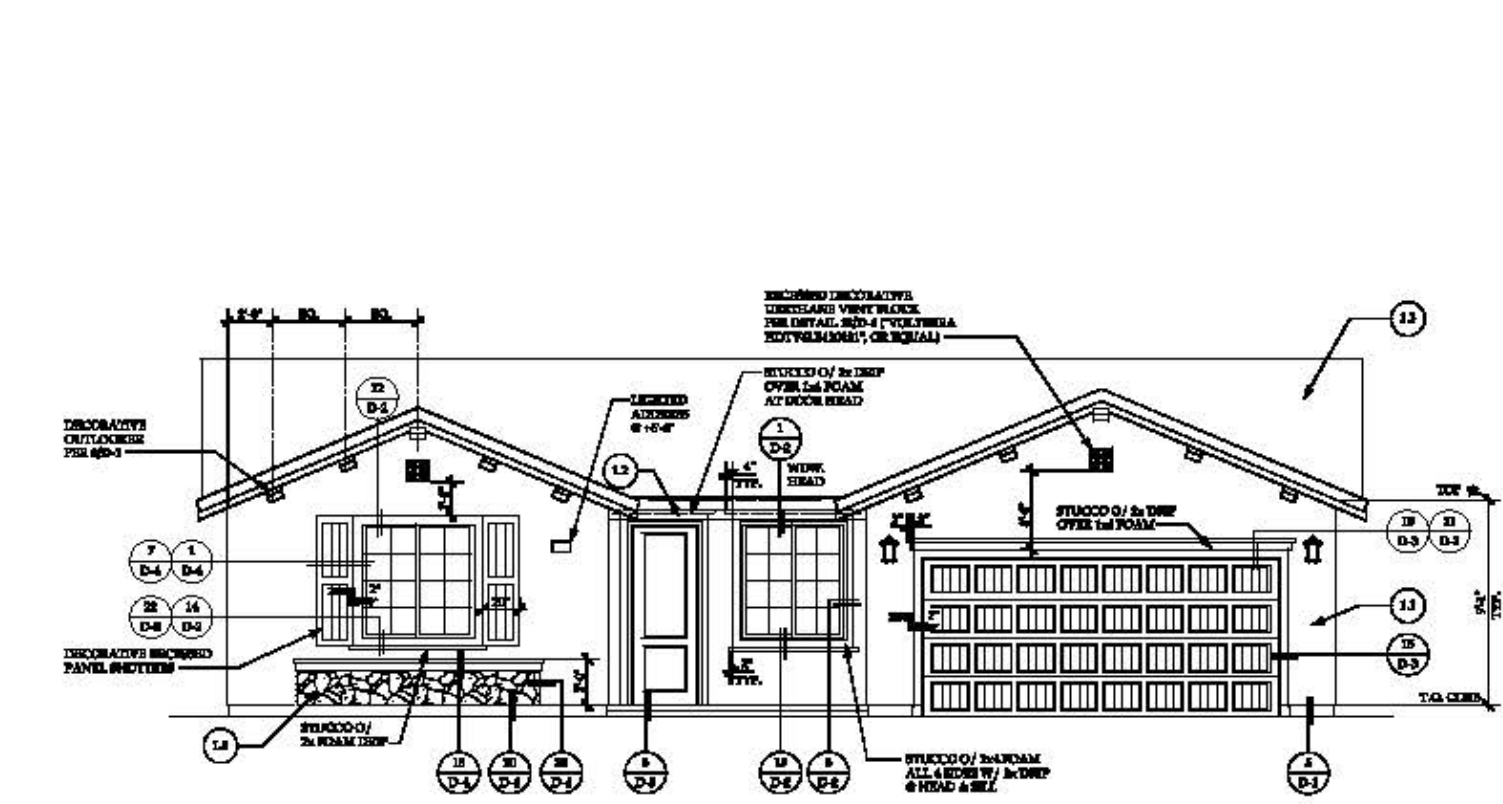
KC BELLO, LLC  
ANTIOCH, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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NEIGHBORING ELEVATIONS



PROPOSED ELEVATIONS

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# COTTAGE ELEVATIONS

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ANTIOCH, CALIFORNIA

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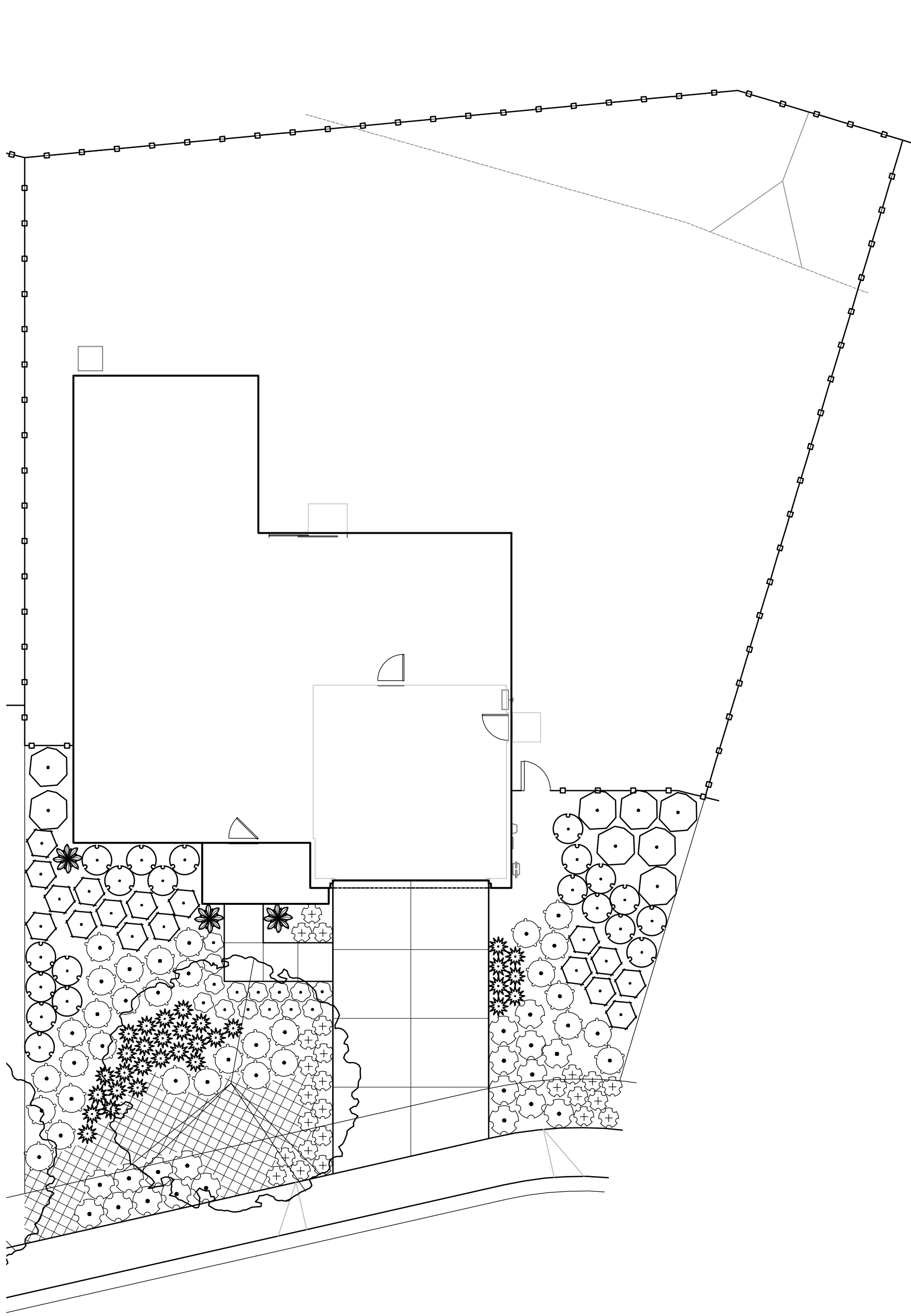
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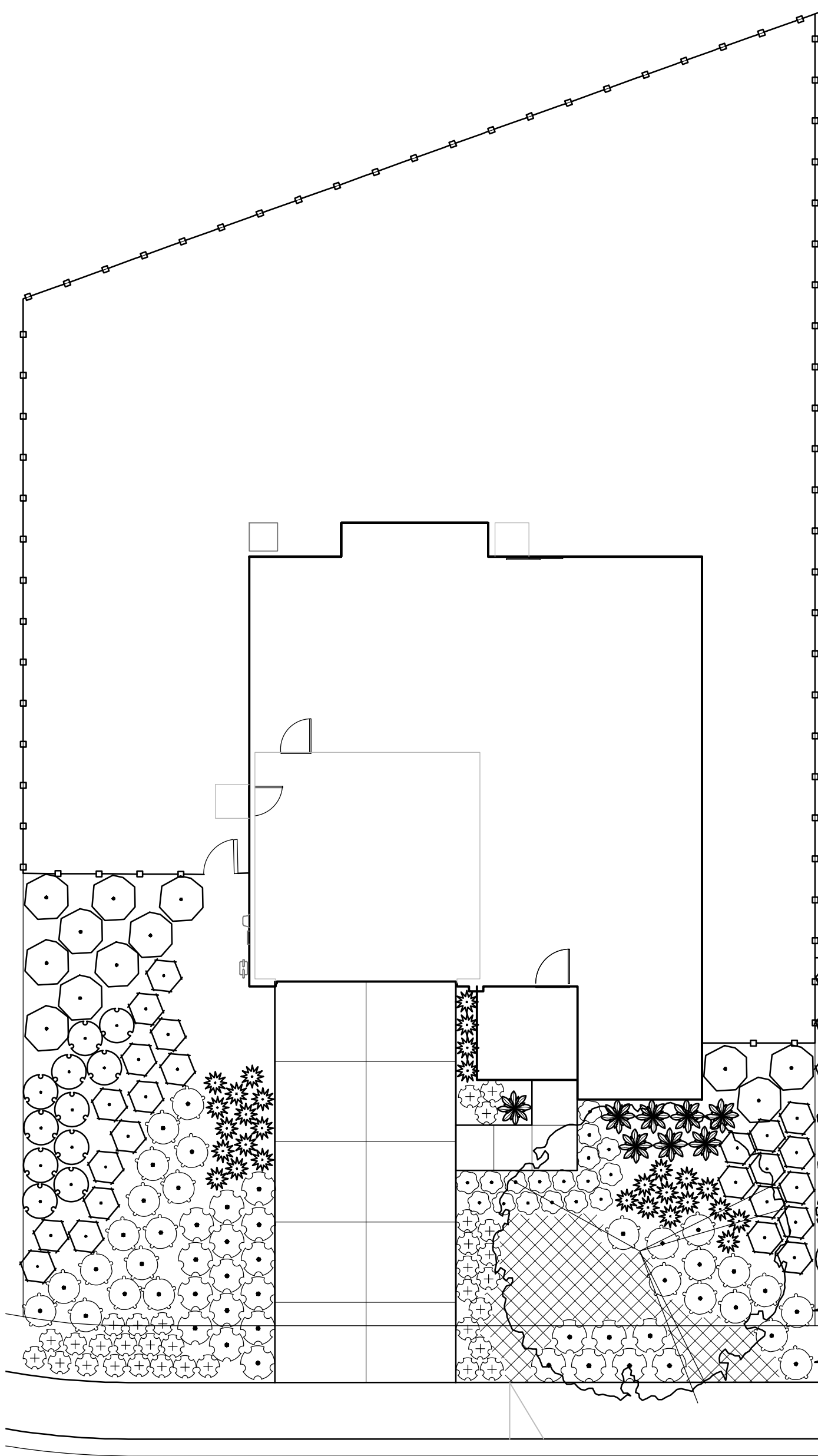








PLAN 4



PLAN 7

PLANTING LEGEND:  
CALIFORNIA RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME
	ACHILLEA SPP.	YARROW
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT
	LIMONIUM PEREZII*	STATICE
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER
	PENSTEMON 'GARNET'	GARDEN PENSTEMON
	PHORMIUM SPP.	NEW ZEALAND FLAX
	PITTOSPORUM C. 'NANA**	KARO PITTOSPORUM
	SALVIA 'POZO BLUE'	POZO BLUE SAGE
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER
	VIBURNUM TINUS 'SPRING BOUQUET**	VIBURNUM
	ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'	CALIFORNIA FUCHSIA
	MYOPORUM PARVIFOLIUM	MYOPORUM

\*PLANTS USED FOR NORTH AND EAST FACING LOTS  
REFER TO SHEET L-5 FOR PLANT WATER USE AND PLANT CONTAINER SIZE

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE

REFER TO SHEET L-5 FOR PLANT SIZE AND WATER USAGE.

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT  
VANDERTOOLEN ASSOCIATES, INC.  
CA LICENSE # 2798

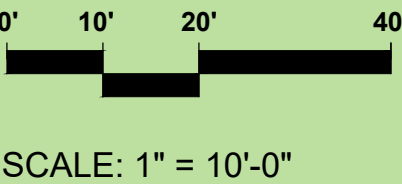
CALIFORNIA RANCH

PCJ Real Estate  
Advisors, LLC

KC BELLO, LLC.  
Napa, California

TYPICAL LOTS  
CONCEPTUAL LANDSCAPE PLAN  
MARCH 31, 2022

vanderToolen Associates  
700 Ygnacio Valley Road  
Suite 100  
Walnut Creek, CA 94596  
tel: 925.274.1305  
www.vandertoolen.com



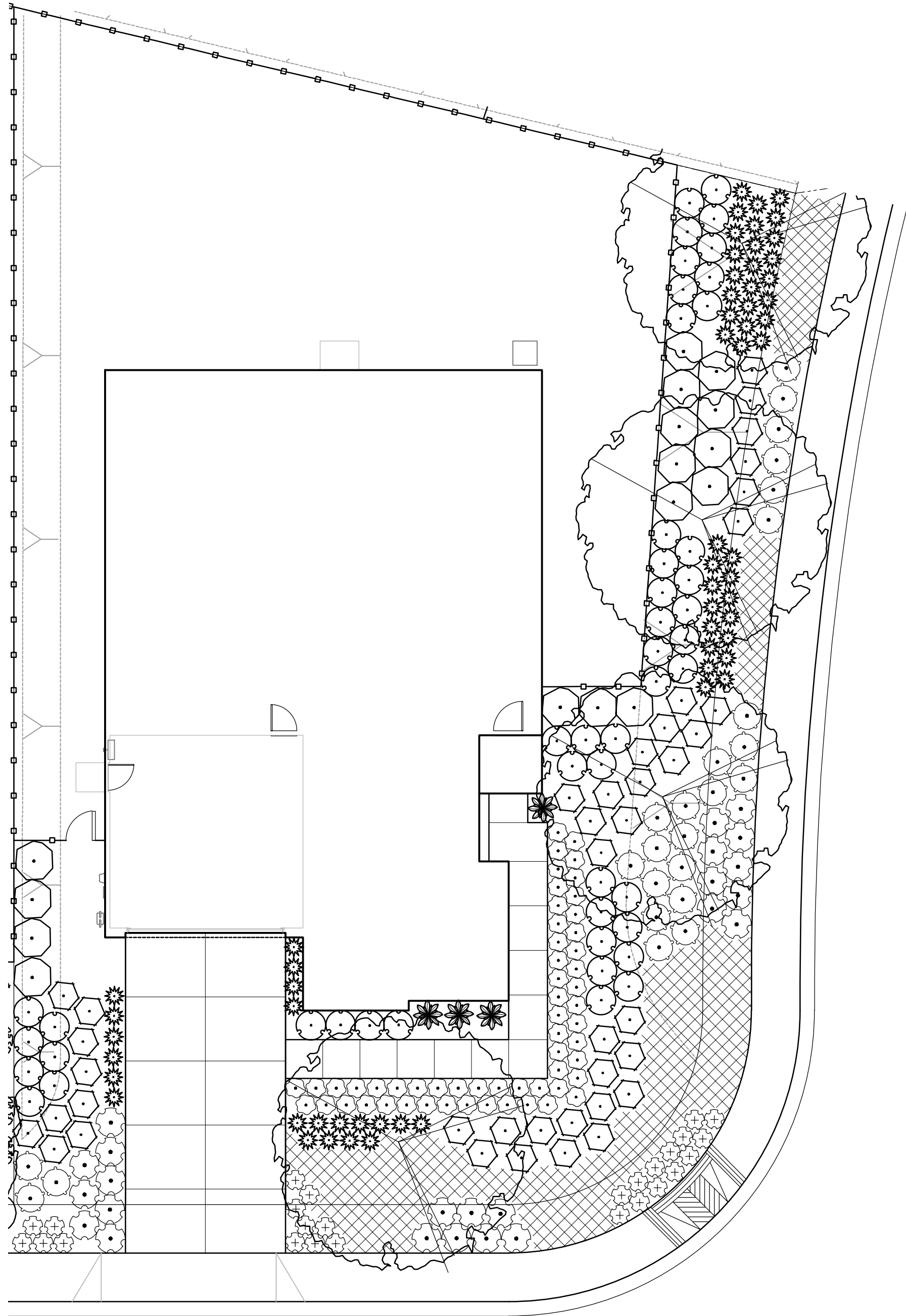
L-2

Project No. 01722









PLAN 2

### PLANTING LEGEND: CALIFORNIA RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME
	ACHILLEA SPP.	YARROW
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT
	LIMONIUM PEREZII*	STATICE
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER
	PENSTEMON 'GARNET'	GARDEN PENSTEMON
	PHORMIUM SPP.	NEW ZEALAND FLAX
	PITTOSPORUM C. 'NANA'	KARO PITTOSPORUM
	SALVIA 'POZO BLUE'	POZO BLUE SAGE
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER
	VIBURNUM TINUS 'SPRING BOUQUET'	VIBURNUM
	ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'	CALIFORNIA FUCHSIA
	MYOPORUM PARVIFOLIUM	MYOPORUM

\*PLANTS USED FOR NORTH AND EAST FACING LOTS  
REFER TO SHEET L-5 FOR PLANT WATER USE AND PLANT CONTAINER SIZE

### STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE

REFER TO SHEET L-5 FOR PLANT SIZE AND WATER USAGE.

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CALIFORNIA RANCH



STREET TREE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	15 GAL



PISTACIA C. 'KEITH DAVEY'

PLANTING LEGEND: CALIFORNIA RANCH				
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACHILLEA SPP.	YARROW	LOW	1 GAL
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	LOW	5 GAL
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	5 GAL
	LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PENSTEMON 'GARNET'	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM C. 'NANA'	KARO PITTOSPORUM	MODERATE	5 GAL
	SALVIA 'POZO BLUE'	POZO BLUE SAGE	LOW	5 GAL
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	LOW	5 GAL
	VIBURNUM TINUS 'SPRING BOUQUET'	VIBURNUM	MODERATE	5 GAL
	ZAUSCHNERIA C. 'SCHEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	LOW	5 GAL
	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW	1 GAL
*PLANTS USED FOR NORTH AND EAST FACING LOTS				



ACHILLEA SPP.



CALAMAGROSTIS 'KARL FOERSTER'



ERIOGONUM GRANDE RUBESCENS



LIMONIUM PEREZII



LOROPETALUM C. 'RAZZLEBERRY'



PENSTEMON 'GARNET'



PHORMIUM SPP.



PITTOSPORUM C. 'NANA'



SALVIA 'POZO BLUE'





TEUCRIUM F. 'COMPACTUM'



VIBURNUM T. 'SPRING BOUQUET'



ZAUSCHNERIA C. 'SCHEFFLIN'S CHOICE'

PLANTING LEGEND: SPANISH				
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW	1 GAL
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	5 GAL
	EPILOBIUM CANUM 'CATALINA'	FIREWEED	LOW	5 GAL
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	MODERATE	1 GAL
	HESPERALOE PARVIFLORA 'SURPRISE BOUQUET'	RED YUCCA	LOW	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	MIMULUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	5 GAL
	PHORMIUM T. 'FIREBIRD'	NEW ZEALAND FLAX	LOW	5 GAL
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	LOW	5 GAL
	RHAPHIOLEPIS L. 'SPRING RAPTURE'	INDIA HAWTHORN	MODERATE	5 GAL
	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1 GAL
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	LOW	5 GAL
*PLANTS USED FOR NORTH AND EAST FACING LOTS				



ANIGOZANTHOS 'KANGA RED'



CALAMAGROSTIS 'KARL FOERSTER'



EPILOBIUM CANUM 'CATALINA'



HELIANTHEMUM 'HENFIELD BRILLIANT'



HESPERALOE P. 'SURPRISE BOUQUET'



LEONOTIS LEONURUS



LOROPETALUM C. 'RAZZLEBERRY'



MIMULUS AURANTIACUS



PHORMIUM 'FIREBIRD'



RHAMNUS C. 'EVE CASE'



RHAPHIOLEPIS L. 'SPRING RAPTURE'



STACHYS BYZANTINA



WESTRINGIA FRUTICOSA

PCJ Real Estate  
Advisors, LLC

**KC BELLO, LLC.**  
Antioch, California

IMAGERY

MARCH 31, 2022

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L-5

Project No. 01722