



Plan 2A

Plan 3C

Plan 1B

Rialto Place
City of Antioch, CA
A.D. S e e n o C o n s t r u c t i o n

SOMERSVILLE ROAD



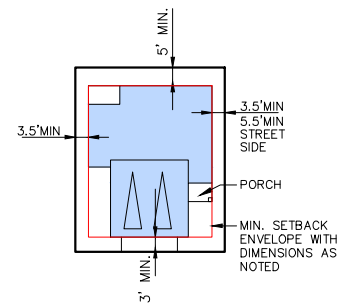
Rialto Parking Tabulation

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

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

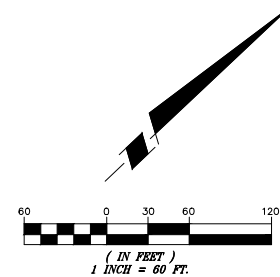
DISTRIBUTION TABLE

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



TYPICAL MINIMUM LOT SETBACKS
N.T.S.

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



Rialto Affordable Housing Tabulation

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

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

MASTER PLOTTING PLAN

RIALTO PLACE
ANTIOCH, CA

MAY 3, 2024

PERCENT LOT COVERAGE

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

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

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

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

MASTER PLOTTING PLAN SITE DATA

RIALTO PLACE
ANTIOCH, CA

MAY 3, 2024



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L-2 & L-3)
- PLANT CONTAINER SIZE

FENCING LEGEND

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

PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS*
STREET TREES						
	<i>Acer rubrum 'Armstrong II'</i>	Red Maple	15 GAL-STD.	SEE PLANS	40	M
	<i>Arbutus s. Marina'</i>	Strawberry Tree	18 GAL-STD.	SEE PLANS	56	L
	<i>Fraxinus vanelli</i>	Evergreen Ash	15 GAL-STD.	SEE PLANS	56	M
	<i>Pistachia s. 'Keith Doney'</i>	Fruitless Chinese Pistache	18 GAL-STD.	SEE PLANS	65	L
	<i>Lagerstroemia s. 'Tycadorra'</i>	Pink Grape Myrtle	15 GAL-STD.	SEE PLANS	60	VL
STORMWATER TREATMENT PLANTS						
	<i>Chondropetalum bectarum**</i>	Cape Rush	1 GAL	42" O.C.		L
	<i>Muhlenbergia rigens**</i>	Deer Grass	1 GAL	48" O.C.		L

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

TENTATIVE MAP: LANDSCAPE STREET TREES & FENCING

NOT FOR CONSTRUCTION

RIALTO PLACE

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



ENVIRONMENTAL FORESIGHT, INC.
 Landscape Architecture
 2065 N. Broadway, Suite 203
 Walnut Creek, CA 94596
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 www.environmentalforesight.com



DATE: 05/08/24
 JOB# 23009.01

PRELIMINARY PLANT MATERIAL PALETTE

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

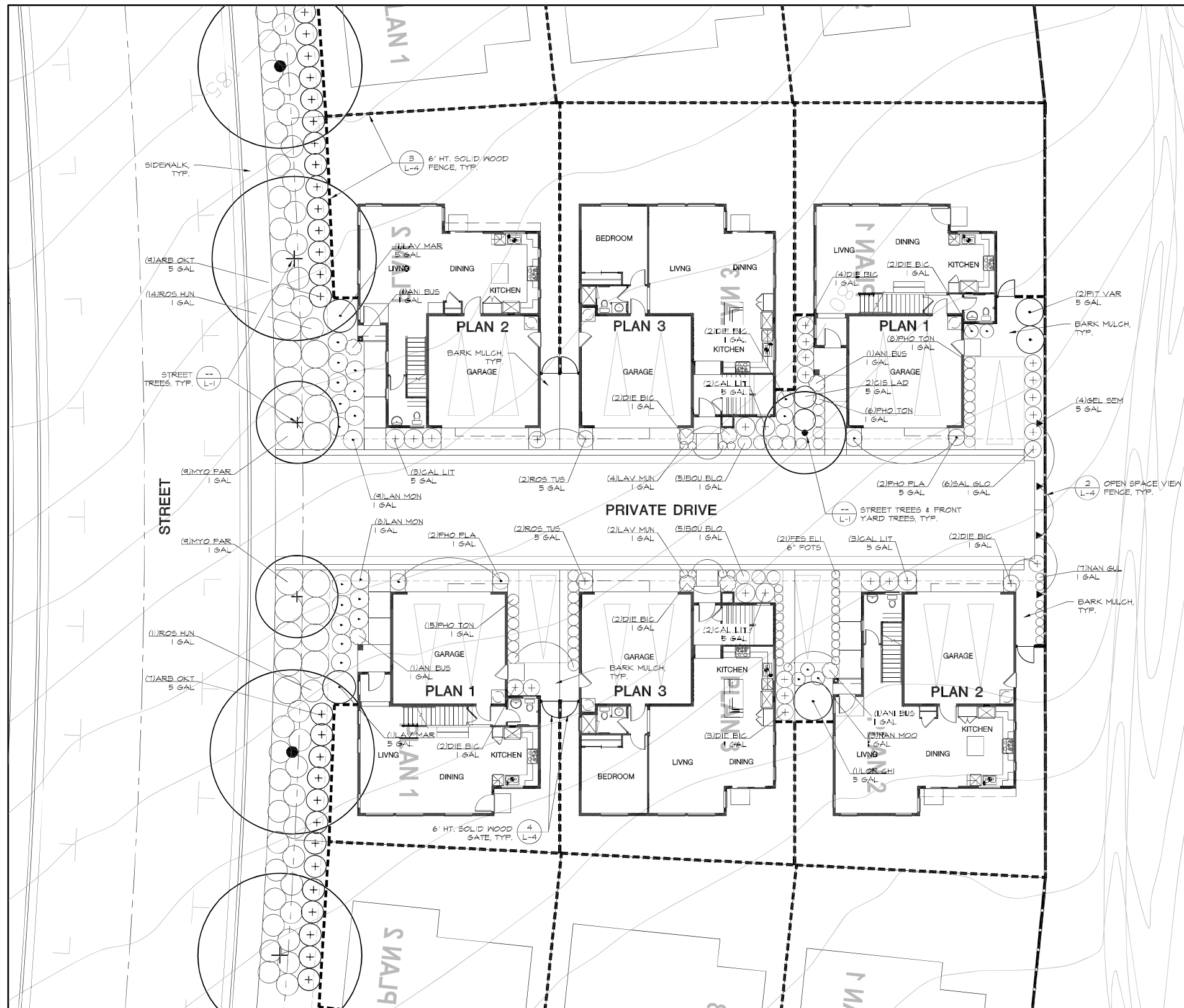
NOTES:
 1. * - THE "WUGOLS" RATING SYSTEM IS INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTING IN CALIFORNIA. THE MAJORITY OF PLANTS SELECTED ARE RATED VERY LOW TO MEDIUM WATER REQUIREMENTS FOR THE REGION AND SHALL BE PLANTED IN SPECIFIC HYDROZONES. PLANT WATER USE RATINGS ARE: VL -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

IRRIGATION/MWEO DESIGN NOTE

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

PLANTING NOTES

- SOIL AMENDMENTS:** THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.
- SOIL TESTS:** PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.
- NUTRIENT RICH COMPOST AMENDMENT:** A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS WONDERGROW PREMIUM COMPOST AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR FOUR COURSE COMPOST AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.
- FINAL SOIL AMENDMENT RECOMMENDATION:** THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT FIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.
- MULCH:** ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
 - PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE MULCH IN LIGHT BROWN COLOR.
 - PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY SHREDDED CEDAR IN LIGHT BROWN COLOR.
 C. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER FIRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.



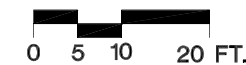
4 & 6-PACK LOT FRONT YARD TYPICALS

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

NOT FOR CONSTRUCTION

GRAPHIC SYMBOL LEGEND

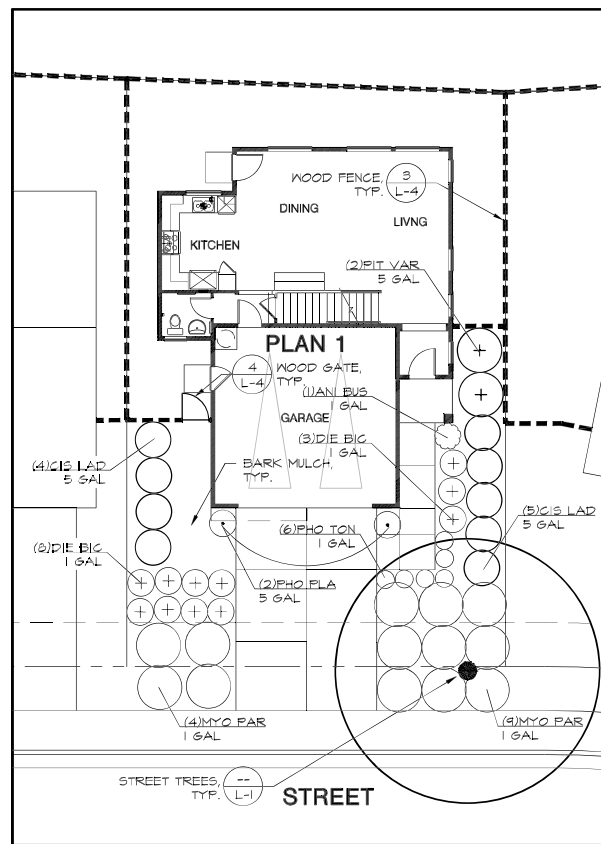
- (1) L-9: DETAIL NUMBER
- (1) L-9: SHEET NUMBER
- (24) ASA RAN 5 GAL: PLANT QUANTITY
- (24) ASA RAN 5 GAL: PLANT MATERIAL KEY (SEE SHEET L-2 & L-3)
- (24) ASA RAN 5 GAL: PLANT CONTAINER SIZE



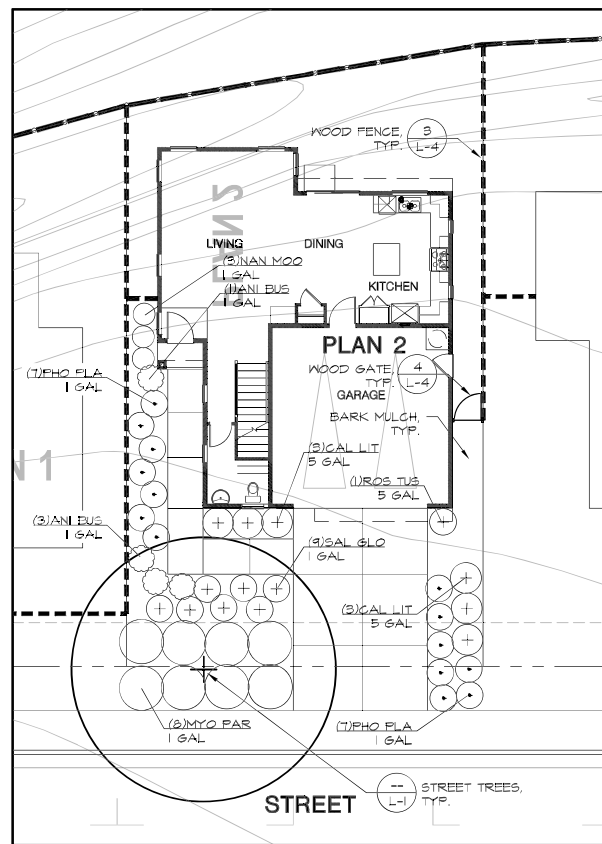
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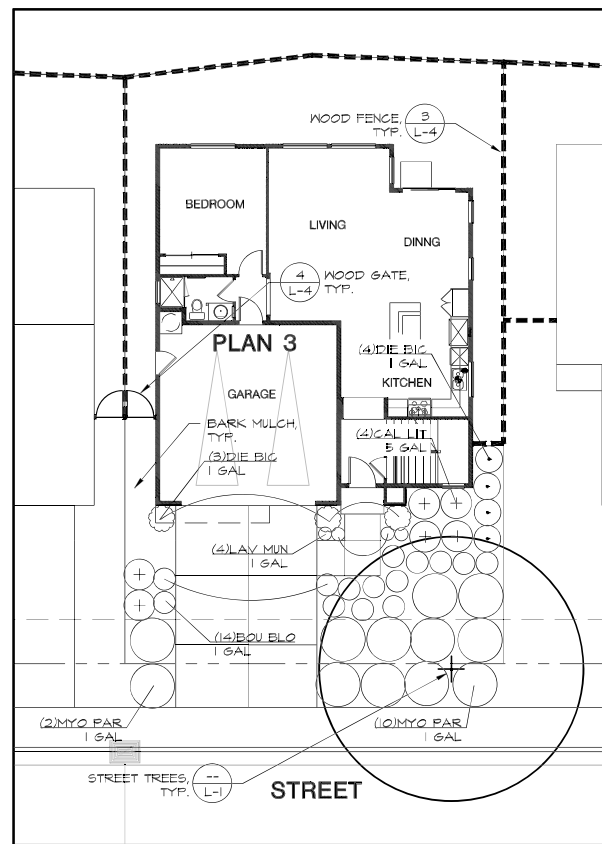
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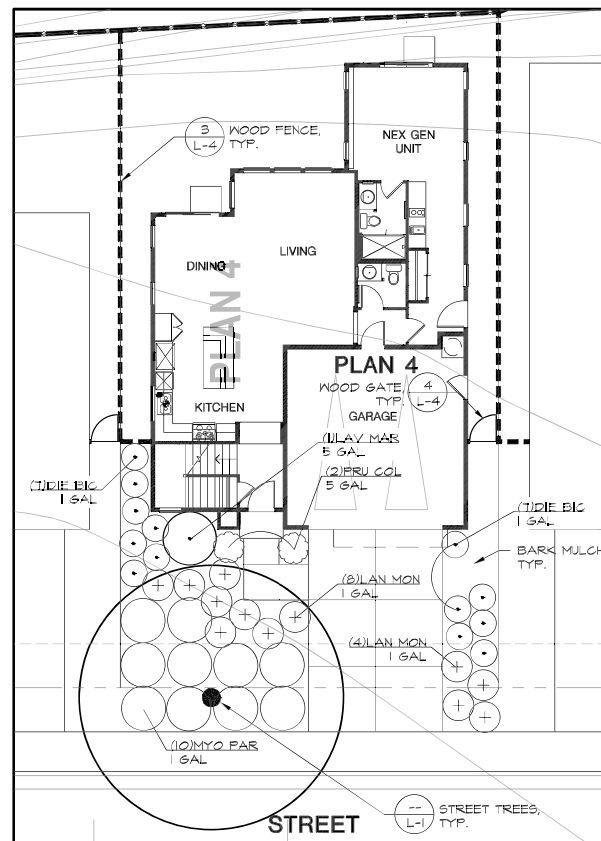
PLAN 1 FRONT YARD TYPICAL



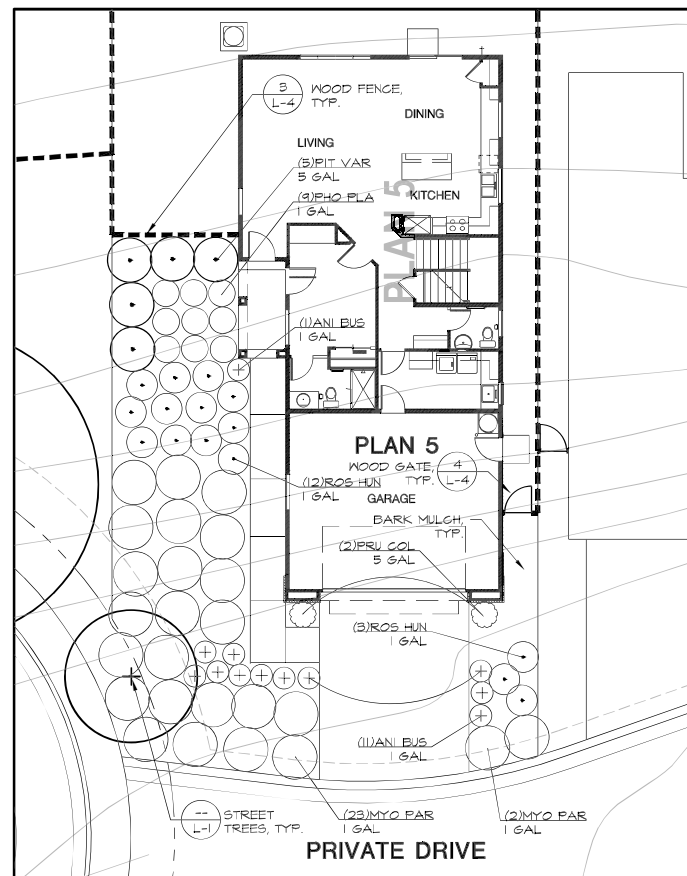
PLAN 2 FRONT YARD TYPICAL



PLAN 3 FRONT YARD TYPICAL



PLAN 4 FRONT YARD TYPICAL



PLAN 5 FRONT YARD TYPICAL

PRELIMINARY PLANT MATERIAL PALETTE

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

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

IRRIGATION/MWEO DESIGN NOTE

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

PLANTING NOTES

- SOIL AMENDMENTS:** THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.
 - SOIL TESTS:** PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTINGS. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.
 - A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS WONDERGROW PREMIUM COMPOST AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR FOUR COURSE COMPOST AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2870 OR APPROVED EQUAL SHALL BE USED.
 - THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT PITS ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.
- MULCH:** ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
 - PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE* MULCH IN LIGHT BROWN* COLOR.
 - PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDED CEDAR' IN LIGHT BROWN* COLOR.
- MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.

RIALTO PLACE

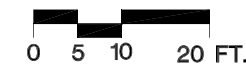
APN: 076-010-032, 34, 36 & 37
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY
 CALIFORNIA



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

GRAPHIC SYMBOL LEGEND

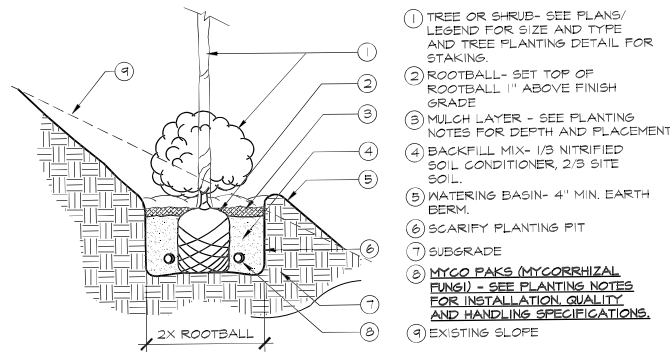
- 1 L-3 DETAIL NUMBER
- 1 L-3 SHEET NUMBER
- (24) JAG RAN 5 GAL PLANT QUANTITY (SEE SHEET L-2 & L-3)
- 1 L-3 PLANT MATERIAL KEY
- 5 GAL PLANT CONTAINER SIZE



DATE: 05/08/24
 JOB# 23010.01

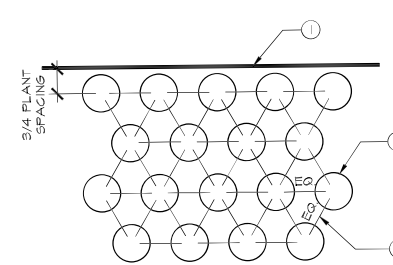
TENTATIVE MAP: LANDSCAPE TYPICALS
 SINGLE LOADED LOTS PLANS 1-5

NOT FOR CONSTRUCTION



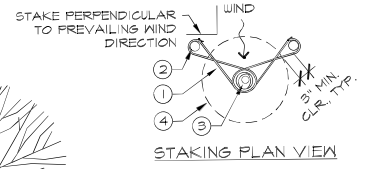
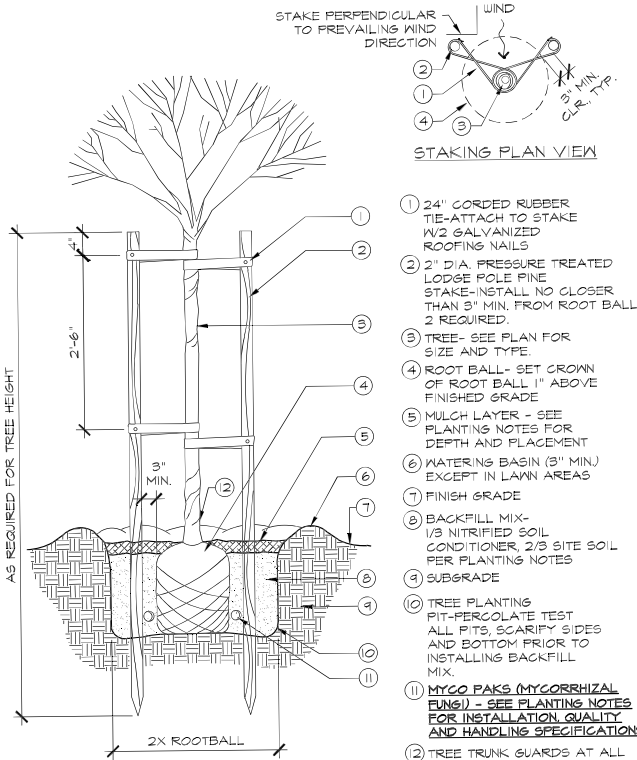
- 1 TREE OR SHRUB- SEE PLANS/ LEGEND FOR SIZE AND TYPE AND TREE PLANTING DETAIL FOR STAKING.
- 2 ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
- 3 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
- 4 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
- 5 WATERING BASIN- 4" MIN.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

7 PLANTING ON SLOPE SCALE: N.T.S. 1/1 DT-Shrub-Agrform02.dwg



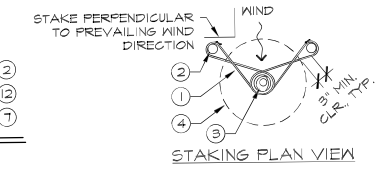
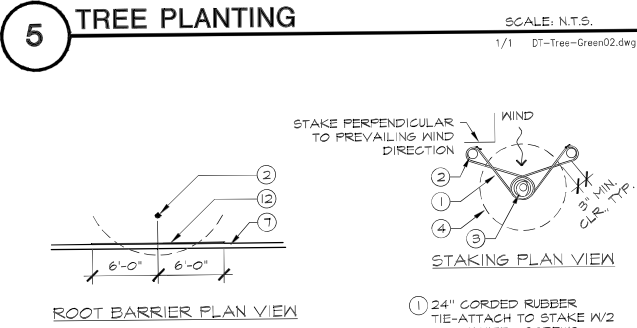
- 1 BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT
- 2 SHRUBS, GROUNDCOVER, & GRASSES
- 3 SPACING PER PLANT LEGEND

8 PLANT SPACING/LAYOUT SCALE: N.T.S. 1/1 DT-GndCov01.dwg



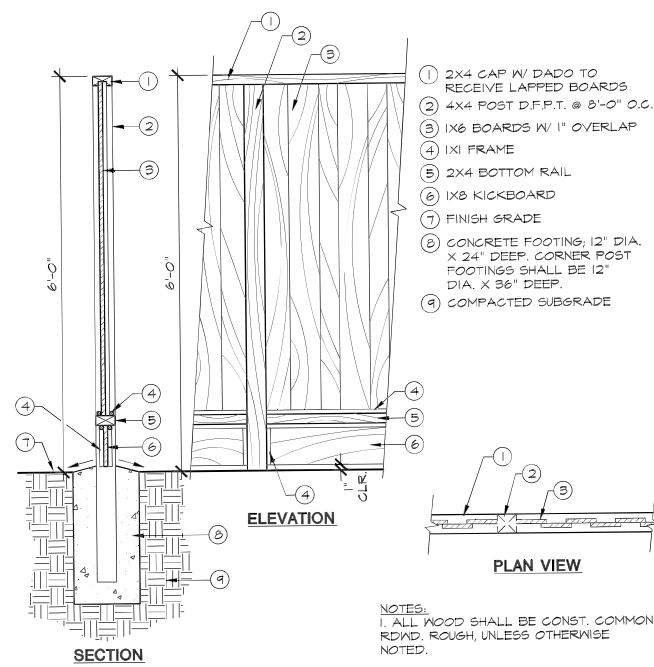
- 1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED ROOFING NAILS
- 2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL. 2 REQUIRED.
- 3 TREE- SEE PLAN FOR SIZE AND TYPE.
- 4 ROOT BALL- SET CROWN OF ROOT BALL 1" ABOVE FINISHED GRADE
- 5 MULCH LAYER - SEE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

5 TREE PLANTING SCALE: N.T.S. 1/1 DT-Trees-Green02.dwg



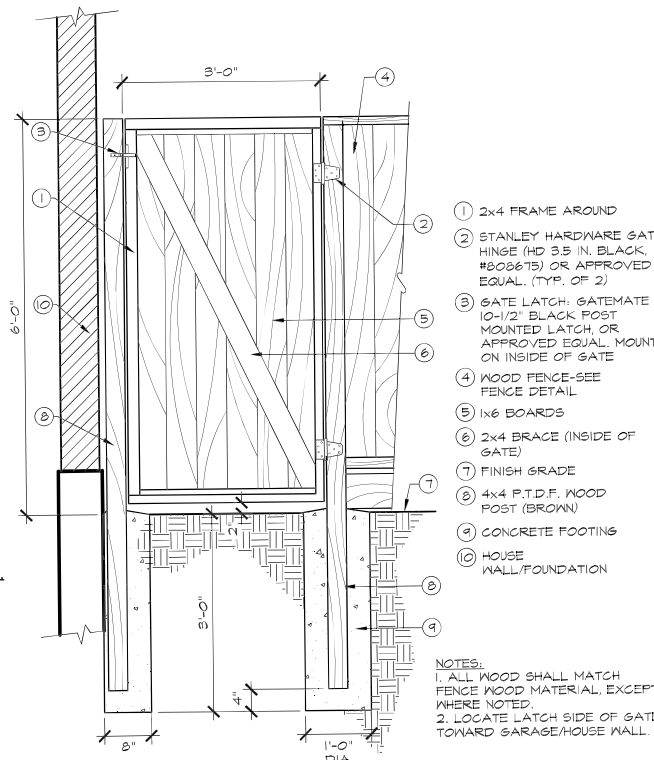
- 1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
- 2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL. 2 REQUIRED.
- 3 TREE- SEE PLAN FOR SIZE AND TYPE.
- 4 ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
- 5 MULCH LAYER - SEE PLANTING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

6 TREE PLANTING WITH ROOT BARRIER SCALE: N.T.S. 1/1 DT-Trees-Green01.dwg



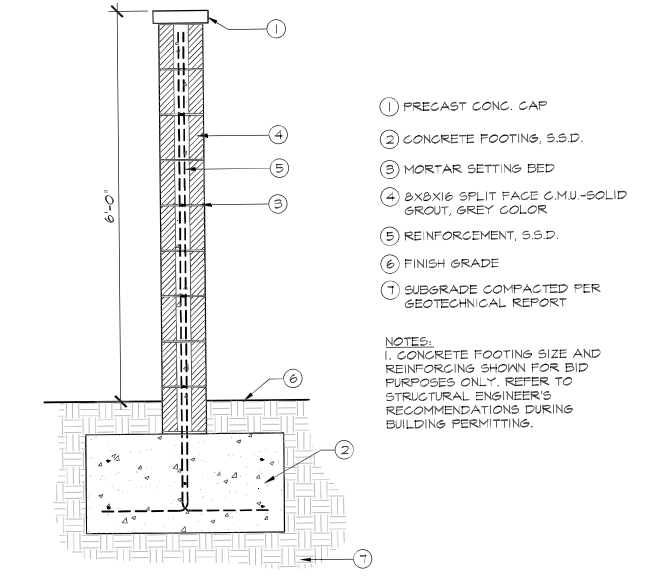
- 1 2X4 CAP W/ DADO TO RECEIVE LAPPED BOARDS
- 2 4X4 POST D.F.P.T. @ 8'-0" O.C.
- 3 1X6 BOARDS W/ 1" OVERLAP
- 4 1X1 FRAME
- 5 2X4 BOTTOM RAIL
- 6 1X8 KICKBOARD
- 7 FINISH GRADE
- 8 CONCRETE FOOTING, 12" DIA. X 24" DEEP. CORNER POST FOOTINGS SHALL BE 12" DIA. X 36" DEEP.
- 9 COMPACTED SUBGRADE

3 6'-0" HT. SOLID WOOD FENCE 1x6 BOARD ON BOARD SCALE: 3/4" = 1'-0" 1/16 DT-FerWood01.dwg



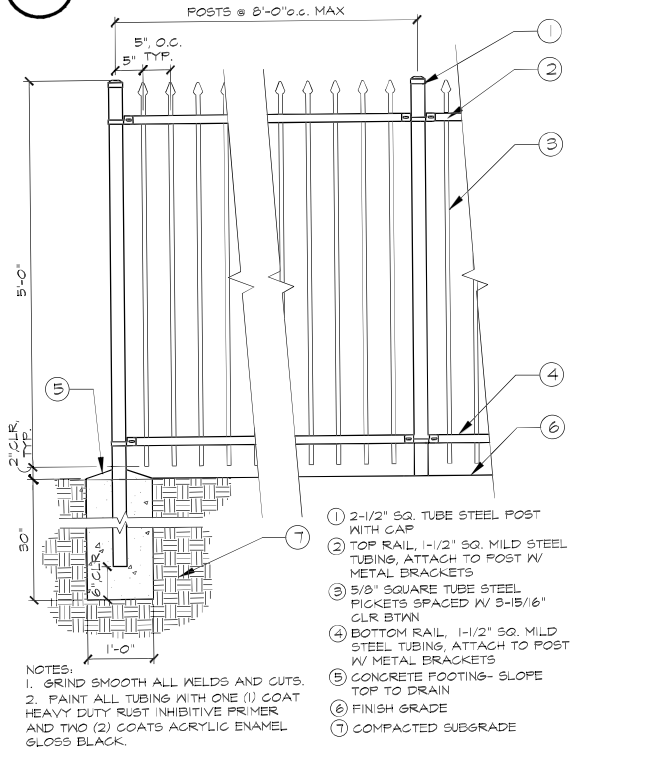
- 1 2x4 FRAME AROUND
- 2 STANLEY HARDWARE GATE HINGE (HD 35 IN. BLACK #202615) OR APPROVED EQUAL. (TYE OF 2)
- 3 GATE LATCH- GATEMATE 10-1/2" BLACK POST MOUNTED LATCH OR APPROVED EQUAL. MOUNT ON INSIDE OF GATE
- 4 WOOD FENCE-SEE FENCE DETAIL
- 5 1x6 BOARDS
- 6 2x4 BRACE (INSIDE OF GATE)
- 7 FINISH GRADE
- 8 4x4 P.T.D.F. WOOD POST (BROWN)
- 9 CONCRETE FOOTING
- 10 HOUSE WALL/FOUNDATION

4 6' HT SOLID WOOD GATE SCALE: 3/4" = 1'-0" 1/16 DT-GateWood02.dwg



- 1 PRECAST CONC. CAP
- 2 CONCRETE FOOTING, S.S.D.
- 3 MORTAR SETTING BED
- 4 8X8X16 SPLIT FACE CMU-SOLID GROUT, GREY COLOR
- 5 REINFORCEMENT, S.S.D.
- 6 FINISH GRADE
- 7 SUBGRADE COMPACTED PER GEOTECHNICAL REPORT

1 6' HT. CMU MASONRY WALL SCALE: 3/4" = 1'-0" 1/16 DT-Wall-CMU.dwg



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

2 5'-0" HT. TUBULAR STEEL FENCE SCALE: 3/4" = 1'-0" 1/16 DT-FerMeta02.dwg

RIALTO PLACE

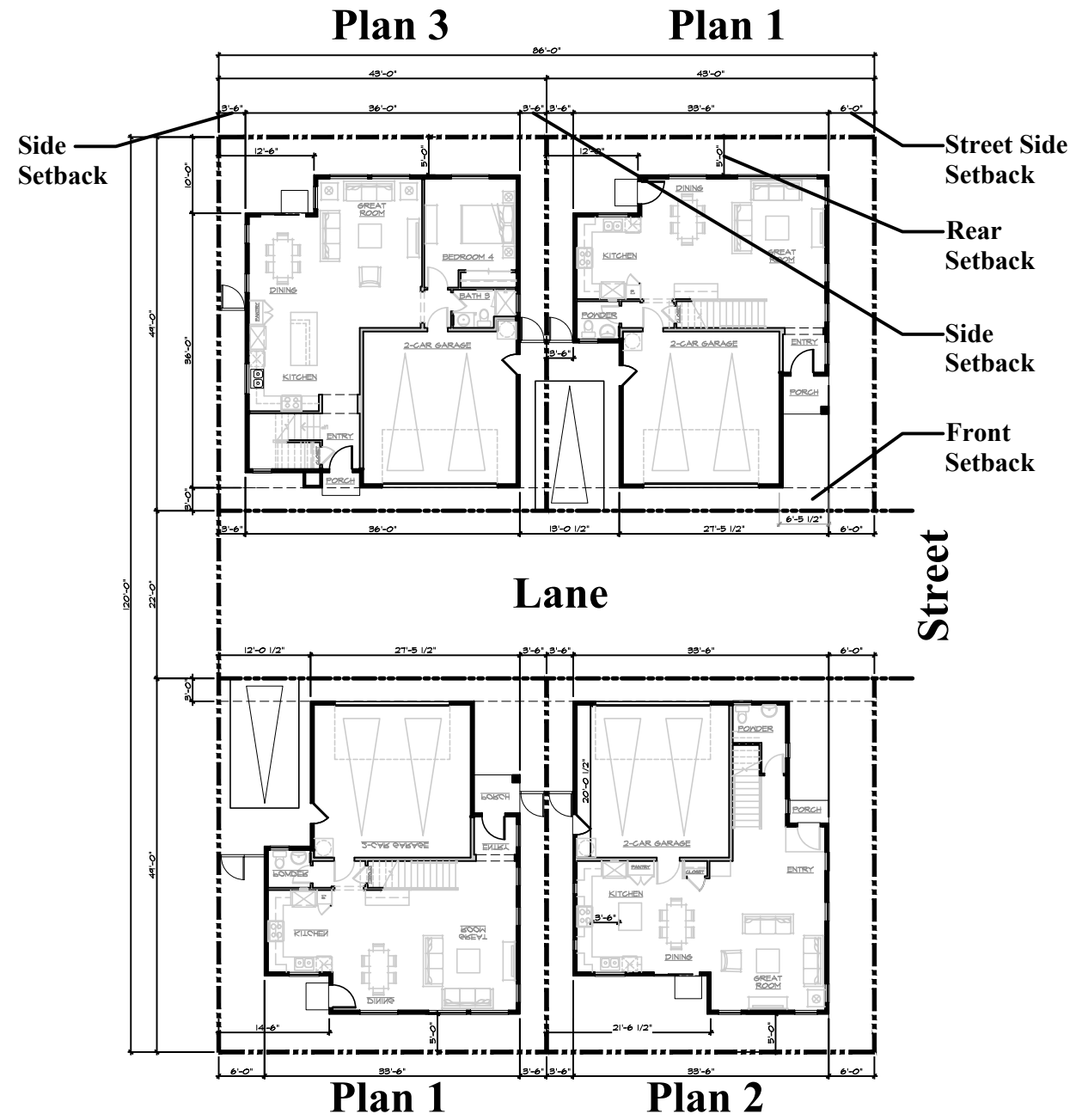
APN: 076-010-032, 34, 36 & 37
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DATE: 05/08/24
JOB# 23009.01

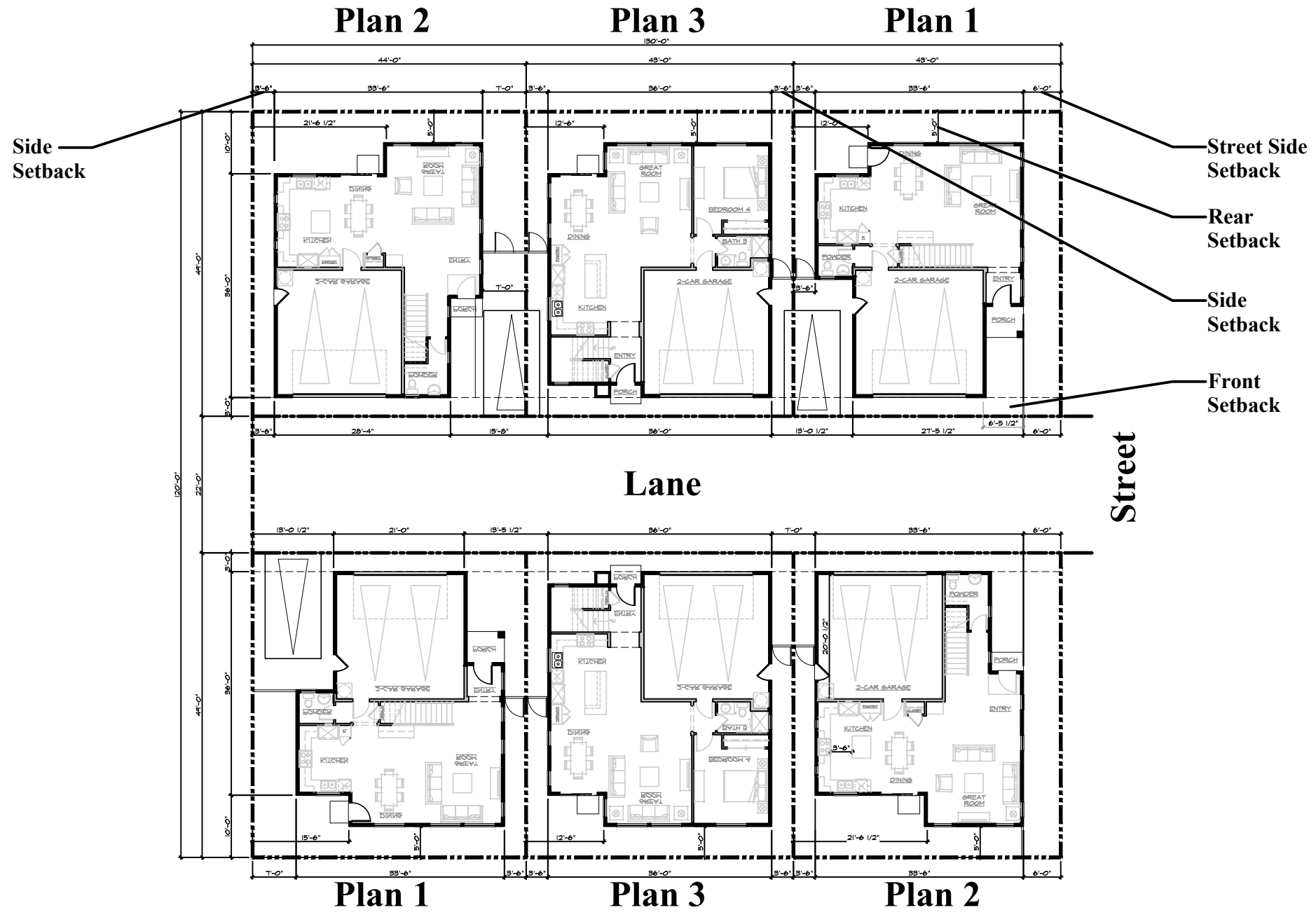


4 Pack Cluster Site Plan



Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



6 Pack Cluster Site Plan



Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



Elevation A



Elevation B



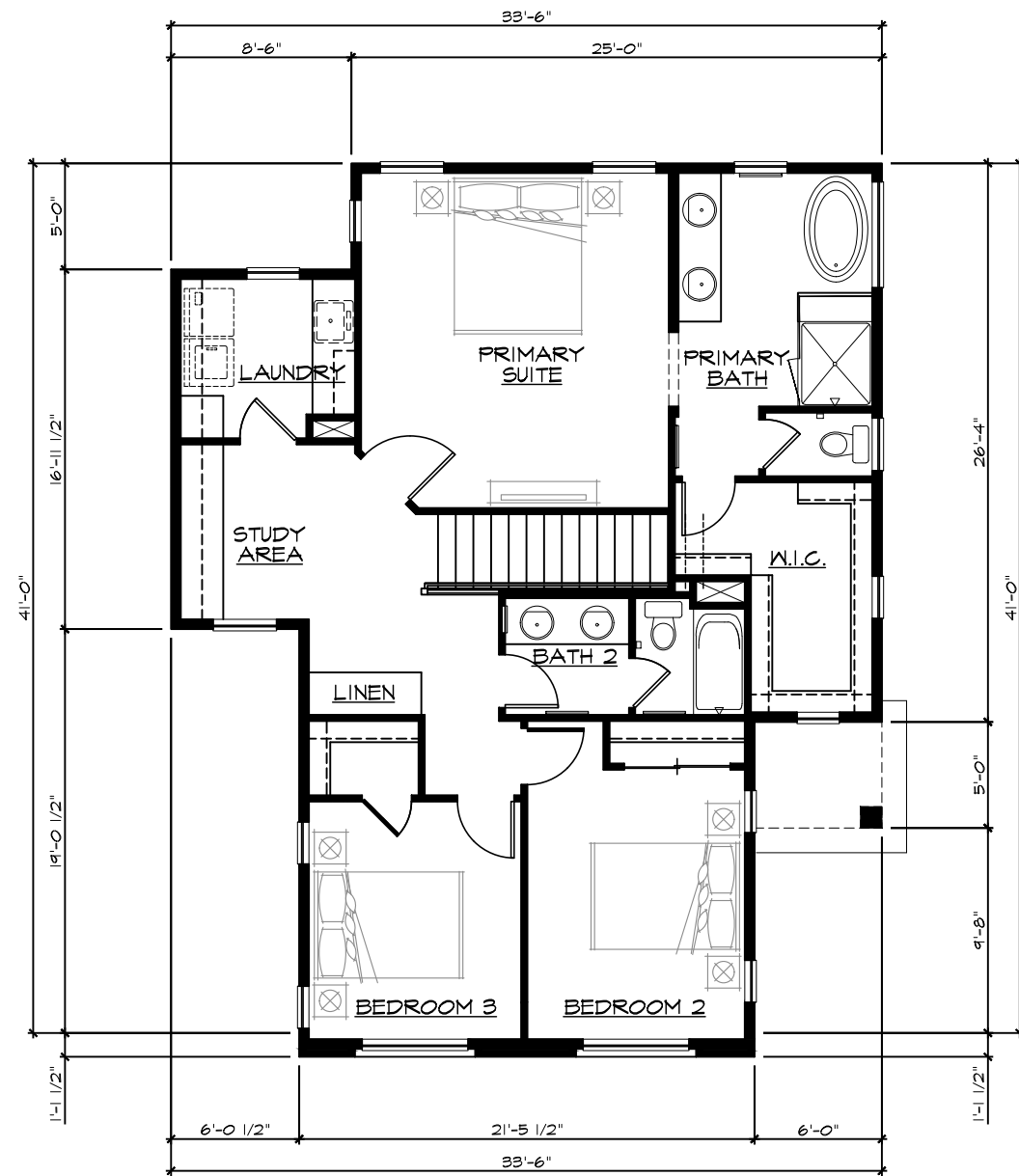
Elevation C

Plan 1
Front Elevation
 0 2 4 6 8 16

Rialto Place

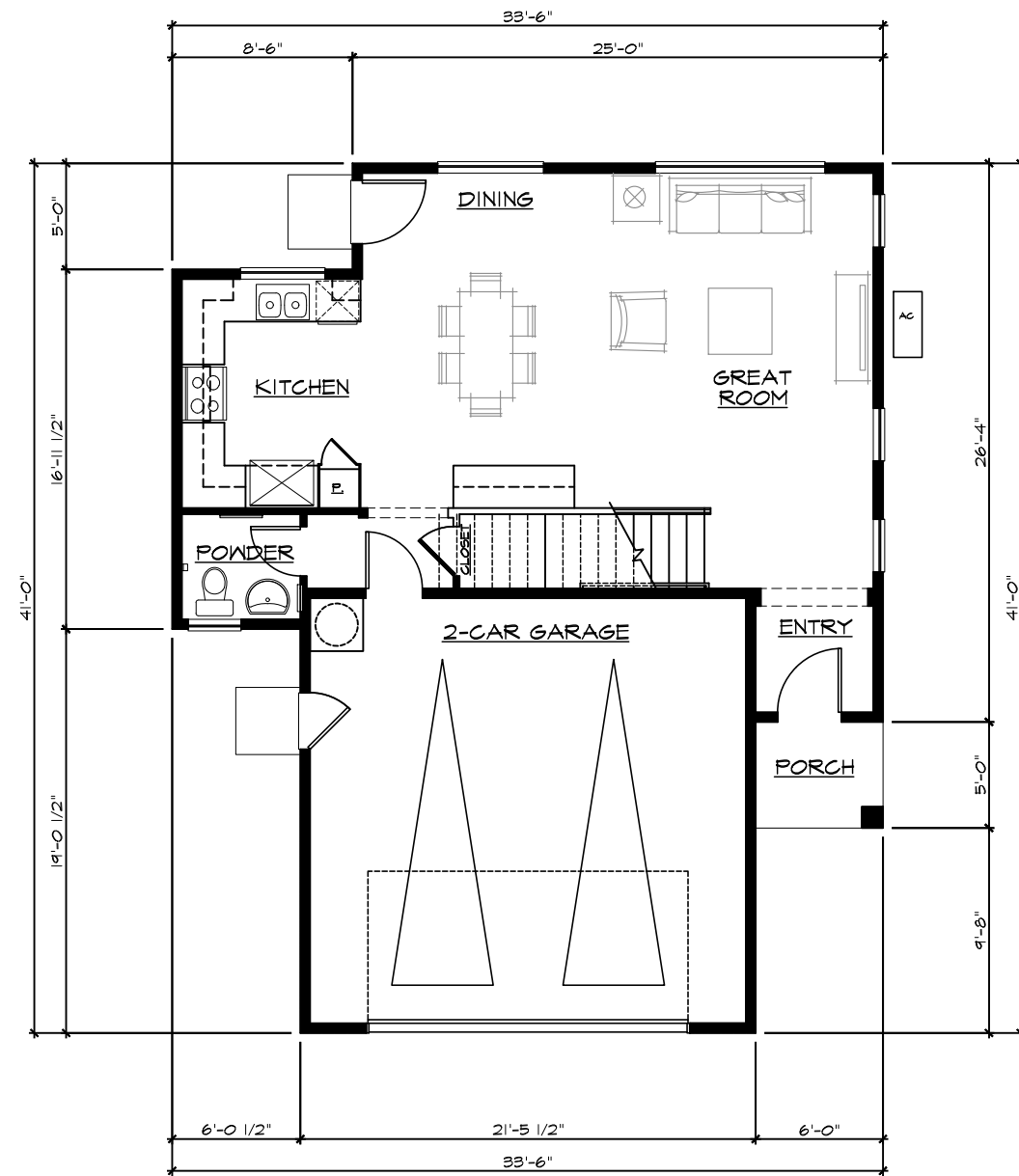
City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,115 SQ. FT.



First Floor

FLOOR AREA: 691 SQ. FT.

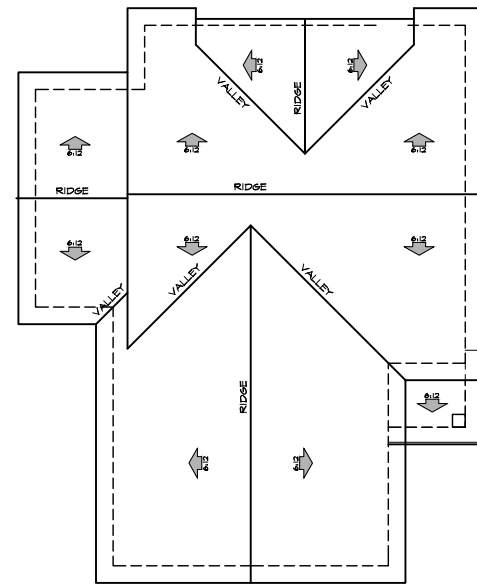
**Plan 1
Elevation 'A'**



SQUARE FOOTAGE	
TOTAL LIVING AREA:	1,806 SQ. FT.
GARAGE AREA:	436 SQ. FT.

Rialto Place
City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'A'

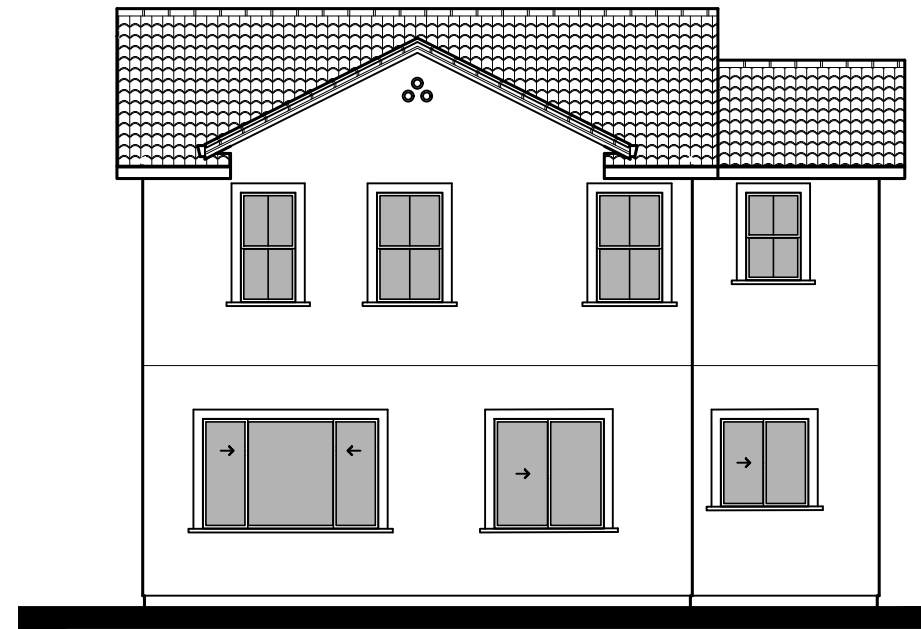
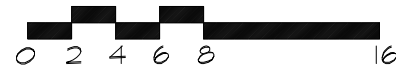


Right



Left

**Plan 1
Elevation: 'A'**

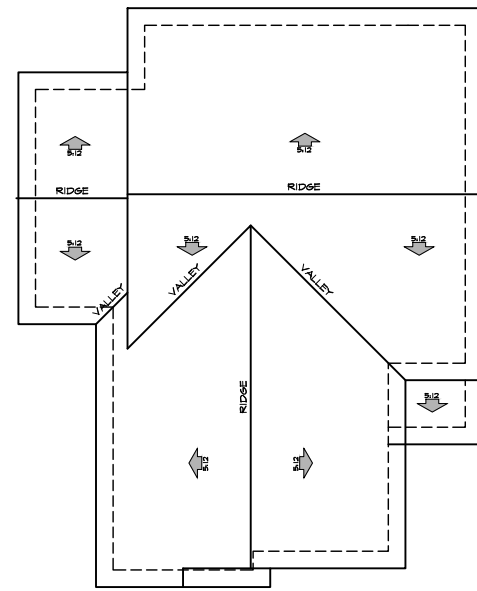


Rear

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

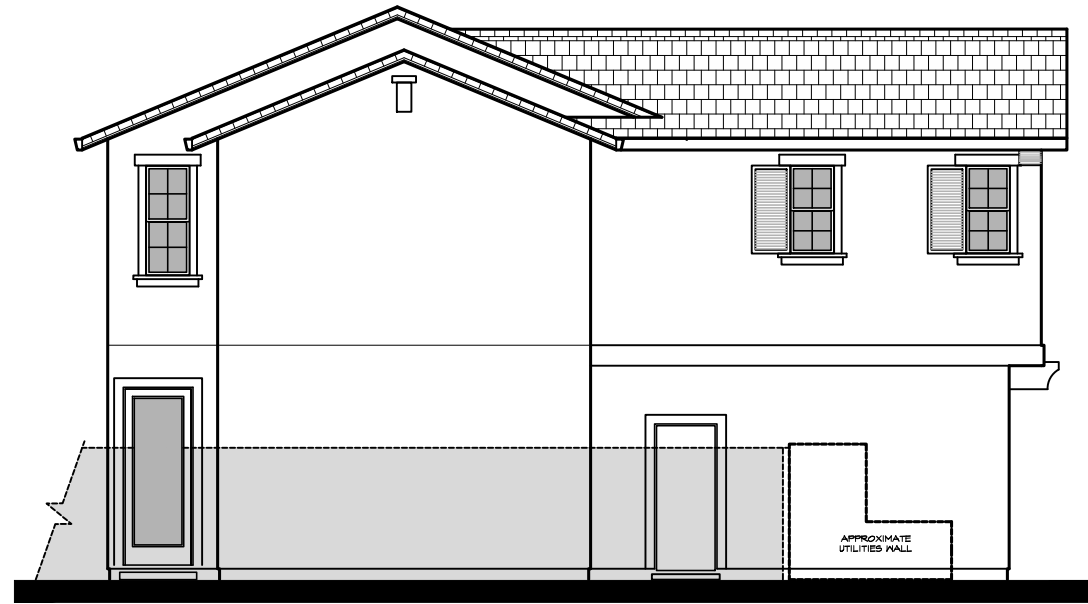
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Legacy Design Group, LLC.



Roof Plan 'B'



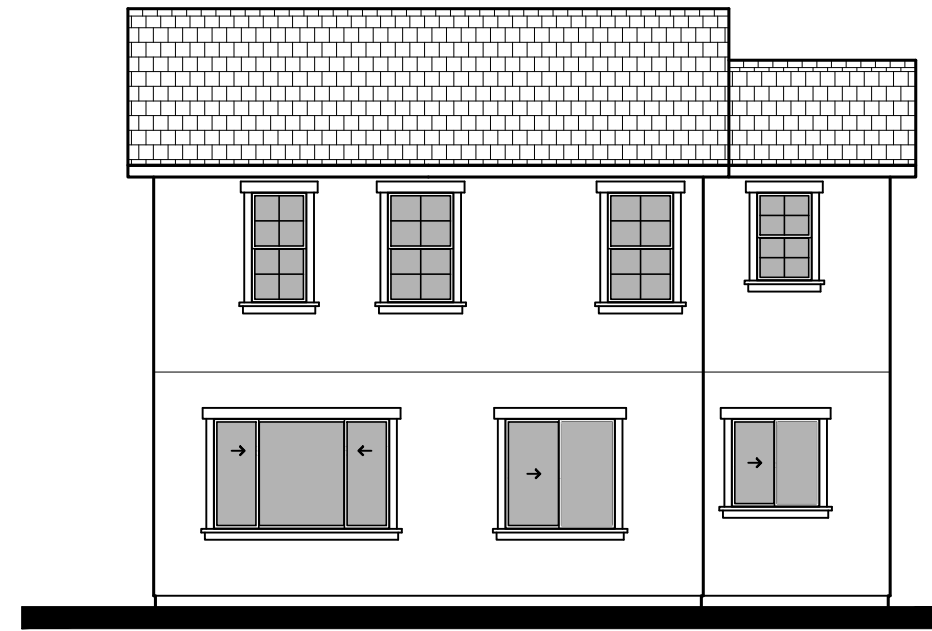
Right



Left

Plan 1

Elevation: 'B'

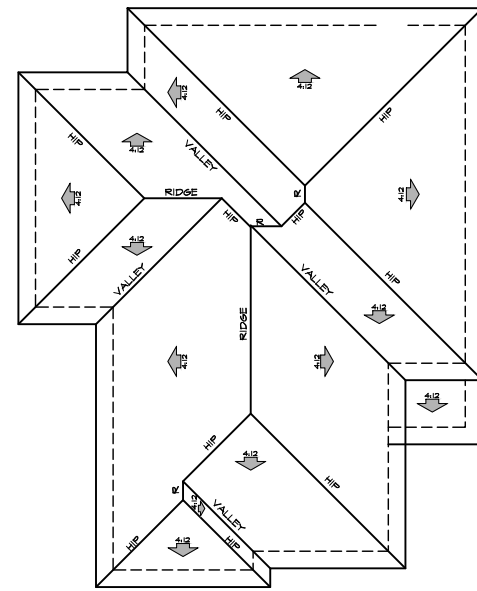


Rear

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

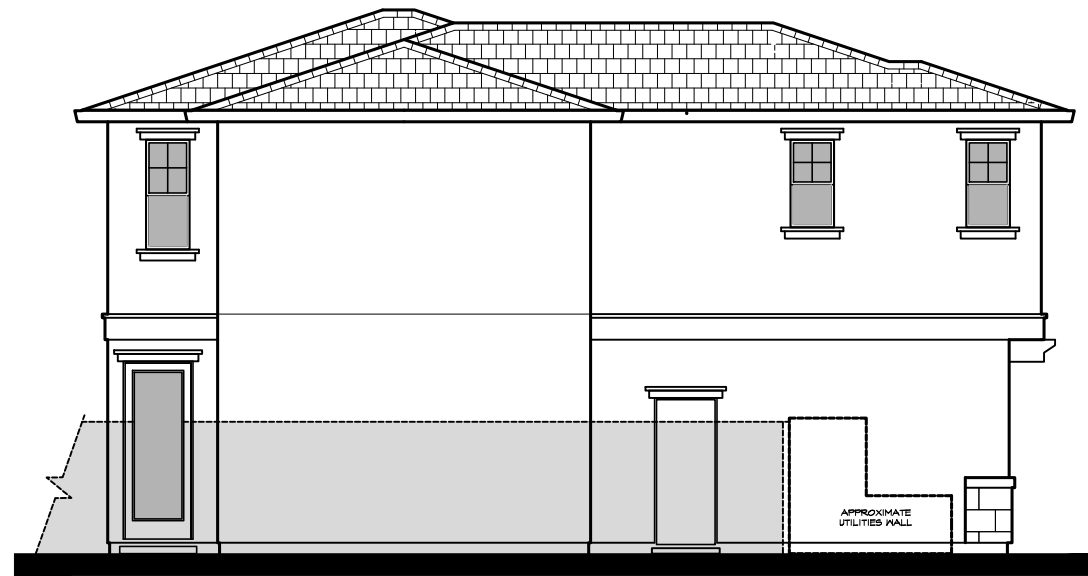
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Legacy Design Group, LLC.



Roof Plan 'B'



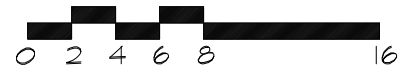
Right



Left

Plan 1

Elevation: 'B'



Rear

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



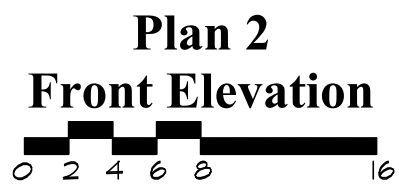
Elevation A



Elevation B

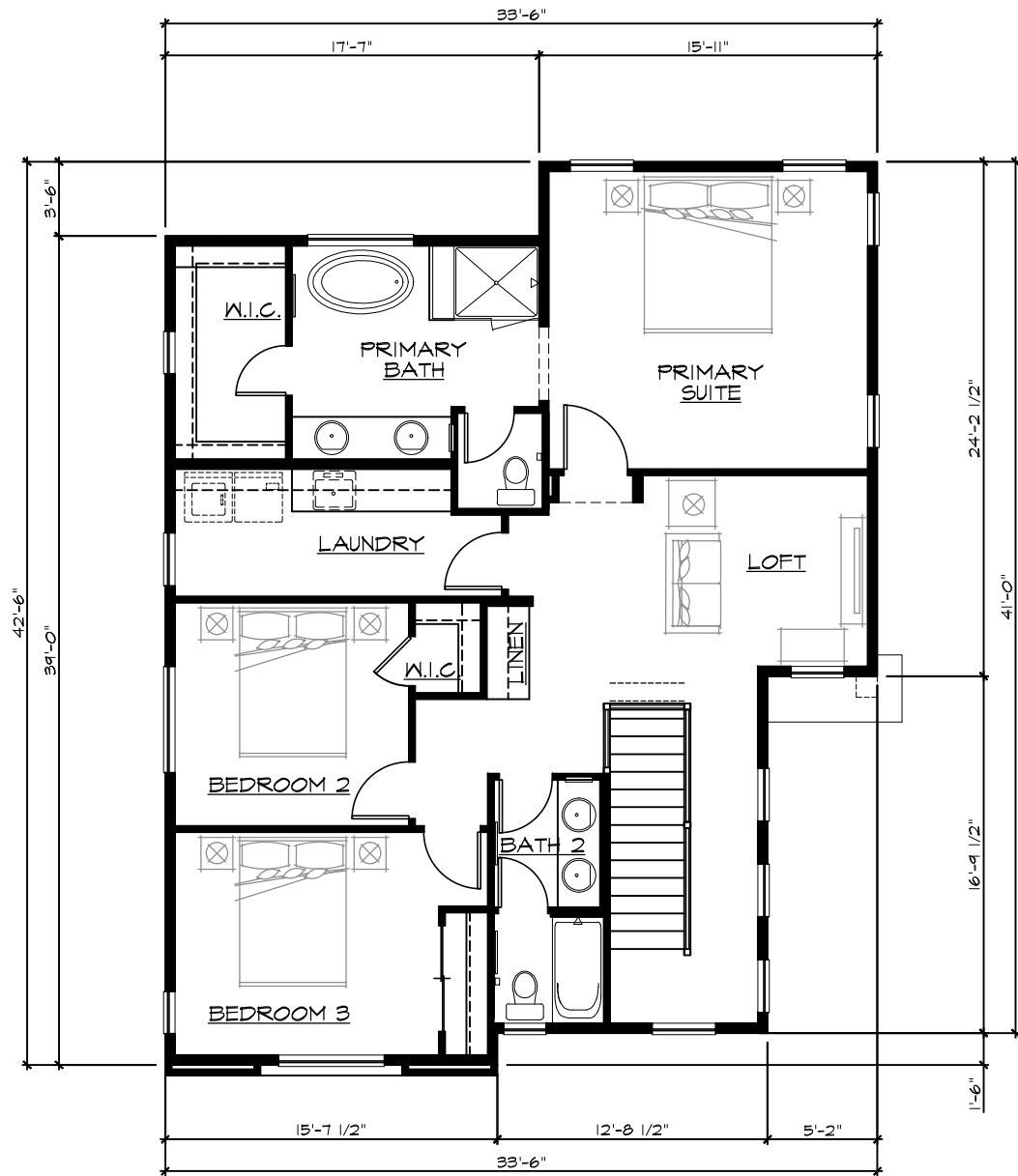


Elevation C

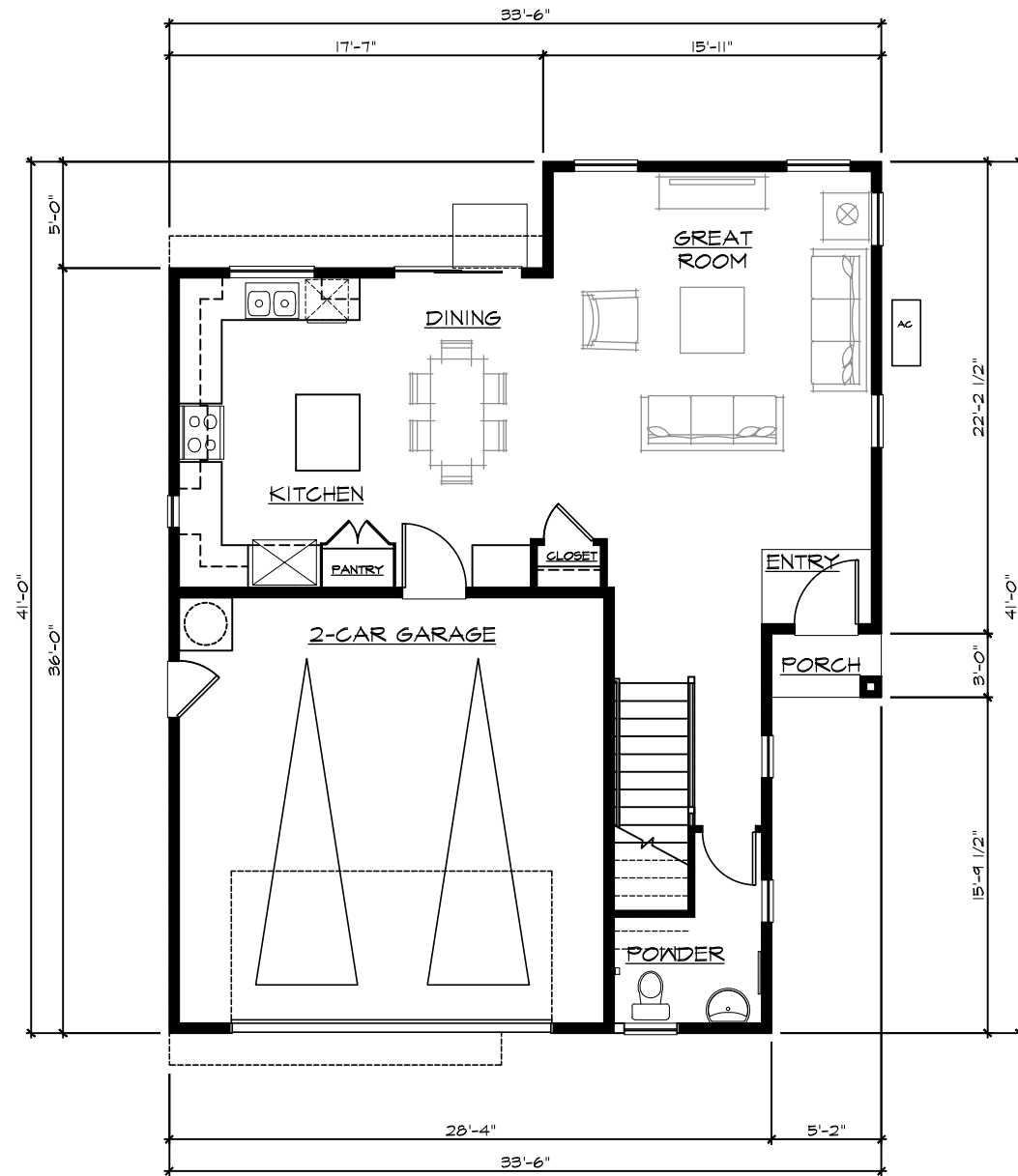


Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



Second Floor
 FLOOR AREA: 1,215 SQ. FT.



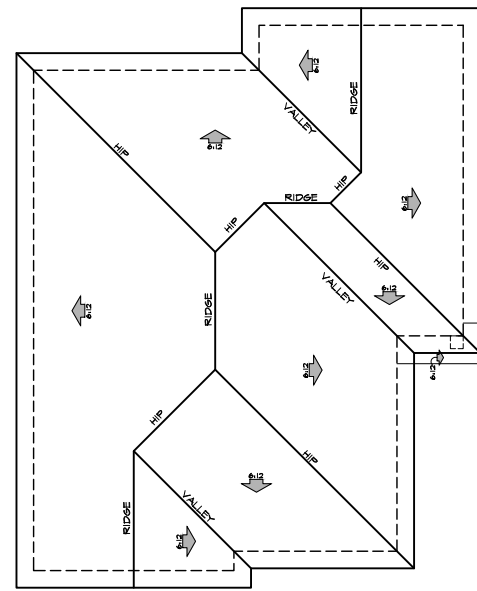
First Floor
 FLOOR AREA: 769 SQ. FT.



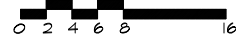
SQUARE FOOTAGE	
TOTAL LIVING AREA:	1,984 SQ. FT.
GARAGE AREA:	419 SQ. FT.

Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



Roof Plan 'A'



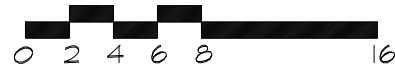
Right



Left

Plan 2

Elevation: 'A'

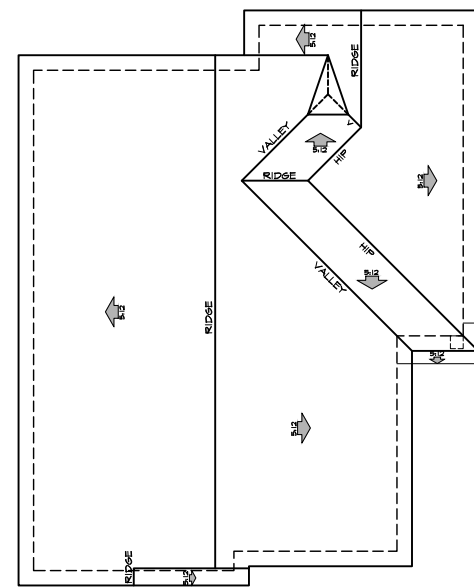


Rear

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

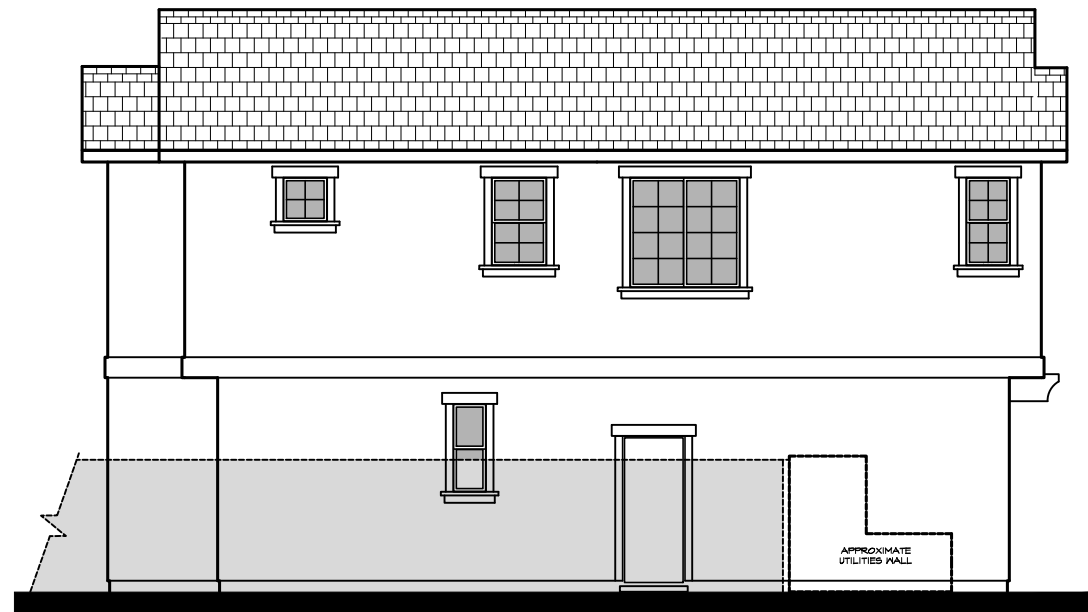
Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'B'



Right



Left

Plan 2

Elevation: 'B'

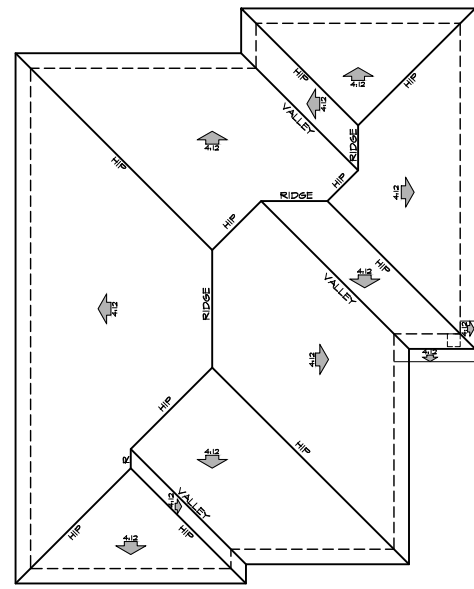


Rear

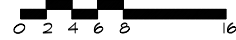
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'C'



Right



Left

Plan 2

Elevation: 'C'



Rear

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



Elevation A



Elevation B



Elevation C

Plan 3
Front Elevation
 0 2 4 6 8 16

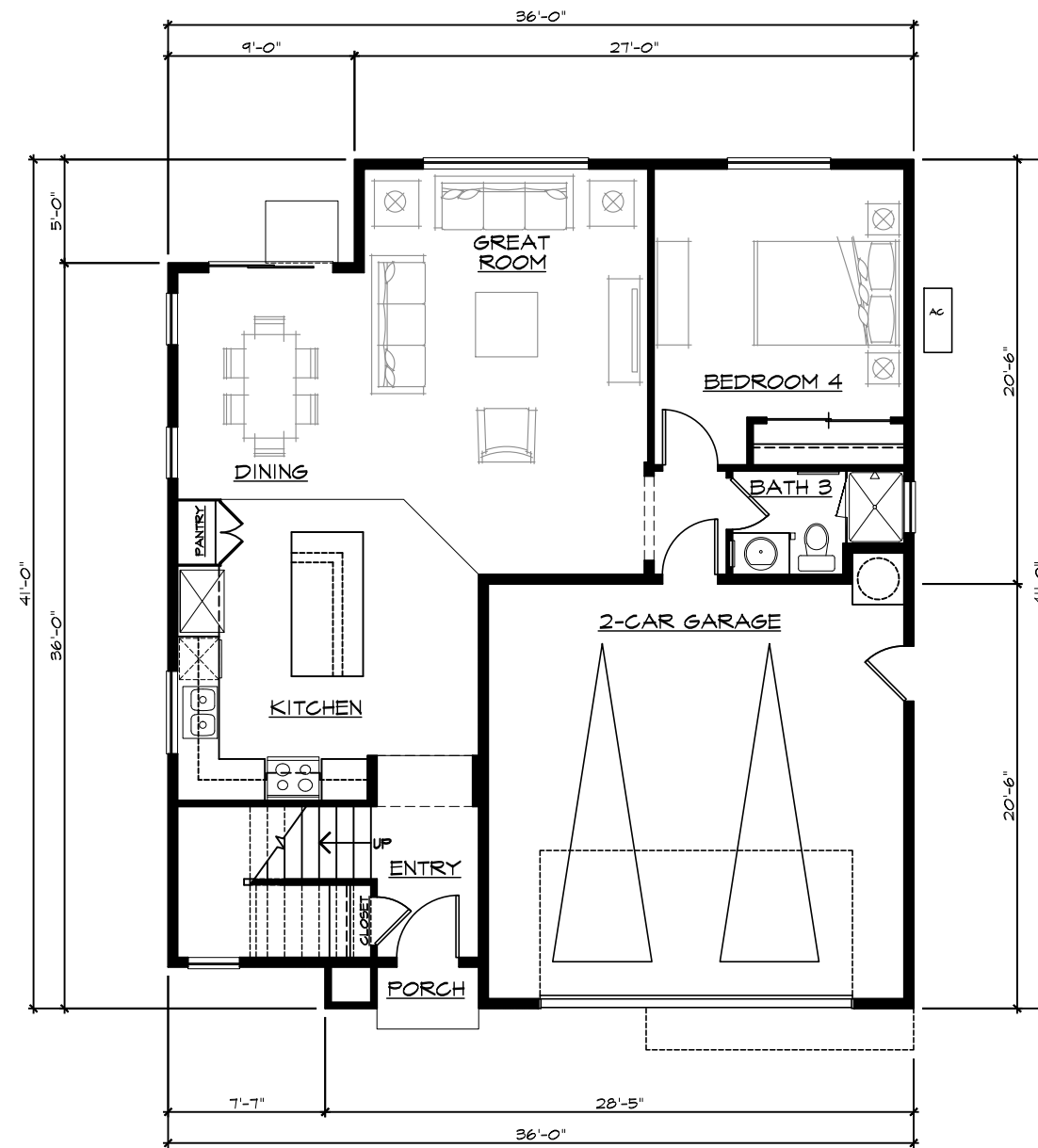
Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,289 SQ. FT.



First Floor

FLOOR AREA: 975 SQ. FT.

**Plan 3
Elevation 'A'**

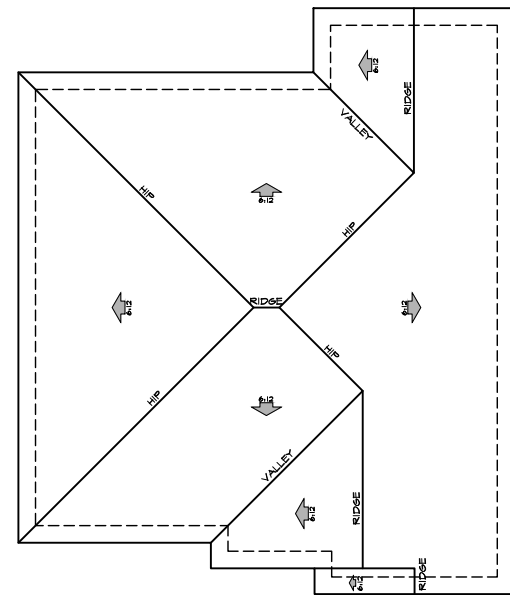


SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,264 SQ. FT.
GARAGE AREA:	426 SQ. FT.

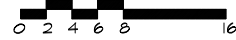
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'A'



Right



Left



Rear

Plan 3

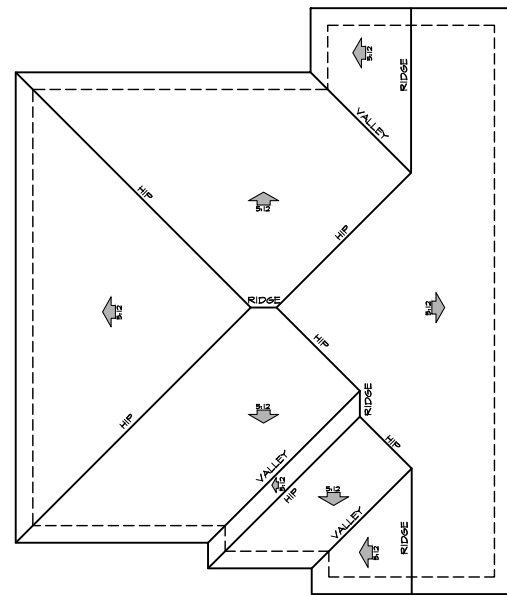
Elevation: 'A'



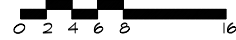
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

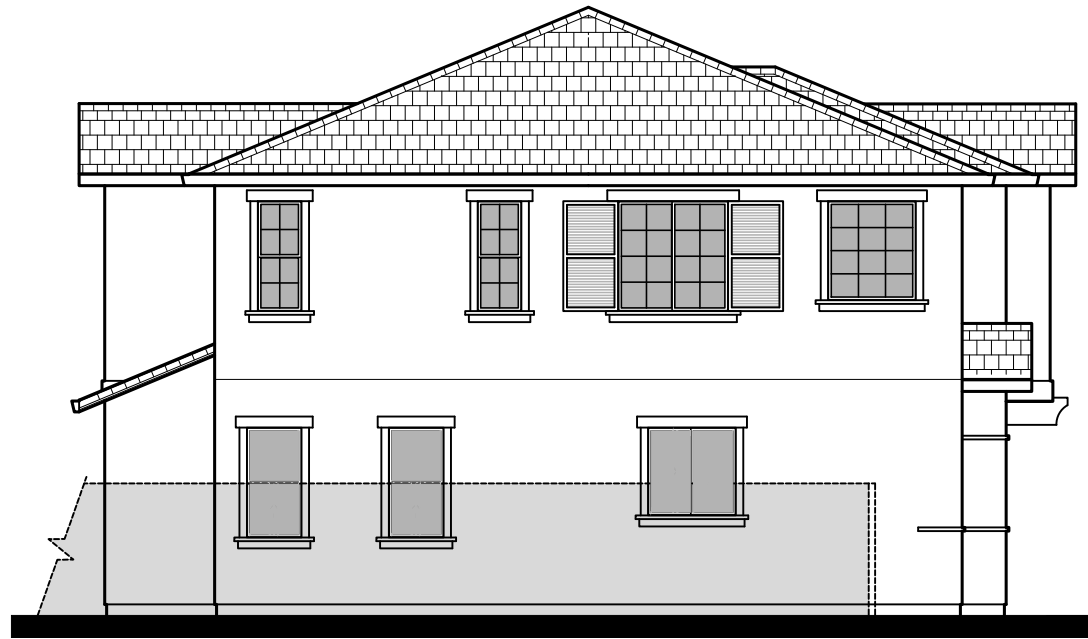
Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'B'



Right



Left



Rear

Plan 3

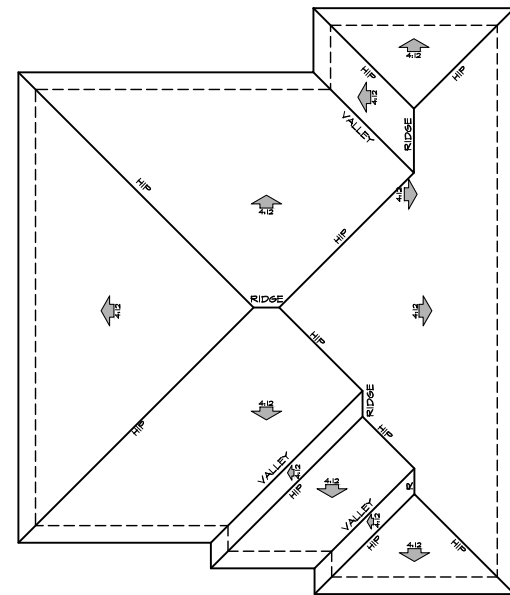
Elevation: 'B'



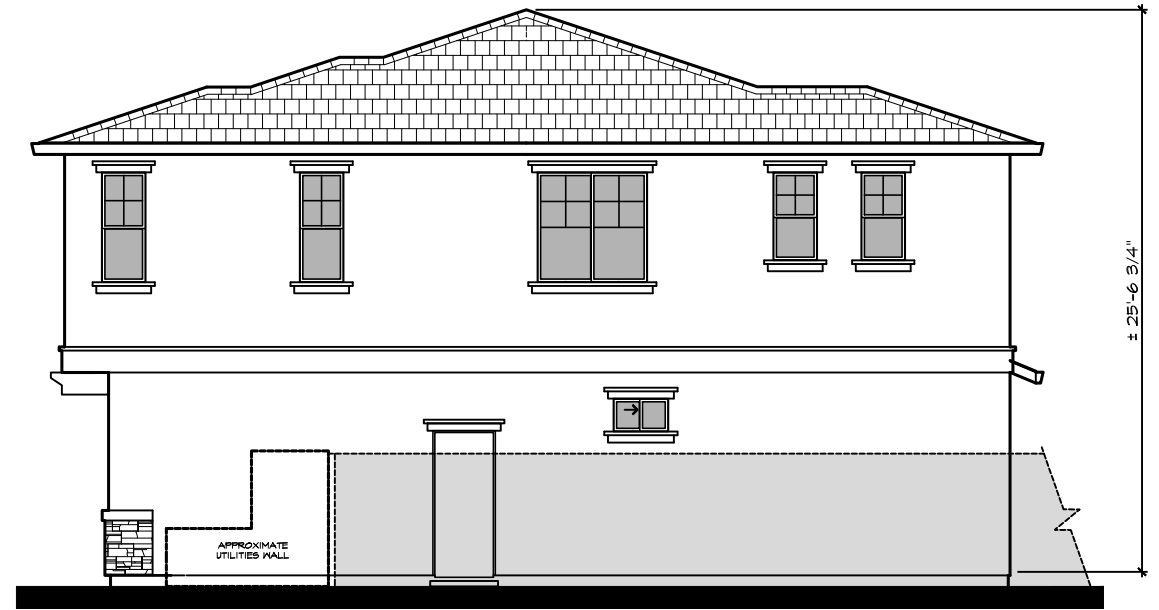
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

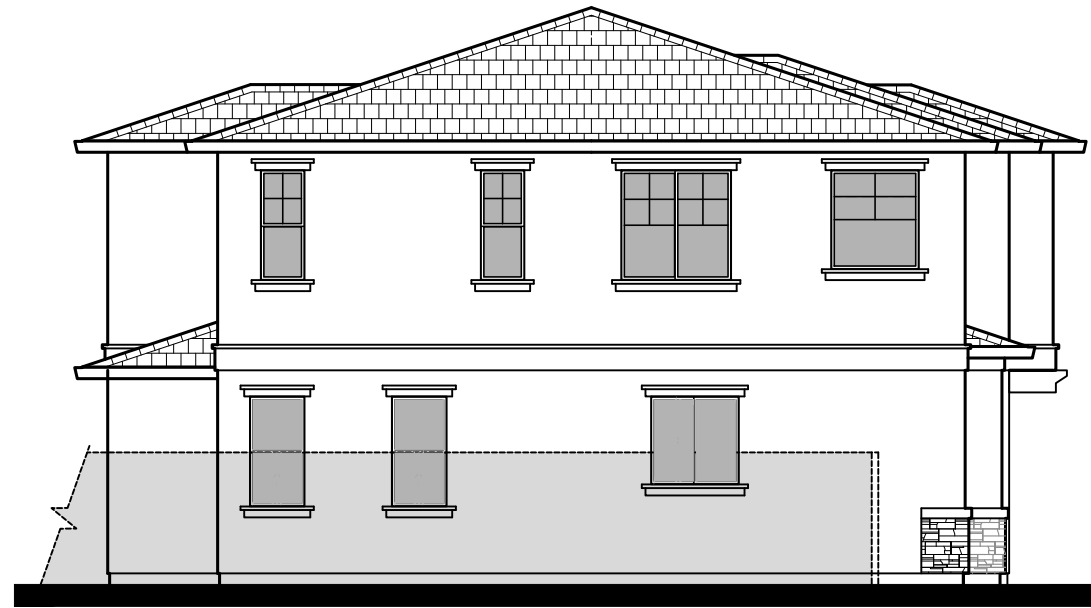
Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'C'



Right



Left



Rear

Plan 3

Elevation: 'C'



Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



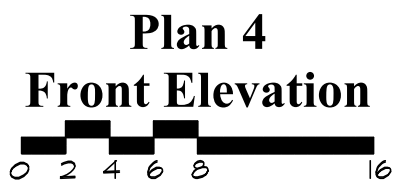
Elevation A



Elevation B

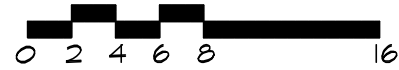


Elevation C



Plan 4

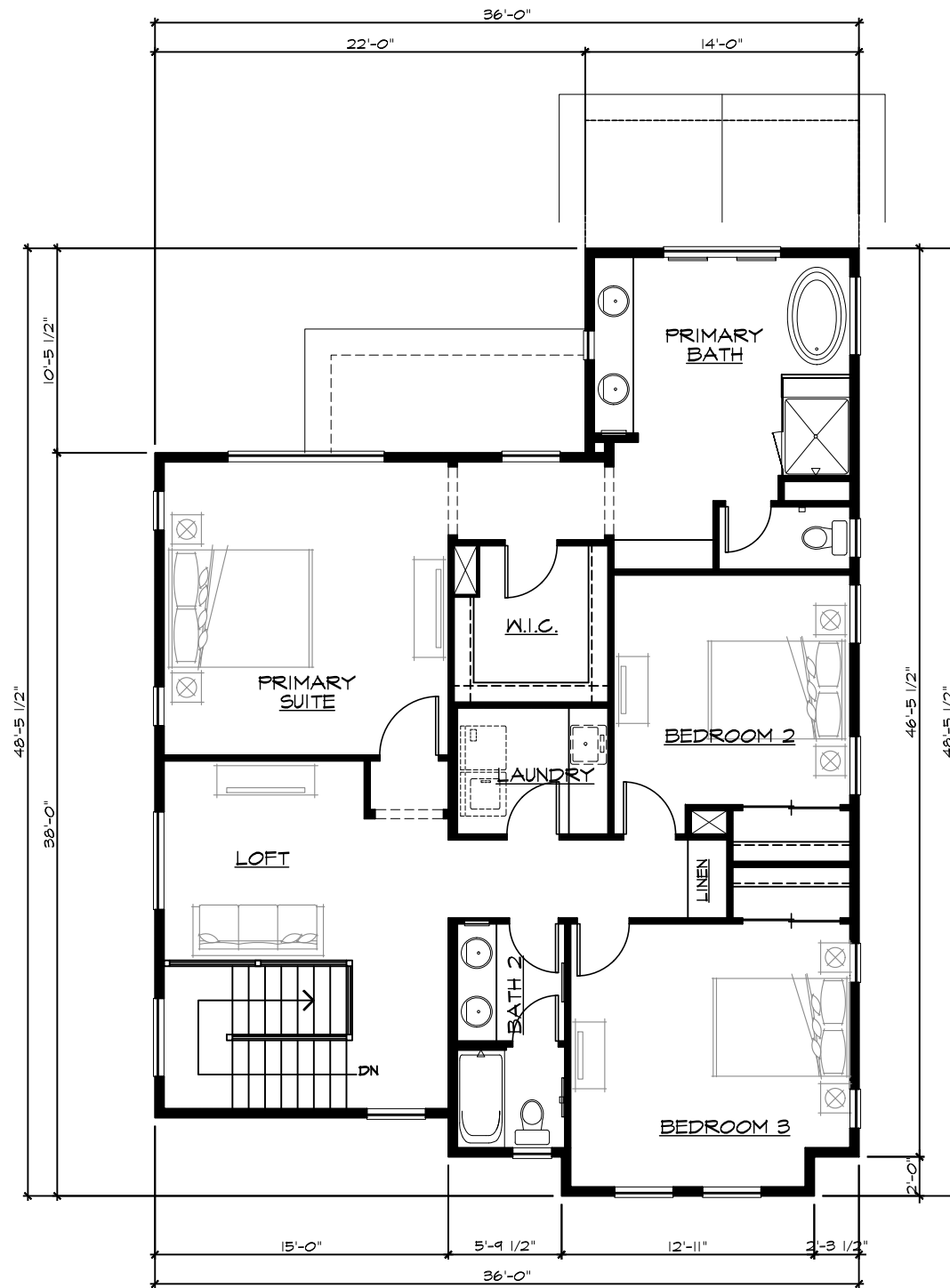
Front Elevation



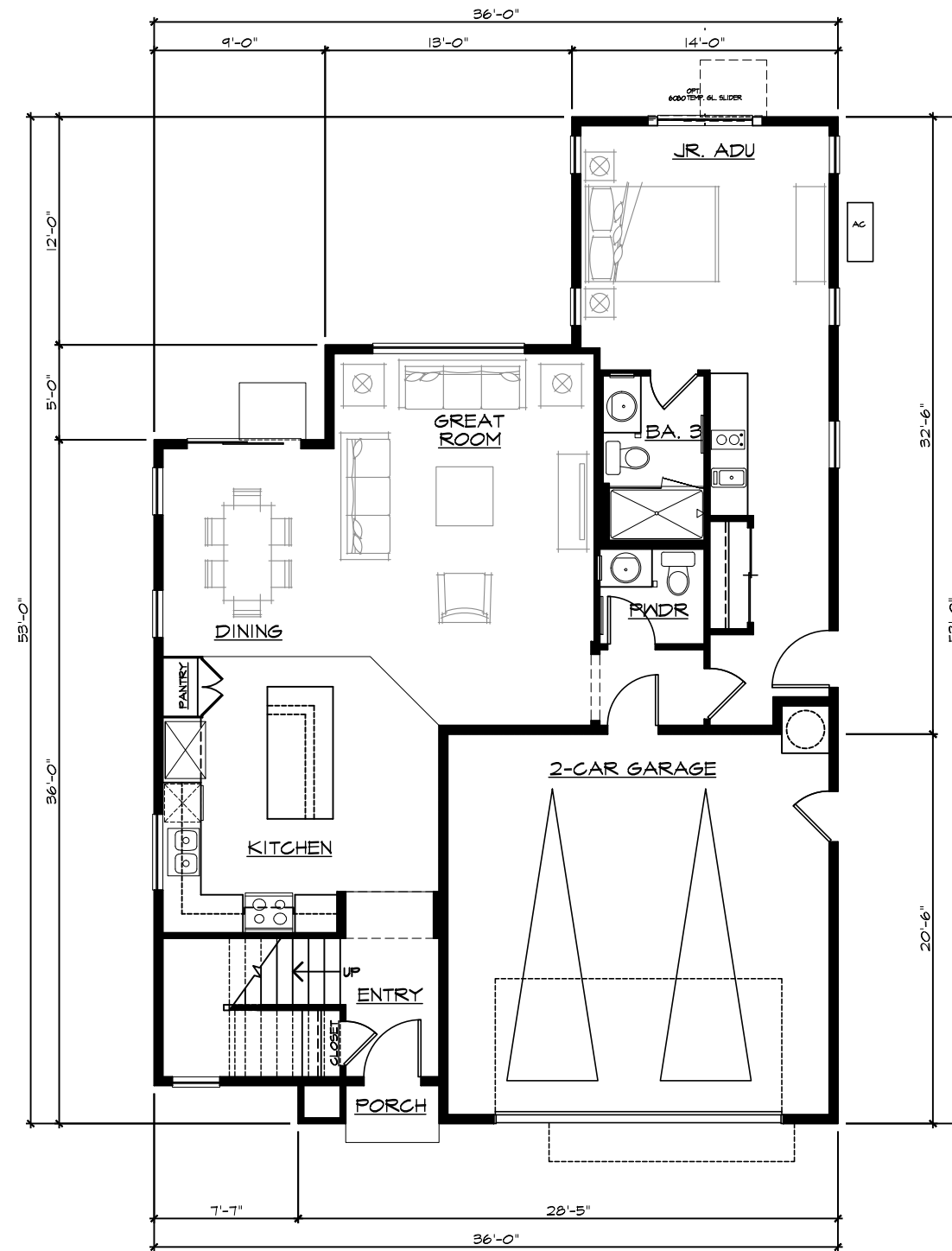
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



Second Floor
 FLOOR AREA: 1,370 SQ. FT.



First Floor
 FLOOR AREA: 772 SQ. FT.
 JADU AREA: 371 SQ. FT.
 TOTAL AREA: 1,143 SQ. FT.

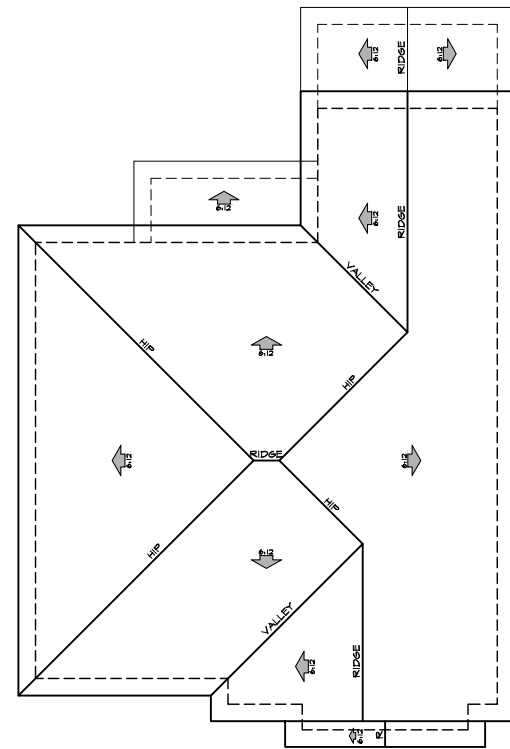
Plan 4
Elevation 'A'



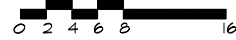
SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,513 SQ. FT.
GARAGE AREA:	426 SQ. FT.

Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

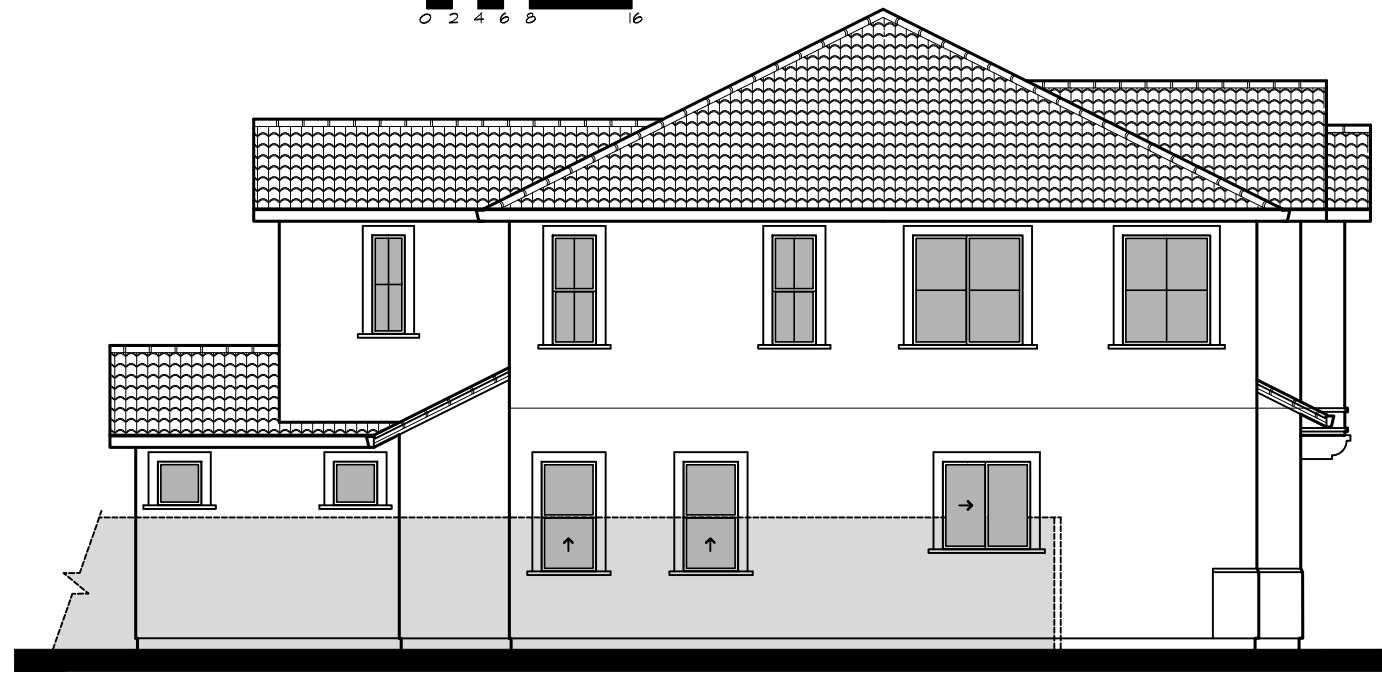
Date: May 3, 2024
 Legacy Design Group, LLC.



Roof Plan 'A'



Right



Left



Rear

Plan 4

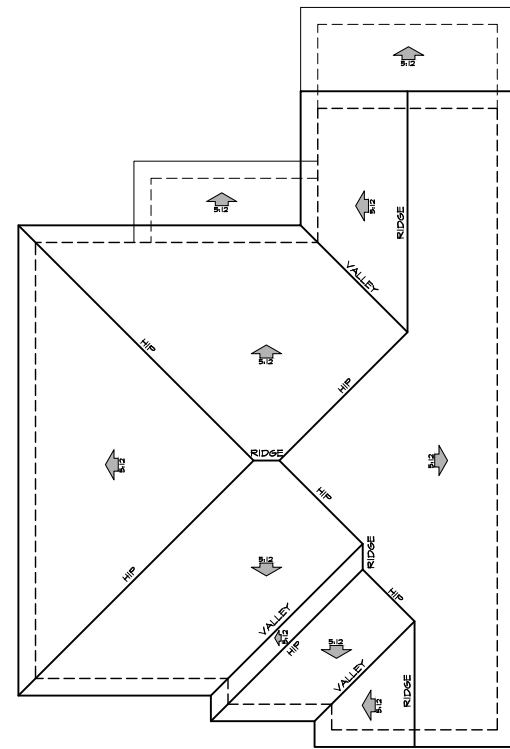
Elevation: 'A'



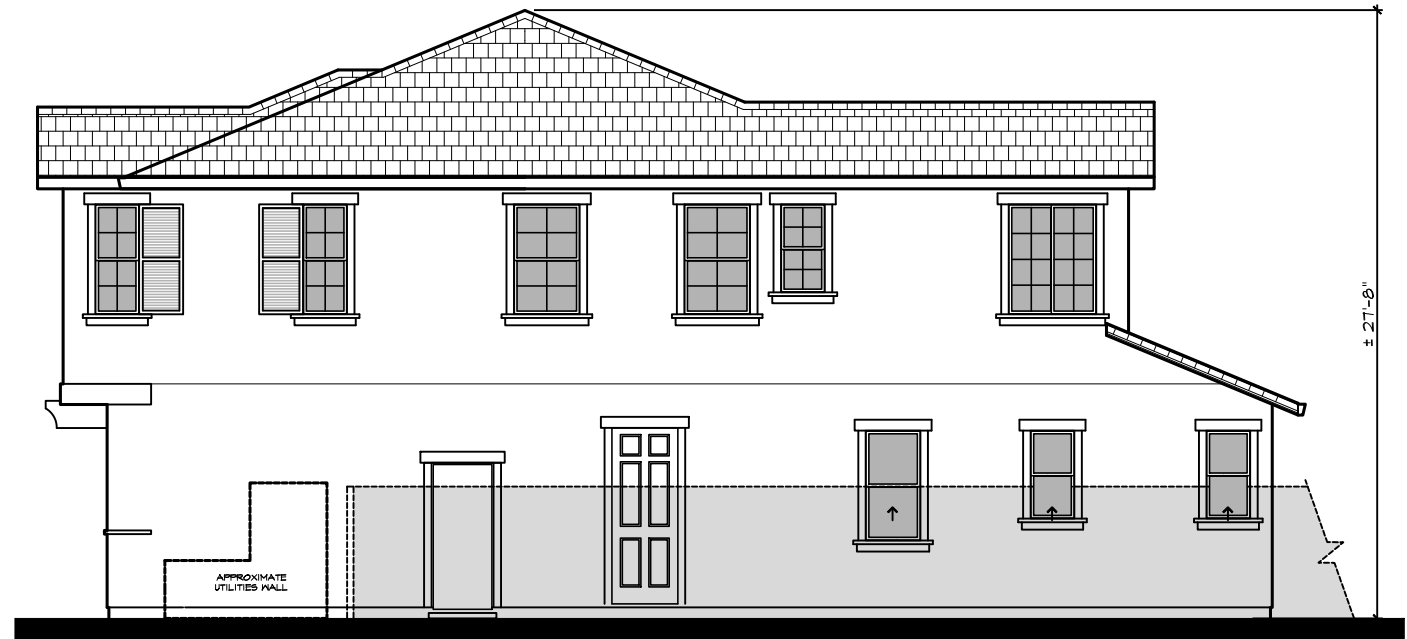
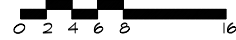
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

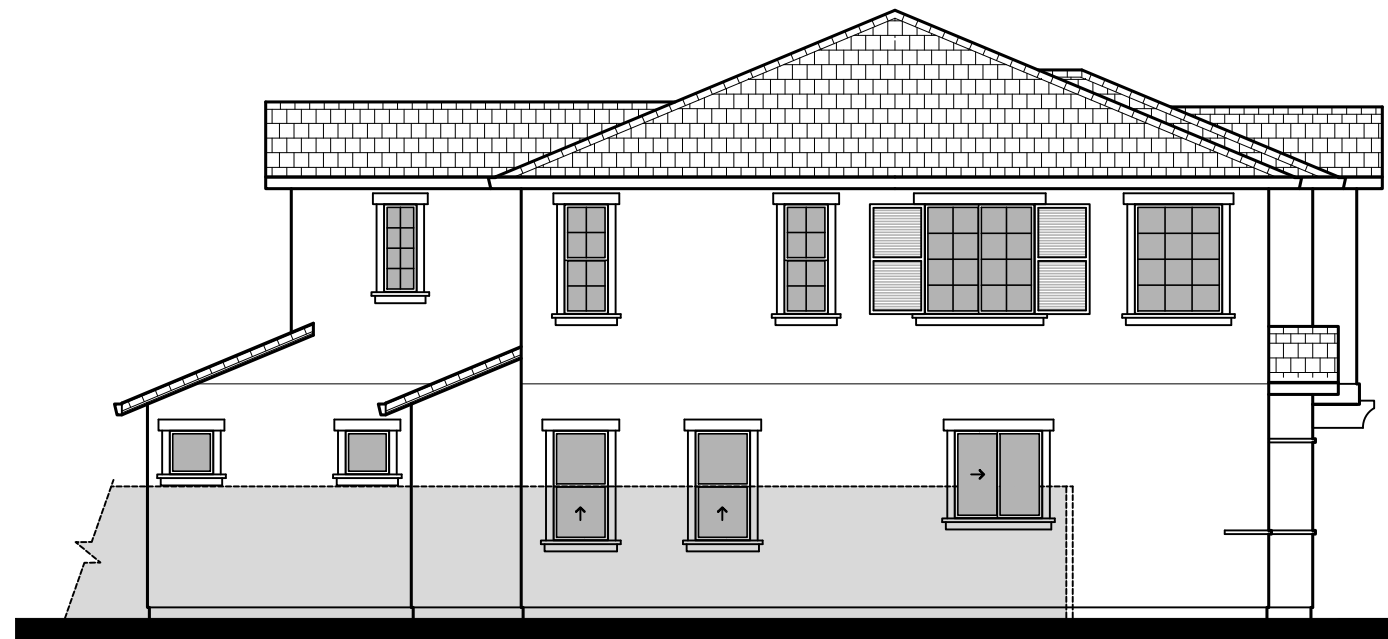
Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'B'



Right



Left

Plan 4

Elevation: 'B'

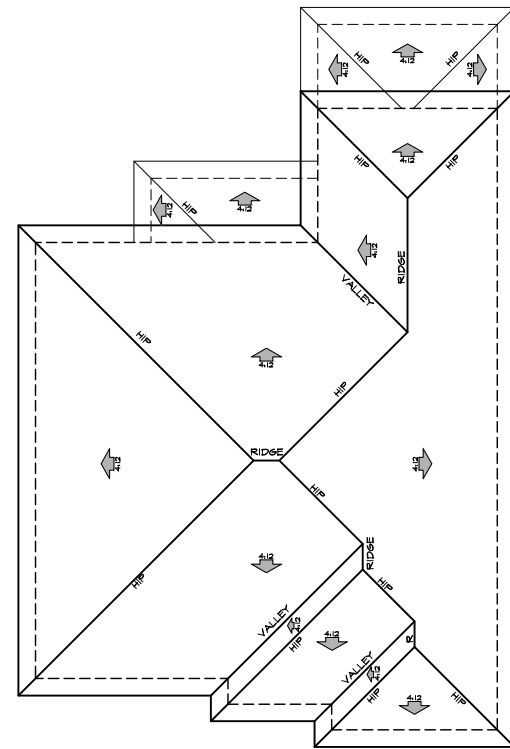


Rear

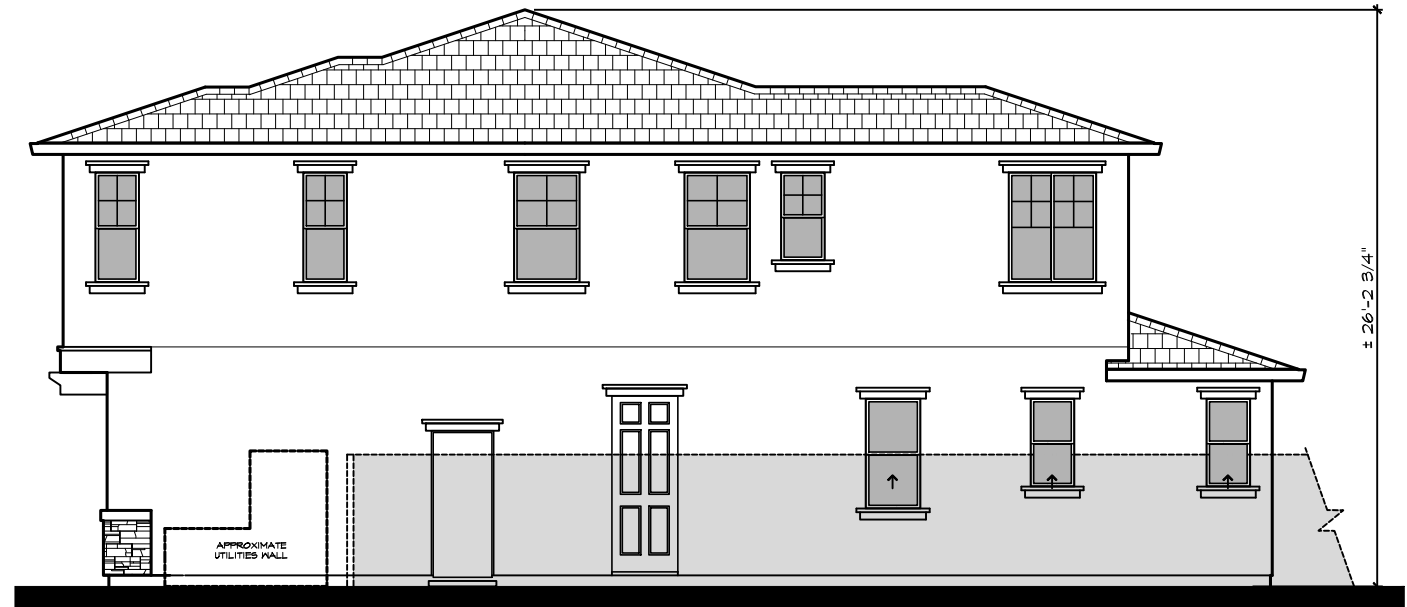
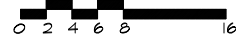
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



Roof Plan 'C'



Right



Left

Plan 4

Elevation: 'C'



Rear

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.



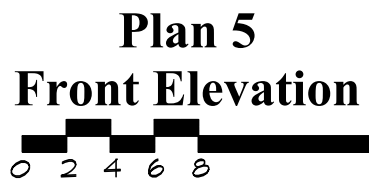
Elevation A



Elevation B

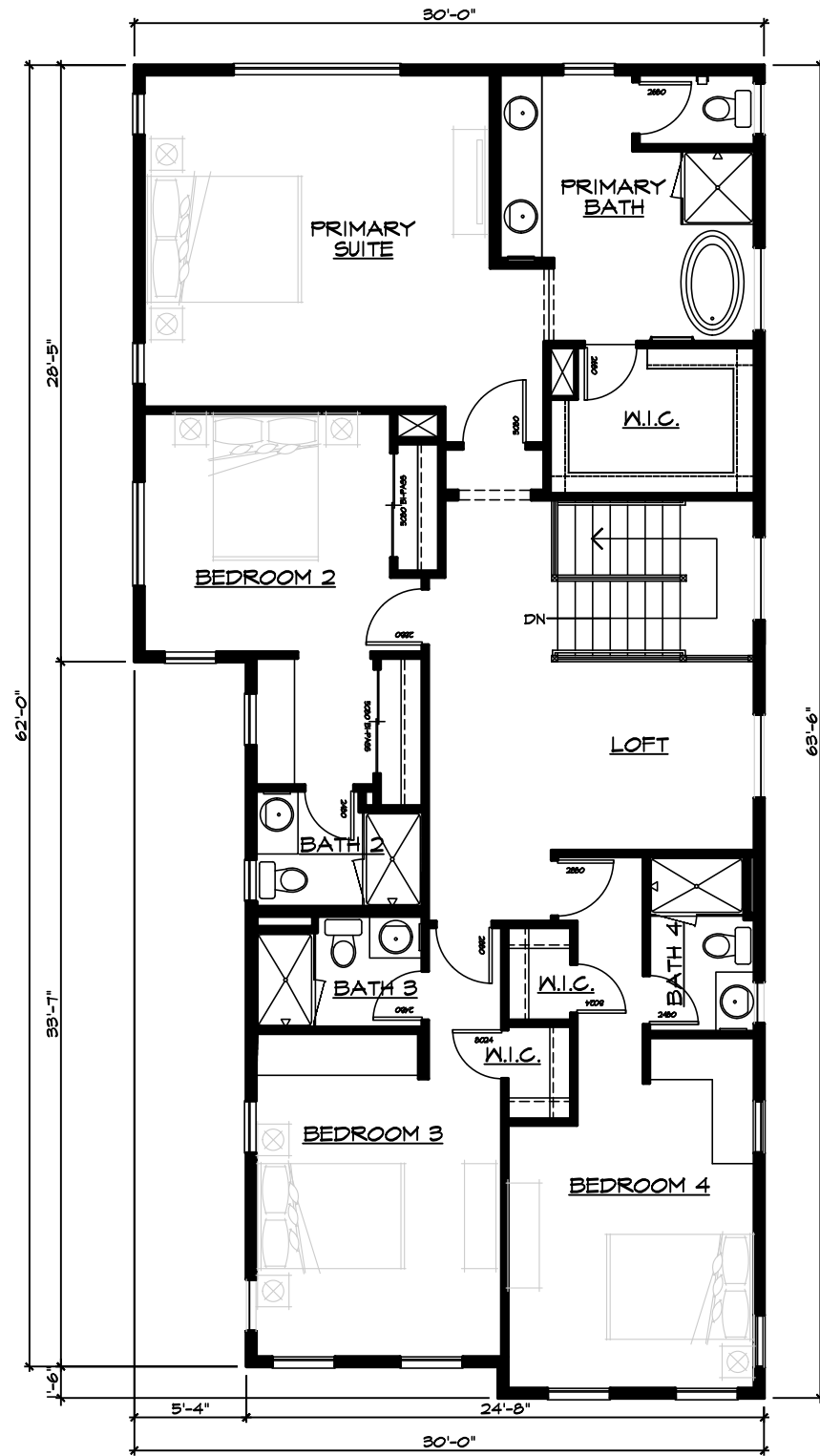


Elevation C

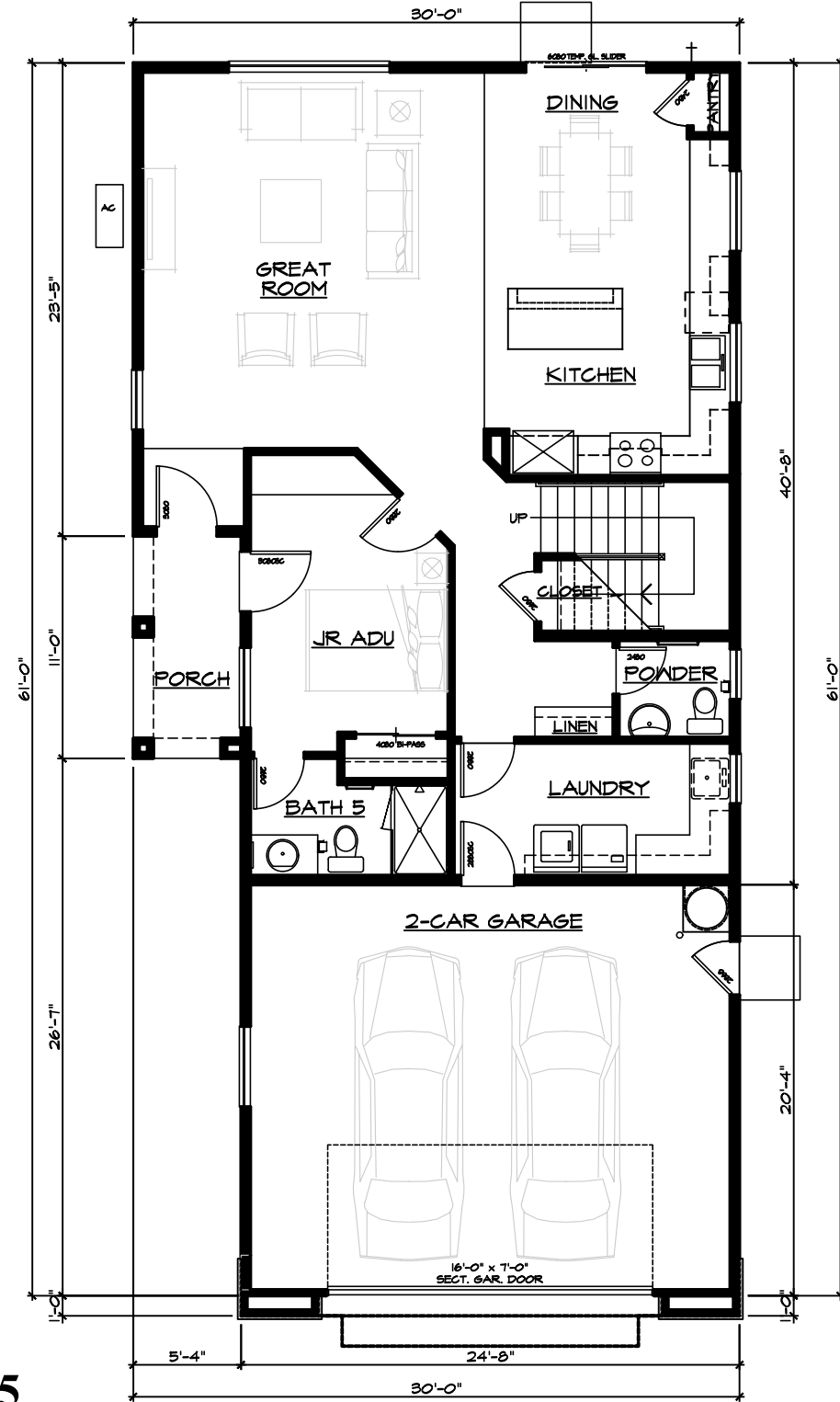


Rialto Place
City of Antioch, CA.
A.D. Seeno Construction

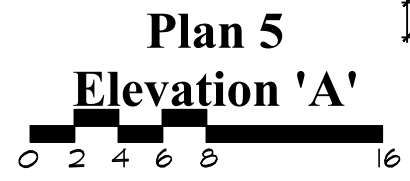
Date: May 3, 2024
Legacy Design Group, LLC.



Second Floor
 FLOOR AREA: 1,634 SQ. FT.



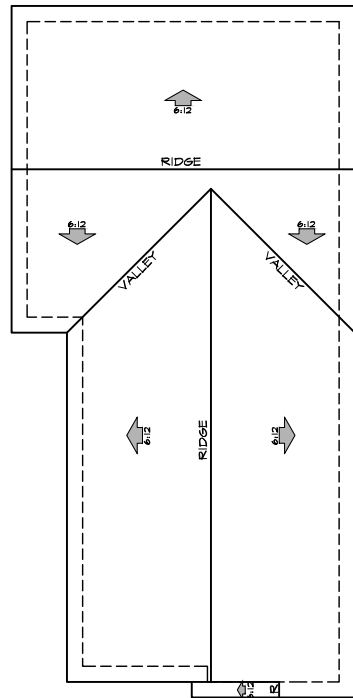
First Floor FLOOR AREA: 1,128 SQ. FT.



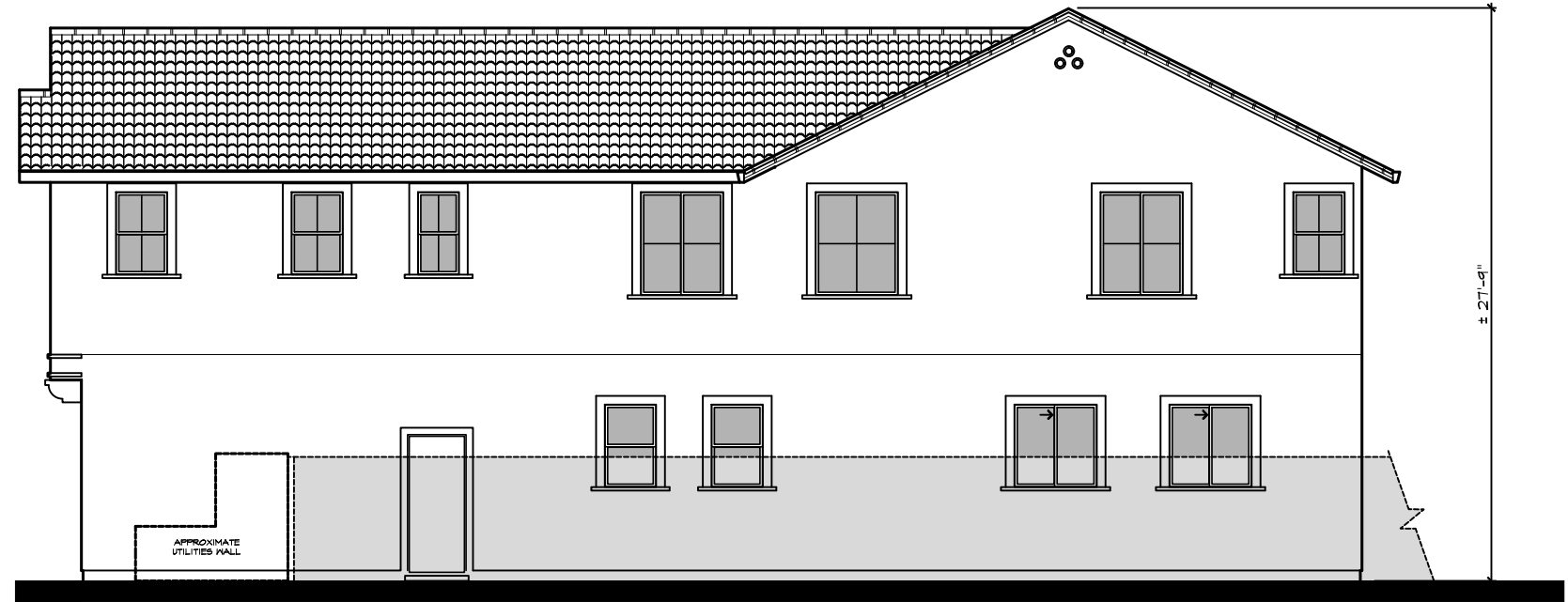
SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,762 SQ. FT.
GARAGE AREA:	502 SQ. FT.

Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

Date: May 3, 2024
 Legacy Design Group, LLC.



Roof Plan 'A'

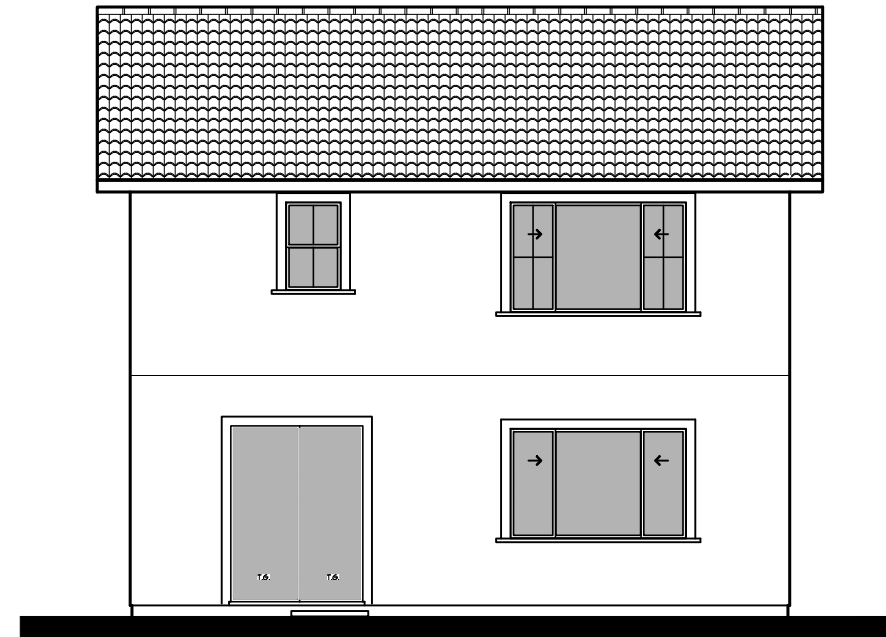


Right



Left

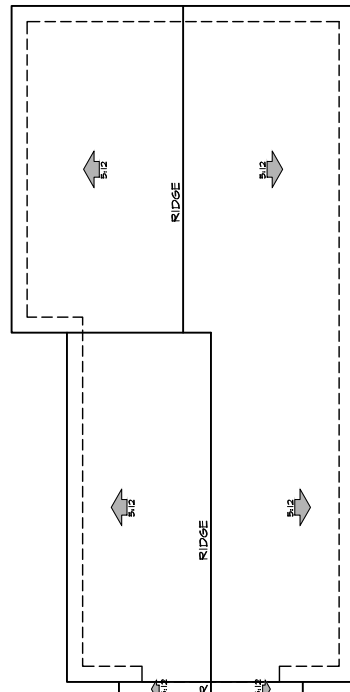
**Plan 5
Elevation: 'A'**



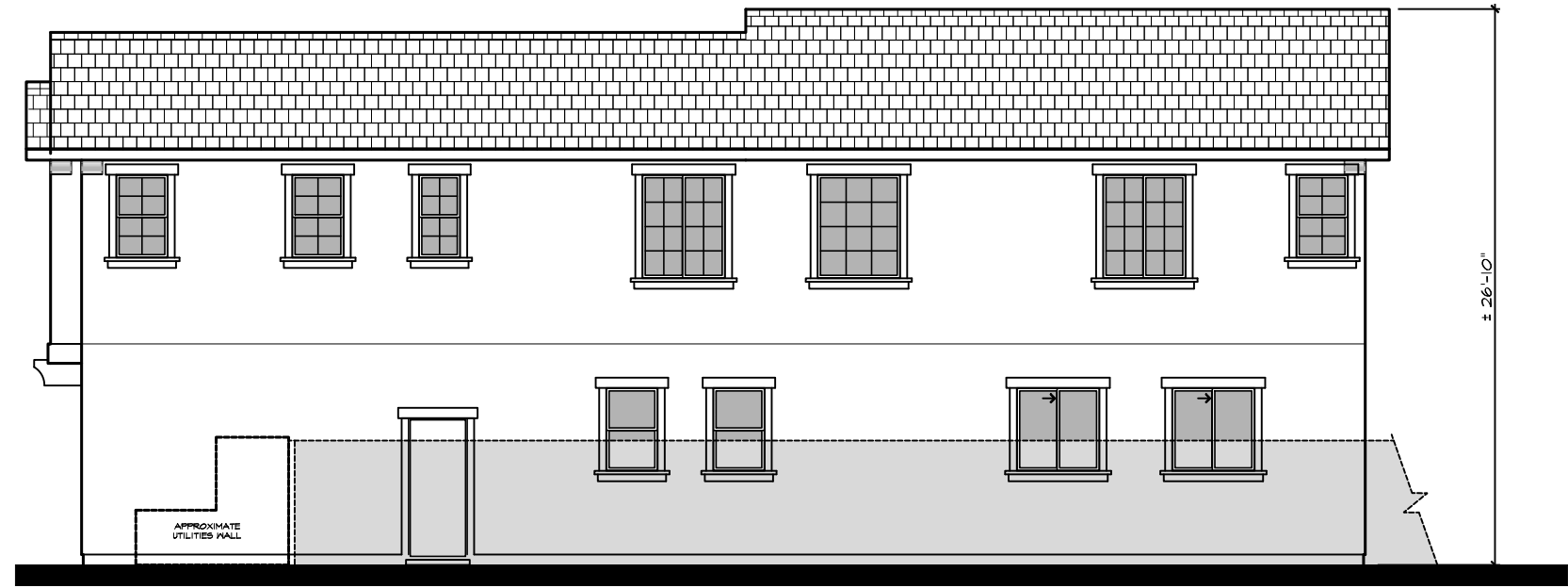
Rear

Rialto Place
 City of Antioch, CA.
 A.D. Seeno Construction

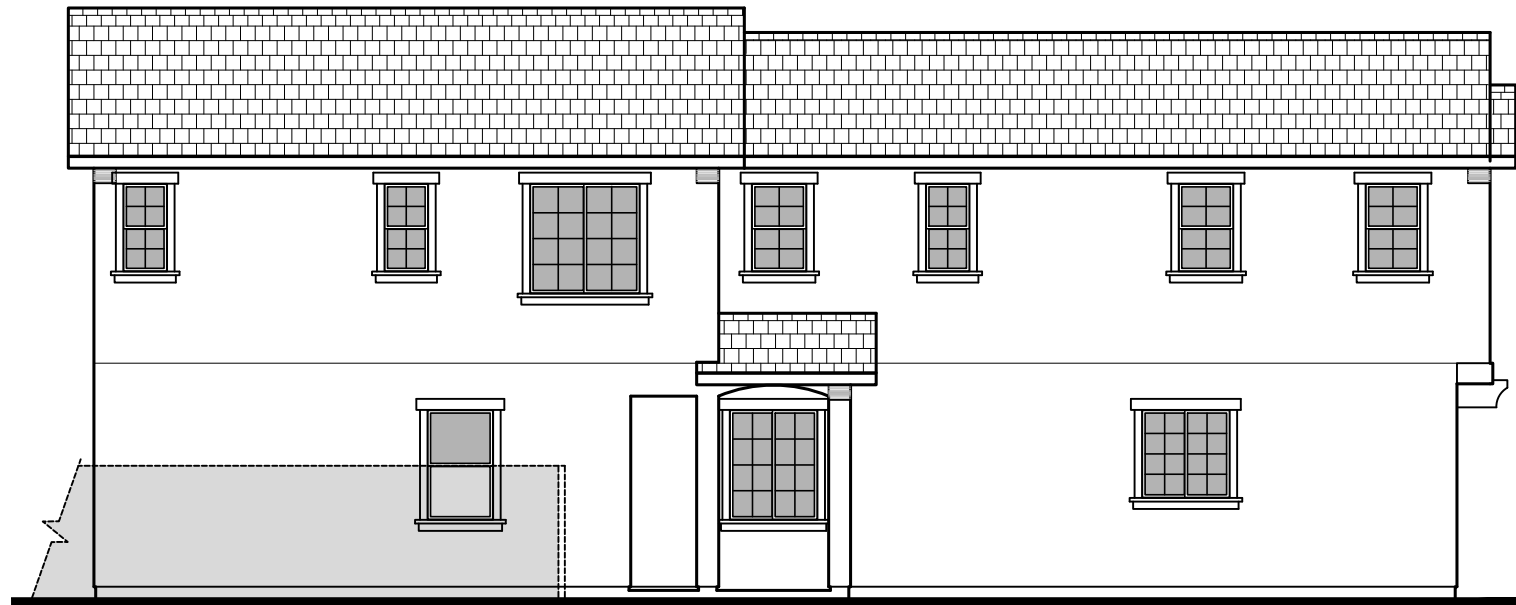
Date: May 3, 2024
 Legacy Design Group, LLC.



Roof Plan 'B'

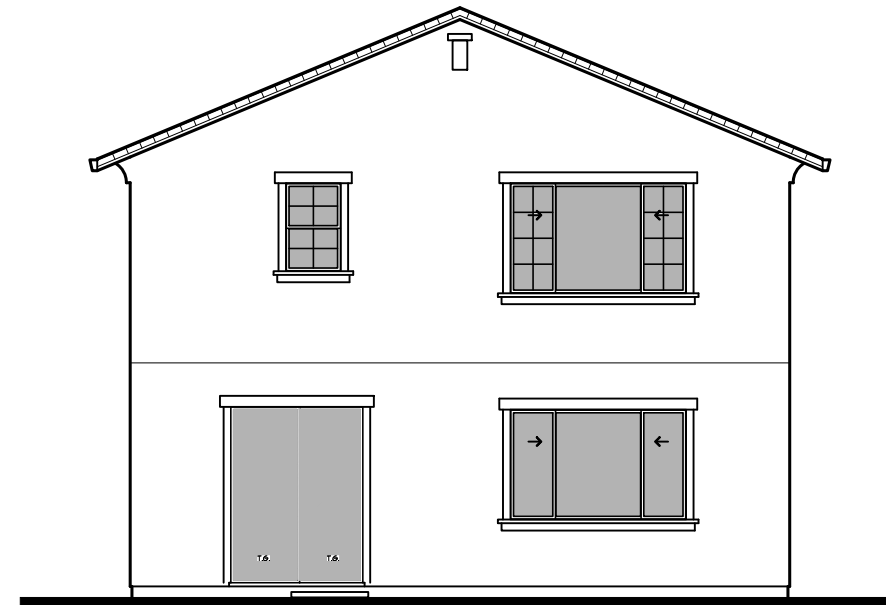
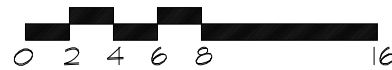


Right

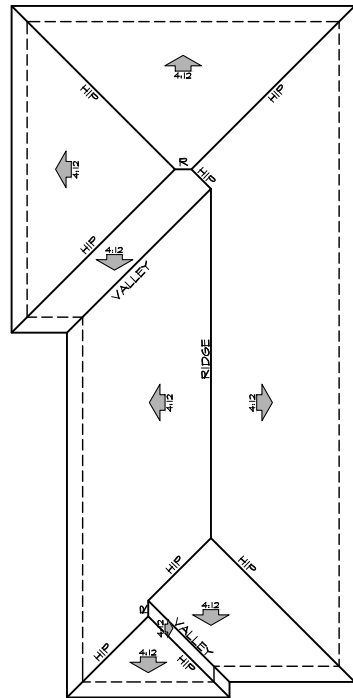


Left

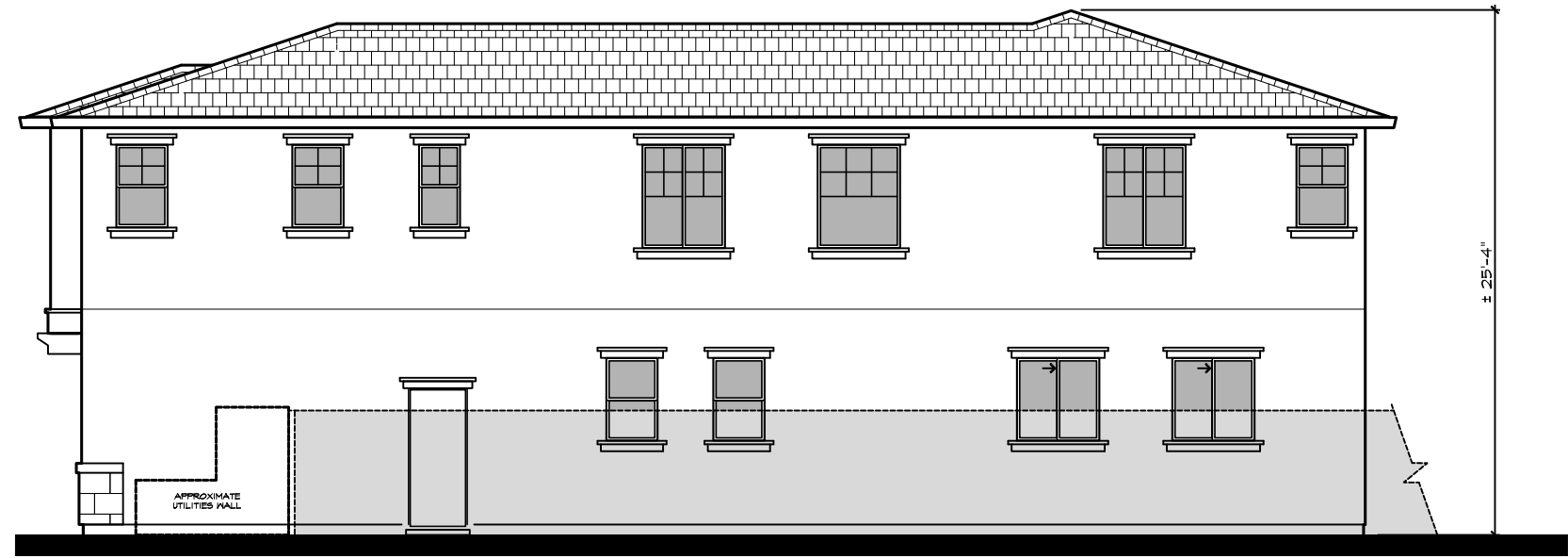
**Plan 5
Elevation: 'B'**



Rear



Roof Plan 'C'

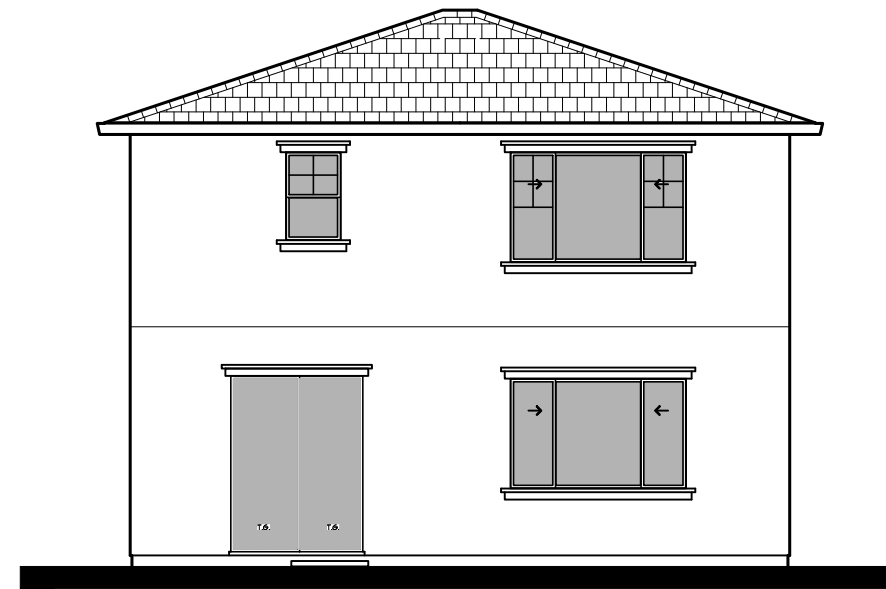
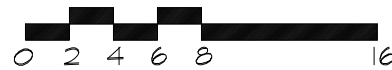


Right



Left

**Plan 5
Elevation: 'C'**

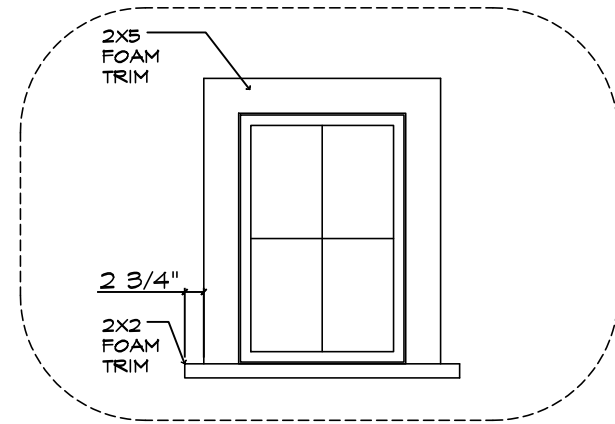


Rear

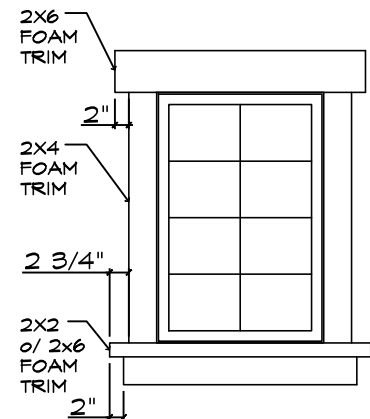
Rialto Place

City of Antioch, CA.
A.D. Seeno Construction

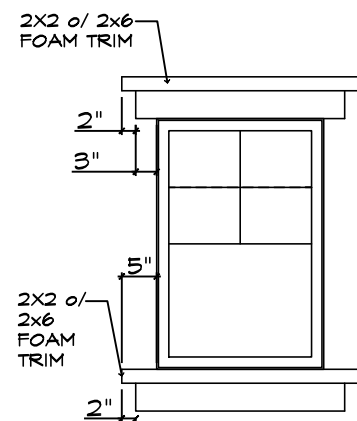
Date: May 3, 2024
Legacy Design Group, LLC.



Elevation 'A'

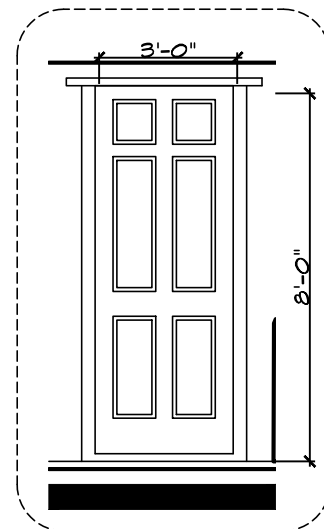


Elevation 'B'



Elevation 'C'

Trim at Windows



Entry Door Dimension



Exterior Lighting
MFG: Minka Lavery



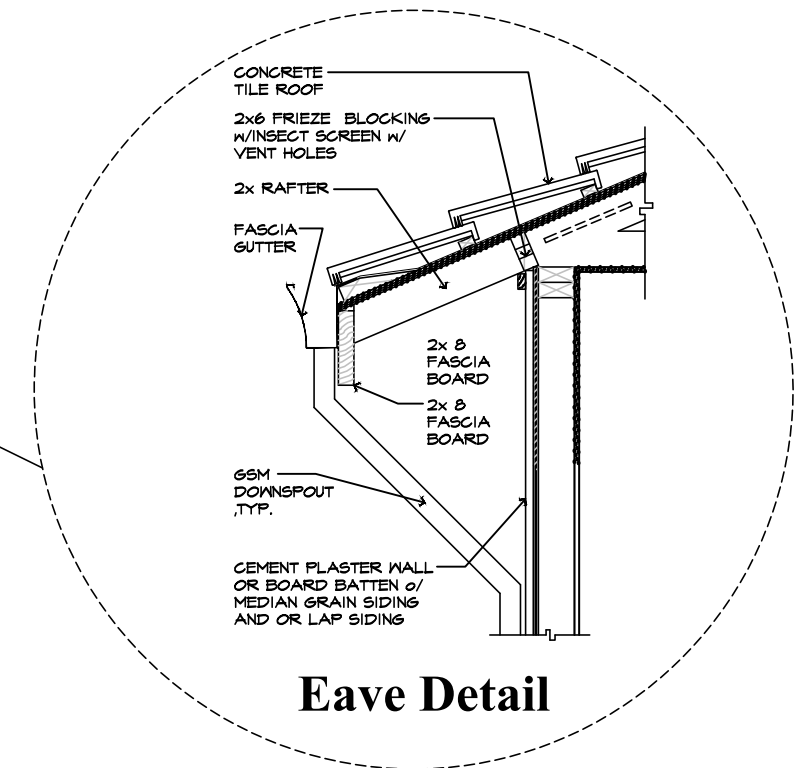
Exterior Wall Mount Address Light



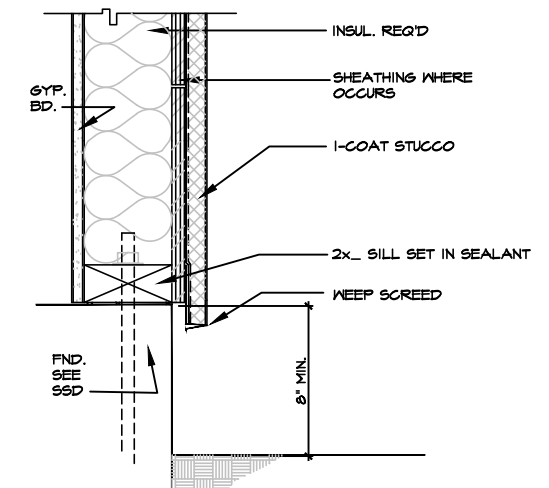
Conceptual Elevation Design Elements

Rialto Place

City of Antioch, CA.
A.D. Seeno Construction



Eave Detail



Typical Wall Detail



EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS



ELEVATION A SCHEME #7 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2645 SUNRISE BLEND
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7012 CREAMY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7744 ZEUS
④	TRIM SHERWIN WILLIAMS SW 7528 WINDSOR GREIGE
⑤	ACCENT SHERWIN WILLIAMS SW 6174 ANDIRON

Front Elevation A



ELEVATION B SCHEME #2 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7689 ROW HOUSE TAN
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 9105 ALMOND ROCA
④	TRIM SHERWIN WILLIAMS SW 6385 DOVER WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 7060 ATTITUDE GRAY

Front Elevation B



ELEVATION C SCHEME #5 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 5557 LIVE OAK
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 6235 FOGGY DAY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 2850 CHELSEA GRAY
④	TRIM SHERWIN WILLIAMS SW 7636 ORIGAMI WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 6237 DARK NIGHT
⑥	STONE VENEER EL DORADO DOVE TAIL

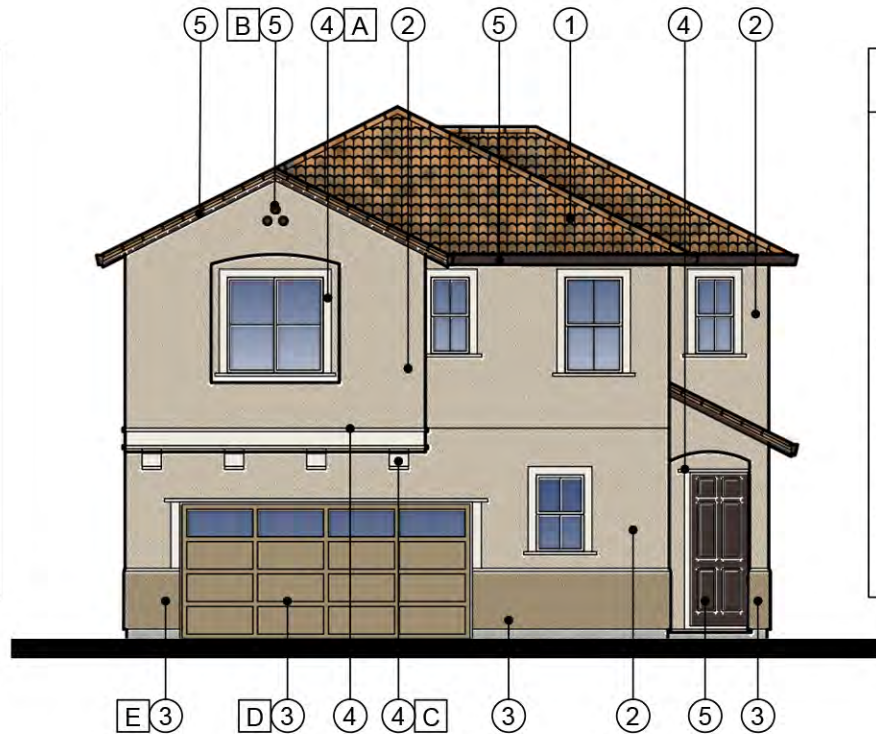
Front Elevation C

**Plan 1
Color Chart and Exterior Materials**

Rialto Place

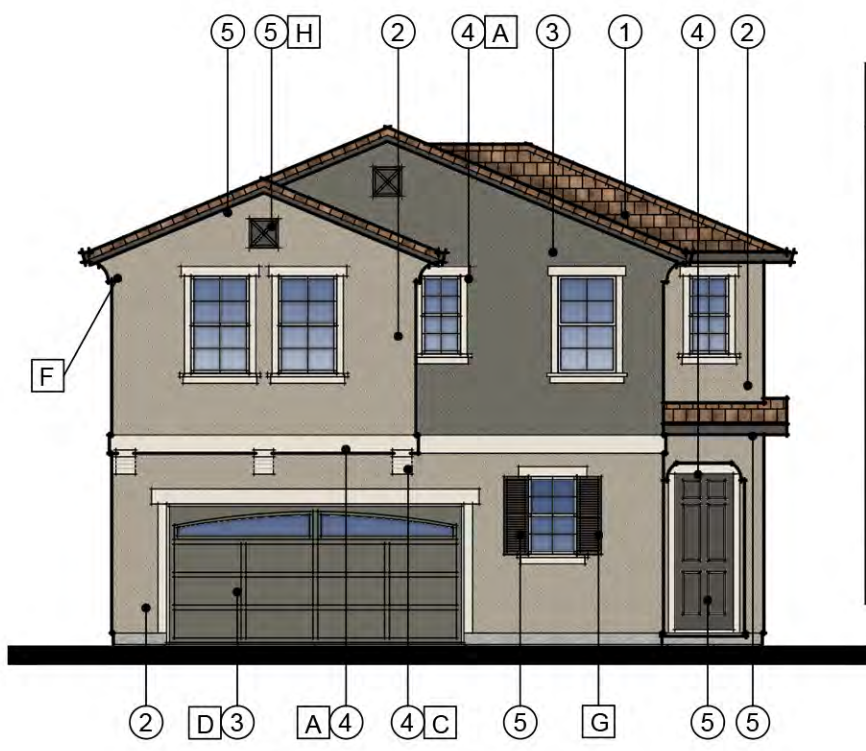
City of Antioch, CA
A.D. Seeno Construction

EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



ELEVATION A SCHEME #8 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2680 LOS PADRES BLEND
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7542 NATUREL
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 9123 BARRO VERDE
④	TRIM SHERWIN WILLIAMS SW 7008 ALABASTER
⑤	ACCENT SHERWIN WILLIAMS SW 6006 BLACK BEAN

Front Elevation A



ELEVATION B SCHEME #10 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4671 VILLAGE BLEND
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7052 GRAY AREA
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 6201 THUNDEROUS
④	TRIM SHERWIN WILLIAMS SW 7042 SHOJI WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 7048 URBANE BRONZE

Front Elevation B



ELEVATION C SCHEME #4 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7622 HAMBURG GRAY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
④	TRIM SHERWIN WILLIAMS SW 7636 ORIGAMI WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 7069 IRON ORE
⑥	STONE VENEER EL DORADO DOVE TAIL

Front Elevation C

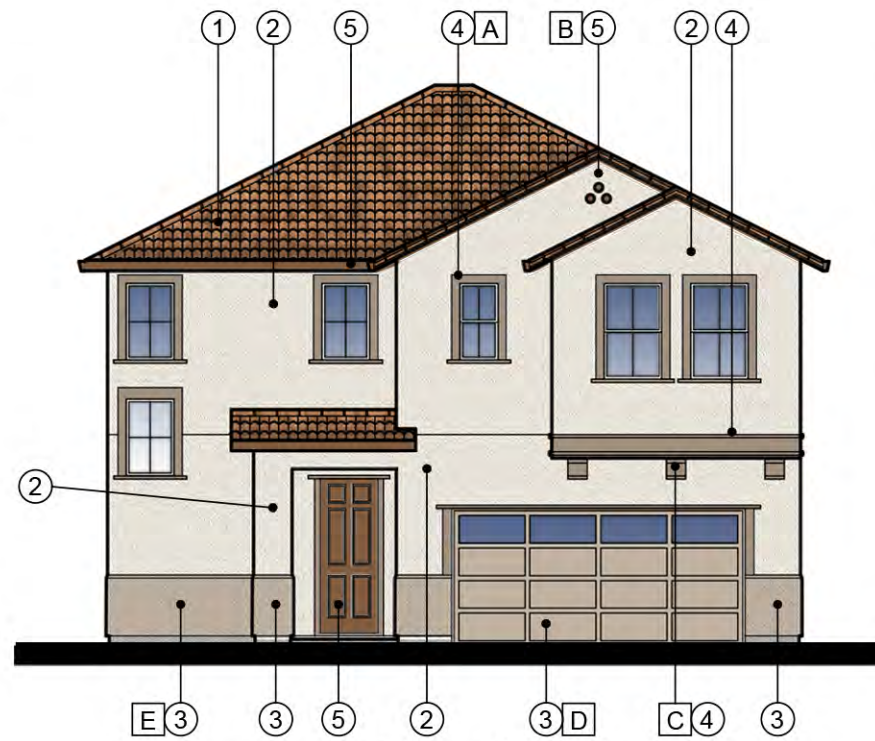
**Plan 2
Color Chart and Exterior Materials**

Rialto Place

City of Antioch, CA
A.D. Seeno Construction

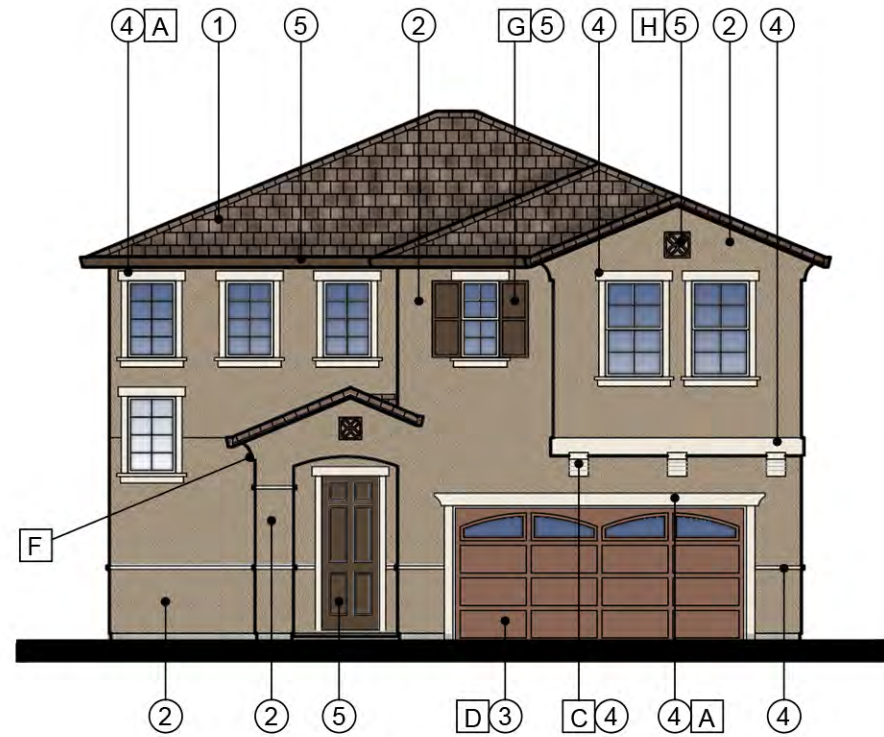
Date: May 3, 2024
Legacy Design Group, LLC.

EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



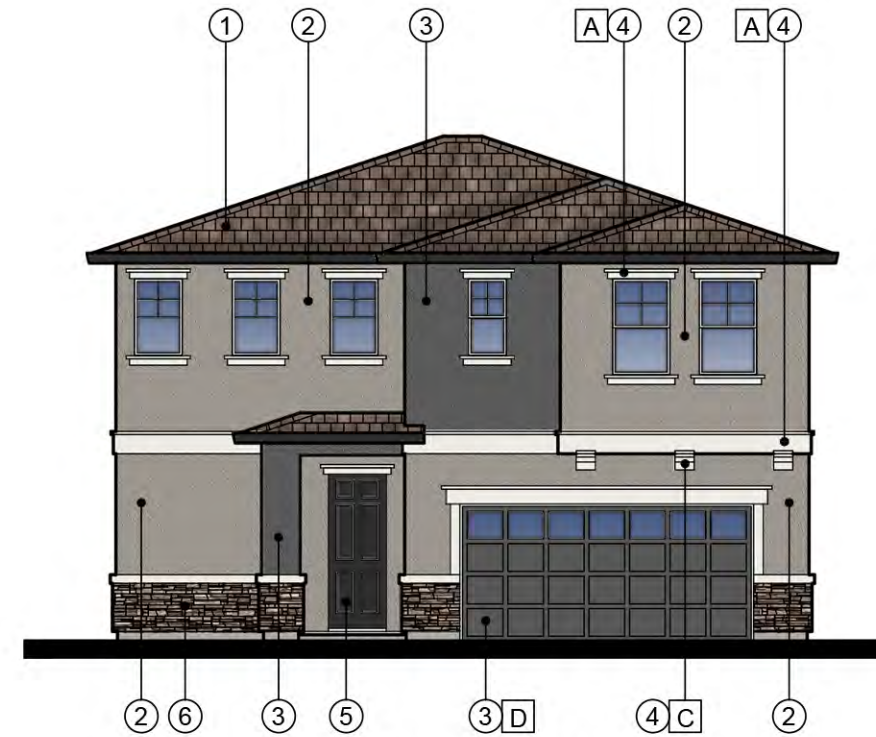
ELEVATION A SCHEME #3 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2522 TERRA COTTA FLASHED
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7551 GREEK VILLA
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7037 BALANCED BEIGE
④	TRIM SHERWIN WILLIAMS SW 9174 MOTH WING
⑤	ACCENT SHERWIN WILLIAMS SW 6096 JUTE BROWN

Front Elevation A



Front Elevation B

ELEVATION B SCHEME #9 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 9117 URBAN JUNGLE
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 6061 TANBARK
④	TRIM SHERWIN WILLIAMS SW 7012 CREAMY
⑤	ACCENT SHERWIN WILLIAMS SW 7027 HICKORY SMOKE



Front Elevation C

ELEVATION C SCHEME #1 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 9170 ACIER
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7674 PEPPERCORN
④	TRIM SHERWIN WILLIAMS SW 7005 PURE WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 6258 TRICORN BLACK
⑥	STONE VENEER EL DORADO RUSTIC LEDGE - CASCADE

**Plan 3
Color Chart and Exterior Materials**

Rialto Place

City of Antioch, CA
A.D. Seeno Construction

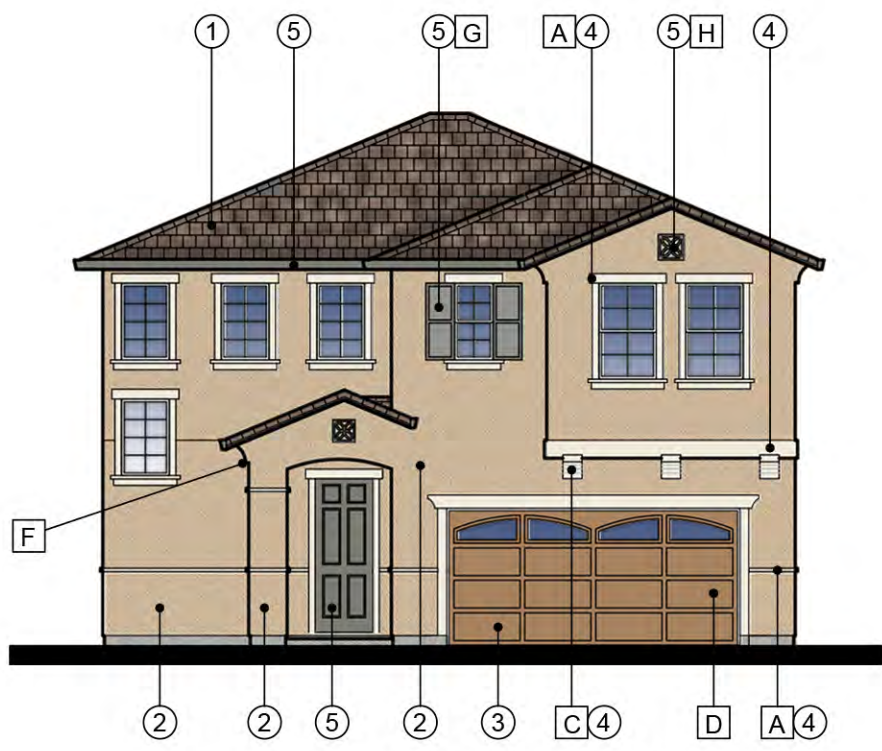
Date: May 3, 2024
Legacy Design Group, LLC.

EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



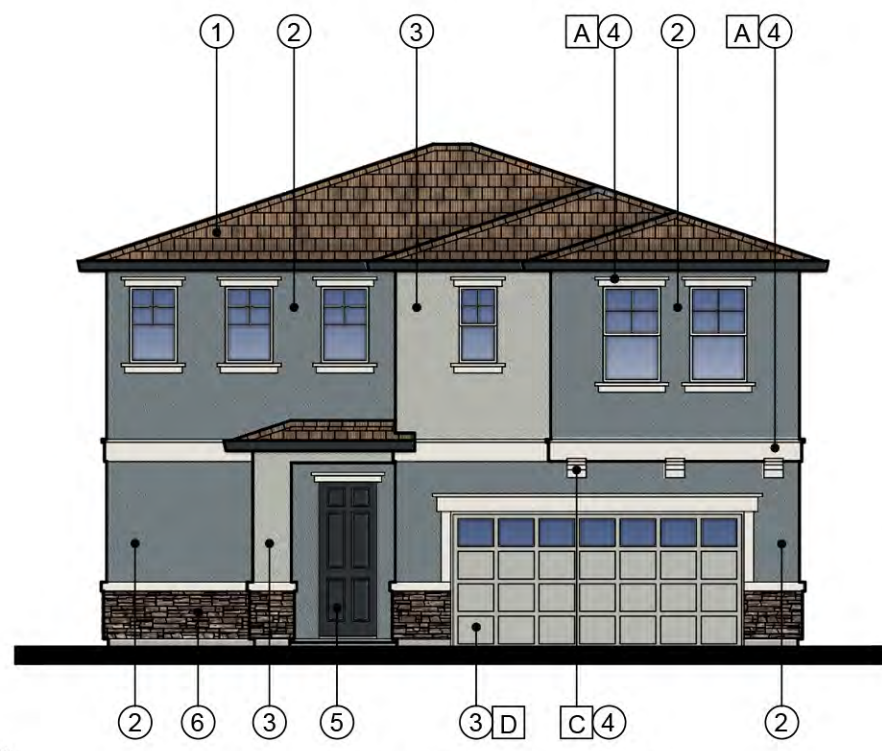
ELEVATION A SCHEME #7 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2645 SUNRISE BLEND
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7012 CREAMY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7744 ZEUS
④	TRIM SHERWIN WILLIAMS SW 7528 WINDSOR GREIGE
⑤	ACCENT SHERWIN WILLIAMS SW 6174 ANDIRON

Front Elevation A



Front Elevation B

ELEVATION B SCHEME #2 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7689 ROW HOUSE TAN
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 9105 ALMOND ROCA
④	TRIM SHERWIN WILLIAMS SW 6385 DOVER WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 7060 ATTITUDE GRAY



Front Elevation C

ELEVATION C SCHEME #5 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 5557 LIVE OAK
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 6235 FOGGY DAY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 2850 CHELSEA GRAY
④	TRIM SHERWIN WILLIAMS SW 7636 ORIGAMI WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 6237 DARK NIGHT
⑥	STONE VENEER EL DORADO HILLSTONE - BERGAMO

**Plan 4
Color Chart and Exterior Materials**

Rialto Place

City of Antioch, CA
A.D. Seeno Construction

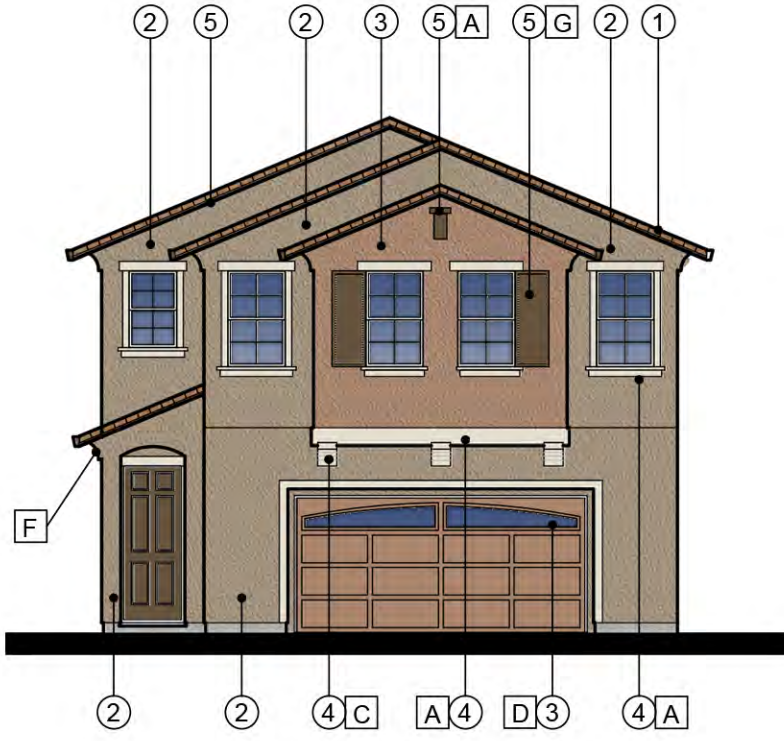
Date: May 3, 2024
Legacy Design Group, LLC.

EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



ELEVATION A SCHEME #3 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2522 TERRA COTTA FLASHED
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7551 GREEK VILLA
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7037 BALANCED BEIGE
④	TRIM SHERWIN WILLIAMS SW 9174 MOTH WING
⑤	ACCENT SHERWIN WILLIAMS SW 6096 JUTE BROWN

Front Elevation A



ELEVATION B SCHEME #6 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 5557 LIVE OAK
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 9117 URBAN JUNGLE
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7715 POTTERY URN
④	TRIM SHERWIN WILLIAMS SW 7011 NATURAL CHOICE
⑤	ACCENT SHERWIN WILLIAMS SW 6153 PROTEGE BRONZE

Front Elevation B



ELEVATION C SCHEME #4 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7622 HAMBURG GRAY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
④	TRIM SHERWIN WILLIAMS SW 7636 ORIGAMI WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 7069 IRON ORE
⑥	STONE VENEER EL DORADO DOVE TAIL

Front Elevation C

**Plan 5
Color Chart and Exterior Materials**







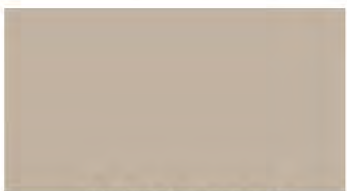
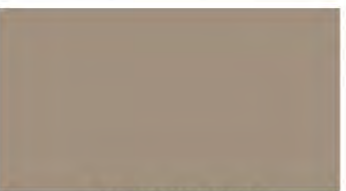
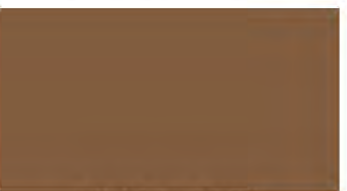










Rialto Place

City of Antioch, CA
A.D. Seeno Construction

Date: May 3, 2024
Legacy Design Group, LLC.

Rialto Place

City of Antioch, CA

	BODY 1	BODY 2/ GARAGE DOOR	TRIM/ FASCIA BOARD	ACCENT/ENTRY DOOR/ FASCIA GUTTER	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
1	 SW 9170 ACIER	 SW 7674 PEPPERCORN	 SW 7005 PURE WHITE	 SW 6258 TRICORN BLACK	 RUSTIC LEDGE - CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 CAMINO BLEND 1VIC3163/ 2690 PEWTER BRONZE BLEND*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
2	 SW 7689 ROW HOUSE TAN	 SW 9105 ALMOND ROCA	 SW 6385 DOVER WHITE	 SW 7060 ATTITUDE GRAY	 MOUNTAIN LEDGE - BUCKSKIN/ CARMEL COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC3233/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*
3	 SW 7551 GREEK VILLA	 SW 7037 BALANCED BEIGE	 SW 9174 MOTH WING	 SW 6096 JUTE BROWN	 MOUNTAIN LEDGE - BITTEROOT/ BUCKS COUNTY COUNTRY LEDGESTONE*	 MARBLED TERRA COTTA 1VIC6129/ 2522 TERRA COTTA FLASHED*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
4	 SW 7622 HAMBURG GRAY	 SW 7066 GRAY MATTERS	 SW 7636 ORIGAMI WHITE	 SW 7069 IRON ORE	 STACKED STONE - SANTA FE/ HUDSON BAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC3233/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*
5	 SW 6235 FOGGY DAY	 SW 2850 CHELSEA GRAY	 SW 7636 ORIGAMI WHITE	 SW 6237 DARK NIGHT	 HILLSTONE - BERGAMO/ ASPEN DRESSED FIELDSTONE*	 DUNES TAN 1VIC50198/ 2549 SANTA PAULA*	 CEDAR BLEND 1FBCF3293/ 5557 LIVE OAK*

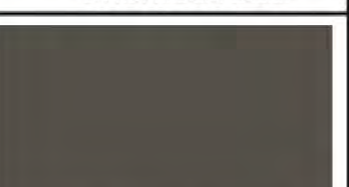
The electronic picture samples may vary from actual colors and appearance.
Legacy Builders, Inc. reserves the right to substitute/delete color, styles and/or change product brand.

Color Chart Key
Paint: Sherwin-Williams or Equal
Roofing: Boral/Eagle or Equal
Stone/Brick: El Dorado/Cultured Stone or Equal

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Legacy Design Group, LLC

Rialto Place

City of Antioch, CA

	BODY 1	BODY 2/ GARAGE DOOR	TRIM/ FASCIA BOARD	ACCENT/ENTRY DOOR/ FASCIA GUTTER	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
6	 SW 9117 URBAN JUNGLE	 SW 7715 POTTERY URN	 SW 7011 NATURAL CHOICE	 SW 6153 PROTEGE BRONZE	 RUSTIC LEDGE - CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VICS3233/ 2689 BROWN RANGE*	 DUNES TAN 1FBC019B/ 5531 ORO VALLEY*
7	 SW 7012 CREAMY	 SW 7744 ZEUS	 SW 7528 WINDSOR GREIGE	 SW 6174 ANDIRON	 BLUFFSTONE - LA PLATA/ ASPEN COUNTRY LEDGESTONE*	 GOLDENROD 1VICS6116/ SUNRISE BLEND 2645*	 CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*
8	 SW 7542 NATUREL	 SW 9123 BARRO VERDE	 SW 7008 ALABASTER	 SW 6006 BLACK BEAN	 CLIFFSTONE - MESQUITE/ ECHO RIDGE COUNTRY LEDGESTONE*	 GULFSTREAM 1VICS4960/ 2680 LOS PADRES BLEND*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
9	 SW 9117 URBAN JUNGLE	 SW 6061 TANBARK	 SW 7012 CREAMY	 SW 7027 HICKORY SMOKE	 BLUFFSTONE - BODEGA/ BUCKS COUNTY COUNTRY LEDGESTONE*	 GULFSTREAM 1VICS4960/ 2680 LOS PADRES BLEND*	 CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*
10	 SW 7052 GRAY AREA	 SW 6201 THUNDEROUS	 SW 7042 SHOJI WHITE	 SW 7048 URBANE BRONZE	 FIELDLEDGE - VENETO/ BUCK COUNTY DRESSED FIELDSTONE*	 DUNES TAN 1VICS0198/ 2549 SANTA PAULA*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*

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