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**DEVELOPER**

BRIGHTSKY RESIDENTIAL  
1255 TREAT BOULEVARD, SUITE 300  
WALNUT CREEK, CA 94597  
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**CIVIL ENGINEER**

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2633 CAMINO RAMON, SUITE 350  
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(925) 866-0322  
CONTACT: LEE ROSENBLATT

**JOINT TRENCH DESIGNER**

TARRAR UTILITY CONSULTANTS  
813 FIRST STREET  
BRENTWOOD, CA 94513  
(925) 250-2595  
CONTACT: KARA PEDERSEN

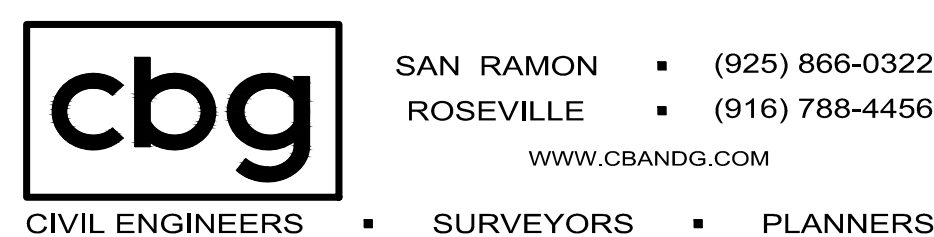
**ARCHITECT (SINGLE FAMILY)**

WHA ARCHITECTS  
200 COMMERCE, SUITE 200  
IRVINE, CA 92602  
(949) 250-0607  
CONTACT: JUAN OLVERA

**ARCHITECT (DUET)**

BASSENIAN LAGONI  
2031 ORCHARD DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660  
(949) 553-9100  
CONTACT: HANS ANDERLE

DECEMBER 2024



**VESTING TENTATIVE MAP  
VINEYARD CROSSING  
SUBDIVISION 09650  
ANTIOCH, CALIFORNIA**

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

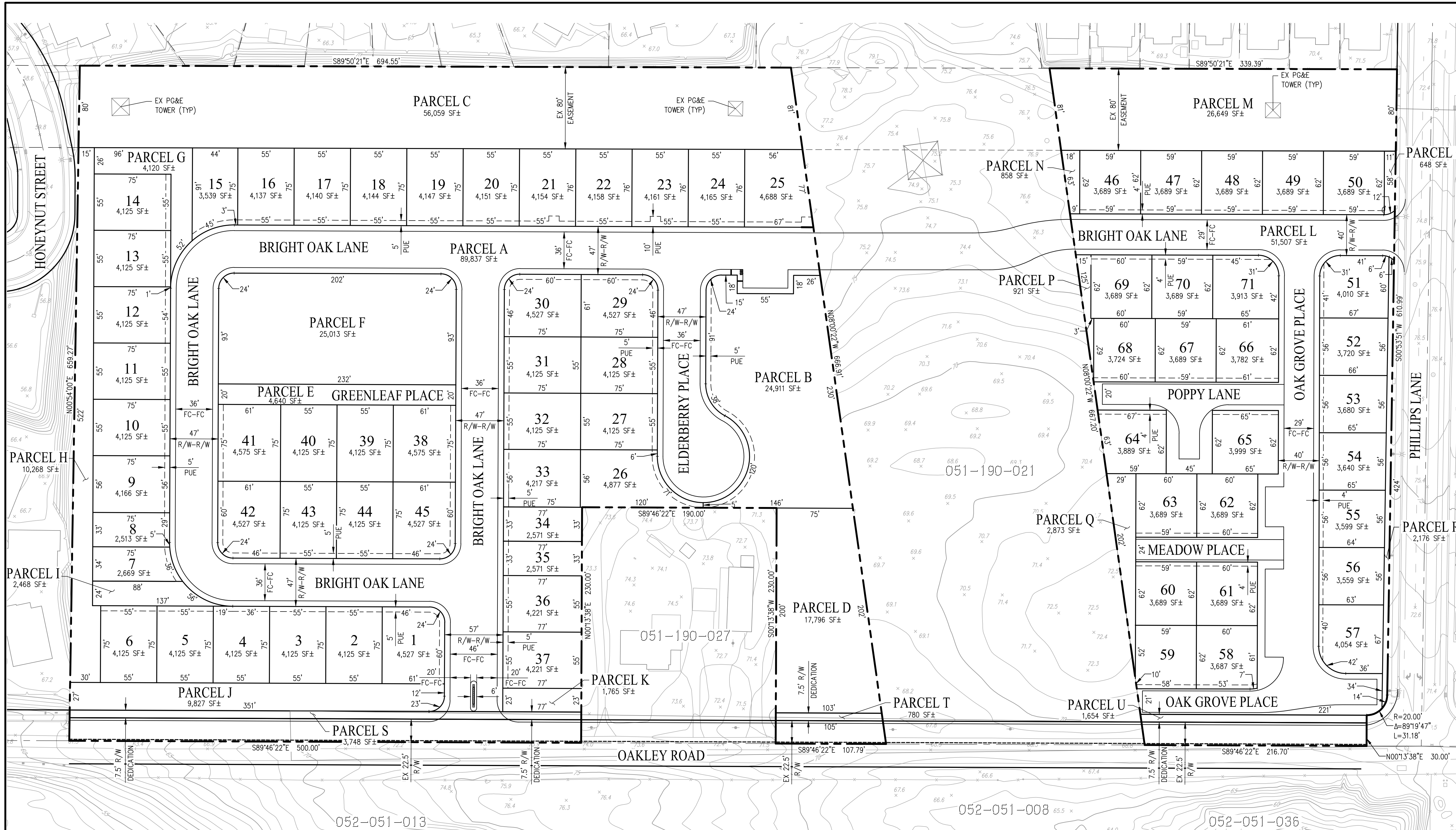


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**GENERAL NOTES**

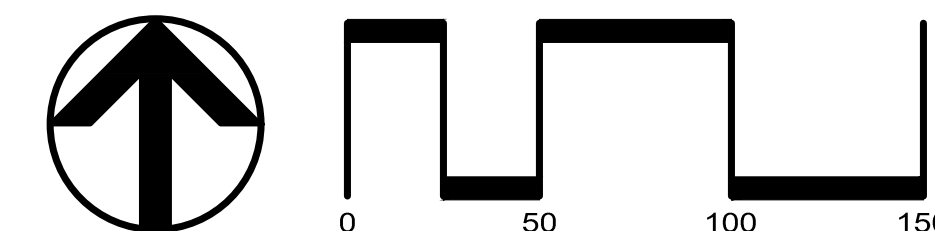
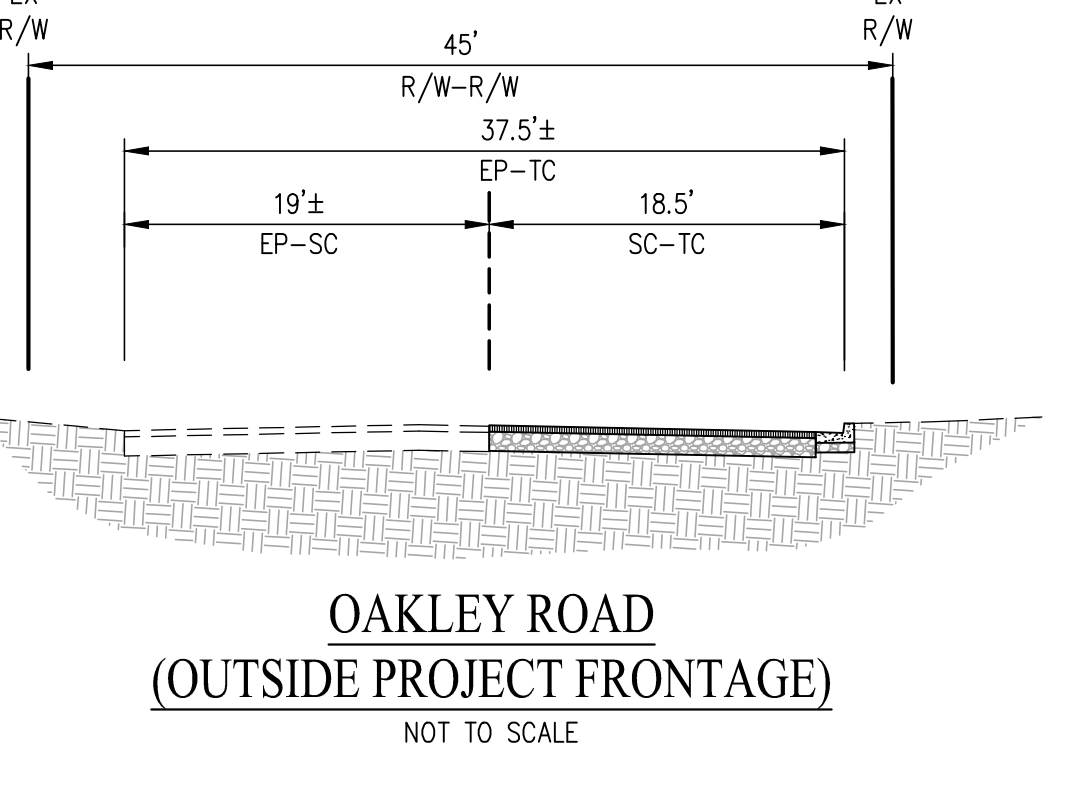
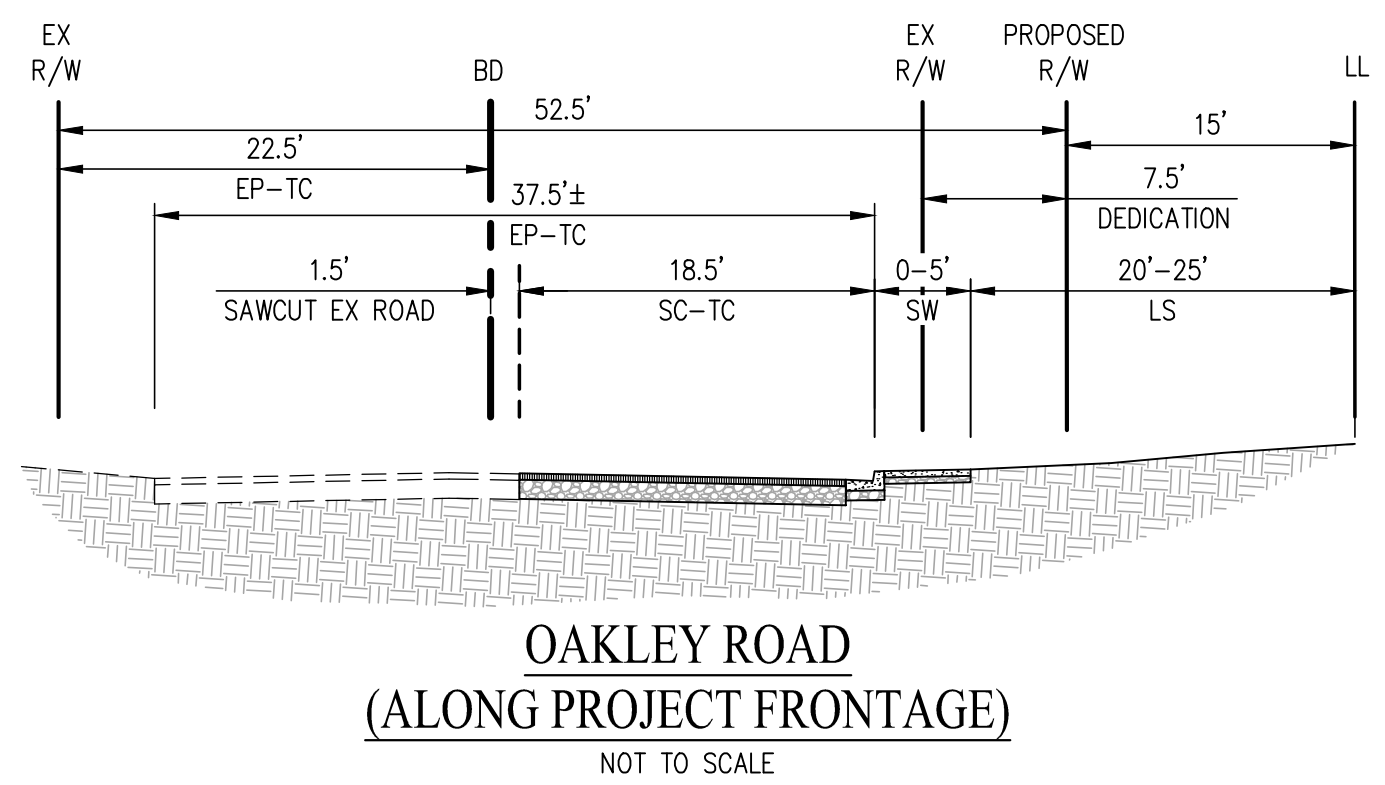
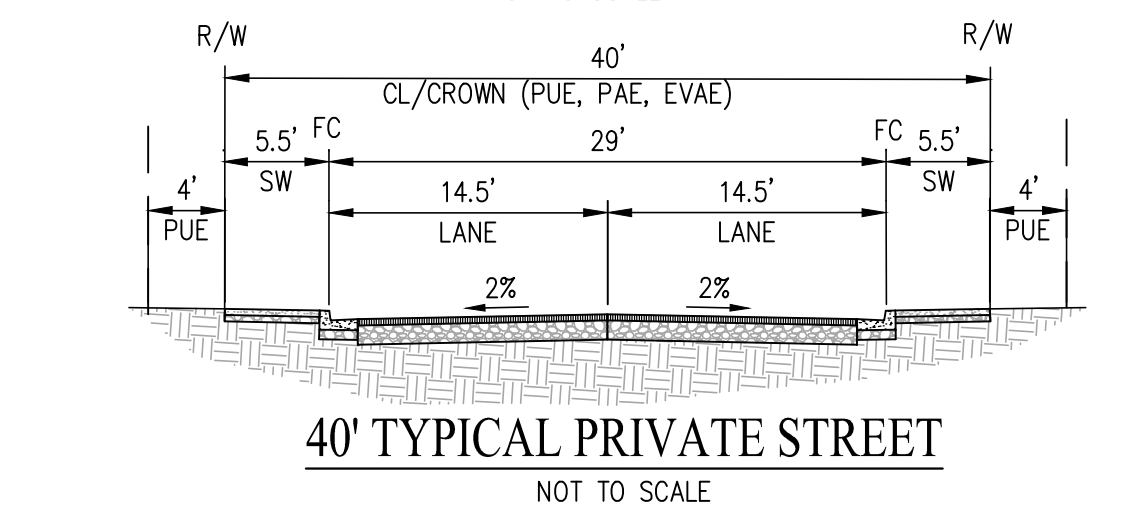
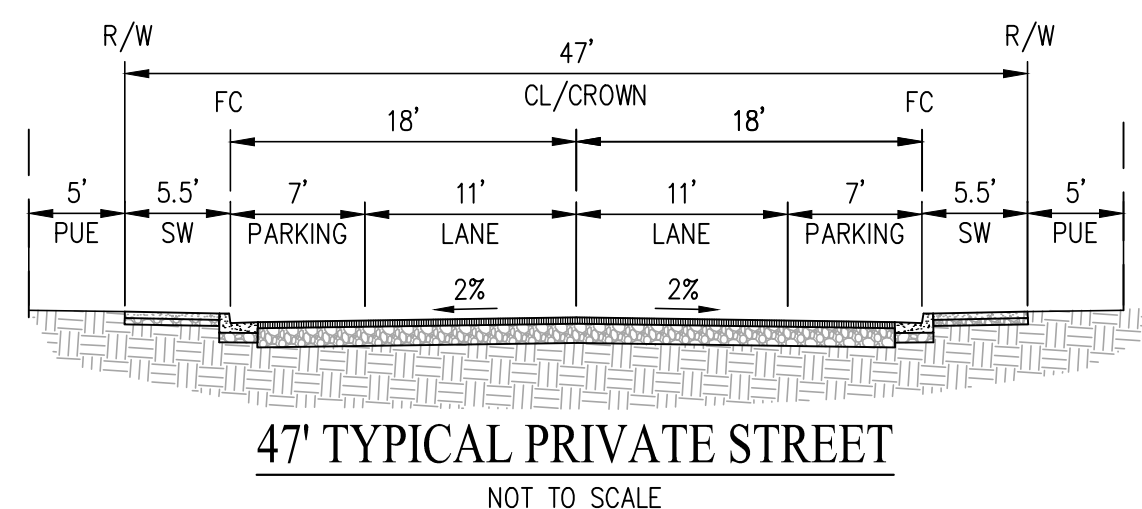
- ASSESSORS PARCEL NO. 051-190-028 AND 051-190-034
- SITE AREA: GROSS: 14.6± ACRES: 10.3± ACRES WEST, 4.3± ACRES EAST  
NET: 12.1± ACRES: 8.6± ACRES WEST, 3.5± ACRES EAST
- LOTS: RESIDENTIAL: 71 (LOTS 1-71)  
PRIVATE STREETS: 3 (PARCELS A, E & L)  
OPEN SPACE/LANDSCAPE: 16 (PARCEL C-D, F-J, L-U)  
AMENITY: 1 (PARCEL B)
- DWELLING UNITS: 45 SINGLE FAMILY HOMES, 41 ADU, AND 52 DUET HOMES
- SITE DENSITY: GROSS: 7.05 DU/AC: 4.95 DU/AC WEST, 12.09 DU/AC EAST  
NET: 8.51 DU/AC: 5.93 DU/AC WEST, 14.86 DU/AC EAST
- EXISTING GENERAL PLAN: MEDIUM LOW DENSITY RESIDENTIAL (WEST PARCEL)  
PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (EAST PARCEL)  
MEDIUM LOW DENSITY RESIDENTIAL (WEST PARCEL)  
MEDIUM DENSITY RESIDENTIAL (EAST PARCEL)
- EXISTING ZONING: P-D (PLANNED DEVELOPMENT)  
PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
- EXISTING LAND USE: VACANT LAND  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- BENCHMARK: BEING A BRASS DISK IN A MONUMENT WELL STAMPED 04-HK 1993, NGS DESIGNATION HPGN D CA 04 HK, PID AA3821, HAVING AN NAVD88 PUBLISHED ELEVATION OF 16.0 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS MONUMENTS, HAVING PID NO. AA3821 AND JS4835, EPOCH 2010, THE BEARING BEING N70°45'54"E (CALCULATED AND MEASURED)
- FLOOD ZONE: ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE  
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060130032  
DATE: JUNE 16, 2009
- UTILITIES: WATER: CITY OF ANTIOCH  
SEWER: CITY OF ANTIOCH  
STORM DRAIN: CITY OF ANTIOCH  
GAS & ELECTRIC: PG&E  
TELEPHONE: AT&T
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICED ON THE APPROVED TENTATIVE MAP.
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
- FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.

**CONTACTS**

- DEVELOPER: BRIGHTSKY RESIDENTIAL  
1255 TREAT BOULEVARD, SUITE 300  
WALNUT CREEK, CA 94597  
(925) 401-5052  
CHARLES MCKEAG
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583  
(925) 866-0322  
LEE J. ROSENBLATT, RCE 65469
- SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.  
6288 SAN IGNACIO AVENUE, SUITE A  
SAN JOSE, CA 95119  
(408) 629-3822  
SIMON MAKDESSI, P.E., G.E., RCE 2548

**VESTING TENTATIVE MAP  
PRELIMINARY LOTTING  
VINEYARD CROSSING**

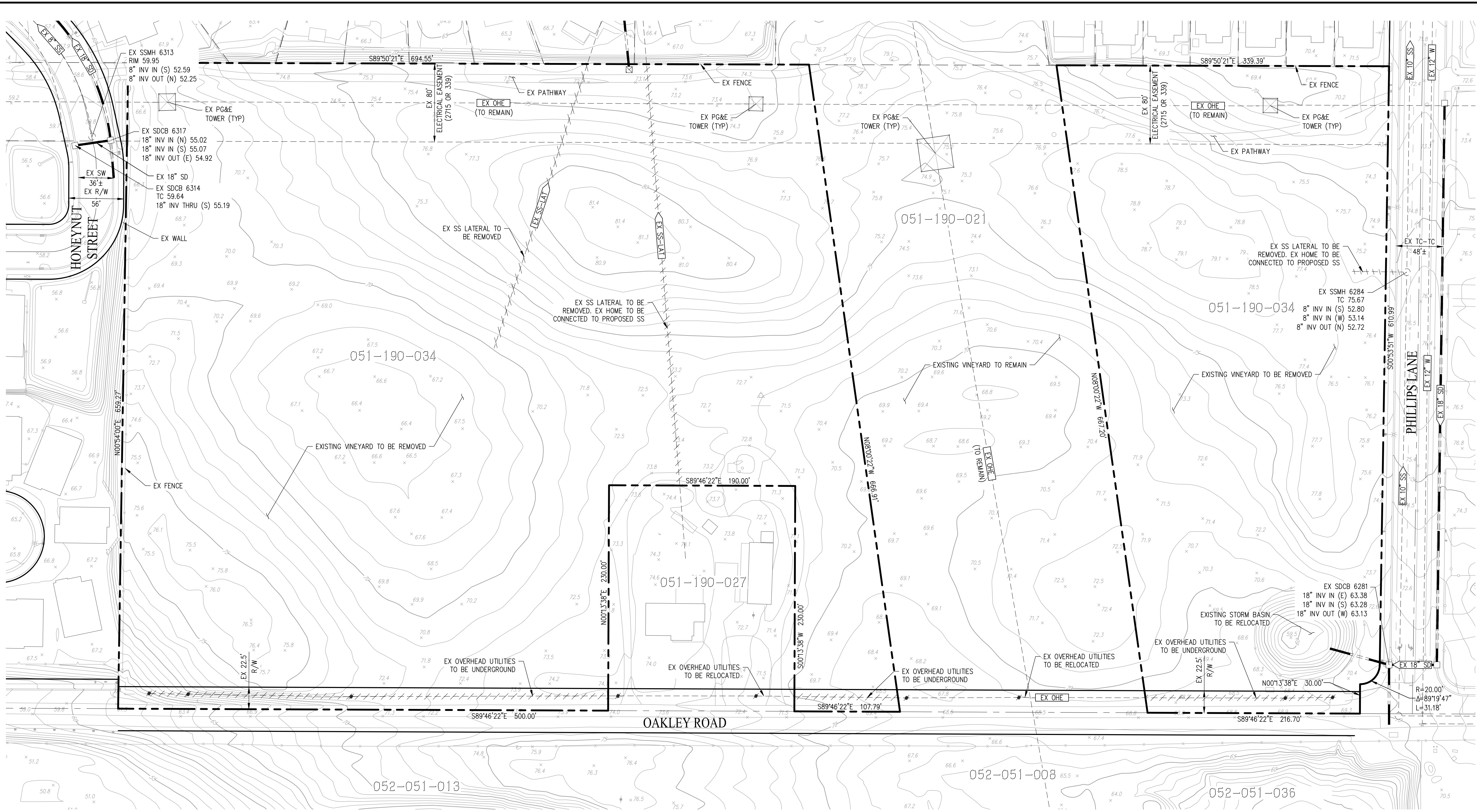
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: DECEMBER 2024



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SHEET NO.  
**C1.0**  
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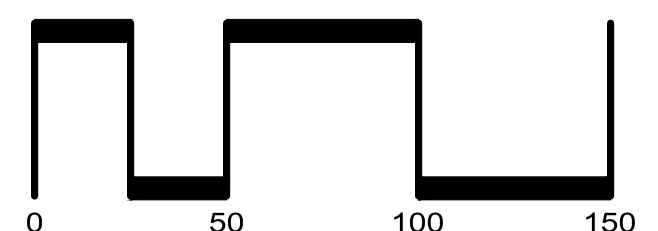
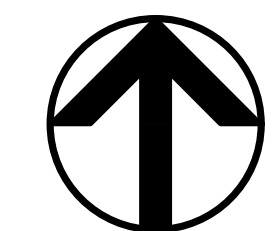




**NOTE**  
ALL EXISTING IRRIGATION PUMPS AND WELLS SHALL BE REMOVED.

# VESTING TENTATIVE MAP EXISTING CONDITIONS VINEYARD CROSSING

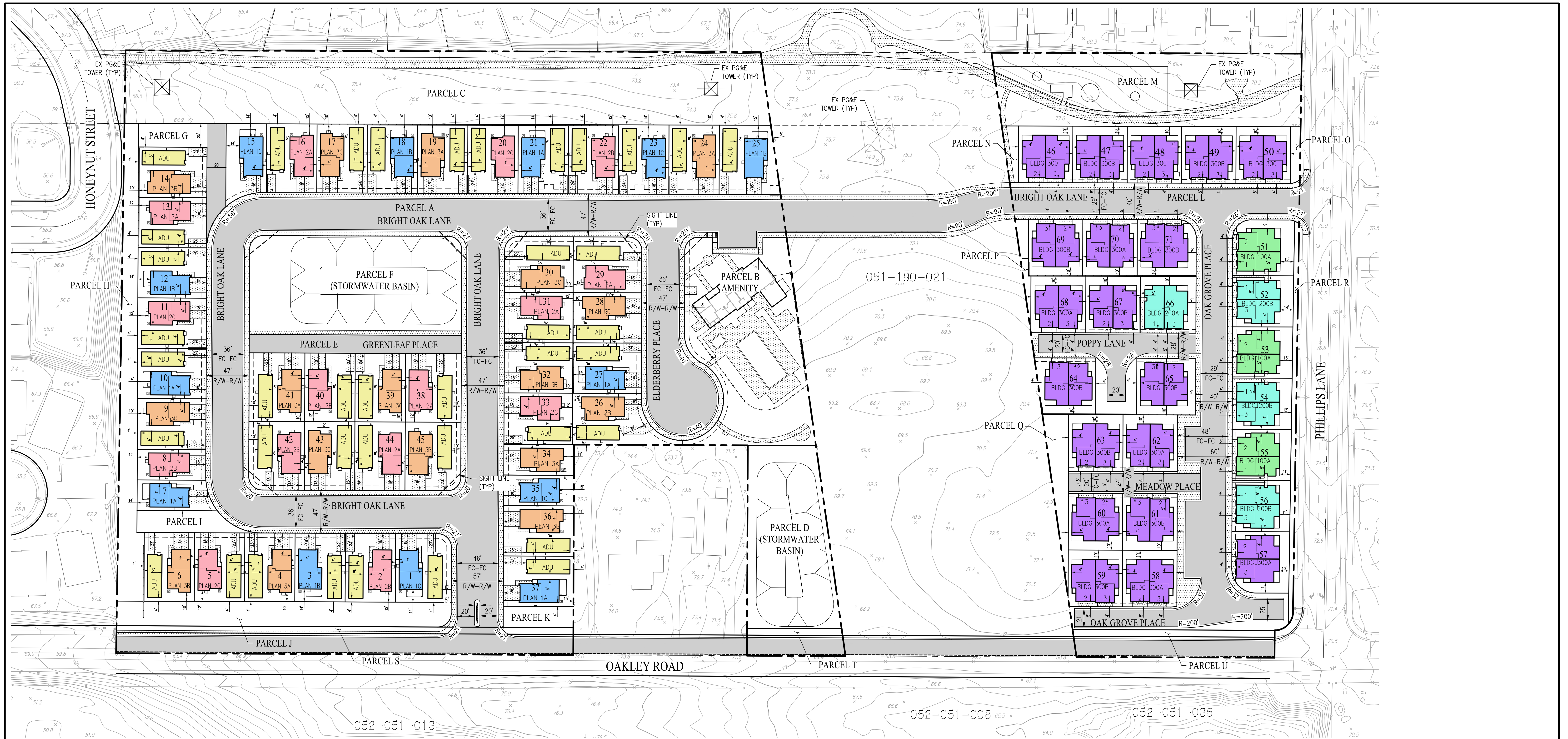
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**UNIT MIX SUMMARY (WEST)**

PLAN	A	B	C	UNIT COUNT	% MIX
PLAN 1	5	4	4	13	29.5%
PLAN 2	6	5	4	15	29.4%
PLAN 3	5	6	6	17	36.6%
ADU				40	100.0%
<b>TOTAL</b>	<b>16</b>	<b>15</b>	<b>14</b>	<b>85</b>	

(45 LOTS)

**UNIT MIX SUMMARY (EAST)**

PLAN	PLAN 1	PLAN 2	PLAN 3	UNIT COUNT	% MIX
BLDG 100	3	3	0	3	11.5%
BLDG 200	4	0	4	4	15.4%
BLDG 300	0	19	19	19	73.1%
<b>TOTAL</b>	<b>7</b>	<b>22</b>	<b>23</b>	<b>52</b>	

(26 LOTS)

**OPEN SPACE SUMMARY (SF)**

COMMON OPEN SPACE	PRIVATE OPEN SPACE	LANDSCAPE OPEN SPACE
24,911	114,795	160,177

**PARKING SUMMARY (EAST)**

PARKING	COUNT
GARAGE	104
DRIVEWAY	0
STREET	16

**PARKING SUMMARY (WEST)**

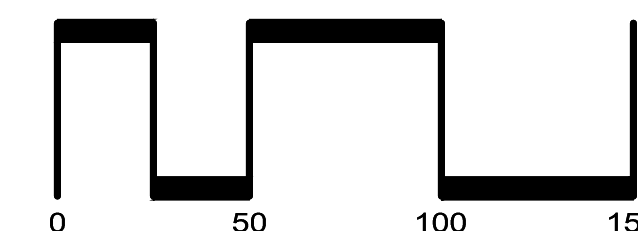
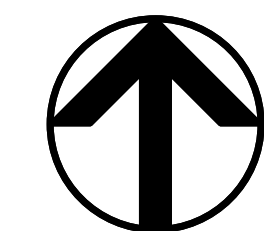
PARKING	COUNT
GARAGE	90
DRIVEWAY	130
STREET	80

**PARCEL SUMMARY**

PARCEL	LAND USE	ACREAGE
PARCEL A	MIXED USE	2.06
PARCEL B	COMMON USE	0.57
PARCEL C	LANDSCAPING	1.29
PARCEL D	STORMWATER BASIN	0.41
PARCEL E	MIXED USE	0.11
PARCEL F	STORMWATER BASIN	0.57
PARCEL G	MIXED USE	0.09
PARCEL H	LANDSCAPING	0.24
PARCEL I	MIXED USE	0.06
PARCEL J	LANDSCAPING	0.23
PARCEL K	LANDSCAPING	0.04
PARCEL L	MIXED USE	1.18
PARCEL M	LANDSCAPING	0.61
PARCEL N	PARK	0.02
PARCEL O	LANDSCAPING	0.01
PARCEL P	LANDSCAPING	0.02
PARCEL Q	LANDSCAPING	0.07
PARCEL R	LANDSCAPING	0.05
PARCEL S	LANDSCAPING	0.09
PARCEL T	LANDSCAPING	0.02
PARCEL U	LANDSCAPING	0.04

**VESTING TENTATIVE MAP  
PRELIMINARY SITE PLAN  
VINEYARD CROSSING**

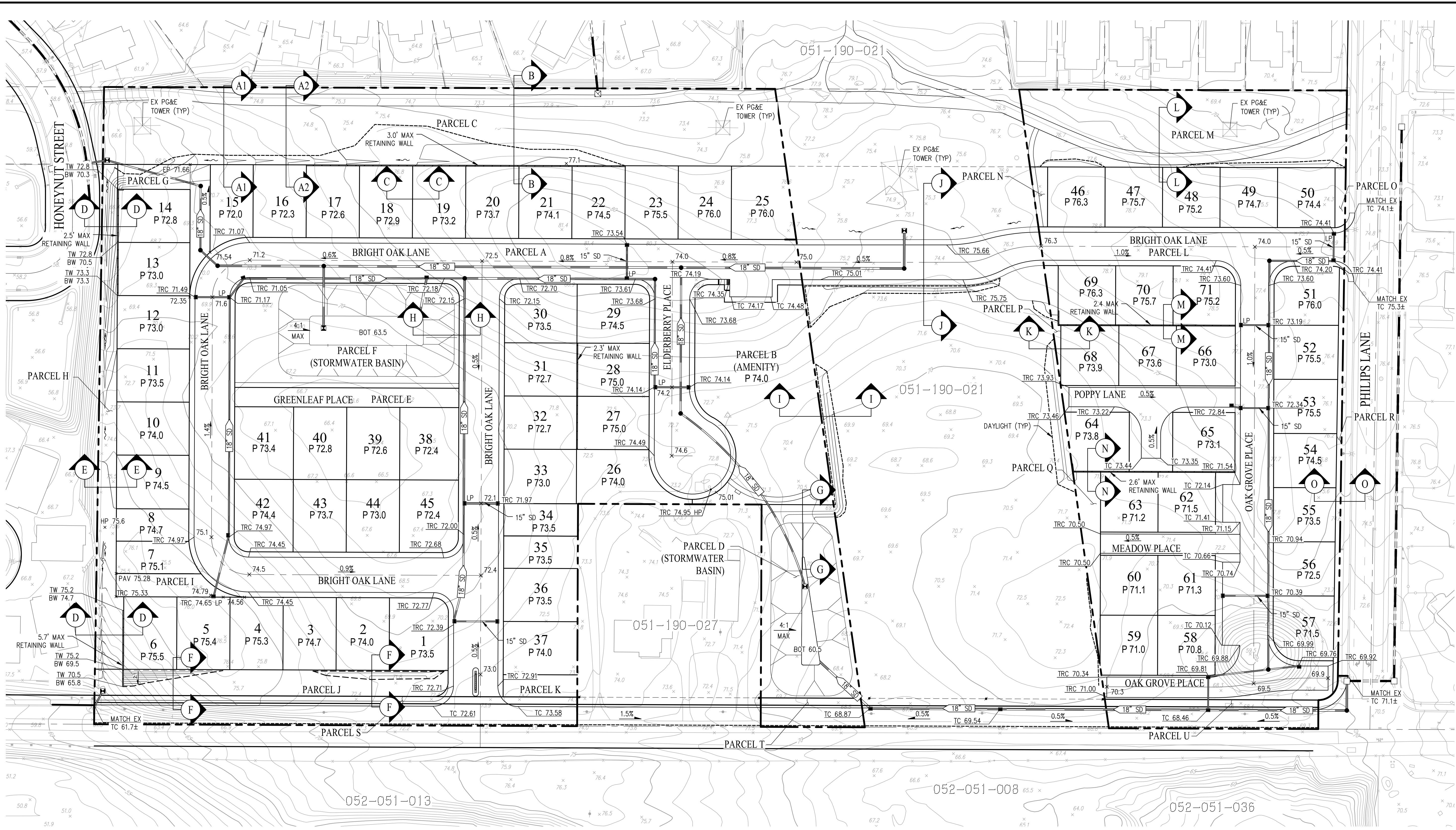
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SHEET NO.  
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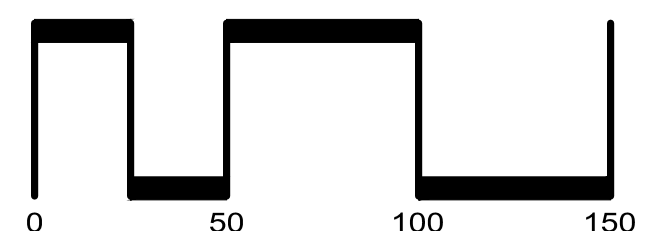
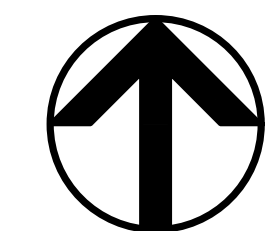


DESCRIPTION	CUT	FILL
ROUGH GRADING	25,000 C.Y.	25,000 C.Y.
TOTAL	25,000 C.Y.*	25,000 C.Y.*

\*NOTES:  
 1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.  
 2. SEE C4.1 FOR GRADING SECTIONS.

# VESTING TENTATIVE MAP PRELIMINARY GRADING VINEYARD CROSSING

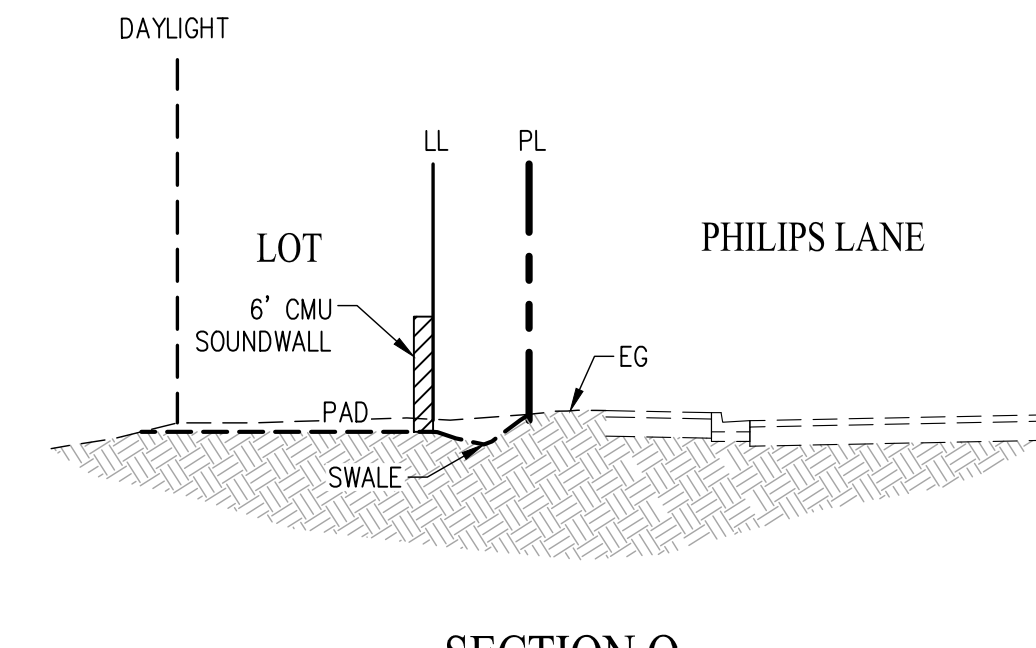
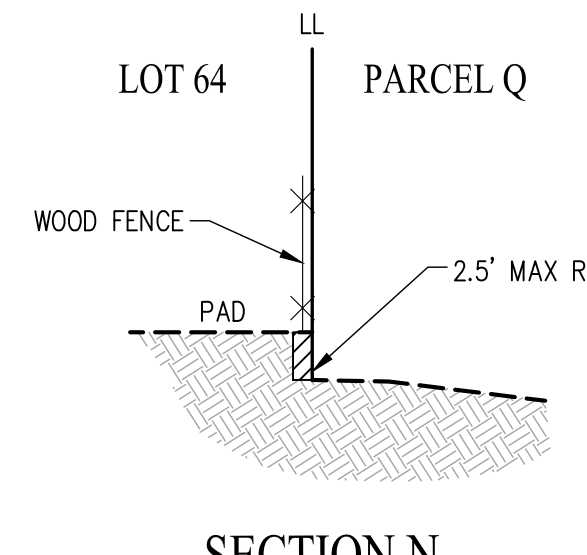
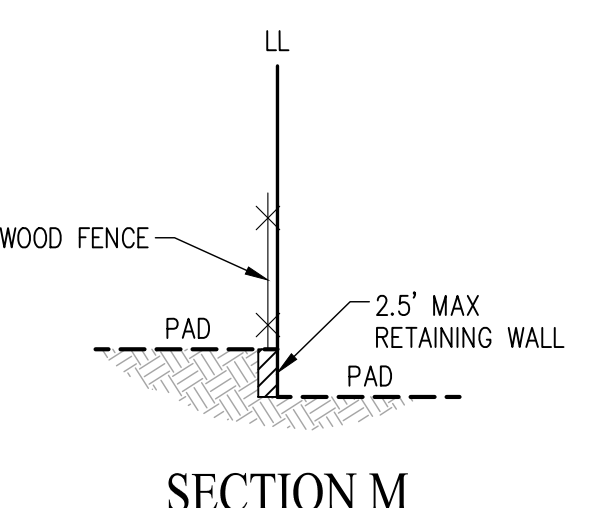
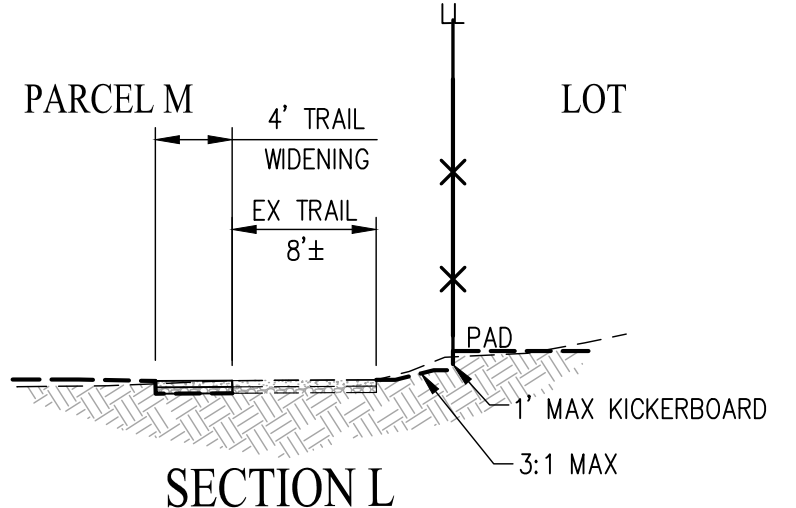
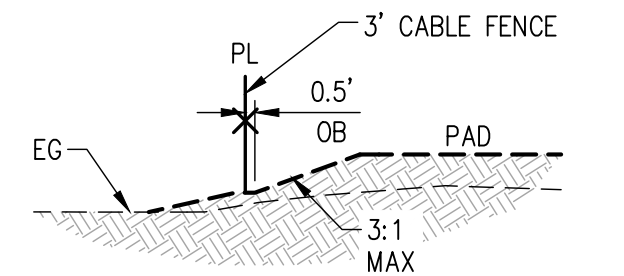
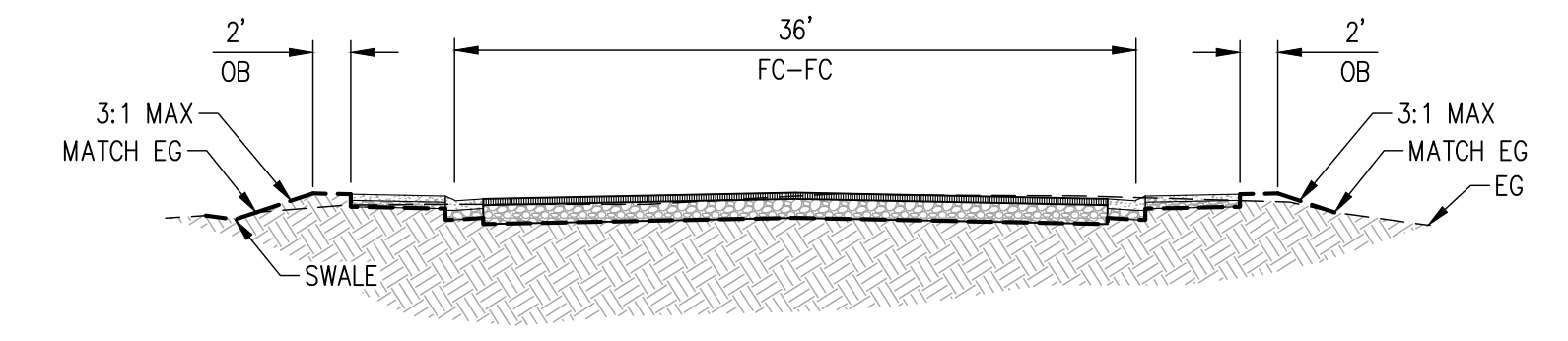
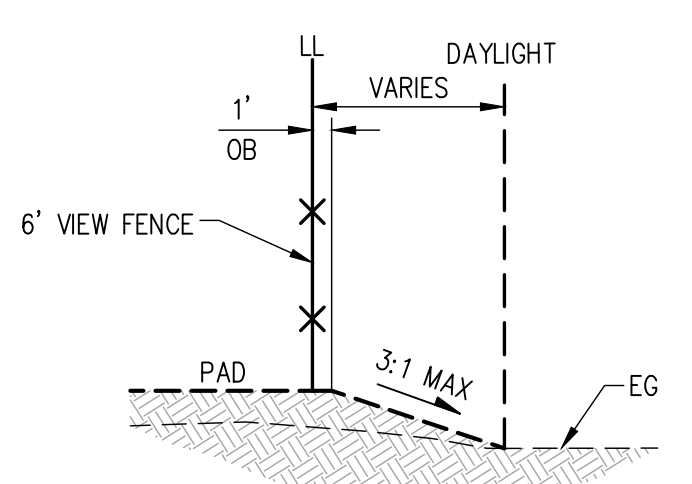
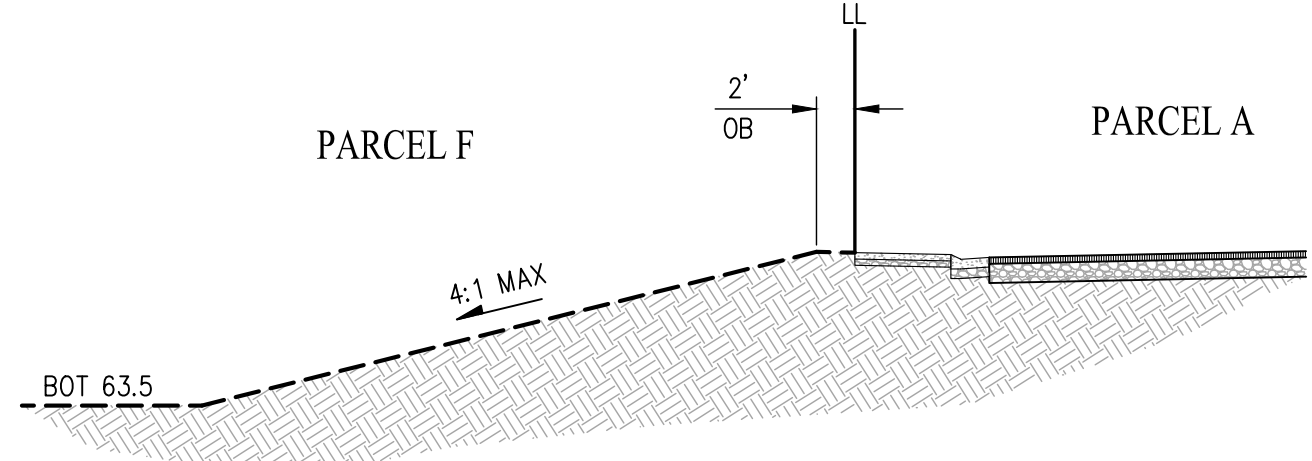
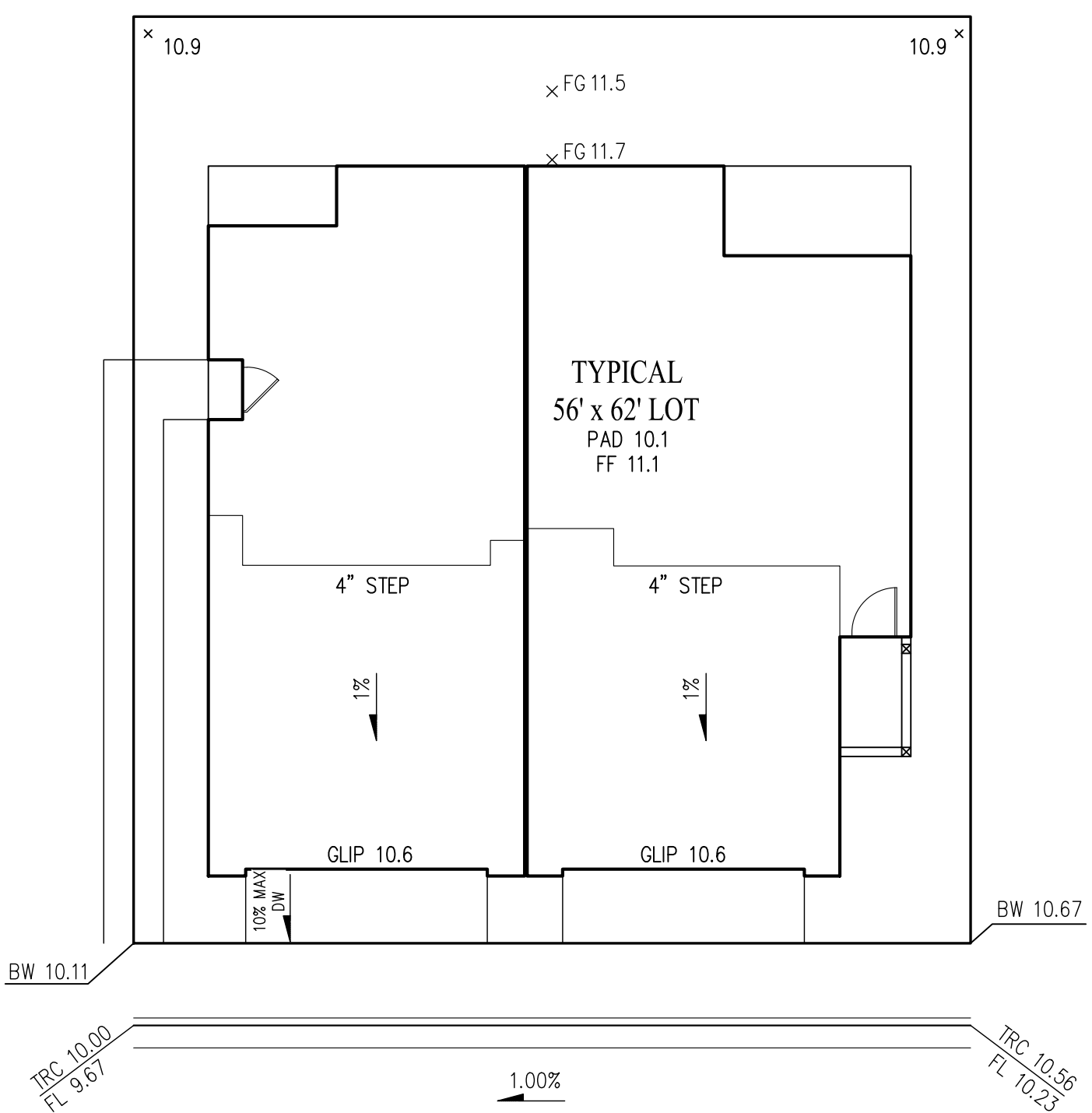
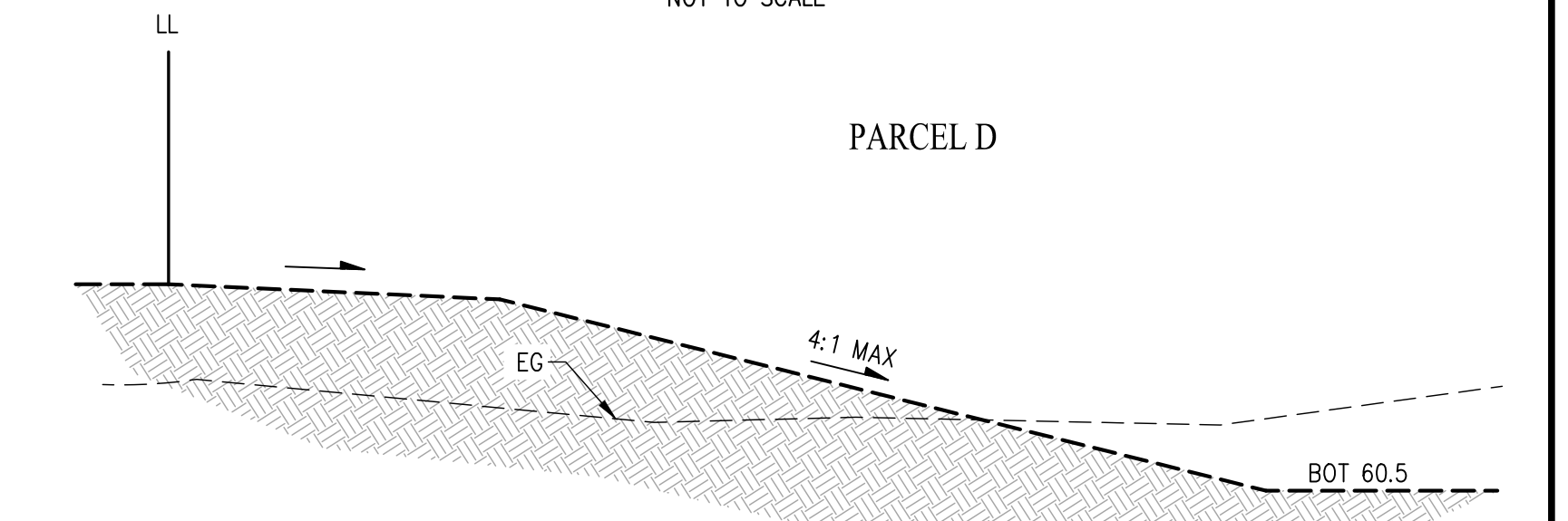
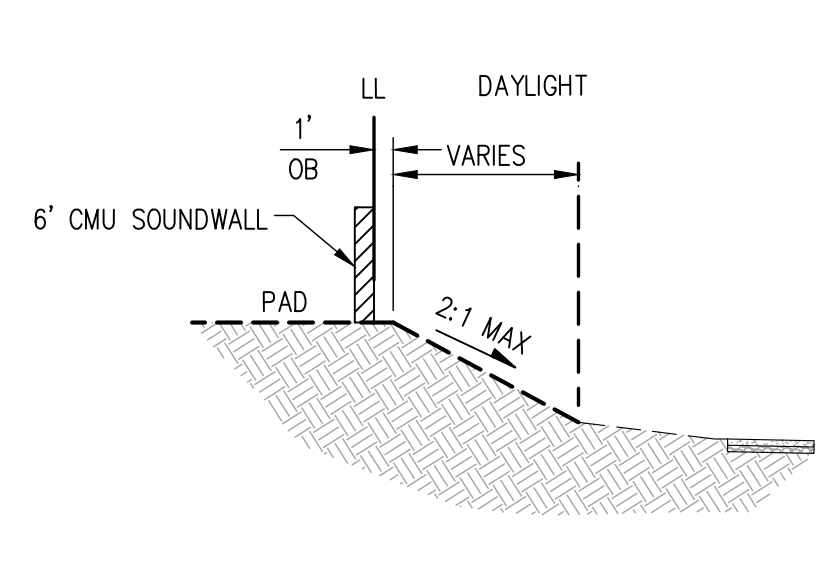
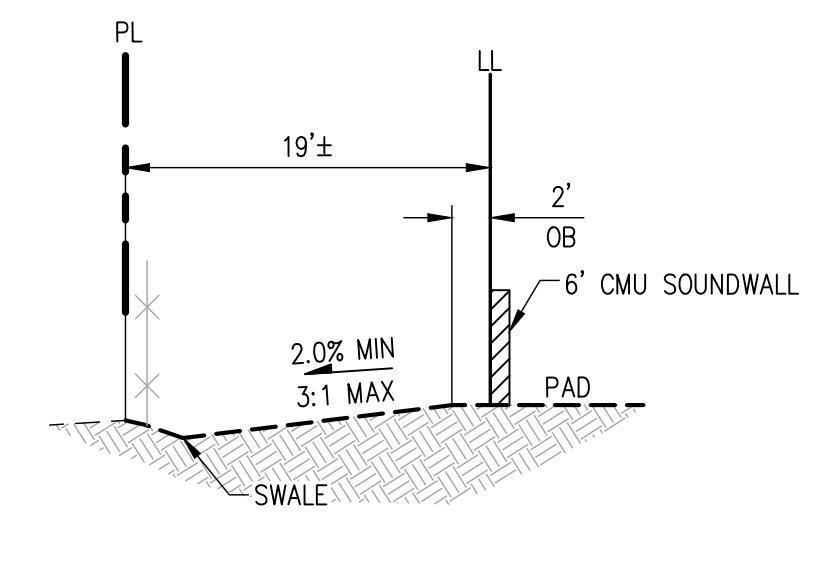
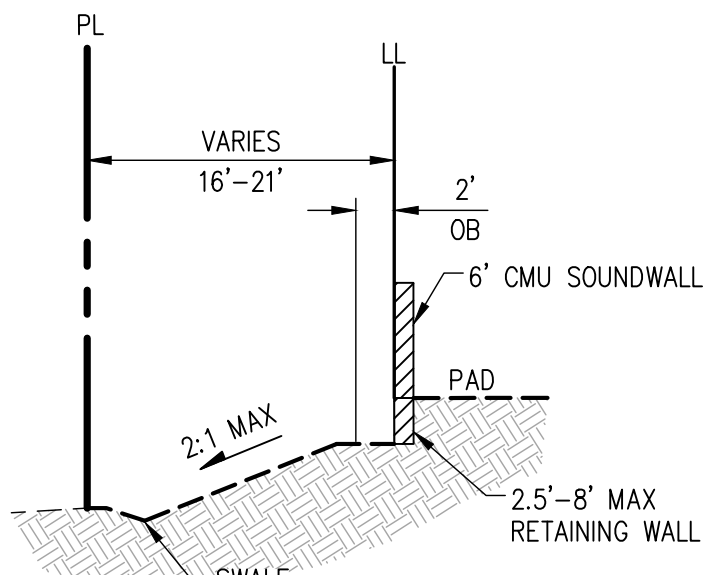
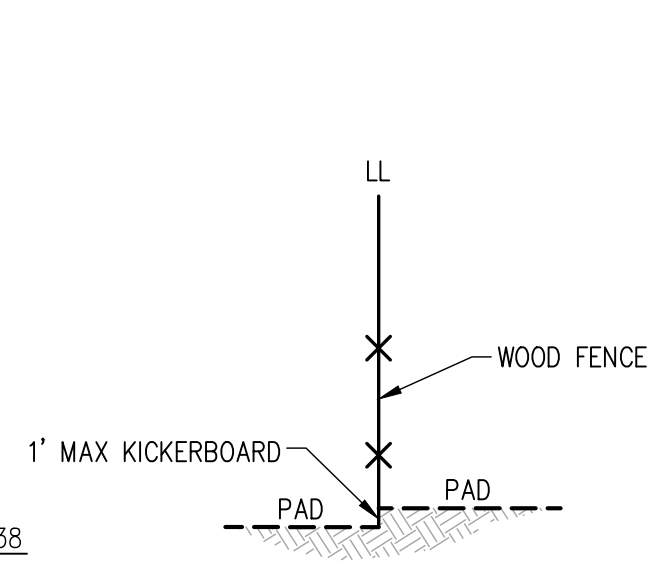
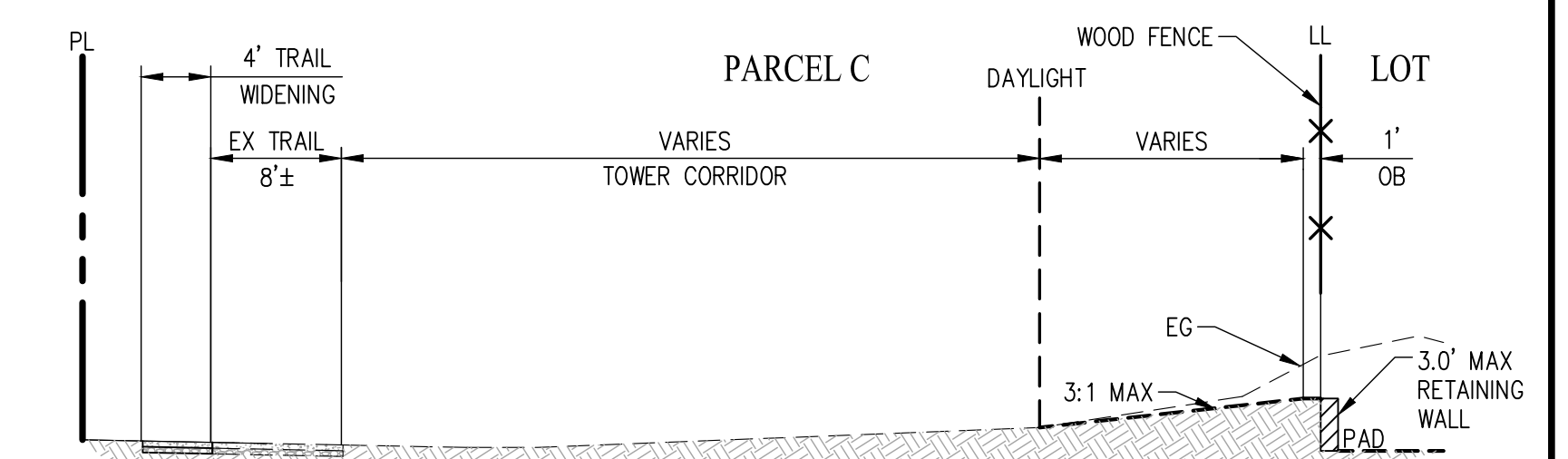
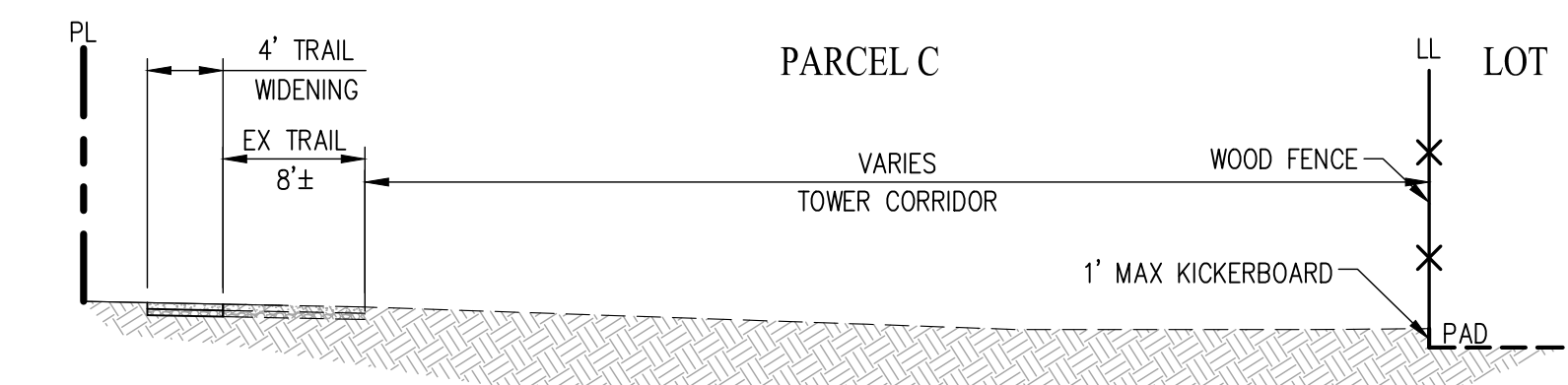
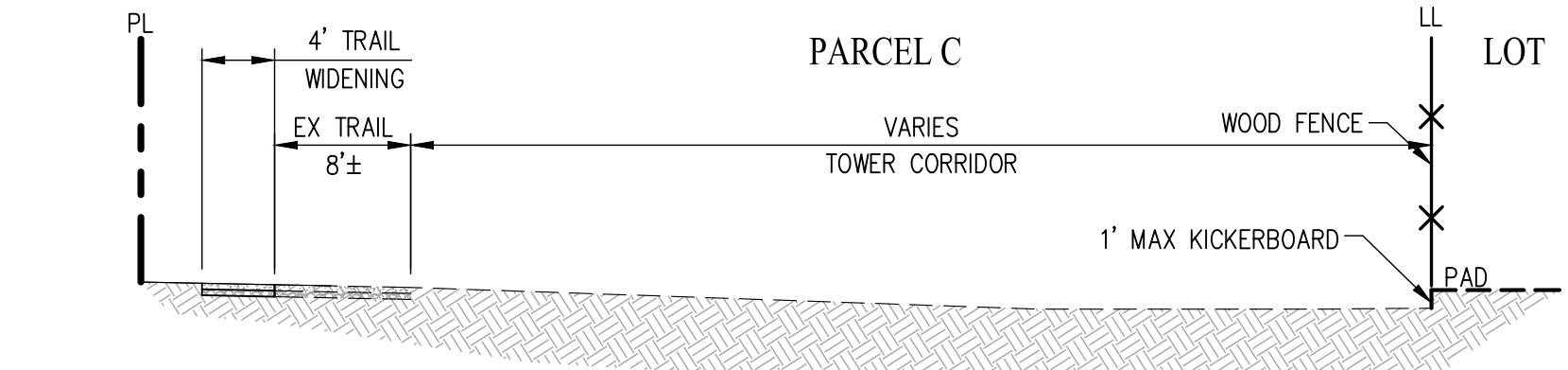
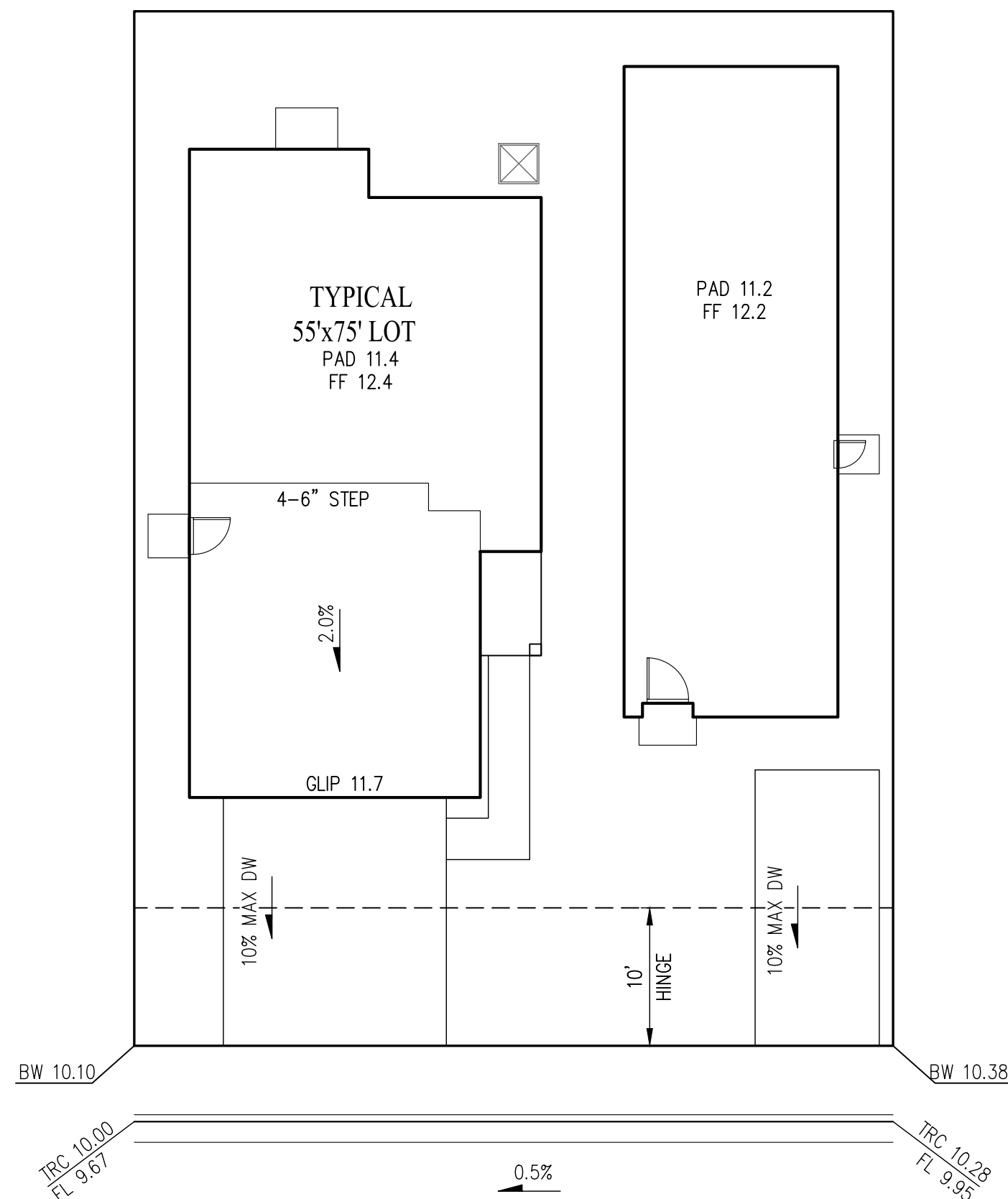
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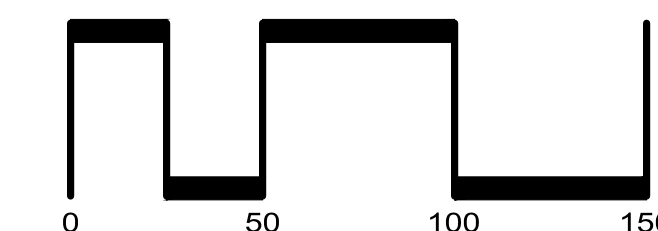
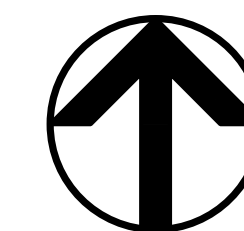
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**C4.0**  
 OF 8 SHEETS





**VESTING TENTATIVE MAP  
PRELIMINARY GRADING DETAILS  
VINEYARD CROSSING**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: DECEMBER 2024

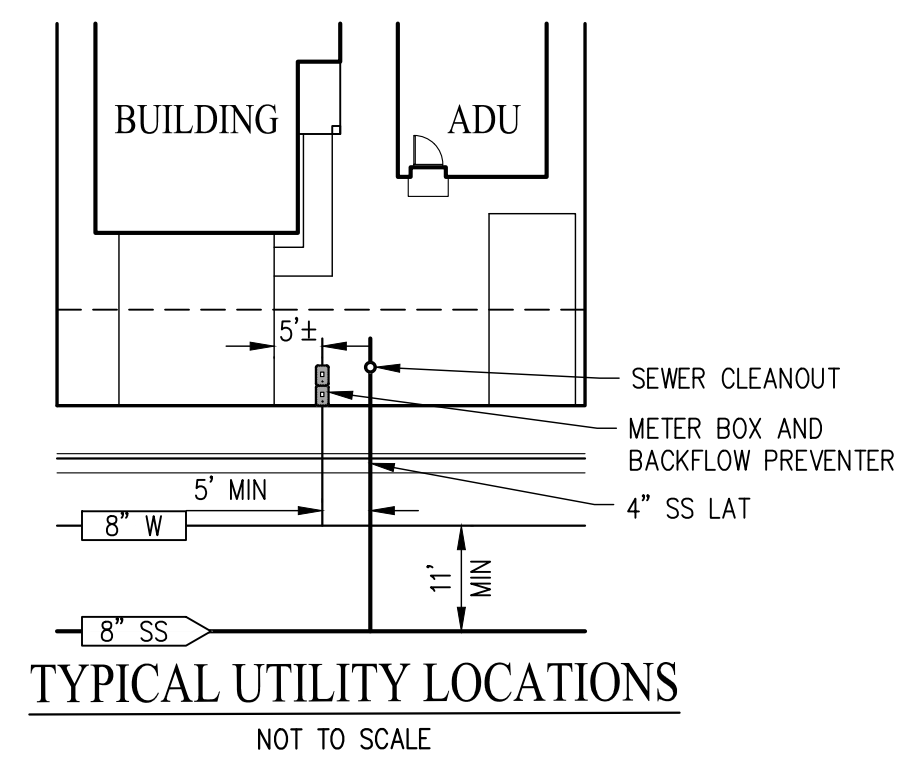
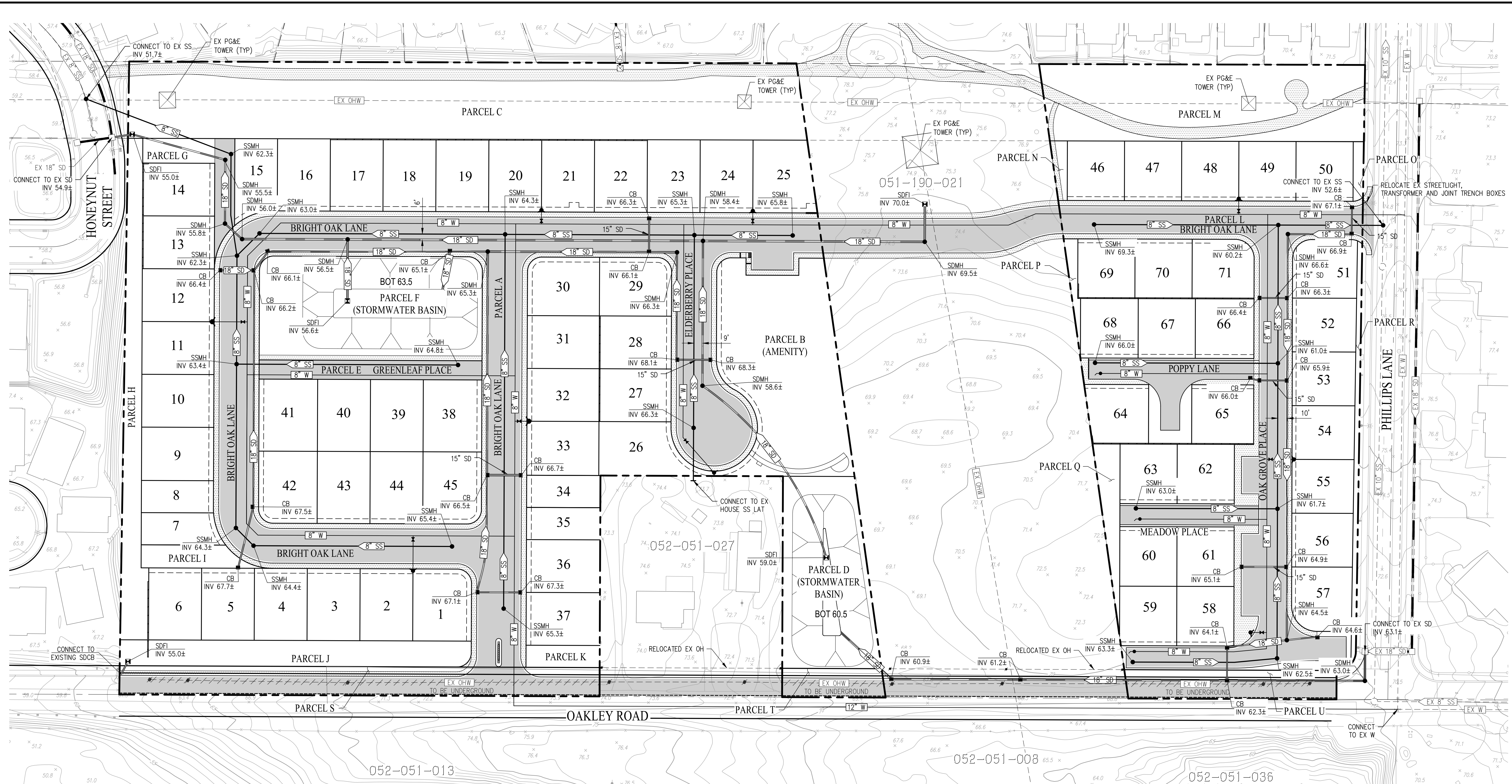


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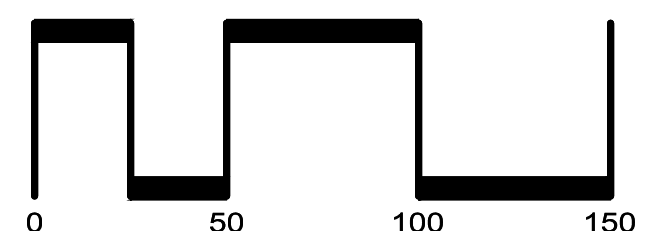
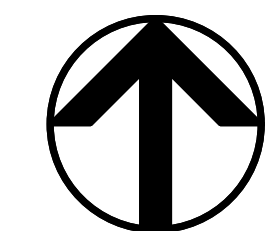
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# VESTING TENTATIVE MAP PRELIMINARY UTILITY VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: DECEMBER 2024

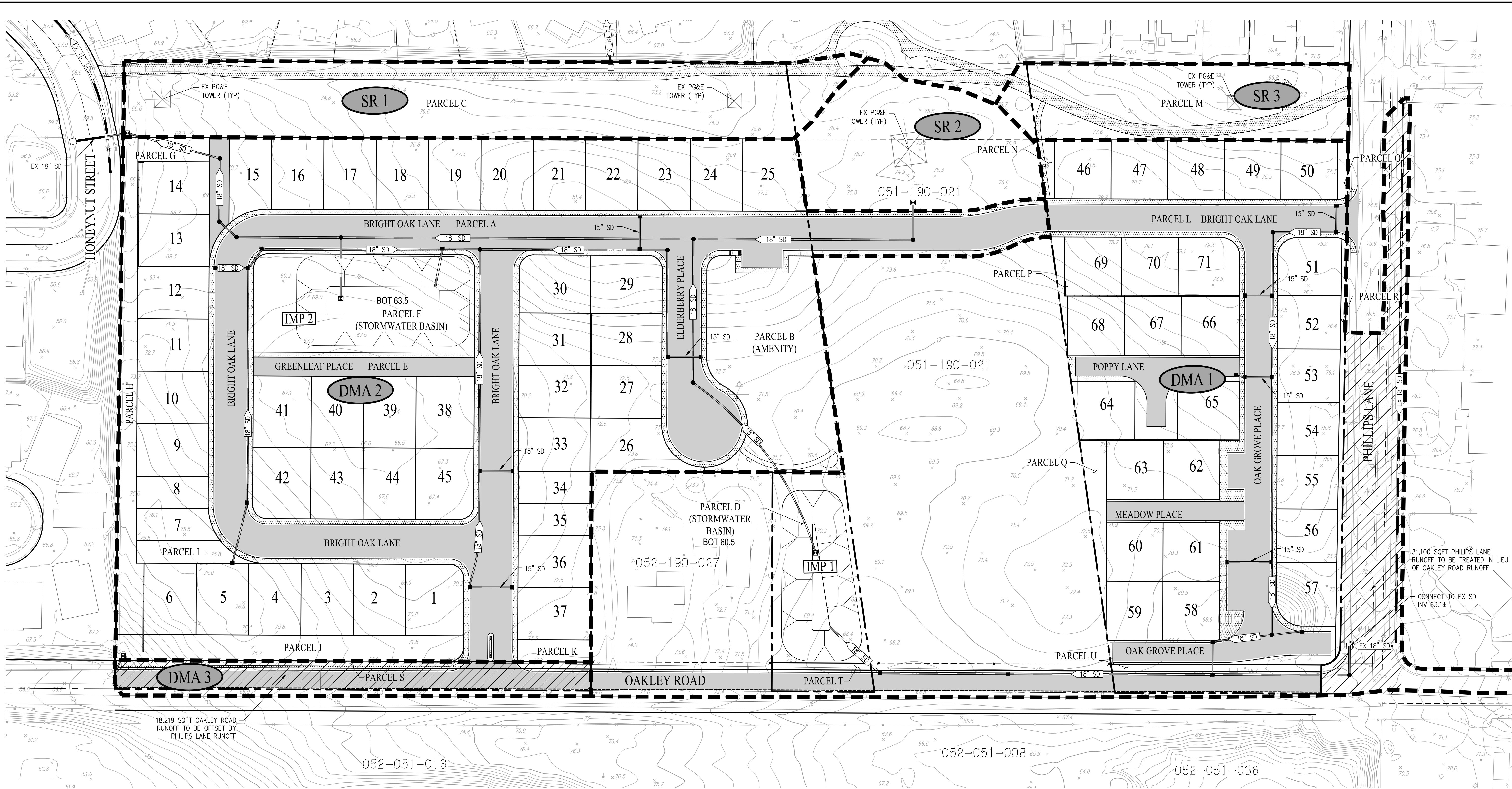


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**LEGEND**

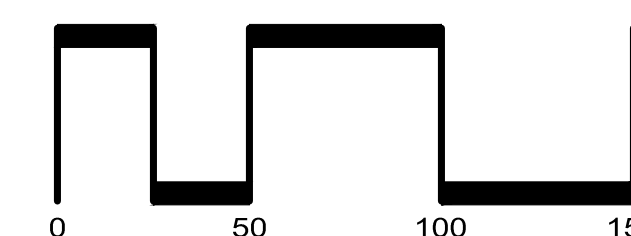
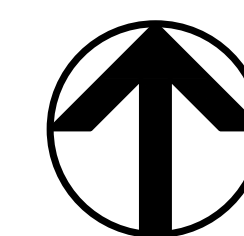
- DRAINAGE MAINTENANCE AREA
- SELF RETAINING AREA
- DRAINAGE MAINTENANCE AREA BOUNDARY
- INTEGRATED MANAGEMENT PLAN (STORMWATER BASIN)

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA	TOTAL IMPERVIOUS (SF)	TOTAL PERVIOUS (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
DMA 1	383,743	201,915	181,828	12,885*	STORMWATER BASIN
DMA 2	368,222	178,158	190,064	16,815*	STORMWATER BASIN
DMA 3 (SOUTHWEST)	18,219	15,828	2,391	-	IN-LIEU TREATMENT
SR 1 (NORTHWEST)	52,606	0	52,606	-	SELF-RETAINING
SR 2 (NORTH CENTRAL)	37,970	0	37,970	-	SELF-RETAINING
SR 3 (NORTHEAST)	28,396	0	28,396	-	SELF-RETAINING

\*NOTE: PROVIDED TREATMENT AREA IS CALCULATED USING THE U.S. ARMY CORPS OF ENGINEERS HEC-HMS PER CCCC/CWCD GUIDANCE. SEE PRELIMINARY DRAINAGE REPORT PREPARED BY BALANCE HYDROLOGICS, INC. DATED DECEMBER 2024 FOR CALCULATIONS.

# VESTING TENTATIVE MAP STORMWATER CONTROL PLAN VINEYARD CROSSING

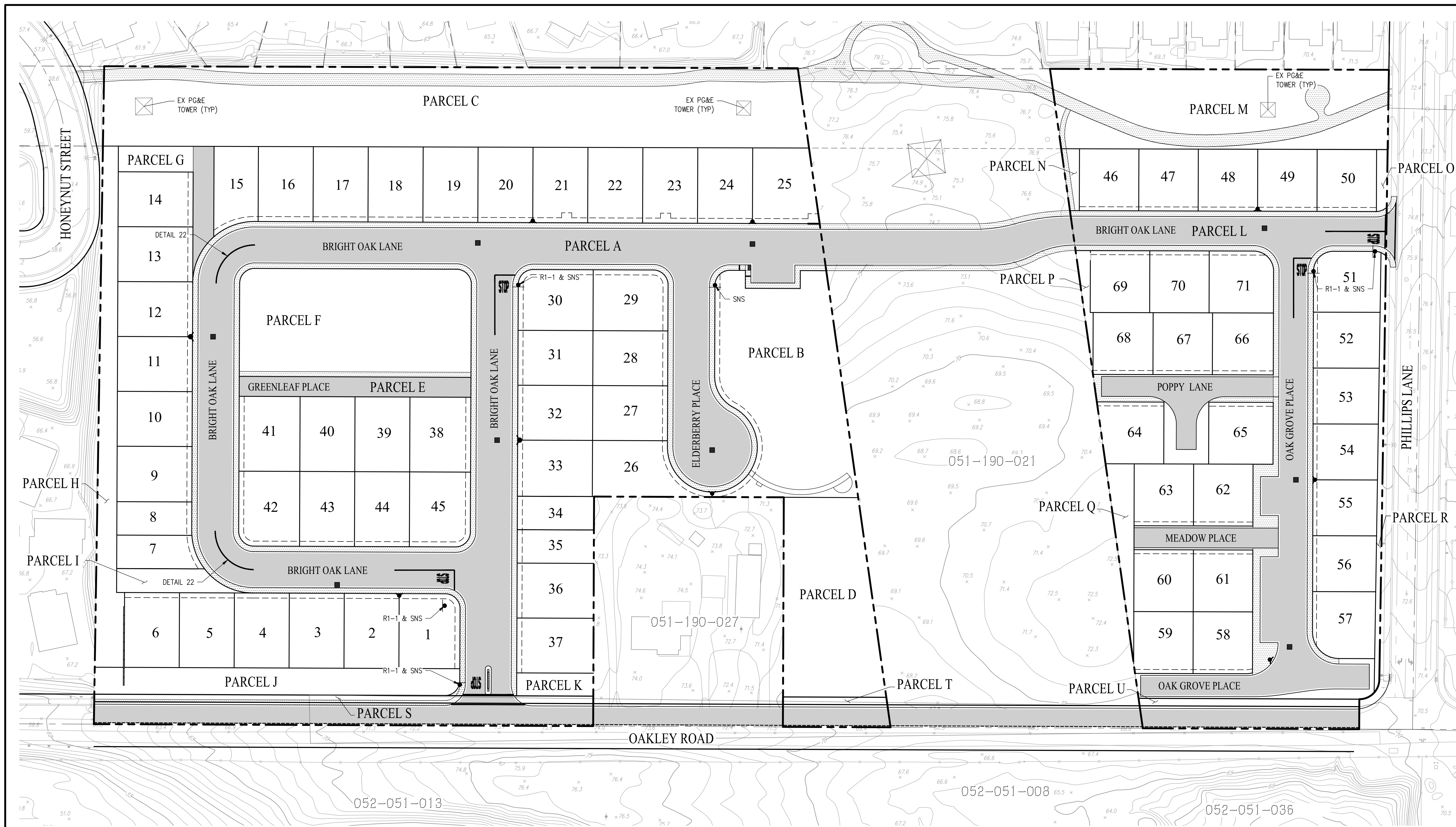
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: DECEMBER 2024






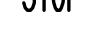



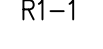
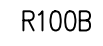

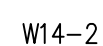
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**LEGEND & ABBREVIATIONS**

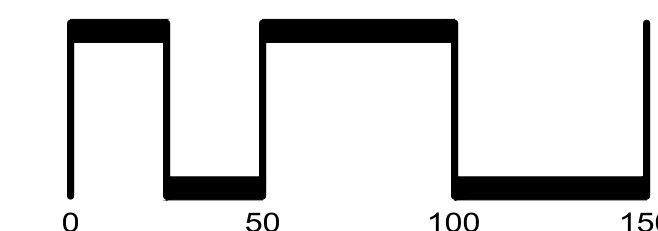
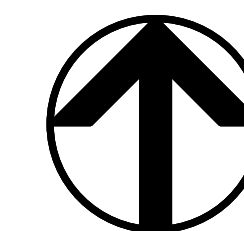
-  PROPOSED SIGN
-  STREET NAME SIGN
-  "STOP" PAVEMENT MARKING WITH 12" WHITE LINE (LETTERING TO BE 4' MIN BEHIND STOP BAR)
-  REFLECTIVE "BLUE MARKER" FIRE HYDRANT MARKER
-  FIRE HYDRANT
-  RED CURB
-  R1-1 STOP SIGN
-  R100B (CA) UNAUTHORIZED VEHICLES TOW AWAY SIGN
-  SNS STREET NAME SIGN
-  W14-2 NO OUTLET SIGN
-  PARKING SPACE (8'x20')

**NOTES:**

1. ALL SIGNING AND STRIPING (EXCEPT STREET NAME SIGNS) SHALL BE INSTALLED PER THE LATEST EDITION OF CALTRANS STANDARD PLANS, THE MOST RECENT EDITION OF THE CALIFORNIA SUPPLEMENT, AND/OR THE SIGN DESIGNATIONS FROM THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD). SIGNS MAY BE INSTALLED ON ADJACENT ELECTROLIERS WHERE FEASIBLE. ALL SIGN DESIGNATIONS ON PLAN ARE PER THE MUTCD WHERE APPLICABLE.
2. ALL STREET NAME SIGNS SHALL BE INSTALLED PER CITY STANDARD.
3. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR RAISED PAVEMENT MARKERS PER THE STRIPING DETAIL CALLOUTS AND CONFORM TO THE CURRENT STATE STANDARD SPECIFICATIONS.

# PRELIMINARY SIGNING AND STRIPING PLAN VINEYARD CROSSING

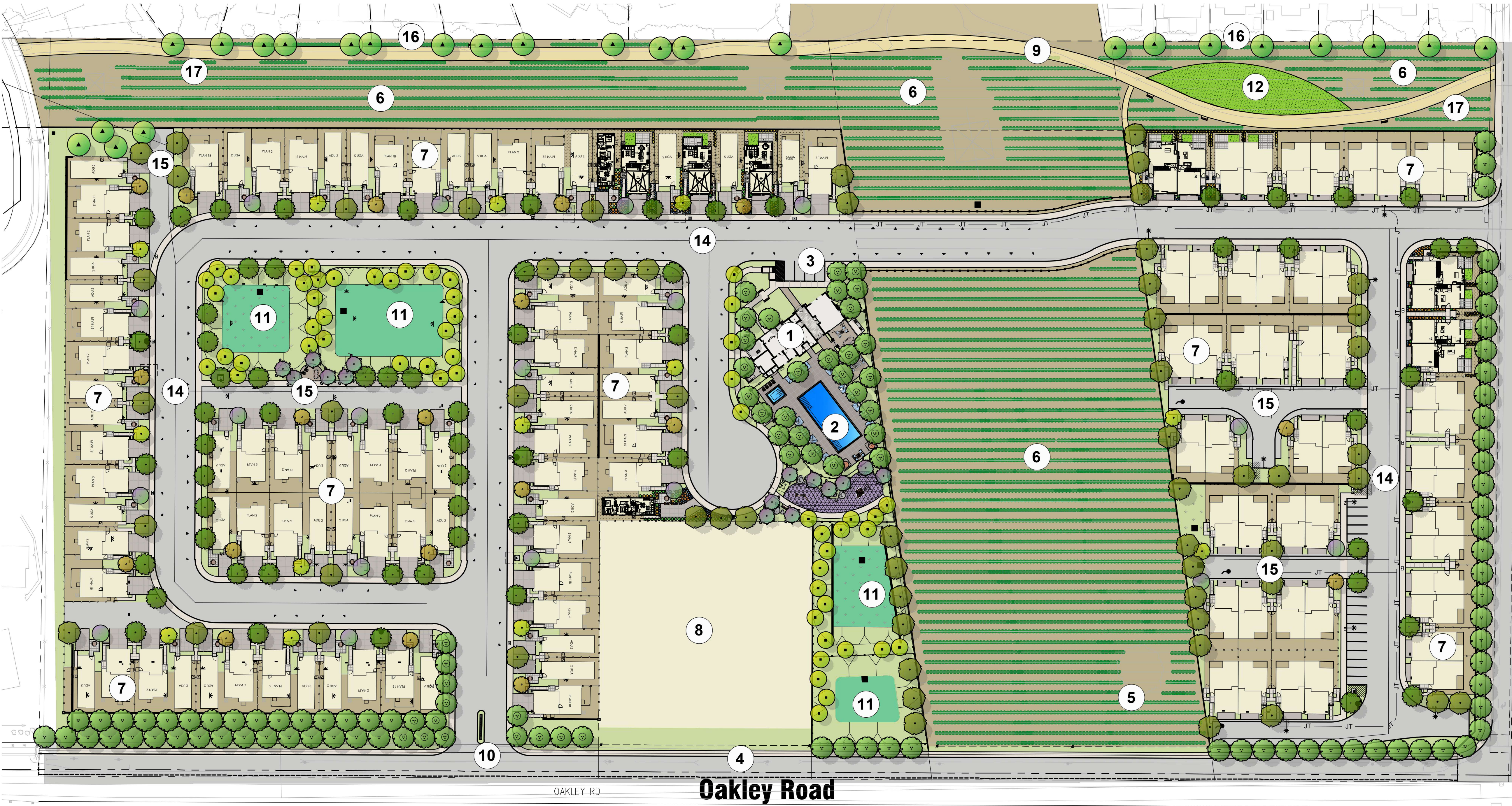
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: DECEMBER 2024



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OF 8 SHEETS





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>PERIMETER STREET AND ENTRY TREES</b>				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3"-4" CALIPER	VL	
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
<b>INTERIOR STREET TREES</b>				
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2"-3" CALIPER	L	
	QUERCUS ILEX HOLLY OAK	24"-36" BOX 2"-3" CALIPER	L	
<b>PARK ACCENT TREES</b>				
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2"-3" CALIPER	L	
<b>EASEMENT / OPEN SPACE LANDSCAPE</b>				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24" BOX 2" CALIPER MULTI	L	
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	QUERCUS ILEX HOLLY OAK	24"-36" BOX 2"-3" CALIPER	L	
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>TRADITIONAL - FRONTYARD ACCENT TREES</b>				
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	15 GAL 1"-2" CALIPER	M	
<b>FARMHOUSE - FRONTYARD ACCENT TREES</b>				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	15 GAL 1"-2" CALIPER	L	
<b>CRAFTSMAN - FRONTYARD ACCENT TREES</b>				
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDENHAIR TREE	15 GAL 1"-2" CALIPER	M	

**PLANTING DESIGN NOTE:**

- ALL PLANT MATERIAL IS DROUGHT TOLERANT, MODERATE AND LOW WATER USE, ACCLIMATED TO THE LOCAL CLIMATE.
- TREES TYPES AND LOCATIONS HAVE BEEN CHOSEN FOR THERE FORM AND STRUCTURE AND ARE IN SCALE WITH THE BUILDINGS AND WILL PROVIDE SHADE OVER PAVING SURFACES AND PEDESTRIAN GATHERING AREAS.
- TREES SHALL BE A MINIMUM OF 15 GALLON SIZE AND SHRUBS A MINIMUM OF 5 GALLON SIZE ON THE FRONT YARD TYP.
- SELECTED PLANTS WILL GROW TO MATURITY WITHOUT REGULAR CLIPPING OR PRUNING AT PATHWAYS, CURBS OR BUILDINGS.
- INORGANIC GROUND COVER IS NOT AN ALTERNATIVE FOR PLANT MATERIALS. IT SHALL COVER NO MORE THAN 35 PERCENT OF THE TOTAL LANDSCAPE AREA.
- ALL LANDSCAPE AREAS SHALL FOLLOW THE DESIGN CONCEPTS OF 3.6.6.1 MULCHED TO BE A MINIMUM DEPTH OF THREE INCHES.
- PLANT MATERIALS SHALL BE PLACED SO THEY DO NOT RESTRICT ACCESS TO EMERGENCY APPARATUS SUCH AS FIRE HYDRANTS OR FORE ALARM BOXES OR DISTURB OVERHEAD LINES OR UNDERGROUND UTILITIES.
- ALL YOUNG TREES SHALL BE SECURELY STAKED WITH DOUBLE STAKING AND/OR GUY-WIRES.
- THE LANDSCAPE DESIGN REQUIREMENTS IN STANDARDS 3.6.6.4.1 THOUGHT 3.6.6.4.4, ABOVE, SHALL BE APPLIED TO LANDSCAPED AREAS ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS.

**LEGEND**

- 1. RECREATION CENTER
- 2. RECREATION POOL & SPA
- 3. ADA AND GUEST PARKING
- 4. EXISTING DRIVEWAY
- 5. EXISTING OAK
- 6. EXISTING VINEYARD
- 7. RESIDENTIAL UNITS
- 8. EXISTING FARM HOUSE
- 9. AC TRAIL / SERVICE ACCESS
- 10. ENTRY MONUMENT
- 11. BASIN
- 12. ACTIVITY LAWN AREA WITH PARK BENCHES
- 13. CHILDREN'S PLAY AREA WITH SEATING AREAS AND PARK BENCHES
- 14. SPINE ROAD
- 15. ALLEY WAY
- 16. EXISTING FENCE TO REMAIN
- 17. TRAIL

**DESIGN NOTE:**

COMMUNITY PARKS SHALL BE DIRECTLY ACCESSIBLE FROM ADJACENT SIDEWALK (S) VIA AN INTERRUPTED HARDSCAPED PATHWAY AT LEAST FIVE FEET WIDE.

-PRIVATE PARKS & FACILITIES WILL BE DEFINED BY A ONE-TO TWO-FOOT TALL PLANTER OR SEATING STRUCTURE FOR SUPERVISING ADULTS.

-PLAY EQUIPMENT SHALL INCLUDE A COMBINATION OF SWINGING, BALANCING, CLIMBING, SPINNING, SLIDING AND ROCKING COMPONENTS TO ACCOMMODATE INDIVIDUALS ACROSS THE NEEDS SPECTRUM.

-ALL NON-TURF ACTIVE PLAY AREAS SHALL BE UNDERLAIN BY SOFT GROUND COVER SUCH AS MULCH, SAFETY PLAYGROUND MATS OR POURED IN PLACE RUBBER.

**PERCENTAGE OF LANDSCAPE AREA**

SHRUB AREA: TOTAL: 2.5 ACRE OR 108,144 SQ. FT  
TURF AREA: TOTAL: .11 ACRE OR 5,202SQ.FT.

TOTAL LANDSCAPE AREA: 2.6 ACRES OR 113,346 SQ. FT  
TOTAL SITE AREA: 4.18 ACRES OR 182,082 SQ. FT.

PERCENTAGE OF LANDSCAPE AREA PROPOSED: 62%

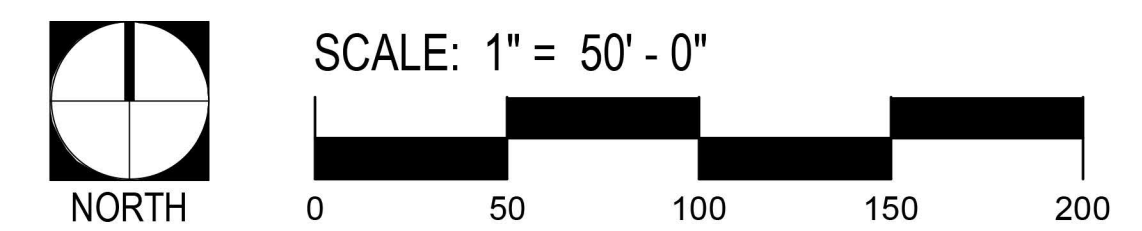
**IRRIGATION NOTE:**

LANDSCAPE PLANTING AREAS TO BE IRRIGATED USING THE MOST EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM AVAILABLE TO MINIMIZE RUN-OFF AND WATER WASTE.

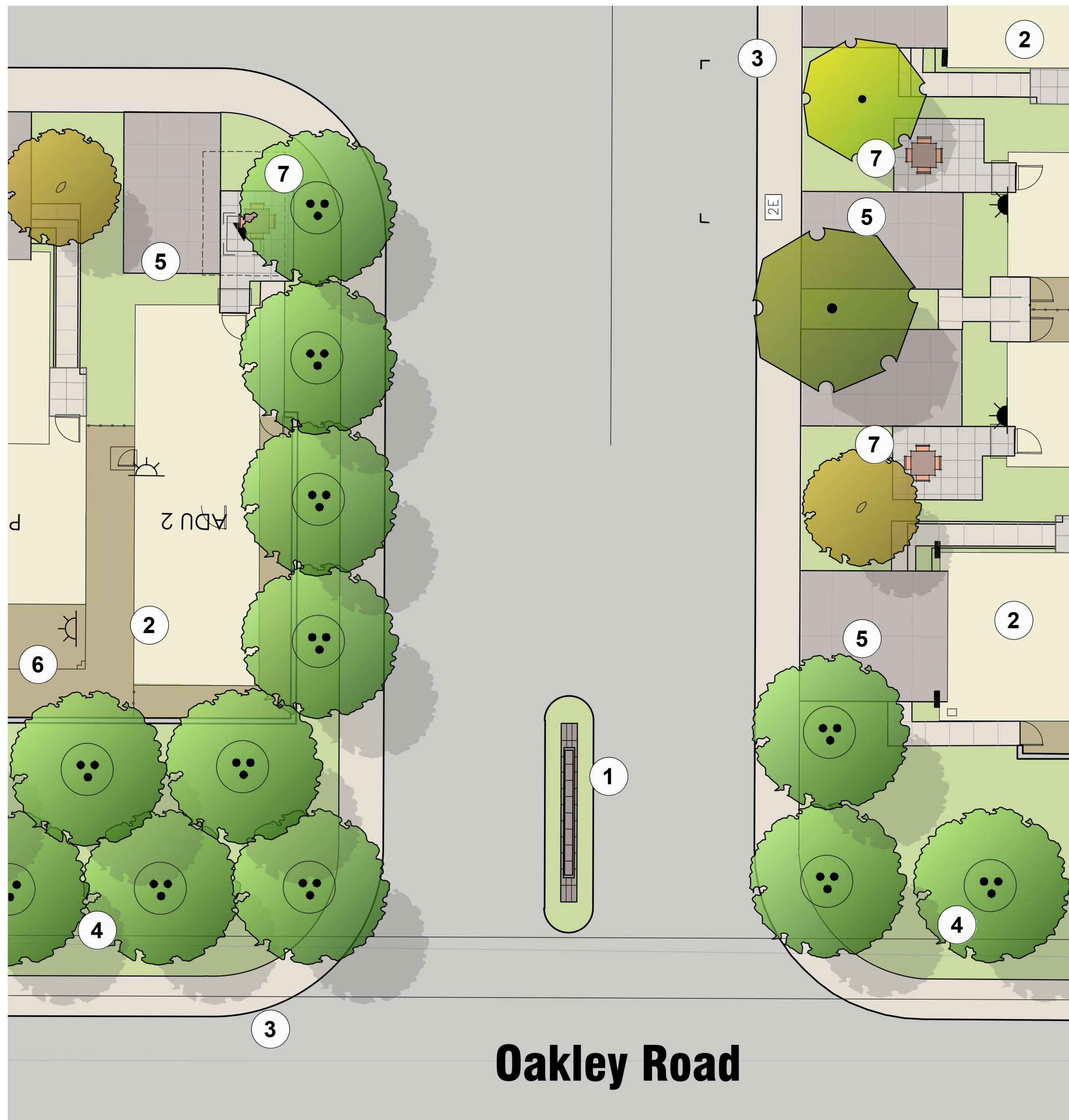
NOTE:

- THE ENCROACHMENTS INTO THE N/S PG&E PROPERTY SUBJECT TO PG&E APPROVAL AND EASEMENTS.
- AUTOMATIC IRRIGATION CONTROLLERS SHALL BE INSTALLED TO ENSURE THAT LANDSCAPED AREAS WILL BE WATERED PROPERLY. BACKFLOW PREVENTORS AND ANTI-SIPHON VALVES SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT CODE.
- SPRINKLER HEADS AND RISERS SHALL BE PROTECTED FROM CAR BUMPERS. "POP-UP" HEADS SHALL BE USED NEAR CURBS AND SIDEWALKS. THE LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUN-OFF AND OVERSPRAY.
- LANDSCAPE IRRIGATION SYSTEMS SHALL UTILIZE RECYCLED WATER SYSTEM, IF AVAILABLE. IF RECYCLED WATER IS AVAILABLE, SALT-TOLERANT PLANT MATERIALS SHALL BE SELECTED.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO REDUCE VANDALISM BY PLACING CONTROLS IN APPROPRIATE ENCLOSURES.

**VINEYARD CROSSING | Preliminary Landscape Plan | Overall Concept Plan**



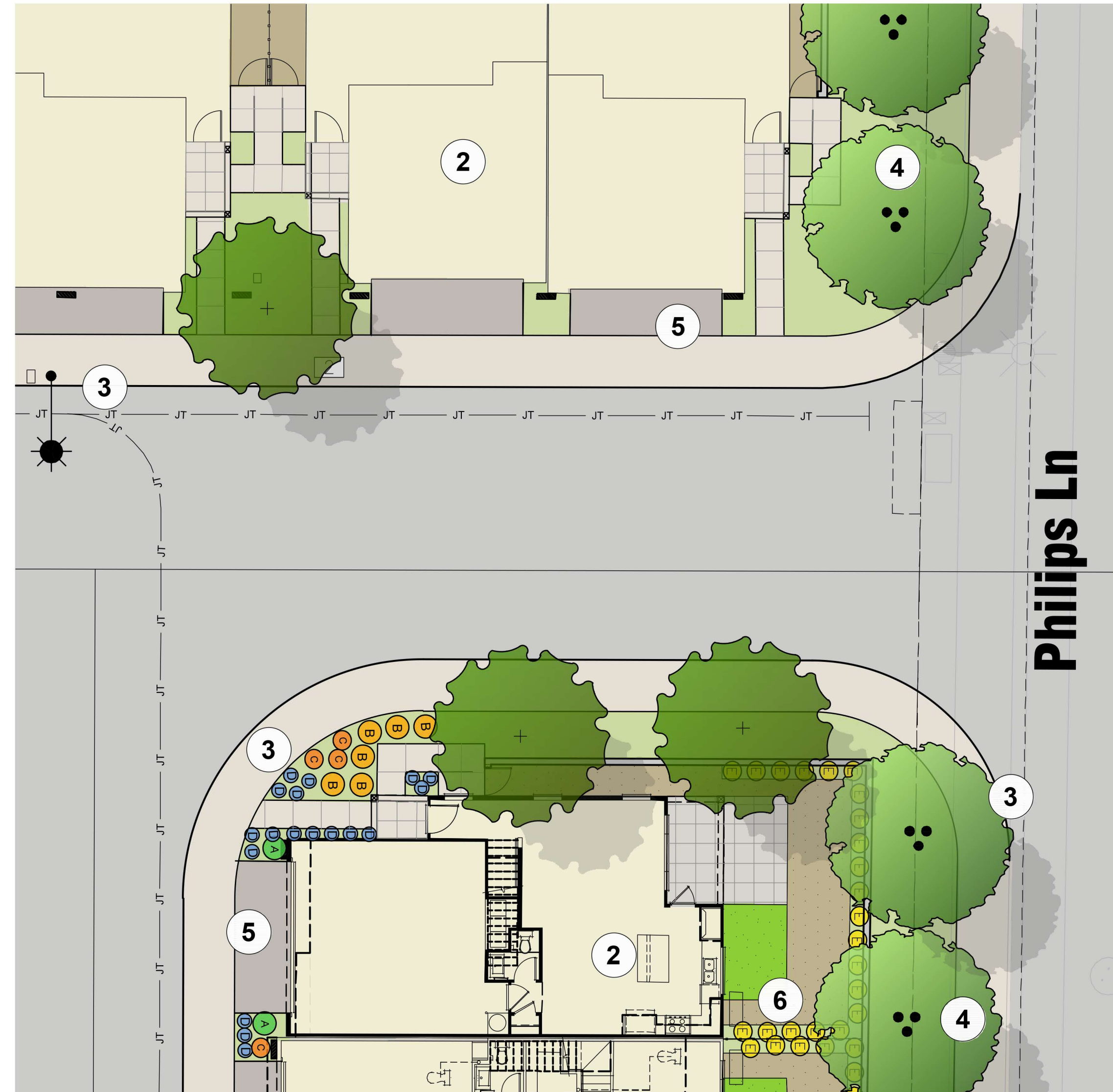




## PRIMARY ENTRY

### LEGEND

1. ENTRY MONUMENT
2. RESIDENTIAL UNIT
3. CURB ADJACENT SIDEWALK
4. STREET TREES
5. DRIVEWAY
6. BACKYARD PATIO
7. FRONT YARD PATIO



## SECONDARY ENTRY

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
●	<b>TRADITIONAL - FRONTYARD ACCENT TREES</b>			
	MAGNOLIA GRANDIFLORA	15 GAL	M	
	'LITTLE GEM' SOUTHERN MAGNOLIA	1"-2" CALIPER		
●	<b>FARMHOUSE - FRONTYARD ACCENT TREES</b>			
	LAGERSTROEMIA INDICA 'NATCHEZ'	15 GAL	L	
		1"-2" CALIPER		
●	<b>CRAFTSMAN - FRONTYARD ACCENT TREES</b>			
	GINKGO BILOBA 'PRINCETON SENTRY'	15 GAL	M	
		1"-2" CALIPER		

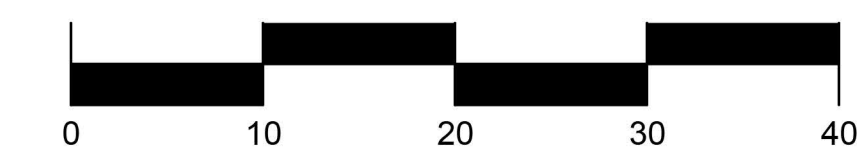
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>PERIMETER STREET AND ENTRY TREES</b>				
●	OLEA EUROPAEA 'WILSONII'	36"-48" BOX	VL	
	FRUITLESS OLIVE	3"-4" CALIPER		
●	OLEA EUROPAEA	FIELD DUG	VL	
	COMMON OLIVE	18"X20" LARGE		
<b>INTERIOR STREET TREES</b>				
●	ULMUS WILSONII 'PROSPECTOR'	24"-36" BOX	L	
	PROSPECTOR ELM	2"-3" CALIPER		
●	QUERCUS ILEX	24"-36" BOX	L	
	HOLLY OAK	2"-3" CALIPER		
<b>PARK ACCENT TREES</b>				
●	OLEA EUROPAEA	FIELD DUG	VL	
	COMMON OLIVE	18"X20" LARGE		
●	GINKGO BILOBA 'PRINCETON SENTRY'	24"-36" BOX	M	
	MAIDEN HAIR TREE	2"-3" CALIPER		
●	ARBUTUS 'MARINA'	24"-36" BOX	L	
	MARINA STRAWBERRY TREE	2"-3" CALIPER		
<b>EASEMENT / OPEN SPACE LANDSCAPE</b>				
●	LAGERSTROEMIA INDICA 'NATCHEZ'	24" BOX	L	
	NATCHEZ CREPE MYRTLE	2" CALIPER		
●	GINKGO BILOBA 'PRINCETON SENTRY'	MULTI	M	
	MAIDEN HAIR TREE	24"-36" BOX	M	
●	QUERCUS ILEX	24"-36" BOX	L	
	HOLLY OAK	2"-3" CALIPER		

SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	ALOE 'BLUE ELF'	1 GAL.	18" O.C.	L
	CALIFORNIA ALOE			
●	ALOE STRIATA 'GHOST'	5 GAL.	18" O.C.	VL
	GHOST ALOE			
●	AGAVE 'BLUE GLOW'	5 GAL.	36" O.C.	VL
	BLUE GLOW AGAVE			
●	BOUTELOUA G. 'BLONDE AMBITION'	5 GAL.	30" O.C.	L
	BLUE GRAMA GRASS			
●	CALAMAGROSTIS X ACUTIFOLIA	5 GAL.	30" O.C.	L
	'KARL FOERSTER' KARL FOERSTER'S FEATHER REED GRASS			
●	CAREX DIVULSA	1 GAL.	48" O.C.	L
	BERKELEY SEDGE			
●	CHONDRPETALUM TECTORUM	5 GAL.	36" O.C.	L
	SMALL CAPE RUSH			
●	DIANELLA REVOLUTA 'BABY BLISS'	1 GAL.	18" O.C.	L
	BABY BLISS FLAX LILY			
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL.	30" O.C.	L
	STRIPED FORTNIGHT LILY			
●	EUONYMUS JAPONICUS	5 GAL.	30" O.C.	L
	'SILVER PRINCESS' SILVER PRINCESS EUONYMUS			
●	FESTUCA MAIREI	1 GAL.	36" O.C.	L
	ATLAS FESCUE			
●	HESPERALOE 'BRAKELIGHTS'	5 GAL.	30" O.C.	L
	BRAKELIGHTS RED YUCCA			
●	ILEX VOMITORIA 'WILL FLEMING'	15 GAL.	30" O.C.	M
	WILL FLEMING YAUPON HOLLY	COLUMNAR		
●	LEUCOPHYLLUM FRUTESCENS	5 GAL.	60" O.C.	L
	'COMPACTA' COMPACT TEXAS SAGE			
●	LIGUSTRUM JAPONICUM 'TEXANUM'	5 GAL.	36" O.C.	L
	WAXLEAF PRIVET			
●	LOMANDRA LONGIFOLIA	1 GAL.	36" O.C.	L
	'ARCTIC FROST' ARCTIC FROST MAT RUSH			
●	MUHLENBERGIA C. 'REGAL MIST'	5 GAL.	36" O.C.	L
	PINK MUHLY			
●	MUHLENBERGIA RIGENS	1 GAL.	6" O.C.	L
	DEERGRASS			
●	NANDINA 'GULF STREAM'	5 GAL.	30" O.C.	L
	G. STREAM HEAVENLY BAMBOO			
●	OLEA EUROPAEA 'MONTRA'	5 GAL.	36" O.C.	VL
	LITTLE OLLIE DWARF OLIVE			
●	PENNISETUM MASSAICUM	1 GAL.	18" O.C.	M
	RED BUNNY TAILS			
●	PODOCARPUS MACROPHYLLUS	15 GAL.	30" O.C.	M
	'MAKI' SHRUBBY YEW PINE	COLUMNAR		
●	PRUNUS CAROLINIANA 'COMPACTA'	15 GAL.	30" O.C.	M
	COMPACT CAROLINA CHERRY	COLUMNAR		
●	RHAPHIOLEPIS UMBELLATA 'MINOR'	5 GAL.	30" O.C.	L
	DWARF YEDDO HAWTHORN			
●	ROSEMARINUS OFFICINALIS	1 GAL.	48" O.C.	L
	'HUNTINGTON CARPET' CREEPING ROSEMARY			
●	SALVIA CLEVELANDII	1 GAL.	6" O.C.	L
	CLEVELAND SAGE			
●	TEUCRIUM CHAMAEDRYS	1 GAL.	30" O.C.	L
	WALL GERMANDER			
●	WESTRINGIA FRUTICOSA	5 GAL.	36" O.C.	L
	'BLUE GEM' BLUE GEM COAST ROSEMARY			
●	WESTRINGIA FRUTICOSA	5 GAL.	36" O.C.	L
	'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY			
●	WESTRINGIA FRUTICOSA 'MUNDI'	5 GAL.	36" O.C.	L
	COAST ROSEMARY			
●	XYLOSMA CONGESTUM	5 GAL.	60" O.C.	L
	'COMPACTA' COMPACT SHINY XYLOSMA			
●	YUCCA FILAMENTOSA	5 GAL.	36" O.C.	L
	'COLOR GUARD' ADAM'S NEEDLE			
<b>BIORETENTION BASIN AREA</b>				
●	CAREX DIVULSA	1 GAL.	48" O.C.	L
	BERKELEY SEDGE			
●	JUNCUS PATENS	1 GAL.	48" O.C.	L
	COMMON RUSH			
●	MUHLENBERGIA RIGENS	1 GAL.	6" O.C.	L
	DEERGRASS			
●	SALVIA CLEVELANDII	1 GAL.	6" O.C.	L
	CLEVELAND SAGE			
●	BACCHARIS PILULARIS	1 GAL.	6" O.C.	L
	'PIGEON POINT' DWARF COYOTE BUSH			
●	HETEROMELES ARBUTIFOLIA	1 GAL.	8" O.C.	L
	TOYON			

# VINEYARD CROSSING | Preliminary Landscape Plan | Entry Enlargements

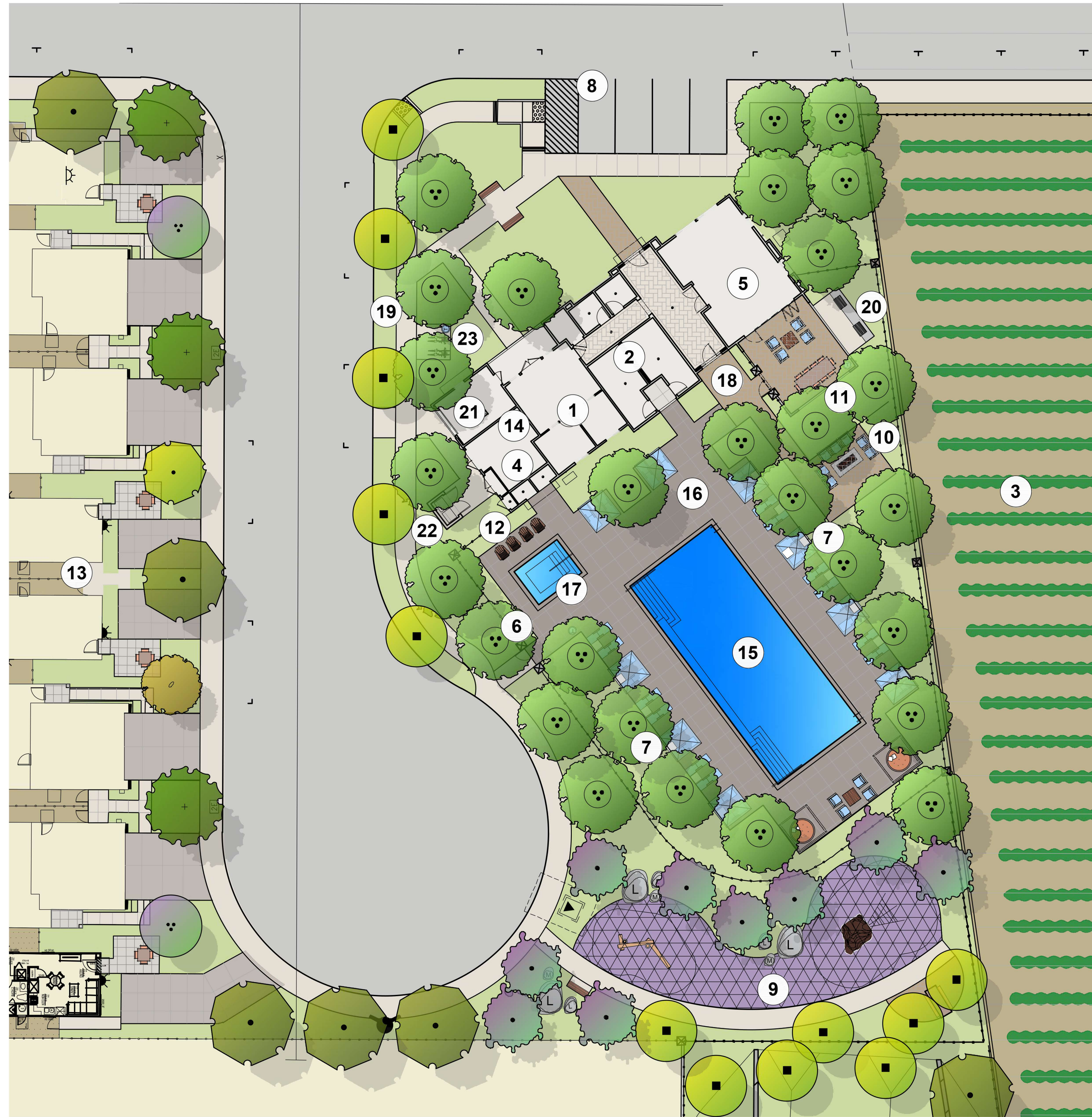


SCALE: 1" = 10'-0"



SUMMERS/MURPHY & PARTNERS, INC.  
34197 COAST HWY SUITE 200  
DANA POINT CA 92629  
(949) 443-1446





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>PERIMETER STREET AND ENTRY TREES</b>				
	Olea europaea 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3'-4" CALIPER	VL	
	Olea europaea COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
<b>INTERIOR STREET TREES</b>				
	Ulmus wilsonii 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2'-3" CALIPER	L	
	Quercus ilex HOLLY OAK	24"-36" BOX 2'-3" CALIPER	L	
<b>PARK ACCENT TREES</b>				
	Olea europaea COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
	Ginkgo biloba 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2'-3" CALIPER	M	
	Arbutus 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2'-3" CALIPER	L	
<b>EASEMENT / OPEN SPACE LANDSCAPE</b>				
	Lagerstroemia indica 'NATCHEZ' NATCHEZ CREPE MYRTLE	24" BOX 2" CALIPER MULTI	L	
	Ginkgo biloba 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2'-3" CALIPER	M	
	Quercus ilex HOLLY OAK	24"-36" BOX 2'-3" CALIPER	L	
<b>TREE PLANTING LEGEND</b>				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>TRADITIONAL - FRONTYARD ACCENT TREES</b>				
	Magnolia grandiflora 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	15 GAL 1'-2" CALIPER	M	
<b>FARMHOUSE - FRONTYARD ACCENT TREES</b>				
	Lagerstroemia indica 'NATCHEZ' NATCHEZ CREPE MYRTLE	15 GAL 1'-2" CALIPER	L	
<b>CRAFTSMAN - FRONTYARD ACCENT TREES</b>				
	Ginkgo biloba 'PRINCETON SENTRY' MAIDEN HAIR TREE	15 GAL 1'-2" CALIPER	M	

SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	Aloe 'BLUE ELF' CALIFORNIA ALOE	1 GAL.	18" O.C.	L
	Aloe striata 'GHOST' GHOST ALOE	5 GAL.	18" O.C.	VL
	Agave 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL
	Bouteloua g. 'BLONDE AMBITION' BLUE GRAMA GRASS	5 GAL.	30" O.C.	L
	Calamagrostis x acutifolia 'KARL FOERSTER' KARL FOERSTER'S FEATER REED GRASS	5 GAL.	30" O.C.	L
	Carex divulsa BERKELEY SEDGE	1 GAL.	48" O.C.	L
	Chondropetalum tectorum SMALL CAPE RUSH	5 GAL.	36" O.C.	L
	Dianella revoluta 'BABY BLISS' BABY BLISS FLAX LILY	1 GAL.	18" O.C.	L
	Dietes grandiflora 'VARIEGATA' STRIPED FORTNIGHT LILY	5 GAL.	30" O.C.	L
	Euonymus japonicus 'SILVER PRINCESS' SILVER PRINCESS EUONYMUS	5 GAL.	30" O.C.	L
	Festuca mairei ATLAS FESCUE	1 GAL.	36" O.C.	L
	Hesperaloe 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L
	Ilex vomitoria 'WILL FLEMING' WILL FLEMING YAUPON HOLLY	15 GAL.	30" O.C.	M
	Leucophyllum frutescens 'COMPACTA' COMPACT TEXAS SAGE	5 GAL.	60" O.C.	L
	Ligustrum japonicum 'TEXANUM' WAXLEAF PRIVET	5 GAL.	36" O.C.	L
	Lomandra longifolia 'ARCTIC FROST' ARCTIC FROST MAT RUSH	1 GAL.	36" O.C.	L
	Muhlenbergia c. 'REGAL MIST' PINK MUHLY	5 GAL.	36" O.C.	L
	Muhlenbergia rigens DEERGRASS	1 GAL.	6" O.C.	L
	Nandina 'GULF STREAM' G. STREAM HEAVENLY BAMBOO	5 GAL.	30" O.C.	L
	Olea europaea 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	VL
	Pennisetum massaicum RED BUNNY TAILS	1 GAL.	18" O.C.	M
	Podocarpus macrophyllus 'MAKI' SHRUBBY YEW PINE	15 GAL.	30" O.C.	M
	Prunus caroliniana 'COMPACTA' COMPACT CAROLINA CHERRY	15 GAL.	30" O.C.	M
	Rhamphilepis umbellata 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	30" O.C.	L
	Rosemarinus officinalis 'HUNTINGTON CARPET' CREEPING ROSEMARY	1 GAL.	48" O.C.	L
	Salvia clevelandii CLEVELAND SAGE	1 GAL.	6" O.C.	L
	Teucrium chamaedrys WALL GERMANDER	1 GAL.	30" O.C.	L
	Westringia fruticosa 'BLUE GEM' BLUE GEM COAST ROSEMARY	5 GAL.	36" O.C.	L
	Westringia fruticosa 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	36" O.C.	L
	Westringia fruticosa 'MUNDI' COAST ROSEMARY	5 GAL.	36" O.C.	L
	Xylosma congestum 'COMPACTA' COMPACT SHINY XYLOSMA	5 GAL.	60" O.C.	L
	Yucca filamentosa 'COLOR GUARD' ADAM'S NEEDLE	5 GAL.	36" O.C.	L

## LEGEND

- |  |                                       |
|--|---------------------------------------|
| 1. RECREATION BUILDING                     | 11. TABLES SEATING                    |
| 2. REC CENTER RESTROOM                     | 12. LOUNGE CHAIR SEATING              |
| 3. EXISTING VINEYARD                       | 13. RESIDENTIAL UNITS                 |
| 4. SHOWERS                                 | 14. PUMP ROOM                         |
| 5. LEASING OFFICE                          | 15. RECREATIONAL POOL                 |
| 6. POOL FENCE AND GATES                    | 16. POOL DECK PAVING                  |
| 7. CHASE LOUNGES                           | 17. SPA POOL                          |
| 8. ADA AND GUEST PARKING                   | 18. ENHANCED CONCRETE UNIT PAVING     |
| 9. CHILDREN'S PLAY - ROCK AND BALANCE BEAM | 19. CURB SEPARATED CONCRETE SIDEWALKS |
| 10. FIRE TABLE LOUNGE SEATING              | 20. BBQ COUNTER                       |
|  | 21. GARAGE                            |
|  | 22. TRASH ENCLOSURE                   |
|  | 23. BIKE PARKING                      |

# VINEYARD CROSSING | Preliminary Landscape Plan

Brightsky | Antioch, CA | December 20, 2024

## Rec Center Enlargement L-3

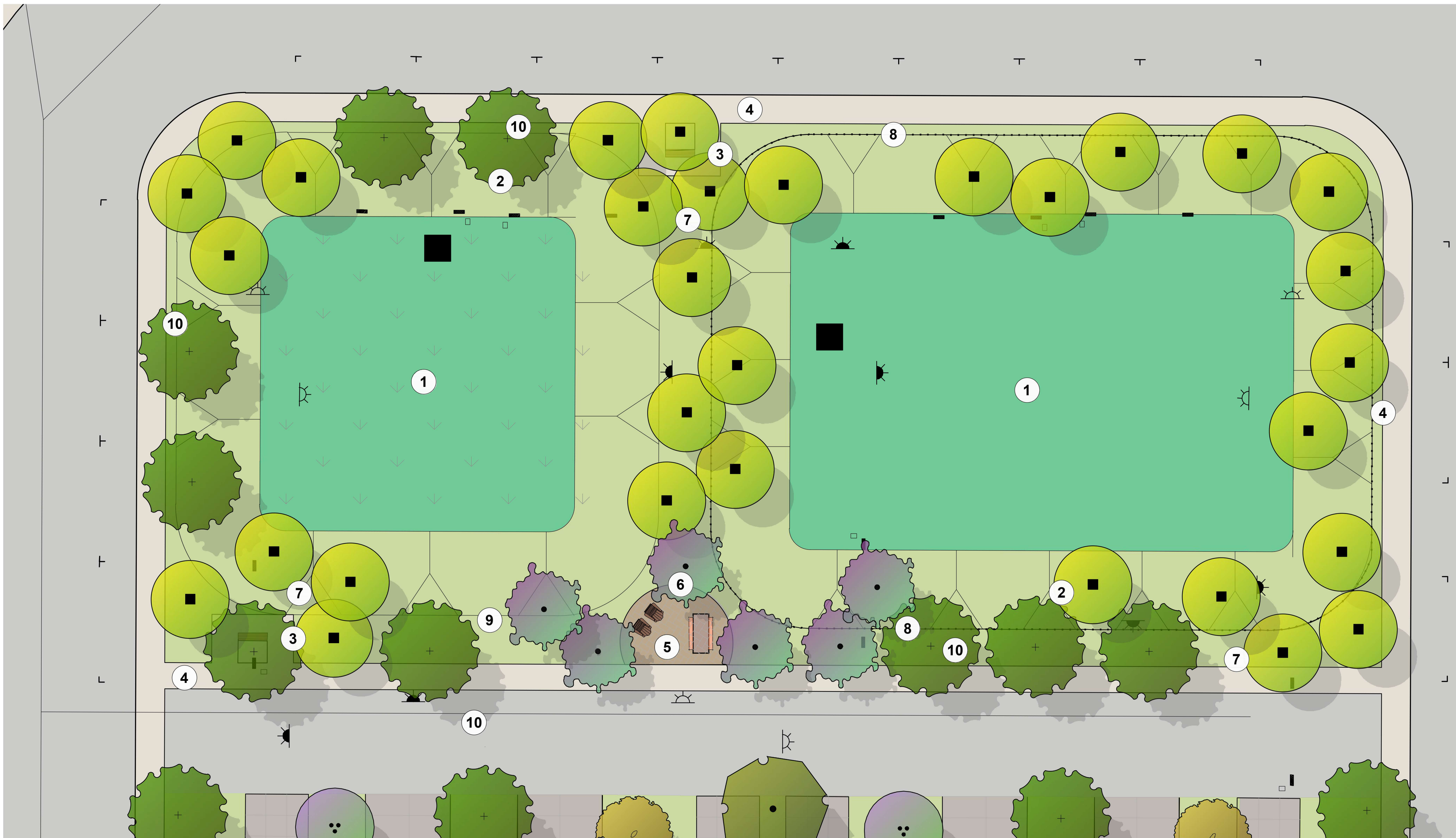


SCALE: 1" = 16' - 0"



SUMMERS/MURPHY & PARTNERS, INC.  
34197 COAST HWY SUITE 200  
DANA POINT CA 92629  
(949) 443-1446





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>PERIMETER STREET AND ENTRY TREES</b>				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3"-4" CALIPER	VL	
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
<b>INTERIOR STREET TREES</b>				
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2"-3" CALIPER	L	
	QUERCUS ILEX HOLLY OAK	24"-36" BOX 2"-3" CALIPER	L	
<b>PARK ACCENT TREES</b>				
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2"-3" CALIPER	L	
<b>EASEMENT / OPEN SPACE LANDSCAPE</b>				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24" BOX 2" CALIPER MULTI	L	
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	QUERCUS ILEX HOLLY OAK	24"-36" BOX 2"-3" CALIPER	L	
<b>TREE PLANTING LEGEND</b>				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>TRADITIONAL - FRONTYARD ACCENT TREES</b>				
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	15 GAL 1"-2" CALIPER	M	
<b>FARMHOUSE - FRONTYARD ACCENT TREES</b>				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	15 GAL 1"-2" CALIPER	L	
<b>CRAFTSMAN - FRONTYARD ACCENT TREES</b>				
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDENHAIR TREE	15 GAL 1"-2" CALIPER	M	

## LEGEND

- |                           |   |
|---------------------------|---|
| 1. BASIN BOTTOM           | 6. OVERLOOK WITH PICNIC TABLE AND LOUNGE CHAIRS |
| 2. BASIN SLOPE PLANTING   | 7. ACCENT TREES                                 |
| 3. BENCH SEATING          | 8. FENCED BASIN                                 |
| 4. CURB ADJACENT SIDEWALK | 9. UN-FENCED BASIN                              |
| 5. ENHANCE PAVING         | 10. STREET TREES                                |

## DESIGN NOTE:

COMMUNITY PARKS SHALL BE DIRECTLY ACCESSIBLE FROM ADJACENT SIDEWALK (S) VIA AN INTERRUPTED HARDSCAPED PATHWAY AT LEAST FIVE FEET WIDE.

PLAY AREAS OF COMMUNITY PARKS SHALL BE CLEARLY DEFINED BY A ONE- TO TWO-FOOT TALL PLANTER OR SEATING STRUCTURE FOR SUPERVISING ADULTS. THE ENCLOSURE SHALL INCLUDE AT LEAST TWO, MINIMUM FIVE-FOOT WIDE ACCESS POINTS.

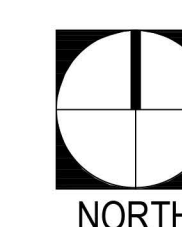
PLAY EQUIPMENT SHALL INCLUDE A COMBINATION OF SWINGING, BALANCING, CLIMBING, SPINNING, SLIDING AND ROCKING COMPONENTS TO ACCOMMODATE INDIVIDUALS ACROSS THE NEEDS SPECTRUM.

ALL NON-TURF ACTIVE PLAY AREAS SHALL BE UNDERLAIN BY SOFT GROUND COVER SUCH AS MULCH, SAFETY PLAYGROUND MATS OR POURED IN PLACE RUBBER.

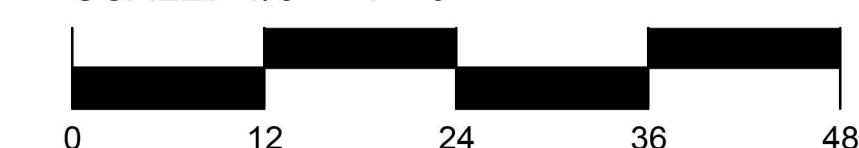
THE COLOR PALETTE OF PLAY EQUIPMENT AND STRUCTURES SHALL BE LIMITED TO MUTED OR NATURAL TONES.

INTERNAL OR BORDER LANDSCAPING OF COMMON OPEN SPACES SHALL NOT EXCEED FOUR FEET IN HEIGHT WHEN FULLY MATURE.

# VINEYARD CROSSING | Preliminary Landscape Plan | Bio Filtration Basin

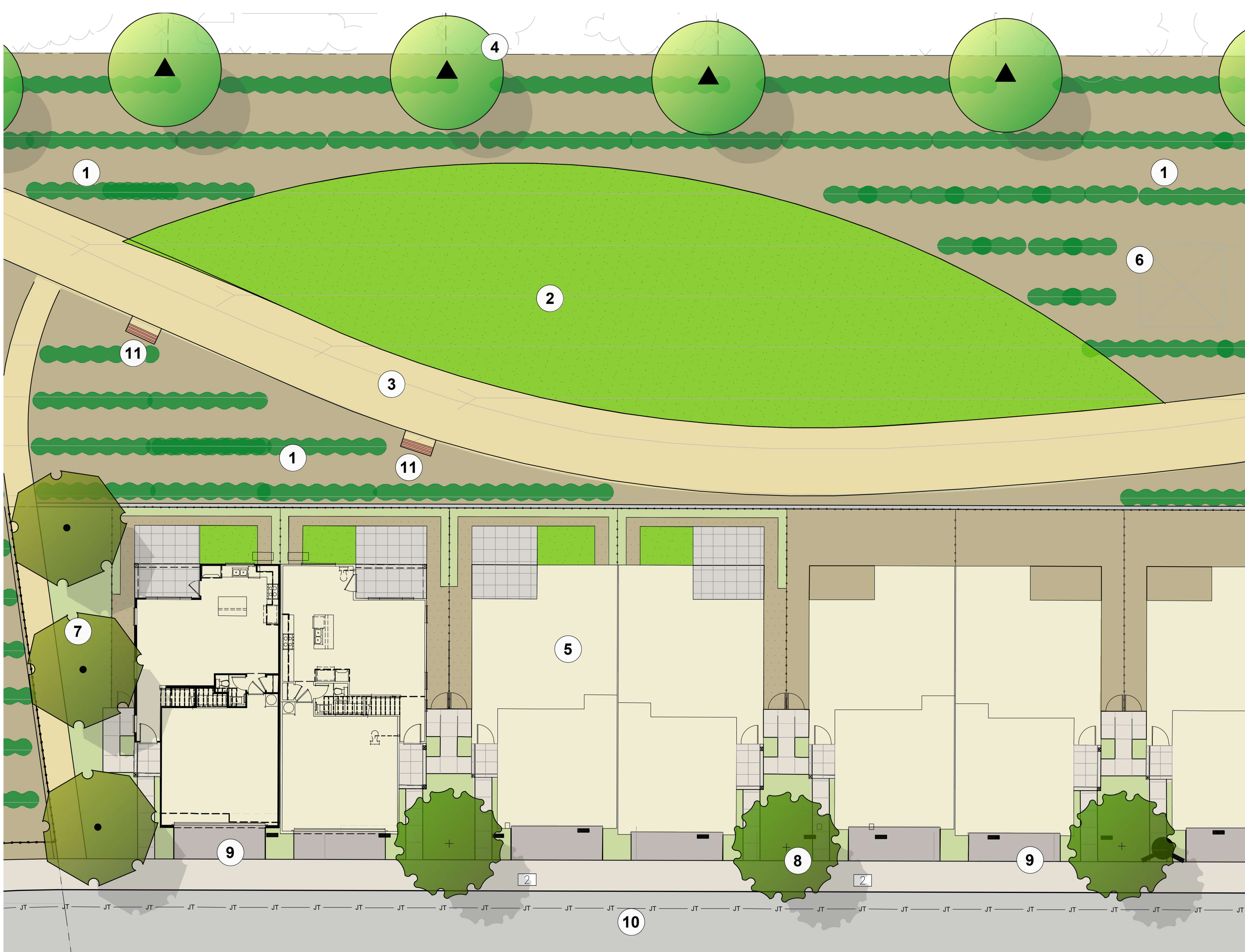


SCALE: 1/8" = 1' - 0"



SUMMERS/MURPHY & PARTNERS, INC.  
34197 COAST HWY SUITE 200  
DANA POINT CA 92629  
(949) 443-1446





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>PERIMETER STREET AND ENTRY TREES</b>				
	OLEA EUROPAEA 'WILSONI' FRUITLESS OLIVE	36"-48" BOX 2'-4" CALIPER	VL	
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
<b>INTERIOR STREET TREES</b>				
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2'-3" CALIPER	L	
	QUERCUS ILEX HOLLY OAK	24"-36" BOX 2'-3" CALIPER	L	
<b>PARK ACCENT TREES</b>				
	OLEA EUROPAEA COMMON OLIVE	FIELD DUG 18'X20' LARGE	VL	
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2'-3" CALIPER	M	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2'-3" CALIPER	L	
<b>EASEMENT / OPEN SPACE LANDSCAPE</b>				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24" BOX 2" CALIPER MULTI	L	
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDEN HAIR TREE	24"-36" BOX 2'-3" CALIPER	M	
	QUERCUS ILEX HOLLY OAK	24"-36" BOX 2'-3" CALIPER	L	

SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ALOE 'BLUE ELF' CALIFORNIA ALOE	1 GAL.	18" O.C.	L
	ALOE STRIATA 'GHOST' GHOST ALOE	5 GAL.	18" O.C.	VL
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL
	BOUTELOUA G. 'BLONDE AMBITION' BLUE GRAMA GRASS	5 GAL.	30" O.C.	L
	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER' KARL FOERSTER'S FEATER REED GRASS	5 GAL.	30" O.C.	L
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	48" O.C.	L
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C.	L
	DIANELLA REVOLUTA 'BABY BLISS' BABY BLISS FLAX LILY	1 GAL.	18" O.C.	L
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY	5 GAL.	30" O.C.	L
	EUONYMUS JAPONICUS 'SILVER PRINCESS' SILVER PRINCESS EUONYMUS	5 GAL.	30" O.C.	L
	FESTUCA MAIREI ATLAS FESCUE	1 GAL.	36" O.C.	L
	HESPERALOE 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L
	ILEX VOMITORIA 'WILL FLEMING' WILL FLEMING YAUPON HOLLY	15 GAL.	30" O.C.	M
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS SAGE	5 GAL.	60" O.C.	L
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	5 GAL.	36" O.C.	L
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST MAT RUSH	1 GAL.	36" O.C.	L
	MUHLENBERGIA C. 'REGAL MIST' PINK MUHLY	5 GAL.	36" O.C.	L
	MUHLENBERGIA RIGENS DEERGRASS	1 GAL.	6" O.C.	L
	NANDINA 'GULF STREAM' G. STREAM HEAVENLY BAMBOO	5 GAL.	30" O.C.	L
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	VL
	PENNISETUM MASSAICUM RED BUNNY TAILS	1 GAL.	18" O.C.	M
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	15 GAL.	30" O.C.	M
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY	15 GAL.	30" O.C.	M
	RHAMPHOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	30" O.C.	L
	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' CREEPING ROSEMARY	1 GAL.	48" O.C.	L
	SALVIA CLEVELANDII CLEVELAND SAGE	1 GAL.	6" O.C.	L
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.	30" O.C.	L
	WESTRINGIA FRUTICOSA 'BLUE GEM' BLUE GEM COAST ROSEMARY	5 GAL.	36" O.C.	L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	36" O.C.	L
	WESTRINGIA FRUTICOSA 'MUNDI' COAST ROSEMARY	5 GAL.	36" O.C.	L
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GAL.	60" O.C.	L
	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL.	36" O.C.	L

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>TRADITIONAL - FRONTYARD ACCENT TREES</b>				
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	15 GAL 1'-2" CALIPER	M	
<b>FARMHOUSE - FRONTYARD ACCENT TREES</b>				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	15 GAL 1'-2" CALIPER	L	
<b>CRAFTSMAN - FRONTYARD ACCENT TREES</b>				
	GINKGO BILOBA 'PRINCETON SENTRY' MAIDENHAIR TREE	15 GAL 1'-2" CALIPER	M	

## LEGEND

- 1. EXISTING VINEYARD
- 2. ACTIVITY LAWN
- 3. ASPHALT TRAIL
- 4. SMALL EASEMENT TREES
- 5. RESIDENTIAL UNITS
- 6. EXISTING TOWER
- 7. OPEN SPACE TREES
- 8. FRONT YARD STREET TREES
- 9. DRIVE WAY
- 10. SPINE STREET
- 11. PARK BENCH SEATING

## DESIGN NOTE:

COMMUNITY PARKS SHALL BE DIRECTLY ACCESSIBLE FROM ADJACENT SIDEWALK (S) VIA AN INTERRUPTED HARDSCAPED PATHWAY AT LEAST FIVE FEET WIDE.

PLAY AREAS OF COMMUNITY PARKS SHALL BE CLEARLY DEFINED BY A ONE- TO TWO-FOOT TALL PLANTER OR SEATING STRUCTURE FOR SUPERVISING ADULTS. THE ENCLOSURE SHALL INCLUDE AT LEAST TWO, MINIMUM FIVE-FOOT WIDE ACCESS POINTS.

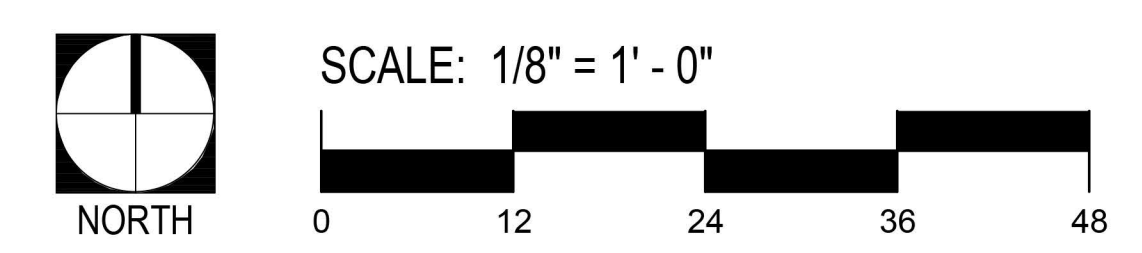
PLAY EQUIPMENT SHALL INCLUDE A COMBINATION OF SWINGING, BALANCING, CLIMBING, SPINNING, SLIDING AND ROCKING COMPONENTS TO ACCOMMODATE INDIVIDUALS ACROSS THE NEEDS SPECTRUM.

ALL NON-TURF ACTIVE PLAY AREAS SHALL BE UNDERLAIN BY SOFT GROUND COVER SUCH AS MULCH, SAFETY PLAYGROUND MATS OR POURED IN PLACE RUBBER.

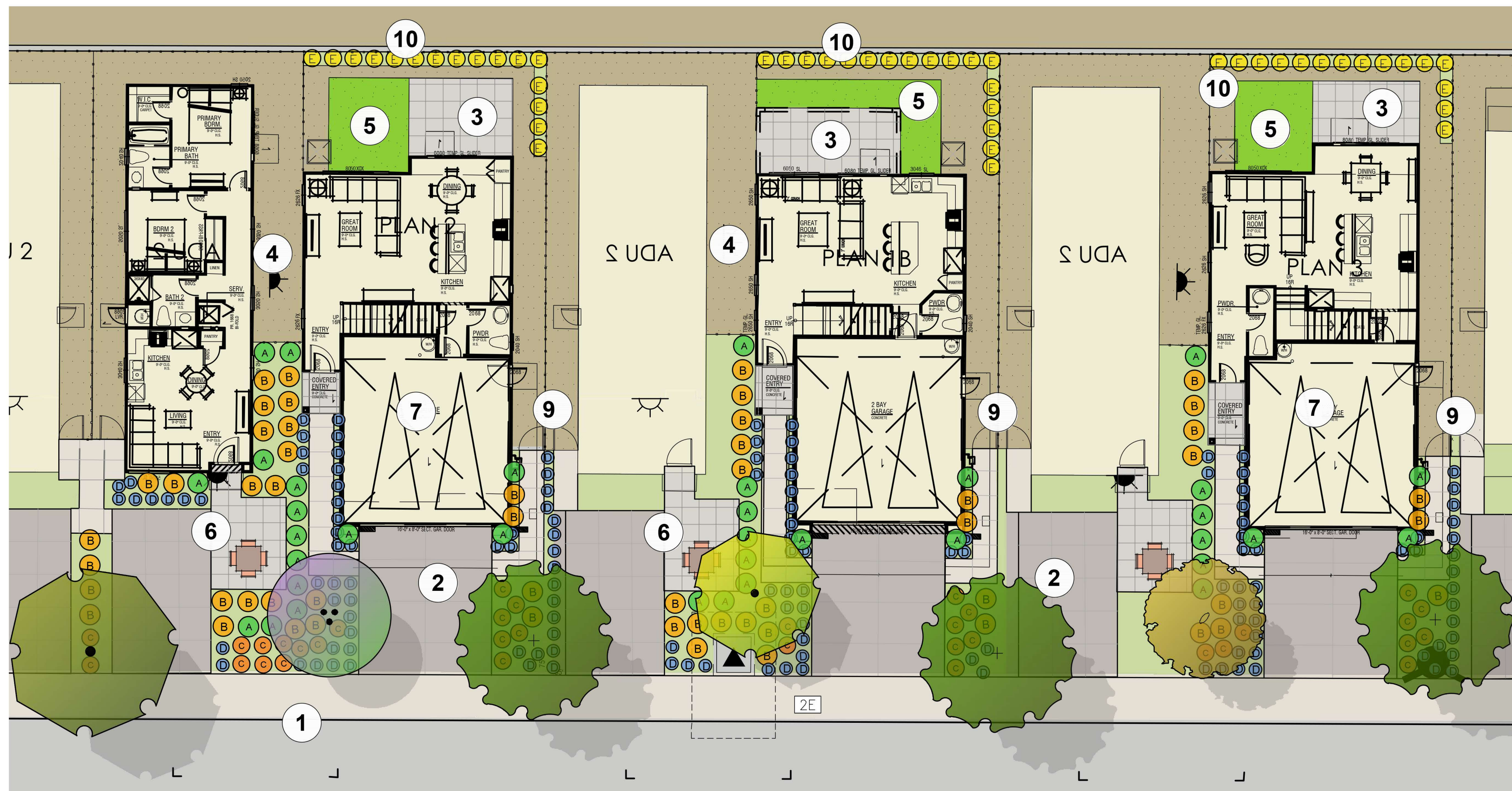
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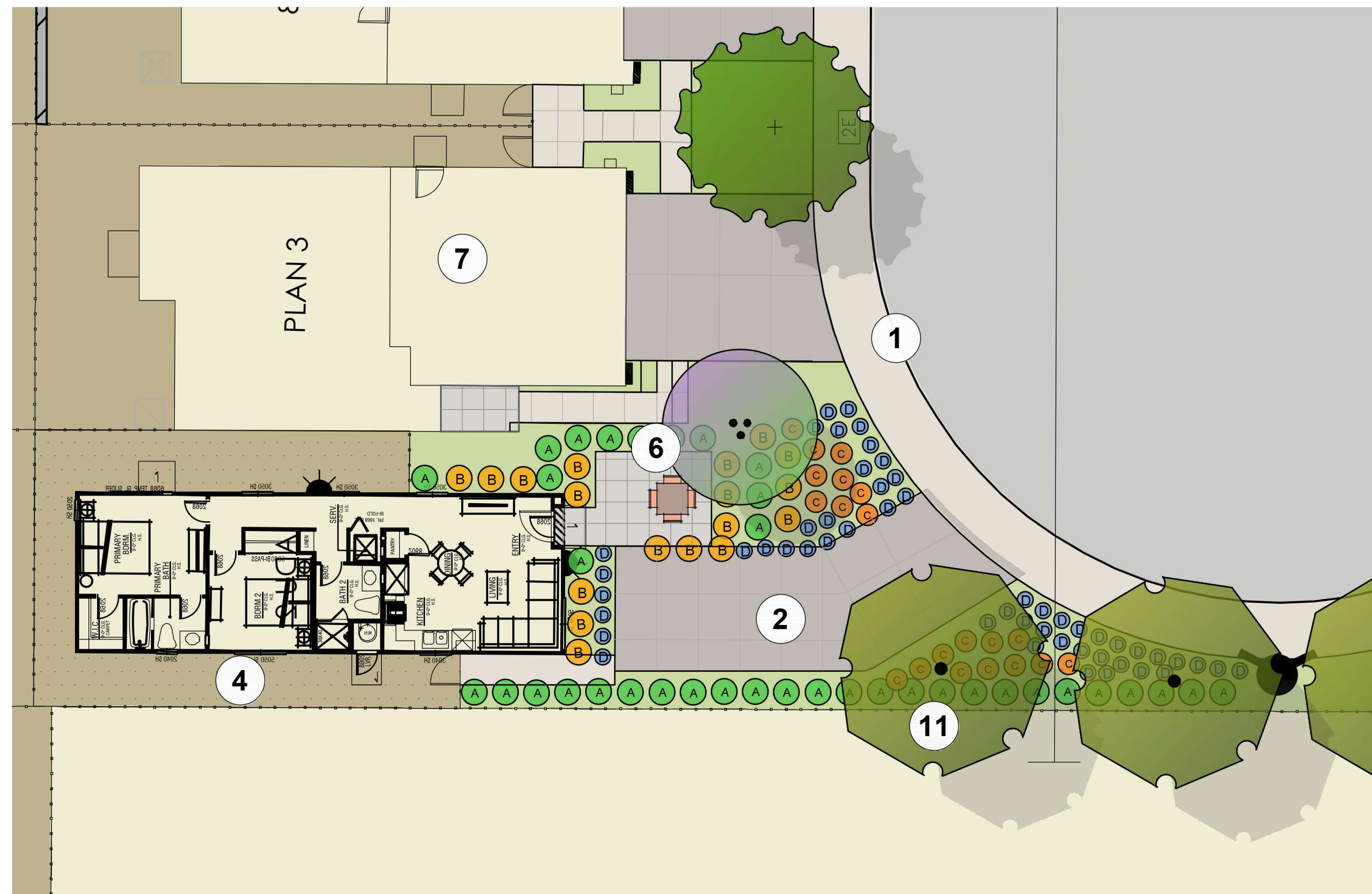
# VINEYARD CROSSING | Preliminary Landscape Plan | Activity Lawn







FRONT YARD & BACKYARD - WEST



FRONT YARD & BACKYARD - WEST - A Typical

# LEGEND

1. ADJACENT SIDEWALK
2. DRIVEWAY
3. BACKYARD
4. CONCRETE PATIO
5. MULCH
6. SYNTHETIC LAWN
7. FRONT YARD
8. CONCRETE PATIO W/BBQ & DINING TABLE
9. RESIDENTIAL UNIT
10. EXISTING VINEYARD
11. SIDE YARD FENCE & GATE
12. 18" PLANTER AGAINST FENCE/WALL
13. COMMUNITY PERIMETER FENCE

## DESIGN NOTE:

AT LEAST 75 PERCENT ORGANIC PLANT MATERIAL, INCLUDING GRASSES, TREES AND SHRUBS; AND

NO MORE THAN 25 PERCENT INORGANIC GROUND COVER, INCLUDING DECOMPOSED GRANITE, DECORATIVE PAVERS AND RIVER ROCK.

GRAVEL SURFACES ARE PROHIBITED IN ALL FRONT YARD AREAS EXCEPT FOR SECONDARY PATHWAYS LESS THAN 4' WIDE.

ALL PROPOSED SHRUBS EXCEPT ACCENT, COLOR OR GROUND COVER PLANTING SHALL BE A MINIMUM FIVE-GALLON SIZE.

ALL TRASH STORAGE ENCLOSURES SHALL BE MADE ACCESSIBLE BY A MINIMUM THREE-FOOT WIDE PAVED PATHWAY FROM THE ENCLOSURE TO THE FRONT DRIVEWAY OR OTHER PAVED AREA OF THE FRONT YARD.

AUTOMATIC IRRIGATION CONTROLLERS SHALL BE INSTALLED TO ENSURE THAT LANDSCAPED AREAS WILL BE WATERED PROPERLY. BACKFLOW PREVENTORS AND ANTI-SIPHON VALVES SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT CODE.

SPRINKLER HEADS AND RISERS SHALL BE PROTECTED FROM CAR BUMPERS. "POP-UP" HEADS SHALL BE USED NEAR CURBS AND SIDEWALKS. THE LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUN-OFF AND OVERSPRAY.

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
●	TRADITIONAL - FRONTYARD ACCENT TREES			
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	15 GAL 1'-2" CALIPER	M	
	LITTLE GEM SOUTHERN MAGNOLIA	15 GAL 1'-2" CALIPER	M	
●	FARMHOUSE - FRONTYARD ACCENT TREES			
	LAGERSTROEMIA INDICA 'NATCHEZ'	15 GAL 1'-2" CALIPER	L	
	NATCHEZ CREPE MYRTLE	15 GAL 1'-2" CALIPER	L	
●	CRAFTSMAN - FRONTYARD ACCENT TREES			
	GINKGO BILOBA 'PRINCETON SENTRY'	15 GAL 1'-2" CALIPER	M	
	MAIDENHAIR TREE	15 GAL 1'-2" CALIPER	M	

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	PRUNUS CAROLINIANA 'COMPACTA'	15 GAL 36" O.C.	COLUMNAR	M
	COMPACT CAROLINA CHERRY	15 GAL 36" O.C.	COLUMNAR	M
●	RHAPHIOLEPIS UMBELLATA 'MINOR'	5 GAL 36" O.C.		L
	DWARF YEDDO HAWTHORN	5 GAL 36" O.C.		L
●	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GAL 30" O.C.		L
	ADAM'S NEEDLE	5 GAL 30" O.C.		L
●	TEUCRIUM CHAMAEDRYS	5 GAL 24" O.C.		L
	WALL GERMANDER	5 GAL 24" O.C.		L

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
BACKYARD TYP. SHRUBS				
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL 30" O.C.		L
	STRIPED FORTNIGHT LILY	5 GAL 30" O.C.		L

FARMHOUSE - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	LIGUSTRUM JAPONICUM 'TEXANUM'	15 GAL 36" O.C.	COLUMNAR	L
	WAXLEAF PRIVET	15 GAL 36" O.C.	COLUMNAR	L
●	ILEX VOMITORIA 'STOKES DWARF'	5 GAL 36" O.C.		L
	DWARF YAUPON HOLLY	5 GAL 36" O.C.		L
●	LOMANDRA LONGIFOLIA 'ARCTIC FROST'	5 GAL 30" O.C.		L
	ARCTIC FROST MAT RUSH	5 GAL 30" O.C.		L
●	ALOE STRIATA 'GHOST'	5 GAL 24" O.C.		VL
	GHOST ALOE	5 GAL 24" O.C.		VL

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
BACKYARD TYP. SHRUBS				
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL 30" O.C.		L
	STRIPED FORTNIGHT LILY	5 GAL 30" O.C.		L

CRAFTSMAN - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	PODOCARPUS MACROPHYLLUS 'MAKI'	15 GAL 36" O.C.	COLUMNAR	M
	SHRUBBY YEW PINE	15 GAL 36" O.C.	COLUMNAR	M
●	BUXUS M. JAPONICA 'GREEN BEAUTY'	5 GAL 36" O.C.		M
	GREEN BEAUTY BOXWOOD	5 GAL 36" O.C.		M
●	NANDINA 'GULF STREAM'	5 GAL 30" O.C.		L
	G. STREAM HEAVENLY BAMBOO	5 GAL 30" O.C.		L
●	DIANELLA REVOLUTA 'BABY BLISS'	5 GAL 24" O.C.		L
	BABY BLISS FLAX LILY	5 GAL 24" O.C.		L

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
BACKYARD TYP. SHRUBS				
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL 30" O.C.		L
	STRIPED FORTNIGHT LILY	5 GAL 30" O.C.		L

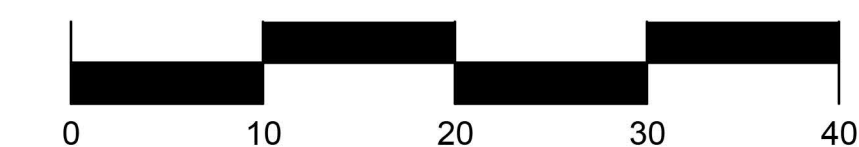
# VINEYARD CROSSING | Preliminary Landscape Plan

Brightsky | Antioch, CA | December 20, 2024

## Front Yard & Backyard West - Typical L-6

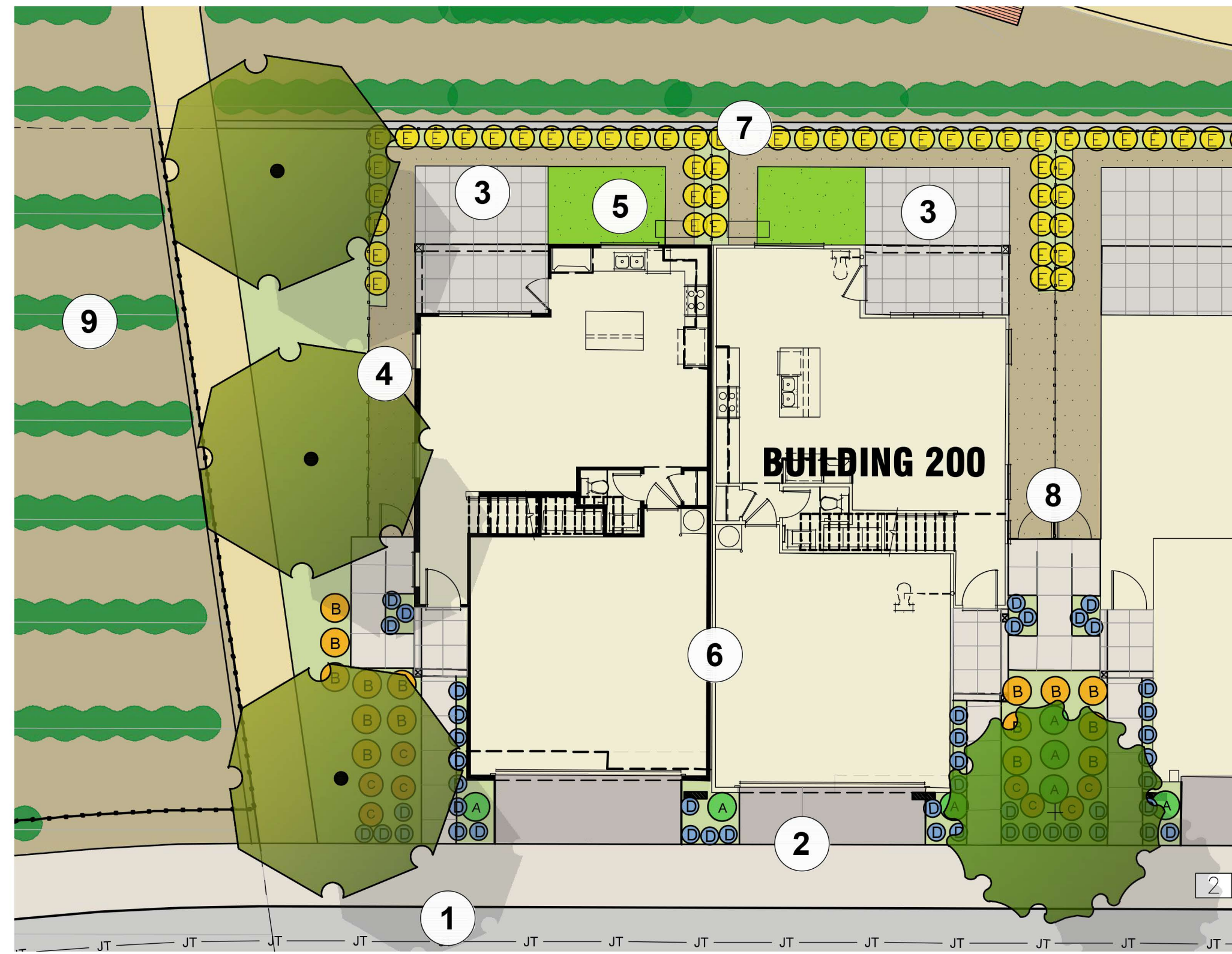


SCALE: 1" = 10'-0"

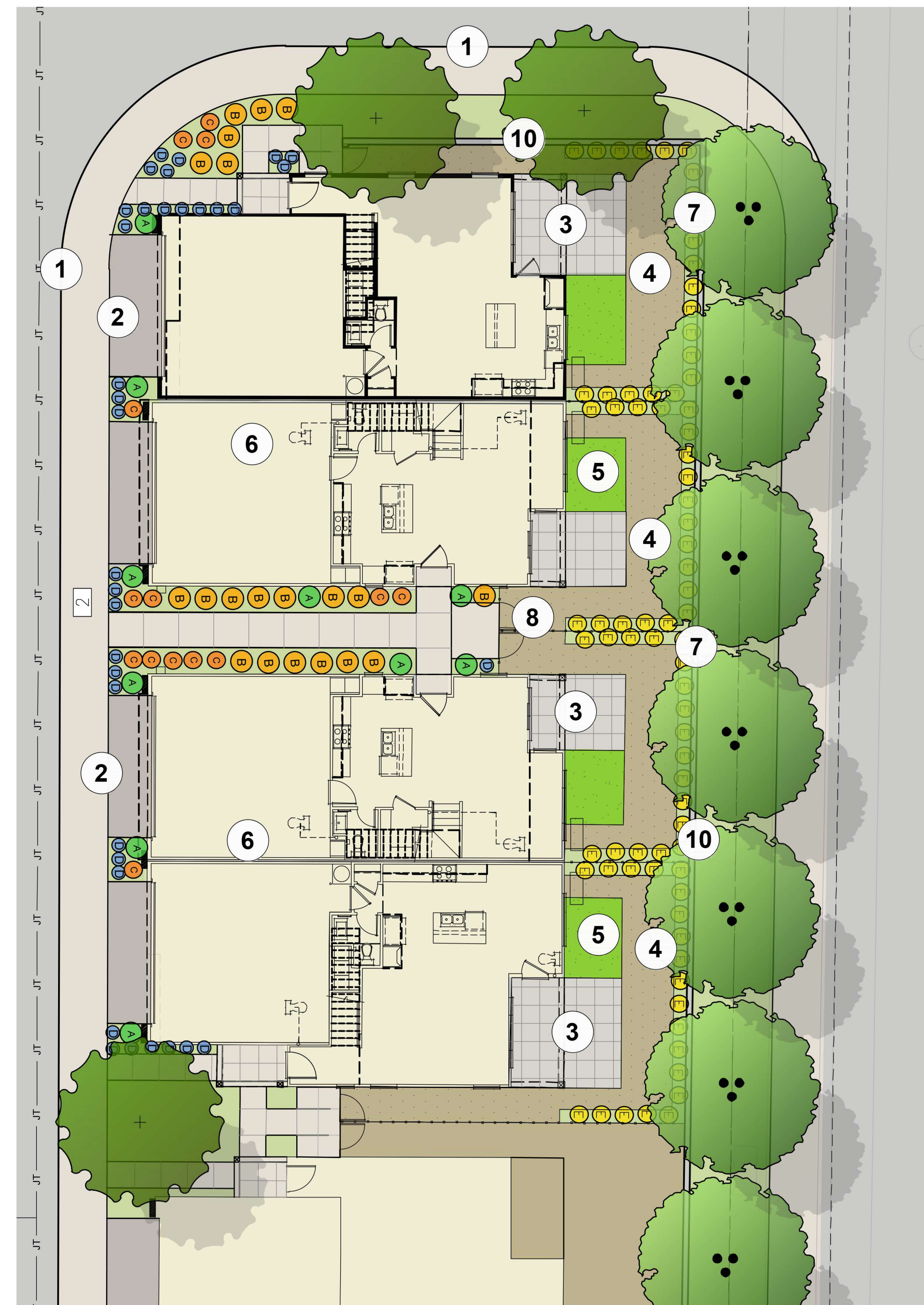


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34157 COAST HWY SUITE 200  
DANA POINT CA 92629  
(949) 443-1446





**FRONT YARD & BACKYARD - EAST**



**FRONT YARD & BACKYARD - EAST**

## LEGEND

1. ADJACENT SIDEWALK
2. DRIVEWAY
3. BACKYARD CONCRETE PATIO
4. MULCH
5. SYNTHETIC LAWN
6. RESIDENTIAL UNIT
7. 18" PLANTER ADJACENT TO FENCE/WALL
8. SIDE YARD FENCE & GATE
9. EXISTING VINEYARD
10. COMMUNITY PERIMETER WALL

## DESIGN NOTE:

AT LEAST 75 PERCENT ORGANIC PLANT MATERIAL, INCLUDING GRASSES, TREES AND SHRUBS; AND

NO MORE THAN 25 PERCENT INORGANIC GROUND COVER, INCLUDING DECOMPOSED GRANITE, DECORATIVE PAVERS AND RIVER ROCK.

GRAVEL SURFACES ARE PROIBITED IN ALL FRONT YARD AREAS EXCEPT FOR SECONDARY PATHWAYS LESS THAN 4' WIDE.

ALL PROPOSED SHRUBS EXCEPT ACCENT, COLOR OR GROUND COVER PLANTING SHALL BE A MINIMUM FIVE-GALLON SIZE.

ALL TRASH STORAGE ENCLOSURES SHALL BE MADE ACCESSIBLE BY A MINIMUM THREE-FOOT WIDE PAVED PATHWAY FROM THE ENCLOSURE TO THE FRONT DRIVEWAY OR OTHER PAVED AREA OF THE FRONT YARD.

AUTOMATIC IRRIGATION CONTROLLERS SHALL BE INSTALLED TO ENSURE THAT LANDSCAPED AREAS WILL BE WATERED PROPERLY. BACKFLOW PREVENTORS AND ANTI-SIPHON VALVES SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT CODE.

SPRINKLER HEADS AND RISERS SHALL BE PROTECTED FROM CAR BUMPERS. "POP-UP" HEADS SHALL BE USED NEAR CURBS AND SIDEWALKS. THE LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUN-OFF AND OVERSPRAY.

TREE PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>TRADITIONAL - FRONTYARD ACCENT TREES</b>				
●	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	15 GAL	M	
●	LITTLE GEM SOUTHERN MAGNOLIA	1 1/2" CALIPER		
<b>FARMHOUSE - FRONTYARD ACCENT TREES</b>				
●	LAGERSTROEMIA INDICA 'NATCHEZ'	15 GAL	L	
●	NATCHEZ CREPE MYRTLE	1 1/2" CALIPER		
<b>CRAFTSMAN - FRONTYARD ACCENT TREES</b>				
●	GINKGO BILOBA 'PRINCETON SENTRY'	15 GAL	M	
●	MAIDENHAIR TREE	1 1/2" CALIPER		

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	PRUNUS CAROLINIANA 'COMPACTA'	15 GAL	36" O.C.	M
	COMPACT CAROLINA CHERRY	COLUMNAR		
●	RHAPHIOLEPIS UMBELLATA 'MINOR'	5 GAL	36" O.C.	L
	DWARF YEDDO HAWTHORN			
●	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GAL	30" O.C.	L
	ADAM'S NEEDLE			
●	TEUCRIUM CHAMAEDRYS	5 GAL	24" O.C.	L
	WALL GERMANDER			

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
<b>BACKYARD TYP. SHRUBS</b>				
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL	30" O.C.	L
	STRIPED FORTNIGHT LILY			

FARMHOUSE - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	LIGUSTRUM JAPONICUM 'TEXANUM'	15 GAL	36" O.C.	L
	WAXLEAF PRIVET	COLUMNAR		
●	ILEX VOMITORIA 'STOKES DWARF'	5 GAL	36" O.C.	L
	DWARF YAUPON HOLLY			
●	LOMANDRA LONGIFOLIA 'ARCTIC FROST'	5 GAL	30" O.C.	L
	ARCTIC FROST MAT RUSH			
●	ALOE STRIATA 'GHOST'	5 GAL	24" O.C.	VL
	GHOST ALOE			

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
<b>BACKYARD TYP. SHRUBS</b>				
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL	30" O.C.	L
	STRIPED FORTNIGHT LILY			

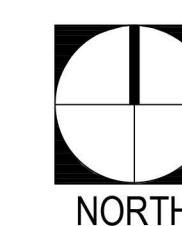
CRAFTSMAN - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
●	PODOCARPUS MACROPHYLLUS 'MAKI'	15 GAL	36" O.C.	M
	SHRUBBY YEW PINE	COLUMNAR		
●	BUXUS M. JAPONICA 'GREEN BEAUTY'	5 GAL	36" O.C.	M
	GREEN BEAUTY BOXWOOD			
●	NANDINA 'GULF STREAM'	5 GAL	30" O.C.	L
	G. STREAM HEAVENLY BAMBOO			
●	DIANELLA REVOLUTA 'BABY BLISS'	5 GAL	24" O.C.	L
	BABY BLISS FLAX LILY			

TRADITIONAL - SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
<b>BACKYARD TYP. SHRUBS</b>				
●	DIETES GRANDIFLORA 'VARIEGATA'	5 GAL	30" O.C.	L
	STRIPED FORTNIGHT LILY			

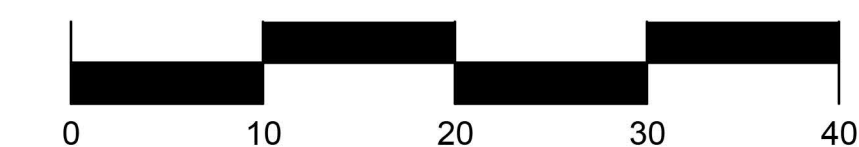
# VINEYARD CROSSING | Preliminary Landscape Plan

Brightsky | Antioch, CA | December 20, 2024

## Front Yard & Backyard East - Typical<sup>L-7</sup>



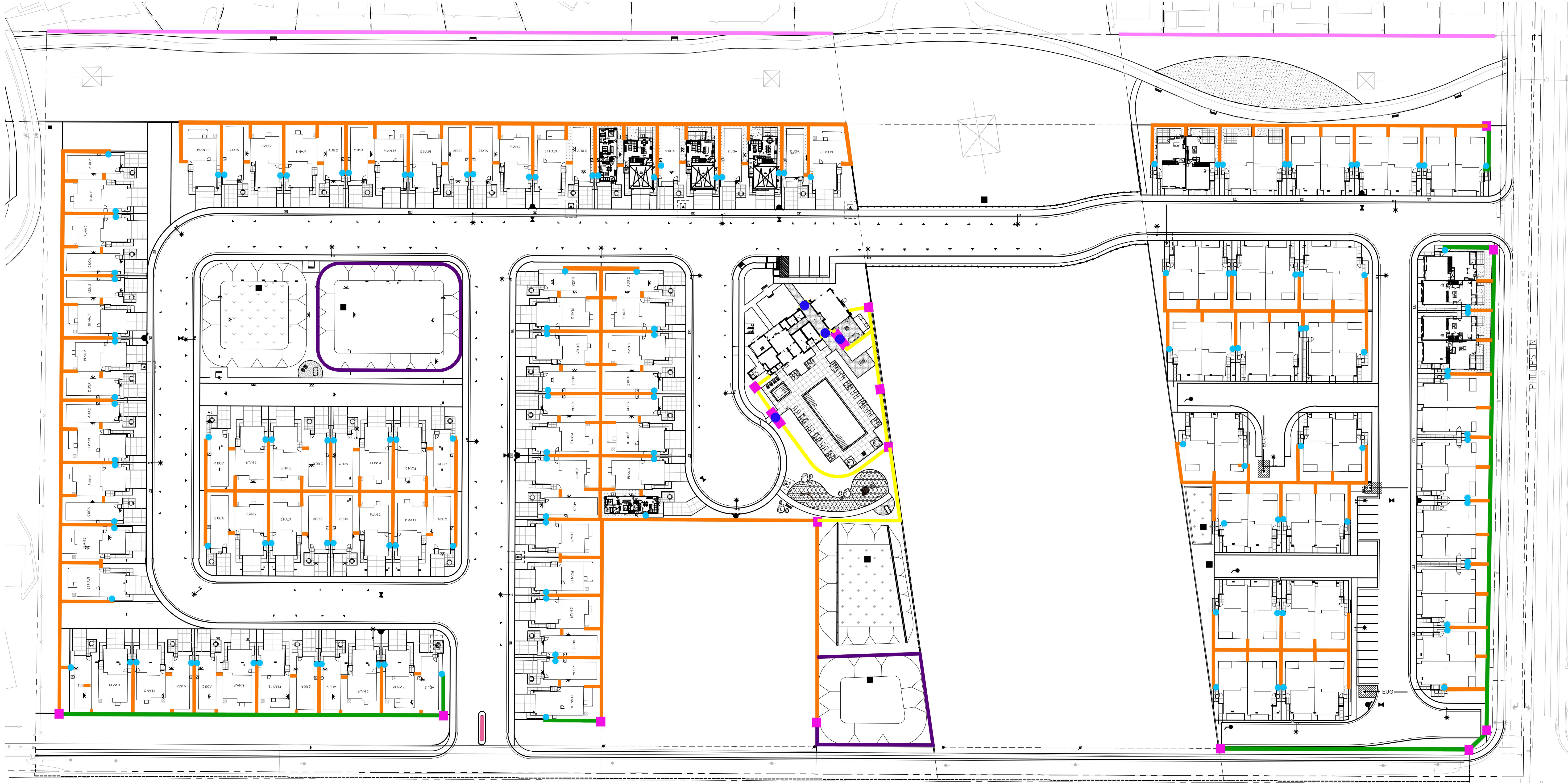
SCALE: 1" = 10'-0"



**SMP**  
ENVIRONMENTAL DESIGN

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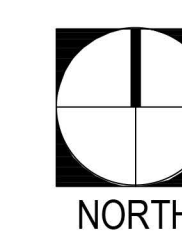




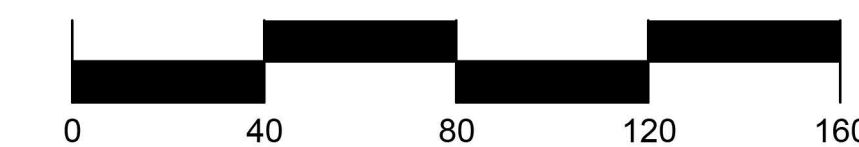
**WALL AND FENCE LEGEND:**

- 6'-0" HIGH - 8" CMU COMMUNITY WALL
- 6'-0" HIGH BACKYARD WOOD FENCE
- 18" LOW ENHANCED SOLID STONE SIGNAGE WALL
- 6' HIGH TUBULAR STEEL POOL / VIEW FENCE
- EXISTING FENCE TO REMAIN
- 6' HIGH VINYL COATED CHAIN LINK FENCE
- 6'-0" HIGH - 24" X 24" CMU PILASTER
- 6'-0" HIGH BACKYARD WOOD GATE
- 6'-0" HIGH TUBULAR STEEL POOL / VIEW GATE WITH KEY FOB

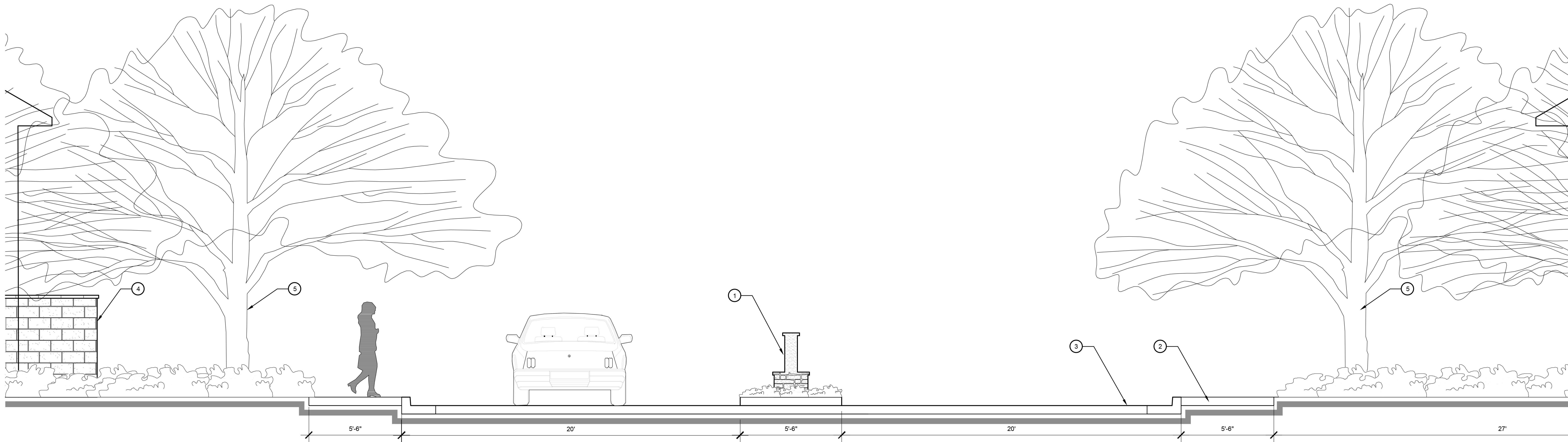
# VINEYARD CROSSING | Preliminary Landscape Plan | Wall & Fence Plan



SCALE: 1" = 40'-0"







ELEVATION VIEW  
SCALE: 3/8" = 1'-0"

**LEGEND**

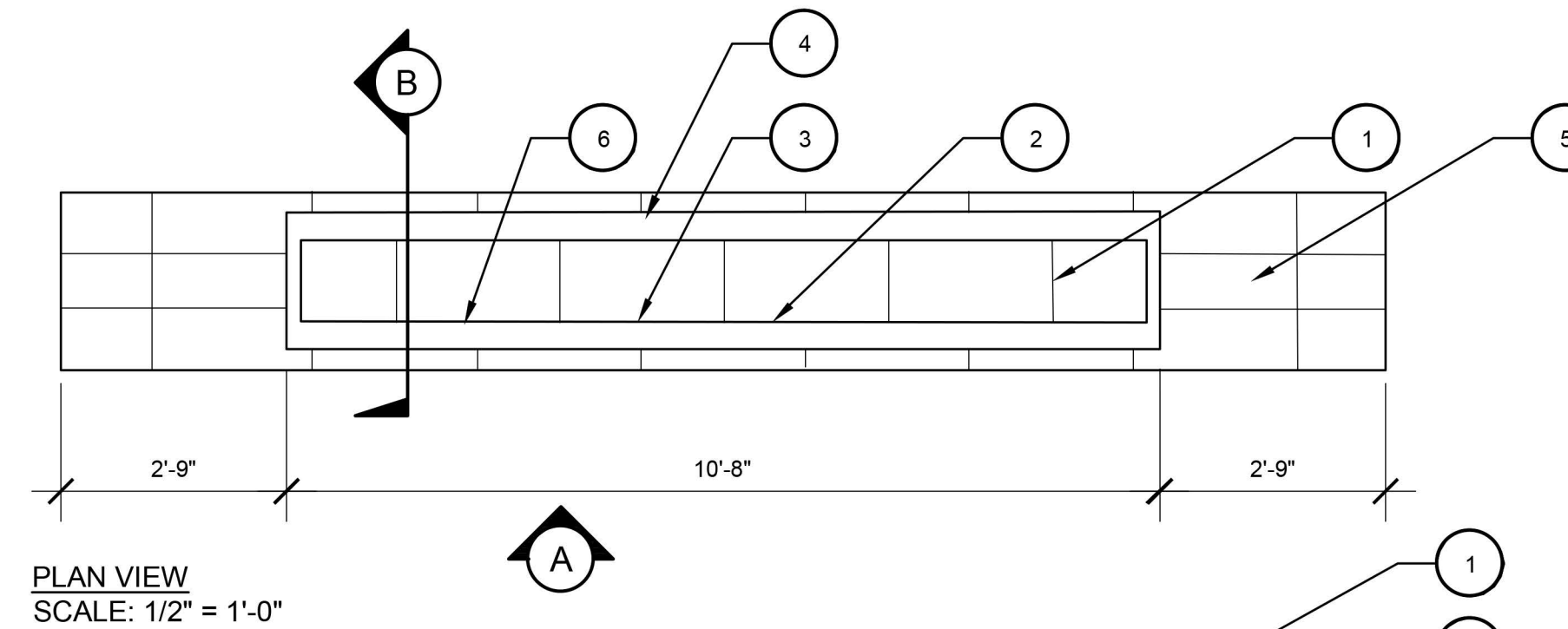
1. ENTRY MONUMENT SIGNAGE
2. 5' SIDEWALK
3. ENTRY DRIVE
4. 6'-0" HIGH CMU COMMUNITY WALL WITH 2" PRECAST CONCRETE CAP
5. ENTRY OLIVE GROVE

**VEHICULAR ENTRY**

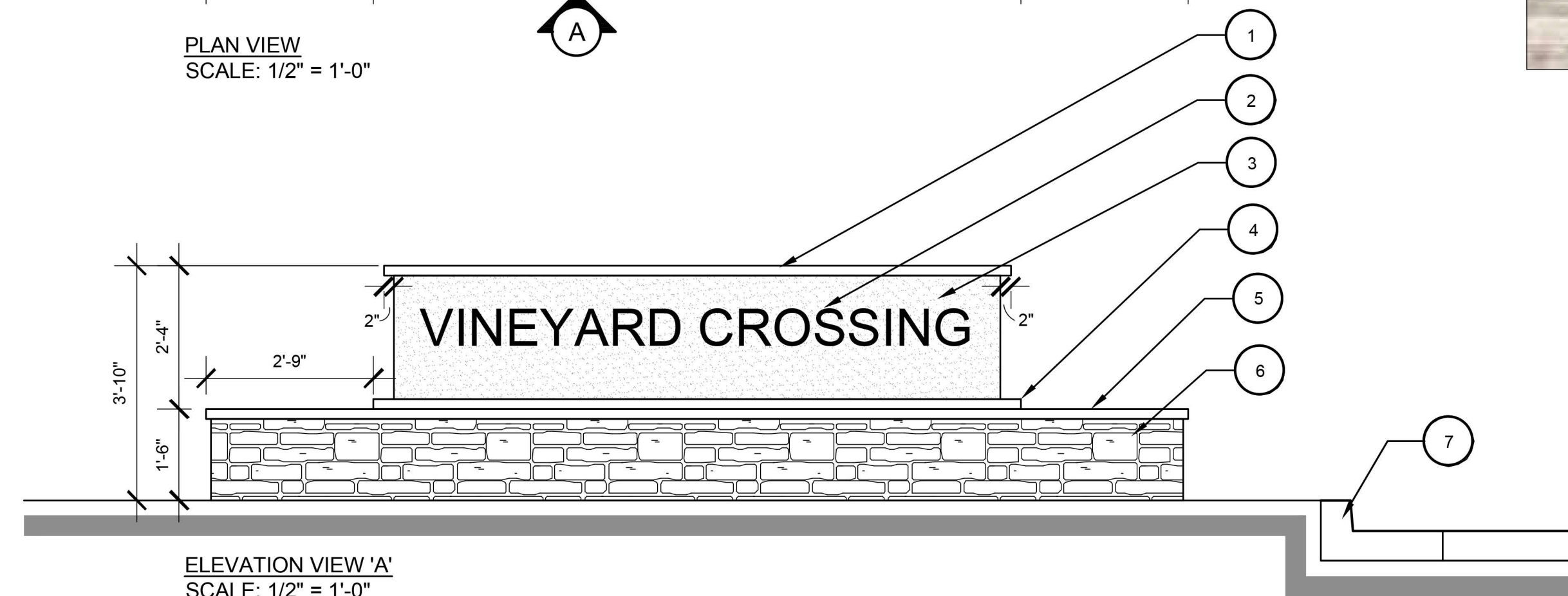
SCALE: 1/2" = 1'-0"

**LEGEND**

1. UPPER SIGN WALL, 12" WIDE, VALORI PRECAST CONCRETE CAP
2. POWDER COAT PAINTED 1/2" ALUMINUM SIGN LETTERS WITH 1/8" ALUMINUM DOWEL POST EPOXY SET INTO MASONRY SURFACE. PER SIGN MANUFACTURER.
3. SMOOTH STUCCO FINISH (SIGN: 25 SQ. FT.).
4. 1/2" ALUMINUM SIGN TRAY TO HOUSE LED LETTER UP-LIGHTING LIGHTING PER SIGN CONSULTANT COLOR PER SIGN MANUFACTURER.
5. LOW STONE SIGN WALL BASE, 8" WIDE, VALORI PRECAST CONCRETE CAP
6. LOW STONE SIGN WALL BASE
7. CONCRETE CURB BY OTHERS
8. COMPACTED SUB-GRADE PER GEOTECHNICAL ENGINEER.
9. CMU CONCRETE BLOCK PER STRUCTURAL ENGINEER.
10. CONCRETE FOOTING PER STRUCTURAL ENGINEER.



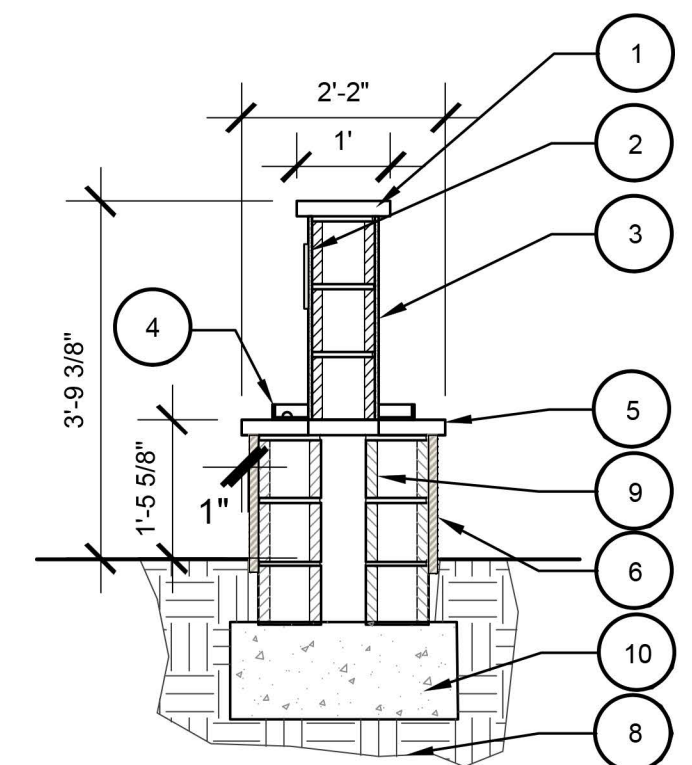
PLAN VIEW  
SCALE: 1/2" = 1'-0"



ELEVATION VIEW 'A'  
SCALE: 1/2" = 1'-0"



**ENTRY/ MONUMENT WALL**  
MATERIAL: STONE  
COLOR/FINISH: TO MATCH  
COMMUNITY BUILDING



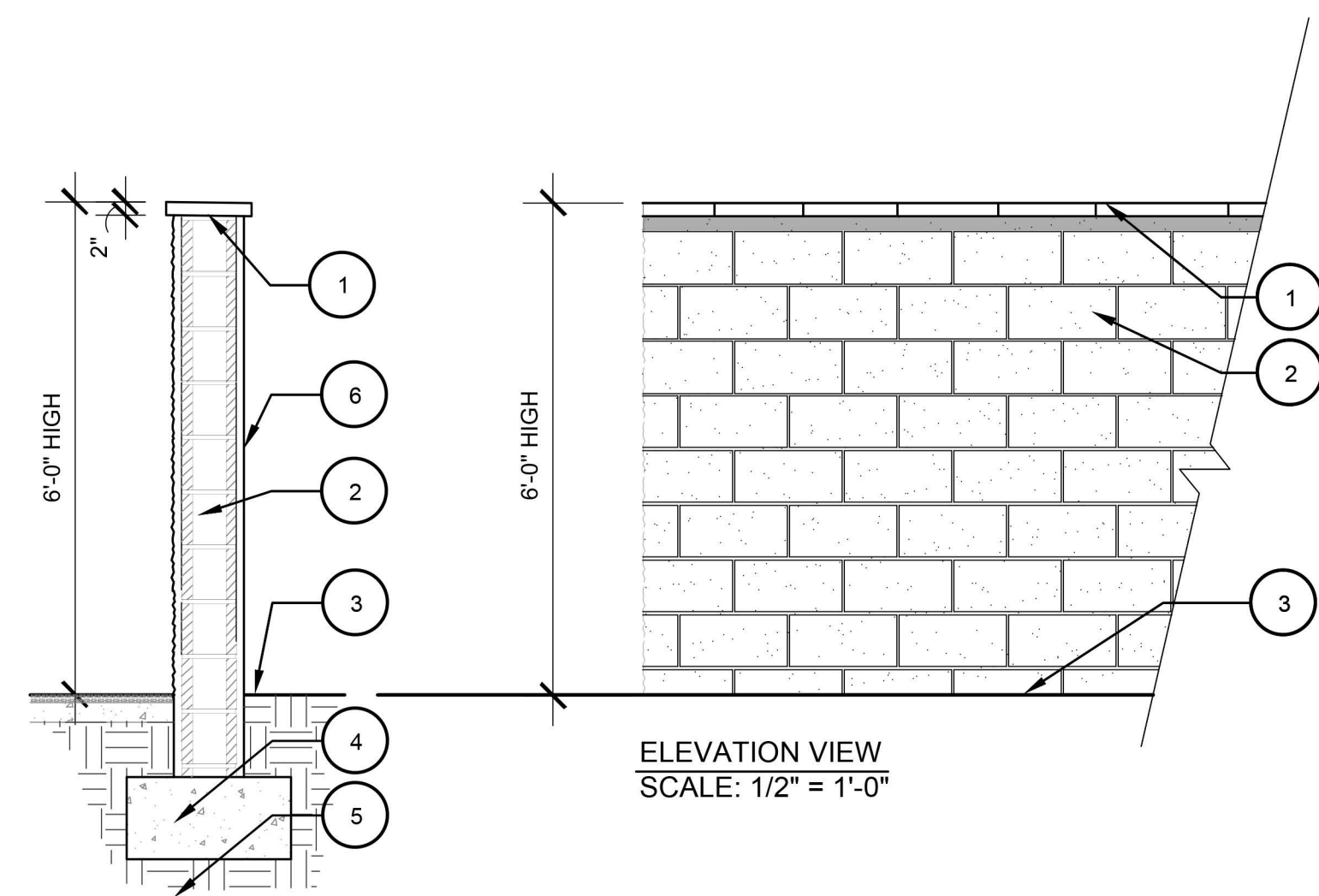
PILASTER SECTION VIEW 'B'  
SCALE: 1/2" = 1'-0"

**ENTRY MONUMENT SIGNAGE**

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

**VINEYARD CROSSING | Preliminary Landscape Details | Wall & Fence Details**

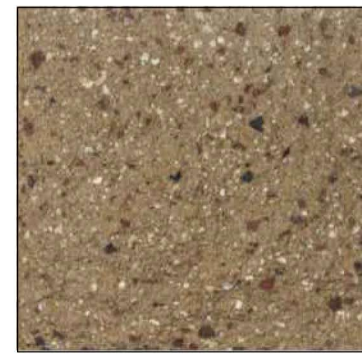




SECTION VIEW  
SCALE: 1/2" = 1'-0"

**LEGEND**

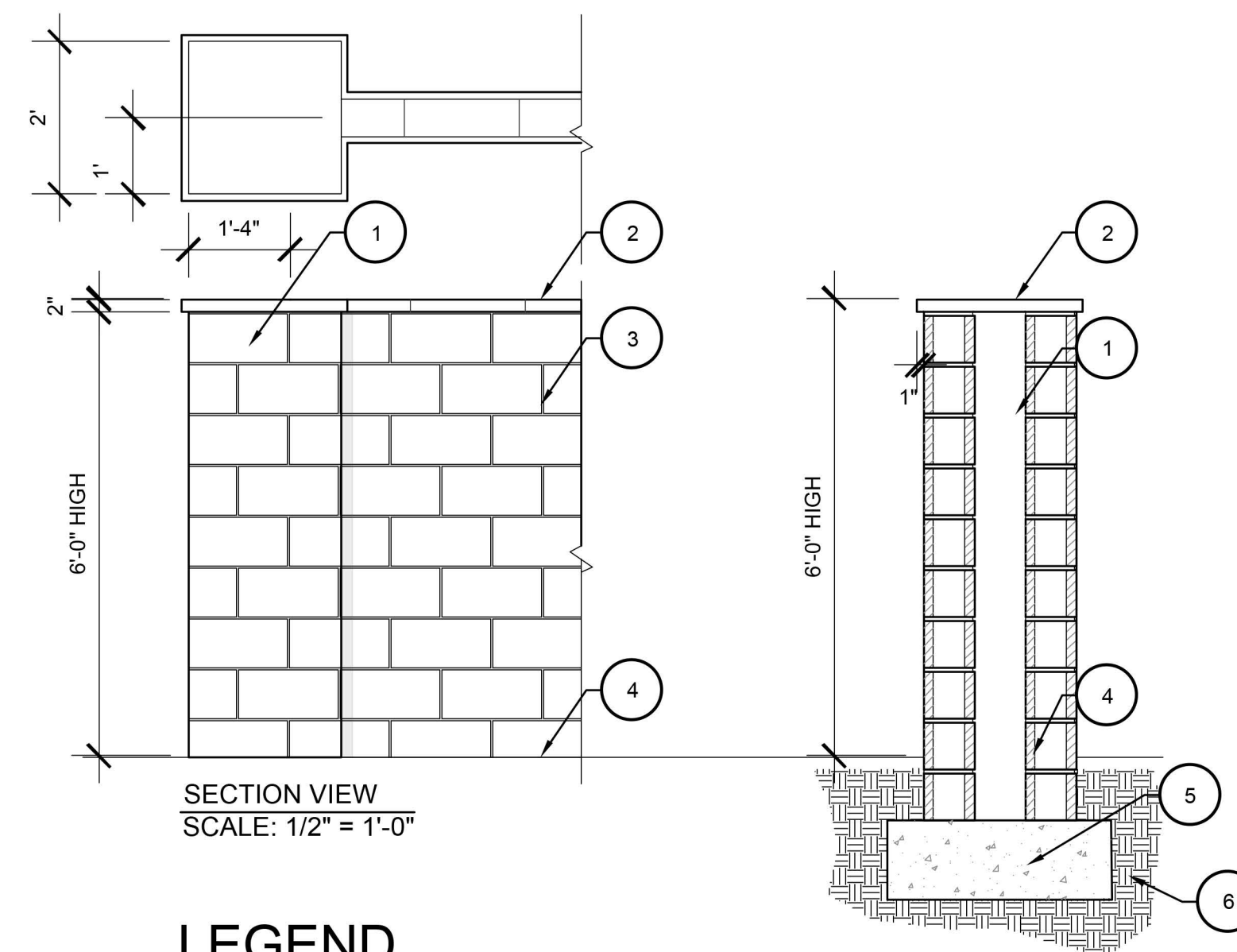
1. 2" PRECISION WALL CAP (TYP)
2. 8X6X16 COLORED CMU SPLIT FACE BLOCK WALL
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT SUBGRADE
6. ENHANCED STONE BLOCK WALL



**COMMUNITY CMU WALL**  
MATERIAL: CMU BLOCK  
COLOR: BROWN MW SPLIT FACE  
SOURCE: WWW.ORCO.COM

**6'-0" HIGH - 8" CMU COMMUNITY WALL**

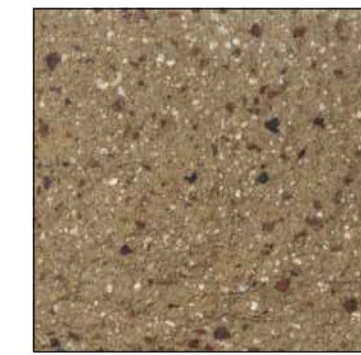
SCALE: 1/2" = 1'-0"



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

**LEGEND**

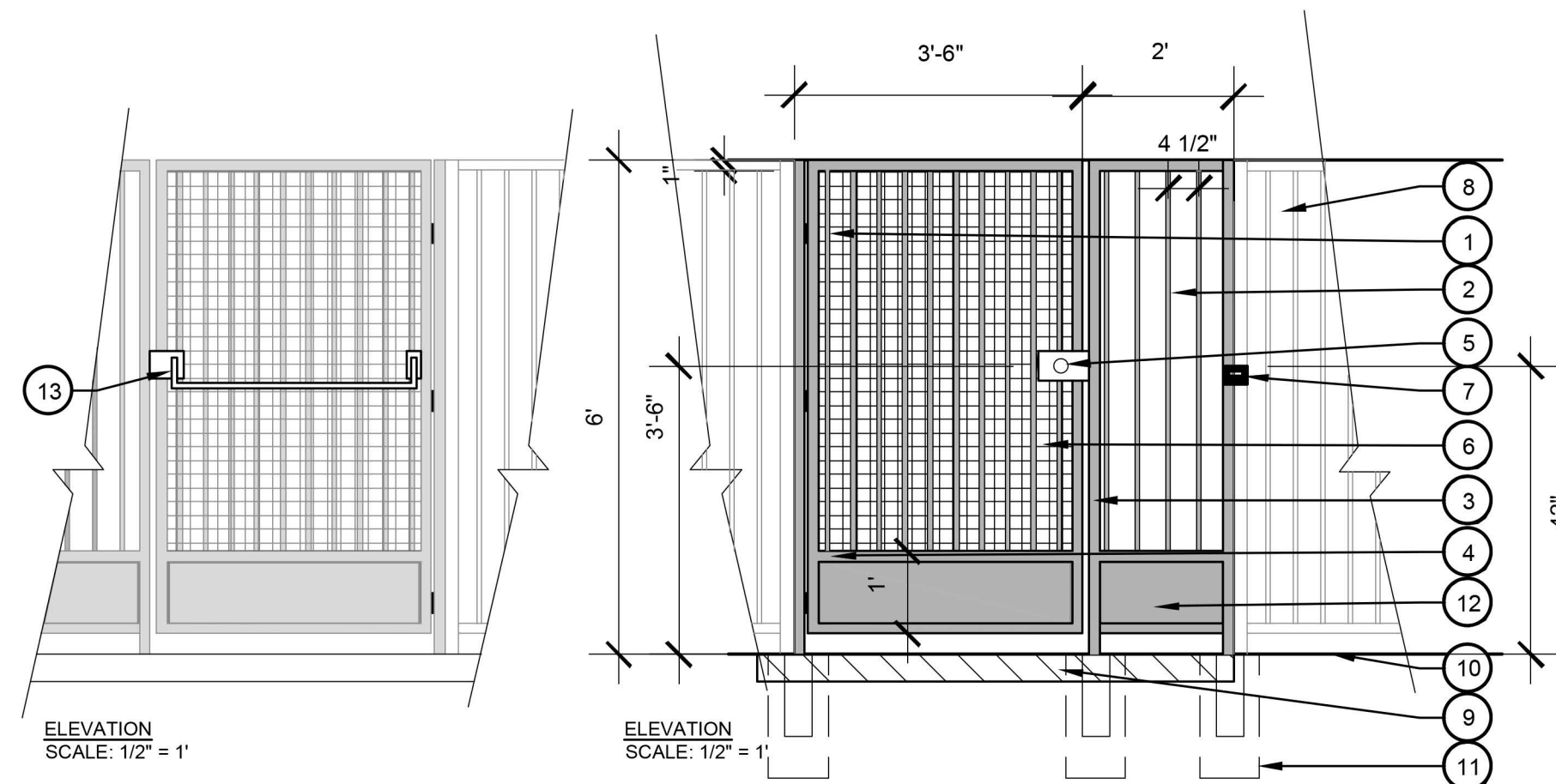
1. 24" X 24" SPIT FACE PILASTER
2. PRECAST CONCRETE WALL CAP
3. SPLIT FACE BLOCK WALL
4. FINISH GRADE
5. CONCRETE FOOTING
6. COMPACT SUBGRADE



**COMMUNITY CMU PILASTER**  
MATERIAL: CMU BLOCK  
COLOR: BROWN MW SPLIT FACE  
SOURCE: WWW.ORCO.COM

**6'-0" HIGH - 8" CMU PILASTER**

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

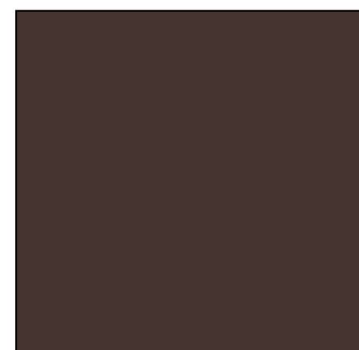


ELEVATION  
SCALE: 1/2" = 1'

ELEVATION  
SCALE: 1/2" = 1'

**LEGEND**

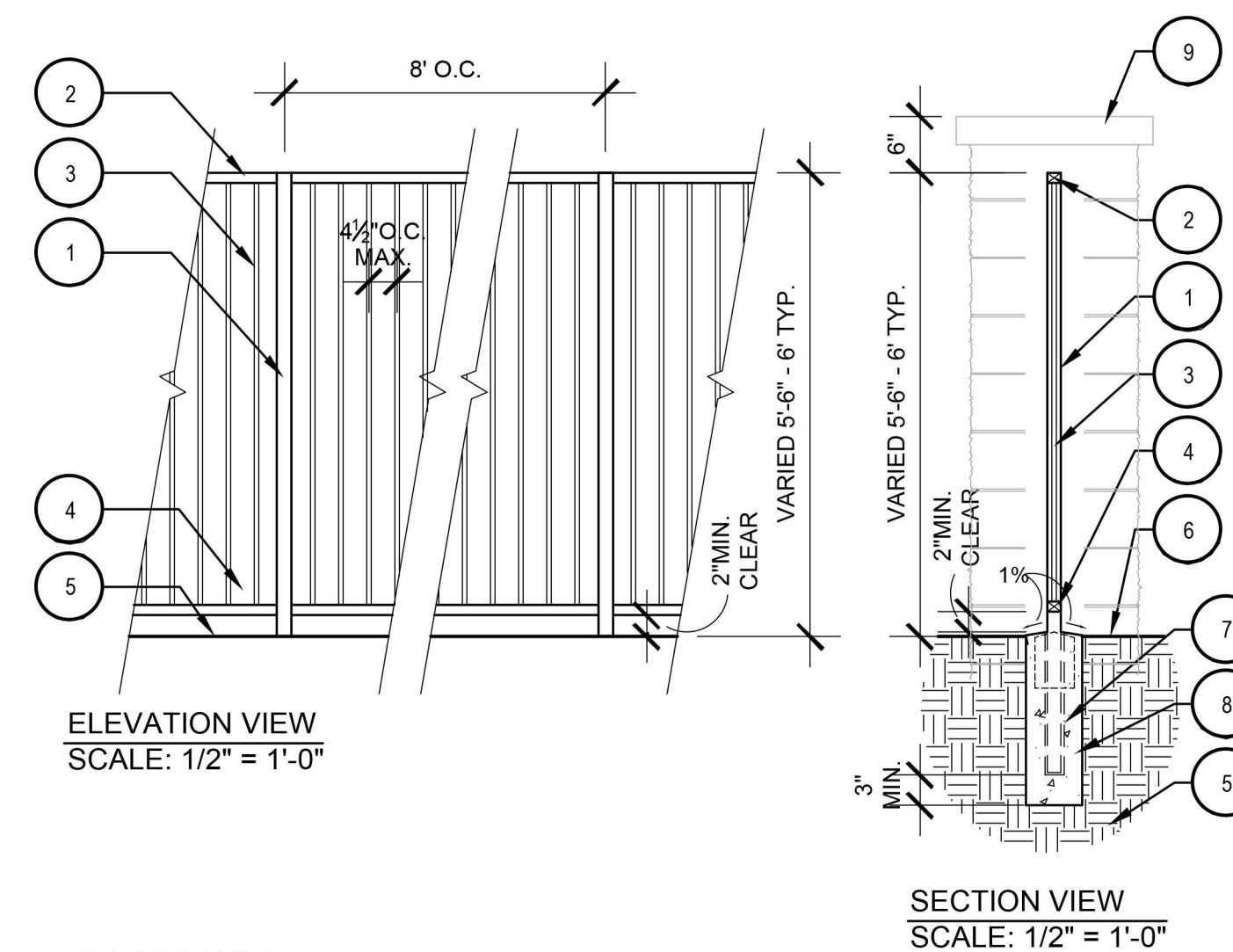
- |   |  |
|---|--|
| 1. SELF CLOSING GATE HINGE  | 7. GATE KEY FOB SYSTEM   |
| 2. 5/8" SQ. X 16 GA. METALIZED TUBULAR STEEL PICKETS EQUALLY SPACED AT 4 1/2" MAXIMUM ON CENTER. COLOR: PER FINISH SCHEDULE | 8. ADJACENT TUBULAR STEEL FENCE CONDITION SEE DETAIL B IN THIS SHEET |
| 3. 2" SQ. GATE POST COLOR: PER FINISH SCHEDULE  | 9. CONCRETE PAVING   |
| 4. 2" SQ TUBULAR STEEL GATE JAMBS COLOR: PER FINISH SCHEDULE  | 10. FINISH GRADE   |
| 5. LOCKABLE HANDLE / LATCH  | 11. CONCRETE FOOTING - PER STRUCTURE ENGINEER                        |
| 6. 3/8" X 16 GA. PERFORATED STEEL PANEL, SQUARE, TACK WELDED TO FRAME. COLOR: PER FINISH SCHEDULE                           | 12. 1/2" SOLID KICKPLATE - SMOOTH SURFACE PUSH SIDE                  |
|   | 13. PANIC HARDWARE PER SHOP DRAWINGS                                 |



**PEDESTRIAN GATE**  
MATERIAL: TUBULAR STEEL  
COLOR: SW 6006 BLACK BEAN  
SOURCE: SHERWIN-WILLIAMS.COM

**6' HIGH TUBULAR STEEL POOL / VIEW GATE WITH KEY FOB**

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

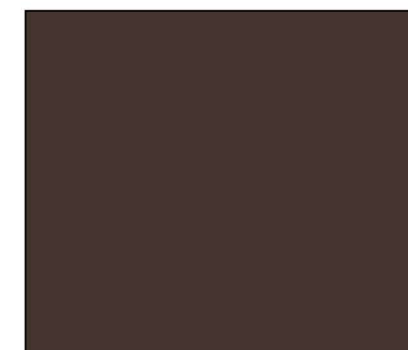


ELEVATION VIEW  
SCALE: 1/2" = 1'-0"

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

**LEGEND**

1. 2" SQ. TUBULAR STEEL POST
2. 1 1/2" SQ. TUBULAR STEEL TOP RAIL
3. 5/8" SQ. TUBULAR STEEL PICKETS @ 4 1/2" MAXIMUM O.C.
4. 1 1/2" SQ. TUBULAR STEEL BOTTOM RAIL
5. COMPACTED SUBGRADE
6. FINISH GRADE
7. SINK POST INTO FOOTING
8. CONCRETE FOOTING
9. PILASTER



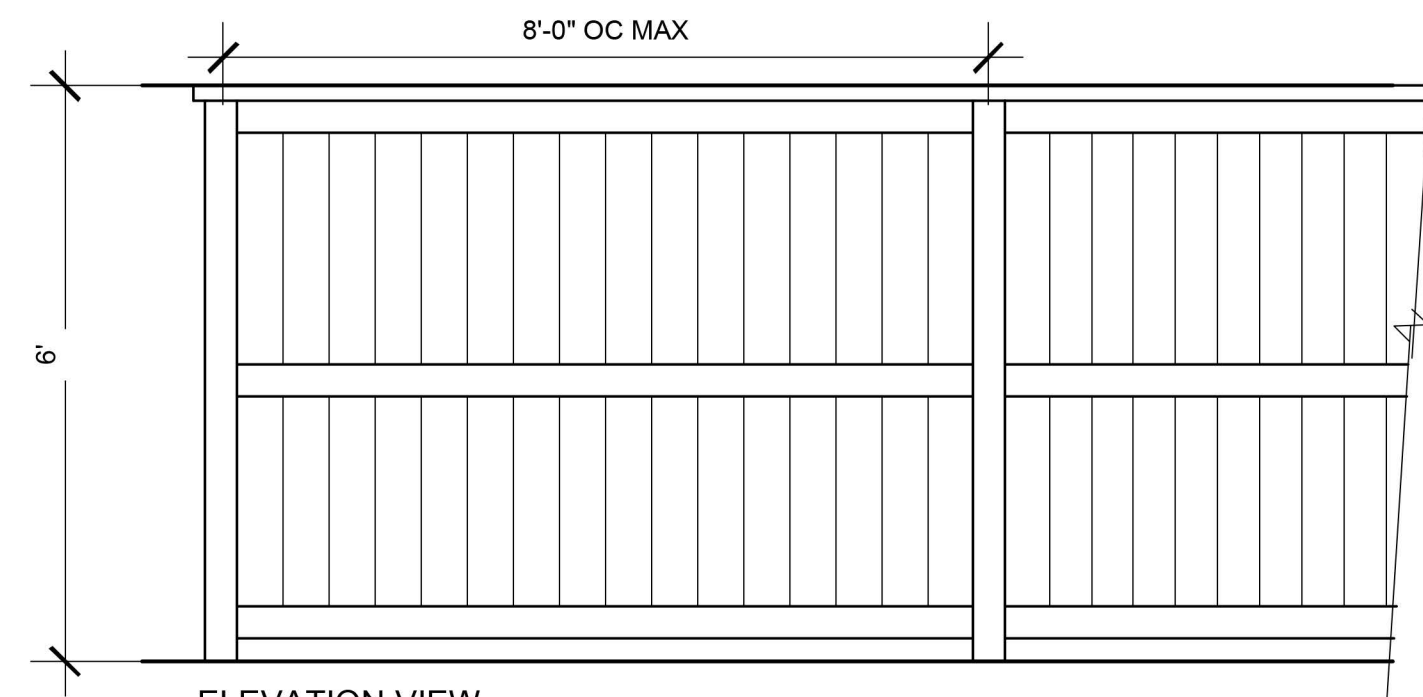
**TUBULAR STEEL FENCE**  
MATERIAL: TUBULAR STEEL  
COLOR: SW 6006 BLACK BEAN  
SOURCE: SHERWIN-WILLIAMS.COM

**6' HIGH TUBULAR STEEL POOL / VIEW FENCE**

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

**VINEYARD CROSSING | Preliminary Landscape Details | Wall and Fence Details**

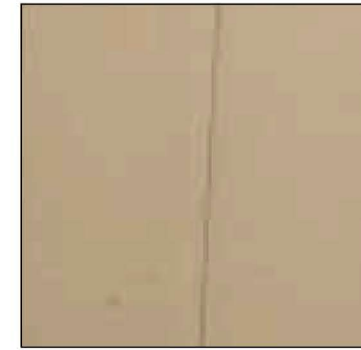




ELEVATION VIEW  
SCALE: 1/2" = 1'-0"

**LEGEND**

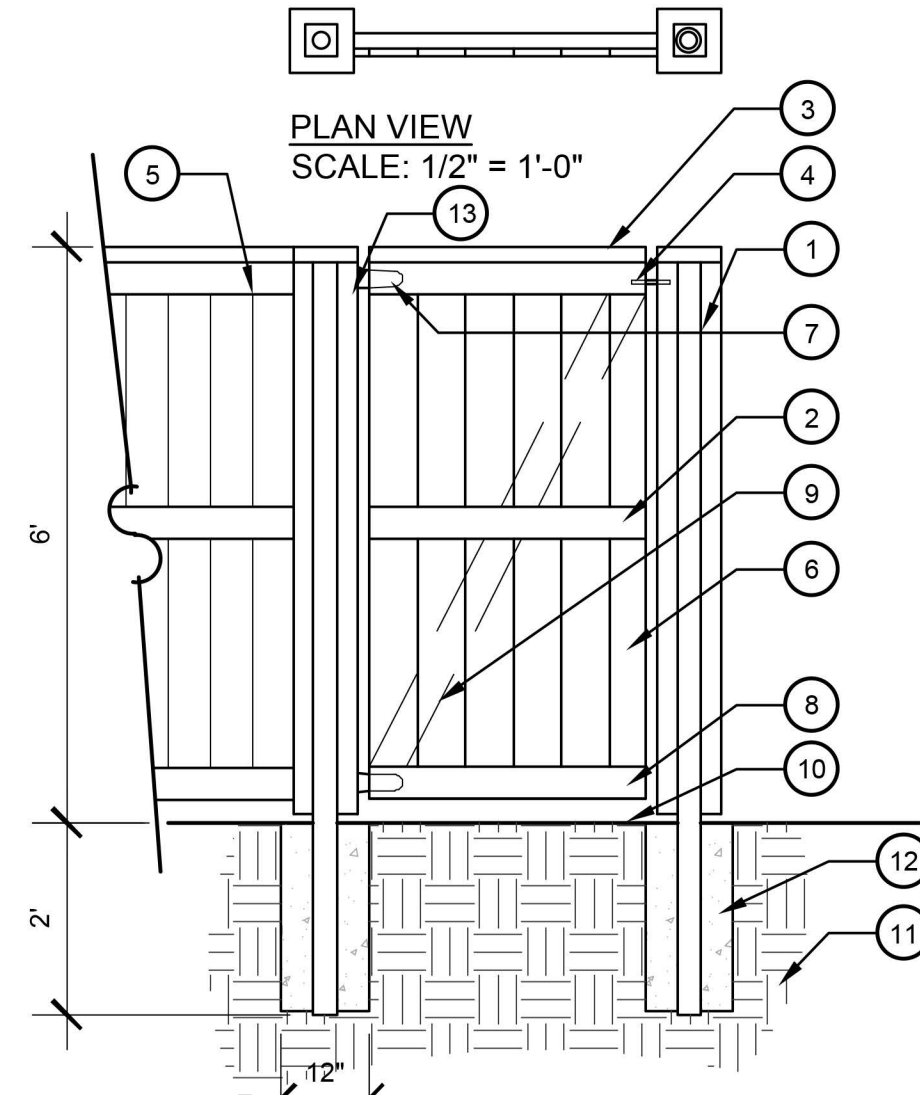
1. 2X6 CAP
2. 1/2" X 4 TRIM (TOP AND BOTTOM)
3. 2X4 STRINGER (TOP AND BOTTOM)
4. 4X4 REDWOOD OR CEDAR POST @ 8'-0" O.C. TO BE LOCATED AT TOP AND TOE OF SLOPE WHERE OCCURS
5. 1X6, #1 GRADE CEDAR VERTICAL BOARDS (BUTT JOINTED)
6. FINISH GRADE
7. CONCRETE FOOTING
8. COMPACTED SUBGRADE
9. GRAVEL BASE
10. 2" GALV. METAL POST



**BACKYARD WOOD FENCE**  
MATERIAL: WOOD  
COLOR: CREAM

**6' HIGH BACKYARD WOOD FENCE**

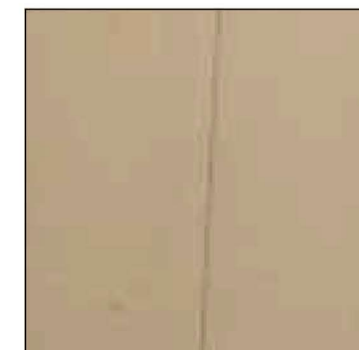
SCALE: 1/2" = 1'-0"



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

**LEGEND**

1. 2X4 WOOD JAMB
2. 1X4 WOOD TRIM
3. 2X6 WOOD CAP
4. LOCKING METAL GATE LATCH
5. BACKYARD WOOD FENCE
6. 2X4 FRAME
7. TWO (2) HEAVY DUTY METAL HINGES
8. 1X6 VERTICAL BOARDS
9. 2X4 BRACE
10. FINISH GRADE
11. GRADE SURFACE
12. CONCRETE FOOTING
13. 2" GALV. METAL POST



**SIDE YARD WOOD GATE**  
MATERIAL: WOOD  
COLOR: CREAM

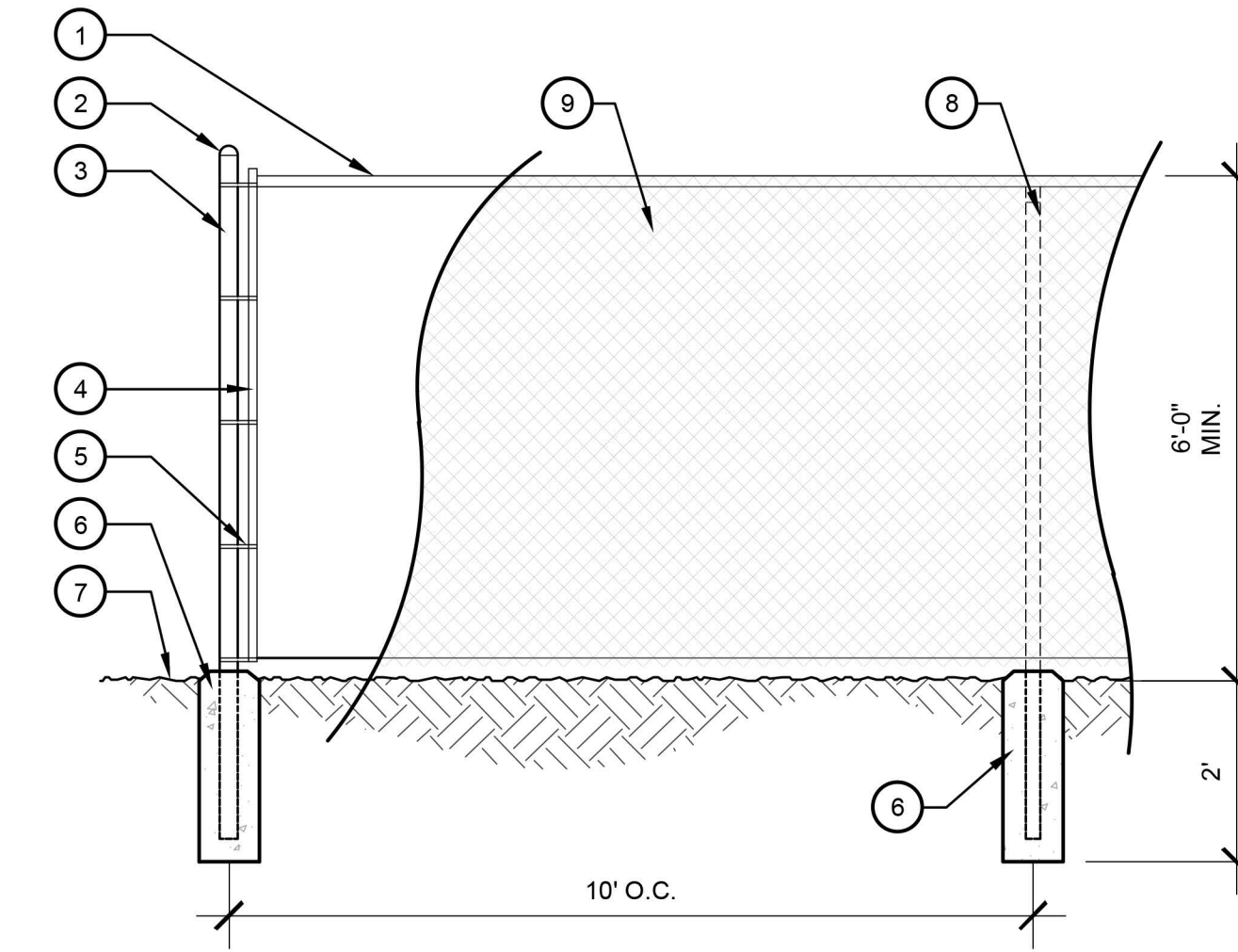
**6' HIGH SIDE YARD WOOD GATE**

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

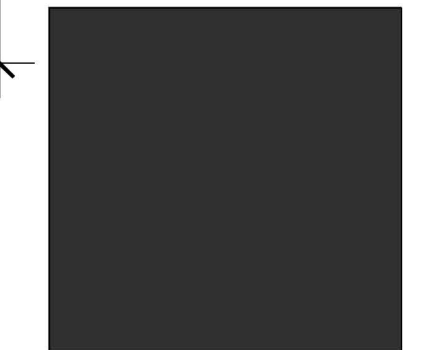
**LEGEND**

1. 1-3/8" GALVANIZED TOP RAIL
2. TERMINAL GALVANIZED DOME CAP
3. 2-3/8" GALVANIZED TERMINAL POST
4. GALVANIZED TENSION BAR
5. GALVANIZED TENSION BAND
6. 8"x24" DOMED CONCRETE FOOTING
7. FINISH GRADE, TYP.
8. 1-7/8" LINE POST & CAP
9. CHAIN LINK, TYP.

NOTES:  
- ALL MATERIAL TO BE VINYL COATED



SECTION / ELEVATION VIEW  
SCALE: 1/2" = 1'-0"



**CHAIN LINK FENCE**  
MATERIAL: VINYL  
POST COLOR: BLACK  
COLOR: BLACK

**6' HIGH VINYL COATED CHAIN LINK FENCE**

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



**Pet Waste Station w/ Sign** Model: 135-1003

Specifications

**Product Details:**

**Mounting Hardware:**

- Aluminum Pet Waste Sign
  - 2 Tap bolts - 2-1/2 x 1/4
  - 2 Washers
  - 2 Locknuts

**Aluminum Bag dispenser:**

- 2 Bolts - 2-1/2 x 1/4
- 2 Washers
- 2 Locknuts

**Keys:** 2 for front access

**Dispenser panel, installed:**

- 2 Rolls - 200 count

**Steel Trash Receptacle:**

- 10 Gallon
- With attachable lid and trash liner bag retainer bands, with mounting hardware:
- 1 - Bolt - 2-1/2" x 1/4"
- 1 - Bolt - 2-3/4" x 1/4"
- 1 - Washer
- 1 - Locknut

**Trash Can Liner Bags:** 1 - box, 50 count, included.

**Total Ship Weight:** 45 lbs

\*Subject to change without notice.

**Harvest** bench, dining table, 48" length, freestanding

Product Drawing

**Harvest** table, dining table, no light, surface mount

Product Drawing

landscapeforms® Drawing: HJ100-08 Dimensions are in inches (mm)

**Americana** Lounger, no tablet arm, with bag hanger, surface mount

Product Drawing

landscapeforms® Drawing: CJ100-08 Dimensions are in inches (mm)

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**Poe** Side Opening Receptacle, 34 Gallon, standard opening

Product Drawing

landscapeforms® Drawing: PO257-01 Dimensions are in inches (mm) U.S. Patent No. D643,987

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. © 2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

**A: PET WASTE STATION**

**B: PICNIC TABLE**

**C: ADIRONDACK CHAIR**

**D: POE SIDE OPENING RECEPTACLE**

**vital™ Cluster Box Unit - Type III**

FRONT VIEW SIDE VIEW

NOTE: BASE OF MAILBOX CLUSTER TO BE INSTALLED 28" MIN. ABOVE FINISHED GRADE FOR ADA ACCESSIBILITY.

1. This unit is approved for USPS and private applications.

2. Decorative mailbox accessories sold separately and are USPS Approved products.

3. Pedestal should be installed with Included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.

4. Florence™ series CBU is Officially Licensed by USPS: License#CDSEJ-08-8-0012

AF FLORENCE manufacturing company

**E: MAILBOX**

**Emerson** Bike Rack

Included components:

- 1x - Cover plate
- 1x - Set screw 1/4-20 x 1"
- Embedded option: 2x - Threaded rod 5/8x1.5 x 12" with thread patch

Tools Required:

- Unit ships assembled
- 3/16" hex key
- 3/16" hex key
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)
- For surface mount option: stainless steel anchoring hardware, (2) required per unit (not included). Landscape Forms, Inc. recommends maximum 1/2" dia bolt, with a minimum embedded depth of 3" (see Fig. 5. for bolt clearances).

**WARNING!** Unit must be anchored.

HANDLE WITH CARE! Emerson's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

landscapeforms®

**F: BIKE RACK**

**ADVENTURESAPES DESIGN-1**

ADVENTURESAPES DESIGN-1

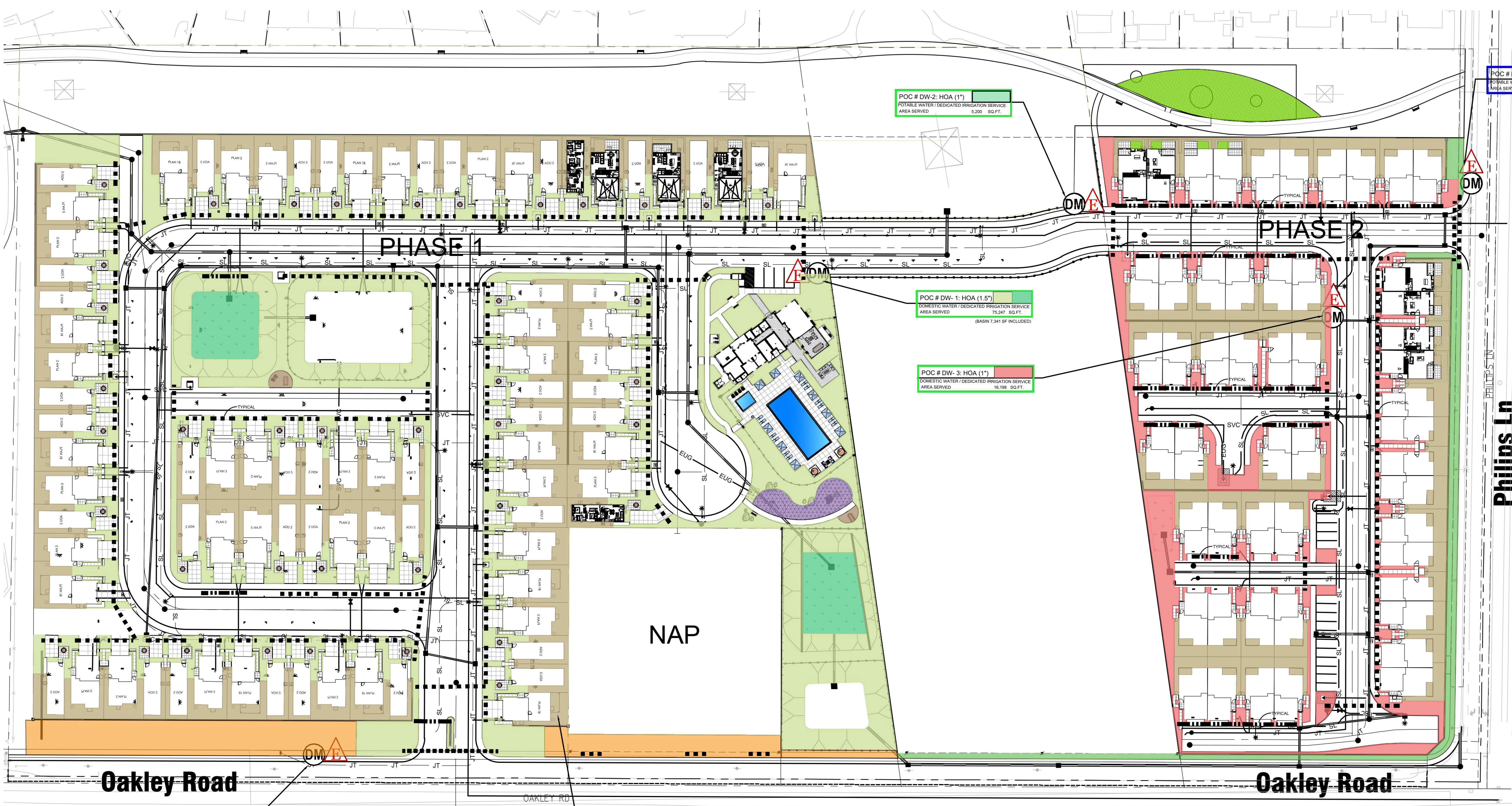
**G: PLAYGROUND EQUIPMENTS**

**CLASSIC TIMBERFORM LOG SCRAMBLE**

CLASSIC TIMBERFORM LOG SCRAMBLE

**VINEYARD CROSSING | Preliminary Landscape Details | Amenity Details**





POC # DW-5: LMD (1")  
 POTABLE WATER / DEDICATED IRRIGATION SERVICE  
 AREA SERVED: 1,100 - 502 SF

POC # DW-2: HOA (1")  
 POTABLE WATER / DEDICATED IRRIGATION SERVICE  
 AREA SERVED: 5,200 - 502 SF

POC # DW-1: HOA (1.5")  
 DOMESTIC WATER / DEDICATED IRRIGATION SERVICE  
 AREA SERVED: 75,247 - 502 SF  
 (BASED 7,341 SF INCLUDED)

POC # DW-3: HOA (1")  
 DOMESTIC WATER / DEDICATED IRRIGATION SERVICE  
 AREA SERVED: 16,100 - 502 SF

POC # DW-4: LMD (1")  
 POTABLE WATER / DEDICATED IRRIGATION SERVICE  
 AREA SERVED: 14,419 - 502 SF

REAR YARDS IRRIGATED FROM PRIVATE RESIDENCE  
 TYPICAL

Water Efficient Landscape Worksheet		DW-1 HOA LANDSCAPE AREAS	
Fill in all items in this color: [Red]		ESTIMATED WATER USE: POTABLE WATER	
Leave blank in this color: [Green]		VINEYARD CROSSING, Antioch, CA	
Reference Compliance (EPA)	ETWU requirement	ETWU requirement	ETWU requirement
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	ETWU (ETWU) (sq. ft.)
Regular Landscape Area	0.5	ETWU	1,100
Special Landscape Area (SLA) - Recycled Water	0.5	ETWU	0
Total ETWU Area		ETWU	1,100
Total ETWU Area		ETWU	1,100
Standard ETWU		ETWU	1,100

Water Efficient Landscape Worksheet		DW-2 HOA LANDSCAPE AREAS	
Fill in all items in this color: [Red]		ESTIMATED WATER USE: POTABLE WATER	
Leave blank in this color: [Green]		VINEYARD CROSSING, Antioch, CA	
Reference Compliance (EPA)	ETWU requirement	ETWU requirement	ETWU requirement
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	ETWU (ETWU) (sq. ft.)
Regular Landscape Area	0.5	ETWU	5,200
Special Landscape Area (SLA) - Recycled Water	0.5	ETWU	0
Total ETWU Area		ETWU	5,200
Total ETWU Area		ETWU	5,200
Standard ETWU		ETWU	5,200

Water Efficient Landscape Worksheet		DW-3 HOA LANDSCAPE AREAS	
Fill in all items in this color: [Red]		ESTIMATED WATER USE: POTABLE WATER	
Leave blank in this color: [Green]		VINEYARD CROSSING, Antioch, CA	
Reference Compliance (EPA)	ETWU requirement	ETWU requirement	ETWU requirement
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	ETWU (ETWU) (sq. ft.)
Regular Landscape Area	0.5	ETWU	75,247
Special Landscape Area (SLA) - Recycled Water	0.5	ETWU	0
Total ETWU Area		ETWU	75,247
Total ETWU Area		ETWU	75,247
Standard ETWU		ETWU	75,247

Water Efficient Landscape Worksheet		DW-4 CITY LMD LANDSCAPE AREAS	
Fill in all items in this color: [Red]		ESTIMATED WATER USE: POTABLE WATER	
Leave blank in this color: [Green]		VINEYARD CROSSING, Antioch, CA	
Reference Compliance (EPA)	ETWU requirement	ETWU requirement	ETWU requirement
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	ETWU (ETWU) (sq. ft.)
Regular Landscape Area	0.5	ETWU	14,419
Special Landscape Area (SLA) - Recycled Water	0.5	ETWU	0
Total ETWU Area		ETWU	14,419
Total ETWU Area		ETWU	14,419
Standard ETWU		ETWU	14,419

Water Efficient Landscape Worksheet		DWS CITY LMD LANDSCAPE AREAS	
Fill in all items in this color: [Red]		ESTIMATED WATER USE: POTABLE WATER	
Leave blank in this color: [Green]		VINEYARD CROSSING, Antioch, CA	
Reference Compliance (EPA)	ETWU requirement	ETWU requirement	ETWU requirement
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	ETWU (ETWU) (sq. ft.)
Regular Landscape Area	0.5	ETWU	14,419
Special Landscape Area (SLA) - Recycled Water	0.5	ETWU	0
Total ETWU Area		ETWU	14,419
Total ETWU Area		ETWU	14,419
Standard ETWU		ETWU	14,419

### LEGEND

**DM** DOMESTIC IRRIGATION WATER SERVICE

**EA** ELECTRICAL PEDESTAL / CONTROLLER

- (1) 6" Sch 40 pvc irrigation sleeve
- (1) 4" Sch 40 pvc conduit sleeve
- (1) 4" Sch 40 pvc irrigation sleeve
- (1) 3" Sch 40 pvc conduit sleeve
- (1) 4" Sch 40 pvc irrigation sleeve
- (2) 2" Sch 40 pvc conduit sleeve
- (1) 1.5" Sch 40 pvc irrigation sleeve @ each garage driveway (Typ.)

These are the approximate sleeve location for water and electrical as shown on the construction documents for this site prepared by SMP. Contractor to extend all sleeves 2' beyond curb / conc. edge. All irrigation sleeves are to be documents and installed 2" Dia. of pipe within.

**POC # 11 (2")**  
 WELL WATER / DEDICATED IRRIGATION SERVICE  
 AREA SERVED: XX - 502 SF

**MAINTENANCE / RESPONSIBILITY**  
 ON-SITE  
 CDF / CITY ROW

**ELEC. PEDESTAL**  
 STATION: XX-XX  
 P-XX  
 ROADWAY STATION LOCATION

### STATEMENT OF INTENDED IRRIGATION DESIGN

Summers Murphy & Partners is a landscape architecture firm with in-house Irrigation design. SMP is appropriately licensed in the State and are members of the Irrigation Association with a CLIA (California Landscape Irrigation Auditor) maintained certification.

All landscaped areas will be automatically irrigated by implementing the latest technology and design practices in water efficiency.

- The design process includes:
  - Design process with Hydro-zones
  - ETo Weather based controllers
  - Dedicated irrigation water service
  - Master Valves, Flow Sensors, Point Source / Drip line irrigation, fertigation, Matched Precipitation Heads, Pressure Regulating Valves.

The construction documents will include a maintenance schedule with suggested weekly, monthly and yearly water audits to maintain the irrigation system.

The landscape design will also include water use calculations that will comply with the requirements of the State Water Efficient Landscape Ordinance MWEL0, AB1881, and the City's local agencies standards.

### WATER CONSERVATION NOTES:

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS, UTILIZED IN 95% OF THE TOTAL PLANT AREA.
- IRRIGATION ZONES SEPARATED BY PLANT MATERIAL.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 9:00 P.M. AND 9:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

### IRRIGATION WATER AUDIT NOTE:

MAINTENANCE COMPANY TO PROVIDE AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER.

A SCHEDULE SHALL BE ESTABLISHED AND SUBMITTED TO THE CITY OF AT LEAST ONCE EVERY FIVE YEARS AS REQUIRED BY THE CITY.

THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF.

All landscaped areas will be automatically irrigated by implementing the latest technology and design practices in water efficiency.

- The design process includes:
  - Design process with Hydro-zones
  - ETo Weather based controllers
  - Point Source / Drip line irrigation, Matched Precipitation Heads, Pressure Regulating Valves.

The construction documents will include a maintenance schedule with suggested weekly, monthly and yearly water audits to maintain the irrigation system.

The landscape design will also include water use calculations that will comply with the requirements of the State Water Efficient Landscape Ordinance MWEL0, AB1881, and the City's local agencies standards.

# VINEYARD CROSSING | Irrigation Master Plan

Brightsky | Antioch, CA | December 20, 2024

6/27/2024  
12/18/2024

**NORTH**

SCALE: 1" = 50' - 0"

0 50 100 150 200

L-13

**SMP**  
 ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.  
 34197 COAST HWY SUITE 200  
 DANA POINT CA 92629  
 (949) 443-1446





ADU A | Trad

1A | Traditional

2B | Farmhouse

ADU B | Farm

ADU C | Craft

3C | Craftsman

1B | Farmhouse

ADU B | Farm

**Street Scene**

**VINEYARD CROSSING**

ANTIOCH, CA



Note: Artist's Conception; Colors, Materials  
And Application May Vary.

SS-1  
0 2 4 8

DESIGN SUBMITTAL

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2022362 | 12-20-24

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





Color Scheme TR6

**1A | Traditional**



Color Scheme FH9

**1B | Farmhouse**



Color Scheme CM3

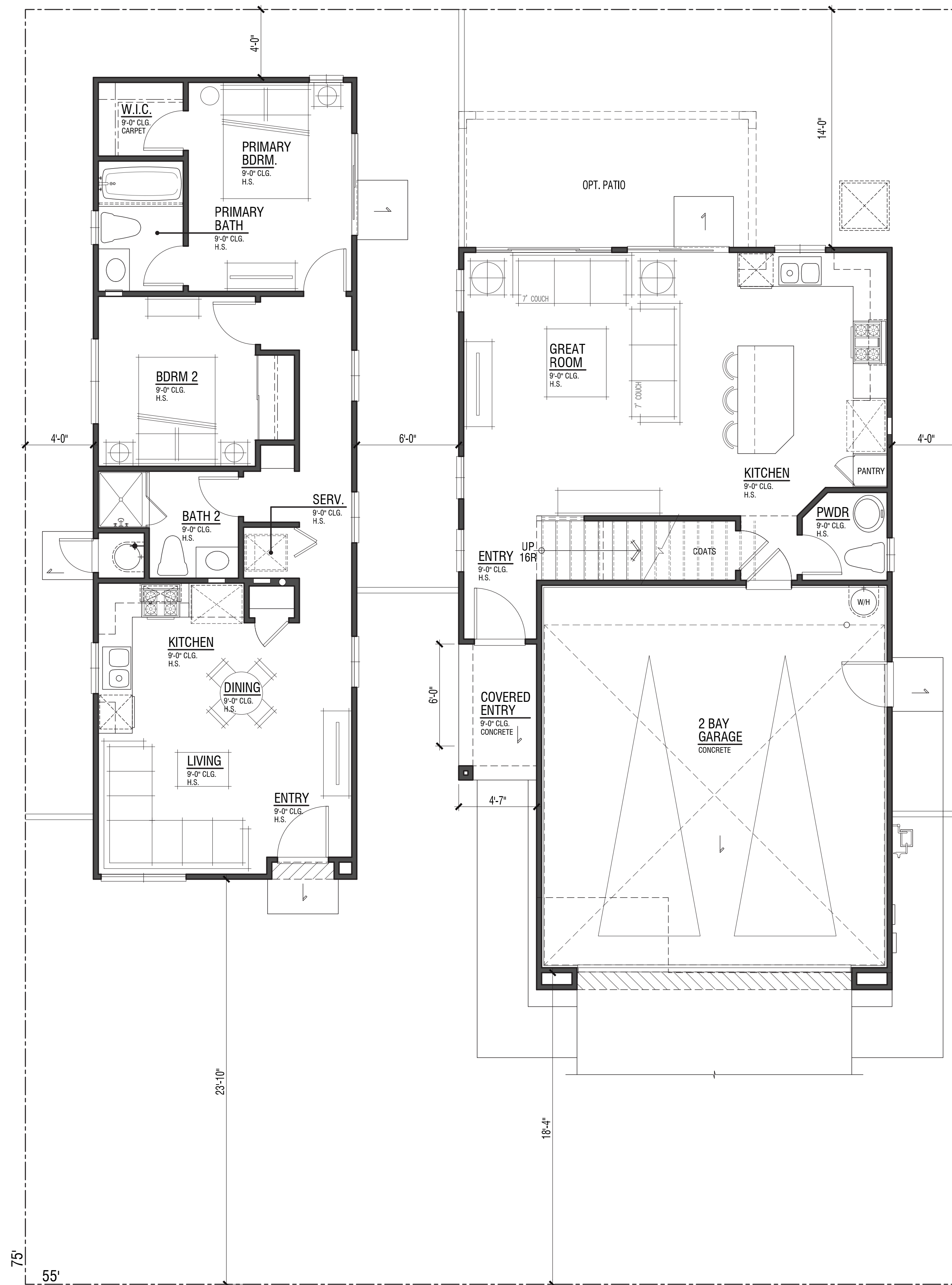
**1C | Craftsman**

**PLAN 1**  
Front Elevations

**VINEYARD CROSSING**

ANTIOCH, CA



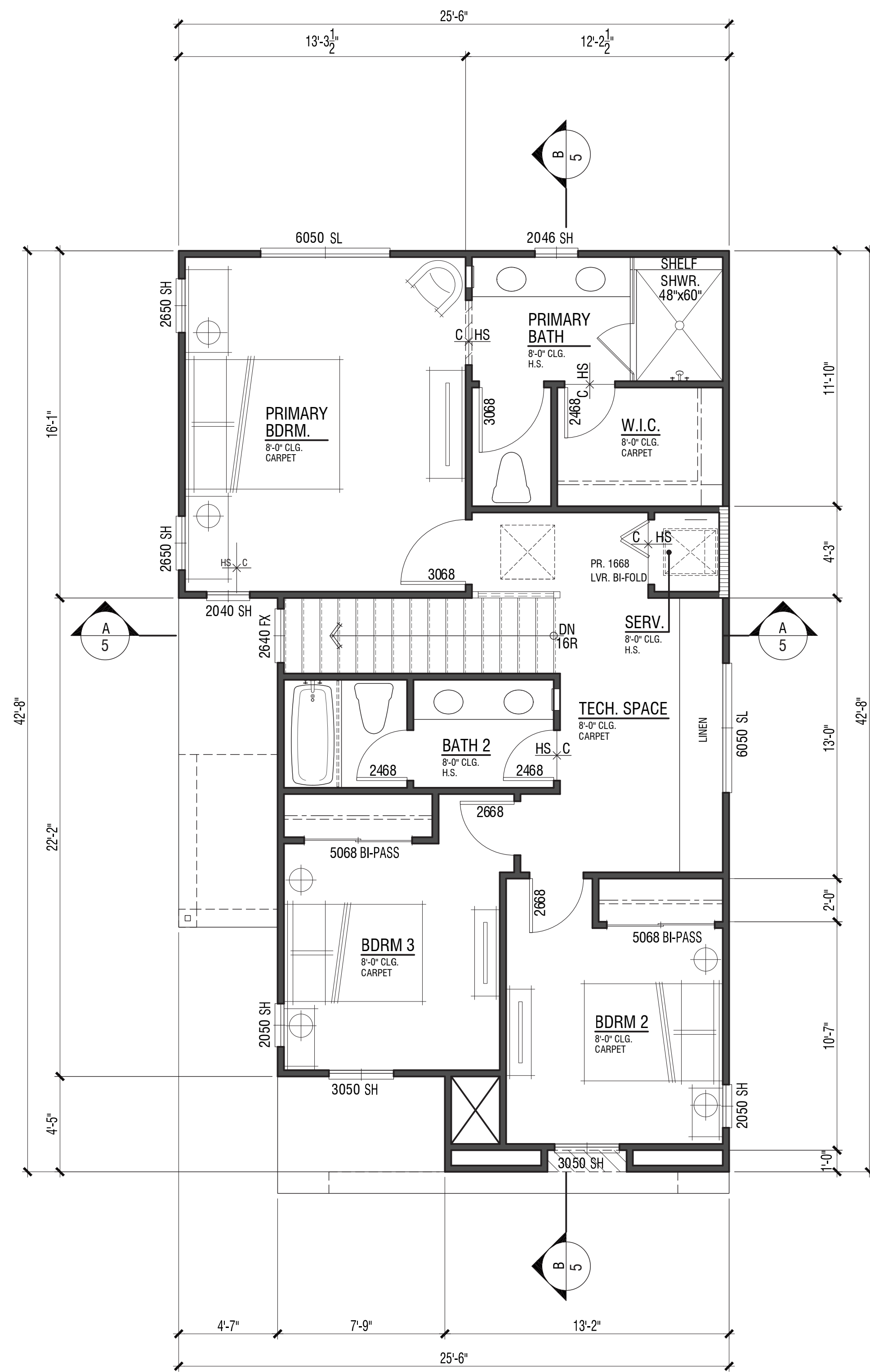


**First Level Floor Plan W/ ADU**  
**PLAN 1A | SFD & ADU | EXHIBIT**  
 (1B AND 1C SIMILAR)

**VINEYARD CROSSING**

ANTIOCH, CA

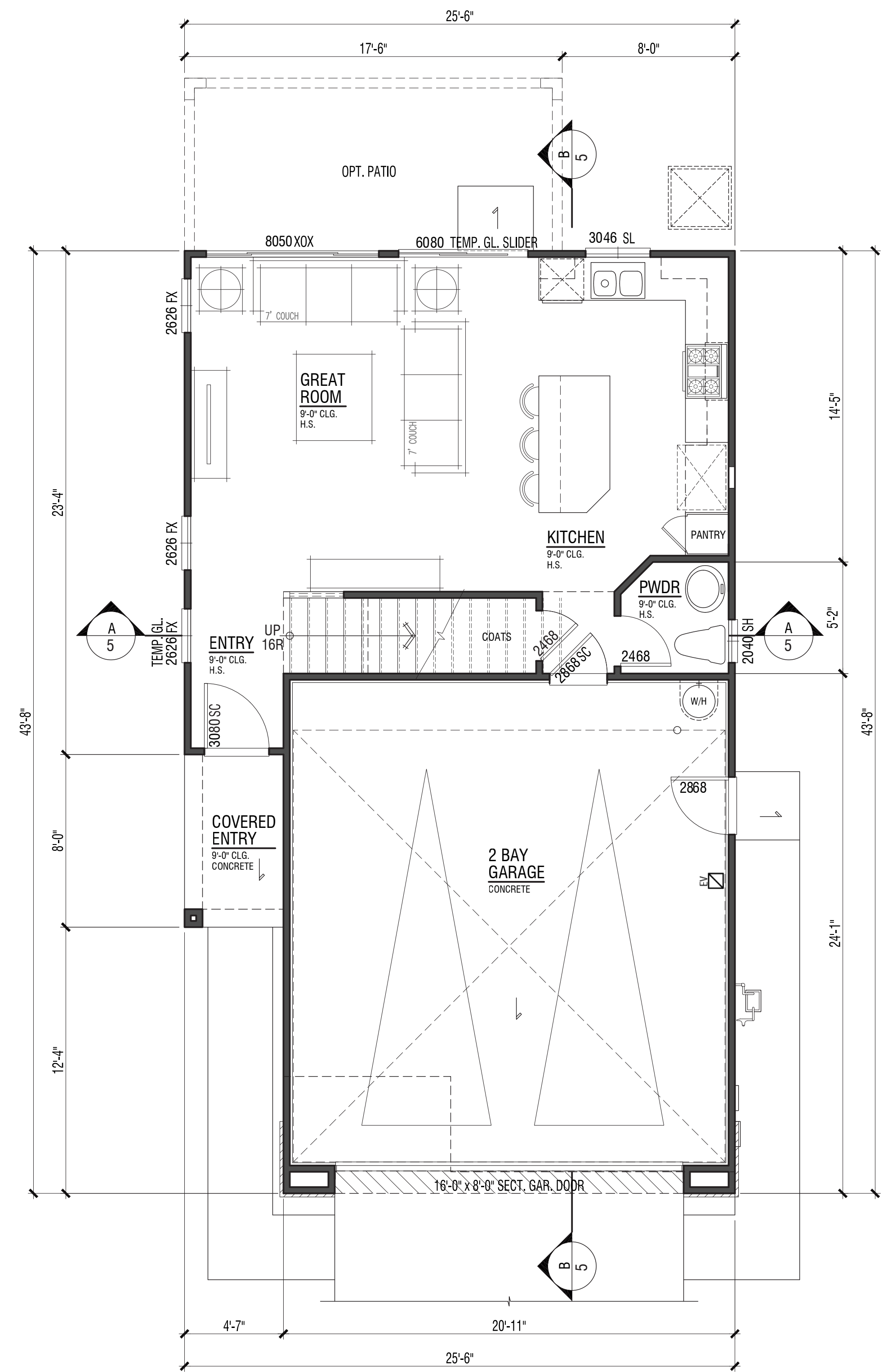




**Second Level Floor Plan**

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5
FLOOR AREA TABLE	
PLAN 1A	
FIRST LEVEL	524 SQ. FT.
SECOND LEVEL	865 SQ. FT.
TOTAL	1389 SQ. FT.
2-BAY GARAGE	476 SQ. FT.
COVERED ENTRY	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



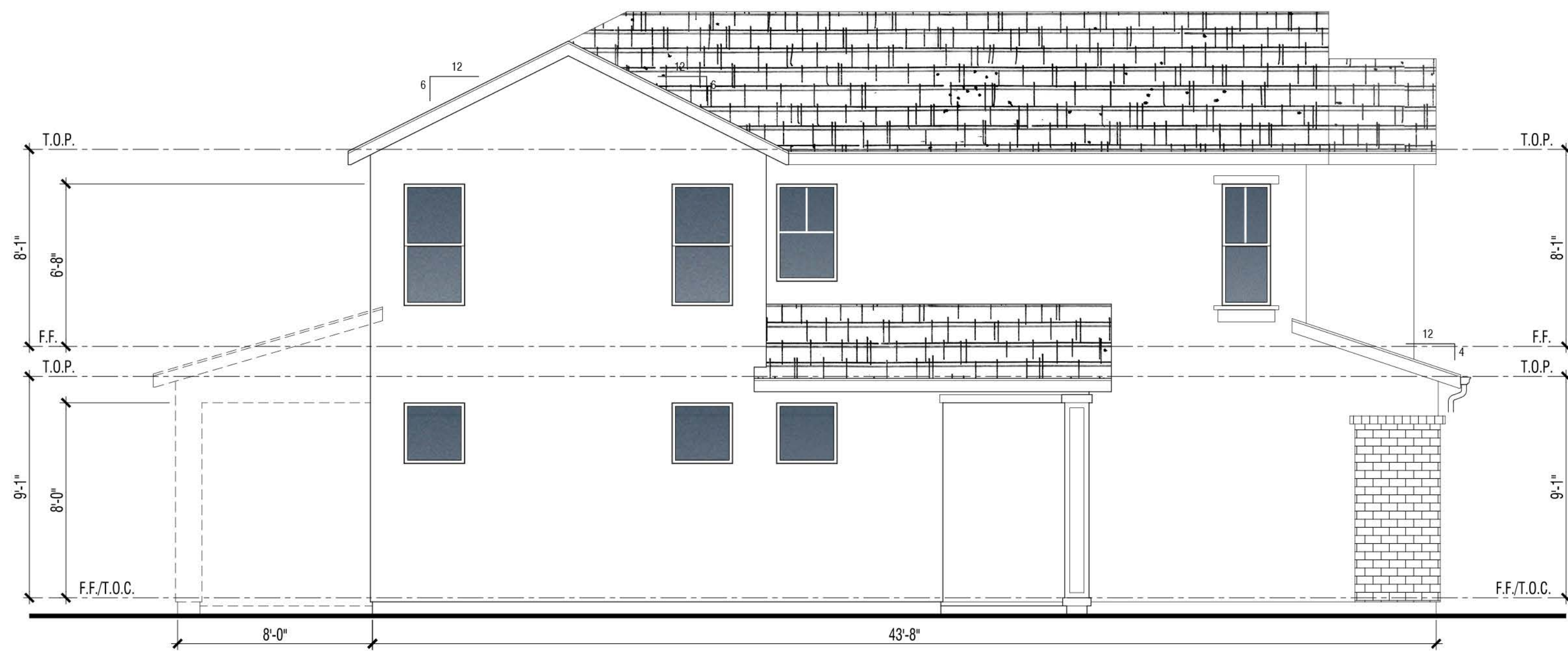
**First Level Floor Plan**

# PLAN 1A | TRADITIONAL

## VINEYARD CROSSING

ANTIOCH, CA

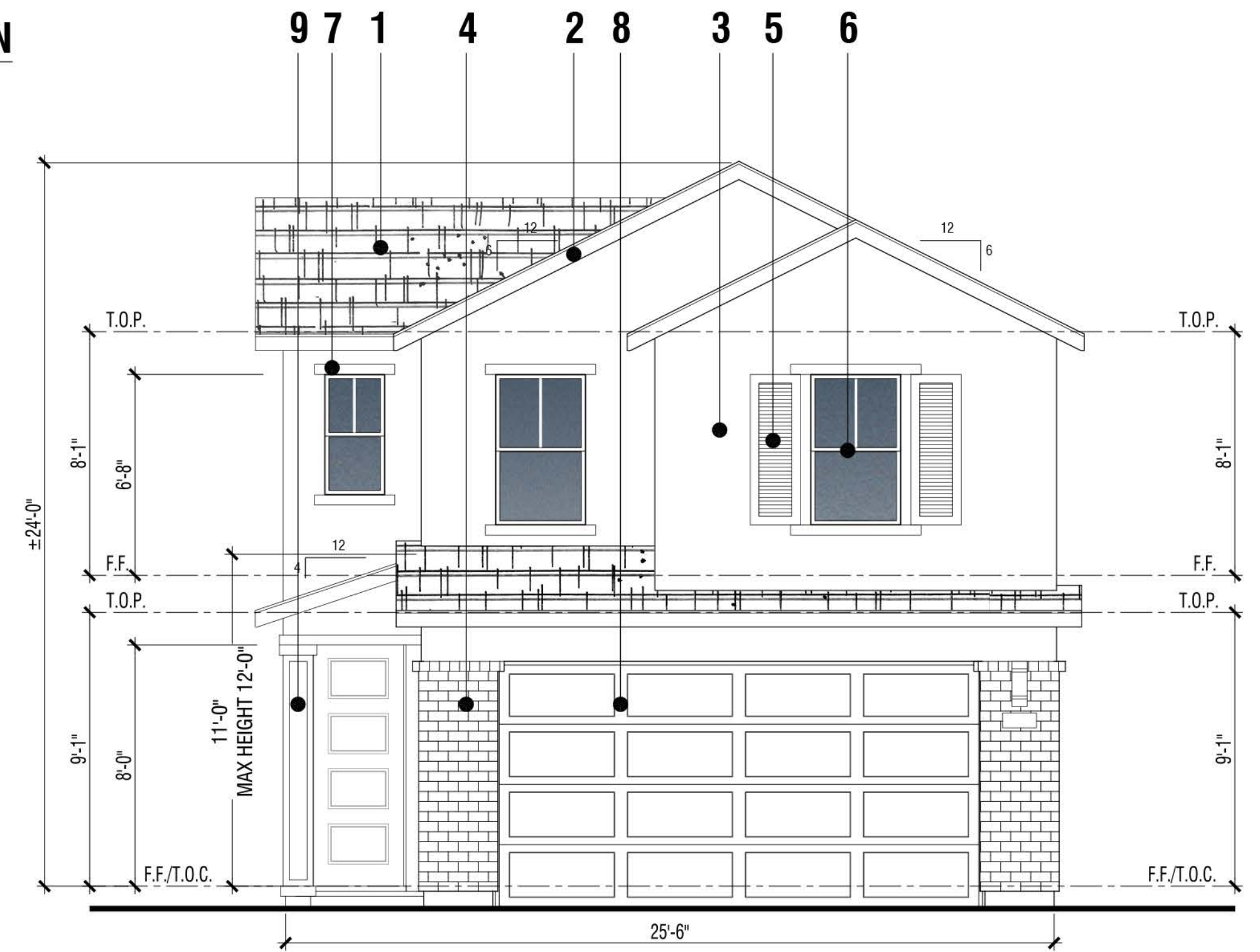




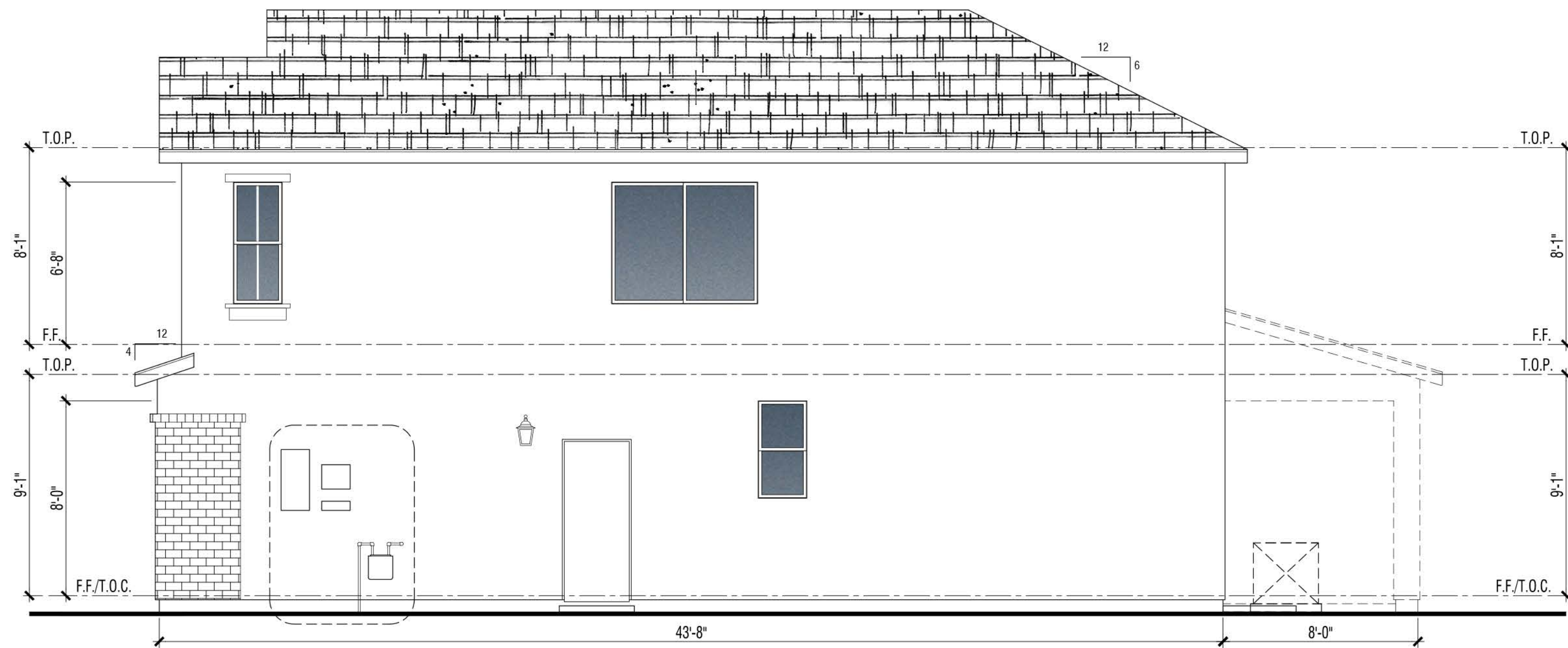
**Left**

**MATERIAL: TRADITIONAL "A" ELEVATION**

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Built up Wood Column



**Front**



**Right**



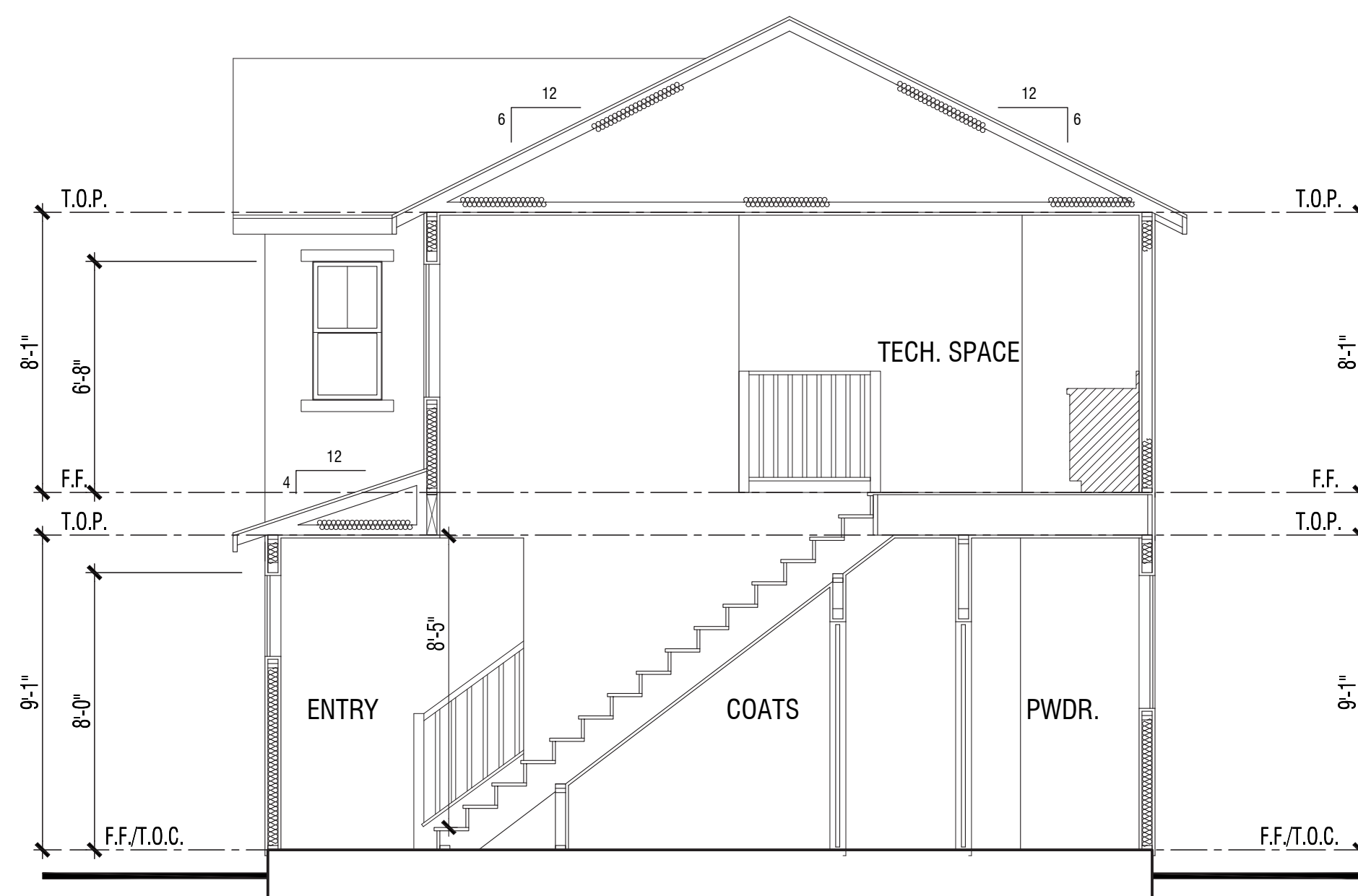
**Rear**

**PLAN 1A | TRADITIONAL**  
Building Elevations

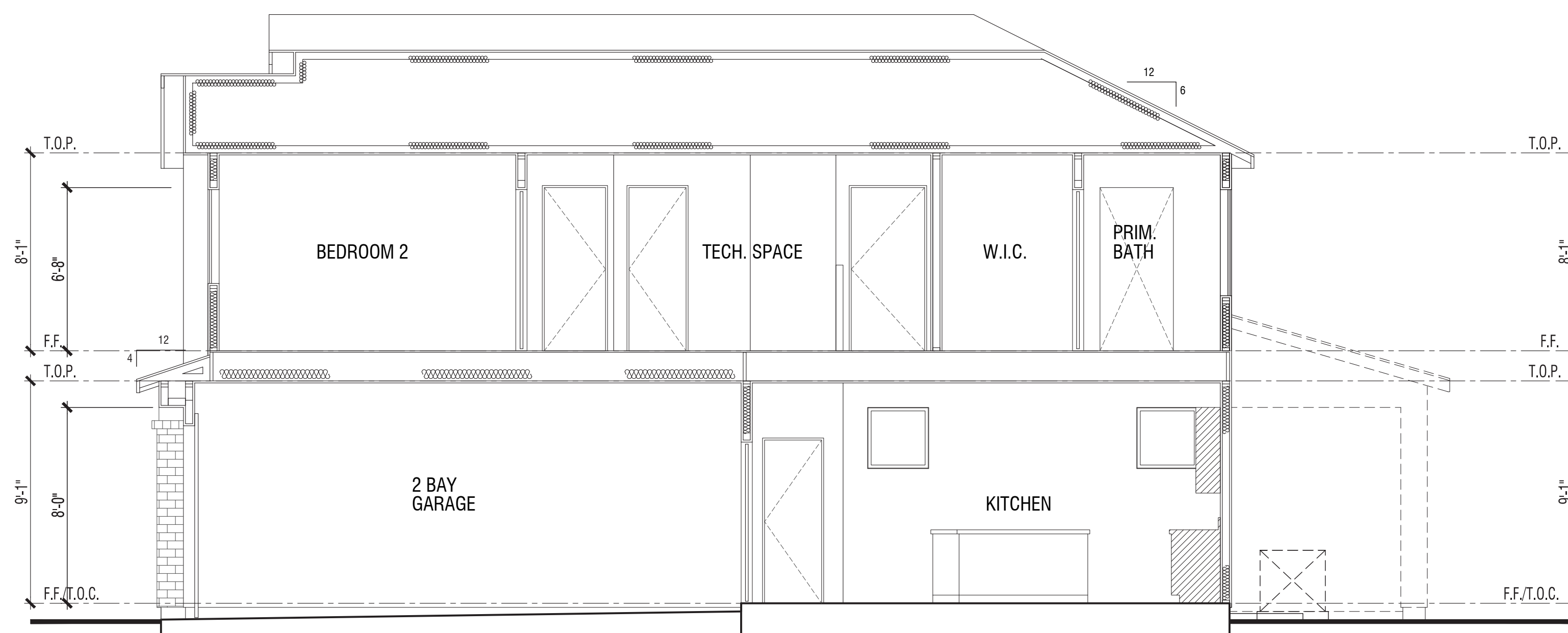
**VINEYARD CROSSING**

ANTIOCH, CA





**A**



**B**

**PLAN 1A | TRADITIONAL**  
Sections

**VINEYARD CROSSING**

ANTIOCH, CA

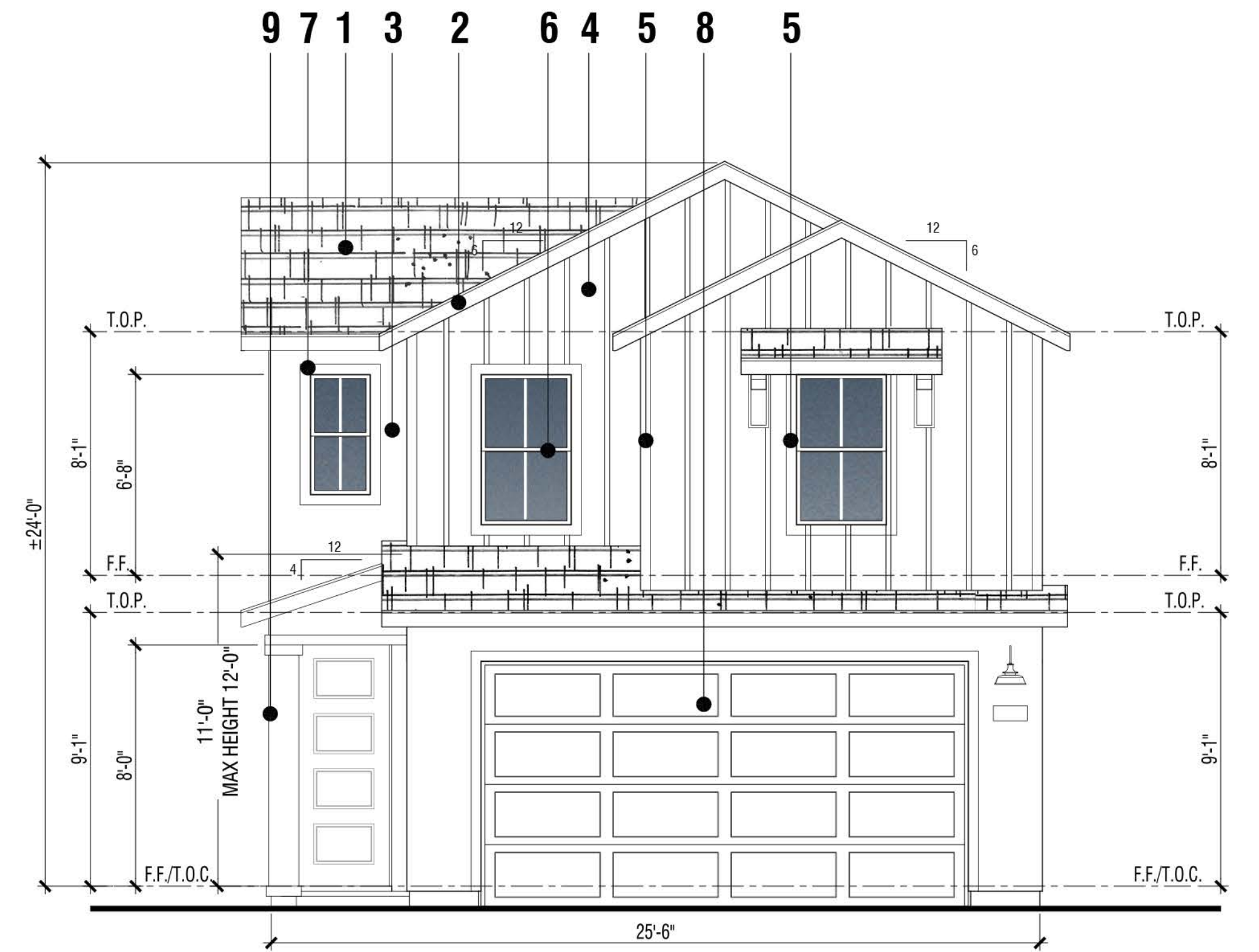




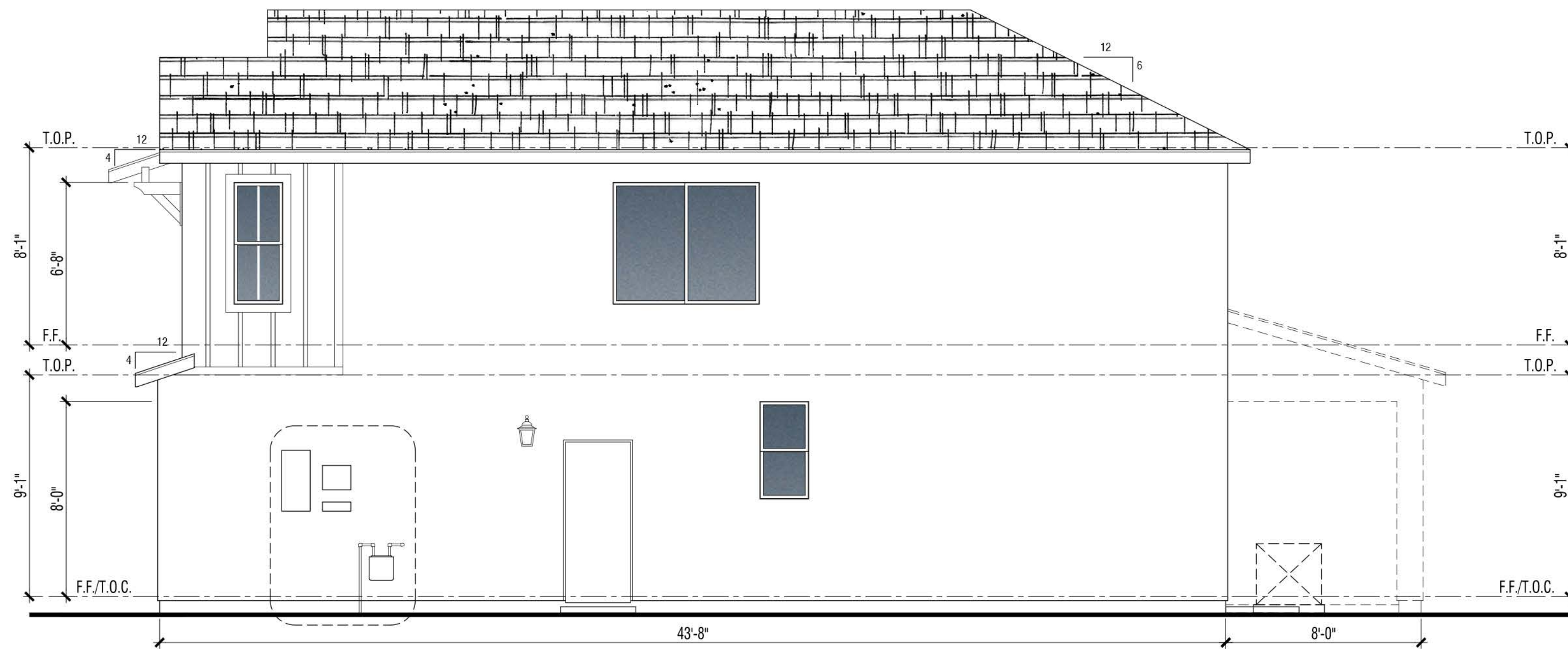
**Left**

**MATERIAL: FARMHOUSE "B" ELEVATION**

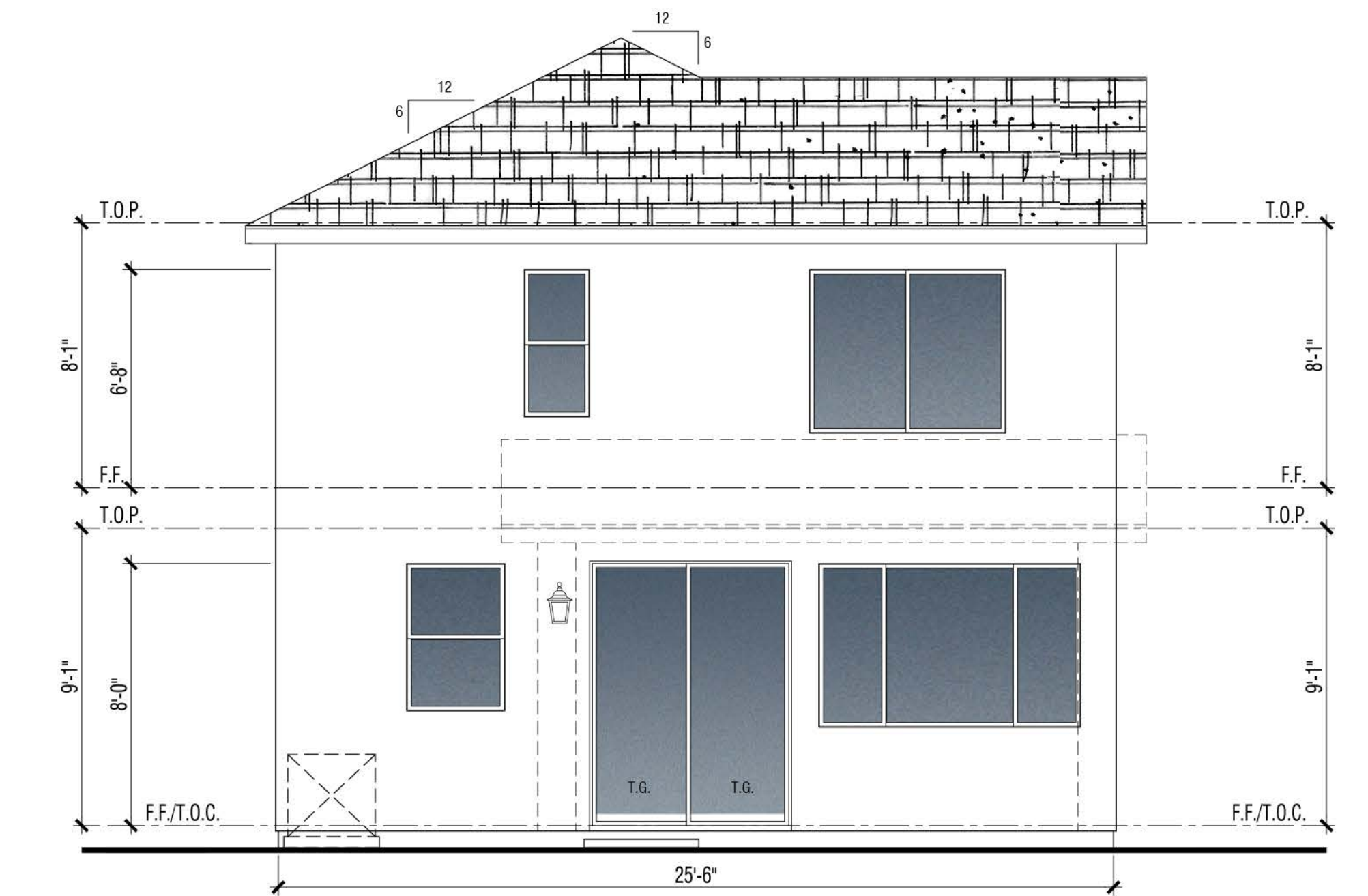
1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Stucco Column



**Front**



**Right**



**Rear**

**PLAN 1B | FARMHOUSE**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA

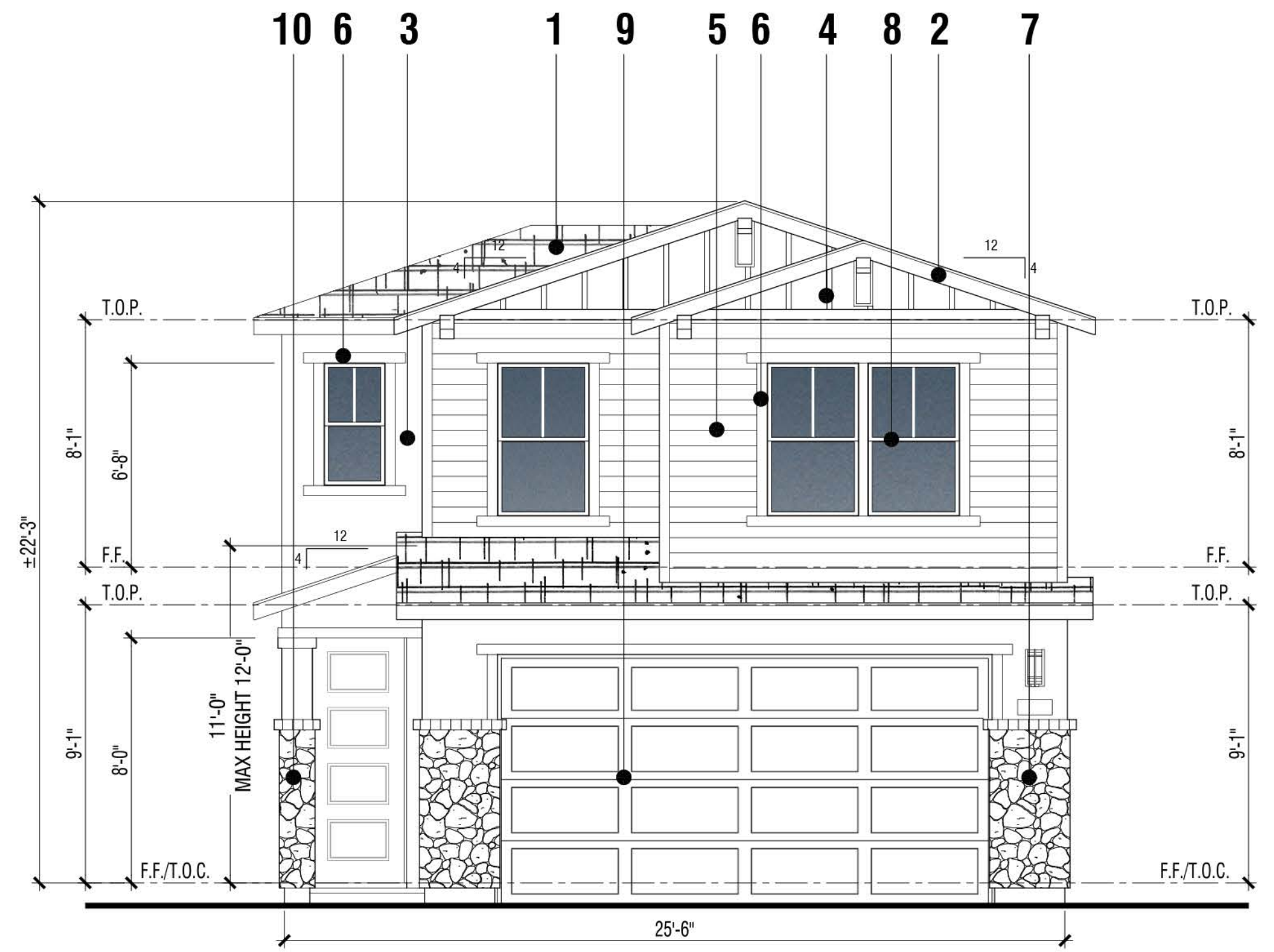


**MATERIAL: FARMHOUSE "C" ELEVATION**

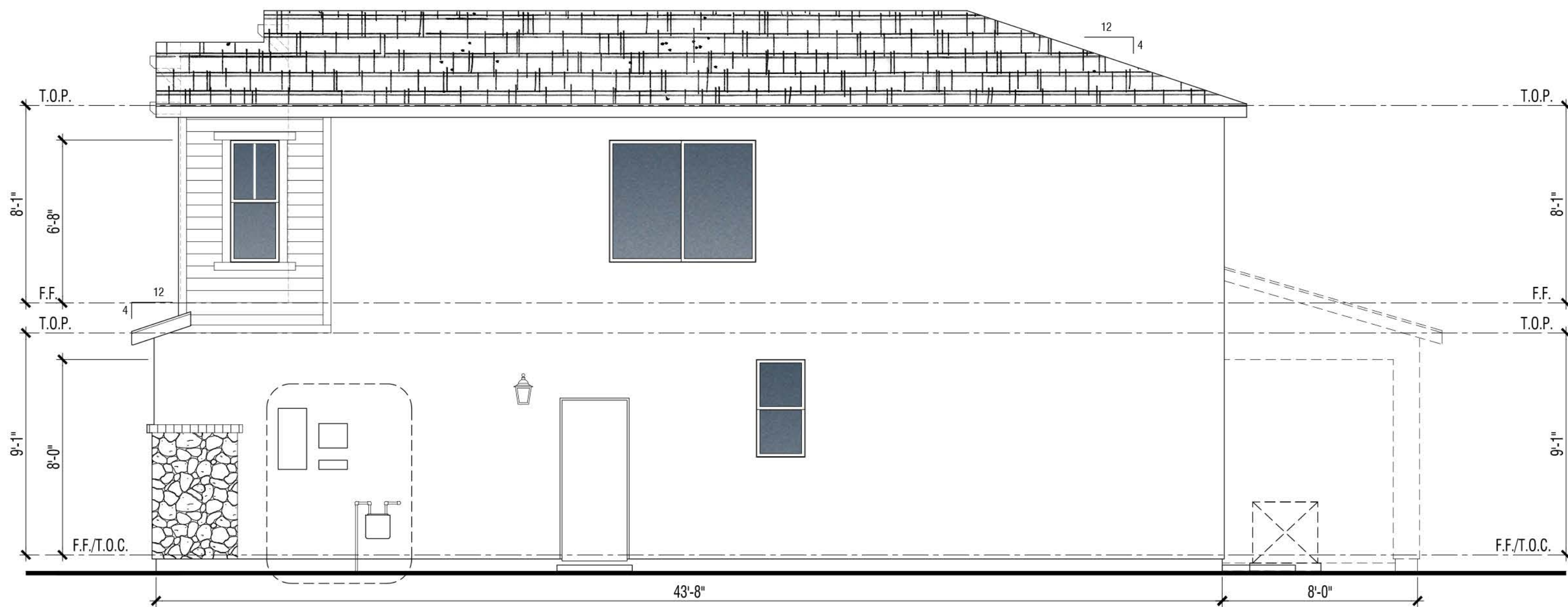
1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Decorative Metal Roll-up Garage Door
10. Stone and Wood Column



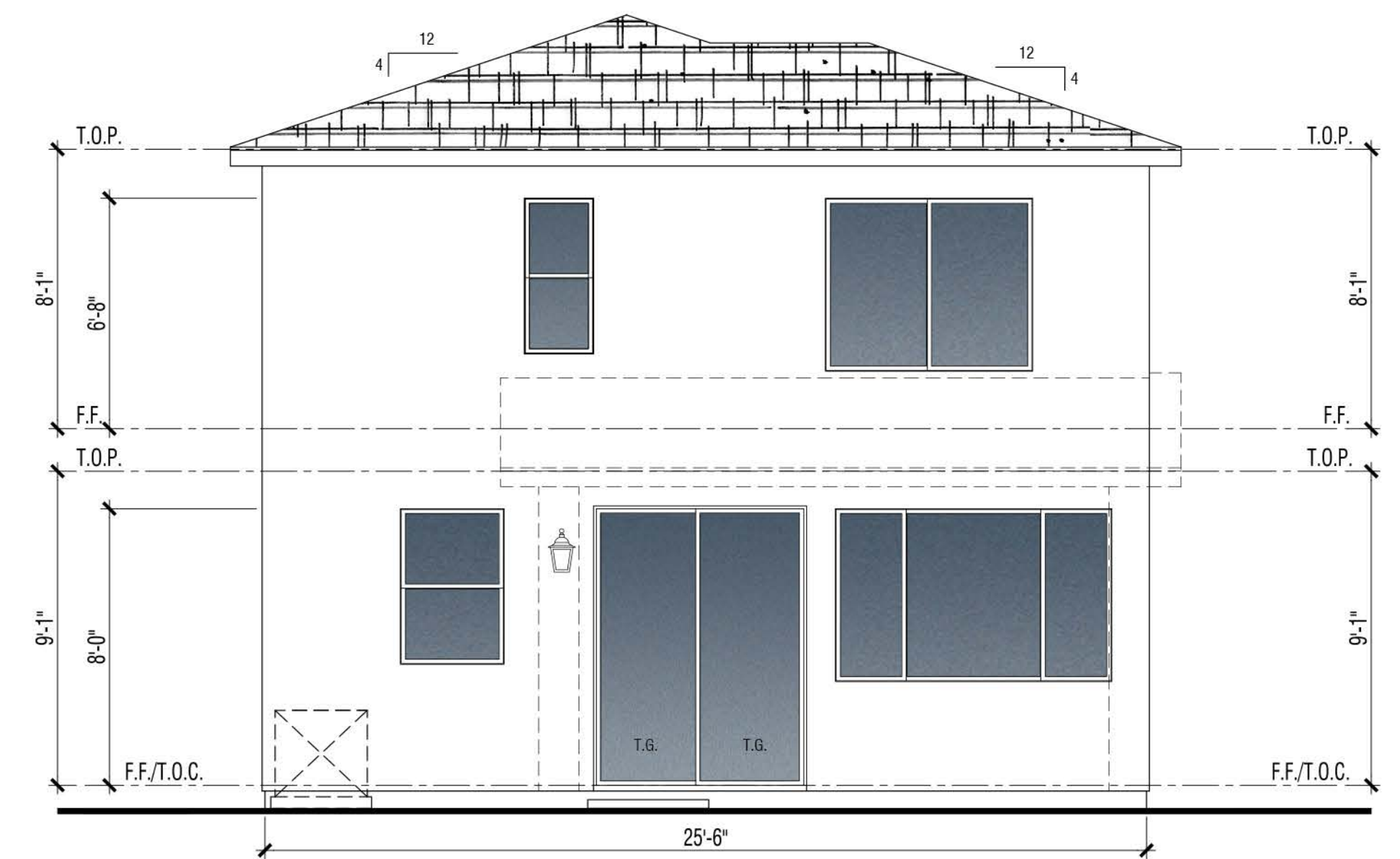
**Left**



**Front**



**Right**



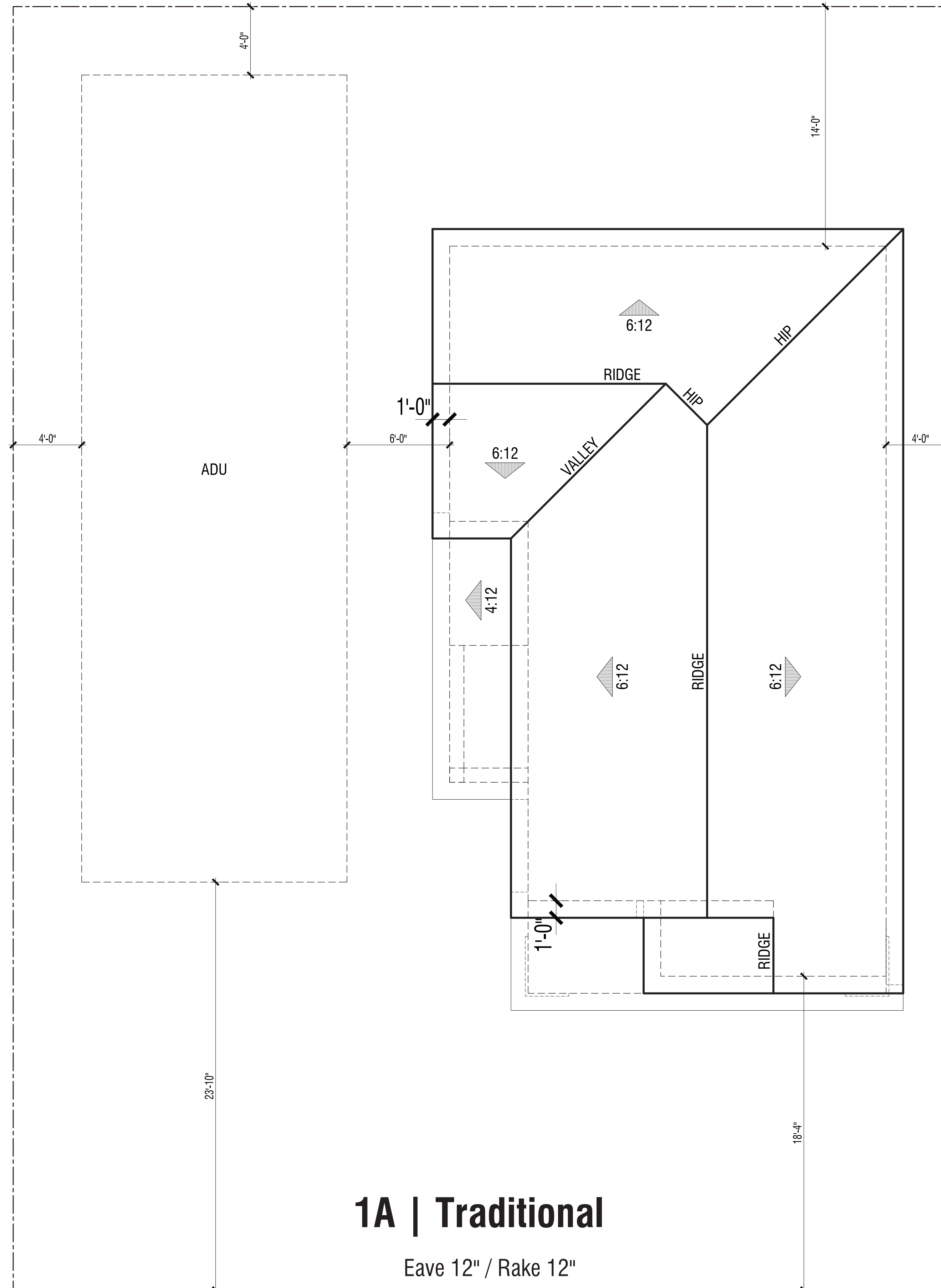
**Rear**

**PLAN 1C | CRAFTSMAN**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA





**1A | Traditional**

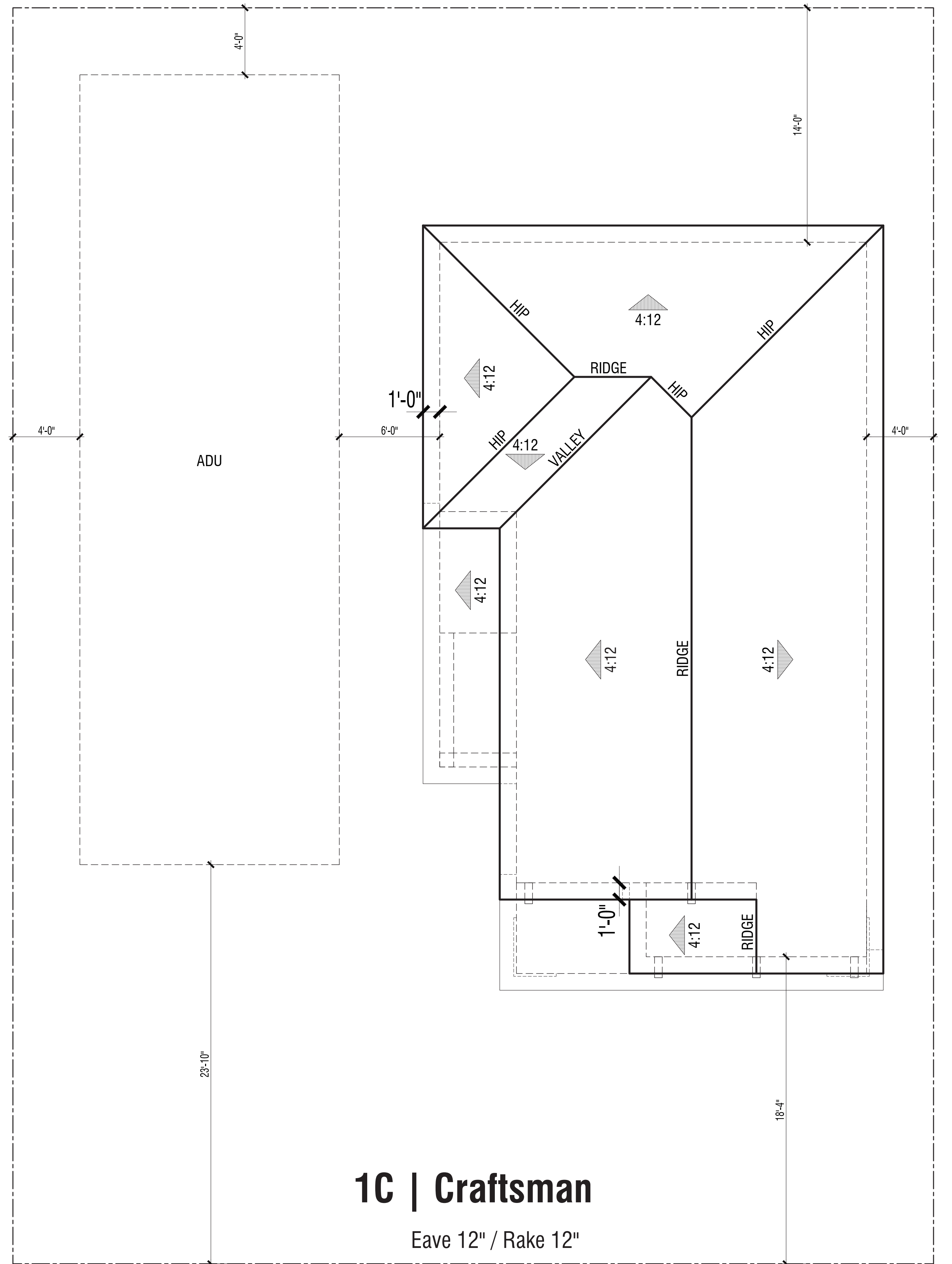
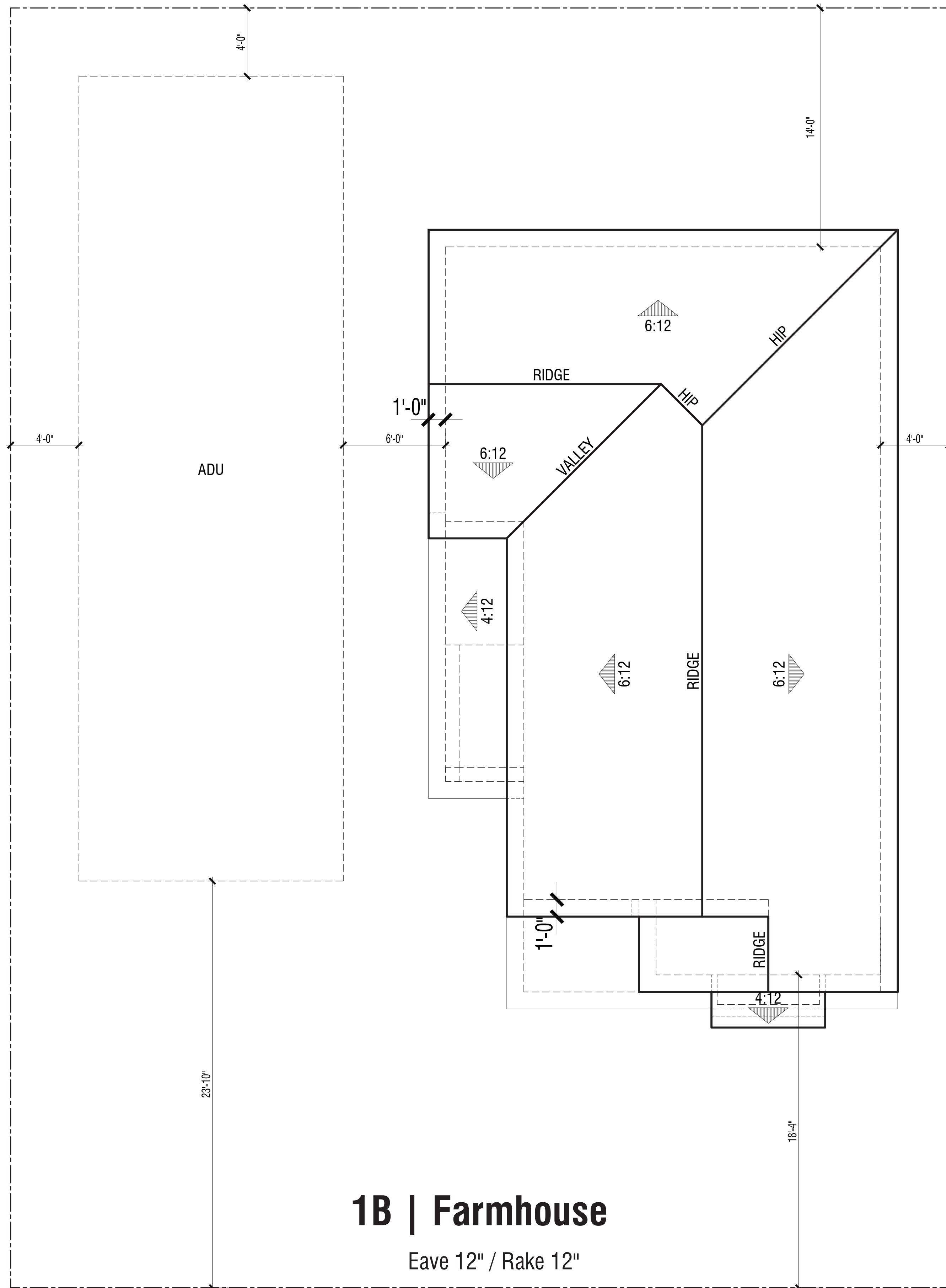
Eave 12" / Rake 12"

**PLAN 1**  
Roof Plans

**VINEYARD CROSSING**

ANTIOCH, CA





**PLAN 1**  
Roof Plans

**VINEYARD CROSSING**

ANTIOCH, CA





Color Scheme TR4

**2A | Traditional**



Color Scheme FH7

**2B | Farmhouse**



Color Scheme CM1

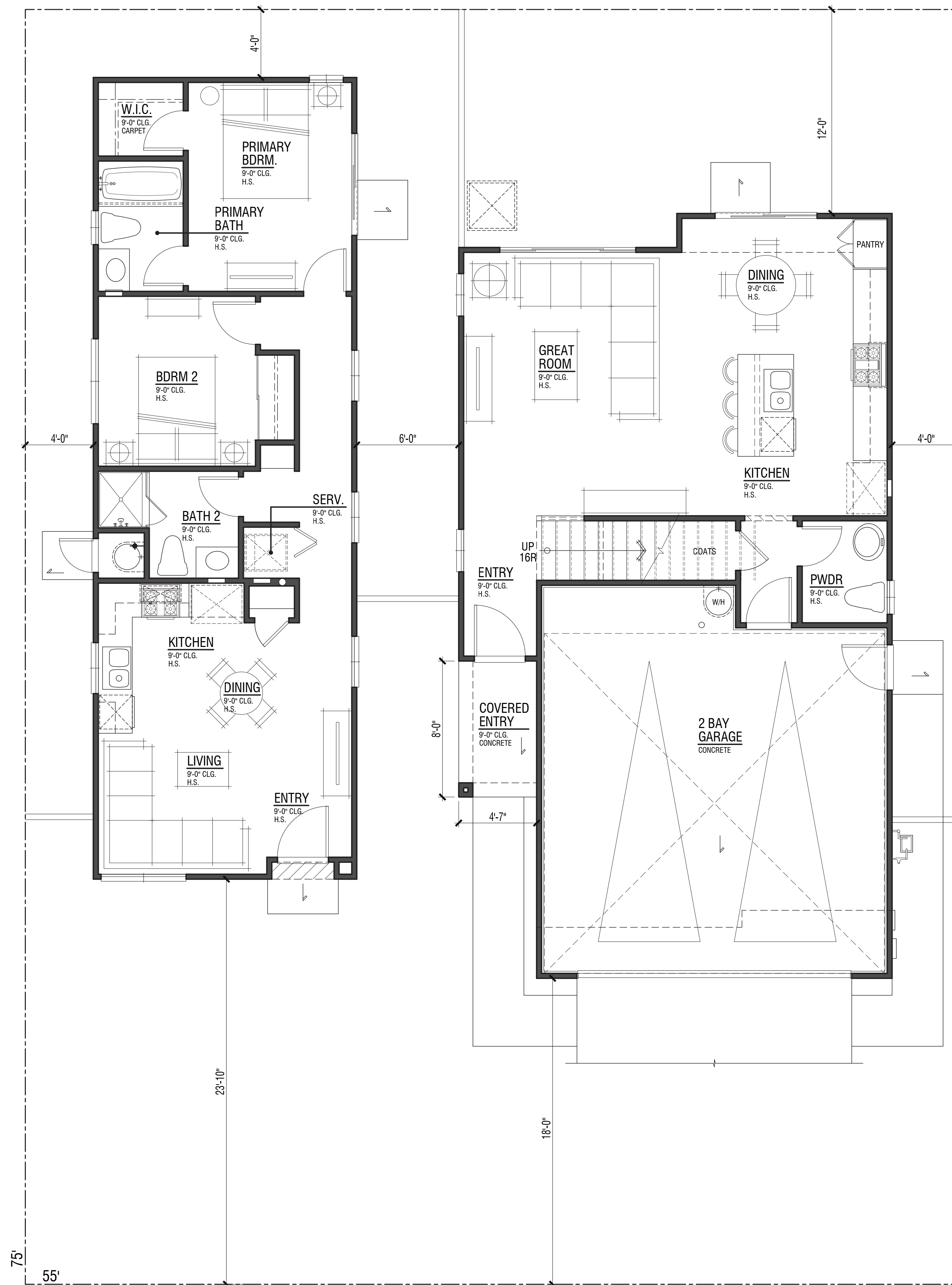
**2C | Craftsman**

**PLAN 2**  
Front Elevations

**VINEYARD CROSSING**

ANTIOCH, CA





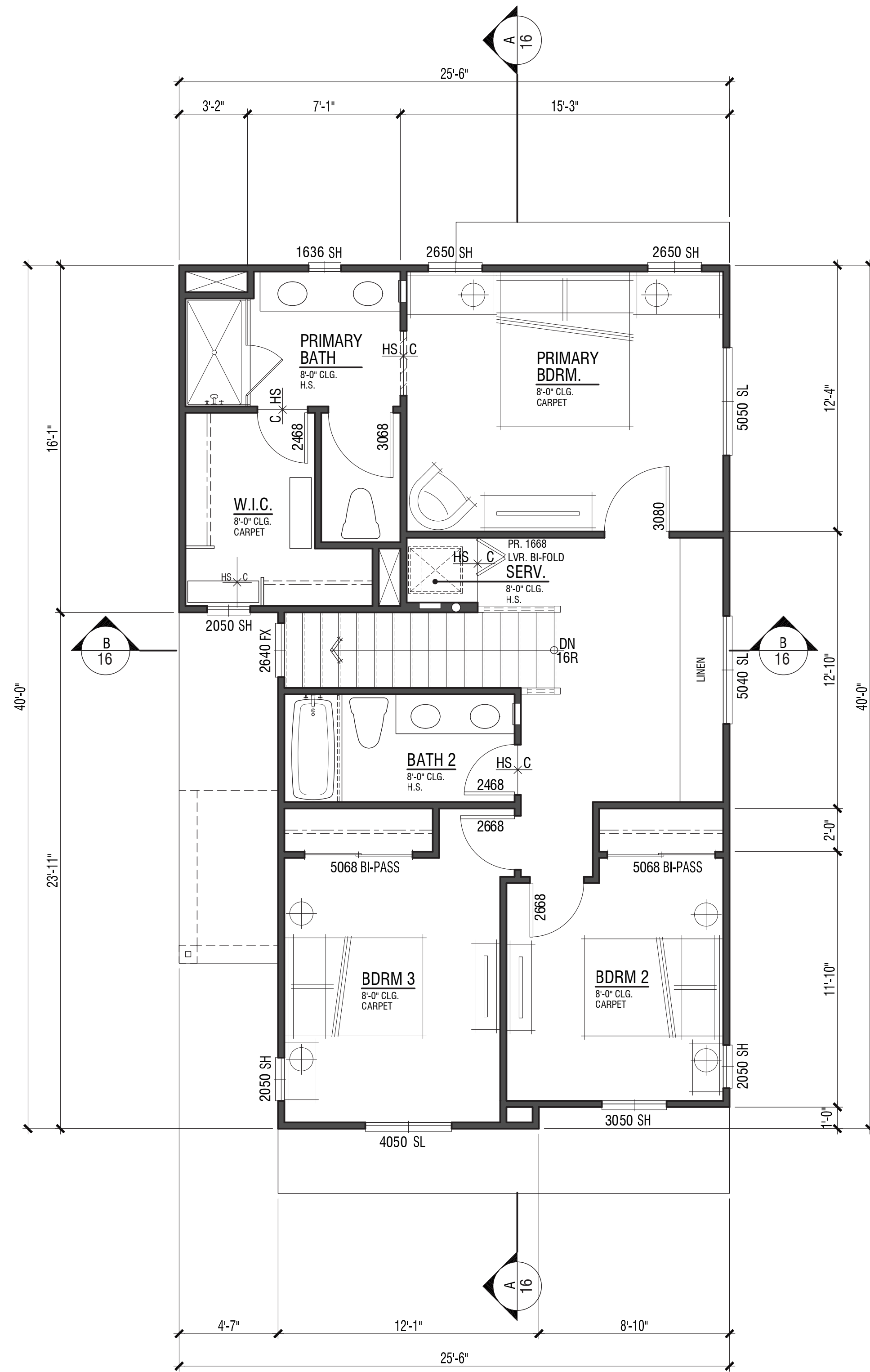
**First Level Floor Plan W/ ADU  
 PLAN 2A | SFD & ADU | EXHIBIT**

(2B AND 2C SIMILAR)

**VINEYARD CROSSING**

ANTIOCH, CA

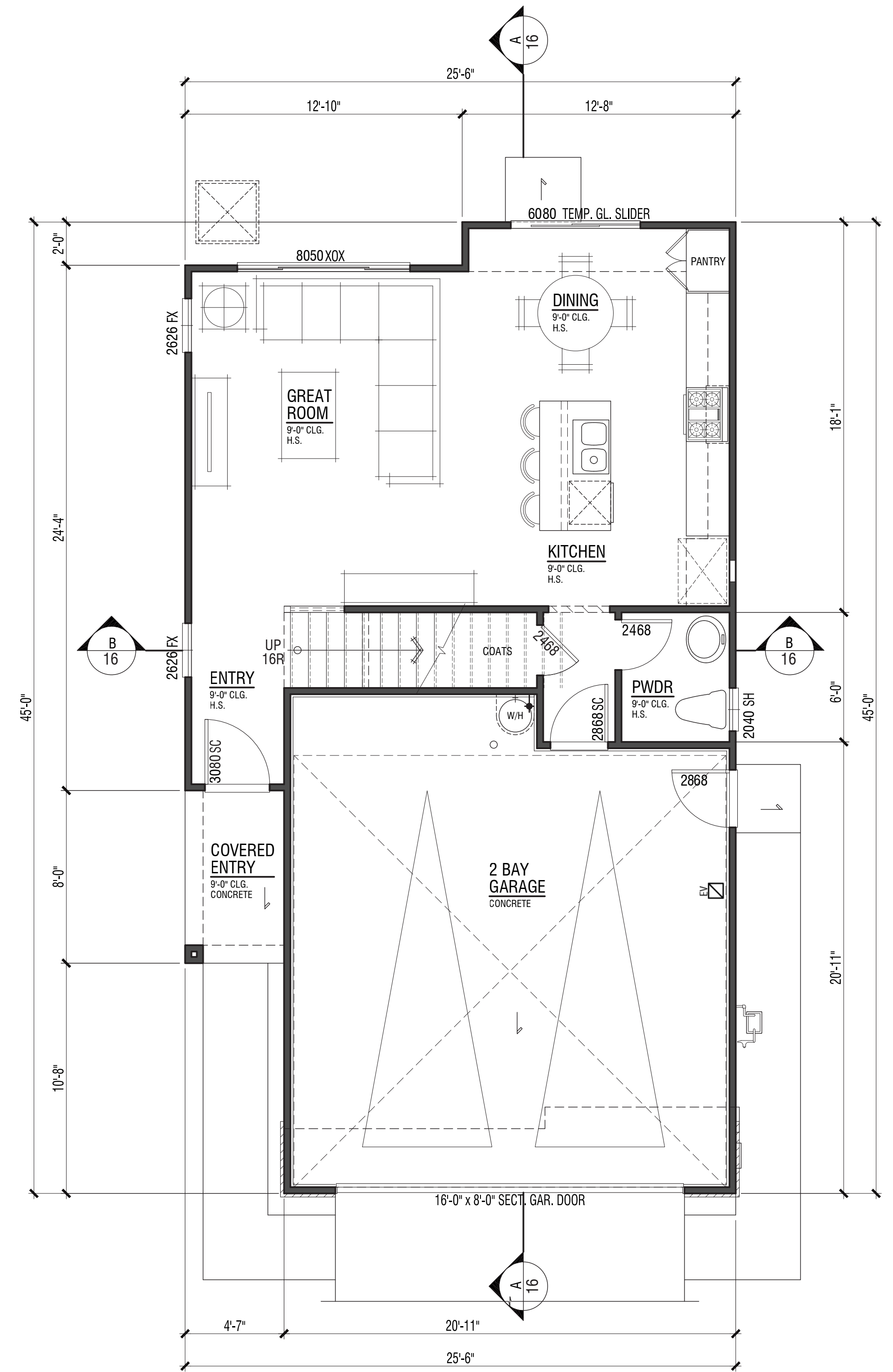




**Second Level Floor Plan**

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5
FLOOR AREA TABLE	
	PLAN 2A
FIRST LEVEL	577 SQ. FT.
SECOND LEVEL	855 SQ. FT.
TOTAL	1432 SQ. FT.
2-BAY GARAGE	459 SQ. FT.
COVERED ENTRY	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**First Level Floor Plan**

# PLAN 2A | TRADITIONAL

## VINEYARD CROSSING

ANTIOCH, CA



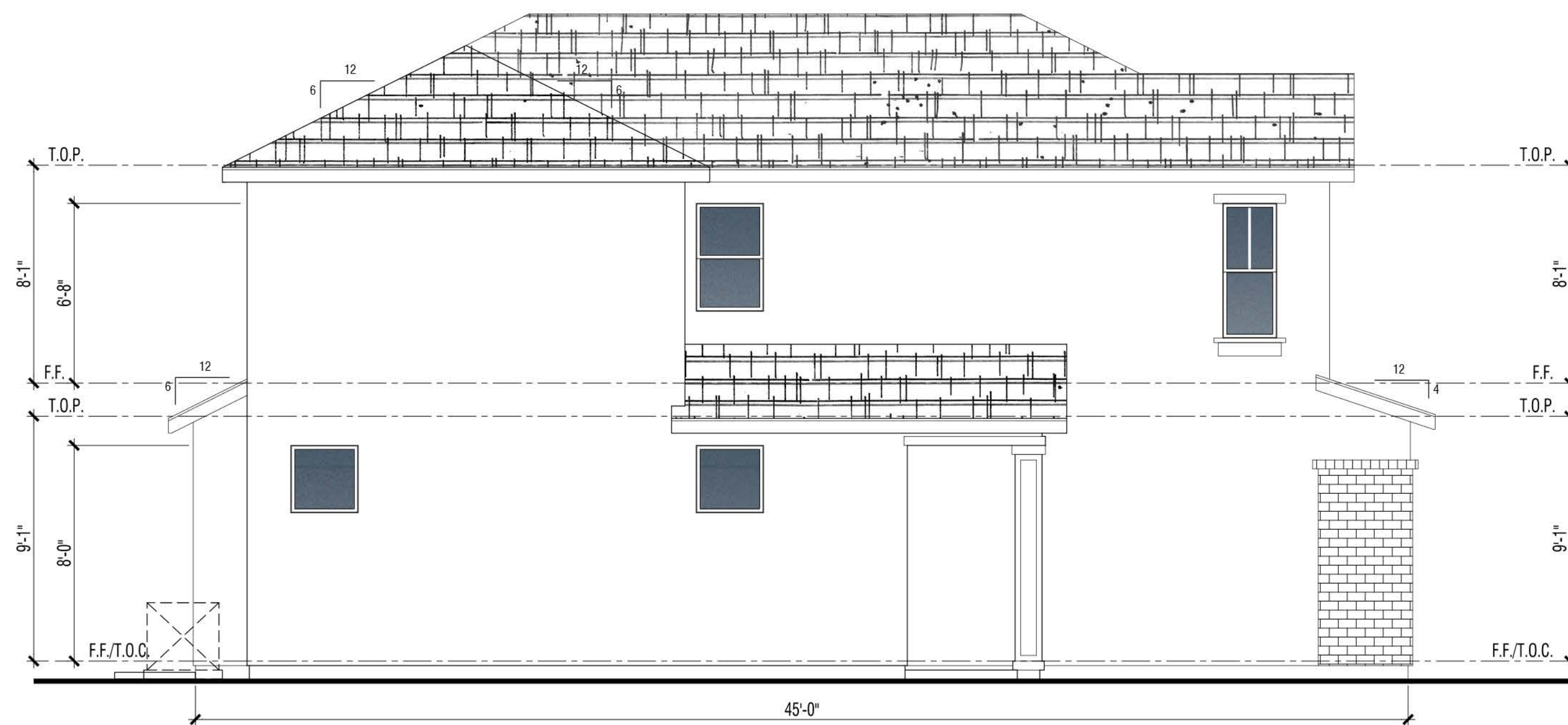
Note: Artist's Conception; Colors, Materials And Application May Vary.

12  
8  
DESIGN SUBMITTAL

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2022362 | 12-20-24



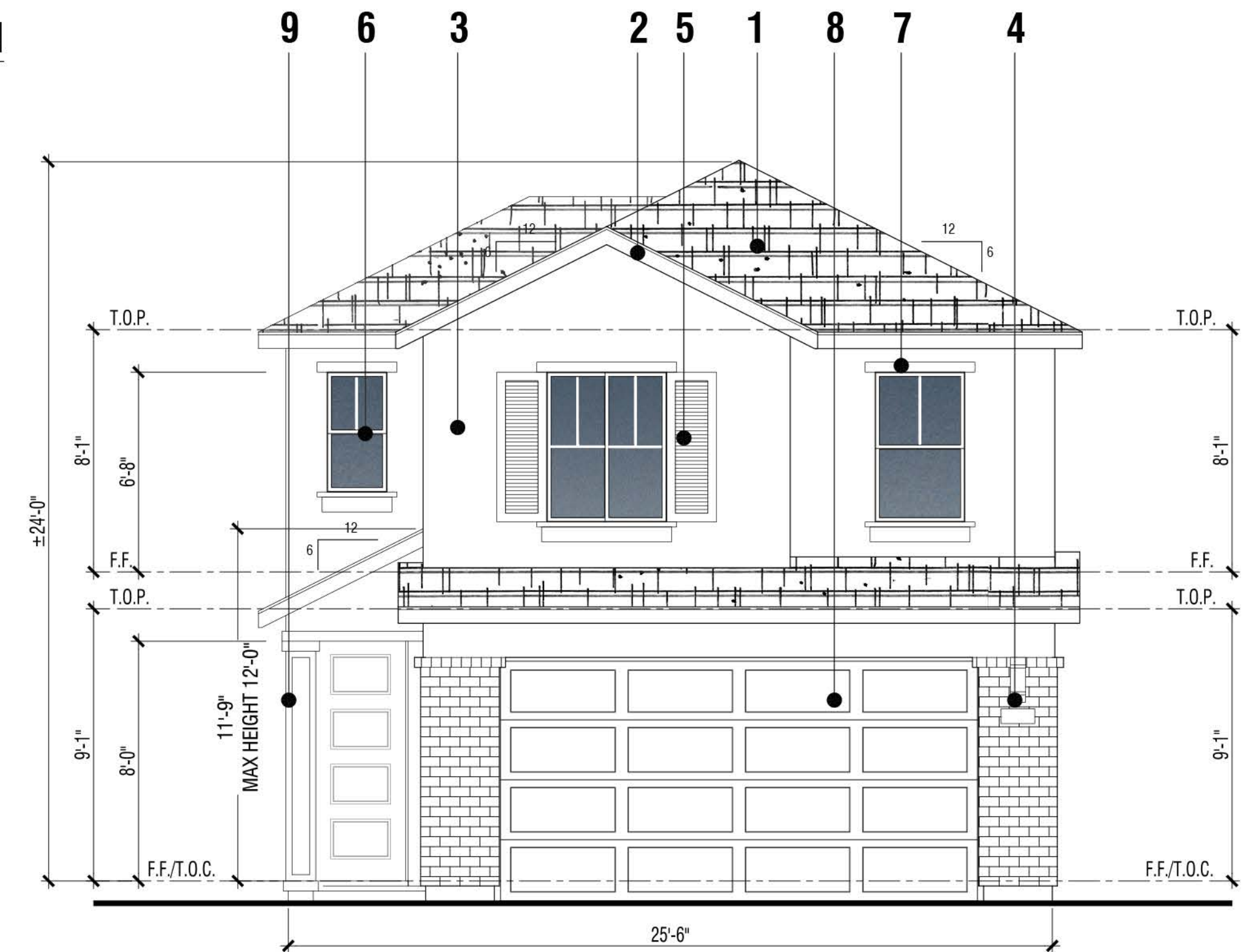




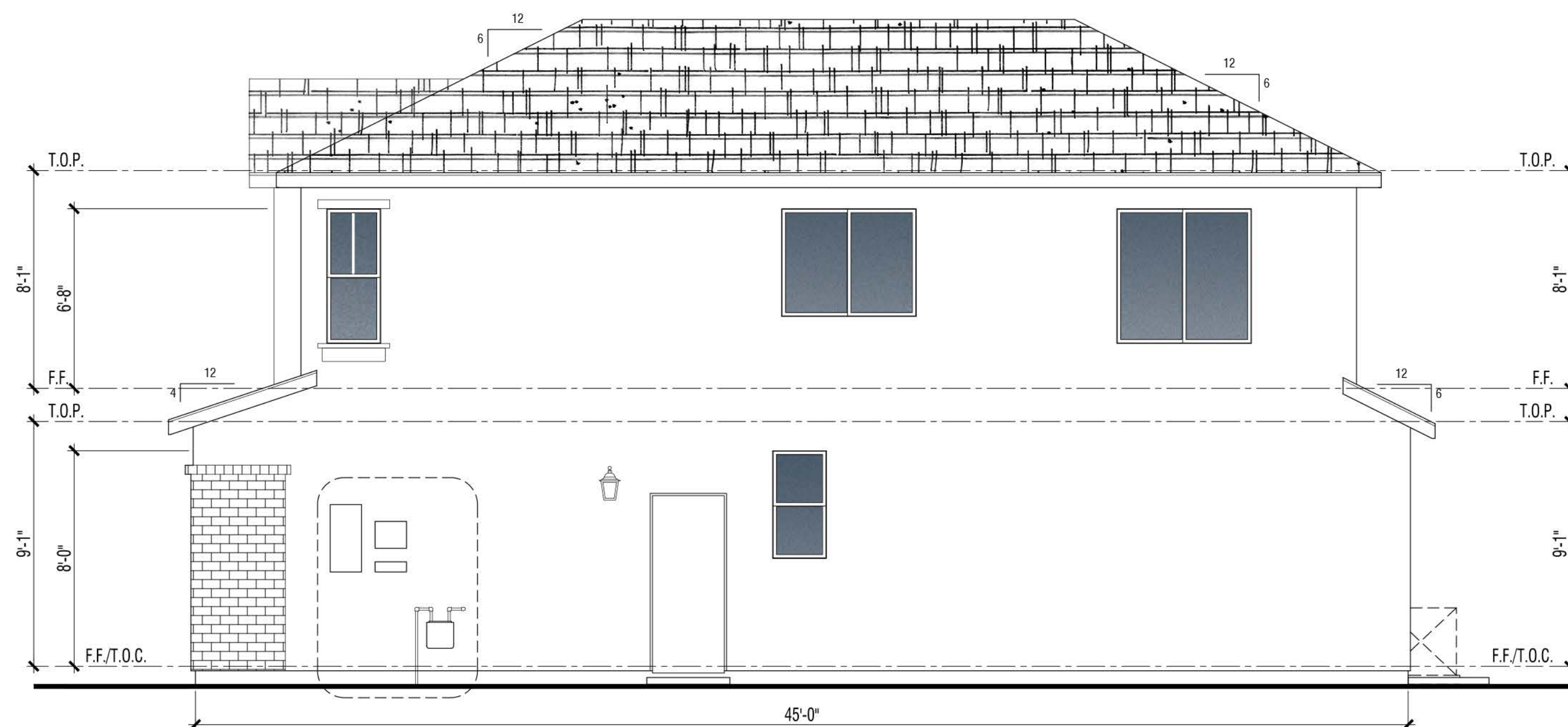
**Left**

**MATERIAL: TRADITIONAL "A" ELEVATION**

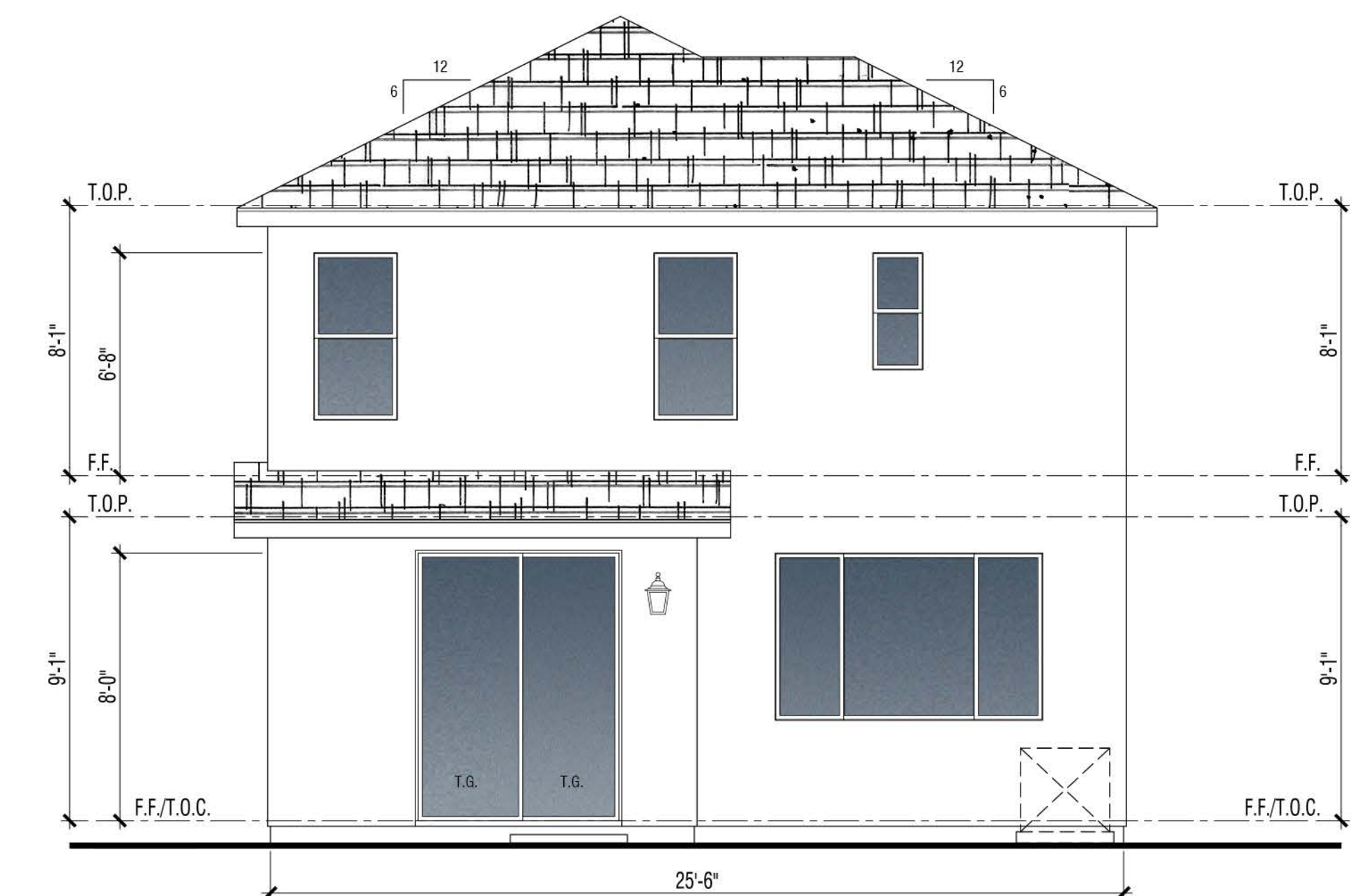
1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Built up Wood Column



**Front**



**Right**



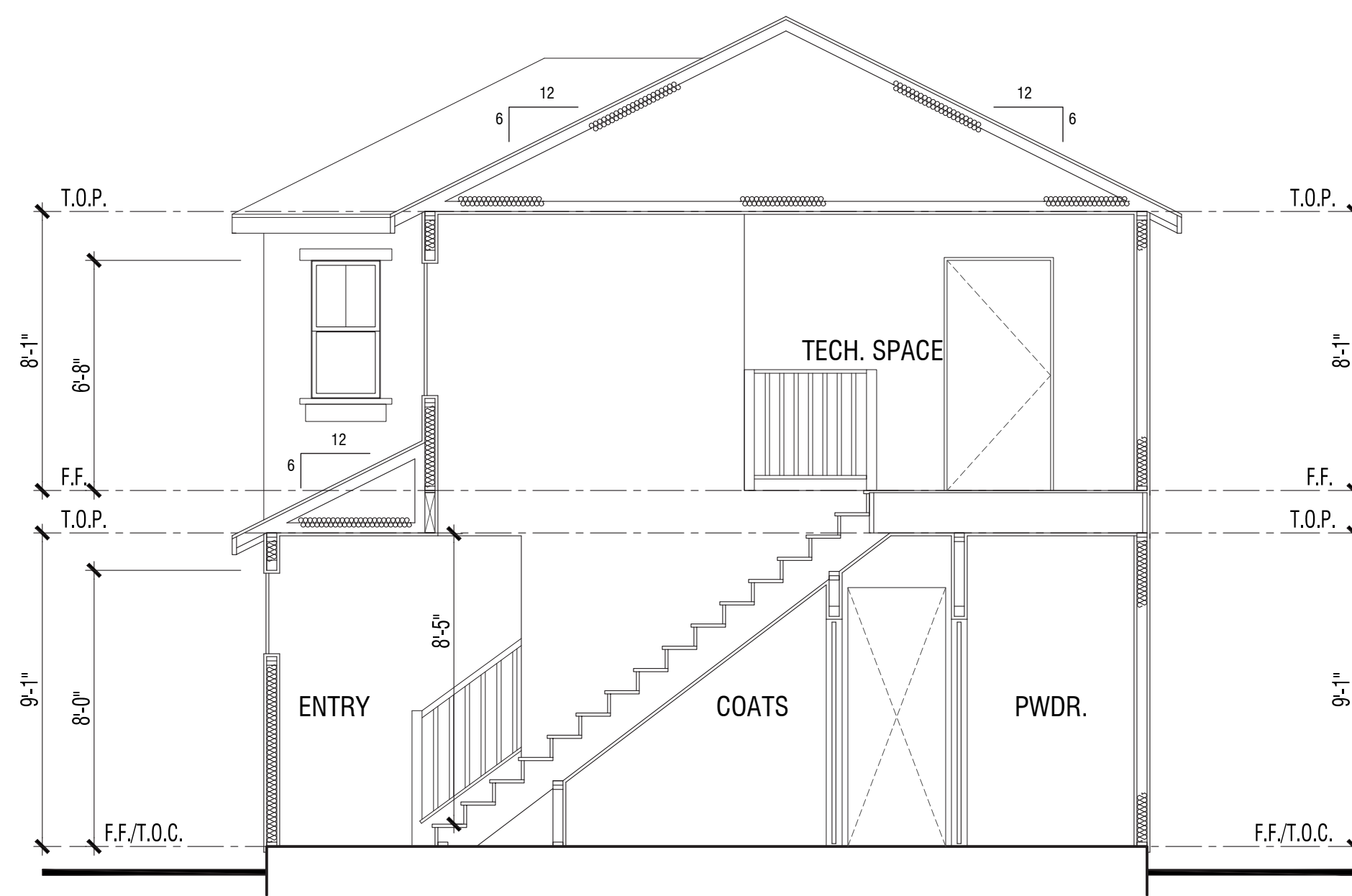
**Rear**

**PLAN 2A | TRADITIONAL**  
Building Elevations

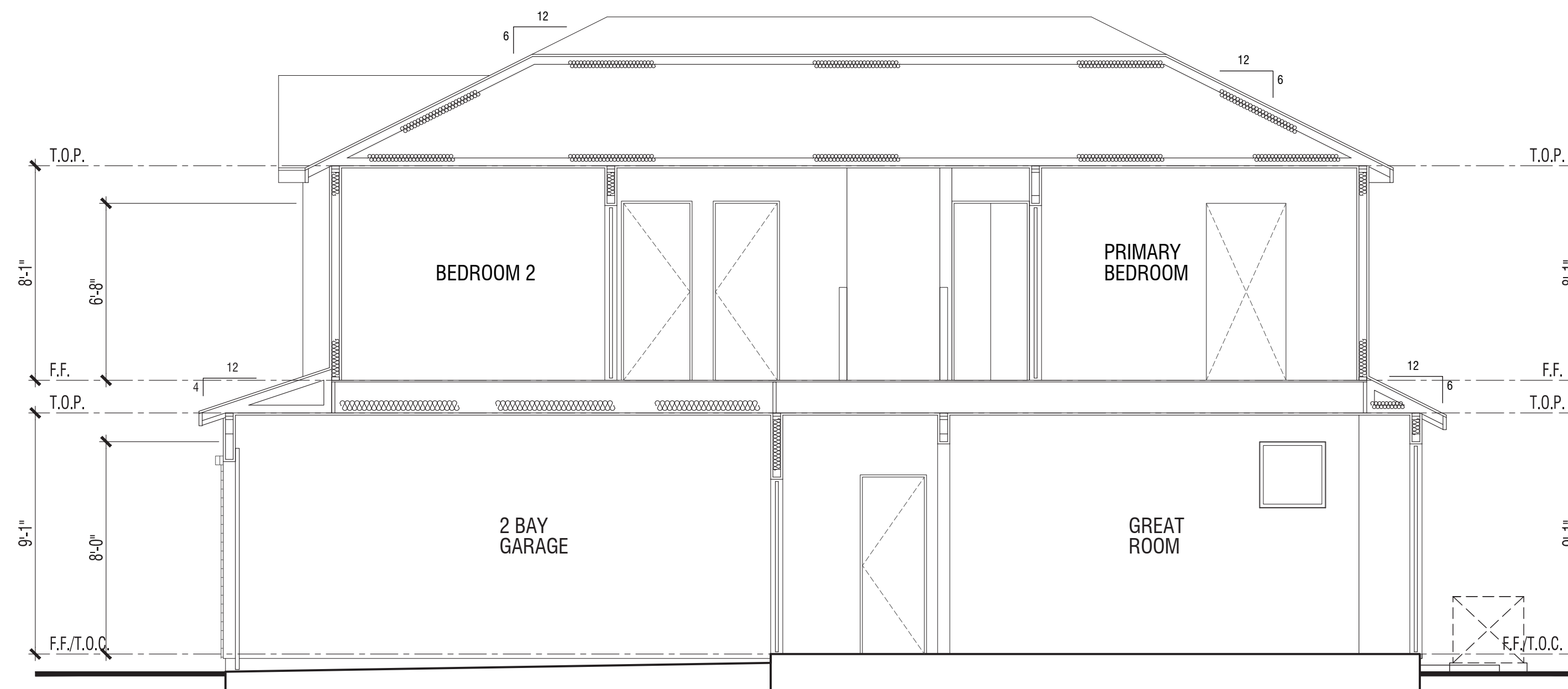
**VINEYARD CROSSING**

ANTIOCH, CA





**A**



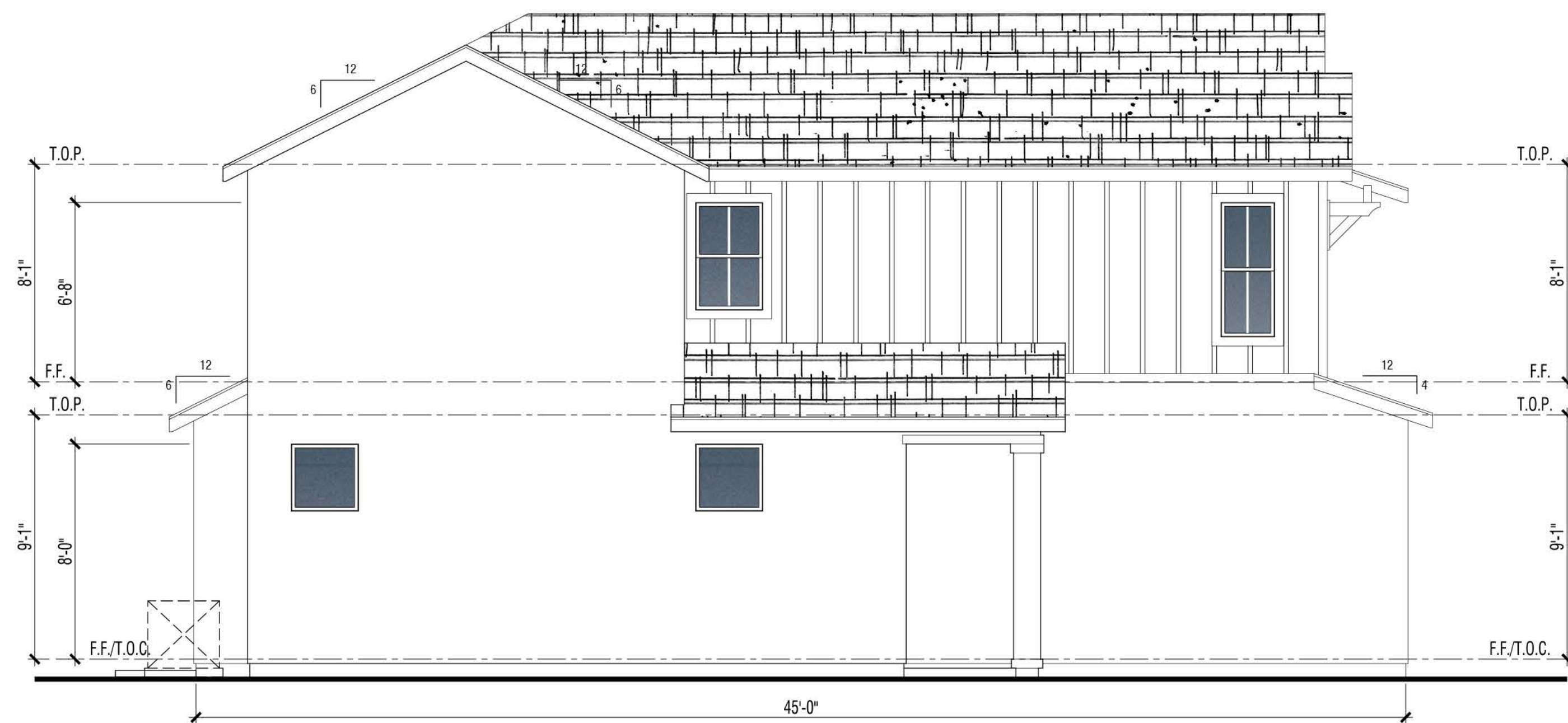
**B**

**PLAN 2A | TRADITIONAL**  
Sections

**VINEYARD CROSSING**

ANTIOCH, CA

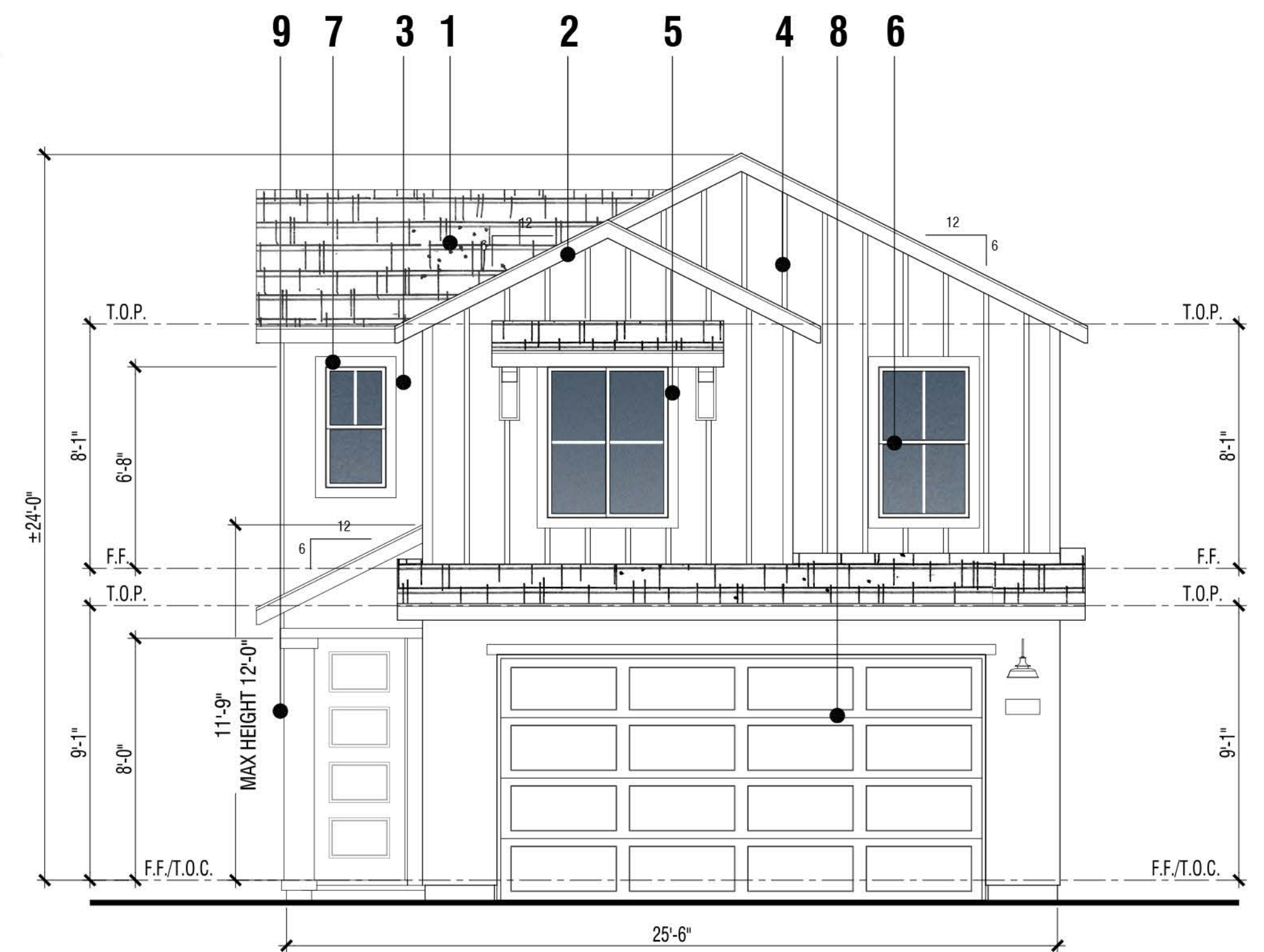




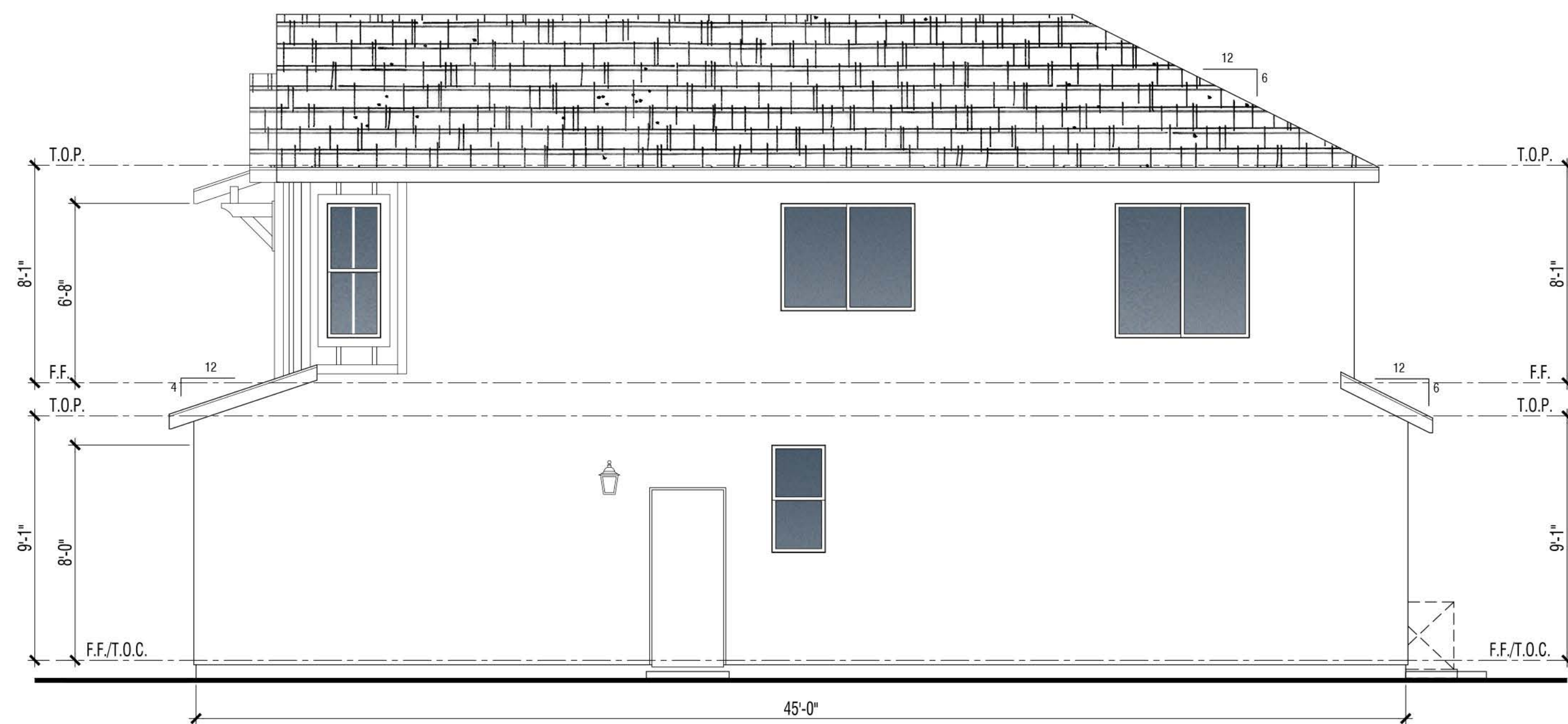
**Left**

**MATERIAL: FARMHOUSE "B" ELEVATION**

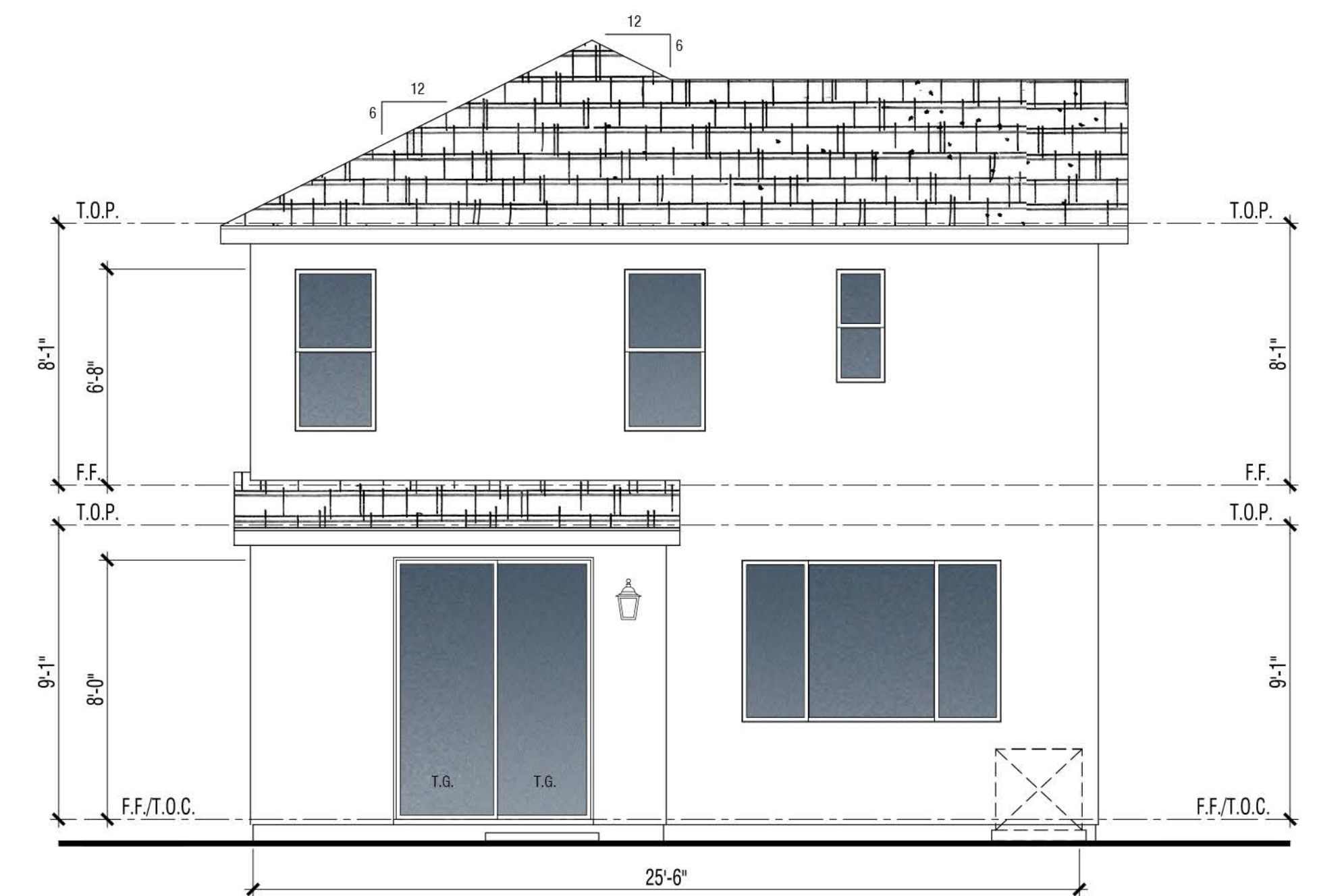
1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Stucco Column



**Front**



**Right**



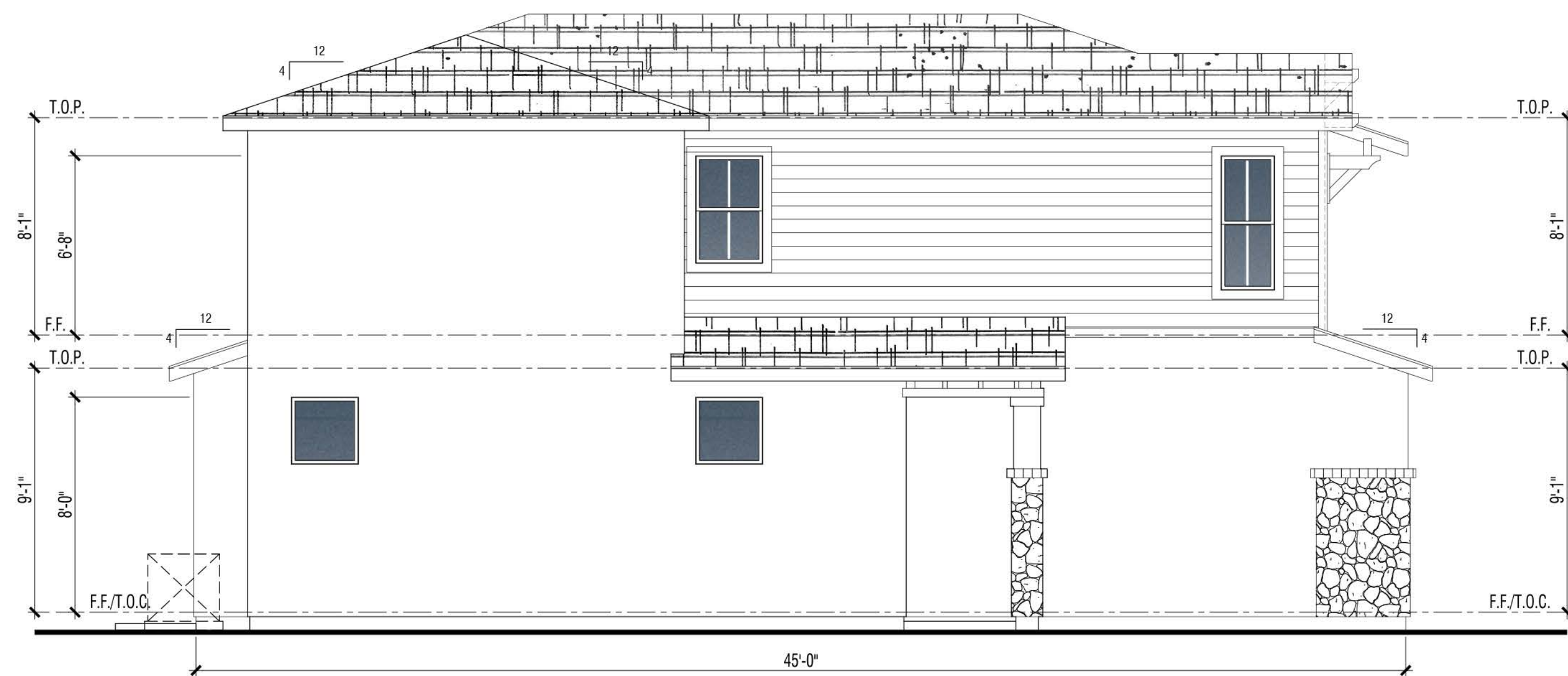
**Rear**

**PLAN 2B | FARMHOUSE**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA

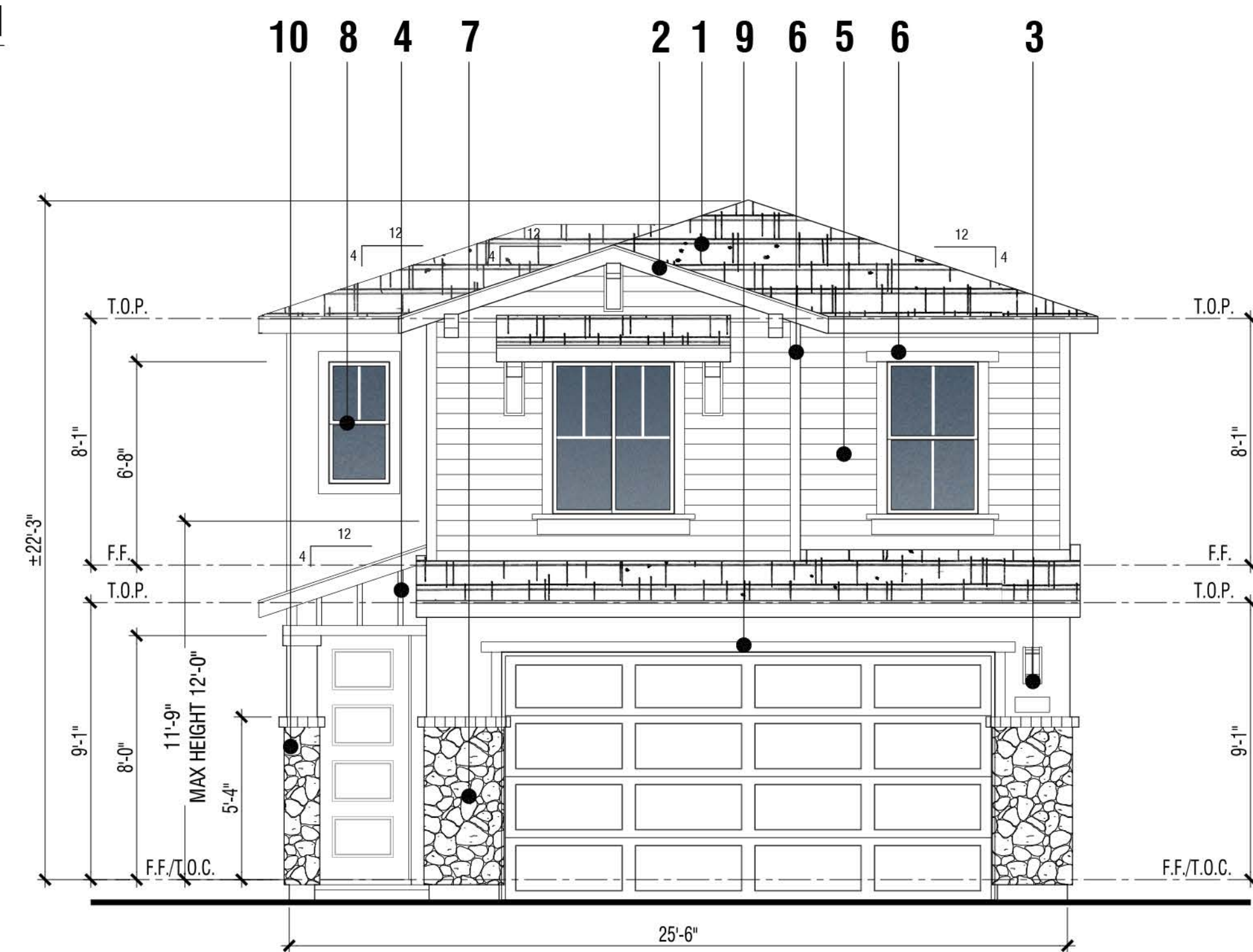




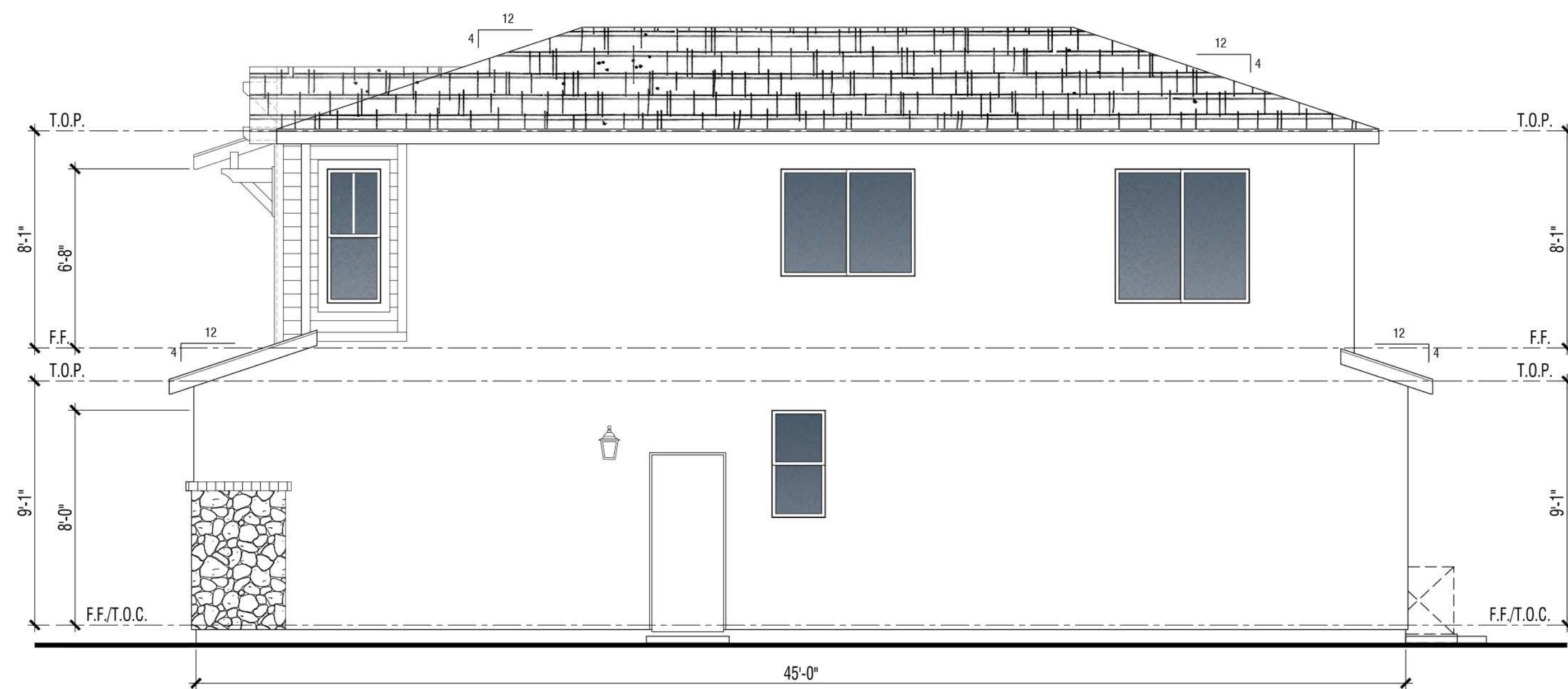
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**MATERIAL: FARMHOUSE "C" ELEVATION**

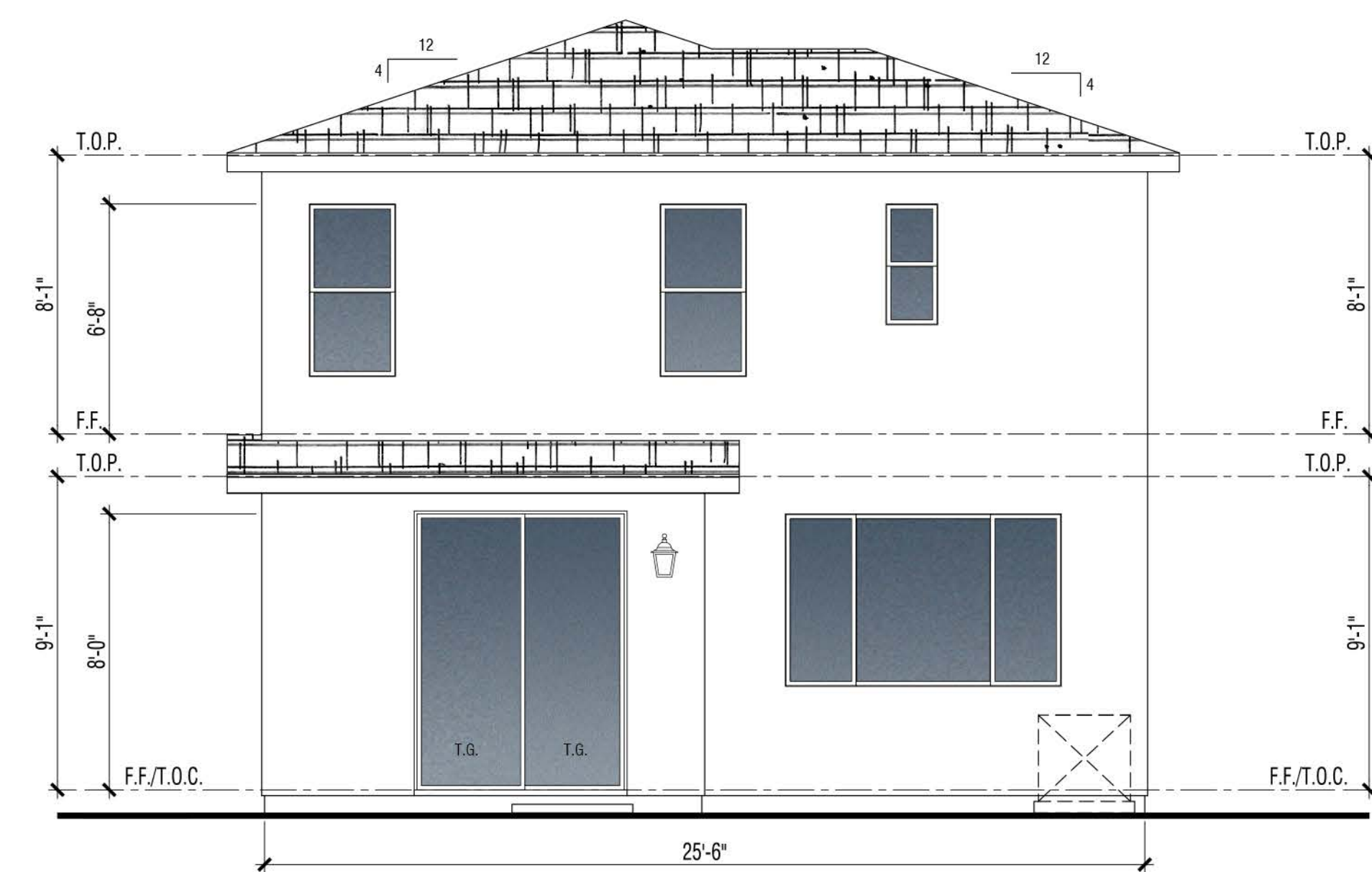
1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Decorative Metal Roll-up Garage Door
10. Stone and Wood Column



Front



Right



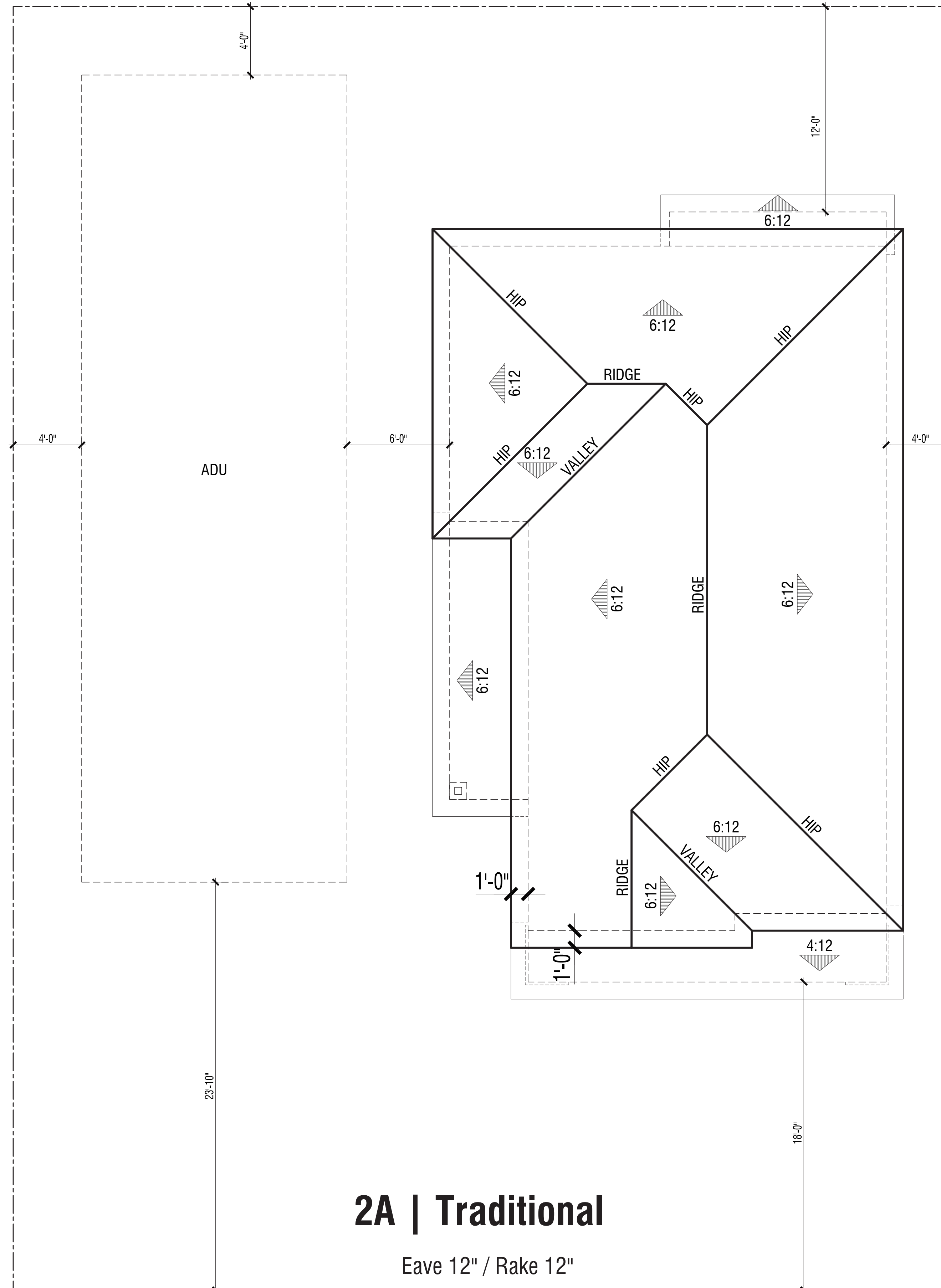
Rear

**PLAN 2C | CRAFTSMAN**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA





**2A | Traditional**

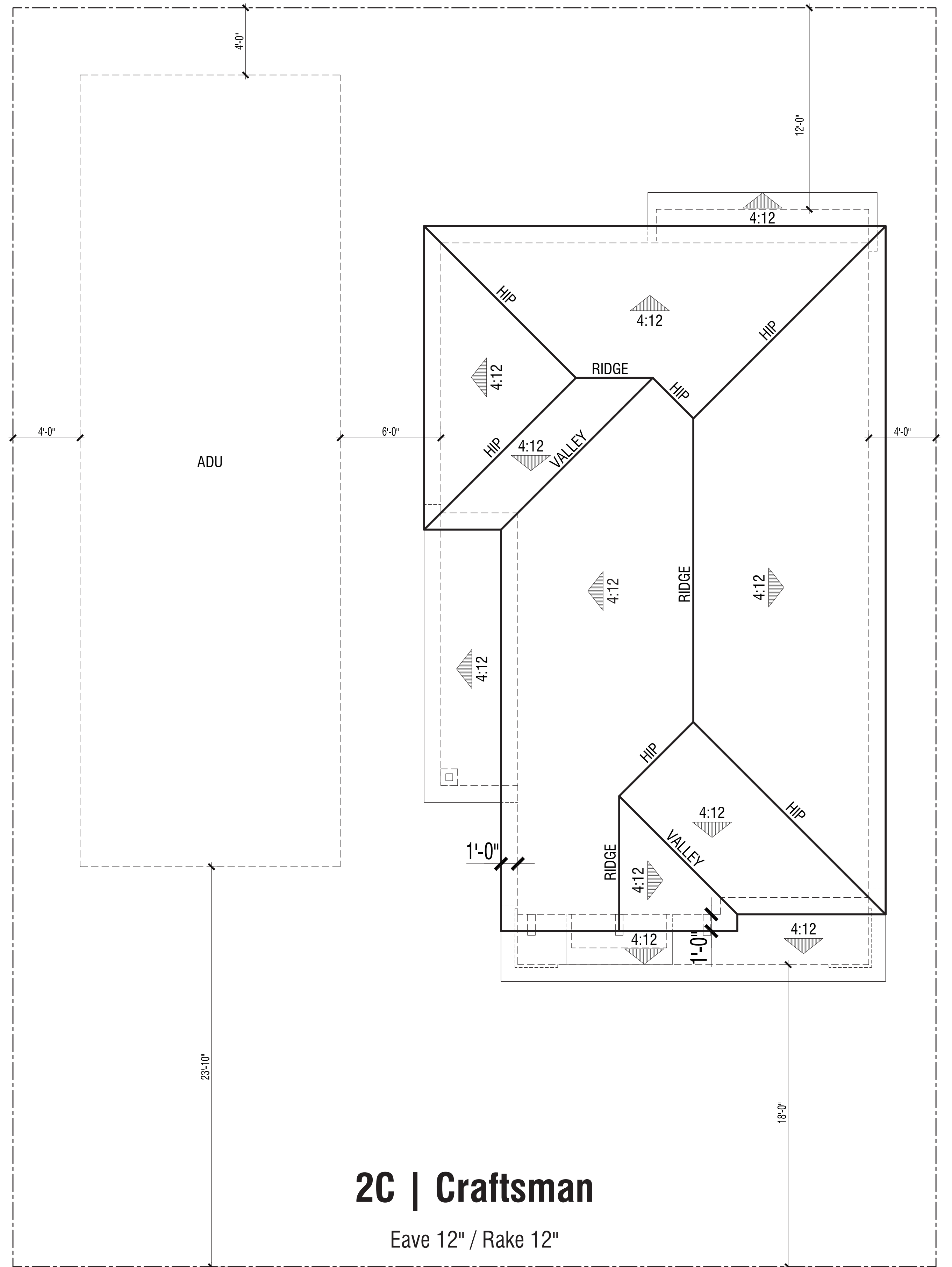
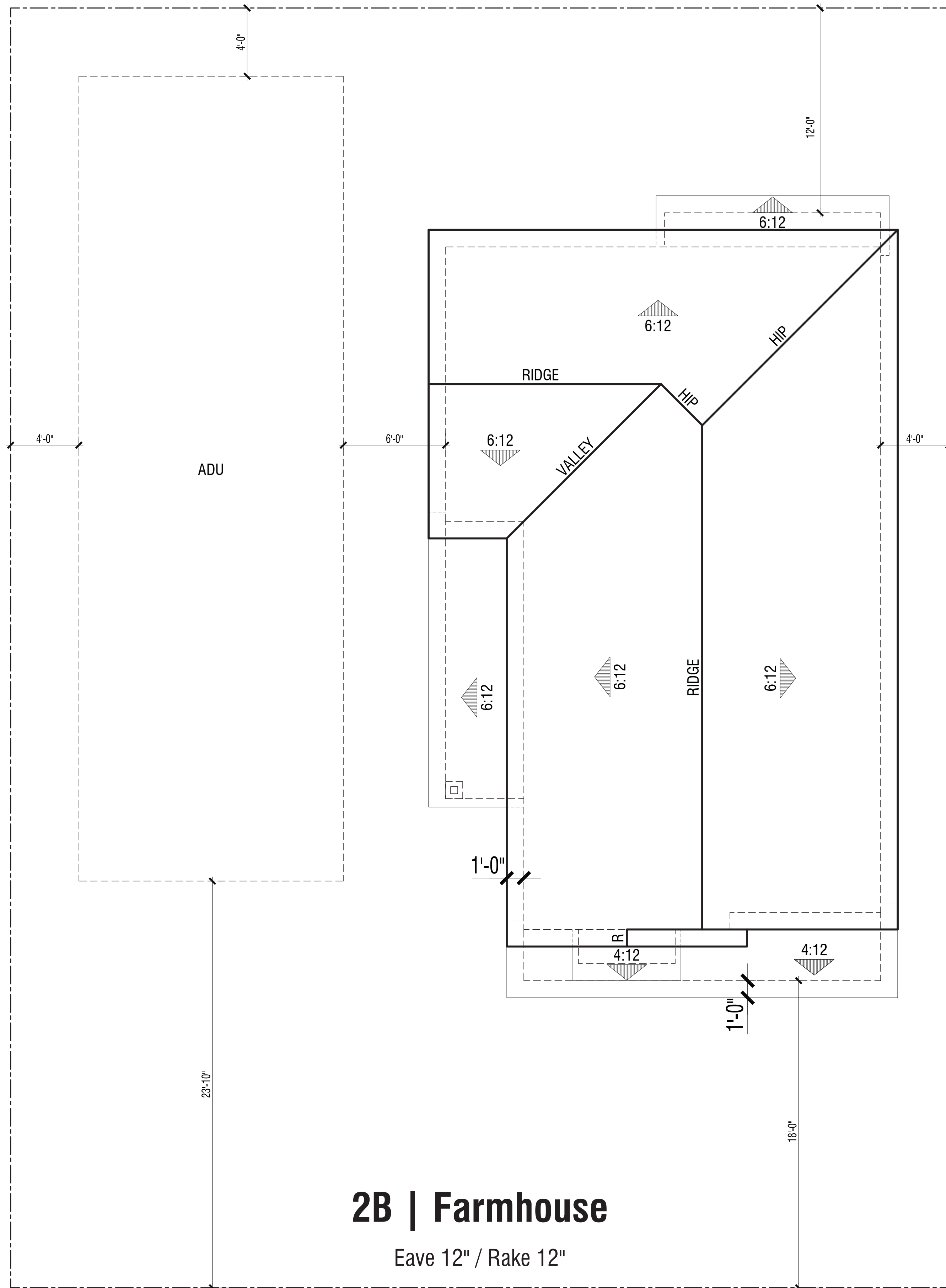
Eave 12" / Rake 12"

**PLAN 2**  
Roof Plans

**VINEYARD CROSSING**

ANTIOCH, CA





**PLAN 2**  
Roof Plans





Color Scheme TR5

**3A | Traditional**



Color Scheme FH8

**3B | Farmhouse**



Color Scheme CM2

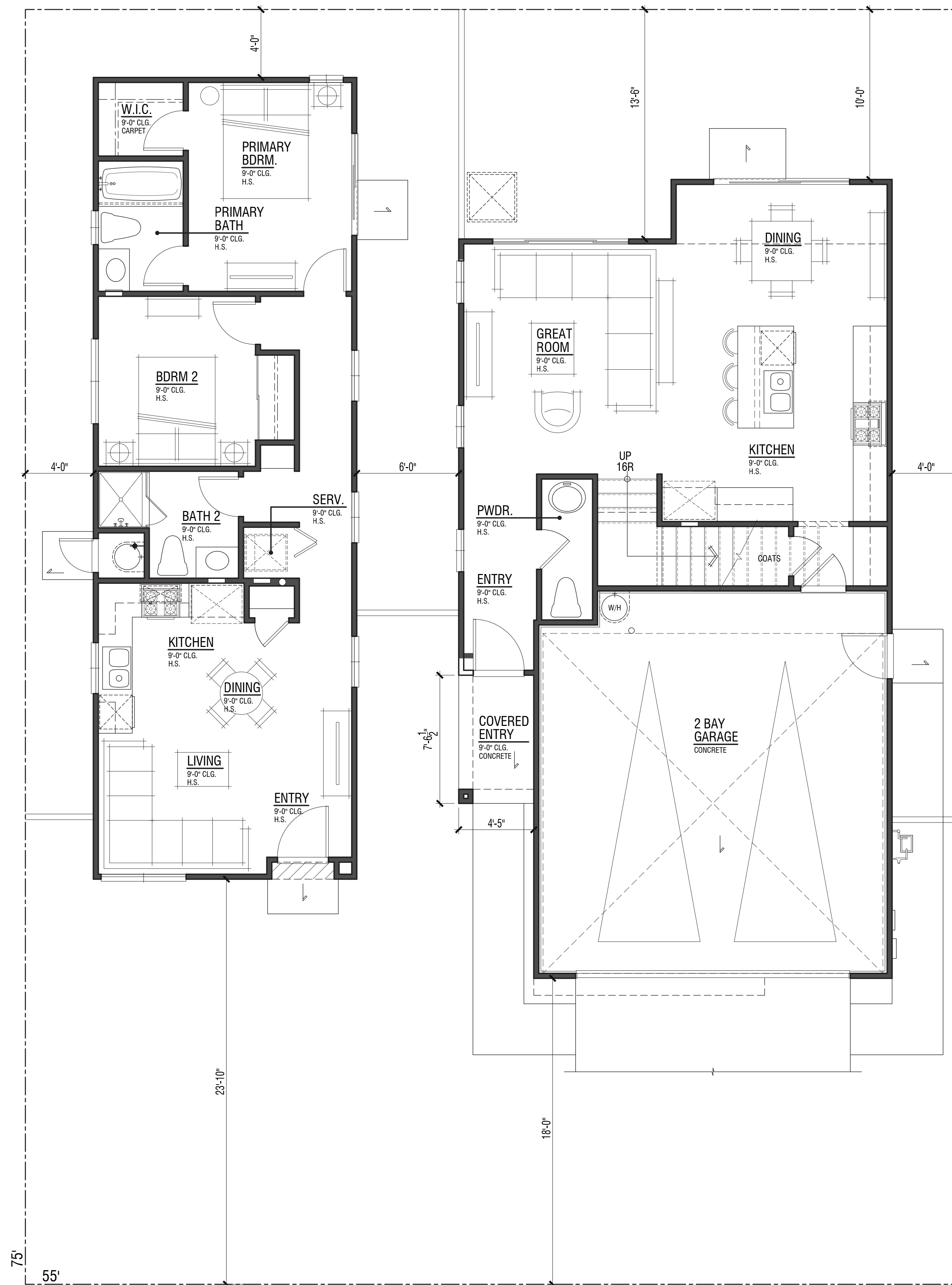
**3C | Craftsman**

**PLAN 3**  
Front Elevations

**VINEYARD CROSSING**

ANTIOCH, CA





**First Level Floor Plan W/ ADU**  
**PLAN 3A | SFD & ADU | EXHIBIT**  
 (3B AND 3C SIMILAR)

**VINEYARD CROSSING**

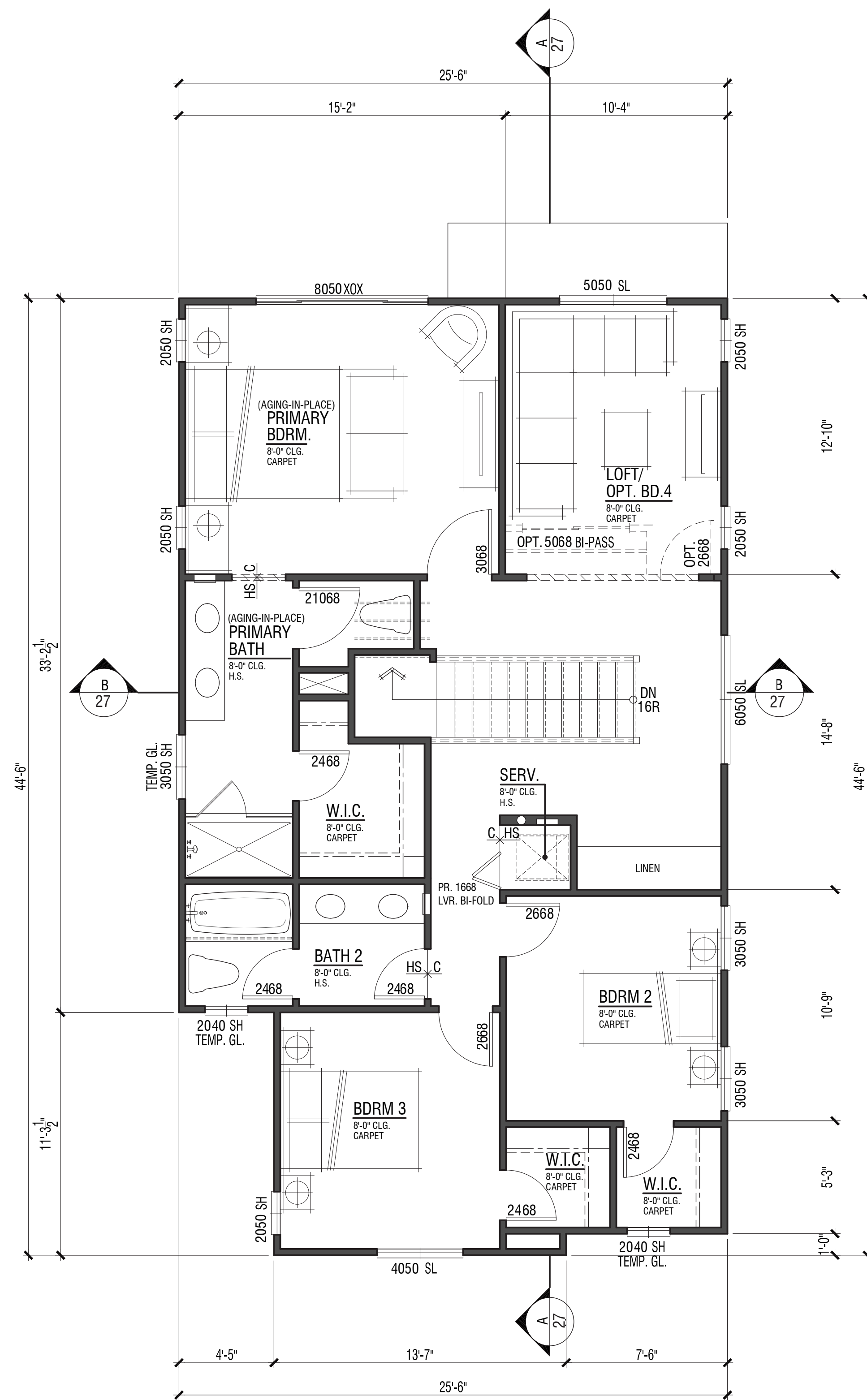
ANTIOCH, CA



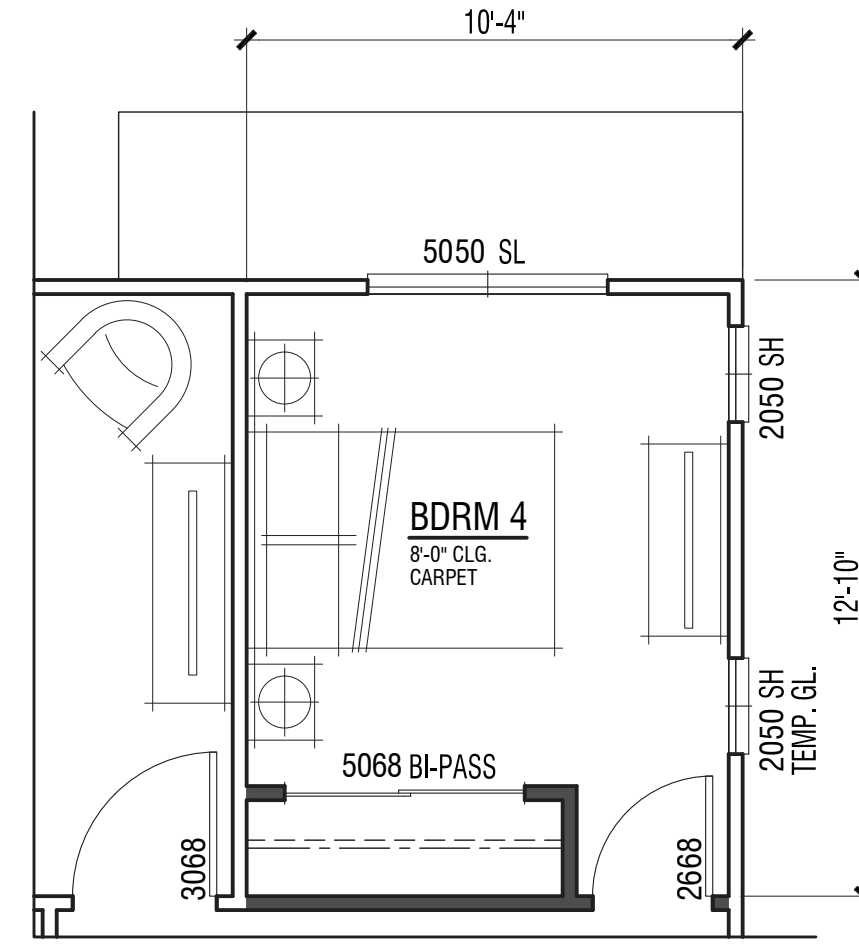
Note: Artist's Conception; Colors, Materials And Application May Vary.







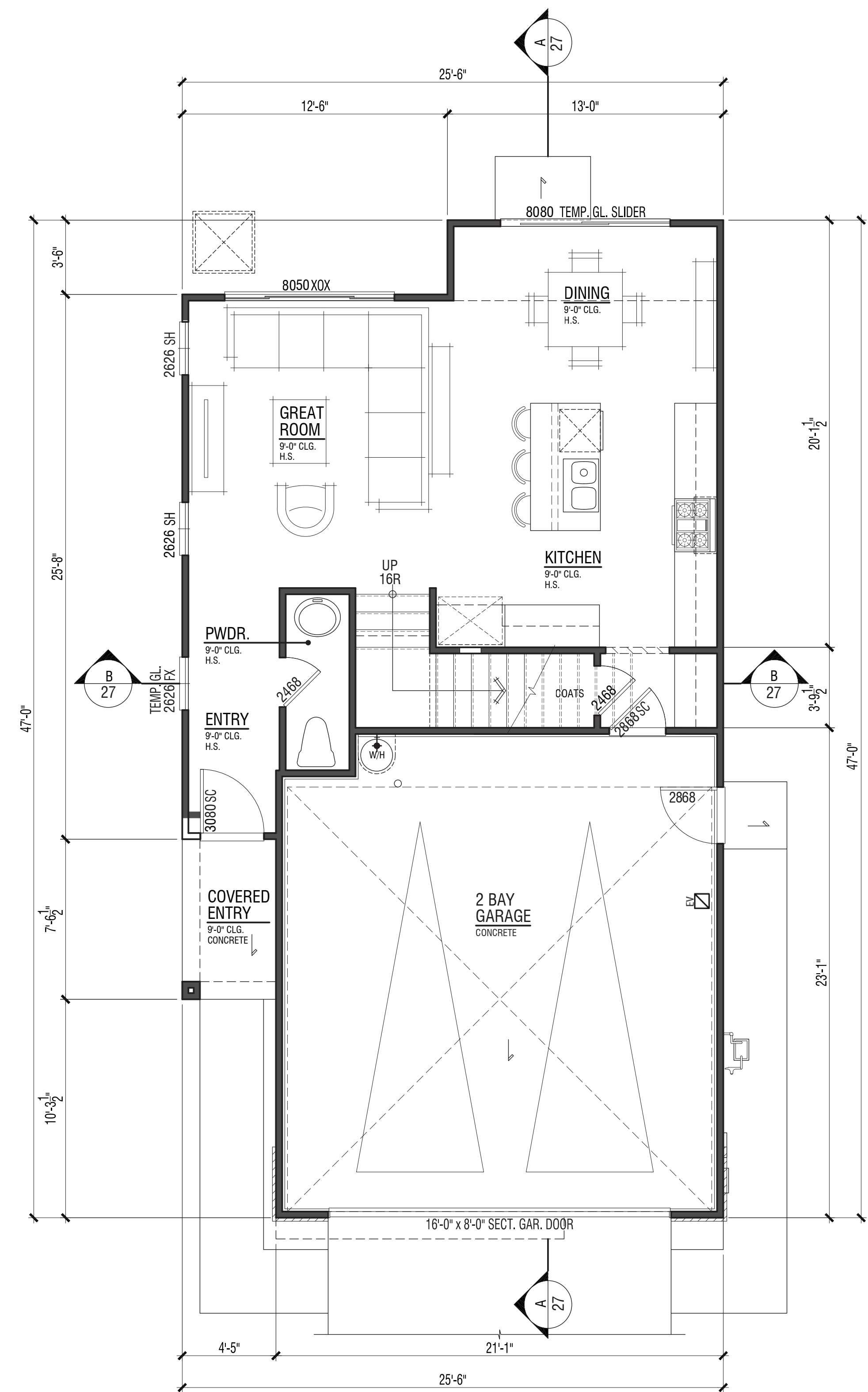
**Second Level Floor Plan**



**Opt. Bedroom 4**

DWELLING PLAN SUMMARY - PLAN 3A	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5
FLOOR AREA TABLE PLAN 3A	
FIRST LEVEL	603 SQ. FT.
SECOND LEVEL	1029 SQ. FT.
TOTAL	1632 SQ. FT.
2-BAY GARAGE	473 SQ. FT.
COVERED ENTRY	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**First Level Floor Plan**

# PLAN 3A | TRADITIONAL

## VINEYARD CROSSING

ANTIOCH, CA



Note: Artist's Conception; Colors, Materials And Application May Vary.



DESIGN SUBMITTAL

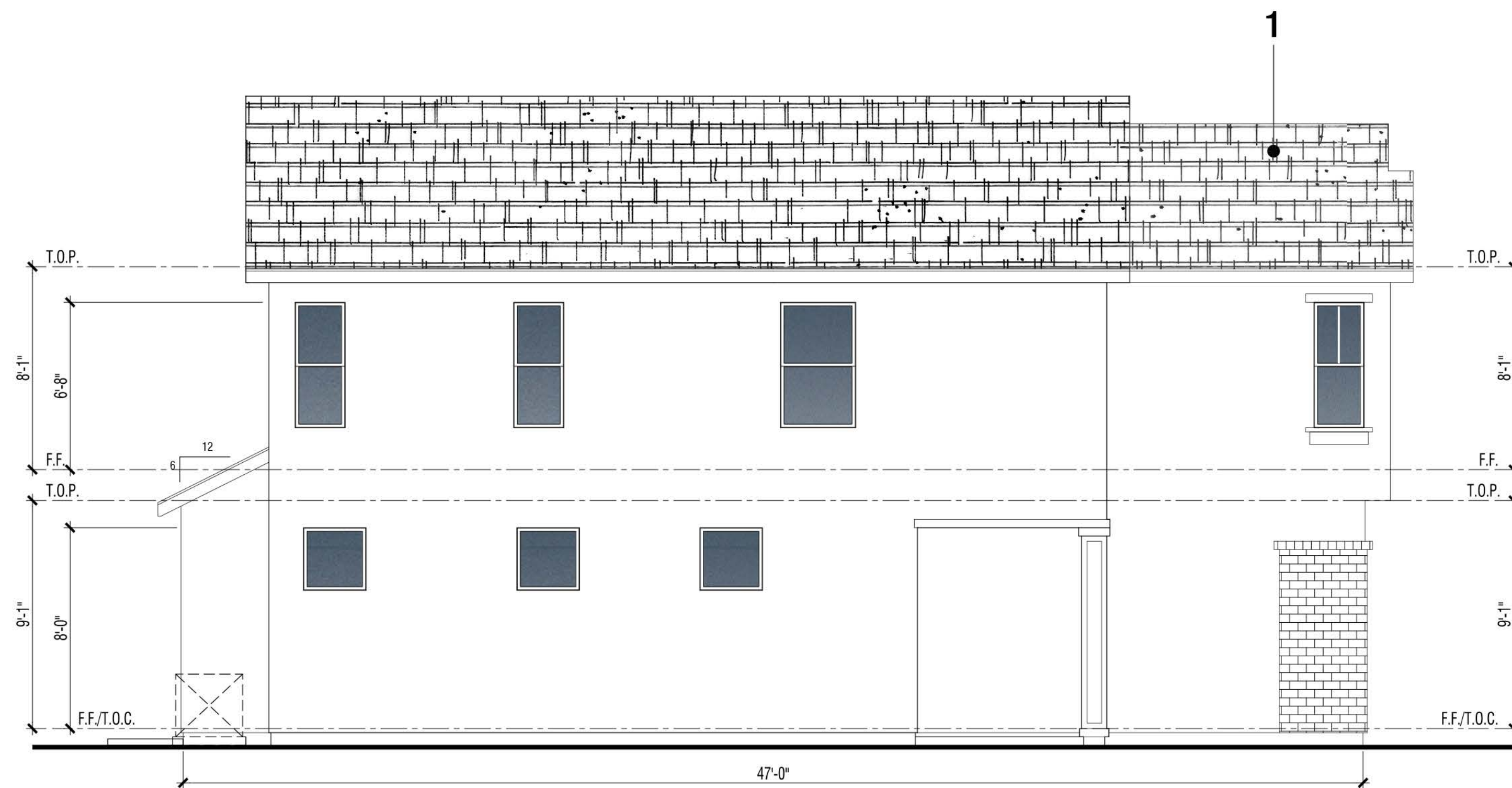
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ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

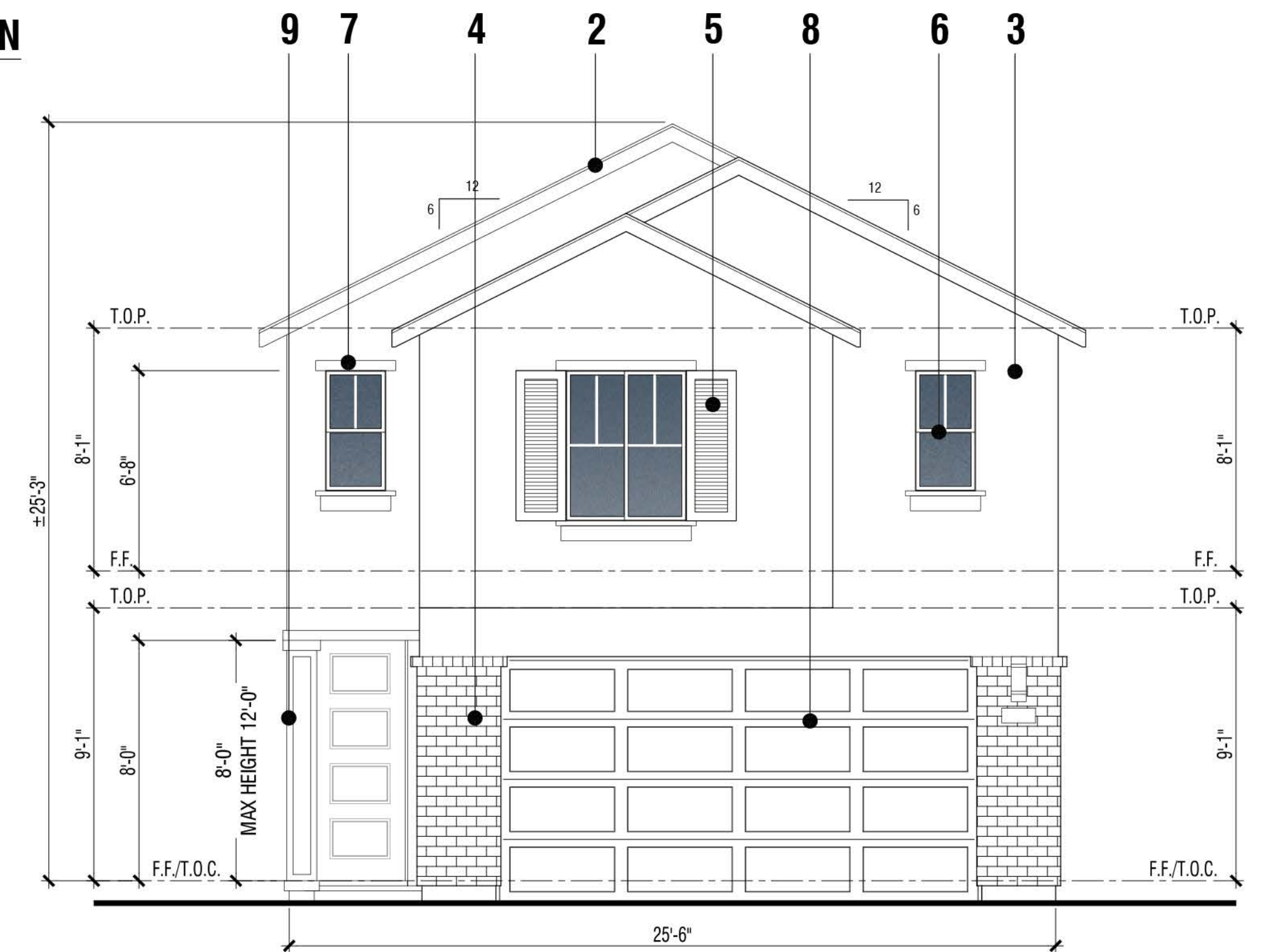




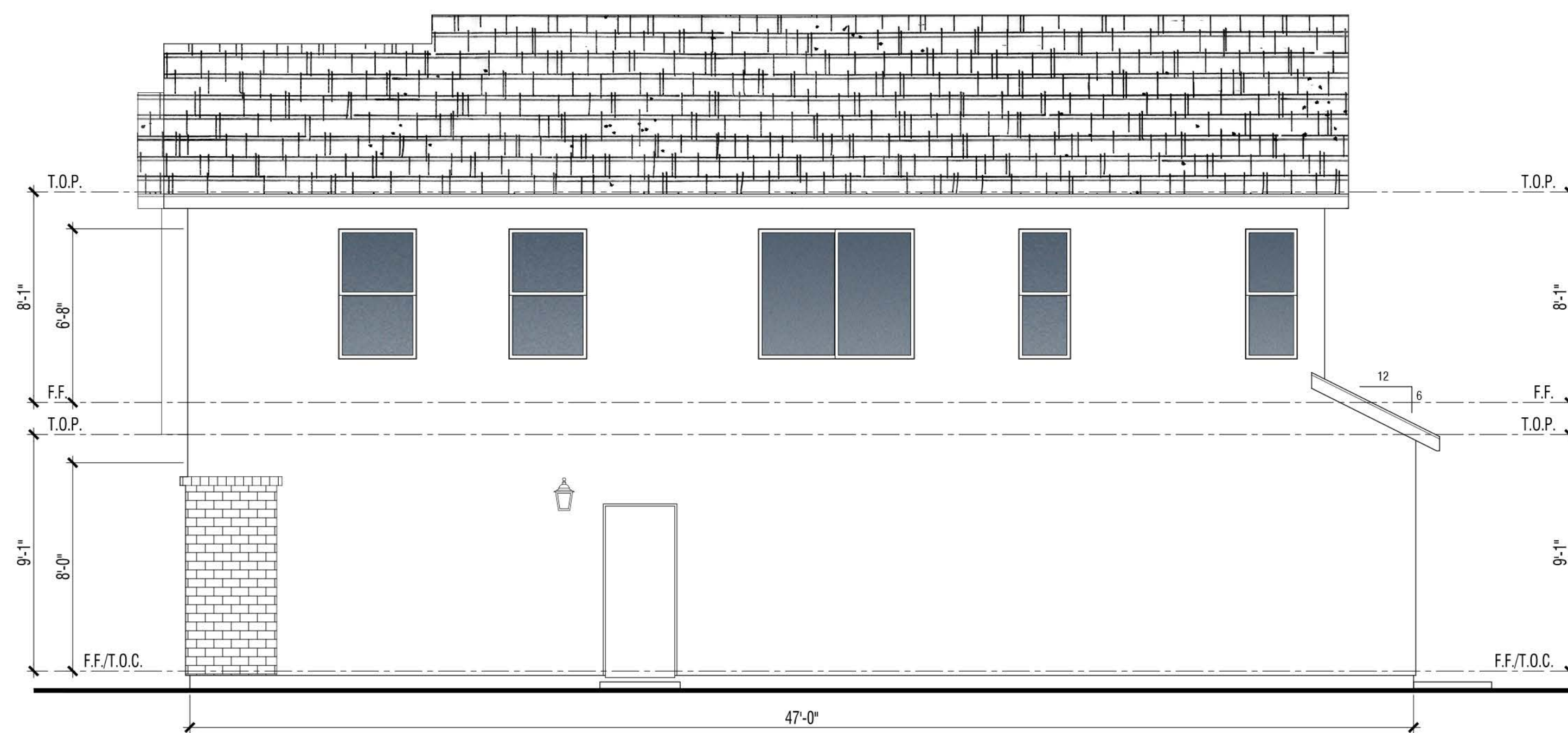
**Left**

**MATERIAL: TRADITIONAL "A" ELEVATION**

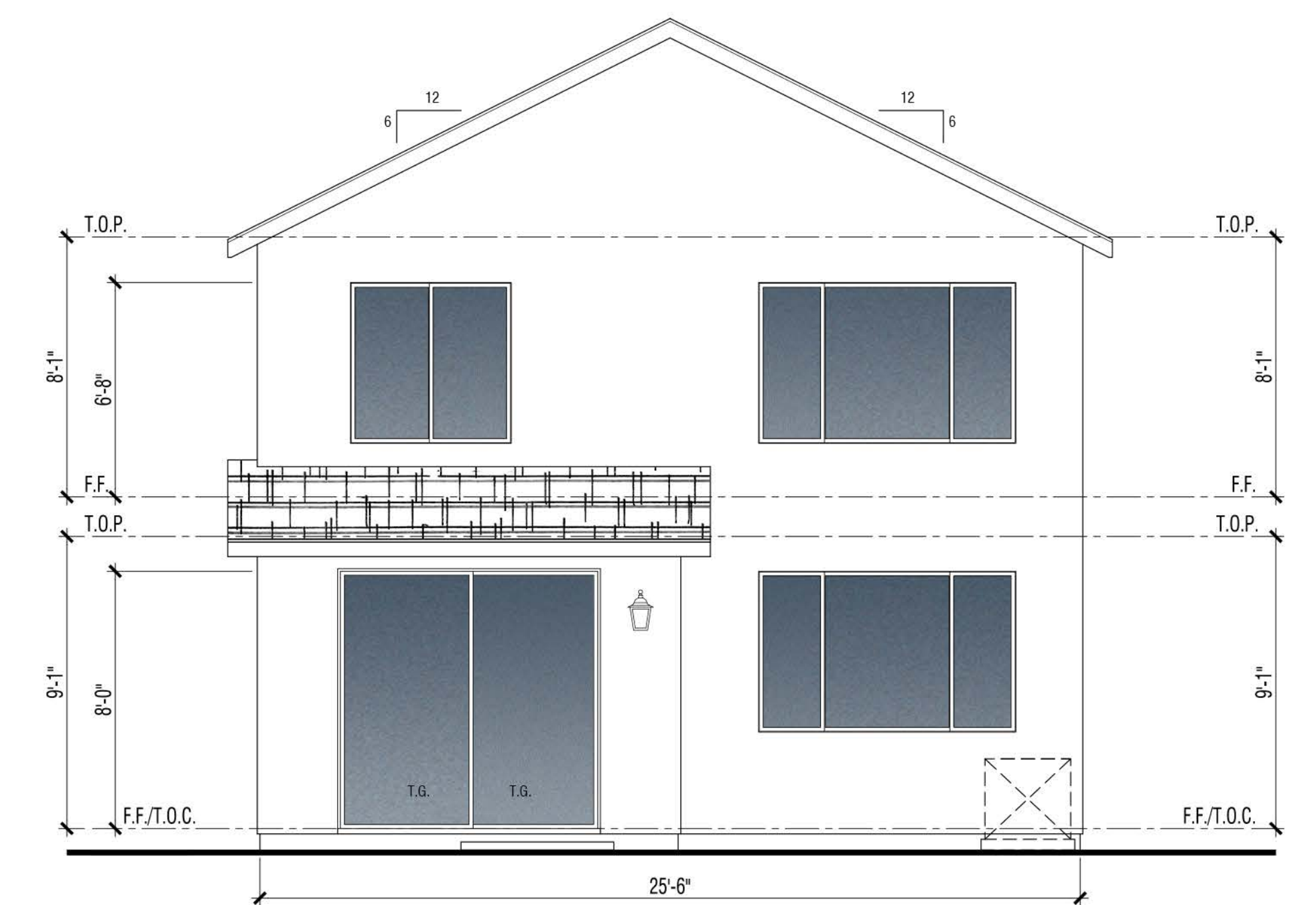
1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Built up Wood Column



**Front**



**Right**



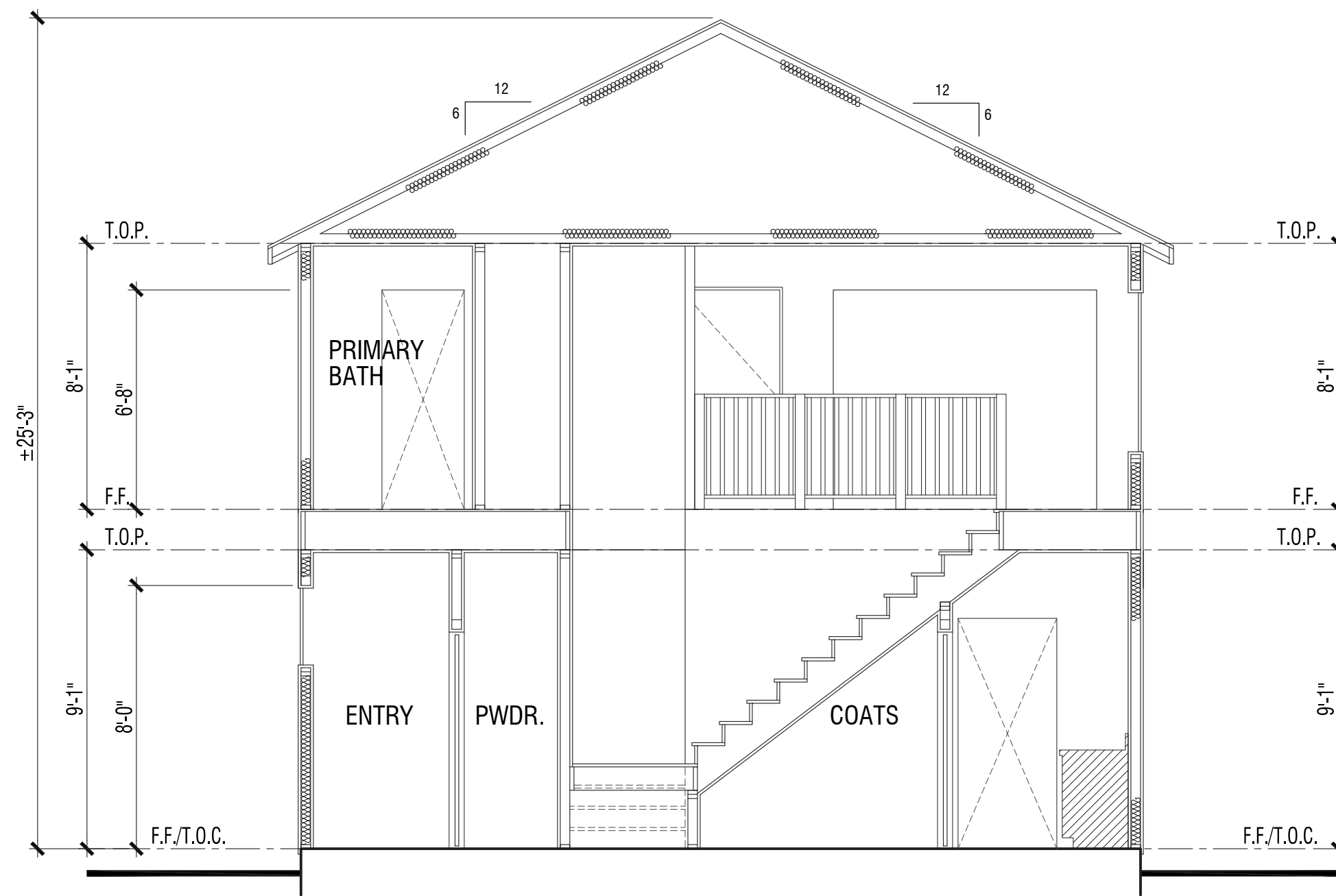
**Rear**

**PLAN 3A | TRADITIONAL**  
Building Elevations

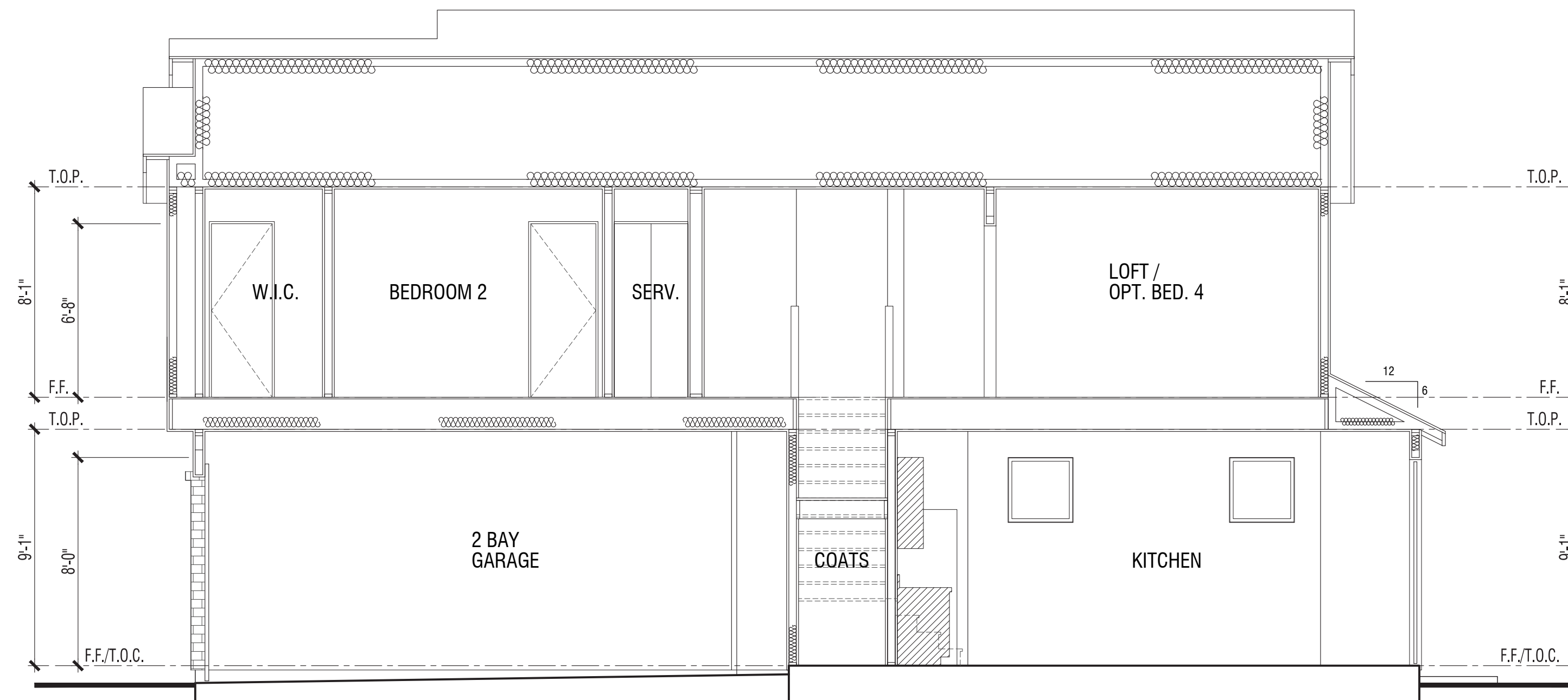
**VINEYARD CROSSING**

ANTIOCH, CA





**A**



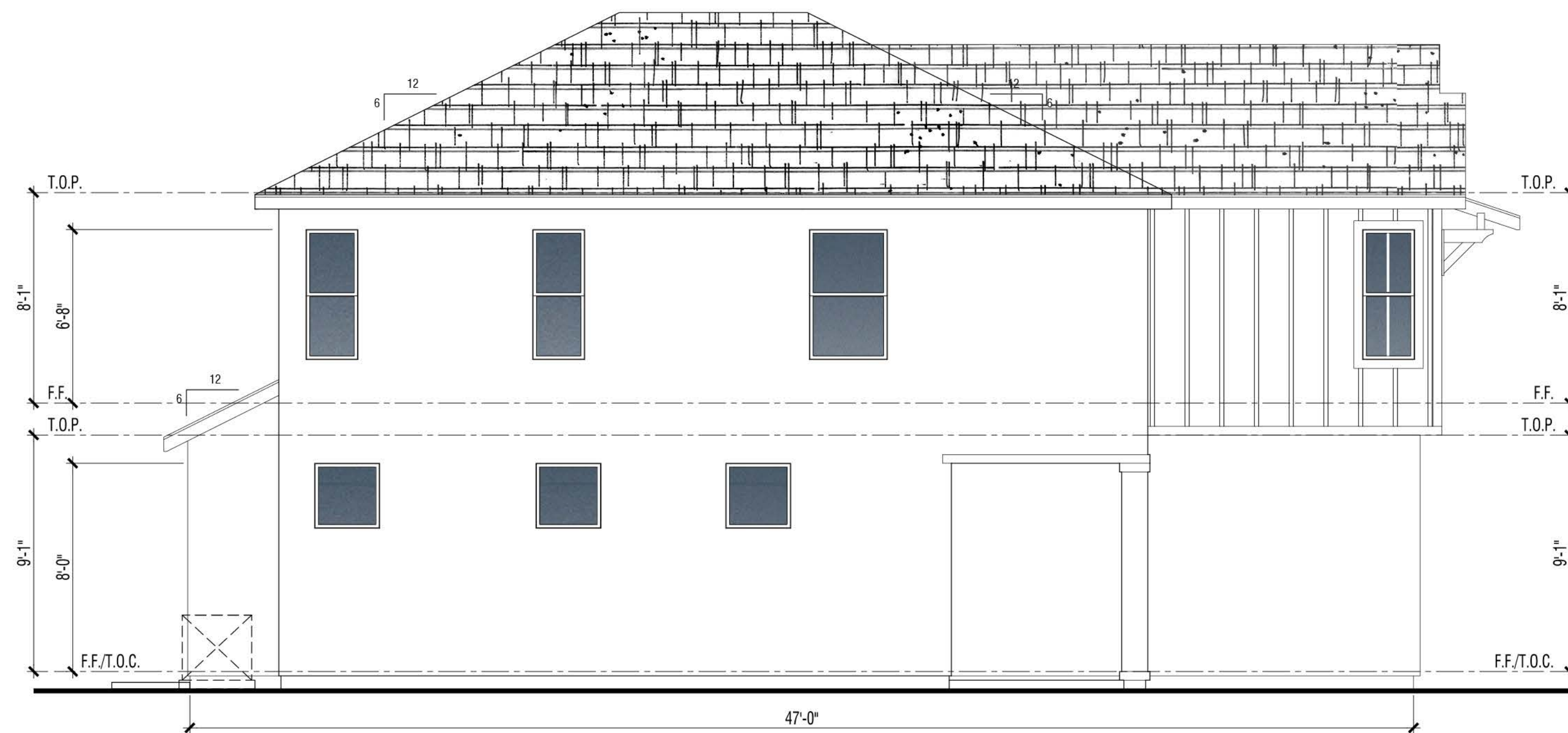
**B**

**PLAN 3A | TRADITIONAL**  
Sections

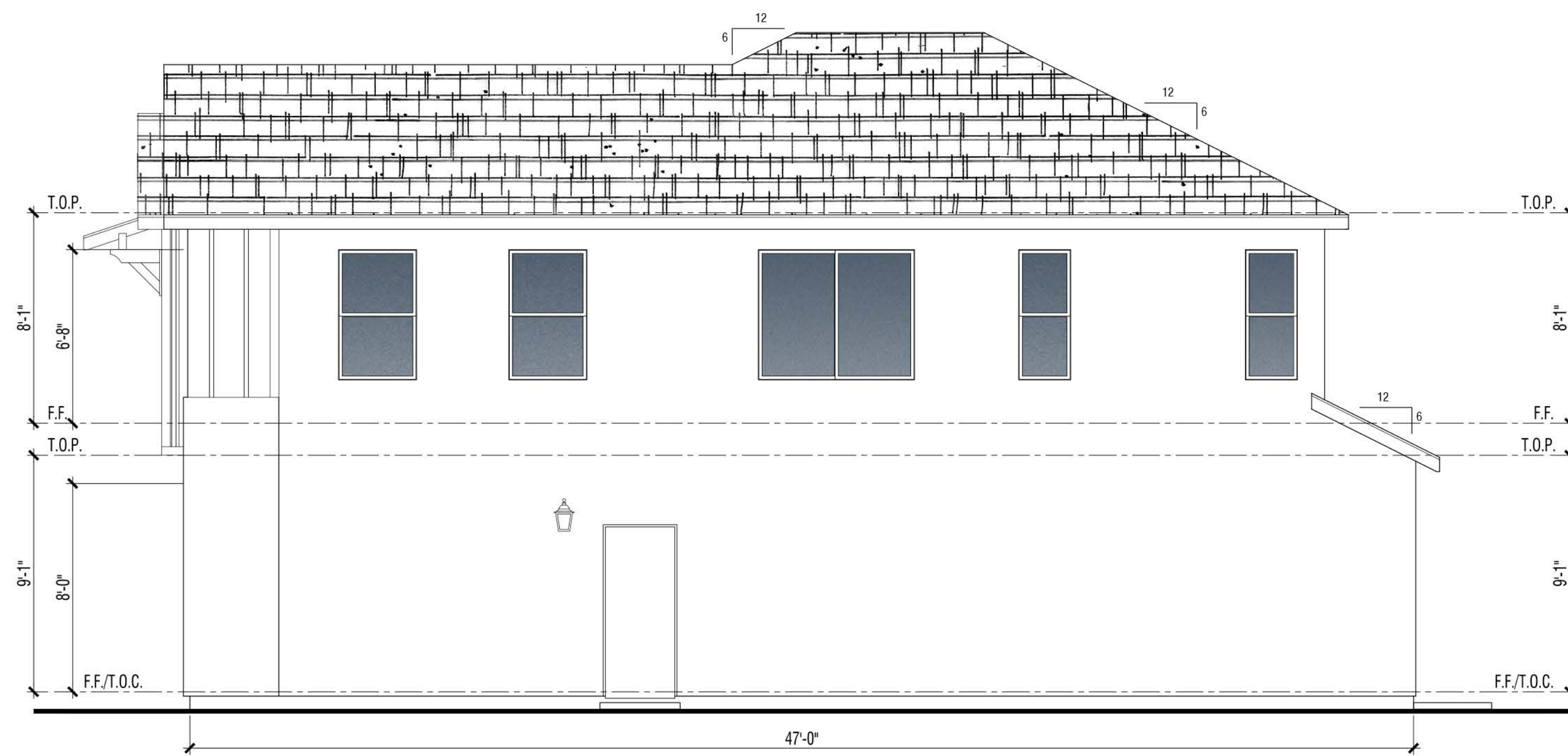
**VINEYARD CROSSING**

ANTIOCH, CA





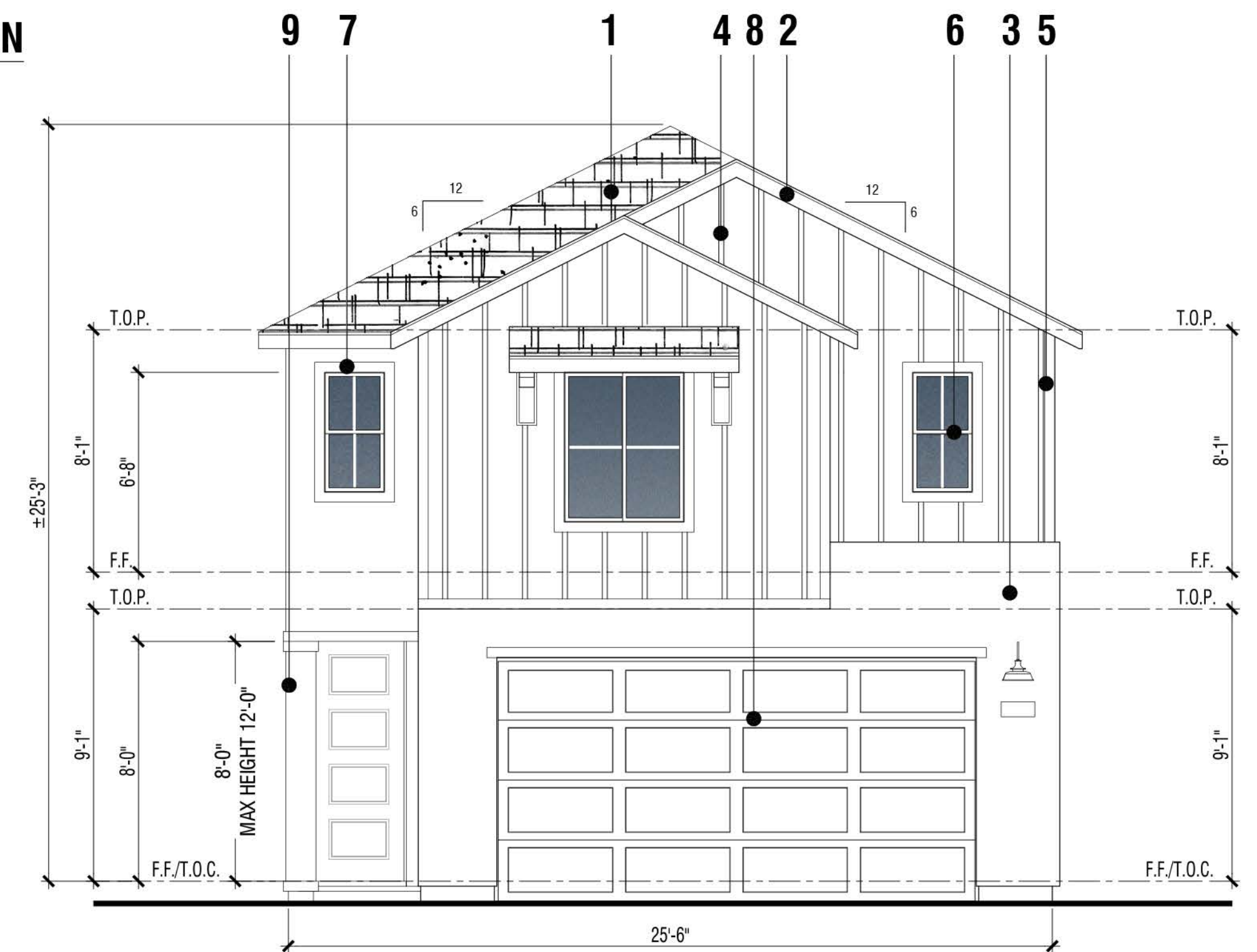
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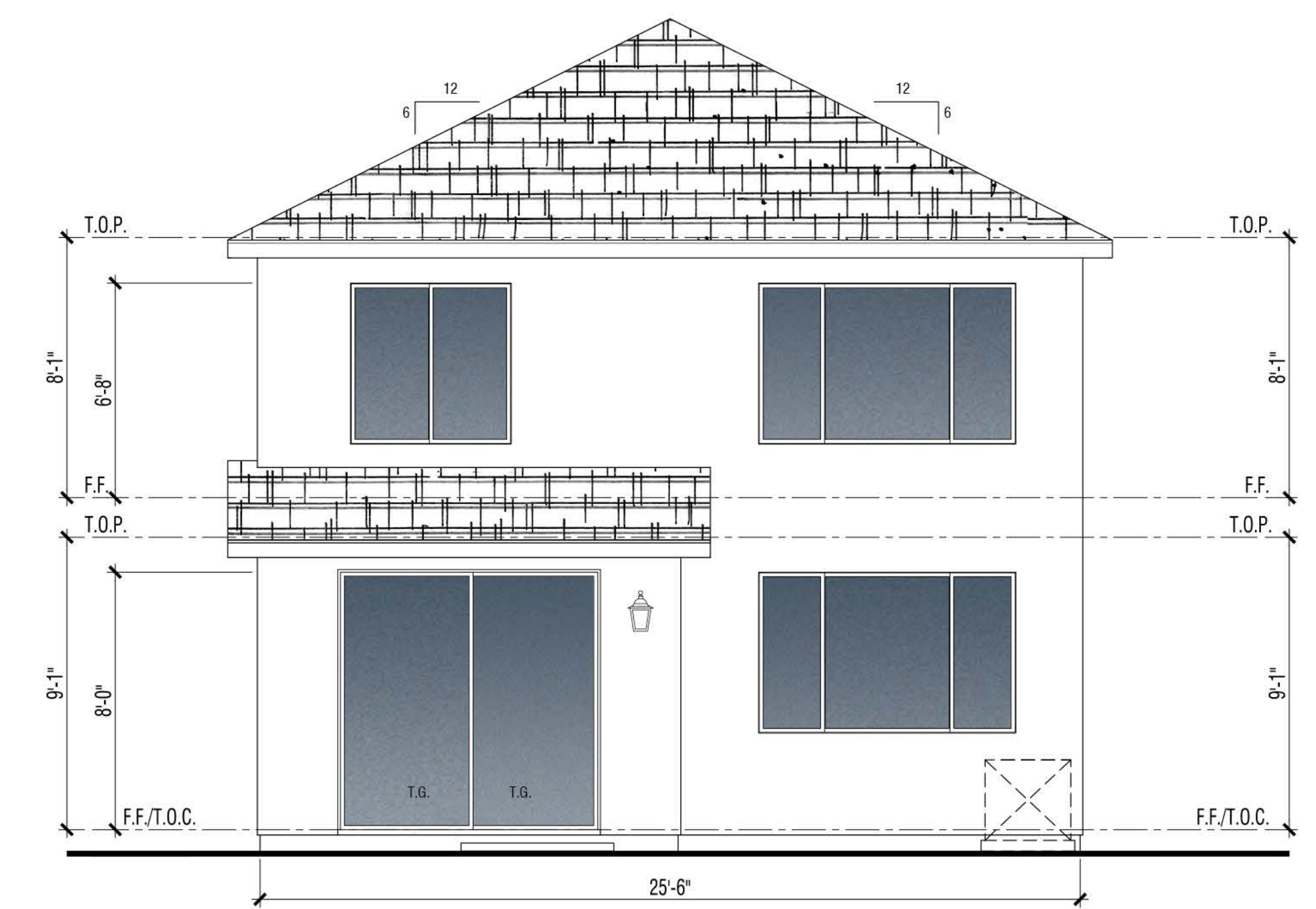
Right

**MATERIAL: FARMHOUSE "B" ELEVATION**

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Stucco Column



Front



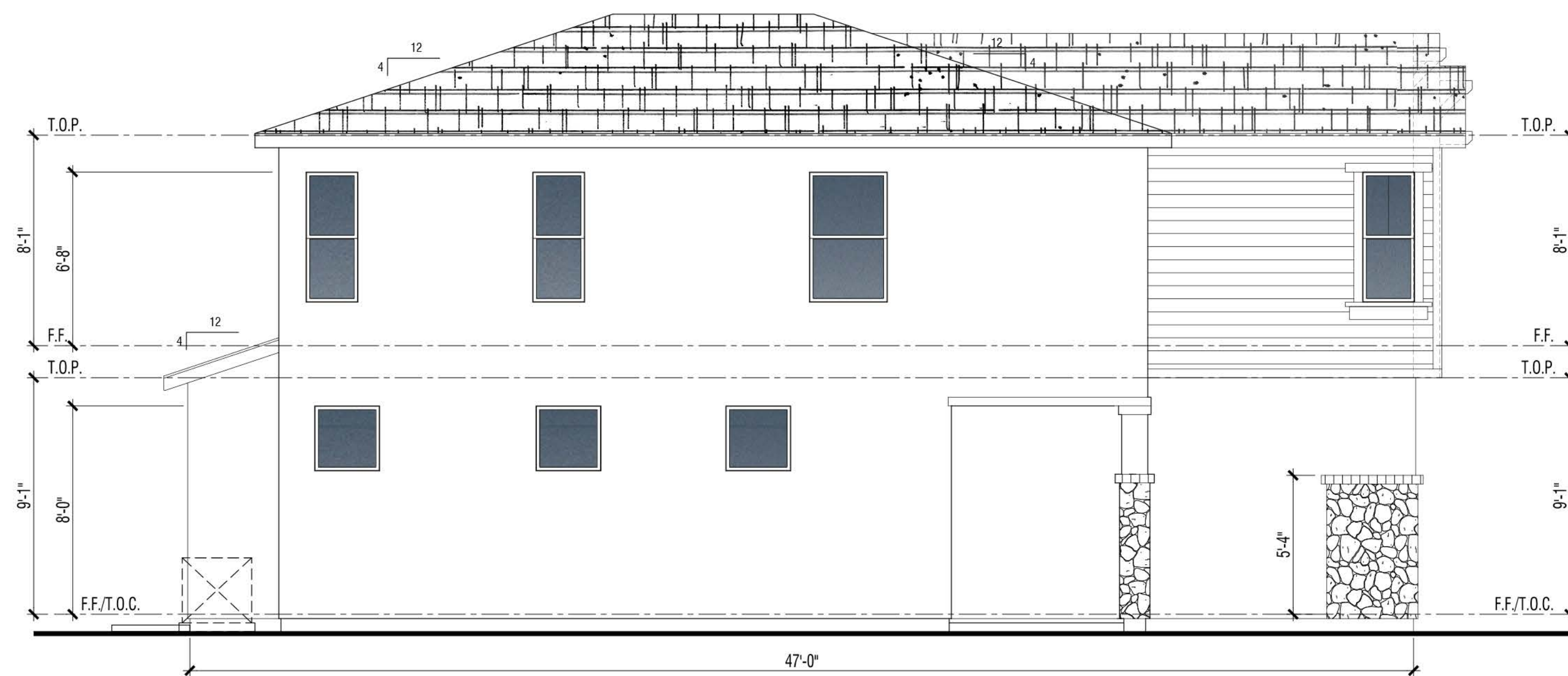
Rear

**PLAN 3B | FARMHOUSE**  
Building Elevations

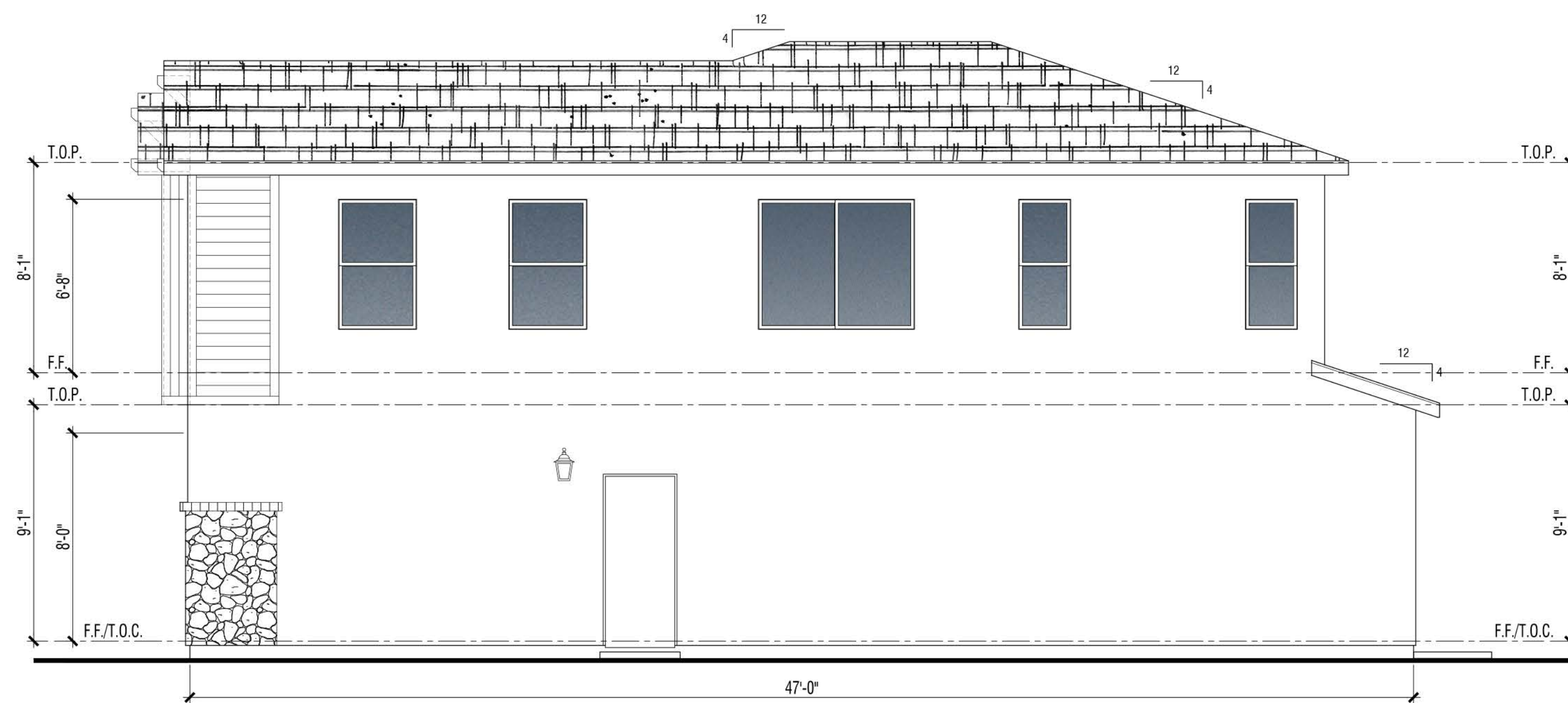
**VINEYARD CROSSING**

ANTIOCH, CA





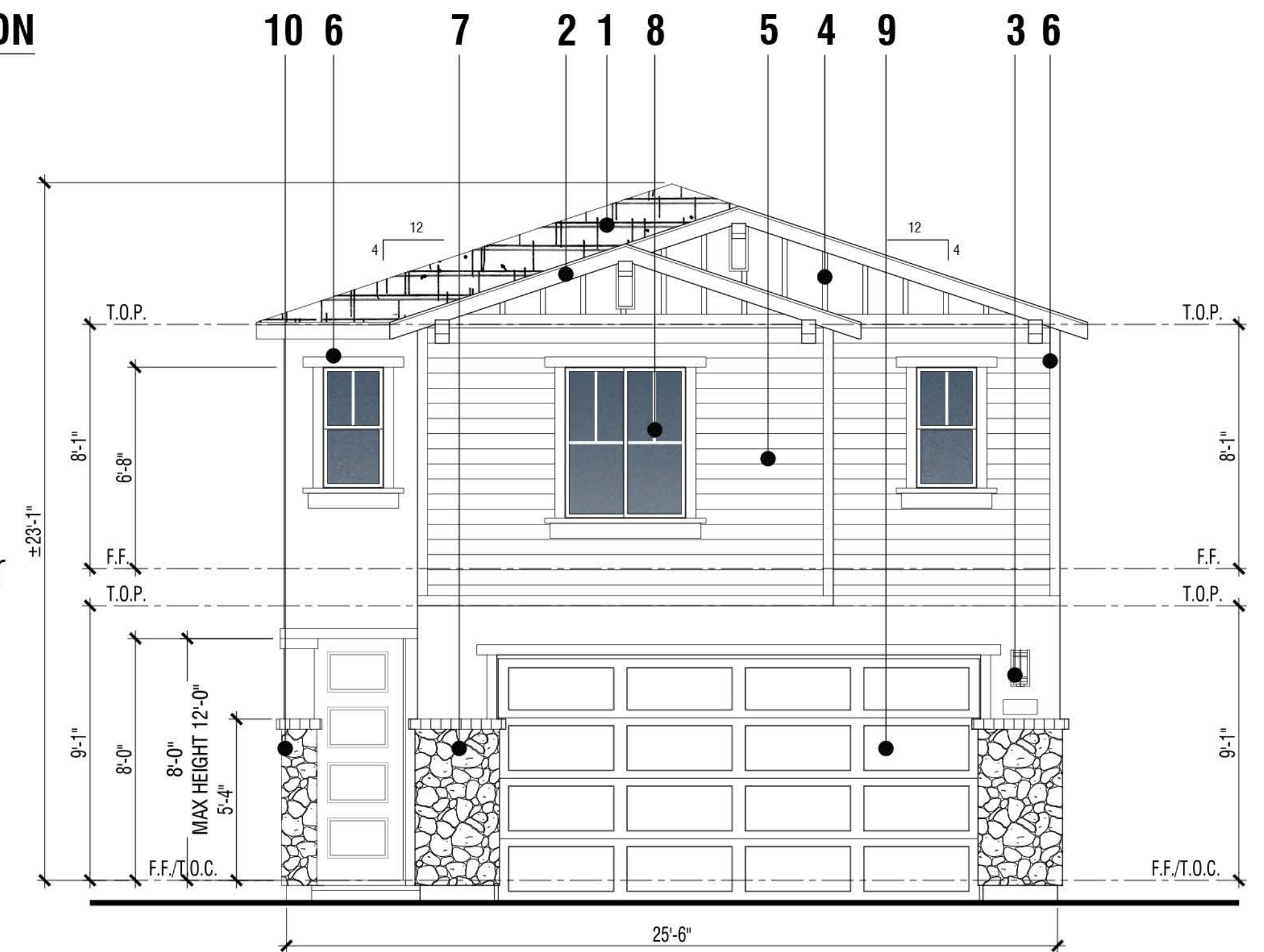
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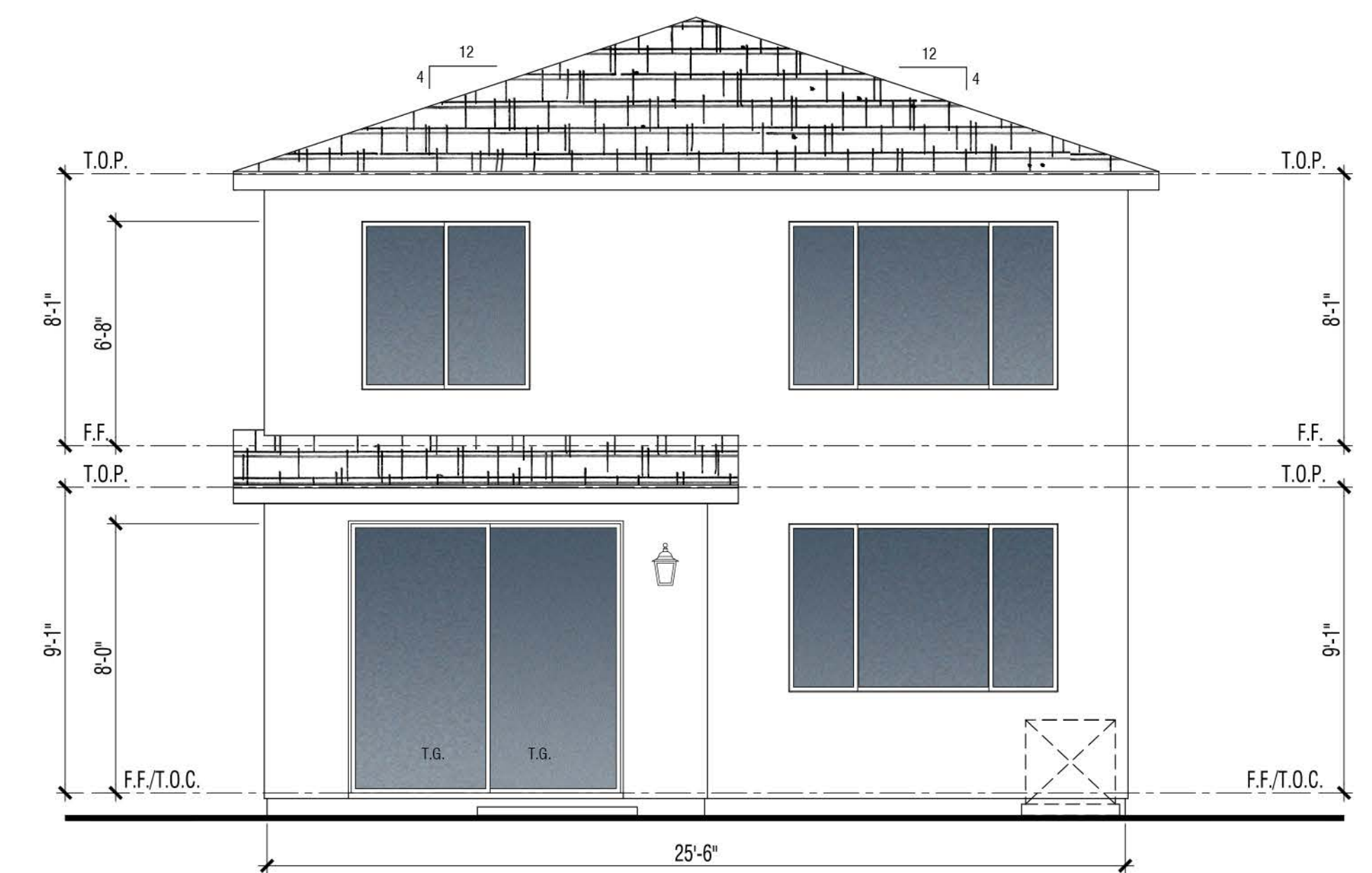
Right

**MATERIAL: FARMHOUSE "C" ELEVATION**

1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Decorative Metal Roll-up Garage Door
10. Stone and Wood Column



Front



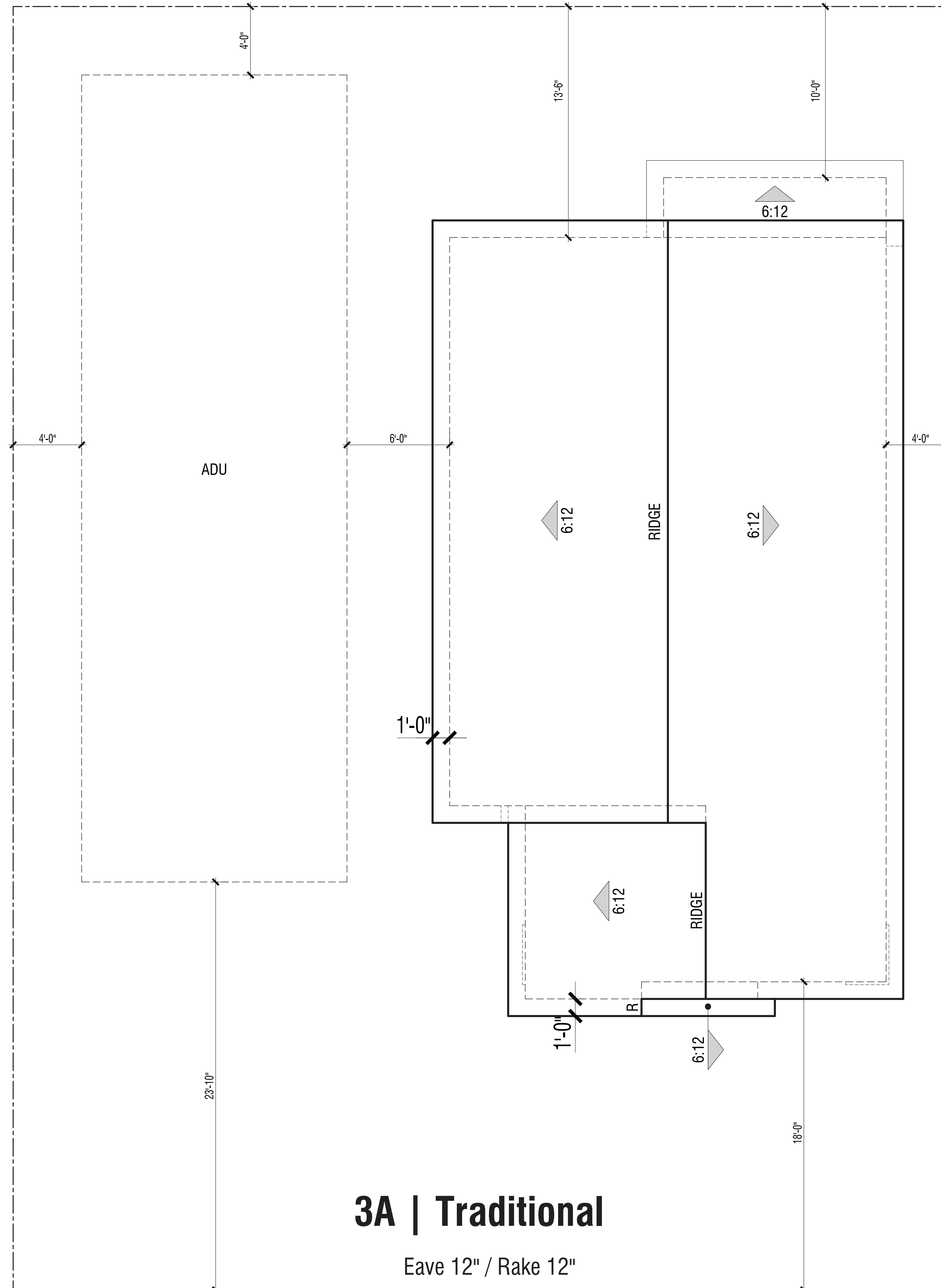
Rear

**PLAN 3C | CRAFTSMAN**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA





**3A | Traditional**

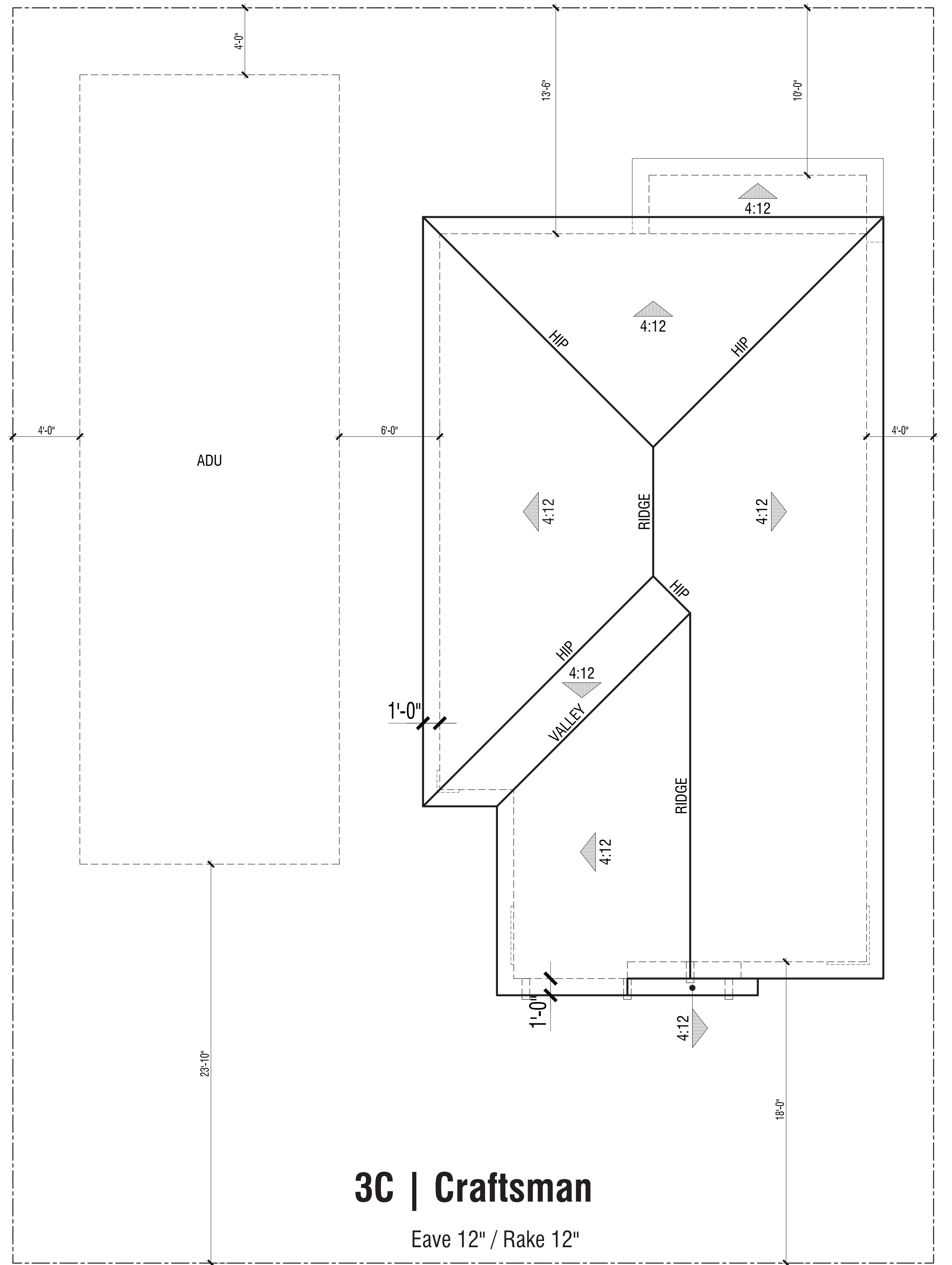
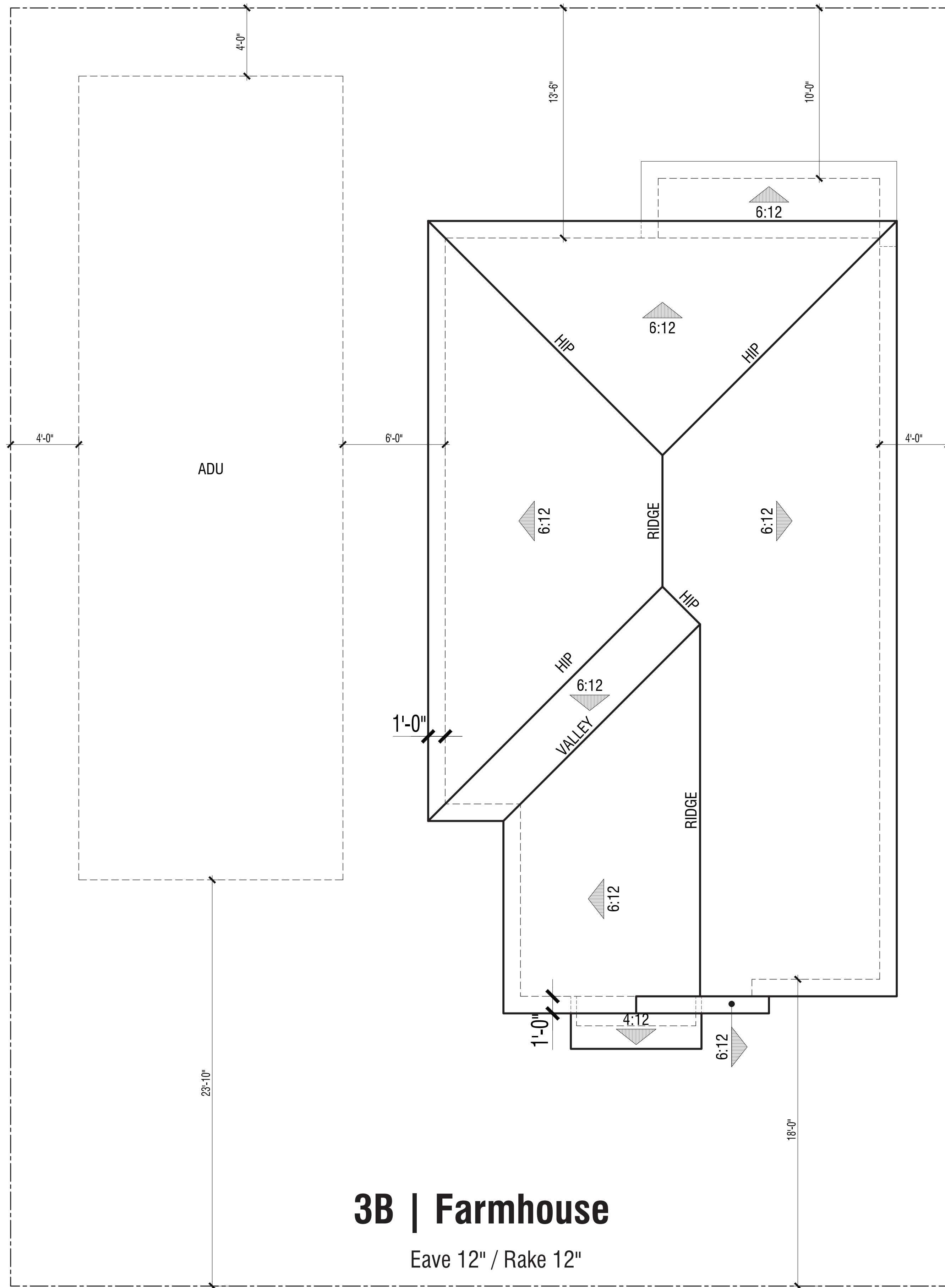
Eave 12" / Rake 12"

**PLAN 3**  
Roof Plans

**VINEYARD CROSSING**

ANTIOCH, CA





**PLAN 3**  
Roof Plans





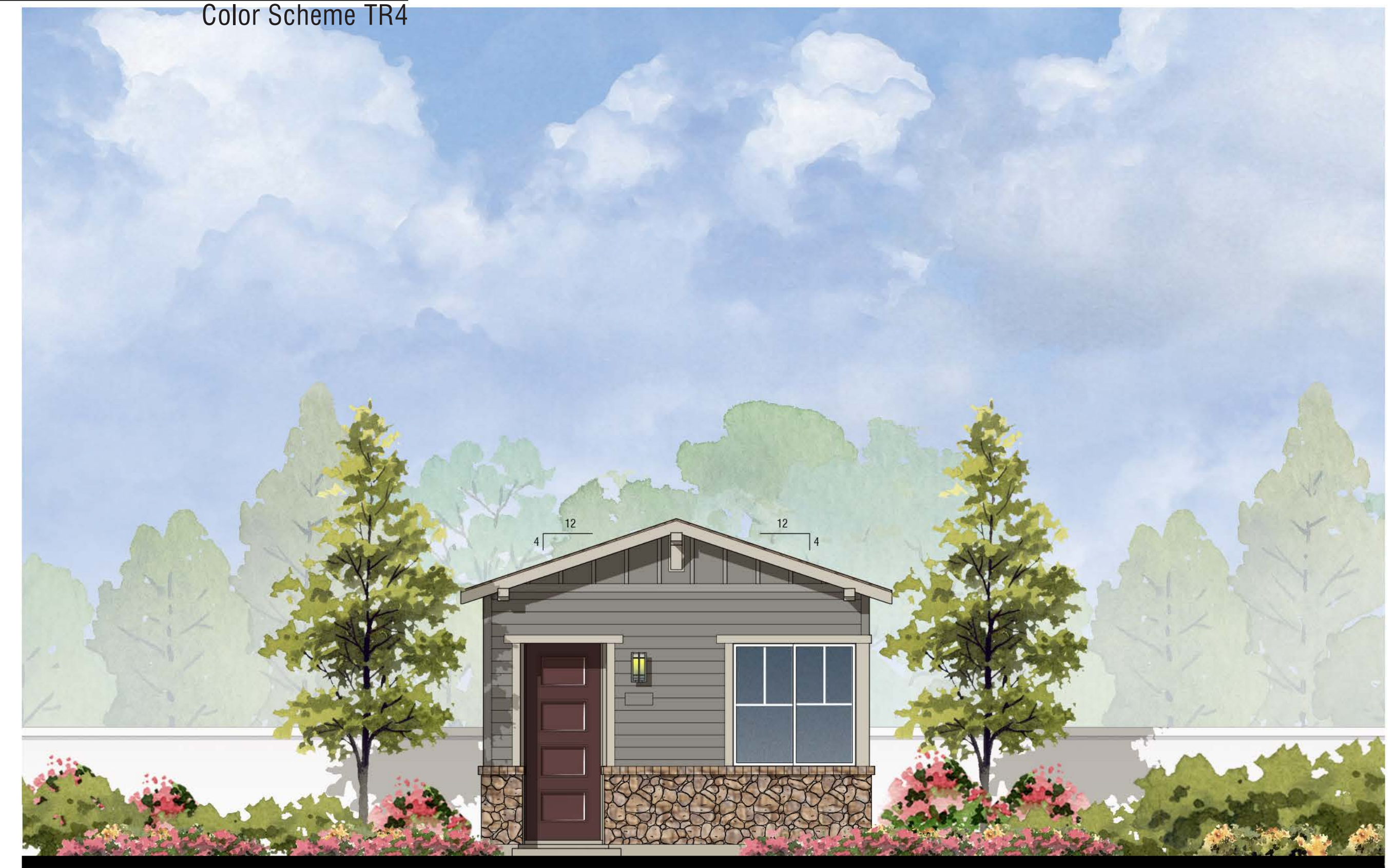
Color Scheme TR4

**A | Traditional**



Color Scheme FH7

**B | Farmhouse**



Color Scheme CM1

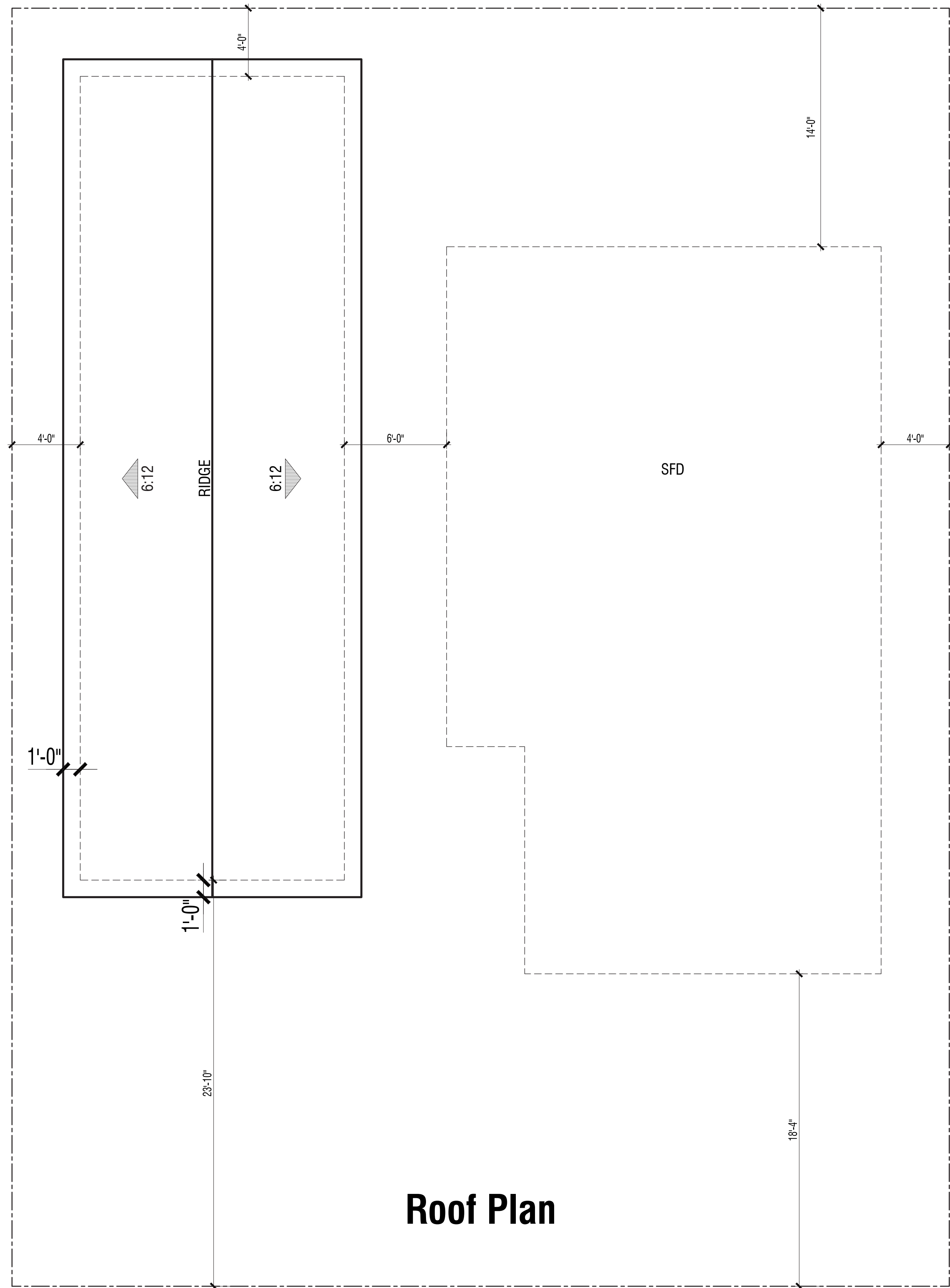
**C | Craftsman**

**A.D.U.**  
Front Elevations

**VINEYARD CROSSING**

ANTIOCH, CA





**Roof Plan**

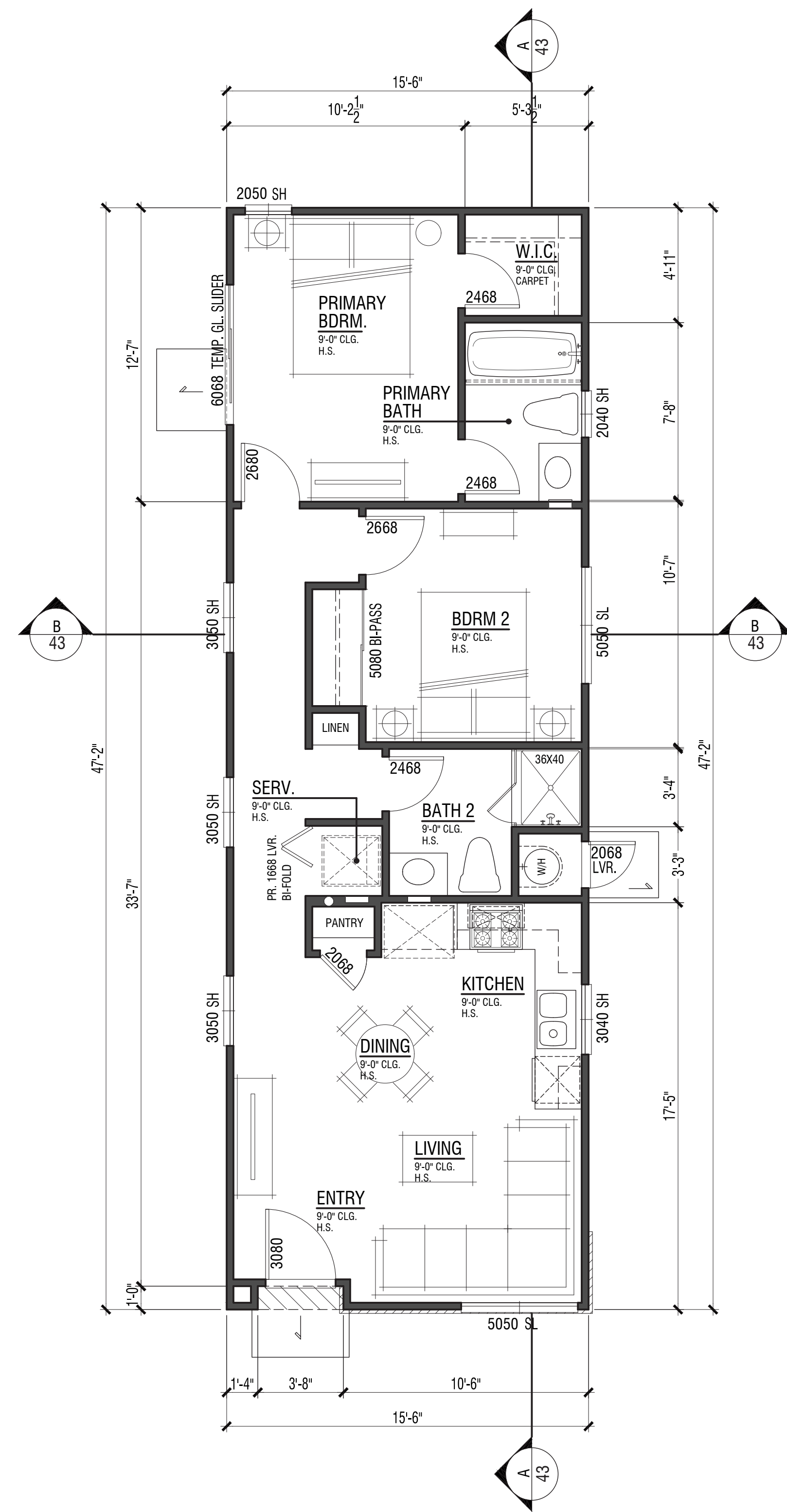
DWELLING PLAN SUMMARY - A.D.U. - PLAN 2A	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2

FLOOR AREA TABLE		A.D.U. - PLAN 2A
FIRST LEVEL		726 SQ. FT.
TOTAL		726 SQ. FT.
COVERED ENTRY		5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**A.D.U.**



**Floor Plan**

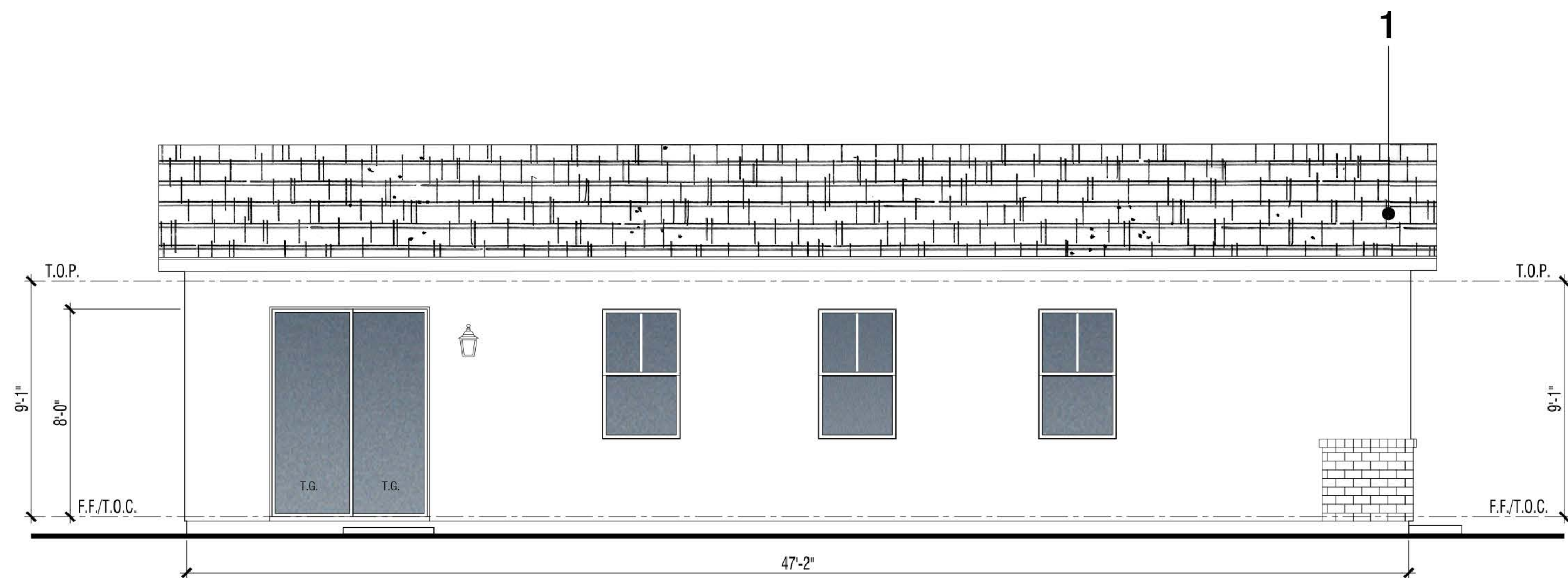
**VINEYARD CROSSING**  
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Note: Artist's Conception; Colors, Materials And Application May Vary.



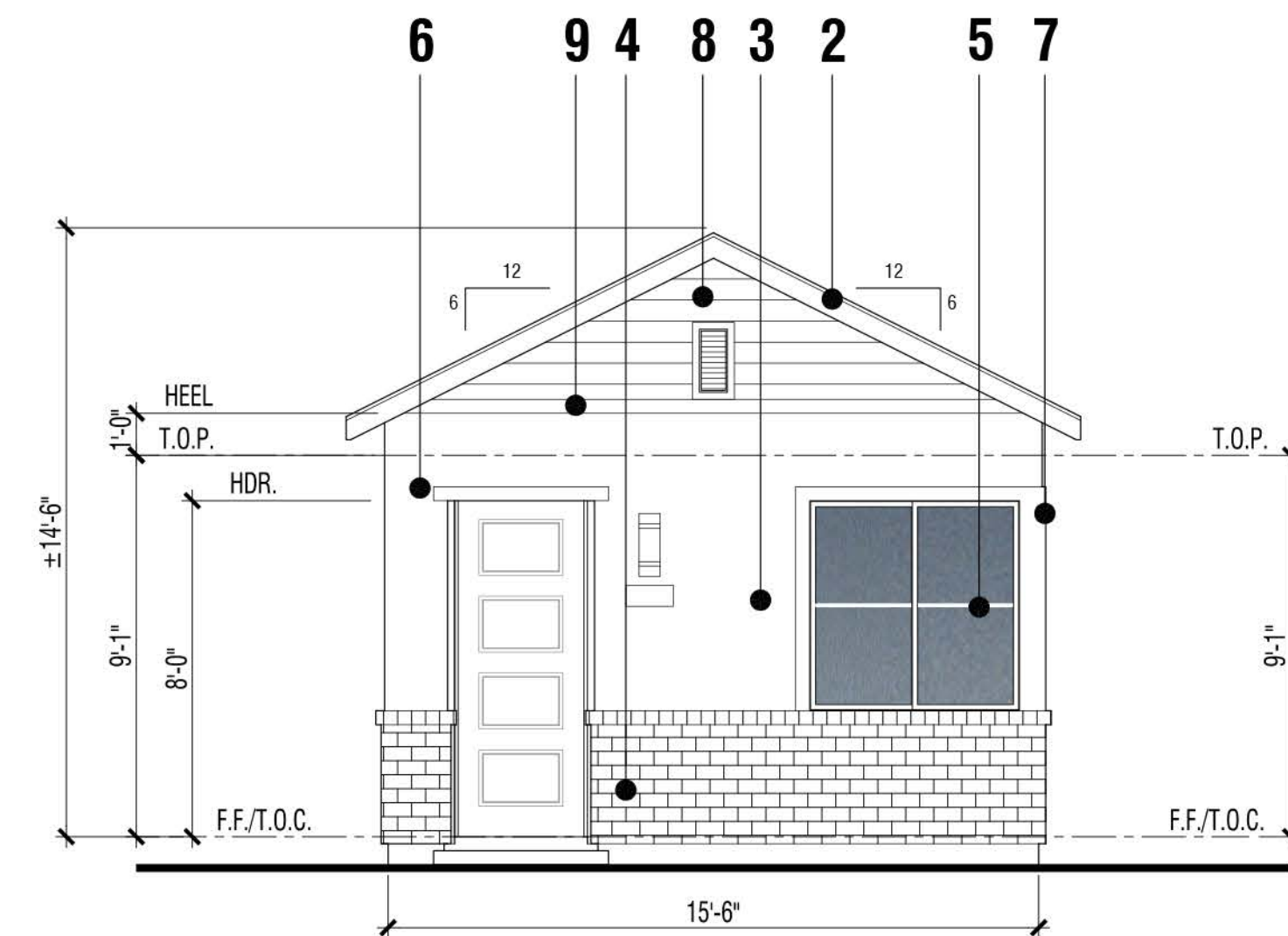




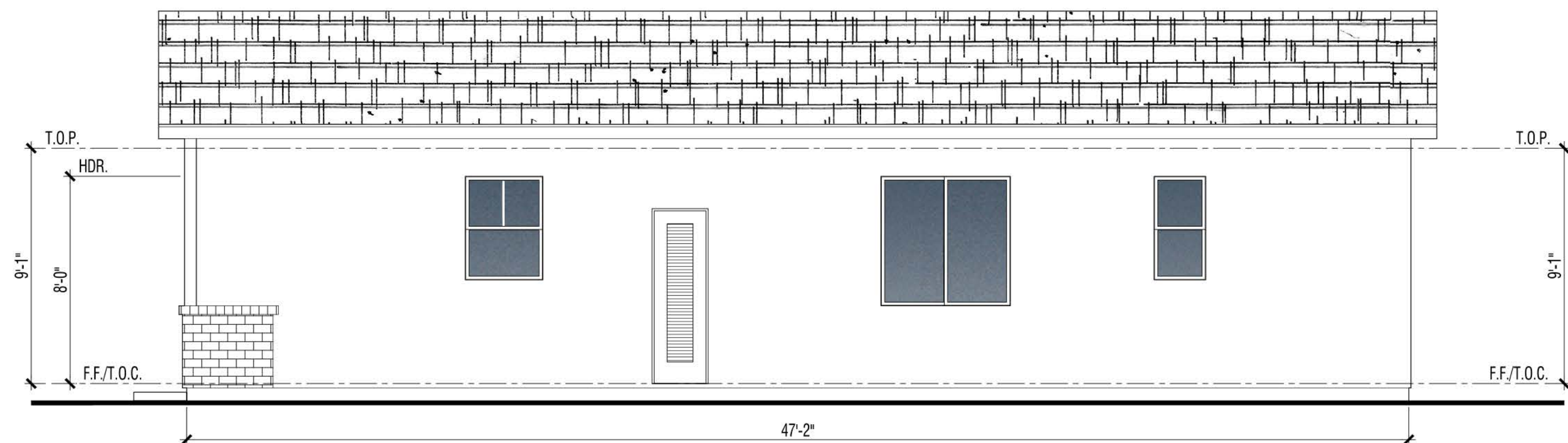
**Left**

**MATERIAL: TRADITIONAL "A" ELEVATION**

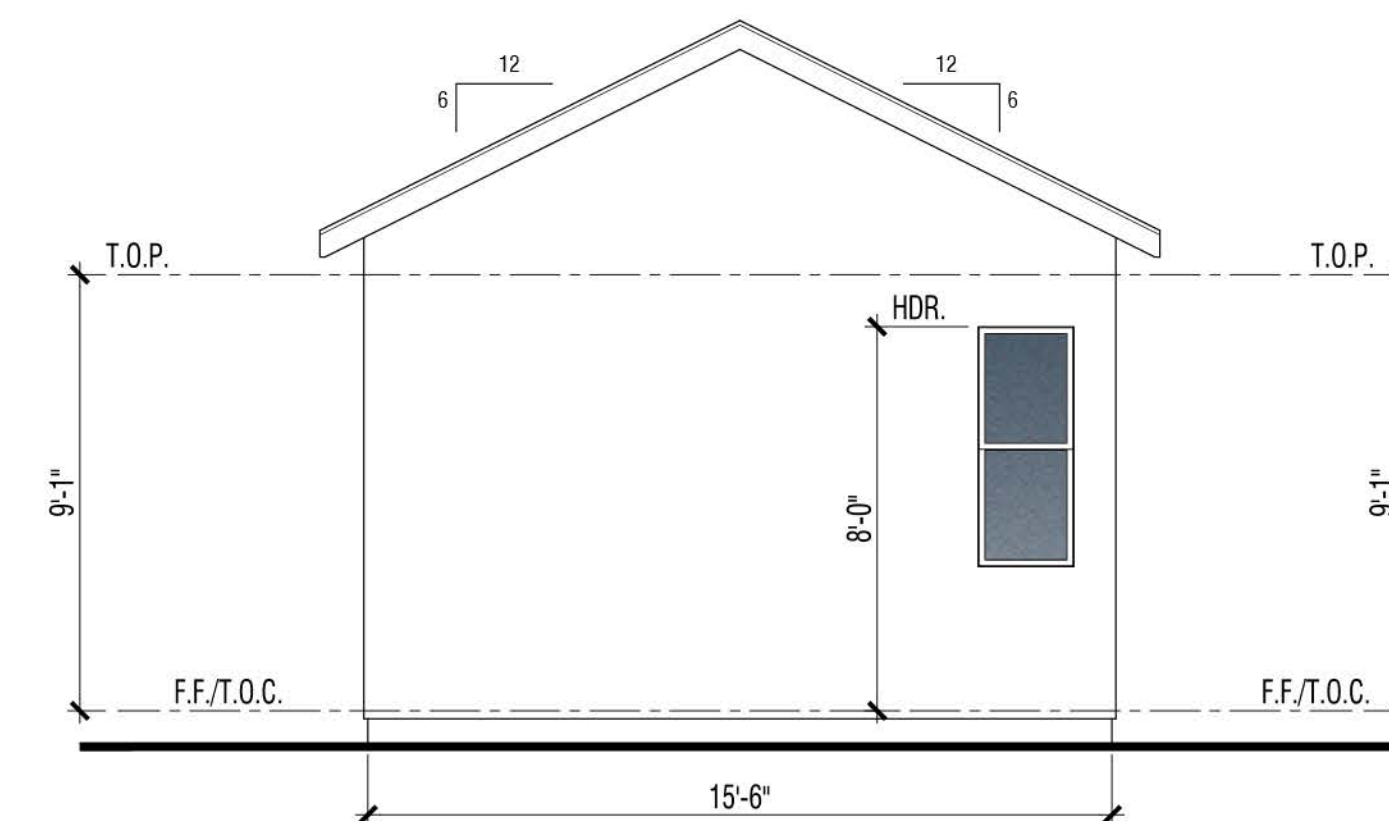
1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Vinyl Window
6. Stucco Over Foam
7. Wood Corner Trim
8. Lap Siding
9. Wood Trim



**Front**



**Right**



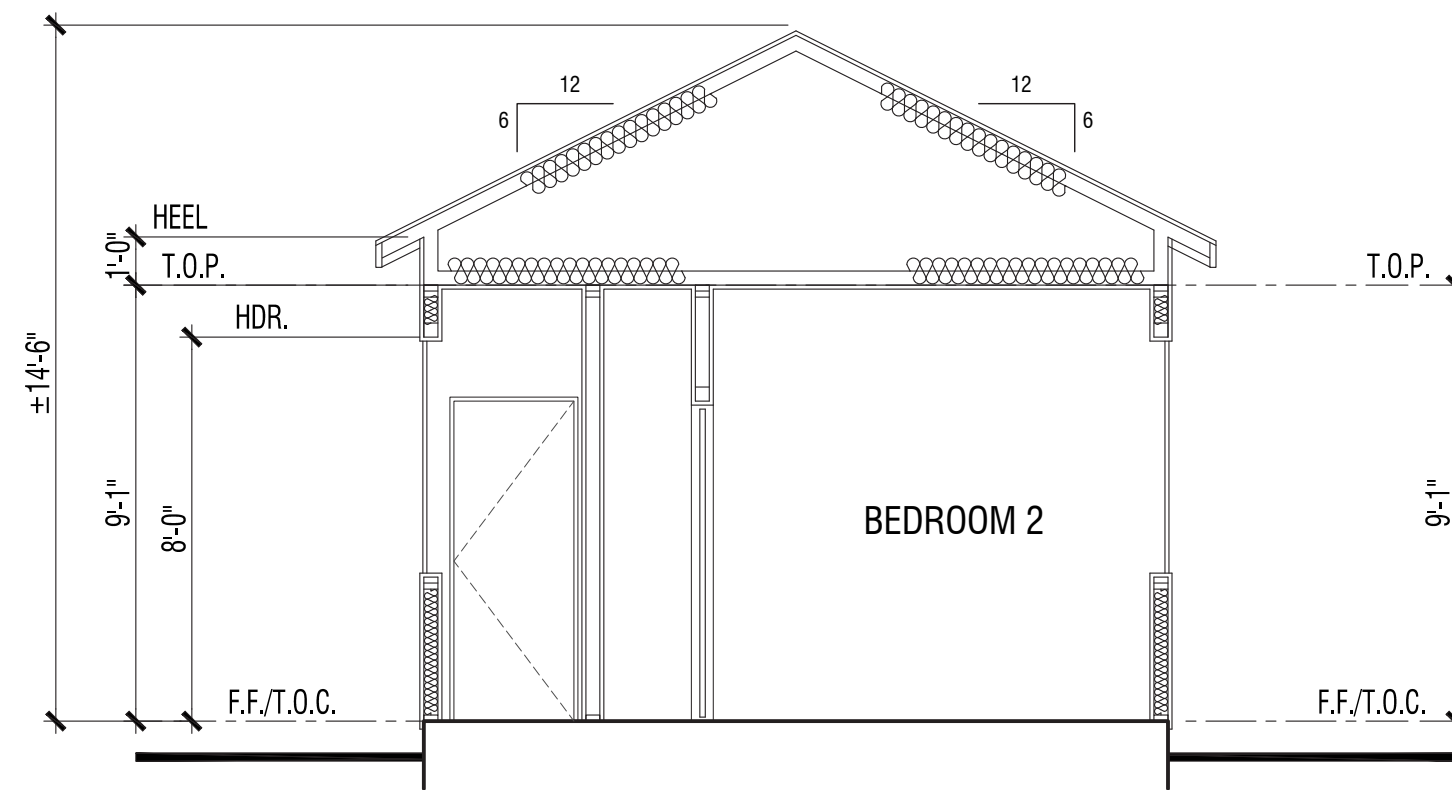
**Rear**

**A.D.U. A | TRADITIONAL**  
Building Elevations

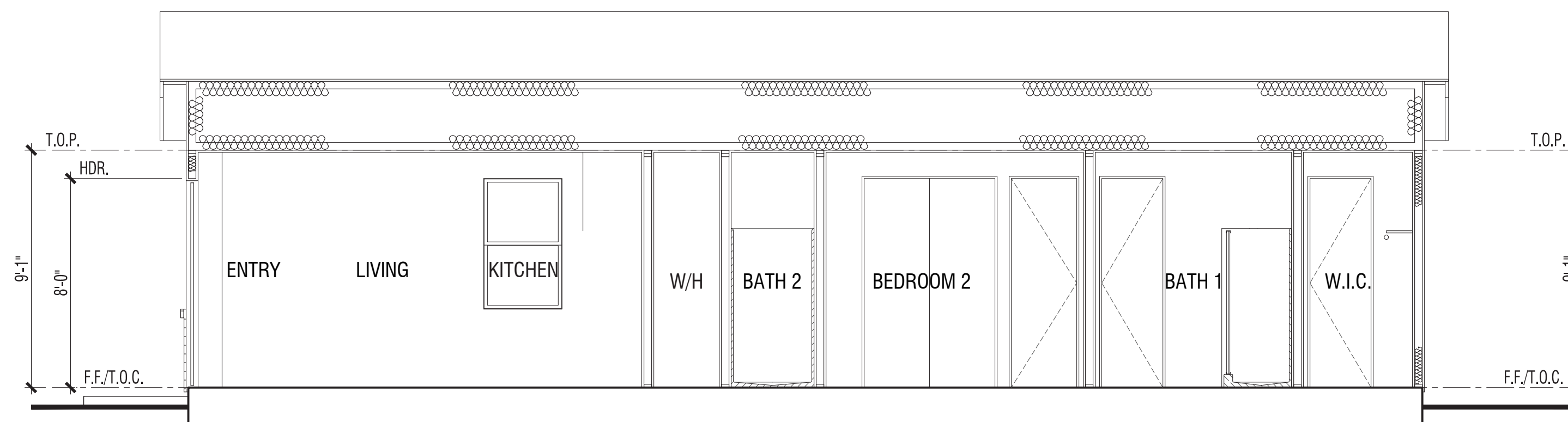
**VINEYARD CROSSING**

ANTIOCH, CA





**A**



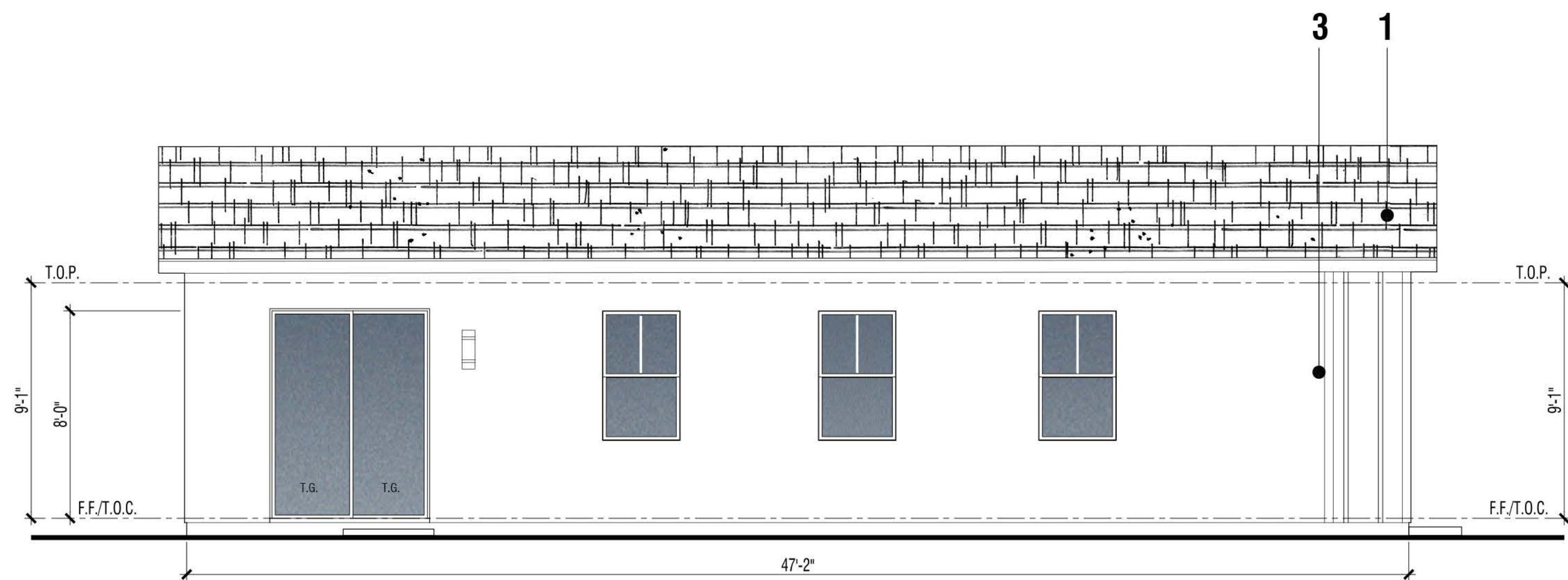
**B**

**A.D.U. A**  
Sections

**VINEYARD CROSSING**

ANTIOCH, CA

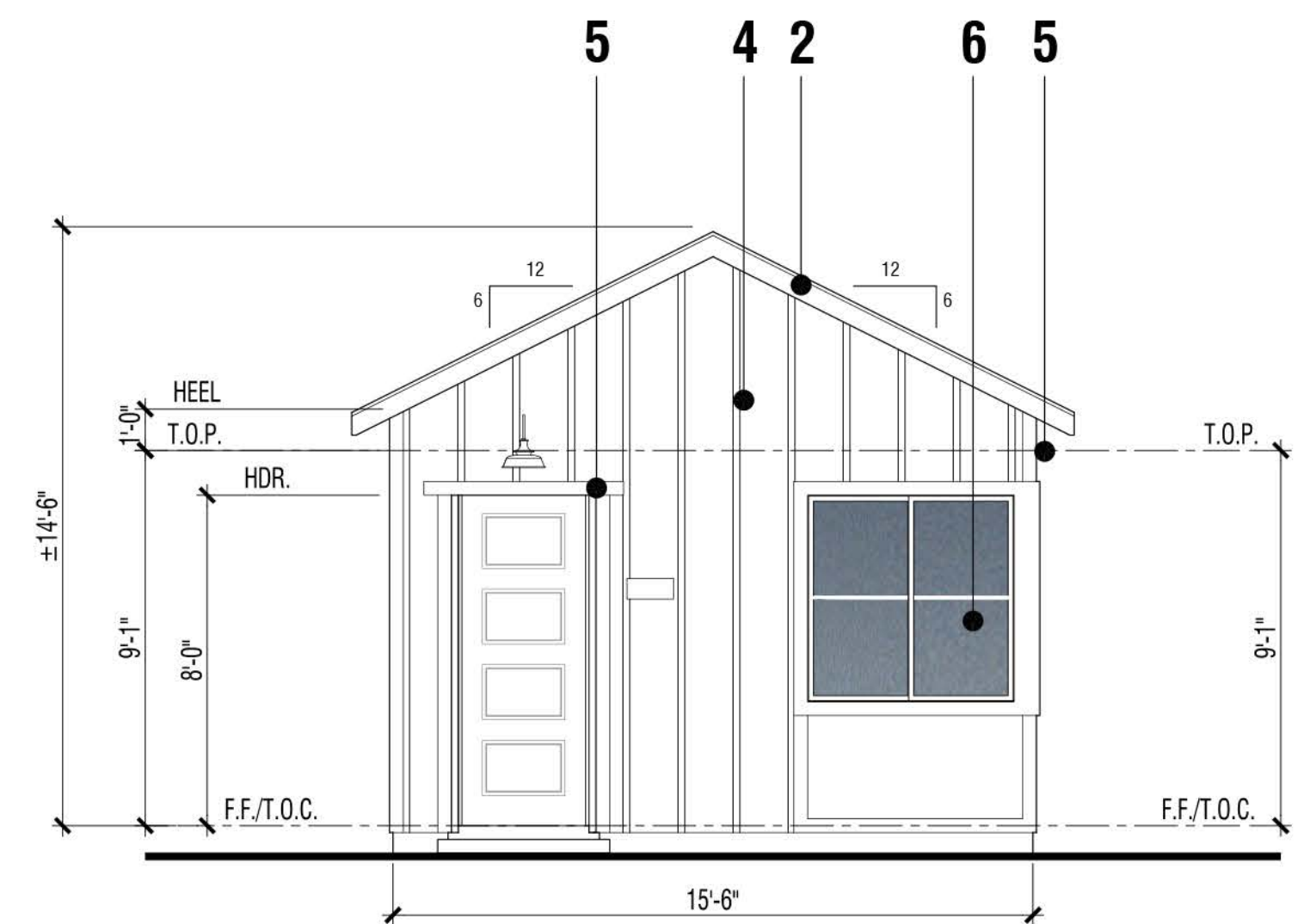




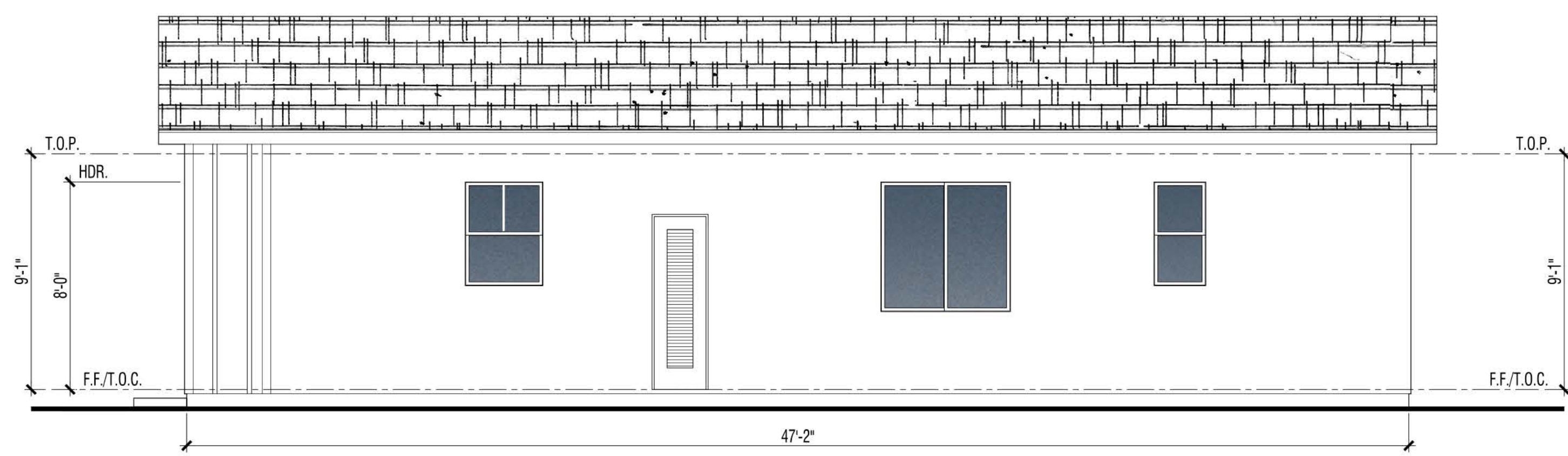
Left

**MATERIAL: FARMHOUSE "B" ELEVATION**

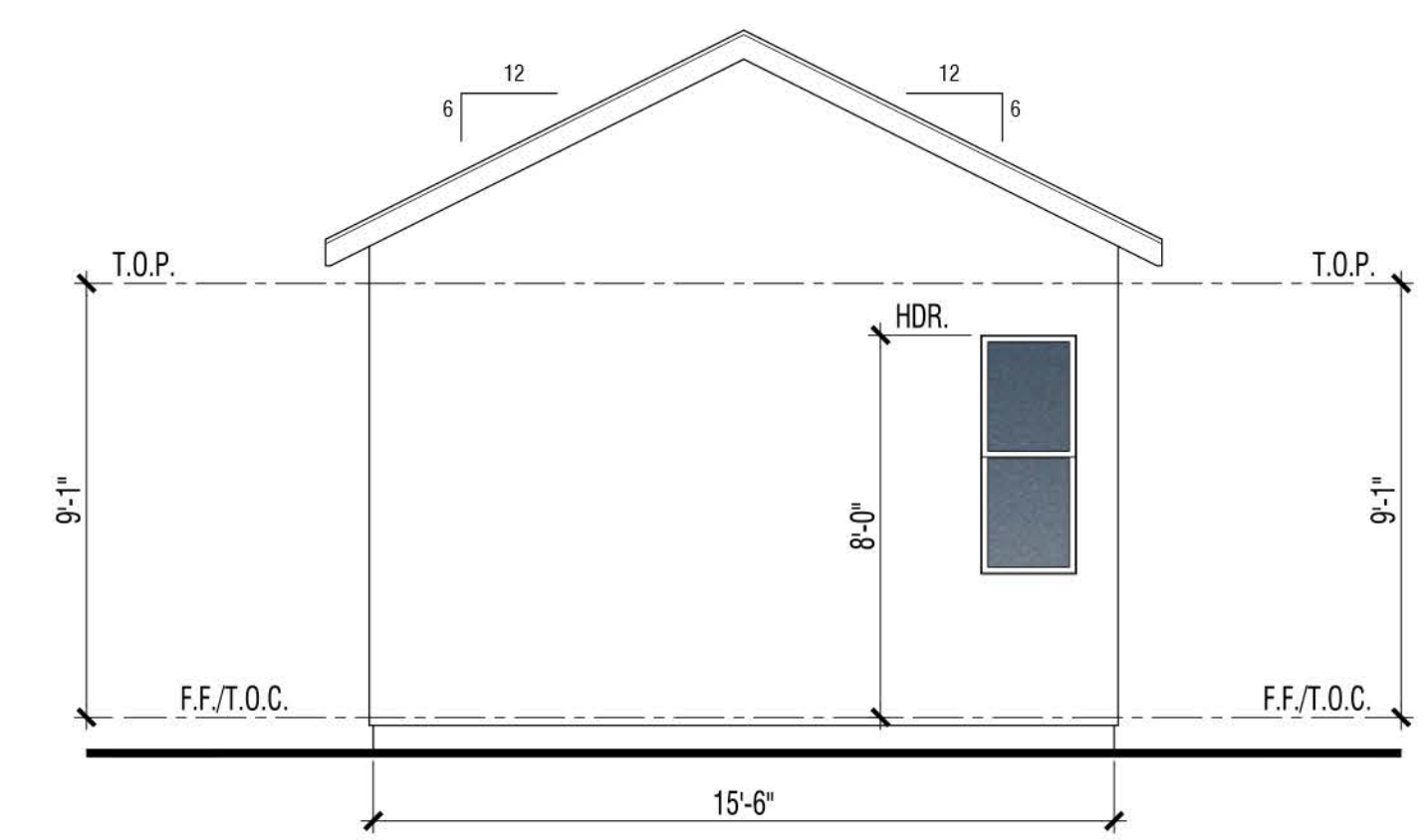
1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window



Front



Right



Rear

**A.D.U. B | FARMHOUSE**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA



Note: Artist's Conception; Colors, Materials  
And Application May Vary.

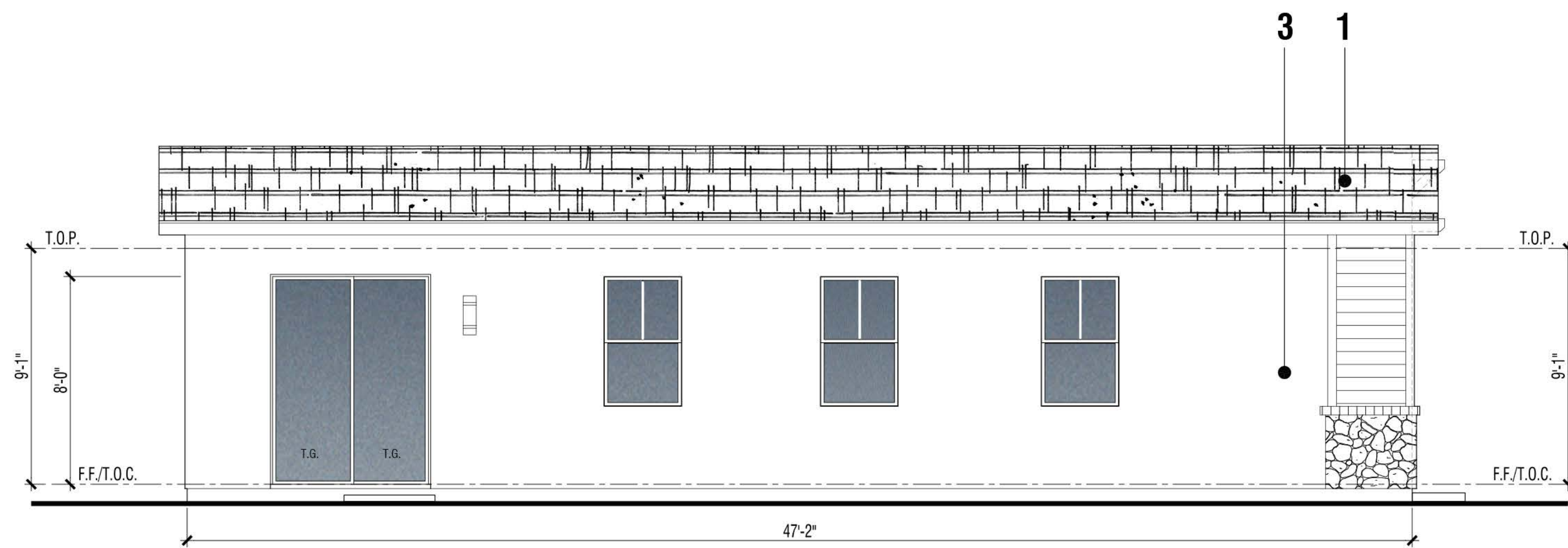
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DESIGN SUBMITTAL

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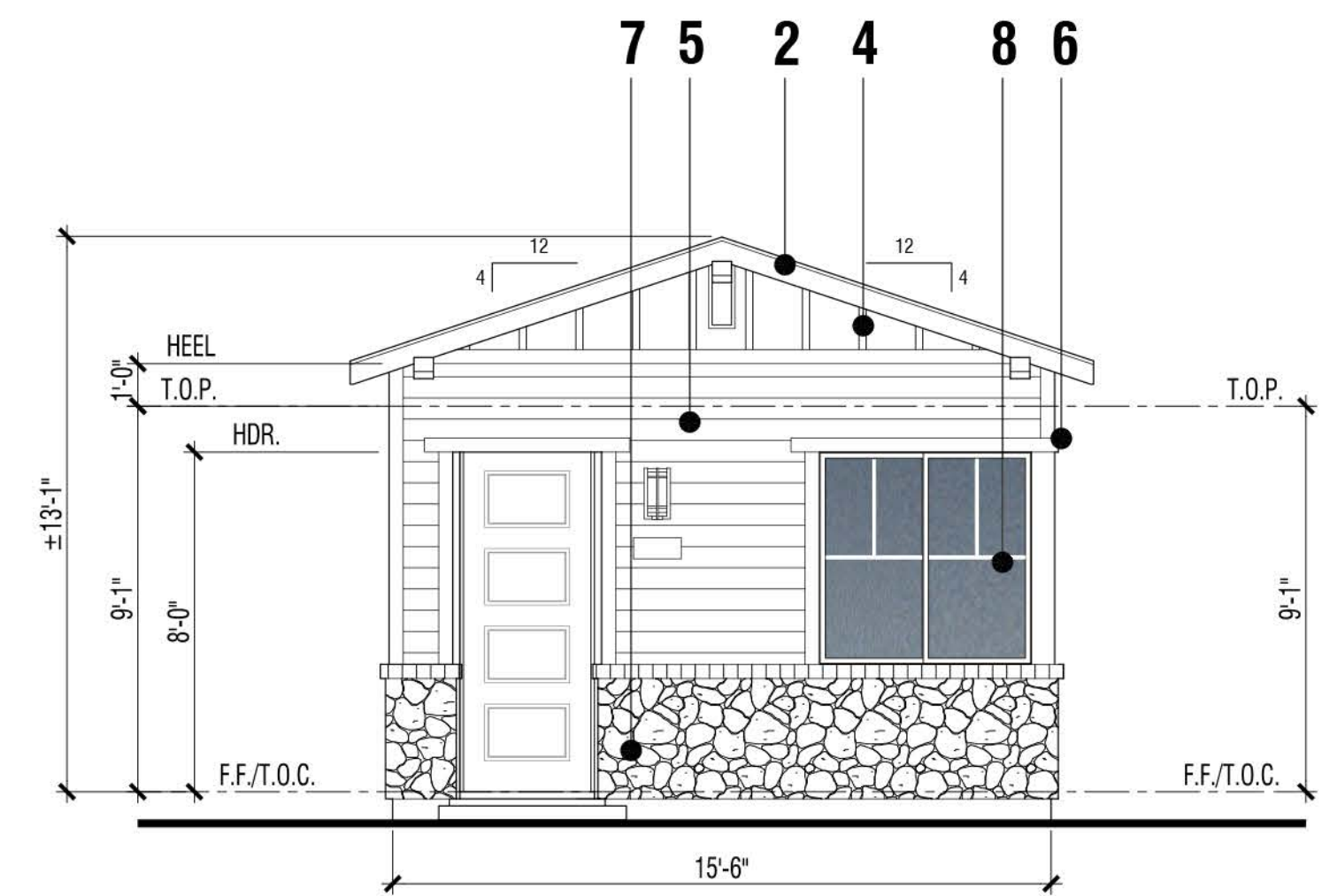




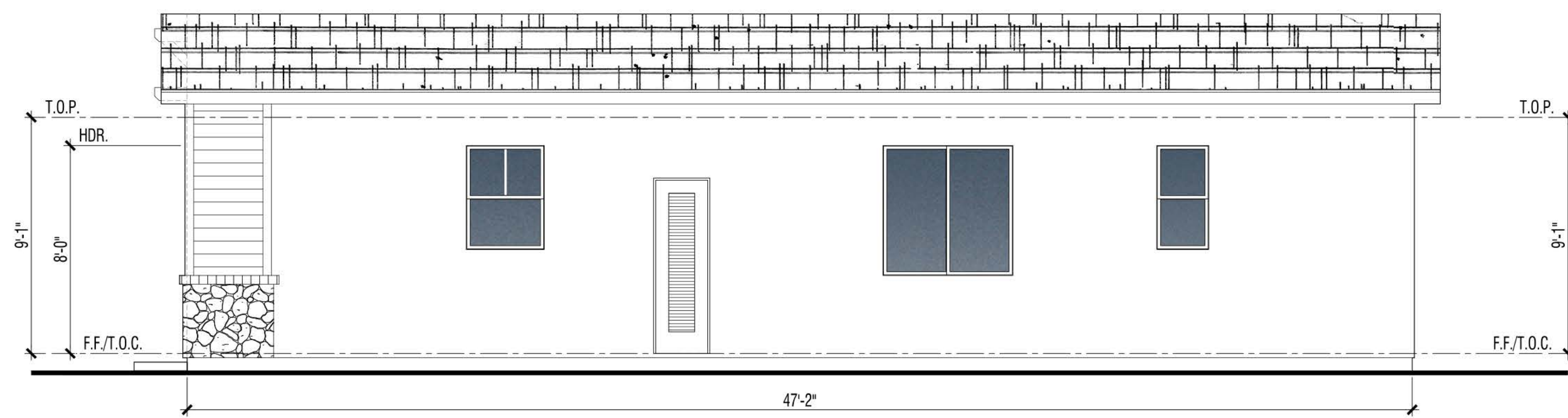
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**MATERIAL: FARMHOUSE "C" ELEVATION**

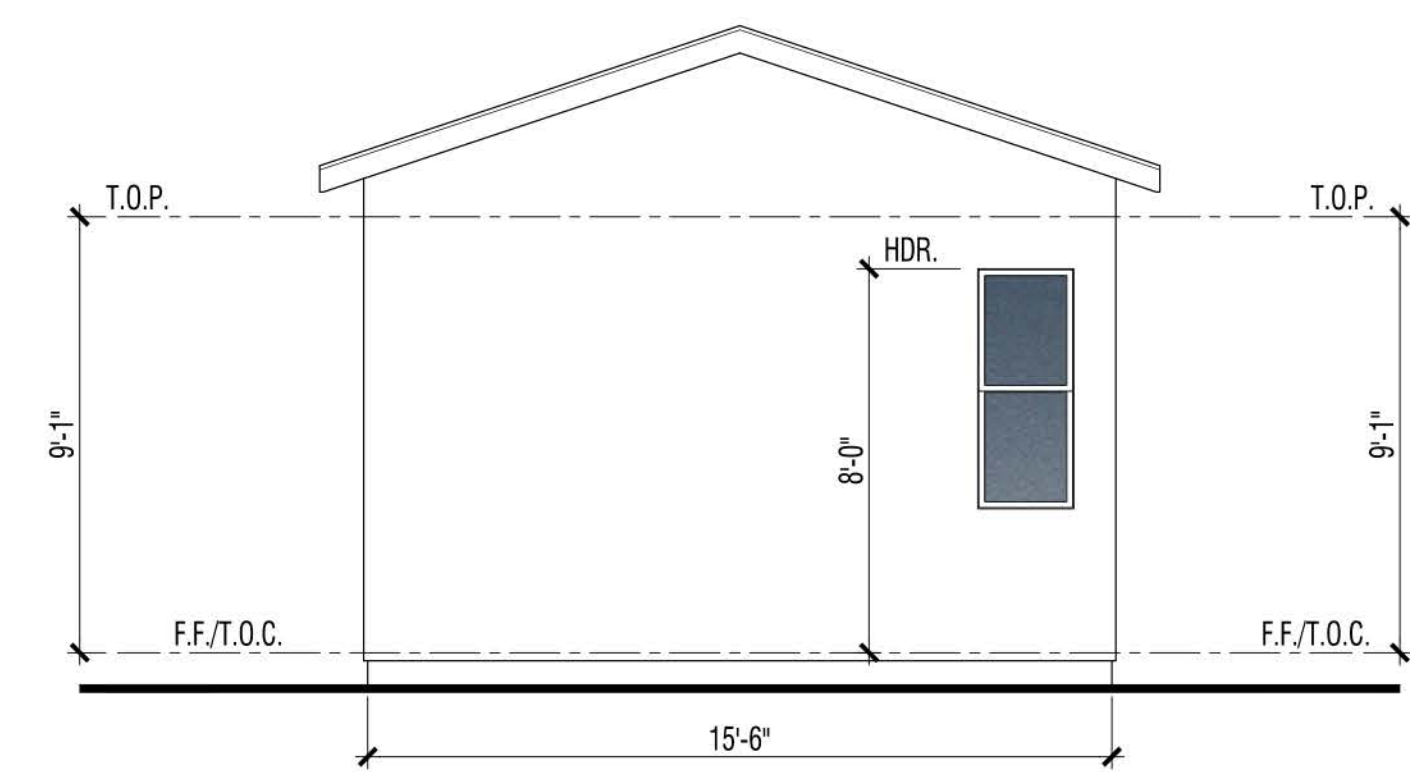
1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window



Front



Right



Rear

**A.D.U. C | CRAFTSMAN**  
Building Elevations

**VINEYARD CROSSING**

ANTIOCH, CA



GENERATION LIGHTING

8745893S-12: Large LED Outdoor Wall Lantern



Collection: Union  
 UPC #: 785652125447  
 Finish: Black (12)

Dimensions:

**Width:** 5 3/8"  
**Height:** 18 3/4"  
**Extends:** 7 3/8"  
**Wire:** 6 1/2" (color/Black/White)  
**Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box  
**Bulb Type:** Modules  
**Bulb Base:** Integrated  
**Volts:** 120  
**Watts:** 14  
**Watts Consumed:** 14  
**Watts Rated:** 14  
**Hours Rated:** 50000  
**Lumens:** 470  
**Bulb Temp:** 3000 °K  
**CR:** 90

**Bulbs:**

1 - LED Integrated Modules 14w Max. 120v - included

**Features:**

- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

**Material List:**

1 Body - Aluminum - Black

**Safety Listing:**

Safely Listed for Wet Locations

**Instruction Sheets:**

Trilingual (English, Spanish, and French) (UNION\_OD\_WALL)

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7	5	3/4		3 1/2	

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8545893S-71	1	785652125447							

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GENERATION LIGHTING

8737401-12: Large One Light Outdoor Wall Lantern



Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #: 785652069390

Finish: Black (12)

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	5 1/4	8 1/4

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8737401-12	1	785652069390	20.5	16.5	16.38	3.206	5.3	300	Yes
NJ Pallet		24		48	40	70	77.778	127		No
NV Pallet		24		48	40	70	77.778	85		No

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GENERATION LIGHTING

8638701-12: Large One Light Uplight Outdoor Wall Lantern



Collection: Sevier

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #: 785652001390

Finish: Black (12)

Dimensions:

**Width:** 9 3/8"  
**Height:** 21 3/4"  
**Weight:** 4.4 lbs.  
**Extends:** 8 5/8"  
**Wire:** 6 1/2" (color/Black/White)  
**Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box

**Bulbs:**

1 - Medium A19 100w Max. 120v - Not included

**Features:**

- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**

1 Body - Die Cast Aluminum - Black

**Safety Listing:**

Safely Listed for Wet Locations

**Instruction Sheets:**

Trilingual (English, Spanish, and French) (990W86387\_1-SEV)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	6			3 1/4	8 7/8					

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 3/8	4 1/2	7/8		18 3/4	3

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8638701-12	1	785652001390	20.25	12	11.5	1.617	5.8	250	Yes
NJ Pallet		48		48	40	71.5	79.444	278.4		No
NV Pallet		48		48	40	71.5	79.444	278.4		No

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A | TRADITIONAL

B | FARMHOUSE

C | CRAFTSMAN

Coach Light Specs | Generational Lighting

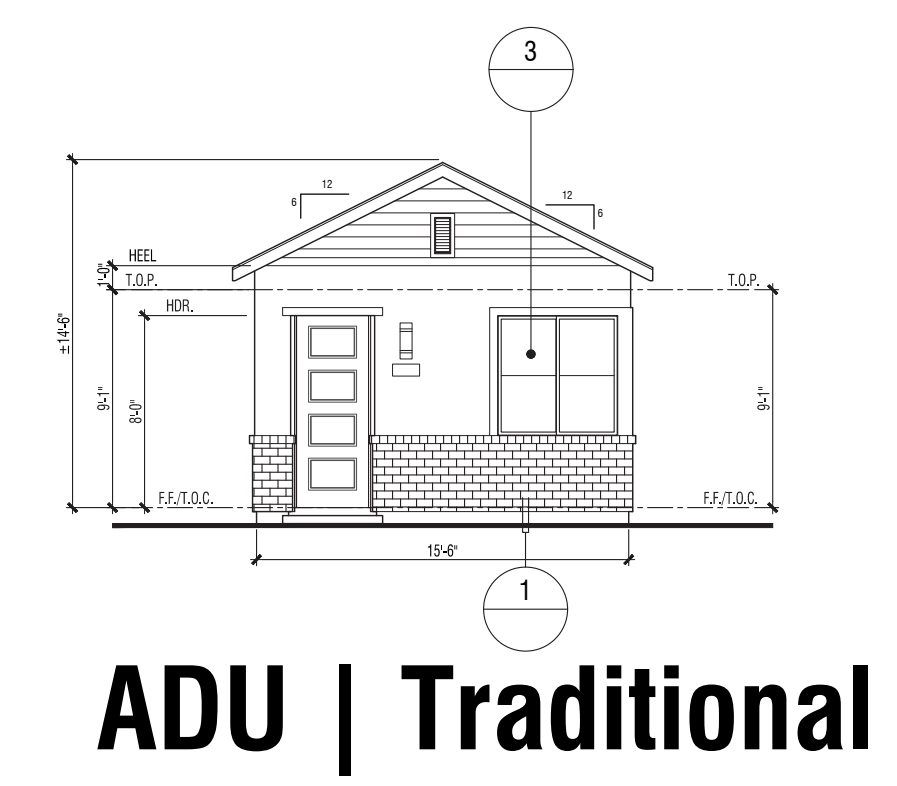
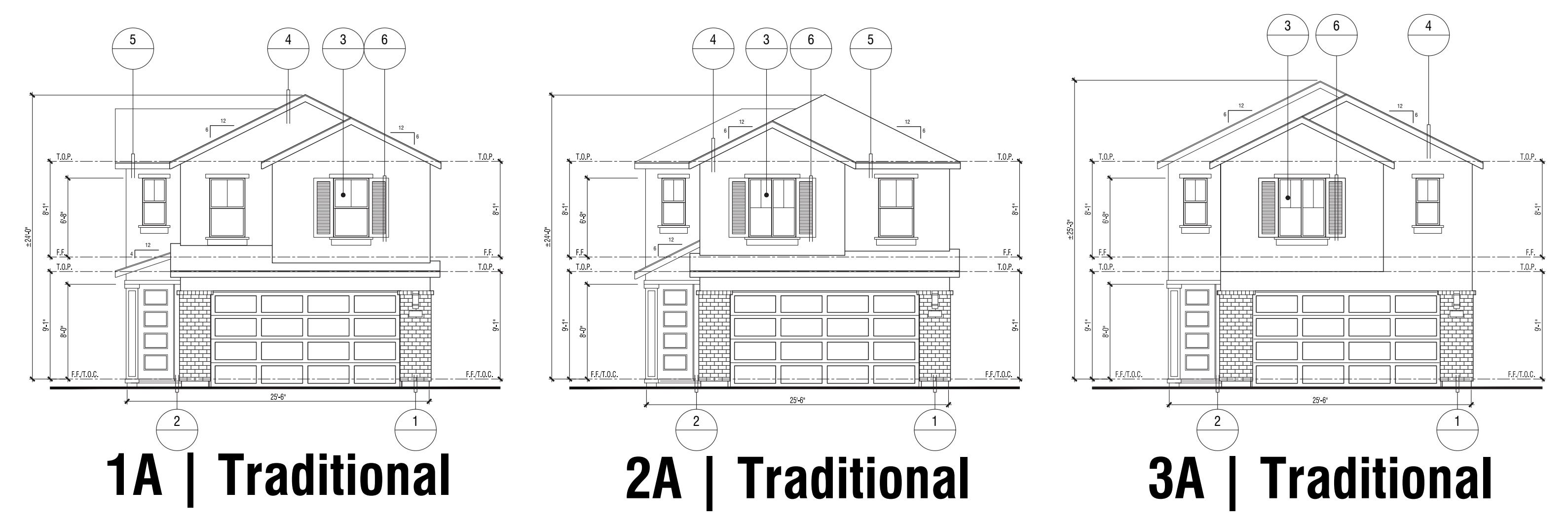
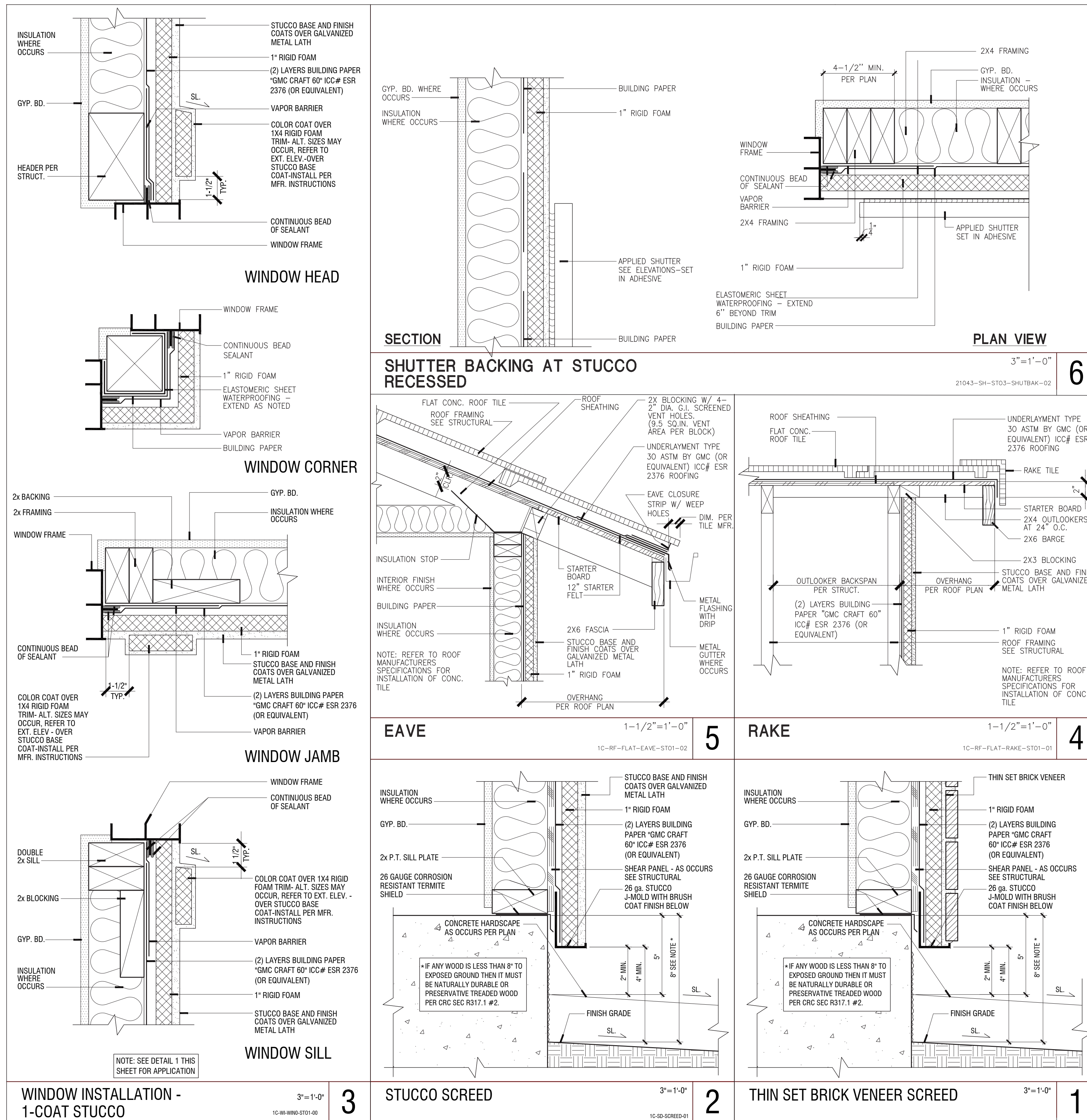
VINEYARD CROSSING

ANTIOCH, CA



Note: Artist's Conception; Colors, Materials And Application May Vary.





# TRADITIONAL "A"

## Details

**VINEYARD CROSSING**  
 ANTIOCH, CA

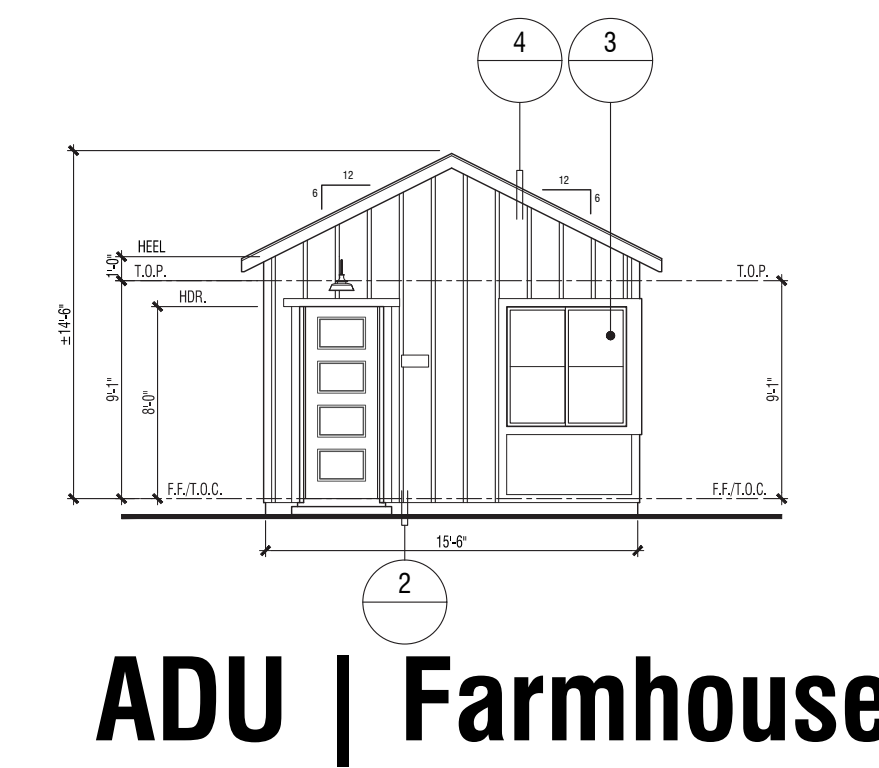
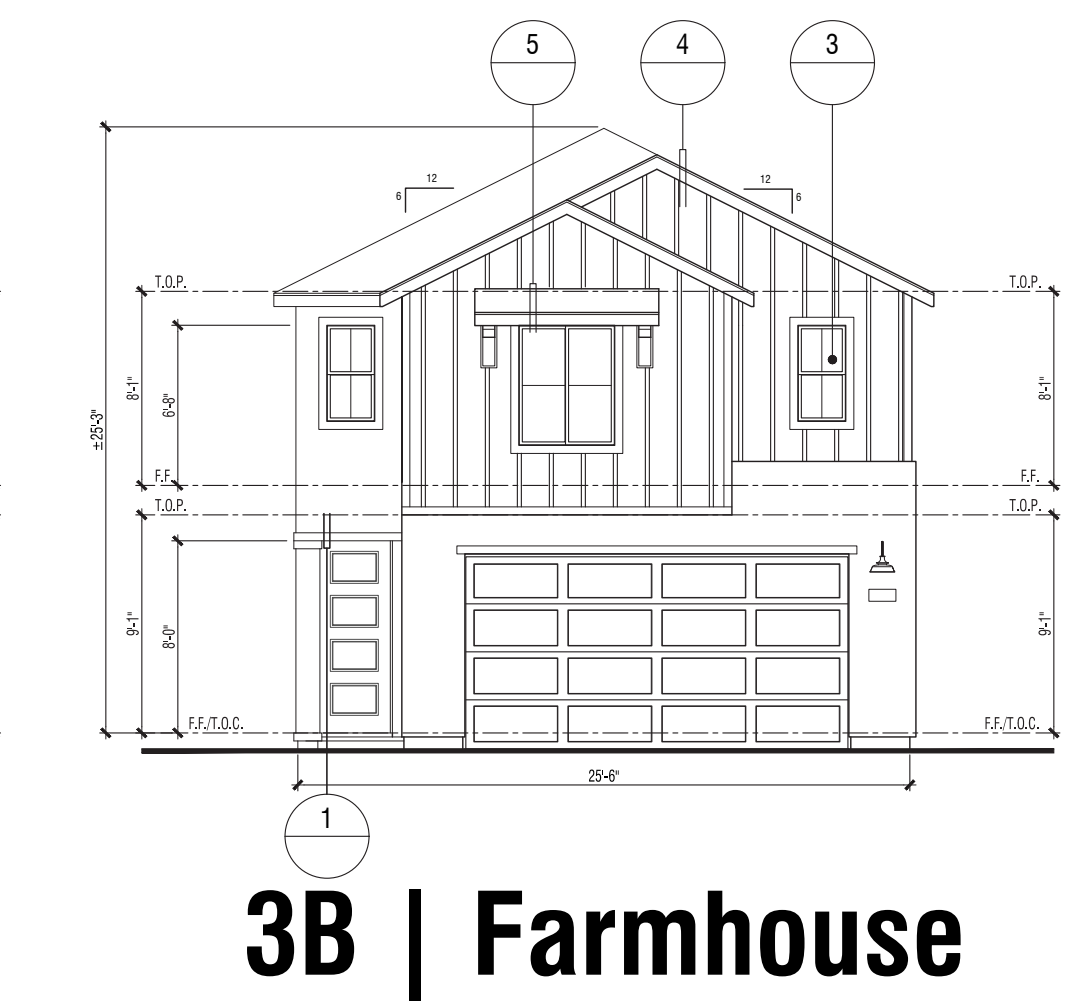
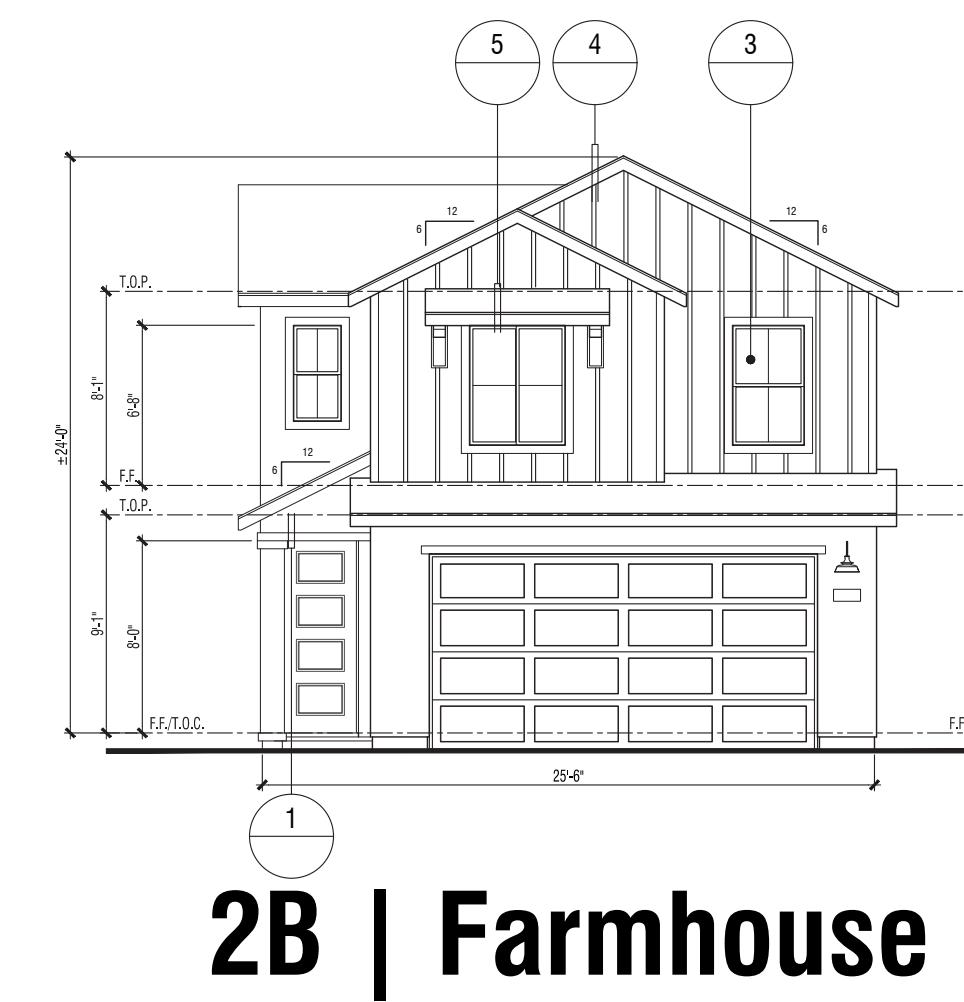
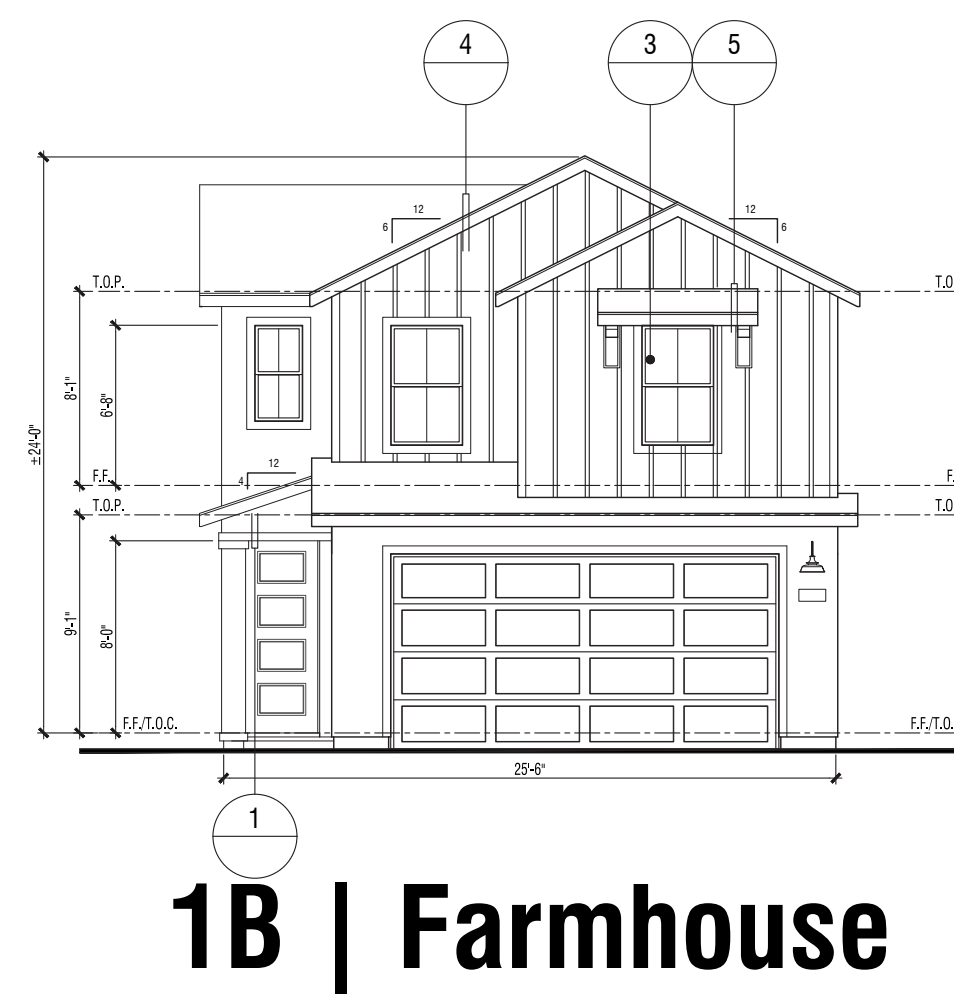
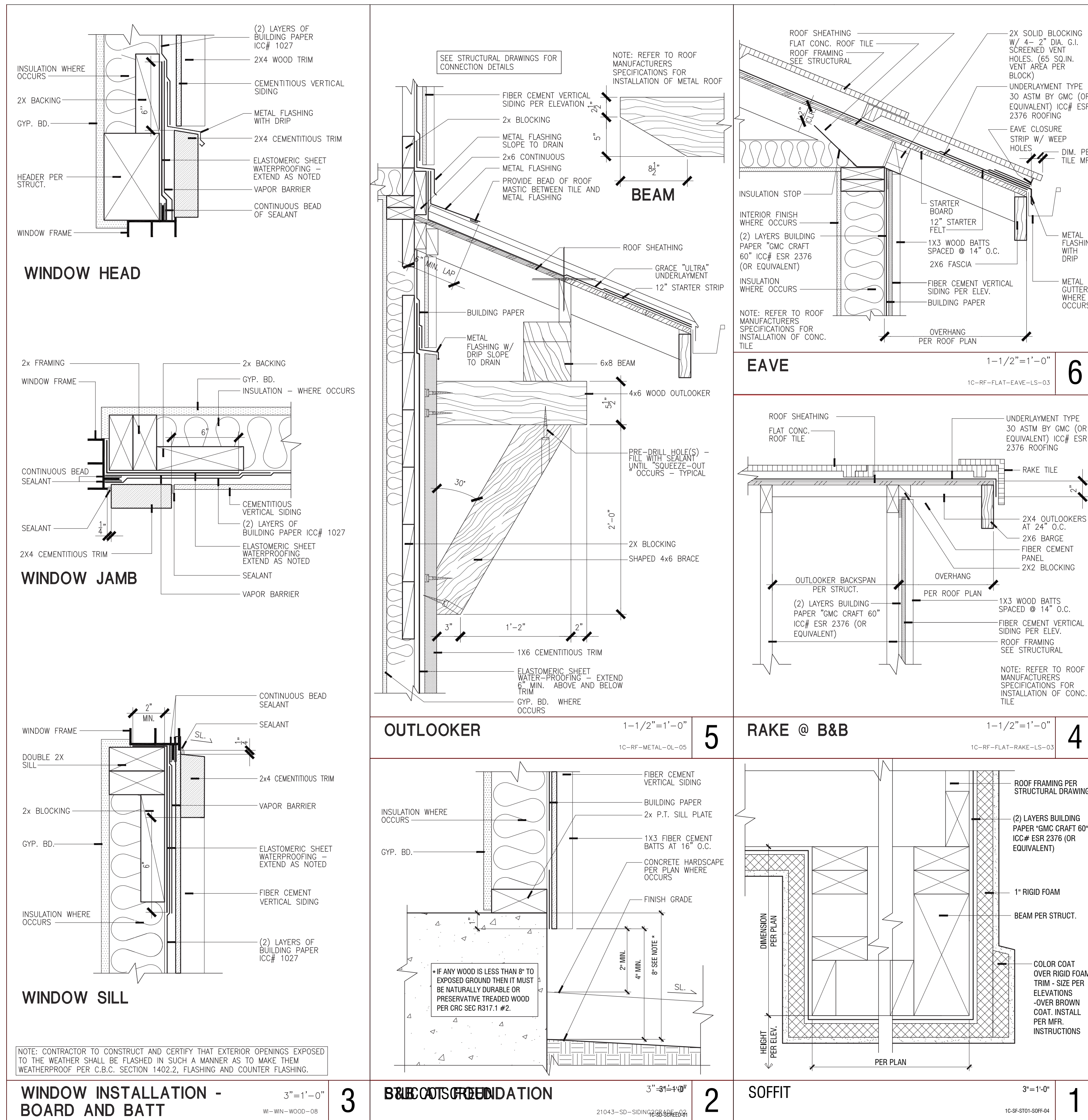


Note: Artist's Conception; Colors, Materials And Application May Vary.

35  
 DESIGN SUBMITTAL







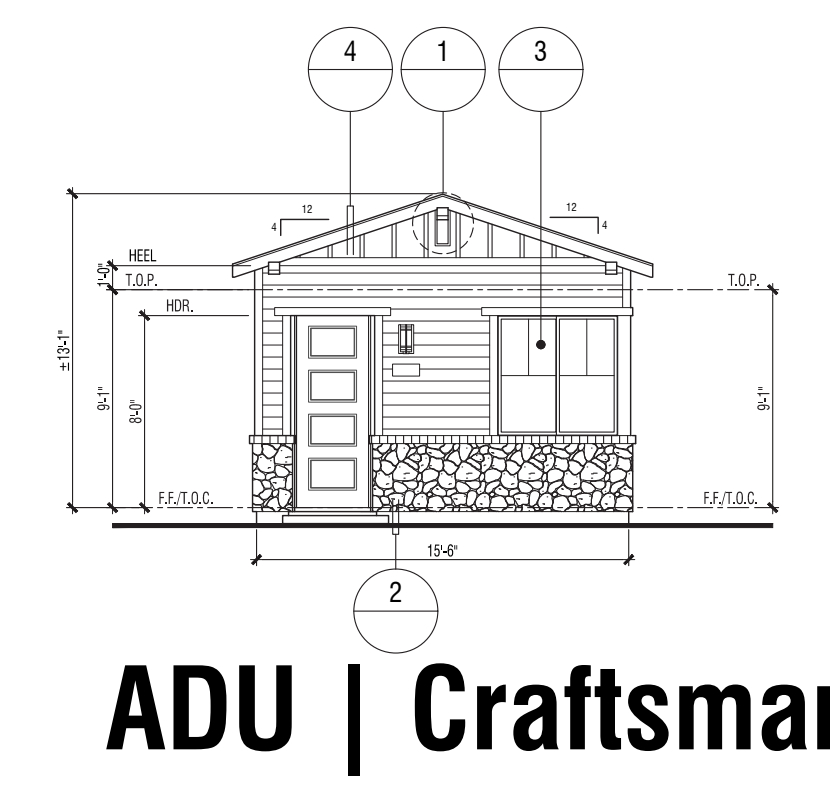
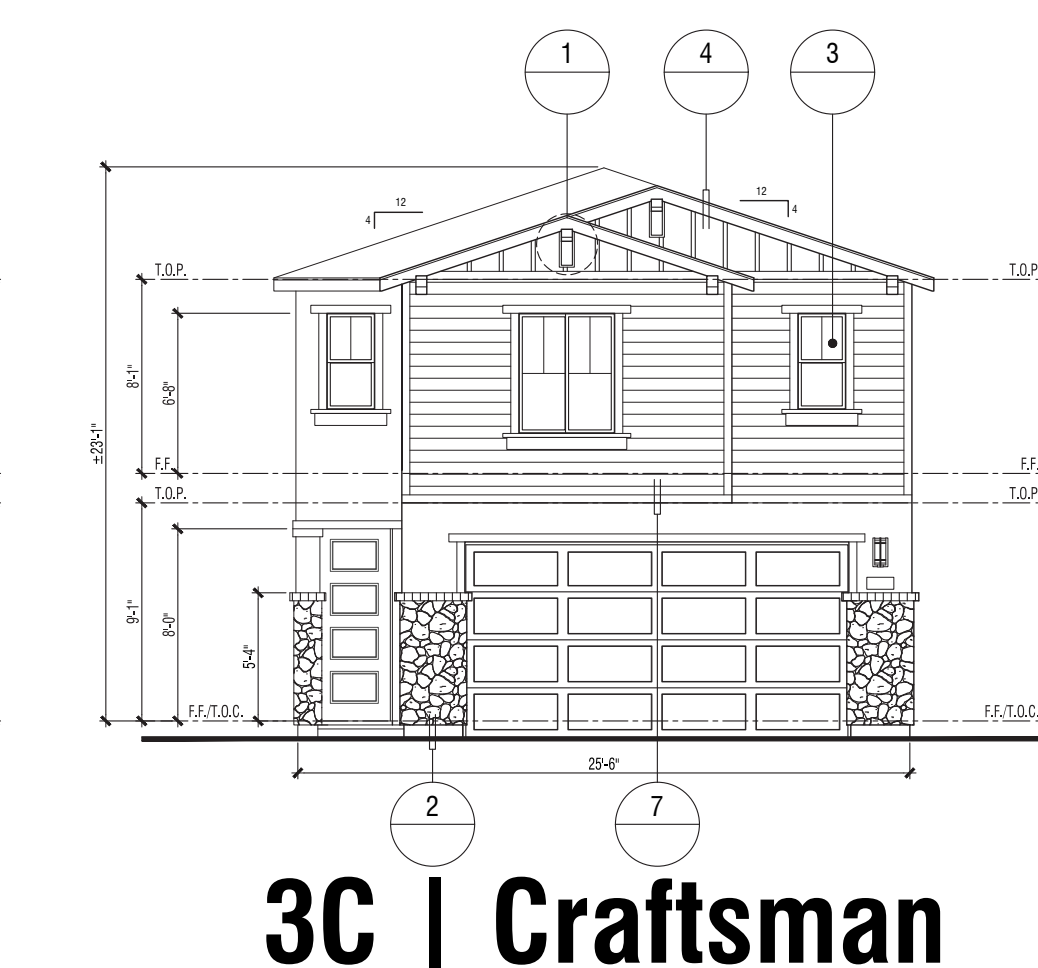
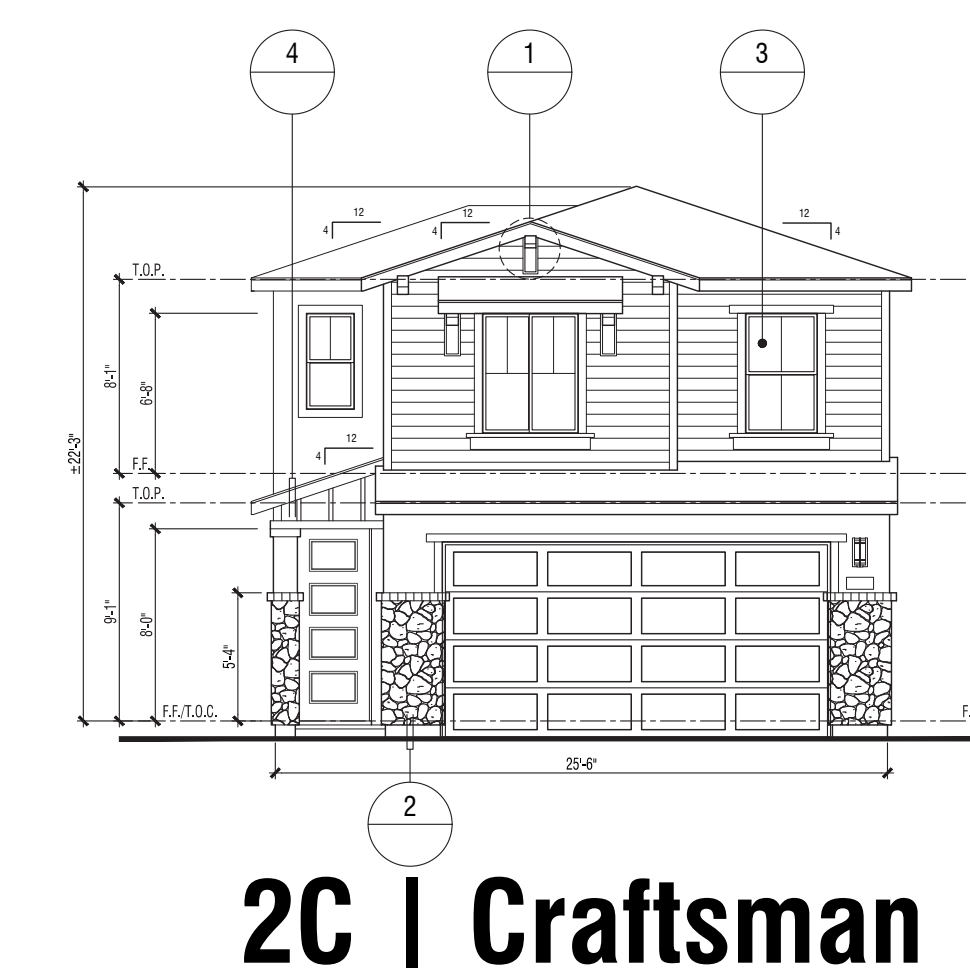
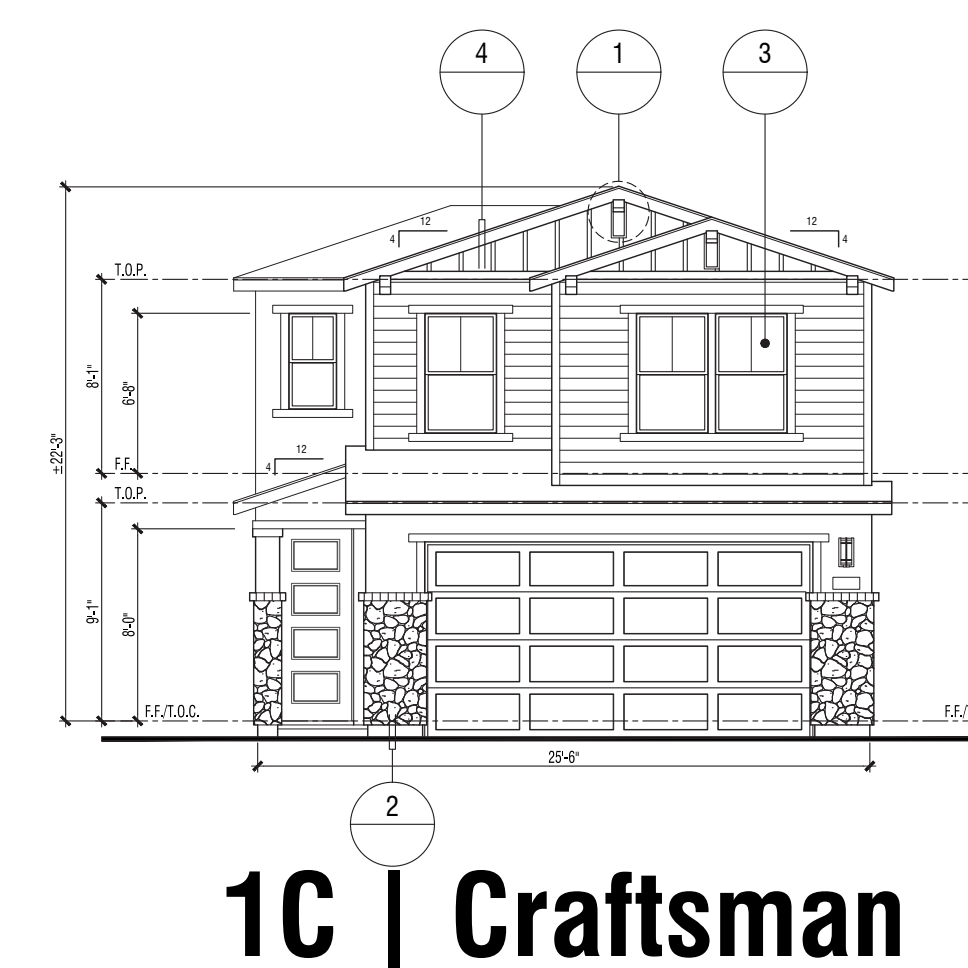
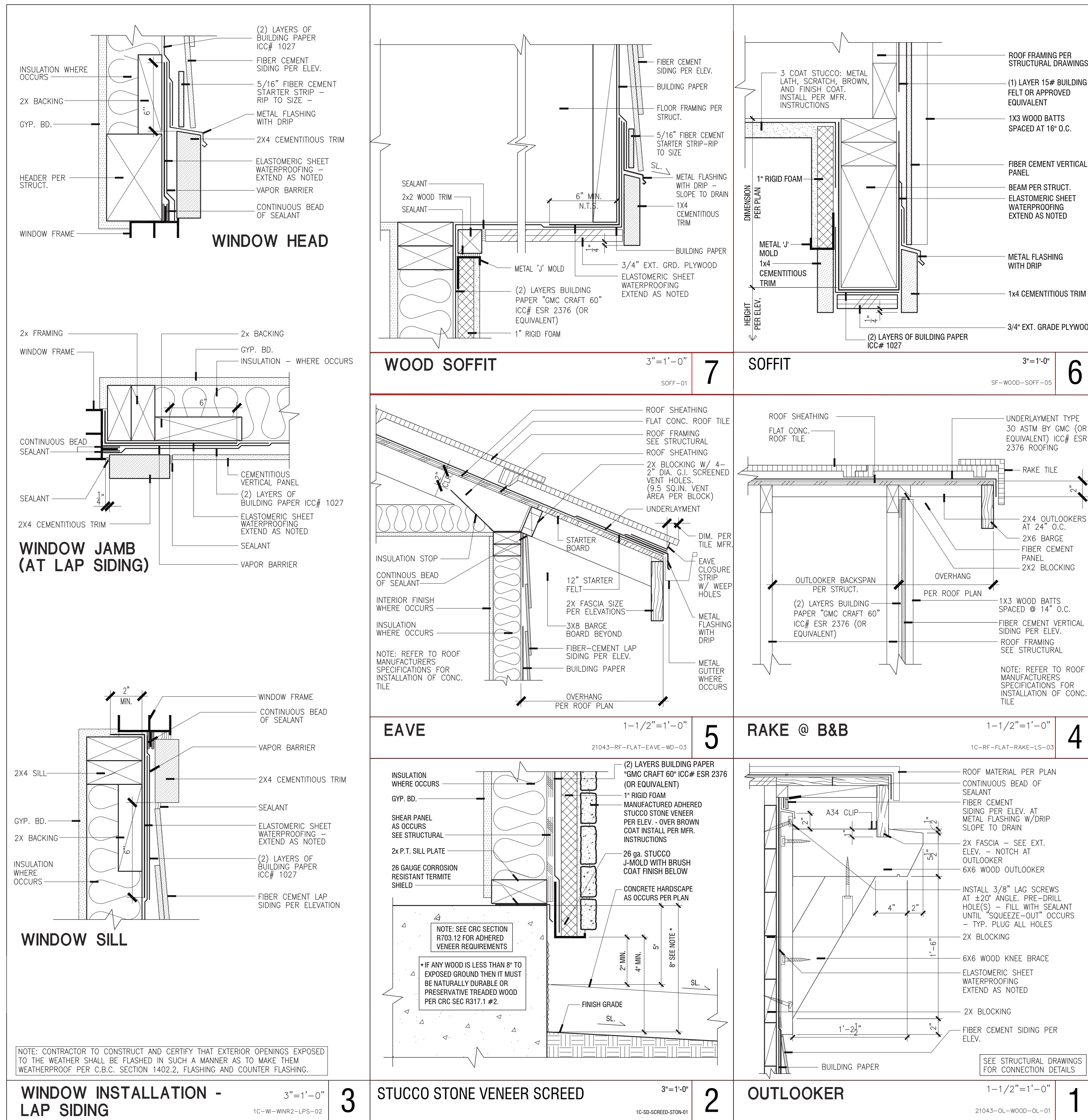
# FARMHOUSE "B"

## Details

# VINEYARD CROSSING

ANTIOCH, CA





# CRAFTSMAN "C" Details

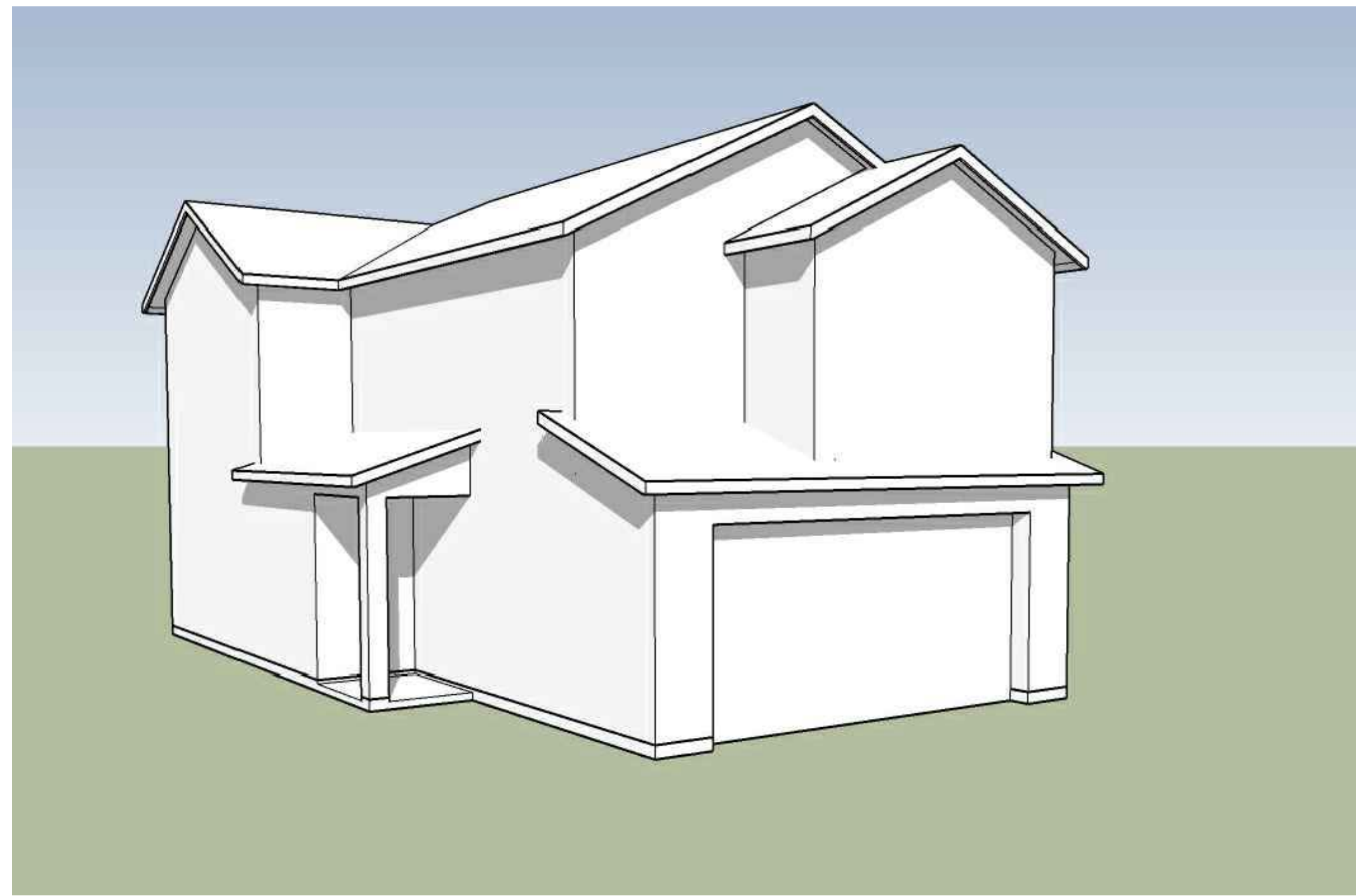
## VINEYARD CROSSING ANTIOCH, CA



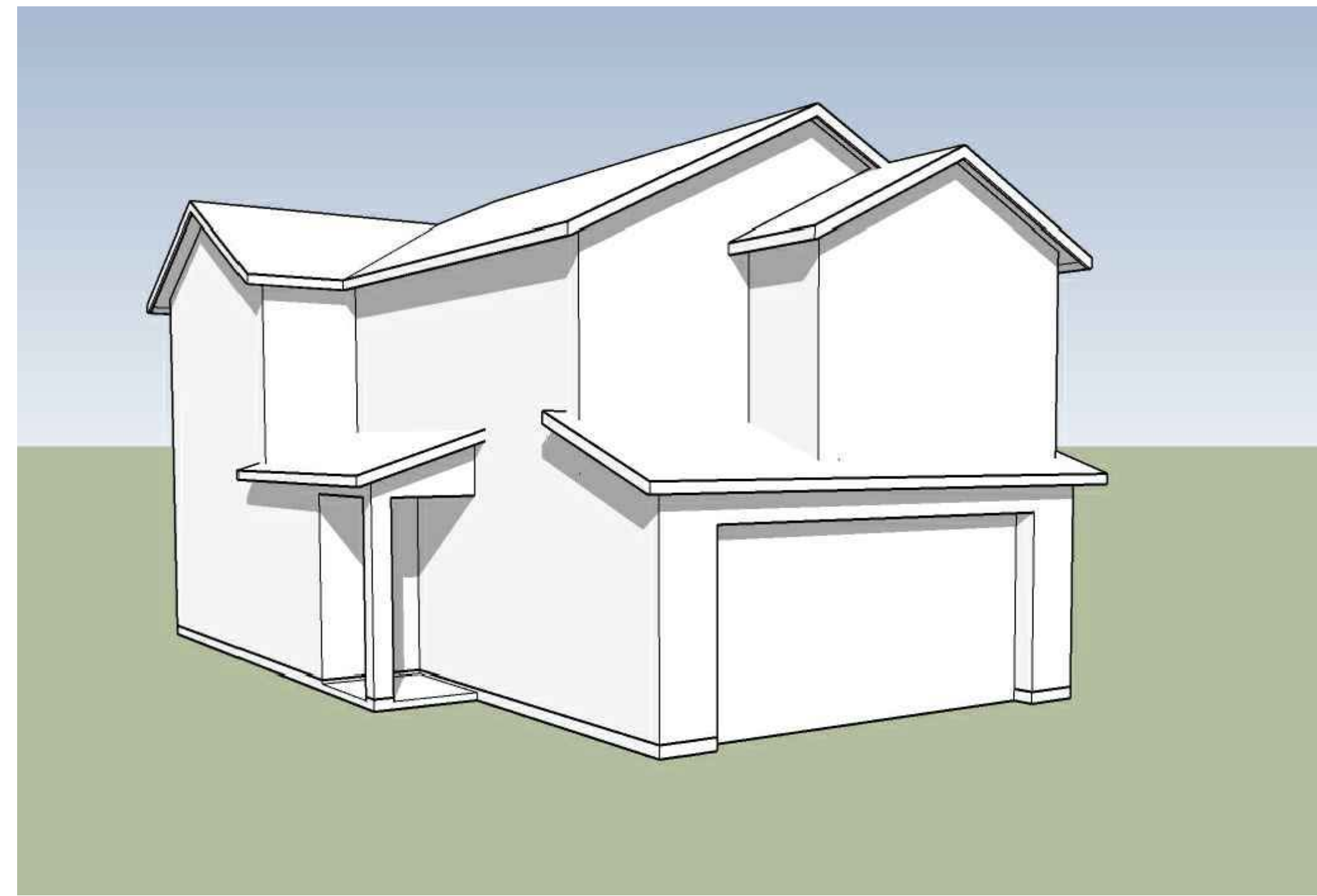
Note: Artist's Conception; Colors, Materials And Application May Vary.



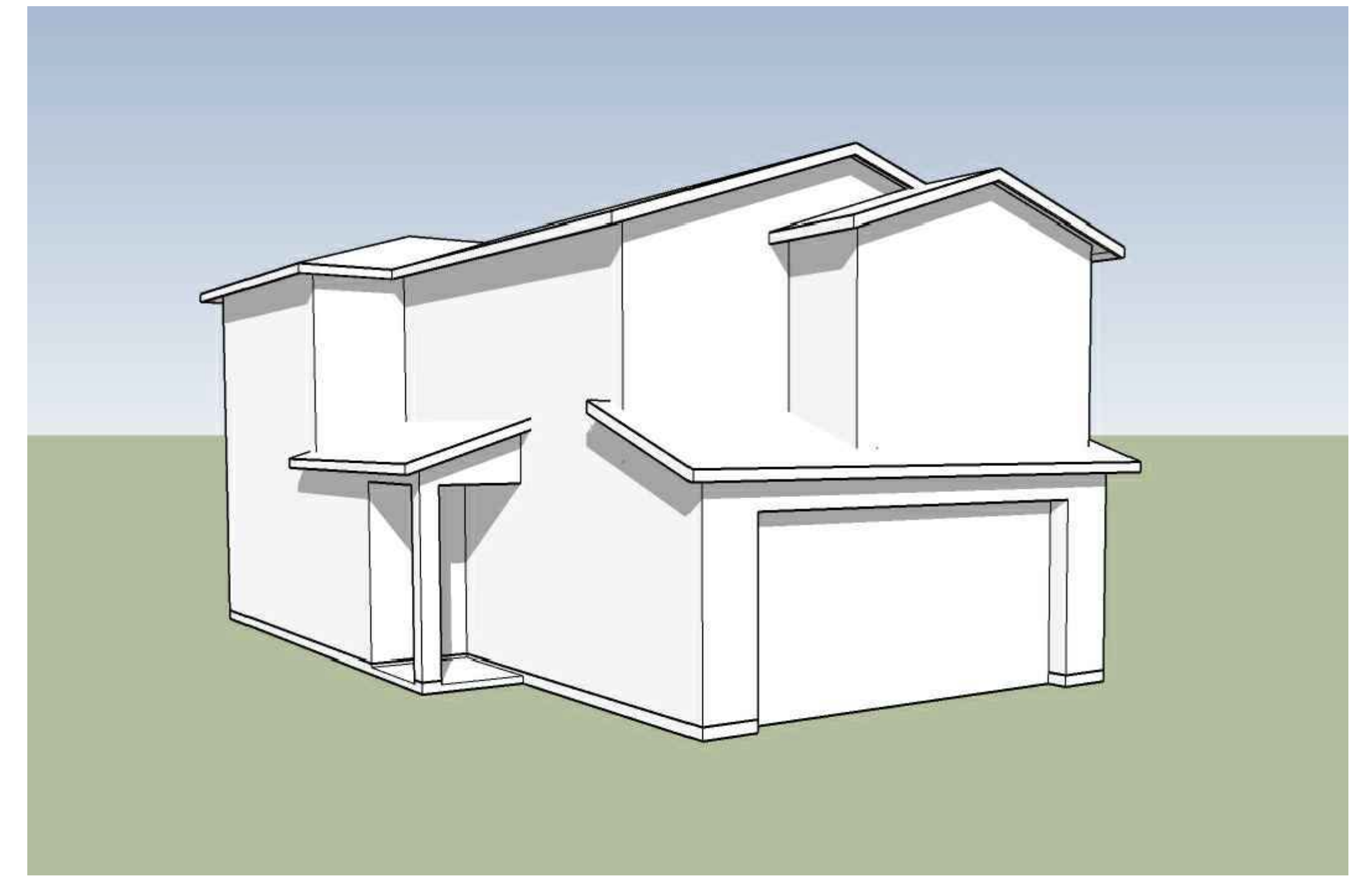




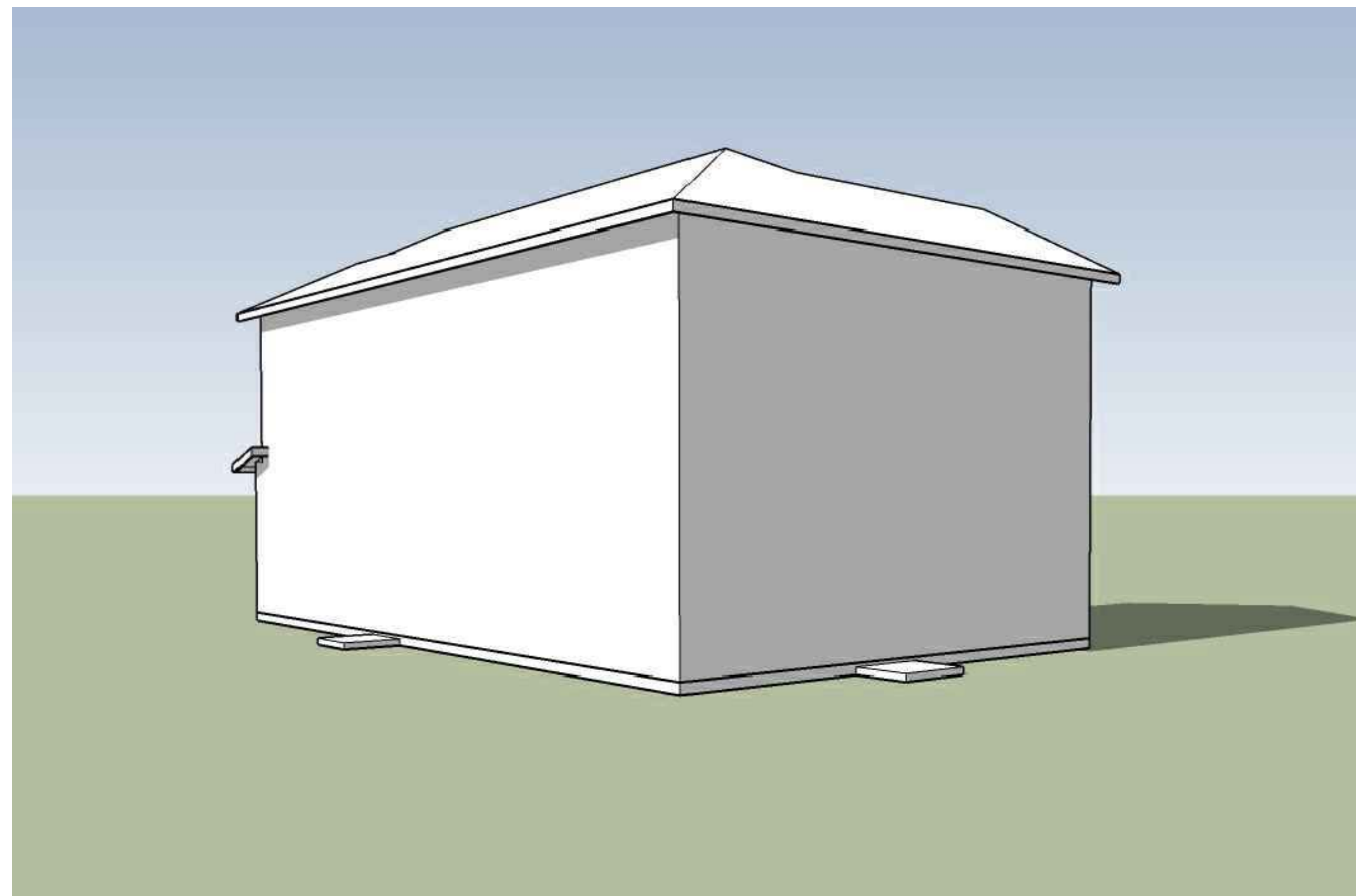
Front | Left



Front | Left

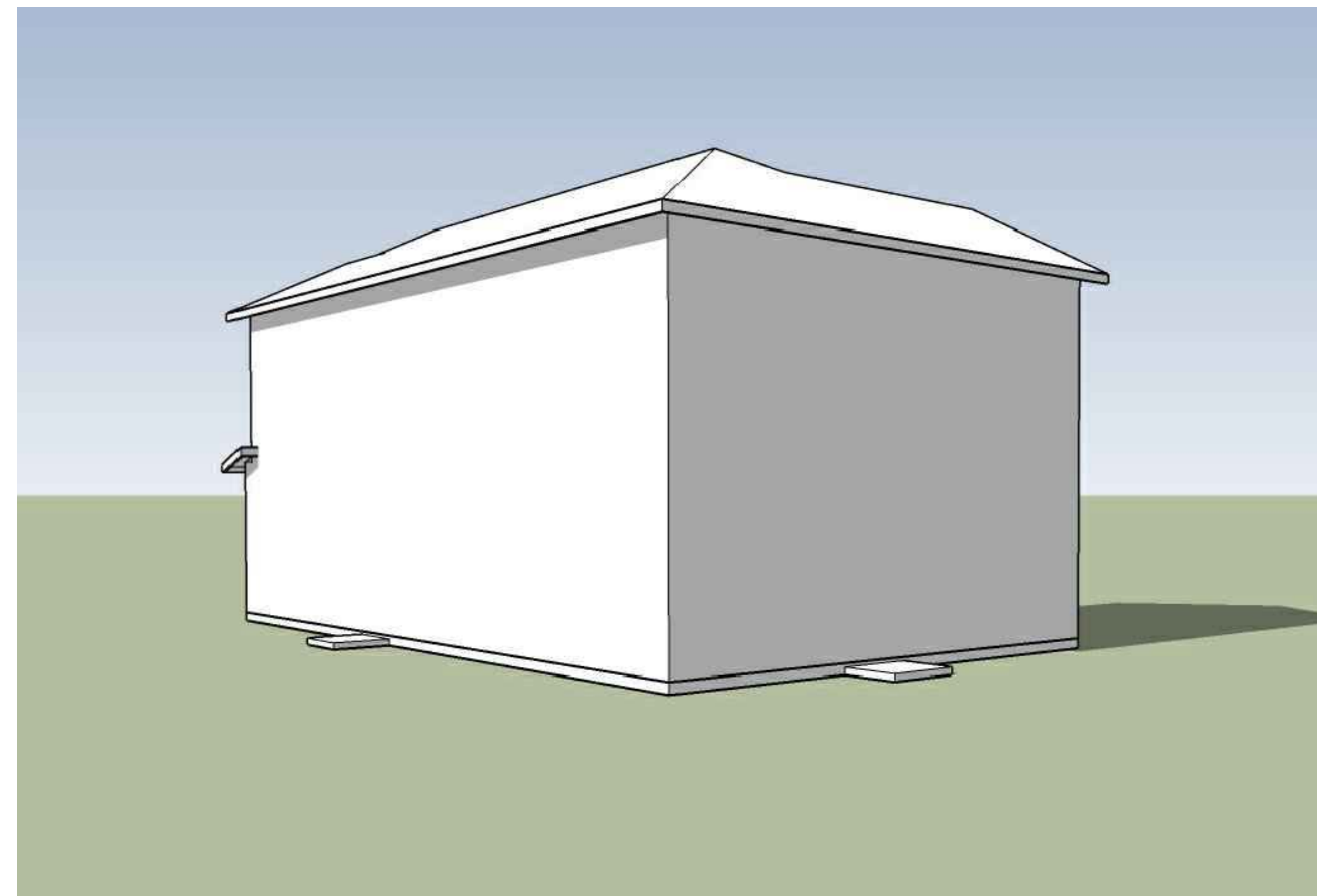


Front | Left



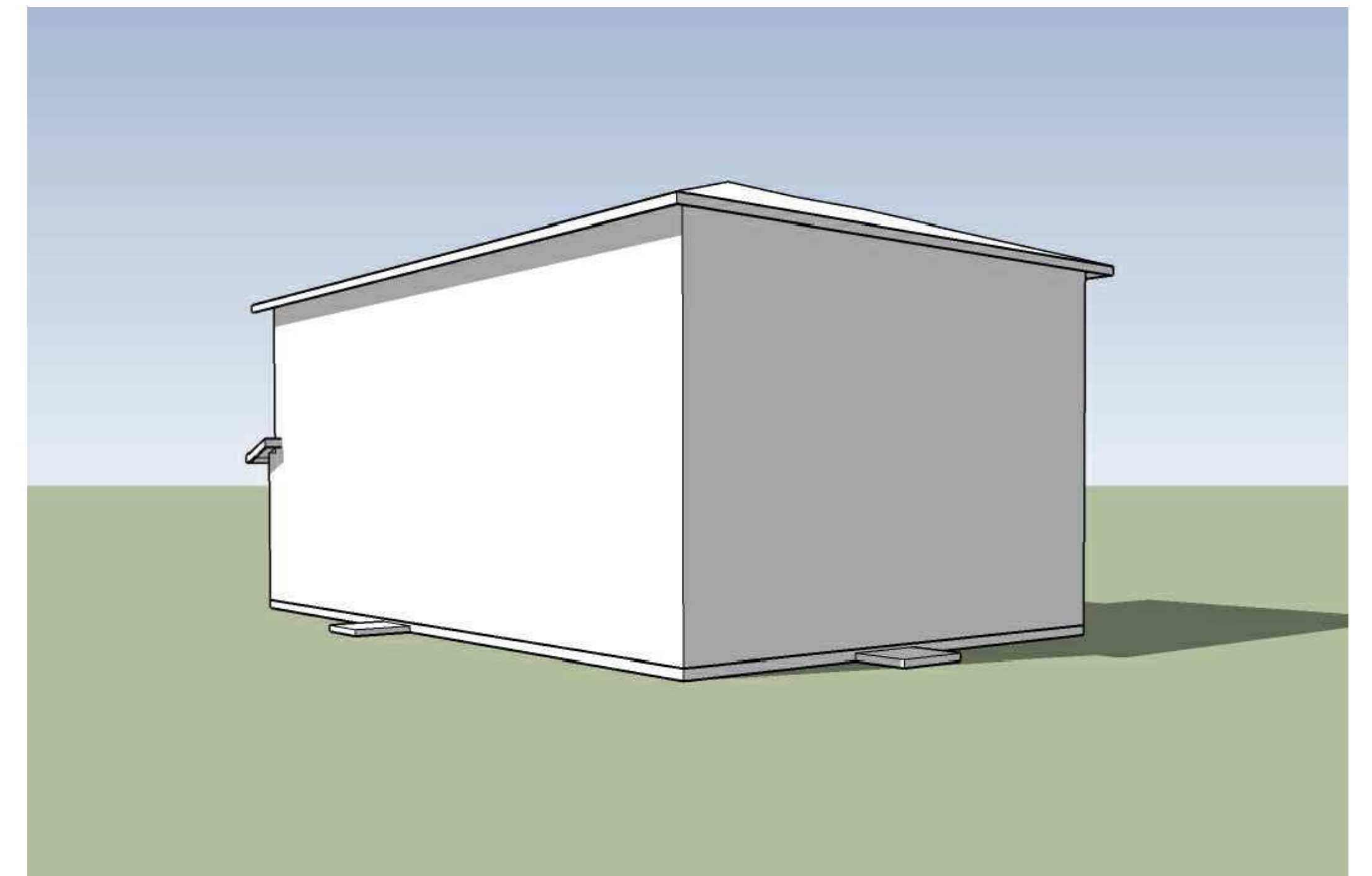
Rear | Right

1A | Traditional



Rear | Right

1B | Farmhouse



Rear | Right

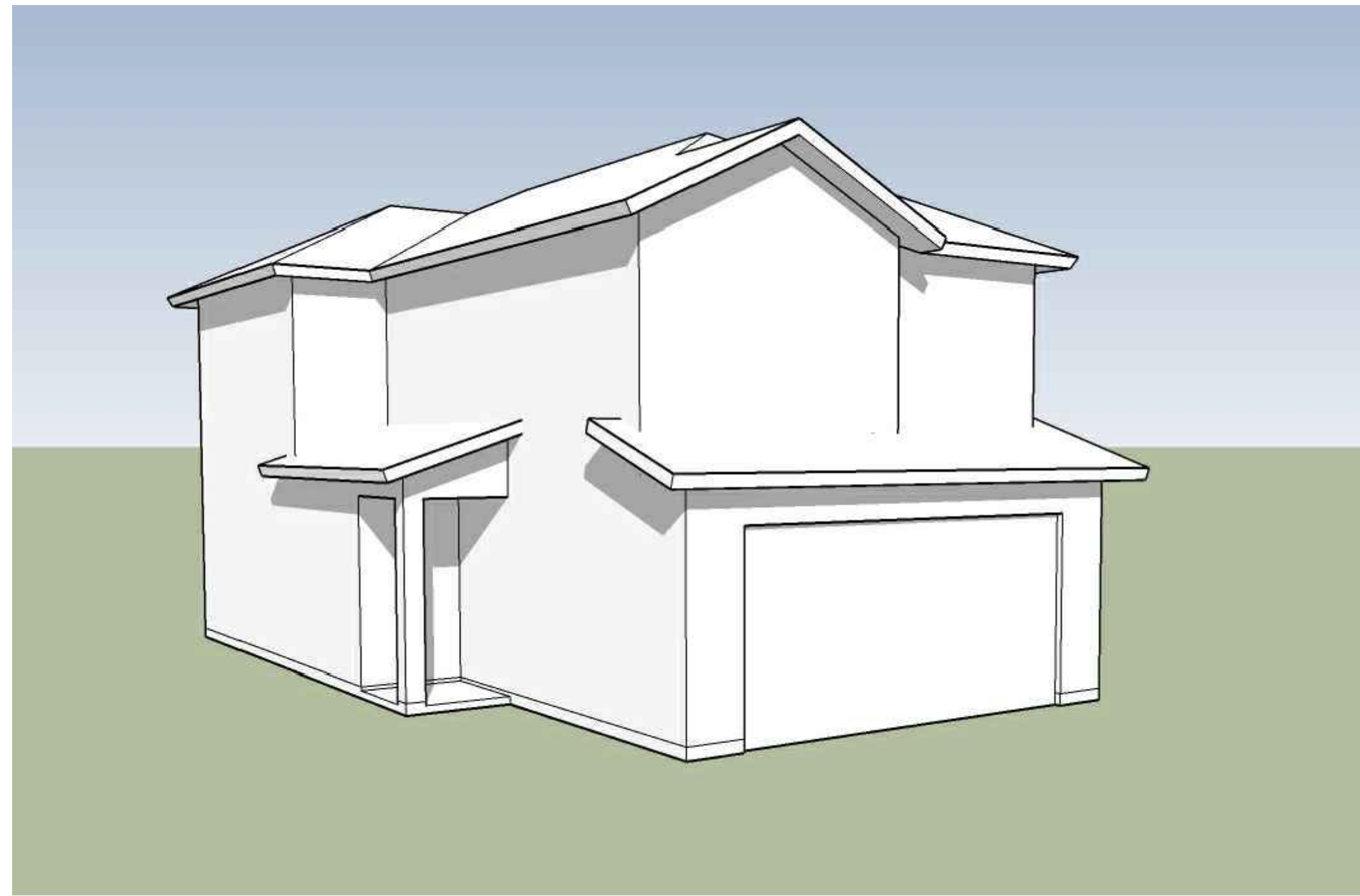
1C | Craftsman

**PLAN 1**  
Massing Models

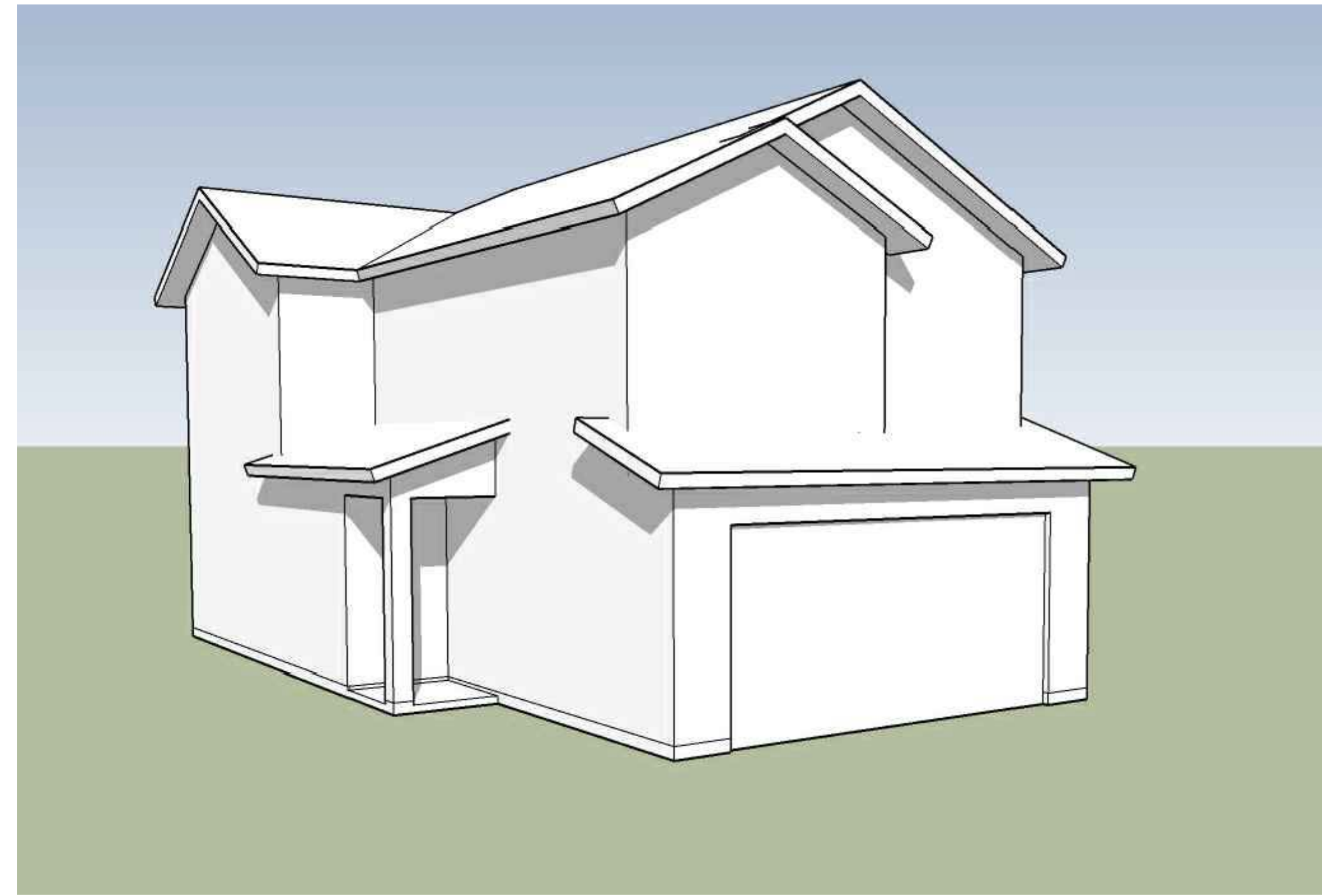
**VINEYARD CROSSING**

ANTIOCH, CA

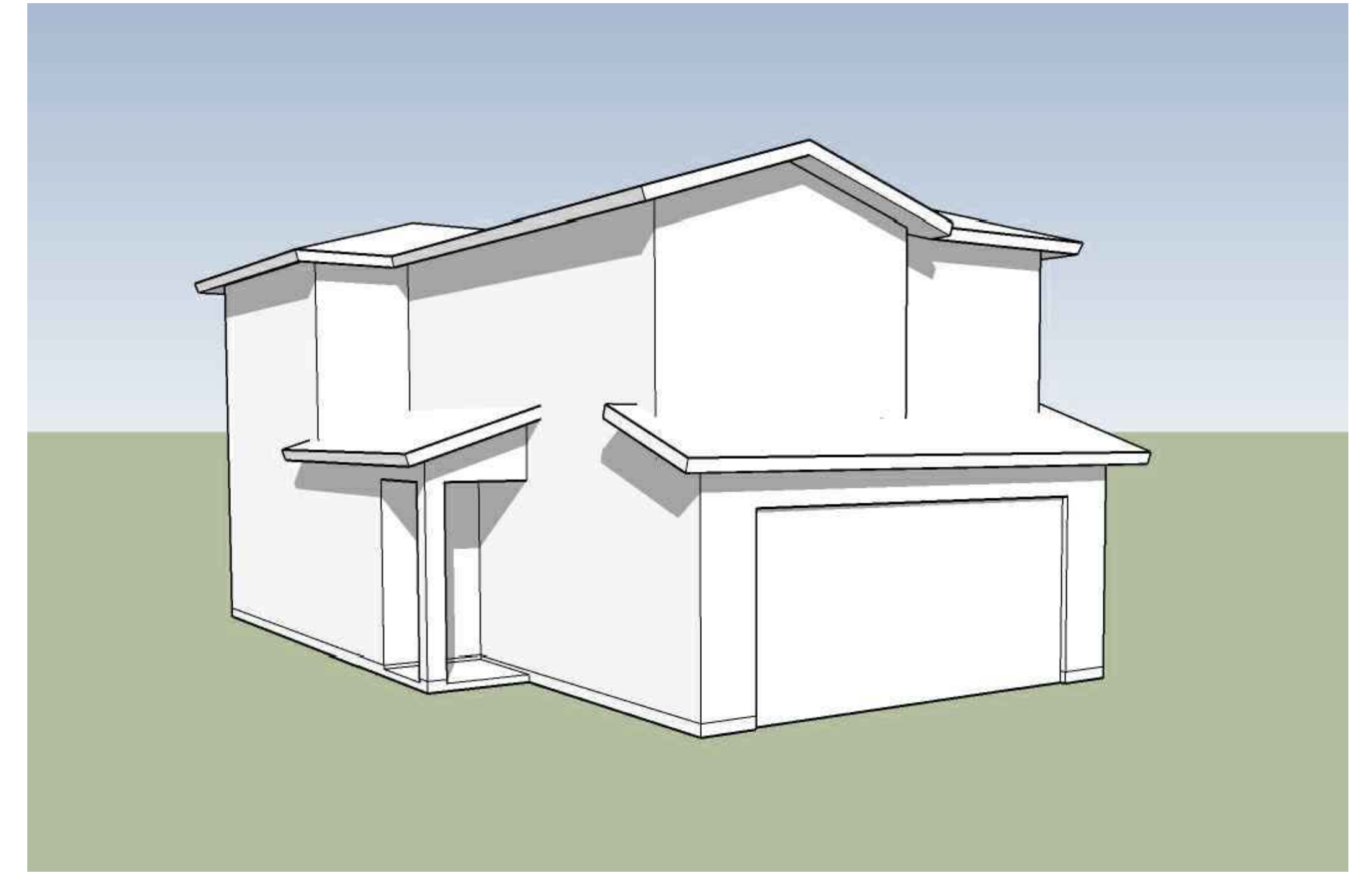




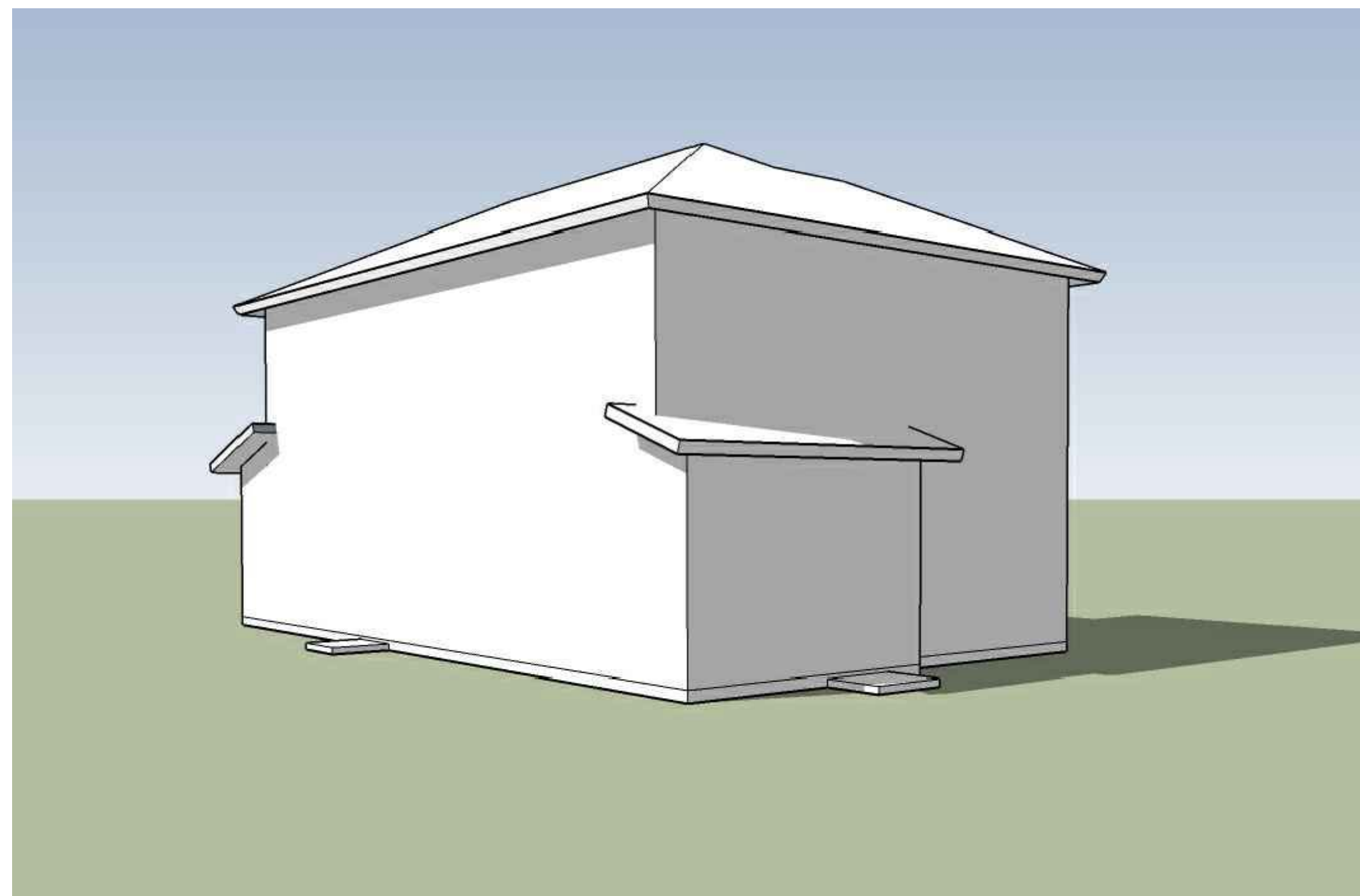
**Front | Left**



**Front | Left**

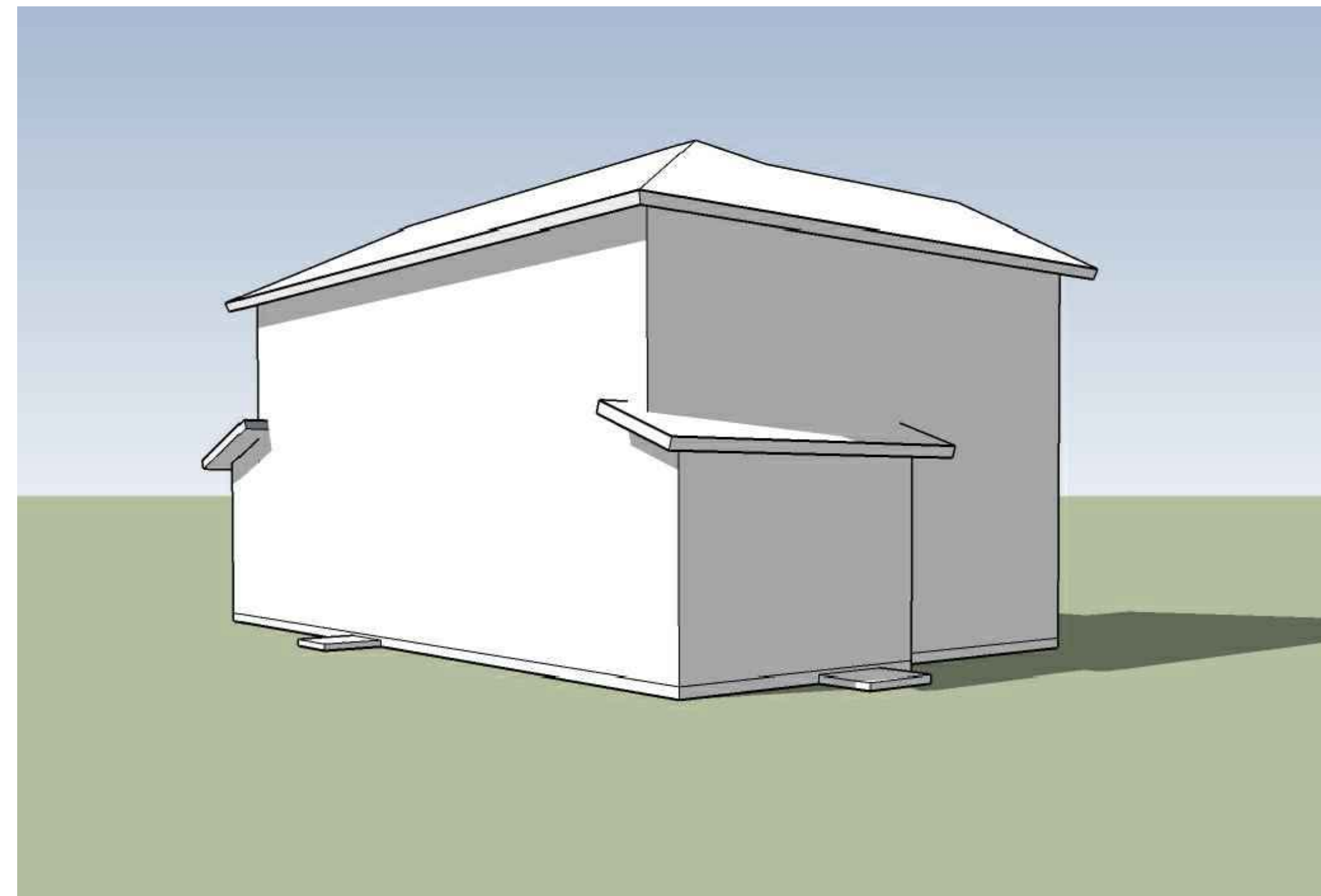


**Front | Left**



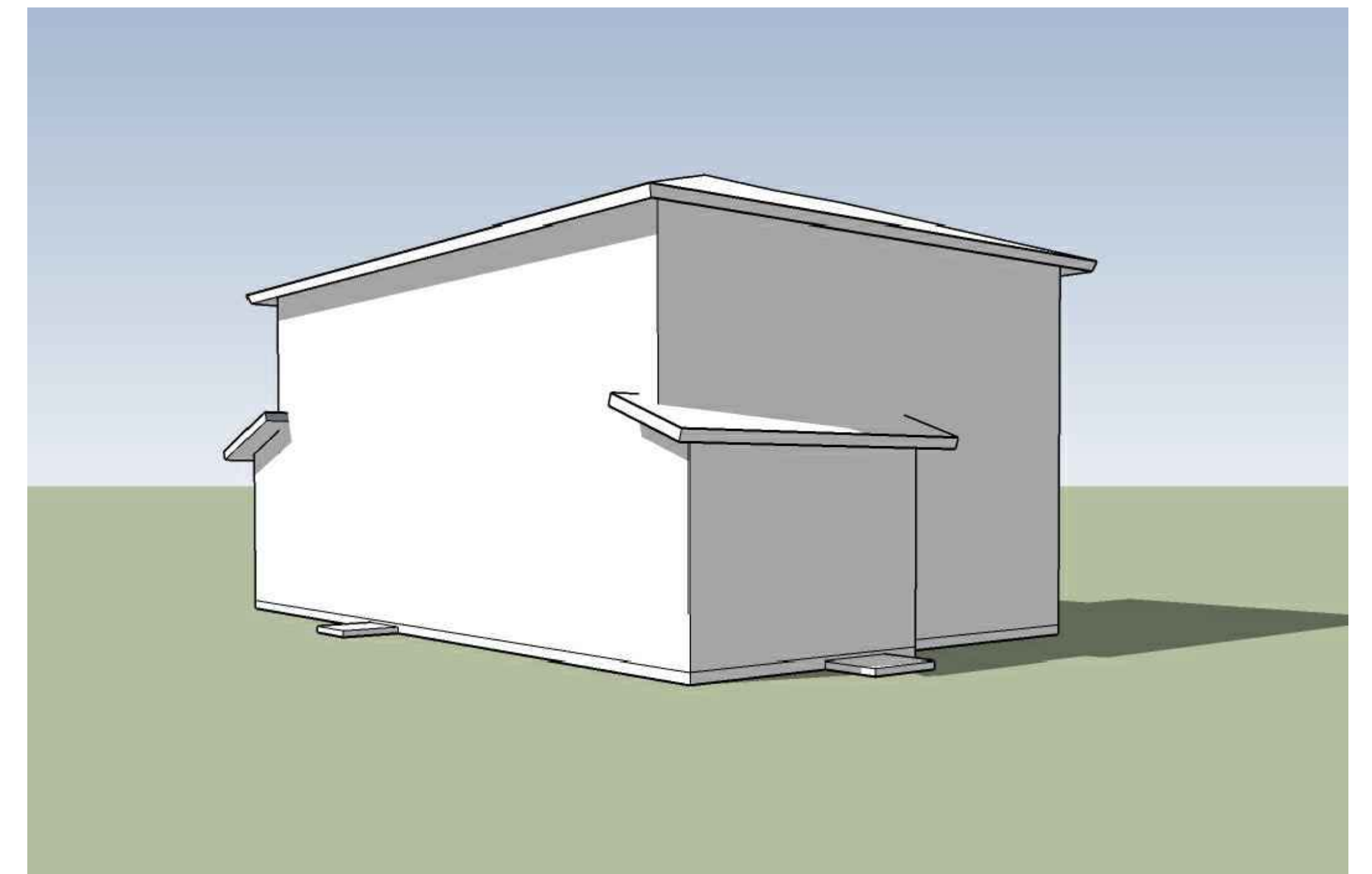
**Rear | Right**

**2A | Traditional**



**Rear | Right**

**2B | Farmhouse**



**Rear | Right**

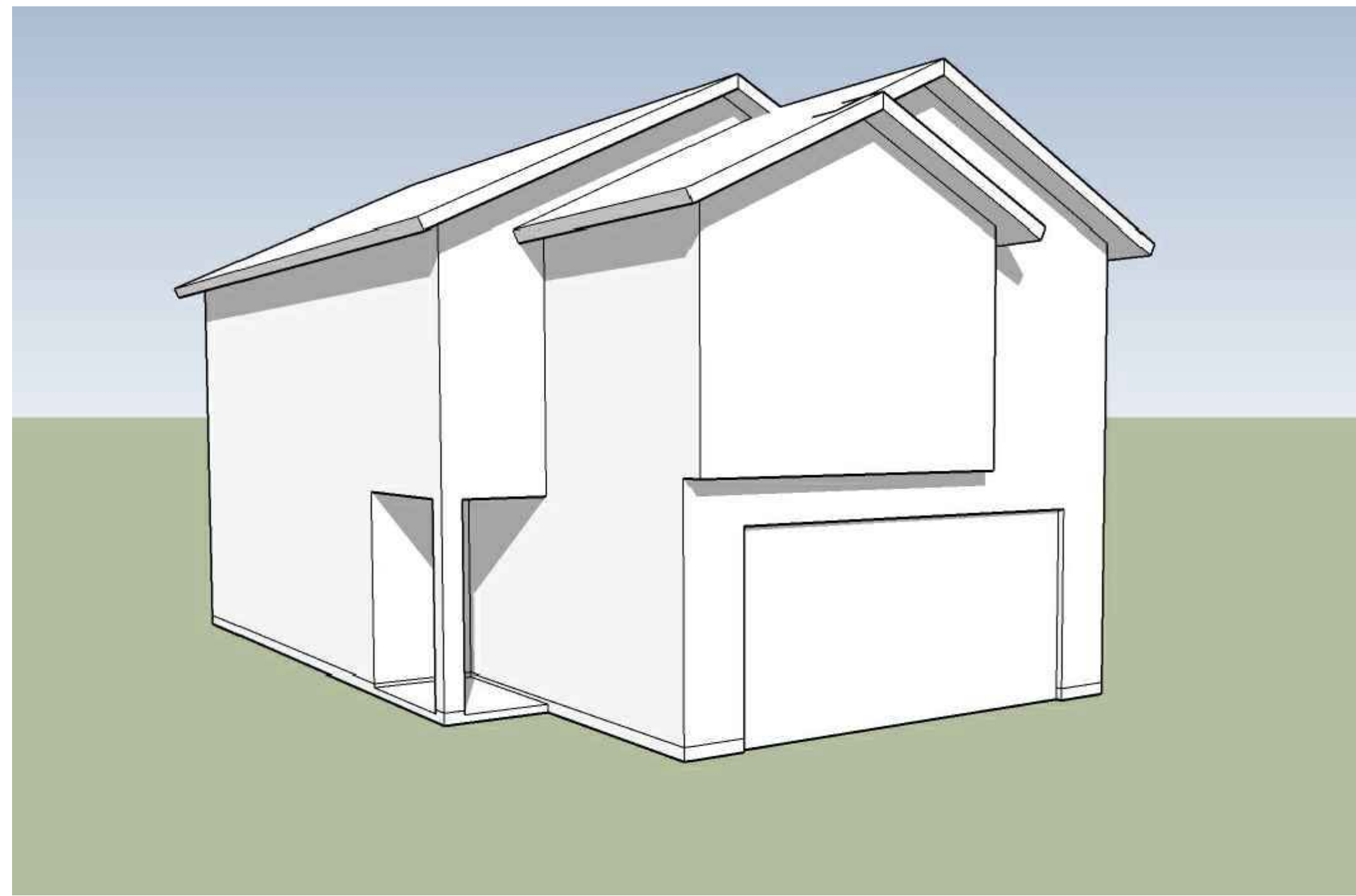
**2C | Craftsman**

**PLAN 2**  
Massing Models

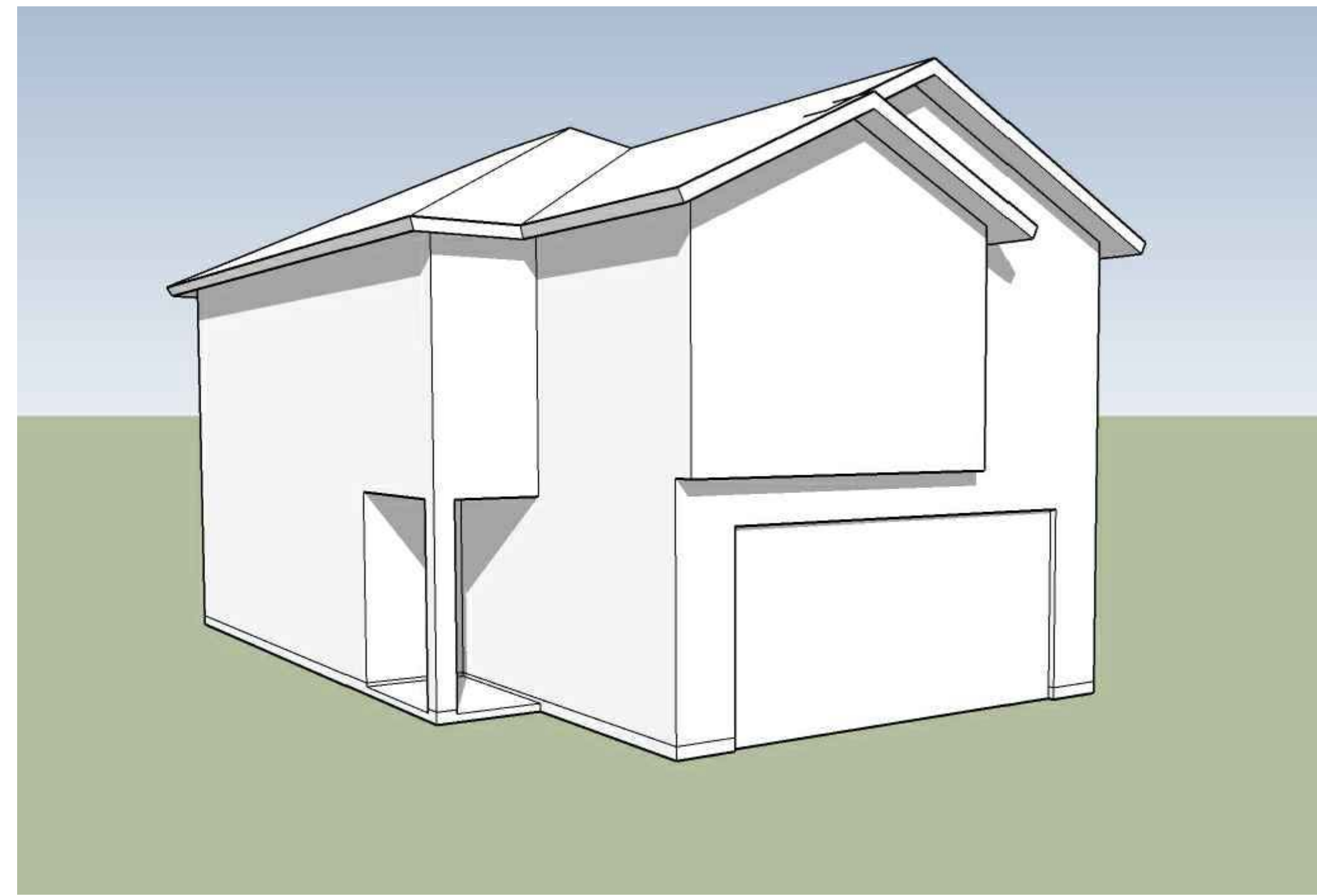
**VINEYARD CROSSING**

ANTIOCH, CA

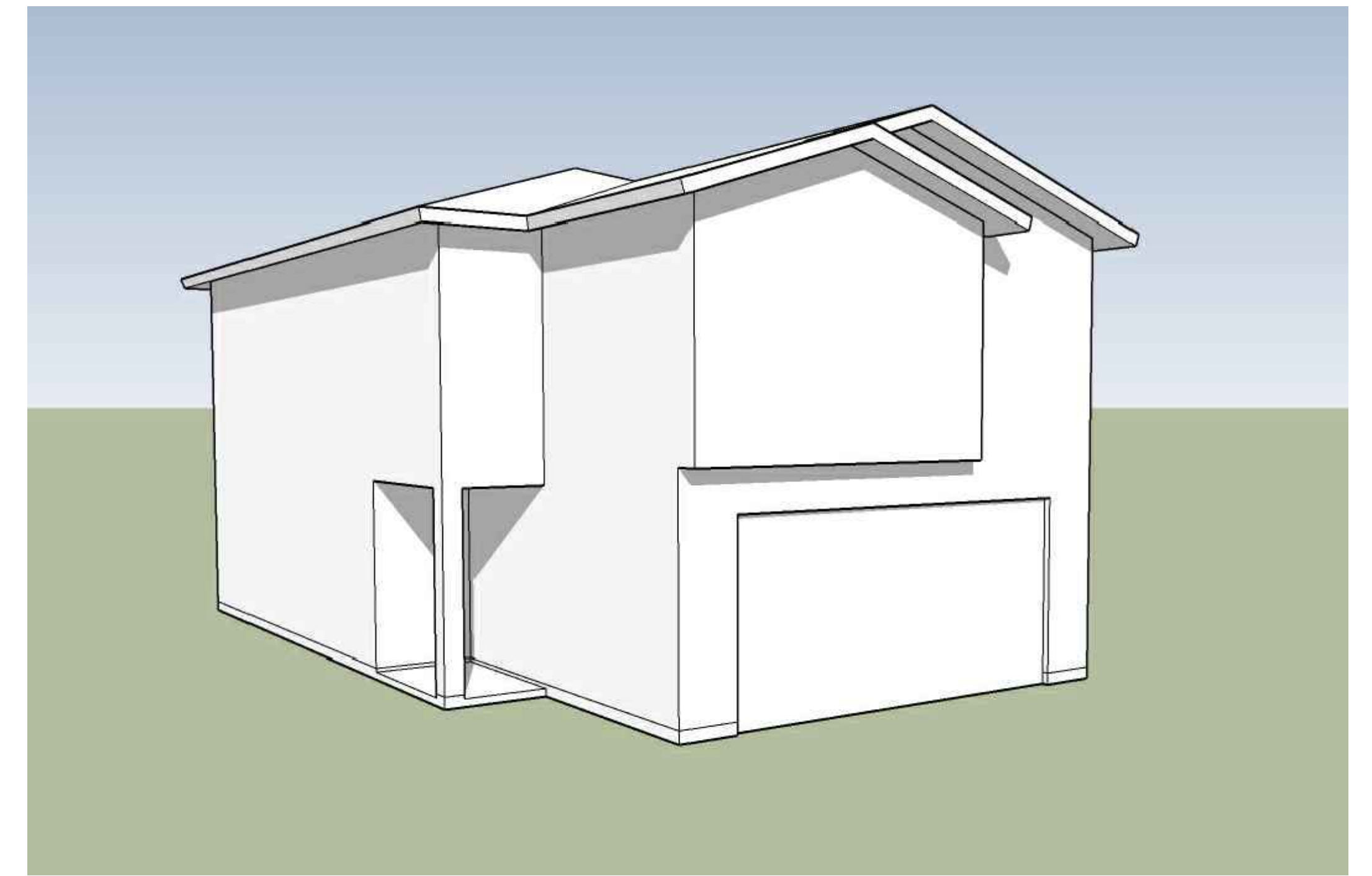




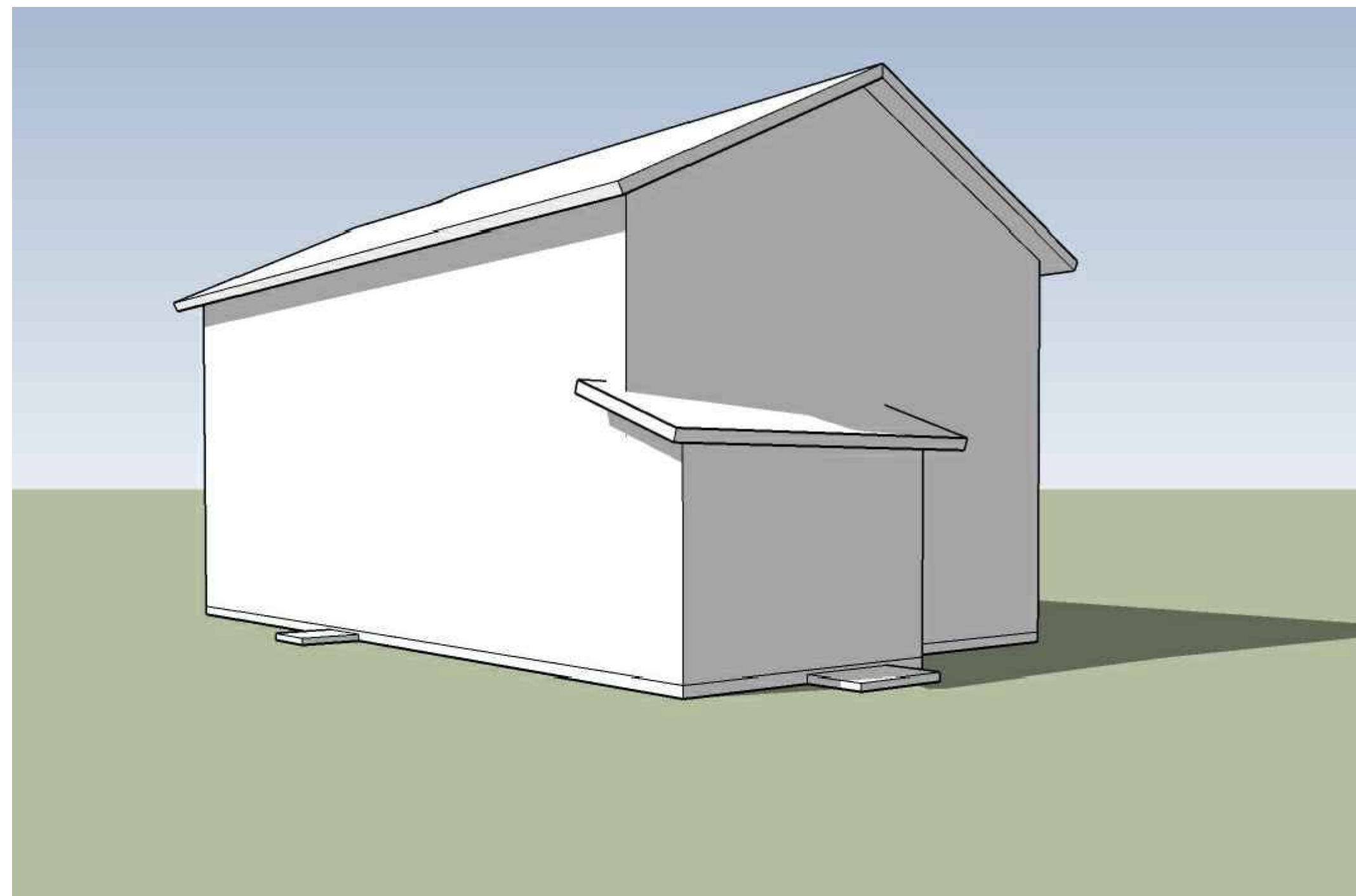
Front | Left



Front | Left

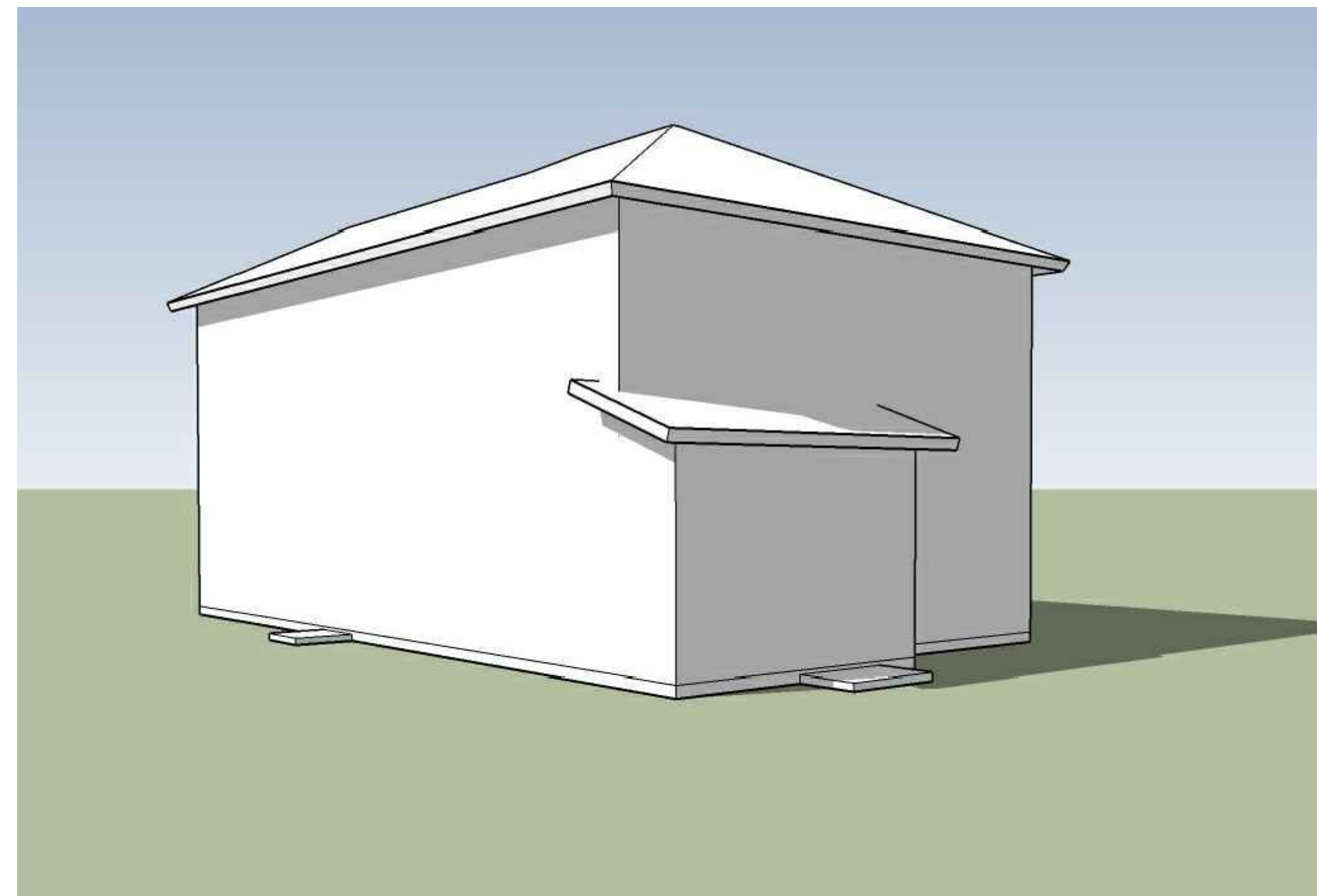


Front | Left



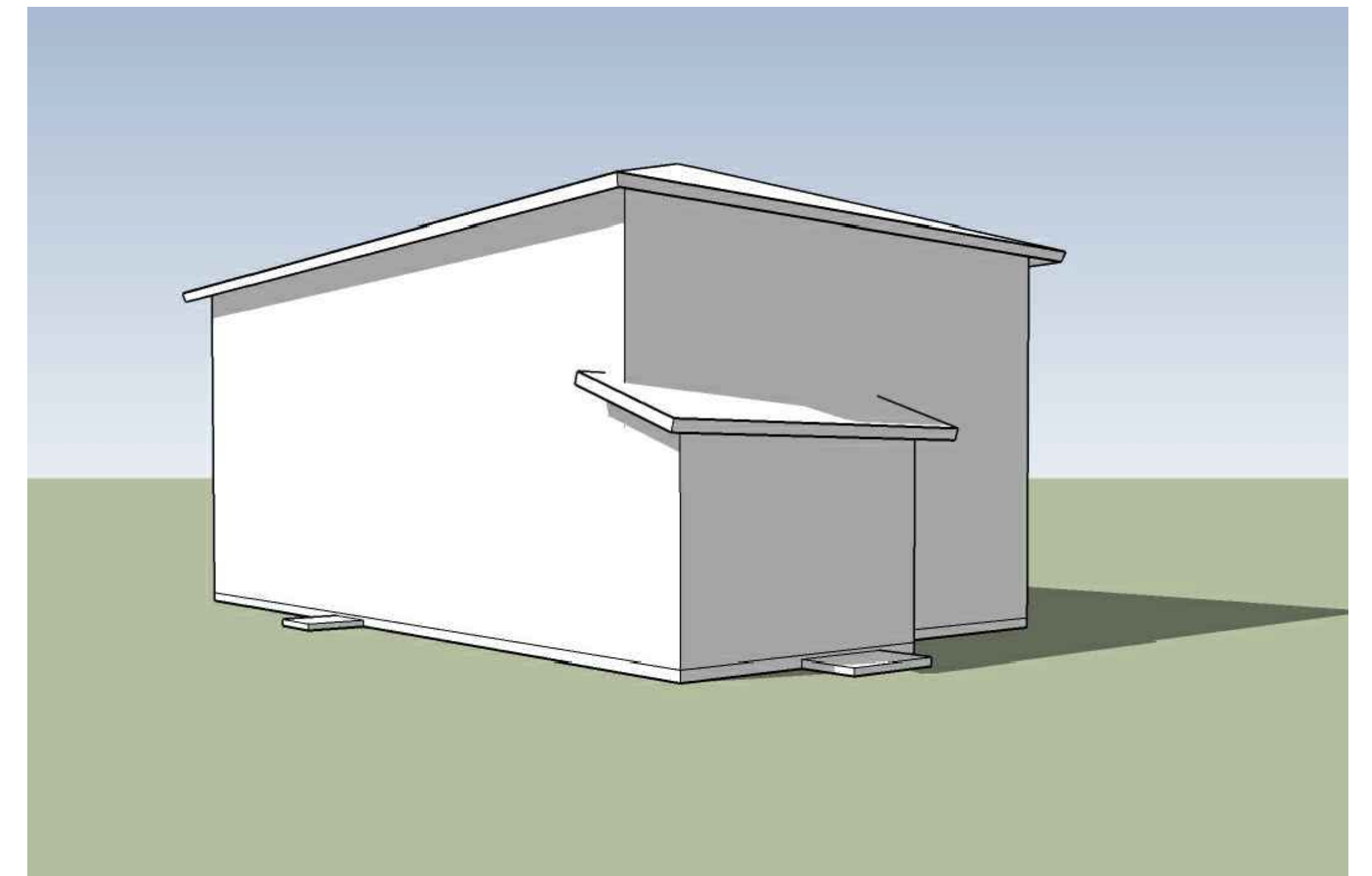
Rear | Right

3A | Traditional



Rear | Right

3B | Farmhouse



Rear | Right

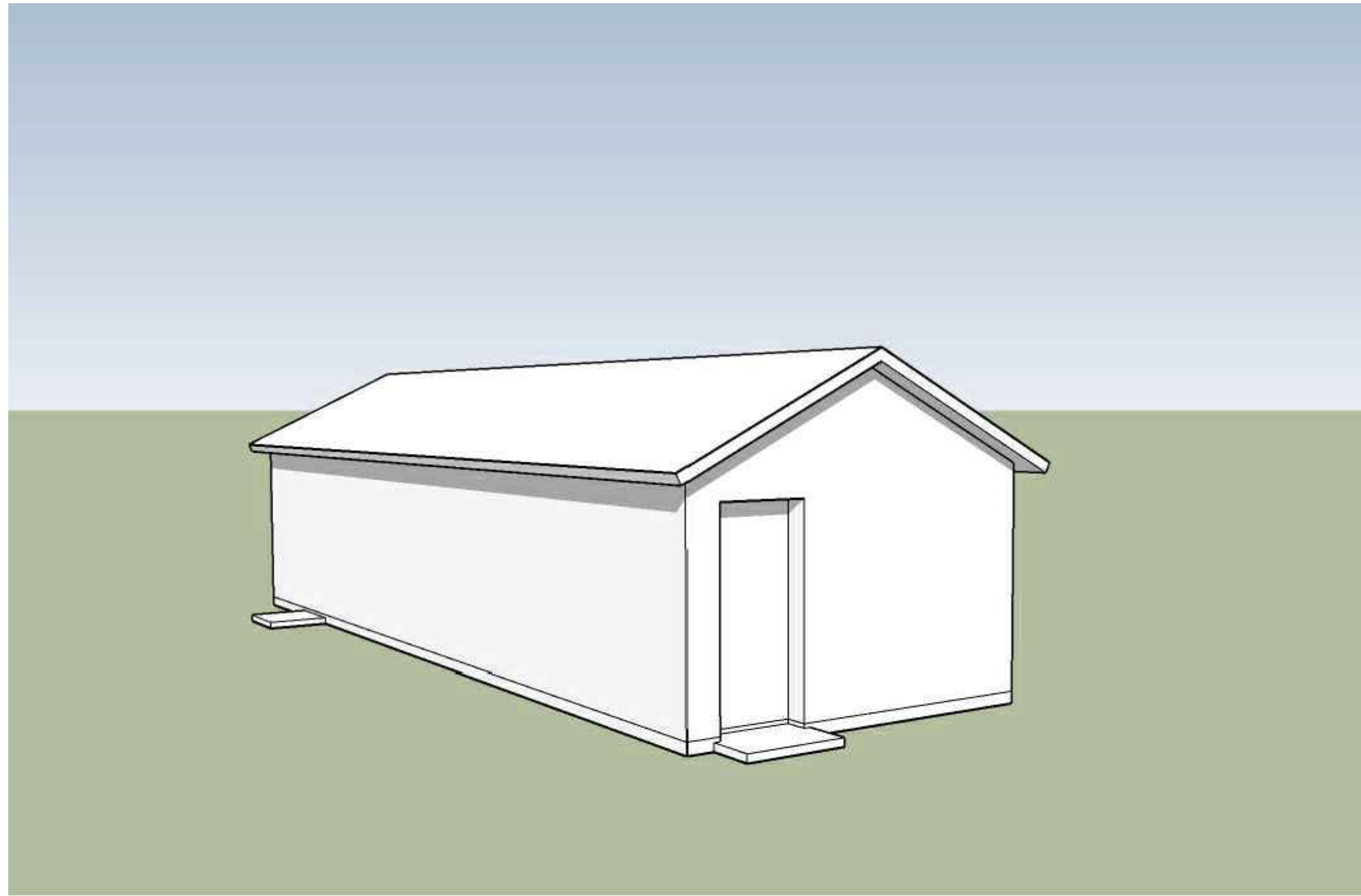
3C | Craftsman

**PLAN 3**  
Massing Models

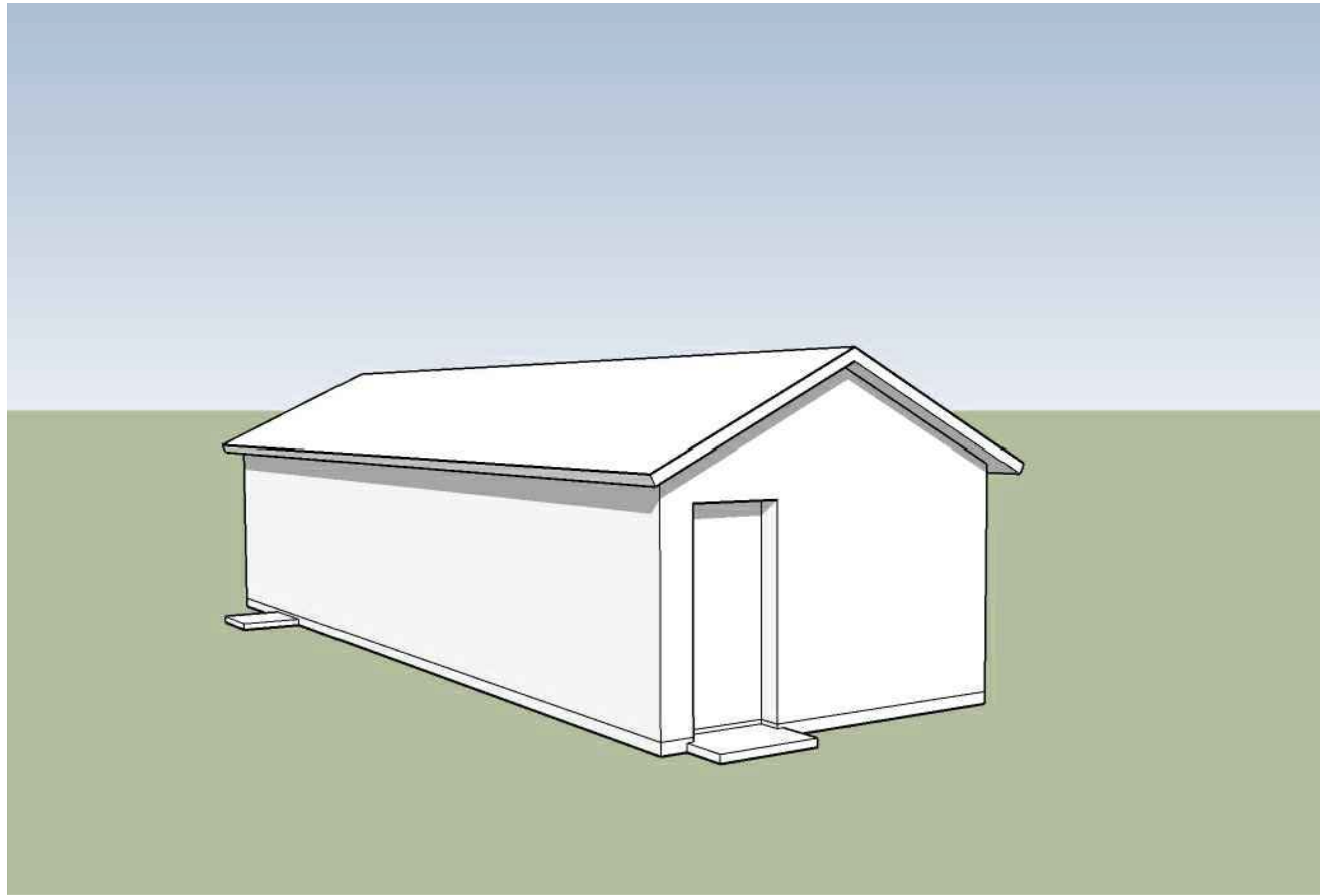
**VINEYARD CROSSING**

ANTIOCH, CA

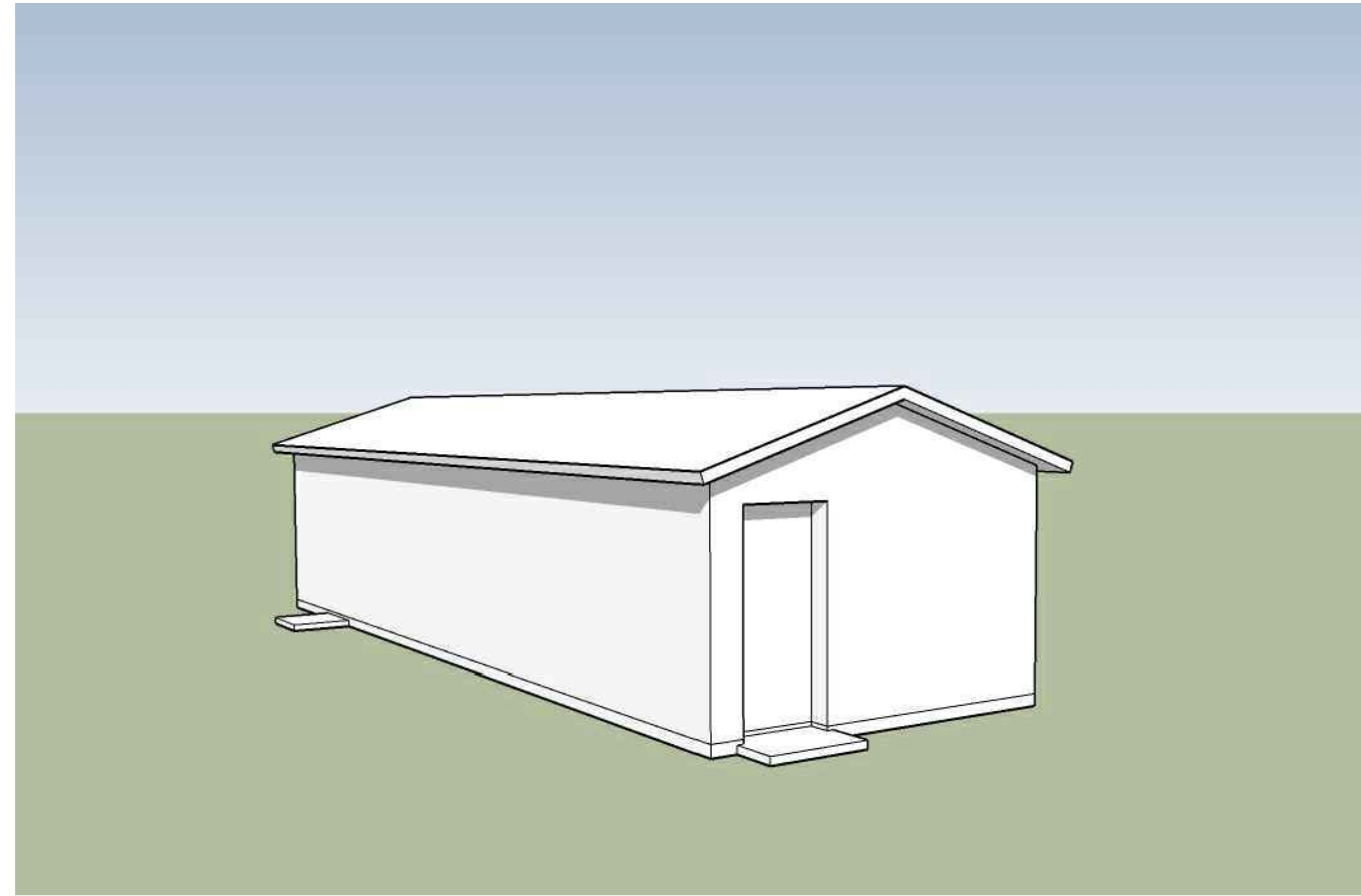




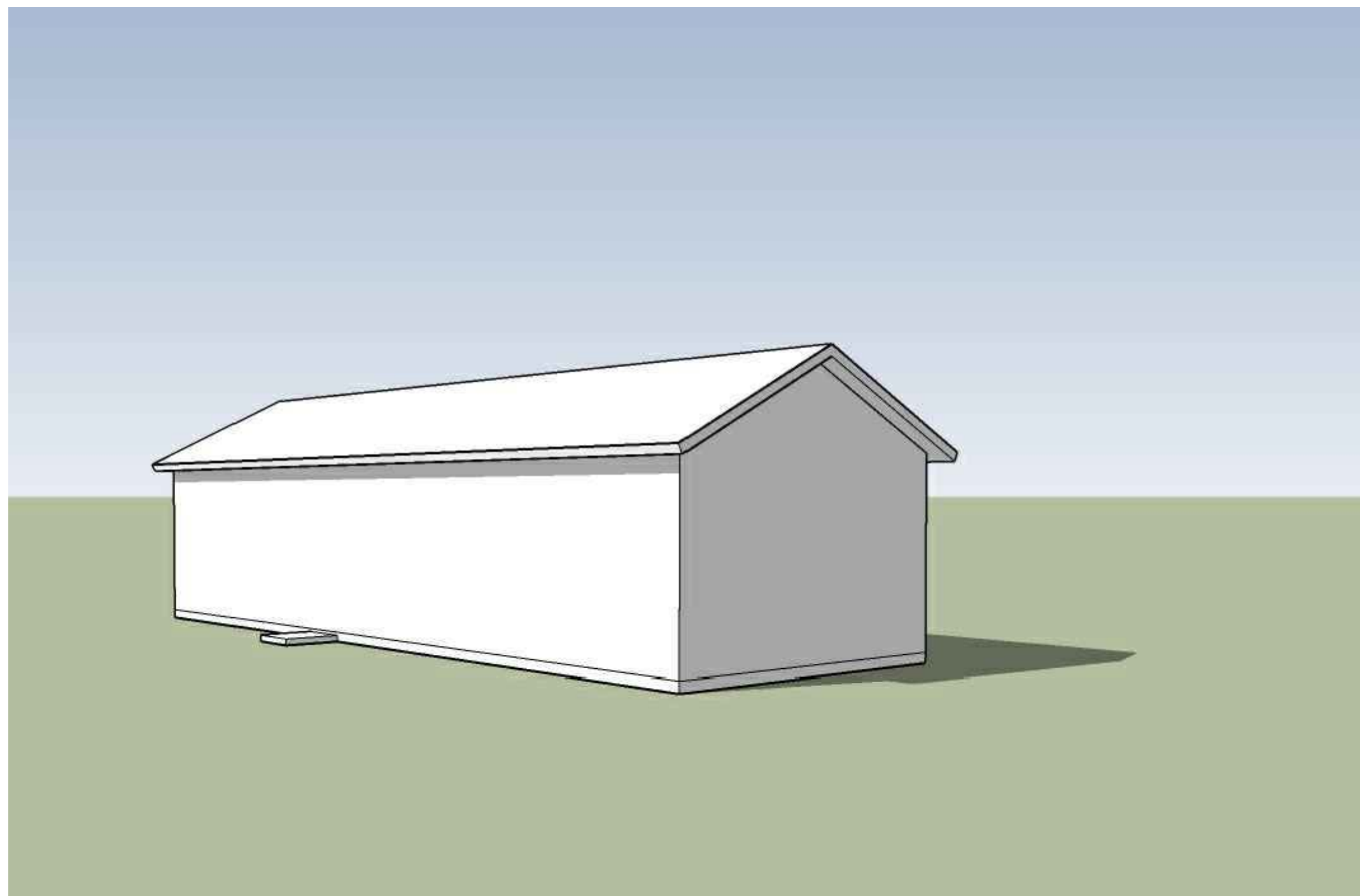
**Front | Left**



**Front | Left**

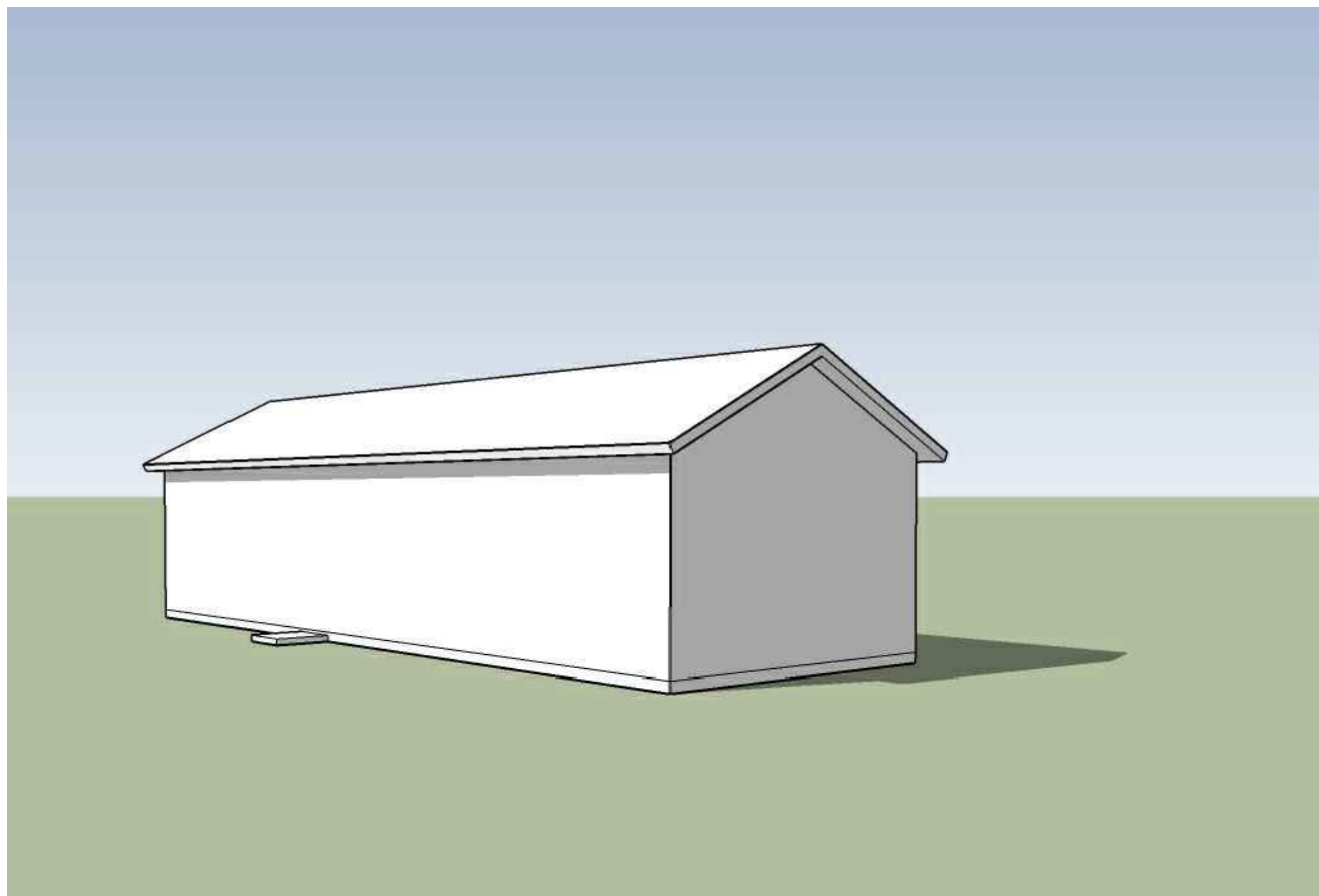


**Front | Left**



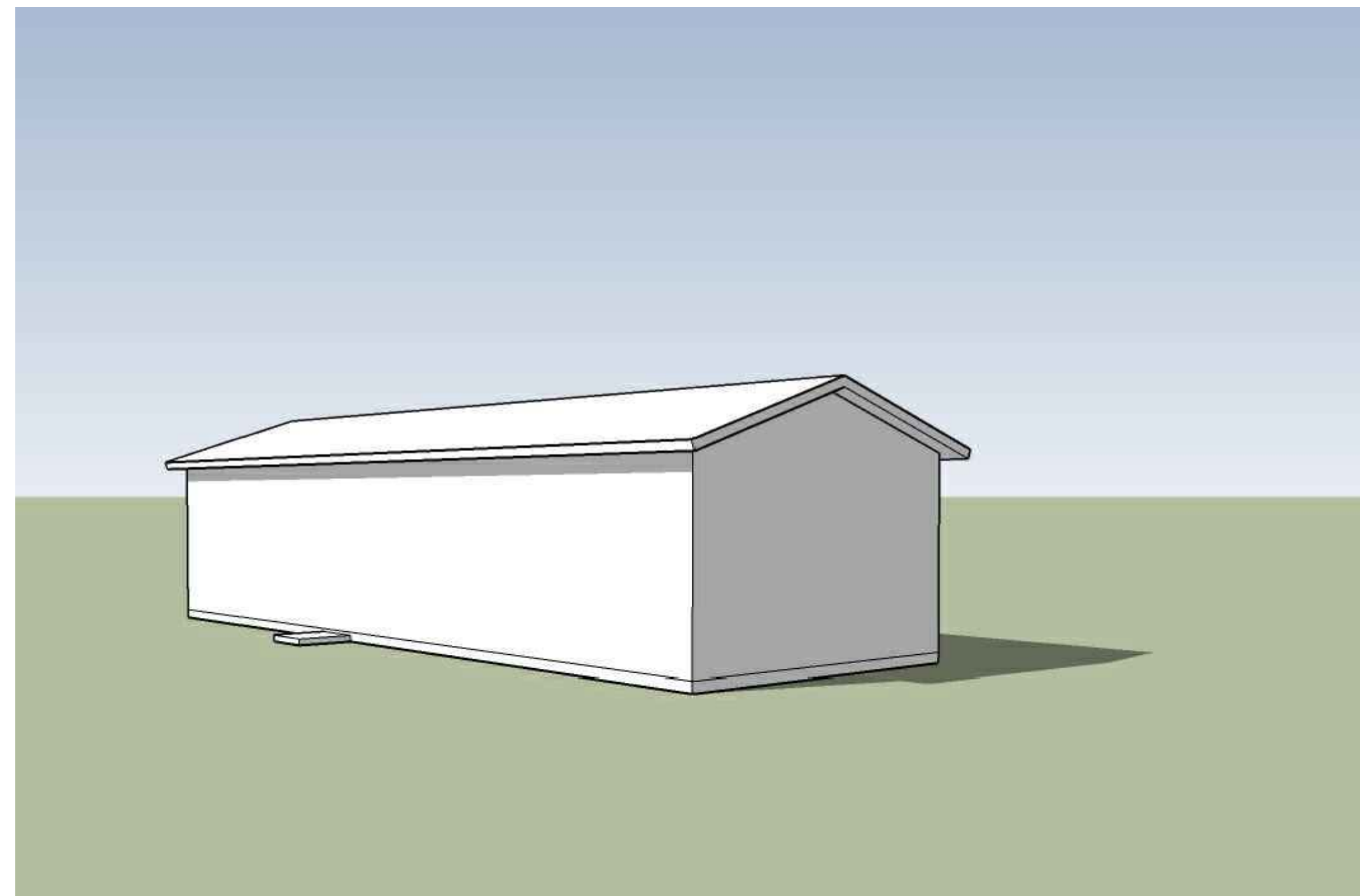
**Rear | Right**

**A | Traditional**



**Rear | Right**

**B | Farmhouse**



**Rear | Right**

**C | Craftsman**

**A.D.U.**  
Massing Models

**VINEYARD CROSSING**

ANTIOCH, CA





# CONCEPTUAL STREETSCENE

## VINEYARD CROSSING

City of Antioch, California

0 4 8 16 A25-24071





UNIT MIX SUMMARY (EAST)

PLAN	UNIT COUNT	% MIX
BLDG 100	3	12%
BLDG 200	4	15%
BLDG 300	19	73%
TOTAL	52	

(26 LOTS)

A - CONTEMPORARY RANCH  
 B - FARMHOUSE



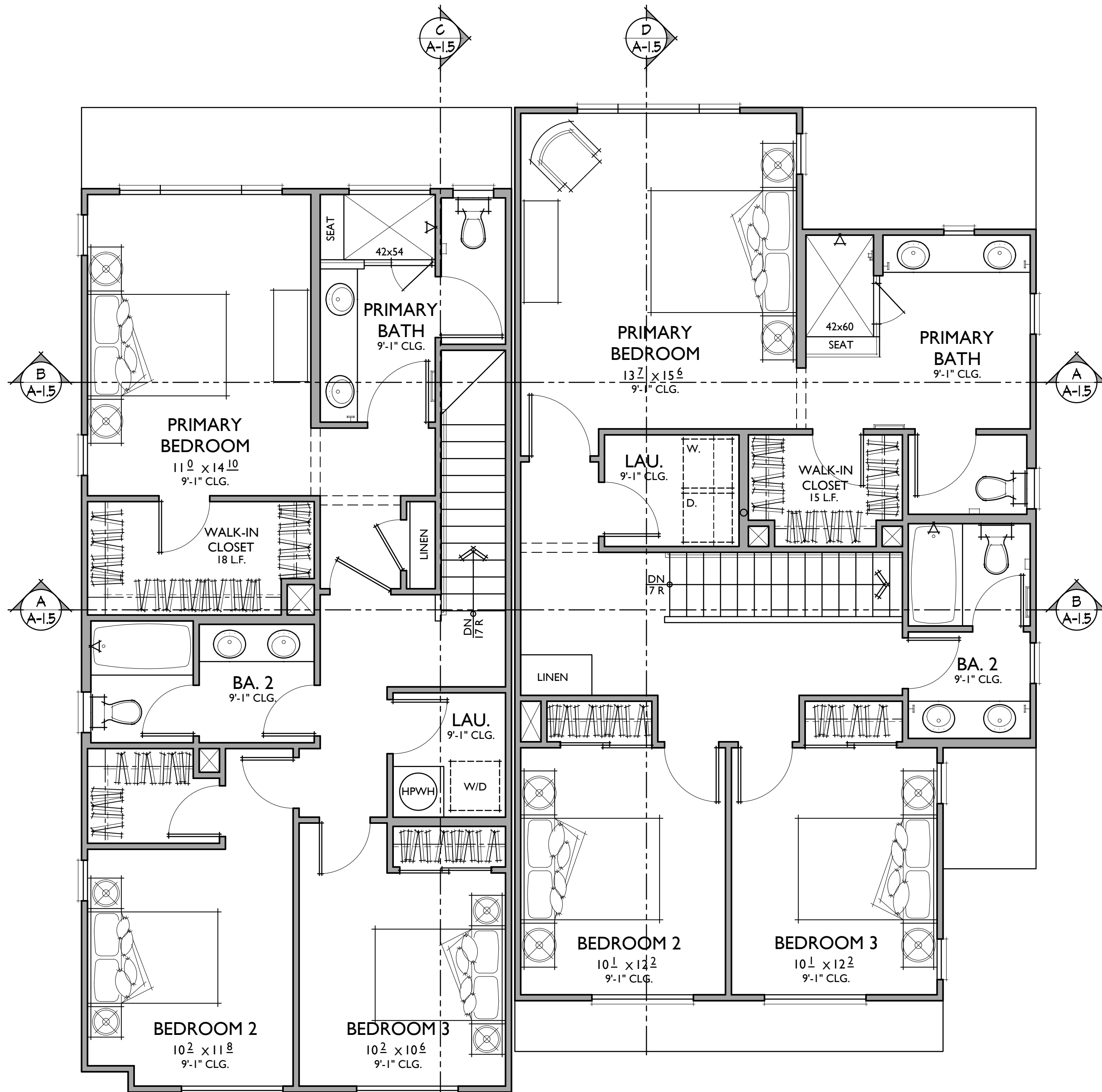


DUPLEX 100A  
CONTEMPORARY RANCH

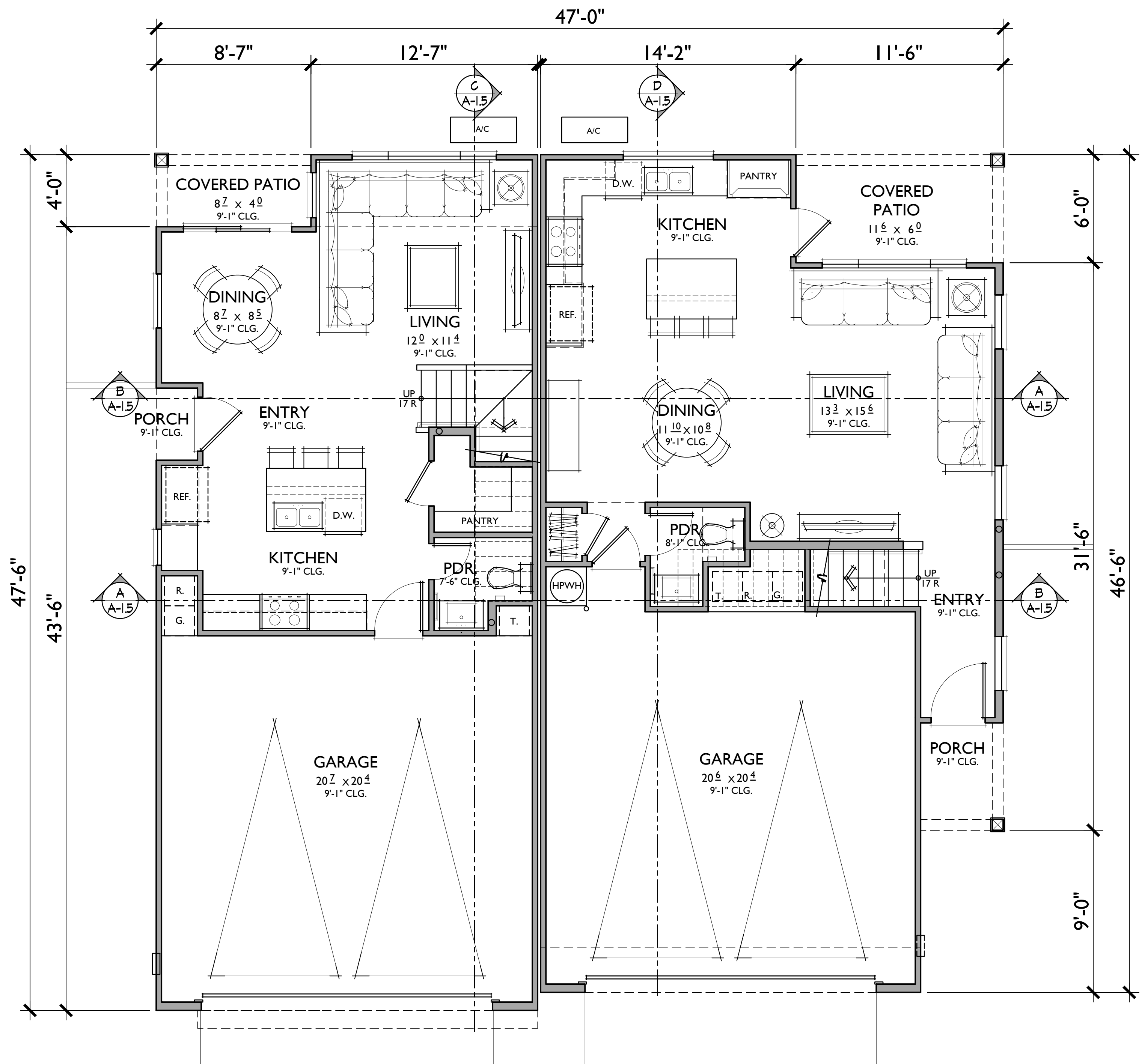


DUPLEX 100B  
FARMHOUSE





**PLAN 1**



**PLAN 2**

**PLAN 1**  
**1,405 SQ. FT.**  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

**PLAN 2**  
**1,565 SQ. FT.**  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

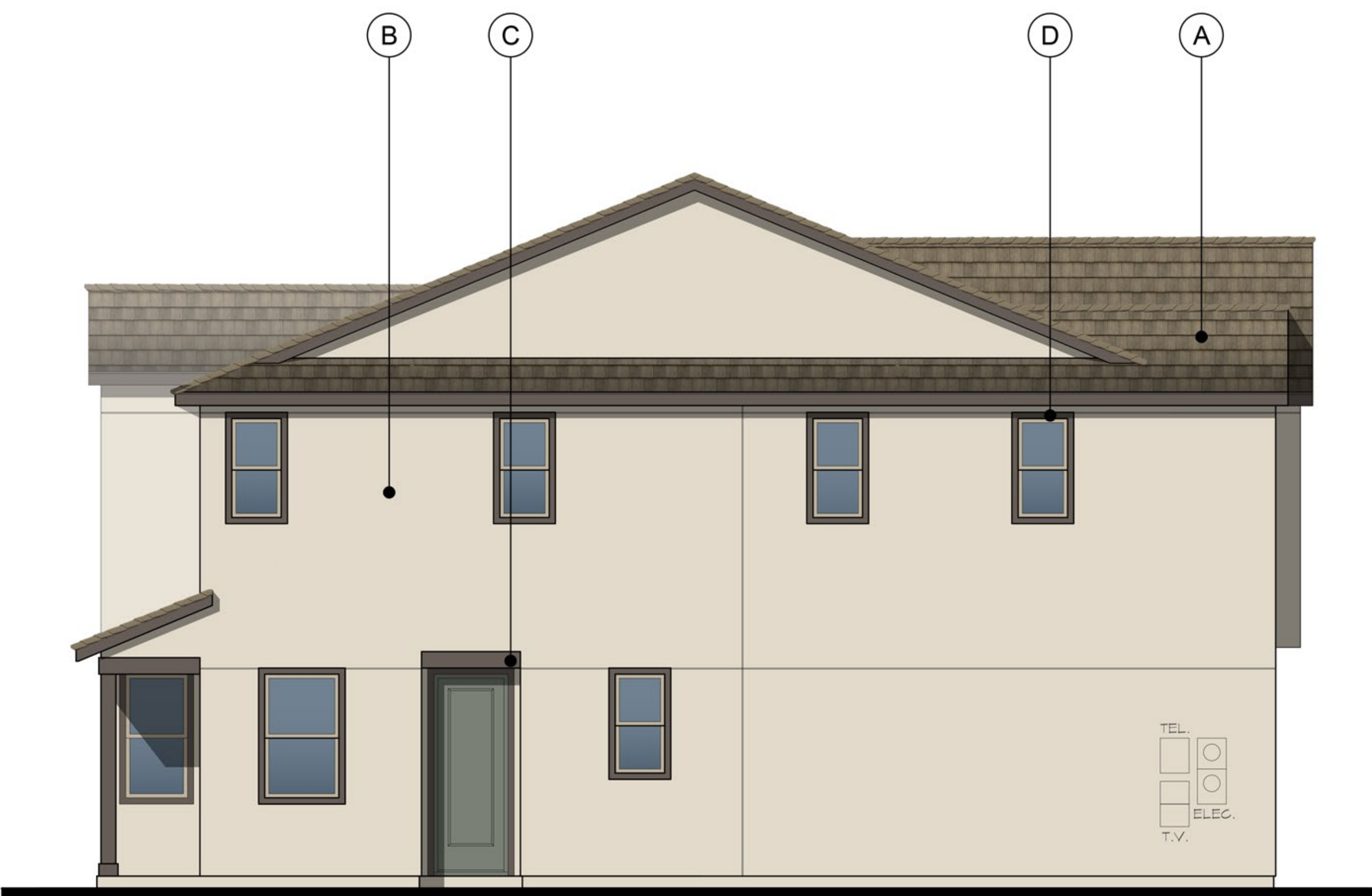
FLOOR AREA TABLE	
1ST FLOOR	510 SQ. FT.
2ND FLOOR	895 SQ. FT.
<b>TOTAL</b>	<b>1,405 SQ. FT.</b>
2 - CAR GARAGE	452 SQ. FT.
COVERED PATIO	34 SQ. FT.
PORCH	9 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	598 SQ. FT.
2ND FLOOR	967 SQ. FT.
<b>TOTAL</b>	<b>1,565 SQ. FT.</b>
2 - CAR GARAGE	474 SQ. FT.
COVERED PATIO	69 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





LEFT



FRONT

A - CONTEMPORARY RANCH  
1/4"=1'-0"

**MATERIAL LEGEND**

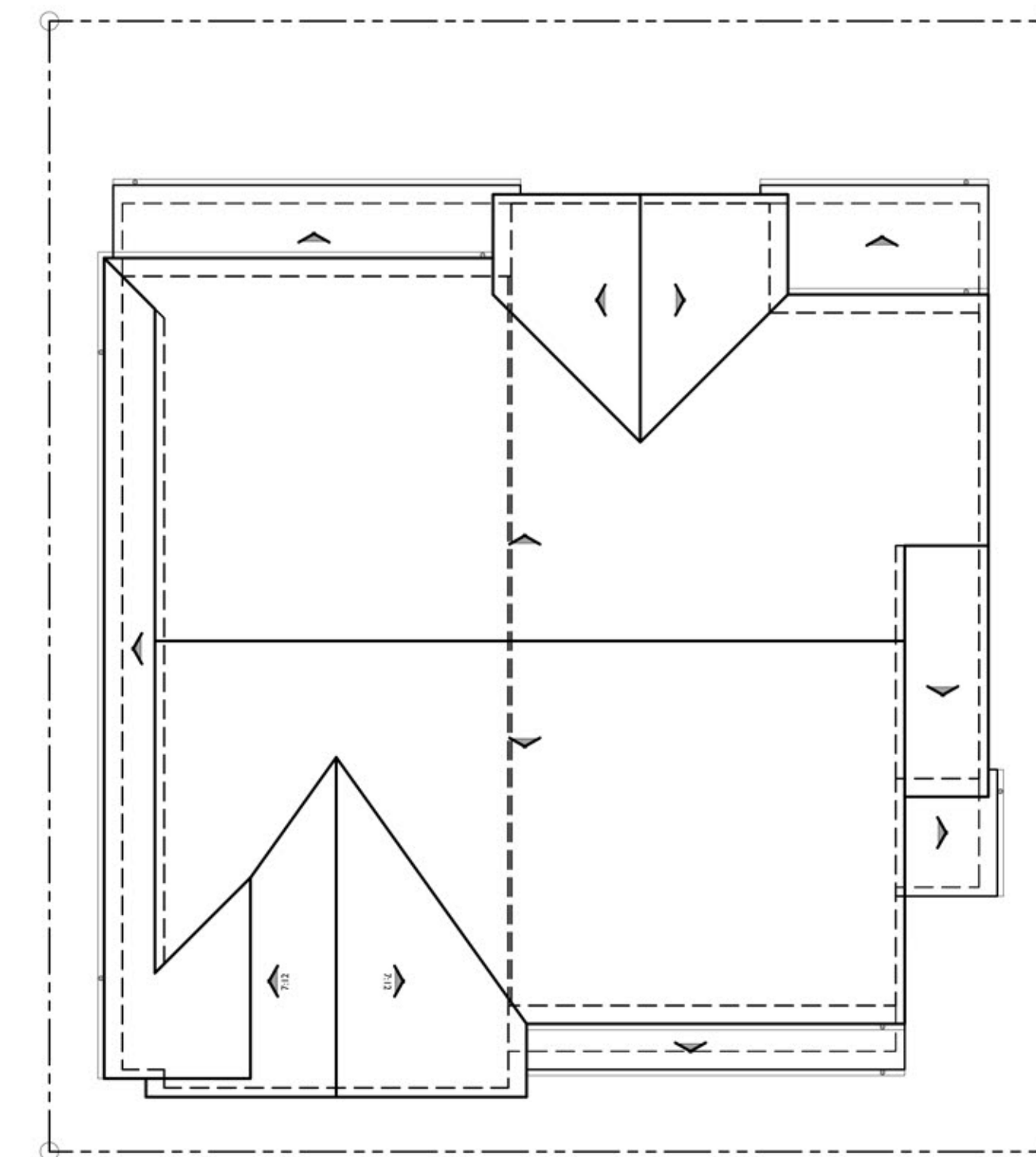
- A. FLAT CONCRETE TILE
- B. STUCCO - COLOR VARIES
- C. RECESSED HEADER
- D. STUCCO OVER FOAM TRIM
- E. VINYL WINDOW
- F. METAL SECTIONAL GARAGE DOOR
- G. LIGHT FIXTURE



RIGHT



REAR



**ROOF PLAN**

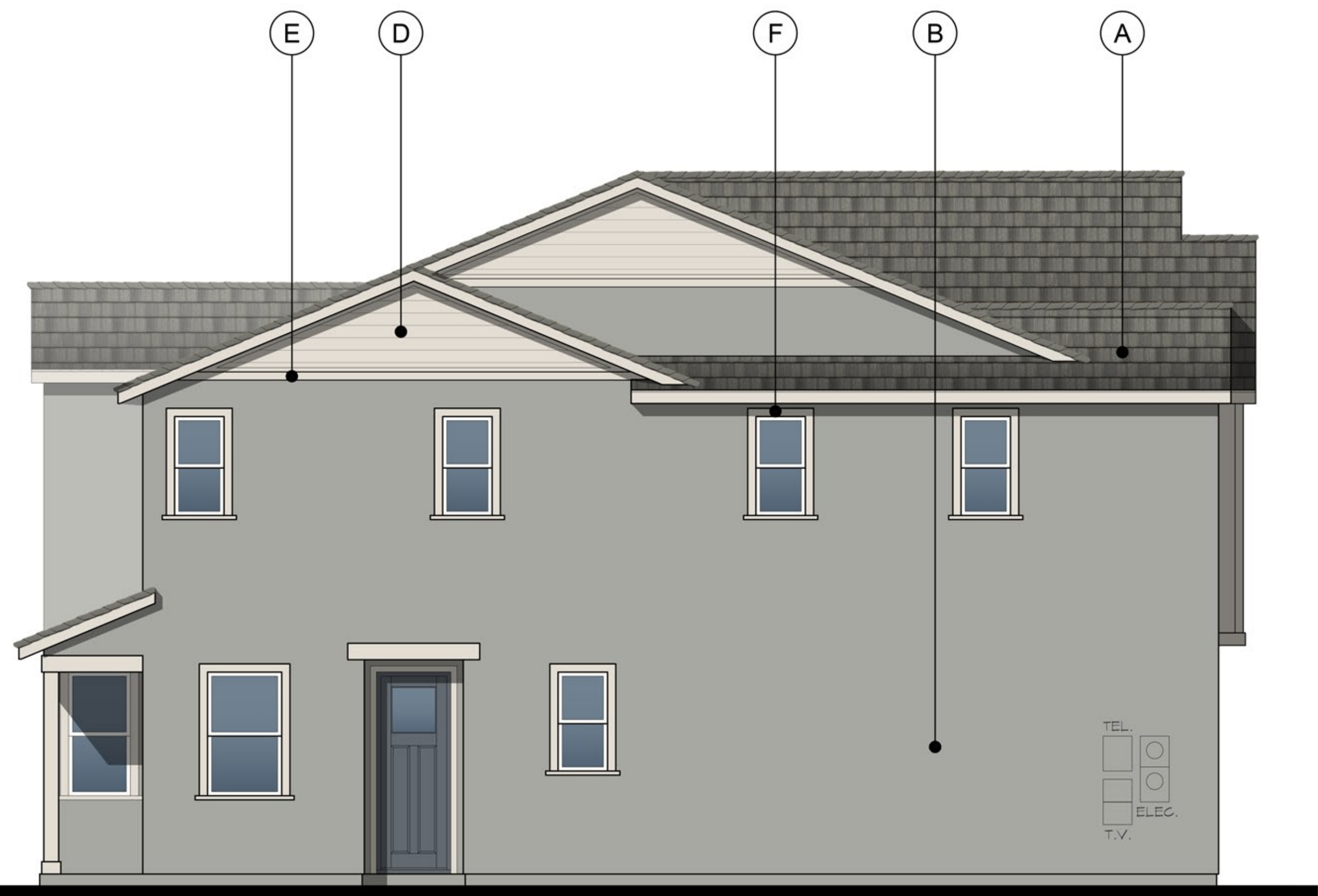
PITCH: 5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

A

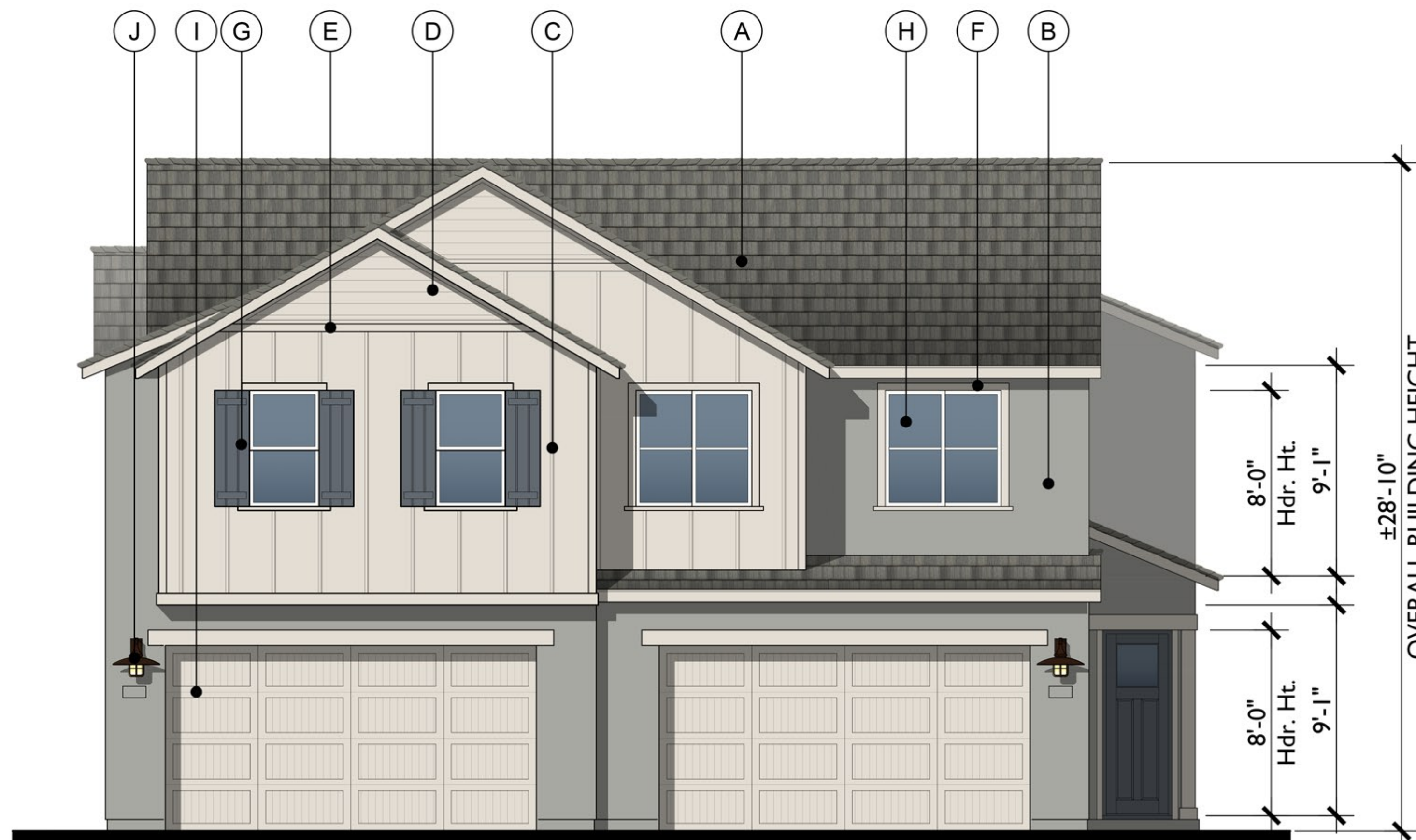








LEFT

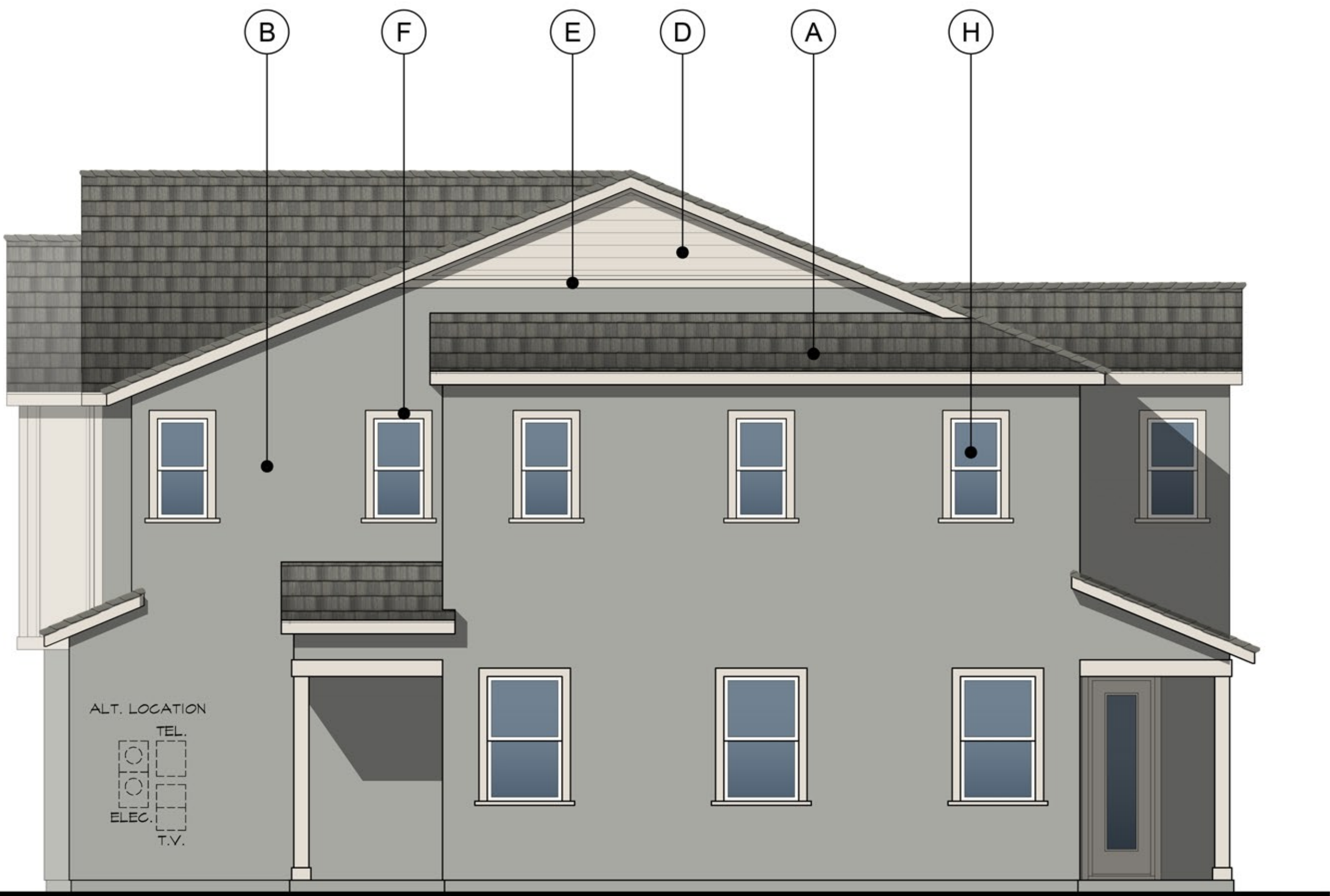


FRONT

B - FARMHOUSE  
1/4"=1'-0"

**MATERIAL LEGEND**

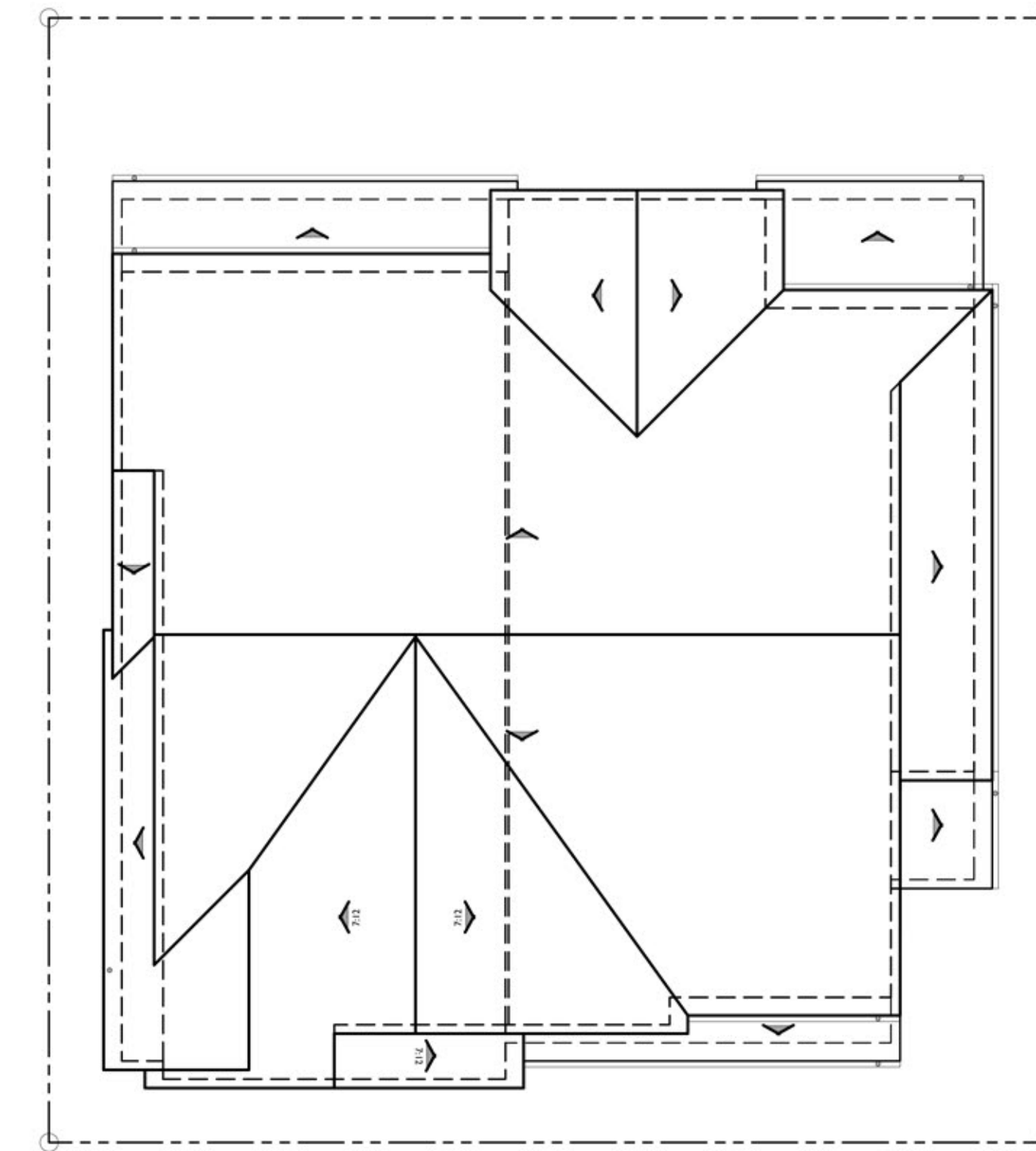
- A. FLAT CONCRETE TILE
- B. STUCCO
- C. CEMENTITIOUS BOARD/BATTEN SIDING
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. CEMENTITIOUS TRIM
- F. STUCCO OVER FOAM TRIM
- G. DECORATIVE SHUTTER
- H. VINYL WINDOW
- I. METAL SECTIONAL GARAGE DOOR
- J. LIGHT FIXTURE



RIGHT



REAR

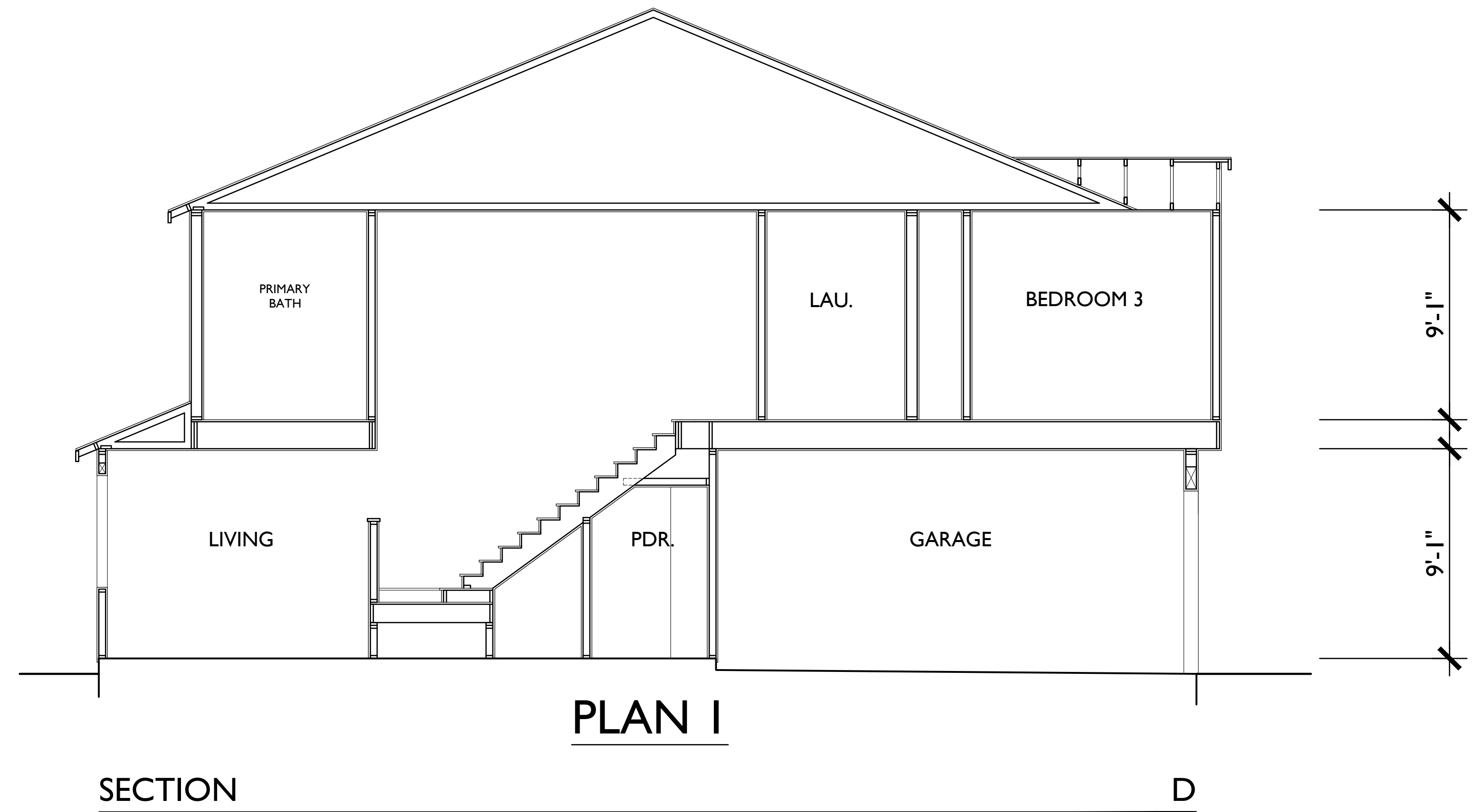
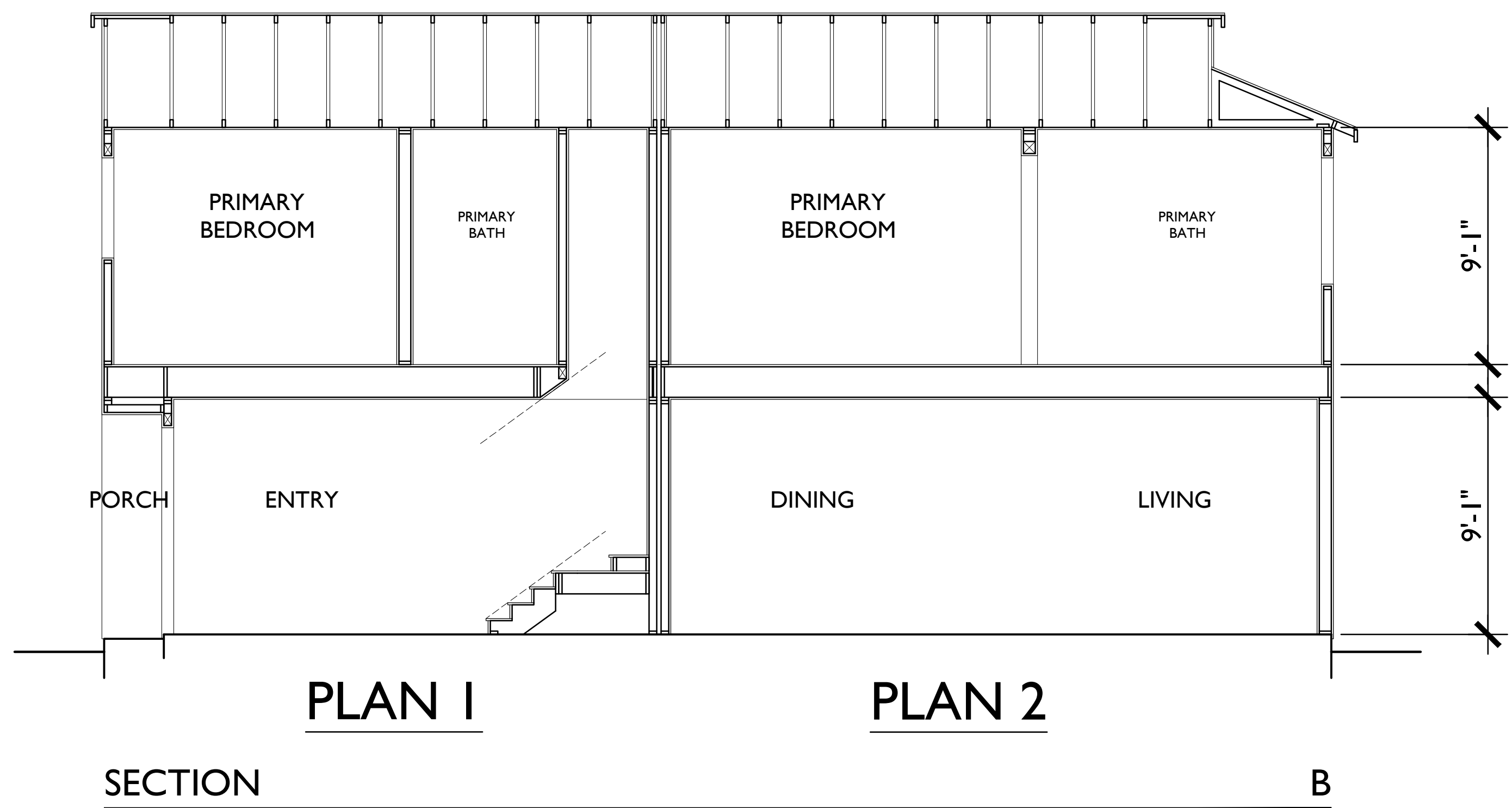
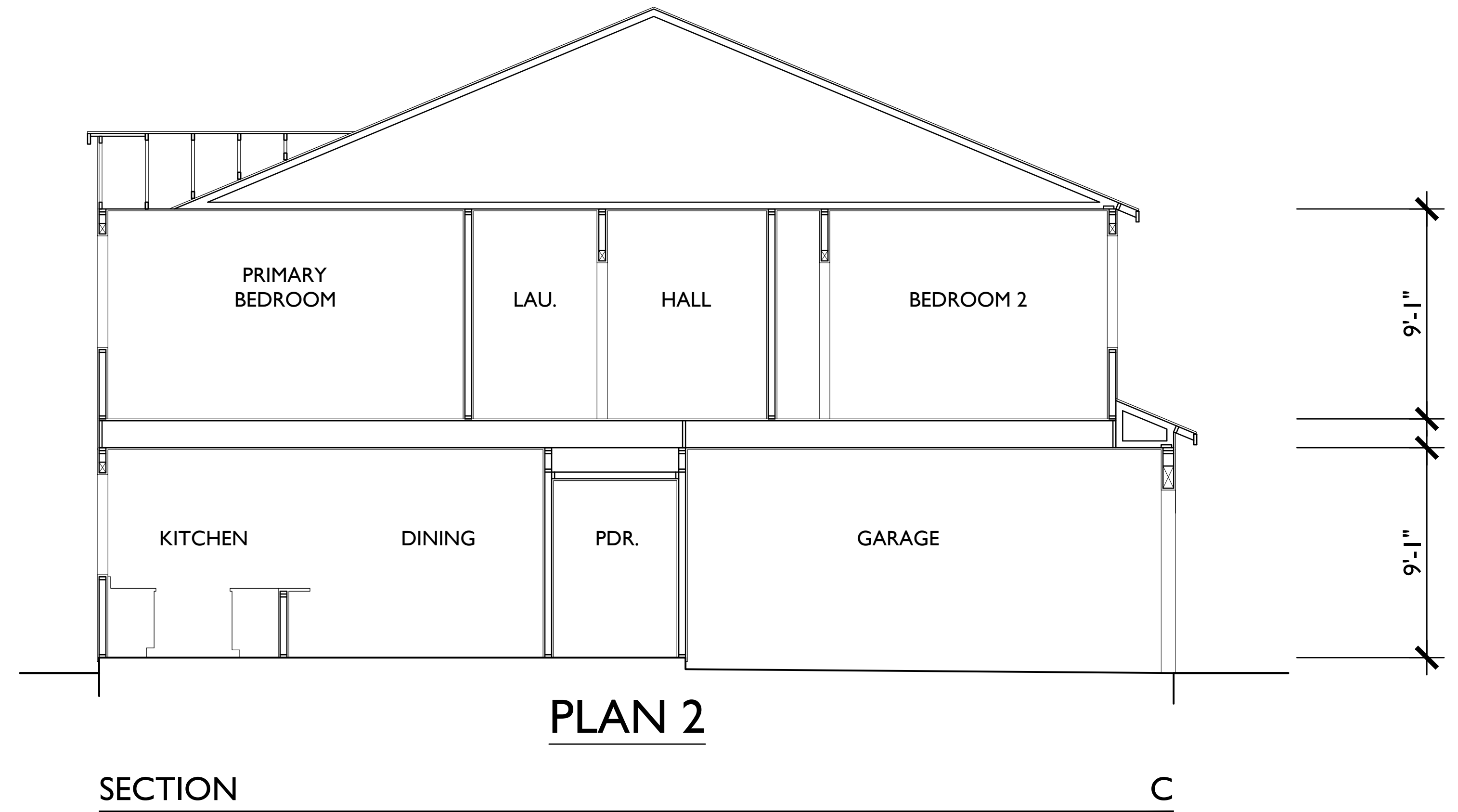
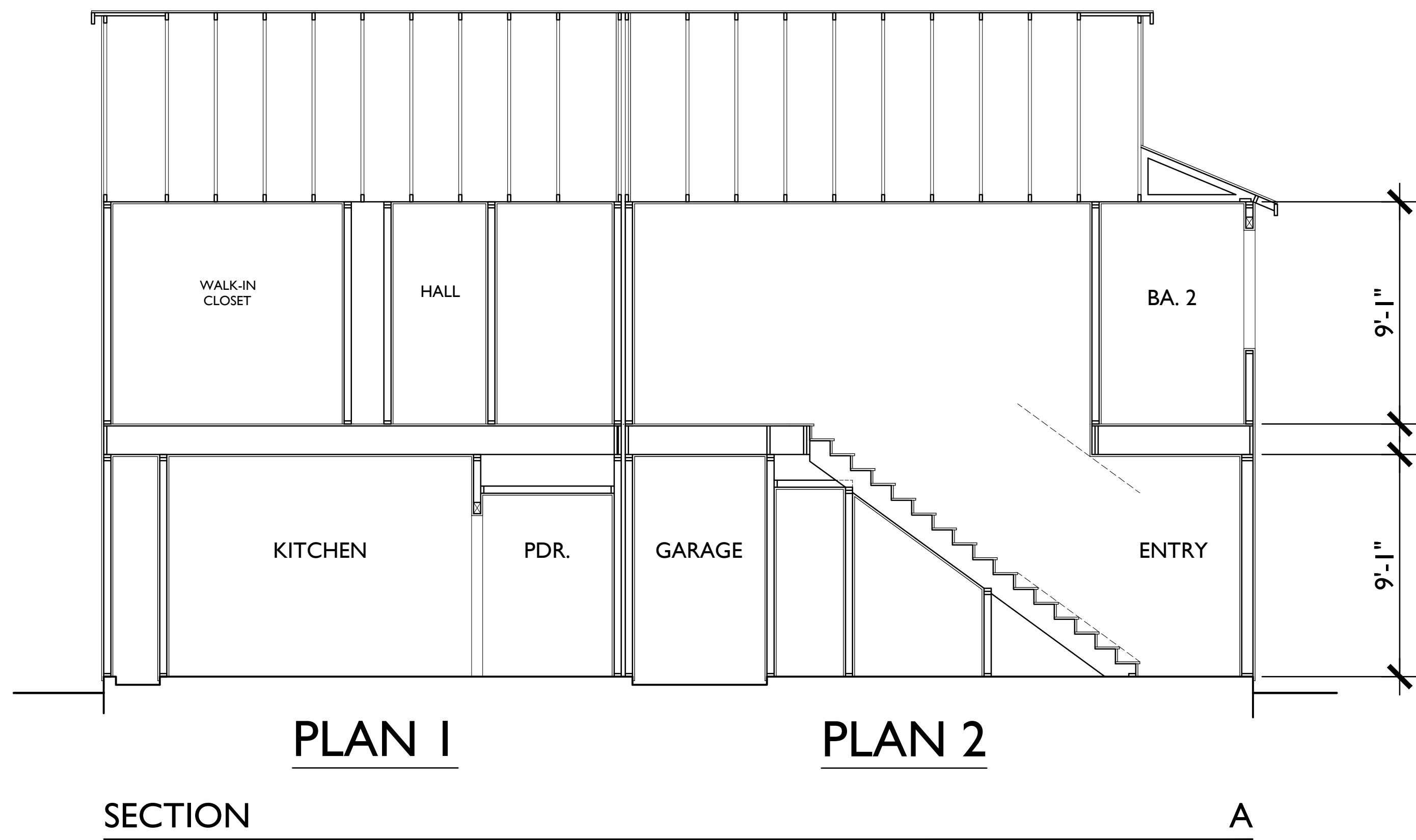


**ROOF PLAN**

PITCH: 5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

B







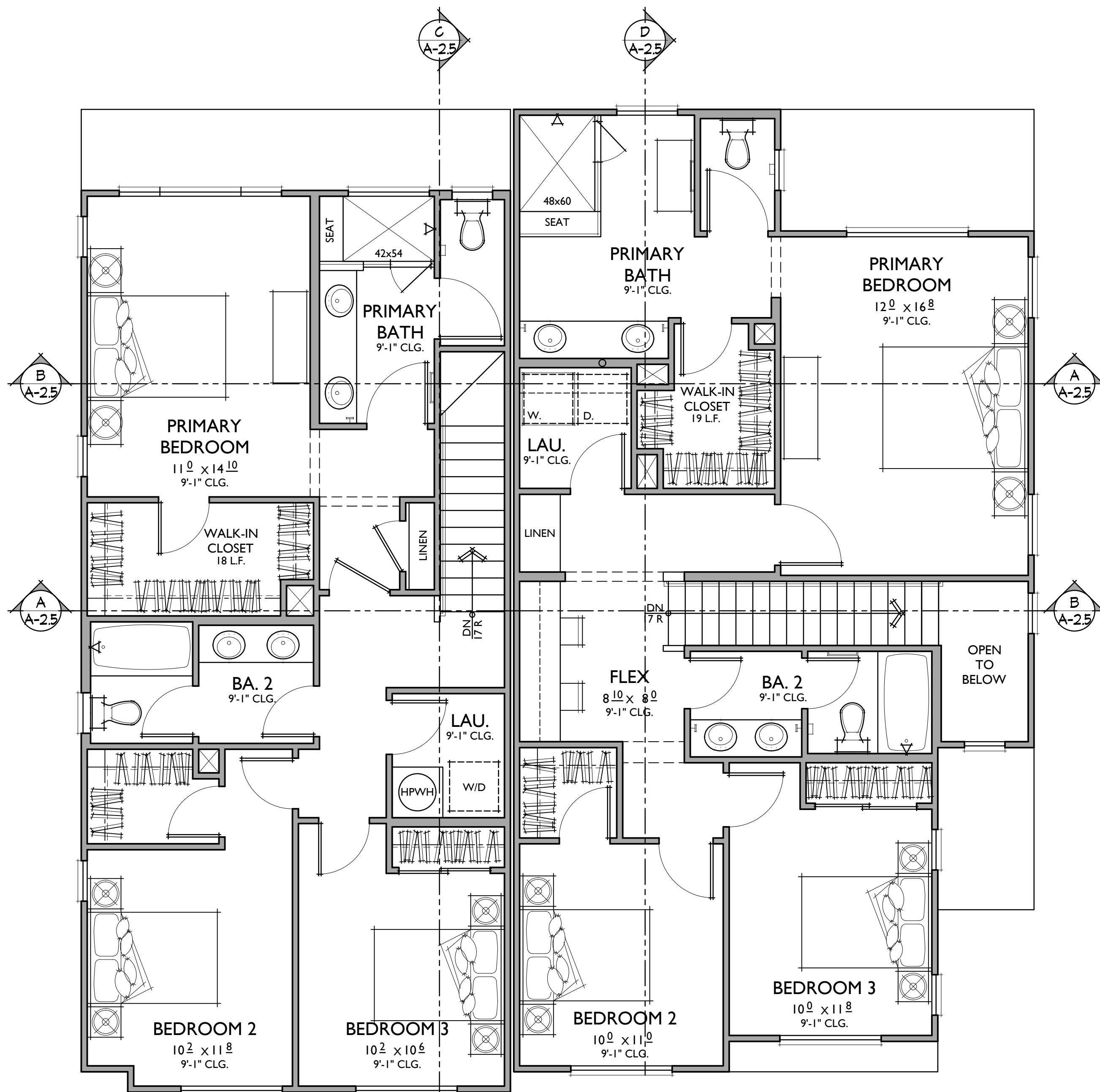


DUPLEX 200A  
CONTEMPORARY RANCH



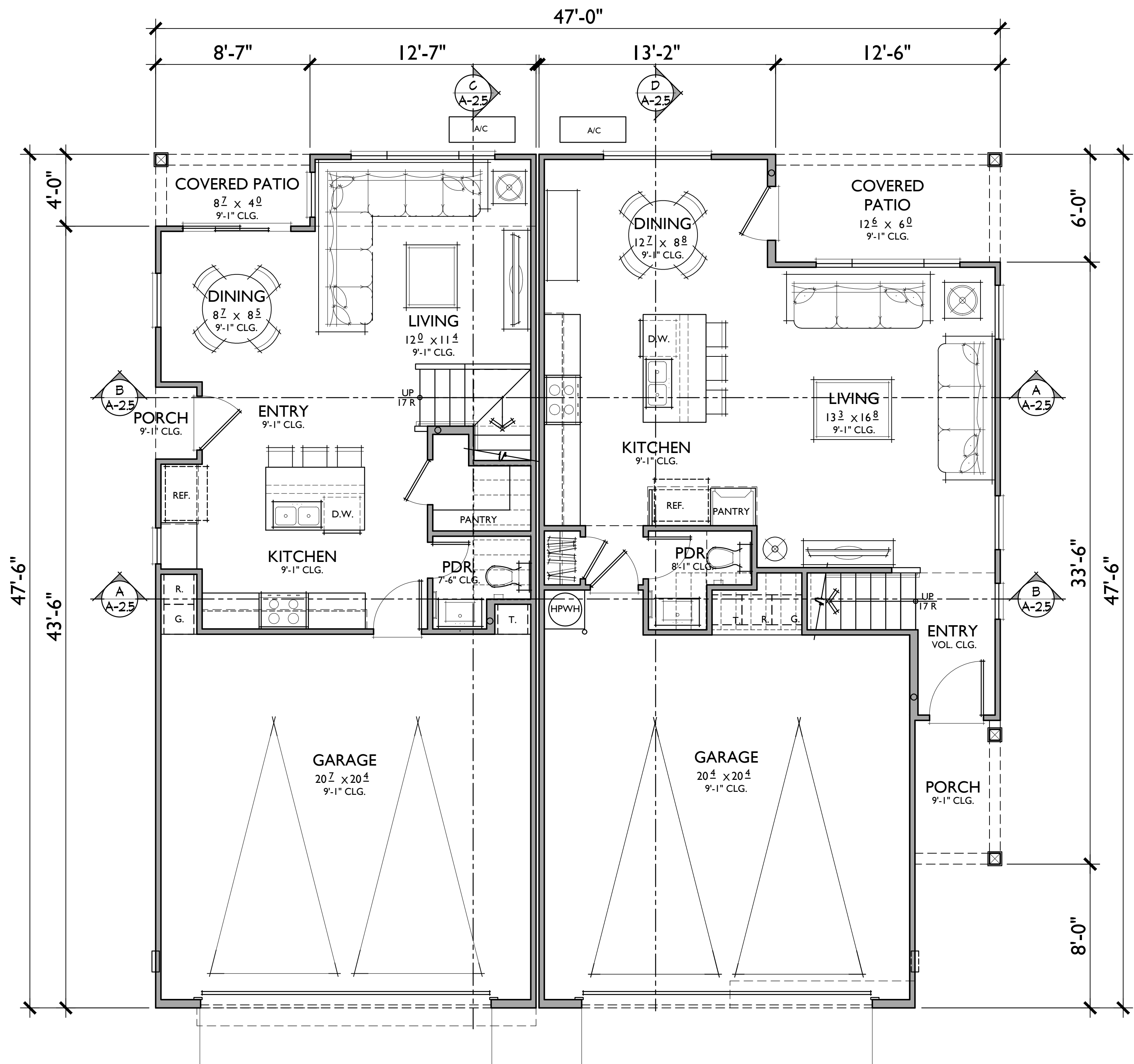
DUPLEX 200B  
FARMHOUSE





**PLAN 1**

**PLAN 3**



**PLAN 1**  
**1,405 SQ. FT.**

3 BEDROOMS / 2.5 BATHS  
2 - CAR GARAGE

**PLAN 3**  
**1,593 SQ. FT.**

3 BEDROOMS / 2.5 BATHS / LOFT  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	510 SQ. FT.
2ND FLOOR	895 SQ. FT.
<b>TOTAL</b>	<b>1,405 SQ. FT.</b>
2 - CAR GARAGE	452 SQ. FT.
COVERED PATIO	34 SQ. FT.
PORCH	9 SQ. FT.

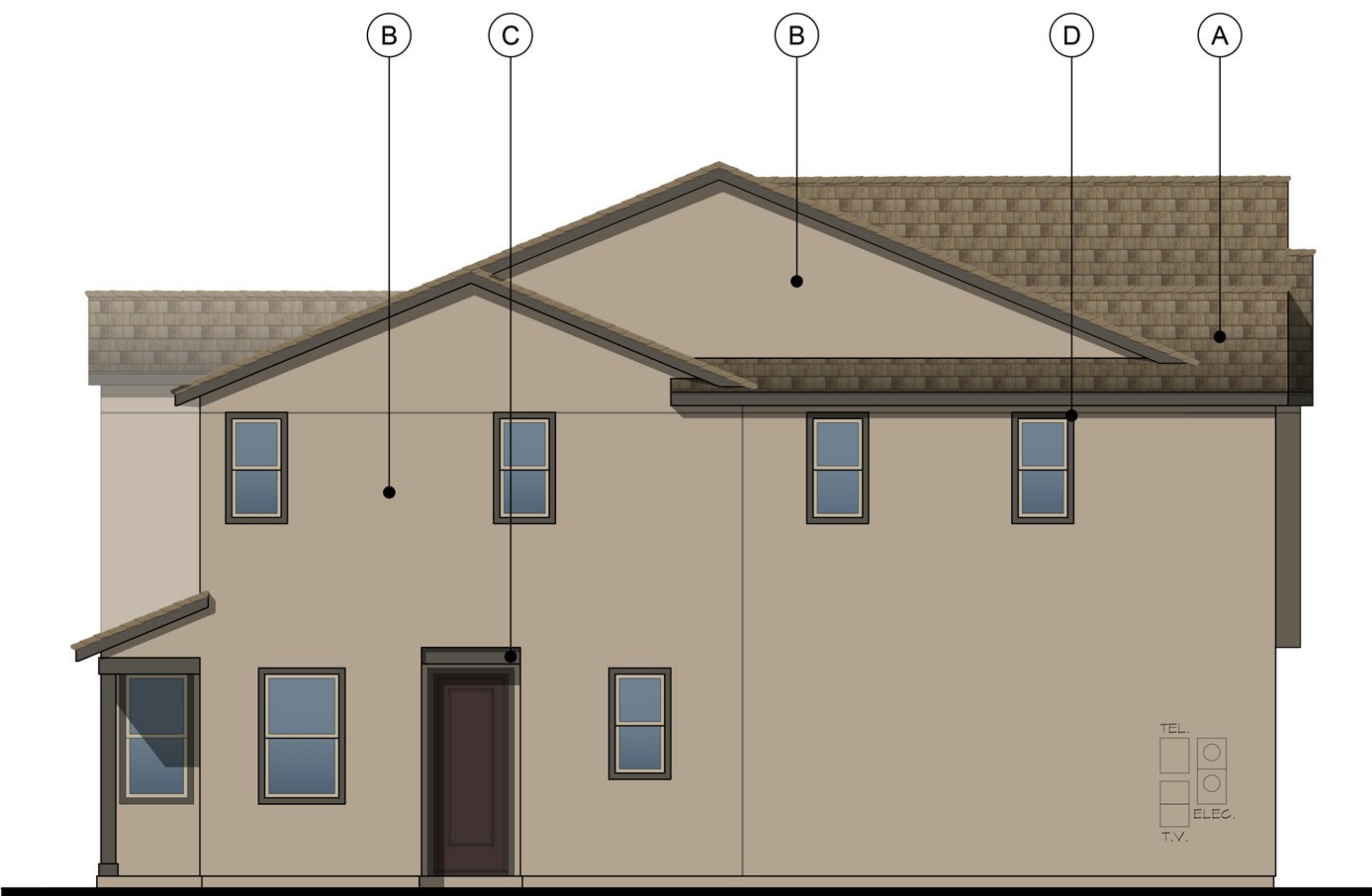
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**FLOOR AREA TABLE**

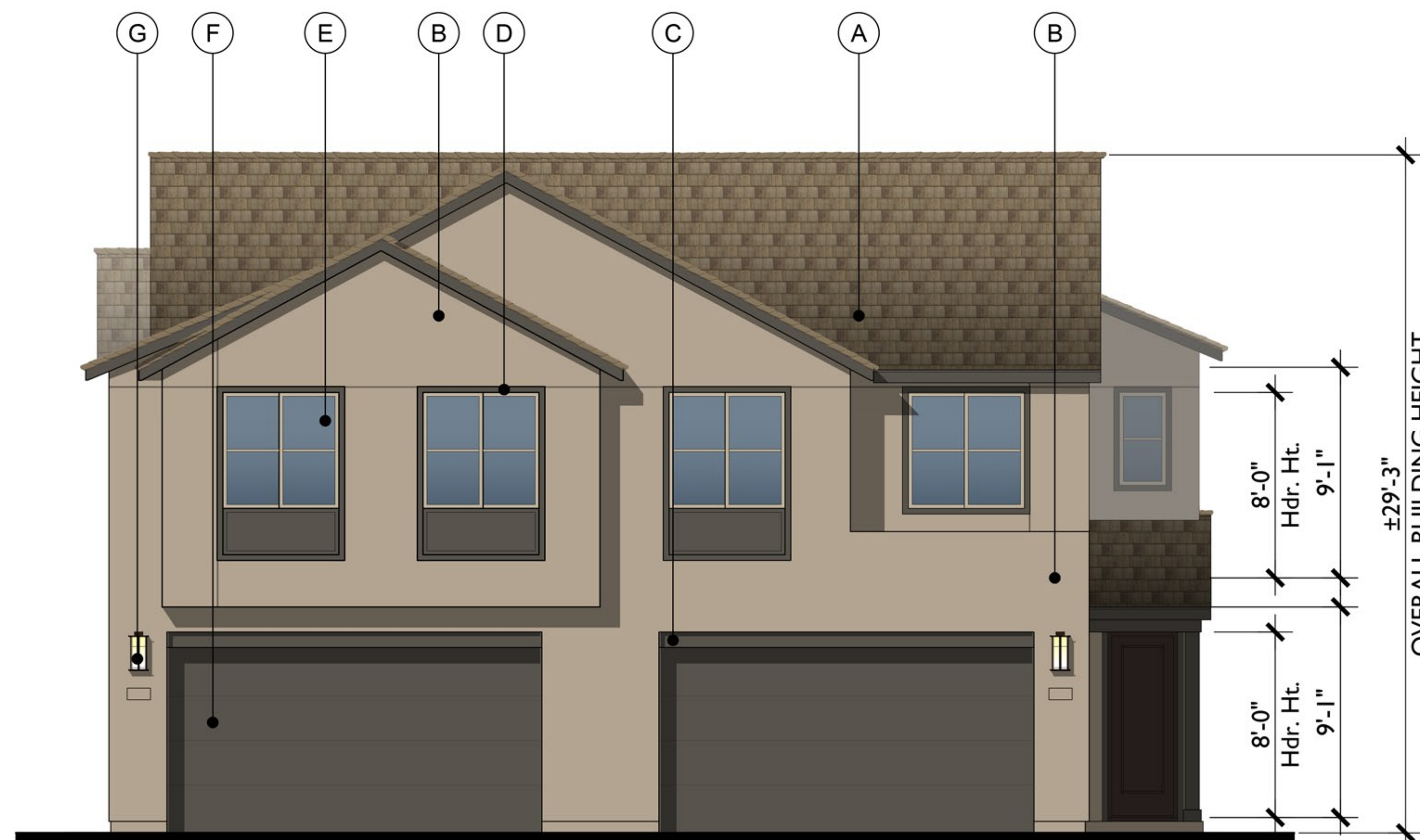
1ST FLOOR	621 SQ. FT.
2ND FLOOR	972 SQ. FT.
<b>TOTAL</b>	<b>1,593 SQ. FT.</b>
2 - CAR GARAGE	462 SQ. FT.
COVERED PATIO	75 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





LEFT

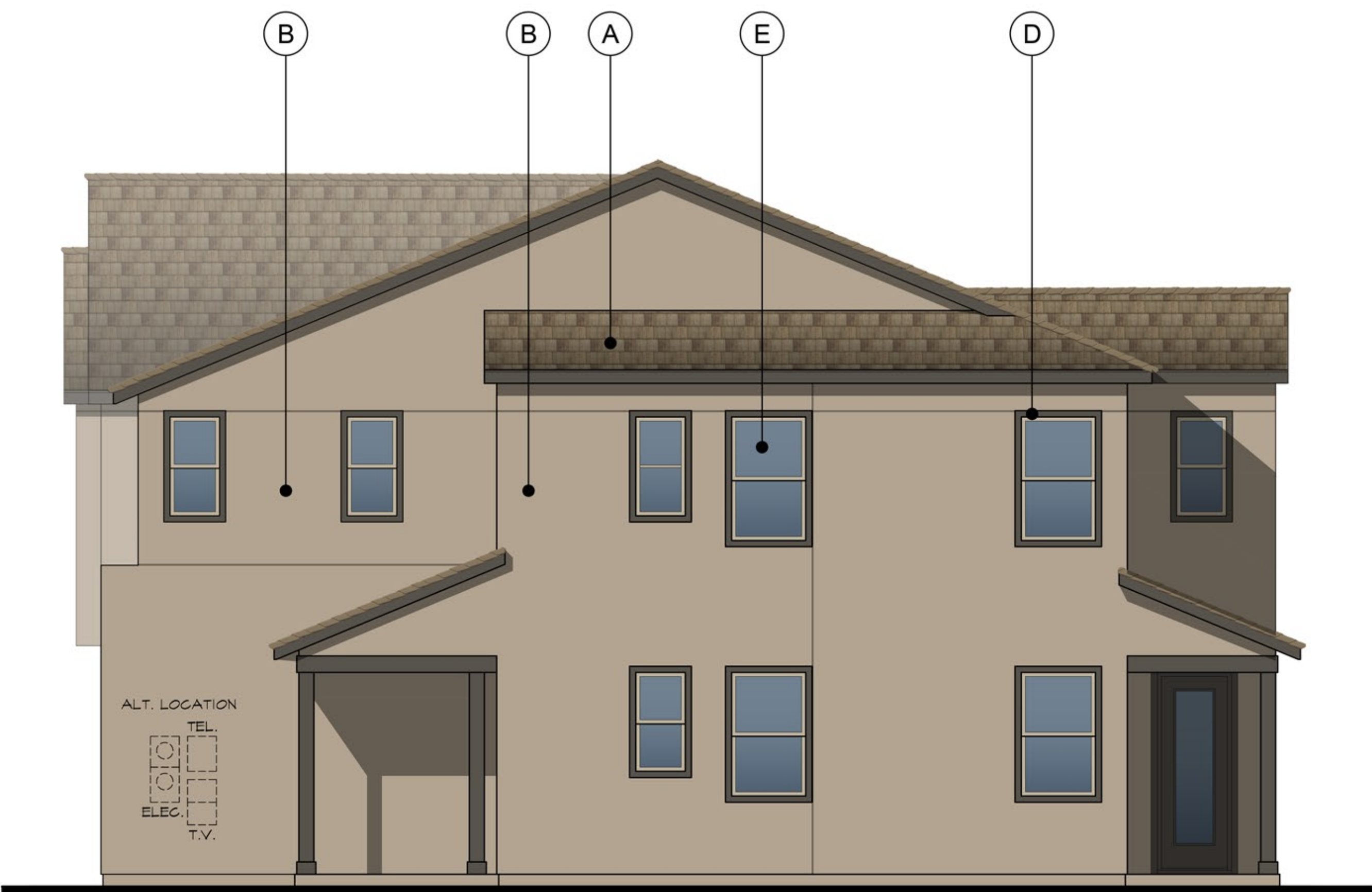


FRONT

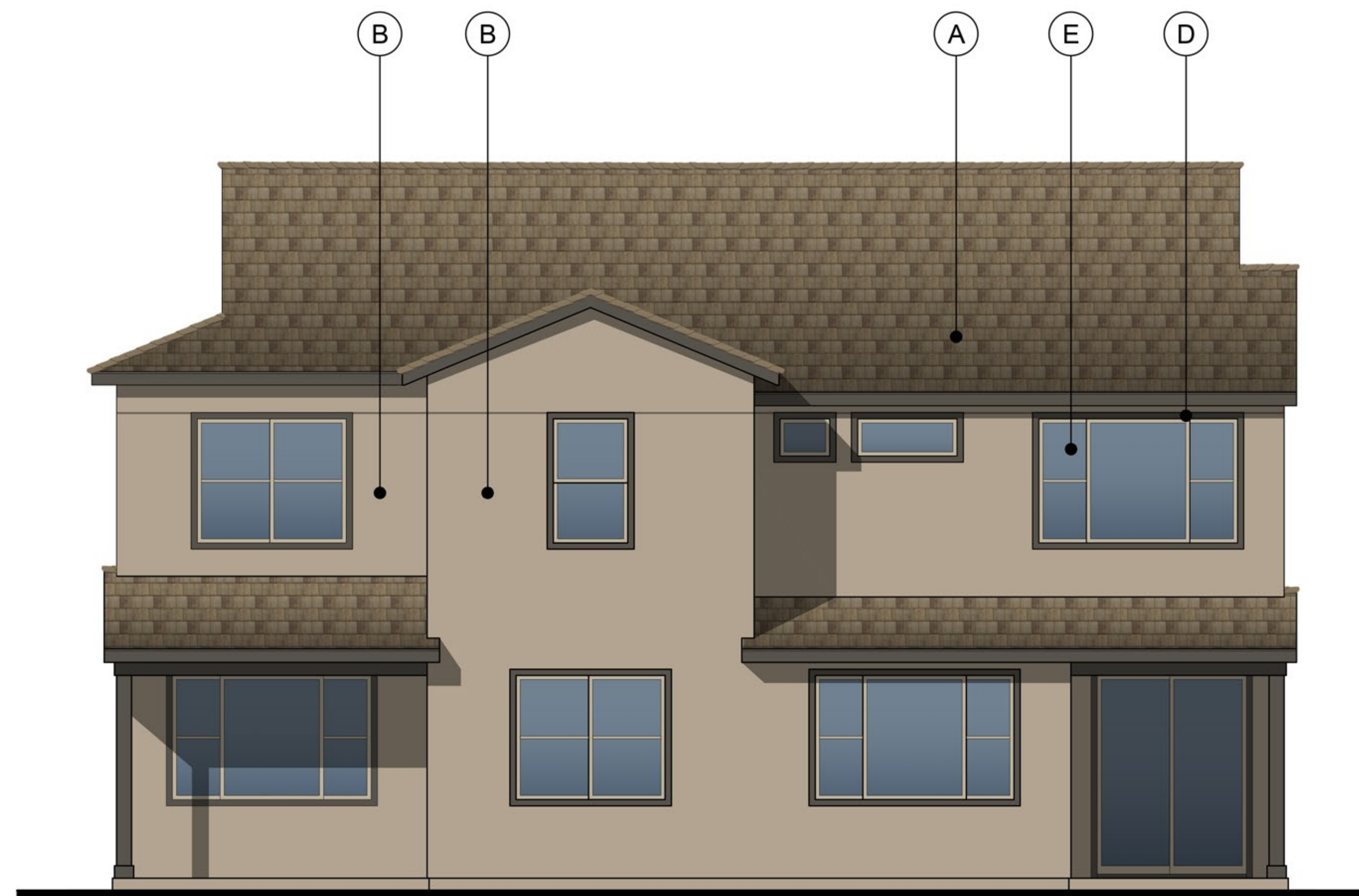
A - CONTEMPORARY RANCH  
1/4"=1'-0"

**MATERIAL LEGEND**

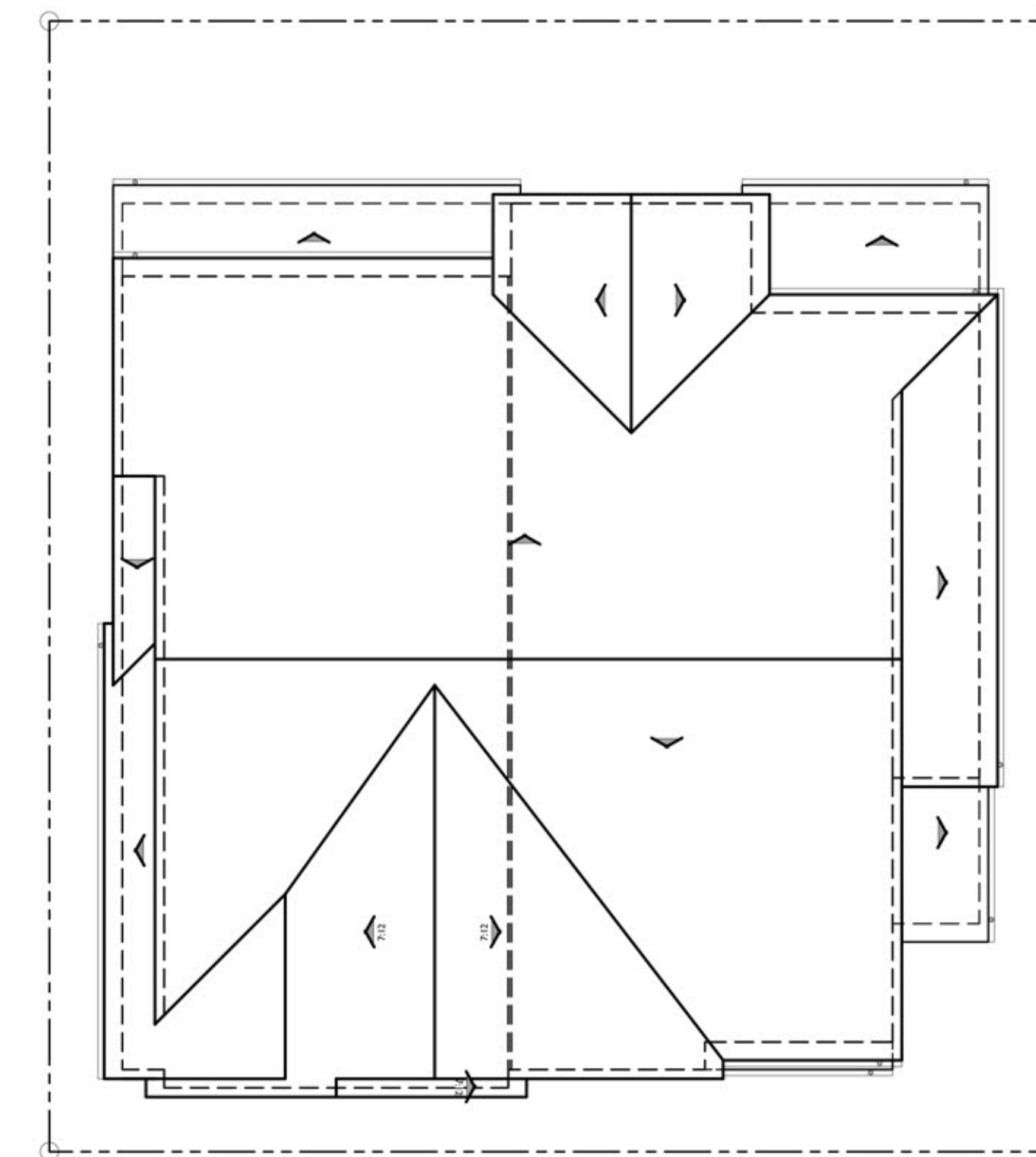
- A. FLAT CONCRETE TILE
- B. STUCCO - COLOR VARIES
- C. RECESSED HEADER
- D. STUCCO OVER FOAM TRIM
- E. VINYL WINDOW
- F. METAL SECTIONAL GARAGE DOOR
- G. LIGHT FIXTURE



RIGHT



REAR

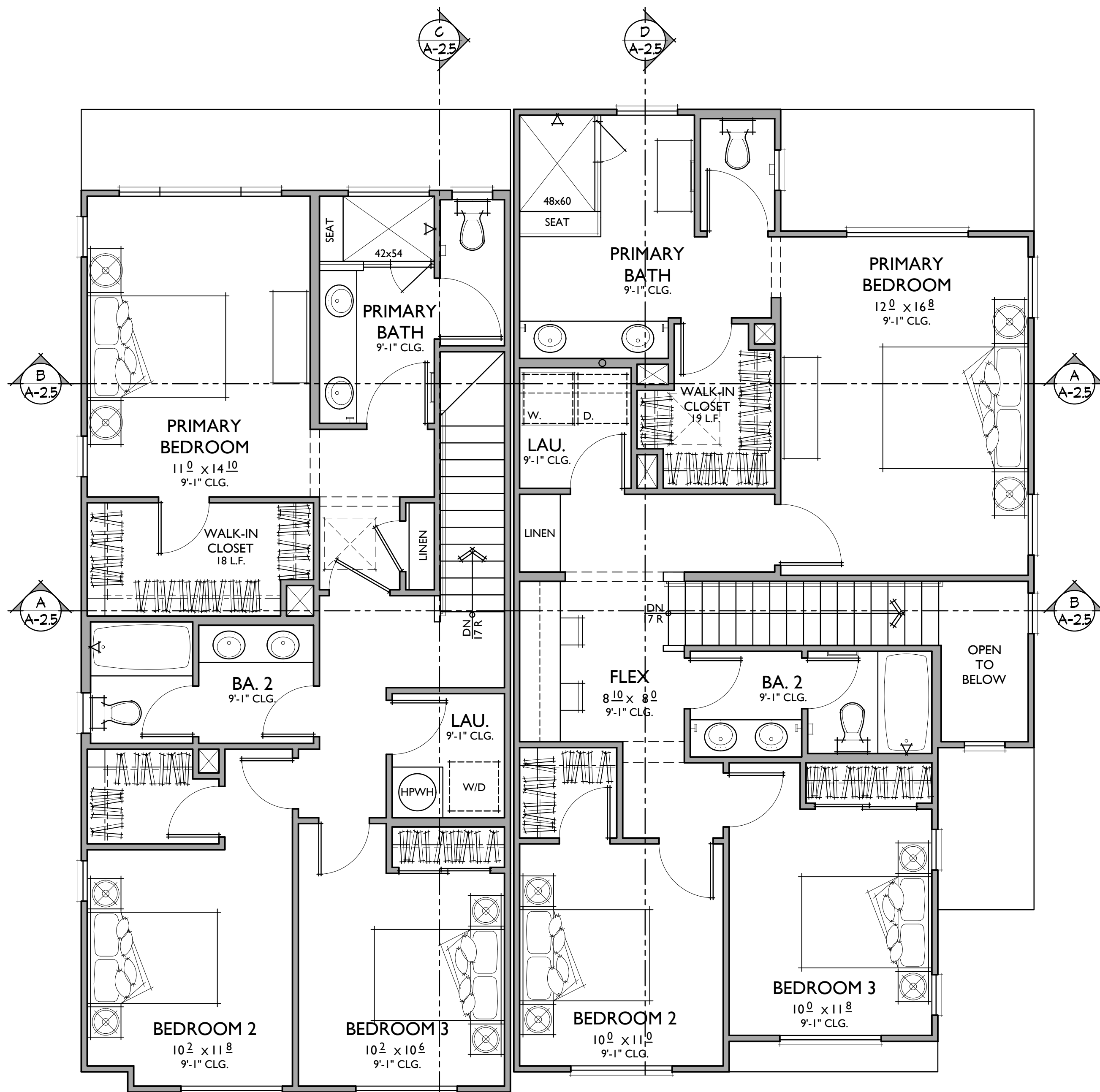


**ROOF PLAN**

PITCH: 5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

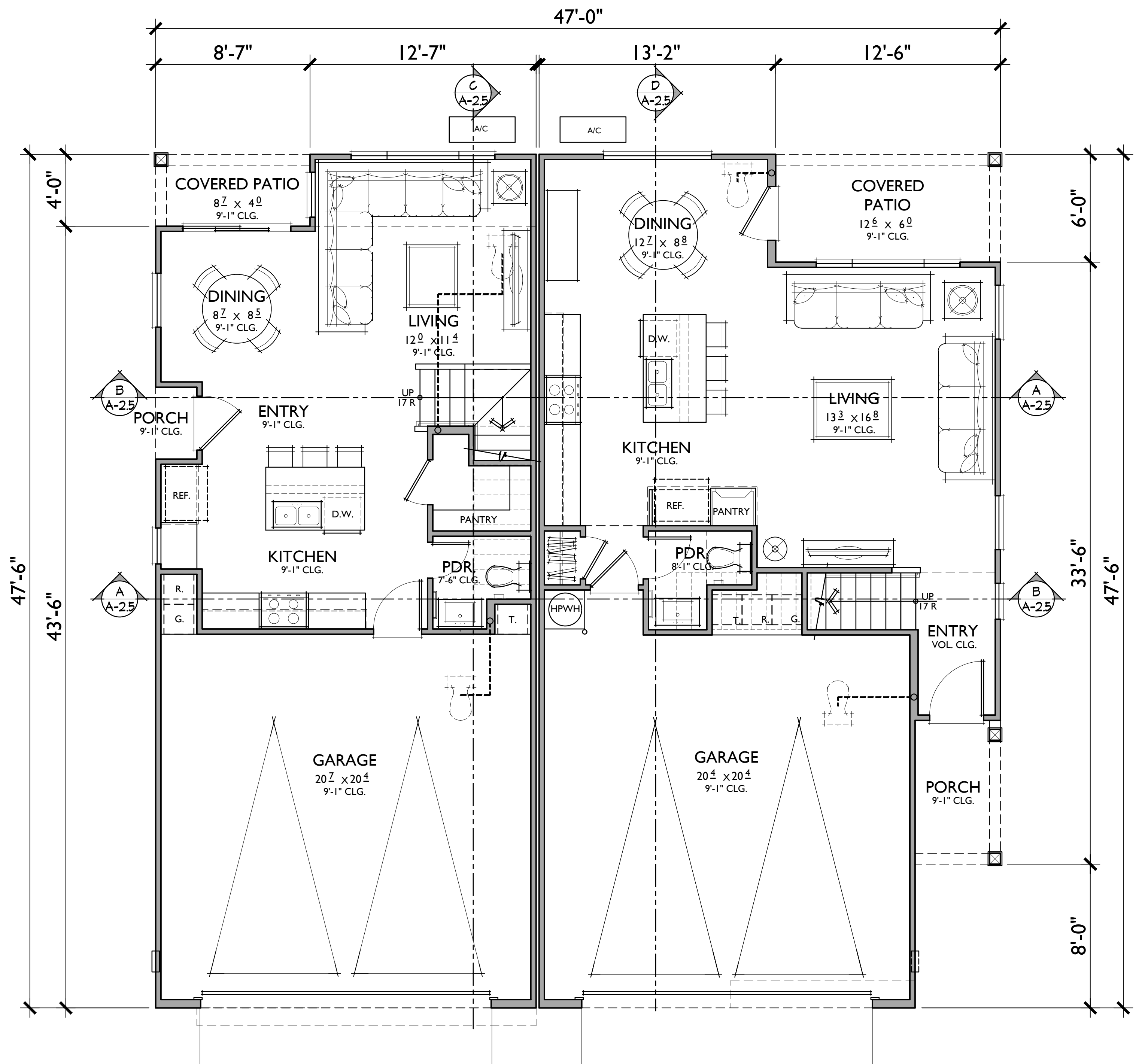
A





**PLAN 1**

**PLAN 3**



**PLAN 1**  
**1,405 SQ. FT.**

3 BEDROOMS / 2.5 BATHS  
2 - CAR GARAGE

**PLAN 3**  
**1,593 SQ. FT.**

3 BEDROOMS / 2.5 BATHS / LOFT  
2 - CAR GARAGE

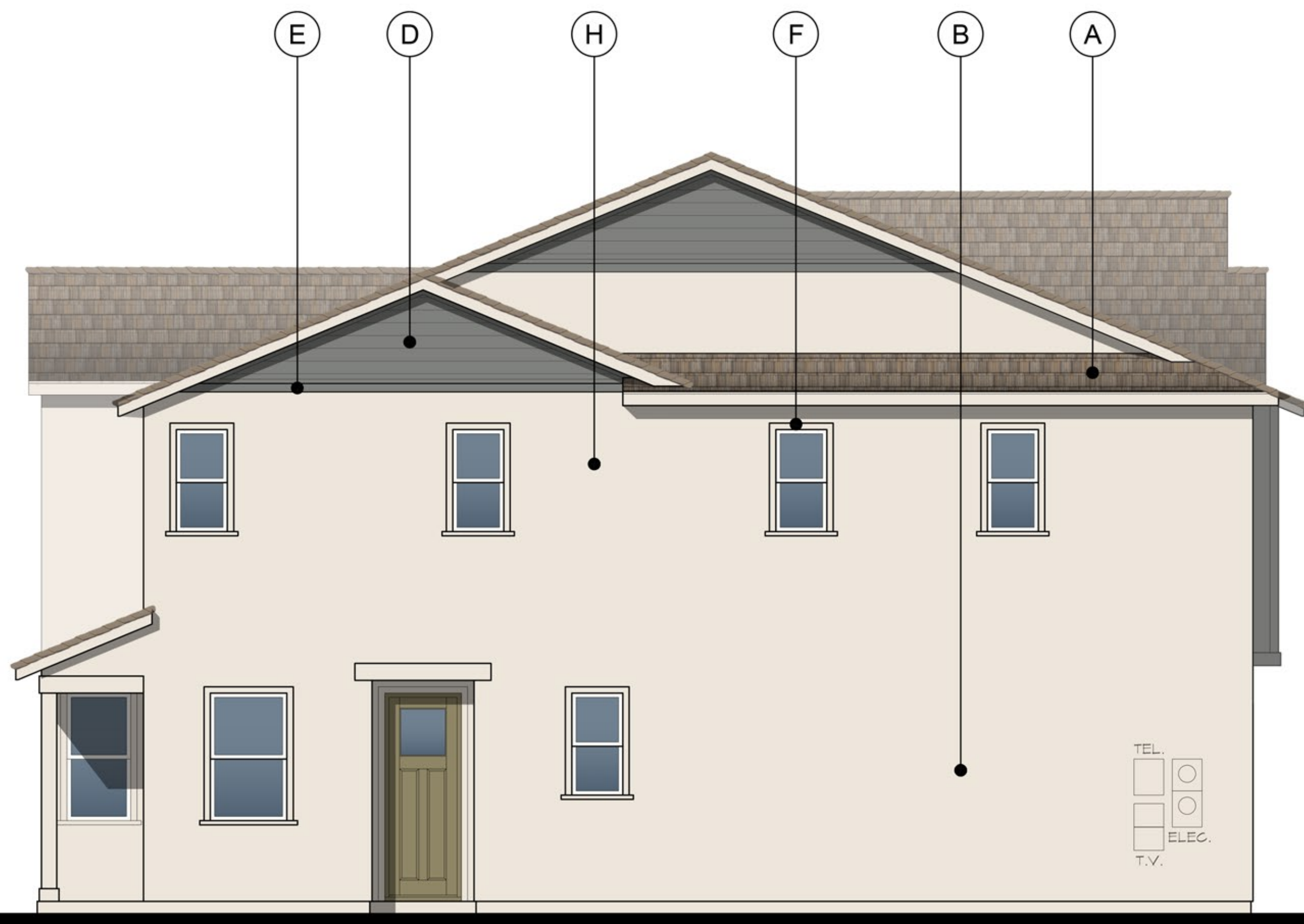
FLOOR AREA TABLE	
1ST FLOOR	510 SQ. FT.
2ND FLOOR	895 SQ. FT.
<b>TOTAL</b>	<b>1,405 SQ. FT.</b>
2 - CAR GARAGE	452 SQ. FT.
COVERED PATIO	34 SQ. FT.
PORCH	9 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

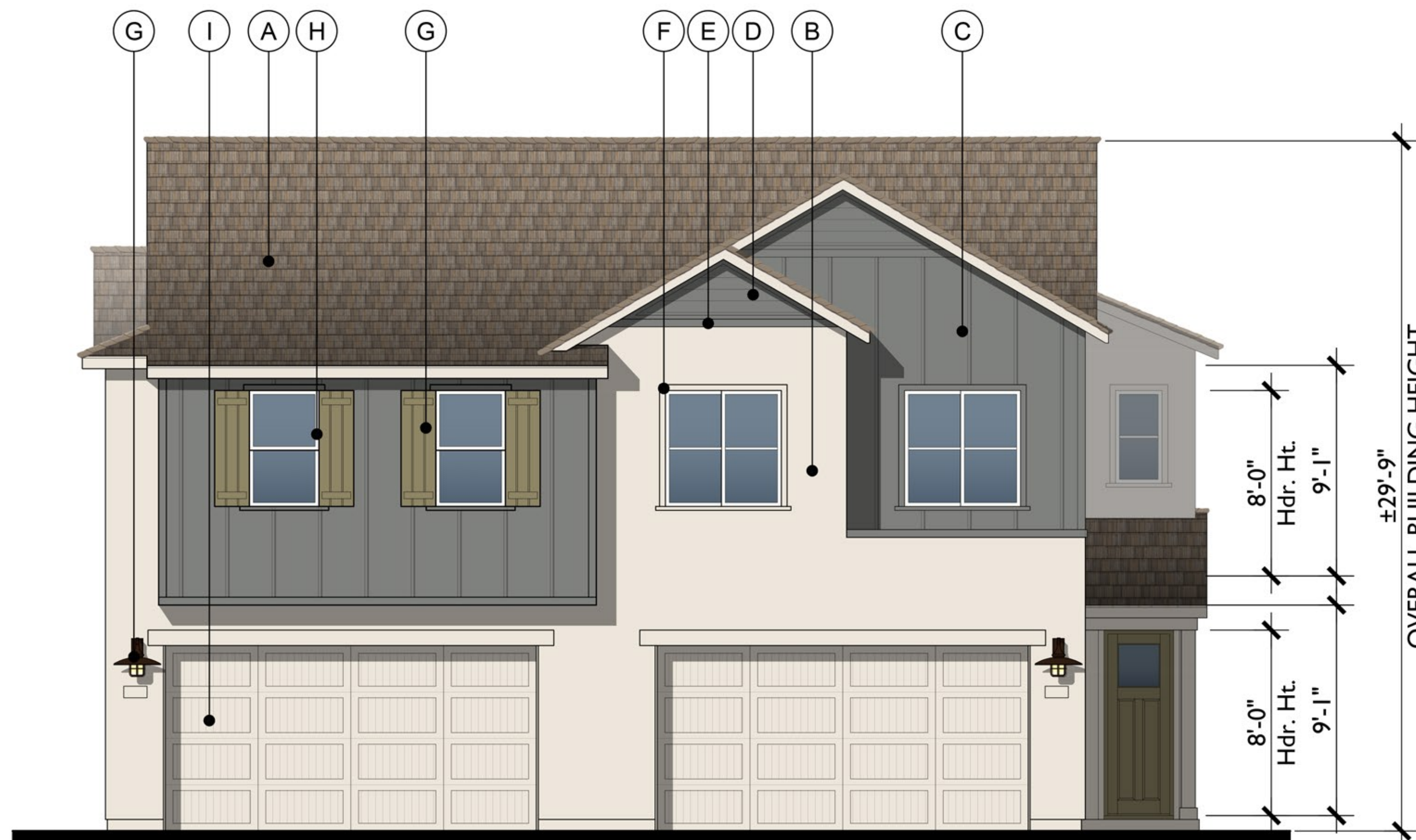
FLOOR AREA TABLE	
1ST FLOOR	621 SQ. FT.
2ND FLOOR	972 SQ. FT.
<b>TOTAL</b>	<b>1,593 SQ. FT.</b>
2 - CAR GARAGE	462 SQ. FT.
COVERED PATIO	75 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





LEFT



FRONT

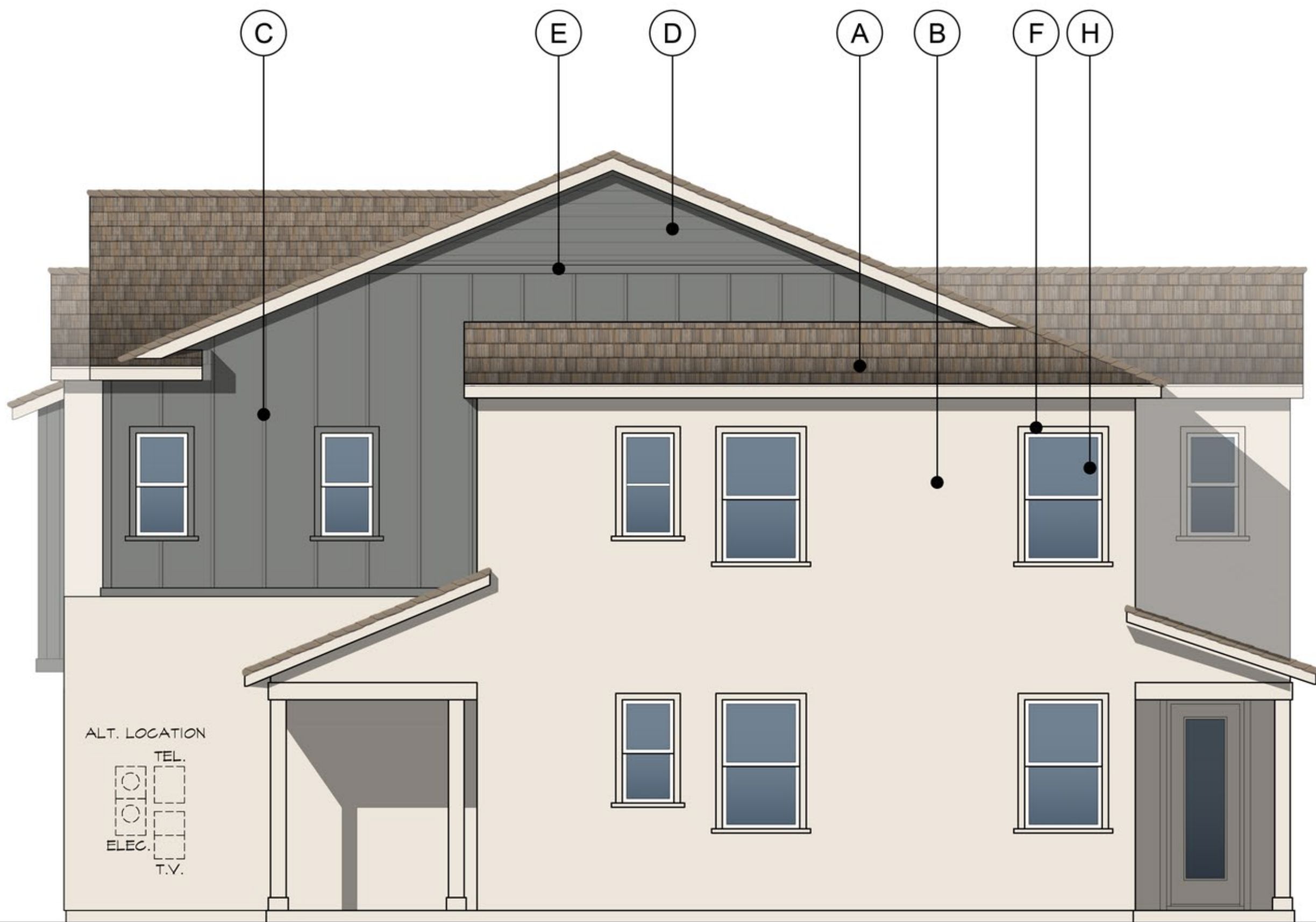
B - FARMHOUSE  
1/4"=1'-0"

OVERALL BUILDING HEIGHT  
±29'-9"

8'-0" Hdr. Ht.  
9'-1"  
8'-0" Hdr. Ht.  
9'-1"

MATERIAL LEGEND

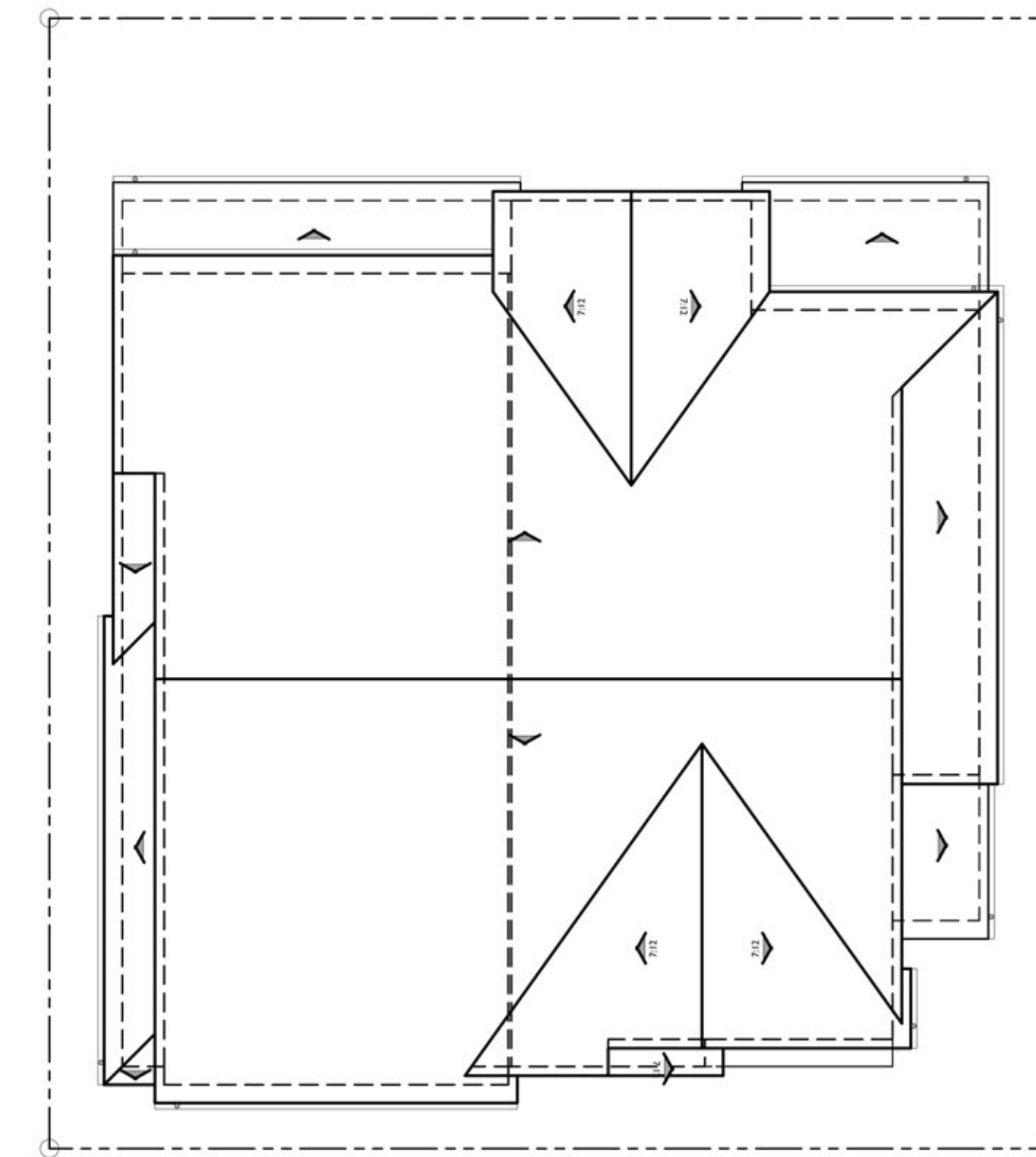
- A. FLAT CONCRETE TILE
- B. STUCCO
- C. CEMENTITIOUS BOARD/BATTEN SIDING
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. CEMENTITIOUS TRIM
- F. STUCCO OVER FOAM TRIM
- G. DECORATIVE SHUTTER
- H. VINYL WINDOW
- I. METAL SECTIONAL GARAGE DOOR
- J. LIGHT FIXTURE



RIGHT



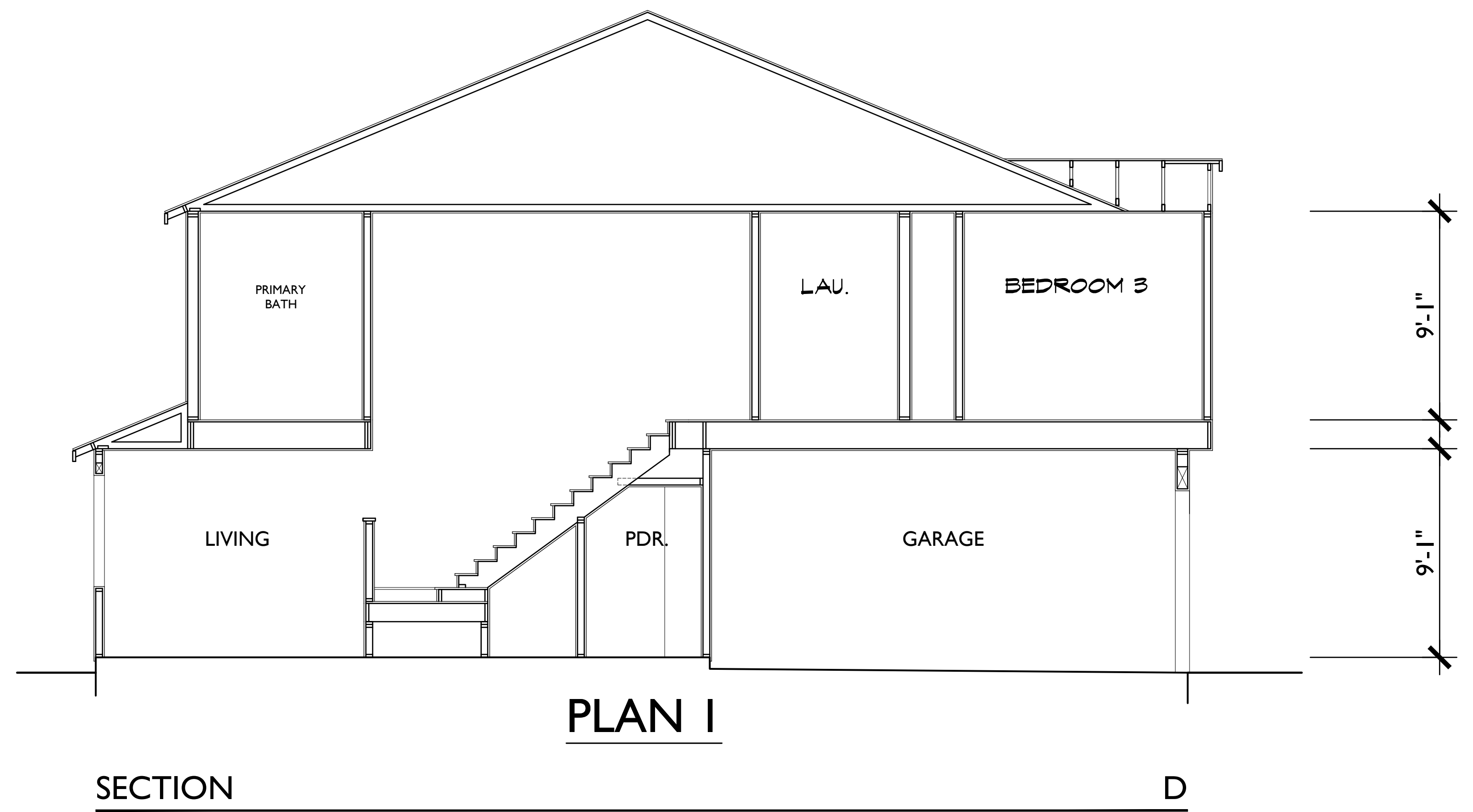
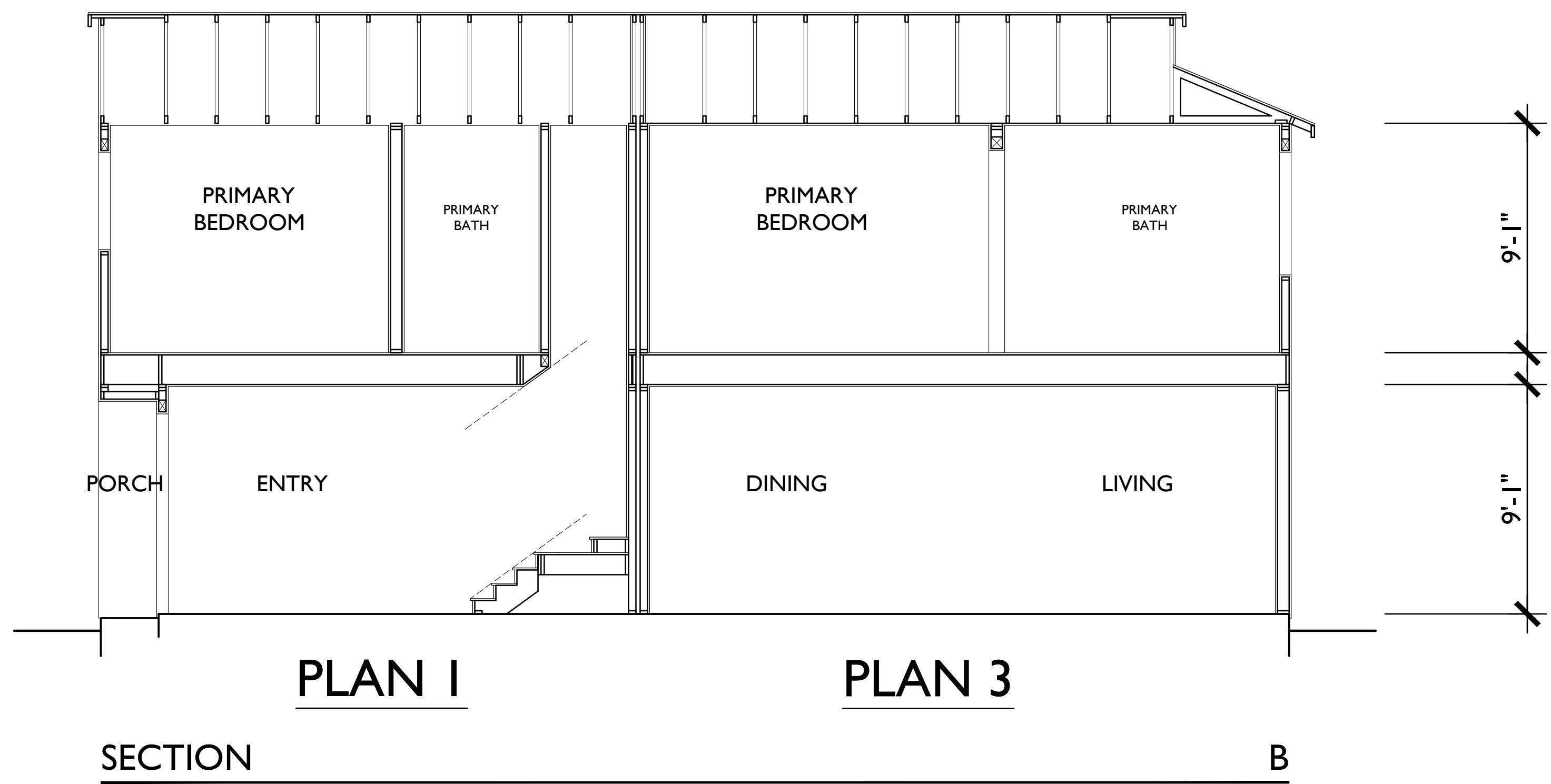
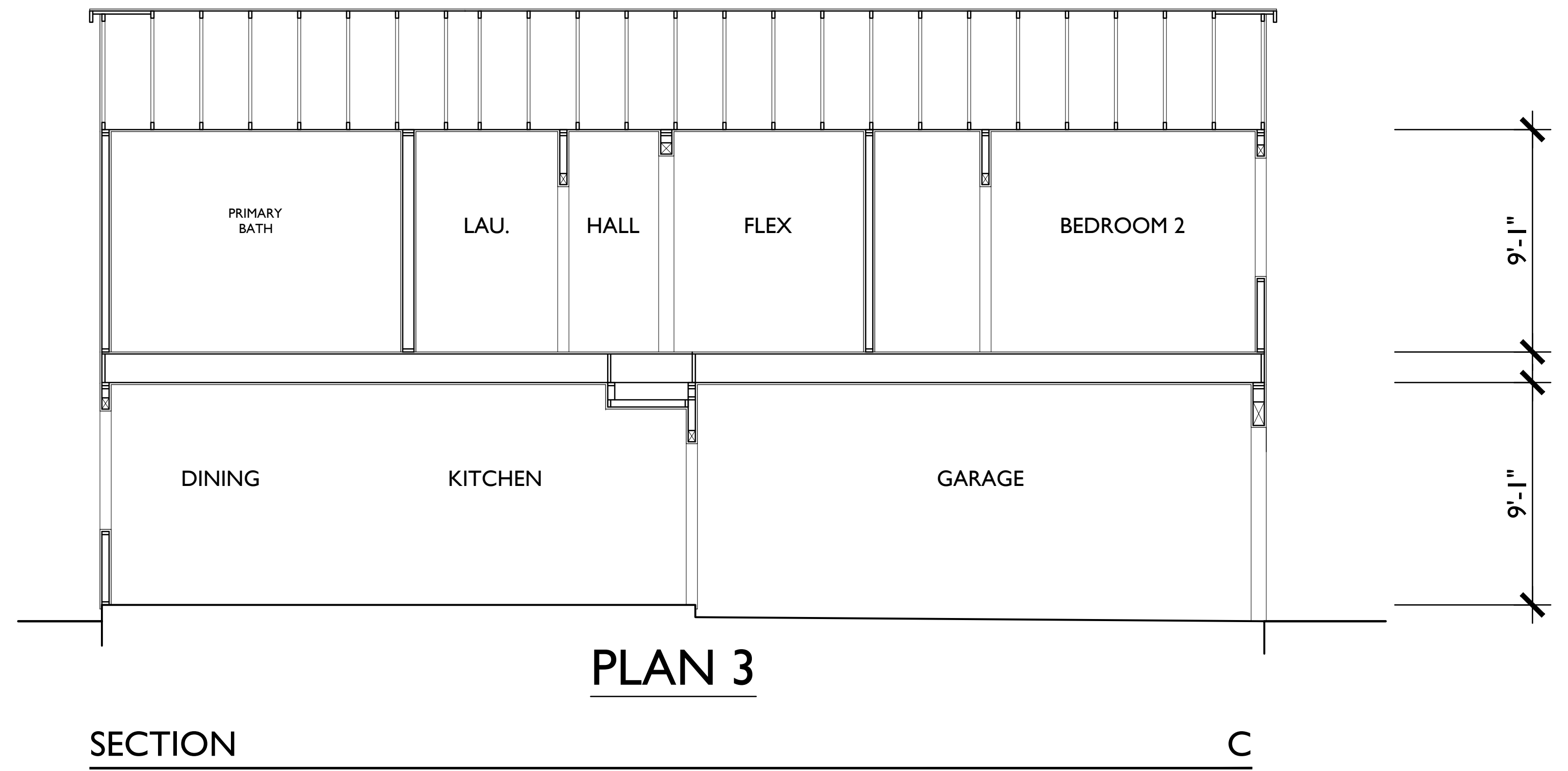
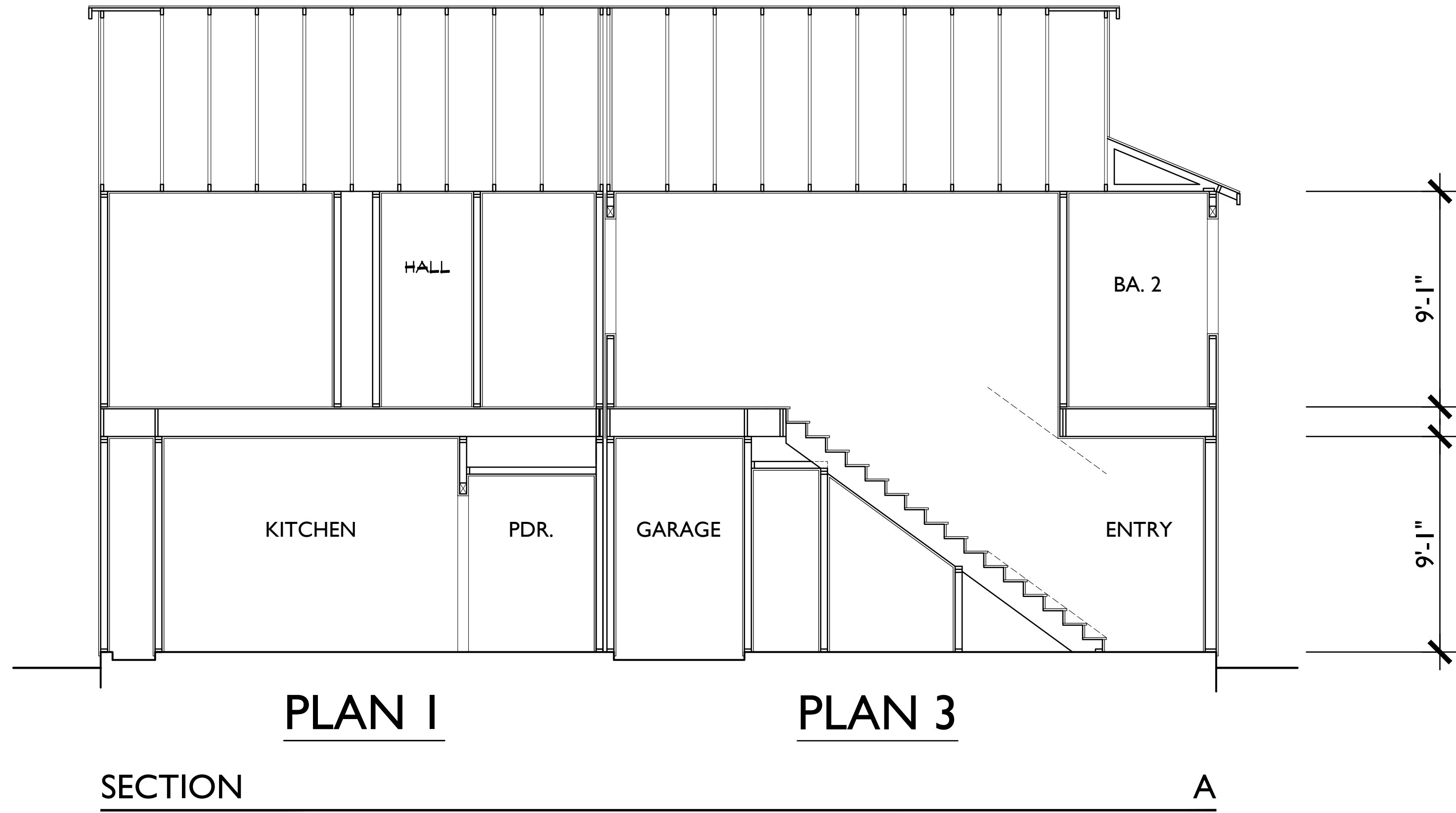
REAR



ROOF PLAN

PITCH: 5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE







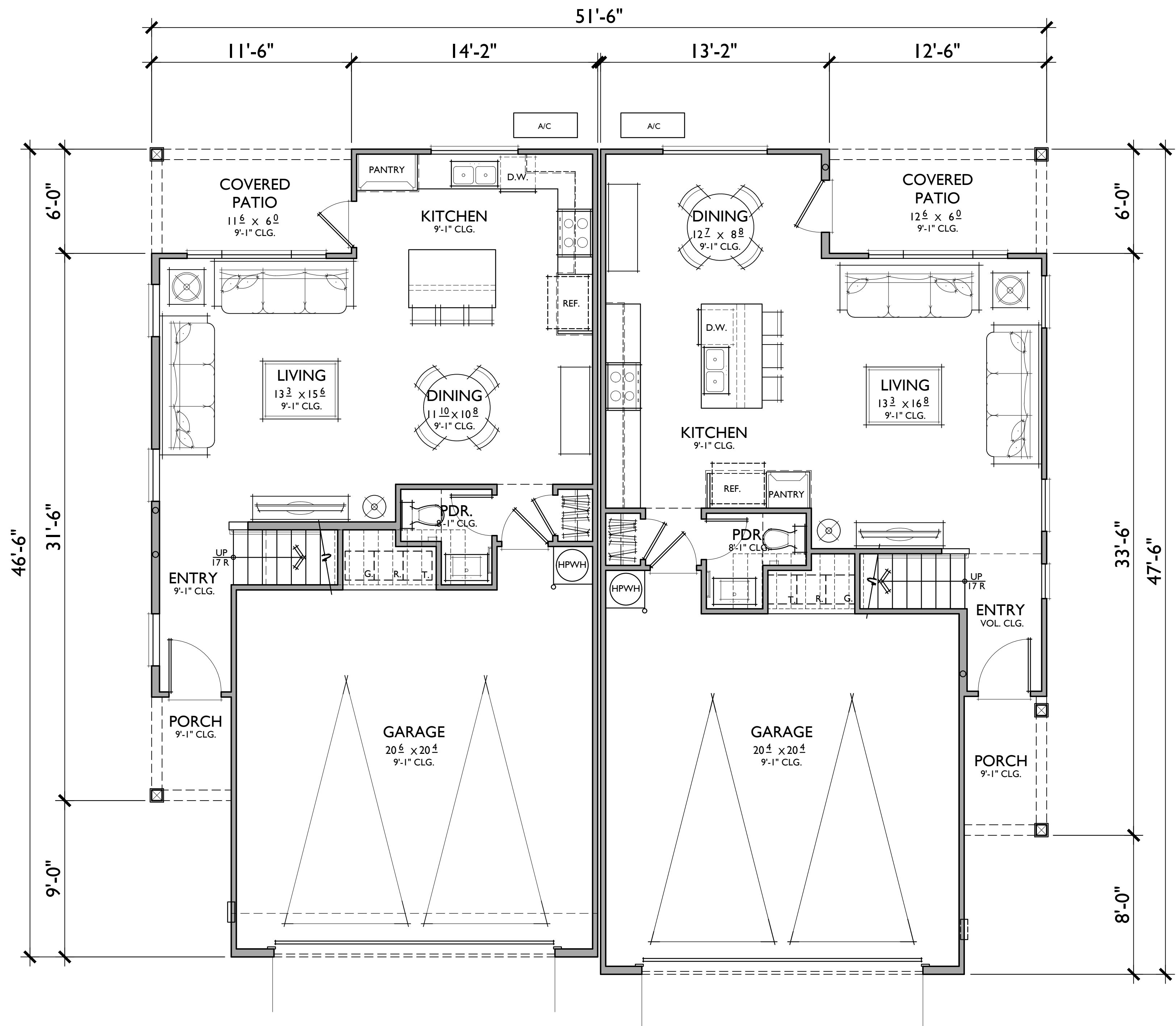
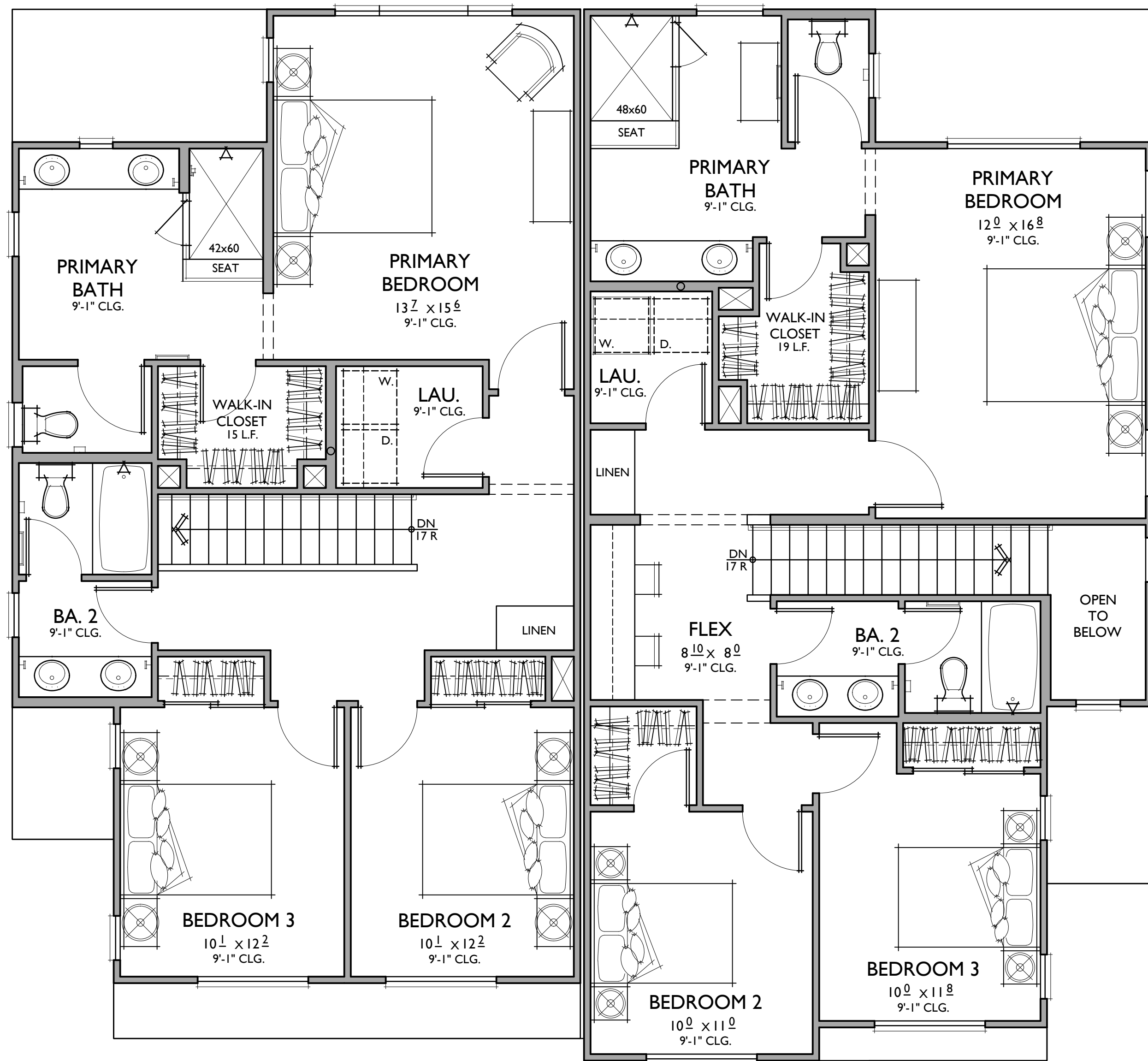


DUPLEX 300A  
CONTEMPORARY RANCH



DUPLEX 300B  
FARMHOUSE





**PLAN 2**  
**1,565 SQ. FT.**  
 3 BEDROOMS / 2.5 BATHS  
 2 - CAR GARAGE

**PLAN 3**  
**1,593 SQ. FT.**  
 3 BEDROOMS / 2.5 BATHS / LOFT  
 2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	598 SQ. FT.
2ND FLOOR	967 SQ. FT.
<b>TOTAL</b>	<b>1,565 SQ. FT.</b>
2 - CAR GARAGE	474 SQ. FT.
COVERED PATIO	69 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**FLOOR AREA TABLE**

1ST FLOOR	621 SQ. FT.
2ND FLOOR	972 SQ. FT.
<b>TOTAL</b>	<b>1,593 SQ. FT.</b>
2 - CAR GARAGE	462 SQ. FT.
COVERED PATIO	75 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





LEFT



FRONT

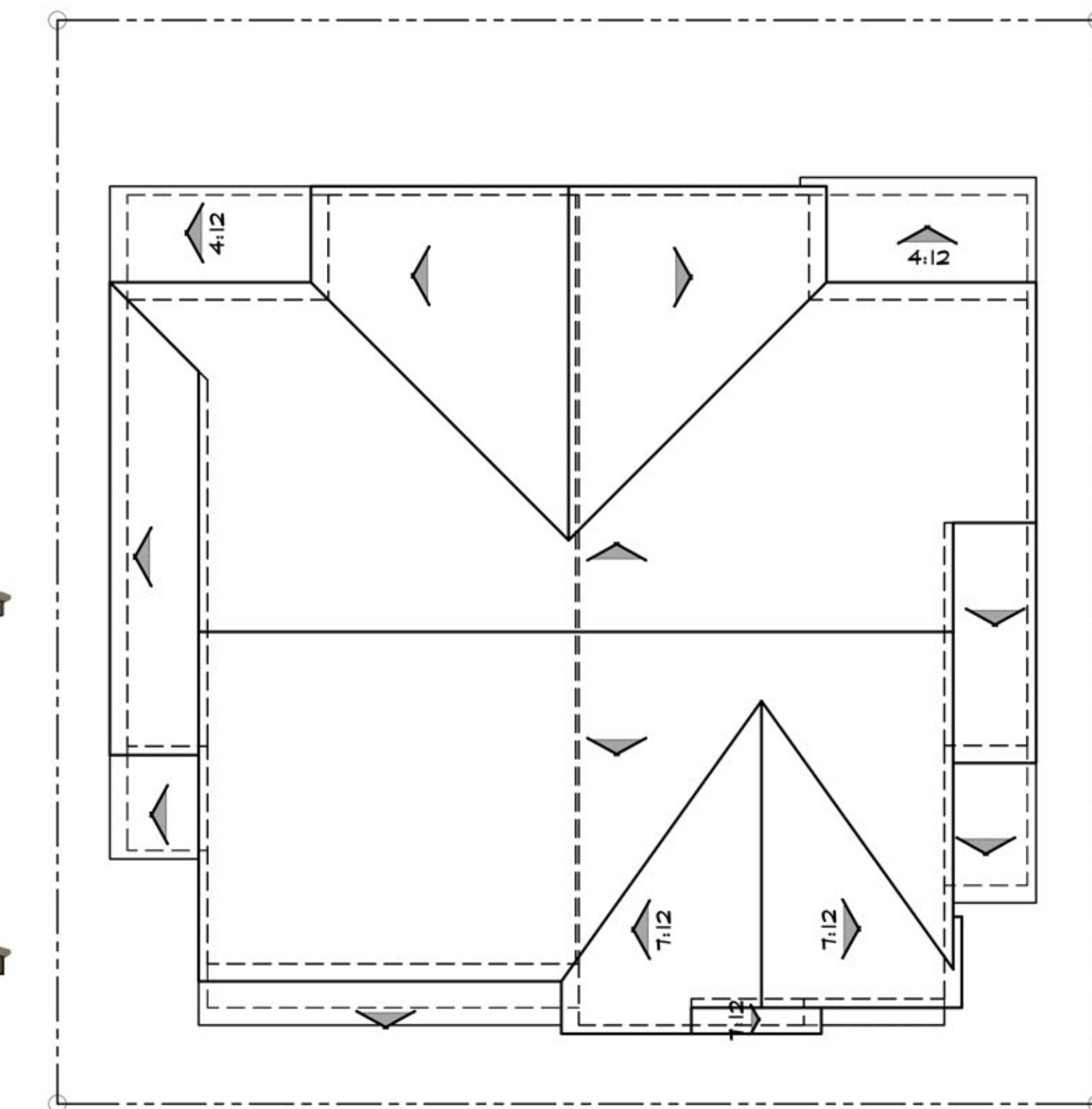
A - CONTEMPORARY RANCH

1/4"=1'-0"

MATERIAL LEGEND

- A. FLAT CONCRETE TILE
- B. STUCCO - COLOR VARIES
- C. RECESSED HEADER
- D. STUCCO OVER FOAM TRIM
- E. VINYL WINDOW
- F. METAL SECTIONAL GARAGE DOOR
- G. LIGHT FIXTURE

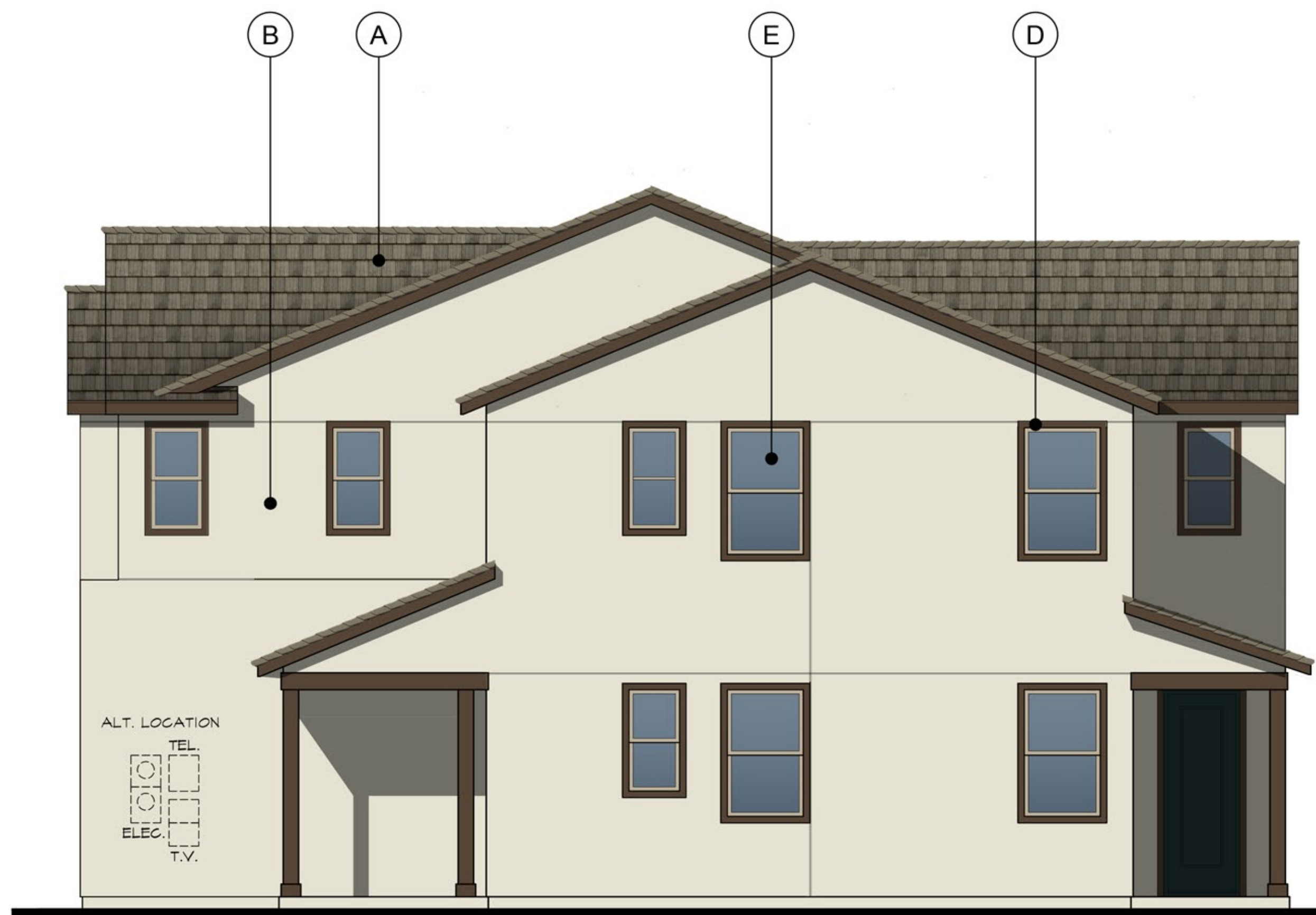
OVERALL BUILDING HEIGHT  
±28'-5"



ROOF PLAN

A

PITCH: 5:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: FLAT CONCRETE TILE

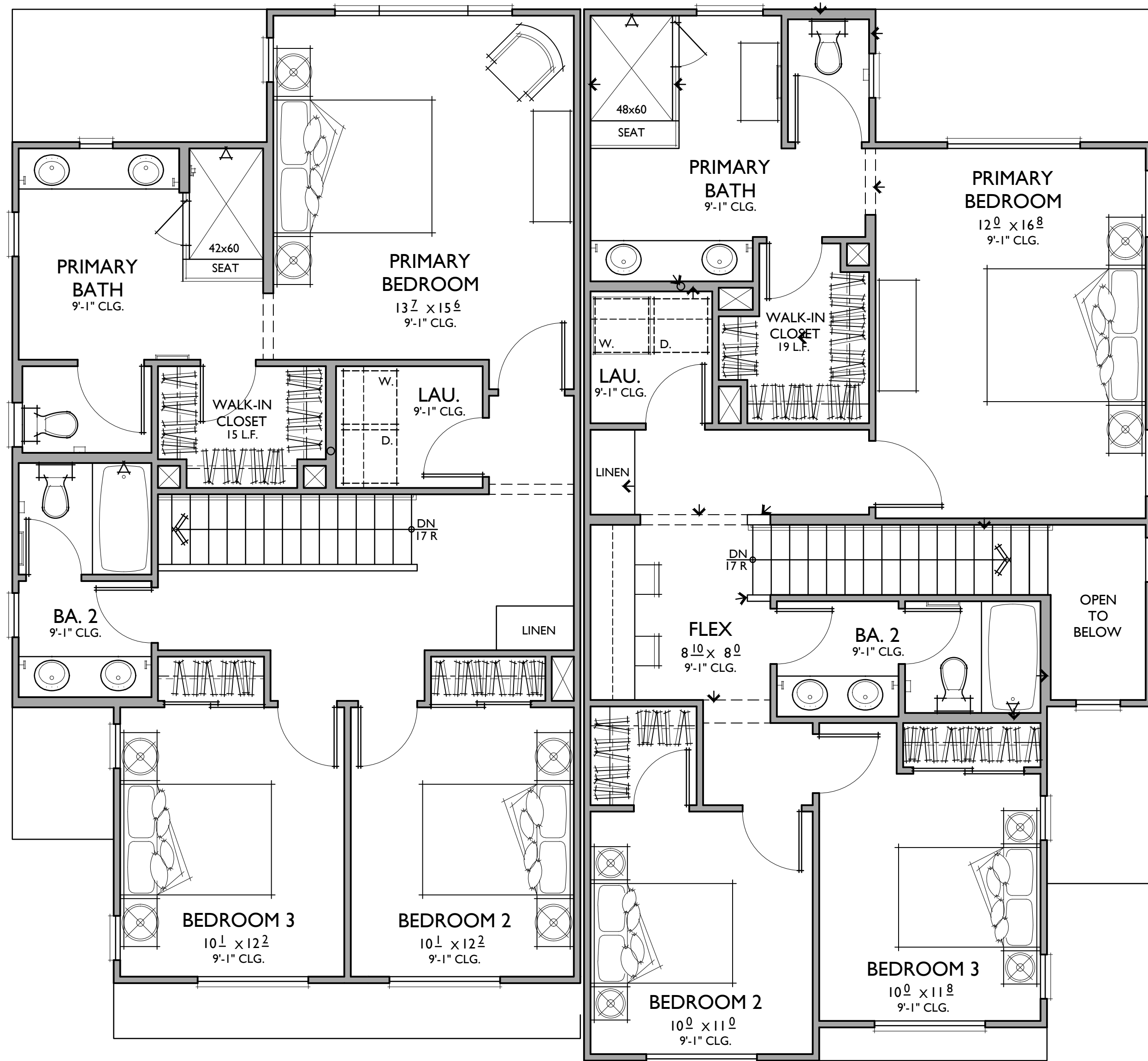


RIGHT



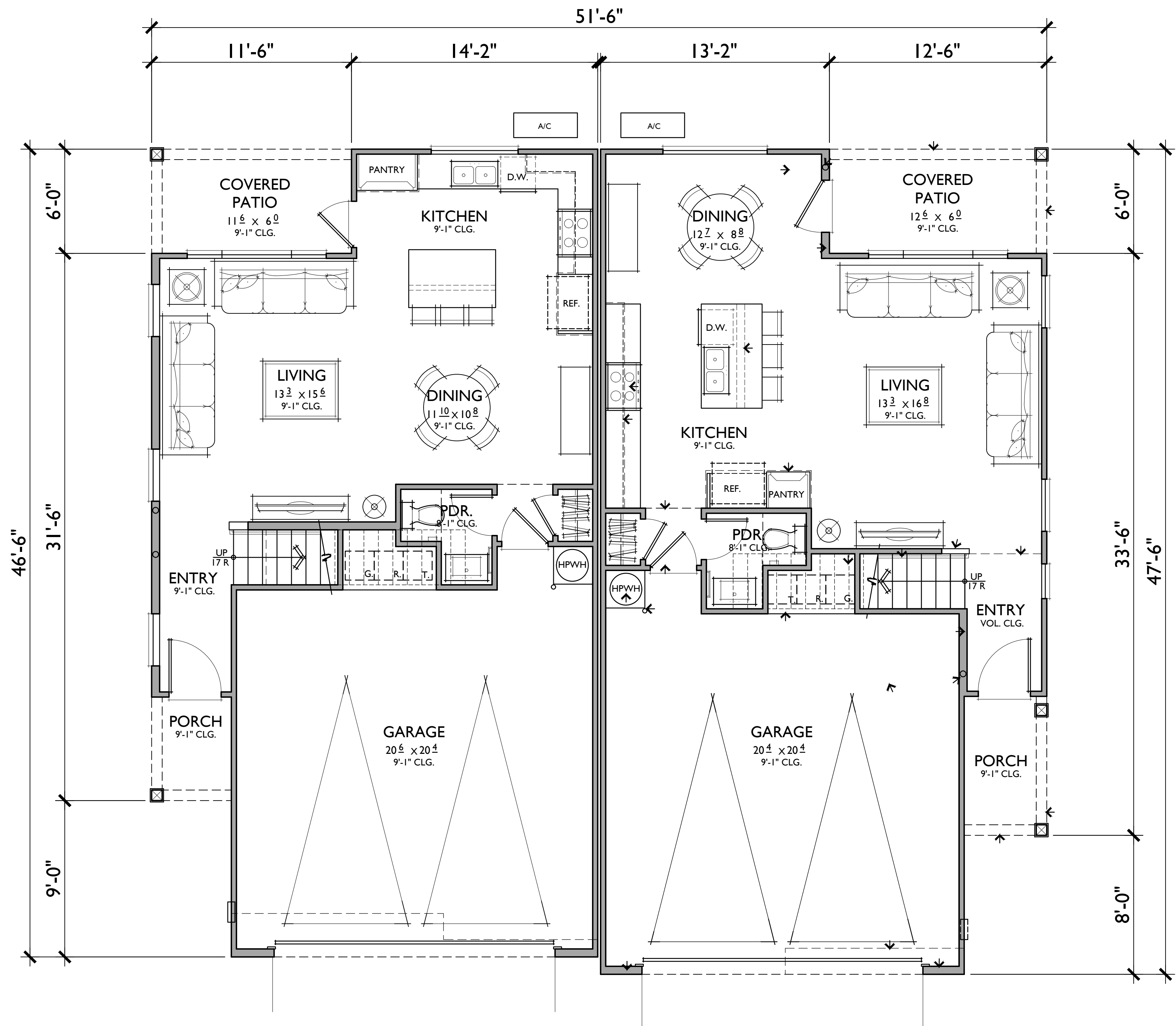
REAR





**PLAN 2**

**PLAN 3**



**PLAN 2**  
1,565 SQ. FT.

3 BEDROOMS / 2.5 BATHS  
2 - CAR GARAGE

**PLAN 3**  
1,593 SQ. FT.

3 BEDROOMS / 2.5 BATHS / LOFT  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	598 SQ. FT.
2ND FLOOR	967 SQ. FT.
<b>TOTAL</b>	<b>1,565 SQ. FT.</b>
2 - CAR GARAGE	474 SQ. FT.
COVERED PATIO	69 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**FLOOR AREA TABLE**

1ST FLOOR	621 SQ. FT.
2ND FLOOR	972 SQ. FT.
<b>TOTAL</b>	<b>1,593 SQ. FT.</b>
2 - CAR GARAGE	462 SQ. FT.
COVERED PATIO	75 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





LEFT



FRONT

B - FARMHOUSE

1/4"=1'-0"

**MATERIAL LEGEND**

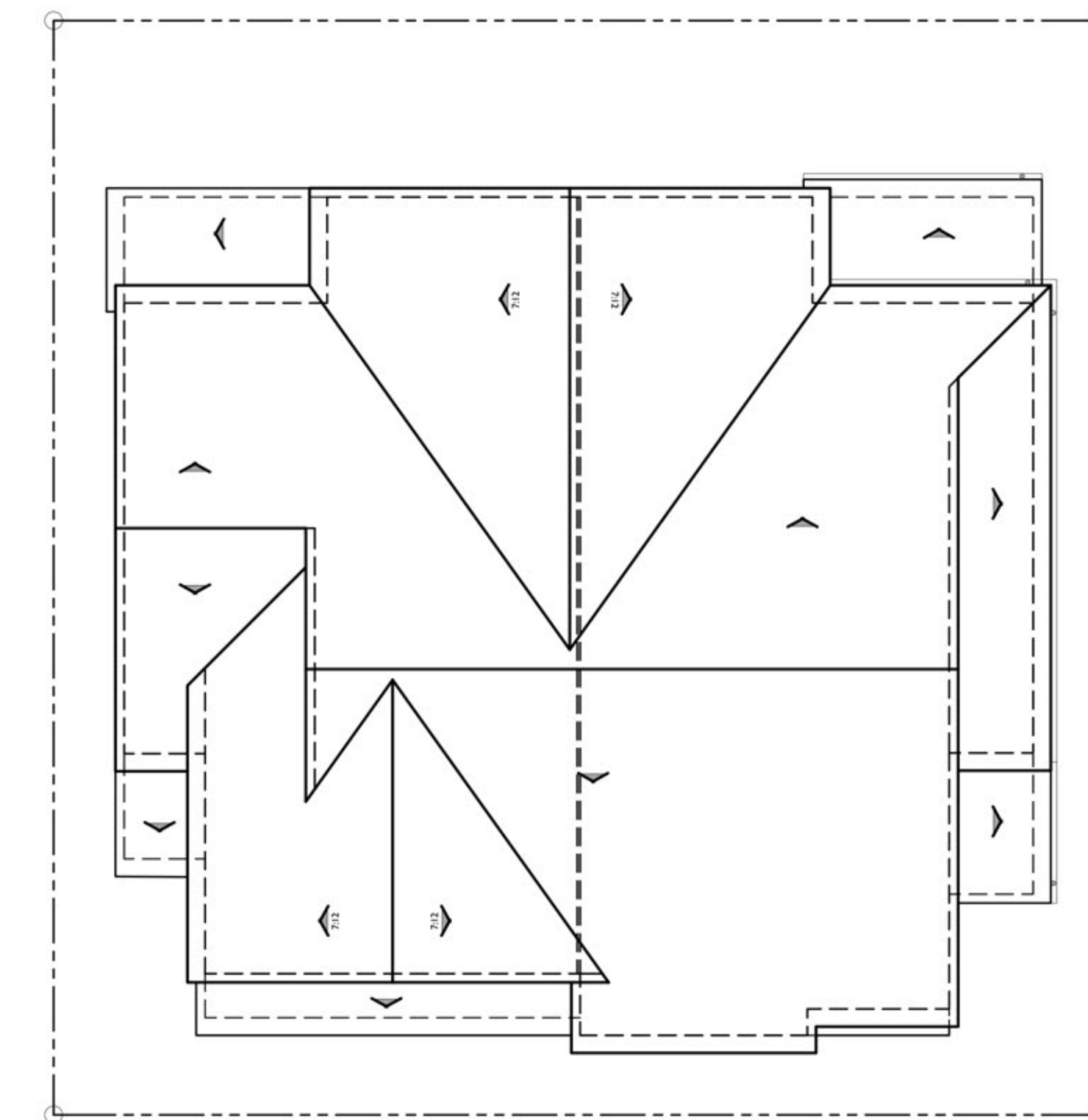
- A. FLAT CONCRETE TILE
- B. STUCCO
- C. CEMENTITIOUS BOARD/BATTEN SIDING
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. CEMENTITIOUS TRIM
- F. STUCCO OVER FOAM TRIM
- G. DECORATIVE SHUTTER
- H. VINYL WINDOW
- I. METAL SECTIONAL GARAGE DOOR
- J. LIGHT FIXTURE



RIGHT



REAR

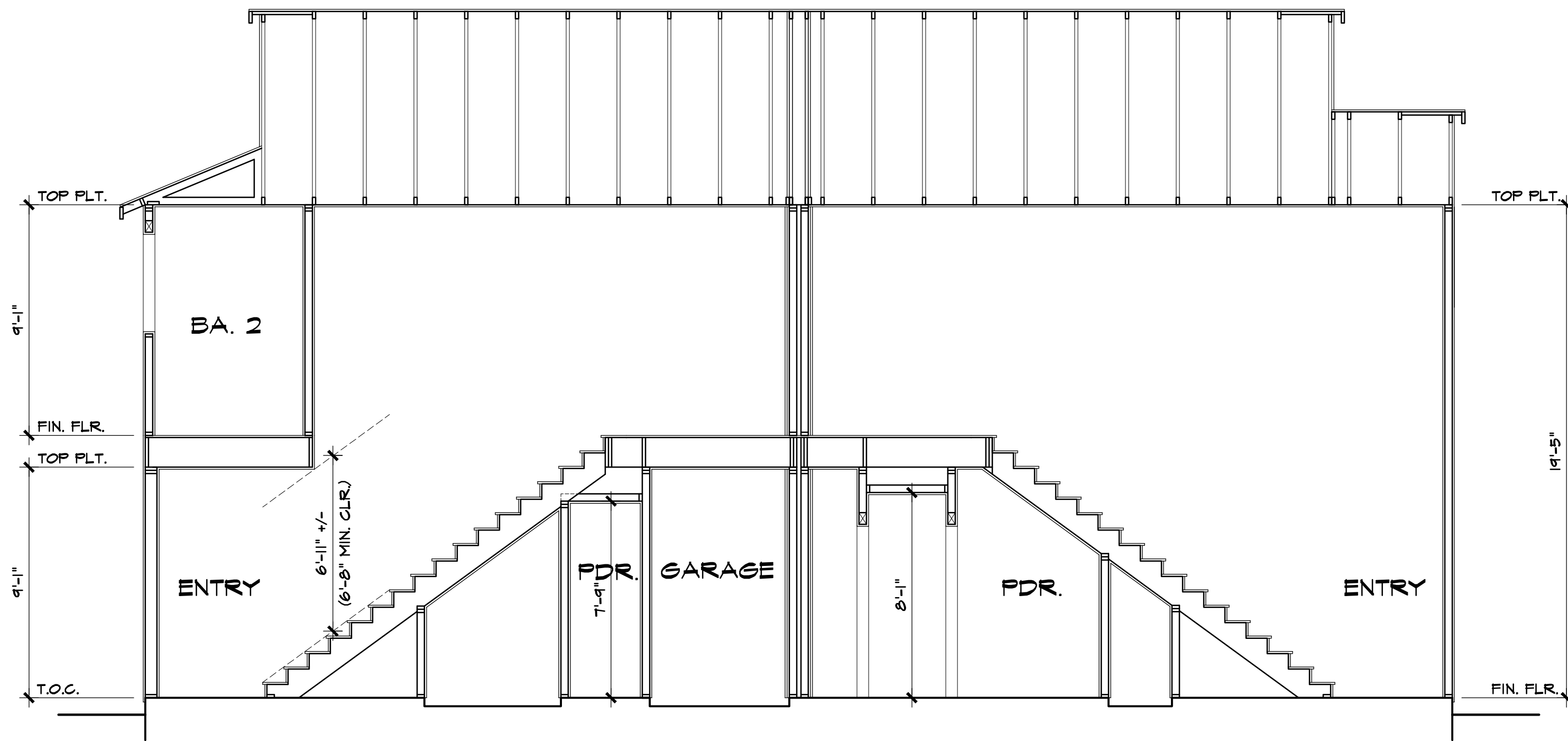


**ROOF PLAN**

B

PITCH: 5:12 U.N.O.  
 RAKE: 6"  
 EAVE: 12"  
 ROOF MATERIAL: FLAT CONCRETE TILE

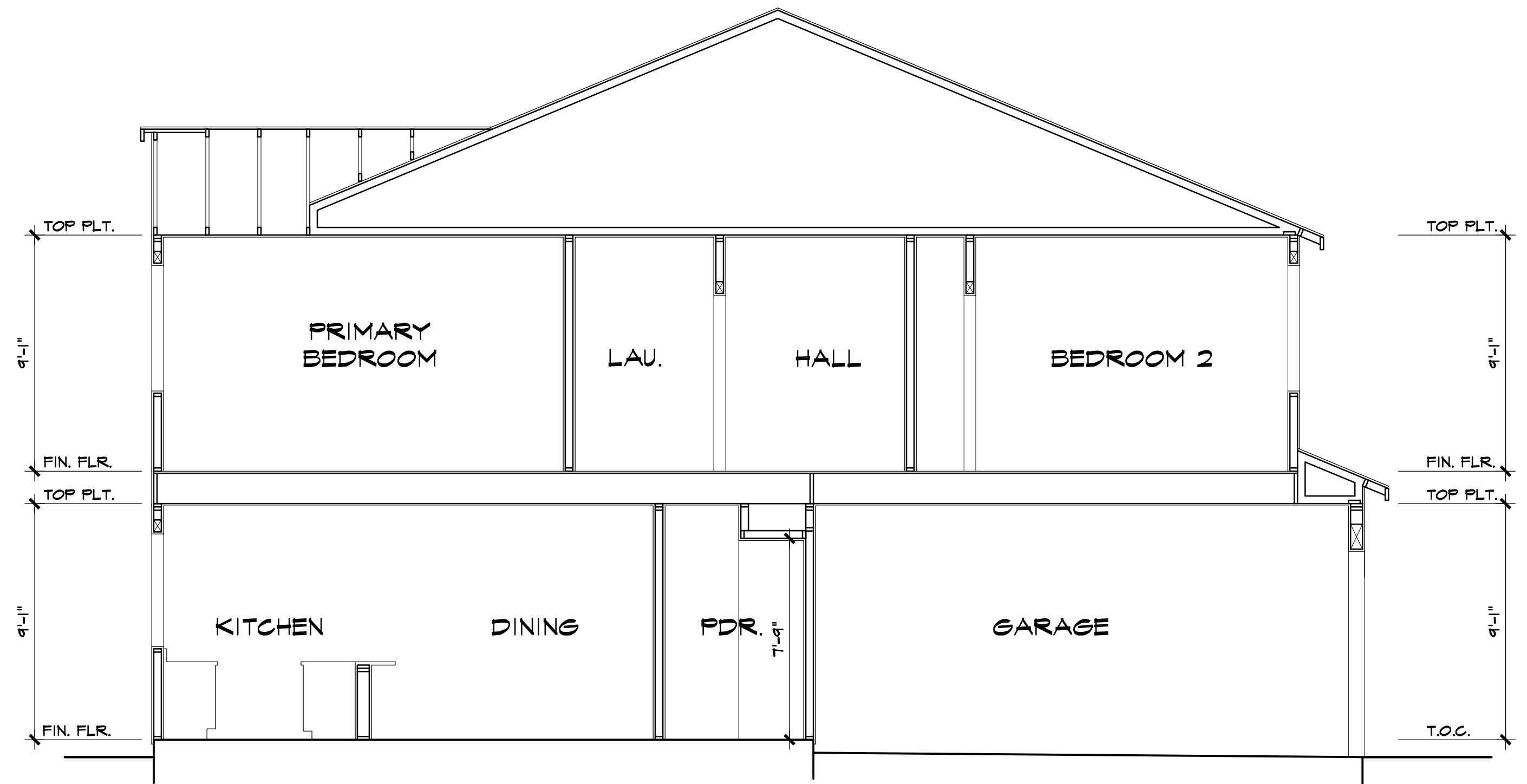




SECTION

A

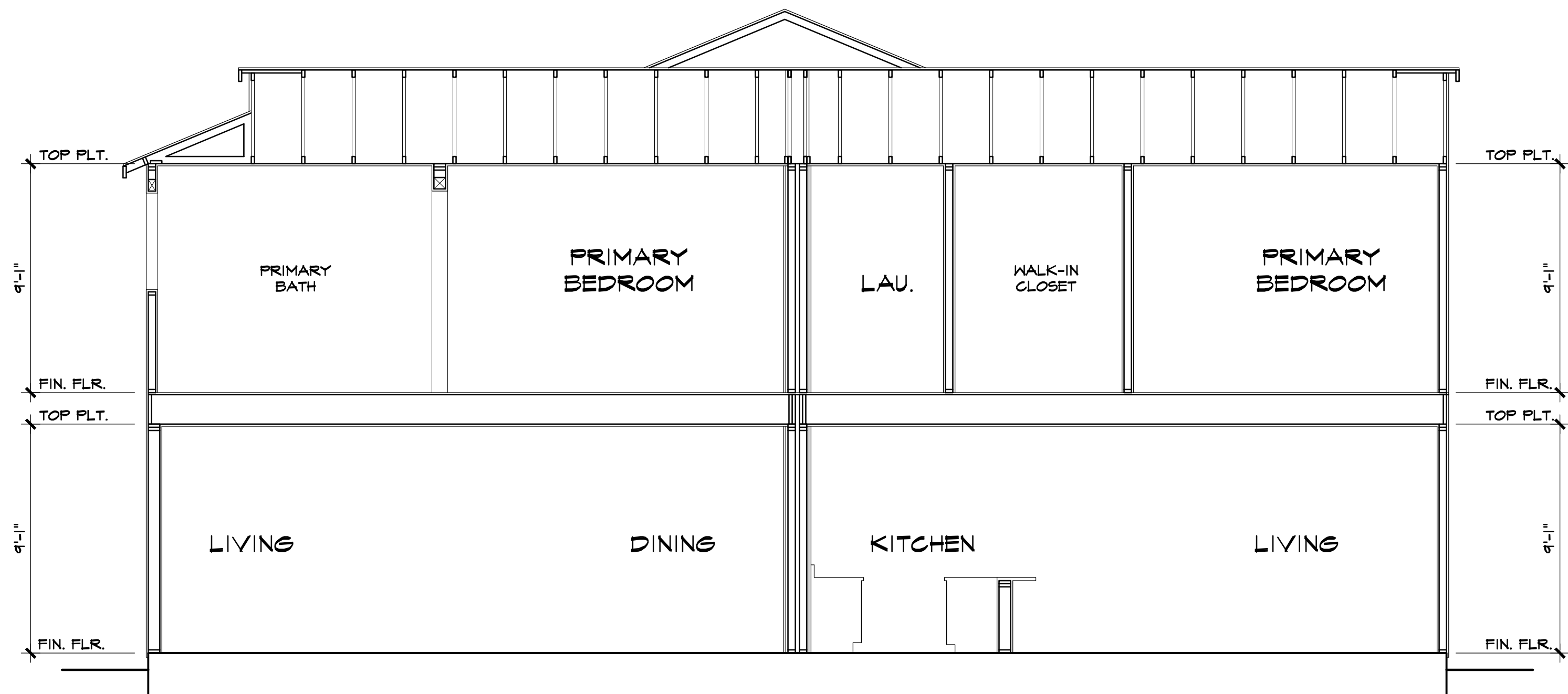
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SECTION

C

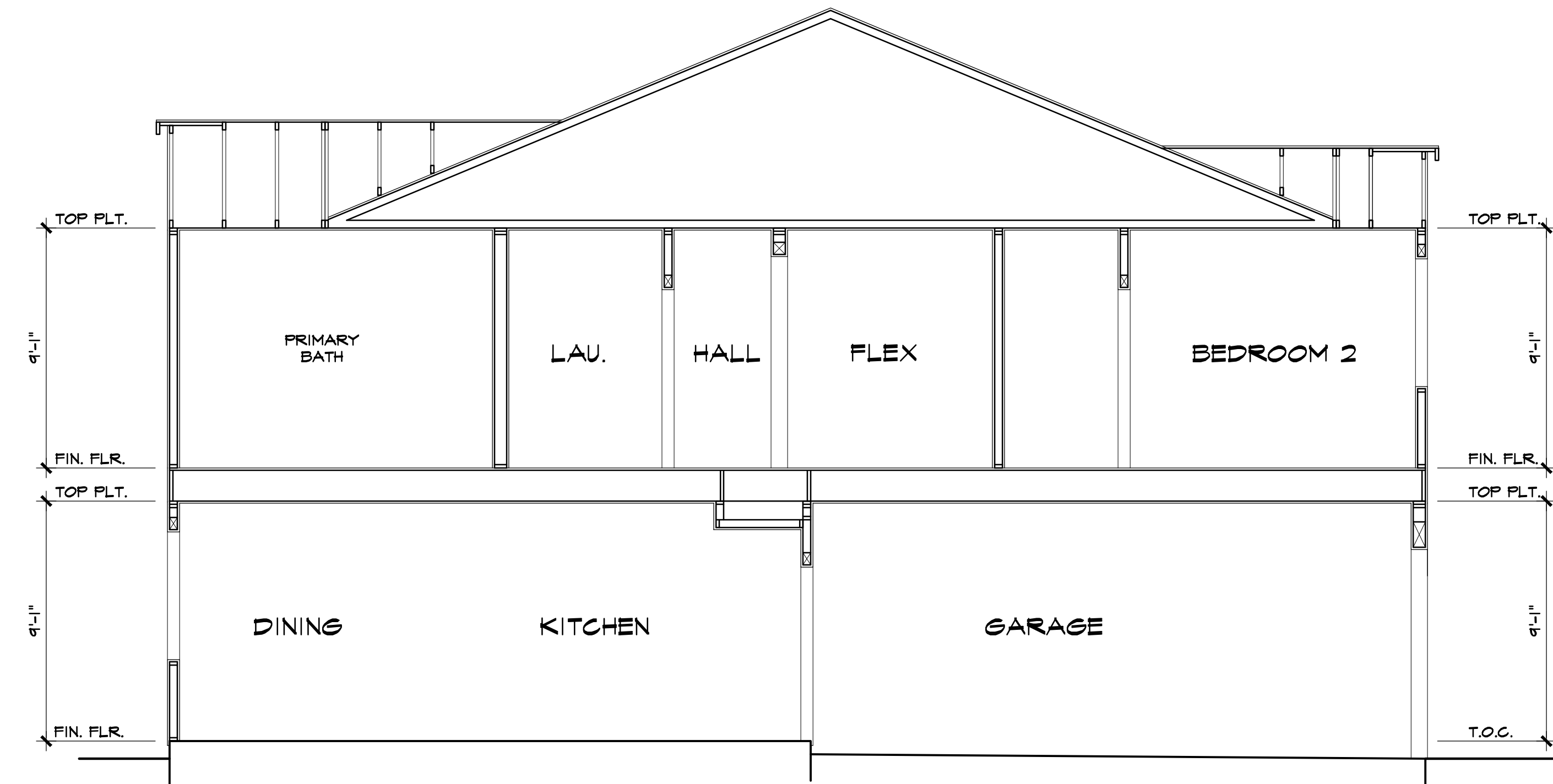
SCALE: 1/4"=1'-0"



SECTION

B

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

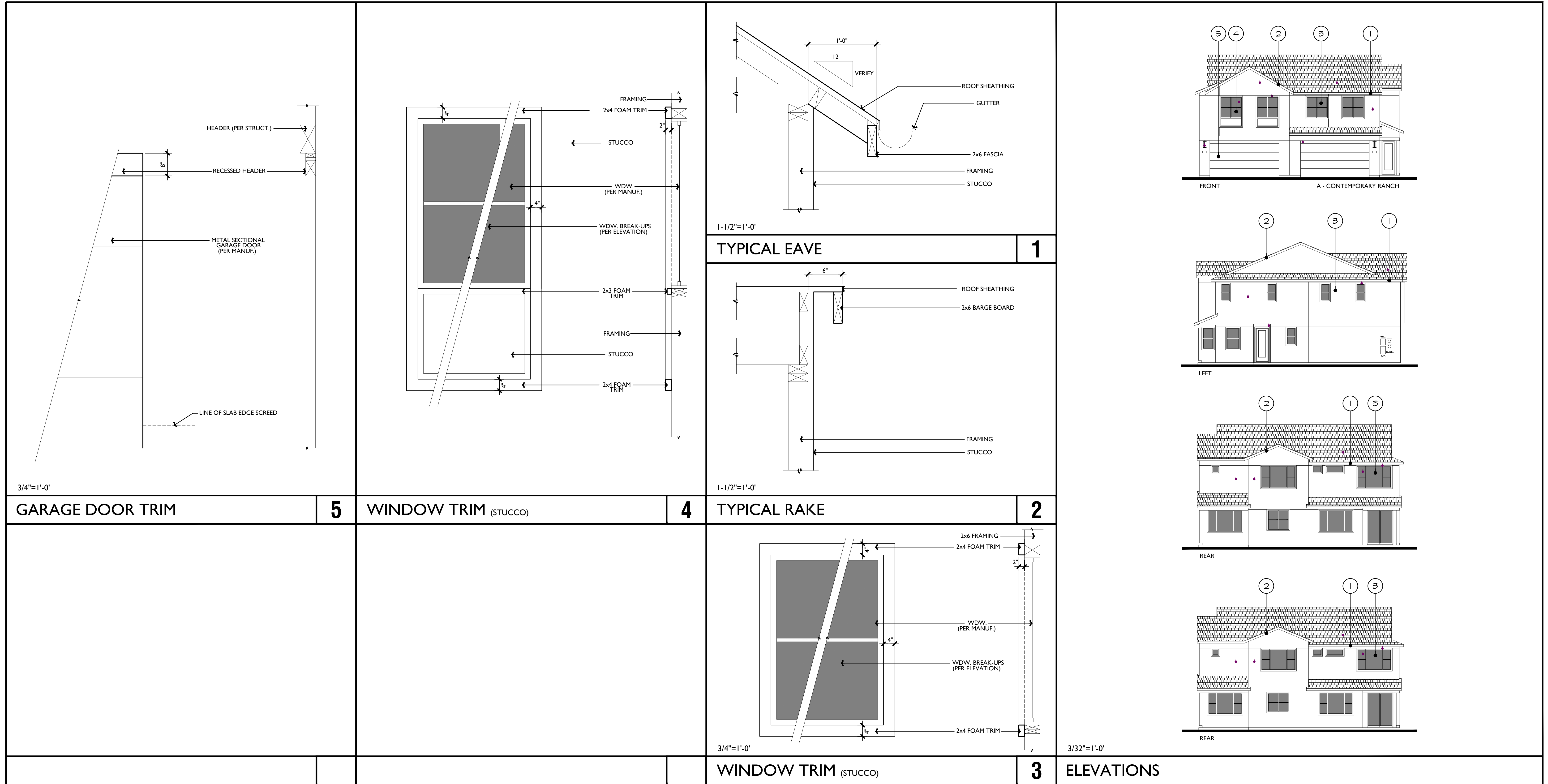


SECTION

D

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





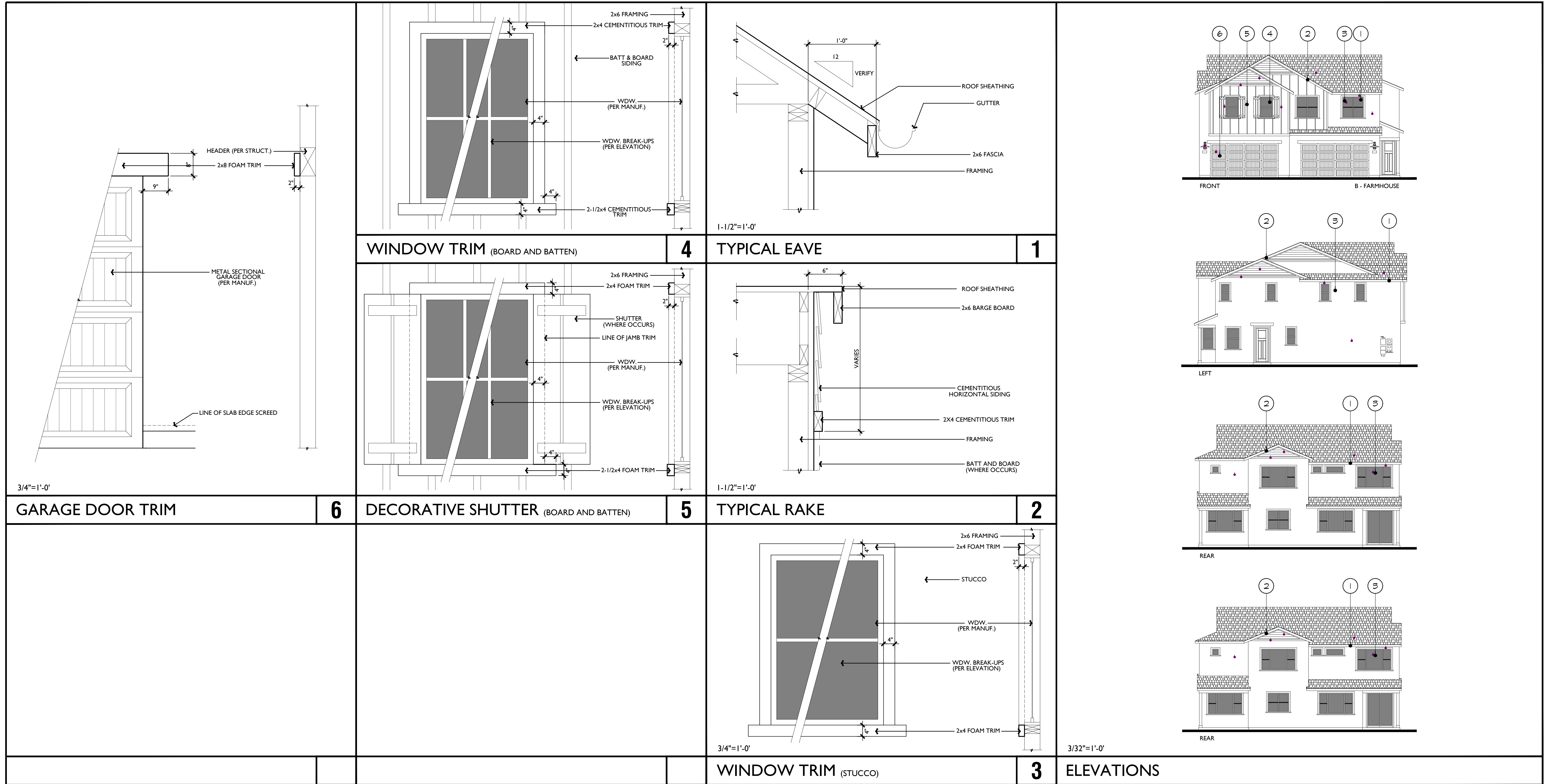
# A - CONTEMPORARY RANCH DETAILS

## VINEYARD CROSSING

City of Antioch, California

0 2 4 8  
 A 25-24071

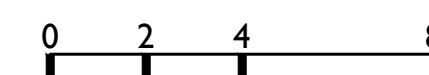




# B - FARMHOUSE DETAILS

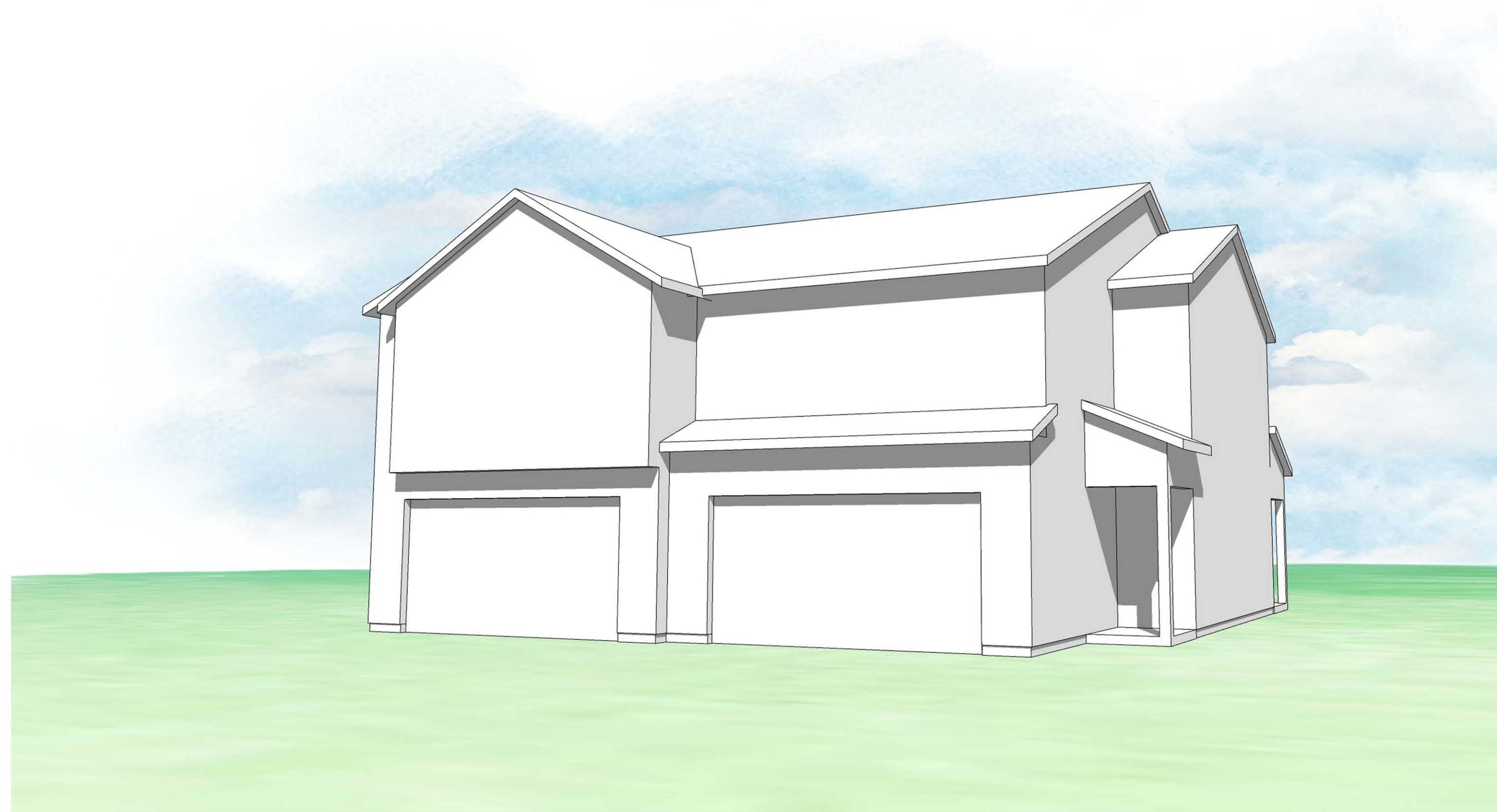
## VINEYARD CROSSING

City of Antioch, California

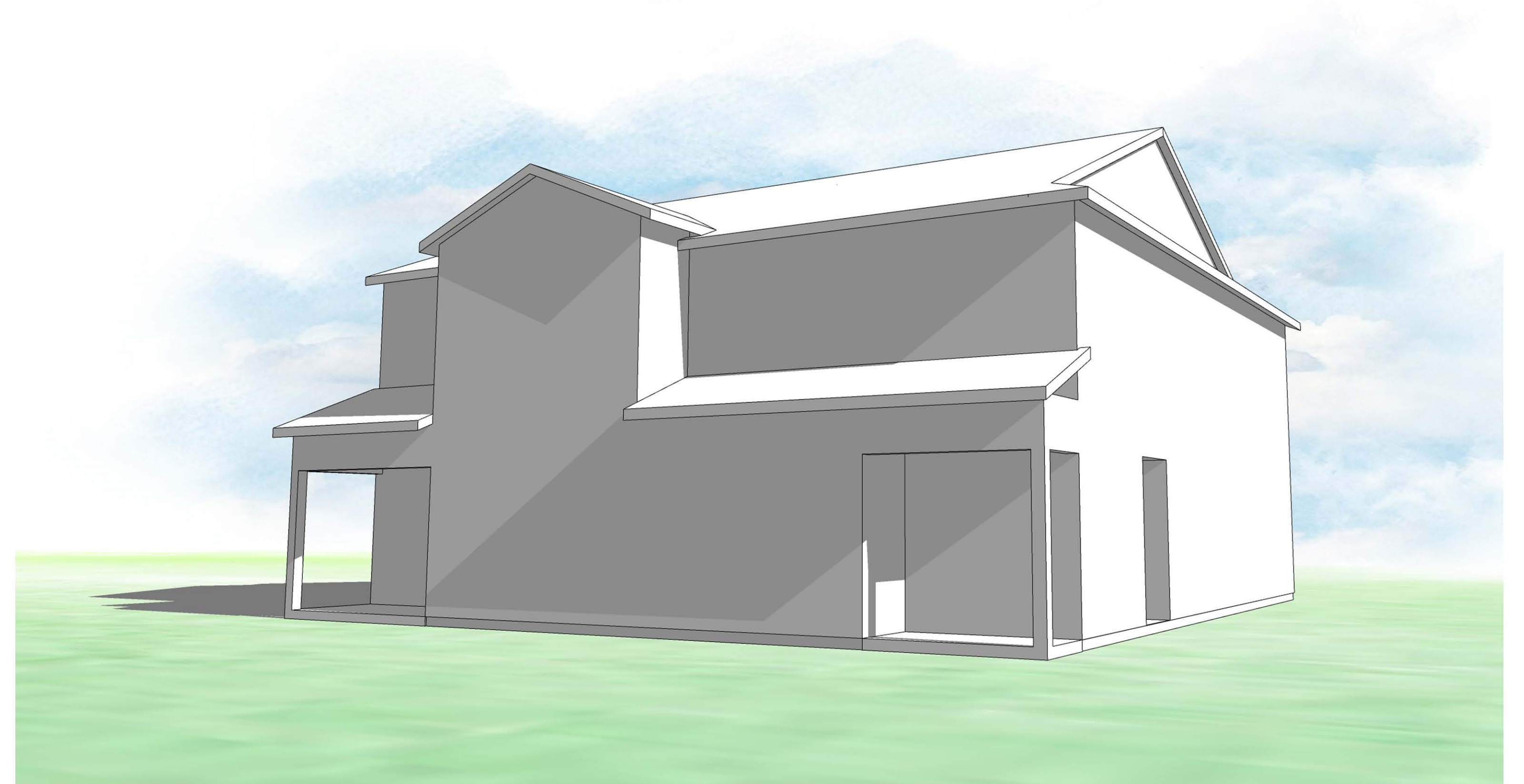


A25-24071

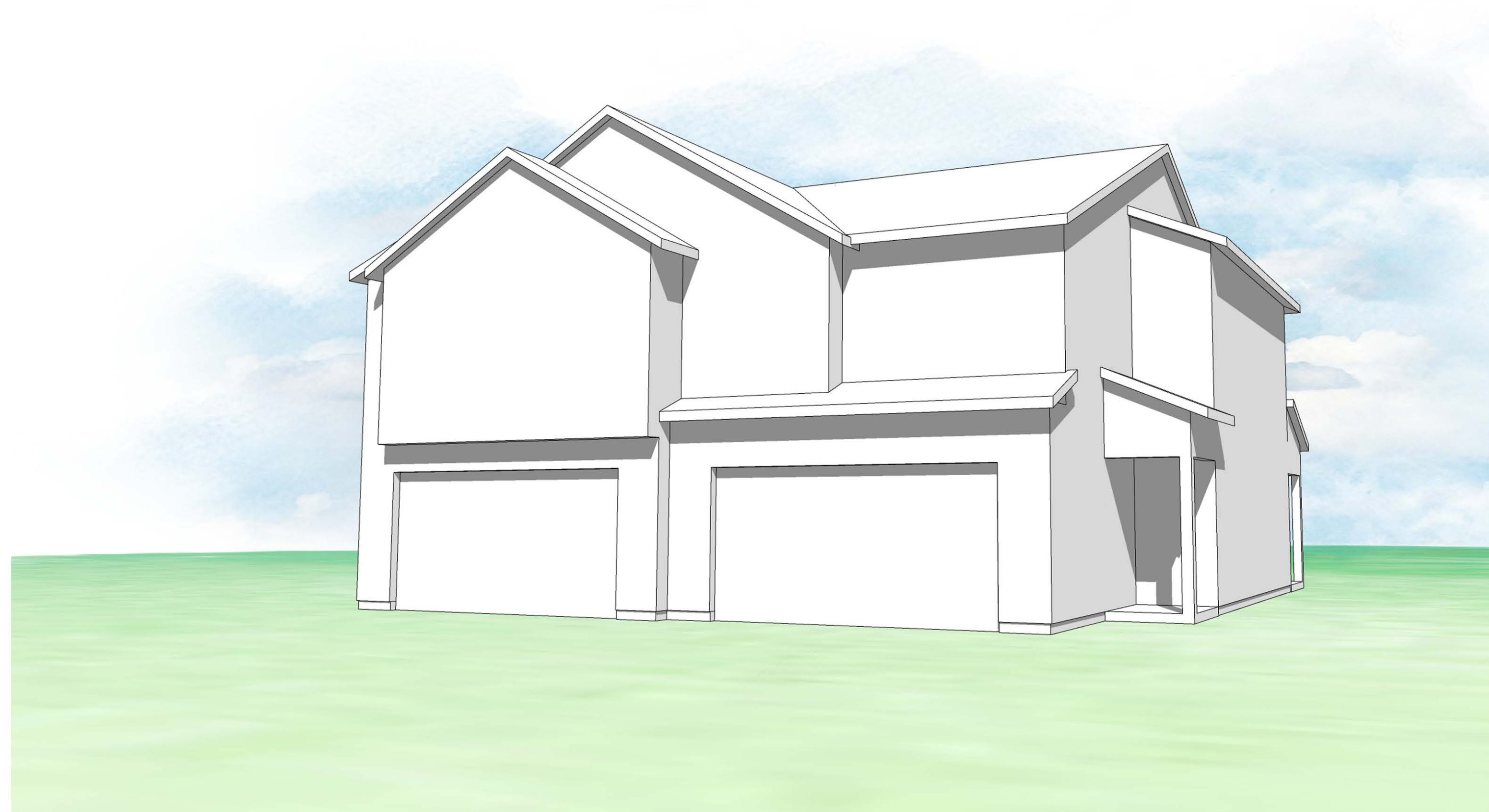




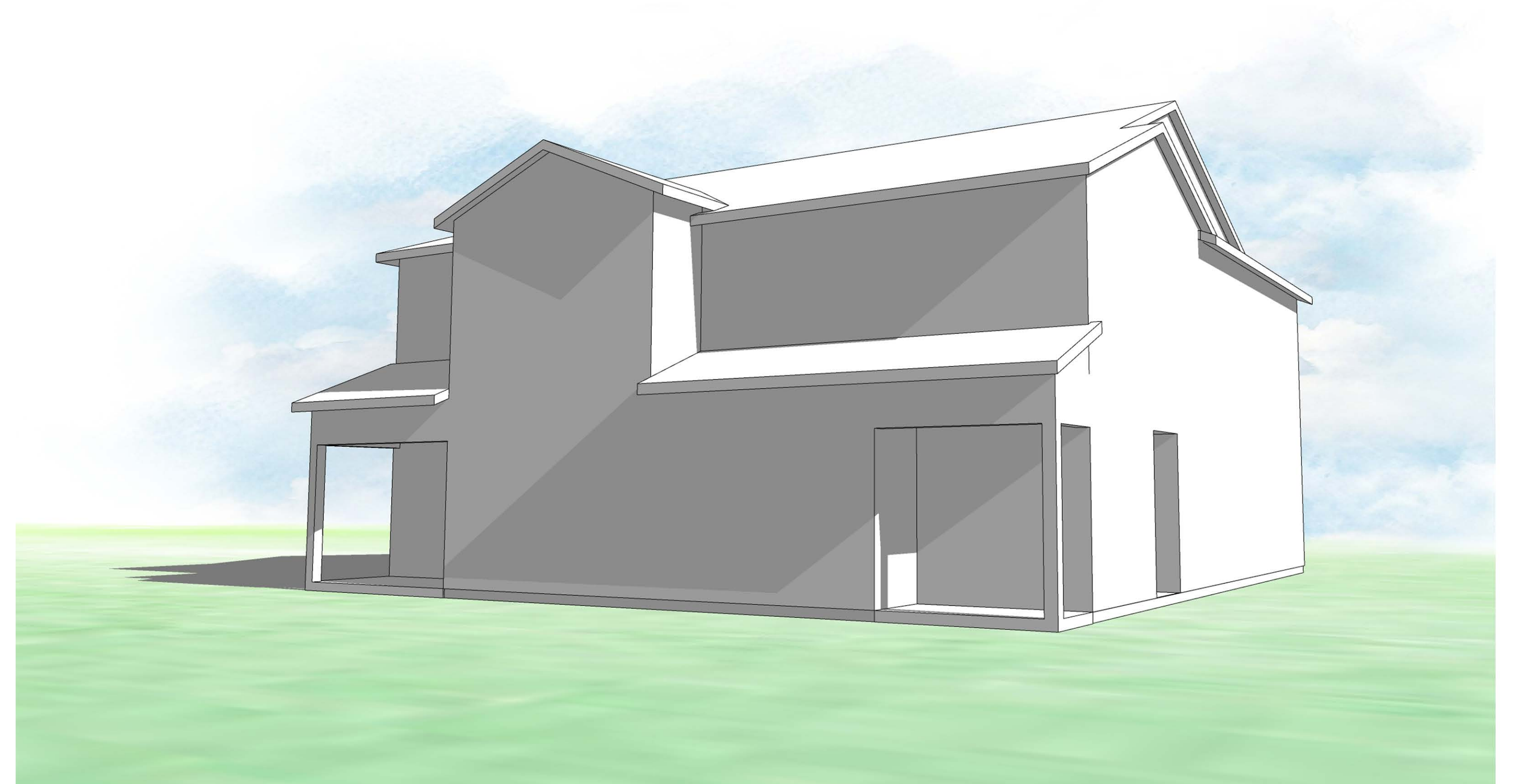
BUILDING 100A - FRONT - RIGHT



BUILDING 100A - REAR - LEFT

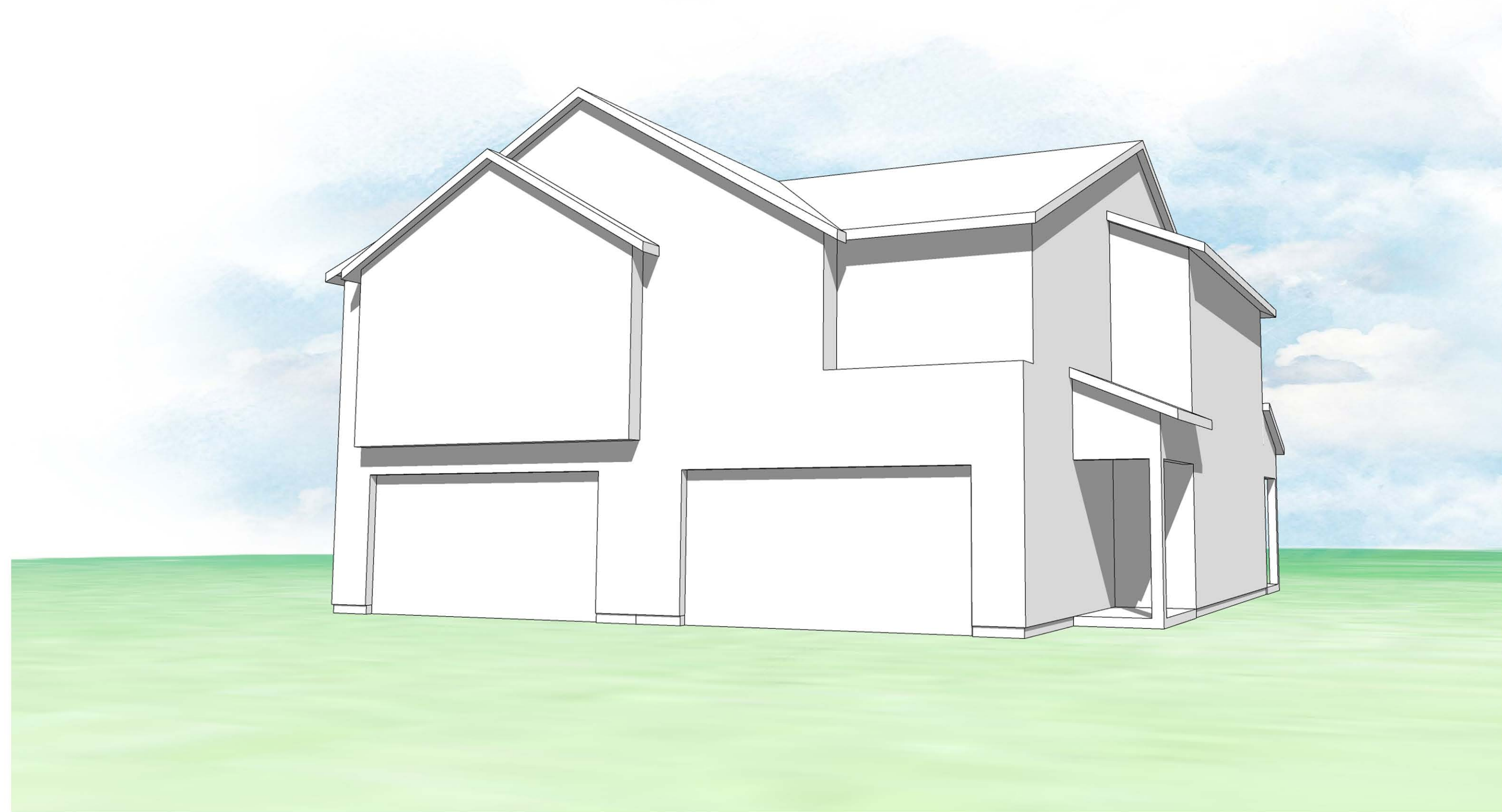


BUILDING 100B - FRONT - RIGHT

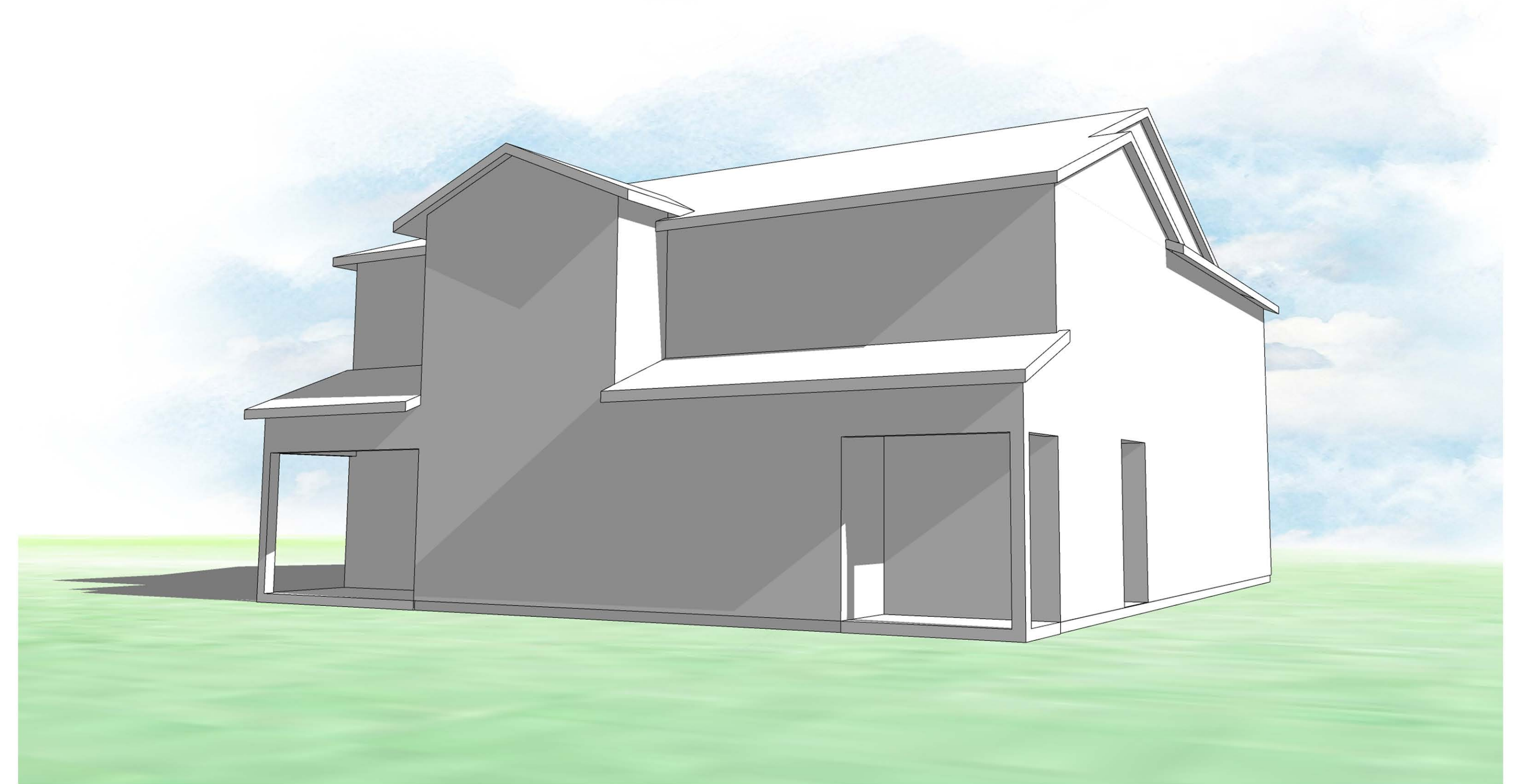


BUILDING 100B - REAR - LEFT

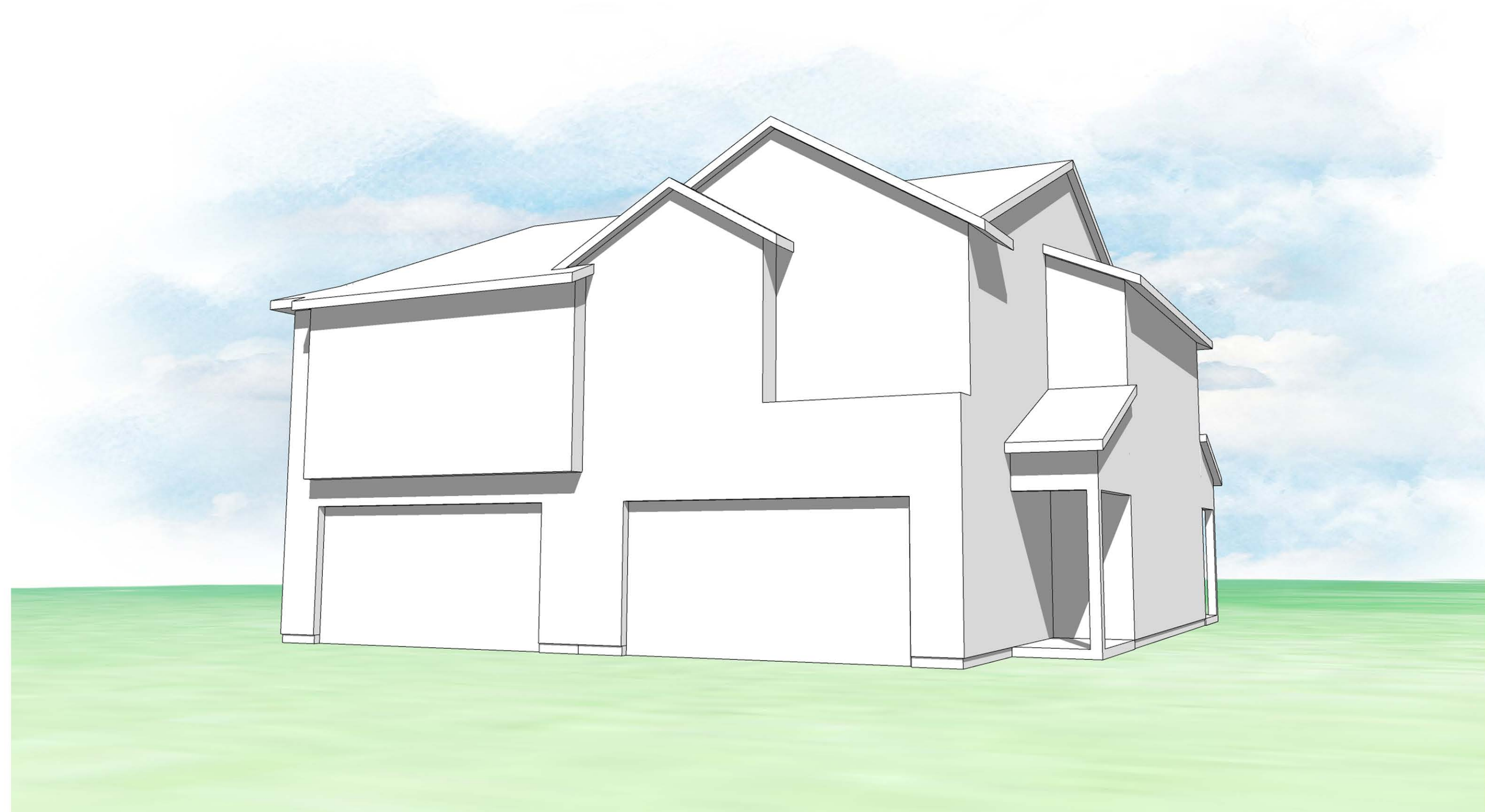




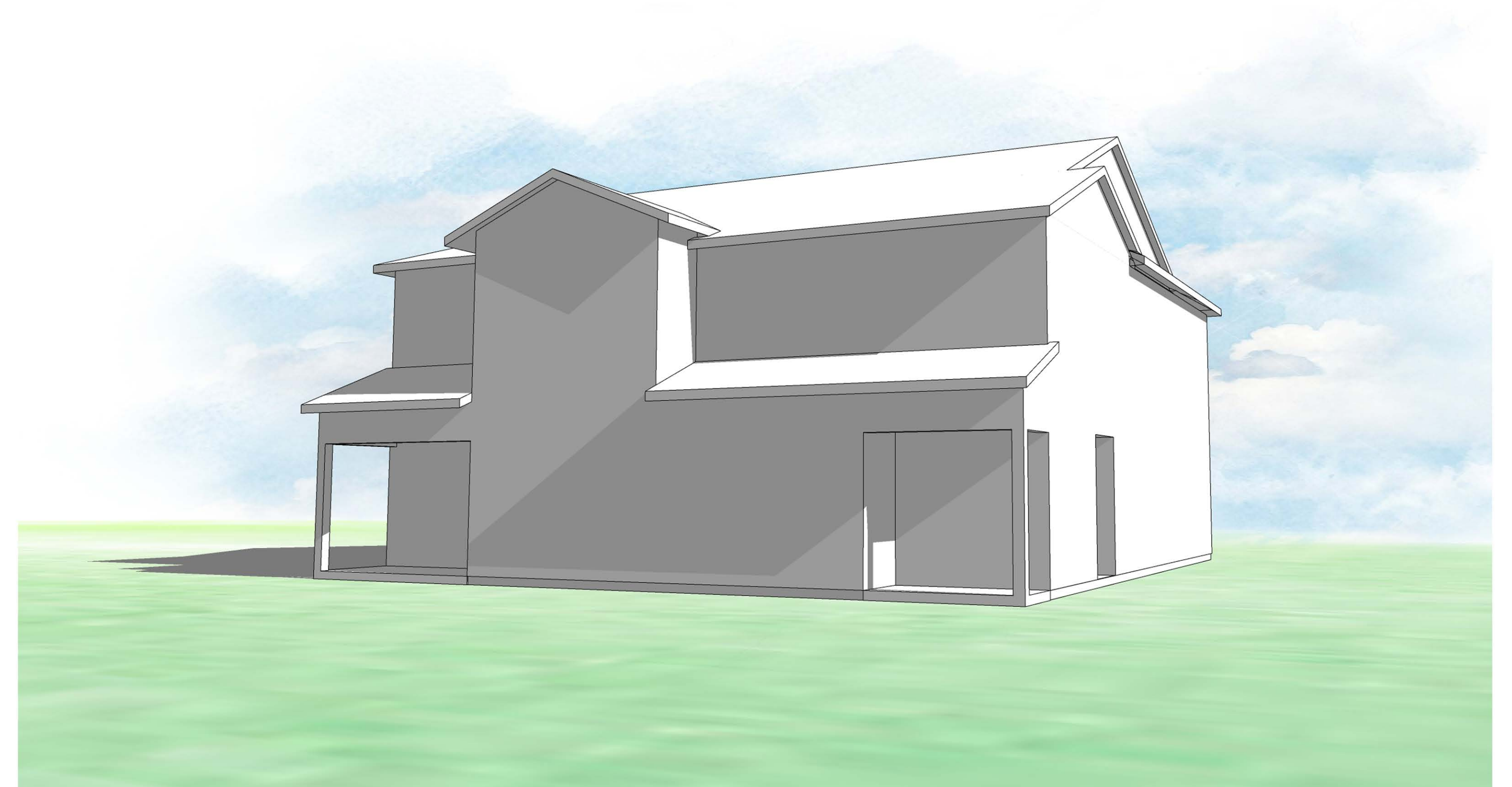
BUILDING 200A - FRONT - RIGHT



BUILDING 200A - REAR - LEFT



BUILDING 200B - FRONT - RIGHT

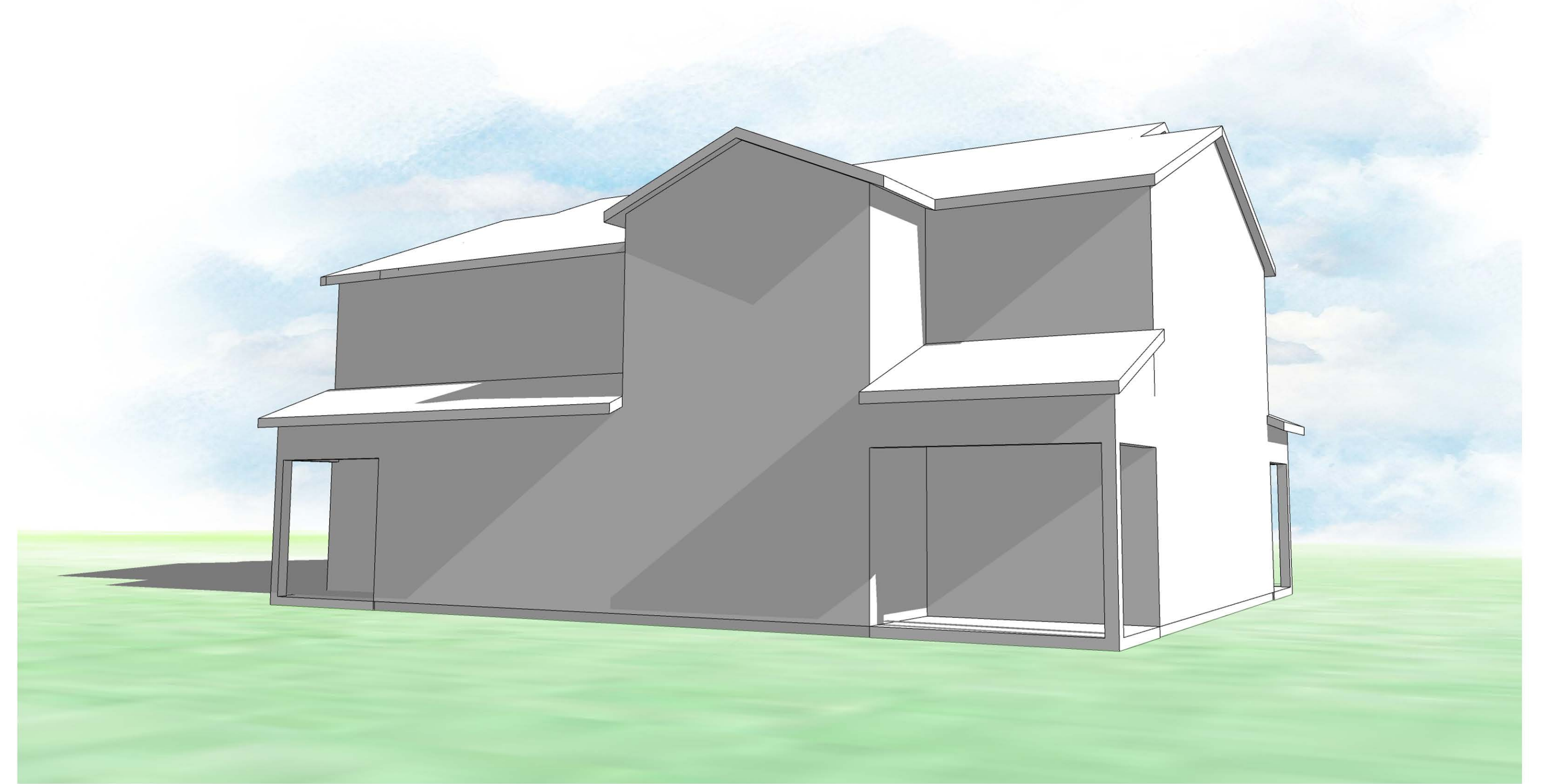


BUILDING 200B - REAR - LEFT





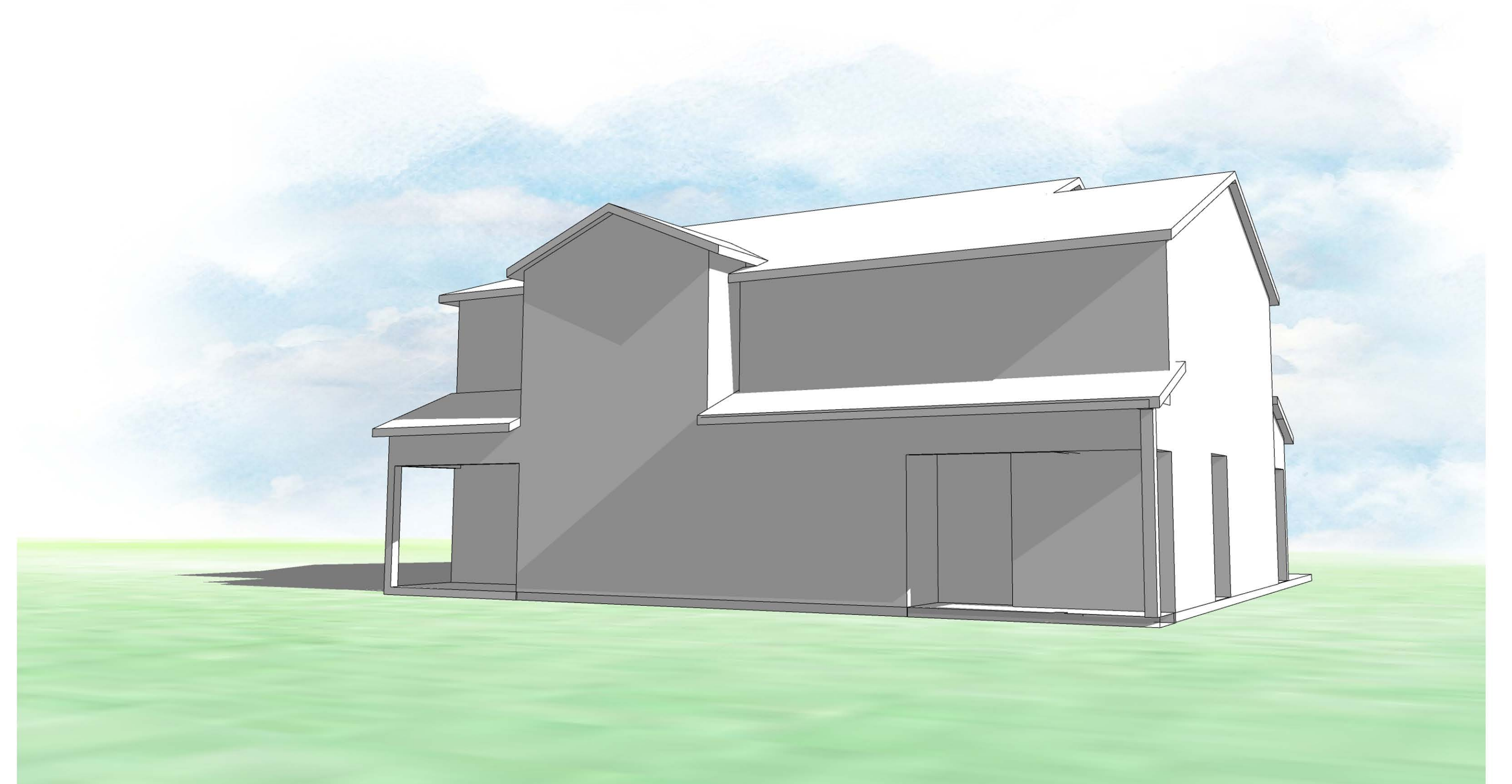
BUILDING 300A - FRONT - RIGHT



BUILDING 300A - REAR - LEFT



BUILDING 300B - FRONT - RIGHT

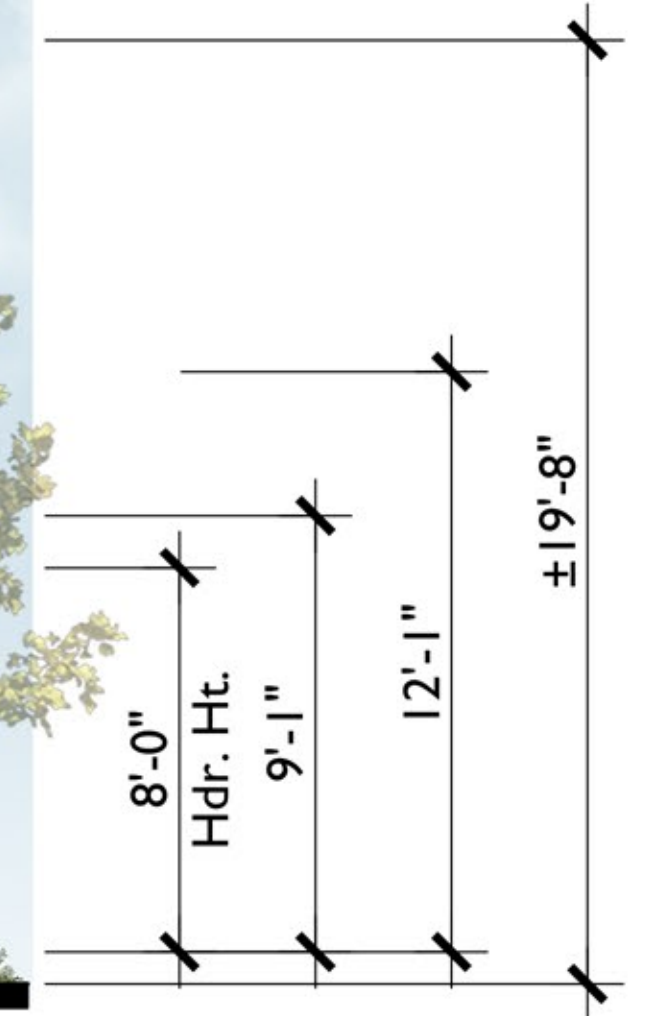


BUILDING 300B - REAR - LEFT

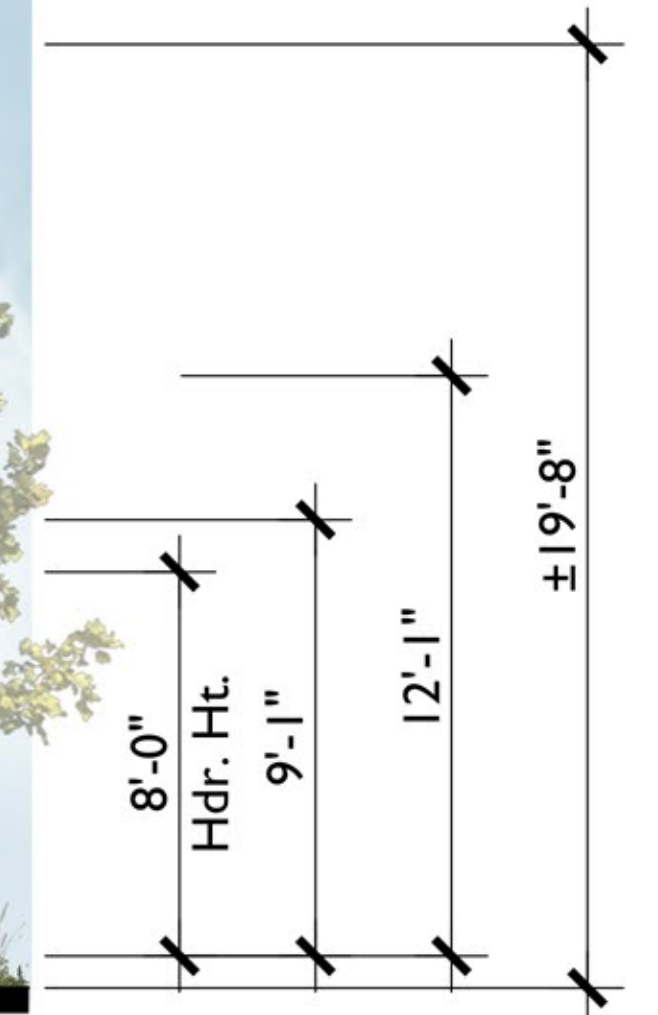




FRONT



REAR



MATERIAL LEGEND

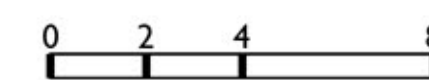
- |   |                                   |                             |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE                   | F. CEMENTITIOUS HORIZONTAL SIDING | K. METAL GATE               |
| B. STANDING SEAM METAL ROOF             | G. CEMENTITIOUS TRIM              | L. DECORATIVE SHUTTERS      |
| C. STUCCO (COLOR VARIES)                | H. LIGHT FIXTURE                  | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR          | I. VINYL WINDOW                   |                             |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM          |                             |

**RECREATION / LEASING OFFICE**

Farmhouse Elevation

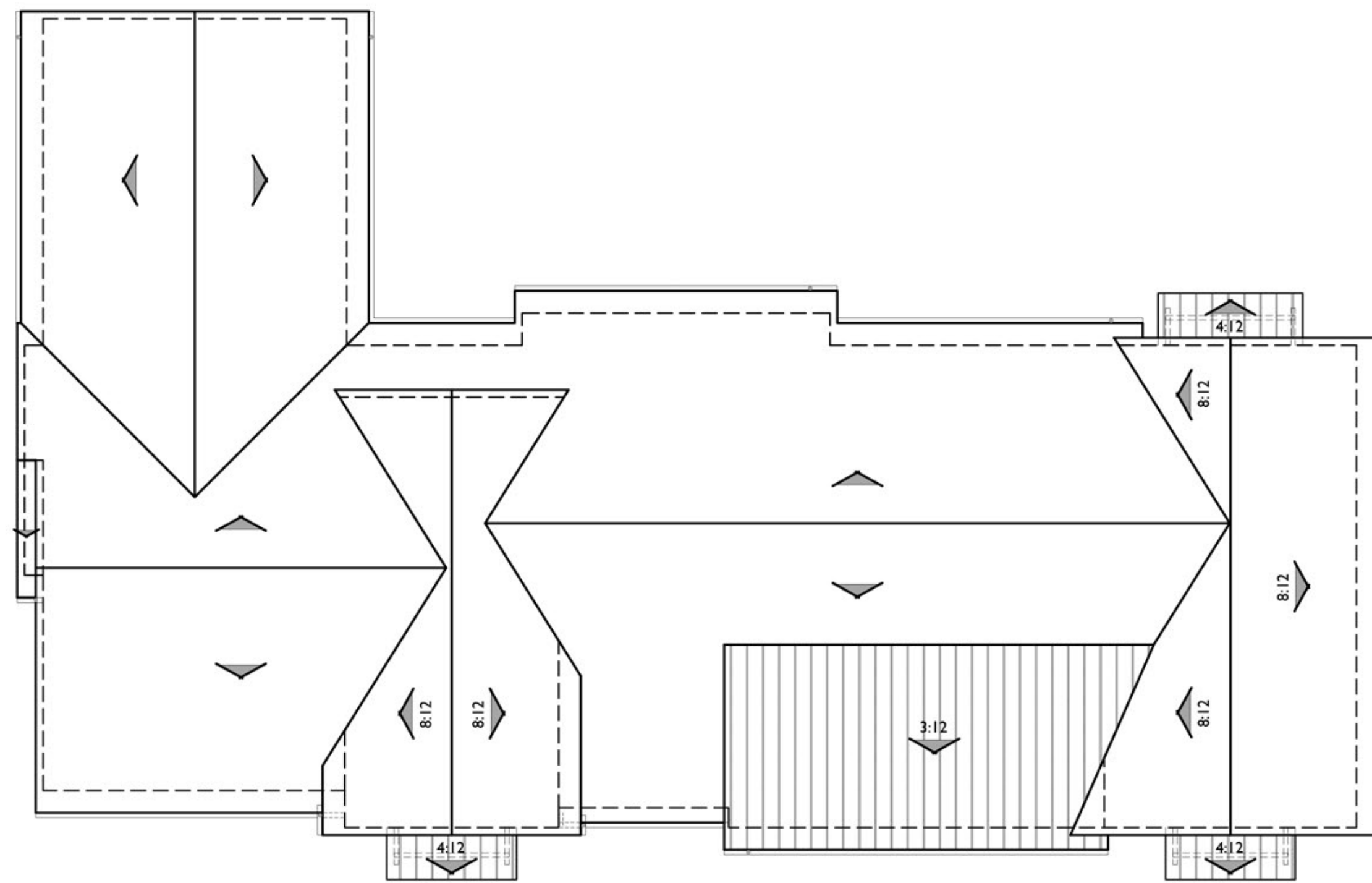
**VINEYARD CROSSING**

City of Antioch, California



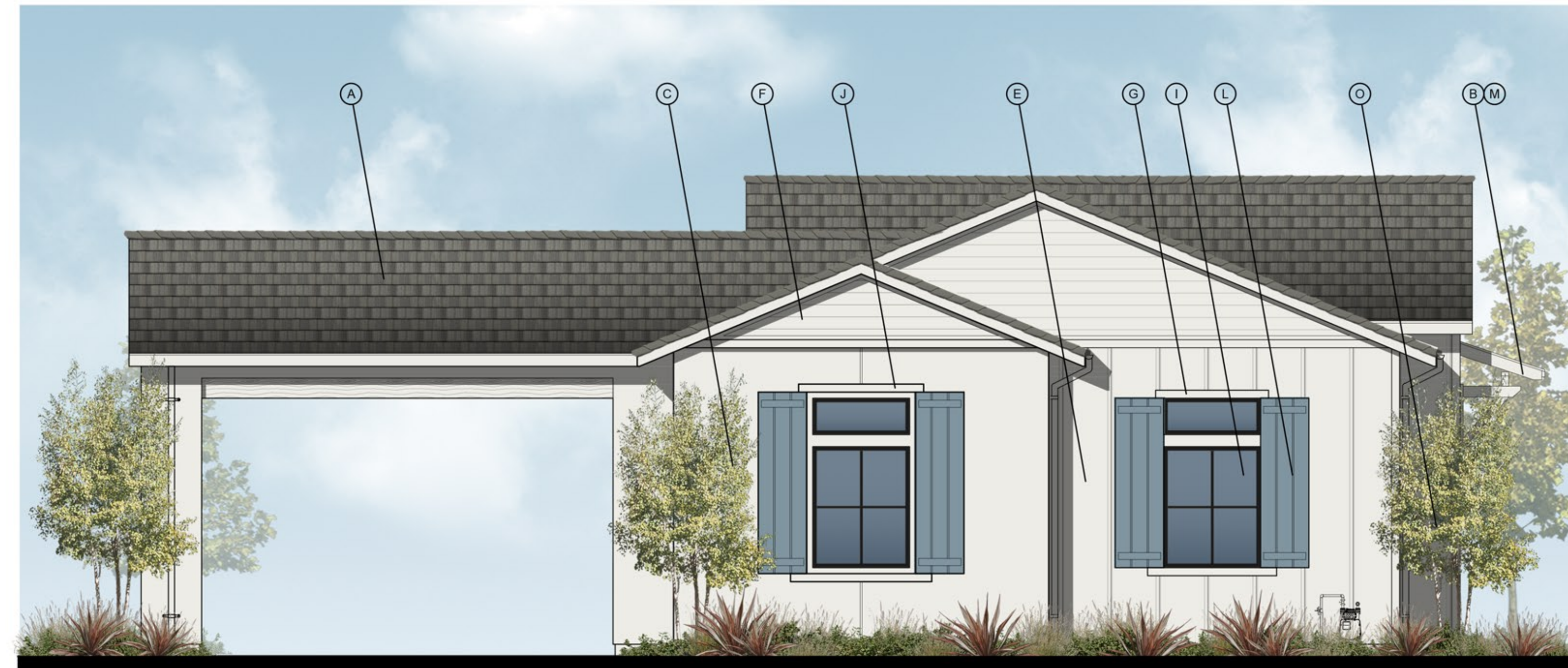
A25-24340





**ROOF PLAN**

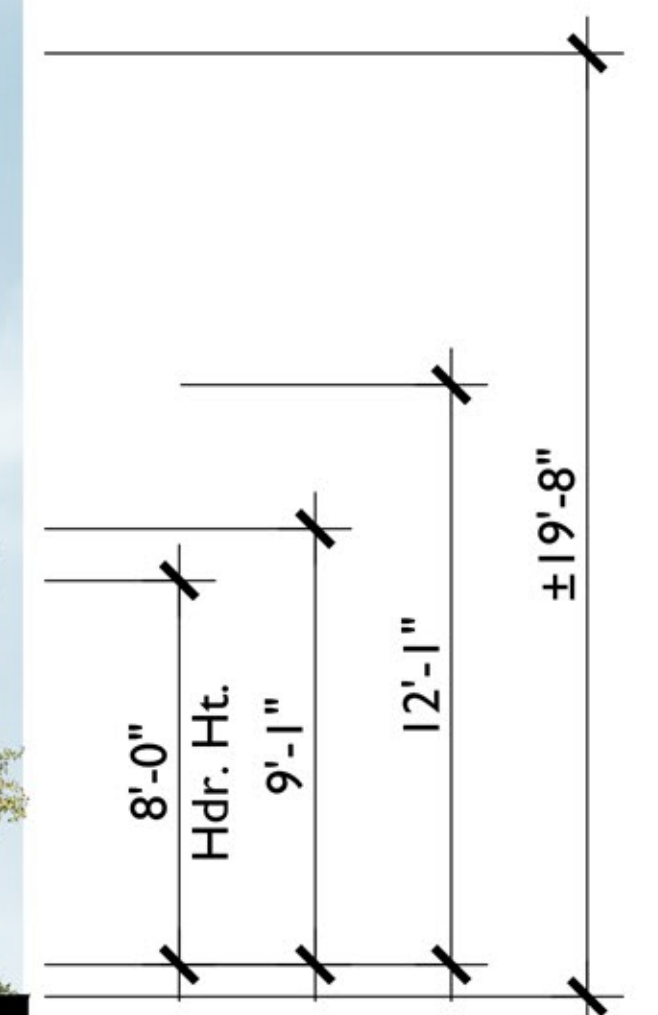
PITCH: 5:12 U.N.O.  
 RAKE: 6"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE / STANDING SEAM METAL



LEFT



RIGHT

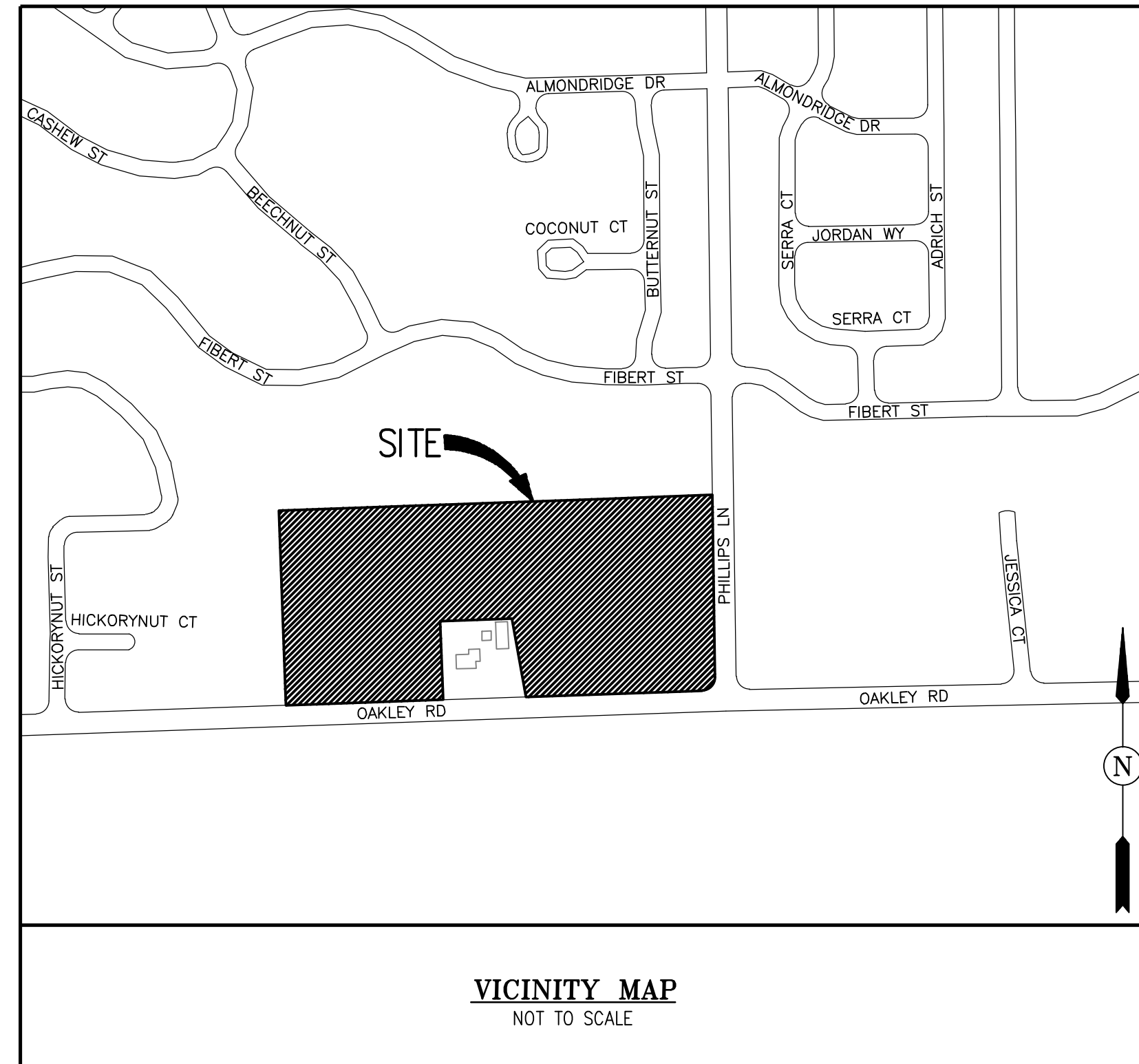


**MATERIAL LEGEND**

- |   |                                   |                             |
|---|-----------------------------------|-----------------------------|
| A. CONCRETE FLAT TILE                   | F. CEMENTITIOUS HORIZONTAL SIDING | K. METAL GATE               |
| B. STANDING SEAM METAL ROOF             | G. CEMENTITIOUS TRIM              | L. DECORATIVE SHUTTERS      |
| C. STUCCO (COLOR VARIES)                | H. LIGHT FIXTURE                  | M. SHED ROOF w/ WOOD BRACES |
| D. METAL SECTIONAL GARAGE DOOR          | I. VINYL WINDOW                   |                             |
| E. CEMENTITIOUS BOARD AND BATTEN SIDING | J. STUCCO OVER FOAM TRIM          |                             |

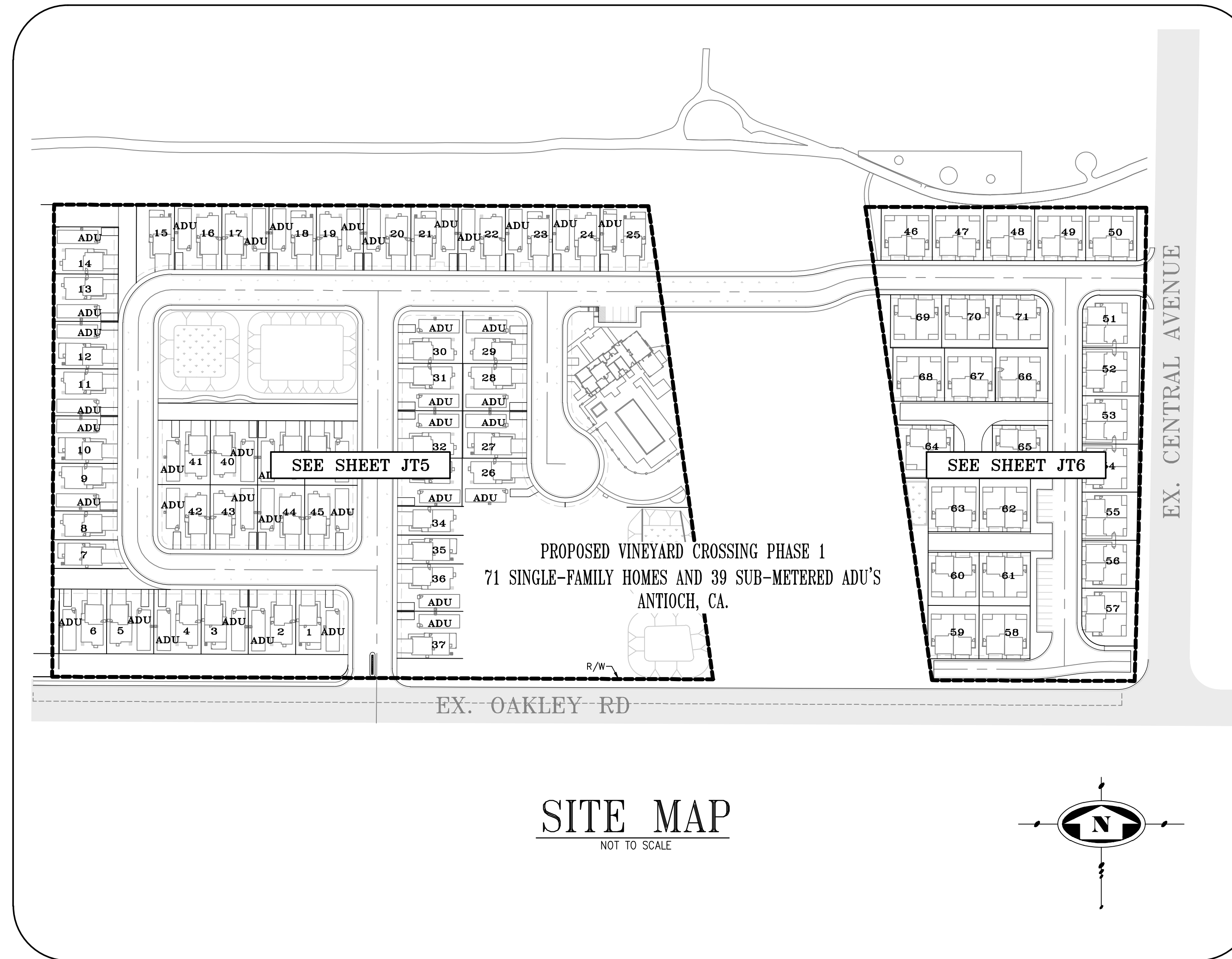


# BRIGHTSKY RESIDENTIAL VINEYARD CROSSING ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



**SHEET INDEX**

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5 -JT6	JOINT TRENCH COMPOSITE PLAN
SL1-SL4	STREET LIGHTING GENERAL NOTES AND DETAILS
SL5-SL6	STREET LIGHTING SITE PLAN



**LEGEND**

	PROPOSED JOINT TRENCH
	PROPOSED JOINT TRENCH CROSSING
	PROPOSED JOINT TRENCH SERVICE
	EXISTING JOINT TRENCH
	PROPOSED GAS
	EXISTING GAS
	EXISTING UNDERGROUND CATV LINES
	EXISTING UNDERGROUND ELECTRIC LINES
	EXISTING UNDERGROUND UTILITY LINES
	EXISTING UNDERGROUND TELEPHONE LINES
	EXISTING OVERHEAD UTILITY LINES
	EXISTING OVERHEAD CATV LINES
	EXISTING OVERHEAD TELEPHONE LINES
	EXISTING OVERHEAD ELECTRIC LINES
	EXISTING OVERHEAD HIGH VOLTAGE ELECTRIC LINES
	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING SEWER
	PROPOSED UNDERGROUND CATV LINES
	PROPOSED UNDERGROUND ELECTRIC LINES
	PROPOSED UNDERGROUND TELEPHONE LINES
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX
	EXISTING TELEPHONE BOX
	EXISTING CATV BOX
	PROPOSED METER SERVICE PEDESTAL
	EXISTING JOINT/UTILITY POLE
	EXISTING ELECTROLIER, SINGLE ARM
	PROPOSED ELECTROLIER, SINGLE ARM
	PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS)
	PROPOSED LIGHTING, WALL MOUNTED (BY OTHERS)
	PROPOSED LIGHTING, WALL MOUNTED (BY OTHERS)
	PROPOSED STREET LIGHT GROUND BOX STATE TYPE #5, 18" x 27.5" x 12"
	EXISTING PG&E, PAD MOUNT TRANSFORMER
	PROPOSED PG&E 1ø, PAD MOUNT TRANSFORMER PAD SIZE=50" x 52"
	PROPOSED PG&E SPLICE BOX, 17" x 30" x 18"
	BELLHOLE, 6' x 5'

5,903 L.F. OF JOINT TRENCH, 2466 L.F. OF STREET LIGHT TRANCE, 20 SINGLE ARM STREET LIGHTS AND 170 WALL MOUNTED EXTERIOR LIGHTS SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET.

- 71 SINGLE FAMILY HOMES AND 39 SUB-METERED ADU'S
- 71 FULL SERVICE COMPLETIONS (ELECTRICAL, TELEPHONE & CATV.)
- 1 GAS METER FOR POOL AND BARBEQUE

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	224051	PHONE NO.	(925) 240-2595
DEVELOPER:	SONDRA HARRIS	JOB NO.	224051	PHONE NO.	(949) 418-1143
PG&E ELECTRIC COORDINATOR:	ELEC REP	JOB NO.	ELEJOBNO	PHONE NO.	ELECPHNO
PG&E GAS COORDINATOR:	GAS REP	JOB NO.	GASJOBNO	PHONE NO.	GASPHNO
TELEPHONE REP.:	DAVID GARCIA	JOB NO.	-	PHONE NO.	(925) 968-8144
CABLE T.V. REP.:	KURT MURPHY	JOB NO.	-	PHONE NO.	(510) 377-5420

FILES STATUS			
DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CBG CIVIL ENGINEERS	12-17-2024	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	WHA	12-17-2024	R
LANDSCAPE PLANS (ELECTRONIC FILE)	SMP	12-17-2024	R
GAS DESIGN	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
ELECTRIC DESIGN	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	COMCAST	XX-XX-XXXX	XXXX
STREET LIGHT PLANS - PRIVATE	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
SOILS REPORT	QUANTUM GEOTECHNICAL	XX-XX-XXXX	XXXX

A = APPROVED • ANS = APPROVED NOT SIGNED • NA = NOT APPROVED • F = FIRST SUBMITTAL • SS = SECOND SUBMITTAL • R = RECEIVED

**DESIGN CHANGE COMPONENT**

ANY CHANGES TO THIS DESIGN  
MUST BE APPROVED BY

PG&E GAS ADE

**TARRAR UTILITY CONSULTANTS**  
APPROVED FOR SUBMITTAL  
**KARA PEDERSEN**  
QUALIFIED APPLICANT DESIGN ENGINEER

**COMPOSITE DRAWING BY DEVELOPER**

Estimate # \_\_\_\_\_

Approved \_\_\_\_\_ Gas ADE \_\_\_\_\_ Date \_\_\_\_\_

Approved \_\_\_\_\_ Electric ADE \_\_\_\_\_ Date \_\_\_\_\_

PG & E is not responsible for the accuracy of the specifications shown on this drawing.

**SUBSTRUCTURE VERIFICATION STAMP**

**DEVELOPER NOTE AND SIGN**

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED \_\_\_\_\_

DATE: \_\_\_\_\_

**COMPOSITE DRAWING BY DEVELOPER**

Approved \_\_\_\_\_ Telephone representative \_\_\_\_\_ Date \_\_\_\_\_

Approved \_\_\_\_\_ CATV representative \_\_\_\_\_ Date \_\_\_\_\_

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

# TARRAR

**UTILITY CONSULTANTS**

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

**JOINT TRENCH COMPOSITE TITLE SHEET**

BRIGHTSKY RESIDENTIAL  
VINEYARD CROSSING  
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2024    DATE LAST WORKED ON: 12/20/2024

SCALE: NOT TO SCALE    DRAWN: TD    CHECKED: ML

JOB NO.: 224051    PRELIMINARY NOT FOR CONSTRUCTION

**INTENT TO CONSTRUCT**

811  
**CALL BEFORE YOU DIG**  
UNREPAIRING SERVICES

SHEET  
**JT1**  
OF  
**JT6**  
SHEETS



**PROJECT NOTES:**

- FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
- CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
- FIELD ADJUST SPICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
- A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
- TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
- CONTRACTOR SHALL PLACE ALL UTILITY SPICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
- ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
- THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
- FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
- RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
- UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
- INCIDENTAL TRENCHING TO SPICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPICE BOXES AND CABINETS (TYPICAL).
- ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
- ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
- OFFSET SPICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
- PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
- ALL PG&E SPICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
- ALL CONDUITS NOT ENTERING SPICE BOXES OR ENCLOSURES SHALL BE CAPPED.
- COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
- THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
- ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
- EDGE OF SPICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
- ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
- MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPICE BOXES & XFMRs.
- DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
- FOR CLARITY - BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
- ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
- THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM R-PN1 (R-PN2).

**JOINT TRENCH AND UTILITY BOX LOCATION**

TO BE PLACED AT A LATER TIME

**JOINT TRENCH STREET SECTIONS**

NOT TO SCALE  
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.  
\* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION  
(95% RELATIVE COMPACTION FOR THE TOP 6" BELOW ROAD SUBGRADE AND 90% BELOW THAT)

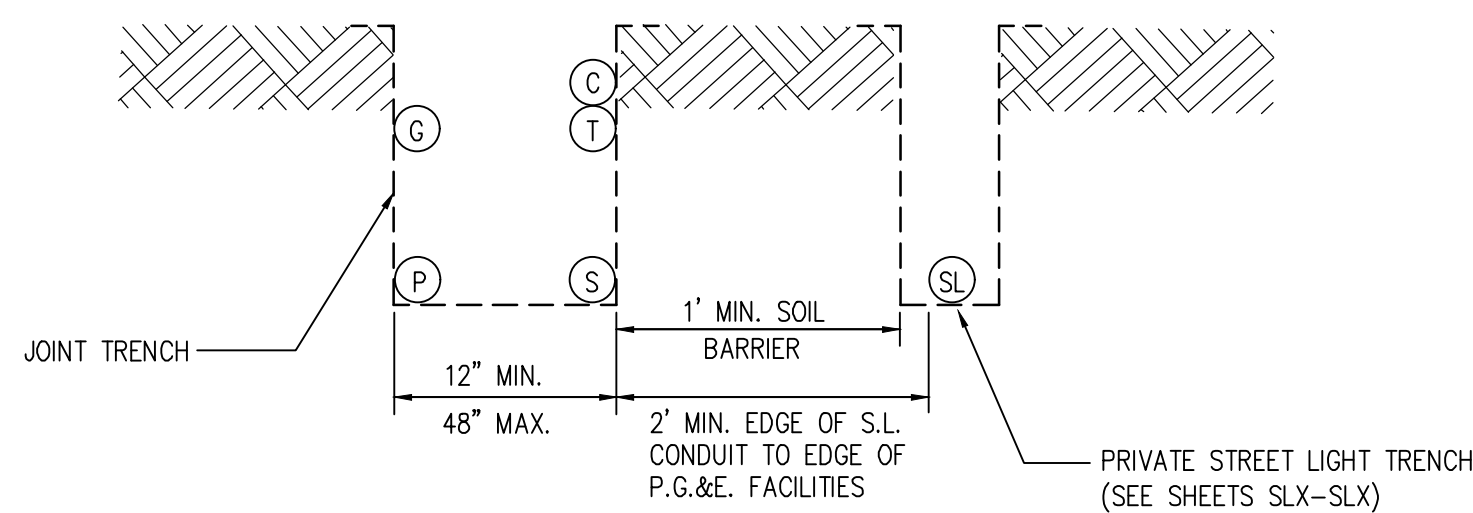
**GENERAL NOTES:**

- ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
- BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
- THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
- THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
- TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
- TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
- THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
- VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
- TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
- THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
- CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
- THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
- THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
- PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
- IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
- TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
- ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
- THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
- ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY, AS SHOWN.
- ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF ANTIOCH REQUIREMENTS.
- THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
- THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
- \*DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF ANTIOCH ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF ANTIOCH AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT.

**ABBREVIATION LIST**

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
CL	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PL	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAV	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PwE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PwO	PUBLIC WATER LINE EASEMENT	W/O	WITHOUT
GRD.	GROUND	PWR	POWER	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
				XFMR	TRANSFORMER

**PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH**



DETAIL X PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH  
N.T.S. NOT TO SCALE

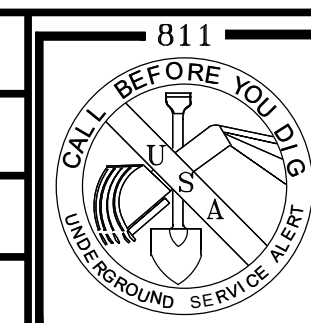
**JOINT TRENCH GENERAL NOTES AND DETAILS**  
BRIGHTSKY RESIDENTIAL  
VINEYARD CROSSING  
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE	DATE: JUNE 2024	DATE LAST WORKED ON: 12/20/2024
				SCALE: NOT TO SCALE	DRAWN: TO CHECKED: ML
				JOB NO.: 224051	PRELIMINARY NOT FOR CONSTRUCTION
<b>INTENT TO CONSTRUCT</b>					

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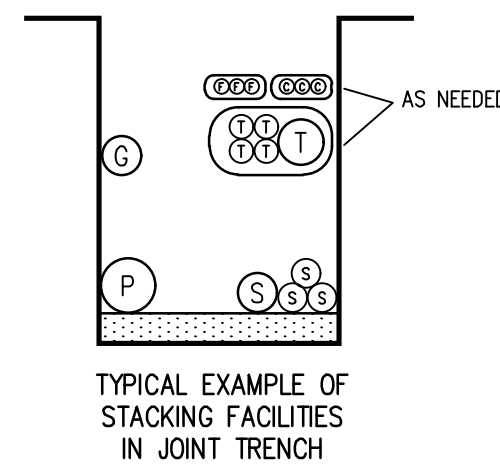
SHEET  
**JT2**  
OF  
**JT6**  
SHEETS





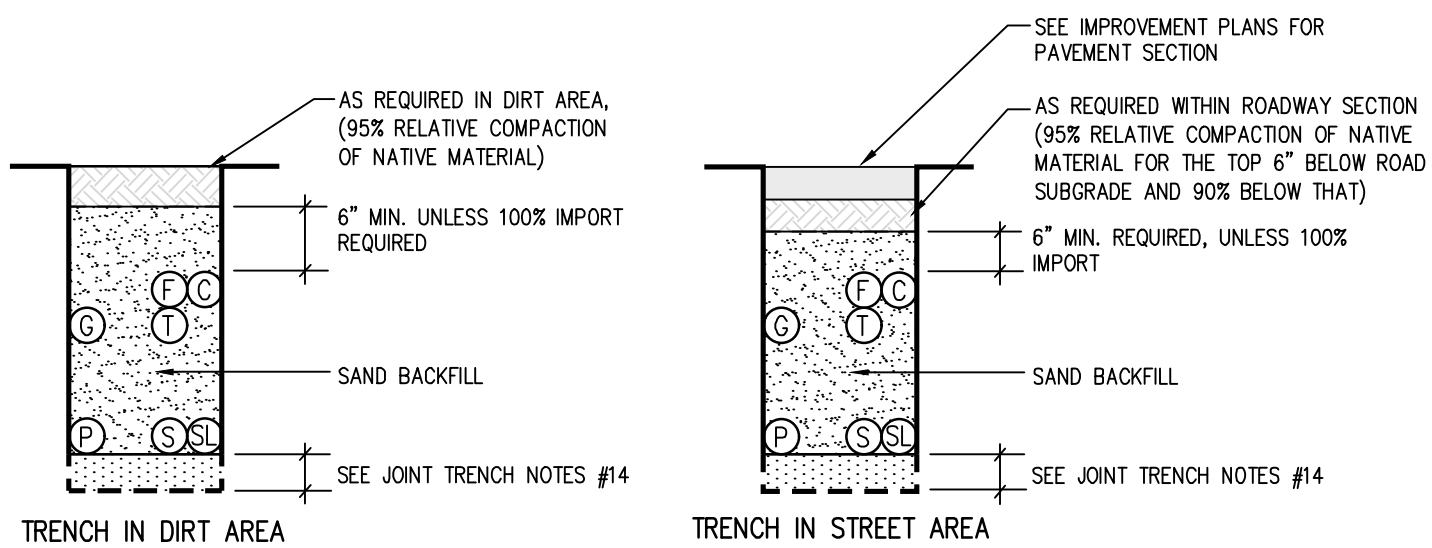


JOINT TRENCH MINIMUM COVER AND CLEARANCES												
MINIMUM SEPARATION FROM												
UTILITY	G	T	TD	C	S	P	SLP	SL	F	FE	MINIMUM COVER	
G (GAS)*	-	12"	12"	12"	6"	12"	12"	6"	12"	24"	30" IN STREET	
T (TELEPHONE) DUCT	12"	-	1"	12"	12"	12"	12"	1"	12"	24"	30" IN STREET	
TD (TELEPHONE) DIRECT BURY	12"	1"	-	1"	12"	12"	12"	1"	12"	24"	30" IN STREET	
C (CABLE T.V.)	12"	1"	1"	-	12"	12"	12"	1"	12"	24"	30" IN STREET	
S (ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	1.5"	12"	12"	24"	30" IN STREET	
P (ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	2"	12"	12"	36"	36" IN STREET	
SL (PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	-	12"	12"	24"	30" IN STREET	
SLP (P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	1.5"	12"	12"	24"	30" IN STREET	
FE (FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	-	12"	24"	30" IN STREET	
F (FIBER OPTIC)	12"	1"	1"	12"	12"	12"	-	12"	12"	24"	30" IN STREET	



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH

LEGEND	
○	MEETS UTILITY TRENCH ALLOTMENT
●	EXCEEDS UTILITY TRENCH ALLOTMENT
⊙	GAS
⊖	ELECTRIC PRIMARY
⊕	ELECTRIC SECONDARY
Ⓣ	TELEPHONE (DUCT OR DIRECT BURY)
Ⓢ	CATV
Ⓛ	STREET LIGHT (PUBLIC OR PRIVATE)
Ⓛ	STREET LIGHT (PG&E)
Ⓛ	FOREIGN ELECTRIC
Ⓛ	FIBER OPTIC

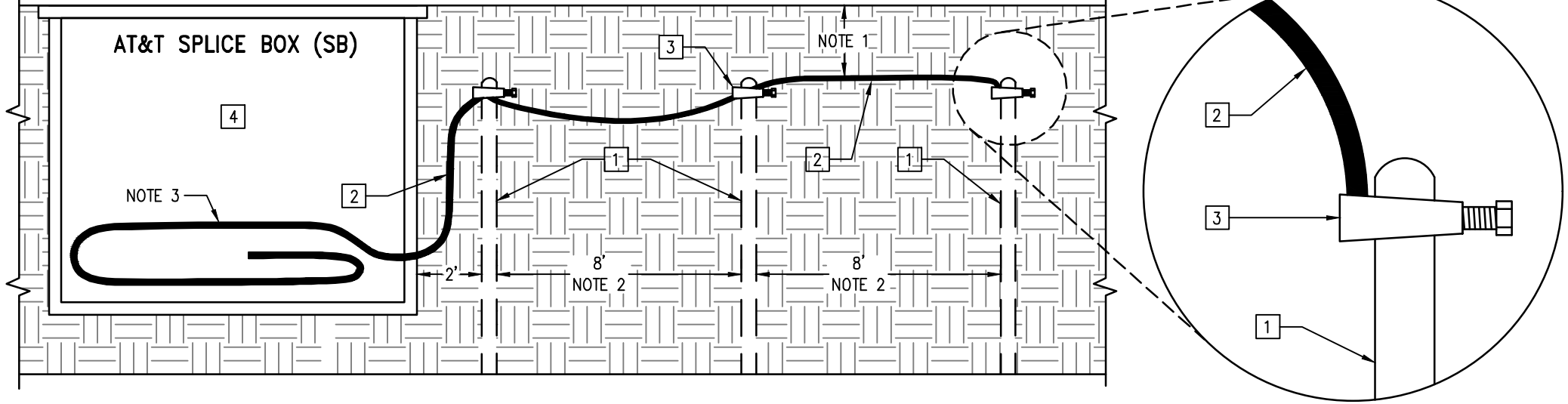


**JOINT TRENCH NOTES:**

- TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
- IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
- \* WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
- \* WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
- \*\* WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
- TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
- THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
- TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
- TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
- THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
- TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
- THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
- CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
- ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF ANTIOCH ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE																								
TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
GAS	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TELEPHONE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CABLE T.V.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC PRI.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
FIBER OPTICS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

\*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND	
1.	8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2.	BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3.	GROUND CLAMP
4.	TELEPHONE SPLICE BOX

NOTES	
1.	MINIMUM DEPTH = 12 INCHES
2.	GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCRAGED UPON.
3.	BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 AT&T AERIAL AND BURIED  
N.T.S. JT4 GROUND BED DESIGN

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

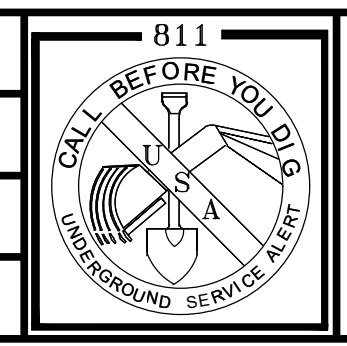
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JOINT TRENCH SECTIONS AND DETAILS  
BRIGHTSKY RESIDENTIAL  
VINEYARD CROSSING  
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2024 DATE LAST WORKED ON: 12/20/2024  
SCALE: NOT TO SCALE DRAWN: TD CHECKED: ML  
JOB NO.: 224051 PRELIMINARY NOT FOR CONSTRUCTION  
INTENT TO CONSTRUCT



SHEET  
JT4  
OF  
JT6  
SHEETS




















**VISUAL COMFORT & Co.**

87458935-12: Large LED Outdoor Wall Lantern



**Dimensions:**  
 Width: 8.38"  
 Height: 18.75"  
 Weight: 2.6 lbs.

**Extends:** 7.37"  
 Wire: 6.5" (color/Black/White)  
 Mounting Proc.: Cap Nuts  
 Connection: Mounted To Box  
 Bulb Type: Modules  
 Bulb Type: Integrated  
 Volts: 120  
 Watts: 14  
 Watts Consumed: 14  
 Watts Rated: 5000  
 Hours Rated: 50000  
 Lumens: 470  
 Bulb Temp: 3000°K  
 CRI: 90

**Bulbs:**  
 1 - LED Integrated Modules 14.0v Max. 120v included

**Features:**  
 • Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.  
 • This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.  
 • Meets Title 24 energy efficiency standards.  
 • Title 24 compliant high-efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 Trilingual (English, Spanish, and French) (UNION\_OD\_WALL)

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7.0	5.0	0.75		3.5	

**Shipping Information:**


Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	87458935-12	1	785652125447	21.5	10.2	8.4	1.07	3.45	0	Yes
Master Pack	87458935-12	0	10785652125444							No
NY Pallet		64		48.0	40.0	77.0	85.56	220.8		No
NV Pallet		64		48.0	40.0	77.0	85.56	220.8		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

1 EXTERIOR LIGHT, WALL MOUNT DETAIL  
 SL3 NOT TO SCALE

**GENERATION LIGHTING**

8737401-12: Large One Light Outdoor Wall Lantern



**Dimensions:**  
 Diameter: 14"  
 Width: 14"  
 Height: 13.12"  
 Weight: 3.4 lbs.

**Extends:** 21.18"  
 Extends Max: 27.18"  
 Wire: 6.12" (color/Black/White)  
 Mounting Proc.: Cap Nuts  
 Connection: Mounted To Box

**Bulbs:**  
 1 - Medium A19 75w Max. 120v - Not included

**Features:**  
 • Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.  
 • Easily converts to LED with optional replacement lamps  
 • Meets Title 24 energy efficiency standards  
 • Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 Trilingual (English, Spanish, and French) (870W8\_37401-BRL)

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	1.14	5		5.14		8.14

**Shipping Information:**


Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8737401-12	1	785652069390	20.5	16.5	16.38	3.206	5.3	300	Yes
Master Pack	8737401-12	0								No
NY Pallet		24		48	40	70	77.778	127		No
NV Pallet		24		48	40	70	77.778	127		No

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2 EXTERIOR LIGHT, WALL MOUNT DETAIL  
 SL3 NOT TO SCALE

**GENERATION LIGHTING**

863701-12: Large One Light Uplight Outdoor Wall Lantern



**Dimensions:**  
 Width: 9.38"  
 Height: 21.34"  
 Weight: 4.4 lbs.

**Extends:** 8.58"  
 Wire: 6.12" (color/Black/White)  
 Mounting Proc.: Cap Nuts  
 Connection: Mounted To Box

**Bulbs:**  
 1 - Medium A19 100w Max. 120v - Not included

**Features:**  
 • Clear bulb(s) recommended for this fixture  
 • Easily converts to LED with optional replacement lamps  
 • Meets Title 24 energy efficiency standards  
 • Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Die Cast Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 Trilingual (English, Spanish, and French) (860W86387\_1-SEV)

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4.12	7.8			1.84	3

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	863701-12	1	785652001390	20.25	12	11.5	1.617	5.8	250	Yes
Master Pack	863701-12	0								No
NY Pallet		48		48	40	71.0	79.444	278.4		No
NV Pallet		48		48	40	71.0	79.444	278.4		No

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3 EXTERIOR LIGHT, WALL MOUNT DETAIL  
 SL3 NOT TO SCALE

**Lightology**

lightology.com  
 866-954-4499  
 12-19-24


Project: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Location: \_\_\_\_\_ Fixture Type: \_\_\_\_\_  
 SPEC # : 87489462  
 Approved On: \_\_\_\_\_ Approved By: \_\_\_\_\_

Riverwood Outdoor Wall Light  
 By Kichler



**Description**  
 The Riverwood Outdoor Wall Light is a modern take on classic outdoor wall lanterns and brings together touches of nautical style and industrial charm. Available with a Weathered Zinc finish and Clear Seedy glass in four sizes. Small: One 60 watt max 120 volt medium base bulb is required, but not included. 6.8 inch width x 12.5 inch height x 7.5 inch depth. Medium: One 100 watt max 120 volt medium base bulb is required, but not included. 8 inch width x 14.25 inch height x 8.75 inch depth. Large: One 100 watt max 120 volt medium base bulb is required, but not included. 9.5 inch width x 16.75 inch height x 10.5 inch depth. Extra Large: One 150 watt max 120 volt medium base bulb is required, but not included. 11 inch width x 19.5 inch height x 12.25 inch depth. UL listed for wet locations.

**Specifications**  
 COLOR: Clear Seedy  
 BODY FINISH: Weathered Zinc  
 WATTAGE: 75W  
 DIMENSIONS: Standard 120V  
 DIMENSIONS: 8" W x 14.25" H x 8.75" D  
 BULB NOT INCLUDED: 1 x A19 Medium (E26/72W/120V Incandescent)



CLICK TO VIEW PRODUCT

Notes: \_\_\_\_\_

4 EXTERIOR DUPLEX LIGHT, WALL MOUNT DETAIL  
 SL3 NOT TO SCALE

**VISUAL COMFORT & Co.**

8590901EN3-71: Small One Light Outdoor Wall Lantern



**Dimensions:**  
 Width: 6.0"  
 Height: 10.25"  
 Weight: 2.51 lbs.

**Extends:** 7.37"  
 Wire: 6.5" (color/Black/White)  
 Mounting Proc.: Cap Nuts  
 Connection: Mounted To Box  
 Watts: 9  
 Lumens: 800

**Bulbs:**  
 1 - LED Medium A19 9.0v Max. 120v included

**Features:**  
 • ENERGY STAR Qualified  
 • LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.  
 • Meets Title 24 energy efficiency standards  
 • Title 24 compliant when used with included Joint Appendix (JAB) approved lamp.

**Material List:**  
 1 Body - Aluminum - Antique Bronze

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 Trilingual (English, Spanish, and French) (890W8\_90901-WLL)

**Collection:** Wilburn  
 The Wilburn outdoor fixtures are comprised of an oval form factor with grid overlay with an open bottom to cast an even glow.  
 A distinct industrial inspiration with an external cage detail finished in either Antique Bronze or Black finishes over Etched Seeded glass shades to complete the look.  
 Two finish options available: Antique Bronze and Black  
 Assortment includes: small, medium, large and extra large one-light lanterns; two-light flush mount; one-light post lantern and a one-light pendant  
 Wet Rated and Dark Sky Friendly  
 UPC #: 785652090494  
 Finish: Antique Bronze (71)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1		7.5	4.75						

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.5	5.0	1.0		2.38	

**Replacement Bulb Data:**

Product #	Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI

**Shipping Information:**


Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8590901-12	1	785652080494	17.5	10.25	10.25	1.09	4.1	0	Yes
Master Pack	8590901EN3-71	0	10785652080491							No
NY Pallet		50		48.0	40.0	77.0	85.56	205.0		No
NV Pallet		50		48.0	40.0	77.0	85.56	205.0		No

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5 EXTERIOR DUPLEX LIGHT, WALL MOUNT PATIO/PORCH DETAIL  
 SL3 NOT TO SCALE

**VISUAL COMFORT & Co.**

8590901-12: Medium One Light Outdoor Wall Lantern



**Dimensions:**  
 Width: 8.0"  
 Height: 13.5"  
 Weight: 2.51 lbs.

**Extends:** 9.37"  
 Wire: 6.5" (color/Black/White)  
 Mounting Proc.: Cap Nuts  
 Connection: Mounted To Box

**Bulbs:**  
 1 - Medium A19 60.0v Max. 120v Not included

**Features:**  
 • Easily converts to LED with optional replacement lamps  
 • Meets Title 24 energy efficiency standards  
 • Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 Trilingual (English, Spanish, and French) (890W8\_90901-WLL)

**Collection:** Wilburn  
 The Wilburn outdoor fixtures are comprised of an oval form factor with grid overlay with an open bottom to cast an even glow.  
 A distinct industrial inspiration with an external cage detail finished in either Antique Bronze or Black finishes over Etched Seeded glass shades to complete the look.  
 Two finish options available: Antique Bronze and Black  
 Assortment includes: small, medium, large and extra large one-light lanterns; two-light flush mount; one-light post lantern and a one-light pendant  
 Wet Rated and Dark Sky Friendly  
 UPC #: 785652078800  
 Finish: Black (12)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1		10.38	6.62						

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7.5	5.25	1.0		2.38	

**Shipping Information:**


Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8590901-12	1	120652078800	21.75	12.5	11.75	3.28	7.4	0	Yes
Master Pack	8590901-12	0	10785652078807							No
NY Pallet		24		48.0	40.0	76.0	85.0	177.6		No
NV Pallet		24		48.0	40.0	76.0	85.0	177.6		No

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6 EXTERIOR DUPLEX LIGHT, WALL MOUNT GARAGE/SIDE DETAIL  
 SL3 NOT TO SCALE

**VISUAL COMFORT & Co.**

8520701-12: Small One Light Outdoor Wall Lantern



**Dimensions:**  
 Width: 4.5"  
 Height: 14.0"  
 Weight: 3.3 lbs.

**Extends:** 4.125"  
 Wire: 6.5" (color/Black/White)  
 Mounting Proc.: Cap Nuts  
 Connection: Mounted To Box

**Bulbs:**  
 1 - Medium T10 60.0v Max. 120v Not included  
 0 - Medium A19 60.0v Max. 120v Not included

**Features:**  
 • This fixture features mouth-blown glass and slight variations are an inherent part of the handcrafting process.  
 • Easily converts to LED with optional replacement lamps  
 • Meets Title 24 energy efficiency standards  
 • Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Black

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 English (8518301 8618301 8620701 8718301 8720701)  
 Trilingual (English, Spanish, and French) (ALBAN-WALL)

**Collection:** Alban  
 Featured in the decorative Alban collection  
 1 A19 Medium 60 watt light bulb and 1 T10 Medium 60 watt light bulb  
 Etched opal glass shade  
 Easily converts to LED with optional replacement lamps  
 Meets Title 24 energy efficiency standards  
 UPC #: 785652097492  
 Finish: Black (12)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		2.88	2.88	12.0					

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	14.0	4.5	0.62		7.0	

**Shipping Information:**


Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8520701-12	1	785652097492	18.3	6.9	7.0	0.91	3.9	0	Yes
Master Pack	8520701-12	0	10785652097499							No
NY Pallet		160		48.0	40.0	77.0	85.56	524.0		No
NV Pallet		160		48.0	40.0	77.0	85.56	524.0		No

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7 EXTERIOR DUPLEX LIGHT, WALL MOUNT PATIO/PORCH DETAIL  
 SL3 NOT TO SCALE

**VISUAL COMFORT & Co.**

8620701-04: Medium One Light Outdoor Wall Lantern



**Dimensions:**  
 Width: 6.0"  
 Height: 18.0"  
 Weight: 5.6 lbs.

**Extends:** 5.9"  
 Wire: 6.5" (color/Black/White)  
 Mounting Proc.: Screws  
 Connection: Mounted To Box

**Bulbs:**  
 1 - Medium T10 60.0v Max. 120v Not included  
 0 - Medium A19 60.0v Max. 120v Not included

**Features:**  
 • This fixture features mouth-blown glass and slight variations are an inherent part of the handcrafting process.  
 • Easily converts to LED with optional replacement lamps  
 • Meets Title 24 energy efficiency standards  
 • Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

**Material List:**  
 1 Body - Aluminum - Satin Aluminum

**Safety Listing:**  
 Safety Listed for Wet Locations

**Instruction Sheets:**  
 English (8518301 8618301 8620701 8718301 8720701)  
 Trilingual (English, Spanish, and French) (ALBAN-WALL)

**Collection:** Alban  
 Featured in the decorative Alban collection  
 1 T10 Medium 60 watt light bulb and 1 A19 Medium 60 watt light bulb  
 Etched opal glass shade  
 Easily converts to LED with optional replacement lamps  
 Meets Title 24 energy efficiency standards  
 UPC #: 785652097430  
 Finish: Satin Aluminum (04)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		4.0	4.0	15.25					

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	18.0	6.0	0.62		9.0	

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8620701-04	1	785652097430	28.0	6.4	6.7	0.97	6.75	0	Yes
Master Pack	8620701-04	0	10785652097437							No
NY Pallet		80		48.0	40.0	78.0	86.87	540.0		No
NV Pallet		80		48.0	40.0	78.0	86.87	540.0		No

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8 EXTERIOR DUPLEX LIGHT, WALL MOUNT GARAGE/SIDE DETAIL  
 SL3 NOT TO SCALE

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 Brentwood, CA 94513  
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 (925) 240-7013 fax  
 www.tarrar.com

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- T-24
- PEGE Gas Design
- PEGE Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS

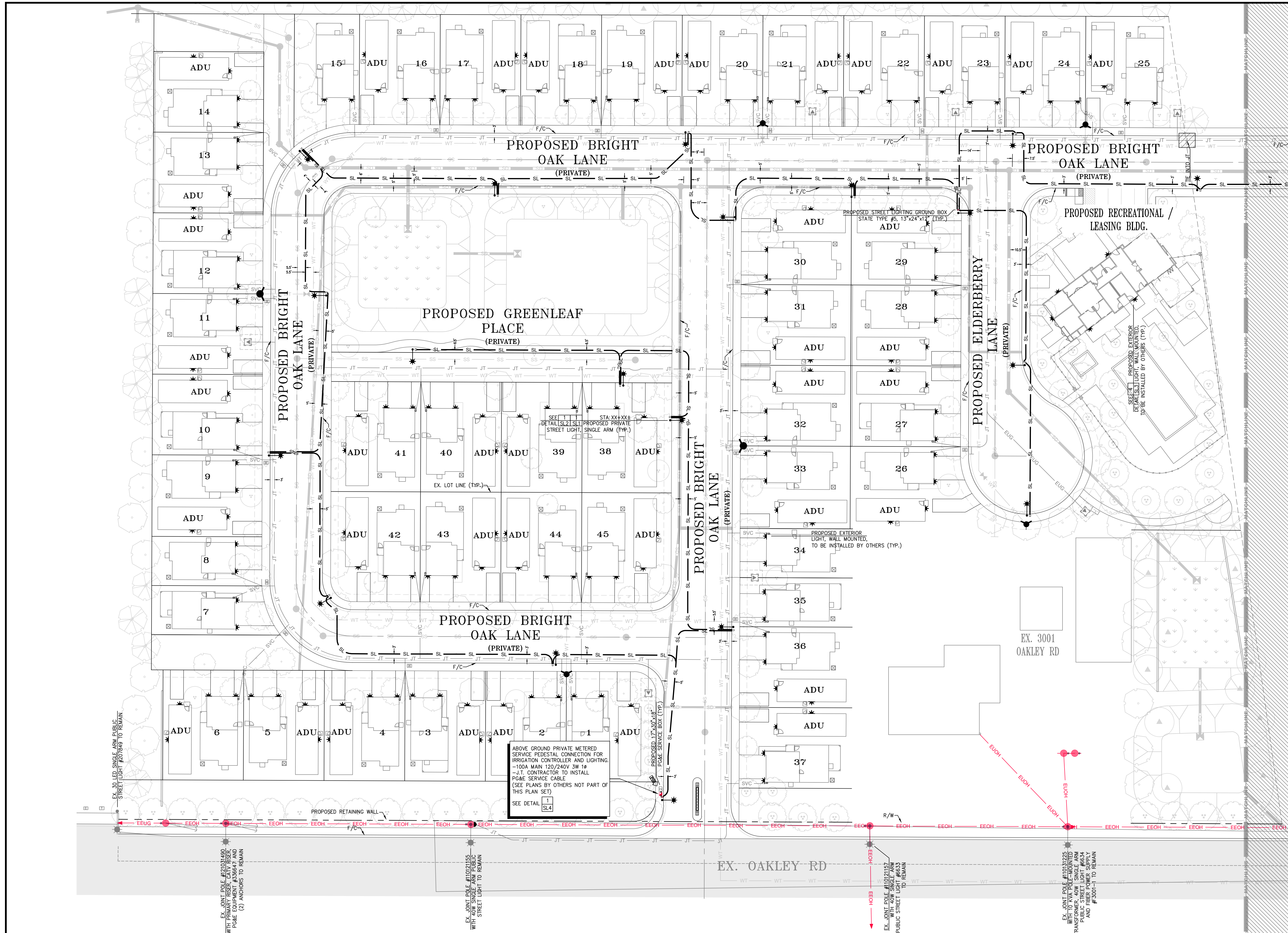
BRIGHTSKY RESIDENTIAL  
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 ANTIOCH CALIFORNIA

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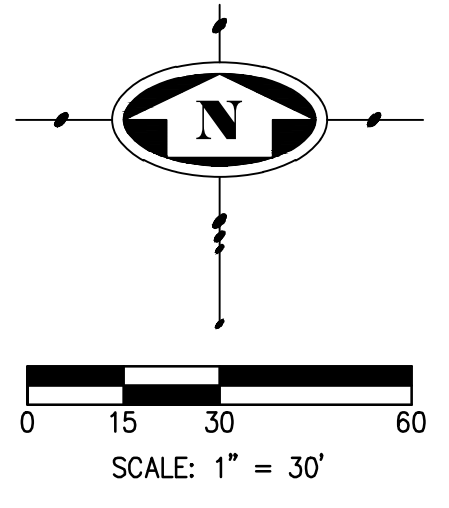
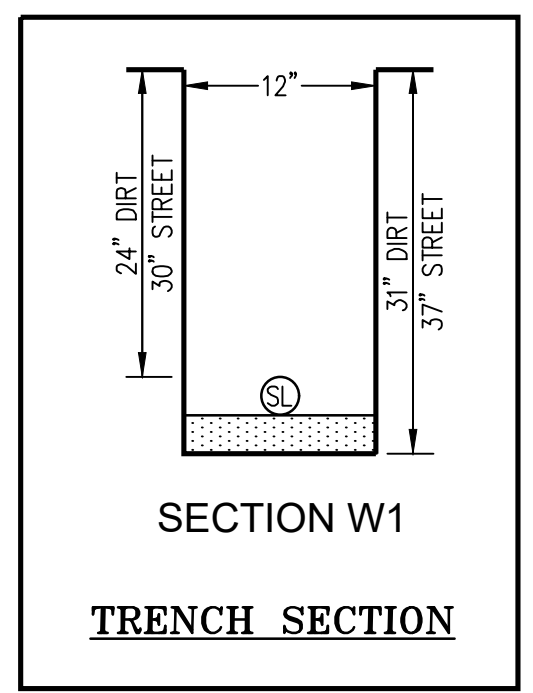








MATCH LINE SEE SHEET SL6



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- Cost Analysis
- Due Diligence

## STREET LIGHTING SITE PLAN

### BRIGHTSKY RESIDENTIAL VINEYARD CROSSING

### ANTIOCH CALIFORNIA

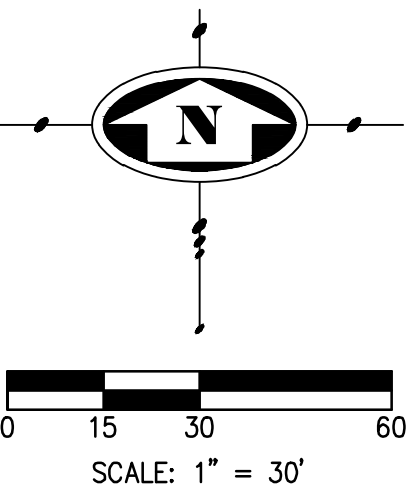
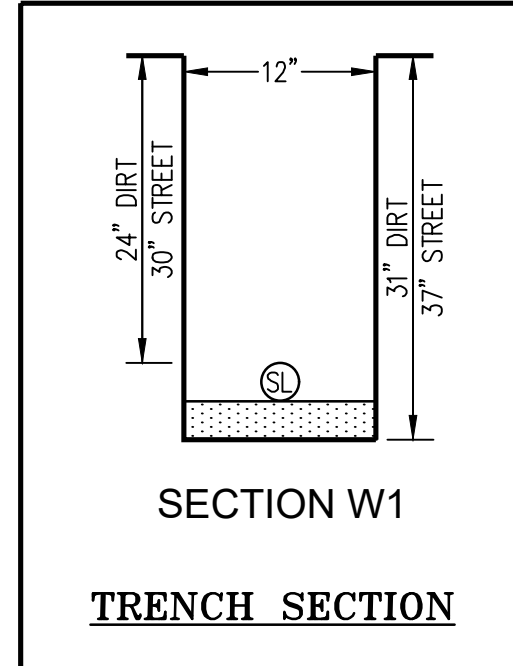
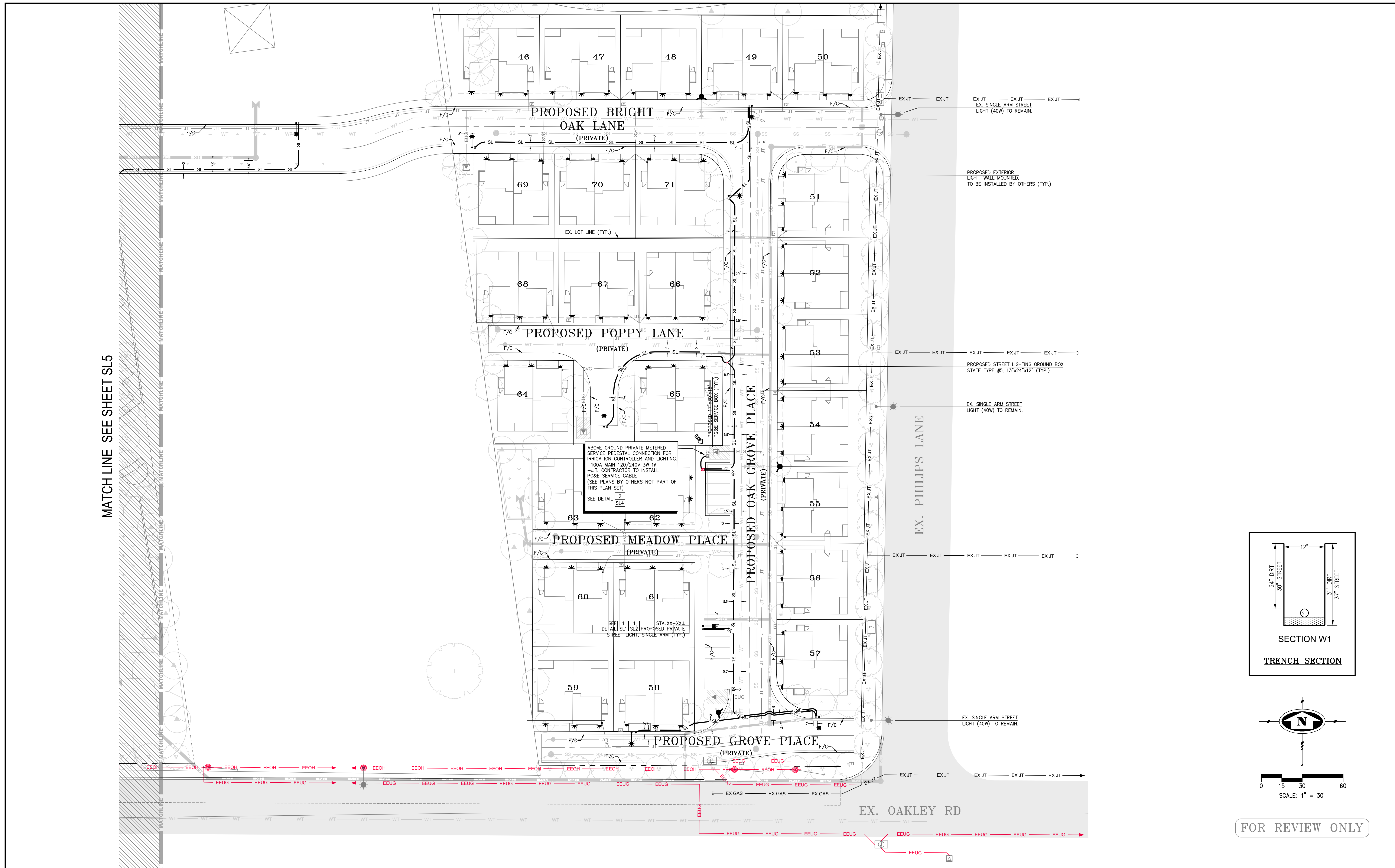
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DATE: JUNE 2024	DATE LAST WORKED ON: 12/20/2024
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SHEET  
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OF  
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- M. E. P. Design
- Cost Analysis
- Due Diligence

## STREET LIGHTING SITE PLAN

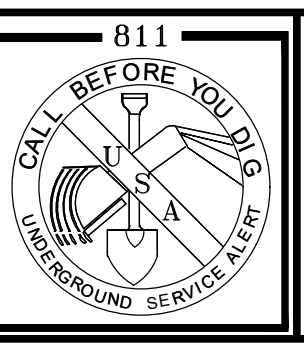
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