

APN 056-120-095

SLATTEN RANCH ROAD
(PUBLIC R/W)

EX 104' R/W

N89°29'27"W 334.40'

CONNEMARA ROAD
(PUBLIC R/W)

N89°30'15"W 263.35'

R=20.00'
Δ=90°15'39"
L=31.51'

BUILDING 1
(6 UNITS)
0.19 AC±

PARCEL M
DRAINAGE & PRIVATE OPEN SPACE
0.48 AC±

BUILDING 2
(8 UNITS)
0.24 AC±

PARCEL C
(PRIVATE STREET)
(EVAE, PUE, PVAE)
0.30 AC±

BUILDING 3
(6 UNITS)
0.24 AC±

GENERAL NOTES:

- OWNER/DEVELOPER: MEADOW CREEK GROUP, INC.
1500 WILLOW PASS COURT
CONCORD, CA 94520
KERRI WATT
PHONE: (925) 605-9304
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
- APN: 056-120-098
- EXISTING ZONING: R-25
- EXISTING GENERAL PLAN LAND USE: EAST LONE TREE FOCUS AREA
- EXISTING USE: VACANT
- FEMA FLOOD ZONE: ZONE X: AREA OF MINIMAL FLOOD HAZARD.
FLOOD INSURANCE RATE MAP NO. 0601300353P REVISED PER LOMAR CASE NUMBER 09-09-0916P EFFECTIVE DATE FEBRUARY 26, 2021.
- NUMBER OF PARCELS: 13
- NUMBER OF LOTS: 179 TOTAL UNITS, 6 ACCESSIBLE UNITS
- NET & GROSS SITE AREA: 6.41 AC
- LOT COVERAGE: 29.9% (TOTAL FOOTPRINT/NET LOT AREA)
- PROPOSED DENSITY: 20.1 DWELLING UNITS/ACRE
- ALL ON-SITE UTILITIES TO BE PRIVATELY OWNED & MAINTAINED.
- UTILITY PROVIDERS:
SEWER: CITY OF ANTIOCH
WATER: CITY OF ANTIOCH
ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: AT&T
CABLE TV: COMCAST
GARBAGE: ALLIED WASTE
- FIRE PROTECTION DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
- THE PROPOSED SITE CONSISTS OF 17 BUILDINGS CONTAINING 129 UNITS. IN ADDITION, THE SITE CONTAINS ASSOCIATED PARKING, PRIVATE STREETS, ALLEYS, COMMON SPACES, AND STORM WATER QUALITY BASINS.
- THERE ARE NO RESIDENTIAL UNITS ON-SITE.
- THE SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE, DOES NOT CONTAIN WETLANDS, IS NOT LISTED AS A HAZARD WASTE SITE OR A SPECIAL FLOOD HAZARD AREA, DOES NOT CONTAIN A DELINEATED EARTHQUAKE FAULT ZONE, NOR CONTAIN A STREAM OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMBED ALTERATION AGREEMENT.
- THE SITE DOES NOT CONTAIN HISTORIC AND/OR CULTURAL RESOURCES.
- THE SITE DOES NOT CONTAIN ANY SPECIES OF SPECIAL CONCERN.
- ALL ON-SITE STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
- ALL ON-SITE COMMON AREAS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
- PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
- THE SITE CONTAINS THE FOLLOWING RECORDED EASEMENT:
EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER BOOK 8094, PAGE 762 DOCUMENT NUMBER 2002-131588.
- BASIS OF BEARINGS: N89°14'36"W PER RECORD OF SURVEY RS 3322 (141 LSM 12).
- BENCHMARK: CITY OF BRENTWOOD BM 7003 BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF SLATTEN RANCH ROAD AND WICKLOW WAY.
EL: 108.22 FEET (NAVD 88)

BUILDING 9
(5 UNITS)
0.20 AC±

BUILDING 10
(10 UNITS)
0.25 AC±

BUILDING 13
(10 UNITS)
0.25 AC±

BUILDING 14
(10 UNITS)
0.28 AC±

PARCEL J
(PRIVATE STREET) (EVAE, PUE, PVAE)
0.08 AC±

BUILDING 16
(10 UNITS)
0.25 AC±

BUILDING 15
(10 UNITS)
0.28 AC±

PARCEL I
(PRIVATE STREET)
(EVAE, PUE, PVAE)
0.10 AC±

BUILDING 17
(8 UNITS)
0.21 AC±

PARCEL K
PRIVATE OPEN SPACE
0.34 AC±

BUILDING 8
(5 UNITS)
0.15 AC±

BUILDING 11
(8 UNITS)
0.21 AC±

BUILDING 12
(8 UNITS)
0.21 AC±

PARCEL B
(PRIVATE STREET)
(EVAE, PUE, PVAE)
0.34 AC±

PARCEL L
PRIVATE OPEN SPACE
0.07 AC±

BUILDING 7
(6 UNITS)
0.18 AC±

BUILDING 6
(6 UNITS)
0.19 AC±

PARCEL A
(PRIVATE STREET)
(EVAE, PUE, PVAE)
0.05 AC±

BUILDING 5
(8 UNITS)
0.23 AC±

R=1052.00'
Δ=7°38'25"
L=40.28'

R=355.50'
Δ=10°45'52"
L=66.79'

R=1630'
Δ=90°00'00"
L=28.27'

R=1030'
Δ=9°46'03"
L=26.83'

R=18.00'
Δ=90°00'00"
L=28.27'

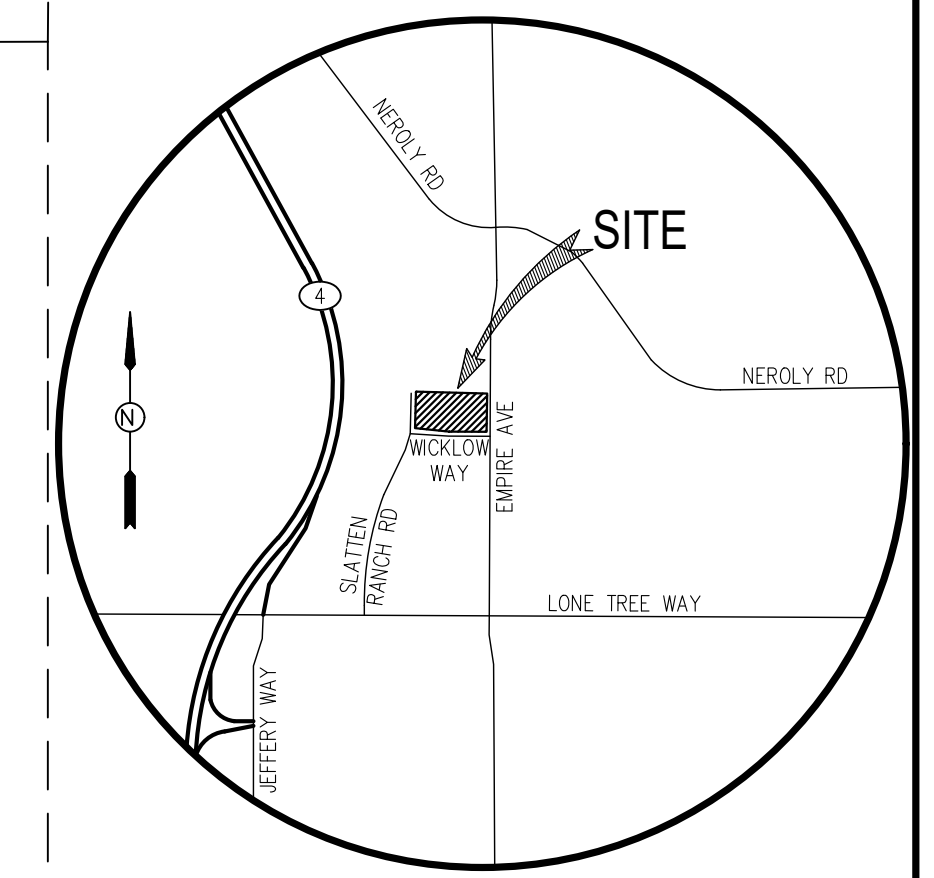
WICKLOW WAY
(PUBLIC R/W)

EX 80' R/W

EX 89' R/W

EMPIRE AVENUE
(PUBLIC R/W)

EX 85' R/W



VICINITY MAP
NOT TO SCALE

LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT PARCEL LINE
---	PROPOSED LOT LINE
AC	ACRE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
R/W	RIGHT OF WAY
SWE	SIDEWALK EASEMENT

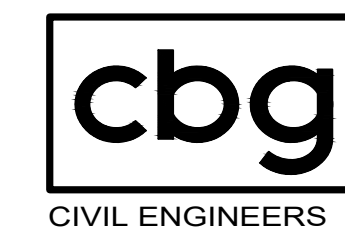
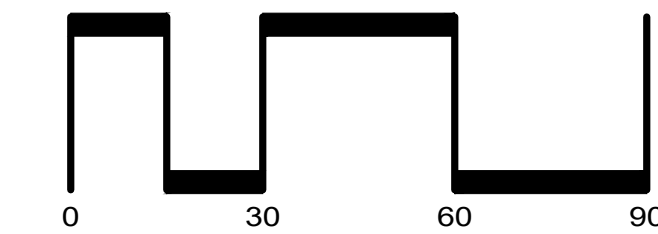
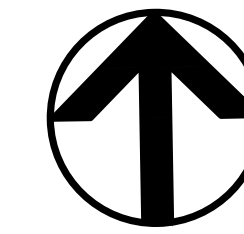
SHEET INDEX

SHEET NO.	DESCRIPTION
1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	STREET SECTIONS & DETAILS
5	PRELIMINARY GRADING PLAN
6	GRADING SECTIONS
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY STORMWATER CONTROL PLAN
9	STORMWATER DETAILS
10	FIRE ACCESS PLAN
11	PRELIMINARY SIGNING & STRIPING PLAN
12	WASTE COLLECTION PLAN
13	BIKE CIRCULATION PLAN

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

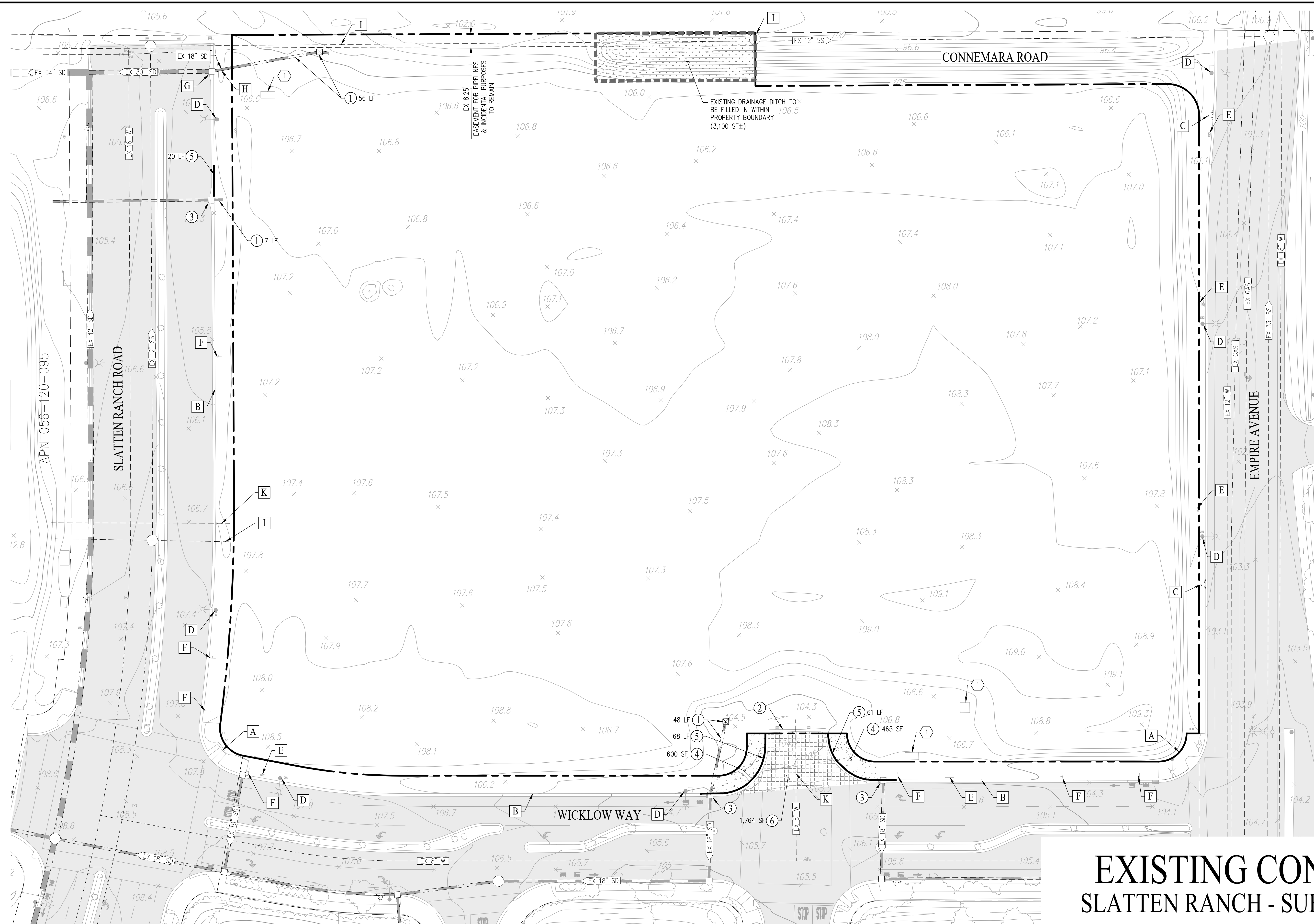
SCALE: 1" = 30' DATE: JANUARY 11, 2024



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SHEET NO.
1
OF 13 SHEETS

JOB NO.: 3476-000



LEGEND

- ADJACENT PARCEL BOUNDARY
- PROJECT BOUNDARY
- LIMIT OF WORK
- EXISTING PAVEMENT TO REMAIN
- EXISTING CONCRETE TO BE REMOVED & REPLACED
- EXISTING PAVEMENT TO BE REMOVED & REPLACED

DEMOLITION MEASURES

- DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
- REMOVE EXISTING STREET BARRICADE
- REMOVE & REPLACE EXISTING CATCH BASIN
- REMOVE & REPLACE EXISTING CURB RAMP
- REMOVE & REPLACE EXISTING CURB & GUTTER
- REMOVE & REPLACE EXISTING PAVEMENT

PRESERVATION MEASURES

- PRESERVE AND PROTECT EXISTING CURB RAMP
- PRESERVE AND PROTECT EXISTING CURB & GUTTER
- PRESERVE AND PROTECT EXISTING FIRE HYDRANT
- PRESERVE AND PROTECT EXISTING STREET LIGHT
- PRESERVE AND PROTECT EXISTING UTILITY BOX
- PRESERVE AND PROTECT EXISTING STREET SIGN
- PRESERVE AND PROTECT EXISTING CATCH BASIN
- PRESERVE AND PROTECT IN PLACE EXISTING STORM DRAIN FACILITIES
- PRESERVE AND PROTECT IN PLACE EXISTING SANITARY SEWER FACILITIES
- PRESERVE AND PROTECT EXISTING JOINT TRENCH FACILITIES
- PRESERVE AND PROTECT EXISTING WATER FACILITIES

RELOCATION MEASURES

- RELOCATE EXISTING ELECTRICAL FACILITIES

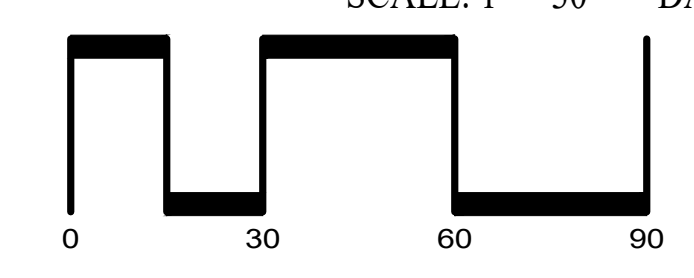
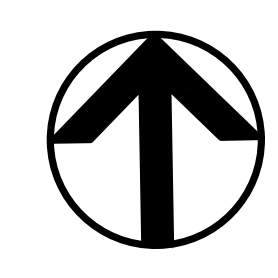
NOTES:

1. EXISTING VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
3. REFER TO JOINT TRENCH PLAN AND STREET LIGHT PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL SEQUENCE THE DEMOLITION ACTIVITIES AS NECESSARY TO MAINTAIN ROADS OPEN.

**EXISTING CONDITIONS
SLATTEN RANCH - SUBDIVISION 9645**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024



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SHEET NO.
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OF 13 SHEETS

JOB NO.: 3476-000

APN 056-120-095

SLATTEN RANCH ROAD
(PUBLIC R/W)

CONNEMARA ROAD
(PUBLIC R/W)

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- BUILDING OVERHANG
- BIORETENTION AREA
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- TRASH ENCLOSURE SEE SHEET 12 FOR DETAILS

ABBREVIATIONS

- AC ACRES
- BLDG BUILDING
- CL CENTERLINE
- D/W DRIVEWAY
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EVCS ELECTRIC VEHICLE CHARGING STATION
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FS FIRE SERVICE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- JT JOINT TRENCH
- LF LINEAR FEET
- LL LOT LINE
- LP LOW POINT
- LS LANDSCAPE
- PAD BUILDING PAD ELEVATION
- PUE PUBLIC UTILITY EASEMENT
- PVAE PRIVATE VEHICLE ACCESS EASEMENT
- RP REDUCED PRESSURE ASSEMBLY
- R/W RIGHT OF WAY
- SF SQUARE FEET
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- TSM TOP OF SOIL MIX
- TVC TOP OF VERTICAL CURB
- TYP TYPICAL
- WS WATER SERVICE

GUEST PARKING SPACE SUMMARY

STANDARD	8	N/A
COMPACT	4	N/A
ACCESSIBLE (5%)	2	8%
EV CAPABLE (10%)	3	12%
EV READY (25%)	7	27%
EVCS (5%)	2*	8%
VAN ACCESSIBLE EVCS		1 REQUIRED
TOTAL EV SPACES	12	46%
OVERALL TOTAL	26	

*ONE SPACE OF THE 2 PROVIDED EVCS SPACES TO BE VAN ACCESSIBLE

UNIT COUNT SUMMARY

TOWNHOMES	55	43%
B2B TOWNHOMES ⁽¹⁾	74	57%
TOTAL	129	100%

OPEN SPACE SUMMARY

	REQUIRED	PROVIDED
OPEN SPACE (AMC 9-5.706)	200 SF/UNIT	219 SF/UNIT
TOTAL SF ⁽²⁾	25,800 SF	28,288 SF
PRIVATE (60 SF/UNIT MIN)	7,740 SF	11,760 SF
COMMON:		
CENTRAL COMMON AREA		10,826 SF
DOG PARK		2,739 SF
OPEN PLAY AREA		2,963 SF
TOTAL SF		16,528 SF
LANDSCAPING ⁽³⁾	25% OF SITE (1.6 AC)	26.5% OF SITE (1.77 AC)

- NOTES:
- B2B TOWNHOMES ARE "CARRIAGE" UNITS AS DEFINED BY THE CBC AND ARE NOT INCLUDED IN THE ACCESSIBLE UNIT CALCULATION.
 - OPEN SPACE TOTAL DOES NOT INCLUDE BIORETENTION AREA.
 - LANDSCAPING TOTAL INCLUDES BIORETENTION AREA.

LANDSCAPE LEGEND

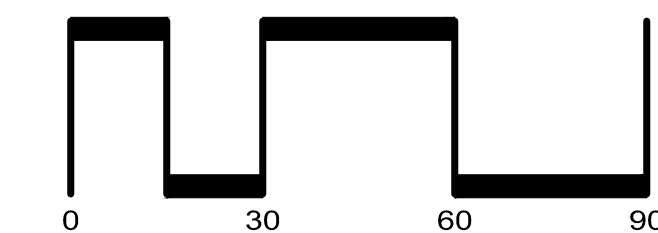
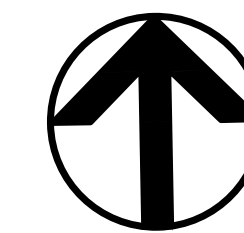
- ① INTERACTIVE CHILDREN'S PLAY AREA
- ② MULTI-PURPOSE TURF AREA
- ③ BOCCO COURT
- ④ MAILBOXES
- ⑤ DOG PARK
- ⑥ MULTI-PURPOSE TURF AREA

NOTE:
1. SEE LANDSCAPE PLANS FOR MORE INFORMATION AND FEATURES NOT SHOWN HEREON.

**OVERALL SITE PLAN
SLATTEN RANCH - SUBDIVISION 9645**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

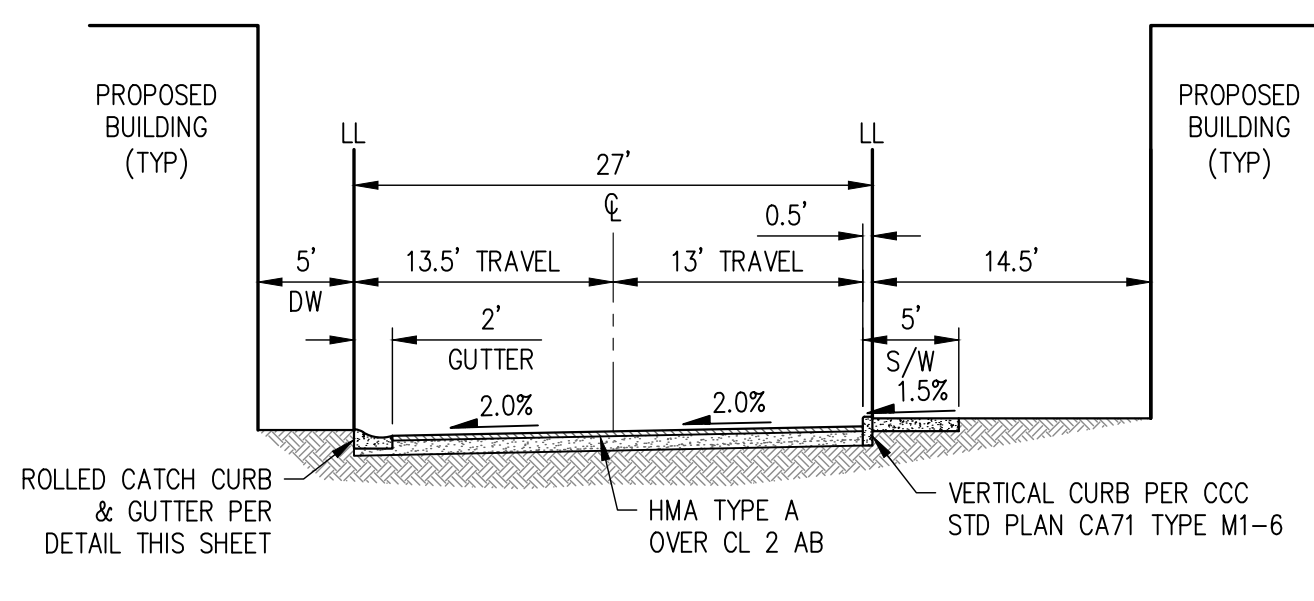
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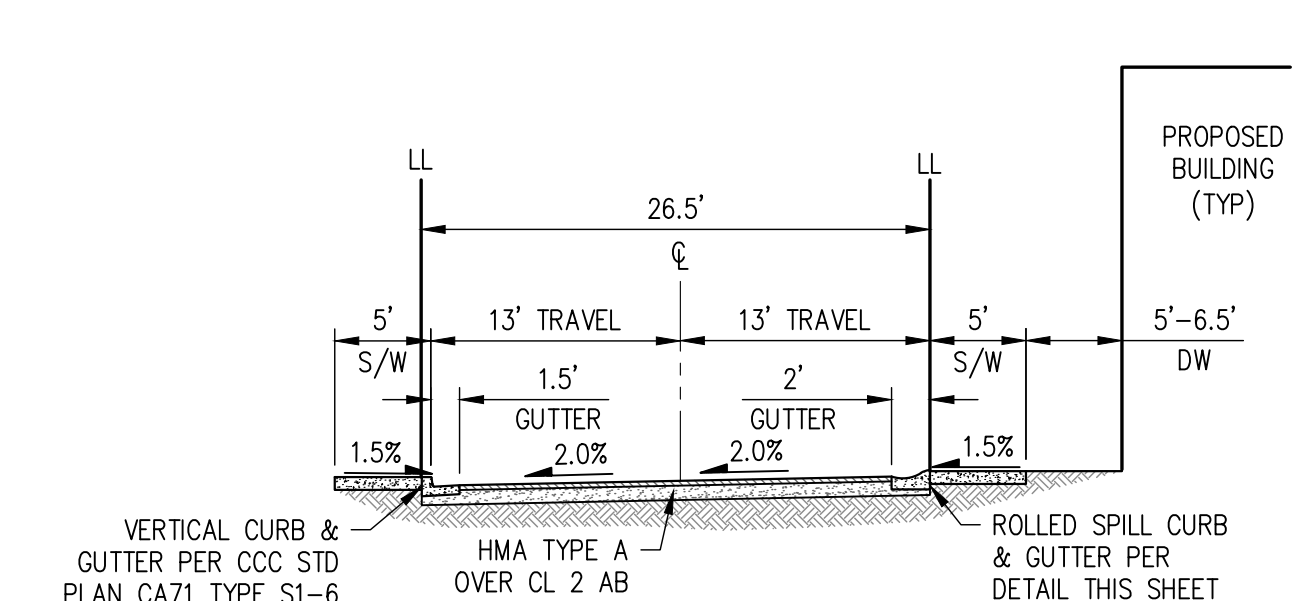
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SHEET NO.
3
OF 13 SHEETS

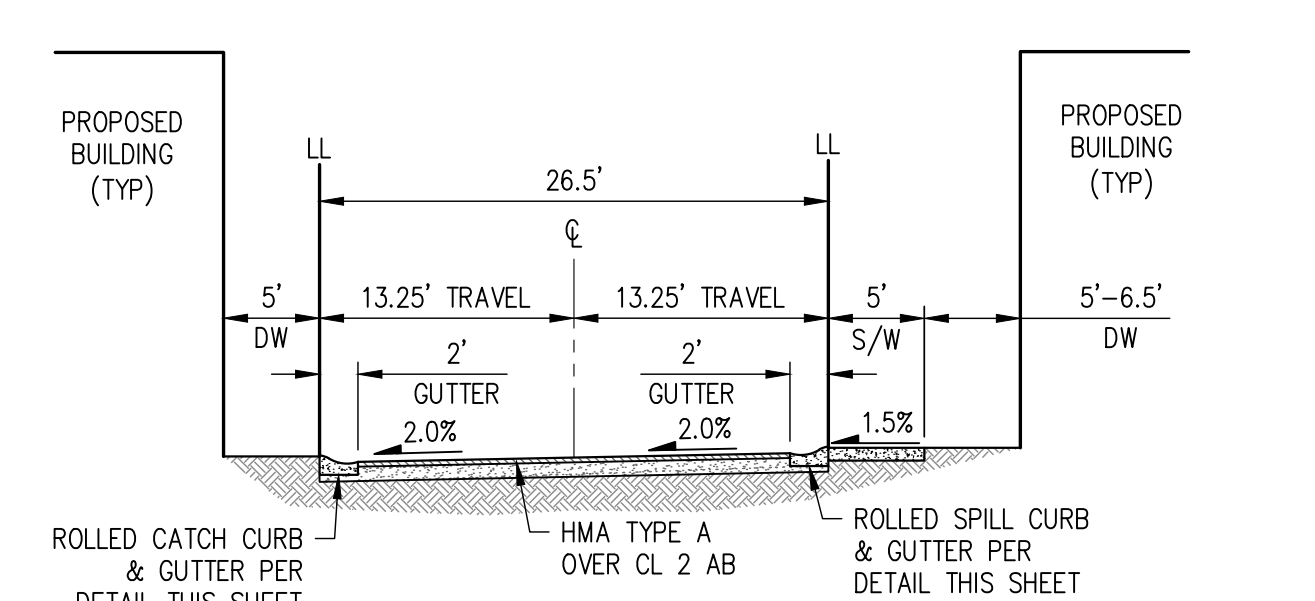
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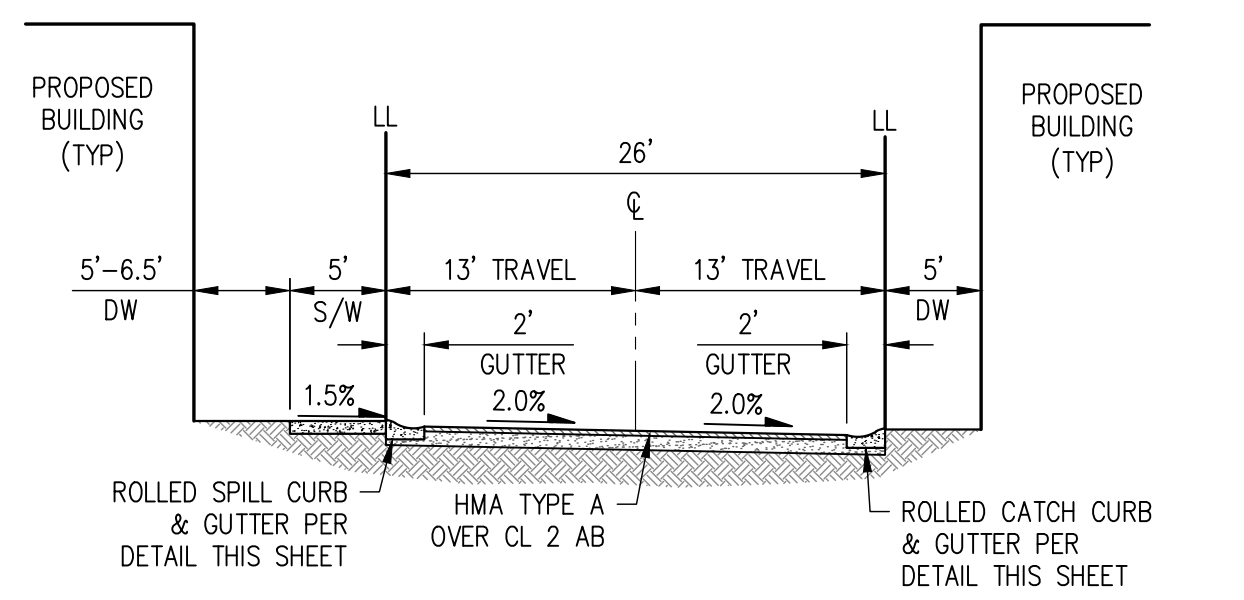
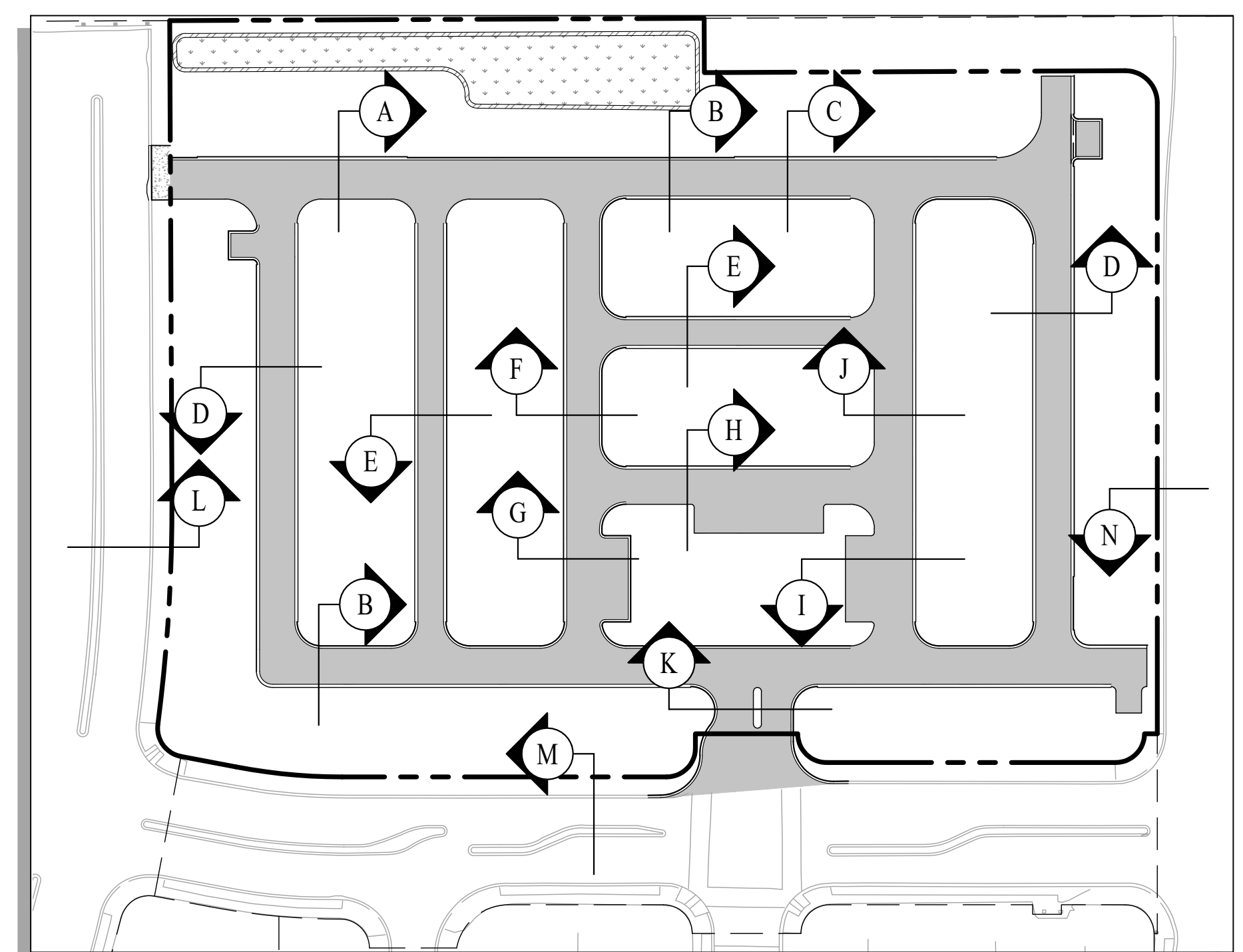
A TYPICAL 27' STREET
 (ROLLED CURB & GUTTER AND VERTICAL CURB)



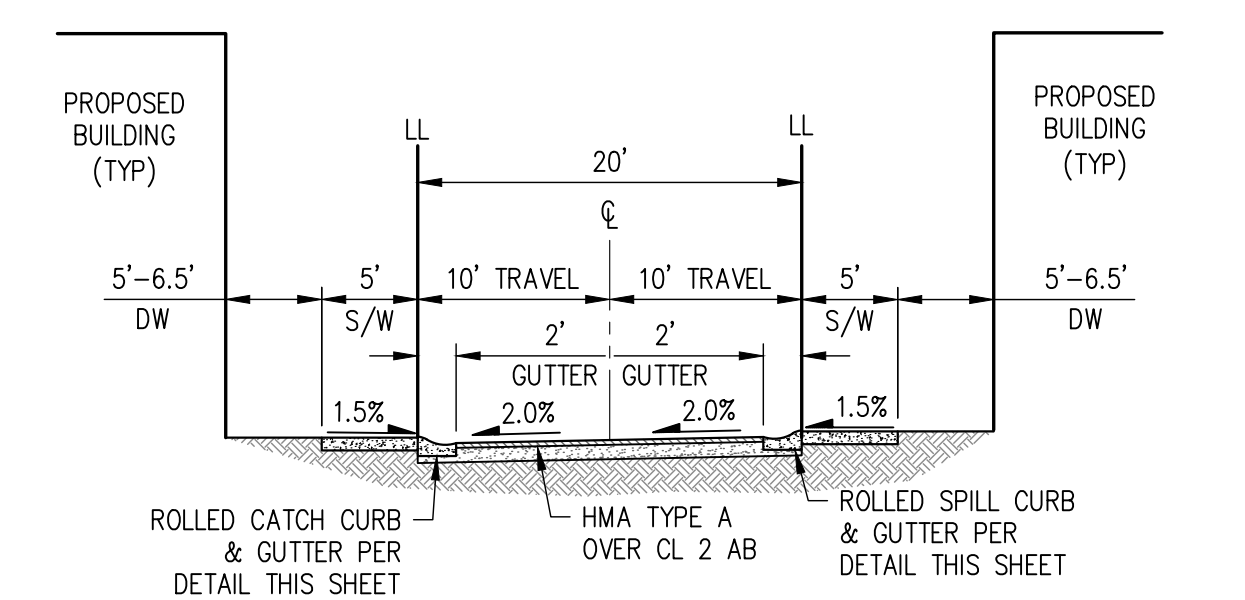
B TYPICAL 26.5' STREET
 (VERTICAL CURB & GUTTER AND ROLLED CURB & GUTTER)



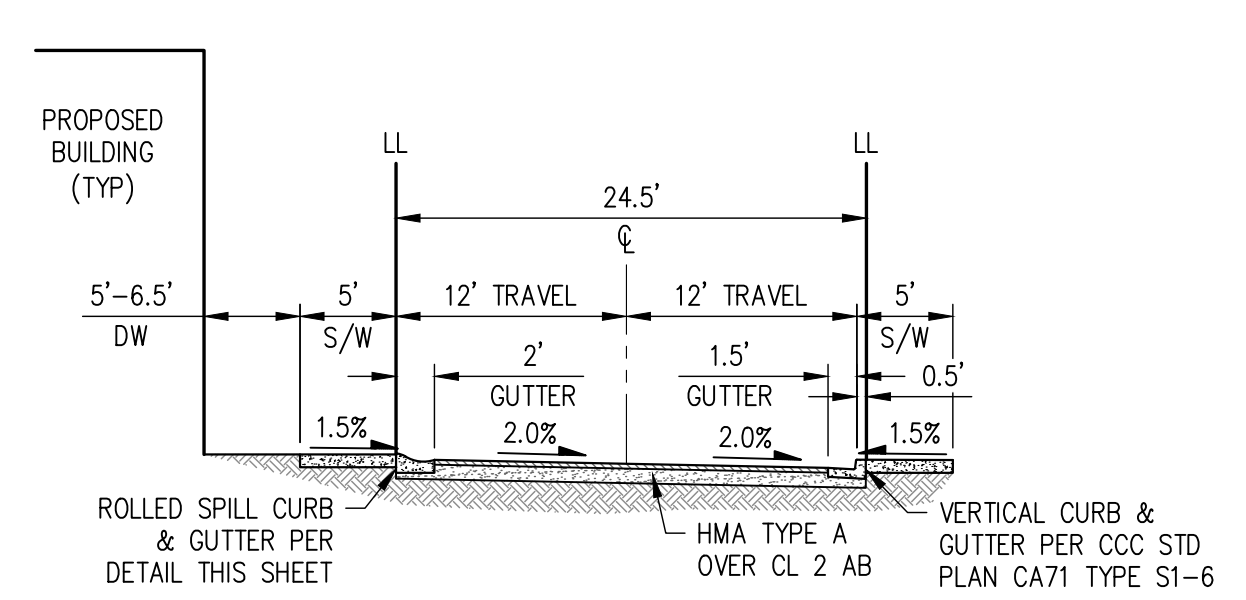
C TYPICAL 26.5' STREET
 (ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



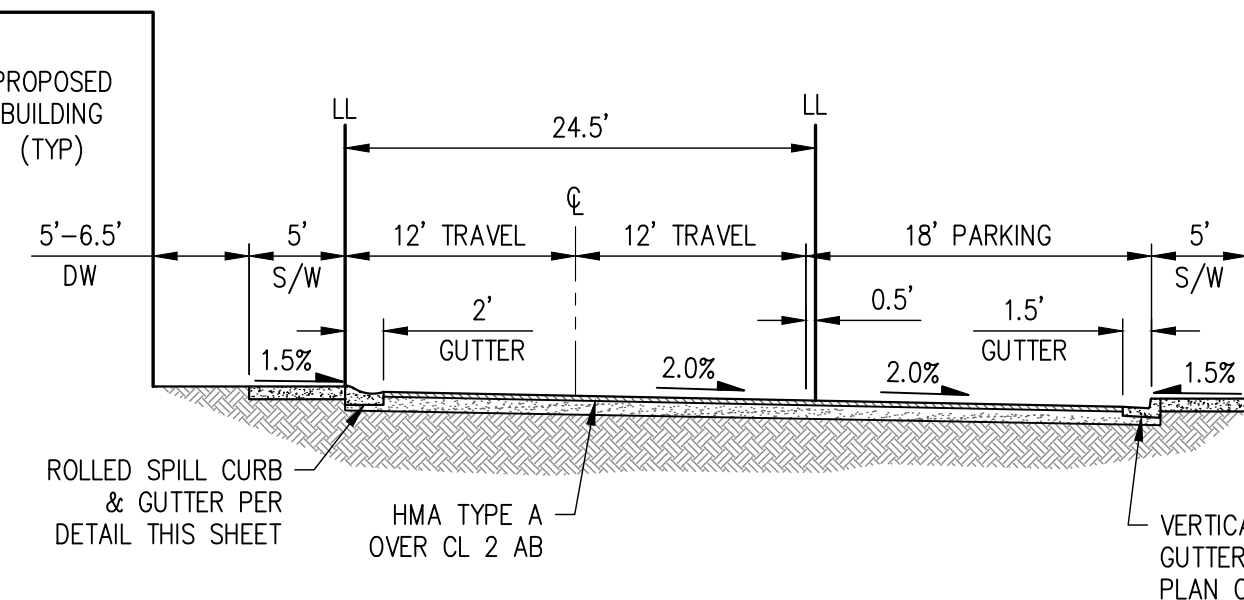
D TYPICAL 26' STREET
 (ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



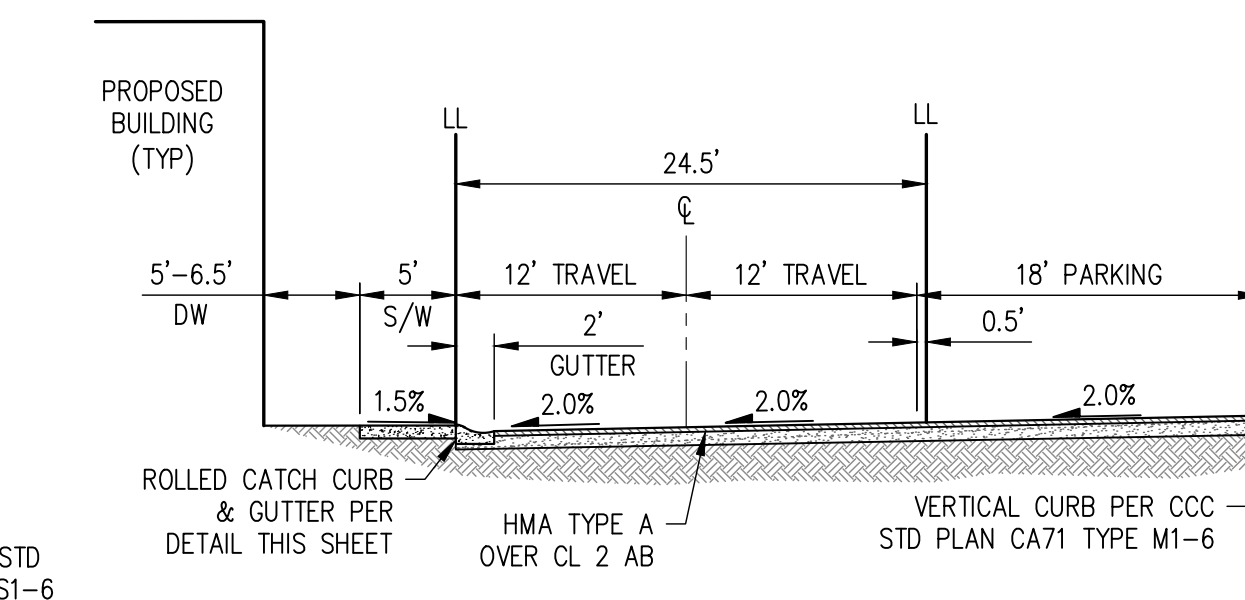
E TYPICAL 20' STREET
 (ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



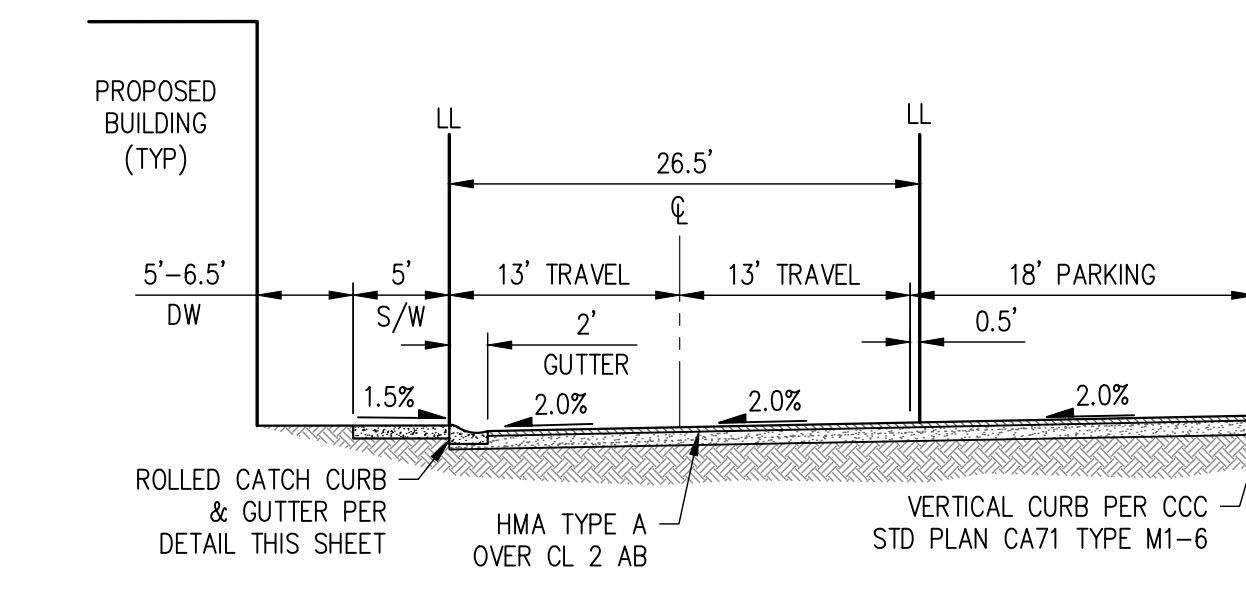
F TYPICAL 24.5' STREET
 (ROLLED CURB & GUTTER AND VERTICAL CURB & GUTTER)



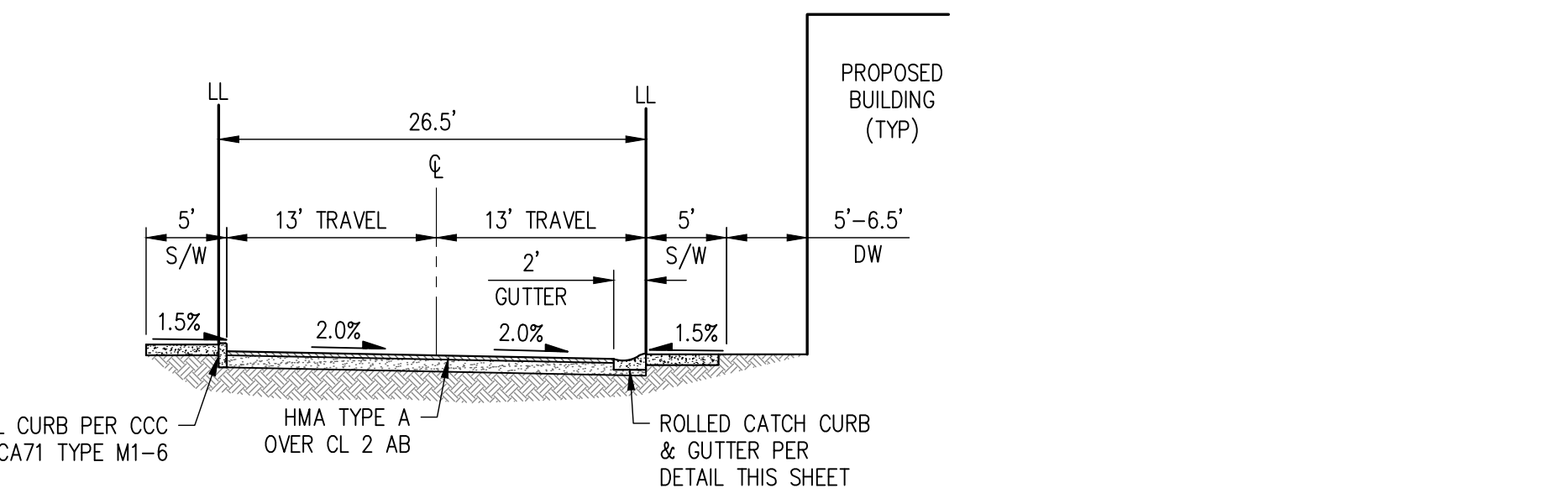
G TYPICAL 24.5' STREET WITH PARKING
 (ROLLED CURB & GUTTER AND VERTICAL CURB & GUTTER)



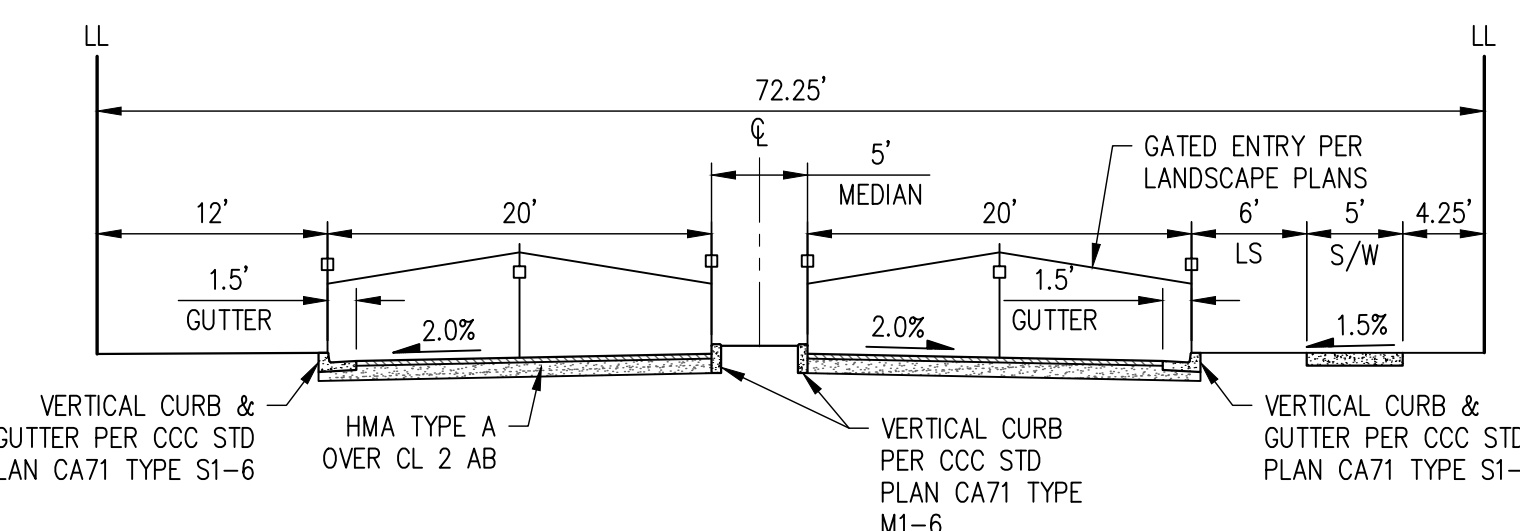
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 (ROLLED CURB & GUTTER AND VERTICAL CURB)



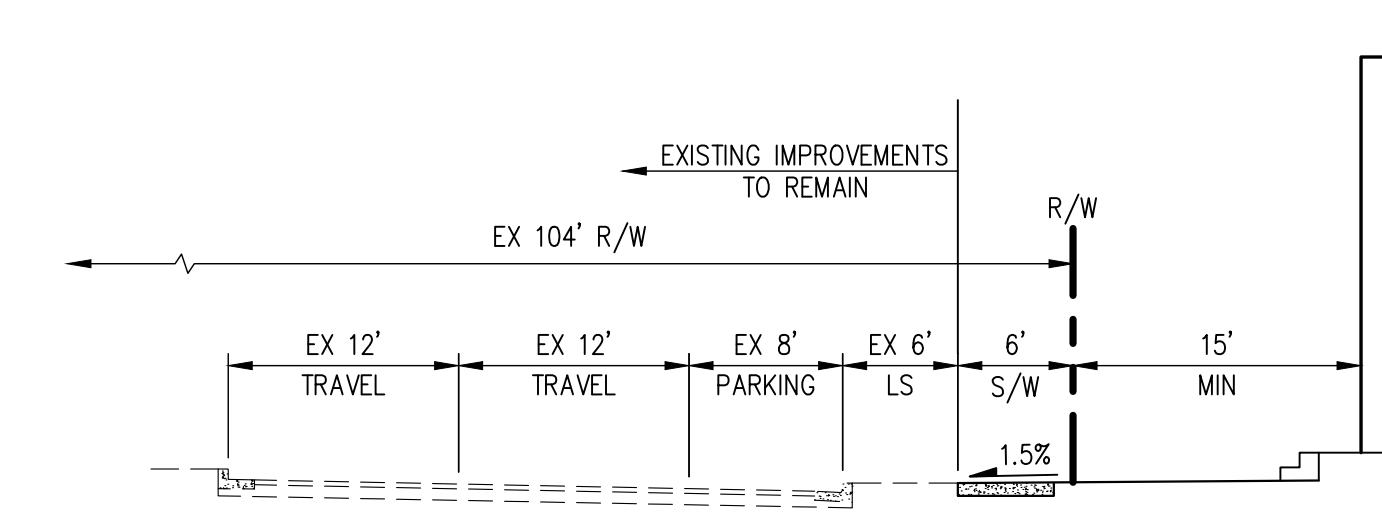
I TYPICAL 26.5' STREET WITH PARKING
 (ROLLED CURB & GUTTER AND VERTICAL CURB)



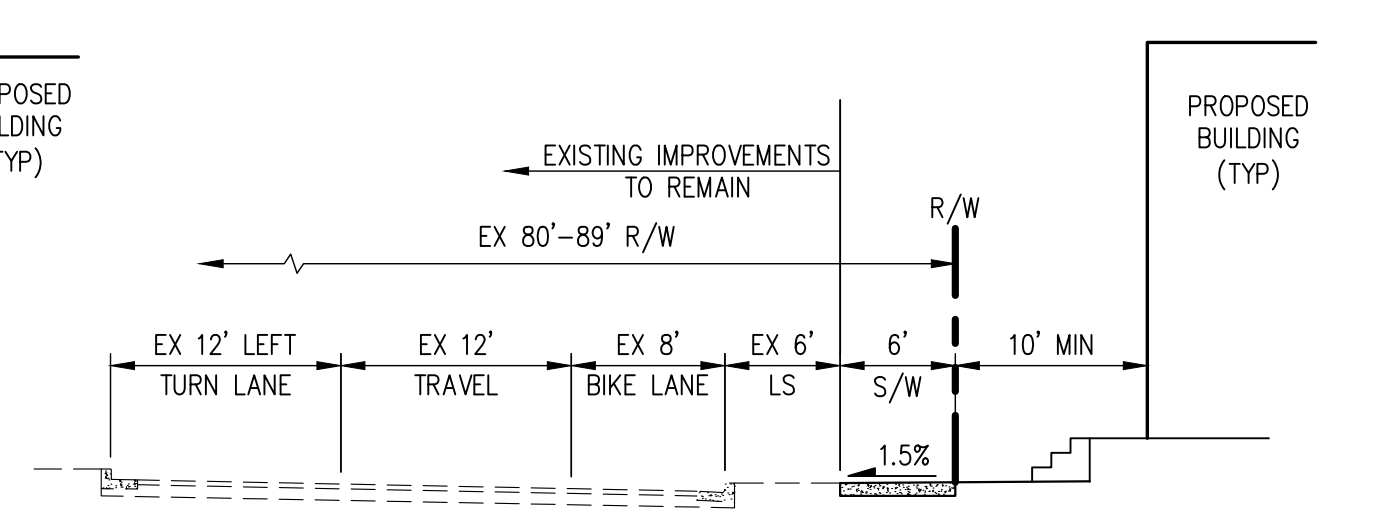
J TYPICAL 26.5' STREET
 (VERTICAL CURB AND ROLLED CURB & GUTTER)



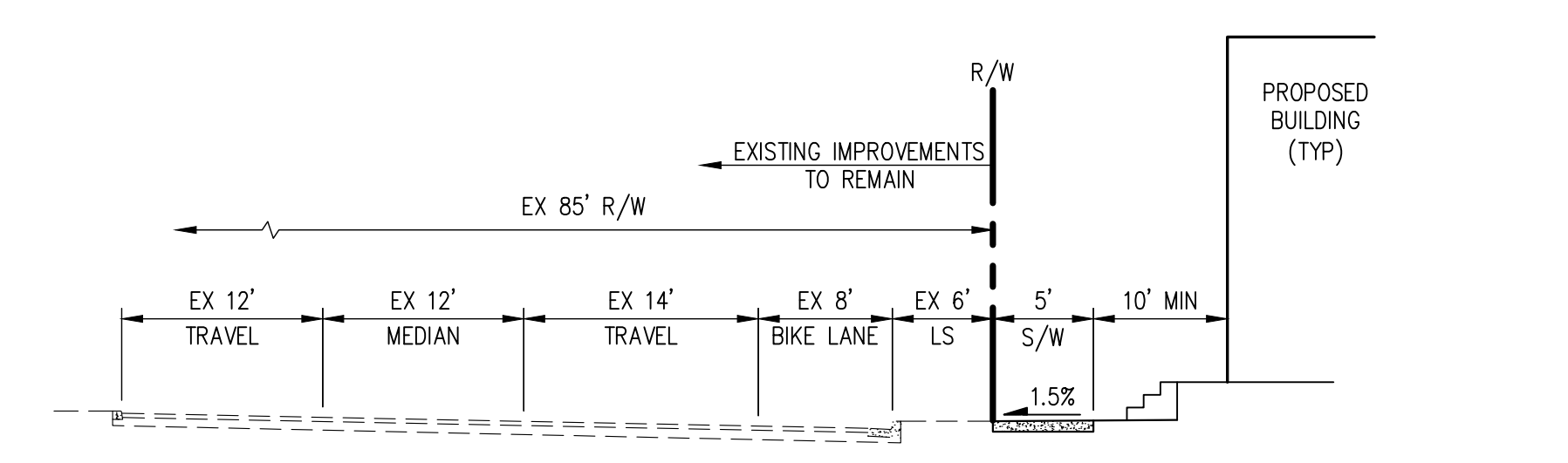
K A STREET ENTRY



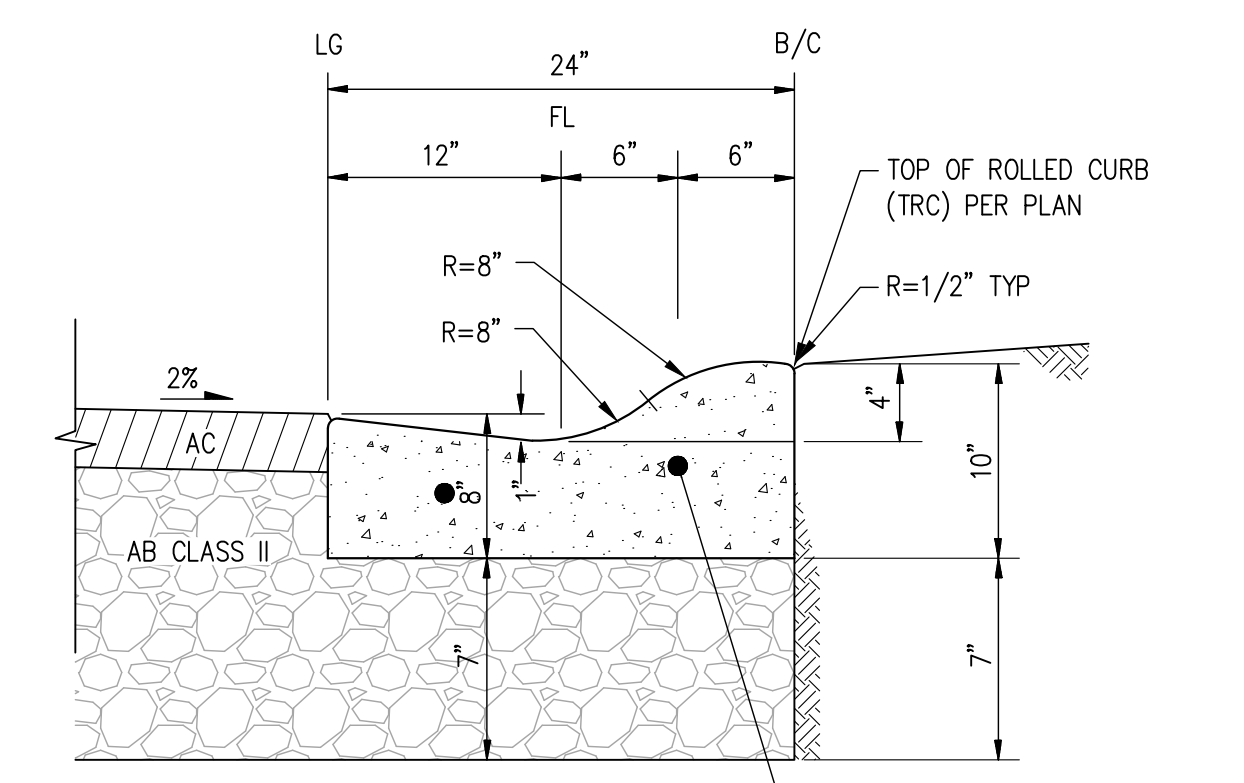
L SLATTEN RANCH ROAD



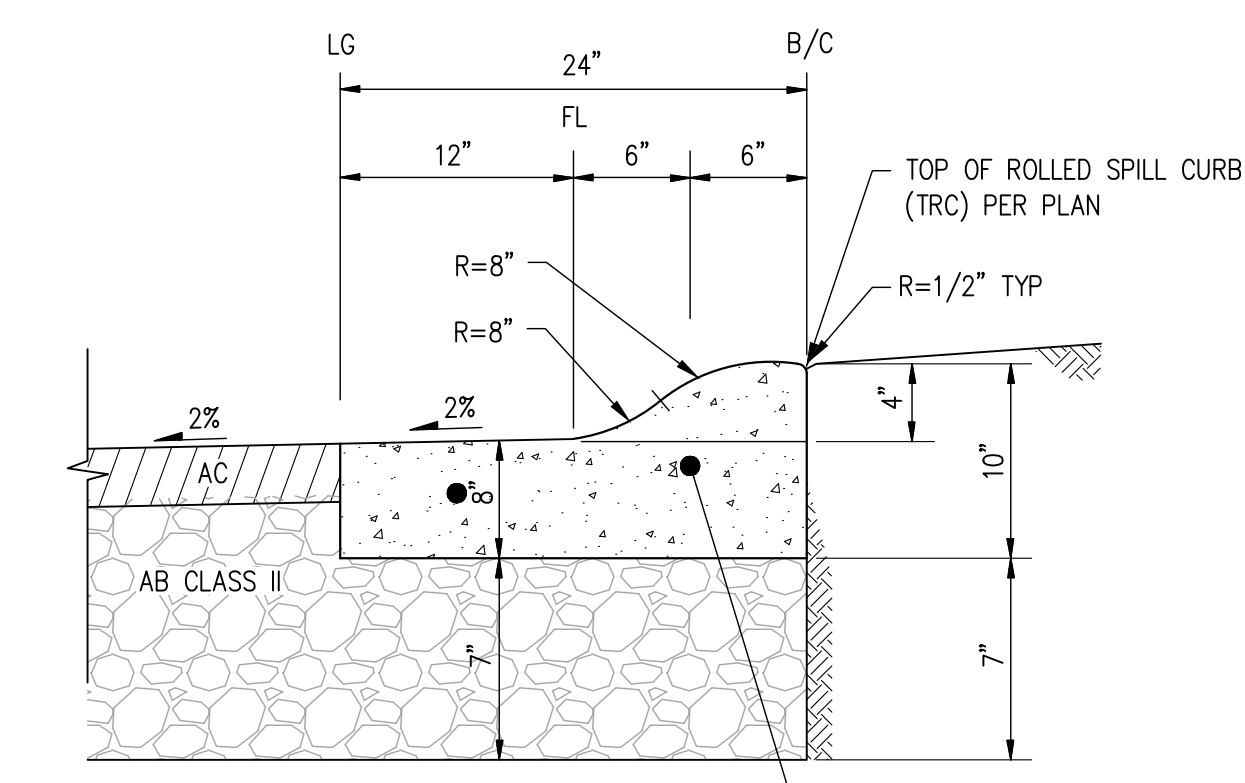
M WICKLOW WAY



N EMPIRE AVENUE



ROLLED CATCH CURB DETAIL
 NOT TO SCALE



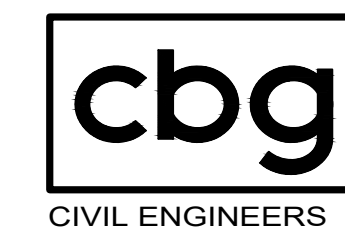
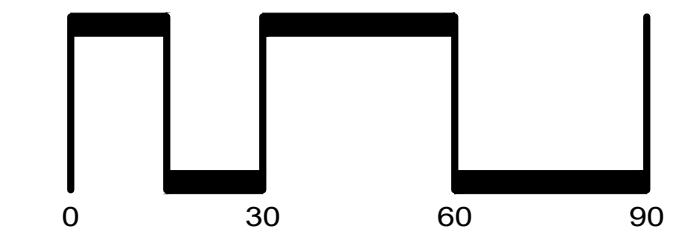
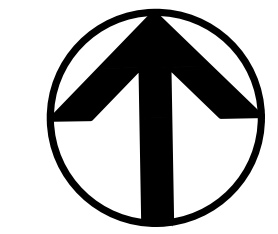
ROLLED SPILL CURB DETAIL
 NOT TO SCALE

STREET SECTIONS & DETAILS

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

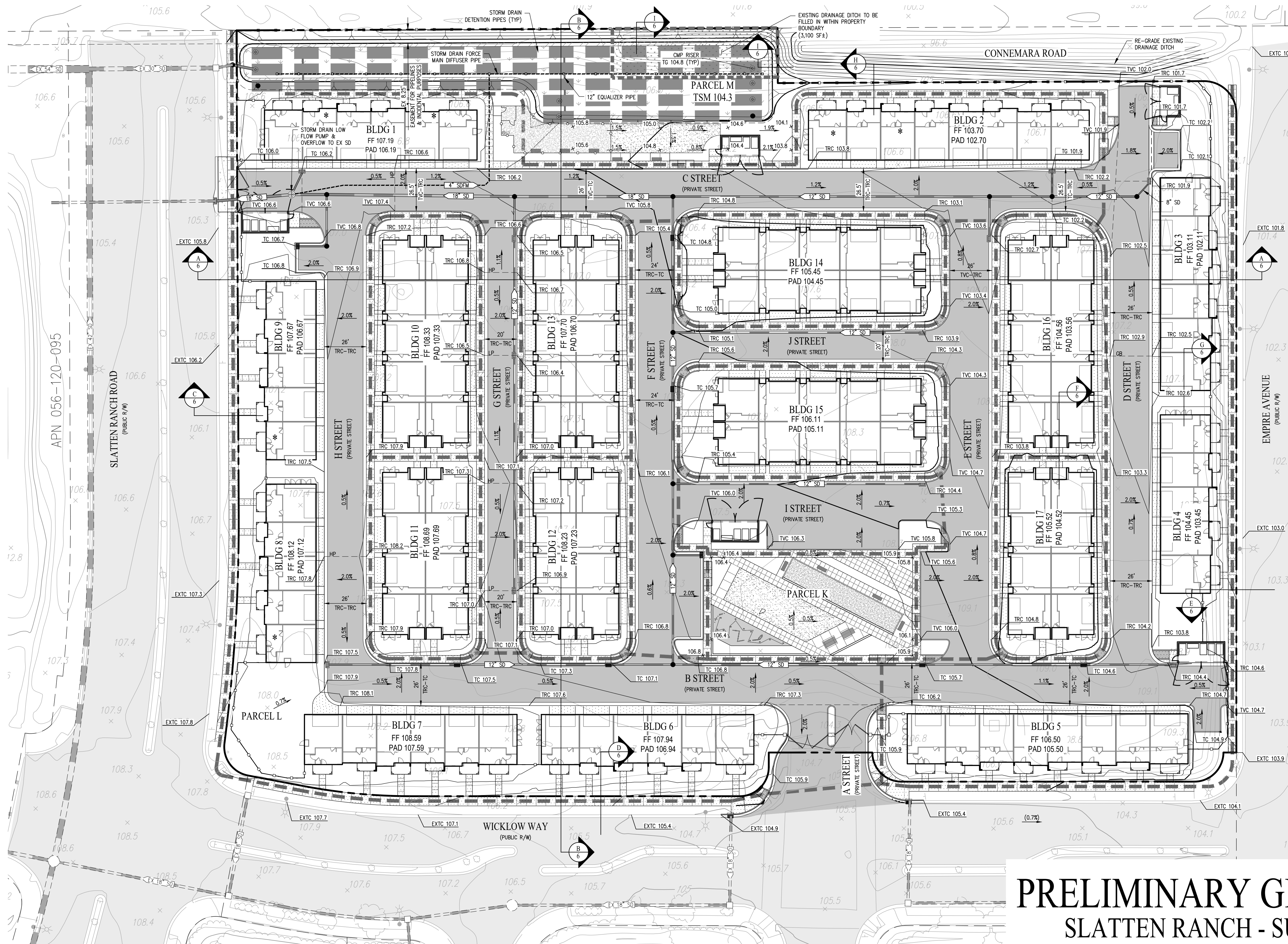


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SHEET NO.
4
 OF 13 SHEETS

JOB NO.: 3476-000

T:\ACES\JCS\36350116F40F4A7DAA17666343098\PROJECT FILES\ACAD\TMTM04.DWG



LEGEND

- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- STORM DRAIN FORCE MAIN
- EXISTING STORM DRAIN
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK/DRIVEWAY
- ACCESSIBLE UNIT (6 UNITS)
- ADA PATH OF TRAVEL

EARTHWORK SUMMARY

CUT	24,000 CY±
FILL	3,000 CY±
NET (CUT)	21,000 CY±

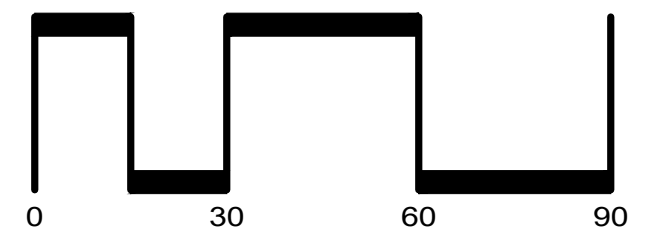
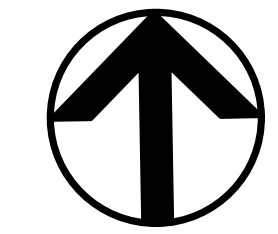
- NOTES:**
- DRIVEWAY APRON SLOPES ASSUMED TO BE 0.5%-10%
 - GARAGE SLOPES ASSUMED TO BE 0.5%-3.5%
 - FINISHED FLOOR TO BACK OF GARAGE STEP ASSUMED TO BE 0-12"
 - FINISHED FLOOR TO PORCH STEP ASSUMED TO BE 0-6"
 - PORCH SLOPE ASSUMED TO BE 2%
 - TOWNHOMES (R-3 OCCUPANCY) REQUIRE HANDRAILS FOR EXTERIOR STEPS EXCEEDING 3 RISERS
 - B2B TOWNHOMES (R-2 OCCUPANCY) REQUIRE HANDRAILS FOR EXTERIOR STEPS EXCEEDING 1 RISER
 - HANDRAIL EXTENSION ASSUMED 1' BEYOND TOP AND BOTTOM RISER
 - PATHWAY GRADING ASSUMED NOT TO EXCEED 4.5%

PRELIMINARY GRADING PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

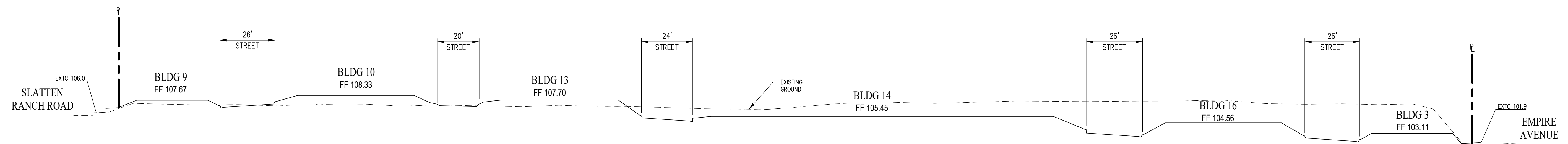
SCALE: 1" = 30' DATE: JANUARY 11, 2024



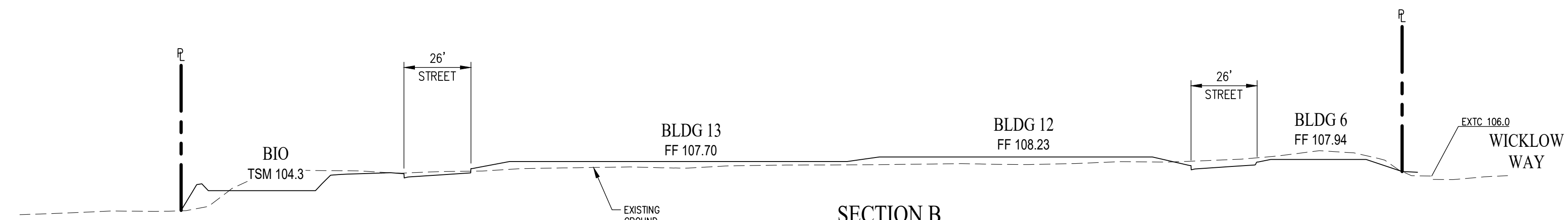
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SHEET NO.
5
 OF 13 SHEETS

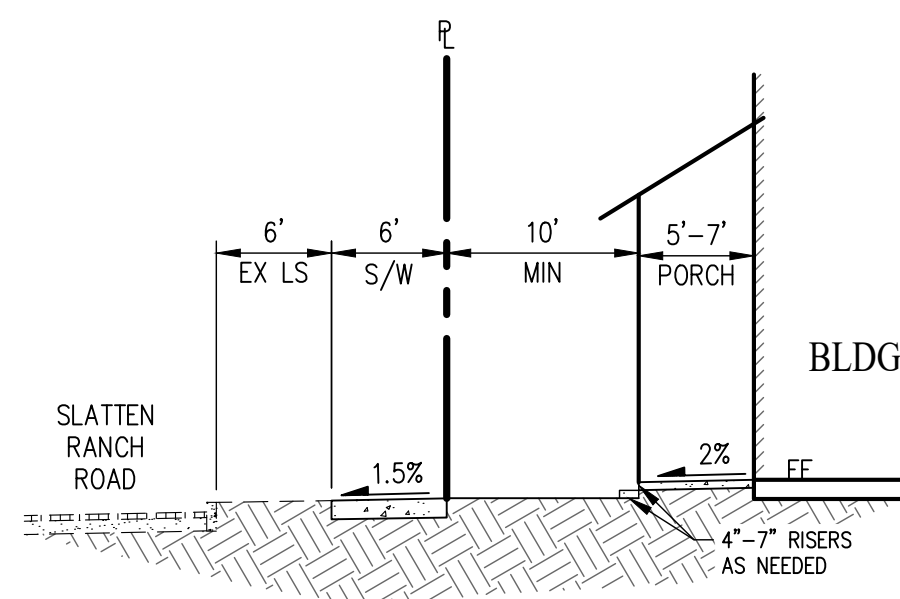
JOB NO.: 3476-000



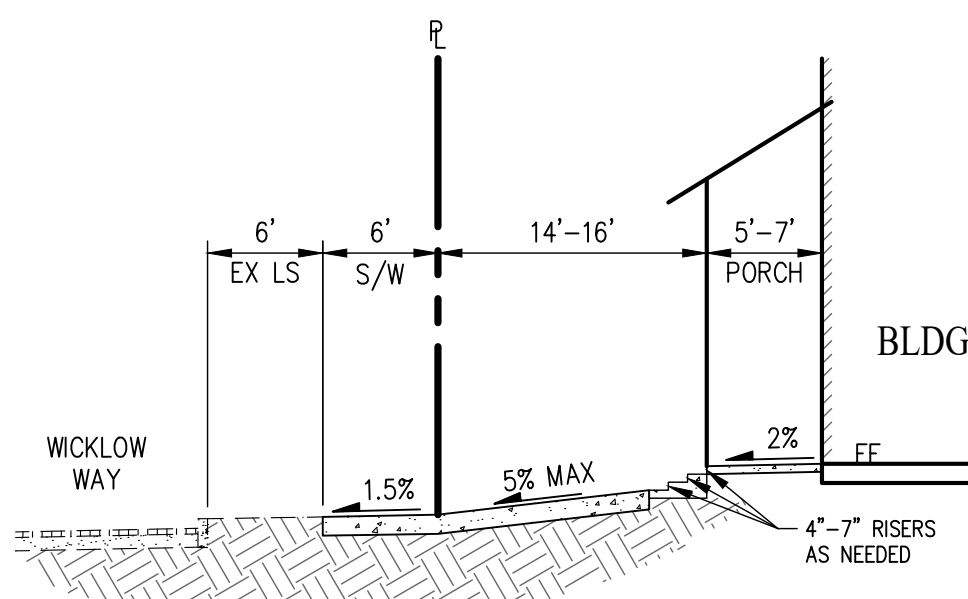
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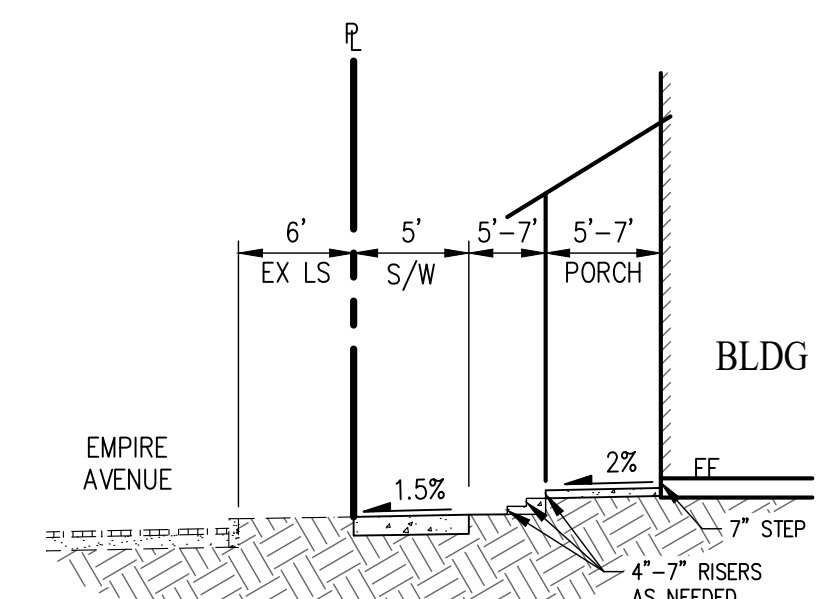
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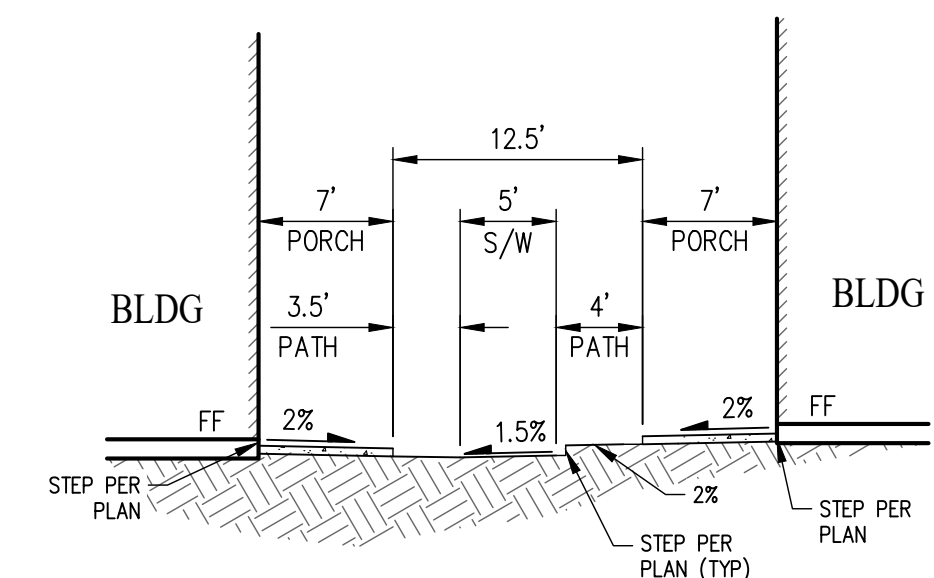
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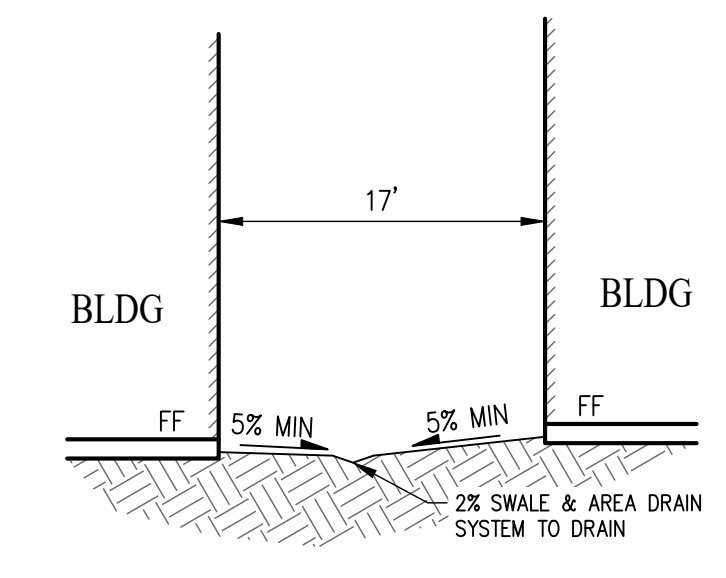
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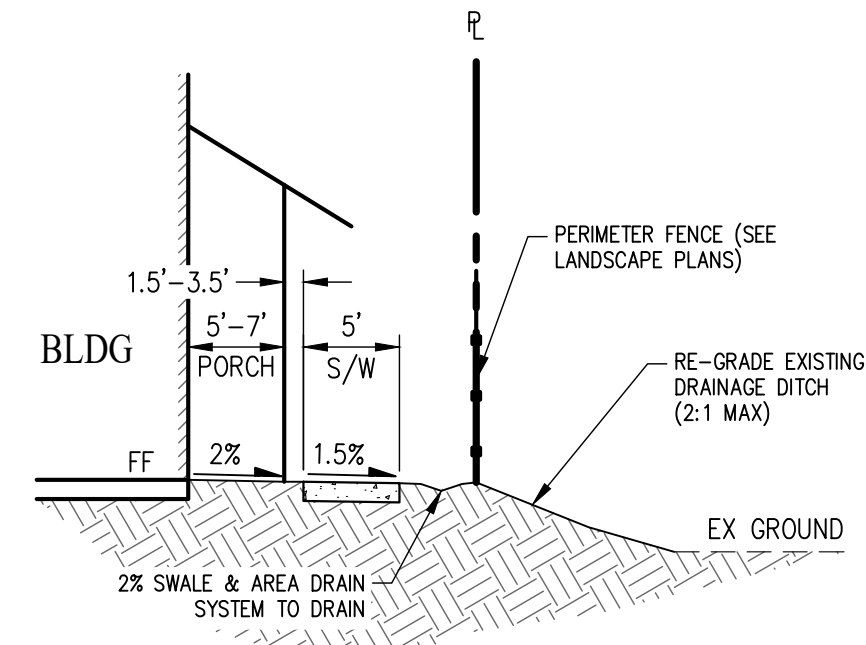
SECTION E
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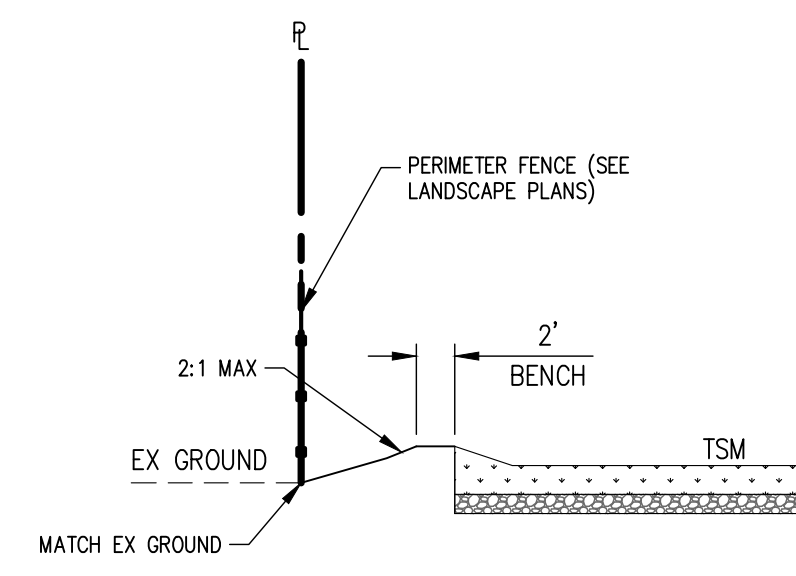
SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE



SECTION H
NOT TO SCALE



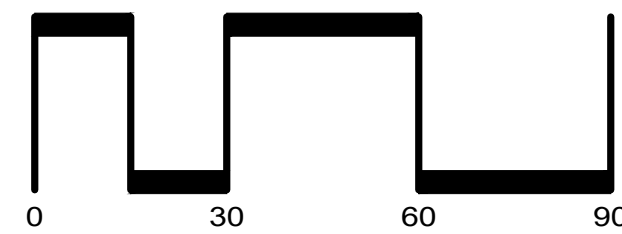
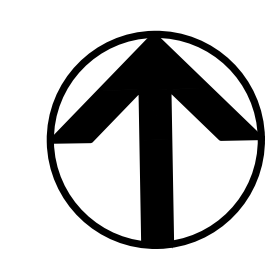
SECTION I
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GRADING SECTIONS

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CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

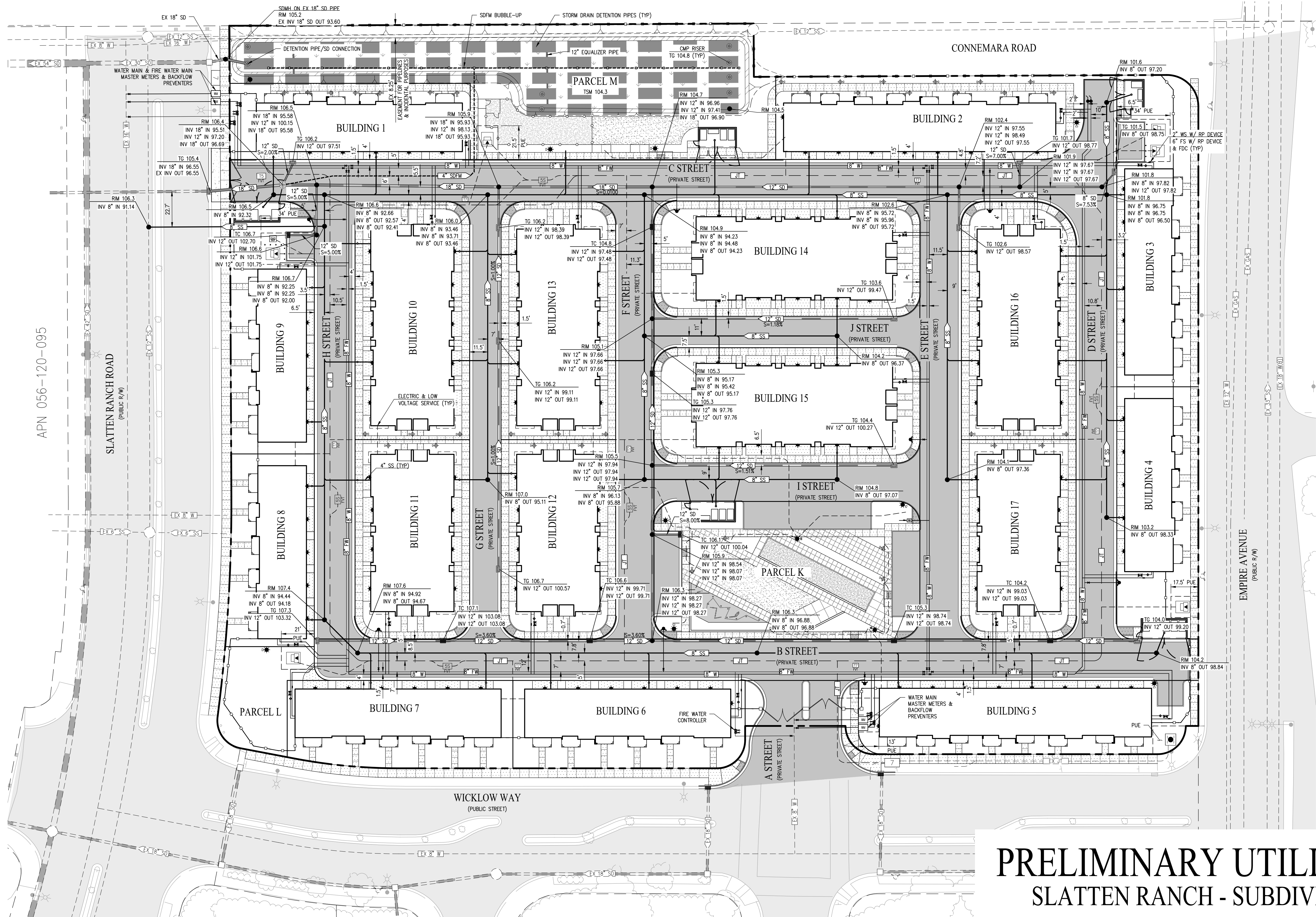
SCALE: 1" = 30' DATE: JANUARY 11, 2024



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JOB NO.: 3476-000



APN 056-120-095

- ### LEGEND
- EXISTING RIGHT OF WAY
 - PROPOSED PROJECT BOUNDARY
 - BUILDING OVERHANG
 - PROPOSED PAVEMENT
 - EXISTING PAVEMENT TO REMAIN
 - PROPOSED SIDEWALK
 - 12" SD
 - 4" SDFM
 - 8" SS
 - 8" SM
 - 8" W
 - JOINT TRENCH
 - BUILDING WATER SERVICE (DOUBLE DETECTOR DEVICE)
 - BUILDING FIRE SERVICE (DOUBLE DETECTOR DEVICE & FIRE DEPARTMENT CONNECTION)
 - FIRE HYDRANT
 - STORM DRAIN LOW FLOW PUMP
 - 4" SDFM
 - BIORETENTION AREA
 - BLOWOFF
 - CATCH BASIN (CITY OF ANTIOCH TYPE C)
 - CATCH BASIN (CALTRANS TYPE G6 (D73B))
 - FIELD INLET
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN BUBBLE-UP
 - STORM DRAIN/SANITARY SEWER MANHOLE
 - TRANSFORMER
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING WATER
 - EXISTING JOINT TRENCH

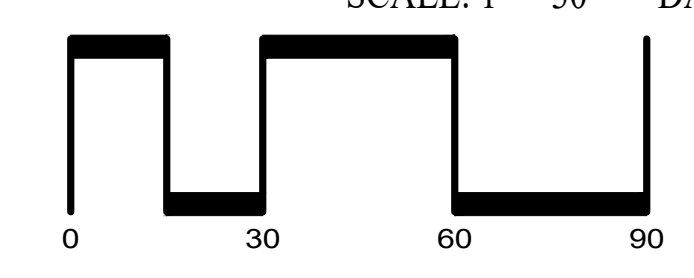
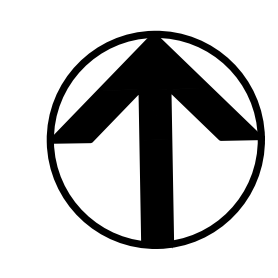
- NOTES:
1. STORM DRAIN PIPE SLOPE (S) IS 0.30% UNLESS OTHERWISE NOTED.
 2. SANITARY SEWER SLOPE (S) IS 0.77% UNLESS OTHERWISE NOTED.

PRELIMINARY UTILITY PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

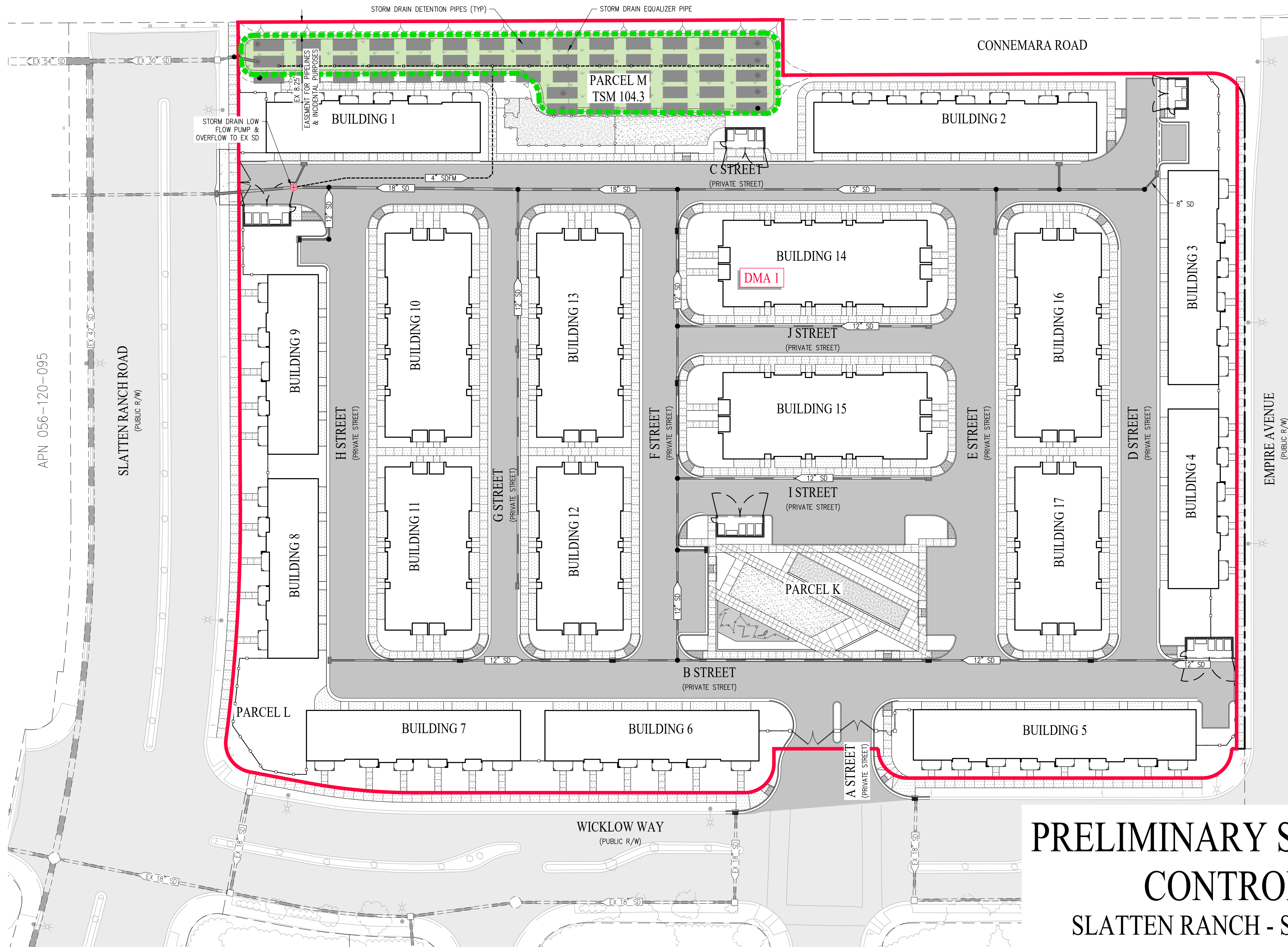
SCALE: 1" = 30' DATE: JANUARY 11, 2024



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SHEET NO.
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 OF 13 SHEETS

JOB NO.: 3476-000



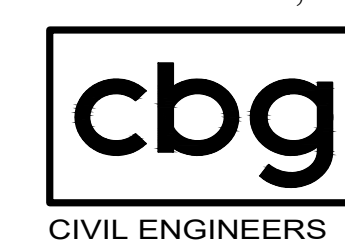
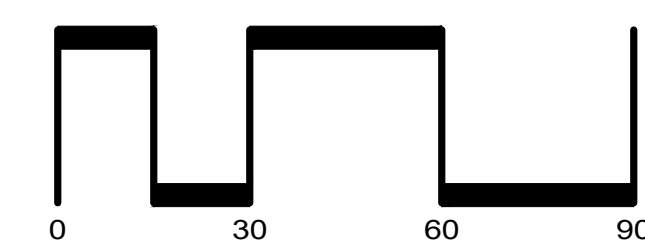
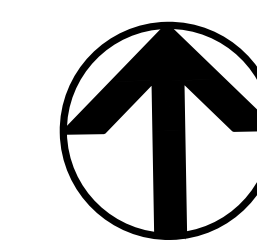
LEGEND

- DMA BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN FORCE MAIN
- EXISTING STORM DRAIN
- PROPOSED BIORETENTION
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- LOW-FLOW STORMWATER PUMP MANHOLE

PRELIMINARY STORMWATER CONTROL PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 30' DATE: JANUARY 11, 2024

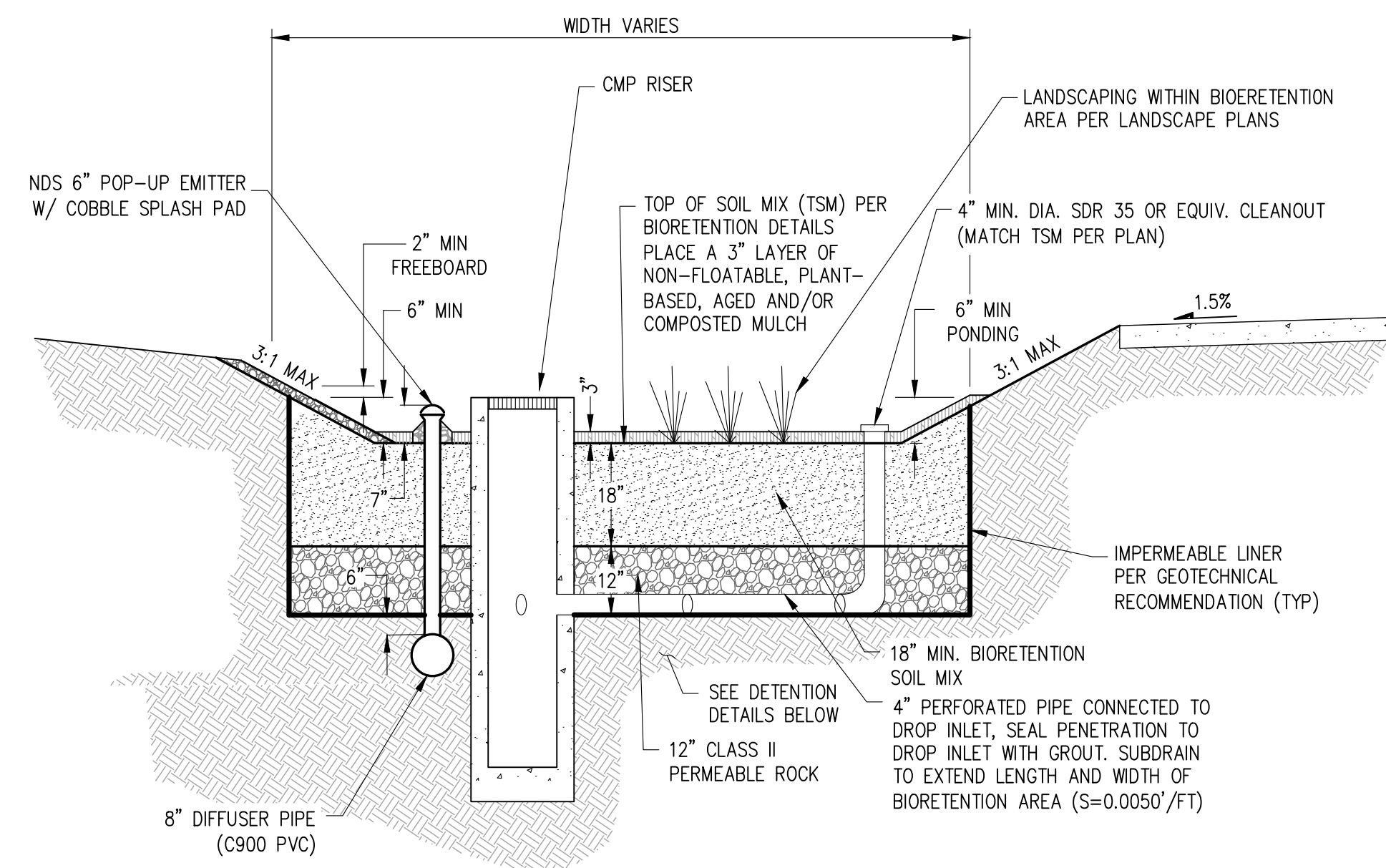


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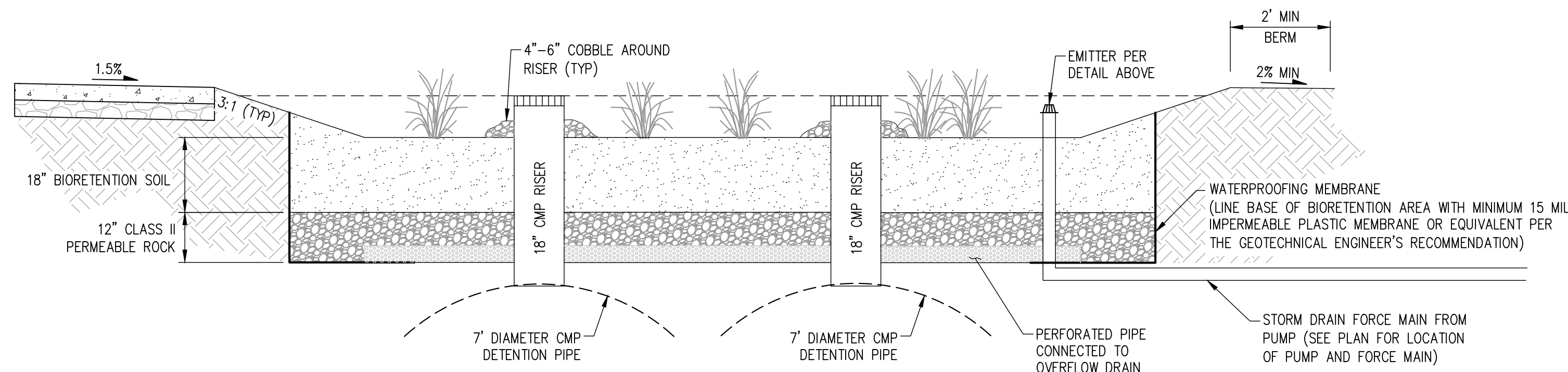
SHEET NO.
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 OF 13 SHEETS

JOB NO.: 3476-000

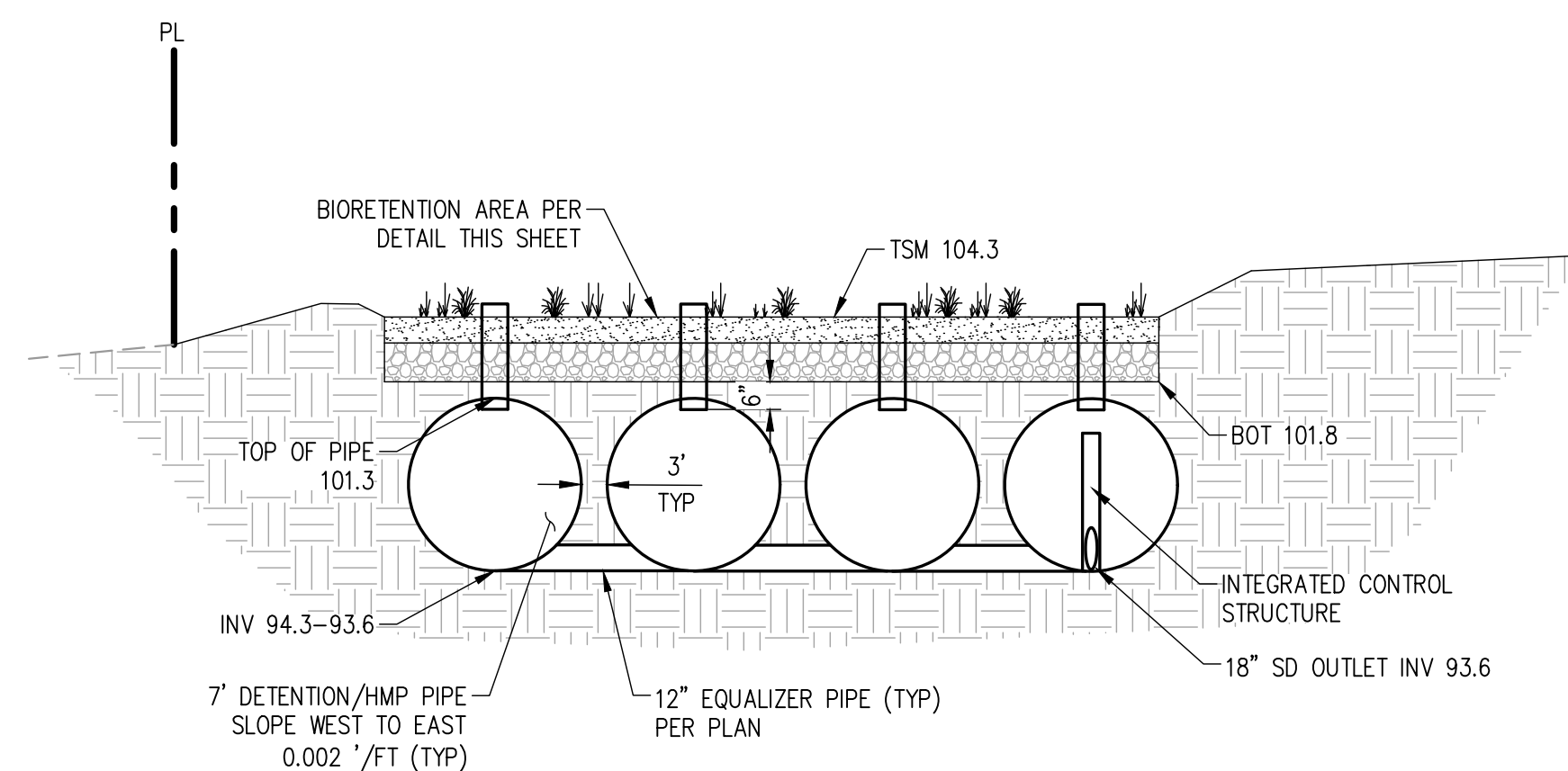
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BIORETENTION AREA
NOT TO SCALE



BIORETENTION AREA
NOT TO SCALE



DETENTION BELOW BIORETENTION AREA
NOT TO SCALE

Project Name: Slatten Ranch
 Project Type: Treatment and Flow Control
 APN: 056-120-098
 Drainage Area: 279,039
 Mean Annual Precipitation: 12.5

IV. Areas Draining to IMPs

IMP Name: IMP1
 IMP Type: Bioretention + Vault
 Soil Group: IMP1

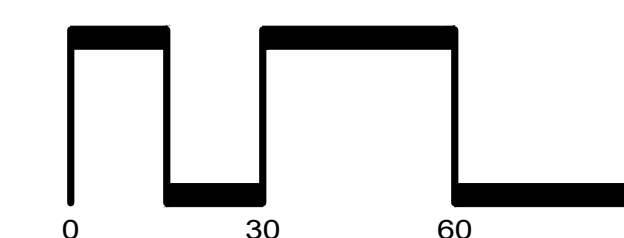
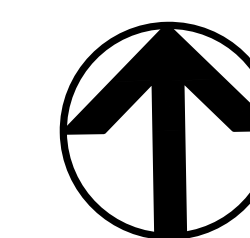
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 1A	96,425	Conventional Roof	1.00	96,425	0.040	1.000	9,660	9,672
DMA 1B	117,276	Concrete or Asphalt	1.00	117,276				
DMA 1C	55,666	Landscape	0.50	27,801				
Total				241,502	Area	Volume	47,072	47,451
							Maximum Underdrain Flow (cfs)	0.19
							Orifice Diameter (in)	2.01

IMP CALCULATOR OUTPUT

STORMWATER DETAILS
SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

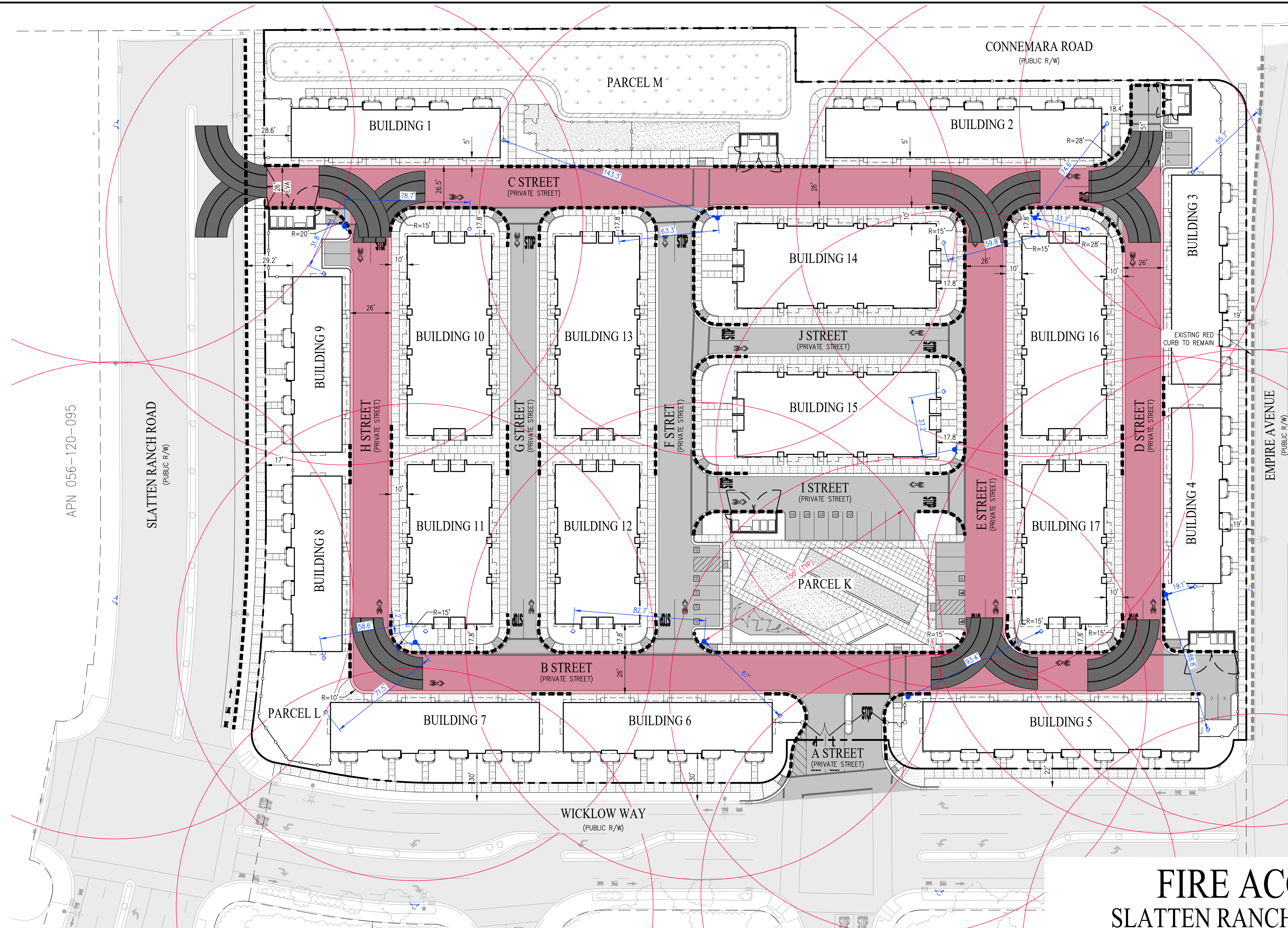
SCALE: 1" = 30' DATE: JANUARY 11, 2024



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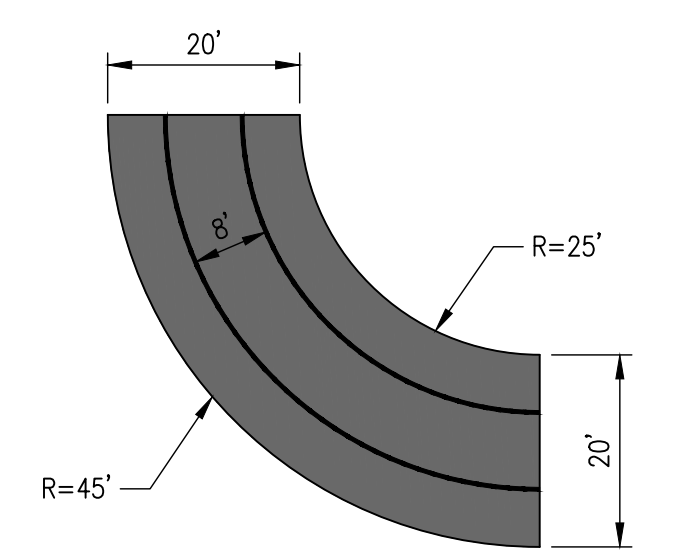
JOB NO.: 3476-000



LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- 26' FIRE LANE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- RED CURB PAINTED WITH THE WORDS "NO PARKING - FIRE LANE"

- ### NOTES:
- ALL BUILDINGS NOT TO EXCEED 30' IN HEIGHT FROM FINISHED GRADE TO BOTTOM OF ROOF EAVE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILED INFORMATION.
 - ACCESS ROADWAYS OF LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR RED CURBS PAINTED WITH THE WORDS "NO PARKING - FIRE LANE" CLEARLY MARKED.
 - LADDER PADS ARE TO BE CLEAR OF OBSTRUCTIONS AND LOCATED WITH FINAL BUILDING PERMIT PLANS AND SITE CONSTRUCTION DOCUMENTS.



CCCCPD FIRE ACCESS TURNING TEMPLATE
NOT TO SCALE

APN 056-120-095

SLATTEN RANCH ROAD
(PUBLIC R/W)

CONNEMARA ROAD
(PUBLIC R/W)

EMPIRE AVENUE
(PUBLIC R/W)

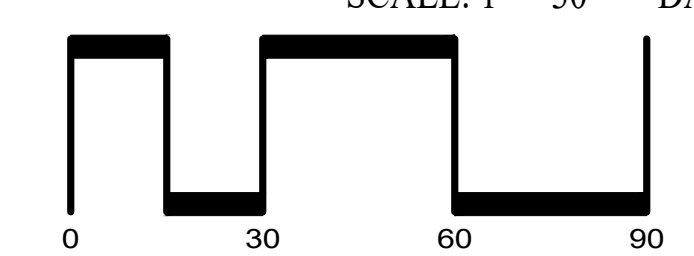
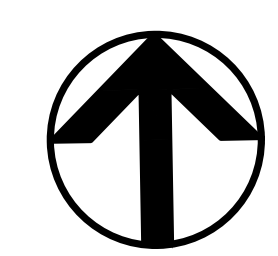
WICKLOW WAY
(PUBLIC R/W)

FIRE ACCESS PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

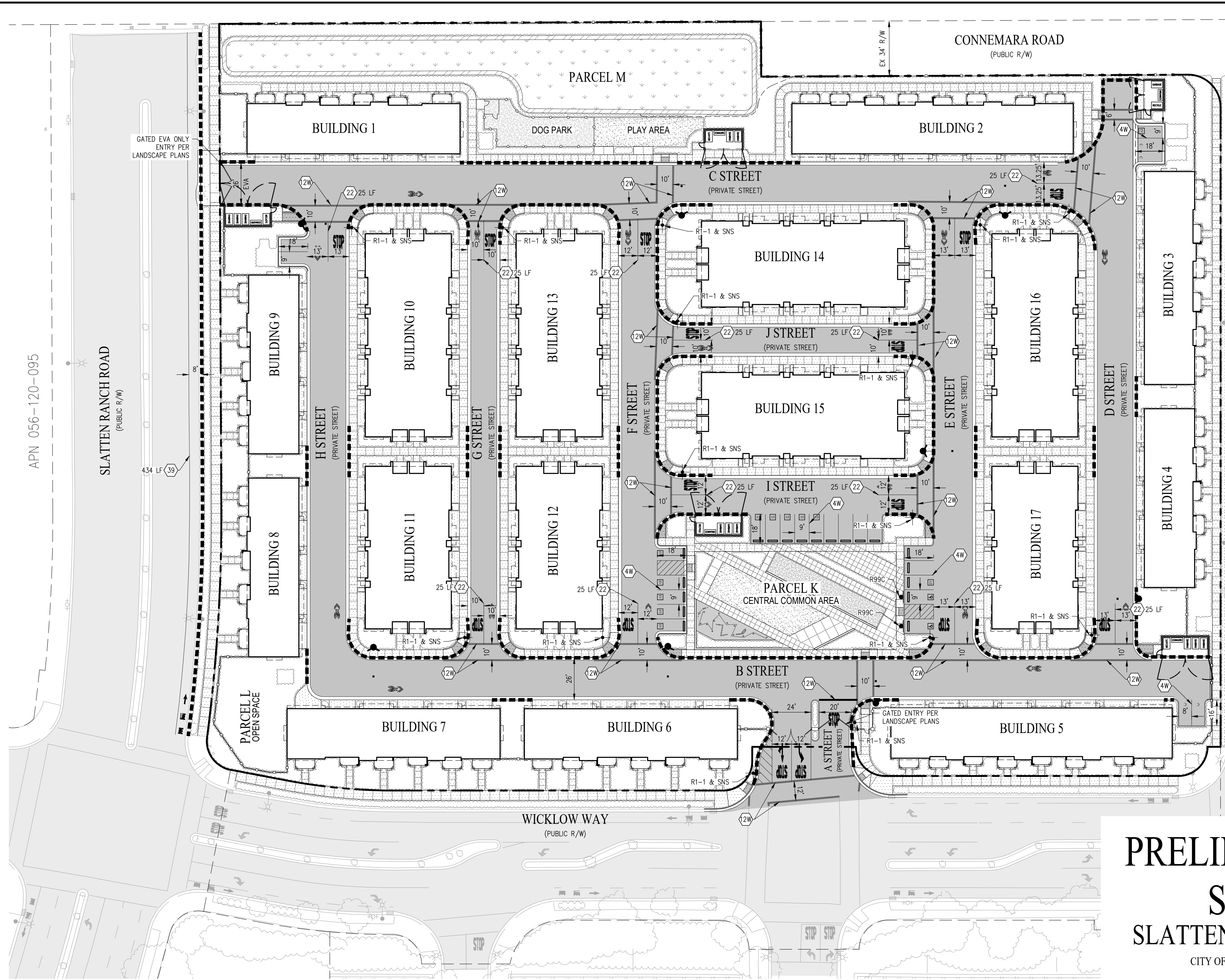


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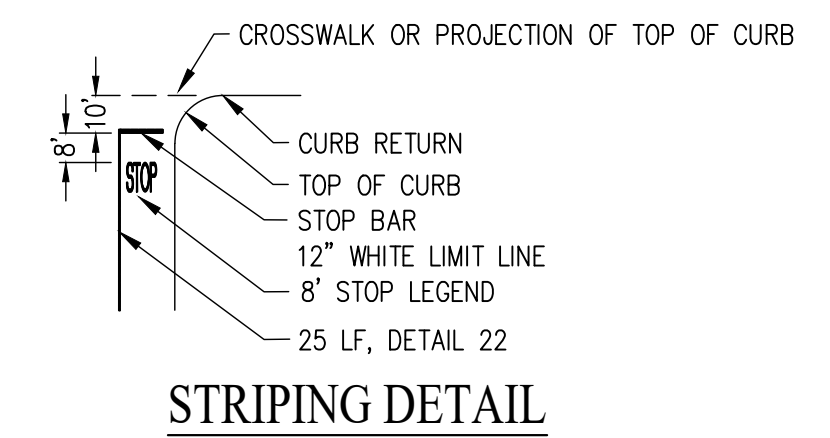
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LEGEND

- R1-1 STOP SIGN
- R99C (CA) ACCESSIBLE PARKING ONLY - MINIMUM FINE \$250 SIGN
- SNS STREET NAME SIGN PER COUNTY STANDARD
- 22 DETAIL 22 - DOUBLE YELLOW STRIPE PER CALTRANS STD. PLANS
- 39 DETAIL 39 - 6" WHITE SOLID BIKE LANE PER CALTRANS STD. PLANS
- 4W 4" WHITE STRIPE
- 12W 12" WHITE STRIPE
- "STOP" PAVEMENT MARKING
- ELECTRIC VEHICLE CHARGING SPACE
- ACCESSIBLE PARKING SPACE (PER CALTRANS STANDARD DETAIL A24C)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- RED CURB PAINTED WITH THE WORDS "NO PARKING - FIRE LANE"
- FIRE HYDRANT MARKER
- WHEEL STOP
- THE WORD "COMPACT" SHALL BE PAINTED IN 12" HIGH WHITE LETTERS SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS
- BIKE LANE ARROW & BIKE LANE PAVEMENT MARKINGS PER CALTRANS STD. PLANS
- BIKE LANE SHARROW PAVEMENT MARKINGS PER CALIFORNIA MUTCD

- STRIPING NOTES**
1. ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND MOST CURRENT STANDARD DETAILS AND SPECIFICATIONS.
 2. ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.
 3. FINAL PLACEMENT FOR EV CAPABLE, EV READY, EVCS, & EV ACCESSIBLE SPACES TO BE DETERMINED AT CONSTRUCTION DOCUMENTS AND PERMITTING.



PRELIMINARY SIGNING & STRIPING PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 30' DATE: JANUARY 11, 2024

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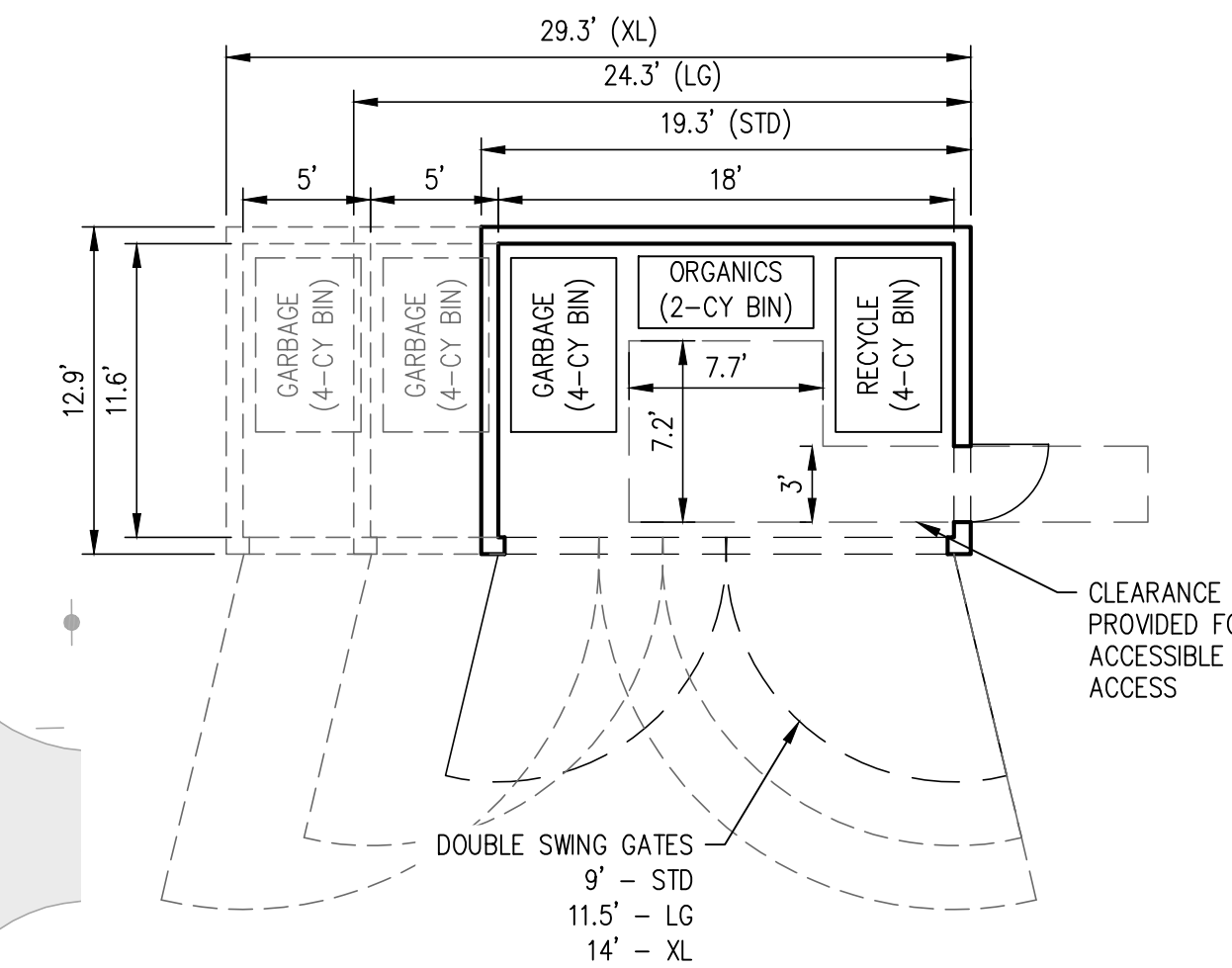
SLATTEN RANCH ROAD
(PUBLIC R/W)

CONNEMARA ROAD
(PUBLIC R/W)

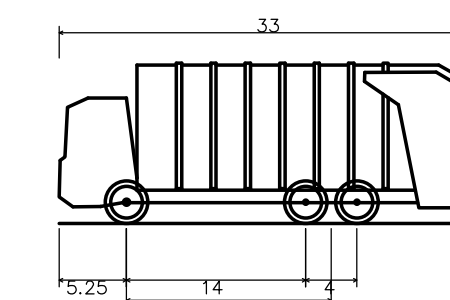
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT
- BUILDING OVERHANG
- 30' TRASH ENCLOSURE OFFSET
- BIORETENTION AREA
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

REFUSE, RECYCLABLES, & GREEN WASTE COLLECTION ENCLOSURE



1. ASSUME 5 NEEDED FOR SITE
2. STANDARD (STD), LARGE (LG) AND EXTRA LARGE (XL) ENCLOSURE SIZES AS NOTED ON PLAN.
3. UNITS WILL **NOT** HAVE INDIVIDUAL TOTES WITHIN PRIVATE GARAGES

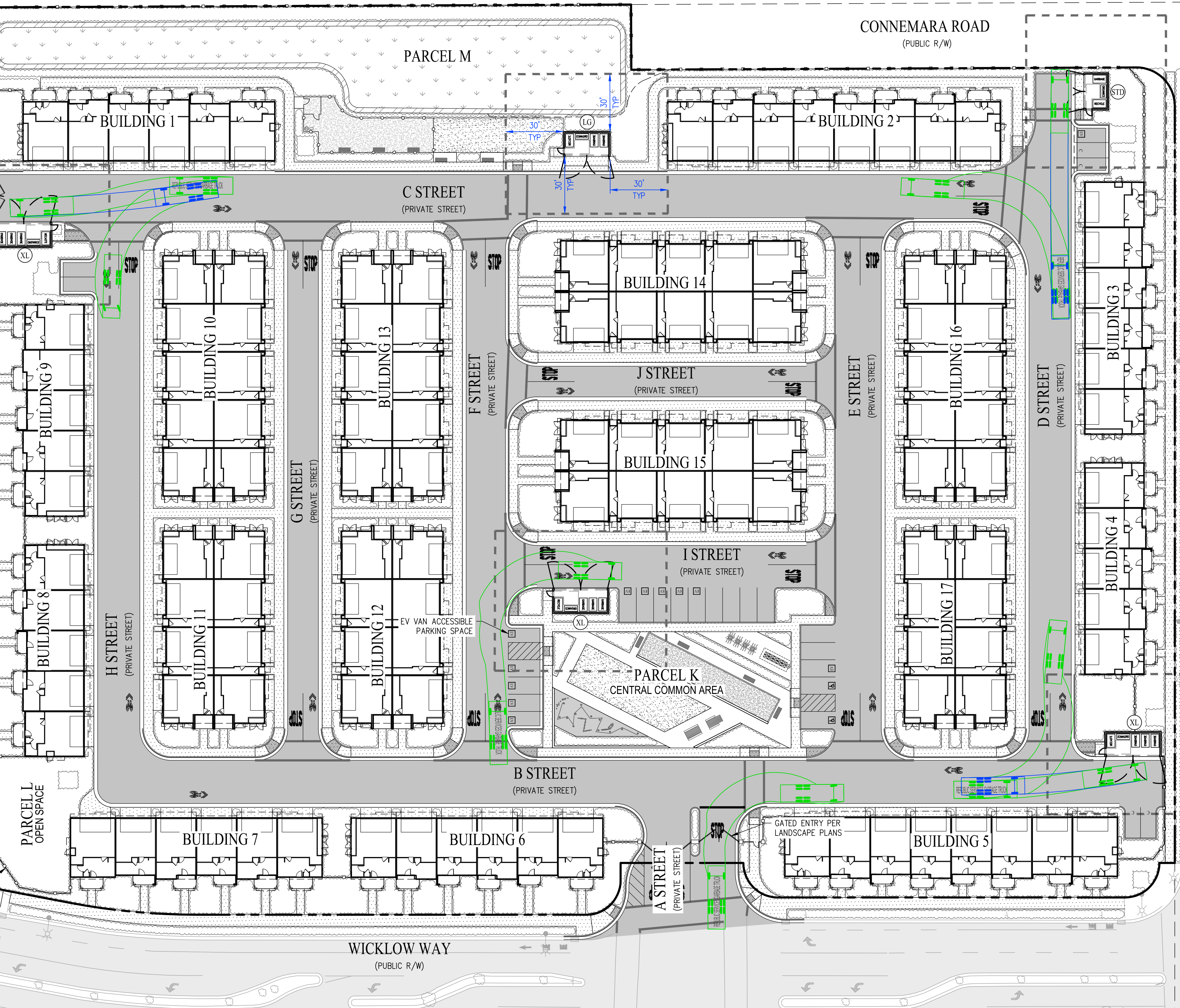


REPUBLIC SERVICES GARBAGE TRUCK

Overall Length	33.000ft
Overall Width	9.000ft
Overall Body Height	12.538ft
Min Body Ground Clearance	1.227ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.500ft

GATED EVA ONLY ENTRY PER LANDSCAPE PLANS

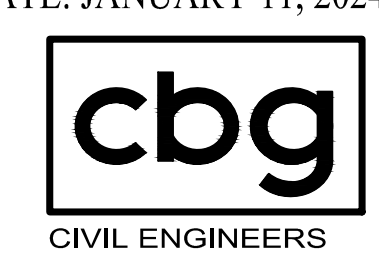
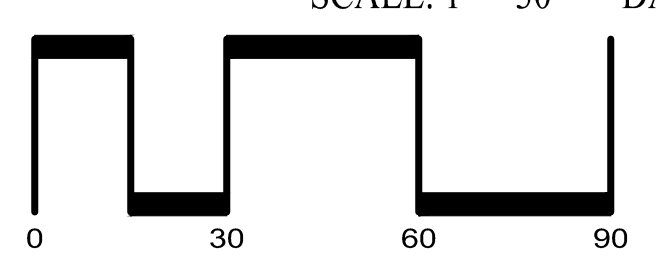
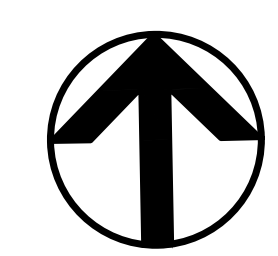
FENCING PER LANDSCAPE PLANS



WASTE COLLECTION PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: JANUARY 11, 2024



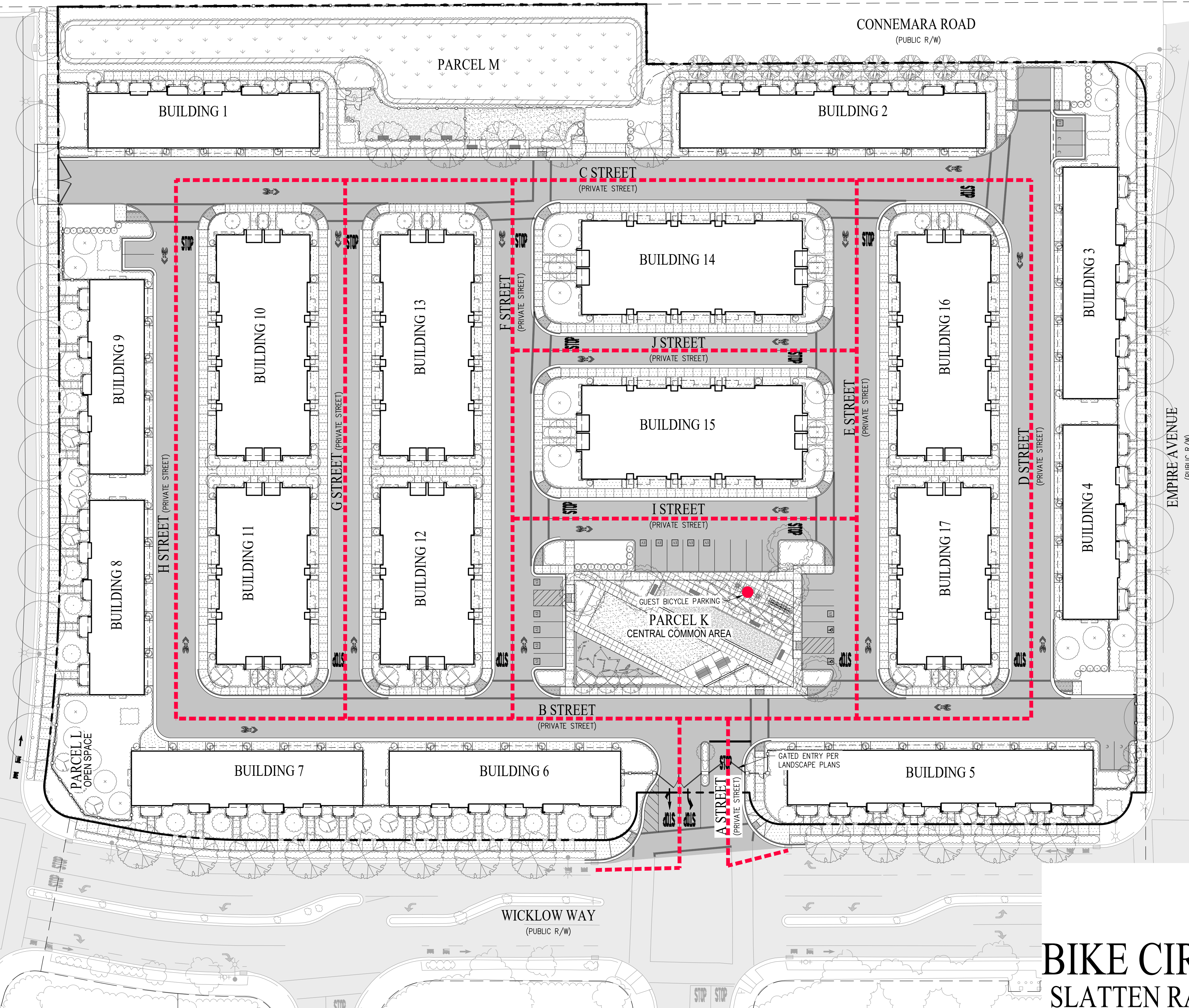
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JOB NO.: 3476-000

APN 056-120-095

SLATTEN RANCH ROAD
(PUBLIC R/W)



LEGEND

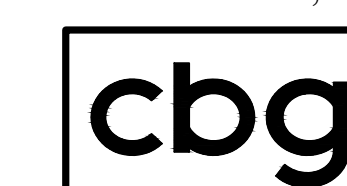
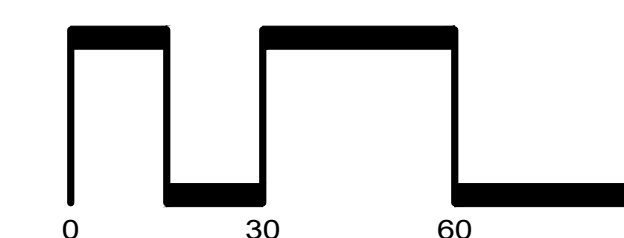
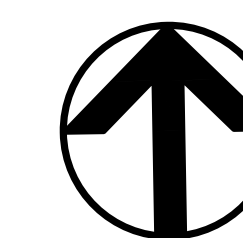
-  CLASS III SHARED BIKE LANE
-  GUEST BICYCLE PARKING
(SEE LANDSCAPE PLANS FOR TYPE & QUANTITY)

BIKE CIRCULATION PLAN

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CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

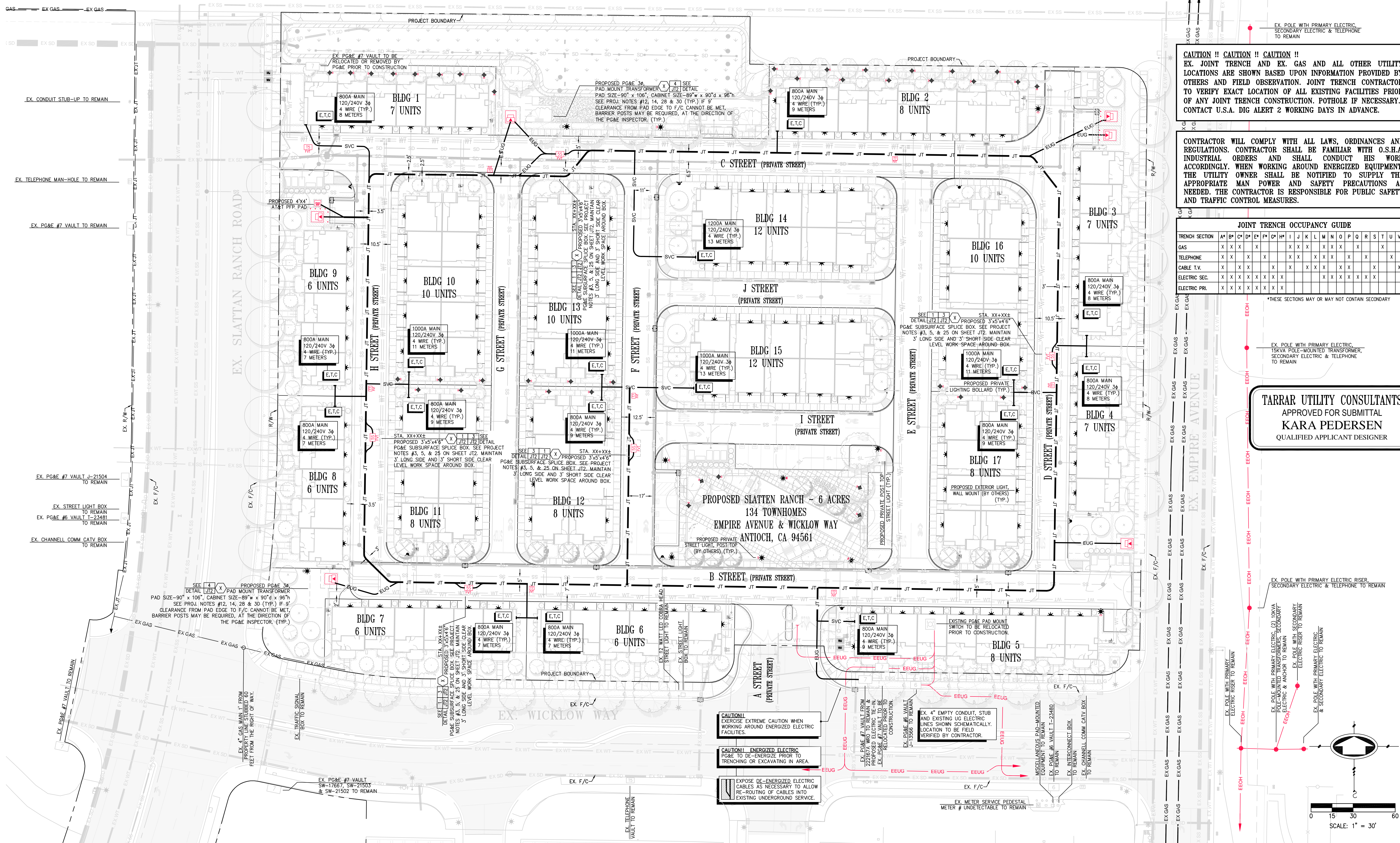
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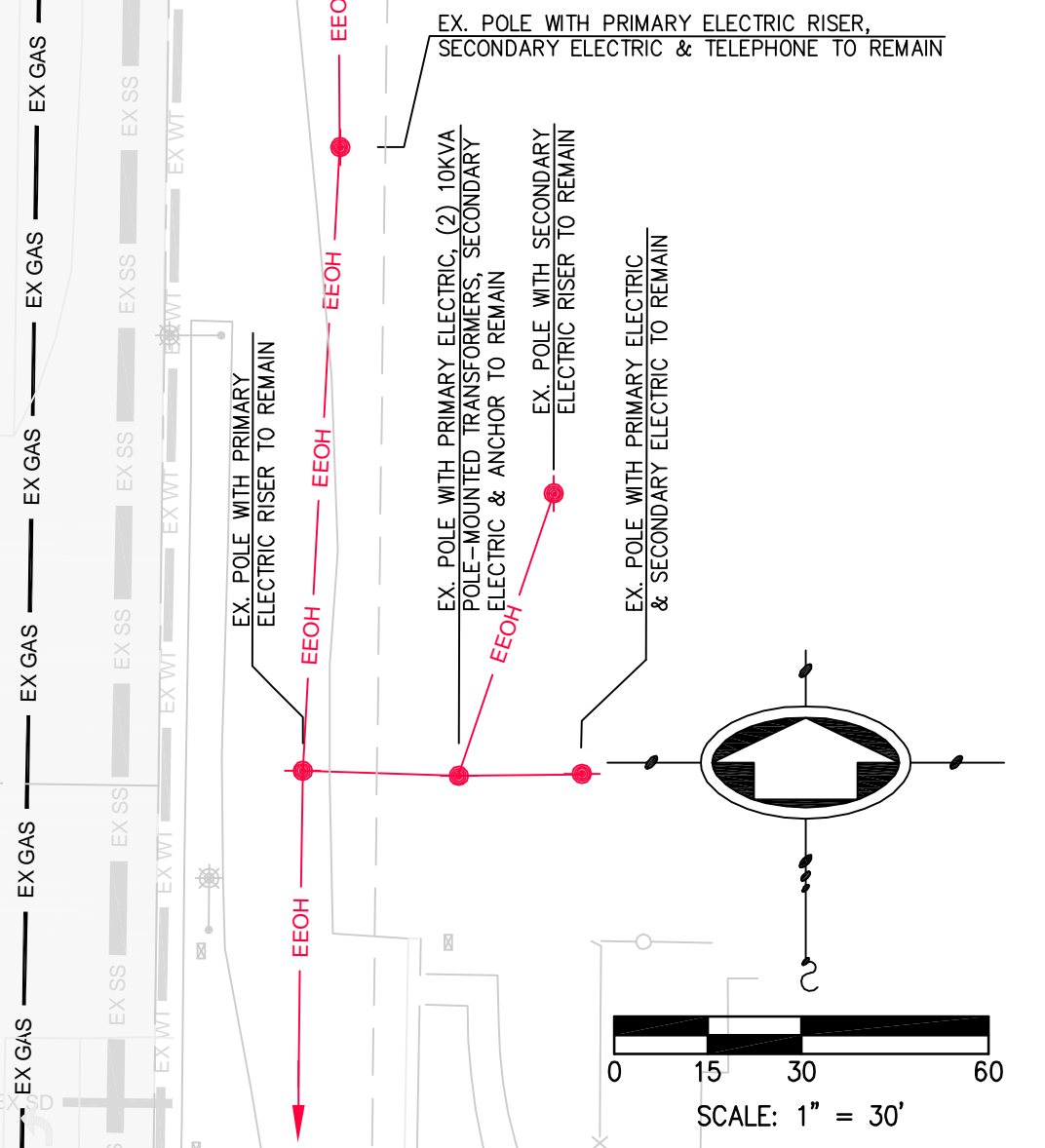
CAUTION !! CAUTION !! CAUTION !!
 EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR TO ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

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 AROUND 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.

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	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
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
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
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

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

TARRAR UTILITY CONSULTANTS
 APPROVED FOR SUBMITTAL
KARA PEDERSEN
 QUALIFIED APPLICANT DESIGNER



CAUTION!!
 EXERCISE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES.

CAUTION!! ENERGIZED ELECTRIC
 PG&E TO DE-ENERGIZE PRIOR TO TRENCHING OR EXCAVATING IN AREA.

EXPOSE DE-ENERGIZED ELECTRIC CABLES AS NECESSARY TO ALLOW RE-ROUTING OF CABLES INTO EXISTING UNDERGROUND SERVICE.

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

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 UTILITY CONSULTANTS

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- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- H.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN
DENOVA HOMES, INC.
SLATTEN RANCH - 6 ACRES
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2023 DATE LAST WORKED ON: 1/9/2024
 SCALE: 1" = 30' DRAWN: KK CHECKED: KP
 JOB NO.: 222167

INTENT TO CONSTRUCT

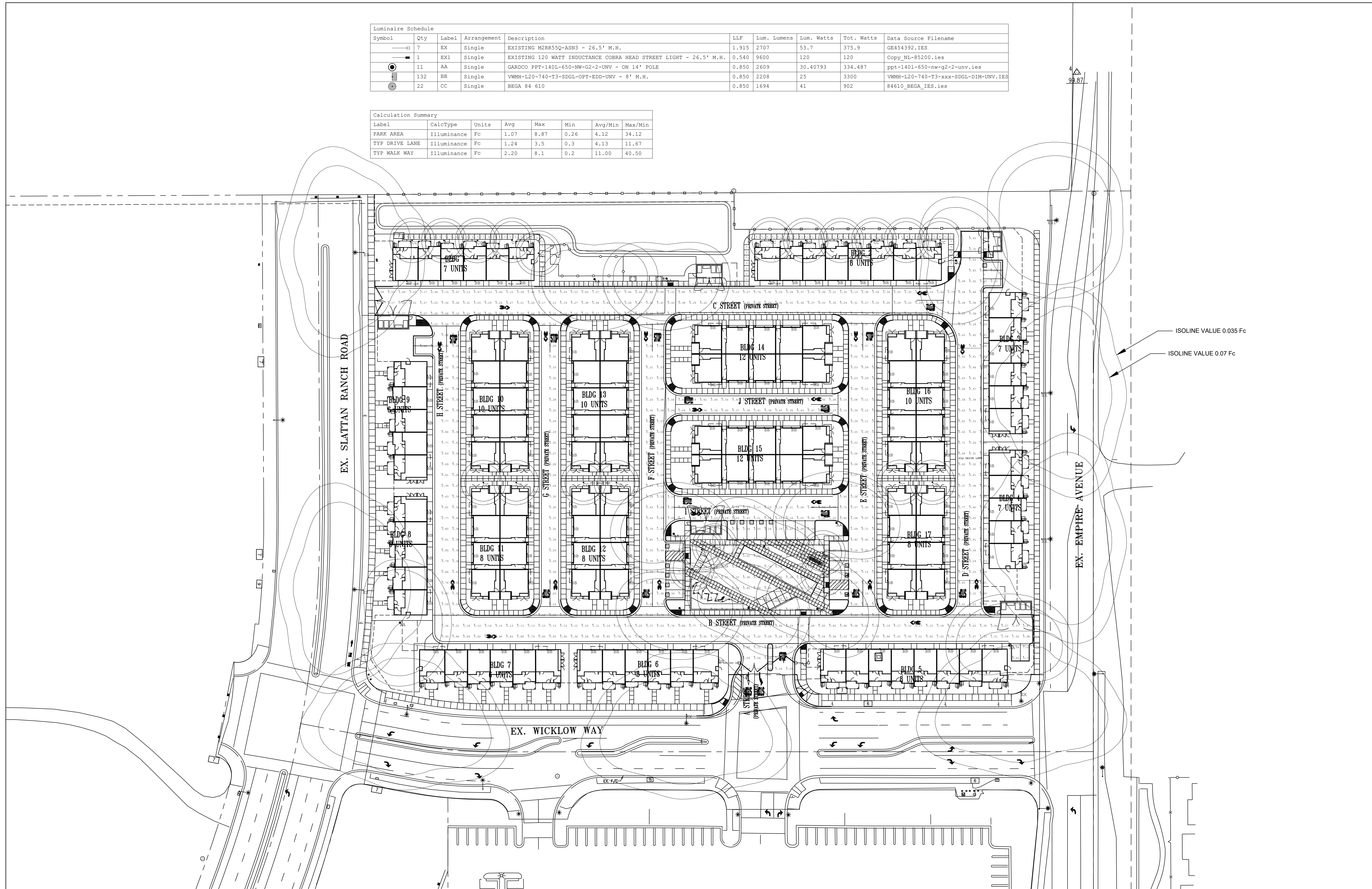
811
 CALL BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT

PROFESSIONAL SEAL
 CIVIL ENGINEER
 STATE OF CALIFORNIA

SHEET
JT4
 OF
JT4
 SHEETS

Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
○	7	EX	Single	EXISTING M2R85SQ-ASN3 - 26.5' M.H.	1.915	2707	53.7	375.9	GE454392.IES
■	1	EX1	Single	EXISTING 120 WATT INDUCTANCE COBRA HEAD STREET LIGHT - 26.5' M.H.	0.540	9600	120	120	Copy_NL-85200.ies
●	11	AA	Single	GARDCO PPT-140L-650-NW-G2-2-UNV - ON 14' POLE	0.850	2609	30.40793	334.487	ppt-140l-650-nw-g2-2-unv.ies
⊙	132	BB	Single	VMMH-L20-740-T3-SDGL-OPT-EDD-UNV - 8' M.H.	0.850	2208	25	3300	VMMH-L20-740-T3-xxx-SDGL-DIM-UNV.IES
⊙	22	CC	Single	BEGA 84 610	0.850	1694	41	902	84610_BEGA_IES.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARK AREA	Illuminance	Fc	1.07	8.97	0.26	4.12	34.12
TYP DRIVE LANE	Illuminance	Fc	1.24	3.5	0.3	4.13	11.67
TYP WALK WAY	Illuminance	Fc	2.20	8.1	0.2	11.00	40.50



SCALE: 1" = 40'-0"

PLAN VIEW

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers: 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

REPORT FOR: TARRANT UTILITY CONSULTANTS
PROJECT: 222167 SLATTAN RANCH
DRAWING: TYP FILE
21619HAR-R4-DWG.A32

DATE: 01-09-2024
SCALE: 1" = 40'-0"
SHEET: 1 OF 1

DESIGNER: TARRANT UTILITY CONSULTANTS
PROJECT MANAGER: TARRANT UTILITY CONSULTANTS
CHECKED: TARRANT UTILITY CONSULTANTS
DATE: 01-09-2024

REPORT FOR: TARRANT UTILITY CONSULTANTS
PROJECT: 222167 SLATTAN RANCH
DRAWING: TYP FILE
21619HAR-R4-DWG.A32

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
10208 W. CENTENNIAL ROAD, SUITE 202, LITTLETON, CO USA 80127

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
10208 W. CENTENNIAL ROAD, SUITE 202, LITTLETON, CO USA 80127

PROJECT DESCRIPTION: TARRANT UTILITY CONSULTANTS
PROJECT: 222167 SLATTAN RANCH
DRAWING: TYP FILE
21619HAR-R4-DWG.A32

DATE: 01-09-2024
SCALE: 1" = 40'-0"
SHEET: 1 OF 1

REPORT FOR: TARRANT UTILITY CONSULTANTS
PROJECT: 222167 SLATTAN RANCH
DRAWING: TYP FILE
21619HAR-R4-DWG.A32

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
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ASSOCIATED LIGHTING REPRESENTATIVES, INC.
10208 W. CENTENNIAL ROAD, SUITE 202, LITTLETON, CO USA 80127

SLATTEN RANCH

ANTIOCH, CA | DECEMBER 20, 2023



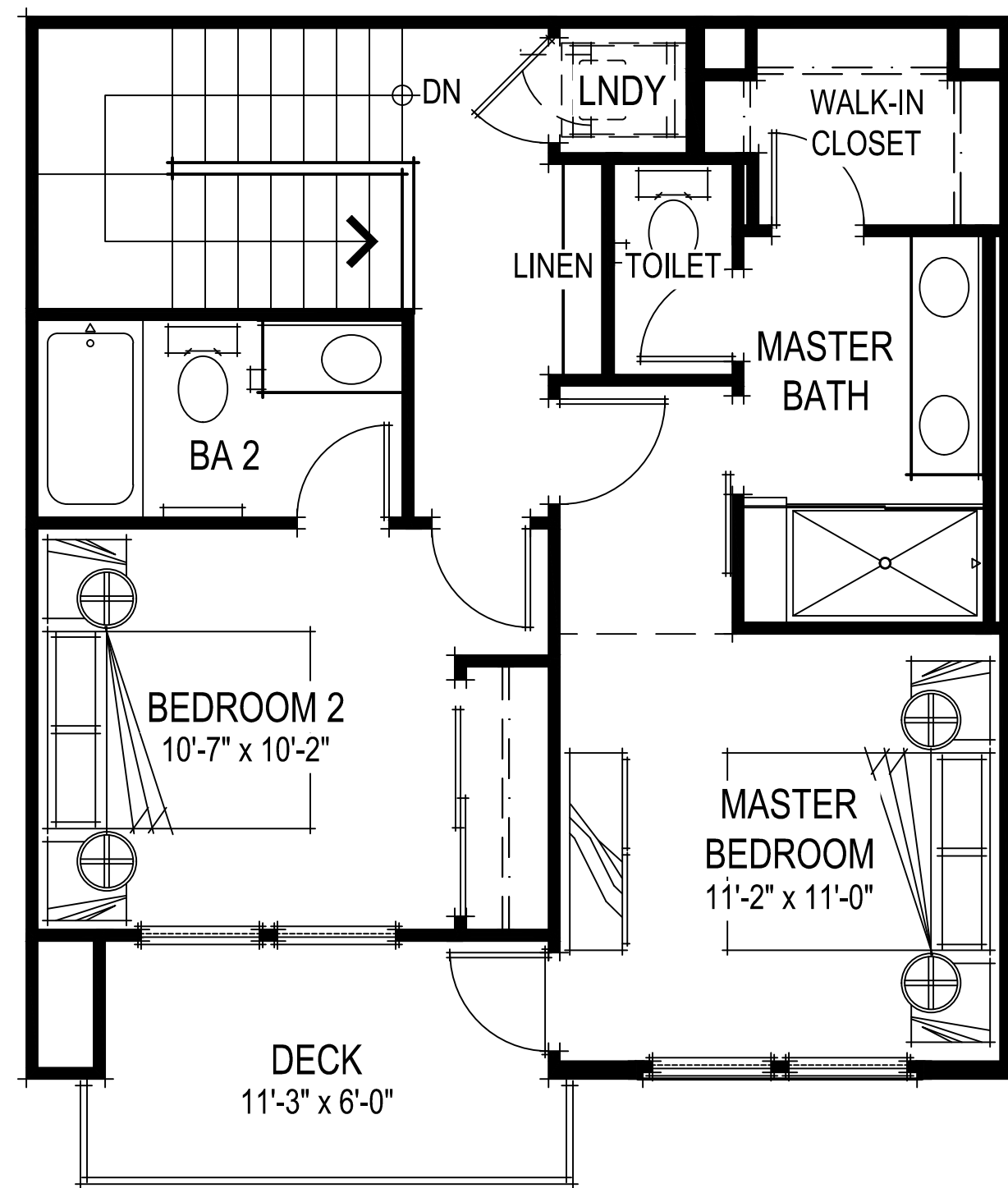
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

 **DeNOVA HOMES**
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

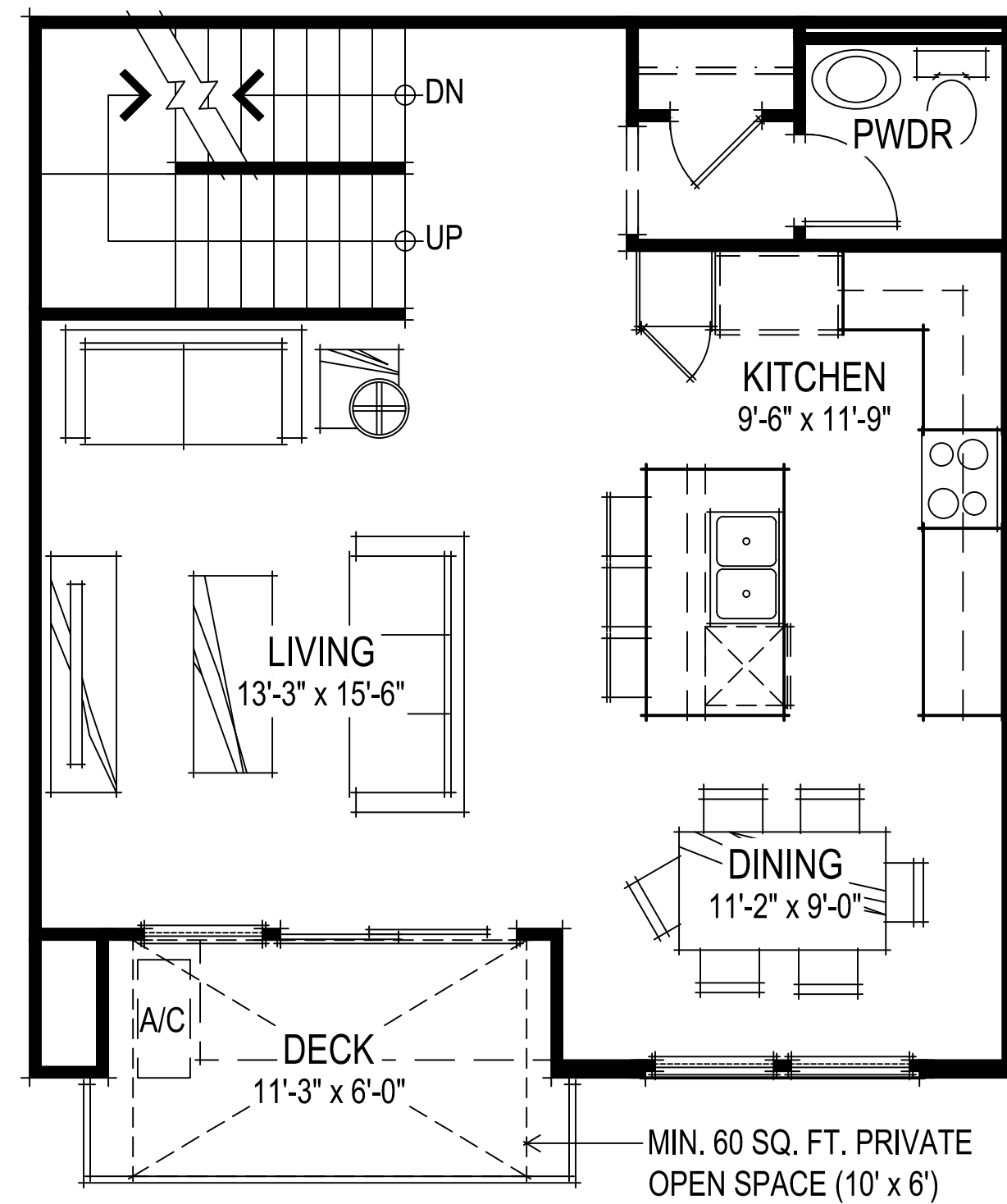
COVER SHEET
A000

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3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

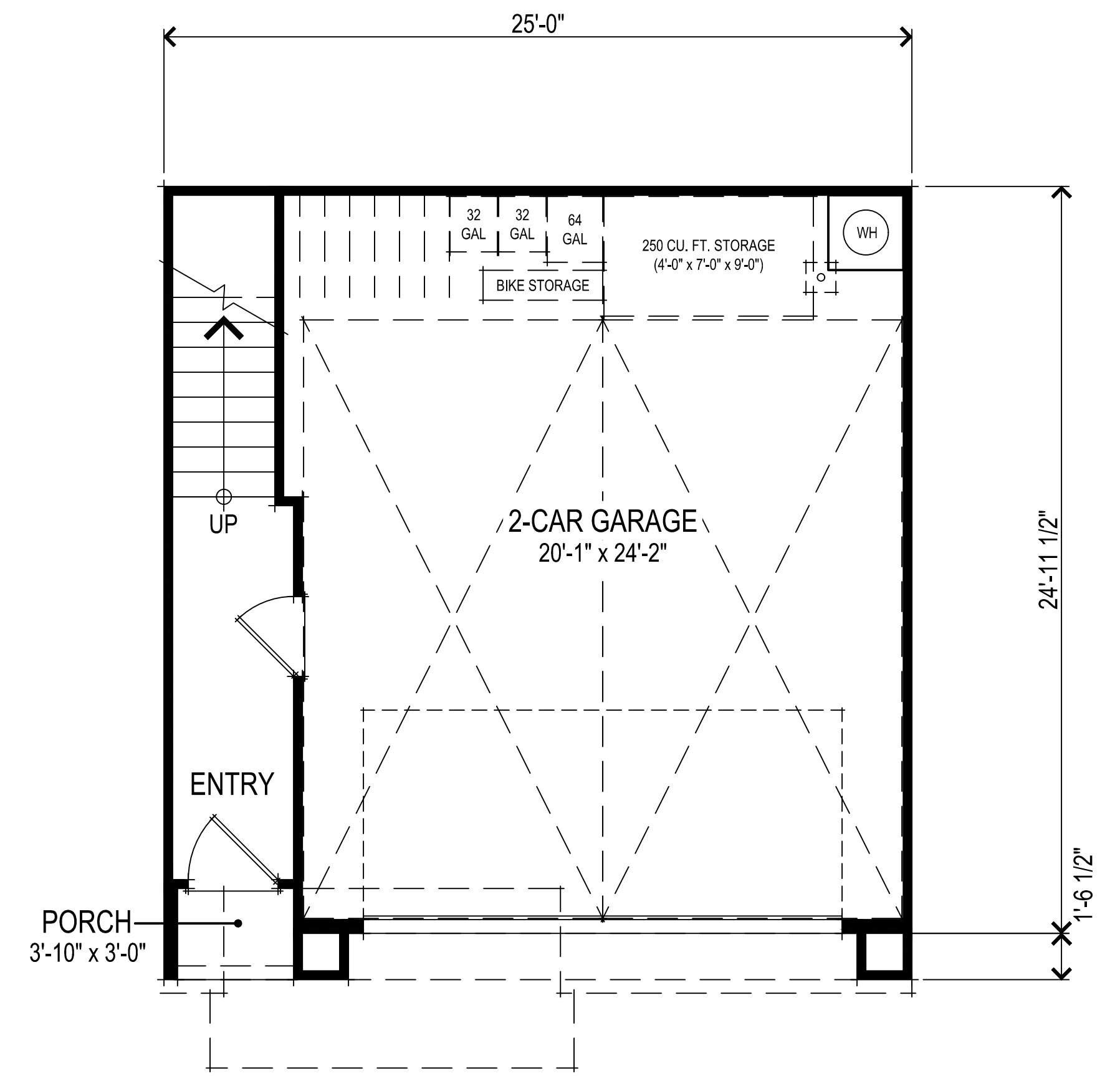




THIRD FLOOR PLAN

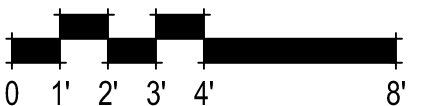


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	103 SQ. FT.
SECOND FLOOR	631 SQ. FT.
THIRD FLOOR	559 SQ. FT.
TOTAL LIVING	1293 SQ. FT.
2-CAR GARAGE	517 SQ. FT.
DECK	140 SQ. FT.



UNIT BB1 FLOOR PLANS
A001

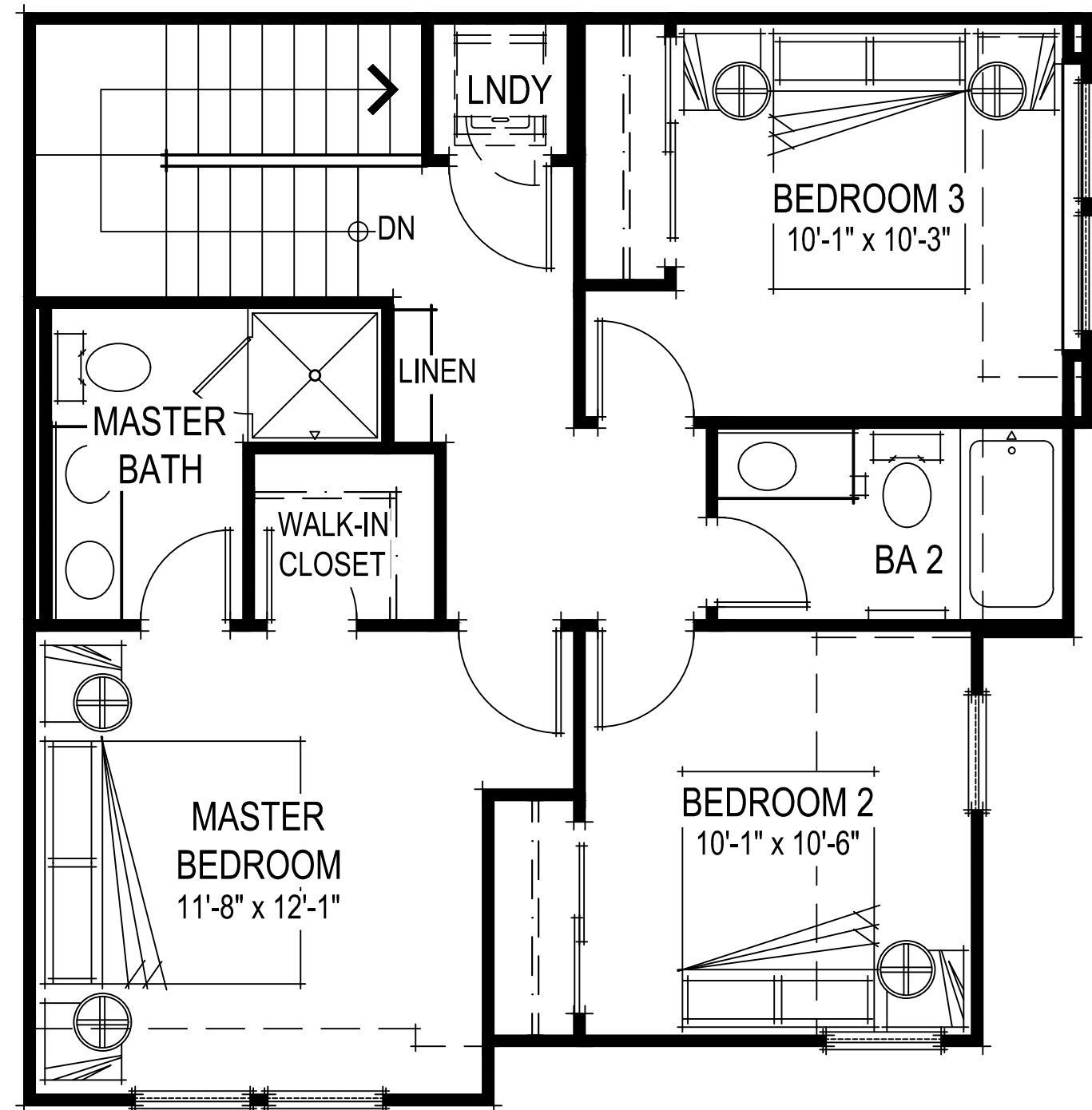
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

DeNOVA HOMES
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

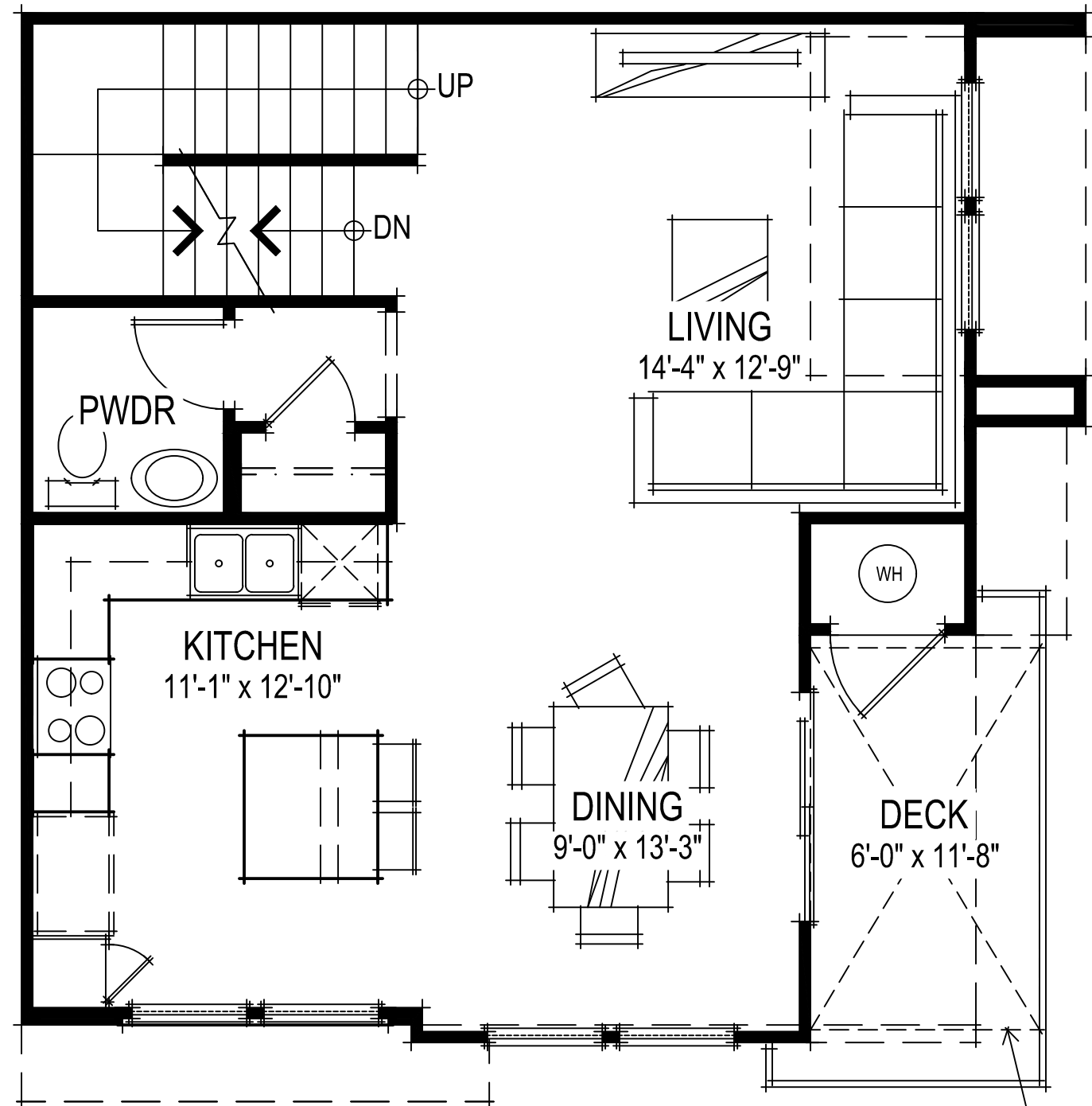
BACK TO BACK TOWNHOMES

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925.634.7000 | sdgarchitectsinc.com

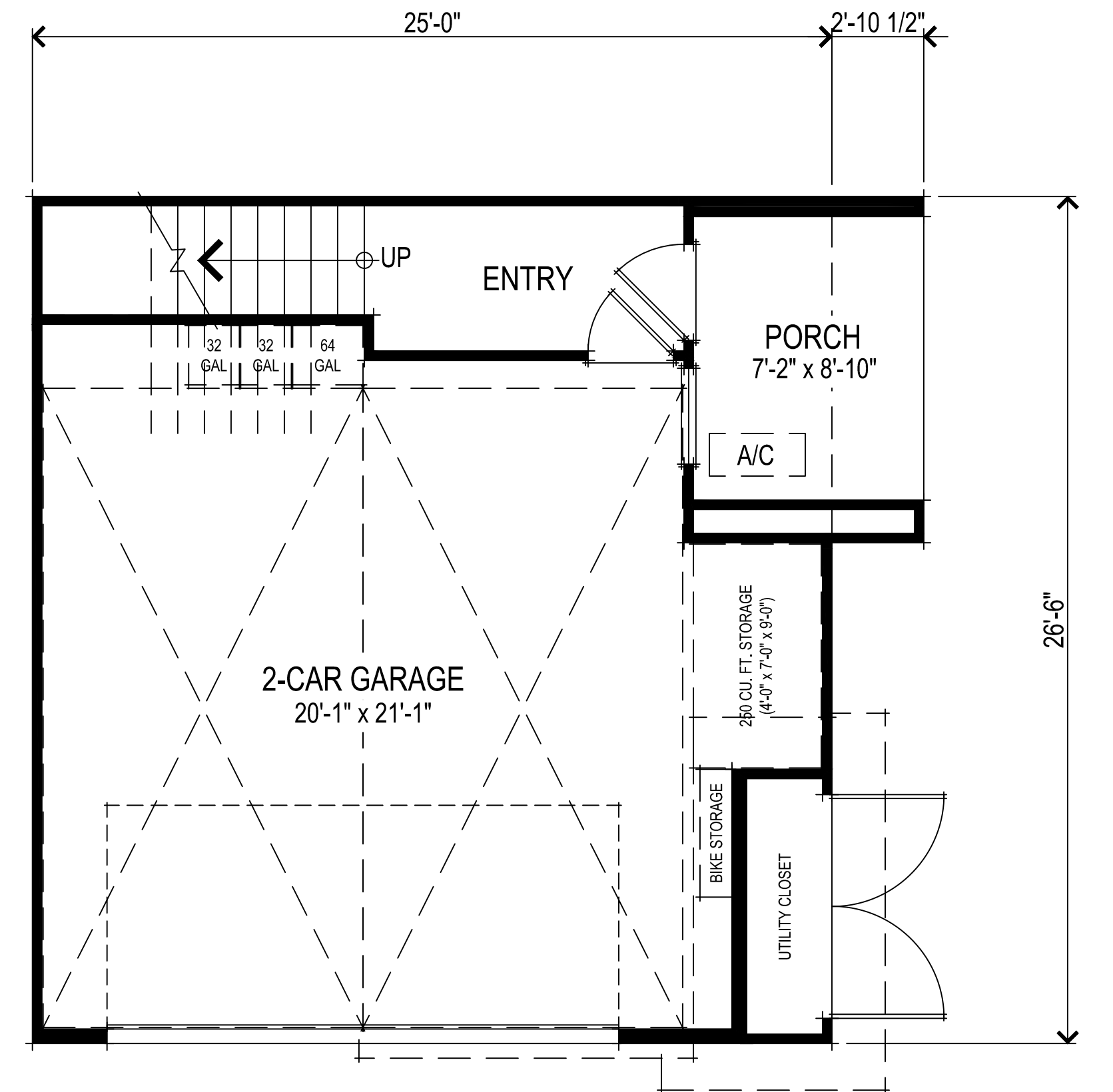




THIRD FLOOR PLAN



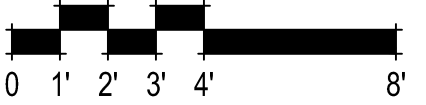
SECOND FLOOR PLAN



FIRST FLOOR PLAN

MIN. 60 SQ. FT. PRIVATE OPEN SPACE (10' x 6')

SQUARE FOOTAGES	
FIRST FLOOR	95 SQ. FT.
SECOND FLOOR	625 SQ. FT.
THIRD FLOOR	694 SQ. FT.
TOTAL LIVING	1414 SQ. FT.
2-CAR GARAGE	501 SQ. FT.
DECK	70 SQ. FT.



307.081 Slatten Ranch
Antioch, CA
December 20, 2023

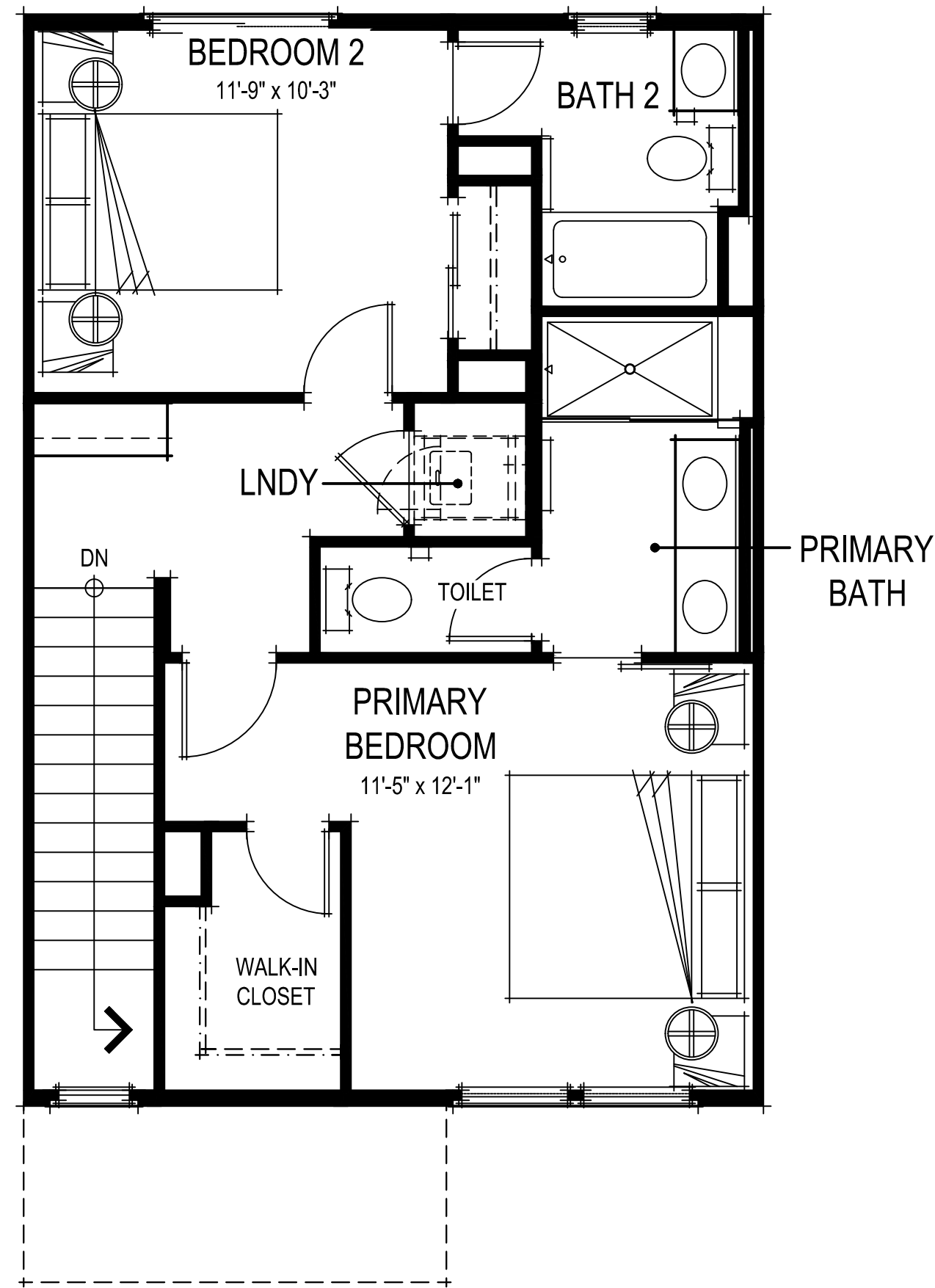
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925.685.0110

BACK TO BACK TOWNHOMES

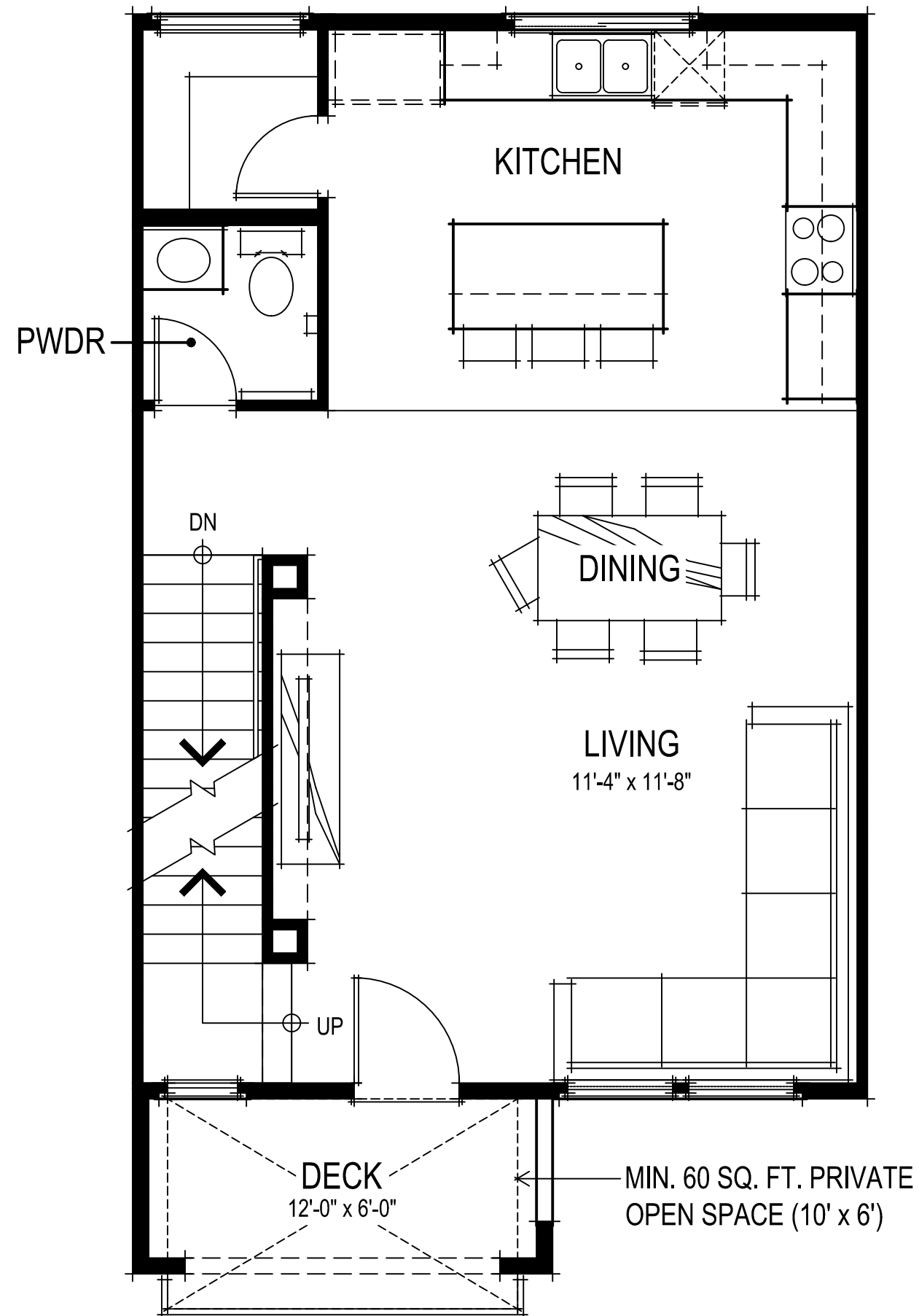
UNIT BB2 FLOOR PLANS
A002

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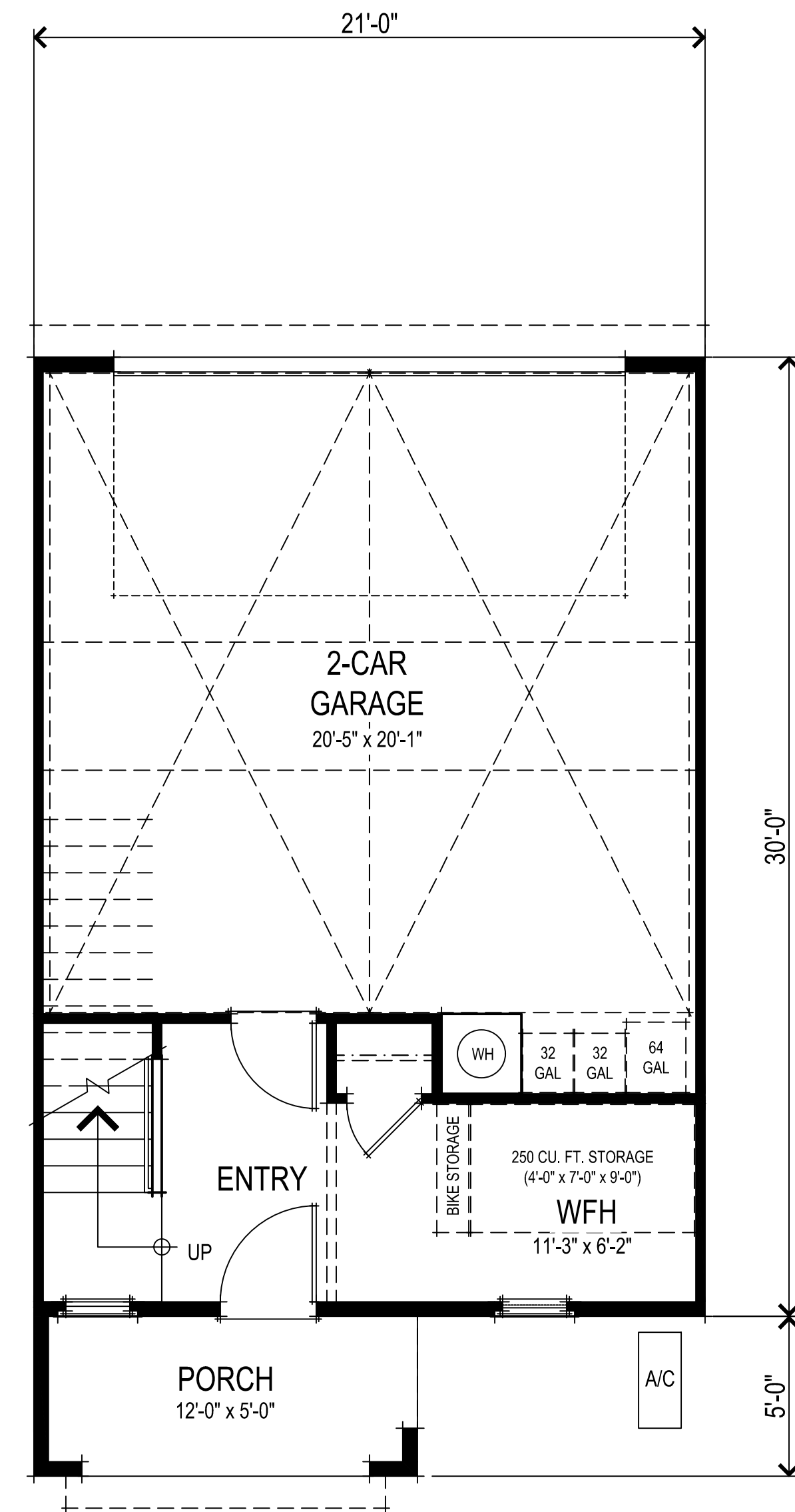




THIRD FLOOR PLAN

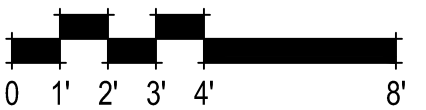


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	179 SQ. FT.
SECOND FLOOR	654 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL LIVING	1432 SQ. FT.
2-CAR GARAGE	454 SQ. FT.
DECK	70 SQ. FT.



307.081 Slatten Ranch
Antioch, CA
December 20, 2023

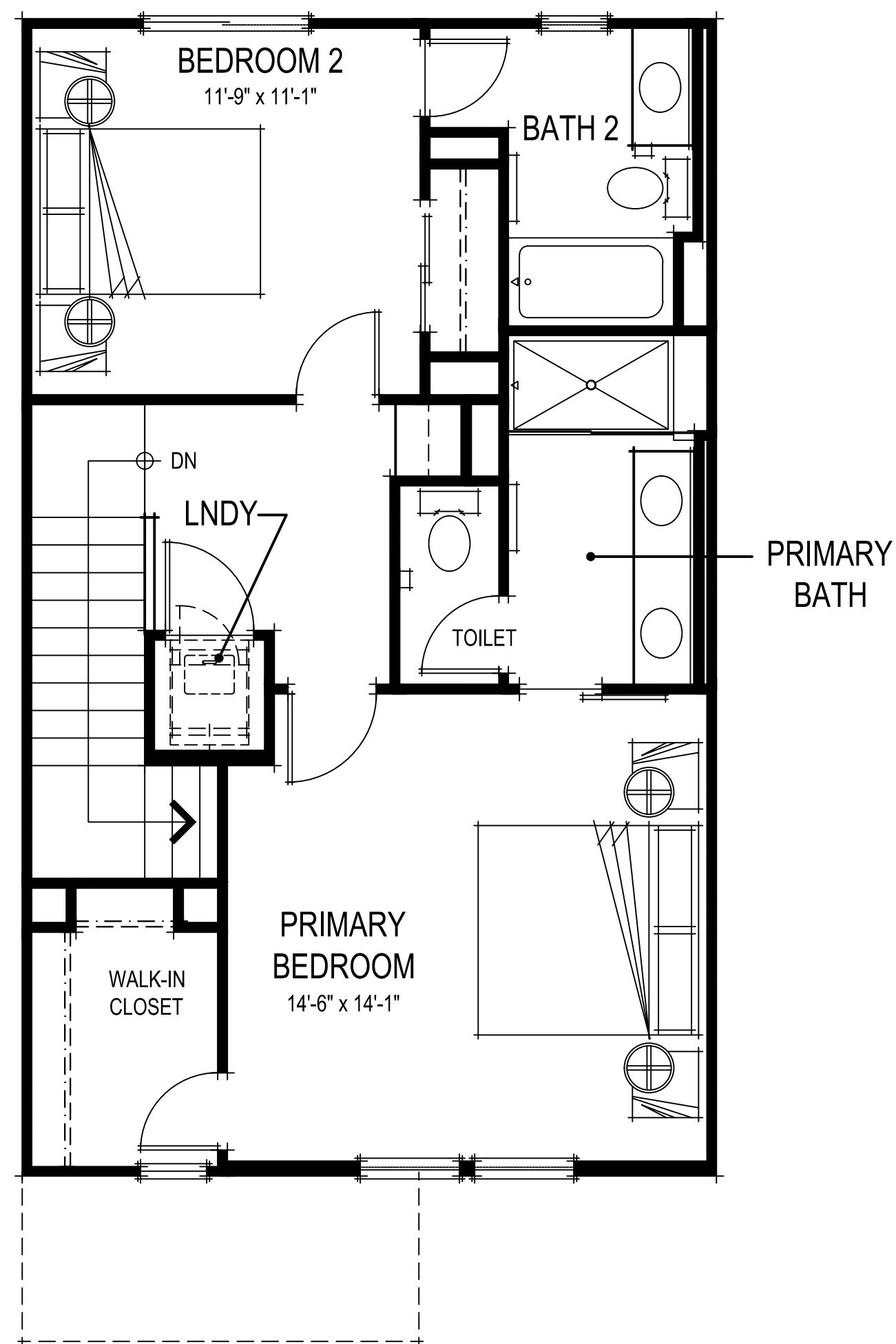
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ROW TOWNHOMES

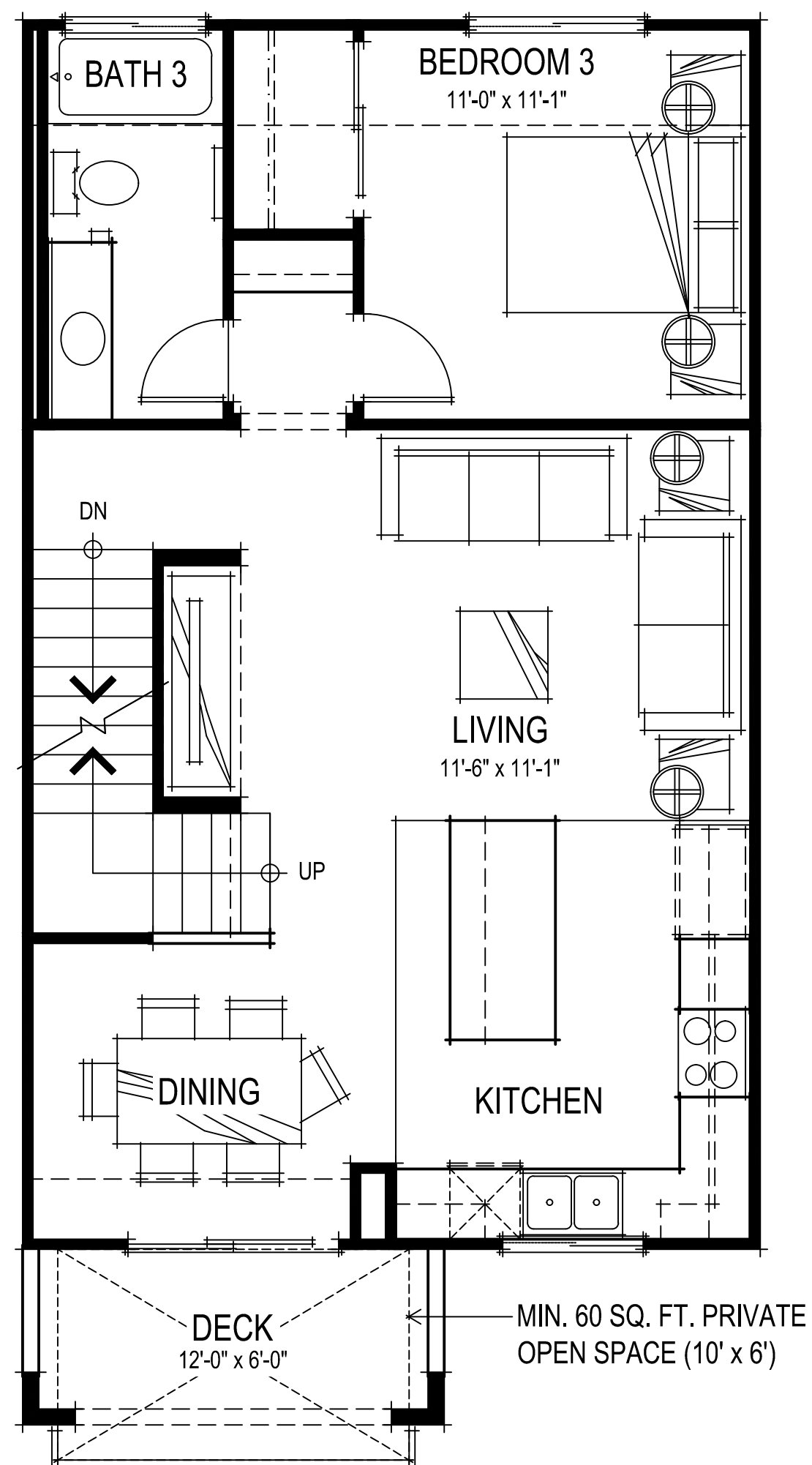
UNIT RT1 FLOOR PLANS
A003

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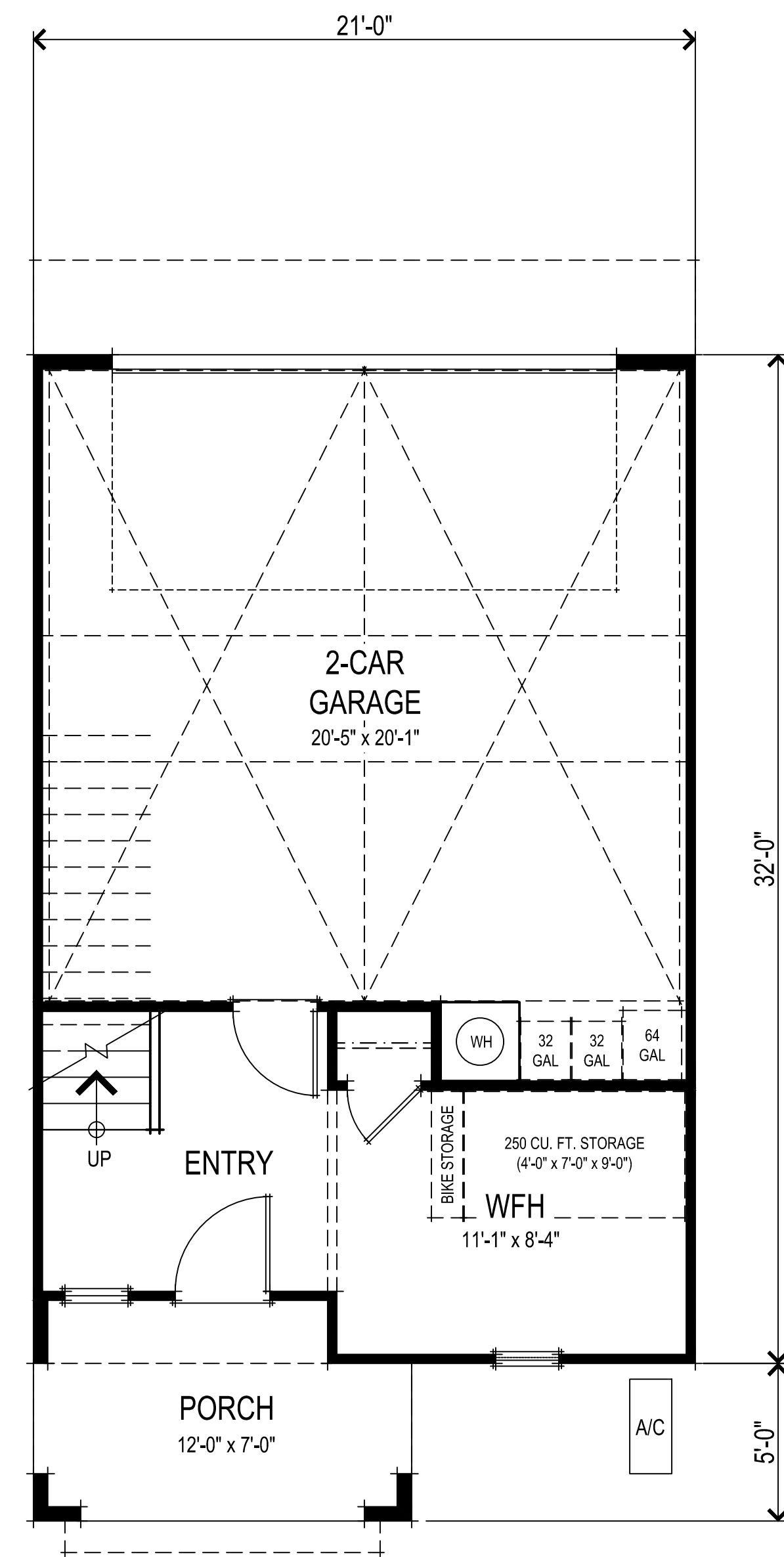




THIRD FLOOR PLAN

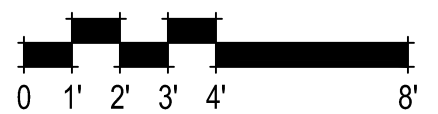


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	203 SQ. FT.
SECOND FLOOR	738 SQ. FT.
THIRD FLOOR	677 SQ. FT.
TOTAL LIVING	1618 SQ. FT.
2-CAR GARAGE	453 SQ. FT.
DECK	70 SQ. FT.



307.081 Slatten Ranch
Antioch, CA
December 20, 2023

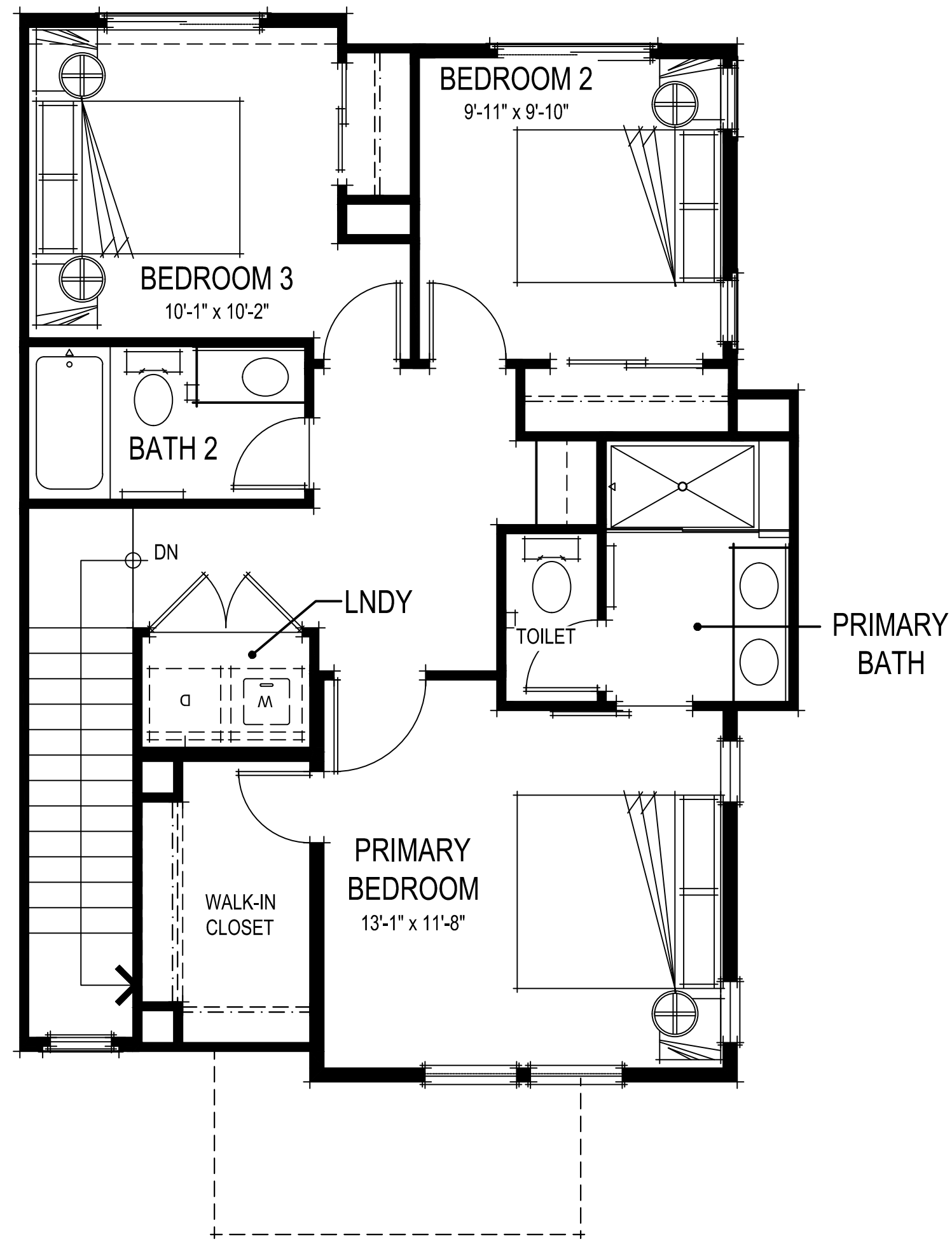
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925.685.0110

ROW TOWNHOMES

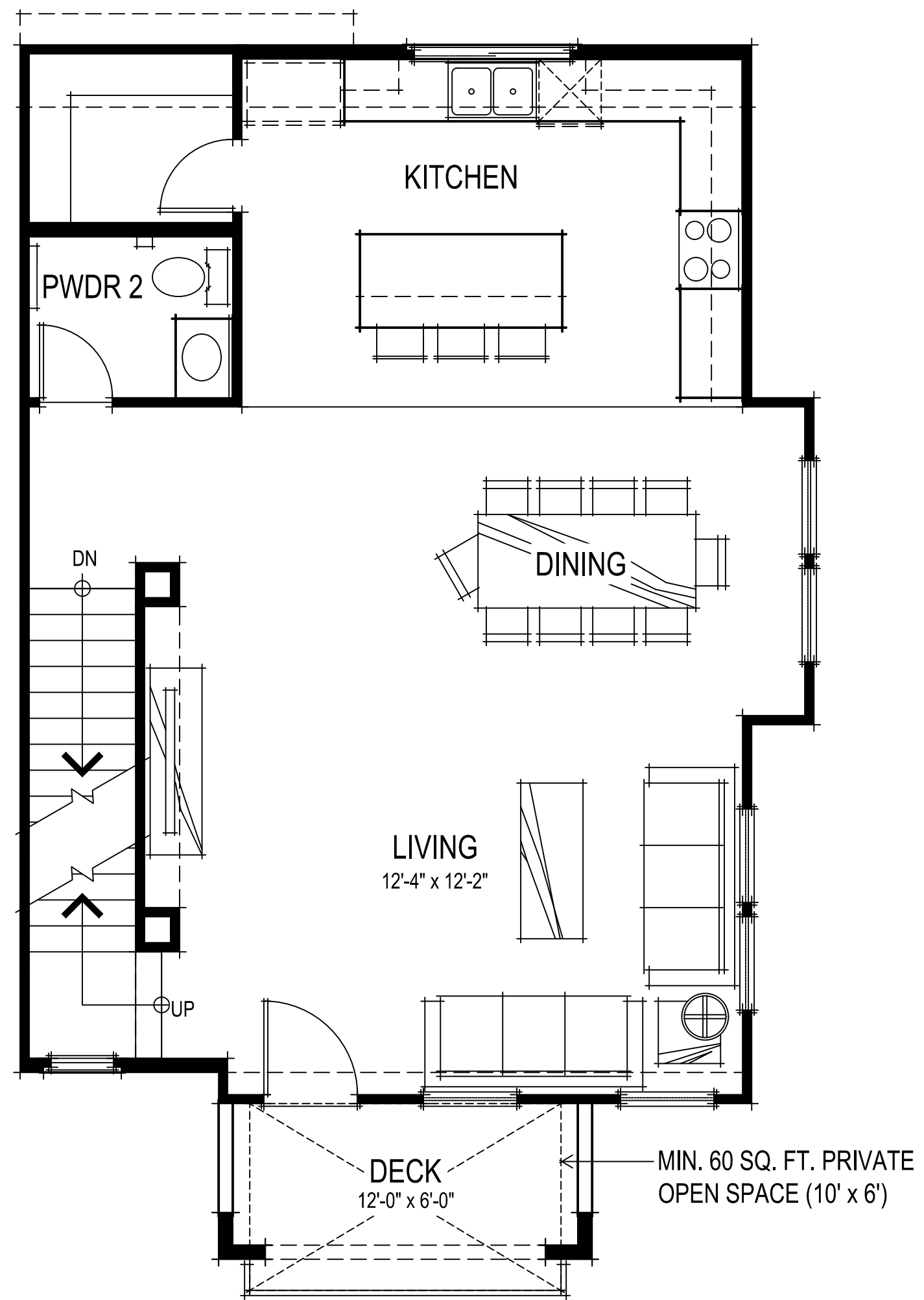
UNIT RT2 FLOOR PLANS
A004

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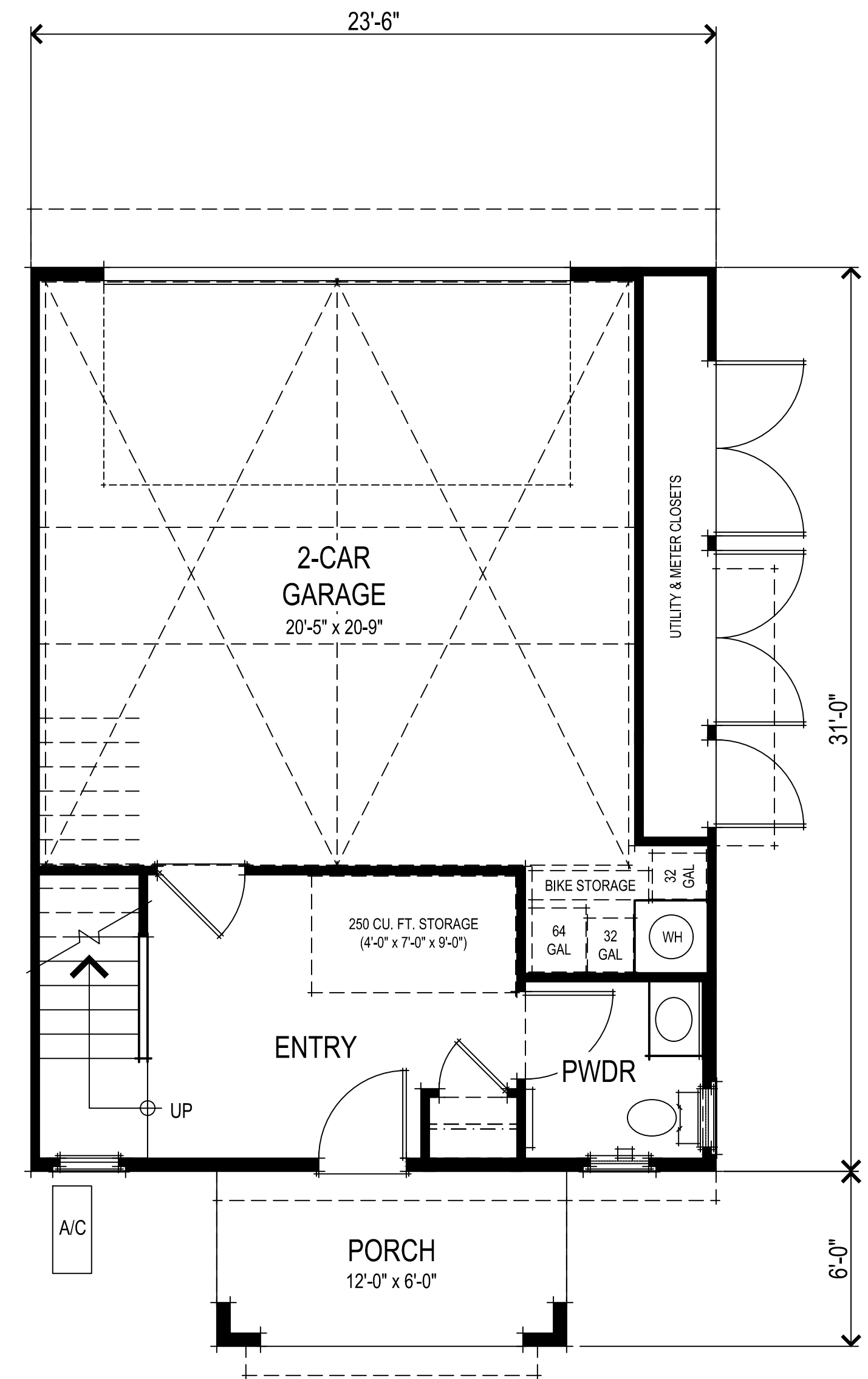




THIRD FLOOR PLAN

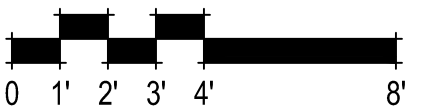


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	221 SQ. FT.
SECOND FLOOR	815 SQ. FT.
THIRD FLOOR	755 SQ. FT.
TOTAL LIVING	1791 SQ. FT.
2-CAR GARAGE	470 SQ. FT.
DECK	70 SQ. FT.



307.081 Slatten Ranch
 Antioch, CA
 December 20, 2023

DE NOVA HOMES
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 925.685.0110

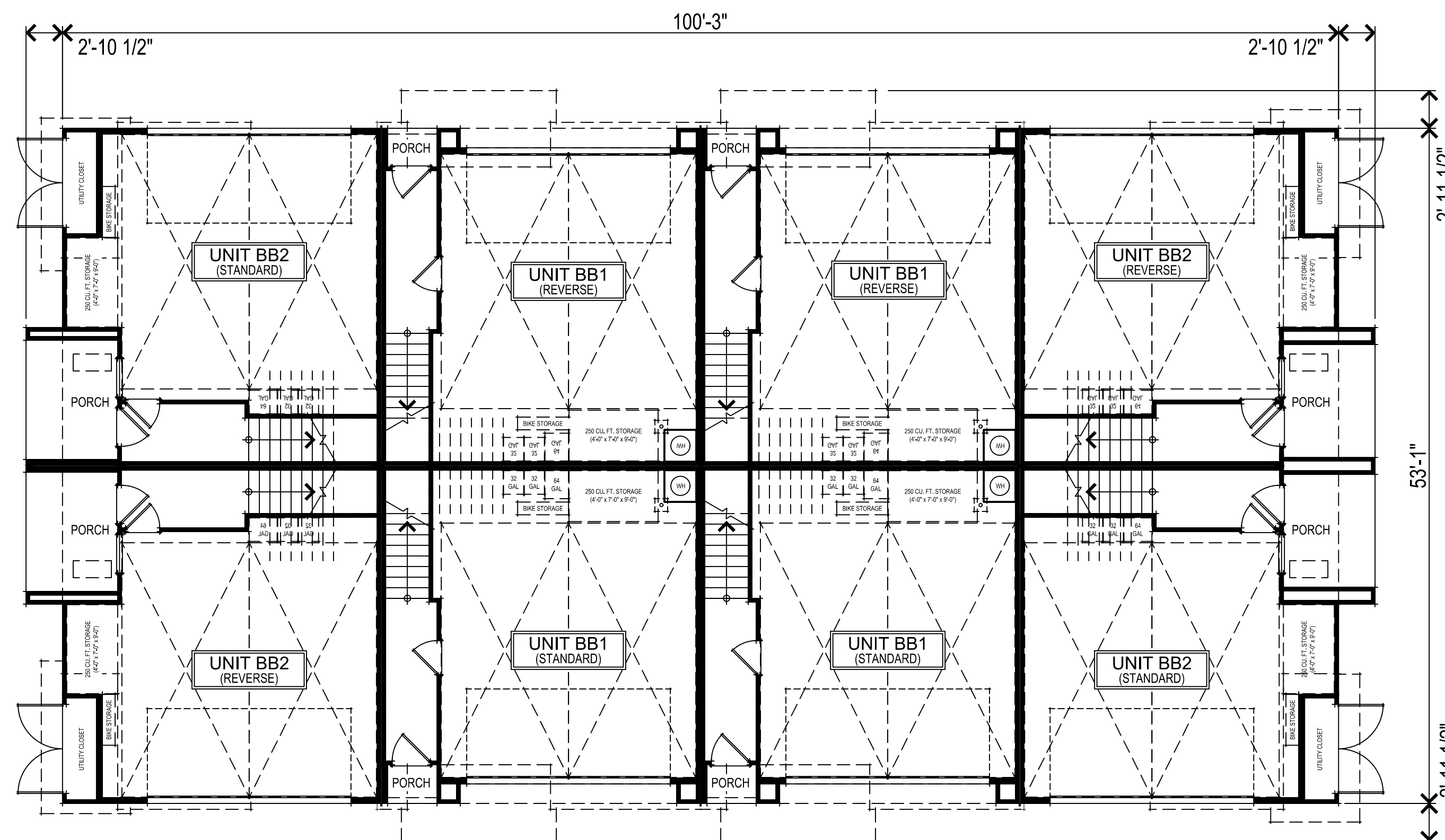
ROW TOWNHOMES

UNIT RT3 FLOOR PLANS
 A005

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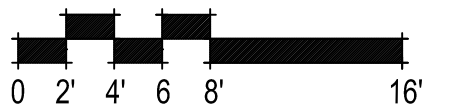


SECOND FLOOR PLAN



FIRST FLOOR PLAN

BACK TO BACK TOWNHOMES



8 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS

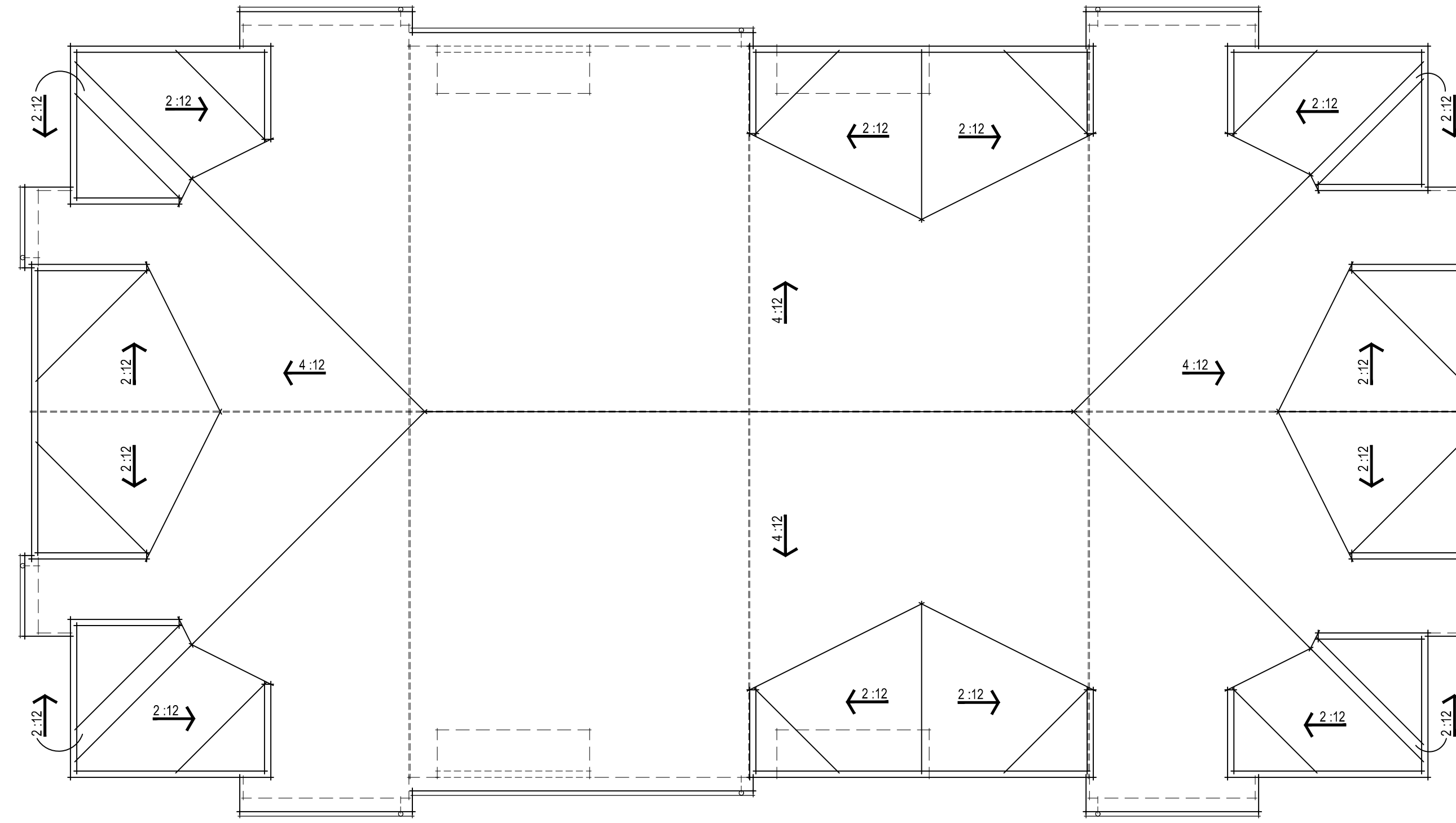
A006

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

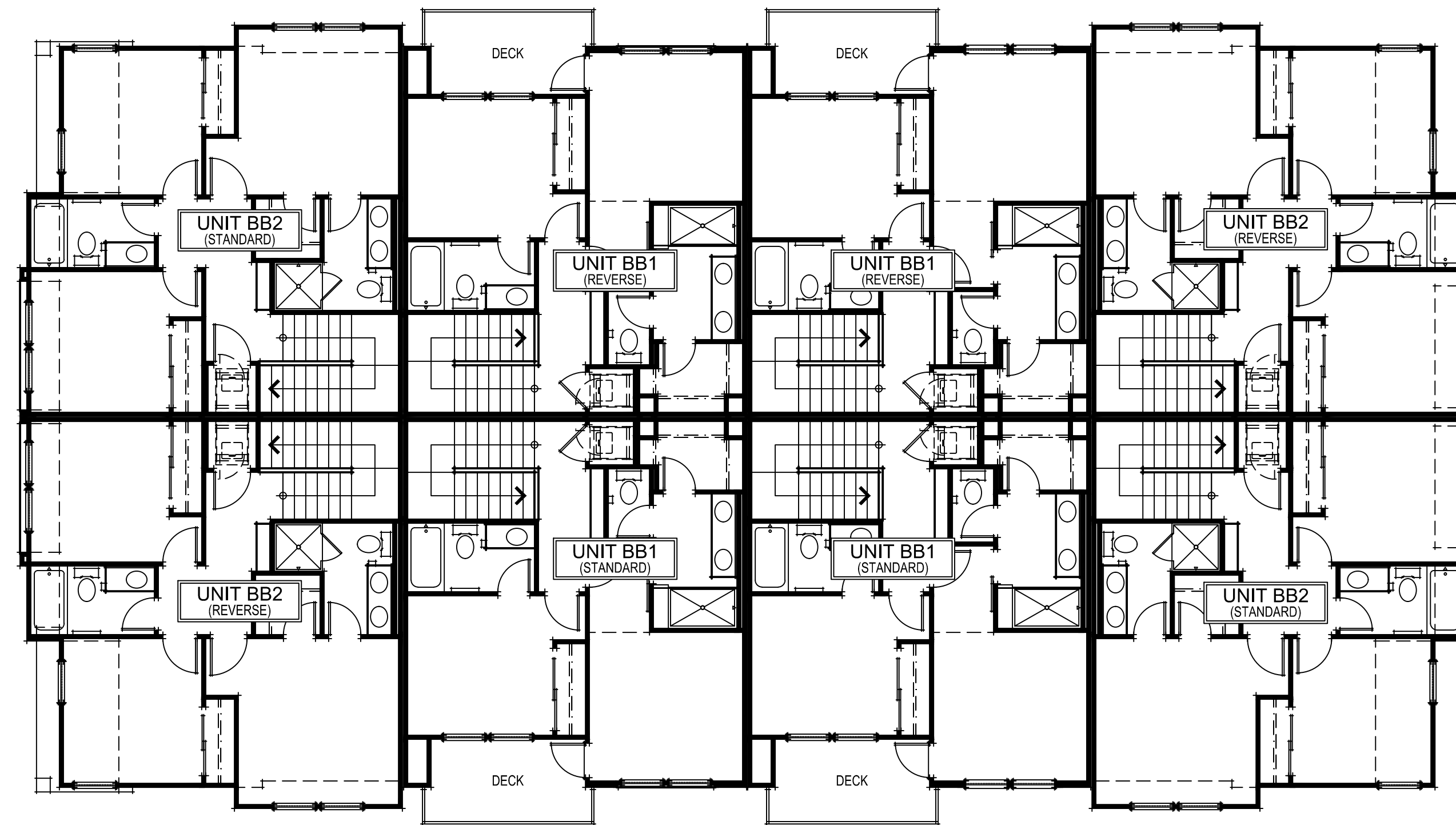
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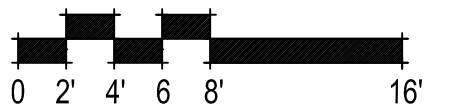


ROOF PLAN



THIRD FLOOR PLAN

BACK TO BACK TOWNHOMES



8 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS

A007

307.081 Slatten Ranch
 Antioch, CA
 December 20, 2023

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UTILITY CLOSET

RIGHT ELEVATION



DOWN SPOUT, TYP.

40'-3"

REAR ELEVATION



UTILITY CLOSET

LEFT ELEVATION



COLONIAL SMOOTH
HARDI SIDING

STUCCO FINISH

METAL RAIL

COMP. SHINGLE
ROOFING

ROOF EDGE

TOP

MIDDLE

BASE

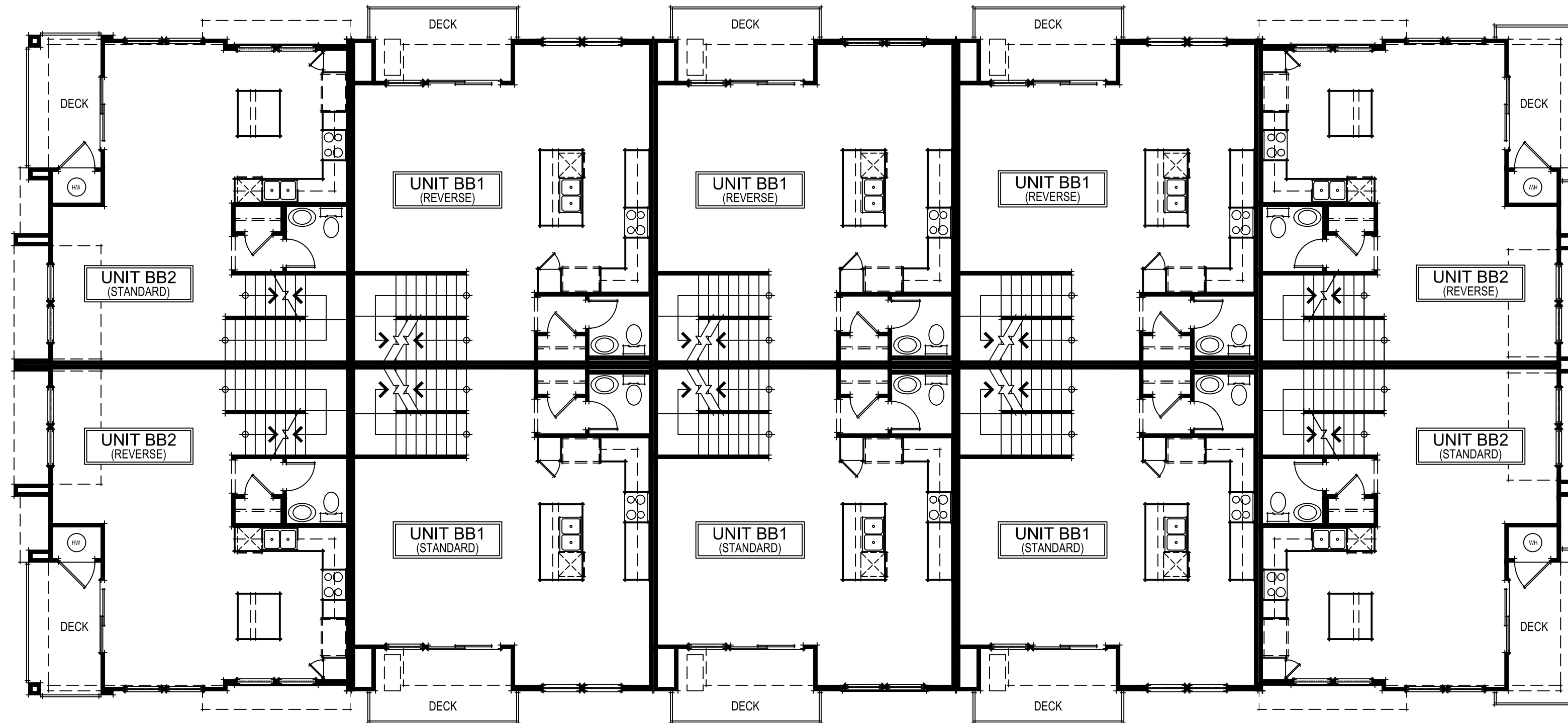
FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	152
SHADED WINDOWS:	36
PERCENTAGE SHADED:	23.7%
PERCENTAGE REQUIRED:	20%

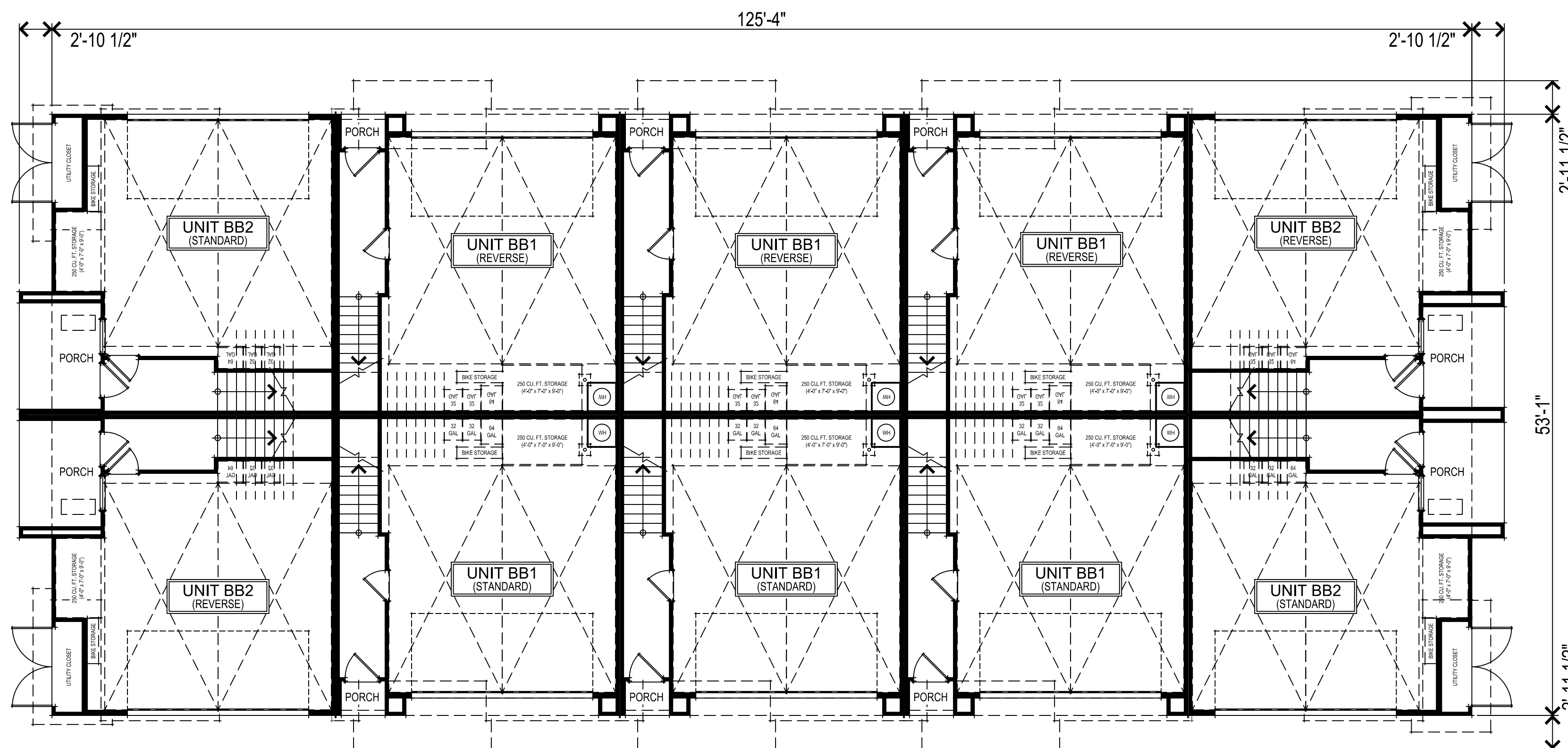
BACK TO BACK TOWNHOMES



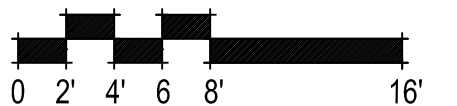
8 UNIT B2B BLDG ELEVATIONS
A008



SECOND FLOOR PLAN



FIRST FLOOR PLAN



307.081 Slatten Ranch
 Antioch, CA
 December 20, 2023

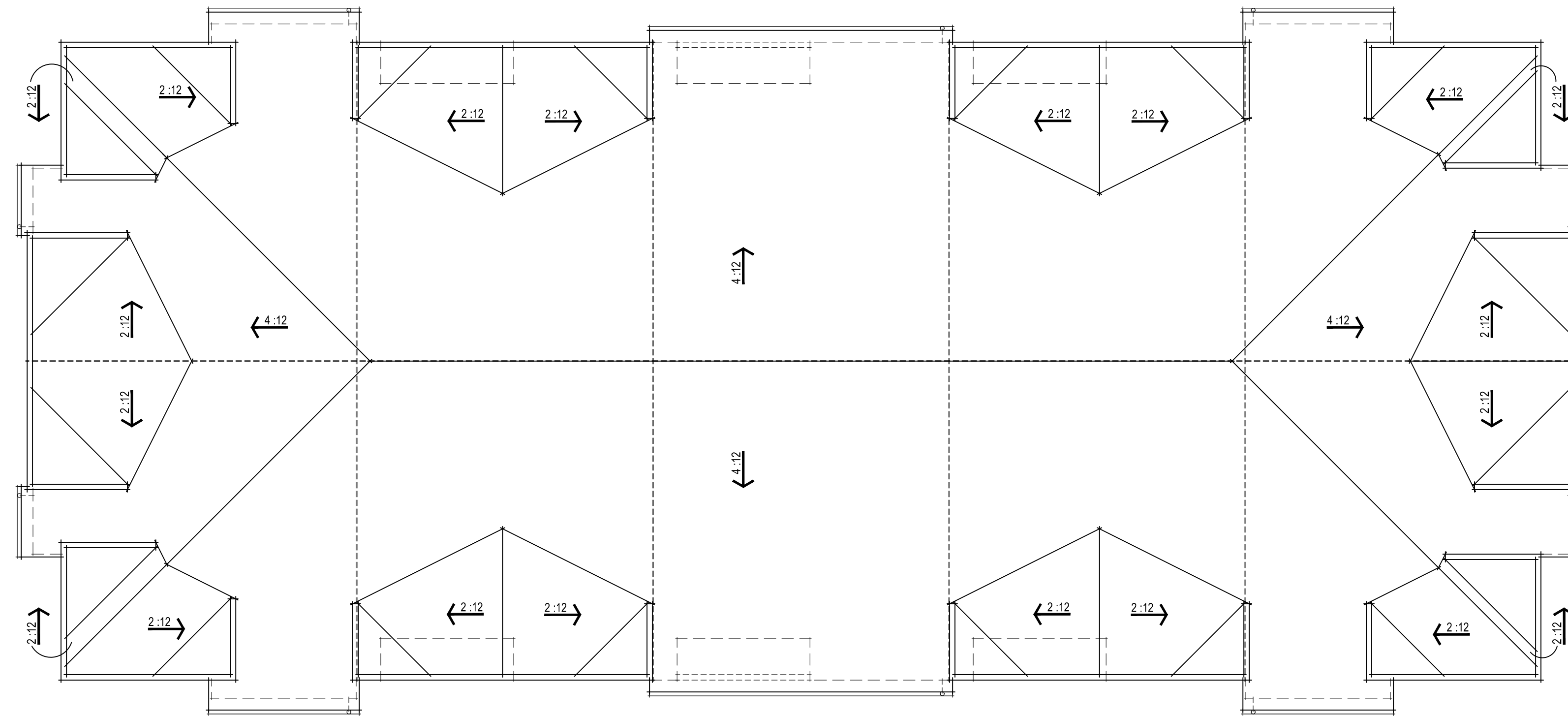
DeNOVA HOMES
 1500 Willow Pass Ct., Concord, CA 94520
 925.685.0110

BACK TO BACK TOWNHOMES

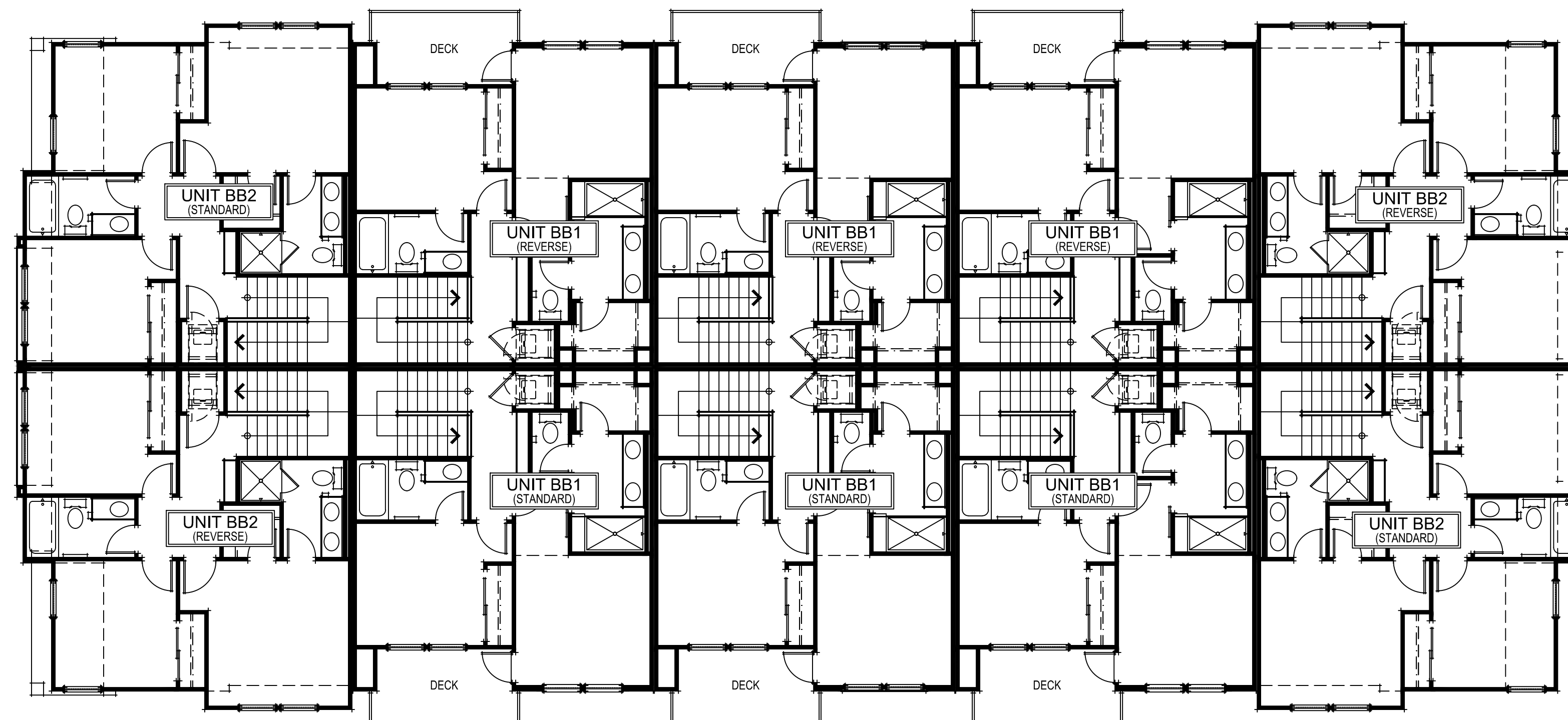
10 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
 A009

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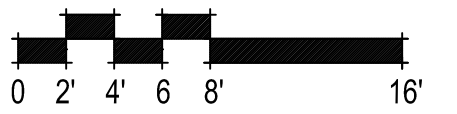




ROOF PLAN



THIRD FLOOR PLAN



307.081 Slatten Ranch
 Antioch, CA
 December 20, 2023

10 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
 A010

BACK TO BACK TOWNHOMES



UTILITY CLOSET

RIGHT ELEVATION



DOWN SPOUT, TYP.

40'-3"

REAR ELEVATION



UTILITY CLOSET

LEFT ELEVATION



COLONIAL SMOOTH
HARDI SIDING

STUCCO FINISH

METAL RAIL

COMP. SHINGLE
ROOFING

ROOF EDGE

TOP

MIDDLE

BASE

FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	178
SHADED WINDOWS:	46
PERCENTAGE SHADED:	25.8%
PERCENTAGE REQUIRED:	20%

BACK TO BACK TOWNHOMES

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

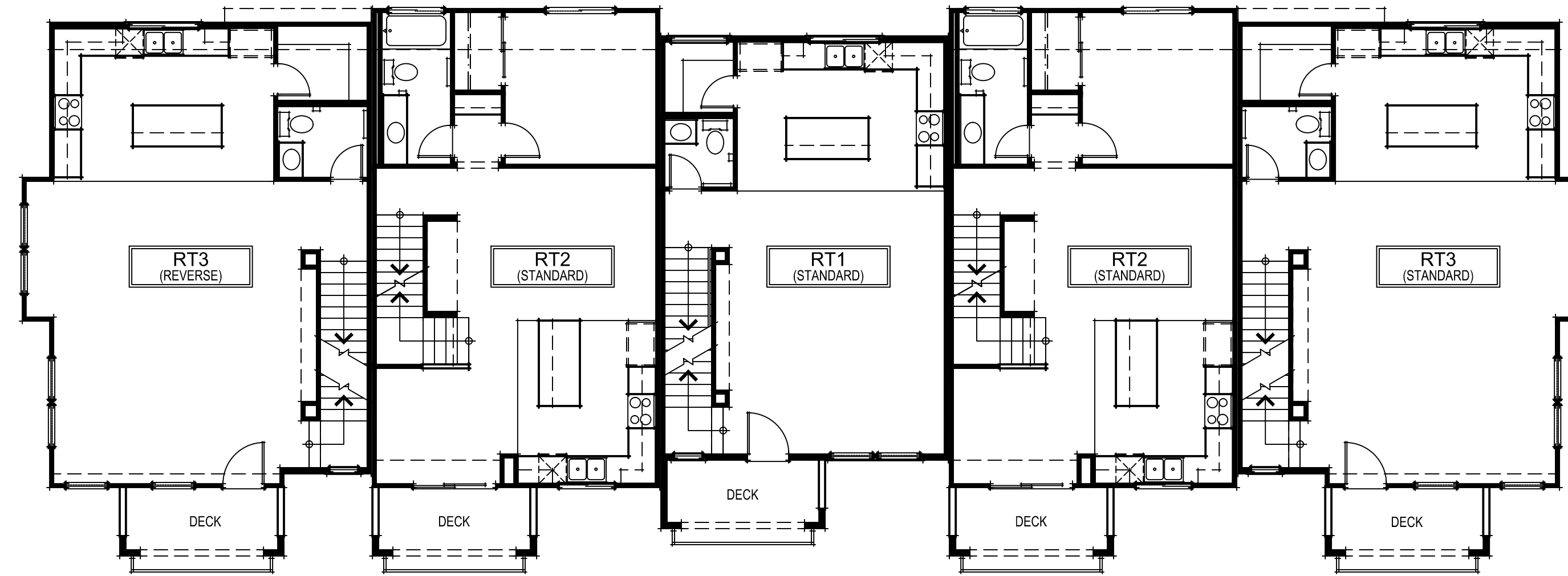
DENOVA HOMES
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110



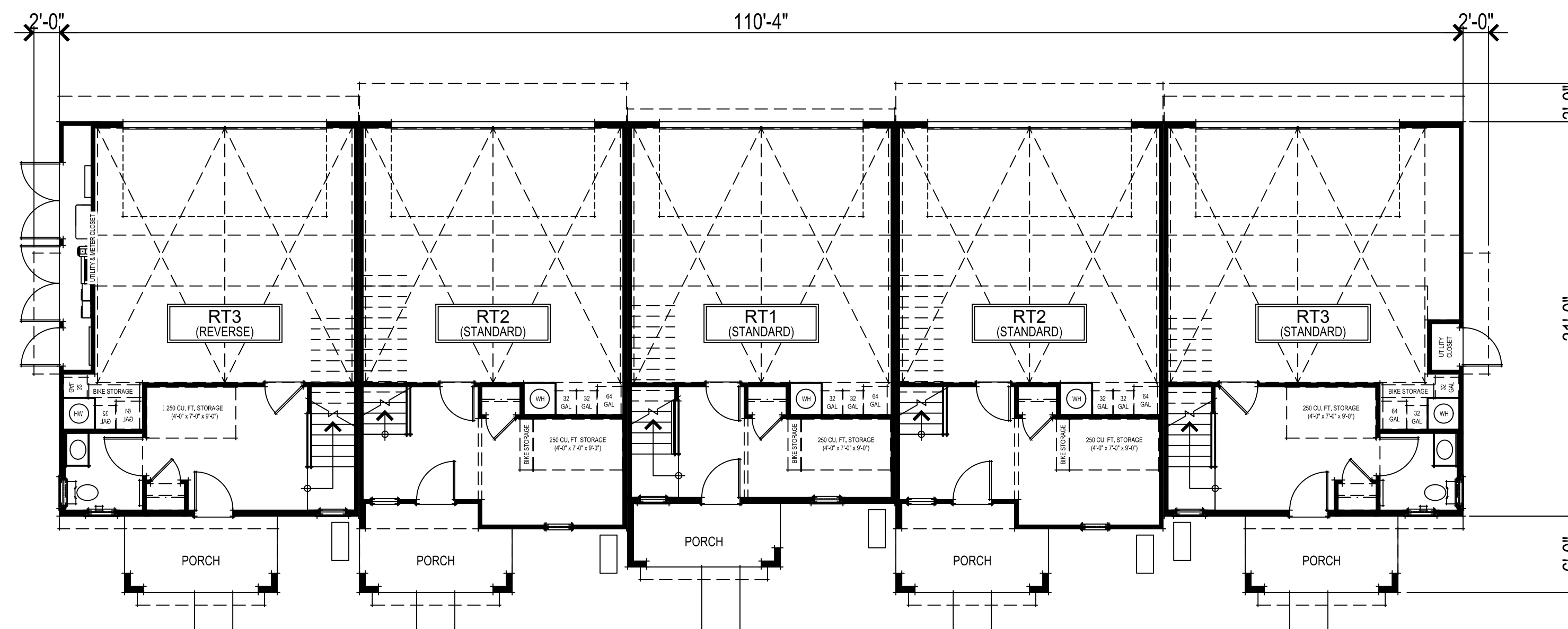
10 UNIT B2B BLDG ELEVATIONS
A011

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

307.081 Slatten Ranch
 Antioch, CA
 December 20, 2023

DeNOVA HOMES
 1500 Willow Pass Ct., Concord, CA 94520
 925.685.0110

ROW TOWNHOMES

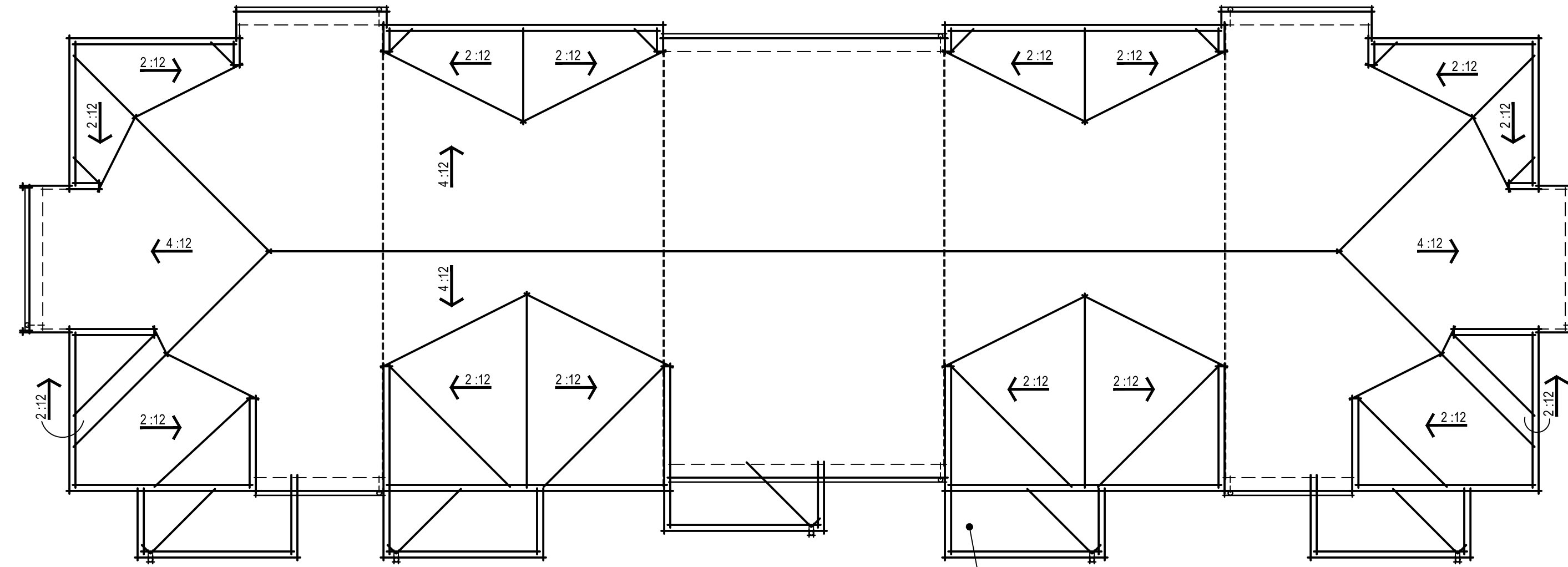
5 UNIT RT BLDG FIRST & SECOND FLOOR PLANS

A012



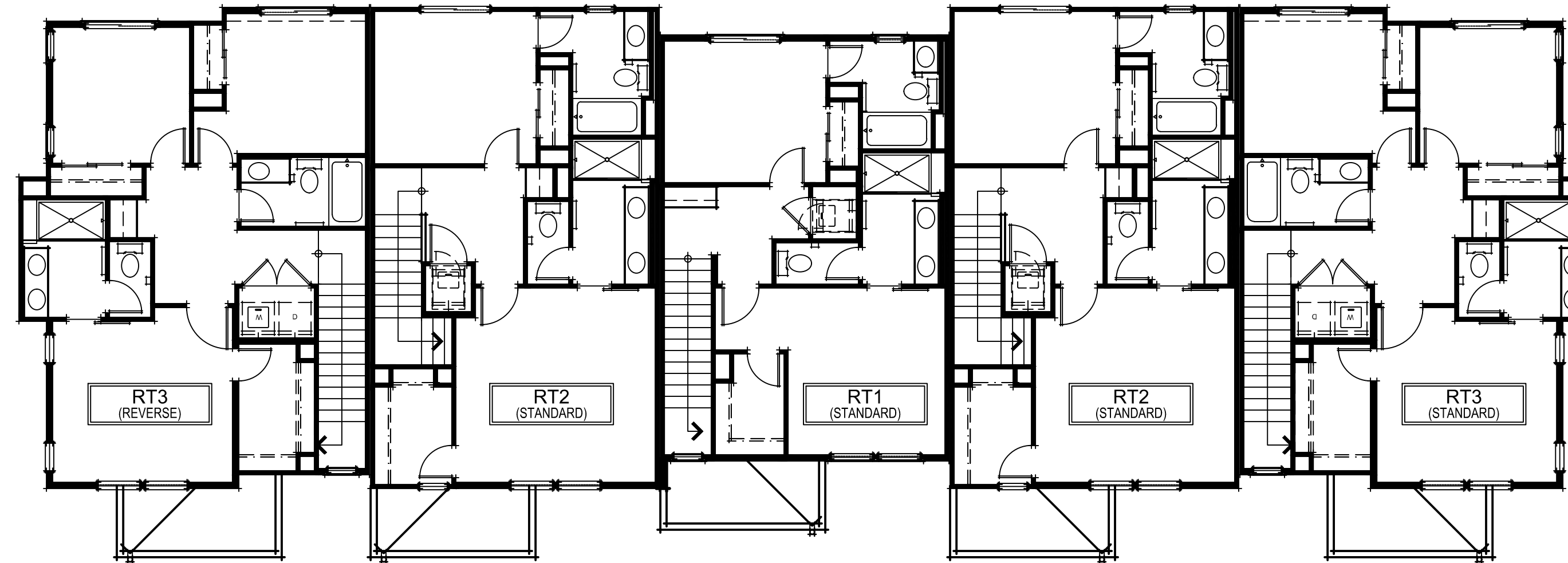
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 Brentwood, CA 94513
 925.634.7000 | sgdarchitectsinc.com





TPO ROOFING SLOPED
1/4" PER FOOT, TYP.

ROOF PLAN



THIRD FLOOR PLAN



UTILITY CLOSET

RIGHT ELEVATION



DOWN SPOUT, TYP.

36'-5"

REAR ELEVATION



UTILITY CLOSET

LEFT ELEVATION



STUCCO FINISH

COMP. SHINGLE ROOFING

METAL RAIL

COLONIAL SMOOTH HARDI SIDING

ROOF EDGE

TOP

MIDDLE

BASE

FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	86
SHADED WINDOWS:	18
PERCENTAGE SHADED:	20.9%
PERCENTAGE REQUIRED:	20%

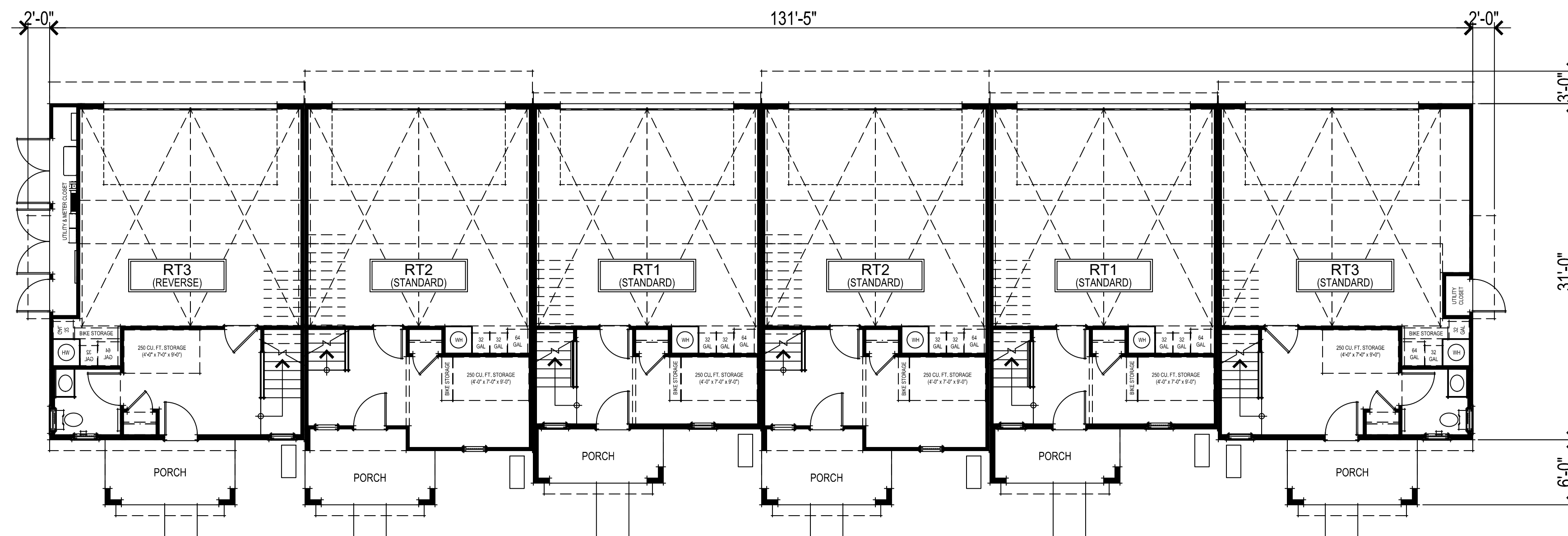
ROW TOWNHOMES



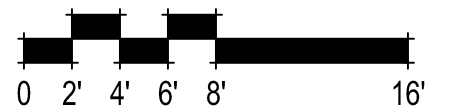
5 UNIT RT BLDG ELEVATIONS
A014



SECOND FLOOR PLAN



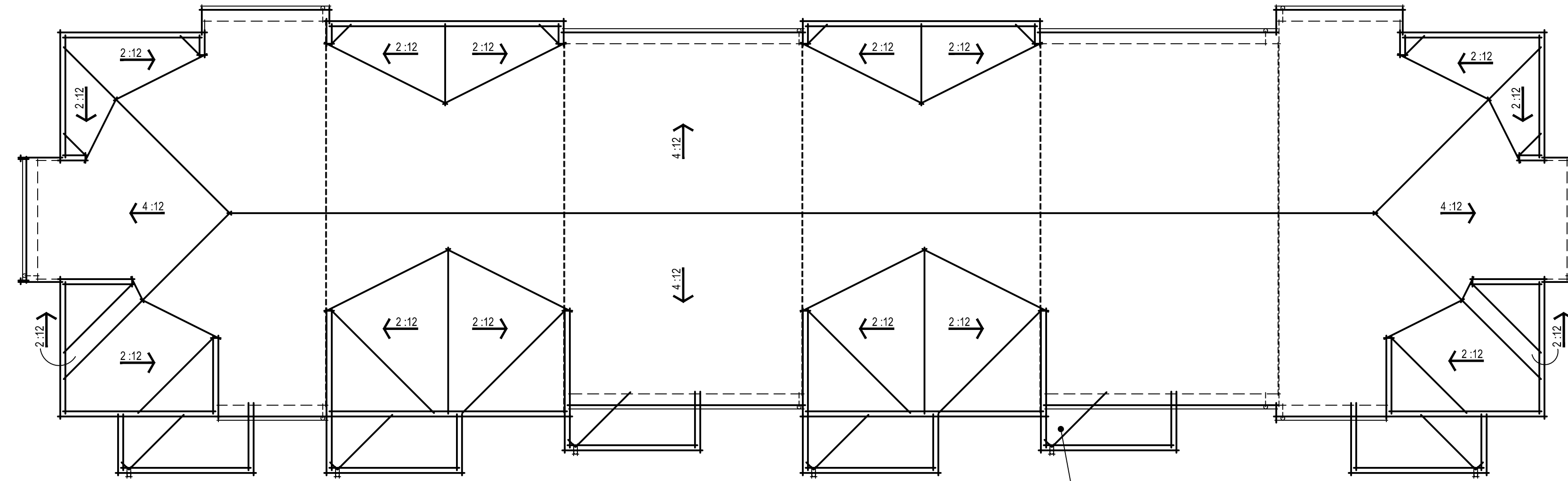
FIRST FLOOR PLAN



307.081 Slatten Ranch
 Antioch, CA
 December 20, 2023

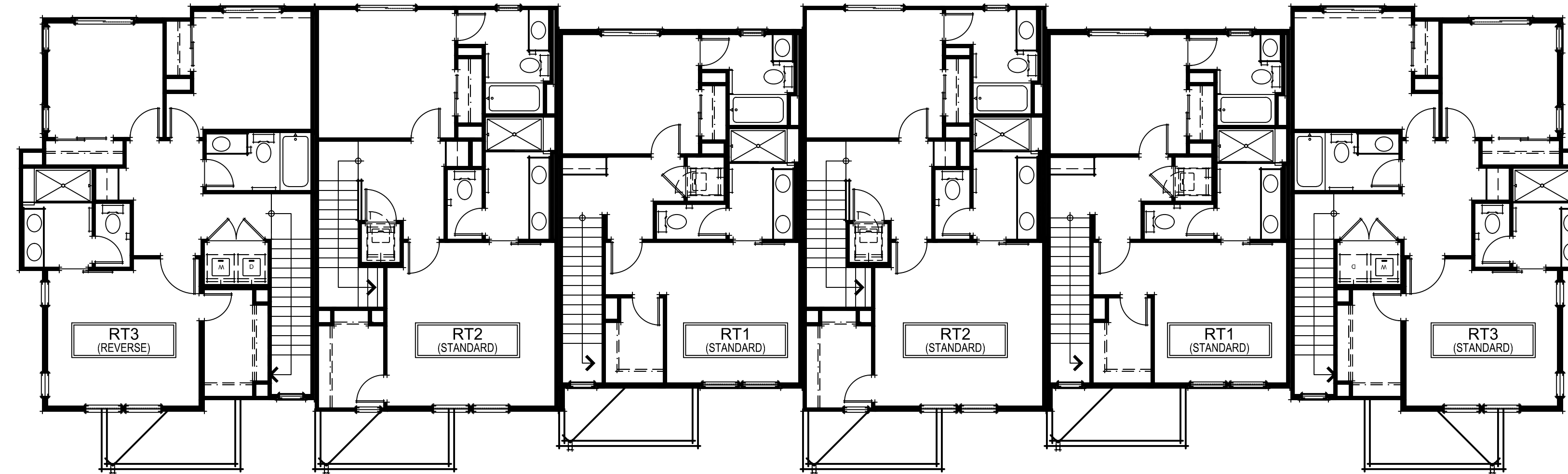
6 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
 A015

ROW TOWNHOMES

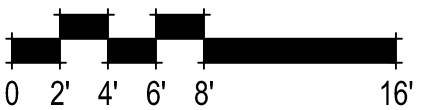


TPO ROOFING SLOPED
1/4" PER FOOT, TYP.

ROOF PLAN



THIRD FLOOR PLAN





UTILITY CLOSET

RIGHT ELEVATION



DOWN SPOUT, TYP.

36'-5"

REAR ELEVATION



UTILITY CLOSET

LEFT ELEVATION



STUCCO FINISH

COMP. SHINGLE ROOFING

METAL RAIL

COLONIAL SMOOTH HARDI SIDING

ROOF EDGE

TOP

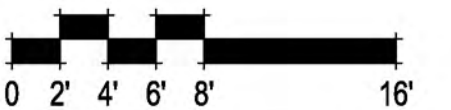
MIDDLE

BASE

FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	102
SHADED WINDOWS:	24
PERCENTAGE SHADED:	23.5%
PERCENTAGE REQUIRED:	20%

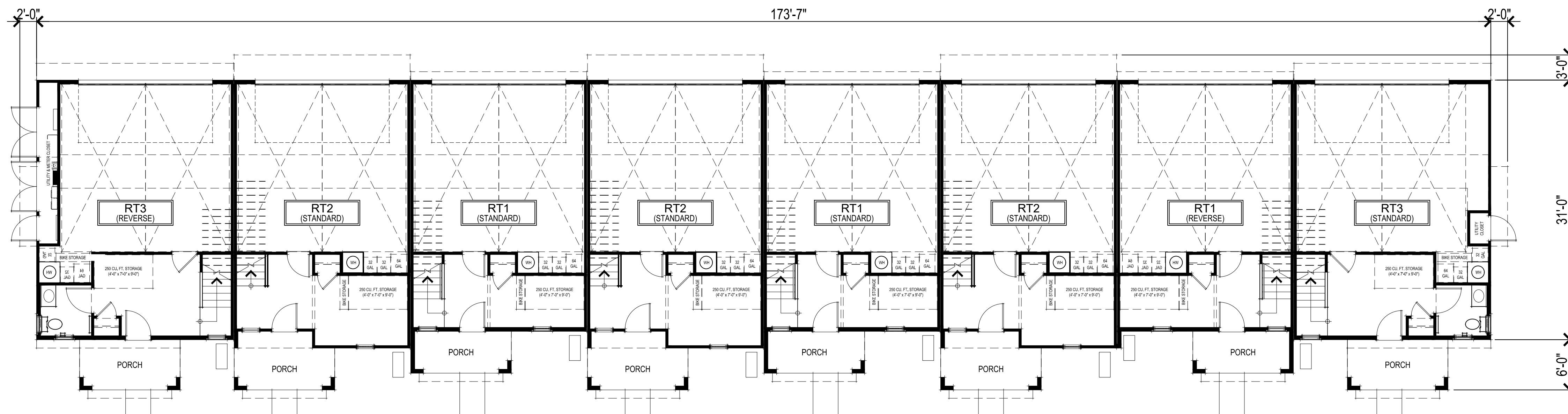
ROW TOWNHOMES



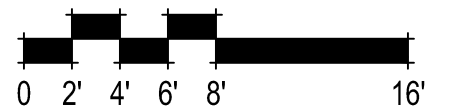
6 UNIT RT BLDG ELEVATIONS
A017



SECOND FLOOR PLAN



FIRST FLOOR PLAN



307.081 Slatten Ranch
Antioch, CA
December 20, 2023

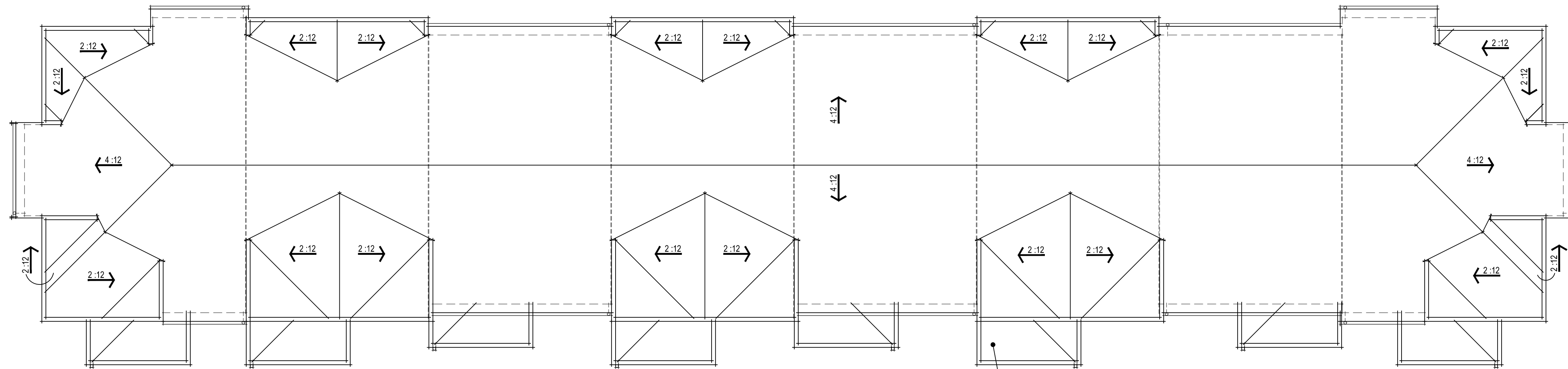
DeNOVA HOMES
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

ROW TOWNHOMES

8 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A018

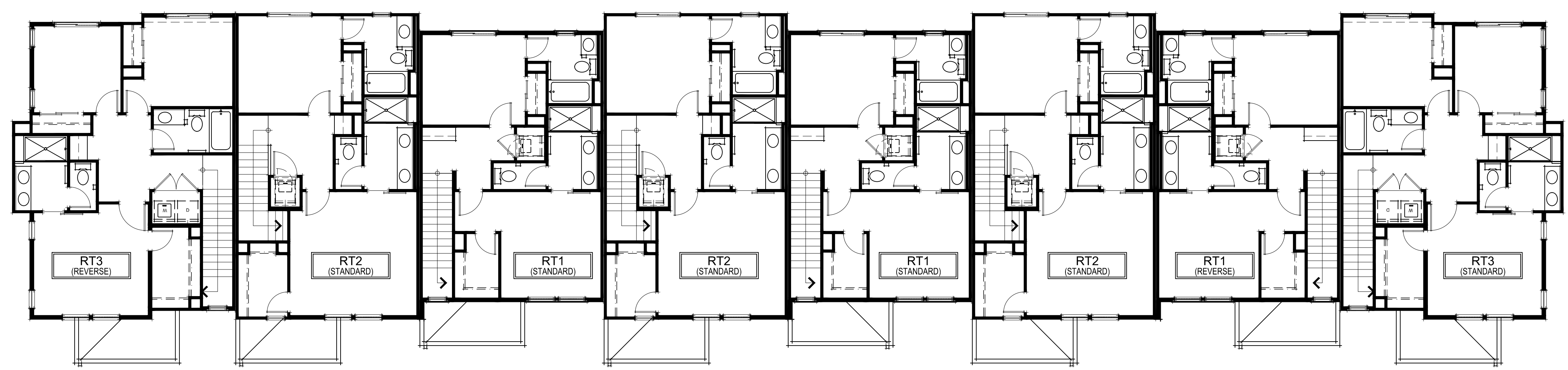
SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



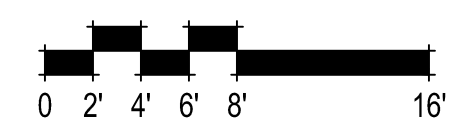


TPO ROOFING SLOPED
1/4" PER FOOT, TYP.

ROOF PLAN



THIRD FLOOR PLAN



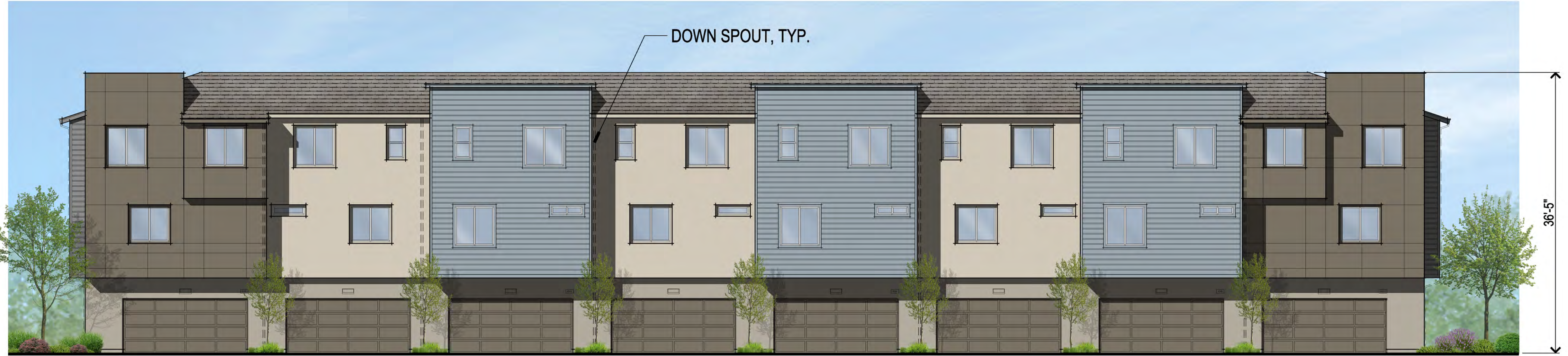
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

8 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A019



UTILITY CLOSET
RIGHT ELEVATION



REAR ELEVATION



UTILITY CLOSET
LEFT ELEVATION



FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	126
SHADED WINDOWS:	32
PERCENTAGE SHADED:	25.4%
PERCENTAGE REQUIRED:	20%

ROW TOWNHOMES



8 UNIT RT BLDG ELEVATIONS
A020

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

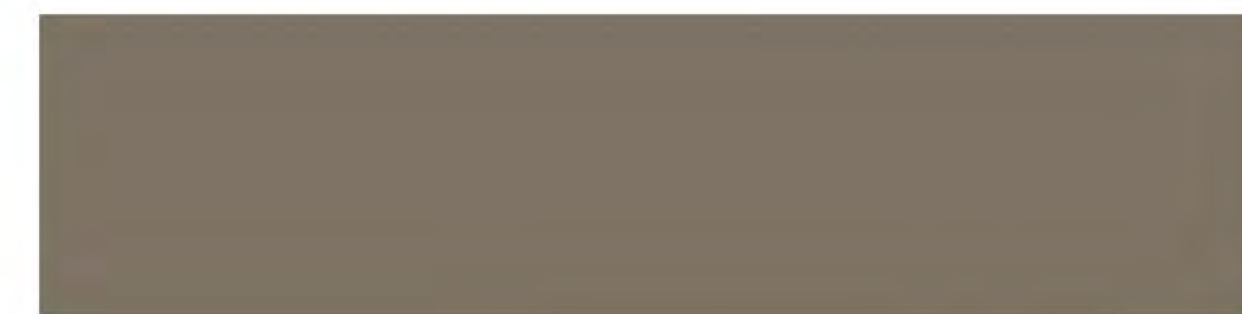
COLOR SCHEME 1



Roofing
CertainTeed - Weathered Wood



Stucco 1
KM4571 Cobblestone Street



Stucco 2
KM4581 Bat Wing



Stucco 3
KM4572 Tungsten



Siding 1
KM5825 Not My Fault



Siding 2
KM5757 Farmers Market



Entry Door & Railing
KMA89-5 Black Oak

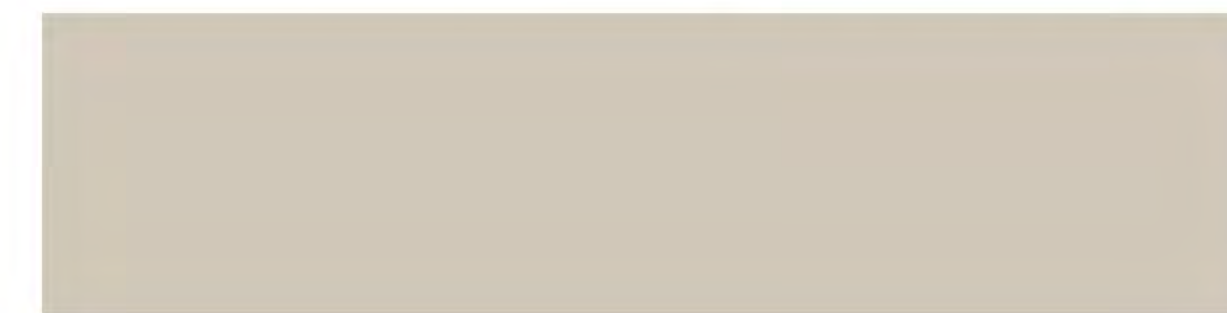


Garage Doors
KM4581 Bat Wing

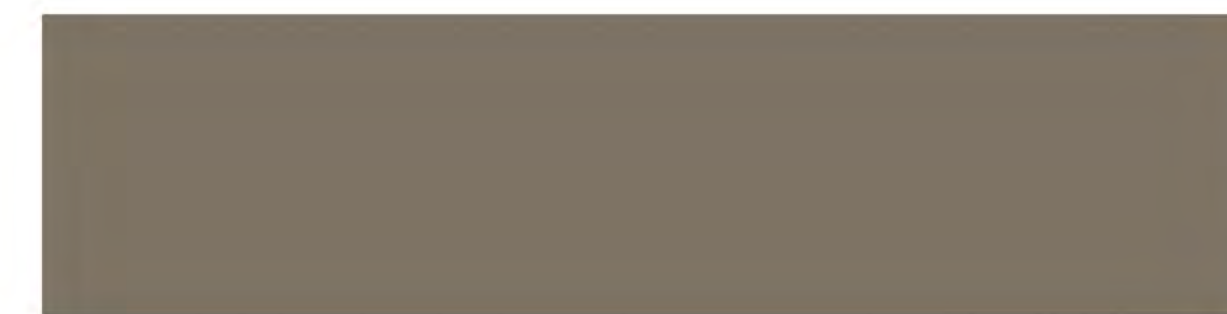
COLOR SCHEME 2



Roofing
CertainTeed - Weathered Wood



Stucco 1
KM4571 Cobblestone Street



Stucco 2
KM4581 Bat Wing



Stucco 3
KM4572 Tungsten



Siding 1
KM5825 Not My Fault



Siding 2
KM54880 Thunder Storm



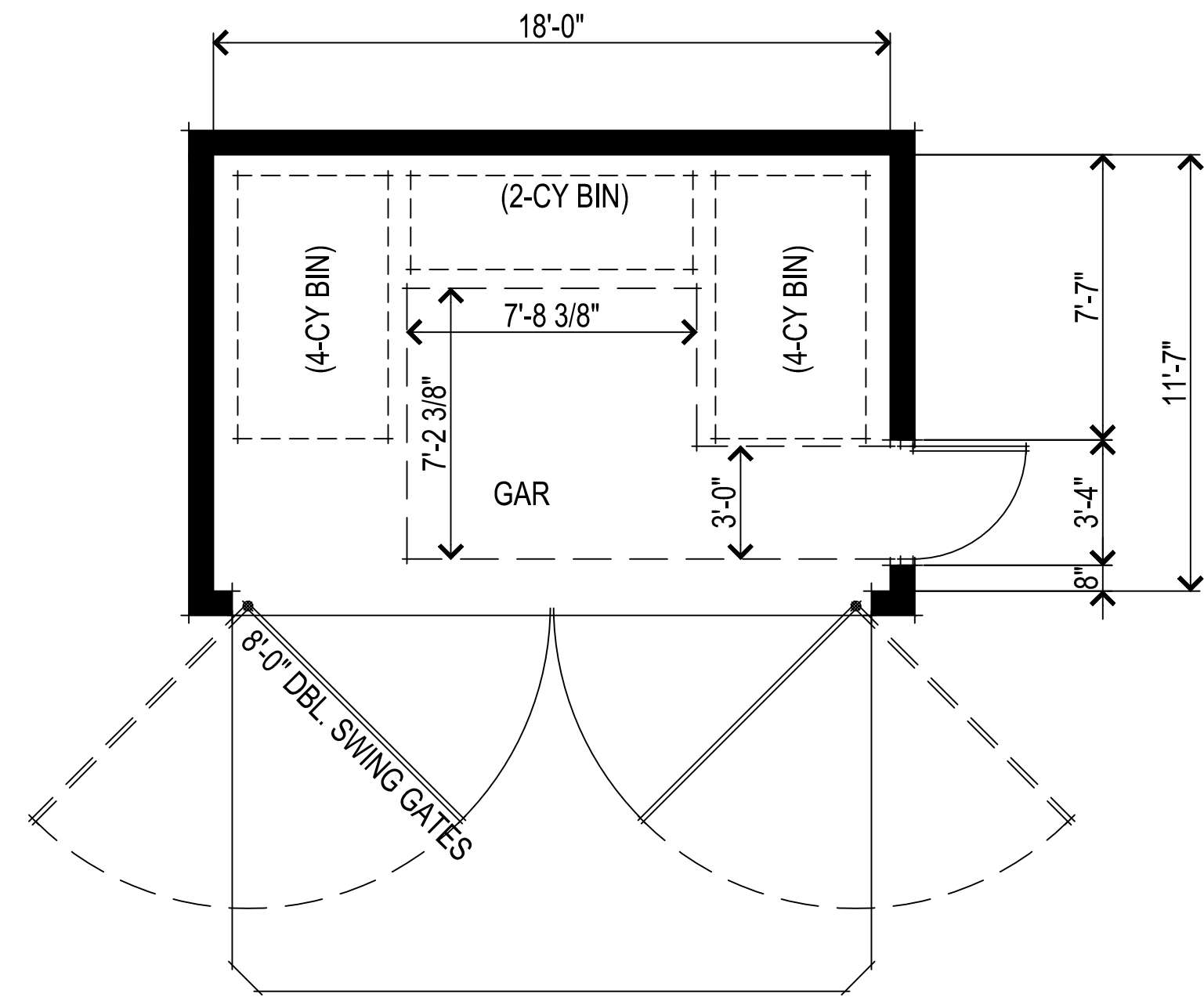
Entry Door & Railing
KMA89-5 Black Oak



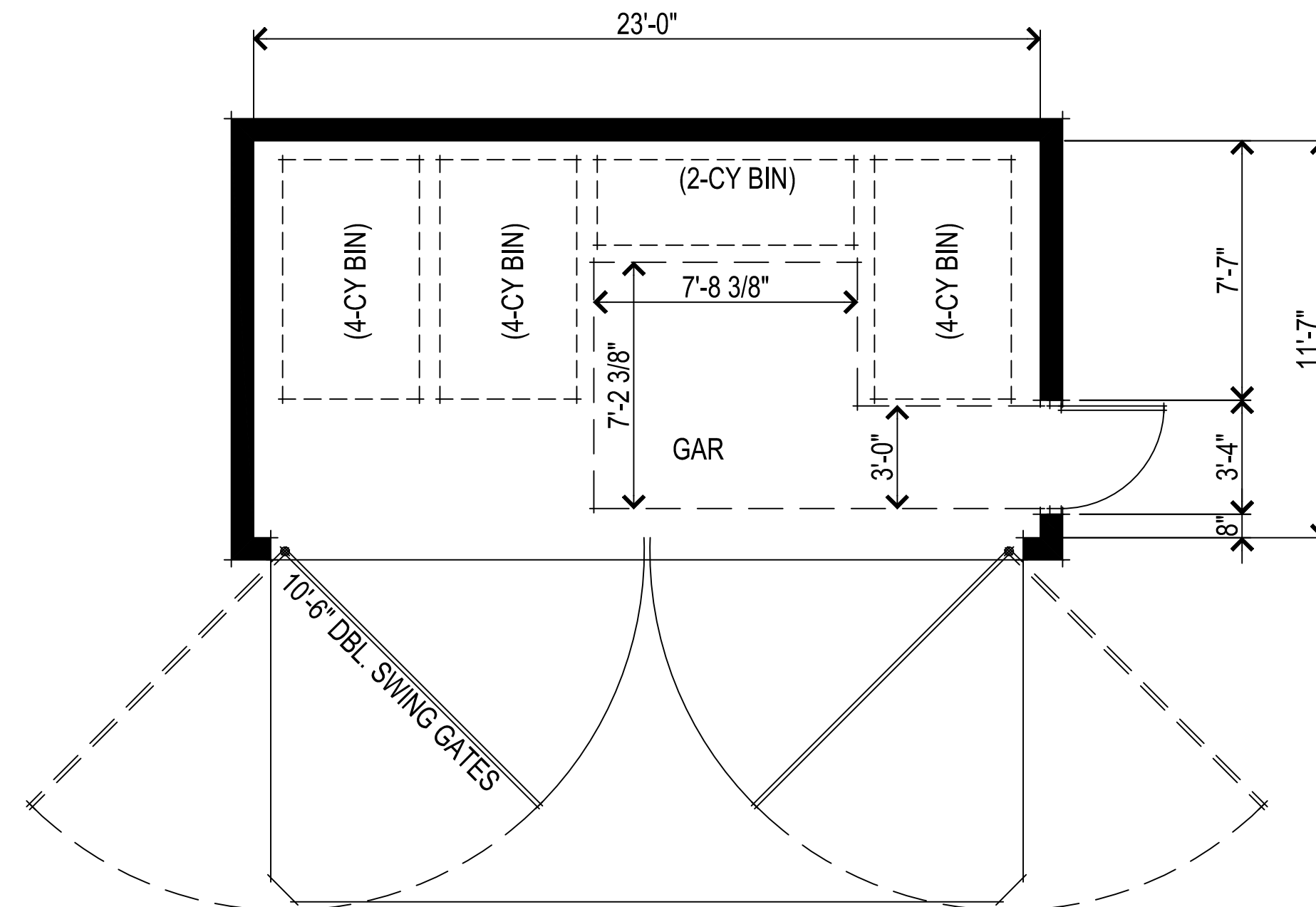
Garage Doors
KM4581 Bat Wing

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

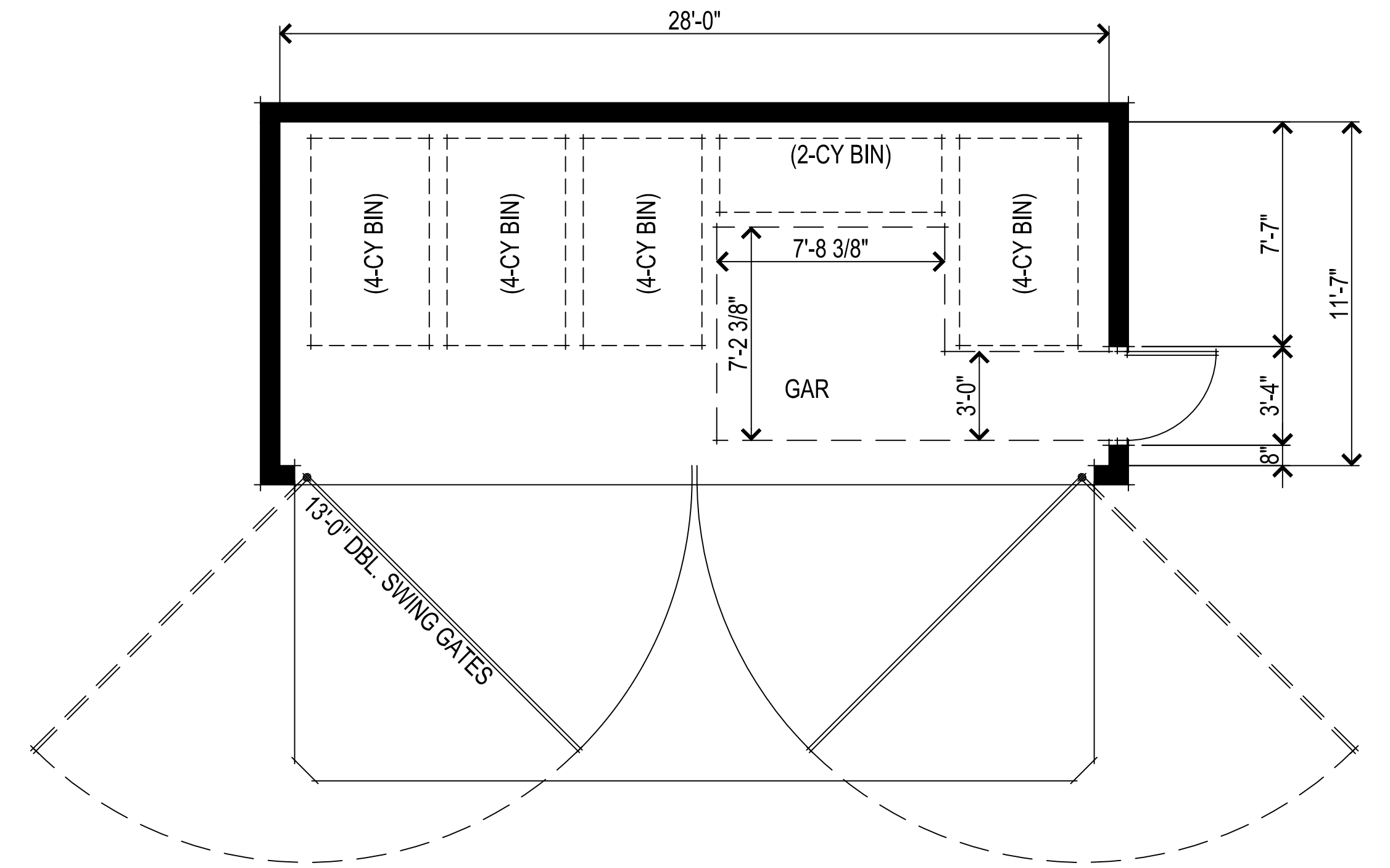
		EXTERIOR FINISH KEY NOTES A SHERWIN-WILLIAMS: 7048 URBANE BRONZE B CALSTONE-AB CLASSIC STONE: TAN
SW 7048 URBANE BRONZE	CALSTONE - AB CLASSIC STONE: TAN	



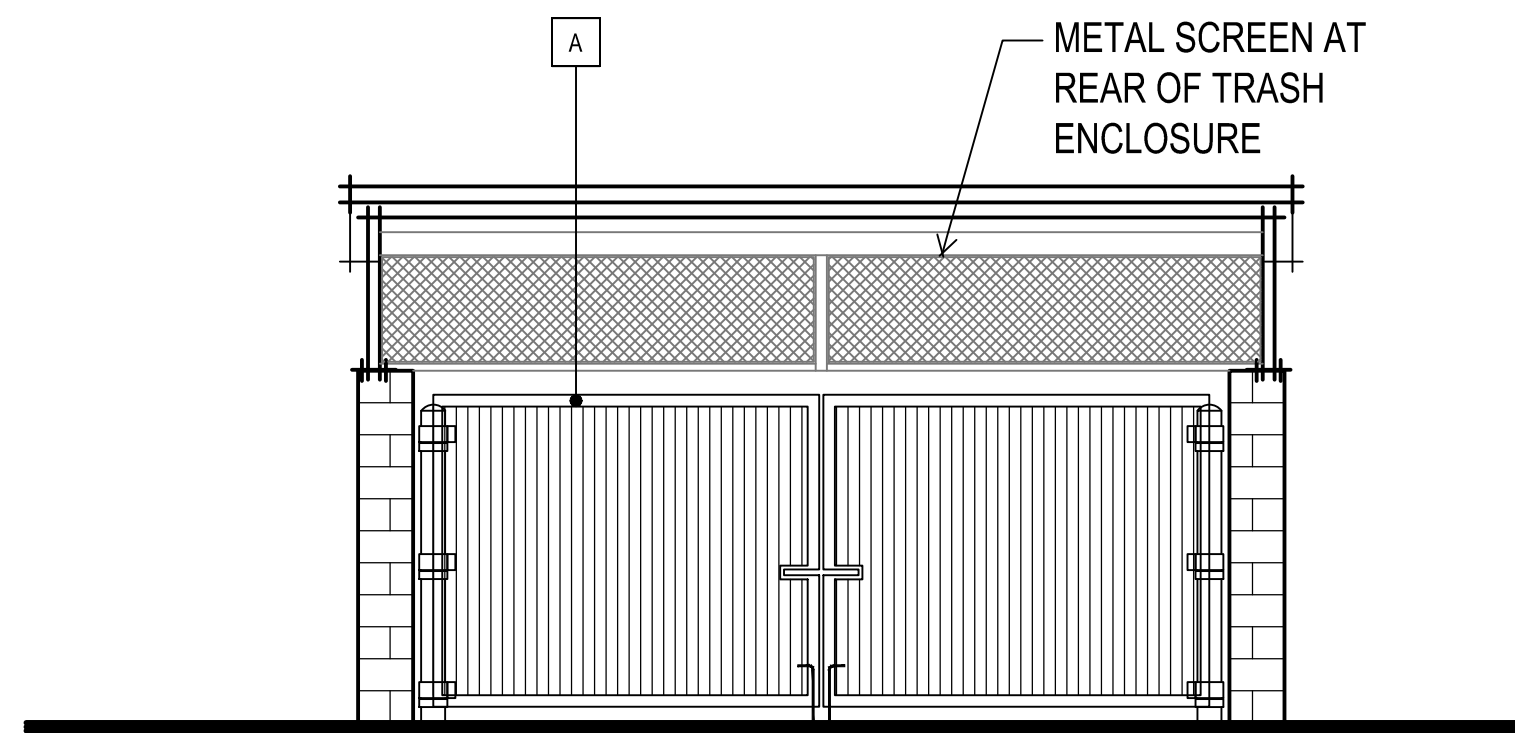
SMALL TRASH ENCLOSURE
FLOOR PLAN



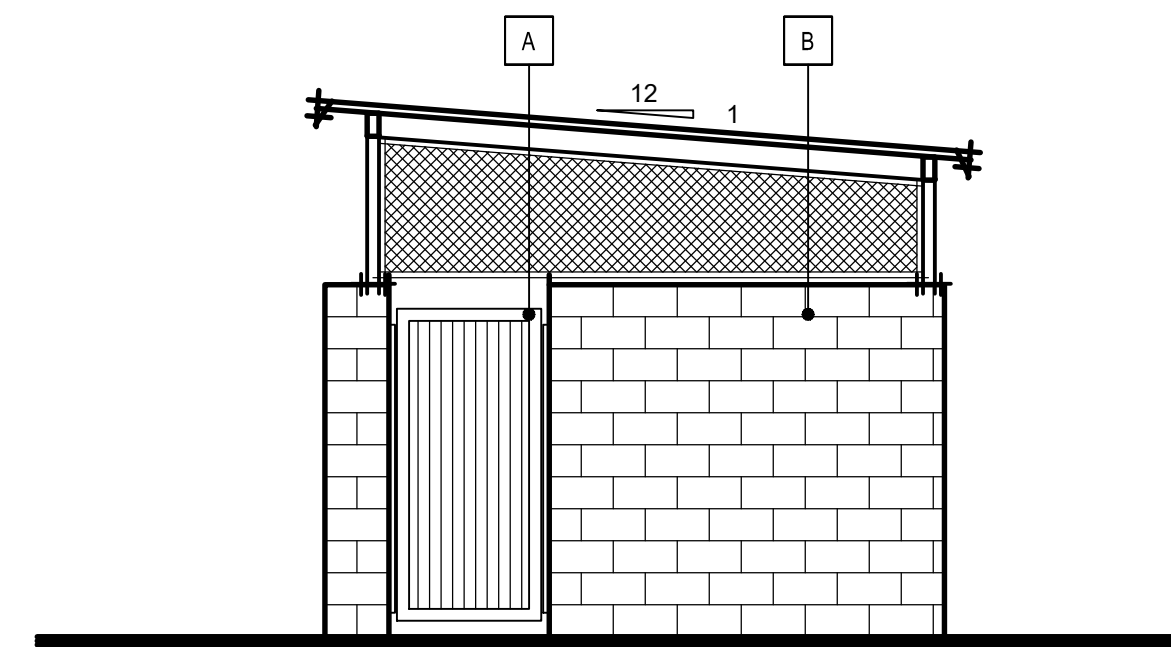
MEDIUM TRASH ENCLOSURE
FLOOR PLAN



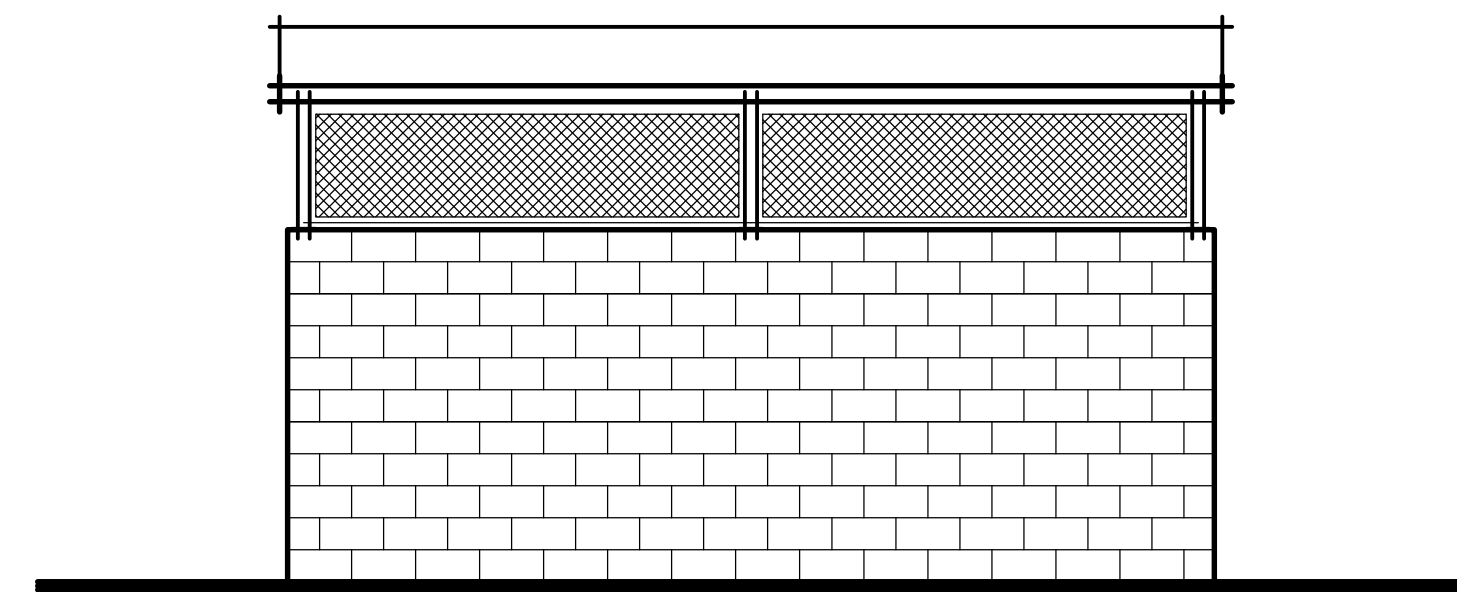
LARGE TRASH ENCLOSURE
FLOOR PLAN



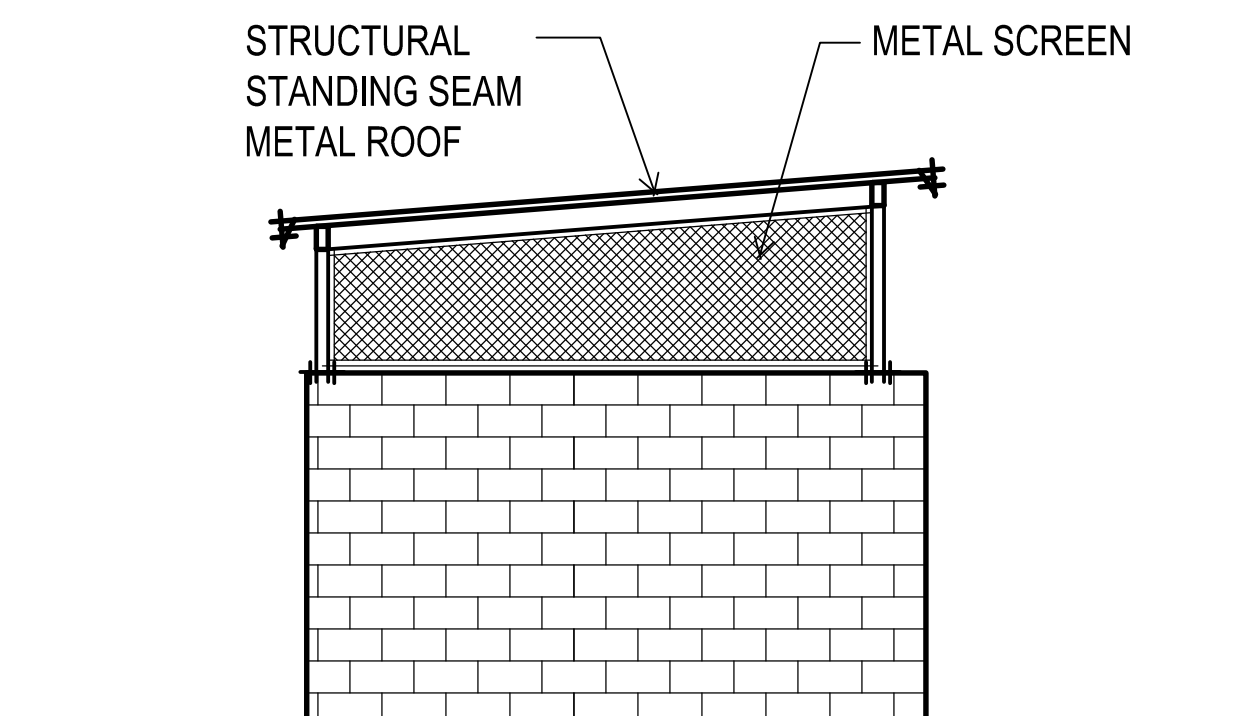
TYPICAL
FRONT ELEVATION



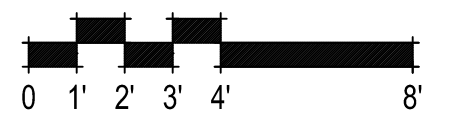
TYPICAL
RIGHT ELEVATION



TYPICAL
REAR ELEVATION



TYPICAL
LEFT ELEVATION



VOLTAIRE MINI ARCHITECTURAL WALL PACK

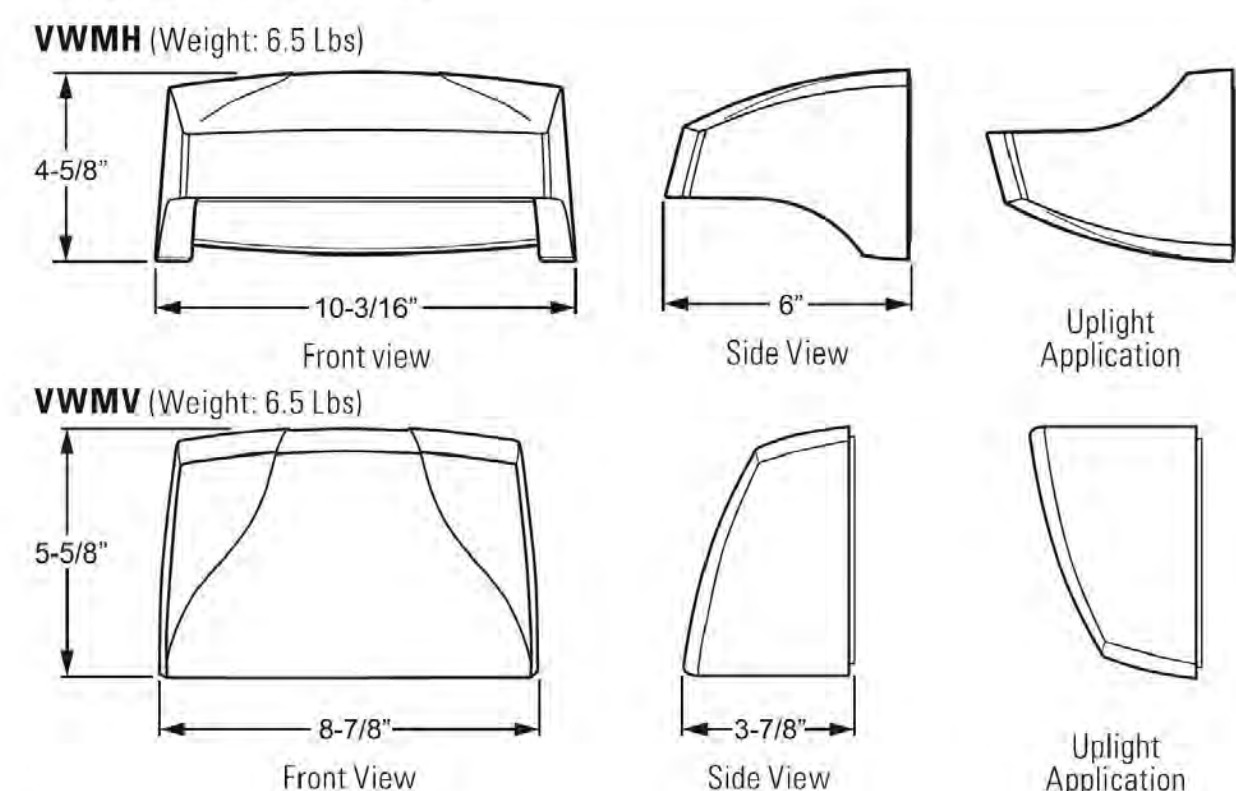
VWM

LED

CATALOG #:	TYPE:								
PROJECT:	NOTES:								
<p>EXAMPLE VWM H - L20/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV</p>									
SERIES	TYPE	LUMEN PACKAGE	CRI & CCT	DISTRIBUTION	FINISH	SHIELDING	OPTIONS/ ACCESSORIES	DRIVER	VOLTAGE



CROSS SECTIONS



FEATURES

GENERAL

- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- Optional energy-saving photocell available.
- Rated >50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000K, 4000K, or 5000K CCT.
- Minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

THERMAL

- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated ambient operating temperature -30°C to 50°C (L10, L17), -30°C to 45°C (L20).

OPTICAL

- Full cutoff, dark-sky compliant optics (downlight applications only) place light where it's needed with minimal glare.

ELECTRICAL

- 0-10V dimming standard.
- 10kA/10kV surge protection optional.

¹ For custom colors other than RAL, manufacturers' code plus two swatches (minimum 1" square) required.

ORDERING INFORMATION

SERIES
VWM Voltaire Mini Architectural Wall Pack

TYPE
H Horizontal
V Vertical

LED PACKAGE
See back for fixture performance data.

Example: L17/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L10	1,000	830 = 80 CRI, 3000K 840 = 80 CRI, 4000K 750 = 70 CRI, 5000K	13
L17	1,700	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	16
L20	2000	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	25

DISTRIBUTION
TL Lambertian distribution (L10 & L17 only)
T3 Type III (L20 only)

FINISH OPTIONS
For custom color, visit the VWM at hew.com.¹
BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING
SDGL Solite® diffused textured tempered glass lens
CGL Clear tempered glass lens

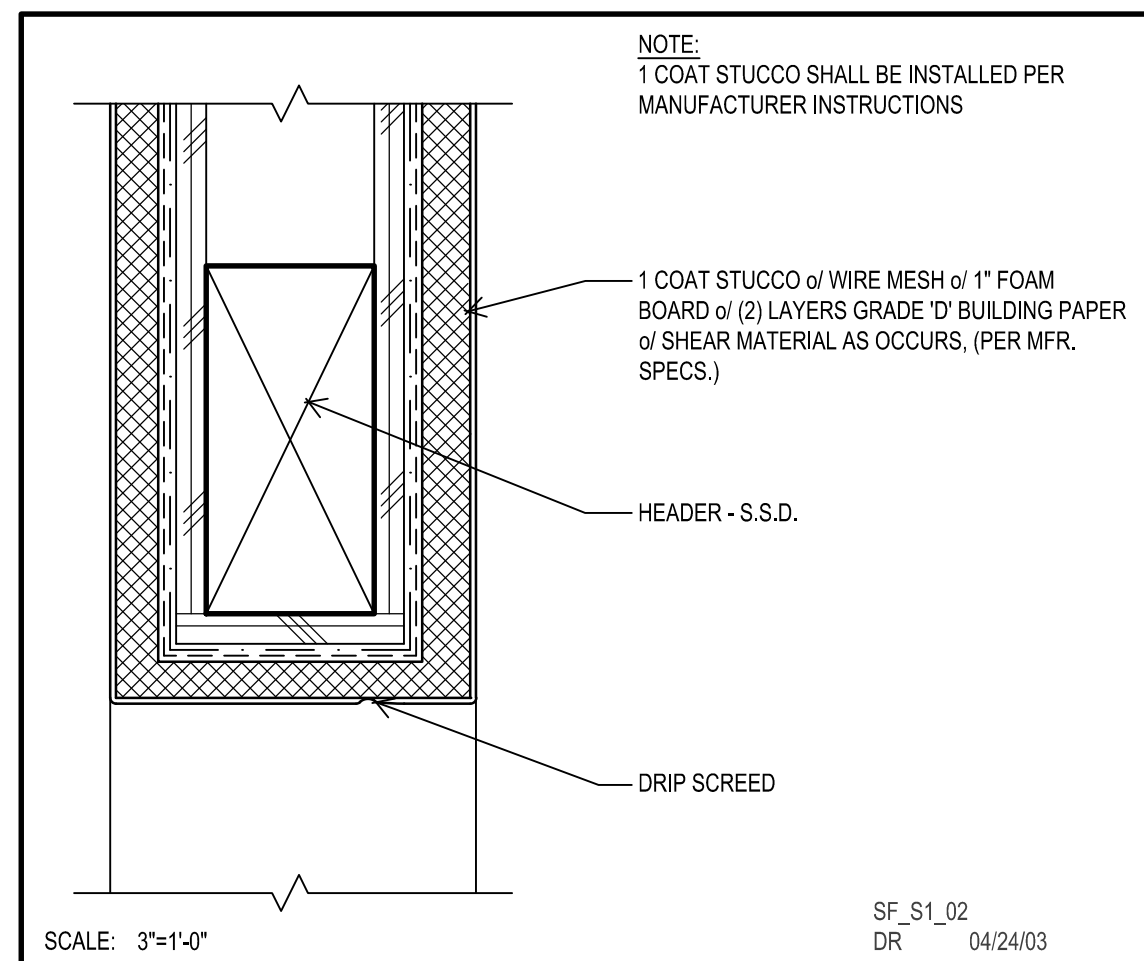
OPTIONS
See back for option details.
PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)
SP10 10kA/10kV surge protection

DRIVER
DIM Dimming driver prewired for 0-10V controls

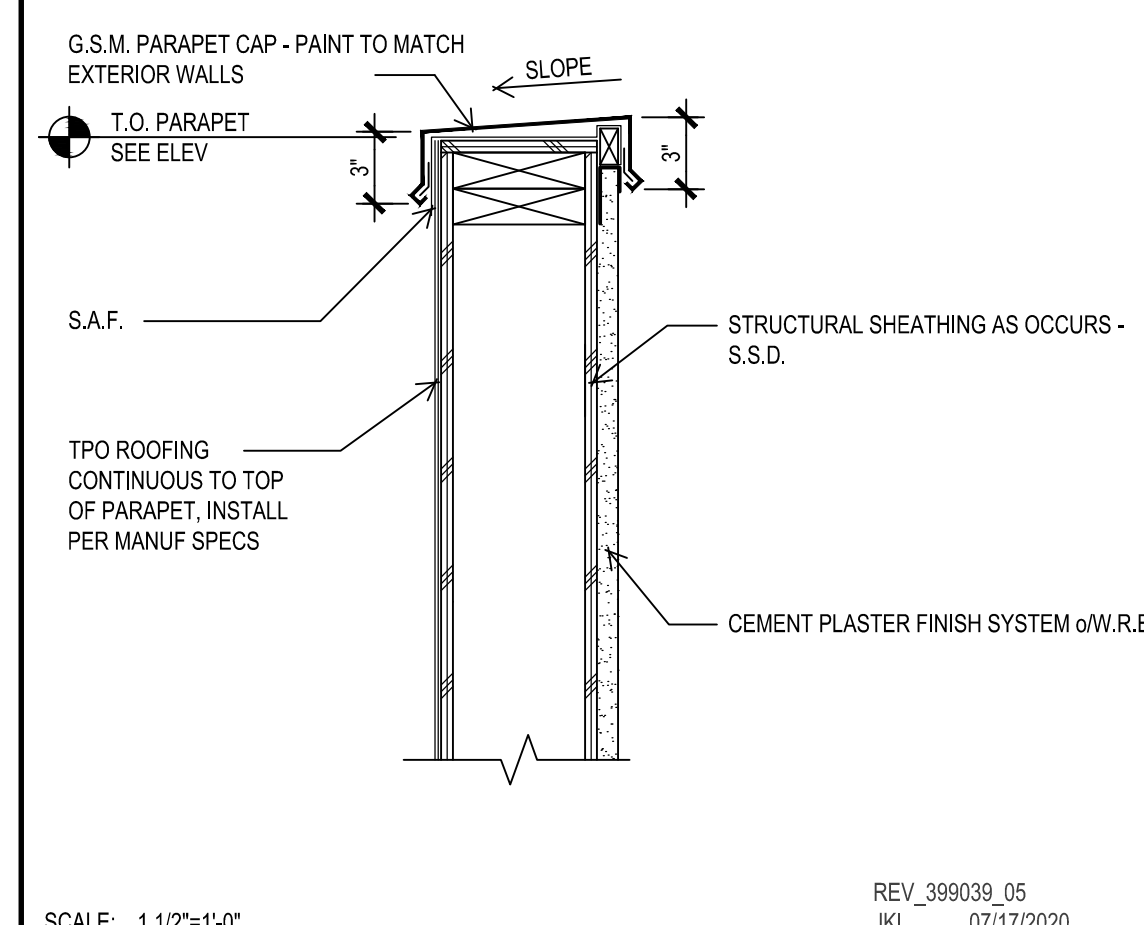
VOLTAGE
120 120V
208 208V
277 277V
UNV 120-277V



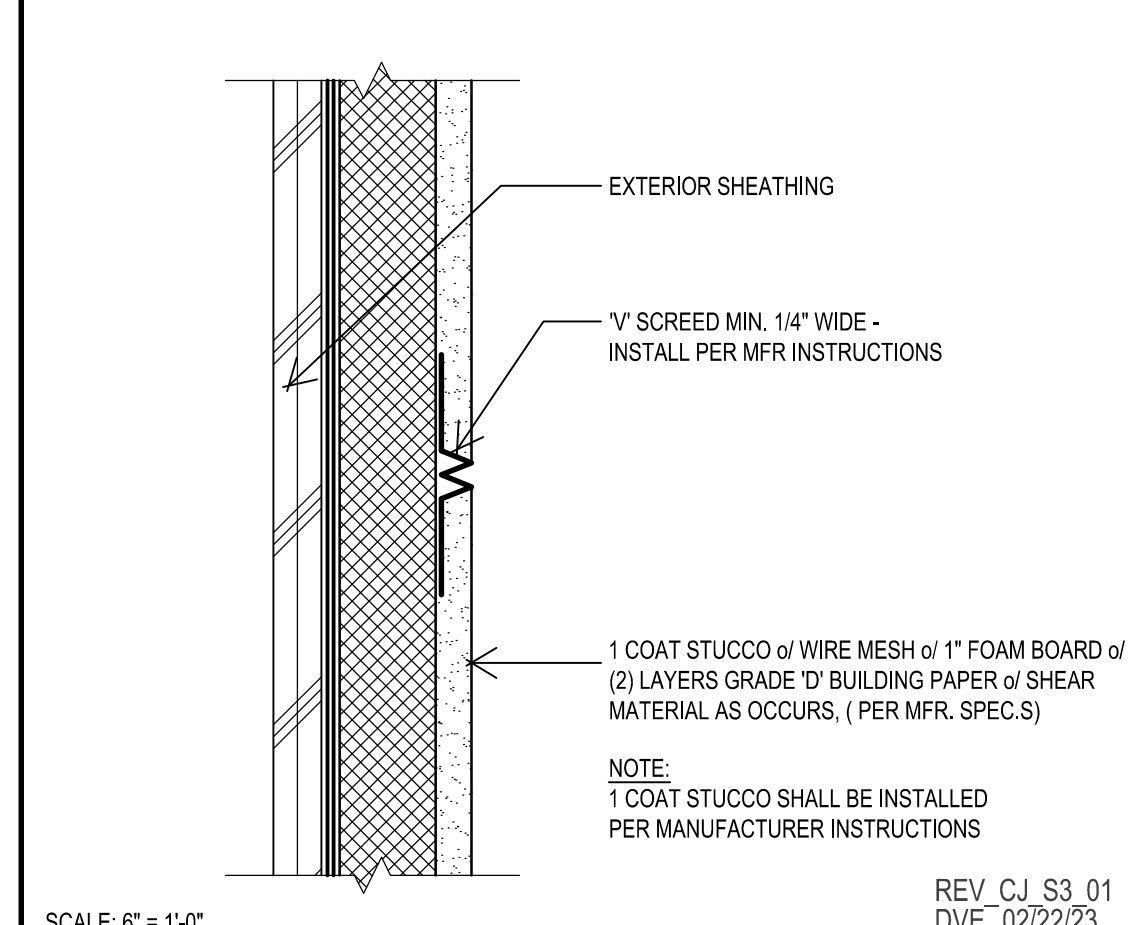
Wall Mount



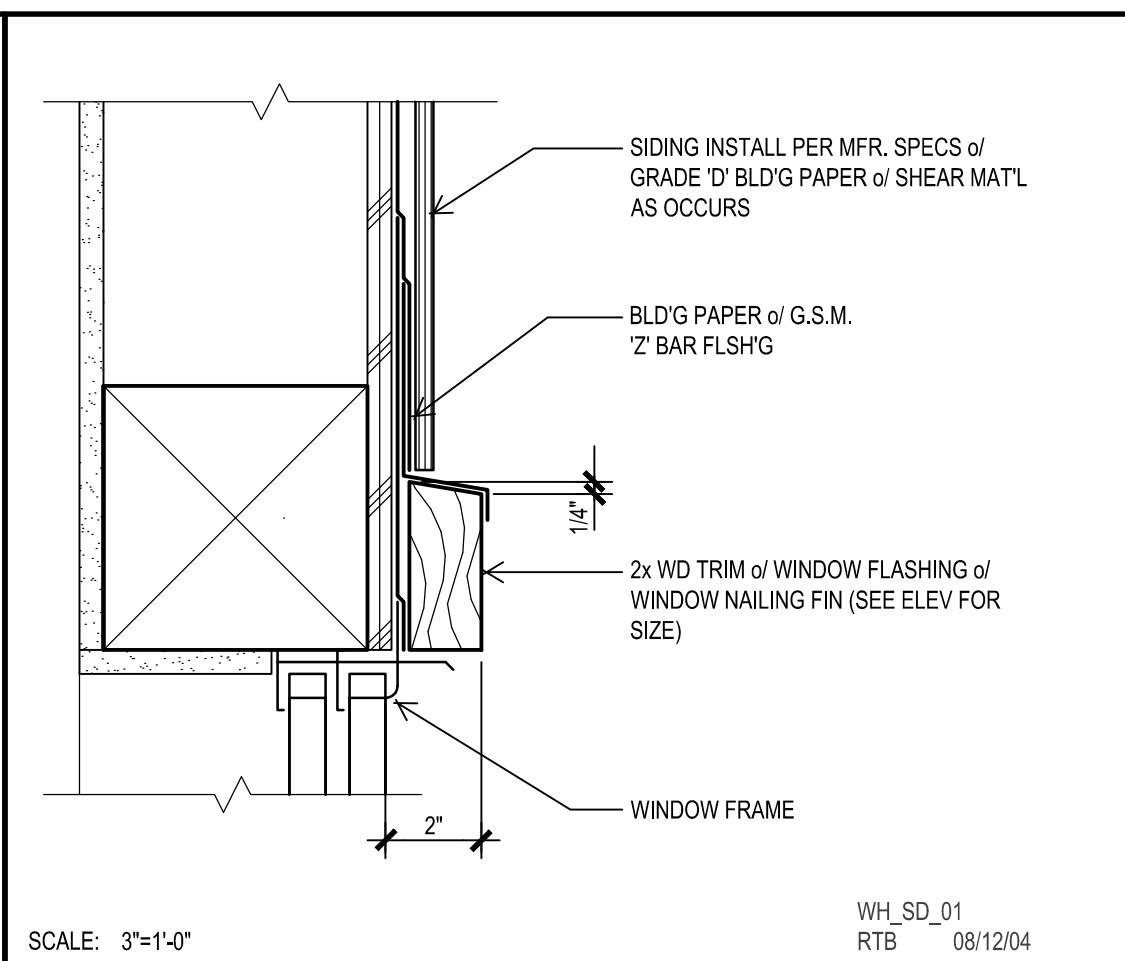
STUCCO SOFFIT



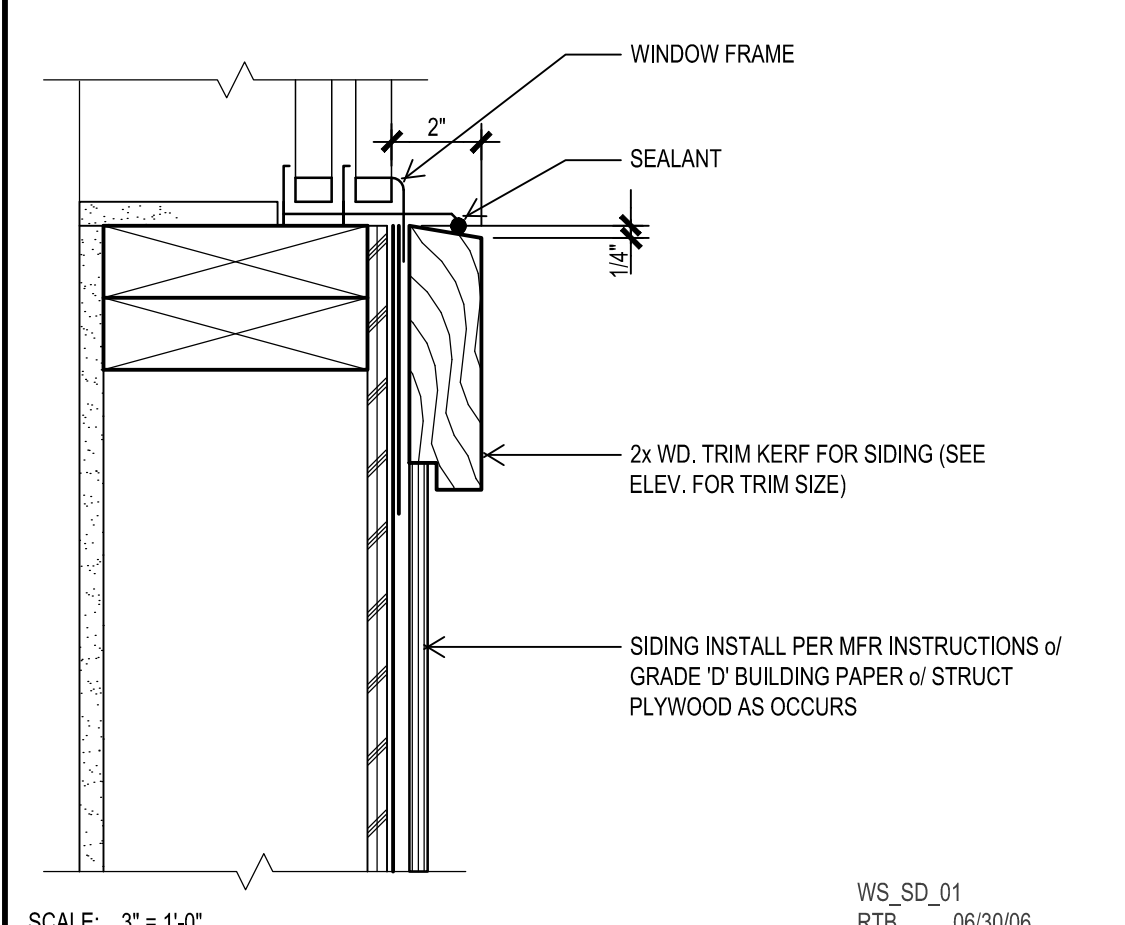
PARAPET



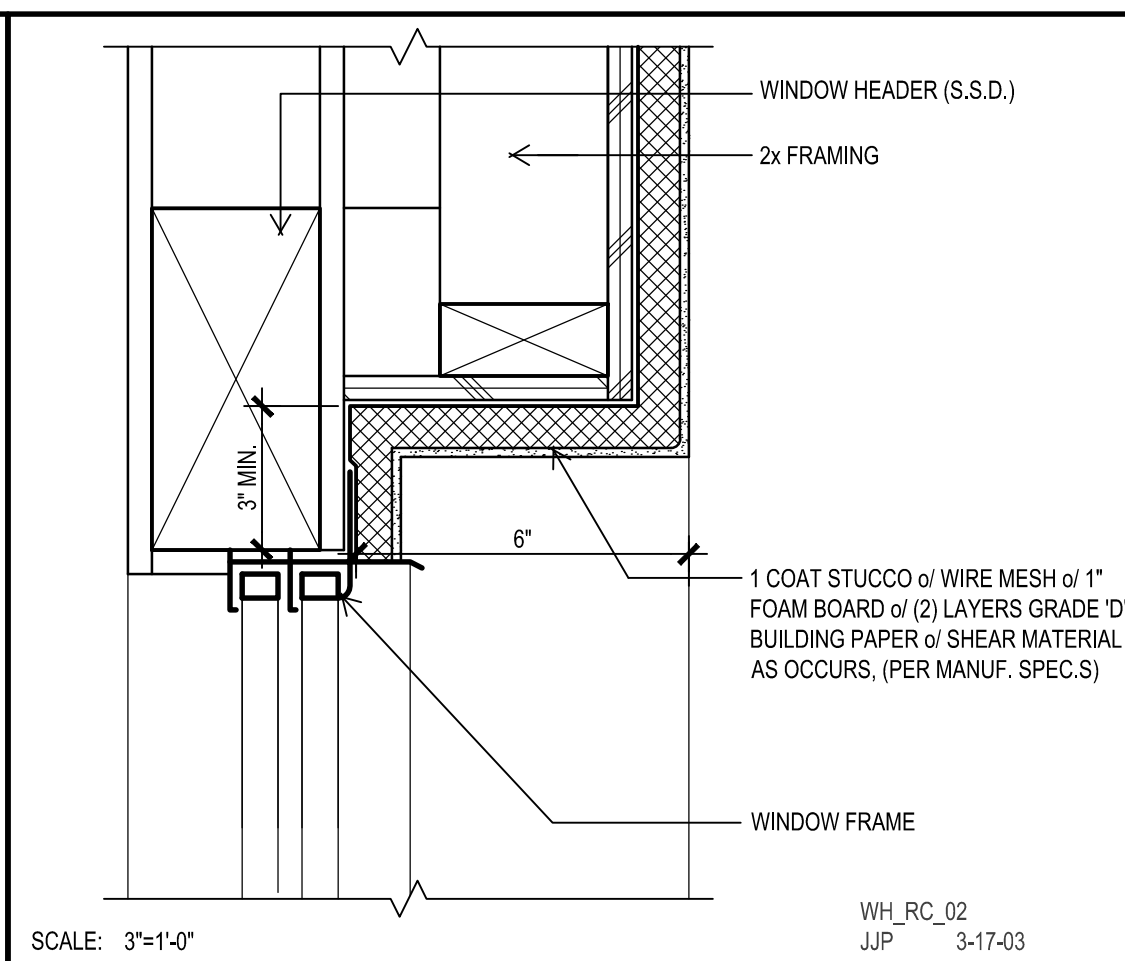
'V' SCREED



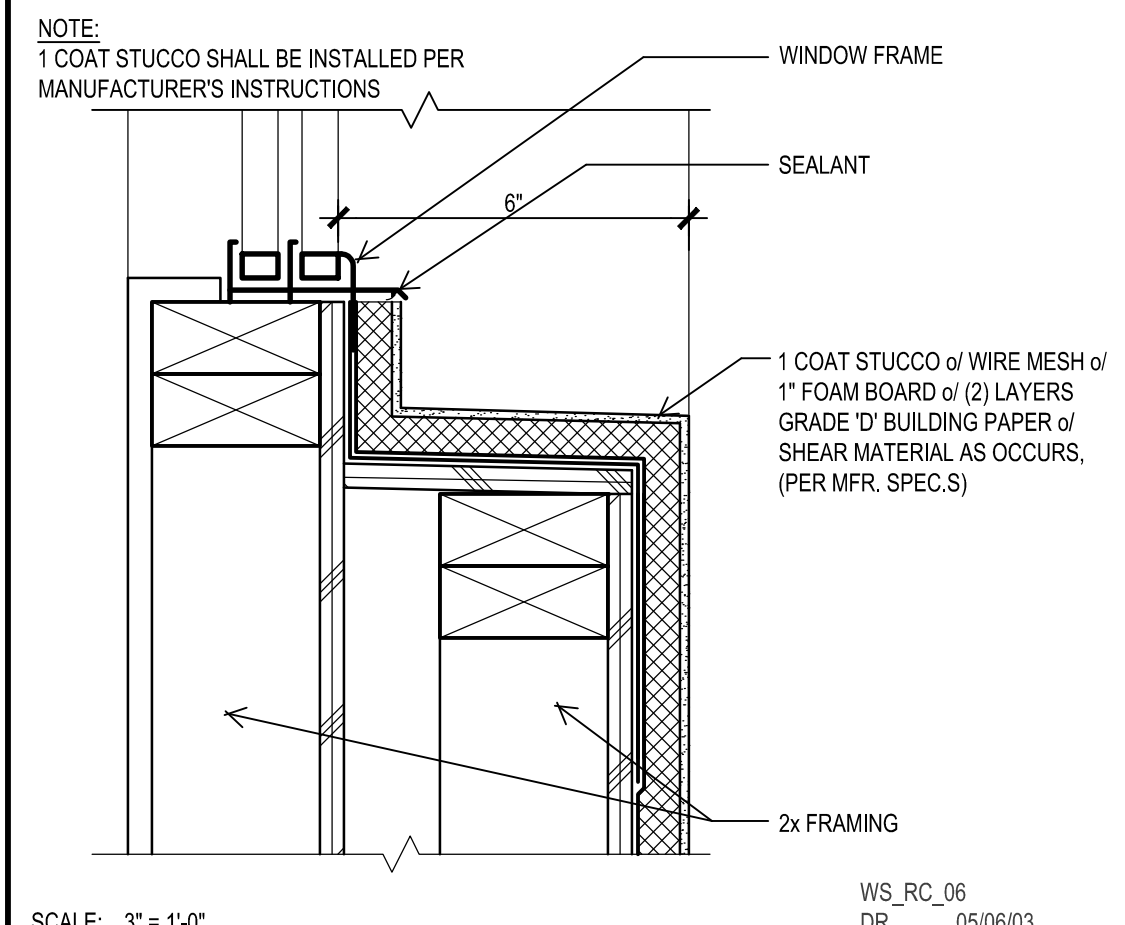
WINDOW HEAD w/ WOOD TRIM



WINDOW SILL w/ WOOD TRIM



RECESSED WINDOW HEAD



RECESSED WINDOW



BIORETENTION BASIN
PER CIVIL ENGINEER

MULTI-PURPOSE TURF AREA AND DOG PARK,
SEE ENLARGEMENT SHEET L-3

6' TALL GOOD NEIGHBOR FENCE,
SEE OVERALL FENCE PLAN SHEET L-4

PLANTING AREA, TYP.

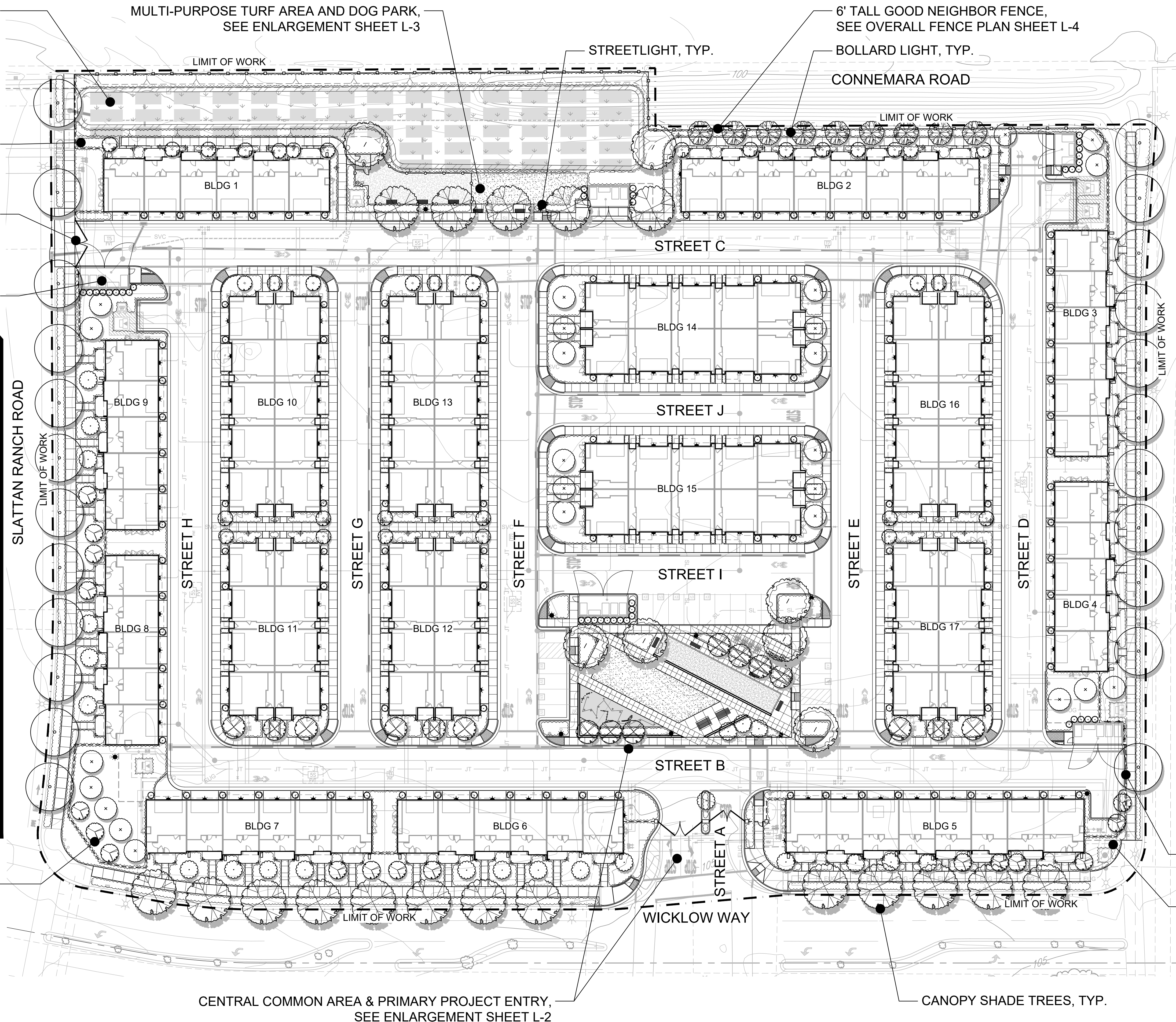
6' TALL TUBE STEEL GATES
AT EVA

TRASH ENCLOSURE WITH COLUMNAR
SCREENING TREES & VINES, TYP.

PLANTING NOTES

- THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
- ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
- UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE TREE SPECIFIC PLAN.
- TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
- TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
- TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
 - 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
 - 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
 - 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
 - 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY ODS 3.3.1.H.
- TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.
- PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.

FLOWERING ACCENT
TREE, TYP.



CENTRAL COMMON AREA & PRIMARY PROJECT ENTRY,
SEE ENLARGEMENT SHEET L-2

CANOPY SHADE TREES, TYP.

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE
ARBUTUS 'MARINA'	MADRONE
CARPINUS B. 'FRANS FONTAINE'	HORNBEAM
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS 'SARATOGA'	SARATOGA SWEET BAY
LIRIODENDRON TULIPIFERA	TULIP TREE
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
QUERCUS ILEX	HOLLY OAK
ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA

NOTES:

- SEE SHEET L-7 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

OPEN SPACE CHART

	REQUIRED	PROVIDED
OPEN SPACE (AMC 9-5.706):	200 SF/UNIT	219 SF/UNIT
*TOTAL SF	25,800 SF	28,288 SF
PRIVATE (60 SF/UNIT MIN.)	7,740 SF	11,760 SF
COMMON:		
CENTRAL OPEN AREA		10,826 SF
DOG PARK		2,739 SF
OPEN PLAY AREA		2,963 SF
TOTAL SF		16,528 SF
**LANDSCAPING (AMC 9-5.708):	25% OF SITE (1.6 AC)	26.5% OF SITE (1.77 AC)

*OPEN SPACE TOTAL DOES NOT INCLUDE BIORETENTION AREA.
**LANDSCAPING TOTAL INCLUDES BIORETENTION AREA.

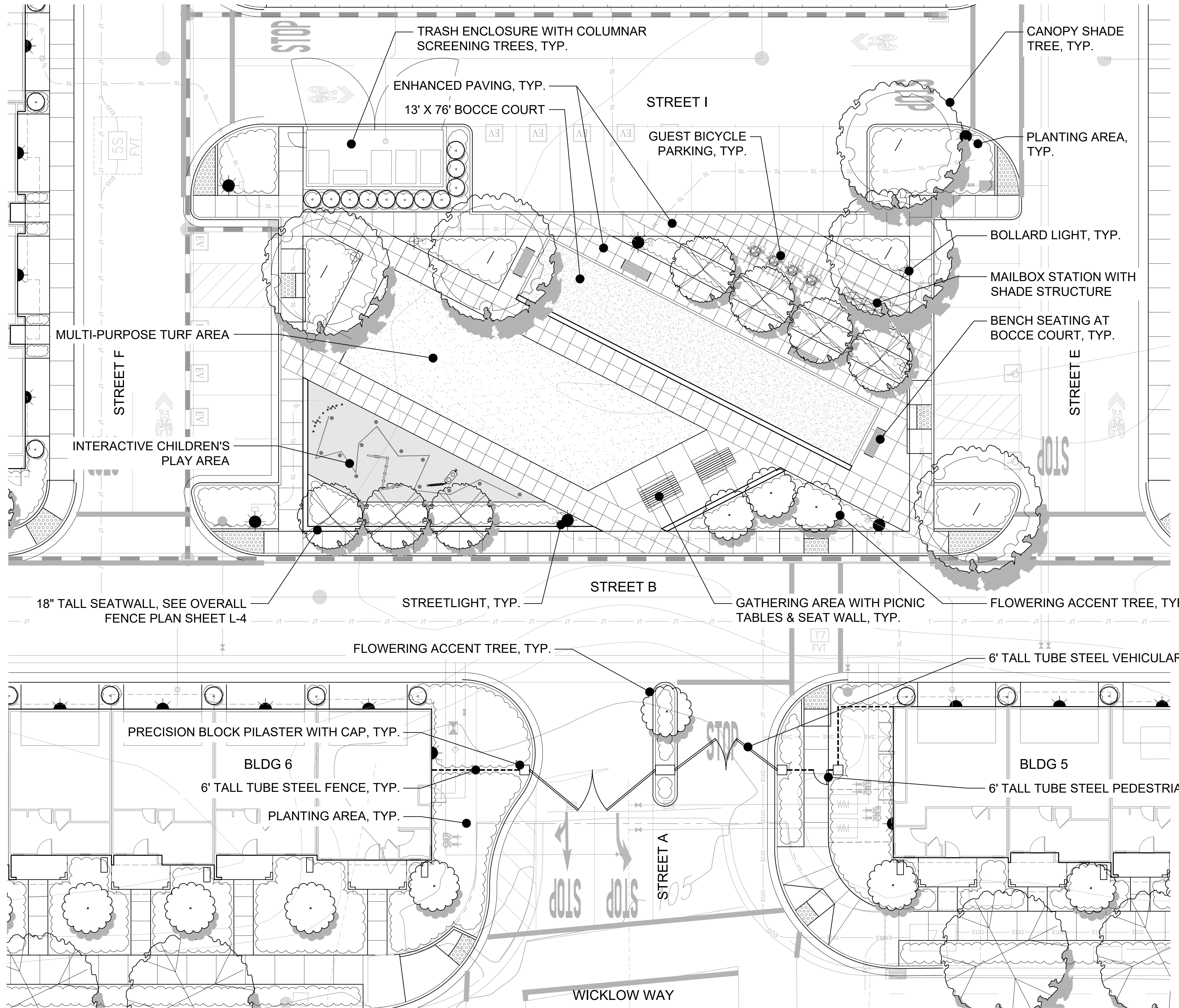
MWEO STATEMENT OF COMPLIANCE

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

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

6' TALL TUBE STEEL FENCE, SEE
OVERALL FENCE PLAN SHEET L-4

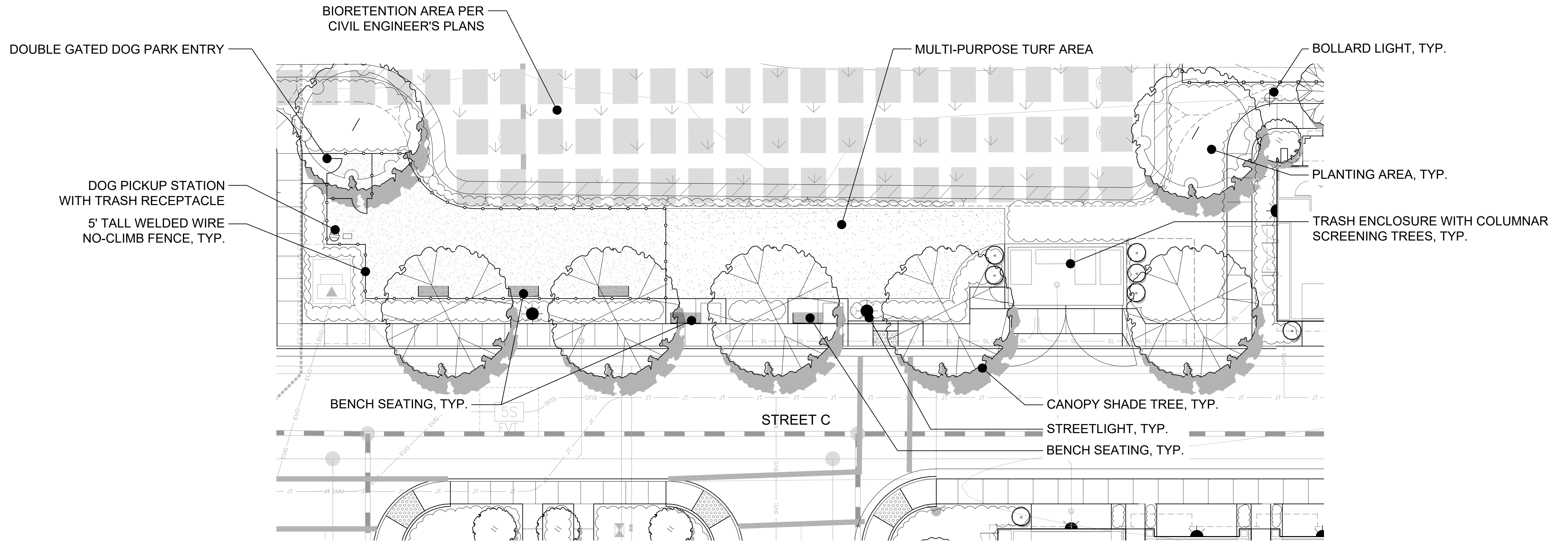
PLANTING AREA, TYP.



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GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS 'SARATOGA'	SARATOGA SWEET BAY
LIRIODENDRON TULIPIFERA	TULIP TREE
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
QUERCUS ILEX	HOLLY OAK
ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA

- NOTES:**
- SEE SHEET L-7 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
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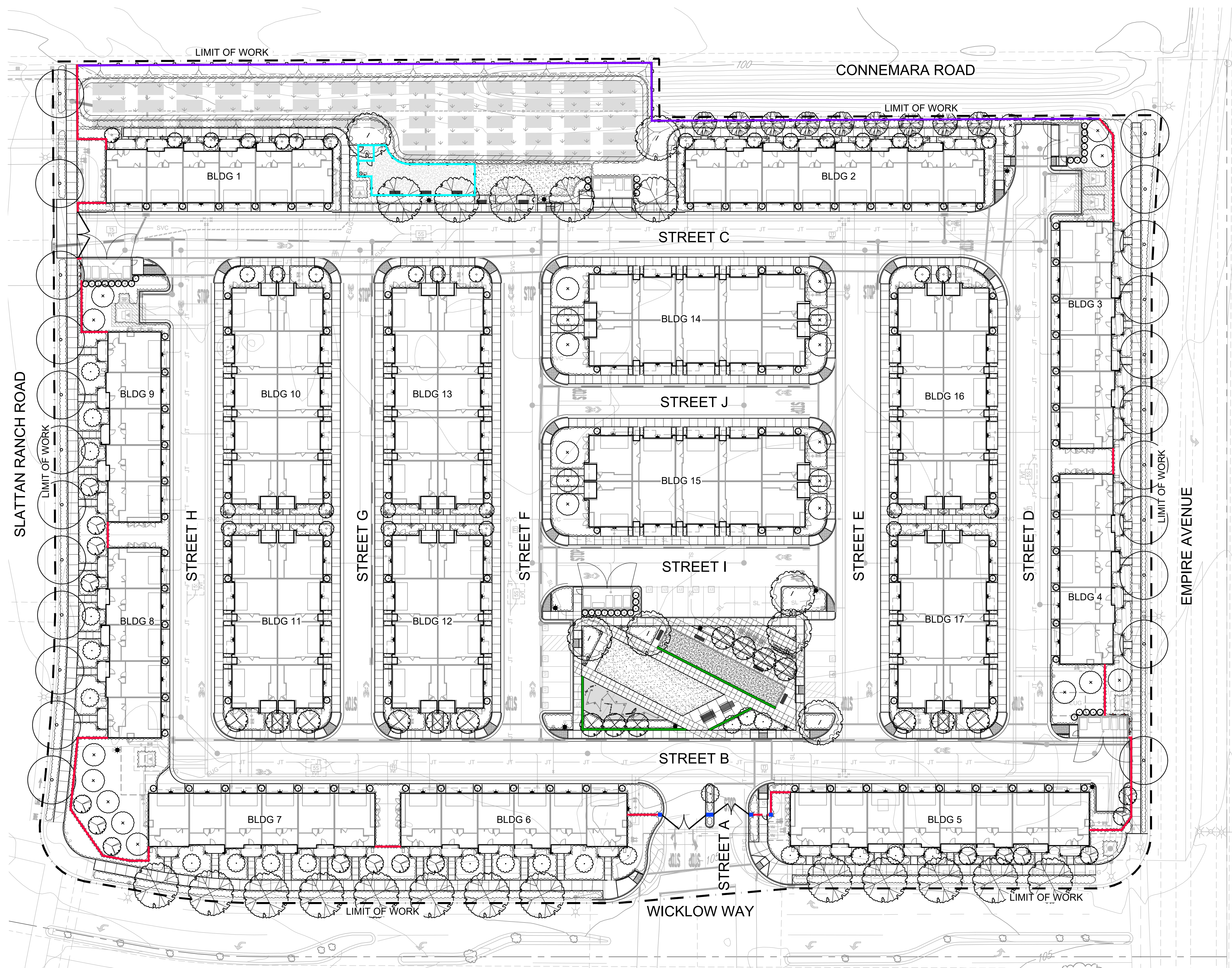


PROPOSED TREE LEGEND

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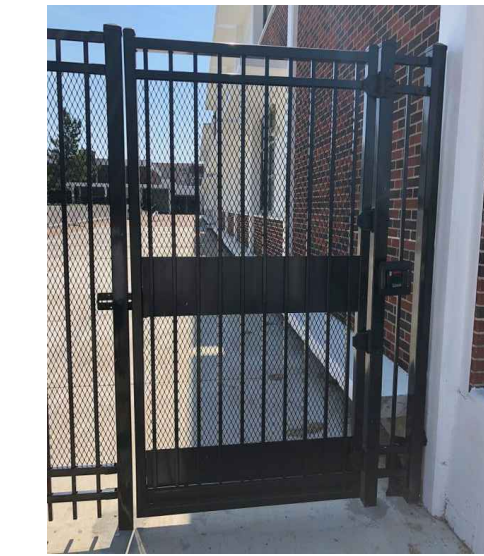


WALL & FENCE LEGEND

- 6' TALL TUBE STEEL FENCE
- PILASTER
- 5' TALL DOG PARK FENCE
- 6' TALL GOOD NEIGHBOR FENCE
- 18" TALL BLOCK WALL WITH CAP



6' TALL TUBE STEEL FENCE.



6' TALL TUBE STEEL PEDESTRIAN GATE AT MAIN ENTRY.



6' TALL TUBE STEEL VEHICULAR SWING GATE AT MAIN ENTRY.



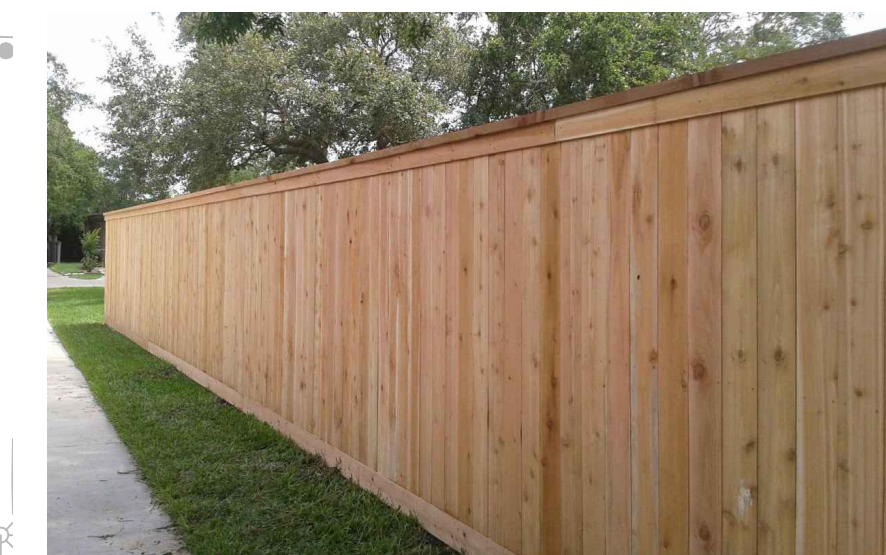
BLOCK PILASTER WITH PRECAST CAP AT MAIN ENTRY.



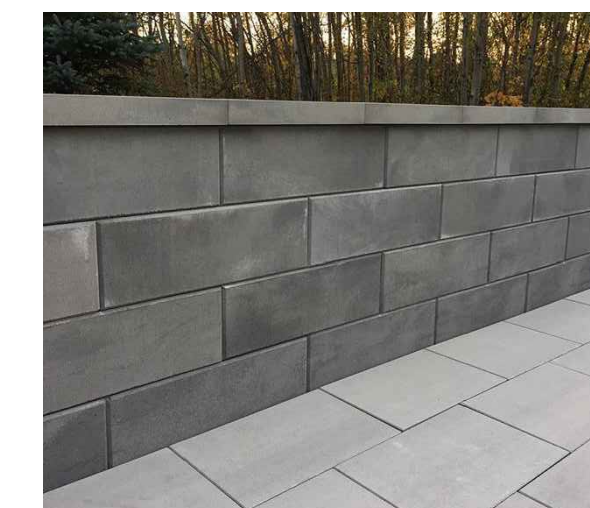
6' TALL TUBE STEEL VEHICULAR SWING GATE AT EVA.



5' TALL WELDED WIRE NO-CLIMB DOG PARK FENCE.

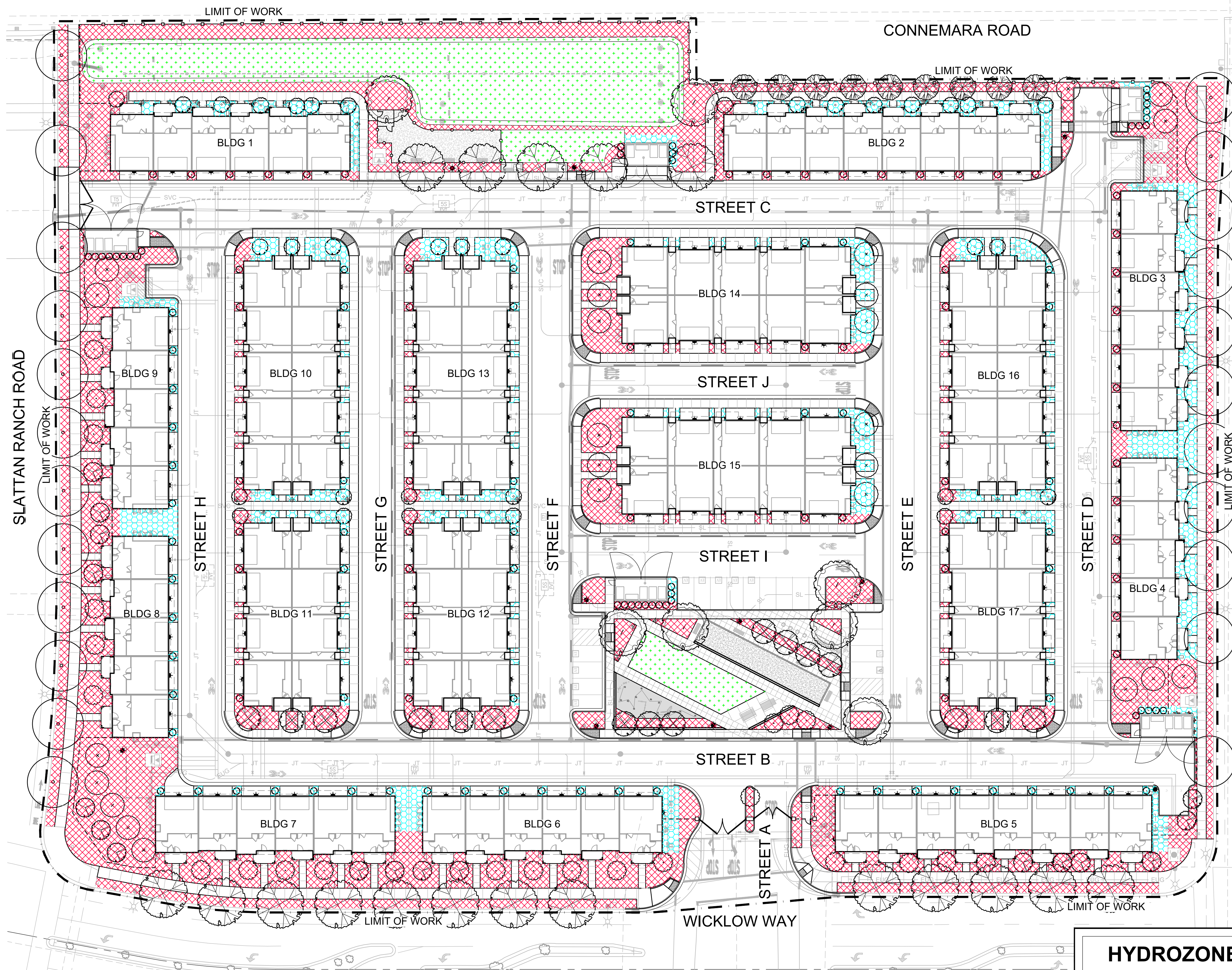


6' TALL WOOD GOOD NEIGHBOR FENCE.



18" TALL BLOCK SEAT WALL WITH CAP.

NOTE: THE PROPOSED FENCE & WALL DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.



Site Information

Site Name → Slatten Ranch
Site Type → Residential Allowed ETAF → 0.55
Annual Eto (Inches/yr) → 55.43

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (c)	ETAF (PF/E)	Landscape Area (sqft)	ETAF x Area	*Estimated Total Water Use (gal/yr)
Low/Mod. Water Use Shrubs	0.4	Mod./Ave. Drip	0.81	0.5	53,897	26,656	914,293
Low/Mod. Water Use Trees	0.4	Mod./Ave. Bubbler	0.81	0.5	1,988	982	35,775
Turf	0.7	High Overhead Spray	0.25	0.9	2,577	2,405	82,652
Bioretention	0.4	Mod./Ave. Overhead Spray	0.25	0.5	11,484	6,375	210,489
SUBTOTAL →					69,946	36,128	1,241,589
Special Landscape Areas:							
1				1	0	0	0
2				1	0	0	0
3				1	0	0	0
SUBTOTAL →					0	0	0
*Estimated Total Water Use (ETWU) →							1,241,589
Maximum Allowed Water Allowance (MAWA) →							1,322,895

- (a) Hydrozone #/Planting Description
1.) Front Lawn
2.) New water use planting
3.) medium water use
- (b) Irrigation Method
Overhead Spray
Drip
Bubbler
- (c) Irrigation Efficiency
0.75 for spray head
0.81 for drip
- (*) ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts inches per acre per year to gallons per square foot per year, IA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(**) MANTA (Annual Gallons Allowed) →

(Eto) x (0.62) x [(ETAF x LA) + (1.0 ETAF x SA)]
where 0.62 is a conversion factor that converts inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	36,128	69,946	0.52
All Landscape Areas	36,128	69,946	0.52

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

MWEO STATEMENT OF COMPLIANCE

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

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

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPE STANDARDS.

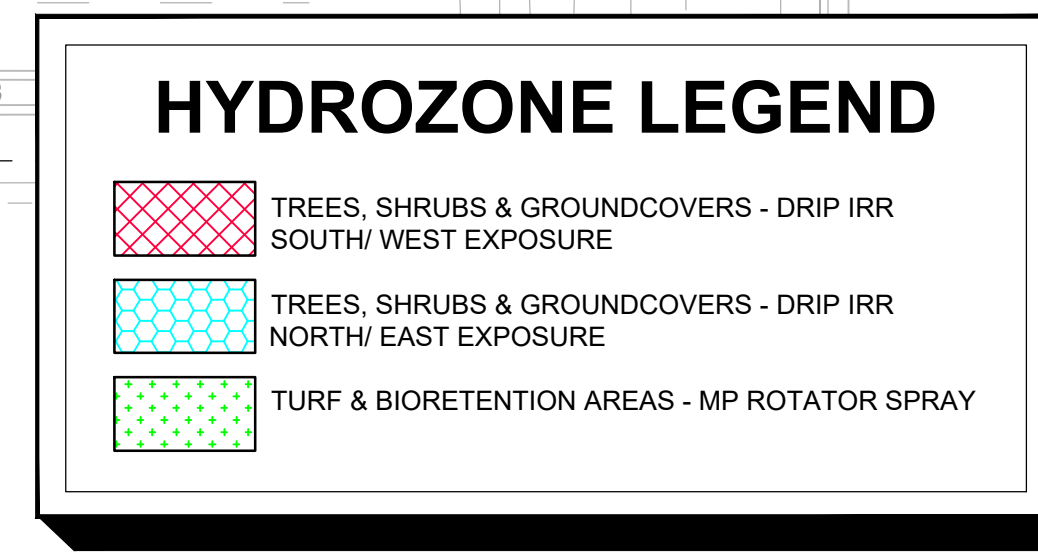
THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

- IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
- DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
- BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FBCC 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
- IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
- IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
- CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE PVC 315 FOR DIAMETERS 2" OR LARGER & PVC SCHEDULE 40 FOR DIAMETERS LESS THAN 2". ALL LATERAL LINE SHALL BE CLASS 200 PVC.
- IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.





(A) DECORATIVE PAVING



(B) DOG PARK



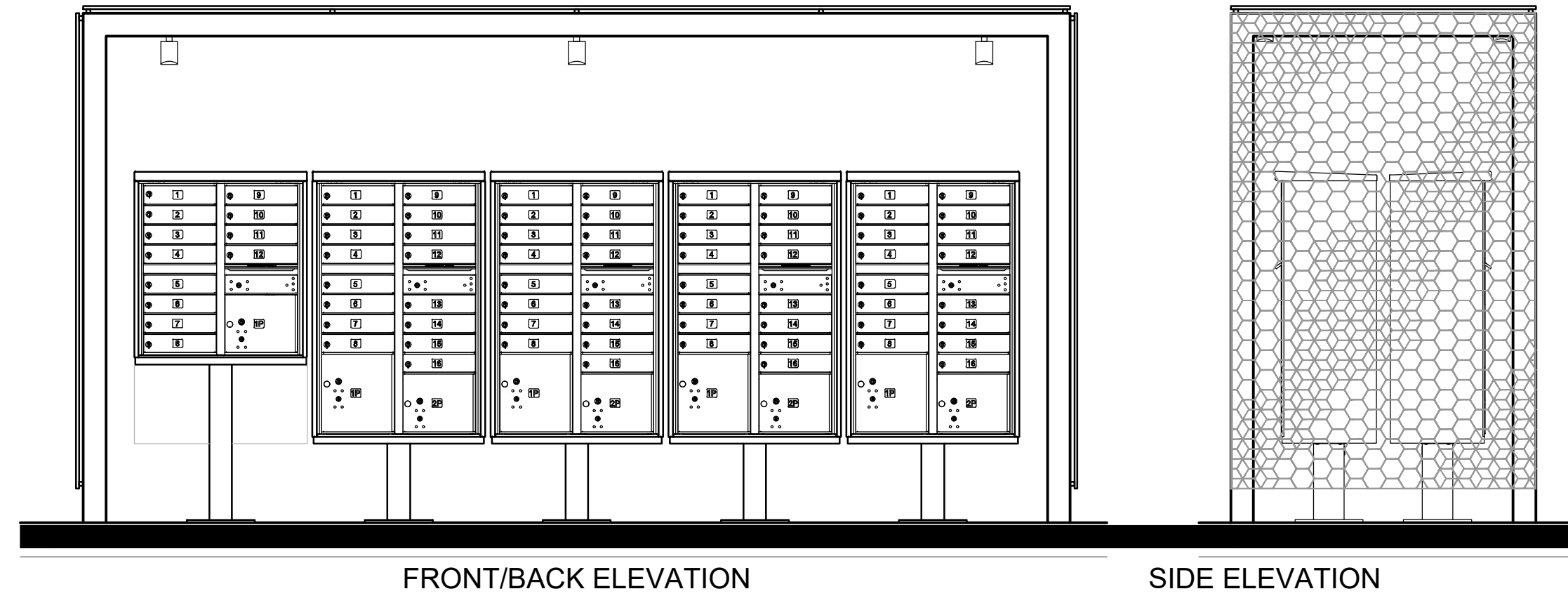
(C) BOCCE



(D) MULTIPURPOSE TURF AREA



(E) CHILDREN'S PLAY AREA



(F) CLUSTER MAILBOX



(G) TRASH & RECYCLING RECEPTACLE



(H) BIKE RACK



(I) BENCH



(J) PICNIC TABLE



(K) POST TOP LIGHT & BOLLARD
POST TOP LIGHT HEIGHT: 16 FT
BOLLARD LIGHT HEIGHT: 3 FT

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

