



Plan 2A

Plan 3C

Plan 1B

# Sorrento Village

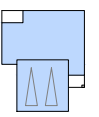
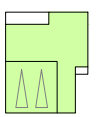
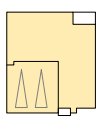
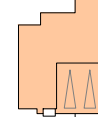
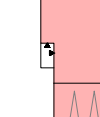
City of Antioch, CA  
A.D. S e e n o C o n s t r u c t i o n



**TYPICAL MINIMUM LOT SETBACKS**  
N.T.S.

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

**DISTRIBUTION TABLE**

PLAN#	1	2	3	4	5	
	TWO-STORY 3-BEDROOMS	TWO-STORY 3-BEDROOMS	TWO-STORY 4-BEDROOMS	TWO-STORY 3-BEDROOMS +1-JR ADU	TWO-STORY 4-BEDROOMS +1-JR ADU	
LIVING	1,806 SQ. FT.	1,984 SQ. FT.	2,264 SQ. FT.	2,513 SQ. FT.	2,762 SQ. FT.	
GARAGE	436 SQ. FT.	419 SQ. FT.	426 SQ. FT.	426 SQ. FT.	502 SQ. FT.	
						
COUNT	49	33	31	9	2	124
PERCENT	40%	27%	25%	7%	1%	100%

**Sorrento Parking Tabulation**

Home Type	City Required			State Required			Parking Provided		
	BR Count	Homes	TOTAL	3-BR (1.5 per unit)	4-BR + (2.5 per unit)	TOTAL	Garage (2 per unit)	Guest (0.5 per unit)	TOTAL
3-BR	82	164	246	123		123	164	41	205
4-BR +	42	84	126		105	105	84	21	105
<b>Total</b>	<b>124</b>	<b>248</b>	<b>372</b>	<b>123</b>	<b>105</b>	<b>228</b>	<b>248</b>	<b>62</b>	<b>310</b>
Ratio			<b>3:1</b>			<b>1.8:1</b>			<b>2.5:1</b>

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

**Sorrento Affordable Housing Tabulation**

Home Type	Number of Homes-----			SB330 lower-income	RHNA Reporting-----			
	Base Count	Bonus	Total		Very-Low	Low	Moderate	Above-Mod
3-BR	65	17	82	0	0	0	0	82
3-BR + JADU	0	9	9	9	9	0	0	9
4-BR	30	1	31	0	0	0	3	28
5-BR (shared-housing)	0	2	2	10	10	0	0	0
<b>Total</b>	<b>95</b>	<b>29</b>	<b>124</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>3</b>	<b>119</b>

\* Project site is not zoned Residential.  
 \* City does not have an affordable housing ordinance.  
 \* "Base Count" is derived from the Project SB330 Preliminary Application (PA), which is 95 SF homes.  
 \* Project is providing 20% lower-income units under SB330. 20% of 95 = 19 (all @ very-low-income).  
 \* 20% very-low-income units entitles the Project to 50% bonus. 95 \* 1.50 = 143  
 \* Dwelling units are not restricted to senior housing

**MASTER PLOTTING PLAN**  
**SORRENTO VILLAGE**  
**ANTIOCH, CA**

MAY 3, 2024



**PERCENT LOT COVERAGE**

Lot	Net Lot Area	Plan Type	Number of Bedrooms	Ground Floor Area	Percent Lot Coverage
1	4,468	1	3	1,127	25%
2	2,723	2	3	1,188	44%
3	3,084	4	4	1,569	51%
4	2,987	1	3	1,188	40%
5	3,258	2	3	1,188	36%
6	3,672	4	4	1,569	43%
7	2,350	2	3	1,188	51%
8	2,388	1	3	1,127	47%
9	2,388	3	4	1,401	59%
10	2,350	1	3	1,127	48%
11	2,820	2	3	1,188	42%
12	2,858	1	3	1,127	39%
13	2,388	3	4	1,401	59%
14	2,350	1	3	1,127	48%
15	3,008	2	3	1,188	39%
16	2,580	3	4	1,401	54%
17	2,769	1	3	1,127	41%
18	2,574	2	3	1,188	46%
19	2,197	3	4	1,401	64%
20	2,379	1	3	1,127	47%
21	2,996	2	3	1,188	40%
22	2,740	3	4	1,401	51%
23	2,949	1	3	1,127	38%
24	2,733	2	3	1,188	43%
25	2,330	3	4	1,401	60%
26	2,412	1	3	1,127	47%
27	2,928	2	3	1,188	41%
28	2,692	3	4	1,401	52%
29	2,897	1	3	1,127	39%
30	2,734	2	3	1,188	43%
31	2,331	3	4	1,401	60%
32	2,412	1	3	1,127	47%
33	2,956	1	3	1,127	38%
34	2,717	3	4	1,401	52%
35	2,924	2	3	1,188	41%
36	2,735	2	3	1,188	43%
37	2,331	3	4	1,401	60%
38	2,412	1	3	1,127	47%
39	2,973	2	3	1,188	40%
40	2,732	3	4	1,401	51%
41	2,940	1	3	1,127	38%
42	2,555	2	3	1,188	46%
43	2,276	3	4	1,401	62%
44	2,412	1	3	1,127	47%
45	2,688	2	3	1,188	44%
46	2,528	3	4	1,401	55%
47	2,834	1	3	1,127	40%
48	2,393	2	3	1,188	50%
49	2,189	3	4	1,401	64%
50	2,391	1	3	1,127	47%
51	2,680	2	3	1,188	44%
52	2,451	3	4	1,401	57%
53	2,696	1	3	1,127	42%
54	2,320	2	3	1,188	51%
55	2,150	3	4	1,401	65%
56	2,352	1	3	1,127	48%
57	3,306	4	4	1,569	47%
58	3,496	4	4	1,569	45%
59	3,458	4	4	1,569	45%
60	3,546	4	4	1,569	44%
61	2,910	4	4	1,569	54%
62	2,352	1	3	1,127	48%
63	2,350	2	3	1,188	51%

Lot	Net Lot Area	Plan Type	Number of Bedrooms	Ground Floor Area	Percent Lot Coverage
64	2,345	1	3	1,127	48%
65	2,352	3	4	1,401	60%
66	2,352	1	3	1,127	48%
67	2,345	2	3	1,188	51%
68	2,632	1	3	1,127	43%
69	2,631	3	4	1,401	53%
70	2,352	1	3	1,127	48%
71	2,350	2	3	1,188	51%
72	2,613	1	3	1,127	43%
73	2,600	3	4	1,401	54%
74	2,394	1	3	1,127	47%
75	2,496	2	3	1,188	48%
76	2,871	1	3	1,127	39%
77	2,747	3	4	1,401	51%
78	2,413	1	3	1,127	47%
79	2,550	2	3	1,188	47%
80	3,049	1	3	1,127	37%
81	2,923	3	4	1,401	48%
82	2,415	1	3	1,127	47%
83	2,592	2	3	1,188	46%
84	3,085	1	3	1,127	37%
85	2,927	3	4	1,401	48%
86	2,417	1	3	1,127	47%
87	2,635	2	3	1,188	45%
88	3,177	3	4	1,401	44%
89	2,973	1	3	1,127	38%
90	2,375	1	3	1,127	47%
91	2,579	2	3	1,188	46%
92	3,100	1	3	1,127	36%
93	3,050	3	4	1,401	46%
94	2,352	1	3	1,127	48%
95	2,350	2	3	1,188	51%
96	3,055	1	3	1,127	37%
97	3,050	3	4	1,401	46%
98	2,352	1	3	1,127	48%
99	2,350	2	3	1,188	51%
100	2,585	1	3	1,127	44%
101	2,585	3	4	1,401	54%
102	2,352	1	3	1,127	48%
103	2,350	2	3	1,188	51%
104	2,585	1	3	1,127	44%
105	2,585	3	4	1,401	54%
106	2,352	1	3	1,127	48%
107	2,350	2	3	1,188	51%
108	2,585	1	3	1,127	44%
109	2,585	3	4	1,401	54%
110	2,352	1	3	1,127	48%
111	2,350	2	3	1,188	51%
112	2,585	1	3	1,127	44%
113	2,585	3	4	1,188	46%
114	2,352	1	3	1,127	48%
115	2,350	2	3	1,188	51%
116	2,345	1	3	1,127	48%
117	2,352	3	4	1,401	60%
118	2,437	1	3	1,127	46%
119	2,406	2	3	1,188	49%
120	4,357	3	4	1,401	32%
121	5,154	5	5	1,630	32%
122	4,117	4	4	1,569	38%
123	3,293	4	4	1,569	48%
124	11,238	5	5	1,630	15%

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

**MASTER PLOTTING PLAN SITE DATA**

**SORRENTO VILLAGE  
ANTIOCH, CA**

MAY 3, 2024





**FENCING LEGEND**

SYMBOL	DESCRIPTION	DETAIL/SHEET
---	6'-0" HT. WOOD FENCE BOARD-ON-BOARD	3 (L-4)
---	6'-0" HT. TUBULAR STEEL FENCE	2 (L-4)
---	6'-0" HT. SOLID WOOD GATE AT SIDYARDS	4 (L-4)
---	6'-0" HT. CMU MASONRY WALL	1 (L-4)
-----	EXISTING CHAIN LINK FENCE TO REMAIN	

**GRAPHIC SYMBOL LEGEND**

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

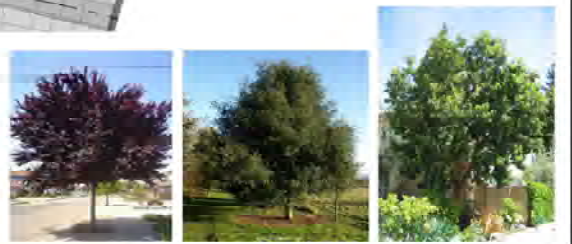
**PLANT MATERIAL KEY**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	WUCOLS*
<b>STREET TREES</b>						
○	<i>Quercus agrifolia</i>	Coast Live Oak	15 GAL-STD.	SEE PLANS	20	VL
○	<i>Arbutus x. Marina</i>	Strawberry Tree	15 GAL-STD.	SEE PLANS	50	L
○	<i>Fraxinus ulex</i>	Evergreen Ash	15 GAL-STD.	SEE PLANS	24	M
○	<i>Pistacia c. Keith Davey</i>	Fruitless Chinese Pistache	15 GAL-STD.	SEE PLANS	31	L
○	<i>Lagerstroemia l. Tuscanora</i>	Pink Grape Myrtle	15 GAL-STD.	SEE PLANS	24	L
○	<i>Prunus c. 'Krauter Vesuvius'</i>	Flowering Plum	15 GAL-STD.	SEE PLANS	12	L
<b>STORMWATER TREATMENT PLANTS</b>						
■	<i>Chondropetalum testatum**</i>	Capa Rush	1 GAL	42" O.G.		L
■	<i>Muhlenbergia rigens**</i>	Door Grass	1 GAL	48" O.G.		L

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

**IRRIGATION/MWEO DESIGN NOTE**

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



**SORRENTO VILLAGE**

APN: 076-012-017  
 CITY OF ANTIOCH  
 CONTRA COSTA COUNTY  
 CALIFORNIA



**ENVIRONMENTAL FORESIGHT, INC.**  
 Landscape Architecture  
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**TENTATIVE MAP: LANDSCAPE STREET TREES & FENCING**

NOT FOR CONSTRUCTION



DATE: 05/08/24  
 JOB# 23010.01





**PRELIMINARY PLANT MATERIAL PALETTE**

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

**NOTES:**

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

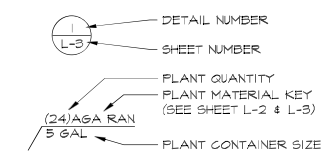
**IRRIGATION/MWEO DESIGN NOTE**

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

**PLANTING NOTES**

- SOIL AMENDMENTS:** THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.
- SOIL TESTS:** PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.
- NUTRIENT RICH COMPOST AMENDMENT:** SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM ([www.compostingcouncil.org](http://www.compostingcouncil.org)). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGROW JEFFERSON COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2510 OR APPROVED EQUAL SHALL BE USED.
- APPROVED FINAL SOIL AMENDMENT RECOMMENDATION:** SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.
- MULCH:** ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
  - PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE MULCH IN LIGHT BROWN COLOR.
  - PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR' IN LIGHT BROWN COLOR.
- MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE-EVEREST HAS BEEN APPLIED.** EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.

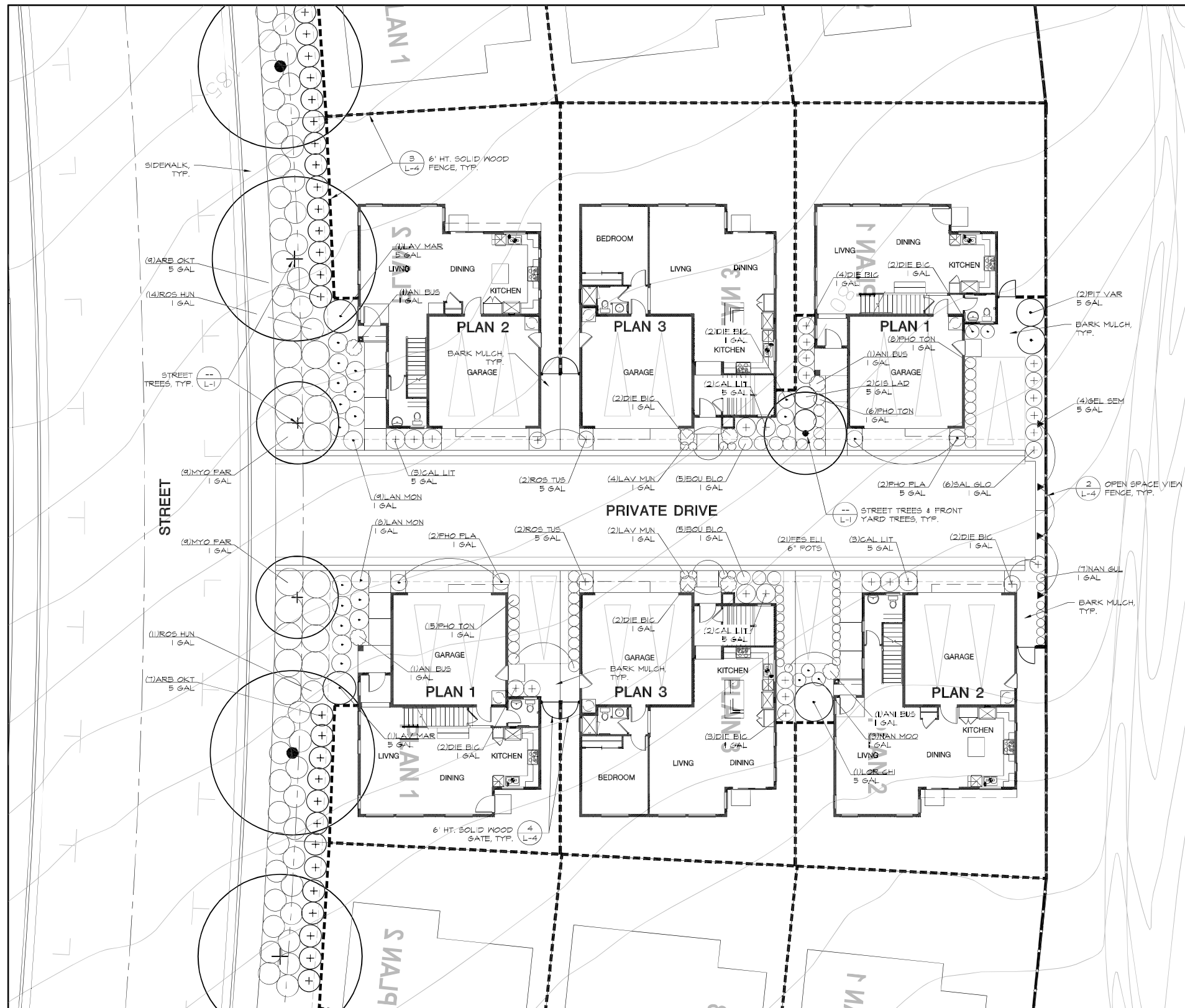
**GRAPHIC SYMBOL LEGEND**



DATE: 05/06/24  
 JOB# 23010.01



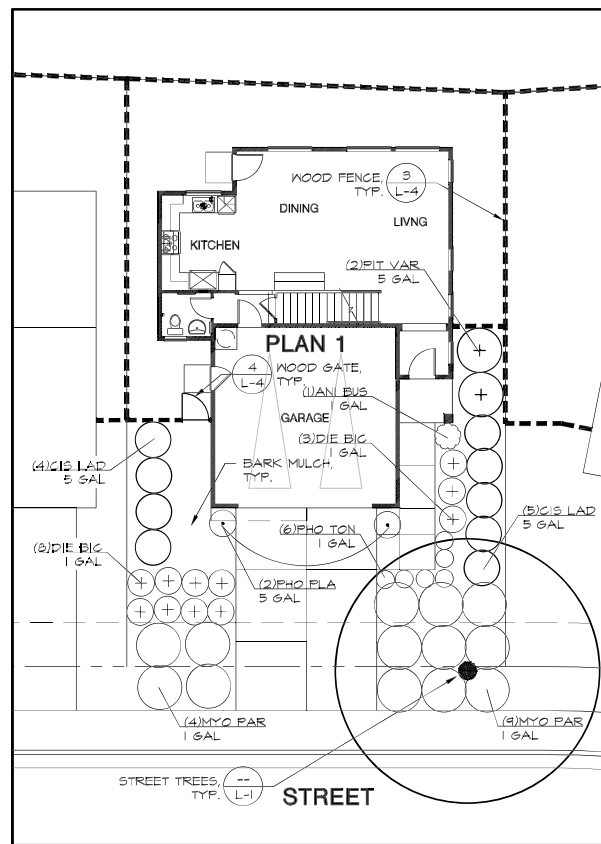
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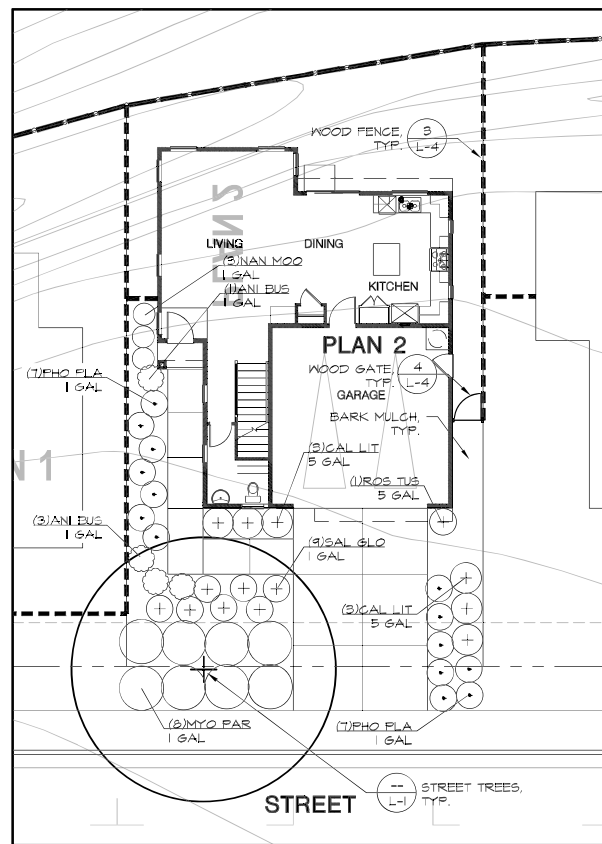
4 & 6-PACK LOT FRONT YARD TYPICALS

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

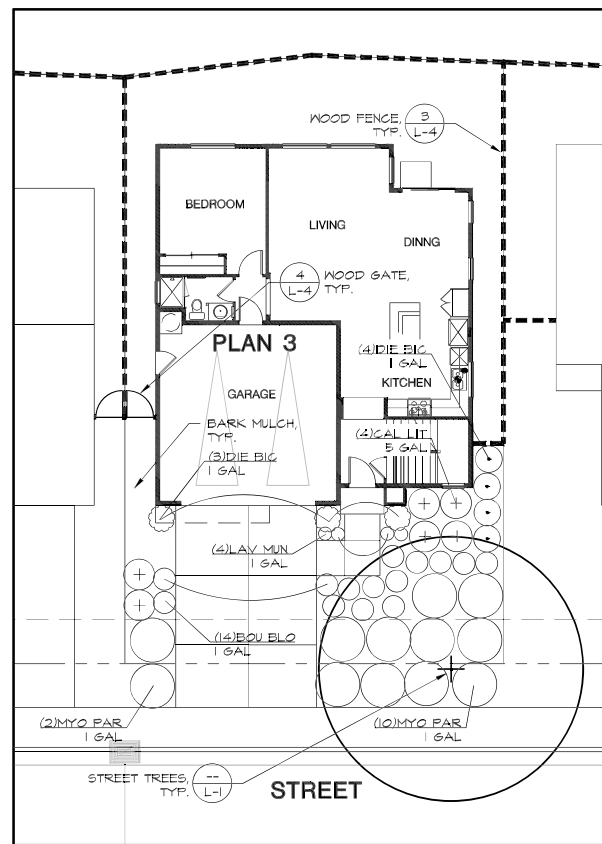
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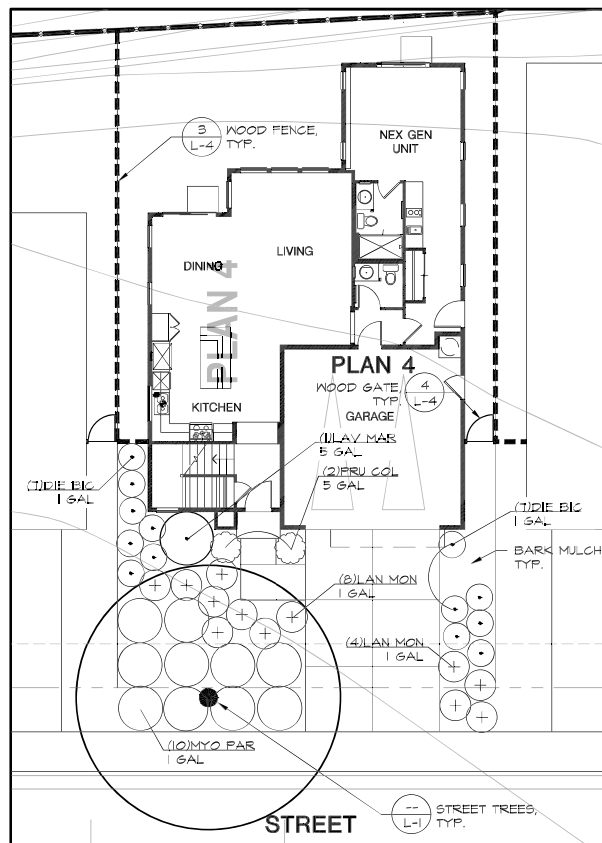
PLAN 1 FRONT YARD TYPICAL



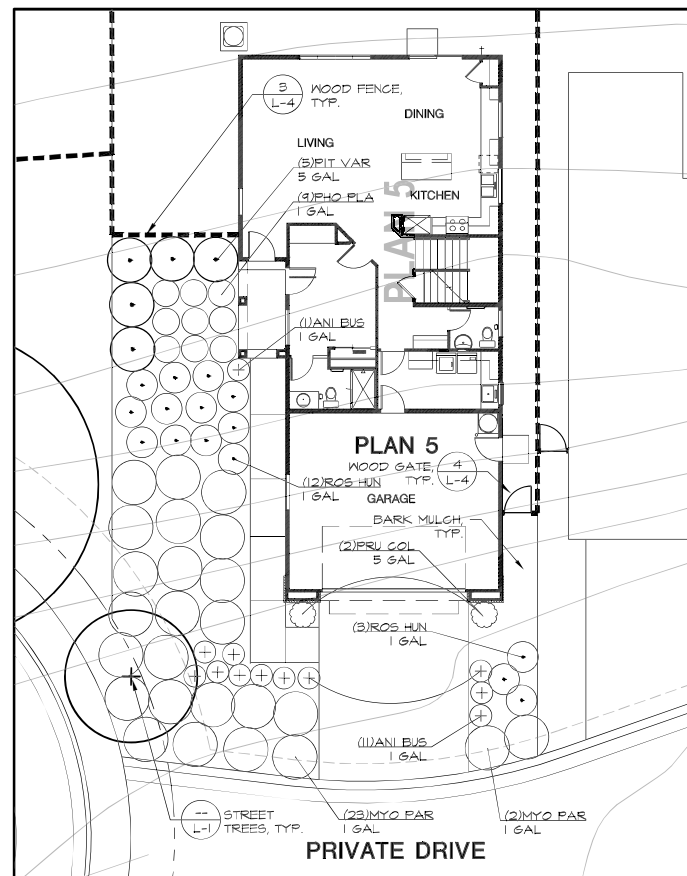
PLAN 2 FRONT YARD TYPICAL



PLAN 3 FRONT YARD TYPICAL



PLAN 4 FRONT YARD TYPICAL



PLAN 5 FRONT YARD TYPICAL

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

NOT FOR CONSTRUCTION

PRELIMINARY PLANT MATERIAL PALETTE

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

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

IRRIGATION/MWEO DESIGN NOTE

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

PLANTING NOTES

- SOIL AMENDMENTS:** THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.
    - SOIL TESTS:** PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.
    - A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM ([www.compostingcouncil.org](http://www.compostingcouncil.org)). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS WONDERGROW PREMIUM COMPOST AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR FOUR COURSE COMPOST AVAILABLE AT JEFFSON PRAIRIE ORGANICS (800) 208-2870 OR APPROVED EQUAL SHALL BE USED.
    - THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.
  - MULCH:** ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
    - PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE MULCH IN LIGHT BROWN COLOR.
    - PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY SHREDDED CEDAR IN LIGHT BROWN COLOR.
- C. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.

SORRENTO VILLAGE

APN: 076-012-017  
CITY OF ANTIOCH  
CONTRA COSTA COUNTY  
CALIFORNIA



ENVIRONMENTAL  
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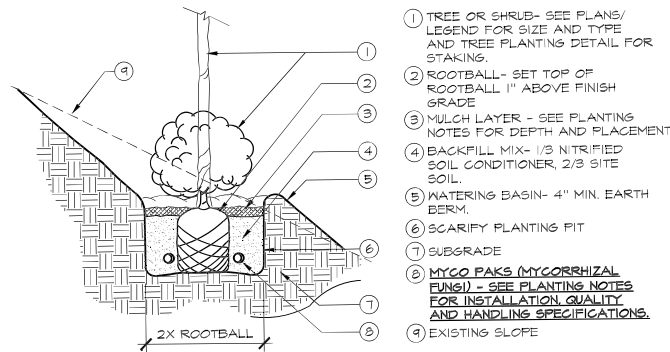
GRAPHIC SYMBOL LEGEND

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



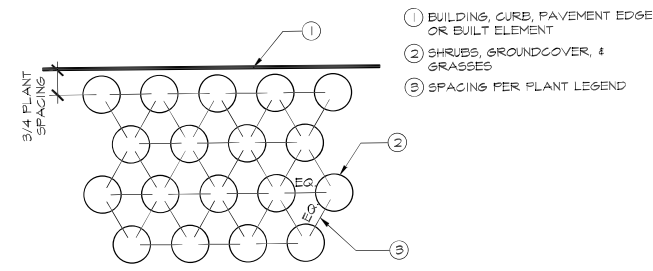
DATE: 05/06/24  
JOB# 23010.01





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

**7 PLANTING ON SLOPE** SCALE: N.T.S. 1/1 DT-Shrub-Agriform02.dwg



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

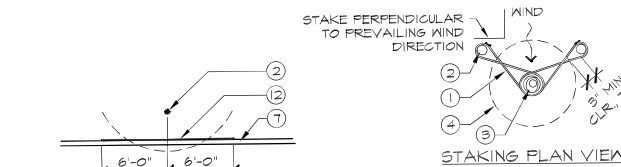
**8 PLANT SPACING/LAYOUT** SCALE: N.T.S. 1/1 DT-GrnCov01.dwg



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

NOTES:  
1. SEE PLANTING NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

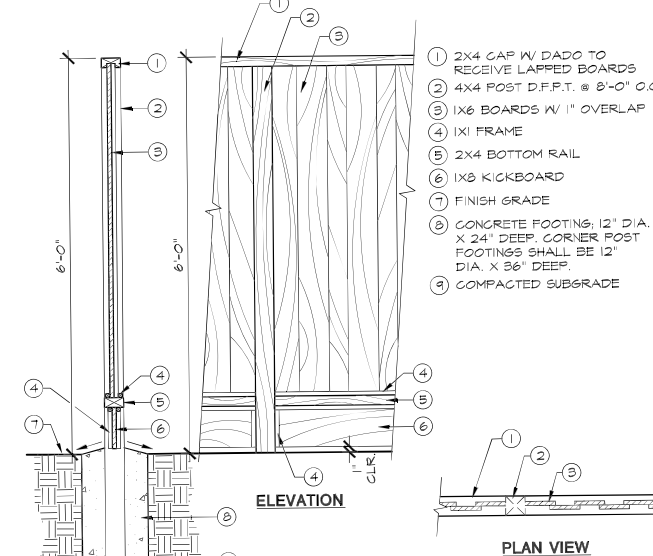
**5 TREE PLANTING** SCALE: N.T.S. 1/1 DT-Tree-Green02.dwg



- 1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED STEEL NAILS
- 2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
- 3 TREE- SEE PLAN FOR SIZE AND TYPE.
- 4 ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
- 5 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
- 6 WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES
- 7 SIDEWALK, CURB OR WALL
- 8 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
- 9 SUBGRADE
- 10 TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
- 11 MYGO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION QUALITY AND HANDLING SPECIFICATIONS.
- 12 ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR; MIN. 6' LONG FROM CENTER (1/2" TOTAL). MANUF.: DEEP ROOT BARRIER 1 (800) 458-1668 MODEL: UB 24-2
- 13 TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-12B, GREY AVAILABLE: www.ndspro.com

NOTES:  
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

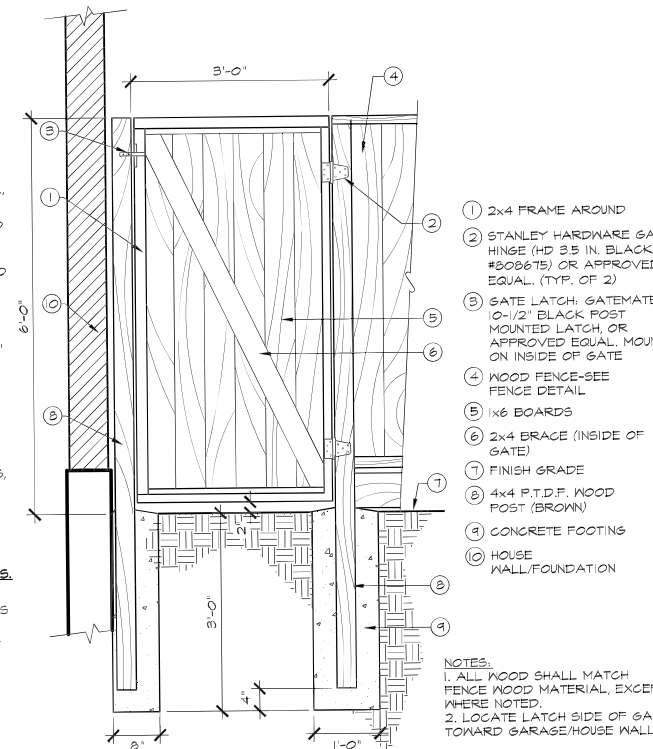
**6 TREE PLANTING WITH ROOT BARRIER** SCALE: N.T.S. 1/1 DT-Tree-Green01.dwg



- 1 2x4 CAP W/ DADO TO RECEIVE LAPPED BOARDS
- 2 4x4 POST D.F.P.T. @ 8'-0" O.C.
- 3 1x6 BOARDS W/ 1" OVERLAP
- 4 1X1 FRAME
- 5 2X4 BOTTOM RAIL
- 6 1X8 KICKBOARD
- 7 FINISH GRADE
- 8 CONCRETE FOOTING; 12" DIA. X 24" DEEP. CORNER POST FOOTINGS SHALL BE 12" DIA. X 36" DEEP.
- 9 COMPACTED SUBGRADE

NOTES:  
1. ALL WOOD SHALL BE CONST. COMMON RWD. ROUGH, UNLESS OTHERWISE NOTED.

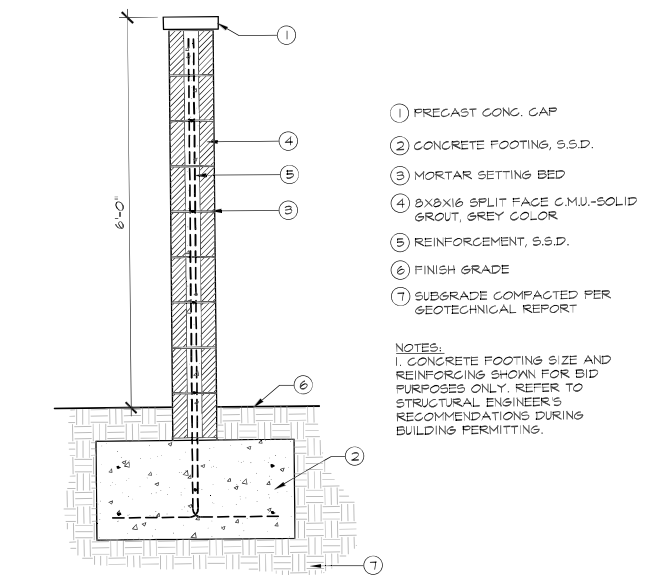
**3 6'-0" HT. SOLID WOOD FENCE 1x6 BOARD ON BOARD** SCALE: 3/4" = 1'-0" 1/16 DT-FenWood01.dwg



- 1 2x4 FRAME AROUND
- 2 STANLEY HARDWARE GATE HINGE (HD 3.5 IN. BLACK, #808675) OR APPROVED EQUAL. (TYP. OF 2)
- 3 GATE LATCH: GATEMATE 0-1/2" BLACK POST MOUNTED LATCH, OR APPROVED EQUAL. MOUNT ON INSIDE OF GATE
- 4 WOOD FENCE-SEE FENCE DETAIL
- 5 1x6 BOARDS
- 6 2x4 BRACE (INSIDE OF GATE)
- 7 FINISH GRADE
- 8 4x4 P.T.D.F. WOOD POST (BROWN)
- 9 CONCRETE FOOTING
- 10 HOUSE WALL/FOUNDATION

NOTES:  
1. ALL WOOD SHALL MATCH FENCE WOOD MATERIAL, EXCEPT WHERE NOTED.  
2. LOCATE LATCH SIDE OF GATE TOWARD GARAGE/HOUSE WALL.

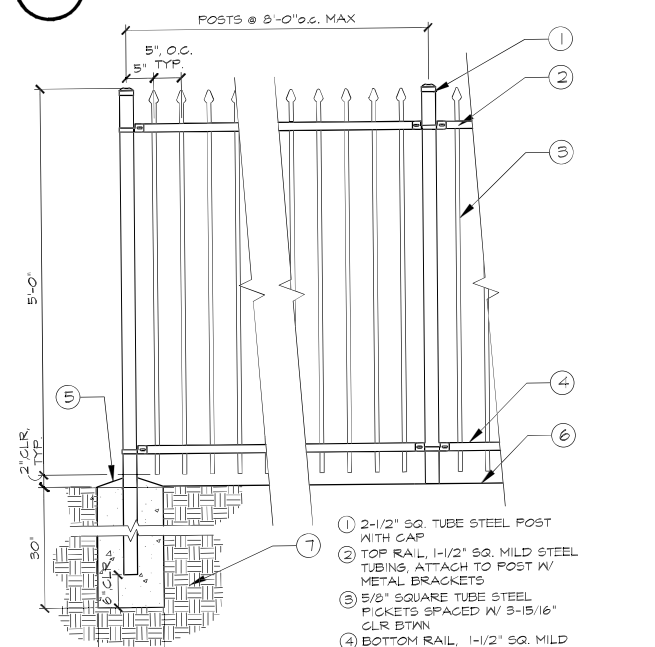
**4 6' HT SOLID WOOD GATE** SCALE: 3/4" = 1'-0" 1/16 DT-GateWood22.dwg



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

NOTES:  
1. CONCRETE FOOTING SIZE AND REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL ENGINEER'S RECOMMENDATIONS DURING BUILDING PERMITTING.

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



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

NOTES:  
1. GRIND SMOOTH ALL WELDS AND CUTS.  
2. PAINT ALL TUBING WITH ONE (1) COAT HEAVY DUTY RUST INHIBITIVE PRIMER AND TWO (2) COATS ACRYLIC ENAMEL GLOSS BLACK.

**2 5'-0" HT. TUBULAR STEEL FENCE** SCALE: 3/4" = 1'-0" 1/16 DT-FenMetal02.dwg

# SORRENTO VILLAGE

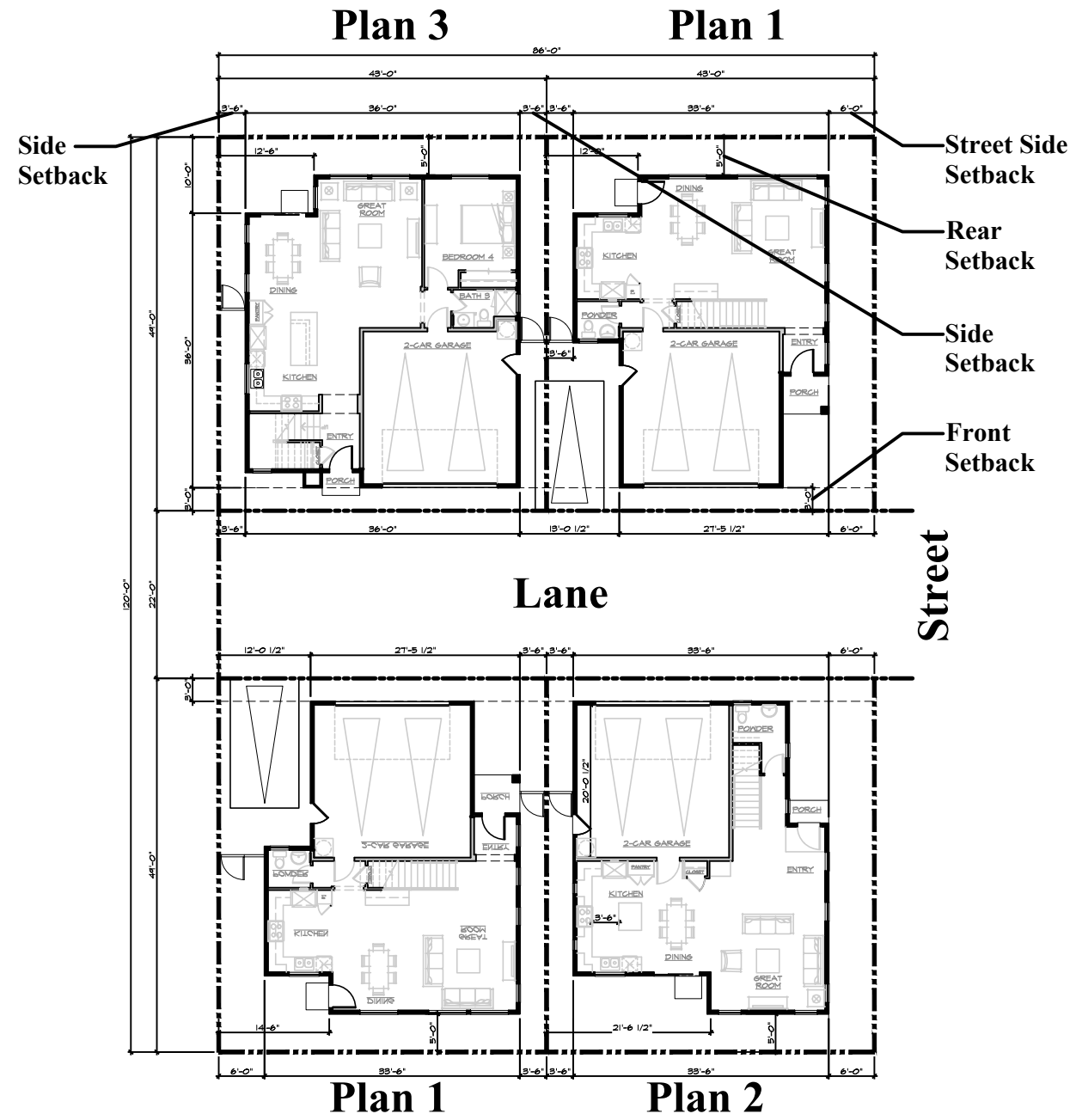
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www.environmentalforesight.com



DATE: 05/06/24  
JOB# 23010.01



## 4 Pack Cluster Site Plan



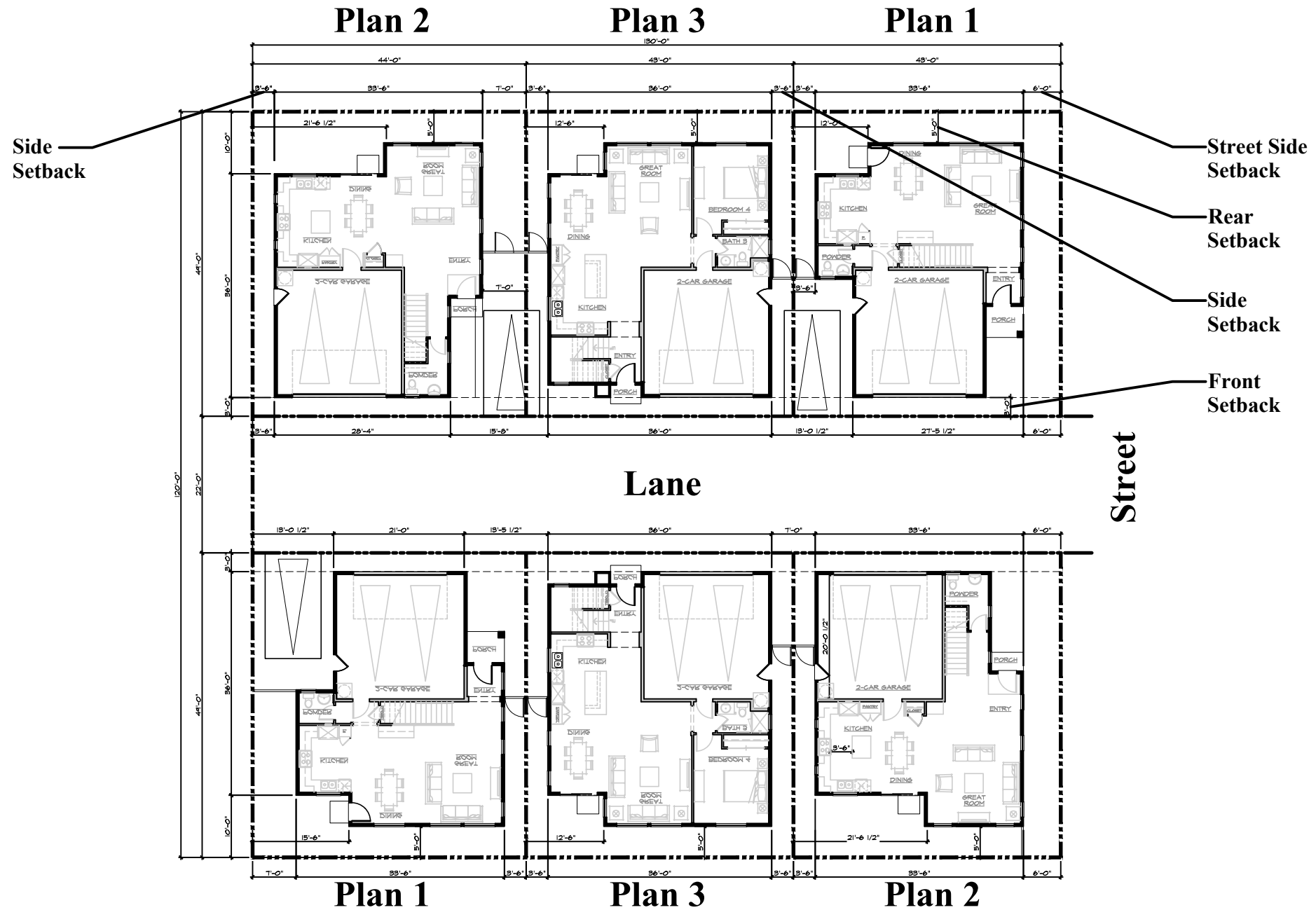
### Sorrento Village

City of Antioch, CA.

A.D. Seeno Construction

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





## 6 Pack Cluster Site Plan



**Sorrento Village**  
 City of Antioch, CA.  
 A.D. Seeno Construction

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



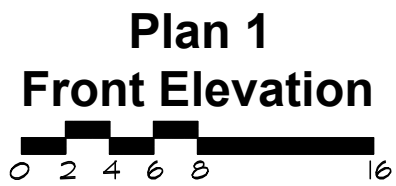
Elevation A



Elevation B



Elevation C

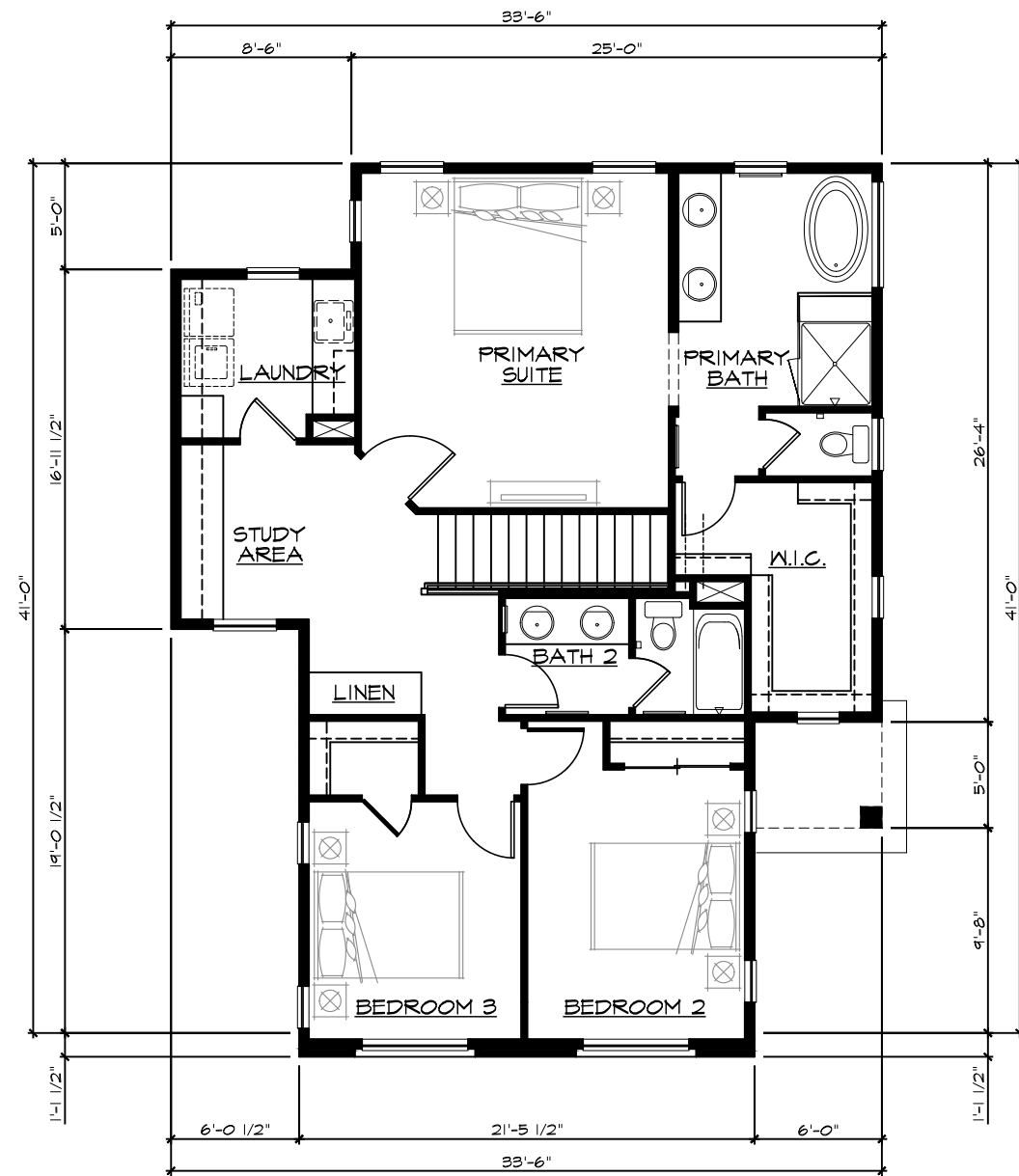


**Sorrento Village**

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

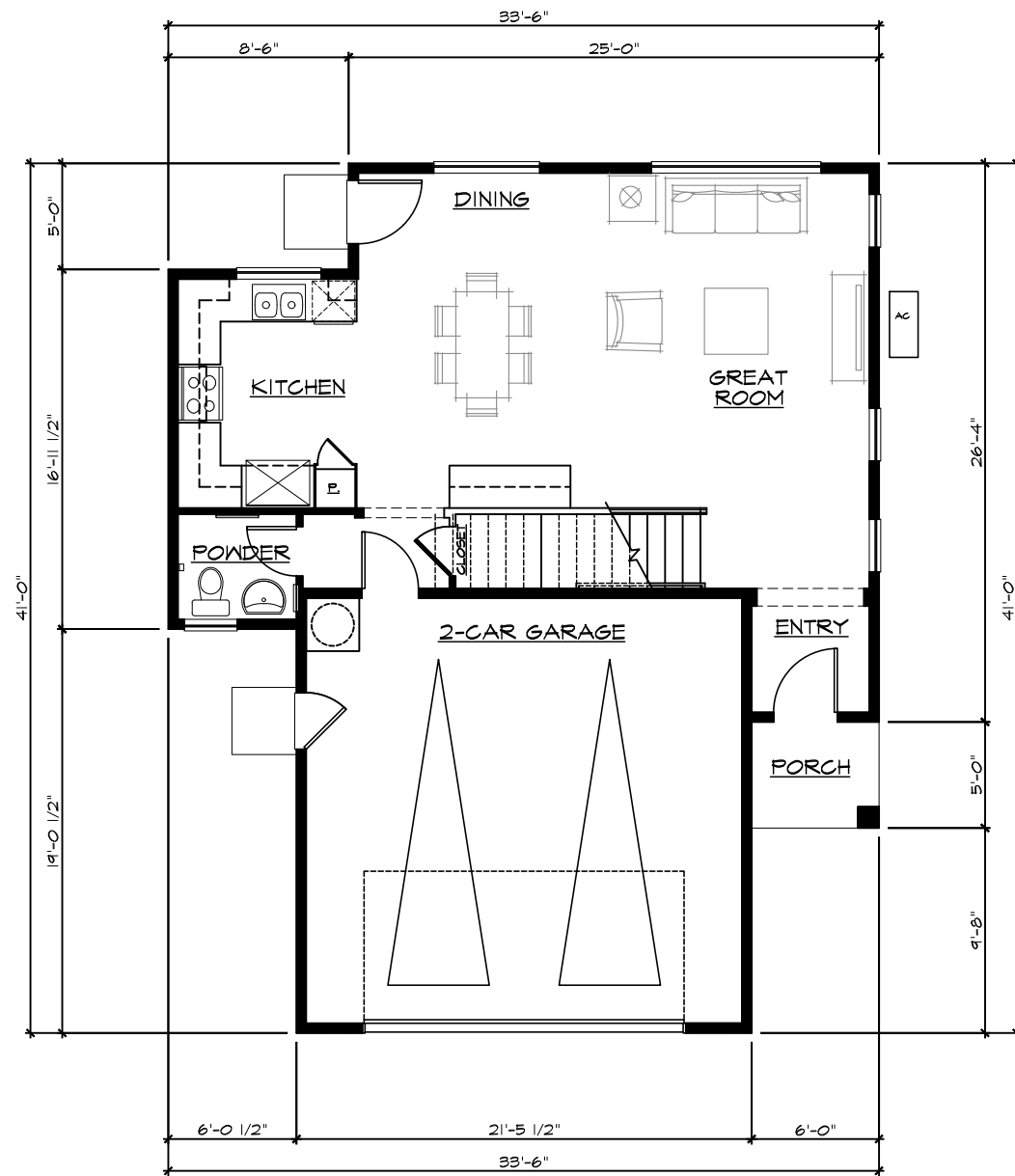
Date: May 3, 2024  
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**Second Floor**

FLOOR AREA: 1,115 SQ. FT.



**First Floor**

FLOOR AREA: 691 SQ. FT.

**Plan 1  
Elevation 'A'**



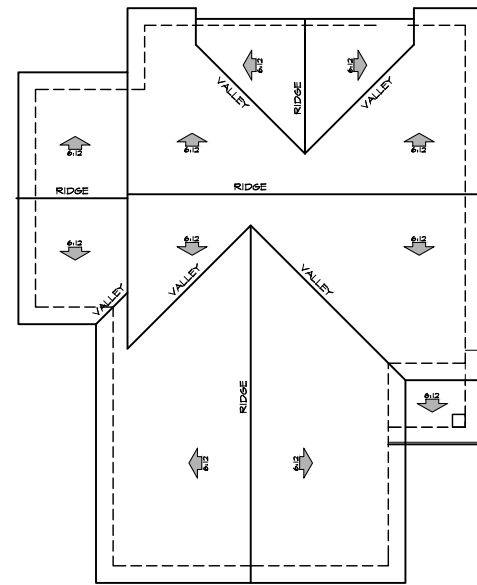
SQUARE FOOTAGE	
TOTAL LIVING AREA:	1,806 SQ. FT.
GARAGE AREA:	436 SQ. FT.

**Sorrento Village**

City of Antioch, CA.

A.D. Seeno Construction

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



**Roof Plan 'A'**

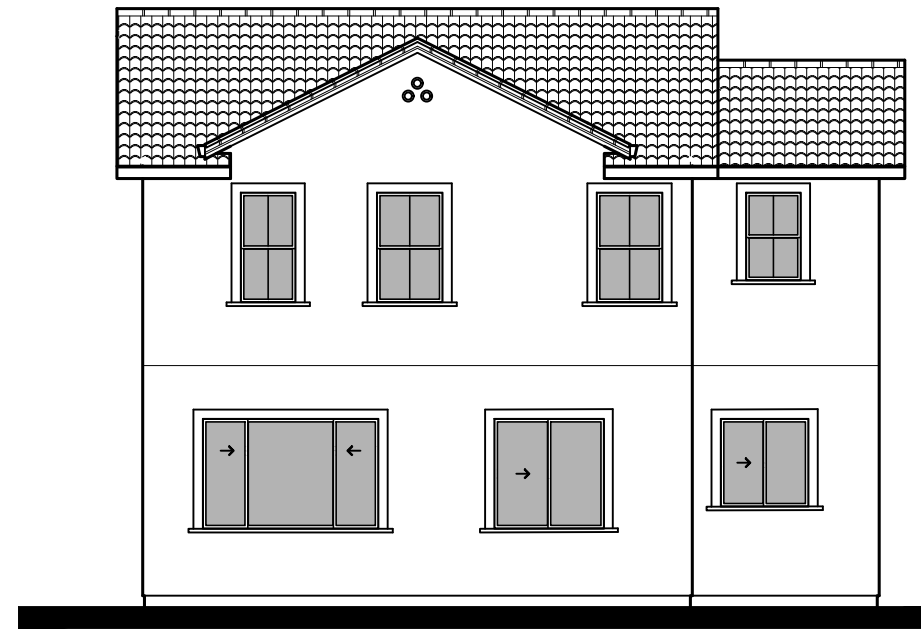
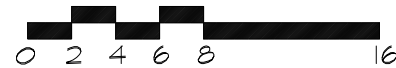


**Right**



**Left**

**Plan 1  
Elevation: 'A'**

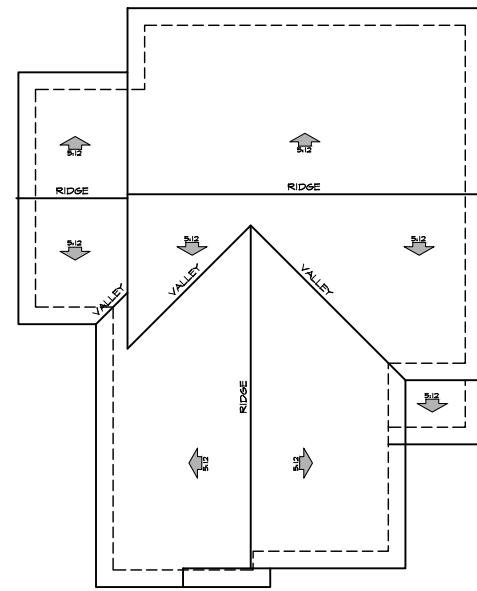


**Rear**

**Sorrento Village**

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

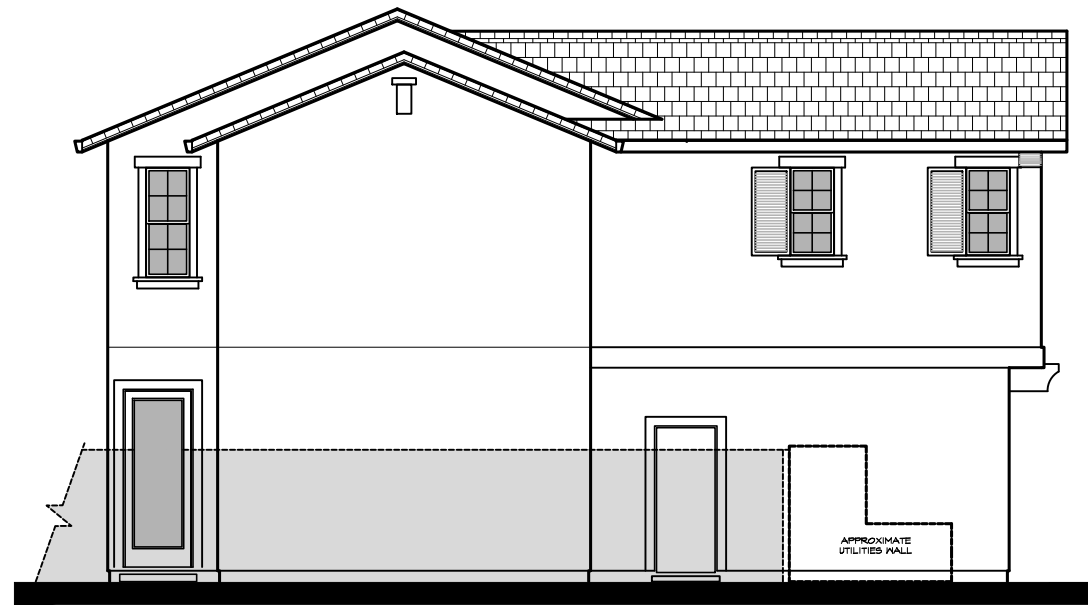
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**Roof Plan 'B'**

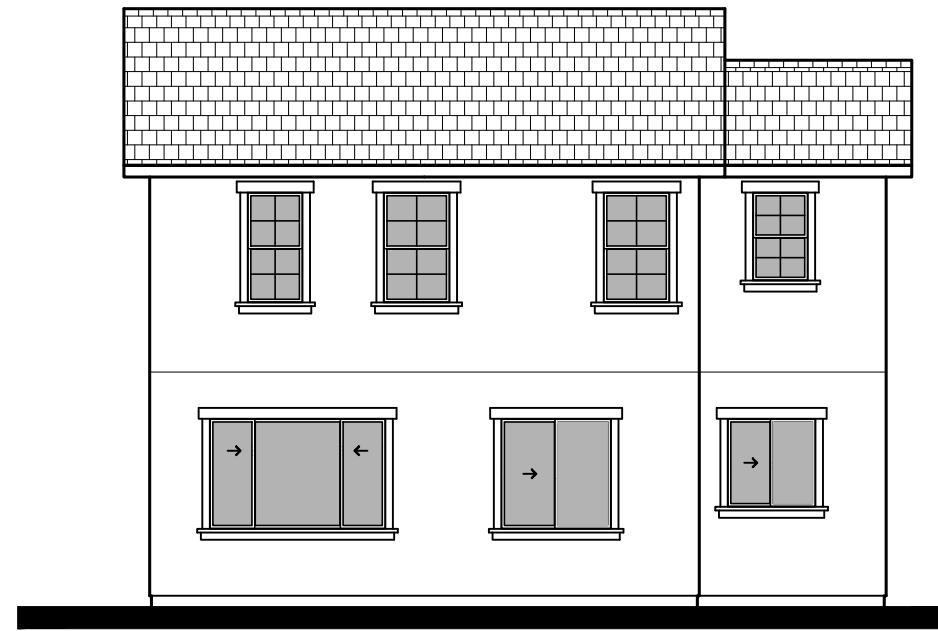


**Right**



**Left**

**Plan 1  
Elevation: 'B'**



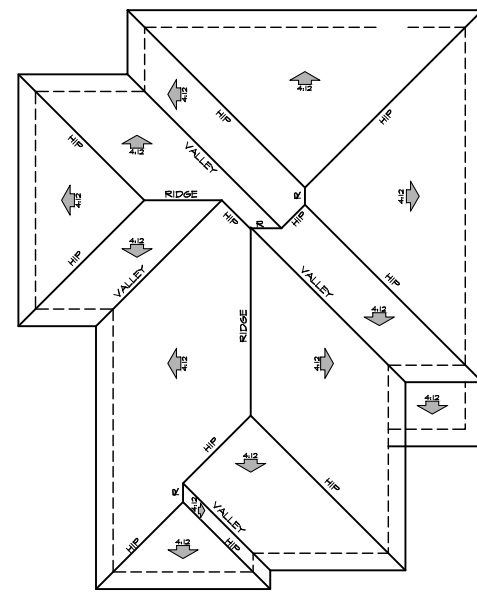
**Rear**

**Sorrento Village**

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

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

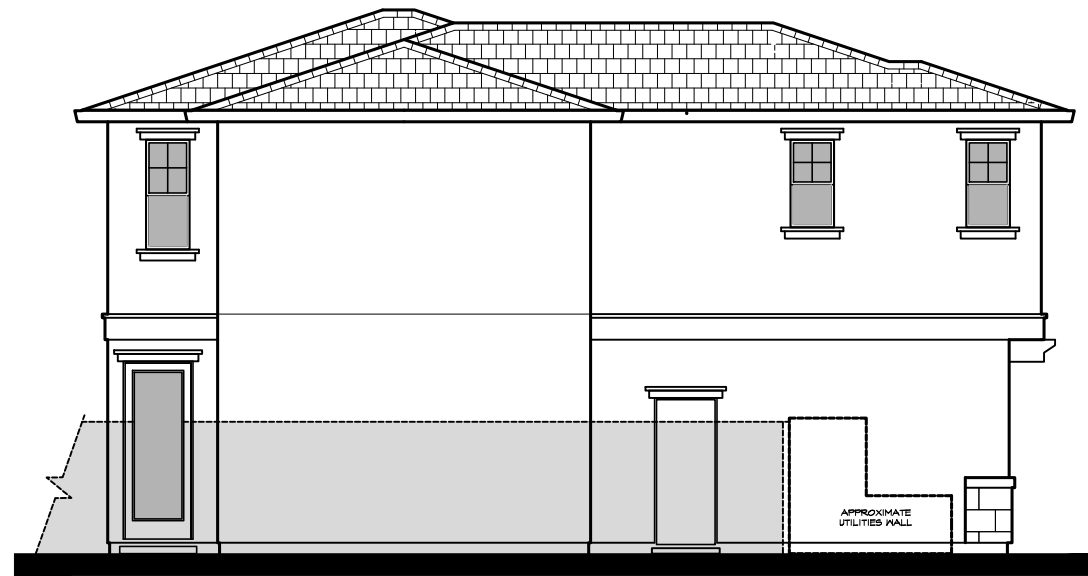




**Roof Plan 'C'**

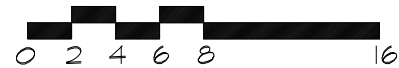


**Right**



**Left**

**Plan 1  
Elevation: 'C'**



**Rear**

**Sorrento Village**

City of Antioch, CA.

A.D. Seeno Construction

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Legacy Design Group, LLC.



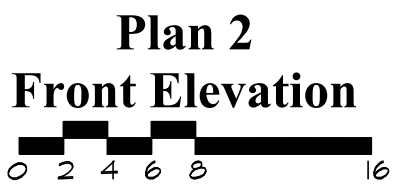
**Elevation A**



**Elevation B**

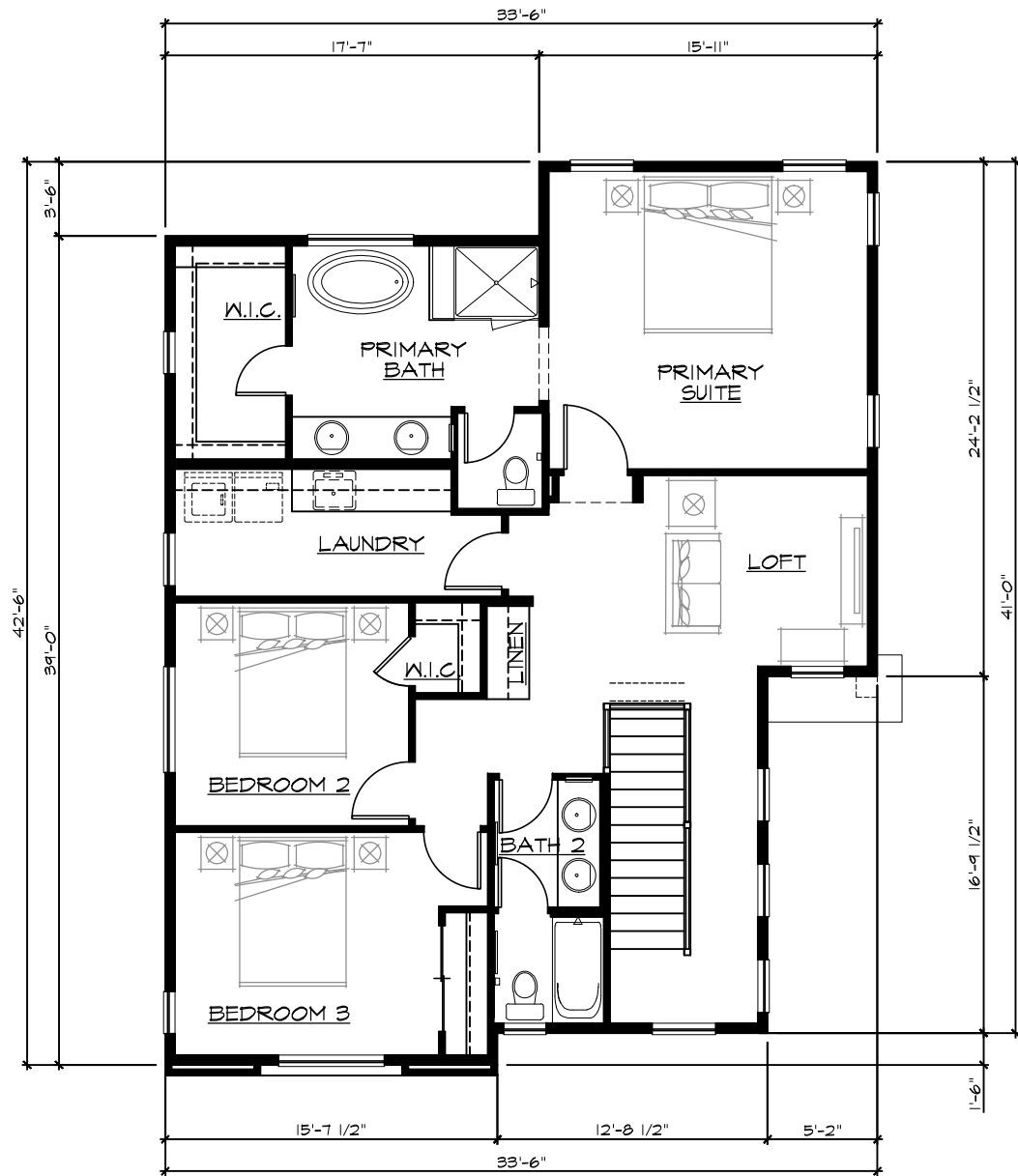


**Elevation C**

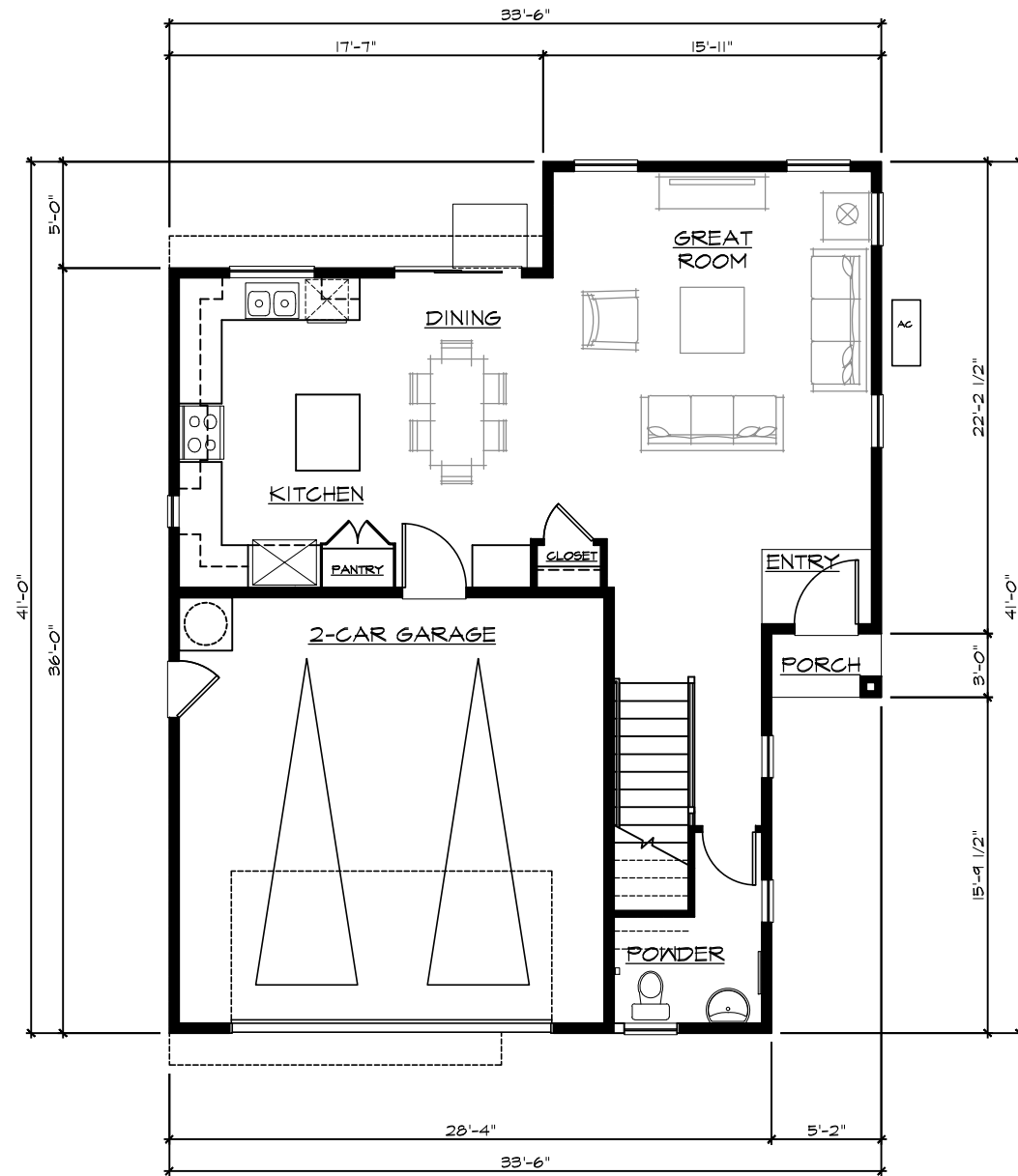


**Sorrento Village**  
City of Antioch, CA.  
A.D. Seeno Construction

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



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



**First Floor**  
 FLOOR AREA: 769 SQ. FT.

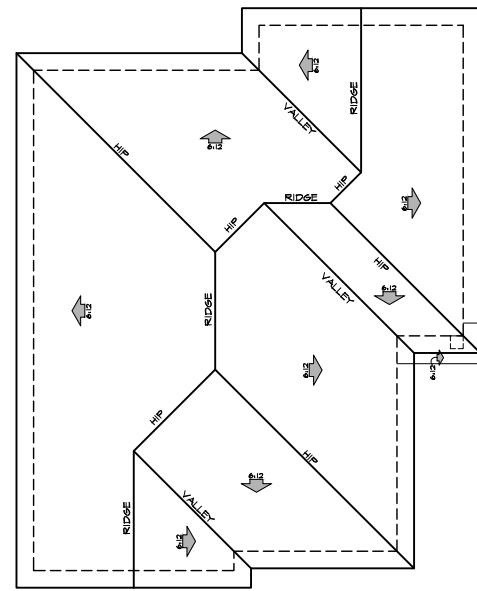


SQUARE FOOTAGE	
TOTAL LIVING AREA:	1,984 SQ. FT.
GARAGE AREA:	419 SQ. FT.

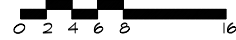
**Sorrento Village**  
 City of Antioch, CA.  
 A.D. Seeno Construction

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





**Roof Plan 'A'**



**Right**



**Left**

**Plan 2**

**Elevation: 'A'**



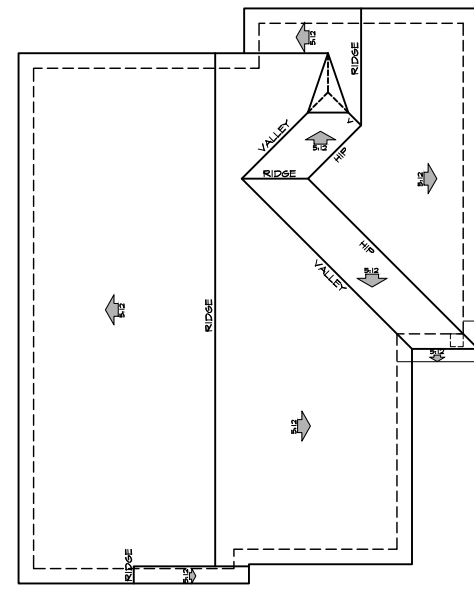
**Rear**

**Sorrento Village**

City of Antioch, CA.

A.D. Seeno Construction

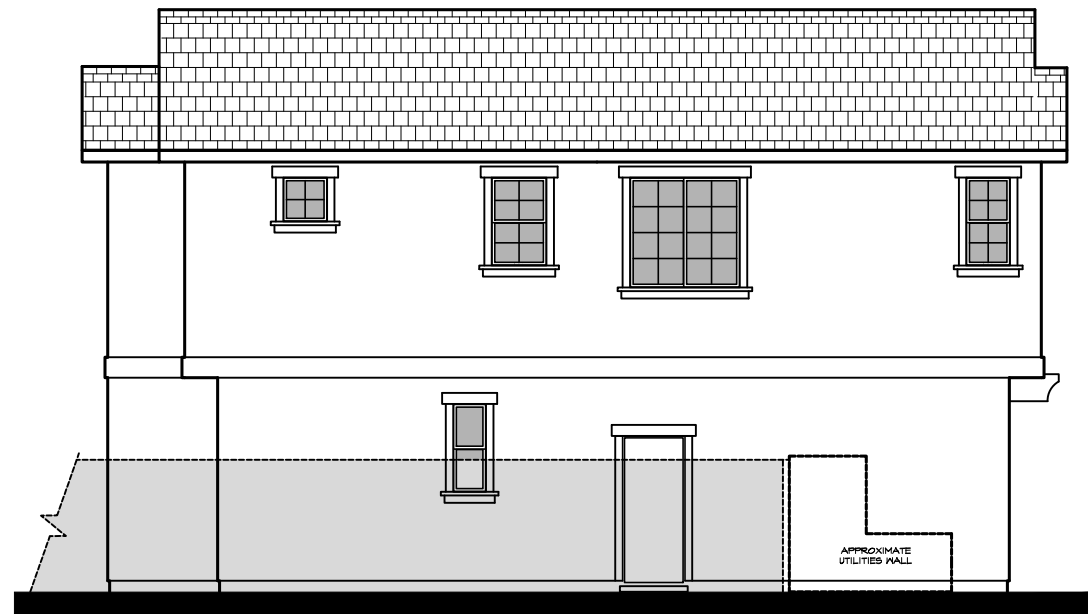
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**Roof Plan 'B'**  
 0 2 4 6 8 16



**Right**



**Left**

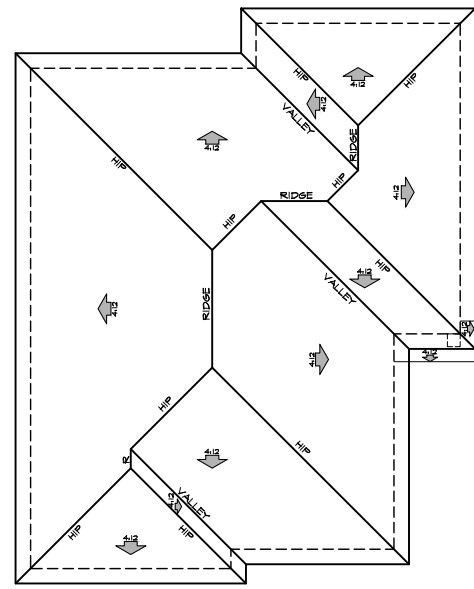
**Plan 2  
 Elevation: 'B'**  
 0 2 4 6 8 16



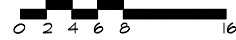
**Rear**

**Sorrento Village**  
 City of Antioch, CA.  
 A.D. Seeno Construction

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



**Roof Plan 'C'**



**Right**



**Left**

**Plan 2**

**Elevation: 'C'**



**Rear**

**Sorrento Village**

City of Antioch, CA.

A.D. Seeno Construction

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



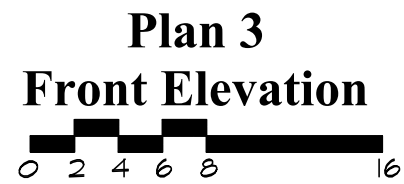
**Elevation A**



**Elevation B**



**Elevation C**



**Sorrento Village**

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

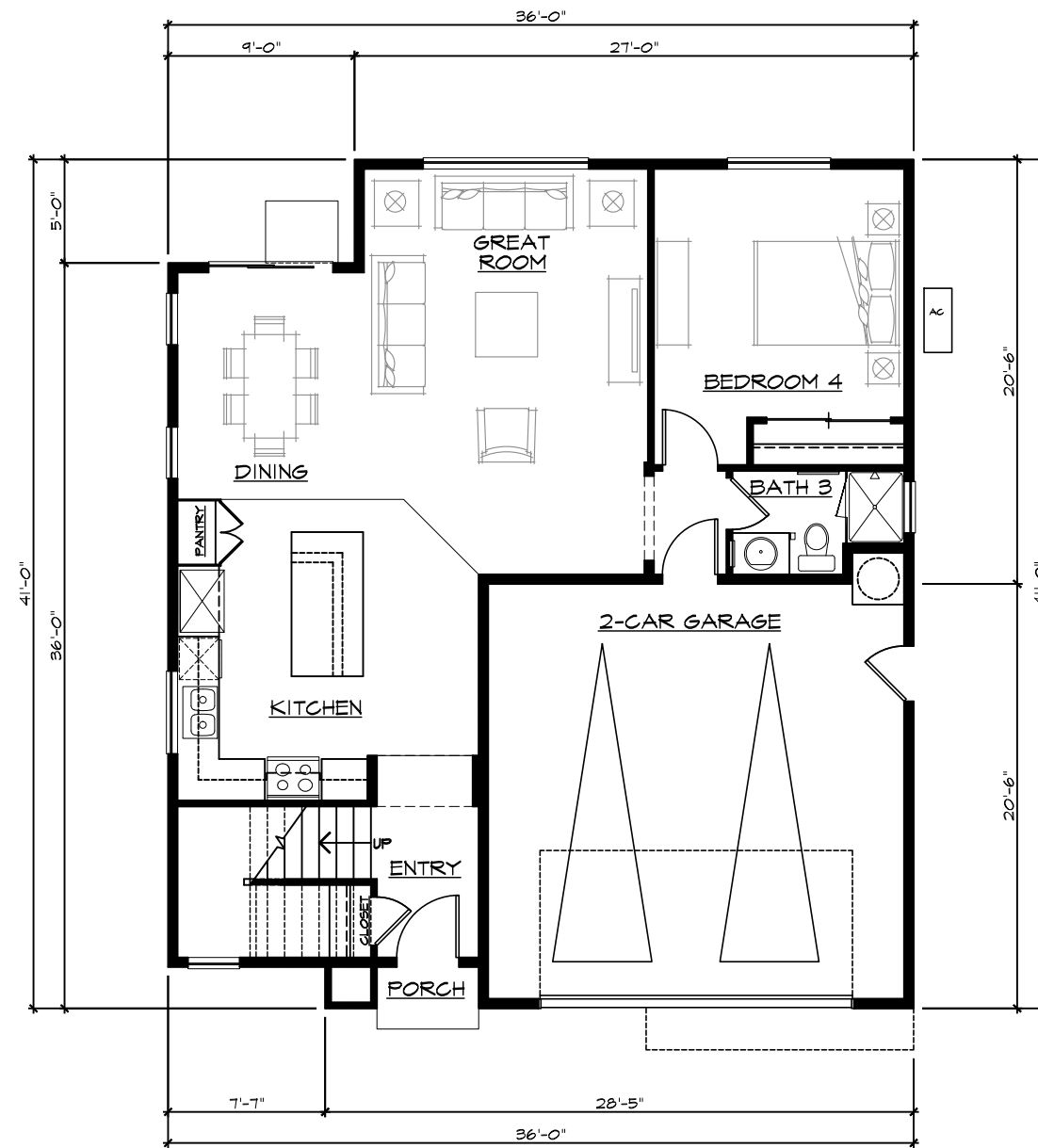
Date: May 3, 2024  
Legacy Design Group, LLC.





**Second Floor**

FLOOR AREA: 1,289 SQ. FT.



**First Floor**

FLOOR AREA: 975 SQ. FT.

**Plan 3  
Elevation 'A'**



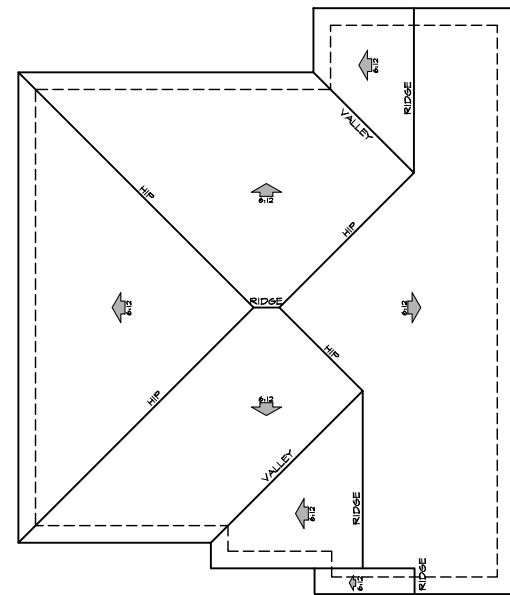
SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,264 SQ. FT.
GARAGE AREA:	426 SQ. FT.

**Sorrento Village**

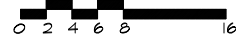
City of Antioch, CA.

A.D. Seeno Construction

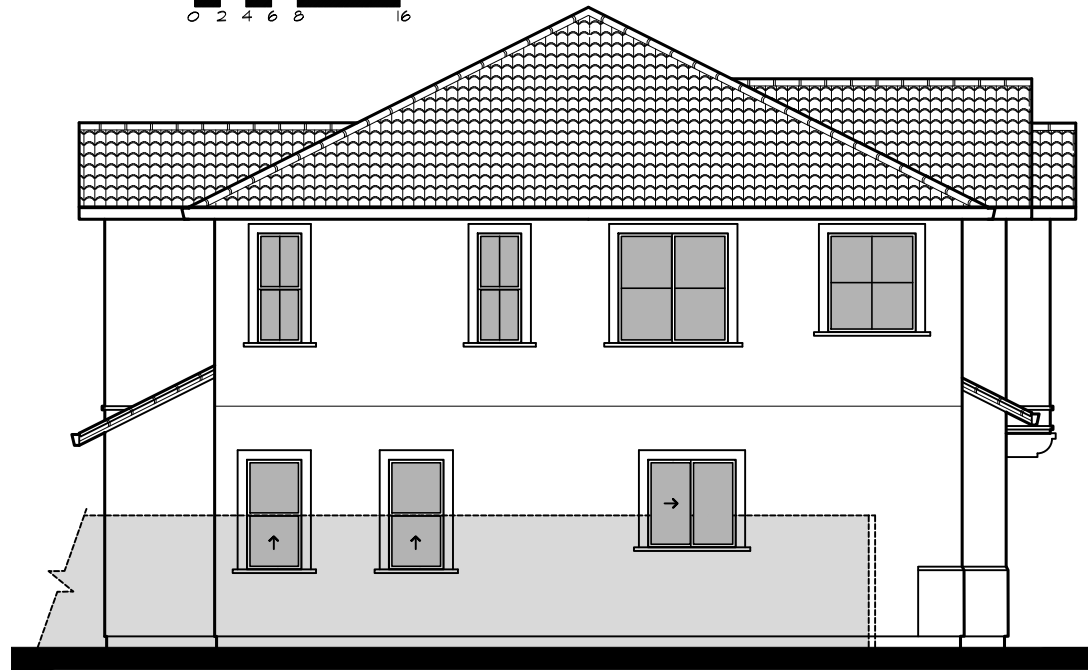
Date: May 3, 2024  
Legacy Design Group, LLC.



**Roof Plan 'A'**



**Right**



**Left**



**Rear**

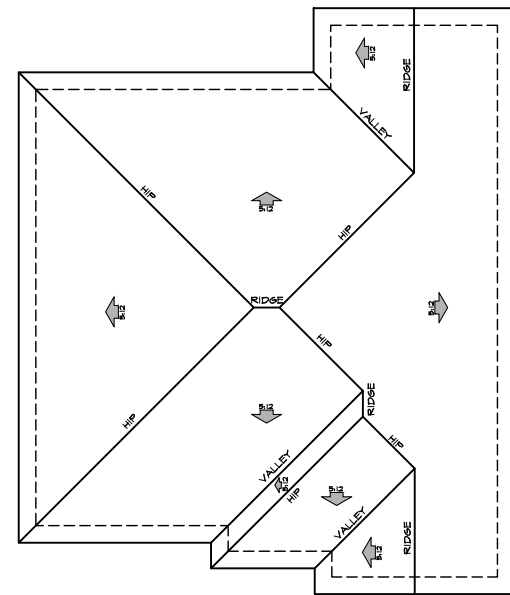
**Plan 3  
Elevation: 'A'**



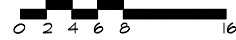
**Sorrento Village**

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

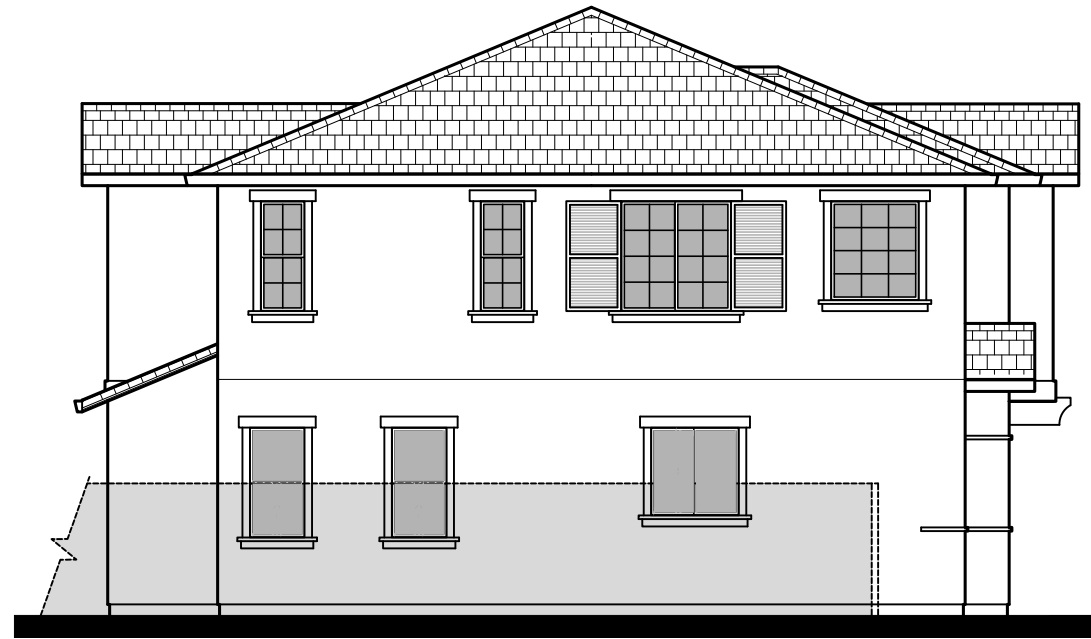
Date: May 3, 2024  
Legacy Design Group, LLC.



**Roof Plan 'B'**



**Right**



**Left**



**Rear**

**Plan 3**

**Elevation: 'B'**

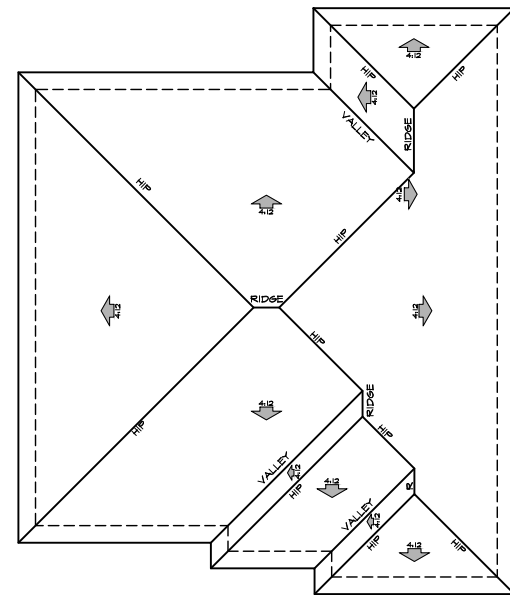


**Sorrento Village**

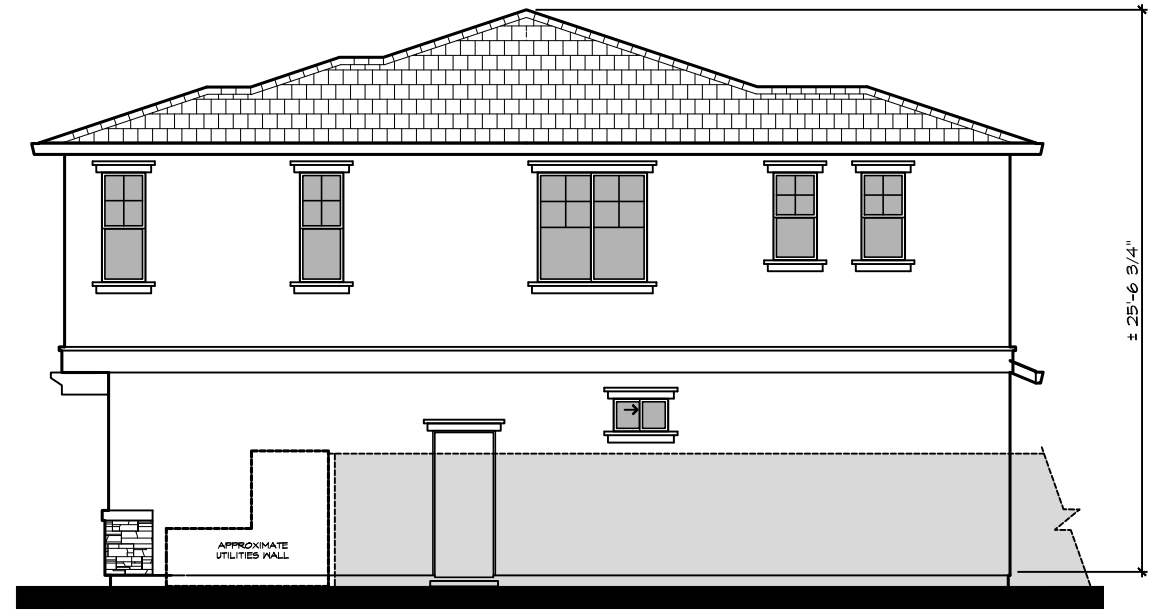
City of Antioch, CA.

A.D. Seeno Construction

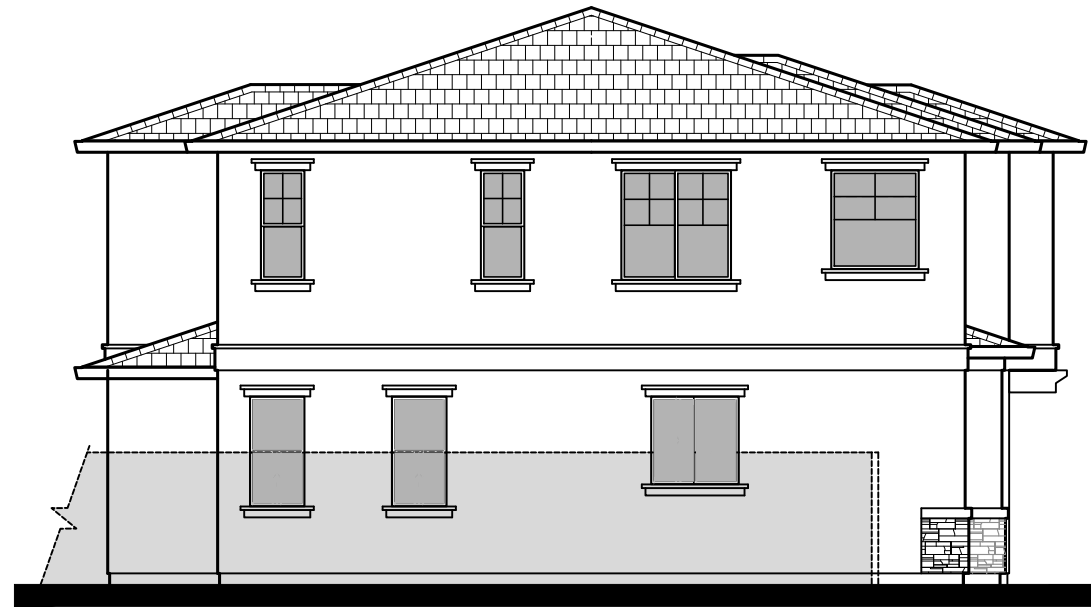
Date: May 3, 2024  
Legacy Design Group, LLC.



**Roof Plan 'C'**



**Right**



**Left**



**Rear**

**Plan 3**

**Elevation: 'C'**



**Sorrento Village**

City of Antioch, CA.

A.D. Seeno Construction

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





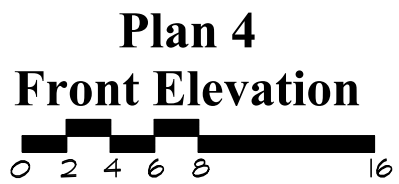
**Elevation A**



**Elevation B**



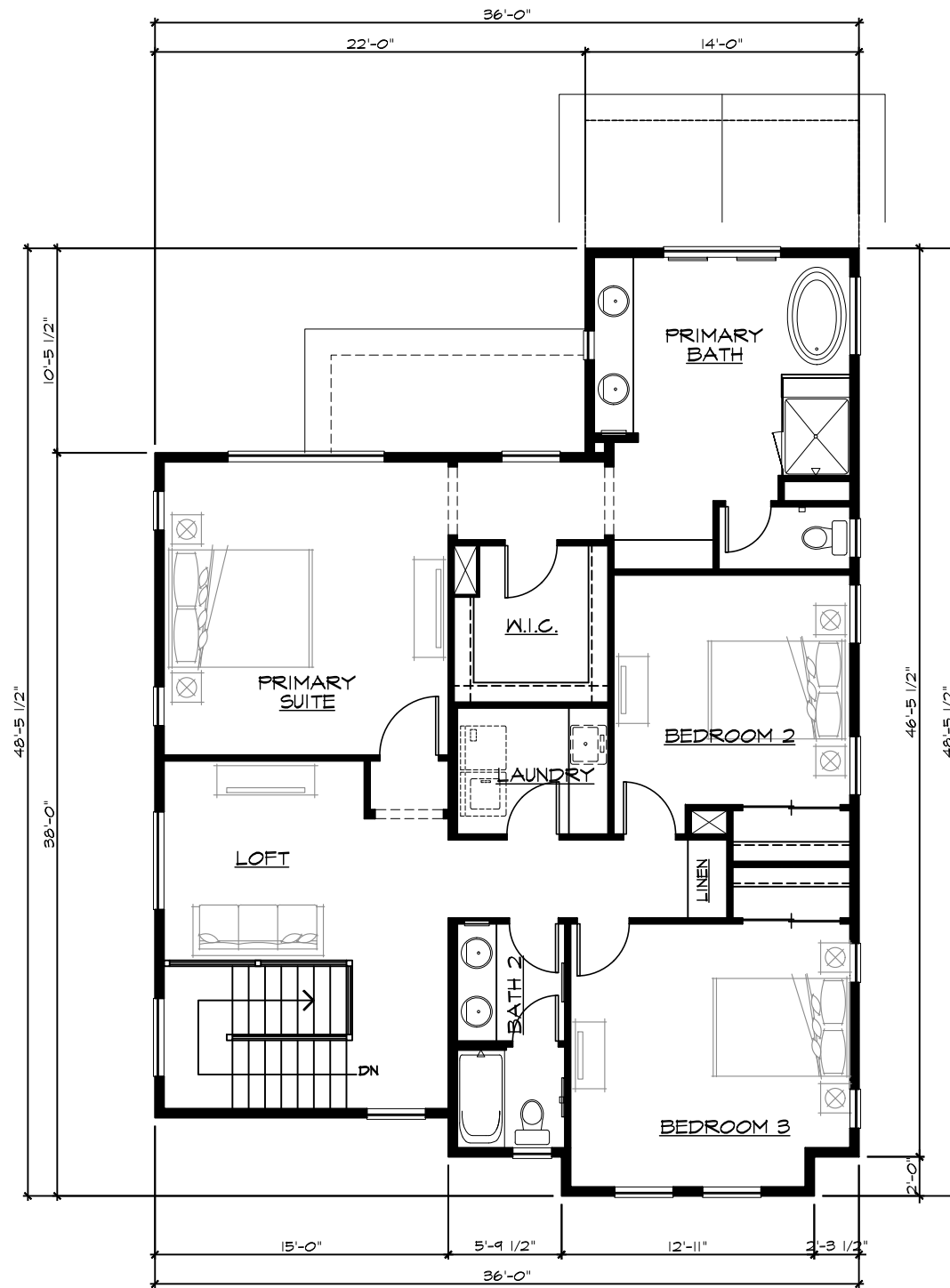
**Elevation C**



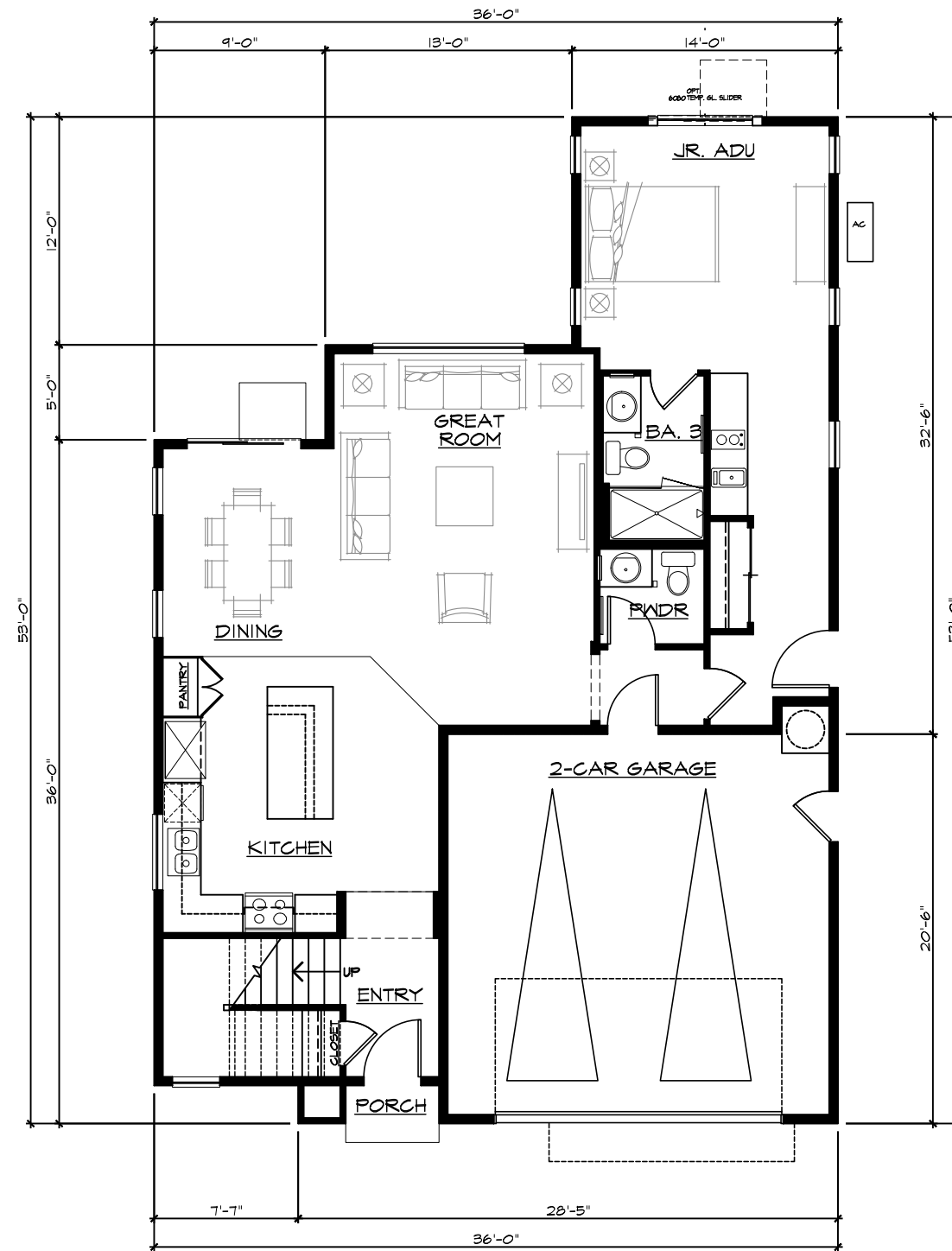
**Sorrento Village**

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

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



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



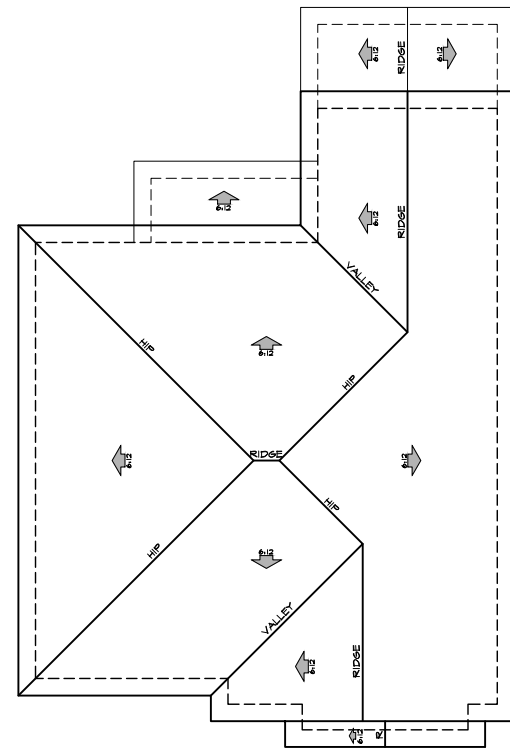
**First Floor**  
 FLOOR AREA: 772 SQ. FT.  
 JADU AREA: 371 SQ. FT.  
 TOTAL AREA: 1,143 SQ. FT.



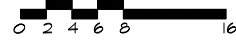
SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,513 SQ. FT.
GARAGE AREA:	426 SQ. FT.

**Sorrento Village**  
 City of Antioch, CA.  
 A.D. Seeno Construction

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



**Roof Plan 'A'**



**Right**



**Left**

**Plan 4**

**Elevation: 'A'**



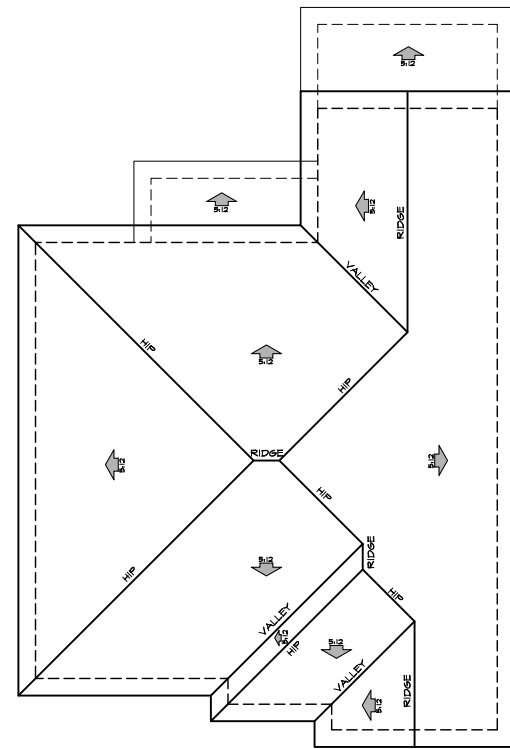
**Rear**

**Sorrento Village**

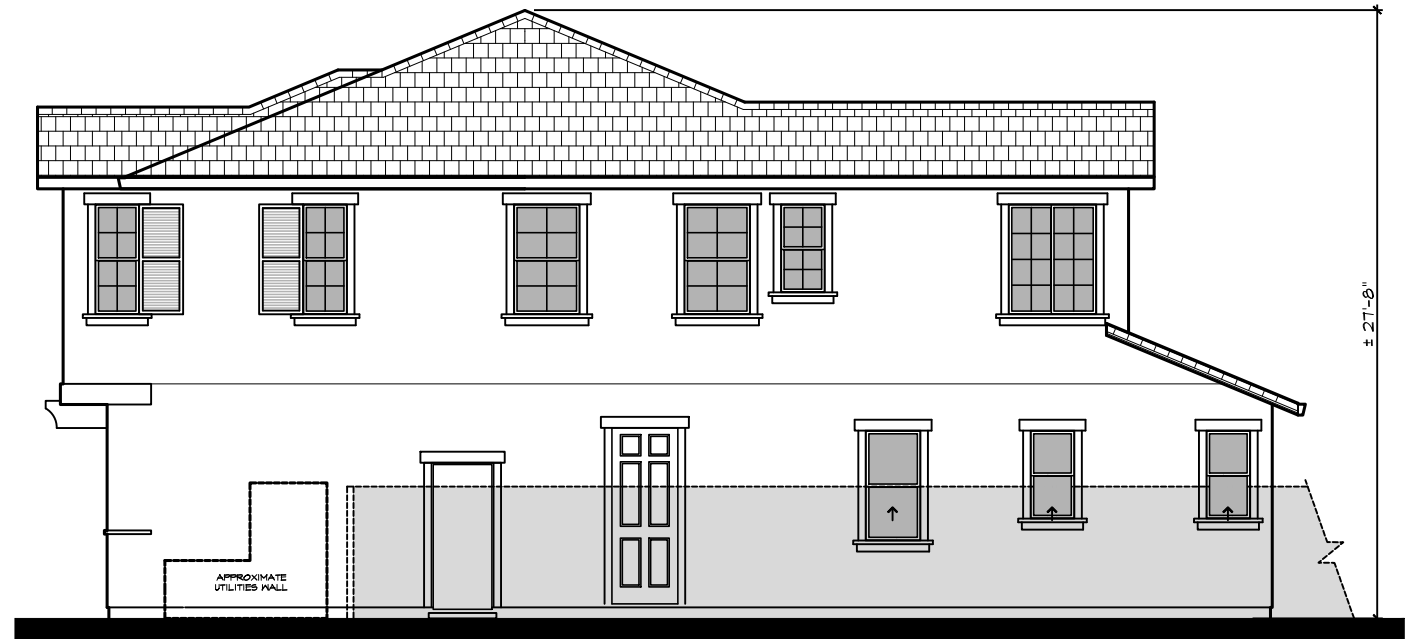
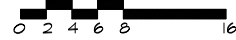
City of Antioch, CA.

A.D. Seeno Construction

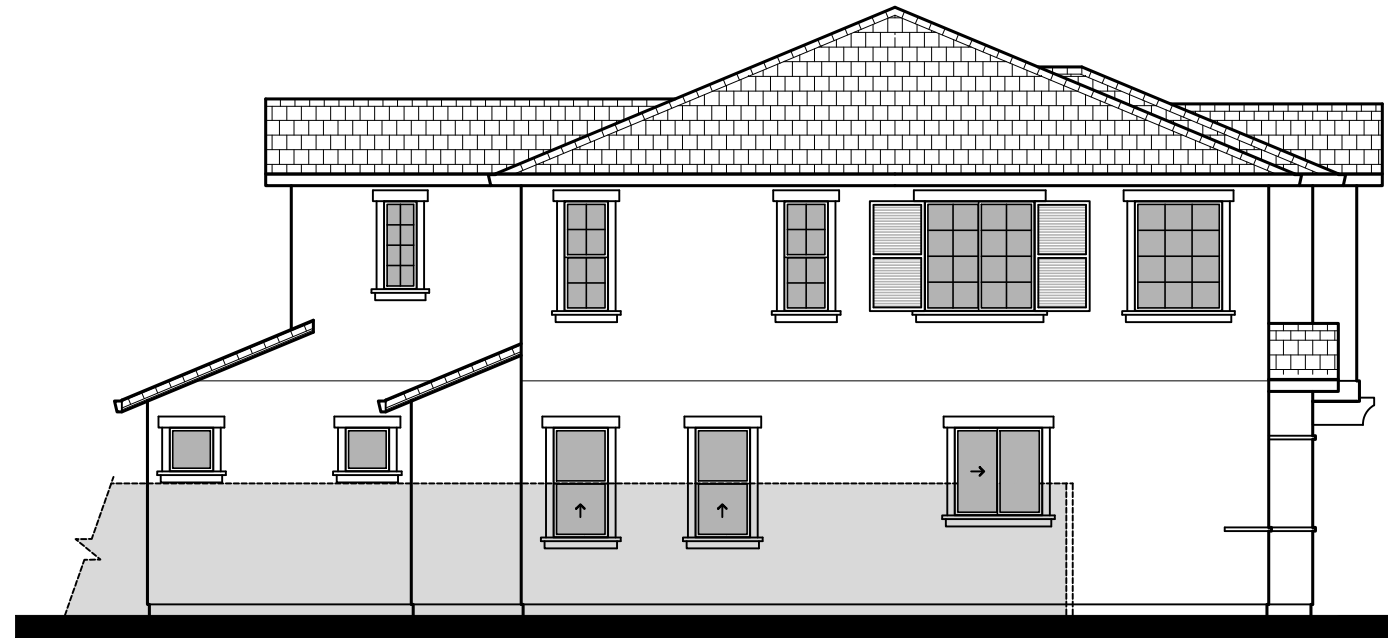
Date: May 3, 2024  
Legacy Design Group, LLC.



**Roof Plan 'B'**



**Right**



**Left**

**Plan 4**

**Elevation: 'B'**



**Rear**

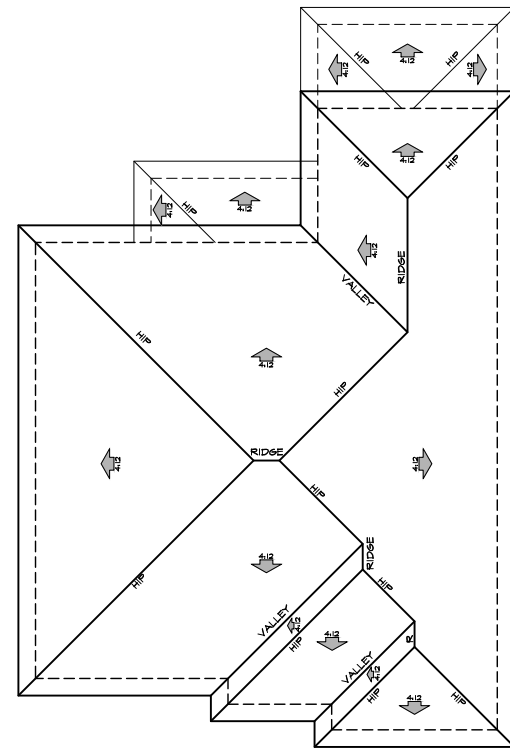
**Sorrento Village**

City of Antioch, CA.

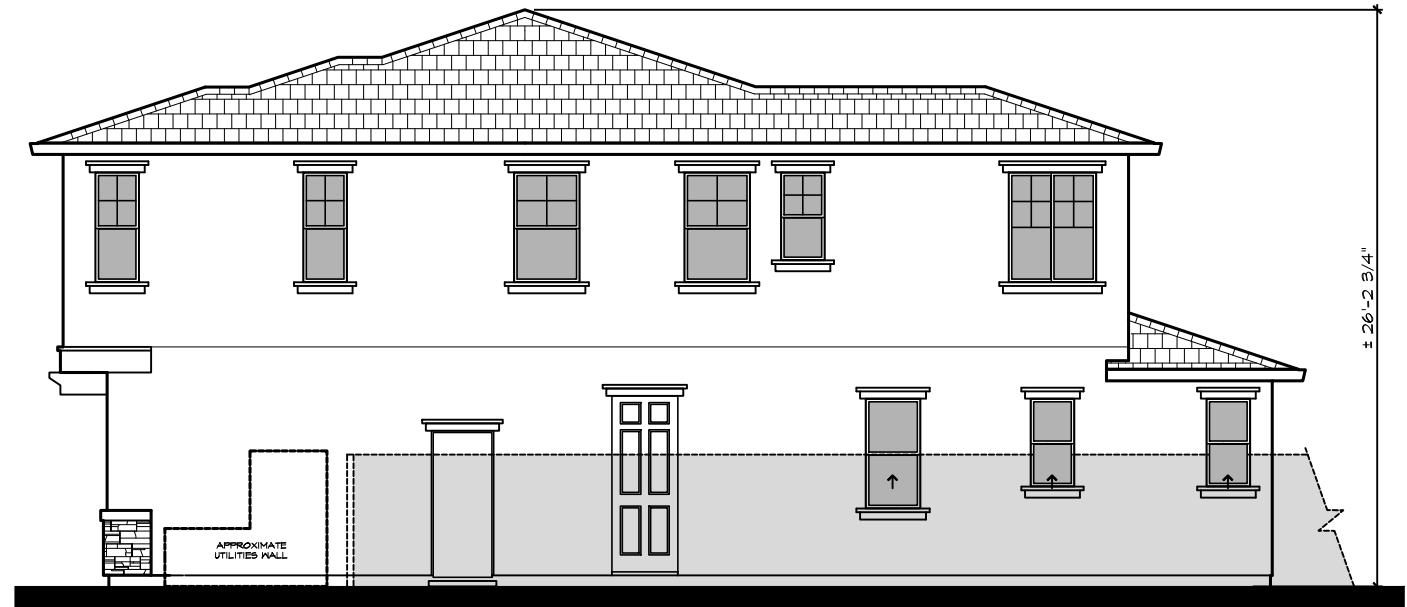
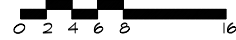
A.D. Seeno Construction

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





**Roof Plan 'C'**



**Right**



**Left**

**Plan 4**

**Elevation: 'C'**



**Rear**

**Sorrento Village**

City of Antioch, CA.

A.D. Seeno Construction

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



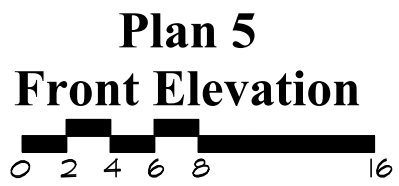
**Elevation A**



**Elevation B**

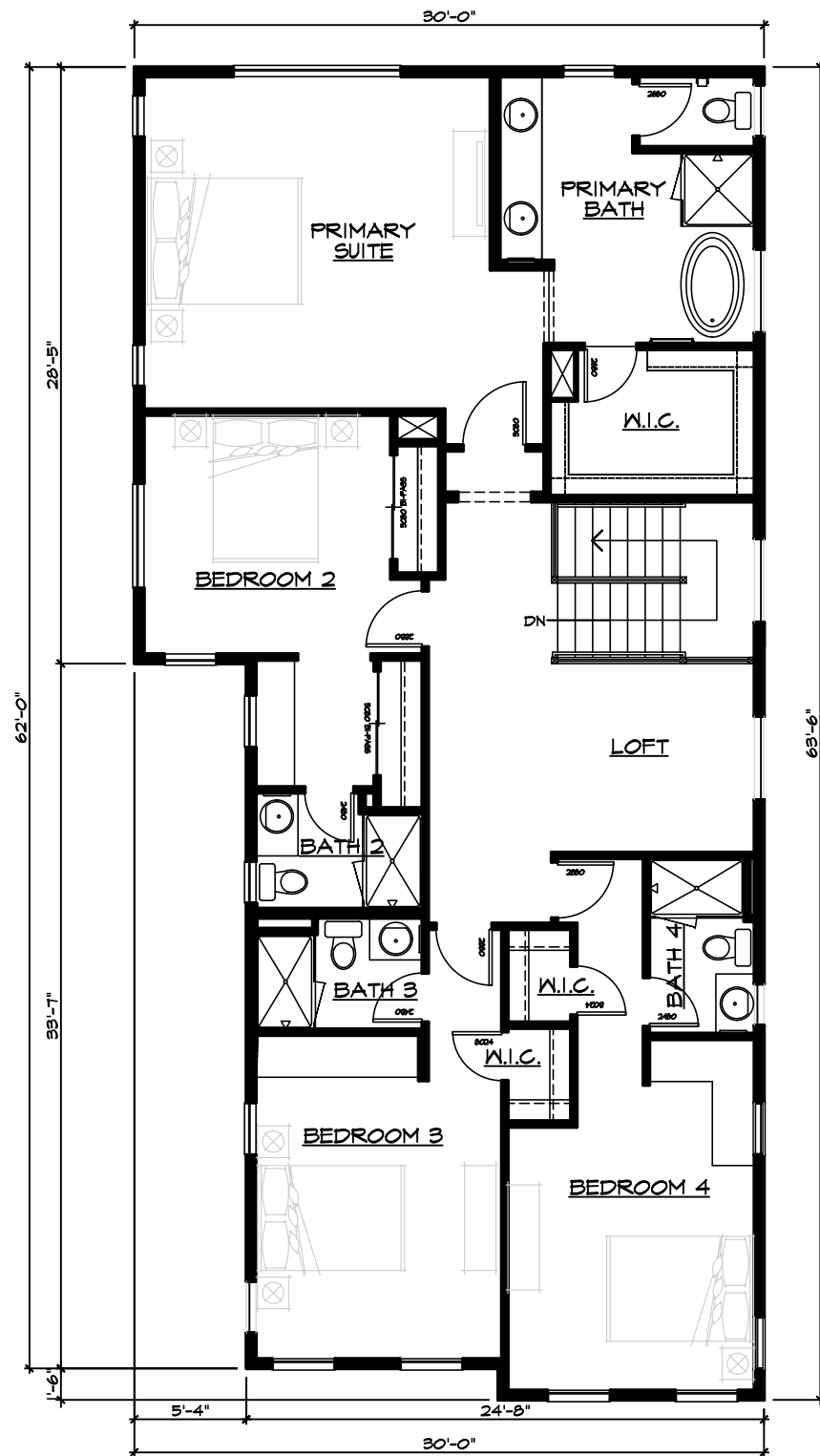


**Elevation C**



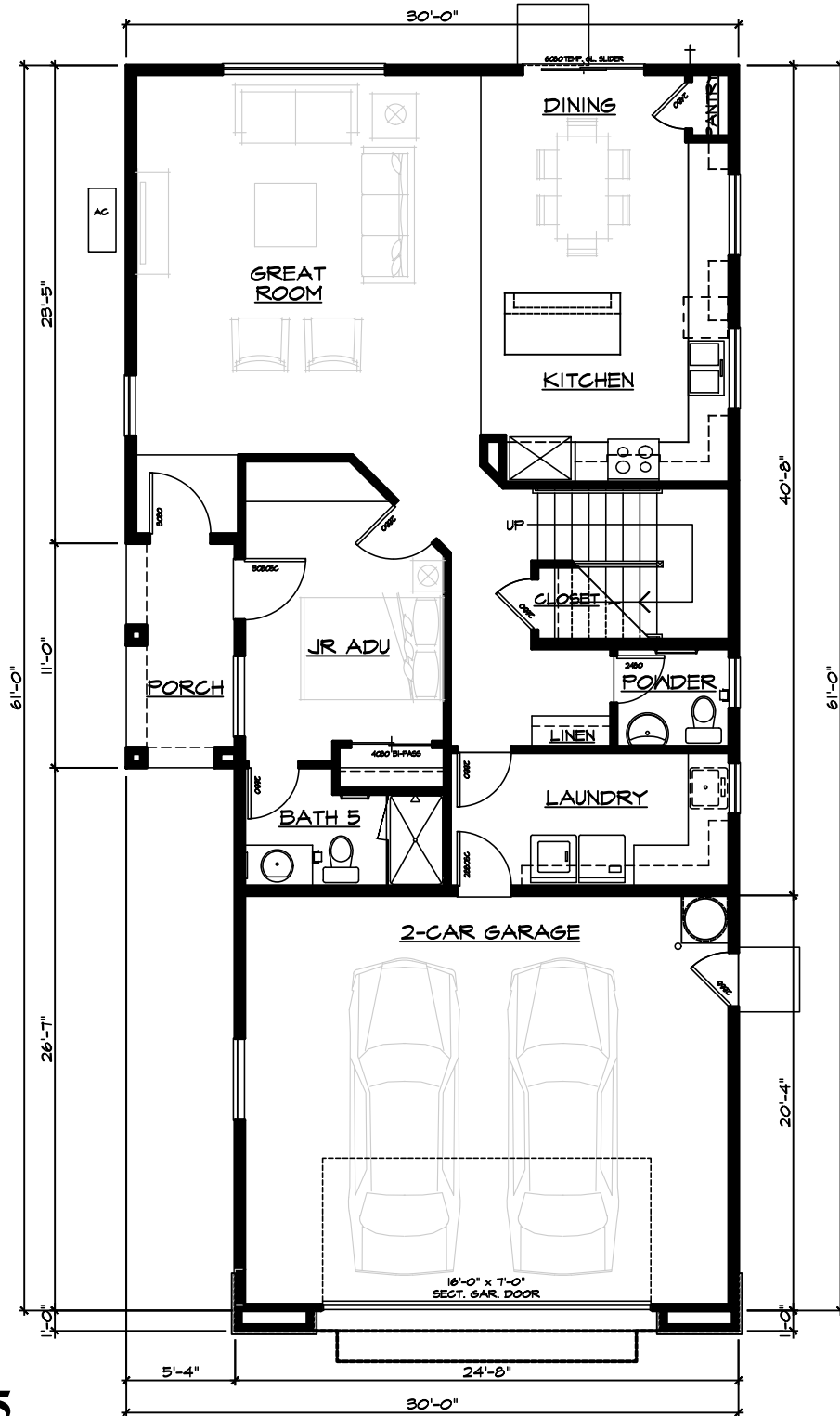
**Sorrento Village**  
 City of Antioch, CA.  
 A.D. Seeno Construction

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



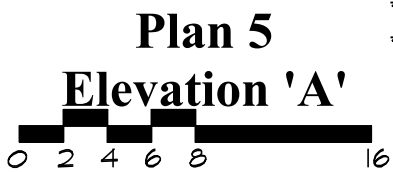
**Second Floor**

FLOOR AREA: 1,634 SQ. FT.



**First Floor**

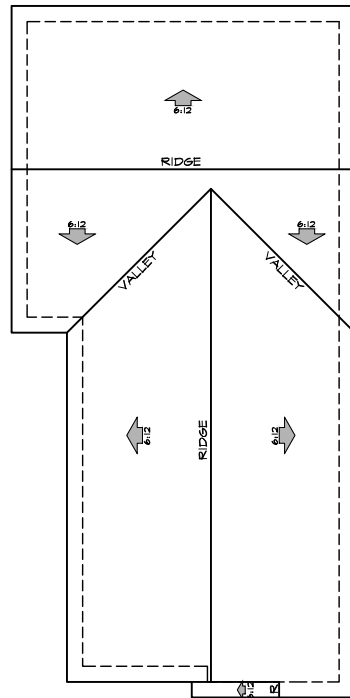
FLOOR AREA: 1,128 SQ. FT.



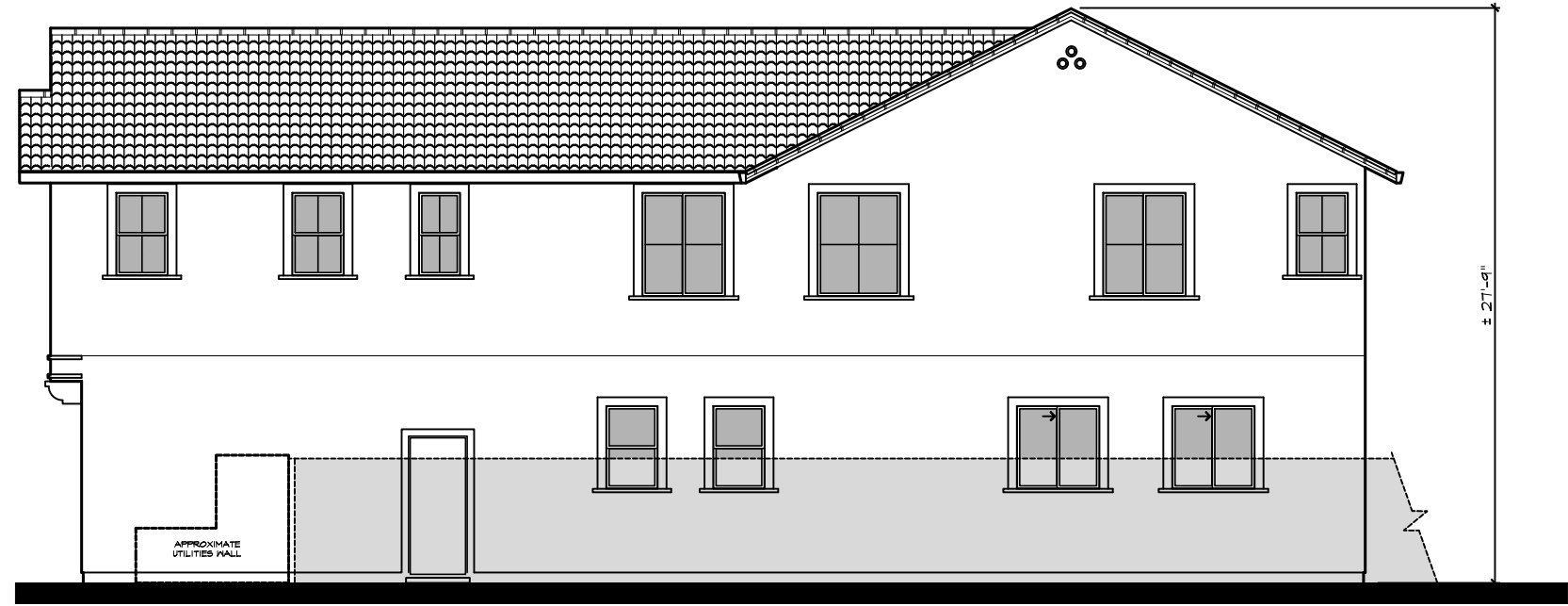
SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,762 SQ. FT.
GARAGE AREA:	502 SQ. FT.

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

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



**Roof Plan 'A'**

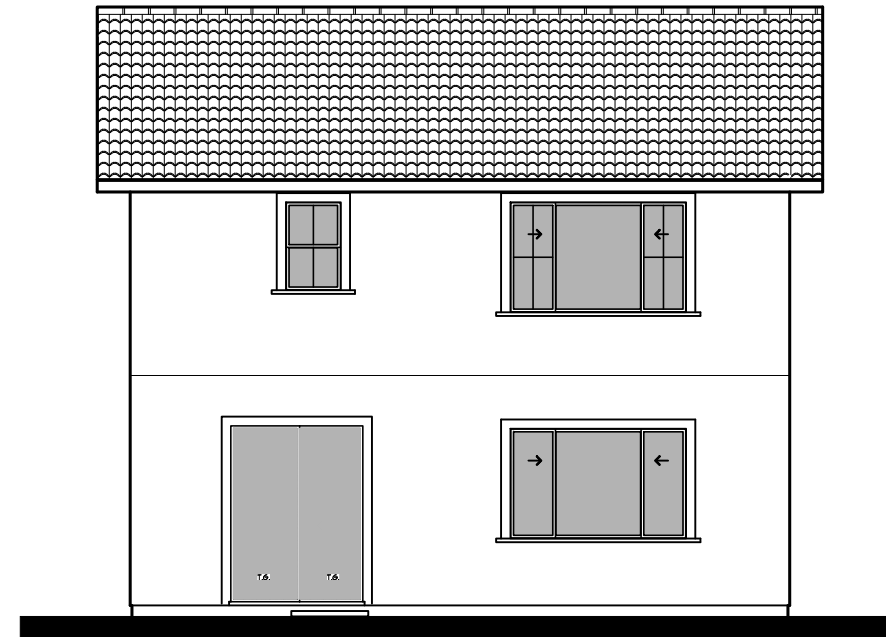


**Right**



**Left**

**Plan 5  
Elevation: 'A'**

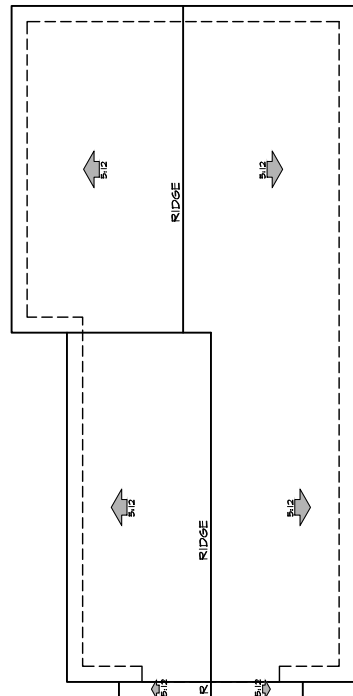


**Rear**

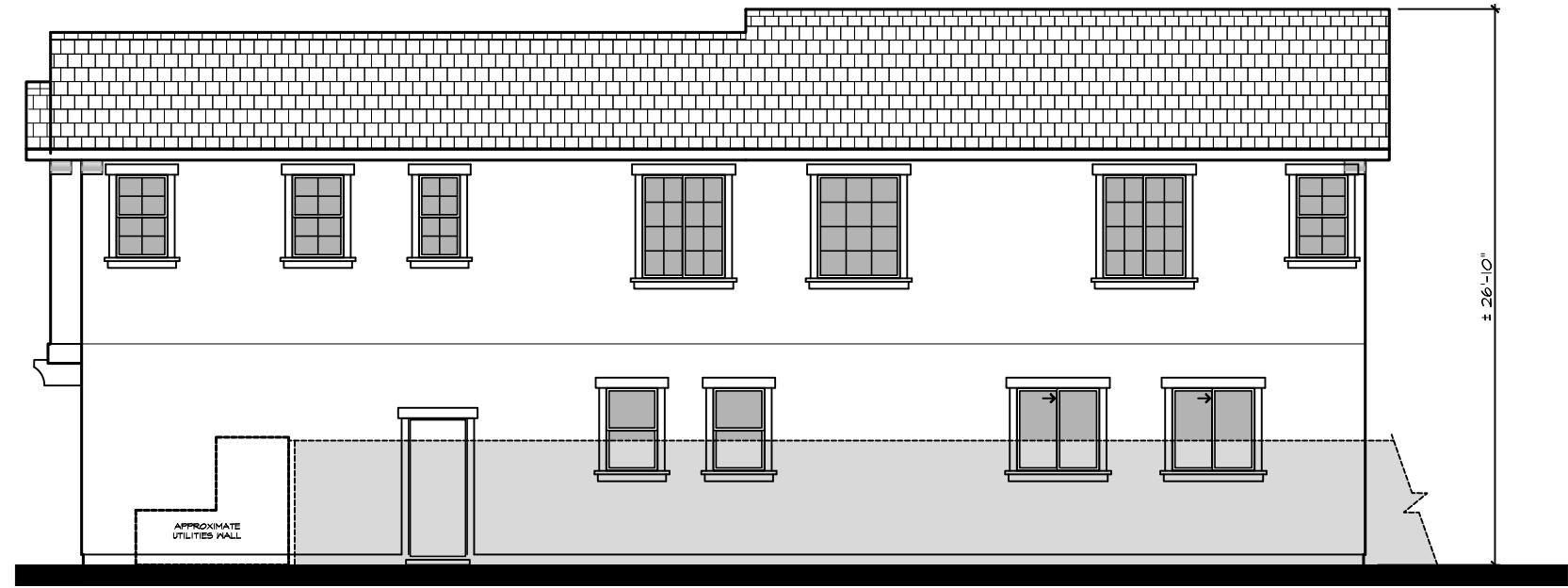
**Sorrento Village**

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

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



**Roof Plan 'B'**

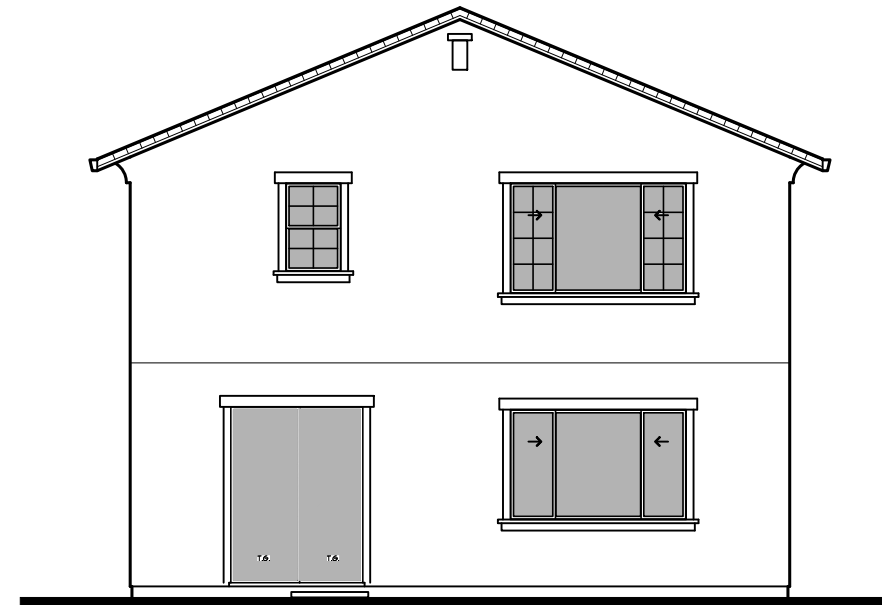


**Right**



**Left**

**Plan 5  
Elevation: 'B'**

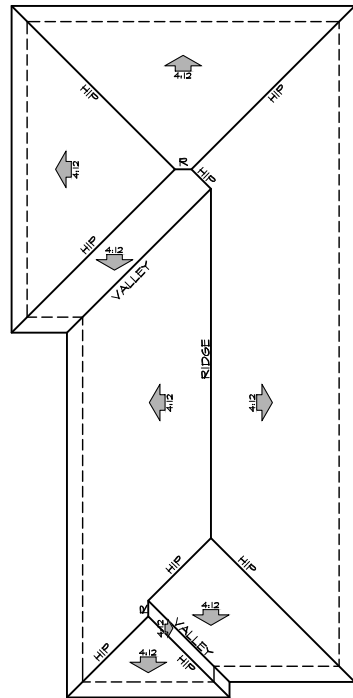


**Rear**

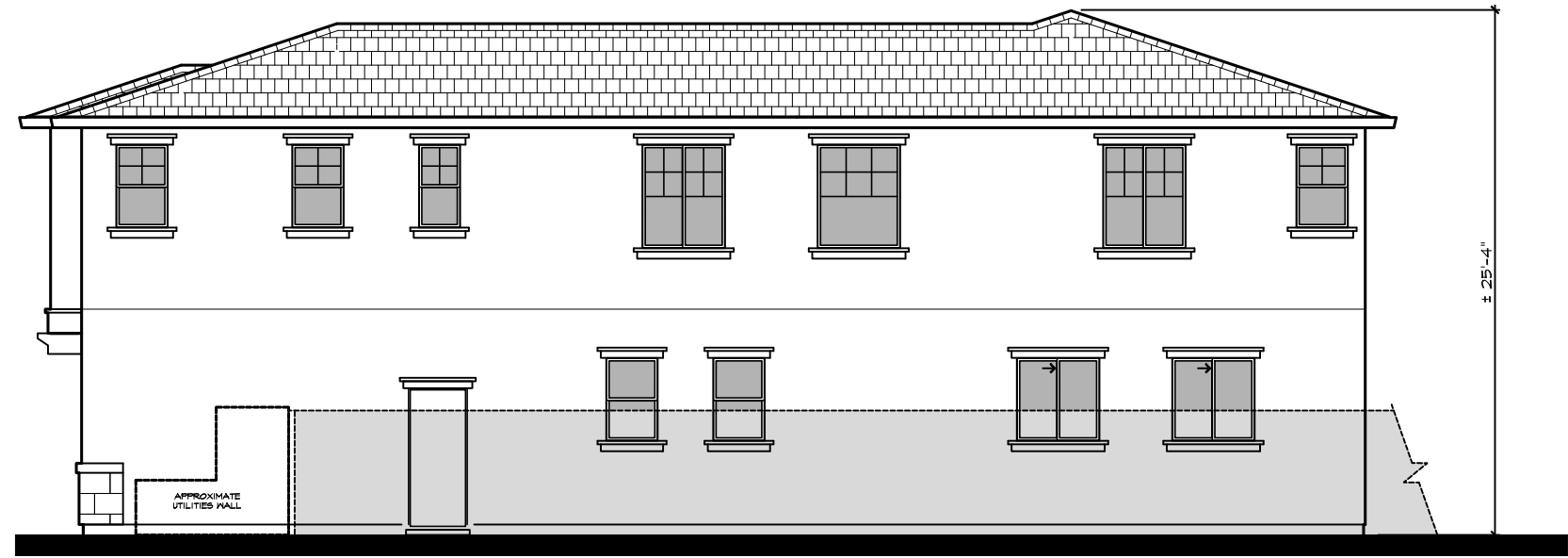
**Sorrento Village**

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

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



**Roof Plan 'C'**

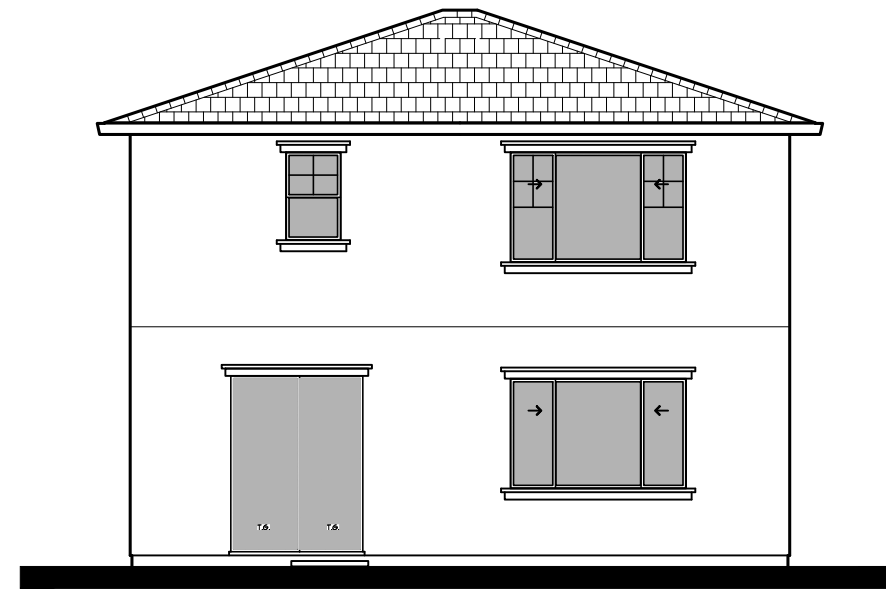


**Right**



**Left**

**Plan 5  
Elevation: 'C'**



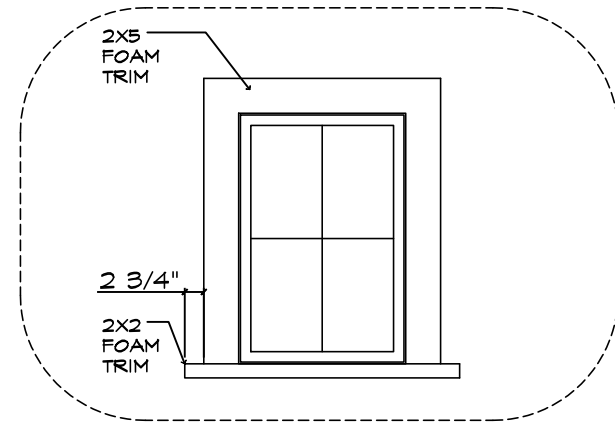
**Rear**

**Sorrento Village**

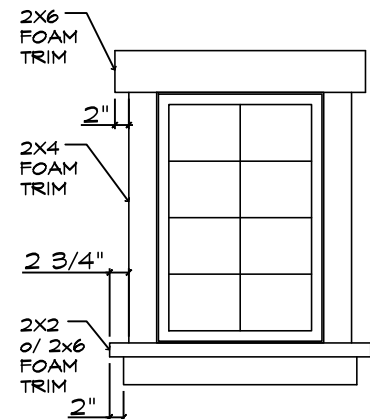
City of Antioch, CA.  
A.D. Seeno Construction

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

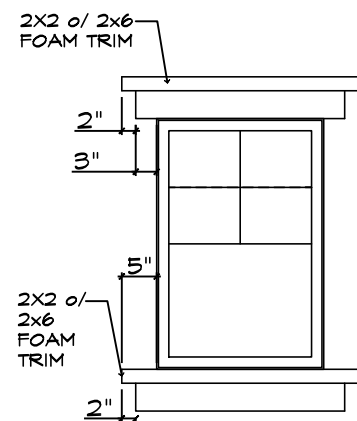




**Elevation 'A'**

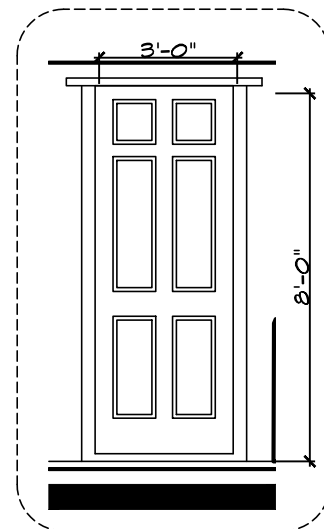


**Elevation 'B'**



**Elevation 'C'**

**Trim at Windows**



**Entry Door Dimension**



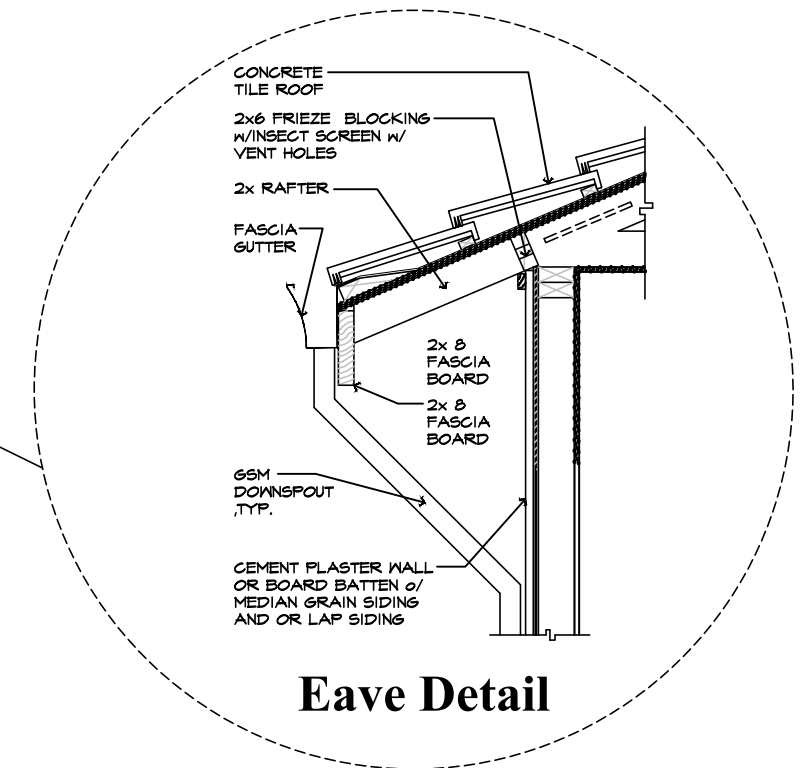
**Exterior Lighting**  
MFG: Minka Lavery



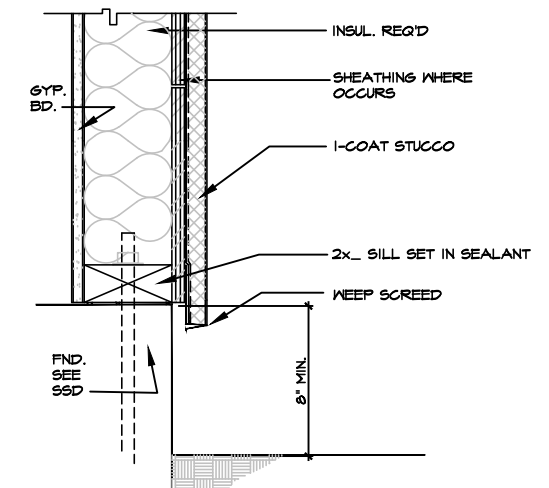
**Exterior Wall Mount Address Light**



**Conceptual Elevation Design Elements**



**Eave Detail**



**Typical Wall Detail**  
Scale Bar: 0 3" 6" 9" 1' 2'

**Sorrento Village**  
City of Antioch, CA.  
A.D. Seeno Construction

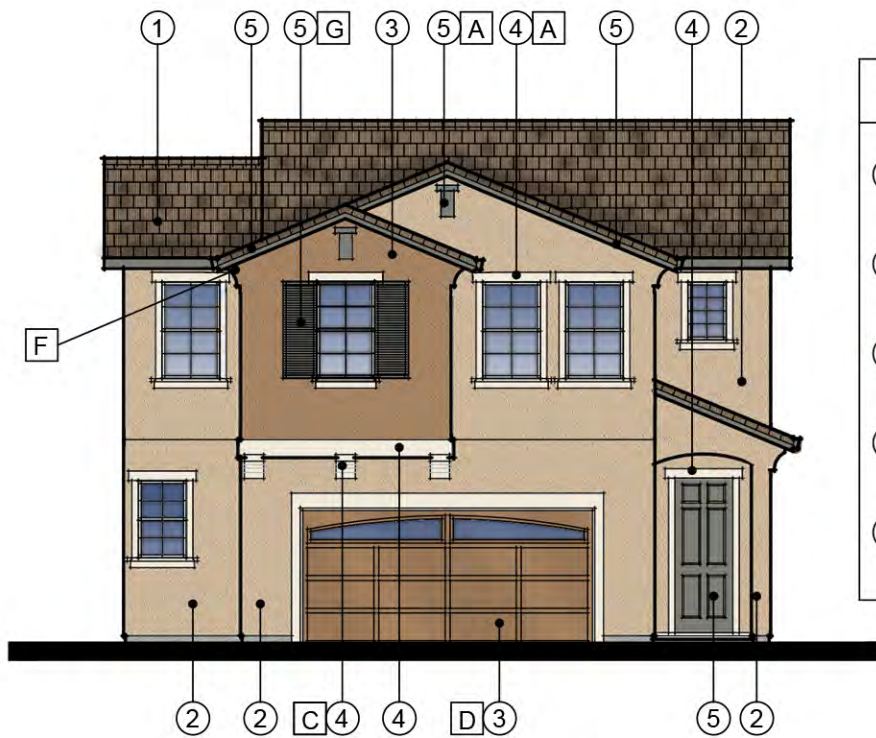
Date: May 3, 2024  
Legacy Design Group, LLC.

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



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

**Front Elevation A**



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

**Front Elevation B**



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

**Front Elevation C**

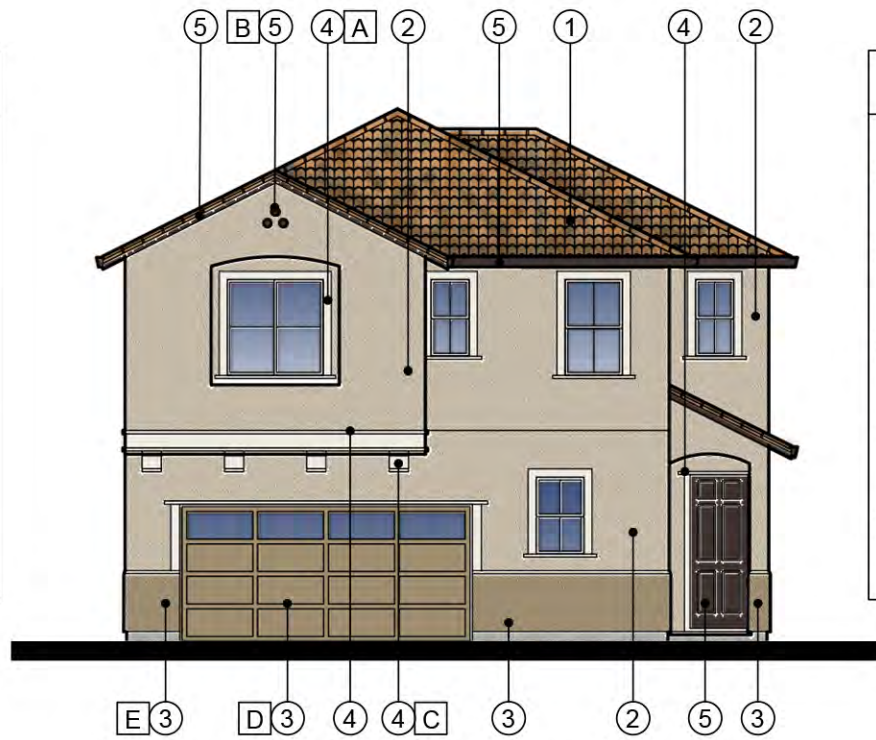
**Plan 1  
Color Chart and Exterior Materials**

**Sorrento Village**

City of Antioch, CA  
A.D. Seeno Construction

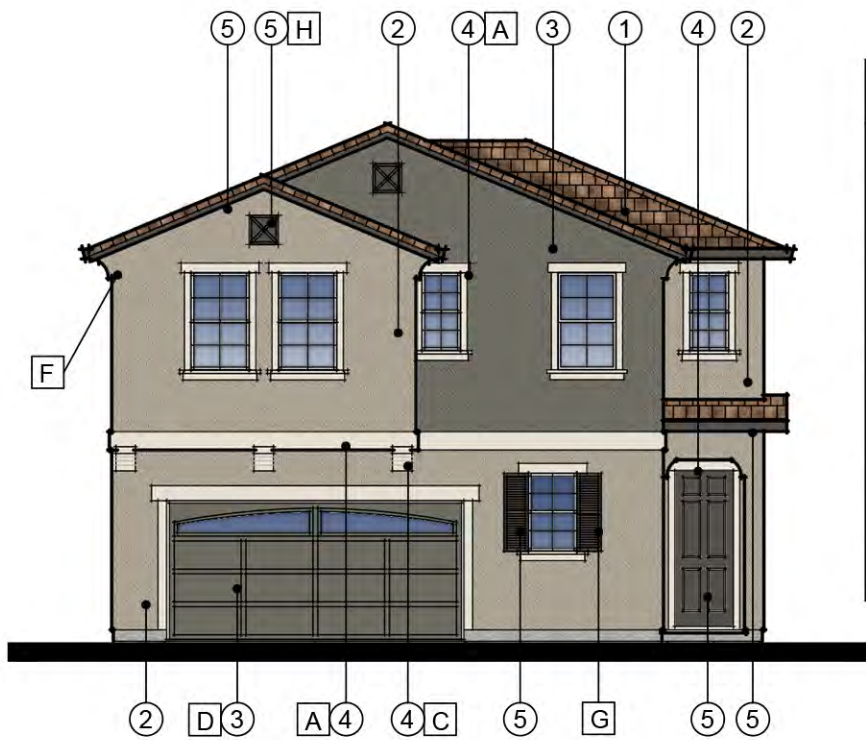


EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



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

**Front Elevation A**



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

**Front Elevation B**



ELEVATION C SCHEME #4 COLOR CHART	
①	FLAT ROOF TILE EAGLE ROOF 4689 BROWN RANGE
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7622 HAMBURG GRAY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
④	TRIM SHERWIN WILLIAMS SW 7036 ORIGAMI WHITE
⑤	ACCENT SHERWIN WILLIAMS SW 7069 IRON ORE
⑥	STONE VENEER EL DORADO DOVE TAIL

**Front Elevation C**

**Plan 2  
Color Chart and Exterior Materials**

**Sorrento Village**  
City of Antioch, CA  
A.D. Seeno Construction

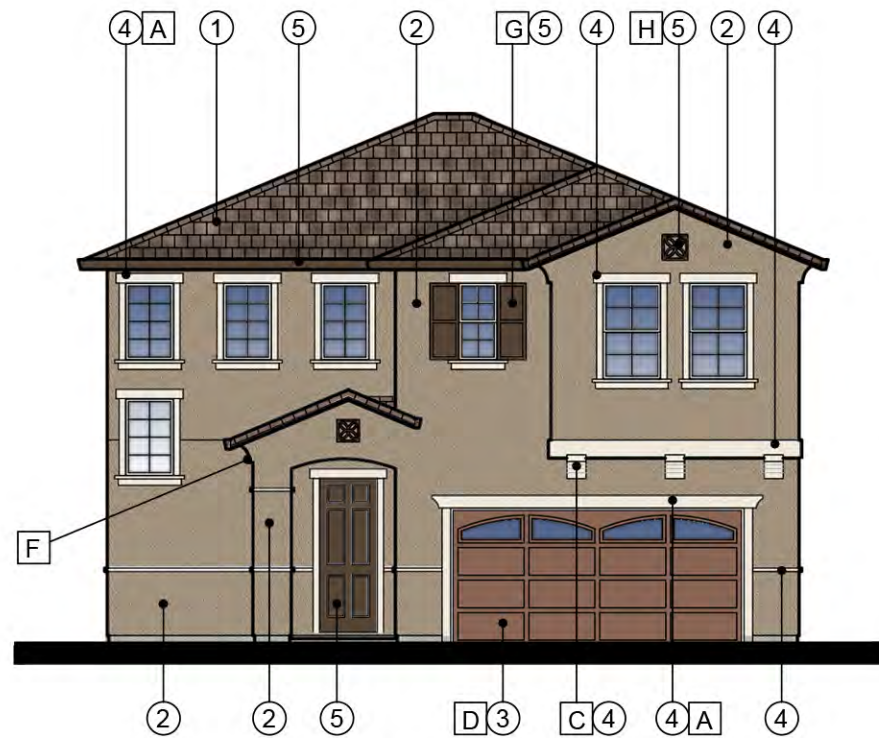


EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



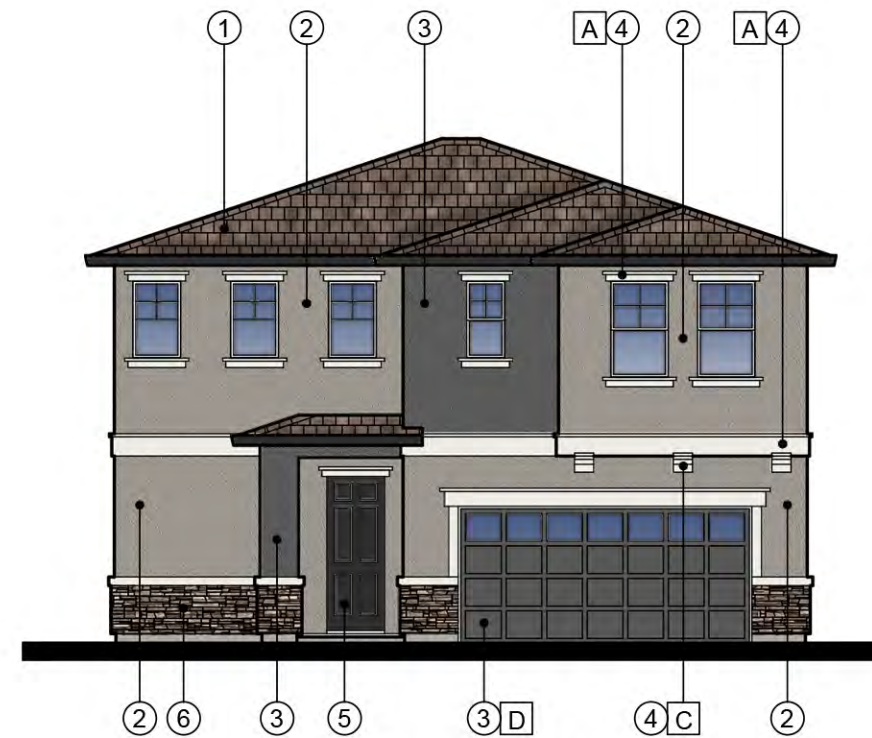
ELEVATION A SCHEME #3 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2522 TERRA COTTA FLASHED
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7551 GREEK VILLA
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7037 BALANCED BEIGE
④	TRIM SHERWIN WILLIAMS SW 9174 MOTH WING
⑤	ACCENT SHERWIN WILLIAMS SW 6096 JUTE BROWN

**Front Elevation A**



**Front Elevation B**

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



**Front Elevation C**

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

**Plan 3  
Color Chart and Exterior Materials**

**Sorrento Village**

City of Antioch, CA  
A.D. Seeno Construction

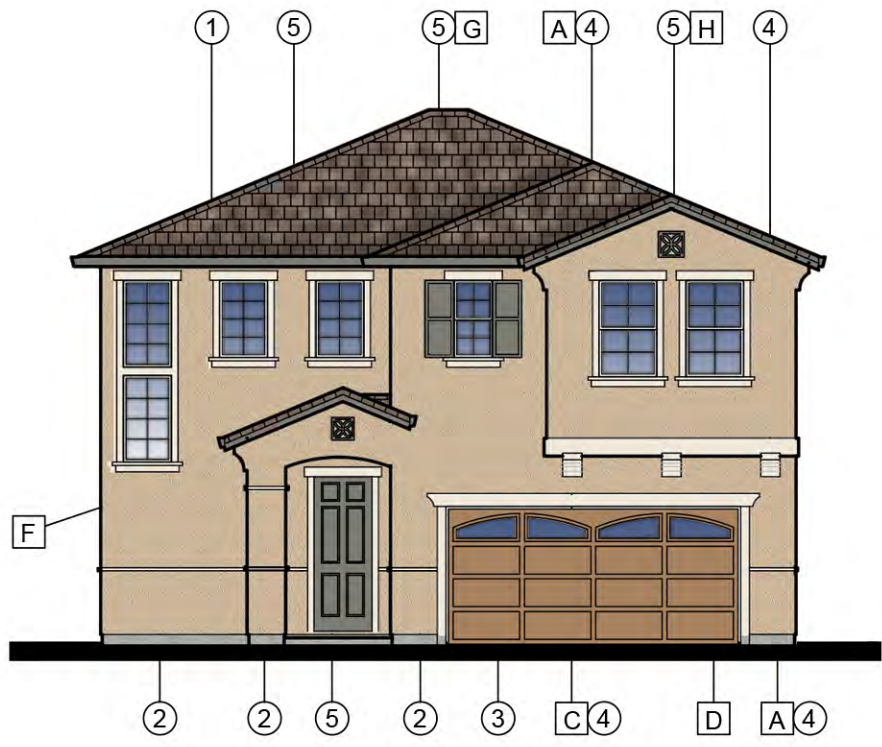


EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



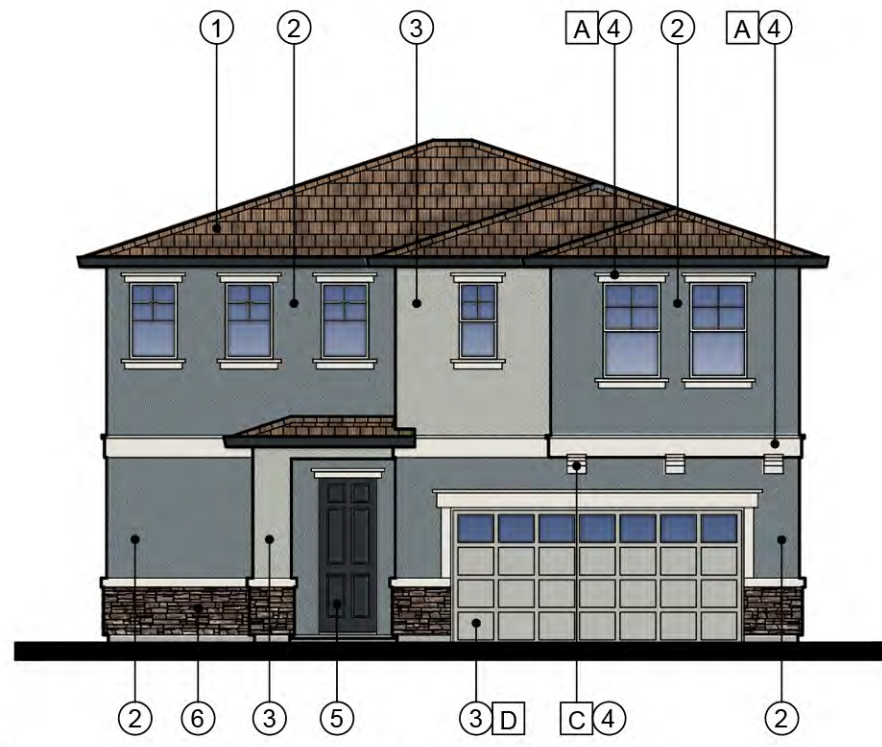
ELEVATION A SCHEME #7 COLOR CHART	
①	S ROOF TILE EAGLE ROOF 2645 SUNRISE BLEND
②	STUCCO BODY 1 SHERWIN WILLIAMS SW 7012 CREAMY
③	STUCCO BODY 2 SHERWIN WILLIAMS SW 7744 ZEUS
④	TRIM SHERWIN WILLIAMS SW 7528 WINDSOR GREIGE
⑤	ACCENT SHERWIN WILLIAMS SW 6174 ANDIRON

**Front Elevation A**



**Front Elevation B**

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



**Front Elevation C**

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

**Plan 4  
Color Chart and Exterior Materials**

**Sorrento Village**  
City of Antioch, CA  
A.D. Seeno Construction

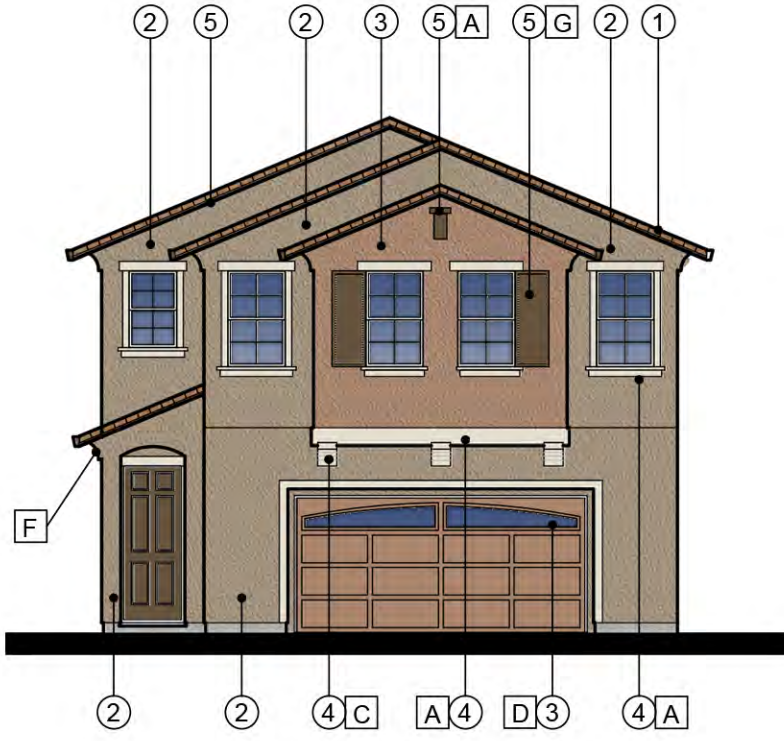


EXTERIOR MATERIALS	
A	FOAM TRIM
B	MOCK TILE VENTS
C	FOAM CORBELS
D	ROLL-UP GARAGE DOOR
E	BUILT-UP STUCCO BASE
F	GABLE END FOAM ORNAMENT
G	MOCK WOOD SHUTTERS
H	GABLE END TILE ORNAMENT



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

**Front Elevation A**



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

**Front Elevation B**



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

**Front Elevation C**











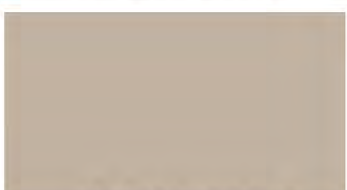




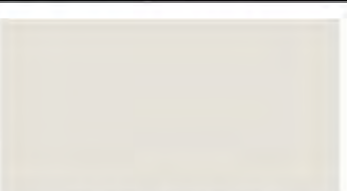
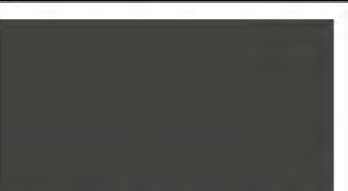



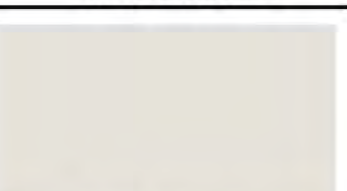
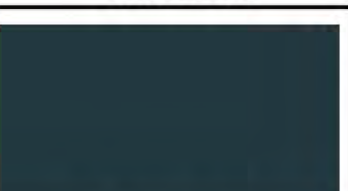


**Plan 5  
Color Chart and Exterior Materials**

**Sorrento Village**  
City of Antioch, CA  
A.D. Seeno Construction



# Sorrento Village

## City of Antioch, CA

	BODY 1	BODY 2/ GARAGE DOOR	TRIM/ FASCIA BOARD	ACCENT/ENTRY DOOR/ FASCIA GUTTER	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
<b>1</b>	 SW 9170 ACIER	 SW 7674 PEPPERCORN	 SW 7005 PURE WHITE	 SW 6258 TRICORN BLACK	 RUSTIC LEDGE - CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 CAMINO BLEND 1VIC3163/ 2690 PEWTER BRONZE BLEND*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
<b>2</b>	 SW 7689 ROW HOUSE TAN	 SW 9105 ALMOND ROCA	 SW 6385 DOVER WHITE	 SW 7060 ATTITUDE GRAY	 MOUNTAIN LEDGE - BUCKSKIN/ CAMEL COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC3233/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*
<b>3</b>	 SW 7551 GREEK VILLA	 SW 7037 BALANCED BEIGE	 SW 9174 MOTH WING	 SW 6096 JUTE BROWN	 MOUNTAIN LEDGE - BITTEROOT/ BUCKS COUNTY COUNTRY LEDGESTONE*	 MARBLED TERRA COTTA 1VIC6129/ 2522 TERRA COTTA FLASHED*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
<b>4</b>	 SW 7622 HAMBURG GRAY	 SW 7066 GRAY MATTERS	 SW 7636 ORIGAMI WHITE	 SW 7069 IRON ORE	 MARQUEE 24 - DOVE TAIL HUDSON BAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC3233/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*
<b>5</b>	 SW 6235 FOGGY DAY	 SW 2850 CHELSEA GRAY	 SW 7636 ORIGAMI WHITE	 SW 6237 DARK NIGHT	 MARQUEE 24 - DOVE TAIL ASPEN DRESSED FIELDSTONE*	 DUNES TAN 1VIC50198/ 2549 SANTA PAULA*	 CEDAR BLEND 1FBCF3293/ 5557 LIVE OAK*

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







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

1 of 2  
Date: April 26, 2024  
Legacy Design Group, LLC.



# Sorrento Village

## City of Antioch, CA

	BODY 1	BODY 2/ GARAGE DOOR	TRIM/ FASCIA BOARD	ACCENT/ENTRY DOOR/ FASCIA GUTTER	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
6	 SW 9117 URBAN JUNGLE	 SW 7715 POTTERY URN	 SW 7011 NATURAL CHOICE	 SW 6153 PROTEGE BRONZE	 RUSTIC LEDGE - CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VICS3233/ 2689 BROWN RANGE*	 DUNES TAN 1FBC019B/ 5557 LIVE OAK*
7	 SW 7012 CREAMY	 SW 7744 ZEUS	 SW 7528 WINDSOR GREIGE	 SW 6174 ANDIRON	 BLUFFSTONE - LA PLATA/ ASPEN COUNTRY LEDGESTONE*	 GOLDENROD 1VICS6116/ SUNRISE BLEND 2645*	 CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*
8	 SW 7542 NATUREL	 SW 9123 BARRO VERDE	 SW 7008 ALABASTER	 SW 6006 BLACK BEAN	 CLIFFSTONE - MESQUITE/ ECHO RIDGE COUNTRY LEDGESTONE*	 GULFSTREAM 1VICS4960/ 2680 LOS PADRES BLEND*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
9	 SW 9117 URBAN JUNGLE	 SW 6061 TANBARK	 SW 7012 CREAMY	 SW 7027 HICKORY SMOKE	 BLUFFSTONE - BODEGA/ BUCKS COUNTY COUNTRY LEDGESTONE*	 GULFSTREAM 1VICS4960/ 2680 LOS PADRES BLEND*	 CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*
10	 SW 7052 GRAY AREA	 SW 6201 THUNDEROUS	 SW 7042 SHOJI WHITE	 SW 7048 URBANE BRONZE	 FIELDLEDGE - VENETO/ BUCK COUNTY DRESSED FIELDSTONE*	 DUNES TAN 1VICS0198/ 2549 SANTA PAULA*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*

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**Color Chart Key**  
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2 of 2  
 Date: April 26, 2024  
 Legacy Design Group, LLC.