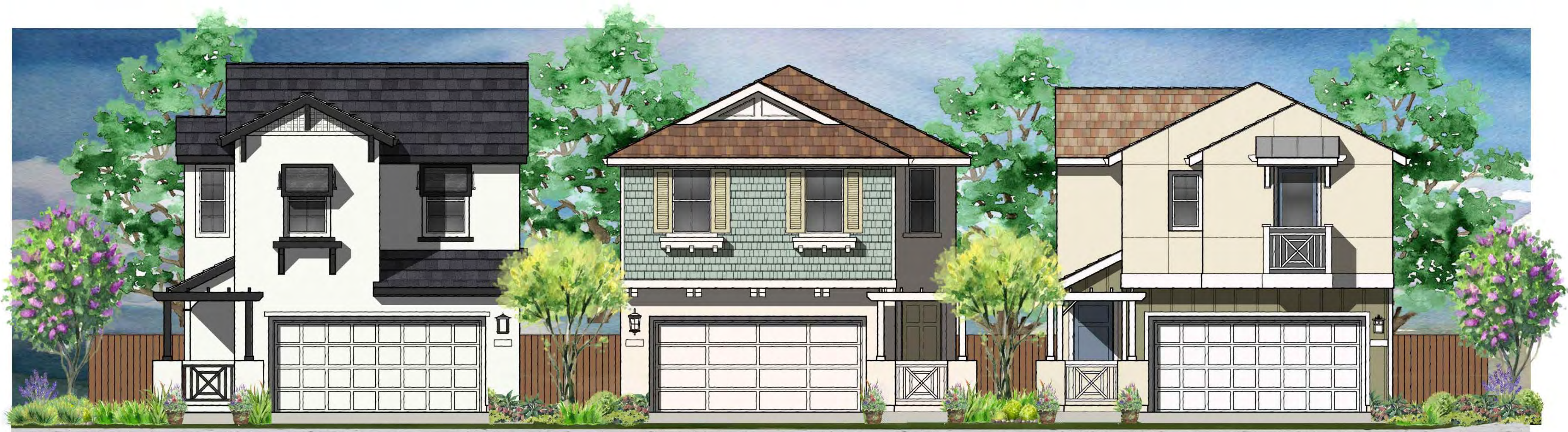


THE QUARRY RESIDENTIAL PROJECT

RICHMOND, CA



SHEET INDEX

SHEET NO., SHEET TITLE
A0.0 EXTERIOR ELEVATION
A1.0 EXTERIOR ELEVATION
A1.1 FLOOR PLAN 1
A2.0 EXTERIOR ELEVATION
A2.1 FLOOR PLAN 1
A3.0 EXTERIOR ELEVATION
A3.1 FLOOR PLAN 1
C1.0 TITLE SHEET
C2.0 EXISTING CONDITIONS
C3.0 VESTING TENTATIVE MAP
C3.1 VESTING TENTATIVE MAP
C4.0 GRADING PLAN
C5.0 SITE CROSS SECTIONS
C6.0 UTILITY PLAN
C7.0 STORMWATER CONTROL PLAN
C8.0 PRELIMINARY PHOTOMETRIC ANALYSIS
L1.0 LANDSCAPE SITE PLAN
L2.0 TYPICAL LANDSCAPE TREATMENT
L3.0 LANDSCAPE PLANTS

DEVELOPER:

New West Communities
5055 West Patrick Lane #101
Las Vegas, NV 89118

Contact:
Terry Manley
terry@newwestnv.com
Phone: : (702) 293-9030

ARCHITECT :

KTGY Group, Inc.
1814 Franklin St. Suite 400,
Oakland, CA 94612

Contact:
David Burton, AIA
dburton@ktgy.com

CIVIL ENGINEER :

CSW/Struber-Stroeh Engineering Group
5870 Stoneridge Mall Rd., Suite 203
Pleasanton, CA 94588

Contact:
Wayne Leach, PE
wayneL@cswst2.com

LANDSCAPE ARCHITECT :

Vallier Design Associates, Inc.
210 Washington Ave., Suite G
Point Richmond, CA 94801

Contact:
Marcia Vallier, ASLA, APA, LEED AP
marcia@vallierdesign.com



Front Elevation 1A

Front Elevation 3RB

Front Elevation 2C



Rear Elevation 2C

Rear Elevation 3RB

Rear Elevation 1A



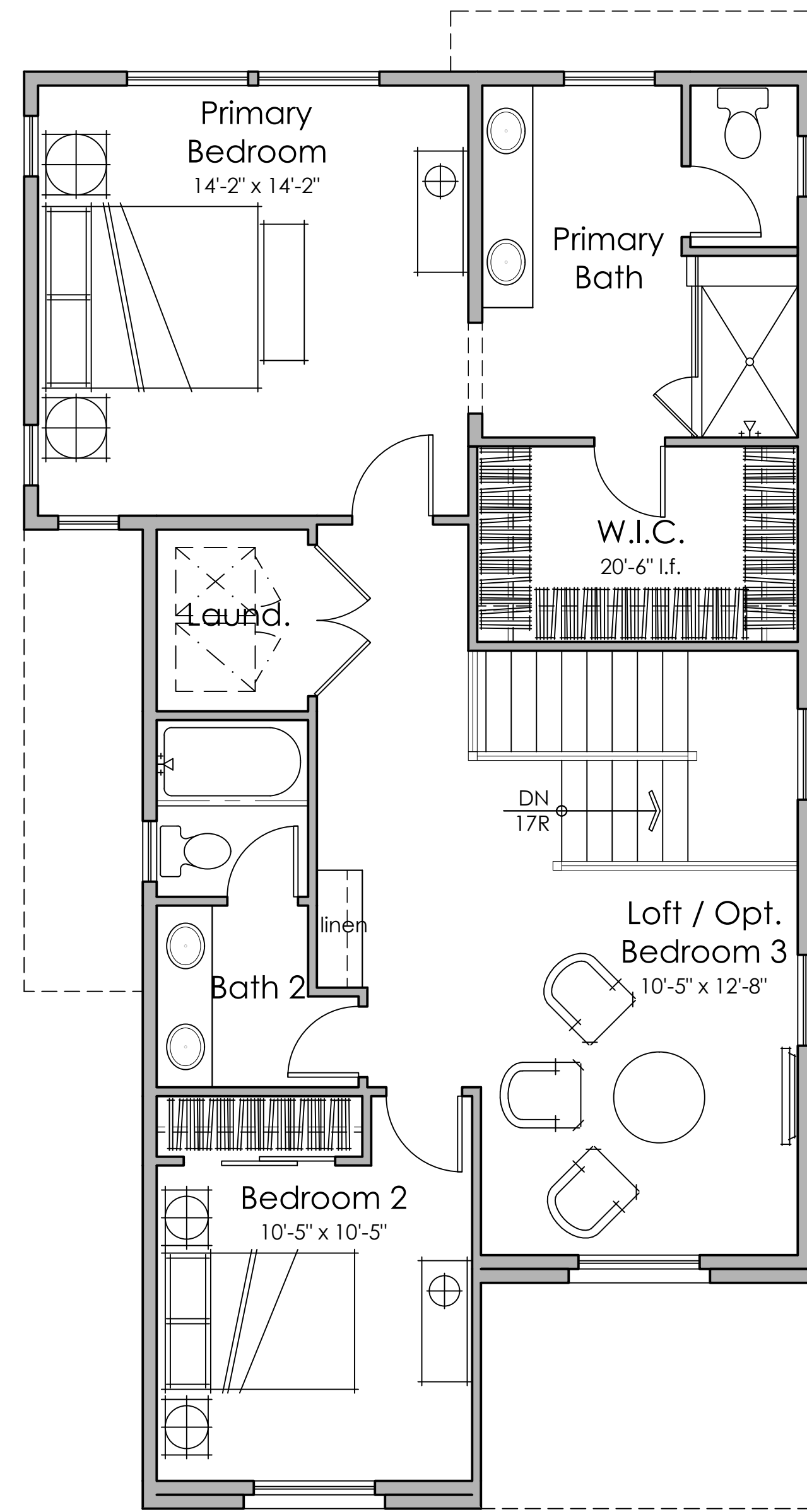
Front Elevation 1A



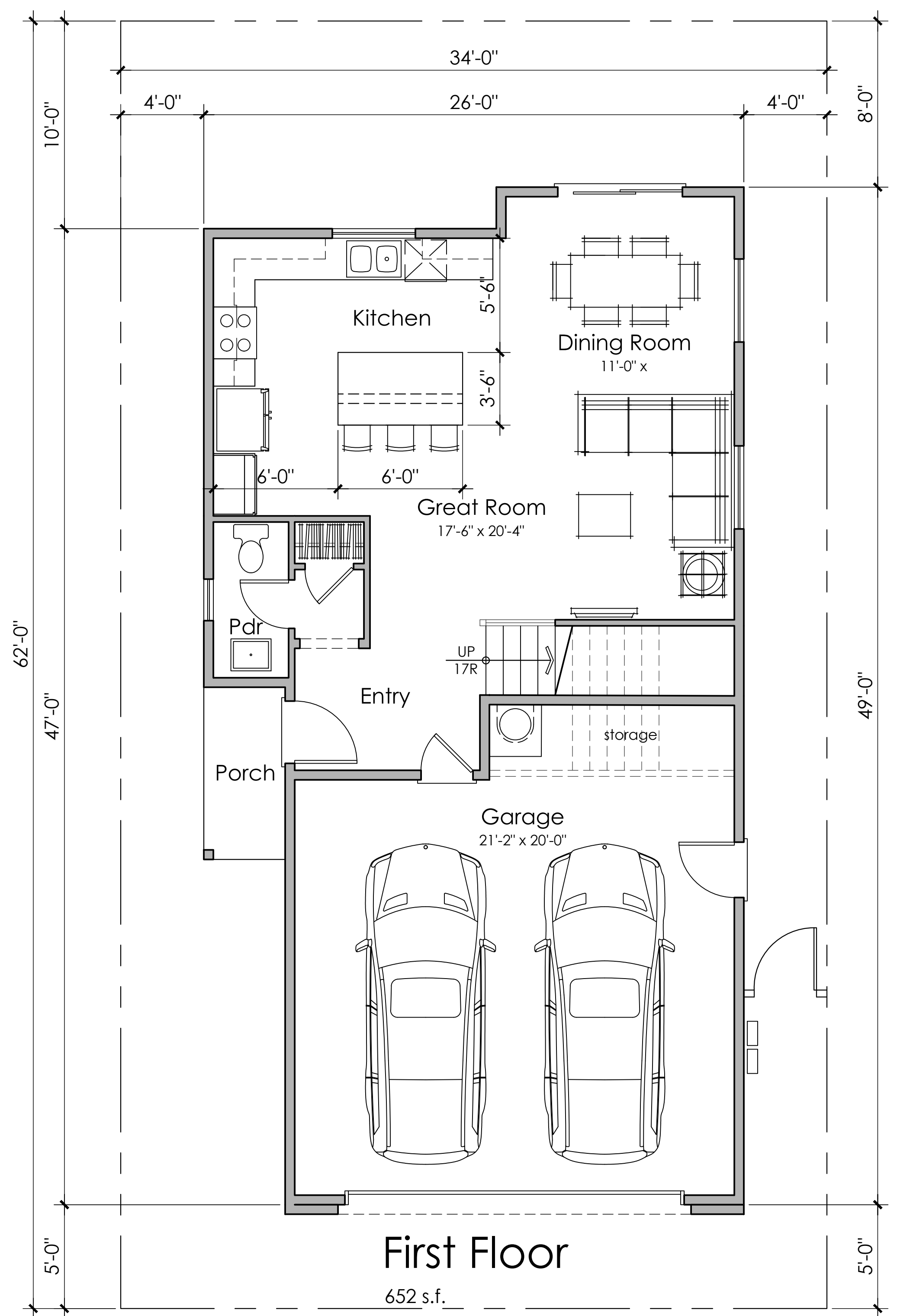
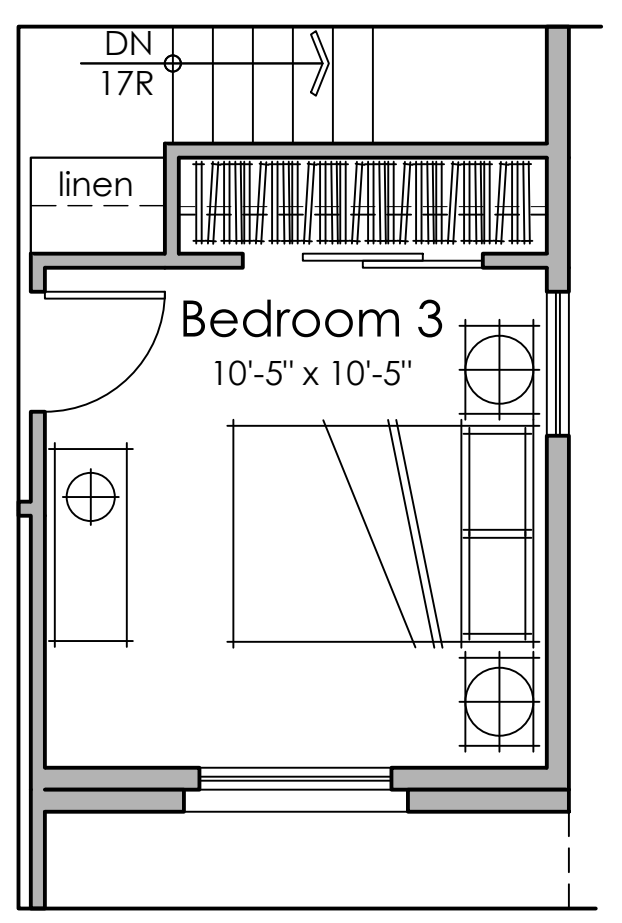
Front Elevation 1B



Front Elevation 1C



Opt. Bedroom 3

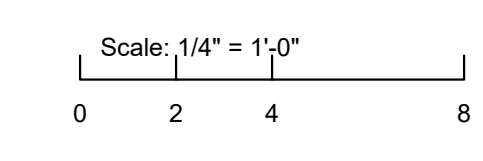


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THE QUARRY
RICHMOND, CA # 2021-0566

VISIONING
AUGUST 31, 2021



2 BEDROOMS + LOFT
OPT. BEDROOM 3
2.5 BATHS
1,645 S.F.

FLOOR PLAN 1

A1.1



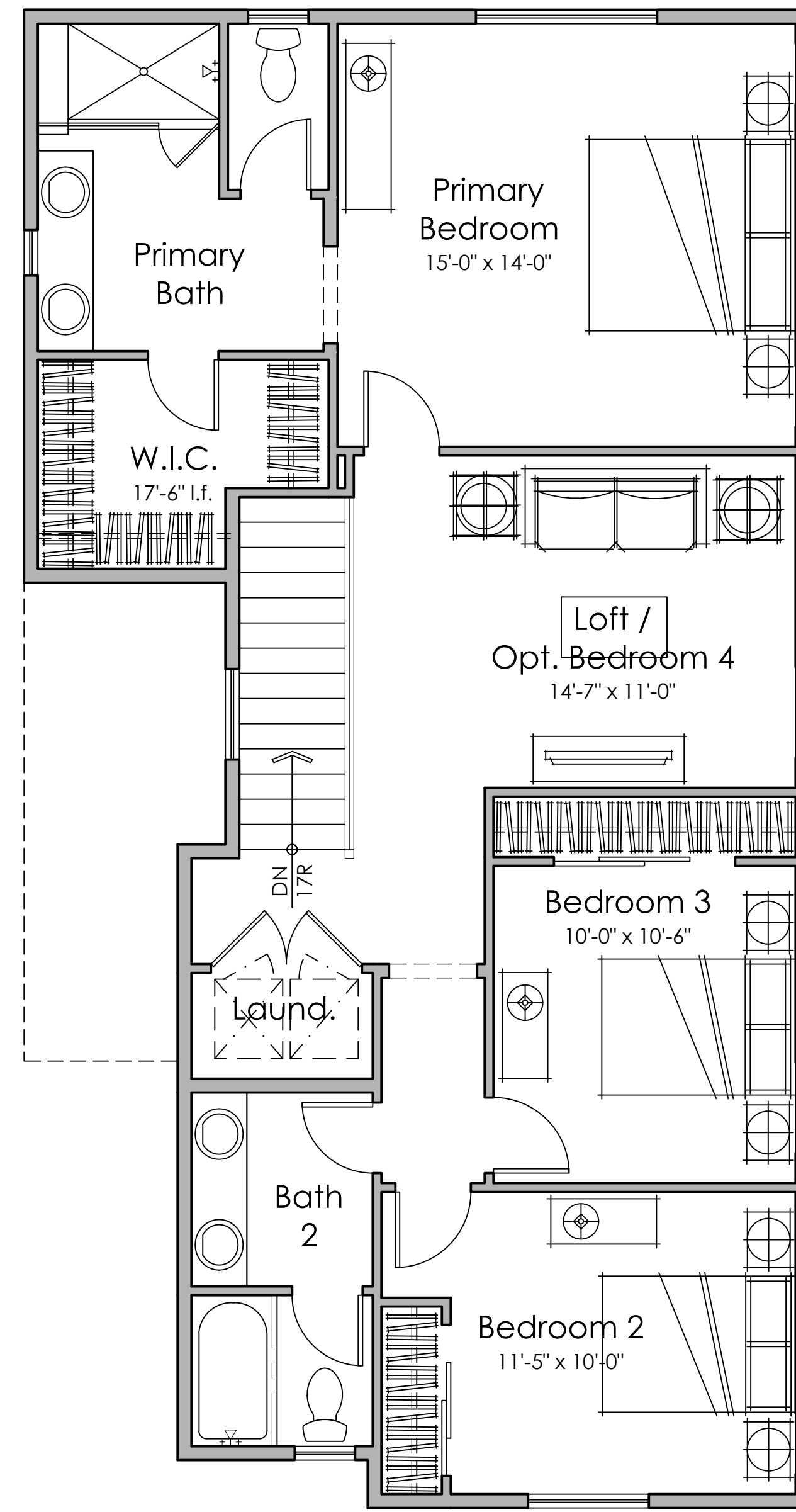
Front Elevation 2A



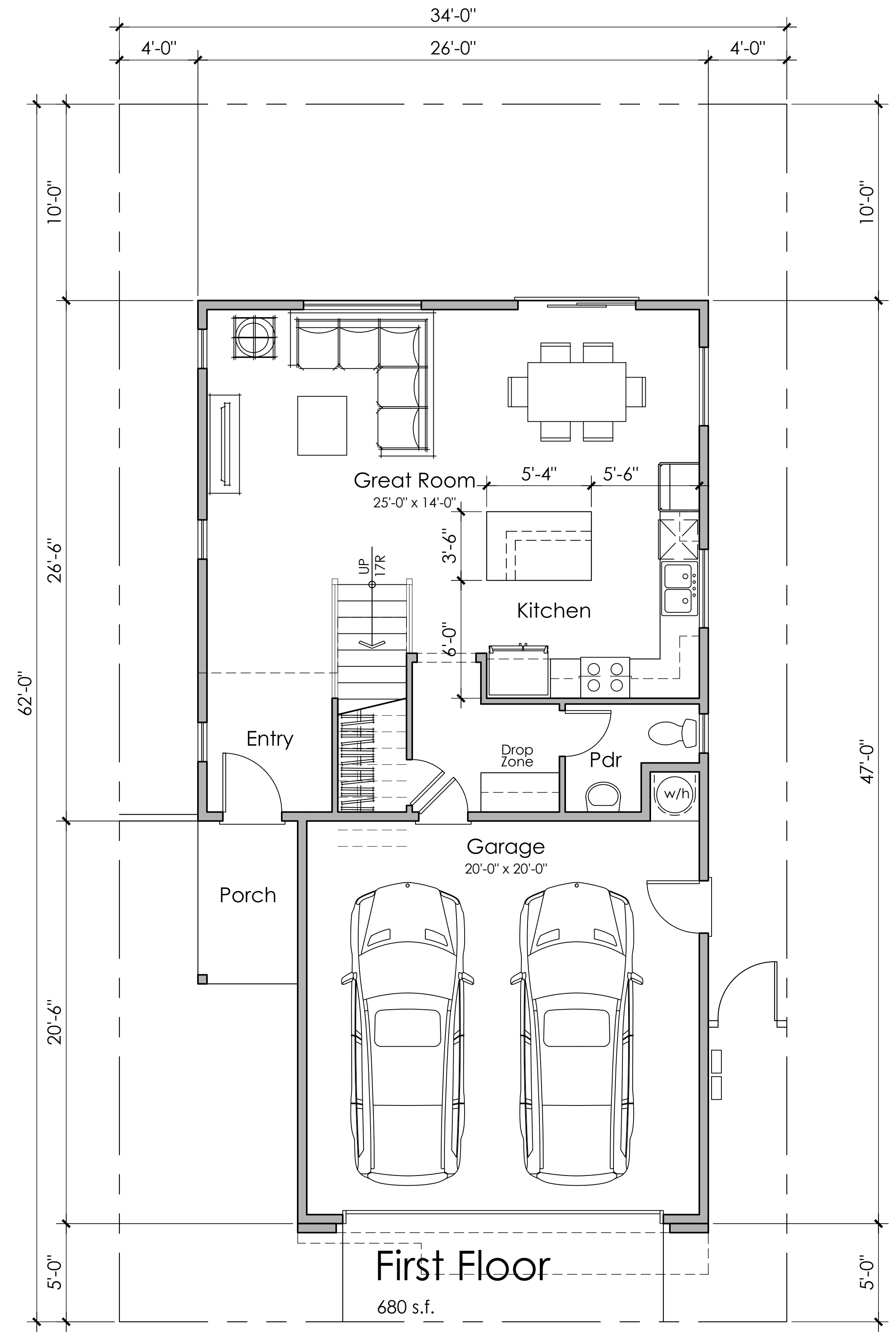
Front Elevation 2B



Front Elevation 2C



Second Floor
1085 s.f.



First Floor
680 s.f.

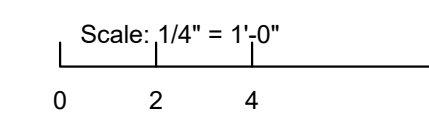


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AUGUST 31, 2021



3 BEDROOMS + LOFT
OPT. BEDRM 4
2.5 BATHS
1,765 S.F.

FLOOR PLAN 2

A2.1



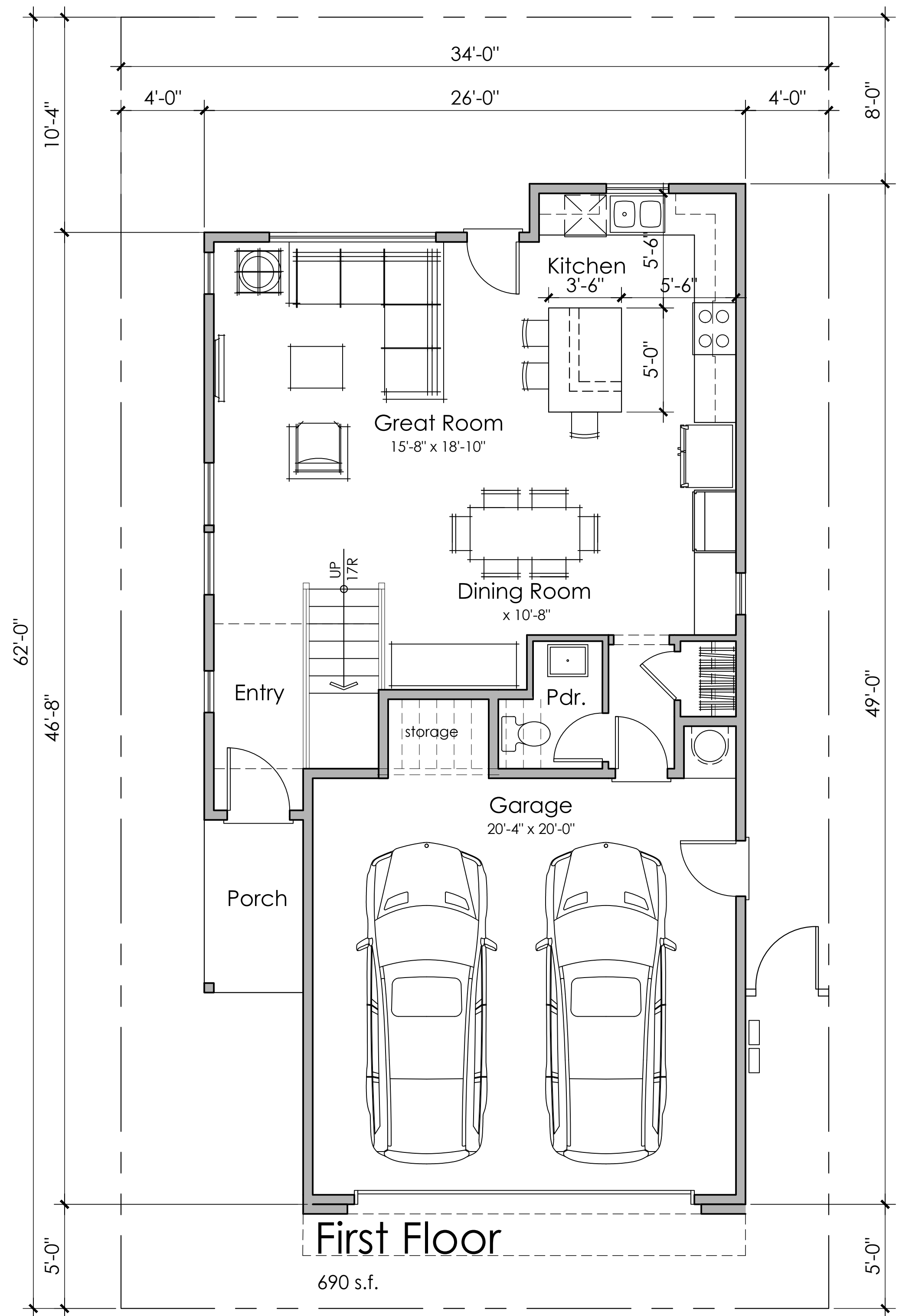
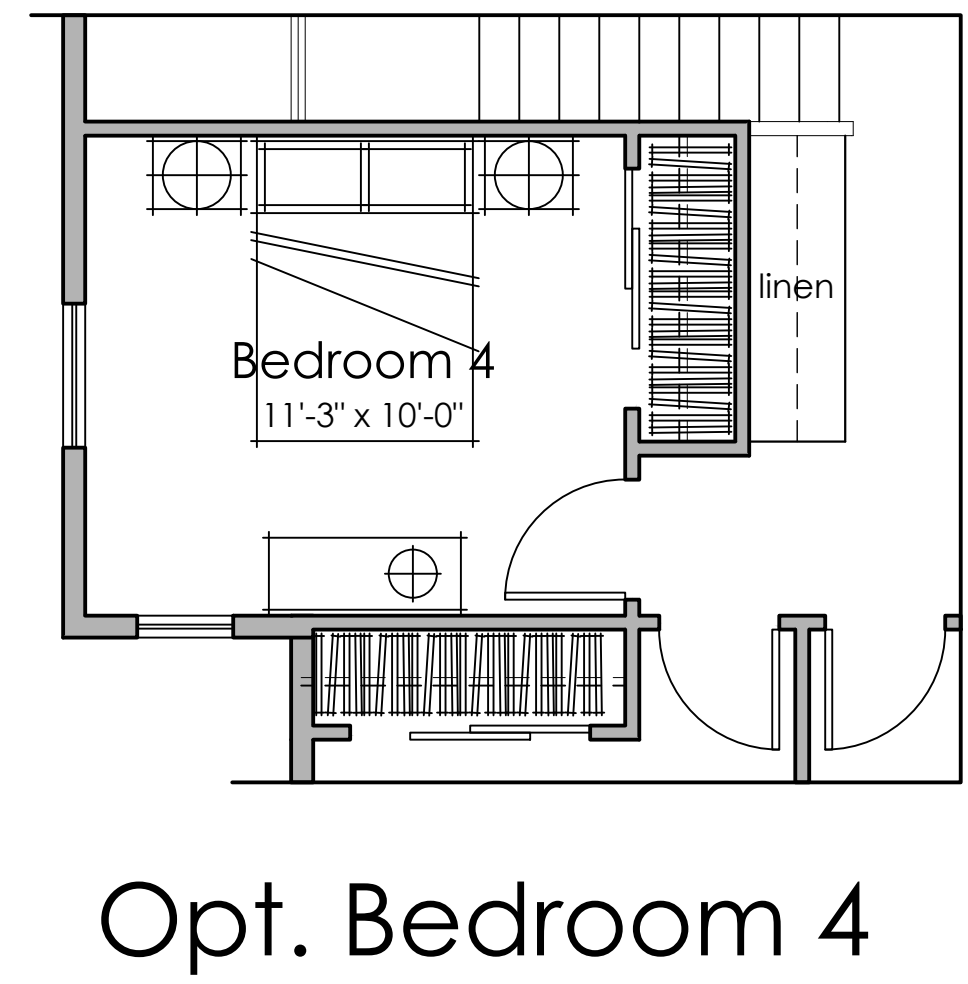
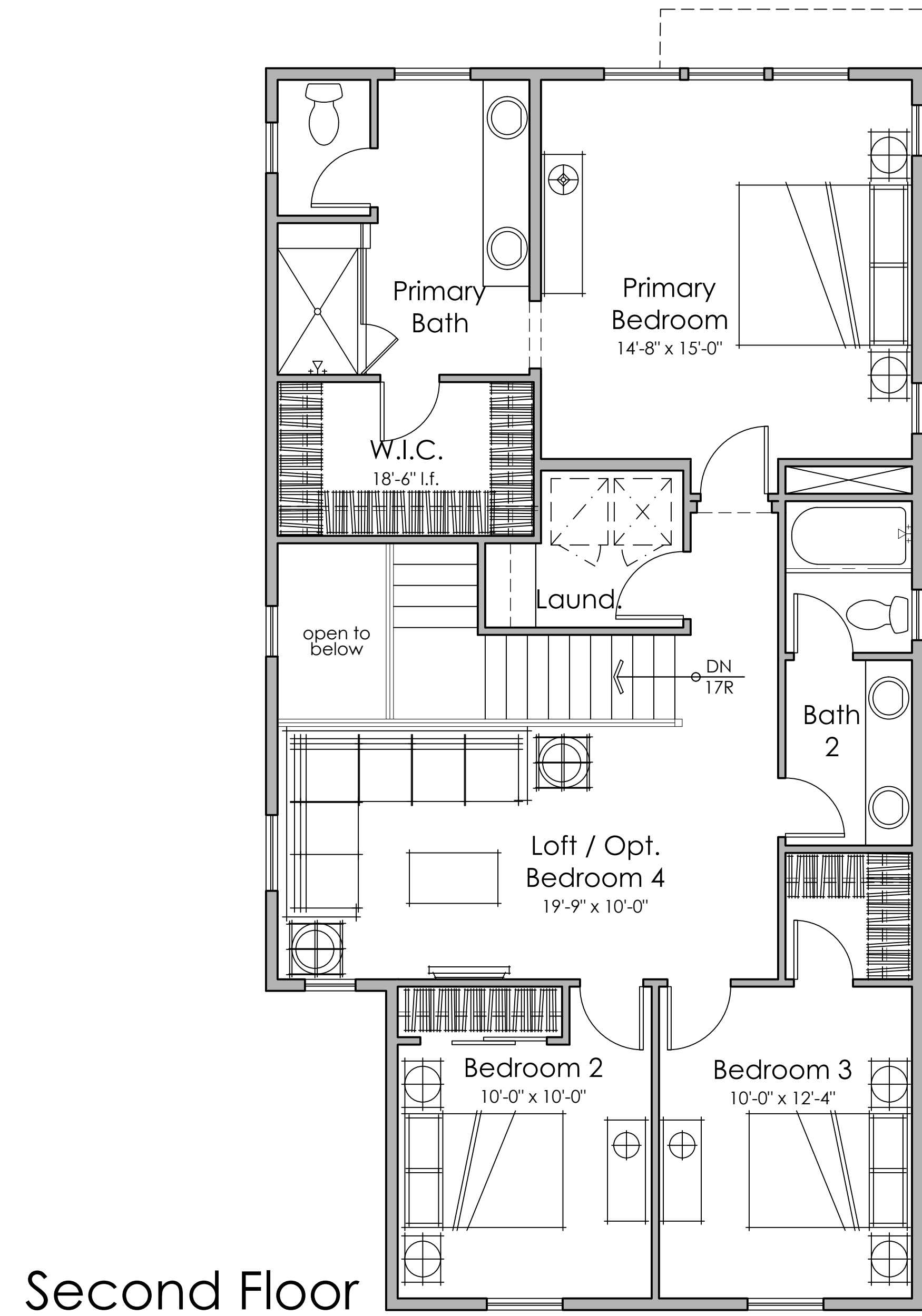
Front Elevation 3A



Front Elevation 3B



Front Elevation 3C



CITY OF RICHMOND

THE QUARRY RESIDENTIAL PROJECT

VESTING TENTATIVE MAP

APN: 560-330-043

RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
OCTOBER, 2021

CSW | ST2
 5870 Stoneridge Mall Rd., Suite 203
 Pleasanton, California, 94588
 http://www.cswst2.com
 925.923.4001

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Description:									
Date:									
Rev:									

Sheet Description:

THE QUARRY RESIDENTIAL PROJECT
TITLE SHEET

RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale AS SHOWN
 Drawn CSE
 Checked RS
 Date 10/01/21
 Project# 2130074

Sheet Number:
C1.0

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	VESTING TENTATIVE MAP
C3.1	VESTING TENTATIVE MAP
C4.0	GRADING PLAN
C5.0	SITE CROSS SECTIONS
C6.0	UTILITY PLAN
C7.0	STORMWATER CONTROL PLAN
C8.0	PRELIMINARY PHOTOMETRIC ANALYSIS

ABBREVIATIONS

BC	BACK OF CURB
BW	BOTTOM OF WALL
ELEV	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FW	FIRE WATER LINE
GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PIV	POST INDICATOR VALVE
PR	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WV	WATER VALVE

PROJECT INFORMATION

SITE APN: 560-330-043

TOTAL UNITS: 77 SINGLE FAMILY HOMES

SITE AREA: 16.95 AC

GENERAL PLAN: PARKS & RECREATION

ZONING: EXISTING: CRR-COMMUNITY AND REGIONAL RECREATIONAL DISTRICT
 PROPOSED: PLANNED AREA

LAND USE: EXISTING: VACANT
 PROPOSED: SINGLE FAMILY RESIDENTIAL

UTILITIES:
 SEWER CITY OF RICHMOND
 WATER EAST BAY MUNICIPAL UTILITY DISTRICT
 STORM DRAIN CITY OF RICHMOND
 GAS/ELECTRIC PACIFIC GAS & ELECTRIC COMPANY
 TELEPHONE TBD

FLOOD ZONE: ZONE X

STREETS: ALL ON-SITE STREETS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.

COMMON AREAS: ALL PRIVATE COMMON AREAS TO BE MAINTAINED BY THE HOA.

RETAINING WALLS: ALL RETAINING WALLS TO BE MAINTAINED BY THE HOA.

PARKING: RESIDENTIAL GARAGES: 77
 GUEST SPACES: 41

DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.

DEVELOPER/OWNER

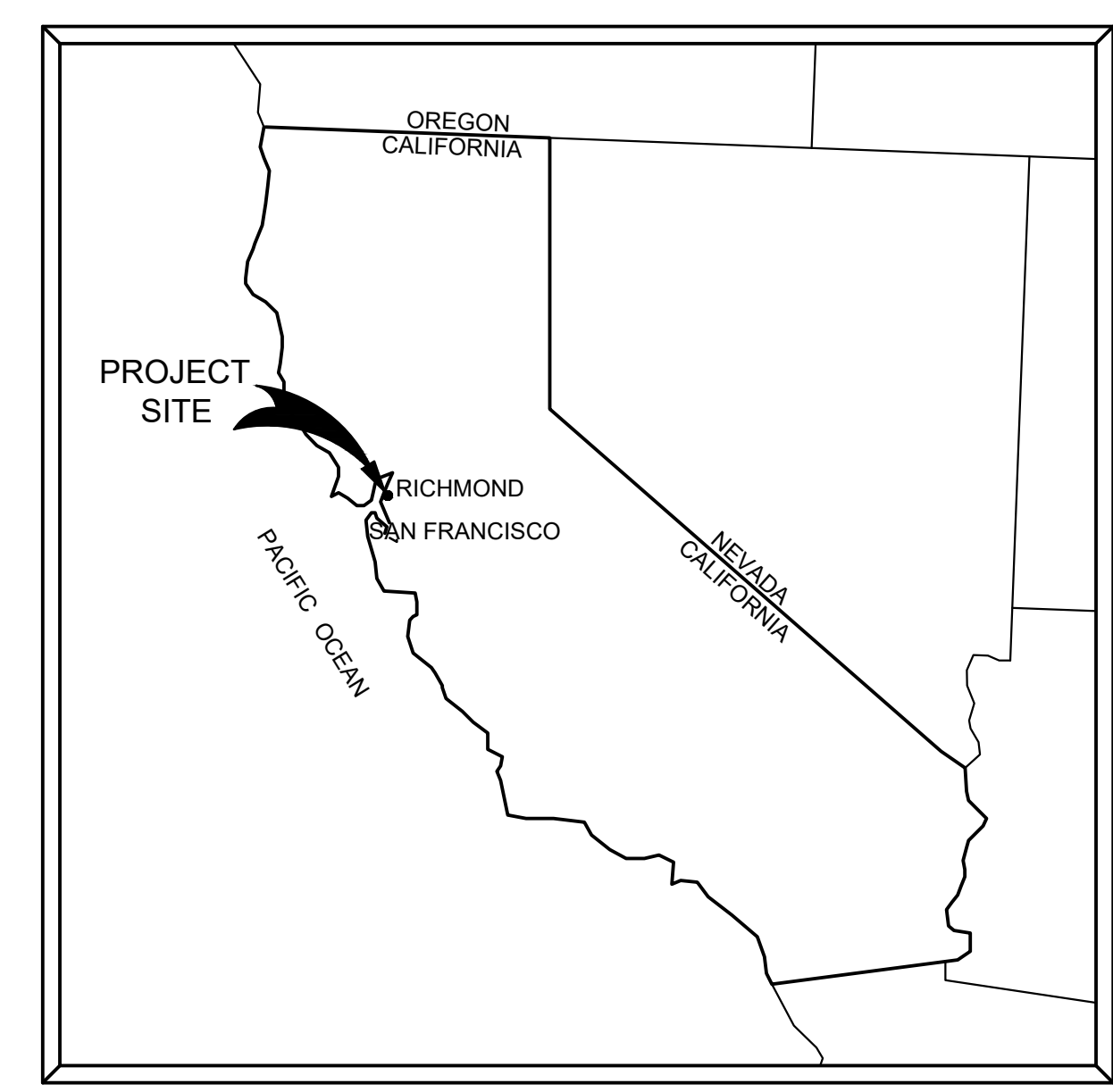
NEW WEST COMMUNITIES
 5055 WEST PATRICK LANE #101
 LAS VEGAS, NV 89118
 PHONE: 702-497-0873

CIVIL ENGINEER

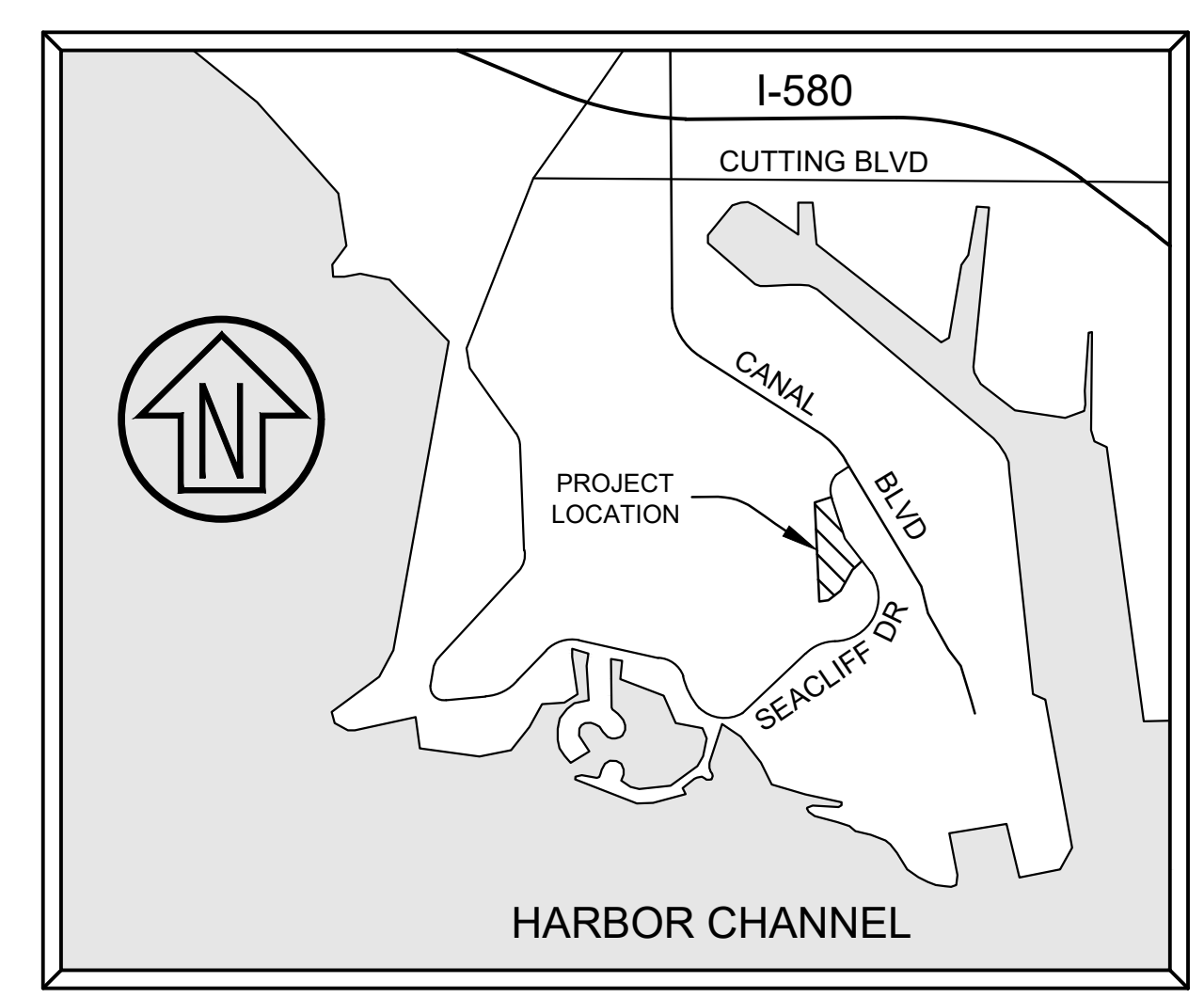
CSW/STRUBER-STROEH ENGINEERING GROUP
 5870 STONERIDGE MALL RD., SUITE 203
 PLEASANTON, CA 94588
 PHONE: 925-787-4982

ARCHITECT

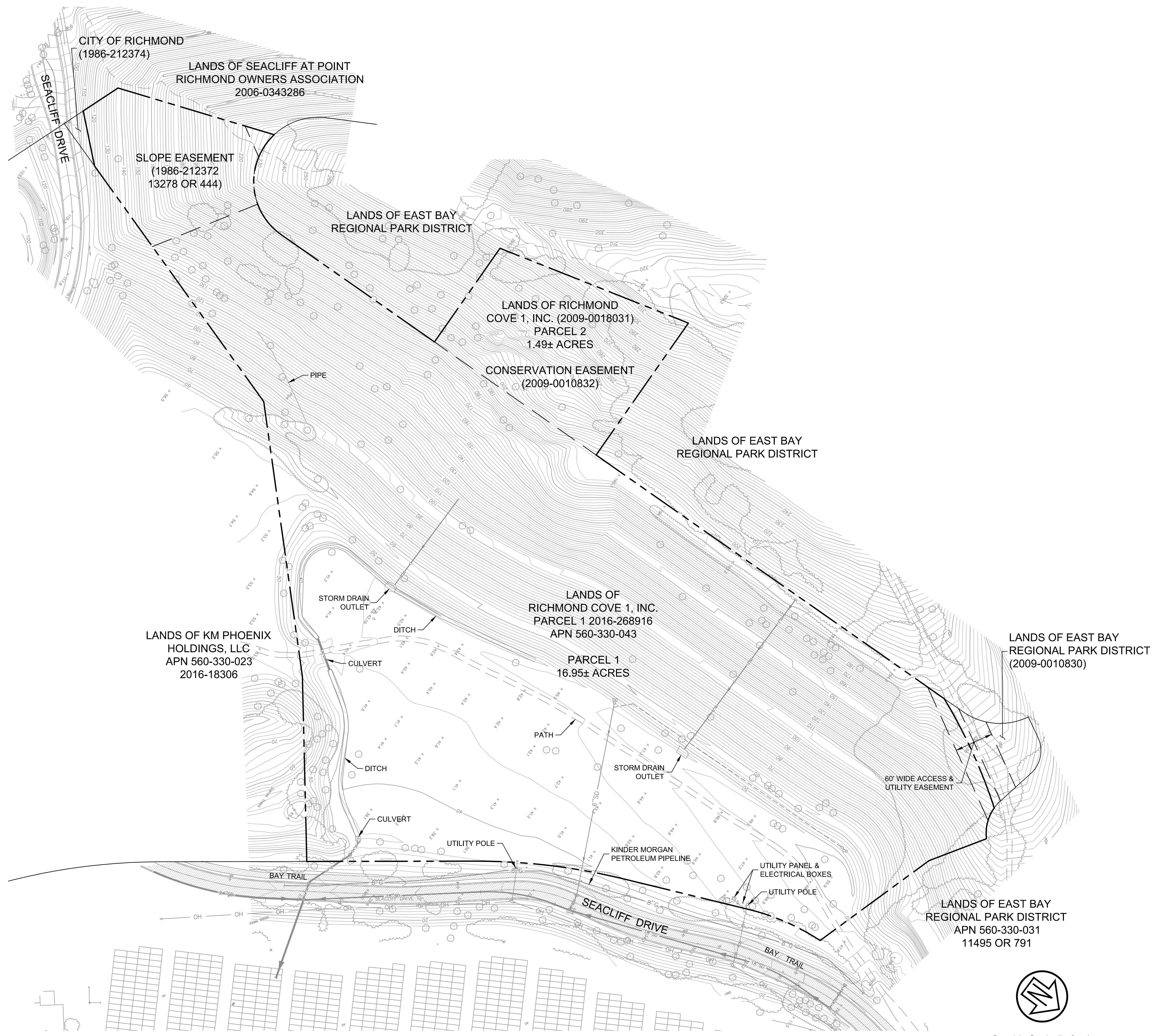
KTGY
 1814 FRANKLIN STREET, SUITE 400
 OAKLAND, CA 94612
 PHONE: 415-568-3833



LOCATION MAP
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE



LEGAL DESCRIPTION

THE LAND TO HEREIN BELOW IS SITUATED IN THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL "B" AS SHOWN ON PARCEL MAP SUBDIVISION MS 764-81, FILED APRIL 1, 1982, BOOK 100 OF PARCEL MAPS, PAGE 23, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RICHMOND, RECORDED NOVEMBER 25, 1986, BOOK 13278, PAGE 453, SERIES NO. 86-212374, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO EAST BAY REGIONAL PARK DISTRICT, A CALIFORNIA SPECIAL DISTRICT, RECORDED JANUARY 22, 2009, INSTRUMENT NO. 2009-0010830, OF OFFICIAL RECORDS.

PARCEL 2:
BEING A PORTION OF THE PARCEL DESCRIBED IN THE DEED TO EAST BAY REGIONAL PARK DISTRICT FROM ATLANTIC RICHFIELD COMPANY, RECORDED JANUARY 5, 1982, IN BOOK 10634 OF OFFICIAL RECORDS, AT PAGE 434, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A WESTERLY LINE OF PARCEL "B" AS SHOWN ON PARCEL MAP SUBDIVISION MS 764-81, FILED APRIL 1, 1982, BOOK 100 OF PARCEL MAPS, PAGE 23, CONTRA COSTA COUNTY RECORDS, SAID POINT BEING THE SOUTHERLY TERMINUS OF THE COURSE DESIGNATED AS NORTH 01°40'50" WEST THEREON; THENCE ALONG SAID WESTERLY LINE OF PARCEL "B", NORTH 01°40'50" WEST, 289.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE OF PARCEL "B" NORTH 01°40'50" WEST, 305.43 FEET; THENCE LEAVING SAID WESTERLY LINE OF PARCEL "B", SOUTH 88°19'10" WEST, 249.36 FEET; THENCE SOUTH 15°00'11" EAST, 313.88 FEET; THENCE NORTH 88°19'10" EAST, 177.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

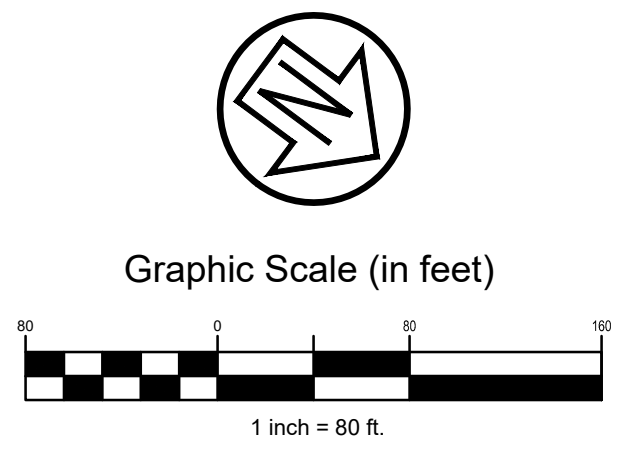
THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 30°13'06" WEST BETWEEN TWO FOUND BRASS DISKS IN MONUMENT WELL ON THE CENTERLINE OF CANAL BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP, SUBDIVISION MS-764-81", FILED APRIL 1, 1982 IN BOOK 100 OF PARCEL MAPS AT PAGE 23, CONTRA COSTA COUNTY RECORDS.

NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS SURVEY. PROJECT BENCHMARK IS THE FOUND 2.5" BRASS DISK IN MONUMENT WELL LOCATED ON CANAL BLVD AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP, SUBDIVISION MS 764-81", FILED APRIL 1, 1982 IN BOOK 100 OF PARCEL MAPS, PAGE 23, CONTRA COSTA COUNTY RECORDS. ELEVATION OF SAID PUNCHED DISK BEING 13.2'.
3. TOPOGRAPHY SHOWN WAS PERFORMED BY OTHERS AND AN ADDITIONAL FIELD SURVEY WAS PERFORMED IN APRIL OF 2021 TO CONFIRM CONTROL AND BOUNDARY INFORMATION SHOWN HEREON. NO MATERIAL DISCREPANCIES WERE FOUND IN LOCATING MONUMENTS IN APRIL OF 2021 WHILE RETRACING

LEGEND:

	BOUNDARY LINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM DRAIN PIPE
	EXISTING GAS PIPE
	EXISTING OVERHEAD LINE
	EXISTING SPOT GRADE
	EXISTING PAVEMENT
	EXISTING BRUSH



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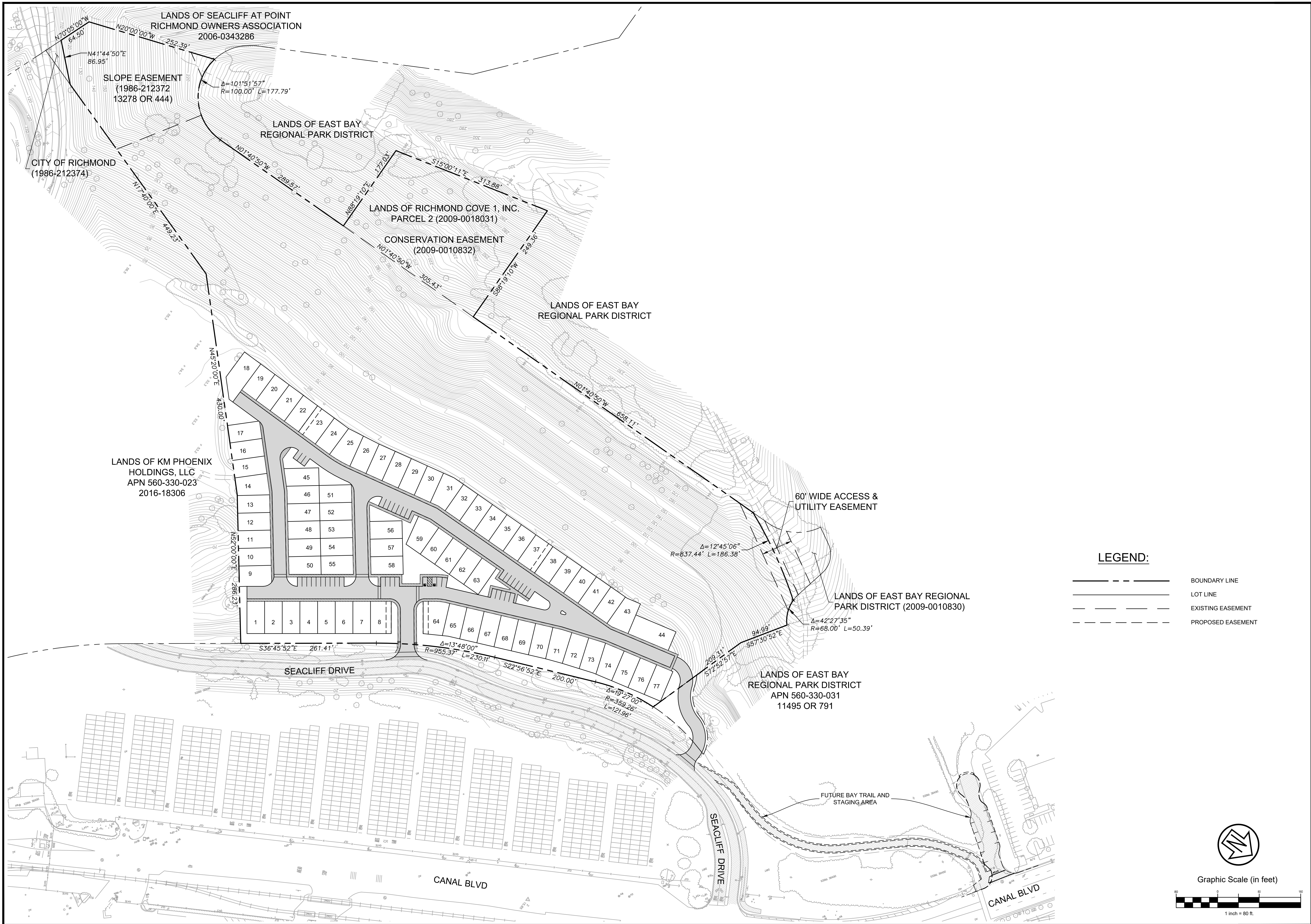
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Date:	
Rev:	

Sheet Description:

THE QUARRY RESIDENTIAL PROJECT
EXISTING CONDITIONS
RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale AS SHOWN
Drawn CSE
Checked RS
Date 10/01/21
Project# 2130074

Sheet Number:
C2.0



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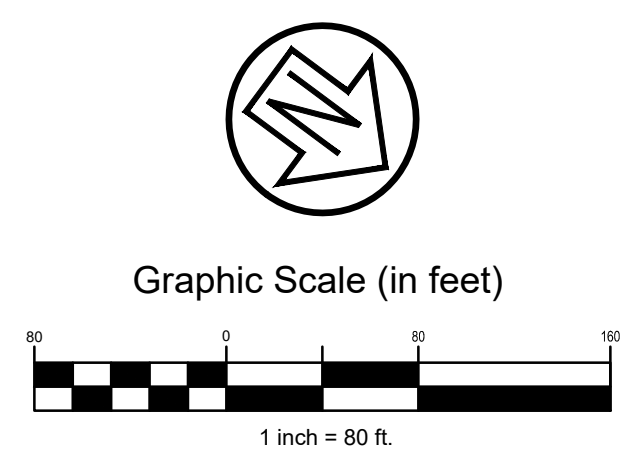
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THE QUARRY RESIDENTIAL PROJECT
 VESTING TENTATIVE MAP
 RICHMOND CONTRA COSTA COUNTY CALIFORNIA

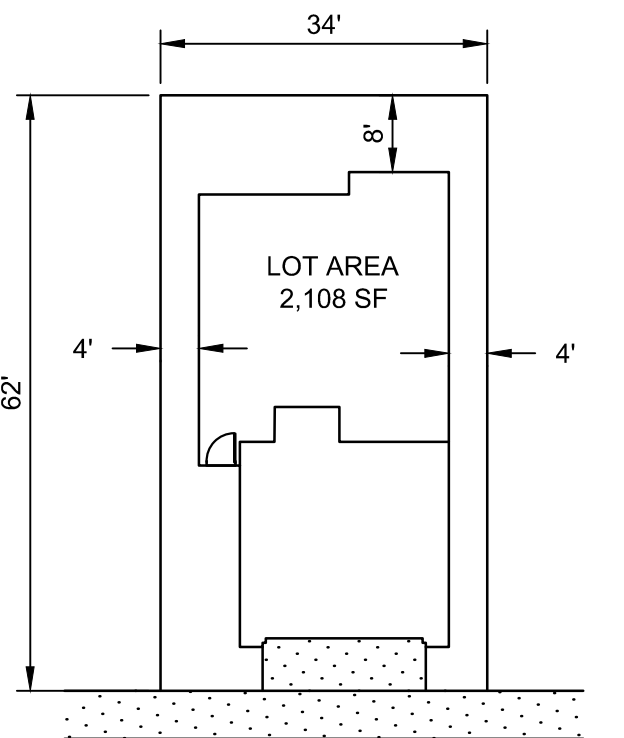
LEGEND:

	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT



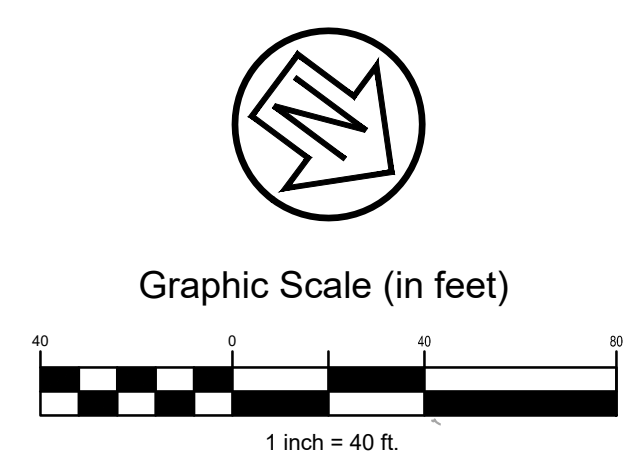
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 Checked RS
 Date 10/01/21
 Project# 2130074

Sheet Number:
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LANDS OF KM PHOENIX HOLDINGS, LLC
APN 560-330-023
2016-18306

LANDS OF EAST BAY
REGIONAL PARK DISTRICT
APN 560-330-031
11495 OR 791



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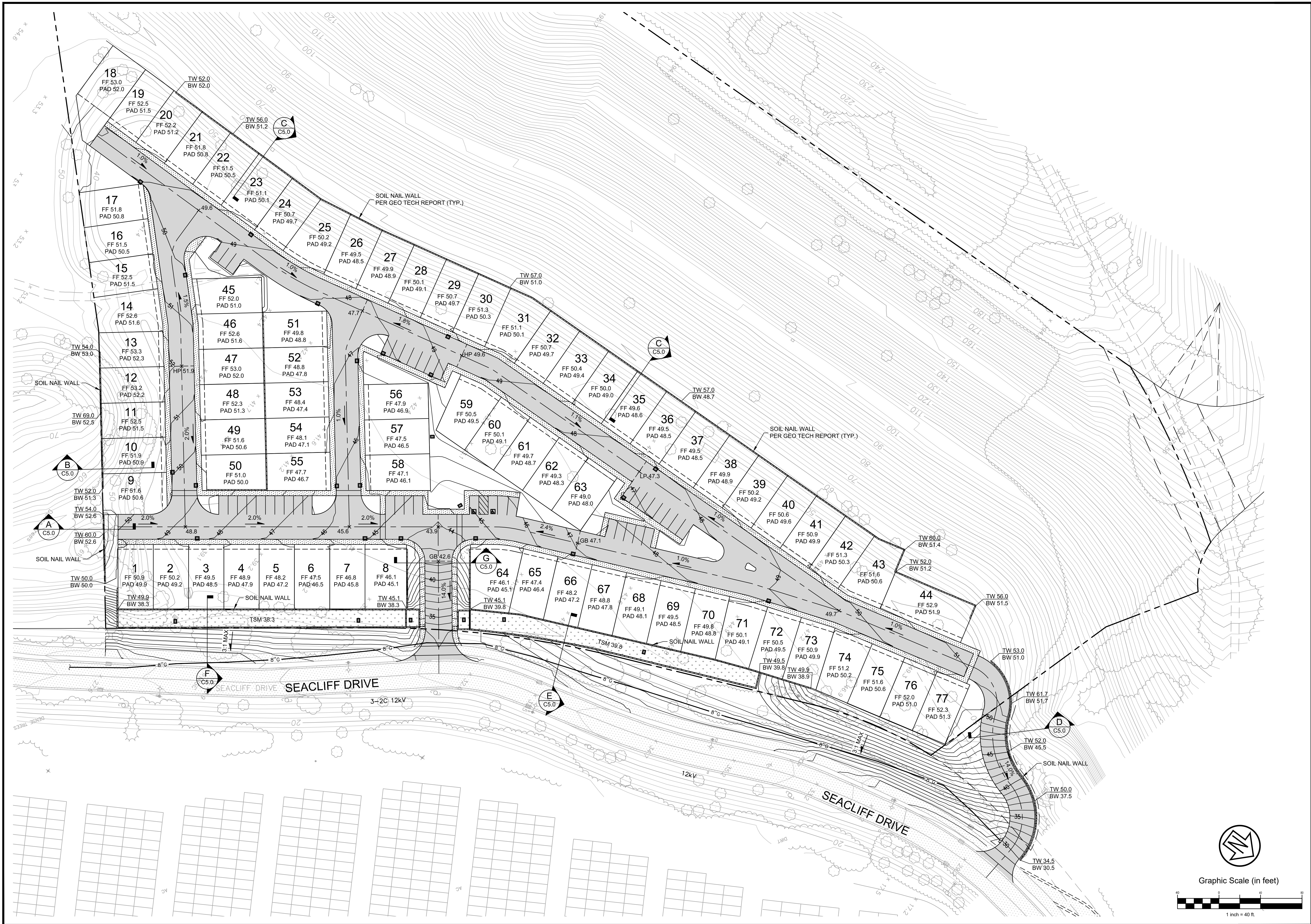
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THE QUARRY RESIDENTIAL PROJECT
VESTING TENTATIVE MAP
RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale: AS SHOWN
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Checked: RS
Date: 10/01/21
Project#: 2130074

Sheet Number:
C3.1



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THE QUARRY RESIDENTIAL PROJECT
GRADING PLAN
 RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale: AS SHOWN
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 Date: 10/01/21
 Project#: 2130074

Sheet Number:
C4.0

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Date:	
Rev:	

Sheet Description:

THE QUARRY RESIDENTIAL PROJECT

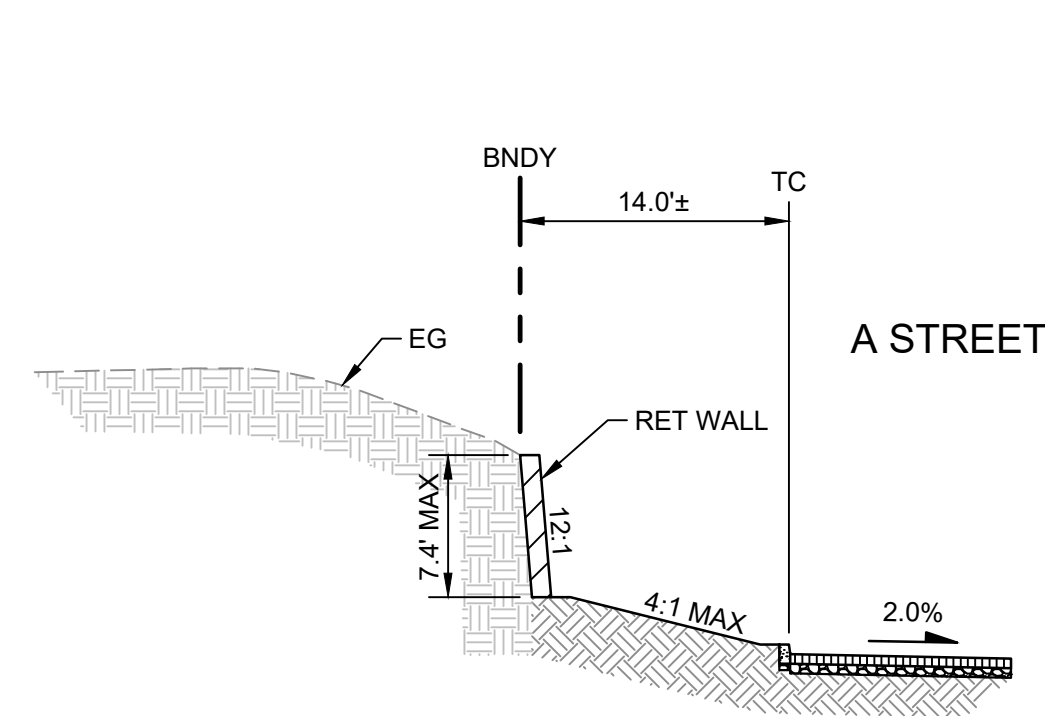
SITE CROSS SECTIONS

RICHMOND CONTRA COSTA COUNTY CALIFORNIA

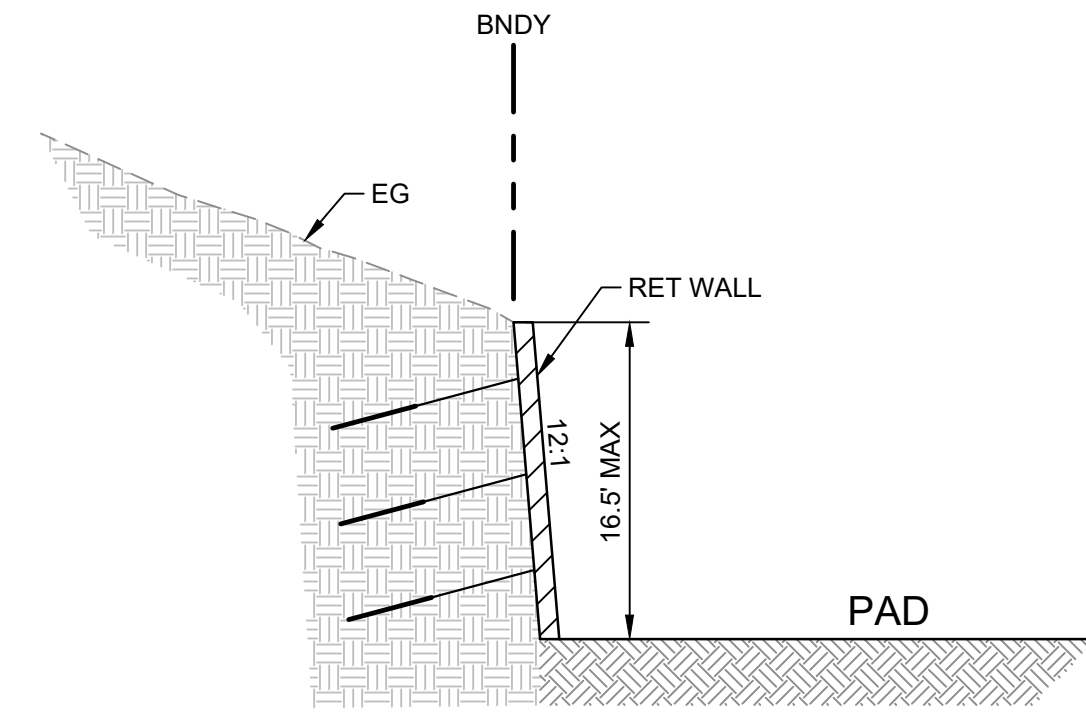
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Date	10/01/21
Project#	2130074

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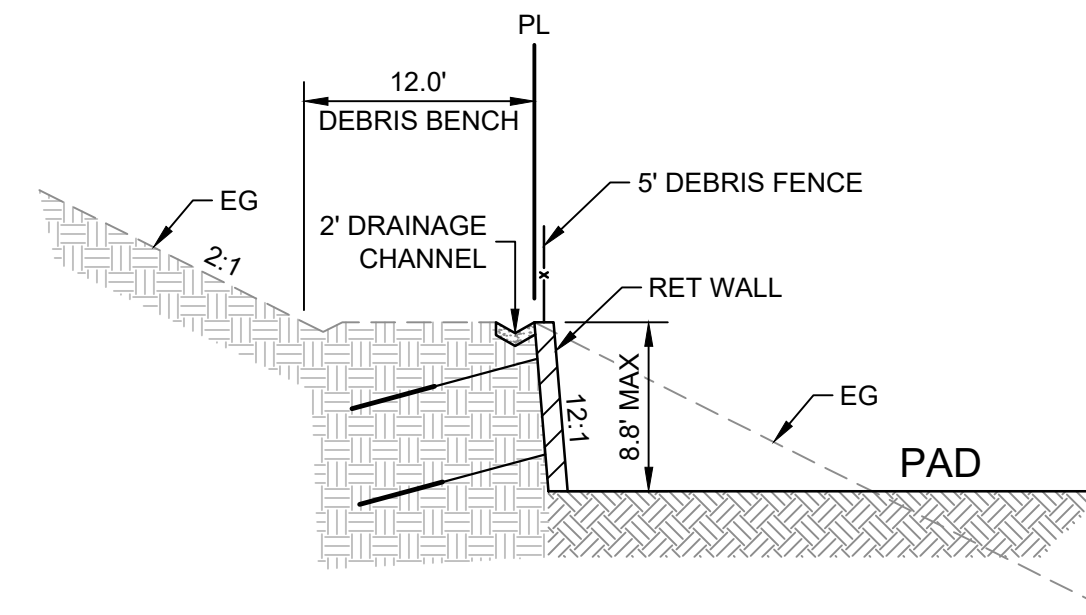
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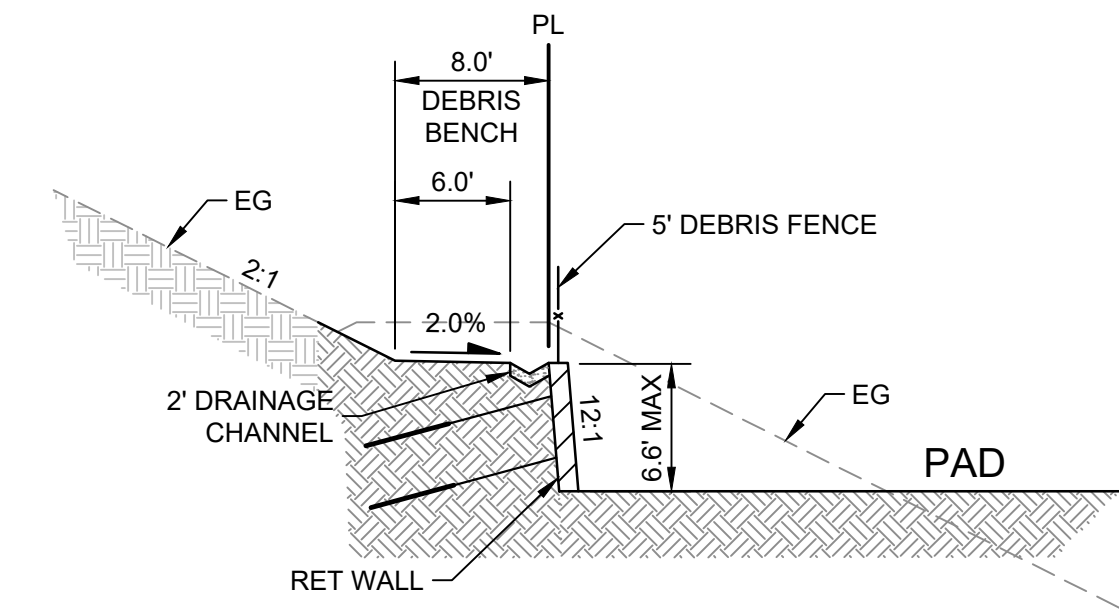
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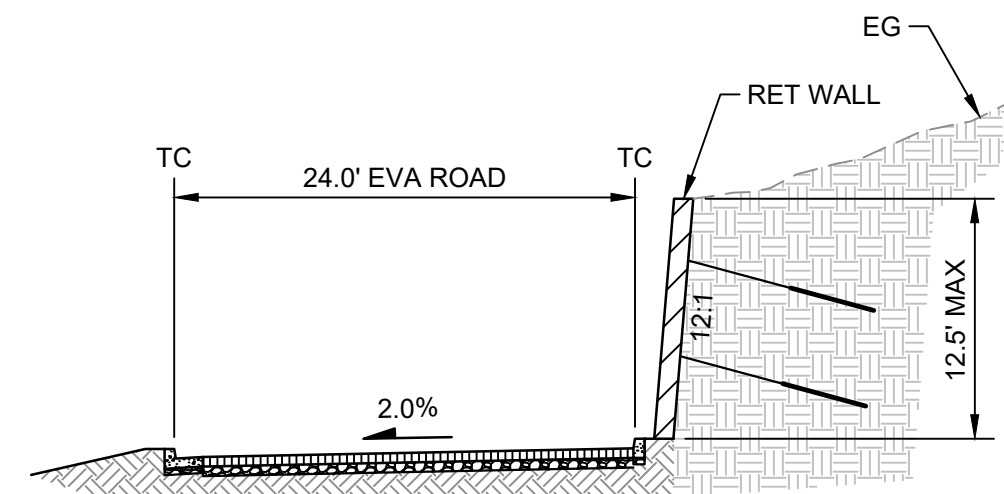
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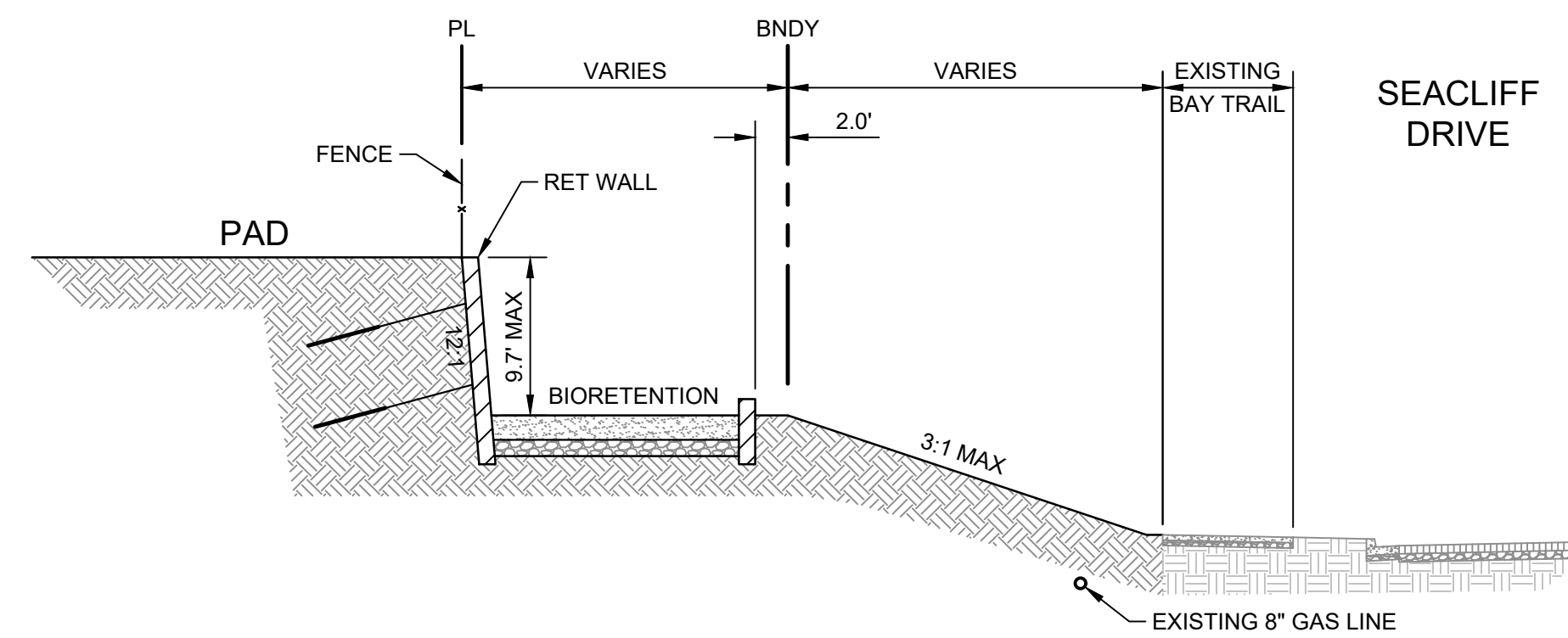
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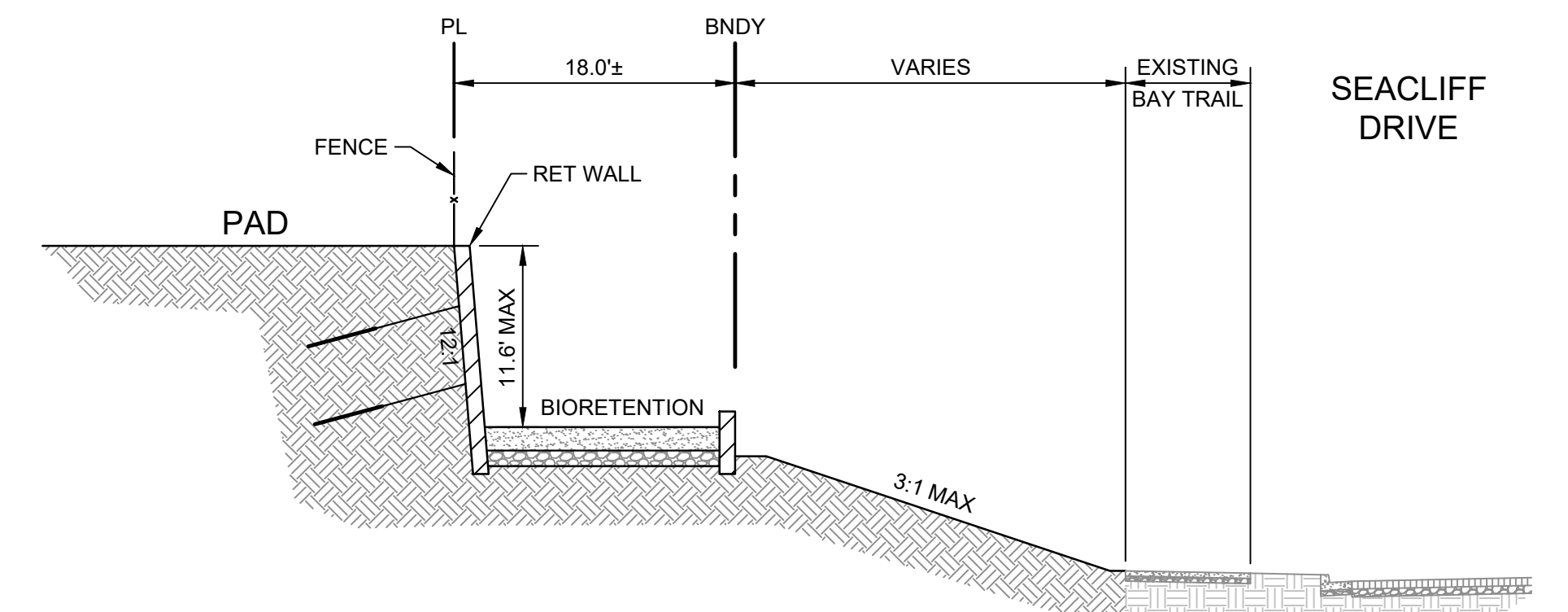
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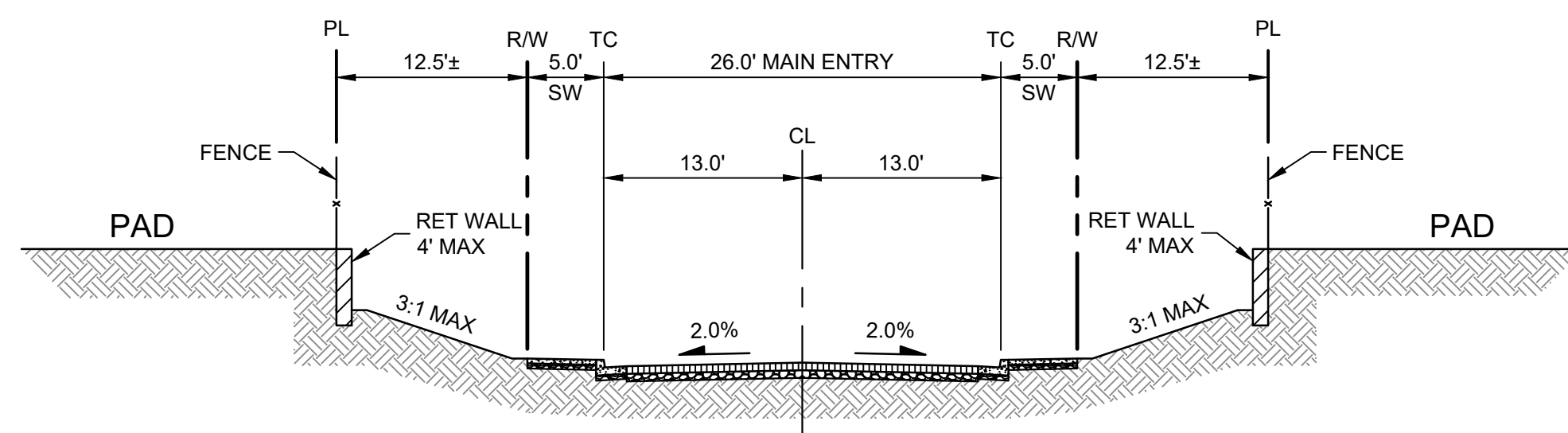
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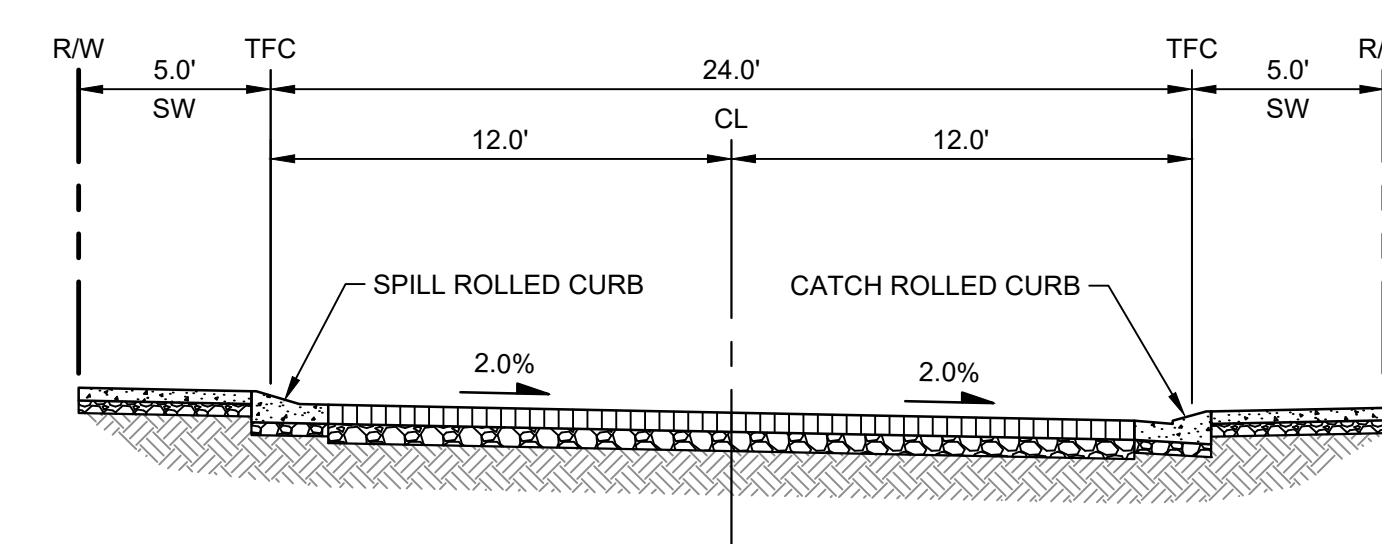
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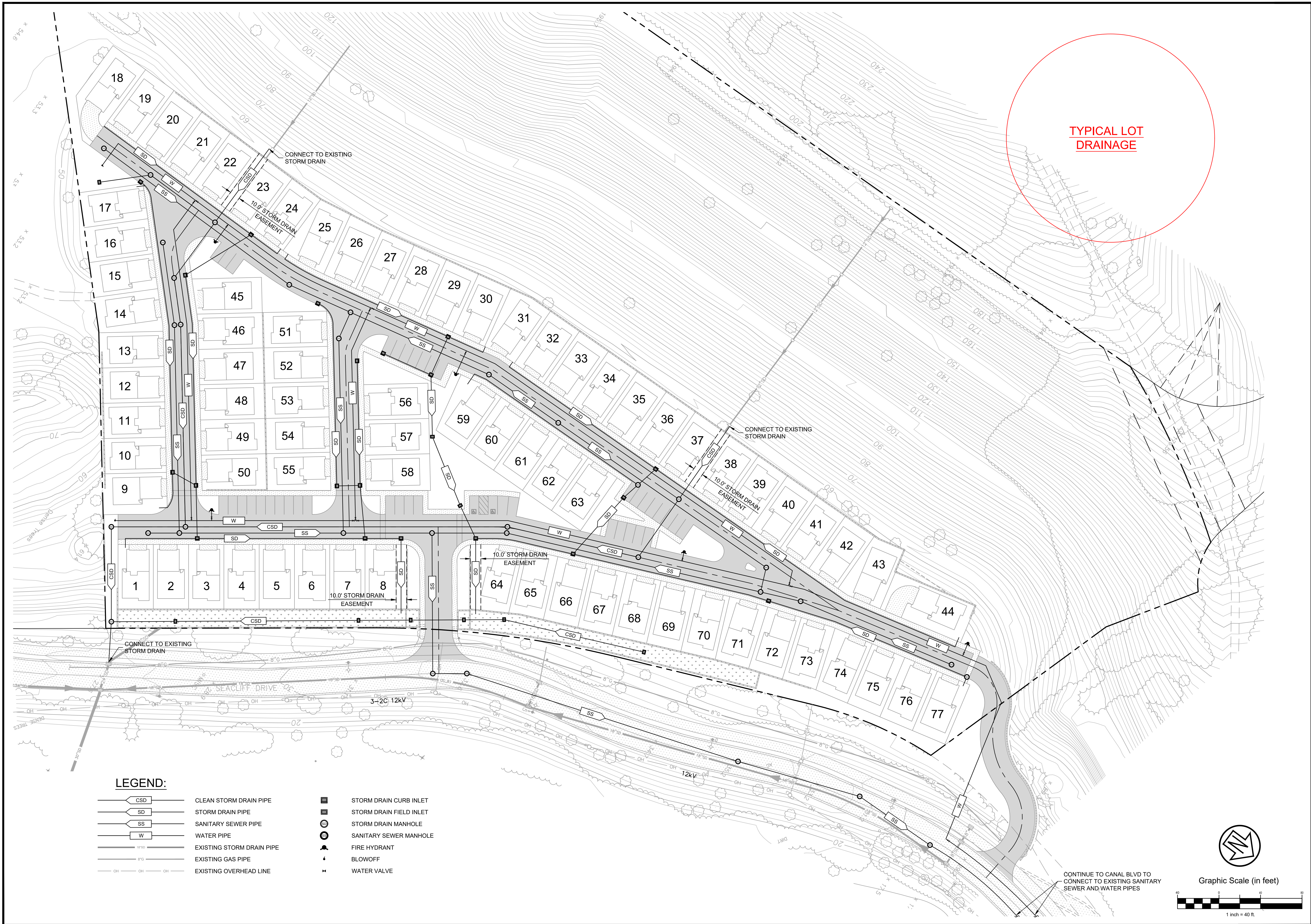
SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE



TYPICAL RESIDENTIAL STREET SECTION
NOT TO SCALE



LEGEND:

- | | | | |
|--|---------------------------|--|-------------------------|
| | CLEAN STORM DRAIN PIPE | | STORM DRAIN CURB INLET |
| | STORM DRAIN PIPE | | STORM DRAIN FIELD INLET |
| | SANITARY SEWER PIPE | | STORM DRAIN MANHOLE |
| | WATER PIPE | | SANITARY SEWER MANHOLE |
| | EXISTING STORM DRAIN PIPE | | FIRE HYDRANT |
| | EXISTING GAS PIPE | | BLOWOFF |
| | EXISTING OVERHEAD LINE | | WATER VALVE |

TYPICAL LOT DRAINAGE

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 925.523.4001

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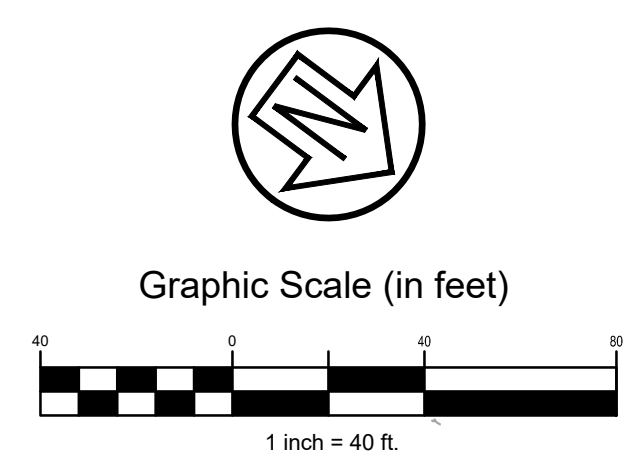
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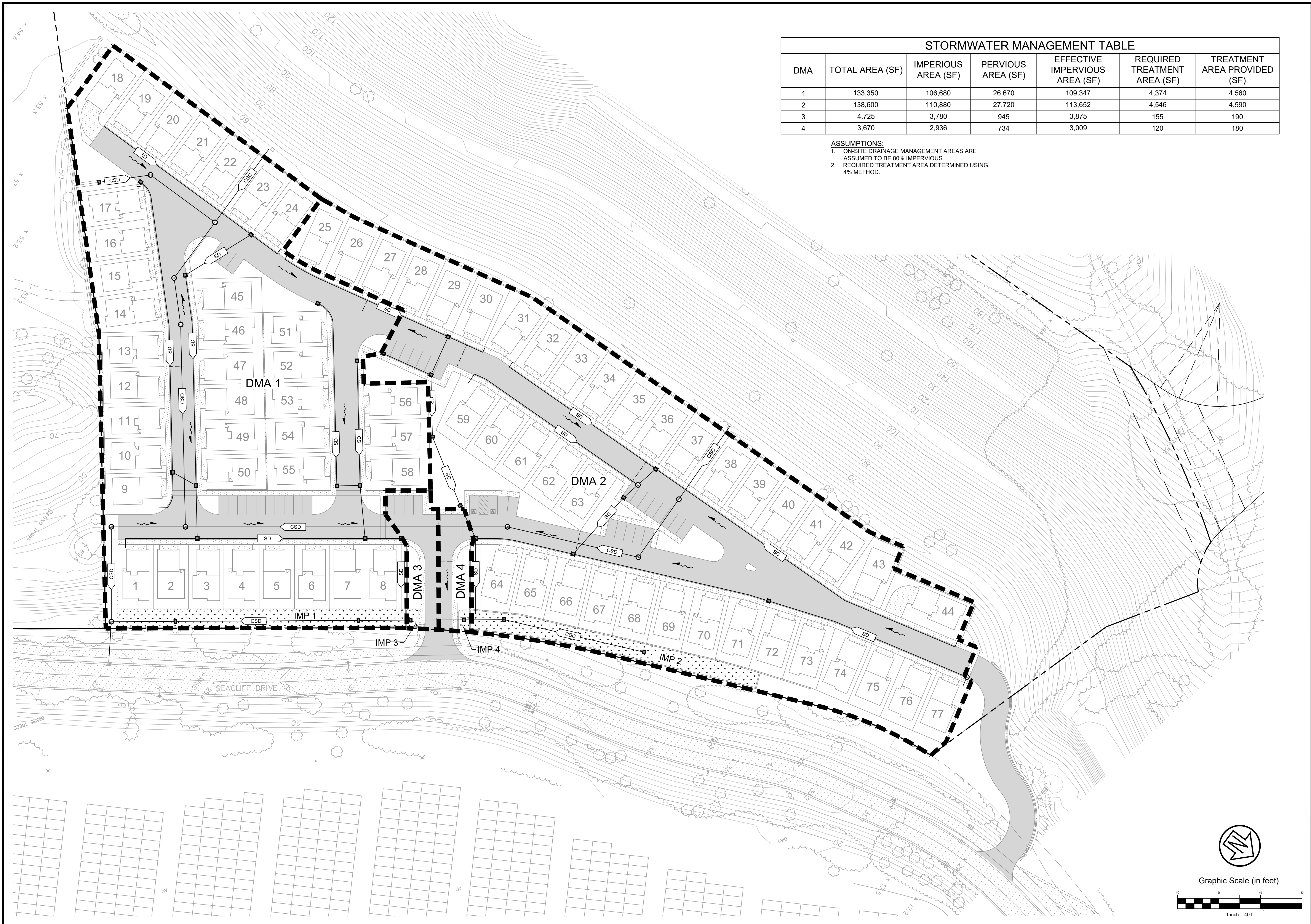
THE QUARRY RESIDENTIAL PROJECT
 UTILITY PLAN
 RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale: AS SHOWN
 Drawn: CSE
 Checked: RS
 Date: 10/01/21
 Project#: 2130074

Sheet Number:
C6.0



CONTINUE TO CANAL BLVD TO CONNECT TO EXISTING SANITARY SEWER AND WATER PIPES



STORMWATER MANAGEMENT TABLE						
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
1	133,350	106,680	26,670	109,347	4,374	4,560
2	138,600	110,880	27,720	113,652	4,546	4,590
3	4,725	3,780	945	3,875	155	190
4	3,670	2,936	734	3,009	120	180

ASSUMPTIONS:
 1. ON-SITE DRAINAGE MANAGEMENT AREAS ARE ASSUMED TO BE 80% IMPERVIOUS.
 2. REQUIRED TREATMENT AREA DETERMINED USING 4% METHOD.

CSW | ST2

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<http://www.cswst2.com>
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Rev.	Date	Description

Sheet Description:

THE QUARRY RESIDENTIAL PROJECT

STORMWATER CONTROL PLAN

RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale AS SHOWN
 Drawn CSE
 Checked RS
 Date 10/01/21
 Project# 2130074

Sheet Number:

C7.0



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Description:	Date:	Rev:

Sheet Description:

THE QUARRY RESIDENTIAL PROJECT
PRELIMINARY PHOTOMETRIC ANALYSIS
 RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale AS SHOWN
 Drawn CSE
 Checked RS
 Date 10/01/21
 Project# 2130074

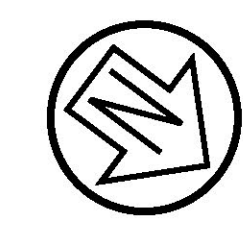
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LANDS OF KM PHOENIX HOLDINGS, LLC
 APN 560-330-023
 2016-18306

LANDS OF EAST BAY REGIONAL PARK DISTRICT
 APN 560-330-031
 11495 OR 791

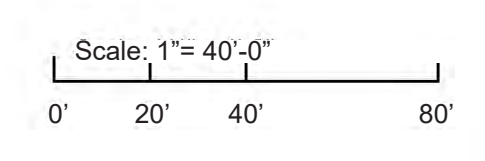
PROPOSED E.V.A. EASEMENT AREA
 (AREA = 6,221 SF)



New West Communities
 5055 West Patrick Lane #101
 Las Vegas, NV 89118

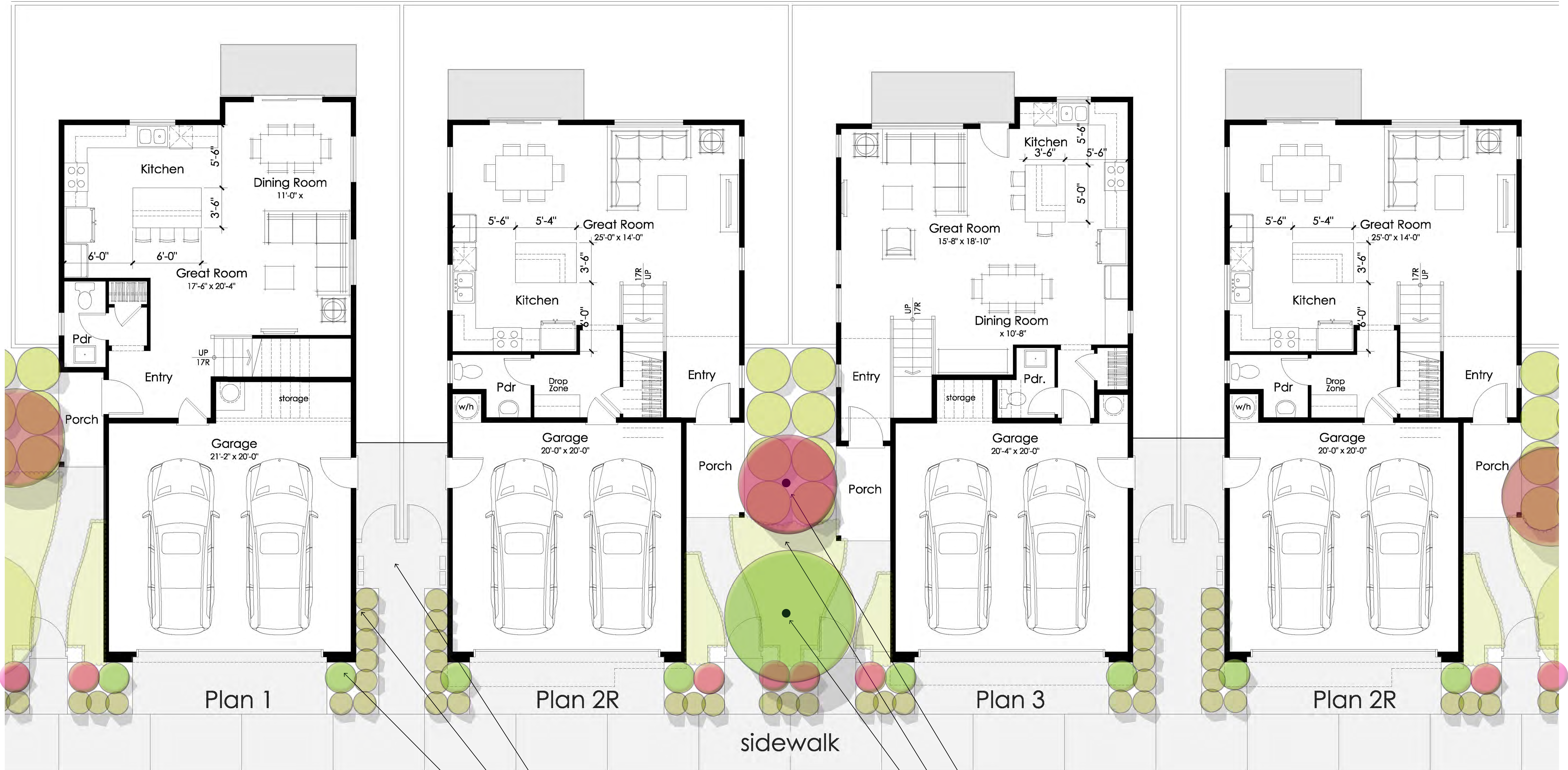
THE QUARRY
 RICHMOND, CA # 2021-0566

VISIONING
 SEPTEMBER 15, 2021



LANDSCAPE SITE PLAN

L1



SHARED WALK FROM GARAGES FOR SIDE DOOR ACCESS

EVERGREEN GRASS OR ACCENT PLANT

COLUMNAR ACCENT SHRUB AT GARAGE DOORS

ORNAMENTAL TREE WITH EVERGREEN SCREEN SHRUBS BELOW

EVERGREEN GROUND COVER

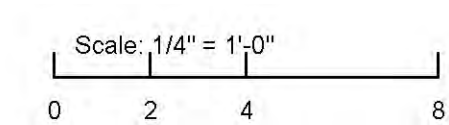
STREET TREE



New West Communities
5055 West Patrick Lane #101
Las Vegas, NV 89118

THE QUARRY
RICHMOND, CA # 2021-0566

VISIONING
SEPTEMBER 15, 2021



TYPICAL LANDSCAPE TREATMENT

L2



COLUMNAR SHADE TREES



MEDIUM ACCENT TREES

SMALL ACCENT TREES



LARGE EVERGREEN SCREEN SHRUB



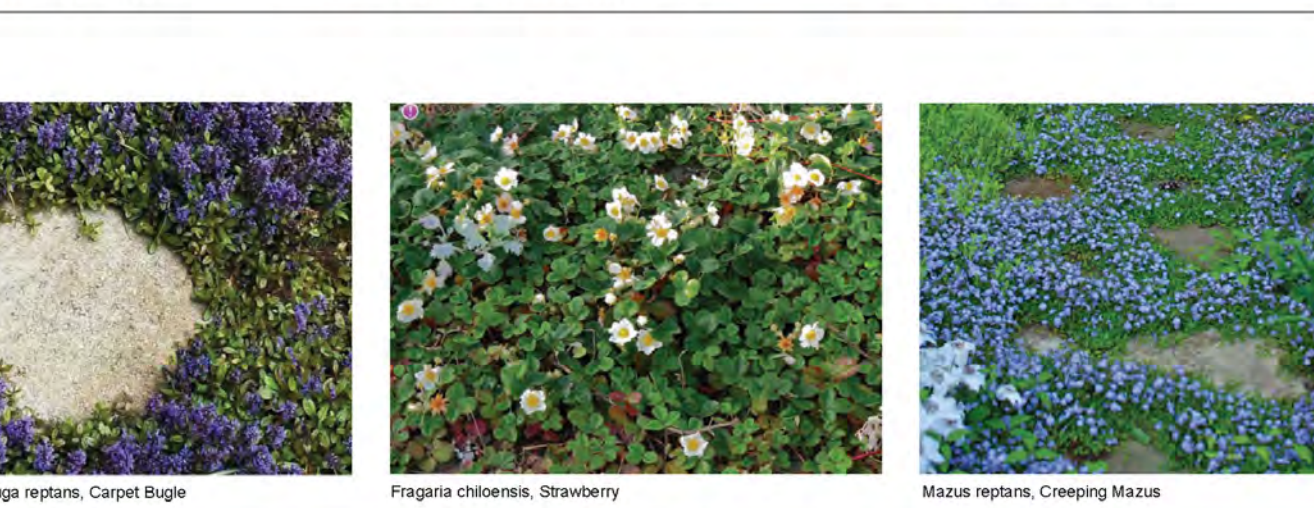
MEDIUM EVERGREEN SCREEN SHRUB



GRASSES AND ACCENT PLANTS



EVERGREEN GROUND COVER



WALK-ON GROUND COVER



VINES

PRELIMINARY PLANT PALLETTE

COLUMNAR SHADE TREE-one of the following scientific name, common name

- Acer x freemanii 'Armstrong' Armstrong red maple
- Carpinus betulus 'fastigiata', European Hornbeam
- Tilia cordata 'Greenspire', Little-Leaf Linden

SMALL ACCENT TREE-one of the following scientific name, common name

- Arbutus marina, Strawberry Tree
- Acer palmatum, Japanese Maple
- Cercis canadensis 'Forest Pansy', Redbud

MEDIUM ACCENT TREE-one of the following scientific name, common name

- Bambusa oldhamii, Timber Bamboo
- Luma apiculata, Orange-Bark Myrtle
- Magnolia 'Little Gem', Little Gem Magnolia
- Tristanopsis laurina, Water Gum

LARGE EVERGREEN SCREEN SHRUB-one or two of the following scientific name, common name

- Escallonia 'Jubilee', Jubilee Excallonia
- Ligustrum japonica 'Texanum', Waxleaf Privet
- Loropetalum chinense 'Sizzling Pink', Fringe Flower
- Myrtus communis 'Variegata', Myrtle
- Prunus laurocerasus 'Etna', English Laurel

MEDIUM EVERGREEN SCREEN SHRUB-one or two of the following scientific name, common name

- Callistemon viminalis 'Little John', Weeping Bottlebrush
- Escallonia 'Newport Dwarf', Dwarf Excallonia
- Grevillea langiera 'Mount Tamboritha', Woolly Grevillea
- Rhapiolepis indica 'Ballerina', India Hawthorn

GRASSES AND ACCENT PLANTS-two or four of the following scientific name, common name

- Carex buchananii, Berkeley Sedge
- Limonium perezii, Sea Lavender
- Muhlenbergia capillaris 'Regal Mist', Pink Muhly
- Muhlenbergia dumosa, Bamboo Muhly
- Pennisetum alopecuroides 'Little Bunny', Fountain Grass
- Phormium tenax 'Tiny Tim', New Zealand Flax

EVERGREEN GROUND COVERS

- Arctostaphylos 'Point Reyes', Point Reyes Manzanita
- Ceanothus 'Yankee Point', California Lilac
- Coprosma x kirkii, Coprosma
- Trachelospermum jasminoides, Star Jasmine

WALK-ON GROUND COVERS

- Masuz reptans, Creeping Mazus
- Ajuga reptans, Carpet Bugle
- Thymus 'Victor reiter', Creeping Thyme
- Fragaria chiloensis, Strawberry

VINES

- Ficus pumila, Creeping Fig
- Parthenocissus quincifolia, Virginia Creeper
- Parthenocissus tricuspidata, Boston Ivy