

# THE QUARRY RESIDENTIAL PROJECT

RICHMOND, CA  
APRIL 2022



## 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@csbst2.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

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CITY OF RICHMOND  
THE QUARRY RESIDENTIAL PROJECT  
VESTING TENTATIVE MAP

APN: 560-330-043  
RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA  
APRIL, 2022

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  
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ARCHITECT

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

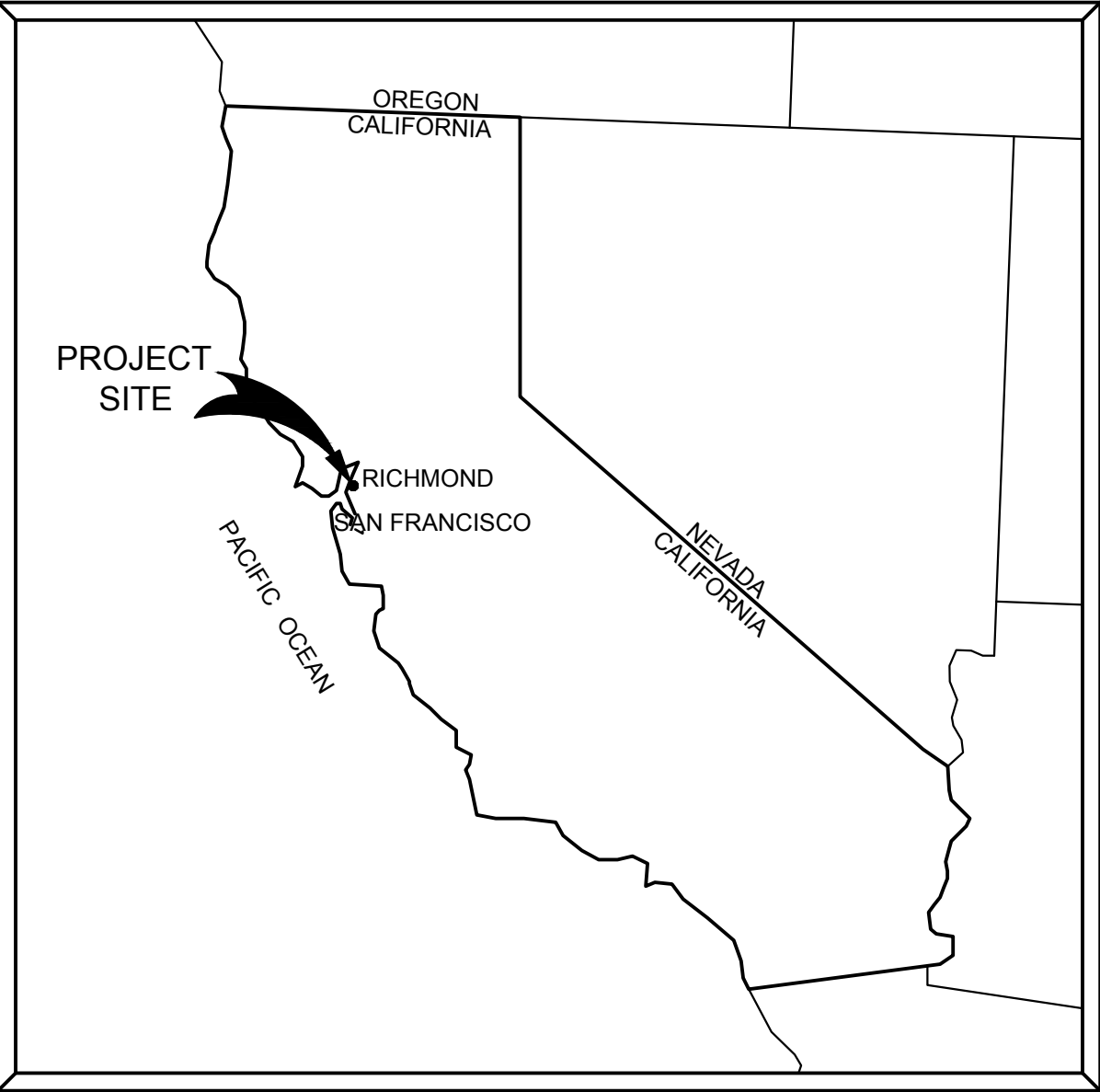
PROJECT INFORMATION

SITE APN: 560-330-043  
TOTAL UNITS: 76 SINGLE FAMILY HOMES  
SITE AREA: 18.44 AC  
GENERAL PLAN: OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL  
ZONING: OS/PA-OPEN SPACE / PLANNED AREA  
LAND USE: EXISTING: VACANT  
PROPOSED: OPEN SPACE / MEDIUM DENSITY 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: 76  
GUEST SPACES: 29  
DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.

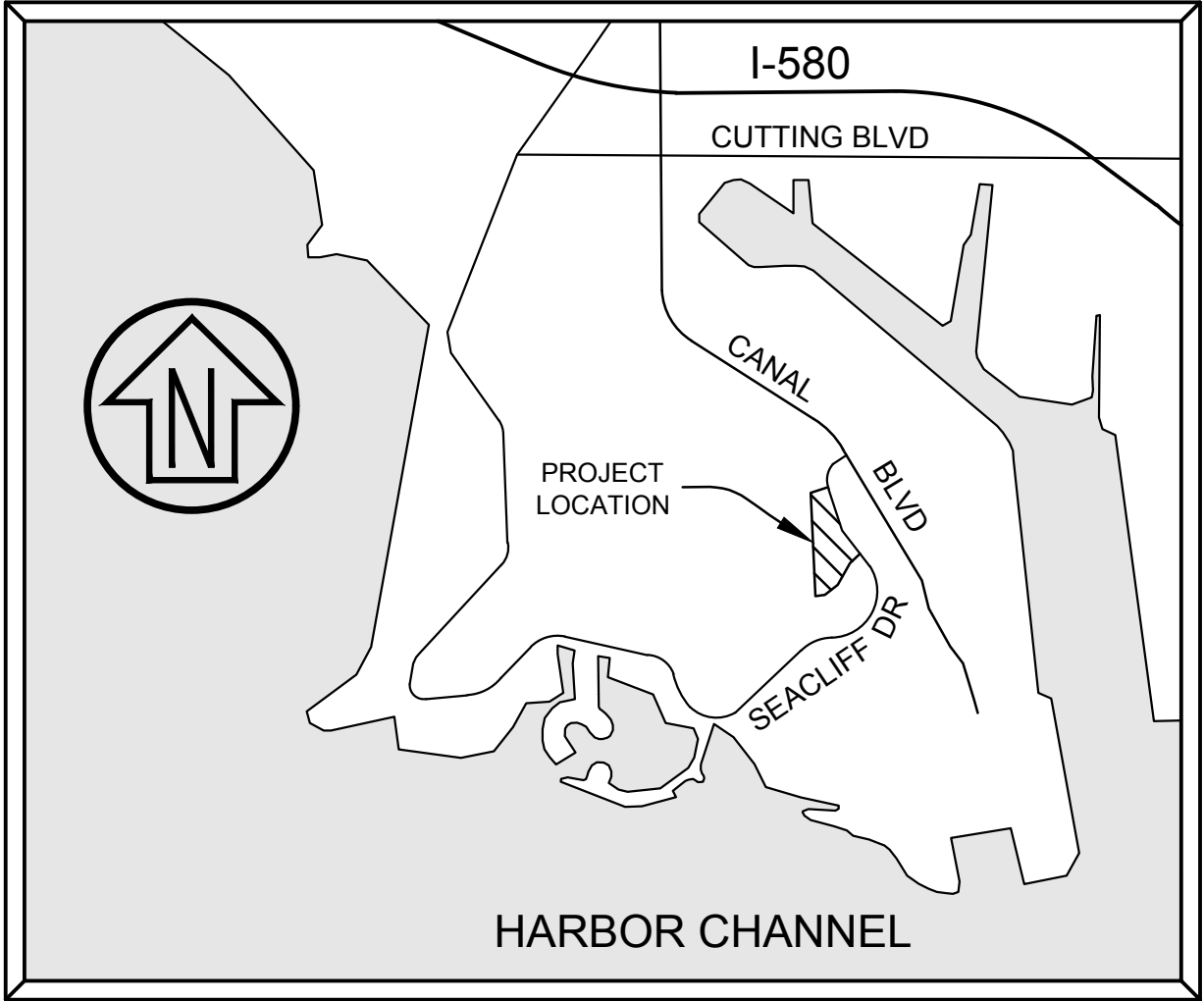
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ABBREVIATIONS

AC	ACRE
AD	AREA DRAIN
BC	BACK OF CURB
BW	BOTTOM OF WALL
DMA	DRAINAGE MANAGEMENT AREA
ELEV	ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
PR	PROPOSED
RET	RETAINING
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TSM	TOP OF SOIL MIX
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WV	WATER VALVE



LOCATION MAP  
NOT TO SCALE



VICINITY MAP  
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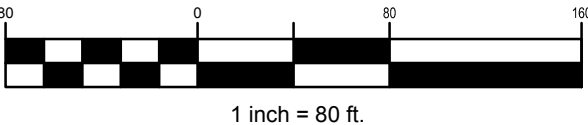
THE QUARRY RESIDENTIAL PROJECT  
TITLE SHEET  
RICHMOND CONTRA COSTA COUNTY CALIFORNIA

Scale AS SHOWN  
Drawn CSE  
Checked RS  
Date 04/01/22  
Project# 2130074

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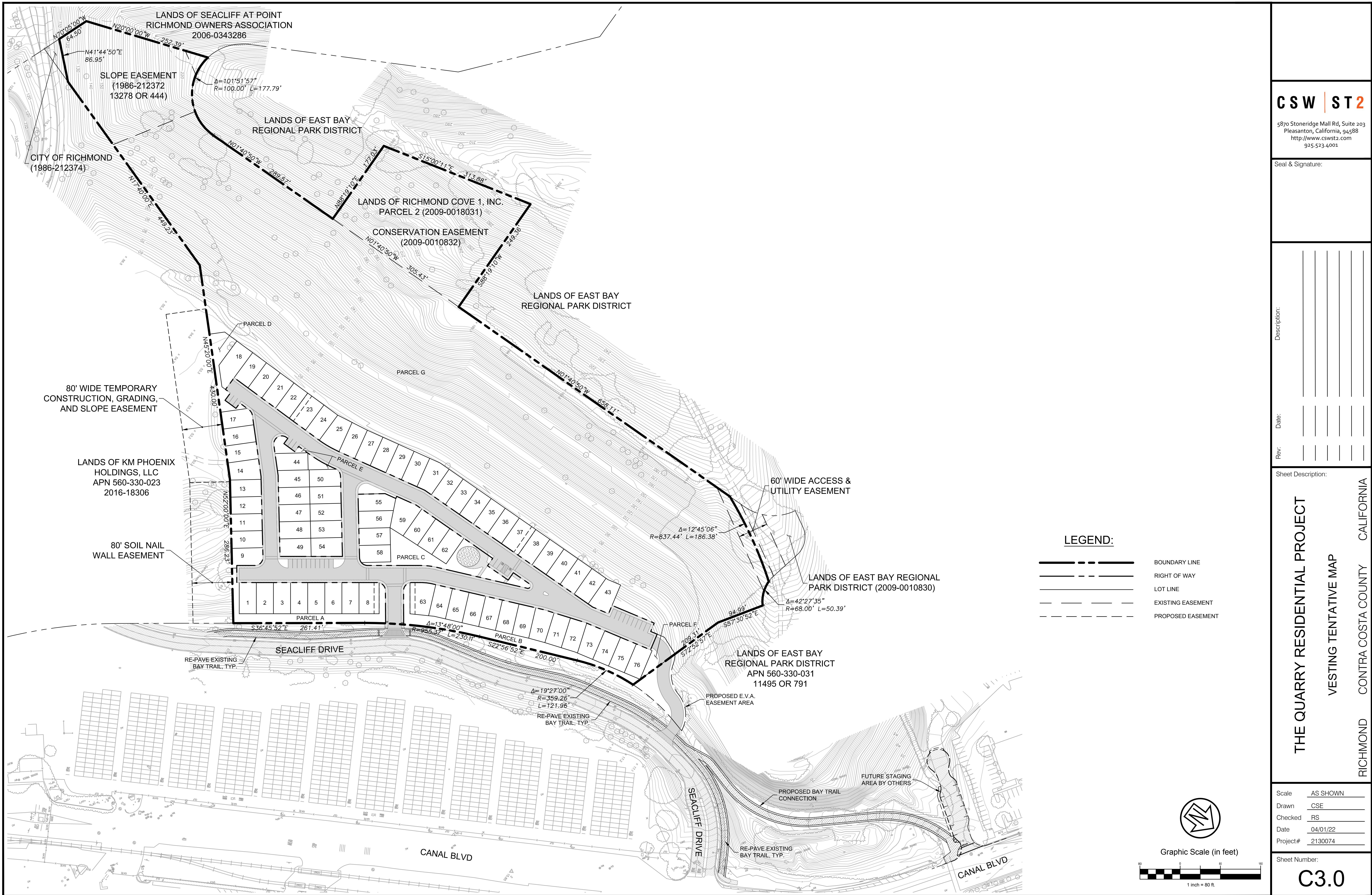
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# C2.0





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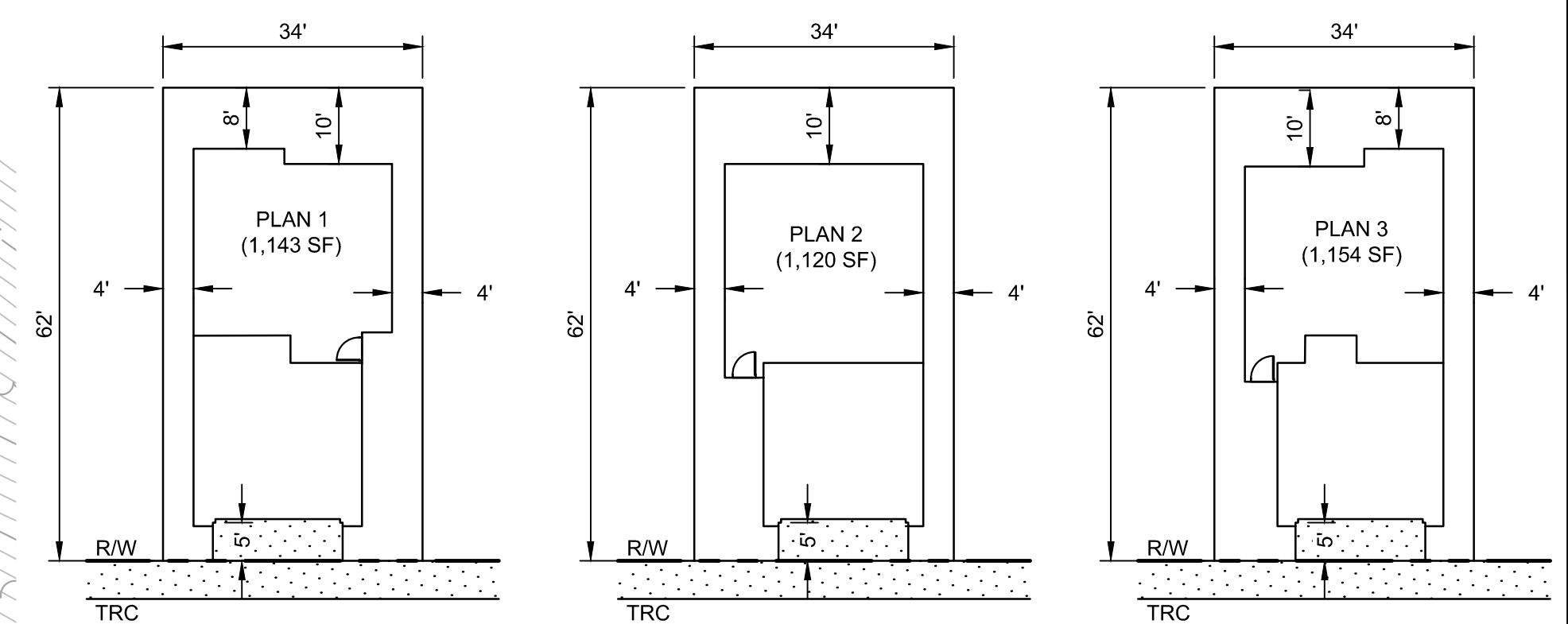
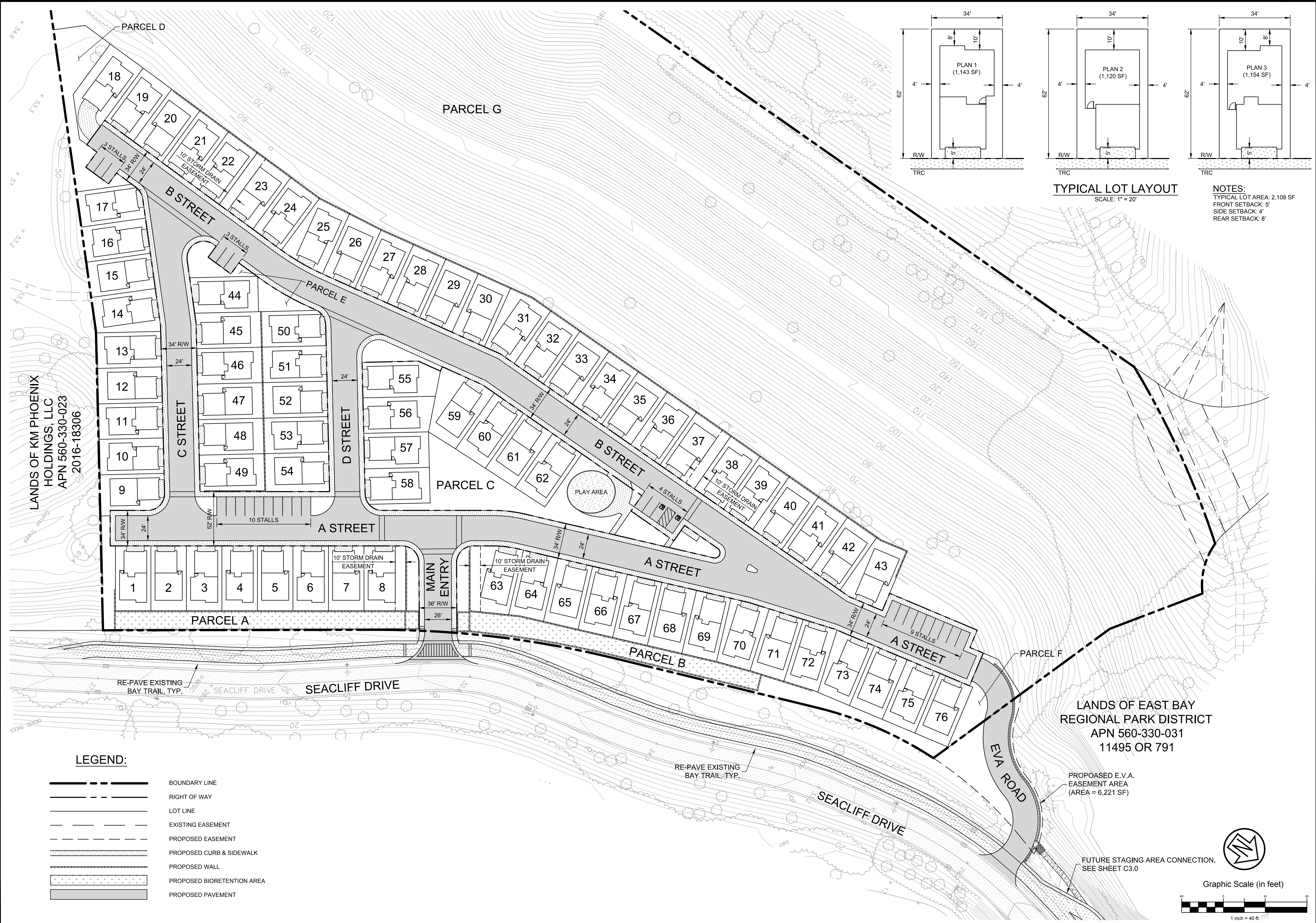
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**THE QUARRY RESIDENTIAL PROJECT**  
**VESTING TENTATIVE MAP**  
**RICHMOND CONTRA COSTA COUNTY CALIFORNIA**

Scale AS SHOWN  
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Sheet Number:  
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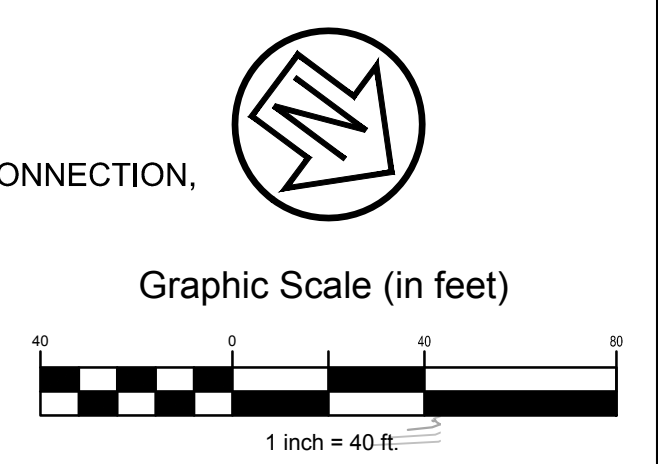
TYPICAL LOT LAYOUT  
SCALE: 1" = 20'

NOTES:  
TYPICAL LOT AREA: 2,108 SF  
FRONT SETBACK: 5'  
SIDE SETBACK: 4'  
REAR SETBACK: 8'

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

- LEGEND:**
- BOUNDARY LINE
  - RIGHT OF WAY
  - LOT LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED CURB & SIDEWALK
  - PROPOSED WALL
  - PROPOSED BIORETENTION AREA
  - PROPOSED PAVEMENT



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THE QUARRY RESIDENTIAL PROJECT

VESTING TENTATIVE MAP

RICHMOND

CONTRA COSTA COUNTY

CALIFORNIA

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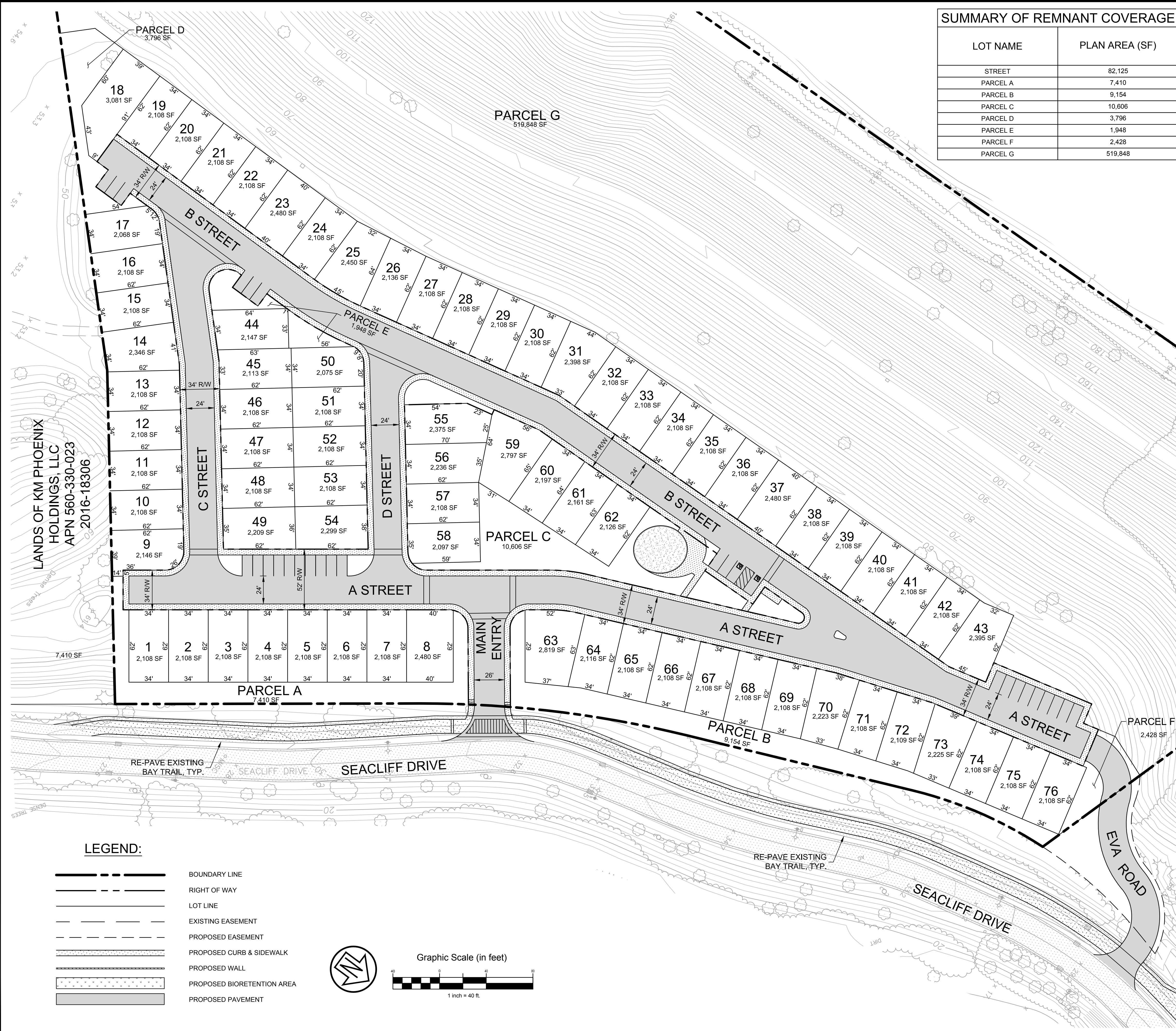
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SUMMARY OF REMNANT COVERAGE	
LOT NAME	PLAN AREA (SF)
STREET	82,125
PARCEL A	7,410
PARCEL B	9,154
PARCEL C	10,606
PARCEL D	3,796
PARCEL E	1,948
PARCEL F	2,428
PARCEL G	519,848

SUMMARY OF LOT COVERAGE				
LOT NO.	PLAN NO.	LOT AREA (SF)	BUILDING FOOTPRINT (SF)	LOT COVERAGE
1	3	2,108	1,154	55%
2	2	2,108	1,120	53%
3	1	2,108	1,143	54%
4	3	2,108	1,154	55%
5	2	2,108	1,120	53%
6	1	2,108	1,143	54%
7	2	2,108	1,120	53%
8	3	2,480	1,154	47%
9	2	2,146	1,120	52%
10	1	2,108	1,143	54%
11	3	2,108	1,154	55%
12	2	2,108	1,120	53%
13	1	2,108	1,143	54%
14	3	2,346	1,154	49%
15	2	2,108	1,120	53%
16	1	2,108	1,143	54%
17	3	2,068	1,154	56%
18	3	3,081	1,154	37%
19	1	2,108	1,143	54%
20	2	2,108	1,120	53%
21	3	2,108	1,154	55%
22	1	2,108	1,143	54%
23	2	2,480	1,120	45%
24	3	2,108	1,154	55%
25	1	2,450	1,143	47%
26	2	2,136	1,120	52%
27	3	2,108	1,154	55%
28	1	2,108	1,143	54%
29	2	2,108	1,120	53%
30	2	2,108	1,120	53%
31	3	2,398	1,154	48%
32	1	2,108	1,143	54%
33	2	2,108	1,120	53%
34	3	2,108	1,154	55%
35	2	2,108	1,120	53%
36	1	2,108	1,143	54%
37	2	2,480	1,120	45%
38	3	2,108	1,154	55%
39	1	2,108	1,143	54%
40	2	2,108	1,120	53%
41	3	2,108	1,154	55%
42	2	2,108	1,120	53%
43	2	2,395	1,120	47%
44	1	2,147	1,143	53%
45	2	2,113	1,120	53%
46	3	2,108	1,154	55%
47	2	2,108	1,120	53%
48	2	2,108	1,120	53%
49	3	2,209	1,154	52%
50	3	2,075	1,154	56%
51	3	2,108	1,154	55%
52	2	2,108	1,120	53%
53	1	2,108	1,143	54%
54	2	2,299	1,120	49%
55	1	2,375	1,143	48%
56	3	2,236	1,154	52%
57	1	2,108	1,143	54%
58	3	2,097	1,154	55%
59	2	2,797	1,120	40%
60	1	2,197	1,143	52%
61	2	2,161	1,120	52%
62	1	2,126	1,143	54%
63	3	2,819	1,154	41%
64	1	2,116	1,143	54%
65	2	2,108	1,120	53%
66	3	2,108	1,154	55%
67	1	2,108	1,143	54%
68	2	2,108	1,120	53%
69	3	2,108	1,154	55%
70	1	2,223	1,143	51%
71	2	2,108	1,120	53%
72	3	2,109	1,154	55%
73	1	2,225	1,143	51%
74	2	2,108	1,120	53%
75	1	2,108	1,143	54%
76	2	2,108	1,120	53%

TOTAL AREA	
LOT COVERAGE	165,968 SF
REMNAINT COVERAGE	637,315 SF
TOTAL	803,283 SF (18.44 AC)

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THE QUARRY RESIDENTIAL PROJECT

VESTING TENTATIVE MAP

CALIFORNIA

CONTRA COSTA COUNTY

RICHMOND

Scale

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CSE

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RS

Date

04/01/22

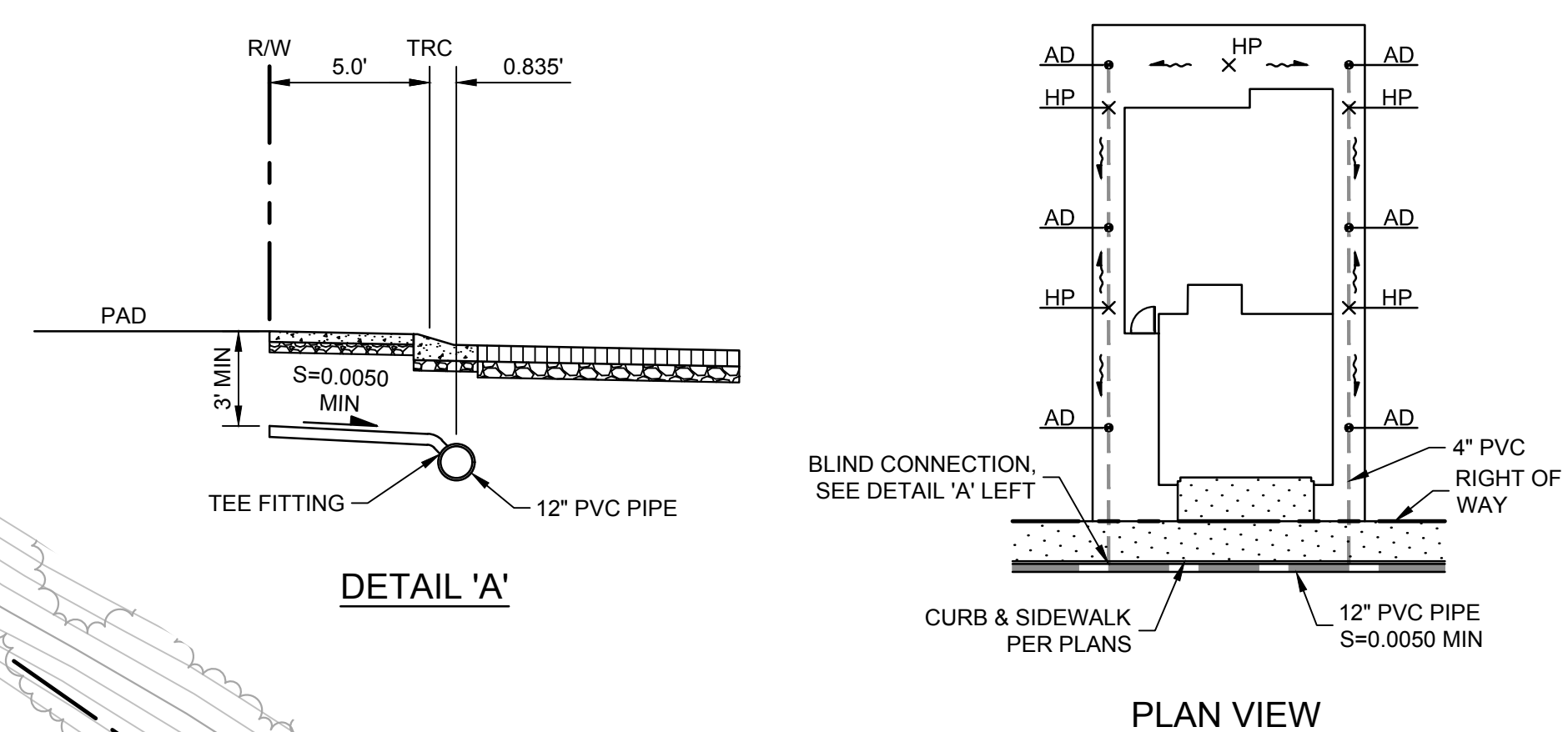
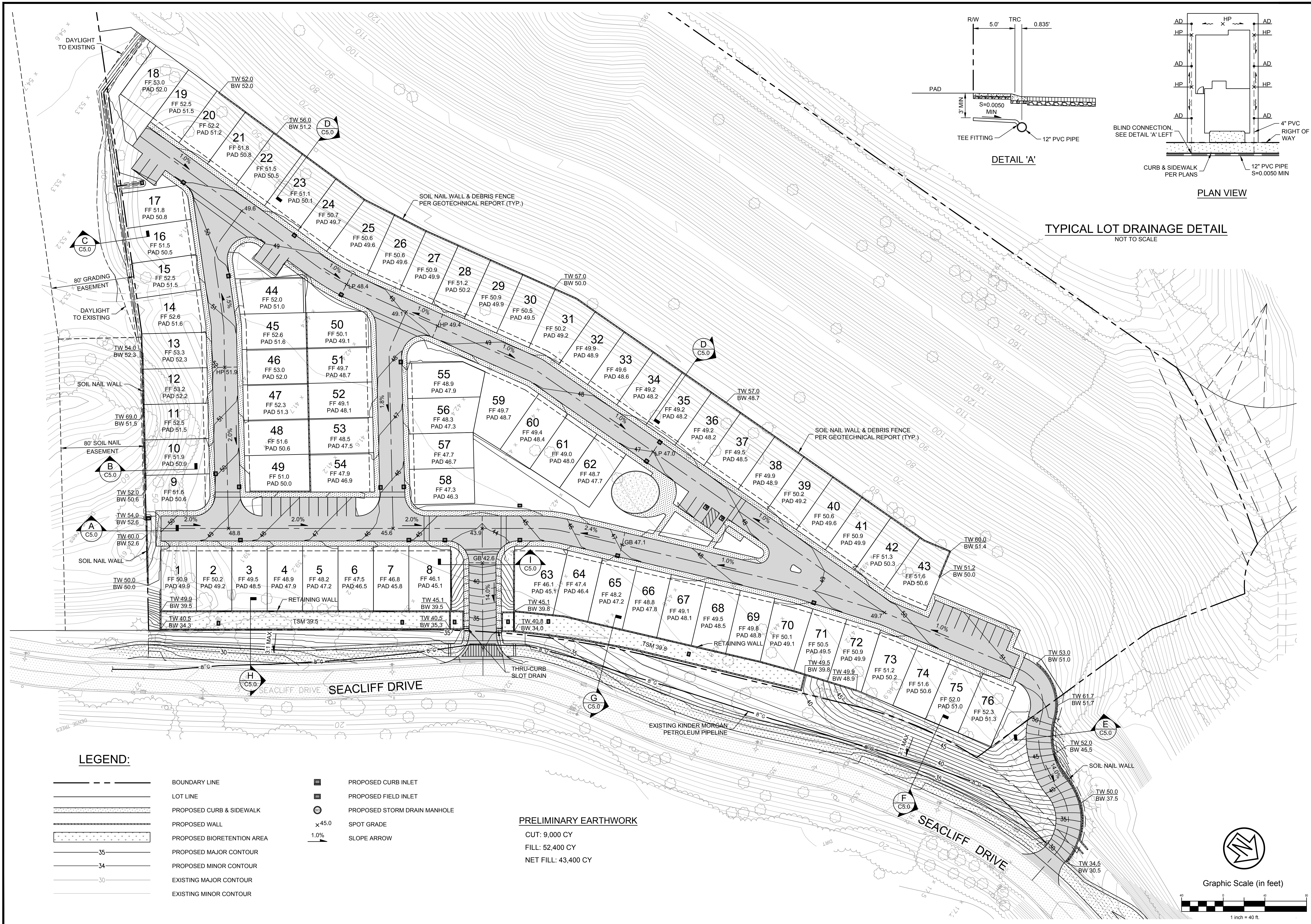
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TYPICAL LOT DRAINAGE DETAIL  
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GRADING PLAN

RICHMOND    CONTRA COSTA COUNTY    CALIFORNIA

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Date: 04/01/22

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# THE QUARRY RESIDENTIAL PROJECT

## SITE CROSS SECTIONS

RICHMOND  
CONTRA COSTA COUNTY  
CALIFORNIA

Scale AS SHOWN

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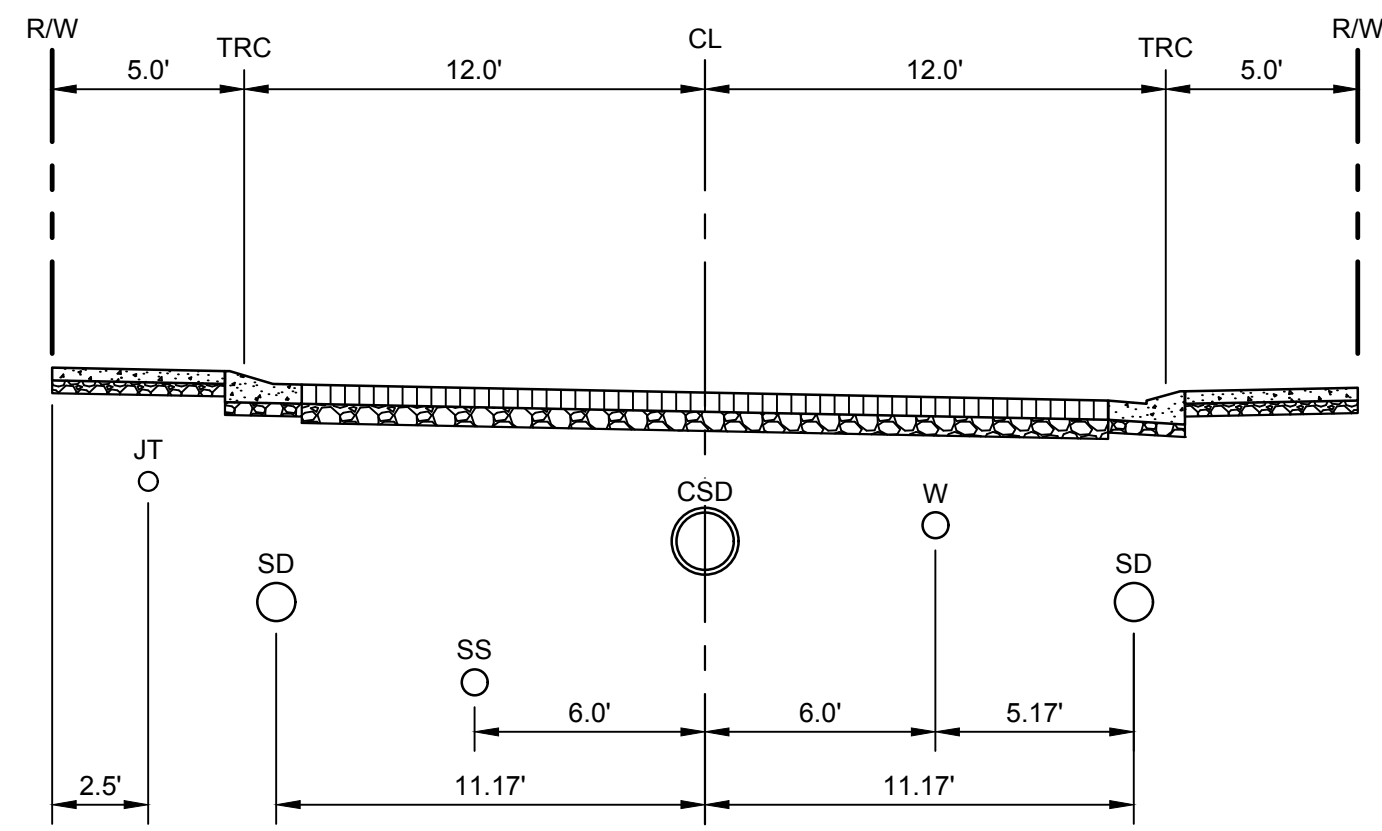
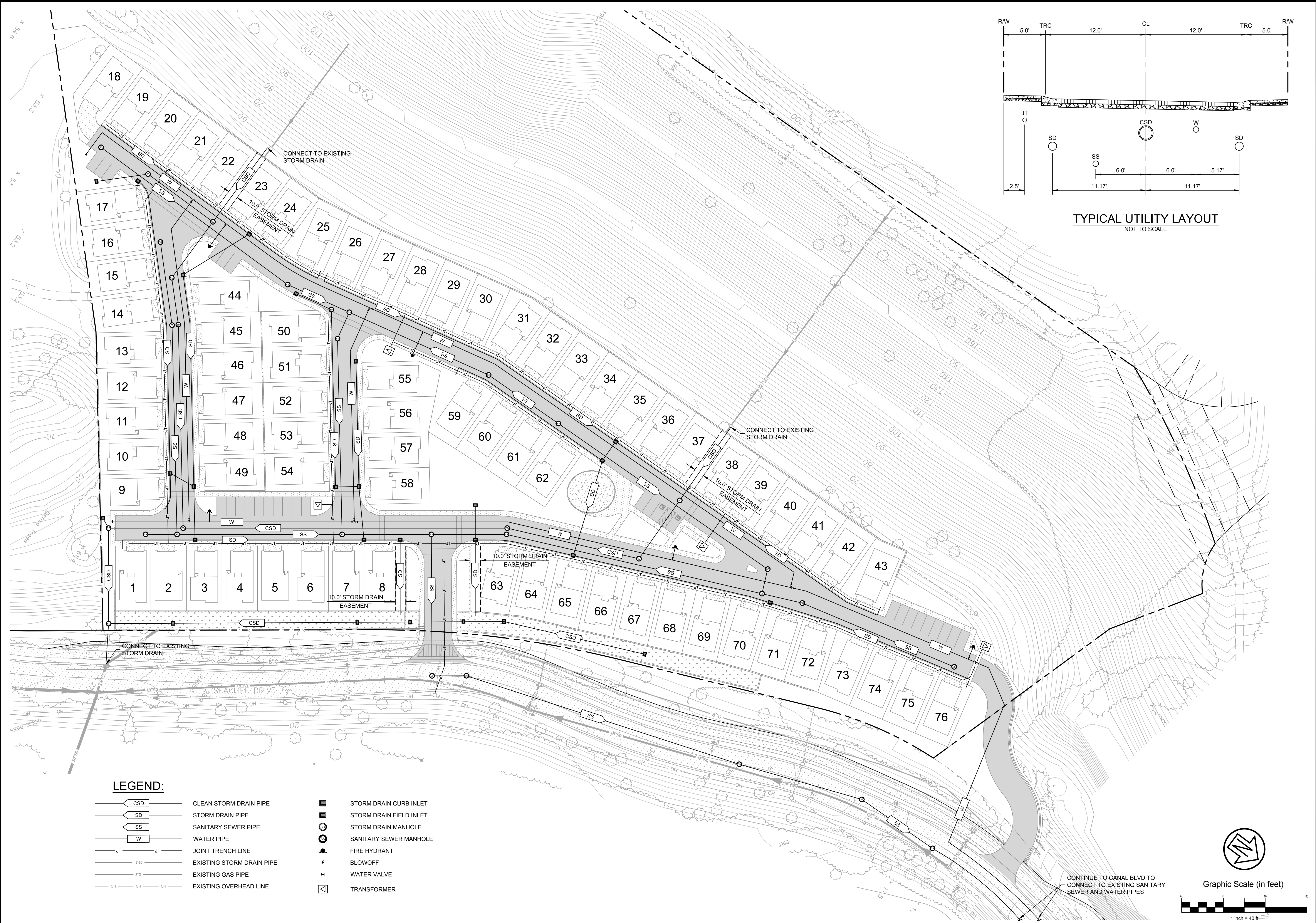
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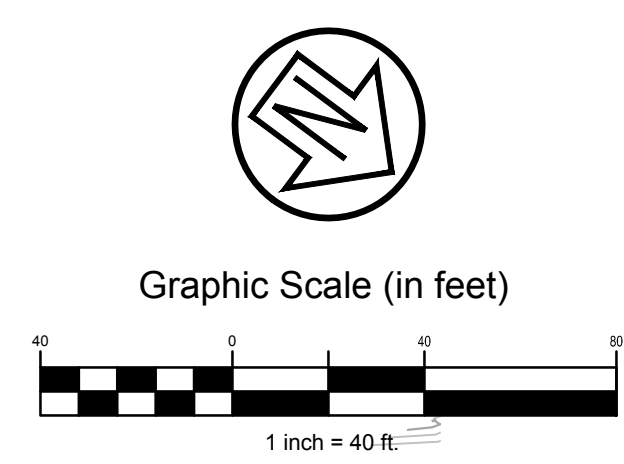
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TYPICAL UTILITY LAYOUT  
NOT TO SCALE

- 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  |
|  | JOINT TRENCH LINE         |  | FIRE HYDRANT            |
|  | EXISTING STORM DRAIN PIPE |  | BLOWOFF                 |
|  | EXISTING GAS PIPE         |  | WATER VALVE             |
|  | EXISTING OVERHEAD LINE    |  | TRANSFORMER             |



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**THE QUARRY RESIDENTIAL PROJECT**

**UTILITY PLAN**

RICHMOND    CONTRA COSTA COUNTY    CALIFORNIA

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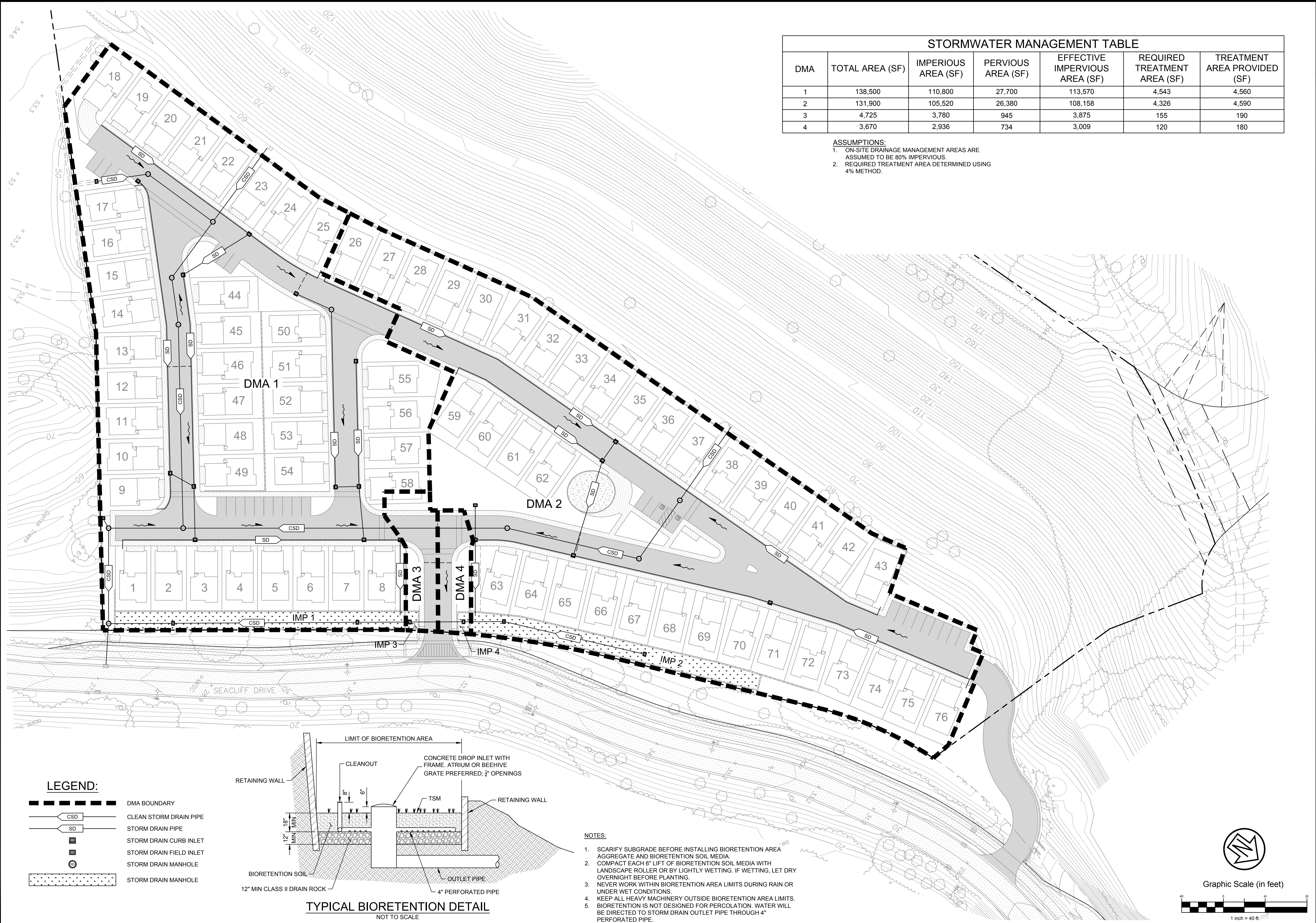
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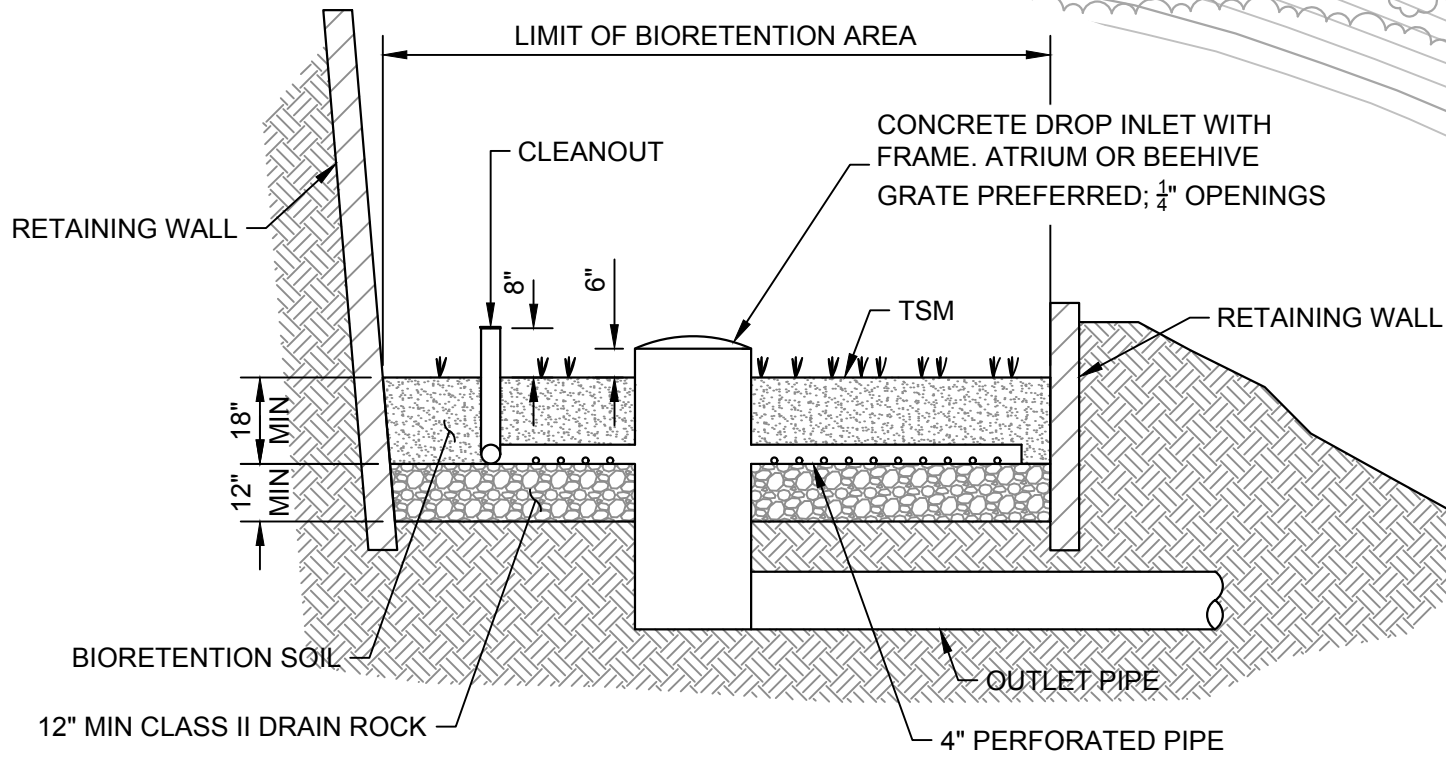


STORMWATER MANAGEMENT TABLE						
DMA	TOTAL AREA (SF)	IMPERIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
1	138,500	110,800	27,700	113,570	4,543	4,560
2	131,900	105,520	26,380	108,158	4,326	4,590
3	4,725	3,780	945	3,875	155	190
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.

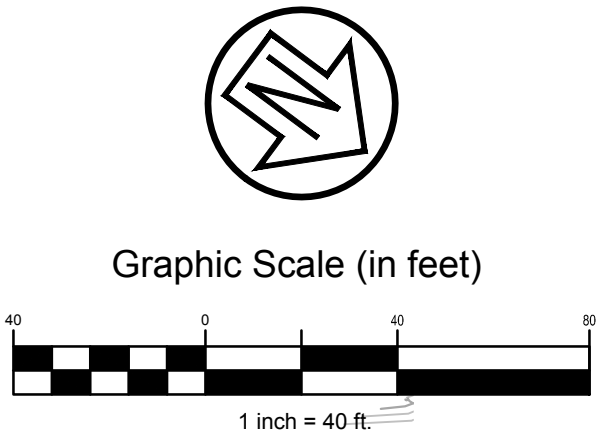
LEGEND:

- DMA BOUNDARY
- CSD CLEAN STORM DRAIN PIPE
- SD STORM DRAIN PIPE
- STORM DRAIN CURB INLET
- STORM DRAIN FIELD INLET
- STORM DRAIN MANHOLE



TYPICAL BIORETENTION DETAIL  
NOT TO SCALE

- NOTES:
- SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
  - COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
  - NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
  - KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
  - BIORETENTION IS NOT DESIGNED FOR PERCOLATION. WATER WILL BE DIRECTED TO STORM DRAIN OUTLET PIPE THROUGH 4" PERFORATED PIPE.



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THE QUARRY RESIDENTIAL PROJECT

STORMWATER CONTROL PLAN

RICHMOND    CONTRA COSTA COUNTY    CALIFORNIA

Scale

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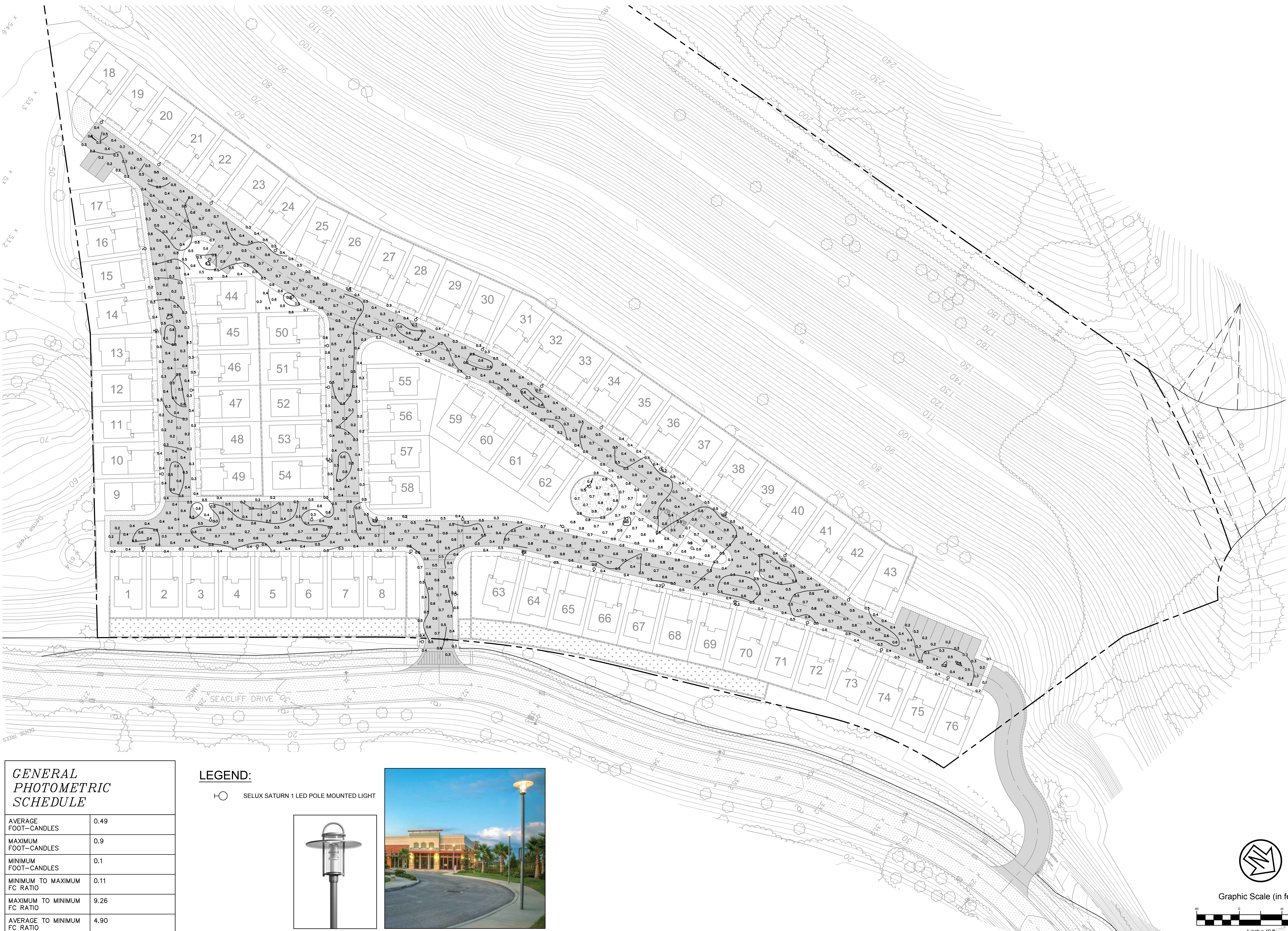
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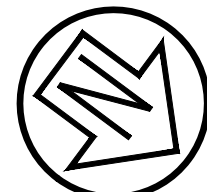




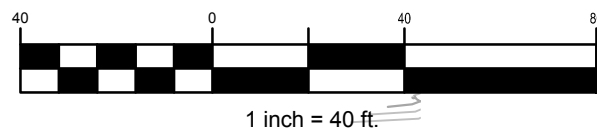
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.49
MAXIMUM FOOT-CANDLES	0.9
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.11
MAXIMUM TO MINIMUM FC RATIO	9.26
AVERAGE TO MINIMUM FC RATIO	4.90

LEGEND:

○ SELUX SATURN 1 LED POLE MOUNTED LIGHT



Graphic Scale (in feet)



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THE QUARRY RESIDENTIAL PROJECT  
PRELIMINARY PHOTOMETRIC ANALYSIS

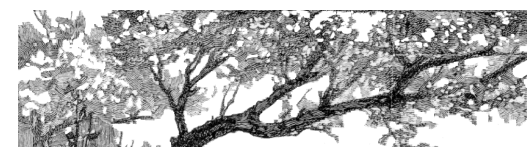
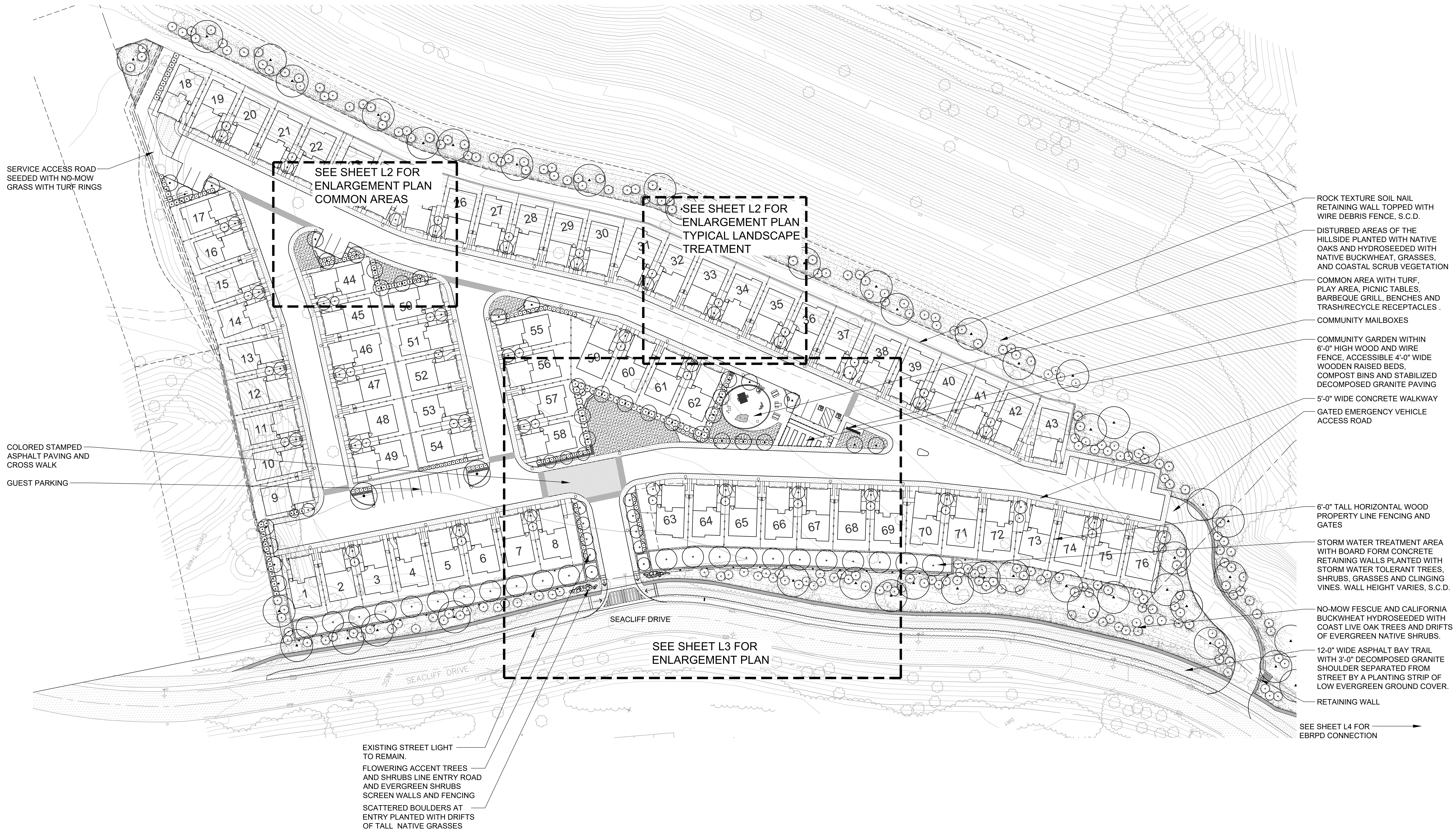
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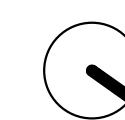




VALLIER DESIGN ASSOCIATES INC.  
LANDSCAPE ARCHITECTURE PLANNING DESIGN  
121 PARK PLACE  
POINT RICHMOND, CA 94801  
TELEPHONE 510.237.7745

**THE QUARRY**  
RICHMOND, CA # 2016-0536

**DESIGN REVIEW BOARD MEETING**  
APRIL 2022

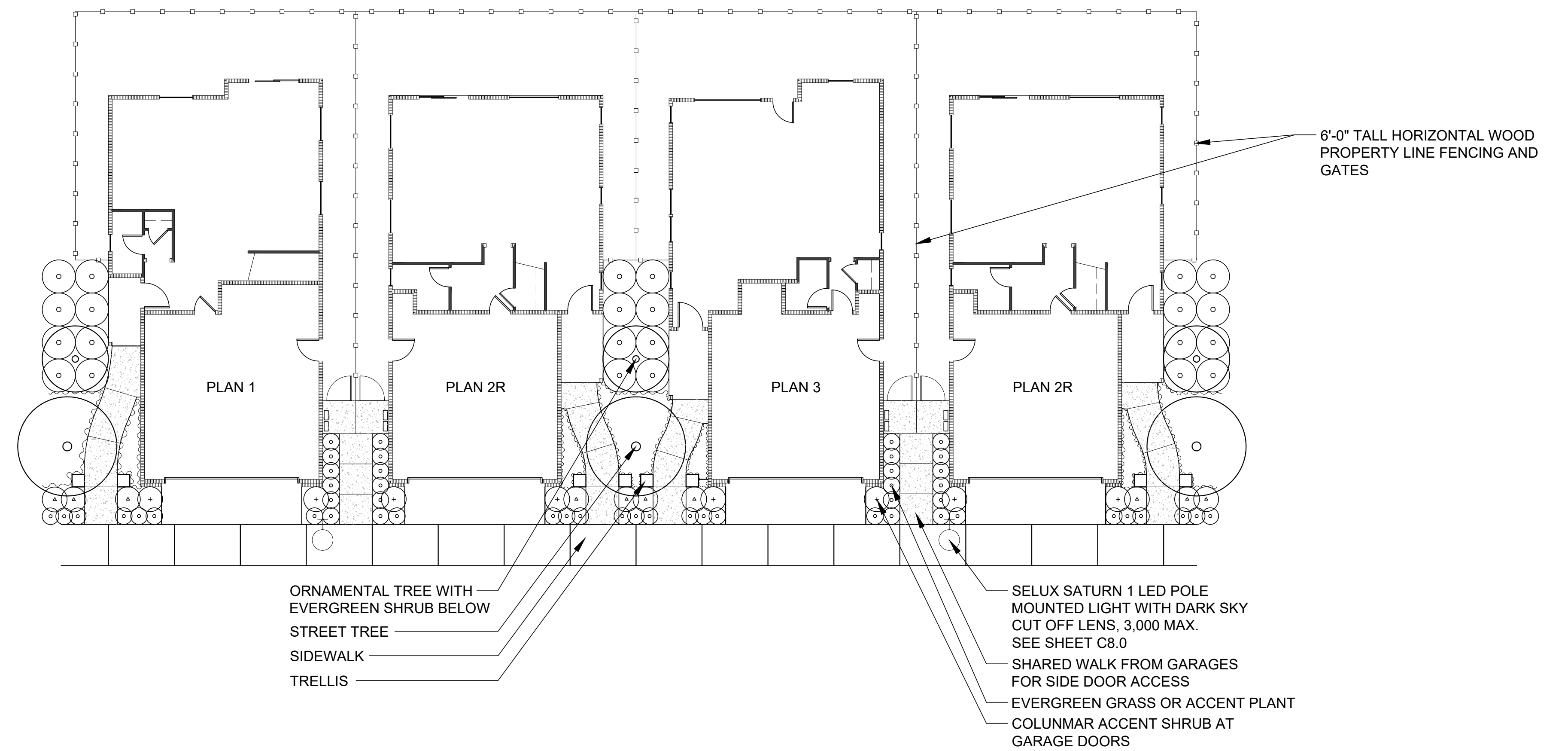


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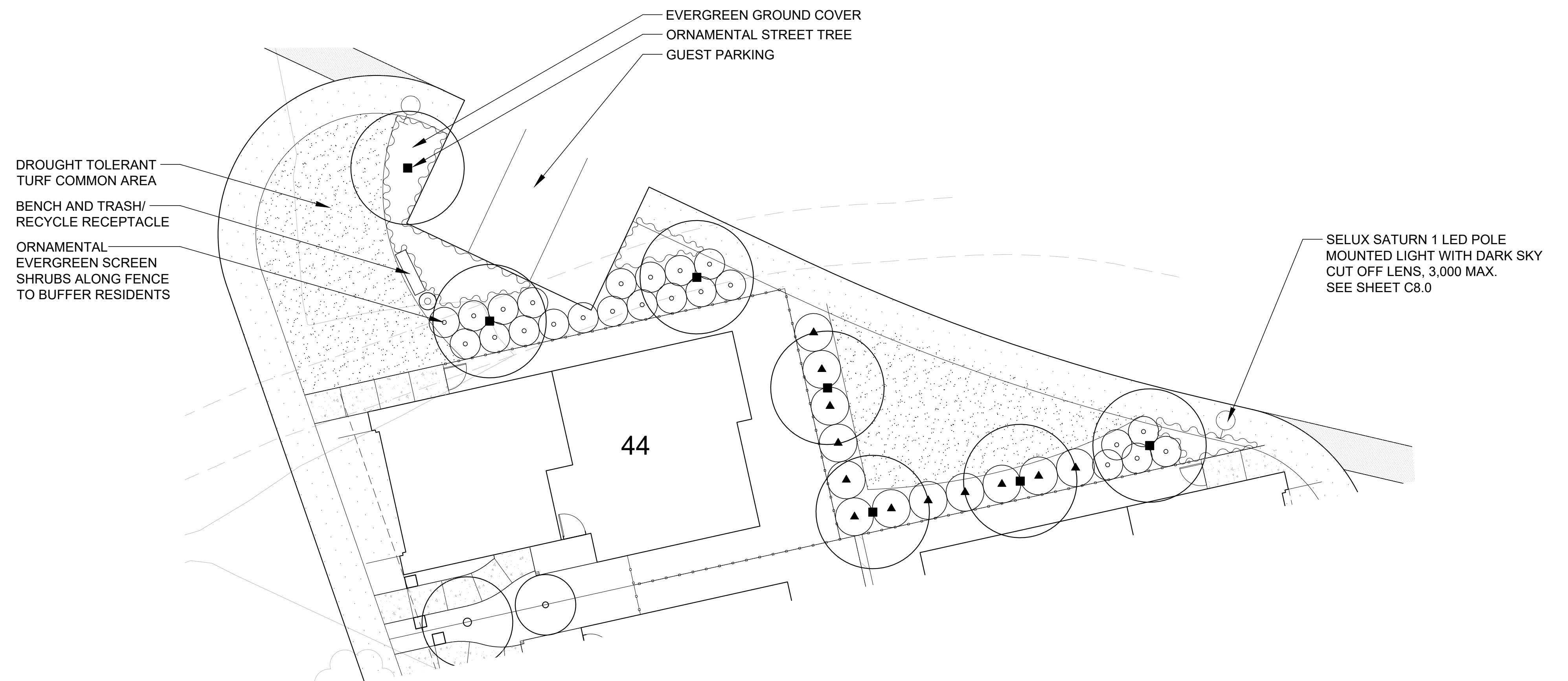
**LANDSCAPE SITE PLAN**

**L1**





**TYPICAL UNIT FRONT LANDSCAPE ENLARGEMENT PLAN**  
SCALE: 1"=10'-0"



**COMMON AREA ENLARGEMENT PLAN**  
SCALE: 1"=10'-0"



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LANDSCAPE ARCHITECTURE PLANNING DESIGN  
121 PARK PLACE  
POINT RICHMOND, CA 94801  
TELEPHONE 510.237.7745

**THE QUARRY**  
RICHMOND, CA # 2016-0536

**DESIGN REVIEW BOARD MEETING**  
APRIL 2022



0 5 10 20

**ENLARGEMENT PLAN -  
TYPICAL UNIT AND COMMON  
AREA LANDSCAPE PLANS**

**L2**

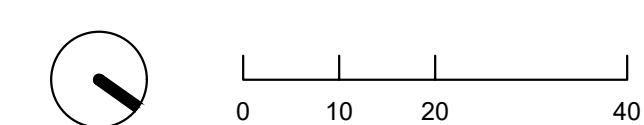




VALLIER DESIGN ASSOCIATES INC.  
LANDSCAPE ARCHITECTURE PLANNING DESIGN  
121 PARK PLACE  
POINT RICHMOND, CA 94801  
TELEPHONE 510.237.7745

**THE QUARRY**  
RICHMOND, CA # 2016-0536

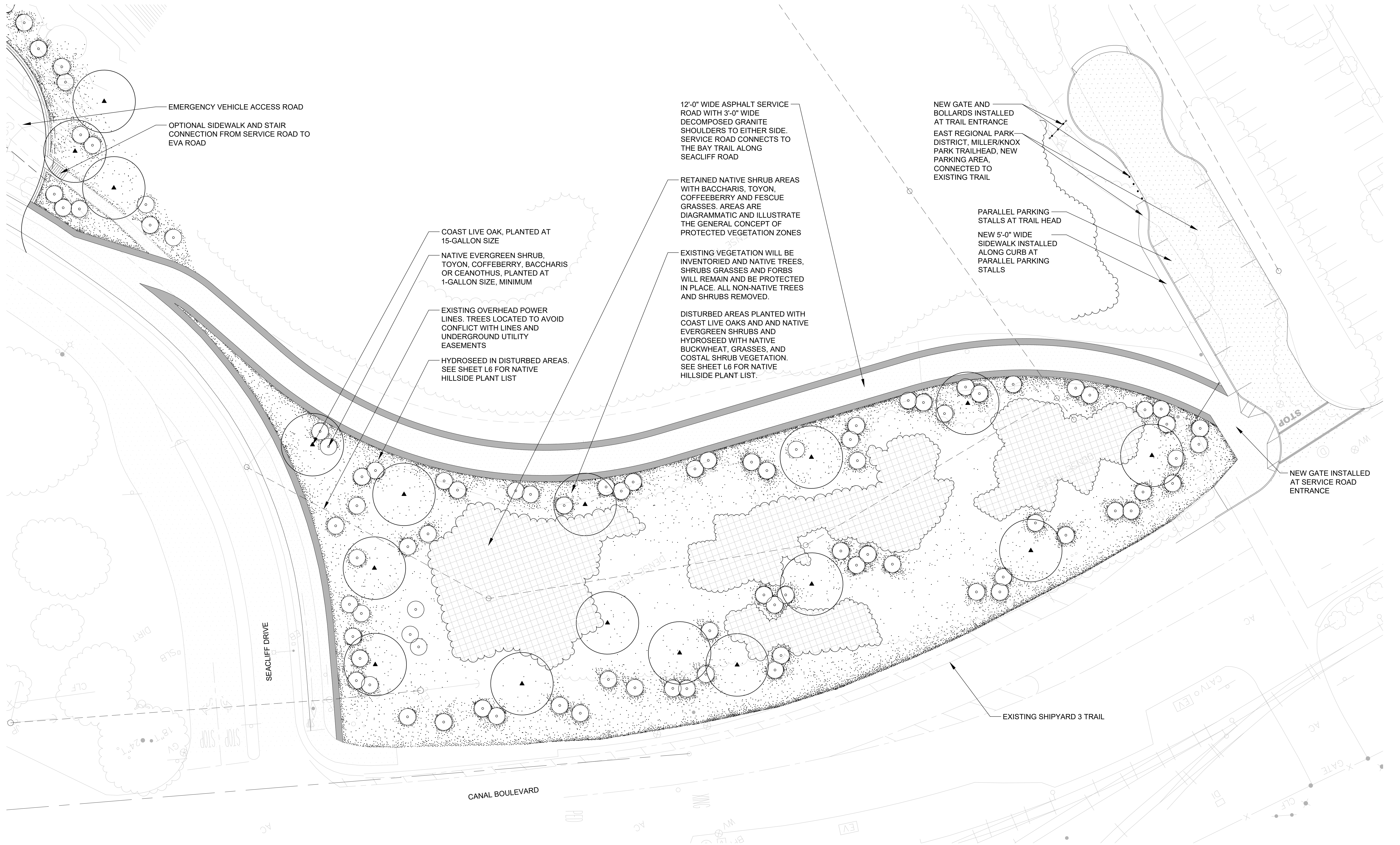
**DESIGN REVIEW BOARD MEETING**  
APRIL 2022



**ENLARGEMENT PLAN -  
ENTRY AND COMMON AREAS**

**L3**

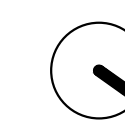




VALLIER DESIGN ASSOCIATES INC.  
LANDSCAPE ARCHITECTURE PLANNING DESIGN  
121 PARK PLACE  
POINT RICHMOND, CA 94801  
TELEPHONE 510.237.7745

**THE QUARRY**  
RICHMOND, CA # 2016-0536

**DESIGN REVIEW BOARD MEETING**  
APRIL 2022

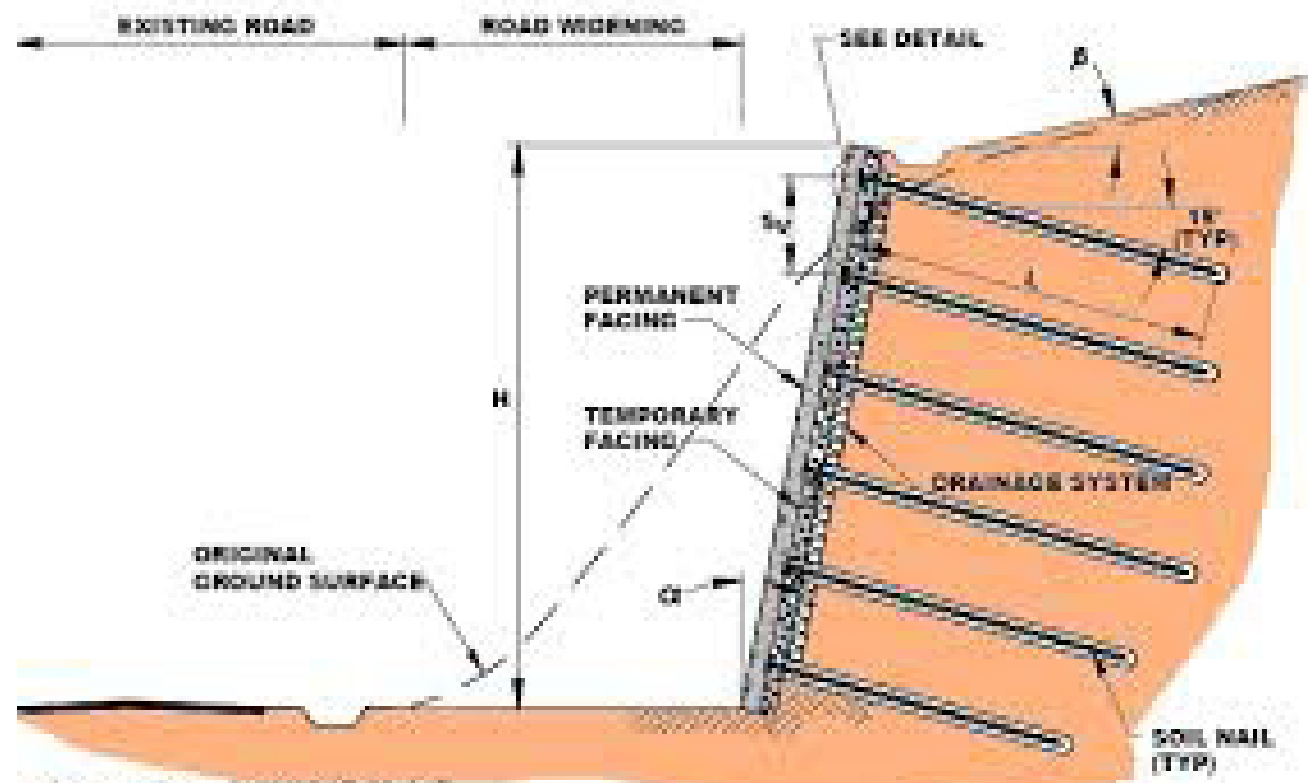


0 10 20 40

**ENLARGEMENT PLAN  
MILLER/KNOX TRAILHEAD PARKING  
AND IMPROVEMENTS**

**L4**





SOIL NAIL WALL DIAGRAM

WALLS



SOIL NAIL WALL ROCK FINISH



BOARD FORM CONCRETE



HORIZONTAL WOOD FENCE



GARDEN FENCE



PLAY AREA FENCE



DEBRIS FENCE

FENCING



SELUX SATURN POLE LIGHT

SITE LIGHTING

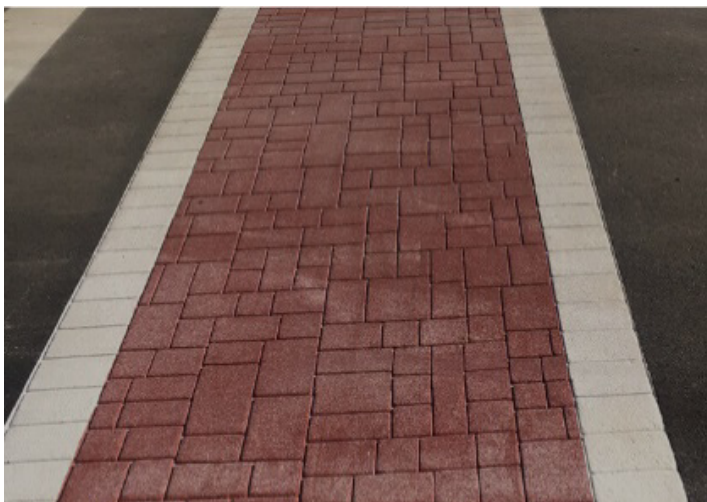


LANDSCAPE STRUCTURES BENCH AND TRASH/RECYCLE



LANDSCAPE STRUCTURES PICNIC TABLE

SITE AMENITIES



STAMPED ASPHALT CROSSWALK



MAILBOXES



FIBAR SAFETY SURFACING



TIMBERFORM LOG CLIMBER 2-12 YR

PLAY AREA AND PARK



TIMBERFORM PLAY STRUCTURE 2-12 YR - BIRDHOUSE



ID SCULPTURE, STEPPING ROCKS 2-12 YR, AND SIGNAL PEAK CLIMBING BOULDER - 5-12 YR



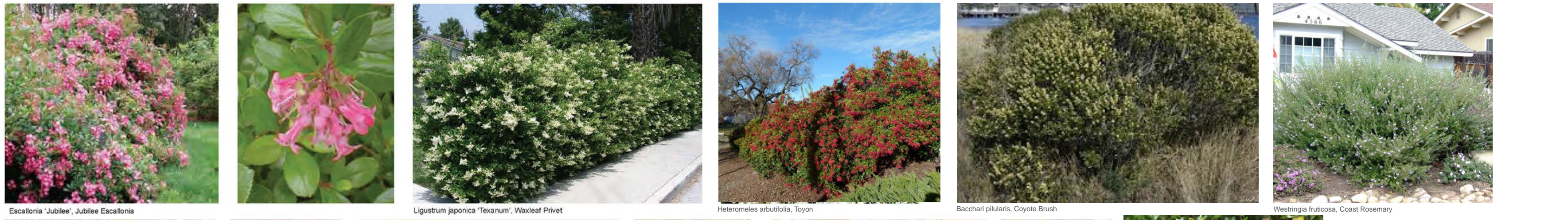




COLUMNAR SHADE TREES



MEDIUM ACCENT TREES



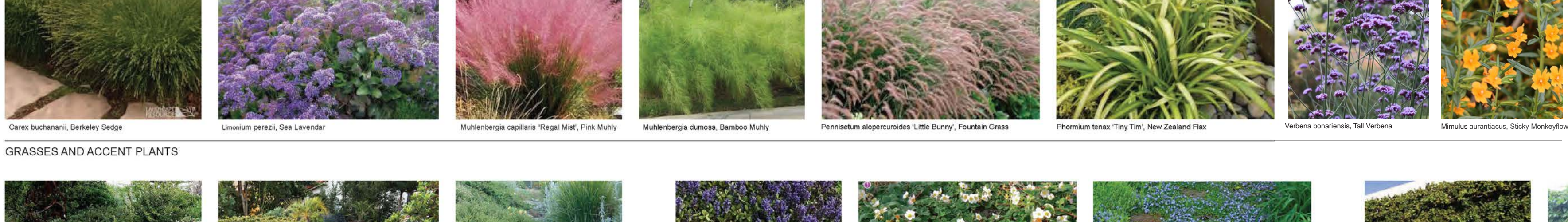
MEDIUM ACCENT TREES



LARGE EVERGREEN SCREEN SHRUB



MEDIUM EVERGREEN SCREEN SHRUB



GRASSES AND ACCENT PLANTS



EVERGREEN GROUND COVER

WALK-ON GROUND COVER

NATIVE HILLSIDE HYDROSEED

## PRELIMINARY PLANT PALLETTE

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

- Acer x freemianii '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
- Linomium 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

NATIVE AND HILLSIDE PLANTS

- \*Baccharis pilularis Chapparral Broom/Coyote-Brush
- \*Bromus carinatus/Native "Bay Area" California Brome
- \*Ceanothus 'Ray Hartman', Ray Hartman Wild Lilac
- Eriogonum fasciculatum, California Buckwheat
- \*Eschscholzia californica, California Poppy
- \*Elymus glaucus/ "Bay Area" Blue Wildrye
- \*Festuca rubra Molate, Native Red Fescue
- \*Frangula californica, Coffeeberry
- \*Heteromeles arbutifolia, Toyon
- \*Hordeum californicum/California Barley
- \*Lupinus arboreus Yellow Tree Lupine
- Lupinus succulentus Arroyo Lupine
- \*Mimulus aurantiacus, Sticky Monkeyflower
- \*Nyssa sylvatica 'Wildfire', Wildfire Tupelo
- \*Quercus agrifolia, Coast Live Oak
- Verbena bonariensis, Tall Verbena
- \*Westringia fruticosa, Coast Rosemary

\*Stormwater compatible plants for use in basins

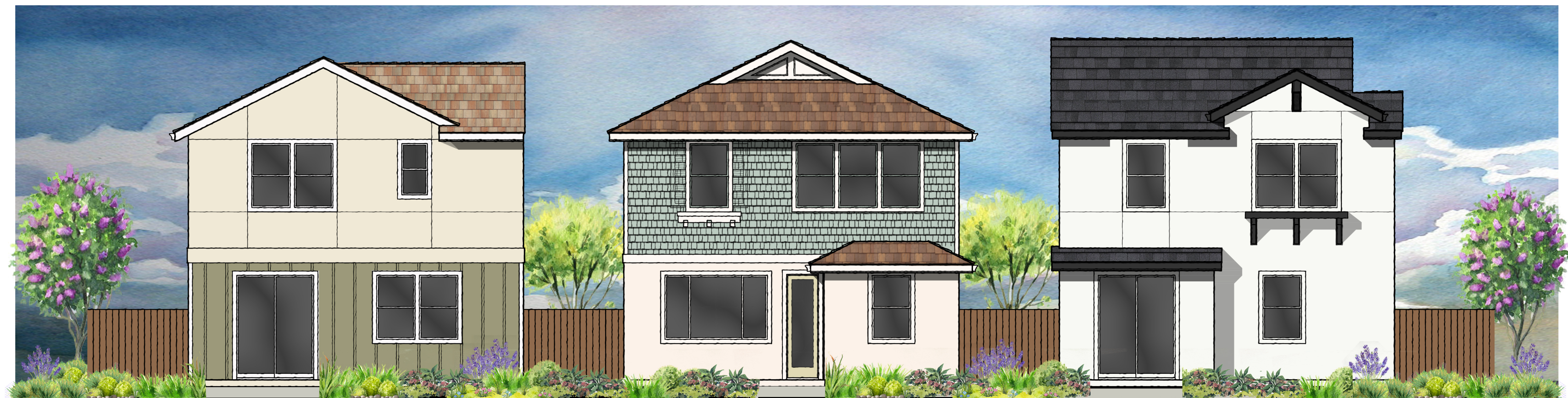




Front Elevation 1A

Front Elevation 3RB

Front Elevation 2C



Rear Elevation 2C

Rear Elevation 3RB

Rear Elevation 1A





Front Elevation 1A

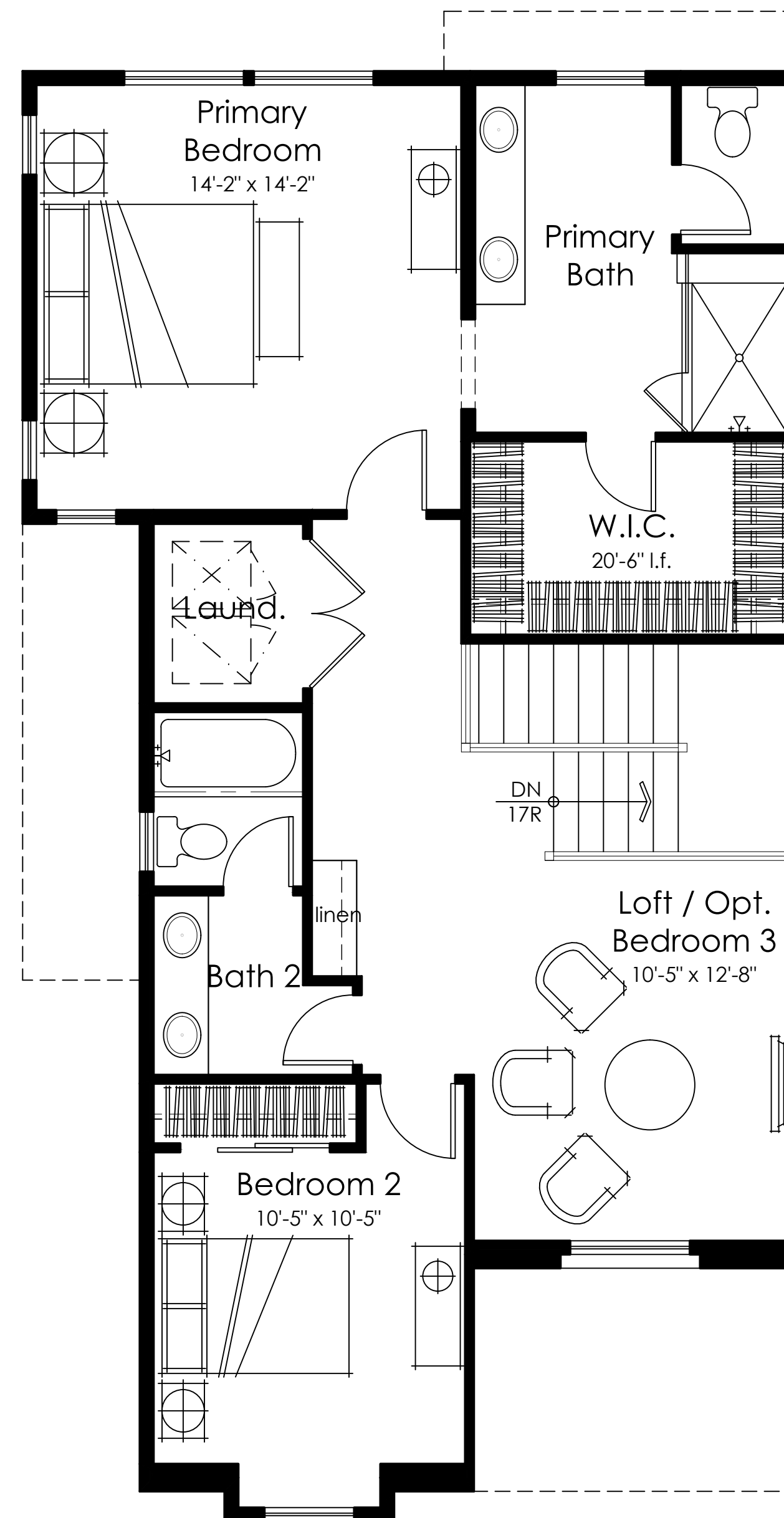


Front Elevation 1B

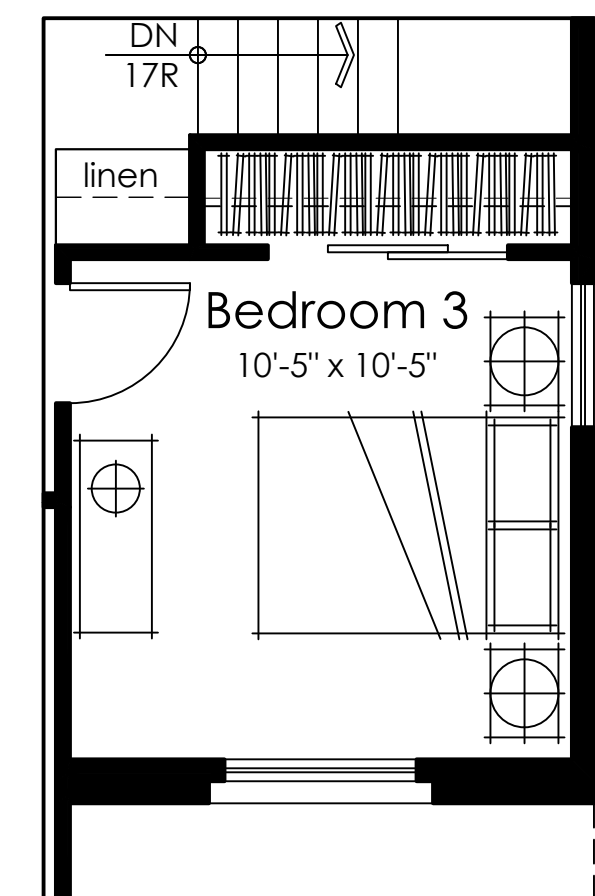


Front Elevation 1C

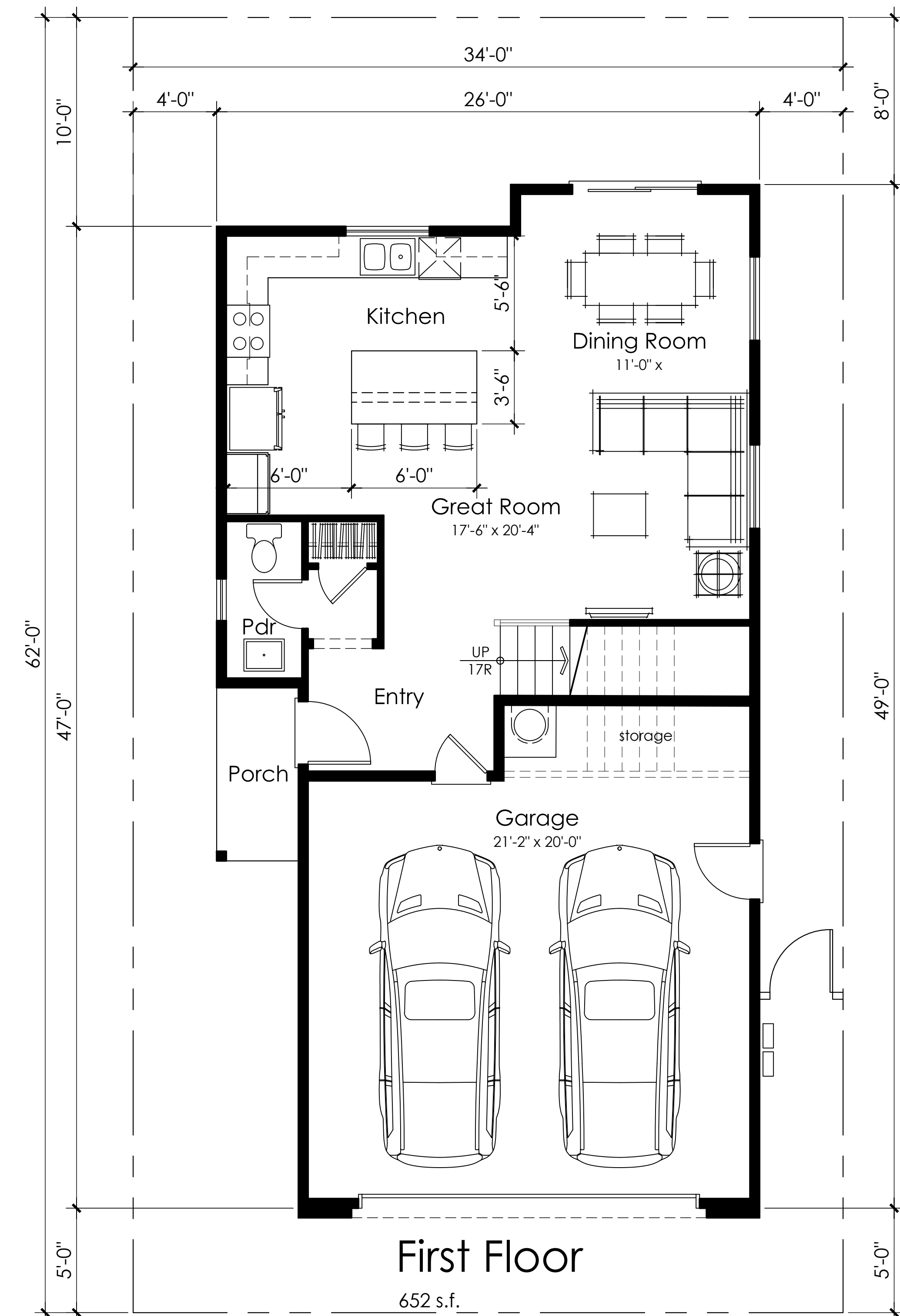




Second Floor  
993 s.f.



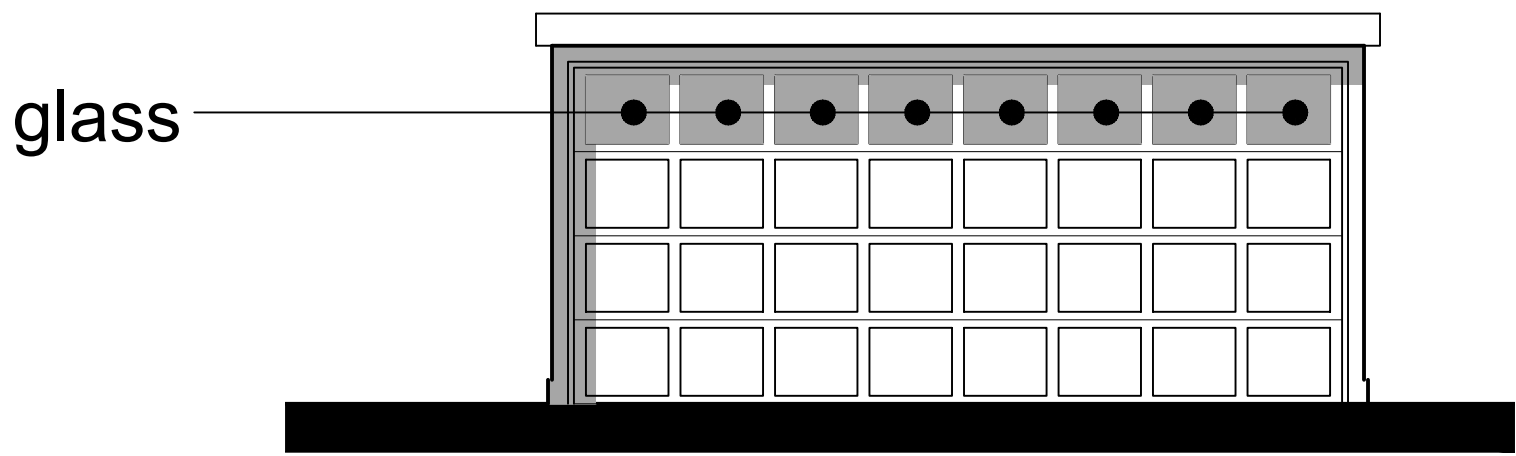
Opt. Bedroom 3



First Floor



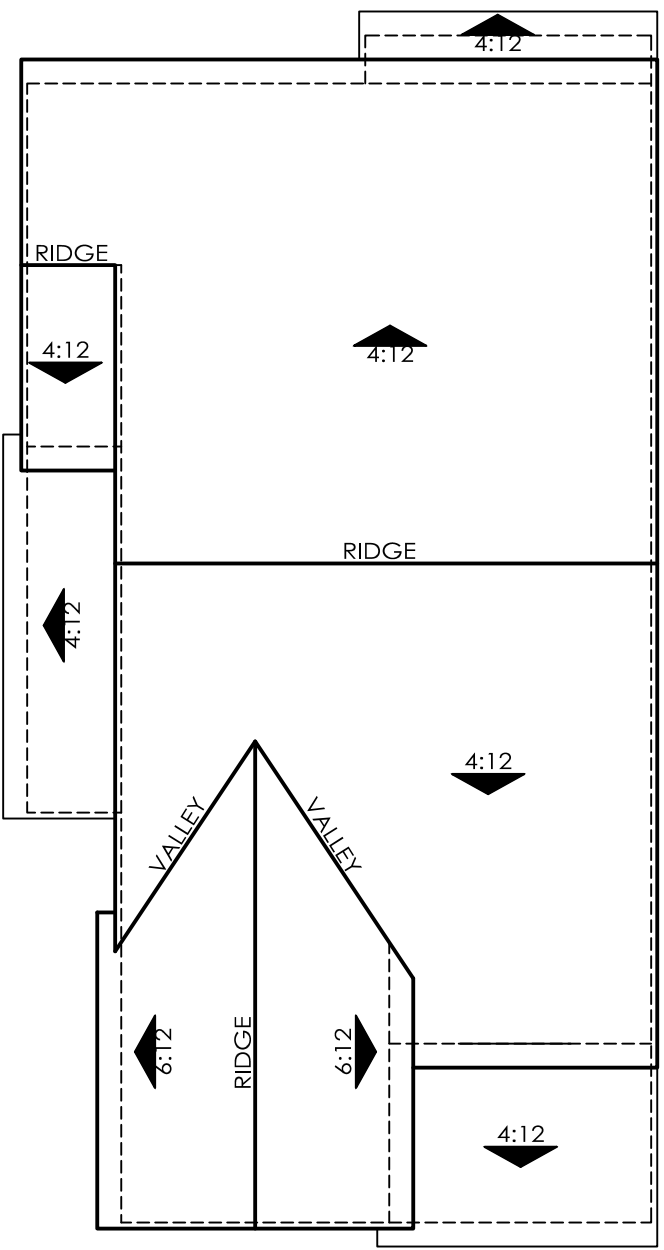
'A' ELEVATIONS  
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Fiber Panel  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



Optional Enhanced Garage Door

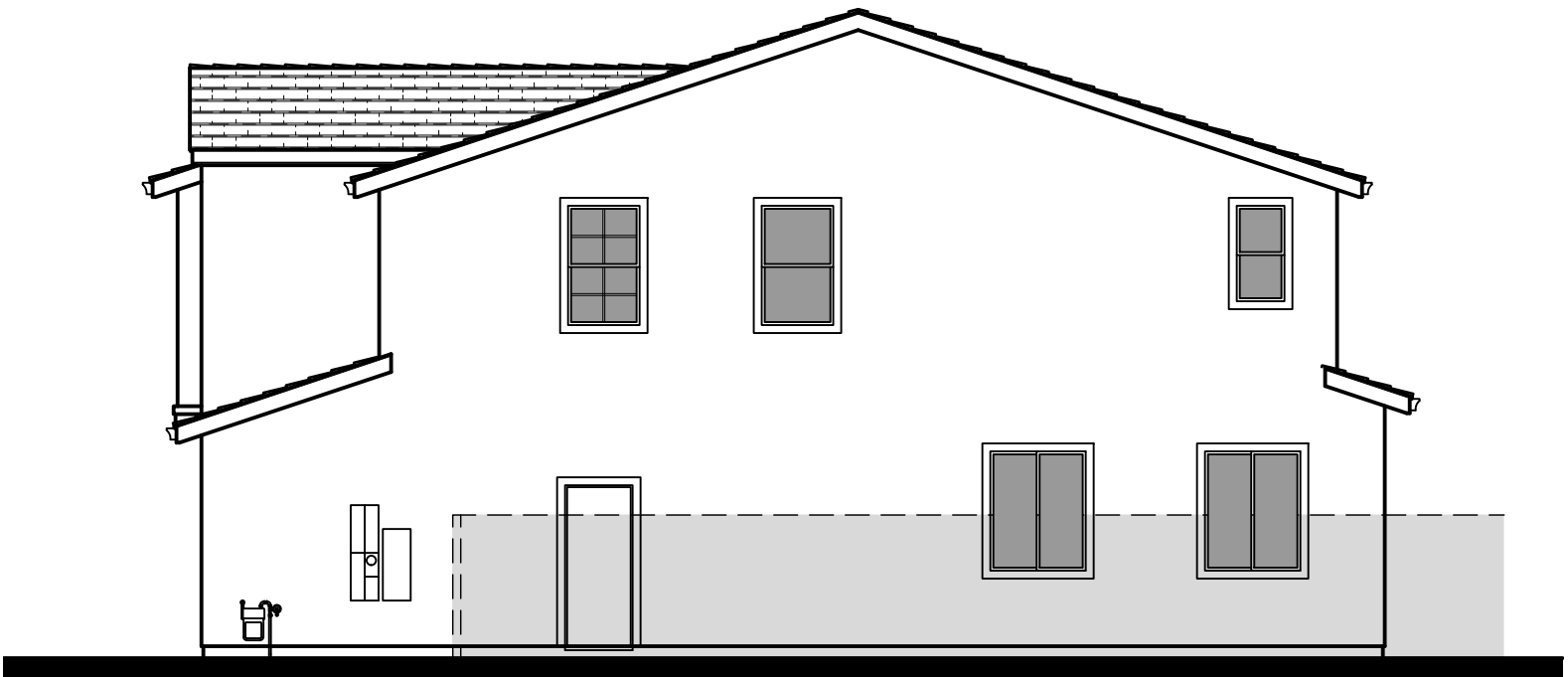


Front Elevation 1A



ROOF PLAN  
OVERHANG : 12"  
RAKE : 3"  
ROOF PITCH : 4:12 U.N.O

Scale: 1/8" = 1'-0"  
0 4 8 16



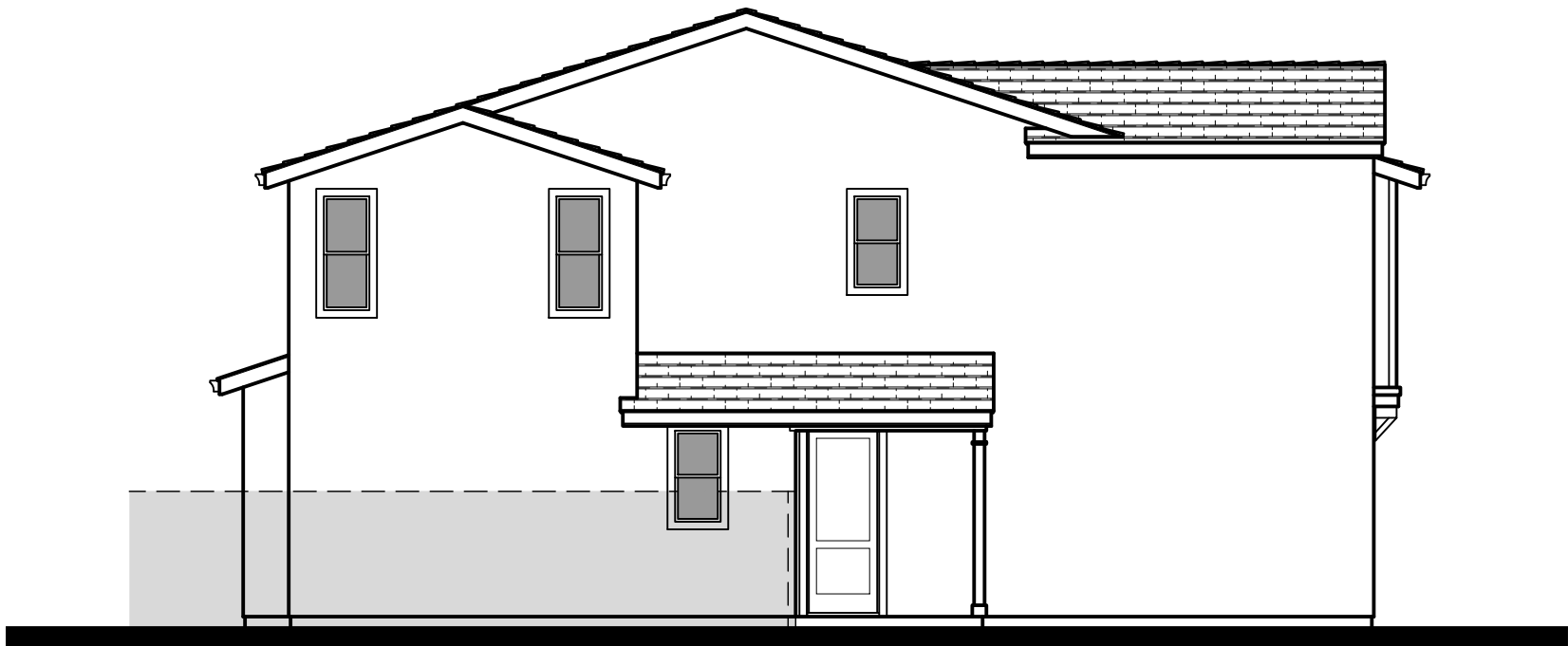
Right Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16

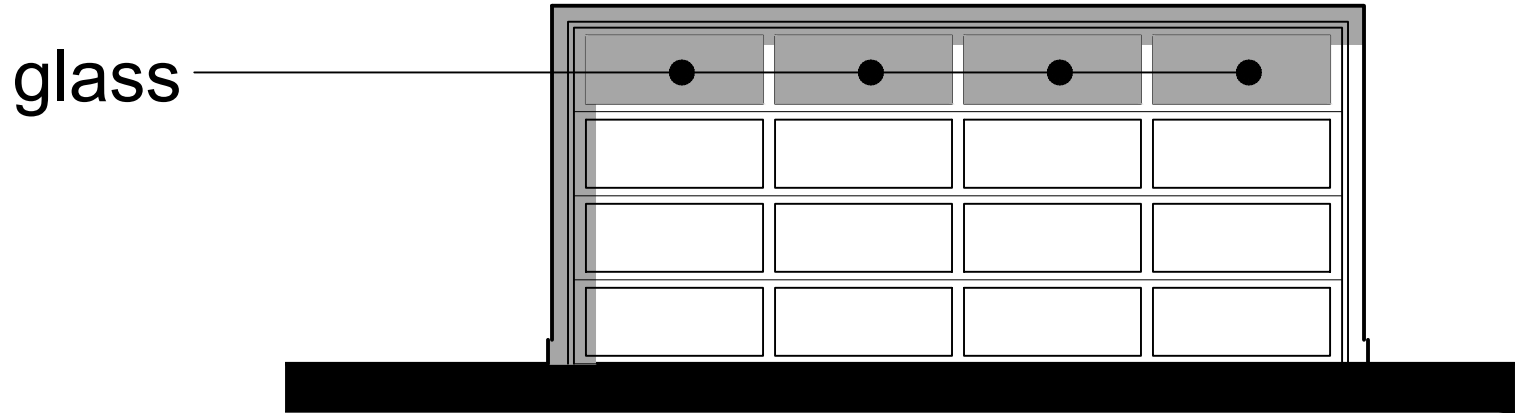


Rear Elevation at  
Enhanced Lots

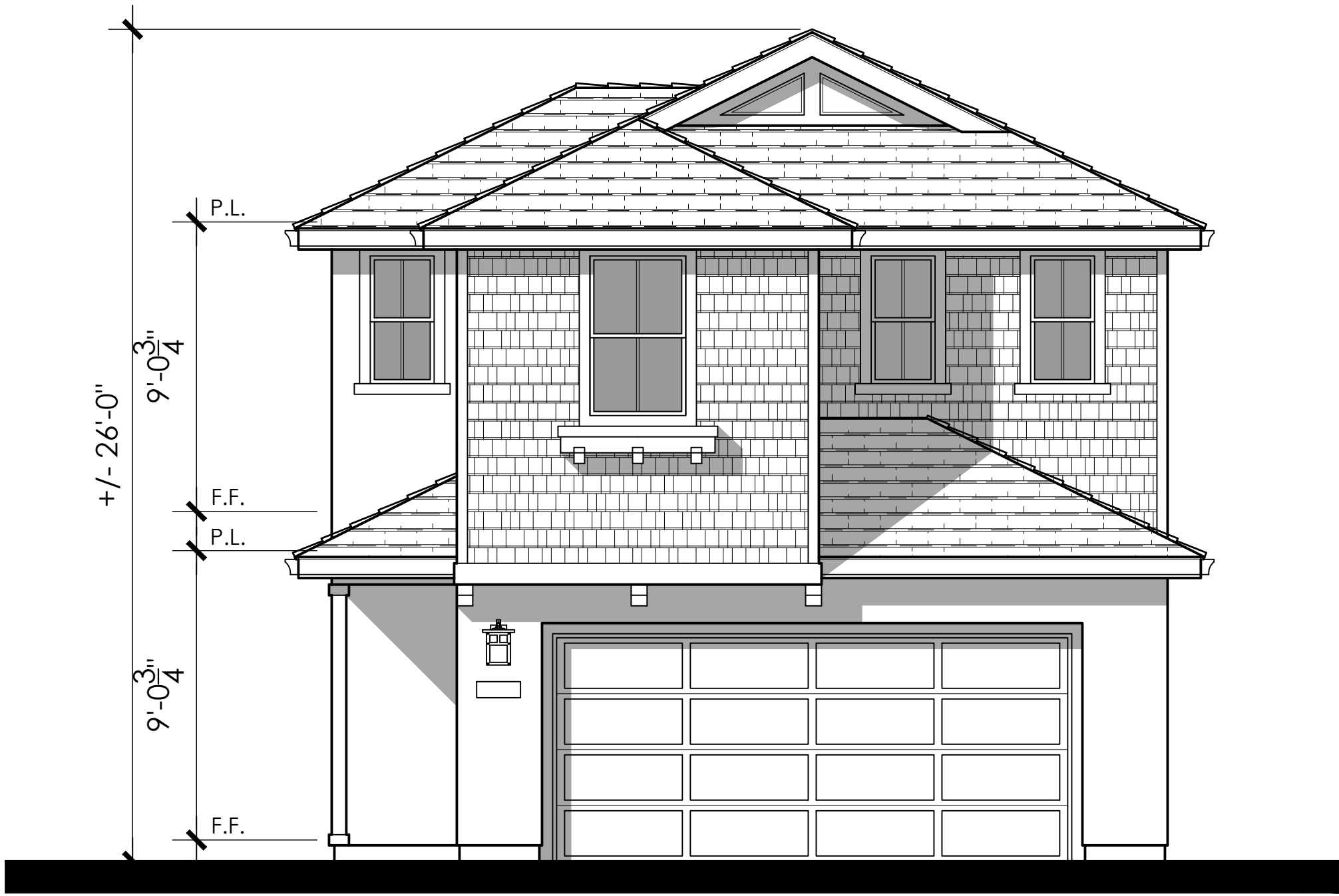
Scale: 1/8" = 1'-0"  
0 4 8 16



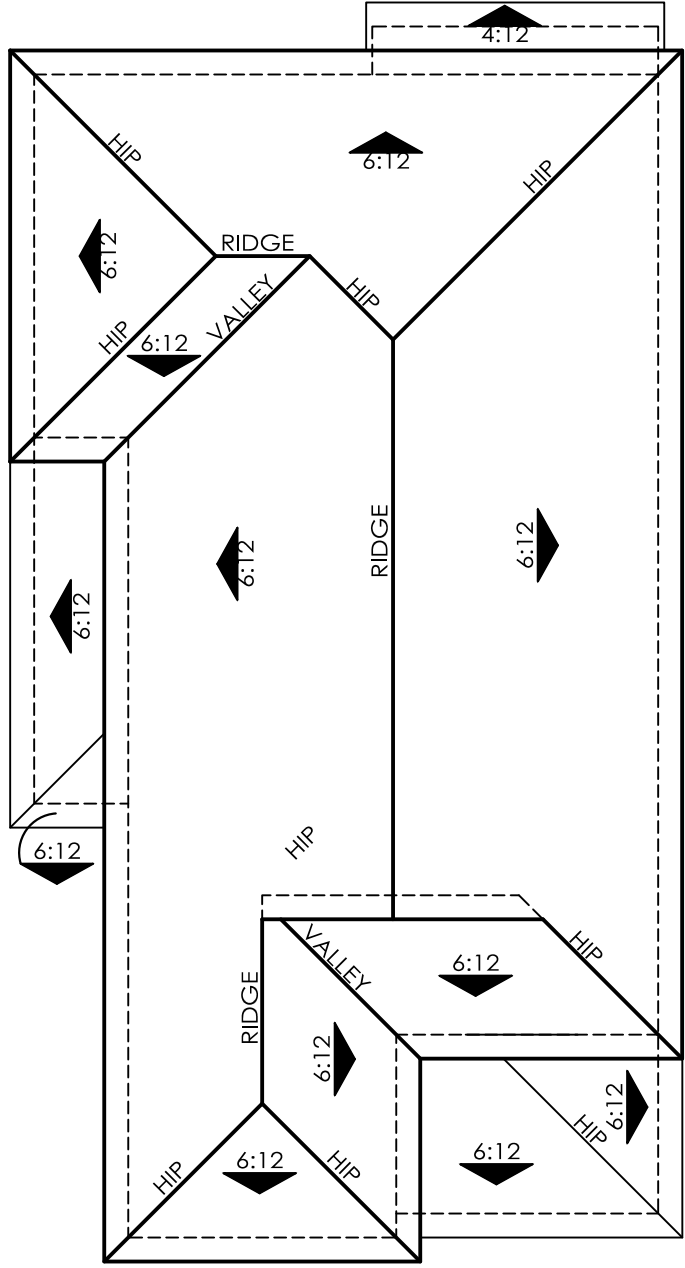
'B' ELEVATIONS  
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Cementitious Siding  
Decorative Corbels  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



Optional Enhanced Garage Door

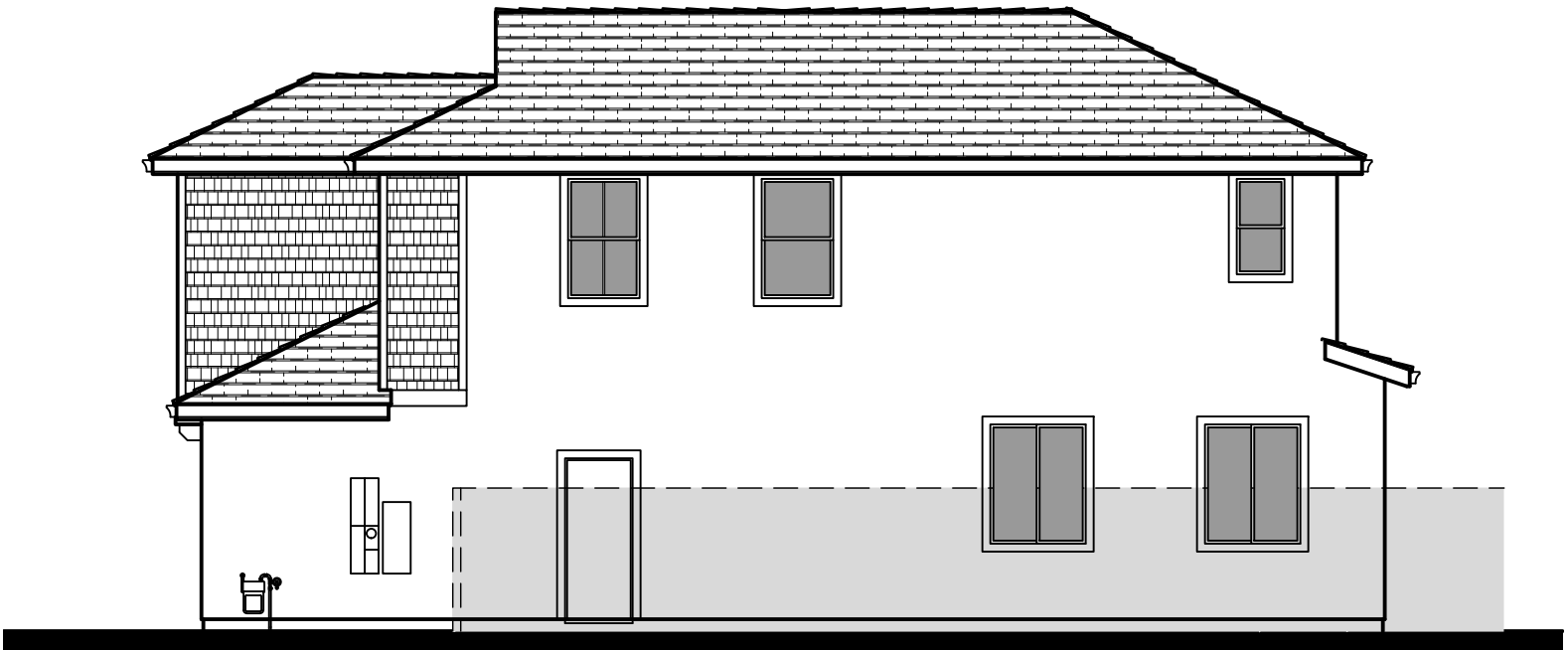


Front Elevation 1B



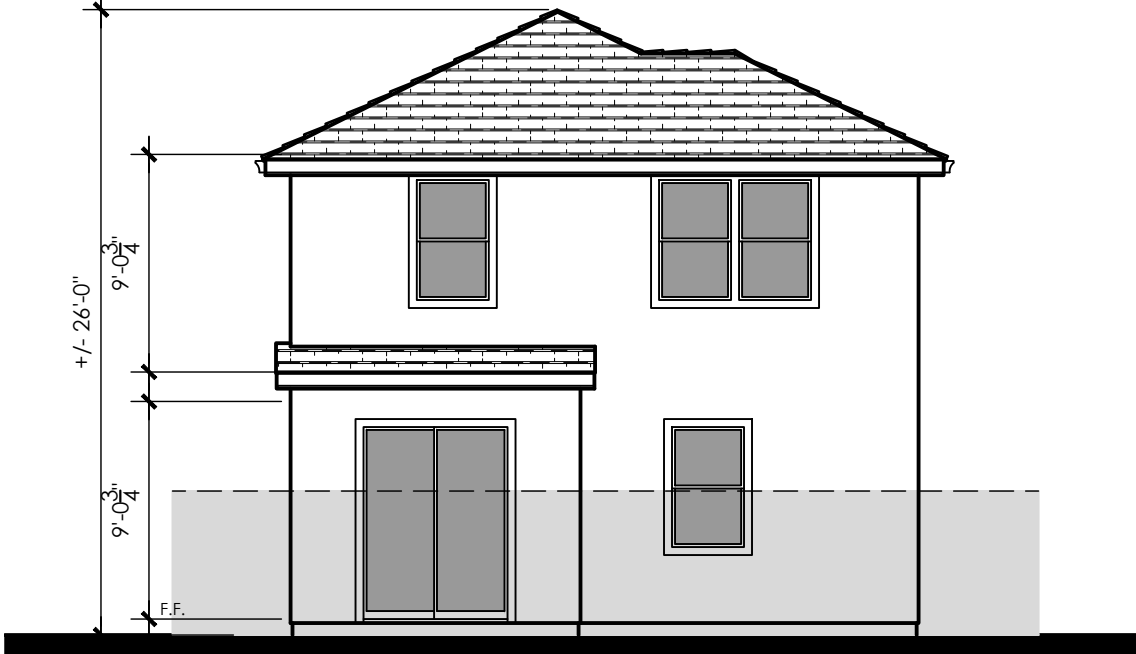
ROOF PLAN  
OVERHANG : 12"  
ROOF PITCH : 6:12 U.N.O

Scale: 1/8" = 1'-0"  
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Rear Elevation at  
Enhanced Lots

Scale: 1/8" = 1'-0"  
0 4 8 16



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**THE QUARRY**  
RICHMOND, CA # 2021-0566

DESIGN REVIEW BOARD SUBMITTAL  
MARCH 16, 2022

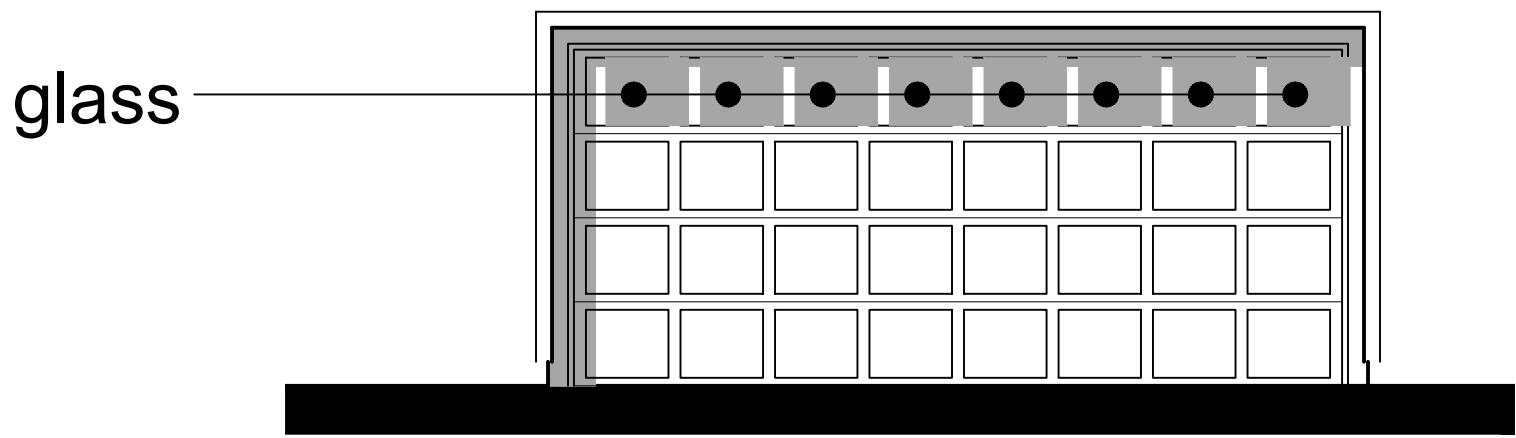
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0 2 4 8

PLAN 1B - EXTERIOR ELEVATIONS

A1.3



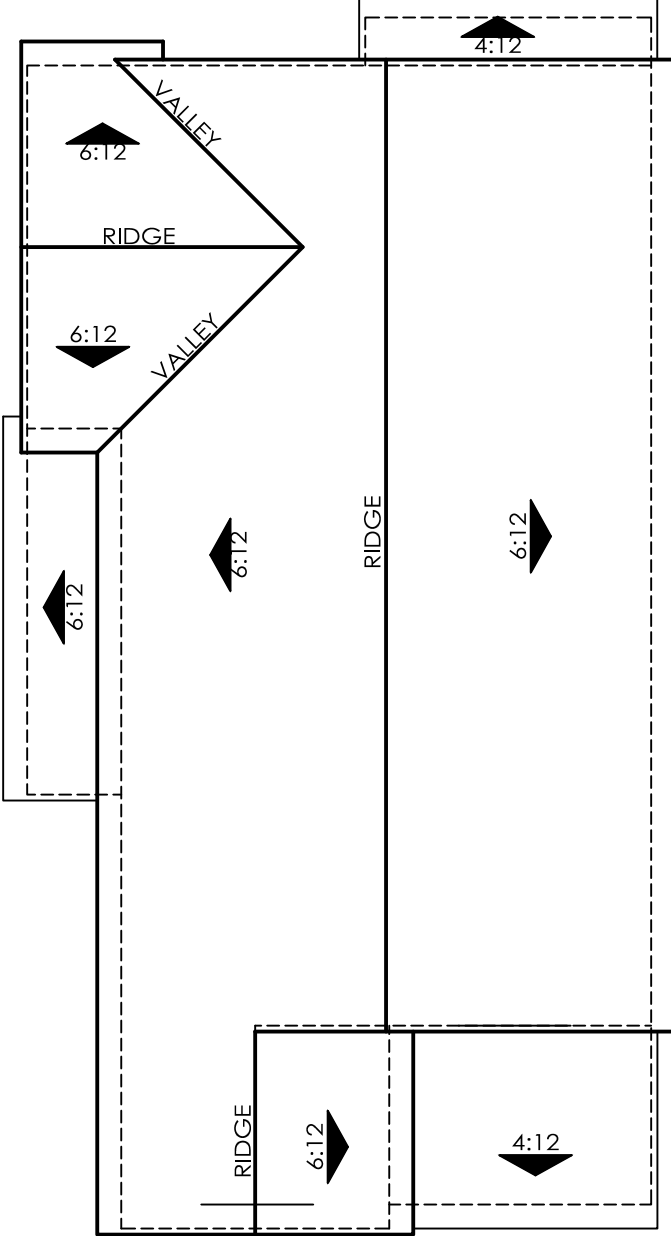
'C' ELEVATIONS  
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Cementitious Board & Batt Siding  
Enhanced Sills  
Decorative Corbels  
Wood Posts



Optional Enhanced Garage Door

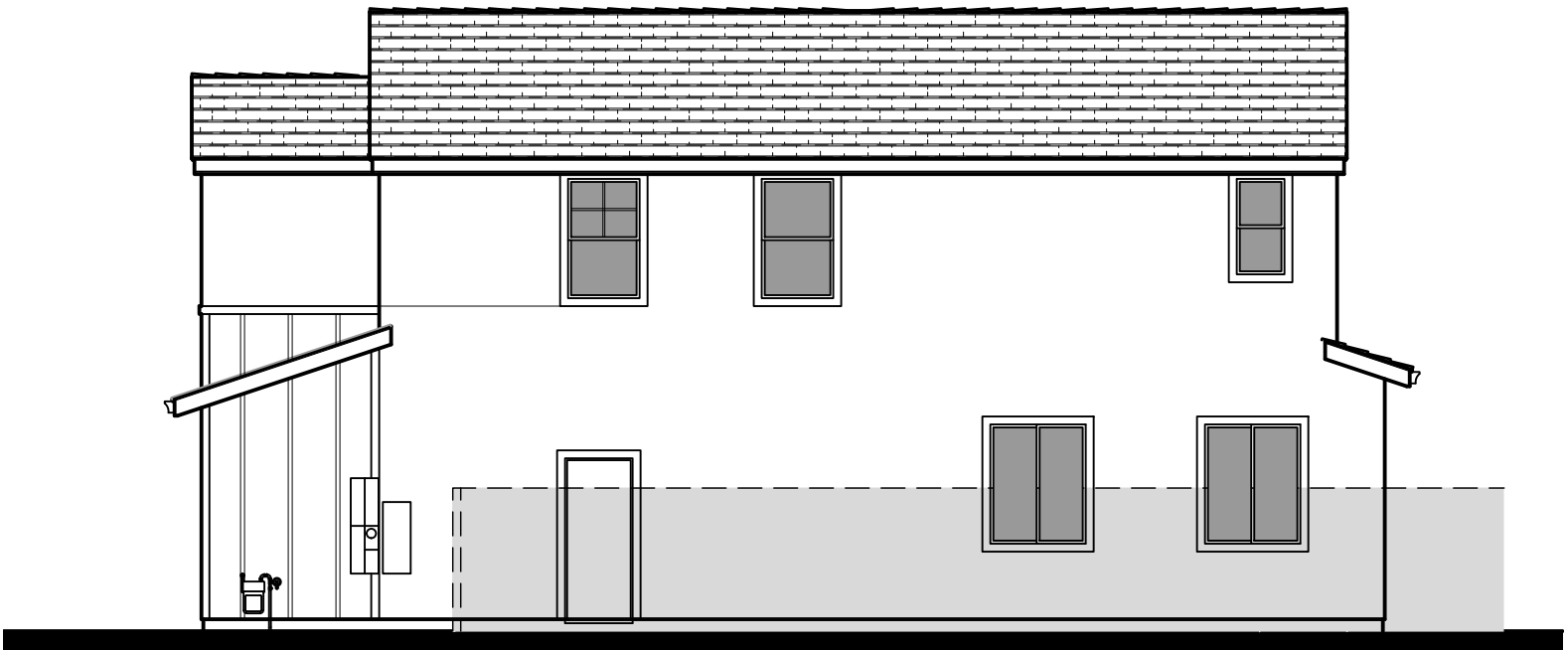


Front Elevation 1C



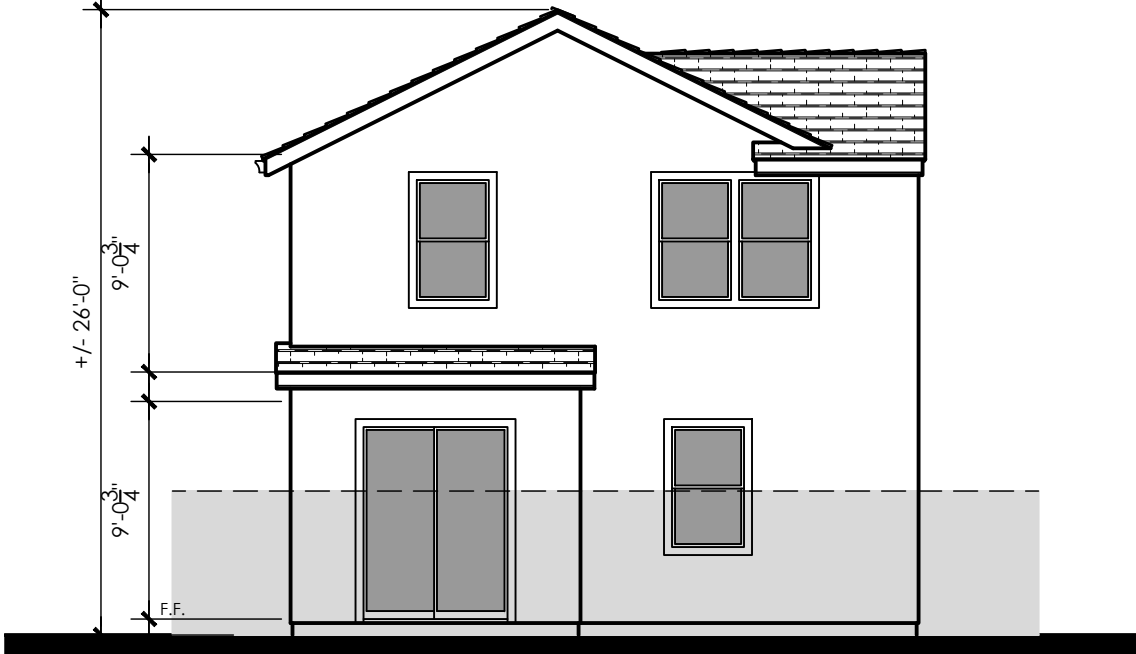
ROOF PLAN  
OVERHANG : 12"  
RAKE : 3"  
ROOF PITCH : 6:12 U.N.O.

Scale: 1/8" = 1'-0"  
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



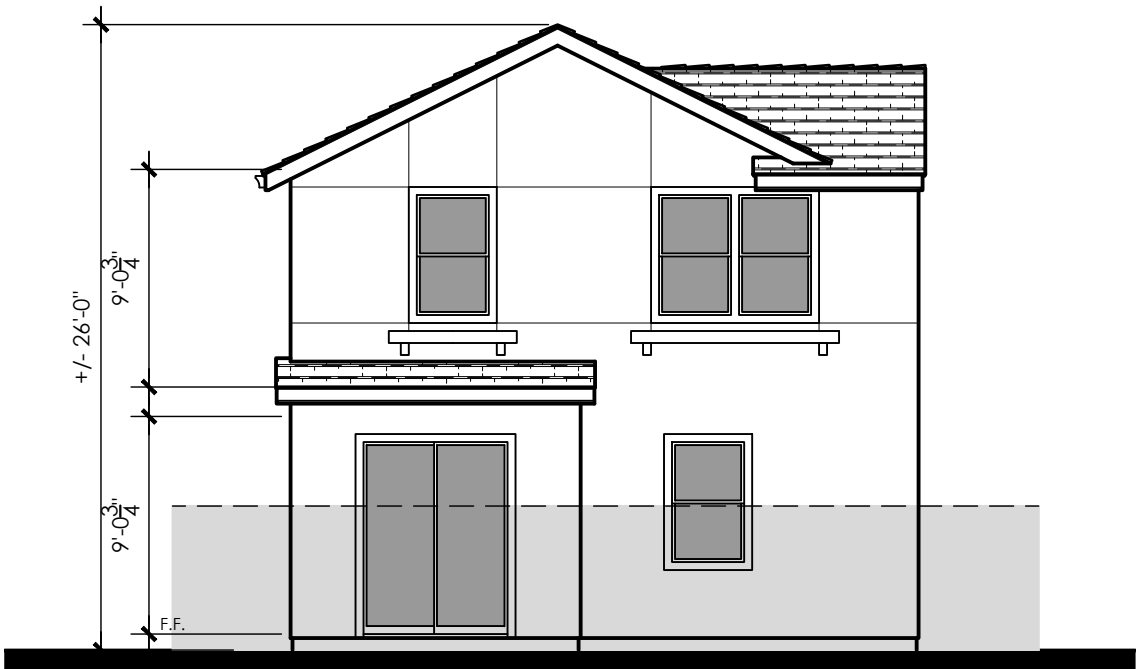
Rear Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Rear Elevation at  
Enhanced Lots

Scale: 1/8" = 1'-0"  
0 4 8 16





Front Elevation 2A

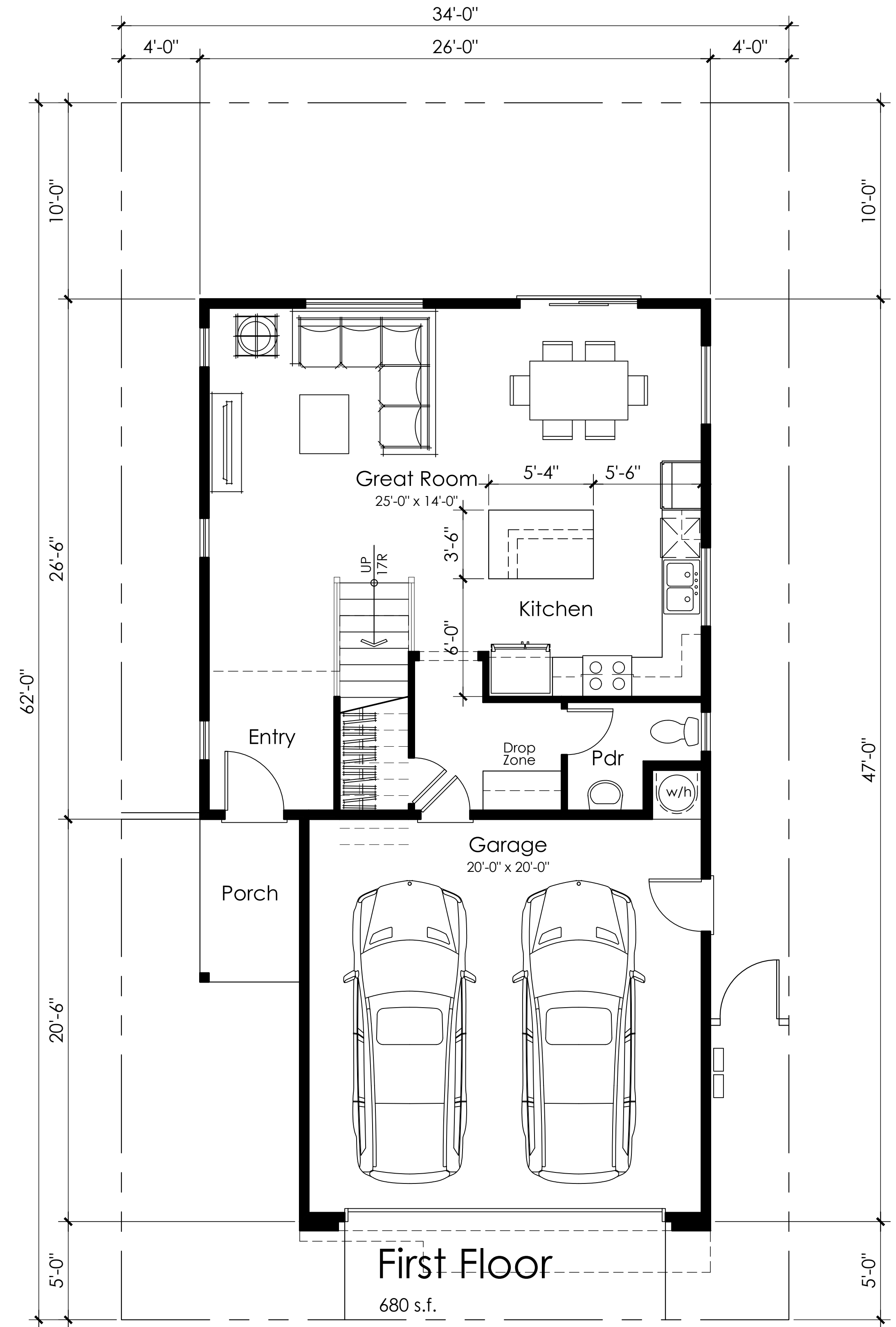
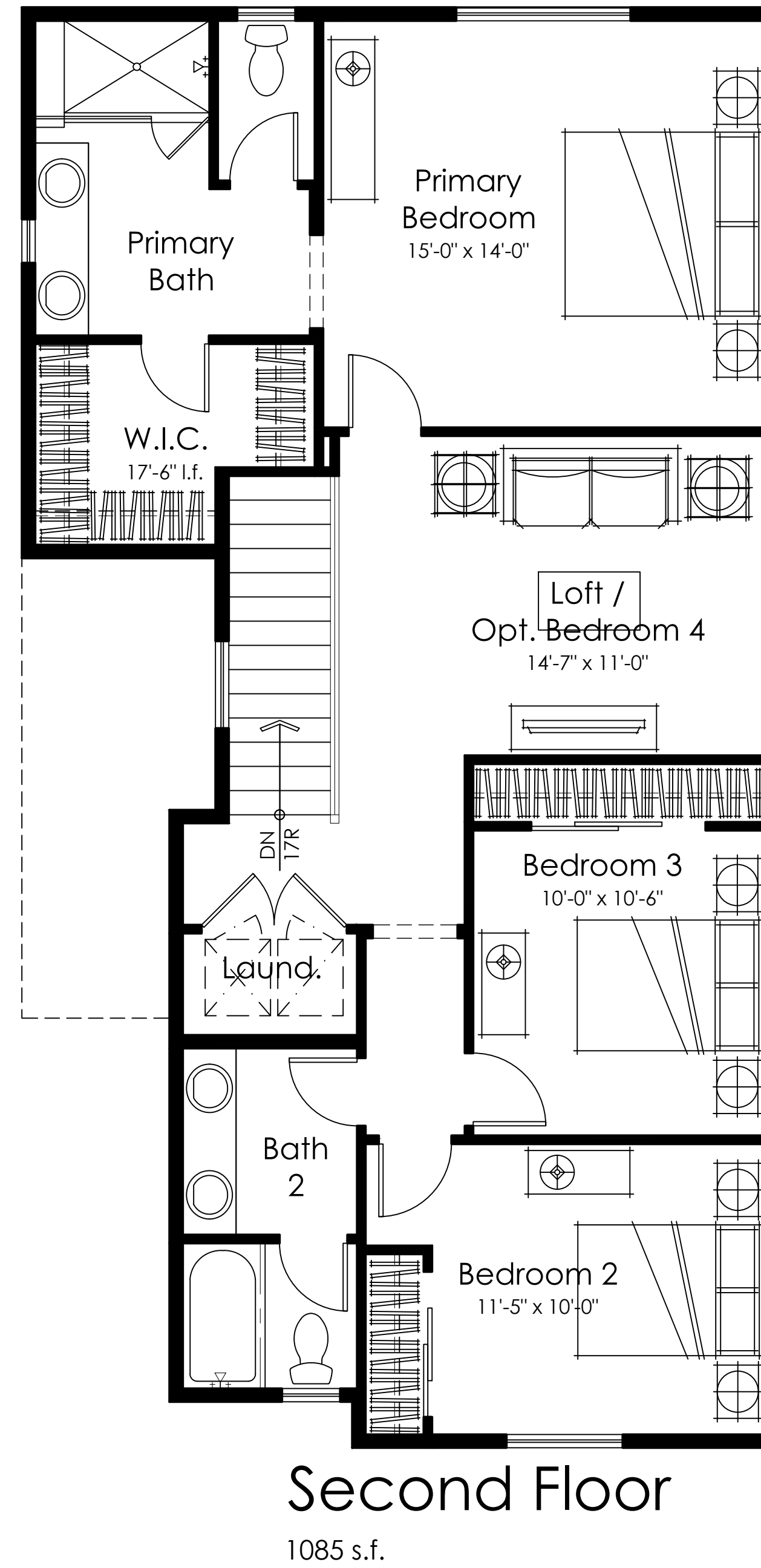


Front Elevation 2B



Front Elevation 2C

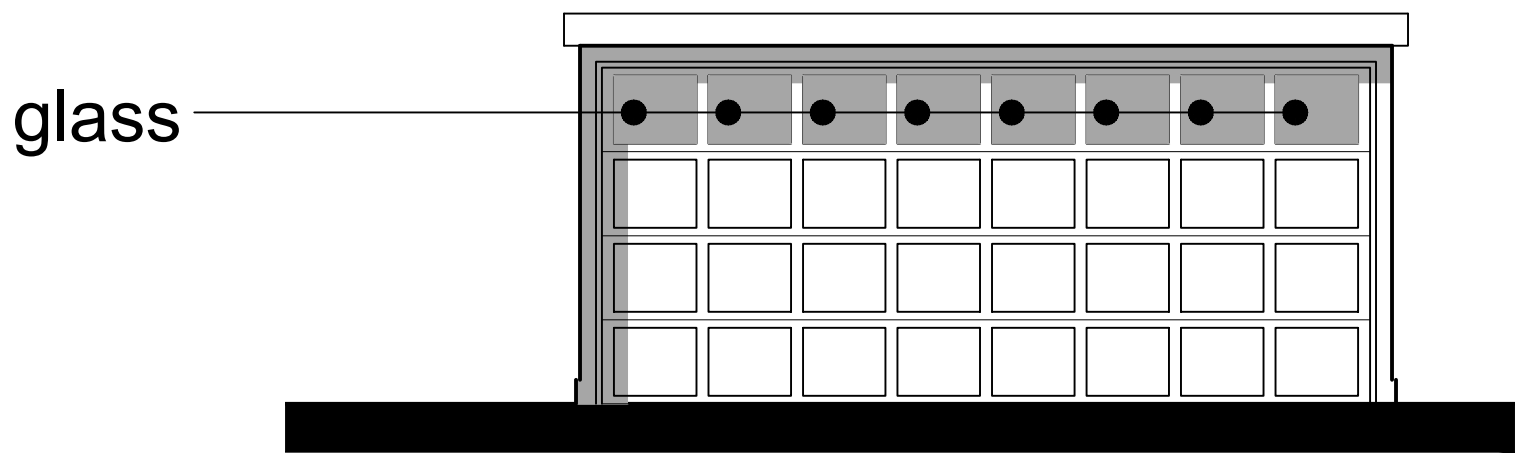




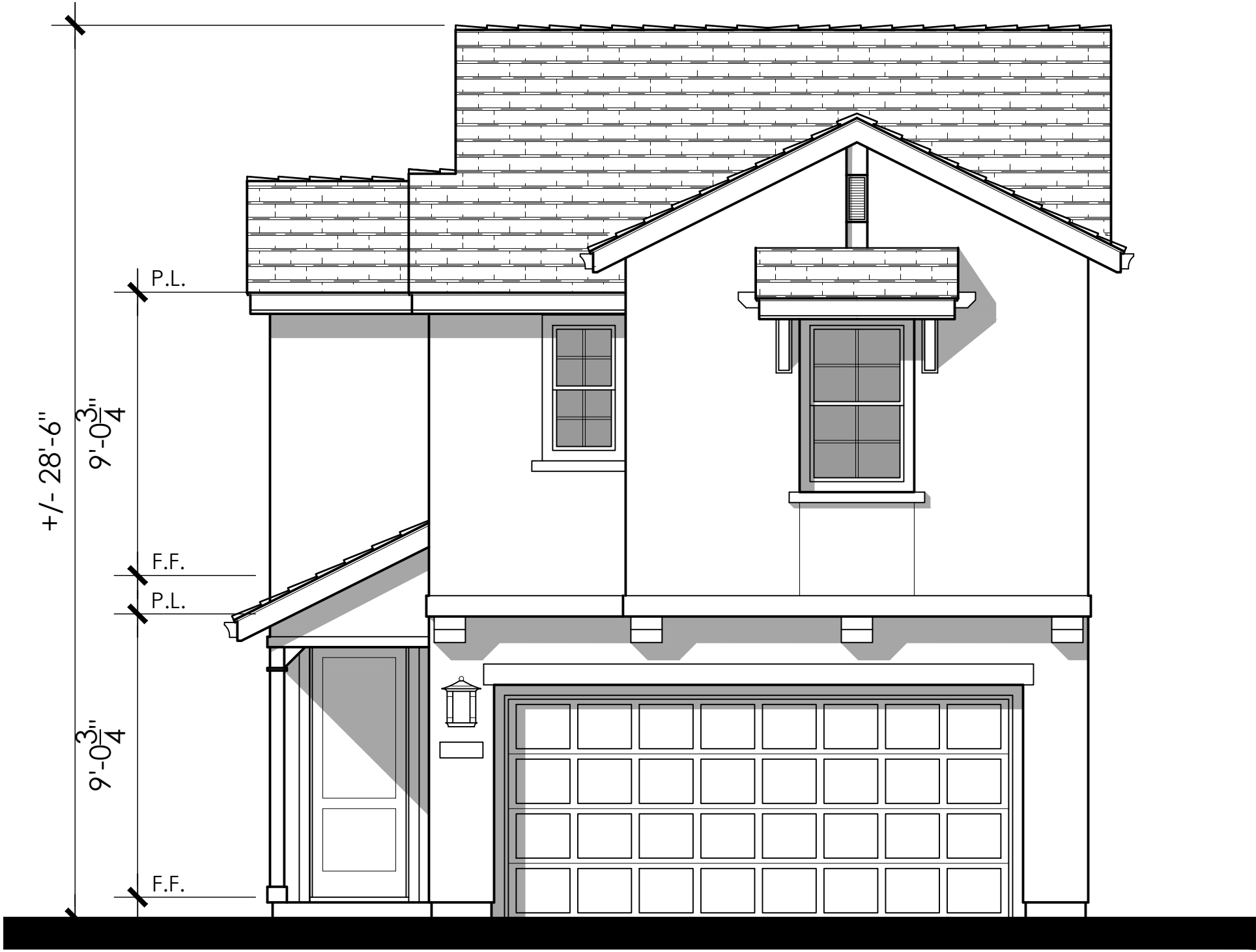


'A' ELEVATIONS

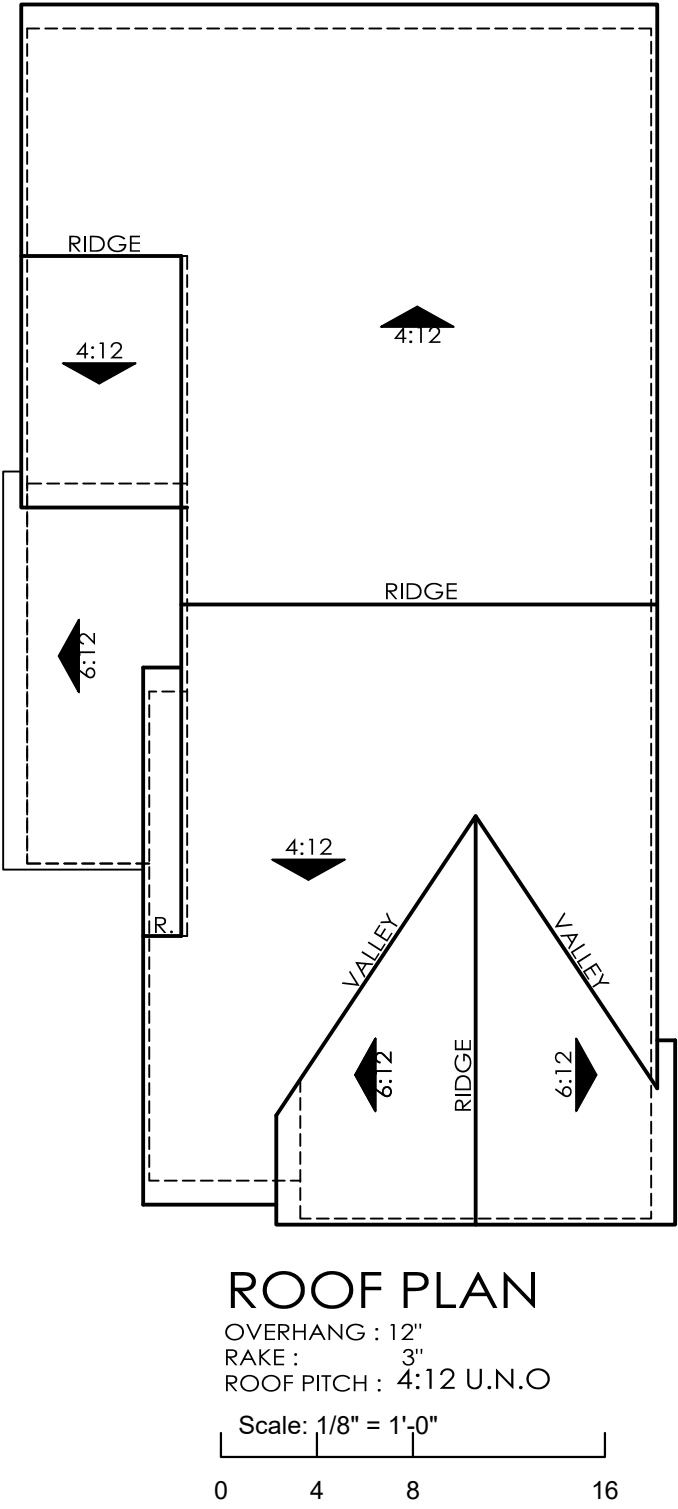
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Fiber Panel  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



Optional Enhanced Garage Door

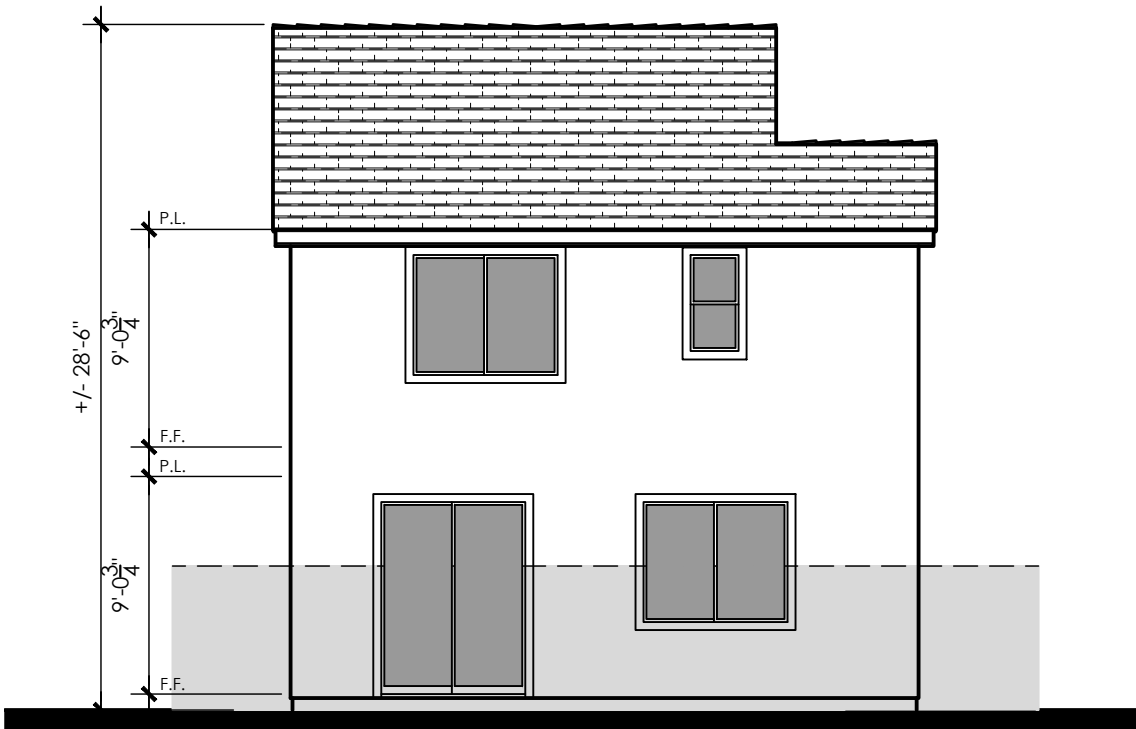


Front Elevation 2A



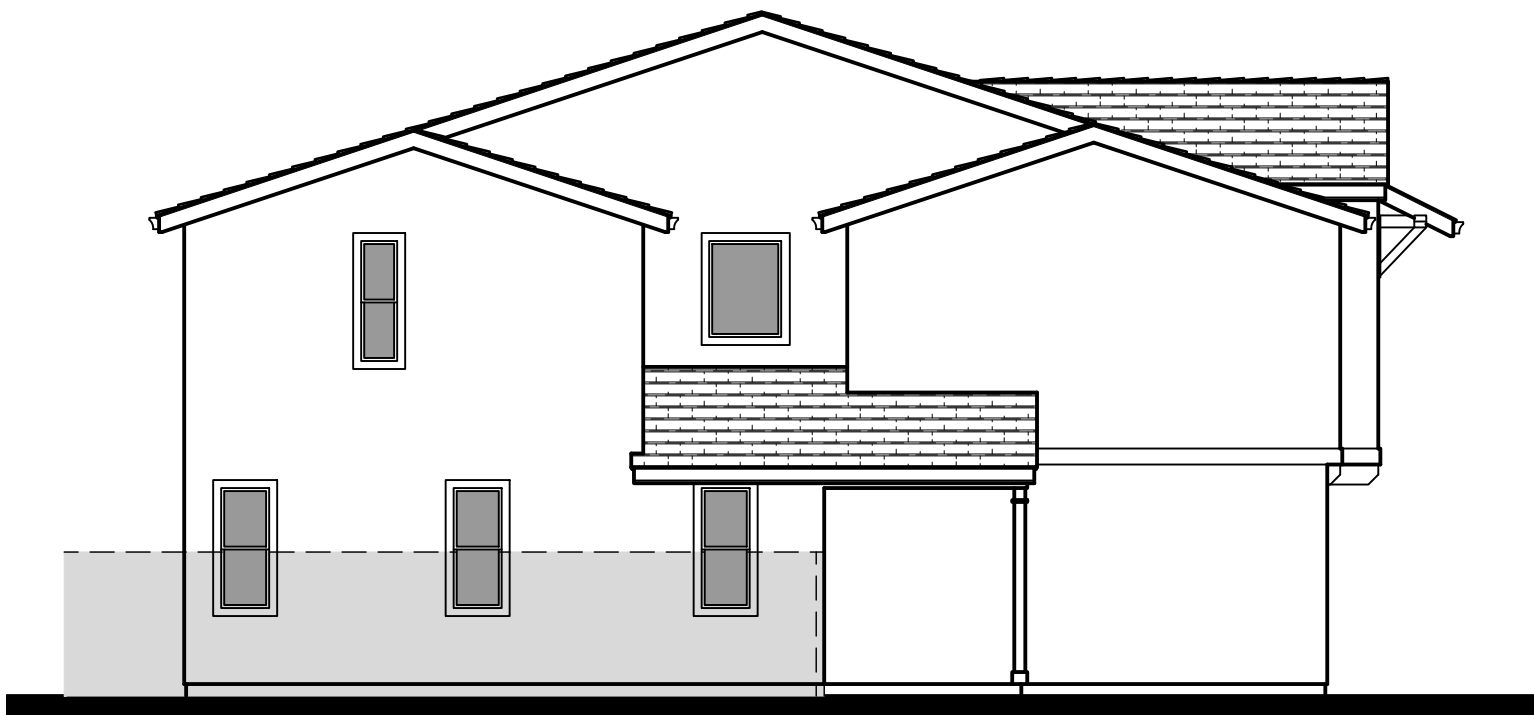
Right Elevation

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



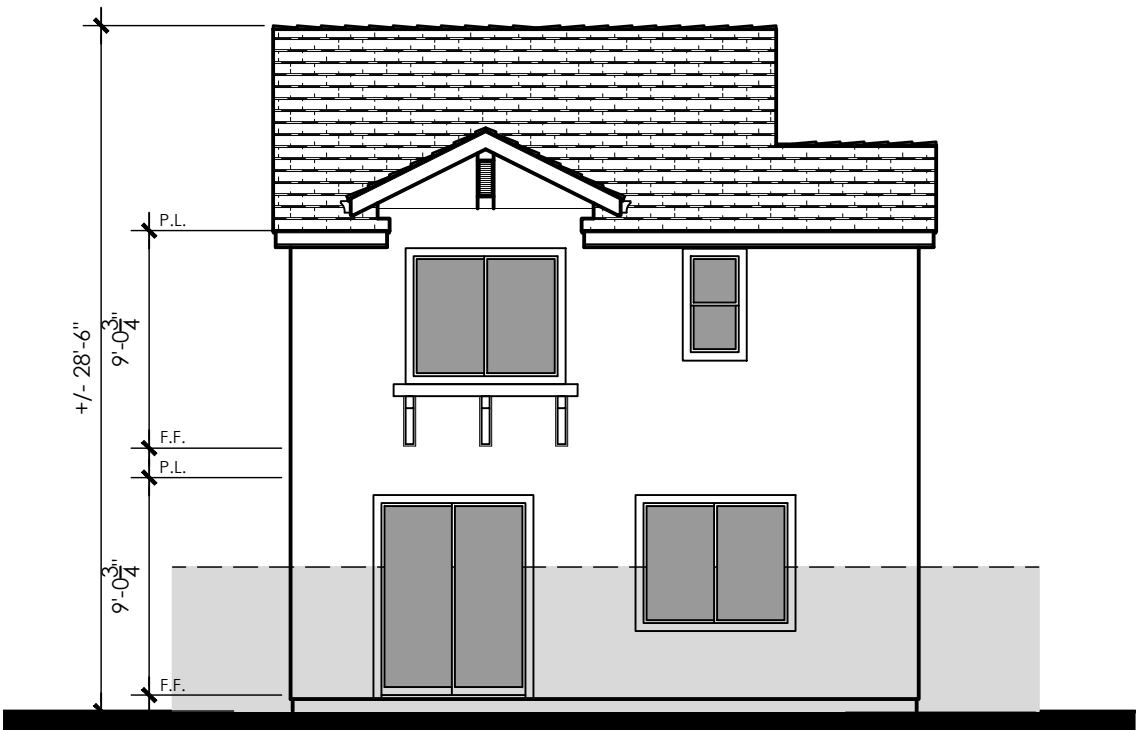
Rear Elevation

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



Left Elevation

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



Rear Elevation at  
Enhanced Lots

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



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RICHMOND, CA # 2021-0566

DESIGN REVIEW BOARD SUBMITTAL  
MARCH 16, 2022

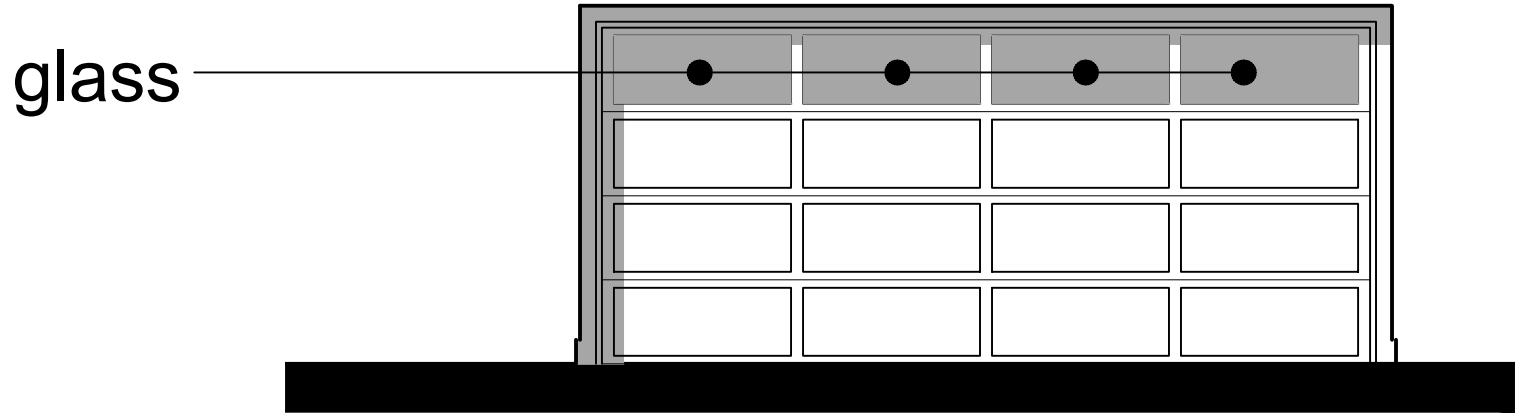
Scale: 1/4" = 1'-0"

PLAN 2A - EXTERIOR ELEVATIONS

A2.2



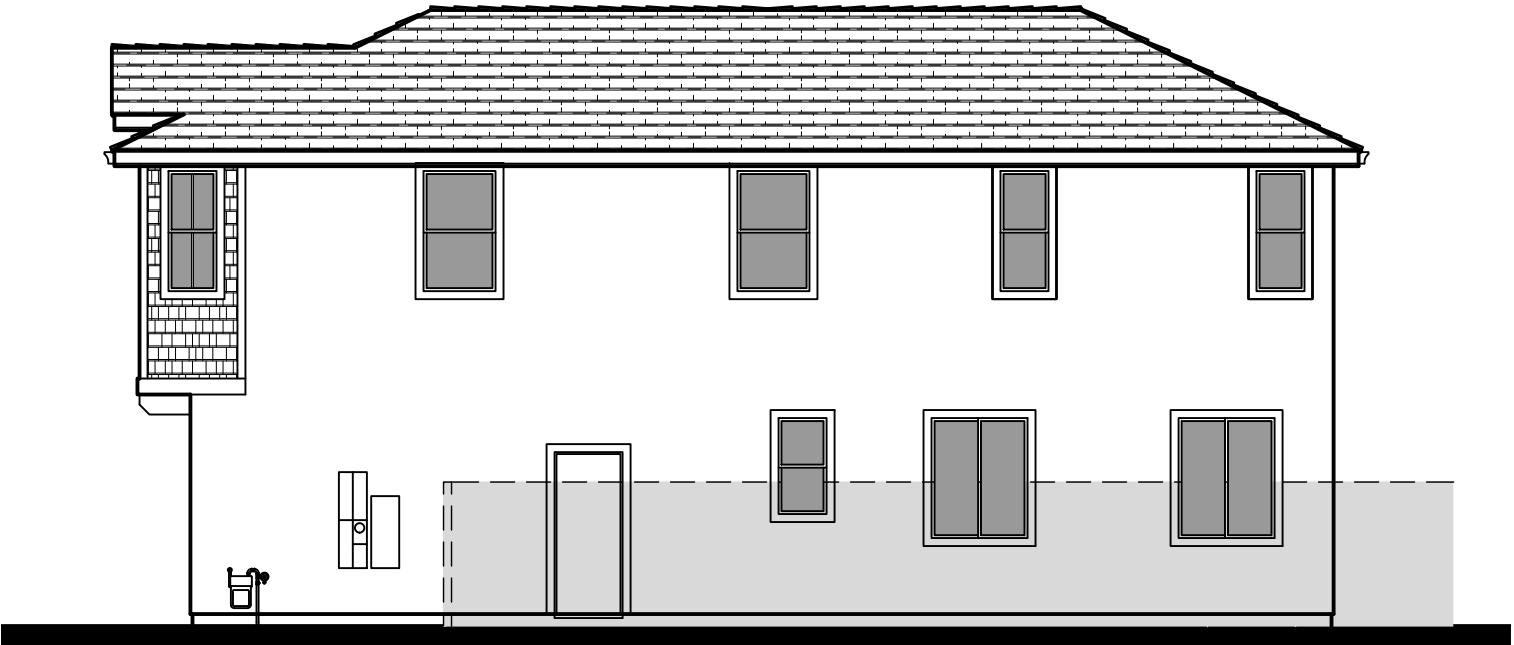
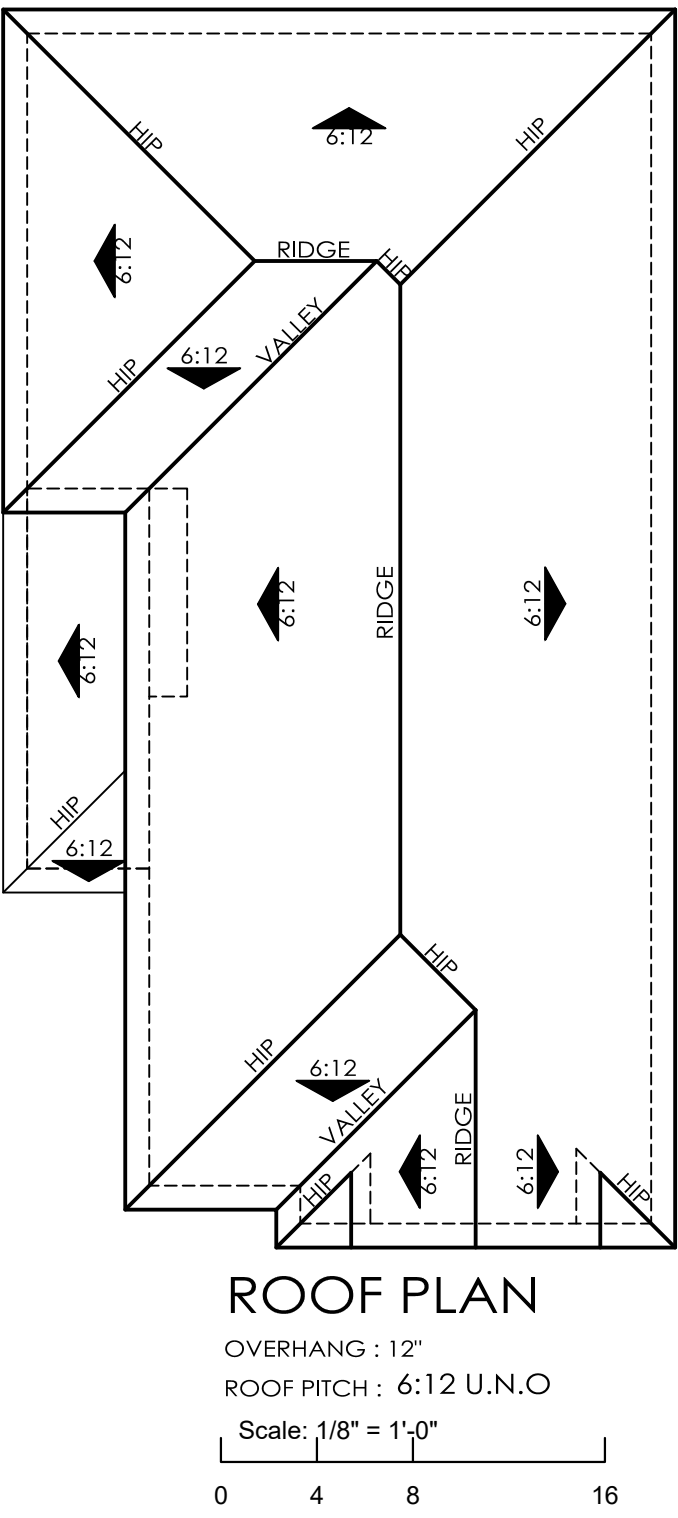
'B' ELEVATIONS  
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Cementitious Siding  
Decorative Corbels  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



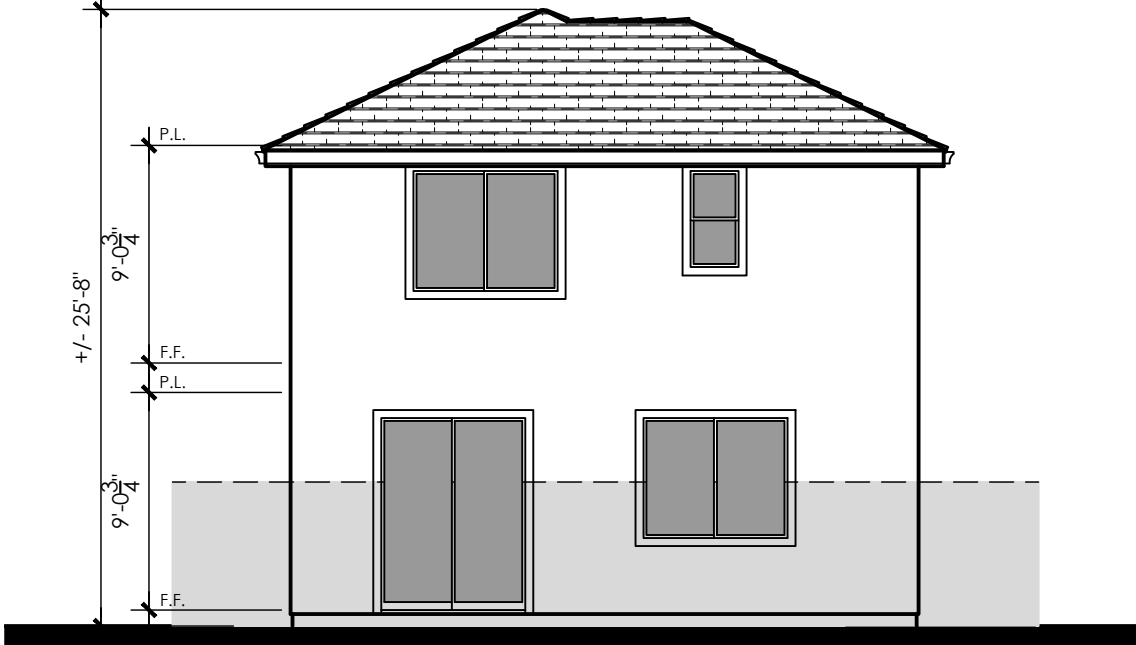
Optional Enhanced Garage Door



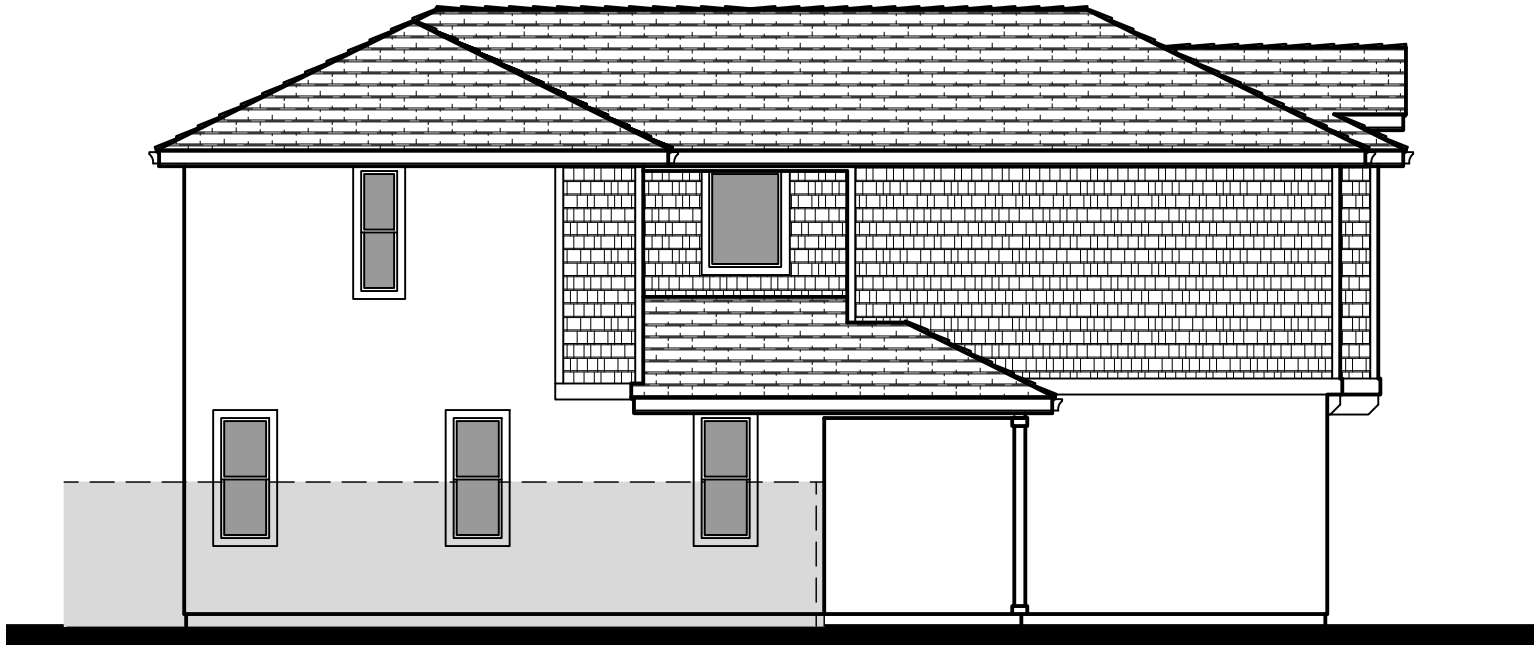
Front Elevation 2B



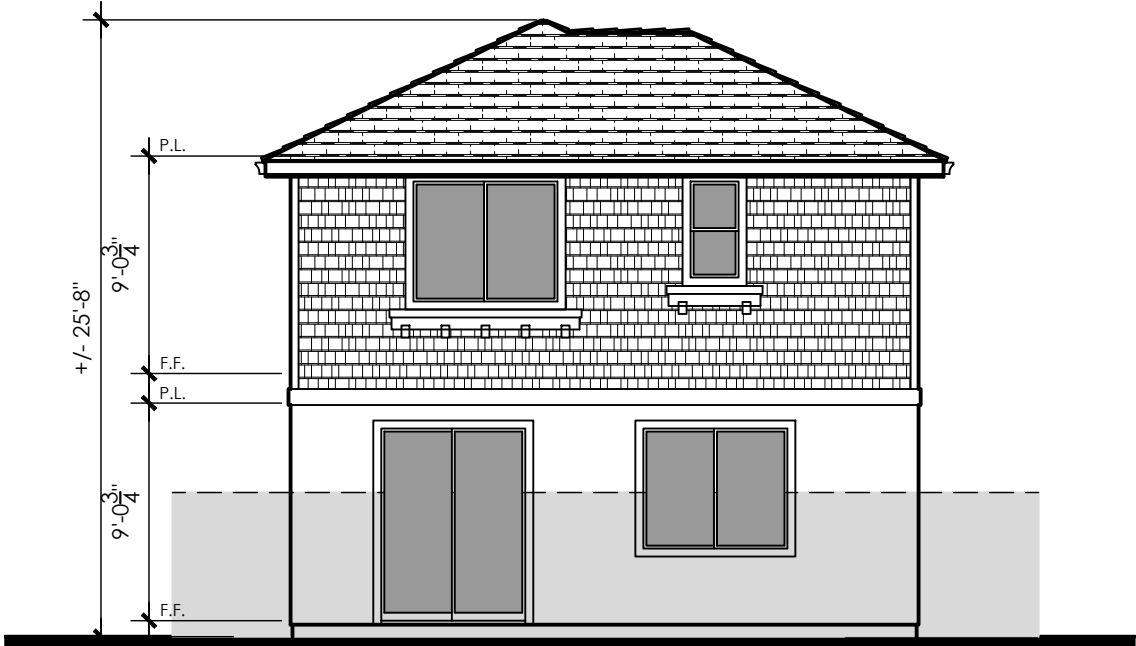
Right Elevation



Rear Elevation



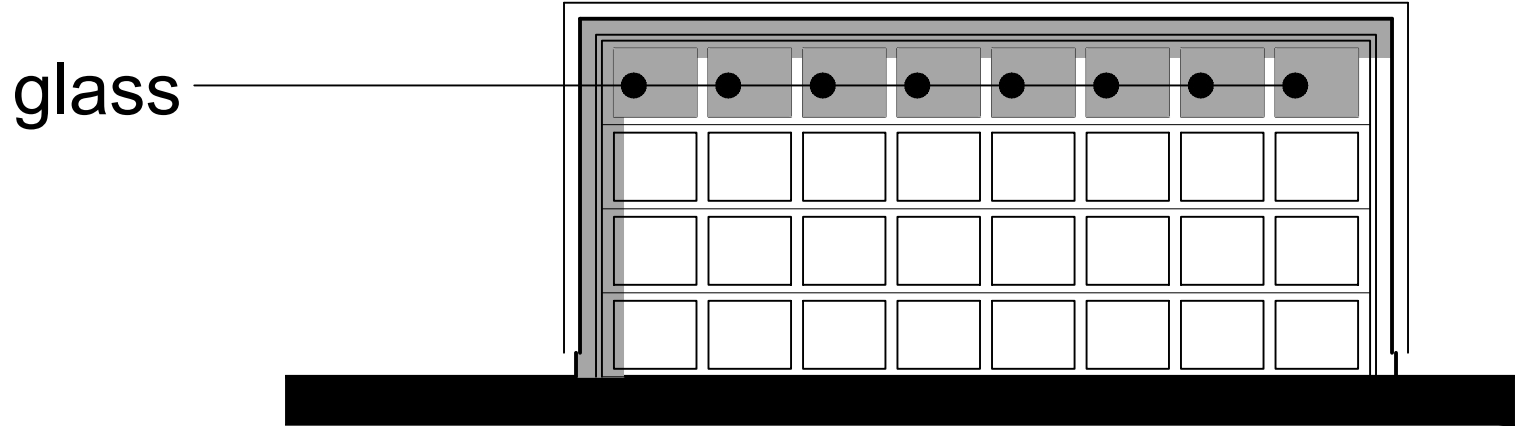
Left Elevation



Rear Elevation at  
Enhanced Lots



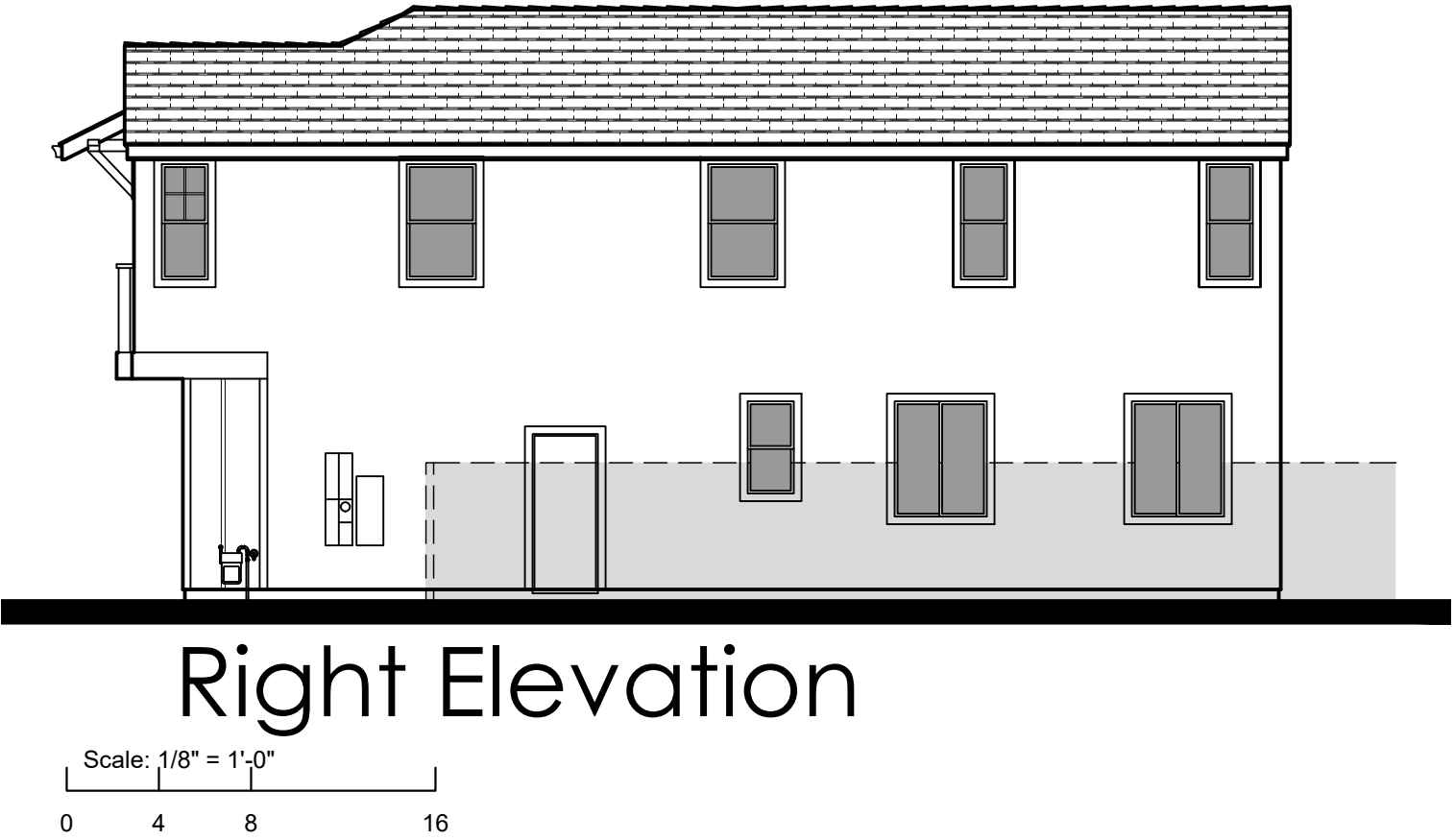
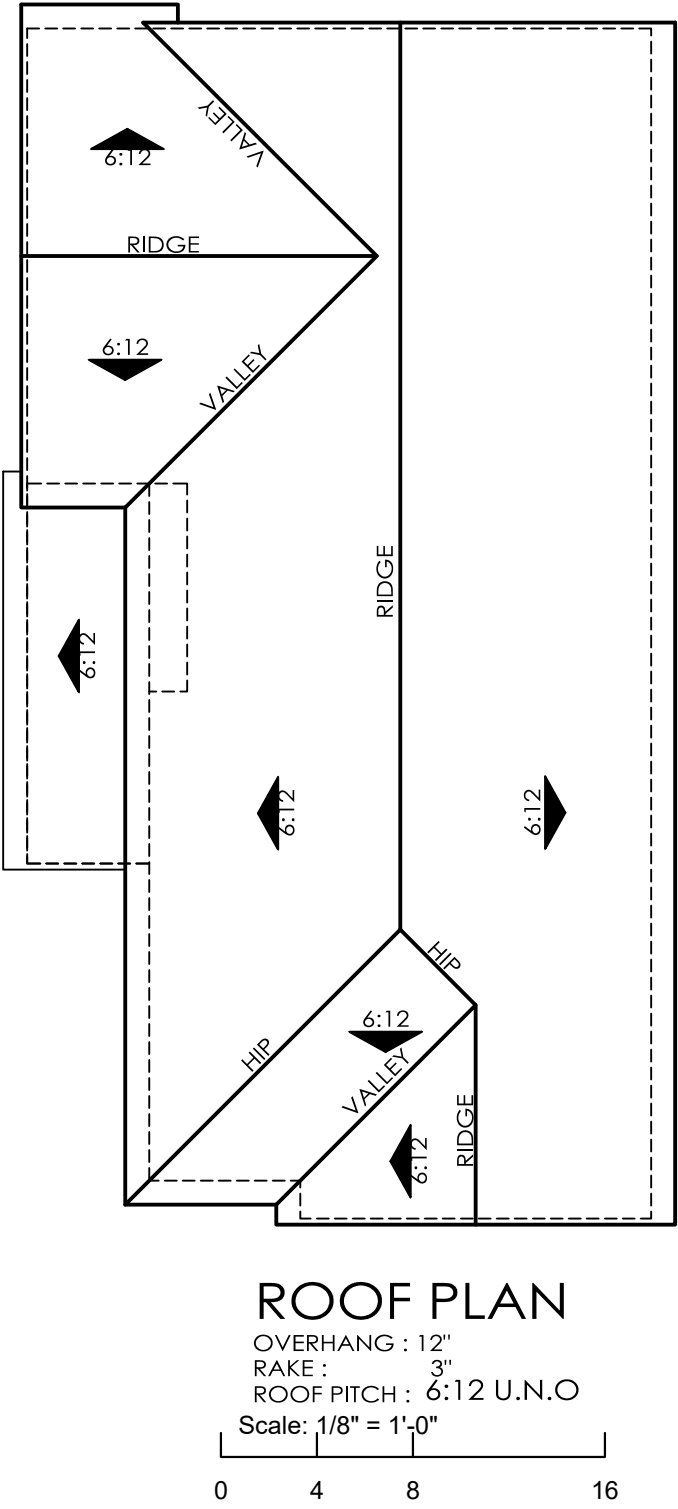
'C' ELEVATIONS  
Flat Concrete Tile Roofing  
Metal Roofing  
Stucco Fine Sand Finish  
Cementitious Board & Batt Siding  
Enhanced Sills  
Decorative Corbels  
Decorative Railing  
Wood Posts



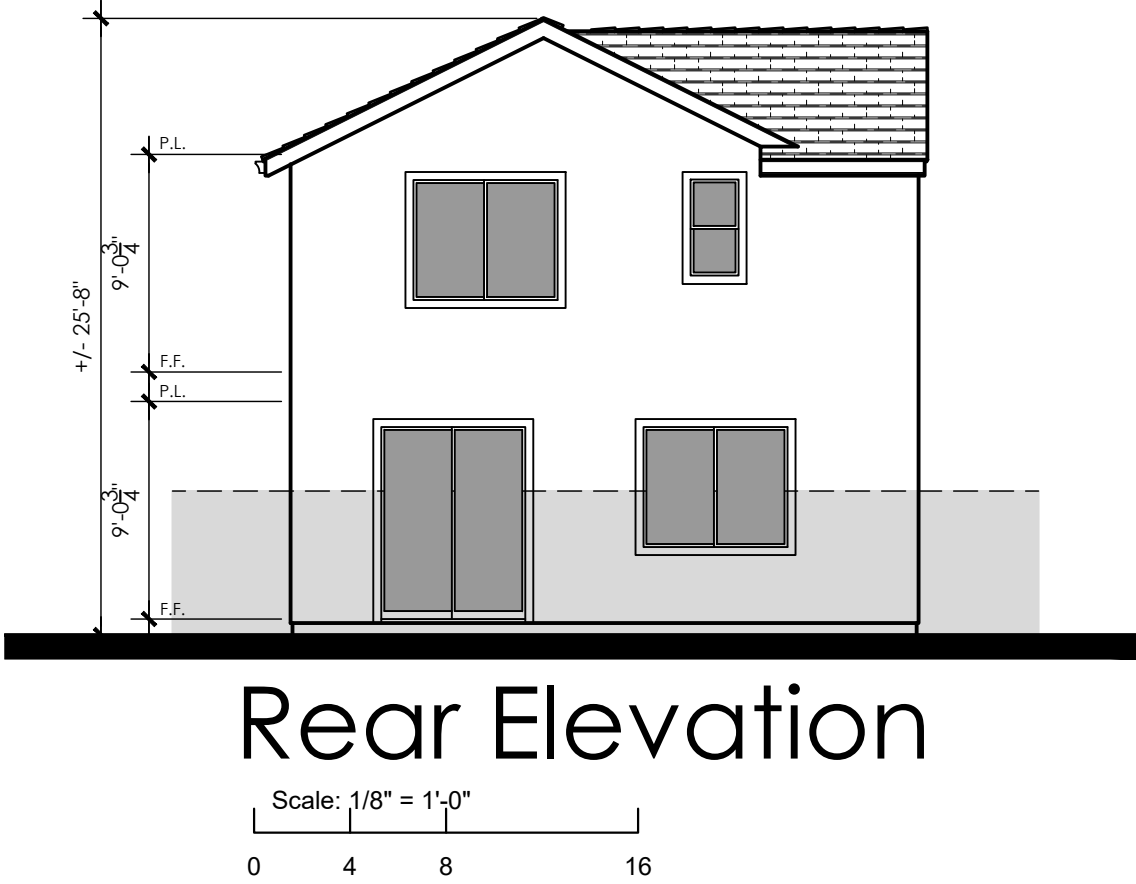
Optional Enhanced Garage Door



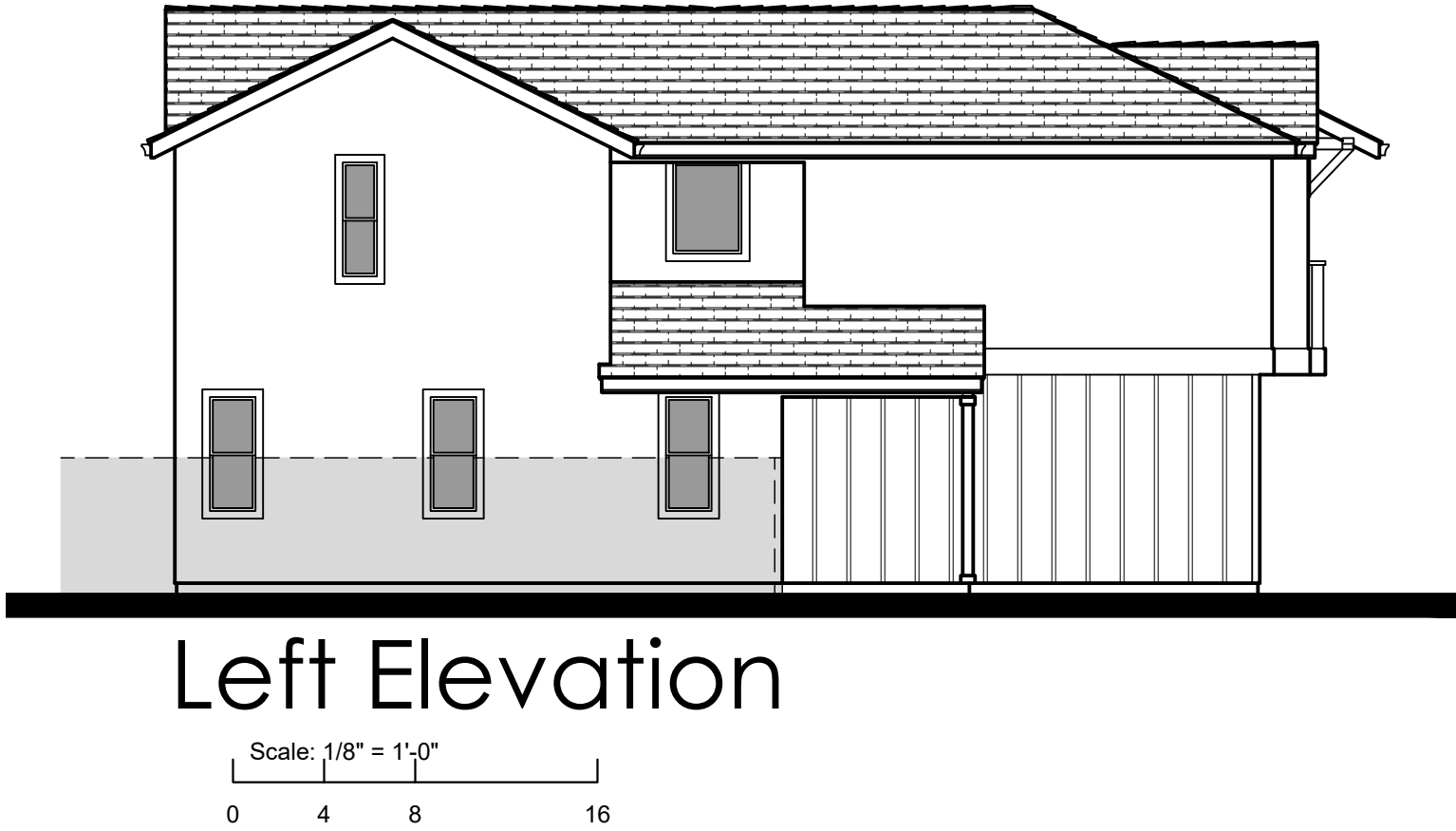
Front Elevation 2C



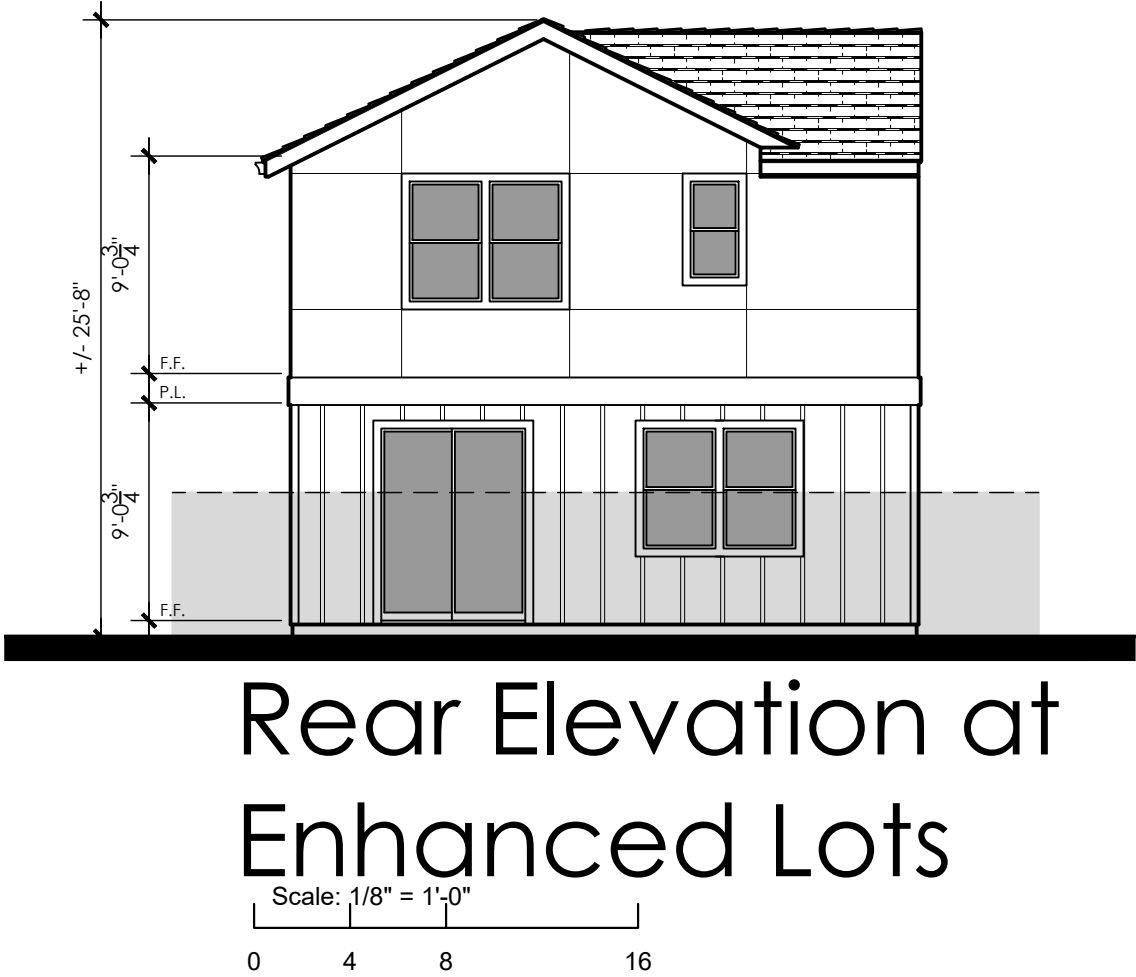
Right Elevation



Rear Elevation



Left Elevation



Rear Elevation at  
Enhanced Lots





Front Elevation 3A

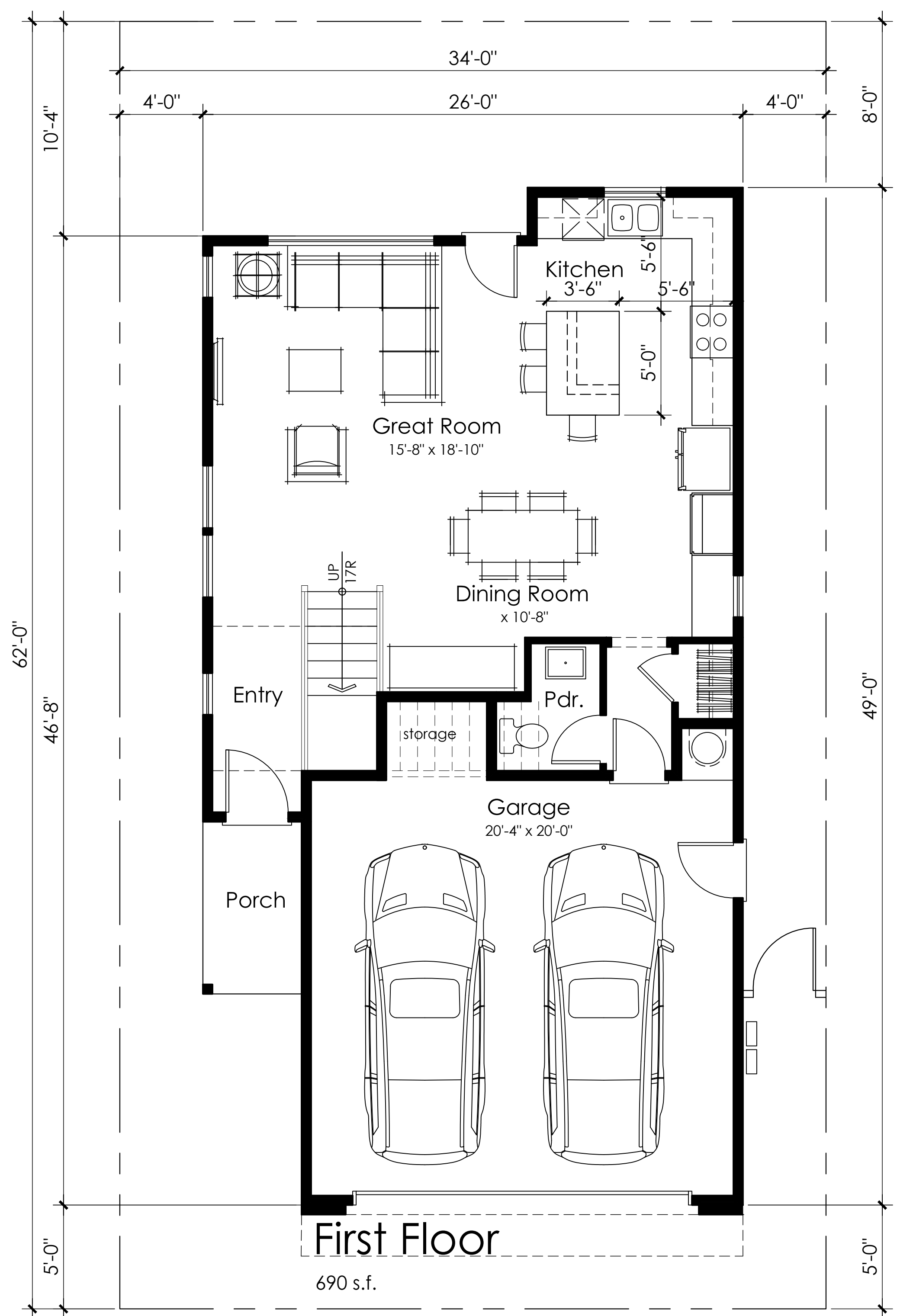
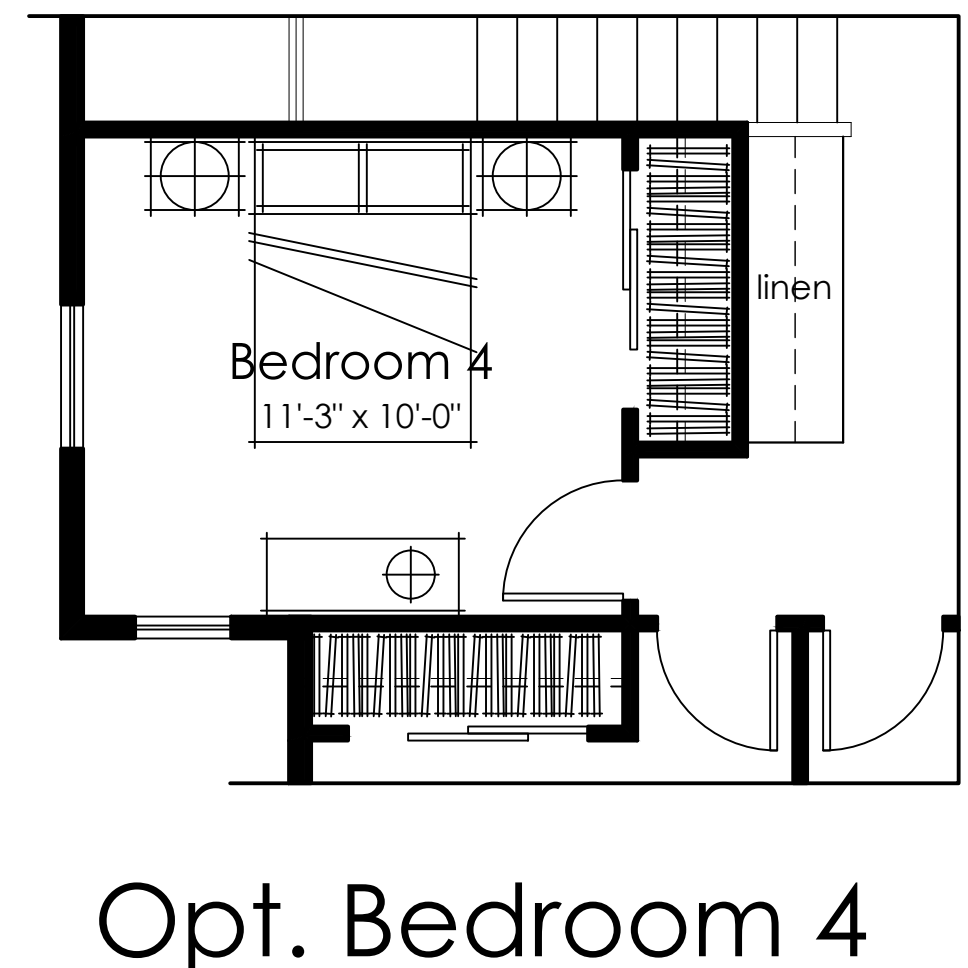
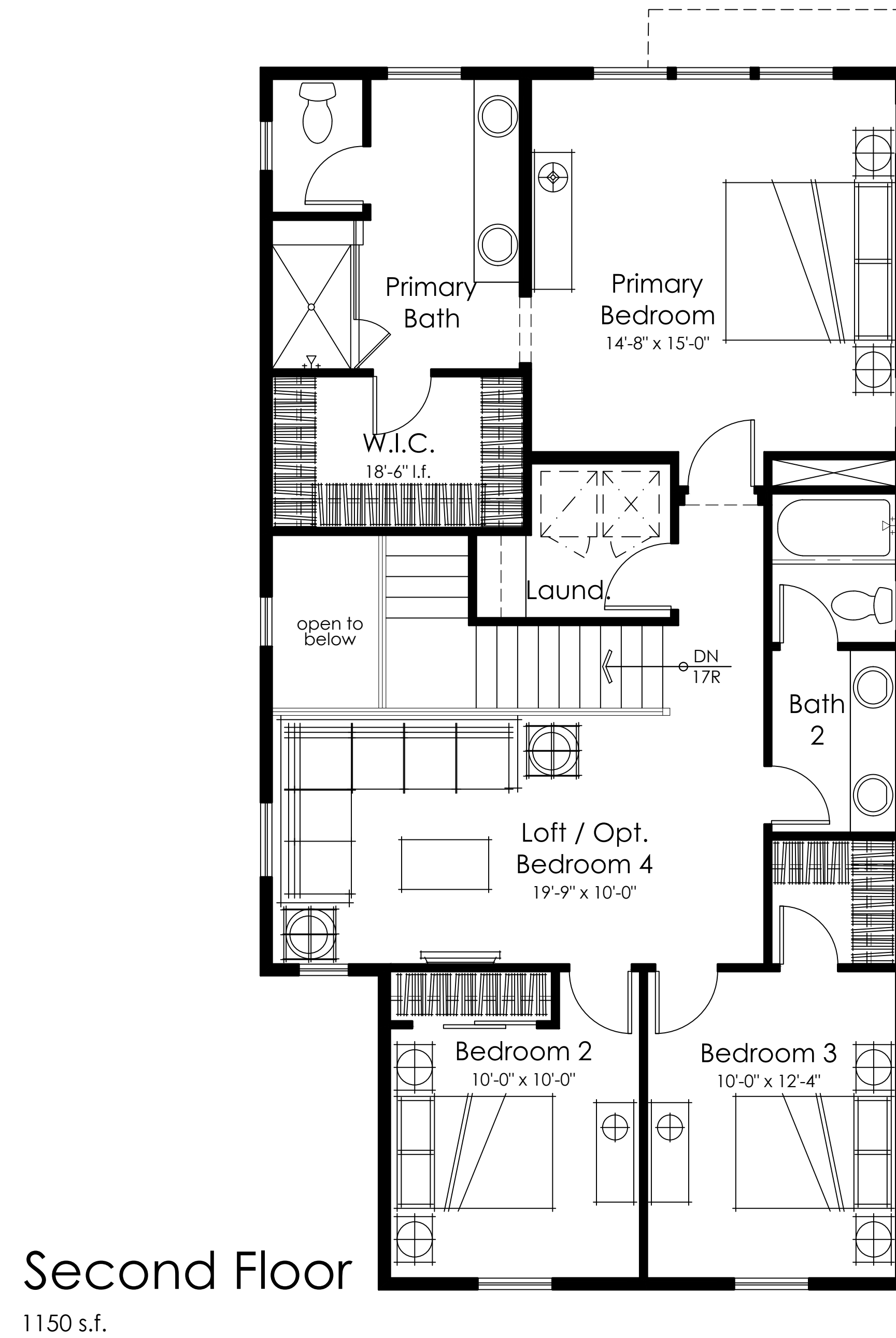


Front Elevation 3B



Front Elevation 3C



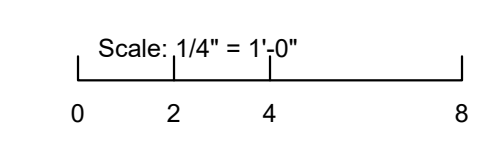


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RICHMOND, CA # 2021-0566

DESIGN REVIEW BOARD SUBMITTAL  
MARCH 16, 2022



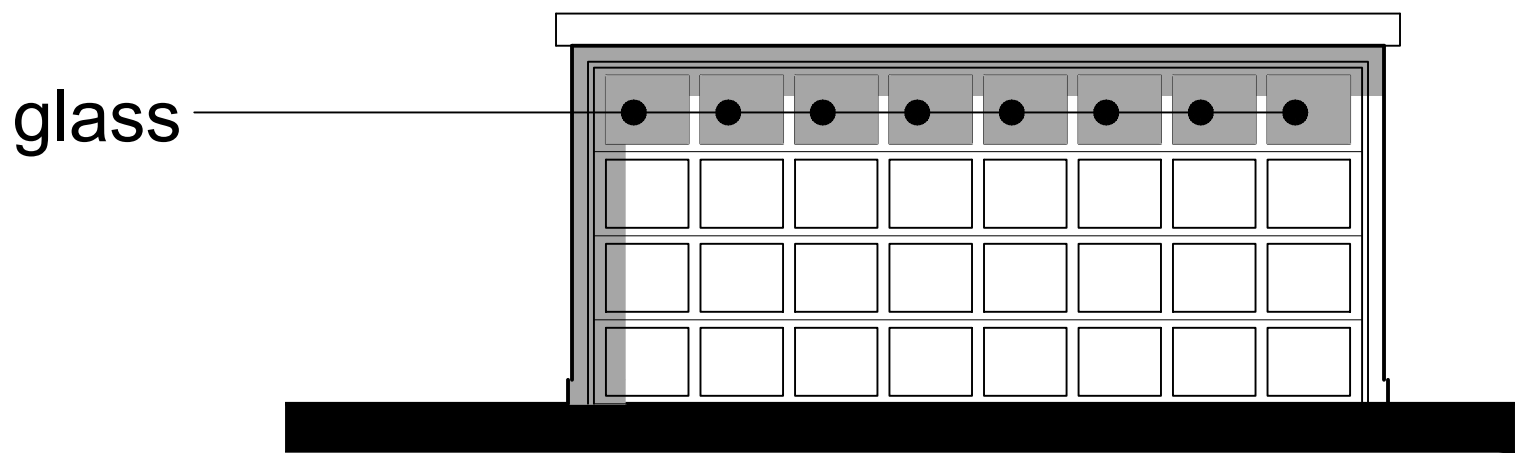
3 BEDROOMS + LOFT  
OPT. BEDRM 4  
2.5 BATHS  
1,840 S.F.

FLOOR PLAN 3

A3.1



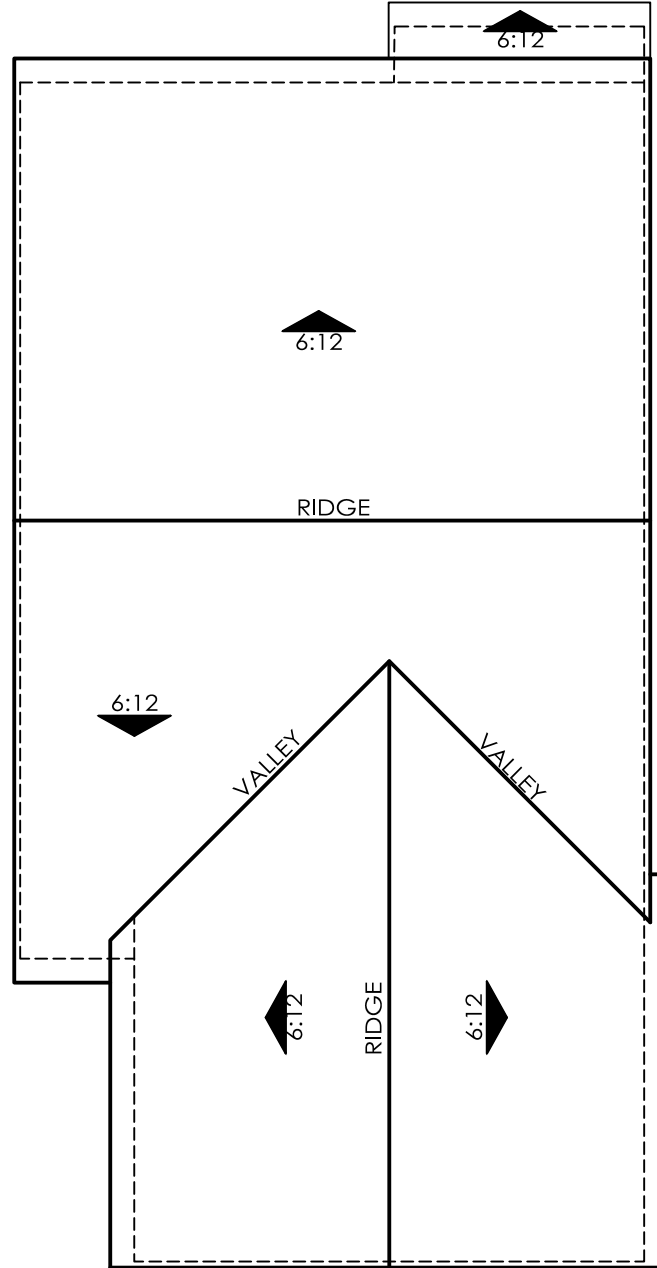
'A' ELEVATIONS  
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Fiber Panel  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



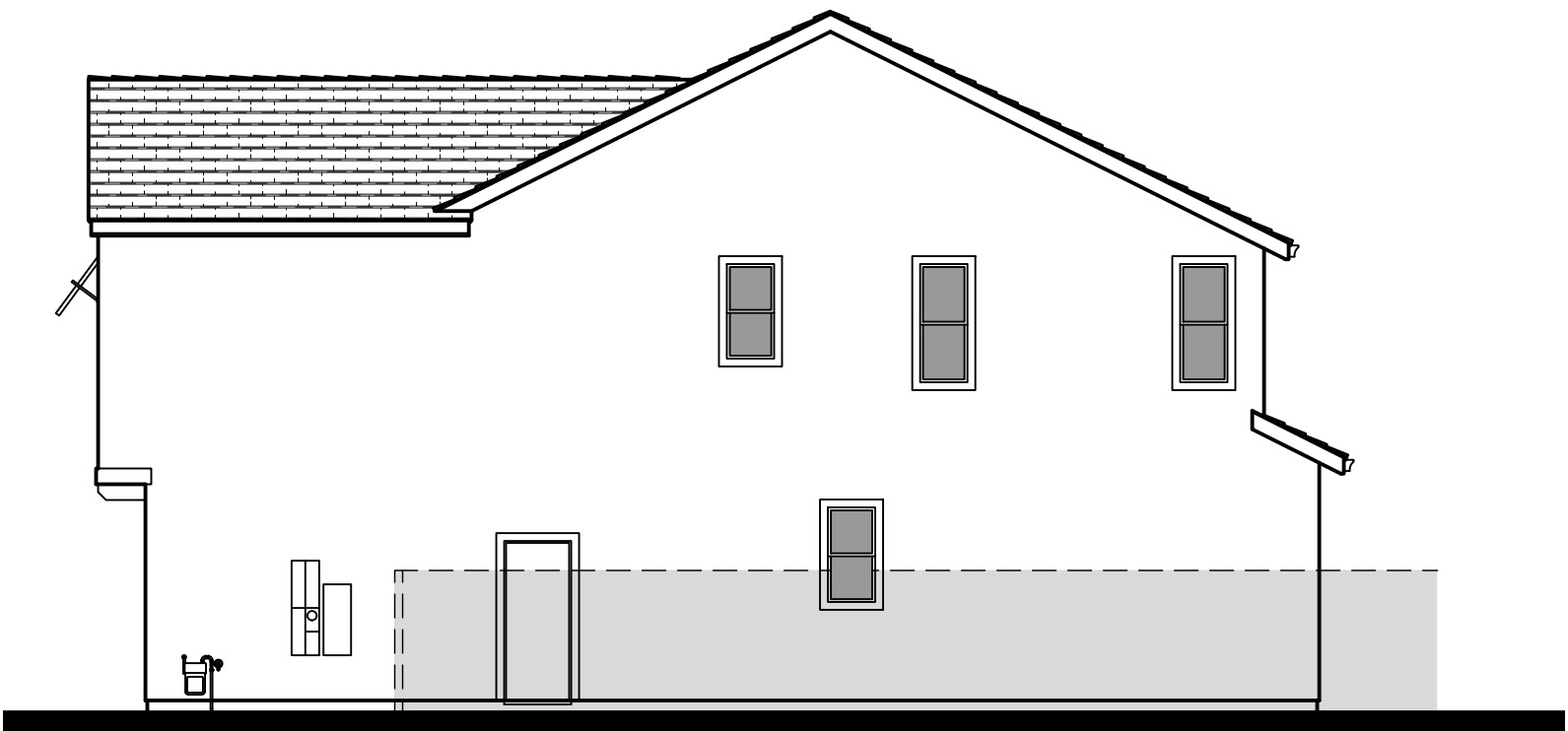
Optional Enhanced Garage Door



Front Elevation 3A



ROOF PLAN  
OVERHANG : 12"  
RAKE : 3"  
ROOF PITCH : 6:12 U.N.O  
Scale: 1/8" = 1'-0"



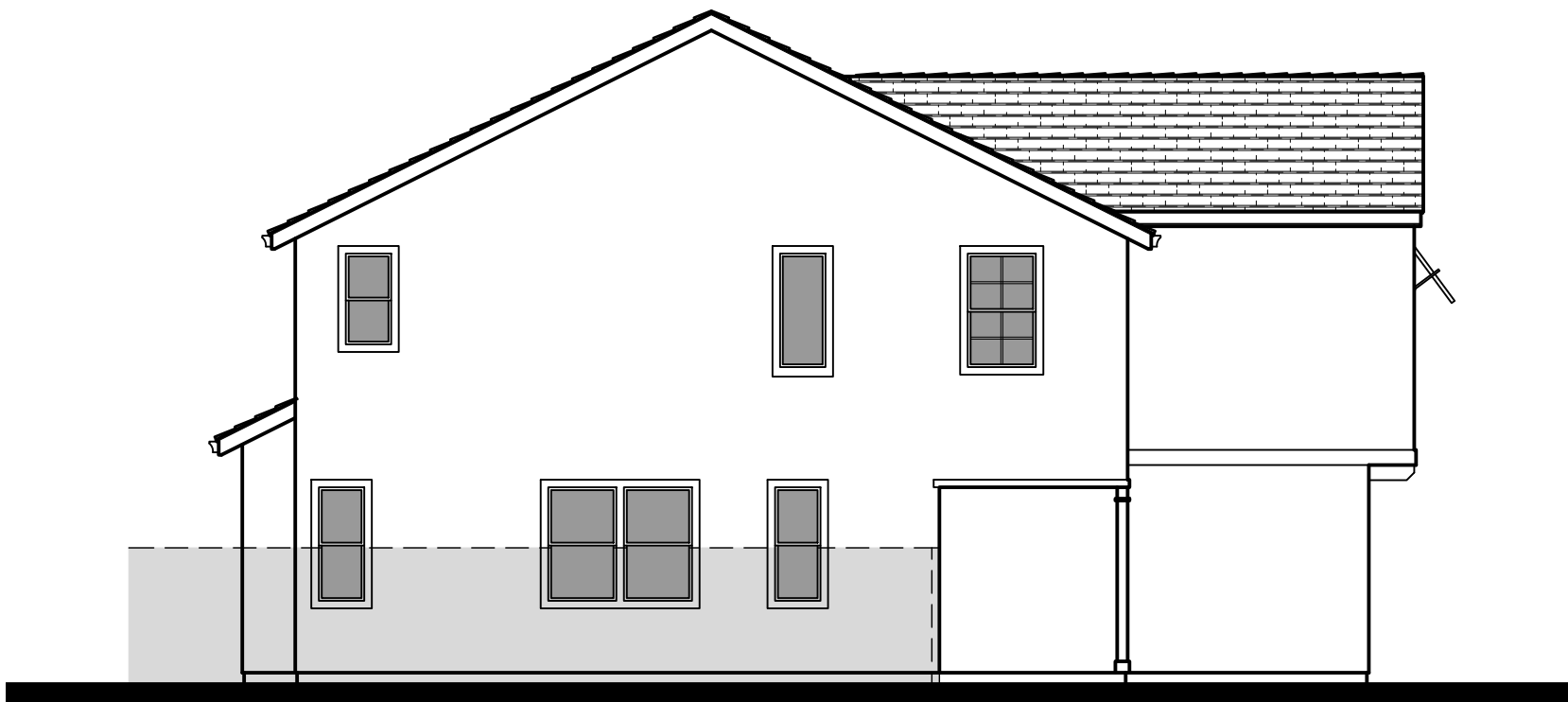
Right Elevation

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



Rear Elevation

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



Left Elevation

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



Rear Elevation at  
Enhanced Lots

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

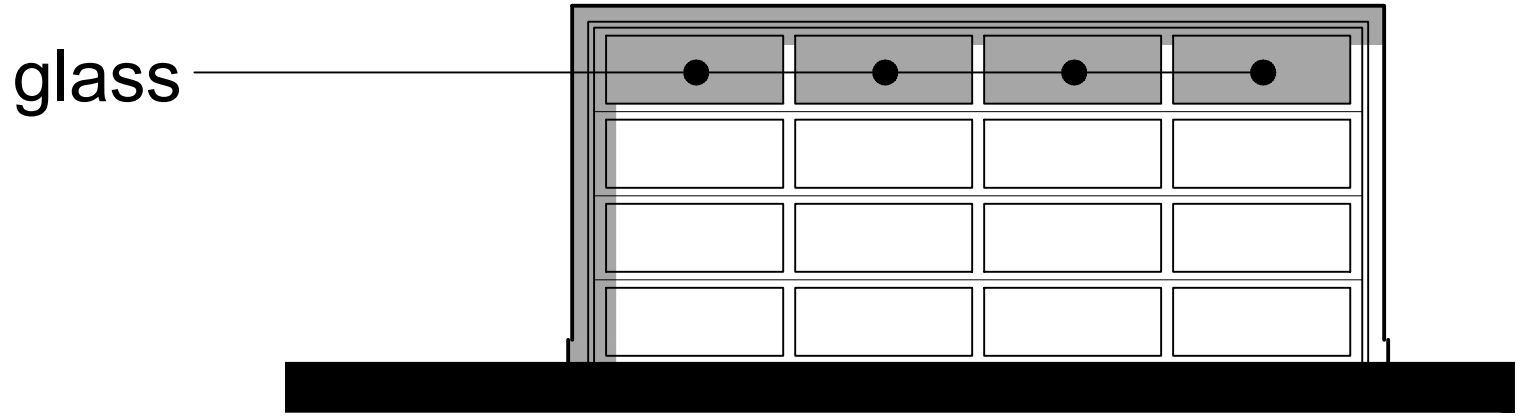
DESIGN REVIEW BOARD SUBMITTAL  
MARCH 16, 2022

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

PLAN 3A - EXTERIOR ELEVATIONS



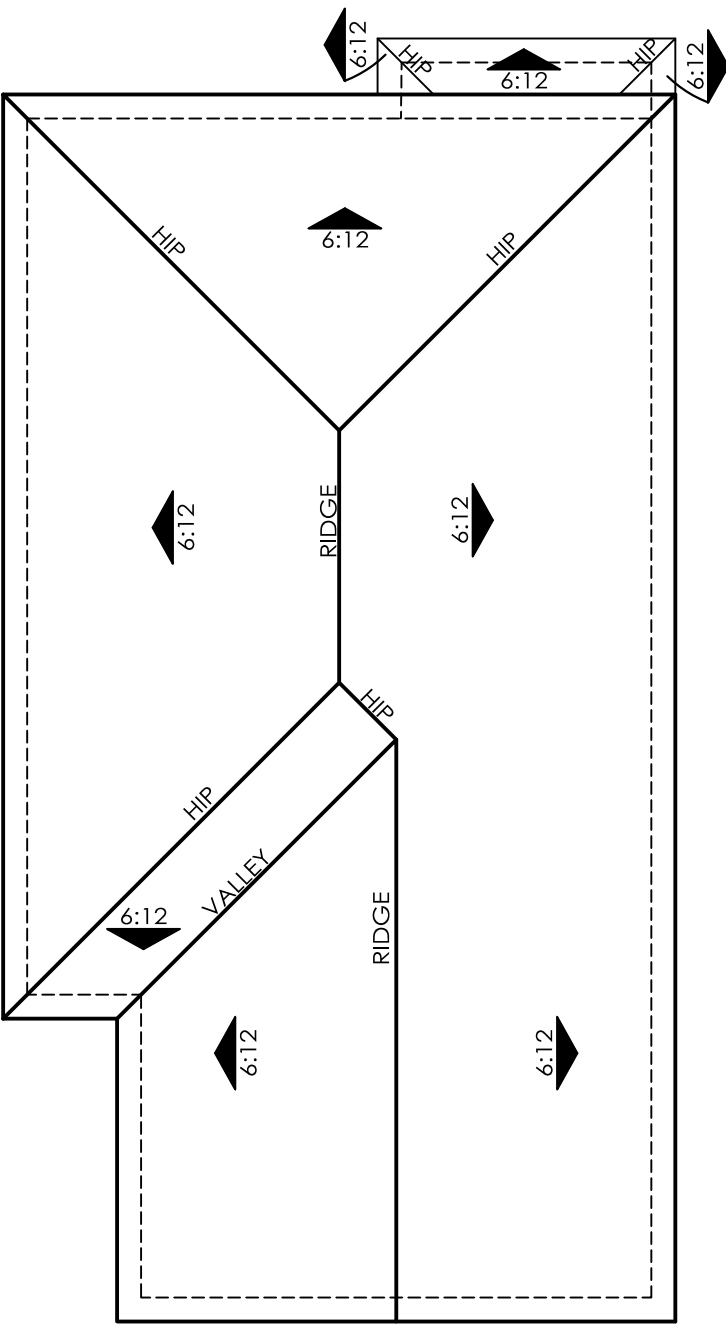
'B' ELEVATIONS  
Flat Concrete Tile Roofing  
Stucco Fine Sand Finish  
Cementitious Siding  
Decorative Corbels  
Enhanced Sills  
Decorative Gable End Details  
Wood Posts



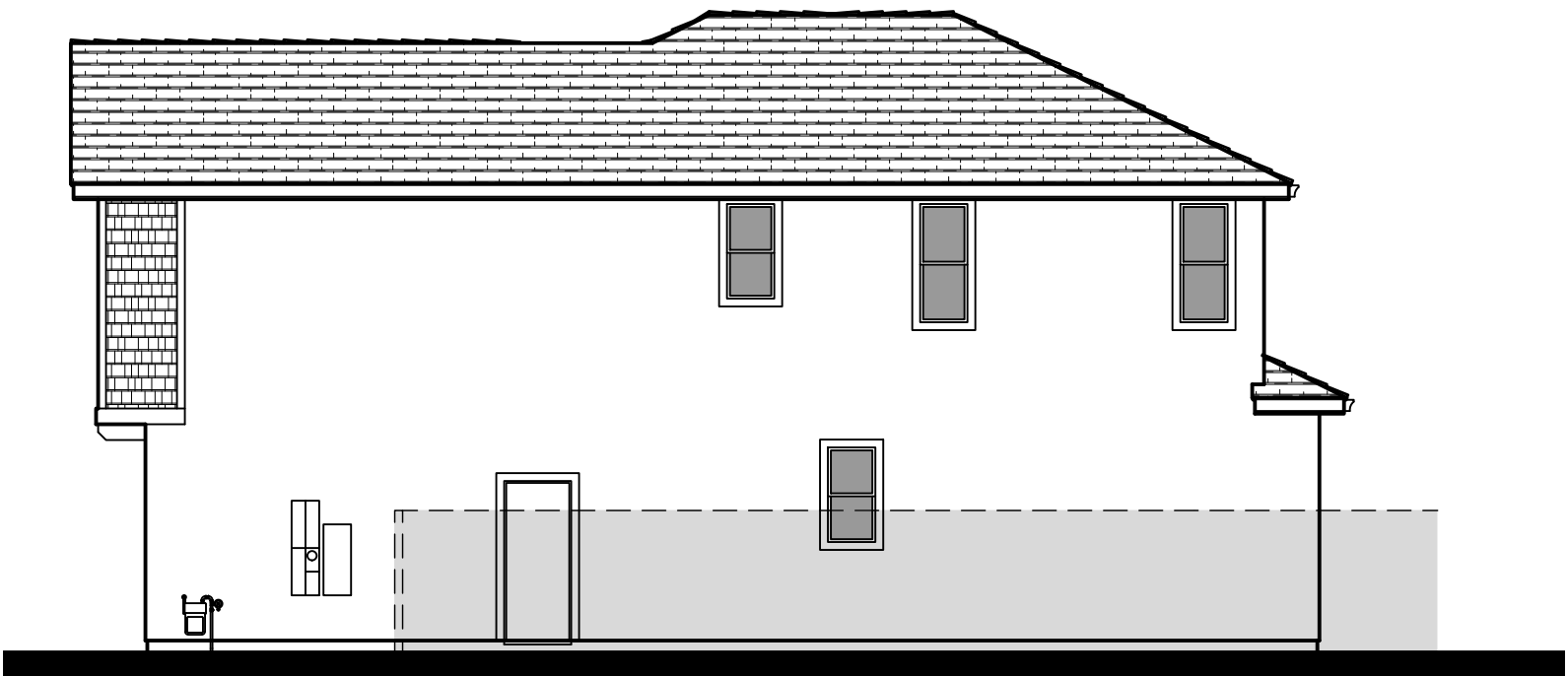
Optional Enhanced Garage Door



Front Elevation 3B

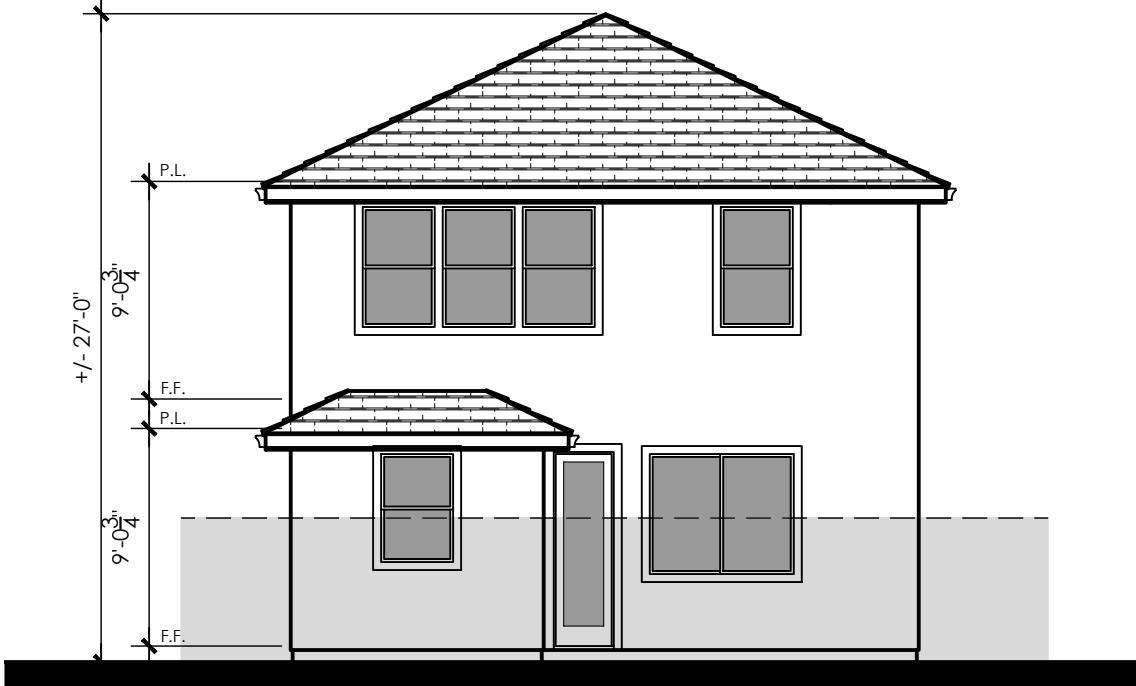


ROOF PLAN  
OVERHANG : 12"  
ROOF PITCH : 6:12 U.N.O  
Scale: 1/8" = 1'-0"  
0 4 8 16



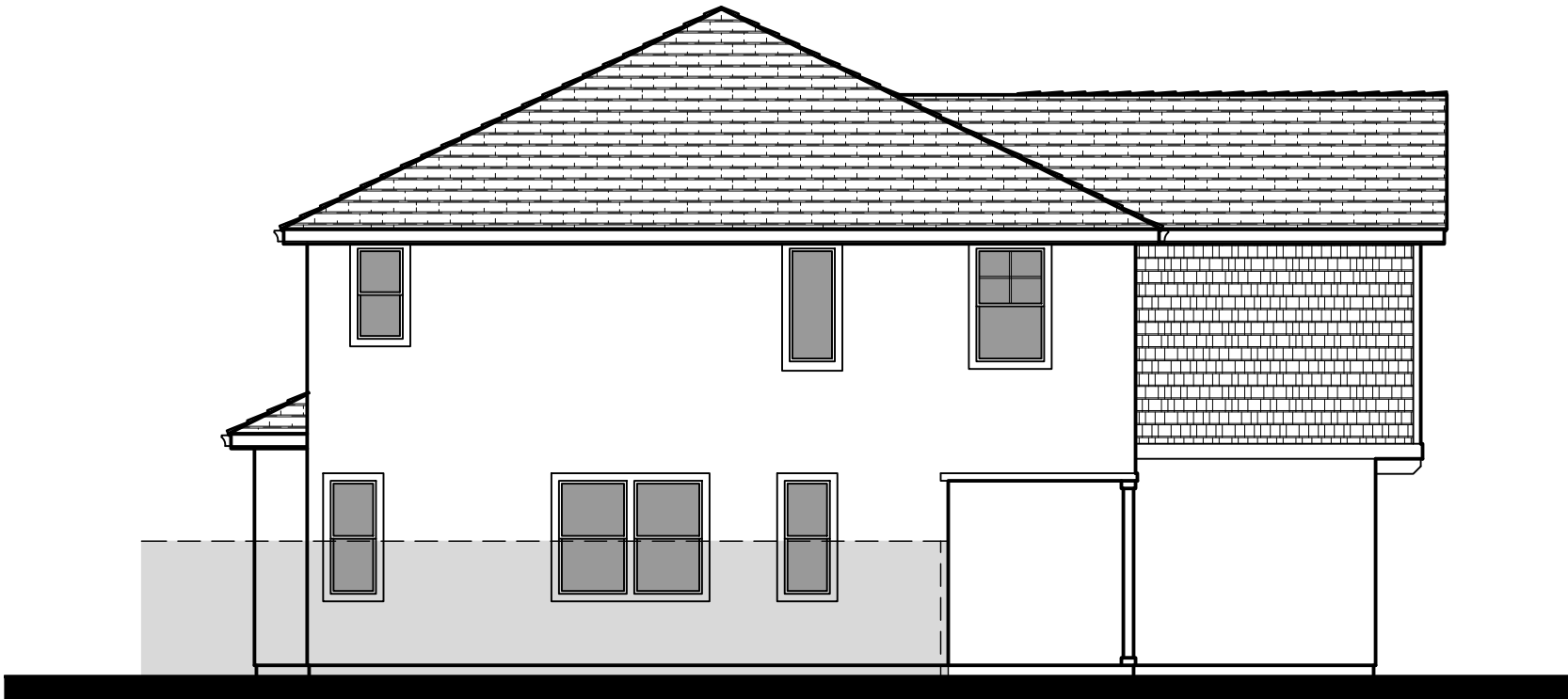
Right Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



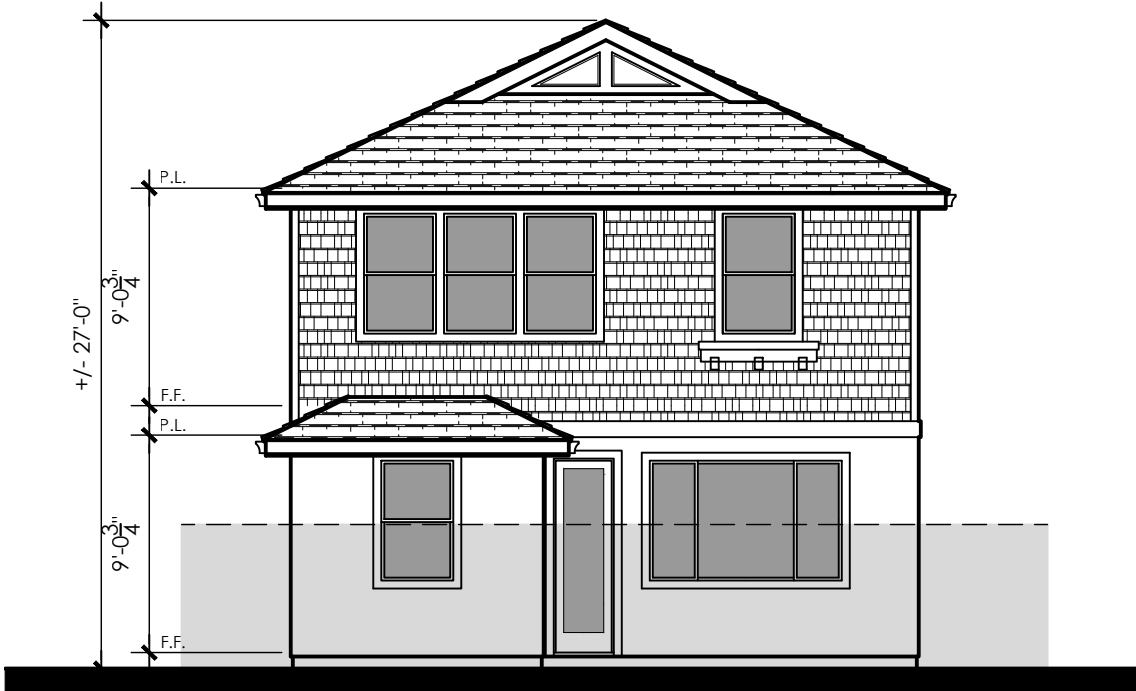
Rear Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"  
0 4 8 16

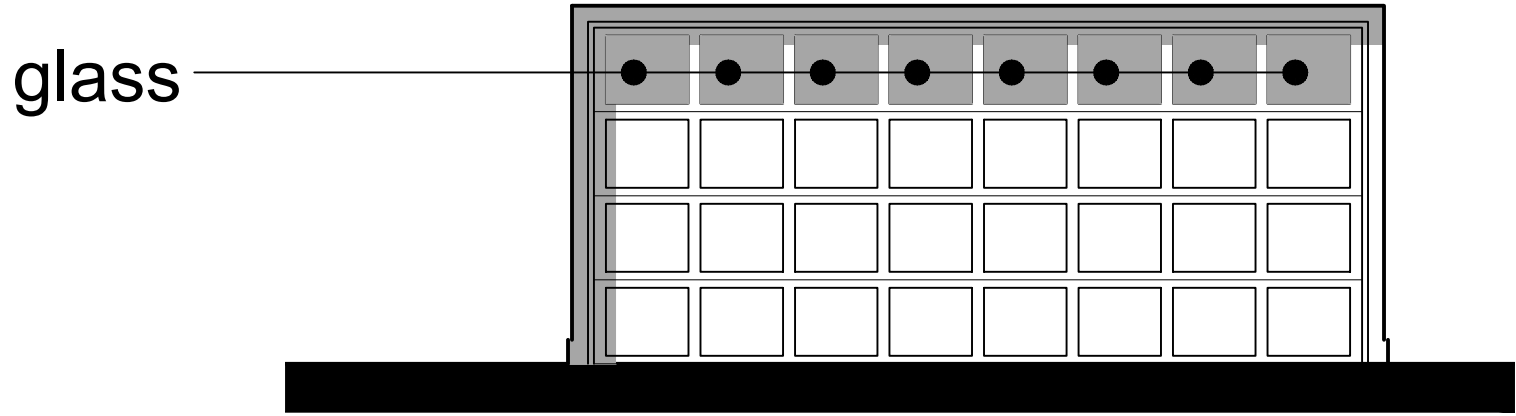


Rear Elevation at  
Enhanced Lots

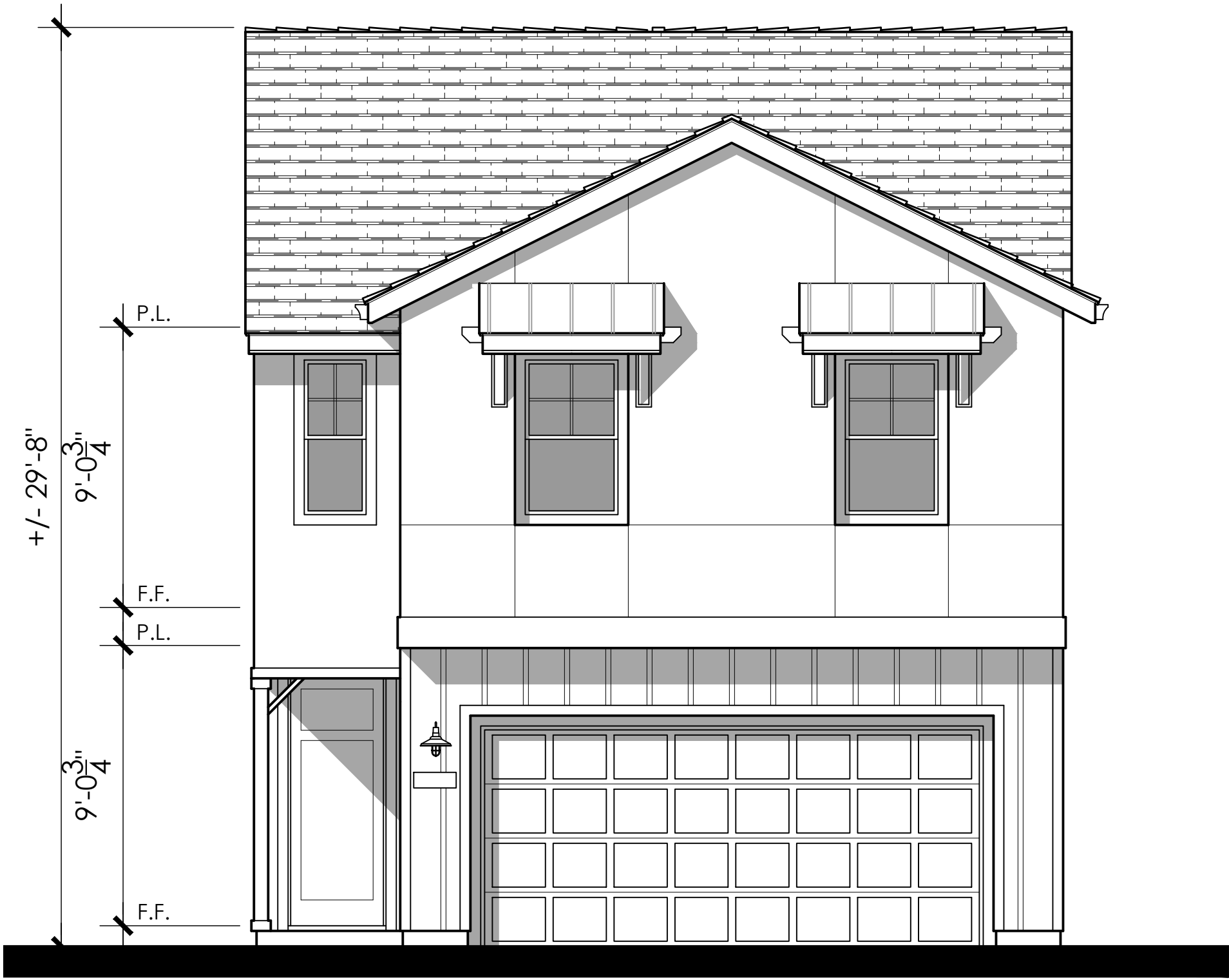
Scale: 1/8" = 1'-0"  
0 4 8 16



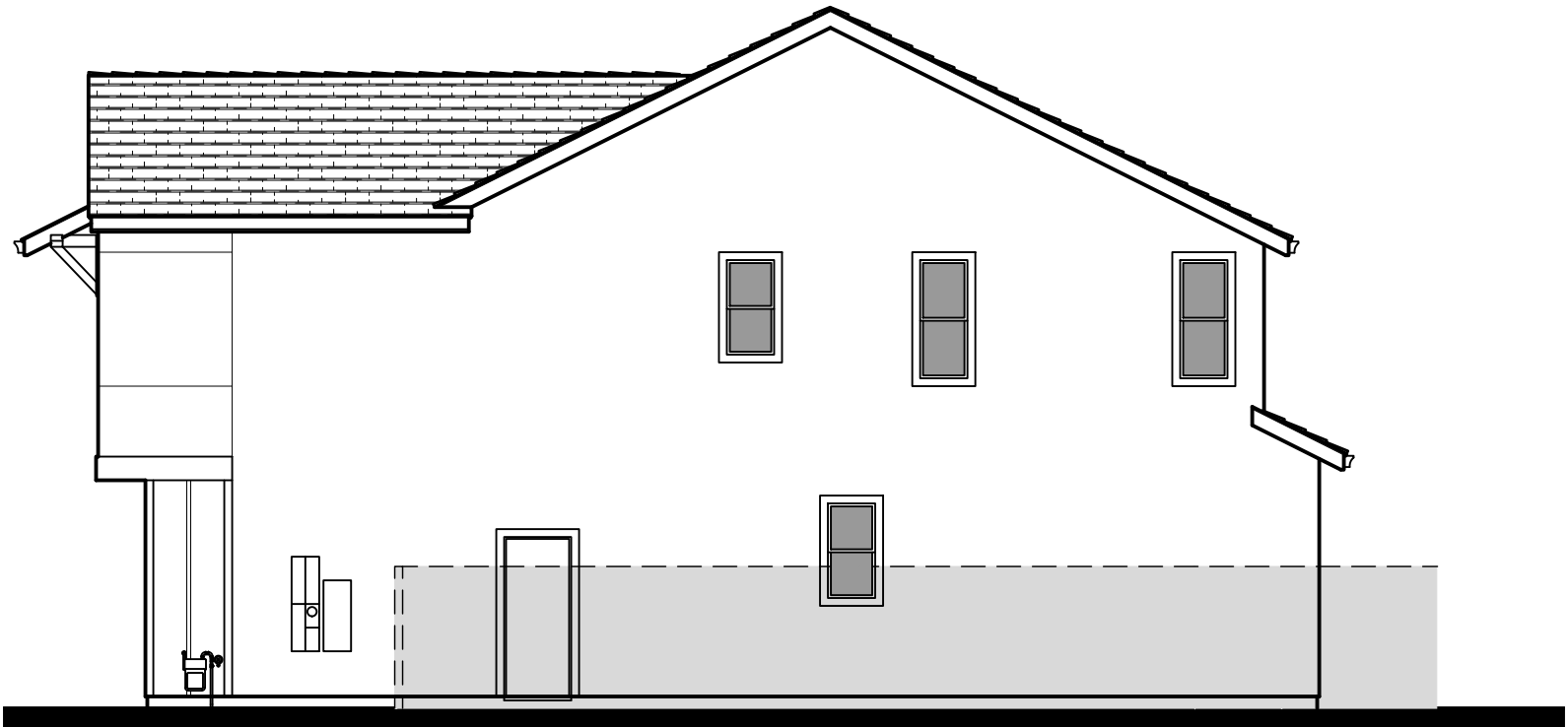
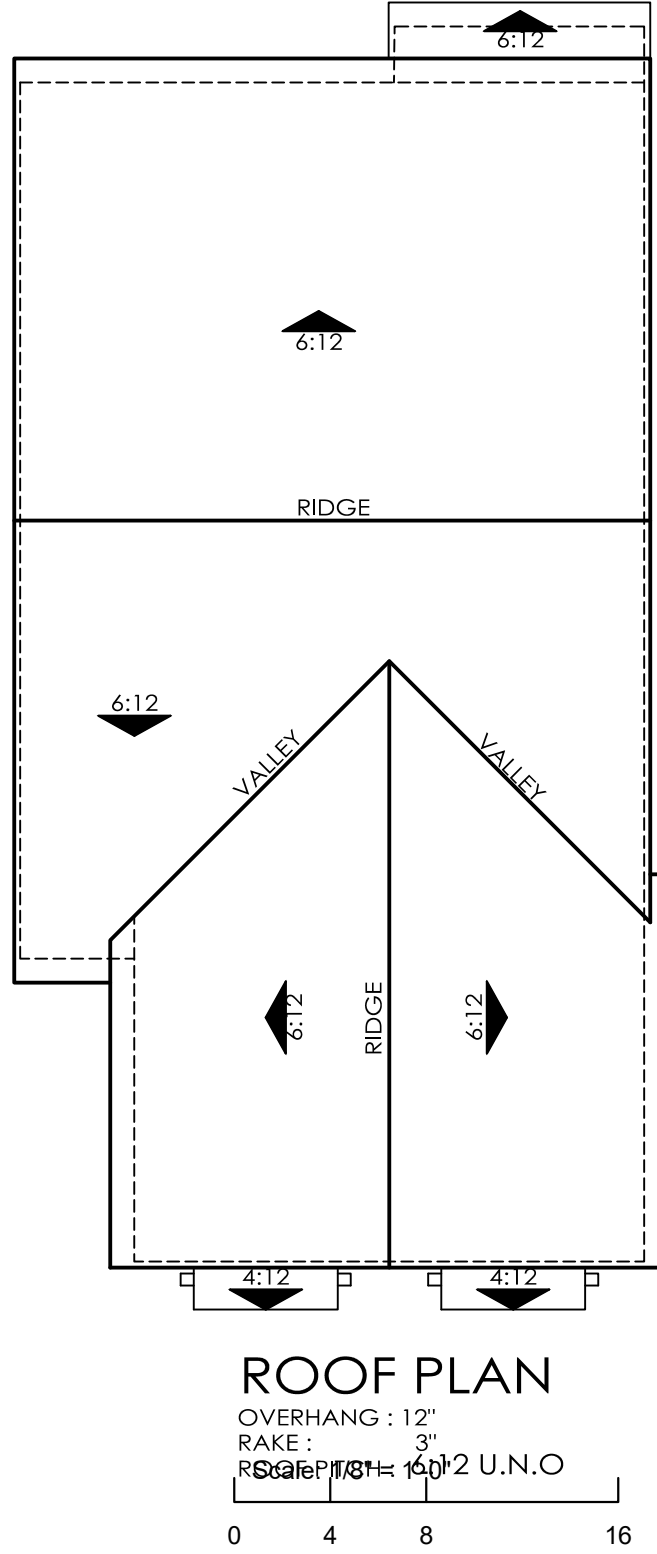
'C' ELEVATIONS  
 Flat Concrete Tile Roofing  
 Metal Roofing  
 Stucco Fine Sand Finish  
 Cementitious Board & Batt Siding  
 Decorative Corbels  
 Wood Posts



Optional Enhanced Garage Door



Front Elevation 3C



Right Elevation

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



Rear Elevation

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



Left Elevation

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



Rear Elevation at  
Enhanced Lots

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



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**THE QUARRY**  
 RICHMOND, CA # 2021-0566

DESIGN REVIEW BOARD SUBMITTAL  
 MARCH 16, 2022

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

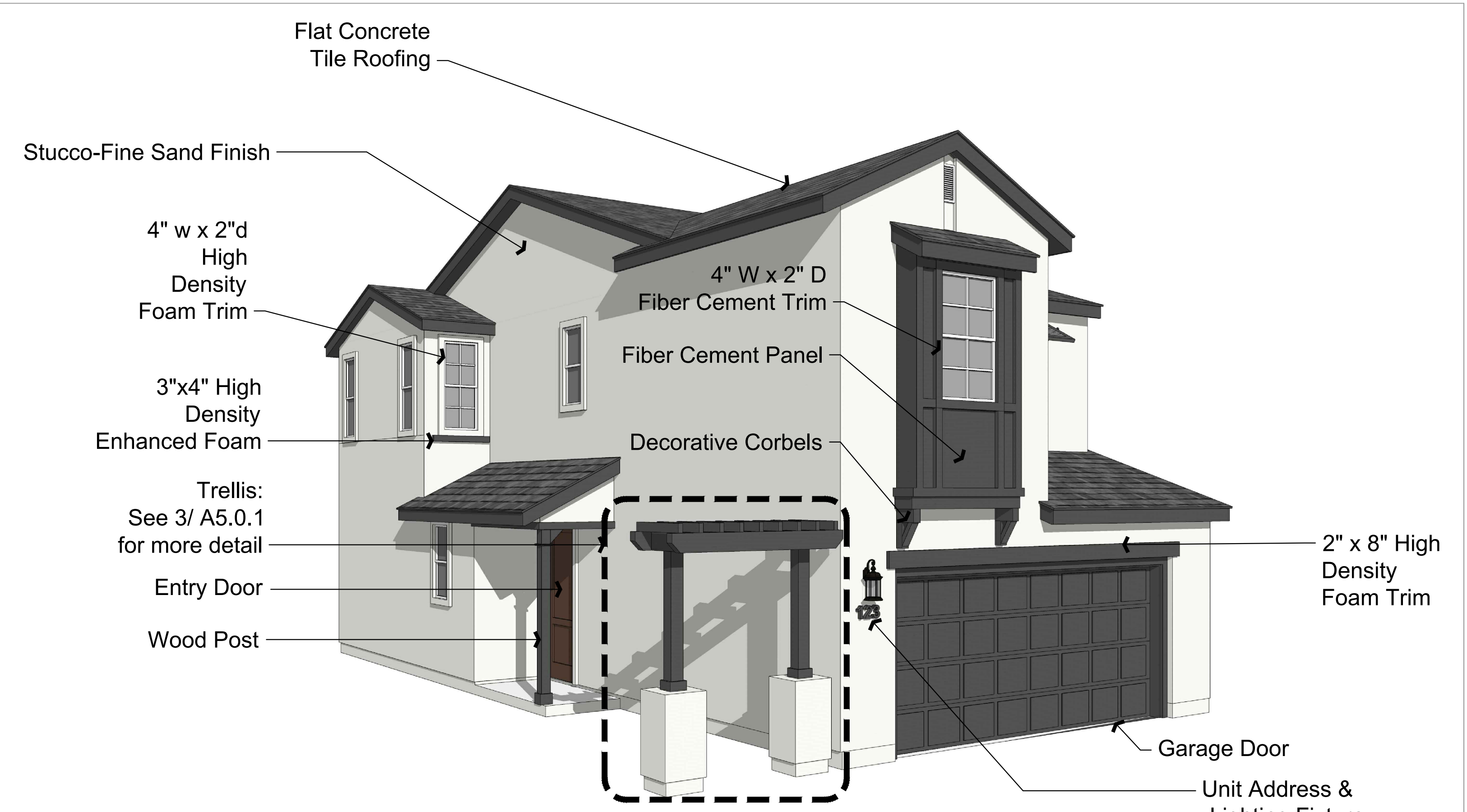
PLAN 3C - EXTERIOR ELEVATIONS

A3.4





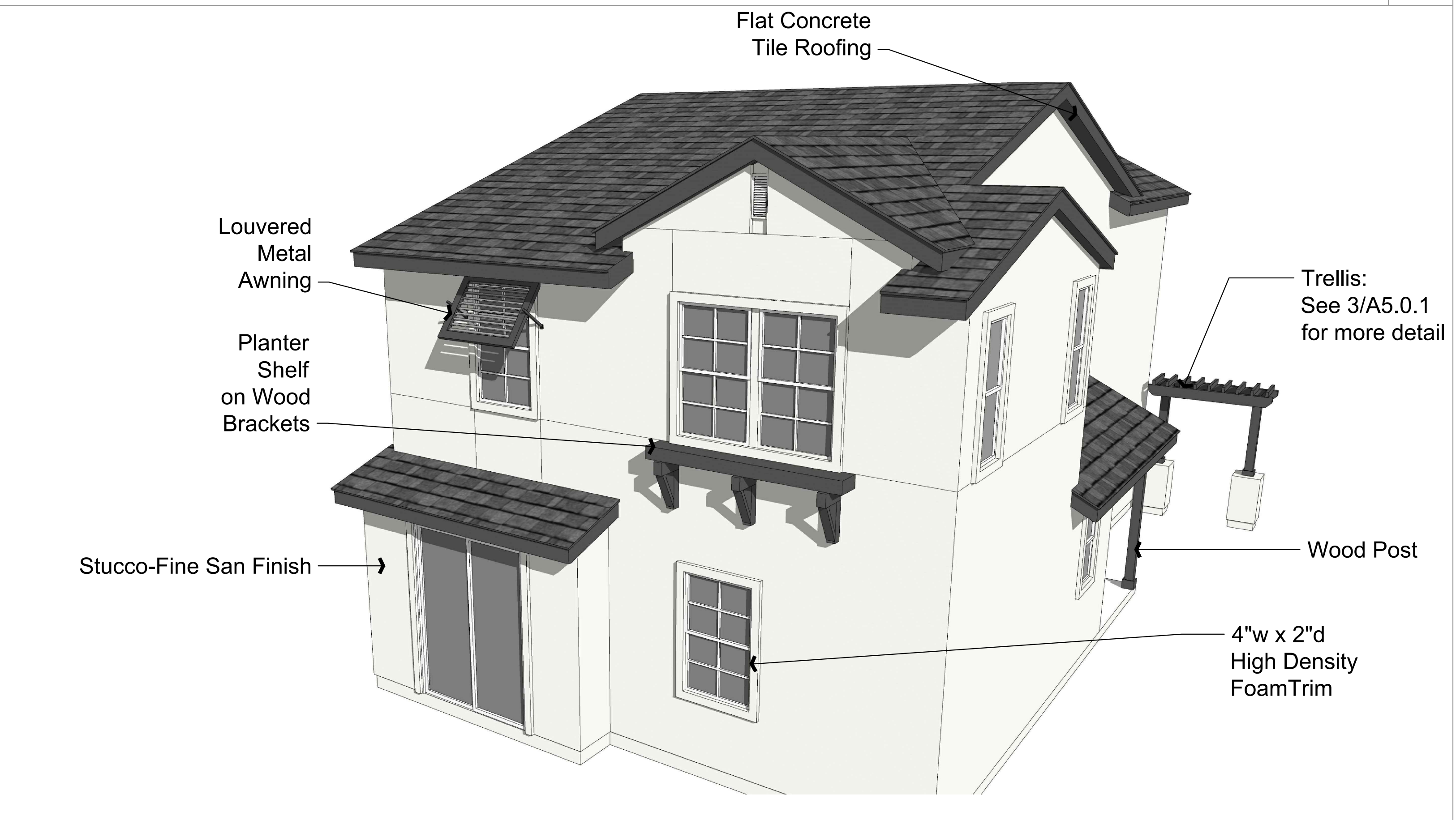
Plan 2\_FRONT 4.



Plan 1\_FRONT 2.



Plan 2\_REAR 3.



Plan 1\_REAR 1.

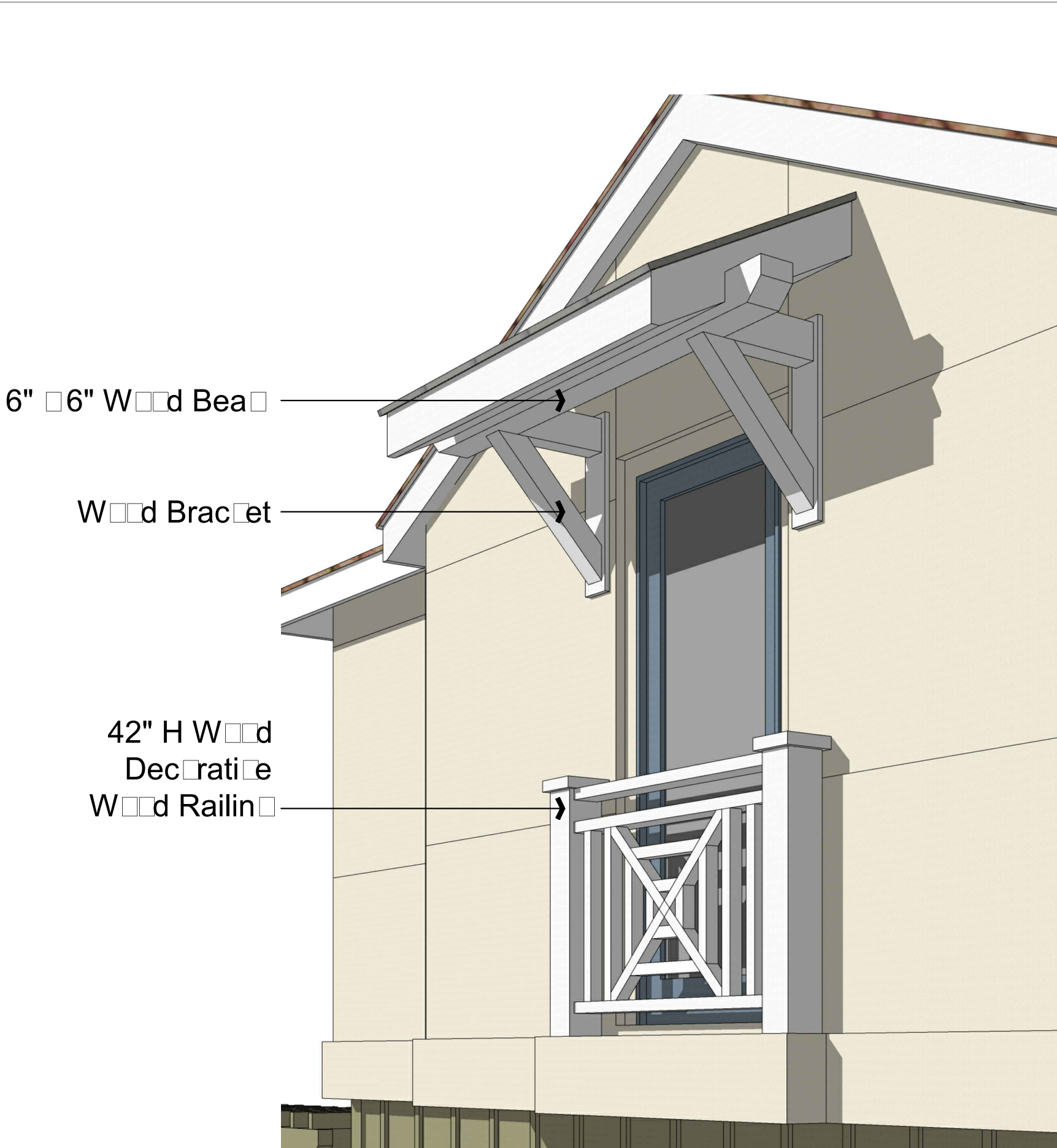




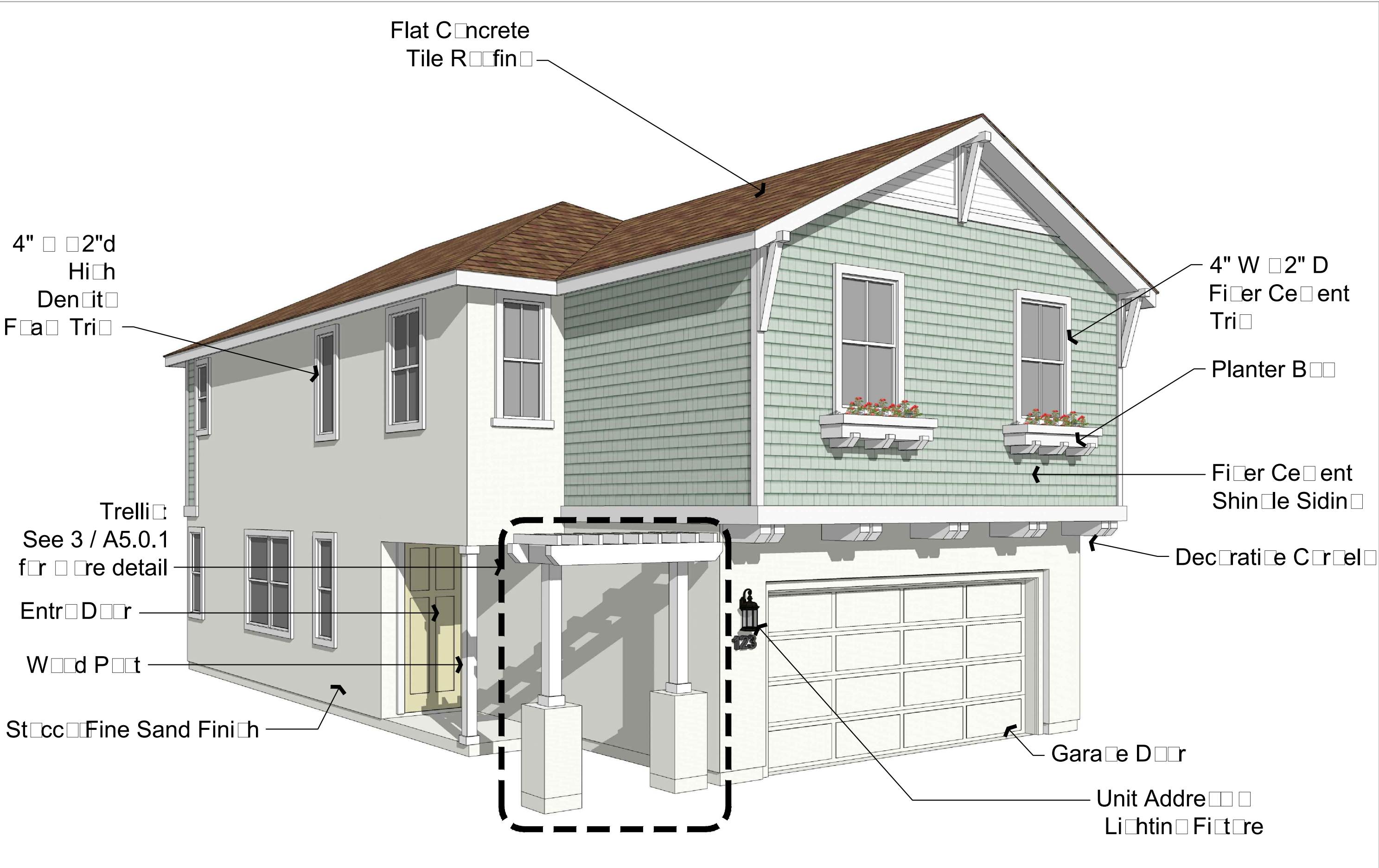
BOARD AND BATTEN SIDING SAMPLE IMAGE 6.



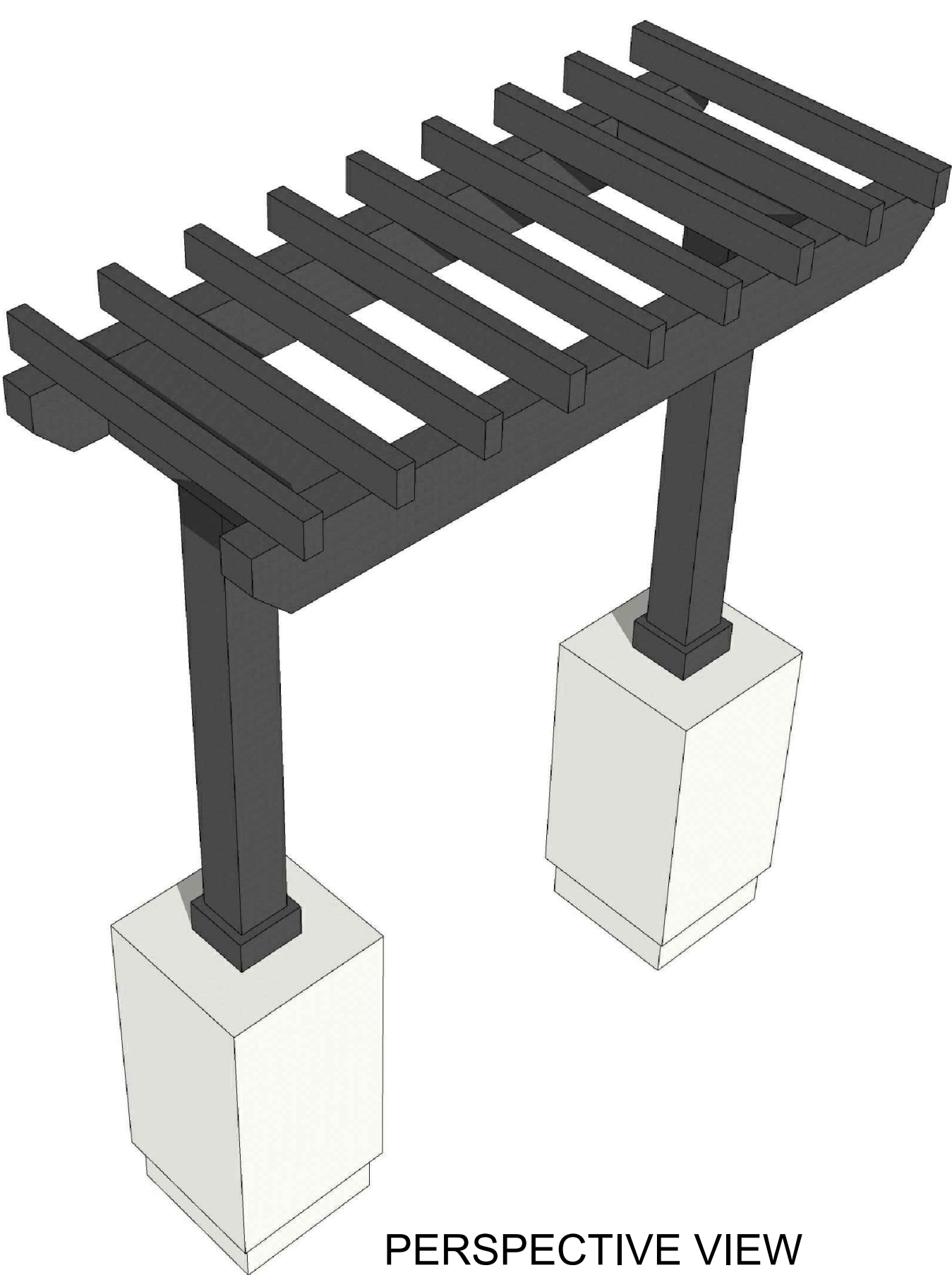
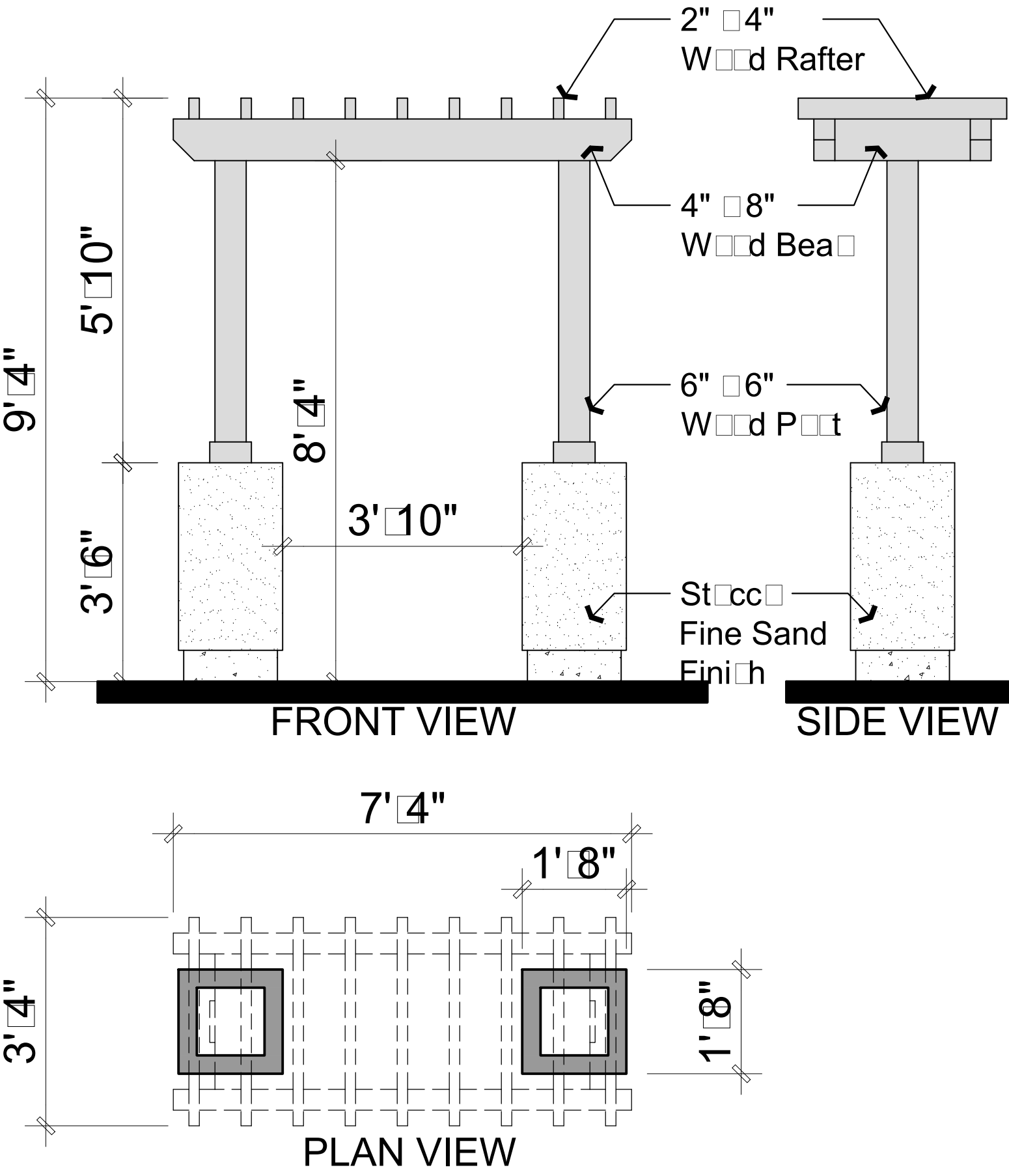
STUCCO REVEAL REFERENCE IMAGE 5.



JULIETTE BALCONY PLAN 2 4.

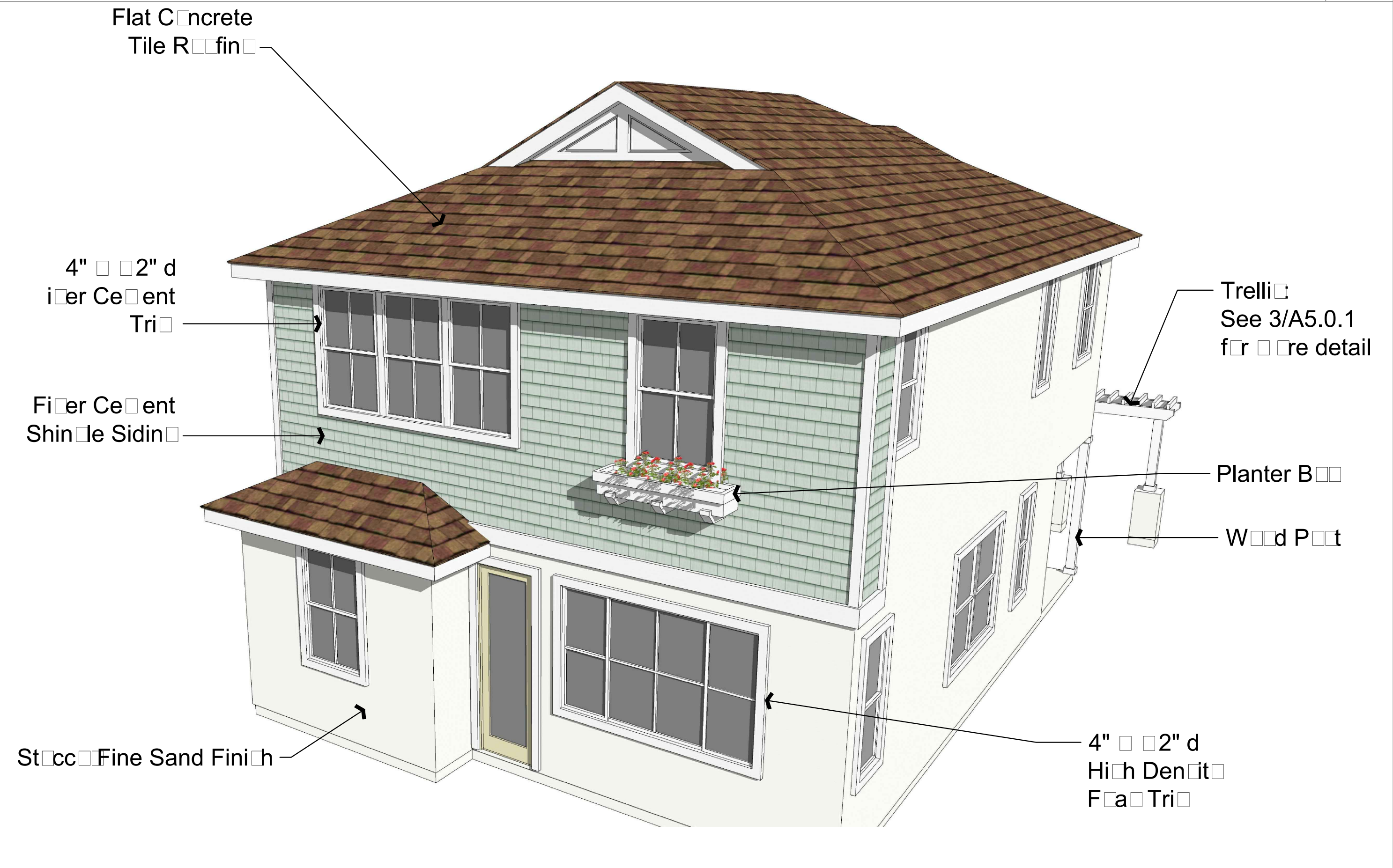


Plan 3 FRONT 2.



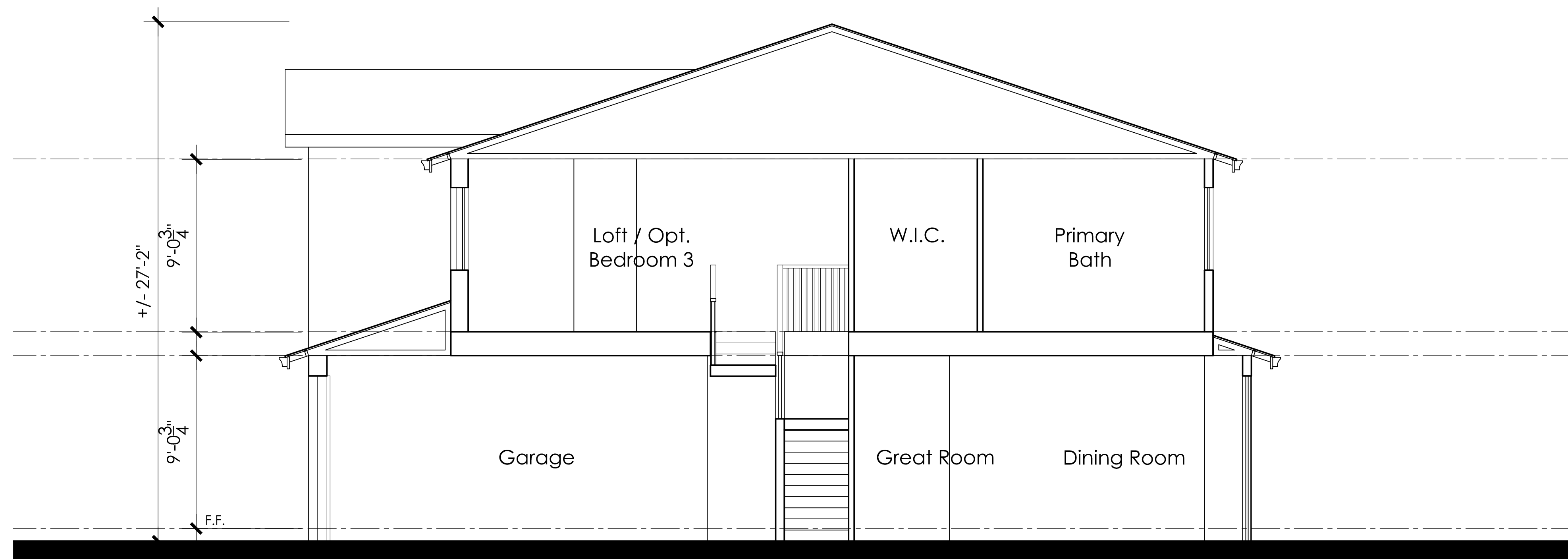
PERSPECTIVE VIEW

ENTRY TRELLIS 3.



Plan 3 REAR 1.







	7
ROOF MATERIAL: FLAT SLATE PROFILE	4886 <sup>1</sup> GARNET BROWN
METAL ROOF	MEDIUM BRONZE
STUCCO BODY	SW 6155 <sup>1</sup> RICE GRAIN
BATTEN SIDING BODY CORNER BOARDS	SW 0042 <sup>1</sup> RUSKIN ROOM GREEN
FASCIA / EAVES / POSTS	SW 7562 ROMAN COLUMN
TRIM	SW 7562 ROMAN COLUMN
GARAGE DOORS	SW 7737 <sup>1</sup> MEADOW TRAIL
ENTRY DOORS	SW 7612 MOUNTAIN STREAM

8
4697 <sup>1</sup> SLATE RANGE
DARK BRONZE
SW 7015 <sup>1</sup> REPOSE GRAY
SW 7670 GRAY SHINGLE
SW 7005 <sup>1</sup> PURE WHITE
SW 7005 <sup>1</sup> PURE WHITE
SW 7674 <sup>1</sup> TEPPER CORN
SW 6706 <sup>1</sup> OFFBEAT GREEN

9
4595 <sup>1</sup> DARK CHARCOAL
CHARCOAL GRAY
SW 7056 RESERVED WHITE
SW 7005 <sup>1</sup> PURE WHITE
SW 7076 CYBERSPACE
SW 7005 <sup>1</sup> PURE WHITE
SW 9170 <sup>1</sup> ACIER
SW 6395 <sup>1</sup> ALCHEMY

4
ROOF MATERIAL: FLAT SHAKE PROFILE
5808 <sup>1</sup> TOMBSTONE
SHINGLE BODY
STUCCO BODY
FASCIA / EAVES / TRIM / GARAGE DOORS
POSTSHELVES ENTRY DOORS
5810 <sup>1</sup> AYONDALE
SW 9130 <sup>1</sup> EVERGREEN FOG
SW 7541 <sup>1</sup> GRECIAN IVORY
SW 0050 CLASSIC LIGHT BUFF
SW 9122 DRIED EDAMAME
SW 4229 <sup>1</sup> STILL WATER
SW 7537 <sup>1</sup> OYSTER WHITE
SW 7005 <sup>1</sup> PURE WHITE
SW 6414 <sup>1</sup> RICE PADDY

5
5810 <sup>1</sup> AYONDALE
SW 4229 <sup>1</sup> STILL WATER
SW 7537 <sup>1</sup> OYSTER WHITE
SW 7005 <sup>1</sup> PURE WHITE
SW 6414 <sup>1</sup> RICE PADDY

6
SCP 8803 ARLINGTON
SW 7008 ALABASTER
SW 6198 SENSIBLE HUE
SW 7006 <sup>1</sup> EXTRA WHITE
SW 7664 STEELY GRAY

1
ROOF MATERIAL: FLAT SLATE PROFILE
4591 <sup>1</sup> DARK GRAY RANGE
STUCCO BODY
FASCIA / EAVES / TRIM / POSTS
GARAGE DOORS BAHAMA SHUTTERS
ENTRY DOORS
4591 <sup>1</sup> DARK GRAY RANGE
SW 7005 <sup>1</sup> PURE WHITE
SW 7069 <sup>1</sup> IRON ORE
SW 6258 <sup>1</sup> TRICORN BLACK
SW 4480 <sup>1</sup> LAGOON

2
4602 <sup>1</sup> CONCORD BLEND
SW 7010 <sup>1</sup> SITE WHITE
SW 9179 <sup>1</sup> ANCHORS AWEIGH
SW 7075 <sup>1</sup> WEB GRAY
SW 6403 <sup>1</sup> ESCAPADE GOLD

3
4634 <sup>1</sup> KINGS CANYON BLEND
SW 7029 <sup>1</sup> AGREEABLE GRAY
SW 7622 <sup>1</sup> HOMBURG GRAY
SW 7020 <sup>1</sup> BLACK FOX
SW 6327 <sup>1</sup> BOLD BRICK

'C' ELEVATIONS

'B' ELEVATIONS

'A' ELEVATIONS





KEY MAP







KEY MAP







HOUSE		# times occurs
Plan Type	Style	
1	A	8
2	A	9
3	A	8
1	B	9
2	B	8
3	B	8
1	C	9
2	C	8
3	C	9
Total		76



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THE QUARRY RESIDENTIAL PROJECT  
RICHMOND, CA # 2021-0566

DESIGN REVIEW BOARD SUBMITTAL  
APRIL 2022

PRELIMINARY PLAN & STYLE PLOTTING  
(FINAL PLOTTING MAY VARY)