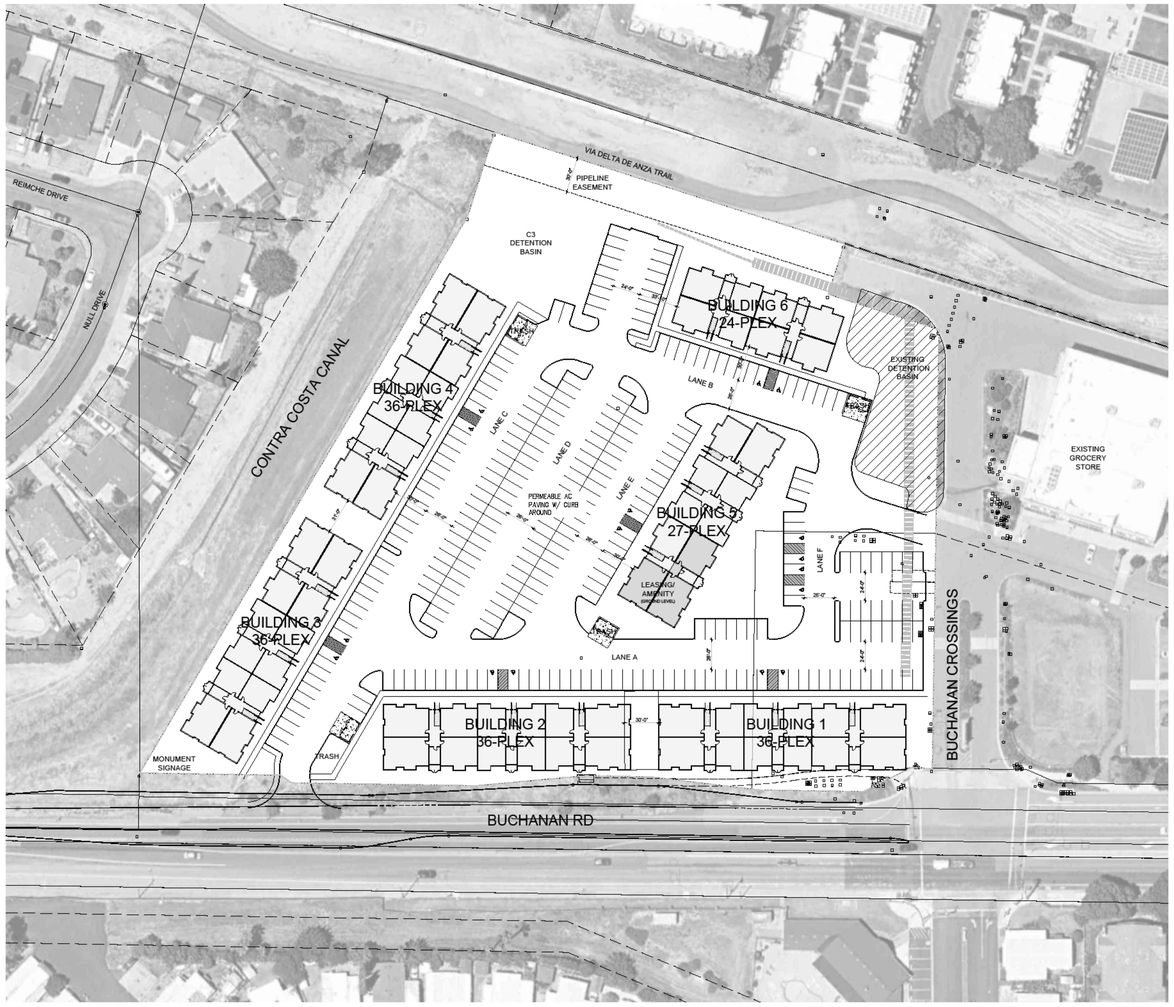


BUCHANAN CROSSINGS PHASE II

APN: 074480001 & 074480007

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1901 AVENUE OF THE STARS, STE 395
LOS ANGELES, CA 90067

VICINITY MAP



PROJECT TEAM

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DRAWING LOG

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BUCHANAN CROSSINGS PHASE II
ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

COVER SHEET

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

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SHEET INDEX

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ABBREVIATIONS

A.A.P.	ALARM ANNUNCIATOR PANEL	MBR.	MASTER BEDROOM
A.B.	ANCHOR BOLT	MC	MEDICINE CABINET
ABV.	ABOVE	MECH.	MECHANICAL
A/C.	CONDENSING UNIT		
ACOUST.	ACOUSTICAL	MAX.	MAXIMUM
A.D.	AREA DRAIN	M.C.	MEDICINE CABINET
ADJ.	ADJUSTABLE	M.D.F.	MAIN DISTRIBUTION FACILITY
A.F.F.	ABOVE FINISH FLOOR	M.D.O.	MEDIUM DENSITY OVERLAY
AGGR.	AGGREGATE	MECH.	MECHANICAL
AHU.	AIR HANDLING UNIT	MEMB.	MEMBRANE
ALT.	ALTERNATE	MTL.	METAL
ALUM.	ALUMINUM	MFG	MANUFATURING
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECT	MH.	MANHOLE
ASPH.	ASPHALT	MIN.	MINIMUM
AWB	AIR & WATER BARRIER	MIR.	MIRROR
		MISC.	MISCELLANEOUS
BA.	BATHROOM	MLD'G	MOULDING
BD.	BOARD	M.O.	MASONRY OPENING
BOL.	BOLLARD	MTD.	MOUNTED
BITUM.	BITUMINOUS	MUL.	MULLION
BLDG.	BUILDING		
BLK.	BLOCK	NG.	NATURAL GRADE
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
BLT.	BOLT	NO.	NUMBER
BM.	BEAM	NOM.	NOMINAL
BR.	BEDROOM	N.T.S.	NOT TO SCALE
B.U.R.	BUILT-UP-ROOFING	N.R.	NOT RATED
CAB.	CABINET	O.	OVER
C.B.	CATCH BASIN	OBS.	OBSCURE
CEM.	CEMENT	O.C.	ON CENTER
CER.	CERAMIC	O.D.	OUTSIDE DIAMETER
C.I.	CAST IRON	OFF.	OFFICE
C.I.P.	CAST IN PLACE	O.H.C.	OVERHEAD CABINET
C.I.P.C.	CAST IN PLACE CONCRETE	OPNG.	OPENING
C.G.	CORNER GUARD	OPP	OPPOSITE
CJ.	CONTROL JOINT	OSA.	OUTSIDE AIR
CLG.	CEILING		
CLKG.	CAULKING	PB	PUSH BUTTON
CLO.	CLOSET	P.D.	PLANTER DRAIN
CLR.	CLEAR / CLEARANCE	PERF.	PERFORATED
C.M.U.	CONCRETE MASONRY UNIT	P. LAM.	PLASTIC LAMINATE
C.O.	CASED OPENING	PLAS.	PLASTER
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PNL.	PANEL
CONN.	CONNECTION	PTD.	PAINTED
CONSTR.	CONSTRUCTION	PLUMB.	PLUMBING
CONT.	CONTINUOUS	P.L.	PROPERTY LINE
C.O.F.	CORNER OF FINISH	PR.	PAIR
COR.	CORRIGATED	PT.	POINT
CORR.	CORRIDOR	P.T.	PRESSURE TREATED
CTSK.	COUNTERSINK	PREFAB.	PREFABRICATED
CNTR.	COUNTER	PRCST.	PRECAST
CEN.	CENTER	P.T.D.	PAPER TOWEL DISPENSER
C.T.	CERAMIC TILE	PAR.	PARTITION
CPT.	CARPET	P.T.R.	PAPER TOWEL RECEPTACLE
CSMT.	CASEMENT	PDR.	POWDER ROOM
		PL.	PLATE
DBL.	DOUBLE	P.O.C.	POINT OF CONNECTION
DEPT.	DEPARTMENT		
D.F.	DRINKING FOUNTAIN	Q.T.	QUARRY TILE
DET.	DETAIL		
DH	DOUBLE HUNG	R.	RISER
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	R.A.G.	RETURN AIR GRILLE
DISP.	DISPENSER	R.C.	RESILIENT CHANNEL
DN.	DOWN	R.D.	ROOF DRAIN
D.O.	DOOR OPENING	RE.	REFER TO
DR.	DOOR	REF.	REFERENCE
DS	DOWNSPOUT	REFR.	REFRIGERATOR
DW	DISHWASHER	REV.	REVERSE
DWG'S.	DRAWINGS	REINF.	REINFORCED
DWR.	DRAWER	RGTR.	REGISTER
		REQ.	REQUIRED
EA.	EACH	RES.	RESILIENT
E.D.S.	EMERGENCY DIRECTIONAL SIGNAGE	RJ.	RAFTER JOISTS
E.J.	EXPANSION JOINT	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
ELEC.	ELECTRICAL	R.O.W.	RIGHT OF WAY
ELEV.	ELEVATOR	R.S.	ROUGH SAWN
EMER.	EMERGENCY		
ENCL.	ENCLOSED	S.B.	SETBACK
E.P.	ELECTRICAL PANEL	S.C.	SOLID CORE
EQ.	EQUAL	S.C.D.	SEAT COVER DISPENSER
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
EXST.	EXISTING	S.D.	SOAP DISPENSER
EXP.	EXPOSED	SEC.	SECTION
EXH.	EXHAUST	SERV.	SERVICES
EXT.	EXTERIOR	S.F	SQUARE FEET
		SGD	SLIDING GLASS DOOR
F.A.	FIRE ALARM	SH	SINGLE HUNG
F.A.C.P.	FIRE ALARM CONTROL PANEL	S. & C.R.	SHELF & CLOSET ROD
F.C.U.	FAN COIL UNIT	SHWR.	SHOWER
F.A.U.	FORCED AIR UNIT	SHT.	SHEET
F.D.	FLOOR DRAIN	SHT'G	SHEATHING
FDN.	FOUNDATION	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SKYLT.	SKYLIGHT
F.E.C.	FIRE EXTINGUISHER CABINET	SL.	SLOPE
F.F.	FINISH FLOOR	SLDR.	SLIDER
F.G.	FINISH GRADE	S.N.D.	SANITARY NAPKIN DISPENSER
FX.	FIXED	S.N.R.	SANITARY NAPKIN RECEPTACLE
F.H.	FIRE HYDRANT	S.P.	STANDPIPE
F.H.C.	FIRE HOSE CABINET	SPEC.	SPECIFICATIONS
FGL.	FIBERGLASS	SQ.	SQUARE
FIN.	FINISH	S.S.D.R.	SINGLE SHELF DOUBLE ROD
FLASH.	FLASHING	S. & D.R.	SHELF & DOUBLE ROD
FLUOR.	FLUORESCENT	S. SK.	SERVICE SINK
F.J.	FLOOR JOIST	S. ST.	STAINLESS STEEL
FLR.	FLOOR	STA.	STATION
F.O.B.C.	FACE OF BRICK LEDGE	STD.	STANDARD
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.O.F.	FACE OF FINISH	STOR.	STORAGE
F.O.M.	FACE OF MULLION	STRL.	STRUCTURAL
F.O.S.	FACE OF STUD/SHEATHING	STRUCT.	STRUCTURE
FR.	FRENCH	SUSP.	SUSPENDED
FRAMG	FRAMING	SYM.	SYMMETRICAL
FT.	FOOT OR FEET		
FURR.	FURRING	T.B.	TOWEL BAR
FUT.	FUTURE	T.C.	TOP OF CURB
		TEL.	TELEPHONE
GA.	GAUGE	TEMP.	TEMPERED
GALV.	GALVANIZED	TER.	TERRAZZO
GAR.	GARAGE	T.D.	TURD DRAIN
GL.	GLASS	T&G	TONGUE AND GROOVE
GR.	GRADE	THK.	THICK
G.B.	GRAB BAR	T.O.S.	TOP OF SHEATHING
GFCI	GROUND FAULT CIRCUIT INTERUPTER	T.O.C.	TOP OF CONCRETE
G.I.	GALVANIZED IRON	T.O.P.	TOP OF PLATE
GL	GLASS / GLAZING	T.O.W.	TOP OF WALL
GLB	GLUE LAMINATED BEAM	T.P.	TOP OF PAVEMENT
GSM	GALVANIZED SHEET METAL	T.P.D.	TOILET PAPER DISPENSER
GYP.	GYPSUM	TRD.	TREAD
GYP.BD.	GYPSUM BOARD	TRSM.	TRANSOM
		T.V.	TELEVISION
H.B.	HOSE BIBB	TYP.	TYPICAL
H.C.	HOLLOW CORE	T.O.F.F.	TOP OF FINISH FLOOR
HDR.	HEADER	T.O.G.C.	TOP OF GYPCRETE
HDWD.	HARDWOOD		
HDWR.	HARDWARE	UNF.	UNFINISHED
H.M.	HOLLOW METAL	U.N.O.	UNLESS NOTED OTHERWISE
HR.	HOUR	UR.	URINAL
H.R.E.	HANDRAIL EXTENSION		
HT.	HEIGHT	VCT.	VINYL COMPOSITE TILE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HVAC	HEATING VENTILATING AIR CONDITIONING	VEST.	VESTIBULE
		W/	WITH
I.D.	INSIDE DIAMETER	W.C.	WATER CLOSET
I.D.F.	INTERMEDIATE DISTRIBUTION FACILITY (TELEPHONE CLOSET)	WD.	WOOD
		WDW.	WINDOW
INSUL.	INSULATION	W.H.	WATER HEATER
INT.	INTERIOR	W/O	WITHOUT
		WP.	WATERPROOF
JAN.	JANITOR	WPG.	WATERPROOFING
JT.	JOINT	W.R.	WATER RESISTANT
		W.R.B.	WEATHER RESISTANT BARRIER
LAM.	LAMINATED	W.I.	WROUGHT IRON
LAV.	LAVATORY	W.I.C.	WALK-IN CLOSET
LKR.	LOCKER	WSCT.	WAINSCOT
LT.	LIGHT	WT.	WEIGHT
LIN.	LINEN		
L.F.	LINEAR FEET		

PROJECT SYMBOLS

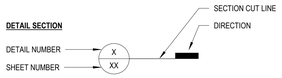
BUILDING SECTION



WALL SECTION



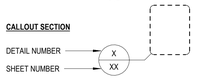
DETAIL SECTION



ELEVATION



CALLOUT SECTION



CALLOUT SECTION



COMMAN ROOM TAG



UNIT ROOM TAG



DOOR TYPE



SEE XXX FOR DOOR SCHEDULE

WINDOW TYPE



SEE XXX FOR WINDOW SCHEDULE

WALL TYPE



SEE XXX FOR WALL TYPES DETAILS

STOREFRONT / WINDOW WALL / CURTAIN WALL TYPE



SEE XXX FOR WINDOW SCHEDULE

KEY NOTE



REVISION



PROJECT DESCRIPTION

THE BUCHANAN CROSSINGS PHASE II PROJECT IS BOUNDED BY BUCHANAN ROAD AT THE SOUTH, BUCHANAN CROSSINGS AT THE EAST, CONTRA COSTA CANAL AT THE WEST, AND THE VIA DELTA DE ANZA TRAIL AT THE NORTH. THE BUCHANAN CROSSINGS PROJECT IS A DEVELOPMENT COMPRISING OF 6 MULTI UNIT 3-STORY APARTMENT BUILDINGS ABOVE GRADE. THE PROJECT FEATURES VARIOUS AMENITY SPACES SUCH AS A COMMUNITY ROOM, FITNESS CENTER, BUSINESS CENTER, ALL INCLUDED IN THE CENTRAL BUILDING. THIS PROJECT CONTAINS A TOTAL OF 195 AFFORDABLE UNITS.

APN: 074480001 & 074480007

ZONING DESIGNATION: GENERAL PLAN - COMMERCIAL INFILL HOUSING OVERLAY DISTRICT - BUCHANAN CROSSINGS

APN: 074-080-013

BUCHANAN CROSSINGS OFF-SITE IMPROVEMENTS SET WAS APPROVED 02/18/2015 AND CONDITIONED TO THIS PROJECT.

PROJECT DATA

OVERALL PROJECT DATA

GROSS SITE AREA: ±6.22 AC

TOTAL UNITS: **195 DU**
SITE DENSITY: **32 DU/AC**

UNIT MIX:

UNIT	AREA	COUNT	MIX%
1BR (1 BR/1 BA):	607 SF	91 DU	47%
2BR (2 BR/1 BA):	793 SF	49 DU	25%
3BR (3 BR/2 BA):	1,008 SF	55 DU	28%
TOTAL:		**195 DU**	100%

AVERAGE UNIT SIZE: ±767 SF

PARKING:

PARKING COUNT: 293 STALLS
PARKING RATIO: 1.5 STALLS/DU

AMENITY AREA:

BUILDING 5 AT GROUND LEVEL: ±3,000 SF

MAX LOT COVERAGE

As per § 9-5.203 DEFINITIONS - Antioch Code of Ordinances

BUILDING COVERAGE. The ratio of the building footprint to the size of the parcel or building site, expressed as a percentage. BUILDING COVERAGE is also commonly referred to as "lot coverage" or "site coverage."

Gross Site Area 6.22 AC
270,960 SF

LOT COVERAGE

Building Type	Building Footprint	Number of Buildings
36-Plex	11,583 SF	4
27-Plex	10,030 SF	1
24-Plex	7,508 SF	1
Total	**63,870 SF**	

Total Lot Coverage **24%**

UNIT MIX

BUCHANAN CROSSINGS - ANTIOCH, CA

PROJECT SUMMARY

6.22	Gross Site Area (AC)
270,960	Gross Site Area (SF)
195	Total Units (DU)
32	Project Density (DU/AC)
293	Total Parking Proposed

24-Plex (3-Story Type VA Residential) BUILDING 6

Unit	Description	Unit Area (±NRSF*)	Units per Level: Level 1	Level 2	Level 3	Total	Unit Mix	Total *NRSF
P1-0	1Br/1Ba	607	2	2	2	6	25%	3,642
P2-0	2Br/1Ba	793	6	6	6	18	75%	14,274
P3-0	3Br/2Ba	1008	0	0	0	0	0%	0
Total			**8**	**8**	**8**	**24**	**100%**	**17,916**

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **747 Avg. Unit Size (SF)**

27-Plex (3-Story Type VA Residential) BUILDING 5

Unit	Description	Unit Area (±NRSF*)	Units per Level: Level 1	Level 2	Level 3	Total	Unit Mix	Total *NRSF
P1-0	1Br/1Ba	607	4	4	5	13	48%	7,891
P2-0	2Br/1Ba	793	2	3	2	7	26%	5,551
P3-0	3Br/2Ba	1008	1	3	3	7	26%	7,056
Total			**7**	**10**	**10**	**27**	**100%**	**20,498**

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **759 Avg. Unit Size (SF)**

36-Plex (3-Story Type VA Residential) BUILDING 1, 2, 3, & 4

Unit	Description	Unit Area (±NRSF*)	Units per Level: Level 1	Level 2	Level 3	Total	Unit Mix	Total *NRSF
P1-0	1Br/1Ba	607	6	6	6	18	50%	10,926
P2-0	2Br/1Ba	793	2	2	2	6	17%	4,758
P3-0	3Br/2Ba	1008	4	4	4	12	33%	12,096
Total			**12**	**12**	**12**	**36**	**100%**	**27,780**

*NRSF = Net rentable square feet. Calculated to inside face of finished material. **772 Avg. Unit Size (SF)**

NUMBER OF BUILDINGS ON SITE

24-Plex	1
27-Plex	1
36-Plex	4
Total	**6**

TOTAL UNIT SUMMARY

Unit Breakdown	Unit Area (SF)	Total	Mix
1-Bedroom	607	91	47%
2-Bedroom	793	49	25%
3-Bedroom	1008	55	28%
Total		**195**	**100%**
Total Average Unit Size	**767 SF**		

AREA SUMMARY

Building	*NRSF per Building	**Gross Area (SF) per Building	Buildings on site	Total NRSF	Total Gross Area
24 - Plex	17,916	22,473	1	17,916	22,473
27 - Plex	20,498	26,719	1	20,498	26,719
36 - Plex	27,780	34,641	4	111,120	138,564
Amenity***		3,000			3,000
Total Areas	**66,194**	**83,833**		**149,534**	**190,756**
Residential Building Efficiency =	**78%**				

*NRSF = Net rentable square feet. Calculated to inside face of finished material.
**Gross Area (GSD) = Entire building area. Includes units, hallway and stairs.
***Amenity located at base of building 5

PARKING PROPOSED*

	Standard	Accessible	Total	Parking Ratio
Residential Parking	277	16	**293**	**1.5**

*All parking spaces proposed are 9'x18'

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

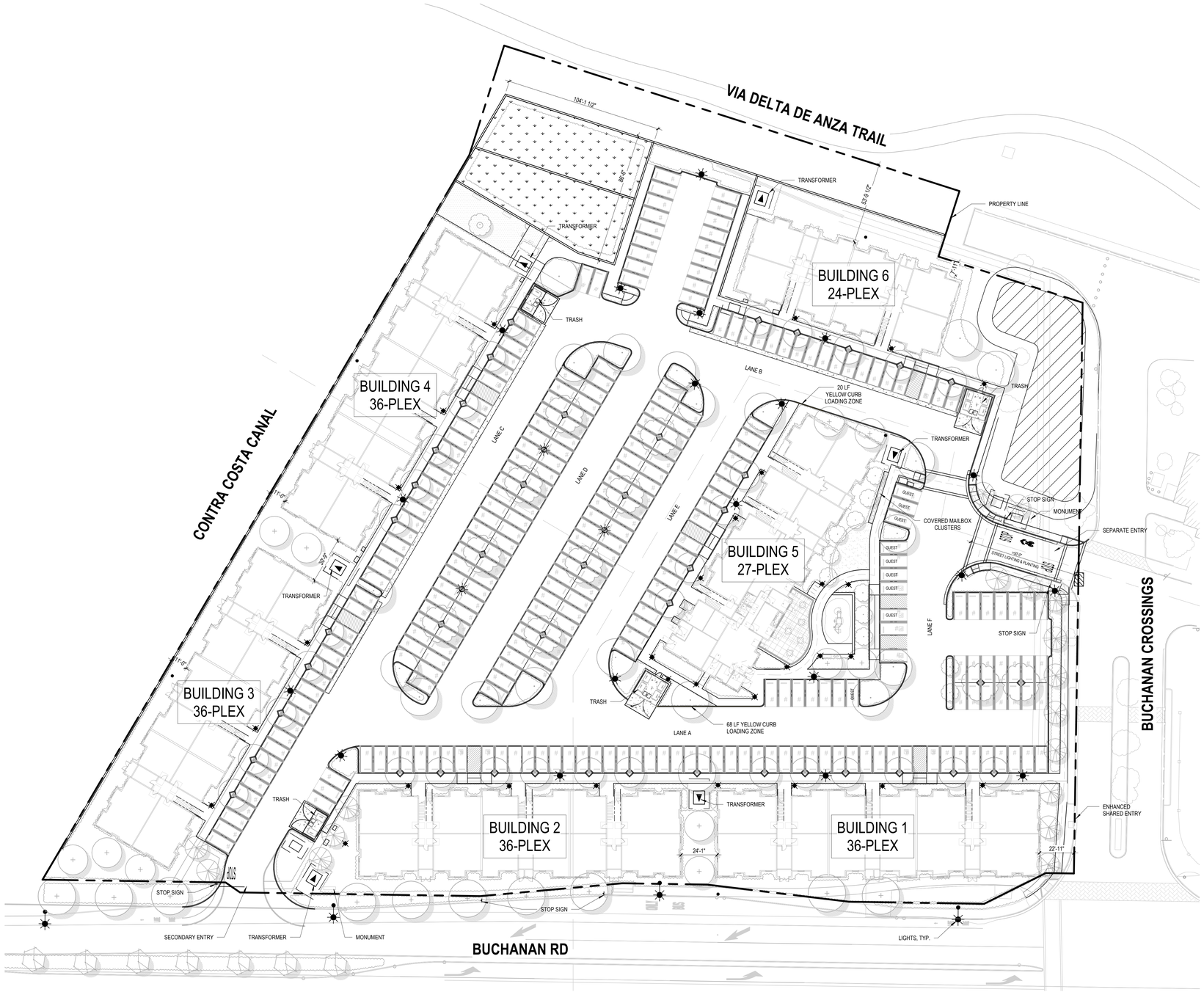
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ABBREVIATIONS AND PROJECT INFORMATION

A0-02

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510.272.2910

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Email	rmajumder@ktgy.com
Principal	Zac Miles
Designer	Edgar Toledo

Developer

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

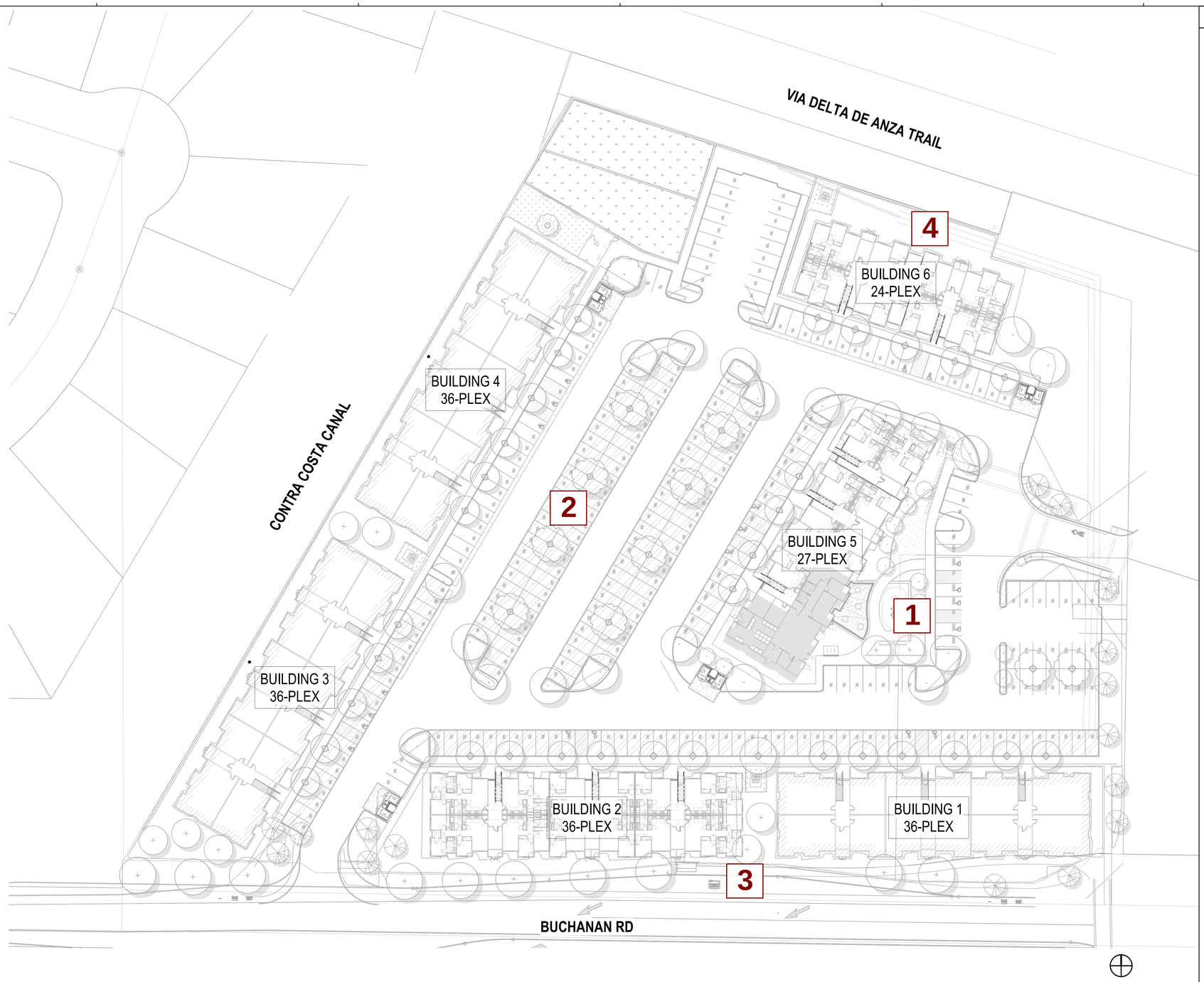
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COMPOSITE SITE PLAN

A1-01

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WAIVERS REQUESTED

1 **Reduction in Open Space Requirements**

Development Standard: CIH Standard 3.1.6A requires that all multifamily residential developments shall provide a total of 200 square feet of usable open space per unit with a minimum of 50% as common open space and the remaining 50% as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.

Requested Waiver or Reduction of Development Standard: The developer requests a reduction in the open space requirements under CIH Standard 3.1.6.A of 39,000 SF (200 SF/unit) to 12,900 square feet total (66 SF/unit).

Justification: Enforcing and open space of 39,000 SF(200 SF/unit) would result in the loss of 35 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request (Gov.'t Code Section 69515(e)(1)).

2 **Reduction in Required Width of Standard Parking Space Stalls**

Development Standard: Together, City of Antioch Municipal Code Sections 9-5.1709 and 9-5.1711(B) require all residential and guest spaces to meet a standard dimension of 9' x 20'.

Requested Waiver or Reduction of Development Standard: The developer requests a reduction in the required minimum length of the parking stall to reduce it from 20' to 18'.

Justification: Enforcing a required length for the standard spaces at 20' would require expanding the parking lot, which would result in the loss of approximately 54 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.'t Code Section 69515(e)(1).)

3 **Relief from Requirement for Entry Door on Frontage**

Development Standard: CIH Standard 3.1.2C requires that at least one entry door to the residential project at ground level shall face the primary frontage. An exception shall be made for buildings with a courtyard facing the street, where a door may face onto the courtyard.

Requested Waiver or Reduction of Development Standard: The developer requests a waiver of the requirement under CIH Standard 3.1.2C that at least one entry door at ground level faces the primary frontage to allow all entry doors to be within the interior passageways that face the Project's interior circulation.

Justification: Enforcing entry doors to face the primary frontage would cause the Project to lose a minimum of 12 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.'t Code Section 69515(e)(1).)

4 **Reduction in Rear Setback Requirement**

Development Standard: Table 1 of the CIH Overlay District Development Standards at p. 8 sets forth a 10't minimum rear yard setback.

Requested Waiver or Reduction of Development Standard: The developer requests a reduction of the 10' minimum rear yard setback under Table 1 of the CIH Overlay District Development Standards to a 5' minimum for 9 linear feet along Building 6.

Justification: Enforcing the 10-foot setback along Building 6 would cause the Project to lose a minimum of 6 units. Because the identified standards "will have the effect of physically precluding the construction of a development…at the densities permitted…", the City should grant the developer's request. (Gov.'t Code Section 69515(e)(1).)

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
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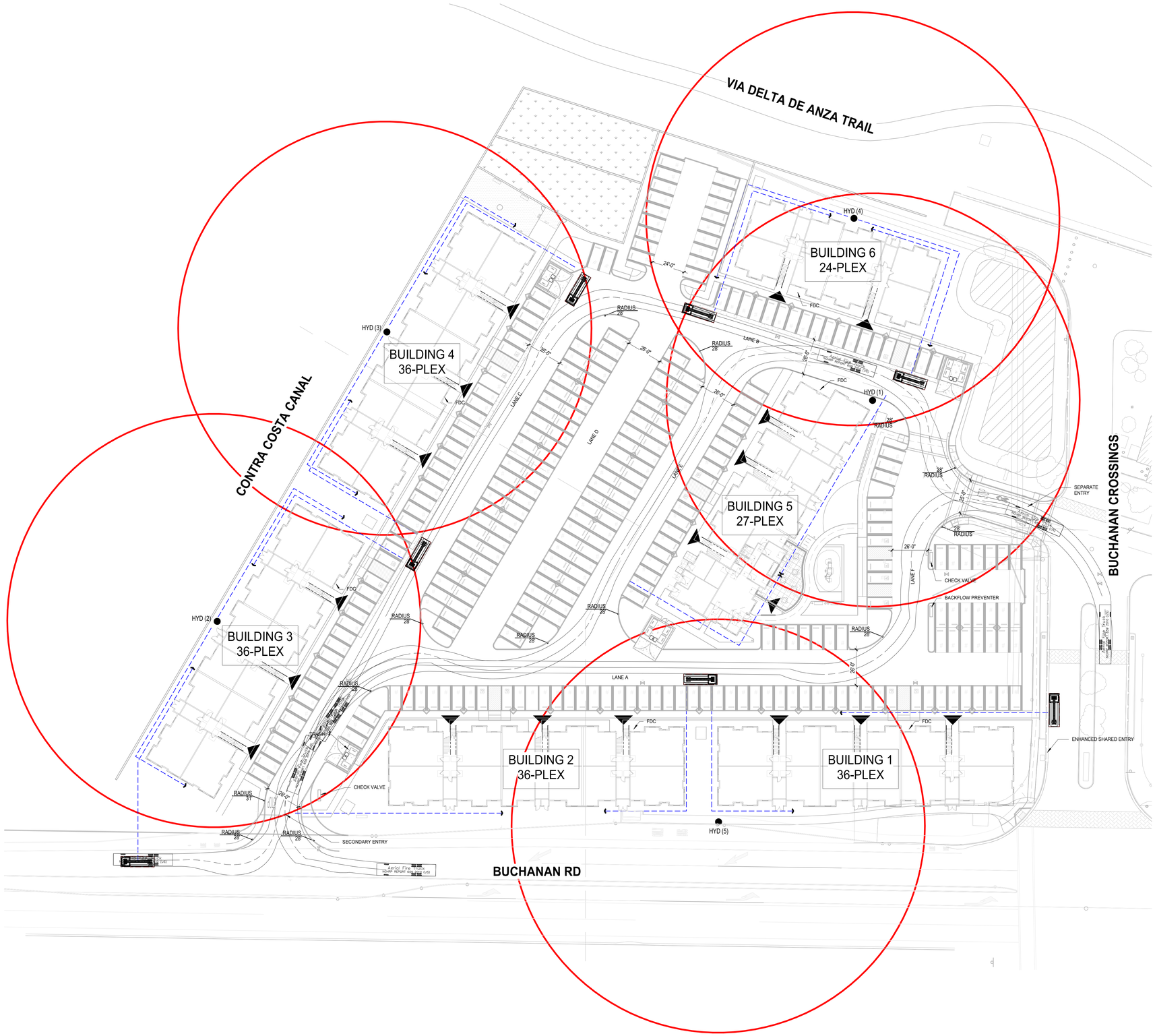
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WAIVER COMPOSITE SITE PLAN

A1-02

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REFER TO CIVIL PLANS, SHEET C6.0, NOTES 1, 2, 4
FOR FDC AND WATER CONNECTION LINES

SYMBOLS & LEGEND

- HYD (X) — PROPOSED WHARF HYDRANT
- PEDESTRIAN ENTRY/EXIT
- 150' RADIUS - FIRE HYDRANT HOSE PULL
- INTERNAL AERIAL APPARATUS ACCESS ROAD
- 150' HOSE PULL FROM FIRE TRUCK / FROM HYDRANT
- FIRE TRUCK W/ 150' HOSE MAX PULL (150' HOSE MAX PULL)

FIRE DIAGRAM - COMPOSITE SITE PLAN | SCALE: 1" = 30'-0" | 1

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BUCHANAN CROSSINGS PHASE II

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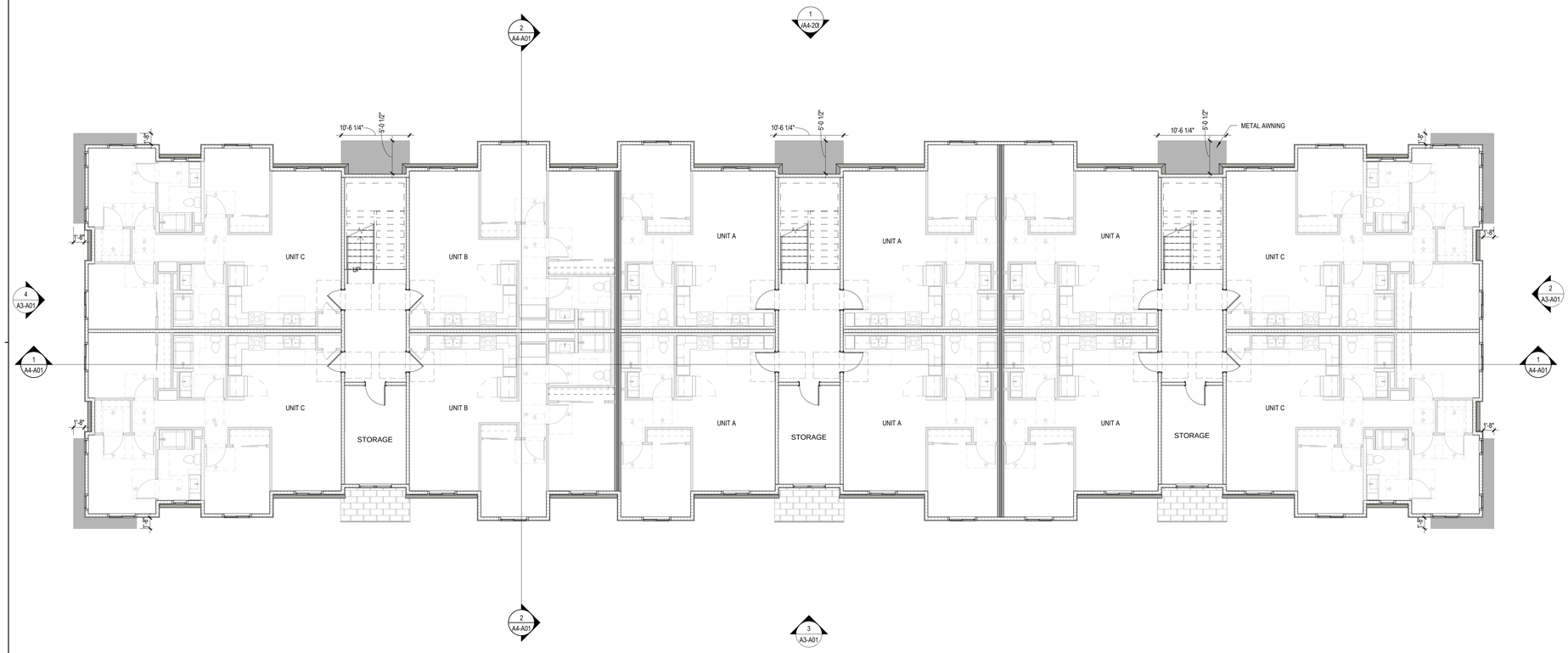
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FIRE DIAGRAM - COMPOSITE SITE PLAN

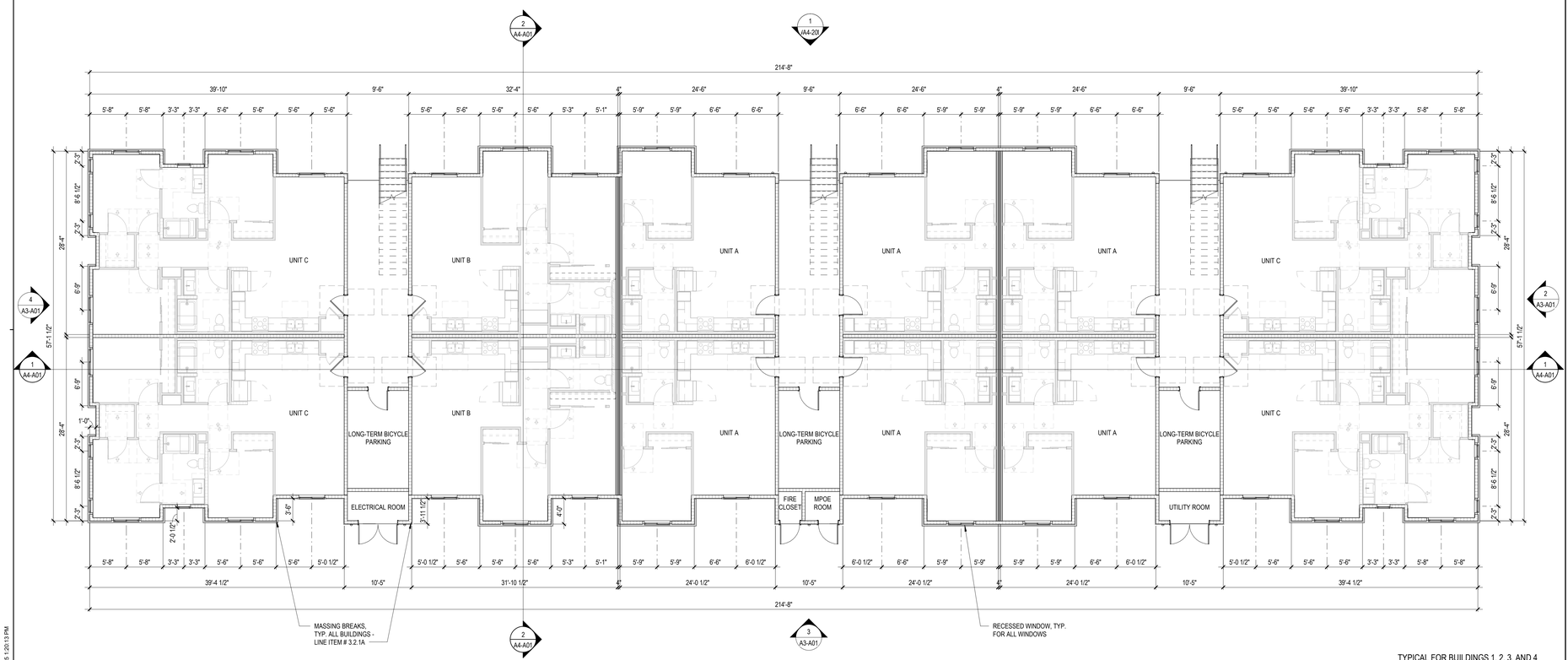
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36-PLEX_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2



TYPICAL FOR BUILDINGS 1, 2, 3, AND 4

36-PLEX_FIRST FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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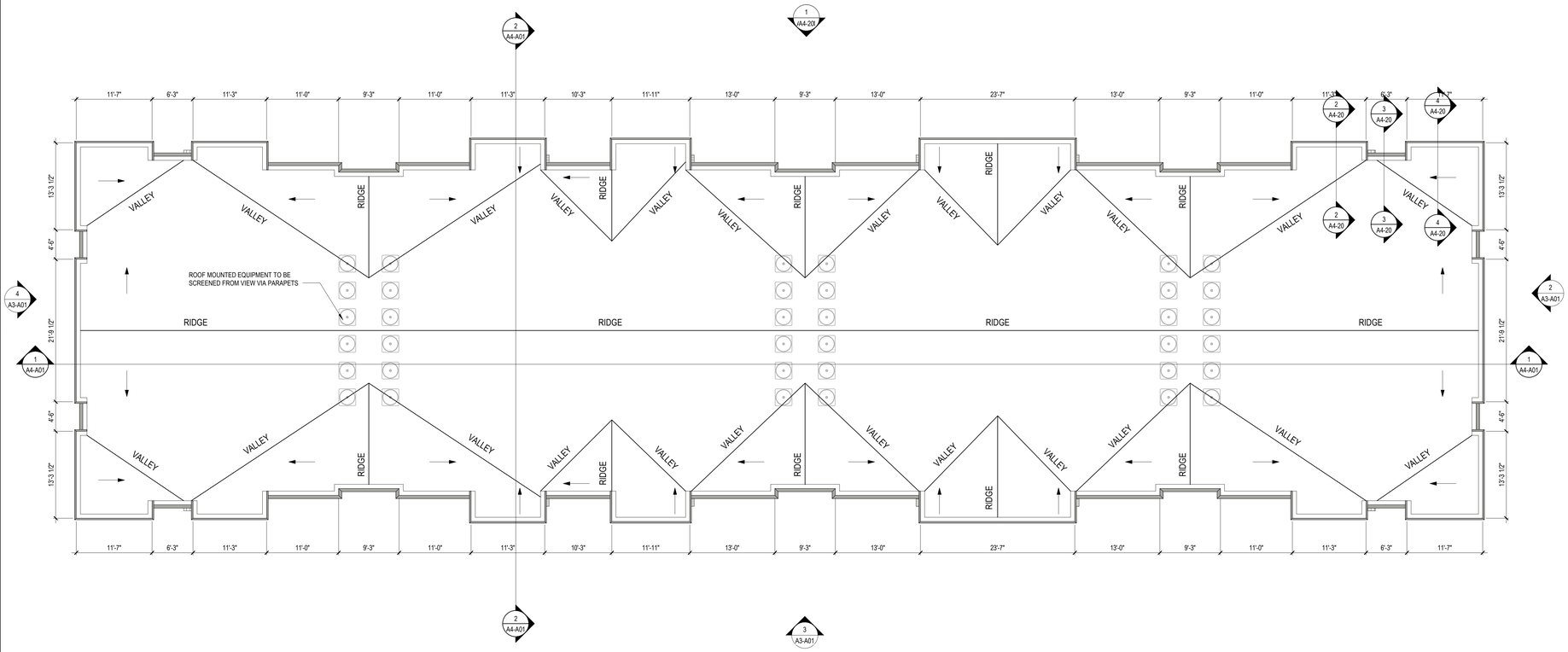
BUILDING 1 - 36-PLEX - LEVEL 1 & 2 FOOR PLANS

A2-A02

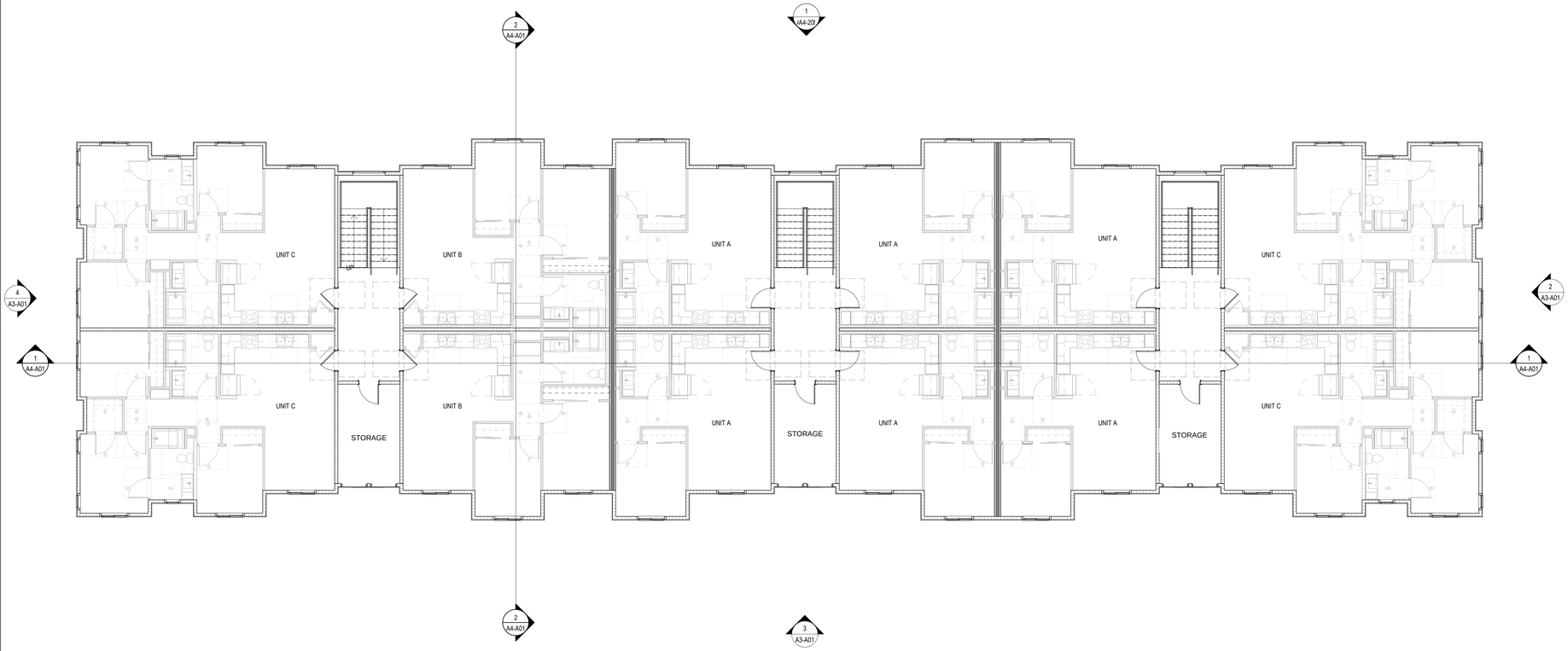
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VIEWS VIA PARAPET



36-PLEX_ROOF PLAN | SCALE: 1/8" = 1'-0" | 2



36-PLEX_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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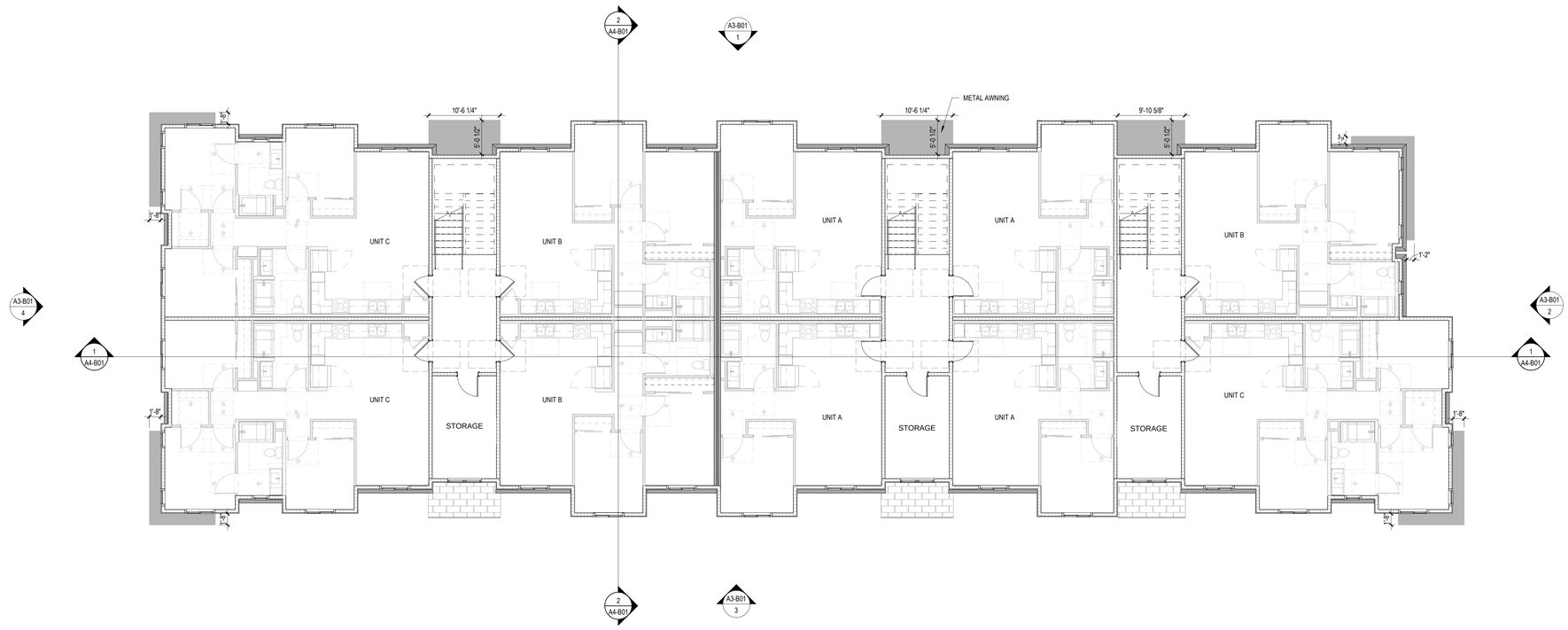
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BUILDING 1 - 36-PLEX -
LEVEL 3 & ROOF PLANS

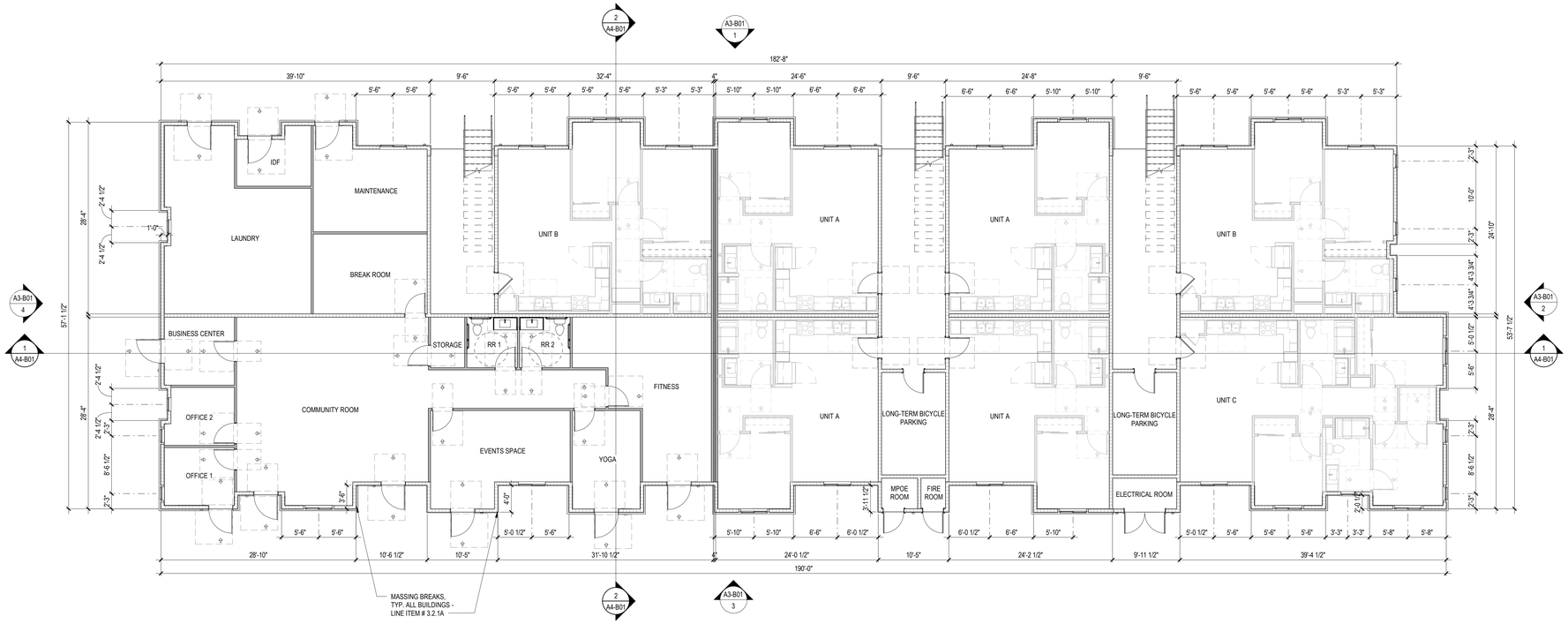
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27-PLEX_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2



27-PLEX_FIRST FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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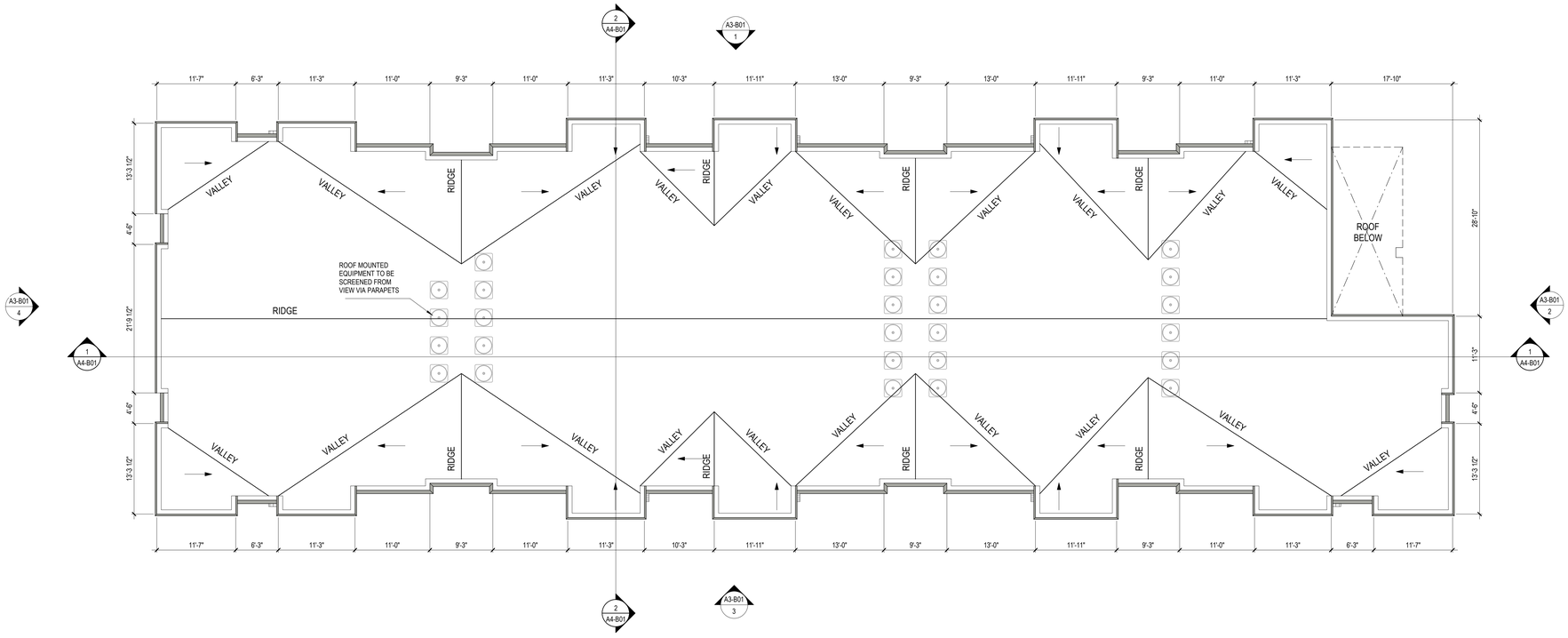
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BUILDING 5 - 27-PLEX - LEVEL 1 & 2 FLOOR PLANS

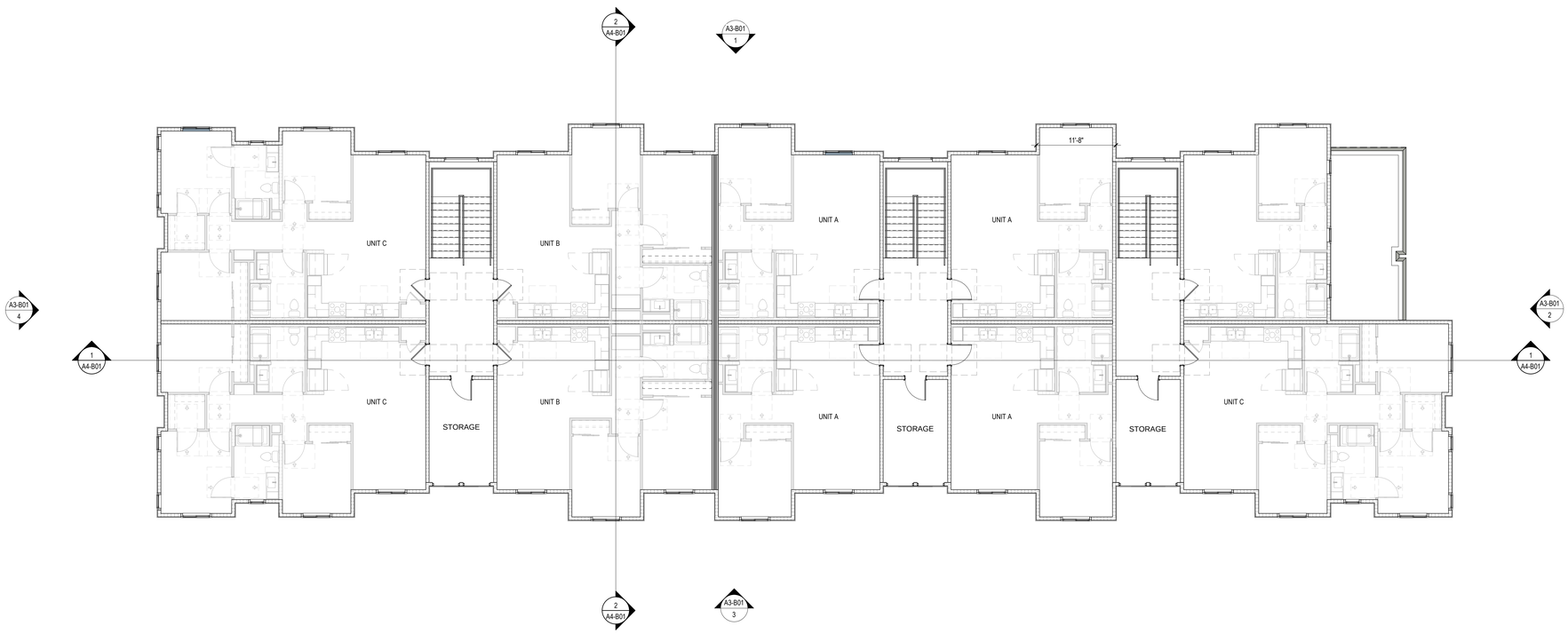
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27-PLEX_ROOF PLAN | SCALE: 1/8" = 1'-0" | 2



27-PLEX_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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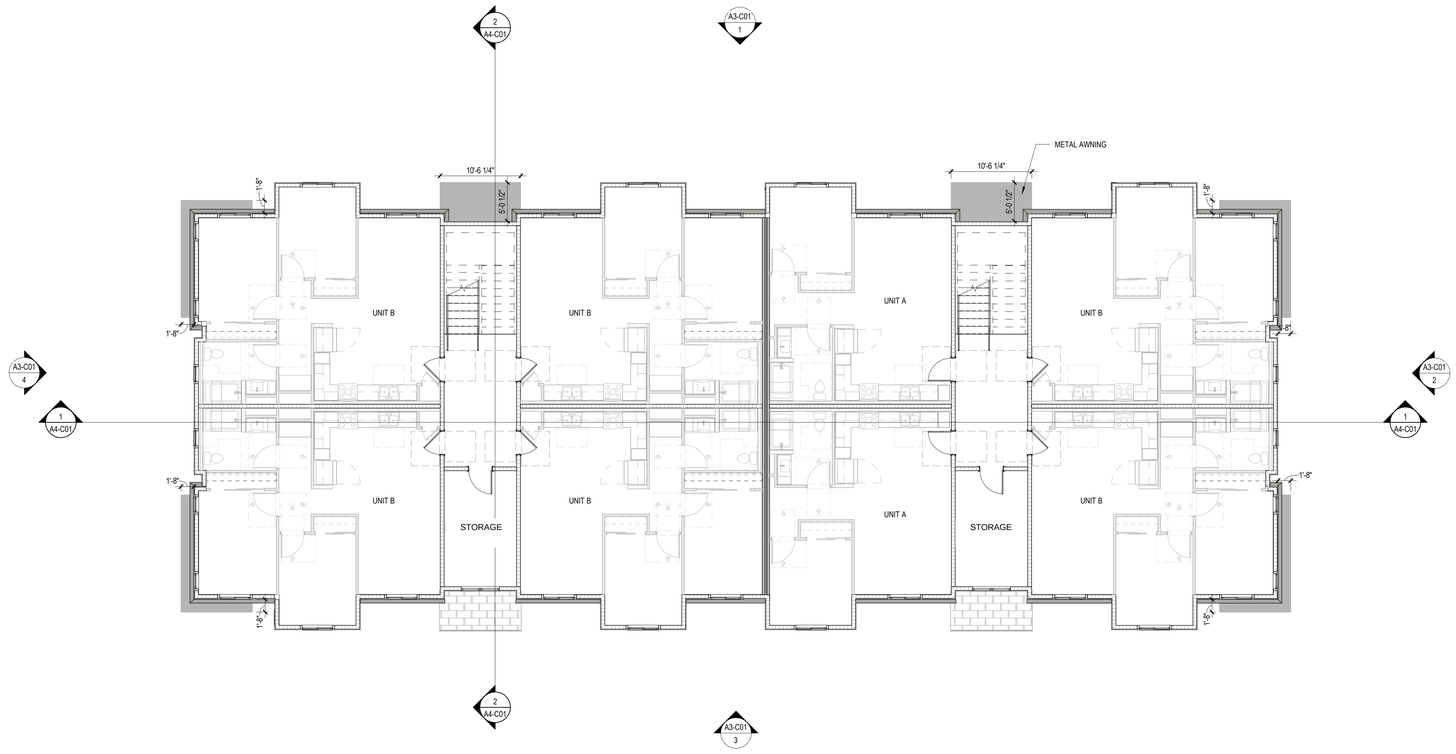
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BUILDING 5 - 27-PLEX - LEVEL 3 & ROOF PLANS

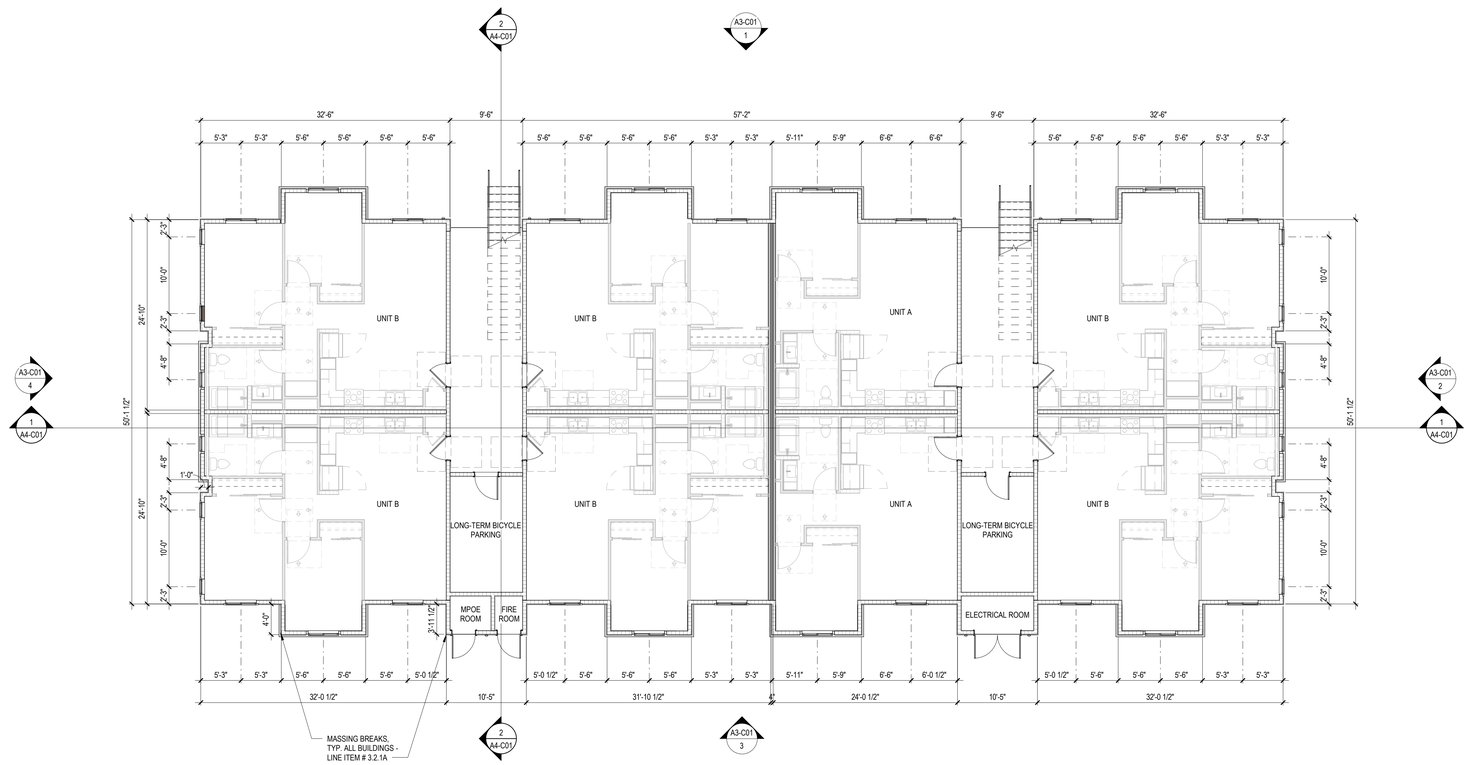
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24-PLEX_SECOND FLOOR PLAN | SCALE: 1/8" = 1'-0" | 2



24-PLEX_FIRST FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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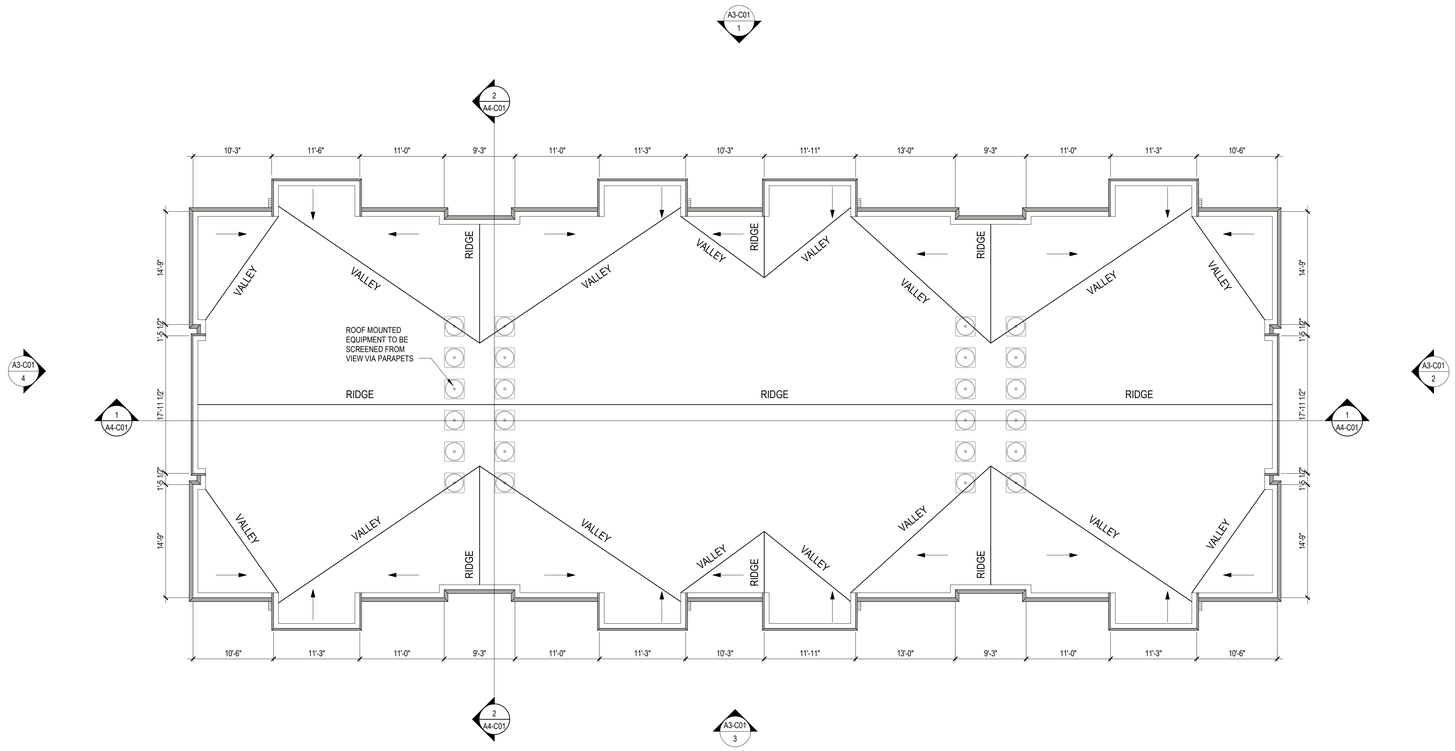
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BUILDING 6 - 24-PLEX - LEVEL 1 & 2 FLOOR PLANS

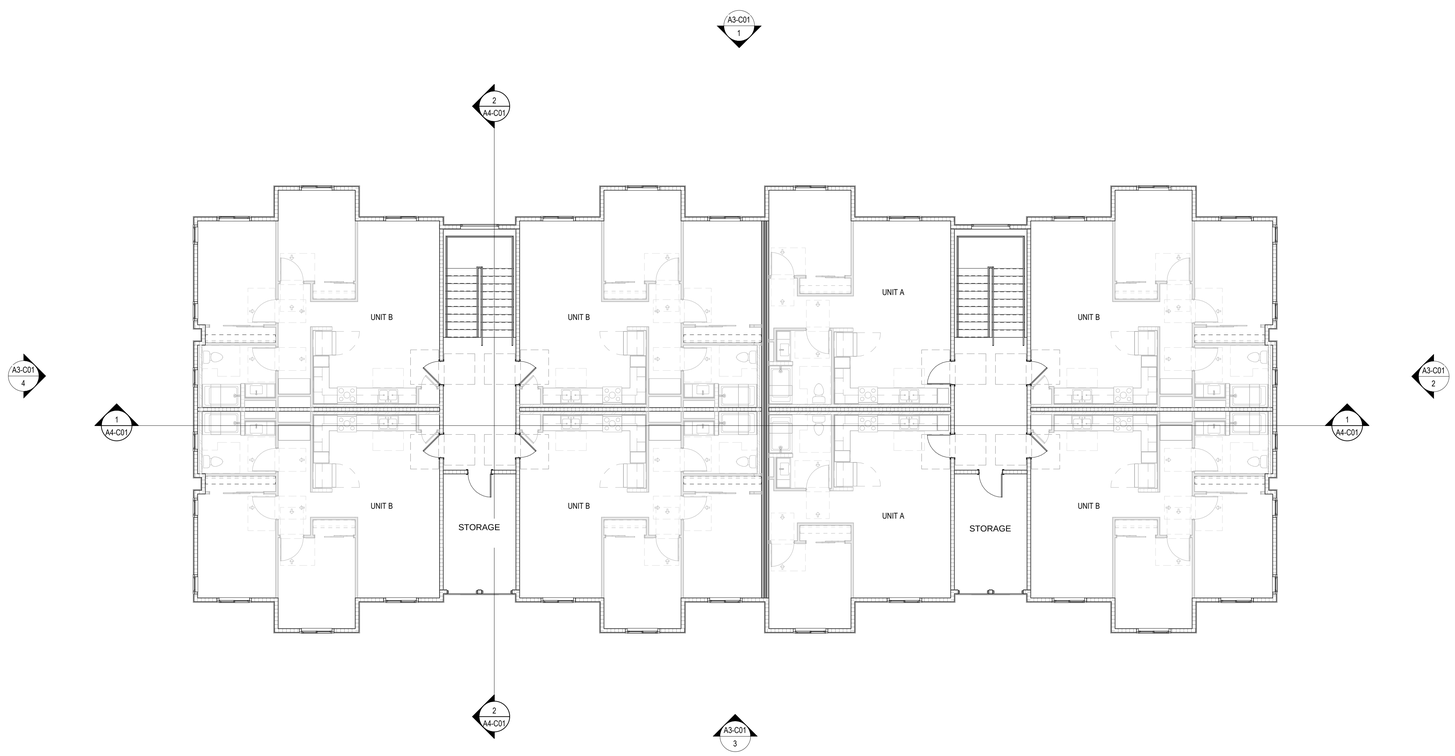
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24-PLEX_ROOF PLAN | SCALE: 1/8" = 1'-0" | 2



24-PLEX_THIRD FLOOR PLAN | SCALE: 1/8" = 1'-0" | 1

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BUILDING 6 - 24-PLEX - LEVEL 3 & ROOF PLANS

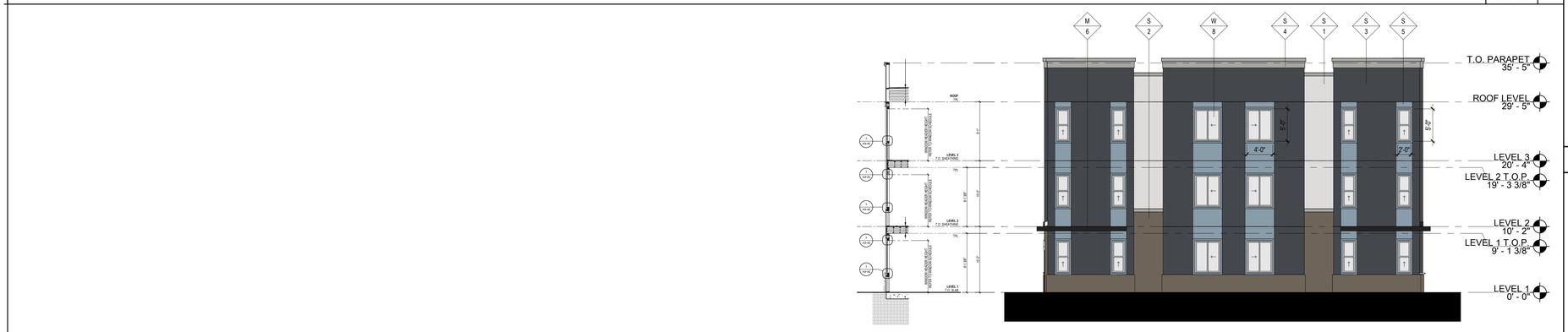
A2-C03



36-PLEX_SOUTH ELEVATION | SCALE: 1/8" = 1'-0" | 3



36-PLEX_EAST ELEVATION | SCALE: 1/8" = 1'-0" | 2



TYPICAL FOR BUILDINGS 1, 2, 3, AND 4

36-PLEX_NORTH ELEVATION | SCALE: 1/8" = 1'-0" | 1

EXTERIOR ELEVATION GENERAL NOTES

GLASS SHALL BE CLEAR WITH A MINIMUM OF 88% LIGHT TRANSMISSION, TYP.

EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND

- S 1 — CEMENT PLASTER — SW 6259 - SPATIAL WHITE
- S 2 — CEMENT PLASTER — SW 7026 - GRIFFIN
- S 3 — CEMENT PLASTER — SW 7076 - CYBERSPACE
- S 4 — CEMENT PLASTER — SW 7066 - GRAY MATTERS
- S 5 — CEMENT PLASTER — SW 9151 - DAPHNE
- M 6 — METAL — SW 6990 - CAVIAR
- A 7 — ALUMINUM — ANODIZED ALUMINUM - DARK BRONZE
- W 8 — VINYL WINDOW — V250 STYLE LINE SERIES - WHITE
- R 10 — ASPHALT ROOF SHINGLES — AGED CEDAR

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BUILDING 1 - 36-PLEX - EXTERIOR ELEVATIONS

A3-A01

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36-PLEX_3D BACK VIEW | SCALE: | 2



36-PLEX_3D FRONT VIEW | SCALE: | 1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

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BUILDING 1 - 36-PLEX - EXTERIOR 3D VIEWS

A3-A02

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27-PLEX_WEST ELEVATION | SCALE: 1/8" = 1'-0" | 4



27-PLEX_SOUTH ELEVATION | SCALE: 1/8" = 1'-0" | 3



27-PLEX_EAST ELEVATION | SCALE: 1/8" = 1'-0" | 2



27-PLEX_NORTH ELEVATION | SCALE: 1/8" = 1'-0" | 1

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND

	S 1	CEMENT PLASTER SW 6259 - SPATIAL WHITE
	S 2	CEMENT PLASTER SW 7026 - GRIFFIN
	S 3	CEMENT PLASTER SW 7076 - CYBERSPACE
	S 4	CEMENT PLASTER SW 7066 - GRAY MATTERS
	S 5	CEMENT PLASTER SW 9151 - DAPHNE
	M 6	METAL SW 6990 - CAVIAR
	A 7	ALUMINUM ANODIZED ALUMINUM - DARK BRONZE
	W 8	VINYL WINDOW V250 STYLE LINE SERIES - WHITE
	R 10	ASPHALT ROOF SHINGLES AGED CEDAR

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Principal	Zac Miles
Designer	Edgar Toledo

Developer
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Venture LP
1015 18th Street, NW
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Washington, DC 20036
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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

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BUILDING 5 - 27-PLEX - EXTERIOR ELEVATIONS

A3-B01

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27-PLEX_3D BACK VIEW | SCALE: | 2



27-PLEX_3D FRONT VIEW | SCALE: | 1

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BUCHANAN CROSSINGS PHASE II

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BUILDING 5 - 27-PLEX - EXTERIOR 3D VIEWS

A3-B02

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24-PLEX_LEFT ELEVATION | SCALE: 1/8" = 1'-0" | 4



24-PLEX_REAR ELEVATION | SCALE: 1/8" = 1'-0" | 3



24-PLEX_RIGHT ELEVATION | SCALE: 1/8" = 1'-0" | 2



24-PLEX_FRONT ELEVATION | SCALE: 1/8" = 1'-0" | 1

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND

	S 1	CEMENT PLASTER SW 6259 - SPATIAL WHITE
	S 2	CEMENT PLASTER SW 7026 - GRIFFIN
	S 3	CEMENT PLASTER SW 7076 - CYBERSPACE
	S 4	CEMENT PLASTER SW 7066 - GRAY MATTERS
	S 5	CEMENT PLASTER SW 9151 - DAPHNE
	M 6	METAL SW 6990 - CAVIAR
	A 7	ALUMINUM ANODIZED ALUMINUM - DARK BRONZE
	W 8	VINYL WINDOW V250 STYLE LINE SERIES - WHITE
	R 10	ASPHALT ROOF SHINGLES AGED CEDAR

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BUCHANAN CROSSINGS PHASE II

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BUILDING 6 - 24-PLEX - EXTERIOR ELEVATIONS

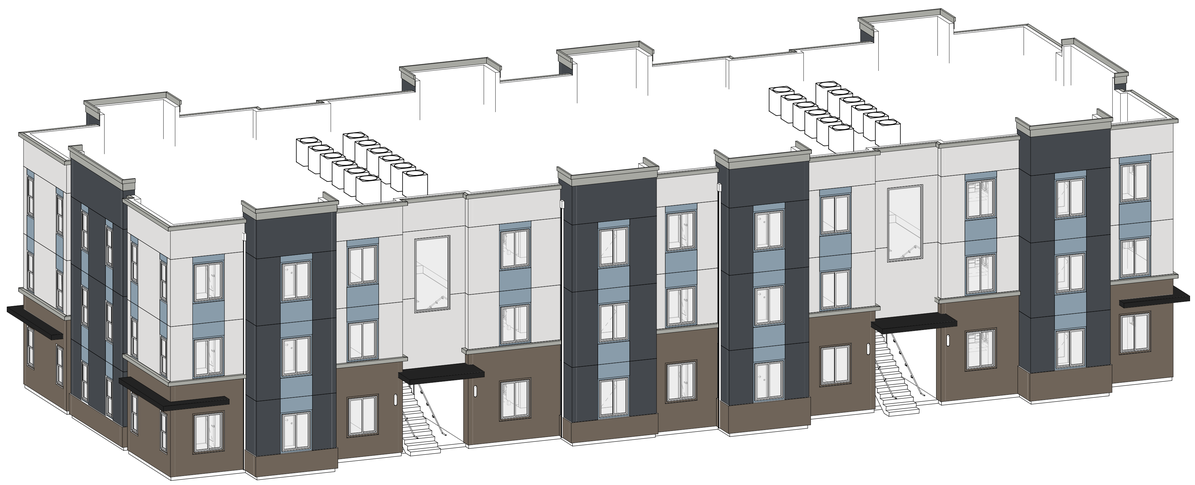
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24-PLEX_3D BACK VIEW | SCALE: | 2



24-PLEX_3D FRONT VIEW | SCALE: | 1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

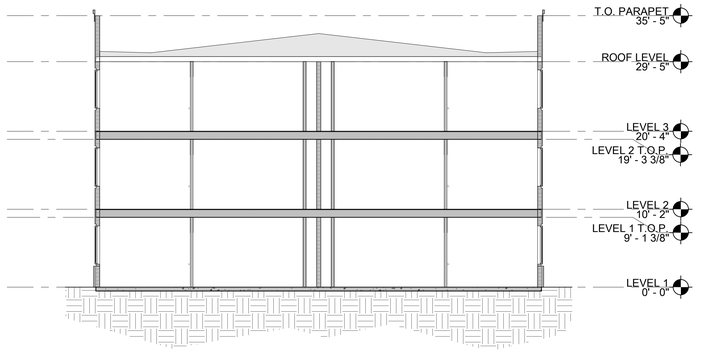
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BUILDING 6 - 24-PLEX - EXTERIOR 3D VIEWS

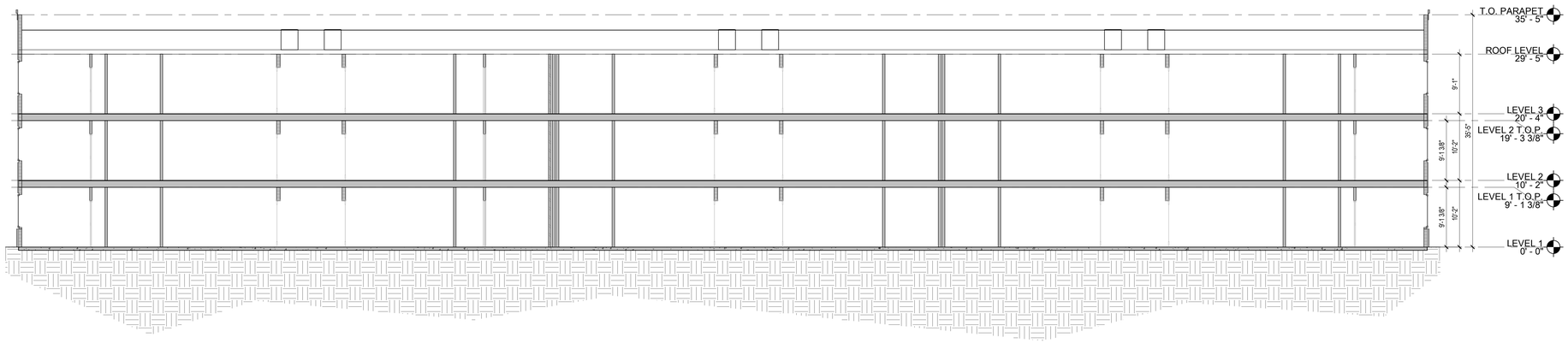
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36-PLEX_SHORT SECTION | SCALE: 1/8" = 1'-0" | 2



TYPICAL FOR BUILDINGS 1, 2, 3, AND 4

36-PLEX_LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

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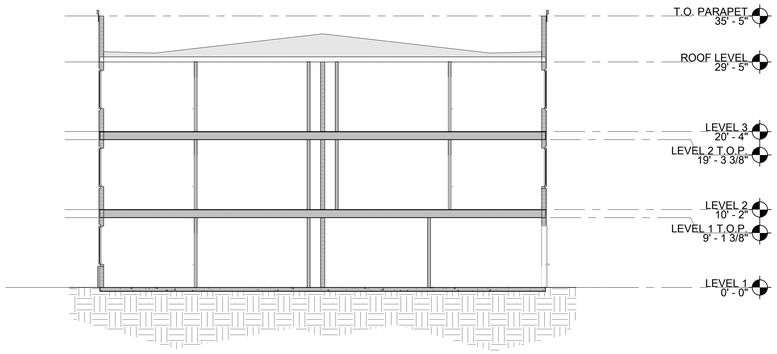
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BUILDING 1 - 36-PLEX - BUILDING SECTIONS

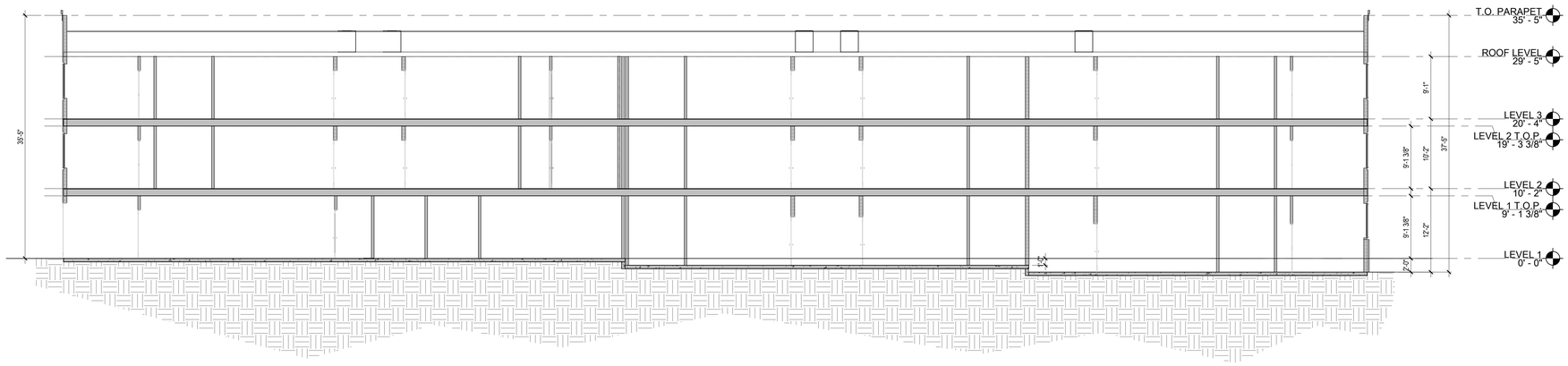
A4-A01

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27-PLEX_SHORT SECTION | SCALE: 1/8" = 1'-0" | 2



27-PLEX_LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

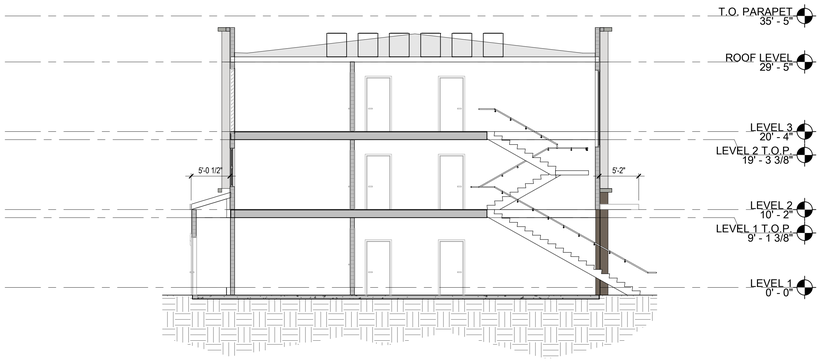
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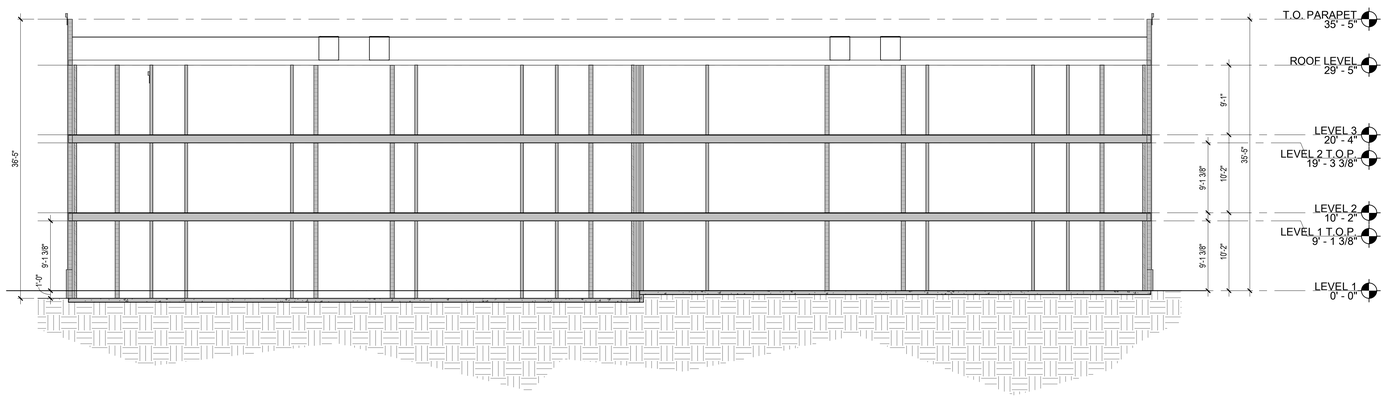
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BUILDING 5 - 27-PLEX - BUILDING SECTIONS

A4-B01



24-PLEX_SHORT SECTION | SCALE: 1/8" = 1'-0" | 2



24-PLEX_LONGITUDINAL SECTION | SCALE: 1/8" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

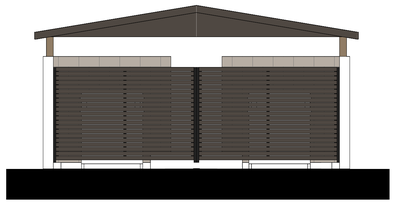
ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

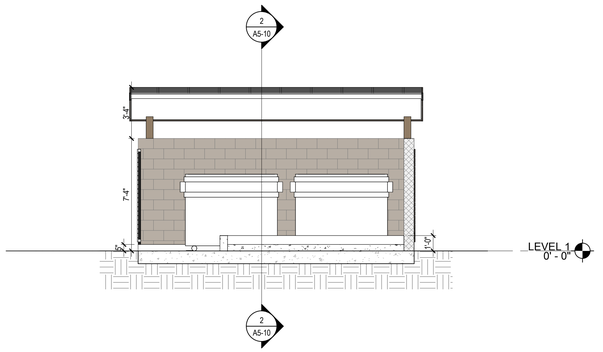
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BUILDING 6 - 24-PLEX - BUILDING SECTIONS

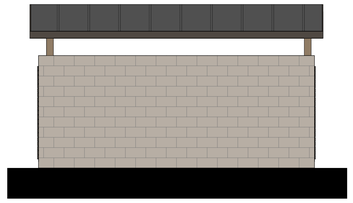
A4-C01



4-BIN TRASH ENCLOSURE - SOUTH ELEVATION | SCALE: 1/4" = 1'-0" | 6

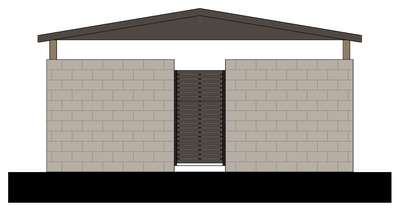


4-BIN TRASH ENCLOSURE - SHORT SECTION | SCALE: 1/4" = 1'-0" | 3

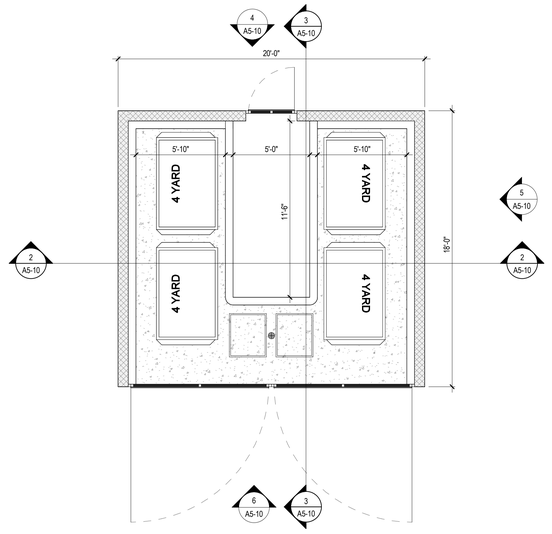


4-BIN TRASH ENCLOSURE - EAST ELEVATION | SCALE: 1/4" = 1'-0" | 5

4-BIN TRASH ENCLOSURE - LONG SECTION | SCALE: 1/4" = 1'-0" | 2



4-BIN TRASH ENCLOSURE - NORTH ELEVATION | SCALE: 1/4" = 1'-0" | 4



4-BIN TRASH ENCLOSURE - FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

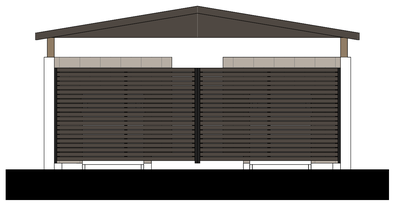
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TRASH ENCLOSURES - 4 BINS

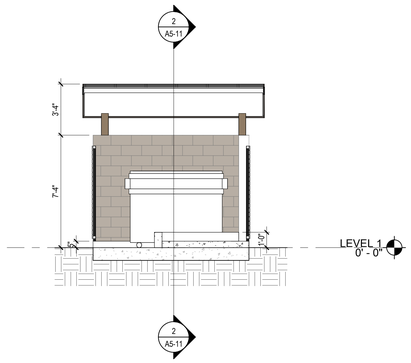
A5-10

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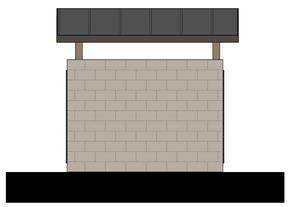
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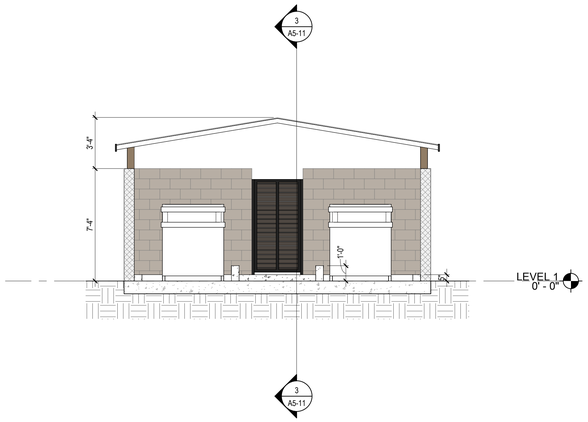
2-BIN TRASH ENCLOSURE - SOUTH ELEVATION | SCALE: 1/4" = 1'-0" | 6



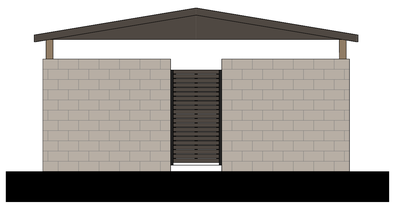
2-BIN TRASH ENCLOSURE - SHORT SECTION | SCALE: 1/4" = 1'-0" | 3



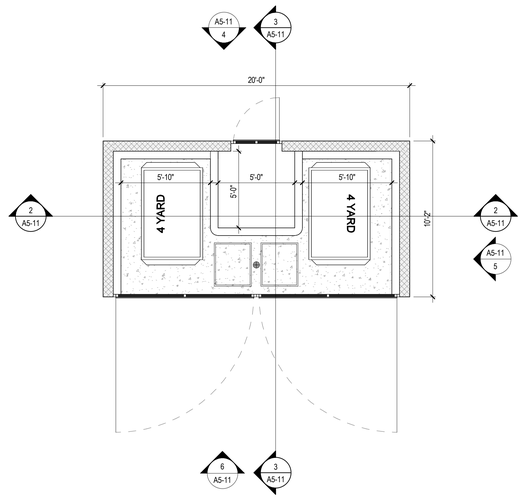
2-BIN TRASH ENCLOSURE - EAST ELEVATION | SCALE: 1/4" = 1'-0" | 5



2-BIN TRASH ENCLOSURE - LONG SECTION | SCALE: 1/4" = 1'-0" | 2



2-BIN TRASH ENCLOSURE - NORTH ELEVATION | SCALE: 1/4" = 1'-0" | 4



2-BIN TRASH ENCLOSURE - FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

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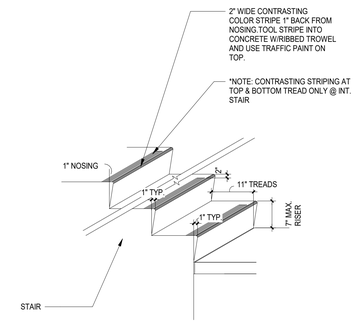
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TRASH ENCLOSURES - 2 BINS

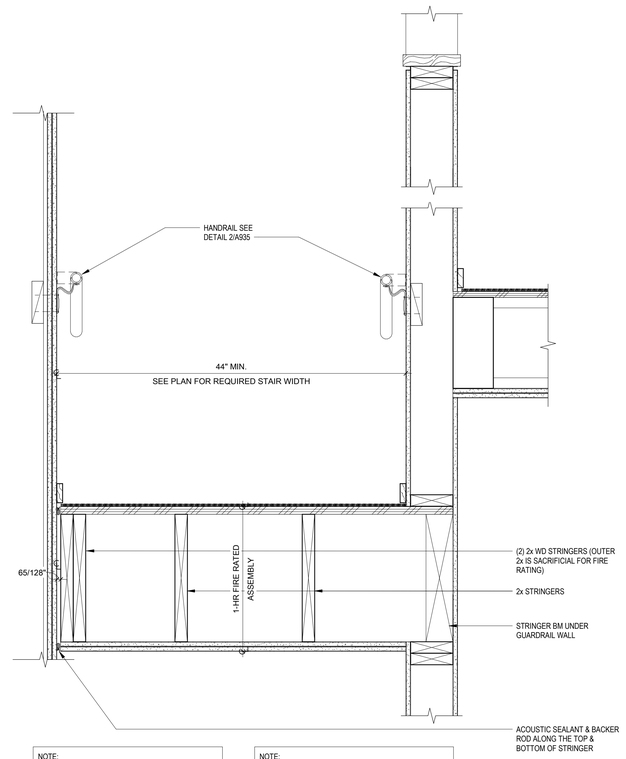
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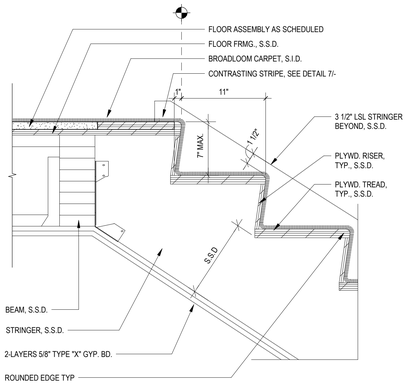
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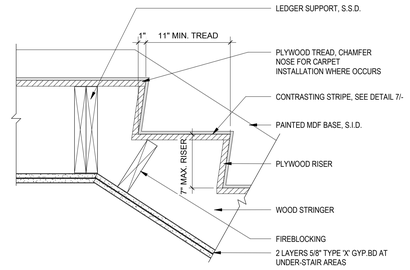
TREAD/RISER AT STAIR, TYP. | SCALE: 1 1/2" = 1'-0" | 7



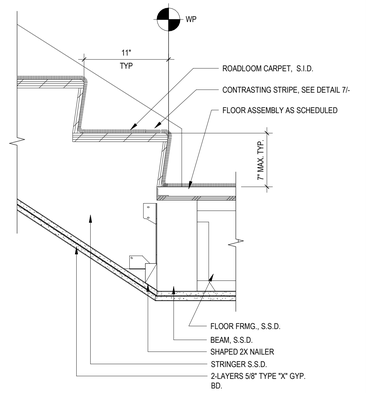
STRAIGHT RUN STAIR SECTION, TYP. | SCALE: 1 1/2" = 1'-0" | 3



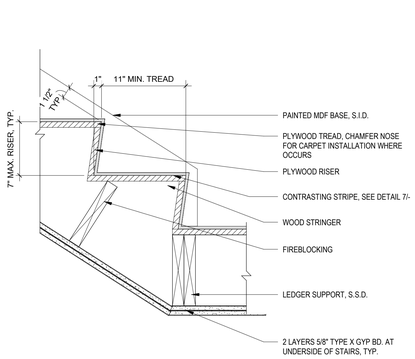
WD STR @ WD LANDING (TOP) | SCALE: 1 1/2" = 1'-0" | 10



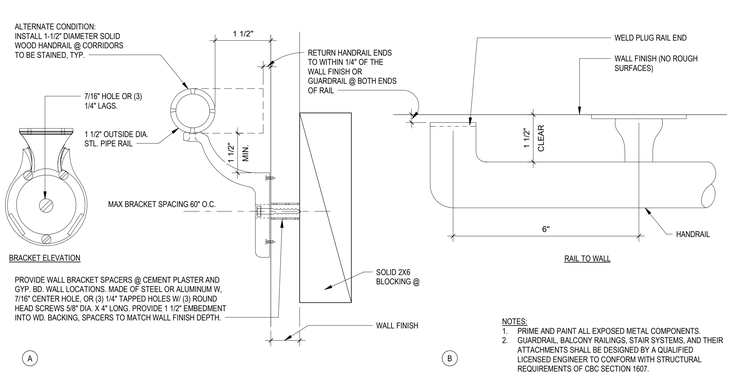
STAIR INTERMEDIATE LANDING DOWN | SCALE: 1 1/2" = 1'-0" | 6



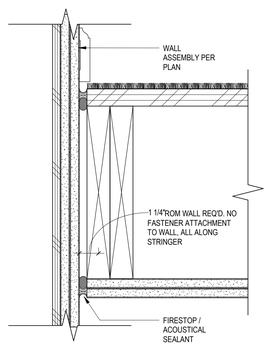
WD STAIR @ WD LANDING (BTM) | SCALE: 1 1/2" = 1'-0" | 9



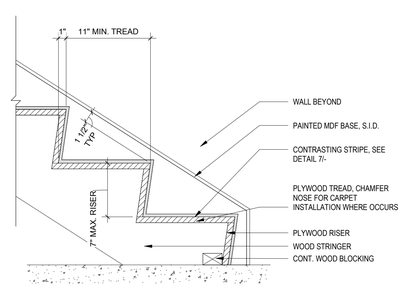
STAIR INTERMEDIATE LANDING UP | SCALE: 1 1/2" = 1'-0" | 5



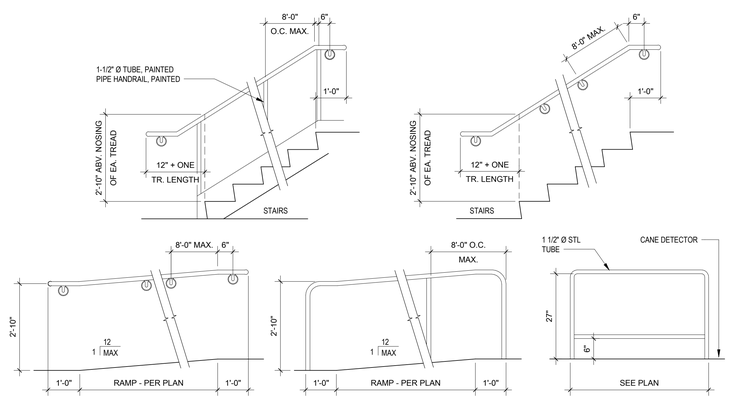
TYPICAL HANDRAIL | SCALE: 1 1/2" = 1'-0" | 2



WOOD STAIR STRINGER | SCALE: 3" = 1'-0" | 8



WOOD STAIR AT SLAB ON GRADE | SCALE: 1 1/2" = 1'-0" | 4



TYP. HANDRAIL ELEVATION AT STAIR & RAMP | SCALE: 1" = 1'-0" | 1

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Principal	Zac Miles
Designer	Edgar Toledo

Developer

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Venture LP
1015 18th Street, NW
Suite 601
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standard-communities.com/

BUCHANAN CROSSINGS PHASE II

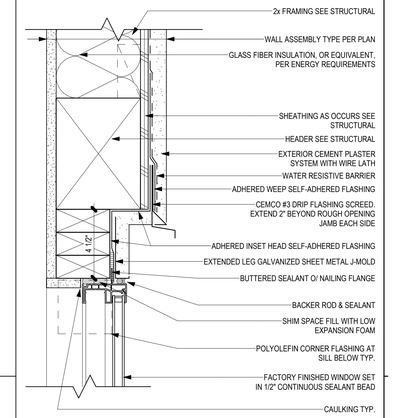
ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

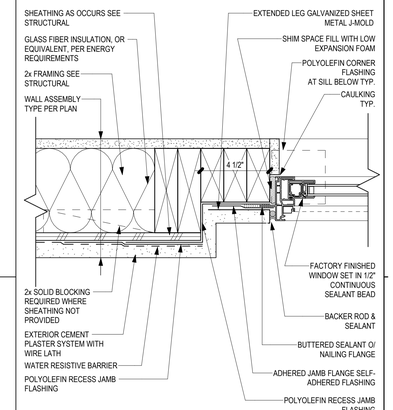
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STAIR & RAILING DETAILS

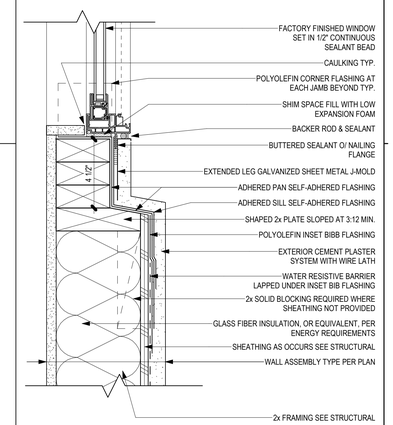
A9-35



HEAD



JAMB



SILL

RECESSED WINDOW AT STUCCO

SCALE: 3" = 1'-0"

1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	04/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

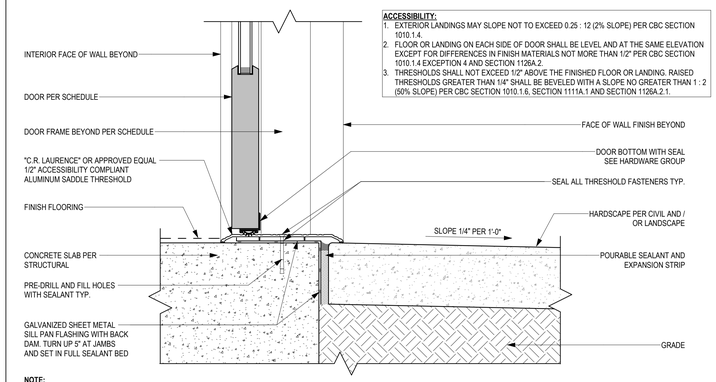
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WINDOW DETAILS

A9-40

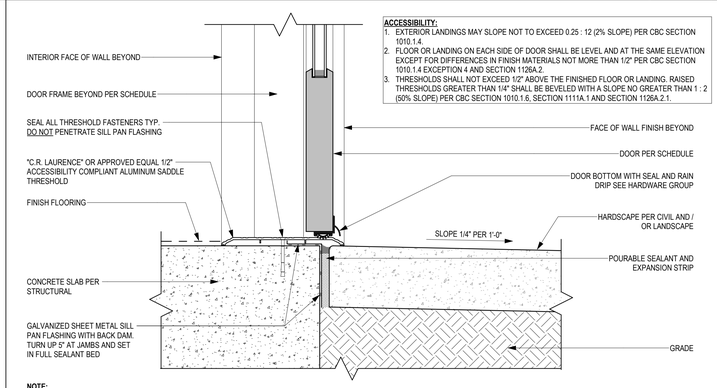
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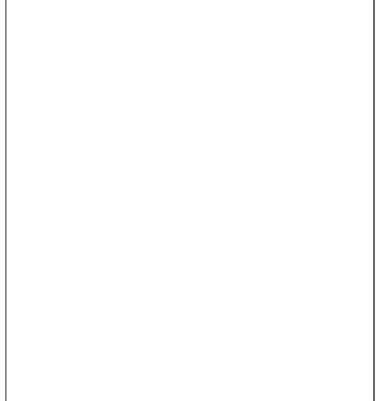
INSWING DOOR THRESHOLD AT GRADE

SCALE: 3" = 1'-0" | 7

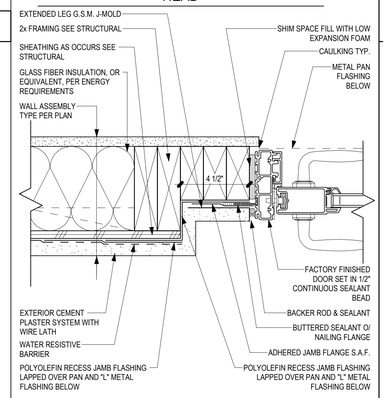


OUTSWING DOOR THRESHOLD AT GRADE

SCALE: 3" = 1'-0" | 5



HEAD



JAMB

RECESSED DOOR AT STUCCO

SCALE: 3" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

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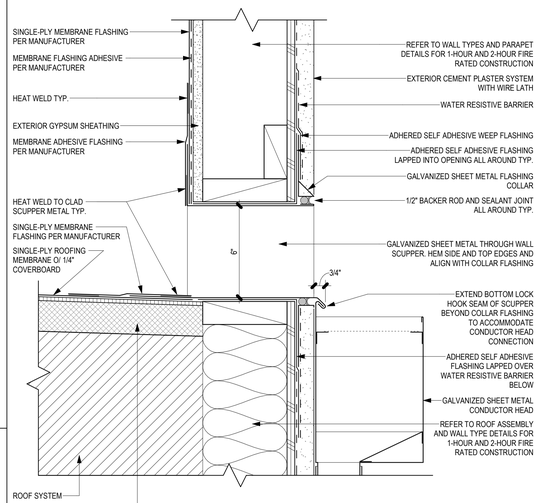
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DOOR DETAILS

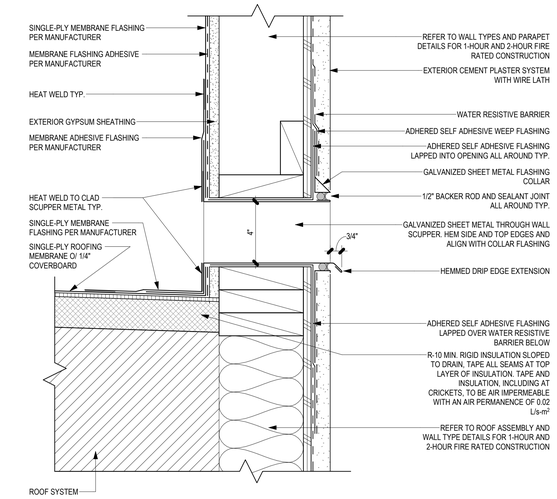
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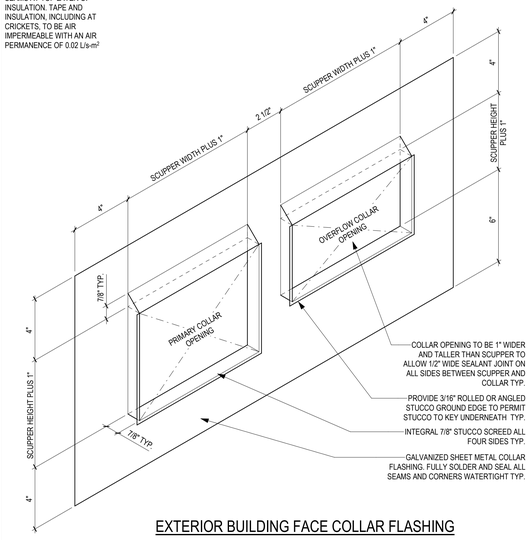
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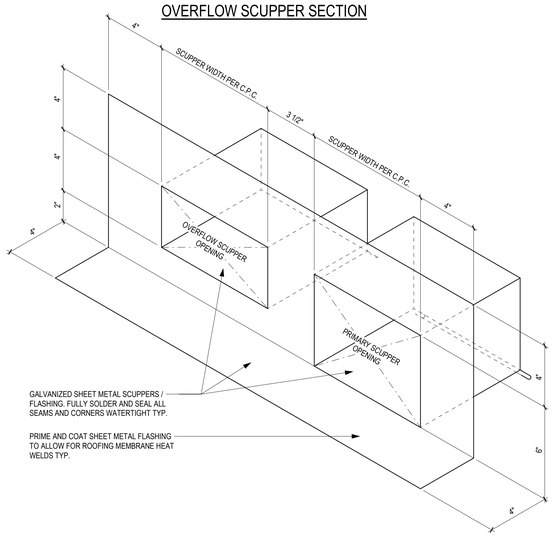
PRIMARY SCUPPER SECTION



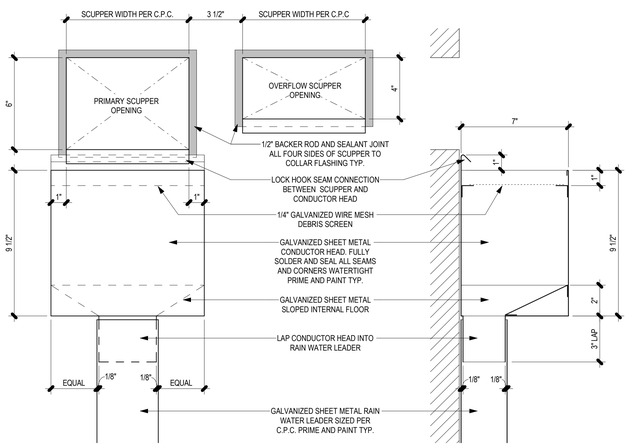
OVERFLOW SCUPPER SECTION



EXTERIOR BUILDING FACE COLLAR FLASHING

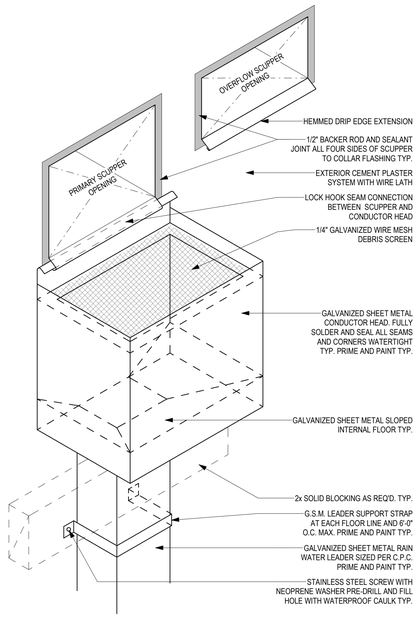


ROOF SIDE FLASHING / SCUPPERS



LEADER HEAD ELEVATION

LEADER HEAD SECTION

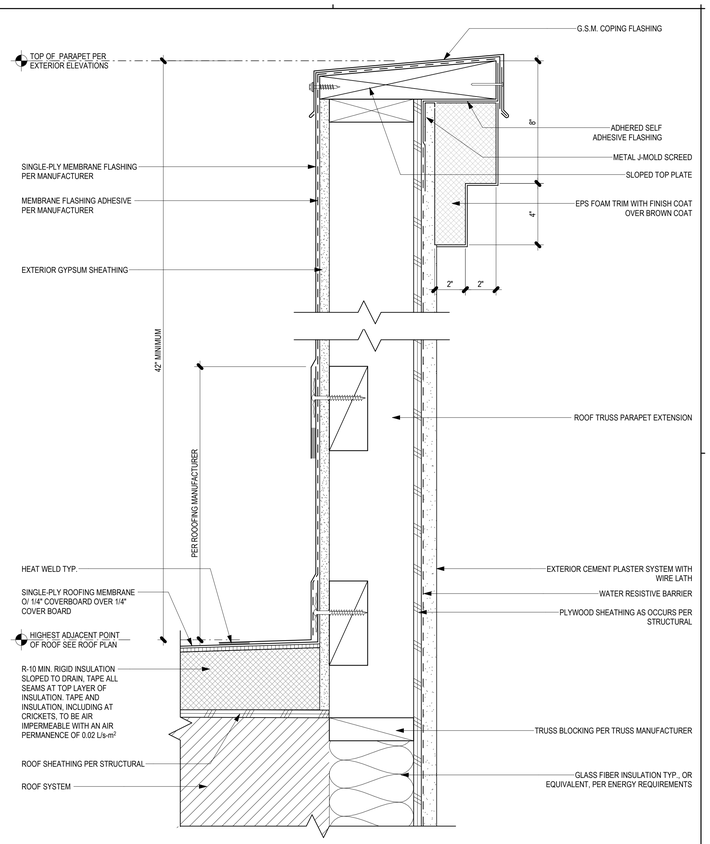


LEADER HEAD

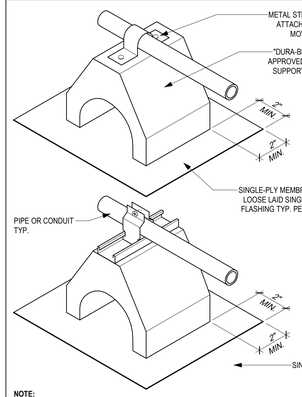
DRAINAGE SYSTEM SIZING NOTES:

1. PRIMARY ROOF DRAINAGE, VERTICAL CONDUCTORS, LEADERS AND SCUPPERS SHALL COMPLY WITH CALIFORNIA PLUMBING CODE (C.P.C.) CHAPTER 11.
2. DRAINAGE SYSTEM SHALL BE SIZED FOR A MINIMUM RAIN INTENSITY OF 3 INCHES PER HOUR AND PER C.P.C. TABLE 1101.11.
3. SCUPPER OPENINGS SHALL NOT BE LESS THAN 4" HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED, SIZED IN ACCORDANCE WITH C.P.C. TABLE 1101.11.
4. 3" DIAMETER DRAIN, LEADER OR PIPE AT 3 INCHES PER HOUR OF RAINFALL EQUALS 2,930 SQUARE FEET MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER C.P.C. TABLE 1101.11.
5. CIRCUMFERENCE OF A 3" DIAMETER DRAIN, LEADER OR PIPE EQUALS 9 3/8" MINIMUM SCUPPER OPENING WIDTH.

THROUGH PARAPET SCUPPER AND OVERFLOW DRAINS AT STUCCO | SCALE: 3" = 1'-0" | 9



TYPICAL PARAPET AT STUCCO | SCALE: 3" = 1'-0" | 3

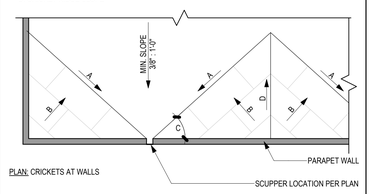


NOTE:
NO FASTENERS SHALL PENETRATE THE ROOFING MEMBRANE

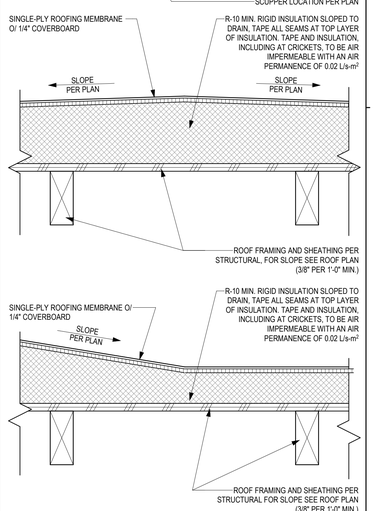
PIPE CONDUIT SUPPORT | SCALE: 3" = 1'-0" | 5

CRICKET SIZING AND SLOPING CALCULATION TABLE					
		A VALLEY SLOPE			
		1/8" : 1'-0"		1/4" : 1'-0"	
		C	D	C	D
B CRICKET SLOPE	1/8" : 1'-0"	20°	0.159%	42°	0.015%
	1/4" : 1'-0"	20°	0.257%	42°	0.092%
	3/8" : 1'-0"	20°	0.355%	42°	0.170%

C: FLOW LINE ANGLE
D: CRICKET RIDGE SLOPE



PLAN: CRICKETS AT WALLS



CRICKETS | SCALE: 3" = 1'-0" | 1

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
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ROOF DETAILS

A9-60

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01 CEMENT PLASTER
SW 6259 - SPATIAL WHITE
16 / 20 FINISH



02 CEMENT PLASTER
SW 7026 - GRIFFIN
16 / 20 FINISH



03 CEMENT PLASTER
SW 7076 - CYBERSPACE
16 / 20 FINISH



04 CEMENT PLASTER
SW 7066 - GRAY MATTERS
16 / 20 FINISH



05 CEMENT PLASTER
SW 9151 - DAPHNE
16 / 20 FINISH



06 METAL AWNING
FACTORY FINISH TO MATCH
SW 6990 - CAVIAR



07 STOREFRONT WINDOWS & DOORS
ARCADIA INC. - AF450 SERIES
ANODIZED ALUMINUM - DARK BRONZE



08 VINYL WINDOW FRAME
MILGARD - V250 STYLE LINE SERIES
WHITE



09 UTILITY DOORS
MATCH ADJACENT SURFACE



10 ASPHALT ROOF SHINGLES
STYLE: "LANDMARK SOLARIS"
COLOR: "AGED CEDAR"
MANUFACTURER FINISH



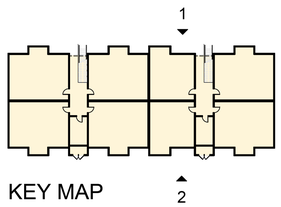
11 METAL GATE (TRASH ENCLOSURE)
FACTORY FINISH TO MATCH
SW 7066 - GRAY MATTERS



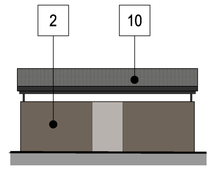
1. FRONT ELEVATION



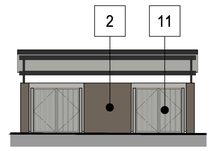
2. REAR ELEVATION



KEY MAP



TRASH ENCLOSURE - REAR ELEVATION



TRASH ENCLOSURE - FRONT ELEVATION

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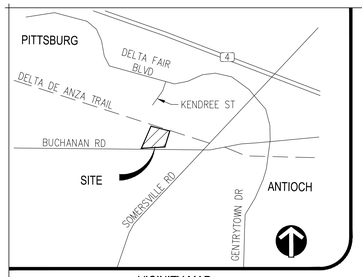
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COLOR AND MATERIALS BOARD

A3-01

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VICINITY MAP
NOT TO SCALE

STANDARD BUCHANAN VENTURE LP

BUCHANAN CROSSING

DESIGN REVIEW



SHEET INDEX	
NUMBER	TITLE
C1.0	TITLE AND NOTES
C1.1	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	ENGINEERED SECTIONS
C5.0	TRUE SECTIONS
C6.0	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY STORMWATER CONTROL PLAN
C8.0	SIGNING AND STRIPING
C9.0	TRASH ENCLOSURE PLAN

LOCATION:

ADDRESS: 3110 BUCHANAN ROAD, ANTIOCH, CA
NEAREST INTERSECTING STREET: SOMERSVILLE ROAD & BUCHANAN ROAD
APN NUMBER(S): 074-480-001, 007

ABBREVIATIONS

A	ASPHALT
AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSORS PARCEL NUMBER
BLDG	BUILDING
BW	BASE OF WALL (AT FINISHED OR EXISTING GRADE)
C	CONCRETE/HARDSCAPE
CL	CENTERLINE
DMA	DRAINAGE MANAGEMENT AREA
DWY	DRIVEWAY
ELEC	ELECTRICAL
ELEV	ELEVATION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FIRE SERVICE
G	GAS
H	HEIGHT
HP	HIGH POINT
IMP	INTEGRATED MANAGEMENT PRACTICE
INV	INVERT
JT	JOINT TRENCH
L	LANDSCAPE
LF	LINEAR FEET
O.C.	ON CENTER
OH	OVERHEAD
PAR	PARCEL
PE	PLANTING EASEMENT
P	POROUS ASPHALT
PL	PROPERTY LINE
PP	PERFORATED PIPE
PR	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	ROOF
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SDPP	STORM DRAIN PERFORATED PIPE
SF	SQUARE FOOT
SS	SANITARY SEWER
SSAD	SANITARY SEWER AREA DRAIN
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TSM	TOP SOIL MIX
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WS	WATER SERVICE

30' 0' 15' 30'
1 INCH = 30 FEET

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925.932.6868

dk Project Number	24-1043
Contact	Stacey Gella
Email	sgella@dkengin.com
Principal	Andrew Palffy
Designer	Phoebe Illish

Applicant
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

BUCHANAN CROSSINGS PHASE II
ANTIOCH, CA

No.	DATE	DESCRIPTION
–	04/18/25	MAJOR DESIGN REVIEW SUBMITTAL 1

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TITLE AND NOTES

C1.0

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NOTES:

1. PROTECT IN PLACE EXISTING UTILITIES
2. REMOVE EXISTING STORM PIPE AND CAP STRUCTURES
3. PROTECT IN PLACE EXISTING "BIKE LANE" SIGN
4. REMOVE 77 LF OF CURB, REPLACE PER PLAN
5. RELOCATE EXISTING FIRE HYDRANT PER PLAN

APN	AREA
074-480-001	5.43 AC±
074-480-007	0.79 AC±
TOTAL	6.22 AC±

ADDITIONAL NOTES:

1. REFER TO ARBORIST REPORT FOR EXISTING TREE IDENTIFICATION.

BENCHMARK:

VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS SOLUTION.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE ON GPS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3 (GRID), HORIZONTAL DATUM USING THE NAD83 (2011) (EPOCH 2010.0000), US SURVEY FEET.

TOPOGRAPHIC SURVEY:

DRONE FLIGHT & GROUND SURVEY BY dk SURVEY CREW ON DECEMBER 13, 2024
CONTOUR INTERVAL: 2 FOOT AND 10 FOOT

FEMA

ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FEMA FLOOD INSURANCE MAP(S) NO. 06013C0326F
EFFECTIVE DATE: JUNE 16, 2009

ADJACENT CONTRA COSTA CANAL LOCATED WITHIN "SPECIAL FLOOD HAZARD AREA", ZONE DESIGNATION "AE", 0.2% ANNUAL CHANCE OF FLOOD DISCHARGE.

LEGEND

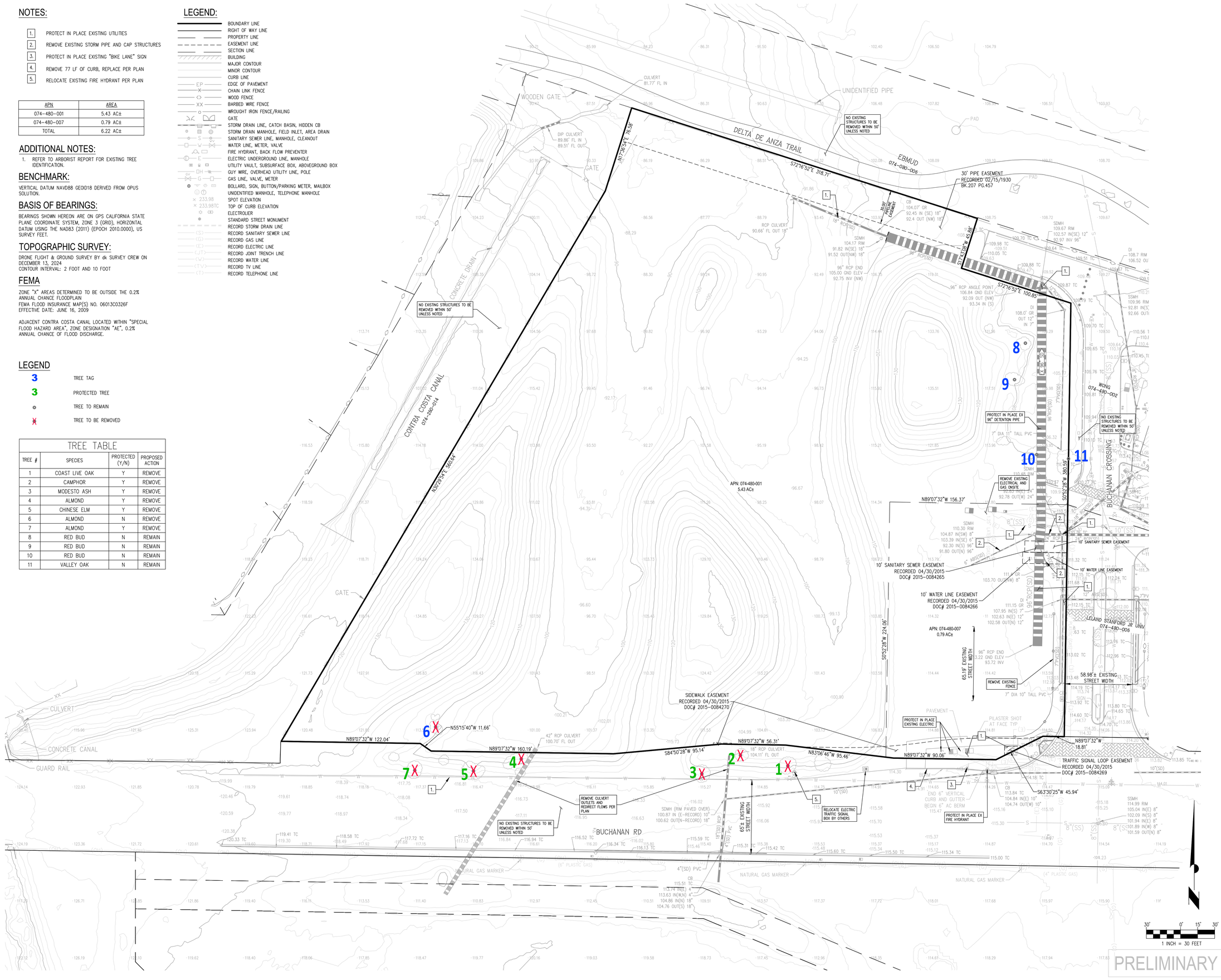
- 3 — TREE TAG
- 3 — PROTECTED TREE
- TREE TO REMAIN
- TREE TO BE REMOVED

TREE TABLE

TREE #	SPECIES	PROTECTED (Y/N)	PROPOSED ACTION
1	COAST LIVE OAK	Y	REMOVE
2	CAMPHOR	Y	REMOVE
3	MODESTO ASH	Y	REMOVE
4	ALMOND	Y	REMOVE
5	CHINESE ELM	Y	REMOVE
6	ALMOND	N	REMOVE
7	ALMOND	Y	REMOVE
8	RED BUD	N	REMAIN
9	RED BUD	N	REMAIN
10	RED BUD	N	REMAIN
11	VALLEY OAK	N	REMAIN

LEGEND:

BOUNDARY LINE
RIGHT OF WAY LINE
PROPERTY LINE
EASEMENT LINE
SECTION LINE
BUILDING
MAJOR CONTOUR
MINOR CONTOUR
CURB LINE
EDGE OF PAVEMENT
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
WROUGHT IRON FENCE/RAILING
GATE
STORM DRAIN LINE, CATCH BASIN, HIDDEN CB
STORM DRAIN MANHOLE, FIELD INLET, AREA DRAIN
SANITARY SEWER LINE, MANHOLE, CLEANOUT
WATER LINE, METER, VALVE
FIRE HYDRANT, BACK FLOW PREVENTER
ELECTRIC UNDERGROUND LINE, MANHOLE
UTILITY VAULT, SUBSURFACE BOX, ABOVEGROUND BOX
GUY WIRE, OVERHEAD UTILITY LINE, POLE
GAS LINE, VALVE, METER
BOLLARD, SIGN, BUTTON/PARKING METER, MAILBOX
UNIDENTIFIED MANHOLE, TELEPHONE MANHOLE
SPOT ELEVATION
TOP OF CURB ELEVATION
ELECTROLIER
STANDARD STREET MONUMENT
RECORD STORM DRAIN LINE
RECORD SANITARY SEWER LINE
RECORD GAS LINE
RECORD ELECTRIC LINE
RECORD JOINT TRENCH LINE
RECORD WATER LINE
RECORD TV LINE
RECORD TELEPHONE LINE



PRELIMINARY

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Designer	Phoebe Illish

Applicant
Standard Buchanan Venture LP
1015 18th Street, NW
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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
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EXISTING CONDITIONS

C1.1

LEGEND

25' SIGHT TRIANGLES UNLESS OTHERWISE NOTED

BUILDING

WALL

BIORETENTION AREA

POROUS ASPHALT

ADA PATH OF TRAVEL

CONCRETE

ADA RAMP (TYP.)

SETBACK LINE

DEVELOPMENT SUMMARY

SITE ADDRESS:
3110 BUCHANAN RD, ANTIOCH CA

BENCHMARK:
VERTICAL DATUM NAVD88 GEOID18 DERIVED FROM OPUS SOLUTION.

ASSESSORS PARCEL NUMBERS:
740-480-001, 740-480-007

PROJECT SITE AREA:
6.22 AC±

PROJECT FLOOD ZONE:
ZONE X

ZONING:
PR-PROPOSED DEVELOPMENT

PROPOSED USE:
195 UNIT MULTIFAMILY HOUSING APARTMENTS
6 BUILDINGS
293 PARKING STALLS

UNIT MIX SUMMARY

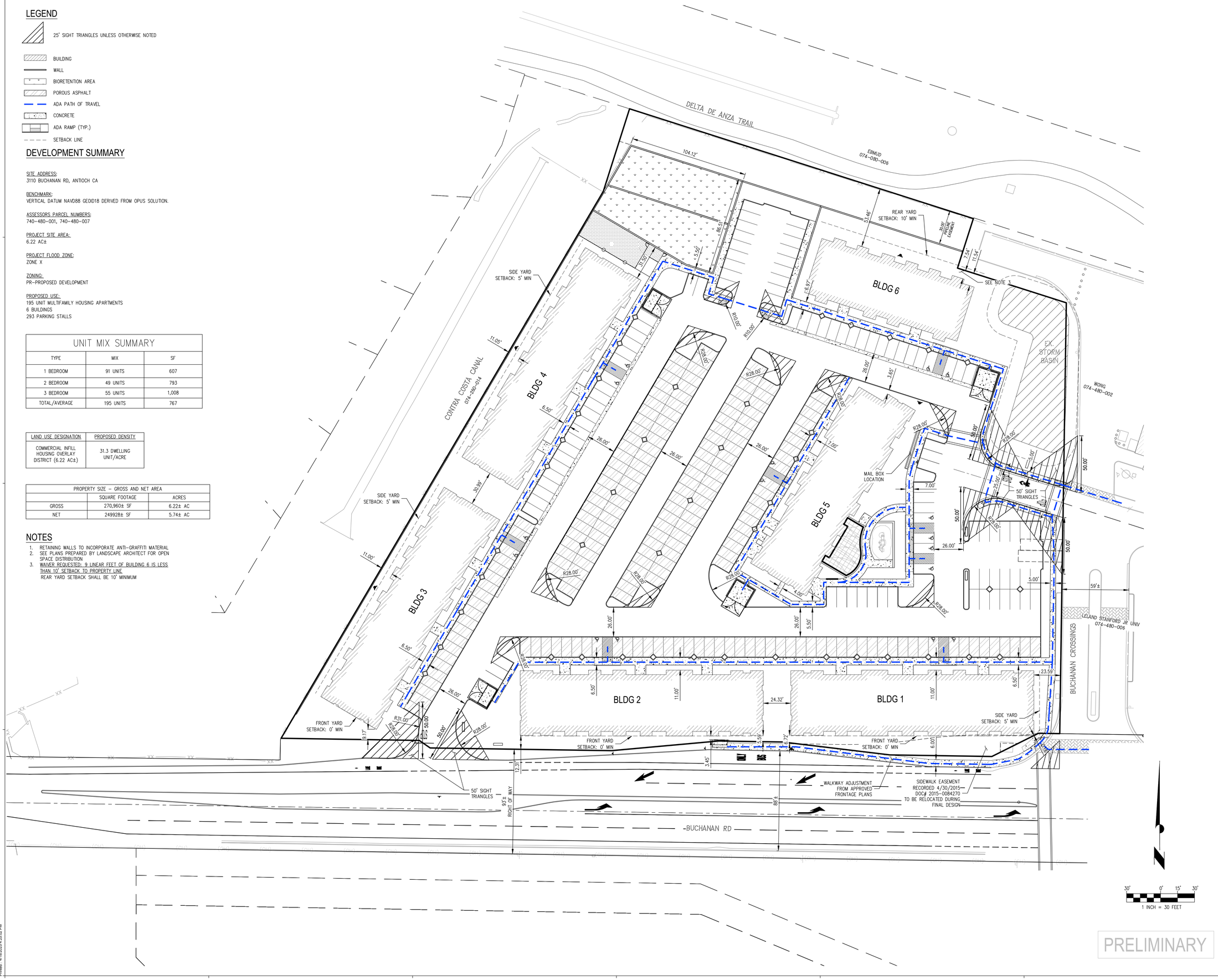
TYPE	MIX	SF
1 BEDROOM	91 UNITS	607
2 BEDROOM	49 UNITS	793
3 BEDROOM	55 UNITS	1,008
TOTAL/AVERAGE	195 UNITS	767

LAND USE DESIGNATION	PROPOSED DENSITY
COMMERCIAL INFILL HOUSING OVERLAY DISTRICT (6.22 AC±)	31.3 DWELLING UNIT/ACRE

PROPERTY SIZE – GROSS AND NET AREA		
	SQUARE FOOTAGE	ACRES
GROSS	270,960± SF	6.22± AC
NET	249928± SF	5.74± AC

NOTES

1. RETAINING WALLS TO INCORPORATE ANTI-GRAFFITI MATERIAL
2. SEE PLANS PREPARED BY LANDSCAPE ARCHITECT FOR OPEN SPACE DISTRIBUTION
3. WAIVER REQUESTED: 9 LINEAR FEET OF BUILDING 6 IS LESS THAN 10' SETBACK TO PROPERTY LINE
   REAR YARD SETBACK SHALL BE 10' MINIMUM



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SITE PLAN

C2.0

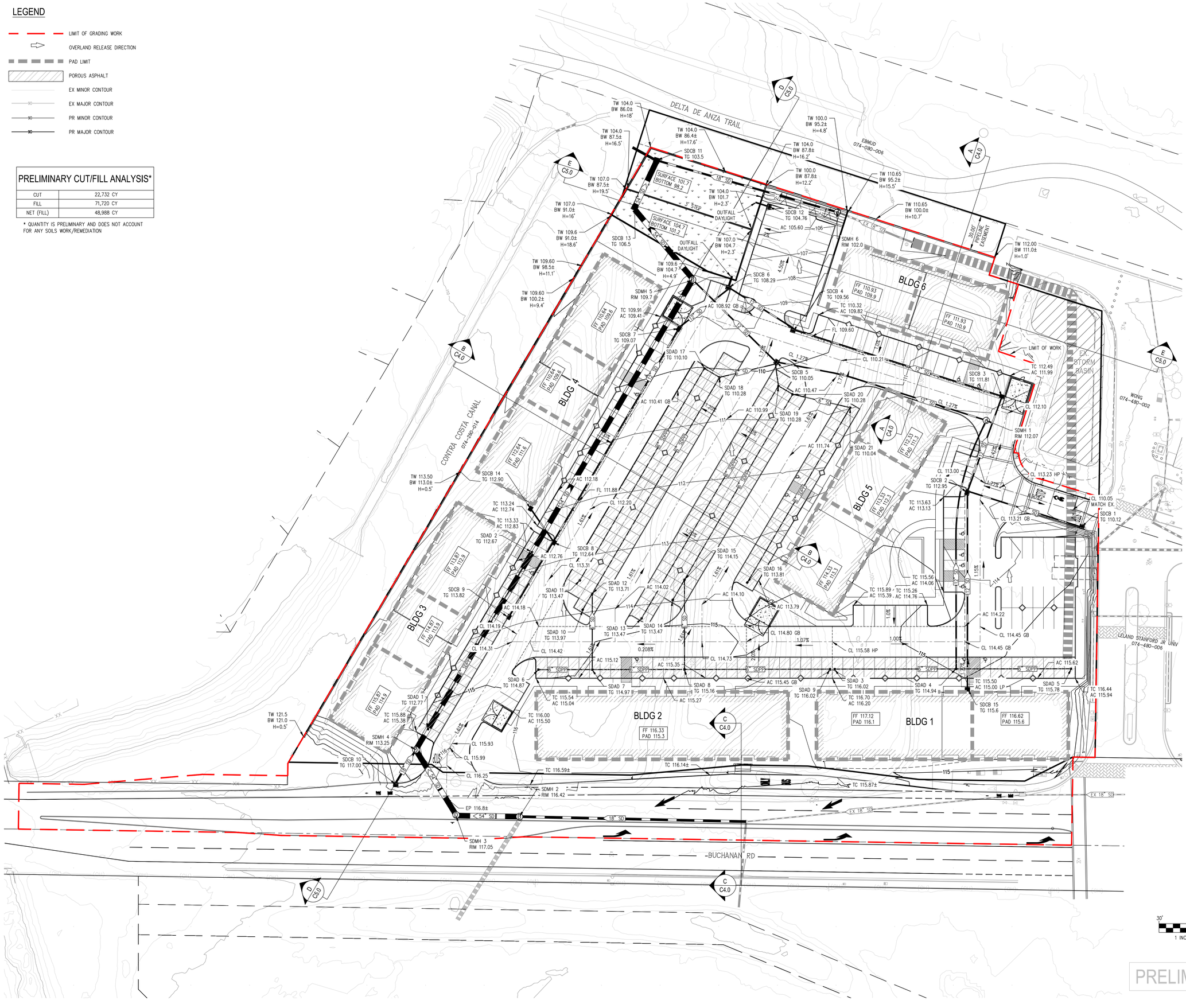
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LEGEND

- LIMIT OF GRADING WORK
- OVERLAND RELEASE DIRECTION
- PAD LIMIT
- POROUS ASPHALT
- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR

PRELIMINARY CUT/FILL ANALYSIS*	
CUT	22,732 CY
FILL	71,720 CY
NET (FILL)	48,988 CY

* QUANTITY IS PRELIMINARY AND DOES NOT ACCOUNT FOR ANY SOILS WORK/REMEDIATION



30' 0' 15' 30'
1 INCH = 30 FEET

PRELIMINARY

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BUCHANAN CROSSINGS PHASE II

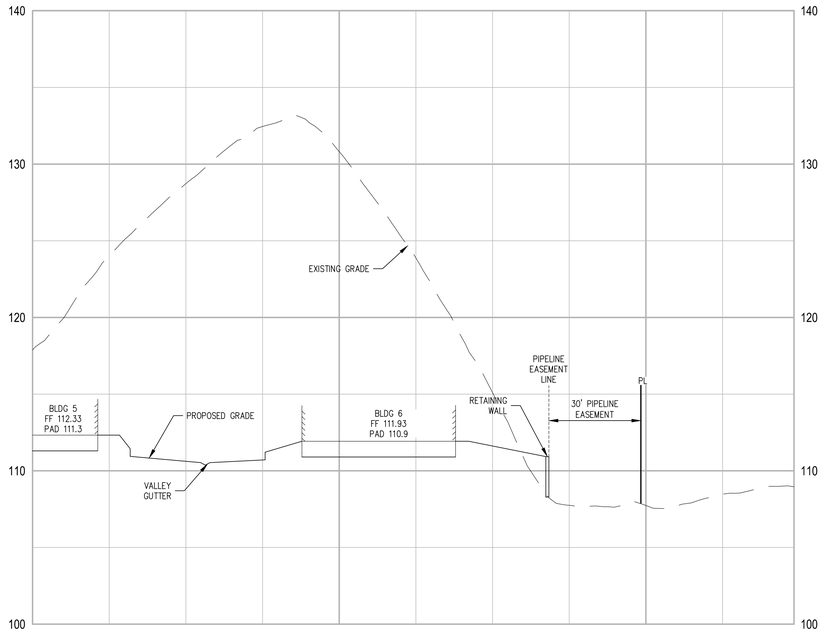
ANTIOCH, CA

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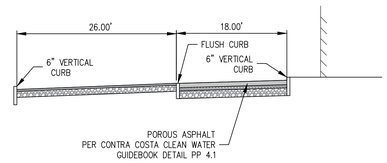
PRELIMINARY GRADING AND DRAINAGE PLAN

C3.0



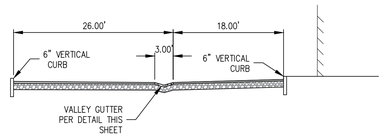
SECTION A-A

SCALE: VERTICAL: 1"=4"
HORIZONTAL: 1"=20'



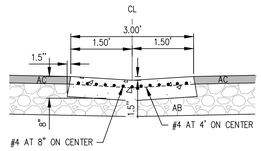
TYPICAL STREET AND PARKING SECTION (FLUSH CURB AND POROUS ASPHALT)

SCALE: NOT TO SCALE



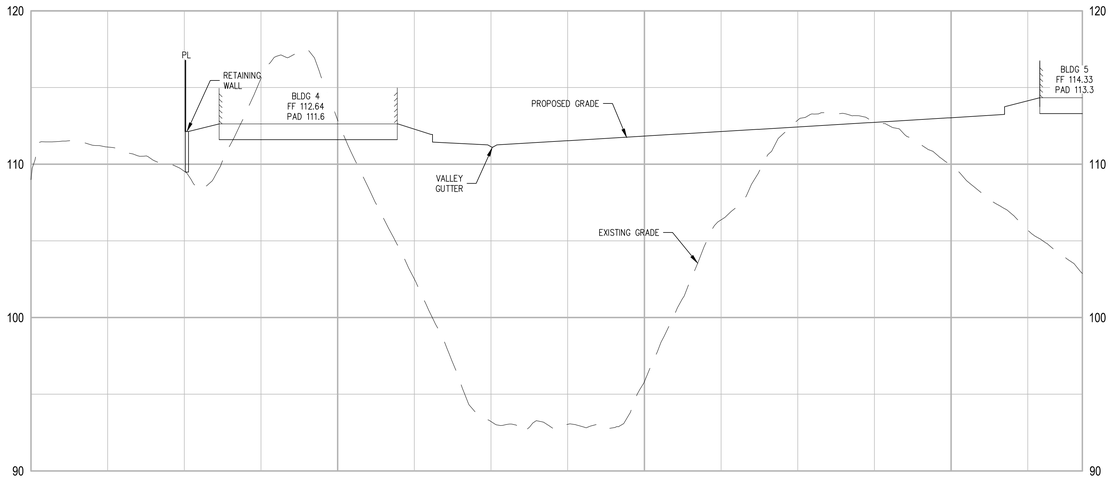
TYPICAL STREET AND PARKING SECTION (VALLEY GUTTER AND TYPICAL PARKING)

SCALE: NOT TO SCALE



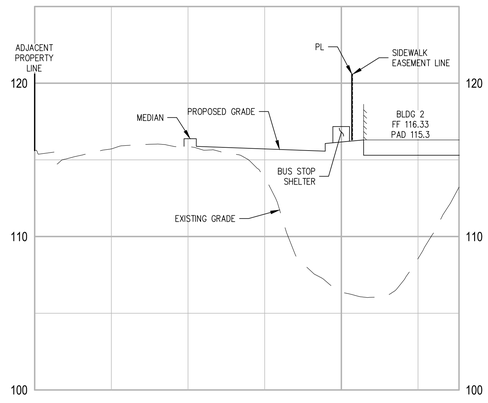
3' WIDE VALLEY GUTTER

SCALE: NOT TO SCALE



SECTION B-B

SCALE: VERTICAL: 1"=4"
HORIZONTAL: 1"=20'



SECTION C-C

SCALE: VERTICAL: 1"=4"
HORIZONTAL: 1"=20'

PRELIMINARY

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dk Project Number 24-1043

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Designer	Phoebe Illish

Applicant
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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

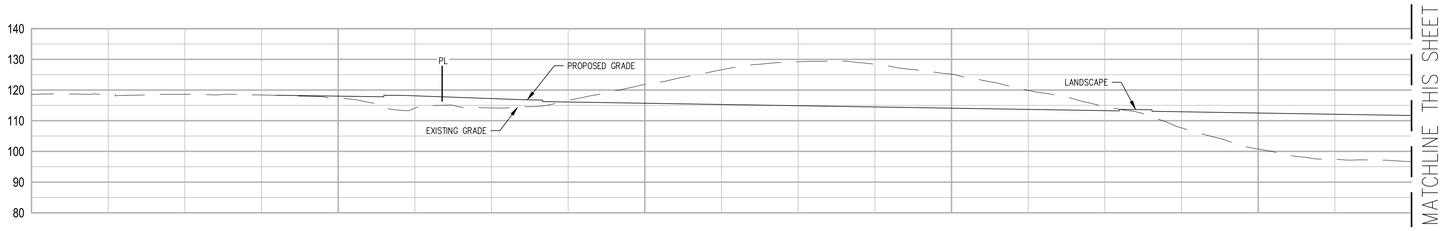
No.	DATE	DESCRIPTION
–	04/18/25	MAJOR DESIGN REVIEW SUBMITTAL 1

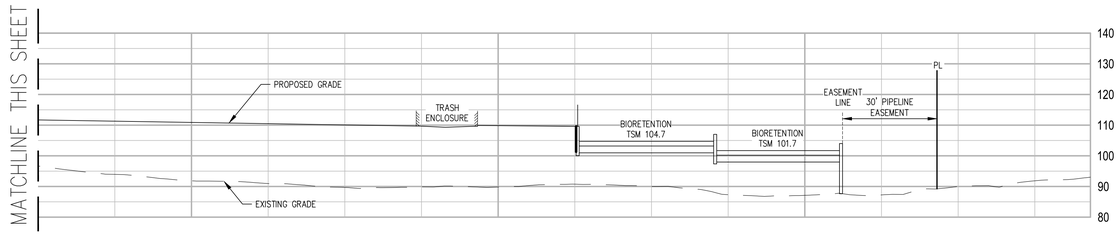
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ENGINEERED SECTIONS

C4.0

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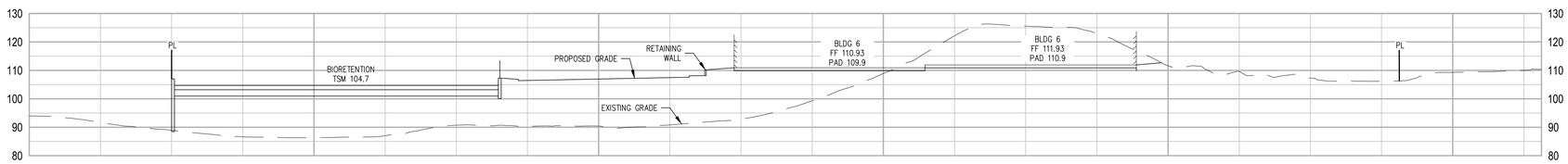




SECTION D-D

VERTICAL SCALE: 1"=20'

HORIZONTAL SCALE: 1"=20'



SECTION E-E

VERTICAL SCALE: 1"=20'

HORIZONTAL SCALE: 1"=20'

PRELIMINARY

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

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TRUE SECTIONS

C5.0

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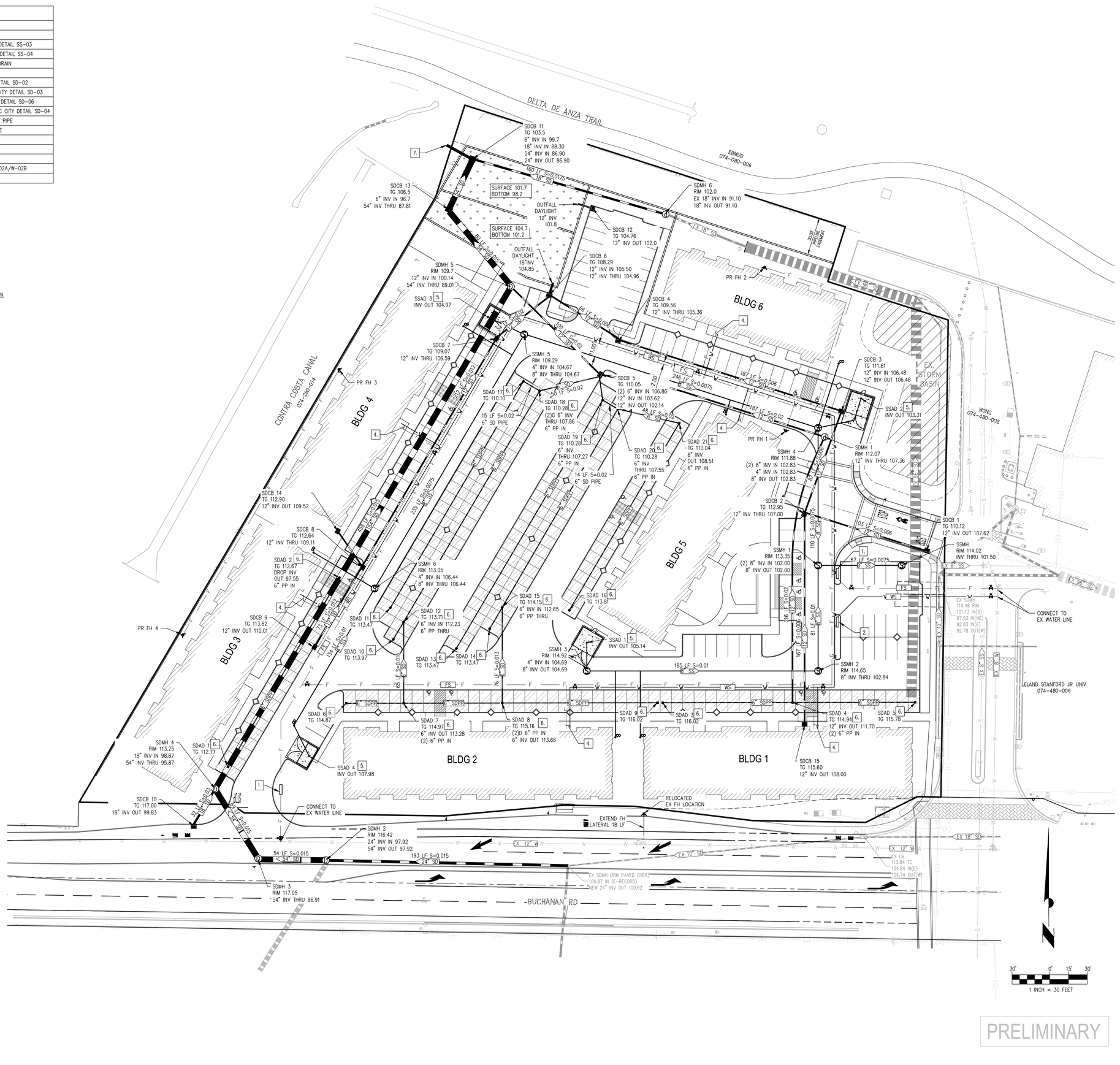
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
EX 8" SS	8" SS	SEWER LINE
		SANITARY SEWER MANHOLE CITY DETAIL SS-03
		SANITARY SEWER CLEANOUT CITY DETAIL SS-04
		SANITARY SEWER AREA DRAIN
EX SD	12" SD	STORM DRAIN LINE
		STORM DRAIN MANHOLE CITY DETAIL SD-02
		LARGE PIPE STORM DRAIN MANHOLE CITY DETAIL SD-03
		STORM DRAIN JUNCTION BOX CITY DETAIL SD-06
		STORM DRAIN CURB CATCH BASIN TYPE C CITY DETAIL SD-04
	6" SDPP	UNDERDRAIN PERFORATED PIPE
EX 12" W	W/S	DOMESTIC WATER LINE
	F FS	FIRE WATER LINE
		WATER STRUCTURE
		WATER VALVE
		FIRE HYDRANT CITY DETAIL W-02A/W-02B
		POROUS ASPHALT

NOTES

1. FIRE DOUBLE DETECTOR CHECK VALVE PER ANTIOCH CITY DETAIL W-14
2. WATER LATERAL METER AND BACKFLOW PREVENTER PER ANTIOCH CITY DETAILS W-01 AND W-11
3. DRY UTILITIES, IRRIGATION, LIGHTING, GAS, AND INTERIOR BUILDING UTILITIES TO BE DESIGNED AND SHOWN BY OTHERS.
4. FIRE AND WATER CONNECTIONS FOR BUILDING
5. WAIVER: TRASH ENCLOSURE DESIGNED TO DRAIN DIRECT DIRECTLY TO SEWER MAIN
   THE TRASH ENCLOSURE PAD SHALL BE DESIGNED TO DRAIN TO A PERVIOUS SURFACE THROUGH INDIRECT SOIL INFILTRATION IN ACCORDANCE WITH THE MUNICIPAL CODE AND OTHER APPLICABLE REGULATING AGENCIES
6. 6" PERFORATED PIPE IS SET AT INV –1.5 FROM FINISH GRADE AT TOP OF COURSE RESERVOIR LAYER OF POROUS ASPHALT
7. OUTFALL PIPE AND TYPE "M" HEADWALL STRUCTURE PER CONTRA COSTA COUNTY STANDARD DETAILS CD52

ADDITIONAL NOTES

1. PIPE SIZING TO BE COMPLETED WITH FINAL DESIGN



30' 0' 15' 30'
1 INCH = 30 FEET

PRELIMINARY

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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

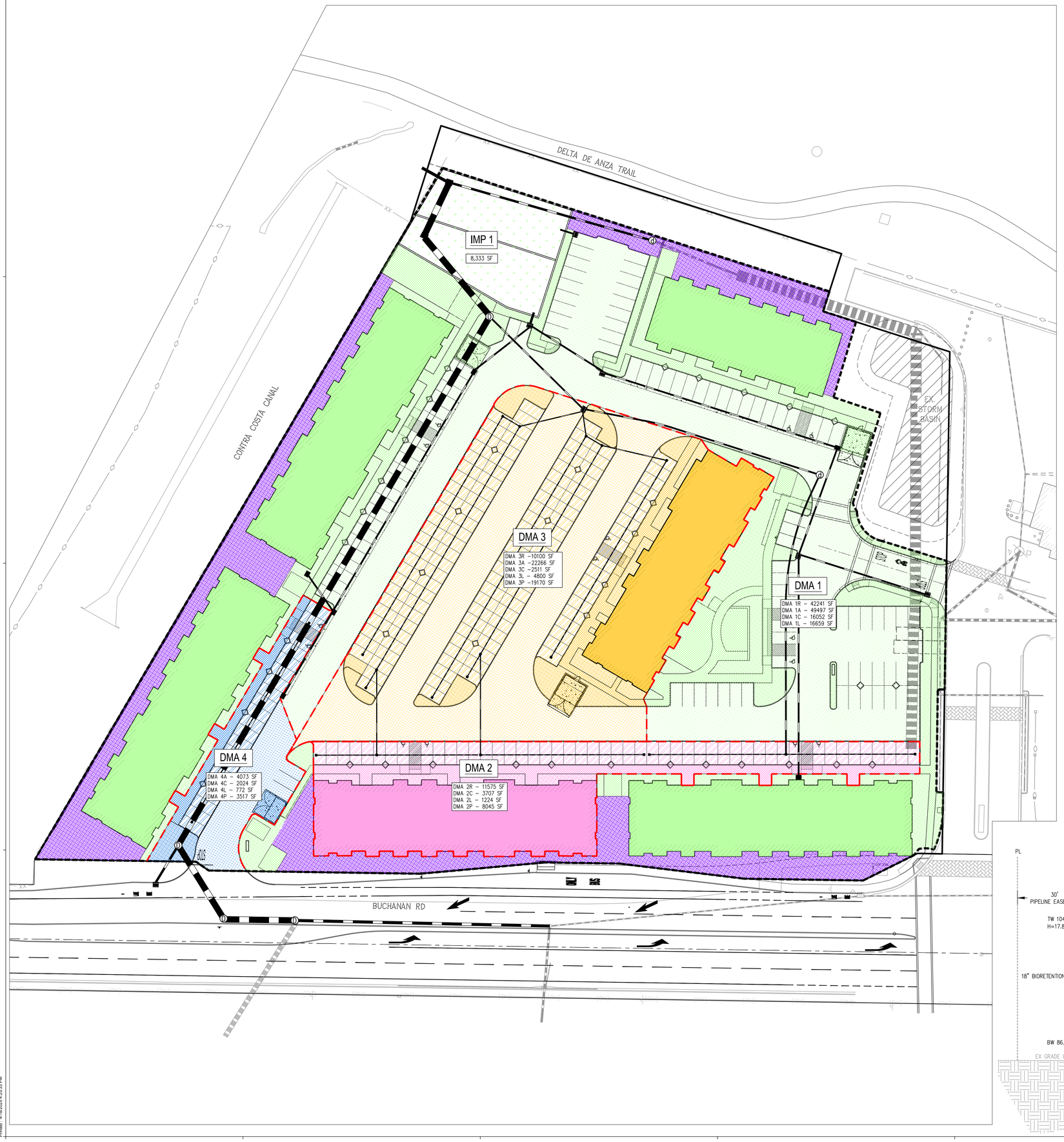
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PRELIMINARY UTILITY PLAN

C6.0

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LEGEND

DMA	DRAINAGE MANAGEMENT AREA
IMP	INTEGRATED MANAGEMENT PRACTICE
A	ASPHALT
C	CONCRETE OR HARDSCAPE
L	LANDSCAPE
P	POROUS ASPHALT
R	ROOF
	PROJECT BOUNDARY
	DMA BOUNDARY
	PROPOSED STORM DRAIN PIPE AND STRUCTURES

NOTES

1. IMP 1 SIZED USING BAY AREA HYDROLOGY MODEL

LEGEND				
DMA	IMPERVIOUS		PERVIOUS	
DMA–1	DMA 1–R		DMA 1–L	
	DMA 1–A		IMP 1	
	DMA 1–C			
DMA–2	DMA 2–R		DMA 2–L	
	DMA 2–C		DMA 2–P	
DMA–3	DMA 3–R		DMA 3–L	
	DMA 3–A		DMA 3–P	
	DMA 3–C			
DMA–4	DMA 4–A		DMA 4–L	
	DMA 4–C		DMA 4–P	
SELF TREATING –22474 SF				

30' 0' 15' 30'
1 INCH = 30 FEET

PRELIMINARY

Project Name: Buchanan Crossing
Project Type: Standard LID WQ Treatment
APN: 074-480-001, 007
Drainage Area: 249,135 sq ft
Mean Annual Precipitation: 13.0 inches

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA 5	22,474.0

II. Self-Retaining Areas

Self-Retaining DMA	
DMA Name	**Area (sq ft)**
DMA2-P	8,045
DMA3-P	19,170
DMA4-P	3,517

III. Areas Draining to Self-Retaining Areas

DMA Name	Area (sq ft)	Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self Retaining DMA	Receiving Self-Retaing DMA Area (sq ft) [B]	Ratio [A]/[B]
DMA2-R	11575	Conventional Roof	1.0	11,575.0	DMA2-P	8,045	1.44
DMA2-C	3707	Concrete or Asphalt	1.0	3,707.0	DMA2-P	8,045	0.46
DMA2-L	1224	Landscape	0.1	122.4	DMA2-P	8,045	0.02
DMA3-R	10100	Conventional Roof	1.0	10,100.0	DMA3-P	19,170	0.53
DMA3-A	22266	Concrete or Asphalt	1.0	22,266.0	DMA3-P	19,170	1.16
DMA3-C	2511	Concrete or Asphalt	1.0	2,511.0	DMA3-P	19,170	0.13
DMA3-L	4800	Landscape	0.1	480.0	DMA3-P	19,170	0.03
DMA4-A	4073	Concrete or Asphalt	1.0	4,073.0	DMA4-P	3,517	1.16
DMA4-C	2024	Concrete or Asphalt	1.0	2,024.0	DMA4-P	3,517	0.58
DMA4-L	772	Landscape	0.1	77.2	DMA4-P	3,517	0.02

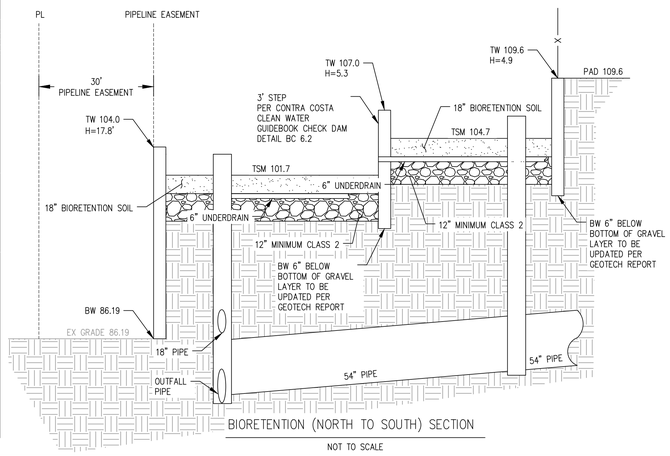
IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: D

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA1-R	42,241	Conventional Roof	1.00	42,241
DMA1-A	49,497	Concrete or Asphalt	1.00	49,497
DMA1-C	16,052	Concrete or Asphalt	1.00	16,052
DMA1-L	16,659	Landscape	0.10	1,666
			Total	109,456

	IMP Sizing Factor	Minimum	Proposed
Area	0.040	4,378 sq ft	8,333 sq ft

Report generated on 04/17/2025 by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.4.1.0).



BIORETENTION (NORTH TO SOUTH) SECTION

NOT TO SCALE

1931 San Miguel Drive
Suite 100
Walnut Creek, CA 94596
dkengin.com
925.932.6868

dk Project Number	24-1043
Contact	Stacey Gella
Email	sgella@dkengin.com
Principal	Andrew Palffy
Designer	Phoebe Illish

Applicant
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
–	04/18/25	MAJOR DESIGN REVIEW SUBMITTAL 1

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

PRELIMINARY
STORMWATER CONTROL PLAN

C7.0

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LEGEND

- WHEELSTOP
- PAINTED RED CURB
- PAINTED YELLOW CURB – LOADING ONLY ZONE
- SIGN
- CIRCULATION PATH

PARKING SUMMARY		
STALL TYPE	DETAIL	QUANTITY
TYPICAL OFF-STREET PARKING	DETAIL 1 THIS SHEET	277 PARKING SPACES
ADA STALLS	CALTRANS STANDARD A90A	16 PARKING SPACES
	TOTAL STALLS	293 PARKING SPACES

NOTE:

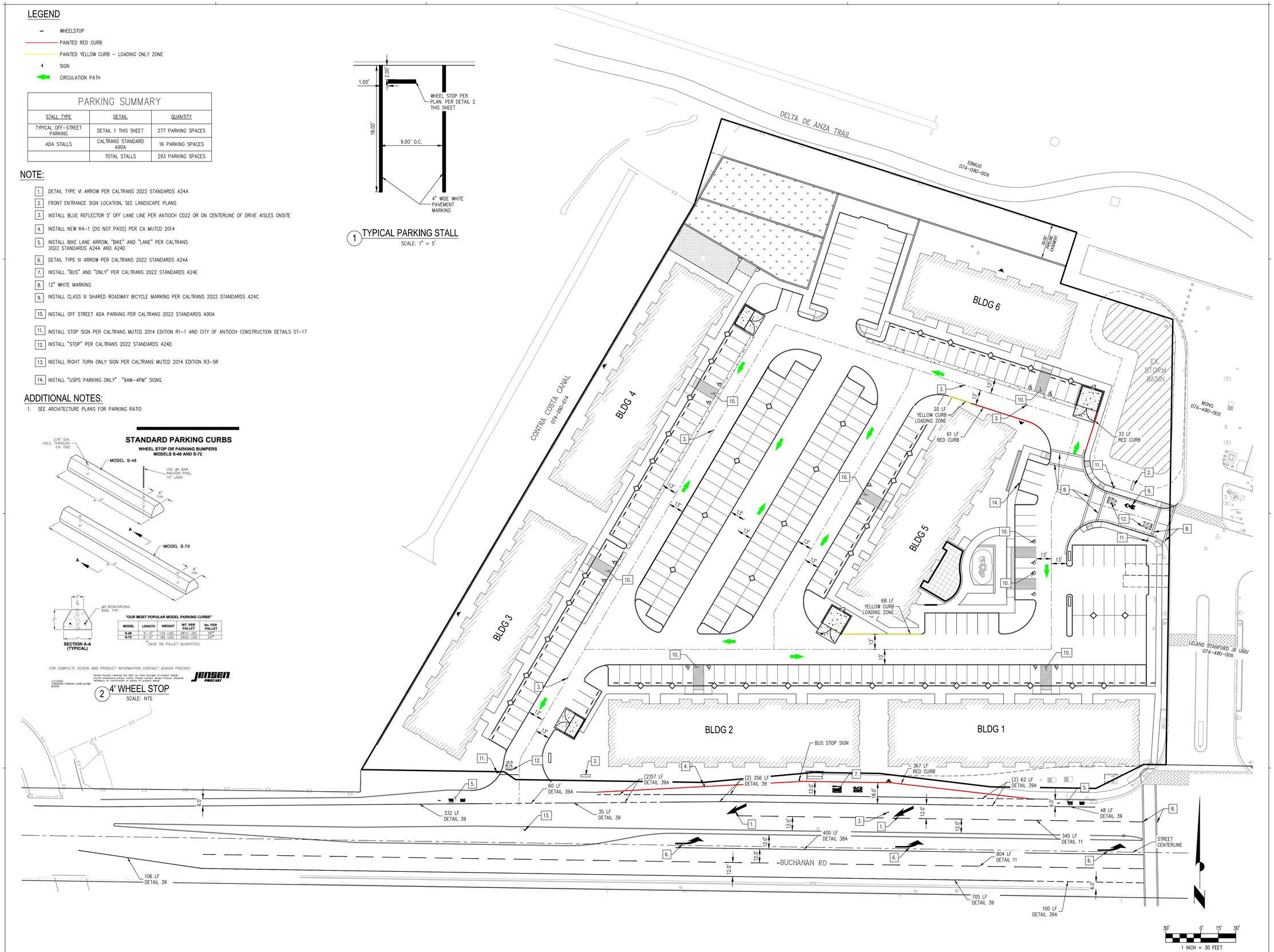
1. DETAIL TYPE VI ARROW PER CALTRANS 2022 STANDARDS A24A
2. FRONT ENTRANCE SIGN LOCATION, SEE LANDSCAPE PLANS
3. INSTALL BLUE REFLECTOR 5' OFF LANE LINE PER ANTIOCH CD22 OR ON CENTERLINE OF DRIVE AISLES ONSITE
4. INSTALL NEW R4-1 (DO NOT PASS) PER CA MUTCD 2014
5. INSTALL BIKE LANE ARROW, "BIKE" AND "LANE" PER CALTRANS 2022 STANDARDS A24A AND A24D
6. DETAIL TYPE III ARROW PER CALTRANS 2022 STANDARDS A24A
7. INSTALL "BUS" AND "ONLY" PER CALTRANS 2022 STANDARDS A24E
8. 12" WHITE MARKING
9. INSTALL CLASS III SHARED ROADWAY BICYCLE MARKING PER CALTRANS 2022 STANDARDS A24C
10. INSTALL OFF STREET ADA PARKING PER CALTRANS 2022 STANDARDS A90A
11. INSTALL STOP SIGN PER CALTRANS MUTCD 2014 EDITION R1-1 AND CITY OF ANTIOCH CONSTRUCTION DETAILS ST-17
12. INSTALL "STOP" PER CALTRANS 2022 STANDARDS A24D
13. INSTALL RIGHT TURN ONLY SIGN PER CALTRANS MUTCD 2014 EDITION R3-5R
14. INSTALL "USPS PARKING ONLY" "9AM-4PM" SIGNS

ADDITIONAL NOTES:

1. SEE ARCHITECTURE PLANS FOR PARKING RATIO

1 TYPICAL PARKING STALL
SCALE: 1" = 5'

2 4' WHEEL STOP
SCALE: NTS



PRELIMINARY

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dk Project Number	24-1043
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Email	sgella@dkengin.com
Principal	Andrew Palffy
Designer	Phoebe Illish

Applicant
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Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

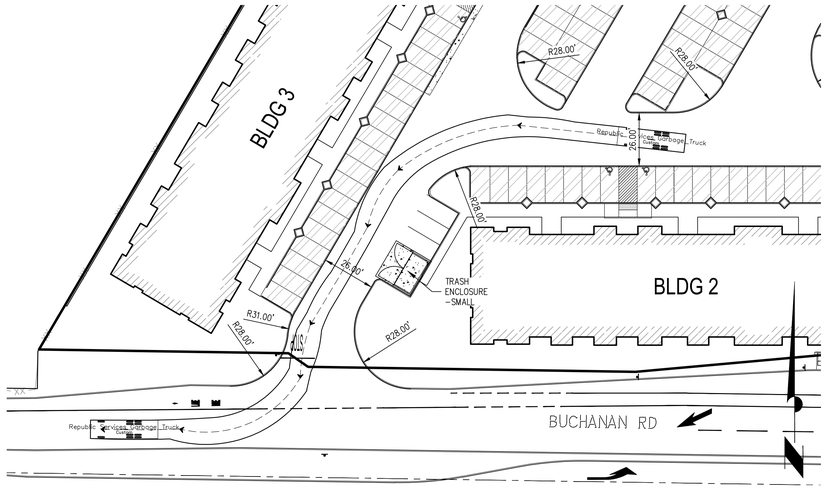
No.	DATE	DESCRIPTION
–	04/18/25	MAJOR DESIGN REVIEW SUBMITTAL 1

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SIGNING AND STRIPING

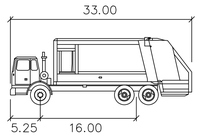
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TRUCK THRU SITE -EXITING

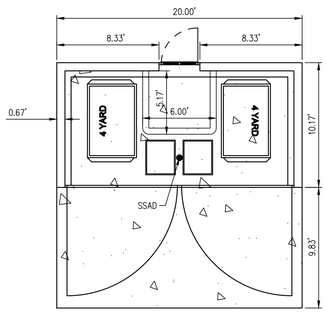
SCALE: 1"=30'



Republic Services Garbage_Truck

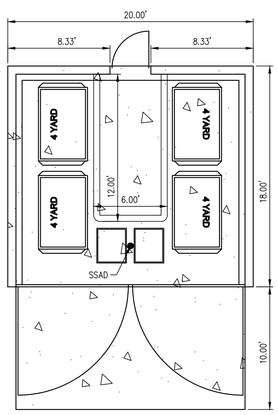
feet

Width	: 9.00
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.0



TRASH ENCLOSURE - SMALL

SCALE: 1"=5'



TRASH ENCLOSURE - LARGE

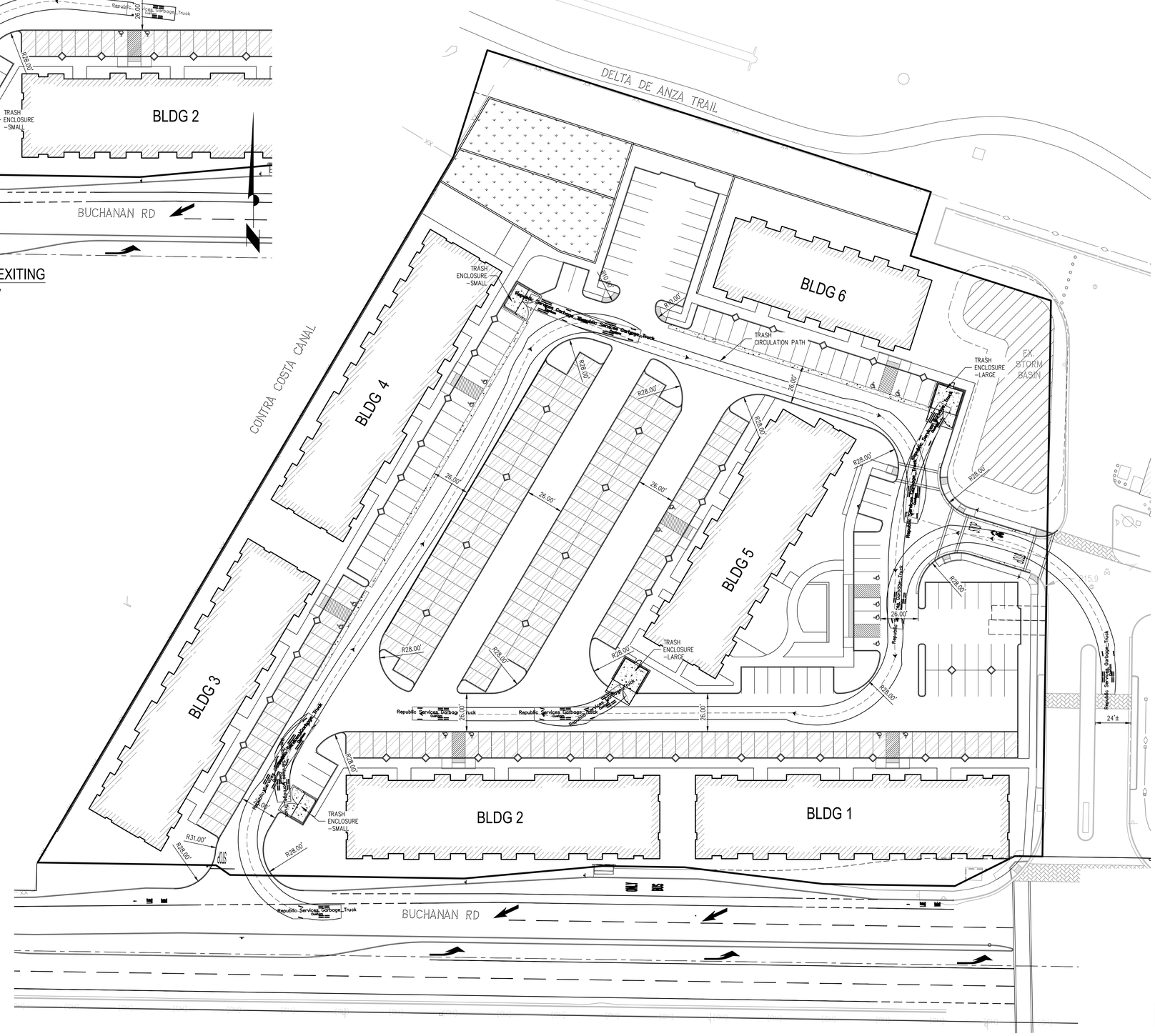
SCALE: 1"=5'

LEGEND

TRUCK TURN PATH

TRUCK TURN BOUNDARY

TRASH ENCLOSURE



TRUCK THRU SITE -PERIMETER

SCALE: 1"=30'

30' 0' 15' 30'

1 INCH = 30 FEET

PRELIMINARY

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dk Project Number 24-1043

Contact Stacey Gella
Email sgella@dkengin.com
Principal Andrew Palffy
Designer Phoebe Illish

Applicant

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Suite 601
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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
–	04/18/25	MAJOR DESIGN REVIEW SUBMITTAL 1

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TRASH ENCLOSURE PLAN

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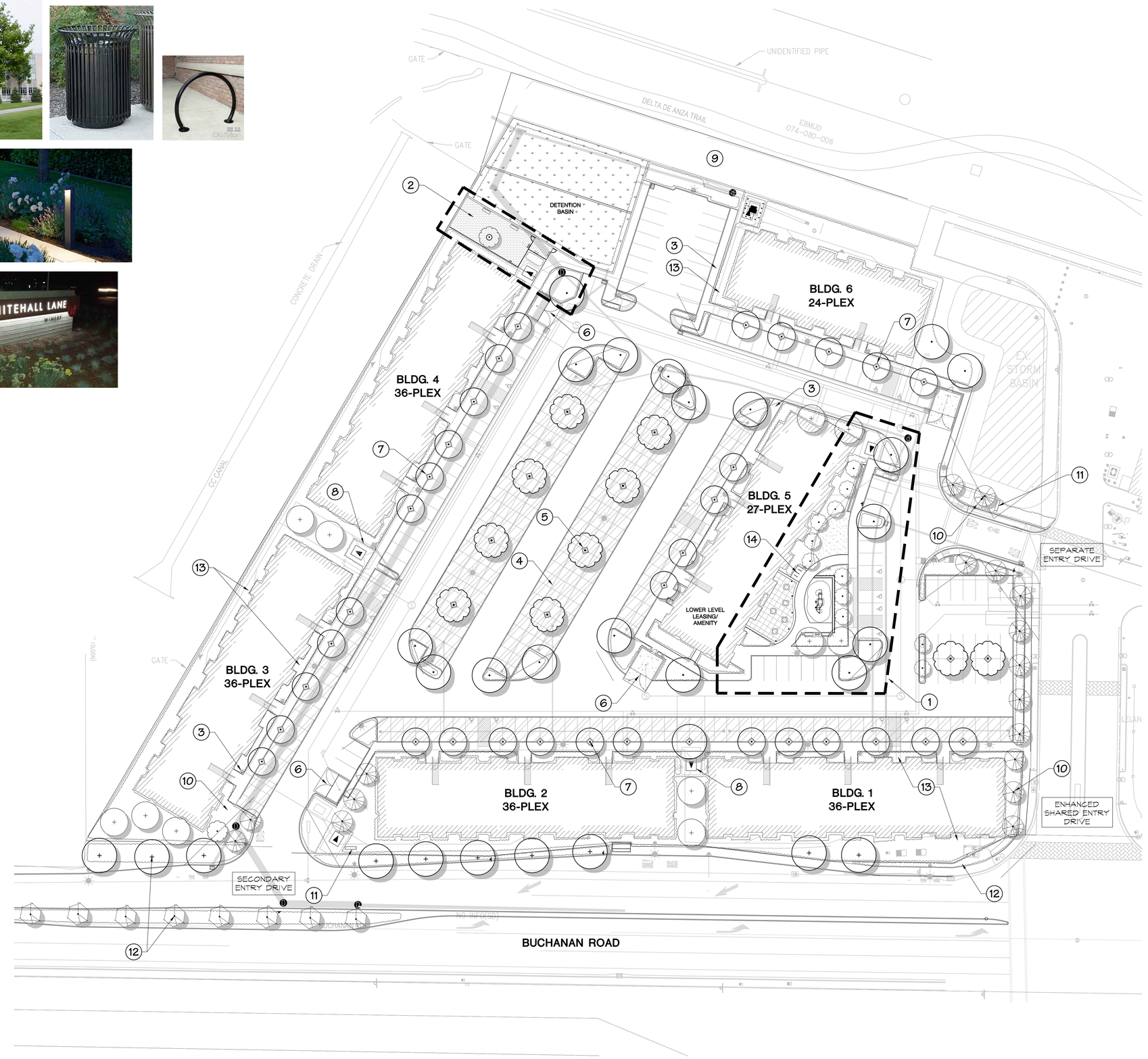






PROGRAM LEGEND

1. CENTER INTERIOR OPEN SPACE:
   - TOT LOT PLAY STRUCTURE WITH RUBBER MAT SAFETY SURFACING (AGES 2-12)
   - BENCH SEATING & TRASH RECEPTACLES
   - CONCRETE SEATWALL FEATURE AS BUFFER FOR TOT LOT PLAY
   - LAWN FOR INFORMAL PLAY
   - SHORT-TERM BICYCLE RACKS (6-BIKES TOTAL)
   - COURTYARD PATIO OUTSIDE AMENITY ROOM WITH TABLE SEATING AND PARTY STRING LIGHTS ABOVE
   - FLOWERING ACCENT AND SHADE TREES
2. DOG PARK OPEN SPACE (25'x70'):
   - DECOMPOSED GRANITE SURFACING W/ ACCENT TREE PLANTING
   - DECOMPOSED GRANITE PAVING ENTRY CORAL PAVING AT HIGH TRAFFIC AREA
   - 42" HT. TUBULAR STEEL FENCE ENCLOSURE/GATES
   - BENCH SEATING & TRASH RECEPTACLES
   - DOGGIE BAG DISPENSER WASTE STATIONS
   - PASS-THROUGH SHELF AT GATES FOR PHONE/COFFEE MANAGEMENT
3. CONCRETE PEDESTRIAN WALKWAYS W/ BOLLARD LIGHTING, TYPICAL
4. PERMEABLE ASPHALT PAVING AT PARKING STALLS. SEE CIVIL DWGS., TYPICAL
5. 3' SQ. DIAGONAL PLANTING ISLANDS WITH SHADE TREES, TYPICAL
6. TRASH DUMPSTER STRUCTURES W/ SCREEN PLANTING, TYPICAL
7. ACCENT TREES AT PARKING STALLS/WALKWAYS EMPHASIZING BUILDING ENTRIES, TYPICAL
8. PRELIMINARY TRANSFORMER LOCATIONS, TYPICAL
9. PIPELINE EASEMENT - ADJACENT TO RETAINING WALL
10. ACCENT TREES AT PROJECT ENTRIES, TYPICAL
11. ENTRY SIGN MONUMENTATION AT EACH ENTRY
12. PUBLIC R.O.W. STREET FRONTAGE LANDSCAPE
13. DROUGHT TOLERANT SHRUBS AND GROUNDCOVERS IN ALL PLANTING AREAS IRRIGATED IN COMPLIANCE WITH MWELO REQUIREMENTS, TYPICAL
14. OUTDOOR BICYCLE PARKING



SCALE: 1" = 30'

0 15 30 60 FT.

N

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

2065 N. Broadway
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Walnut Creek, CA 94596
www. environmentalforesight.com
925.945.0300

EFI Project Number 25010.01

Contact	Scott Feuer
Email	sfeuer@environmentalforesight.com
Principal	Scott Feuer
Designer	Julia Herring

Applicant

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1015 18th Street, NW
Suite 601
Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
-	04/18/25	Major Design Review Submittal 1

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LICENSED LANDSCAPE ARCHITECT
SCOTT C. FEUER No. 4278
SIGNATURE
08/31/2025
RENEWAL DATE
DATE
STATE OF CALIFORNIA

OVERALL LANDSCAPE SITE PLAN

L0.0

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STREETSCAPE PLANT MATERIAL KEY (BUCHANAN ST)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (2)
	STREET TREES				
LAG MUS	Lagerstroemia 'Muskogee'	Crape Myrtle	15 GAL-STD	SEE PLANS	L
PIS KEI	Pistacia chinensis 'Keith Davey'	Fruitless Chinese Pistache	15 GAL-STD	SEE PLANS	L
PRU KRA	Prunus 'Krauter Vesuvius'	Purple Leaf Plum	24" BOX-STD	SEE PLANS	M
19	SHRUBS				
	Callistemon v. 'Little John'	Dwarf Bottle Brush	1 GAL	42" O.C.	L
	Cistus ladaniter	Crimson Spot Rockrose	1 GAL	48" O.C.	L
	Cotinus coggygria 'Royal Purple'	Purple Smoke Bush	1 GAL	SEE PLANS	L
	Dietes bicolor	Fortnight Lily	1 GAL	42" O.C.	L
	Lantana montevidensis	Trailing Lantana	1 GAL	42" O.C.	L
	Nandina domestica 'Moon Bay'	Dwarf Heavenly Bamboo	1 GAL	30" O.C.	L
	Phormium x. 'Duet'	Var. New Zealand Flax	1 GAL	42" O.C.	M
	Salvia 'Hot Lips'	Hot Lips Sage	1 GAL	48" O.C.	L
	Westringia 'Wynyabbie Gem'	Coast Rosemary	1 GAL	60" O.C.	L
19	GRASSES				
	Elegymus condensatus 'Canyon Prince'	Blue Wild Rye	1 GAL	48" O.C.	L
	Lomandra longifolia 'Breeze'	Spiny Head Mat Rush	1 GAL	36" O.C.	L
	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L
	Tulbaghia violacea	Society Garlic	1 GAL	30" O.C.	L
19	GROUNDCOVERS				
	Ceanothus g. h. 'Yankee Point'	Wild Lilac	1 GAL	60" O.C.	L
	Myoporum parvifolium	Myoporum	1 GAL	60" O.C.	L
	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	48" O.C.	L

LANDSCAPE GRADING AND DRAINAGE NOTES

1. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

2. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

3. ALL PROPOSED GRADES ARE TO MEET AND BLEND WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING CURBS/SIDEWALKS. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN THE FIELD.

4. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

5. SLOPE ALL DRAIN LINES AT .5% MINIMUM WITH 12" MINIMUM COVER. ALL NECESSARY FITTINGS SHALL BE PROVIDED AND INSTALLED.

6. ALL CATCH BASINS AND AREA DRAINS SHALL BE LOCATED IN LOW SPOTS OF PLANTING AREAS.

7. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

LANDSCAPED AREA COMPLIANCE

- ODS STANDARD 3.3.1A

A MINIMUM of 15% OF ANY BUILDING SITE SHALL BE LANDSCAPED.

ODS 3.3.1 LANDSCAPING STANDARDS		
AREA	SIZE	PERCENTAGE OF TOTAL
TOTAL SITE	261, 256 SQ FT	100%
TOTAL PROPOSED LANDSCAPED AREA	48,783 SQ FT	18.6%
TOTAL PROPOSED LANDSCAPED AREA W/ BIORETENTION BASINS	69,808 SQ FT	26.3%

OPEN SPACE AREA COMPLIANCE

- ODS STANDARD 3.1.6A

EVERY DEVELOPMENT THAT INCLUDES 5 OR MORE RESIDENTIAL UNITS SHALL PROVIDE AT LEAST ONE COMMON SPACE OPEN AREA. ALL MULTIFAMILY RESIDENTIAL DEVELOPMENTS SHALL PROVIDE A TOTAL OF 200 SQ FT OF OPEN SPACE PER UNIT.

ODS 3.1.6A LANDSCAPING STANDARDS	
AREA NEEDED FOR 195 TOTAL UNITS	SIZE
REQUIRED AREA PER ODS	39,000 SQ FT
TOTAL PROPOSED OPEN SPACE AREA (PLAY STRUCTURE, COURTYARD, LAWN & DOG PARK)	12,900 SQ FT

TREE & LARGE SHRUB PLANTING SETBACK NOTES

TREE NOTES:

1. FIELD ADJUST TREES TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   - 5' MIN. FROM PAVED AREAS
   - 6' MIN. FROM WATER LINES
   - 6' MIN. FROM STORM DRAIN LINES
   - 3' MIN. FROM UTILITY AND IRRIGATION VAULTS
   - 3' MIN. FROM MAILBOXES
   - 6' MIN. FROM EDGE OF DRIVEWAY, WATER METER, GAS METER, AND SEWER LATERALS
   - 20' MIN. FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS
   - 15' MIN. FROM UTILITY POLES AND STREETLIGHTS
   - 8' MIN. FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLERS AND STANDPIPES

2. LARGE SHRUB NOTES:
   - 20' MIN. FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS
   - 15' MIN. FROM UTILITY POLES AND STREETLIGHTS
   - 8' MIN. FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLERS AND STANDPIPES

3. ALL TREES PLANTED WITHIN 10'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS. ALL YOUNG TREES SHALL BE DOUBLE STAKED - REFER TO PLANTING DETAILS.

4. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REGULATIONS TO AVOID CONFLICT.

5. PLANT MATERIALS SHALL BE PLACED SO THAT THEY DO NOT INTERFERE WITH THE LIGHTING OF THE PREMISES OR RESTRICT ACCESS TO EMERGENCY APPARATUS SUCH AS FIRE HYDRANTS OR FIRE ALARM BOXES.

6. TREES OR LARGE SHRUBS SHALL NOT BE PLANTED UNDER OVERHEAD LINES OR OVER UNDERGROUND UTILITIES IF THEIR GROWTH MIGHT INTERFERE WITH SUCH PUBLIC UTILITIES.

ON-SITE PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (2)
	TREES (TIER 1)				
CER FOR	Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" BOX-STD @ FRONT SETBACK	SEE PLANS	M
CHI TIM	Chilopsis linearis 'Timeless Beauty'	Desert Willow	15 GAL-STD	SEE PLANS	VL
COR KOU	Cornus kousa	Evergreen Dogwood	15 GAL-STD	SEE PLANS	M
LAG CHE	Lagerstroemia 'Cherokee'	Crape Myrtle	15 GAL-STD	SEE PLANS	L
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laura	15 GAL-STD	SEE PLANS	L
PIS KEI	Pistacia chinensis 'Keith Davey'	Fruitless Chinese Pistache	15 GAL-STD	SEE PLANS	L
PRU KRA	Prunus 'Krauter Vesuvius'	Purple Leaf Plum	15 GAL-STD	SEE PLANS	M
QUE AGR	Quercus agrifolia	Coast Live Oak	15 GAL-STD	SEE PLANS	VL
18a	SHRUBS (TIER 2)				
	Abelia 'Aurea'	Glossy Abelia	1 GAL	72" O.C.	M
	Achillea x. 'Moonshine'	Fern Leaf Yarrow	1 GAL	30" O.C.	L
	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	1 GAL	30" O.C.	L
	Arctostaphylos 'John Dourley'	Manzanita	1 GAL	60" O.C.	M
	Aspidistra elatior	Cast Iron Plant	1 GAL	24" O.C.	L
	Asparagus d. 'Myers'	Myers Asparagus Fern	1 GAL	36" O.C.	M
	Callistemon v. 'Little John'	Dwarf Bottle Brush	1 GAL	42" O.C.	L
	Cistus ladanifer	Crimson Spot Rockrose	1 GAL	48" O.C.	L
	Colocasnea pulchellum	Breath of Heaven	1 GAL	42" O.C.	M
	Coprosma r. 'Marble Queen'	Variegated Coprosma	1 GAL	36" O.C.	M
	Correa 'Dusky Bells'	Australian Fuchsia	1 GAL	48" O.C.	L
	Cotinus coggygria 'Royal Purple'	Purple Smoke Bush	1 GAL	SEE PLANS	L
	Erigeron karvinskianus	Santa Barbara Daisy	1 GAL	30" O.C.	L
	Grevillea 'Noelli'	NCN	1 GAL	48" O.C.	L
	Lantana montevidensis	Trailing Lantana	1 GAL	42" O.C.	L
	Loropetalum chinese	Chinese Fringe Flower	1 GAL	48" O.C.	M
	Lavandula species	Lavender	1 GAL	42" O.C.	L
	Mahonia 'Golden Abundance'	California Holly Grape	1 GAL	48" O.C.	M
	Nandina domestica species	Dwarf Heavenly Bamboo	1 GAL	30" O.C.	L
	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira	1 GAL	42" O.C.	M
	Phormium T. 'Chocolate'	New Zealand Flax	1 GAL	48" O.C.	L
	Phormium x. 'Duet'	Var. New Zealand Flax	1 GAL	42" O.C.	M
	Salvia species	Sage	1 GAL	48" O.C.	L
	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	1 GAL	48" O.C.	L
	Sarcococca ruscifolia	Sweet Box	1 GAL	48" O.C.	M
	Westringia 'Wynyabbie Gem'	Coast Rosemary	1 GAL	60" O.C.	L
18a	GRASSES (TIER 3)				
	Boutelova gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	30" O.C.	L
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 GAL	30" O.C.	L
	Dietes vegeta	Fortnight Lily	1 GAL	36" O.C.	L
	Festuca glauca 'Elijah Blue'	Common Blue Fescue	1 GAL	18" O.C.	L
	Helictotrichon sempervirens	Blue Oat Grass	1 GAL	30" O.C.	L
	Lomandra longifolia 'Breeze'	Spiny Head Mat Rush	1 GAL	36" O.C.	L
	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L
	Sesleria 'Greenlee'	Moor Grass	1 GAL	24" O.C.	L
18a	GROUNDCOVERS (TIER 3)				
	Aptenia cordifolia 'Red Apple'	Red Apple	1 GAL	24" O.C.	L
	Arctostaphylos 'Emerald Carpet'	Manzanita	1 GAL	48" O.C.	M
	Ceanothus g. h. 'Yankee Point'	Wild Lilac	1 GAL	72" O.C.	L
	Heuchera maxima	California Coral Bells	1 GAL	18" O.C.	M
	Liriope m. 'Silvery Sunproof'	Variegated Lily Turf	1 GAL	18" O.C.	M
	Myoporum parvifolium	Myoporum	1 GAL	60" O.C.	L
	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	1 GAL	18" O.C.	M
	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	48" O.C.	L
	Teucrium chamaedrys 'Prostratum'	Ground Germander	1 GAL	24" O.C.	L
	Verbena tenuisecta	Moss Verbena	1 GAL	24" O.C.	L
	Westringia fruticosa 'Mundi'	Coast Rosemary	1 GAL	36" O.C.	L
18b	42" HEIGHT SHRUBS MIN. TO SCREEN PARKING LOT, ADJACENT PROPERTIES & UTILITIES				
	Alyogyne huegelii	Blue Hibiscus	5 GAL	60" O.C.	L
	Carpenteria californica 'Elizabeth'	Bush Anemone	5 GAL	48" O.C.	L
	Ceanothus 'Julia Phelps'	Wild Lilac	5 GAL	60" O.C.	L
	Ilex c. 'Sky Pencil'	Columnar Holly	15 GAL	18" O.C.	M
	Loropetalum chinese 'Razzle Dazzle'	Fringe Flower	5 GAL	60" O.C.	M
	Olea europea 'Little Ollie'	Dwarf Olive	5 GAL	48" O.C.	L
	Podocarpus m. 'Maki'	Shrubby Yew Pine	5 GAL	36" O.C.	M
	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	5 GAL	60" O.C.	L
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 GAL	48" O.C.	L
	Rosmarinus 'Tuscan Blue'	Rosemary	5 GAL	36" O.C.	L
18c	BIORETENTION BASIN - PLANT MATERIAL FOR STORMWATER TREATMENT FACILITIES PER 'CLEAN WATER PROGRAM CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK" APPENDIX B.				
	Ceanothus g. h. 'Yankee Point'	Wild Lilac	1 GAL	60" O.C.	L
	Chondropetalum tectorum	Small Cape Rush	1 GAL	36" O.C.	L
	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	1 GAL	48" O.C.	L
	Festuca rubra	Red Fescue	SOD	N/A	L
	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L
	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	48" O.C.	L
	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	1 GAL	48" O.C.	L
	Lawn (Sod) - 'Bolero Plus' Dwarf Fescue Blend Available: Delta Bluegrass Company (800) 637-8873				H

NOTES:

1. WUCOLS IV RATING 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.
2. PROVIDE MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY AS FOLLOWS: 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS, 12 FEET FOR PARKING LOTS, AND 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
3. SHRUB AND GROUNDCOVER PALETTE ABOVE IS PRELIMINARY AND SUBJECT TO ADDITIONAL APPROPRIATE PLANT SPECIES WHEN ACTUAL DETAILED PLANTING PLANS ARE DEVELOPED FOR BUILDING PERMIT.

LANDSCAPE DESIGN ITEMS DEFERRED TO BUILDING PERMIT

1. DETAILED SITE/LANDSCAPE GRADING PLANS & SCHEDULE FOR FINISH GRADING. LANDSCAPE FINISH GRADING TO BE COMPLETED AFTER MASS GRADING & BUILDING CONSTRUCTION.

2. CONSTRUCTION DETAILS/SPECIFICATIONS FOR NON-VEGETATIVE LANDSCAPE IMPROVEMENTS: PAVING, SITE FURNISHINGS, DOG RUNS, AND PLAY EQUIPMENT.

3. DETAILED PLANS AND ELEVATIONS FOR DOG PARK FENCING/GATES AND SEAT WALLS.

PRELIMINARY PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SOIL PREPARATION/AMENDMENTS:
   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED. REFER TO CIVIL GRADING PLANS FOR ALL GRADING AND DRAINAGE.

   B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

   C. FOR BID PURPOSES ONLY: 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.

   D. 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.

   E. 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). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGRO PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 209-2370 OR APPROVED EQUAL SHALL BE USED.

   F. 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.

   G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

   H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOW:

1 GALLON	1 PAK
5/5 GALLON	2 PAKS
15 GALLON	6 PAKS
24" BOX	10 PAKS
36" BOX	16 PAKS
48" BOX	20 PAKS

AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3311. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

3. MULCH:
   A. ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
      1. PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: 'RECOLOGY RECYCLED DECORATIVE' MULCH IN **'LIGHT BROWN' COLOR.**
      2. PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR' IN **'LIGHT BROWN' COLOR.**
      3. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

   B. 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. MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

4. GROUNDCOVER:
   A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

5. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

6. TREE PLANTING NOTES:
   A. PLANT TREES A MINIMUM OF 2'-0" FROM THE EDGE OF CURBS AND WALKS. ALL TREES PLANTED WITHIN **10'-0"** OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

   B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT. PROPOSED TREE LOCATIONS ARE BASE ON THE PRELIMINARY JOINT TRENCH UTILITY PLAN. FINAL TREE LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE WHEN FINAL UTILITY LOCATIONS ARE DETERMINED.

7. MAINTENANCE:
   THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

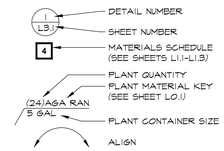
8. GUARANTEE:
   ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

9. PER THE CITY OF ANTIOCH ODS 3.3.1C PLANT MATERIALS, LANDSCAPE AREAS SHALL INCORPORATE PLANTINGS UTILIZING A THREE-TIER SYSTEM (REFER TO PLANT PALETTE):
   1. **TREES**
   2. **SHRUBS AND VINES**
   3. **GRASSES AND GROUNDCOVERS**

ABBREVIATIONS

AGG	AGGREGATE	HORIZ	HORIZONTAL
AD	AREA DRAIN	HT	HEIGHT
ARCH	ARCHITECTURE	INCL	INCLUDED
BLDG	BUILDING	ID	INSIDE DIAMETER
BOT	BOTTOM	MAX	MAXIMUM
BTH	BROWN TRUNK HEIGHT	MIN	MINIMUM
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS
CFT	CUBIC FOOT	NCN	NO COMMON NAME
CL	CENTER LINE	NIC	NOT INCLUDED
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONC	CONCRETE	PENET	PENETRATION
CONST	CONSTRUCTION	PA	PLANTING AREA
CONT	CONTINUOUS	POB	POINT OF BEGINNING
CJ	CONTROL JOINT	PTDF	PRESSURE TREATED DOUGLAS FIR
CYD	CUBIC YARDS	PL	PROPERTY LINE
DG	DECOMPOSED GRANITE	R	RADIUS
DIA	DIAMETER	REDWD	REDWOOD
DIM	DIMENSIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DTFT	DOUGLAS FIR PRESSURE TREATED	S.C.D.	SEE CIVIL DRAWINGS
DWGS	DRAWINGS	S.E.D.	SEE ELECTRICAL DRAWINGS
EA	EACH	SCH	SCHEDULE
EJ	EXPANSION JOINT	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SJ	SCORE JOINT
EST	ESTIMATED	SQ	SQUARE
(E)	EXISTING	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	THK	THICK
FIN	FINISH	TC	TOP OF CURB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
FTG	FOOTING	TW	TOP OF WALL
GAL	GALLON	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GVL	GRAVEL	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HC	HANDICAP		

GRAPHIC SYMBOL LEGEND



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BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
-	04/18/25	Major Design Review Submittal 1

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

LICENSED LANDSCAPE ARCHITECT
SCOTT C. FEUER No. 4878
SIGNATURE
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

NOTES &
PLANT MATERIAL KEYS

L0.1

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PRELIMINARY
WATER EFFICIENT LANDSCAPE WORKSHEET – WELO

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 50.1

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.3	Drip	0.81	0.37	38,483	14,239	442,283
Moderate Water- Use Plants	0.5	Drip	0.81	0.62	9,620	5,964	185,266
					(A)	(B)	
				Totals	48,103	20,203	627,549
Special Landscape Areas							
Lawn				1	660	660	20,501
				1			
					(C)	(D)	
				Totals	660	660	20,501
						ETWU Total	648,050
			Maximum Allowed Water Allowance (MAWA)[e]				842,297

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations **Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

Regular Landscape Areas

Total ETAF x Area (B)	20,203
Total Area (A)	48,103
Average ETAF	**0.42**

All Landscape Areas

Total ETAF x Area	(B+D)	20,863
Total Area	(A+C)	48,763
Sitewide ETAF (B+D) ÷ (A+C)		**0.43**

IRRIGATION DESIGN NOTE

1. A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN, COMPLIANT WITH THE CITY OF ANTIOCH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MAELO) MUNICIPAL CODE §9-5.1006 REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

7. IRRIGATION DEMAND RANGES BETWEEN ___ GPM AND ___ GPM AT ___ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

11. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRISTINE HAWKINS 650-288-5308) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.

12. CONTROLLER PROGRAMMING:
   A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
   B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
   C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF XXX GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.

13. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

14. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.

15. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.

16. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

19. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

20. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

21. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.

22. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

23. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

24. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

25. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

29. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
   C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

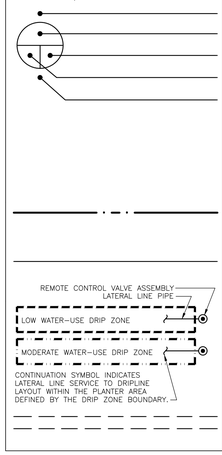
31. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

33. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
●	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (SHRUB)
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
▲	LT-0750-S	FLUSH VALVE (SEE DETAIL) – KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND – (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
M	3200150-1½"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
F	FSI-T10-001-1" / ICD-SEN (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER (SEE CONTROLLER DESCRIPTION)
	PESB-SERIES / LT-T (POP-UP SPRAY & BUBBLERS)	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	XCZ-100-PRB-COM (1 GPM TO 15 GPM)	RAIN BIRD CONTROL ZONE KIT – PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
	XCZ-150-LCS / LT-T (16 GPM TO 40 GPM)	RAIN BIRD CONTROL ZONE KIT – 1½" PESB VALVE AND 1½" PRESSURE REGULATING (40 PSI) SCREEN FILTER (120 MESH) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	33DRC	RAIN BIRD QUICK COUPLING VALVE
	T-113-LF	NIBCO GATE VALVE – LEAD FREE (LINE SIZE)
	975XL2-1½"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
	182199IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
F	27DDCFD	PAIGE ELECTRIC DECODER CABLE FUSE DEVICE
C SS	CA6-HU4-75 / HWSS / LPP / EMP-16 / FAN-16 / GTFS-XX" / ICD-SEN / ICD-100 / P7354D	SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A WALL MOUNT STAINLESS STEEL STRONG BOX ENCLOSURE WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, HUNTER SENSOR DECODER (ICD-SEN), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ALL EARTH GROUNDING EQUIPMENT, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND SOLAR SYNC SENSOR ASSEMBLY. CONTACT NICK MANFRE, SITE ONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925-558-5985) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRISTINE HAWKINS, HUNTER INDUSTRIES, (650-288-5308) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS.



VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

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Designer Julia Herring

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BUCHANAN CROSSINGS PHASE II
ANTIOCH, CA

No.	DATE	DESCRIPTION
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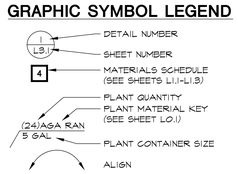
LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER, NO. 4749
SIGNATURE
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

IRRIGATION NOTES, LEGEND, AND WATER CALCS

L0.2

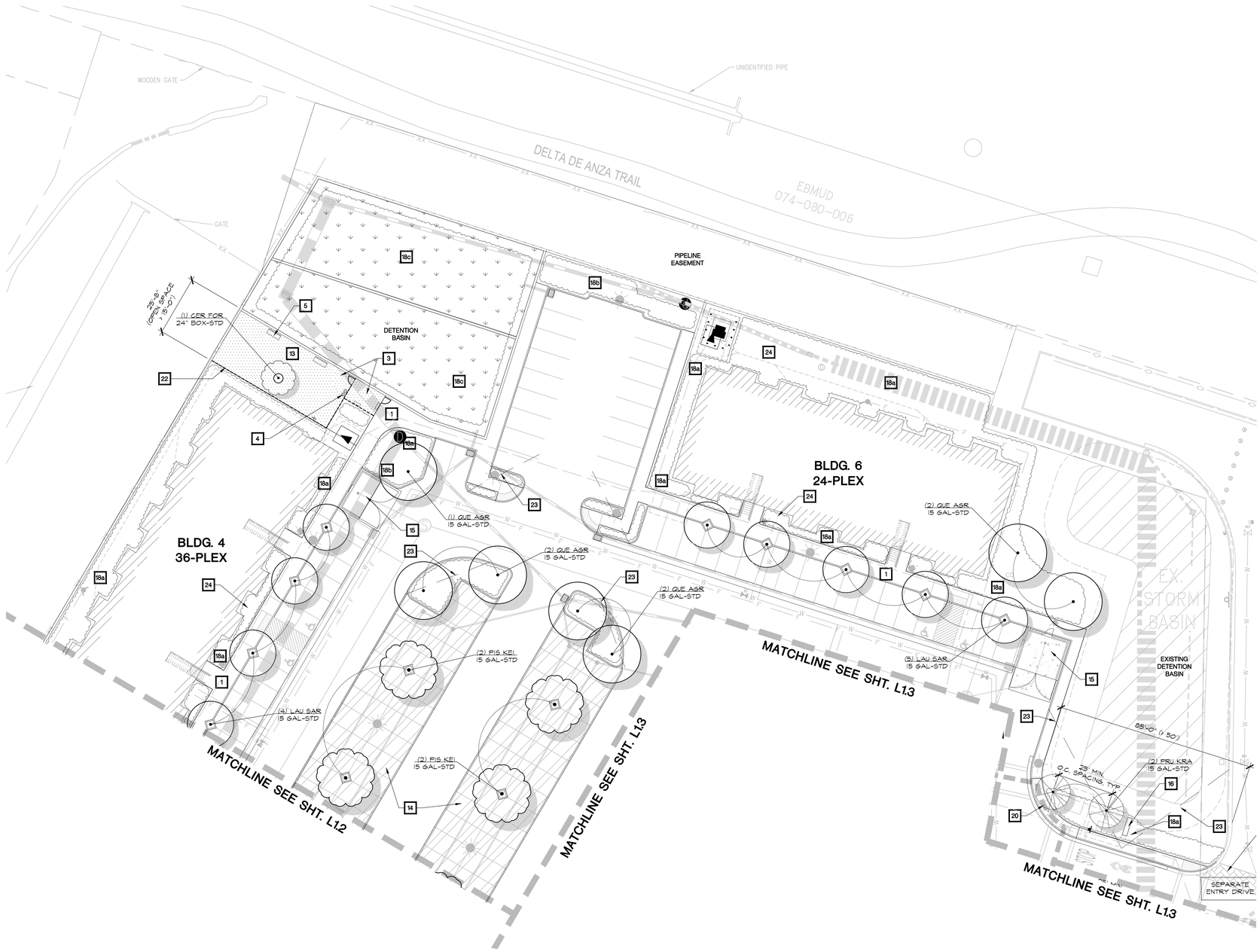
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GRAPHIC SYMBOL LEGEND



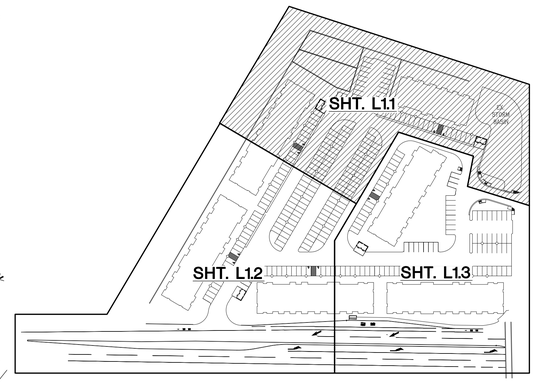
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23	SIGHT VISIBILITY TRIANGLE	
24	LANDSCAPE GRADING AND DRAINAGE NOTES	-- / L0.1



SCALE: 1" = 20'

0 10 20 40 FT.



SHEET KEY

N.T.S.

NOTES:

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EFI Project Number	25010.01
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Email	sfeuer@environmentalforesight.com
Principal	Scott Feuer
Designer	Julia Herring

Applicant

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Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

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LICENSED LANDSCAPE ARCHITECT
SCOTT FEUER
No. 4848
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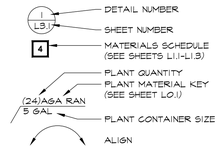
LAYOUT/PLANTING PLAN

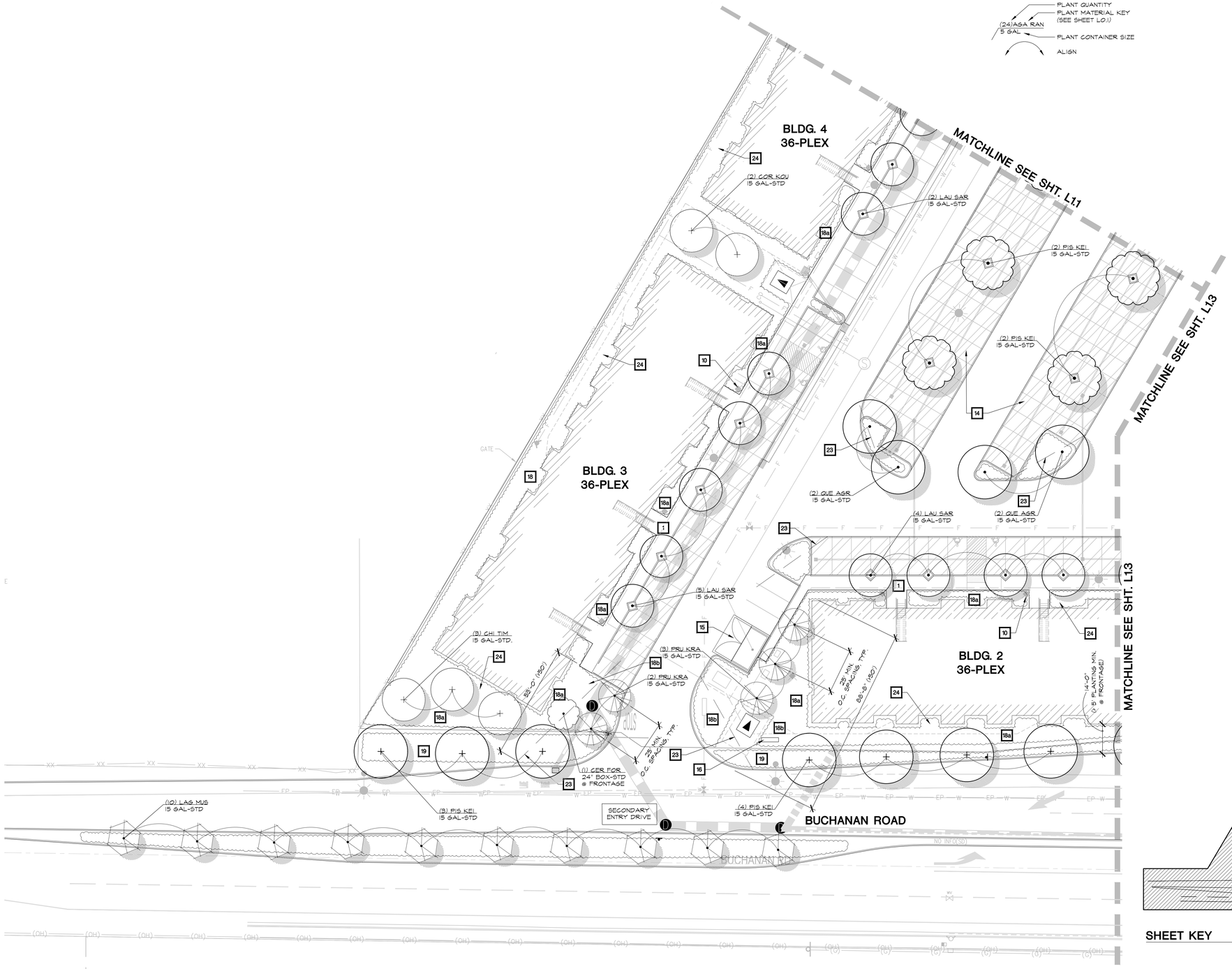
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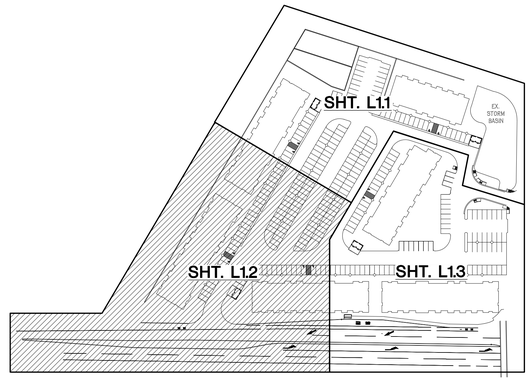
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SHEET KEY

N.T.S.

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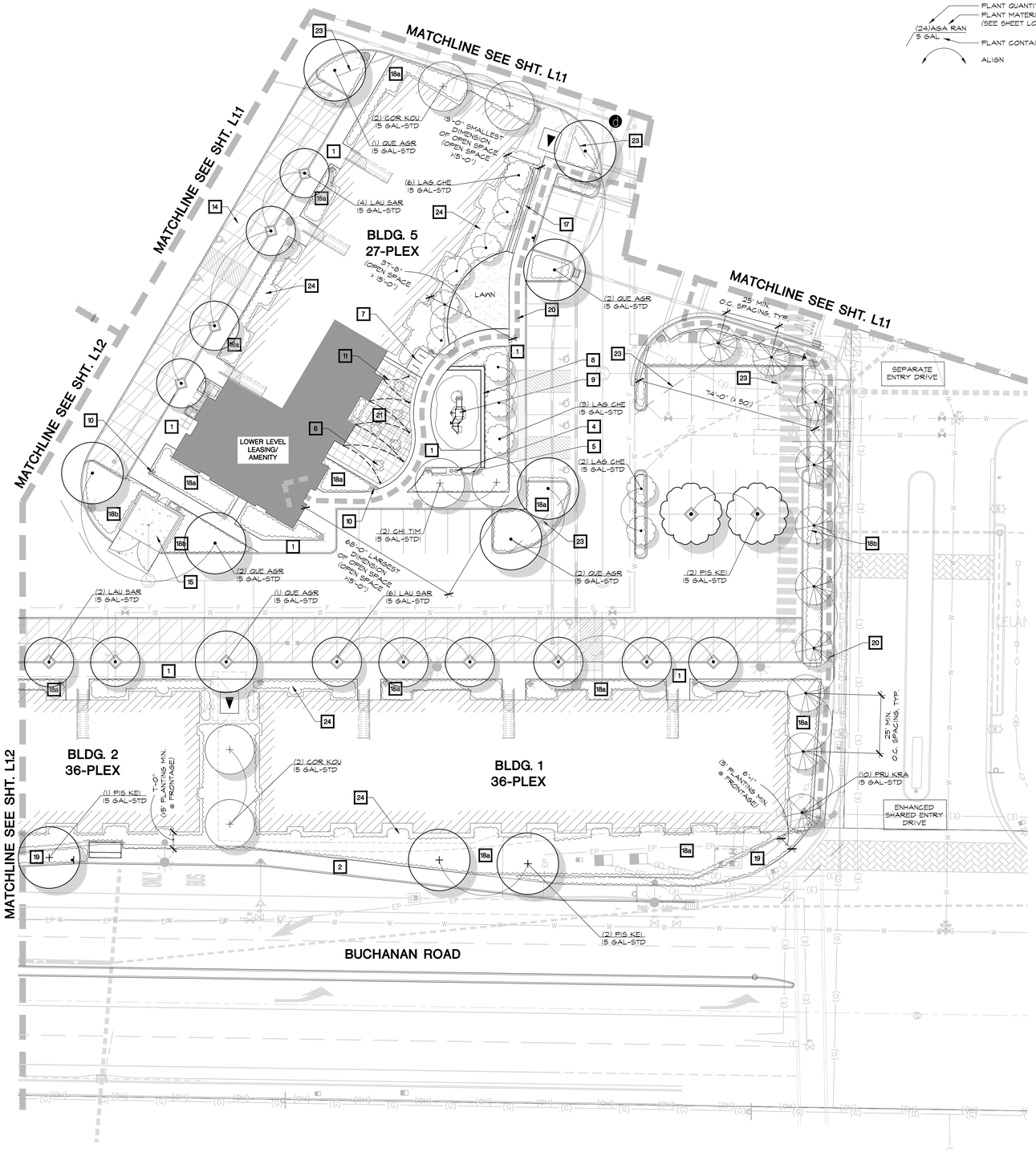
LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 5506
08/31/2025
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LAYOUT/PLANTING PLAN

L1.2

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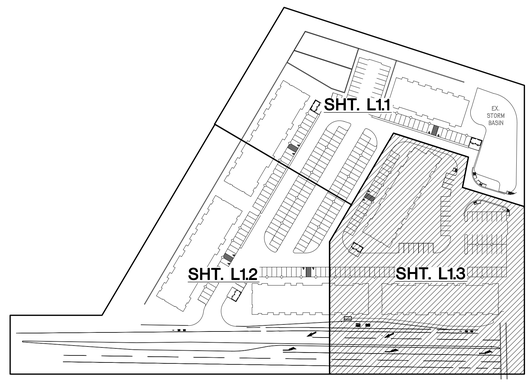


GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEETS L1.1-L1.3)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1)
- PLANT CONTAINER SIZE
- ALIGN

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EFI Project Number 25010.01
Contact Scott Feuer
Email sfeuer@environmentalforesight.com
Principal Scott Feuer
Designer Julia Herring

Applicant
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
-	04/18/25	Major Design Review Submittal 1

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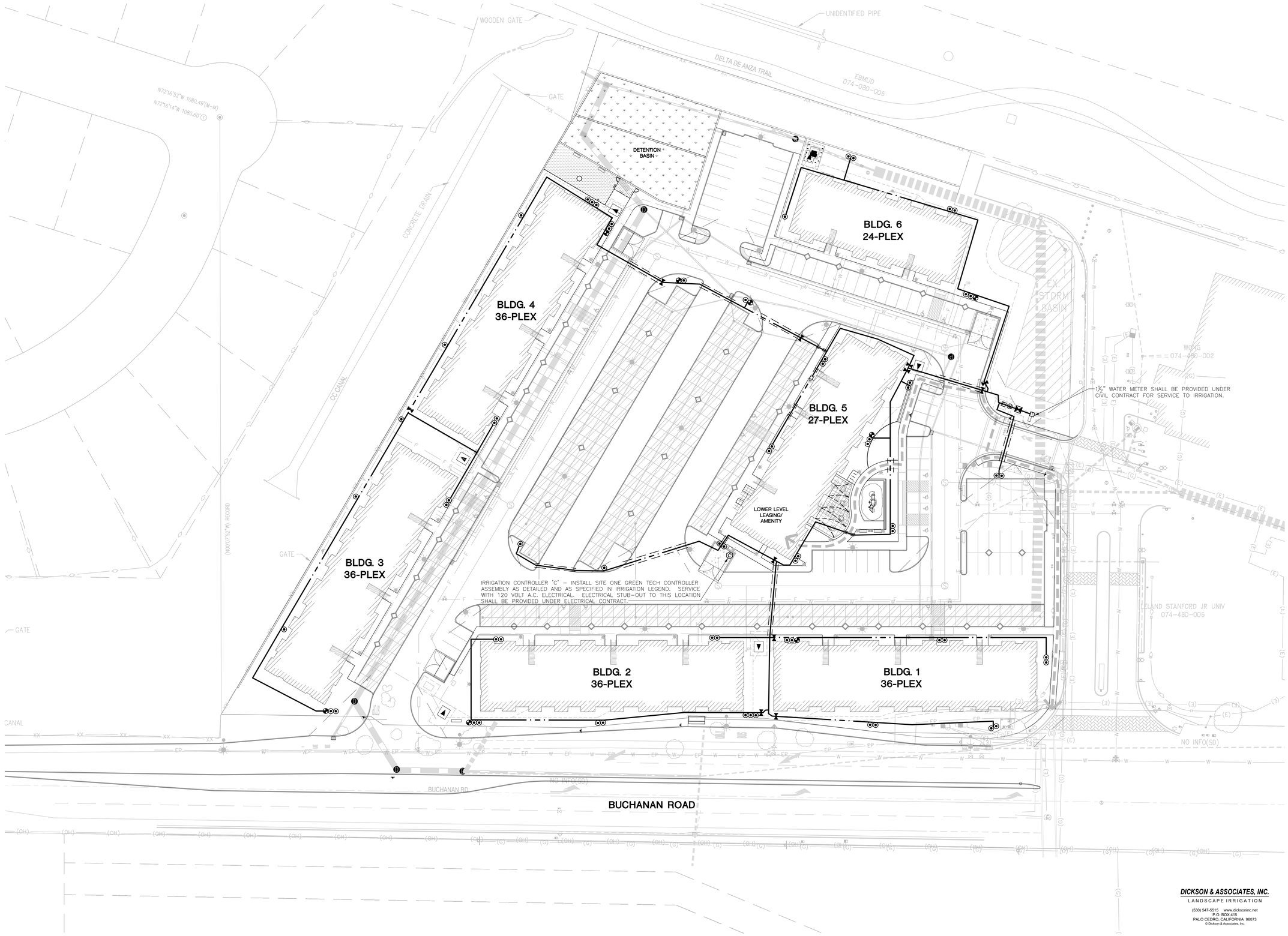
LICENSED LANDSCAPE ARCHITECT — SCOTT C. FEUER No. 6478 — SIGNATURE 08/31/2025 RENEW. DATE — STATE OF CALIFORNIA

LAYOUT/PLANTING PLAN

L1.3

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Printed: 4/4/2025 11:56:07 AM



SCALE: 1" = 30'

0 15 30 60 FT.

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

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ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

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Walnut Creek, CA 94596
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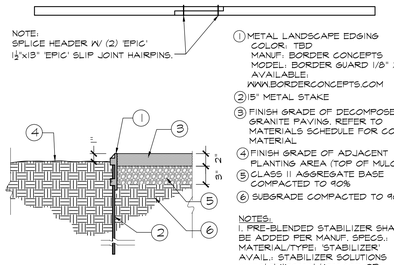
LICENSED LANDSCAPE ARCHITECT
SCOTT FEUER
SIGNATURE
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

IRRIGATION MASTER PLAN

L2.1

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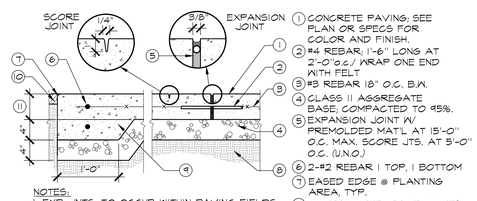
1. METAL LANDSCAPE EDGING
   COLOR: TBD
   MANUF.: BORDER CONCEPTS
   MODEL: BORDER GUARD 1/8" X 6"
   AVAILABLE:
   WWW.BORDERCONCEPTS.COM
2. 15" METAL STAKE
3. FINISH GRADE OF DECOMPOSED GRANITE PAVING. REFER TO MATERIALS SCHEDULE FOR COLOR & MATERIAL
4. FINISH GRADE OF ADJACENT PLANTING AREA (TOP OF MULCH).
5. CLASS II AGGREGATE BASE COMPACTED TO 90%
6. SUBGRADE COMPACTED TO 90%

NOTES:
1. PRE-BLENDED STABILIZER SHALL BE ADDED PER MANUF. SPECS.; MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizersolutions.com OR
(800)336-2468

6 STABILIZED DECOMPOSED GRANITE W/ METAL HEADER

SCALE: N.T.S.

1/1 DT-PavDG01.dwg



1. CONCRETE PAVING. SEE PLAN OR SPECS FOR COLOR AND FINISH.
2. #4 REBAR, 1'-6" LONG AT 2'-0" O.C./ WRAP ONE END WITH FELT
3. #3 REBAR 18" O.C. B.W.
4. CLASS II AGGREGATE BASE, COMPACTED TO 95%.
5. EXPANSION JOINT W/ PREMOLDED MAT'L AT 15'-0" O.C. MAX. SCORE JTS. AT 5'-0" O.C. (U.N.O.)
6. 2-#2 REBAR 1 TOP, 1 BOTTOM
7. EASED EDGE @ PLANTING AREA, TYP.
8. COMPACT SUBGRADE TO 95%
9. THICKENED EDGE, TYP.
10. FINISH GRADE ADJACENT TO PAVEMENT/CURB - REFER TO GENERAL NOTES
11. 5" THICK PED. SECTION
    6" THICK VEH. SECTION

NOTES:
1. EXP. JNTS. TO OCCUR WITHIN PAVING FIELDS & WHERE PAVING MEETS ANY VERTICAL SURFACE OR STRUCTURE.
2. PAVEMENT SECTION DESIGN & REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL SOILS REPORT FOR ACTUAL.
3. SEE PLAN FOR LOCATION OF TURNDOWN EDGE @ RESILIENT PLAY SURFACE.

1 CONCRETE PAVING (PEDESTRIAN & VEHICULAR)

SCALE: 1" = 1'-0"

1/12 DT-PavConc02.dwg



1. STRING LIGHTS:
   MANUF.: AQ LIGHTING
   MODEL: BISTROGLOW
   OSL-S14
   DIMMABLE OUTDOOR LED
   120V STRING LIGHTS
   AVAILABLE: aqlightinggroup.com
   (800) 865-7221

NOTES:
1. ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR PER ALL APPLICABLE CODES.
2. ELECTRICAL SUPPLY TO UPLIGHTS SHALL BE TIED INTO THE ELECTRICAL SUPPLY PEDESTAL AS PROVIDED FOR THE IRRIGATION CONTROLLER.
3. CONTRACTOR SHALL INSTALL PHOTO CELL OR TIMER CONTROL PER CITY DIRECTION.
4. REFER TO LAYOUT PLANS FOR LOCATION AND QUANTITY.
5. INSTALL PER MANUFACTURER'S SPECIFICATIONS INCLUDING SONOTUBE FOOTING.

10 STRING LIGHTS

SCALE: NTS

1/1 DTI-StringLight01.dwg



MANUFACTURER: VICTOR STANLEY
MODEL: CRPR-4
STEELSITES COLLECTION
COLOR: TBD
MOUNTING: IN-GROUND
AVAIL.: www.victorstanley.com
(800)368-2573

7 OUTDOOR TABLE

SCALE: N.T.S.

1/1 DTI-Table04.dwg



1. METAL BENCH:
   MANUF.: DUMOR
   MODEL: BENCH 160,
   6' CAST BENCH, STEEL SEAT
   COLOR/FINISH: TBD

NOTES:
1. AVAILABLE: DUMOR
   800-598-4018 www.https://dumor.com
2. SURFACE MOUNT BENCH TO CONCRETE FOOTINGS PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO LAYOUT PLAN FOR LOCATION AND QUANTITY.

2 BENCH

SCALE: N.T.S.

1/1 DTI-Bench09.dwg



1. BOARD-FORM CONCRETE SEAT WALL FEATURES

11 NOT USED

SCALE: N.T.S.

1/1 DTI-PlanterBench01.dwg

8 BOARD-FORM CONCRETE SEAT WALL FEATURES

SCALE: NTS

1/1 DTI-SeatWall01.dwg



1. BICYCLE RACK (2-BIKES EACH)
   MANUF.: DUMOR
   MODEL: 242-00/S-2 POWDER COATED BIKE RACK, SURFACE MOUNT
   SIZE: 40" WIDE X 32" HIGH
   COLOR: TBD
   AVAIL.: www.dumor.com
   (800) 598-4018

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 BICYCLE RACK

SCALE: NTS

1/1 DTI-BikeRack03.dwg



FEATURES:
SEE SHT. L0.0

12 DOG PARK

SCALE: N.T.S.

1/1 DTI-DogPark01.dwg

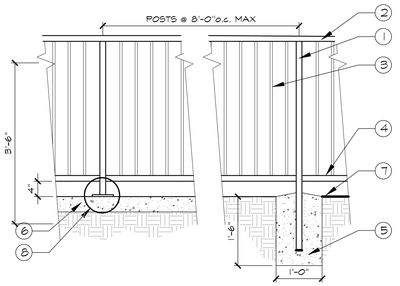
NOTE:
1. GRIND SMOOTH ALL WELDS AND CUTS.

2. PAINT ALL TUBING WITH ONE (1) COAT HEAVY DUTY RUST INHIBITIVE PRIMER AND TWO (2) COATS ACRYLIC ENAMEL FLAT BLACK.

3. EQUIP GATES WITH SELF CLOSING AND LATCHING HARDWARE.

PLAN VIEW
ENLARGEMENT

1. POSTS-1-1/2"x1-1/2" MILD STEEL TUBING WITH .095" WALLS.
2. TOP RAIL- 1"x2" MILD STEEL TUBING WITH .095" WALLS.
3. PICKETS @ 4" O.C.- 5/8" SQ. STEEL TUBING.
4. BOTTOM RAIL-1-1/2"x1-1/2" MILD STEEL TUBING WITH .095" WALLS.
5. GONG. POST
6. SIDEWALK
7. FINISH GRADE
8. 2 EXPANSION BOLTS 1/2"Øx3"w/1/4" THICK FLANGE. SEE ENLARGEMENT.



9 TUBULAR STEEL FENCE

SCALE: 3/4" = 1'-0"

1/16 DTI-FenMetal03.dwg



1. BOLLARD LIGHT
   MANUF.: BEGA
   MODEL: Ride Spread
   99 058
   SIZE: 39.5" HIGH X 7.5" WIDE
   COLOR: TBD
   AVAIL.: air.lighting.specseek.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 39.5" HT. BOLLARD LIGHT

SCALE: NTS

1/1 DTI-LightBollard02.dwg



1. PLAY EQUIPMENT (AGES 2-12):
   MANUF.: PLAY AND PARK STRUCTURES (PLAYCORE)
   MODEL: LUNAR ECLIPSE
   10-45281
   AVAILABLE: www.playandpark.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SAFETY SURFACING SHALL BE SYNTHETIC RUBBER MATTING.

13 TRASH RECEPTACLE

SCALE: NTS

1/16 DTI-Trash03.dwg

5 PLAY EQUIPMENT

SCALE: NTS

1/1 DTI-Play06.dwg

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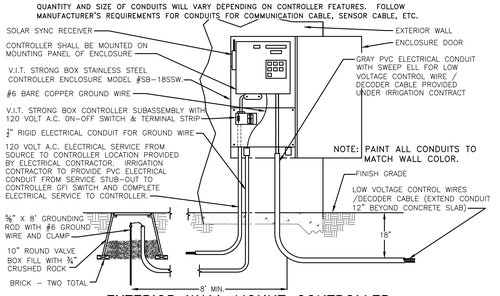
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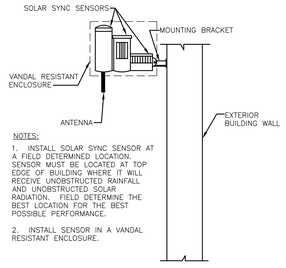
DESIGN DEVELOPMENT DETAILS

L3.1

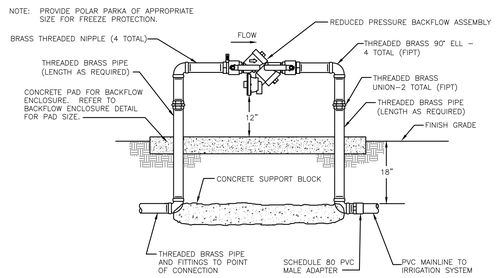
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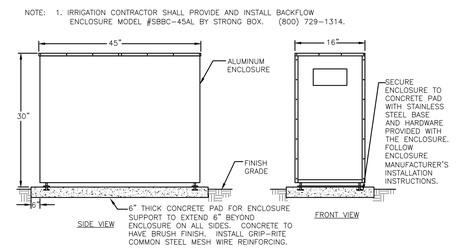
EXTERIOR WALL MOUNT CONTROLLER
NOT TO SCALE



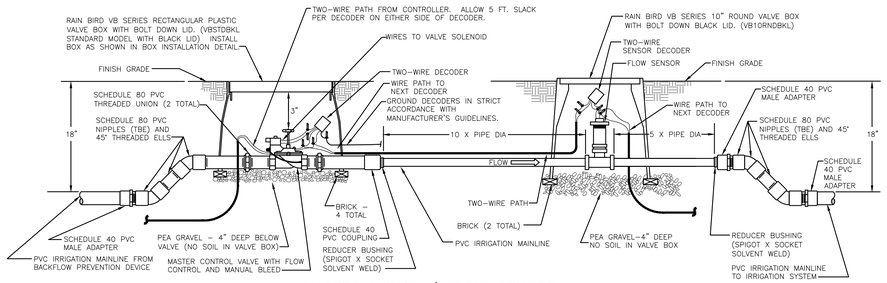
WIRELESS SOLAR SYNC SENSOR
NOT TO SCALE



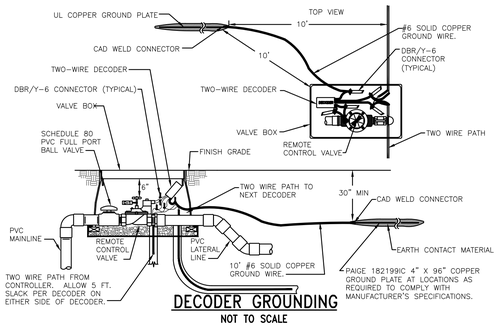
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



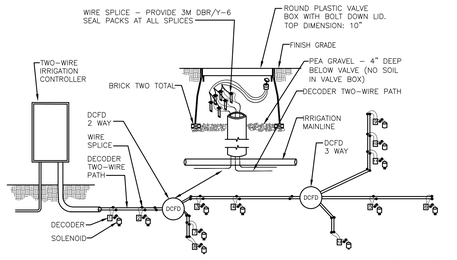
BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



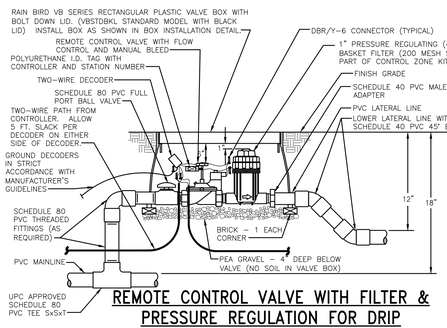
MASTER VALVE / FLOW SENSOR
NOT TO SCALE



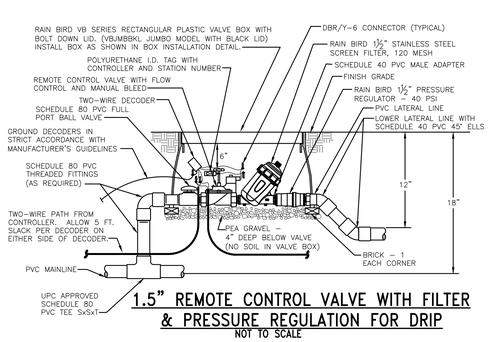
DECODER GROUNDING
NOT TO SCALE



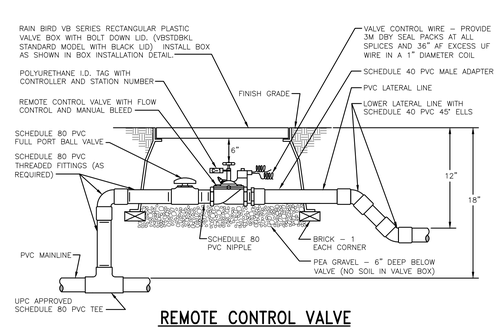
TWO–WIRE DECODER CABLE FUSE DEVICES (DCFD)
NOT TO SCALE



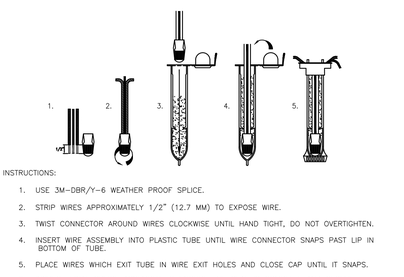
REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



1.5" REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



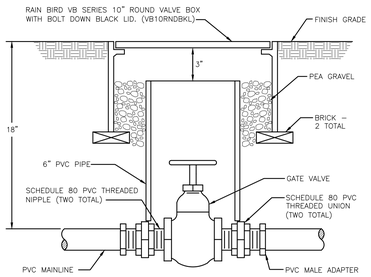
REMOTE CONTROL VALVE
NOT TO SCALE



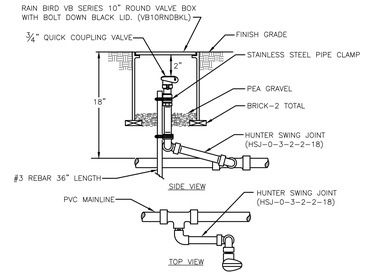
INSTRUCTIONS:

1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO ENSURE THE SEAL IS COMPLETE AND SECURE.

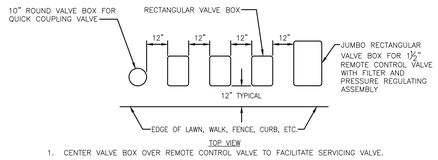
WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE



GATE VALVE
NOT TO SCALE

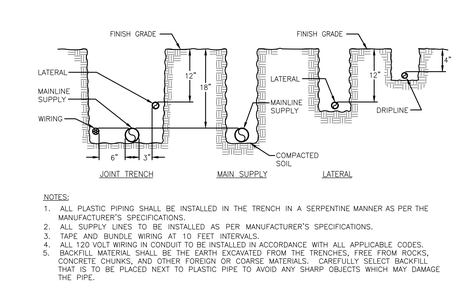


QUICK COUPLING VALVE
NOT TO SCALE



1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

VALVE BOX INSTALLATION
NOT TO SCALE

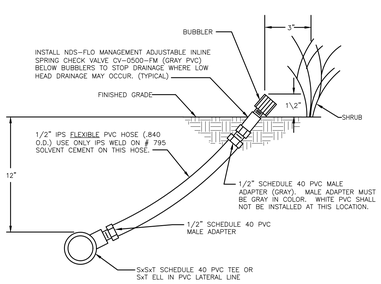


NOTES:

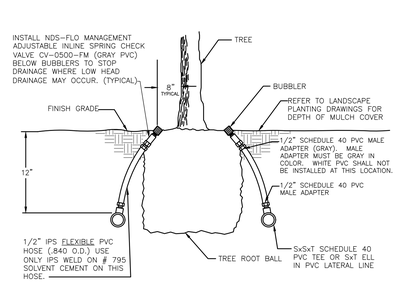
1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE

SLEEVING INSTALLATION
NOT TO SCALE



SHRUB BUBBLER WITH FLEXIBLE RISER
NOT TO SCALE



TREE BUBBLERS
NOT TO SCALE

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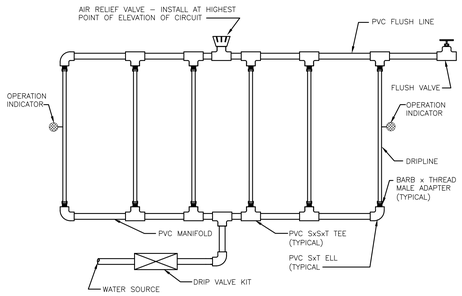
LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER — No. 5178 — 08/31/2025 — RENEWAL DATE — STATE OF CALIFORNIA

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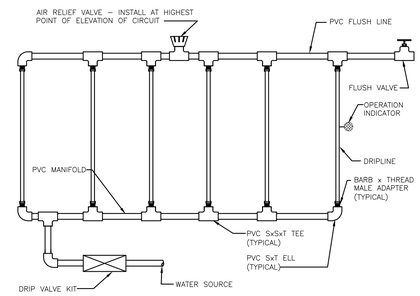
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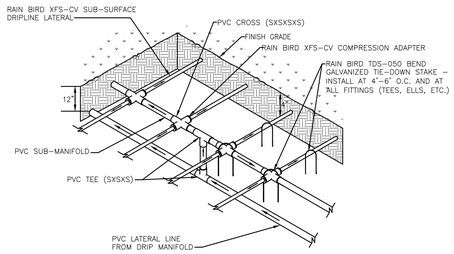
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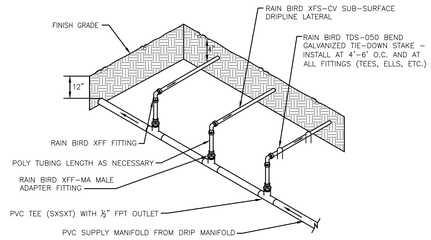
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NOT TO SCALE



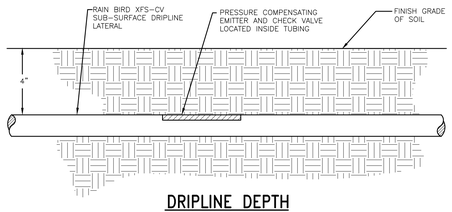
SUB–SURFACE INSTALLATION LAYOUT–END FEED
NOT TO SCALE



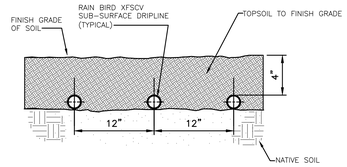
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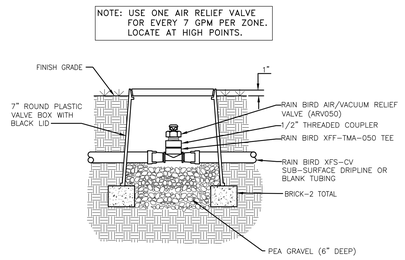
MANIFOLD END FEED
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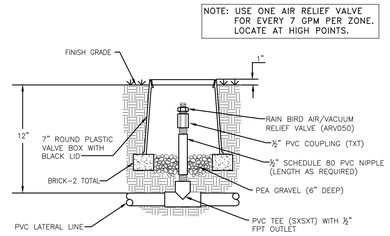
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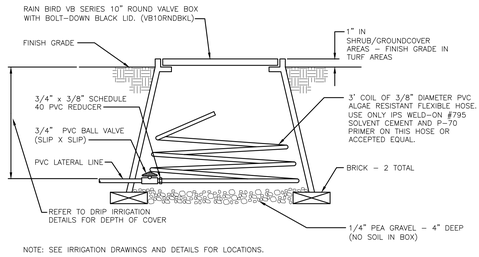
DRIPLINE SUB–SURFACE INSTALLATION 12" O.C.
NOT TO SCALE



AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE
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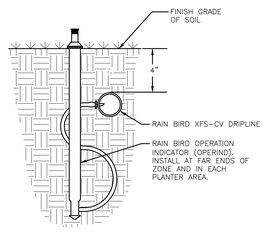


AIR/VACUUM RELIEF VALVE AT PVC LATERAL
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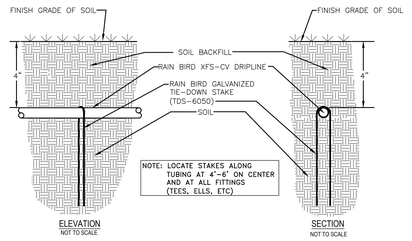


NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

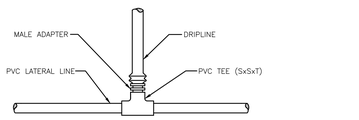
DRIPLINE FLUSH VALVE
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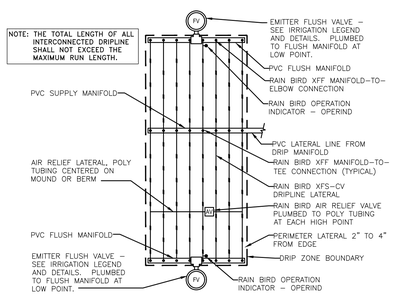
POP–UP OPERATION INDICATOR
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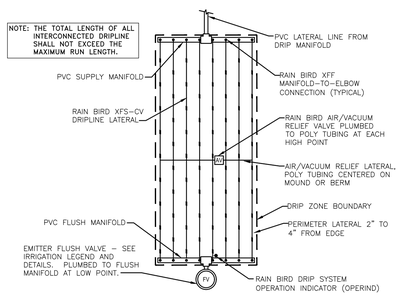
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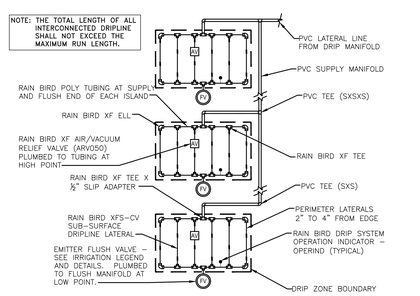
DRIPLINE TO PVC CONNECTION
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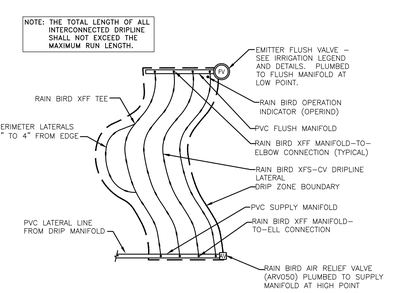
CENTER FEED LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



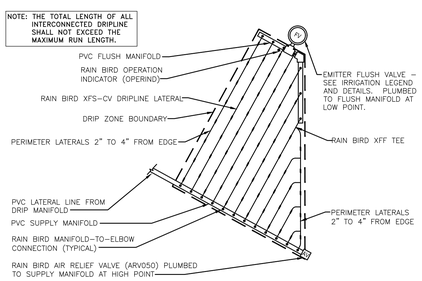
END FEED LAYOUT FOR SUB–SURFACE DRIP
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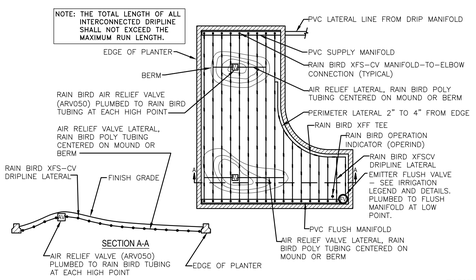
ISLAND LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



ODD CURVES LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



TRIANGULAR LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



MOUND LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

2065 N. Broadway
Suite 203
Walnut Creek, CA 94596
www. environmentalforesight.com
925.945.0300

EFI Project Number 25010.01

Contact	Scott Feuer
Email	sfeuer@environmentalforesight.com
Principal	Scott Feuer
Designer	Julia Herring

Applicant

Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
-	04/18/25	Major Design Review Submittal 1

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LICENSED LANDSCAPE ARCHITECT — SCOTT FEUER — No. 6478 — SIGNATURE 08/30/2025 RENEW DATE — STATE OF CALIFORNIA

IRRIGATION DETAILS

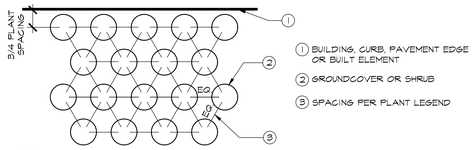
L3.3

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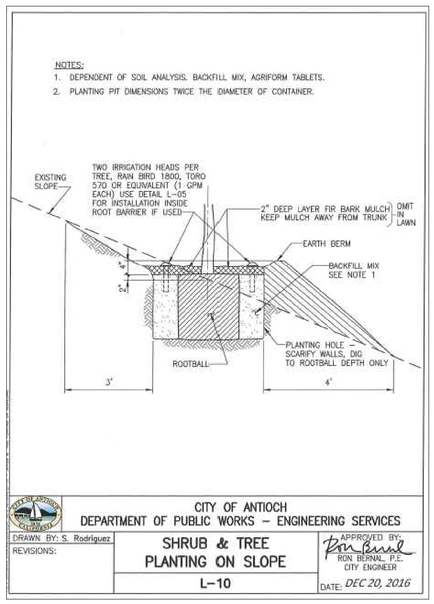
DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073
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4 GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

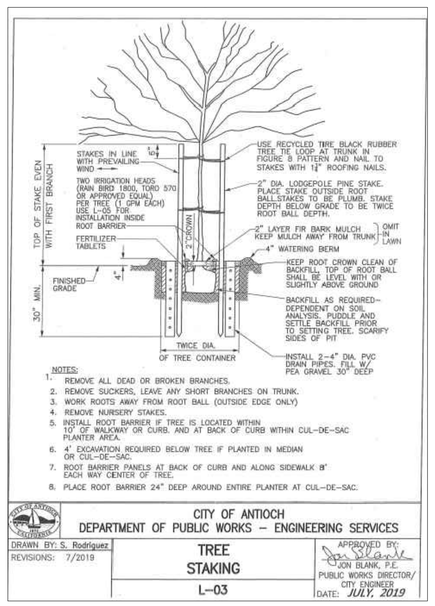
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5 PLANTING ON SLOPE

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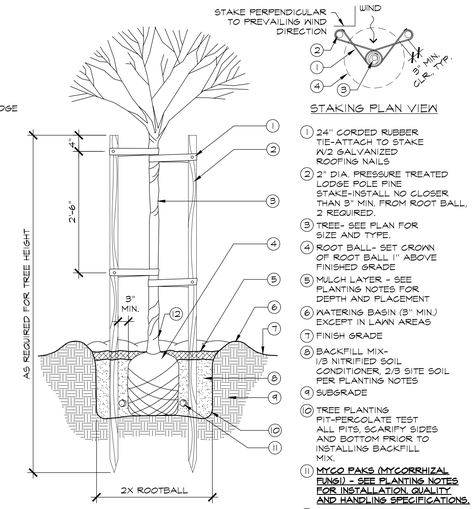
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6 TREE STAKING

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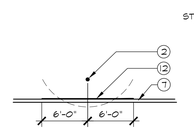
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1 TREE PLANTING

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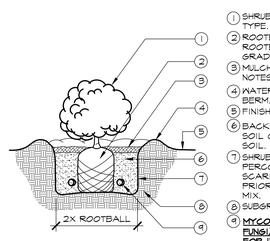
ROOT BARRIER PLAN VIEW



2 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.

1/1 DT-Tree-Green01.dwg



3 SHRUB PLANTING

SCALE: N.T.S.

1/1 DT-Shrub-Green01.dwg

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Landscape Architecture

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www. environmentalforesight.com
925.945.0300

EFI Project Number	25010.01
Contact	Scott Feuer
Email	sfeuer@environmentalforesight.com
Principal	Scott Feuer
Designer	Julia Herring

Applicant
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Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
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LICENSED LANDSCAPE ARCHITECT
SCOTT C. FEUER No. 4878
SIGNATURE
08/31/2025
RENEW DATE
DATE
STATE OF CALIFORNIA

PLANTING DETAILS

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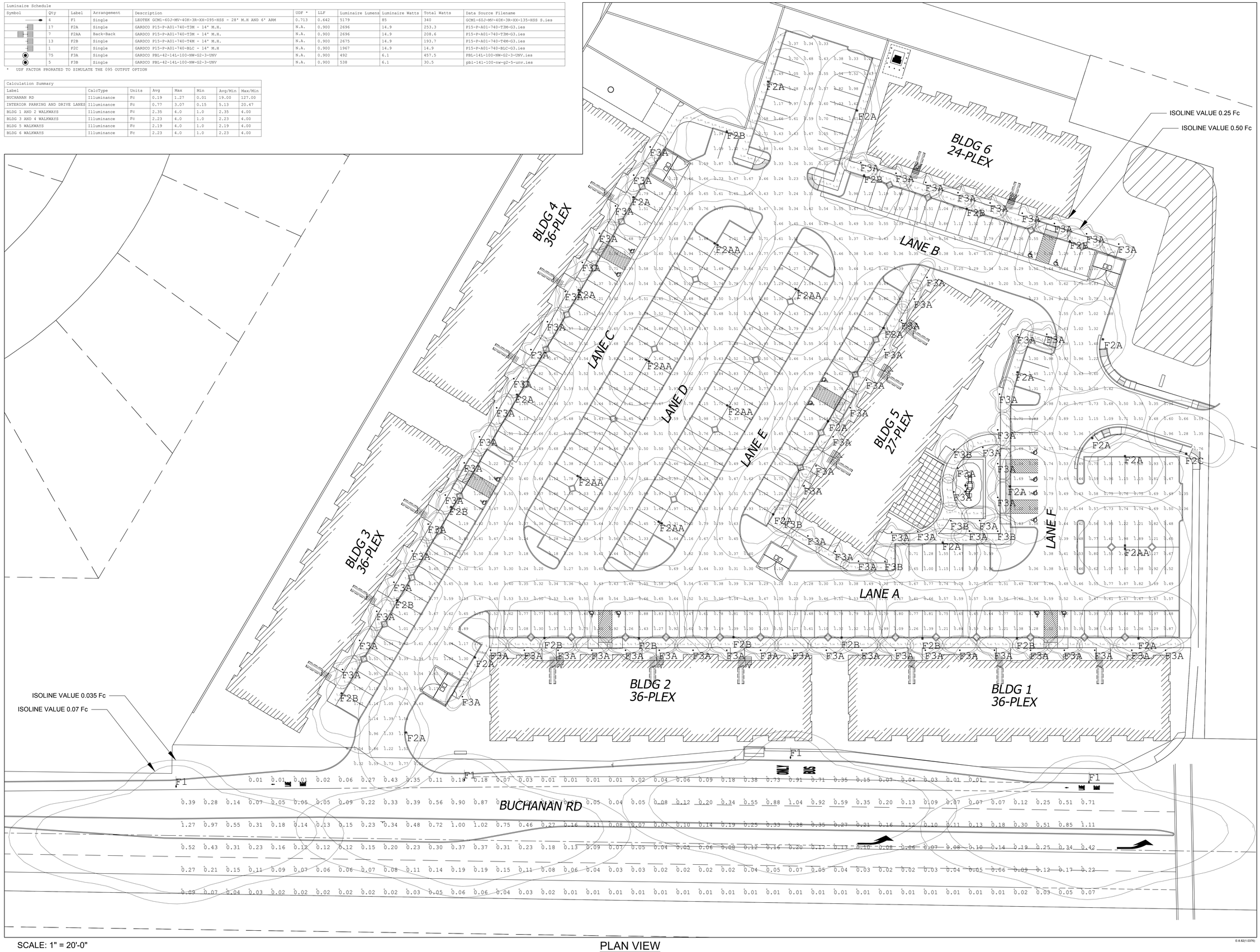
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Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	UDF *	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Data Source Filename
	4	F1	Single	LEOTEK GCM1-60J-MV-40K-3R-XX-095-HSS - 28' M.H AND 6' ARM	0.713	0.642	5179	85	340	GCM1-60J-MV-40K-3R-XX-135-HSS S.ies
	17	F2A	Single	GARDCO P15-P-A01-740-T3M - 14' M.H.	N.A.	0.900	2696	14.9	253.3	P15-P-A01-740-T3M-G3.ies
	7	F2AA	Back-Back	GARDCO P15-P-A01-740-T3M - 14' M.H.	N.A.	0.900	2696	14.9	208.6	P15-P-A01-740-T3M-G3.ies
	13	F2B	Single	GARDCO P15-P-A01-740-T4M - 14' M.H.	N.A.	0.900	2675	14.9	193.7	P15-P-A01-740-T4M-G3.ies
	1	F2C	Single	GARDCO P15-P-A01-740-BLC - 14' M.H	N.A.	0.900	1967	14.9	14.9	P15-P-A01-740-BLC-G3.ies
	75	F3A	Single	GARDCO PBL-42-14L-100-NW-G2-3-UNV	N.A.	0.900	492	6.1	457.5	PBL-14L-100-NW-G2-3-UNV.ies
	5	F3B	Single	GARDCO PBL-42-14L-100-NW-G2-3-UNV	N.A.	0.900	538	6.1	30.5	pbl-141-100-nw-g2-5-unv.ies

* UDF FACTOR PRORATED TO SIMULATE THE 095 OUTPUT OPTION

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUCHANAN RD	Illuminance	Fc	0.19	1.27	0.01	19.00	127.00
INTERIOR PARKING AND DRIVE LANES	Illuminance	Fc	0.77	3.07	0.15	5.13	20.47
BLDG 1 AND 2 WALKWAYS	Illuminance	Fc	2.35	4.0	1.0	2.35	4.00
BLDG 3 AND 4 WALKWAYS	Illuminance	Fc	2.23	4.0	1.0	2.23	4.00
BLDG 5 WALKWAYS	Illuminance	Fc	2.19	4.0	1.0	2.19	4.00
BLDG 6 WALKWAYS	Illuminance	Fc	2.23	4.0	1.0	2.23	4.00



SCALE: 1" = 20'-0"

PLAN VIEW

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

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

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

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Oregon / SW Washington
9954 SW Diamond Pkwy
Wilsonville, WA
97070
503-694-7600

Reno, NV
1495 Ridgeview Drive
89519
775-826-8770

Sacramento, CA
2277 Fair Oaks Blvd.
95825
916-334-5445

Fresno, CA
7370 N. Palm Ave.
93711
559-431-0444

Oakland, CA
1960 Harbor Bay Pkwy
94621
510-568-3800

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON LABORATORY TESTING PERFORMED IN ACCORDANCE WITH PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice. Results are dependent upon the accuracy of reflectance assumptions, input data, and tolerances in calculation methods, testing procedures, component performance, variations in installation and maintenance practices, and other uncontrollable variables. Input data used to generate the attached calculations such as room reflectances, obstructions, and furniture layouts may affect the accuracy of lighting calculations. If the real environmental conditions do not match the input data, differences will occur between measured results and calculated values.

AGI (C) 2025 LIGHTING ANALYSTS, INC. From REVALUZE SOFTWARE
5500 BAYONE ADVENTURE WAY WEST - SUITE 200, JACKSONVILLE FL 32256
AG32 VERSION 21.0

REPORT FOR:
MILLENNIUM DESIGN AND CONSULTING

SALES REPRESENTATIVE:
CHARLIE FAIN
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING:
HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

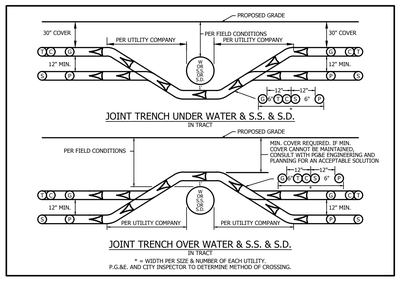
PROJECT DESCRIPTION:
BUCHANAN CROSSINGS PHASE II
ANTIOCH, CA

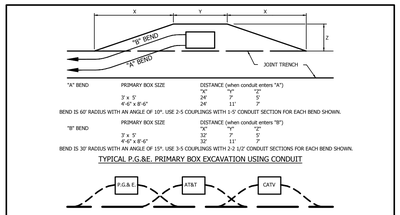
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REV	SHEET	DATE	SCALE
1	1 OF 1	04-21-2025	1" = 20'-0"



VICINITY MAP - NOT TO SCALE





SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X	X	
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*			X	X	X	
I	X	X	X			
J	X	X				
K	X	X		X		
L	X	X			X	
M	X	X	X	X		
N	X	X		X		
O	X	X	X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W		X				

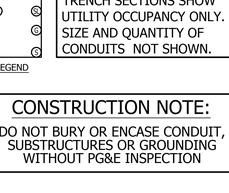
* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)

LBL	UTILITY TYPE	G	JOINT T	OR C	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	TELEPHONE (DUCT)	12	-	-	1	12	12	12
T	TELEPHONE (DIRECT BURY)	12	1	-	1	12	12	12
C	CATV	12	1	1	-	12	12	12
S	ELECTRIC SECONDARY	6	12	12	12	-	3	3
P	ELECTRIC PRIMARY	12	12	12	12	3	-	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	12	1.5	3	-
FE**	(FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

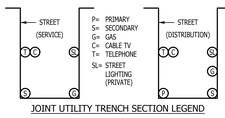
*MUST BE CONSIDERED A "UTILITY" AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."

**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



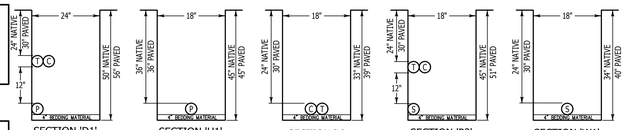
MINIMUM BACKFILL REQUIREMENTS

JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS



JOINT UTILITY TRENCH SECTION LEGEND

NOTE:
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. SIZE AND QUANTITY OF CONDUITS NOT SHOWN.



CONSTRUCTION NOTE:
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION

NOTE:
ALL SERVICES ARE
1200A, 120/208V, 3-PHASE, 4W

CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE: SHARED INSTALL

	P.G.&E	APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○	◉
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	◉	○
* GAS PIPE/MATERIALS/RISERS	○	◉

ADDITIONAL NOTES:
*APPLICANT WILL TRENCH & BACKFILL ALL.
*PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE. JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

Plotted: 4/4/2025 11:56:07 AM
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NORTH

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

PROPOSED PG&E PAD MOUNT TRANS ON A 106"x90" CONCRETE PAD. BOLLARDS MAY BE REQUIRED AT THE DISCRETION OF THE PG&E INSPECTOR. (TYPICAL)

PROPOSED PG&E PAD MOUNT TRANS ON A 106"x90" CONCRETE PAD. BOLLARDS MAY BE REQUIRED AT THE DISCRETION OF THE PG&E INSPECTOR. (TYPICAL)

(N72°16'14"W, 3052.94') RECORD BETWEEN TWO FOUND DISKS

(N00°00'52"W) RECORD

MON—BOUNDARY CORNER

EXISTING ELECTRICAL BOXES TO BE REMOVED

EXISTING ELECTRICAL BOXES TO REMAIN

PG&E ELECTRIC, AT&T AND COMCAST TO IDENTIFY TIE-IN LOCATIONS

BUCHANAN RD

LANE A
LANE B
LANE C
LANE D
LANE E
LANE F

BLDG 1 36-PLEX
BLDG 2 36-PLEX
BLDG 3 36-PLEX
BLDG 4 36-PLEX
BLDG 5 27-PLEX
BLDG 6 24-PLEX

P2-86' L-21' W1-19' W1-5' D1 D1 L-89' P2-96' L-22' W1-12' W1-13' H1-10' H1-10' L-84' D1 D1 H1-15' L-29' W1-15' L-23' 359' H1-8' D1 W1-20' P2-34' L-82' P2-89' L-71' H1-9' D1-60' W1-10' P2-17' W1-11' L-19' L-81' 507' H1-12' W1-25' W1-15' L-11' L-52' P2-11' D1 422'

4'x 6'6"x 5' (5'x 7'6" O.D.) PG&E PRIMARY SPLICE VAULT

4'x 6'6"x 5' (5'x 7'6" O.D.) PG&E PRIMARY SPLICE VAULT

24"x36" COMCAST BOX
30"x48" AT&T BOX
24"x36" COMCAST BOX
30"x48" AT&T BOX
24"x36" COMCAST BOX
30"x48" AT&T BOX
3'x5' AT&T BOX
30"x48" COMCAST BOX
84"x 84" PAD MOUNT INTERRUPTER SWITCH
14'x 6'6"x 5' (5'x 7'6" O.D.) PG&E PRIMARY SPLICE VAULT

ELEC METERS
MPOE
3' MIN
GS
EP
(OH)
XX

MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737 - ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

433 S. Spring Street
Suite 750
Los Angeles, CA 90013
ktgy.com
310.394.2623

MDCI Project Number	25-1951
Contact	Ben Greenwood
Email	ben@jointutility.com
Principal	AG
Designer	NK

Developer
Standard Buchanan Venture LP
1015 18th Street, NW
Suite 601
Washington, DC 20036

BUCHANAN CROSSINGS PHASE II

ANTIOCH, CA

No.	DATE	DESCRIPTION
	4/18/2025	MAJOR DESIGN REVIEW SUBMITTAL 1

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

JOINT TRENCH
CONCEPTUAL COMPOSITE

JTC1

Buchanan Crossing Phase II

Joyfield Living

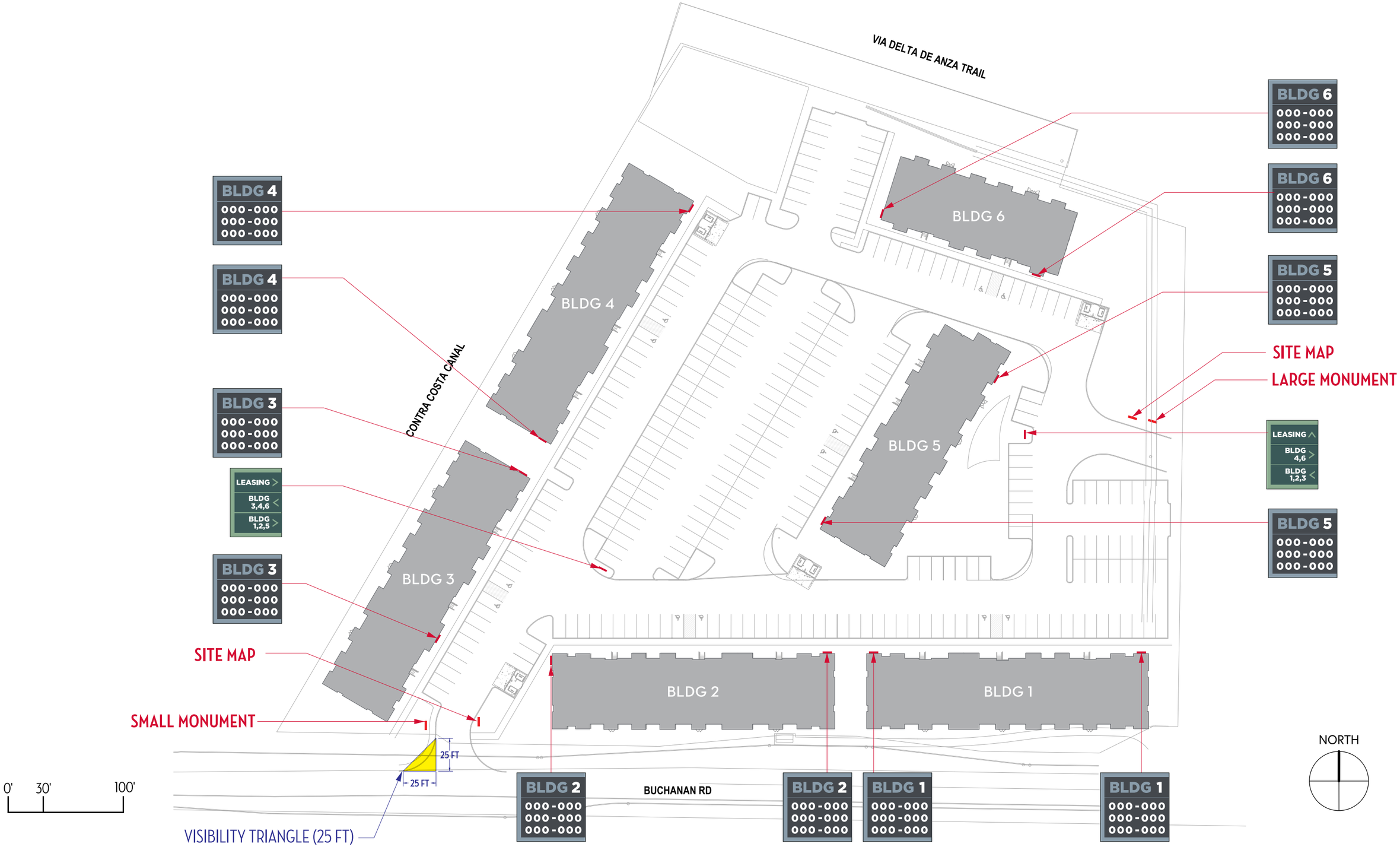
SIGN PACKAGE

JOB #:26667 / 04-22-25

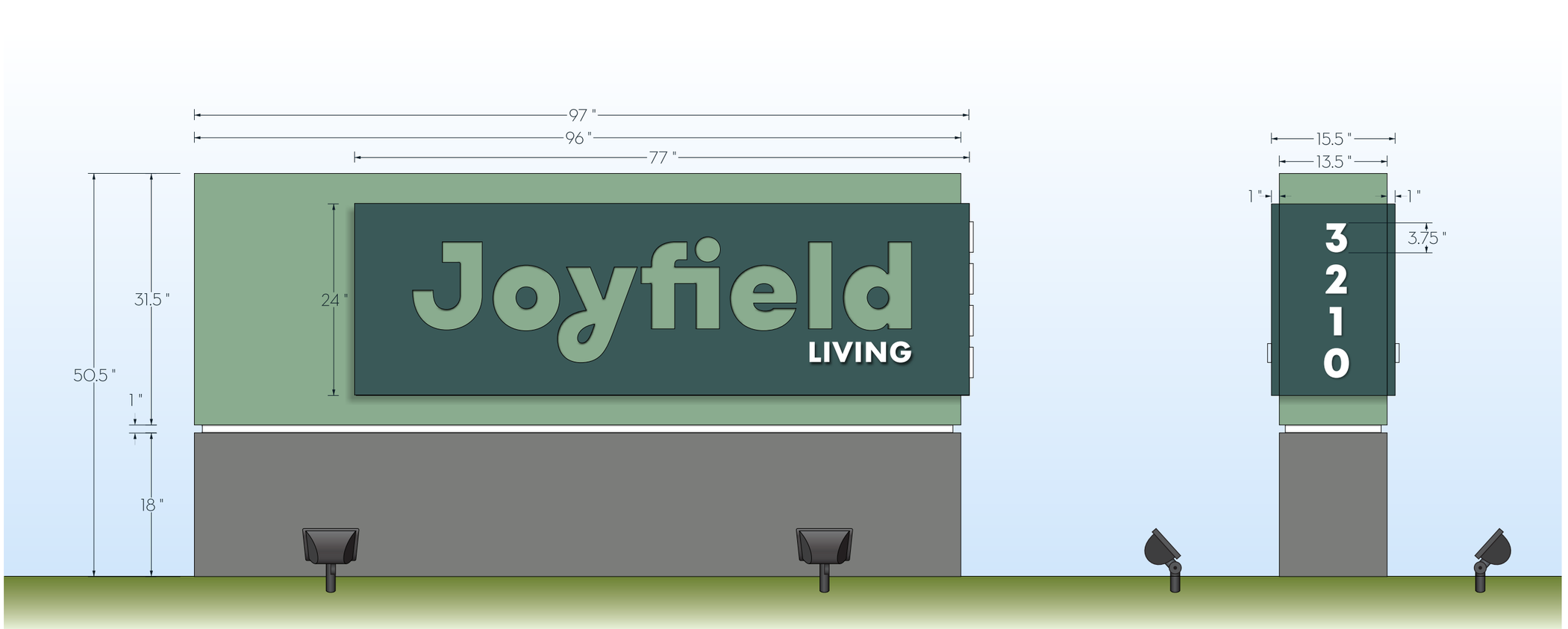
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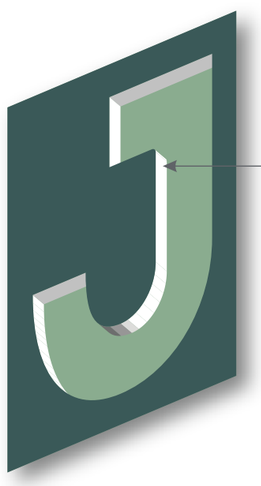
clearsigns.com



Client	Project	Job Info			Contact Us	
Buchanan Crossing Phase II	Joyfield Living	Site Map	Project#: 26667 Date: 04-22-25	Salesperson: GG Designer: TL	CLEAR SIGN & DESIGN, INC.	170 Navajo Street, San Marcos, CA 92078 (t) 760.736.8111 (f) 760.736.8121 Lic #: 745954 | www.clearsigns.com



SIDE VIEW
FACING STREET



INTERIOR RETURNS
OF INCISED LETTERS
TO BE PAINTED WHITE



SIDE VIEW
AWAY FROM
STREET (NTS)

BACK VIEW (NTS)

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.01(A) - Large Monument

Quantity - One (1)
Dimensions - H: 50.5" / L: 97"
Total Square Feet - 34'

Construction

1 Main Cabinet:
No internal illumination
Double Sided
SignComp aluminum construction
Pained

2 Buchanan Panel:
1" HDU face
2" HDU return
Painted
Incised (routed) letters (interior corners will have 3/16: radius)
Interior returns painted white.

3 CROSSING: letters & address numbers:
0.5" flat cut acrylic

4 Monument Base

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon

Colors displayed in this drawing are for presentation purposes only. They are not an accurate depiction of the final product. Please reference color chips/fan decks from paint vendors as a more accurate representation.

Revisions

- 04-14-25 Initial Design -TL
- 04-145-25 Update Design -TL
- 04-16-25 Update Titleblock -TL

Contact Us

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(t) 760.736.8111 (f) 760.736.8121

Disclaimer/Approval

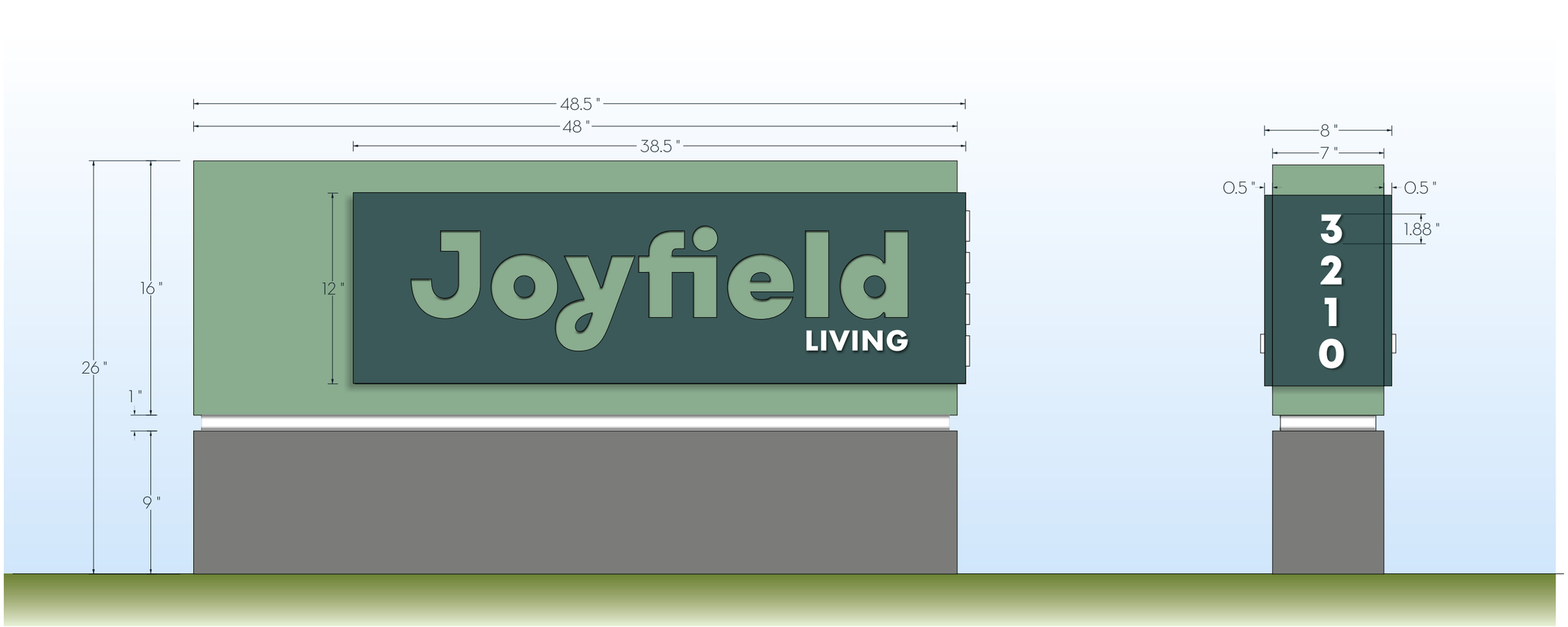
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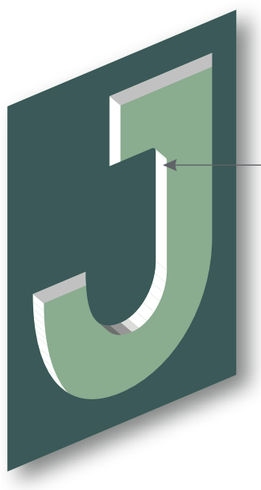
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Signature: _____

Date: _____

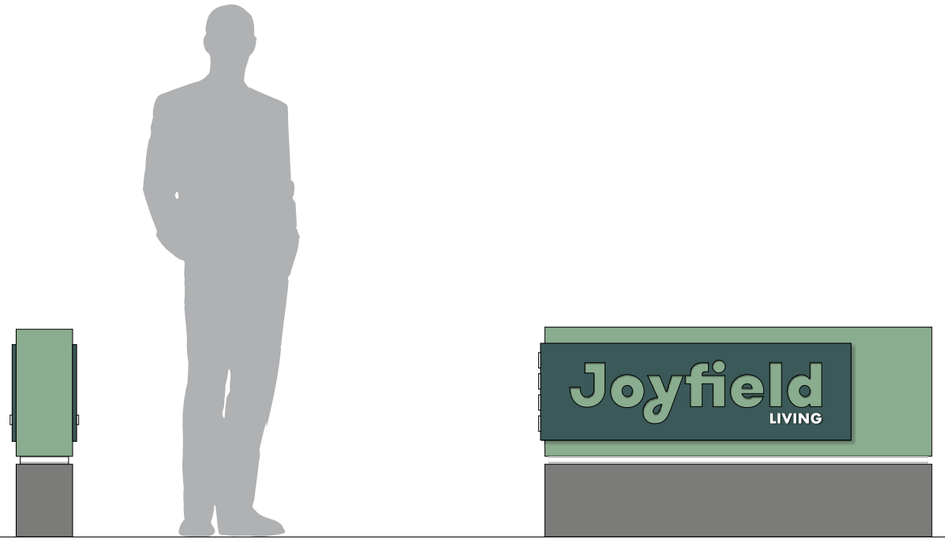
Sign will be produced as indicated in this drawing. Please review carefully.





INTERIOR RETURNS
OF INCISED LETTERS
TO BE PAINTED WHITE

SIDE VIEW
FACING STREET



SIDE VIEW
AWAY FROM
STREET (NTS)

BACK VIEW (NTS)

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.01(B) - Small Monument

Quantity - One (1)
Dimensions - H: 26" / L: 48.5"
Total Square Feet - 8.8'

Construction

1. Main Cabinet:
   No internal illumination
   Double Sided
   SignComp aluminum construction
   Pained
2. Buchanan Panel:
   1" HDU face
   2" HDU return
   Painted
   Incised (routed) letters (interior corners will have 3/16: radius)
   Interior returns painted white.
3. CROSSING: letters & address numbers:
   0.5" flat cut acrylic
4. Monument Base

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon

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Revisions

- 04-14-25 Initial Design -TL
- 04-145-25 Update Design -TL
- 04-16-25 Update Titleblock -TL

Contact Us

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170 Navajo St., San Marcos, CA 92078
(t) 760.736.8111 (f) 760.736.8121

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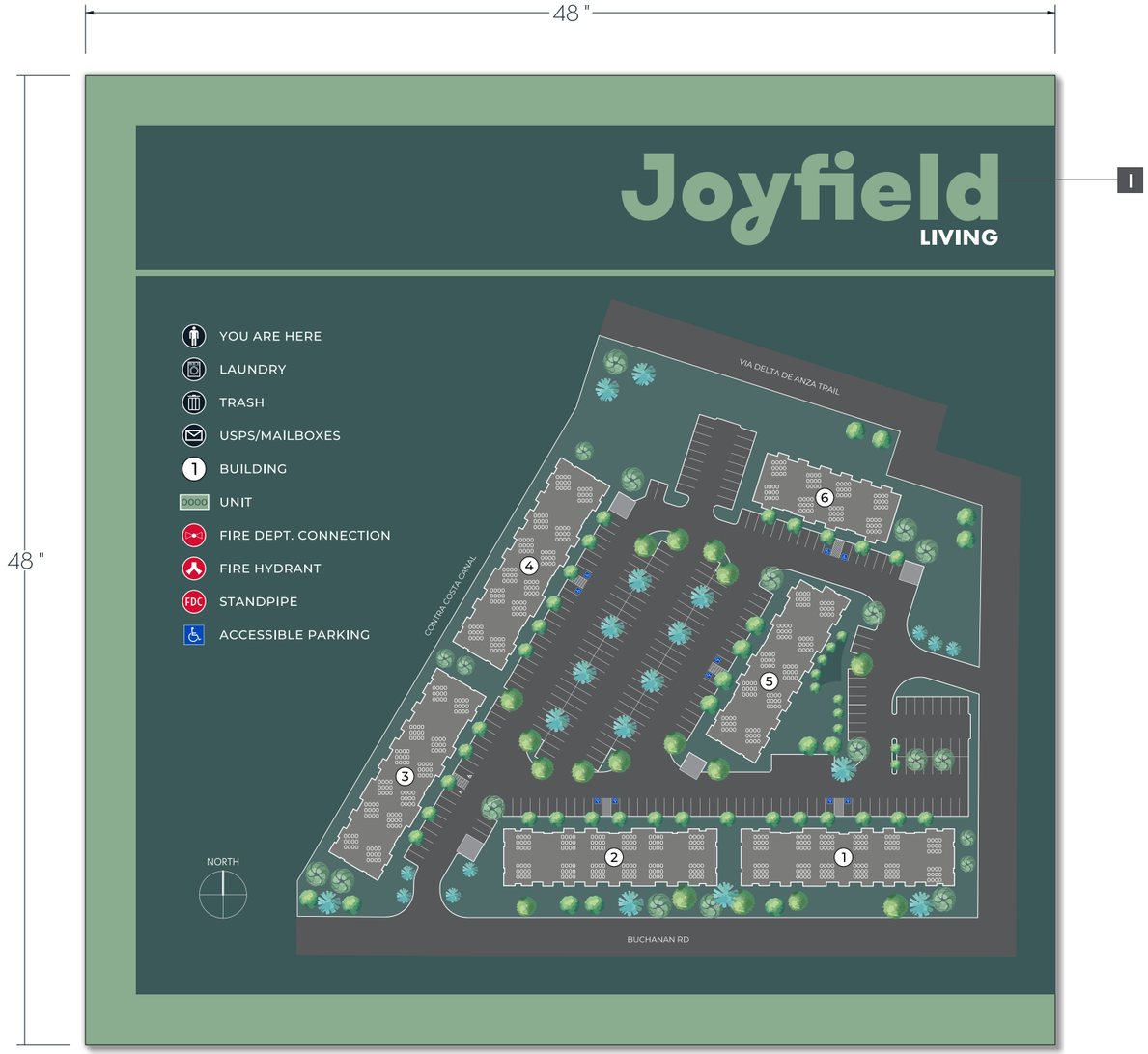
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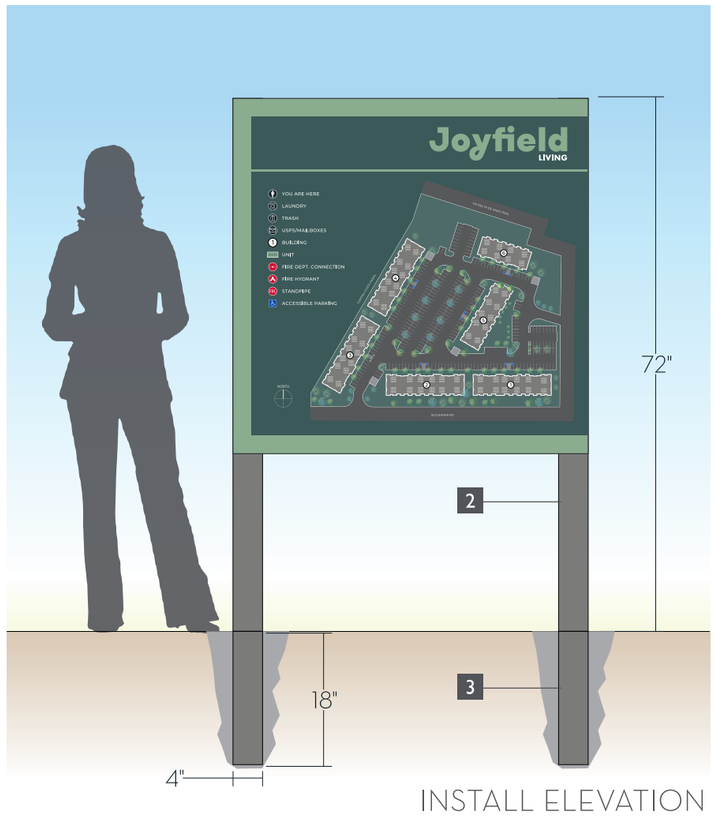
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Signature: _____

Date: _____

Sign will be produced as indicated in this drawing. Please review carefully.





INSTALL ELEVATION

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.02 - Property Site Map

Quantity - Two (2)
Dimensions - H: 48" / L: 48"
Total Square Feet - 16'

Construction

1 .125" thick ACM with high performance direct print graphics with clear acrylic cover over map.

2 Sign mounts to painted 4" x 4" wood posts with mechanical fasteners.

3 Post installed in softscape and sub grade concrete footings.

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon

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Revisions

- 04-14-25 Initial Design -TL
- 04-15-25 Update Design -TL
- 04-16-25 Update Titleblock -TL

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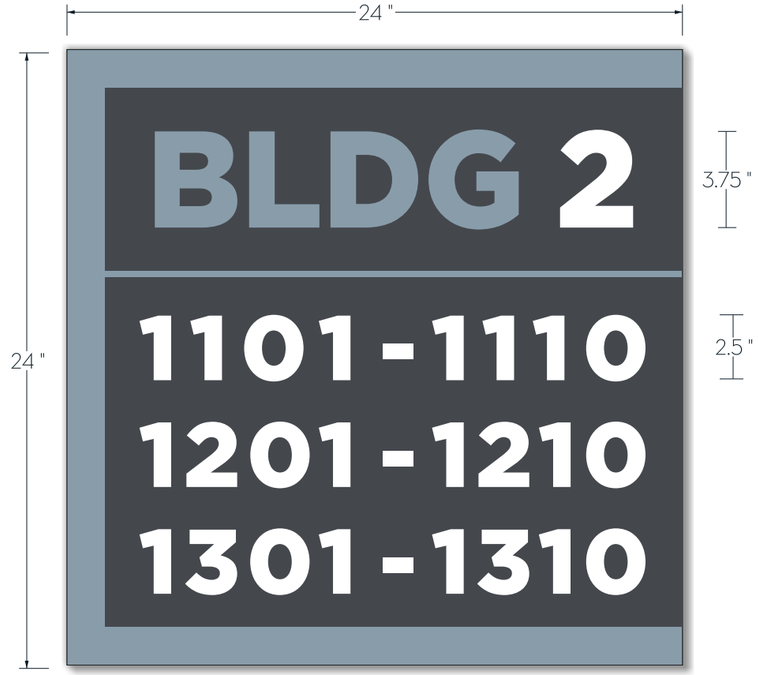
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Signature: _____

Date: _____

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ELEVATION DRAWING

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.03 - Address Panel w/ Range

Quantity - Twelve (12)
Dimensions - H: 24" / L: 24"
Total Square Feet - 4'

Construction

1 0.125" thick Printed ACM.

2 Mounts flush to wall with DS tape and silicone.

Colors

- White
- SW 9151 - Daphne
- SW 7076 - Cyberspace

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Revisions

- 04-14-25 Initial Design -TL
- 04-15-25 Update Location on Building -TL
- 04-16-25 Update Titleblock -TL
- 04-22-25 Update Colors - TL

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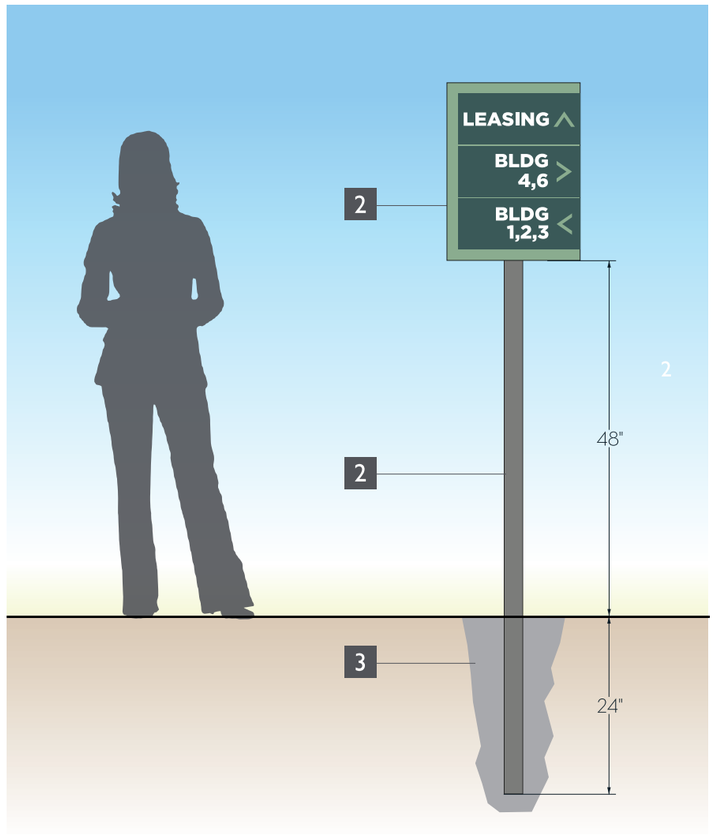
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QTY: 1



QTY: 1



INSTALL ELEVATION

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.04 - Vehicular Directionals

Quantity - Two (2)
Dimensions - H: 24" / L: 18"
Total Square Feet - 3'

Construction

1. .125" Thick ACM with Printed Graphics and Exterior Grade Laminate.
2. Mounts to 2.5" Painted Aluminum Post.
3. Posts are Set Into Softscape with a Below-Grade Concrete Footing.

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon

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Revisions

- 04-14-25 Initial Design -TL
- 04-15-25 Update install height -TL
- 04-16-25 Update Titleblock -TL

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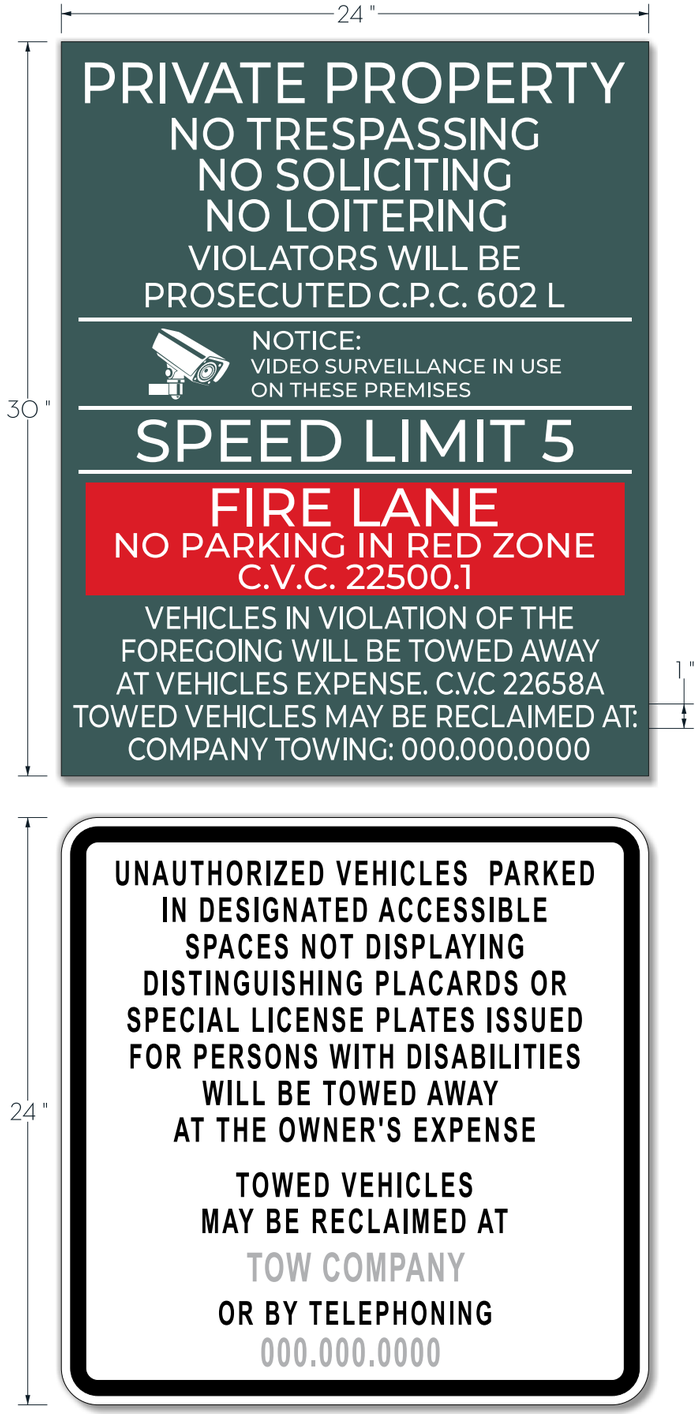
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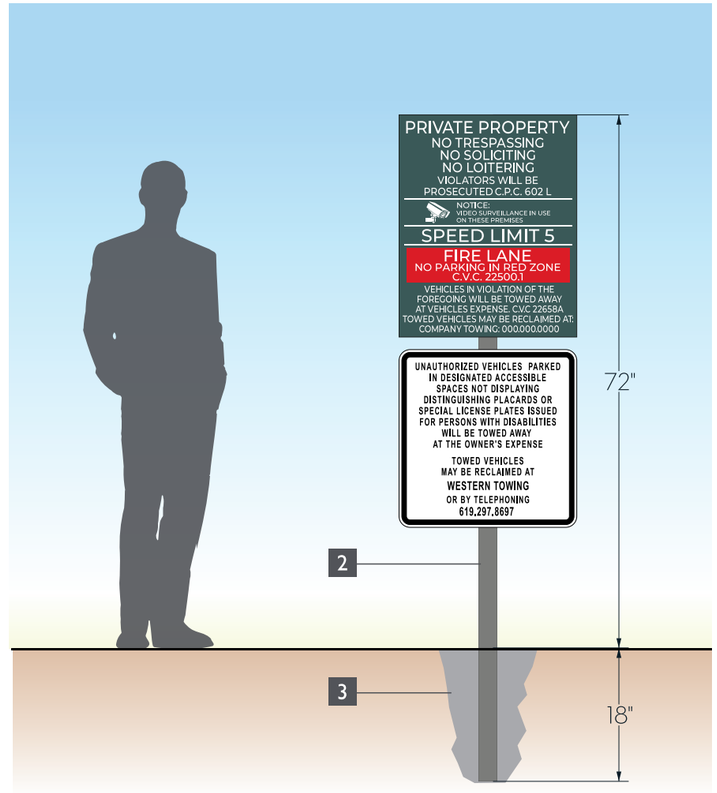
☐ Approved ☐ Approved as Noted

Signature: _____

Date: _____

Sign will be produced as indicated in this drawing. Please review carefully.





INSTALL ELEVATION

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.05 - Lot Entry

Quantity - One (1)
Dimensions - See Drawing

Construction

1. .125" Thick ACM with Printed Graphics and Exterior Grade Laminate.
2. Mounts to 2.5" Painted Aluminum Post.
3. Posts are Set Into Softscape with a Below-Grade Concrete Footing.

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon
- Black

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Revisions

- 04-14-25 Initial Design -TL
- 04-16-25 Update Titleblock -TL

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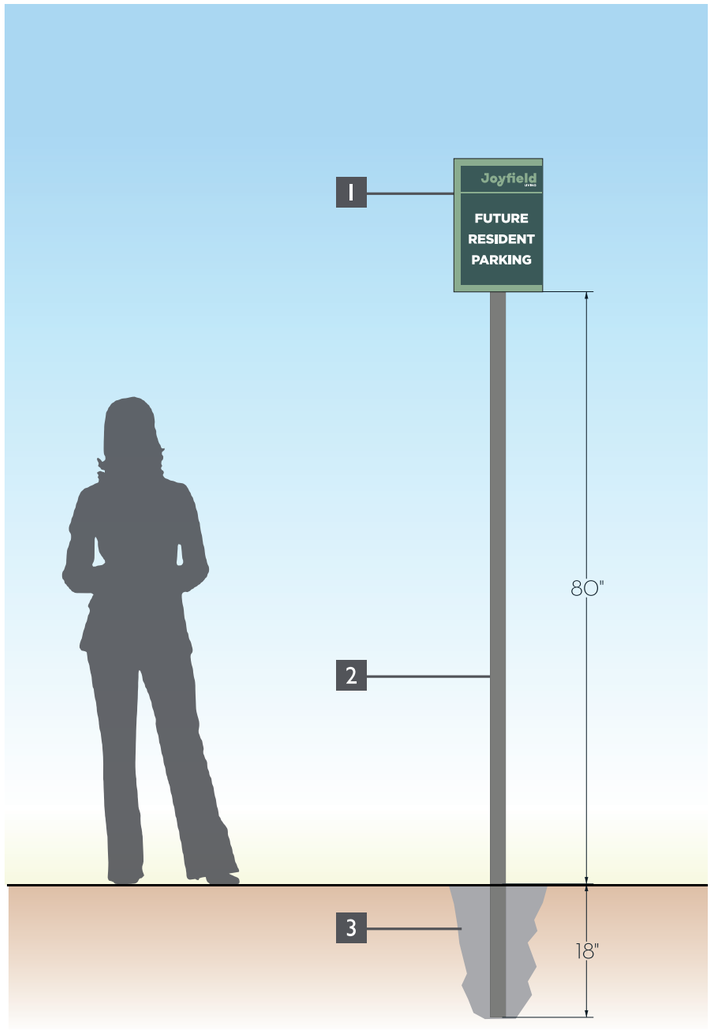
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Date: _____

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INSTALL ELEVATION

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.06 - Future Resident Parking

Quantity - Three (3)
Dimensions - H: 18" / L: 12"
Total Square Feet - 1.5'

Construction

1 .125" Thick ACM with Printed Graphics and Exterior Grade Laminate.

2 Mounts to 2" Painted Aluminum Post with caps and brackets.

3 Posts are Set Into Softscape with a Below-Grade Concrete Footing.

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon

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Revisions

- 04-14-25 Initial Design -TL
- 04-15-25 Update install height -TL
- 04-16-25 Update Titleblock -TL

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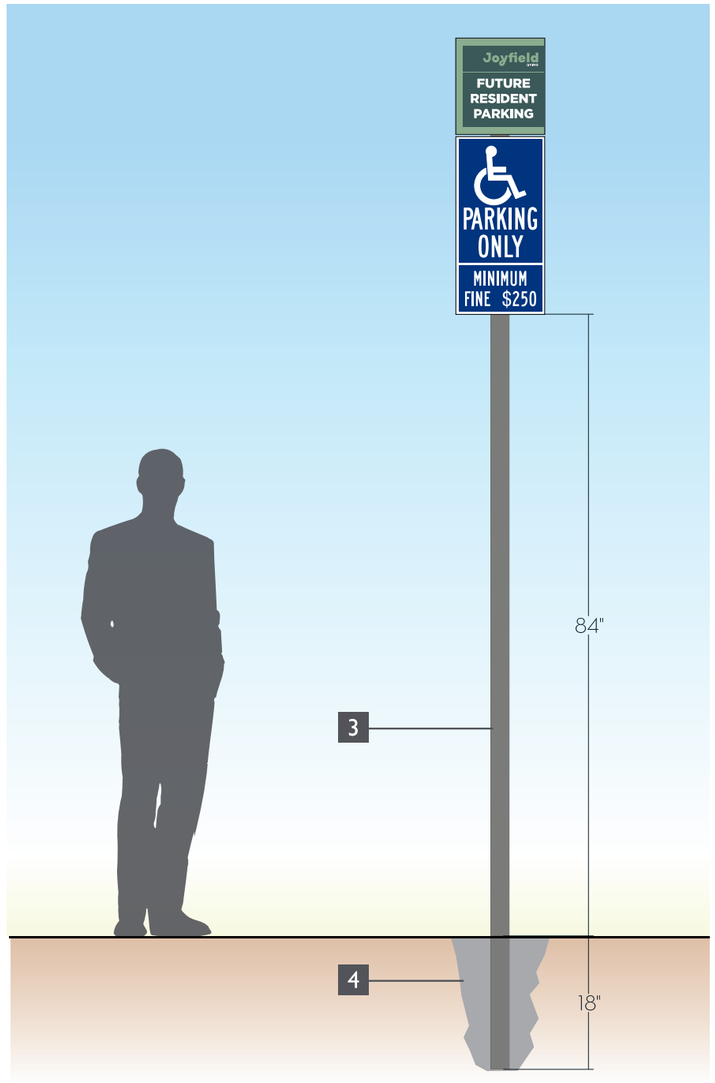
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Signature: _____

Date: _____

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INSTALL ELEVATION

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.07 - Future Resident Handicap

Quantity - One (1)
Dimensions - See Drawing

Construction

1 .125" Thick ACM with Printed Graphics and Exterior Grade Laminate.

2 .125" Thick ACM with Reflective Vinyl.

3 Mounts to 2.5" Painted Aluminum Post.

4 Posts are Set Into Softscape with a Below-Grade Concrete Footing.

Colors

- White
- Pantone 5477
- Pantone 2262
- SW 3026 Kings Canyon
- Pantone 294

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Revisions

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- 04-15-25 Update Design -TL
- 04-16-25 Update Titleblock -TL

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Signature: _____

Date: _____

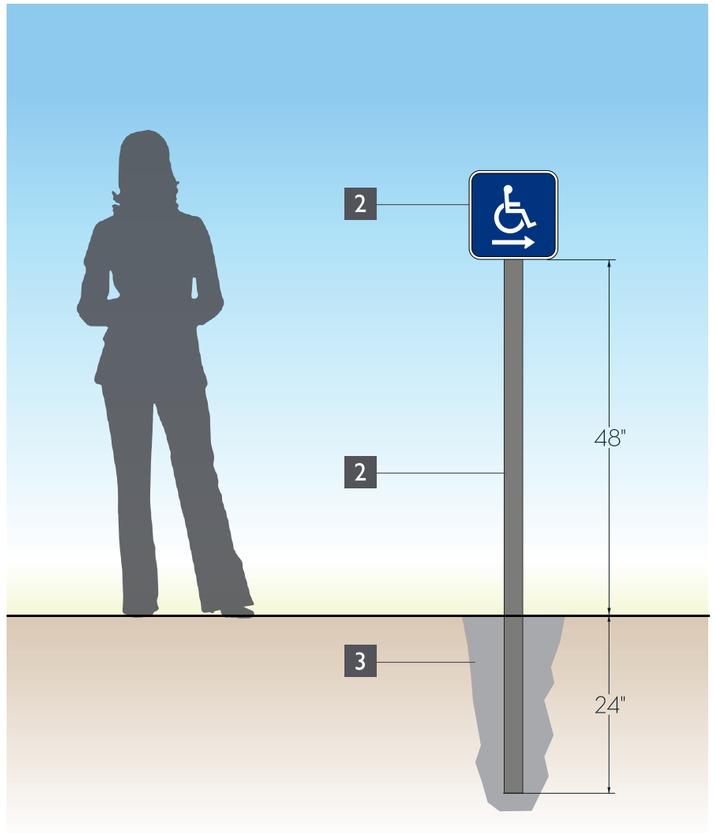
Sign will be produced as indicated in this drawing. Please review carefully.



QTY: 1



QTY: 1



INSTALL ELEVATION

Client

Buchanan Crossing Phase II

Project

Joyfield Living

Job Info

Project #: 26667
Client #: 10727

Job Site: 3110 Buchanan Road
Antioch, CA 94509

Salesperson: GG
Project Manager: SK

Reference

D.08 - Handicap Directionals

Quantity - Two (2)
Dimensions - H: 12" / L: 12"
Total Square Feet - 1'

Construction

1. .125" Thick ACM with Printed Graphics and Exterior Grade Laminate.
2. Mounts to 2.5" Painted Aluminum Post.
3. Posts are Set Into Softscape with a Below-Grade Concrete Footing.

Colors

- White
- Pantone 294 C
- SW 3026 Kings Canyon

Colors displayed in this drawing are for presentation purposes only. They are not an accurate depiction of the final product. Please reference color chips/fan decks from paint vendors as a more accurate representation.

Revisions

- 04-14-25 Initial Design -TL
- 04-16-25 Update Titleblock -TL

Contact Us

CLEAR SIGN & DESIGN, INC.
Lic #: 745954
clearsigns.com
170 Navajo St., San Marcos, CA 92078
(t) 760.736.8111 (f) 760.736.8121

Disclaimer/Approval

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☐ Approved ☐ Approved as Noted

Signature: _____

Date: _____

Sign will be produced as indicated in this drawing. Please review carefully.

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"BUCHANAN CROSSINGS" OFF-SITE IMPROVEMENTS

ANTIOCH, CALIFORNIA

APN: 074-080-013

PROPERTY ADDRESS

3100 BUCHANAN ROAD
AT SOMERSVILLE ROAD
ANTIOCH, CA 94509

OWNER

HYDROX PROPERTIES 1, LLC
3170 HILLTOP MALL ROAD
RICHMOND, CA 94806
ATTN: DAVID P. MESSING
SENIOR VICE PRESIDENT
TEL. NO. (510) 262-7218
FAX NO. (510) 6693008

DEVELOPER

BUCHANAN CROSSINGS LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940
ATTN: MATT NOHR
TEL. NO. (831) 649-0220
FAX NO. (949) 649-0394

CIVIL ENGINEER

BKF ENGINEERS
980 9TH STREET
SUITE 1770
SACRAMENTO, CA 95814
ATTN: JIM MCCURDY
TEL. NO. (916) 556-5800
FAX NO. (916) 566-5899

SOILS ENGINEER

YOUNGDAHL CONSULTING GROUP
1234 GLENHAVEN COURT
EL DORADA HILLS, CA 95762
TEL. NO. (916) 933-0633
FAX NO. (916) 933-6482

PUBLIC AGENCIES

CITY OF ANTIOCH
200 H STREET
ANTIOCH, CA 94523
(925) 779-7035

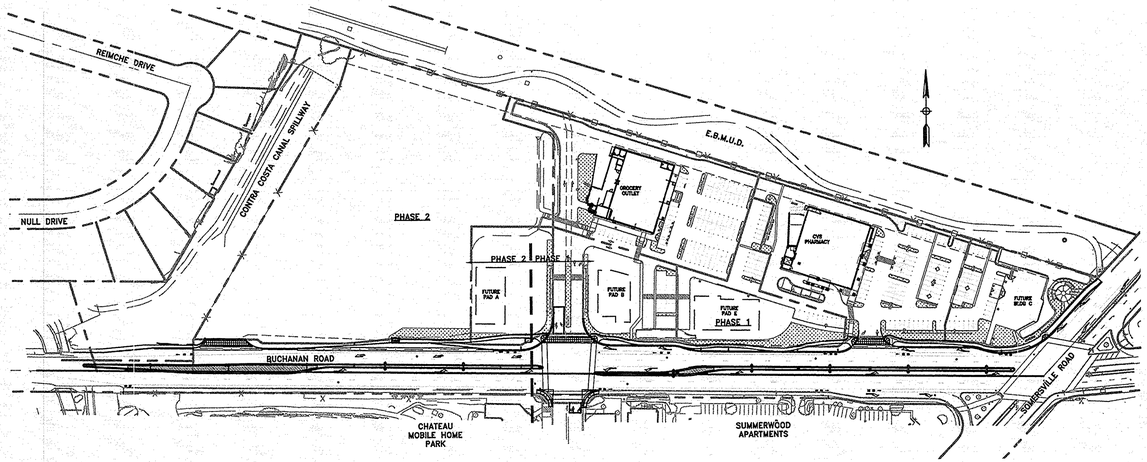
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
2011 GEARY ROAD
PLEASANT HILL, CA 94580
(925) 941-3300
(925) 941-3309 (FAX)

EAST BAY MUNICIPAL UTILITY DISTRICT, AQUEDUCT SECTION
1804 W. MAIN STREET
STOCKTON, CA 95021
(209) 946-8000

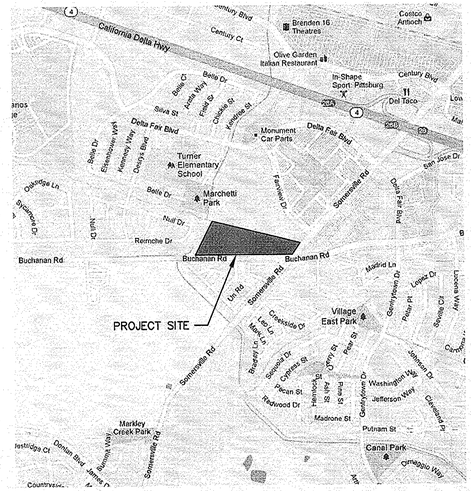
PACIFIC GAS & ELECTRIC
24300 CLAWITER ROAD
HAYWARD, CA 94545
(510) 784-3210

PACIFIC BELL
1129 "B" STREET, SUITE 301
HAYWARD, CA 94541
(510) 727-6082

CONTRA COSTA WATER DISTRICT
1331 CONCORD AVENUE
CONCORD, CA 94524
DINO ANGELOSANTE
(925) 688-8162



SITE PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

BENCHMARK

C.C.CO. B.M. STANDARD TABLET ON VALVE BOX 13.73 AT CANAL CROSSING OF BUCHANAN ROAD ABOUT 40' NORTH OF CENTERLINE OF ROAD ON EAST SIDE OF CANAL.

ELEV 121.361

BASIS OF BEARINGS

THE BEARING "NORTH 72°16'14" WEST" ALONG REIMCHE DRIVE BETWEEN FOUND MONUMENTS AS SHOWN ON SUBDIVISION 3437, NEW DELTA ESTATES, UNIT 6, FILED AUGUST 18, 1965, IN BOOK 106 OF MAPS AT PAGES 34 THROUGH 37, INCLUSIVE, IN THE OFFICER OF THE RECORDER OF CONTRA COSTA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. CALIFORNIA COORDINATE SYSTEM ZONE 3.

CONSTRUCTION PHASING

IMPROVEMENTS WEST OF THE NEW TRAFFIC SIGNAL ARE TO BE INSTALLED WITH PHASE 2 IMPROVEMENTS. INTERIM IMPROVEMENTS SHALL BE COMPLETED WITH PHASE 1 PER SHEETS DE-01A, PP-02A, SI-01A, GD-01A & ER-01A.

SHEET INDEX

1	TI-01	TITLE SHEET
2	GN-01	GENERAL NOTES
3	GN-02	LEGEND & ABBREVIATIONS
4	EX-01	EXISTING CONDITIONS
5	EX-02	EXISTING CONDITIONS
6	DE-01	DEMOLITION PLAN
7	DE-02	DEMOLITION PLAN
8	DE-03	DEMOLITION PLAN
9	HZ-01	HORIZONTAL CONTROL PLAN
10	PP-01	PLAN & PROFILE
11	PP-02	PLAN & PROFILE
12	PP-03	PLAN & PROFILE
13	PP-04	PLAN & PROFILE
14	PP-05	STORM PLAN & PROFILE
15	PP-06	PLAN & PROFILE
16	SI-01	SIGNING & STRIPING PLAN
17	SI-02	SIGNING & STRIPING PLAN
18	SI-03	SIGNING & STRIPING PLAN
19	SI-04	SIGNING & STRIPING PLAN
20	FT-01	FIRE TRUCK ACCESS PLAN
21	GD-01	GRADING PLAN
22	GD-02	GRADING PLAN
23	GD-03	GRADING PLAN
24	GD-04	GRADING ENLARGEMENTS
25	XS-01	CROSS SECTIONS
26	XS-02	CROSS SECTIONS
27	XS-03	CROSS SECTIONS
28	XS-04	CROSS SECTIONS
29	XS-05	CROSS SECTIONS
30	TS-01	TRAFFIC SIGNAL PLAN
31	TS-02	TRAFFIC SIGNAL PLAN
32	ER-01	EROSION CONTROL PLAN
33	ER-02	EROSION CONTROL PLAN
34	ER-03	EROSION CONTROL PLAN
35	ER-04	EROSION CONTROL DETAILS
36	DT-01	DETAILS
37	DE-01A	DEMOLITION PLAN-INTERIM CONDITION
38	PP-02A	PLAN & PROFILE-INTERIM CONDITION
39	SI-01A	SIGNING & STRIPING PLAN-INTERIM CONDITION
40	GD-01A	GRADING PLAN-INTERIM CONDITION
41	ER-01A	EROSION CONTROL PLAN-INTERIM CONDITION

STREET LIGHTING

1	SL-01	STREET LIGHT PLAN

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson 2/10/2015
ASSISTANT CITY ENGINEER — DATE

1-800-227-2600 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — JAMES T. McCURDY — C 64850 EXP. 6/30/15 CIVIL — STATE OF CALIFORNIA

BKF ENGINEERS | SURVEYORS | PLANNERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
PH: (916) 556-5800
FAX: (916) 556-5899

"BUCHANAN CROSSINGS" OFF-SITE IMPROVEMENTS
TITLE SHEET
CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

No.	Revisions	Date
1	BID CLARIFICATIONS	2/5/15

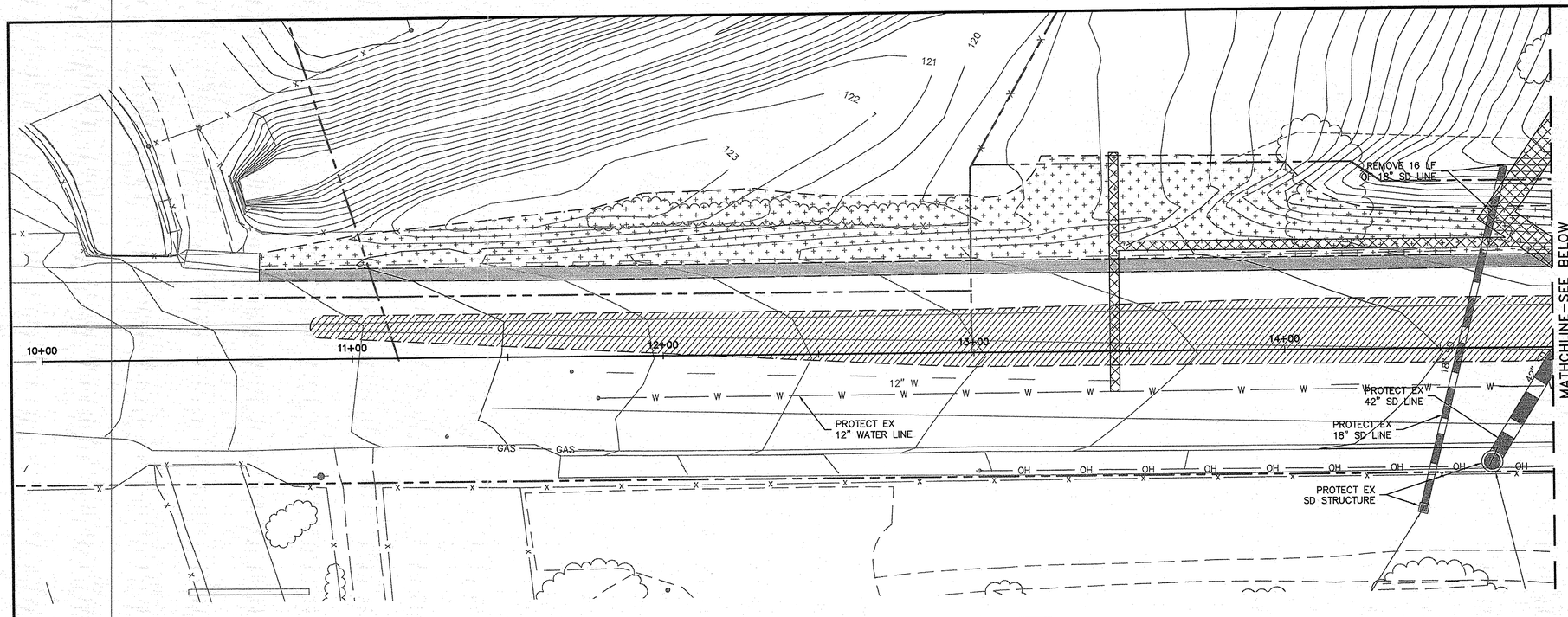
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Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20118079-10

Drawing Number: TI-01

1 OF 41

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PLOTTED: 02/10/15 09:14:26

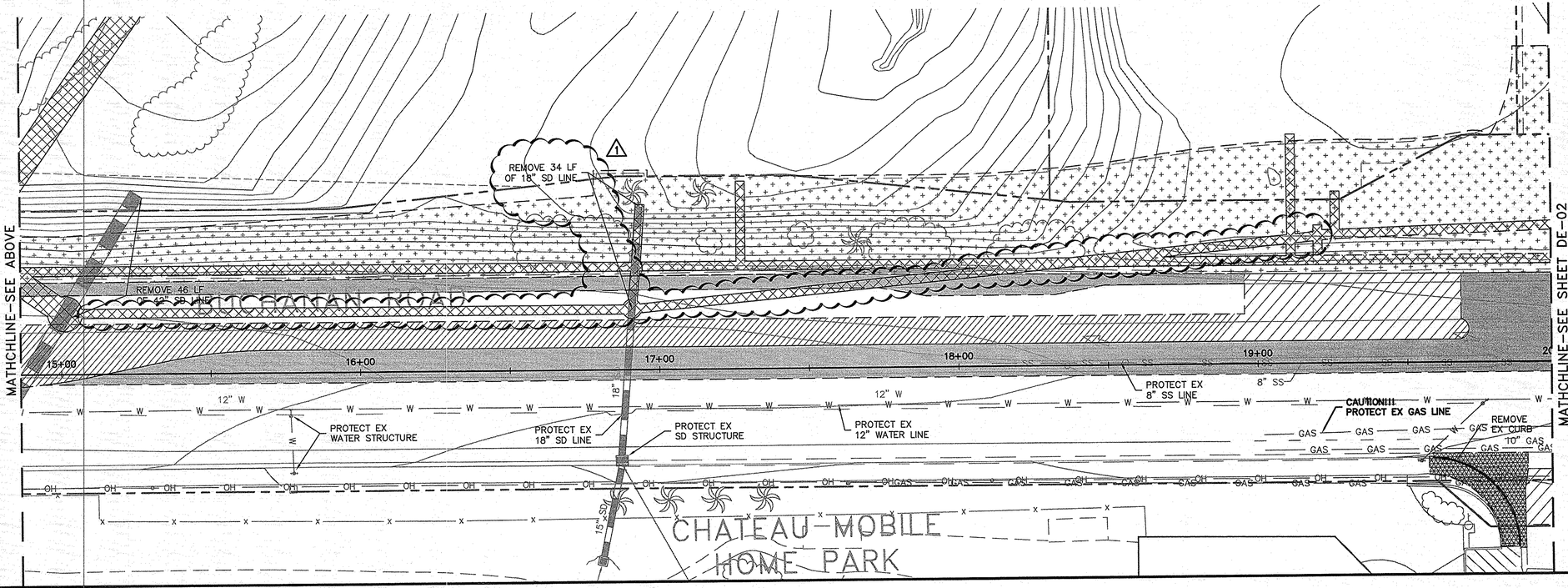
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IMPROVEMENTS WEST OF TRAFFIC SIGNAL TO BE CONSTRUCTED WITH PHASE 2 IMPROVEMENTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



DEMOLITION NOTES

1. EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. UNLESS OTHERWISE NOTED ALL EXISTING UTILITIES SHALL REMAIN AND BE PROTECTED IN PLACE.

LEGEND

- AC PAVEMENT TO BE REMOVED
- CLEAR AND GRUB
- GROUND TO BE EXCAVATED FOR UTILITY LAYOUT
- REMOVE EXISTING CONCRETE
- GRIND AC FOR OVERLAY (0.15' MINIMUM)

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Kynan B. Tibbetts ASSISTANT CITY ENGINEER — DATE 2/18/2015

1-800-227-2600 CALL BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER — JAMES T. MCKIM — C 64939 EXP. 6/30/17 CIVIL — STATE OF CALIFORNIA

BKF ENGINEERS / SURVEYORS / PLANNERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
PH: (916) 556-8800
FAX: (916) 556-8899

"BUCHANAN CROSSINGS" OFF-SITE IMPROVEMENTS
DEMOLITION PLAN

CITY OF ANTIOCH — CONTRA COSTA COUNTY, CALIFORNIA

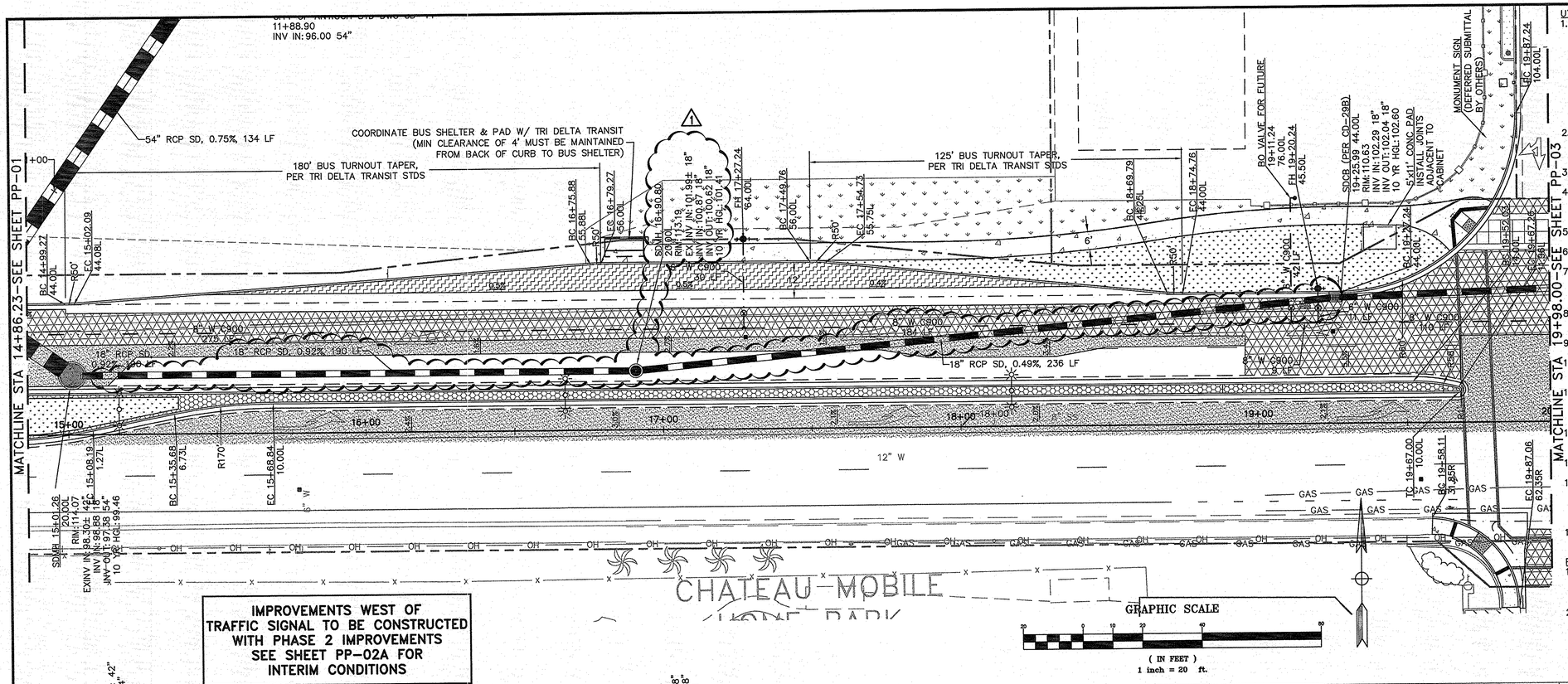
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1	BID CLARIFICATIONS	2/5/15

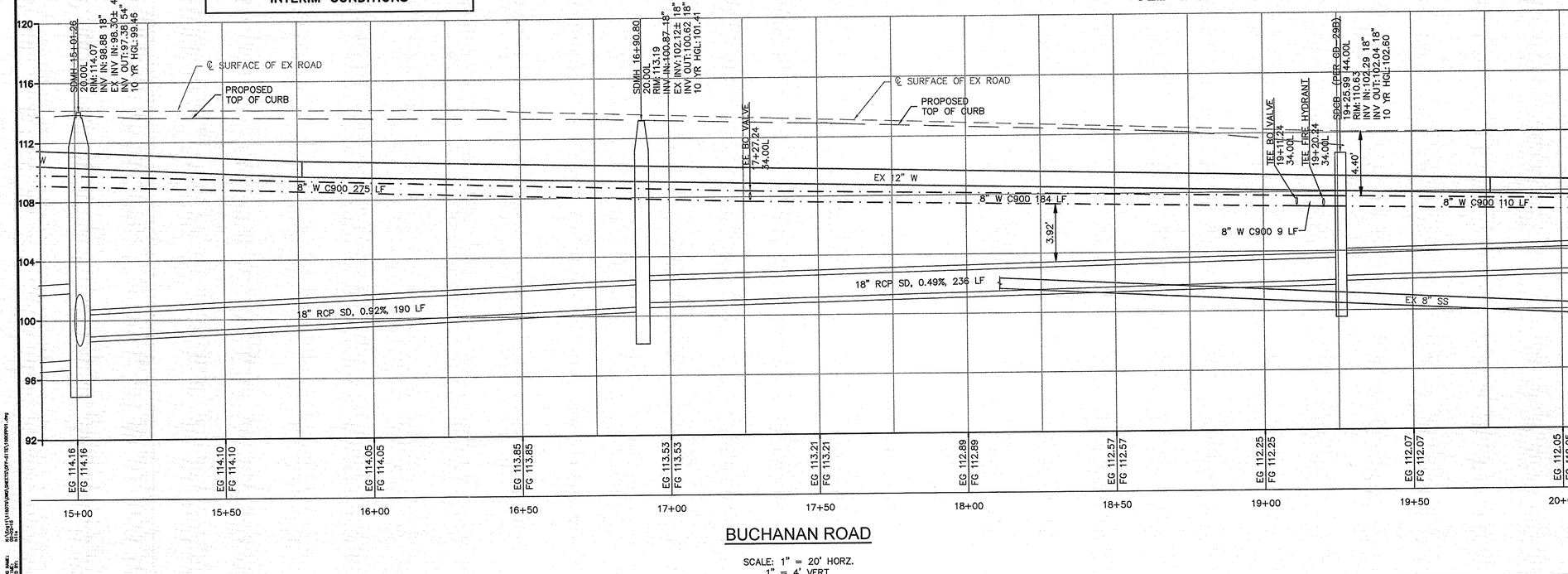
Date: 11/18/14
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Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20119979-10

Drawing Number: DE-01

6 OF 41

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BUCHANAN ROAD

SCALE: 1" = 20' HORZ.
1" = 4' VERT.

UTILITY NOTES:

1. EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF SUBGRADE MATERIAL AND PRIOR TO PLACEMENT OF FINAL PAVEMENT SURFACE.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
4. FOR PRESSURE PIPE, THRUST BLOCKS SHALL BE PROVIDED AT ALL VALVES, BENDS, REDUCERS, TEES, CROSSES, AND DEAD ENDS, PER CITY OF ANTIOCH STD DWG CD–58.
5. ON–SITE UTILITIES ARE SHOWN AS SCREENED AND ARE FOR REFERENCE ONLY.
6. UNLESS OTHERWISE NOTED, STORM DRAIN LINES SHALL BE RCP.
7. CONNECTIONS TO DRAIN INLETS MUST BE ON THE FACE OR SIDE ALLOWING A MINIMUM OF 6" FROM THE CORNER OF THE INLET. A CONNECTION TO CORNERS OF DRAIN INLETS IS NOT ALLOWED.
8. CONTRACTOR TO CONTACT USA AT (800) 227–2600 AT LEAST 48 HOURS PRIOR ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
9. WATER LINE TO BE INSTALLED ABOVE SANITARY SEWER AND STORM DRAIN.
10. ALL UTILITY CROSSINGS SHALL MAINTAIN ONE FOOT VERTICAL CLEARANCE UNLESS OTHERWISE NOTED ON PLANS
11. WATER MAIN PIPE MATERIAL TO BE PVC C900, CLASS 150 WITH DUCTILE IRON FITTINGS. ALL WATER PIPE SHALL HAVE A MINIMUM OF 3.5' OF COVER FROM TOP OF PIPE TO FINISH GRADE.
12. A TEN FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN DOMESTIC WATER AND SEWER AT ALL LOCATIONS.
13. UTILITY TRENCHES SHALL BE EXCAVATED AND BACKFILLED PER CITY OF ANTIOCH STD DET CD–57.
14. LENGTHS OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE HIS OWN PIPE LENGTHS PRIOR TO BIDDING.
15. ALL CURB INLETS SHALL BE STAMPED WITH THE PHRASE "NO DUMPING–DRAINS TO RIVER".

PAVEMENT NOTES:

1. CONTRACTOR SHALL PATCH & TYPE II SLURRY SEAL FULL WIDTH OF BUCHANAN ROAD FROM THE CANAL BRIDGE TO SOMERSVILLE ROAD PRIOR TO FINAL STRIPING (ALL STRIPING SHALL BE THERMOPLASTIC)
2. VALLEY GUTTER SHALL BE PER CITY OF ANTIOCH STD DWG CD–33.

PAVEMENT LEGEND

HATCH	PAVEMENT	SECTION
	HOT MIX ASPHALT, TI=10*	AC/CL2 AB*
	AC OVERLAY	0.15' MINIMUM
	PEDESTRIAN CONCRETE	4" PCC/4" CL2 AB
	BUS STOP CONC, TI=10*	SEE NOTE BELOW
	STAMPED CONCRETE	S.L.D.
	COLORED CONC WALK	S.L.D.
	LANDSCAPE	S.L.D.

*FOR ALTERNATIVE AC PAVEMENT SECTIONS, SEE TABLE 5 OF THE GEOTECHNICAL REPORT. THE FINAL PAVEMENT SECTION WILL BE DETERMINED BY THE DEVELOPER'S GEOTECHNICAL ENGINEER, BASED ON SOIL TEST "R" VALUE. CITY WILL REVIEW AND APPROVE THE SECTION SUBMITTED BY THE GEOTECHNICAL ENGINEER.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson, ASSISTANT CITY ENGINEER — 2/18/2015 DATE

1–800–227–2600 CALL BEFORE YOU DIG — USA — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — JAMES T. MURPHY — No. C 64959 EXP. 6/30/15 CIVIL — STATE OF CALIFORNIA

980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
PH: (916) 556–5800
FAX: (916) 556–5899
BKF ENGINEERS / SURVEYORS / PLANNERS

"BUCHANAN CROSSINGS" OFF–SITE IMPROVEMENTS PLAN & PROFILE

CONTRA COSTA COUNTY CALIFORNIA

CITY OF ANTIOCH

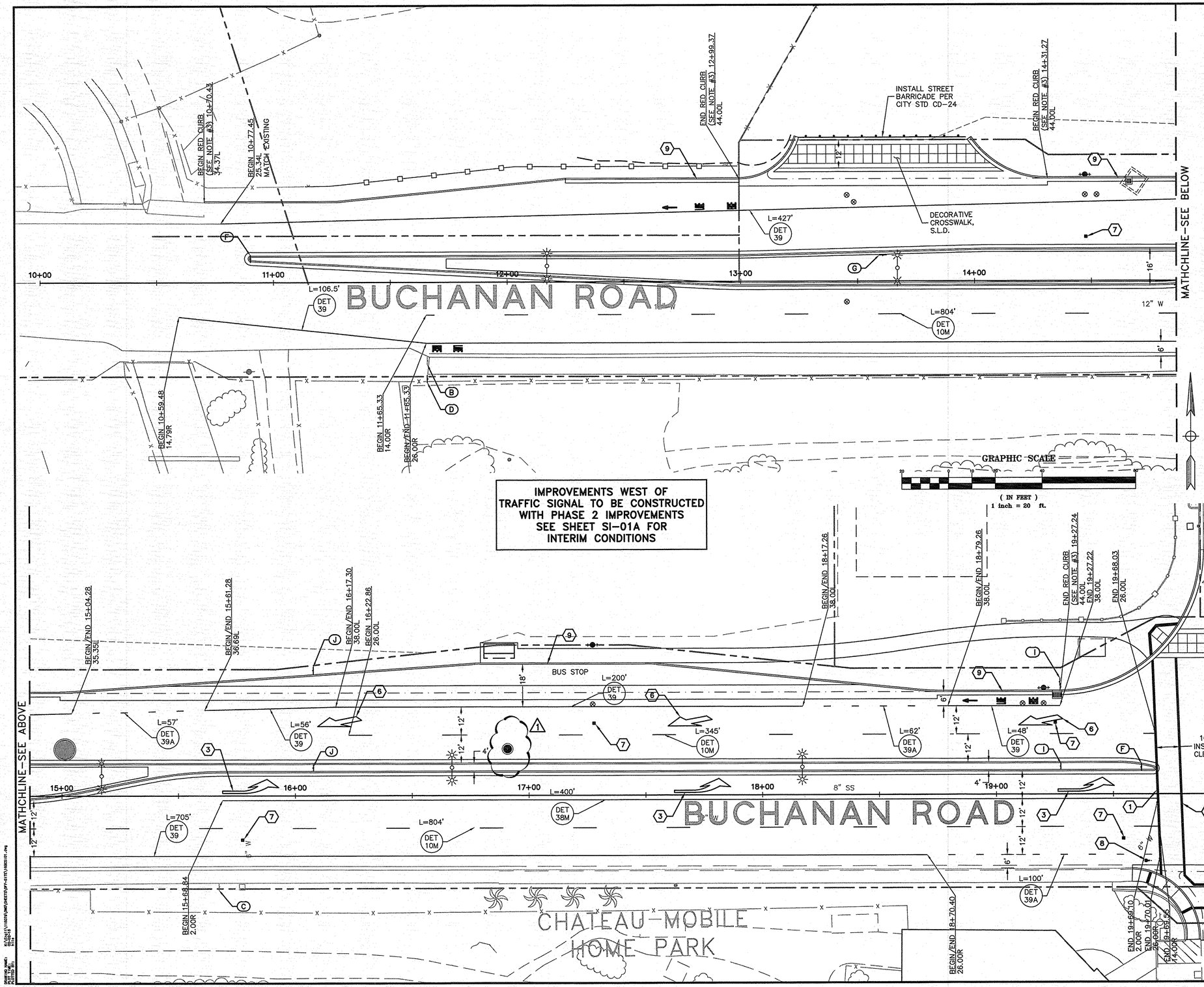
No.	Revisions	Date
1	BID CLARIFICATIONS	2/5/15

Date: 11/18/14
Scale: AS SHOWN
Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20180079–10

Drawing Number: PP–02

11 OF 41

DRAWING NAME: X:\Civil\11\MSTR\DWG\SHEETS\PP–01\11PP01.dwg
PLOT DATE: 02/05/15
PLOT TIME: 10:36:41



SIGNS

- (A) REMOVE EXISTING W3-3 SIGN (TRAFFIC SIGNAL WARNING)
- (B) EXISTING R2-1 SIGN (45MPH SPEED LIMIT)
- (C) REMOVE EXISTING R48-1 SIGN (SPEED ENFORCED BY RADAR)
- (D) INSTALL NEW R7-9 SIGN (NO PARKING BIKE LANE)
- (E) INSTALL NEW D3-1 (STREET NAME)
- (F) INSTALL NEW R4-7 SIGN (MEDIAN WARNING) 6'± FROM NOSE
- (G) INSTALL NEW R6-1 SIGN (ONE WAY)
- (H) INSTALL NEW W9-1 SIGN (RIGHT LANE ENDS)
- (I) INSTALL NEW W4-2 SIGN (MERGE LEFT)
- (J) INSTALL NEW R4-1 SIGN (DO NOT PASS)
- (K) INSTALL NEW R4-4 SIGN (BEGIN RIGHT TURN LANE YIELD TO BIKES)
- (L) NOT USED
- (M) INSTALL NEW R3-5(R) SIGN (RIGHT TURN ONLY)
- (N) INSTALL NEW G8-7 SIGN: BUCHANAN CROSSINGS ⇒ ⇐ UN ROAD
- (O) SIGN SHALL HAVE MAXIMUM WIDTH OF 3'
- (P) INSTALL NEW R3-7 SIGN (RIGHT LANE MUST TURN RIGHT)

STRIPING: THERMOPLASTIC, UNLESS NOTED AS PAIN

1. 12" WHITE MARKING
2. 4" WHITE MARKING
3. INSTALL TYPE III ARROW MUTCD(CA)
4. INSTALL TYPE IV ARROW MUTCD(CA)
5. INSTALL TYPE VII ARROW MUTCD(CA)
6. INSTALL TYPE VI ARROW MUTCD(CA)
7. INSTALL BLUE REFLECTOR 5' OFF LANE LINE PER ANTIOCH CD22
8. INSTALL BICYCLE DETECTOR PAVEMENT SYMBOL SEE NOTE #4
9. PAINT CURB RED

LEGEND

- EXISTING ROADSIDE SIGN LOCATION
- NEW ROADSIDE SIGN LOCATION
- 'BIKE LANE' & BIKE ARROW PAVEMENT MARKING, PER MUTCD(CA) CHAPTER 9
- L=XX.X' L=LENGTH
- DET ### MUTCD(CA) STRIPING DETAIL ##. NOTE THAT IF THE LETTER "M" FOLLOWS THE DETAIL NUMBER THEN SEE NOTE #1.
- BICYCLE DETECTOR PAVEMENT MARKING PER MUTCD(CA) FIGURE 9C-7

NOTES:

1. THE CITY OF ANTIOCH USES RED/CLEAR REFLECTIVE MARKINGS FOR LANE LINES AND CHANNELIZING LINES IN AREAS WITH RAISED MEDIANS (M AFTER DETAIL NUMBER)
2. INSTALL PROPOSED SIGNS ON STREET LIGHT POLES WHEN EVER POSSIBLE.
3. PAINT CURB RED. (ALL LOCATIONS EXCEPT CURB RETURNS AND ISLANDS)
4. BICYCLE DETECTOR SYMBOL (PER FIGURE 9C-7) SHALL BE PLACED ON THE PAVEMENT INDICATING THE OPTIMUM POSITION FOR A BICYCLIST TO ACTUATE THE SIGNAL. COORDINATE WITH SIGNAL CONTRACTOR.
5. ALL CAT-TRACKING SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION. 2 WORKING DAYS NOTICE REQUIRED.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson ASSISTANT CITY ENGINEER — DATE 2/18/2015

1-800-227-2600 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — JAMES T. MONROY — C 64850 — EXP. 6/30/15 — CIVIL — STATE OF CALIFORNIA

BKF ENGINEERS / SURVEYORS / PLANNERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
PH: (916) 556-5800
FAX: (916) 556-5899

"BUCHANAN CROSSINGS" OFF-SITE IMPROVEMENTS SIGNING & STRIPING

CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

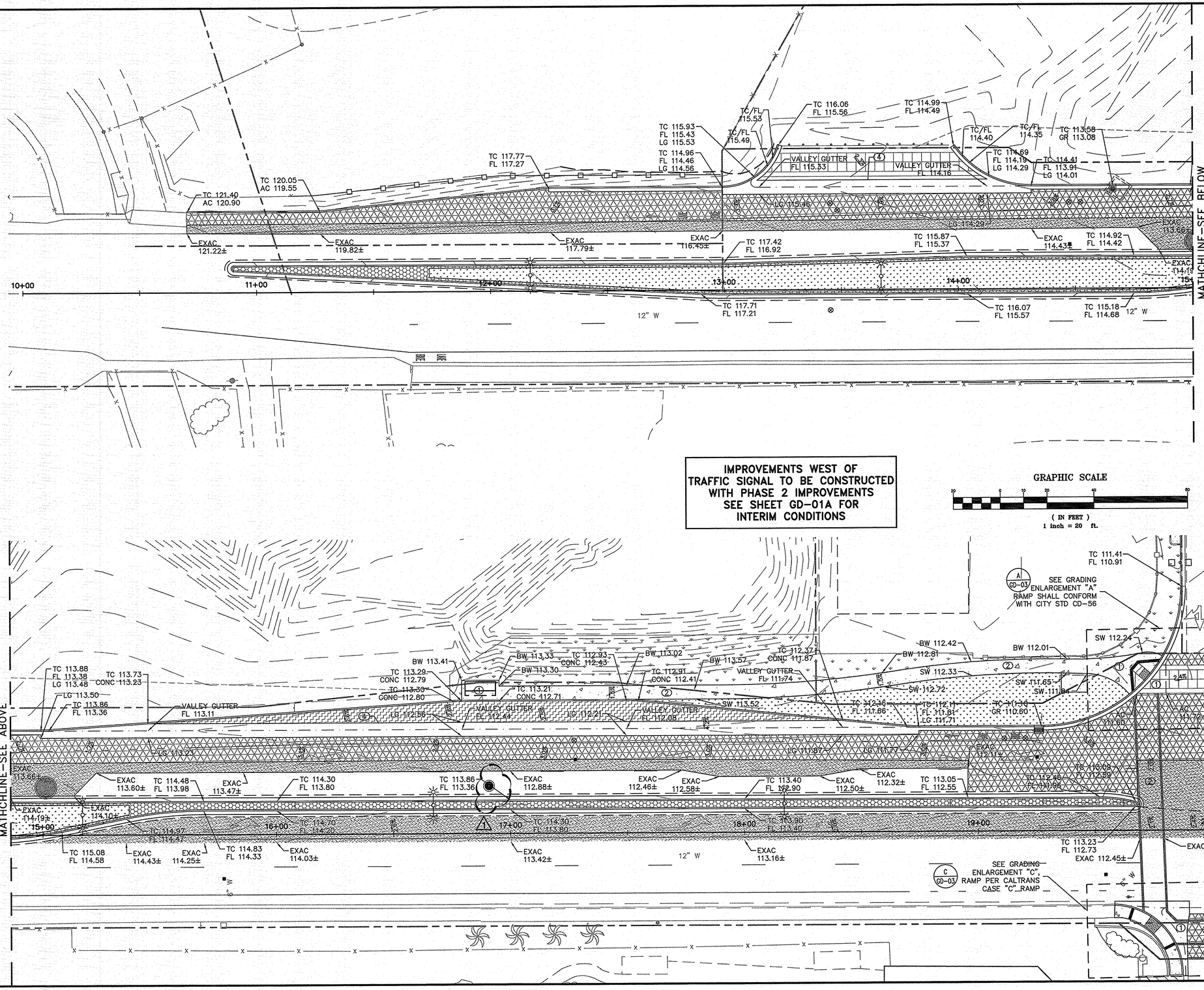
No.	Revisions	Date
1	BID CLARIFICATIONS	2/13/15

Date: 11/18/14
Scale: AS SHOWN
Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20180079-10

Drawing Number: SI-01

16 OF 41

PLOTTED BY: JAMES
PLOTTED ON: 2/18/2015 11:19
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GRADING NOTES:

1. 2% MAXIMUM SLOPE IN ALL DIRECTIONS
2. 4.9% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS–SLOPE
3. CONTRACTOR SHALL REFER TO PROJECT GEOTECHNICAL REPORT FOR GRADING RECOMMENDATIONS
4. VALLEY GUTTER SHALL BE PER CITY OF ANTIOCH STD DWG CD–33
5. CONTRACTOR SHALL IMPLEMENT RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT.
6. EXPANSIVE CLAYS EXISTING ON OR IMPORTED TO THE SITE SHALL BE COMPACTED PER GEOTECHNICAL REPORT.
7. ALL EXISTING FILL MATERIAL SHALL BE OVER–EXCAVATED, AS RECOMMENDED IN THE SITE PREPARATION, OUTLINED IN THE PROJECT GEOTECHNICAL REPORT. ANY DEPRESSIONS EXTENDING BELOW FINAL GRADE RESULTING FROM THE REMOVAL OF FILL MATERIALS OR OTHER DELETERIOUS MATERIALS SHALL BE BACKFILLED WITH ENGINEERED FILL, PER GEOTECHNICAL REPORT. PRIOR TO PLACEMENT OF ENGINEERED FILL, THE EXPOSED SOIL SURFACES RECEIVING FILL SHALL BE SCARIFIED AND COMPACTED PER GEOTECHNICAL REPORT. FOR MORE RECOMMENDATIONS ON PLACING ENGINEERED FILL, REFER TO GEOTECHNICAL REPORT.
8. IMPORTED FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO TRANSPORTING IT TO THE PROJECT. ENGINEERED FILL SHALL MEET THE REQUIREMENTS LISTED IN THE GEOTECHNICAL REPORT.
9. PER GEOTECHNICAL REPORT, TO DECREASE THE DETRIMENTAL SHRINK/SWELL PROPERTIES OF THE CLAY, THE BUILDING PAD AND/OR SITE, SUBGRADE SHALL BE CHEMICALLY TREATED WITH HI–CAL LIME. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

IMPROVEMENTS WEST OF TRAFFIC SIGNAL TO BE CONSTRUCTED WITH PHASE 2 IMPROVEMENTS SEE SHEET GD–01A FOR INTERIM CONDITIONS

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson 2/18/2015
ASSISTANT CITY ENGINEER DATE

CALL 1–800–227–2600 BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER JAMES T. MAYO C 64850 EXP. 6/30/15 CIVIL STATE OF CALIFORNIA

BKF ENGINEERS / SURVEYORS / PLANNERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
PH: (916) 556–5800
FAX: (916) 556–5899

"BUCHANAN CROSSINGS" OFF–SITE IMPROVEMENTS
GRADING PLAN
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

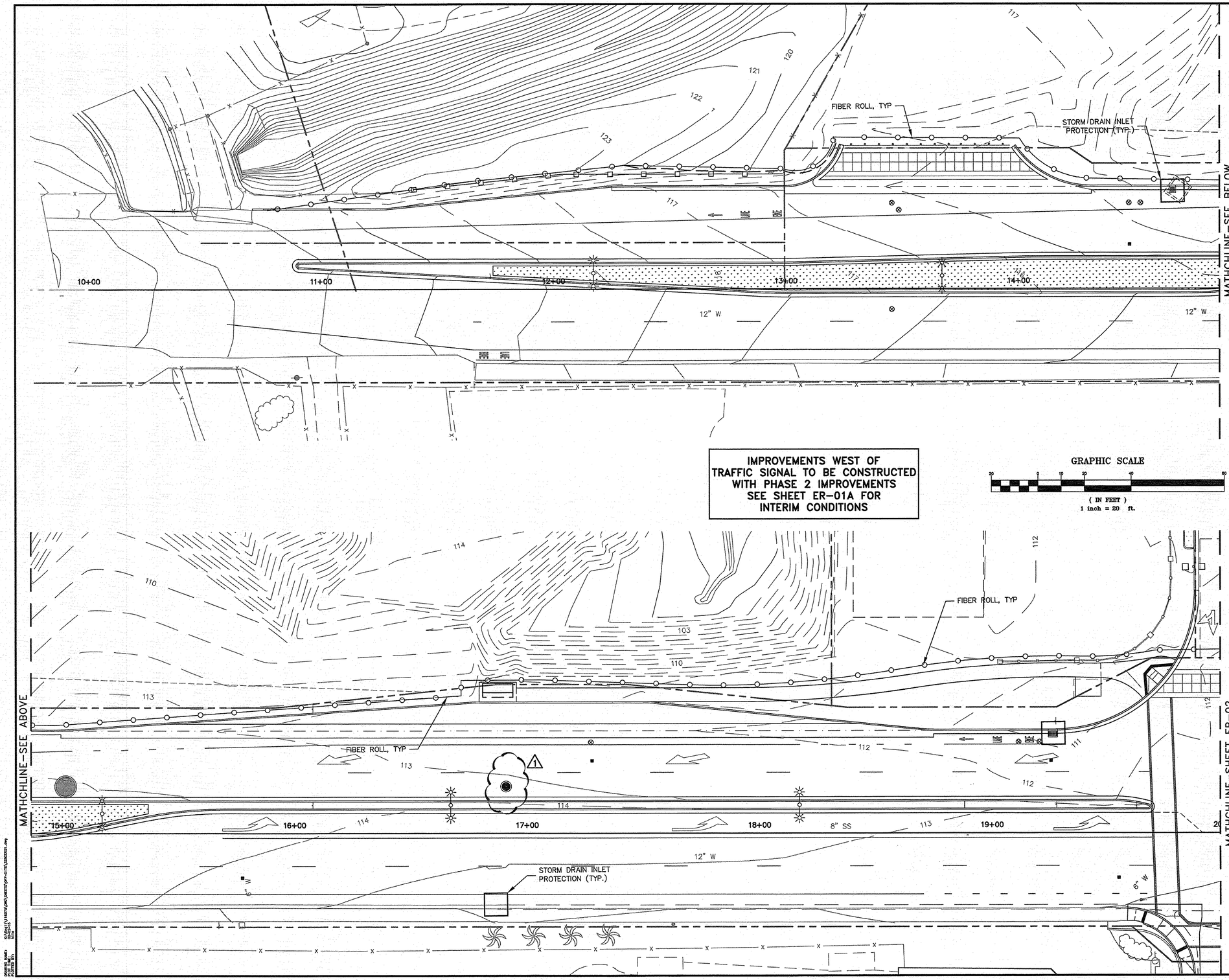
No.	Revisions	Date
1	BID CLARIFICATIONS	2/5/15

Date: 11/18/14
Scale: AS SHOWN
Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20160079–10

Drawing Number:
GD–01
21 OF 41

PLOT DATE: 02/04/15
PLOTTED BY: SCS
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LEGEND

- STORM DRAIN INLET PROTECTION — 77 ESCFM / 2 ER-03
- STABILIZED CONSTRUCTION ENTRANCE — 55 ESCFM / 3 ER-03
- SILT FENCE — 63-67 ESCFM / 1 ER-03
- 23-88 ESCFM — PAGE NUMBER REFERENCE FOR EROSION & SEDIMENT CONTROL PRACTICES: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION, "EROSION AND SEDIMENT CONTROL FIELD MANUAL"

IMPROVEMENTS WEST OF TRAFFIC SIGNAL TO BE CONSTRUCTED WITH PHASE 2 IMPROVEMENTS SEE SHEET ER-01A FOR INTERIM CONDITIONS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B Olson ASSISTANT CITY ENGINEER — 2/18/2015 DATE

CALL BEFORE YOU DIG 1-800-227-2600 UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER JAMES T. MCCRAY No. C 64950 EXP. 6/30/15 CIVIL STATE OF CALIFORNIA

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"BUCHANAN CROSSINGS" OFF-SITE IMPROVEMENTS EROSION CONTROL PLAN

CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

No.	Revisions	Date
1	BID CLARIFICATIONS	2/3/15

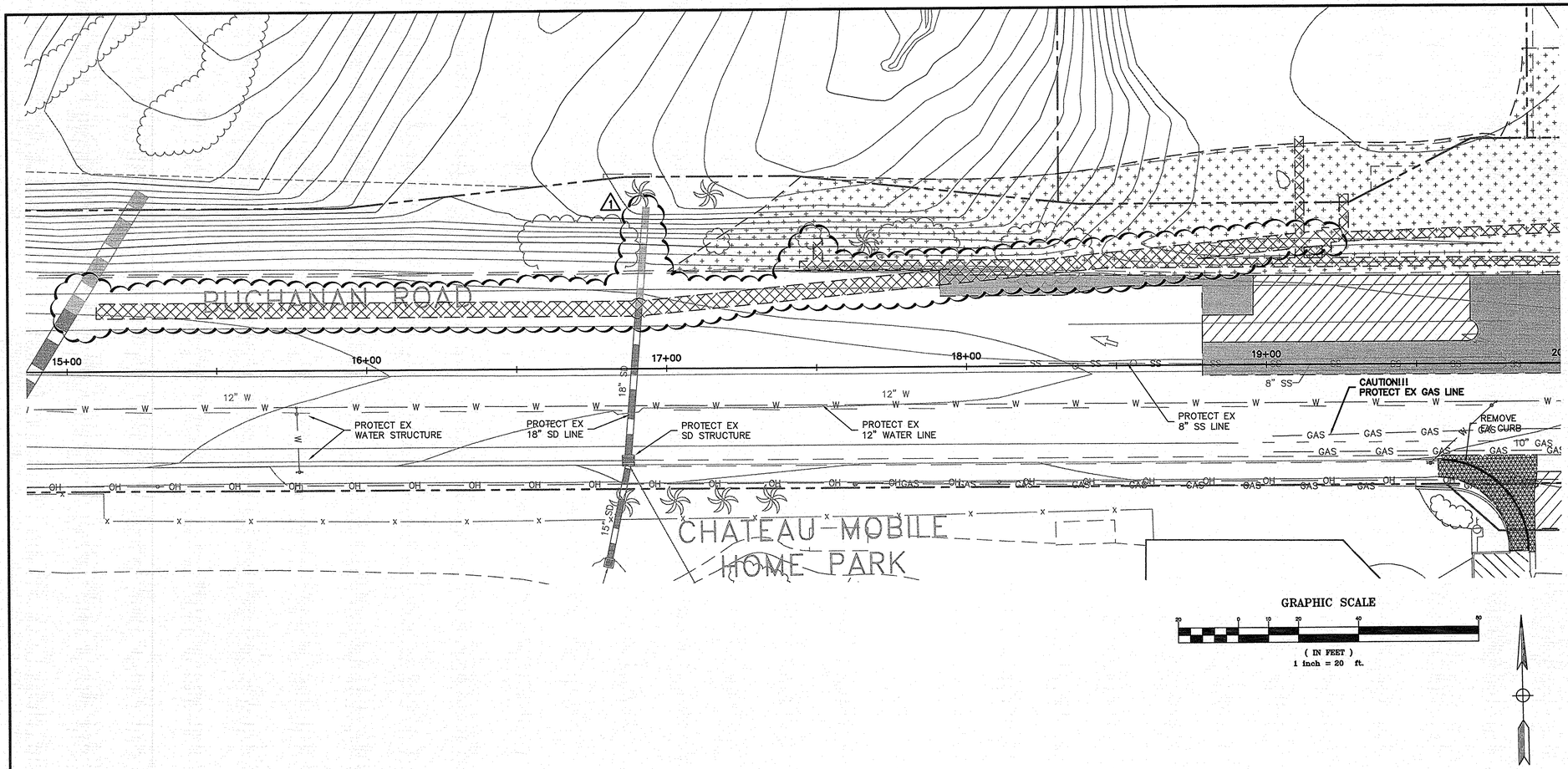
Date: 11/18/14
Scale: AS SHOWN
Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20159079-10

Drawing Number: **ER-01**

32 OF 41

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DEMOLITION NOTES

1. EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. UNLESS OTHERWISE NOTED ALL EXISTING UTILITIES SHALL REMAIN AND BE PROTECTED IN PLACE.

LEGEND

- AC PAVEMENT TO BE REMOVED
- CLEAR AND GRUB
- GROUND TO BE EXCAVATED FOR UTILITY LAYOUT
- REMOVE EXISTING CONCRETE
- GRIND AC FOR OVERLAY (0.15' MINIMUM)

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson 2/18/2015
ASSISTANT CITY ENGINEER DATE

CALL 1-800-227-2600 BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER JAMES T. McMURRY C 64959 EXP. 6/30/15 CIVIL STATE OF CALIFORNIA

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"BUCHANAN CROSSINGS"
OFF-SITE IMPROVEMENTS
DEMOLITION PLAN-INTERIM CONDITIONS

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

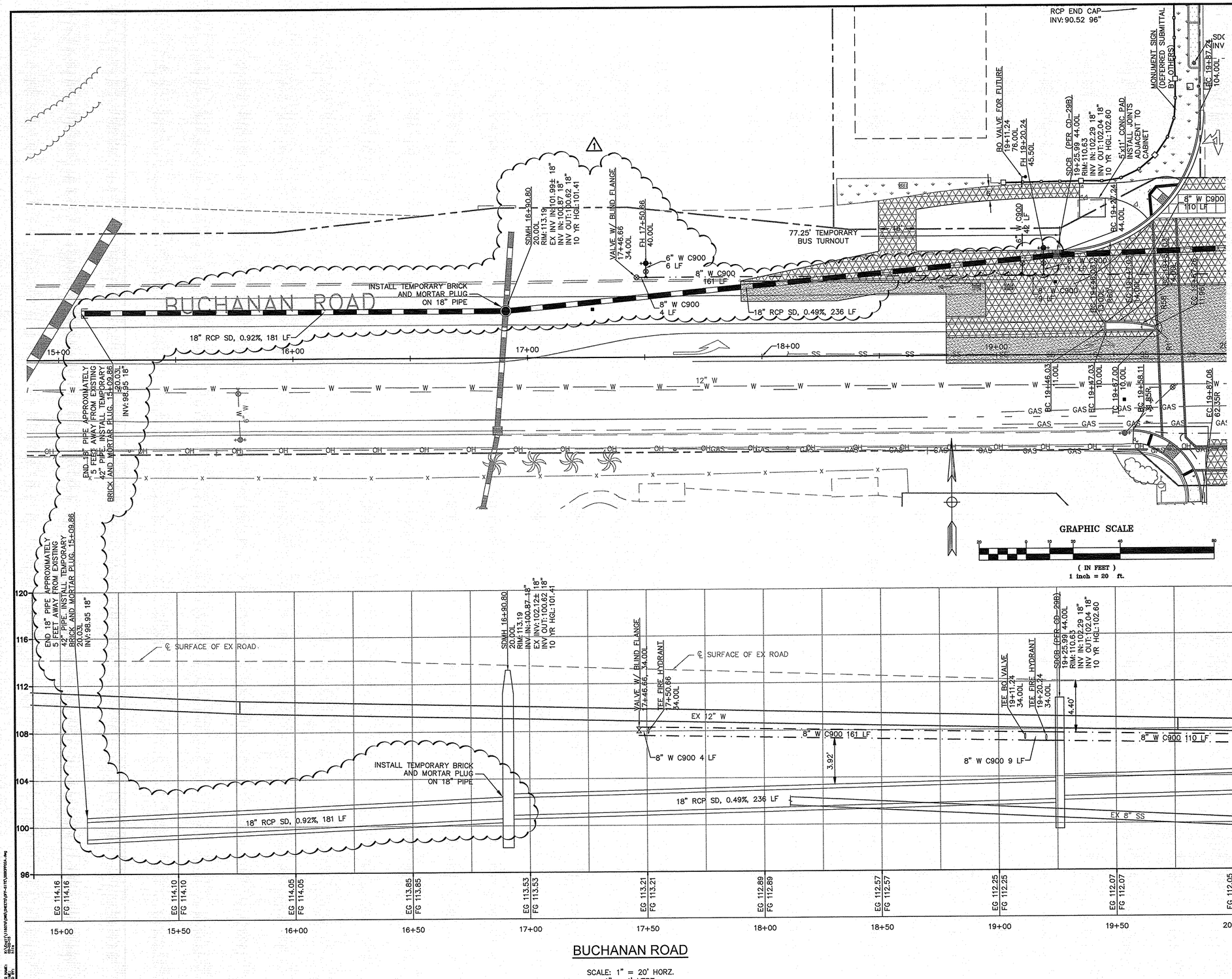
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Approved: JTM
Job No: 20180079-10

Drawing Number:
DE-01A
37 OF 41

PLOT BY: JAMES MCMURRY
PLOT DATE: 2/3/2015 11:14:19
FILE NAME: X:\JOBS\2018\CIVIL\SHEETS\DP-01\TYPICAL01A.dwg

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BUCHANAN ROAD

SCALE: 1" = 20' HORZ.
1" = 4' VERT.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

UTILITY NOTES:

1. EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF SUBGRADE MATERIAL AND PRIOR TO PLACEMENT OF FINAL PAVEMENT SURFACE.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
4. FOR PRESSURE PIPE, THRUST BLOCKS SHALL BE PROVIDED AT ALL VALVES, BENDS, REDUCERS, TEES, CROSSES, AND DEAD ENDS, PER CITY OF ANTIOCH STD DWG CD-58.
5. ON-SITE UTILITIES ARE SHOWN AS SCREENED AND ARE FOR REFERENCE ONLY.
6. UNLESS OTHERWISE NOTED, STORM DRAIN LINES SHALL BE RCP.
7. CONNECTIONS TO DRAIN INLETS MUST BE ON THE FACE OR SIDE ALLOWING A MINIMUM OF 6" FROM THE CORNER OF THE INLET. A CONNECTION TO CORNERS OF DRAIN INLETS IS NOT ALLOWED.
8. CONTRACTOR TO CONTACT USA AT (800) 227-2600 AT LEAST 48 HOURS PRIOR ANY EXCAVATION, UTILITY REMOVAL AND RELOCATION.
9. WATER LINE TO BE INSTALLED ABOVE SANITARY SEWER AND STORM DRAIN.
10. ALL UTILITY CROSSINGS SHALL MAINTAIN ONE FOOT VERTICAL CLEARANCE UNLESS OTHERWISE NOTED ON PLANS
11. WATER MAIN PIPE MATERIAL TO BE PVC C900, CLASS 150 WITH DUCTILE IRON FITTINGS. ALL WATER PIPE SHALL HAVE A MINIMUM OF 3.5' OF COVER FROM TOP OF PIPE TO FINISH GRADE.
12. A TEN FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN DOMESTIC WATER AND SEWER AT ALL LOCATIONS.
13. UTILITY TRENCHES SHALL BE EXCAVATED AND BACKFILLED PER CITY OF ANTIOCH STD DET CD-57.
14. LENGTHS OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE HIS OWN PIPE LENGTHS PRIOR TO BIDDING.
15. ALL CURB INLETS SHALL BE STAMPED WITH THE PHRASE "NO DUMPING-DRAINS TO RIVER".

PAVEMENT NOTES:

1. CONTRACTOR SHALL PATCH & TYPE II SLURRY SEAL FULL WIDTH OF BUCHANAN ROAD FROM THE CANAL BRIDGE TO SOMERSVILLE ROAD PRIOR TO FINAL STRIPING (ALL STRIPING SHALL BE THERMOPLASTIC).
2. VALLEY GUTTER SHALL BE PER CITY OF ANTIOCH STD DWG CD-33.

PAVEMENT LEGEND

HATCH	PAVEMENT	SECTION
	HOT MIX ASPHALT, TI=10*	AC/CL2 AB*
	AC OVERLAY	0.15' MINIMUM
	PEDESTRIAN CONCRETE	4" PCC/4" CL 2 AB
	STAMPED CONCRETE	S.L.D.
	COLORED CONC WALK	S.L.D.
	LANDSCAPE	S.L.D.

*FOR AC PAVEMENT SECTIONS, SEE TABLE 5 OF THE GEOTECHNICAL REPORT. THE FINAL PAVEMENT SECTION WILL BE DETERMINED BY THE DEVELOPER'S GEOTECHNICAL ENGINEER, BASED ON SOIL TEST "R" VALUE. CITY WILL REVIEW AND APPROVE THE SECTION SUBMITTED BY THE GEOTECHNICAL ENGINEER.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson, ASSISTANT CITY ENGINEER — 2/18/2015 DATE

1-800-227-2600 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — JAMES T. MCDONALD — C 64959 EXP. 6/30/17 — CIVIL — STATE OF CALIFORNIA

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BKF ENGINEERS / SURVEYORS / PLANNERS

"BUCHANAN CROSSINGS"
OFF-SITE IMPROVEMENTS
PLAN & PROFILE-INTERIM CONDITION

CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

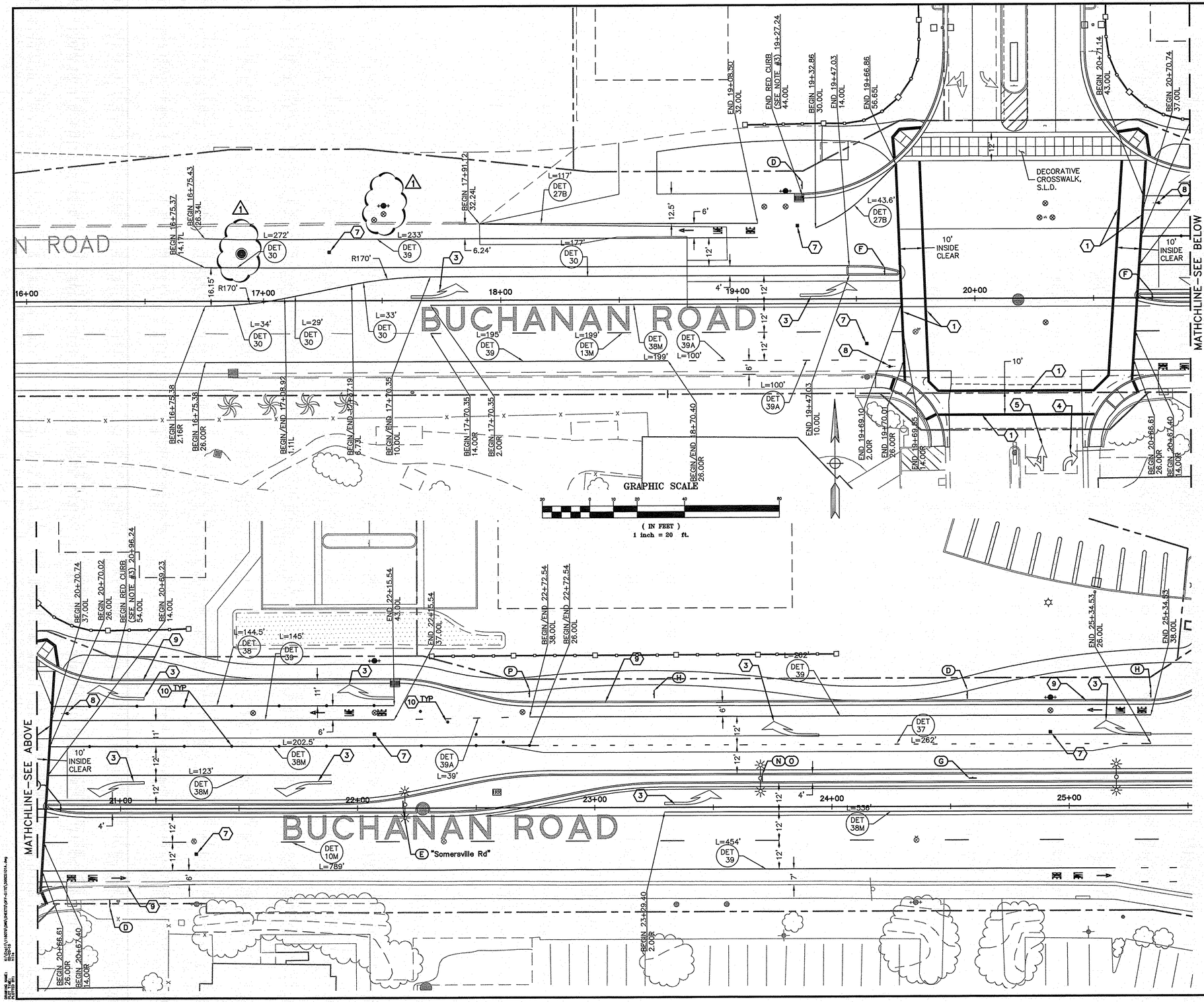
No.	Revisions	Date
1	BID CLARIFICATIONS	2/5/15

Date: 11/18/14
Scale: AS SHOWN
Design: JTM/SCS
Drawn: SCS
Approved: JTM
Job No: 20150079-10

Drawing Number:
PP-02A
38 OF 41

DRAWING SHEET: ANSI D 22" x 34"
PLOTTED BY: SCS
PLOTTED ON: 2/5/2015 11:14:00 AM
FILENAME: K:\2015\20150079\CIVIL\SHEETS\PP-02A.DWG

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SIGNS

- (A) REMOVE EXISTING W3–3 SIGN (TRAFFIC SIGNAL WARNING)
- (B) EXISTING R2–1 SIGN (45MPH SPEED LIMIT)
- (C) REMOVE EXISTING R48–1 SIGN (SPEED ENFORCED BY RADAR)
- (D) INSTALL NEW R7–9 SIGN (NO PARKING BIKE LANE)
- (E) INSTALL NEW D3–1 (STREET NAME)
- (F) INSTALL NEW R4–7 SIGN (MEDIAN WARNING) 6'± FROM NOSE
- (G) INSTALL NEW R6–1 SIGN (ONE WAY)
- (H) INSTALL NEW W73A (CA) SIGN (RIGHT LANE TURNS RIGHT AHEAD)
- (I) INSTALL NEW W4–2 SIGN (MERGE LEFT)
- (J) INSTALL NEW R4–1 SIGN (DO NOT PASS)
- (K) INSTALL NEW R4–4 SIGN (BEGIN RIGHT TURN LANE YIELD TO BIKES)
- (L) NOT USED
- (M) INSTALL NEW R3–5(R) SIGN (RIGHT TURN ONLY)
- (N) INSTALL NEW G8–7 SIGN: BUCHANAN CROSSINGS ⇒ ⇐ UN ROAD
- (O) SIGN SHALL HAVE MAXIMUM WIDTH OF 3'
- (P) INSTALL NEW R3–7 SIGN (RIGHT LANE MUST TURN RIGHT)

STRIPING: THERMOPLASTIC, UNLESS NOTED AS PAINT

- (1) 12" WHITE MARKING
- (2) 4" WHITE MARKING
- (3) INSTALL TYPE III ARROW MUTCD(CA)
- (4) INSTALL TYPE IV ARROW MUTCD(CA)
- (5) INSTALL TYPE VII ARROW MUTCD(CA)
- (6) INSTALL TYPE VI ARROW MUTCD(CA)
- (7) INSTALL BLUE REFLECTOR 5' OFF LANE LINE PER ANTIOCH CD22
- (8) INSTALL BICYCLE DETECTOR PAVEMENT SYMBOL SEE NOTE #4
- (9) PAINT CURB RED
- (10) INSTALL CHANNELIZERS, PER CALTRANS A73C

LEGEND

- EXISTING ROADSIDE SIGN LOCATION
- NEW ROADSIDE SIGN LOCATION
- 'BIKE LANE' & BIKE ARROW PAVEMENT MARKING, PER MUTCD(CA) CHAPTER 9
- L=XX.X' L=LENGTH
- (Note) MUTCD(CA) STRIPING DETAIL ##. NOTE THAT IF THE LETTER "M" FOLLOWS THE DETAIL NUMBER THEN SEE NOTE #1.
- BICYCLE DETECTOR PAVEMENT MARKING PER MUTCD(CA) FIGURE 9C–7

NOTES:

1. THE CITY OF ANTIOCH USES RED/CLEAR REFLECTIVE MARKINGS FOR LANE LINES AND CHANNELIZING LINES IN AREAS WITH RAISED MEDIANS (M AFTER DETAIL NUMBER)
2. INSTALL PROPOSED SIGNS ON STREET LIGHT POLES WHEN EVER POSSIBLE.
3. PAINT CURB RED. (ALL LOCATIONS EXCEPT CURB RETURNS AND ISLANDS)
4. BICYCLE DETECTOR SYMBOL (PER FIGURE 9C–7) SHALL BE PLACED ON THE PAVEMENT INDICATING THE OPTIMUM POSITION FOR A BICYCLIST TO ACTUATE THE SIGNAL. COORDINATE WITH SIGNAL CONTRACTOR.
5. ALL CAT–TRACKING SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION. 2 WORKING DAYS NOTICE REQUIRED.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne A. Filson ASSISTANT CITY ENGINEER — 2/18/2016 DATE

1–800–227–2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER JAMES T. MURPHY No. C 64858 EXP. 6/30/17 CIVIL STATE OF CALIFORNIA

980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
PH: (916) 556–5800
FAX: (916) 556–5899

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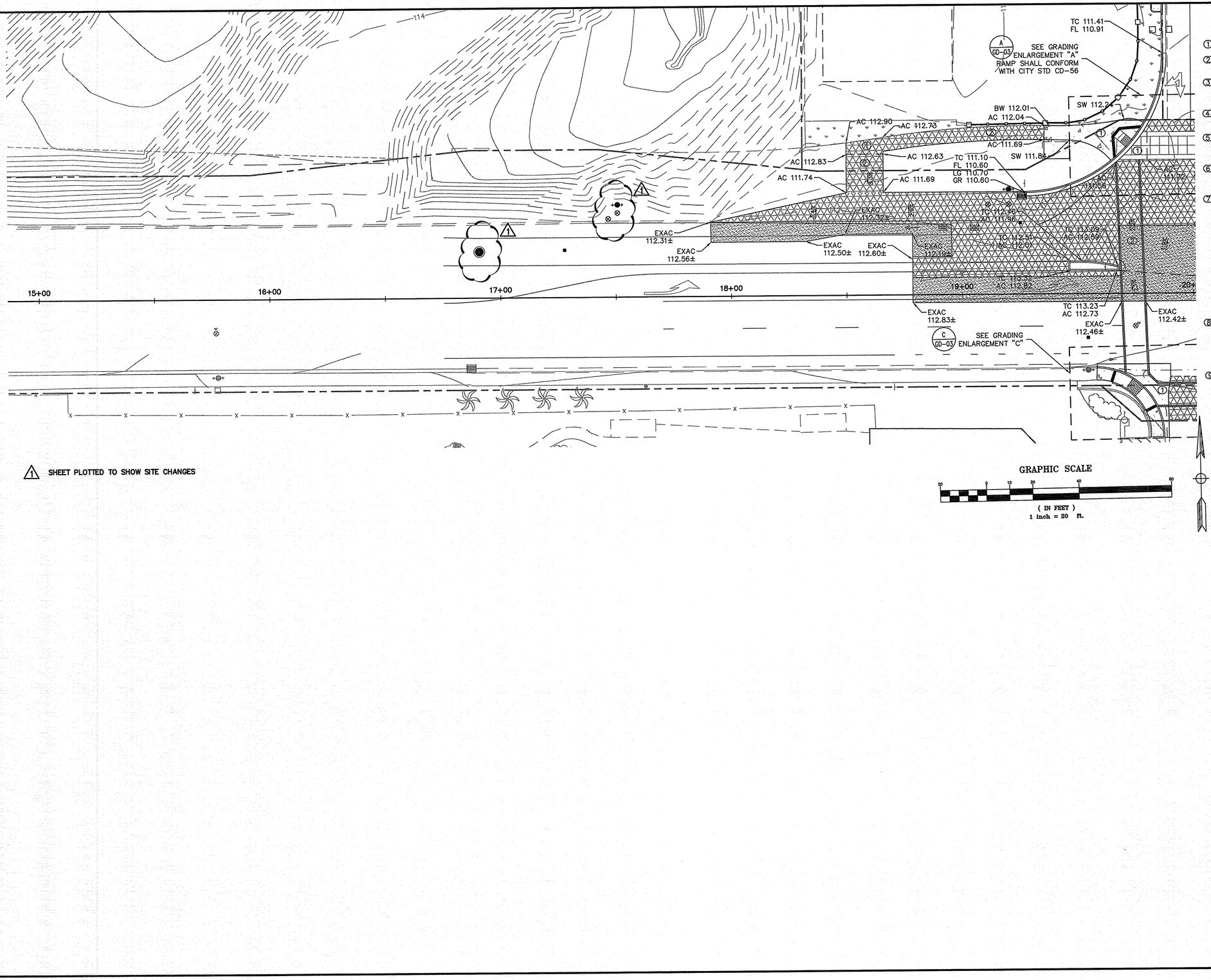
"BUCHANAN CROSSINGS" OFF–SITE IMPROVEMENTS SIGNING & STRIPING–INTERIM CONDITION

CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

No.	Revisions	Date
1	BID CLARIFICATIONS	2/5/16

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Drawn: SCS
Approved: JTM
Job No: 20180079–10

Drawing Number:
SI–01A
39 OF 41



⚠1 SHEET PLOTTED TO SHOW SITE CHANGES

GRADING NOTES:

1. 2% MAXIMUM SLOPE IN ALL DIRECTIONS
2. 4.9% MAXIMUM LONGITUDINAL SLOPE, 2% MAXIMUM CROSS-SLOPE
3. CONTRACTOR SHALL REFER TO PROJECT GEOTECHNICAL REPORT FOR GRADING RECOMMENDATIONS
4. VALLEY GUTTER SHALL BE PER CITY OF ANTIOCH STD DWG CD-33
5. CONTRACTOR SHALL REFER TO PROJECT GEOTECHNICAL REPORT FOR GRADING RECOMMENDATIONS
6. EXPANSIVE CLAYS EXISTING ON OR IMPORTED TO THE SITE SHALL BE COMPACTED PER GEOTECHNICAL REPORT.
7. ALL EXISTING FILL MATERIAL SHALL BE OVER-EXCAVATED, AS RECOMMENDED IN THE SITE PREPARATION, OUTLINED IN THE PROJECT GEOTECHNICAL REPORT. ANY DEPRESSIONS EXTENDING BELOW FINAL GRADE RESULTING FROM THE REMOVAL OF FILL MATERIALS OR OTHER DELETERIOUS MATERIALS SHALL BE BACKFILLED WITH ENGINEERED FILL, PER GEOTECHNICAL REPORT. PRIOR TO PLACEMENT OF ENGINEERED FILL, THE EXPOSED SOIL SURFACES RECEIVING FILL SHALL BE SCARIFIED AND COMPACTED PER GEOTECHNICAL REPORT. FOR MORE RECOMMENDATIONS ON PLACING ENGINEERED FILL, REFER TO GEOTECHNICAL REPORT.
8. IMPORTED FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO TRANSPORTING IT TO THE PROJECT. ENGINEERED FILL SHALL MEET THE REQUIREMENTS LISTED IN THE GEOTECHNICAL REPORT.
9. PER GEOTECHNICAL REPORT, TO DECREASE THE DETRIMENTAL SHRINK/SWELL PROPERTIES OF THE CLAY, THE BUILDING PAD AND/OR SITE, SUBGRADE SHALL BE CHEMICALLY TREATED WITH HI-CAL LIME. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynn B. Tolson — ASSISTANT CITY ENGINEER — 2/18/2015 DATE

1-800-227-2600 CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — JAMES T. MCKENZIE — C 64858 EXP. 6/30/15 CIVIL — STATE OF CALIFORNIA

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"BUCHANAN CROSSINGS"
OFF-SITE IMPROVEMENTS
GRADING PLAN-INTERIM CONDITION

CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

No.	Revisions	Date
⚠1	BID CLARIFICATIONS	2/5/15

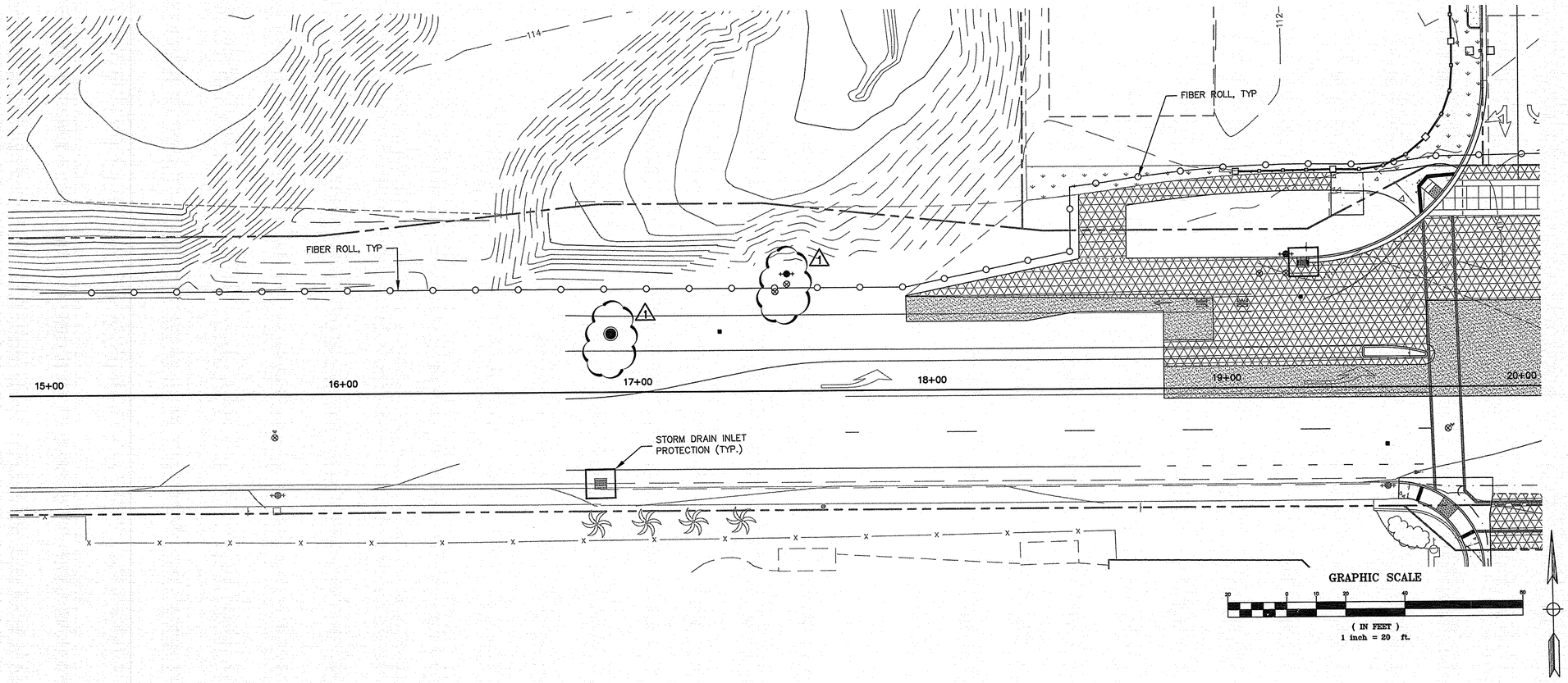
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Approved: JTM
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40 OF 41

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PLOT DATE: 2/5/15
PLOTTED BY: Steve Cole

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LEGEND

- STORM DRAIN INLET PROTECTION — 77 ESCFM / 2 ER-03
- STABILIZED CONSTRUCTION ENTRANCE — 55 ESCFM / 3 ER-03
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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

ORIGINALLY APPROVED 11/20/2014

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BY: Lynne B. Filson 2/12/2015
ASSISTANT CITY ENGINEER DATE

1-800-227-2600 CALL BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER JAMES T. MCMURRAY No. C 64850 EXP. 6/30/15 CIVIL STATE OF CALIFORNIA

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"BUCHANAN CROSSINGS"
OFF-SITE IMPROVEMENTS
EROSION CONTROL PLAN-INTERIM CONDITION

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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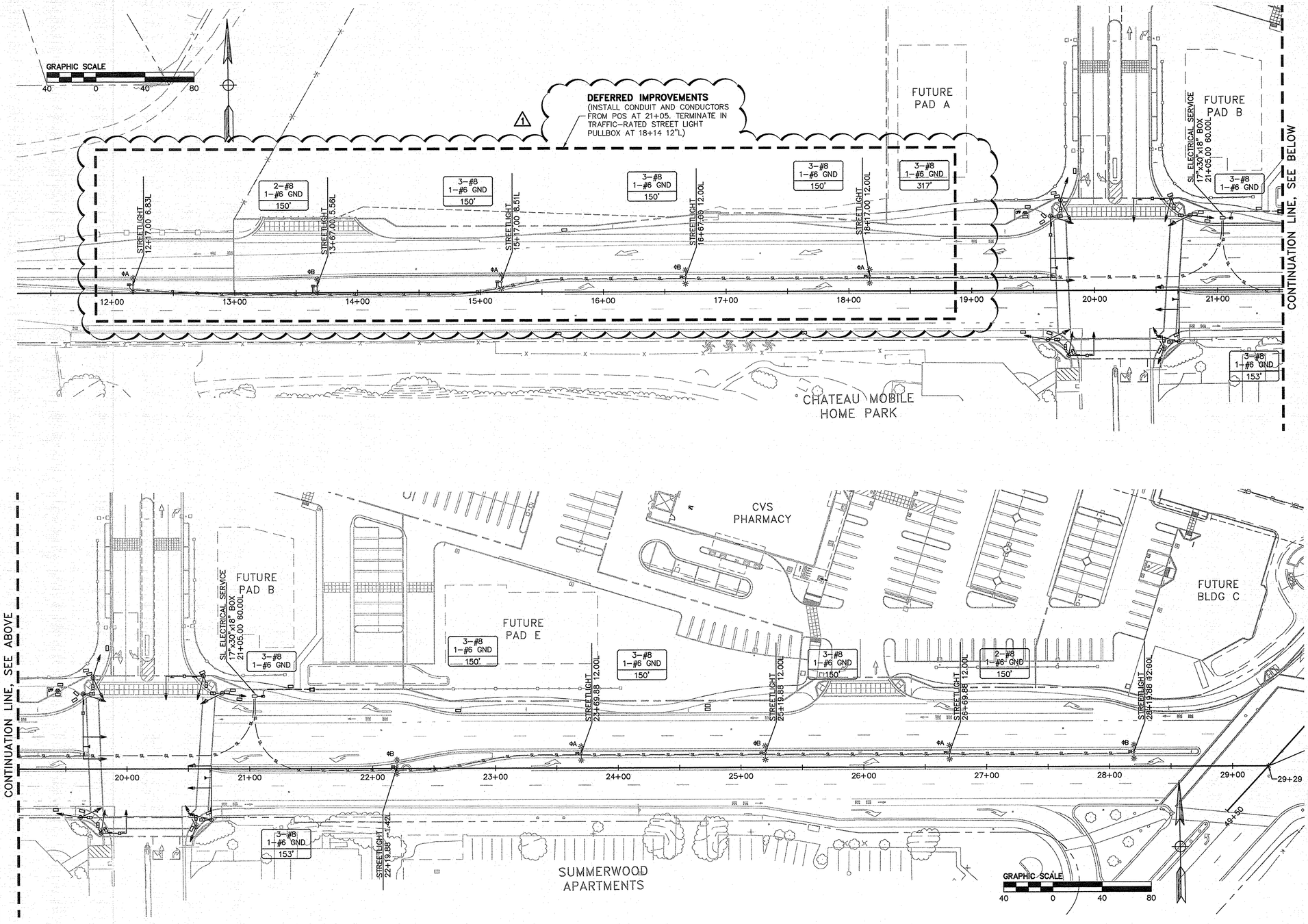
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41 OF 41

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LAST SAVED BY: SCS
PLOTTED BY: SCS

LEGEND

—SL—SL— 2" PVC CONDUIT, SEE PLAN FOR SIZE & TYPE OF CONDUCTORS



NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF ANTIOCH.

2. CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO THE PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY PG&E.

3. INSTALL STREET LIGHTS A MINIMUM OF 3' FROM ANY DRIVEWAY AND 5' FROM ANY FIRE HYDRANT. SEE CITY OF ANTIOCH STANDARD DETAIL CD-79.

4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD.

5. ALL CONDUIT AND FITTINGS SHALL BE UL APPROVED. UNLESS OTHERWISE NOTES OR REQUIRED, USE MINIMUM 1½" SCHEDULE 40 PVC CONDUIT AND FITTINGS BELOW GRADE. USE RIGID STEEL CONDUIT FOR ABOVE GRADE INSTALLATION. MINIMUM RADIUS BENDS SHALL BE 18". INSTALL PULL WIRE IN ALL EMPTY CONDUITS. ALL CROSSING SHALL BE PERPENDICULAR TO THE STREET.

6. MINIMUM BURIAL DEPTH SHALL BE 24" UNDER SIDEWALKS OR PLANTINGS AREAS AND 30" UNDER PAVEMENT.

7. UNLESS OTHERWISE NOTED, CABLE SHALL BE UL LISTED 600-VOLT A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THHN WITH MINIMUM OF ¾" (40 MIL) PVC INSULATION.

8. UNLESS OTHERWISE NOTED, PULL BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRAS HOLDDOWN BOLTS. LIDS TO BE INSCRIBED "STREET LIGHTING." THE MAXIMUM DISTANCE BETWEEN PULL BOXES SHALL BE 250'.

9. EACH POLE SHALL BE FUSED WITH 5-AMP FUSE IN WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT PULL BOX.

10. ALL SPLICES SHALL BE MADE IN HANDHOLES OR PULL BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK-ON" CRIMP JOINTS, "SCOTCHLOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOSTIURE-PROOF INSULATION A MINIMUM OF 1½ TIMES THE REQUIRED WIRE INSULATION THICKNESS.

11. CONTRACTOR SHALL COORDINATE POLE NUMBERS WITH PG&E AND THE CITY OF ANTIOCH. CONTRACTOR SHALL OBTAIN AND PLACE POLE NUMBERS.

12. CONTRACTOR TO USE 80-WATT, MEDIUM LIGHT #82080-UNV LAMP.

ORIGINALLY APPROVED 11/20/2014

REVIEWED FOR COMPLIANCE WITH TITLE 9, CHAPTER 4 OF THE ANTIOCH MUNICIPAL CODE

BY: Lynne B. Filson ASSISTANT CITY ENGINEER — 2/18/2015 DATE

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER JAMES T. MCMURRAY C 64850 EXP. 6/30/16 CIVIL STATE OF CALIFORNIA

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BKF ENGINEERS / SURVEYORS / PLANNERS

"BUCHANAN CROSSINGS"
STREET LIGHT PLAN

CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

No.	Revisions	Date
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1 OF 1