ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

ANTIOCH COUNCIL CHAMBERS
200 "H" STREET

WEDNESDAY, FEBRUARY 20, 2019

6:30 P.M.

NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.

UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION

TO HEAR THE MATTER

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, FEBRUARY 27, 2019.**

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL **6:30 P.M.**

Commissioners Parsons, Chair
Turnage, Vice Chair
Zacharatos
Motts
Martin
Schneiderman
Soliz

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. APPROVAL OF MINUTES: **None**

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARING

2. UP-18-18, V-19-01, AR-18-18 – Event Center and Lounge – Prince Nwosu requests approval of a use permit to operate an event center for special events and live entertainment for up to 300 people. The applicant is requesting a variance from the separation requirements in order to operate an on-sale alcohol location within 500 feet of a community center. The applicant also requests design review for minor exterior changes to the building including new windows and paint, an approximately 199 square foot addition to the rear of the building, an exterior staircase, and a roof deck at the rear of the building. On the adjoining vacant lot, the applicant proposes to add a new gazebo and faux-grass. The subject property is located at 509 West 2nd Street and the adjoining vacant lot **(APNs 066-053-009 and 066-053-014).**

RESOLUTION NO. 2019-05

STAFF REPORT

NEW ITEM

3. AR-18-23 - Vineyards at Sand Creek Amenity Building - Century Communities requests design review approval of an Amenity Building and landscaping for Phase I through Phase III as well as streetscape landscaping for Heidorn Ranch Road and Hillcrest Avenue for the Vineyards at Sand Creek Project **(APNs 057-030-003 and 057-050-007).**

RESOLUTION NO. 2019-06

STAFF REPORT

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT 7:32 p.m.

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by

the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:
https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf
Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF FEBRUARY 20, 2019

Prepared by: Zoe Merideth, Associate Planner

Approved by: Alexis Morris, Planning Manager

Date: February 15, 2019

Subject: **509 West 2nd Street Event Center (UP-18-18, V-19-01, AR-18-18)**

RECOMMENDATION

It is recommended that the Planning Commission **APPROVE** a Use Permit for an event center, a Variance from separation requirements between an on-sale alcohol location and a community center, and Design Review of minor exterior façade changes, an approximately 199 square foot rear building addition, an exterior staircase, a roof deck to the rear of the building, and a gazebo on the adjoining vacant lot subject to the conditions contained in the attached resolution.

REQUEST

Prince Nwosu requests approval of a use permit to operate an event center for special events and live entertainment for up to 300 people. The applicant is requesting a variance from the separation requirements in order to operate an on-sale alcohol location within 500 feet of a community center. The applicant also requests design review for minor exterior changes to the building including new windows and paint, an approximately 199 square foot addition to the rear of the building, an exterior staircase, and a roof deck at the rear of the building. On the adjoining vacant lot, the applicant proposes to add a new gazebo and faux-grass. The subject property is located at 509 West 2nd Street and the adjoining vacant lot (APNs 066-053-009 and 066-053-014).



ENVIRONMENTAL

This project is Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 – Existing Facilities. This section of CEQA exempts projects that:

- Consist of the operation of existing public or private structures.
- Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

ANALYSIS

Issue #1: Project Overview

The applicant proposes to operate an event center for events such as birthday parties, weddings, and graduation parties. The applicant proposes using both floors of the building as well as the neighboring vacant parcel for events. The event center will provide catering facilities for outside food vendors and bartenders, according to the applicant's project description. The floorplan also shows a platform, which appears appropriate for a stage and live entertainment.

The applicant originally proposed including a beer and wine bar element at the site in conjunction with the event center. Due to limitations placed on a bar by Alcoholic Beverage Control (ABC), the applicant has withdrawn the bar request from his application. The applicant is still proposing for customers that rent the event center to have alcohol supplied through a caterer, which ABC would allow.

The adjacent vacant parcel is also owned by the applicant and is proposed to be used as part of the event center. The applicant is proposing a 1,127 square foot gazebo to be placed in the empty lot. Currently, the lot is entirely paved.

The proposed hours of operation are 11 am to 1 am, seven days a week. To start, the applicant states the business will employ three full time employees and two part-time employees. Staff has added a recommended condition of approval that the operations for the event center would cease at midnight, in order to limit the impact to surrounding property owners.

Issue #2: General Plan, Zoning, and Land Use

The General Plan and zoning for these two parcels is Downtown Specific Plan. The Downtown Specific Plan designation for the two parcels is Mixed Use, which would allow bars, nightclubs, and public assembly uses of over 30 people with the issuance of a Use Permit.

The surrounding properties are also located within the Downtown Specific Plan and have designations of Mixed Use. The surrounding properties are small commercial uses, primarily beauty salons.

Issue #3 Unpermitted Work

Many of the proposed interior and exterior changes shown on the project plans were previously completed without the requisite Planning approvals or building permits. In April 2018, the Code Enforcement Division found that roof, framing, electrical, and other work was being done at the property without building permits; subsequently a Notice of Violation was issued at that time to obtain the proper building permits. Building permits were issued in the following months for structural repairs and a re-roof, to make repairs and corrections to the unpermitted work in the building. Additional building permits for tenant improvements to make the property usable for an event space cannot be issued until after a use permit is approved. In August 2018, the Building and Code Enforcement Divisions found that additional work had been performed without permits, including sheet rocking the interior and tenant improvements, and that the space was set up to host a party with 400-500 chairs, tables, and musical instruments. Code Enforcement then posted the building as sub-standard (red tagged), which prevents anyone from occupying the building. Subsequently, the applicant applied for a use permit and design review to request approval for the exterior changes and the event center. If the request is approved, then the applicant may apply for the necessary building permits to make the exterior changes and tenant improvements and the sub-standard posting can be removed upon the building permits being inspected and finaled.

Issue #4: Design Review of Exterior Changes

As discussed above, the applicant made a number of changes to the exterior of the building prior to applying for any entitlements and is proposing more changes that have not yet been constructed. Each design element is discussed in more detail below.

Paint Colors

The applicant repainted the building from a light brown color to the current blue-gray. Staff believes the colors are consistent with the Rivertown Design Guidelines, which state in 2.4.C that "light colored base walls of buildings and other large expanses are encouraged. Soft tones ranging from white to very light pastels are required." The project plans show the trim as white, which is also consistent with the Design Guidelines. The applicant owns the adjacent 517 West 2nd Street building. The applicant appears to have painted part of the 517 West 2nd Street building, including the eastern elevation facing the adjacent lot, and the rear building wall of 516 West 3rd Street, which he does not own, a slightly different shade of blue. In order to create a cohesive project, staff has included a recommended condition of approval that all buildings must be painted the same shade of blue as 509 West 2nd Street and that the permission of the owner of 516 West 3rd St. will be obtained prior to commencing work on that building.

Doors, Windows and Trim

The applicant replaced the existing windows, including the front windows, with residential sliding windows. On the lower front windows, the applicant used smaller windows than were previously installed and filled the remaining gap with a wooden header (see

Attachment B). The use of trim around the windows is not consistent with some windows on the front elevation lacking trim while the remaining building windows have trim. The Rivertown Design Guidelines have specific guidelines in section 2.8.5 for replacement windows, including using the original window openings wherever possible, replacing windows with the same operating type of the original window, and avoiding blocking or filling of the window openings. Based on the Design Guidelines, staff's recommended conditions of approval would require the applicant to install commercial storefront windows that match the size of the original window openings on the front elevation. Additionally, the doors on the building were replaced with residential doors. The project plans show the main entrance will be enlarged and a double, decorative wooden door will be added. Staff has also added recommended conditions of approval that all doors on the front elevation shall be commercial doors and that the secondary door on the front elevation be a commercial and decorative style, such as frosted glass.

Lighting and Awnings

The applicant has already completed several changes to the front elevation and is proposing additional changes. The applicant already added exterior lights to the second story of the building with metal conduit running along the front elevation. The Design Guidelines in section 2.62 state that "lighting fixtures shall be attractively designed to complement the architecture of the project." The generic, industrial-style lighting at the top of the second story is not architecturally compatible nor does it provide functionality at such a high height.

The applicant is requesting to remove the existing front awning as part of the design review application. Without the awning, the front of the building would lack the architectural details found in other nearby buildings. Furthermore, the Design Guidelines encourage the use of awnings in the Rivertown area. Staff believes that if the current awning is removed, then the awning should be replaced with a new fabric awning in order to meet the intent of the Design Guidelines.

In order to create a façade that visually aligns with the others in Rivertown and maintains the historic character of Rivertown that the Design Guidelines strive for, staff has a number of recommended changes to the façade. Staff has added the following recommended conditions of approval to the attached resolution: require a new canvas awning that is architecturally compatible with the building to be installed if the applicant removes the current awning; to remove the conduit and lights from the second floor exterior; and to add high-quality lights above the main entrance door. Staff believes with these recommended conditions that the building will meet the Design Guidelines and be a high quality addition to the area.

Roof Deck

The applicant began construction of a 1,000 square foot roof deck without permits. The partially completed roof deck is located at the rear of the building on the roof of the first story. A doorway leads from the second story onto the roof deck. In order to meet Fire Code exiting requirements, an exterior staircase is proposed on the west side of the building. The applicant has shown solid railings around the roof deck and staircase. Staff

has added a recommended condition of approval that the colors of the railing be called out on the building permit submittal. Staff believes that the proposed staircase will be architecturally compatible with the rest of the building.

Patio

The applicant proposes using the adjacent vacant lot as an outdoor event space for the event center. The applicant installed new exterior lights and conduit on the three walls facing the vacant lot to provide lighting to the event space. Staff believes these lights are not decorative, as the Design Guidelines require, and should be replaced. Staff has added a recommended condition of approval to this effect. The applicant has proposed, and partially constructed, a large gazebo on top of faux-grass. Staff believes that if the gazebo is finished in a professional manner, that it could be an asset to the project. Staff has added a recommended condition of approval that the covering for the gazebo be neutral in color and that full plans for the gazebo be reviewed and approved by the Zoning Administrator prior to the issuance of building permits.

Landscaping

Currently, the vacant lot has an existing wrought-iron fence and landscaping, including some tropical plants and palm trees. The subject building has small planter boxes in front of it and along the side, adjacent to the vacant property. On the other side of the vacant property, similar planting areas are currently vacant and accentuate the large blank wall. Staff has added a recommended condition of approval that the applicant install drought-tolerant landscaping in these empty planter boxes in order to provide a cohesive, and well maintained project site. Staff has also included a recommended condition of approval that the planting areas along 517 West 2nd Street have vines and trellises planted to add visual interest to the blank wall.

With the proposed conditions of approval, staff believes the project would meet the intent of the Rivertown Design Guidelines. The applicant has not proposed any building signage as part of this submittal. If future signage is proposed, the applicant would be required to submit for design review and building permits prior to installation.

Issue #5: Variance Request and Alcohol License

As part of the event center, the applicant is proposing that customers renting the event center could supply their own alcohol as part of their event. Antioch Municipal Code §9-5.203 defines on-sale liquor as "The sale of alcoholic beverages for consumption at the point of sale. This category shall include any facility, inclusive or a portion thereof, which is utilized for special event functions wherein alcoholic beverages are sold or given away on the premises for consumption on the premises." The definition clearly calls out event facilities, even if not selling the alcohol, as subject to the standards for alcohol establishments.

Antioch Municipal Code § 9-5.3831 limits the location of alcohol establishments within a radius of 500 feet from any other alcohol establishment, school, public park, playground, recreational center, day care center, or similar use. The project site is located within 500

feet of the Nick Rodriguez Community Center. In order to allow customers to serve alcohol at an event, the applicant must be granted a variance from the separation requirements.

The subject property is located within the Mixed-Use designation in the Downtown Specific Plan. This designation was created in order to "encourage an ultimate mix of residential, retail, restaurant, public and entertainment uses that serves as a local and regional attraction. The physical form of the Mixed-Use District lends itself to a comfortable and enjoyable pedestrian experience" (Downtown Specific Plan pg. 13). The dense nature of the Rivertown area makes maintaining the 500 foot separations difficult and would conflict with the goal of creating an enjoyable pedestrian experience with restaurant and entertainment uses. Additionally, Policy 1.38 in the Downtown Specific Plan states, "Continue to promote more activities and attractions in Downtown, including more restaurants, entertainment venues, art, cultural, and special events." The proposed event center would provide an additional venue downtown for these types of events to occur. Approving a variance for the separation would help to further the goals of the Specific Plan. Ideally, the Downtown Specific Plan would have addressed this situation from the outset, but staff plans a future update of the Specific Plan to address the separation requirements in the Rivertown areas.

The Nick Rodriguez Community Center is generally used as an adult only facility as Antioch's Senior Center. Most of these events occur during the daytime. The facility is occasionally used for children's programs, which are supervised events. The proposed event center would be used for private events and not open to the general public. Therefore, there would not be overlap between the two facilities usage and clientele.

Given the dense location of the property in the downtown area, the goals to increase activity within the property's Mixed-Use land use designation, the infrequent use of the Nick Rodriguez Community Center for children's events, and the private nature of the proposed use, staff recommends the granting of a variance.

The four findings and their applicability to the variance request for alcohol sales within 500 feet of a community center are as follows:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

   The site is located in the Downtown area, which has small parcels and a dense development pattern. The compact nature of the Downtown prohibits the property from meeting the distance requirements compared to larger parcels in other commercial areas with sparser development.

2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The granting of this variance would allow alcohol as an ancillary use to the primary business purpose of hosting private events. The project, as conditioned, would ensure that the use of alcohol at the site does not become detrimental to the public health or welfare.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

   The Community Center that is within 500 feet of the site generally serves senior citizens. Infrequently, children attend classes or perform at the community center. The children are supervised by adults while participating in a structured activity. The activity at the subject property would be private events, which would not be open to the general public and infrequently overlap with the Community Center schedule of activities.

4. That the granting of such variance will not adversely affect the comprehensive General Plan.

   The granting of the variance will not adversely affect the General Plan because the subject property falls within the Downtown Specific Plan Focus Area. The Downtown Specific Plan has a number of policies encouraging entertainment, special events, and dining opportunities in the Downtown. Granting this variance would further these policies.

Issue #6: Noise and Security

The main issues surrounding event center use permit requests are typically impacts to adjacent uses and public safety. Staff has included conditions in the attached resolution requiring all live entertainment, such as amplified music, to be conducted within the building at a volume that is not audible to adjacent properties and that all the windows and doors are to remain closed during the entertainment. Staff has included a recommended condition of approval that the use of all outdoor spaces, whether in the adjacent vacant lot or on the proposed roof deck, cease by 10 p.m. After this time, all activities would need to occur within the building. With proper measures in place, any potential noise and vibration impacts to the surrounding properties should be minimized.

In order to minimize any potential impacts to public safety, staff has included a recommended condition of approval requiring that the applicant contract directly with a security company and have at least two uniformed security guards present during any events. The attached resolution includes a condition to provide a copy of the security contract to the Community Development Department for review and approval prior to issuance of building permits for the event center. The applicant previously installed a

number of security cameras around the building and facing onto the vacant lot that would aid in providing on-going security at the site.

In order to limit the noise to surrounding property owners, staff has included a recommended condition of approval that alcohol may not be served outside, either from a bar or from a member of the wait staff. Guests would be able to bring alcoholic beverages to the outside patio, provided that all ABC requirements are met.

Issue #7: Occupancy and Parking

The Building Code maximum occupancy for assembly with non-fixed tables and chairs is 1 occupant per 15 square feet. Based on the project plans, approximately 4,560 square feet of indoor square footage would be devoted to assembly space. Based on the Building Code, 300 people would be allowed to occupy the building at once. While the occupancy of the entire project site, including the adjoining patio, would allow a higher occupancy, after 10 p.m. all of the people on the site would be required to move inside the building. Therefore, a condition requiring the maximum occupancy of the entire site be limited to maximum occupancy of the building is included in the attached resolution. It is important to note that the maximum occupancy of the building could be less depending on other requirements of the Fire Department and the Building Code.

The property does not have any on-site parking. The Downtown Specific Plan does not require on-site parking within the Mixed-Use land use designation. The property is within close proximity to four City owned public parking lots, which would accommodate event center attendees. Based on the off-site public parking lots, there is adequate parking available to serve the use.

ATTACHMENTS

A. Resolution
B. Exterior Photographs

ATTACHMENT "A"

CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2019-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING A USE PERMIT, VARIANCE, AND DESIGN REVIEW (UP-18-18, V-19-01, AR-18-18) FOR AN EVENT CENTER WITH LIVE ENTERTAINMENT, A VARIANCE FROM SEPARATION REQUIREMENTS FOR ON-SALE ALCOHOL, MINOR EXTERIOR ALTERATIONS, AND A BUILDING ADDITION LOCATED AT 509 WEST 2ND STREET AND THE ADJACENT VACANT LOT

WHEREAS, Prince Nwosu requests approval of use permit for an event center, a Variance from separation requirements between an on-sale alcohol location and a community center, and design review of minor exterior façade changes, an approximately 199 square foot rear building addition, an exterior staircase, a roof deck to the rear of the building, and a gazebo on the adjoining vacant lot (APNs 066-053-009 and 066-053-014).

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, the Planning Commission on February 20, 2019, duly held a public hearing and received and considered evidence, both oral and documentary; and,

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for approval of a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

   The proposed event center with live entertainment will be heavily conditioned. Amplified live entertainment will be permitted within the building only; no live entertainment, amplified or non-amplified, will be permitted outdoors or in parking lot areas. Based upon the conditions imposed, the assembly and entertainment uses will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

   The site is zoned Downtown Specific Plan with a land use designation of Mixed Use. The Downtown Specific Plan allows public assembly with the approval of a use permit in the Mixed-Use designation.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

   The proposed event center will take place in an existing commercial building that will be expanded to better serve the use. The site is served by ample city-owned parking lots.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

   The project site is currently developed and is located West 2nd Street, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

   The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Downtown Specific Plan.

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for approval of a Variance:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

   The site is located in the Downtown area, which has small parcels and a dense development pattern. The compact nature of the Downtown prohibits the property from meeting the distance requirements compared to larger parcels in other commercial areas with sparser development.

2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

   The granting of this variance would allow alcohol as an ancillary use to the primary business purpose of hosting private events. The project, as conditioned, would ensure that the use of alcohol at the site does not become detrimental to the public health or welfare.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict

application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The Community Center that is within 500 feet of the site generally serves senior citizens. Infrequently, children attend classes or perform at the community center. The children are supervised by adults while participating in a structured activity. The activity at the subject property would be private events, which would not be open to the general public and infrequently overlap with the Community Center schedule of activities.

4. That the granting of such variance will not adversely affect the comprehensive General Plan.

The granting of the variance will not adversely affect the General Plan because the subject property falls within the Downtown Specific Plan Focus Area. The Downtown Specific Plan has a number of policies encouraging entertainment, special events, and dining opportunities in the Downtown. Granting this variance would further these policies.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** the use permit for an event center, a Variance from separation requirements between an on-sale alcohol location and a community center, and design review of minor exterior façade changes, an approximately 199 square foot rear building addition, an exterior staircase, a roof deck to the rear of the building, and a gazebo on the adjoining vacant lot, located at 509 West 2nd Street and the neighboring lot (APNs 066-053-009 and 066-053-014) subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.

2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.

4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Planning Commission and the standards of the City.

5. This approval expires two years from the date of approval (expires February 20, 2021), unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.

6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

7. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.

8. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, or as approved in writing by the City Manager.

2. The project shall be in compliance with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.

3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

C. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met, including:

    a. The developer shall provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have minimum outside turning radius of 45 feet and must be

capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the Fire District Standard. (503) CFC

b. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING – FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with words NO PARKING – FIRE LANE clearly marked. Parking is permitted only on the side of the road that does not have hydrants. (22500.1) CVC, (503.3) CFC

c. The developer shall provide an adequate and reliable water supply for fire protection with a minimum flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

d. The developer shall submit a minimum of two copies of full size, scaled site improvement plans indicated all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction for review and approval prior to obtaining a building permit. Final placement of hydrants shall be determined by the Fire District. (501.3) CFC

e. The developer shall provide a minimum of two complete sets of Tenant Improvement plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
    - Private underground fire service water mains
    - Fire sprinklers
    - Fire alarm
    - Commercial kitchen hood extinguishing systems
    - Provide safety during construction (Ch. 33) CFC

2. All requirements of the Contra Costa Environmental Health Division (CCEHD) shall be met, including the following, as applicable:
    a. As there is a kitchen onsite, a health permit is required if it is to be used as retail food facilities. Food facilitates include restaurants, stores, bars,

cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).

b. Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.

c. Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply.

d. All retail food facilities must have approved restrooms.

e. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.

f. Debris from construction or demolition or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.

g. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

D. FEES

1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.

2. The applicant shall pay all required fees at the time of building permit issuance.

E. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.

2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. PROJECT-SPECIFIC REQUIREMENTS

1. Attendance at the event center, including all outdoor spaces, shall be limited to the maximum occupancy of the building's occupancy. At no time shall the occupancy limit of the building be exceeded anywhere on either parcel.

2. The hours of operation shall be limited to between 10 a.m. and midnight.

3. The use of all outdoor spaces, whether in the adjacent vacant lot or on the proposed roof deck, shall cease at 10:00 p.m.

4. No amplified music or speakers shall be allowed in the outdoor spaces.

5. Non-amplified music and all other noise from the outdoor spaces shall be kept within the 80 decibel limit and at the property line cannot exceed 75 decibels.

6. Music and all other noise from inside the building shall be kept within the 80 decibel limit and at the property line cannot exceed 75 decibels.

7. Doors and windows of the building shall remain closed but unlocked during events to minimize noise impacts.

8. All activities shall be conducted entirely inside the building and fenced lot. Loitering shall be prohibited.

9. That no less than two uniformed security guards who are employed by a Private Patrol Operator (Security Company) who is currently licensed with the California Department of Consumer Affairs shall be provided between 4 p.m. and 1 a.m. for any events beginning after 5 p.m. A copy of the contract with the Security Company shall be provided to the Community Development Director for review and approval prior to issuance of building permits and commencement of the event center. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.

10. The name of the Security Company, proof of liability insurance including a copy of all exceptions, their State license number, and the guard registration numbers for the employed guards shall be provided to the Community Development Department. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.

11. The applicant shall be subject to a Planning Commission hearing, per Section 9-5.2707.1 of the City of Antioch Municipal Code, if the Antioch Police Department must respond to this property as a result of complaints received due to incidents

related to public assembly and live entertainment or any other police response issues related to the operation of public assembly and live entertainment at 1820 A Street. If the Planning Commission determines that the conditions of approval are not met or the use has become a public nuisance or otherwise a threat to public health, safety, or welfare, it can result in revocation of the use permit or imposition of a fine.

12. If the Antioch Police Department must respond to this property as a result of incidents related to the public assembly or live entertainment and they determine that the conditions of approval are not met or the use has become a public nuisance or otherwise a threat to public health, safety, or welfare they may immediately shut down the event and/or impose a fine.

13. No "Adult Entertainment" (as defined in Antioch Municipal Code section 9-5.203) shall be permitted on site. This is to include, but not limited to, "go-go" dancers, exotic dancers, strippers, lingerie shows, etc.

14. If an event has alcohol, then no alcohol shall be served outside either from a standalone bar or from a member of the wait staff. Guests shall not be prohibited from consuming alcohol outside, provided that all ABC requirements are met.

15. Trash enclosures shall drain to sanitary sewer and shall incorporate methods to contain runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.

16. Any future signage shall require review and approval through Administrative Design Review prior to installation.

17. Detailed drought-tolerant landscaping and irrigation plans for the planter boxes along the front and west side of the building shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.

18. The planter boxes next to the eastern wall of 516 West 3rd Street shall include trellis with vines along with complementary landscaping to the other planting areas on the site. Detailed landscaping and irrigation plans shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.

19. All artificial greenery shall be removed.

20. All planting areas shall be kept free of weeds and litter, watered, pruned, and otherwise maintained as necessary. Plant material shall be replaced as needed to maintain the landscaping.

21. The applicant shall install commercial storefront windows on the front elevation. The windows shall fit the size of the original opening.

22. Any window covering used shall be attractive when viewed from the exterior of the building and shall not be blackout curtains.

23. 517 West 2nd Street and the rear elevation of 516 West 3rd Street shall be painted the same shade of blue as 509 West 2nd Street. The applicant shall obtain approval of the owner of 516 West 3rd prior to beginning any work on that building.

24. All windows shall be outfitted with trim and painted Sherwin Williams Greek Villa SW7551.

25. All building trim and details shown on the plans as painted white shall be painted Sherwin Williams Greek Villa SW7551.

26. All doors used on the front elevation shall be commercial doors.

27. The secondary door on the front elevation shall be replaced with a commercial, decorative door, such as a frosted glass door. The door's design shall be reviewed and approved by the Zoning Administrator prior to the issuance of building permits.

28. The lights and the conduits on the second story of the front elevation shall be removed.

29. New decorative lights that are appropriate to the period and style of the building shall be added above the main entrance doorway. The lights shall be reviewed and approved by the Zoning Administrator prior to the issuance of building permits.

30. The building shall be patched, repaired, and painted in a professional and architecturally compatible manner.

31. Conduit, downspouts, and other appurtenances shall be painted to match the building color and trim, as necessary, in order to disguise their appearance.

32. If the current awning is removed from the front elevation, then a new canvas awning shall be installed that is architecturally compatible with the building's architecture. The color, material, and design of the awning shall be reviewed and approved by the Zoning Administrator prior to building permit issuance.

33. The colors of the railings of the external staircase and roof deck shall be called out on the building permit submittal and be the same as other colors used on the building.

34. The gazebo shall be covered in a neutral color that complements the building. The full plans for the gazebo shall be reviewed and approved by the Zoning Administrator prior to building permit issuance.

35. The lights that were installed on the three walls facing the vacant lot shall be replaced with decorative lights appropriate to the period and architectural style of the building. The lights' design shall be reviewed and approved by the Zoning Administrator prior to the issuance of building permits. Owner approval is required prior to beginning any work on the rear wall of 516 West 3rd Street.

36. The new trash enclosure shall meet the requirements of Antioch Municipal Code § 9-5.1401 Refuse Storage Area Design Guidelines and shall be located on the eastern side of 509 West 2nd St. The following design requirements shall be met:

- The walls of the trash enclosure structure shall be constructed of solid masonry material with a decorative exterior surface finish compatible to the main structure(s). A split face concrete block finish is recommended.
- The trash enclosure structure shall have solid heavy gauge metal gates.
- The trash enclosure walls shall be a minimum six feet in height. The minimum dimensions for the trash enclosure shall be adequate for the size and number of dumpster units and recycling bins.
- Signage identifying the types of recyclable materials accepted for collection at the trash enclosure shall be conspicuously posted within the enclosure.
- If visible from public view, the perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- The roof design shall be compatible with the buildings served.

37. No outdoor storage of equipment, chairs, tables, catering items, or rubbish shall be allowed at either parcel. All materials used outdoors during an event shall be moved inside immediately following the event.

38. All ingress and egress requirements of the California Building Code shall be addressed through the building permit process.

39. Loading and unloading of deliveries and equipment may occur along the eastern side of 509 West 2nd Street.

40. Any gates used to secure the eastern side yard shall not swing over the property line into the public right-of-way and shall meet all Building and Fire Code requirements for exiting. Planning staff shall review and approve the design and location of the gate prior to building permit issuance.

41. The vacant lot may not be used for either loading or unloading of deliveries.

42. The applicant shall replace the empty lot's gates with pedestrian access gates that match the rest of the fence.

* * * * * * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 20th day of February, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
FORREST EBBS,
SECRETARTY TO THE
PLANNING COMMISSION

ATTACHMENT "B"

Building in November 2017

From Google Street View

B1



B2



B3

Building Today

From Applicant

B4



B5

B6



B7



B8

STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF FEBRUARY 20, 2019

PREPARED BY: Kevin Valente, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Alexis Morris, Planning Manager

DATE: February 15, 2019

SUBJECT: Vineyards at Sand Creek Amenity Building and Landscaping Design Review

RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** AR-18-23 subject to the conditions contained in the attached resolution.

REQUEST

Century Communities requests design review approval of an Amenity Building and landscaping for Phase I through Phase III as well as streetscape landscaping for Heidorn Ranch Road and Hillcrest Avenue for the Vineyards at Sand Creek Project (APNs 057-030-003 and 057-050-007).

PROJECT LOCATION

The project site is a portion of the overall 150-acre project area located at 3052 Heidorn Ranch Road in the City of Antioch. The project site is bounded by a residential subdivision to the north, the future extension of Sand Creek to the south, Heidorn Ranch Road and City of Brentwood City limits to the east, and future Hillcrest Avenue extension and vacant residential land to the west (see Attachment B).

BACKGROUND

On February 9, 2016, the City of Antioch certified the Vineyards at Sand Creek Environmental Impact Report (EIR). In addition, the Council introduced an ordinance approving a Development Agreement (DA) between the City and the applicant and an ordinance rezoning the site to Planned Development District (PD). As part of the PD, development standards and design guidelines were adopted. The second reading for the DA and PD was on February 23, 2016.

The approved project consisted of a residential development on 141.6 total acres, including up to 650 single-family residential units and 31.6 acres of parks and landscaped areas. In addition, the proposed project included off-site improvements (i.e., roadways and utilities) that would affect two off-site adjacent areas totaling approximately 6.47 acres: an area to the north and east that included an approximately 6.02-acre portion of Heidorn Ranch Road (a dedicated public roadway in Antioch); and a 0.4-acre area to the southeast that includes a portion of Sand Creek in which storm drain lines and a storm drain outfall structure would be constructed.

On May 24, 2018, the City of Antioch's Zoning Administrator adopted the resolution approving a Use Permit for Phase I through Phase III for the Vineyards at Sand Creek Project, subject to conditions of approval. The overall project consists of six total phases.

On October 3, 2018, the City of Antioch's Planning Commission adopted the resolution approving design review of the home architecture for Phase I through Phase III for the Vineyards at Sand Creek Project, subject to conditions of approval.

On October 18, 2018, the City of Antioch's Parks and Recreation Commission adopted the resolution approving the designs of Parcel "C" and Parcel "D" Parks for Phase I through Phase III for the Vineyards at Sand Creek Project.

ENVIRONMENTAL REVIEW

In accordance with CEQA, an EIR was prepared for the Vineyards at Sand Creek Project in December 2015 (SCH 2014092010). The EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level. With the implementation of the mitigation measures proposed, the Vineyards at Sand Creek Project would not result in any significant unavoidable impacts with respect to any of CEQA issue areas. Additionally, the proposed project, when combined with cumulative projects in the vicinity of the site, would not result in any cumulatively considerable significant unavoidable impacts. The Antioch City Council certified the EIR and adopted the associated Mitigation Monitoring Reporting Program (MMRP) on February 9, 2016.

Copies of the Vineyards at Sand Creek Project EIR are available for review Monday through Friday, at the Community Development Department, between the hours of 8:00 a.m. and 5:00 p.m. The EIR is also available online at:

http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm.

The proposed Design Review is consistent with the project analyzed in the EIR; therefore, no further environmental review is required.

ANALYSIS

Issue #1: Project Overview

The applicant is requesting Design Review of a 7,390-square foot amenity building (social clubhouse), entry structure, restroom building, landscaping for Phases I-III for the Vineyards at Sand Creek Project, and streetscape landscaping for Heidorn Ranch Road and Hillcrest Avenue. It should be noted that all project landscaping, including interior streetscapes, front yards, and the amenity building will be maintained by the project's Home Owners Association.

Issue #2: Amenity Building

The applicant is requesting design review of a 7,390-square foot Amenity Building (social clubhouse), with an outdoor swimming pool, pool house, outdoor social space including Bocce Ball and Pickle Ball courts, lawn area, and 43 parking spaces, which would be located within the centrally located park parcel. The Amenity Building site also includes a 567-square foot restroom building and entry structure. The social clubhouse is designed to include social areas such as a Pub, casual seating areas, a catering/demonstration kitchen with a large gathering area, a fitness gym, a movement studio, as well as a reception area and mailroom. The building design theme includes a farmhouse architectural style known as Napa Farmhouse consisting of a brick veneer and board and batten exterior with dark-frame gridded windows and composition shingle roofing with metal seam roofing accents. The Amenity Building also includes metal awnings and farmhouse-style gooseneck exterior light fixtures (see Attachment C).

The proposed Amenity Building is consistent with the City of Antioch's Citywide Design Guidelines for Residential Development. The Community Facilities and Open Space Section (Section 6.1.8) identifies neighborhood spaces and pedestrian features as important places for residents to gather, socialize, and play. Community facilities and open spaces must be safe and secure and provide spaces for small intimate meetings or larger community gatherings. The proposed social clubhouse would provide spaces/amenities that would be centrally located and serve a variety of functions as required by the City's Design Guidelines. In addition, the proposed Amenity Building would be centrally located within the overall Sand Creek Project and serve as a primary feature of the project site, accommodating a variety of sitting areas, gathering areas, and active recreational areas, which would be easily accessible from all residential units.

Issue #3: Landscaping

As described above, on October 3, 2018, the Planning Commission approved the design review for the residential units of Phase I through Phase III for the Vineyards at Sand Creek Project. The applicant is now requesting design review of the landscaping for the residential lots of Phase I through Phase III for the Vineyards at Sand Creek Project (see Attachment D).

Five architectural design themes were approved for the residential units consisting of California Ranch, Artisan, Cottage, Farmhouse, and Spanish Eclectic. Each approved architectural theme has a unique landscape theme proposed consisting of specific plant and tree species, which is consistent with the City of Antioch's Citywide Design Guidelines for Residential Development. The Landscaping Section (Section 6.1.5) requires that individual lot landscaping be compatible with the architectural style, size, and massing of the individual home creating a diverse landscape street scene. Consistent with Section 6.1.5, the proposed residential landscaping would also define entrances to neighborhoods and homes, and provide a variety of height, textures, and colors in the landscape palette, by incorporating a combination of trees, shrubs, and ground cover. All proposed plant and tree species are identified as having low to moderate water use. However, the Residential Design Guidelines does require large specimen trees (48-inch box) to be strategically placed to assist new development in looking "established" as quickly as possible. The proposed landscape plans identify a minimum of 24-inch box size for the proposed residential trees. Therefore, staff has included Draft Condition of Approval B.6 requiring that a portion of the street trees shall be a 48-inch box size.

Issue #4: Streetscape Landscaping

The applicant is requesting design review for the streetscape landscaping of Heidorn Ranch Road (see Attachment E) and Hillcrest Avenue (see Attachment F), as well as both entries and the interior streetscape for the project (see Attachment G).

Consistent with the General Streetscape Guidelines of Chapter 8 of the City of Antioch's Design Guidelines, the proposed streetscape landscaping incorporates a combination of trees, shrubs, and ground cover. All proposed tree and shrub species consist of moderate to very low water use plants. In addition, the proposed streetscape landscaping would establish a clear sense of arrival, through a distinct change in landscape and special entrance features as required by the City's Design Guidelines. To be consistent with the City's Streetscape Design Guidelines, staff is recommending a mix of species (a minimum of two) for each street block for better long-term management, be included. Therefore, staff has included Draft Condition of Approval B.7 requiring a minimum of two street tree species for each street block. It should also be noted that consistent with the City's Streetscape Design Guidelines, the proposed streetscape design also incorporates the use of medians.

ATTACHMENTS

A. Resolution
B. Project Vicinity Map
C: Amenity Buildings Plan and Elevations
D: Phases I-III Residential Landscape Plans
E: Heidorn Ranch Road Streetscape Landscape Plans
F: Hillcrest Avenue Streetscape Landscape Plans
G: Overall Site Plan Streetscape and Entry Landscape Plans

ATTACHMENT "A"

PLANNING COMMISSION
RESOLUTION NO. 2019-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING THE DESIGN REVIEW OF AN AMENITY BUIDING AND LANDSCAPING FOR PHASES I-III OF THE VINEYARDS AT SAND CREEK PROJECT

WHEREAS, the City received an application from Century Communities for Design review approval of an amenity building, landscaping for Phases I-III, and streetscape landscaping for Heidorn Ranch Road and Hillcrest Avenue for the Vineyards at Sand Creek Project. The project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007); and,

WHEREAS, an Environmental Impact Report for the Vineyards at Sand Creek Project and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and was certified, with Findings of Fact, by the City Council on February 9, 2016; and,

WHEREAS, the City Council adopted a General Plan Amendment for the project site from Business Park, Public/Quasi-Public, and Open Space/Senior Housing designations to Medium Low Density Residential and Open Space as well as amendment to the text of the Sand Creek Focus Area of the General Plan (GP-14-01) on February 9, 2016; and,

WHEREAS, the City Council adopted the Vesting Tentative Map/Final Development Plan consisting of 641 units (Subdivision 9390) and Resource Management Plan on February 9, 2016; and,

WHEREAS, the City Council adopted a Rezone of the project site to Planned Development District, approving a Master Development Plan, Final Development Plan, and Planned Development and Design Standards (PD-14-03) on February 23, 2016; and,

WHEREAS, the City Council adopted a Development Agreement between the City of Antioch and GBN Partners, LLC on February 23, 2016; and,

WHEREAS, the adopted Development Agreement between the City of Antioch and GBN Partners, LLC was recorded by the Contra Costa County Recorder's Office on December 13, 2016; and,

WHEREAS, on May 24, 2018, the Zoning Administrator approved a Use Permit for Phase I through Phase III of the Vineyards at Sand Creek Project, consisting of 337 total single-family residential units (96 Market-Rate Single-Family homes for families and 241 Active Adult Single-Family homes for seniors) located in the southeastern portion of the

City of Antioch in eastern Contra Costa County, California. (APNs 057-030-003 and 057-050-007); and,

WHEREAS, on October 3, 2018, the Planning Commission approved the design review for Phase I through Phase III of the Vineyards at Sand Creek Project, located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. (APNs 057-030-003 and 057-050-007); and,

WHEREAS, on October 18, 2018, the Parks and Recreation Commission approved the designs of Parcel "C" and Parcel "D" Parks for Phase I through Phase III of the Vineyards at Sand Creek Project, located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (APNs 057-030-003 and 057-050-007); and,

WHEREAS, the Planning Commission on February 20, 2019, duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** the Design Review of the amenity building, streetscape landscaping for Heidorn Ranch Road and Hillcrest Avenue, and landscaping for Phases I-III of the Vineyards at Sand Creek Project, on APNs 057-030-003 and 057-050-007 subject to the following conditions:

A. GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.

3. No building permit will be issued unless the plan conforms to the plans as approved by the Planning Commission and the standards of the City.

4. This approval expires two years from the date of approval (expires February 20, 2021), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.

5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

6. No signs shall be installed on this site without prior City approval.

B. <u>PROJECT SPECIFIC CONDITIONS</u>

1. This development shall comply with all the obligations and requirements included in the adopted Development Agreement between the City of Antioch and GBN Partners, LLC, which was recorded by the Contra Costa County Recorder's Office on December 13, 2016.

2. This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Vineyards at Sand Creek Project, including those found in the following adopted City Council and Planning Commission resolutions:

    - City Council Resolution certifying the Environmental Impact Report for the Vineyards at Sand Creek Project, adopting findings of fact and a mitigation monitoring and reporting program (Resolution 2016-11);
    - City Council Resolution approving a General Plan Amendment to designate the project site Medium Low Density Residential and Open Space and amending the Sand Creek Focus Area text (Resolution 2016-12); and
    - City Council Resolution approving a Vesting Tentative Map/Final Development Plan, and Resource Management Plan for the Vineyards at Sand Creek Project (Resolution 2016-13).
    - Planning Commission Resolution approving Design Review of Villages I-III for the Vineyards at Sand Creek Project (Resolution 2018-27).

3. This design review approval applies to the development of the Amenity Buildings for the Vineyards at Sand Creek Project and shall be consistent with the plans dated December 12, 2018.

4. This design review approval applies to the development of the landscaping for Phases I-III for the Vineyards at Sand Creek Project and shall be consistent with the plans dated July 2018.

5. This design review approval applies to the development of the streetscape landscaping for Heidorn Ranch Road (plans dated May 2, 2018), Hillcrest Avenue (plans dated June 29, 2018), and the Heidorn Ranch Road entry and Hillcrest Avenue entry (plans dated November 2018) for the Vineyards at Sand Creek Project.

6. A portion of the residential street trees shall be at a minimum 48-inch box size, consistent with the City of Antioch's Residential Design Guidelines, subject to review and approval by the Community Development Director.

7. The streetscape landscaping shall include a minimum of two street tree species for each street block, consistent with the City of Antioch's Streetscape Design Guidelines, subject to review and approval by the Community Development Director.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 20th day of February, 2019.

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
FORREST EBBS,
Secretary to the Planning Commission

ATTACHMENT "B"

Attachment B
Vicinity Map



B1

ATTACHMENT "C"

CIELO

AMENITY BUILDINGS

CENTURY COMMUNITIES

JEFFREY DEMURE + ASSOCIATES
ARCHITECTS · PLANNERS

City of Antioch, California
December 12, 2018

SHEET INDEX

0. COVER SHEET

1. SOCIAL CLUBHOUSE | FLOOR PLAN

2. SOCIAL CLUBHOUSE | ELEVATIONS

3. SOCIAL CLUBHOUSE | ROOF PLAN

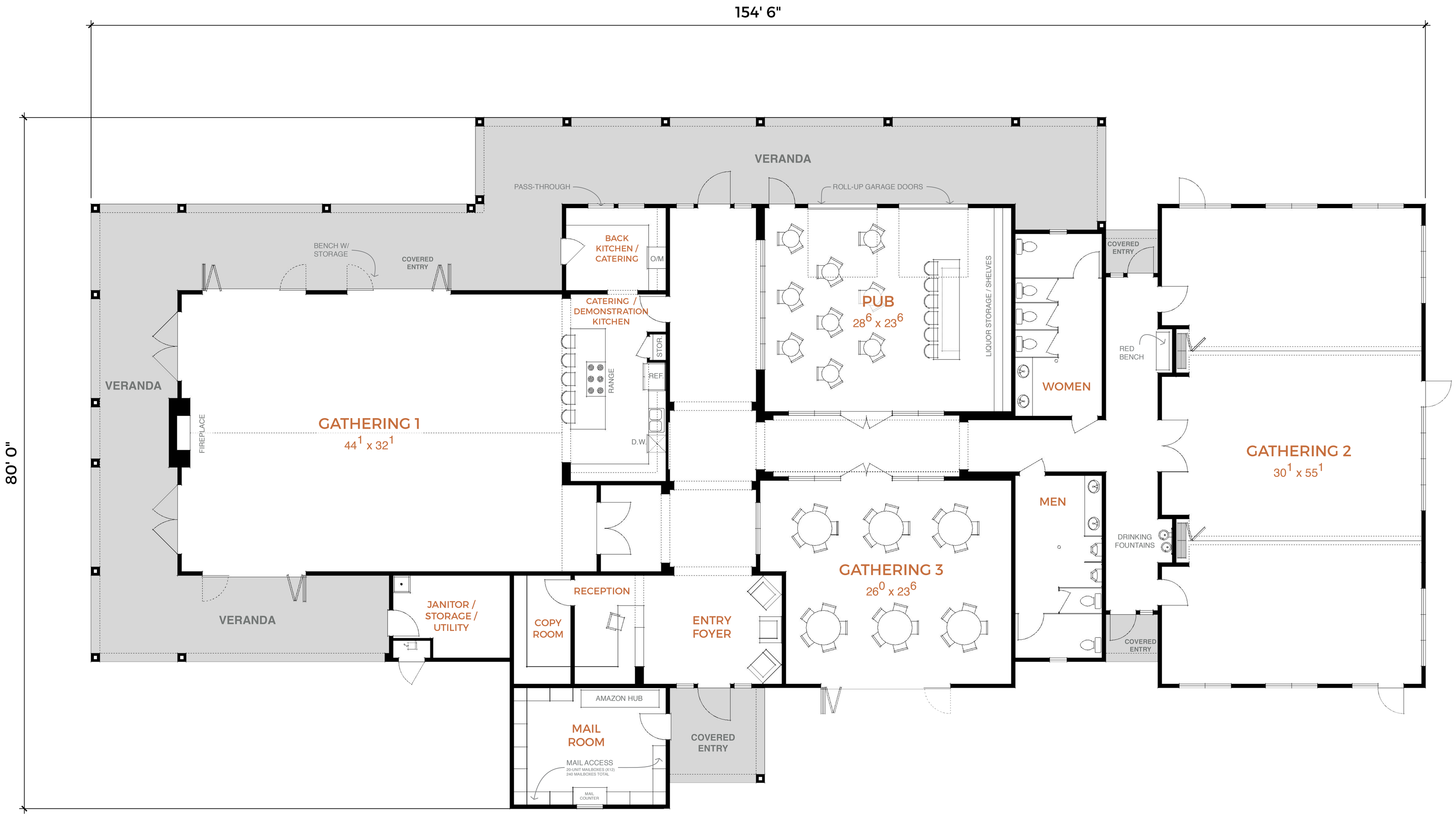
4. SOCIAL CLUBHOUSE | SCHEMATIC RENDERINGS

5. ENTRY STRUCTURE | SCHEMATIC FLOOR PLAN AND ELEVATIONS
5. RESTROOM STRUCTURE | SCHEMATIC FLOOR PLAN AND ELEVATIONS

6. COLOR AND MATERIAL SELECTIONS



C1



C2

SOCIAL CLUBHOUSE | SCHEMATIC FLOOR PLAN | 7,390 SF TOTAL

CENTURY COMMUNITIES

CIELO

City of Antioch, California

JD+A PROJECT NUMBER: 18030 I DATE: 12.12.18 I © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Scale 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS • PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140 I GRANITE BAY, CALIFORNIA 95746 I P. 916.783.3700 I WWW.JDAARCH.COM



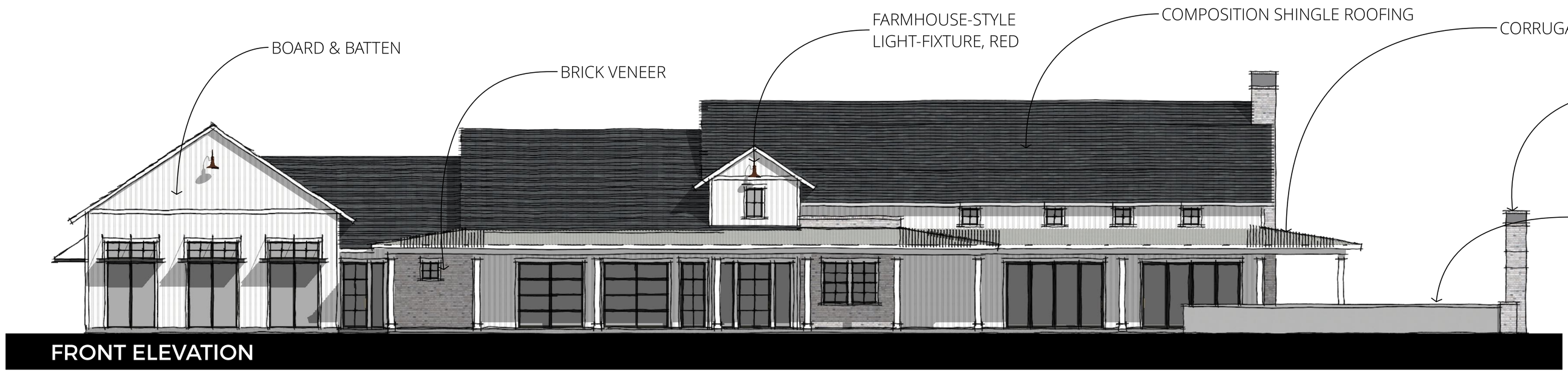
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

C3

SOCIAL CLUBHOUSE | SCHEMATIC ELEVATIONS

CENTURY COMMUNITIES

CIELO
City of Antioch, California

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

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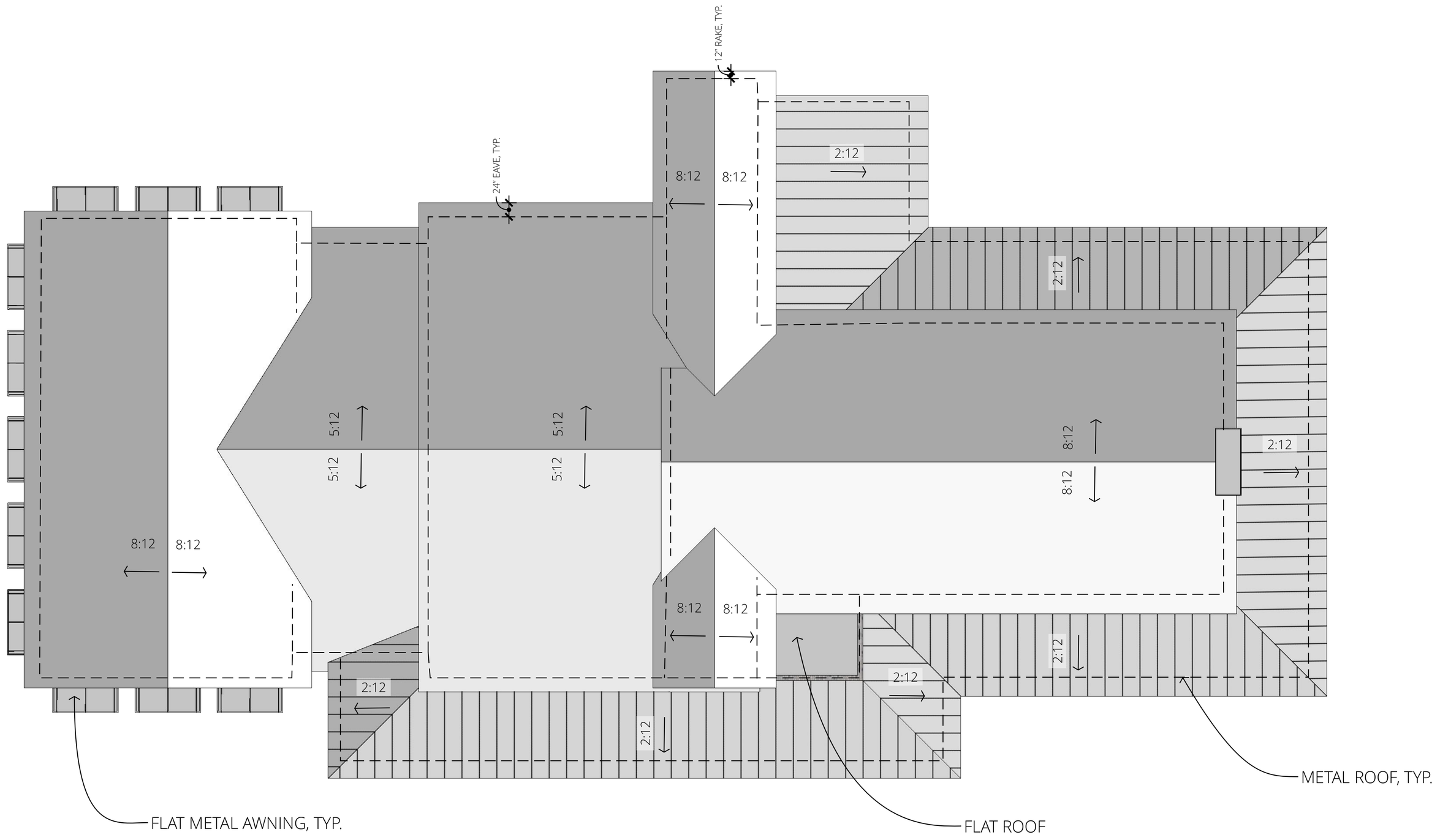

ROOF PLAN

C4

SOCIAL CLUBHOUSE | SCHEMATIC ROOF PLAN

CENTURY COMMUNITIES

CIELO
City of Antioch, California

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Scale 1/8" = 1'-0"

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C5

CENTURY COMMUNITIES

CIELO

City of Antioch, California

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NOT TO SCALE

JDA
JEFFREY DEMURE + ASSOCIATES
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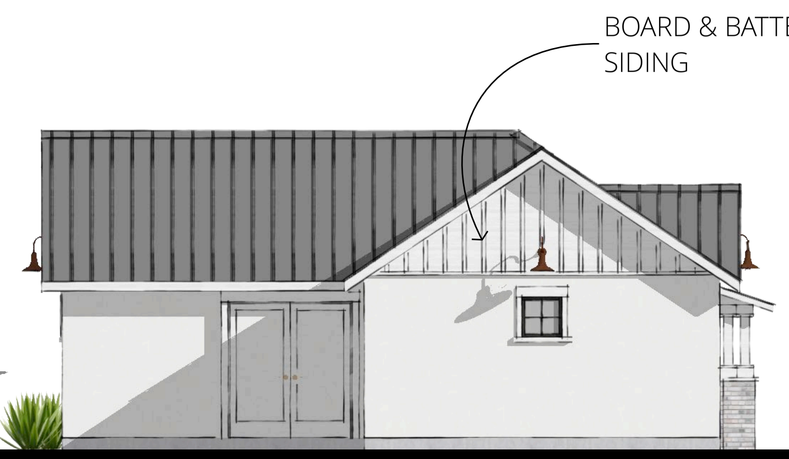
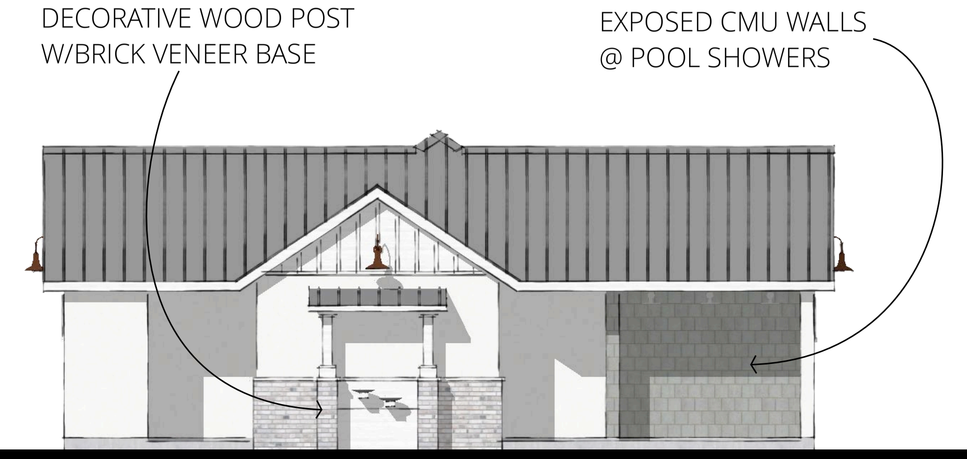
RESTROOM BUILDING



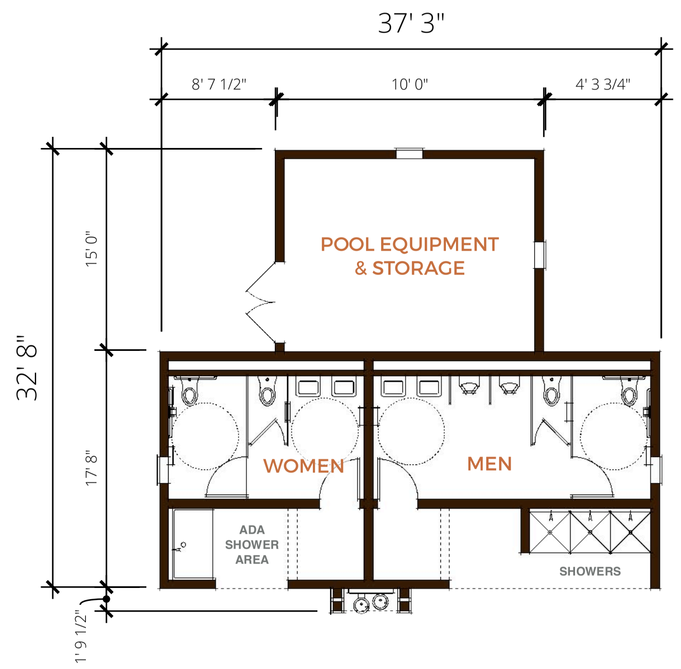


LEFT ELEVATION



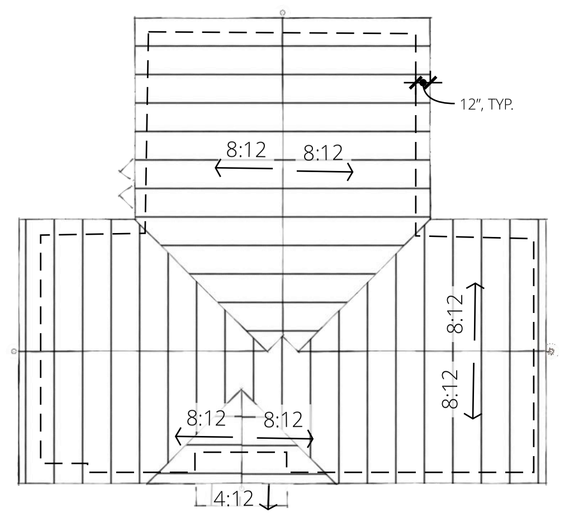
FRONT ELEVATION

3/16" = 1'-0"



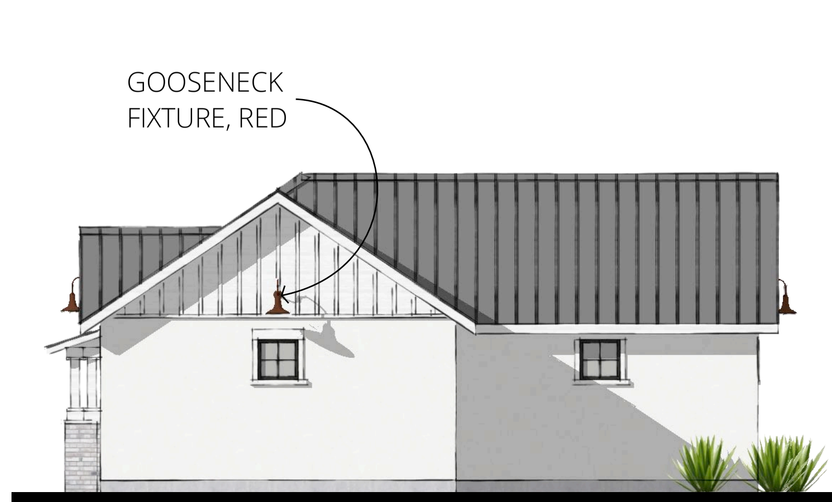
FLOOR PLAN - 567 SF

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

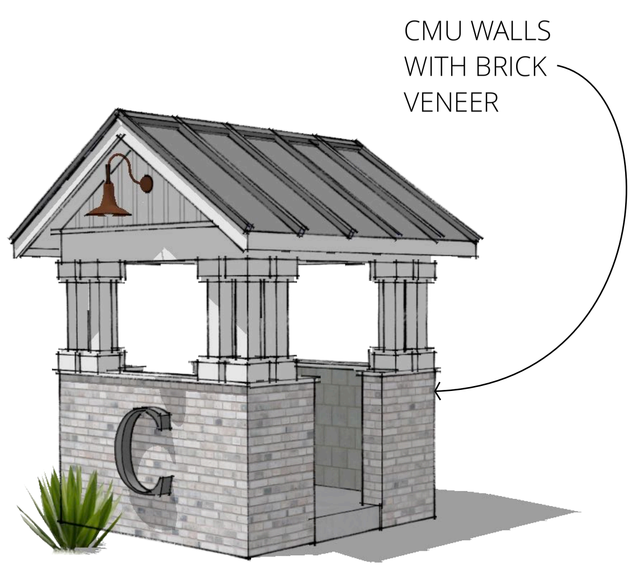


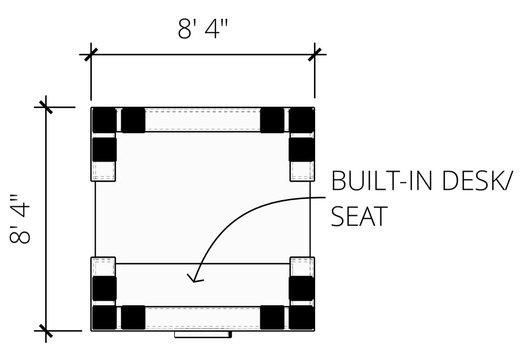
RIGHT ELEVATION

REAR ELEVATION

3/16" = 1'-0"

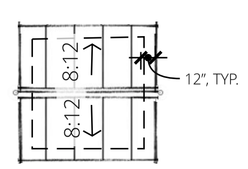
ENTRY STRUCTURE





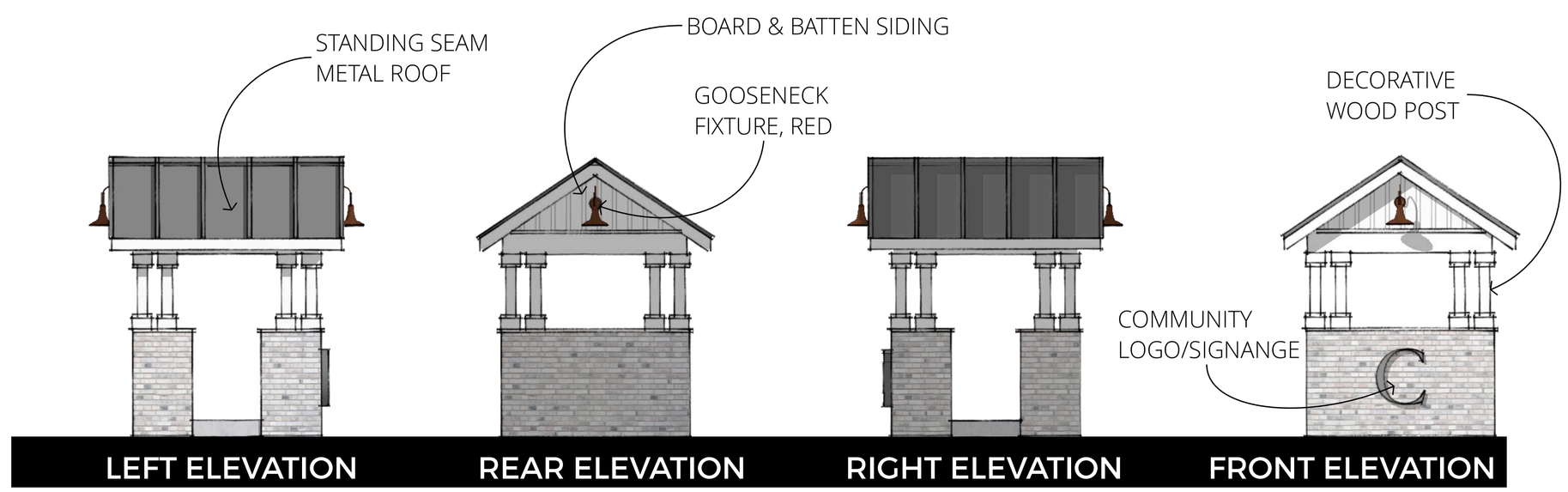
FLOOR PLAN

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

1/4" = 1'-0"

ENTRY STRUCTURE & RESTROOM BUILDING | SCHEMATIC FLOOR PLAN AND ELEVATIONS

CENTURY COMMUNITIES

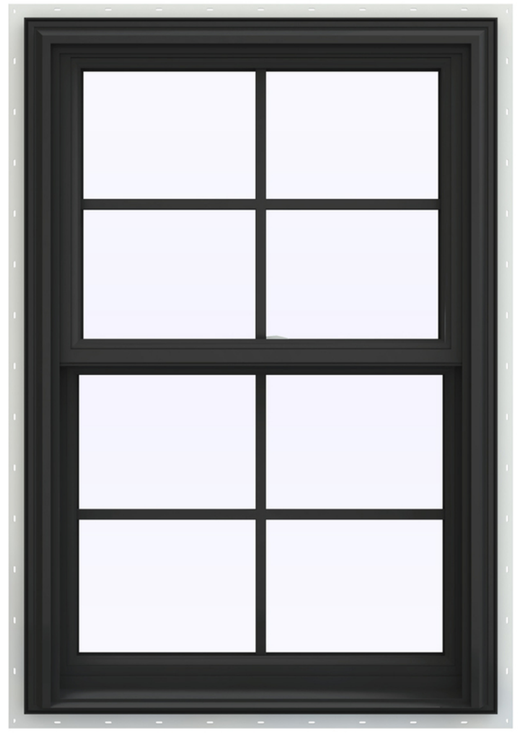
CIELO
City of Antioch, California

JD+A PROJECT NUMBER: 18030 | DATE: 12.12.18 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

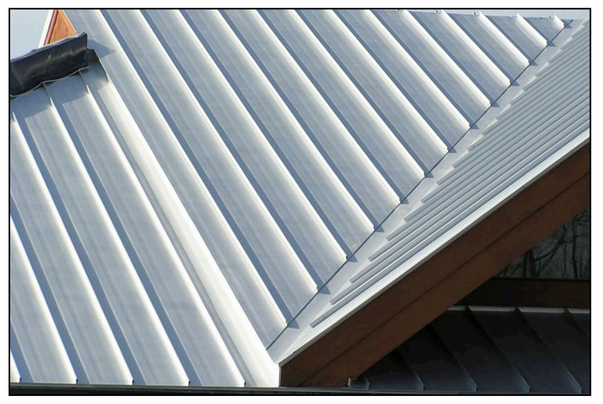
JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM



EXTERIOR LIGHTING
Red Gooseneck Lamp



WINDOW FRAMES
Black



METAL ROOFING
Galvilume Standing Seam Metal



CMU BLOCK
725 Ground Face

STUCCO AND BOARD & BATTEN
SW 7004 Snowbound
Sherwin-Williams



BRICK VENEER
Latigo Tundra Brick
Eldorado

METAL COMMUNITY LOGO

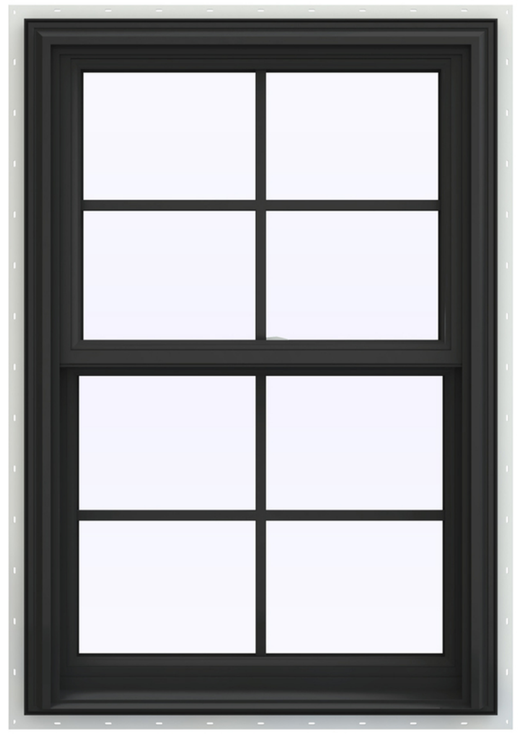
C7

ENTRY STRUCTURE & RESTROOM BUILDING COLOR AND MATERIAL



EXTERIOR LIGHTING
Red Gooseneck Lamp

STUCCO COURTYARD WALL
SW 7023 Requisite Gray
Sherwin-Williams



WINDOW FRAMES
Black



ACCENT ROOFING
Galvilume Standing Seam Metal

METAL AWNING
SW 6998 Caviar
Sherwin-Williams



COMPOSITION ROOFING
Georgetown Gray
CertainTeed

BOARD & BATTEN
SW 7004 Snowbound
Sherwin-Williams



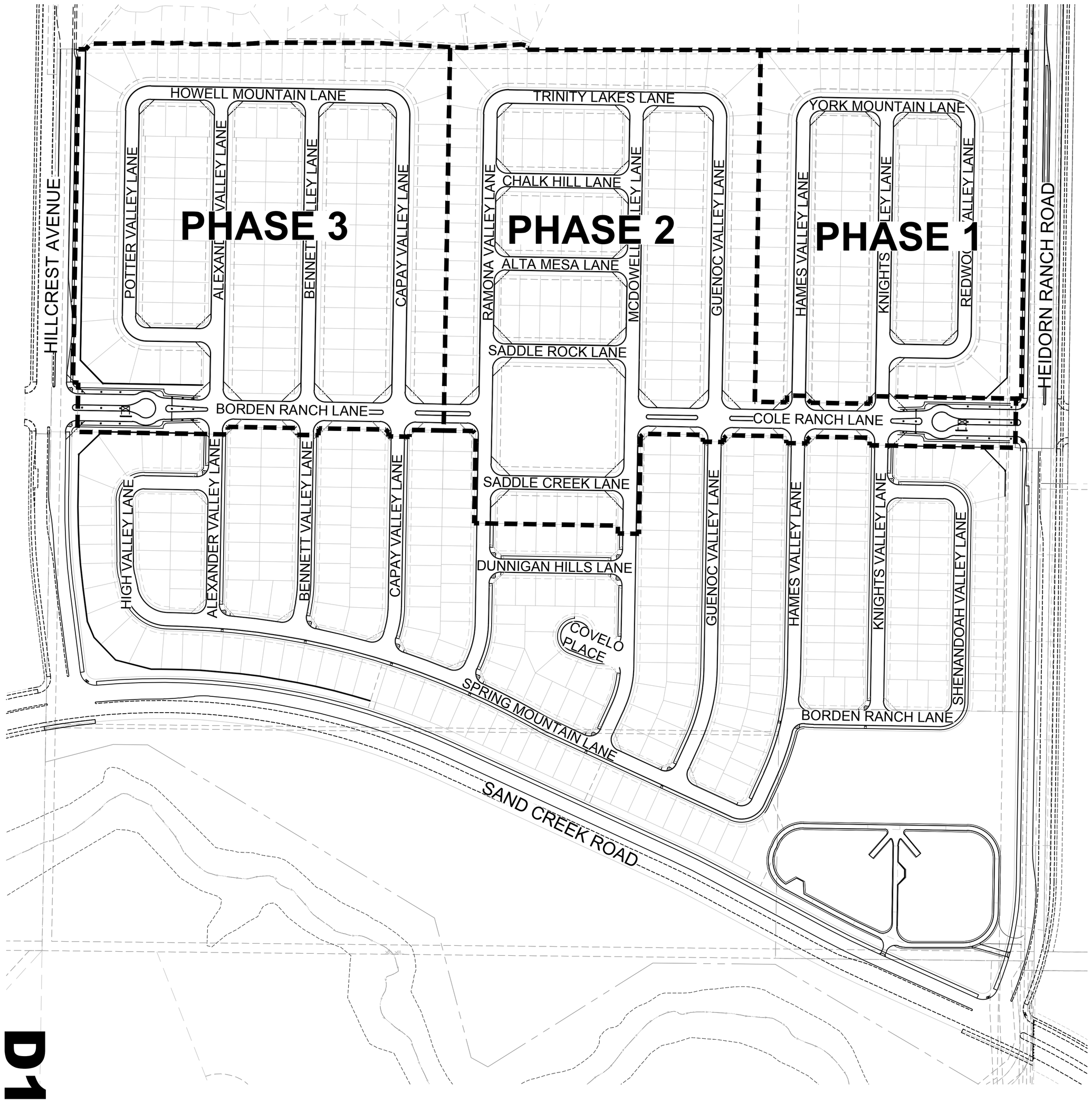
BRICK VENEER
Latigo Tundra Brick
Eldorado

METAL COURTYARD FENCE
SW 6998 Caviar
Sherwin-Williams

C8

SOCIAL CLUBHOUSE BUILDING COLOR AND MATERIAL SELECTIONS

ATTACHMENT "D"



D1

PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6. PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.
10. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS. PRE-EMERGENT AND POST-EMERGENT HERBICIDES SHALL NOT BE USED. ALL WEEDING SHALL BE ACCOMPLISHED THOUGH MECHANICAL METHODS.
11. PRIOR TO PLANTING COMPACTED SOILS SHALL BE AERATED TO A DEPTH OF AT LEAST 12".
12. HERBICIDES AND PESTICIDES THAT ARE PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) SHALL NOT BE USED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
13. FERTILIZERS OR SOIL AMENDEMENT MATERIALS PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) IN ITS GENERIC MATERIAL LIST ARE PROHIBITED IN THIE CONSTRUCTION OF THIS PROJECT.
14. SYNTHETIC PRE-EMERGENTS ARE PROHIBITED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
15. THE CONTRACTOR SHALL AMEND SOIL WITH COMPOST (QUALITY LOCALLY SOURCED COMPOST THAT COMPLYS WITH THE US COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE SPECIFICATIONS) BEFORE PLANTING, AT RATES INDICATED BY SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 5% BY DRY WEIGHT.

    - SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER CONTENT OF MINIMUM 5% BY DRY WEIGHT OR GREATER.

16. THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH.

    -6 PARTS ON-SITE SOIL
    -4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#15) SOIL PREP MIX.
    -2 LBS/CU. YD. MIX OF 6-20-20 IRON SULFATE
    -5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM)

17. THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED FERTILIZER PER POST AMENDMENT AGRONOMY REPORT.
18. BACKFILL: THE FOLLOW PLANTING BACKFILL RATIO ARE TO BE USED FOR *BIDDING PURPOSES ONLY*. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AGRONOMY REPORTS, WHICH SHALL OUTLINE BACKFILL SPECIFICATIONS. THE RECOMMENDATIONS INCLUDED IN THE PROJECT SOILS AGRONOMY REPORT SHALL SUPERCEDE THESE NOTES. FULLY AMENDED (UPPER) EXCAVATION MATERIALS SHALL BE PUT IN ONE PILE TO GO AROUND THE ROOTBALL. ANY DEEPER UN-AMENDED MATERIALS SHALL BE PUT IN A SEPARATE PILE. CONDITION THIS DEEPER SOIL AT THE FOLLOWING RATES AND USE FOR THE PLANTING PIT BELOW THE ROOTBALL:

    -PAM (POLYACRYLAMIDE) 0.5 LBS/CY
    -GYPSUM 16 LBS/CY

    OVER-EXCAVATE THE PLANTING PITS SO THAT THERE SHALL BE ONE FOOT OF THIS MATERIAL BETWEEN NATIVE SOIL AND THE BOTTOM OF THE ROOT BALL. NO ORGANIC MATTER OR FERTILIZER SHALL BE USED BELOW THE ROOT BALL.

19. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR. MULCH SHALL BE LOCALLY SOURCED.
20. PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.
21. TREE SETBACKS SHALL BE:
    -6' FROM PAVED SURFACES
    -5' FROM WATER METERS AND JOINT TRENCHES
    -7' FROM STREETLIGHTS
    -10' FROM SANITARY SEWER LINES
22. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE POLYETHELYENE RS24 LINEAR ROOT BARRIERS AS MANUFACTURED BY DEEPROOT - #UB-24-2. (800) 458-7668.
23. THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.

IRRIGATION CONCEPT STATEMENT

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

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

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

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

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE PVC 315 FOR DIAMETERS 2" OR LARGER & PVC SCHEDULE 40 FOR DIAMETERS LESS THAN 2".. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECYCLED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE USE OF RECYCLED WATER.

MWELO STATEMENT OF COMPLIANCE

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

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

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

PLANTING & IRRIGATION NOTES

JULY 2018

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 75' 150' 300'

SCALE: 1" = 150'-0"

NORTH

L-0

Project No. 11417

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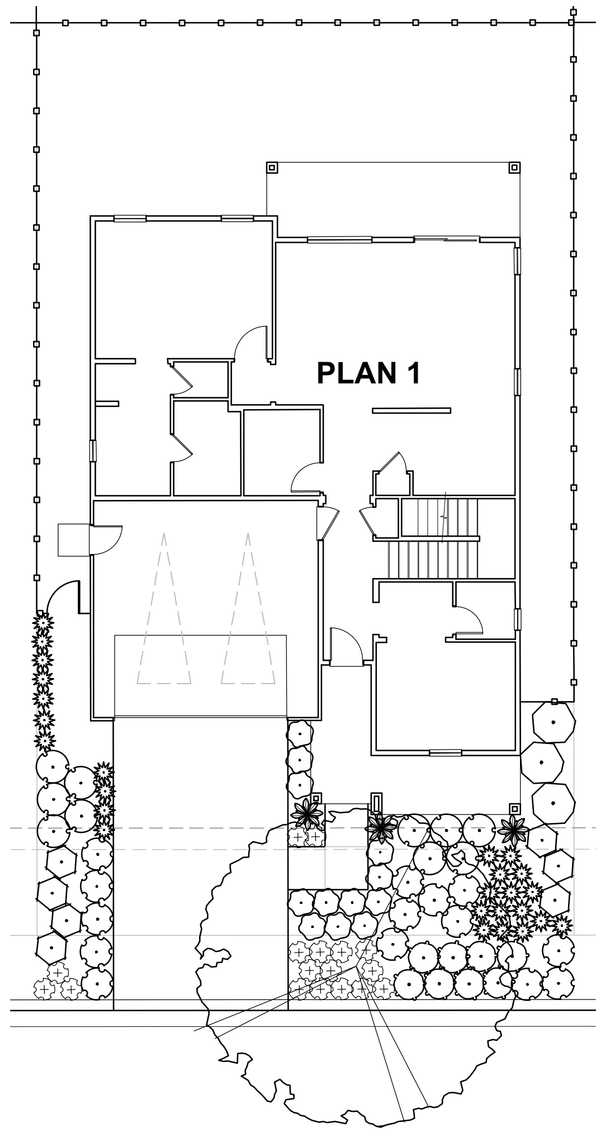
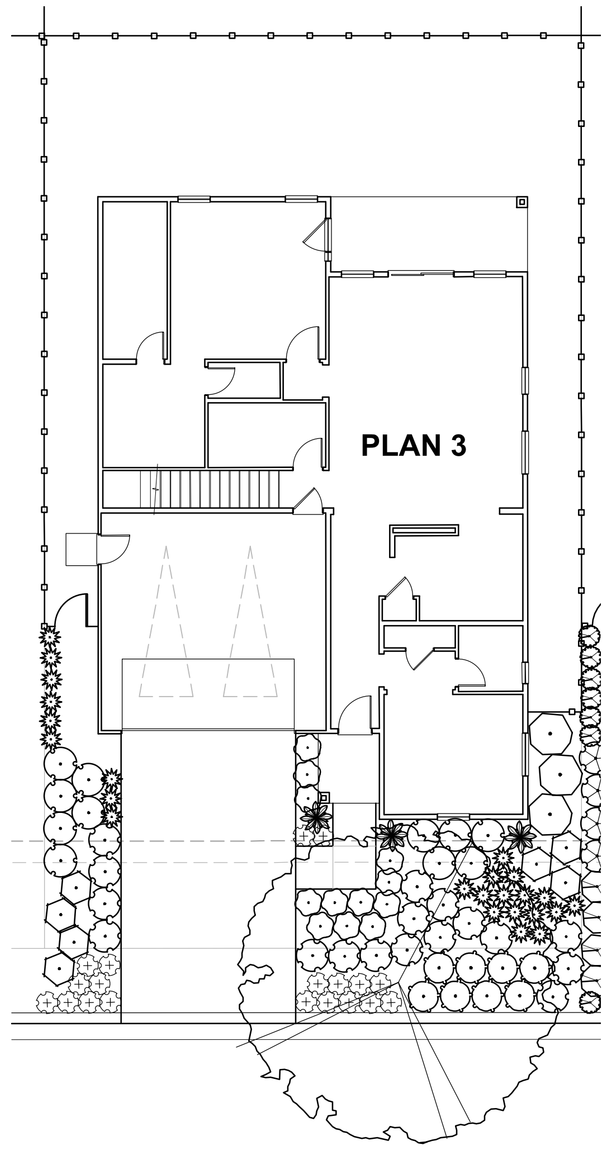
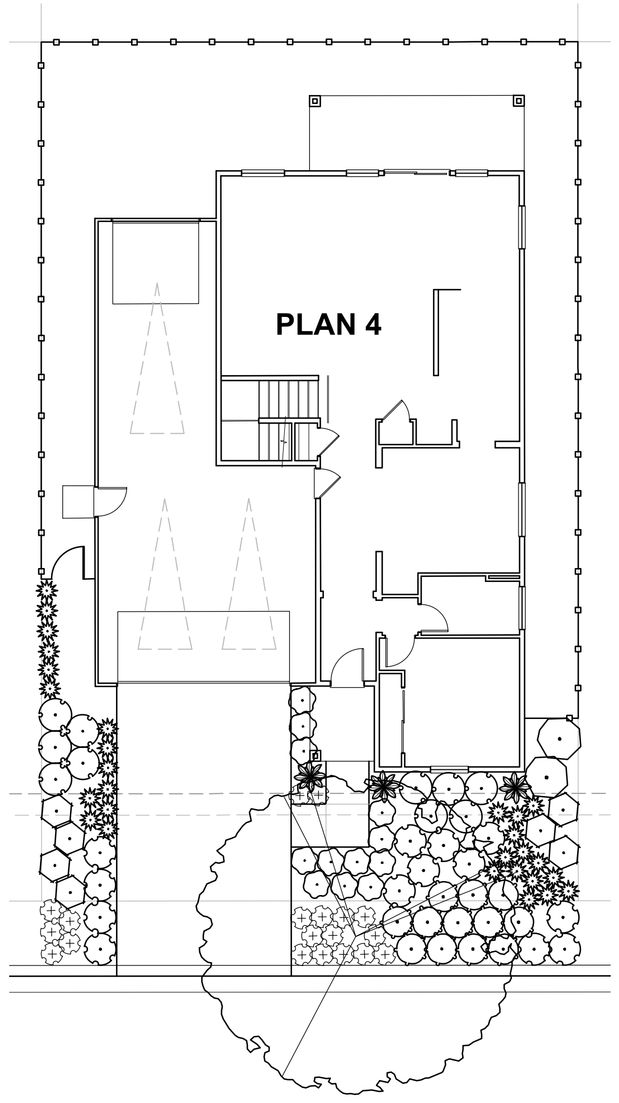


PLAN 1



PLAN 3



PLAN 4

PLANTING LEGEND: CALIFORNIA RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACHILLEA SPP.	YARROW	LOW	1 GAL
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	LOW	1 GAL
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PENSTEMON 'GARNET'	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM C. 'NANA'*	KARO PITTOSPORUM	MODERATE	5 GAL
	SALVIA 'POZO BLUE'	POZO BLUE SAGE	LOW	1 GAL
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	LOW	5 GAL
	VIBURNUM TINUS 'SPRING BOUQUET'*	VIBURNUM	MODERATE	5 GAL
	ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

MWELO STATEMENT OF COMPLIANCE

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

D2

CALIFORNIA RANCH - 50 X 80 SINGLE FAMILY DETACHED

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

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Napa, CA 94558

tel: 707.224.2299
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0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-1

Project No. 11417

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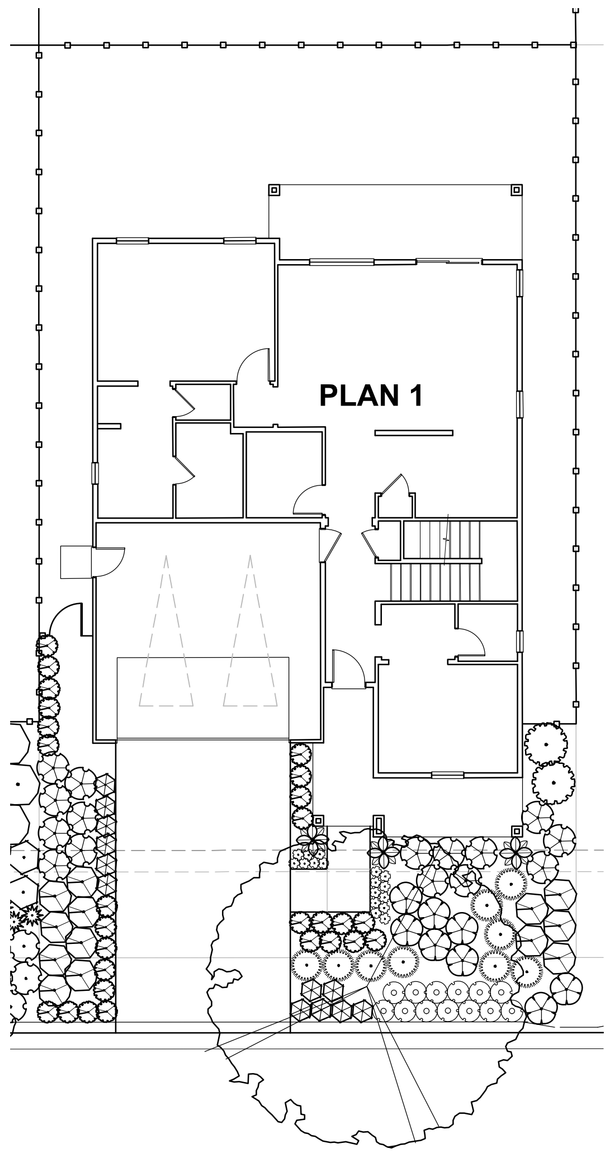
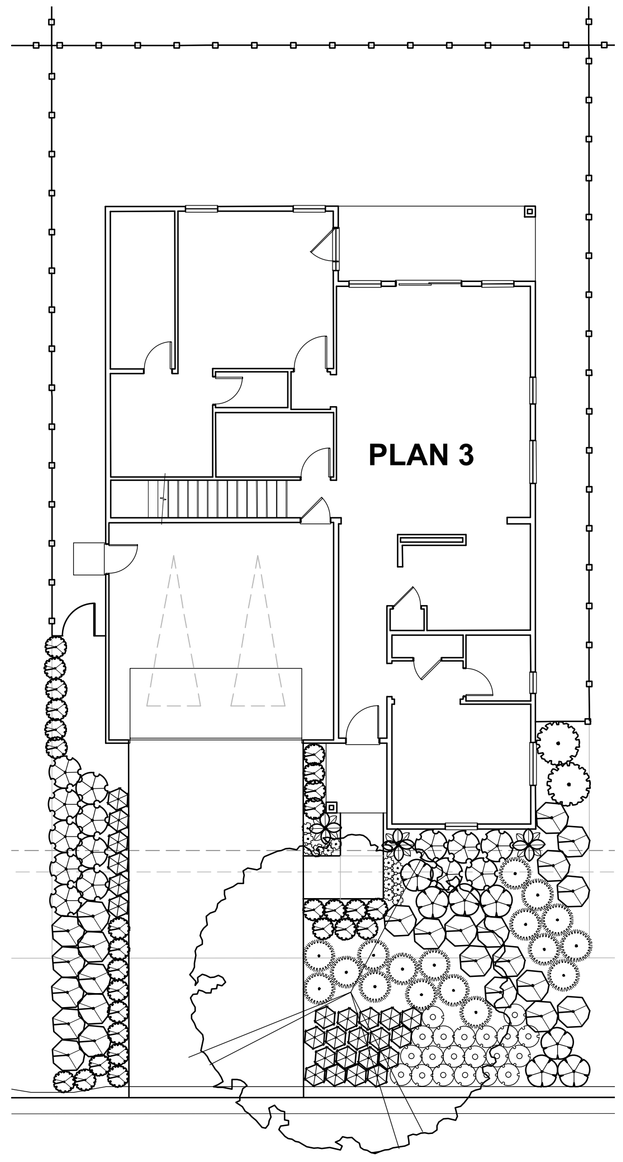
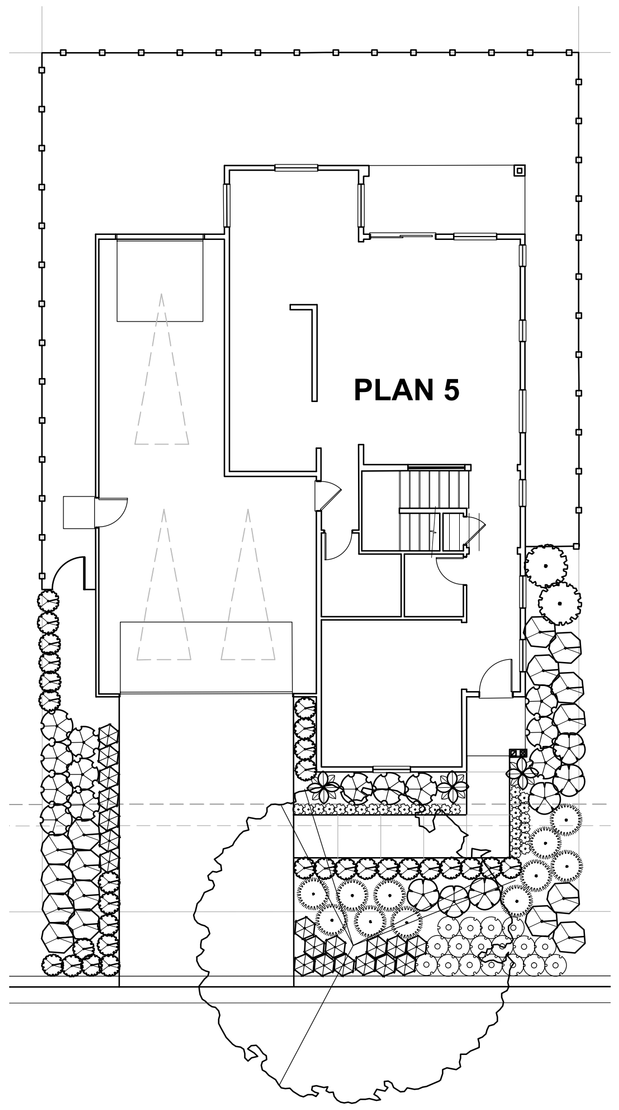


PLAN 1



PLAN 3



PLAN 5

PLANTING LEGEND: ARTISAN

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACACIA COGNATTA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	5 GAL
	ACHILLEA M. 'TERRA COTTA'	COMMON YARROW	LOW	1 GAL
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW	5 GAL
	ERIGERON GLAUCUS 'SEA BREEZE'	SEASIDE DAISY	LOW	1 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	GREVILLEA X 'NOELLI'	GREVILLEA	LOW	5 GAL
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	LOW	1 GAL
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	LOW	1 GAL
	SALVIA 'HOT LIPS'	CHERRY SAGE	LOW	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
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	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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CA LICENSE # 2798

D3

ARTISAN - 50 X 80 SINGLE FAMILY DETACHED

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

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0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-2

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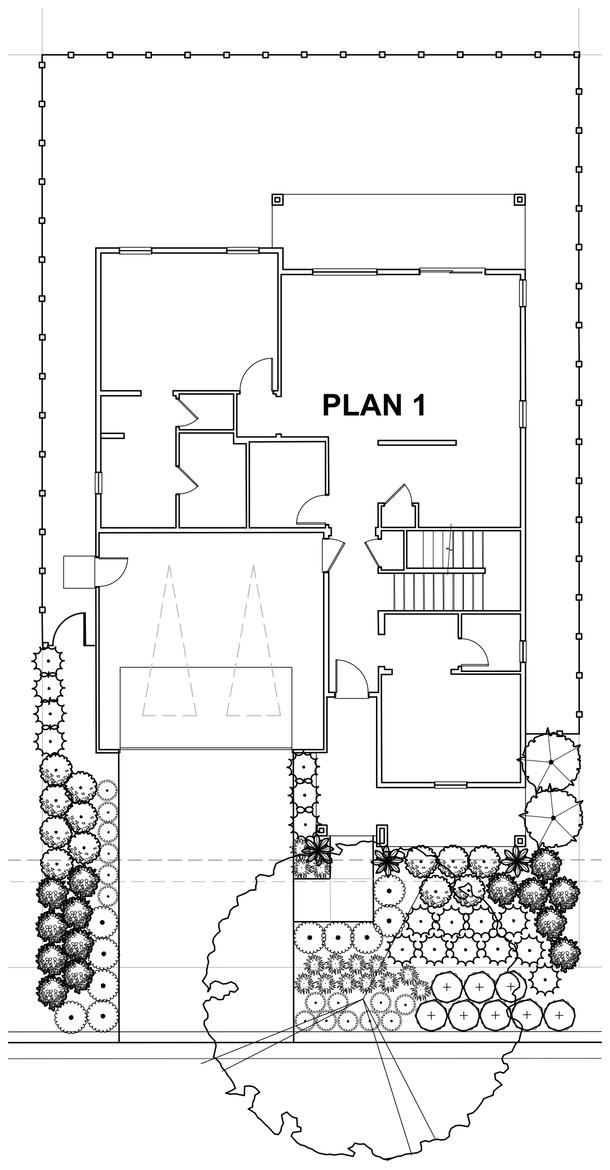
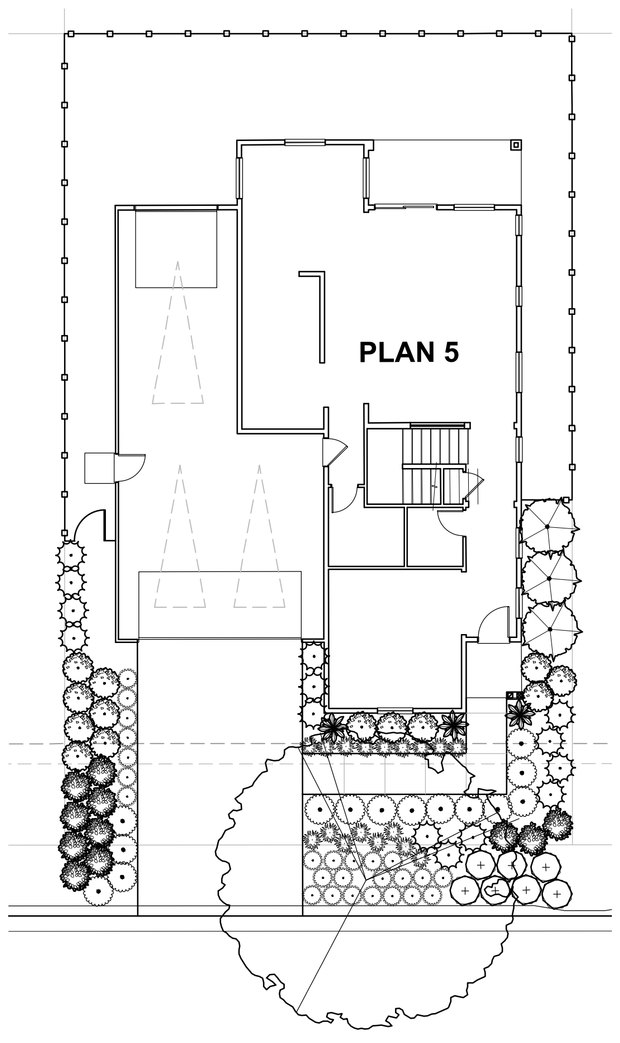


PLAN 1



PLAN 5

PLANTING LEGEND: COTTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW	1 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GAL
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LIRIOPE SPICATA*	CREEPING LILY TURF	MODERATE	1 GAL
	LOROPETALUM C. 'PURPLE DIAMOND'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM T. 'VARIEGATA'*	TOBIRA	MODERATE	5 GAL
	SALVIA M. 'BERZERKELY'	SAGE	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	LOW	1 GAL
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

MWELO STATEMENT OF COMPLIANCE

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

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VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

D4

COTTAGE - 50 X 80 SINGLE FAMILY DETACHED

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

vanderToolen Associates
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Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-3

Project No. 11417

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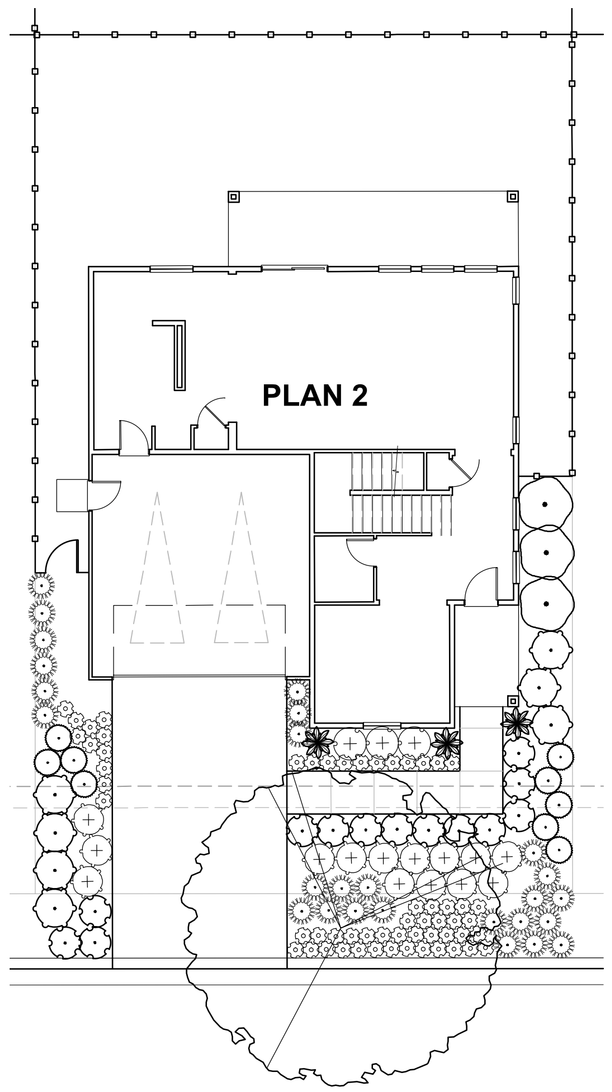
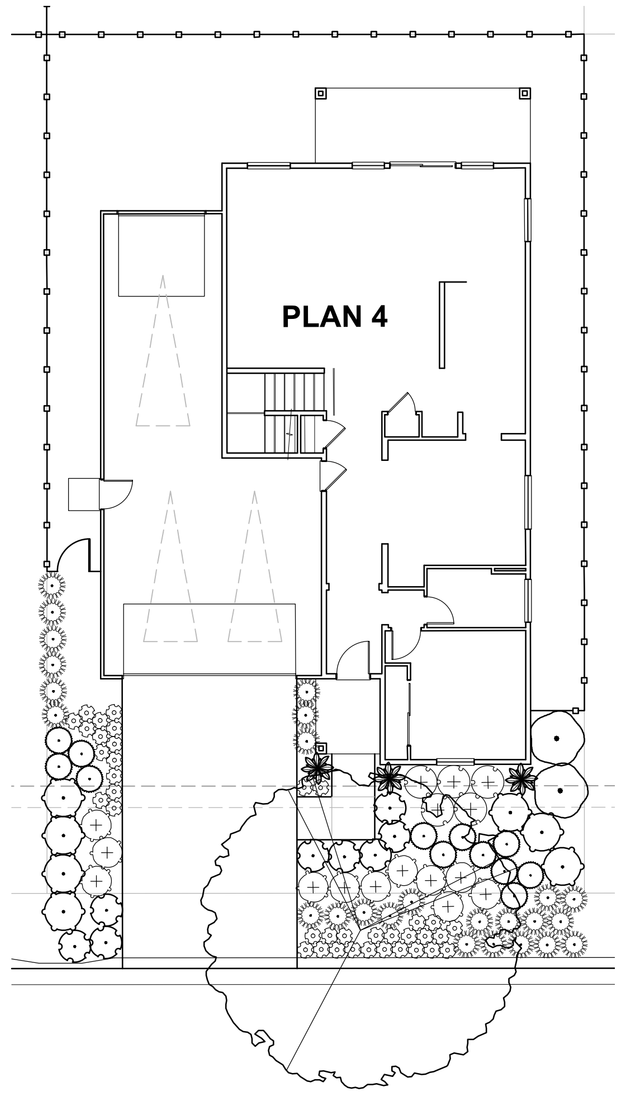


PLAN 2



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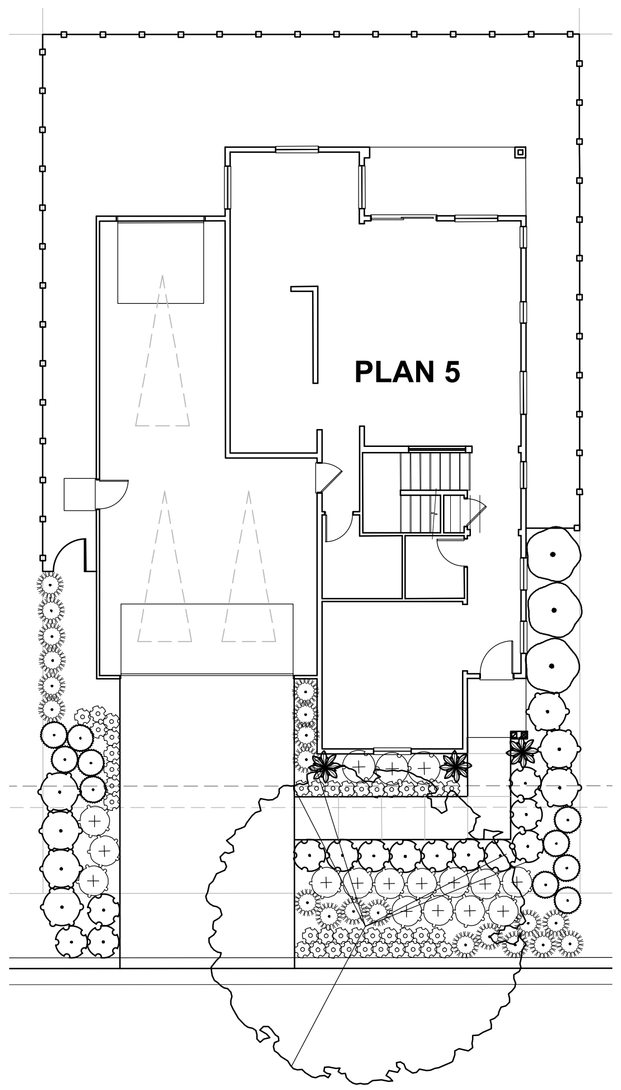

PLAN 5

D5

FARMHOUSE - 50 X 80 SINGLE FAMILY DETACHED

PLANTING LEGEND: FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BERBERIS T. 'CRIMSON PYGMY'	BARBERRY	MODERATE	5 GAL
	CISTUS X 'VICTOR REITER'	CORAL ROCKROSE	LOW	5 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
	MIMULUS 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM 'SUNSET'	NEW ZEALAND FLAX	LOW	5 GAL
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	1 GAL
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	MODERATE	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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CENTURY COMMUNITIES

PROMENADE AT SAND CREEK
Antioch, California

TYPICAL LOT DESIGN
JULY 2018

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Project No. 11417

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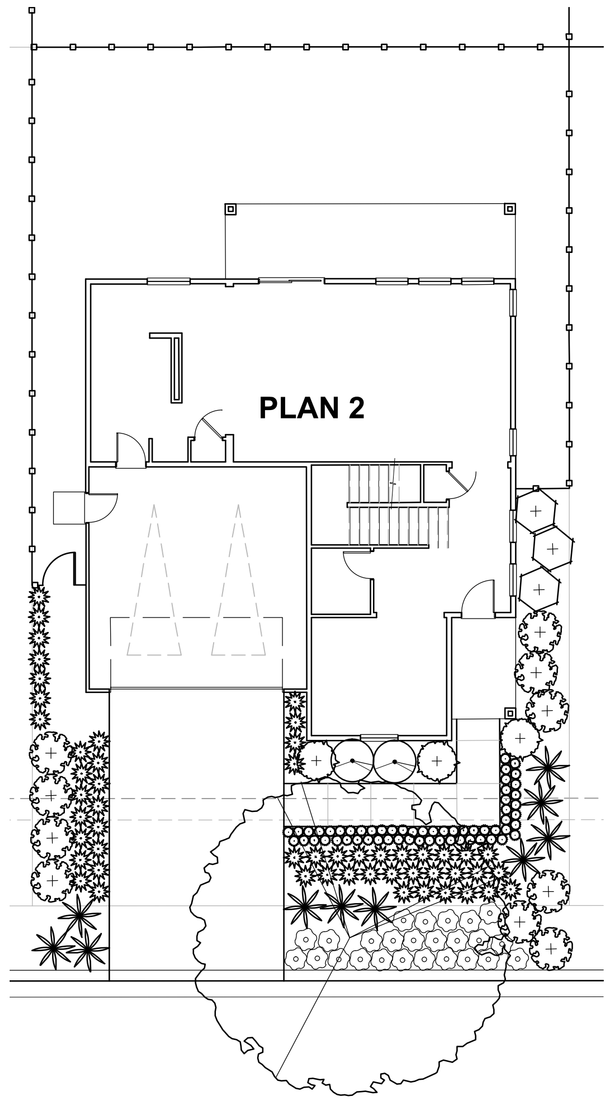
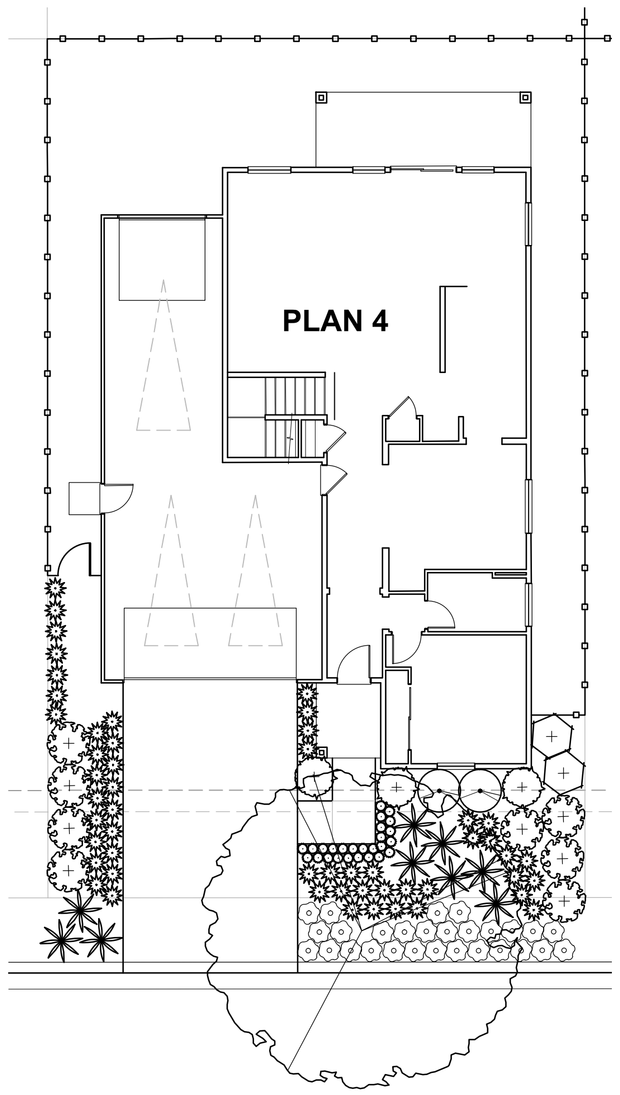


PLAN 2



PLAN 4

PLANTING LEGEND: SPANISH ECLECTIC

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW	1 GAL
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	EPILOBIUM CANUM 'CATALINA'	FIREWEED	LOW	1 GAL
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	MODERATE	1 GAL
	HESPERALOE PARVIFLORA 'SURPRISE BOUQUET'	RED YUCCA	LOW	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LOROPETALUM C. 'RAZZLEBERRI'*	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	MIMULUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	1 GAL
	PHORMIUM T. 'FIREBIRD'	NEW ZEALAND FLAX	LOW	5 GAL
	RHAMNUS CALIFORNICA 'EVE CASE'*	COFFEE BERRY	LOW	5 GAL
	RHAPHIOLEPIS I. 'SPRING RAPTURE'*	INDIA HAWTHORN	MODERATE	5 GAL
	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1 GAL
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	LOW	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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SPANISH ECLECTIC - 50 X 80 SINGLE FAMILY DETACHED

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

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0' 5' 10' 20'

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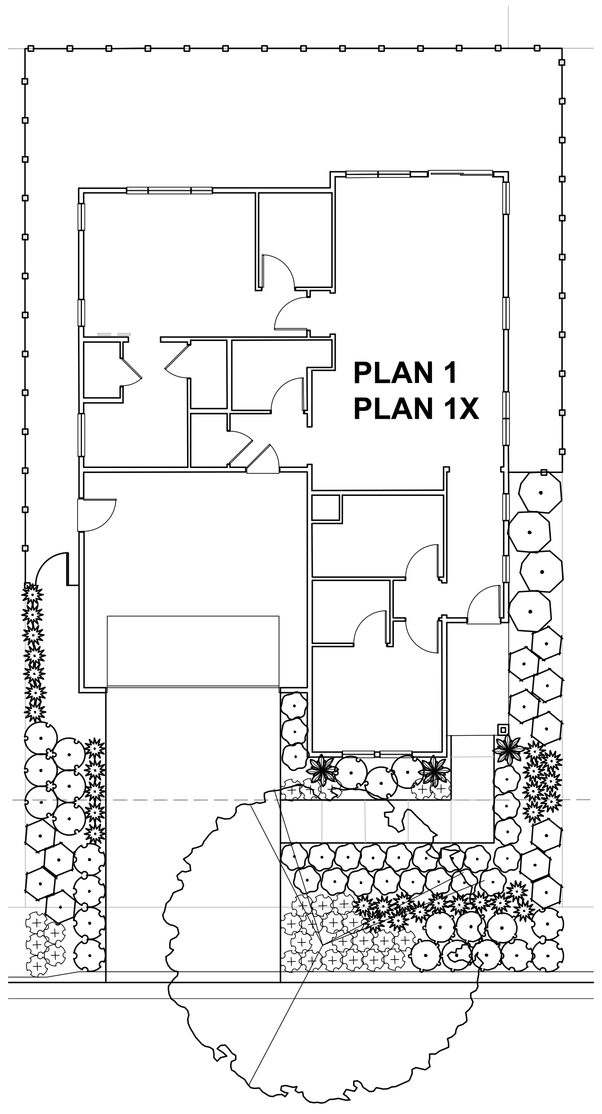
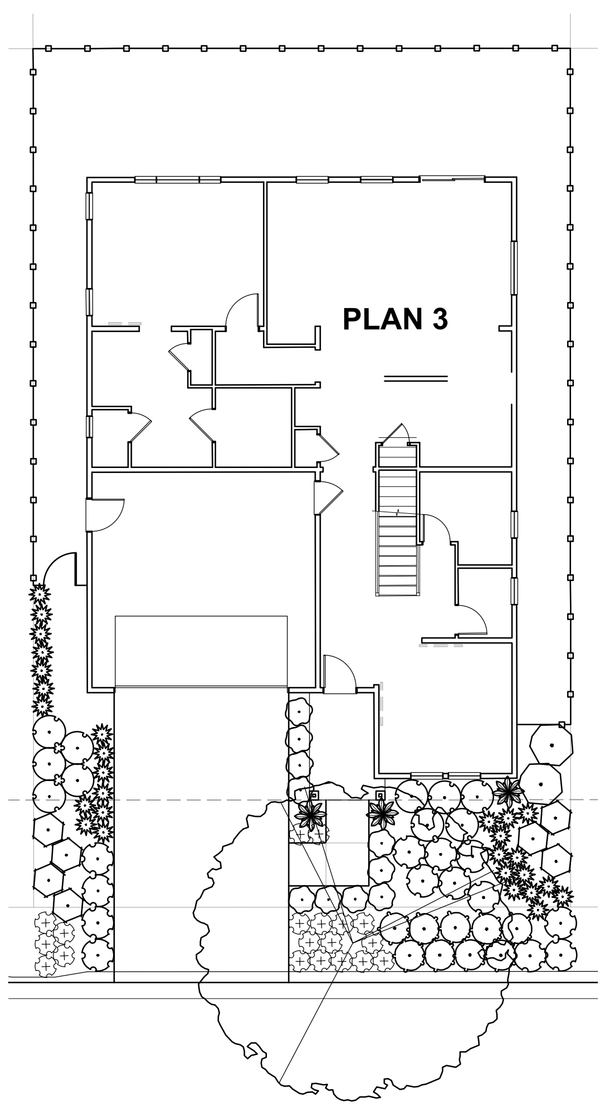


PLAN 1 & PLAN 1X



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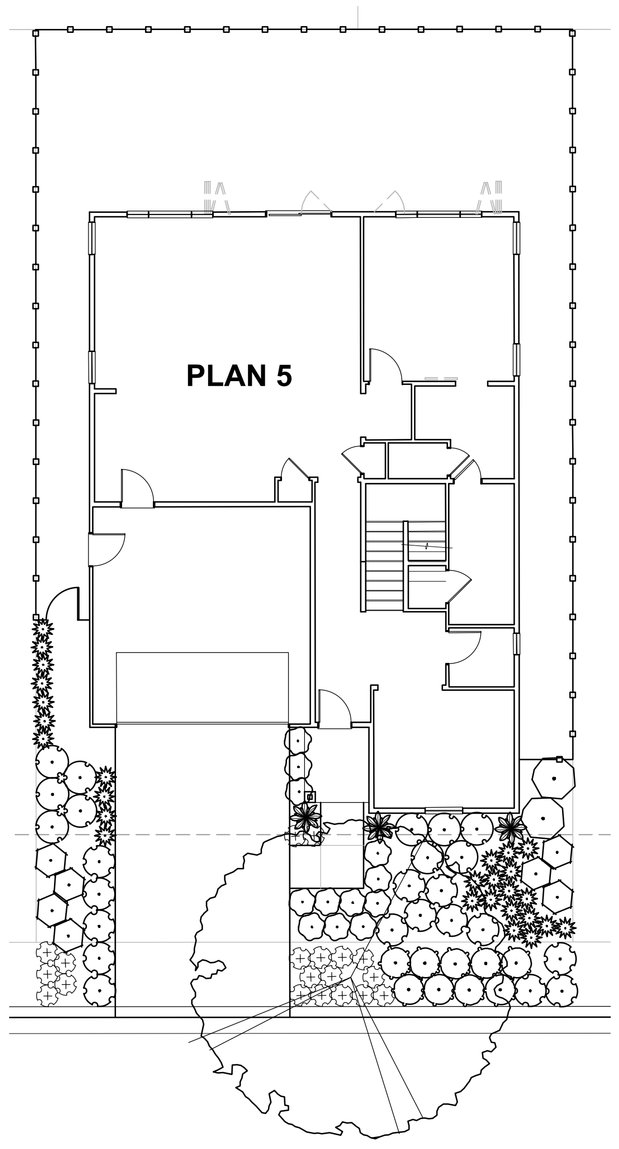

PLAN 5

PLANTING LEGEND: CALIFORNIA RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACHILLEA SPP.	YARROW	LOW	1 GAL
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	LOW	1 GAL
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PENSTEMON 'GARNET'	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM C. 'NANA'*	KARO PITTOSPORUM	MODERATE	5 GAL
	SALVIA 'POZO BLUE'	POZO BLUE SAGE	LOW	1 GAL
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	LOW	5 GAL
	VIBURNUM TINUS 'SPRING BOUQUET'*	VIBURNUM	MODERATE	5 GAL
	ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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CA LICENSE # 2798

D7

CALIFORNIA RANCH - 50 X 80 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

vanderToolen Associates
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tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0"

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Project No. 11417

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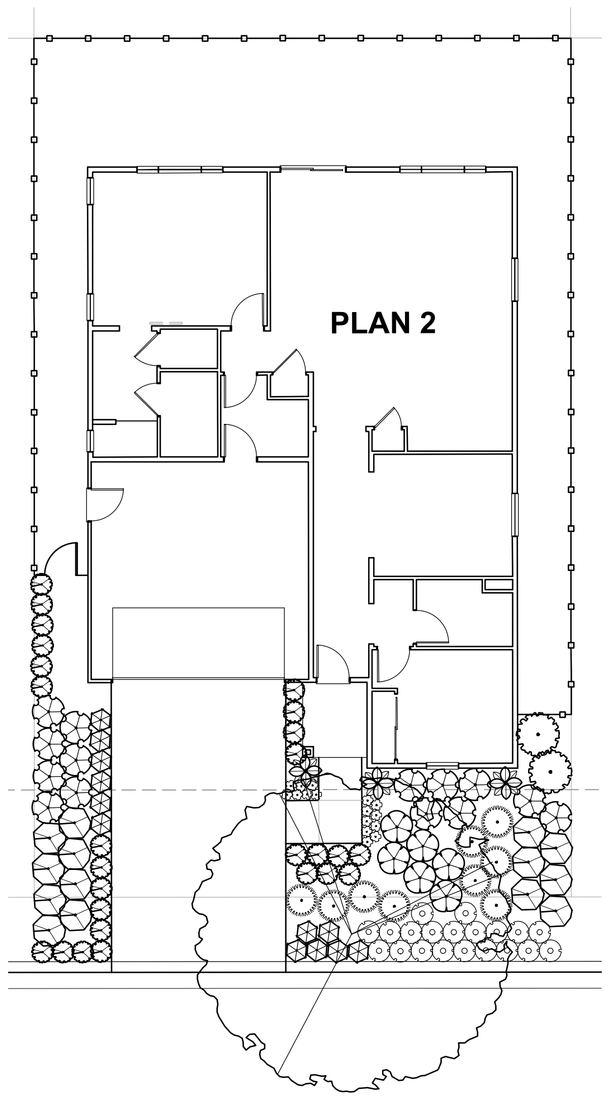

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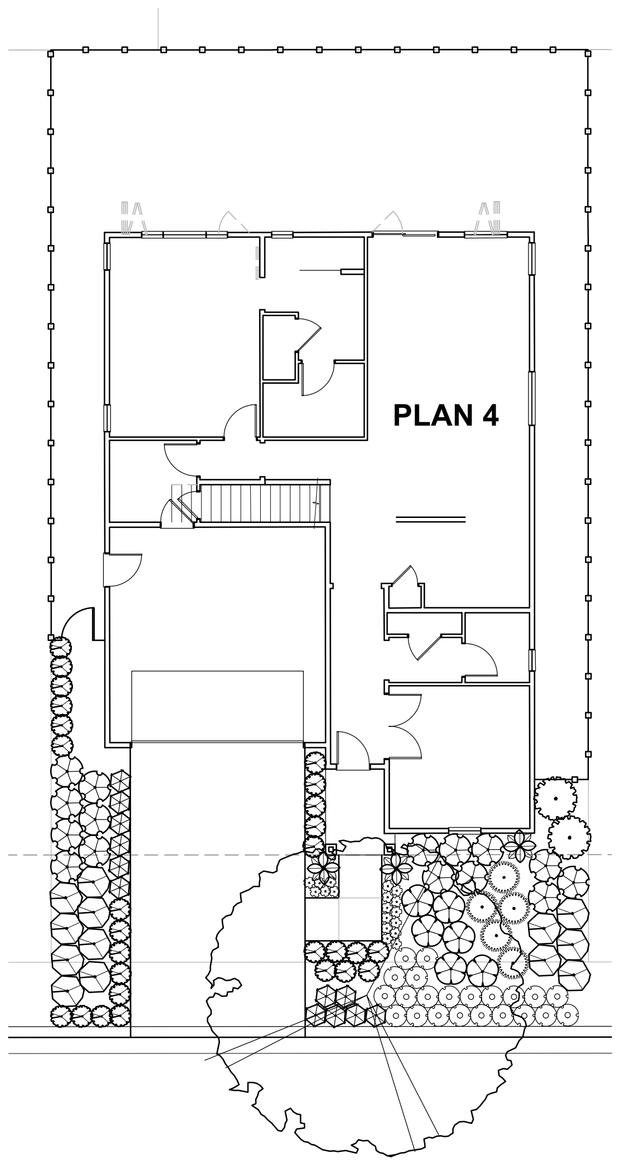

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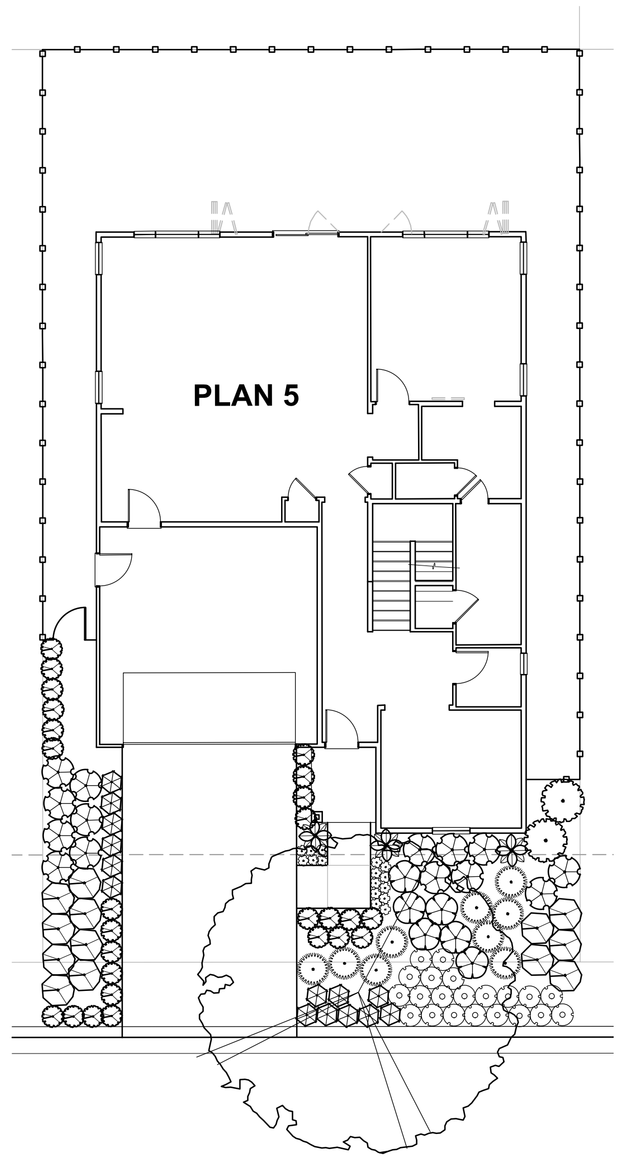

PLAN 5

D8

ARTISAN - 50 X 80 ACTIVE ADULT

PLANTING LEGEND: ARTISAN

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACACIA COGNATTA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	5 GAL
	ACHILLEA M. 'TERRA COTTA'	COMMON YARROW	LOW	1 GAL
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW	5 GAL
	ERIGERON GLAUCUS 'SEA BREEZE'	SEASIDE DAISY	LOW	1 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	GREVILLEA X 'NOELLI'	GREVILLEA	LOW	5 GAL
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	LOW	1 GAL
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	LOW	1 GAL
	SALVIA 'HOT LIPS'	CHERRY SAGE	LOW	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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TYPICAL LOT DESIGN

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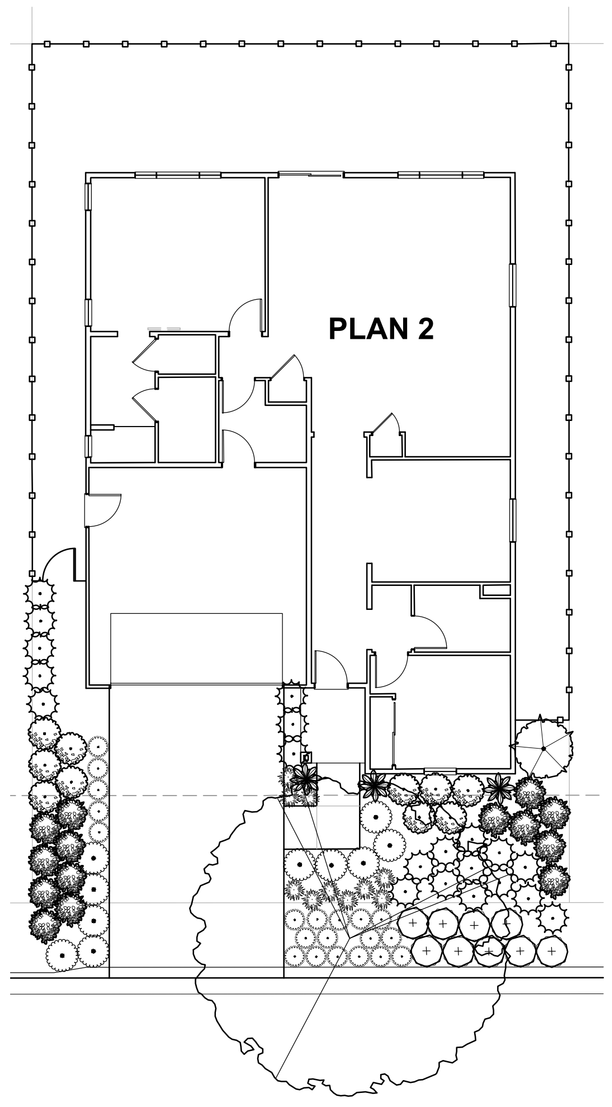
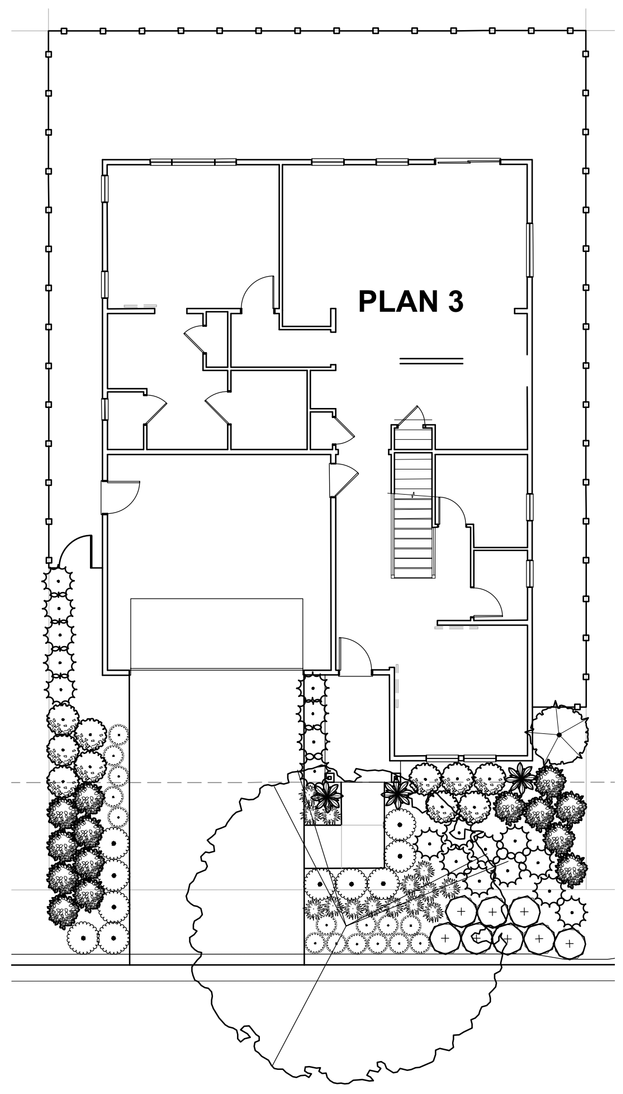
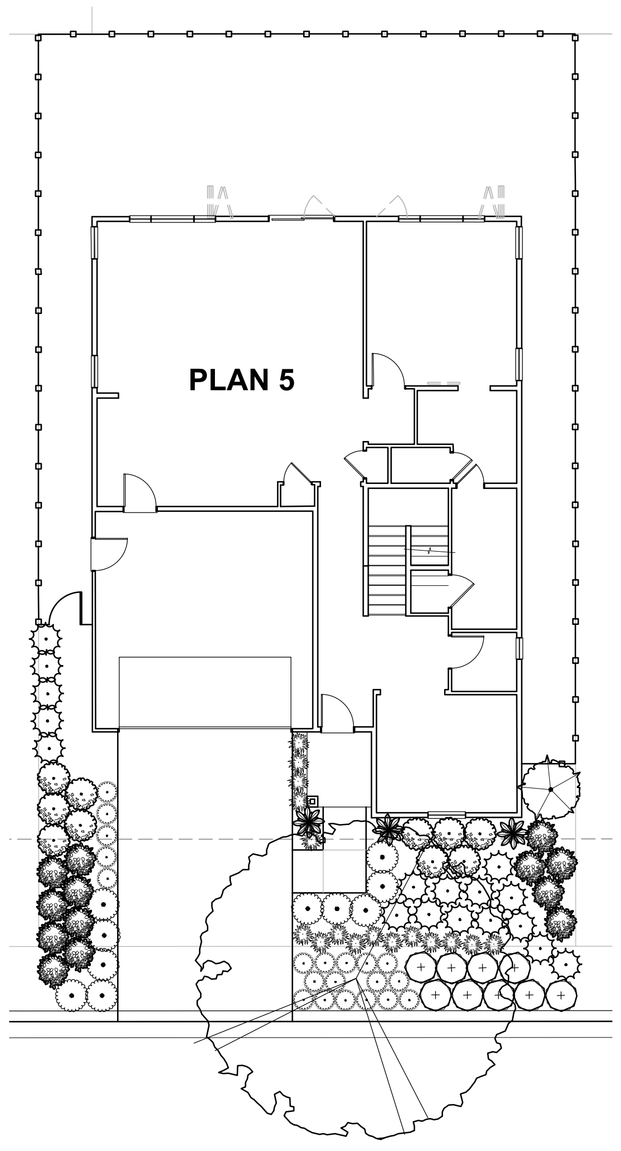


PLAN 2



PLAN 3



PLAN 5

PLANTING LEGEND: COTTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW	1 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GAL
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LIRIOPE SPICATA*	CREEPING LILY TURF	MODERATE	1 GAL
	LOROPETALUM C. 'PURPLE DIAMOND'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM T. 'VARIEGATA'*	TOBIRA	MODERATE	5 GAL
	SALVIA M. 'BERZERKELY'	SAGE	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	LOW	1 GAL
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
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	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
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COTTAGE - 50 X 80 ACTIVE ADULT

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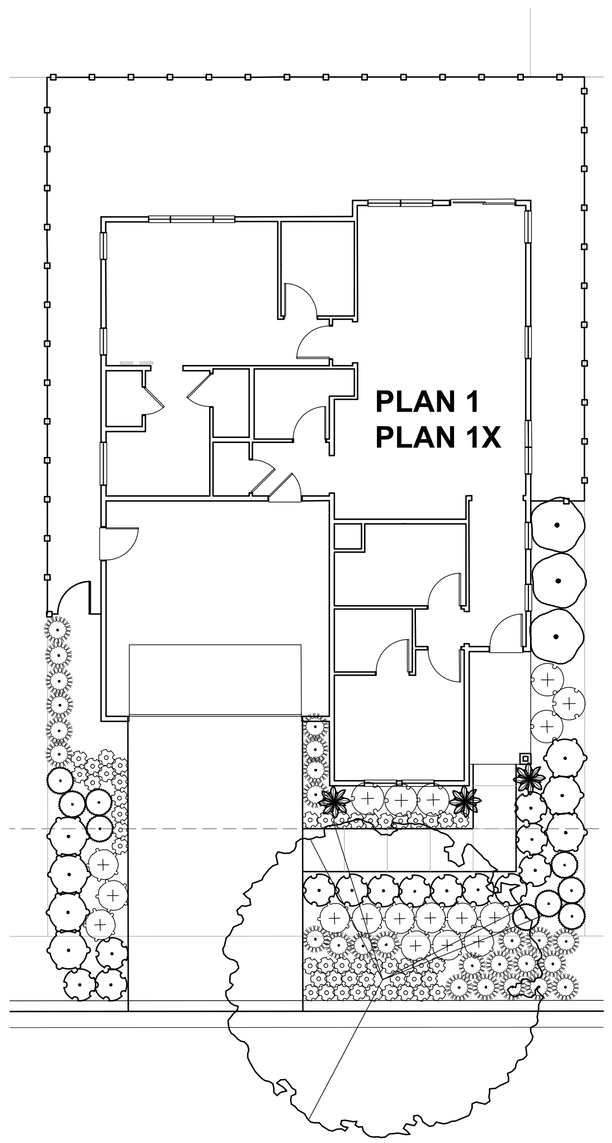
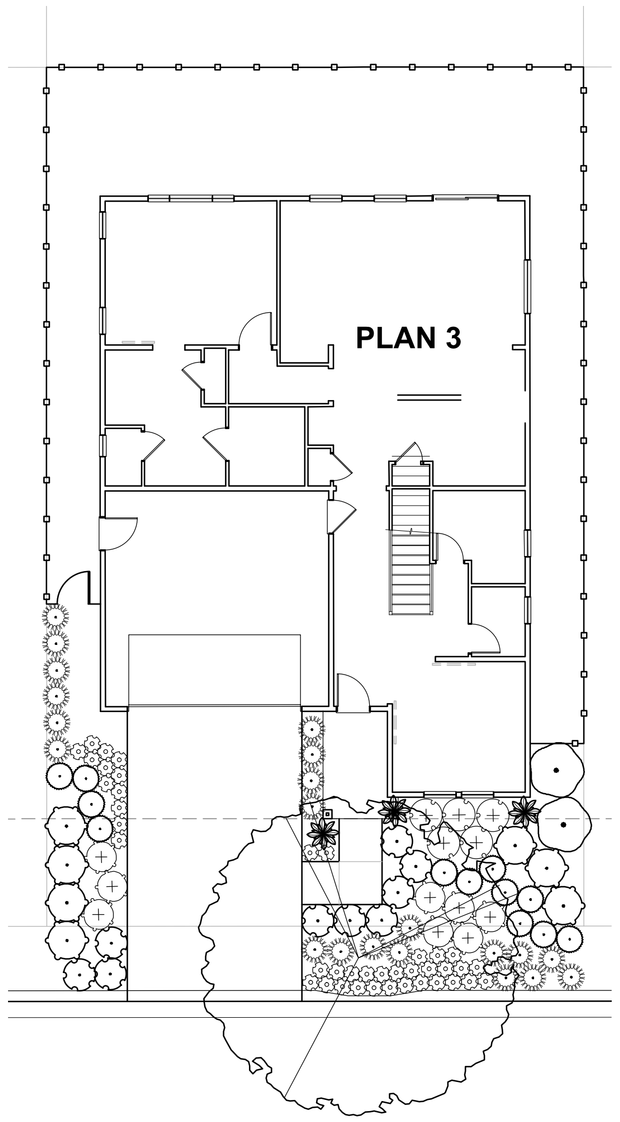
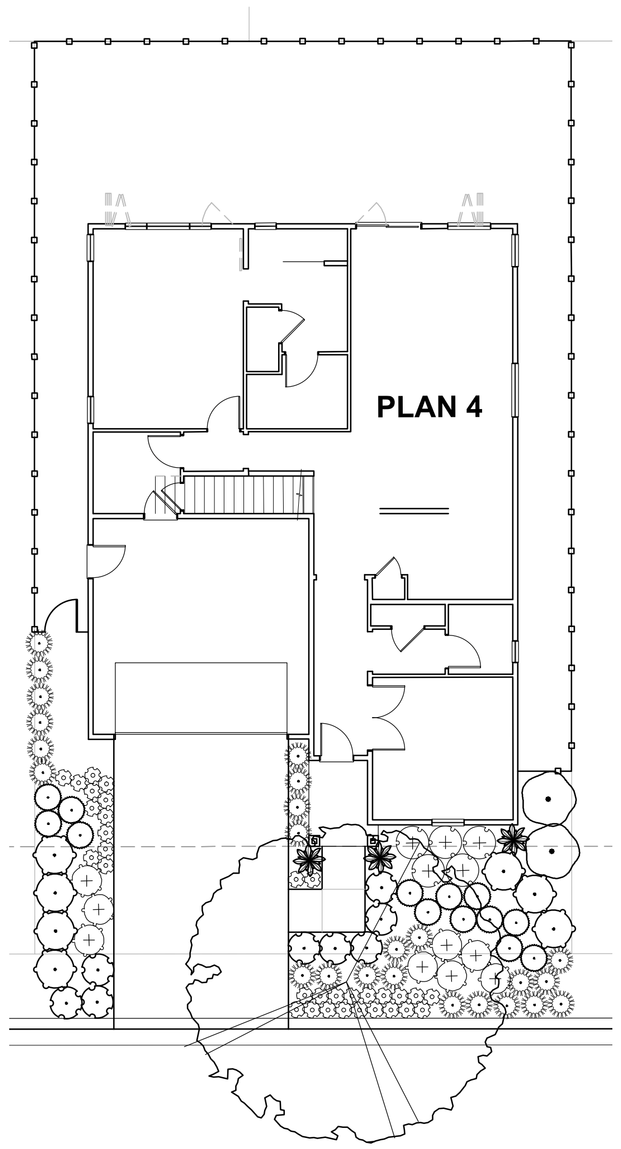


PLAN 1 & PLAN 1X
(MODERN FARMHOUSE)



PLAN 3
(FARMHOUSE)



PLAN 4
(FARMHOUSE)

PLANTING LEGEND: MODERN FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BERBERIS T. 'CRIMSON PYGMY'	BARBERRY	MODERATE	5 GAL
	CISTUS X 'VICTOR REITER'	CORAL ROCKROSE	LOW	5 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
	MIMULUS 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM 'SUNSET'	NEW ZEALAND FLAX	LOW	5 GAL
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	1 GAL
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	MODERATE	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

MWELO STATEMENT OF COMPLIANCE

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

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

D10

MODERN FARMHOUSE & FARMHOUSE - 50 X 80 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-9

Project No. 11417

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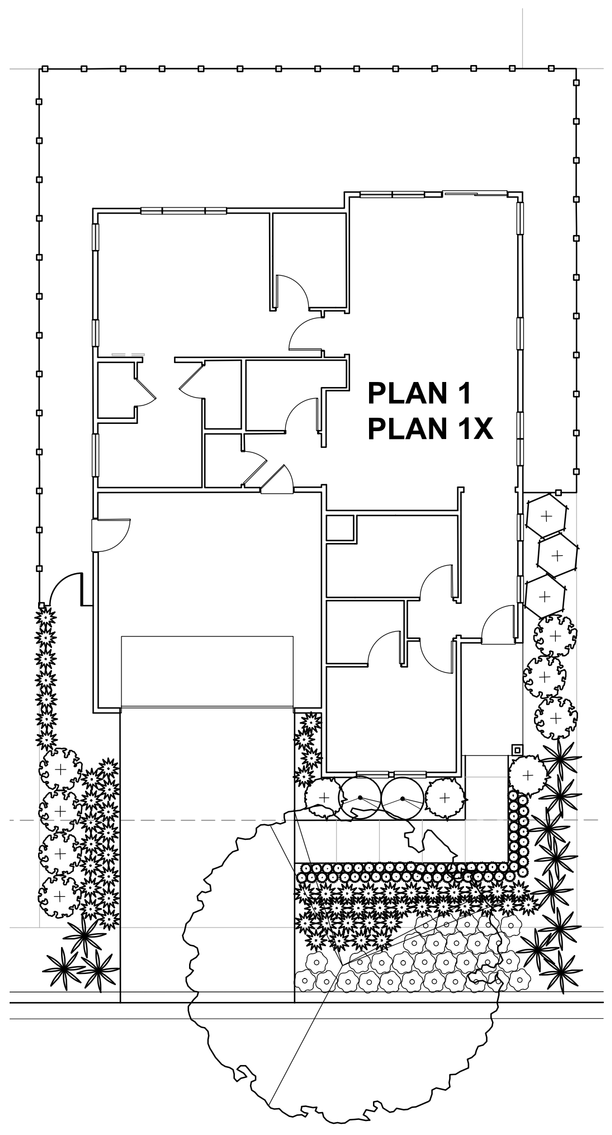
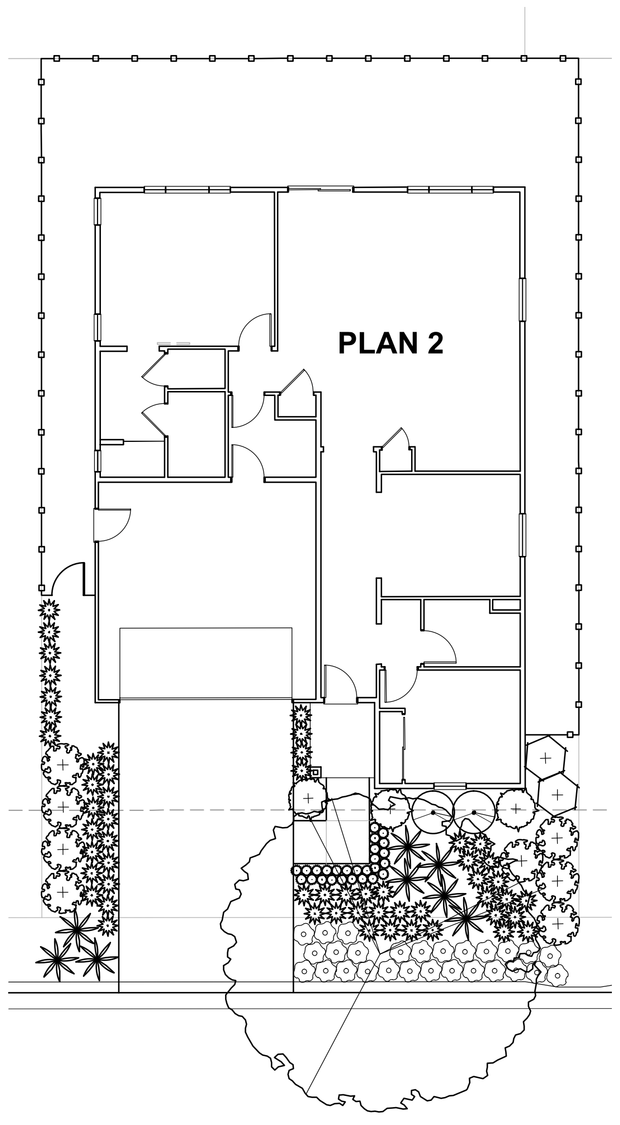
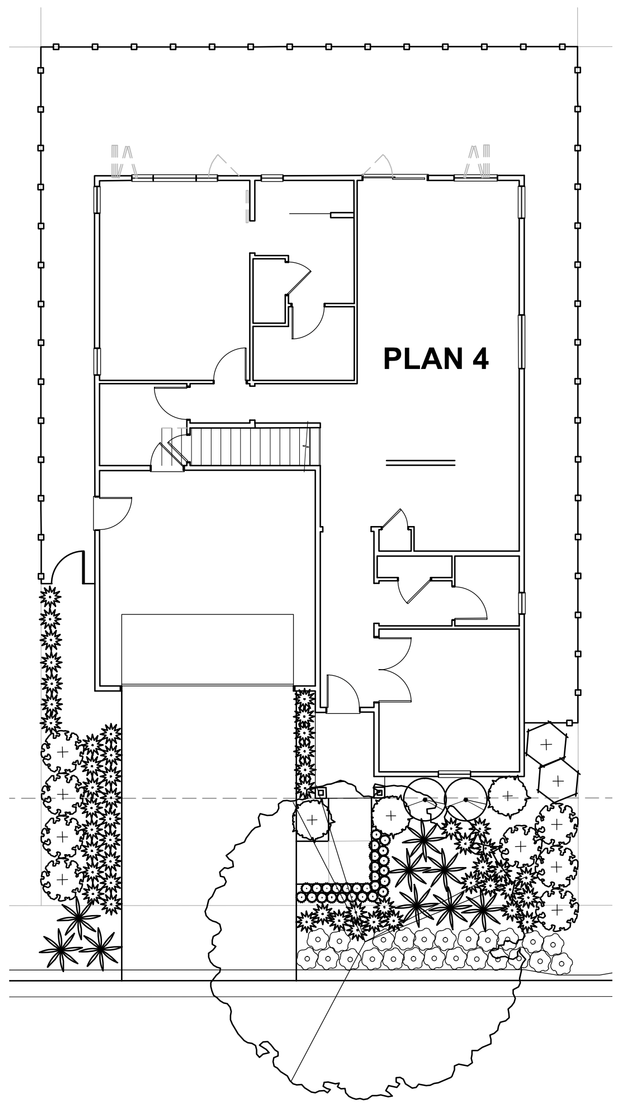


PLAN 1 & PLAN 1X



PLAN 2



PLAN 4

D11

SPANISH ECLECTIC - 50 X 80 ACTIVE ADULT

PLANTING LEGEND: SPANISH ECLECTIC

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW	1 GAL
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	EPILOBIUM CANUM 'CATALINA'	FIREWEED	LOW	1 GAL
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	MODERATE	1 GAL
	HESPERALOE PARVIFLORA 'SURPRISE BOUQUET'	RED YUCCA	LOW	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LOROPETALUM C. 'RAZZLEBERRI'*	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	MIMULUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	1 GAL
	PHORMIUM T. 'FIREBIRD'	NEW ZEALAND FLAX	LOW	5 GAL
	RHAMNUS CALIFORNICA 'EVE CASE'*	COFFEE BERRY	LOW	5 GAL
	RHAPHIOLEPIS I. 'SPRING RAPTURE'*	INDIA HAWTHORN	MODERATE	5 GAL
	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1 GAL
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	LOW	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

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Suite 240
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tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-10

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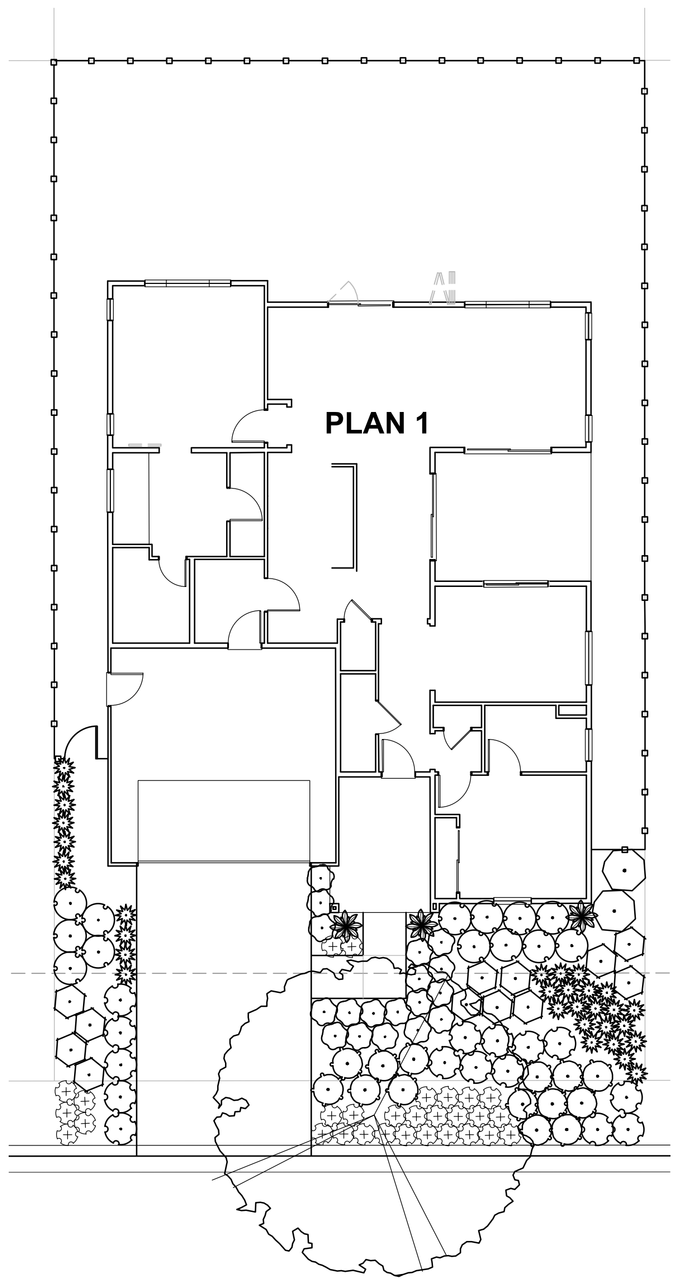
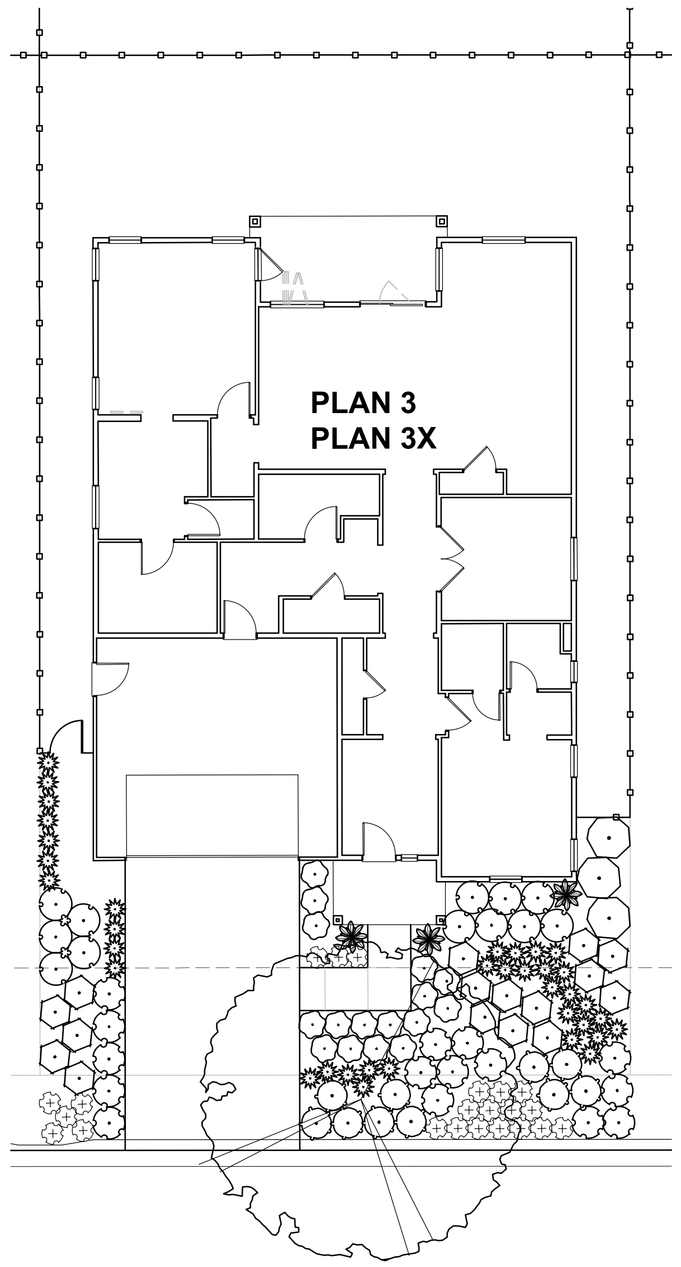
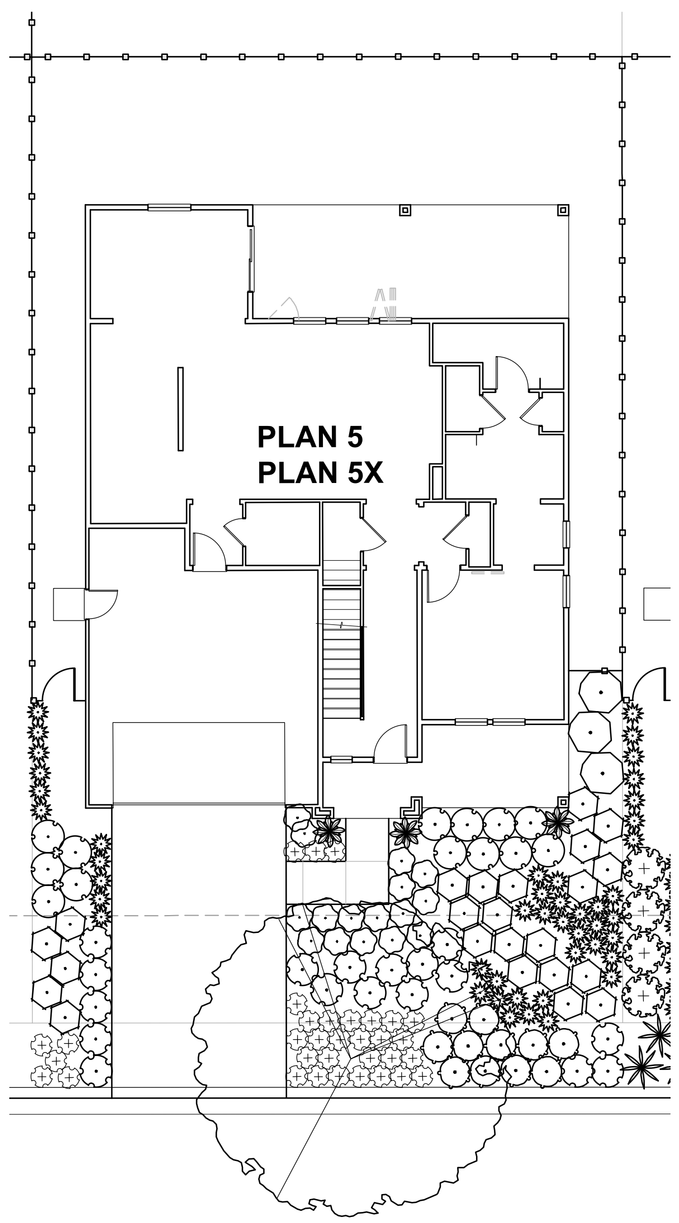


PLAN 1



PLAN 3 & PLAN 3X



PLAN 5 & PLAN 5X

PLANTING LEGEND: CALIFORNIA RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACHILLEA SPP.	YARROW	LOW	1 GAL
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	LOW	1 GAL
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PENSTEMON 'GARNET'	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM C. 'NANA'*	KARO PITTOSPORUM	MODERATE	5 GAL
	SALVIA 'POZO BLUE'	POZO BLUE SAGE	LOW	1 GAL
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	LOW	5 GAL
	VIBURNUM TINUS 'SPRING BOUQUET'*	VIBURNUM	MODERATE	5 GAL
	ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

D12

CALIFORNIA RANCH - 55 X 90 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

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VTA

0' 5' 10' 20'

SCALE: 1" = 10'-0"

L-11

Project No. 11417

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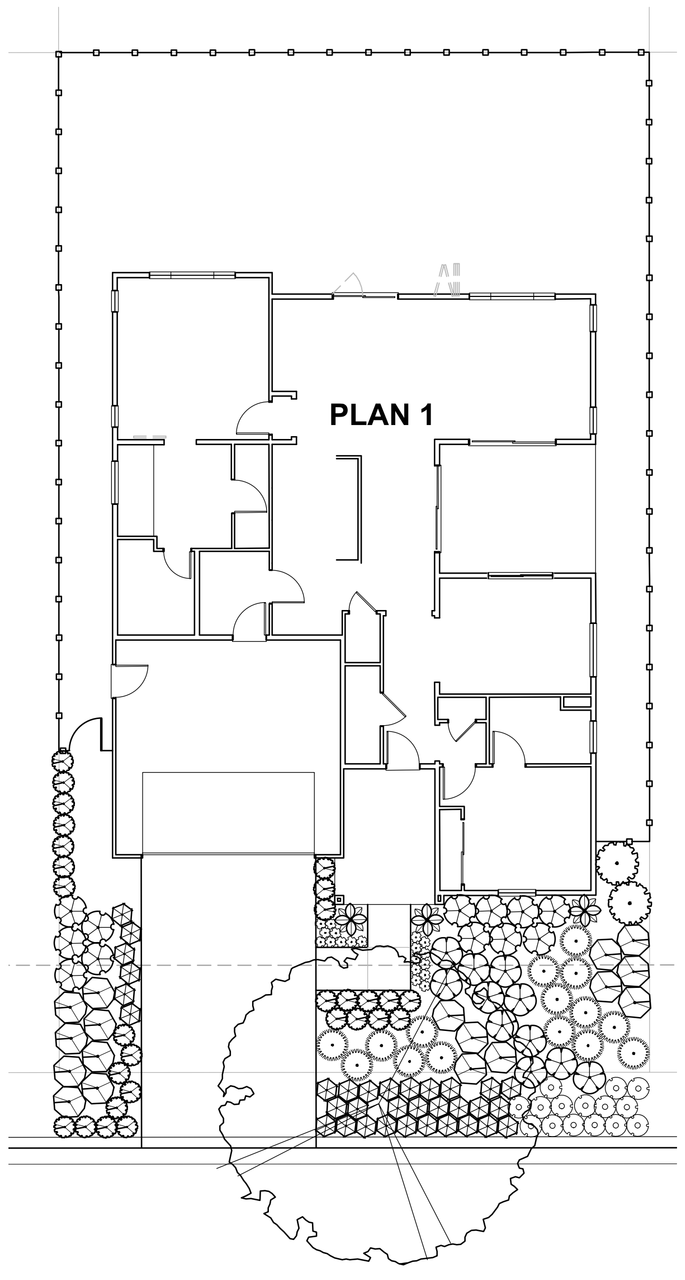

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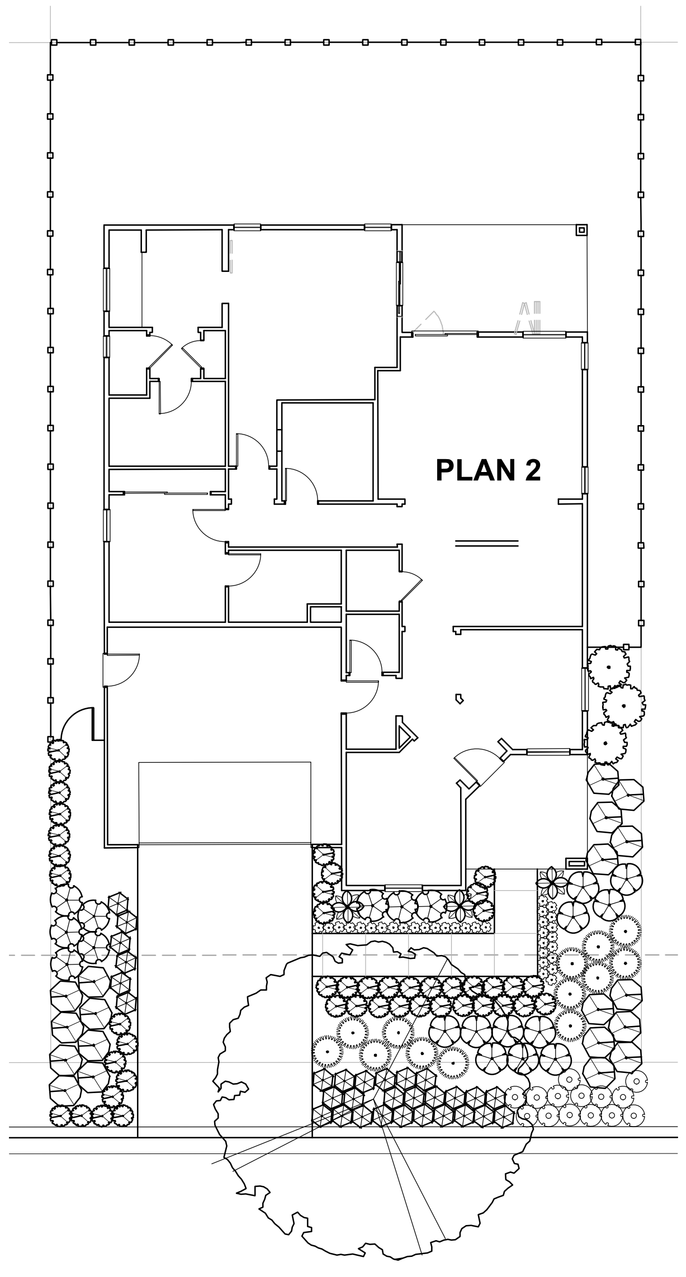
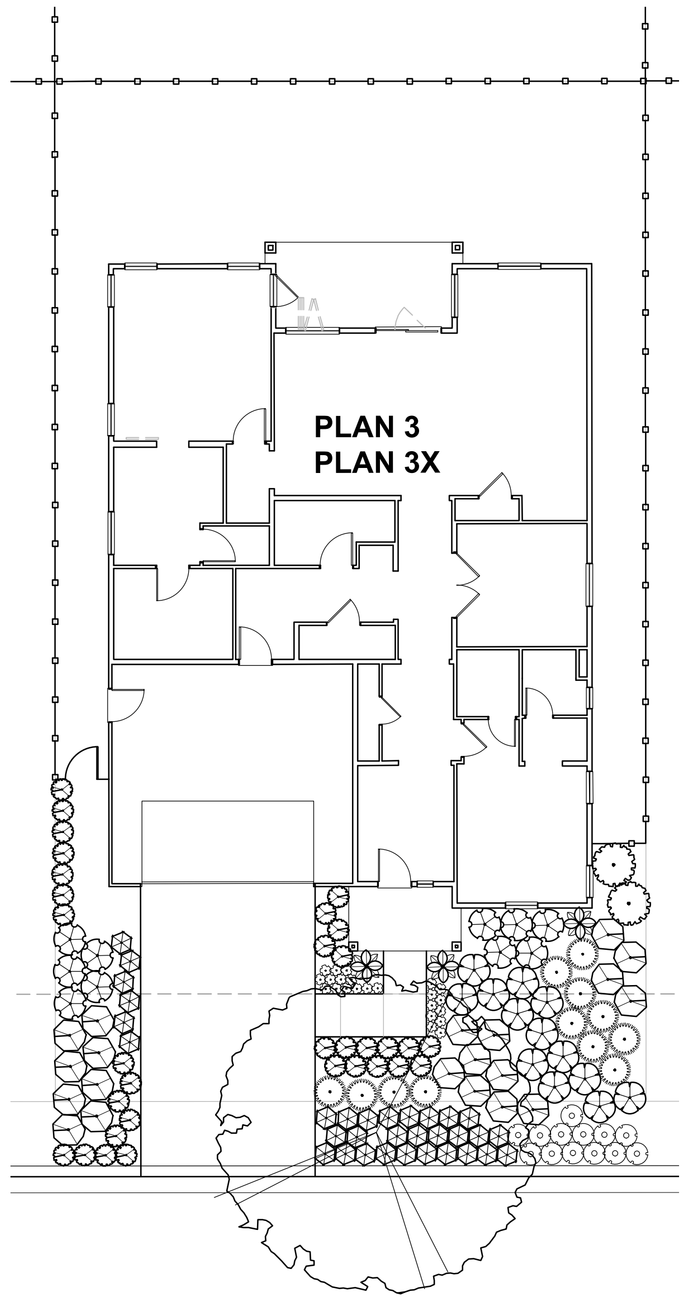


PLAN 2



PLAN 3 & PLAN 3X

PLANTING LEGEND: ARTISAN

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACACIA COGNATTA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	5 GAL
	ACHILLEA M. 'TERRA COTTA'	COMMON YARROW	LOW	1 GAL
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW	5 GAL
	ERIGERON GLAUCUS 'SEA BREEZE'	SEASIDE DAISY	LOW	1 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	GREVILLEA X 'NOELLI'	GREVILLEA	LOW	5 GAL
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	LOW	1 GAL
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	LOW	1 GAL
	SALVIA 'HOT LIPS'	CHERRY SAGE	LOW	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

D13

ARTISAN - 55 X 90 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

JULY 2018

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tel: 707.224.2299
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0' 5' 10' 20'

SCALE: 1" = 10'-0"

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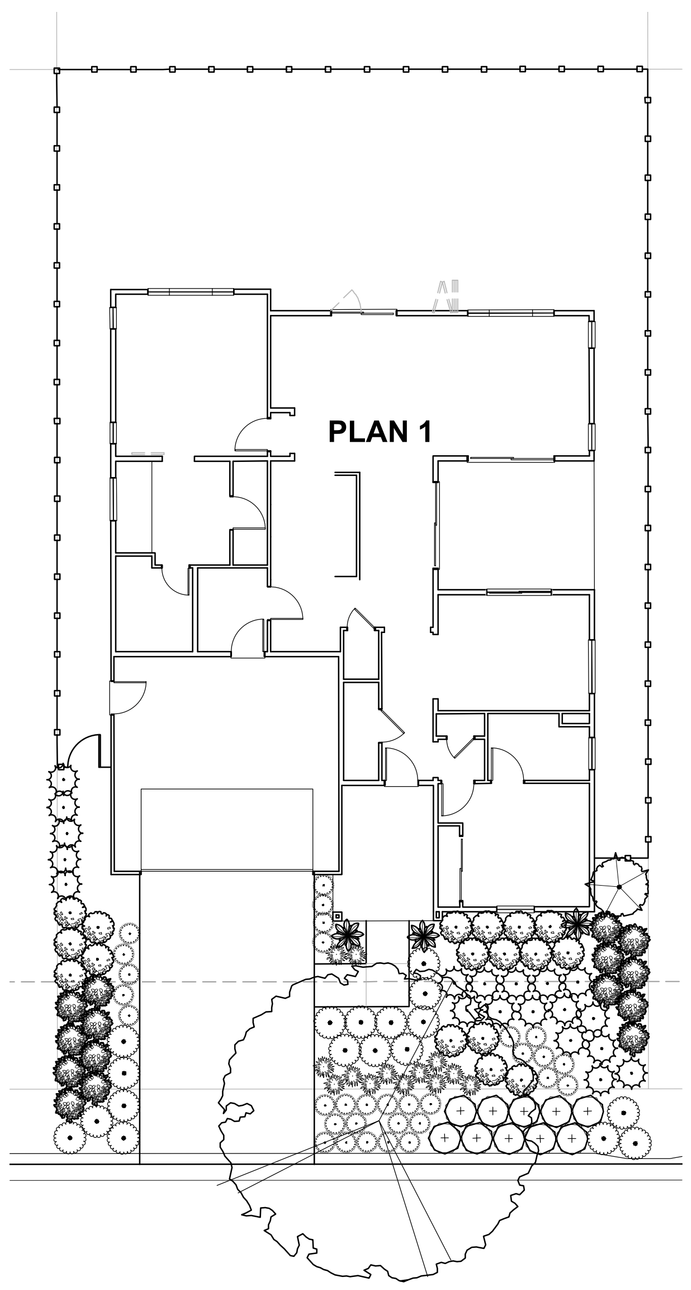

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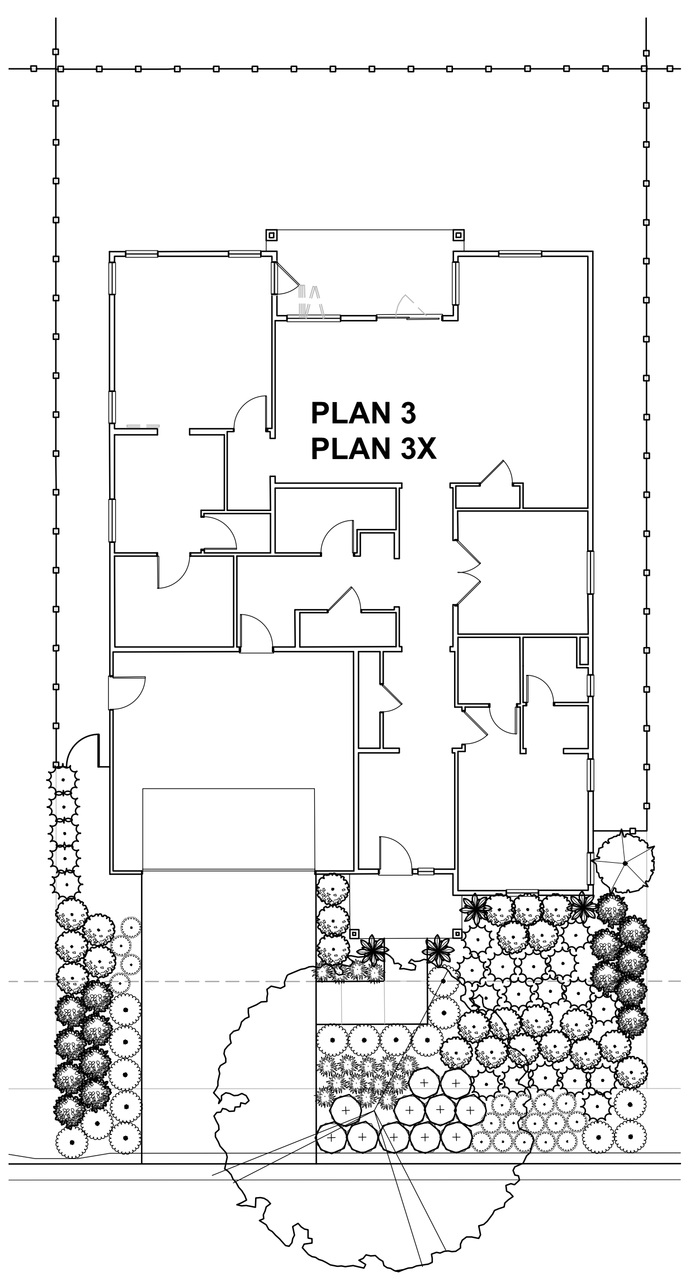
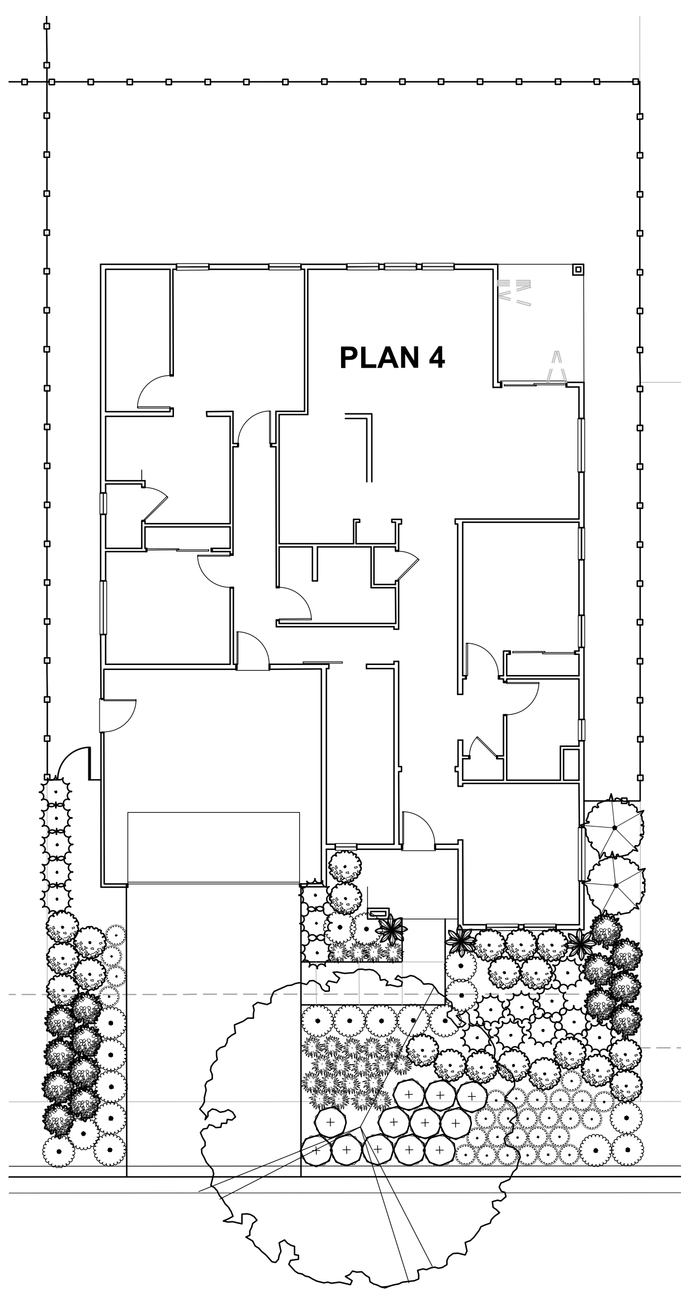


PLAN 3 & PLAN 3X



PLAN 4

PLANTING LEGEND: COTTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW	1 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GAL
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LIRIOPE SPICATA*	CREEPING LILY TURF	MODERATE	1 GAL
	LOROPETALUM C. 'PURPLE DIAMOND'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM T. 'VARIEGATA'*	TOBIRA	MODERATE	5 GAL
	SALVIA M. 'BERZERKELY'	SAGE	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	LOW	1 GAL
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
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	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

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CA LICENSE # 2798

D14

COTTAGE - 55 X 90 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

TYPICAL LOT DESIGN

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L-13

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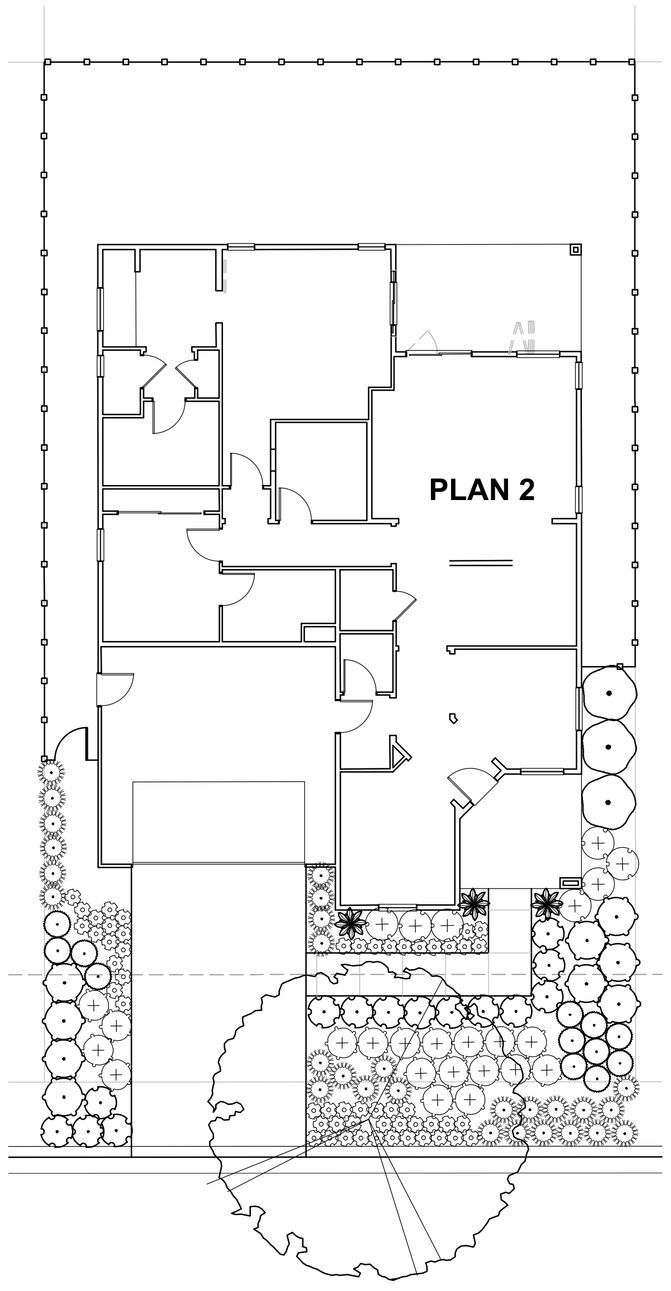
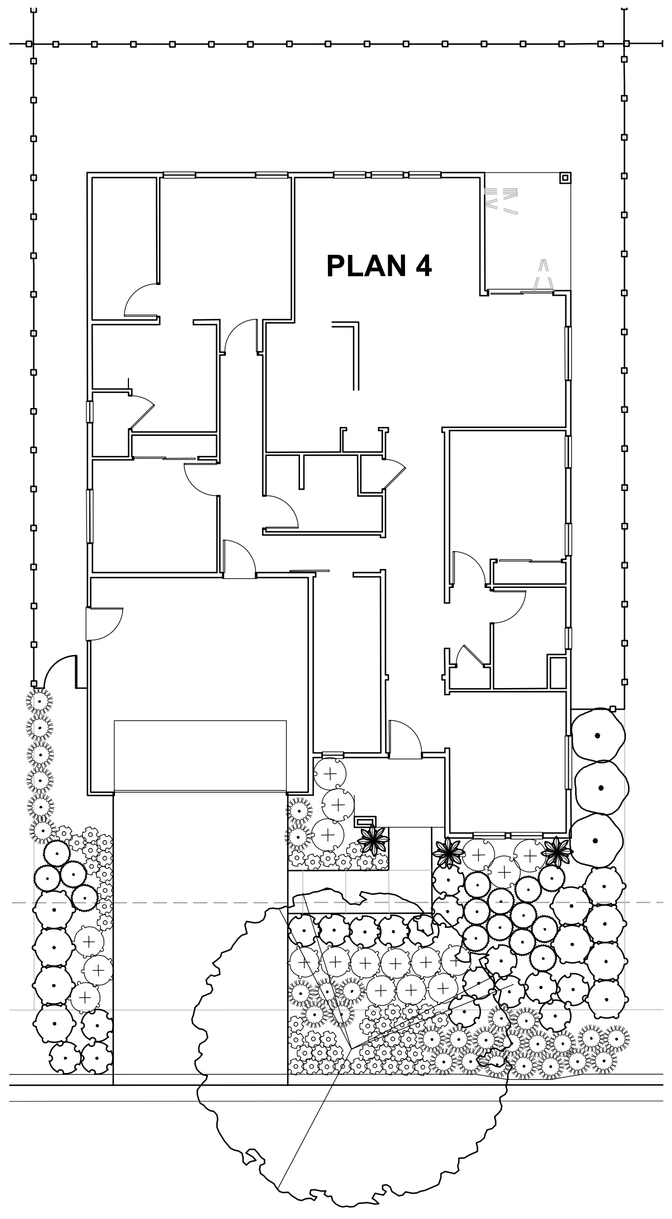


PLAN 2



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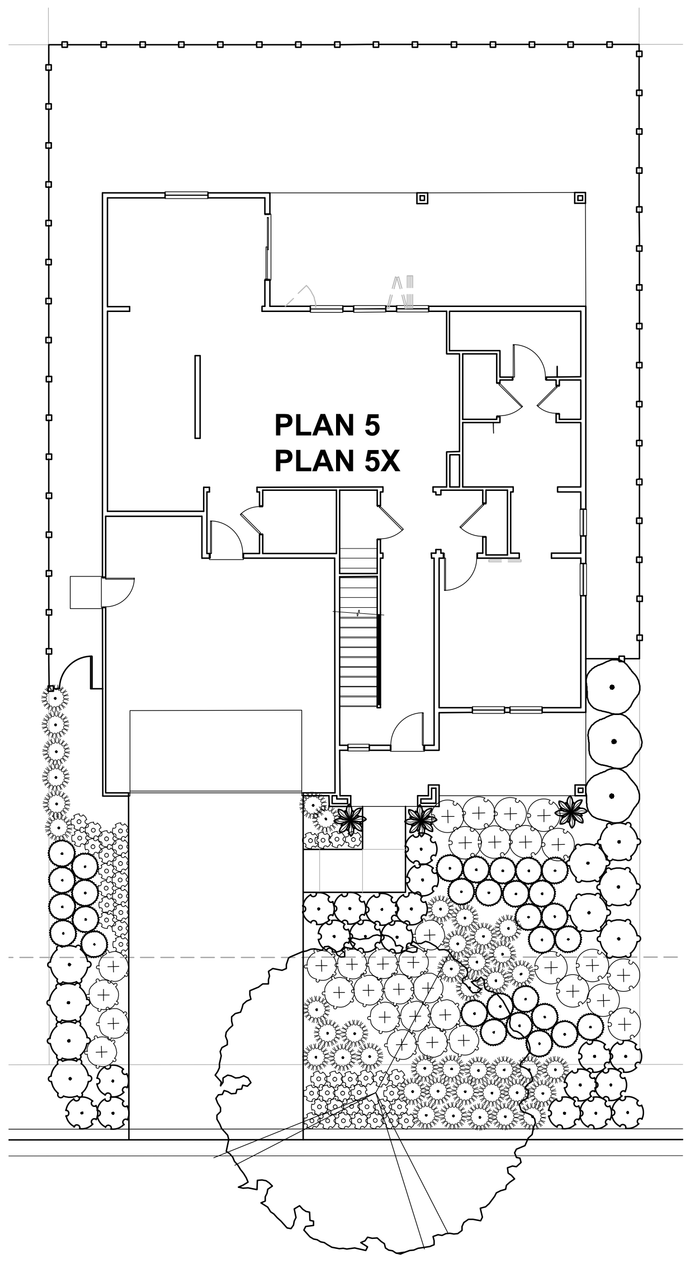

PLAN 5 & PLAN 5X

PLANTING LEGEND: MODERN FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BERBERIS T. 'CRIMSON PYGMY'	BARBERRY	MODERATE	5 GAL
	CISTUS X 'VICTOR REITER'	CORAL ROCKROSE	LOW	5 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
	MIMULUS 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM 'SUNSET'	NEW ZEALAND FLAX	LOW	5 GAL
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	1 GAL
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	MODERATE	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
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MODERN FARMHOUSE - 55 X 90 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

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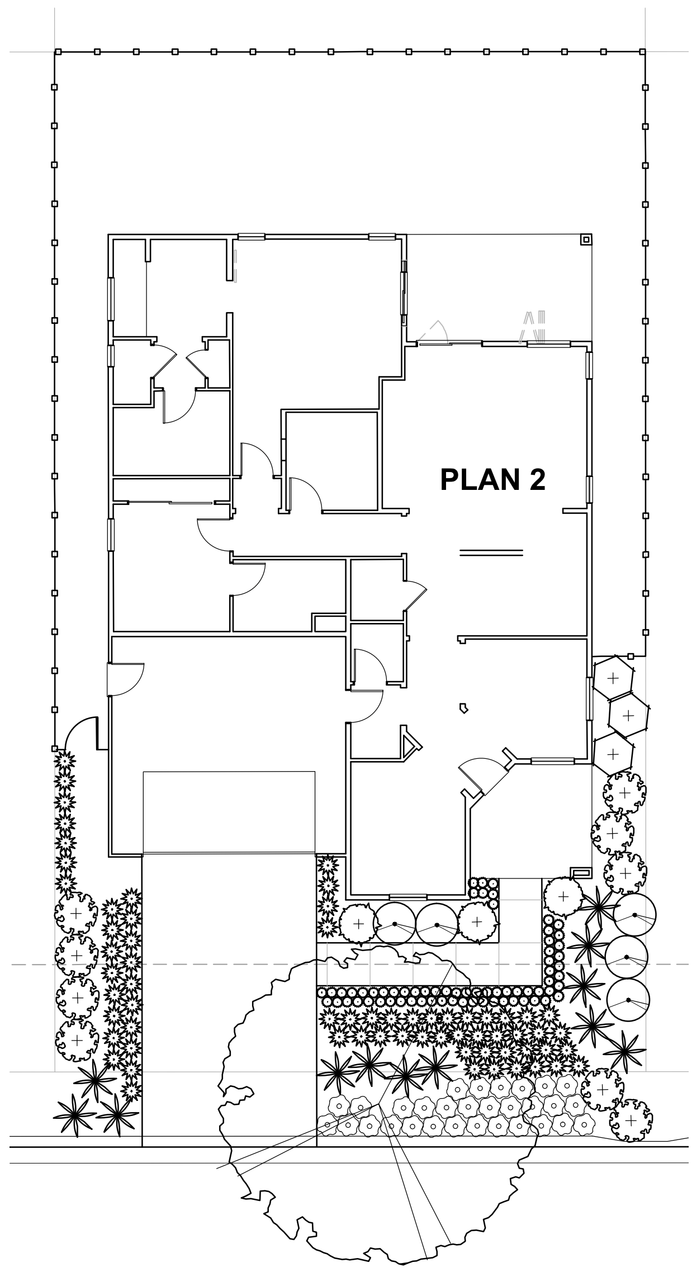
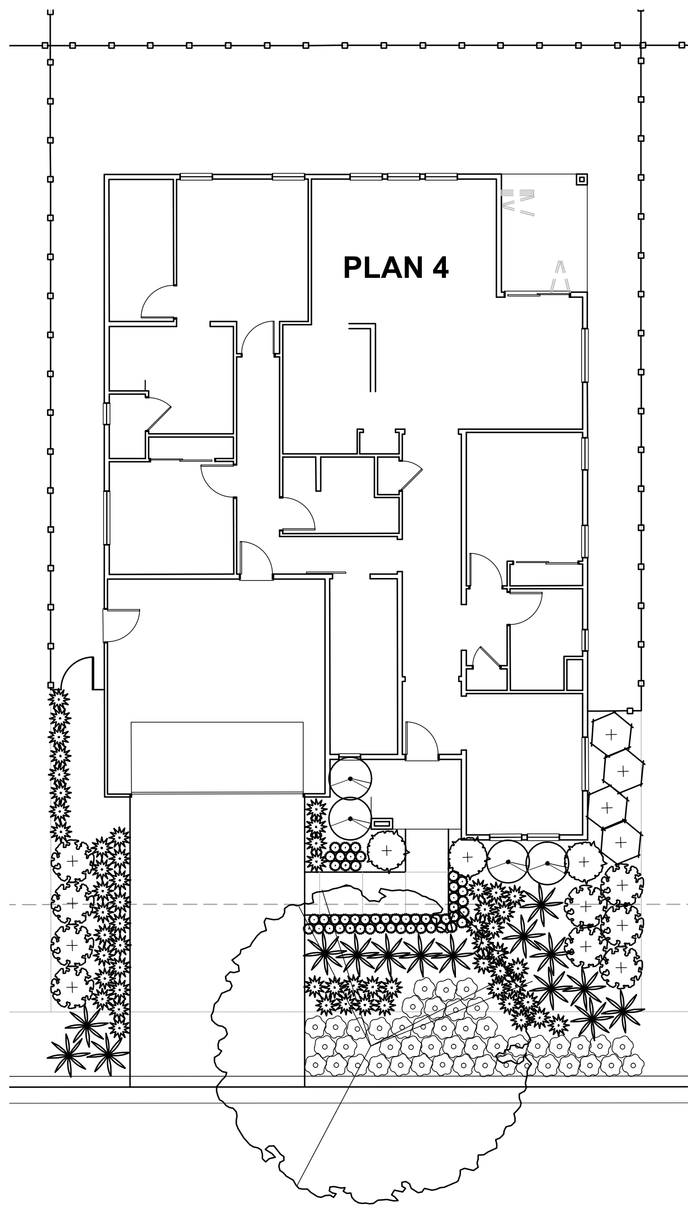
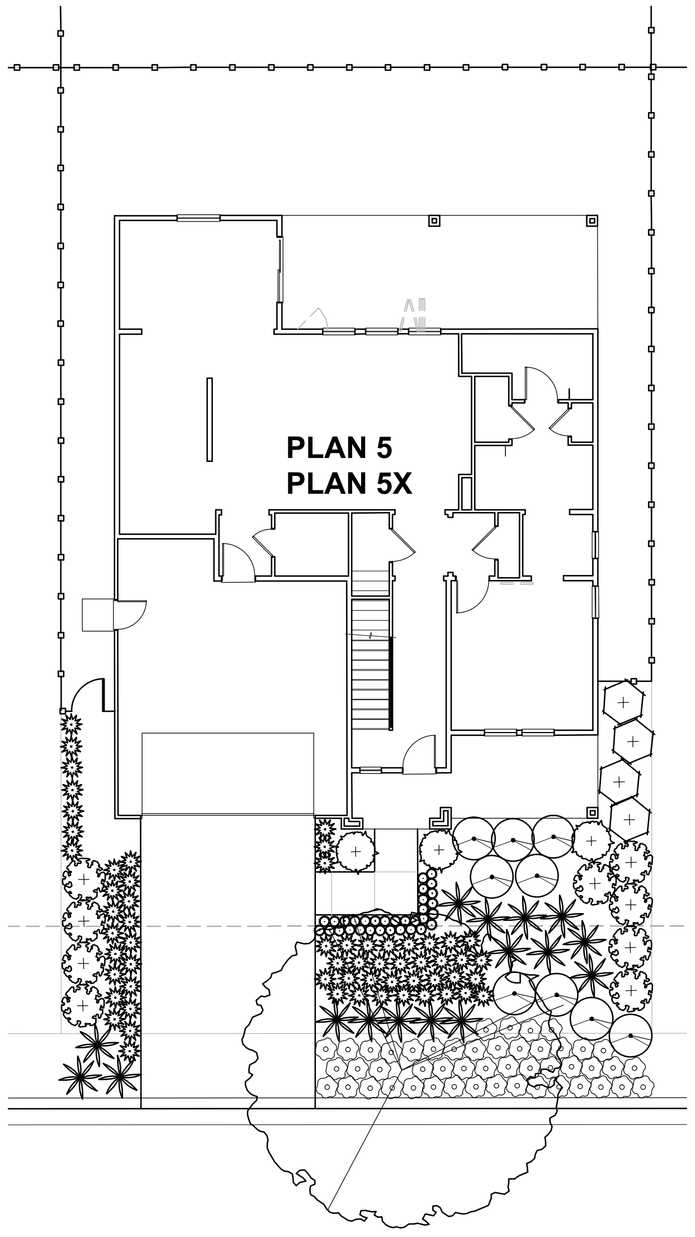


PLAN 2



PLAN 4



PLAN 5 & PLAN 5X

PLANTING LEGEND: SPANISH ECLECTIC

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW	1 GAL
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	EPILOBIUM CANUM 'CATALINA'	FIREWEED	LOW	1 GAL
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	MODERATE	1 GAL
	HESPERALOE PARVIFLORA 'SURPRISE BOUQUET'	RED YUCCA	LOW	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LOROPETALUM C. 'RAZZLEBERRI'*	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	MIMULUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	1 GAL
	PHORMIUM T. 'FIREBIRD'	NEW ZEALAND FLAX	LOW	5 GAL
	RHAMNUS CALIFORNICA 'EVE CASE'*	COFFEE BERRY	LOW	5 GAL
	RHAPHIOLEPIS I. 'SPRING RAPTURE'*	INDIA HAWTHORN	MODERATE	5 GAL
	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1 GAL
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	LOW	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

MWELO STATEMENT OF COMPLIANCE

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

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

D16

SPANISH ECLECTIC - 55 X 90 ACTIVE ADULT

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK
Antioch, California

TYPICAL LOT DESIGN
JULY 2018

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'
SCALE: 1" = 10'-0"

L-15
Project No. 11417

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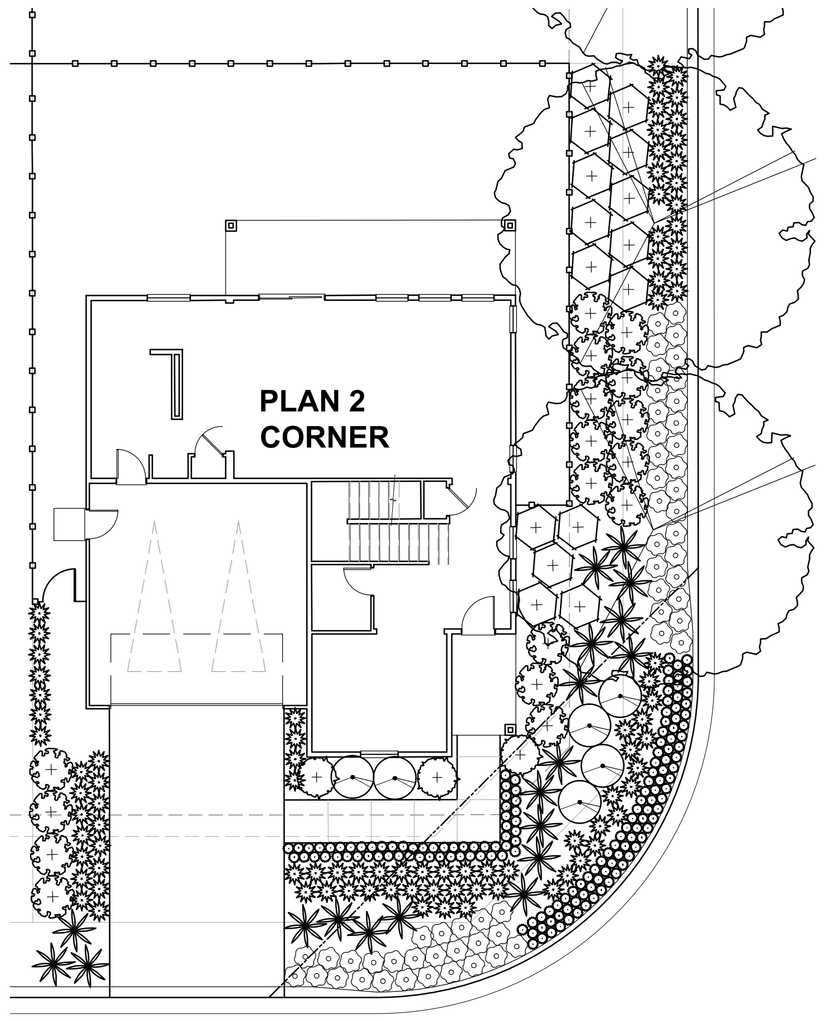

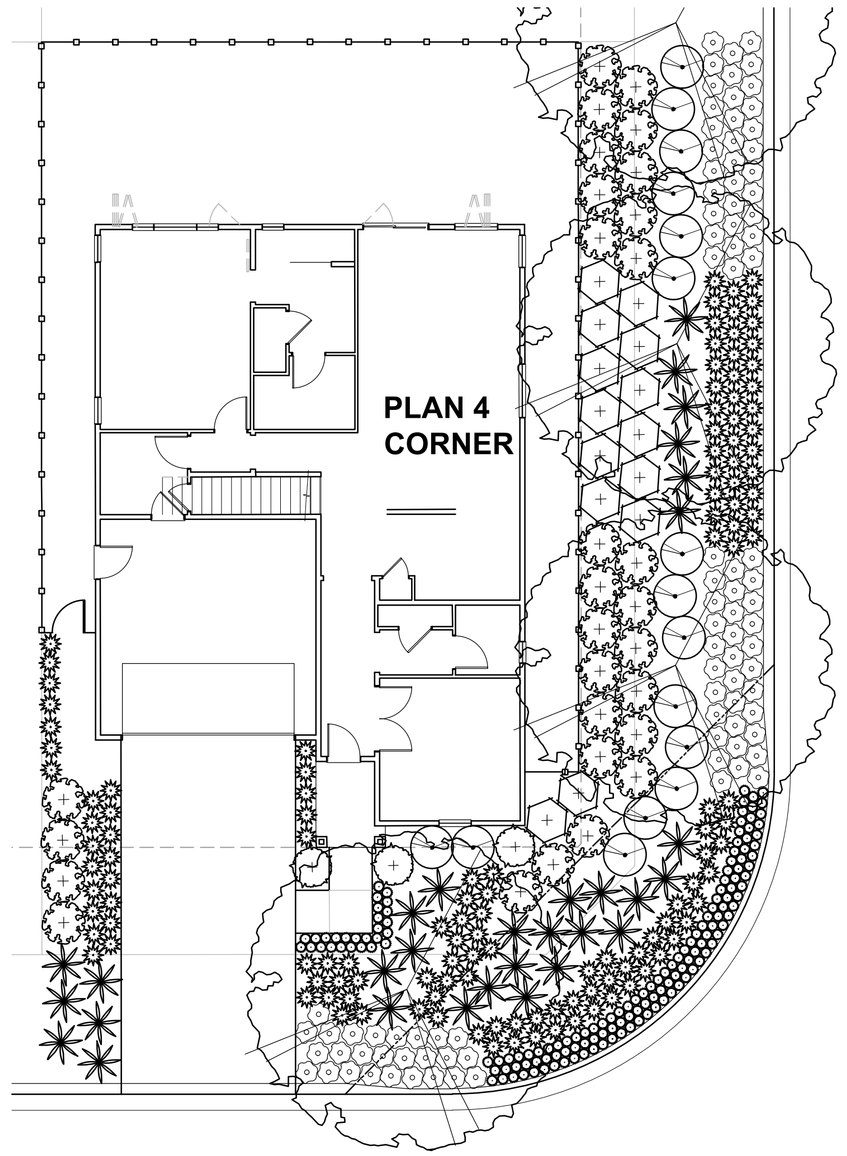

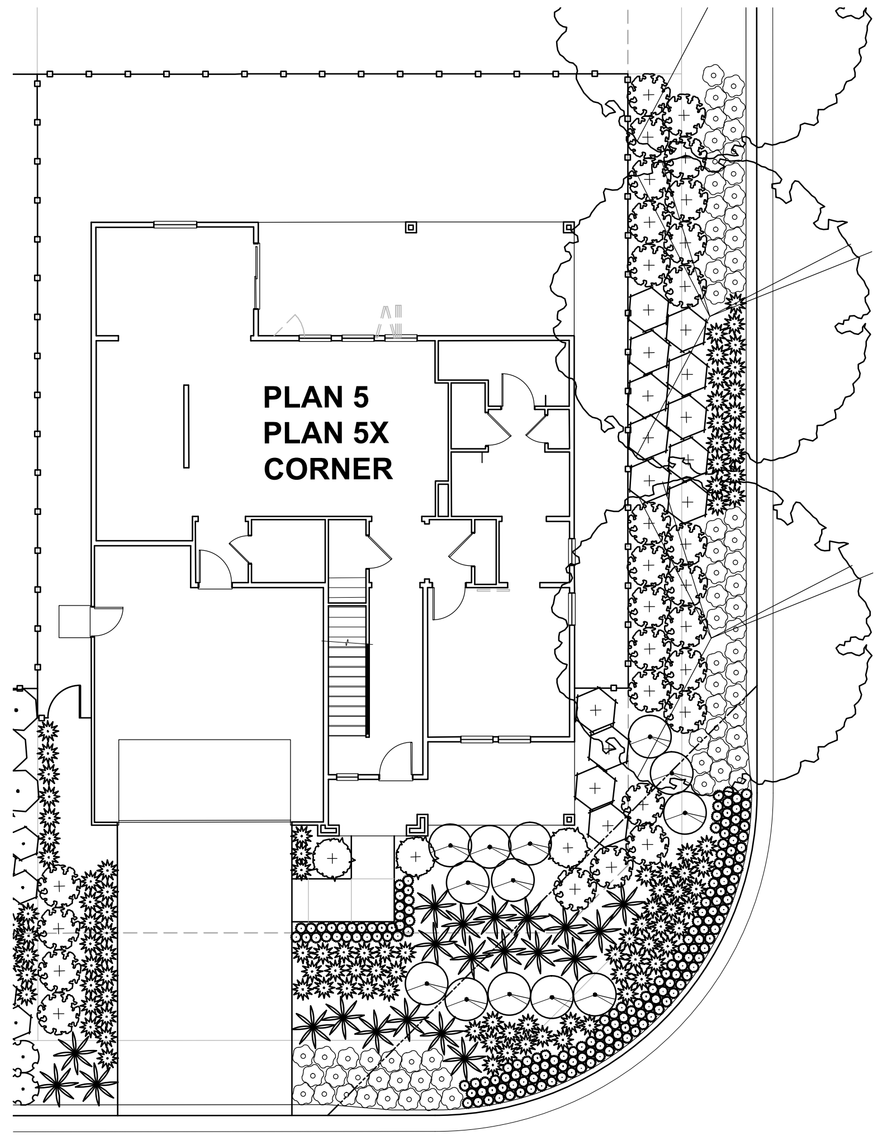

PLAN 2 CORNER
(50 X 80 SINGLE FAMILY DETACHED)

PLAN 4 CORNER
(50 X 80 ACTIVE ADULT)

PLAN 5 & PLAN 5X CORNER
(55 X 90 ACTIVE ADULT)

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STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX

PLANTING LEGEND: SPANISH ECLECTIC

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW	1 GAL
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	EPILOBIUM CANUM 'CATALINA'	FIREWEED	LOW	1 GAL
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	MODERATE	1 GAL
	HESPERALOE PARVIFLORA 'SURPRISE BOUQUET'	RED YUCCA	LOW	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LOROPETALUM C. 'RAZZLEBERRI'*	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	MIMULUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	1 GAL
	PHORMIUM T. 'FIREBIRD'	NEW ZEALAND FLAX	LOW	5 GAL
	RHAMNUS CALIFORNICA 'EVE CASE'*	COFFEE BERRY	LOW	5 GAL
	RHAPHIOLEPIS I. 'SPRING RAPTURE'*	INDIA HAWTHORN	MODERATE	5 GAL
	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1 GAL
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	LOW	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS

D17

SPANISH ECLECTIC

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK
Antioch, California

TYPICAL CORNER LOT DESIGN

JULY 2018

vanderToolen Associates
855 Bordeaux Way
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tel: 707.224.2299
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0' 5' 10' 20'
SCALE: 1" = 10'-0"

L-16
Project No. 11417

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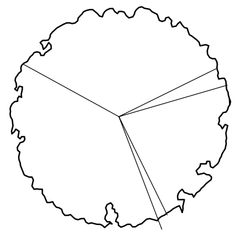
STREET TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACER RUBRUM 'REDPOINTE'	RED POINT RED MAPLE	MODERATE	24" BOX
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	MODERATE	24" BOX
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY PISTACHE	LOW	24" BOX
	PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	MODERATE	24" BOX
	QUERCUS COCCINEA	SCARLET OAK	MODERATE	24" BOX


ACER RUBRUM 'REDPOINTE'


GINKGO BILOBA 'SARATOGA'


PISTACIA C. 'KEITH DAVEY'


PYRUS C. 'NEW BRADFORD'


QUERCUS COCCINEA

PLANTING LEGEND: ARTISAN

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACACIA COGNATTA 'COUSIN ITT'	COUSIN ITT ACACIA	LOW	5 GAL
	ACHILLEA M. 'TERRA COTTA'	COMMON YARROW	LOW	1 GAL
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	LOW	5 GAL
	ERIGERON GLAUCUS 'SEA BREEZE'	SEASIDE DAISY	LOW	1 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	GREVILLEA X 'NOELLI'	GREVILLEA	LOW	5 GAL
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	LOW	1 GAL
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	LOW	1 GAL
	SALVIA 'HOT LIPS'	CHERRY SAGE	LOW	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS


ACACIA COGNATTA 'COUSIN ITT'


ACHILLEA M. 'TERRA COTTA'


CHONDROPETALUM TECTORUM


ERIGERON GLAUCUS 'SEA BREEZE'


GALVEZIA SPECIOSA 'FIRECRACKER'


GREVILLEA X 'NOELLI'

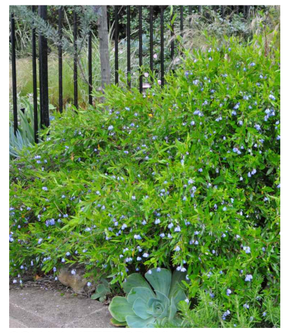

MUHLENBERGIA CAPILLARIS


MYRTUS COMMUNIS


NEPETA FAASSENII 'WALKER'S LOW'


PENSTEMON H. 'MARGARITA BOP'


SALVIA 'HOT LIPS'


SOLLYA HETEROPHYLLA

PLANTING LEGEND: CALIFORNIA RANCH

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ACHILLEA SPP.	YARROW	LOW	1 GAL
	CALAMAGROSTIS X ACUIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	LOW	1 GAL
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PENSTEMON 'GARNET'	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM C. 'NANA'*	KARO PITTOSPORUM	MODERATE	5 GAL
	SALVIA 'POZO BLUE'	POZO BLUE SAGE	LOW	1 GAL
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	LOW	5 GAL
	VIBURNUM TINUS 'SPRING BOUQUET'*	VIBURNUM	MODERATE	5 GAL
	ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS


ACHILLEA SPP.


CALAMAGROSTIS 'KARL FOERSTER'


ERIOGONUM GRANDE RUBESCENS


LIMONIUM PEREZII

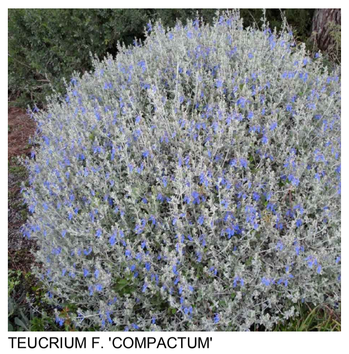

LOROPETALUM C. 'RAZZLEBERRI'


PENSTEMON 'GARNET'


PHORMIUM SPP.


PITTOSPORUM C. 'NANA'


SALVIA 'POZO BLUE'


TEUCRIUM F. 'COMPACTUM'


VIBURNUM T. 'SPRING BOUQUET'


ZAUSCHNERIA C. 'SCHEIFFLIN'S CHOICE'

D18

CENTURY COMMUNITIES

PROMENADE AT SAND CREEK

Antioch, California

IMAGERY

JULY 2018

vanderToolen Associates
855 Bordeaux Way
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tel: 707.224.2299
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L-17

Project No. 11417

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PLANTING LEGEND: COTTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	LOW	1 GAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GAL
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	1 GAL
	LIMONIUM PEREZII*	STATICE	MODERATE	1 GAL
	LIRIOPE SPICATA*	CREEPING LILY TURF	MODERATE	1 GAL
	LOROPETALUM C. 'PURPLE DIAMOND'	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM T. 'VARIEGATA'*	TOBIRA	MODERATE	5 GAL
	SALVIA M. 'BERZERKELY'	SAGE	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	LOW	1 GAL
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	LOW	1 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS


BOUTELOUA G. 'BLONDE AMBITION'


CALLISTEMON V. 'LITTLE JOHN'


DODONAEA V. 'PURPUREA'


FESTUCA MAIREI


IRIS DOUGLASIANA


LIMONIUM PEREZII


LIRIOPE SPICATA


LOROPETALUM C. 'PURPLE DIAMOND'


PHORMIUM SPP.


PITTOSPORUM T. 'VARIEGATA'


SALVIA M. 'BERZERKELY'


SCAEVOLA 'MAUVE CLUSTERS'

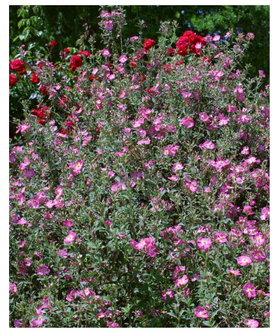

VERBENA L. 'DE LA MINA'

PLANTING LEGEND: FARMHOUSE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	BERBERIS T. 'CRIMSON PYGMY'	BARBERRY	MODERATE	5 GAL
	CISTUS X 'VICTOR REITER'	CORAL ROCKROSE	LOW	5 GAL
	GALVEZIA SPECIOSA 'FIRECRACKER'*	ISLAND SNAPDRAGON	LOW	5 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LAVATERA MARITIMA	TREE MALLOW	LOW	5 GAL
	MIMULUS 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	LOW	1 GAL
	MYRTUS COMMUNIS*	MYRTLE	LOW	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM 'SUNSET'	NEW ZEALAND FLAX	LOW	5 GAL
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	1 GAL
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	MODERATE	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS


BERBERIS T. 'CRIMSON PYGMY'


CISTUS X 'VICTOR REITER'


GALVEZIA SPECIOSA 'FIRECRACKER'


ERIGERON KARVINSKIANUS


HELICTOTRICHON SEMPERVIRENS


LAVATERA MARITIMA


MIMULUS 'JELLY BEAN ORANGE'


MYRTUS COMMUNIS


PENSTEMON SPP.


PHORMIUM 'SUNSET'

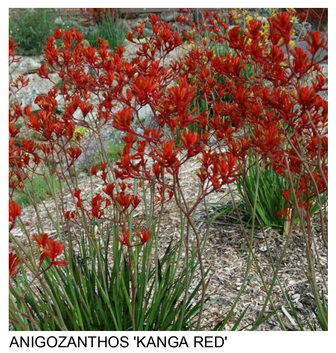

SALVIA LEUCANTHA


VIBURNUM DAVIDII

PLANTING LEGEND: SPANISH ECLECTIC

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW	1 GAL
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	EPILOBIUM CANUM 'CATALINA'	FIREWEED	LOW	1 GAL
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	SUNROSE	MODERATE	1 GAL
	HESPERALOE PARVIFLORA 'SURPRISE BOUQUET'	RED YUCCA	LOW	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LOROPETALUM C. 'RAZZLEBERRI'*	CHINESE FRINGE FLOWER	MODERATE	5 GAL
	MIMULUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	1 GAL
	PHORMIUM T. 'FIREBIRD'	NEW ZEALAND FLAX	LOW	5 GAL
	RHAMNUS CALIFORNICA 'EVE CASE'*	COFFEE BERRY	LOW	5 GAL
	RHAPHIOLEPIS I. 'SPRING RAPTURE'*	INDIA HAWTHORN	MODERATE	5 GAL
	STACHYS BYZANTINA*	LAMB'S EARS	LOW	1 GAL
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	LOW	5 GAL

*PLANTS USED FOR NORTH AND EAST FACING LOTS


ANIGOZANTHOS 'KANGA RED'


CALAMAGROSTIS 'KARL FOERSTER'


EPILOBIUM CANUM 'CATALINA'


HELIANTHEMUM 'HENFIELD BRILLIANT'

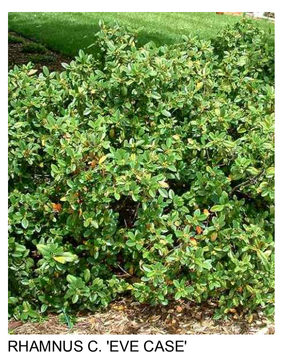

HESPERALOE P. 'SURPRISE BOUQUET'


LEONOTIS LEONURUS


LOROPETALUM C. 'RAZZLEBERRI'


MIMULUS AURANTIACUS


PHORMIUM 'FIREBIRD'


RHAMNUS C. 'EVE CASE'


RHAPHIOLEPIS I. 'SPRING RAPTURE'


STACHYS BYZANTINA


WESTRINGIA FRUTICOSA

D19

CENTURY COMMUNITIES

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IMAGERY

JULY 2018

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L-18

Project No. 11417

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ATTACHMENT "E"

LANDSCAPE IMPROVEMENT PLANS FOR:

PROMENADE
AT SAND CREEK
HEIDORN RANCH RD - R.O.W STREETSCAPE
SUBDIVISION 9390
ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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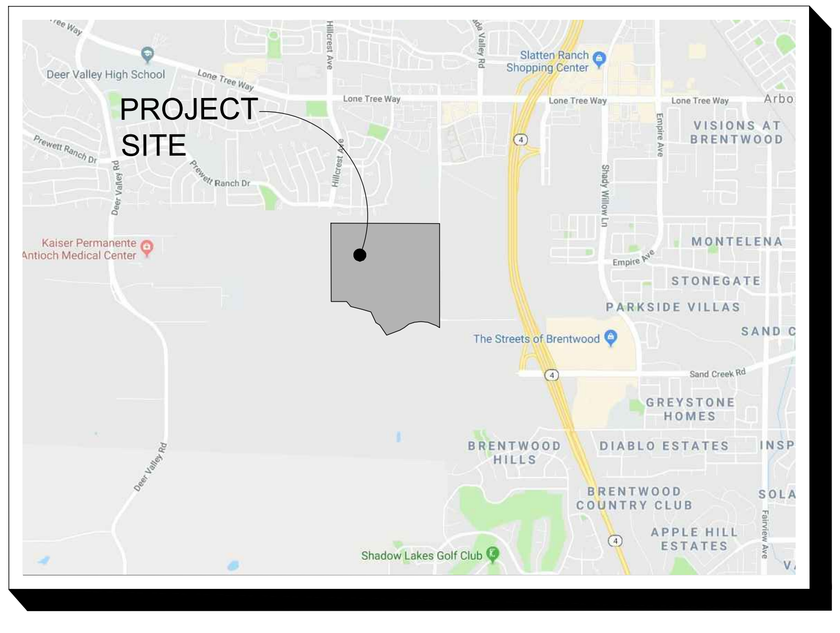
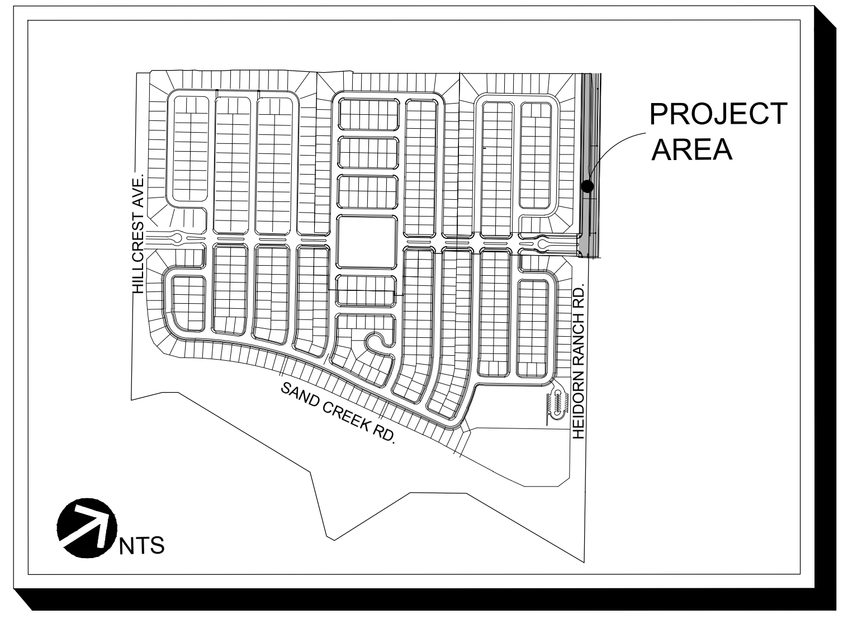
VICINITY MAP



SITE MAP



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

E1

CONSULTANTS:

UTILITY ENGINEER: GIACALONE DESIGN SERVICES, INC
5820 STONERIDGE MALL ROAD, SUITE #345
PLEASANTON, CA 94588
925.467.1740

CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
925.866.0322

PREPARED FOR:

CENTURY COMMUNITIES
99 ALMADEN BLVD., STE. 400
San Jose, CA 95113

811 Know what's below. Call before you dig.

PROMENADE
AT SAND CREEK
SUBDIVISION 9390
HEIDORN RANCH ROAD
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
Century Communities
99 Almaden Blvd., STE. 400
San Jose, CA 95113

SUBMITTAL:

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PRELIMINARY
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vanderToolen - Associates
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Walnut Creek 700 Ygnacio Valley Rd. Suite 100 Walnut Creek, CA. 94596 tel: 925.274.1305
West Sacramento 2101 Stone Blvd. Suite 150 W. Sacramento, Ca. 95691 tel: 916.244.3000
www.vanderToolen.com

REVISION:	DATE:

DATE: MAY 2, 2018

SHEET TITLE:

COVER SHEET

SHEET NO.

L-1.1

PROJECT NO. 11417

CONSTRUCTION SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO FURNISH AND INSTALL DRAINAGE SYSTEMS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK IN A REASONABLE, DRY, WORKABLE CONDITION, FREE OF SURFACE WATER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL PIPES PRIOR TO THE INSTALLATION OF PAVING AND OTHER SITE IMPROVEMENTS THAT MAY CREATE CONFLICTS WITH INSTALLATION OF OTHER WORK.
4. THE BOTTOM OF TRENCHES SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH OF PIPE.
5. ALL TRENCHES SHALL BE BACK-FILLED WITH CLEAN, ON-SITE MATERIAL COMPACTED TO 95% RELATIVE COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES OR STREET AS APPLICABLE.
7. FINISH GRADES IN PLANTER AREAS SHALL BE 1 INCH BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF GRADE OR PAVING IN SHRUB AREAS.
8. ALL EXISTING GRADES AND PAD ELEVATIONS SHOWN ARE PER THE CIVIL ENGINEER'S PLANS.
9. GENERALLY, ALLOWABLE SLOPES FOR PAVING AND LANDSCAPE AREAS SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
CONCRETE WALKS (LONGITUDINAL):	0%	5%
CONCRETE WALKS (CROSS SLOPES):	1%	2%
LANDSCAPE AREAS:	2%	5%

10. GRADE BREAK TRANSITIONS CONSTRUCTED IN PAVED AREAS SHALL BE SMOOTH WITHOUT ANY NOTICEABLE POINT.
11. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL CONCRETE FRAMEWORK IN PLACE PRIOR TO THE PLACEMENT OF CONCRETE, AND RESERVES THE RIGHT TO MAKE ANY FIELD MODIFICATIONS AND GRADE ADJUSTMENTS DEEMED NECESSARY. THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

CONCRETE

1. GENERAL
   - A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO CONSTRUCT THE CONCRETE IMPROVEMENTS AS SHOWN ON THE DRAWINGS, AND NOTED HEREIN.
   - B. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT, FINE AGGREGATE (SAND), COARSE AGGREGATE AND WATER, PROPORTIONED AND MIXED TO ATTAIN 28 DAY COMPRESSIVE STRENGTH OF 2800 PSI WITH A SLUMP NOT TO EXCEED THREE INCHES. CONCRETE REINFORCEMENT PER GEOTECHNICAL REPORTS.
   - C. THE CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE RECOMMENDATIONS CONTAINED IN " RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" PUBLICATION # 347-78 OF THE AMERICAN CONCRETE INSTITUTE.
   - D. THE CONTRACTOR SHALL FURNISH ONE 4' X 4' X 4" DEEP SAMPLE OF EACH CONCRETE FINISH WITH JOINT IN PLACE AT THE JOB SITE. APPROVED SAMPLES SHALL BE THE STANDARDS OF THE FLATWORK.
2. MATERIALS
   - A. CEMENT STYLE SHALL BE TYPE II LOW ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150. THE SAME BRAND OF CEMENT SHALL BE USED THROUGHOUT THE PROJECT.
   - B. WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A-185.
   - C. COLOR: NATURAL GRAY EXCEPT WHERE NOTED ON PLANS.
   - D. CURING/SEALING: L.M. SCOFIELD LITHOCHROME COLORWAX CURING COMPOUND.
   - E. GLARE REDUCER: L.M. SCOFIELD CHROMIX L-10 AT 1/2% WHERE NOTED ON PLANS. SHALL CONFORM TO ASTM C979 FOR UV RESISTANCE.
   - F. REINFORCING STEEL FOR PAVING AND WALLS SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A615-68.
3. FORMS
   - A. FORMS SHALL BE FREE OF WARP, SET PLUMB AND TRUE TO LINE AND GRADE WITH UPPER EDGES FLUSH WITH SPECIFIED GRADE OR FINISH SURFACE OF THE CONSTRUCTED IMPROVEMENT, AND NOT MORE THAN 1/2" WIDER THAN THE SPECIFIED THICKNESS OF THE EDGE OF THE CONCRETE TO BE PLACED.
   - B. WOODEN FORMS SHALL HAVE A NET THICKNESS OF AT LEAST 1-1/2" AND SHALL BE FREE FROM IMPERFECTIONS WHICH WOULD IMPAIR THE STRENGTH FOR THE USE INTENDED. BENDERS OR THIN PLANK FORMS MAY BE USED ON CURVES. FORMS SHALL BE SECURED BY NAILING TO SIDE STAKES OF SUFFICIENT LENGTH AND CROSS SECTIONAL AREA TO ADEQUATELY RESIST LATERAL DISPLACEMENT DURING THE PLACEMENT OF CONCRETE.
4. FINISHING
   - A. CONCRETE SURFACES SHALL BE FLOATED PRIOR TO STEEL TROWEL. FORMED EDGES SHALL BE ROUNDED TO A RADIUS OF 1/2" OR AS SPECIFIED ON THE DRAWINGS. EDGES AT EXPANSION JOINTS SHALL BE ROUNDED TO A RADIUS OF 1/4". EXPANSION JOINTS TO BE 20' O.C. DEEP TOOLED JOINTS TO BE 10' O.C. AND SCORE JOINTS TO BE 5' O.C.
   - B. CONCRETE FINISHES SHALL BE AS NOTED ON THE DRAWINGS AND SPECIFIED HEREIN.
   - C. NATURAL GRAY CONCRETE SHALL INCLUDE 'SYNTHETIC BLACK' GLARE REDUCER.
   - D. NO ADVERTISING IMPRESSION, STAMPS, OR MARKS OF ANY DESCRIPTION WILL BE PERMITTED ON CONCRETE SURFACES. BROOM FINISH SHALL BE PERFORMED AFTER FINISH TROWELLING BY DRAWING THE FOLLOWING BROOM TYPES ACROSS THE NARROWEST WIDTH OF CONCRETE.
     1) MEDIUM BROOM FINISH - PUSH WITH MEDIUM OR STIFF BRISTLES.
5. JOINTS
   - A. SET PREMOLDED EXPANSION JOINT STRIP BELOW FINISH GRADE SURFACE, TEMPORARILY SECURED TO THE TOP OF EXPANSION STRIP OR USE PLASTIC FILLER STRIP. EXPANSION JOINTS SHALL BE SEALED WITH POLYSULFIDE OR POLYURETHANE WATERPROOF CAULKING. USE 1/2" EXPANSION JOINTS THROUGHOUT.
   - B. SCORED CONTROL JOINTS SHALL BE TOOLED TO A MINIMUM DEPTH OF 3/4" AND SHALL HAVE A RADIUS OF 1/8".
6. CURING COMPOUND
   - A. RESIN-BASE, CLEAR CURING COMPOUND CONFORMING TO ASTM C 309, TYPE 2.

E2

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS/HER WORK.
2. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE, VERIFY LOCATIONS WITH CIVIL ENGINEERS AND UTILITY PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND BE HELD ACCOUNTABLE FOR ALL DAMAGES INCURRED.
3. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL OR EDGE OF PAVING OR BUILDING UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE. ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
4. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING; (MINIMUM 48 HOUR NOTICE.)
5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS; ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE CONSTRUCTION OF PLAN FEATURES.
6. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
7. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE.
8. SAFETY OF PERSONS AND PROPERTY:
   - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
   - B. THE CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS; AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO SUCH AS TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES.
9. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS.
10. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL FOR USE IS OBTAINED FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, AND APPLICABLE GOVERNING AUTHORITY. NO VARIATION FROM DESIGN, MATERIALS, EQUIPMENT, OR PRODUCT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.
11. WALLS AND FENCES ARE SHOWN TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
12. CONCRETE ENTRY WALKS ARE TO BE CENTERED ON ENTRY STOOPS UNLESS OTHERWISE NOTED.

GRADING NOTES

1. PRIOR TO INITIATING WORK, CONTRACTOR SHALL VERIFY ALL GRADES, UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, AND STREET IMPROVEMENTS. IMMEDIATELY NOTIFY CITY ENGINEER OF ANY FIELD DISCREPANCIES WITH PLANS.
2. ALL PLANTED AREAS TO SLOPE TO AREA DRAINS AT A MINIMUM 2 % SLOPE UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPE DRAINLINES TO FALL AT A MINIMUM 1 % SLOPE TO DRAINAGE STRUCTURES. SEE CIVIL ENGINEER'S PLANS FOR EXISTING ELEVATIONS.
4. ALL LANDSCAPE DRAINS SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON PLAN. DRAINS THAT ARE NOT INSTALLED, OR THE RESULT OF SUCH ACTION SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
5. FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF CURB OR PAVING IN SHRUB AREAS. 1% CROSS SLOPE UNLESS NOTED OTHERWISE. FINISH GRADE SHALL BE SET PRIOR TO PLANTING. ANY DISCREPANCY OR UNFINISHED AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. CONCRETE CONTRACTOR TO PROVIDE RISER AT FACE OF STOOP IF APPROACHING ENTRY WALKWAY EXCEEDS MAXIMUM ALLOWABLE SLOPE OF 5% AS DESIGNATED IN "CONSTRUCTION SPECIFICATIONS" ON THIS SHEET. SEE "CONSTRUCTION SPECIFICATIONS" ON THIS SHEET, FOR ADDITIONAL CONCRETE SLOPE AND LOT GRADING CRITERIA.
7. ALL CONCRETE SHALL HAVE A MINIMUM 1% CROSS SLOPE OR AS NOTED ON PLANS.

GENERAL IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
6. ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE APPROVED.
7. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.

GENERAL IRRIGATION NOTES

8. ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
9. IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
10. ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN '3M' #DBY SEALING PACK, OR APPROVED EQUAL.
11. ALL IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
12. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6. PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.
10. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.
11. THE SOILS AMENDMENTS SPECIFIED HEREIN ARE FOR ***BIDDING PURPOSES ONLY***. THE CONTRACTOR SHALL PROVIDE A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE RECOMMENDATIONS INCLUDED IN THE PROJECT SOILS AGRONOMY REPORT SHALL SUPERCEDE THESE NOTES.
    FOR THE AREA TO BE LANDSCAPED THE FOLLOWING AMENDMENTS SHALL BE CROSS RIPPED OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING A UNIFORM DEPTH OF 12 INCHES AS FOLLOWS, EXCEPT IN AREAS WITH SLOPES OF 3:1OR GREATER. IN THESE AREAS AMENDMENTS SHOULD BE INSTALLED OR ADDED PER PLANTING DETAILS FOR EACH INDIVIDUAL PLANT.

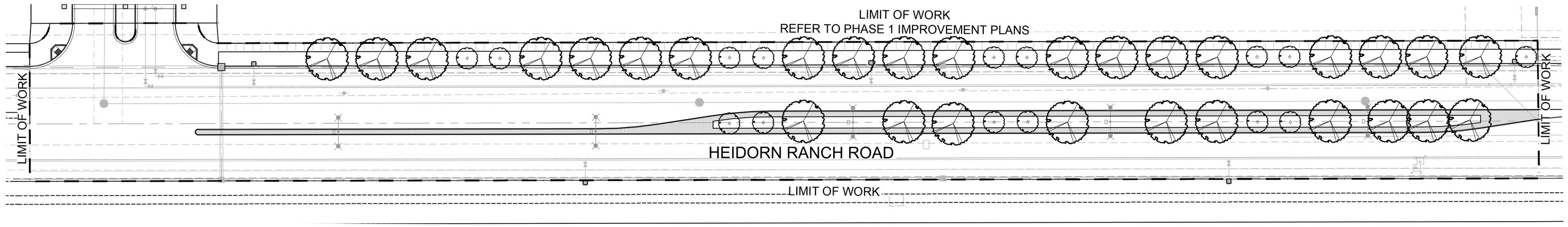
    AMOUNT PER 1,000 SQUARE FEET
    -4 CU YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SAWDUST.
    -35LBS. 6-20-20 PELLETIZED FERTILIZER
    -100LBS. AGRICULTURAL GYPSUM
    -13 LBS. SOIL SULFUR
12. THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH
    -6 PARTS ON-SITE SOIL
    -4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#9) SOIL PREP MIX.
    -2 LBS/CU YD. MIX OF 6-20-20 IRON SULFATE
    -5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM)
13. THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED 16-6-8 FERTILIZER APPLIED AT A RATE OF SIX (6) POUNDS PER 1000 SQ.FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT 60 DAY INTERVALS.
14. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) OR EQUAL IN QUANTITIES AS FOLLOWS:

-1 GALLON SHRUB	1
-5 GALLON SHRUB	3
-15 GALLON SHRUB OR TREE	4
-24" BOX TREE & LARGER	1 PER 4" OF BOX SIZE

    -PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
15. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE 'MUIR WOODS BROWN', OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTHCARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.
16. PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.
17. TREE SETBACKS SHALL BE:
    -6' FROM PAVED SURFACES
    -5' FROM WATER METERS AND JOINT TRENCHES
    -7' FROM STREETLIGHTS
    -10' FROM SANITARY SEWER LINES
18. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS-EACH SIDE (24" DEPTH X 4' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7668.
19. THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.

CITY OF ANTIOCH IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHELL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERES IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSLEVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTOR FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVE THROUGH WALLS, UNDER RAODWAYS, PAVING, STRUCTURES, ETC.
4. DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTING, SLEEVES, ETC. WHICH MAYBE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND HIS WORK ACCORDINGLY, FURNISHING SUCH FITTING, ETC. AS MAYBE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
5. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) TO SERVICE CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
6. SPLICING OF ANY WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES. ALL WIRES SHALL BE U.L. APPROVED FOR BURIAL,COPPER, AWG-UF 600 VOLT f/14 (MINIMUM). USE ONLY PACKAGED APPROVED UNDERGROUND SPLICE CONNECTORS.
7. INSTALL SPARE CONTROL WIRES (1PER 6 STATIONS) OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. EXTRA WIRES SHALL NOT MATCH OTHER WIRE COLORS. SPARE WIRES SHALL BE LABELED AS SUCH. ALL WIRE SHALL BE LABELED AT THE CLOCK WITH STATION NUMBERS. COMMON WIRE SHALL BE WHITE (2 PER SYSTEM); CONTROL WIRES SHALL ALL BE RED.
8. LOCATE QUICK COUPLING VALVE A MINIMUM OF 12" FROM HARDSCAPE AREA.
9. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS. EACH BOX SHALL BE ON EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF THE VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL REMOTE CONTROL VALVE SMALLER THAN 1-1/2", IN CARSON BROOKS #1419 BOX, INSTALL REMOTE CONTROL VALVES 1-1/2" AND LARGE IN CARSON BROOK #1324 BOX, AND INSTALL GATE AND QUICK COUPLER VALVES IN CARSON BROOKS #910 BOX. INSTALL ONLY ONE VALVE PER BOX.
10. THE SPRINKLER 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.
11. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF BACKFLOW PREVENTION DEVICE.
12. AN OPERATIONS MANUAL MUST BE SUPPLIED IN A THREE RING BINDER. THE MANUAL SHALL INCLUDE MANUFACTURER'S DATA SHEETS, MAINTENANCE, AND PARTS INFORMATION OF ANY EQUIPMENT INSTALLED AND SUPPLIER FROM WHERE IT WAS OBTAINED.
13. CONTRACTOR TO PROVIDE REPRODUCIBLE AS-BUILT PLANS BEFORE THE RELEASE OF THE JOB.
14. CONTRACTOR SHALL PROVIDE MONTHLY AND ANNUAL IRRIGATION SCHEDULES SPECIFYING ESTIMATE WATER USE TO CITY REPRESENTATIVE.
15. PRIOR TO TRENCHING CALL UNDERGROUND SERVICE ALERT AT 811.
16. NUMBER VALVE BOXES ACCORDING TO STATION NUMBERS ON THE CLOCK. CONTRACTOR SHALL MARK VALVE NUMBERS ON LID OF VALVE BOX (2-1/2" LETTERS AND NUMBERS) MARKINGS SHALL COORDINATE WITH CONTROLLER STATIONS. ETCH INTO BOX LID, TYPICAL. VALVES TO BE SEQUENCED IN ORDER.
17. CONTRACTOR SHALL PROVIDE A FLOW SENSOR AND NORMALLY OPEN MASTER VALVE FOR IRRIGATION SYSTEM. WIRE FLOW SENSOR PER CITY OF ANTIOCH IRRIGATION SYSTEM GUIDELINES.
18. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL BUBBLERS AND DRIPLINE EMITTERS FOR OPTIMUM PERFORMANCE.
19. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROV



TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV	QTY
	PYRUS CALLERYANA `CHANTICLEER`	CHANTICLEER PEAR	24"BOX	MOD	17
	SCHINUS MOLLE	CALIFORNIA PEPPER	24"BOX	LOW	29

MWELO STATEMENT OF COMPLIANCE

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

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

0' 40' 80' 160'
SCALE: 1" = 40'-0"

- REFER TO SHEET L-2.1 FOR GENERAL PLANTING NOTES.
- REFER TO SHEET L-7.1 FOR PLANTING DETAILS.

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HEIDORN RANCH ROAD
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES

Century Communities
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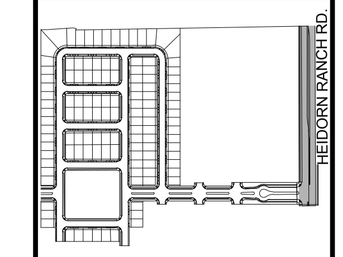
San Jose, CA 95113



KEY MAP N.T.S.

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LICENSED LANDSCAPE ARCHITECT
PHILIP A. vanderToolen
STATE OF CALIFORNIA

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tel: 925.274.1305
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2101 Stone Blvd.
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www.vanderToolen.com

REVISION: DATE:

DATE: MAY 2, 2018

SCALE: 1"=40'-0"

DRAWN BY: AC
CHECKED: MC

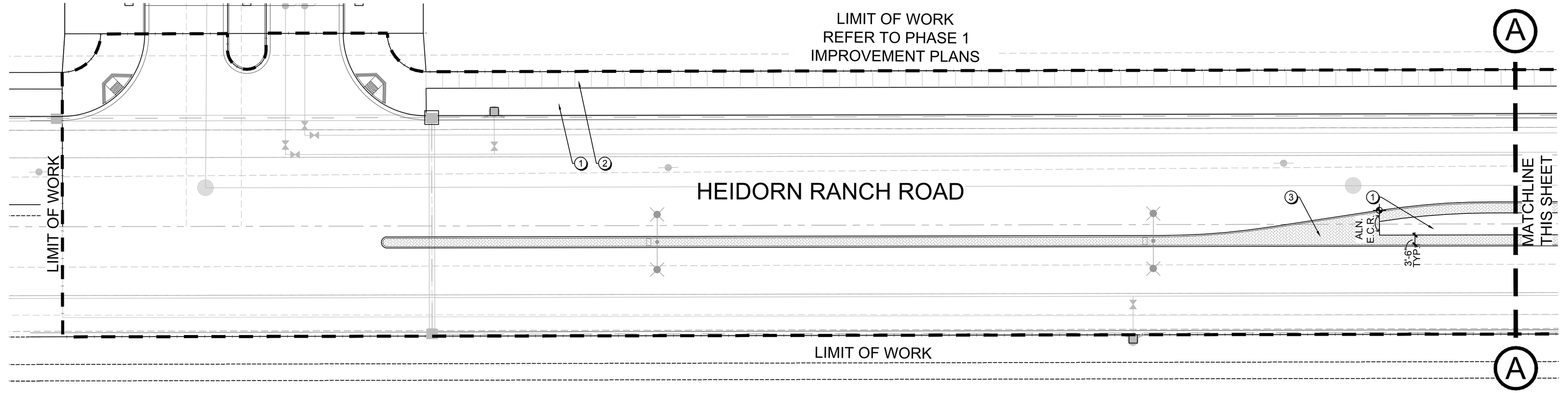
SHEET TITLE:

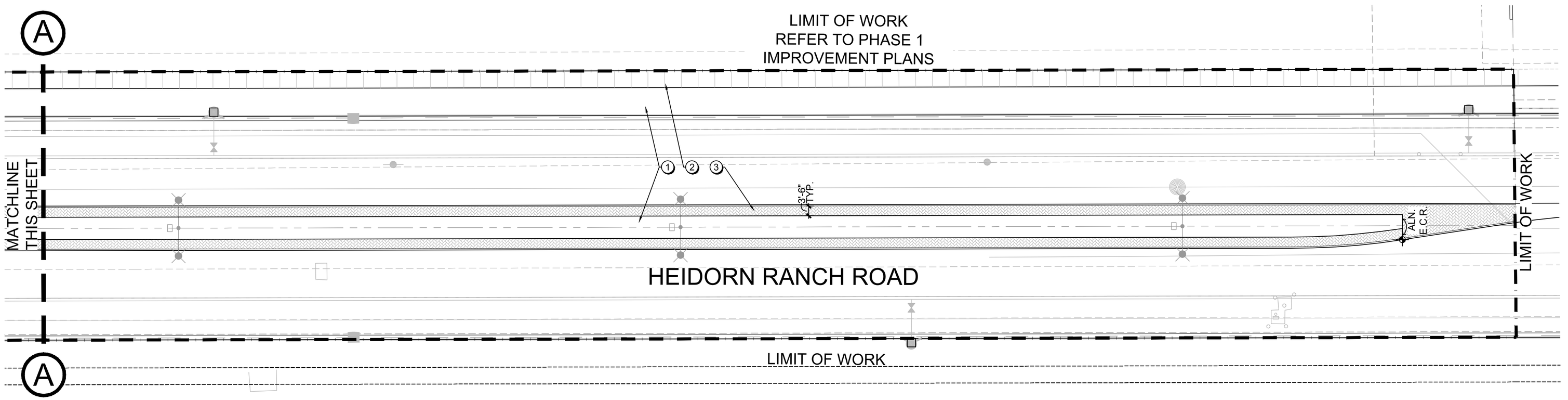
OVERALL TREE PLAN

SHEET NO.

L-3.1

PROJECT NO. 11417





LAYOUT LEGEND

ALN.	ALIGN
E.C.R.	END OF CURVE RADIUS
TYP.	TYPICAL

CONSTRUCTION CALLOUT SCHEDULE

1. PLANTING AREA, TYP.
2. CONCRETE SIDEWALK PER CIVIL ENGINEER'S PLANS.
3. STAMPED CONCRETE PAVING IN MEDIAN PER CITY ENGINEER. PATTERN & COLOR TO MATCH EXISTING.

UTILITY LEGEND

- STREET LIGHT PER UTILITY ENGINEER
- INLET PER CIVIL ENGINEER
- FIRE HYDRANT
- HANDICAPPED RAMP PER CIVIL ENGINEER.

0' 20' 40' 80'

SCALE: 1" = 20'-0"

- REFER TO SHEET L-2.1 FOR GENERAL CONSTRUCTION NOTES.

E4

PROMENADE

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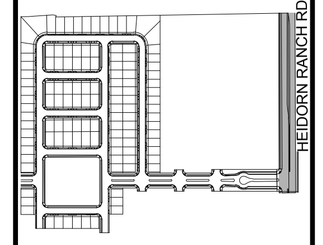

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West Sacramento
2101 Stone Blvd.
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tel: 916.244.3000
www.vanderToolen.com

REVISION: DATE:

DATE: MAY 2, 2018

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CHECKED: MC

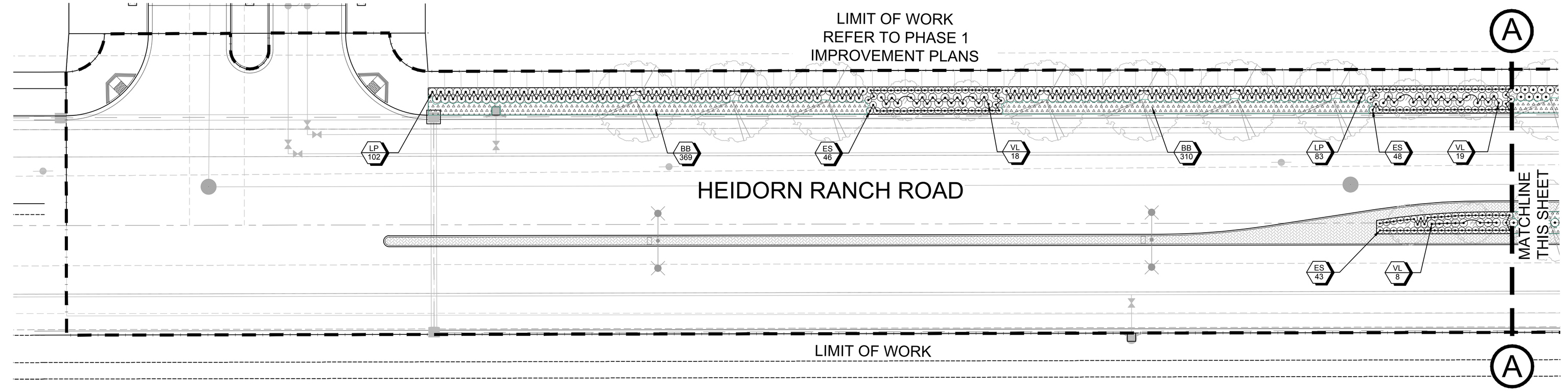
SHEET TITLE:

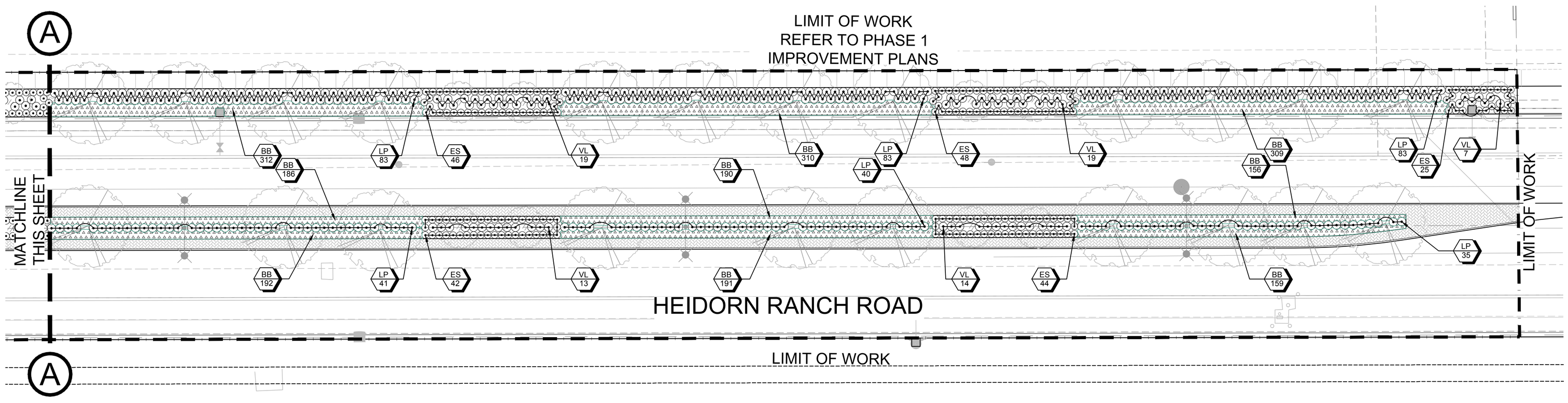
CONSTRUCTION CALLOUT PLAN

SHEET NO.

L-4.1

PROJECT NO. 11417





SHRUB LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV		QTY
ES	EPILOBIUM CANUM `SCHIEFFELIN`S CHOICE`	CALIFORNIA FUCHSIA	1 GAL	LOW		342
LP	LOROPETALUM CHINENSE `PURPLE PIXIE`	PURPLE PIXIE LOROPETALUM	1 GAL	MOD		550
VL	VERBENA LILACINA `DE LA MINA`	LILAC VERBENA	1 GAL	LOW		117
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOLS IV**	**SPACING**	**QTY**
BB	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLUE GRAMA	1 GAL	LOW	18" o.c.	2,684

PLANTING CALLOUT LEGEND

DV 8 — PLANT ABBREVIATION / NUMBER OF PLANTS

NOTE:
1. PLANT CAN SIZE PER SYMBOL. SEE PLANT CONTAINER SIZE KEY.

PLANT CONTAINER SIZE KEY

- 15 GALLON
- 5 GALLON
- 1 GALLON

MWELO STATEMENT OF COMPLIANCE

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CA LICENSE # 2798

0' 20' 40' 80'
SCALE: 1" = 20'-0"

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- REFER TO SHEET L-7.1 FOR PLANTING DETAILS.

E5

PROMENADE

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STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES

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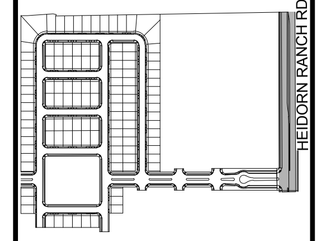

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tel: 916.244.3000
www.vanderToolen.com

REVISION: DATE:

DATE: MAY 2, 2018

SCALE: 1"=20'-0"

DRAWN BY: AC
CHECKED: MC

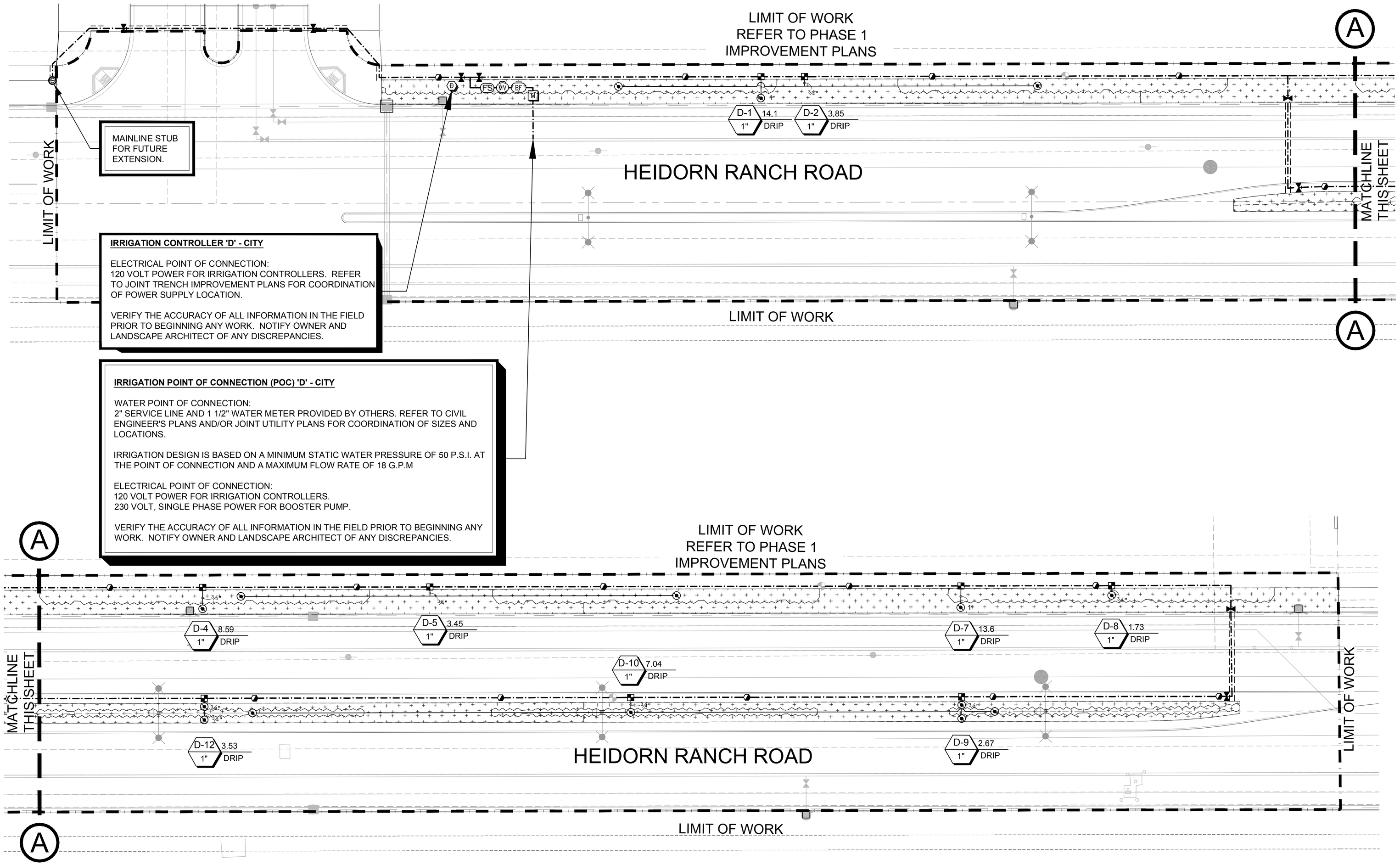
SHEET TITLE:

SHRUB PLAN

SHEET NO.

L-5.1

PROJECT NO. 11417



THE IRRIGATION MAIN LINE ROUTING IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

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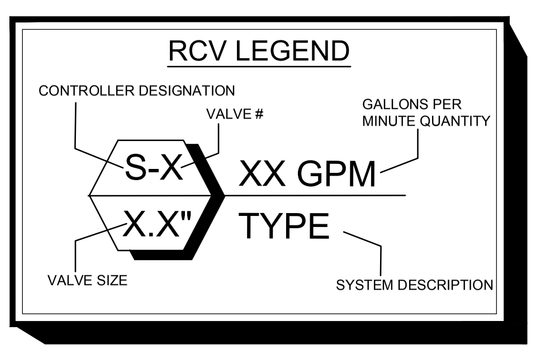
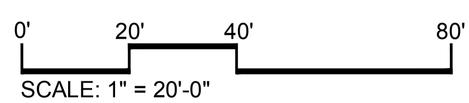


NOTE:

1. REFER TO SHEET L-6.2 FOR IRRIGATION LEGENDS.



- REFER TO SHEET L-2.1 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEETS L-8.1 THRU L-8.2 FOR IRRIGATION DETAILS.

E6

PROMENADE

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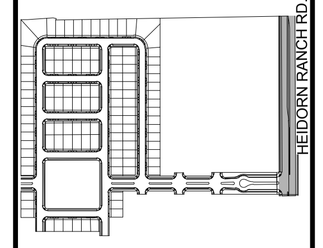

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LICENSED LANDSCAPE ARCHITECT
PHILIP A. vanderToolen
No. 2798
Date
STATE OF CALIFORNIA

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www.vanderToolen.com

REVISION: DATE:

DATE: MAY 2, 2018

SCALE: 1"=20'-0"

DRAWN BY: AC

CHECKED: MC

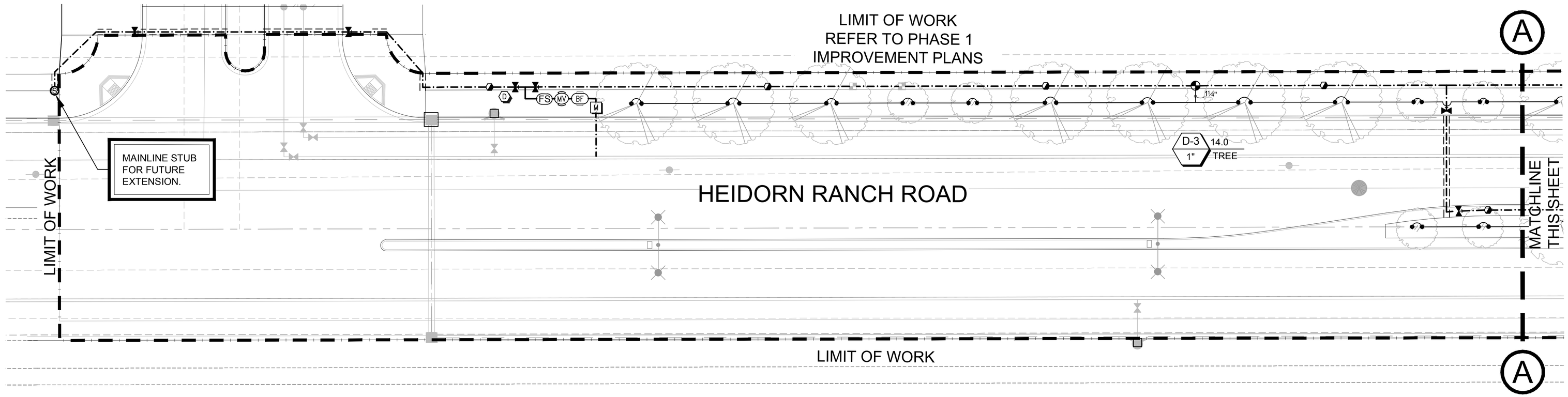
SHEET TITLE:

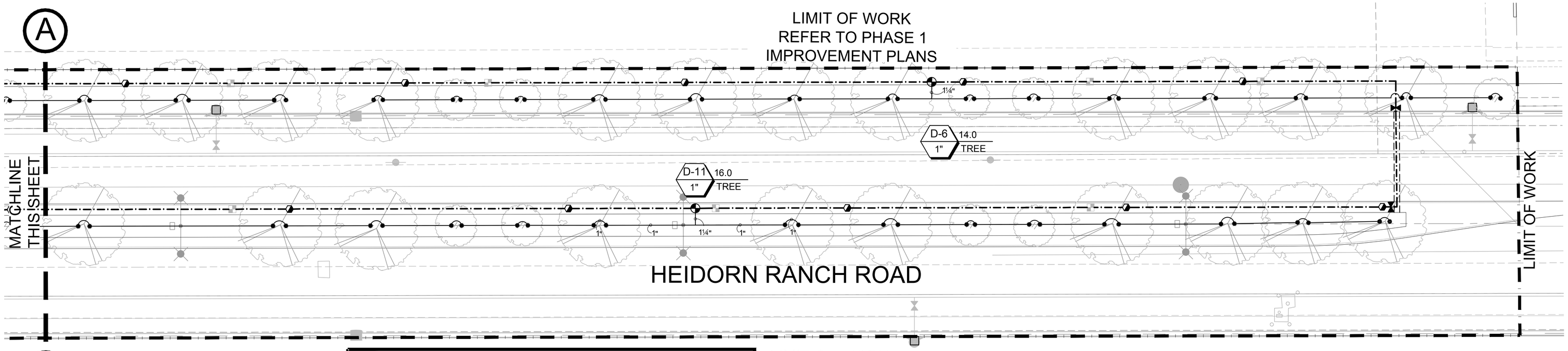
IRRIGATION PLAN - SHRUB

SHEET NO.

L-6.1

PROJECT NO. 11417





IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
MV	BUCKNER-SUPERIOR 3100-PRS NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. AVAILABLE IN 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" AND 3". PRESSURE REGULATION FEATURE.
BF	FEBCO 825YA 1"-1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER
D	HUNTER ACC-99D-PED-SS 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, STAINLESS STEEL PEDESTAL
FS	RAIN MASTER FS-150 FLOW SENSOR RAIN MASTER FS-150 FLOW SENSOR WITH EV-CAB-SEN CABLE TO CONTROLLER
M	WATER METER 1"-1 1/2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN & AS DIRECTED BY MHCSD. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER

TREE BUBBLER LEGEND

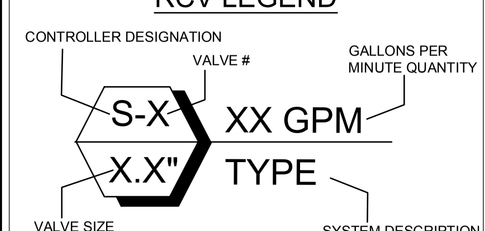
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
1402	RAIN BIRD RWS-B-C ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. 1402 0.5 GPM.

DRIP LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER ICZ-151-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT TO MULTI-EMITTER LAYOUT. CONTRACTOR TO DETERMINE FINAL LOCATION AND QUANTITIES OF MULTI-EMITTER HEADS AND LATERALS. SEE DETAIL G, SHEET L-8.1.
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBD81-PRS W/XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1GPH EACH, WITH BUILT-IN 200 MESH FILTER. PRESSURE REGULATOR IN-STEM. EMITTER NOTES: XB10PC EMITTERS (1 ASSIGNED TO EACH 1 GAL PLANT) XB10PC EMITTERS (4 ASSIGNED TO EACH 15 GAL PLANT) XB10PC EMITTERS (2 ASSIGNED TO EACH 5 GAL PLANT)

THE IRRIGATION MAIN LINE ROUTING IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

RCV LEGEND



0' 20' 40' 80'

SCALE: 1" = 20'-0"

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- REFER TO SHEETS L-8.1 THRU L-8.2 FOR IRRIGATION DETAILS.

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CA LICENSE # 2798

E7

PROMENADE

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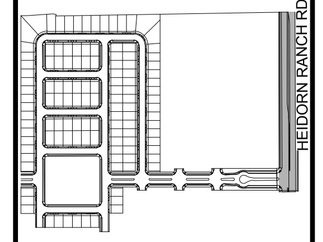

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REVISION: DATE:

DATE: MAY 2, 2018

SCALE: 1"=20'-0"

DRAWN BY: AC CHECKED: MC

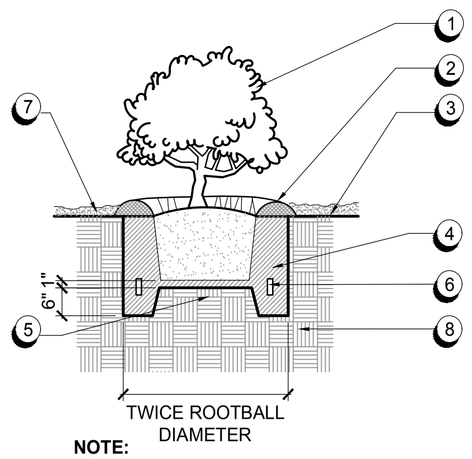
SHEET TITLE:

IRRIGATION PLAN - TREE

SHEET NO.

L-6.2

PROJECT NO. 11417



1. SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
2. 3" HIGH WATERING BASIN.
3. FINISH GRADE.
4. AMENDED BACKFILL.
5. SET ROOTBALL ON LIGHTLY TAMPED SUPPORT.
6. (2) 21 GRAM PLANT TABLETS.
7. 3" DEPTH MULCH.
8. COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:

1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

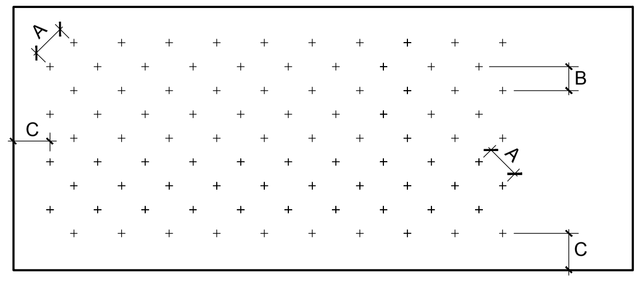
A SHRUB
N.T.S.

PLANT SPACING SCHEDULE:

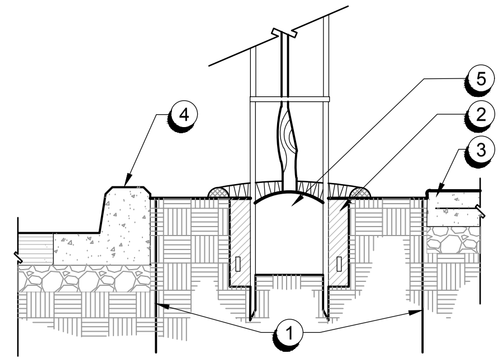
A = TRIANGULAR SPACING	B= ROW SPACING*	C=PERIMETER SET-BACK
6"	5"±	4"
12"	10 1/2"±	10"
18"	16"±	12"
24"	21"±	18"
36"	31"±	24"

* 0.866 X A

PLANTING GRID:



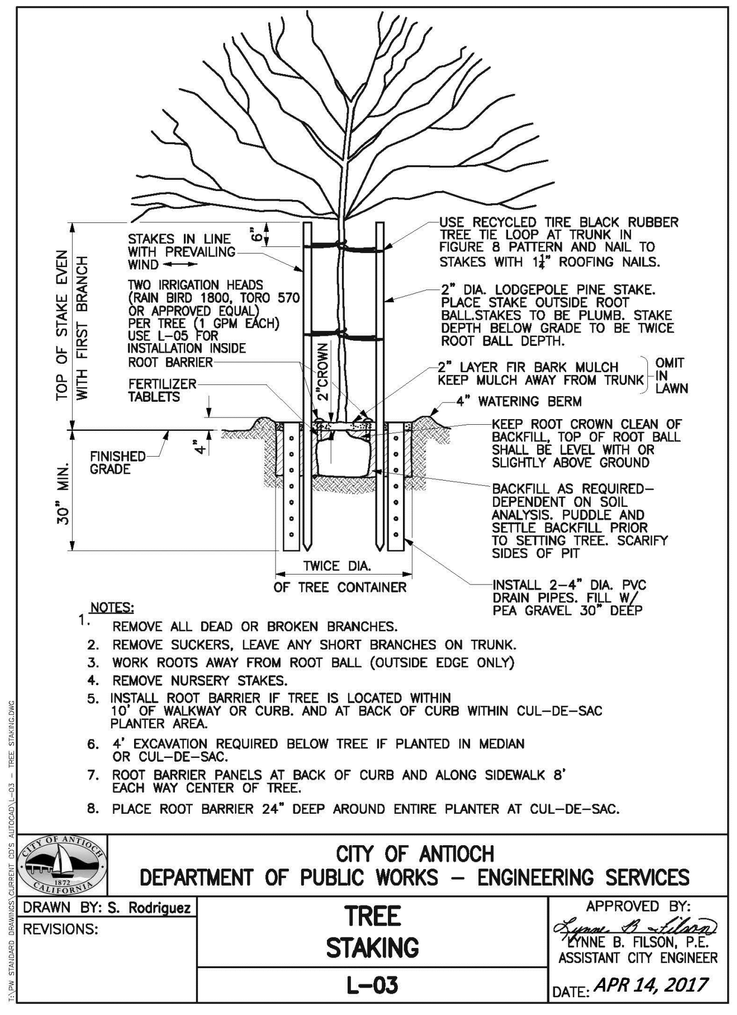
B GROUND COVER SPACING CHART
N.T.S.



NOTE:
REFER TO TREE/UTILITY PLAN FOR TREE PLACEMENT AND SETBACKS.

1. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIER PARALLEL TO CURB AND WALK-EACH SIDE (24"DEPTH X4' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7668.
2. WATERING TUBES WITH GRATE CAP.
3. CONCRETE PAVING.
4. CONCRETE CURB AND GUTTER PER CIVIL ENGINEER.
5. TREE ROOTBALL. SEE DETAIL D, THIS SHEET FOR TREE PLANTING INFORMATION.

C ROOT BARRIER
N.T.S



NOTES:

1. REMOVE ALL DEAD OR BROKEN BRANCHES.
2. REMOVE SUCKERS, LEAVE ANY SHORT BRANCHES ON TRUNK.
3. WORK ROOTS AWAY FROM ROOT BALL (OUTSIDE EDGE ONLY)
4. REMOVE NURSERY STAKES.
5. INSTALL ROOT BARRIER IF TREE IS LOCATED WITHIN 10' OF WALKWAY OR CURB. AND AT BACK OF CURB WITHIN CUL-DE-SAC PLANTER AREA.
6. 4' EXCAVATION REQUIRED BELOW TREE IF PLANTED IN MEDIAN OR CUL-DE-SAC.
7. ROOT BARRIER PANELS AT BACK OF CURB AND ALONG SIDEWALK 8' EACH WAY CENTER OF TREE.
8. PLACE ROOT BARRIER 24" DEEP AROUND ENTIRE PLANTER AT CUL-DE-SAC.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez	TREE STAKING	APPROVED BY: LYNNE B. FILSON, P.E. ASSISTANT CITY ENGINEER
REVISIONS:	L-03	DATE: APR 14, 2017

D
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PROMENADE
AT SAND CREEK
SUBDIVISION 9390
HEIDORN RANCH ROAD
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
Century Communities
99 Almaden Blvd., STE. 400
San Jose, CA 95113

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REVISION: DATE:

DATE: MAY 2, 2018

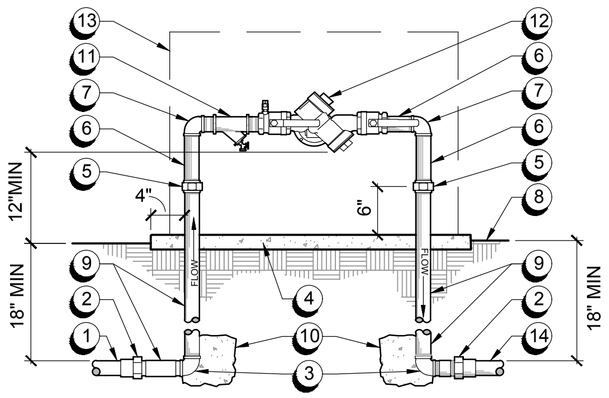
SCALE: AS SHOWN

DRAWN BY: AC CHECKED: MC

SHEET TITLE:
PLANTING DETAILS

SHEET NO.
L-7.1

PROJECT NO. 11417

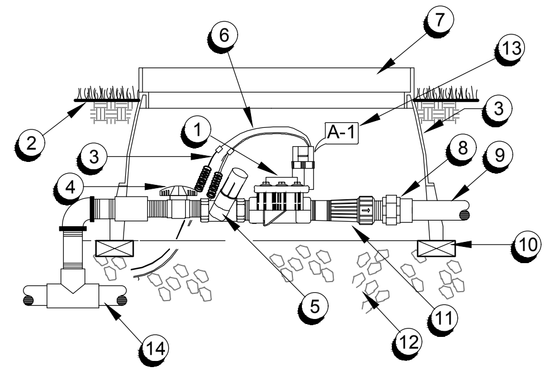


1. IRRIGATION MAINLINE FROM P.O.C.
2. PVC MALE ADAPTER.
3. GALVANIZED 90 ELBOW.
4. 4" CONCRETE SLAB.
5. DIELECTRIC COUPLING.
6. BRASS NIPPLE,TYPICAL.
7. BRASS 90 ELBOW, TYPICAL.
8. FINISH GRADE.
9. GALVANIZED NIPPLES, WRAP UNDERGROUND PIPE WITH (2) WRAPS DUCT TAPE.
10. 18" BY 18" BY 18" CONCRETE THRUST BLOCK.
11. ARMSTRONG BRASS WYE STRAINER, LINE SIZE.
12. REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES; INSTALL PER LOCAL CODE.
13. BACKFLOW PREVENTER ENCLOSURE BY LEMEUR MANUFACTURING.
14. PVC MAINLINE SUPPLY TO VALVES.

NOTES:
1. LEMEUR ENCLOSURE UNIT SHALL BE HINGED; PROVIDE ADEQUATE SIZE AS REQUIRED TO HINGE OVER BACKFLOW UNIT.CAST SUPPORT HARDWARE INTO CONCRETE SLAB.
2. PROVIDE INSULATED BLANKET, POLAR BLANKET OR EQUAL; REFER TO IRRIGATION LEGEND TO SIZE APPROPRIATELY.

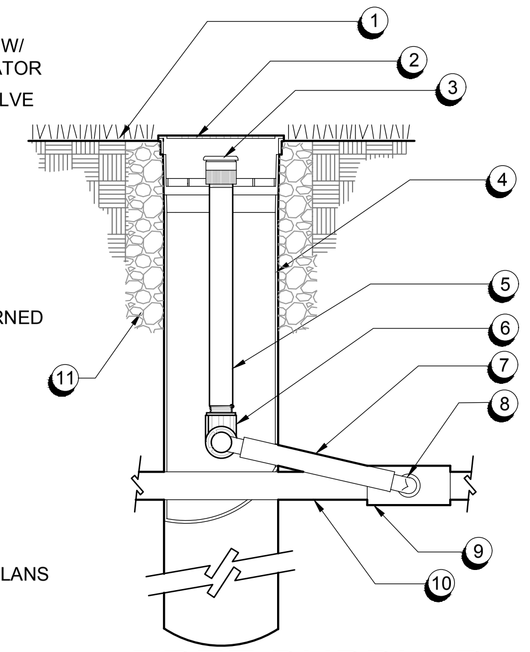
A REDUCED PRESSURE BACKFLOW PREVENTER
SCALE: N.T.S.

NOTES:
1. ALL WIRE SHALL BE INSTALLED PER LOCAL CODES
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (10 WRAPS AROUND 1/2" DIA PIPE) 1/2" DIA PIPE)
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.



1. DRIP REMOTE CONTROL VALVE ASSEMBLY W/ BALL VALVE, FILTER, & PRESSURE REGULATOR
2. FINISH GRADE, COMPACT SOIL AROUND VALVE BOX
3. WIRE CONNECTORS
4. BALL VALVE
5. WYE FILTER
6. CONTROL WIRES
7. AMETEK PLASTIC VALVE BOX W/ GREEN LOCKING COVER OR EQUAL AND "RCV" BURNED INTO LID (MIN.2" HIGH)
8. PVC UNION
9. PVC LATERAL PIPE (DEPTH PER SPECIFICATION)
10. BRICK SUPPORTS
11. PRESSURE REGULATOR
12. 3/4" PEA GRAVEL
13. CHRISTY I.D. TAG; NUMBERED TO MATCH PLANS
14. PVC MAINLINE

B DRIP REMOTE CONTROL VALVE
N.T.S.



1. FINISH GRADE.
2. 4" GRATE (BLACK).
3. BUBBLER PER LEGEND
4. ROOT WATERING SYSTEM UNIT W/ 4" BASKET WEAVE CANNISTER (QUANTITY PER LEGEND).
5. 1/2" PVC SCH. 80 NIPPLE.
6. 1/2" PVC SCH 40 ELL.
7. 1/2" SWING PIPE ASSEMBLY.
8. 1/2" PVC SCH 40 MALE ADAPTER.
9. PVC SCH 40 TEE OR ELL.
10. LATERAL PIPE.
11. OPTIONAL PEA GRAVEL FOR SANDY SOILS.

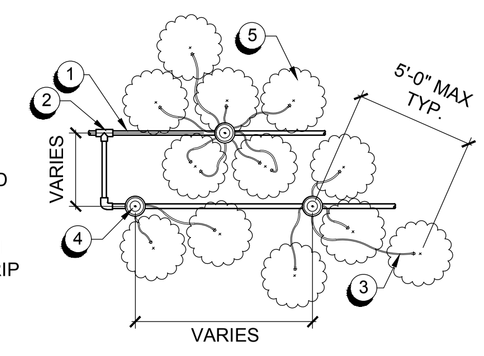
C TREE BUBBLER - ROOT WATERING SYSTEM UNIT - POTABLE WATER ONLY
N.T.S.

NOTES:
PROVIDE EMITTER OUTLETS AS FOLLOWS:
#1 SHRUB - (1)
#2 SHRUB - (1)
#5 SHRUB - (2)
#15 SHRUB - (4)

1. PRESSURE COMPENSATING MULTI-OUTLET EMITTER.
2. OLSON VALVE BOX OR APPROVED EQUAL.
3. DISTRIBUTION TUBING AND BUG CAP.
4. 6" TUBING STAKE.
5. FINISH GRADE.
6. POLYFLEX RISER (LENGTH AS NEEDED).
7. 3/4" PEA GRAVEL; 1 CU FT MIN.
8. SCH 80 PVC RISER.
9. SCH 40 SST TEE.
10. PVC LATERAL PIPE.
11. BRICK SUPPORTS.

D MULTI OUTLET EMITTER
N.T.S.

NOTES:
+ PROVIDE EMITTER OUTLETS AS FOLLOWS:
1 GALLON SHRUB - (1)
5 GALLON SHRUB - (2)
15 GALLON SHRUB/TREES - (4)
+ DISTANCE FROM MULTI-OUTLET HEAD TO IRRIGATION DISTRIBUTION POINT TO BE A MAXIMUM OF 5'-0".
+ LAYOUT OF LATERAL PIPE AND MULTI-OUTLET MANIFOLD VARIES PER SHRUB LOCATIONS AND DENSITY. CONTRACTOR TO VERIFY QUANTITIES AND DETERMINE FINAL LOCATIONS.



1. PVC LATERAL PIPE
2. PVC TEE OR EL
3. DISTRIBUTION TUBING W/ BUG CAP. 5'-0" MAXIMUM LENGTH FROM MULTI-OUTLET MANIFOLD TO DISTRIBUTION POINT.
4. MULTI-OUTLET MANIFOLD WITH PRESSURE COMPENSATING DRIP EMITTER IN VALVE BOX PER DETAIL D, THIS SHEET.
5. SHRUB PLANTING

E MULTI-OUTLET EMITTER LAYOUT
N.T.S.

NOTES:
1. ATTACH A HOSE TO END PLUG FOR FLUSHING SYSTEM AWAY TO DRAINS.
2. THIS DETAIL IS TYPICAL FOR ALL EMITTER LATERAL ENDS.

1. CARSON 910-12B PLASTIC BOX OR EQUAL.
2. FLUSHING END PLUG.
3. 1" IN LAWN - 2" IN SHRUB/ GROUND COVER AREAS.
4. 3' COIL OF 1/2" PVC SALCO ALGAE RESISTANT FLEXIBLE HOSE - USE IPS WELD-ON #795 SOLVENT CEMENT ON THIS HOSE.
5. BRICK SUPPORTS.
6. PVC LATERAL PIPE.
7. PVC SCHEDULE 40 SS ELL.
8. 3/4" PEA GRAVEL 4" DEEP (NO SOIL IN BOX).
9. SCHEDULE 40 PVC ADAPTER FOR 1/2" IPS SOCKET TO SALCO HOSE (2 TOTAL).
10. FINISH GRADE.

F EMITTER FLUSHING PLUG
SCALE: N.T.S.

TOP VIEW

NOTES:
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 FLUSH WITH 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.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

G VALVE BOX INSTALLATION
SCALE: 1/4" = 1'-0"

E9

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AT SAND CREEK
SUBDIVISION 9390
HEIDORN RANCH ROAD
STREETSCAPE
ANTIOCH, CA

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San Jose, CA 95113

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RICHARD A. vanderToolen
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REVISION: DATE:

DATE: MAY 2, 2018

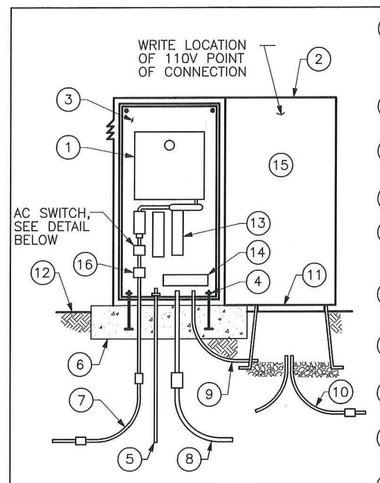
SCALE: AS SHOWN

DRAWN BY: AC
CHECKED: MC

SHEET TITLE:
IRRIGATION DETAILS

SHEET NO.
L-8.1

PROJECT NO. 11417



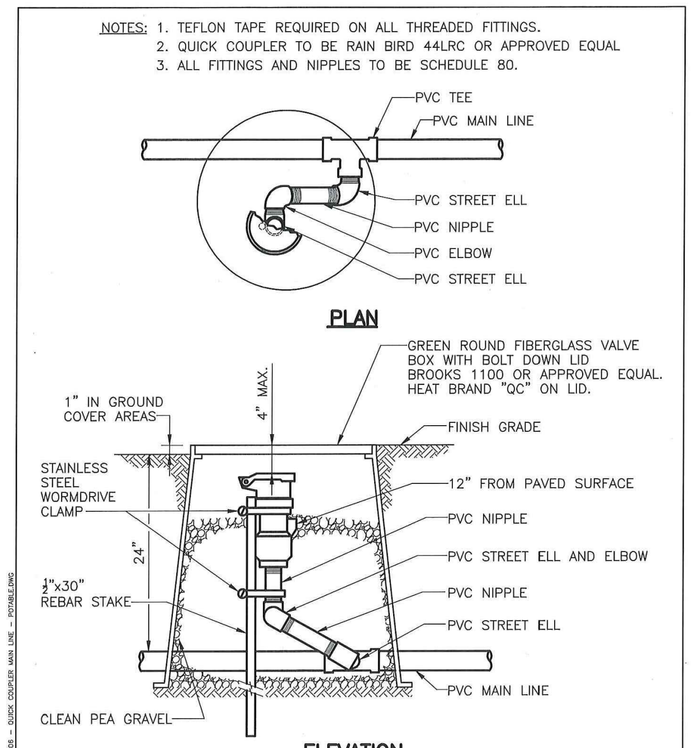
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

PEDESTAL IRRIGATION CONTROLLER
L-04

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

A



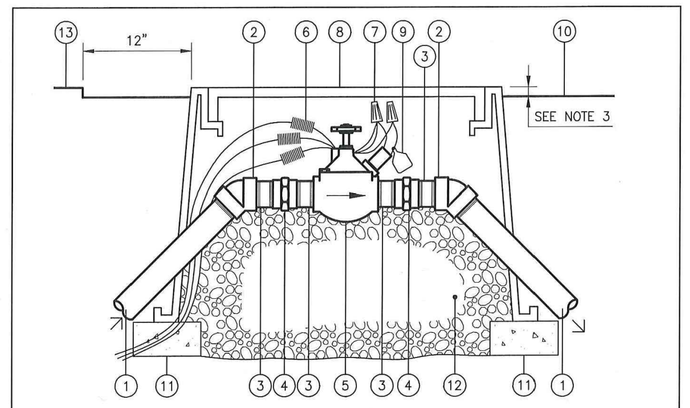
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

QUICK COUPLER MAIN LINE (POTABLE)
L-06

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

B



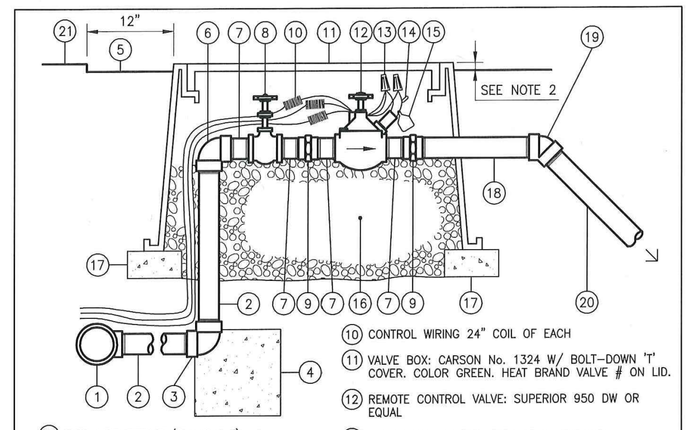
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

IRRIGATION MASTER CONTROL VALVE
L-11

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

C



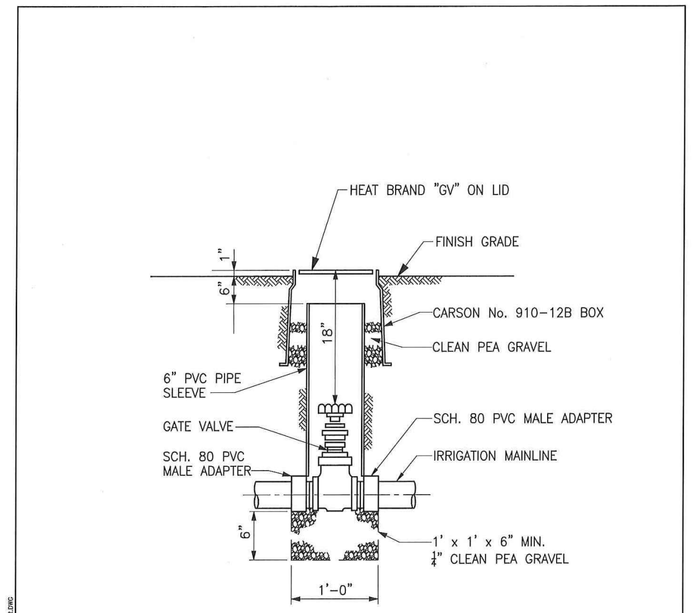
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

IRRIGATION REMOTE CONTROL VALVE
L-12

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

D



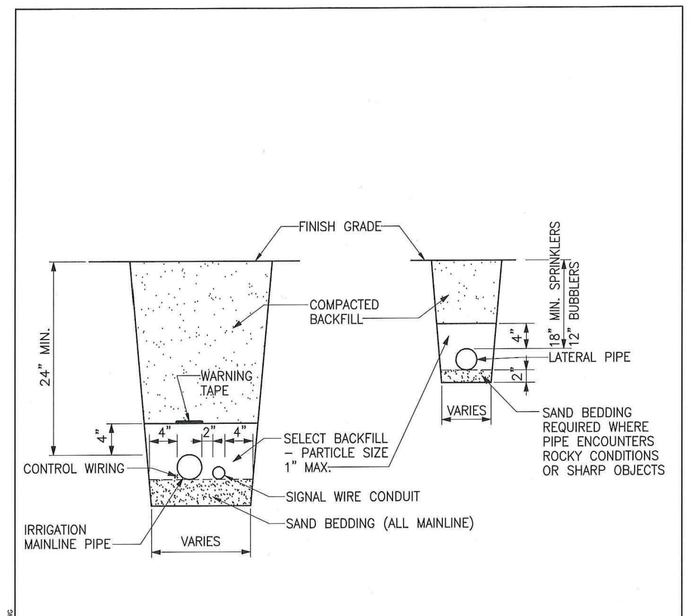
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

ISOLATION GATE VALVE 2" AND UNDER
L-13

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

E



NOTES:

1. TRENCH WIDTH TO ALLOW FOR SNAKING OF PIPE(S).
2. TAPE CONTROL WIRING AT 10' INTERVALS. LEAVE 24" SLACK AT ALL CHANGES OF DIRECTION.

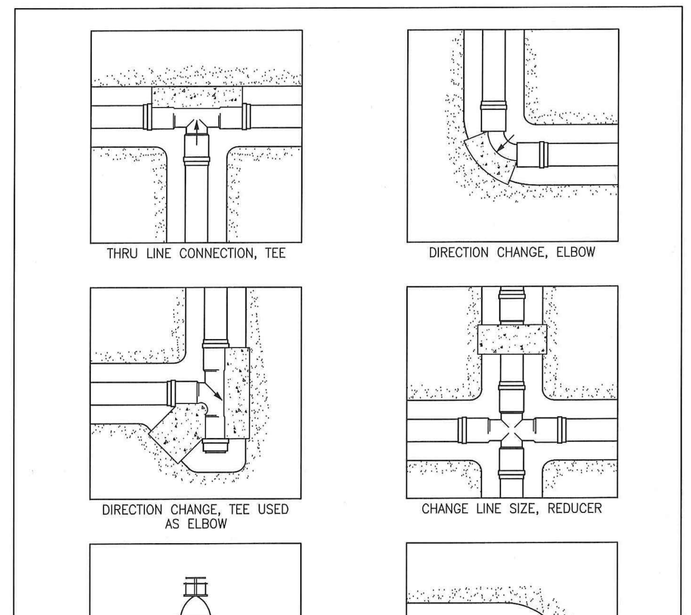
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

TRENCH SECTIONS FOR IRRIGATION PIPE
L-15

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

F



CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez
REVISIONS:

IRRIGATION TYPICAL THRUST BLOCKS
L-16

APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

G

H

Water Efficient Landscape Worksheet
Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → Promenade at Sand Creek - Heidorn Ranch Road (Phase II)
Site Type → Commercial
Allowed ETAF → 0.45
Annual Eto (inches/yr) → 55.41

Hydrozone or Planting Description (a)	Plant Factor (PF)		Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Low Water Use Shrubs	0.2	Low	Drip	0.81	0.2	8,557	2,113	72,611
Mod. Water Use Shrubs	0.4	Mod./Ave.	Drip	0.81	0.5	4,458	2,201	75,657
Low Water Use Trees	0.2	Low	Drip	0.81	0.2	261	64	2,215
Mod. Water Use Trees	0.4	Mod./Ave.	Drip	0.81	0.5	135	67	2,291
					SUBTOTAL →	13,411	4,445	152,774
Special Landscape Areas								
1					1		0	0
2					1	0	0	0
3					1	0	0	0
					SUBTOTAL →	0	0	0
					**Estimated Total Water Use (ETWU) →			152,774
					Maximum Allowed Water Allowance (MAWA) →			207,401

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

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

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(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, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 4,445
Total Area 13,411
Average ETAF 0.33

All Landscape Areas
Total ETAF x Area 4,445
Total Area 13,411
Sitewide ETAF 0.33

Notes:
Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

E10

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HEIDORN RANCH ROAD
STREETSCAPE
ANTIOCH, CA

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REVISION: DATE:

DATE: MAY 2, 2018

SCALE: AS SHOWN

DRAWN BY: AC
CHECKED: MC

SHEET TITLE:
IRRIGATION DETAILS

SHEET NO.
L-8.2

PROJECT NO. 11417

ATTACHMENT “F”

LANDSCAPE IMPROVEMENT PLANS FOR:

PROMENADE
AT SAND CREEK
HILLCREST AVE - R.O.W STREETSCAPE

SUBDIVISION 9390

ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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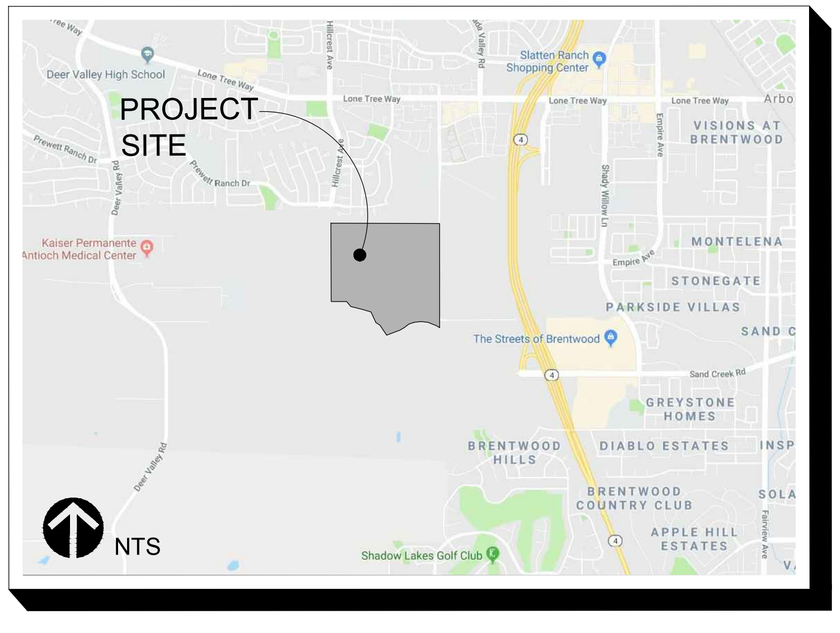
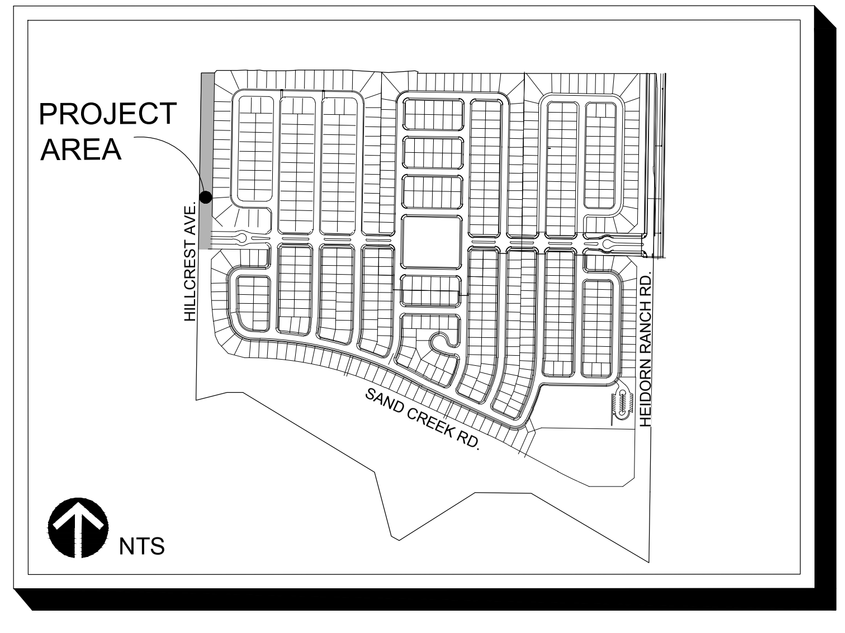
IRRIGATION PLAN - SHRUB	L-6.1
IRRIGATION PLAN - TREE	L-6.2
PLANTING DETAILS	L-7.1
IRRIGATION DETAILS AND WATER USE CALCULATIONS	L-8.1 TO 8.2

VICINITY MAP



SITE MAP



MWELO STATEMENT OF COMPLIANCE

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

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

F1

CONSULTANTS:

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PLEASANTON, CA 94588
925.467.1740

CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
925.866.0322

PREPARED FOR:

CENTURY COMMUNITIES
99 ALMADEN BLVD., STE. 400
San Jose, CA 95113

811 Know what's below. Call before you dig.

PROMENADE
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HILLCREST AVENUE
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SUBMITTAL:
1ST CITY REVIEW
MAY 30, 2018

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REVISION: **DATE:**

DATE: JUNE 29, 2018

SHEET TITLE:
COVER SHEET

SHEET NO.
L-1.1

PROJECT NO. 11417

CONSTRUCTION SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO FURNISH AND INSTALL DRAINAGE SYSTEMS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK IN A REASONABLE, DRY, WORKABLE CONDITION, FREE OF SURFACE WATER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL PIPES PRIOR TO THE INSTALLATION OF PAVING AND OTHER SITE IMPROVEMENTS THAT MAY CREATE CONFLICTS WITH INSTALLATION OF OTHER WORK.
4. THE BOTTOM OF TRENCHES SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH OF PIPE.
5. ALL TRENCHES SHALL BE BACK-FILLED WITH CLEAN, ON-SITE MATERIAL COMPACTED TO 95% RELATIVE COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES OR STREET AS APPLICABLE.
7. FINISH GRADES IN PLANTER AREAS SHALL BE 1 INCH BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF GRADE OR PAVING IN SHRUB AREAS.
8. ALL EXISTING GRADES AND PAD ELEVATIONS SHOWN ARE PER THE CIVIL ENGINEER'S PLANS.
9. GENERALLY, ALLOWABLE SLOPES FOR PAVING AND LANDSCAPE AREAS SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
CONCRETE WALKS (LONGITUDINAL):	0%	5%
CONCRETE WALKS (CROSS SLOPES):	1%	2%
LANDSCAPE AREAS:	2%	5%

10. GRADE BREAK TRANSITIONS CONSTRUCTED IN PAVED AREAS SHALL BE SMOOTH WITHOUT ANY NOTICEABLE POINT.
11. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL CONCRETE FRAMEWORK IN PLACE PRIOR TO THE PLACEMENT OF CONCRETE, AND RESERVES THE RIGHT TO MAKE ANY FIELD MODIFICATIONS AND GRADE ADJUSTMENTS DEEMED NECESSARY. THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

CONCRETE

1. GENERAL
   - A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO CONSTRUCT THE CONCRETE IMPROVEMENTS AS SHOWN ON THE DRAWINGS, AND NOTED HEREIN.
   - B. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT, FINE AGGREGATE (SAND), COARSE AGGREGATE AND WATER, PROPORTIONED AND MIXED TO ATTAIN 28 DAY COMPRESSIVE STRENGTH OF 2800 PSI WITH A SLUMP NOT TO EXCEED THREE INCHES. CONCRETE REINFORCEMENT PER GEOTECHNICAL REPORTS.
   - C. THE CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE RECOMMENDATIONS CONTAINED IN " RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" PUBLICATION # 347-78 OF THE AMERICAN CONCRETE INSTITUTE.
   - D. THE CONTRACTOR SHALL FURNISH ONE 4' X 4' X 4" DEEP SAMPLE OF EACH CONCRETE FINISH WITH JOINT IN PLACE AT THE JOB SITE. APPROVED SAMPLES SHALL BE THE STANDARDS OF THE FLATWORK.
2. MATERIALS
   - A. CEMENT STYLE SHALL BE TYPE II LOW ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150. THE SAME BRAND OF CEMENT SHALL BE USED THROUGHOUT THE PROJECT.
   - B. WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A-185.
   - C. COLOR: NATURAL GRAY EXCEPT WHERE NOTED ON PLANS.
   - D. CURING/SEALING: L.M. SCOFIELD LITHOCHROME COLORWAX CURING COMPOUND.
   - E. GLARE REDUCER: L.M. SCOFIELD CHROMIX L-10 AT 1/2% WHERE NOTED ON PLANS. SHALL CONFORM TO ASTM C979 FOR UV RESISTANCE.
   - F. REINFORCING STEEL FOR PAVING AND WALLS SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A615-68.
3. FORMS
   - A. FORMS SHALL BE FREE OF WARP, SET PLUMB AND TRUE TO LINE AND GRADE WITH UPPER EDGES FLUSH WITH SPECIFIED GRADE OR FINISH SURFACE OF THE CONSTRUCTED IMPROVEMENT, AND NOT MORE THAN 1/2" WIDER THAN THE SPECIFIED THICKNESS OF THE EDGE OF THE CONCRETE TO BE PLACED.
   - B. WOODEN FORMS SHALL HAVE A NET THICKNESS OF AT LEAST 1-1/2" AND SHALL BE FREE FROM IMPERFECTIONS WHICH WOULD IMPAIR THE STRENGTH FOR THE USE INTENDED. BENDERS OR THIN PLANK FORMS MAY BE USED ON CURVES. FORMS SHALL BE SECURED BY NAILING TO SIDE STAKES OF SUFFICIENT LENGTH AND CROSS SECTIONAL AREA TO ADEQUATELY RESIST LATERAL DISPLACEMENT DURING THE PLACEMENT OF CONCRETE.
4. FINISHING
   - A. CONCRETE SURFACES SHALL BE FLOATED PRIOR TO STEEL TROWEL. FORMED EDGES SHALL BE ROUNDED TO A RADIUS OF 1/2" OR AS SPECIFIED ON THE DRAWINGS. EDGES AT EXPANSION JOINTS SHALL BE ROUNDED TO A RADIUS OF 1/4". EXPANSION JOINTS TO BE 20' O.C. DEEP TOOLED JOINTS TO BE 10' O.C. AND SCORE JOINTS TO BE 5' O.C.
   - B. CONCRETE FINISHES SHALL BE AS NOTED ON THE DRAWINGS AND SPECIFIED HEREIN.
   - C. NATURAL GRAY CONCRETE SHALL INCLUDE 'SYNTHETIC BLACK' GLARE REDUCER.
   - D. NO ADVERTISING IMPRESSION, STAMPS, OR MARKS OF ANY DESCRIPTION WILL BE PERMITTED ON CONCRETE SURFACES. BROOM FINISH SHALL BE PERFORMED AFTER FINISH TROWELLING BY DRAWING THE FOLLOWING BROOM TYPES ACROSS THE NARROWEST WIDTH OF CONCRETE.
     1) MEDIUM BROOM FINISH - PUSH WITH MEDIUM OR STIFF BRISTLES.
5. JOINTS
   - A. SET PREMOLDED EXPANSION JOINT STRIP BELOW FINISH GRADE SURFACE, TEMPORARILY SECURED TO THE TOP OF EXPANSION STRIP OR USE PLASTIC FILLER STRIP. EXPANSION JOINTS SHALL BE SEALED WITH POLYSULFIDE OR POLYURETHANE WATERPROOF CAULKING. USE 1/2" EXPANSION JOINTS THROUGHOUT.
   - B. SCORED CONTROL JOINTS SHALL BE TOOLED TO A MINIMUM DEPTH OF 3/4" AND SHALL HAVE A RADIUS OF 1/8".
6. CURING COMPOUND
   - A. RESIN-BASE, CLEAR CURING COMPOUND CONFORMING TO ASTM C 309, TYPE 2.

F2

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS/HER WORK.
2. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE, VERIFY LOCATIONS WITH CIVIL ENGINEERS AND UTILITY PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND BE HELD ACCOUNTABLE FOR ALL DAMAGES INCURRED.
3. ALL DIMENSIONS ARE TAKEN FROM FACE OF WALL OR EDGE OF PAVING OR BUILDING UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE. ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
4. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING; (MINIMUM 48 HOUR NOTICE.)
5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS; ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE CONSTRUCTION OF PLAN FEATURES.
6. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
7. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE.
8. SAFETY OF PERSONS AND PROPERTY:
   - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
   - B. THE CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS; AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO SUCH AS TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES.
9. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS.
10. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL FOR USE IS OBTAINED FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, AND APPLICABLE GOVERNING AUTHORITY. NO VARIATION FROM DESIGN, MATERIALS, EQUIPMENT, OR PRODUCT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.
11. WALLS AND FENCES ARE SHOWN TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
12. CONCRETE ENTRY WALKS ARE TO BE CENTERED ON ENTRY STOOPS UNLESS OTHERWISE NOTED.

GRADING NOTES

1. PRIOR TO INITIATING WORK, CONTRACTOR SHALL VERIFY ALL GRADES, UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, AND STREET IMPROVEMENTS. IMMEDIATELY NOTIFY CITY ENGINEER OF ANY FIELD DISCREPANCIES WITH PLANS.
2. ALL PLANTED AREAS TO SLOPE TO AREA DRAINS AT A MINIMUM 2 % SLOPE UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPE DRAINLINES TO FALL AT A MINIMUM 1 % SLOPE TO DRAINAGE STRUCTURES. SEE CIVIL ENGINEER'S PLANS FOR EXISTING ELEVATIONS.
4. ALL LANDSCAPE DRAINS SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON PLAN. DRAINS THAT ARE NOT INSTALLED, OR THE RESULT OF SUCH ACTION SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
5. FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF CURB OR PAVING IN SHRUB AREAS. 1% CROSS SLOPE UNLESS NOTED OTHERWISE. FINISH GRADE SHALL BE SET PRIOR TO PLANTING. ANY DISCREPANCY OR UNFINISHED AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. CONCRETE CONTRACTOR TO PROVIDE RISER AT FACE OF STOOP IF APPROACHING ENTRY WALKWAY EXCEEDS MAXIMUM ALLOWABLE SLOPE OF 5% AS DESIGNATED IN "CONSTRUCTION SPECIFICATIONS" ON THIS SHEET. SEE "CONSTRUCTION SPECIFICATIONS" ON THIS SHEET, FOR ADDITIONAL CONCRETE SLOPE AND LOT GRADING CRITERIA.
7. ALL CONCRETE SHALL HAVE A MINIMUM 1% CROSS SLOPE OR AS NOTED ON PLANS.

GENERAL IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
6. ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE APPROVED.
7. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
8. ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
10. IRRIGATION CONTROL WIRE SHALL BE U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
11. ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN '3M' #DBY SEALING PACK, OR APPROVED EQUAL.
12. ALL IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
13. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6. PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. TREE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.
10. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.
11. THE SOILS AMENDMENTS SPECIFIED HEREIN ARE FOR ***BIDDING PURPOSES ONLY***. THE CONTRACTOR SHALL PROVIDE A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE RECOMMENDATIONS INCLUDED IN THE PROJECT SOILS AGRONOMY REPORT SHALL SUPERCEDE THESE NOTES.
    FOR THE AREA TO BE LANDSCAPED THE FOLLOWING AMENDMENTS SHALL BE CROSS RIPPED OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING A UNIFORM DEPTH OF 12 INCHES AS FOLLOWS, EXCEPT IN AREAS WITH SLOPES OF 3:1OR GREATER. IN THESE AREAS AMENDMENTS SHOULD BE INSTALLED OR ADDED PER PLANTING DETAILS FOR EACH INDIVIDUAL PLANT.

    AMOUNT PER 1,000 SQUARE FEET
    -4 CU YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SAWDUST.
    -35LBS. 6-20-20 PELLETIZED FERTILIZER
    -100LBS. AGRICULTURAL GYPSUM
    -13 LBS. SOIL SULFUR
12. THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET LEVEL OR SLIGHTLY ABOVE FINISH GRADE. A 4" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH

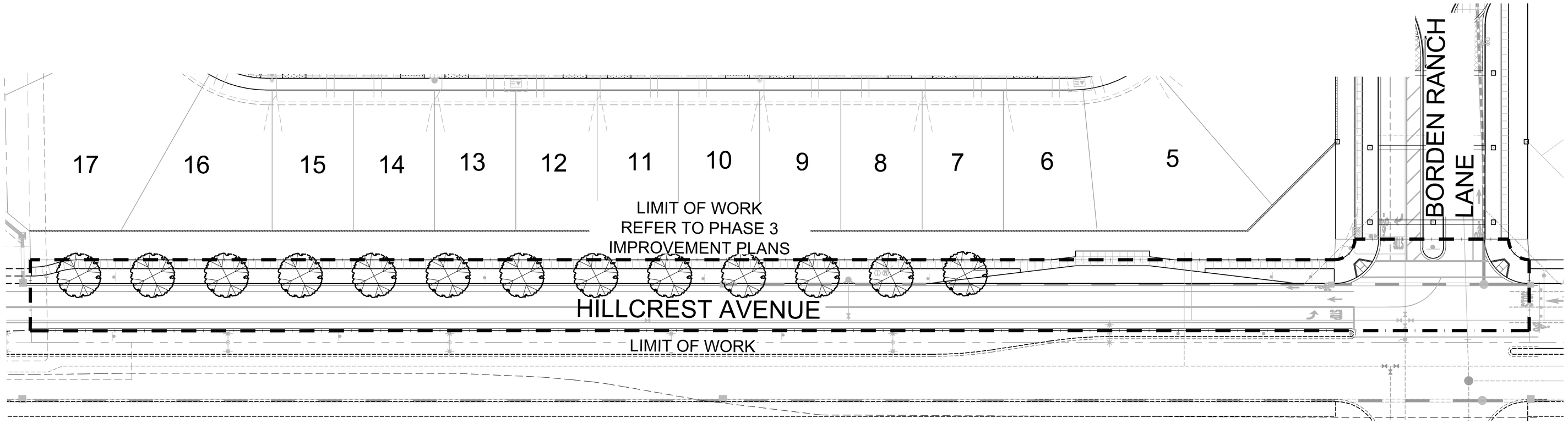
    -6 PARTS ON-SITE SOIL
    -4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#9) SOIL PREP MIX.
    -2 LBS/CU. YD. MIX OF 6-20-20 IRON SULFATE
    -5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM)
13. THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED 16-6-8 FERTILIZER APPLIED AT A RATE OF SIX (6) POUNDS PER 1000 SQ.FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT 60 DAY INTERVALS.
14. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) OR EQUAL IN QUANTITIES AS FOLLOWS:

-1 GALLON SHRUB	1
-5 GALLON SHRUB	3
-15 GALLON SHRUB OR TREE	4
-24" BOX TREE & LARGER	1 PER 4" OF BOX SIZE

    -PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
15. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE 'MUIR WOODS BROWN', OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTHCARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.
16. PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.
17. TREE SETBACKS SHALL BE:
    -5' FROM SIDEWALKS
    -8' FROM EDGE OF DRIVEWAYS
    -6' FROM WATER METERS, GAS METERS, SANITARY SEWER LINES AND JOINT TRENCHES
    -25' FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS
    -15' FROM UTILITY POLES AND STREETLIGHTS
    -8' FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS
18. ALL TREES PLANTED WITHIN 10' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS- EACH SIDE (24" DEPTH X 8' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7668.
19. THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.

CITY OF ANTIOCH IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHELL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERES IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSLEVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTOR FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVE THROUGH WALLS, UNDER RAODWAYS, PAVING, STRUCTURES, ETC.
4. DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTING, SLEEVES, ETC. WHICH MAYBE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND HIS WORK ACCORDINGLY, FURNISHING SUCH FITTING, ETC. AS MAYBE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
5. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) TO SERVICE CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
6. SPLICING OF ANY WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES. ALL WIRES SHALL BE UL. APPROVED FOR BURIAL, COPPER, AWG-UF 600 VOLT f/14 (MINIMUM). USE ONLY PACKAGED APPROVED UNDERGROUND SPLICE CONNECTORS.
7. INSTALL SPARE CONTROL WIRES (1PER 6 STATIONS) OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. EXTRA WIRES SHALL NOT MATCH OTHER WIRE COLORS. SPARE WIRES SHALL BE LABELED AS SUCH. ALL WIRE SHALL BE LABELED AT THE CLOCK WITH STATION NUMBERS. COMMON WIRE SHALL BE WHITE (2 PER SYSTEM); CONTROL WIRES SHALL ALL BE RED.
8. LOCATE QUICK COUPLING VALVE A MINIMUM OF 12" FROM HARDSCAPE AREA.
9. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS. EACH BOX SHALL BE ON EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF THE VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL REMOTE CONTROL VALVE SMALLER THAN 1-1/2", IN CARSON BROOKS #1419 BOX, INSTALL REMOTE CONTROL VALVES 1-1/2" AND LARGE IN CARSON BROOK #1324 BOX, AND INSTALL GATE AND QUICK COUPLER VALVES IN CARSON BROOKS #910 BOX. INSTALL ONLY ONE VALVE PER BOX.
10. THE SPRINKLER 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.
11. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF BACKFLOW PREVENTION DEVICE.
12. AN OPERATIONS MANUAL MUST BE SUPPLIED IN A THREE RING BINDER. THE MANUAL SHALL INCLUDE MANUFACTURER'S DATA SHEETS, MAINTENANCE, AND PARTS INFORMATION OF ANY EQUIPMENT INSTALLED AND SUPPLIER FROM WHERE IT WAS OBTAINED.
13. CONTRACTOR TO PROVIDE REPRODUCIBLE AS-BUILT PLANS BEFORE THE RELEASE OF THE JOB.
14. CONTRACTOR SHALL PROVIDE MONTHLY AND ANNUAL IRRIGATION SCHEDULES SPECIFYING ESTIMATE WATER USE TO CITY REPRESENTATIVE.
15. PRIOR TO TRENCHING CALL UNDERGROUND SERVICE ALERT AT 811.
16. NUMBER VALVE BOXES ACCORDING TO STATION NUMBERS ON THE CLOCK. CONTRACTOR SHALL MARK VALVE NUMBERS ON LID OF VALVE BOX.(2-1/2" LETTERS AND NUMBERS) MARKINGS SHALL COORDINATE WITH CONTROLLER STATIONS. ETCH INTO BOX LID, TYPICAL. VALVES TO BE SEQUENCED IN ORDER.
17. CONTRACTOR SHALL PROVIDE A FLOW SENSOR AND NORMALLY OPEN MASTER VALVE FOR IRRIGATION SYSTEM. WIRE FLOW



TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV	QTY	NATIVE/ADAPTIVE
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	13	A

MWELO STATEMENT OF COMPLIANCE

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

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

0' 40' 80' 160'

SCALE: 1" = 40'-0"

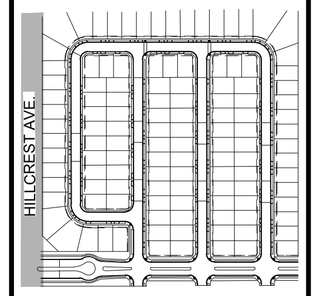
- REFER TO SHEET L-2.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-7.1 FOR PLANTING DETAILS.

F3

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
Century Communities
99 Almaden Blvd., STE. 400
San Jose, CA 95113



KEY MAP N.T.S.

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LICENSED LANDSCAPE ARCHITECT vanderToolen STATE OF CALIFORNIA Date

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vanderToolen - Associates
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Napa
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West Sacramento
2301 Stone Blvd.
Suite 110
W. Sacramento, Ca. 95691
tel: 916.244.3000
www.vanderToolen.com

REVISION: DATE:

DATE: JUNE 29, 2018

SCALE: 1"=40'-0"

DRAWN BY: MG
CHECKED: MC

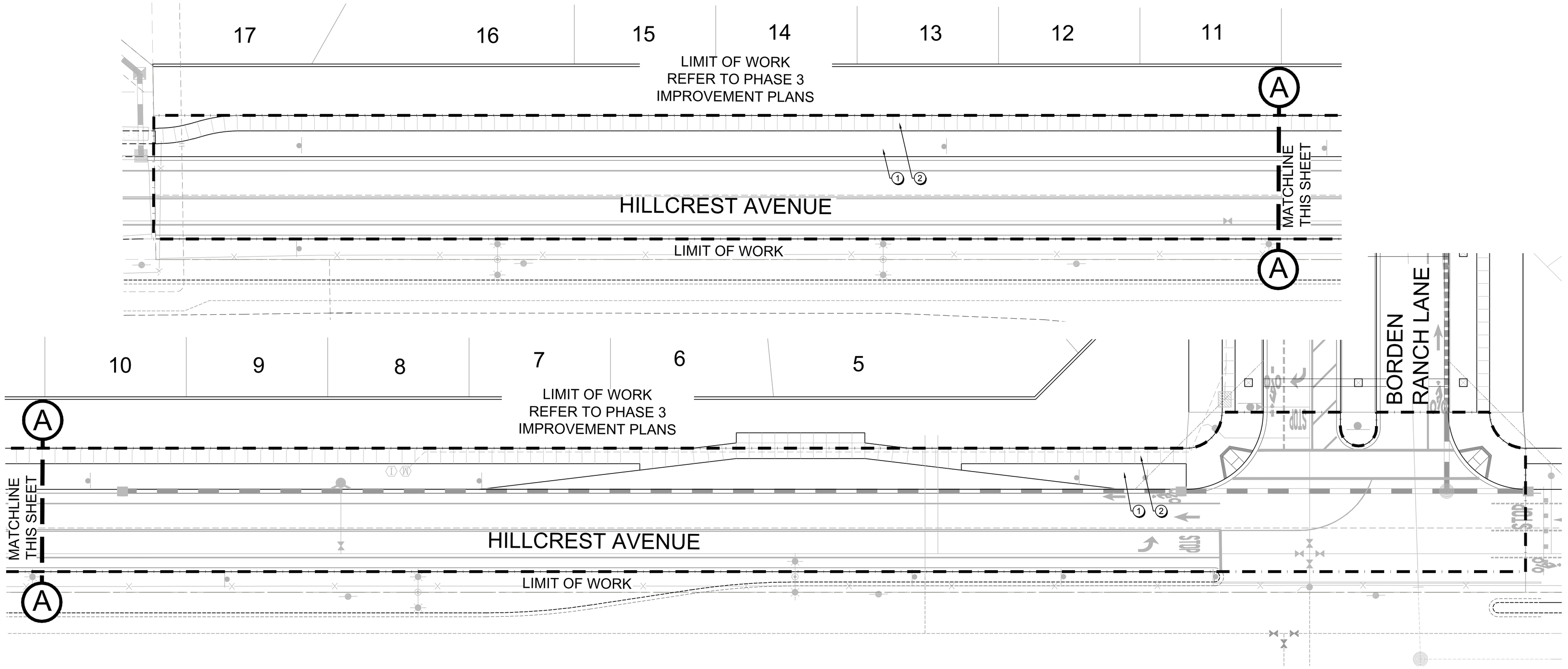
SHEET TITLE:

OVERALL TREE PLAN

SHEET NO.

L-3.1

PROJECT NO. 11417



CONSTRUCTION CALLOUT SCHEDULE

1. PLANTING AREA, TYP.
2. CONCRETE SIDEWALK PER CIVIL ENGINEER'S PLANS.

UTILITY LEGEND

- STREET LIGHT PER UTILITY ENGINEER
- INLET PER CIVIL ENGINEER
- FIRE HYDRANT
- HANDICAPPED RAMP PER CIVIL ENGINEER
- TRAFFIC SIGN PER CIVIL ENGINEER

0' 20' 40' 80'

SCALE: 1" = 20'-0"

- REFER TO SHEET L-2.1 FOR GENERAL CONSTRUCTION NOTES.

F4

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

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Century Communities
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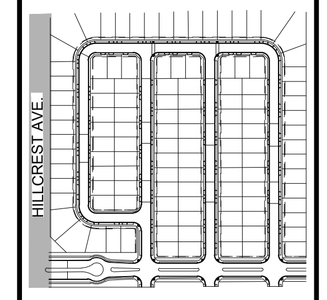

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LICENSED LANDSCAPE ARCHITECT
R.A. vanderToolen
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tel: 916.344.3000
www.vanderToolen.com

REVISION: DATE:

DATE: JUNE 29, 2018

SCALE: 1"=20'-0"

DRAWN BY: JS
CHECKED: MC

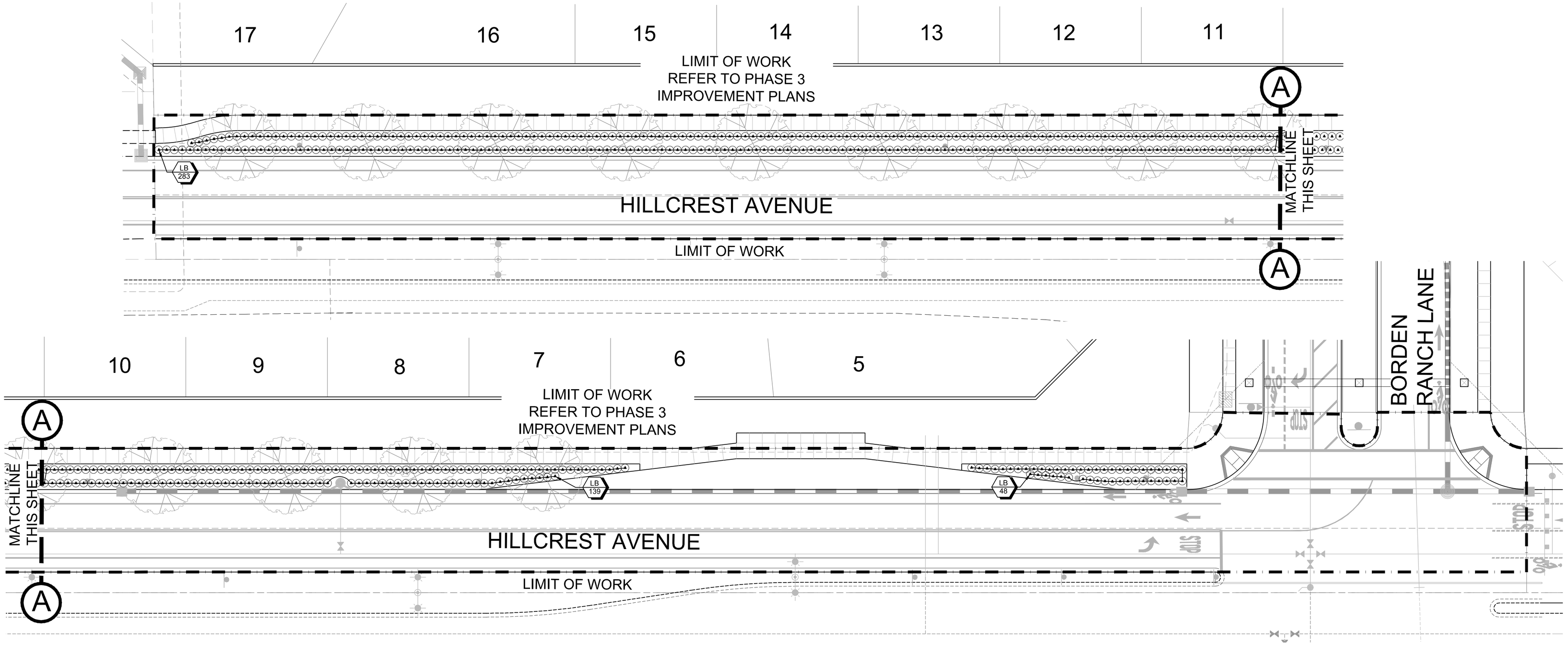
SHEET TITLE:

CONSTRUCTION CALLOUT PLAN

SHEET NO.

L-4.1

PROJECT NO. 11417



SHRUB LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	QTY	NATIVE/ADAPTIVE
LB	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	LOW	470	A

MWELO STATEMENT OF COMPLIANCE

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

PLANTING CALLOUT LEGEND

PLANT ABBREVIATION

DV 8

NOTE:
1. PLANT CAN SIZE PER SYMBOL. SEE PLANT CONTAINER SIZE KEY.

NUMBER OF PLANTS

PLANT CONTAINER SIZE KEY

A 1 GALLON

0' 20' 40' 80'

SCALE: 1" = 20'-0"

- REFER TO SHEET L-2.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-7.1 FOR PLANTING DETAILS.

F5

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES

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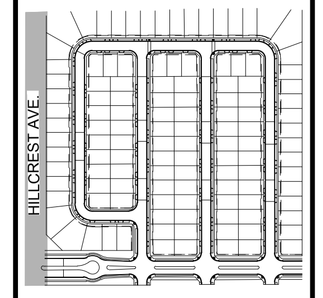

KEY MAP N.T.S.

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LICENSED LANDSCAPE ARCHITECT
PHILIP A. vanderToolen
No. 2798
STATE OF CALIFORNIA

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www.vanderToolen.com

REVISION: DATE:

DATE: JUNE 29, 2018

SCALE: 1"=20'-0"

DRAWN BY: MG
CHECKED: MC

SHEET TITLE:

SHRUB PLAN

SHEET NO.

L-5.1

PROJECT NO. 11417

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-101G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.
	HUNTER HQ-44LRC 1" QUICK-COUPLING VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
MV	BUCKNER-SUPERIOR 3100-PRS 1 1/2" BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. PRESSURE REGULATION FEATURE.
BF	FEBCO 825YA 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER
A	HUNTER ACC-99D-PED-SS 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, STAINLESS STEEL PEDESTAL
FS	HUNTER HFS-150 FLOW SENSOR 1 1/2" FLOW SENSOR FOR USE WITH ACC CONTROLLER. SCHEDULE 40 SENSOR BODY. 24 VAC. 2 AMP
M	WATER METER 1 1/2"
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
—·—·—	IRRIGATION MAINLINE: PVC SCHEDULE 40
= = = = =	PIPE SLEEVE: PVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER

DRIP LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT TO MULTI-EMITTER LAYOUT. CONTRACTOR TO DETERMINE FINAL LOCATION AND QUANTITIES OF MULTI-EMITTER HEADS AND LATERALS. SEE DETAIL G, SHEET L-8.1.
	AREA TO RECEIVE DRIP EMITTERS HUNTER MPE 6 PORTS IN TOTAL, CAN BE LIMITED BY PLUGGING THE UNUSED PORTS. BLUE COLOR USED FOR 0.5 GPH, BLACK FO 1.0 GPH, RED FOR 2.0 GPH AND TAN FOR 4.0 GPH. EMITTER NOTES: PC-05 EMITTERS (1 ASSIGNED TO EACH 1 GAL PLANT) PC-05 EMITTERS (4 ASSIGNED TO EACH 15 GAL PLANT) PC-05 EMITTERS (2 ASSIGNED TO EACH 5 GAL PLANT)

MWELO STATEMENT OF COMPLIANCE

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

IRRIGATION POINT OF CONNECTION (POC) 'A' - HOA

WATER POINT OF CONNECTION:
2" SERVICE LINE AND 1 1/2" WATER METER PROVIDED BY OTHERS. REFER TO CIVIL ENGINEER'S PLANS AND/OR JOINT UTILITY PLANS FOR COORDINATION OF SIZES AND LOCATIONS.

IRRIGATION DESIGN IS BASED ON A MINIMUM STATIC WATER PRESSURE OF 60 P.S.I. AT THE POINT OF CONNECTION AND A MAXIMUM FLOW RATE OF 61 G.P.M

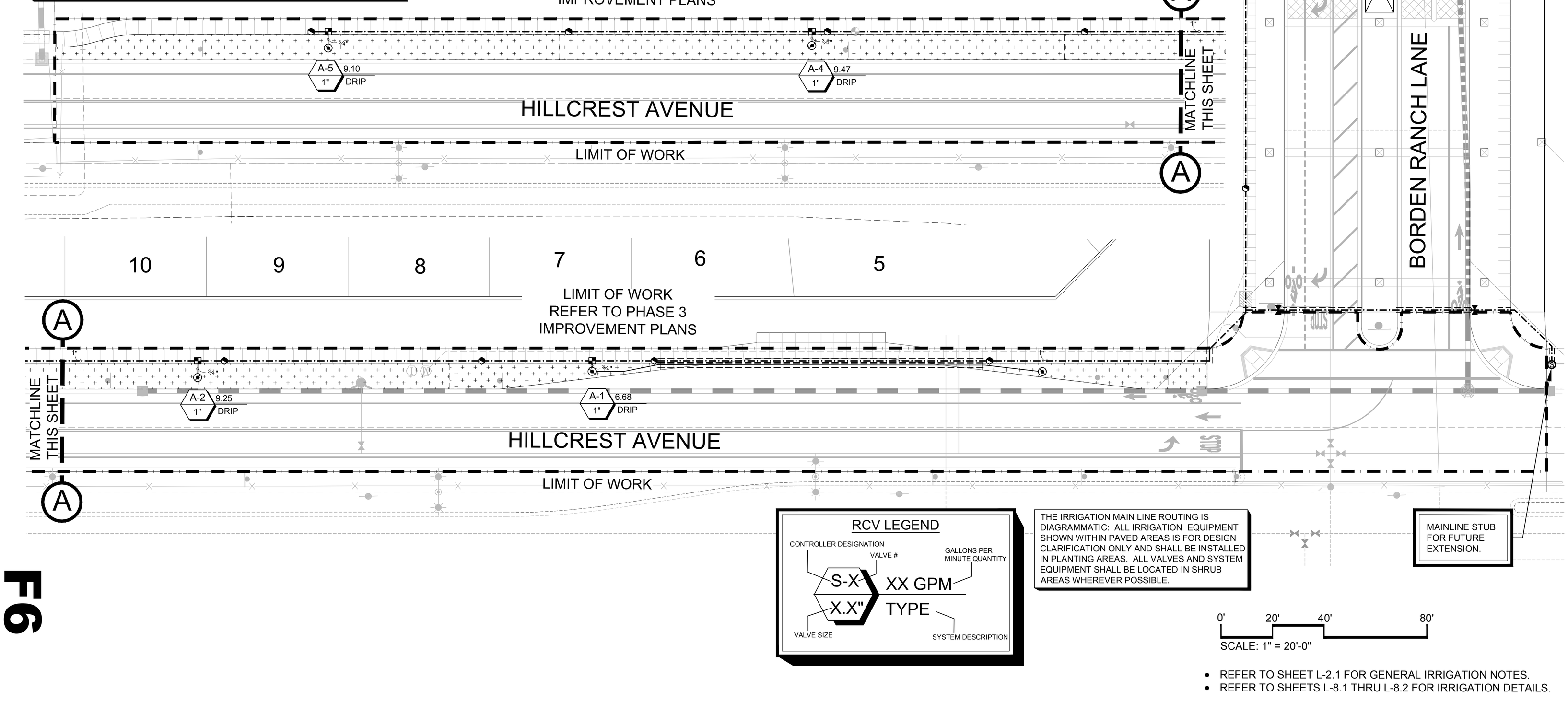
ELECTRICAL POINT OF CONNECTION:
120 VOLT POWER FOR IRRIGATION CONTROLLERS.

VERIFY THE ACCURACY OF ALL INFORMATION IN THE FIELD PRIOR TO BEGINNING ANY WORK. NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

IRRIGATION CONTROLLER 'A' - HOA

ELECTRICAL POINT OF CONNECTION:
120 VOLT POWER FOR IRRIGATION CONTROLLERS. REFER TO JOINT TRENCH IMPROVEMENT PLANS FOR COORDINATION OF POWER SUPPLY LOCATION.

VERIFY THE ACCURACY OF ALL INFORMATION IN THE FIELD PRIOR TO BEGINNING ANY WORK. NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.



RCV LEGEND

CONTROLLER DESIGNATION — VALVE # — GALLONS PER MINUTE QUANTITY
S-X — XX GPM
X.X" — TYPE
VALVE SIZE — SYSTEM DESCRIPTION

THE IRRIGATION MAIN LINE ROUTING IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

MAINLINE STUB FOR FUTURE EXTENSION.

0' 20' 40' 80'
SCALE: 1" = 20'-0"

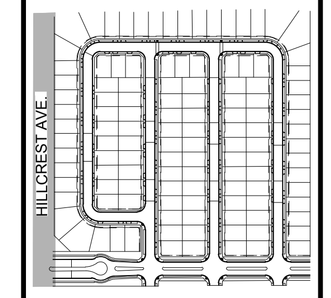
- REFER TO SHEET L-2.1 FOR GENERAL IRRIGATION NOTES.
- REFER TO SHEETS L-8.1 THRU L-8.2 FOR IRRIGATION DETAILS.

F6

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
Century Communities
99 Almaden Blvd., STE. 400
San Jose, CA 95113



KEY MAP N.T.S.

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LICENSED LANDSCAPE ARCHITECT — PHILIP A. vanderToolen — No. 2798 — STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR BID
Date

vanderToolen - Associates
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Walnut Creek
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Suite 110
W. Sacramento, Ca. 95605
tel: 916.244.3000
www.vanderToolen.com

REVISION:	DATE:

DATE: JUNE 29, 2018

SCALE: 1"=20'-0"

DRAWN BY: AC
CHECKED: MC

SHEET TITLE:
IRRIGATION PLAN - SHRUB

SHEET NO.
L-6.1

PROJECT NO. 11417

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-101G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.
	HUNTER HQ-44LRC 1" QUICK-COUPLING VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
MV	BUCKNER-SUPERIOR 3100-PRS 1 1/2" BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. PRESSURE REGULATION FEATURE.
BF	FEBCO 825YA 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER
A	HUNTER ACC-99D-PED-SS 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, STAINLESS STEEL PEDESTAL
FS	HUNTER HFS-150 FLOW SENSOR 1 1/2" FLOW SENSOR FOR USE WITH ACC CONTROLLER. SCHEDULE 40 SENSOR BODY. 24 VAC. 2 AMP
M	WATER METER 1 1/2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING AS INDICATED ON PLAN. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER

TREE BUBBLER LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
0.5 GPM	HUNTER RZWS 18CV 18" LONG RZWS WITH INSTALLED 0.25 GPM OR 0.5 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE.

RCV LEGEND

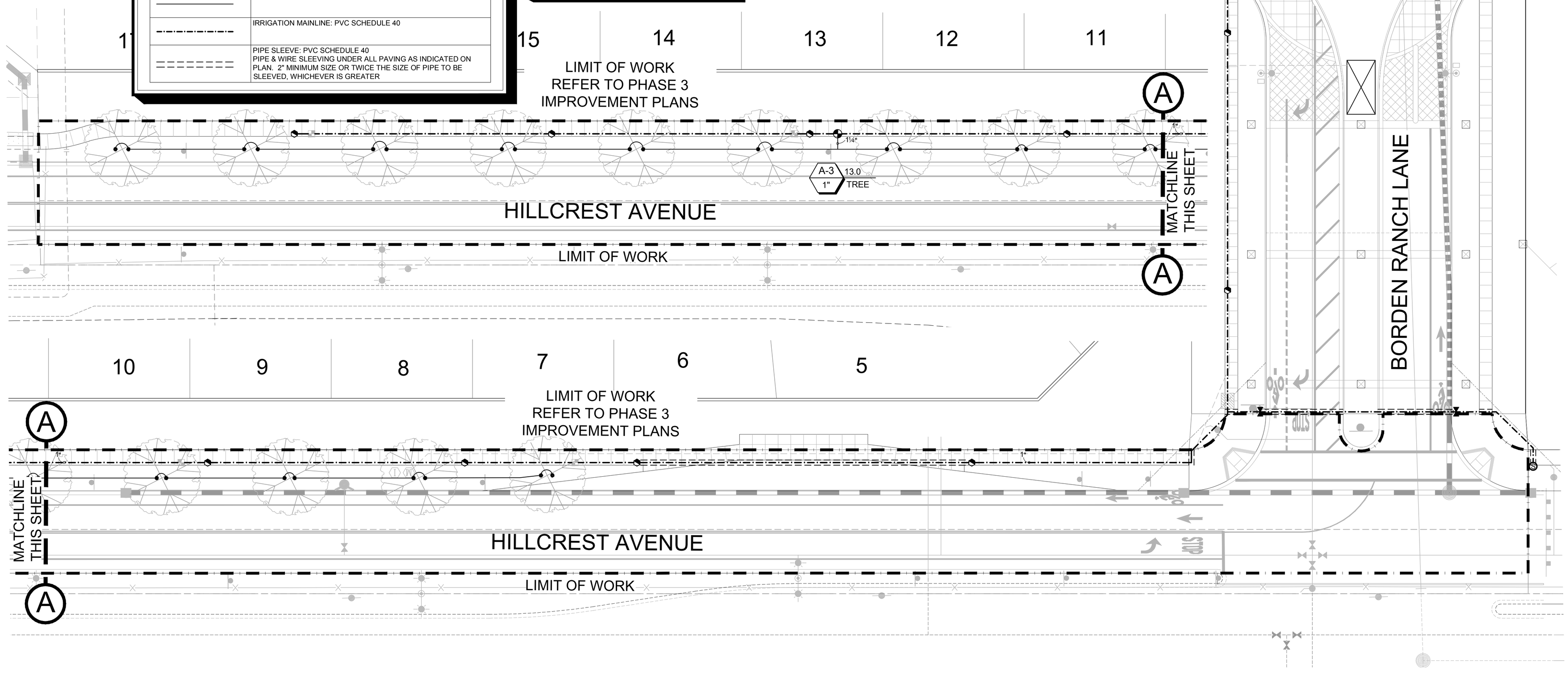
CONTROLLER DESIGNATION — VALVE # — GALLONS PER MINUTE QUANTITY

S-X — XX GPM

X.X" — TYPE

VALVE SIZE — SYSTEM DESCRIPTION

THE IRRIGATION MAIN LINE ROUTING IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.



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0' 20' 40' 80'

SCALE: 1" = 20'-0"

- REFER TO SHEET L-2.1 FOR GENERAL IRRIGATION NOTES.
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F7

PROMENADE

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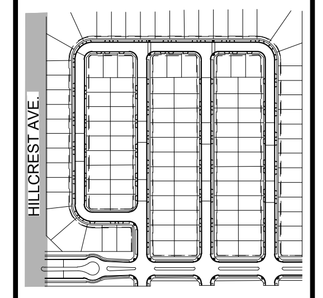

KEY MAP N.T.S.

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LICENSED LANDSCAPE ARCHITECT — PHILIP A. vanderToolen — STATE OF CALIFORNIA

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www.vanderToolen.com

REVISION: DATE:

DATE: JUNE 29, 2018

SCALE: 1"=20'-0"

DRAWN BY: AC

CHECKED: MC

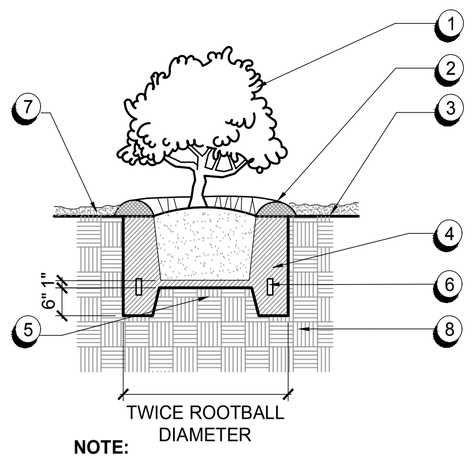
SHEET TITLE:

IRRIGATION PLAN - TREE

SHEET NO.

L-6.2

PROJECT NO. 11417



1. SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
2. 3" HIGH WATERING BASIN.
3. FINISH GRADE.
4. AMENDED BACKFILL.
5. SET ROOTBALL ON LIGHTLY TAMPED SUPPORT.
6. (2) 21 GRAM PLANT TABLETS.
7. 3" DEPTH MULCH.
8. COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:
1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

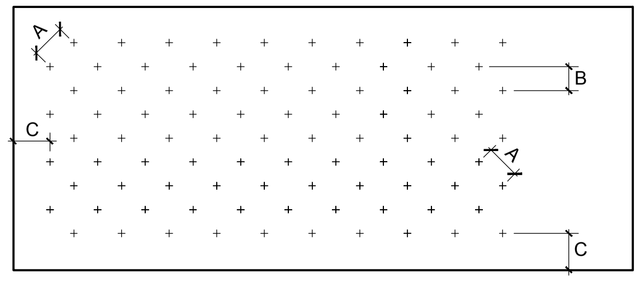
A SHRUB
N.T.S.

PLANT SPACING SCHEDULE:

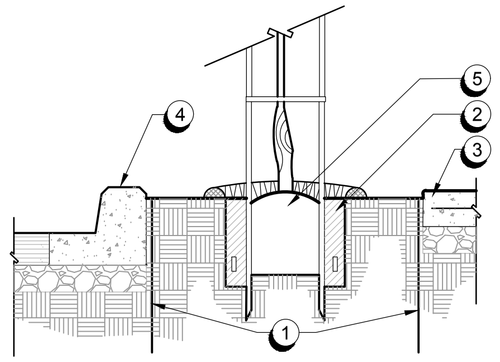
A = TRIANGULAR SPACING	B= ROW SPACING*	C=PERIMETER SET-BACK
6"	5"±	4"
12"	10 1/2"±	10"
18"	16"±	12"
24"	21"±	18"
36"	31"±	24"

* 0.866 X A

PLANTING GRID:



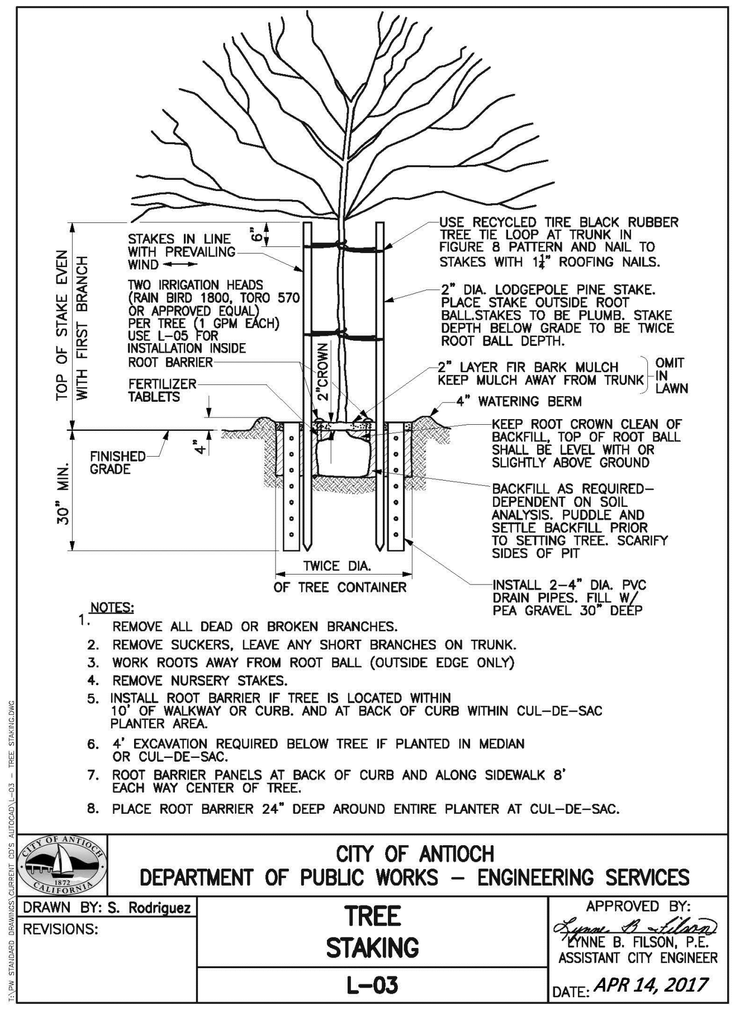
B GROUND COVER SPACING CHART
N.T.S.



NOTE:
REFER TO TREE/UTILITY PLAN FOR TREE PLACEMENT AND SETBACKS.

1. ALL TREES PLANTED WITHIN 10' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIER PARALLEL TO CURB AND WALK-EACH SIDE (24"DEPTH X 8' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7668.
2. AMENDED BACKFILL.
3. CONCRETE PAVING.
4. CONCRETE CURB AND GUTTER PER CIVIL ENGINEER.
5. TREE ROOTBALL. SEE DETAIL D, THIS SHEET FOR TREE PLANTING INFORMATION.

C ROOT BARRIER
N.T.S



NOTES:
1. REMOVE ALL DEAD OR BROKEN BRANCHES.
2. REMOVE SUCKERS, LEAVE ANY SHORT BRANCHES ON TRUNK.
3. WORK ROOTS AWAY FROM ROOT BALL (OUTSIDE EDGE ONLY)
4. REMOVE NURSERY STAKES.
5. INSTALL ROOT BARRIER IF TREE IS LOCATED WITHIN 10' OF WALKWAY OR CURB. AND AT BACK OF CURB WITHIN CUL-DE-SAC PLANTER AREA.
6. 4' EXCAVATION REQUIRED BELOW TREE IF PLANTED IN MEDIAN OR CUL-DE-SAC.
7. ROOT BARRIER PANELS AT BACK OF CURB AND ALONG SIDEWALK 8' EACH WAY CENTER OF TREE.
8. PLACE ROOT BARRIER 24" DEEP AROUND ENTIRE PLANTER AT CUL-DE-SAC.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES

DRAWN BY: S. Rodriguez	TREE STAKING	APPROVED BY: LYNNE B. FILSON, P.E. ASSISTANT CITY ENGINEER
REVISIONS:	L-03	DATE: APR 14, 2017

D
F8

PROMENADE
AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
Century Communities
99 Almaden Blvd., STE. 400
San Jose, CA 95113

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REVISION:	DATE:
1	
2	
3	
4	
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DATE: JUNE 29, 2018

SCALE: AS SHOWN

DRAWN BY: AC
CHECKED: MC

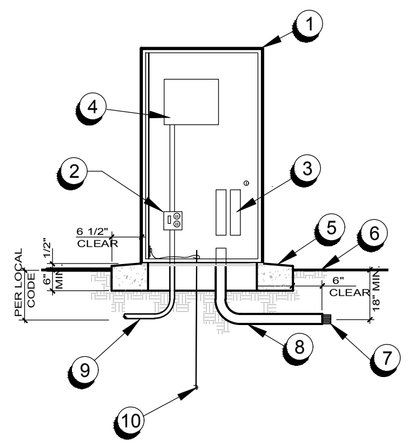
SHEET TITLE:

PLANTING DETAILS

SHEET NO.

L-7.1

PROJECT NO. 11417

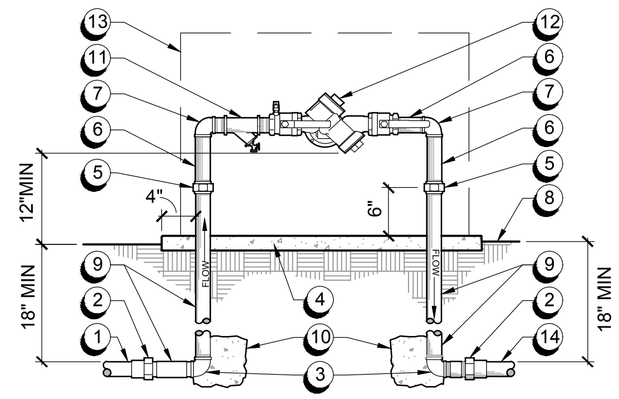


1. IRRIGATION CONTROLLER ENCLOSURE PER PLAN
2. 115 VOLT SWITCH W/ GROUNDED OUTLETS
3. TERMINAL STRIP TO ACCOMODATE STATIONS ON CONTROLLER AND 1 COMMON
4. IRRIGATION CONTROLLER LOCATION
5. POURED CONCRETE FOOTING - 6" MIN. THICK AND AS REQUIRED BY MFG'S INSTALLATION GUIDE
6. FINISH GRADE
7. U.F. DIRECT BURIAL WIRES (TO REMOTE CONTROL VALVES)
8. PVC LONG SWEEP ELL
9. 125 VOLT SERVICE IN CONDUIT
10. 3/4" BY 8' COPPER COATED GROUND ROD

NOTE:

1. ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES.
2. INSTALL PEDESTAL BASE MOUNT PER MFG.'S SPECIFICATIONS.

A CONTROLLER ENCLOSURE
N.T.S.

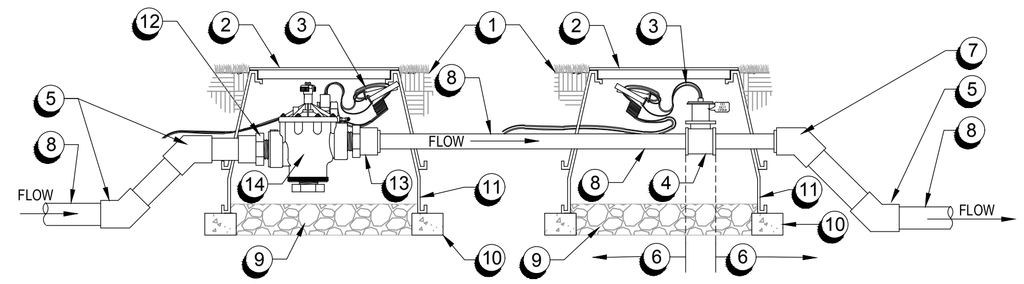


1. IRRIGATION MAINLINE FROM P.O.C.
2. PVC MALE ADAPTER.
3. GALVANIZED 90 ELBOW.
4. 4" CONCRETE SLAB.
5. DIELECTRIC COUPLING.
6. BRASS NIPPLE,TYPICAL.
7. BRASS 90 ELBOW, TYPICAL.
8. FINISH GRADE.
9. GALVANIZED NIPPLES, WRAP UNDERGROUND PIPE WITH (2) WRAPS DUCT TAPE.
10. 18" BY 18" BY 18" CONCRETE THRUST BLOCK.
11. ARMSTRONG BRASS WYE STRAINER, LINE SIZE.
12. REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES; INSTALL PER LOCAL CODE.
13. BACKFLOW PREVENTER ENCLOSURE BY LEMEUR MANUFACTURING.
14. PVC MAINLINE SUPPLY TO VALVES.

NOTES:

1. LEMEUR ENCLOSURE UNIT SHALL BE HINGED; PROVIDE ADEQUATE SIZE AS REQUIRED TO HINGE OVER BACKFLOW UNIT.CAST SUPPORT HARDWARE INTO CONCRETE SLAB.
2. PROVIDE INSULATED BLANKET, POLAR BLANKET OR EQUAL; REFER TO IRRIGATION LEGEND TO SIZE APPROPRIATELY.

B REDUCED PRESSURE BACKFLOW PREVENTER
SCALE: N.T.S.

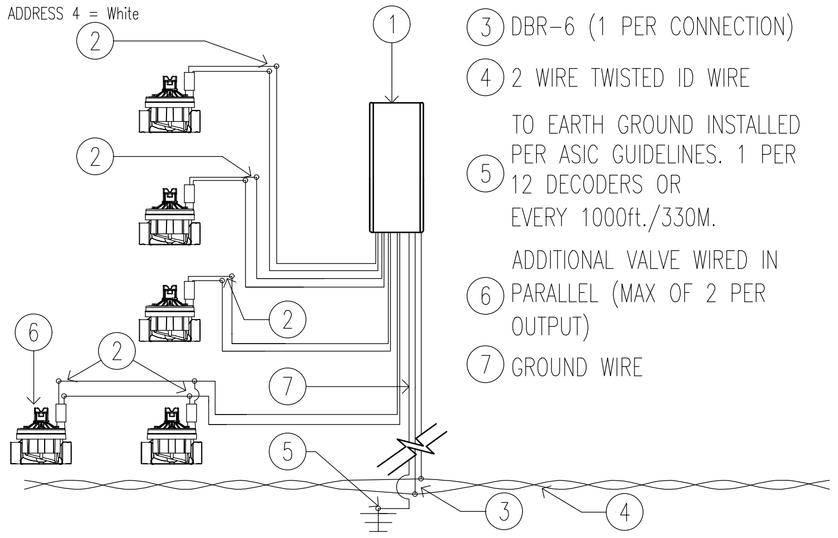


1. FINISH GRADE.
2. 14x19 VALVE BOX WITH GREEN COVER.
3. COMMUNICATION CABLE WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS.
4. HUNTER HFS-150 FLOW SENSOR.
5. PVC 45 DEGREE ELL (TYP.)
6. MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE WITHOUT FITTINGS.
7. PVC 45 DEGREE ELL, TYP. BUSH DOWN TO FLOW METER SIZE AS NECESSARY.
8. PVC MAINLINE - SEE IRRIGATION LEGEND FOR TYPE AND DEPTH.
9. PEA GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS.
11. VALVE BOX EXTENSIONS AS REQUIRED.
12. PVC MALE ADAPTER.
13. PVC MALE ADAPTER - BUSH DOWN TO FLOW METER SIZE AS NECESSARY.
14. SUPERIOR MASTER VALVE. MODEL NO. 3100.

NOTE:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

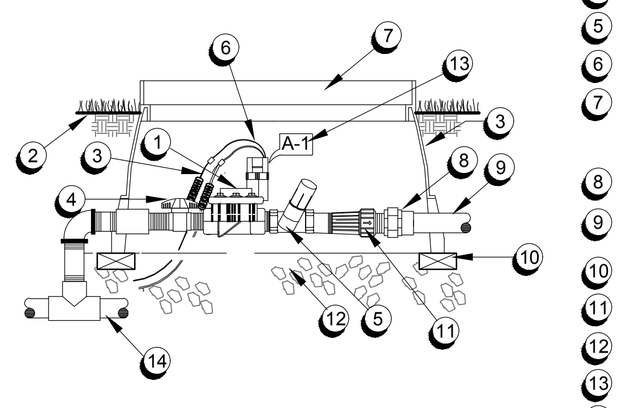
C FLOW SENSOR / MASTER VALVE
NOT TO SCALE

NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White



1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

D ICD 400 DECODER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

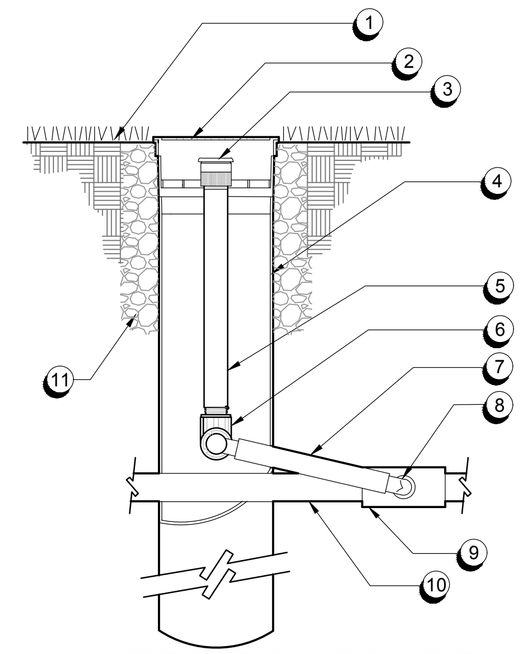


1. DRIP REMOTE CONTROL VALVE ASSEMBLY W/ BALL VALVE, FILTER, & PRESSURE REGULATOR
2. FINISH GRADE, COMPACT SOIL AROUND VALVE BOX
3. WIRE CONNECTORS
4. BALL VALVE
5. WYE FILTER
6. CONTROL WIRES
7. AMETEK PLASTIC VALVE BOX W/ GREEN LOCKING COVER OR EQUAL AND "RCV" BURNED INTO LID (MIN.2" HIGH)
8. PVC UNION
9. PVC LATERAL PIPE (DEPTH PER SPECIFICATION)
10. BRICK SUPPORTS
11. PRESSURE REGULATOR
12. 3/4" PEA GRAVEL
13. CHRISTY I.D. TAG; NUMBERED TO MATCH PLANS
14. PVC MAINLINE

NOTES:

1. ALL WIRE SHALL BE INSTALLED PER LOCAL CODES
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (10 WRAPS AROUND 1/2" DIA PIPE) 1/2" DIA PIPE)
3. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/ SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.

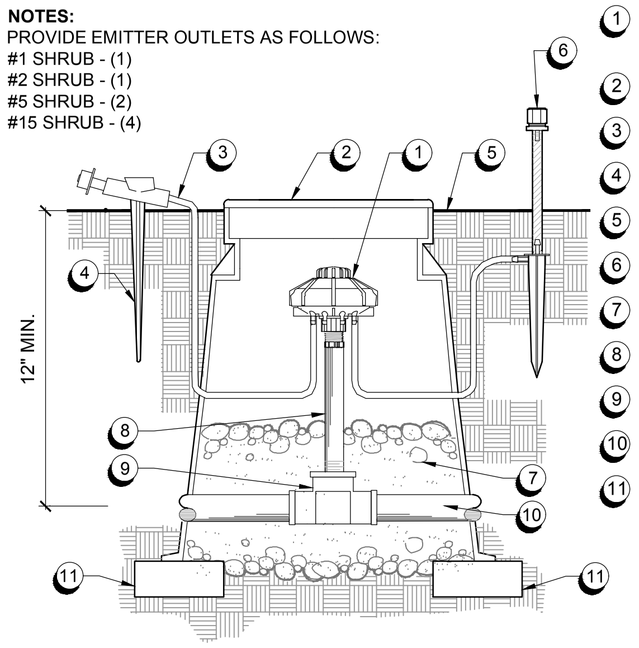
E DRIP REMOTE CONTROL VALVE
N.T.S.



1. FINISH GRADE.
2. 4" GRATE (BLACK).
3. BUBBLER PER LEGEND
4. ROOT WATERING SYSTEM UNIT W/ 4" BASKET WEAVE CANNISTER (QUANTITY PER LEGEND).
5. 1/2" PVC SCH. 80 NIPPLE.
6. 1/2" PVC SCH 40 ELL.
7. 1/2" SWING PIPE ASSEMBLY.
8. 1/2" PVC SCH 40 MALE ADAPTER.
9. PVC SCH 40 TEE OR ELL.
10. LATERAL PIPE.
11. OPTIONAL PEA GRAVEL FOR SANDY SOILS.

F TREE BUBBLER - ROOT WATERING SYSTEM UNIT
N.T.S.

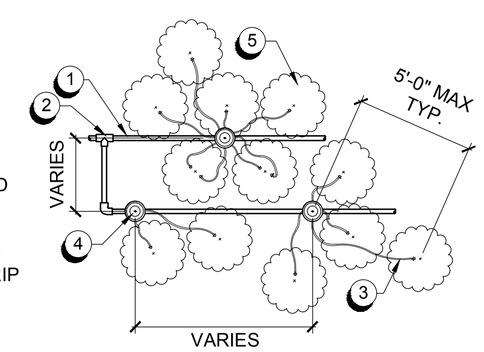
NOTES:
PROVIDE EMITTER OUTLETS AS FOLLOWS:
#1 SHRUB - (1)
#2 SHRUB - (1)
#5 SHRUB - (2)
#15 SHRUB - (4)



1. PRESSURE COMPENSATING MULTI-OUTLET EMITTER.
2. OLSON VALVE BOX OR APPROVED EQUAL.
3. DISTRIBUTION TUBING AND BUG CAP.
4. 6" TUBING STAKE.
5. FINISH GRADE.
6. POLYFLEX RISER (LENGTH AS NEEDED).
7. 3/4" PEA GRAVEL; 1 CU FT MIN.
8. SCH 80 PVC RISER.
9. SCH 40 SST TEE.
10. PVC LATERAL PIPE.
11. BRICK SUPPORTS.

G MULTI OUTLET EMITTER
N.T.S.

NOTES:
+ PROVIDE EMITTER OUTLETS AS FOLLOWS:
1 GALLON SHRUB - (1)
5 GALLON SHRUB - (2)
15 GALLON SHRUB/TREES - (4)
+ DISTANCE FROM MULTI-OUTLET HEAD TO IRRIGATION DISTRIBUTION POINT TO BE A MAXIMUM OF 5'-0".
+ LAYOUT OF LATERAL PIPE AND MULTI-OUTLET MANIFOLD VARIES PER SHRUB LOCATIONS AND DENSITY. CONTRACTOR TO VERIFY QUANTITIES AND DETERMINE FINAL LOCATIONS.

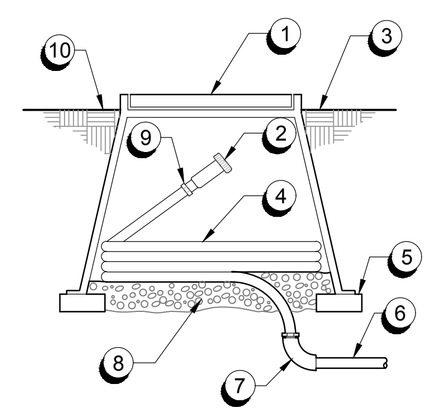


1. PVC LATERAL PIPE
2. PVC TEE OR EL
3. DISTRIBUTION TUBING W/ BUG CAP. 5'-0" MAXIMUM LENGTH FROM MULTI-OUTLET MANIFOLD TO DISTRIBUTION POINT.
4. MULTI-OUTLET MANIFOLD WITH PRESSURE COMPENSATING DRIP EMITTER IN VALVE BOX PER DETAIL G, THIS SHEET.
5. SHRUB PLANTING

H MULTI-OUTLET EMITTER LAYOUT
N.T.S.

NOTES:

1. ATTACH A HOSE TO END PLUG FOR FLUSHING SYSTEM AWAY TO DRAINS.
2. THIS DETAIL IS TYPICAL FOR ALL EMITTER LATERAL ENDS.



1. CARSON 910-12B PLASTIC BOX OR EQUAL.
2. FLUSHING END PLUG.
3. 1" IN LAWN - 2" IN SHRUB/ GROUND COVER AREAS.
4. 3' COIL OF 1/2" PVC SALCO ALGAE RESISTANT FLEXIBLE HOSE - USE IPS WELD-ON #795 SOLVENT CEMENT ON THIS HOSE.
5. BRICK SUPPORTS.
6. PVC LATERAL PIPE.
7. PVC SCHEDULE 40 SS ELL.
8. 3/4" PEA GRAVEL 4" DEEP (NO SOIL IN BOX).
9. SCHEDULE 40 PVC ADAPTER FOR 1/2" IPS SOCKET TO SALCO HOSE (2 TOTAL).
10. FINISH GRADE.

I EMITTER FLUSHING PLUG
SCALE: N.T.S.

F9

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
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REVISION:	DATE:

DATE: JUNE 29, 2018

SCALE: AS SHOWN

DRAWN BY: AC | CHECKED: MC

SHEET TITLE:

IRRIGATION DETAILS

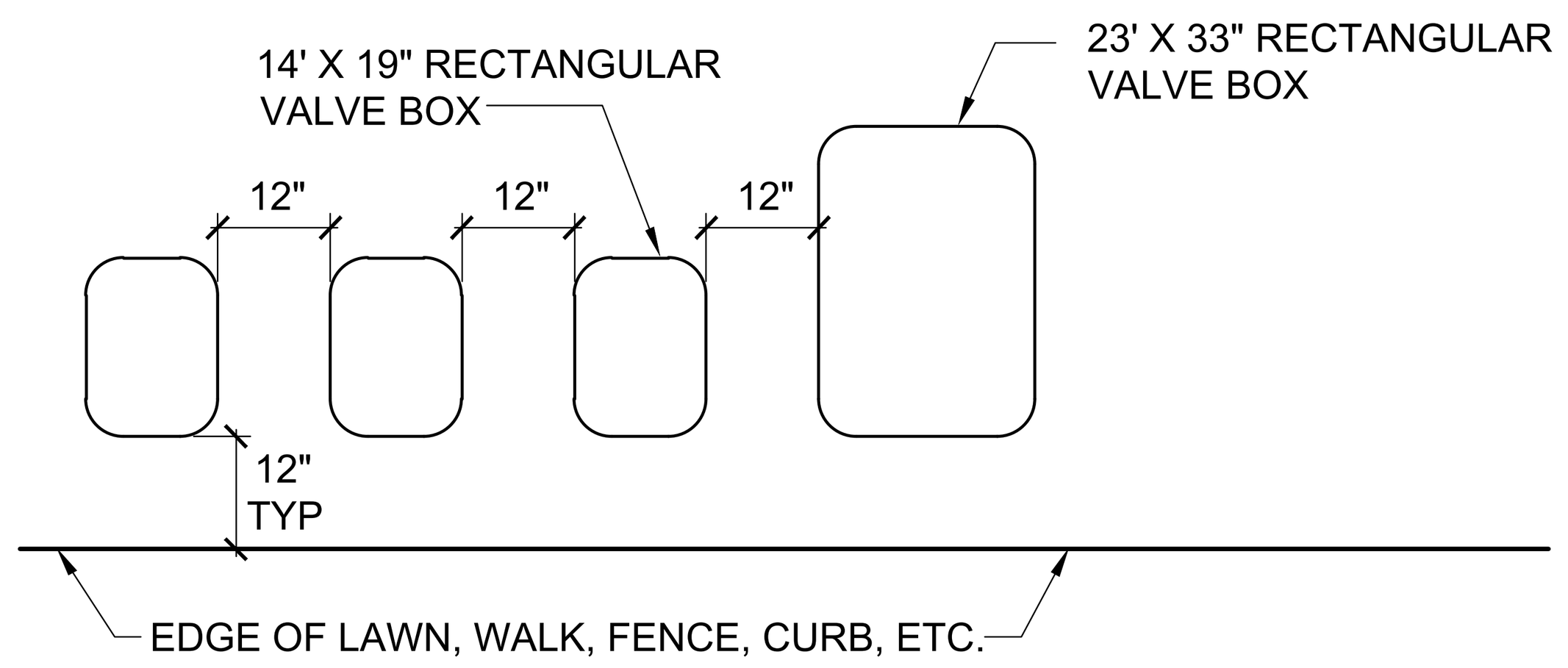
SHEET NO.

L-8.1

PROJECT NO. 11417

A — VALVE BOX INSTALLATION

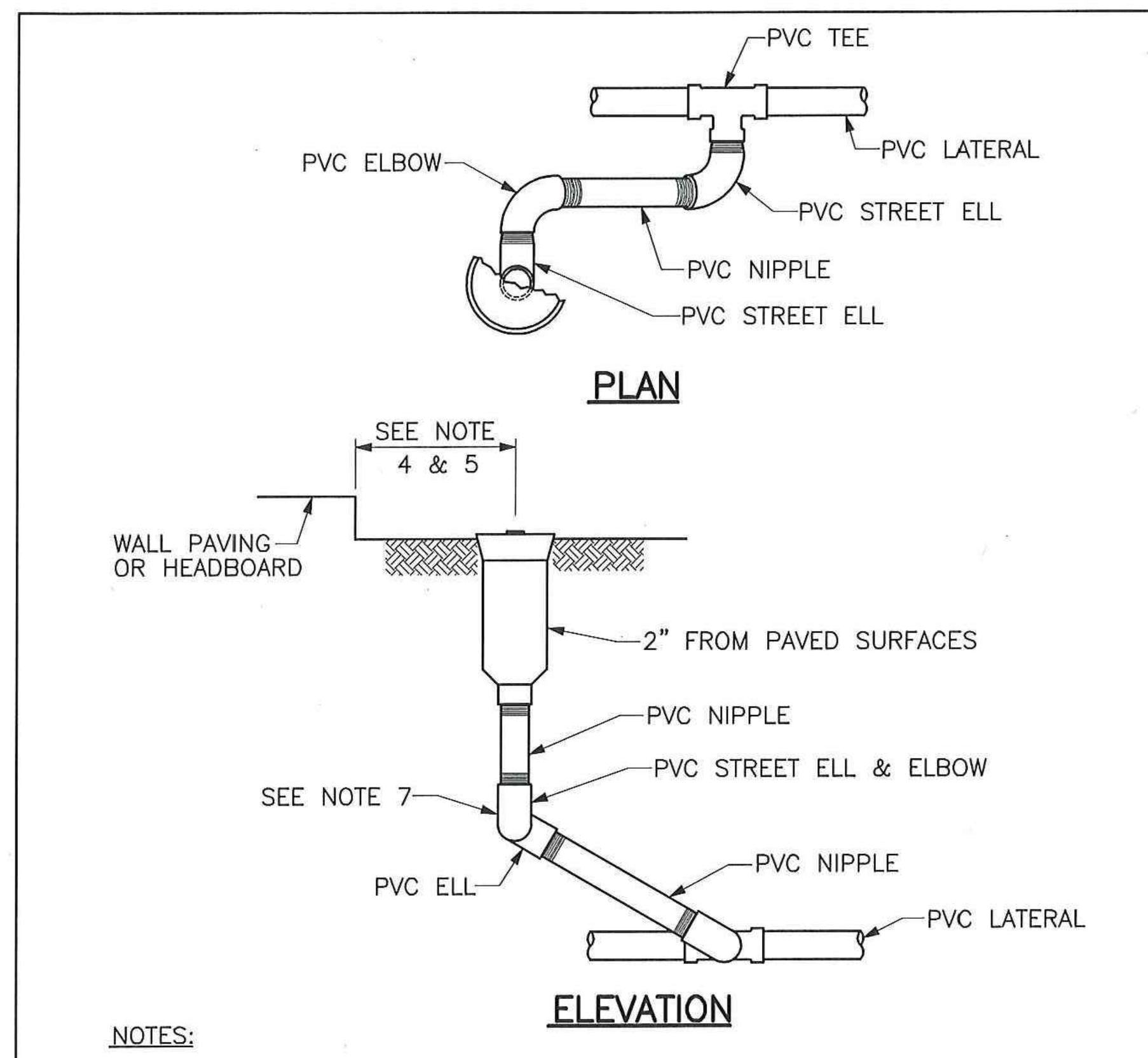
SCALE: 1/4" = 1'-0"



TOP VIEW

NOTES:
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 FLUSH WITH 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.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

B — SPRINKLER LATERAL (L-05)

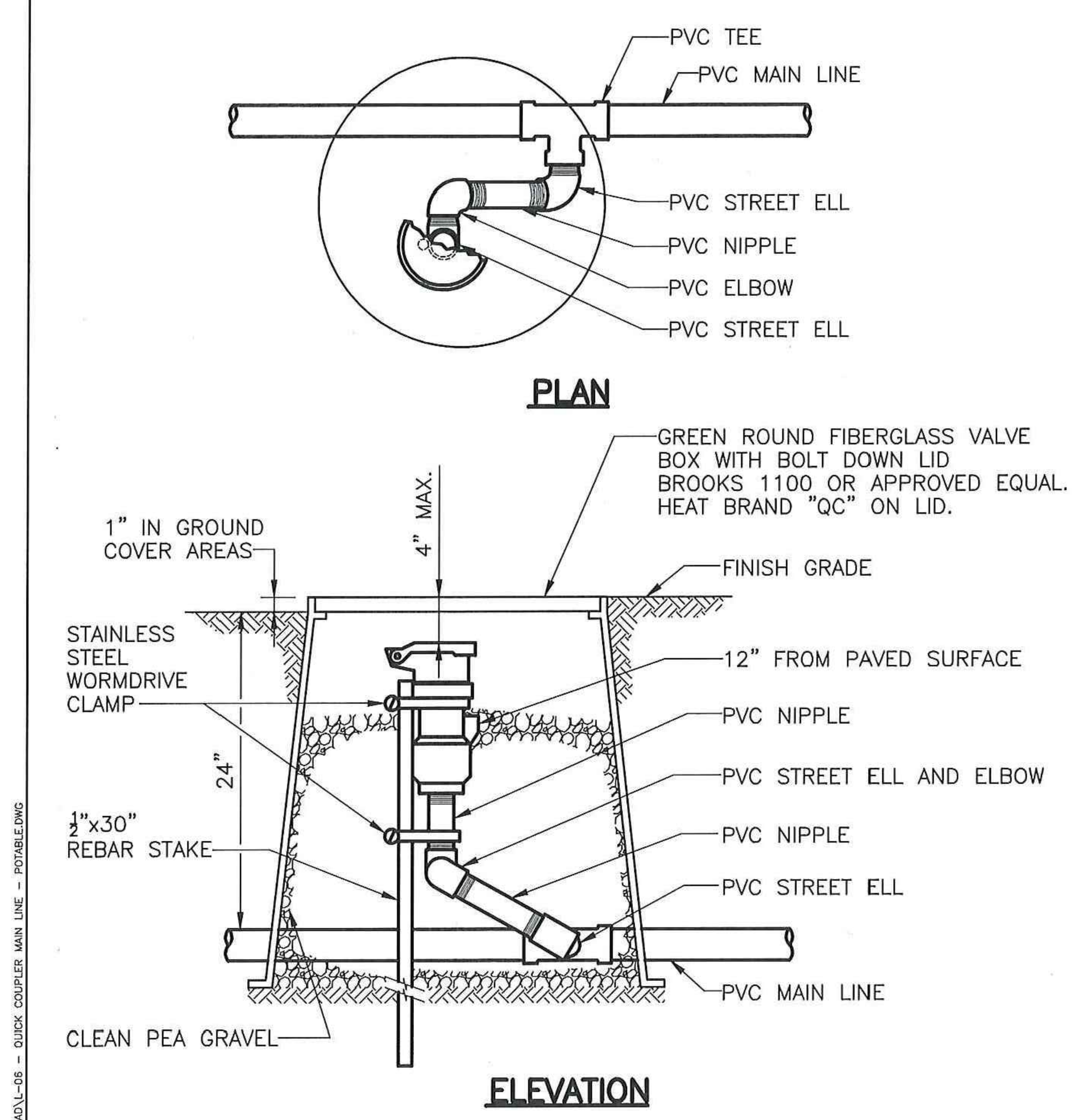


NOTES:
1. TEFLON TAPE REQUIRED ON ALL THREADED FITTINGS.
2. SPRINKLER HEAD SHALL BE RAIN BIRD 1800, TORO 570, OR AS APPROVED BY THE CITY ENGINEER.
3. ALL NIPPLES TO BE SCHEDULE 80.
4. PLACE POP-UP SPRAY SPRINKLERS AND BUBBLERS AT 3" MAX FROM WALLS, PAVING AND HEADER BOARDS. PLACE LAWN HEADS NO CLOSER THAN 2".
5. PLACE ROTARY SPRINKLERS AT 6" MAX FROM WALLS, PAVING AND HEADER BOARDS. PLACE LAWN HEADS NO CLOSER THAN 4".
6. LATERAL FITTING FIPT OUTLET, RISER NIPPLES AND FITTINGS SHALL BE THE SAME DIAMETER (IPS) AS SPRINKLER HEAD INLET.
7. FITTING ON LATERAL SIDE CAN BE SCHEDULE 40 OR MARLEX.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES
DRAWN BY: S. Rodriguez
REVISIONS:
SPRINKLER LATERAL
L-05
APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

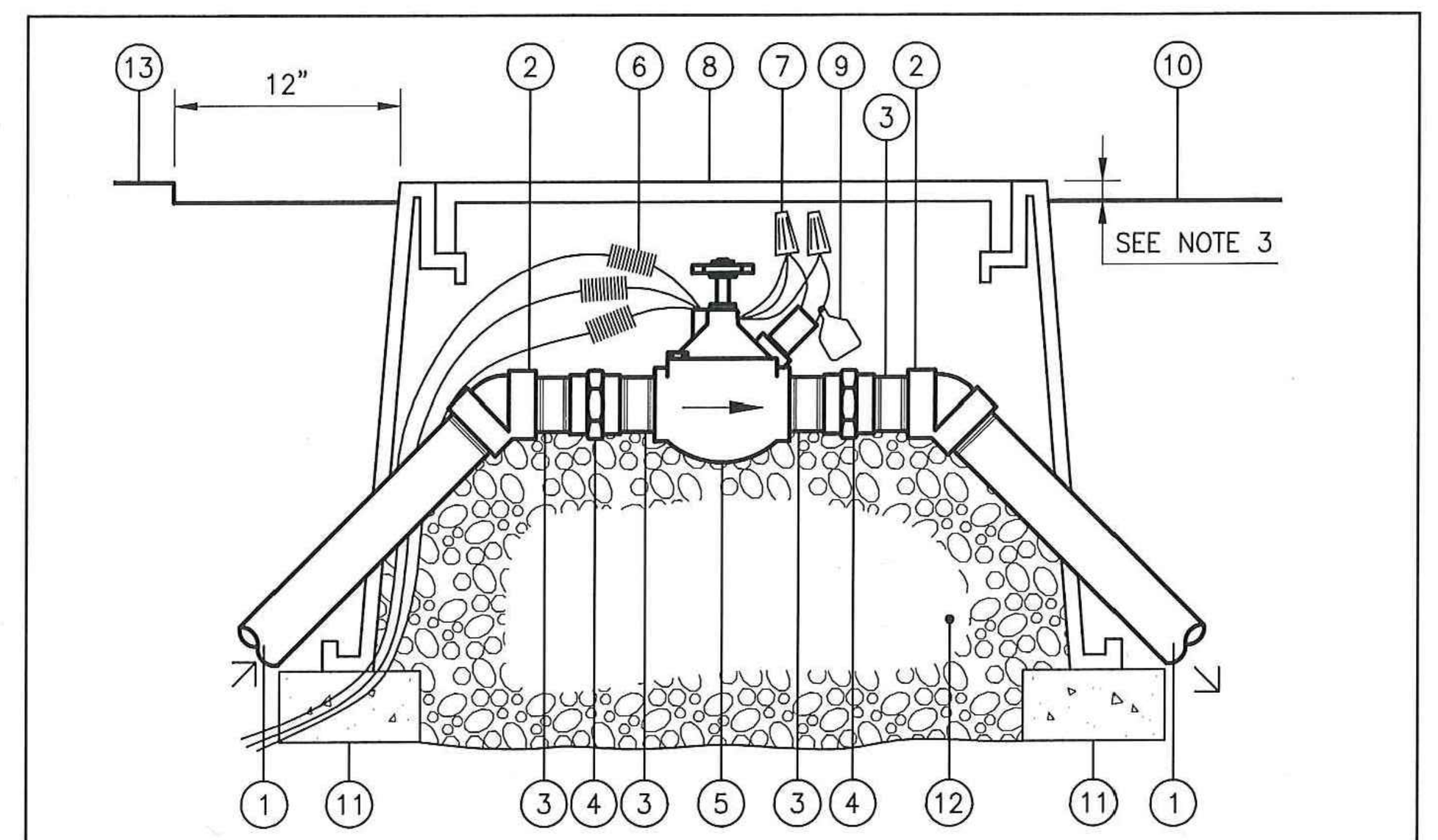
C — QUICK COUPLER MAIN LINE (POTABLE) (L-06)

NOTES:
1. TEFLON TAPE REQUIRED ON ALL THREADED FITTINGS.
2. QUICK COUPLER TO BE RAIN BIRD 44LRC OR APPROVED EQUAL
3. ALL FITTINGS AND NIPPLES TO BE SCHEDULE 80.



CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES
DRAWN BY: S. Rodriguez
REVISIONS:
QUICK COUPLER MAIN LINE (POTABLE)
L-06
APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

D — IRRIGATION MASTER CONTROL VALVE (L-11)

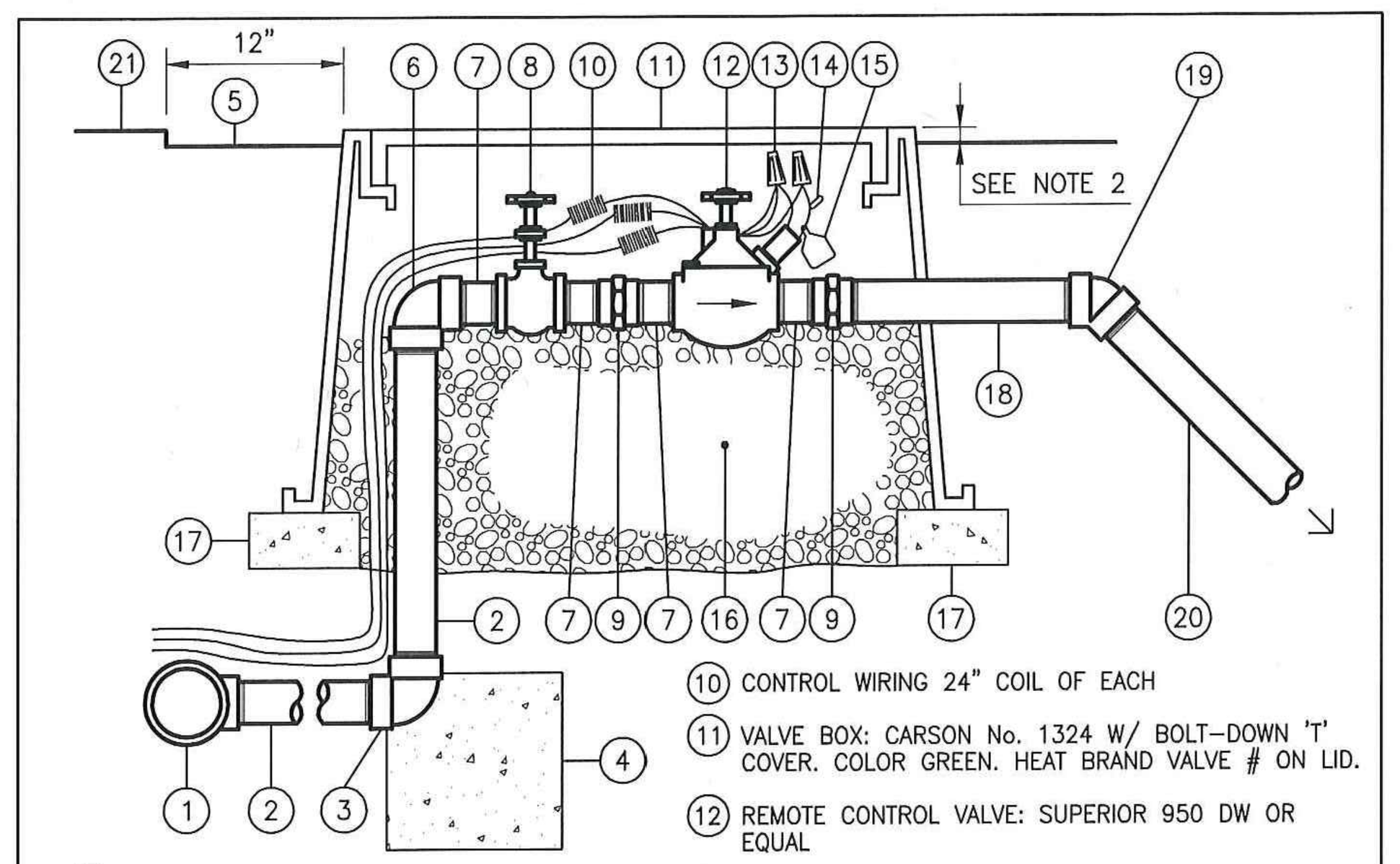


1. IRRIGATION MAINLINE
2. SCH. 80 PVC 45° ELBOW (S x S) WITH REDUCER BUSHING (S x T)
3. SCH. 80 PVC NIPPLE (T.B.E.) 3" LENGTH
4. SCH. 80 PVC UNION (T x T)
5. MASTER CONTROL VALVE SUPERIOR 3100
6. CONTROL WIRING – 24 – INCHES COIL EACH
7. SPLICE KIT: 3M 'DBY', SNAP TITE, PEN TITE
8. VALVE BOX: BROOKS No. 1419 W/ BOLT-DOWN 'T' COVER. COLOR GREEN. HEAT BRAND "MCV" ON LID.
9. BRASS VALVE TAG
10. FINISH GRADE
11. 1 – COMMON BRICK AT EACH CORNER
12. 3/4" CLEAN PEA GRAVEL TO FULLY SUPPORT COMPLETE VALVE ASSEMBLY (MIN. 2 CU. FT.)
13. EDGE PAVING, HEADER BOARD

NOTES:
1. NIPPLES AND UNIONS TO BE SAME DIAMETER SIZE (IPS) AS THE MASTER CONTROL VALVE. ALL OTHER FITTINGS TO BE SAME SIZE AS THE MAINLINE.
2. EXTEND INLET AND DISCHARGE PIPING TO SPECIFIED MAINLINE DEPTH. MAKE TRANSITIONS INTO MAINLINE PIPE RUN WITH 45° ELBOWS.
3. SET TOP OF BOX AT 3/4" ABOVE FINISH GRADE IN TURF AREA. IN NON TURF AREAS SET TOP OF BOX TO TOP OF MULCH.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES
DRAWN BY: S. Rodriguez
REVISIONS:
IRRIGATION MASTER CONTROL VALVE
L-11
APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

E — IRRIGATION REMOTE CONTROL VALVE (L-12)

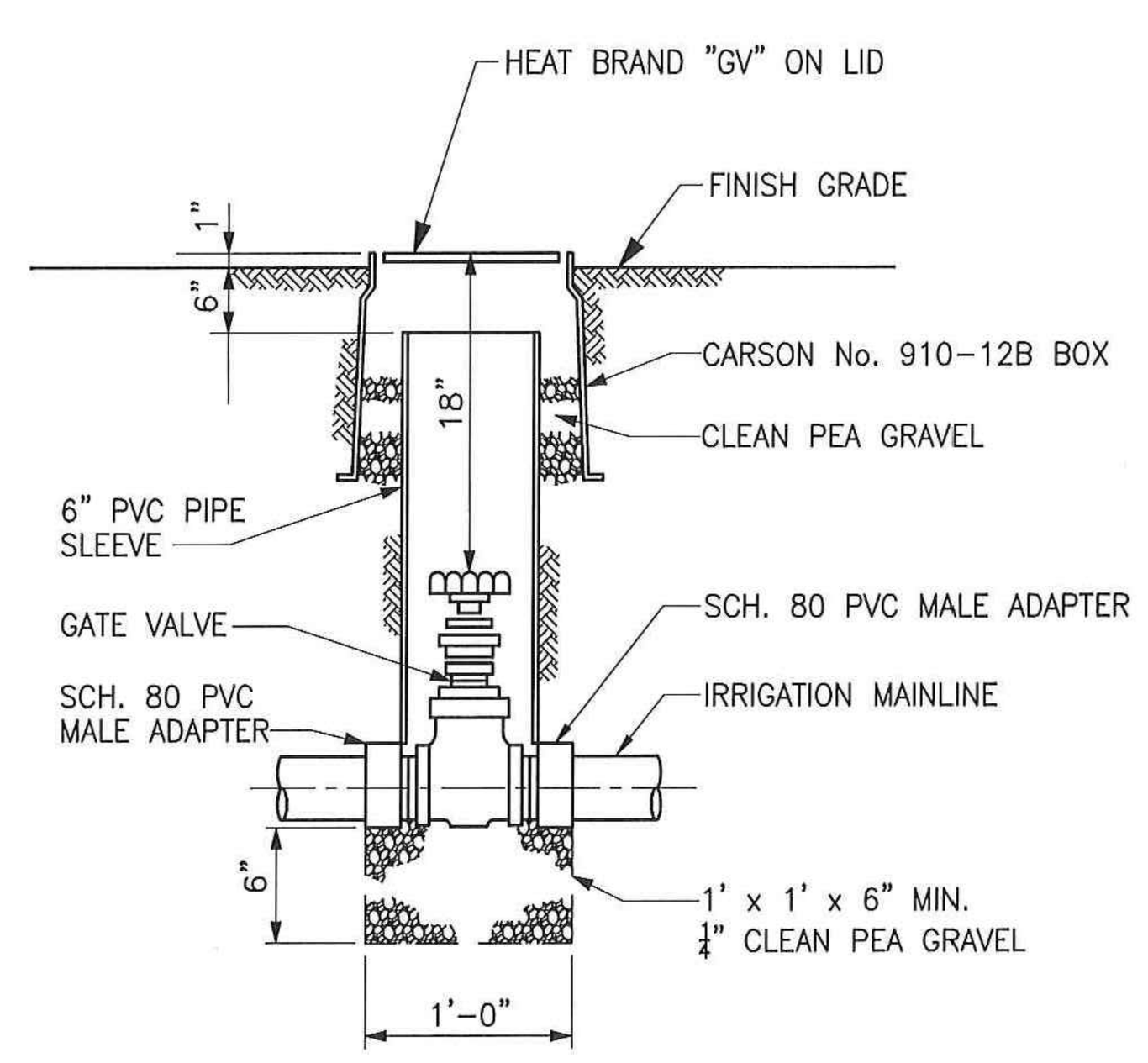


1. MAIN LINE FITTING (S x S x T)
2. SCH. 80 PIPE. LENGTH AS REQUIRED
3. SCH. 80 PVC 90° ELBOW (T x T)
4. CONCRETE THRUST BLOCK. 1 CU. FT.
5. FINISH GRADE
6. SCH. 80 PVC 90° ELBOW (T x T)
7. SCH. 80 PVC NIPPLE MIN. LENGTH 2"
8. SHUT-OFF VALVE: NIBCO T-113 W/ WHEEL HANDLE
9. SCH. 80 PVC UNION (T x T)
10. CONTROL WIRING 24" COIL OF EACH
11. VALVE BOX: CARSON No. 1324 W/ BOLT-DOWN 'T' COVER. COLOR GREEN. HEAT BRAND VALVE # ON LID.
12. REMOTE CONTROL VALVE: SUPERIOR 950 DW OR EQUAL
13. SPLICE KIT: 3M 'BY', SNAP TITE, PEN TITE
14. WIRE LABEL W/ VALVE NUMBER CODE
15. BRASS VALVE TAG
16. 3/4" CLEAN PEA GRAVEL TO FULLY SUPPORT VALVE (MIN. 2 CU. FT.)
17. 1 COMMON BRICK AT EA. CORNER
18. SCH. 80 PVC NIPPLE 12" LENGTH
19. SCH. 80 PVC 45° ELBOW – ONE OF TWO
20. REQUIRED TO TRANSITION TO LATERAL DEPTH LATERAL PIPE
21. EDGE OF PAVING, HEADER BOARD

NOTES:
1. MANIFOLD PIPING, FITTINGS, NIPPLES AND SHUT-OFF VALVE TO BE SAME DIAMETER SIZE (IPS) AS REMOTE CONTROL VALVE.
2. SET TOP OF BOX AT 3/4" ABOVE FINISH GRADE IN TURF AREA. IN NON-TURF AREAS SET TOP OF BOX TO TOP OF MULCH.
3. ALL TEES AND FITTINGS ON MAIN LINE SIDE ARE TO BE SCHEDULE 80.

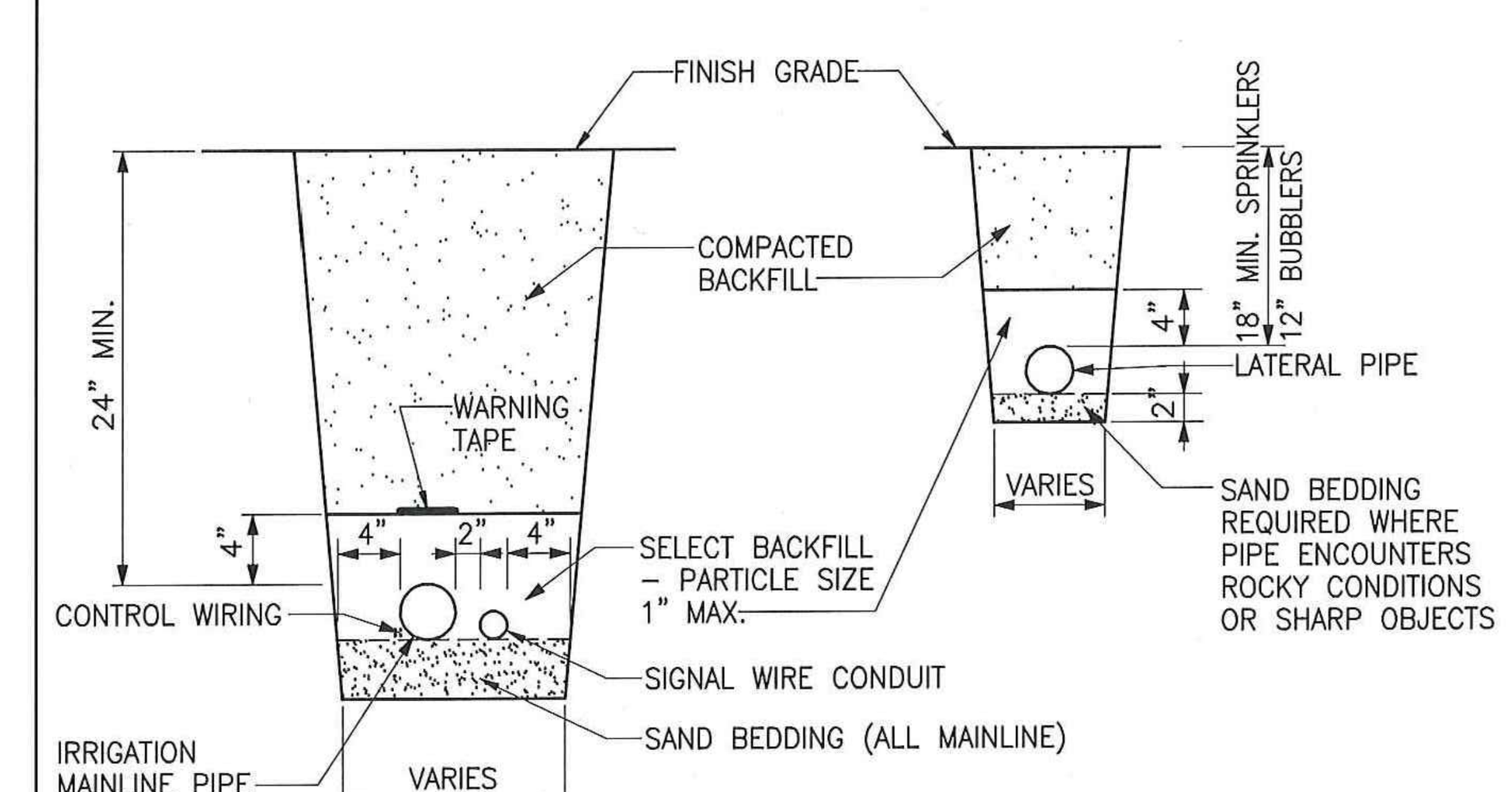
CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES
DRAWN BY: S. Rodriguez
REVISIONS:
IRRIGATION REMOTE CONTROL VALVE
L-12
APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

F — ISOLATION GATE VALVE 2" AND UNDER (L-13)



CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES
DRAWN BY: S. Rodriguez
REVISIONS:
ISOLATION GATE VALVE 2" AND UNDER
L-13
APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

G — TRENCH SECTIONS FOR IRRIGATION PIPE (L-15)



NOTES:
1. TRENCH WIDTH TO ALLOW FOR SNAKING OF PIPE(S).
2. TAPE CONTROL WIRING AT 10' INTERVALS. LEAVE 24" SLACK AT ALL CHANGES OF DIRECTION.

CITY OF ANTIOCH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING SERVICES
DRAWN BY: S. Rodriguez
REVISIONS:
TRENCH SECTIONS FOR IRRIGATION PIPE
L-15
APPROVED BY: RON BERNAL, P.E. CITY ENGINEER
DATE: DEC 20, 2016

H — Water Efficient Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → *Promenade at Sand Creek - Hillcrest Avenue (Phase III)*
Site Type → Commercial — Allowed ETAF: 0.45
Annual Eto (inches/yr) → 55.43

Hydrozone or Planting Description (a)	Plant Factor (PF)		Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Low Water Use Shrubs	0.2	Low	Drip	0.81	0.2	6,862	1,694	58,228
Low Water Use Trees	0.2	Low	Drip	0.81	0.2	117	29	993
					SUBTOTAL →	6,979	1,723	59,221
Special Landscape Areas								
1					1		0	0
2					1	0	0	0
3					1	0	0	0
					SUBTOTAL →	0	0	0
					**Estimated Total Water Use (ETWU) →			59,221
					Maximum Allowed Water Allowance (MAWA) →			107,930

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

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

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(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, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	1,723
	Total Area	6,979
	Average ETAF	0.25
All Landscape Areas	Total ETAF x Area	1,723
	Total Area	6,979
	Sitewide ETAF	0.25

Notes:
Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

F10

PROMENADE

AT SAND CREEK
SUBDIVISION 9390
HILLCREST AVENUE
STREETSCAPE
ANTIOCH, CA

CENTURY COMMUNITIES
Century Communities
99 Almaden Blvd., STE. 400
San Jose, CA 95113

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LICENSED LANDSCAPE ARCHITECT — vanderToolen — STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR BID

vanderToolen · Associates
VTA LANDSCAPE ARCHITECTS
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Walnut Creek, 700 Ygnacio Valley Rd., Suite 100, Walnut Creek, CA 94596, tel: 925.274.1305
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www.vanderToolen.com

REVISION: DATE:

DATE: JUNE 29, 2018

SCALE: AS SHOWN

DRAWN BY: AC
CHECKED: MC

SHEET TITLE:
IRRIGATION DETAILS

SHEET NO.
L-8.2

PROJECT NO. 11417

ATTACHMENT “G”

PLANTING NOTES

1. **CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.**
2. **CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.**
3. **VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.**
4. **PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.**
5. **PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.**
6. **PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.**
7. **PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.**
8. **LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.**
9. **ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.**
10. **PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS. PRE-EMERGENT AND POST-EMERGENT HERBICIDES SHALL NOT BE USED. ALL WEEDING SHALL BE ACCOMPLISHED THOUGH MECHANICAL METHODS.**
11. **PRIOR TO PLANTING COMPACTED SOILS SHALL BE AERATED TO A DEPTH OF AT LEAST 12".**
12. **HERBICIDES AND PESTICIDES THAT ARE PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) SHALL NOT BE USED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.**
13. **FERTILIZERS OR SOIL AMENDEMENT MATERIALS PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) IN ITS GENERIC MATERIAL LIST ARE PROHIBITED IN THIE CONSTRUCTION OF THIS PROJECT.**
14. **SYNTHETIC PRE-EMERGENTS ARE PROHIBITED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.**
15. **THE CONTRACTOR SHALL AMEND SOIL WITH COMPOST (QUALITY LOCALLY SOURCED COMPOST THAT COMPLYS WITH THE US COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE SPECIFICATIONS) BEFORE PLANTING, AT RATES INDICATED BY SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 5% BY DRY WEIGHT.**

    - SUBMIT SOILS REPORT THAT IDENTIFIES EXISTING TOPSOIL MEETS ORGANIC MATTER CONTENT OF MINIMUM 5% BY DRY WEIGHT OR GREATER.
16. **THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH.**

    -6 PARTS ON-SITE SOIL
    -4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#15) SOIL PREP MIX.
    -2 LBS/CU. YD. MIX OF 6-20-20 IRON SULFATE
    -5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM)
17. **THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED FERTILIZER PER POST AMENDMENT AGRONOMY REPORT.**
18. **BACKFILL: THE FOLLOW PLANTING BACKFILL RATIO ARE TO BE USED FOR *BIDDING PURPOSES ONLY*. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AGRONOMY REPORTS, WHICH SHALL OUTLINE BACKFILL SPECIFICATIONS. THE RECOMMENDATIONS INCLUDED IN THE PROJECT SOILS AGRONOMY REPORT SHALL SUPERCEDE THESE NOTES. FULLY AMENDED (UPPER) EXCAVATION MATERIALS SHALL BE PUT IN ONE PILE TO GO AROUND THE ROOTBALL. ANY DEEPER UN-AMENDED MATERIALS SHALL BE PUT IN A SEPARATE PILE. CONDITION THIS DEEPER SOIL AT THE FOLLOWING RATES AND USE FOR THE PLANTING PIT BELOW THE ROOTBALL:**

    -PAM (POLYACRYLAMIDE) 0.5 LBS/CY
    -GYPSUM 16 LBS/CY

    OVER-EXCAVATE THE PLANTING PITS SO THAT THERE SHALL BE ONE FOOT OF THIS MATERIAL BETWEEN NATIVE SOIL AND THE BOTTOM OF THE ROOT BALL. NO ORGANIC MATTER OR FERTILIZER SHALL BE USED BELOW THE ROOT BALL.
19. **ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR. MULCH SHALL BE LOCALLY SOURCED.**
20. **PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.**
21. **TREE SETBACKS SHALL BE:**
    -6' FROM PAVED SURFACES
    -5' FROM WATER METERS AND JOINT TRENCHES
    -7' FROM STREETLIGHTS
    -10' FROM SANITARY SEWER LINES
22. **ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE POLYETHELYENE RS24 LINEAR ROOT BARRIERS AS MANUFACTURED BY DEEPROOT - #UB-24-2. (800) 458-7668.**
23. **THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.**

IRRIGATION CONCEPT STATEMENT

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

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

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

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

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE PVC 315 FOR DIAMETERS 2" OR LARGER & PVC SCHEDULE 40 FOR DIAMETERS LESS THAN 2"... ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECYCLED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE USE OF RECYCLED WATER.

MWELO STATEMENT OF COMPLIANCE

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

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

TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV	NATIVE/ADAPTIVE
	ACER RUBRUM `REDPOINTE`	RED POINT RED MAPLE	24"BOX	MOD	A
	ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	15 GAL	LOW	A
	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	15 GAL	MOD	A
	GINKGO BILOBA `SARATOGA`	MAIDENHAIR TREE	24"BOX	MOD	A
	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	15 GAL	LOW	A
	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	24"BOX	MOD	A
	OLEA EUROPAEA 'SWAN HILL'	OLIVE MULTI-TRUNK	60"BOX	V. LOW	A
	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE	24"BOX	V. LOW	A
	OLEA EUROPAEA 'SWAN HILL' - STANDARD	SWAN HILL OLIVE	48"BOX	V. LOW	A
	PISTACIA CHINENSIS `KEITH DAVEY`	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	A
	PLATANUS X ACERIFOLIA `COLUMBIA`	LONDON PLANE TREE	24"BOX	MOD	A
	PRUNUS CERASIFERA `KRAUTER VESUVIUS`	PURPLE LEAF PLUM	24"BOX	MOD	A
	PYRUS CALLERYANA `CHANTICLEER`	CHANTICLEER PEAR	24"BOX	MOD	A
	PYRUS CALLERYANA `NEW BRADFORD`	NEW BRADFORD PEAR	24"BOX	MOD	A
	QUERCUS COCCINEA	SCARLET OAK	24"BOX	MOD	A
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	LOW	A

SHRUB LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	NATIVE/ADAPTIVE
BOUTELOUA GRACILIS `BLONDE AMBITION`	BLUE GRAMA	1 GAL	LOW	N
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	LOW	A
DIANELLA REVOLUTA `LITTLE REV`	LITTLE REV FLAX LILY	5 GAL	LOW	A
DIETES VEGETA	AFRICAN IRIS	5 GAL	LOW	A
ELAEAGNUS X EBBINGEI `GILT EDGE`	EBBING SILVERBERRY	5 GAL	LOW	A
EPILOBIUM CANUM `SCHIEFFELIN`S CHOICE`	CALIFORNIA FUCHSIA	1 GAL	LOW	N
ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	5 GAL	LOW	N
GREVILLEA X `NOELLII`	GREVILLEA	5 GAL	LOW	A
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	LOW	A
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	N
LAVANDULA STOECHAS `OTTO QUAST`	SPANISH LAVENDER	5 GAL	LOW	A
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	LOW	A
LOROPETALUM CHINENSE RUBRUM 'PLUM DELIGHT`	PURPLE LEAF FRINGE FLOWER	5 GAL	MOD	A
LOROPETALUM CHINENSE 'PURPLE PIXIE`	PURPLE PIXIE LOROPETALUM	1 GAL	MOD	A
MYRTUS COMMUNIS `COMPACTA`	DWARF MYRTLE	5 GAL	LOW	A
NANDINA DOMESTICA `LEMON LIME`	LEMON LIME NANDINA	1 GAL	LOW	A
PHORMIUM TENAX `GUARDSMAN`	NEW ZEALAND FLAX	5 GAL	LOW	A
PHORMIUM X `BLACK ADDER`	NEW ZEALAND FLAX	5 GAL	LOW	A
ROSA X `DOUBLE KNOCKOUT`	ROSE	2 GAL	MOD	A
ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	LOW	A
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	LOW	A
SALVIA MICROPHYLLA `HOT LIPS`	BABY SAGE	1 GAL	LOW	A
SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	A
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW	A
VERBENA LILACINA `DE LA MINA`	LILAC VERBENA	1 GAL	LOW	N

BASIN PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	NATIVE/ADAPTIVE
NATIVE EROSION CONTROL MIX	NATIVE EROSION CONTROL MIX	HYDROSEED	
BROMUS CARINATUS	CALIFORNIA BROME		N
ELYMUS GLAUCUS	BLUE WILDRYE		N
VULPIA MICROSTACHYS	TREE WEEKS FESCUE		N
TRIFOLIUM WILLDENOVII	TOMCAT CLOVER		N

G1

HOWELL MOUNTAIN LN

TRINITY LAKES LN

YORK MOUNTAIN LN

HILLCREST AVE

POTTER VALLEY LN

ALEXANDER VALLEY LN

BENNETT VALLEY LN

CAPAY VALLEY LN

CHALK HILL LN

RAMONA VALLEY LN

ALTA MESA LN

MCDOWELL VALLEY LN

GUENOC VALLEY LN

HAMES VALLEY LN

KNIGHTS VALLEY LN

REDWOOD VALLEY LN

ENTRY AT HEIDORN RANCH ROAD ENLARGEMENT - SEE SHEET L-2

SADDLE ROCK LN

HEIDORN RANCH ROAD

BORDEN RANCH LN

COLE RANCH LN

SALADO CREEK LN

RECREATION CENTER ENLARGEMENT - SEE SHEET L-3

ENTRY AT HILLCREST AVENUE ENLARGEMENT - SEE SHEET L-2

G2

SAND CREEK RD

HEIDORN RANCH ROAD

PHASE 3 DETENTION BASIN

HILLCREST AVE

HEIDORN RANCH ROAD

SAND CREEK ROAD

NTS

0' 40' 80' 160' 320'

SCALE: 1" = 80'-0"

Century Communities
99 Almaden Blvd., Ste. 400
San Jose, CA 95113

PROMENADE AT SAND CREEK
DESIGN DEVELOPMENT
Antioch, California

OVERALL SITE PLAN - PHASE 1, 2 & 3
NOVEMBER 2018

cbg Carlson, Barbee & Gibson, Inc.

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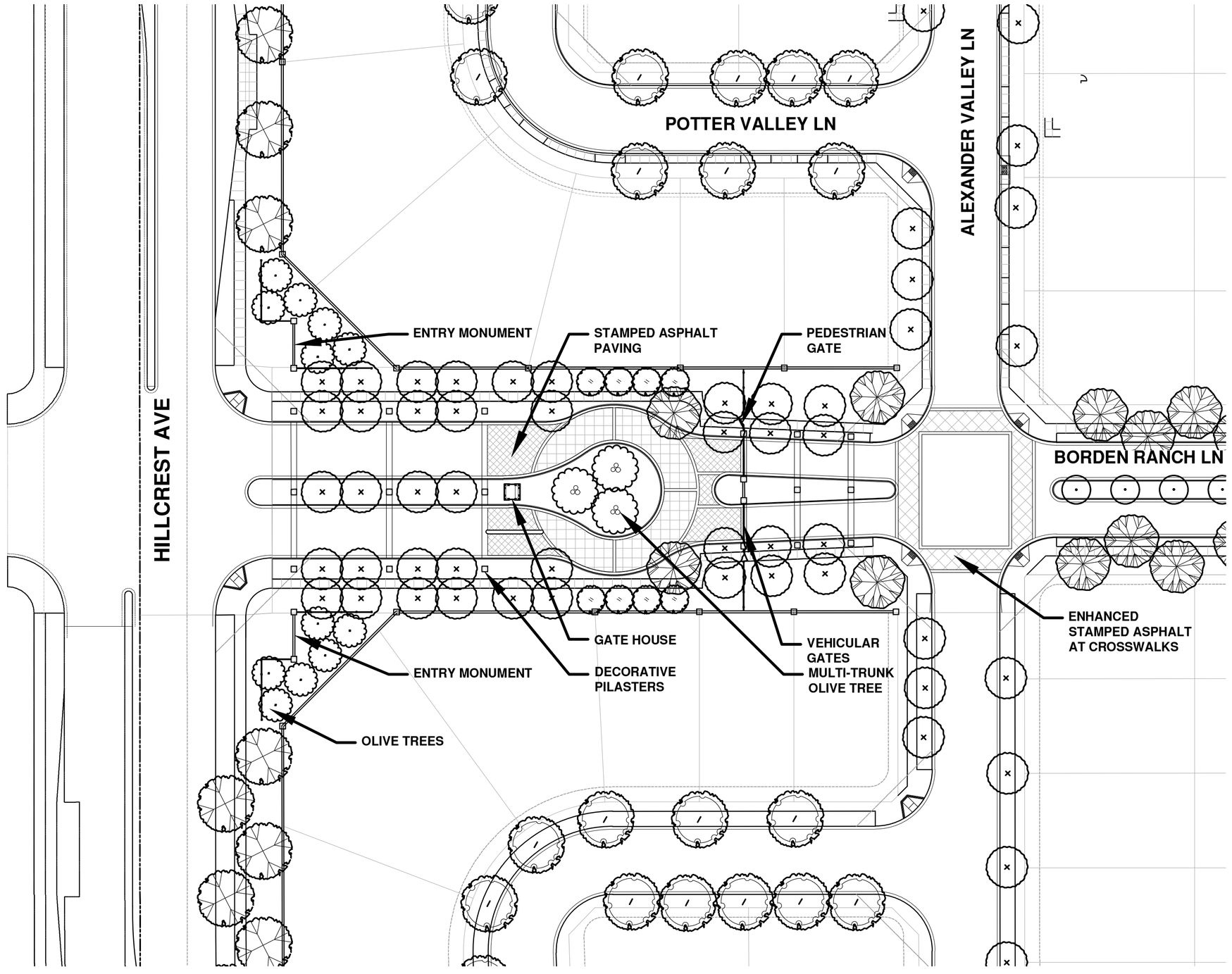
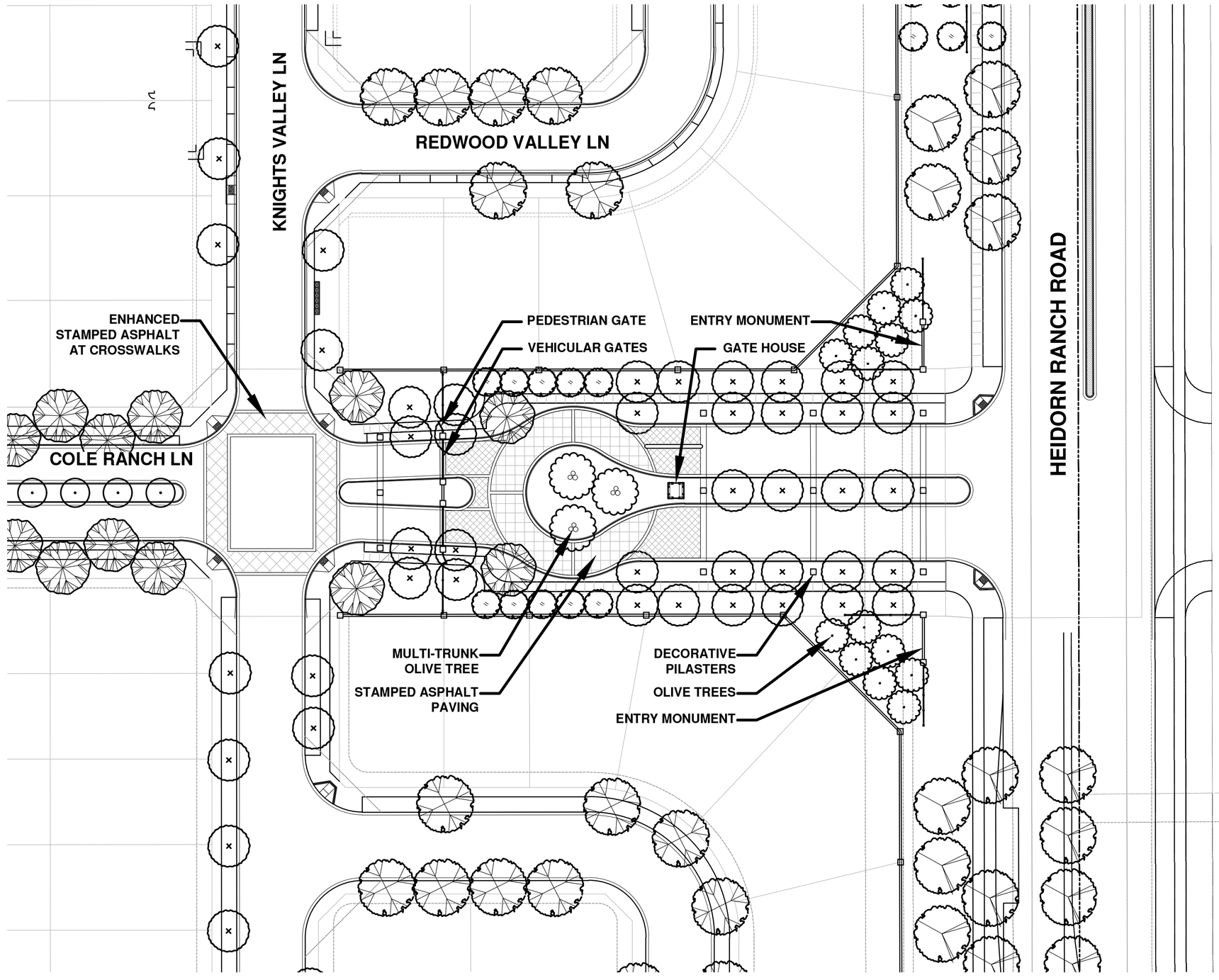
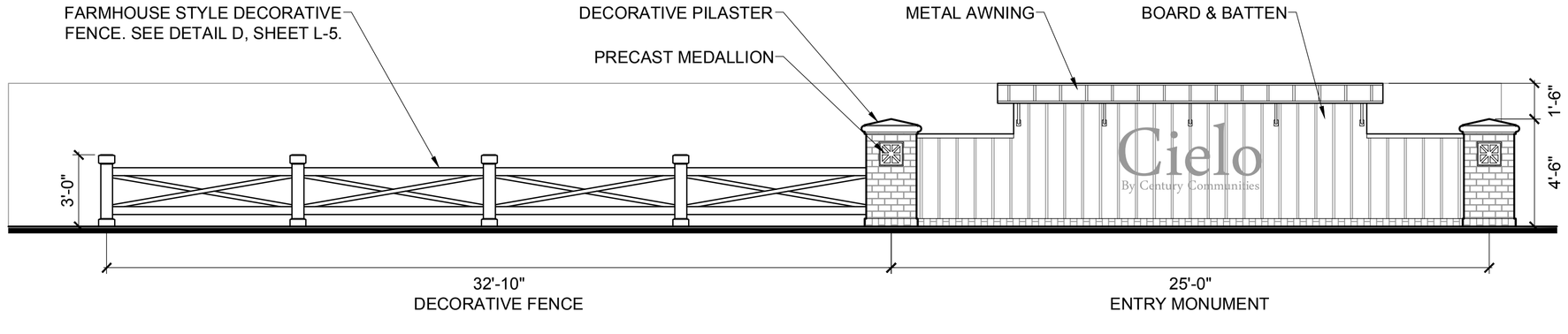
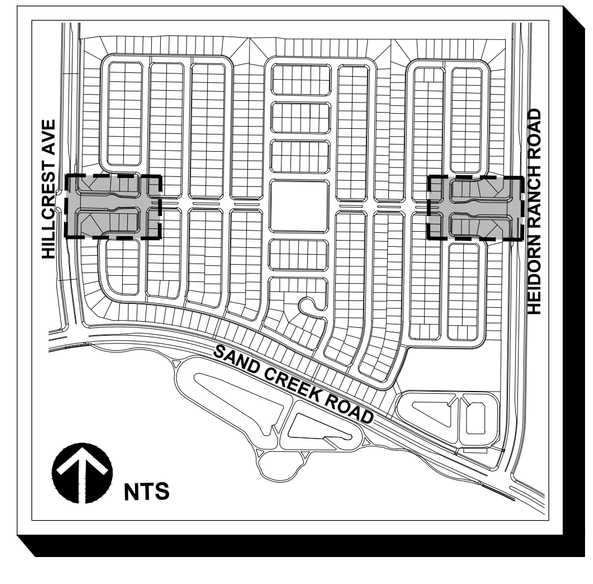
L-1







A ENTRY MONUMENT ENLARGEMENT
SCALE: 1/4" = 1'-0"



0' 20' 40' 80' 160'
SCALE: 1" = 40'-0"

G3

Century Communities
99 Almaden Blvd., Ste. 400
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PROMENADE AT SAND CREEK
DESIGN DEVELOPMENT
Antioch, California

COMMUNITY ENTRIES
NOVEMBER 2018

Carlson, Barbee & Gibson, Inc.

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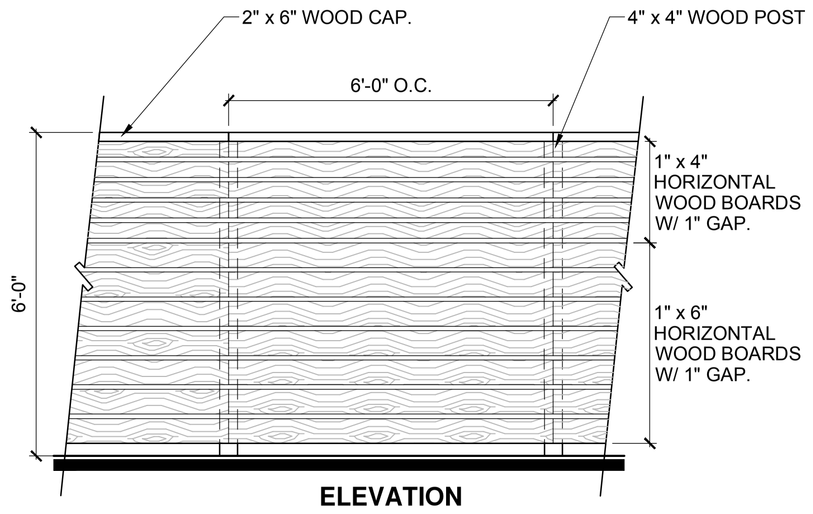
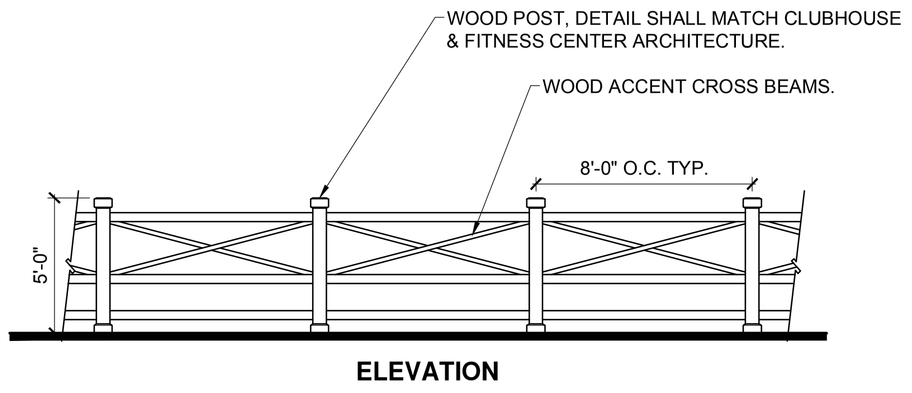
L-2



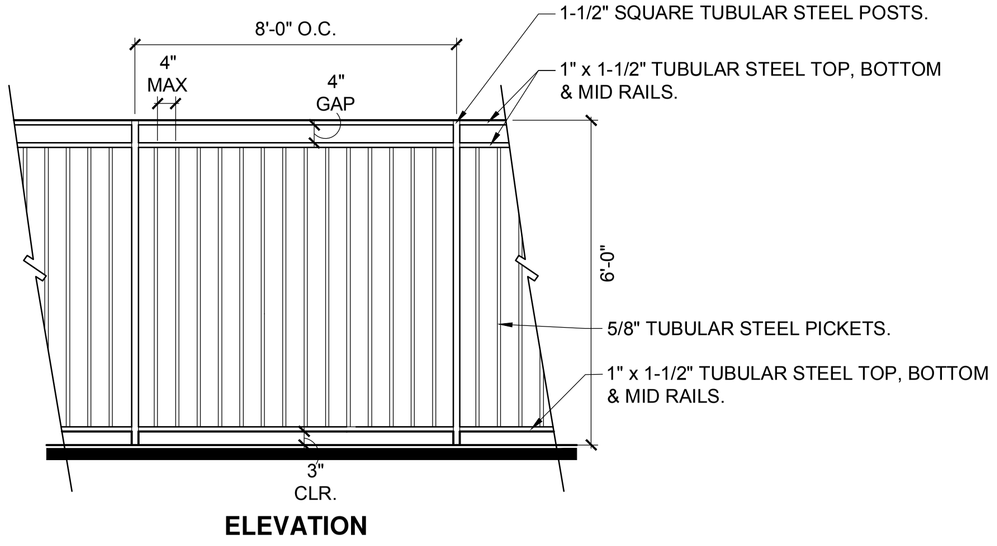
A 6' HORIZONTAL WOOD FENCE

SCALE: 1/2" = 1'-0"



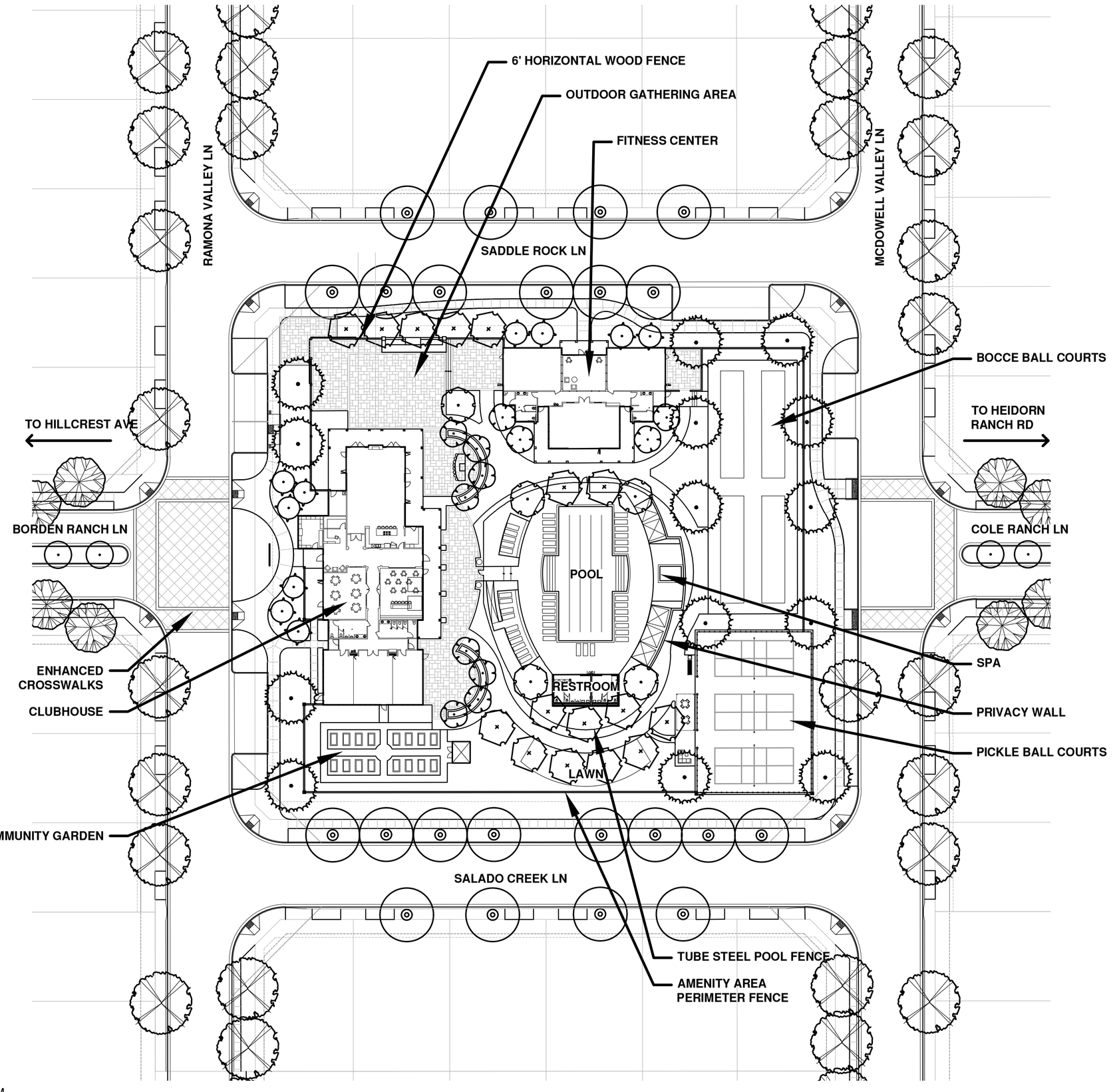
B AMENITY AREA PERIMETER FENCE

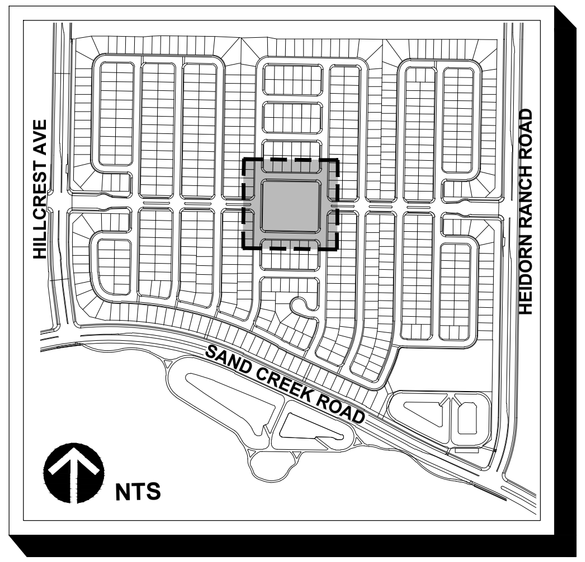
SCALE: 1/4" = 1'-0"



C TUBE STEEL POOL FENCE

SCALE: 1/2" = 1'-0"





0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

G4

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PROMENADE AT SAND CREEK

DESIGN DEVELOPMENT

Antioch, California

RECREATION CENTER

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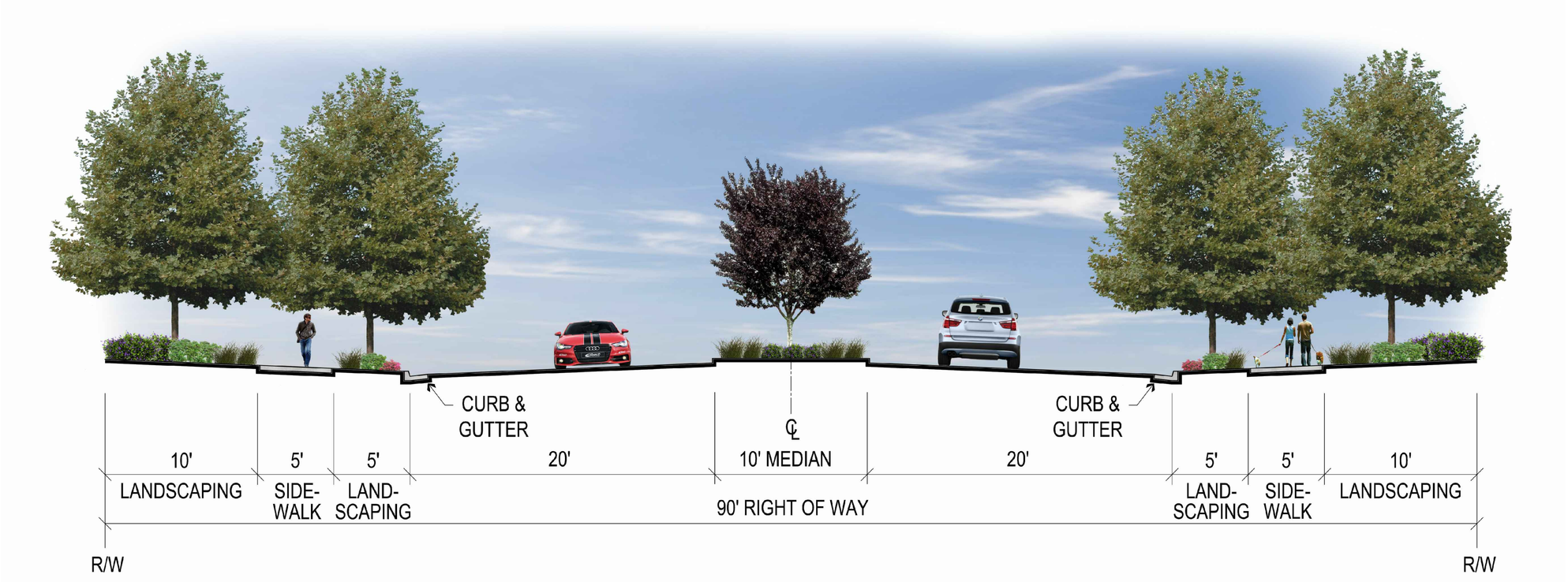
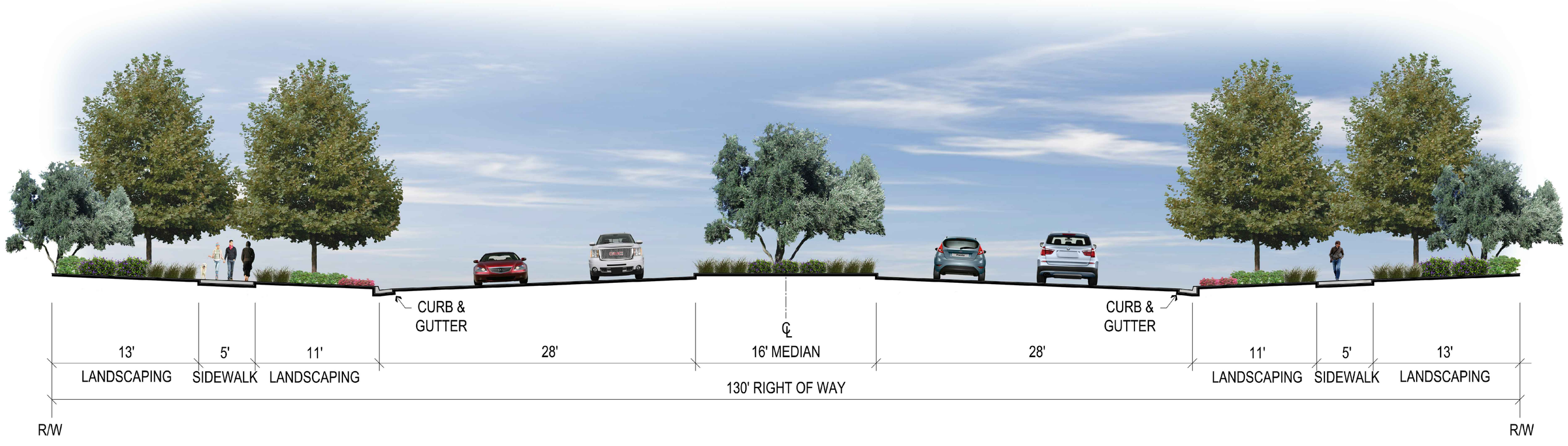
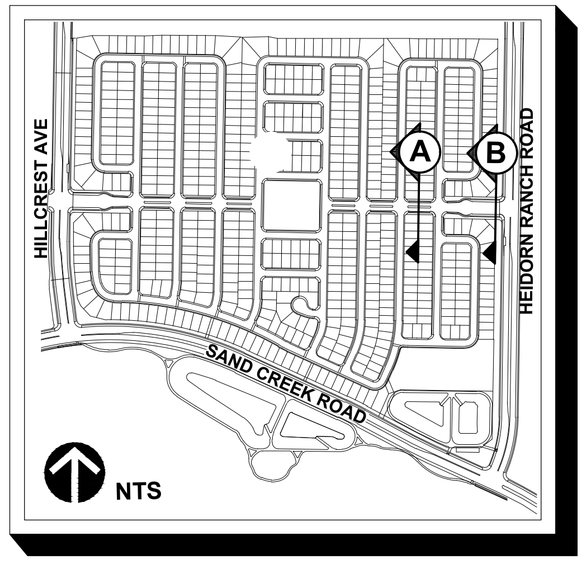
L-3



A SPINE STREET SECTION



B ENTRY STREET SECTION



G5

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PROMENADE AT SAND CREEK
DESIGN DEVELOPMENT
Antioch, California

TYPICAL STREET SECTIONS
NOVEMBER 2018

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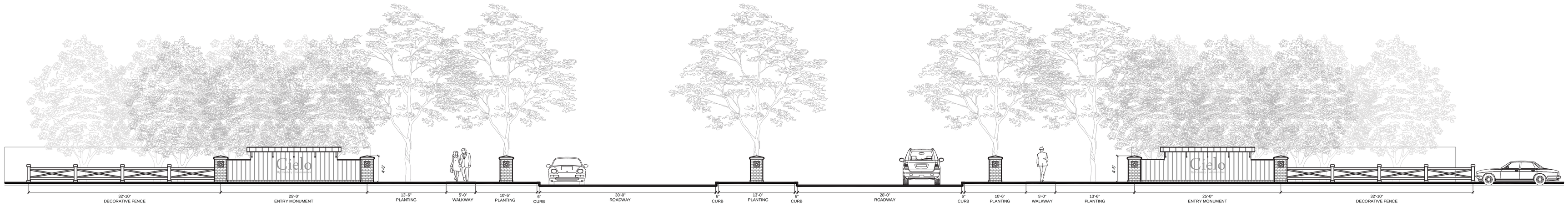
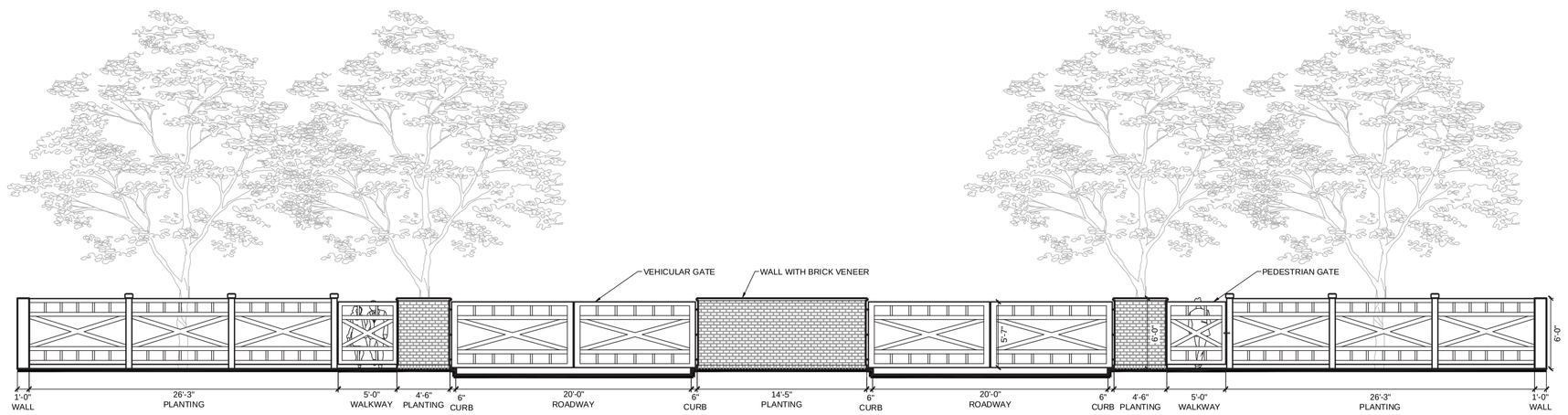
L-4



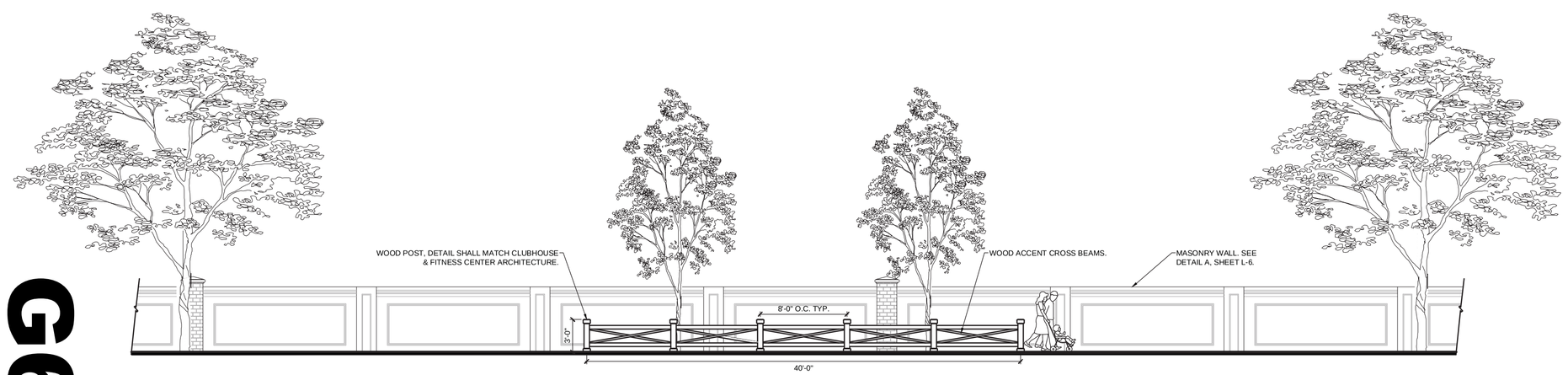
A ENTRY MONUMENT - HEIDORN RANCH ROAD AND HILLCREST AVENUE

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



B ENTRY GATES

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



C FARMHOUSE STYLE DECORATIVE FENCE

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

G6

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PROMENADE AT SAND CREEK
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Antioch, California

ELEVATIONS
DECEMBER 2018

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VTA

L-5

HILLCREST AVE

HOWELL MOUNTAIN LN

POTTER VALLEY LN

ALEXANDER VALLEY LN

BENNETT VALLEY LN

CAPAY VALLEY LN

TRINITY LAKES LN

CHALK HILL LN

RAMONA VALLEY LN

MCDOWELL VALLEY LN

ALTA MESA LN

SADDLE ROCK LN

GUENOC VALEY LN

YORK MOUNTAIN LN

HAMES VALLEY LN

KNIGHTS VALLEY LN

REDWOOD VALLEY LN

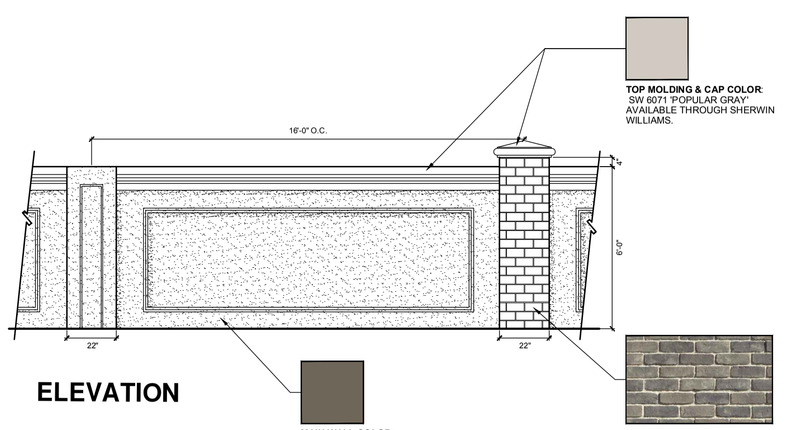
HEIDORN RANCH ROAD

BORDEN RANCH LN

COLE RANCH LN

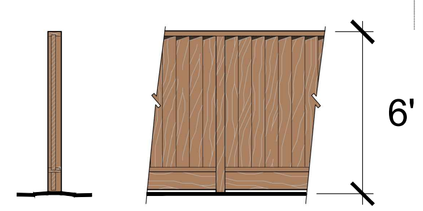
SALADO CREEK LN

RECREATION CENTER ENLARGEMENT - SEE SHEET L-3



ELEVATION

A WALL W/BRICK VENEER PILASTERS

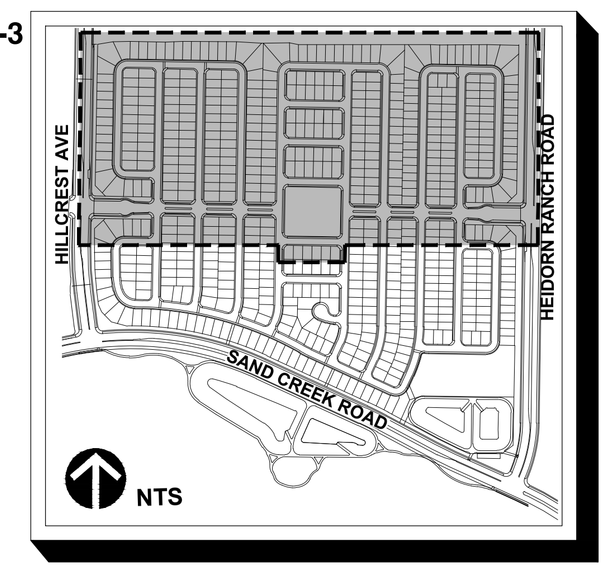


SECTION ELEVATION

B GOOD NEIGHBOR FENCE

WALL & FENCE LEGEND

- MASONRY WALL W/ ARTICULATED PILASTERS. SEE DETAIL A, THIS SHEET
- PILASTER WITH BRICK VENEER. SEE DETAIL A, THIS SHEET.
- EXISTING GOOD NEIGHBOR FENCE.
- 6' HIGH GOOD NEIGHBOR FENCE. SEE DETAIL B, THIS SHEET.
- 3' HIGH FARMHOUSE STYLE DECORATIVE WOOD FENCE. SEE DETAIL D, SHEET L-5.



0' 40' 80' 160' 320'

SCALE: 1" = 80'-0"

G7

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WALL/FENCE PLAN & DETAILS
NOVEMBER 2018

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VTA L-6