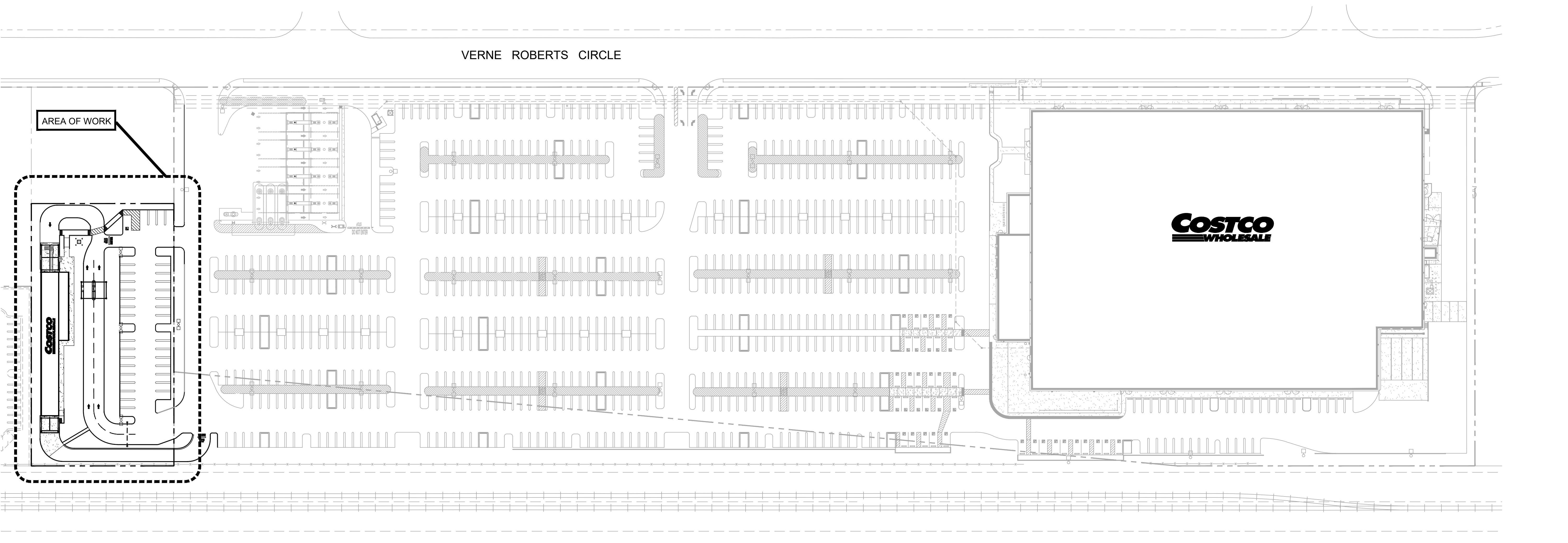


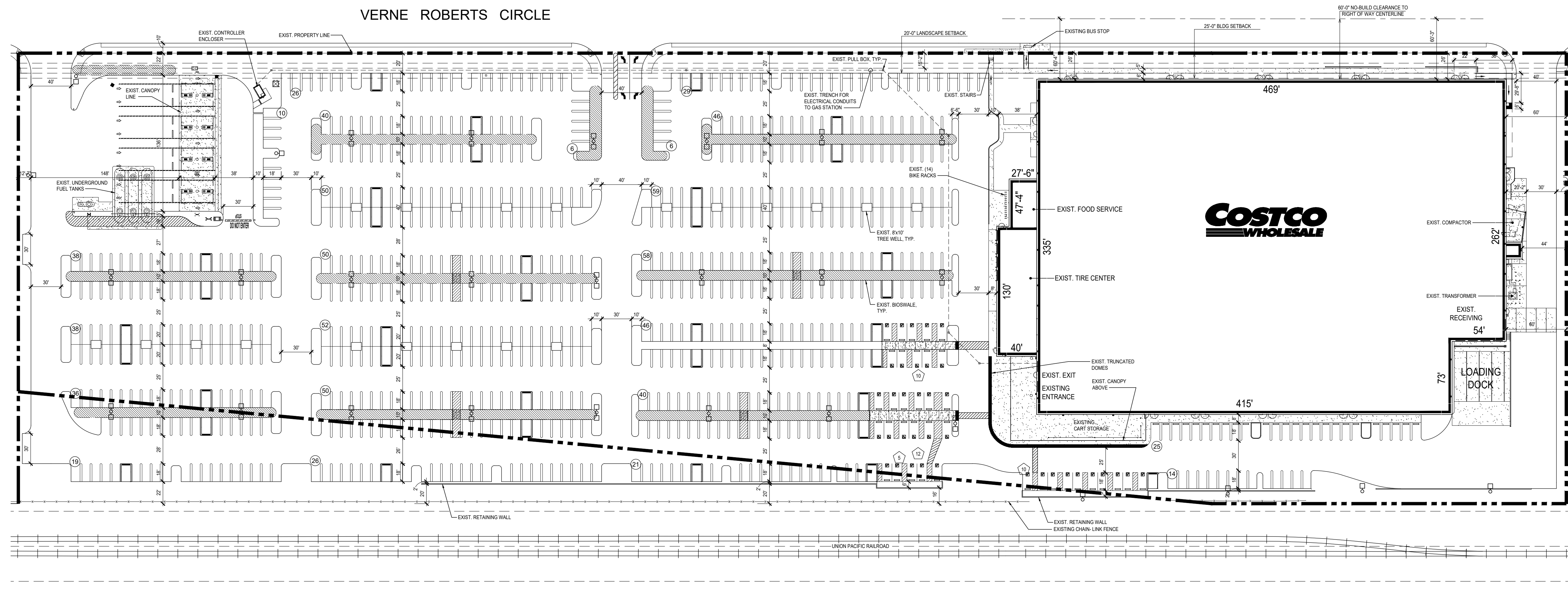
PROJECT DATA		PROJECT DIRECTORY		CODE SUMMARY		REGIONAL MAP		VICINITY MAP	
CLIENT: COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027	PARKING DATA: EXIST. PARKING PROVIDED: 10' WIDE STALLS: 785 STALLS ACCESSIBLE STALLS: 37 (4 VAN) STALLS TOTAL PARKING: 822 STALLS	OWNER COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027 t: 425.313.8100	ARCHITECT MG2 CORPORATION 1101 SECOND AVENUE SUITE 100 SEATTLE, WA 98101 t: 206.962.6500 f: 206.962.6499 PROJECT MANAGER: JARRED BASSETTI	APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE, INCLUDING INFORMATIVE ANNEX CHAPTERS A, B, C AND D 2019 CALIFORNIA MECHANICAL CODE, INCLUDING APPENDIX CHAPTERS A, AND B 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE, INCLUDING APPENDIX CHAPTERS 2019 CALIFORNIA EXISTING BUILDING CODE, INCLUDING APPENDIX CHAPTERS 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTERS 1 THROUGH 8 2019 CALIFORNIA REFERENCED STANDARDS CODE, INCLUDING CHAPTERS A					
PROJECT ADDRESS: 2201 VERNE ROBERTS CIRCLE ANTIOCH, CA 94509	PROPOSED PARKING PROVIDED: 10' WIDE STALLS: 38 STALLS ACCESSIBLE STALLS: 1 STALL TOTAL PARKING: 861 STALLS	ARCHITECT MG2 CORPORATION 1101 SECOND AVENUE SUITE 100 SEATTLE, WA 98101 t: 206.962.6500 f: 206.962.6499 PROJECT MANAGER: JARRED BASSETTI	CIVIL BARGHAUSEN CONSULTING ENGINEERS, INC 18215 72ND AVENUE SOUTH KENT, WA 98032 t: 425.251.6222	TYPE OF CONSTRUCTION: IN OCCUPANCY GROUP: GROUP "B" NUMBER OF STORIES: ONE					
ASSESSOR'S PARCEL NUMBER: 074-052-041	NO. OF STALLS PER 1000 S.F. OF BUILDING AREA: 5.36 STALLS	DRAWING INDEX		SCOPE OF WORK					
ZONING: PBC	JURISDICTIONAL PARKING REQUIRED: 1 STALL / 200 S.F. 806 STALLS	ARCHITECTURAL TS101 TITLE SHEET EX-112 EXISTING SITE PLAN DD11-04A ENLARGED SITE PLAN DD21-01 ENLARGED ROOF PLAN & FLOOR PLAN DD31-02 ELEVATIONS DD31-03 SOUTH PERSPECTIVE DD31-04 NORTH PERSPECTIVE	LANDSCAPE L1-1 PRELIMINARY LANDSCAPE PLAN ELECTRICAL SE-1 EXTERIOR LED LIGHTING UPGRADE	CONSTRUCT A PREFABRICATED CAR WASH WITH THE STANDARD HAIRPIN LAYOUT ON THE NEWLY ACQUIRED 1.15-ACRE PARCEL. CAR WASH AS PROPOSED, WILL INCLUDE THE ELECTRICAL, MECHANICAL AND PLUMBING WORK. ADDITION OF 44 PARKING STALLS ON THE ADJACENT VACANT PARCEL WEST OF THE EXISTING COSTCO DEVELOPMENT					
JURISDICTION: CITY OF ANTIOCH	NOTES: 1. EXISTING CONDITIONS TO BE FIELD VERIFIED. 2. FIRE TRUCK ACCESS TO BE CLEARLY MARKED IN ACCORDANCE WITH CCCFPD. 3. NO CHANGES TO THE EXISTING WAREHOUSE	CIVIL C1.1 TOPOGRAPHIC & BOUNDARY SURVEY C1.0 PRELIMINARY GRADING AND DRAINAGE PLAN C2.0 PRELIMINARY CROSS SECTION C3.0 PRELIMINARY STORMWATER CONTROL PLAN C4.0 PRELIMINARY UTILITY PLAN							
BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING TOPOGRAPHIC SURVEY BY KIER & WRIGHT CIVIL & SURVEYORS DATED OCTOBER 2005.	FAR: 0.477 S.F. LOT COVERAGE: 47.7%								
BUILDING DATA: EXIST. WAREHOUSE AREA: 154,648 S.F. EXIST. TIRE CENTER: 5,200 S.F. EXIST. OPT. EXAM/RECEP. ROOM: 1,302 S.F. EXIST. TOTAL BUILDING AREA: 161,150 S.F.									
FUEL FACILITY DATA: CANOPY AREA: 7,200 S.F.									
CAR WASH DATA: CAR WASH TUNNEL: 3676 S.F. MECHANICAL ROOM: 989 S.F. TOTAL CAR WASH: 4,664 S.F.									



NOVEMBER 30, 2022
PROJECT # 06-0372-06
ANTIOCH, CA
TS101

TITLE SHEET / OVERALL SITE PLAN





GENERAL NOTES

1. PER C.B.C. 505.2 UNLIMITED AREA: "THE AREA OF ANY ONE- OR TWO-STORY BUILDING OF GROUPS B, F, DIVISION 1 OR 2; M, S, DIVISION 1, 2, 3, 4, OR 5; AND H, DIVISION 5 OCCUPANCIES SHALL NOT BE LIMITED IF THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT AS SPECIFIED IN CHAPTER 9, AND ENTIRELY SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET WIDTH."

PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: • 2201 VERNE ROBERTS CIRCLE
 • ANTIOCH, CA 94509

ZONING: CITY OF ANTIOCH ZONING
 ORDINANCE
 CURRENT ZONING:
 PLANNED BUSINESS CENTER

PROJECT DATA CONT'D.

SITE AREA: 15.23± ACRES (663,419 S.F.)

JURISDICTION: CONTRA COSTA FIRE DEPT
 CONTRA COSTA HEALTH DEPT
 ANTIOCH BUILDING DEPT

BUILDING & LANDSCAPE SETBACKS: FRONT: (VERNE ROBERTS CIRCLE) 25'-0"
 SIDES: NONE REQUIRED AT INTERIOR YARDS
 REAR: NONE REQUIRED

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING TOPOGRAPHIC SURVEY BY KIER & WRIGHT CIVIL & SURVEYORS DATED OCTOBER 2005

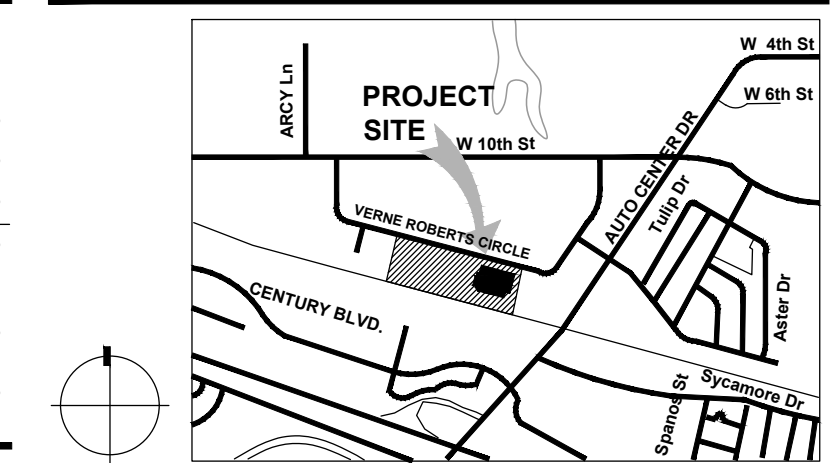
BUILDING DATA:
 BUILDING AREA 154,648 S.F.
 TIRE CENTER 5,200 S.F.
 FOOD SERVICE 1,302 S.F.
 TOTAL BUILDING 161,150 S.F.

PARKING DATA:

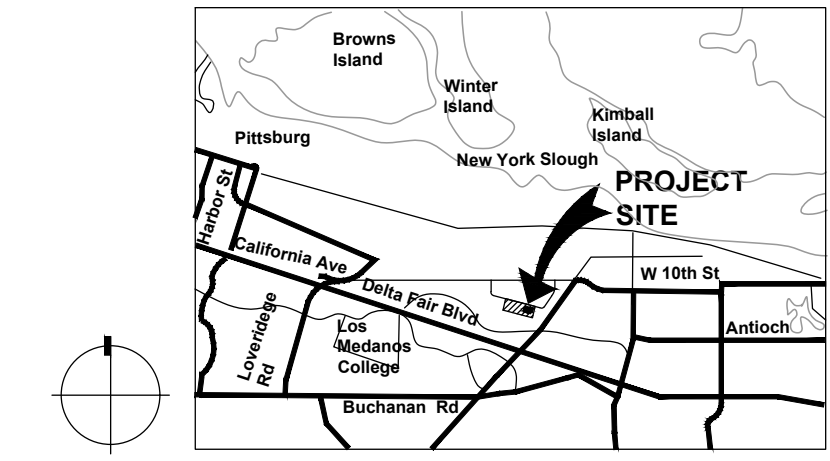
PARKING PROVIDED:	
10' WIDE STALLS	785 STALLS
9' WIDE STALLS	0 STALLS
ACCESSIBLE STALLS (INCLUDES 2 VAN)	37 STALLS
TOTAL PARKING	822 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	5.10 STALLS
JURISDICTIONAL PARKING REQUIRED:	806 STALLS

NOTES:
 1. EXISTING CONDITIONS TO BE FIELD VERIFIED.
 2. FIRE TRUCK ACCESS TO BE CLEARLY MARKED IN ACCORDANCE WITH CCCFPD.

VICINITY MAP



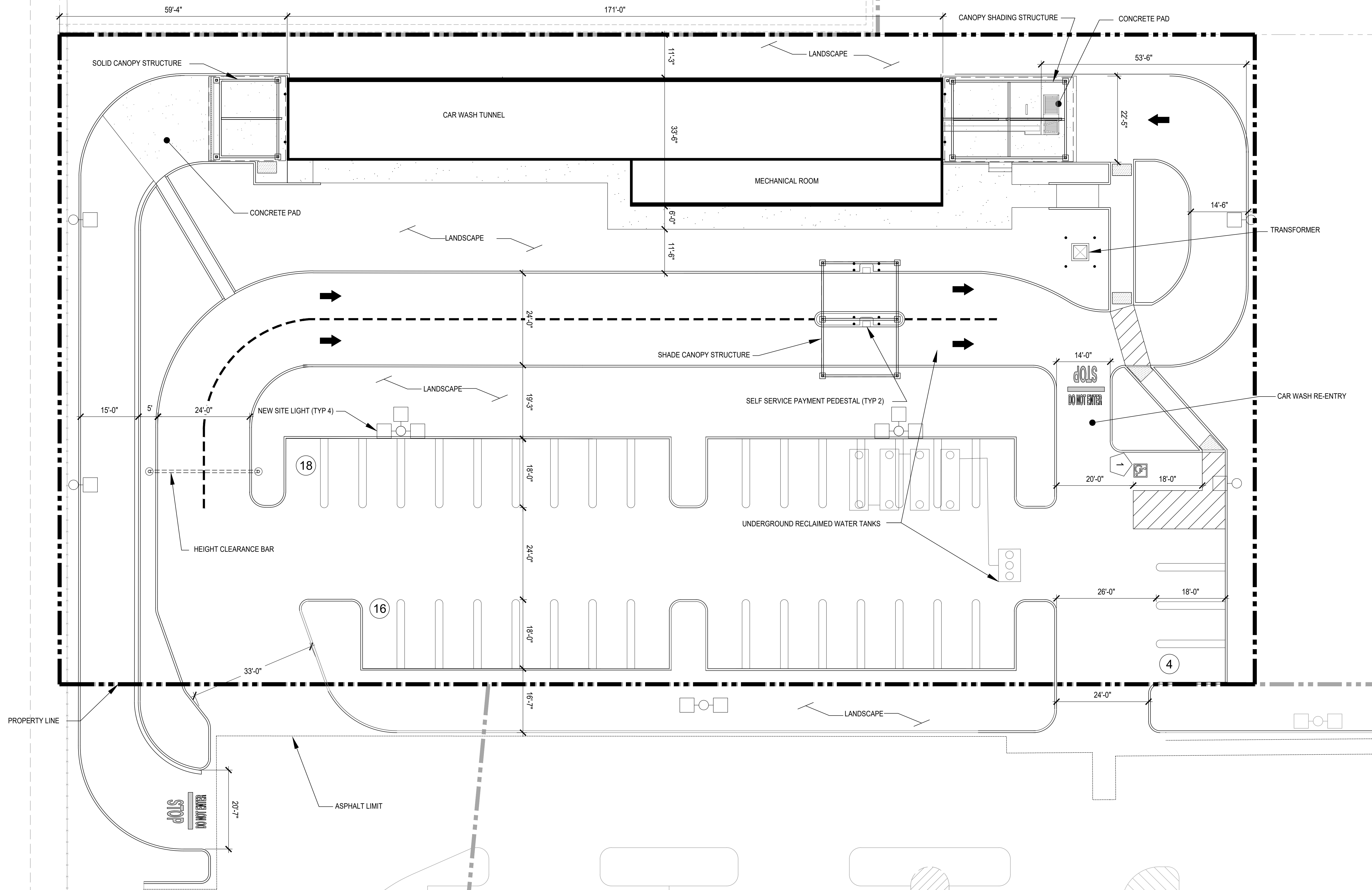
REGIONAL MAP

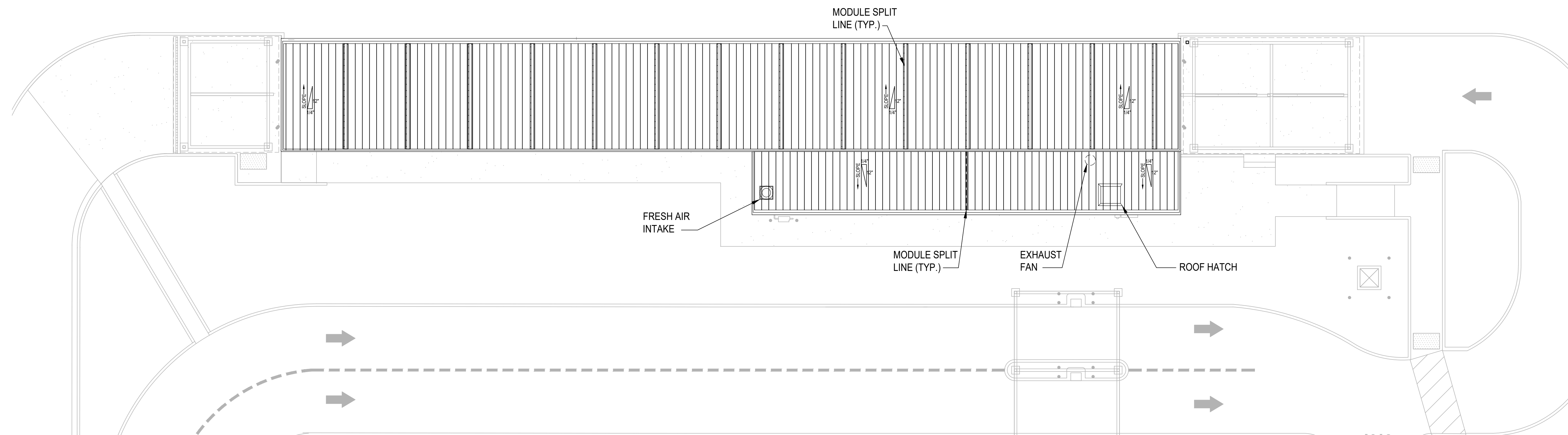


NOVEMBER 30, 2022
 PROJECT # 06-0372-06
 ANTIOCH, CA
 EX-112

EXISTING SITE PLAN

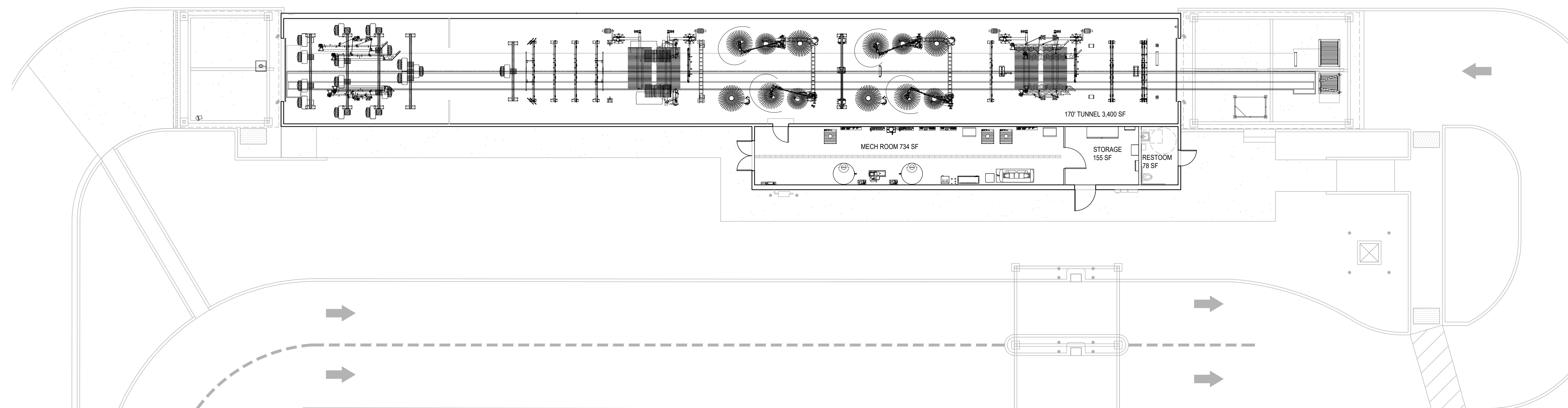






ENLARGED ROOF PLAN

SCALE: 1/8" = 1'



ENLARGED FLOOR PLAN

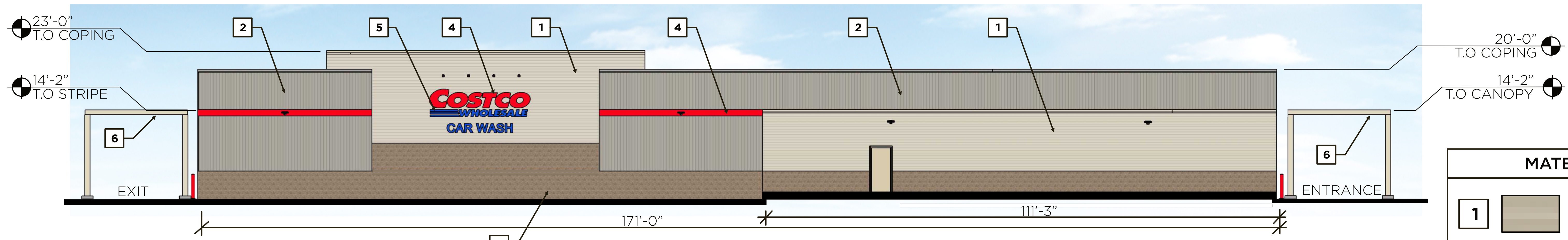
SCALE: 1/8" = 1'



NOVEMBER 30, 2022
 PROJECT # 06-0372-06
 ANTIOCH, CA
 DD-21-01

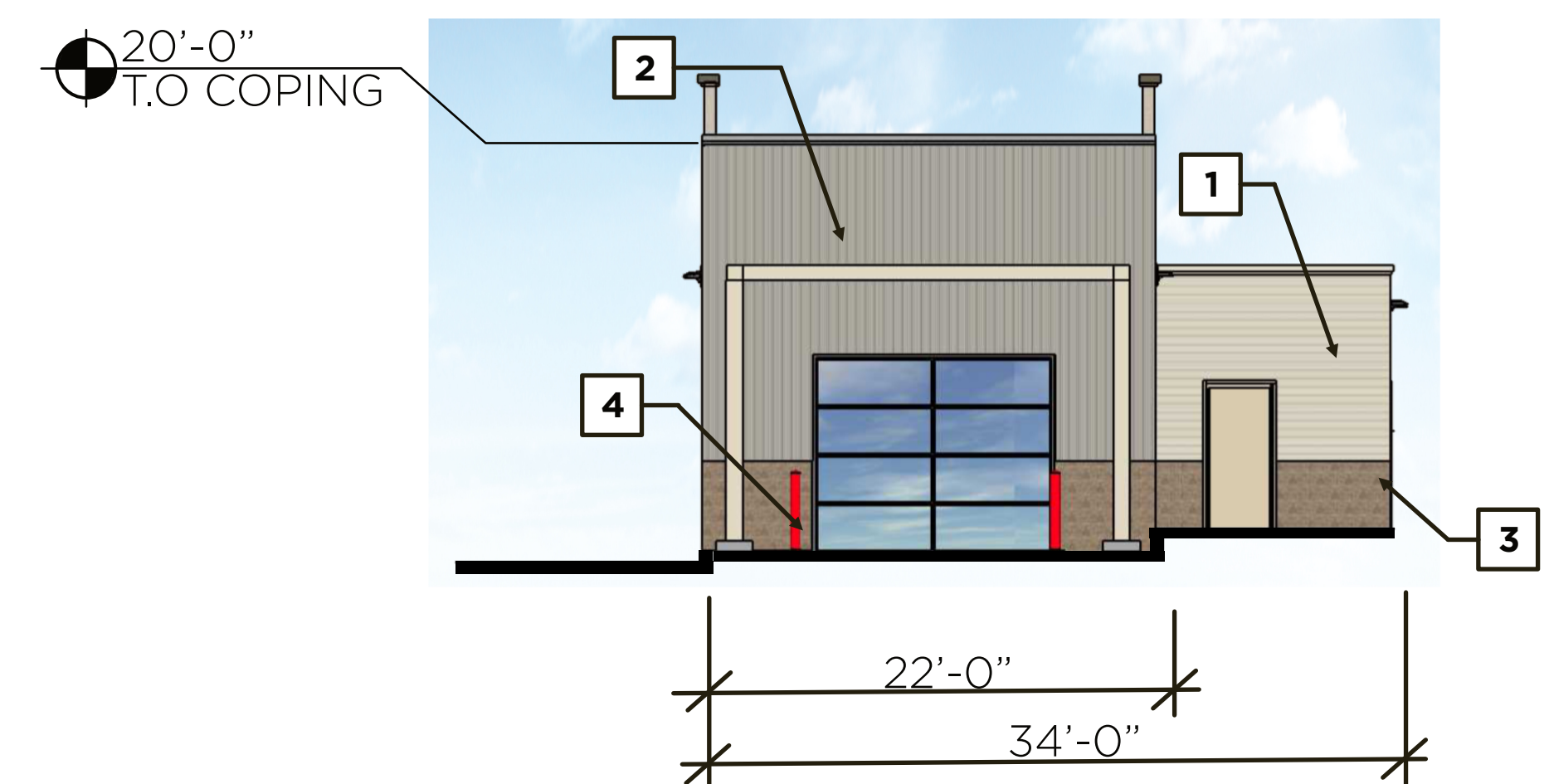
ENLARGED ROOF PLAN AND FLOOR PLAN



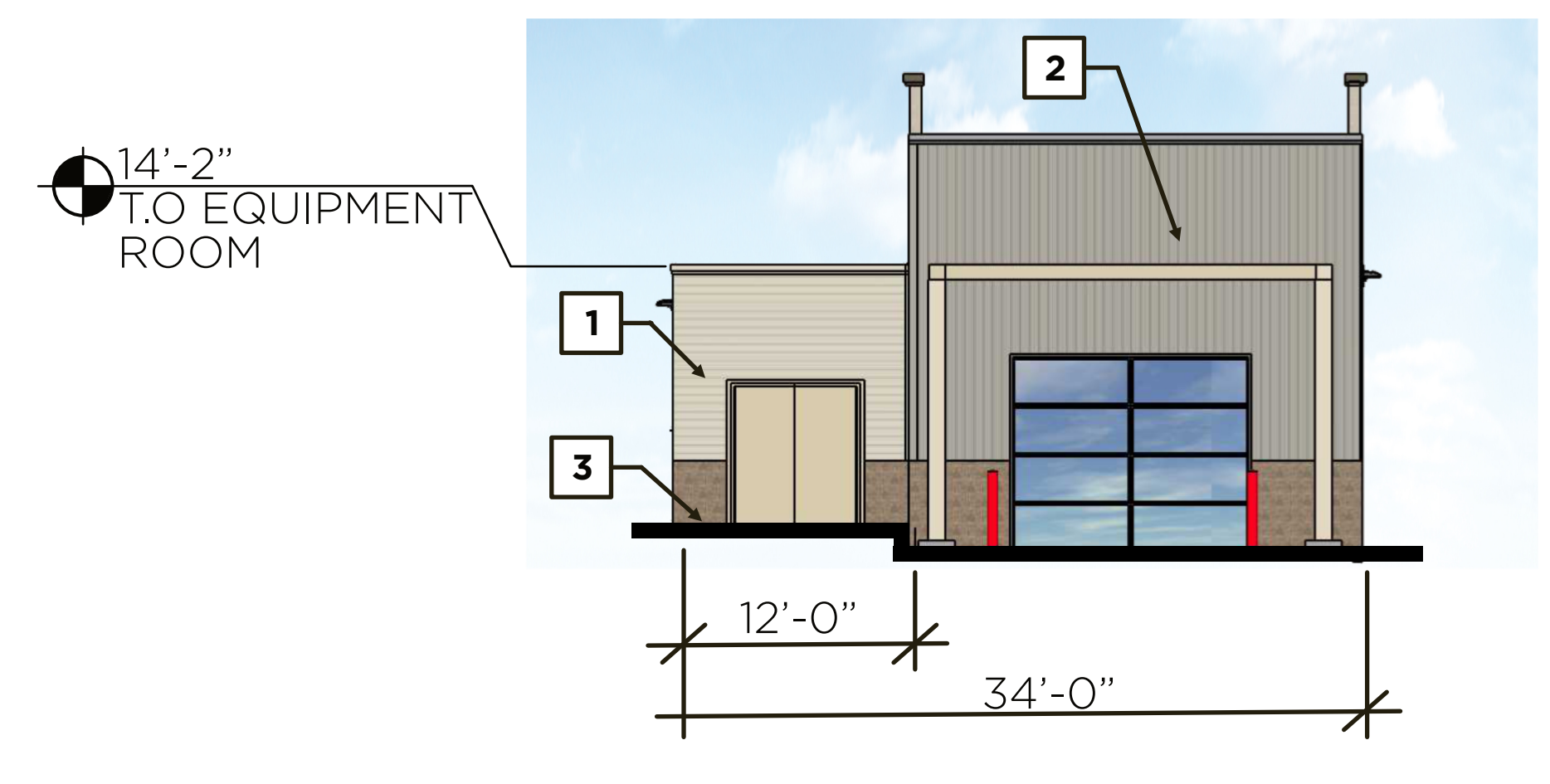


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

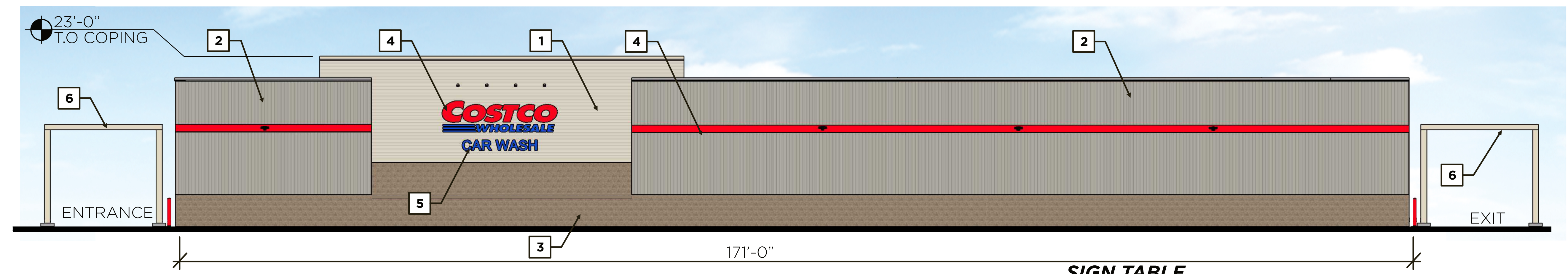
MATERIAL COLORS	
1	HORIZONTAL METAL PANEL & COPING SURREY BEIGE
2	VERTICAL METAL PANEL & COPING METALLIC CHAMPAGNE
3	SPLIT FACE CMU MATCH EXISTING COSTCO
4	SIGNAGE/STRIPE SAFETY RED
5	SIGNAGE COSTCO BLUE
6	METAL CANOPY SURREY BEIGE



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

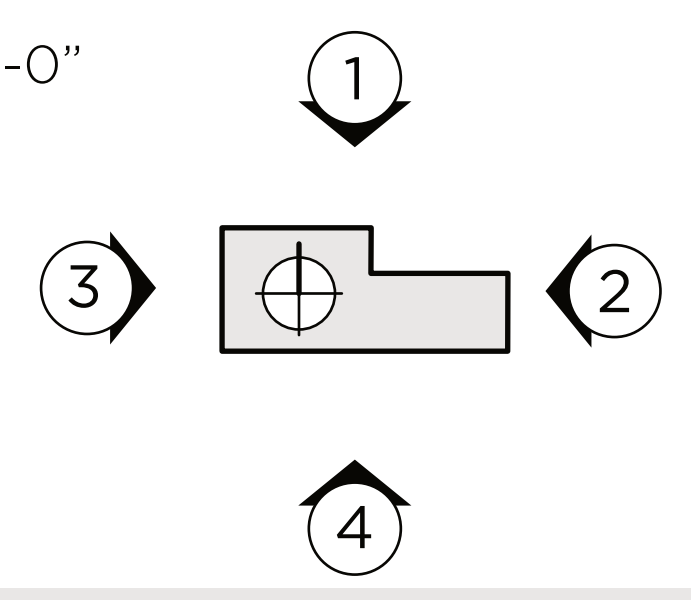


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

SIGN TABLE						
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF	
A	2	COSTCO WHOLESALE CAR WASH	3'-0" C	76 SF	152 SF	
TOTAL SIGN AREA:					152 SF	





NOVEMBER 30, 2022
PROJECT# 06-0372-06
ANTIOCH, CA
DD 31-03

SOUTH PERSPECTIVE



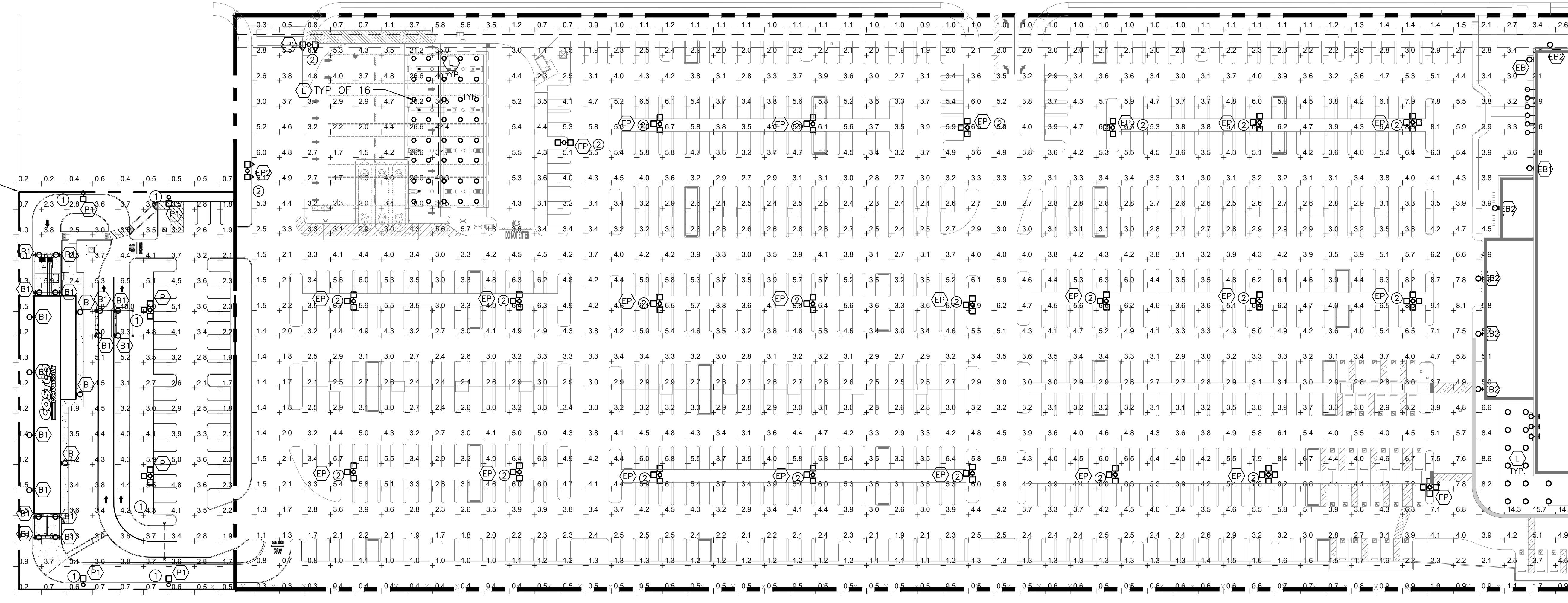


NOVEMBER 30, 2022
PROJECT# 06-0372-06
ANTIOCH, CA
DD 31-04

NORTH PERSPECTIVE



SCOPE OF WORK
CARWASH PARCEL
ONLY

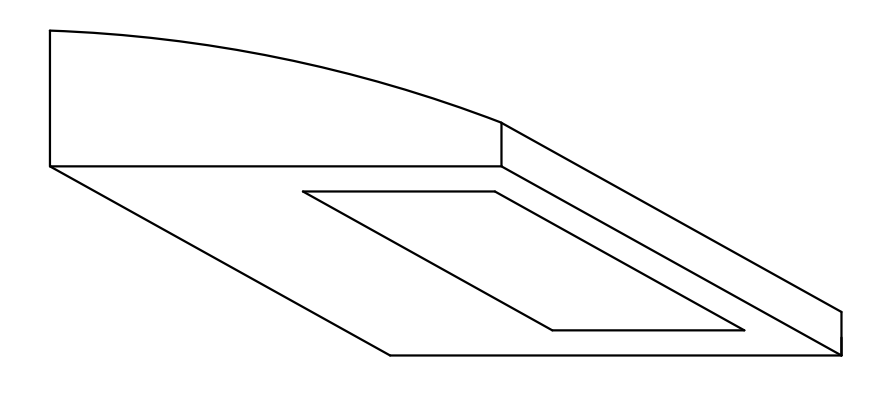


SITE PLAN
SCALE: 1" = 45'-0"

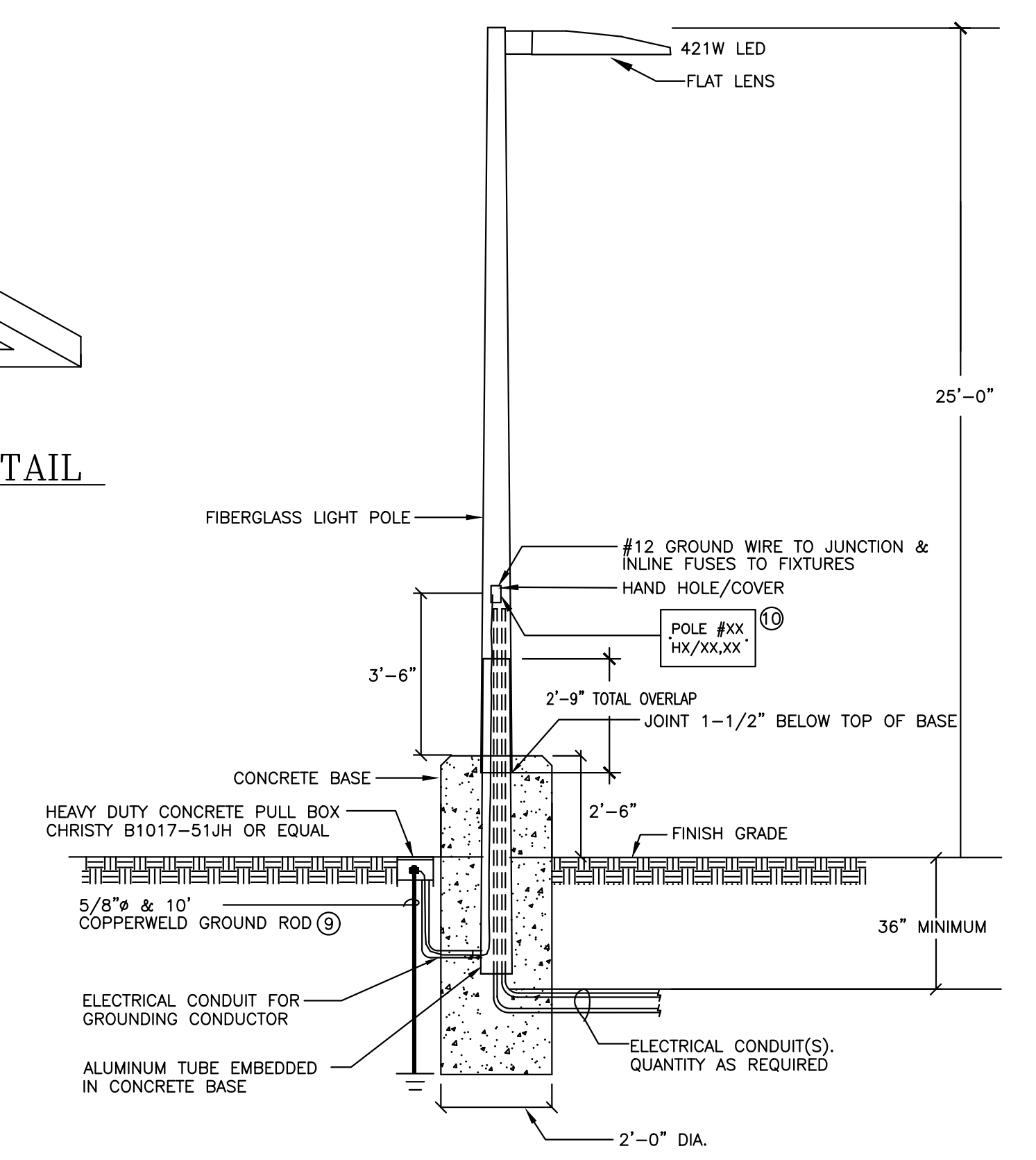
LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS	COLOR
B	LITHONIA	DSXW2-LED-30C-700-50K-T2M-MVOLT-PIR	LED	WALL	71	INSTALL NEW FIXTURE, TYP. ~10' AT CANOPY OR 18' ON BUILDING ABOVE GRADE.	5000K
B1	LITHONIA	DSXW2-LED-20C-350-50K-T2M-MVOLT-PIR	LED	WALL	25		
P	COOPER	GLEON-SA4B-750-U-5WQ-BZ	LED	POLE	171	NEW DIRECT BURY 35' AFG ROUND TAPERED FIBERGLASS / ALUMINUM POLE (MANUFACTURER: VALMONT).	5000K
P1	COOPER	GLEON-SA3B-750-U-SL4-HSS-BZ	LED	POLE	124		
EB	COOPER	GWC-AF-02-LED-E1-T4W-7050-MS/DIM-L20-BZ	LED	WALL	113		5000K
EB1	COOPER	GWC-AF-02-LED-E1-T2-7050-800-MS/DIM-L20-BZ	LED	WALL	85	EXISTING WALL MOUNT FIXTURE, TYP. ~20' ABOVE GRADE.	5000K
EB2	COOPER	GWC-AF-02-LED-E1-T3-7050-600-MS/DIM-L20-BZ	LED	WALL	66		5000K
L	CREE	CPY250-A-PD-F-B-UL-OSO-WH-5700K	LED	PENDANT	96	EXISTING CANOPY LIGHT	5700K
EP	COOPER	GLEON-AF-04-LED-E1-5WQ-BZ-7050	LED	POLE	225	EXISTING 22'-6" ROUND TAPERED STEEL POLE ON 2'-6" BASE.	5000K
EP2	COOPER	GLEON-AF-03-LED-E1-SL4-BZ-7050	LED	POLE	166		

- SYMBOL LEGEND**
- WALLPACK
 - CANOPY LIGHT
 - SIGN LIGHT
 - POLE LIGHT
 - POLE LIGHTS WITH ROTATED OPTICS

- PLAN NOTES:**
- ① NEW LIGHT POLE.
 - ② EXISTING LIGHT POLE TO REMAIN.



TYPICAL WALL PACK DETAIL
SCALE: NTS



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS SO.2 FOR DETAILS.
POLE DETAIL
SCALE: NTS

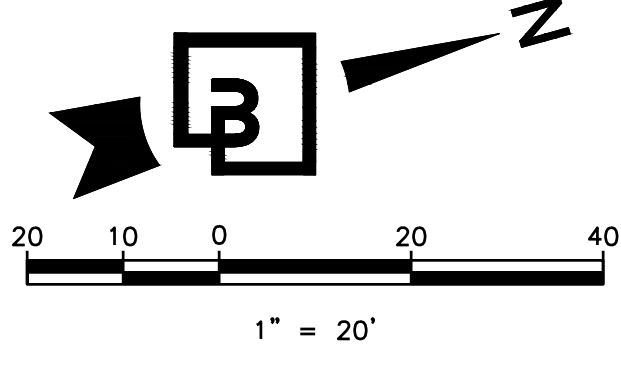
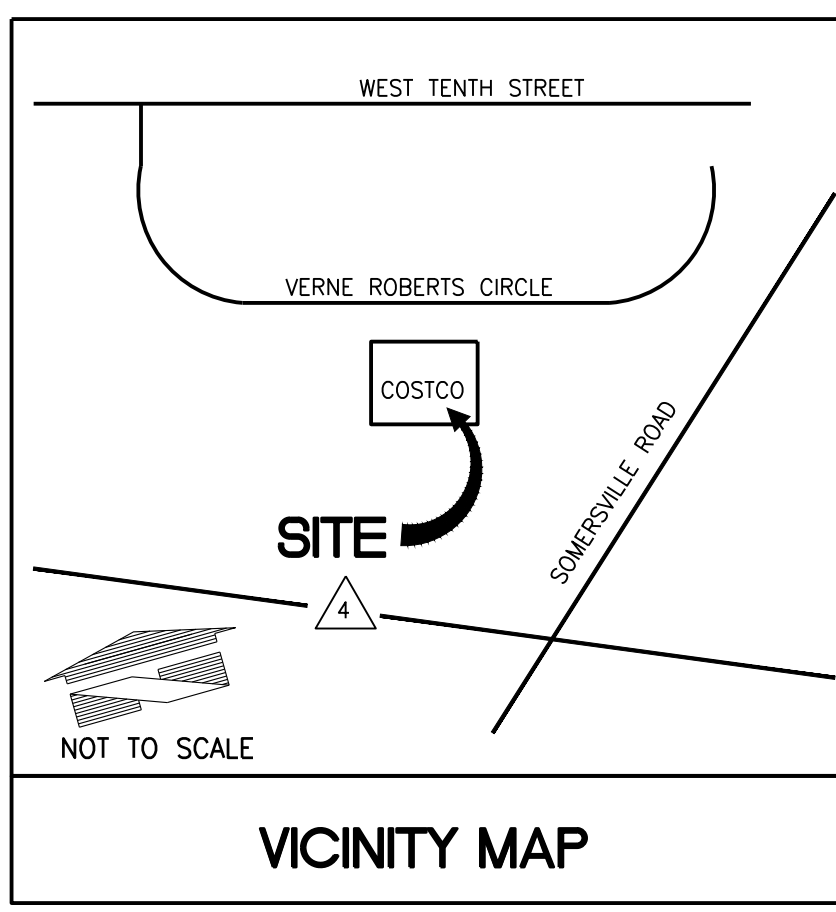
PROJECT NO: 21-5556
 EXTERIOR LED LIGHTING UPGRADE
 ISSUE DATE: JULY 2021
 ARCHITECT REFERENCE NO: 06-0372
 © NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.I.N.C.
 CHECKED: JGM
 DRAWN: BMY
 REVISION DATE:
 ISSUED FOR QA

T.E., Inc.
 830 N. RIVERSIDE DRIVE
 SUITE #200
 RENTON, WA 98057
 PHONE: 425-970-3753
 FAX: 425-970-3756

COSTCO WHOLESALE

CAR WASH PHOTOMETRY
 WAREHOUSE #1002
 VERNE ROBERTS CIRCLE
 ANTOCH, CA 94509

SE-1



PRELIMINARY GRADING AND DRAINAGE PLAN

COSTCO WHOLESALE CAR WASH

2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509

COSTCO WHOLESALE FUEL FACILITY #1002

CIVIL SHEET SET:
 C1.0 - PRELIMINARY GRADING AND DRAINAGE PLAN
 C2.0 - PRELIMINARY CROSS-SECTIONS
 C3.0 - PRELIMINARY STORMWATER CONTROL PLAN
 C4.0 - PRELIMINARY UTILITY PLAN

DISTURBED AREA SUMMARY:

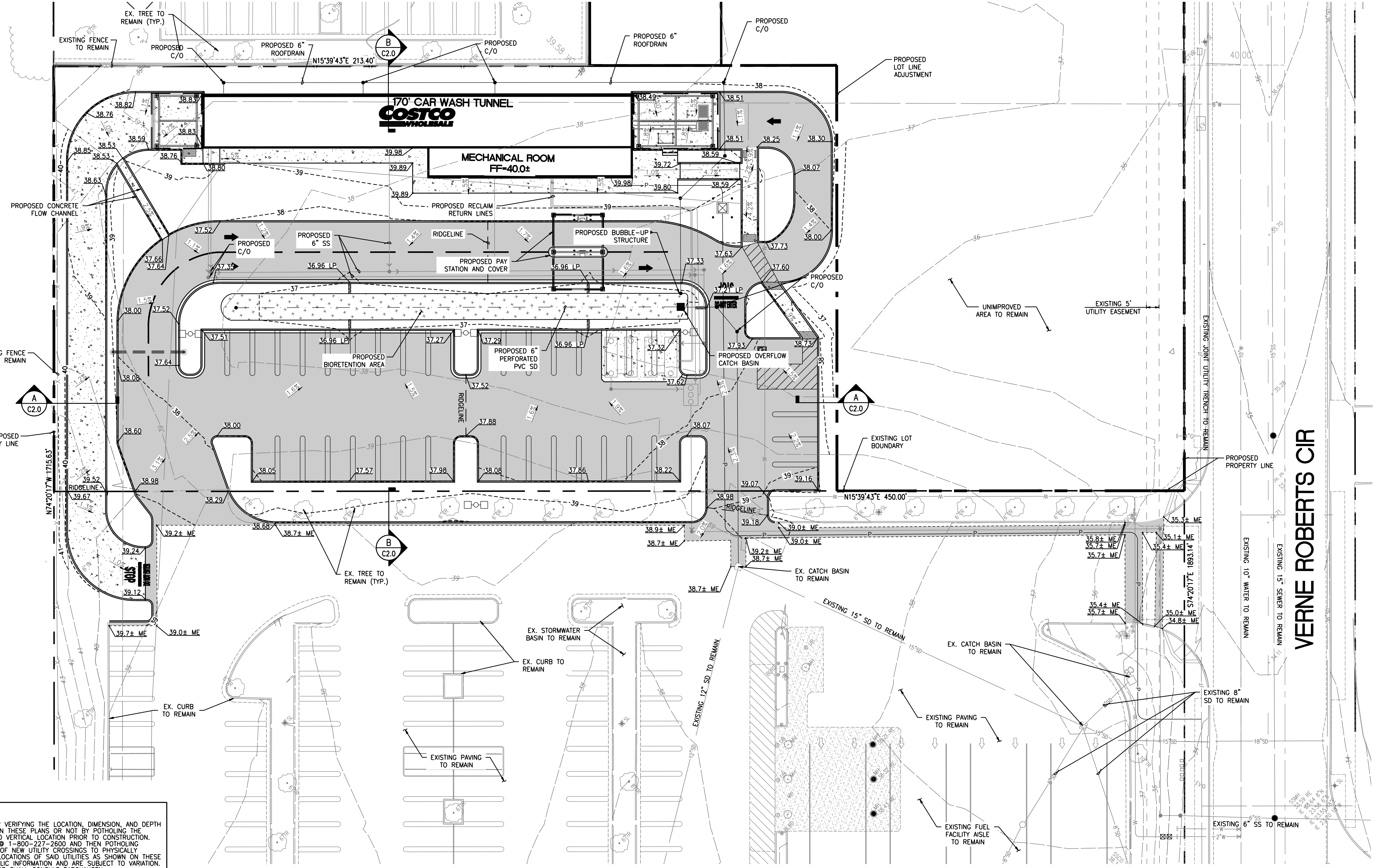
TOTAL AREA	=	54,934 SF
IMPERVIOUS:	EXISTING	4,671 SF
	PROPOSED	37,601 SF
PERVIOUS:	EXISTING	50,263 SF
	PROPOSED	17,333 SF
EARTHWORK*		
CUT=	750 CY	
FILL=	800 CY	
NET=	50 CY (FILL)	

*A PORTION OF THE SITE WAS UTILIZED FOR STAGING AND STOCK PILING AS PART OF THE FUEL FACILITY EXPANSION PROJECT SINCE THE TIME OF THE SURVEY. GRADING QUANTITIES MAY VARY.

LEGEND

	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING CURB		PROPOSED ASPHALT
	EXISTING EDGE OF PAVEMENT		PROPOSED CURB
	EXISTING STORM DRAIN		SAWCUT LINE
	EXISTING UNDERGROUND WATER LINE		PROPOSED ROOF DRAIN TIGHTLINE
	EXISTING SANITARY SEWER LINE		PROPOSED SEWER
	EXISTING UNDERGROUND POWER		PROPOSED SPOT GRADE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED GRADING SLOPE
	EXISTING SPOT ELEVATION		MATCH EXISTING
	EXISTING TREE TO REMAIN		LOW POINT

RAILROAD TRACKS



UTILITY CONFLICT NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-Holing THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-227-2600 AND THEN POT-Holing ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	CRJ	MESP	JSI	Appr.	LANDUSE SUBMITTAL
1	11/29/22						

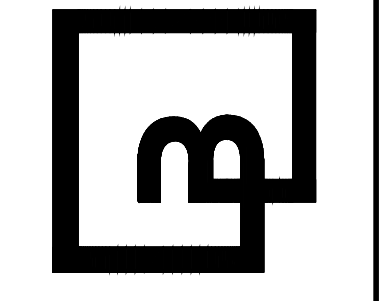
THE:
 PRELIMINARY GRADING AND DRAINAGE PLAN
 2201 VERNE ROBERTS CIR
 ANTIOCH, CA 94509
 COSTCO WHOLESALE FACILITY #1002

Costco WHOLESALE
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

For:
PRELIMINARY

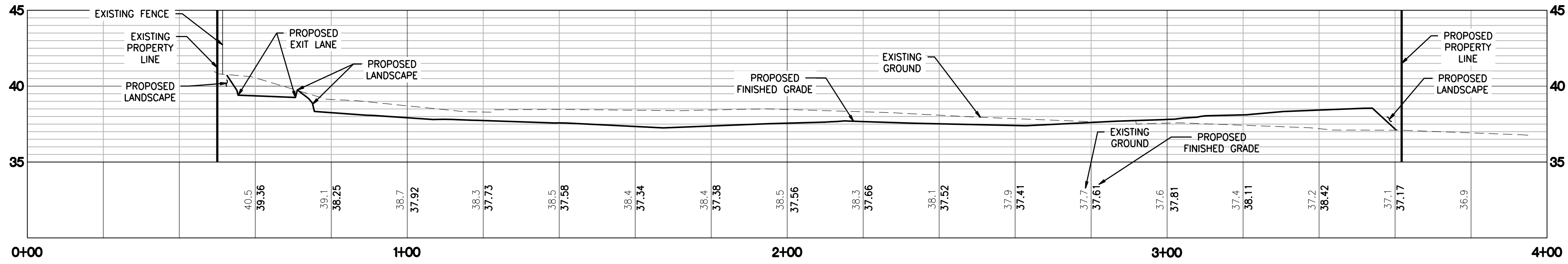
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	Vertical	N/A
Designed:	JSI	
Drawn:	JSI	
Checked:	MESP	
Approved:	CRJ	
Date:	11/29/22	

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com

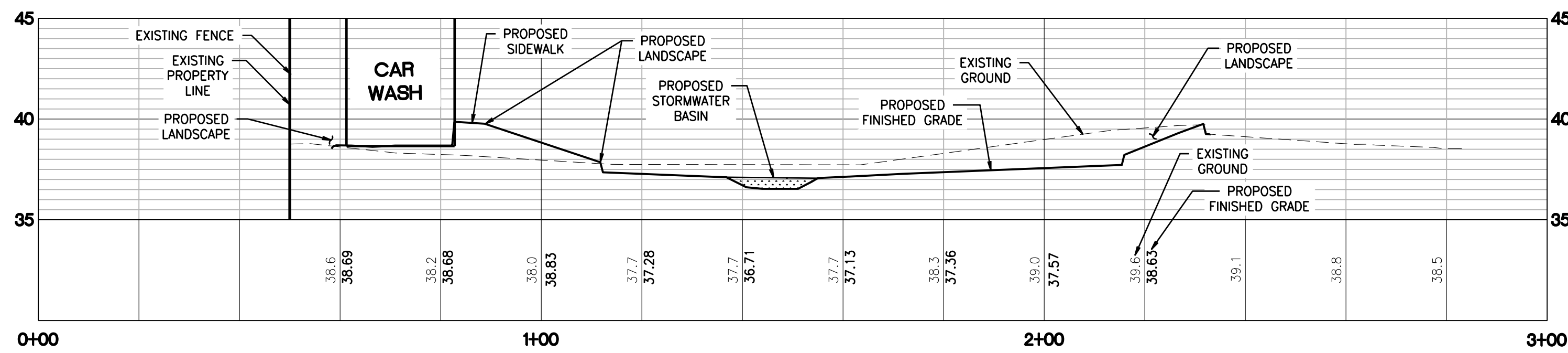


Job Number: 6665
 Sheet: 4 of 4
 C1.0

PRELIMINARY CROSS-SECTIONS
COSTCO WHOLESALE CAR WASH
2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509
COSTCO WHOLESALE FUEL FACILITY #1002



CROSS SECTION A
 H: 1"=20', V: 1"=5'



CROSS SECTION B
 H: 1"=20', V: 1"=5'

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-227-2600 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Checked	Appr.	Revision
1	11/29/22	JSI	MESP	CRJ	LANDUSE SUBMITTAL

Title:
 PRELIMINARY CROSS-SECTIONS
 2201 VERNE ROBERTS CIR
 ANTIOCH, CA 94509
 COSTCO WHOLESALE FACILITY #1002

For:

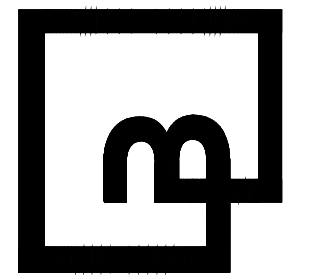
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PRELIMINARY

Scale:
 Horizontal 1"=20'
 Vertical 1"=5'

Designed: JSI
 Drawn: JSI
 Checked: MESP
 Approved: CRJ
 Date: 11/29/22

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



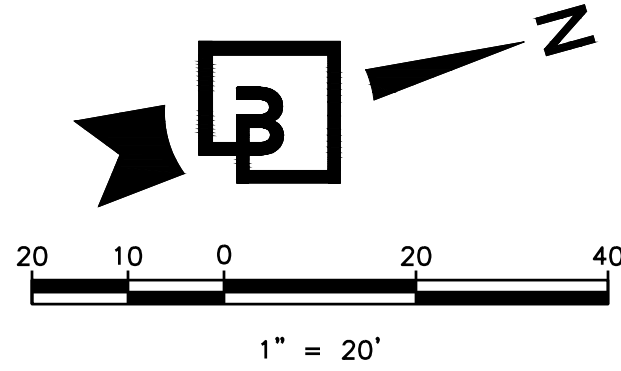
Job Number: **6665**
 Sheet: **4**
 of **4**

PRELIMINARY STORMWATER CONTROL PLAN

COSTCO WHOLESALE CAR WASH

2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509

COSTCO WHOLESALE FUEL FACILITY #1002



LEGEND
 - - - - - DMA LINE

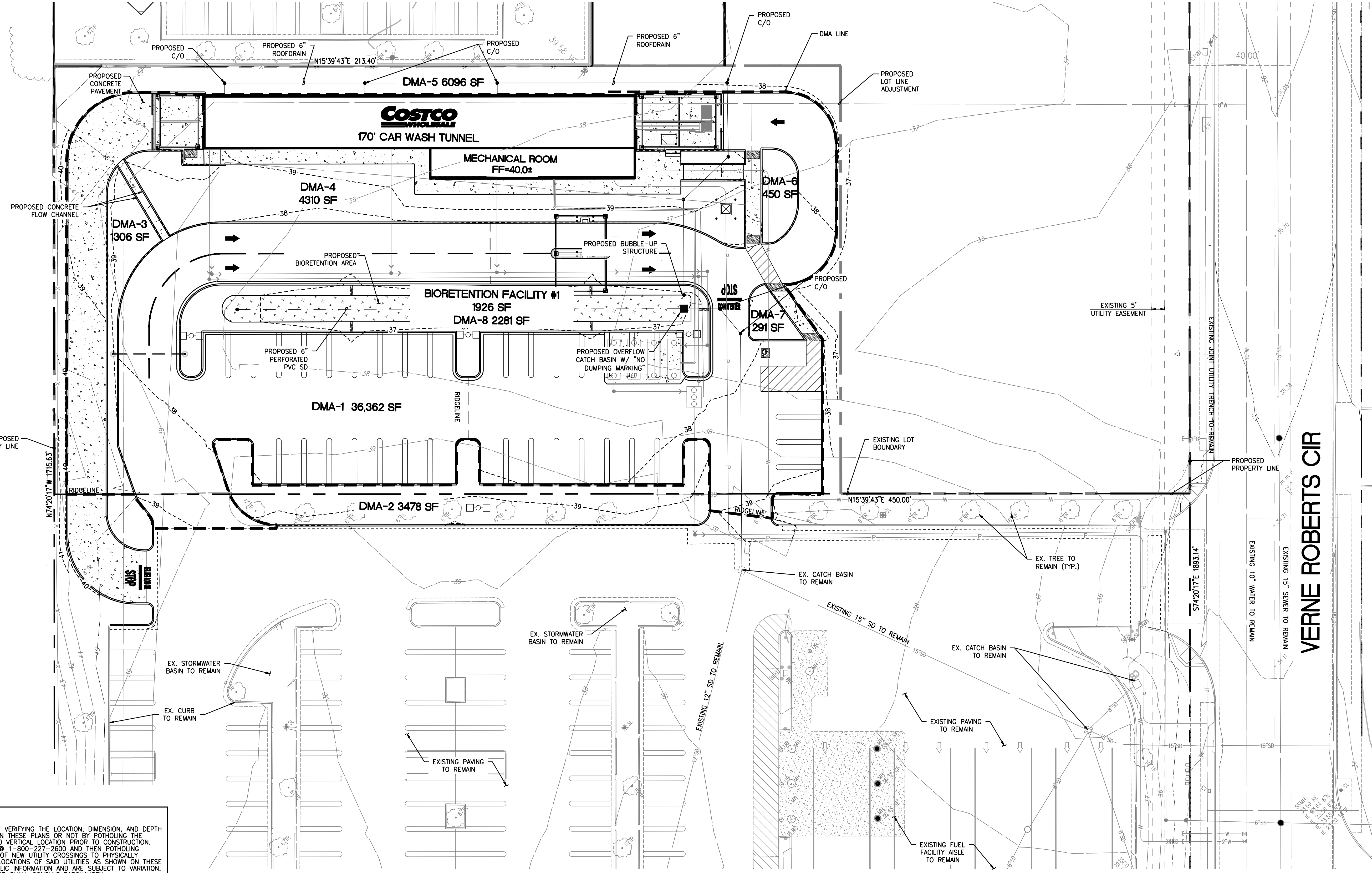
AREA SUMMARY:

TOTAL SITE AREA	17.12 AC (15.97 AC W/ LOT LINE ADJUSTMENT)
DISTURBED AREA	= 54,934 SF
IMPERVIOUS:	EXISTING 4,671 SF 9% PROPOSED 37,601 SF 68%
PERVIOUS:	EXISTING 50,263 SF 91% PROPOSED 17,333 SF 32%
EARTHWORK*	
CUT=	750 CY
FILL=	800 CY
NET=	50 CY (FILL)

*A PORTION OF THE SITE WAS UTILIZED FOR STAGGING AND STOCK PILING AS PART OF THE FUEL FACILITY EXPANSION PROJECT SINCE THE TIME OF THE SURVEY, GRADING QUANTITIES MAY VARY.

RAILROAD TRACKS

VERNE ROBERTS CIR



UTILITY CONFLICT NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-227-2600 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	CRJ	MESP	CRJ	Appr.	Revision
1	11/29/22	JSI	JSI	MESP	CRJ	Appr.	LANDUSE SUBMITTAL

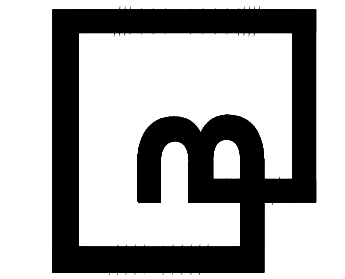
Title: PRELIMINARY STORMWATER CONTROL PLAN
 2201 VERNE ROBERTS CIR
 ANTIOCH, CA 94509
 COSTCO WHOLESALE FACILITY #1002

For: **Costco Wholesale**
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

Scale:
 Horizontal 1"=20'
 Vertical N/A

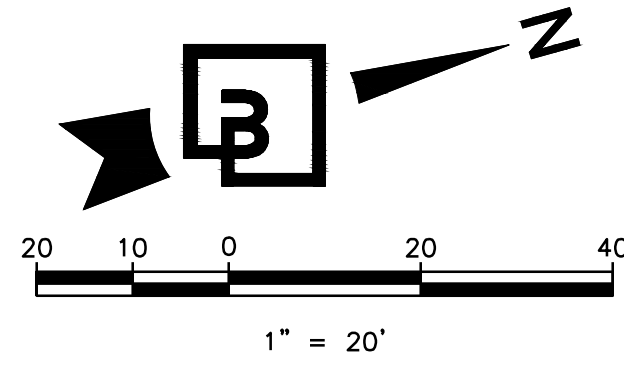
Designed: JSI
Drawn: JSI
Checked: MESP
Approved: CRJ
Date: 11/29/22

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 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



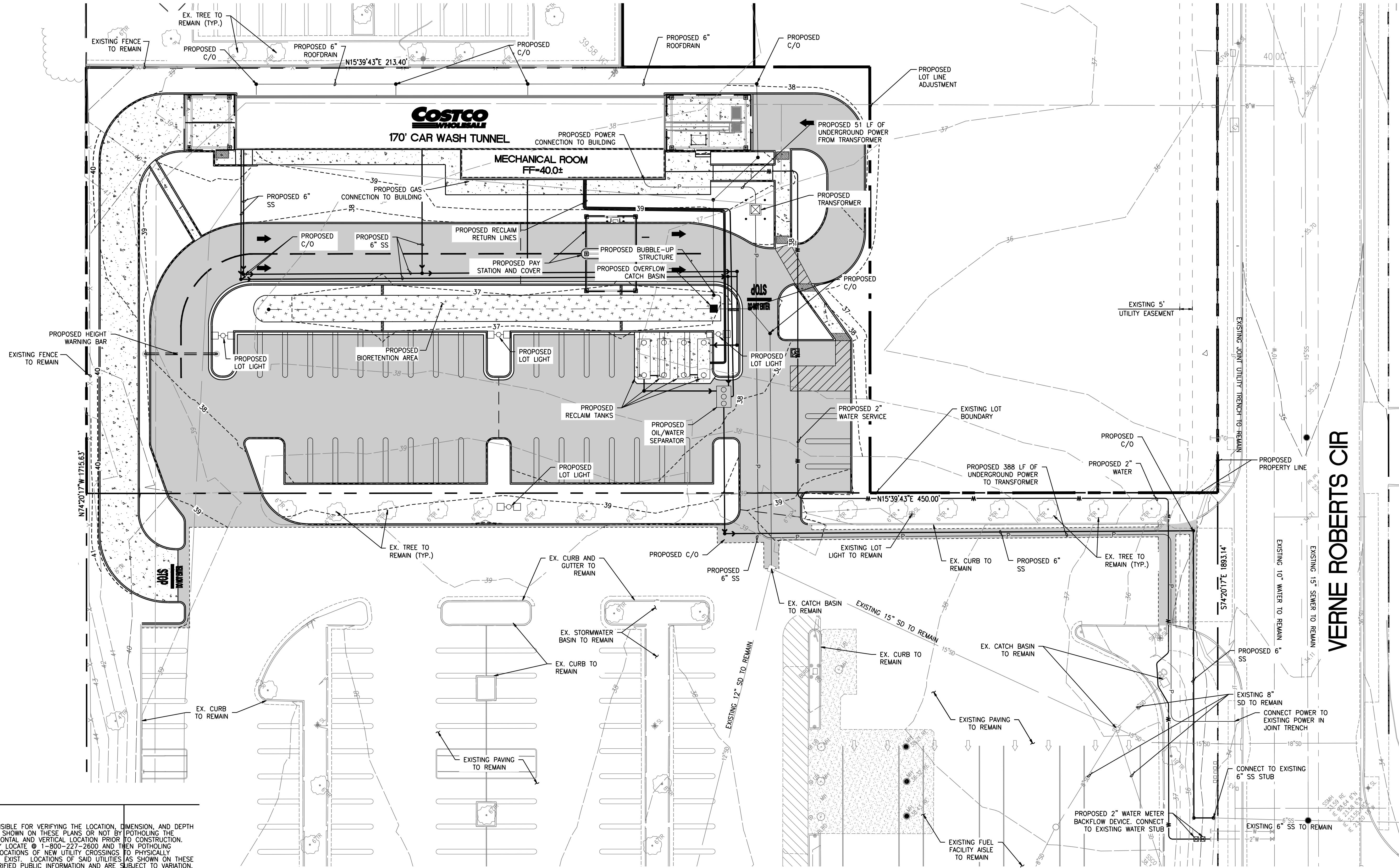
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PRELIMINARY UTILITY PLAN
COSTCO WHOLESALE CAR WASH
 2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509
 COSTCO WHOLESALE FUEL FACILITY #1002



RAILROAD TRACKS

VERNE ROBERTS CIR



UTILITY CONFLICT NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-227-2600 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Appr.	CRJ	MESP	USI	CRJ	LANDUSE SUBMITTAL	Revision
1	11/29/22								

Title:
 PRELIMINARY UTILITY PLAN
 2201 VERNE ROBERTS CIR
 ANTIOCH, CA 94509
 COSTCO WHOLESALE FACILITY #1002

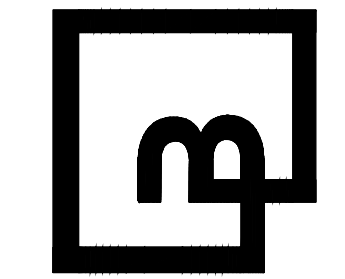
For:

 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

Scale:
 Horizontal 1"=20'
 Vertical N/A

Designed: JSI
Drawn: JSI
Checked: MESP
Approved: CRJ
Date: 11/29/22

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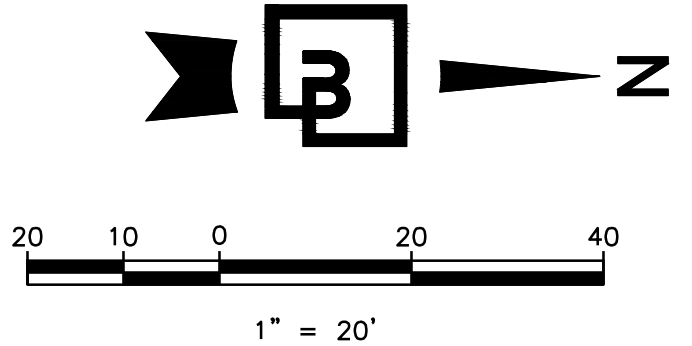
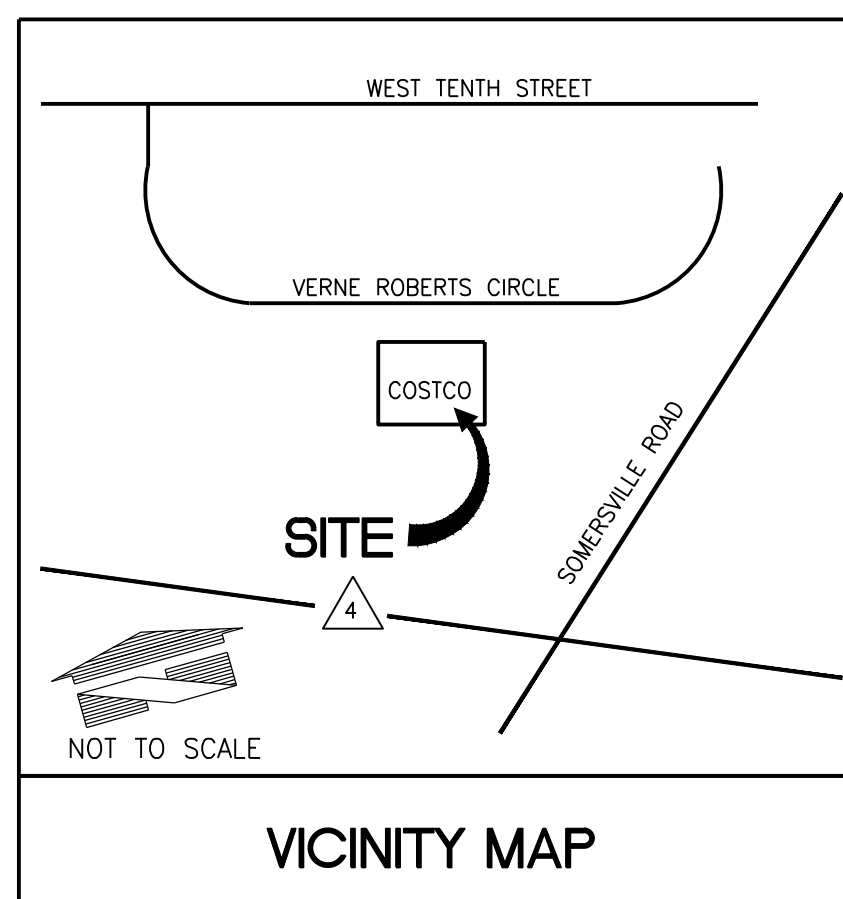
Job Number: 6665
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PRELIMINARY LANDSCAPE PLAN

COSTCO WHOLESALE CAR WASH

2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509

COSTCO WHOLESALE FUEL FACILITY #1002



LEGEND

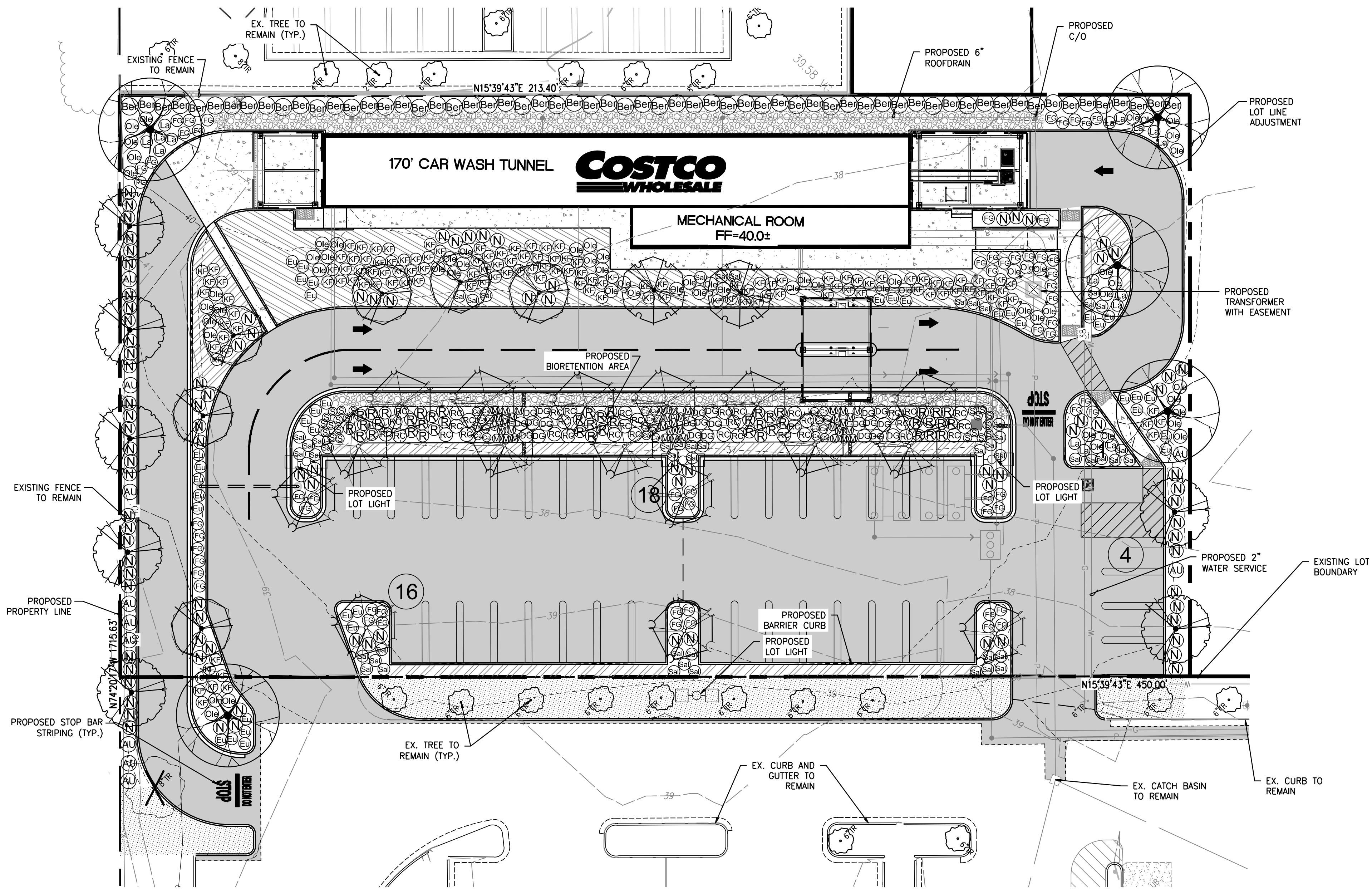
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. SOME MODIFICATIONS TO THE EXISTING IRRIGATION MAY BE NECESSARY. RETURN AREAS TO PRE-CONSTRUCTION CONDITION
- EXISTING TREE TO BE RETAINED, TYPICAL. PROTECT DURING CONSTRUCTION
- X EXISTING TREE TO BE REMOVED, TYPICAL. WHERE NEW PLANTS ARE SHOWN TO BE INSTALLED WHERE A TREE IS TO BE REMOVED, LANDSCAPE CONTRACTOR TO REMOVE ENOUGH ROOTMASS IN ORDER TO BE ABLE TO INSTALL NEW PLANTS

GENERAL LANDSCAPE NOTES:

- A. THIS PLAN SET FOR LANDSCAPE IMPROVEMENTS SHALL BE USED IN CONJUNCTION WITH THE FOLLOWING PLANS ALSO TO BE PREPARED FOR THIS PROJECT AND SITE:
 - SITE SURVEY
 - CIVIL ENGINEERING PLANS
 - ARCHITECTURAL PLANS
 - ILLUMINATION PLANS
 IF DISCREPANCIES ARE FOUND BETWEEN THIS PLAN SET AND THOSE REFERENCED ABOVE, SUCH DISCREPANCIES SHALL BE COORDINATED WITH BARGHAUSEN CONSULTING ENGINEERS, INC. AND RESOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
- B. GENERAL NOTES ON THE CIVIL ENGINEERING COVER SHEET FOR THIS PROJECT AND SITE ARE APPLICABLE TO THIS LANDSCAPE PLAN SET.
- C. ALL PROPOSED PLANTINGS WILL BE IRRIGATED WITH A WATER-WISE AUTOMATIC IRRIGATION SYSTEM.
- D. LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN "ARTICLE 10: LANDSCAPING AND IRRIGATION" OF THE CITY OF ANTIOCH MUNICIPAL CODE, INCLUDING:
 - A MAINTENANCE PLAN IS REQUIRED AS PART OF THE FINAL SUBMITTAL
 - NEW (PERMANENT) TURF AREAS SHALL BE SOD
 - GRAVEL SURFACING FOR LARGE AREA COVERAGE SHALL BE AVOIDED
 - 2" MIN. DEPTH OF BARK MULCH IS REQUIRED THROUGHOUT PLANT BEDS
 - VEGETATION SHALL COVER 75% OF PLANTED AREA AT MATURITY
 - EACH ESTABLISHED TREE THAT IS LEGALLY REMOVED SHALL BE REPLACED WITH TWO 24" BOX TREES. IF REMOVED TREES ARE MATURE, REPLACEMENT TREES SHALL BE 48" BOX.
 - TREES MUST BE MIN. 5 FT. FROM PUBLIC CURBS AND PAVEMENTS
 - OVER PUBLIC SIDEWALKS, TREES MUST BE BRANCHED TO 7 FT. HT.. OVER PUBLIC STREETS, TREES MUST BE BRANCHED TO 14 FT. HT..
 - MAX. 3 FT. HT. VEGETATION WITHIN THE VEHICULAR CLEAR VISION ZONES / TRIANGLES.
- E. LANDSCAPING SHALL COMPLY WITH THE CITYWIDE DESIGN GUIDELINES MANUAL, INCLUDING:
 - PARKING LOT LANDSCAPING SHALL INCLUDE CONTINUOUS LANDSCAPE STRIPS BETWEEN EVERY OTHER ROW OF PARKING; 300 SF AT ENDS OF PARKING ROWS ONE TREE PER 35 FT.; 50% SHADE COVERAGE WITHIN 5 YRS

THIS PROJECT WILL CONNECT TO THE EXISTING IRRIGATION SYSTEM. PERMANENT IRRIGATION WATER WILL BE PROVIDED TO ALL NEW PLANT MATERIAL

RAILROAD TRACKS



UTILITY CONFLICT NOTE:

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No.	Date	By	Ctd.	Appr.	Revision
2	7/14/21	TCR	JMW	JMW	PER SITE PLAN
1	6/30/21	JMW	JMW	JMW	LANDSCAPE SUBMITTAL

Title:
 PRELIMINARY LANDSCAPE PLAN
 2201 VERNE ROBERTS CIR
 ANTIOCH, CA 94509
 COSTCO WHOLESALE FACILITY #1002

For:

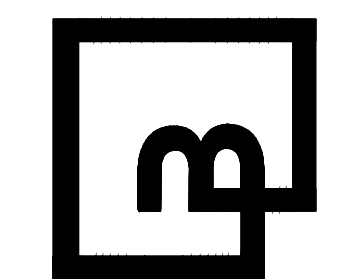
 COSTCO WHOLESALE
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 ISSAQUAH, WA 98027



Scale:
 Horizontal 1"=20'
 Vertical N/A

Designed	JMW
Drawn	JMW
Checked	JMW
Approved	JMW
Date	7/14/20

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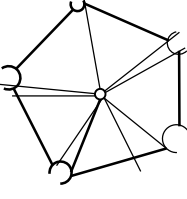
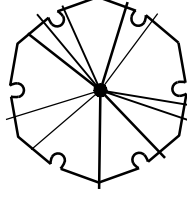
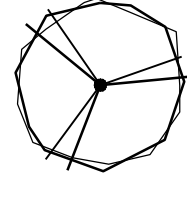

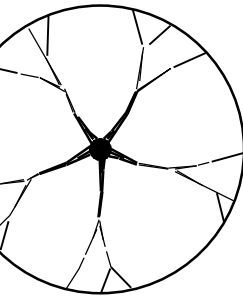















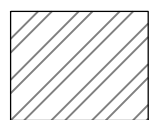
PRELIMINARY LANDSCAPE PLAN

COSTCO WHOLESALE CAR WASH

2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509

COSTCO WHOLESALE FUEL FACILITY #1002

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	QTY	REMARKS	
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	24" BOX		LOW	16	NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 6 FT. HT.	
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	QTY	REMARKS	
	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	15 GAL.		VERY LOW	2	NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 7 FT. HT.	
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	QTY	REMARKS	
	ACACIA STENOPHYLLA / SHOESTRING ACACIA	15 GAL.		VERY LOW	6	NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 6 FT. HT.	
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	24" BOX		VERY LOW	7	NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 5 FT. HT.	
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX		VERY LOW	5	NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 8 FT HT IF CANOPY IS WITHIN VEHICULAR CLEAR VISION ZONE AS NOTED ON PLAN, BRANCHING SHALL BE AT 7 FT HT OVER CITY SIDEWALKS & 14 FT OVER VEHICULAR AREAS	
SHRUBS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	SPACING	QTY	REMARKS
	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	5 GAL.	LOW		54" o.c.	11	FULL & BUSHY
	BERBERIS PINNATA / CALIFORNIA BARBERRY	5 GAL.			60" o.c.	59	FULL & BUSHY
	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	1 GAL.	LOW		42" o.c.	132	FULL TOP GROWTH
	EURYOPS PECTINATUS 'MUNCHKIN' / DWARF EURYOPS	5 GAL.	LOW		42" o.c.	37	FULL TOP GROWTH
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	1 GAL.	LOW		42" o.c.	16	FULL & BUSHY
	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO	5 GAL.	LOW		48" o.c.	97	FULL & BUSHY
	NERIUM OLEANDER 'PETITE PINK' / PETITE PINK OLEANDER	5 GAL.	LOW		48" o.c.	64	FULL & BUSHY
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	5 GAL.	LOW		42" o.c.	60	FULL TOP GROWTH
	SALVIA SONOMENSIS / CREEPING SAGE	5 GAL.	LOW		42" o.c.	50	FULL & BUSHY
BIORETENTION PLANTS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	SPACING	QTY	REMARKS
	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL.	LOW		30" o.c.	24	ZONES A AND B OF THE BIORETENTION CELL
	MIMULUS AURANTIACUS / STICKY MONKEYFLOWER	1 GAL.	LOW		30" o.c.	36	ZONES A AND B OF THE BIORETENTION CELL
	RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL.	LOW		48" o.c.	36	ZONE B OF THE BIORETENTION CELL
	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	1 GAL.	LOW		42" o.c.	37	ZONES A AND B OF THE BIORETENTION CELL
	SISYRINCHIUM BELLUM / BLUE EYED GRASS	1 GAL.	LOW		30" o.c.	21	ZONES A AND B OF THE BIORETENTION CELL
GRASSES	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	SPACING	QTY	REMARKS
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	LOW		48" o.c.	22	FULL TOP GROWTH, WELL ROOTED
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	SPACING	QTY	REMARKS
	MYOPORUM PARVIFOLIUM 'PINK' / TRAILING MYOPORUM	1 GAL.	LOW		24" o.c.	990	FULL AND MATCHING

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No.	Date	By	Chd.	Appr.	Revision
2	7/14/21	JMW	JMW	JMW	PER SITE PLAN
1	6/30/21	JMW	JMW	JMW	LANDUSE SUBMITTAL

Title:
 PLANT SCHEDULE
 2201 VERNE ROBERTS CIR
 ANTIOCH, CA 94509
 COSTCO WHOLESALE FACILITY #1002

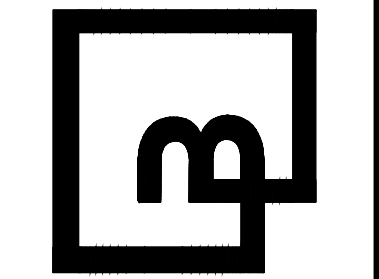
For:

 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027



Designed	JMW
Drawn	JMW
Checked	JMW
Approved	JMW
Date	7/14/20

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Job Number
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L-2 of **3**

PRELIMINARY LANDSCAPE PLAN

COSTCO WHOLESALE CAR WASH

2201 VERNE ROBERTS CIR, ANTIOCH, CA 94509

COSTCO WHOLESALE FUEL FACILITY #1002

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH THE TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. AN IRRIGATION SYSTEM IS TO BE INSTALLED. DO NOT PLANT UNTIL THE SYSTEM HAS BEEN TESTED AND APPROVED. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION.
PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED.
PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/VARIETY. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE FIRMS. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT, THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED.

SOIL PREPARATION:
ARE SPECIFIC TO THIS SITE. THE FOLLOWING: TOPSOIL, AMENTMENT, AND BACKFILL ARE REQUIREMENTS FOR ALL LANDSCAPE AREAS.

- A) TOPSOIL:
AS A MINIMUM SUPPLY TOPSOIL CONSISTING OF LOAM SOIL WITH 5 TO 7 PERCENT ORGANIC MATTER. TOPSOIL TO BE AMENDED WITH SPECIFIC AMENDMENTS IN C1), 2), 3), AND 4), BELOW, AND BE BLENDED TO SPECIFIED DEPTH IN D), BELOW. LOAM TO CORRESPOND TO FIELD METHOD OF DETERMINING SOIL TEXTURE CLASSES FOR LOAM AND SILT LOAM, U.S. SOIL CONSERVATION SERVICE. PROVIDE LANDSCAPE ARCHITECT THE TOPSOIL SUPPLIER AND SAMPLE OF TOPSOIL. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF-SITE SOURCES.
- B) NATIVE SURFACE SOIL INCLUDING STOCKPILED TOPSOIL:
SURFACE SOIL ON-SITE MAY MEET TEXTURAL CLASSIFICATION AS NOTED IN A), ABOVE. PROVIDE AMENDMENTS IN C1), 2), 3), AND 4), BELOW, AND EVENLY BLEND AMENDMENTS TO SPECIFIED DEPTH.
- C) AMENDMENT
 1. IMPORTED TOPSOIL FOR PLANTING SHALL CONTAIN A MINIMUM OF 10 PERCENT ORGANIC MATERIAL BY VOLUME.
 2. ORGANIC COMPOST
USE BULK NITROGEN FORTIFIED GROUND FIR BARK SHALL SATISFY ORGANIC REQUIREMENTS. COMPOST SHALL BE FROM NON-FARM ANIMAL SOURCES, NOR FROM SOURCES CONTAINING REDWOOD/ CEDAR PRODUCTS.
 3. FERTILIZER
INSTALLATION FERTILIZER SHALL BE 10-20-10. MAINTENANCE FERTILIZER SHALL BE 21-0-0. AGRIFORM TABLETS SHALL BE 21 AND 5 GRAM SIZE, 20-10-5 BY AGRIFORM INTERNATIONAL CHEMICALS, INC. OR EQUIVALENT.
 4. SOIL AMENDMENTS

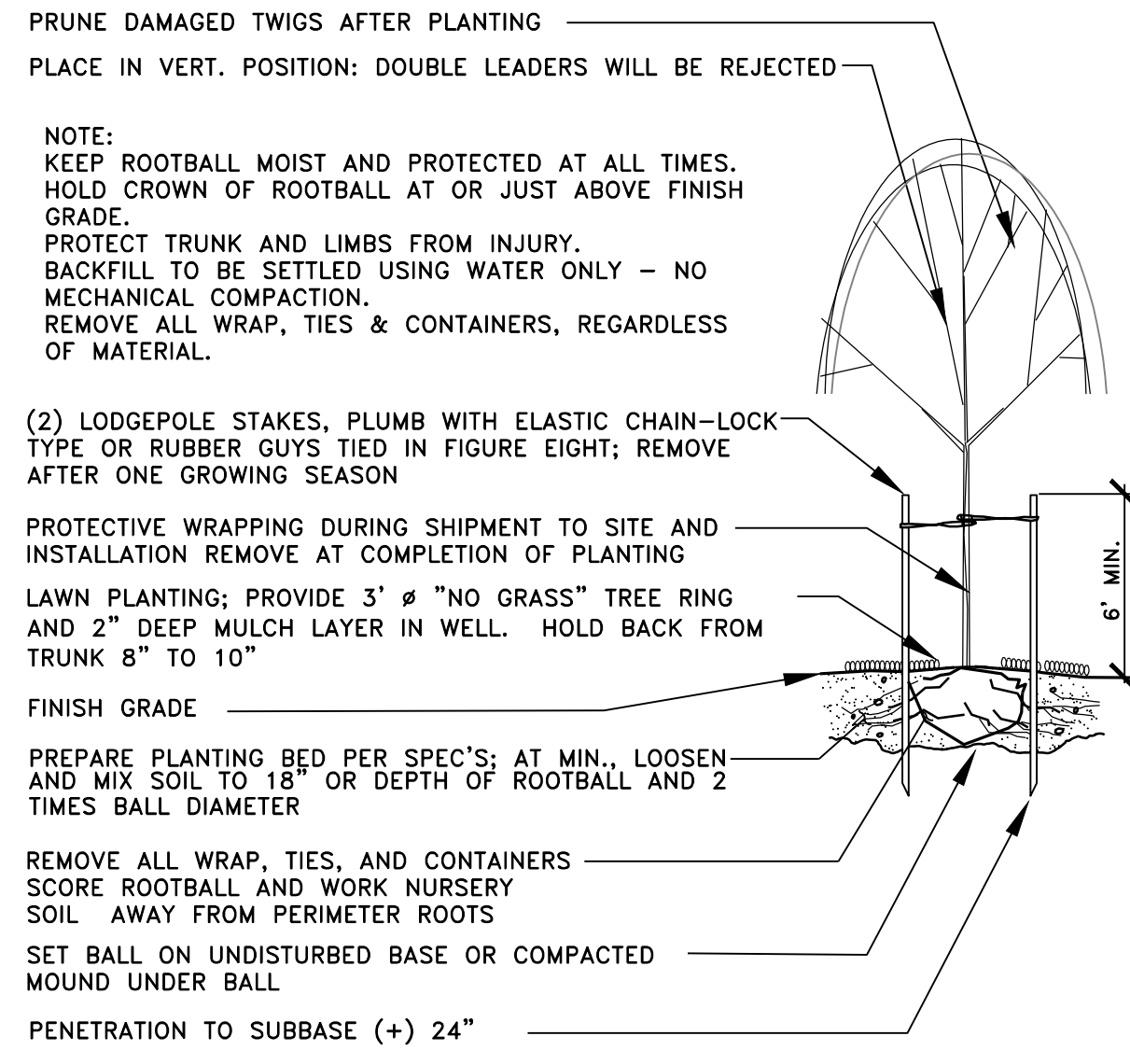
SOIL SULFUR	5 POUNDS PER 1,000 SF
GYPHUM	25 POUNDS PER 1,000 SF
FERTILIZER (10-20-10)	10 POUNDS PER 1,000 SF
MANGANESE SULFATE	8 OUNCES PER 1,000 SF
ORGANIC COMPOST (2" LAYER)	6 CUBIC YARDS PER 1,000 SF
NITROFORM (38-0-0)	18 POUNDS PER 1,000 SF

NOTE: IN ORDER TO MORE UNIFORMLY APPLY THE SMALL AMOUNT OF MANGANESE SULFATE REQUIRED, IT SHOULD BE DISSOLVED IN AN APPROPRIATE AMOUNT OF WATER AND SPRAYED TO THE SOIL SURFACE PRIOR TO THE ROTOTILLING PROCEDURE.
- D) PLANTING BACKFILL
BACKFILL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE PREMIXED AND CONSIST OF:

SITE SOIL	0.8 CUBIC YARDS
ORGANIC AMENDMENT	0.2 CUBIC YARDS
FERTILIZER 38-0-0	1.0 POUND
CALCIUM CARBONATE LIMESTONE	

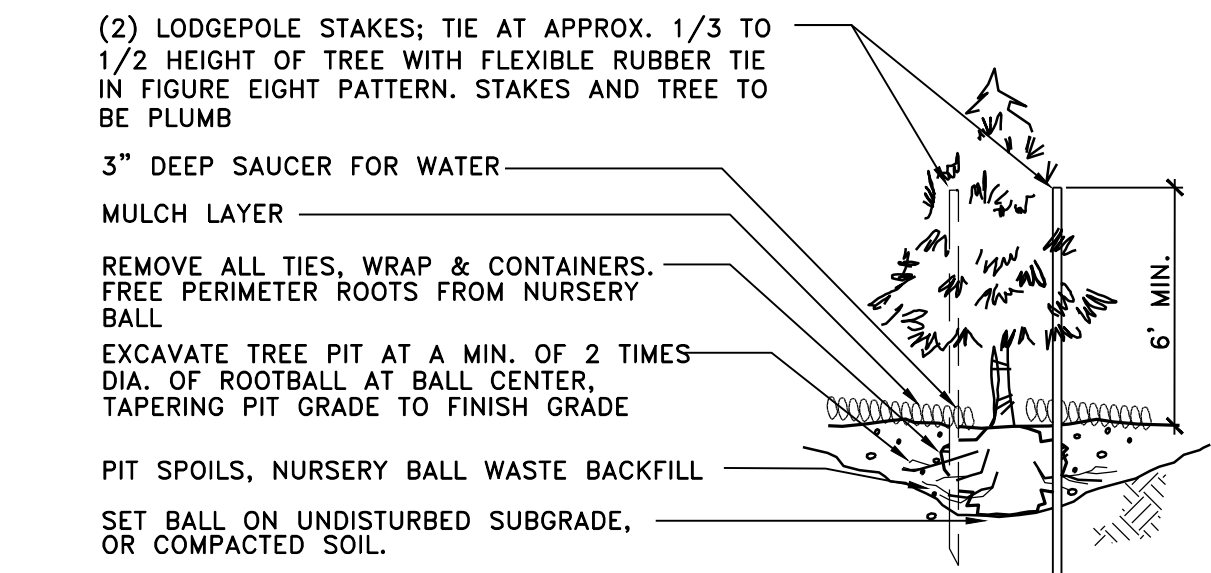
SLOW RELEASE FERTILIZER TABLETS:

CONTAINER SIZE	# OF TABLETS
FLAT	1 5 GRAM
1 GALLON	3 5 GRAM
5 GALLON	3 21 GRAM
15 GALLON	16 21 GRAM
24" BOX	32 21 GRAM
- E) SOIL ANALYSIS
ADDITIONAL SOIL AMENDMENTS MAY BE REQUIRED IF SOIL TESTING IS REQUIRED FOR THIS SITE
- F) SOIL PREPARATION
REMOVE FROM SITE ALL WEEDS AND DEBRIS WITHIN THE PROPOSED LANDSCAPE AREAS. VERIFY SUB-GRADES AT -5 INCHES BELOW FINISH ELEVATION IN ALL SHRUB AND GROUNDCOVER AREAS. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESS COMPACTION WILL OCCUR NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR FILLING AND FOR PLANTING AS SPECIFIED. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES. 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT WITH HAND TOOLS.
- G) REMOVE ALL SURFACE LUMPS, ROCKS, VEGETATION AND/OR DEBRIS LARGER THAN 1-INCH FROM ALL GRADES PRIOR TO ANY SOIL PREPARATION. THOROUGHLY ROTOTILL ALL LANDSCAPE AREAS TO A DEPTH OF 6 INCHES. PLACE ADDITIONAL AMENDED SOIL AS REQUIRED TO MEET FINISH ELEVATIONS. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO INTO THE TOP 6 INCHES OF SOIL.
- H) WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTING PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE DRAINING AWAY FROM BUILDINGS AND READY FOR PLANTING. FINISH GRADE TO BE 3 INCHES BELOW FINISH SURFACE OF ADJACENT PAVEMENT IN SHRUB AND GROUNDCOVER AREAS. FINISH GRADES TO BE APPROVED PRIOR TO PLACEMENT OF ANY PLANT MATERIAL. PARKING PLANTER ISLANDS SHALL BE OVER EXCAVATED. REMOVE ALL PAVING WASTE, GRAVEL BASE AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF THE PAVING. SCARIFY AND OVER EXCAVATE PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.



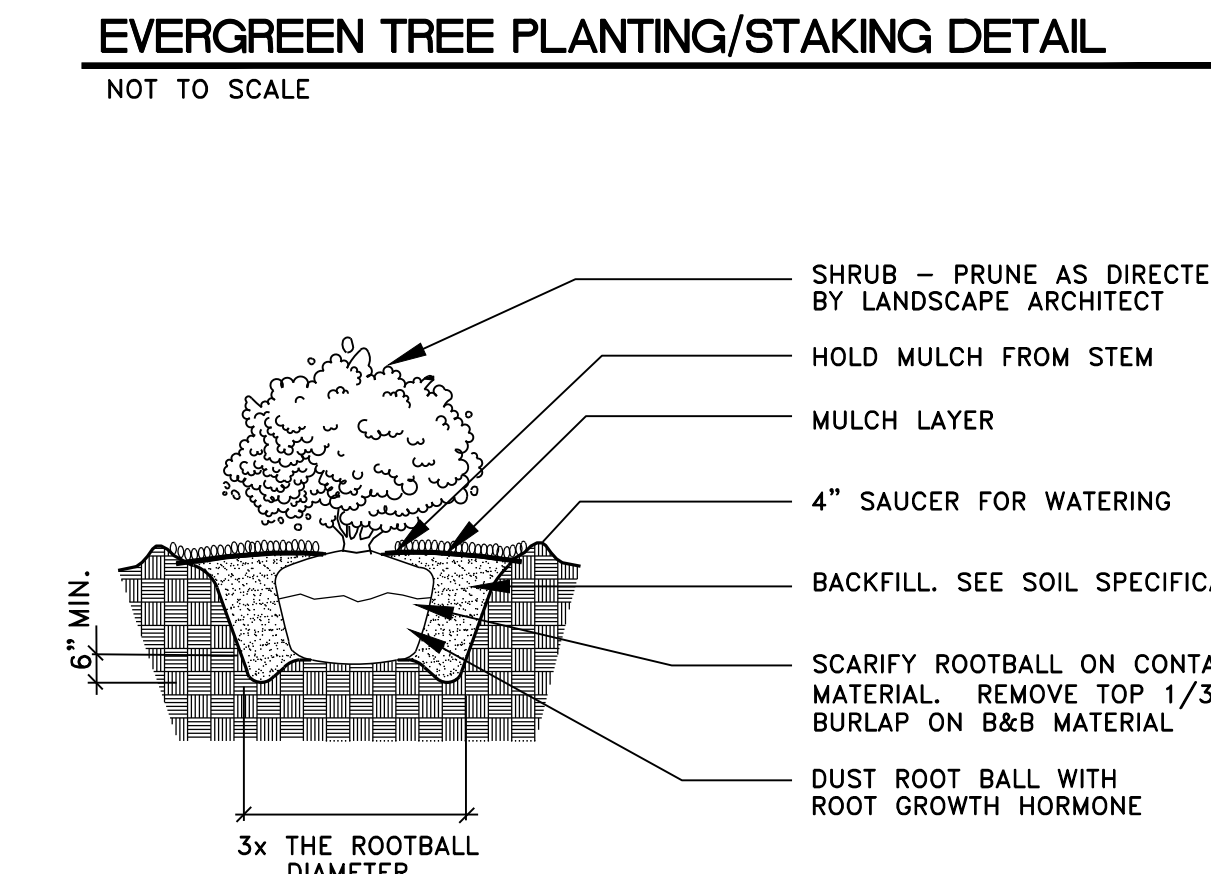
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



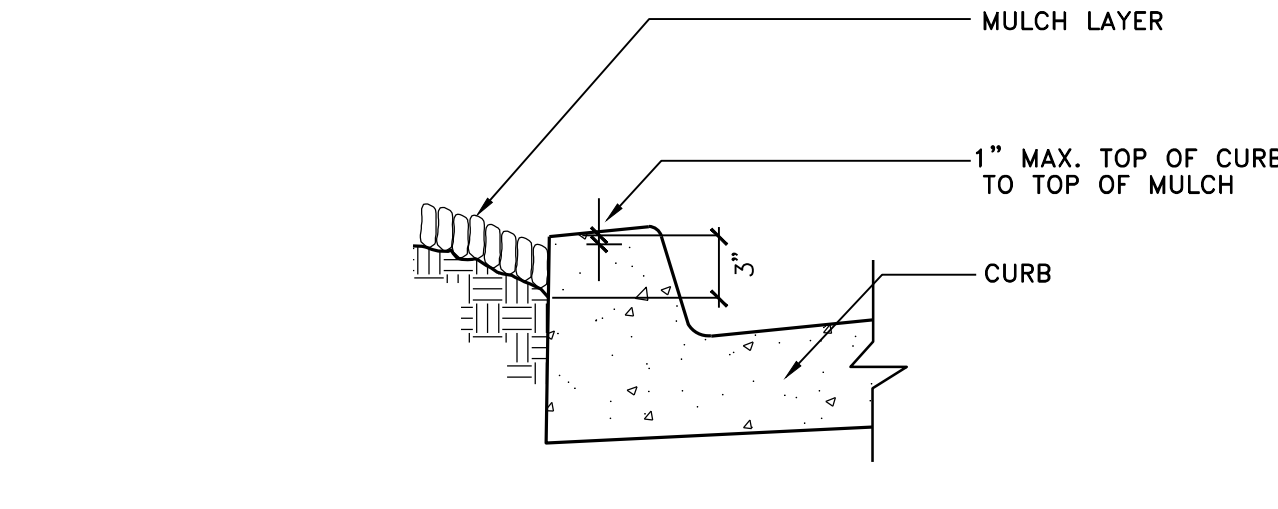
EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE



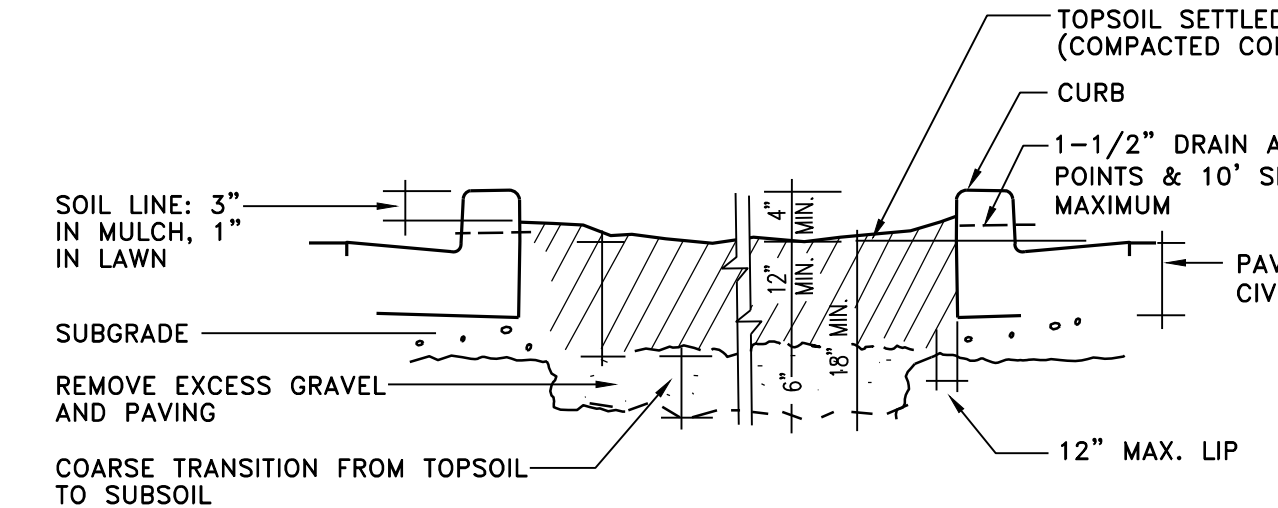
SHRUB PLANTING DETAIL

NOT TO SCALE



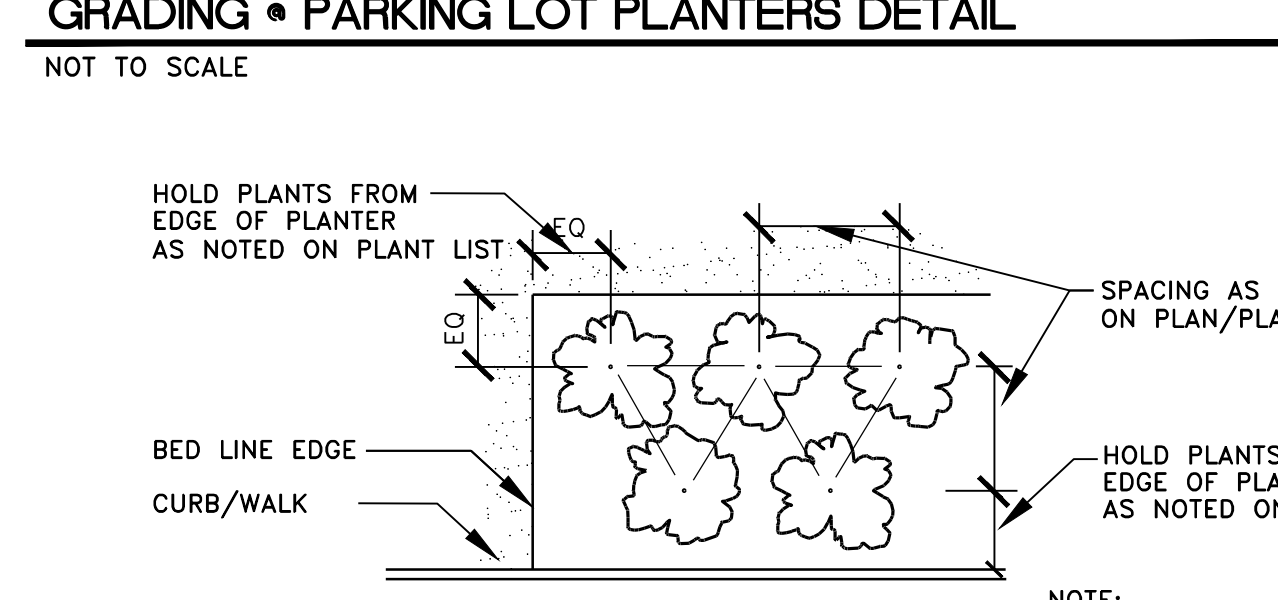
MULCH AT CURB DETAIL

NOT TO SCALE



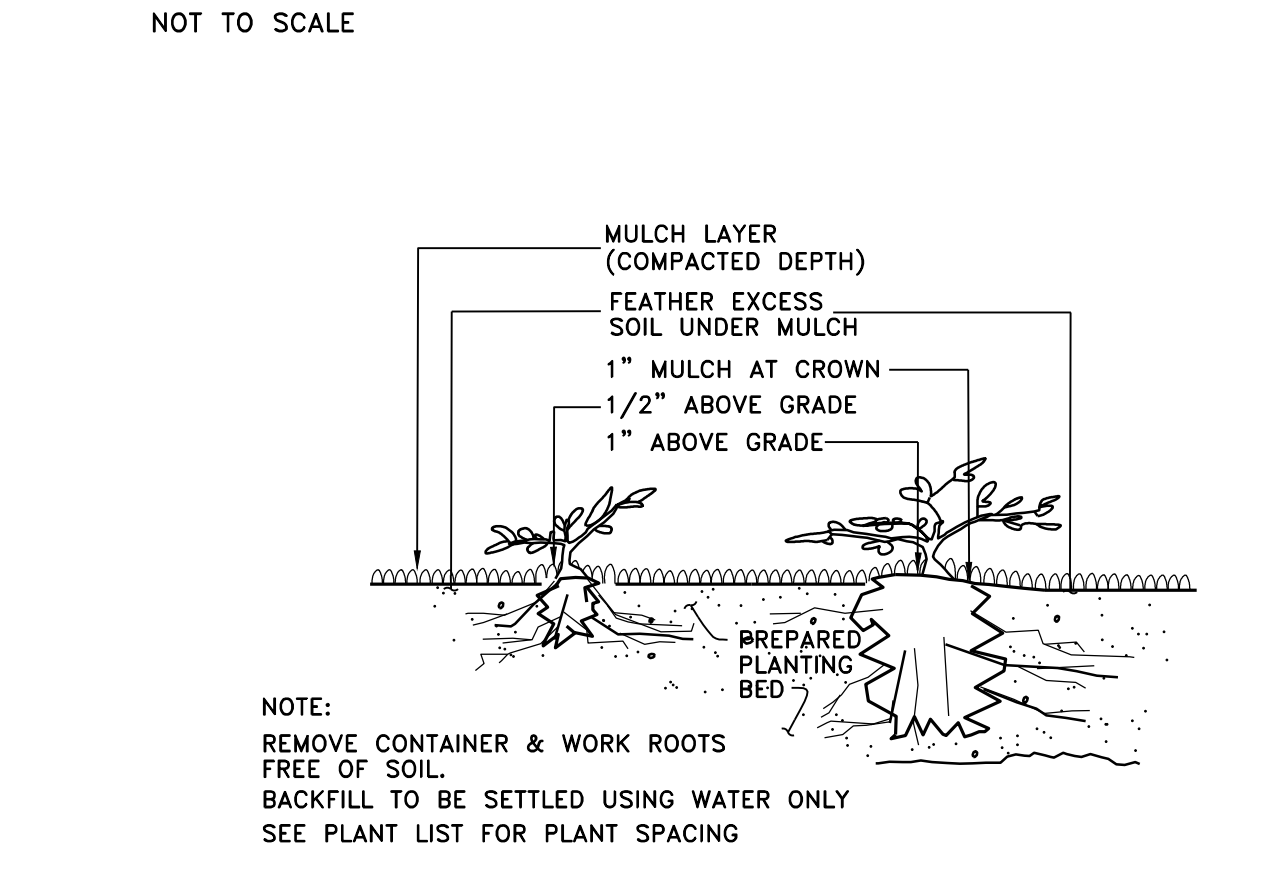
GRADING & PARKING LOT PLANTERS DETAIL

NOT TO SCALE



PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

No.	Date	By	Chd.	Appr.	PER SITE PLAN
2	7/14/21	JMV	JMV	JMV	LANDSCAPE SUBMITTAL
1	16/30/21	JMV	JMV	JMV	LANDSCAPE SUBMITTAL

Title:
LANDSCAPE NOTES and DETAILS
2201 VERNE ROBERTS CIR
ANTIOCH, CA 94509
COSTCO WHOLESALE FACILITY #1002

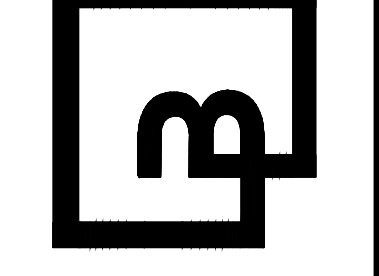
COSTCO WHOLESALE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027



Scale:
Horizontal N/A
Vertical N/A

Designed	Drawn	Checked	Approved	Date
JMV	JMV	JMV	JMV	7/14/20

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Job Number: 6665
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