

# CITY PARK

ANTIOCH, CALIFORNIA

## GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND EGRESS FOR ADJACENT PROPERTY OWNERS AND EVA THROUGHOUT THE PERIOD OF CONSTRUCTION. TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAGING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS, PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROLS, FLAGGERS, SHORINGS, BRACING AND OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
- IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS, IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PARTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
- THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 736-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

## DEMOLITION TAKEOFFS

ALT 1	6,090 SF
ALT 2	16,007 SF

## LAYOUT TAKEOFFS

DECOMPOSED GRANITE	
BASE BID	1,747 SF
ALT 2	1,587 SF
REDWOOD HEADER	
BASE BID	1,329 LF
ALT 2	268 LF
PLANTING – BASE BID VS. ALT 1	
BASE BID (HYDROSEED)	6,090 SF
ALT 1 (PLANTING)	6,090 SF
PLANTING – BASE BID VS. ALT 2	
BASE BID (EXISTING TO REMAIN)	10,813 SF
ALT 2 (PLANTING)	10,813 SF





## LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
- EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
- BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
- STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERMSE SHOWN OR INDICATED.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
- SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
- PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
- ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY STANDARD DETAILS AND SPECIFICATIONS.
- CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC., IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
- THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

Sheet List Table	
Sheet Number	Sheet Title
L0.1	COVER SHEET
L0.2	PLANTING NOTES AND LEGEND
L0.3	DEMOLITION PLAN
L1.1	LAYOUT PLAN
L1.2	DIMENSION PLAN
L3.1	PLANTING PLAN
L3.2	ROSE GARDEN ENLARGEMENT
L4.1	CONSTRUCTION AND PLANTING DETAILS

## ABBREVIATIONS

AC	ASPHALT CONCRETE	MIN.	MINIMUM
A.F.G.	ABOVE FINISHED GRADE	(N)	NEW
C	CONDUIT	NIC	NOT IN CONTRACT
C&G	CURB AND GUTTER	NTS	NOT TO SCALE
CL	CENTER LINE	O.C.	ON CENTER
A.	CONCRETE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CP	CONTROL POINT	PA	PLANTING AREA
CTRL	CONTROL	PL	PROPERTY LINE
DIA	DIAMETER	PR	PROPOSED
(E), EXIST	EXISTING	(O)	RELOCATED
E	ELECTRICAL	SIM	SIMILAR
EA	EACH	SD	STORM DRAIN
EQ	EQUAL	SL	STREET LIGHT
EX	EXISTING	SQ.	SQUARE
FG	FINISH GRADE	SS	SANITARY SEWER (CIVIL)
FH	FIRE HYDRANT	S/W	SIDEWALK
G	GAS	TBD	TO BE DETERMINED
IC	IRRIGATION CONTROL	TYP.	TYPICAL
IRR	IRRIGATION	W	WATER LINE (CIVIL)
JB	JUNCTION BOX	WP	WATERPROOF
LIP	LIP OF GUTTER	W.P.M.	WATERPROOF MEMBRANE
L.O.W.	LIMIT OF WORK	⊕	POINT OF BEGINNING
MFR	MANUFACTURER	↗	ALIGN

 	<b>ADDITIVE ALTERNATE #1 (~5,960 SF)</b> BASE BID: 1. ADD ASSOCIATED IRRIGATION VALVES AND STUB LATERALS FOR FUTURE IRRIGATION. 2. HYDROSEED FINISH SURFACE.
	ALTERNATE #1 SCOPE: 1. NEW PLANTING AND IRRIGATION.
 	<b>ADDITIVE ALTERNATE #2 (~15,800 SF) LANDSCAPE ZONE OUTSIDE OF THE STONE WALL</b> BASE BID: EXISTING TO REMAIN
	ALTERNATE #2 SCOPE: 1. CLEAR AND GRUB OF EXISTING PERIMETER LANDSCAPE AND IRRIGATION. 2. NEW PLANTING AND IRRIGATION. 3. NEW DECOMPOSED GRANITE PAVING AND HEADERS.

## ALT 1: PLANTING SCHEDULE

TREES	BOTANICAL NAME	QTY
NONE.		
SHRUBS	BOTANICAL NAME	QTY
DV	DIETES VARIEGATA	240
KS	KNIPHOFIA X 'SHINING SCEPTRE'	15
GROUNDCOVERS	BOTANICAL NAME	QTY
OK	COPROSMA KIRKII	187
CP	CISTUS PULVERULENTUS 'SUNSET'	32
CV	COPROSMA KIRKII 'VARIEGATA'	11
EK	ERIGERON KARVINSKIANUS	23
LS	LANTANA 'SUNBURST'	20
SB	SALVIA X 'BEE'S BLISS'	59

## ALT 2: PLANTING SCHEDULE

TREES	BOTANICAL NAME	QTY
NONE.		
SHRUBS	BOTANICAL NAME	QTY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOESRSTER'	44
CC	COTINUS COGGYGRIA 'ANCOT'	4
DG	DIETES GRANDIFLORA 'VARIEGATA'	13
FM	FESTUCA MAIREI	7
KS	KNIPHOFIA X 'SHINING SCEPTRE'	56
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	74
SL	SALVIA LEUCANTHA 'SANTA BARBARA'	63
GROUNDCOVERS		
EK	ERIGERON KARVINSKIANUS	73



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

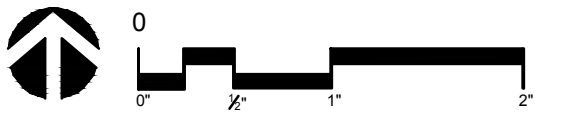
## CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE:



COVER SHEET

L0.1



PLANTING NOTES

- GENERAL
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
  - ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
  - PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
  - THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
  - ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
  - CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
  - CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.

FIRE HYDRANTS AND PYS: 5' MINIMUM

LIGHT POLES: 10' MINIMUM

UTILITIES: 5' MINIMUM

BUILDING ROOF EDGE: 5' MINIMUM
  - CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
  - PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.
- EXISTING PLANT MATERIAL
- ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
  - ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
  - CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.
- SOILS
- THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
  - ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
  - ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
  - ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 3 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
  - ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
  - ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
  - FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 160LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
  - SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
  - ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
  - CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

PLANTING NOTES (CONT)

- TREES
- ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
  - ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 4'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
  - PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
  - PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
  - TREES MUST HAVE AN UN CUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
  - FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.
- SHRUBS, GROUNDCOVERS AND VINES
- GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
  - SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
  - THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
- ACCESSORIES
- ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
  - ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
  - ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
  - ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE X18" LONG X 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
  - ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24", COLOR: TO MATCH PAVING. (800) 279-2278.
  - ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL.AVAILABLE FROM REDD & GRAHAM 888-381-0800.
  - SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS
- SUBMITTALS
- CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
  - ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
  - SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.
- MUNICIPAL REQUIREMENTS
- ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE CITY CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
  - DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

TREE PROTECTION NOTES:

- PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING. TO REDUCE SOIL COMPACTION FROM EQUIPMENT.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX INCH TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS. APPROVED MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED.
- THE TREE PROTECTION FENCE SHALL BE 6' HIGH SNOW FENCE WITH IMMOVABLE POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND EACH TREE. ANY ENCROACHMENT INTO THE DRIP LINE FOR FENCING OR CONSTRUCTION PURPOSES SHALL NOT BE PERMITTED.
- LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE ARBORIST OF RECORD FOR THE JO.
- THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS,. GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
- CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AND AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
- A 'TREE PROTECTION ZONE' SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
- THE ARBORIST OF RECORD FOR THE JOB OR THE CITY ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
- FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY WHICH IS SCHEDULED PRIOR OR LANDSCAPE INSTALLATION.
- ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIP LINE AND FUNCTION PRIMARILY IN THEIR UPTAKE OF NUTRIENTS AND WATER. THE DRIP LINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER INSURE TREE SURVIVAL AND HEALTH.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE VALUE OF THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.
- NO MECHANICAL TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ANY EXCAVATION IF REQUIRED SHALL BE BY HAND, AIR SPADE OR BY VACUUM. CUTTING OF ANY ROOTS OVER 3" DIA SHALL BE REVIEWED BY AN ARBORIST.
- SEE TREE PRESERVATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL CONTRACT WITH AN ARBORIST AS REQUIRED TO ENSURE PROPER TREE HEALTH IF A PROJECT ARBORIST OR CITY ARBORIST HAS NOT BEEN CONTRACTED.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		QTY
PIC	PISTACIA CHINENSIS	CHINESE PISTACHE	24"BOX	L (WUCOLS IV)		6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L (WUCOLS IV)	48" o.c.	44
CC	COTINUS COGGYGRIA 'ANCOT'	GOLDEN SPIRIT SMOKE TREE	5 GAL	L (WUCOLS IV)	60" o.c.	6
DG	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	L (WUCOLS IV)	48" o.c.	20
DV	DIETES VEGETA	AFRICAN IRIS	5 GAL	L (WUCOLS IV)	48" o.c.	240
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L (WUCOLS IV)	48" o.c.	71
KS	KNIPHOFIA X 'SHINING SCEPTRE'	SHINING SCEPTRE HOT POKER	1 GAL	L (WUCOLS IV)	48" o.c.	65
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	L (WUCOLS IV)	48" o.c.	34
WC	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLY	1 GAL	L (WUCOLS IV)	48" o.c.	80
SL	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	L (WUCOLS IV)	48" o.c.	63
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	QTY
CP	CISTUS PULVERULENTUS 'SUNSET'	ROCKROSE	1 GAL	L (WUCOLS IV)	72" o.c.	32
CK	COPROSMA KIRKII	CREEPING MIRROR PLANT	1 GAL	L (WUCOLS IV)	48" o.c.	187
CV	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	L (WUCOLS IV)	48" o.c.	11
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS IV)	36" o.c.	96
LS	LANTANA X 'SUNBURST'	SUNBURST LANTANA	1 GAL	L (WUCOLS IV)	72" o.c.	20
SB	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	L (WUCOLS IV)	60" o.c.	59

ROSE SPECIES TO BE SELECTED BY CITY.  
ALLOW FOR (45) 2 GALLON ROSES FOR BID PURPOSES.

WATER CONSERVATION STATEMENT

- THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
- THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

HYDROSEED MIX

LBS/AC. SPECIES/COMMON NAME -

- HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
- NASSELLA PULCHRA/PURPLE NEEDLEGRASS
- NASSELLA CERNUA/NOODING NEEDLEGRASS
- MELICA CALIFORNICA/CALIFORNIA ONIONGRASS
- POA SECUNDA/NATIVE PINE BLUEGRASS
- VULPIA MICROSTACHYS, 6 WEEKS FESCUE
- TRIFOLIUM OBTUSIFLORUM, CREEK CLOVER
- ACHILLEA MILLIFOLIUM, WHITE YARROW
- CLARKIA PURPUREA, PURPLE FAREWELL TO SPRING
- ERIOPHYLLUM CONFERTIFLORUM, CA SUNSHINE
- ESCHSCHOLZIA CALIFORNICA, CA POPPY
- LASTHENIA CALIFORNICA, DWARF GOLDFIELDS
- LUPINUS MICROCARPUS VAR. MICROCARPUS, BLUE DWARF CHIC LUPINE
- PHACELIA OLIATA, VALLEY BLUEBELLS
- SISYRINCHIMUM BELLUM, BLUE EYED GRASS

AVAILABLE FROM PACIFIC COAST SEED.  
SEE SPECS



GATES  
+ASSOCIATES

LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

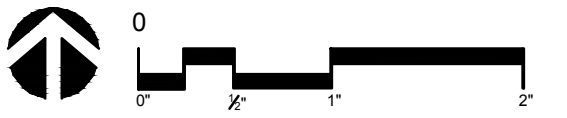
CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE:

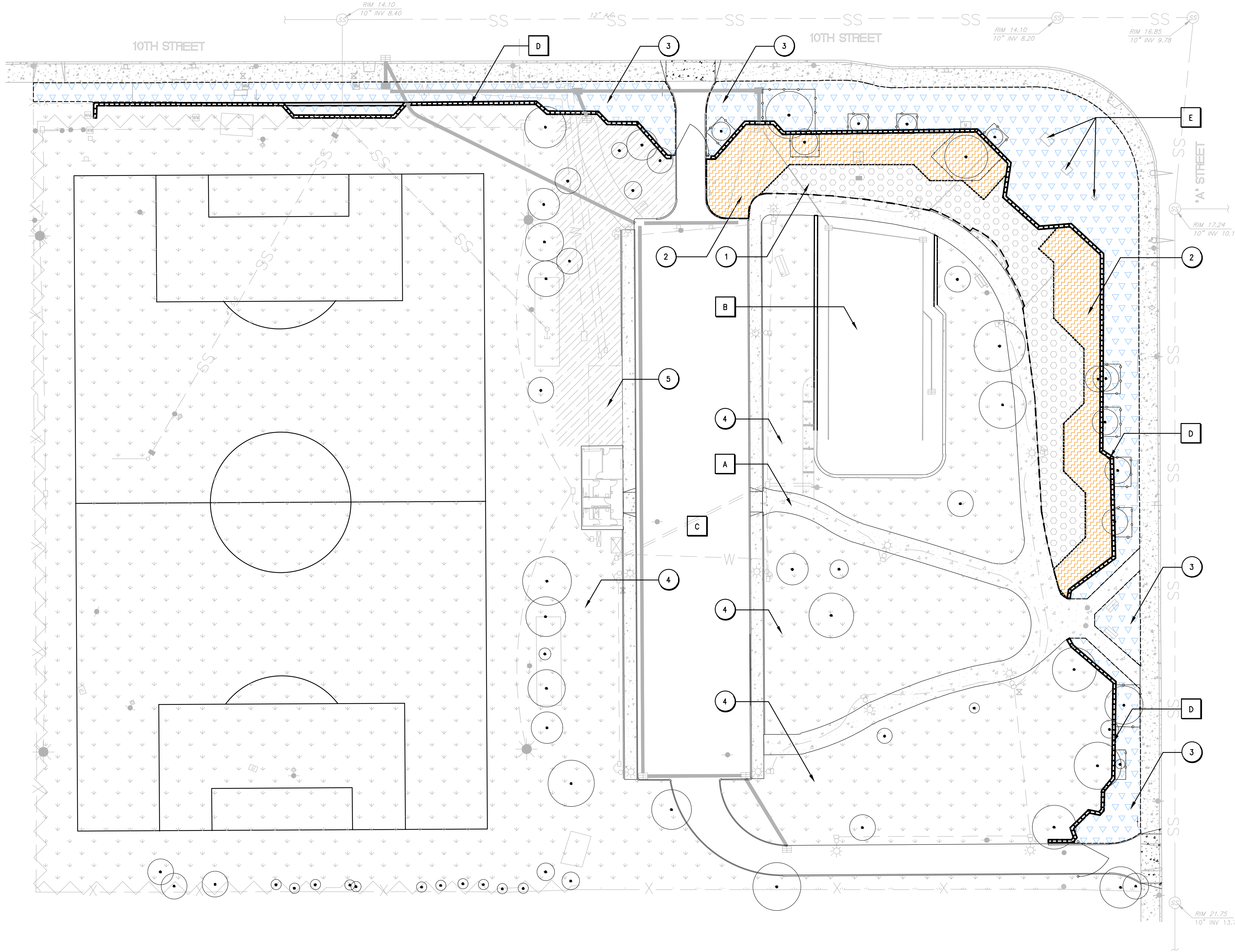


PLANTING NOTES AND  
LEGEND

L0.2



PATH: P:\ANTIOCH CITY PARK (P5882)\CADD\SHEETS\JG-DEM-CITYP.DWG  
PLOT DATE: 3/2/2022 11:17 AM



DEMOLITION LEGEND

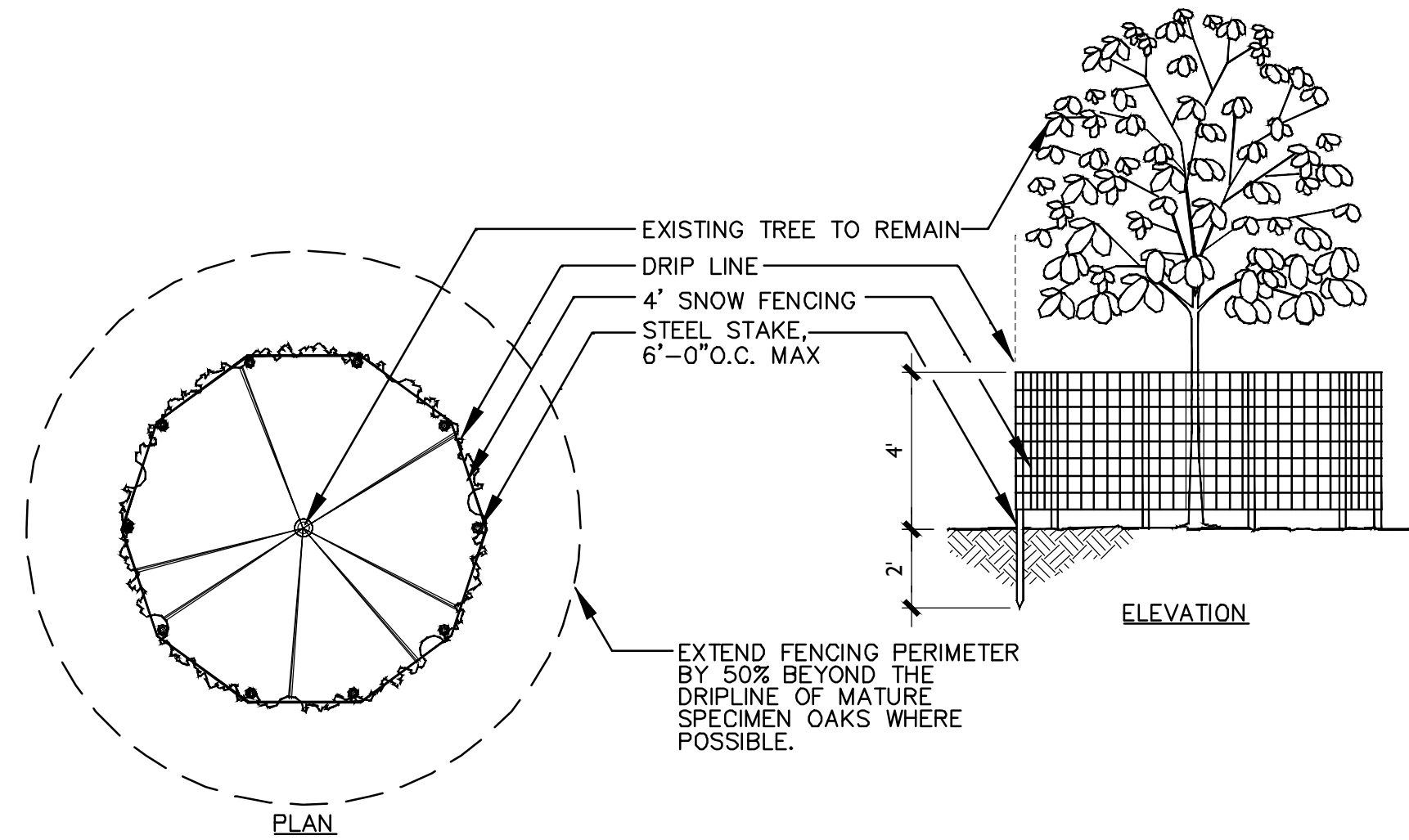
- 1 BASE BID: CLEAR AND GRUB EXISTING LANDSCAPE AND IRRIGATION AS NEEDED FOR NEW PATHWAY AND GARDEN IMPROVEMENTS
- 2 BASE BID: EXISTING LANDSCAPE TO BE HYDROSEEDED
- 3 ALT 1: CLEAR AND GRUB EXISTING LANDSCAPE AND IRRIGATION FOR NEW PLANTING IMPROVEMENTS
- 4 ALT 2: CLEAR AND GRUB EXISTING LANDSCAPE AND IRRIGATION AS NEEDED FOR NEW PATHWAY AND PLANTING IMPROVEMENTS
- 5 OUT LAWN TO 2" MAX, RAKE THATCH AND CUTTINGS PRIOR TO OVERSEEDING. SEE SPECS.
- 6 DISABLE SHRUB IRRIGATION VALVES. TREE IRRIGATION TO REMAIN

PROTECTION LEGEND

- BASE BID TREE PROTECTION FENCE, SEE TREE PROTECTION DETAIL BELOW
- ADD ALT #2 TREE PROTECTION FENCE, SEE TREE PROTECTION DETAIL BELOW
- EXISTING TREES TO REMAIN, PROTECT IN PLACE, SEE TREE PROTECTION DETAIL BELOW
- A EXISTING CONCRETE TO REMAIN
- B EXISTING PLAYGROUND TO REMAIN
- C EXISTING ASPHALT TO REMAIN
- D EXISTING WALL TO REMAIN
- E EXISTING MONUMENT AND SIGN TO REMAIN

DEMOLITION TAKEOFFS

ALT 1	6,090 SF
ALT 2	16,007 SF



TREE PROTECTION NOTES

- WHEN PROVIDED, SEE SPECIFICATION FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
- WHEN NO EXISTING IRRIGATION IS PROVIDED OR HAS BEEN REMOVED, WHEN PROVIDED SEE SPECIFICATION FOR WATERING REQUIREMENTS.
- PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING. TO REDUCE SOIL COMPACTION FROM EQUIPMENT.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX INCH TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS. APPROVED MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED.
- LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. ALL LIMBS TO BE PRUNED TO BE PRIOR APPROVED BY ARBORIST. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT.
- THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS, GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
- AN 8.5" x 11" LAMINATED 'KEEP OUT - TREE PROTECTION ZONE' SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING AT MAXIMUM 50' INTERVALS WHEN APPLICABLE.
- WHERE AND WHEN APPLICABLE WHEN ACCESS ROADS CROSS INTO TREE PROTECTION ZONE, CONTRACTOR TO PROVIDE PROTECTED ROOT ZONE WITH MINIMUM 8" THICKNESS OF ORGANIC MULCH.
- BORES UNDER TREES MUST BE AT A MINIMUM DEPTH OF 48" BELOW GRADE.
- SEE SITE DEMOLITION OR TREE PROTECTION PLAN FOR ADDITIONAL PROTECTION REQUIREMENTS.
- EVERY EFFORT POSSIBLE SHALL BE TAKEN TO MAINTAIN EXISTING SITE GRADES WITHIN TREE PROTECTION ZONES.

EXISTING TREE PROTECTIVE FENCING

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



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

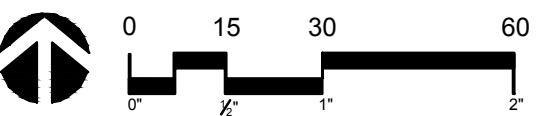
CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



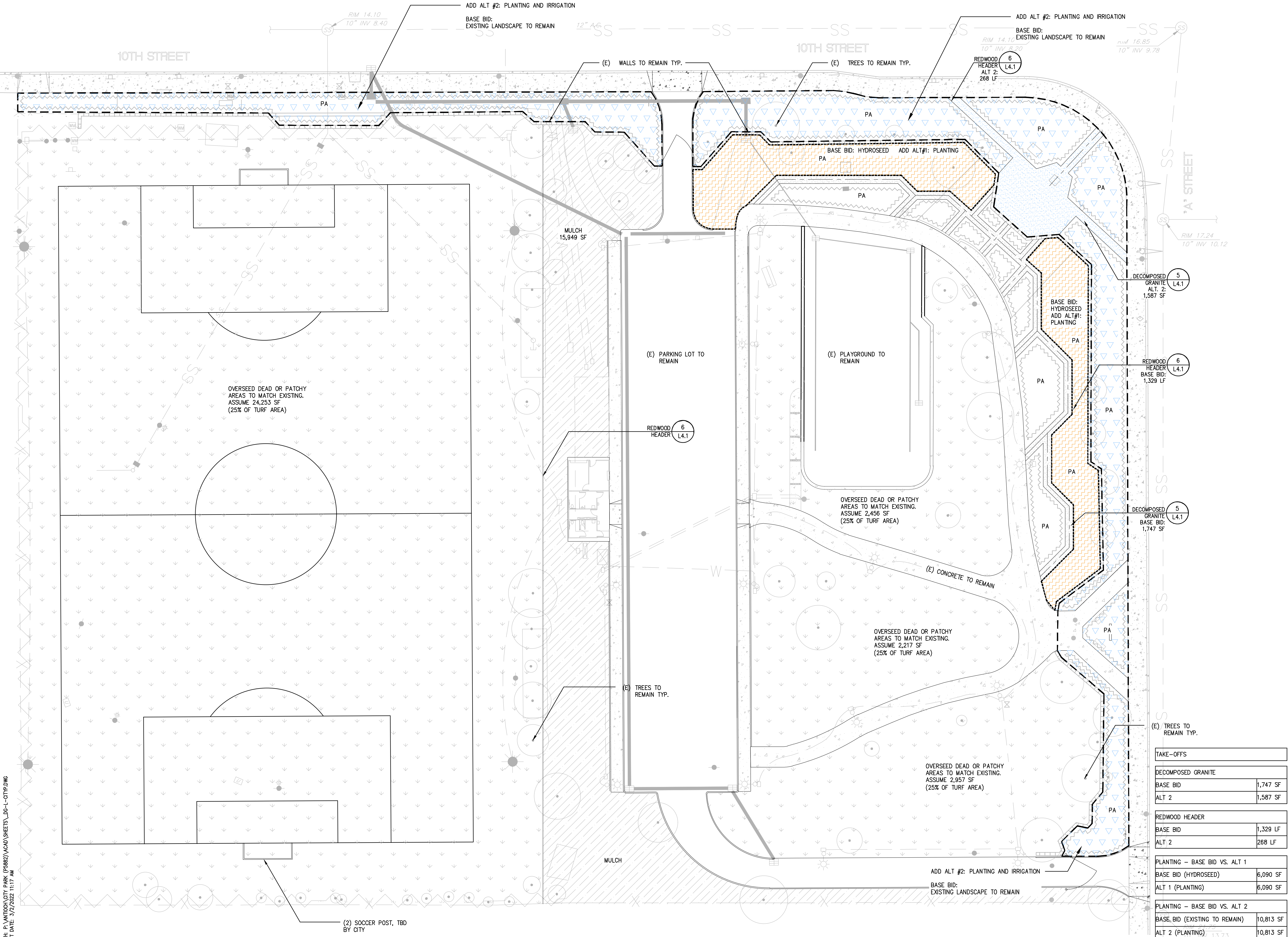
PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: 1" = 30'-0"



DEMOLITION PLAN

L0.3





PATH: P:\ANTIOCH CITY PARK (P5882)\CADD\SHEETS\JG-L-QTTP.DWG  
PLOT DATE: 3/7/2022 11:17 AM



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1455 N. MAIN ST. STE 345, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

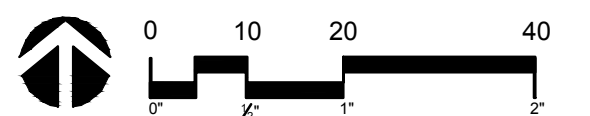
## CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: 1" = 20'-0"



### LAYOUT PLAN

# L1.1

(E) TREES TO REMAIN TYP.	
TAKE-OFFS	
DECOMPOSED GRANITE	
BASE BID	1,747 SF
ALT 2	1,587 SF
REDWOOD HEADER	
BASE BID	1,329 LF
ALT 2	268 LF
PLANTING – BASE BID VS. ALT 1	
BASE BID (HYDROSEED)	6,090 SF
ALT 1 (PLANTING)	6,090 SF
PLANTING – BASE BID VS. ALT 2	
BASE BID (EXISTING TO REMAIN)	10,813 SF
ALT 2 (PLANTING)	10,813 SF





ANTIOCH  
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102
103	104	105
106	107	108
109	110	111
112	113	114
115	116	117
118	119	120
121	122	123
124	125	126
127	128	129
130	131	132
133	134	135
136	137	138
139	140	141
142	143	144
145	146	147
148	149	150
151	152	153
154	155	156
157	158	159
160	161	162
163	164	165
166	167	168
169	170	171
172	173	174
175	176	177
178	179	180
181	182	183
184	185	186
187	188	189
190	191	192
193	194	195
196	197	198
199	200	201
202	203	204
205	206	207
208	209	210
211	212	213
214	215	216
217	218	219
220	221	222
223	224	225
226	227	228
229	230	231
232	233	234
235	236	237
238	239	240
241	242	243
244	245	246
247	248	249
250	251	252
253	254	255
256	257	258
259	260	261
262	263	264
265	266	267
268	269	270
271	272	273
274	275	276
277	278	279
280	281	282
283	284	285
286	287	288
289	290	291
292	293	294
295	296	297
298	299	300
301	302	303
304	305	306
307	308	309
310	311	312
313	314	315
316	317	318
319	320	321
322	323	324
325	326	327
328	329	330
331	332	333
334	335	336
337	338	339
340	341	342
343	344	345
346	347	348
349	350	351
352	353	354
355	356	357
358	359	360
361	362	363
364	365	366
367	368	369
370	371	372
373	374	375
376	377	378
379	380	381
382	383	384
385	386	387
388	389	390
391	392	393
394	395	396
397	398	399
400	401	402
403	404	405
406	407	408
409	410	411
412	413	414
415	416	417
418	419	420
421	422	423
424	425	426
427	428	429
430	431	432
433	434	435
436	437	438
439	440	441
442	443	444
445	446	447
448	449	450
451	452	453
454	455	456
457	458	459
460	461	462
463	464	465
466	467	468
469	470	471
472	473	474
475	476	477
478	479	480
481	482	483
484	485	486
487	488	489
490	491	492
493	494	495
496	497	498
499	500	501
502	503	504
505	506	507
508	509	510
511	512	513
514	515	516
517	518	519
520	521	522
523	524	525
526	527	528
529	530	531
532	533	534
535	536	537
538	539	540
541	542	543
544	545	546
547	548	549
550	551	552
553	554	555
556	557	558
559	560	561
562	563	564
565	566	567
568	569	570
571	572	573
574	575	576
577	578	579
580	581	582
583	584	585
586	587	588
589	590	591
592	593	594
595	596	597
598	599	600
601	602	603
604	605	606
607	608	609
610	611	612
613	614	615
616	617	618
619	620	621
622	623	624
625	626	627
628	629	630
631	632	633
634	635	636
637	638	639
640	641	642
643	644	645
646	647	648
649	650	651
652	653	654
655	656	657
658	659	660
661	662	663
664	665	666
667	668	669
670	671	672
673	674	675
676	677	678
679	680	681
682	683	684
685	686	687
688	689	690
691	692	693
694	695	696
697	698	699
700	701	702
703	704	705
706	707	708
709	710	711
712	713	714
715	716	717
718	719	720
721	722	723
724	725	726
727	728	729
730	731	732
733	734	735
736	737	738
739	740	741
742	743	744
745	746	747
748	749	750
751	752	753
754	755	756
757	758	759
760	761	762
763	764	765
766	767	768
769	770	771
772	773	774
775	776	777
778	779	780
781	782	783
784	785	786
787	788	789
790	791	792
793	794	795
796	797	798
799	800	801
802	803	804
805	806	807
808	809	810
811	812	813
814	815	816
817	818	819
820	821	822
823	824	825
826	827	828
829	830	831
832	833	834
835	836	837
838	839	840
841	842	843
844	845	846
847	848	849
850	851	852
853	854	855
856	857	858
859	860	861
862	863	864
865	866	867
868	869	870
871	872	873
874	875	876
877	878	879
880	881	882
883	884	885
886	887	888
889	890	891
892	893	894
895	896	897
898	899	900
901	902	903
904	905	906
907	908	909
910	911	912
913	914	915
916	917	918
919	920	921
922	923	924
925	926	927
928	929	930
931	932	933
934	935	936
937	938	939
940	941	942
943	944	945
946	947	948
949	950	951
952	953	954
955	956	957
958	959	960
961	962	963
964	965	966
967	968	969
970	971	972
973	974	975
976	977	978
979	980	981
982	983	984
985	986	987
988	989	990
991	992	993
994	995	996
997	998	999
1000	1001	1002
1003	1004	1005
1006	1007	1008
1009	1010	1011
1012	1013	1014
1015	1016	1017
1018	1019	1020
1021	1022	1023
1024	1025	1026
1027	1028	1029
1030	1031	1032
1033	1034	1035
1036	1037	1038
1039	1040	1041
1042	1043	1044
1045	1046	1047
1048	1049	1050
1051	1052	1053
1054	1055	1056
1057	1058	1059
1060	1061	1062
1063	1064	1065
1066	1067	1068
1069	1070	1071
1072	1073	1074
1075	1076	1077
1078	1079	1080
1081	1082	1083
1084	1085	1086
1087	1088	1089
1090	1091	1092
1093	1094	1095
1096	1097	1098
1099	1100	1101
1102	1103	1104
1105	1106	1107
1108	1109	1110
1111	1112	1113
1114	1115	1116
1117	1118	1119
1120	1121	1122
1123	1124	1125
1126	1127	1128
1129	1130	1131
1132	1133	1134
1135	1136	1137
1138	1139	1140
1141	1142	1143
1144	1145	1146
1147	1148	1149
1150	1151	1152
1153	1154	1155
1156	1157	1158
1159	1160	1161
1162	1163	1164
1165	1166	1167
1168	1169	1170
1171	1172	1173
1174	1175	1176
1177	1178	1179
1180	1181	1182
1183	1184	1185
1186	1187	1188
1189	1190	1191
1192	1193	1194
1195	1196	1197
1198	1199	1200
1201	1202	1203
1204	1205	1206
1207	1208	1209
1210	1211	1212
1213	1214	1215
1216	1217	1218
1219	1220	1221
1222	1223	1224
1225	1226	1227
1228	1229	1230
1231	1232	1233
1234	1235	1236
1237	1238	1239
1240	1241	1242
1243	1244	1245
1246	1247	1248
1249	1250	1251
1252	1253	1254
1255	1256	1257
1258	1259	1260
1261	1262	1263
1264	1265	1266
1267	1268	1269
1270	1271	1272
1273	1274	1275
1276	1277	1278
1279	1280	1281
1282	1283	1284
1285	1286	1287
1288	1289	1290
1291	1292	1293
1294	1295	1296
1297	1298	1299
1300	1301	1302
1303		

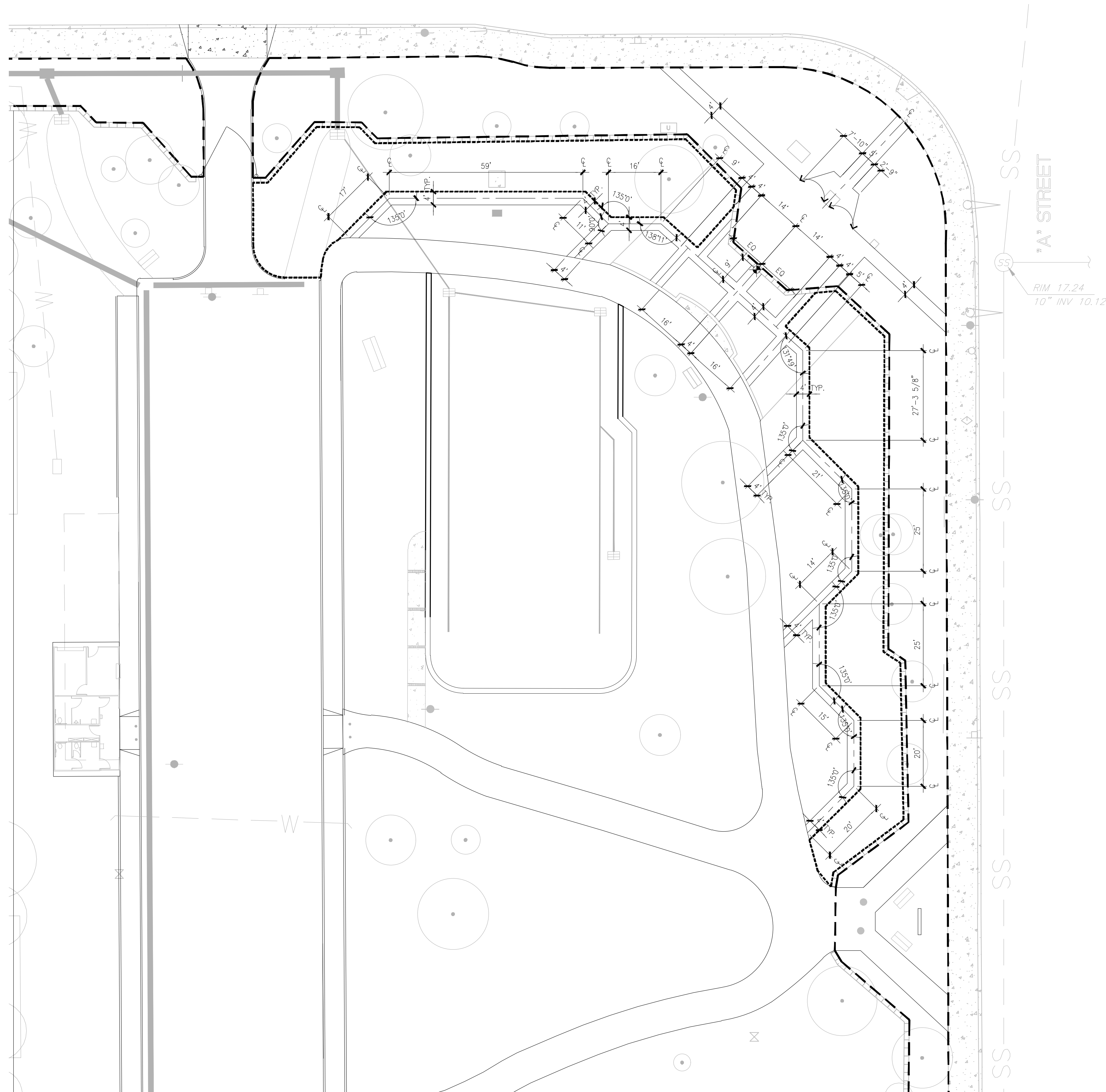


PROJECT NUMBER: 58  
DRAWN: .  
CHECK: E  
DATE: 03/02/20  
SCALE: 1/16" = 1'



## DIMENSION PLAN

# L1.2



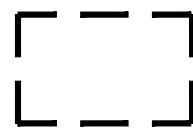






SUPPLEMENTAL IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE FEASIBLE. WHEN INSTALLED WITHIN PAVING AREAS ALL VALVES, SPLICE BOXES, ETC SHALL BE INSTALLED WITHIN A PRECAST CONCRETE BOX. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
3. THE IRRIGATION SYSTEM 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 WORK.
4. UNDERGROUND SERVICE ALERT (USA): FOR EXISTING UTILITY LOCATIONS, CONTRACTOR SHALL NOTIFY USA, 811 OR 800.227.2600 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO ALL PLANNED WORK OPERATIONS. THE U.S.A. AUTHORIZATION NUMBER SHALL BE KEPT AT THE SITE.
5. EXISTING UTILITIES, UNDERGROUND FACILITIES & SITE IMPROVEMENTS: LOCATIONS & ELEVATIONS OF ALL EXISTING UTILITIES (UNDERGROUND & OVERHEAD) & SITE IMPROVEMENTS, IF SHOWN ON THE PLANS, ARE APPROXIMATE ONLY. FIELD VERIFY LOCATION. PROTECT EXISTING UTILITIES & SITE IMPROVEMENTS FROM DAMAGE. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS WHEN WORKING NEAR HIGH RISK UTILITIES.
6. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANY TO OBTAIN INFORMATION REGARDING THE EXACT DEPTH OF BURIAL & HORIZONTAL LOCATION OF UTILITY LINES AS NECESSARY, CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS & ADJUSTMENTS WITH THE APPROPRIATE UTILITY COMPANIES.
7. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTOR SHALL MAKE THE NECESSARY PROBES TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH PROPOSED CONSTRUCTION AS CONTRACTOR SHALL EXCAVATE TO DETERMINE TYPES, EXTENT, SIZE, AND DEPTHS OF UNDERGROUND UTILITIES. COORDINATE WORK TO AVOID CONFLICTS BETWEEN PROPOSED IMPROVEMENTS & EXISTING UNDERGROUND FACILITIES, SEWER LATERALS, STORM DRAINS & WATER
8. FIELD CHANGES: CONTRACTOR SHALL NOTIFY CITY'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY POTENTIAL FIELD CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY.
9. SITE RESTORATION: CONTRACTOR SHALL REPLACE OR RESTORE TO PRECONSTRUCTION CONDITION ALL PAVING, UTILITIES, SERVICES, IRRIGATION, LANDSCAPE MATERIALS, PAVEMENT DELINEATION & OTHER IMPROVEMENTS, THAT ARE NOT TO BE REMOVED BUT ARE DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
11. 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.
12. 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
13. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
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.
15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR BOX SHALL BE PARALLEL TO WALK, CURB, ETC. DO NOT LOCATE BOXES WITHIN BIORETENTION AREAS.
16. PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE CARSON INDUSTRIES. VALVE BOX LIDS SHALL BE HEAT STAMPED OR ENGRAVED IN 1-1/2" LETTERS THE CONTENTS OF THE BOX. (REMOTE CONTROL VALVE NUMBERS (C-5), QUICK COUPLING VALVE (QC), GATE VALVE (GV), MASTER VALVE (MV), FLOW SENSOR (FS), WIRE SPLICE (WS), ETC.)



ADDITIVE ALTERNATE #1 (~5,960 SF)  
BASE BID:  
1. ADD ASSOCIATED IRRIGATION VALVES AND STUB LATERALS FOR FUTURE IRRIGATION.  
2. HYDROSEED FINISH SURFACE

ALTERNATE #1 SCOPE:  
1. NEW PLANTING AND IRRIGATION.

ADDITIVE ALTERNATE #2 (~15,800 SF) LANDSCAPE ZONE OUTSIDE OF THE STONE WALL  
BASE BID: EXISTING TO REMAIN

ALTERNATE #2 SCOPE:  
1. CLEAR AND GRUB OF EXISTING PERIMETER LANDSCAPE AND IRRIGATION.  
2. NEW PLANTING AND IRRIGATION.  
3. NEW DECOMPOSED GRANITE PAVING AND HEADERS.

17. DO NOT WILLFULLY INSTALL THE IRRIGATION 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 CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION 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.
18. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THEN WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
19. CONTROL WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 14 GAUGE RED IN COLOR. COMMON WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 12 GAUGE WHITE IN COLOR. SPARE CONTROL WIRES SHALL BE UL APPROVED COPPER SINGLE STRAND TYPE UF DIRECT BURIAL 14 GAUGE BLUE IN COLOR.
20. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. LEAVE A 36" 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.
21. MAINTAIN 6" MINIMUM CLEARANCE BETWEEN SOLVENT WELD FITTINGS ON IRRIGATION MAINLINE AND LATERAL LINE PIPES. MAINTAIN MINIMUM 10' CLEARANCE BETWEEN POTABLE AND CONSTANT PRESSURE RECYCLED WATER MAINLINES LINES. MAINTAIN MINIMUM 3' CLEARANCE BETWEEN CONSTANT PRESSURE RECYCLED WATER MAINLINE AND PG&E FACILITIES PER PG&E UO STANDARD SS453.
22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP UNTIL BACKFILLED. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
23. INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
25. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH INSTALLATION OF THE BUBBLERS, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SYSTEM BY ROUTING AROUND THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
26. THE DESIGN INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE COMPLETE COVERAGE WITH NO RUN-OFF ONTO WALKWAYS AND PAVEMENT. ADJUST IRRIGATION TO CONTAIN BUBBLERS WITHIN PLANTING AREAS AND PREVENT RUN OFF OUTSIDE OF LANDSCAPE AREAS.
27. CONTRACTOR SHALL PROVIDE MONTHLY SCHEDULE FOR ESTABLISHMENT PERIOD & FOLLOWING YEAR. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH STATE OF CALIFORNIA MODEL WATER EFFICIENT. CONTRACTOR SHALL INPUT ALL REQUIRED DATA INTO CONTROLLERS TO ALLOW SELF SCHEDULING INCLUSIVE OF PLANT SPECIES, PLANT WATER REQUIREMENTS, EXPOSURE, SOIL TYPE, SLOPE, IRRIGATION TYPE AND IRRIGATION EFFICIENCY.
28. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMING. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE.
29. THE FOLLOWING IRRIGATION UPGRADES SHALL BE INCLUDED AS PART OF BASE BID.  
CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.  

1.REPAIR AND REPLACE DAMAGED IRRIGATION HEADS AND MISS-MATCHED ROTORS EQUIPMENT PER CITY STANDARDS. ASSUME 30% HEAD REPLACEMENT FOR BID PURPOSES. REFER TO AS-BUILTS FOR EXISTING EQUIPMENT.

2.CONTRACTOR SHALL SURVEY EXISTING TURF ROTOR AND SPRAY IRRIGATION SYSTEMS TO IDENTIFY PERFORMANCE ISSUES AS NOTED WITHIN THESE RECOMMENDATIONS AND PERFORM SYSTEM TUNE UPS AS RECOMMENDED. THIS SHALL INCLUDE RAISING LOW HEADS, STRAIGHTENING TILED HEADS AND CHANGING NOZZLES TO ACHIEVE EVEN APPLICATION RATE WITHIN EACH ZONE.

3.ADD ROTOR AND TURF SPRAY HEADS WHERE OBSERVED TO BE MISSING TO PROVIDE ADEQUATE COVERAGE.

4.REMOVE AND REPLACE ANY TURF ROTORS FOUND TO NOT BE CONSISTENT WITH THE DISTRICT STANDARD HUNTER I-40 ROTOR. ALL ROTORS SHALL BE OF THE SAME MANUFACTURER AND MODEL WITHIN TURF FIELDS TO INCREASE UNIFORMITY AND EVEN OUT APPLICATION RATES. DISTRICT TO ADVISE ON APPROVED MAKES AND MODELS (ASSUME HUNTER I-40 FOR BIDDING).

5.CONTRACTOR TO REMOVE AND REPLACE POORLY SPACED ROTORS FOR VALVES 6 & 7 TO ALIGN WITH SPACING OF ROTORS ON EITHER SIDE OF THESE ZONE TO PROVIDE CORRECT ROTOR SPACING, COMPLETE COVERAGE AND EVEN APPLICATION RATES.

6.ADJUST IRRIGATION SCHEDULING AFTER SYSTEM TUNE UP AND CONTROLLERS ARE UPGRADED.

7.EXTEND SIX (6) NEW CONTROL WIRES FROM CONTROLLER TO ROSE GARDEN AND ACCENT PLANTING AREAS TO ALLOW FOR NEW VALVES. CONTRACTOR SHALL POTHOLE TO VERIFY EXISTING SLEEVE LOCATIONS AS SHOWN ON AS-BUILT PLANS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	RWS-B-C-1402	RAINBIRD DEEP WATERING TUBE INSTALLED ON OPPOSITE SIDE OF EACH TREE WITHIN LAWN AREA – 2 PER TREE
	EFB-CP SERIES / PRB-QKCHK-100 T-113	RAINBIRD PESB SCRUBBER VALVE, RAINBIRD 40 PSI PRESSURE REGULATING QUICK CHECK BASKET FILTER WITH 200 MESH SCREEN (5-15 GPM) AND 1" NIBCO GATE VALVE PER DETAIL #7 SHEET L5.6
	EFB-CP SERIES / T-113 SERIES	RAINBIRD REMOTE CONTROL VALVE WITH NIBCO GATE VALVE PER CITY STANDARD DETAIL #L-12 SHEET L5.5
	EXISTING	EXISTING REMOTE CONTROL VALVE, REFER TO IRRIGATION AS-BUILT PLANS
	T-113-IRR	NIBCO GATE VALVE (LINE SIZE) IN ROUND BOX PER CITY STANDARD DETAIL #L-13 SHEET L5.5
	44 DNP-1"	RAINBIRD 1" QUICK COUPLING VALVE WITH PURPLE LOCKING COVER PER CITY STANDARD DETAIL #L-7 SHEET L5.5
	EXISTING	EXISTING RAINMASTER DX3 CONTROLLER ASSEMBLY
	570-DRIP-IND	TORO POP UP DL2000 DRIP INDICATOR INSTALLED AT EACH CONTROL VALVE AND ENDS OF EACH PLANTER AS DETAILED
	NOT SHOWN	TORO DL2000 AIR VACUUM RELIEF VALVE #YD-500-34 INSTALLED AT HIGH POINT AS DETAILED
	FCH-H-FHT	TORO DL2000 FLUSH VALVE #FCH-H-FHT INSTALLED AT ENDS OF EACH DRIP SYSTEM AS DETAILED
		STATION NUMBER
		GALLONS PER MINUTE
		VALVE SIZE
		IRRIGATION INSIDE DASHED OUTLINE AREA: TORO DL2000 SERIES PC DRIP EMITTER TUBING PURPLE FOR USE WITH RECYCLED WATER PART NUMBER: RGP-218-05-E 0.50 GPH EMITTERS 18" ON CENTER DRIPLINE PIPE WITH TORO DL2000 TRI-LOC COMPRESSION FITTINGS INSTALLED 4" COVER BELOW SOIL LEVEL. INSTALL DRIPLINE PER INSTALLATION DETAILS SHEET L5.6
		MAINLINE: 1120-SCHEDULE 40 PURPLE PVC WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 24" COVER IN PLANTING AREAS.
		EXISTING RECYCLED WATER MAINLINE: REFER TO IRRIGATION AS-BUILT PLANS
		LATERAL LINE: 1120-SCHEDULE 40 PURPLE PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 18" COVER IN PLANTED AREAS.
		EXISTING PVC RECYCLED WATER LATERAL LINE: REFER TO IRRIGATION AS-BUILT PLANS
		SLEEVE:1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD PLASTIC FITTINGS. 24" COVER BELOW BOTTOM OF STREET PAVEMENT SECTION. SLEEVE LOCATIONS TO BE COORDINATED WITH CIVIL PLANS.

DRIPLINE INSTALLATION NOTES

1. ASSEMBLE AND INSTALL FILTER, REMOTES CONTROL VALVE AND PRESSURE REGULATING VALVE ASSEMBLIES ACCORDING TO DETAILS.
2. ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAIL. TAPE OR PLUG OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
3. ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS. TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
4. INSTALL DRIP LATERALS. TAPE OR PLUG OPEN ENDS WHILE INSTALLING TO PREVENT DEBRIS CONTAMINATION.
5. INSTALL AIR VACUUM RELIEF VALVES AT HIGHEST POINTS OF THE IRRIGATION ZONES IN ACCORDANCE WITH DETAILS.
6. THOROUGHLY FLUSH DRIPLINE LATERALS AND CONNECT TO EXHAUST HEADERS OR INTERCONNECTING LATERALS WHILE FLUSHING.
7. THOROUGHLY FLUSH EXHAUST HEADERS AND INSTALL LINE FLUSHING VALVES ACCORDING TO DETAILS.
8. THOROUGH FLUSHING OF EACH INSTALLATION SEGMENT IS NECESSARY TO ENSURE THAT NO DEBRIS CONTAMINATION OCCURS.
9. LOCATE AND INSTALL CHECK VALVE(S) AS NEEDED AND AS SHOWN IN INSTALLATION DETAILS.
10. SEE IRRIGATION NOTES, LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. ALL TREES TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS
12. BURY DRIPLINE 4" BELOW GRADE AND STAKE EACH 36" O.C. LOCATED AT EMITTER AND AS NECESSARY TO INSURE SECURITY.
13. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATION. COMPRESSION FITTINGS OR APPROVED EQUAL.
14. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO.OF BUBBLERS*
<u>TREE BUBBLERS</u> 0.50 GPM	1-5 5.25-10 10.25-20	3/4" 1" 1 1/4"	1-10 11-20 21-40
<u>DRIPLINE VARIES</u>	1-5 5.25-10	3/4" 1"	N/A
<u>SPRAY HEADS</u>	1-8 9-15	3/4" 1"	

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB.



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176    www.dgates.com

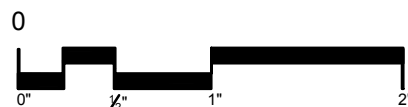
CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:
--------	--------------	-------



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: NTS



IRRIGATION NOTES AND LEGEND

L2.2





**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

## CITY PARK

ANTIOCH  
CALIFORNIA

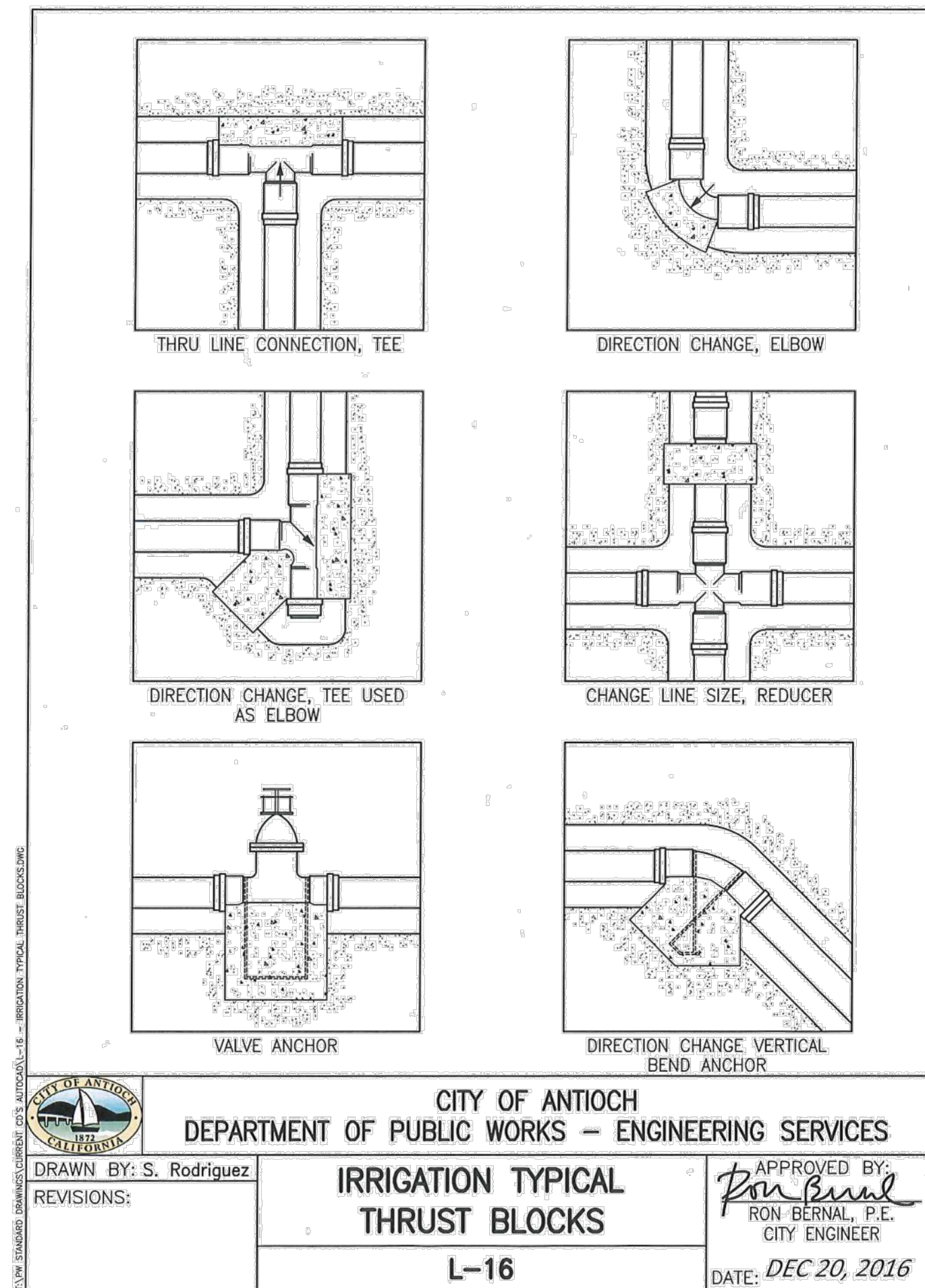
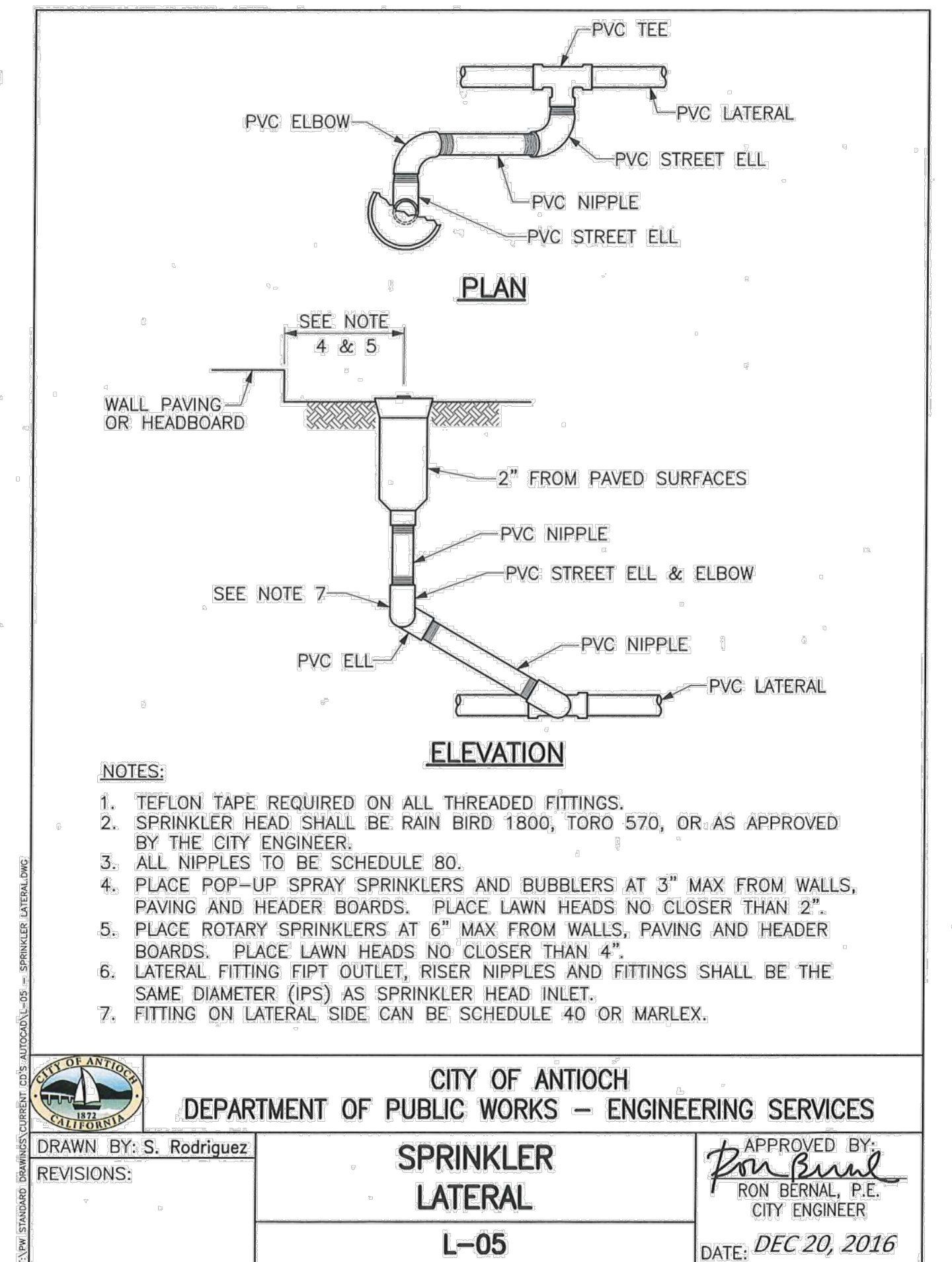
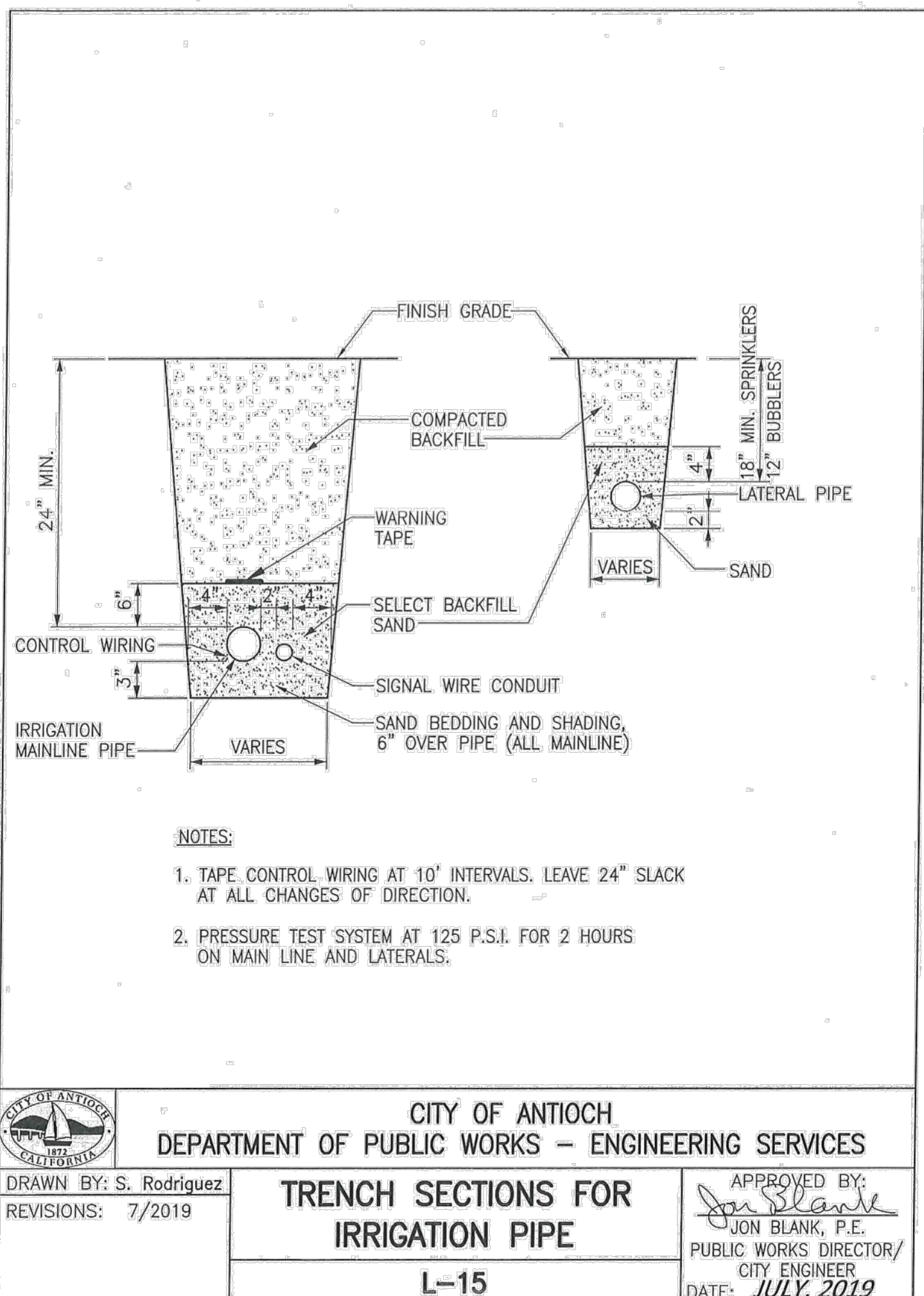
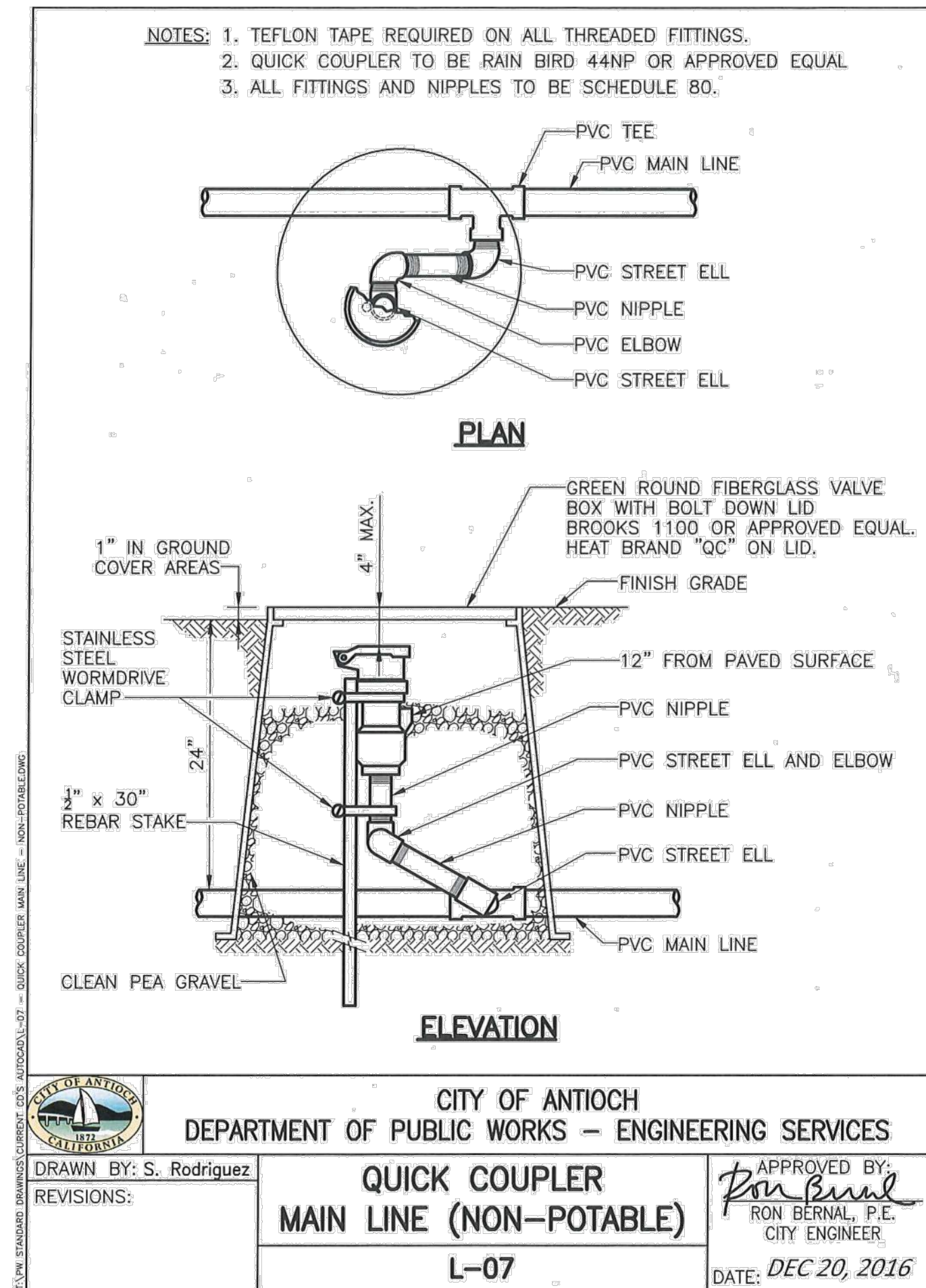
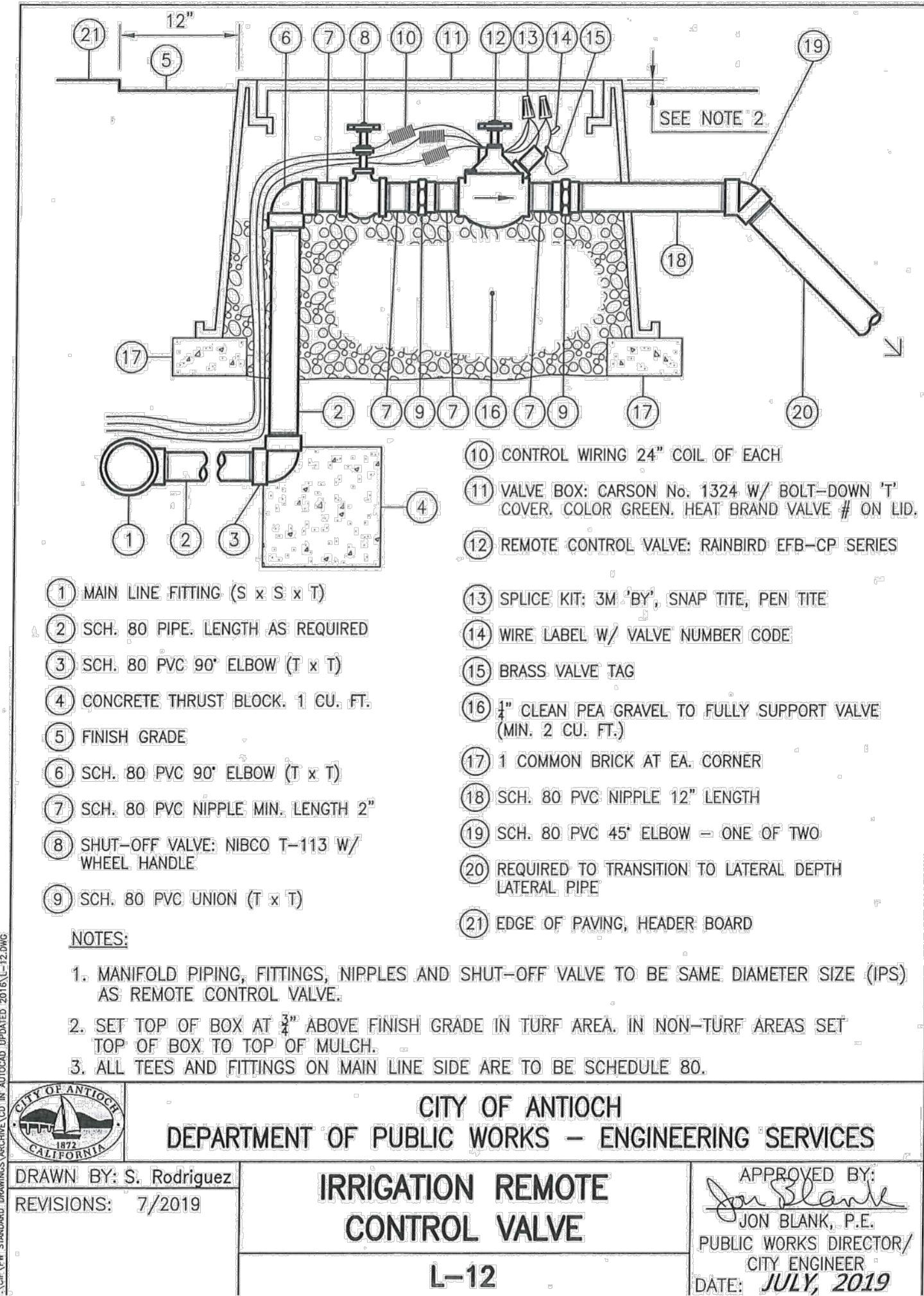
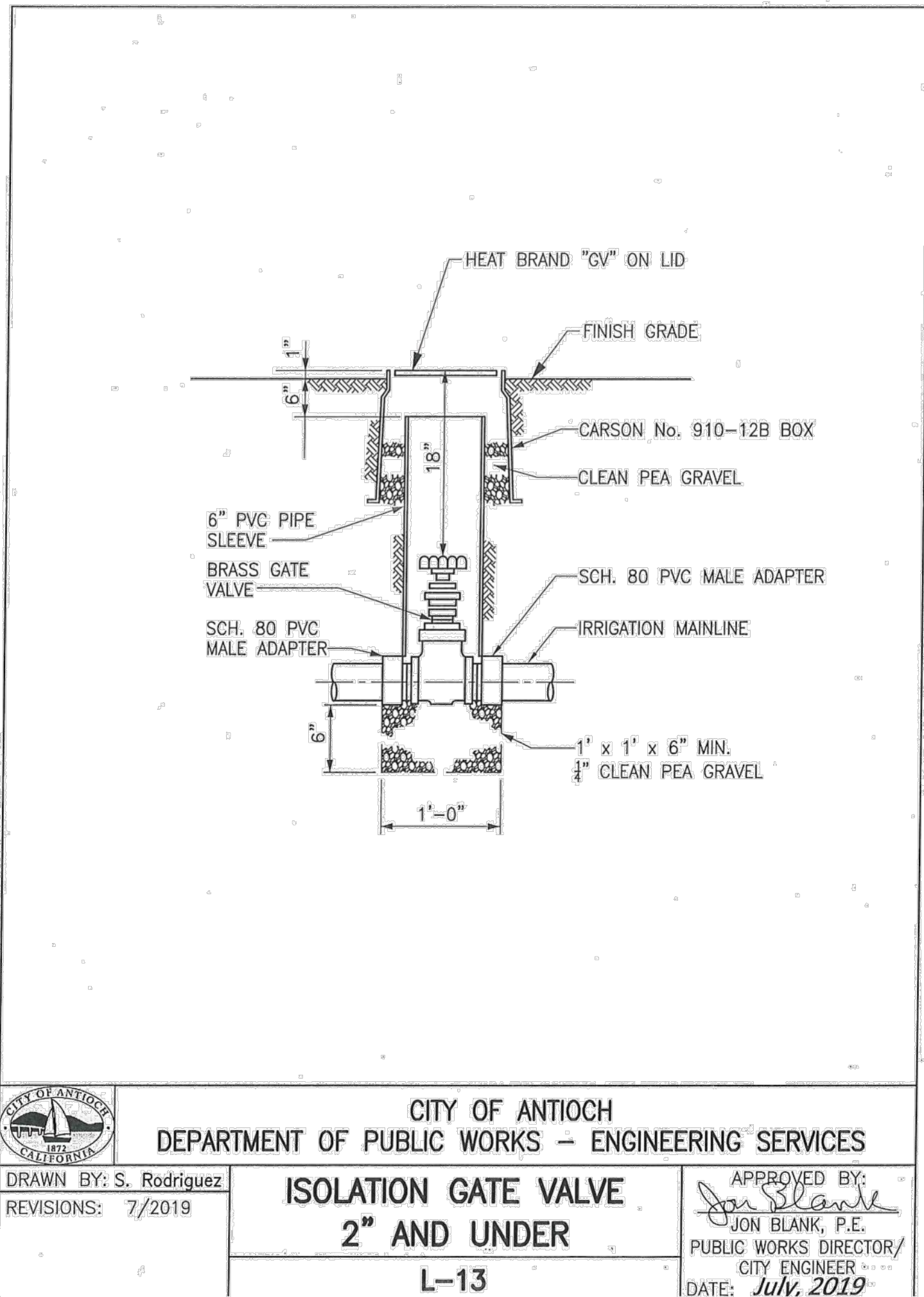
ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: NTS

## IRRIGATION DETAILS

L2.3

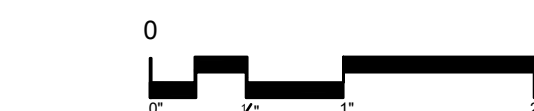






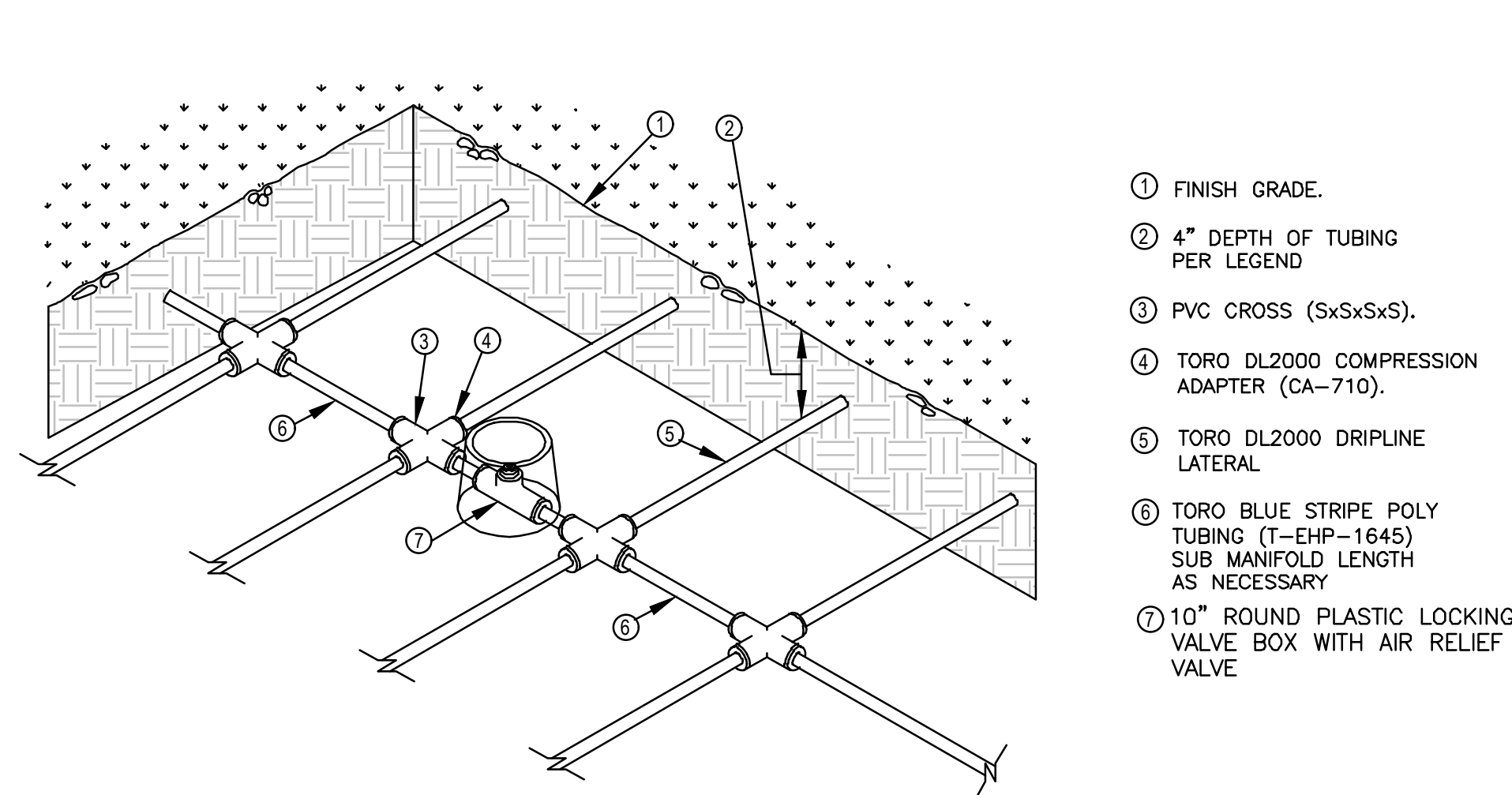
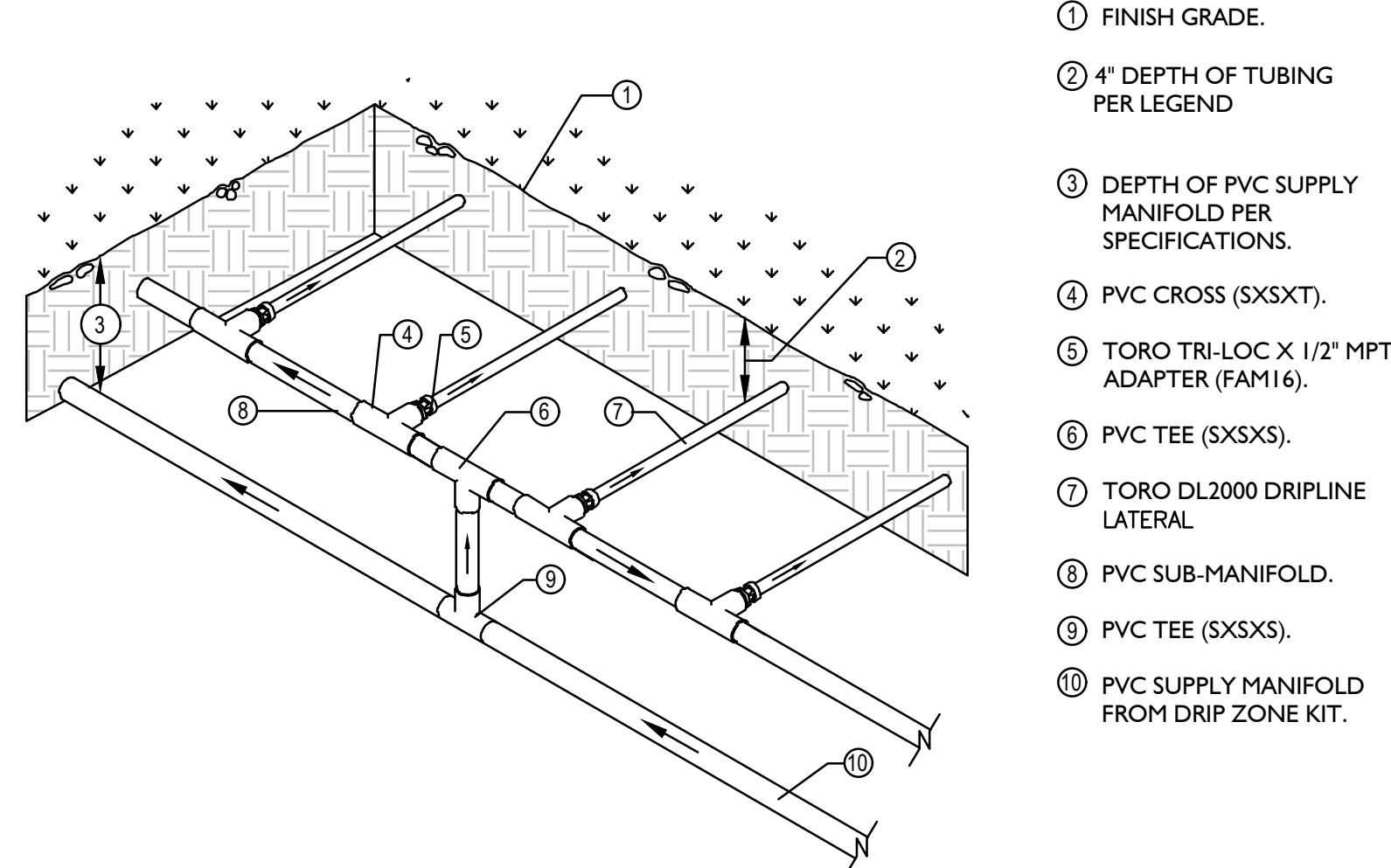
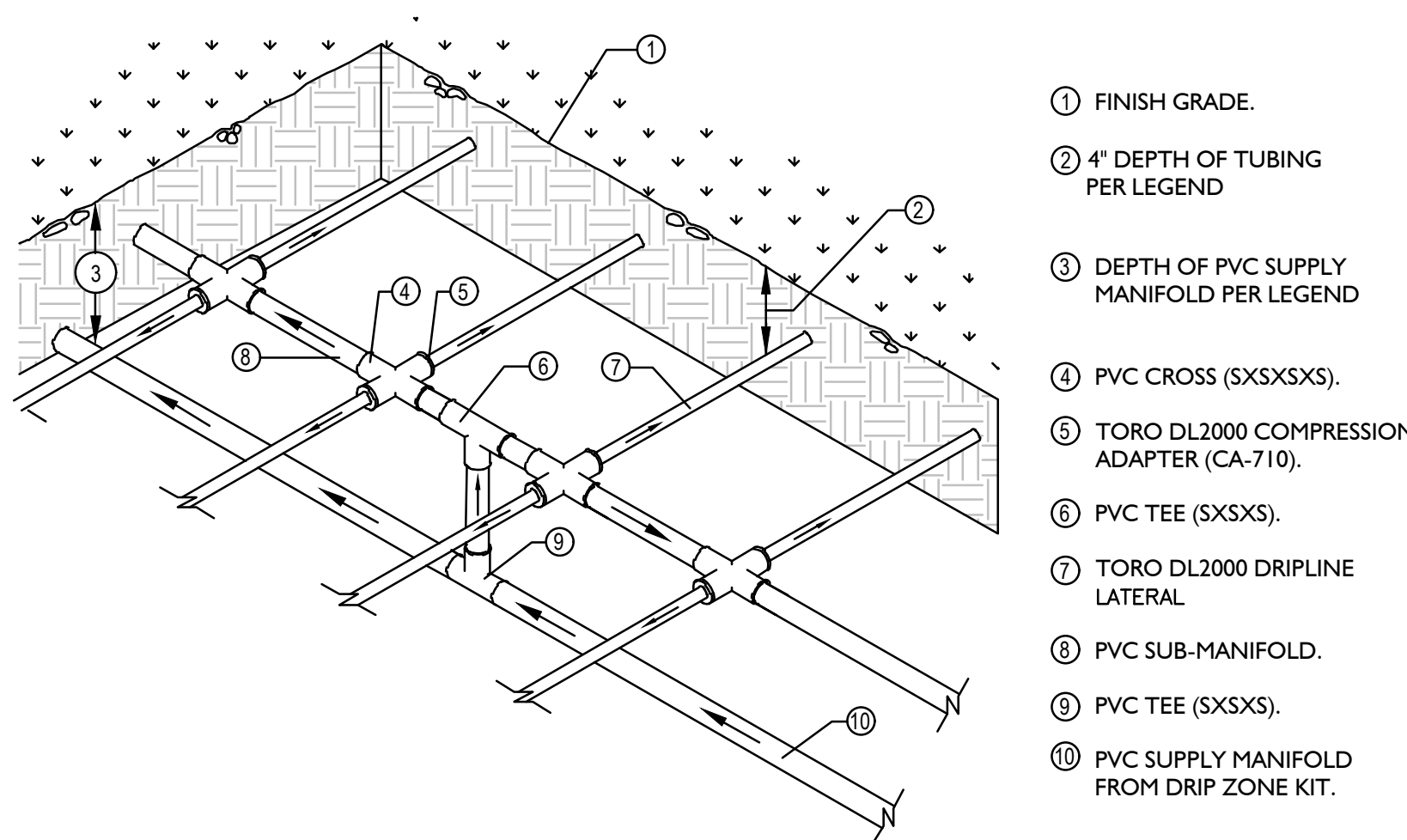
ANTIOCH  
CALIFORNIA

PROJECT NUMBER: 588;  
DRAWN: J  
CHECK: E  
DATE: 03/02/2021  
SCALE: NTS



## L2.4

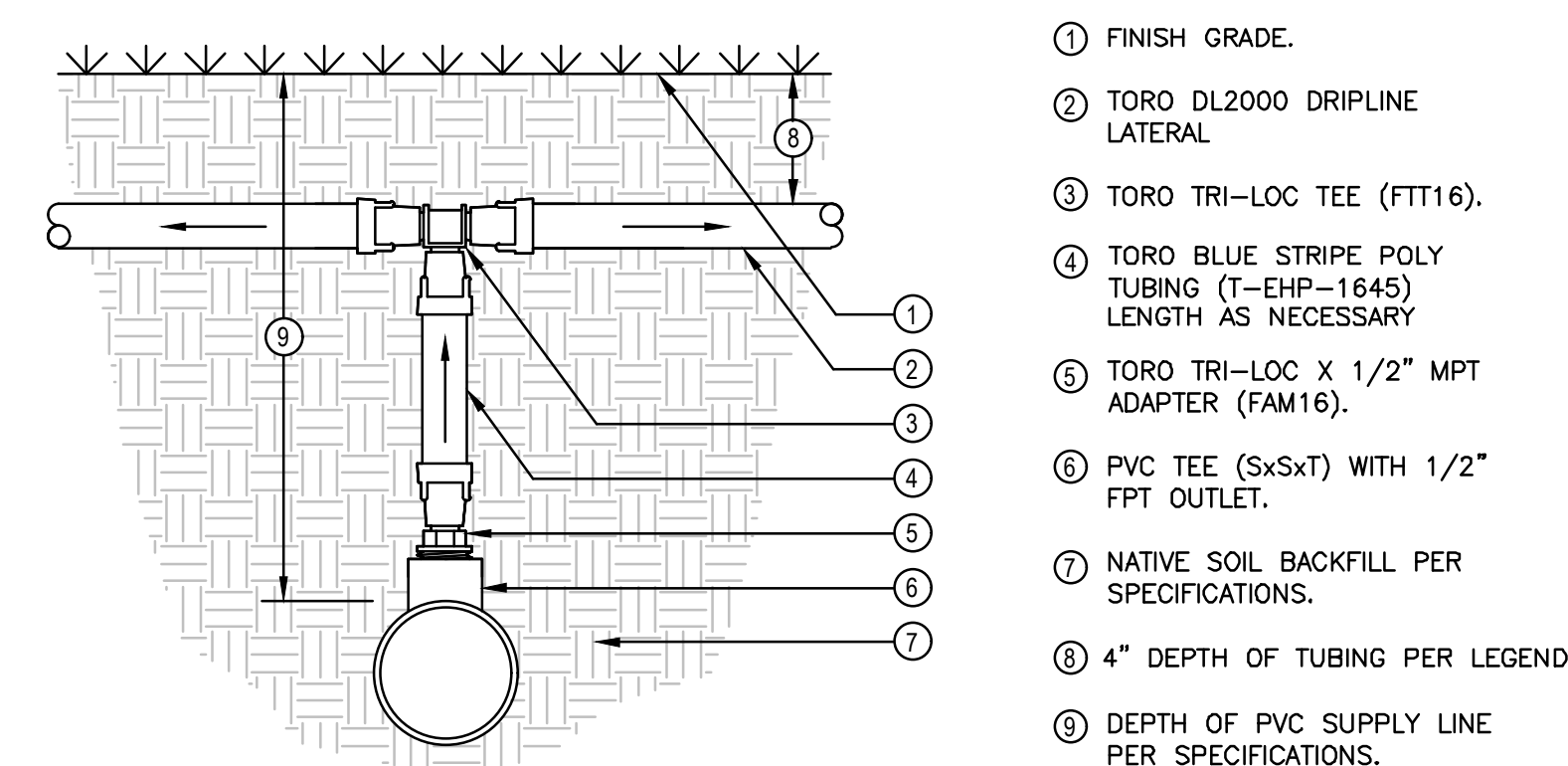
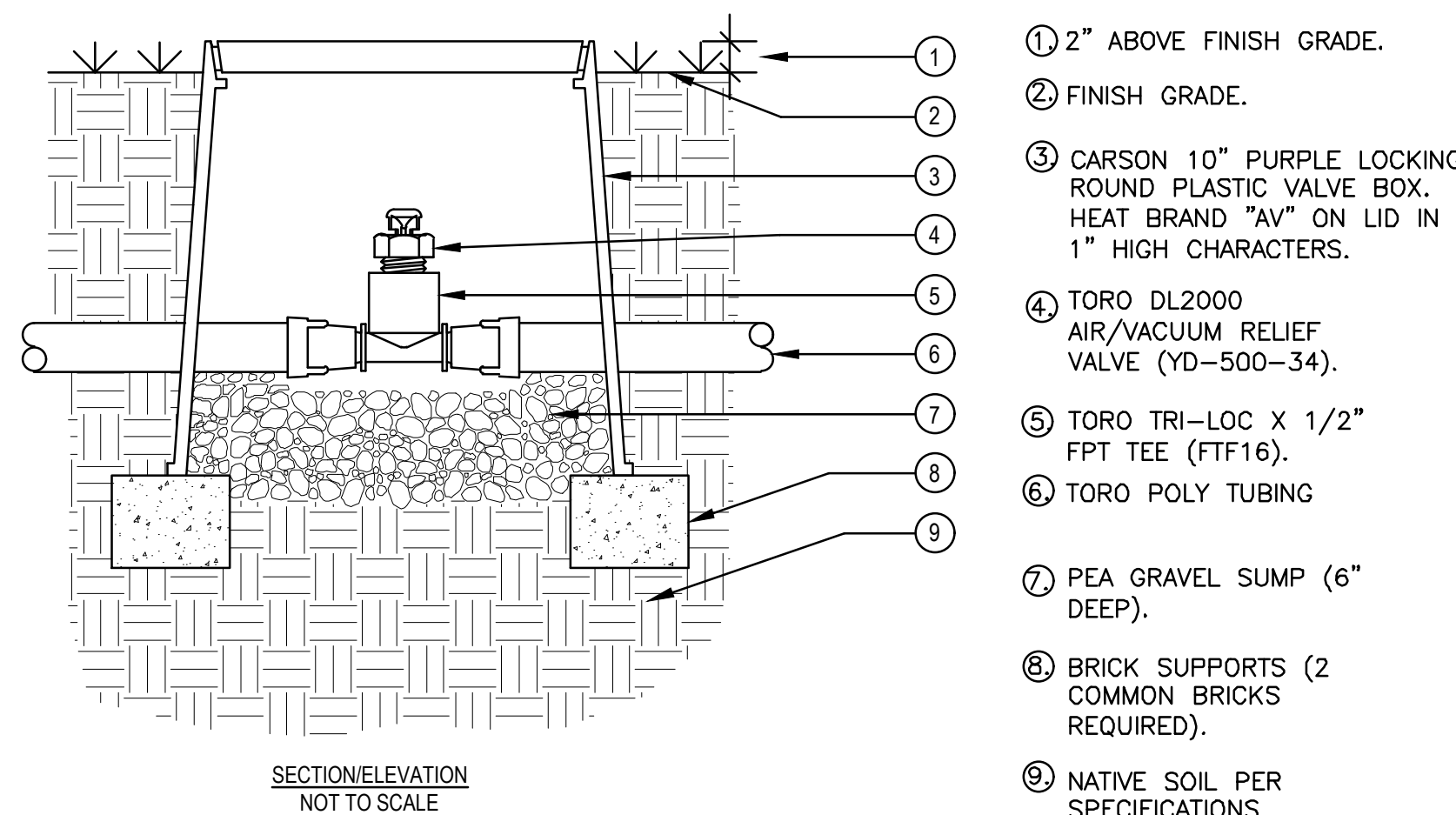
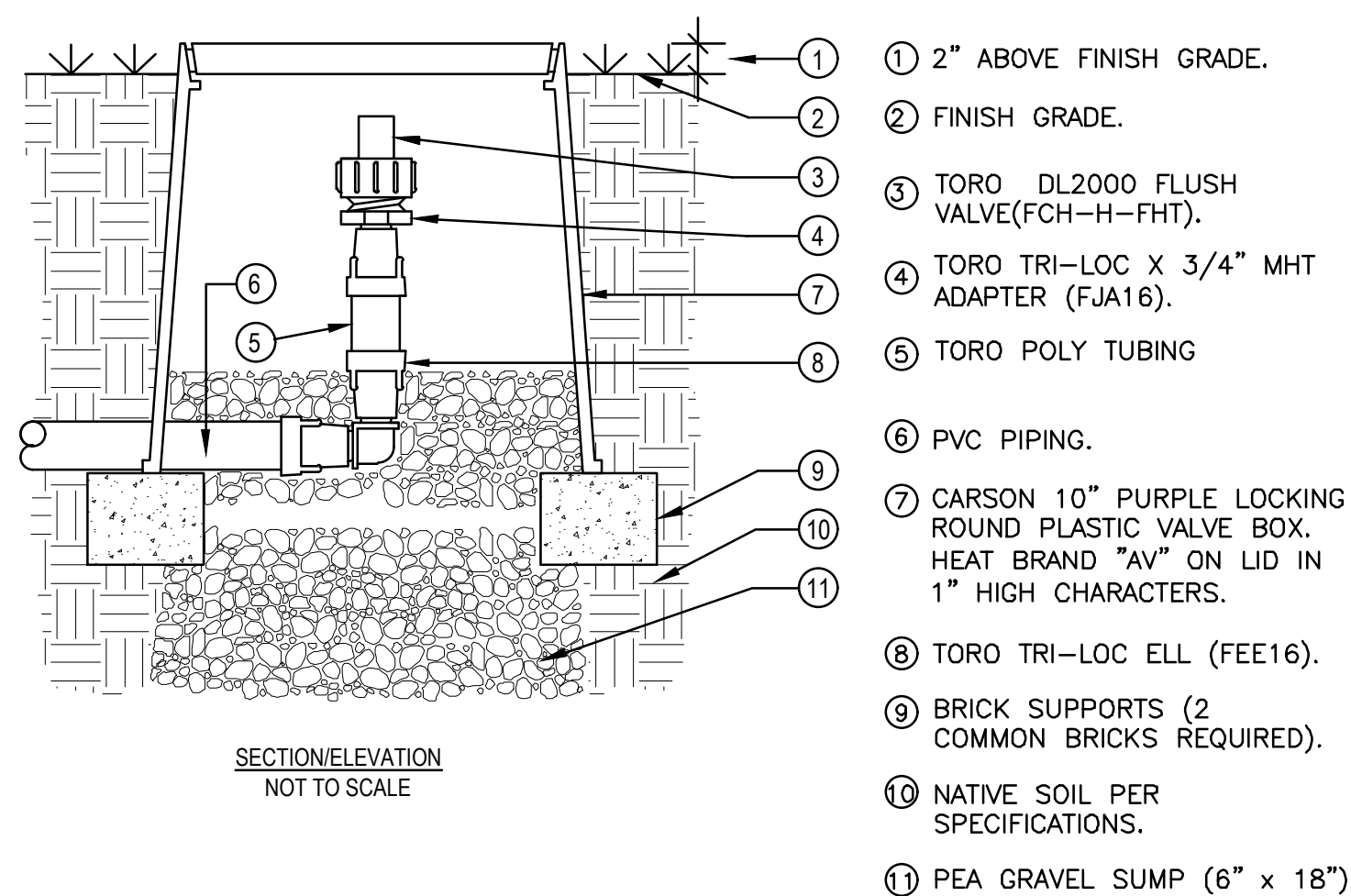




13 DRIPLINE TO PVC INSTALLATION  
NTS

14 DRIPLINE TO PVC INSTALLATION  
NTS

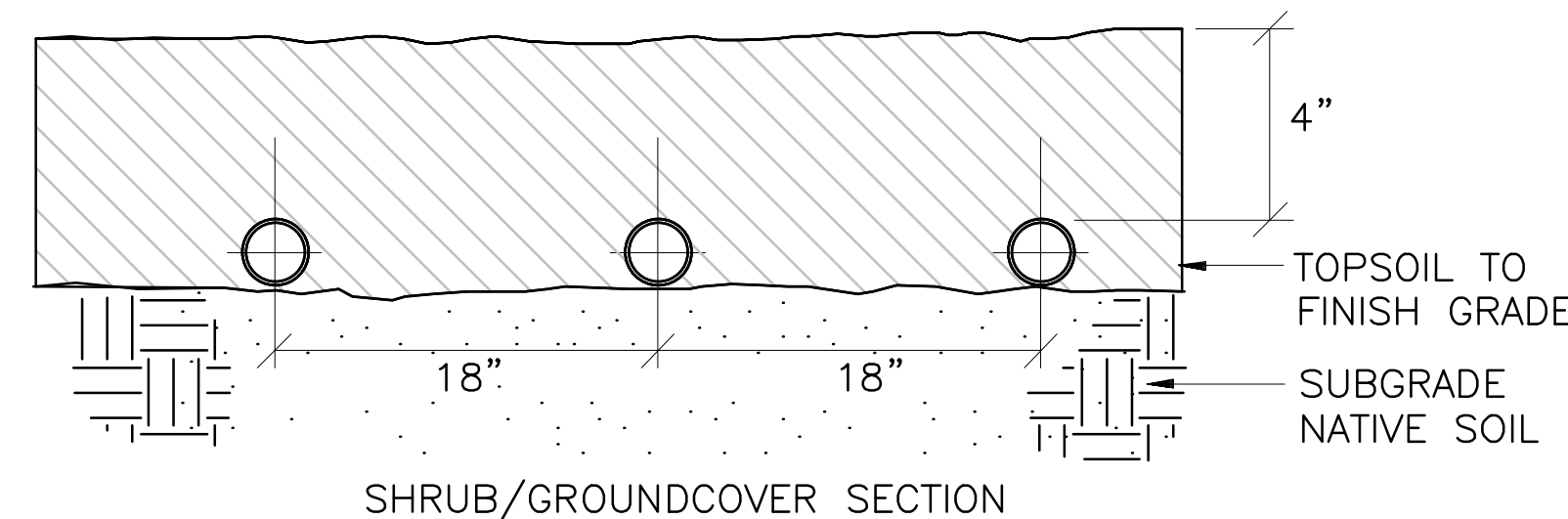
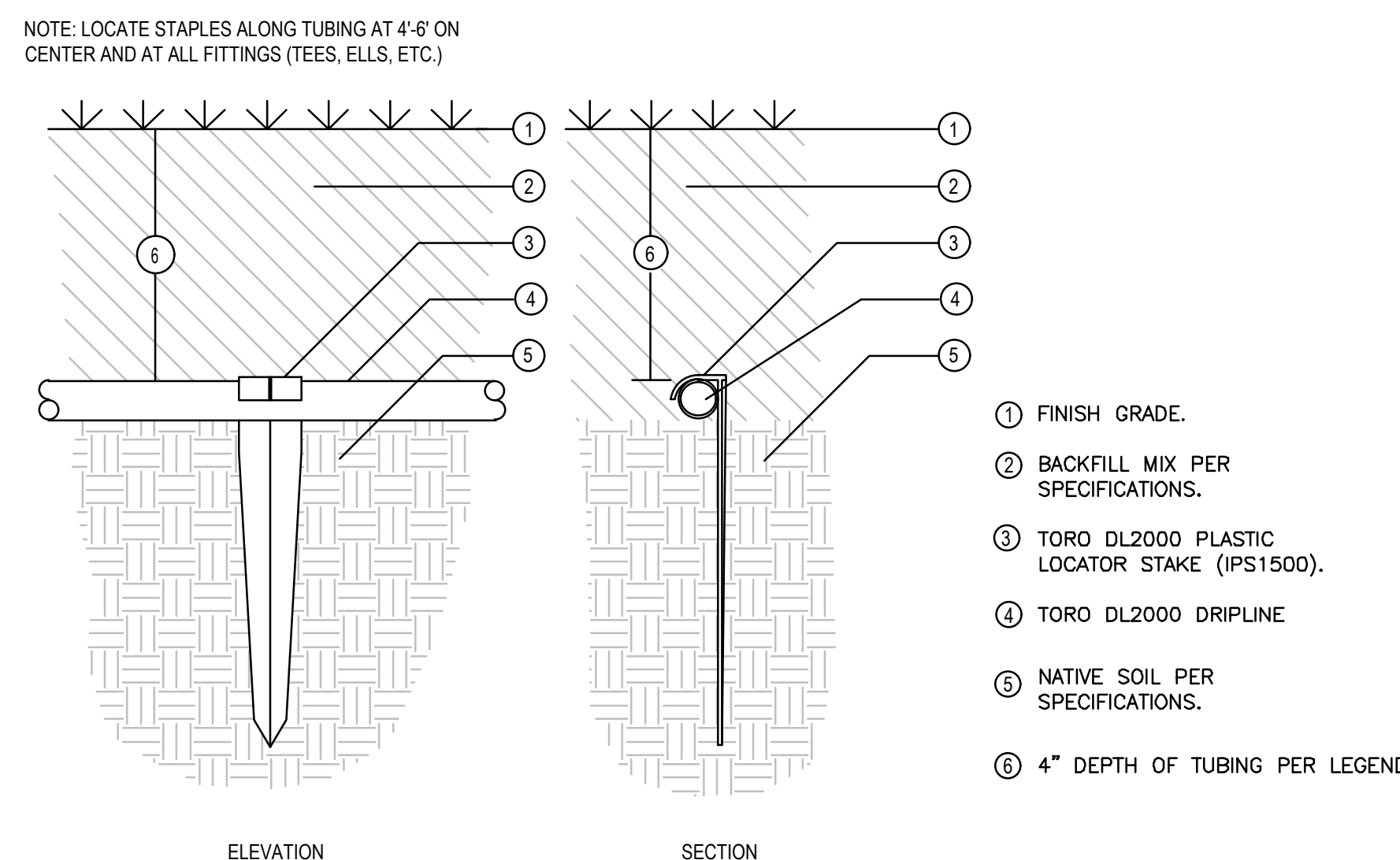
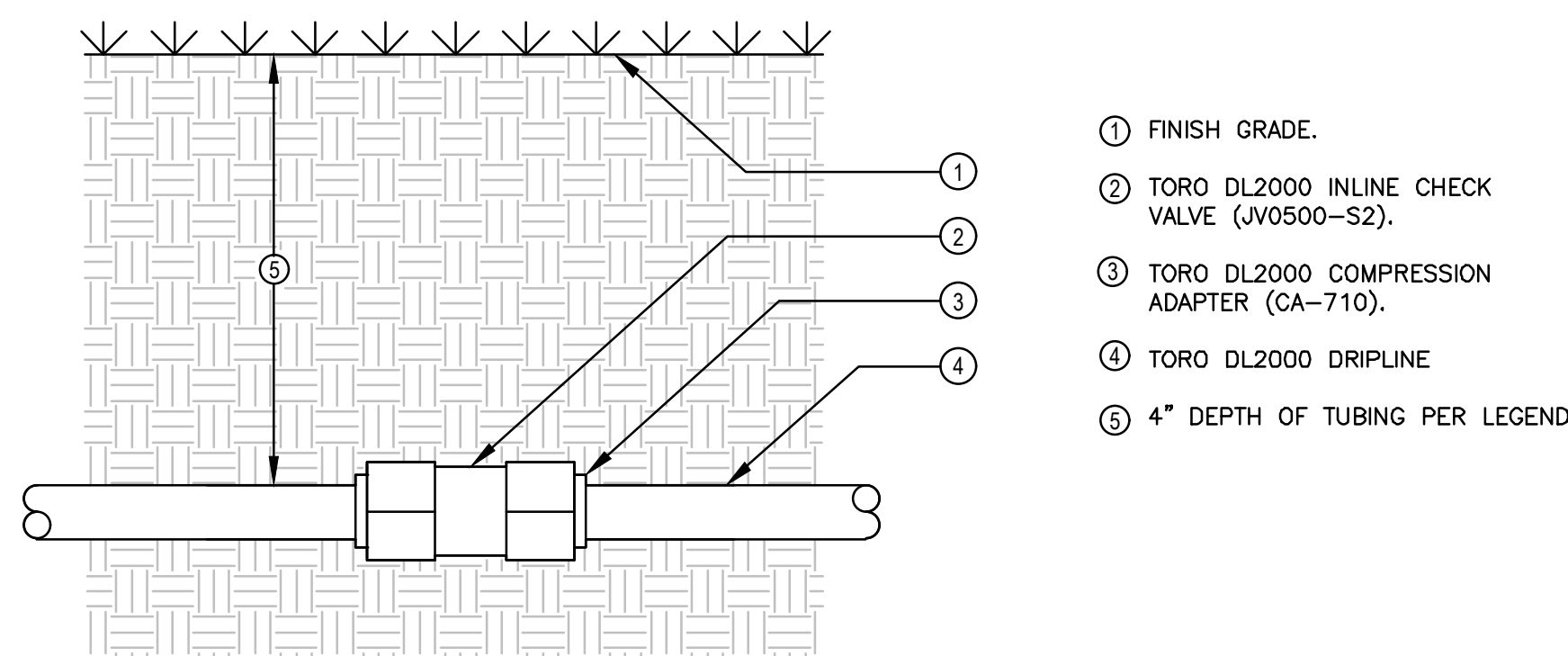
15 AIR VACUUM RELIEF VALVE LOCATION  
NTS  
CONTROL VALVE.  
PVC SUPPLY MANIFOLD.



16 FLUSH VALVE CONNECTION TO PE TUBING  
NTS

17 AIR/VACUUM RELIEF VALVE CONNECTION TO PE TUBING  
NTS

18 DRIPLINE TO PVC INSTALLATION  
NTS



19 DRIPLINE TO INLINE CHECK VALVE DETAIL  
NTS

20 DRIPLINE STAKE BELOW GRADE DETAIL  
NTS

21 TYPICAL DRIPLINE SUBGRADE INSTALLATION  
NTS



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

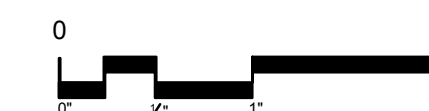
CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: NTS



IRRIGATION DETAILS

L2.5



PATH: P:\ANTIOCH\QTY PARK (P5882)\CADD\SHEETS\JG-IRR-QTYP.DWG  
PLOT DATE: 3/2/2022 11:17 AM

WATER USE ESTIMATION

WATER TYPE	POTABLE	Site ETo area: Brentwood
SITE ETO=	48.3	

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	Existingt lawn	HIGH	0.7	ROTORS	0.75	0.93	132,522	123,687	3,703,937	11.37	4,951.79	87%
2	Rose garden	MOD	0.5	DRIP	0.81	0.62	1,000	617	18,485	0.06	24.71	1%
3	Shrub - base bid	LOW	0.2	DRIP	0.81	0.25	2,211	546	16,348	0.05	21.86	1%
4	Shrub - alternate 1	LOW	0.2	DRIP	0.81	0.25	6,090	1,504	45,030	0.14	60.20	4%
5	Shrub - alternate 2	LOW	0.2	DRIP	0.81	0.25	11,265	2,781	83,294	0.26	111.36	7%
6	Trees	LOW	0.2	BUBBLER	0.81	0.25	40	10	296	0.00	0.40	0%
7	Mulch	-										0%
TOTALS							153,128	129,145	3,867,390	11.87	5,170.31	100%

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME											
					1		132,522					87%
TOTALS							132,522					87%

MAWA	GALLONS/YR	4,246,184
	ACRE FEET/YR	13.03
	HCF/YR	5,676.72

ETWU	GALLONS/YR	3,867,390
	ACRE FEET/YR	11.87
	HCF/YR	5,170.31

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
75.8%	0.63	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	129,145
TOTAL AREA	153,128
AVG. ETAF	84.34%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.45= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETo)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

CERTIFICATION OF COMPLETION REQUIREMENTS

THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE REQUIRES THAT A LANDSCAPE CERTIFICATE OF COMPLETION BE COMPLETED (§ 14.18.060) AS FOLLOWS:

- A.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A SIGNED LANDSCAPE CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE PLANNING DIVISION ON A FORM PRESCRIBED BY THE ENVIRONMENTAL UTILITIES DIRECTOR OR DESIGNEE THAT SHALL INCLUDE THE FOLLOWING INFORMATION AND DOCUMENTATION:  
1. DATE, PROJECT NAME, PROJECT ADDRESS, APPLICANT NAME, TELEPHONE, AND MAILING ADDRESS;  
2. PROPERTY OWNER NAME, TELEPHONE, AND MAILING ADDRESS;  
3. CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SIGNER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE PACKAGE:
- A.

WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION, THESE "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION,
- B.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES;  
4. IRRIGATION AUDIT REPORT (SEE § 14.18.080);  
5. SCHEDULING PARAMETERS USED TO SET THE IRRIGATION CONTROLLER (SEE §14.18.070);  
6. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE (SEE §14.18.070); AND  
7. SOIL ANALYSIS REPORT, IF NOT INITIALLY SUBMITTED WITH THE LANDSCAPE PACKAGE, AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL MANAGEMENT REPORT RECOMMENDATIONS.
- B.

THE PROJECT APPLICANT SHALL ENSURE THAT COPIES OF THE APPROVED LANDSCAPE CERTIFICATE OF COMPLETION ARE SUBMITTED TO THE CITY AND OWNER'S REPRESENTATIVE OR DESIGNEE.
- C.

FOLLOWING RECEIPT AND REVIEW, THE CITY SHALL EITHER APPROVE OR DENY THE LANDSCAPE CERTIFICATE OF COMPLETION. IF THE LANDSCAPE CERTIFICATE OF COMPLETION IS DENIED, THE CITY SHALL NOT BE OBLIGATED TO ISSUE AN OCCUPANCY PERMIT AND WILL PROVIDE INFORMATION TO THE PROJECT APPLICANT REGARDING NECESSARY CORRECTIONS, APPEAL, OR OTHER ASSISTANCE. (ORD. 5659 § 2, 2016.)

REFER TO THE FULL STATE AND CITY WATER ORDINANCE FOR ADDITIONAL INFORMATION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND  
APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE  
LANDSCAPE DESIGN PLANS.

BY:  DATE: 10/6/2021  
LIC NO.: 6032



GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: NTS



WATER CALCULATIONS

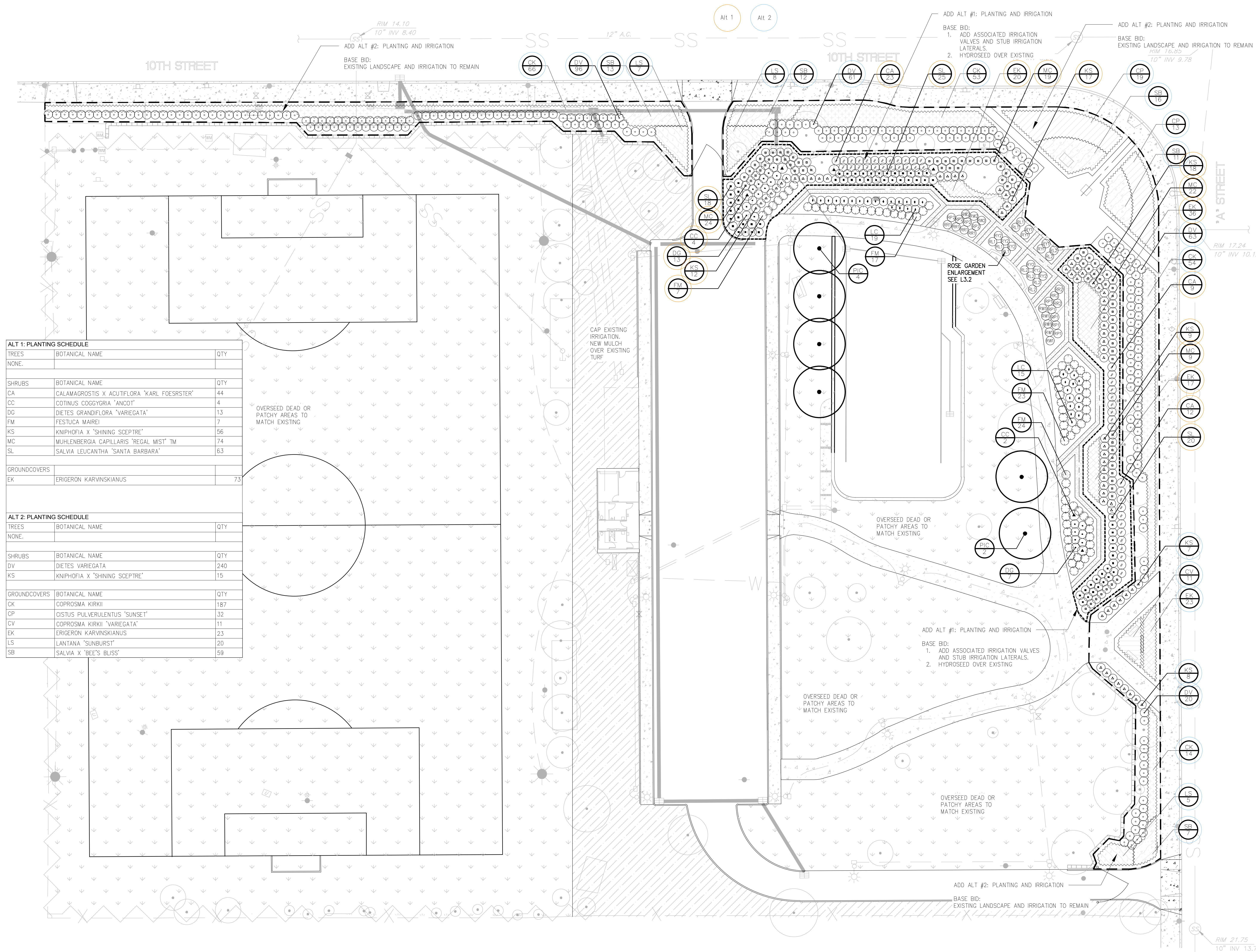
L2.6



ANTIOCH  
CALIFORNIA

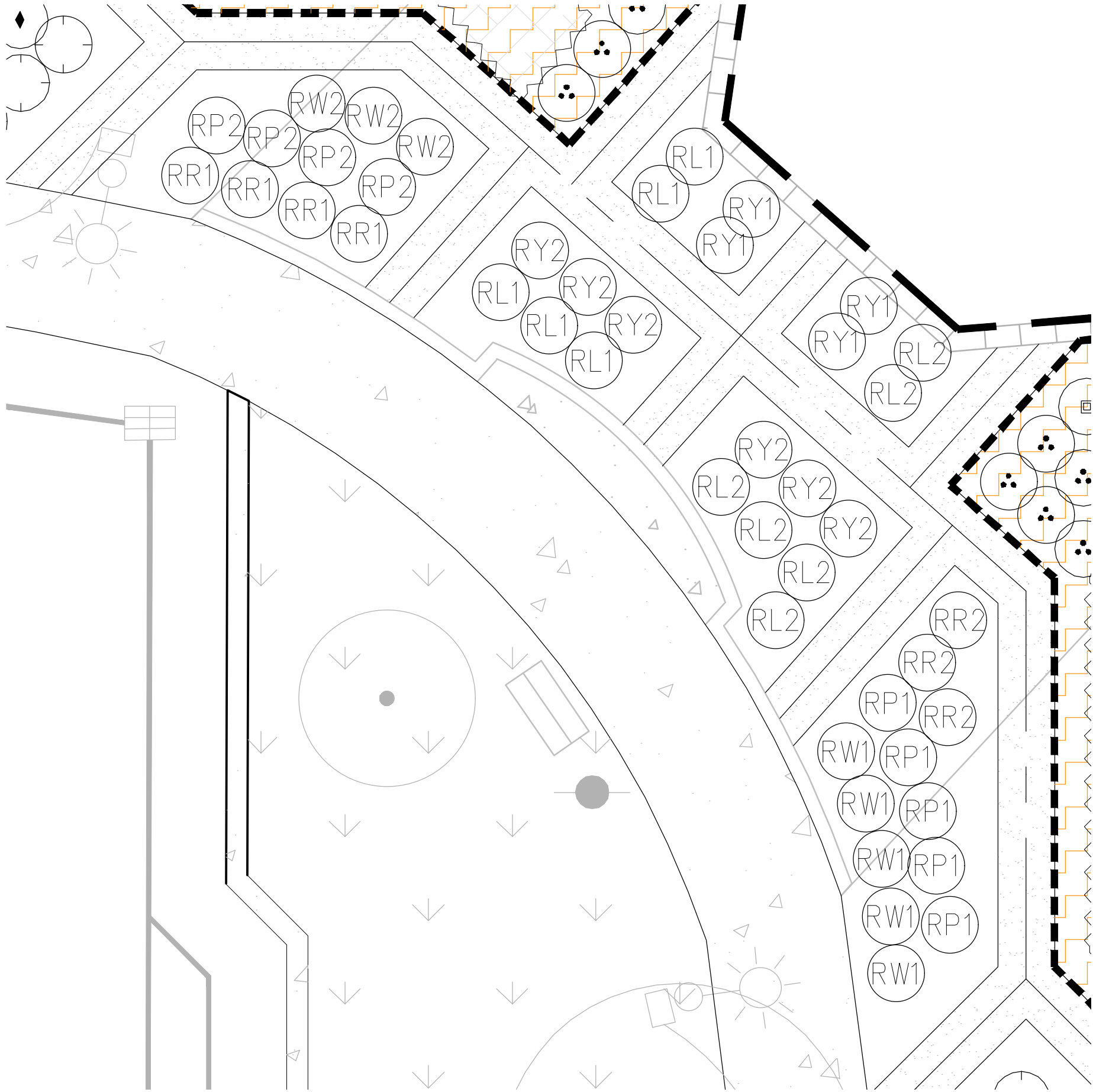
REGISTERED LANDSCAPE ARCHITECT  
CASEY CASE • No. 4692  
6/20/2022  
2/11/2022  
State of California  
L.A.

## L3.1



PATH: P:\ANTIOCH\CITY PARK (P5882)\ACAD\SHEETS\\_DG-P-CITYP.DWG  
PLOT DATE: 3/2/2022 11:17 AM





BASE BID PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		QTY
PIC	PISTACIA CHINENSIS	CHINESE PISTACHE	24"BOX	L (WUCOLS IV)		6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY
CA	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L (WUCOLS IV)	48" o.c.	44
CC	COTINUS COGGYGRIA 'ANCOT'	GOLDEN SPIRIT SMOKE TREE	5 GAL	L (WUCOLS IV)	60" o.c.	6
DG	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	L (WUCOLS IV)	48" o.c.	20
DV	DIETES VEGETA	AFRICAN IRIS	5 GAL	L (WUCOLS IV)	48" o.c.	240
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L (WUCOLS IV)	48" o.c.	64
KS	KNIPHOFIA X 'SHINING SCEPTRE'	SHINING SCEPTRE HOT POKER	1 GAL	L (WUCOLS IV)	48" o.c.	65
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	L (WUCOLS IV)	48" o.c.	34
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLY	1 GAL	L (WUCOLS IV)	48" o.c.	80
SL	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	L (WUCOLS IV)	48" o.c.	63
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	QTY
CP	CISTUS PULVERULENTUS 'SUNSET'	ROCKROSE	1 GAL	L (WUCOLS IV)	72" o.c.	32
CK	COPROSMA KIRKII	CREEPING MIRROR PLANT	1 GAL	L (WUCOLS IV)	48" o.c.	187
CV	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	L (WUCOLS IV)	48" o.c.	11
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS IV)	36" o.c.	96
LS	LANTANA X 'SUNBURST'	SUNBURST LANTANA	1 GAL	L (WUCOLS IV)	72" o.c.	20
SB	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	L (WUCOLS IV)	60" o.c.	59

ROSE SPECIES TO BE SELECTED BY CITY.  
ALLOW FOR (45) 2 GALLON ROSES FOR BID PURPOSES.

HYDROSEED MIX

LBS/AC. SPECIES/COMMON NAME -

- 12 HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
- 7 NASSELLA PULCHRA/PURPLE NEEDLEGRASS
- 6 NASSELLA CERNUA/NODDING NEEDLEGRASS
- 4 MELICA CALIFORNICA/CALIFORNIA ONIONGRASS
- 3 POA SECUNDA/NATIVE PINE BLUEGRASS
- 4 VULPIA MICROSTACHYS, 6 WEEKS FESCUE
- 3 TRIFOLIUM OBTUSIFLORUM, CREEK CLOVER
- .5 ACHILLEA MILLIFOLIUM, WHITE YARROW
- 1.5 CLARKIA PURPUREA, PURPLE FAREWELL TO SPRING
- .25 ERIOPHYLLUM CONFERTIFLORUM, CA SUNSHINE
- 2.5 ESCHSCHOLZIA CALIFORNICA, CA POPPY
- .75 LASTHENIA CALIFORNICA, DWARF GOLDFIELDS
- 1.5 LUPINUS MICROCARPUS VAR. MICROCARPUS, BLUE DWARF CHIC LUPINE
- 1.0 PHACELIA CILIATA, VALLEY BLUEBELLS
- .5 SISYRINCHIUM BELLUM, BLUE EYED GRASS

AVAILABLE FROM PACIFIC COAST SEED.  
SEE SPECS

ALT 1: PLANTING SCHEDULE		
TREES	BOTANICAL NAME	QTY
NONE.		
SHRUBS	BOTANICAL NAME	QTY
CA	CALAMAGROSIS X ACUTIFLORA 'KARL FOESRSTER'	44
CC	COTINUS COGGYGRIA 'ANCOT'	4
DG	DIETES GRANDIFLORA 'VARIEGATA'	13
FM	FESTUCA MAIREI	7
KS	KNIPHOFIA X 'SHINING SCEPTRE'	56
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	74
SL	SALVIA LEUCANTHA 'SANTA BARBARA'	63
GROUNDCOVERS		
EK	ERIGERON KARVINSKIANUS	73
ALT 2: PLANTING SCHEDULE		
TREES	BOTANICAL NAME	QTY
NONE.		
SHRUBS	BOTANICAL NAME	QTY
DV	DIETES VARIEGATA	240
KS	KNIPHOFIA X 'SHINING SCEPTRE'	15
GROUNDCOVERS	BOTANICAL NAME	QTY
CK	COPROSMA KIRKII	187
CP	CISTUS PULVERULENTUS 'SUNSET'	32
CV	COPROSMA KIRKII 'VARIEGATA'	11
EK	ERIGERON KARVINSKIANUS	23
LS	LANTANA 'SUNBURST'	20
SB	SALVIA X 'BEE'S BLISS'	59



GATES  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING · URBAN DESIGN  
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596  
T 925.736.8176 www.dgates.com

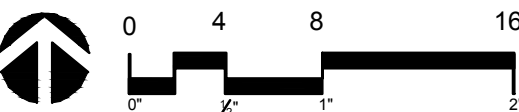
CITY PARK

ANTIOCH  
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



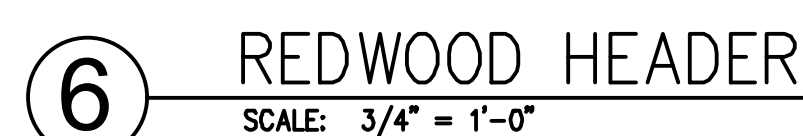
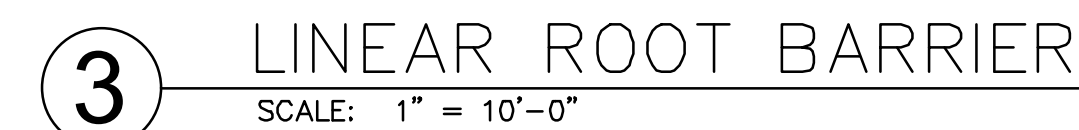
PROJECT NUMBER: 5882  
DRAWN: JT  
CHECK: EG  
DATE: 03/02/2022  
SCALE: 1/8" = 1'-0"



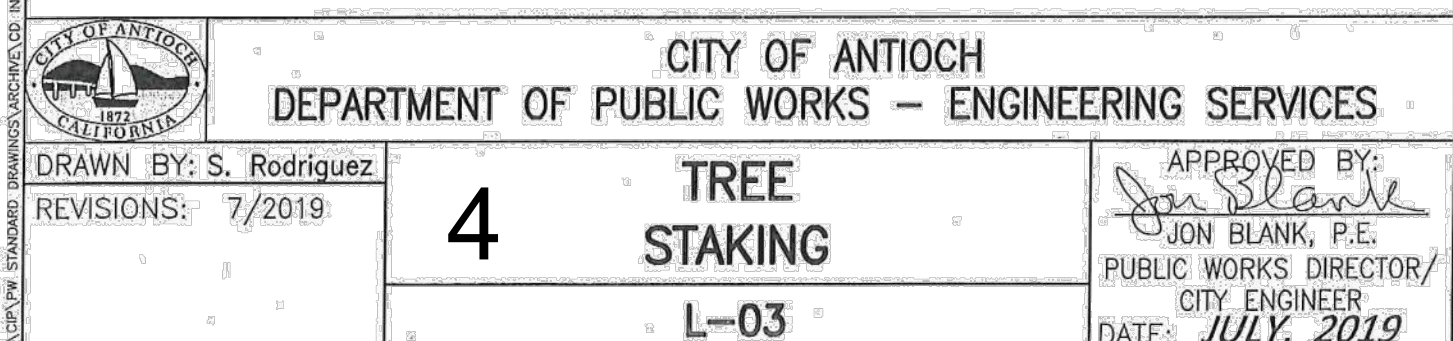
ROSE GARDEN  
ENLARGEMENT

L3.2

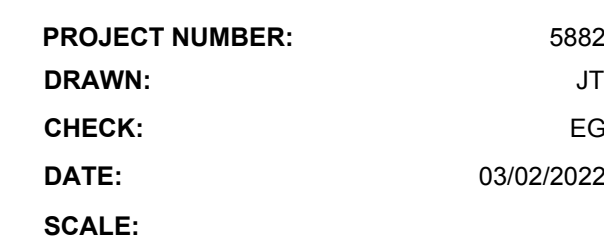


ANTIOCH  
CALIFORNIA

5 DECOMPOSED GRANITE PAVING  
SCALE: 1" = 1'-0"



Spacing	# of Plants/S.F.
6" o.c.	4.60
8" o.c.	2.60
12" o.c.	1.15
18" o.c.	.512
24" o.c.	.290
30" o.c.	.185
36" o.c.	.128
42" o.c.	.087
48" o.c.	.063



## CONSTRUCTION AND PLANTING DETAILS

## L4.1