GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020

WALNUT CREEK SCHOOL DISTRICT

WALNUT CREEK INTERMEDIATE SCHOOL

MODERNIZATION AND RECONFIGURATION PROJECT

2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

INCREMENT I

FILE: 7-50
APPL: 01-118676

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT IS TO CONFORM TO THE FOLLOWING CODES AND REGULATIONS:

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE,
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR BASED ON THE 2018 UNIFORM MECHANICAL CODE (UMC) WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC) WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR

2016 SAFETY CODE FOR ELEVATORS AND ESCALATORS
(ASME A17.1-2016)

2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC) WITH 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 CCR
(2015 IEB CODE AND CALIFORNIA AMENDMENTS)

2019 CALIFORNIA GREEN BUILDING CODE (CALGreen), PART 11, TITLE 24, CCR

2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS	2016 EDITION
NFPA 14	INSTALLATION OF STANDPIPE SYSTEMS	2013 EDITION
NFPA 17	STANDARD FOR DRY CHEMICAL EXTINGUISHING SYS.	2017 EDITION
NFPA 17A	STANDARD FOR WET CHEMICAL SYS.	2017 EDITION
NFPA 20	INSTALLATION OF STATIONARY PUMPS	2016 EDITION
NFPA 24	INSTALLATION OF PRIVATE FIRE MAINS	2016 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE	2016 EDITION
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVES	2016 EDITION
NFPA 92	STANDARD FOR SMOKE CONTROL SYSTEMS	2015 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYS	2015 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEM	2015 EDITION

REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS - 2019 CBC CHAPTER 35 AND 2019 CFC CHAPTER 45

THE ABOVE CODES AND REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THE CONTRACT, UNLESS OTHERWISE STATED. NOTHING ON THE DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE LISTED CODES AND REGULATIONS, OR OTHER LOCAL, STATE OR FEDERAL CODES OR REGULATIONS WHICH MAY BE APPLICABLE.

COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.

NOTE: SEE SHEET A0.02 FOR GENERAL AND ADMINISTRATIVE NOTES

DEFERRED APPROVALS

NONE

STATEMENT OF GENERAL CONFORMANCE

BELOW IS A STATEMENT OF GENERAL CONFORMANCE
AS PER DSA IR A-18 AND/OR IR A-19:

STATEMENT FOR ARCHITECTS / ENGINEERS WHO UTILIZE PLANS
(INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS) PREPARED BY OTHER
LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS (FOR
PERFORMANCE SPECIFICATION ITEMS)

THE STRUCTURAL, MECHNICAL, PLUMBING, ELECTRICAL, CIVIL AND LANDSCAPE DRAWINGS LISTED IN THE SHEET INDEX AND/OR SPECIFICATIONS AND/OR CALCULATIONS HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS WHO ARE LICENSED AND AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. THESE DOCUMENTS HAVE BEEN EXAMINED BY ME AND HAVE BEEN FOUND TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME. THE ITEMS LISTED IN THE INDEX OF DRAWINGS ARE ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT FOR WHICH I AM THE INDIVIDUAL DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE (OR FOR WHICH I HAVE BEEN DELEGATED RESPONSIBILITY FOR THIS POSITION OF THE WORK).

THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, ADN RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341, AND 4-344" OF TITLE 24, PART 1. (TITLE 24, PART 1, SECTION 4-317 (B)).

I FIND THAT ALL DRAWINGS OR SHEETS LISTED ON THIS COVER SHEET ARE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN, AND HAVE BEEN COORDINATED WITH THE PROJECT PLANS AND SPECIFICATIONS.

SIGNATURE OF THE ARCHITECT/ENGINEER DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE		4/20/2020 DATE
MARCUS HIBSER	C-27362	1-31-2021
ARCHITECT OF RECORD	LICENSE #	EXPIRATION DATE

OWNER

WALNUT CREEK SCHOOL DISTRICT
960 YGNACIO VALLEY RD. — TEL. (925) 944-6850
WALNUT CREEK, CA 94596 — FAX. (925) 944-1768
CONTACT: RUBEN FERNADEZ

CONSULTANTS

ARCHITECT
HIBSER YAMAUCHI ARCHITECTS, INC. — TEL. (510) 446-2222
300 27TH STREET, 2ND FLOOR — FAX (510) 446-2211
OAKLAND, CA 94612
MARCUS HIBER

LANDSCAPE
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2671 CROW CANYON ROAD — FAX (925) 838-8901
SAN RAMON, CA 94583
LINDA GATES

STRUCTURAL
BASE DESIGN — TEL. (415) 466-2997
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SAN FRANCISCO, CA 94104
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CIVIL
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825 SAN PABLO AVE.
PINOLE, CA 94564
MATT REI (510) 774-5471

MECHANICAL / PLUMBING / FIRE PROTECTION
CAPITAL ENGINEERING — TEL. (916) 851-3500
11020 SUN CENTER DRIVE
RANCHO CORDOVA, CA 95670
TOM DUVAL

ELECTRICAL / COMMUNICATIONS
WKM ELECTRICAL CONSULTANTS INC. — TEL. (925) 385-0649
3397 MOUNT DIABLO BLVD.
LAFFAYETTE, CA 94549
TIFFANY KANE (925) 324-2650

SCOPE OF WORK

INCREMENT I

☒ **GENERAL ALTERATION TO BUILDING:**
- BUILDING 400 - CLASSROOM BUILDING INCLUDING INTERIOR MODERNIZATION AND EXTERIOR WINDOW & DOOR REPLACEMENT WITH NO STRUCTURAL CHANGES TO THE EXTERIOR

☒ **GENERAL ALTERATION TO BUILDINGS:**
- BUILDING 300 - CLASSROOM BUILDING
- MODULAR BUILDING 350 - CLASSROOM & ADMINISTRATION BUILDINGS
- MODULAR BUILDING 500 - CLASSROOM BUILDING
- BUILDING 'L' - LIBRARY BUILDING

☒ **MINOR HVAC AND/OR FIRE ALARM ALTERATIONS TO BUILDINGS:**
- BUILDING 700 - GYMNASIUM BUILDING
- BUILDING 800 - LOCKER ROOM BUILDING

☒ **SITE WORK**
- ENTRY CANOPY AND WALKWAY STRUCTURE
- RECONFIGURATION OF PARKING
- PLAZA AT EAST CAMPUS
- PLAZA AT WEST CAMPUS
- ASSOCIATED ACCESSIBILITY SITE WORK

INCREMENT II

☐ **REHABILITATION OF BUILDINGS:**
- BUILDING 100 - CLASSROOM & ADMINISTRATION BUILDING
- BUILDING 150 - CLASSROOM BUILDING
- BUILDING 200 - CLASSROOM BUILDING

☐ **SITE WORK:**
- TWO SHADE STRUCTURES AT EAST CAMPUS PLAZA

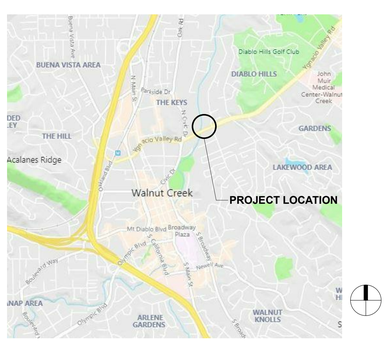
INCREMENT III

☐ **REHABILITATION AND ADDITION OF BUILDINGS:**
- BUILDING 600 - MULTIPURPOSE & CLASSROOM BUILDING

☒ **INDICATES INCLUDED IN THIS SUBMITTAL**

VICINITY MAP

NO SCALE



INDEX OF DRAWINGS

TOTAL # OF SHEET IN SET : 180

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1 A0.11 CODE ANALYSIS EXIT PLAN - BLDG 300, 350 MODULARS, & 400
1 A0.12 CODE ANALYSIS EXIT PLAN - BLDG 500
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1 A1.03 FRONT ENTRY - SITE PLAN AND CANOPY PLAN
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1 A2.22 BLDG 300 & 350 MODULARS, 400, & L - DOOR PLANS & SCHEDULE
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1 L0.3 PLANTING NOTES & LEGEND
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1 L4.3 IRRIGATION NOTES AND LEGEND
1 L4.4 IRRIGATION DETAILS
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1 L5.2 CONSTRUCTION DETAILS
1 L5.3 CONSTRUCTION DETAILS

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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Architect/Engineer Of Record:

LICENSED ARCHITECT MARCUS A. HIBSER C-27362 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

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HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT
INCREMENT I

Sheet Title
TITLE SHEET

Client Project Number: Client Proj. #

Scale:
Drawn By: CD
Checked By: CD
Issue Date: 4/20/20
Revit Version: 2019

Sheet
A0.01A
Sheet 1 of 180

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GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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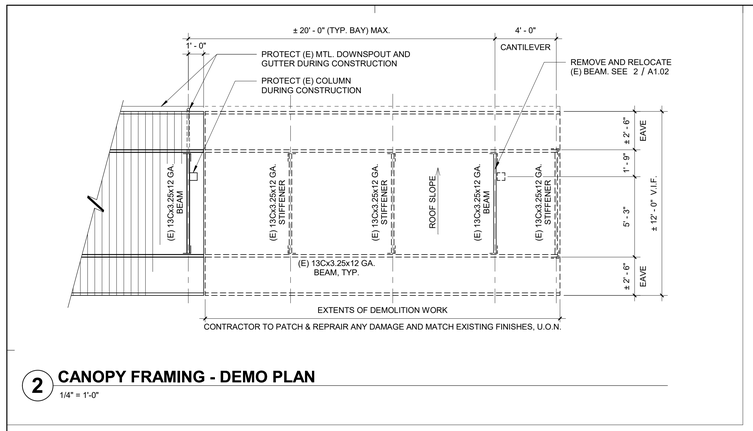
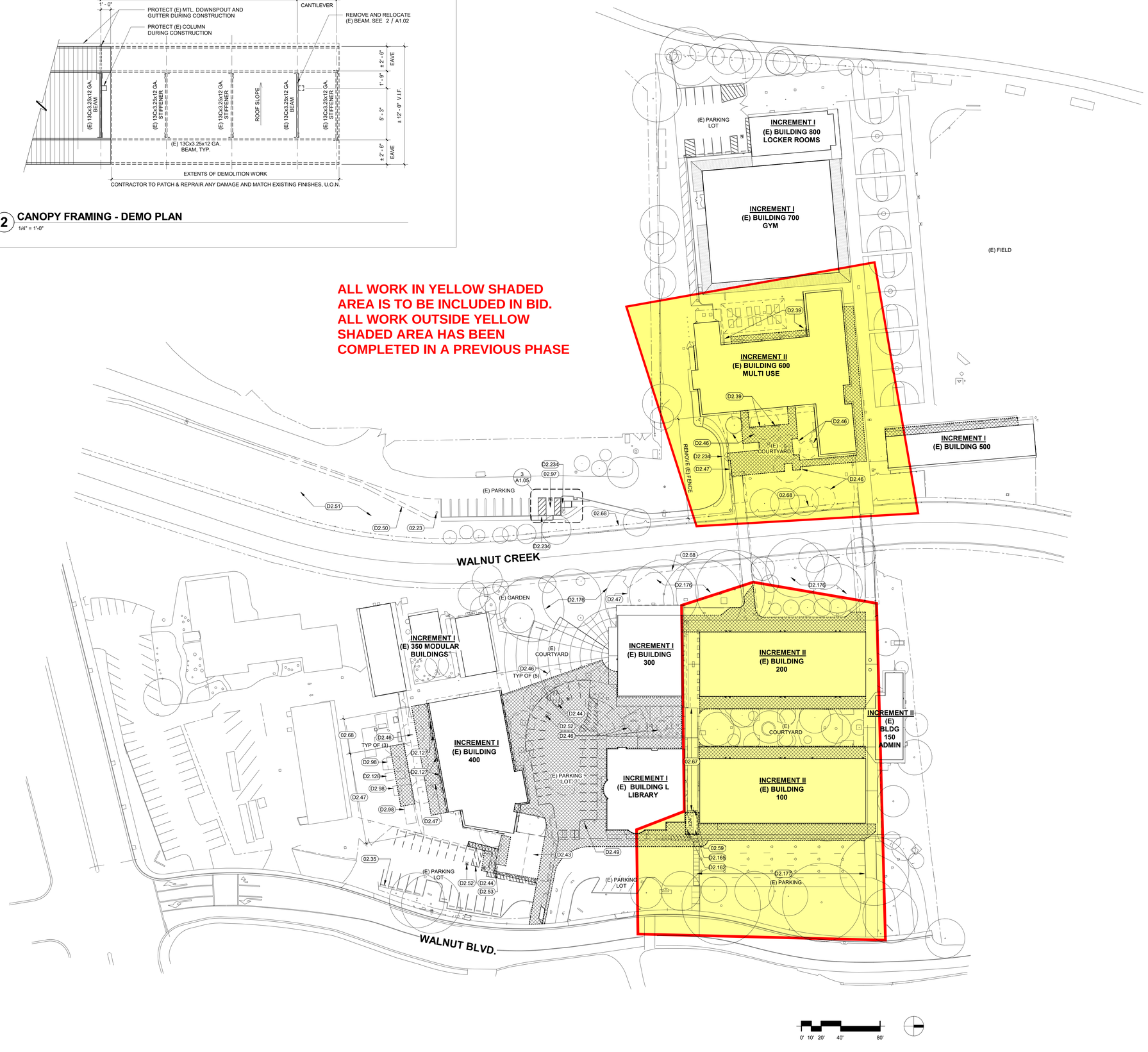


2 CANOPY FRAMING - DEMO PLAN

1/4" = 1'-0"



1 SITE PLAN - DEMOLITION

1" = 40'-0"

SHEET GENERAL NOTES

1. SEE CIVIL SITE DEMOLITION SHEETS C1.01A AND C1.01B FOR ADDITIONAL INFORMATION.
2. NO DEMOLITION SHALL BEGIN UNTIL THE DEMOLITON WORK HAVE BEEN APPROVED BY DSA.

KEY NOTES

02.23	(E) LIGHT POST TO REMAIN, TYP.
02.35	(E) WHEEL STOP TO REMAIN, TYP. OF (12)
02.59	(E) MODULAR COVERED WALKWAY COLUMN, TYP. SEE PARTIAL PLAN THIS SHEET.
02.67	(E) MODULAR WALKWAY CANOPY (APPL #01-106284 DEFERRED APPROVAL) FIVE MODULES TO REMAIN
02.68	(E) CHAIN LINK FENCE TO REMAIN
02.97	(E) VAN ACCESSIBLE PARKING STALL, TYP.
D2.39	REMOVE (E) BENCH. REMOVE FOOTING
D2.43	REMOVE (E) STAND ALONE CLASSROOM BUILDING 401 (APPL 12173) COMPLETELY. NOTE THAT BUILDING IS NOT STRUCTURALLY CONNECTED TO BUILDING 400. S.P.D., S.M.D. & S.E.D.
D2.44	REMOVE (E) STRIPING, TYP.
D2.46	REMOVE (E) TREE, TYP. S.L.D.
D2.47	REMOVE (E) CHAIN LINK FENCE, POSTS, AND POST FOOTINGS
D2.49	RELOCATE (E) FIRE HYDRANT, SEE A1.01
D2.50	REMOVE (E) CONCRETE WALKWAY AT (N) PARKING AREA. S.C.D.
D2.51	REMOVE (E) SOIL AND REGRADE FOR (N) PARKING. S.C.D.
D2.52	REMOVE (E) PAINTED I.S.A. SYMBOL, TYP. OF (2)
D2.53	REMOVE BOLLARDS, CONCRETE PAD, AND EXISTING AC UNIT, S.C.D
D2.98	(E) SHEDS TO BE REMOVED
D2.127	REMOVE (E) CONDENSING UNIT AND CONCRETE PAD, TYP. S.M.D. PATCH AND REPAIR (E) WALL TO MATCH (E)
D2.128	RELOCATE CONTAINER, CONFIRM WITH OWNER
D2.162	REMOVE PORTION OF (E) MODULAR COVERED WALKWAY. REMOVE ROOF AND FRAMING MODULE INCLUDING GUTTER AND DOWNSPOUT FOR AREA SHOWN. SEE PARTIAL PLAN THIS SHEET.
D2.165	REMOVE (E) MODULAR COVERED WALKWAY COLUMN AN COLUMN FOOTING. SEE PARTIAL PLAN THIS SHEET.
D2.176	CLEAR AND GRUB THIS AREA FOR NEW WORK, SEE SHEETS L1.0 AND C1.01A
D2.177	REMOVE (E) PAVEMENT MARKING, SEE 2/A1.05
D2.234	REMOVE (E) TRUNCATED DOMES. PATCH AND REPAIR FOR (N). SEE SITE PLAN

LEGEND

AREA OF PAVEMENT AND CONCRETE LANDING DEMOLITION, SEE SHEET C1.01A FOR COMPLETE AREA OF WORK.

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I

ISSUE DATE: 4/20/20 BY: MH

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Architect/Engineer Of Record:

LICENSED ARCHITECT RAYMUS A. HIBSER C-27352 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241

Facility

WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project

MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title

SITE PLAN - DEMOLITION

Client Project Number: Client Proj. #

Scale: As indicated
Drawn By: CD/LDM
Checked By: CD
Issue Date: 4/20/20
Revit Version: 2019

Sheet
A1.01

Sheet 7 of 180

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4/20/2020 2:04:34 PM

GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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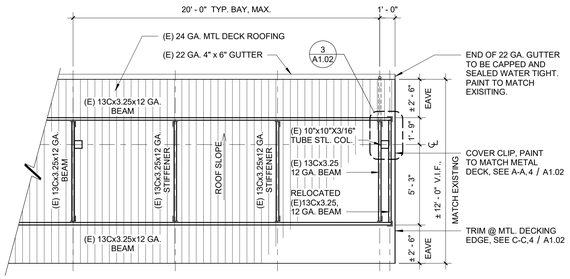
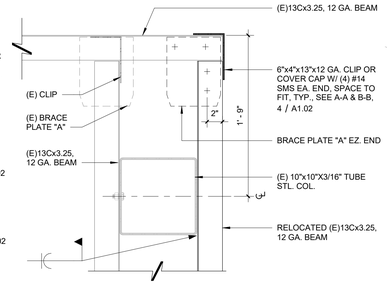
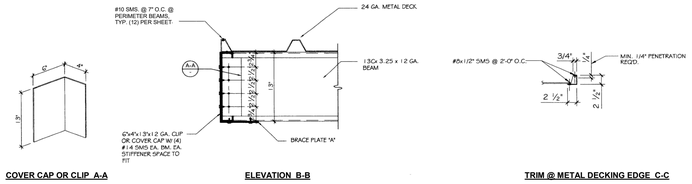
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020



2 CANOPY FRAMING PLAN
1/4" = 1'-0"

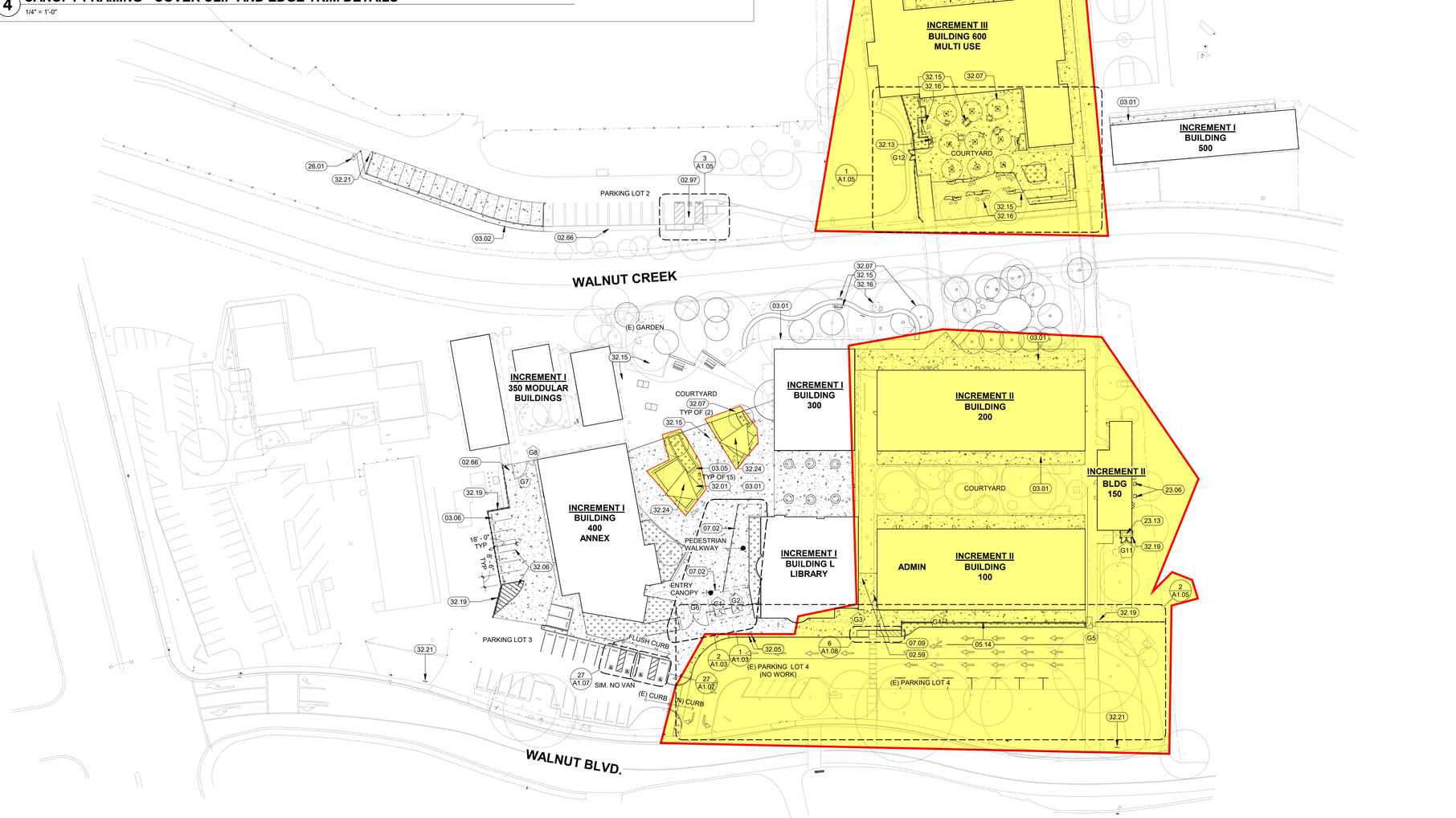


3 CANOPY FRAMING - BEAM @ COLUMN
1 1/2" = 1'-0"



COVER CAP OR CLIP A-A | ELEVATION B-B | TRIM @ METAL DECKING EDGE C-C

4 CANOPY FRAMING - COVER CLIP AND EDGE TRIM DETAILS
1/4" = 1'-0"



ALL WORK IN YELLOW SHADED AREA IS TO BE INCLUDED IN BID. ALL WORK OUTSIDE YELLOW SHADED AREA HAS BEEN COMPLETED IN A PREVIOUS PHASE

0' 10' 20' 40' 80'

1 SITE PLAN
1" = 40'-0"

SHEET GENERAL NOTES

1. REFER TO ELECTRICAL, CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
2. SEE SHEET A0.03 FOR ACCESSIBLE PATH OF TRAVEL

KEY NOTES

02.59	(E) MODULAR COVERED WALKWAY COLUMN, TYP. SEE PARTIAL PLAN THIS SHEET.
02.66	(E) CONCRETE WALKWAY
02.97	(E) VAN ACCESSIBLE PARKING STALL, TYP.
03.01	CONCRETE PAVING, TYP. S.C.D. & S.L.D.
03.02	CONCRETE WALKWAY S.C.D. & S.L.D.
03.05	CONCRETE BENCH, TYP. S.L.D.
03.06	WHEEL STOPS, SEE DETAIL 7/A1.07
05.14	PAINTED METAL PANEL FENCING SYSTEM, TYP,
07.02	ROOF OUTLINE ABOVE
07.09	PROVIDE END CAP AT (E) WALKWAY GUTTER WHERE PORTION OF MODULAR WALKWAY REMOVED. SEE 3 AND 4/A1.02 SIMILAR
23.06	CONDENSING UNIT ON CONCRETE PAD. S.M.D.
23.13	HVAC UNIT ON CONCRETE PAD. S.M.D.
26.01	LIGHT POST S.E.D.
32.01	ARTIFICIAL TURF S.L.D.
32.05	FIXED BOLLARD, SEE DETAIL 3/A1.08
32.06	4" STRIPING, PAINT WHITE, TYP
32.07	TREE, S.L.D.
32.12	CHAIN LINK FENCE AND GATE, SEE A1.06
32.13	PEDESTAL DRINKING FOUNTAIN AND BOTTLE FILLER, SEE 10/A1.08
32.15	LANDSCAPE FURNISHINGS TYP, SEE LANDSCAPE PLANS
32.16	PEBBLES TYP , SEE LANDSCAPE PLANS
32.19	CHAIN LINK FENCE, POSTS AND FOOTING, 7'-0" HIGH FENCE SEE DETAIL 3/A1.06
32.21	TOW AWAY SIGN, POST AND FOOTING. SEE DETAIL 4&5/A1.07
32.24	FUTURE SHADE STRUCTURE. NOT PART OF INCREMENT 1 OF THIS APPLICATION

PARKING COUNT

	OVERALL SPACES	ACCESSIBLE SPACES	VAN ACC. SPACES	REQUIRED PER TABLE 211B-208.2
PARKING LOT 1	10	1		(E) NO WORK
PARKING LOT 2	28		1	2
PARKING LOT 3	31	3	1	2
PARKING LOT 4	12			(E) NO WORK
TOTAL PROVIDED	81	4	2	4

*NO NET CHANGE TO EXISTING PARKING COUNT

LEGEND

(N) PAVING, SCD

(N) PLANTING AREA, SLD

(N) SYNTHETIC TURF LAWN, SLD

G# GATE DESIGNATION. SEE SCHEDULE SHEET 9 / A1.06

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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Architect/Engineer Of Record:

LICENSED ARCHITECT MARCUS A. HIBSER C-27352 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

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HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
SITE PLAN

Client Project Number: Client Proj. #

Scale: As indicated
Drawn By: CD
Checked By: CD
Issue Date: 4/20/20
Revit Version: 2019

Sheet
A1.02
Sheet 8 of 180

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GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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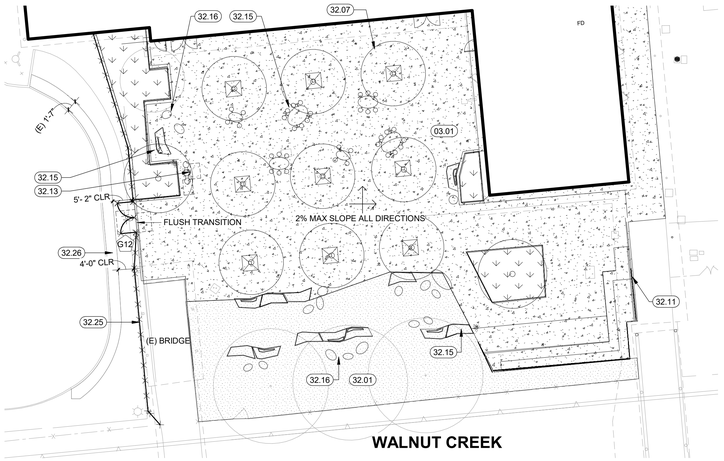
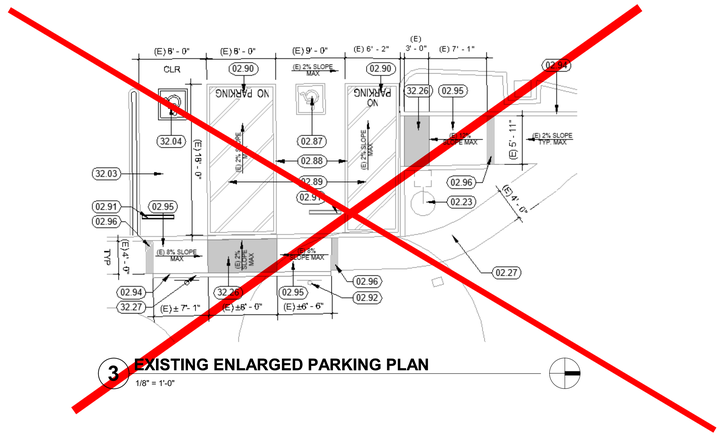
DATE: 05/01/2020

ALL WORK TO BE BID ON THIS SHEET EXCEPT AREAS WITH "X"

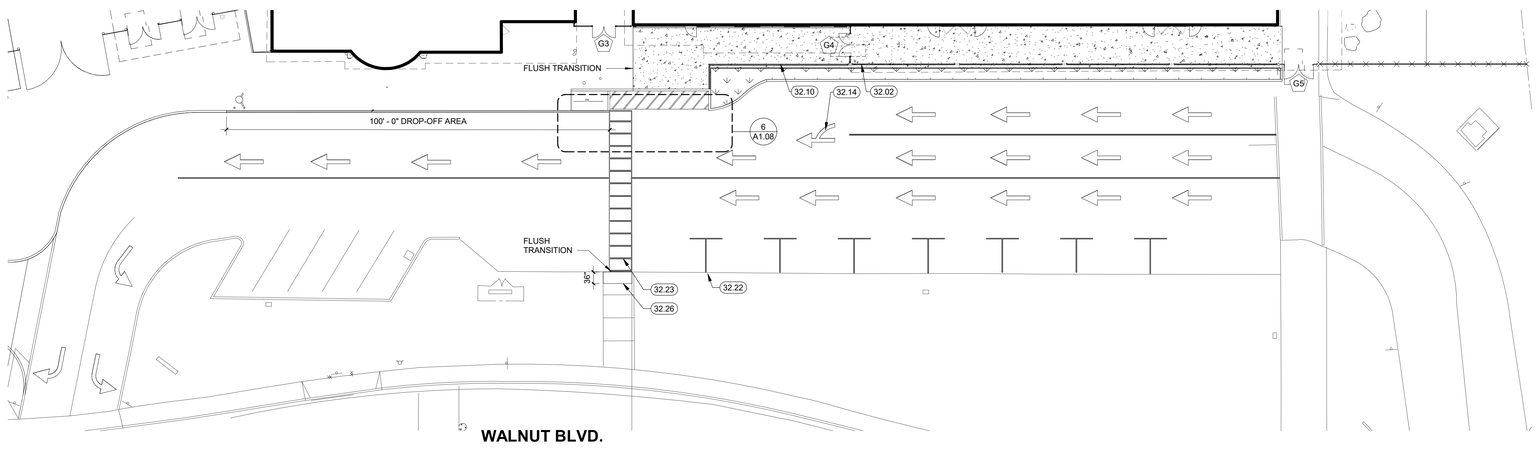
BUILDING 600
MULTI USE



1 ENLARGED SITE PLAN - BUILDING 600 COURTYARD
1/16" = 1'-0"



3 EXISTING ENLARGED PARKING PLAN
1/8" = 1'-0"



2 ENLARGED SITE PLAN - DROP-OFF / PICK-UP
1/16" = 1'-0"

LEGEND

- (N) PAVING, SCD
- (N) PLANTING AREA, SLD
- (N) SYNTHETIC TURF LAWN, SLD
- G# GATE DESIGNATION. SEE SCHEDULE SHEET 9 / A1.06

KEY NOTES

02.23	(E) LIGHT POST TO REMAIN, TYP.
02.27	(E) CONCRETE WALKWAY
02.87	(E) 36" X 36 INTERNATIONAL SYMBOL OF ACCESSIBILITY PER DETAIL 2/A1.07
02.88	(E) ACCESS AISLE W/ 4" BLUE BORDER,TYP
02.89	(E) 4" WHITE STRIPING AT 3' ON CENTER, TYP
02.90	(E) 12" H WHITE LETTERS STATING "NO PARKING, TYP.
02.91	(E) WHEEL STOP PER DETAIL 7/A1.07
02.92	(E) PARKING SIGN PER DETAIL 1/A1.07
02.94	(E) CONCRETE CURB
02.95	(E) ACCESSIBLE RAMP
02.96	(E) 1/4" X 1/4" DETECTABLE WARNING GROOVES AT TOP OF RAMP
03.01	CONCRETE PAVING, TYP. S.C.D. & S.L.D.
32.01	ARTIFICIAL TURF S.L.D.
32.02	PERFORATED METAL SCREEN FENCE, TYP. SEE DETAILS 11-13-14-15/A1.08.
32.03	VAN ACCESSIBLE PARKING STALL
32.04	PAINTED I.S.A. SYMBOL, TYP. SEE 2/A1.08
32.07	TREE, S.L.D.
32.10	PERFORATED METAL PANEL LOW FENCE. SEE SPECS & DETAILS 19 & 20/A1.08
32.11	CONC. SEAT WALL W/ PERFORATED METAL PANEL. SEE SHEET L4.3
32.13	PEDESTAL DRINKING FOUNTAIN AND BOTTLE FILLER, SEE 10/A1.08
32.14	TRAFFIC ARROW, TYP SEE 12/A1.07
32.15	LANDSCAPE FURNISHINGS TYP. SEE LANDSCAPE PLANS
32.16	PEBBLES TYP , SEE LANDSCAPE PLANS
32.22	WHITE PARKING STRIPING, 3" WIDE
32.23	WHITE CROSSWALK STRIPING, 4" WIDE
32.25	WIRE MESH FENCING, SEE DET 29/A1.06. SEE GATE SCHEDULE
32.26	TRUNCATED DOMES PER DETAIL 6/A1.07
32.27	VAN ACCESSIBLE PARKING SIGN. SEE DETAIL 1/A1.07A/ OR

SHEET GENERAL NOTES

1. EXTERIOR DOOR THRESHOLDS AT NEW CONCRETE PAVING AND/OR WALKWAY OCCUR. SEE DETAIL 10/A9.02A
2. FOR ACCESSIBLE FLOOR CLEARANCE REQUIREMENTS AT GATES SEE DETAIL 14/A9.21

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

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LICENSED ARCHITECT
GARY LUIS A. HIBSER
C-27352
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

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Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
ENLARGED SITE PLANS

Client Project Number: Client Proj. #

Scale: As indicated
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Issue Date: 4/20/20
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Sheet
A1.05

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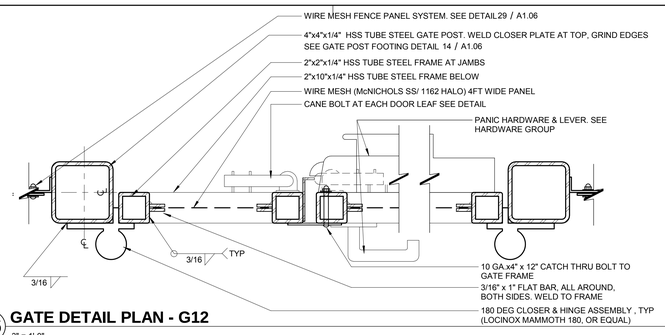
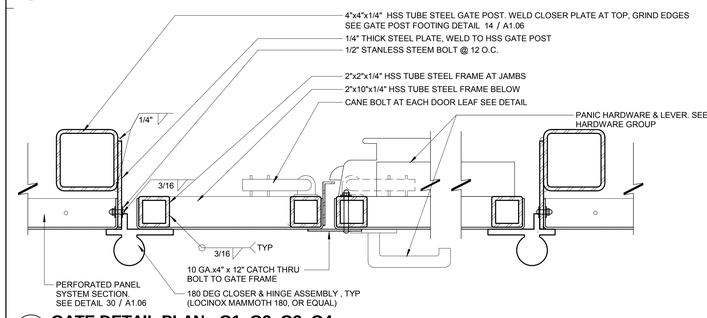
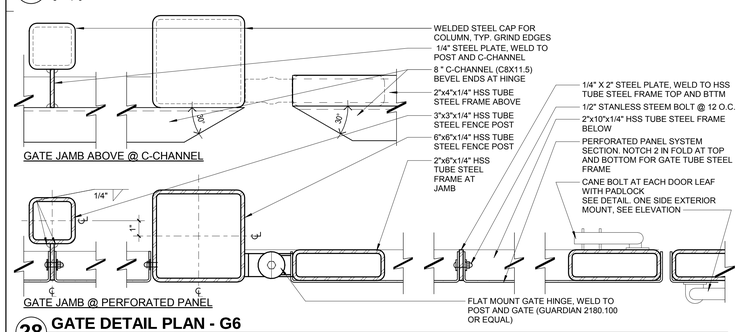


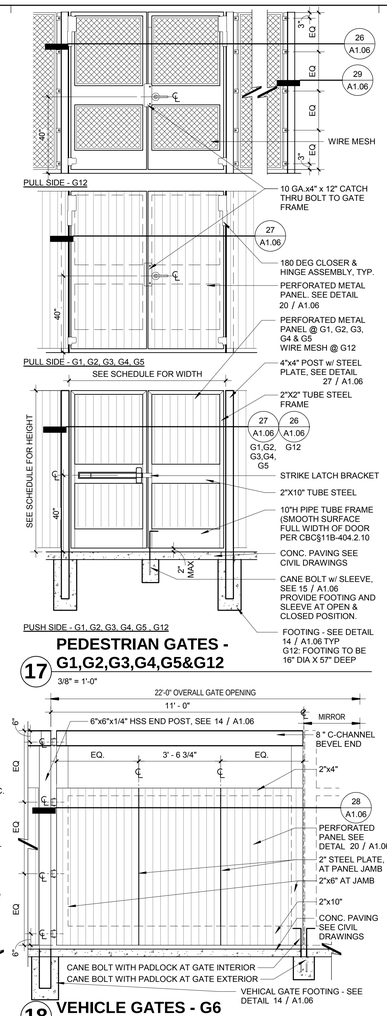
26 GATE DETAIL PLAN - G12
3" = 1'-0"



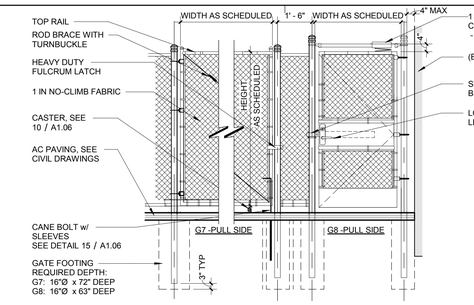
27 GATE DETAIL PLAN - G1, G2, G3, G4
3" = 1'-0"



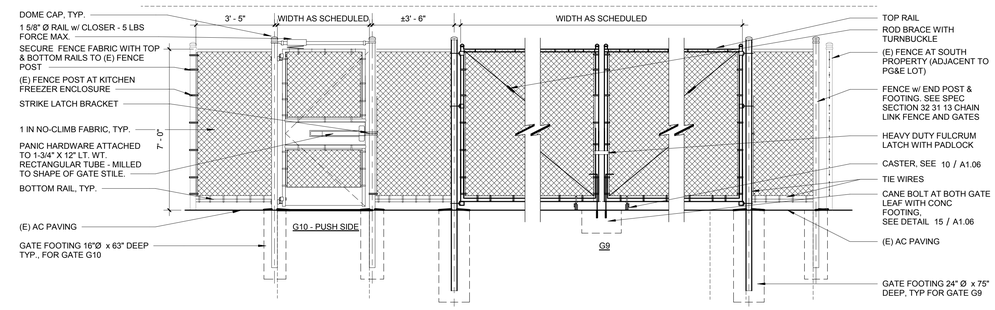
28 GATE DETAIL PLAN - G6
3" = 1'-0"



17 PEDESTRIAN GATES - G1,G2,G3,G4,G5&G12
3/8" = 1'-0"

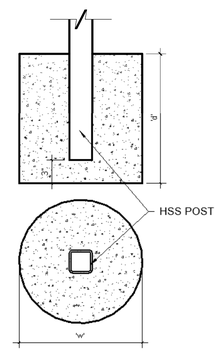


6 CHAINLINK VEHICLE GATE - G7 & G8
3/8" = 1'-0"



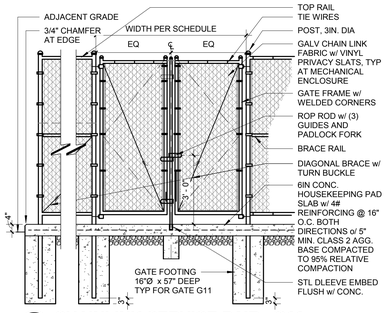
12 CHAINLINK VEHICLE GATE - G9 & G10
3/8" = 1'-0"

18 VEHICLE GATES - G6
3/8" = 1'-0"

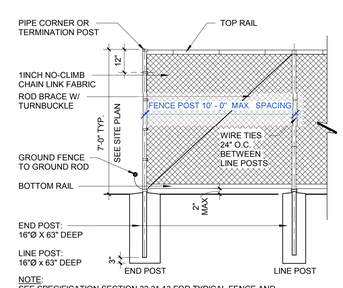


POST	POST HEIGHT	POST SIZE	THICK-NESS	FTG DEPTH 'd'	FTG WIDTH 'w'
END	7'-0"	6"x6"	1/8"	99"	24"
LINE	7'-0"	3"x3"	1/4"	60"	16"
GATE (PED)	7' -0"	4"x4"	1/4"	66"	18"
GATE (VEHICLE)	9' -6"	6"x6"	1/4"	99"	24"
END	4'-0"	4"x4"	1/4"	48"	18"
LINE	4'-0"	3"x3"	1/4"	48"	16"

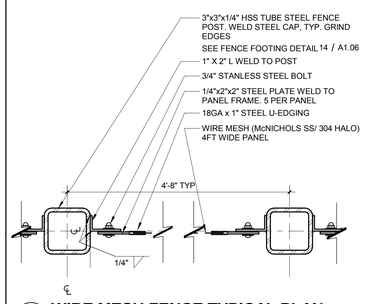
14 FENCE FOOTING
1 1/2" = 1'-0"



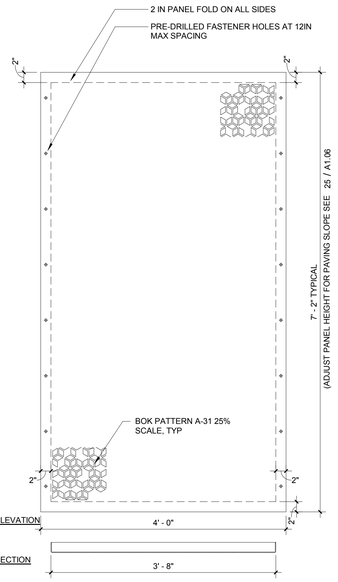
8 CHAINLINK SERVICE PAIR - G11
3/8" = 1'-0"



3 TYPICAL CHAIN LINK FENCE
3/8" = 1'-0"

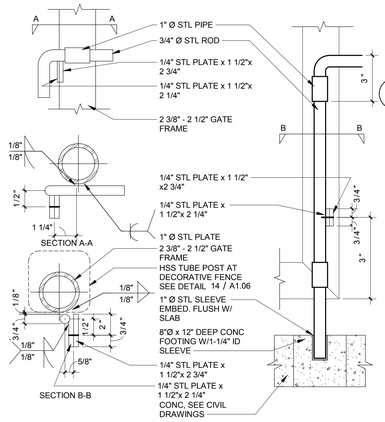


29 WIRE MESH FENCE TYPICAL PLAN
3" = 1'-0"



BASIS OF DESIGN:
BOK MODERN 14 GAGE STEEL WITH KAYNAR FINISH. CUSTOM DESIGN
NOTE: CAD FILE AVAILABLE FOR MANUFACTURER.

20 PERFORATED PANEL TYP ELEVATION
1" = 1'-0"

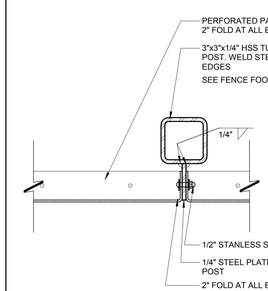


15 CANE BOLT
12" = 1'-0"

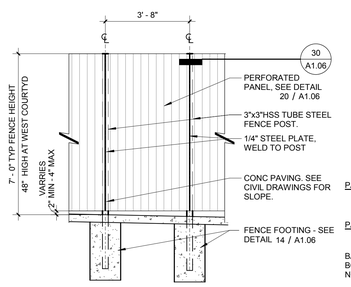
GATE MARK	SIZE: WIDTH PER LEAF	SIZE: HEIGHT	TYPE	MODE	CANE BOLT (●)	LEVER HARDWARE (●)	PAD-LOCKABLE GATE LATCH (●)	PANIC HARDWARE (●)	KICK PLATE (●)	SEE DETAIL	HDWR GROUP	NOTES
~~G1~~	~~(2)3' - 0"~~	~~7' - 0"~~	~~PERF~~	~~PAIR~~	~~●~~	~~●~~		~~●~~	~~●~~	~~17 / A1.06~~	~~29~~	
~~G2~~	~~(2)4' - 0"~~	~~7' - 0"~~	~~PERF~~	~~PAIR~~	~~●~~	~~●~~		~~●~~	~~●~~	~~17 / A1.06~~	~~29~~	~~-~~
G3	(2)3' - 0"	7' - 0"	PERF	PAIR	●	●	-	●	●	17 / A1.06	29	-
G4	(2)3' - 0"	7' - 0"	PERF	PAIR	●	●	-	●	●	17 / A1.06	29	-
G5	(2)4' - 0"	7' - 0"	PERF	PAIR	●	●	-	●	●	17 / A1.06	29	-
~~G6~~	~~(2)4' - 0"~~	~~9' - 6"~~	~~PERF~~	~~PAIR~~	~~●~~	~~-~~	~~●~~			~~18 / A1.06~~	~~24~~	
~~G7~~	~~4'2" - 0"~~	~~7' - 0"~~	~~CL~~	~~SGL~~	~~●~~		~~●~~	~~-~~	~~-~~	~~8 / A1.06~~	~~30~~	
~~G8~~	~~4' - 0"~~	~~7' - 0"~~	~~SL~~	~~SGL~~		~~●~~		~~●~~	~~●~~	~~8 / A1.06~~	~~30~~	
~~G9~~	~~(2)11' - 0"~~	~~7' - 0"~~	~~SL~~	~~PAIR~~	~~●~~		~~●~~			~~12 / A1.06~~	~~30~~	~~SEE DETAIL 19/~~
~~G10~~	~~4' - 0"~~	~~7' - 0"~~	~~SL~~	~~SGL~~		~~●~~		~~●~~	~~●~~	~~12 / A1.06~~	~~30~~	~~-~~
G11	4' - 0"	7' - 0"	CL	PAIR	●	-	●	-	-	8 / A1.06	31	
G12	(2)4' - 0"	7' - 0"	WM	PAIR	●	●	-	●	●	17 / A1.06	29	-

9 GATE SCHEDULE
NTS

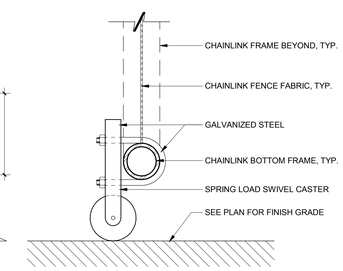
GATES WITH RED LINE THRU HAVE ALREADY BEEN INSTALLED



30 PERFORATED TYPICAL PANEL PLAN
3" = 1'-0"



25 PERFORATED PANEL FENCE
3/8" = 1'-0"



10 GATE CASTER DETAIL
3" = 1'-0"

GATE NOTES

GATE MARK: SEE SITE PLAN SHEET A1.02 FOR LOCATION
TYPE: PERF = PERFORATED, CL = CHAINLINK, WM - WIRE MESH

CHAINLINK FENCE GATE NOTES:

1. SEE SPECIFICATION SECTION 32 31 13 CHAIN LINK FENCES AND GATES
2. FABRIC SHALL BE ZINC COATED STEEL WIRE, COATED WITH 1.8 OUNCES OF ZINC PER SQUARE FOOT CONFORMING TO REQUIREMENTS IN ASTM A 392.
3. TOP AND BOTTOM SELVAGE SHALL HAVE TWISTED AND/OR KNUCKLED FINISH.
4. GATE POST: 3" O.D. DIA. ZINC COATING TO BE 1.8 OUNCES PSF SURFACE.
5. PIPE POSTS SHALL HAVE TOPS WHICH EXCLUDE MOISTURE.
6. END, CORNER, PULL, AND GATE POSTS SHALL HAVE BRACES WITH SAME MATERIAL AS TOP RAIL AND TRUSSED TO LINE POSTS WITH 3/8" RODS AND TIGHTENERS.
7. HINGES: GALVANIZED PRESSED STEEL OR MALLEABLE IRON TO SUIT GATE SIZE, NON LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE GATE OPENING.

GATE HARDWARE

1. GATE HARDWARE PER SPECIFICATION SECTION 08 71 00 DOOR HARDWARE.

5 GATE NOTES AND HARDWARE
NTS

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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Architect/Engineer Of Record: _____

LICENSED ARCHITECT HAYDEN A. HIBSER C-27302 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel ¦ 510.446.2211 fax

HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
SITE DETAILS/GATE SCHEDULE

Client Project Number: Client Proj. #

Scale: As indicated
Drawn By: AL
Checked By: CD
Issue Date: 4/20/20
Revit Version: 2019

Sheet
A1.06
Sheet 12 of 180

C:_Revit Locals\5241_WALNUT_CREEK_INT_R19_central_nidzerdb@hy-arch.com.rvt
4/20/2020 11:13:06 AM

GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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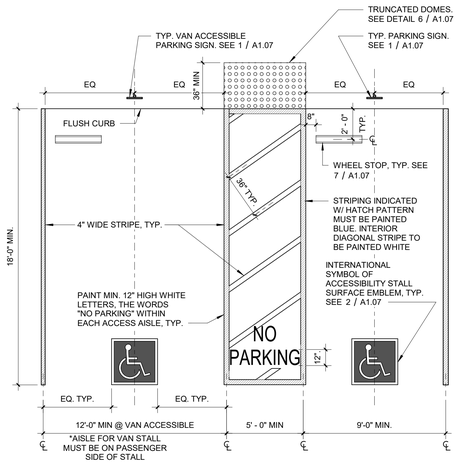
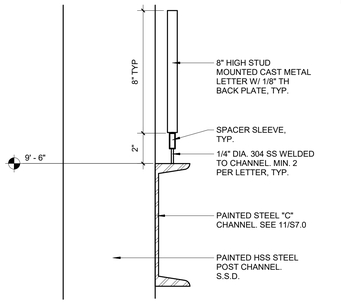
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☐ ACS ☒
DATE: 05/01/2020

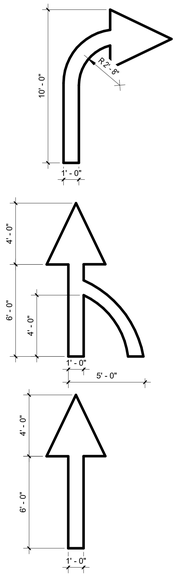


NOTE:
1. PAINT ALL STRIPING & SURFACE EMBLEM W/ WHITE TRAFFIC PAINT.
2. MAX. SURFACE SLOPE OF PARKING SPACE(S) & ACCESS AISLE(S) MAY NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
3. MIN. 98" CLEARANCE SHALL BE PROVIDED AT VAN ACCESSIBLE PARKING SPACE & ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCE(S) & EXIT(S).

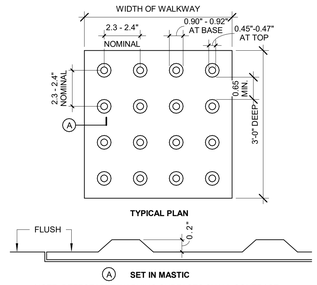
27 ACCESSIBLE PARKING
1/4" = 1'-0"



16 ENTRY SIGNAGE
3" = 1'-0"

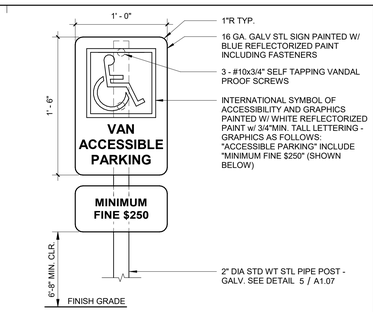


12 TRAFFIC ARROWS
1/4" = 1'-0"

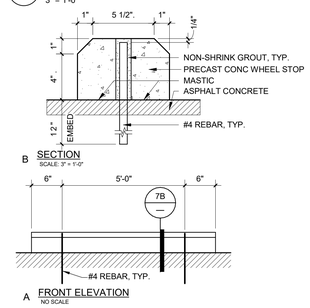


NOTE: DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES

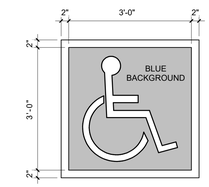
6 TRUNCATED DOMES
3" = 1'-0"



1 ACCESSIBLE PARKING SIGN
1 1/2" = 1'-0"

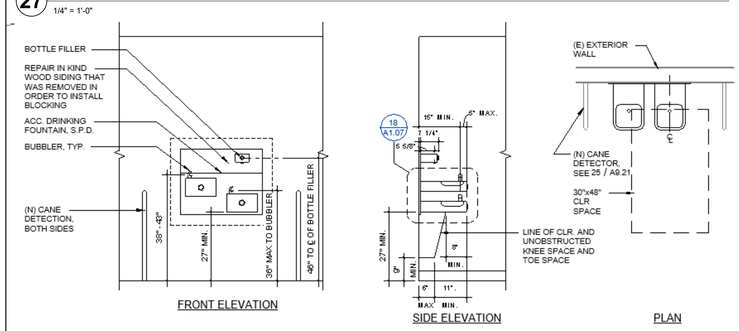


7 PRECAST CONCRETE WHEEL STOP
3" = 1'-0"

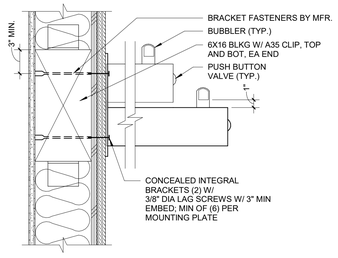


NOTE:
1. BORDER & IMAGE TO BE PAINTED W/ WHITE REFLECTORIZED TRAFFIC PAINT
2. BACKGROUND TO BE PANTONE SYSTEM MATCHING. "306C".
3. THIS FLOOR MARKING SHALL COMPLY WITH CBC 11B-703.7.2.1

2 ACCESSIBLE SYMBOL
3/4" = 1'-0"

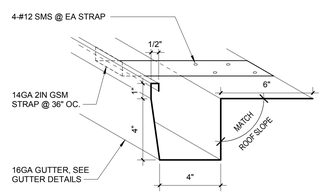


28 ACCESSIBLE HI-LO DRINKING FOUNTAIN
1/2" = 1'-0"



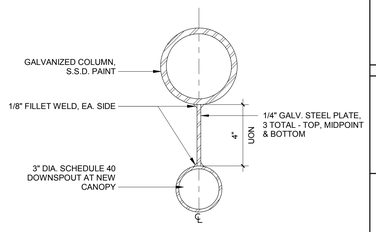
NOTES: SEE DETAIL 28/- FOR CLEARANCES

18 DRINKING FOUNTAIN SECTION
1 1/2" = 1'-0"

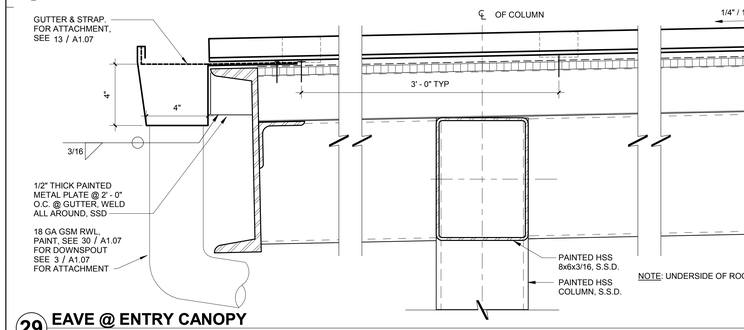


NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SHEET METAL FLASHINGS

13 TYP GUTTER DETAIL @ CANOPY
3" = 1'-0"

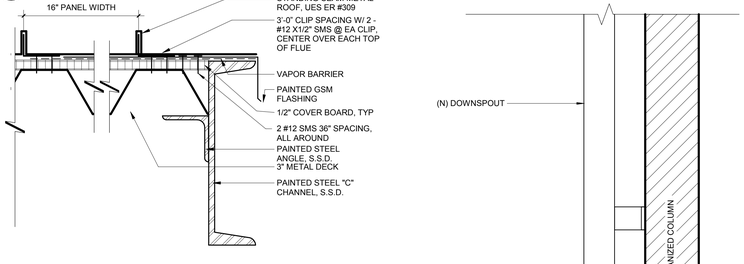


3 DOWNSPOUT ATTACHMENT
3" = 1'-0"



NOTE: UNDERSIDE OF ROOF AND T.S. FRAME TO BE PAINTED, TYP.

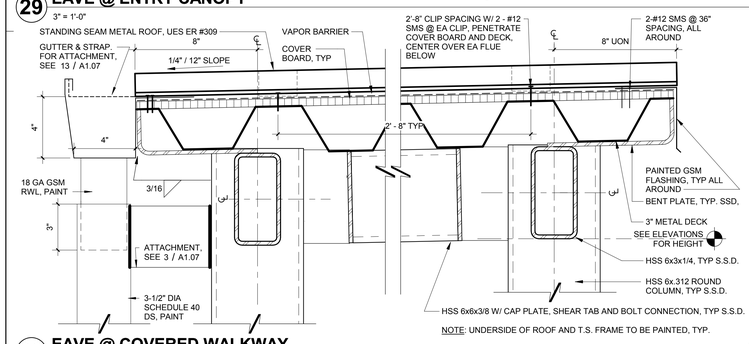
29 EAVE @ ENTRY CANOPY
3" = 1'-0"



NOTE: UNDERSIDE OF ROOF AND T.S. FRAME TO BE PAINTED, TYP.

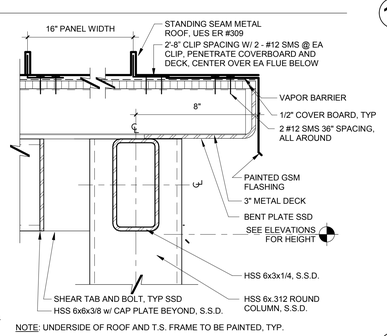
14 SIDE EAVE @ ENTRY CANOPY
3" = 1'-0"

4 TOW AWAY SIGNAGE
1 1/2" = 1'-0"



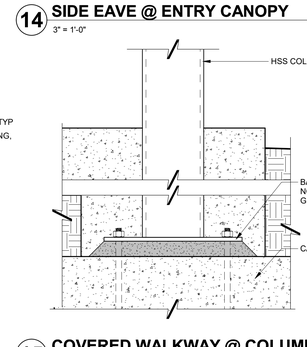
NOTE: UNDERSIDE OF ROOF AND T.S. FRAME TO BE PAINTED, TYP.

30 EAVE @ COVERED WALKWAY
3" = 1'-0"

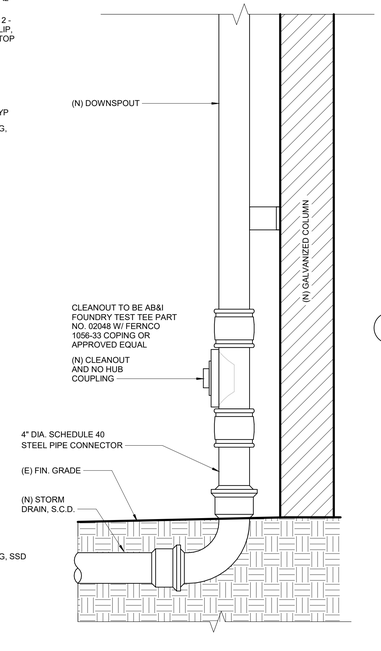


NOTE: UNDERSIDE OF ROOF AND T.S. FRAME TO BE PAINTED, TYP.

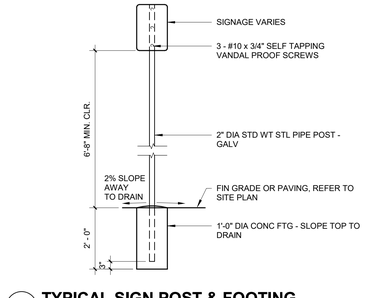
20 SIDE EAVE @ COVERED WALKWAY
3" = 1'-0"



15 COVERED WALKWAY @ COLUMN BASE
3" = 1'-0"



10 DOWNSPOUT TO NEW STORM DRAIN
1 1/2" = 1'-0"



5 TYPICAL SIGN POST & FOOTING
1/2" = 1'-0"

WALNUT CREEK INTERMEDIATE SCHOOL

#	Revisions		
Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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Architect/Engineer Of Record:

LICENSED ARCHITECT
AARON A. HIBSER
C-27352
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

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510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
SITE DETAILS

Client Project Number: Client Proj. #

Scale: As indicated
Drawn By: AL
Checked By: CD
Issue Date: 4/20/20
Revit Version: 2019

Sheet
A1.07
Sheet 13 of 180

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GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1")

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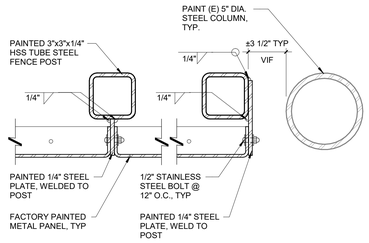
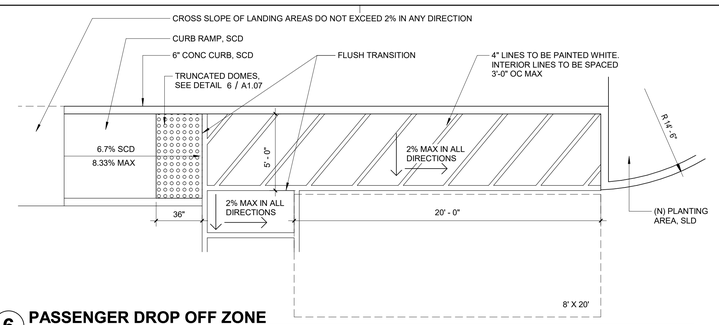
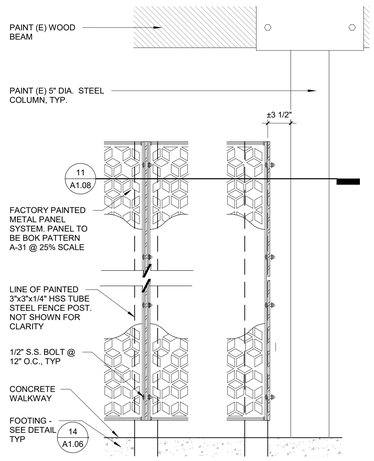
DATE: 05/01/2020



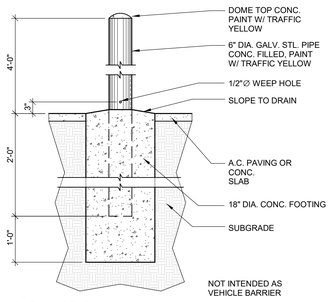
11 METAL PANEL ATTACHMENT
3" = 1'-0"



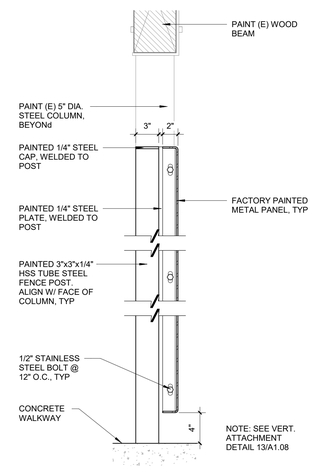
6 PASSENGER DROP OFF ZONE
1/4" = 1'-0"



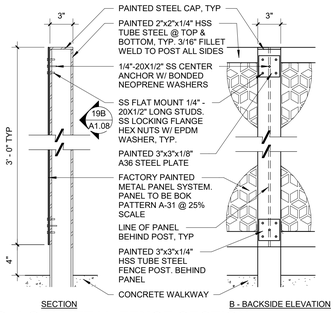
13 METAL FENCE VERT. ATTACH.
1 1/2" = 1'-0"



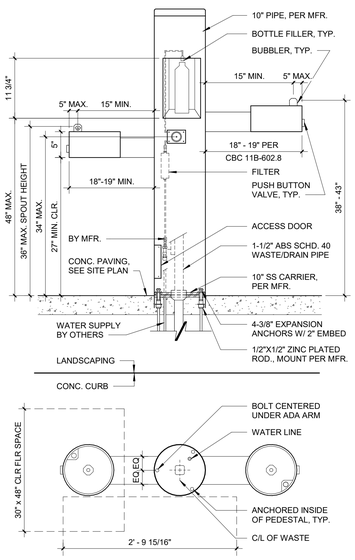
3 BOLLARD
3/4" = 1'-0"



14 METAL FENCE SECTION
1 1/2" = 1'-0"

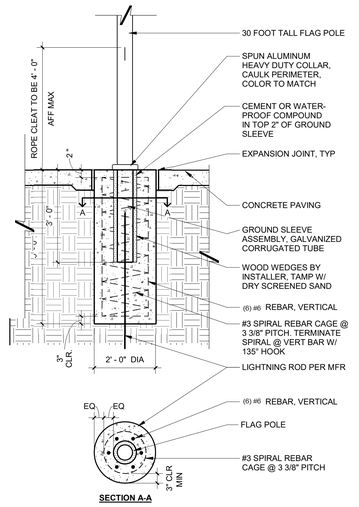


19 LOW METAL FENCE SECTION
1 1/2" = 1'-0"

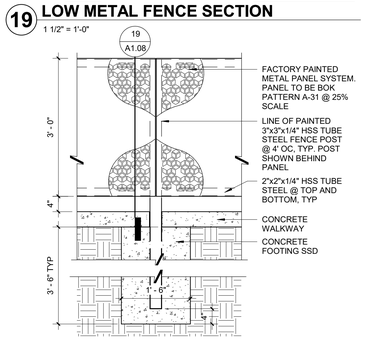


NOTES:
1. 3/8" NYLON REINFORCED NYLONBRAID TUBING FROM MFR. SHALL CONNECT TO COPPER PIPE WATER SUPPLY.
2. WATER FLOW AT BUBBLER SHALL BE 4 INCH HIGH MIN. W/ 30 DEG. MAX ANGLE OF WATER STREAM.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

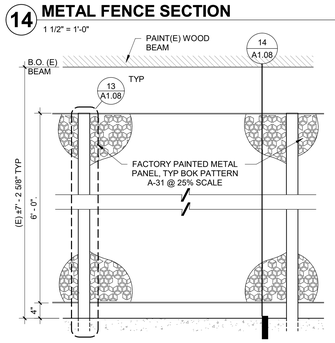
10 DRINKING FOUNTAIN SECTION
1" = 1'-0"



5 FLAG POLE FOOTING
1/2" = 1'-0"



20 LOW METAL FENCE
3/4" = 1'-0"



15 METAL PANEL FENCE
3/4" = 1'-0"

WALNUT CREEK INTERMEDIATE SCHOOL

# Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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Architect/Engineer Of Record:

LICENSED ARCHITECT MARK OB A. HIBSER C-27362 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

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510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
SITE DETAILS

Client Project Number: Client Proj. #

Scale: As indicated
Drawn By: NI
Checked By: CD
Issue Date: 4/20/20
Revit Version: 2019

Sheet
A1.08

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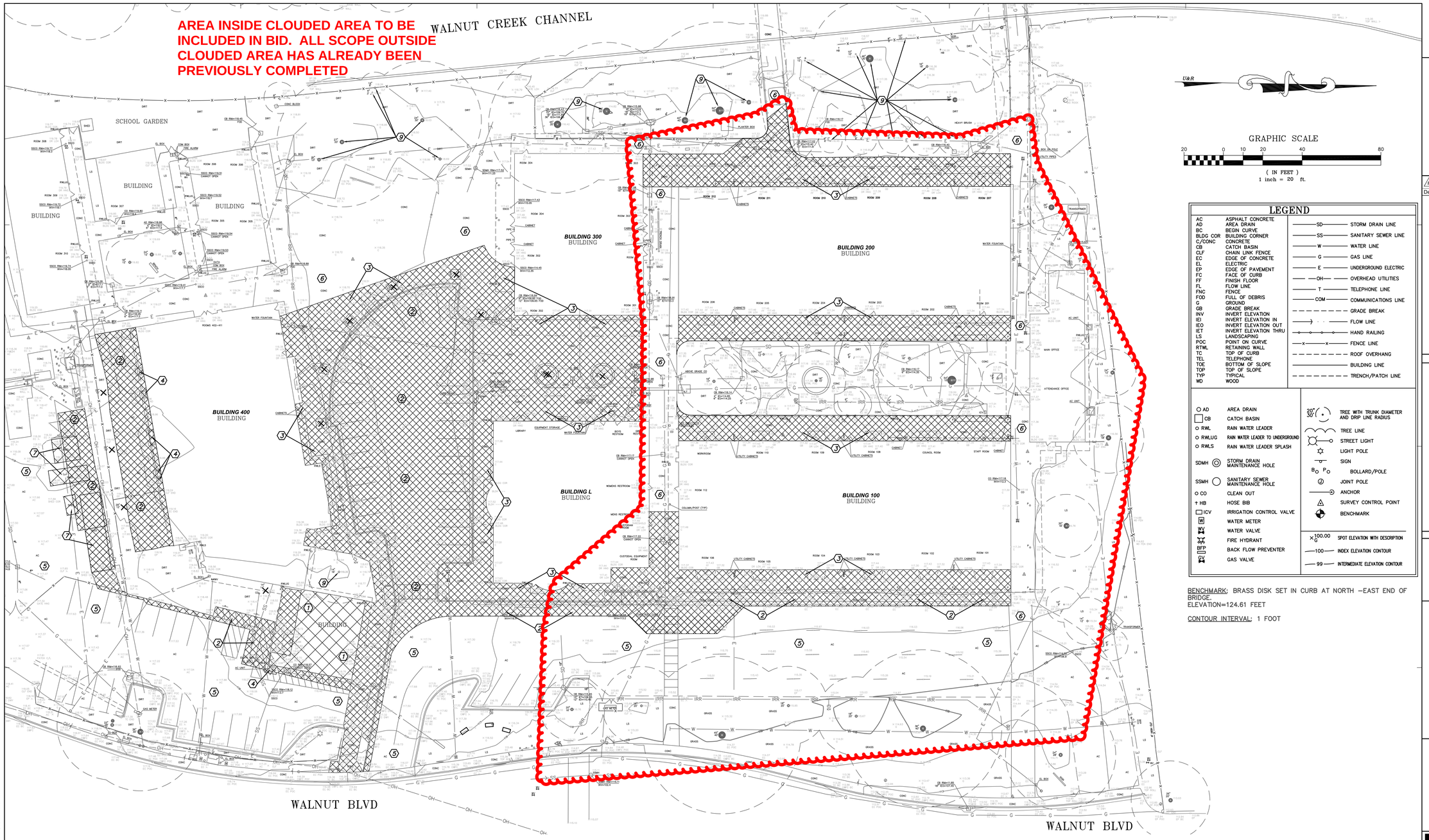
DATE: 05/01/2020



U&R

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGIN CURVE
BLDG COR	BUILDING CORNER
C/CONC	CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
EC	EDGE OF CONCRETE
EL	ELECTRIC
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOW LINE
FNC	FENCE
FOD	FULL OF DEBRIS
G	GROUND
GB	GRADE BREAK
INV	INVERT ELEVATION
IEI	INVERT ELEVATION IN
IEO	INVERT ELEVATION OUT
IET	INVERT ELEVATION THRU
LS	LANDSCAPING
POC	POINT ON CURVE
RTWL	RETAINING WALL
TC	TOP OF CURB
TEL	TELEPHONE
TOE	BOTTOM OF SLOPE
TOP	TOP OF SLOPE
TYP	TYPICAL
WD	WOOD

SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC
OH	OVERHEAD UTILITIES
T	TELEPHONE LINE
COM	COMMUNICATIONS LINE
	GRADE BREAK
	FLOW LINE
	HAND RAILING
x x	FENCE LINE
	ROOF OVERHANG
	BUILDING LINE
	TRENCH/PATCH LINE

AD	AREA DRAIN
CB	CATCH BASIN
RWL	RAIN WATER LEADER
RWLUG	RAIN WATER LEADER TO UNDERGROUND
RWLS	RAIN WATER LEADER SPLASH
SDMH	STORM DRAIN MAINTENANCE HOLE
SSMH	SANITARY SEWER MAINTENANCE HOLE
CO	CLEAN OUT
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
W	WATER METER
	WATER VALVE
	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
	GAS VALVE

20" 30'	TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
	TREE LINE
	STREET LIGHT
	LIGHT POLE
	SIGN
B P	BOLLARD/POLE
J	JOINT POLE
	ANCHOR
	SURVEY CONTROL POINT
	BENCHMARK
×100.00 G	SPOT ELEVATION WITH DESCRIPTION
100	INDEX ELEVATION CONTOUR
99	INTERMEDIATE ELEVATION CONTOUR

BENCHMARK: BRASS DISK SET IN CURB AT NORTH –EAST END OF BRIDGE.
ELEVATION=124.61 FEET

CONTOUR INTERVAL: 1 FOOT

DEMOLITION NOTES

1. CONTRACTOR TO OBTAIN AN ENGINEERING/ENCROACHMENT PERMIT FOR ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.
2. ALL DEMOLITON WORK TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE THE CALIFORNIA BUILDING CODE, DSA & STANDARD ENGINEERING PRACTICE. NO DIRT, SEDIMENT, CONSTRUCTION DEBRIS, SAWCUTTING SLURRY, OR OTHER MATERIAL, MAY BE LEFT ON THE PROJECT SITE OR CITY SIDEWALK OR STREETS. CONTRACTOR SHALL MAINTAIN AND CLEAN ALL SUCH MATERIALS FROM SIDEWALKS AND STREETS AT THE END OF THE WORKING DAY.
3. CONTRACTOR SHALL COMPLY WITH BEST MANAGEMENT PRACTICES WITH REGARD TO PREVENTING STORM DRAIN POLLUTION. EXAMPLE PRACTICES ARE INDICATED IN THE ATTACHED POLLUTION PREVENTION PLAN SHEET, HEREBY INCORPORATED INTO THE PROJECT PLANS. NO POLLUTION, SEDIMENT, OR DEBRIS FROM THE SITE MAY ENTER THE STORM DRAIN SYSTEM; ONLY CLEAN RAINWATER MAY ENTER.
4. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 811 OR (800) 227-2600 PRIOR TO ANY EXCAVATION OR DIGGING.
5. BUILDING UTILITY DEMOLITION. CONTRACTOR TO VERIFY IF ANY/ALL EXISTING UTIILTIES WILL CONTINUE TO BE UTILIZED BY OTHER BUILDINGS ON-SITE PRIOR TO REMOVAL.
   A. COORDINATE ALL GAS & ELECTRICAL REMOVAL WITH PG&E.
   B. REMOVE/CAP EXISTING SANITARY SEWER PER THE REQUIREMENTS OF CENTRAL SANITARY DISTRICT.
   C. CAP EXISTING UNDERGROUND ROOF DRAINS.
   D. CAP EXISTING DOMESTIC WATER LINE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION ACTIVITIES.
7. BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) NOTIFICATION IS REQUIRED FOR EVERY DEMOLITION. NOTIFICATION SHALL BE PROVIDED TO THE DISTRICT AT LEAST 10 WORKING DAYS PRIOR TO THE COMMENCEMENT OF DEMOLITION. OBTAIN A JOB (J#) FROM BAAQMD. A COPY OF THE J# ACKNOWLEDGEMENT LETTER FROM BAAQMD IS REQUIRED PRIOR TO ISSUANCE OF A PERMIT.
8. CONTRACTOR TO REFER TO THE FOLLOWING APPLICABLE SECTIONS OF CBC CHAPTER 33 FOR SAFEGUARDS AND FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION ACTIVITES AT THE SITE: 3303, 3306, 3307, 3308, 3309, 3310 & 3312.

DEMOLITION WORK LEGEND

1. REMOVE EXISTING BUILDING FOUNDATIONS, ETC, IN ITS ENTIRETY, PER BUILDING CODE.
2. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT, CONCRETE VALLEY GUTTER AND BASEROCK. PROTECT ALL EXISTING BOXES AND UNDERGROUND UTILITIES TO REMAIN.
3. REMOVE EXISTING CONCRETE PAVEMENT AND BASEROCK. PROTECT ALL EXISTING BOXES AND UNDERGROUND UTILITIES TO REMAIN.
4. REMOVE EXISTING AIR CONDITIONING UNITS AND CONCRETE SLABS.
5. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN.
6. EXISTING CONCRETE PAVEMENT TO REMAIN.
7. EXISTING SHEDS TO BE RELOCATED ON SCHOOL DISTRICT PROPERTY OR REMOVED.
8. EXISTING STORM DRAIN PIPE & AREA DRAIN STRUCTURES TO BE REMOVED.
9. EXISTING TREE TO REMAIN. PROTECT IN PLACE DURING DEMOLITION & CONSTRUCTION ACTIVITIES.

DEMOLITION LEGEND

- DEMOLISH EXISTING BUILDING = 1,405± SQUARE FEET; REMOVE SHED (4 TOTAL) = 773 SQUARE FEET
- DEMOLISH EXISTING CONCRETE/ ASPHALT CONCRETE PAVEMENT & BASEROCK; TOTAL DEMOLITION = 43,690± SQUARE FEET
- LIMITS OF EARTHWORK REMOVAL FOR NEW PARKING LOT = 4,255± SQUARE FEET
- REMOVE EXISTING TREE, INCLUDING ROOT BALL

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. RIO
C 39863
CIVIL
STATE OF CALIFORNIA
Exp. 12/31/21

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

KISTER, SAVIO & REI, INC.
LAND SURVEYORS & CIVIL ENGINEERS
825 SAN PABLO AVENUE, PINOLE, CA 94564
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JOB # 201008 DWG. # 0-1423
DATE: 4/20/20

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HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
CIVIL DEMOLITION PLAN
EAST CAMPUS

Client Project Number: Client Proj. #

Scale: 1"=20'
Drawn By: MLR
Checked By: MLR
Issue Date: 4/20/20
Revit Version: 2019

Sheet
C1.01A
Sheet 152 of 180

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8/20/2019 10:29:38 AM

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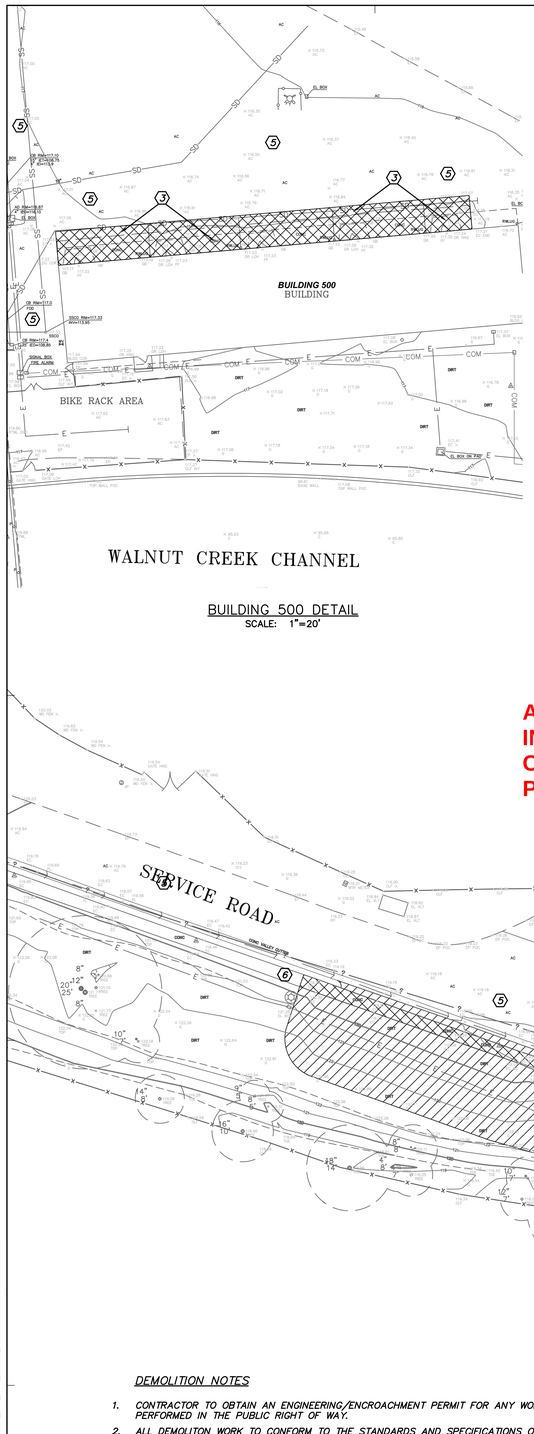

BUILDING 500 DETAIL
SCALE: 1"=20'

U&R

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGIN CURVE
BLDG COR	BUILDING CORNER
C/CONC	CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
EC	EDGE OF CONCRETE
EL	ELECTRIC
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOW LINE
FNC	FENCE
FOD	FULL OF DEBRIS
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T	TELEPHONE LINE
?	UNKNOWN LINE
COM	COMMUNICATIONS LINE
	GRADE BREAK
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	WATER VALVE
	FIRE HYDRANT
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20" 30'	TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
	TREE LINE
	STREET LIGHT
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B P	BOLLARD/POLE
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100.00	SPOT ELEVATION WITH DESCRIPTION
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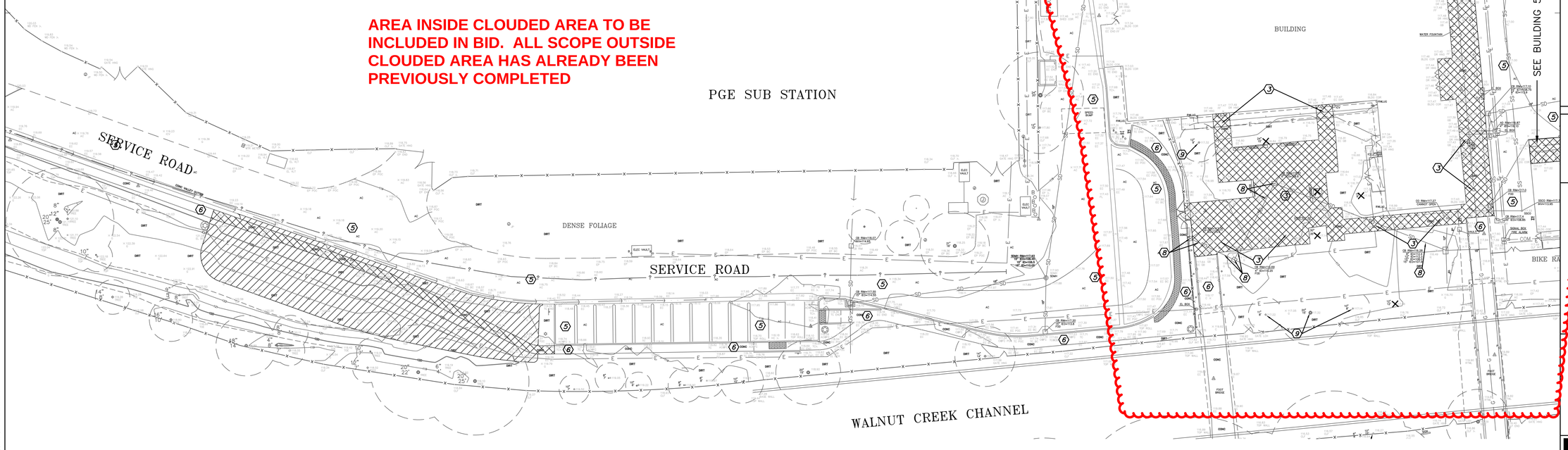
99	INTERMEDIATE ELEVATION CONTOUR

BENCHMARK: BRASS DISK SET IN CURB AT NORTH –EAST END OF BRIDGE. ELEVATION=124.61 FEET

CONTOUR INTERVAL: 1 FOOT

AREA INSIDE CLOUDED AREA TO BE INCLUDED IN BID. ALL SCOPE OUTSIDE CLOUDED AREA HAS ALREADY BEEN PREVIOUSLY COMPLETED



DEMOLITION NOTES

1. CONTRACTOR TO OBTAIN AN ENGINEERING/ENCROACHMENT PERMIT FOR ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.
2. ALL DEMOLITON WORK TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE THE CALIFORNIA BUILDING CODE, DSA & STANDARD ENGINEERING PRACTICE. NO DIRT, SEDIMENT, CONSTRUCTION DEBRIS, SAWCUTTING SLURRY, OR OTHER MATERIAL MAY BE LEFT ON THE PROJECT SITE OR CITY SIDEWALK OR STREETS. CONTRACTOR SHALL MAINTAIN AND CLEAN ALL SUCH MATERIALS FROM SIDEWALKS AND STREETS AT THE END OF THE WORKING DAY.
3. CONTRACTOR SHALL COMPLY WITH BEST MANAGEMENT PRACTICES WITH REGARD TO PREVENTING STORM DRAIN POLLUTION. EXAMPLE PRACTICES ARE INDICATED IN THE ATTACHED POLLUTION PREVENTION PLAN SHEET, HEREBY INCORPORATED INTO THE PROJECT PLANS. NO POLLUTION, SEDIMENT, OR DEBRIS FROM THE SITE MAY ENTER THE STORM DRAIN SYSTEM; ONLY CLEAN RAINWATER MAY ENTER.
4. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 811 OR (800) 227–2600 PRIOR TO ANY EXCAVATION OR DIGGING.
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REGISTERED PROFESSIONAL ENGINEER MATTHEW C. RUSH C 39863 CIVIL STATE OF CALIFORNIA
EXP. 12/31/21

WALNUT CREEK INTERMEDIATE SCHOOL

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HY Architects Project number: 5241

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WALNUT CREEK SCHOOL DISTRICT
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MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

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Sheet 153 of 180

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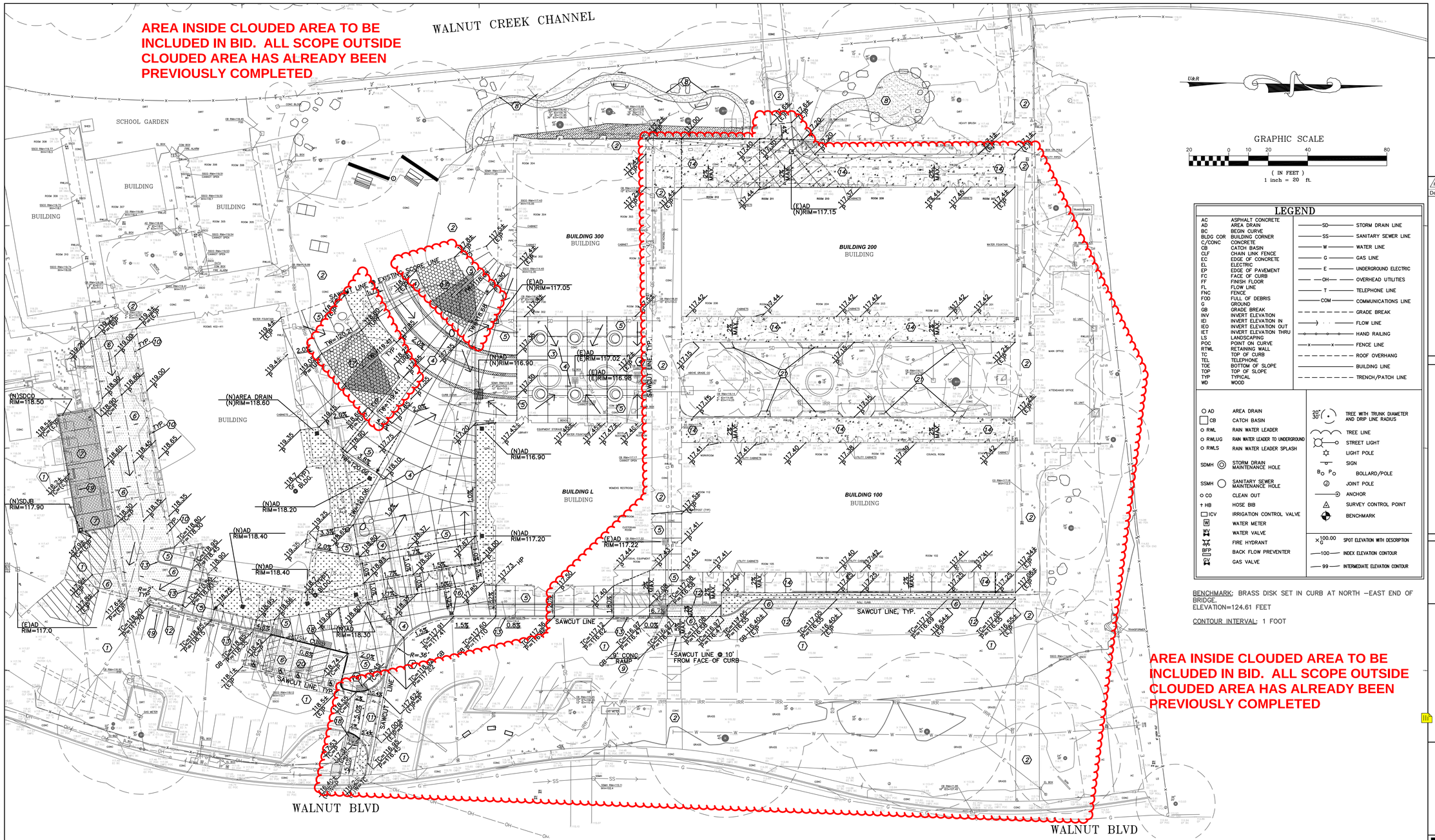

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U&R

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

LEGEND

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BLDG COR	BUILDING CORNER
C/CONC	CONCRETE
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FOD	FULL OF DEBRIS
G	GROUND
GB	GRADE BREAK
INV	INVERT ELEVATION
IEI	INVERT ELEVATION IN
IEO	INVERT ELEVATION OUT
IET	INVERT ELEVATION THRU
LS	LANDSCAPING
POC	POINT ON CURVE
RTWL	RETAINING WALL
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TEL	TELEPHONE
TOE	BOTTOM OF SLOPE
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WD	WOOD

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20" 30"	TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
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B P	BOLLARD/POLE
J	JOINT POLE
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	BENCHMARK
100.00	SPOT ELEVATION WITH DESCRIPTION
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BENCHMARK: BRASS DISK SET IN CURB AT NORTH –EAST END OF BRIDGE.
ELEVATION=124.61 FEET

CONTOUR INTERVAL: 1 FOOT

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

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KISTER, SAVIO & REI, INC.
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JOB # 20108 DWG. # C-1423
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Architect/Engineer Of Record_____

CIVIL WORK LEGEND

1. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. MODIFY EXISTING STORM DRAIN CURB INLET TO NEW 36"x48" DRAINAGE INLET WITH TRAFFIC & ADA RATED, WHEELCHAIR PROOF, LOCK DOWN, FRAME & GRATE. INSTALL TO NEW RIM ELEVATION PER PLAN.
4. INSTALL 6" THICK REINFORCED CONCRETE VEHICULAR PAVEMENT ATOP 4" CLASS 2 AGGREGATE BASE. SCARIFY 8" MIN. SUBGRADE & MOISTURE CONDITION SUBGRADE & ON-SITE FILL TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT SUBGRADE ON-SITE FILL/CLASS 2 AGGREGATE BASE TO 95% MIN., RELATIVE COMPACTION. SEE DETAIL ON SHEET C1.04. SEE LANDSCAPE ARCHITECT DRAWINGS FOR SCORING AND JOINT DESIGN INFORMATION.
5. INSTALL 4" THICK REINFORCED CONCRETE PEDESTRIAN PAVEMENT ATOP 4" CLASS 2 AGGREGATE BASE. SCARIFY 8" MIN. SUBGRADE & MOISTURE CONDITION SUBGRADE & ON-SITE FILL TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT SUBGRADE & ON-SITE FILL TO 90% RELATIVE COMPACTION. COMPACT CLASS 2 AGGREGATE BASE TO 92% RELATIVE COMPACTION. WHERE APPLICABLE, DOWEL NEW CONCRETE WALK INTO EXISTING. SEE DETAIL ON SHEET C1.04. SEE LANDSCAPE ARCHITECT DRAWINGS FOR SCORING AND JOINT DESIGN INFORMATION.
6. NEW ASPHALT CONCRETE STRUCTURAL SECTION TO BE 3" ASPHALT CONCRETE ATOP 10" CLASS II AGGREGATE BASE, BASED ON R-VALUE=5 & T.I.=5.0. SCARIFY 8" MIN. SUBGRADE & MOISTURE CONDITION SUBGRADE & ON-SITE FILL TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT SUBGRADE/ON-SITE FILL/CLASS 2 AGGREGATE BASE TO 95% MIN., RELATIVE COMPACTION.
7. INSTALL NEW CONCRETE INTERLOCKING PERMEABLE PAVERS. INSTALL NEW FLUSH CONCRETE CURB (EAST PARKING LOT) & 6" CONCRETE CURB (WEST PARKING LOT) AT 3 EDGES OF PERMEABLE PAVEMENT. SEE DETAIL ON SHEET C1.04.
8. INSTALL DECOMPOSED GRANITE WALKWAY. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DESIGN INFORMATION.
9. INSTALL MODIFIED CALTRANS CASE "F" PEDESTRIAN CURB RAMP PER STANDARD DETAIL A88A. INSTALL 3' WIDE x WIDTH OF CROSSWALK STANDARD DETECTABLE WARNING SURFACE ON A.C. PAVEMENT. COORDINATE RAMP & DROP OFF AREA WITH DETAIL 2 ON SHEET A1.05. NOTE: CONCRETE CURB @ END OF RAMP TO HAVE A 6" RADIUS NOSE.
10. INSTALL PROTECTIVE BOLLARDS. SEE DETAIL ON SHEET C1.04.
11. INSTALL 8' DEEP CONCRETE DRIVEWAY WITH CURB RETURN RADIUS=14' (EAST) & RADIUS=15' (WEST) AND 6' WIDE CONCRETE PATH OF TRAVEL WITH 2% MAX. CROSS SLOPE. CONCRETE THICKNESS TO BE 6" MINIMUM.
12. INSTALL 6" WIDE CONCRETE CURB. SEE DETAIL ON SHEET C1.04.
13. INSTALL MONOLITHIC CONCRETE CURB & SIDEWALK (SEE ALSO CIVIL WORK LEGEND NOTE #5). SEE DETAIL ON SHEET C1.04. SAWCUT 12" MIN. OF ASPHALT CONCRETE PAVEMENT FROM CURB LINE & INSTALL DEEP LIFT (6" MIN.) ASPHALT CONCRETE.
14. INSTALL 4" THICK REINFORCED CONCRETE PAVEMENT UNDER EXISTING BUILDING CANOPY, ADJACENT TO CLASSROOM BUILDING. SEE DETAIL ON SHEET C1.04.
15. INSTALL NEW 36" WIDE, MIN., ASPHALT CONCRETE PAVEMENT TRANSITION ADJACENT TO NEW BUILDING SIDEWALK. SEE DETAIL ON SHEET C1.04. MAXIMUM TRANSITION SLOPE = 5% MAX.
16. RELOCATE EXISTING FIRE HYDRANT TO NEW LOCATION AT NEW CURB.
17. NEW SYNTHETIC TURF. SLOPE SUBGRADE TO NEW 4" SUBDRAIN ENCASED IN DRAIN ROCK. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. NOTE: SHADE STRUCTURE & FOOTINGS TO BE INSTALLED IN A FUTURE INCREMENT.
18. INSTALL 3' WIDE CALTRANS STANDARD DETECTABLE WARNING SURFACE WHERE SHOWN ON PLAN.
19. INSTALL 6" TALL BY 5' LONG BY 8" WIDE CONCRETE WHEEL STOP. SECURE WITH (2) 12" LONG REBAR INTO PAVEMENT.
20. INSTALL 4 CALTRANS STANDARD ADA PARKING SPACES, INCLUDING WHEELSTOPS, STRIPING & SIGNAGE PER STANDARD DETAIL A90A. INSTALL 6" WIDE FLUSH CONCRETE CURB WHERE SHOWN ON PLAN. COORDINATE ADA PARKING DESIGN WITH DETAIL 27 ON SHEET A1.07.
21. INSTALL NEW 36" WIDE, MIN., 4" THICK REINFORCED CONCRETE PAVEMENT TRANSITION ADJACENT TO NEW BUILDING SIDEWALK. CONNECT TO EXISTING CONCRETE SIDEWALK. SEE DETAIL ON SHEET C1.04. MAX. TRANSITION SLOPE = 5% MAX.
22. REMOVE EXISTING DETECTABLE WARNING SURFACE IN ITS ENTIRETY. REPLACE WITH CALTRANS STANDARD DETECTABLE WARNING SURFACE.

CIVIL LEGEND

AD	– AREA DRAIN
(E)	– EXISTING
GB	– GRADE BREAK
Gr	– GROUND ELEVATION
HP	– HIGH POINT
(N)	– NEW
P	– PAVEMENT ELEVATION
SDJB	– STORM DRAIN JUNCTION BOX
TC	– TOP OF CURB ELEVATION
– – – –	– SAWCUT LINE
-------	– GRADE BREAK LINE
←	– DRAINAGE DIRECTION 2% MAX SLOPE

HATCHING LEGEND

- NEW/REPLACEMENT ASPHALT CONCRETE PAVEMENT; TOTAL PROJECT PAVEMENT AREA = 7,085± SQUARE FEET
- NEW/REPLACEMENT CONCRETE PAVEMENT; TOTAL PROJECT PAVEMENT AREA = 43,385± SQUARE FEET
- NEW LANDSCAPED AREA – SEE LANDSCAPE PLANS FOR MORE INFO
- SYNTHETIC TURF AREA – SEE LANDSCAPE PLANS FOR MORE INFO
- CONCRETE PERMEABLE PAVERS; TOTAL PROJECT AREA = 3,787 S.F. TOTAL
- DECOMPOSED GRANITE AREA – SEE LANDSCAPE PLANS FOR MORE INFO

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. RIO
C39863
CIVIL
STATE OF CALIFORNIA
Exp. 12/31/21

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HY Architects Project number: 5241

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WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
CIVIL SITE PLAN
EAST CAMPUS

Client Project Number: Client Proj. #

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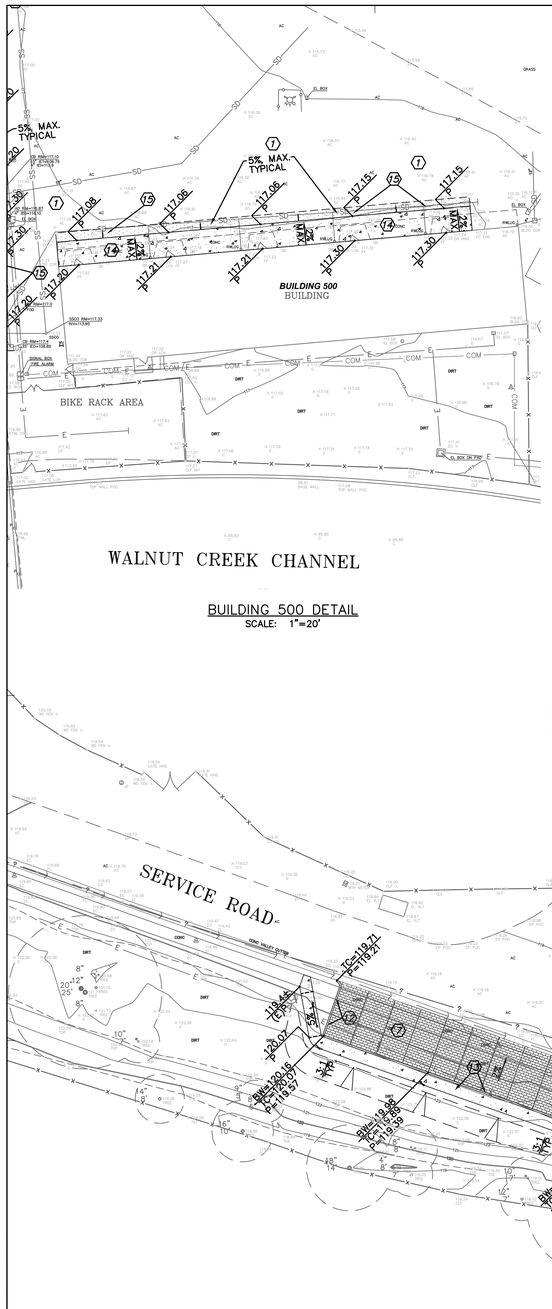
SS ☒ FLS ☐ ACS ☒
DATE: 05/01/2020



BUILDING 500 DETAIL
SCALE: 1"=20'

U&R

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGIN CURVE
BLDG COR	BUILDING CORNER
C/CONC	CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
EC	EDGE OF CONCRETE
EL	ELECTRIC
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOW LINE
FNC	FENCE
FOD	FULL OF DEBRIS
G	GROUND
GB	GRADE BREAK
INV	INVERT ELEVATION
IEI	INVERT ELEVATION IN
IEO	INVERT ELEVATION OUT
IET	INVERT ELEVATION THRU
LS	LANDSCAPING
POC	POINT ON CURVE
RTWL	RETAINING WALL
TC	TOP OF CURB
TEL	TELEPHONE
TOE	BOTTOM OF SLOPE
TOP	TOP OF SLOPE
TYP	TYPICAL
WD	WOOD

SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC
OH	OVERHEAD UTILITIES
T	TELEPHONE LINE
?	UNKNOWN LINE
COM	COMMUNICATIONS LINE
	GRADE BREAK
	FLOW LINE
	HAND RAILING
	FENCE LINE
	ROOF OVERHANG
	BUILDING LINE
	TRENCH/PATCH LINE

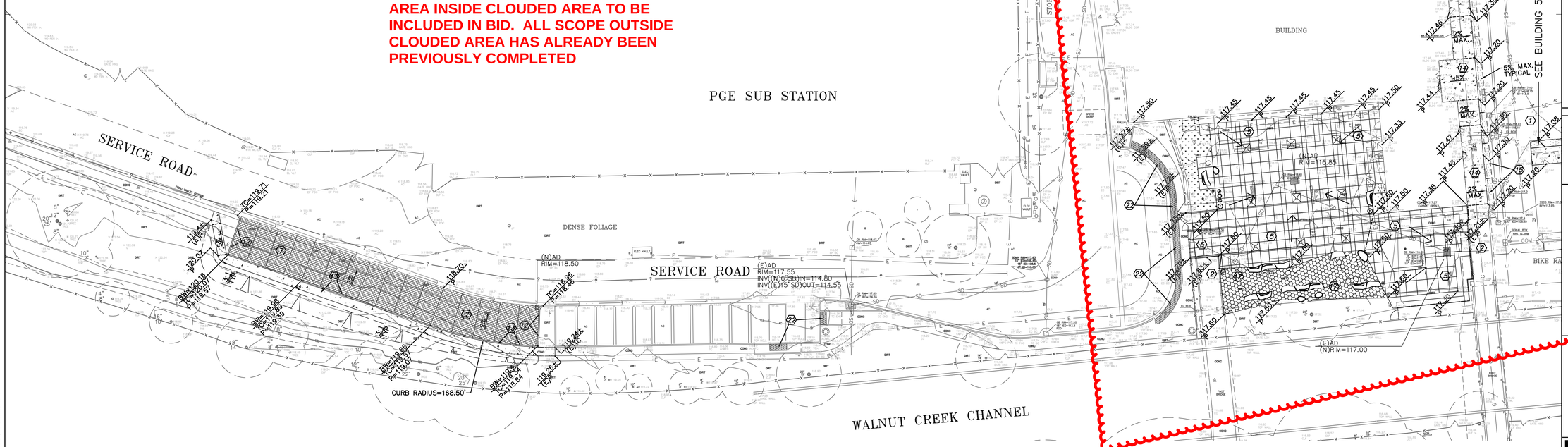
AD	AREA DRAIN
CB	CATCH BASIN
RWL	RAIN WATER LEADER
RWLUG	RAIN WATER LEADER TO UNDERGROUND
RWLS	RAIN WATER LEADER SPLASH
SDMH	STORM DRAIN MAINTENANCE HOLE
SSMH	SANITARY SEWER MAINTENANCE HOLE
CO	CLEAN OUT
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
W	WATER METER
	WATER VALVE
	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
GV	GAS VALVE

20" 30"	TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
	TREE LINE
	STREET LIGHT
	LIGHT POLE
	SIGN
B P	BOLLARD/POLE
	JOINT POLE
	ANCHOR
	SURVEY CONTROL POINT
	BENCHMARK
100.00	SPOT ELEVATION WITH DESCRIPTION
100	INDEX ELEVATION CONTOUR
99	INTERMEDIATE ELEVATION CONTOUR

BENCHMARK: BRASS DISK SET IN CURB AT NORTH –EAST END OF BRIDGE. ELEVATION=124.61 FEET

CONTOUR INTERVAL: 1 FOOT

AREA INSIDE CLOUDED AREA TO BE INCLUDED IN BID. ALL SCOPE OUTSIDE CLOUDED AREA HAS ALREADY BEEN PREVIOUSLY COMPLETED



CIVIL WORK LEGEND

1. EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN.
2. EXISTING CONCRETE PAVEMENT TO REMAIN.
3. MODIFY EXISTING STORM DRAIN CURB INLET TO NEW 36"x48" DRAINAGE INLET WITH TRAFFIC & ADA RATED, WHEELCHAIR PROOF, LOCK DOWN, FRAME & GRATE. INSTALL TO NEW RIM ELEVATION PER PLAN.
4. INSTALL 6" THICK REINFORCED CONCRETE VEHICULAR PAVEMENT ATOP 4" CLASS 2 AGGREGATE BASE. SCARIFY 8" MIN. SUBGRADE & MOISTURE CONDITION SUBGRADE & ON–SITE FILL TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT SUBGRADE ON–SITE FILL/CLASS 2 AGGREGATE BASE TO 95% MIN., RELATIVE COMPACTION. SEE DETAIL ON SHEET C1.04. SEE LANDSCAPE ARCHITECT DRAWINGS FOR SCORING AND JOINT DESIGN INFORMATION.
5. INSTALL 4" THICK REINFORCED CONCRETE PEDESTRIAN PAVEMENT ATOP 4" CLASS 2 AGGREGATE BASE. SCARIFY 8" MIN. SUBGRADE & MOISTURE CONDITION SUBGRADE & ON–SITE FILL TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT SUBGRADE & ON–SITE FILL TO 90% RELATIVE COMPACTION. COMPACT CLASS 2 AGGREGATE BASE TO 92% RELATIVE COMPACTION. WHERE APPLICABLE, DOWEL NEW CONCRETE WALK INTO EXISTING. SEE DETAIL ON SHEET C1.04. SEE LANDSCAPE ARCHITECT DRAWINGS FOR SCORING AND JOINT DESIGN INFORMATION.
6. NEW ASPHALT CONCRETE STRUCTURAL SECTION TO BE 3" ASPHALT CONCRETE ATOP 10" CLASS II AGGREGATE BASE, BASED ON R–VALUE=5 & T.I.=5.0. SCARIFY 8" MIN. SUBGRADE & MOISTURE CONDITION SUBGRADE & ON–SITE FILL TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACT SUBGRADE/ON–SITE FILL/CLASS 2 AGGREGATE BASE TO 95% MIN., RELATIVE COMPACTION.
7. INSTALL NEW CONCRETE INTERLOCKING PERMEABLE PAVERS. INSTALL NEW FLUSH CONCRETE CURB (EAST PARKING LOT) & 6" CONCRETE CURB (WEST PARKING LOT) AT 3 EDGES OF PERMEABLE PAVEMENT. SEE DETAIL ON SHEET C1.04.
8. INSTALL DECOMPOSED GRANITE WALKWAY. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DESIGN INFORMATION.
9. INSTALL MODIFIED CALTRANS CASE "E" PEDESTRIAN CURB RAMP PER STANDARD DETAIL A88A. INSTALL 3' WIDE x WIDTH OF CROSSWALK STANDARD DETECTABLE WARNING SURFACE ON A.C. PAVEMENT. COORDINATE RAMP & DROP OFF AREA WITH DETAIL 2 ON SHEET A1.05. NOTE: CONCRETE CURB @ END OF RAMP TO HAVE A 6" RADIUS NOSE.
10. INSTALL PROTECTIVE BOLLARDS. SEE DETAIL ON SHEET C1.04.
11. INSTALL 8' DEEP CONCRETE DRIVEWAY WITH CURB RETURN RADIUS=14' (EAST) & RADIUS=15' (WEST) AND 6' WIDE CONCRETE PATH OF TRAVEL WITH 2% MAX. CROSS SLOPE. CONCRETE THICKNESS TO BE 6" MINIMUM.
12. INSTALL 6" WIDE CONCRETE CURB. SEE DETAIL ON SHEET C1.04.
13. INSTALL MONOLITHIC CONCRETE CURB & SIDEWALK (SEE ALSO CIVIL WORK LEGEND NOTE #5). SEE DETAIL ON SHEET C1.04. SAWCUT 12" MIN. OF ASPHALT CONCRETE PAVEMENT FROM CURB LINE & INSTALL DEEP LIFT (6" MIN.) ASPHALT CONCRETE.
14. INSTALL 4" THICK REINFORCED CONCRETE PAVEMENT UNDER EXISTING BUILDING CANOPY, ADJACENT TO CLASSROOM BUILDING. SEE DETAIL ON SHEET C1.04.
15. INSTALL NEW 36" WIDE, MIN., ASPHALT CONCRETE PAVEMENT TRANSITION ADJACENT TO NEW BUILDING SIDEWALK. SEE DETAIL ON SHEET C1.04. MAXIMUM TRANSITION SLOPE = 5% MAX.
16. RELOCATE EXISTING FIRE HYDRANT TO NEW LOCATION AT NEW CURB.
17. NEW SYNTHETIC TURF. SLOPE SUBGRADE TO NEW 4" SUBDRAIN ENCASED IN DRAIN ROCK. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. NOTE: SHADE STRUCTURE & FOOTINGS TO BE INSTALLED IN A FUTURE INCREMENT.
18. INSTALL 3' WIDE CALTRANS STANDARD DETECTABLE WARNING SURFACE WHERE SHOWN ON PLAN.
19. INSTALL 6" TALL BY 5' LONG BY 8" WIDE CONCRETE WHEEL STOP. SECURE WITH (2) 12" LONG REBAR INTO PAVEMENT.
20. INSTALL 4 CALTRANS STANDARD ADA PARKING SPACES, INCLUDING WHEELSTOPS, STRIPING & SIGNAGE PER STANDARD DETAIL A90A. INSTALL 6" WIDE FLUSH CONCRETE CURB WHERE SHOWN ON PLAN. COORDINATE ADA PARKING DESIGN WITH DETAIL 27 ON SHEET A1.07.
21. INSTALL NEW 36" WIDE, MIN., 4" THICK REINFORCED CONCRETE PAVEMENT TRANSITION ADJACENT TO NEW BUILDING SIDEWALK. CONNECT TO EXISTING CONCRETE SIDEWALK. SEE DETAIL ON SHEET C1.04. MAX. TRANSITION SLOPE = 5% MAX.
22. REMOVE EXISTING DETECTABLE WARNING SURFACE IN ITS ENTIRETY. REPLACE WITH CALTRANS STANDARD DETECTABLE WARNING SURFACE.

CIVIL LEGEND

AD	– AREA DRAIN
(E)	– EXISTING
GB	– GRADE BREAK
Gr	– GROUND ELEVATION
HP	– HIGH POINT
(N)	– NEW
P	– PAVEMENT ELEVATION
SDJB	– STORM DRAIN JUNCTION BOX
TC	– TOP OF CURB ELEVATION
– – – –	– SAWCUT LINE
-------	– GRADE BREAK LINE
←	– DRAINAGE DIRECTION 2% max

HATCHING LEGEND

	– NEW/REPLACEMENT ASPHALT CONCRETE PAVEMENT; TOTAL PROJECT PAVEMENT AREA = 7,085± SQUARE FEET
	– NEW/REPLACEMENT CONCRETE PAVEMENT; TOTAL PROJECT PAVEMENT AREA = 43,385± SQUARE FEET
	– NEW LANDSCAPED AREA – SEE LANDSCAPE PLANS FOR MORE INFO
	– SYNTHETIC TURF AREA – SEE LANDSCAPE PLANS FOR MORE INFO
	– CONCRETE PERMEABLE PAVERS; TOTAL PROJECT AREA = 3,787 S.F. TOTAL
	– DECOMPOSED GRANITE AREA – SEE LANDSCAPE PLANS FOR MORE INFO

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. ROI
C 39863
CIVIL
STATE OF CALIFORNIA
Exp. 12/31/21

WALNUT CREEK INTERMEDIATE SCHOOL

#	Revisions		
Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

KISTER, SAVIO & REI, INC.
LAND SURVEYORS & CIVIL ENGINEERS
825 SAN PABLO AVENUE, PINOLE, CA 94564
PHONE: 510-222-4020 FAX: 510-222-3718
EMAIL: INFO@KSRINC.NET
JOB # 20108 DWG. # 0-1423
DATE: 4/20/20

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Architect/Engineer Of Record: _____

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
CIVIL SITE PLAN
WEST CAMPUS

Client Project Number: Client Proj. #

Scale: 1"=20'
Drawn By: MLR
Checked By: MLR
Issue Date: 4/20/20
Revit Version: 2019

Sheet
C1.02B
Sheet 155 of 180

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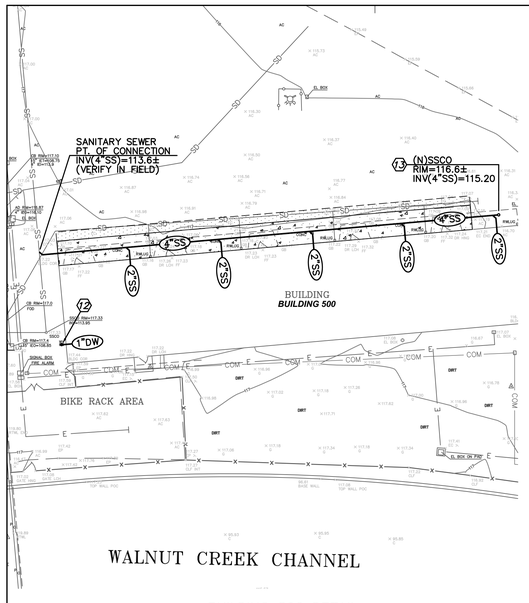
GRAPHIC SCALES: 1/16" = 1'-0" (0 5' 50') | 1/8" = 1'-0" (0 5' 25') | 1/4" = 1'-0" (0 1' 12') | 1/2" = 1'-0" (0 1' 6') | 3/4" = 1'-0" (0 1' 4') | 1" = 1'-0" (0 1' 3') | 1 1/2" = 1'-0" (0 2' 0') | 3" = 1'-0" (0 1' 1')



BUILDING 500 DETAIL
SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGIN CURVE
BLDG COR	BUILDING CORNER
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CB	CATCH BASIN
CLF	CHAIN LINK FENCE
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TEL	TELEPHONE
TOE	BOTTOM OF SLOPE
TOP	TOP OF SLOPE
TYP	TYPICAL
WD	WOOD

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SS	SANITARY SEWER LINE
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HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
W	WATER METER
	WATER VALVE
	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
GV	GAS VALVE

20" 30'	TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
	TREE LINE
	STREET LIGHT
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B P	BOLLARD/POLE
	JOINT POLE
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	SURVEY CONTROL POINT
	BENCHMARK
X 100.00	SPOT ELEVATION WITH DESCRIPTION
100	INDEX ELEVATION CONTOUR
99	INTERMEDIATE ELEVATION CONTOUR

BENCHMARK: BRASS DISK SET IN CURB AT NORTH –EAST END OF BRIDGE. ELEVATION=124.61 FEET

CONTOUR INTERVAL: 1 FOOT

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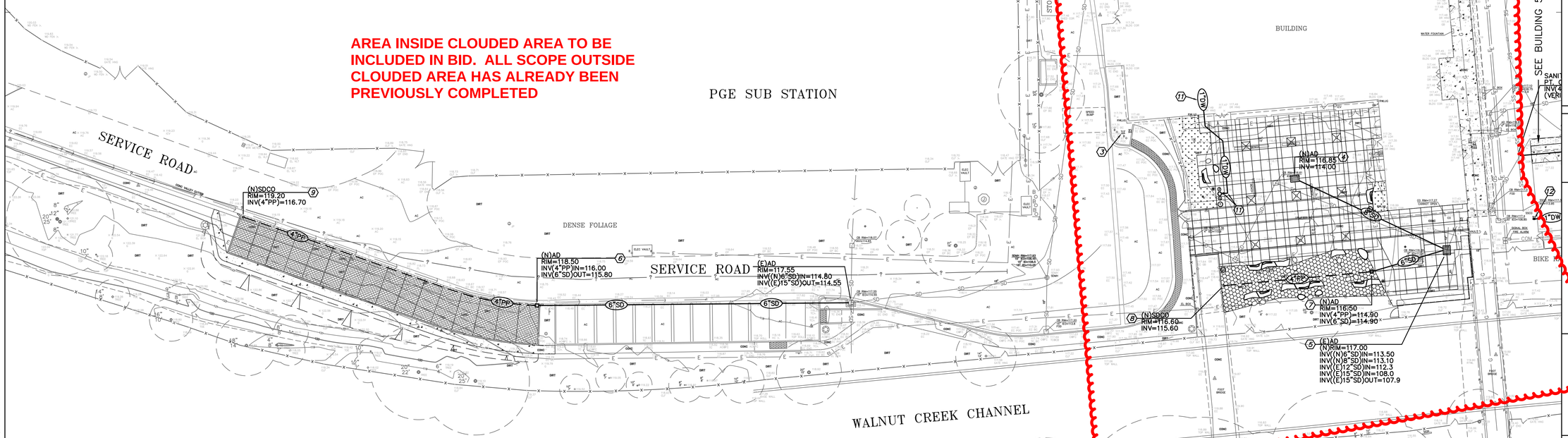

HATCHING LEGEND

- NEW/REPLACEMENT ASPHALT CONCRETE PAVEMENT; TOTAL PROJECT PAVEMENT AREA = 6,555± SQUARE FEET
- NEW/REPLACEMENT CONCRETE PAVEMENT; TOTAL PROJECT PAVEMENT AREA = 43,385± SQUARE FEET
- NEW LANDSCAPED AREA – SEE LANDSCAPE PLANS FOR MORE INFO
- SYNTHETIC TURF AREA – SEE LANDSCAPE PLANS FOR MORE INFO
- CONCRETE PERMEABLE PAVERS; TOTAL PROJECT AREA = 3,787 S.F. TOTAL
- DECOMPOSED GRANITE AREA – SEE LANDSCAPE PLANS FOR MORE INFO

UTILITY WORK LEGEND

1. RELOCATE EXISTING FIRE HYDRANT & GATE VALVE TO NEW LOCATION AT NEW CURB. REMOVE A PORTION OF EXISTING 6" FIRE LINE AS REQUIRED. SEE FIRE LINE/HYDRANT DETAILS ON SHEET C1.05.
2. MODIFY EXISTING STORM DRAIN CURB INLET TO NEW 36"x48" DRAINAGE INLET WITH TRAFFIC & ADA RATED, WHEELCHAIR PROOF, LOCK DOWN FRAME & GRATE. INSTALL TO NEW RIM ELEVATION PER PLAN.
3. EXISTING FIRE HYDRANT TO REMAIN IN PLACE.
4. US CONCRETE CB2436 (24"x36") AREA DRAIN WITH LOCK DOWN, PEDESTRIAN RATED, BICYCLE PROOF, ADA COMPLIANT FRAME & GRATE, OR EQUAL.
5. MODIFY EXISTING AREA DRAIN; RAISE RIM TO NEW PAVEMENT ELEVATION. EXISTING UNDERGROUND STORM DRAIN TO REMAIN.
6. US CONCRETE CB1212 (12"x12") AREA DRAIN WITH LOCK DOWN, TRAFFIC RATED, REINFORCED CHECKER PLATED COVER, OR EQUAL.
7. US CONCRETE CB1212 (12"x12") AREA DRAIN WITH NON–TRAFFIC RATED FRAME & GRATE, OR EQUAL. INSTALL MIRAFI DRAIN FABRIC LAID BENEATH GRATE. RIM OF AREA DRAIN TO MATCH SUBGRADE ELEVATION. NOTE: SHADE STRUCTURE AND FOOTINGS TO BE INSTALLED IN A FUTURE INCREMENT.
8. STORM DRAIN CLEANOUT. RIM OF CLEANOUT TO MATCH SUBGRADE ELEVATION. SEE DETAIL ON SHEET C1.04.
9. STORM DRAIN CLEANOUT. RIM OF CLEANOUT TO MATCH PAVEMENT ELEVATION. SEE DETAIL ON SHEET C1.04.
10. NDS 9" ATRIUM GRATE, NDS TYPE 991 (GREEN) WITH STANDARD NDS BOXES & FITTING, OR EQUAL.
11. INSTALL 1' DOMESTIC WATER LINE FROM MPR BUILDING TO NEW DRINKING FOUNTAIN. INSTALL 1" GATE VALVE AT DRINKING FOUNTAIN.
12. REMOVE EXISTING 3/4" GATE VALVE & REPLACE WITH NEW 1" GATE VALVE AND NEW 1" DOMESTIC WATER LINE TO BUILDING 500. VERIFY IN FIELD. REFER TO PLUMBING SHEET P2.5 FOR DESIGN INFORMATION OF WATER LINE.
13. SANITARY SEWER CLEANOUT. RIM OF CLEANOUT TO MATCH PAVEMENT ELEVATION. SEE DETAIL ON SHEET C1.04.

UTILITY LEGEND

AD	– AREA DRAIN
(E)	– EXISTING
INV	– INVERT ELEVATION
(N)	– NEW
P	– PAVEMENT ELEVATION
SDCO	– STORM DRAIN CLEANOUT
SDJB	– STORM DRAIN JUNCTION BOX
SSCO	– SANITARY SEWER CLEANOUT
TC	– TOP OF CURB ELEVATION
1"DW	– DOMESTIC WATER LINE, SIZE AS SHOWN SCHEDULE 40 PVC, OR EQUAL
4"PP	– PERFORATED PIPE SUBDRAIN, SIZE AS SHOWN; SLOPE=0.5% MIN.; SDR–35 PVC PIPE & FITTINGS
8"SD	– STORM DRAIN, SIZE AS SHOWN; SLOPE=1% MIN. SDR–35 PVC PIPE & FITTINGS, OR EQUAL
4"SS	– SANITARY SEWER, SIZE AS SHOWN; SLOPE=1% MIN. SDR–26 PVC PIPE & FITTINGS, OR EQUAL

REGISTERED PROFESSIONAL ENGINEER MATTHEW L. ROE C39863 CIVIL STATE OF CALIFORNIA
Exp. 12/31/21

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

KISTER, SAVIO & REI, INC.
LAND SURVEYORS & CIVIL ENGINEERS
825 SAN PABLO AVENUE, PINOLE, CA 94564
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JOB # 20108 DWG. # 0-1423
DATE: 4/16/20

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510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
CIVIL UTILITY PLAN
WEST CAMPUS

Client Project Number: Client Proj. #

Scale: 1"=20'
Drawn By: MLR
Checked By: MLR
Issue Date: 4/20/20
Revit Version: 2019

Sheet
C1.03B
Sheet 157 of 180

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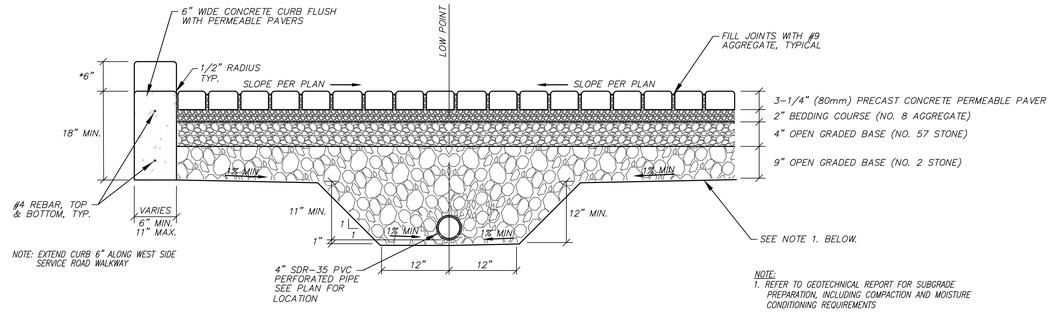
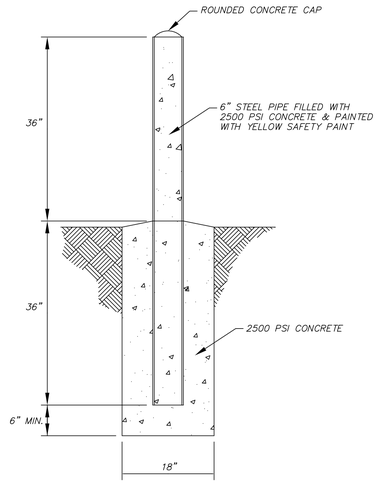


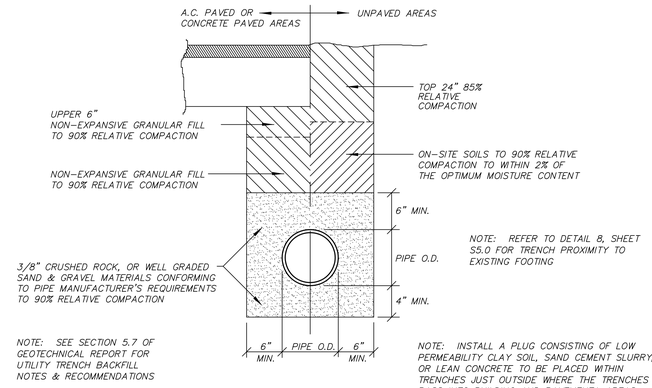
NOTE: EXTEND CURB 6" ALONG WEST SIDE SERVICE ROAD WALKWAY

NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, INCLUDING COMPACTION AND MOISTURE CONDITIONING REQUIREMENTS

PERMEABLE PAVEMENT WITH NO EXFILTRATION TO SOIL SUBGRADE
NTS



PIPE BOLLARD DETAIL
NTS

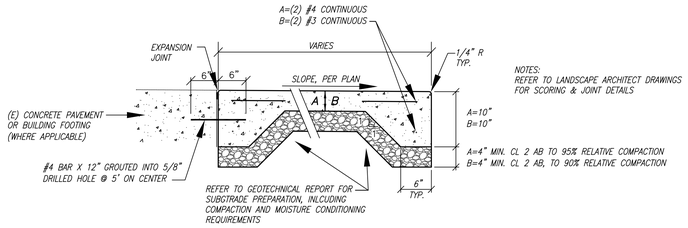


NOTE: REFER TO DETAIL 8, SHEET S5.0 FOR TRENCH PROXIMITY TO EXISTING FOOTING

NOTE: SEE SECTION 5.7 OF GEOTECHNICAL REPORT FOR UTILITY TRENCH BACKFILL NOTES & RECOMMENDATIONS

NOTE: INSTALL A PLUG CONSISTING OF LOW PERMEABILITY CLAY SOIL, SAND CEMENT SLURRY, OR LEAN CONCRETE TO BE PLACED WITHIN TRENCHES JUST OUTSIDE WHERE THE TRENCHES PASS INTO BUILDING AND PAVEMENTA AREAS

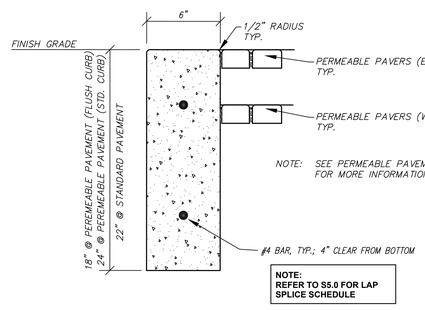
UTILITY TRENCH DETAIL
NTS



NOTES:
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR SCORING & JOINT DETAILS

A = VEHICULAR CONCRETE = 28 DAY COMPRESSIVE STRENGTH = 3,500 PSI
= 6" THICK CONCRETE WITH #4 BAR REINFORCEMENT @ 18" ON CENTER, EACH WAY
B = PEDESTRIAN CONCRETE = 28 DAY COMPARESSIVE STRENGTH = 3,000 PSI
= 4" THICK CONCRETE WITH #3 BAR REINFORCEMENT @ 24" ON CENTER, EACH WAY

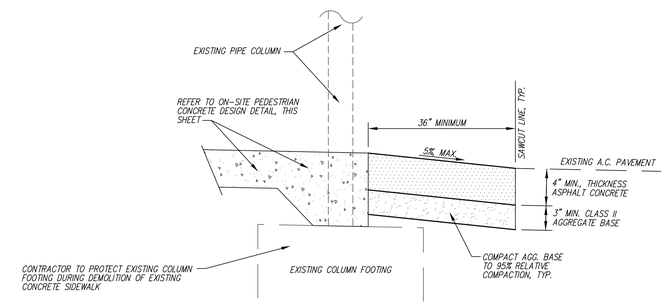
ON-SITE PEDESTRIAN/VEHICULAR CONCRETE PAVEMENT
NTS



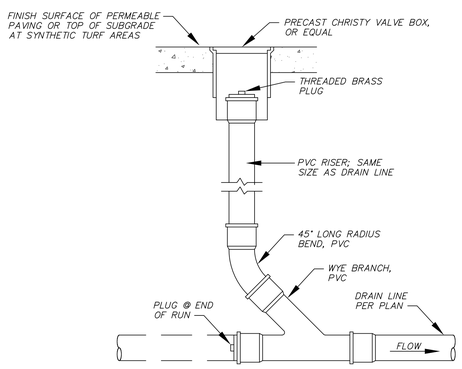
NOTE: SEE PERMEABLE PAVEMENT DETAIL, THIS SHEET FOR MORE INFORMATION

NOTE:
REFER TO S5.0 FOR LAP SPLICE SCHEDULE

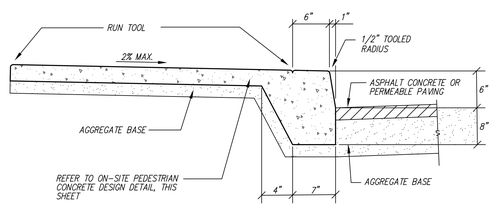
CONCRETE CURB
NTS



CONCRETE PAVEMENT ADJACENT TO CLASSROOMS & 24" WIDE ASPHALT CONCRETE TRANSITION
NTS



STORM DRAIN/SANITARY SEWER CLEANOUT TO FINISH PAVED SURFACE
NTS



MONOLITHIC CONCRETE CURB & SIDEWALK
NTS

REGISTERED PROFESSIONAL ENGINEER
MATTHEW L. REI
C39863
CIVIL
STATE OF CALIFORNIA
Exp. 12/31/21

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions			
Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

KISTER, SAVIO & REI, INC.
LAND SURVEYORS & CIVIL ENGINEERS
825 SAN PABLO AVENUE, PINOLE, CA 94564
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EMAIL: INFO@KSRINC.NET
JOB # 20108 DWG. # O-1423
DATE: 4/16/20

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Architect/Engineer Of Record:

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300 – 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
CIVIL DETAILS

Client Project Number: Client Proj. #

Scale: AS SHOWN
Drawn By: MLR
Checked By: MLR
Issue Date: 4/20/20
Revit Version: 2019

Sheet
C1.04
Sheet 158 of 180

8/20/2019 10:29:38 AM C:\Users\dellamaggiora\Documents\5241_WALNUT_CREEK_INT_R19_central_dellamaggiora@hy-arch.com.rvt

GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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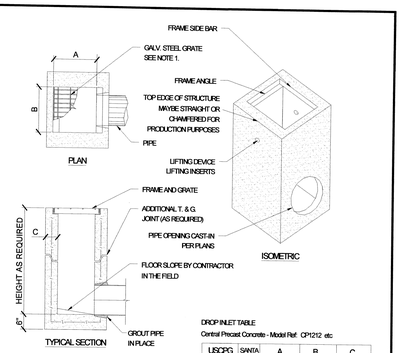
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020

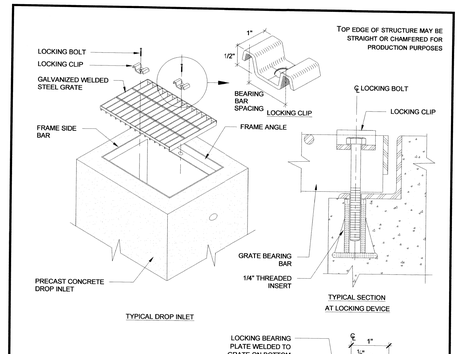


DROP INLET TABLE
Central Precast Concrete - Model Ref. CP1212 etc

USCPG MODEL No.	SANTA ROSA REF.	A IN	A MM	B IN	B MM	C IN	C MM
CB1212	EK	12	300	12	300	4	100
CB1818	CK	18	450	18	450	5	125
CB1824	1K*	18	450	24	600	5	125
CB2424	2K	24	600	24	600	5	125
CB2430	3K	24	600	30	750	5	125
CB3030	5K	30	750	30	750	6	150
CB2436	1L	24	600	36	900	6	150
CB3636	1M	36	900	36	900	6	150
CB2448	3L	24	600	48	1200	6	150
CB3648	3M	36	900	48	1200	6	150
CB4848	1R	48	1200	48	1200	6	150

NOTES :
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING ON PAGE 1-7. CLOSED- MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING ON PAGE 1-4, 1-5 & 1-6.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10. CASTING 1-13, DROP-IN 1-14.
4. WALL THICKNESS ON SOME DROP INLETS CAN BE CHANGED UPON REQUEST. CALL TO VERIFY REGD THICKNESS
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BCK. BK & 1K *
6. FOR PIPE / HOLE SCHEDULE SEE PAGE 1-16.

US CONCRETE PRECAST GROUP
3049 INDEPENDENCE DRIVE, SUITE A
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903
Date: 3/11/2010 | Scale: N.T.S. | Rev.: 0 | DWG: 1-2.dwg
TITLE: CUSTOM PRECAST
PAGE: 1-2



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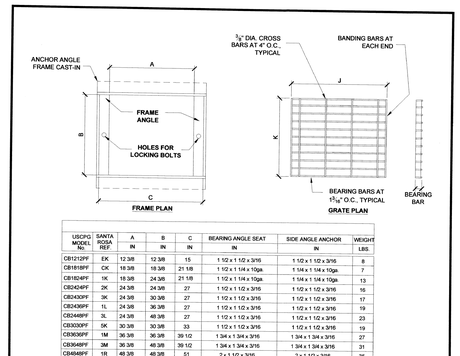
LIVERMORE, CA 94551
PHONE: 925-960-8740
FAX: 925-960-1903
WWW.US-CONCRETEPRECAST.COM
Date: 3/11/2010 | Scale: N.T.S. | Rev.: 0 | DWG: 1-7.dwg
TITLE: GRATE LOCKING DETAILS FOR INLETS
PAGE: 1-7



USCPG MODEL No.	SANTA ROSA REF.	A IN	B IN	C IN	BEARING ANGLE SEAT IN	SIDE ANGLE ANCHOR IN	WEIGHT LBS
CB1212PF	EK	12 3/8	12 3/8	15	1 1/2 x 1 1/2 x 3/16	1 1/2 x 1 1/2 x 3/16	8
CB1818PF	CK	18 3/8	18 3/8	21 1/8	1 1/2 x 1 1/4 x 10ga	1 1/4 x 1 1/4 x 10ga	7
CB1824PF	1K	18 3/8	24 3/8	21 1/8	1 1/2 x 1 1/4 x 10ga	1 1/4 x 1 1/4 x 10ga	13
CB2424PF	2K	24 3/8	24 3/8	27	1 1/2 x 1 1/2 x 3/16	1 1/2 x 1 1/2 x 3/16	16
CB2430PF	3K	24 3/8	30 3/8	27	1 1/2 x 1 1/2 x 3/16	1 1/2 x 1 1/2 x 3/16	17
CB2436PF	1L	24 3/8	36 3/8	27	1 1/2 x 1 1/2 x 3/16	1 1/2 x 1 1/2 x 3/16	19
CB2448PF	3L	24 3/8	48 3/8	27	1 1/2 x 1 1/2 x 3/16	1 1/2 x 1 1/2 x 3/16	23
CB3030PF	5K	30 3/8	30 3/8	33	1 1/2 x 1 1/2 x 3/16	1 1/2 x 1 1/2 x 3/16	19
CB3636PF	1M	36 3/8	36 3/8	39 1/2	1 3/4 x 1 3/4 x 3/16	1 3/4 x 1 3/4 x 3/16	27
CB3648PF	3M	36 3/8	48 3/8	39 1/2	1 3/4 x 1 3/4 x 3/16	1 3/4 x 1 3/4 x 3/16	31
CB4848PF	1R	48 3/8	48 3/8	51	2 x 1 1/2 x 3/16	2 x 1 1/2 x 3/16	35

USCPG MODEL No.	SANTA ROSA REF.	J IN	K IN	BEARING BARS IN	BANDING BARS IN	WEIGHT LBS
CB1212PG	EK	14 11/16	12 1/8	1 1/4 x 3/16	1 x 3/16	13
CB1818PG	CK	20 5/8	18 1/8	1 x 3/16	3/4 x 3/16	20
CB1824PG	1K	20 5/8	24 1/8	1 x 3/16	3/4 x 3/16	20
CB2424PG	2K	26 11/16	24 1/8	1 1/4 x 3/16	1 x 3/16	44
CB2430PG	3K	26 5/8	30 1/8	1 1/4 x 3/16	1 x 3/16	54
CB2436PG	1L	26 5/8	36 1/8	1 1/4 x 3/16	1 x 3/16	65
CB2448PG	3L	26 1/2	48	1 1/4 x 3/16	1 x 3/16	87
CB3030PG	5K	32 9/16	30 1/8	1 1/4 x 3/16	1 x 3/16	64
CB3636PG	1M	39 3/16	36 1/8	1 1/2 x 3/16	1 1/4 x 1/4	108
CB3648PG	3M	39	48	1 1/2 x 3/16	1 1/4 x 1/4	146
CB4848PG	1R	50 5/8	48	1 3/4 x 3/16	1 1/2 x 1/4	229

NOTES:
1. FRAMES AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.
2. FOR OPTIONAL GRATE LOCKING BOLTS SEE PAGE 1-7.

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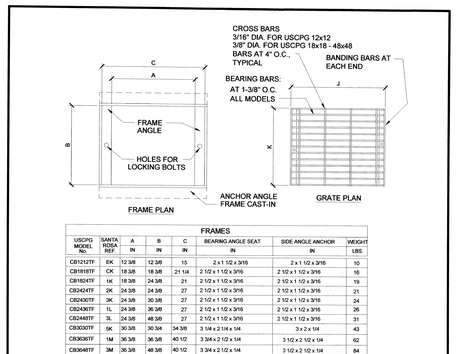
WWW.US-CONCRETEPRECAST.COM
Date: 3/11/2010 | Scale: N.T.S. | Rev.: 0 | DWG: 1-8.dwg
TITLE: PEDESTRIAN (NON TRAFFIC) BICYCLE-PROOF FRAMES & GRATES DETAILS
PAGE: 1-8



FRAMES							
USCPG MODEL No.	SANTA ROSA REF.	A IN	B IN	C IN	BEARING ANGLE SEAT IN	SIDE ANGLE ANCHOR IN	WEIGHT LBS
CB1212TF	EK	12 3/8	12 3/8	15	2 x 1 1/2 x 3/16	2 x 1 1/2 x 3/16	10
CB1818TF	CK	18 3/8	18 3/8	21 1/4	2 1/2 x 1 1/2 x 3/16	2 1/2 x 1 1/2 x 3/16	16
CB1824TF	1K	18 3/8	24 3/8	21	2 1/2 x 1 1/2 x 3/16	2 1/2 x 1 1/2 x 3/16	19
CB2424TF	2K	24 3/8	24 3/8	27	2 1/2 x 1 1/2 x 3/16	2 1/2 x 1 1/2 x 3/16	21
CB2430TF	3K	24 3/8	30 3/8	27	2 1/2 x 1 1/2 x 3/16	2 1/2 x 1 1/2 x 3/16	24
CB2436TF	1L	24 3/8	36 3/8	27	2 1/2 x 1 1/2 x 3/16	2 1/2 x 1 1/2 x 3/16	26
CB2448TF	3L	24 3/8	48 3/8	27	2 1/2 x 1 1/2 x 3/16	2 1/2 x 1 1/2 x 3/16	31
CB3030TF	5K	30 3/8	30 3/4	34 3/8	3 1/4 x 2 1/4 x 1/4	3 x 2 x 1/4	43
CB3636TF	1M	36 3/8	36 3/8	40 1/2	3 3/4 x 2 1/2 x 1/4	3 1/2 x 2 1/2 x 1/4	62
CB3648TF	3M	36 3/8	48 3/8	40 1/2	3 3/4 x 2 1/2 x 1/4	3 1/2 x 2 1/2 x 1/4	84
CB4848TF	1R	48 3/8	48 3/8	52 1/2	C4x5.4wFB 2 1/2 x 1/4	4 x 3 x 1/4	93

GRATES							
USCPG MODEL No.	SANTA ROSA REF.	J IN	K IN	BEARING BARS IN	BANDING BARS IN	WT. LBS.	
CB1212TG	EK	14 3/4	12	1 3/4 x 3/16	1 1/2 x 3/16	15	
CB1818TG	CK	20 5/8	18	2 1/4 x 3/16	2 x 3/16	26	
CB1824TG	1K	20 5/8	24	2 1/4 x 3/16	2 x 3/16	28	
CB2424TG	2K	26 5/8	24	2 1/4 x 3/16	2 x 3/16	72	
CB2430TG	3K	26 1/2	30	2 1/4 x 3/16	2 x 3/16	98	
CB2436TG	1L	26 1/2	36	2 1/4 x 3/16	2 x 3/16	137	
CB2448TG	3L	26 1/2	48	2 1/4 x 3/16	2 x 3/16	144	
CB3030TG	5K	34 1/16	30 1/16	3 x 1/4	2 1/2 x 1/4	139	
CB3636TG	1M	40	36 1/4	3 1/2 x 1/4	2 1/2 x 1/4	219	
2 PC CB3648TG	3M	40	23 5/8	3 1/2 x 1/4	2 1/2 x 1/4	282	
2 PC CB4848TG	1R	52	23 15/16	4 x 5/16	3 x 1/4	548	

FRAME AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.

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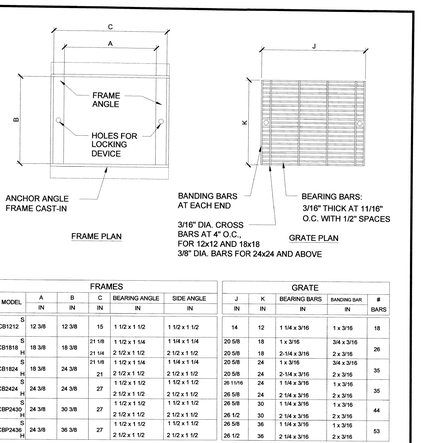
Date: 3/11/2010 | Scale: N.T.S. | Rev.: 0 | DWG: 1-9.dwg
TITLE: TRAFFIC BICYCLE-PROOF FRAMES & GRATES DETAILS
PAGE: 1-9



FRAMES																	
MODEL		A IN	B IN	C IN	BEARING ANGLE IN	SIDE ANGLE IN	GRATE J IN	K IN	BEARING BARS IN	BANDING BAR IN	# BARS
CB1212	S	12 3/8	12 3/8	15	1 1/2 x 1 1/2	1 1/2 x 1 1/2	14	12	1 1/4 x 3/16	1 x 3/16	18
CB1818	S	18 3/8	18 3/8	21 1/8	1 1/2 x 1 1/4	1 1/4 x 1 1/4	20 5/8	18	1 x 3/16	3/4 x 3/16	26
	H			21 1/4	2 1/2 x 1 1/2	2 1/2 x 1 1/2	20 5/8	18	2-1/4 x 3/16	2 x 3/16	
CB1824	S	18 3/8	24 3/8	21 1/8	1 1/2 x 1 1/4	1 1/4 x 1 1/4	20 5/8	24	1 x 3/16	3/4 x 3/16	35
	H			21	2 1/2 x 1 1/2	2 1/2 x 1 1/2	20 5/8	24	2-1/4 x 3/16	2 x 3/16	
CB2424	S	24 3/8	24 3/8	27	1 1/2 x 1 1/2	1 1/2 x 1 1/2	26 11/16	24	1 1/4 x 3/16	1 x 3/16	35
	H				2 1/2 x 1 1/2	2 1/2 x 1 1/2	26 5/8	24	2 1/4 x 3/16	2 x 3/16	
CBP2430	S	24 3/8	30 3/8	27	1 1/2 x 1 1/2	1 1/2 x 1 1/2	26 5/8	30	1 1/4 x 3/16	1 x 3/16	44
	H				2 1/2 x 1 1/2	2 1/2 x 1 1/2	26 1/2	30	2 1/4 x 3/16	2 x 3/16	
CBP2436	S	24 3/8	36 3/8	27	1 1/2 x 1 1/2	1 1/2 x 1 1/2	26 5/8	36	1 1/4 x 3/16	1 x 3/16	53
	H				2 1/2 x 1 1/2	2 1/2 x 1 1/2	26 1/2	36	2 1/4 x 3/16	2 x 3/16	

30x30, 36x36, AND 48x48 SIZES AVAILABLE UPON REQUEST

S = SIDEWALK LOADS (300PSF)
H = HEAVY TRAFFIC LOADS

NOTES :
1. FRAME AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123
2. LOCKING BOLTS INCLUDED

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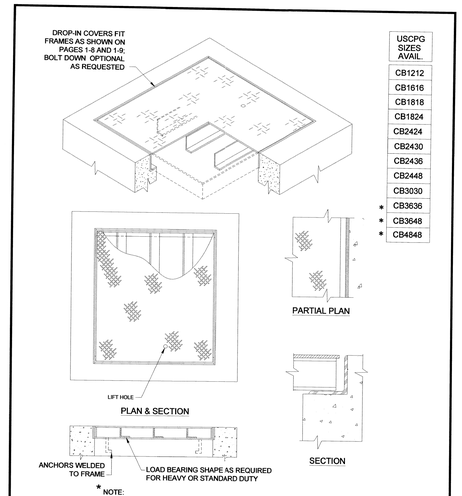
Date: 3/11/2010 | Scale: N.T.S. | Rev.: 0 | DWG: 1-10.dwg
TITLE: AMERICAN DISABILITIES ACT 'ADA' WHEEL CHAIR PROOF FRAME AND GRATE DETAILS
PAGE: 1-10



USCPG SIZES AVAIL.
CB1212
CB1616
CB1818
CB1824
CB2424
CB2430
CB2436
CB2448
CB3030
* CB3636
* CB3648
* CB4848

* NOTE:
3'x3' BOLT DOWN UNIT TO BE 1 PC FLOOR PLATE
3'x3' NON-BOLT DOWN UNIT TO BE 2 PC FLOOR PLATES
3'x4' UNITS TO BE 2 PC FLOOR PLATES
4'x4' UNITS TO BE 2 PC FLOOR PLATES

TOP EDGE OF STRUCTURE MAY BE STRAIGHT OR CHAMFERED FOR PRODUCTION PURPOSES

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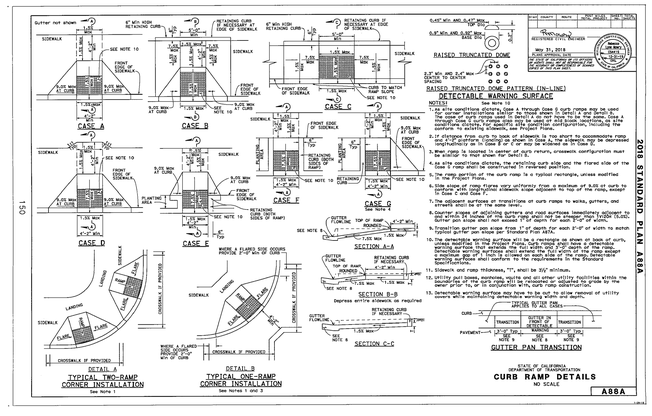
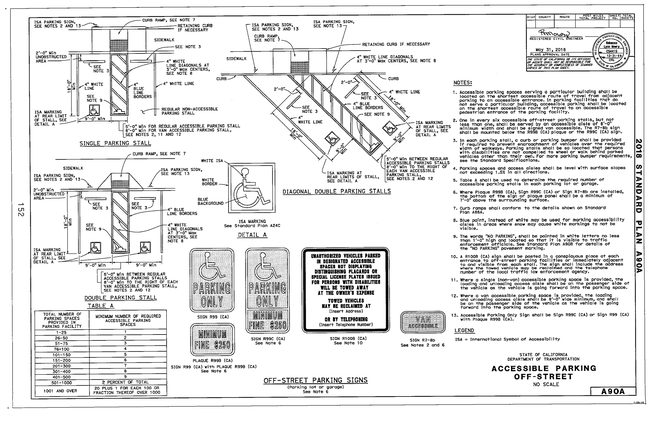
Date: 3/11/2010 | Scale: N.T.S. | Rev.: 0 | DWG: 1-14.dwg
TITLE: DROP-IN COVER: GALVANIZED STEEL, CHECKERED PLATE FOR TRAFFIC AND PEDESTRIAN
PAGE: 1-14





REGISTERED PROFESSIONAL ENGINEER MATTHEW L. REI C 39863 CIVIL STATE OF CALIFORNIA
Exp. 12/31/21

HY Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

KISTER, SAVIO & REI, INC.
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825 SAN PABLO AVENUE, PINOLE, CA 94564
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EMAIL: INFO@KSRINC.NET
JOB # 20108 DWG. # O-1423
DATE: 4/16/20

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510.446.2222 tel | 510.446.2211 fax
HY Architects Project number: 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT INCREMENT I

Sheet Title
CIVIL DETAILS

Client Project Number: Client Proj. #
Scale: AS SHOWN
Drawn By: MLR
Checked By: MLR
Issue Date: 4/20/20
Revit Version: 2019
Sheet C1.05
Sheet 159 of 180

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GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020

WALNUT CREEK INTERMEDIATE

WALNUT CREEK, CA

PROJECT DIRECTORY

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WALNUT CREEK , CA 94596
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CIVIL ENGINEER
KISTER SAVIO & REI
825 SAN PABLO AVE
PINOLE, CA 94564
PH: (510) 222–4020
CONTACT: MATT REI

GENERAL NOTES

1. 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.
2. 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.
3. ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ERRORS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
5. 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.
6. 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.
7. 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 GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 50 FEET OF THESE MATERIALS 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.
14. 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.
15. THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
16. 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.

LAYOUT NOTES

1. 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.
2. 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.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. 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.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. 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.
13. 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.
14. 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.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY STANDARD DETAILS AND SPECIFICATIONS.
19. 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.
20. 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.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. 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.
24. 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.
25. 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
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L0.2	LAYOUT NOTES & LEGEND
L0.3	PLANTING NOTES & LEGEND
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L1.2	LAYOUT PLAN
L2.1	DIMMENSION PLAN
L2.2	DIMMENSION PLAN
L3.1	PLANTING PLAN
L3.2	PLANTING PLAN
L4.1	IRRIGATION PLAN
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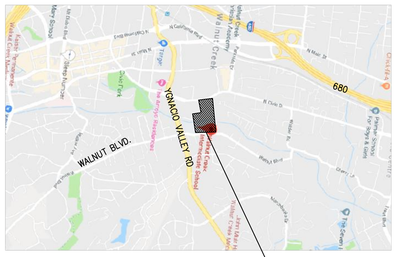
L4.4	IRRIGATION DETAILS
L5.1	CONSTRUCTION DETAILS
L5.2	CONSTRUCTION DETAILS
L5.3	CONSTRUCTION DETAILS

LOCATION MAP



SITE MAP

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

GATES +ASSOCIATES
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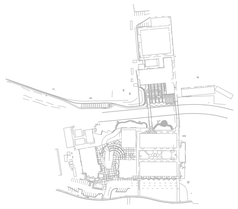

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Architect/Engineer Of Record

REGISTERED LANDSCAPE ARCHITECT
CHRIS CHIE · No. 5241
4/20/2020
4/20/2020
L.A.
STATE OF CALIFORNIA

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Project
MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title
COVER SHEET

Client Project Number:

Scale: 1" = 20'-0"
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet
L0.1

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GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

IF THIS SHEET IS NOT 30"x42" , IT IS A REDUCED PRINT SCALE ACCORDINGLY

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020

LAYOUT LEGEND

- AC PAVING
  S.C.D.
- VEHICULAR CONCRETE PAVING
  S.C.D.
- PEDESTRIAN CONCRETE PAVING A — 7 / L5.1
  FINISH: BROOM
  COLOR: STANDARD GREY
- PEDESTRIAN CONCRETE PAVING B — 7 / L5.1
  FINISH: MEDIUM SANDBLAST
  COLOR: STANDARD GREY
- DECOMPOSED GRANITE PAVING — 8 / L5.1
  COLOR: CALIFORNIA GOLD
- SYNTHETIC TURF — 5 / L5.2
  MFR: SYNLAWN
  MODEL: SYNAUGUSTINE 347
- LANDSCAPE MULCH
  RECYCLED PRO-CHIP DECORATIVE MULCH, DARK BROWN
  AVAIL EARTH TONES MULCH OR APPROVED EQUAL
- SEATWALL A — 1 / L5.2
- SEATWALL B — 1 / L5.3 — 2 / L5.3
- LANDSCAPE BOULDER — 3 / L5.2
- INTERPRETIVE SIGNAGE — 4 / L5.2
- CONCRETE BENCH PAD — 2 / L5.2
- BENCH
  MFR: ANOVA
  MODEL: AIRI STIX CONTOUR BENCH
  COLOR: WHITE
  AVAIL ANOVA FURNISHINGS
  314-495-8357
- A — MODULAR BENCH A — 8 / L5.2
  MFR: TOURNESOL
  MODEL: RC-01
  SIZE: 75'L X 28.8'W X 16.5'H
  COLOR: WHITE
- B — MODULAR BENCH B — 8 / L5.2
  MFR: TOURNESOL
  MODEL: RC-02
  SIZE: 75'L X 28.8'W X 30'H
  COLOR: WHITE
- C — MODULAR BENCH C — 8 / L5.2
  MFR: TOURNESOL
  MODEL: RC-03
  SIZE: 75'L X 28.8'W X 30'H
  COLOR: WHITE
- A — PEBBLE STOOL A — 9 / L5.2
  MFR: TOURNESOL
  MODEL: YC-01
  SIZE: 29.5"L X 24.6"W X 18"H
  COLOR: WHITE
- B — PEBBLE STOOL B — 9 / L5.2
  MFR: TOURNESOL
  MODEL: YC-02
  SIZE: 41"L X 29.5"W X 17.75"H
  COLOR: WHITE
- C — PEBBLE STOOL C — 9 / L5.2
  MFR: TOURNESOL
  MODEL: YC-03
  SIZE: 71"L X 29.5"W X 17.75"H
  COLOR: WHITE
- ENTRY SIGN — 6 / L5.2
  DEFERRED APPROVAL ITEM. NOT REVIEWED BY DSA STRUCTURAL
- FLAGPOLE
  MFR: CONCORD AMERICA FLAGPOLE
  MODEL: IWW30D61-ACL
  LENGTH: 33'
  CONTACT: 972-380-8186
- WATER FOUNTAIN
  MFR: MOST DEPENDABLE FOUNTAINS
  MODEL: 10145 SM
  COLOR: BLACK
- SEATWALL PLANTER
  MFR: QCP CORP
  MODEL: QR-SHR-PR
  COLOR: ARGENT WHITE
- TREE GRATE
  MFR: URBAN ACCESSORIES
  MODEL: VIPER
  FINISH: TBD
  COLOR: TBD
  AVAIL URBAN ACCESSORIES
  (877) 487-0488
- PICNIC TABLE A W/ ADA BENCH
  MFR: LANDSCAPE FORMS
  MODEL: HARVEST
  COLOR: APPLE RED
  AVAIL: LANDSCAPE FORMS
  800-430-6206 X 1313
- PICNIC TABLE B
  MFR: DUMOR
  MODEL: TABLE 198-40PL, 60PL, 80PL
  4 SEATS, 6 SEATS, 8 SEATS
  COLOR: DEEP RED
  AVAIL: DUMOR
  (800) 598-4018
- PING PONG TABLE
  MFR: POPP
  COLOR: MAROON RAL 3005
- TRASH
  MFR: DUMOR
  MODEL: 437-40SH
  COLOR: BLACK
- TREE GRATE
  MFR: URBAN ACCESSORIES
  MODEL: VAIRIATIONS
  MATERIAL: RECYCLED GREY IRON
  W/ RUST CONDITIONER
  AVAIL URBAN ACCESSORIES
  (877) 487-0488
- FUTURE SHADE STRUCTURE
  INCLUDED IN FUTURE INCREMENTS

EJ	EXPANSION JOINT LOCATE AS SHOWN, AT ALL JOINTS BETWEEN PAVING & WALLS, AND AT ALL CHANGES IN PAVING MATERIAL.
	SCORELINE
T	TREAD
TBD	TO BE DETERMINED
SP	SPACING
	POINT OF BEGINNING
F.O.B.	FACE OF BUILDING
TYP.	TYPICAL
EQ.	EQUAL
CONT.	CONTINUOUS
S.C.D.	SEE CIVIL'S DRAWINGS
S.A.D.	SEE ARCHITECT'S DRAWINGS
S.S.D.	SEE STRUCTURAL'S DRAWINGS
SIM	SIMILAR
U.O.N.	UNLESS OTHERWISE NOTED
O.C.E.W.	ON CENTER EACH WAY
R	RADIUS – ALL RADII GIVEN FOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALLS.
	ALIGN
℄	CENTER LINE
PL	PROPERTY LINE
EQ	EQUAL
PA	PLANTING AREA
	LAWN
HDR	HEADER BOARD

WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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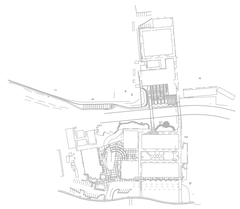

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Architect/Engineer Of Record: _____

REGISTERED LANDSCAPE ARCHITECT — CHRIS ONE — No. 5241 — Expiration Date 6/30/2020 — Date 4/20/2020 — Seal — STATE OF CALIFORNIA

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HY Architects Project number: 5241 5241

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2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project

MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title

LAYOUT NOTES & LEGEND

Client Project Number:

Scale:	1" = 20'-0"	Sheet
Drawn By:	MM	L0.2
Checked By:	MO	
Issue Date:	04/20/20	
Revit Version:		Sheet 166 of 180

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PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. 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.
4. 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.
5. 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.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. 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.
8. 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 PIVS: 3' MINIMUM
   - LIGHT POLES: 10' MINIMUM
   - UTILITIES: 3' MINIMUM
   - BUILDING ROOF EDGE: 5' MINIMUM
9. 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.
10. 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

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MUST PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS FOR ALL SOILS EXISTING AND IMPORTED INCLUDING BUT NOT LIMITED TO: EXISTING ON-SITE SOILS, IMPORTED TOPSOIL, LIME TREATED AREAS, AND ALL AMMENDMENTS. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. PROVIDE 2 TESTS AT 6" DEPTH AND 2 TESTS AT 24" DEPTH THROUGHOUT THE SITE. PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). EACH TEST SAMPLE SHALL CONTAIN 3 REPRESENTATIVE SOIL SAMPLES. ALL LIME TREATED PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH IMPORT TOP SOIL AT NO COST TO THE OWNER. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST 50LBS GYPSUM AND 100LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
2. 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.
3. 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.
4. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS ADJACENT TO BUILDINGS 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.
5. 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.

TREES

1. ALL TREES SHALL BE SPECIMENS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-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.
3. 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.(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.
4. 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.
5. TREES MUST HAVE AN UNCUT 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.
6. 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

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. 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.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

PLANTING NOTES (CONT)

ACCESSORIES

1. 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.
2. 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.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. 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" NOIYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
6. 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 REED & GRAHAM 888-381-0800.
7. THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF $3,000.00 (THREE THOUSAND DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.
8. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. 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.
3. PLANT MATERIAL NOT APPROVED BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH APPROVED PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. 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.
3. 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.

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. 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.
3. 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.
4. 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).

TREE PROTECTION NOTES

1. 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.
2. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED 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.
3. THE TREE PROTECTION FENCING MUST BE SNOW FENCING, A MINIMUM HEIGHT OF 4 FEET, MOUNTED ON STEEL STAKE POSTS DRIVEN 24 INCHES (MINIMUM) INTO THE GROUND. MAXIMUM SPACING OF POSTS IS 10 FEET. THE FENCE MUST BE IN PLACE PRIOR TO THE ARRIVAL OF ANY OTHER MATERIALS OR EQUIPMENT AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND PASSED FINAL INSPECTION. THE PROTECTIVE FENCING MUST NOT BE TEMPORARILY MOVED DURING CONSTRUCTION. ANY OTHER EXCEPTION OR REQUESTS TO RELOCATE THE PROTECTIVE FENCING, EVEN TEMPORARILY, MUST BE APPROVED BY THE CITY ARBORIST OR DESIGNATED CITY OFFICIAL.
4. 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 JOB.
5. THIS TREE PROTECTIVE 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.
6. 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.
7. PLASTIC COATED WARNING SIGNS MUST BE POSTED PROMINENTLY ON EACH FENCE. THE SIGNS MUST BE A MINIMUM OF 8.5X11 INCHES AND CLEARLY STATE: WARNING TREE PROTECTIVE ZONE-THIS FENCE SHALL NOT BE REMOVED AND THEIR REMOVAL IS SUBJECT TO A PENALTY.
8. 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.
9. ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIP LINE AND FUNCTION PRIMARILY IN THEY 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.
10. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE VALUE OF THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.
11. 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.
12. SEE TREE PRESERVATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. THE USE OF GRADING EQUIPMENT OR GRADE CHANGES INSIDE THE TREE PROTECTIVE FENCING ARE PROHIBITED.

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	QT
PCK	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	L		5
QRA	QUERCUS VIRGINIANA	SOUTHERN OAK MULTI TRUNK	24"BOX	L		1
TG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	24"BOX	M		9

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE SIZE	QT
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L	3' O.C.	31
DV	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	5 GAL	L	3' O.C.	143
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	5 GAL	L	3' O.C.	78
LB	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	L	3' O.C.	30(
MP	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY	5 GAL	L	3' O.C.	12

PLANTING LEGEND

XXX / XX	TREE NAME	SEE PLANT LIST
	QUANTITY	FOR ADDT'L INFO.
XX / XX	SHRUB NAME	SEE PLANT LIST
	QUANTITY	FOR ADDT'L INFO.

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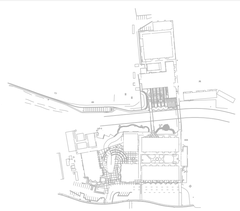

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CHRIS OHE - No. 5241
Renewal 6/30/2020
4/20/2020
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Facility
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Project
MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title
PLANTING NOTES & LEGEND

Client Project Number:

Scale:	1" = 20'-0"	Sheet
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Checked By:	MO	
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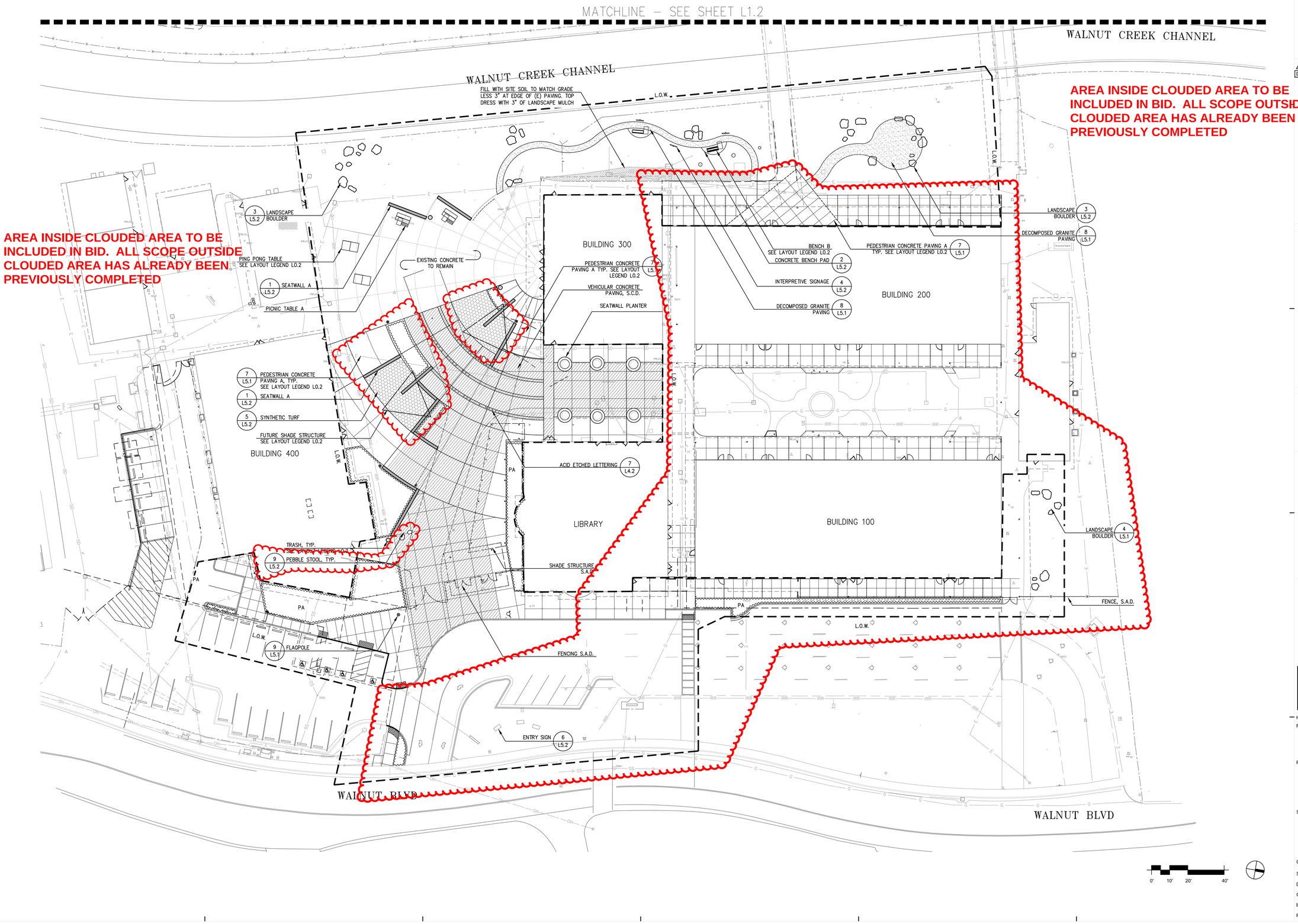

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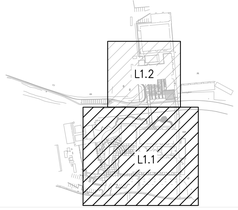

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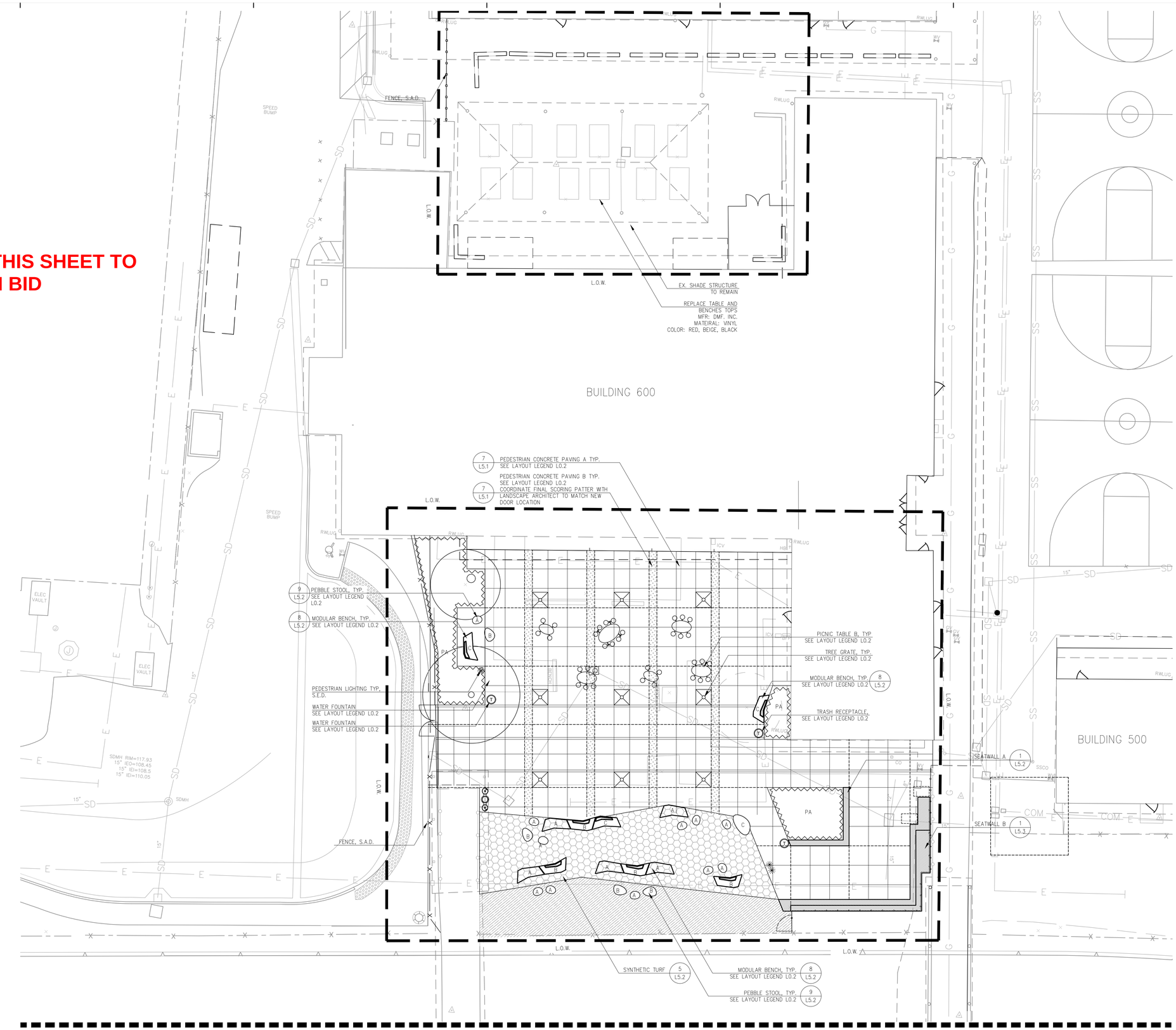

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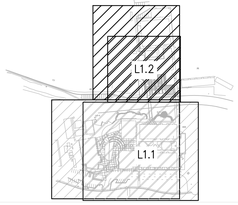

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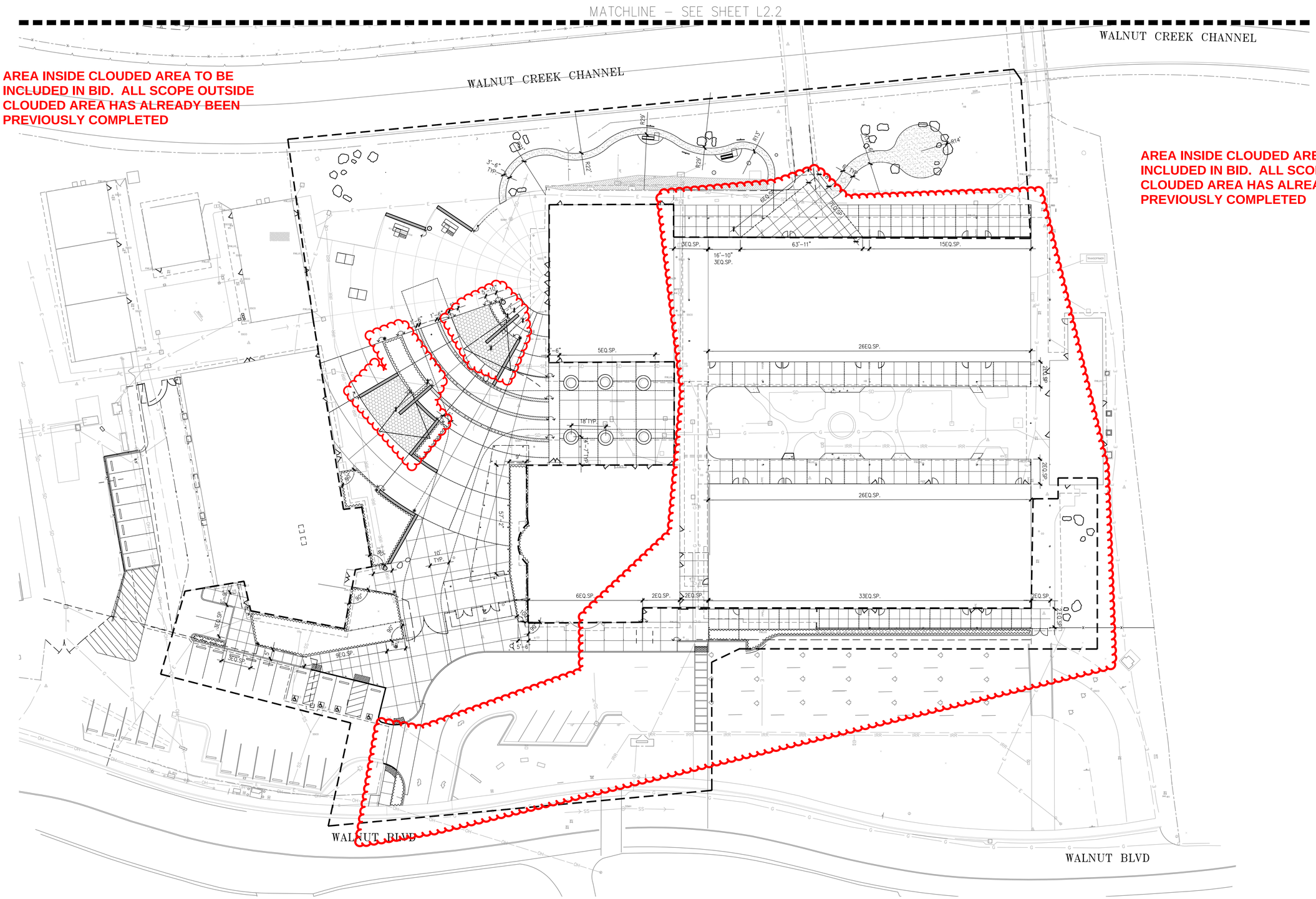

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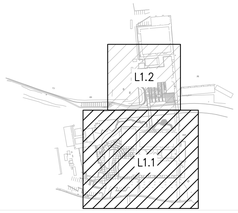

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Project

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DATE: 05/01/2020

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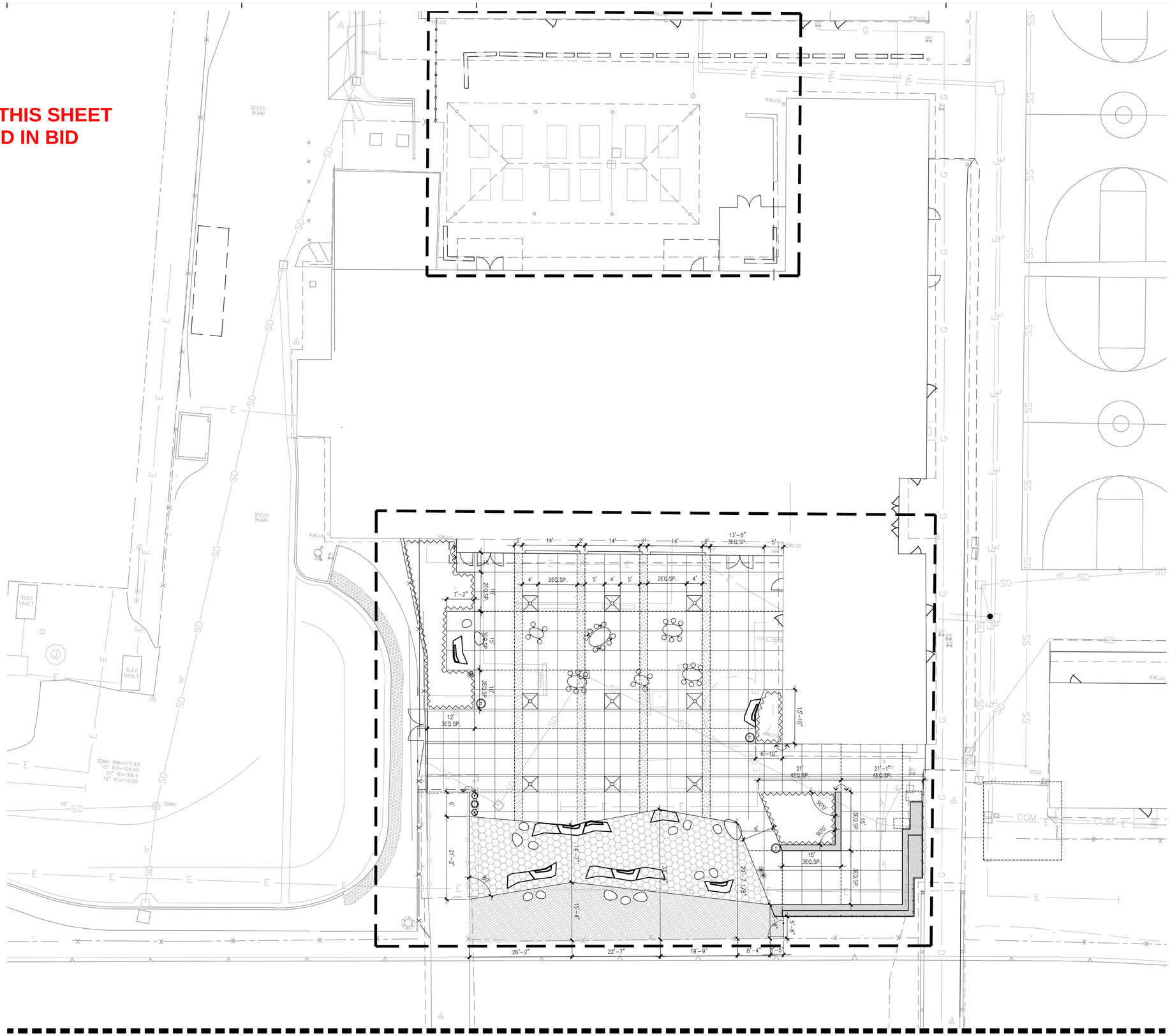

Revisions

Delta	Date	Revisions	By

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ISSUE DATE: 4/20/20 BY: MH

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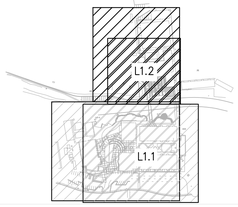

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CHERI CADE · No. 4293
6/30/2020
4/20/2020
L.A.
STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax

HY Architects Project number: 5241 5241

Facility

WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project

MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title

DIMENSION PLAN

Client Project Number:

Scale: 1" = 10'-0"
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet

L2.2

Sheet 171 of 180

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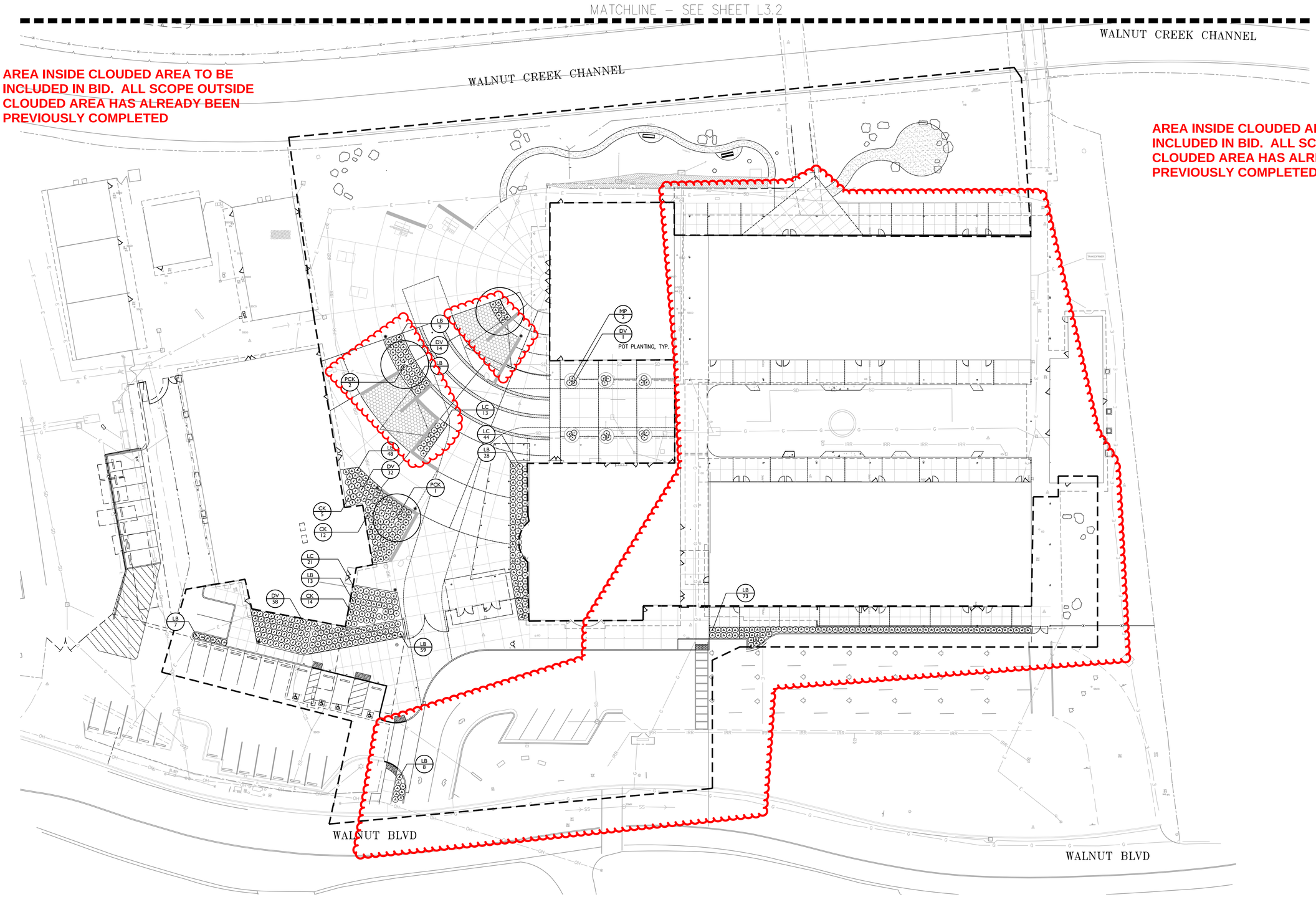

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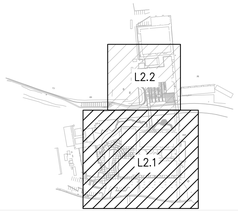

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CHRIS CHIE · No. 4905
Expiration
6/30/2020
4/30/2020
LA
STATE OF CALIFORNIA

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HY Architects Project number: 5241 5241

Facility

WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project

MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title

PLANTING PLAN

Client Project Number:

Scale: 1" = 10'-0"
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet

L3.1

Sheet 172 of 180

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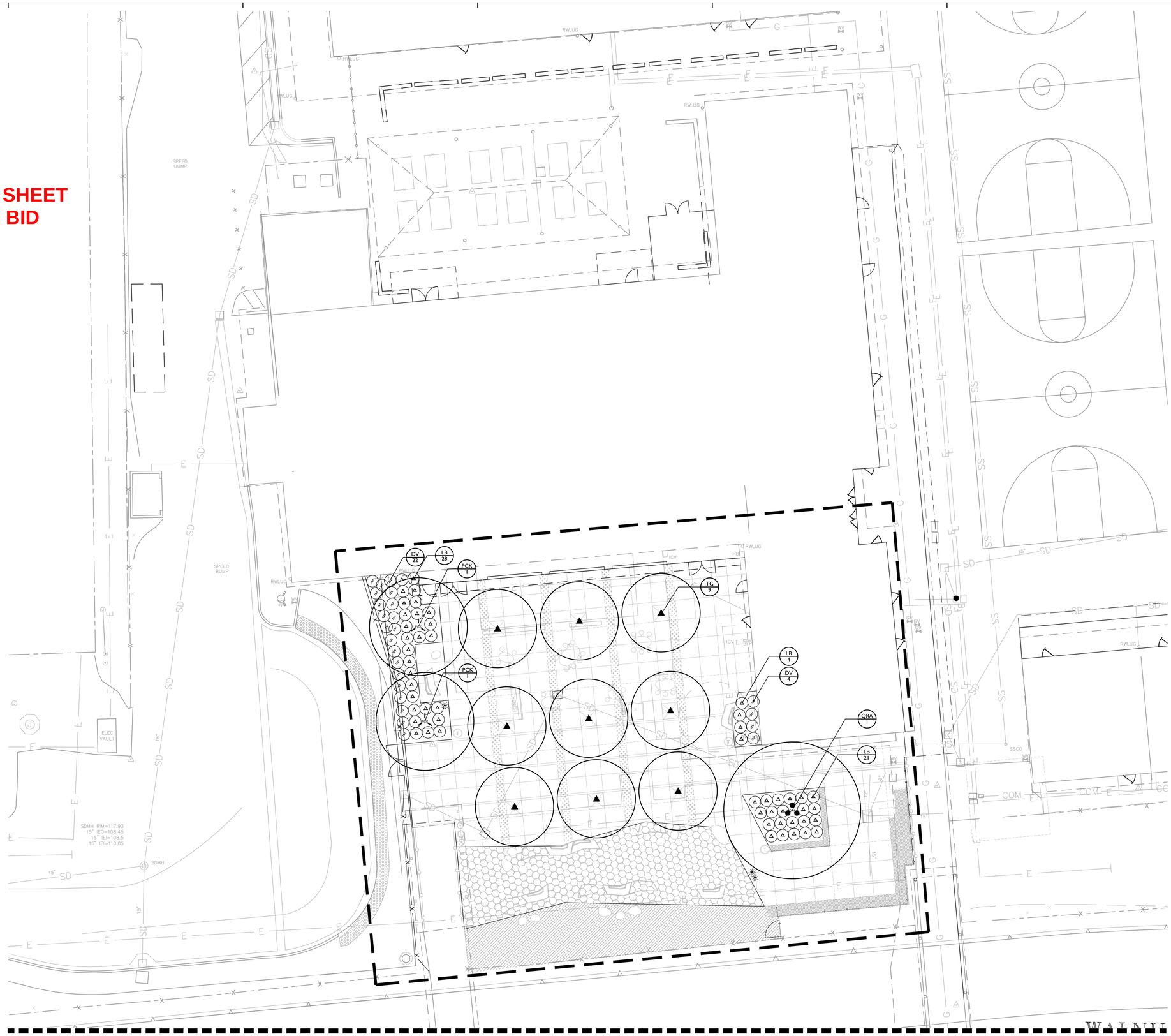

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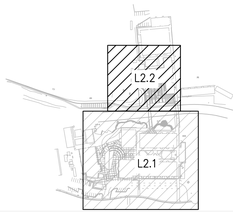

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CHRIS OGIE · No. 4293
6/30/2020
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HY Architects Project number: 5241 5241

Facility

WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project

MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title

PLANTING PLAN

Client Project Number:

Scale: 1" = 10'-0"
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet

L3.2

Sheet 173 of 180

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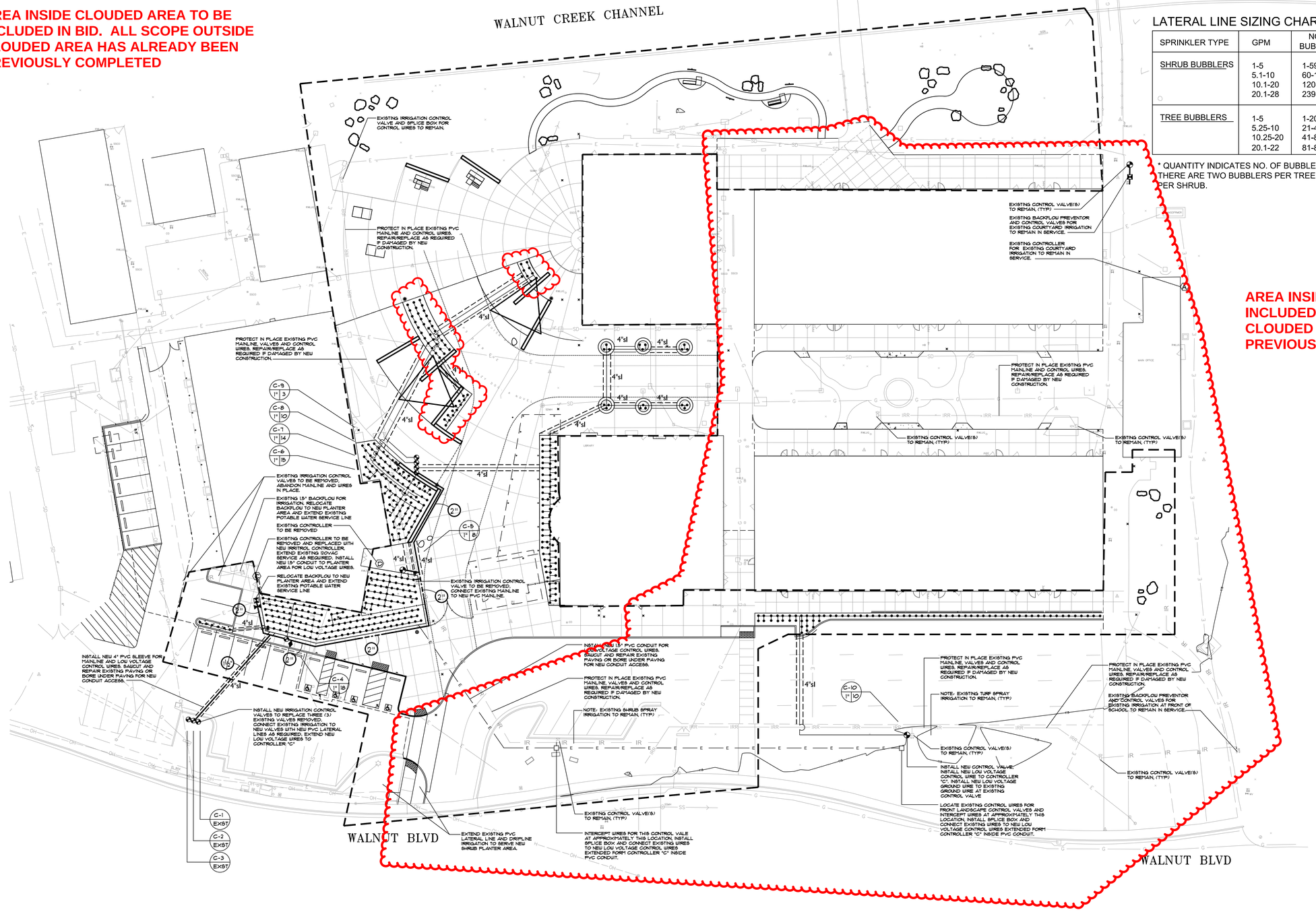
MATCHLINE – SEE SHEET L3.1

WALNUT CREEK CHANNEL

AREA INSIDE CLOUDED AREA TO BE INCLUDED IN BID. ALL SCOPE OUTSIDE CLOUDED AREA HAS ALREADY BEEN PREVIOUSLY COMPLETED



LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	NO. OF BUBBLERS*	PIPE SIZE
SHRUB BUBBLERS	1-5 5.1-10 10.1-20 20.1-28	1-59 60-119 120-238 239-333	3/4" 1" 1 1/4" 1 1/2"
TREE BUBBLERS	1-5 5.25-10 10.25-20 20.1-22	1-20 21-40 41-80 81-88	3/4" 1" 1 1/4" 1 1/2"

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

AREA INSIDE CLOUDED AREA TO BE INCLUDED IN BID. ALL SCOPE OUTSIDE CLOUDED AREA HAS ALREADY BEEN PREVIOUSLY COMPLETED

0' 10' 20' 40'

Revisions

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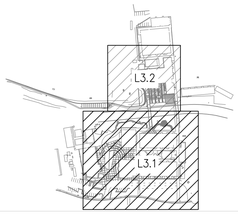

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CHRIS CHEE · No. 5241
4/20/2020
4/20/2020
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HY Architects Project number: 5241 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title
IRRIGATION PLAN

Client Project Number:

Scale: 1" = 20'-0"
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet
L4.1

Sheet 174 of 180

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PLANNING WALNUT CREEK INTERMEDIATE\CAD\SHEETS_LA\--RR--REC.DWG
PLOT DATE: 4/19/2020 10:33 PM

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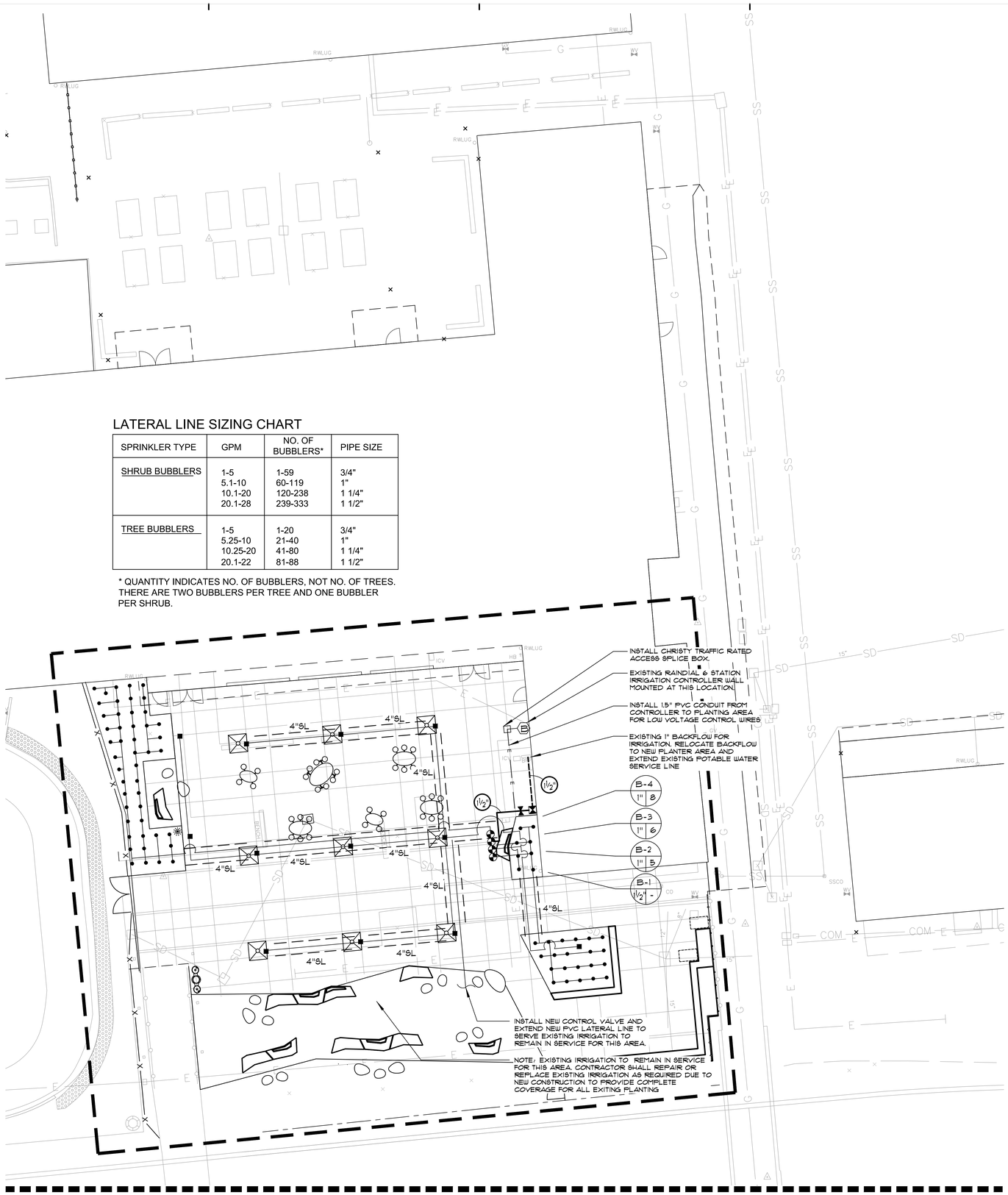

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MATCHLINE – SEE SHEET L3.0

0' 5' 10' 20'

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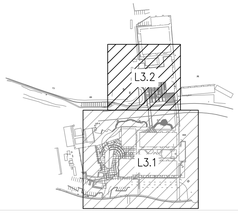

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CHRIS CHIE · No. 4293
Signature
6/30/2020
Date of Issue
6/30/2020
LA
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Facility

WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project

MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title

IRRIGATION PLAN

Client Project Number:

Scale: 1" = 10'-0"
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet

L4.2

Sheet 175 of 180

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PLAN: L4.2 LAYOUT: 07-IRRIGATION PLAN
PLOT DATE: 4/19/2020 10:33 PM

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IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN 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.

3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

4. 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.

5. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.

6. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

7. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

8. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

9. INSTALL TWO (2) SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

10. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

11. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

12. 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.

13. 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.

14. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

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

16. PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, (1-800) 227-2600 FOR NORTHERN CALIFORNIA

17. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

18. ENGRAVE OR HOT STAMP REMOTE CONTROL VALVE BOXES WITH CONTROLLER STATION NUMBERS.

19. PROVIDE PLASTIC LAMINATED COLOR-CODED IRRIGATION LAYOUT DIAGRAMS.

20. PROVIDE TWO (2) SETS OF Q.C. KEYS AND CONTROLLER.

21. REFER TO IRRIGATION SPECIFICATIONS FOR ADDITIONAL INFORMATION, PRESSURE TESTING AND TURN OVER ITEMS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	GPM	RADIUS
■	RWS-M-B-1402	RAINBIRD ROOT WATERING BUBBLER TUBE FOR TREES (2 BUBBLERS PER TREE)	30	.50/.50	flood
●	DB-09-PC	TORO FLOOD BUBBLER ON FLEX RISER FOR SHRUBS	30	0.15	flood
◆	44 DRC	RAIN BIRD QUICK COUPLING VALVE			
◔	XCZ-100-PRB-LC	RAINBIRD PEB SERIES REMOTE CONTROL VALVE WITH RAINBIRD PRESSURE REGULATING BASKET FILTER (1-20 GPM)			
⋈	T-113	NIBCO GATE VALVE (LINE SIZE) IN ROUND BOX			
R	CL-100-WIRELESS	IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSOR			
C	MC-24 PLUS PROMAX-UA	IRRITROL 24 STATION MC-E CONTROLLER - WALL MOUNT PRO MAX UNIVERSAL MAINTENANCE REMOTE KIT			
C-1 / 1" / 15		STATION NUMBER GALLONS PER MINUTE VALVE SIZE			
—— —·— ——		MAIN LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
——		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD PLASTIC FITTINGS. 12" COVER.			
— — —		SLEEVE:1120-200 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC PLASTIC FITTINGS. 24" COVER.			

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	46.2

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	Trees	LOW	0.3	BUBBLER	0.81	0.37	150	56	1,591	0.00	2.13	3%
2	Shrubs	LOW	0.3	BUBBLER	0.81	0.37	4,372	1,619	46,382	0.14	62.01	97%
					TOTALS		4,522	1,675	47,973	0.15	64.14	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME									
				1		0				0%
				TOTALS		0				0%

MAWA	GALLONS/YR	58,288
	ACRE FEET/YR	0.18
	HCF/YR	77.92

ETWU	GALLONS/YR	47,973
	ACRE FEET/YR	0.15
	HCF/YR	64.14

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.30	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1,675
TOTAL AREA	4,522
AVG. ETAF	37.04%

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

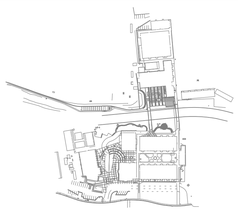
WALNUT CREEK INTERMEDIATE SCHOOL

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
3671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.one



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Architect/Engineer Of Record: _____

REGISTERED LANDSCAPE ARCHITECT
CHRIS CHIE · No. 5241
Expires: 6/30/2020
Expires: 6/30/2020
L.A.
STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
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510.446.2222 tel ¦ 510.446.2211 fax

HY Architects Project number: 5241 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title
IRRIGATION NOTES AND LEGEND

Client Project Number:

Scale: NTS
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet
L4.3

Sheet 176 of 180

6/13/2019 10:39:49 C:\Users\ldellamaggiora\Documents\5241_WALNUT_CREEK_INT_FR19_central_ldellamaggiora@hy-arch.com.rvt
PLANNER: LAURA WALNUT CREEK INTERMEDIATE\CAD\SHEETS_LA-IRR-IRED.DWG
PLOT DATE: 4/19/2020 10:33 PM

GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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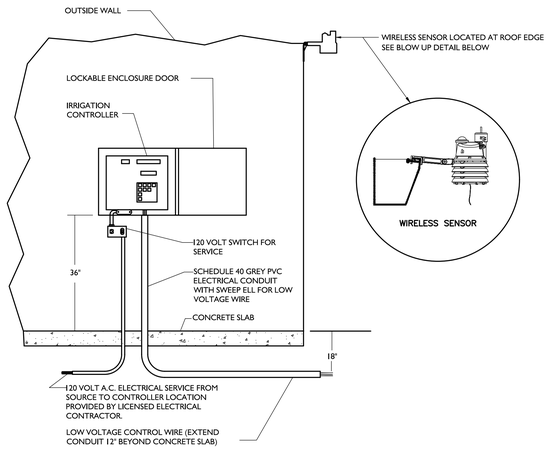
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020



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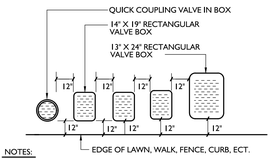
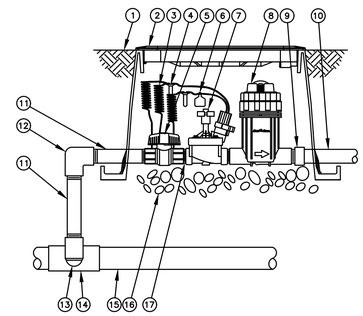


NOTES:

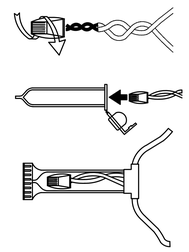
1. CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
7. VALVE LID SHALL BE PERMANENTLY INSCRIBED "CONTROL VALVE" AND WITH THE CONTROLLER STATION NUMBER.

2 VALVE BOX INSTALLATION
NTS

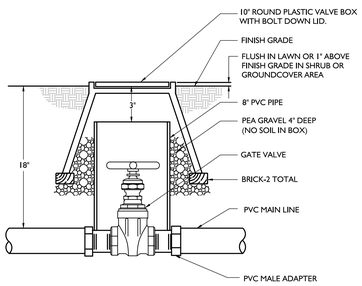


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

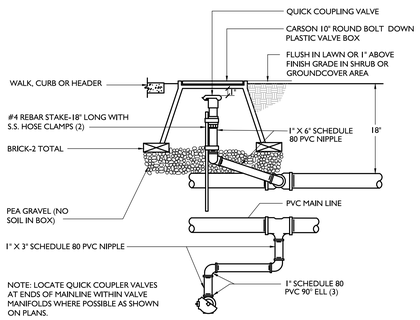
3 REMOTE CONTROL VALVE INSTALLATION
NTS



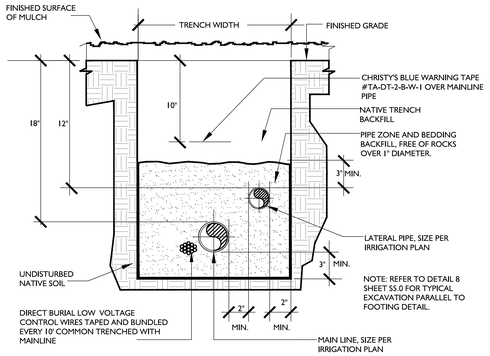
4 3M-DBR-6 WIRE CONNECTION
NTS



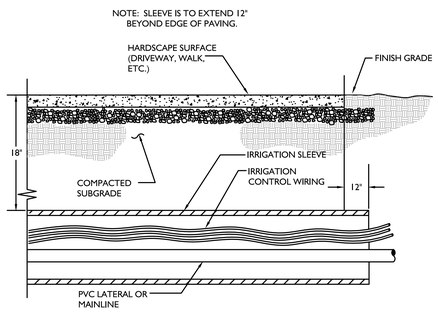
5 GATE VALVE INSTALLATION
NTS



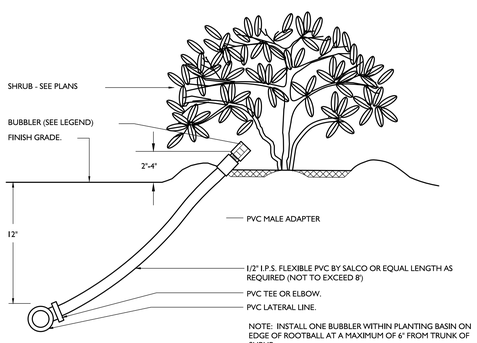
6 1" QUICK COUPLER IN BOX
NTS



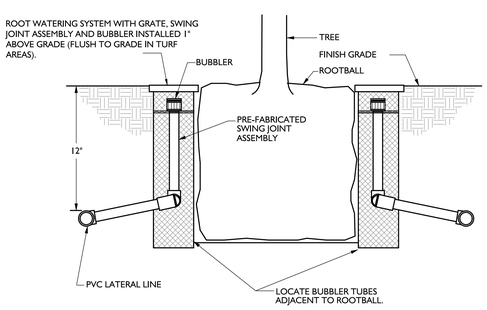
7 TYPICAL COMBINATION TRENCH
NTS



8 IRRIGATION SLEEVE INSTALALTION
NTS



9 SHRUB BUBBLER INSTALLATION
NTS



NOTES:
1. BUBBLER TREE TO BE PLACED UPHILL SIDE OF ROOTBALL. REFER TO PLANS FOR NUMBER OF BUBBLERS PER EACH TREE.

10 TREE BUBBLER INSTALLATION
NTS

Revisions

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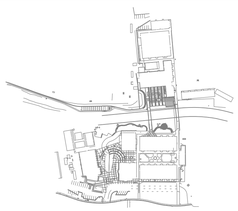
DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH



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Architect/Engineer Of Record

REGISTERED LANDSCAPE ARCHITECT
CHRIS ONE - 4926
Renewal Date
6/30/2020
Signature Date
4/20/2020
L.A.
STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
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Oakland, CA 94612
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HY Architects Project number: 5241 5241

Facility
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Scale: NTS
Drawn By: MM
Checked By: MO
Issue Date: 04/20/20
Revit Version:

Sheet
L4.4

Sheet 177 of 180

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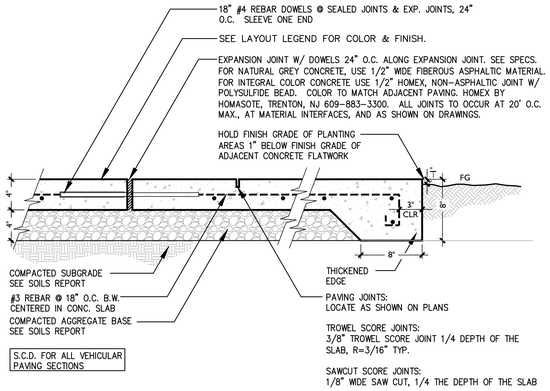
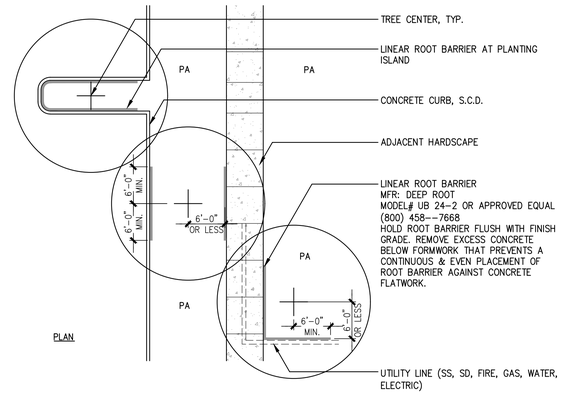
PLANA WALNUT CREEK INTERMEDIATE\ACAD\SHEETS_DG-IRR-MD.DWG
PLOT DATE: 4/19/2020 10:33 PM

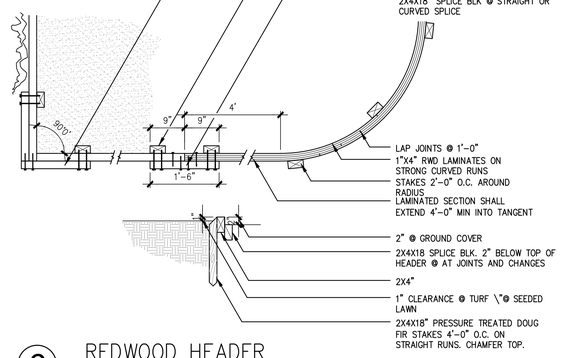
GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')



7 PEDESTRIAN CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"

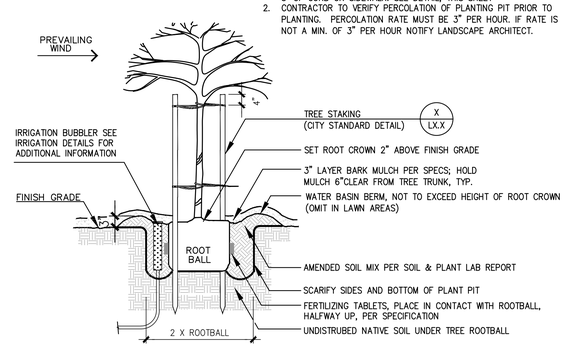


4 LINEAR ROOT BARRIER
SCALE: 1" = 10'-0"



6 REDWOOD HEADER
SCALE: 3/4" = 1'-0"

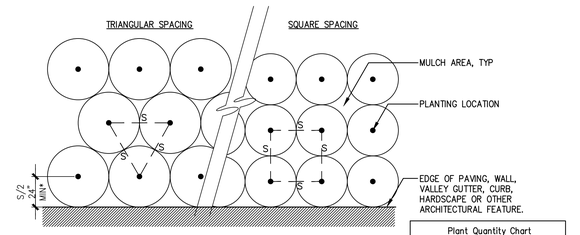
NOTES:
1. ROOT CONTROL BARRIER MUST BE USED IF TREE IS PLANTED WITHIN 5' OF CURB OR SIDEWALK. SEE DETAIL, THIS SHEET
2. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO PLANTING. PERCOLATION RATE MUST BE 3" PER HOUR. IF RATE IS NOT A MIN. OF 3" PER HOUR NOTIFY LANDSCAPE ARCHITECT.



3 TREE PLANTING
SCALE: 3/8" = 1'-0"

TREE PROTECTION NOTES

1. WHEN PROVIDED, SEE SPECIFICATION FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. WHEN NO EXISTING IRRIGATION IS PROVIDED OR HAS BEEN REMOVED, WHEN PROVIDED SEE SPECIFICATION FOR WATERING REQUIREMENTS.
3. 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.
4. 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.
5. 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
6. 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.
7. 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.
10. 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.
11. BORES UNDER TREES MUST BE AT A MINIMUM DEPTH OF 48' BELOW GRADE.
12. SEE SITE DEMOLITION OR TREE PROTECTION PLAN FOR ADDITIONAL PROTECTION REQUIREMENTS.
13. EVERY EFFORT POSSIBLE SHALL BE TAKEN TO MAINTAIN EXISTING SITE GRADES WITHIN TREE PROTECTION ZONES.

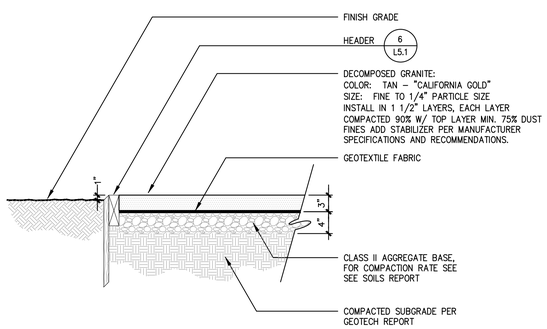


NOTES:
A. S = PLANT SPACING DISTANCE ON CENTER, SEE CHART
B. FOR USE AS A GUIDE FOR SHRUBS AND GROUNDCOVER WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.
*AT ALL SHRUB AND GROUNDCOVER LOCATIONS WHERE SPRAY IRRIGATION IS USED. HOLD PLANTING 24" CLEAR OF CURB LINE IN CONJUNCTION WITH IRRIGATION PER AB 1881.

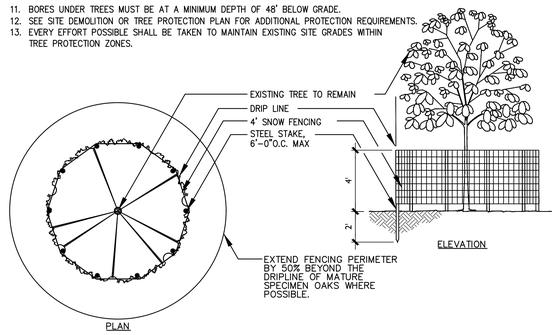
Plant Quantity Chart

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

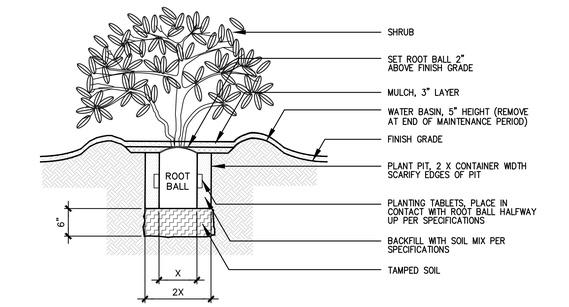
2 SHRUB SPACING
SCALE: 1"=1'-0"



8 DECOMPOSED GRANITE PAVING W/ WOOD HEADER
SCALE: 1" = 1'-0"



5 EXISTING TREE PROTECTIVE FENCING
SCALE: 1/4" = 1'-0"



1 SHRUB PLANTING
SCALE: N.T.S.

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GATES +ASSOCIATES
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LAND PLANNING · URBAN DESIGN
3671 CROW CANYON RD. SAN RAMON, CA 94583
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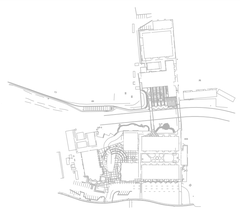

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Architect/Engineer Of Record _____

REGISTERED LANDSCAPE ARCHITECT CHRIS CHIE – No. 5241 Exp. 6/30/2020 6/30/2020 L.A. STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel ¦ 510.446.2211 fax

HY Architects Project number: 5241 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title
CONSTRUCTION DETAILS

Client Project Number:

Scale: AS SHOWN
Drawn By: MM
Checked By: MO
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Revit Version:

Sheet
L5.1

Sheet 178 of 180

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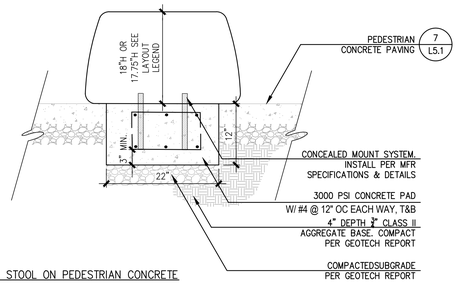
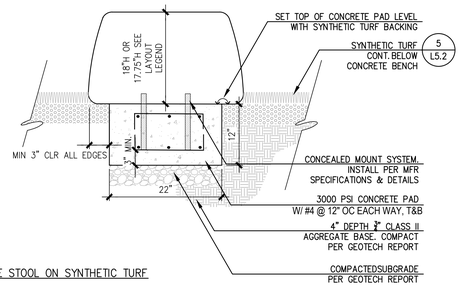
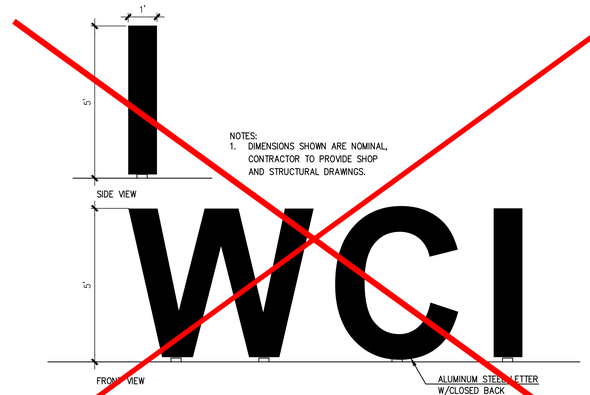


PEBBLE STOOL ON PEDESTRIAN CONCRETE



PEBBLE STOOL ON SYNTHETIC TURF

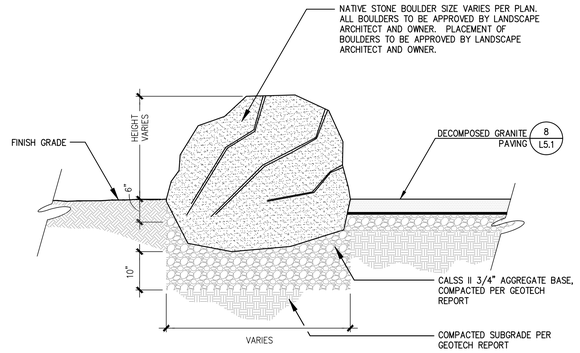
9 PEBBLE STOOL
SCALE: 1" = 1'-0"



NOTES:
1. DIMENSIONS SHOWN ARE NOMINAL, CONTRACTOR TO PROVIDE SHOP AND STRUCTURAL DRAWINGS.

WCI

6 ENTRY SIGN
SCALE: 1/2" = 1'-0"



3 LANDSCAPE BOULDER
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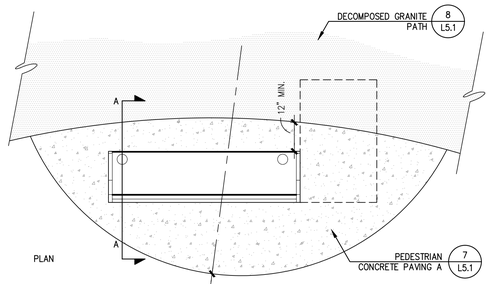
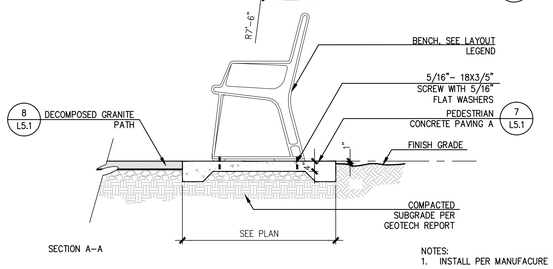
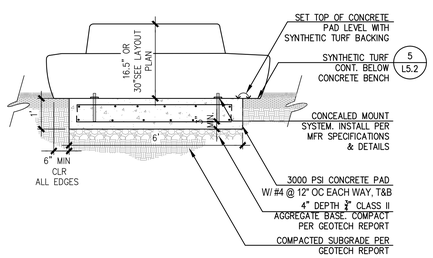


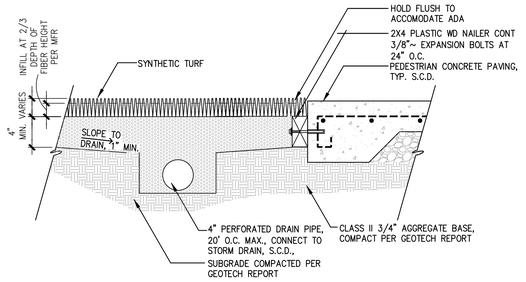


NOTES:
1. INSTALL PER MANUFACURE

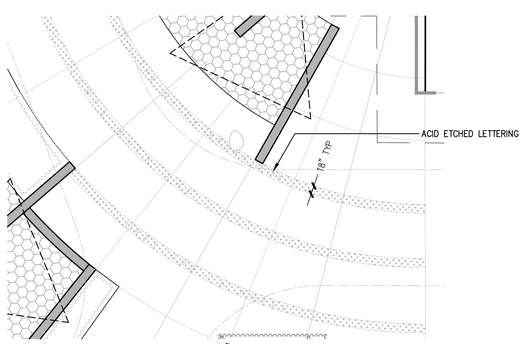
2 CONCRETE BENCH PAD
SCALE: 1/2" = 1'-0"



8 MODULAR BENCH
SCALE: 1/2" = 1'-0"



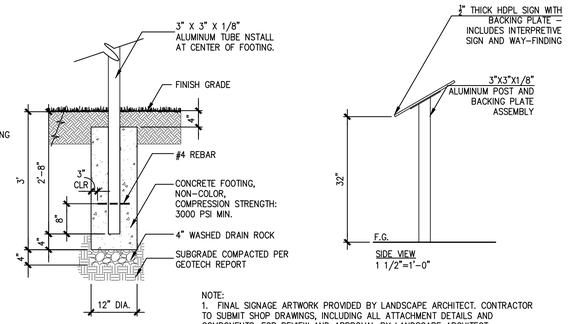
5 SYNTHETIC TURF
SCALE: 1–1/2" = 1'-0"



PLAN ENLARGMENT

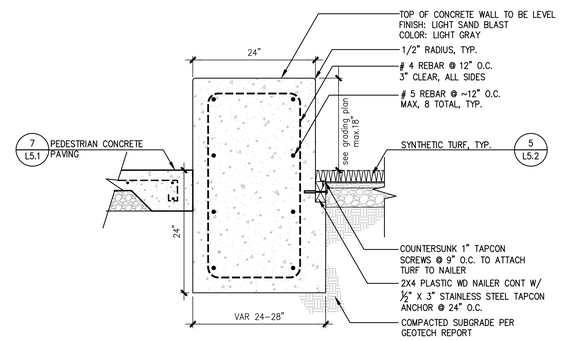
NOTES:
1. LETTERS TO BE STENCILED ACID ETCHED 10" HEIGHT LETTERS
2. FONT: UTSAAH

7 ACID ETCHED LETTERING
SCALE: 3/32" = 1'-0"



NOTE:
1. FINAL SIGNAGE ARTWORK PROVIDED BY LANDSCAPE ARCHITECT. CONTRACTOR TO SUBMIT SHOP DRAWINGS, INCLUDING ALL ATTACHMENT DETAILS AND COMPONENTS, FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD VERIFY SIGN AND POST MEASUREMENT PRIOR TO THE COMMENCEMENT OF WORK.
3. METAL POST COLOR: BLACK.
4. AVAILABLE FROM KVO INDUSTRIES INC., 707.573.6868, OR APPROVED EQUAL. MODEL: STREAMLINE LOW PROFILE.

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



1 SEATWALL A
SCALE: 1" = 1'-0"

REFER TO S5.0 FOR LAP SPLICE SCHEDULE

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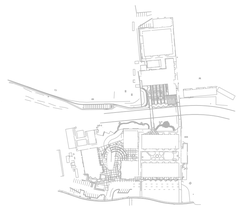
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP. 01-118676 INC: 01
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 05/01/2020

Revisions

Delta	Date	Revisions	By

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
3671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.gates.com



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Architect/Engineer Of Record: _____

REGISTERED LANDSCAPE ARCHITECT · CHRIS OHE · No. 5241 · STATE OF CALIFORNIA · 4/20/2020 · 4/20/2020 · L.A.

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel ¦ 510.446.2211 fax

HY Architects Project number: 5241 5241

Facility
WALNUT CREEK SCHOOL DISTRICT
2425 WALNUT BOULEVARD, WALNUT CREEK, CA 94597

Project
MODERNIZATION AND RECONFIGURATION PROJECT

Sheet Title
CONSTRUCTION DETAILS

Client Project Number:

Scale: AS SHOWN		Sheet
Drawn By:	MM	L5.2
Checked By:	MO	
Issue Date:	04/20/20	
Revit Version:		Sheet 179 of 180

6/13/2019 10:39:49 AM C:\Users\kelli.amaggiora\Documents\5241_WALNUT_CREEK_INT_R19_central_kelliamaggiora@hy-arch.com.rvt

GRAPHIC SCALES: 1/16" = 1'-0" (0, 5', 50') | 1/8" = 1'-0" (0, 5', 25') | 1/4" = 1'-0" (0, 1', 12') | 1/2" = 1'-0" (0, 1', 6') | 3/4" = 1'-0" (0, 4') | 1" = 1'-0" (0, 1', 3') | 1 1/2" = 1'-0" (0, 2') | 3" = 1'-0" (0, 1')

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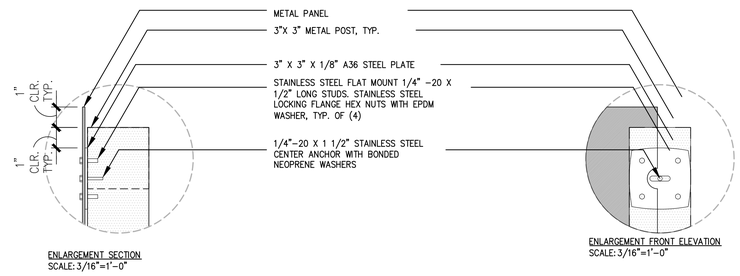
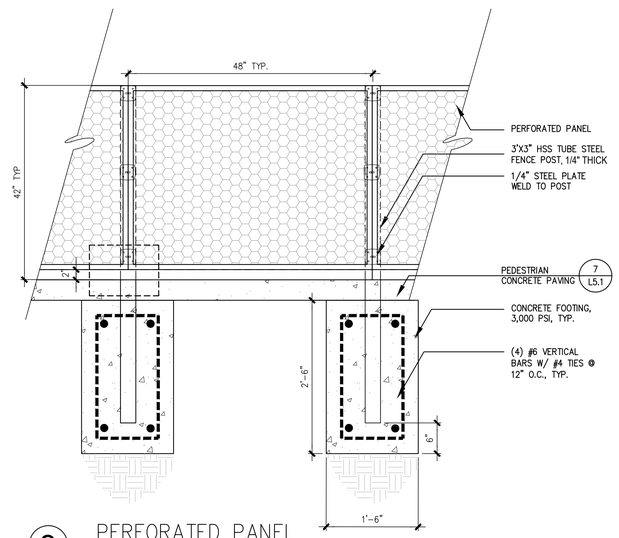
DATE: 05/01/2020

WALNUT CREEK INTERMEDIATE SCHOOL

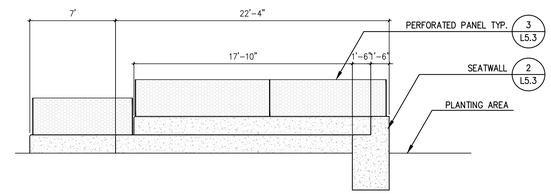
Revisions

Delta	Date	Revisions	By

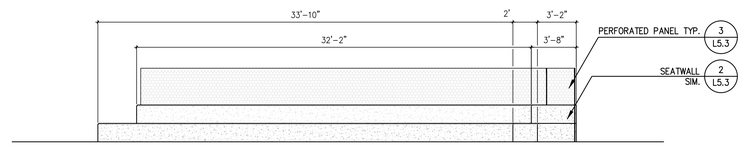




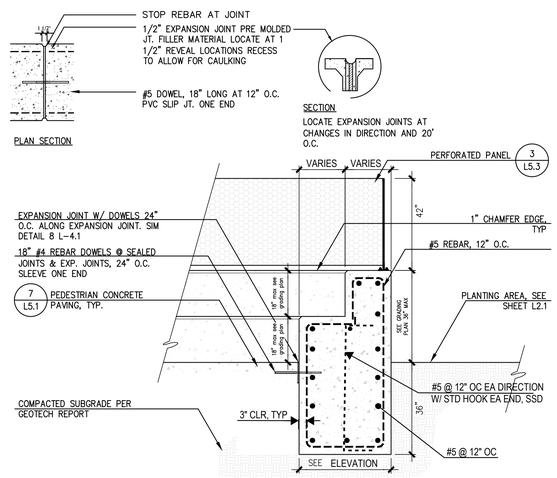
3 PERFORATED PANEL
SCALE: 1" = 1'-0"



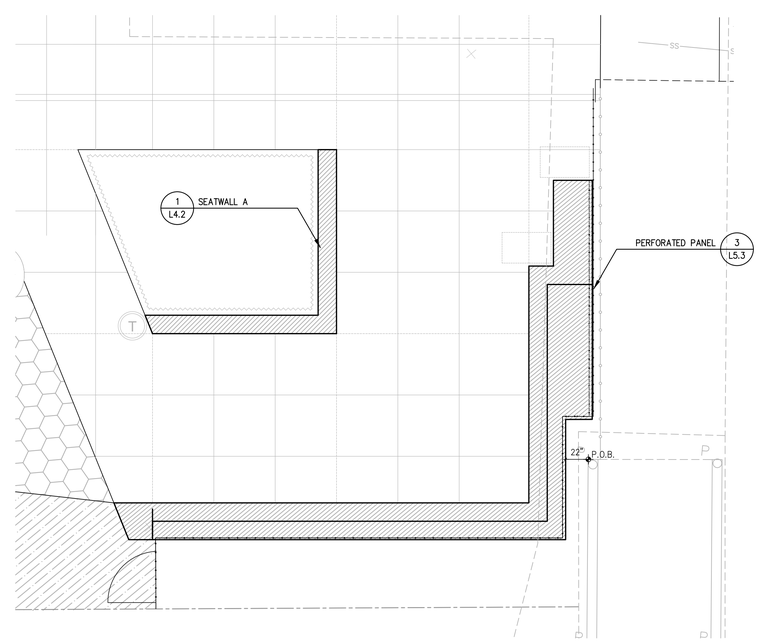
ELEVATION BB



ELEVATION AA



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



PLAN VIEW

1 SEATWALL B
SCALE: 1" = 5'-0"

DSA APPROVAL
INCREMENT I
ISSUE DATE: 4/20/20 BY: MH

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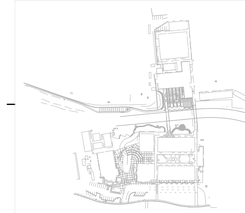

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Architect/Engineer Of Record

REGISTERED LANDSCAPE ARCHITECT
CHRIS CHOE · No. 5241
6/30/2020
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L5.3

Sheet 180 of 180

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