ASPHALT PLAYGROUND REPAIR
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFIELD DRIVE, SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

GENERAL NOTES

PRE-BID SITE VISIT

CONTRACTOR SHALL VISIT THE PROJECT AREA IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR MAY CONTACT THE ARCHITECT DURING THE BIDDING PHASE REGARDING CLARIFICATIONS AND PROJECT REQUIREMENTS.

SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN

CONTRACTOR SHALL REIMBURSE THE OWNER FOR REPAIR AND REPLACEMENT, INCLUDING ARCHITECT'S FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES, LANDSCAPE, SITE WORK, OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF CONSTRUCTION OPERATIONS.

EXISTING CONDITIONS

ALL EXISTING CONDITIONS ARE SHOWN BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.

CONTRACTOR'S EQUIPMENT

COORDINATE WITH OWNER'S REPRESENTATIVE FOR APPROVED LOCATION OF JOB SITE ACCESS, PARKING, AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA. SEE SITE PLAN FOR ADDITIONAL NOTES.

UTILITY SHUT-DOWNS AND CONNECTIONS

ALL REQUIRED UTILITY SHUT DOWNS SHALL HAVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. REQUEST SHALL BE SUBMITTED WITH ADEQUATE ADVANCE NOTICE PER PROJECT REQUIREMENTS.

ASBESTOS AND ASBESTOS PRODUCTS

THE OWNER/OPERATOR AND CONTRACTOR SHALL BE AWARE THAT BUILDINGS CONSTRUCTED PRIOR TO 1978 (OR THERE ABOUT) POSSIBILITY CONTAIN ASBESTOS IN SOME EXISTING CONSTRUCTION MATERIALS, AND WILL LIKELY BE ENCOUNTERED DURING ALTERATIONS OR REMODELING.

UNDER CALIFORNIA TITLE 8, THE OWNER AND CONTRACTOR BOTH HAVE RESPONSIBILITIES TO DETERMINE THE EXISTENCE OF ASBESTOS CONTAINING MATERIALS IN AREAS TO BE ALTERED OR REMODELED PRIOR TO COMMENCEMENT OF WORK AND TO TAKE APPROPRIATE MEASURES TO PROTECT PERSONNEL. CAL-OSHA HAS JURISDICTION OVER ASBESTOS RELATED WORK. ASBESTOS RELATED WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA GENERAL INDUSTRIAL SAFETY ORDERS, TITLE 8, SECTION 341.6 THROUGH 341.14. ASBESTOS IN THE WORK ENVIRONMENT IS REGULATED BY TITLE 8, SECTION 5208.

THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND DISTRICT REGULATION 11-2-401.3 REQUIRES EVERY RENOVATION INVOLVING THE REMOVAL OF 100 SQ.FT., LN.FT, OR GREATER OF REGULATED ASBESTOS CONTAINING MATERIAL, AND FOR EVERY DEMOLITION (EVEN WHEN NO ASBESTOS IS PRESENT), A NOTIFICATION MUST BE SENT TO THE BAAQMD AT LEAST 10 WORKING DAYS PRIOR TO COMMENCEMENT OF DEMOLITION / RENOVATION.

ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

THESE DOCUMENTS DO NOT ADDRESS CONTAINMENT FOR EXISTING AREAS OF ASBESTOS WHICH MAY BE DISCOVERED DURING CONSTRUCTION. THE OWNER'S ABATEMENT SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE DETECTION, REMOVAL, AND THE DISPOSAL OF ANY EXISTING ASBESTOS MATERIAL. ARCHITECTURAL AND ENGINEERING FEES FOR ADDITIONAL DESIGN EFFORT TO OBTAIN STATE APPROVALS, AS WELL AS THE COST OF ANY REPAIRS, FOR DAMAGE CAUSED OR REPLACEMENT OF EXISTING SYSTEMS TO REMAIN, DUE TO WORK PERFORMED BY THE ASBESTOS ABATEMENT SUBCONTRACTOR, SHALL BE THE RESPONSIBILITY OF SAID SUBCONTRACTOR.

CONSTRUCTION SCHEDULING

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SPACES AND SYSTEMS WHICH ARE IN USE, ADJOINING THE PROJECT, AND NOT PART OF THE PROJECT.

DRILLED-IN EXPANSION ANCHORS

WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE- OR POST-TENSIONED), LOCATE THE PRESTRESSED TENDONS BY USING A NON-DESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

TITLE 24 COMPLIANCE

THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS (2022 CBC). SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK, SHALL BE SUBMITTED TO AND APPROVED BY THE DSA BEFORE PROCEEDING WITH THE WORK.

COMPLIANCE WITH LOCAL ORDINANCES

GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
A.P.	ACCESS PANEL	LAV.	LAVATORY
ACT	ACOUSTIC TILE	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.S.	MACHINE SCREW
ALUM.	ALUMINUM	M.H.	MANHOLE
A.B.	ANCHOR BOLT	MFG.	MANUFACTURER
APPROX.	APPROXIMATELY	M.B.	MARKER BOARD
ARCH.	ARCHITECT	MATL.	MATERIAL
AC	ASPHALTIC CONCRETE	MAX.	MAXIMUM
@	AT	MECH.	MECHANICAL
B.M.	BENCH MARK	MTL.	METAL
BLKG.	BLOCKING	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
B.W.	BOTH WAYS	MTD.	MOUNTED
BOT.	BOTTOM	(N)	NEW
BLDG.	BUILDING	NOM.	NOMINAL
B.U.R.	BUILT-UP ROOFING	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CLG.	CEILING	NO. or #	NUMBER
CEM.	CEMENT		
C.C or O.C.	CENTER TO CENTER	OCC.	OCCUPANT(CY)
	CENTERLINE	O.C.	ON CENTER
CER. TILE	CERAMIC TILE	OPNG.	OPENING
C.O.	CLEANOUT	OPP.	OPPOSITE
C.O.T.G.	CLEANOUT TO GRADE	O.H.	OPPOSITE HAND
CLR.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
C.A.H.R.	CLEAR ALL HEART REDWOOD	O.H.W.S.	OVAL HEAD WOOD SCREW
		O.D.	OVERFLOW DRAIN and/or OUTSIDE DIAMETER
C.W.	COLD WATER		
COL.	COLUMN	O.F.C.I.	OWNER FURNISHED and CONTRACTOR INSTALLED
COM.	COMMON		
CONC.	CONCRETE	PR.	PAIR
CONST.	CONSTRUCTION	PART.	PARTITION
C.H.	CONSTRUCTION HEART	PL	PLATE
C.J.	CONSTRUCTION JOINT	d	PENNY (NAILS)
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
CTR.	COUNTER	P.V.C.	POLY VINYL CHLORIDE
CTSK.	COUNTER SUNK	P.T.	PRESSURE TREATED
DET.	DETAIL	P.L.	PROPERTY LINE
DIA. or Ø	DIAMETER	R. or RAD.	RADIUS
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
D.A.	DISABLED ACCESS	RWD./R.W.	REDWOOD
DR.	DOOR	REINF.	REINFORCING
D.S.	DOWNSPOUT	REQ'D	REQUIRED
DWG.	DRAWING	R.A.G.	RETURN AIR GRILLE
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR	R.E.	RIM ELEVATION
		R.D.	ROOF DRAIN
EA.	EACH	RM.	ROOM
E.W.	EACH WAY	R.O.	ROUGH OPENING
ELEC.	ELECTRIC or ELECTRICAL	RND.	ROUND
EL. or ELEV.	ELEVATION	R.H.M.S.	ROUND HEAD METAL SCREW
ENCL.	ENCLOSE and/or ENCLOSURE	R.H.W.S.	ROUND HEAD WOOD SCREW
EQ.	EQUAL	SSD.	SEE STRUCTURAL DRAWINGS
EQUIP.	EQUIPMENT	S.T.S.M.S.	SELF TAPPING SHEET METAL SCREW
(E)	EXISTING	SHEATH.	SHEATHING
EX.	EXPANSION	S.M.	SHEET METAL
E.J.	EXPANSION JOINT	S.M.S.	SHEET METAL SCREW
EXP.	EXPOSED	S.O.V.	SHUT OFF VALVE
EXT.	EXTERIOR	SIM.	SIMILAR
F.O.C.	FACE OF CONCRETE	S.C.	SOLID CORE
F.O.M.	FACE OF MASONRY	SPEC.	SPECIFICATION
F.O.S.	FACE OF STUD	SQ.	SQUARE
F.O.F.	FACE OF FINISH	S.F.	SQUARE FEET
FIN.	FINISH	STAG.	STAGGERED
F.F.	FINISHED FLOOR	STD.	STANDARD
F.S.	FINISH SLAB	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.H.	FIRE HYDRANT	STRUCT.	STRUCTURAL
F.H.M.S.	FLAT HEAD METAL SCREW	S.A.G.	SUPPLY AIR GRILLE
F.H.W.S.	FLAT HEAD WOOD SCREW	THRES.	THRESHOLD
FL. or FLR.	FLOOR	T&G	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.J.	TOOLED JOINT
FTG.	FOOTING	T.O.B.	TOP OF BEAM
FND.	FOUNDATION	T.O.C.	TOP OF CURB or CONCRETE
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL or SHEATHING
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALK
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GLU-LAM	GLUE-LAMINATED	U.O.S.	UNLESS OTHERWISE SHOWN
GRD.	GRADE	V.T.R.	VENT THROUGH ROOF
GYP. BD.	GYPSUM BOARD	VERT.	VERTICAL
HDW.	HARDWARE	V.G.	VERTICAL GRAIN
HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.C.T.	VINYL COMPOSITION TILE
H.M.	HOLLOW METAL	V.W.C.	VINYL WALL COVERING
HORIZ.	HORIZONTAL	V.O.I.P.	VOICE OVER INTERNET PROTOCOL
H.B.	HOSE BIBB	W.C.	WATER CLOSET
I.D.	INSIDE DIAMETER	W.H.	WATER HEATER
INSUL.	INSULATION	WP.	WATERPROOF
INT.	INTERIOR	W.R.	WATER RESISTANT
INV.	INVERT	W.W.M.	WELDED WIRE MESH
JT	JOINT	W.D.	WINDOW DIMENSION
J.H.	JOIST HANGER	W/	WITH
K.D.	KILN DRIED	W/O	WITHOUT
		WD.	WOOD

BLDG. CODES & STANDARDS:

2022	CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022	CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R. (2021 INTERNATIONAL BUILDING CODE, VOLUMES 1 AND 2, WITH 2022 CALIFORNIA AMENDMENTS.)
2022	CALIFORNIA ELECTRIC CODE (CEC), PART 3, TITLE 24, C.C.R. (2020 NATIONAL ELECTRIC CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. (2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. (2021 UNIFORM PLUMBING CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA ENERGY CODE (CENC), PART 6, TITLE 24, C.C.R.
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. (2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS).
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R.
2019	ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN (28 CFR PART 35 FOR TITLE II ENTITIES)

CCR TITLE-19, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE & HOSE SYSTEMS (CA AMENDED)	2019 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEM	2021 EDITION
NFPA 20	STATIONARY FIRE PUMPS TO FIRE PROTECTION	2019 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2013 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CA AMENDED).	2019 EDITION
NFPA 25	INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS	2013 CALIFORNIA EDITION
NFPA 72	NATIONAL FIRE ALARM CODE (CA AMENDED)	2022 EDITION
NFPA 80	FIRE DOORS AND OTHER OPENING PROTECTIVES	2019 EDITION
NFPA 92	STANDARD FOR SMOKE CONTROL SYSTEMS	2018 EDITION
NFPA 110	EMERGENCY AND STANDBY POWER SYSTEMS	2019 EDITION
NFPA 170	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS	2018 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2019 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2018 EDITION
ICC 300	STANDARDS FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION
SFM 12-10-1	POWER OPERATED EXIT DOORS	
SFM 12-10-2	SINGLE POINT LATCHING OR LOCKING DEVICES	
SFM 12-10-3	EMERGENCY EXIT & PANIC HARDWARE	
UL 38	MANUAL OPERATING SIGNAL BOXES	1999/2005 EDITION
UL 268	SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	2016 EDITION
UL 268A	SMOKE DETECTORS DUCT APPLICATIONS	1998/2003 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2010)
UL 305	PANIC HARDWARE	2012 EDITION
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, AND ACCESSORIES	2003 EDITION
UL 521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 864	CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (W/ REVISIONS THROUGH DEC. 2014)	2014 EDITION
UL 1971	SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 EDITION

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

SYMBOLS LEGEND

- 1 / A8.1 — SECTION / EXTERIOR ELEVATION; SECTION IDENTIFICATION; SHEET WHERE SECTION IS DRAWN
- 4 / A8.1 — DETAIL; DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN
- 1 / A7.1 — INTERIOR ELEVATION; INDICATES ELEVATION SHOWN; SHEET WHERE ELEVATION IS DRAWN
- CLASSROOM / 102 — ROOM IDENTIFICATION; ROOM NAME; ROOM NUMBER
- 3 — SPECIFIC NOTE
- 102A — DOOR DESIGNATION
- A — WINDOW DESIGNATION
- 1 — ADDENDUM REVISION; CLOUD AROUND REVISION
- 1 / CCD — CCD REVISION; CLOUD AROUND REVISION
- 127 — FINISH NUMBER; SEE SPECS AND I.E. DWGS.
- A — EQUIPMENT LETTER; SEE EQUIPMENT SCHEDULE
- +8'-0" — CEILING HEIGHT
- 1 — WALL TYPE
- MATCH LINE
- +8'-0" — ELEV. HEIGHT
- CENTER OF / FACE OF



PROJECT SUMMARY

EXISTING ASPHALT PLAYGROUND TO BE REPLACED. UNDER SOLAR BEAUTIFICATION INCLUDING NEW ASPHALT PAVING. ALL NEW STRIPING, PLAY ACTIVITIES, VAULT LIDS, TOP RINGS, AND HEADER BOARDS. EXISTING PORTABLE COURTYARD TO RECEIVE NEW CRACK FILL, NEW SLURRY, AND NEW STRIPING. PORTION OF EXISTING LANDSCAPE AND DECOMPOSED TRACK TO BE REMOVED AND REPLACED WITH NEW DECOMPOSED PATHWAY AND ASSOCIATED HEADER FROM PLAYGROUND TO REAR GATE.

THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT.

DESIGN TEAM

ARCHITECT
FINNEY ARCHITECTS
2155 SOUTH BASCOM AVENUE SUITE 250
CAMPBELL, CALIFORNIA 95008
(408) 879-0600
(408) 377-6066 FAX
ATTN: MIKE BOWERS MIKE@FINNEYARCHITECTS.COM

CIVIL ENGINEER
CARROLL ENGINEERING, INC.
1101 WINCHESTER BLVD
SAN JOSE, CA 95128
(408) 261-9800

LANDSCAPE ARCHITECT
ANLA ASSOCIATES, INC.
1723 HAMILTON AVENUE, SUITE 101
SAN JOSE, CALIFORNIA 95125
(408) 292-2196

DRAWING INDEX

T1 TITLE SHEET

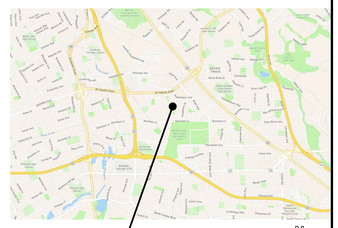
CIVIL
C0.1 NOTES & LEGEND
C1.1 DEMOLITION PLAN
C1.2 DEMOLITION PLAN
C2.1 GRADING & DRAINAGE PLAN
C2.2 GRADING & DRAINAGE PLAN
C3.1 UNDERGROUND UTILITY PLAN
C4.1 HORIZONTAL CONTROL PLAN
C5.1 EROSION CONTROL PLAN
C6.01 DETAILS
C6.02 DETAILS

ARCHITECTURAL
A0.1 ENLARGED DEMOLITION SITE PLAN
A0.2 ENLARGED NEW SITE PLAN
A0.3 ENLARGED NEW STRIPING PLAN
A0.4 NEW STRIPING DETAILS
A0.5 NEW STRIPING DETAILS

LANDSCAPE
L1.1 IRRIGATION PLAN
L2.1 IRRIGATION DETAILS
L3.1 LANDSCAPE PLAN
L4.1 LANDSCAPE DETAILS

SHEET TOTAL = 20

VICINITY MAP



(DSA STAMP AREA)

FINNEY ARCHITECTS
2155 SOUTH BASCOM AVE.
SUITE 250
CAMPBELL, CA 95008
PHONE: 408-398-1450

LICENSED ARCHITECT
MARK C. FINNEY
NO. C-24073
REN. 9-30-27
STATE OF CALIFORNIA

TITLE SHEET

ASPHALT PLAYGROUND REPAIR
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFIELD DRIVE, SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS

NO.	ITEM	DATE

DRAWN BY: KH
CHECKED BY: MB
PROJECT NO: 24013
DATE: 03/20/2026

T1

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GENERAL NOTES

1. All work shall be done in accordance with the following:
   a) Applicable sections of the State of California Department of Transportation Standard Specifications, latest edition, hereinafter called "Caltrans";
   b) California Plumbing Code and California Building Code Provisions
   c) AWWA standards and specifications;

   d) These plans and details shown hereon;
   e) Standards of the United States Department of Labor, Occupational Safety and Health Administration, Office of Standards and rules of the State Division of Industrial Safety.
   f) Latest edition of the California State Code of Regulations Title 24.
   g) The Project Specifications

Where conflicts exist between any of the above listed specifications, the most stringent listed specification shall prevail.

2. It is the responsibility of the Contractor to secure all permits necessary to perform the work, including but not limited to, work in the public right-of-way, grading, tree removal, and utility modifications.

3. Contractor shall supply all equipment, labor, and materials necessary to perform the work shown on this plan.

4. It shall be the responsibility of the various contractors to coordinate their work so as to eliminate conflicts and work toward the general good and completion of the entire project.

5. All workmanship and materials furnished by Contractor shall be of the kind and quality described in the specifications and shall be first class throughout. Neither final acceptance nor final payment by Owner shall relieve the Contractor of responsibility for faulty materials or workmanship.

6. In the event of any conflict of information shown in these plans or any conflict between these plans and the intent of a consistent and functional product, the Contractor shall so notify the Owner in writing, upon which notice the Owner shall resolve the conflict by the issuance of a written order, revised plans or both. The Contractor shall bear full cost and responsibility for work affected by such conflicts and performed by Contractor prior to such notice to the Owner and issuance of such order and/or revised plans.

7. Contractor shall provide adequate dust control at all times as required by Owner's representative.

8. Contractor shall exercise all necessary caution to avoid damage to any existing trees, or surface improvements, or to any existing drainage structure, water structures, sewer cleanouts, manholes, or junction boxes for underground electric, telephone, or cable TV, or storm sewer, sanitary sewer, water line, and underground utilities, which are to remain in place and shall bear full responsibility for any damage thereto.

9. All known existing utility lines are shown for information only. Contractor shall exercise all necessary caution to avoid damage to any existing utility lines or facilities to remain in place, whether or not such lines or facilities are shown on these plans, and shall bear full responsibility for any damage thereto. Contractor is advised to Contact Underground Service Alert (USA) at 811 or a private Underground Locater Service (at contractor's expense) and the affected utility company for marking underground lines prior to beginning work.

10. Engineer shall have no responsibility for Contractor's work methods and procedures, jobsite conditions, jobsite safety or adherence to safety procedures and requirements.

11. The Contractor agrees that, in accordance with generally accepted construction practices, the Contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, exempting liability arising from the sole negligence of the Engineer or Owner.

UNDERGROUND NOTES

1. Contractor shall expose and verify location and elevation of existing utilities, including sanitary and storm sewers, and water lines before constructing new facilities. Contractor shall cap existing irrigation lines where necessary so that the remaining irrigation system will continue to be operational for the existing landscaping to remain.

2. Materials for pipe, storm water inlets and cleanouts and installation procedures shall be in accordance with applicable California Building Code sections, the Project Specifications and these plans and details shown hereon.

3. Ensure grates are ADA compliant for all existing inlets to remain in travelled access paths, subject to pedestrian traffic. Replace as necessary.

4. All trench excavation and backfill for sewer lines shall conform to requirements of the Project Standard Specifications. Jetting of backfill materials to achieve compaction is not allowed.

5. All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.

6. Materials for pipe and installation requirements for domestic water lines shall be in accordance with applicable California Plumbing Code sections and the Project Standard Specifications and these plans and details shown hereon.

7. Soils on the site have been found to be corrosive. All buried metallic pipes, fittings and appurtenances associated with the water pipelines shall be encased in 8-mil polyethylene per AWWA C-105. All buried copper water service lines shall be encased in 6-mil polyethylene sleeve in accordance with AWWA C-105

8. Storm Drain Cleaning: Remove dirt and sediment from all drain boxes and storm drain cleanouts in project area and downstream to public storm drain mainline, use vac truck where possible. Hydrawash/jet out storm drain line until free flowing. Start at downstream inlets and work towards project area. If clogged SD line cannot be unclogged by jetting, notify engineer, pothole blocked location and repair drain line as needed.

GRADING AND PAVING NOTES

1. Work shall consist of all clearing, grubbing, and stripping, preparation of land to be filled, excavation, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading to conform to the lines, grades and slopes, as shown on the accepted plans.

2. Not Used.

3. Not Used.

4. The Contractor shall notify the soils testing firm (hired by the disctrict) during construction at least forty-eight (48) hours prior to commencement of any grading operations on-site.

5. A representative of the soils testing firm shall be on site during grading operations and shall perform such testing as deemed necessary. The representative shall observe the grading operation for conditions that should be corrected, and identify those conditions with recommended corrective measures to the Contractor.

6. In the event that any unusual conditions not covered by these notes are encountered during grading operations, the soils testing firm shall be immediately notified for recommendations.

7. All existing trash, debris, roots, tree remains and other rubbish shall be removed from the site so as to leave the areas that have been disturbed with a neat and finished appearance free from unsightly debris. No burning shall be permitted.

8. Contractor shall grade to the line and elevations shown on the plan within the following horizontal and vertical tolerance, in the areas indicated:

	Horizontal	Vertical
a. Building Pad Subgrade	0.50'+	0.05'+
b. Driveway and parking area subgrade preparation	0.05'+	0.05'+

9. All aggregate base material and the handling and placement thereof shall be in accordance with the Caltrans Standard Specifications. Aggregate base materials shall be Class II.

10. Compacted building pads shall extend 5 feet minimum beyond building footprint.

11. Asphalt concrete (AC) shall be Type A, 3/4" maximum aggregate size for base course and 1/2" maximum aggregate size for surface course, as specified for surface course material in the Caltrans Specification. 2" thickness may be placed in one lift.

12. SS-I emulsified asphalt paint binder conforming to the provisions of the Caltrans Specification shall be applied at the rate of 0.07+ gallons per square yard to existing asphalt concrete surface and vertical concrete surfaces to receive asphalt concrete.

13. SS-I emulsified liquid asphalt seal coat conforming to the provisions of the Caltrans Specifications shall be diluted with equal parts water and applied at the rate of 0.15+ gallons per square yard to surface of the new finished asphalt paving surface and existing asphalt paving surfaces to remain in place. Existing asphalt surfaces shall be cleaned prior to seal coat operation.

14. Contractor shall adjust all inlets, valve boxes, manhole rims, and sewer cleanouts to new finish grade.

15. Materials handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of the Caltrans Standard Specifications and these plans and details shown hereon. Concrete to be Class A, 6 sack, 3000 PSI concrete.

ABBREVIATIONS

AB	AGGREGATE BASE		
AC	ASPHALT CONCRETE	LTB	LIME TREATED BASE
ACC	ACCESSIBLE	(ME)	MATCH EXISTING ELEVATION
ARCH	ARCHITECTURAL	MH	MANHOLE
BS	BOTTOM OF STEP	ML	MONUMENT LINE
BW	BACK OF WALK ELEVATION	(N)	NEW
BOW	BOTTOM OF WALL ELEVATIONS	PAV	PAVEMENT SURFACE ELEVATION
CB	CATCH BASIN	℄	PROPERTY LINE
CI	CAST IRON	PP	PERFORATED PIPE
℄	CENTER LINE	RIM	RIM ELEVATION
CLF	CHAIN LINK FENCE	RS	TOP OF RAT SLAB ELEVATION
C&G	CURB AND GUTTER	RWL	RAIN WATER LEADER
CONC	CONCRETE	S=	SLOPE
C	CONCRETE ELEVATION	SD	STORM DRAIN
DWY	DRIVEWAY	S.A.D.	SEE ARCHITECT DRAWINGS
E	ELECTRICAL	S.E.D.	SEE ELECTRICAL DRAWINGS
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
EBOX	ELECTRICAL BOX	S.P.D.	SEE PLUMBING DRAWNGS
EC	EDGE OF CONCRETE	SG	SUBGRADE ELEVATION
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EV	ELECTRICAL VAULT	SSCO	SANITARY SEWER CLEANOUT
F	FIRE LINE	S/W	SIDEWALK
FG	FINISH GRADE	STLT	STREET LIGHT
FNC	FENCE	T	TELEPHONE
FH	FIRE HYDRANT	TC	TOP OF CURB
FF	FINISHED FLOOR ELEVATION	TD	TRENCH DRAIN
FL	FLOW LINE	TILE	TOP OF TILE ELEVATION
FOC	FACE OF CURB	TOE	TOE OF BANK
G	GAS	TOW	TOP OF WALL ELEVATION
GB	GRADE BREAK	TP	TELEPHONE POLE
GND	GROUND ELEVATION	TR	TOP OF RAMP
JP	JOINT POLE	TS	TOP OF STEP
ICV	IRRIGATION CONTROL VALVE	TSB	TRAFFIC SIGNAL BOX
INV	INVERT	VLT	VAULT
LF	LINEAR FEET	W	WATER
LS	LANDSCAPE	WV	WATER VALVE

SHEET INDEX

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DETAILS	C6.01
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LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
CENTERLINE		
CURB & GUTTER		
VERTICAL CURB		
ASPHALT EDGE / SAWCUT		
EXPANSION JOINT		
SCORE JOINT		
VALLEY GUTTER		
TRENCH DRAIN		
PERF PIPE		
RAINWATER LEADER		
STORM LINE	SD	SD
SANITARY LINE	SS	SS
WATER LINE	W	W
GAS LINE	G	
FIRE SPRINKLER	FS	
FIRE LINE	F	
FENCE		
ROLLING FENCE		
CITY CONFORM		
ADA DROP OFF		
FIRE LANE		
TYPICAL RAMP		
ACCESSIBLE RAMP		
TRUNCATED DOMES		
STORM DRAIN INLET		
AREA DRAIN		
BUBBLER BOX		
END SECTION		
END SECTION MITERED DRAIN GRATE		
DRY WELL CONDENSATE		
BOLLARD		
HYDRANT		
FIRE DEPARTMENT CONNECTION (FDC)		
POST INDICATOR VALVE (PIV)		
THRUST BLOCK		
SHUT OFF VALVE (SOV)		
CHECK VALVE		
BACKFLOW		
ELECTROLIER		
ELECTROLIER CONDUIT & CABLE W/PULL BOX		
DIRECTION & RATE OF SLOPE	0.015	
SWALE		
CONTOUR		
LIGHTING POLE		
EV CHARGING STATION		
ASPHALT PAVING - AUTO		
ASPHALT PAVING - FIRE		
ASPHALT PAVING - PEDESTRIAN		
CONCRETE PAVING - PEDESTRIAN		
CONCRETE PAVING - VEHICULAR		
BIO-RETENTION AREA		
SYNTHETIC TURF		
UNIT PAVERS		

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NOTES & LEGEND

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OAK GROVE SCHOOL DISTRICT

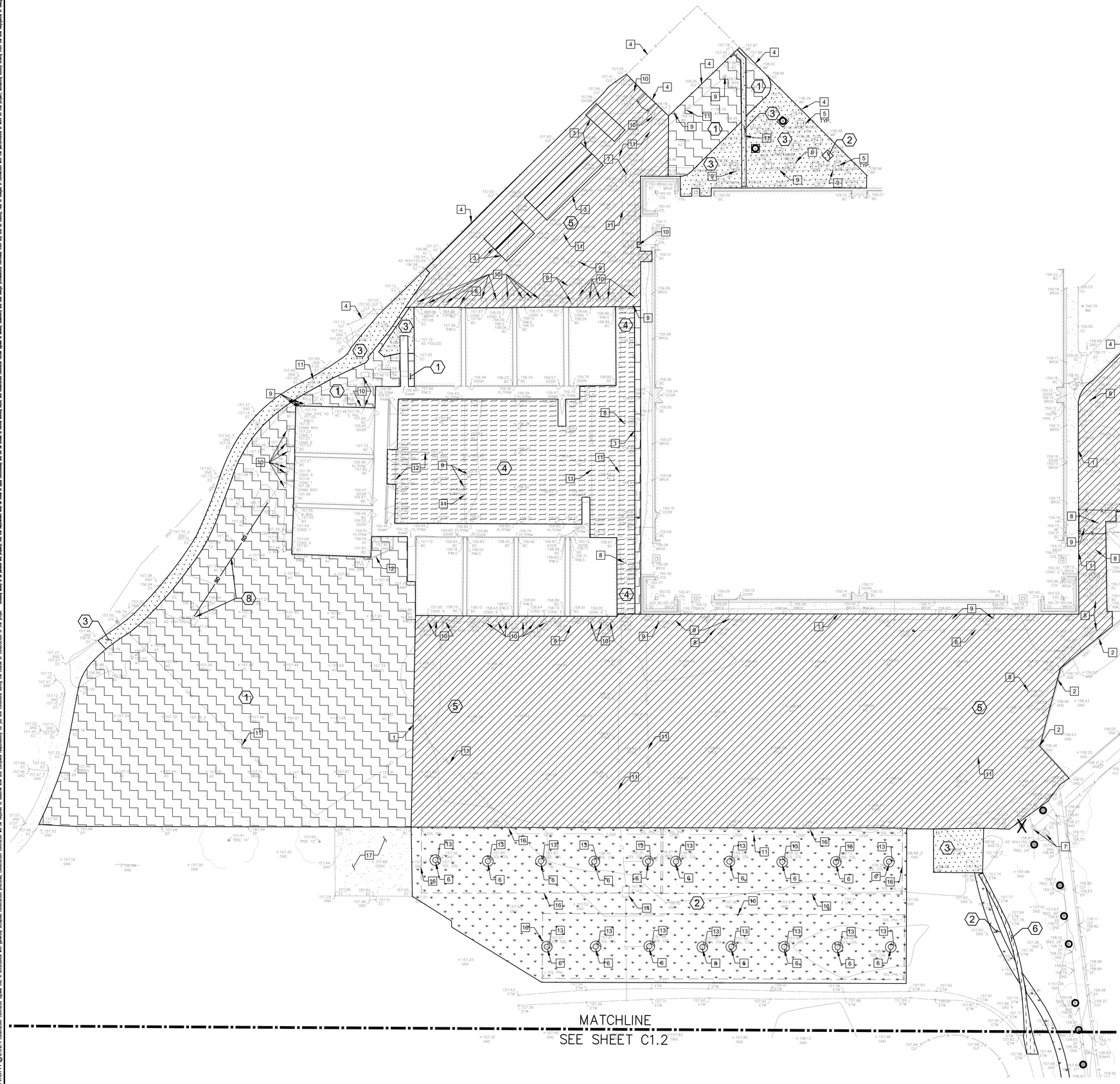
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(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE

DEMOLITION LEGEND

DESCRIPTION	SYMBOL
TREE TO REMAIN. PROTECT FROM DAMAGE. SEE LANDSCAPE SPECIFICATIONS AND DRAWINGS FOR TREE PROTECTION NOTES.	o
TREE TO BE REMOVED. REMOVE ALL ROOTS.	X

KEYNOTE	DESCRIPTION	SYMBOL
1	ASPHALT PAVING & AGGREGATE BASE ROCK TO RE REMOVED. REMOVE HEADER BOARD, TYP.	
2	SHRUBS AND/OR LANDSCAPING TO BE REMOVED. GRUB OUT ALL VEGETATION / REMOVE BARK / WOOD CHIPS. REMOVE PLANTER BOXES. REMOVE ANY IRRIGATION LINES OR VALVES.	
3	CONCRETE TO BE REMOVED	
4	ASPHALT TO SLURRY / CRACK FILL.	
5	PULVERIZE ASPHALT	
6	DIRT WALKWAY TO BE REMOVED	
7	FENCE / GATES/ FOUNDATIONS TO BE REMOVED	X X X
8	STORM SEWER LINES AND INLETS/ CLEANOUTS TO BE REMOVED	SD

KEYNOTE	DESCRIPTION
1	SAWCUTASPHALT OR REMOVE CONCRETE TO NEAREST CONTROL JOINT
2	CURB TO REMAIN
3	REMOVE CONTAINER WHILE CONSTRUCTION AND PLACE BACK AS NEEDED AFTER CONSTRUCTION
4	FENCE WITH FOUNDATIONS TO REMAIN.
5	REMOVE BENCH / TABLE
6	COLUMN POLE / POST TO REMAIN. PROTECT FROM DAMAGE.
7	STORM LINES, DRAIN INLET, SDMH, SDCO TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
8	SS LINES, SSMH, SSCO TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
9	WATER LINE, VAULT, VALVE, METER, BOX, DRINKING FOUNTAIN, HOSE BIB TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
10	COMMUNICATION LINES/BOX AND ELECTRICAL LINES ELECTRICAL/ SIGNAL BOX TO REMAIN. PROTECT FROM DAMAGE.
11	JOINT TRENCH AND UNKNOWN UTILITY LINES TO REMAIN. PROTECT FROM DAMAGE.
12	TRENCH DRAIN TO REMAIN. PROTECT FROM DAMAGE.
13	CONCRETE COLLAR TO BE REMOVED.
14	REMOVE ELEC VAULT.
15	ELEC LINE AND VAULT TO REMAIN. PROTECT FROM DAMAGE. ADJUST RIM TO NEW FG.
16	SHED COVER AND FOUNDATIONS TO BE REMOVED.
17	CONCRETE PAD TO REMAIN.

NOTES:

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2. DEMOLITION WORK SHALL CONFORM TO CAL GREEN CODE SECTIONS 5.408.3 (CONSTRUCTION WASTE REDUCTION BY AT LEAST 50%) AND 5.408.4 (EXCAVATED SOIL AND LAND CLEARING DEBRIS), AND LOCAL CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. THE MOST STRINGENT CODE SHALL PREVAIL.

3. ALL SIGNS, POSTS, AND FOOTINGS TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS NOTED OTHERWISE.

4. REFER TO ORIGINAL DESIGN DRAWINGS, AVAILABLE FROM DISTRICT, FOR EXISTING BUILDINGS (FOOTINGS, MATERIALS, ETC.).

5. EXISTING TURF TO REMAIN. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IF REPLACEMENT IS REQUIRED DUE TO STAGING, CONSTRUCTION ACCESS, OR CONSTRUCTION ACTIVITY. REPAIR WITH SOD TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. TURF AREAS FENCED DURING CONSTRUCTION SHALL BE MAINTAINED (MOWED, WATERED, AND FERTILIZED) BY CONTRACTOR.

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DEMOLITION PLAN

HARDSCAPE REPLACEMENT
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFILED DR., SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

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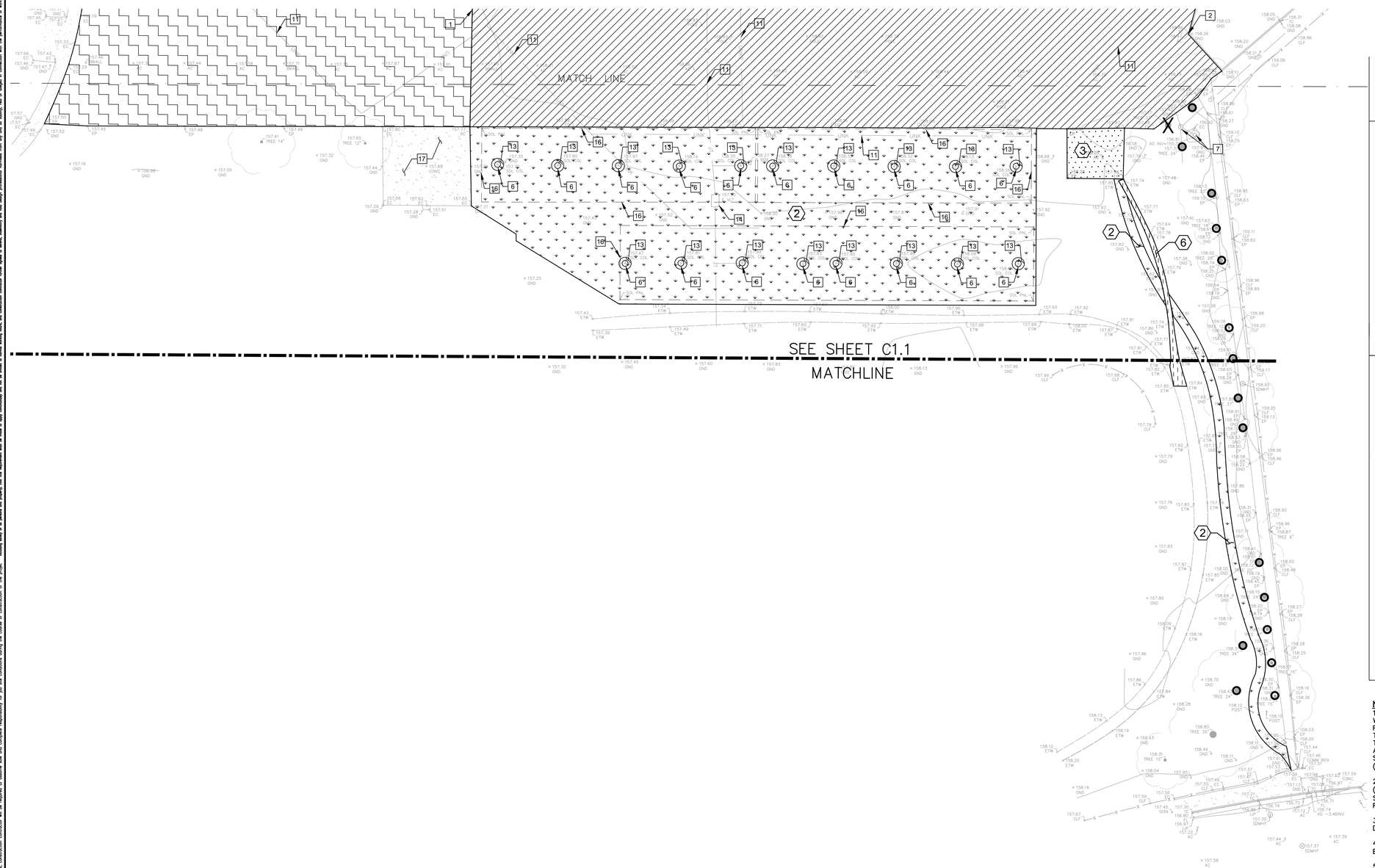
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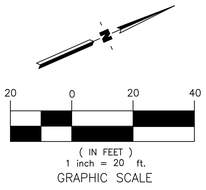
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DEMOLITION PLAN

HARDSCAPE REPLACEMENT
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFILED DR., SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

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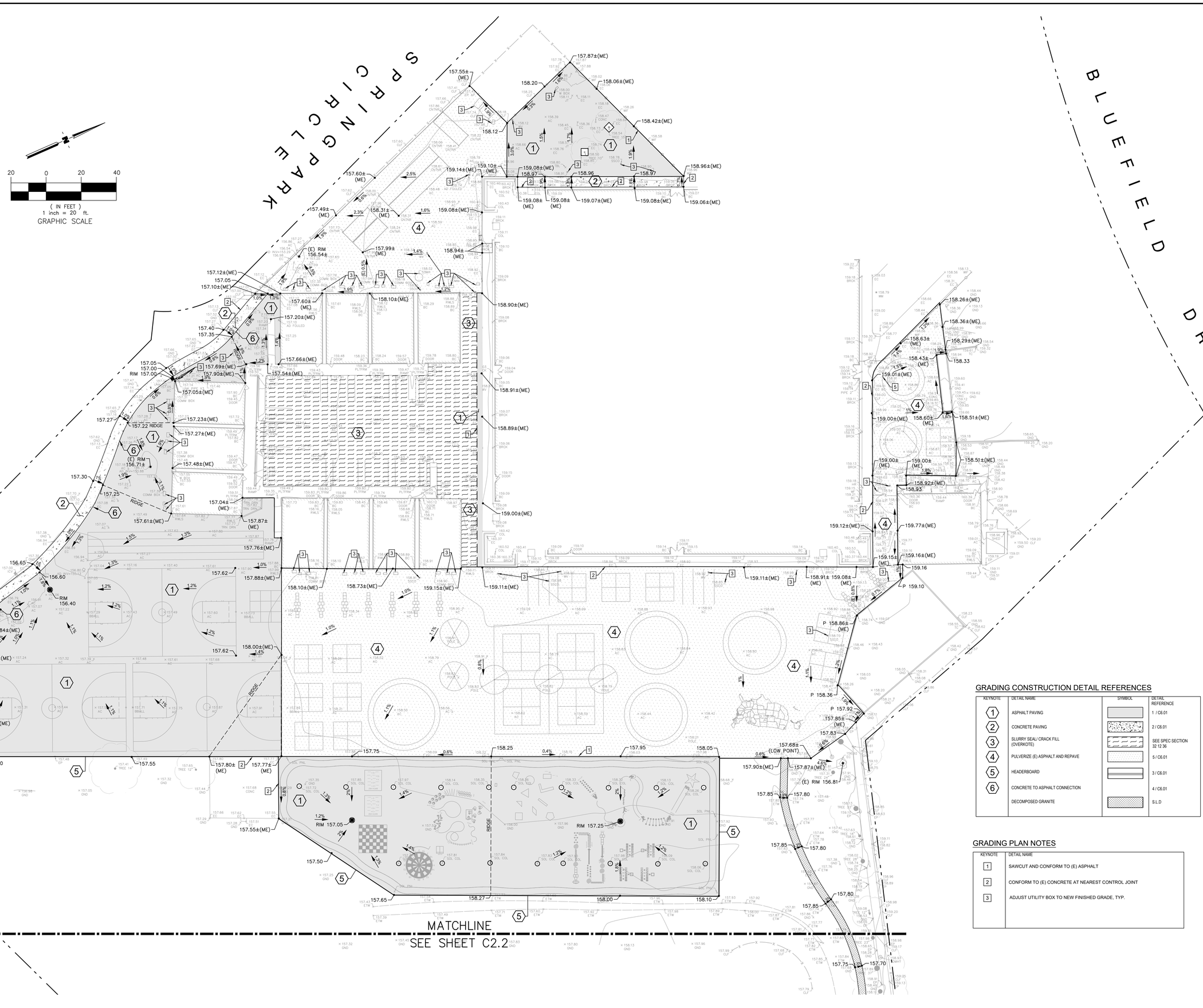
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GRADING CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
1	ASPHALT PAVING		1 / C6.01
2	CONCRETE PAVING		2 / C6.01
3	SLURRY SEAL/ CRACK FILL (OVERKOTE)		SEE SPEC SECTION 32 12 36
4	PULVERIZE (E) ASPHALT AND REPAVE		5 / C6.01
5	HEADERBOARD		3 / C6.01
6	CONCRETE TO ASPHALT CONNECTION		4 / C6.01
	DECOMPOSED GRANITE		S.L.D

GRADING PLAN NOTES

KEYNOTE	DETAIL NAME
1	SAWCUT AND CONFORM TO (E) ASPHALT
2	CONFORM TO (E) CONCRETE AT NEAREST CONTROL JOINT
3	ADJUST UTILITY BOX TO NEW FINISHED GRADE, TYP.

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GRADING & DRAINAGE PLAN

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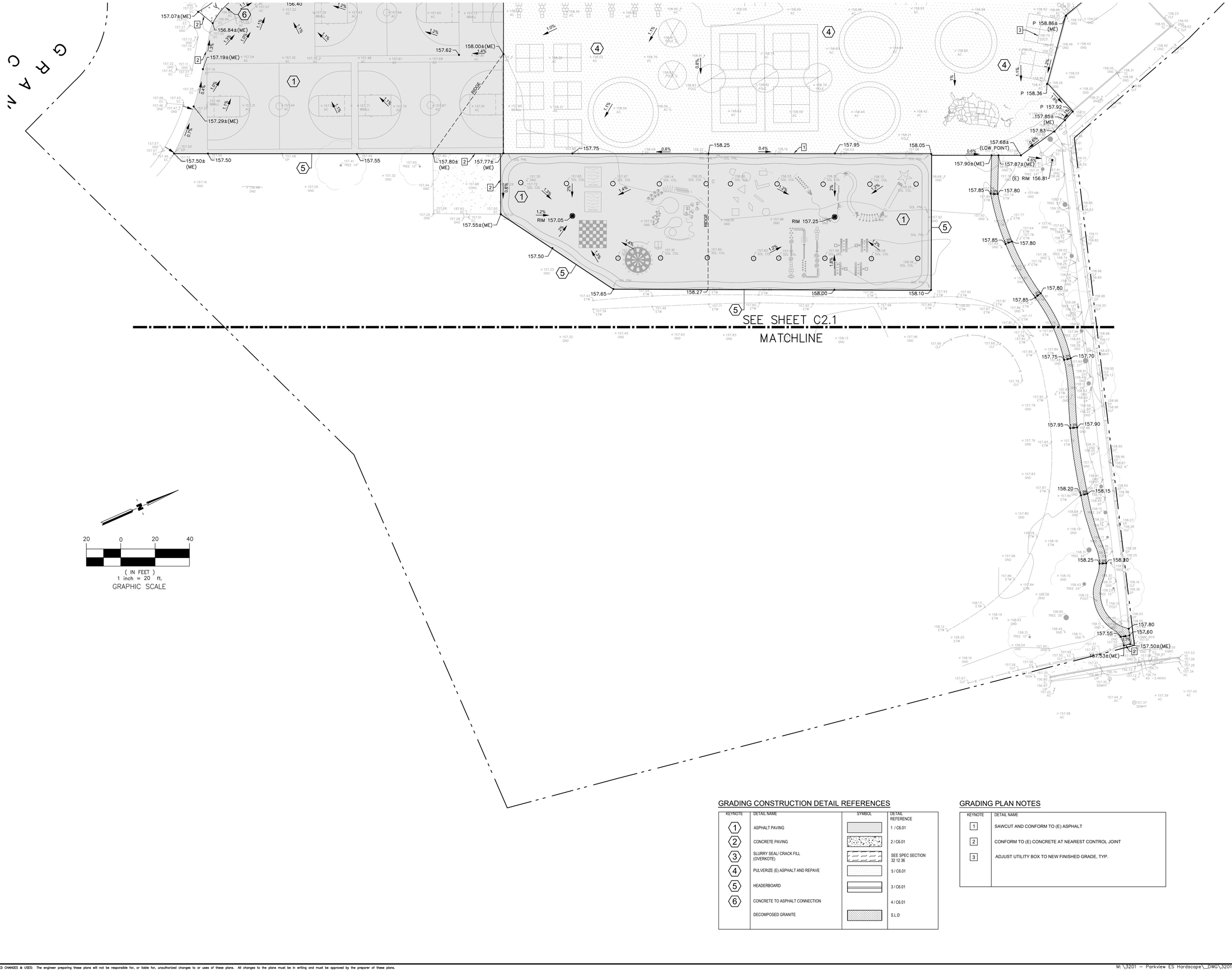
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(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE

GRADING CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
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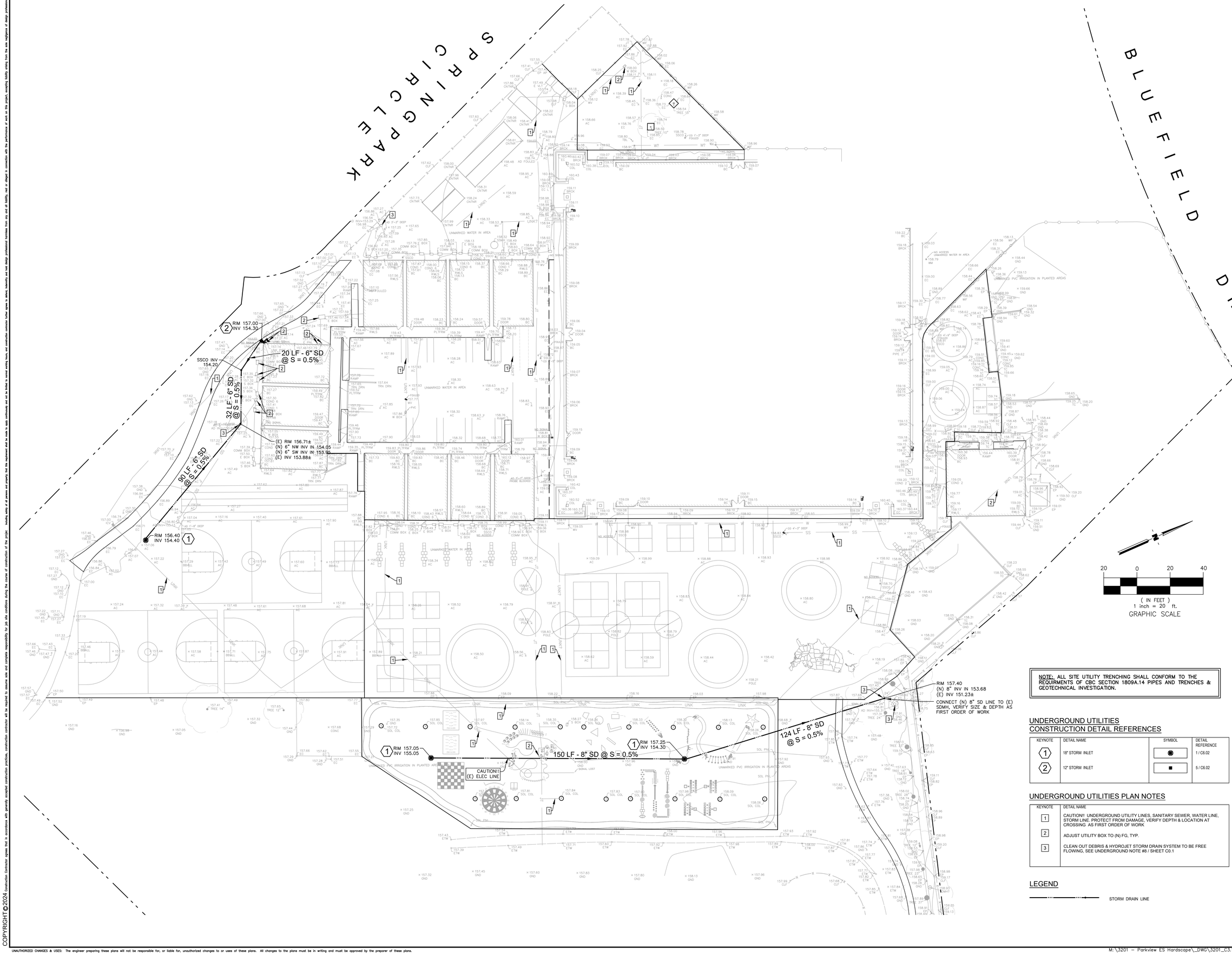
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NOTE: ALL SITE UTILITY TRENCHING SHALL CONFORM TO THE REQUIRMENTS OF CBC SECTION 1809A.14 PIPES AND TRENCHES & GEOTECHNICAL INVESTIGATION.

UNDERGROUND UTILITIES CONSTRUCTION DETAIL REFERENCES

KEYNOTE	DETAIL NAME	SYMBOL	DETAIL REFERENCE
1	18" STORM INLET	●	1 / C6.02
2	12" STORM INLET	■	5 / C6.02

UNDERGROUND UTILITIES PLAN NOTES

KEYNOTE	DETAIL NAME
1	CAUTION!! UNDERGROUND UTILITY LINES, SANITARY SEWER, WATER LINE, STORM LINE. PROTECT FROM DAMAGE, VERIFY DEPTH & LOCATION AT CROSSING AS FIRST ORDER OF WORK
2	ADJUST UTILITY BOX TO (N) FG, TYP.
3	CLEAN OUT DEBRIS & HYDROJET STORM DRAIN SYSTEM TO BE FREE FLOWING, SEE UNDERGROUND NOTE #8 / SHEET C0.1

LEGEND

STORM DRAIN LINE

(DSA STAMP AREA)

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MATTHEW PAUL MARTUS
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CARROLL ENGINEERING
civil engineers and surveyors
1310 S. WINCHESTER BLVD.
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SAN JOSE, CA 95128
PHONE: 408-296-6695
FAX: 408-261-2695
E-MAIL: RobertB@carroll-engineering.com

UNDERGROUND UTILITIES PLAN

HARDSCAPE REPLACEMENT
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFILED DR., SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS NO.	ITEM	DATE

DRAWN BY:	CS
CHECKED BY:	MM
SFA JOB NO: 24077	DATE: 03/20/2026
CD PROJECT NO. 3201	

C3.1

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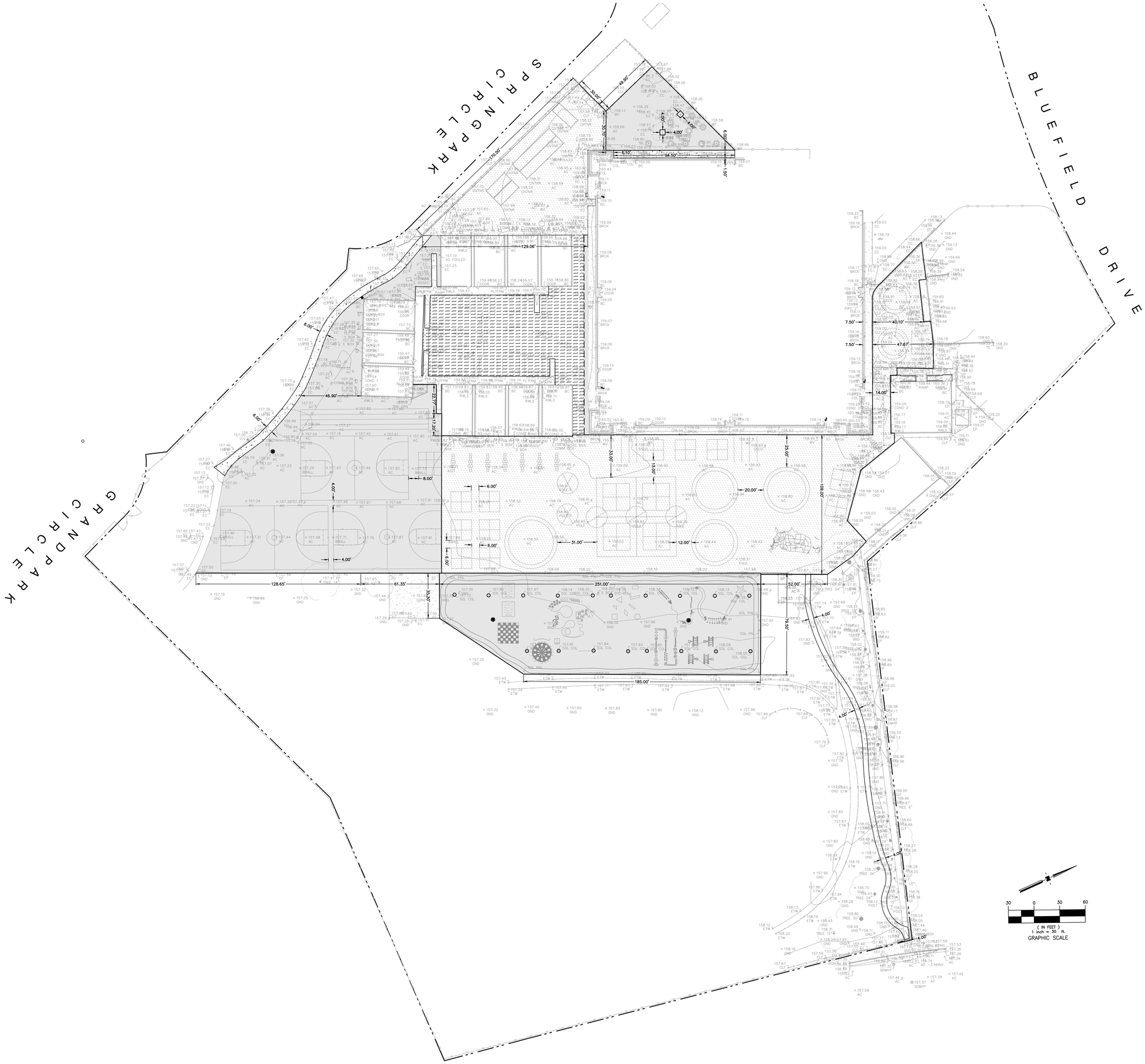
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SPRINGPARK CIRCLE

BLUEFIELD DRIVE

GRANDPARK CIRCLE



30 0 30 60
(IN FEET)
1 inch = 30 ft.
GRAPHIC SCALE

MATERIALS LEGEND

- CONCRETE PAVING
- ASPHALT PAVING
- PULVERIZE (E) ASPHALT AND REPAVE
- SLURRY SEAL/ CRACK FILL

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(DSA STAMP AREA)

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HORIZONTAL CONTROL PLAN

HARDSCAPE REPLACEMENT
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFILED DR., SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS

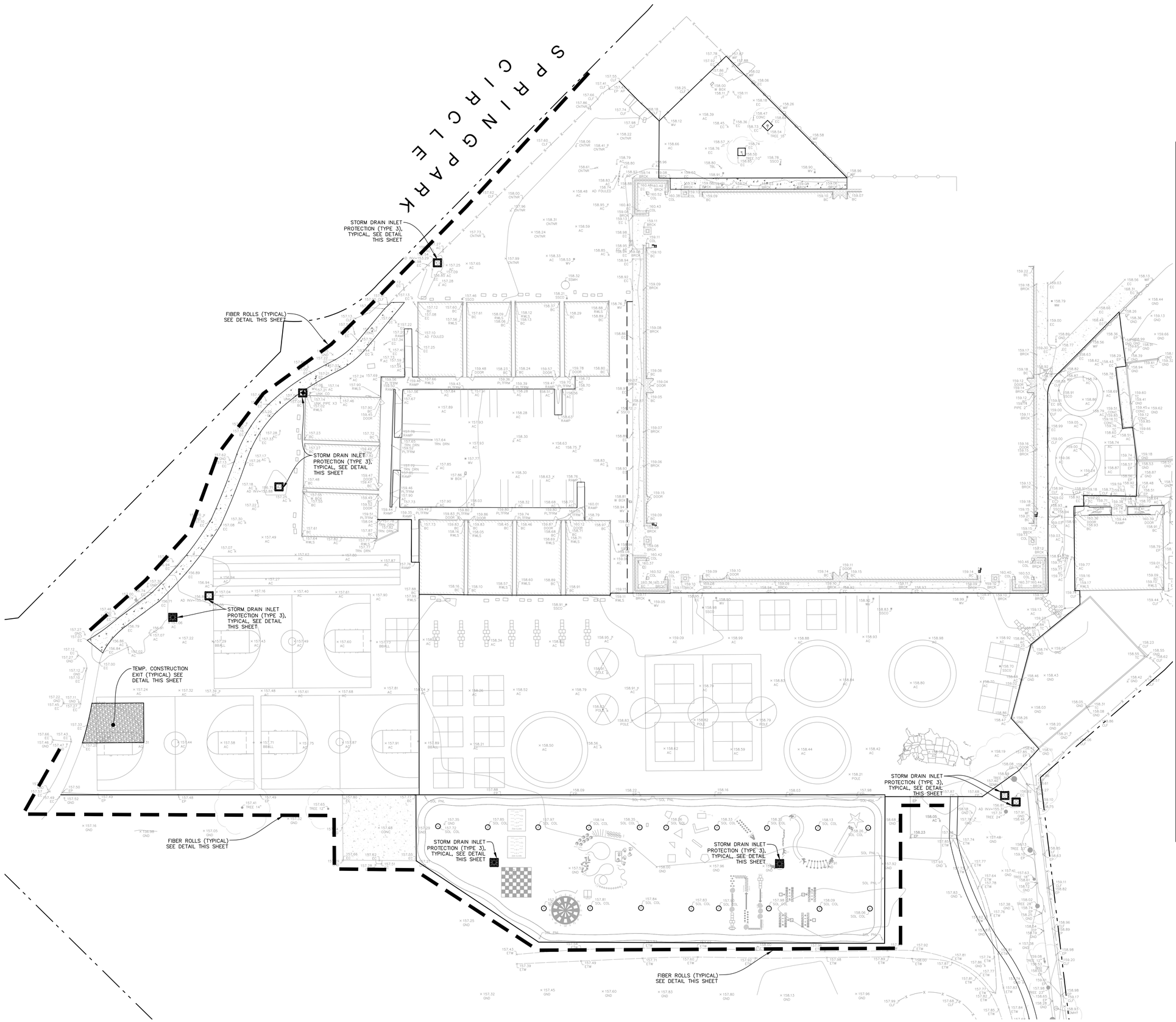
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CD PROJECT NO 3201	

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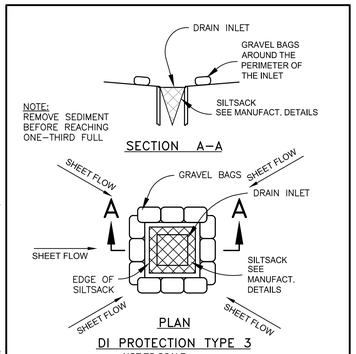
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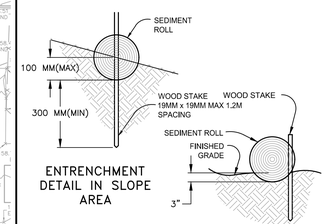
(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE



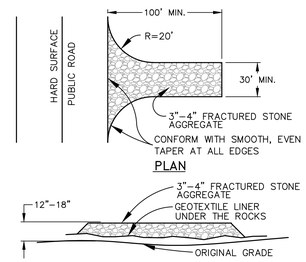
DI PROTECTION TYPE 3
NOT TO SCALE

NOTES:
1. FOR USE IN PAVED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

STORM DRAIN INLET PROTECTION ☐ - TYPE 3



FIBER ROLLS



TEMP. CONSTRUCTION EXIT

EROSION CONTROL NOTES:

1.) EROSION CONTROL FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO PREVENT SILTATION FROM ENTERING INLETS.

2.) DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY SELECTIVE WATERING OF EXPOSED AREAS, ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.

3.) PAVING SHALL BE COMPLETED AS SOON AS IS PRACTICABLE TO REDUCE THE TIME THAT BARE SURFACES AND SOILS ARE EXPOSED IN AREAS WHERE CONSTRUCTION IS DELAYED FOR AN EXTENDED PERIOD OF TIME, THE GROUND SHALL BE REVEGETATED TO MINIMIZE THE GENERATION OF DUST.

4.) STREET SWEEPING SHALL BE CONDUCTED TO CONTROL DUST AND DIRT TRACKED FROM THE PROJECT SITE ONTO ADJACENT STREETS.

(DSA STAMP AREA)

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EROSION CONTROL PLAN

HARDSCAPE REPLACEMENT
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFILED DR., SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS

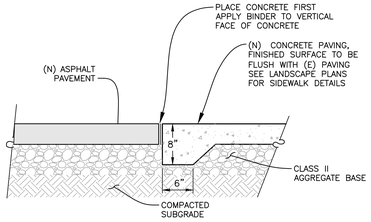
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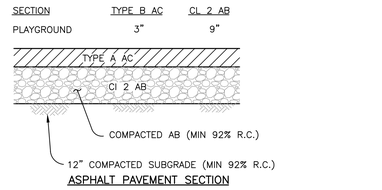
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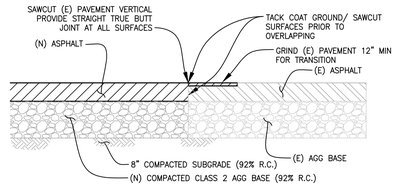


4 CONCRETE TO ASPHALT CONNECTION

SCALE: NTS



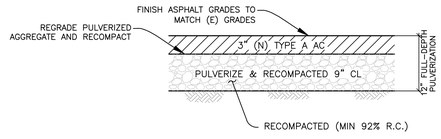
ASPHALT PAVEMENT SECTION



(N) ASPHALT TO (E) ASPHALT CONNECTION

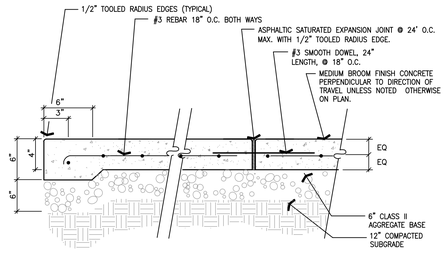
1 AC PAVEMENT SECTION & CONNECTION

SCALE: NTS



5 PULVERIZE (E) ASPHALT AND REPAVE

SCALE: NTS

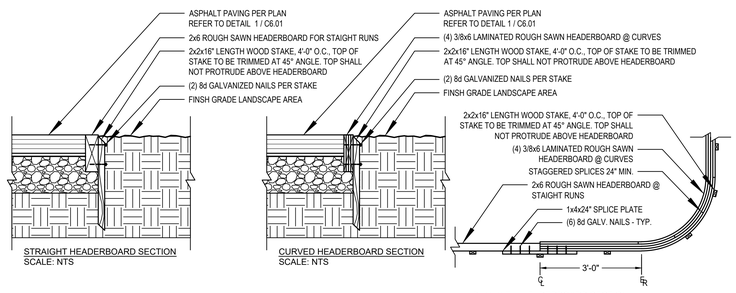


NOTES:

1. SCORE JOINTS SHALL BE PLACED A MAXIMUM OF 8' O.C. REFER TO PLAN FOR EXACT LOCATIONS.
2. SCORE JOINTS TO BE 1/8" WIDE MAXIMUM, 1/2" RADIUS BOTH SIDES, 1/2" DEEP SCORE.
3. ADJACENT GRADE TO BE 1-1/2" BELOW CONCRETE IN PLANTING AND 1" BELOW CONCRETE IN SODDED TURF AND 1/2" BELOW CONCRETE IN SEEDED TURF.
4. REFER TO GEOTECHNICAL REPORT FOR COMPACTION AND PREPARATION OF BASE AND SUBGRADE MATERIALS.

2 CONCRETE PAVING

SCALE: NTS



STRAIGHT HEADERBOARD SECTION
SCALE: NTS

CURVED HEADERBOARD SECTION
SCALE: NTS

PLAN VIEW HEADERBOARD SECTION
SCALE: NTS

NOTES:

1. ALL WOOD TO BE ROUGH SAWN CONSTRUCTION HEART REDWOOD
2. FINISH GRADE OF TURF, 1/2" BELOW TOP OF HEADERBOARD. FINISH GRADE OF PLANTING AREAS TO BE 1-1/2" BELOW TOP OF HEADERBOARD.
3. TAPER FINISH GRADE TO SPECIFIED GRADE WITHIN 5-0" OF HEADERBOARD.
4. INSTALL SPLICE PLATE TO CONNECT EVERY HEADERBOARD END, CURVED AND STRAIGHT, EXCEPT WHERE STAGGERED ON LAMINATED CURVES.
5. USE CURVED DETAIL WHEN RADIUS IS LESS THAN 30' AND BOARD LENGTH IS LESS THAN 16'

3 HEADERBOARD @ ASPHALT

SCALE: NTS

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(DSA STAMP AREA)

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OAK GROVE SCHOOL DISTRICT

REVISIONS

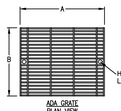
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GRATE & FRAME TO BE H-20 TRAFFIC RATED. SD-13

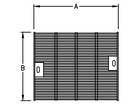


ADA GRATE
PLAN VIEW

NOTES:
1. FOR FRAME SIZES SEE "TYPICAL FRAME AND GRATE" PAGE.
2. ½" MAXIMUM SPACING BETWEEN BEARING BARS.

AMERICAN DISABILITIES ACT (ADA), WHEEL CHAIR PROOF PEDESTRIAN GRATES					
	GRATE SIZE		GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
SIZE	A	B			
12x12	14 5/8"	11 7/8"	1 1/4"	20	18
18x18	20 5/8"	18"	1"	32	26
18x24	20 5/8"	24"	1 1/4"	54	35
24x24	26 3/4"	24"	1 1/4"	68	35
24x30	26 3/4"	30"	1 1/4"	87	44
2 PC. 24x36	26 1/2"	36"	1 1/4"	106	53
2 PC. 24x48	26 5/8"	48"	1 1/4"	133	72

AMERICAN DISABILITIES ACT (ADA), WHEEL CHAIR PROOF TRAFFIC GRATES					
	GRATE SIZE		GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
SIZE	A	B			
12x12	14 5/8"	11 7/8"	1 1/4"	20	18
18x18	20 5/8"	18"	2 1/4"	72	26
18x24	20 5/8"	24"	2 1/4"	87	35
24x24	26 3/4"	24"	2 1/4"	122	35
24x30	26 3/4"	30"	2 1/4"	156	44
24x36	26 1/2"	36"	2 1/4"	191	53
24x48	26 5/8"	48"	2 1/4"	236	72



HEEL GRATE
PLAN VIEW

NOTES:
1. FOR FRAME SIZES SEE "TYPICAL FRAME AND GRATE" PAGE.
2. ½" MAXIMUM SPACING BETWEEN BEARING BARS.
3. TRAFFIC RATED HEEL PROOF GRATES ARE AVAILABLE UPON REQUEST.

HEEL PROOF PEDESTRIAN GRATES					
	GRATE SIZE		GRATE HEIGHT	WEIGHT (LBS)	BEARING BAR QTY.
SIZE	A	B			
12x12	14 5/8"	11 7/8"	1 1/4"	27	27
18x18	20 5/8"	18"	1"	33	42
24x24	26 3/4"	24"	1 1/4"	101	55

NOTES:
1. GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION.
2. ADDITIONAL SIZES AVAILABLE UPON REQUEST
3. LOCKING BOLTS INCLUDED

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

Oldcastle Precast
Northern California
Madera Morgan Hill Pleasanton Santa Rosa Stockton Tulare
Phone: 925-750-6650 Fax: 925-750-6660

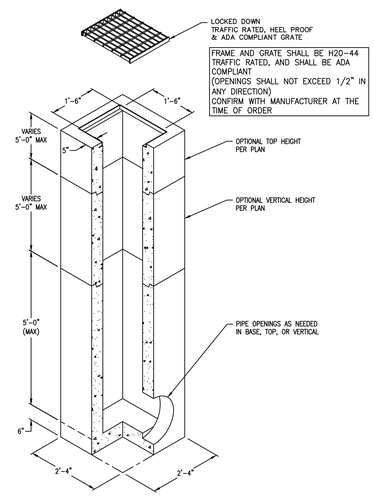
ADA & HEEL GRATES
FILE NAME: SD-13.DWG
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TYPICAL GRATES
DRAINAGE INLET
STORM DRAIN

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4 INLET GRATES SCALE: NTS

VERTICAL AVAILABLE TO MEET REQUIRED DEPTH SD-2



VERTICAL WEIGHT PER FOOT: 490 LBS.
FLOOR WEIGHT: 420 LBS.

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

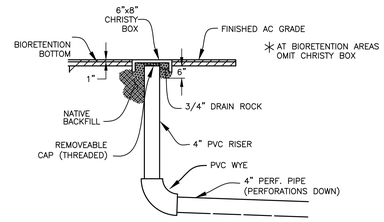
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DI-1818
FILE NAME: SD-2.DWG
REVISED: MARCH 2016
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1'-6" X 1'-6" X VARIES (I.D.)
DRAINAGE INLET
STORM DRAIN

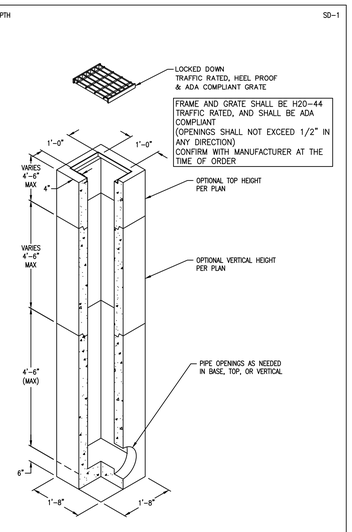
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1 STORM INLET 18" SCALE: NTS



2 STORM DRAIN CLEANOUT (SDCO) SCALE: NTS

VERTICAL AVAILABLE TO MEET REQUIRED DEPTH SD-1



VERTICAL WEIGHT PER FOOT: 270 LBS.
FLOOR WEIGHT: 210 LBS.

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

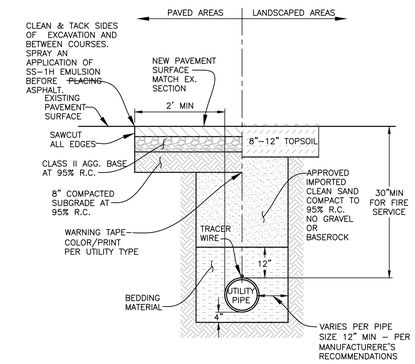
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DI-1212
FILE NAME: SD-1.DWG
REVISED: MARCH 2016
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1'-0" X 1'-0" X VARIES (I.D.)
DRAINAGE INLET
STORM DRAIN

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5 STORM INLET 12" ▣



3 TYPICAL TRENCH SECTION SCALE: NTS

(DSA STAMP AREA)

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DETAILS

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OAK GROVE SCHOOL DISTRICT

REVISIONS
NO. ITEM DATE

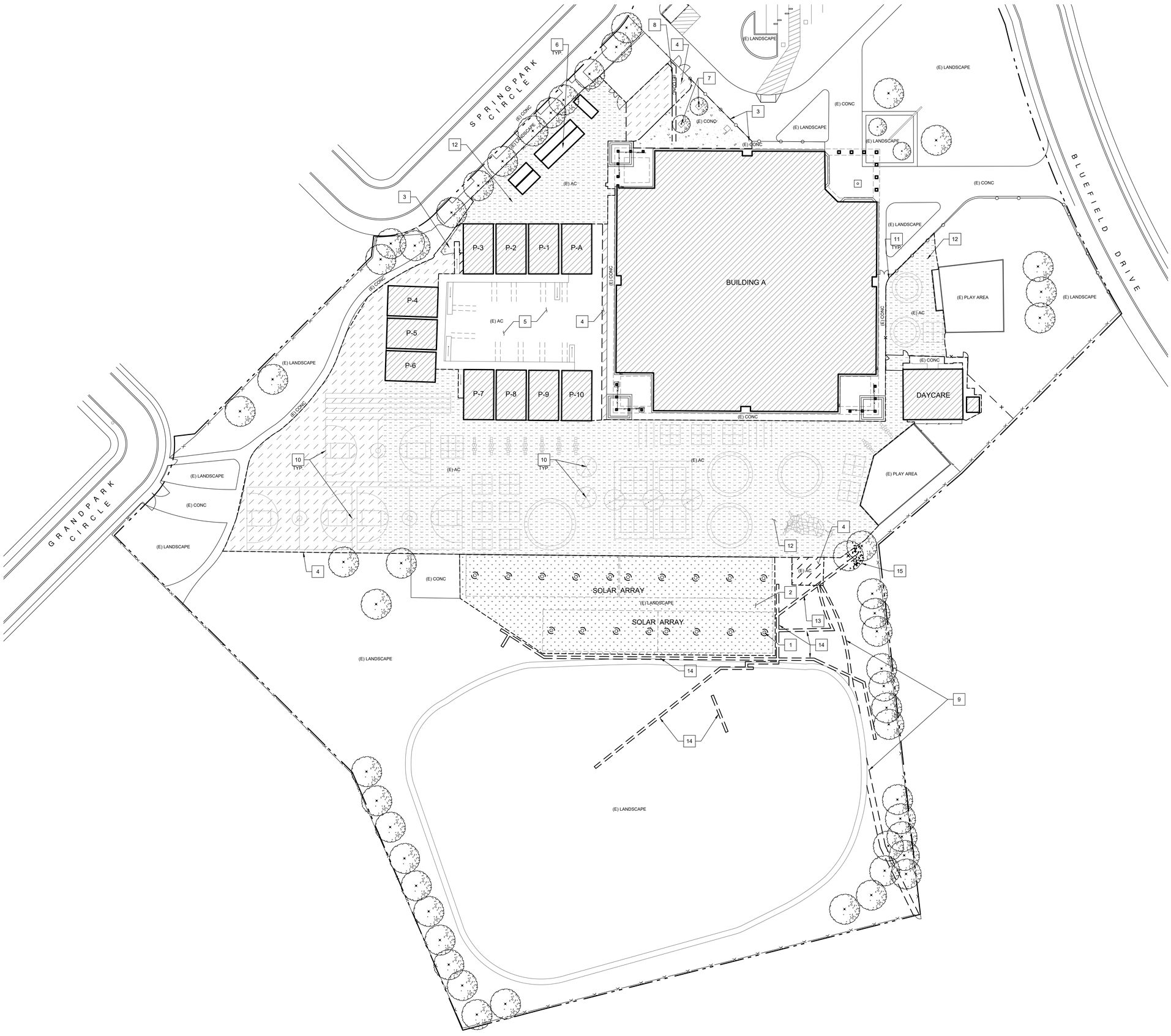
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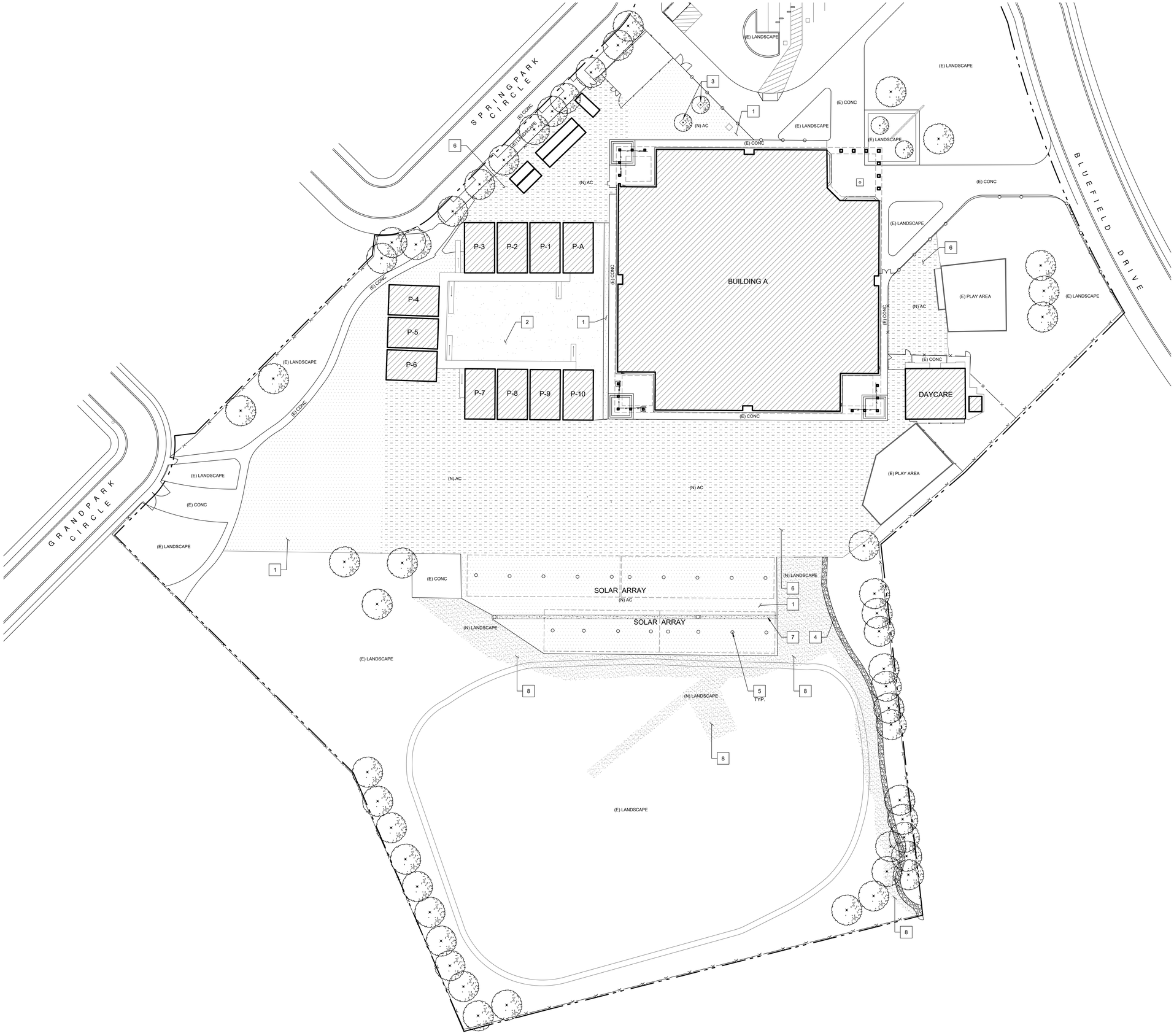
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SPRINGPARK CIRCLE
GRANDPARK CIRCLE
BLUEFIELD DRIVE
BUILDING A
DAYCARE
P-1
P-2
P-3
P-4
P-5
P-6
P-7
P-8
P-9
P-10
(E) LANDSCAPE
(E) CONC
(E) AC
(E) PLAY AREA
SOLAR ARRAY
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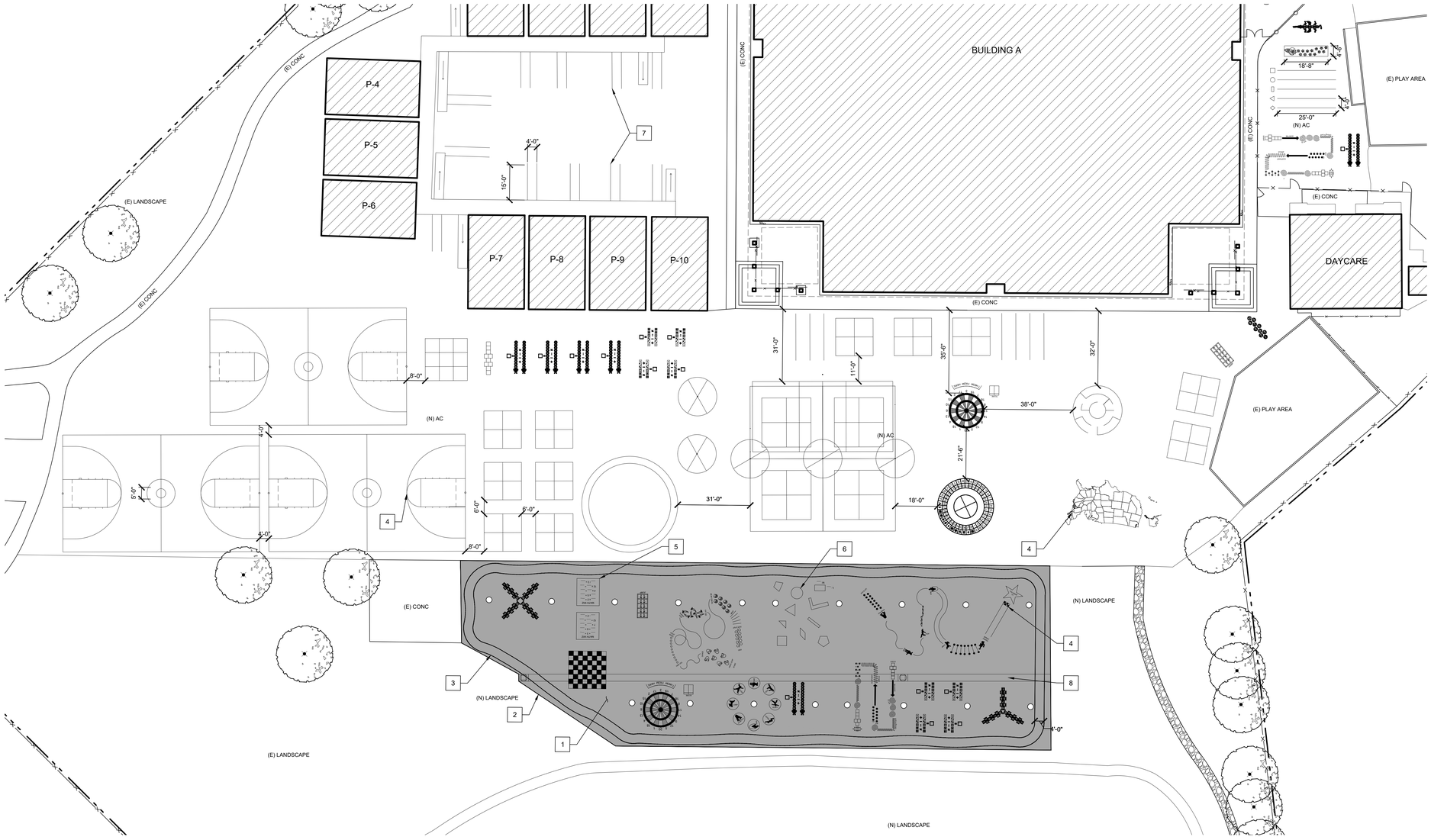

SPRINGPARK CIRCLE
GRANDPARK CIRCLE
BLUEFIELD DRIVE
BUILDING A
DAYCARE
P-A
P-1
P-2
P-3
P-4
P-5
P-6
P-7
P-8
P-9
P-10
SOLAR ARRAY
SOLAR ARRAY
(E) LANDSCAPE
(E) CONC
(N) AC
(N) LANDSCAPE
(E) PLAY AREA
(E) LANDSCAPE
(E) CONC
(N) AC
(N) LANDSCAPE
(E) LANDSCAPE
(E) CONC
(E) LANDSCAPE
(E) CONC
(E) LANDSCAPE
(E) CONC

GENERAL NOTES

A. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR EXTENT OF OTHER RELATED WORK.

ENLARGED NEW STRIPING PLAN NOTES

1. PAINTED TAN.
2. 2" WIDE BORDER.
3. WALKING PATH, 2" WIDE WHITE STRIPING.
4. (N) PLAY STRIPING ON (N) AC PAVING. SEE DETAILS 1-7/A0.4 AND 13-23/A0.5.
5. MATH WIZ, 9" TEXT HEIGHT, 2" WIDE BORDER, PAINTED WHITE.
6. VARIOUS GEOMETRIC SHAPES, PAINTED SOLID COLORS, WITH A MINIMUM OF 5 DIFFERENT COLORS.
7. (N) LINE UP STRIPING, TYP.
8. (N) CONCRETE DRAINAGE GUTTER.



GRAPHIC KEY

PAINTED TAN

(E) BUILDING

1 ENLARGED NEW STRIPING SITE PLAN

1" = 20'-0"

0 5' 10' 20' 40' 80'

REF NORTH TRUE NORTH

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LICENSED ARCHITECT
MARK G. FINNEY
NO. C-24073
REN. 9-30-27
STATE OF CALIFORNIA

ENLARGED NEW STRIPING PLAN

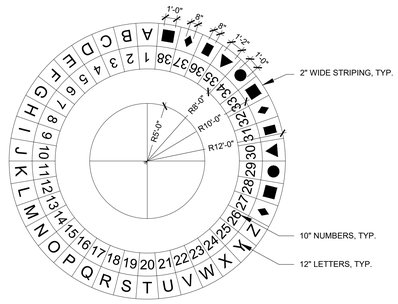
ASPHALT PLAYGROUND REPAIR
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFIELD DRIVE, SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS

NO.	ITEM	DATE

DRAWN BY:	KH
CHECKED BY:	MB
PROJECT NO:	DATE:
24013	03/20/2026

A0.3



7 ALPHA NUMERIC CIRCLE

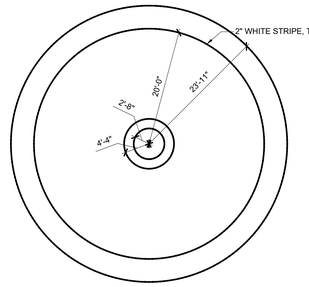
SCALE: 3/16"=1'-0"



NOTE: DIMENSIONS SHOWN FOR APPROXIMATE SCALING.

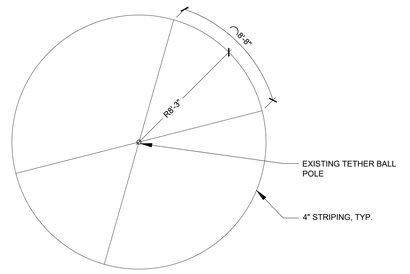
4 USA MAP

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



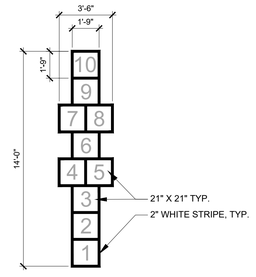
6 DOUBLE CIRCLE

SCALE: NTS



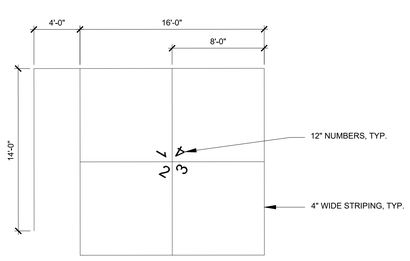
3 TETHER BALL

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



5 HOPSCOTCH

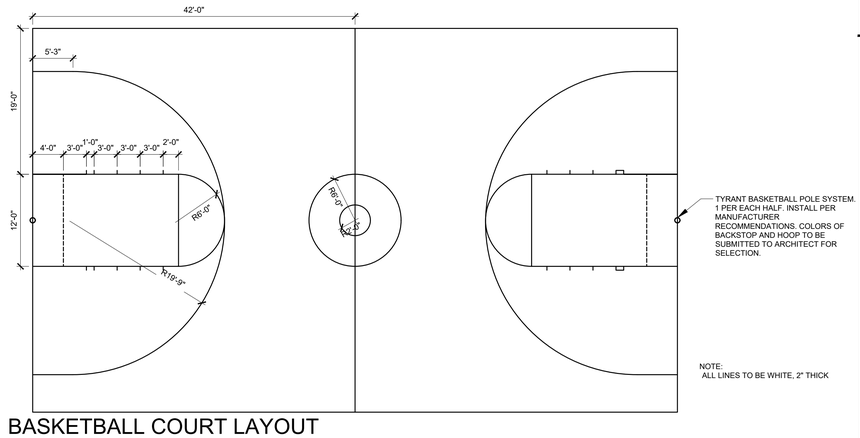
SCALE: 1/4"=1'-0"



2 FOUR SQUARE

SMALL

SCALE: 3/16"=1'-0"



1 BASKETBALL COURT LAYOUT

1/8"=1'-0"

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MARK G. FINNEY
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REN. 9-30-27
STATE OF CALIFORNIA

NEW STRIPING DETAILS

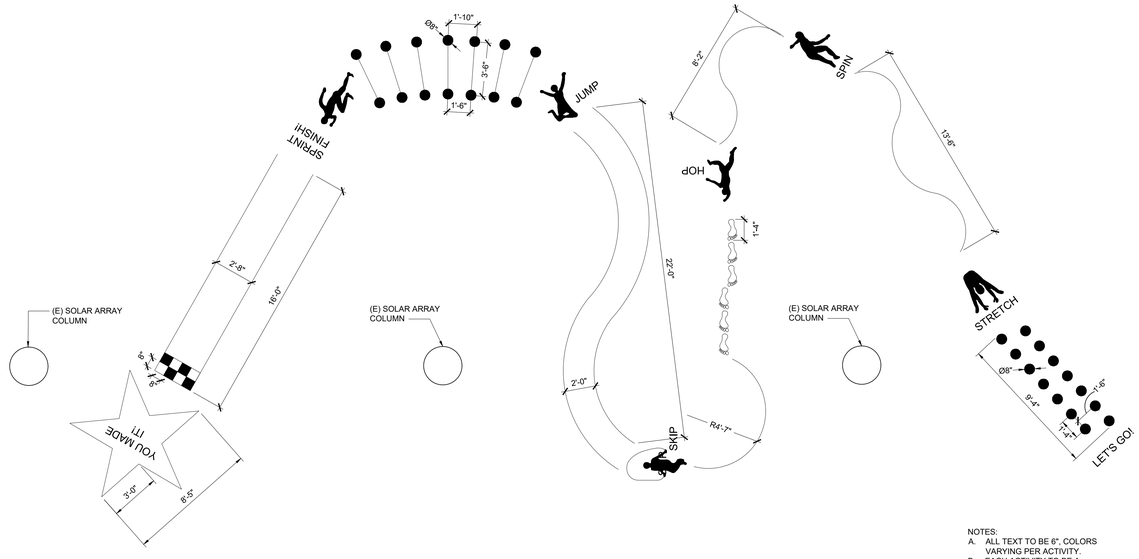
ASPHALT PLAYGROUND REPAIR
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFIELD DRIVE, SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS

NO.	ITEM	DATE

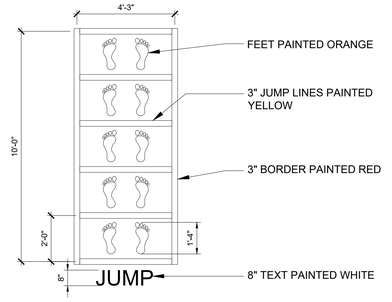
DRAWN BY:	KH
CHECKED BY:	MB
PROJECT NO:	DATE:
24013	03/20/2026

A0.4

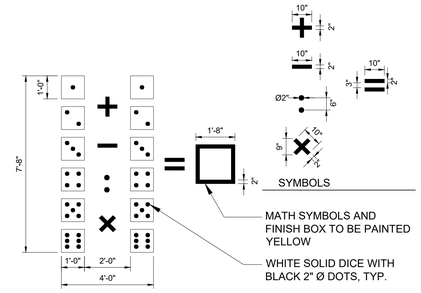


NOTES:
A. ALL TEXT TO BE 6", COLORS VARYING PER ACTIVITY.
B. EACH ACTIVITY TO BE A DIFFERENT COLOR.

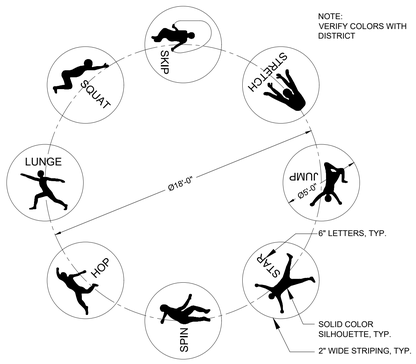
22 OBSTACLE COURSE
ACTIVITY — SCALE: 1/4"=1'-0"



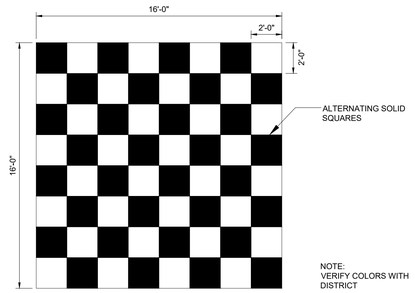
20 JUMP
3/8"=1'-0"



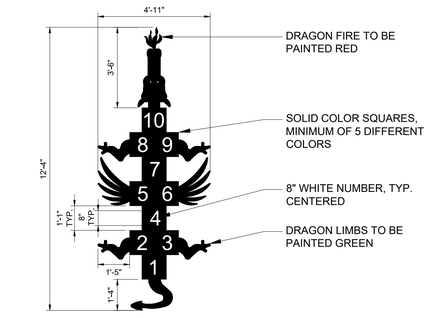
16 DICE MATH
3/8"=1'-0"



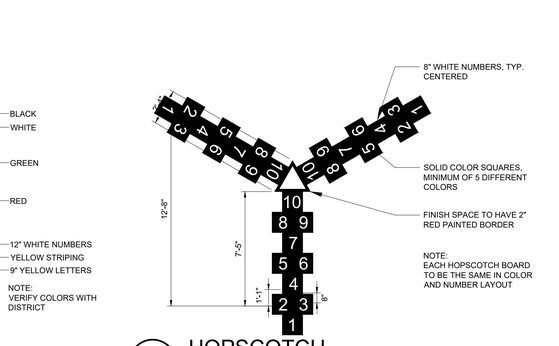
19 ACTIVITY CIRCLE
SCALE: 1/4"=1'-0"



15 CHECKER BOARD
SCALE: 1/4"=1'-0"

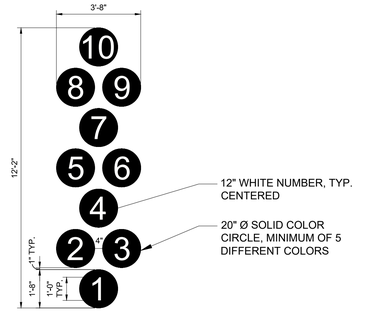


24 HOPSCOTCH
DRAGON — 3/8"=1'-0"

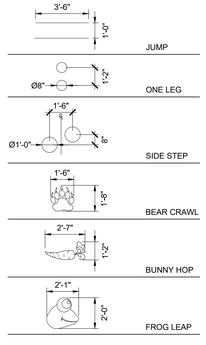


18 DART BOARD
SCALE: 1/4"=1'-0"

14 HOPSCOTCH
3-WAY RACE — SCALE: 1/4"=1'-0"

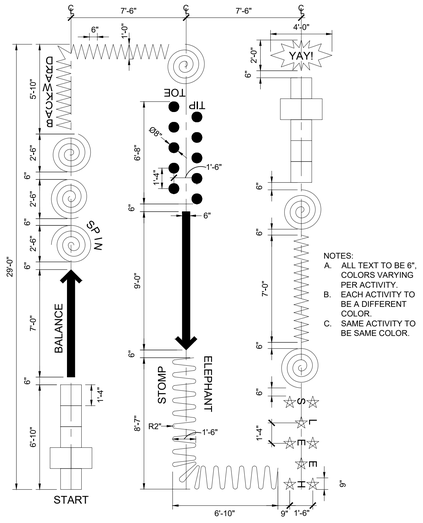


25 HOPSCOTCH
CIRCLES — 3/8"=1'-0"



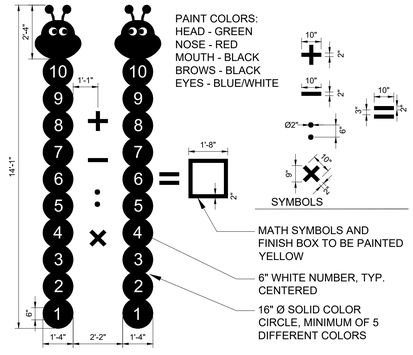
NOTES:
A. ALL TEXT TO BE 6", COLORS VARYING PER ACTIVITY.
B. EACH ACTIVITY TO BE A DIFFERENT COLOR.
C. SINGLE LINE STRIPING TO BE 2" WIDE U.O.N.

23 OBSTACLE COURSE
GRAPHICS — SCALE: 1/4"=1'-0"

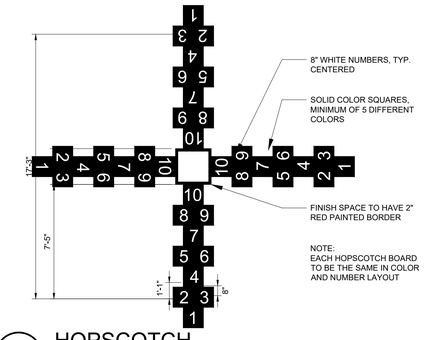


NOTES:
A. ALL TEXT TO BE 6", COLORS VARYING PER ACTIVITY.
B. EACH ACTIVITY TO BE A DIFFERENT COLOR.
C. SAME ACTIVITY TO BE SAME COLOR.

21 OBSTACLE COURSE
SCALE: 1/4"=1'-0"



17 CATERPILLAR MATH
3/8"=1'-0"



13 HOPSCOTCH
4-WAY RACE — SCALE: 1/4"=1'-0"

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LICENSED ARCHITECT MARK G. FINNEY NO. C-24673 REN. 9-30-27 STATE OF CALIFORNIA

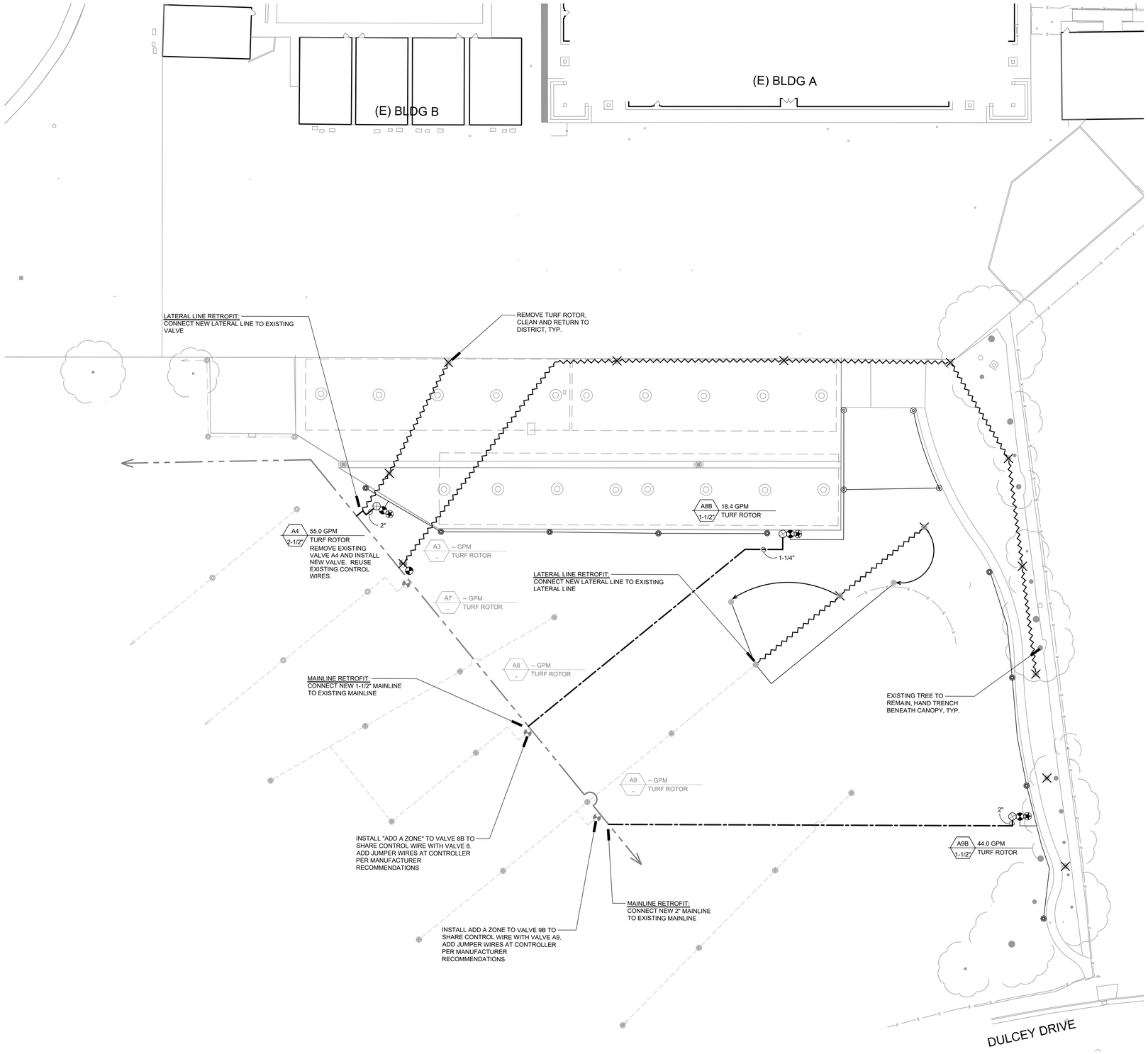
NEW STRIPING DETAILS

ASPHALT PLAYGROUND REPAIR
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFIELD DRIVE, SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS
NO. ITEM DATE

DRAWN BY: KH
CHECKED BY: MB
PROJECT NO: 24013
DATE: 03/20/2026

A0.5



IRRIGATION NOTES

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF EXISTING AND PROPOSED UNDERGROUND SERVICES. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO BEGINNING WORK. CONTACT OWNER'S REPRESENTATIVE SHOULD ANY CONFLICTS ARISE.
3. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. CONTRACTOR TO CONFORM TO THE REQUIREMENTS OF NFPA 24, SECTION 8.1, MINIMUM 'DEPTH-OF-COVER' (36 INCHES) FOR PIPE TO INCLUDE FIRE LANE ROUTES OF ACCESS.
4. THIS SYSTEM IS DESIGNED TO OPERATE AT 55 PSI AND 77.0 GPM FROM THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND FLOW PRIOR TO BEGINNING OF WORK. CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE. STATIC PRESSURE: 67-77 PSI, OBTAINED FROM SAN JOSE WATER COMPANY, 6/24/2025
5. THE IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, ETC. ARE SHOWN OUTSIDE OF PLANTING AREAS, THE INTENT IS FOR PIPING, VALVES, ETC. TO BE INSTALLED WITHIN PLANTING AREAS UNLESS OTHERWISE NOTED AND DETAILED.
6. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH OTHER TRADES. CONTRACTOR TO COORDINATE AND VERIFY ALL SLEEVING, PIPING, ELECTRICAL SUPPLY, POINT OF CONNECTION, ETC.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLETE AND UNIFORM COVERAGE OF PLANTING AND TURF AREAS. CONTRACTOR TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH CIRCUIT. ADJUST SPRAY HEADS AND NOZZLES FOR OPTIMUM COVERAGE WHILE PREVENTING OVERSPRAY ONTO WALKWAYS AND STRUCTURES. ADDITIONALLY, CONTRACTOR SHALL ADJUST ALL VALVES, NOZZLES, AND HEADS FOR OPTIMUM COVERAGE, AVOIDING MISTING, OVERSPRAY, OR UNDERSPRAY.
8. LATERAL LINES TO BE SIZED PER PIPE SIZING CHART.
9. CONTRACTOR TO MAINTAIN AS-BUILT DRAWING SET TO BE AVAILABLE ON SITE AT ALL TIMES AND AT TIME OF SUBSTANTIAL COMPLETION REVIEW. CONTRACTOR SHALL PREPARE REDUCED, COLOR-CODED PLANS, LAMINATE, AND PLACE (1) IN CONTROLLER ENCLOSURE AND DELIVER (1) TO OWNER'S REPRESENTATIVE AFTER APPROVAL OF RECORD DRAWING SUBMITTAL AND PRIOR TO FINAL COMPLETION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN TRENCHING AROUND EXISTING TREES AND SHRUBS. CONTRACTOR SHALL HAND TRENCH WHEN TRENCHING ACROSS ROOTS 2" AND LARGER TO PRESERVE ROOT SYSTEM. ROOTS SMALLER THAN 2" MAY BE TRIMMED. DO NOT TEAR ANY ROOTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT THEIR OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO ANY STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
12. REFER TO SPECIFICATIONS SECTION AND IRRIGATIONS DETAILS ON SHEET L2.1.
    - 32 91 00 TEMPORARY TREE AND PLANT PROTECTION
    - 32 84 00 PLANTING IRRIGATION

IRRIGATION DEMOLITION NOTES:

1. CONTRACTOR SHALL EXECUTE IRRIGATION WORK EXPEDITIOUSLY TO MAINTAIN WATER SERVICE FOR EXISTING TO REMAIN IRRIGATION SYSTEMS LOCATED OUTSIDE OF PROJECT AREA AS REQUIRED TO MAINTAIN PLANT MATERIAL IN A HEALTHY CONDITION.
2. CONTRACTOR SHALL SCHEDULE OR PHASE WORK AS APPROPRIATE WITH GENERAL CONTRACTOR'S OVER-ALL PROJECT SCHEDULING.
3. IRRIGATION CONTRACTOR SHALL INCLUDE IN THEIR BID TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION AND GRADING AND MAKE TEMPORARY AND PERMANENT CONNECTIONS AND / OR REPAIRS AS NECESSARY TO MAINTAIN IRRIGATION WATER SERVICE TO IRRIGATION SYSTEMS LOCATED OUTSIDE OF PROJECT AREA AFFECTED BY CONSTRUCTION. CONTRACTOR TO MAINTAIN WATER SUPPLY TO PLANTS AND TURF AT ALL TIMES OR SUPPLY WATER MANUALLY TO MAINTAIN PLANTS AND TURF IN HEALTHY CONDITION THROUGHOUT CONSTRUCTION. DAMAGE TO TURF DUE TO INSUFFICIENT WATER SHALL BE REPAIRED BY INSTALLING NEW SOD.
4. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH CAMPUS LANDSCAPE SUPERVISOR IN ADVANCE OF PLANNED DISRUPTIONS OF IRRIGATION WATER SERVICE.

LATERAL PIPE SIZE CHART, SCH 40 PVC

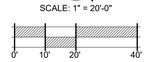
GALLONS PER MINUTE	PIPE SIZE
0 - 7.00 GPM	3/4"
7.01 - 12.00 GPM	1"
12.01 - 22.00 GPM	1-1/4"
22.01 - 30.00 GPM	1-1/2"
30.01 - 50.00 GPM	2"
50.01 - 70.00 GPM	2-1/2"
70.01 - 110.00 GPM	3"

IRRIGATION LEGEND

SYM	MODEL	MANUF.	DESCRIPTION	GPM	PSI	RAD
TURF ROTORS						
	6504-PC-SS-#12	RAINBIRD	55' RADIUS HALF ARC TURF ROTOR, 4" POP-UP, #12 NOZZLE	11.0	50	55'
	6504-PC-SS-#6	RAINBIRD	47' RADIUS HALF ARC TURF ROTOR, 4" POP-UP, #6 NOZZLE	5.5	50	47'
	6504-PC-SS-#4	RAINBIRD	47' RADIUS QUARTER ARC TURF ROTOR, 4" POP-UP, #4 NOZZLE	3.7	50	41'
	---	---	EXISTING FULL ARC TURF ROTOR TO REMAIN	-	-	-
	---	---	EXISTING HALF ARC TURF ROTOR TO REMAIN	-	-	-
	---	---	EXISTING QUARTER ARC TURF ROTOR TO REMAIN	-	-	-
	---	---	EXISTING TURF ROTOR TO BE REMOVED, CLEANED AND RETURNED TO DISTRICT	-	-	-
	---	---	EXISTING TURF ROTOR TO BE RELOCATED	-	-	-
VALVES/CONTROLLER						
A	-	-	EXISTING CONTROLLER A, TO REMAIN, VERIFY LOCATION IN FIELD			
NOT SHOWN	01035-003-001	REMOTE CONTROL TECHNOLOGY	"ADD-A-ZONE" TRC COMMANDER TRANSMITTER, AVAILABLE AT SITE ONE, WWW.SITEONE.COM			
	PEB-PRS-D	RAINBIRD	ELECTRIC PRESSURE REGULATING REMOTE CONTROL VALVE			
	-	AQUA	FULL PORT BRASS BALL VALVE, LINE SIZE, UP TO AND INCLUDING 2-1/2"			
	44-LRC	RAINBIRD	QUICK COUPLING VALVE WITH RUBBER CAP, PROVIDE MATCHED QUICK COUPLING KEY AND HOSE SWIVEL (1 PER 5 NEW VALVES) TO OWNER'S REPRESENTATIVE			
PIPING						
			SCH 40 PVC NON-PRESSURIZED LATERAL LINE, 18" DEPTH, 24" DEPTH UNDER STANDARD PAVING, 36" DEPTH UNDER FIRE LANE. NSF APPROVED, SIZE PER PLAN PURPLE COLOR			
			SCH 40 (UP TO 2-1/2"), CLASS 315 (3" TO 4") PVC PRESSURIZED. MAINLINE NSF APPROVED, SIZE PER PLAN, 24" DEPTH, 36" UNDER FIRE LANE. PURPLE COLOR.			
			SCH 40 PVC SLEEVES, 2 IN EACH LOCATION, 3" MIN. IN SIZE			
			EXISTING IRRIGATION LATERAL LINE TO BE REMOVED OR ABANDONED IN PLACE			
			EXISTING IRRIGATION LATERAL LINE TO REMAIN			
			EXISTING IRRIGATION MAINLINE TO BE REMOVED OR ABANDONED IN PLACE			
			EXISTING IRRIGATION MAINLINE TO REMAIN			



SCALE: 1" = 20'-0"



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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER A. PLATO No. 5611
Signature
03.31.2027
Expiration Date
01/16/2026
Date
STATE OF CALIFORNIA

ANLA ASSOCIATES, INC.
1723 Hamilton Ave, Suite 101
San Jose, CA 95125
T. 408.292.2196
www.anla-associates.com

IRRIGATION PLAN

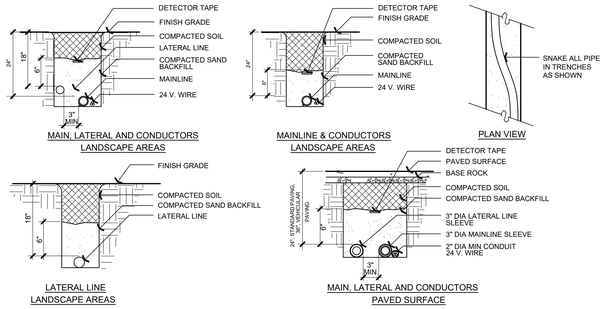
ASPHALT PLAYGROUND REPAIR
PARKVIEW ELEMENTARY SCHOOL
330 BLUEFIELD DRIVE, SAN JOSE, CA 95136
OAK GROVE SCHOOL DISTRICT

REVISIONS

NO.	ITEM	DATE

DRAWN BY:	KU, LRM
CHECKED BY:	EP
JOB NUMBER: 24013 ANLA JN 2521	DATE: 03/20/2026

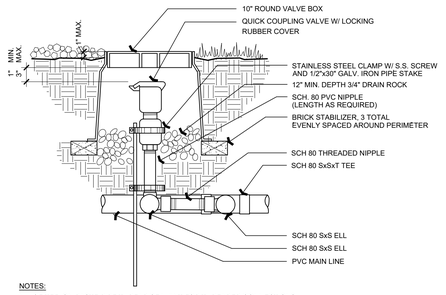
L1.1



NOTES:

1. TAPE AND BUNDLE CONTROL WIRES AT 10 FOOT INTERVALS.
2. LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED. BACKFILL WITH SAND, COMPACT SAND BY FLOODING.
3. PROVIDE SLEEVES FOR ALL LINES AND WIRES BENEATH PAVING.

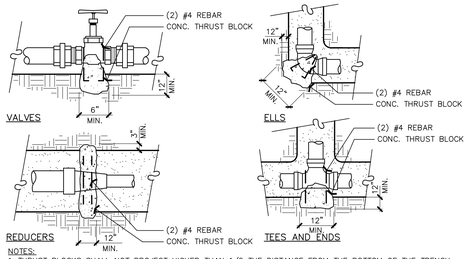
F TRENCHING SCALE: NTS



NOTES:

1. USE TEFLON PASTE PIPE THREAD SEALANT FOR THREADED CONNECTIONS.

C QUICK COUPLER VALVE SCALE: NTS



NOTES:

1. THRUST BLOCKS SHALL NOT PROJECT HIGHER THAN 1/2 THE DISTANCE FROM THE BOTTOM OF THE TRENCH TO FINISH GRADE. DO NOT COVER ENDS OF FITTINGS OR BOLTS WITH CONCRETE.
2. CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 2000 PSI.
3. THRUST BLOCKING IS REQUIRED FOR PIPES 3" AND LARGER IN SIZE WHERE:
   - PIPE CHANGES DIRECTION
   - PIPE CHANGES SIZES
   - STOPS OR DEAD ENDS
   - THRUST DEVELOPS @ VALVES
   - THRUST DUE TO HIGH PRESSURE IS EXPECTED

H THRUST BLOCK SCALE: NTS

NOTES:

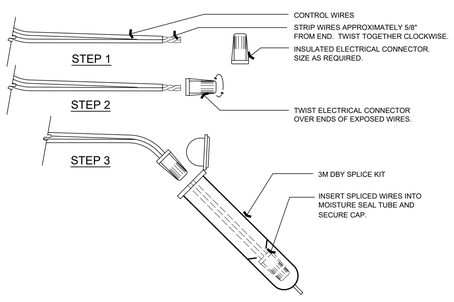
1. WRAP ALL THREADED CONNECTIONS WITH TEFLON TAPE .
2. INSTALL ROTOR FLUSH WITH GRADE IN TURF.
3. ADJUST ARC AND RADIUS TO COVER TURF AREAS WITHOUT OVER-SPRAY ONTO STRUCTURES. WALLS OR PAVING.

E TURF ROTOR SCALE: NTS

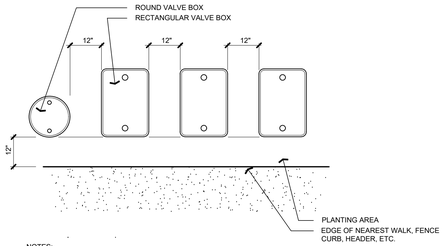
NOTES:

1. LIMIT ONE CONTROL VALVE PER BOX.
2. NO EARTH FILL INSIDE BOX OR TOUCHING VALVE.
3. USE TEFLON PASTE PIPE THREAD SEALANT ON THREADED CONNECTIONS.
4. EACH CONTROL VALVE TO HAVE MANUAL BLEED AND FLOW CONTROL.
5. ADJUST EACH CONTROL VALVE TO OPTIMUM FLOW AS REQUIRED BY THE HEADS.

B REMOTE CONTROL VALVE SCALE: NTS



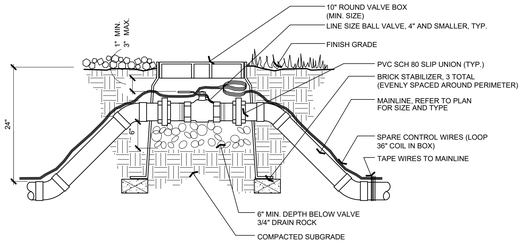
G WIRE CONNECTION SCALE: NTS



NOTES:

1. SET BOXES PARALLEL AND PERPENDICULAR TO NEAREST EDGE AND EACH OTHER.
2. CENTER BOXES OVER ENCLOSED VALVES.
3. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING BOX.
4. VALVE BOXES IN SHRUB PLANTING AREAS SHALL BE GREEN IN TURF AND BLACK IN SHRUB PLANTING AREAS.

D VALVE BOX ALIGNMENT SCALE: NTS



NOTE:

1. INSTALL & SIZE VALVE BOX TO ALLOW FREE MOVEMENT OF VALVE HANDLES. DO NOT CUT HANDLES.
2. CONTRACTOR SHALL RUN SPECIFIED QUANTITY OF SPARE CONTROL WIRES THROUGH EACH BALL VALVE BOX AND COIL 3' LOOP FOR FUTURE USE.

A BALL VALVE SCALE: NTS

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LICENSED LANDSCAPE ARCHITECT
Erin A. Plato No. 6417
Signature
03.31.2027
Renewal Date
01/16/2026
Date
STATE OF CALIFORNIA

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IRRIGATION DETAILS

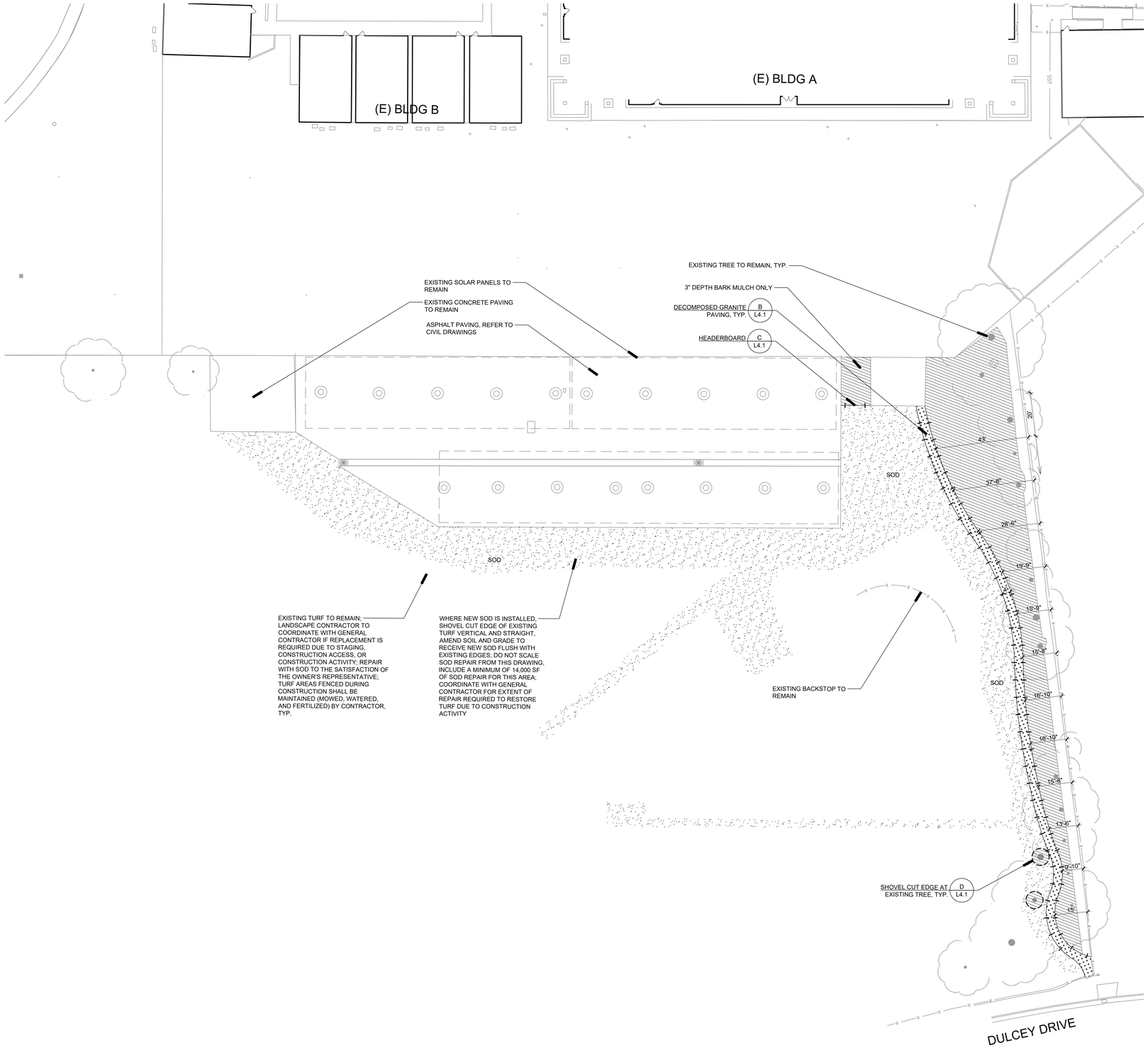
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L2.1



PLANTING NOTES

1. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 PRIOR TO DIGGING. NOTIFY OWNER IMMEDIATELY SHOULD CONFLICTS ARISE.
4. FINE GRADING, HEADERS AND IRRIGATION COVERAGE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
5. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
7. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
8. UNLESS OTHERWISE NOTED, FINISH GRADE OF SHRUB AND GROUND COVER AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1-1/2" DEPTH) WITHIN 2' OF PAVING. FINISH GRADE OF SEEDED TURF AREAS SHALL BE 1/2" BELOW ADJACENT PAVING. FINISH GRADE OF SODDED TURF AREAS SHALL BE 1" BELOW ADJACENT PAVING.
9. PLANTING AREAS SHALL RECEIVE A 3" MIN. DEPTH BARK MULCH TOP DRESSING, UNLESS OTHERWISE NOTED. IN NON-BIORETENTION AREAS BARK MULCH SHALL BE VISION RECYCLING, MAHOGANY WOOD CHIP. IN BIORETENTION AREAS BARK MULCH SHALL BE PACIFIC LANDSCAPE SUPPLY SHREDDED CEDAR BARK MULCH.
10. ALL NON-BIORETENTION PLANTING AREAS SHALL RECEIVE WEED BARRIER AT FINISH GRADE OF PLANTING SOIL UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL INSTALL 3" MIN. DEPTH BARK MULCH TOP DRESSING ABOVE WEED BARRIER. BIORETENTION PLANTING AREAS SHALL RECEIVE PRE-EMERGENT APPLICATION.
11. NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
12. EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
13. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
14. CONTRACTOR TO COLLECT AND SUBMIT SOIL SAMPLE TO LUCCHESI CONSULTING FOR SOIL AMENDING AND PREPARATION RECOMMENDATION PER SPECIFICATION SECTION 32 90 00.
15. CONTRACTOR SHALL COORDINATE ROUGH GRADING AND FINE GRADING TO ENSURE EXISTING SUITABLE TOPSOIL IS REMOVED, STOCKPILED AND REINSTALLED INTO PROPOSED LANDSCAPE AREAS PER LANDSCAPE SPECIFICATION SECTION 32 90 00. IN THE EVENT THERE IS NOT ENOUGH EXISTING TOPSOIL OR NO PLACE TO STOCKPILE TOPSOIL, CONTRACTOR SHALL IMPORT AND INSTALL TOPSOIL PER LANDSCAPE SPECIFICATION SECTION 32 90 00.
16. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING, AT HIS OWN EXPENSE, SURFACE AND SUBSURFACE SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, WALLS, PAVING SURFACES, PLANT MATERIAL AND/OR TREES DAMAGED OR DESTROYED, BOTH ON THIS PROPERTY OR THOSE PROPERTIES ADJACENT TO THIS SITE. THE DAMAGED ITEM(S) WILL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

REFER TO LANDSCAPE DETAILS ON SHEET L3.1 AND SPECIFICATIONS SECTIONS:

32 15 40	CRUSHED STONE SURFACING
32 91 00	TEMPORARY TREE AND PLANT PROTECTION
32 92 00	TURF PLANTING

LANDSCAPE MATERIALS

- SOD — "90/10 TALL FESCUE", AVAILABLE THROUGH DELTA BLUEGRASS, (800) 637-8873
- 3" DEPTH BARK MULCH OVER WEED BLOCK FABRIC
- DECOMPOSED GRANITE PAVING, SEE DETAIL B, L4.1
- HEADERBOARD, SEE DETAIL C, L4.1
- SHOVEL CUT EDGE, SEE DETAIL D, L4.1

NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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CAL. REG. Plato No. 5617
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LANDCAPE PLAN

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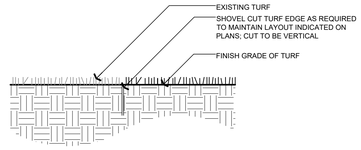
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L3.1

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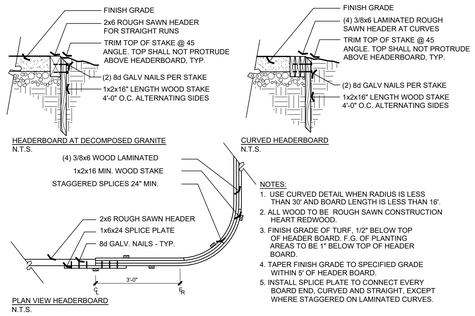
D SHOVEL CUT EDGE SCALE: NTS



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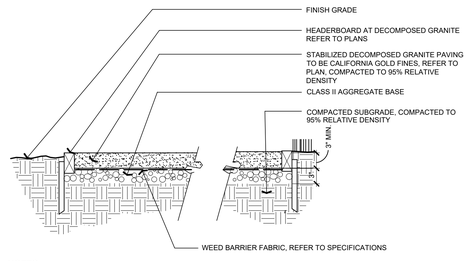
C HEADERBOARD SCALE: NTS



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B DECOMPOSED GRANITE PAVING SCALE: NTS

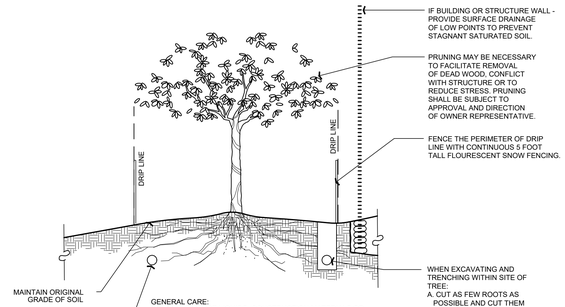


NOTES:
1. INSTALL DECOMPOSED GRANITE IN 1-1/2" LIFTS. WET AND ROLL TO COMPACT EACH LIFT.
2. MIX IN STABILIZER PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO SPECIFICATION 32 15 40 CRUSHED STONE SURFACING.

I

E

A TREE PROTECTION SCALE: NTS



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L4.1