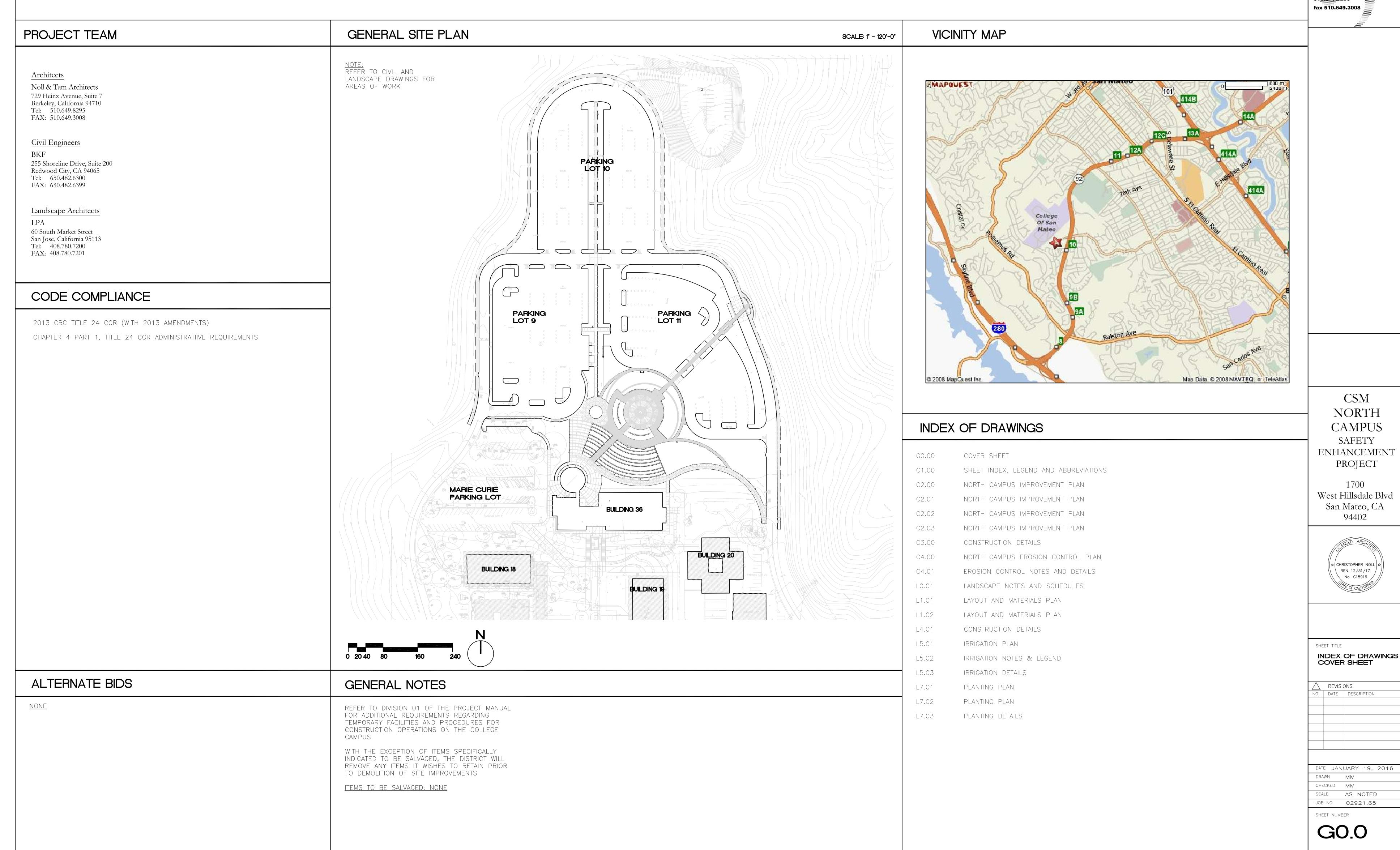
College of San Mateo

BID SET

North Campus Safety Enhancement Project San Mateo County Community College District



Berkeley, CA 94710 510.649.8295

SHEET INDEX

SHEET NO	DESCRIPTION
C1.00 C2.00 C2.01 C2.02 C2.03	SHEET INDEX, LEGEND AND ABBREVIATION NORTH CAMPUS IMPROVEMENT PLAN NORTH CAMPUS IMPROVEMENT PLAN NORTH CAMPUS IMPROVEMENT PLAN NORTH CAMPUS IMPROVEMENT PLAN
C3.00 C4.00 C4.01	CONSTRUCTION DETAILS NORTH CAMPUS EROSION CONTROL PLAN EROSION CONTROL NOTES AND DETAILS

LEGEND

	<u>PROPOSED</u>	<u>EXISTING</u>
BOUNDARY/RIGHT-OF-WAY		
EASEMENT LINE		
CENTERLINE LINE		
CONTOUR LINE		105
STORM DRAIN AREA DRAIN		
STORM DRAIN DROP INLET		
STORM DRAIN CATCH BASIN		
CLEANOUT		CO O
MANHOLE		\bigcirc
SPOT ELEVATION		× 101
EARTH SWALE		
WATER VALVE		₩V
FIRE HYDRANT		
ELECTROLIER		·
SIGN	- o-	

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MON	MONUMENT
AP	ANGLE POINT	N	NORTH
BNDY	BOUNDARY	NO	NUMBER
BOW	GRADE AT BOTTOM OF WALL	NIC	NOT IN CONTRACT
BS	BOTTOM OF SLOPE	NTS	NOT TO SCALE
С	COMPACT	P/L	PROPERTY LINE
C&G	CURB AND GUTTER	PCC	PORTLAND CEMENT CONCRETE
C/L, CL	CENTER LINE, CONTROL LINE	PVMT	PAVEMENT
CLR	CLEAR	PR, PROP	PROPOSED
CONC	CONCRETE	R	RADIUS
CONN	CONNECTION	RT	RIGHT
D/W, DWY	DRIVEWAY	R/W	RIGHT OF WAY
E	EAST	S	SLOPE, SOUTH
EG	EXISTING GRADE	S/L	STREET LIGHT
EX, EXIST	EXISTING	STA	STATION
FC	FACE OF CURB	S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TS	TOP OF SLOPE
L	LENGTH	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LP	LOW POINT	VERT	VERTICAL
LT	LEFT	W, WD	WATER, WEST
L/S	LANDSCAPE		

SYMBOL LEGEND

SYMBOL DESCRIPTION

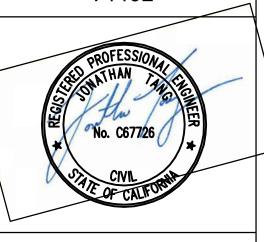
DETAIL NO 1 ON SHEET C3.00





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SHEET TITLE
SHEET INDEX,
LEGEND AND
ABBREVIATIONS

REVISIONS

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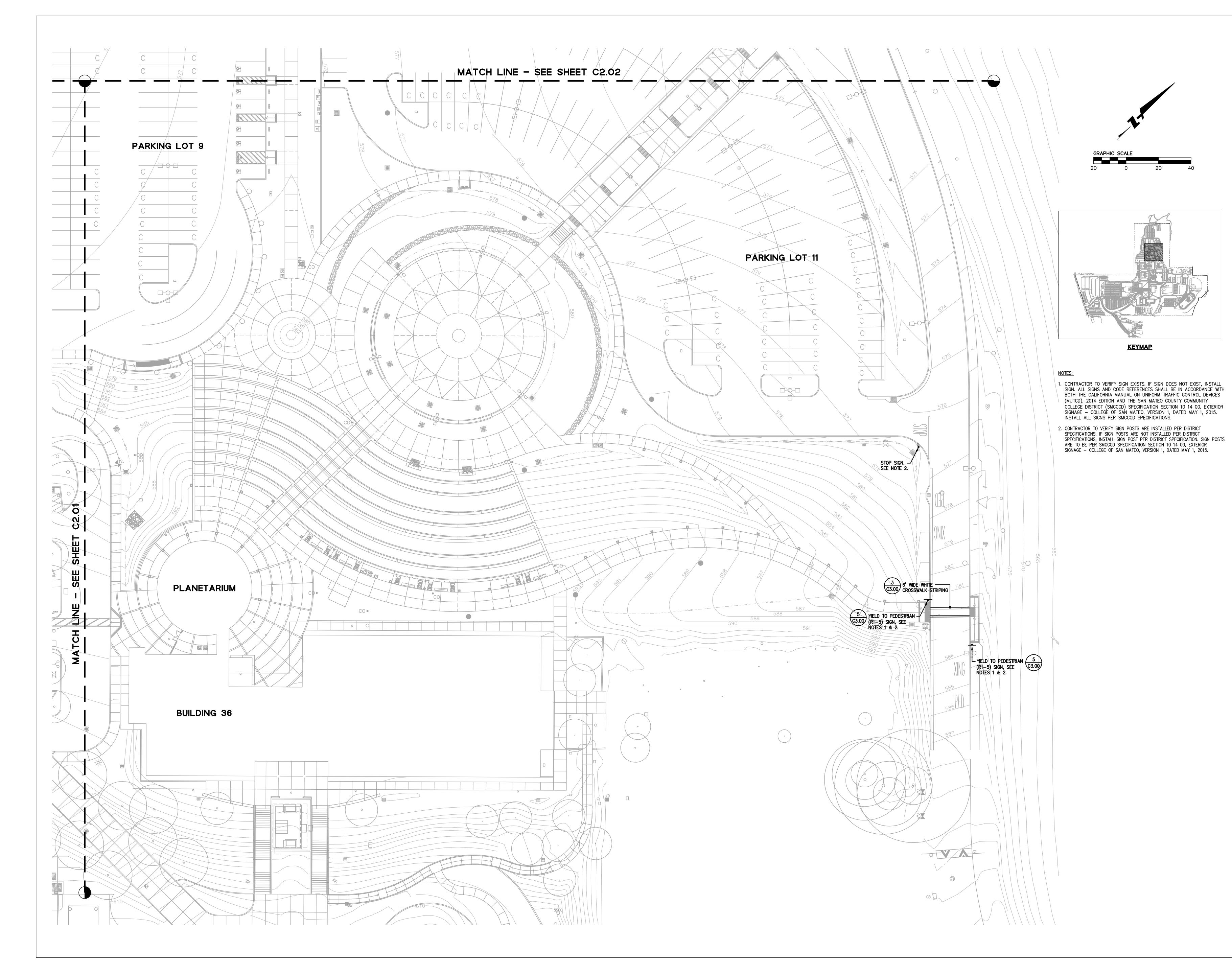
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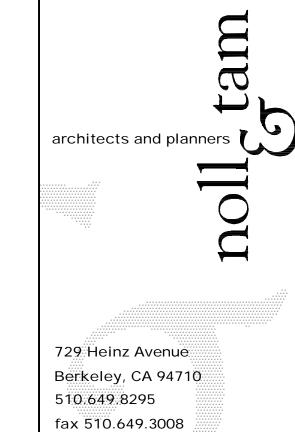
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C1.00

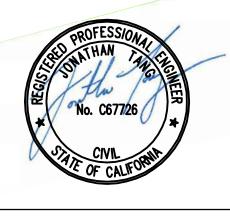






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SHEET TITLE

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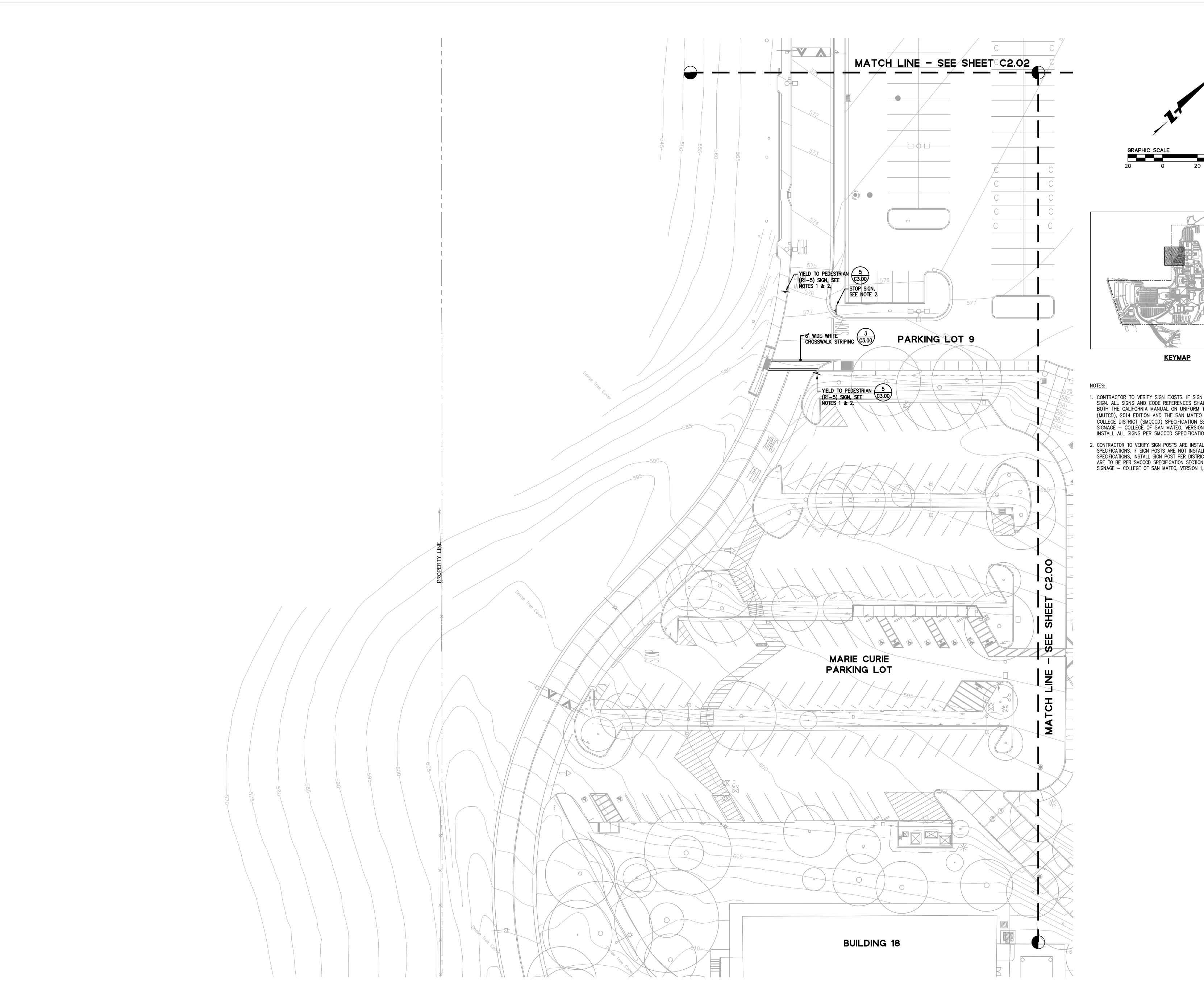
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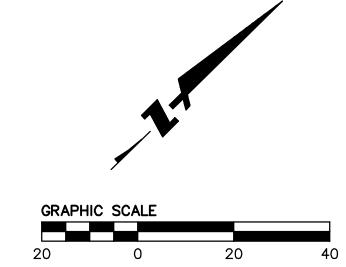
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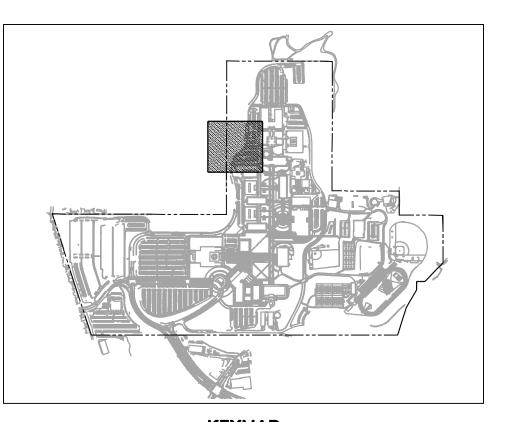
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architects and planners

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ENHANCEMENT PROJECT West Hillsdale Blvd San Mateo, CA



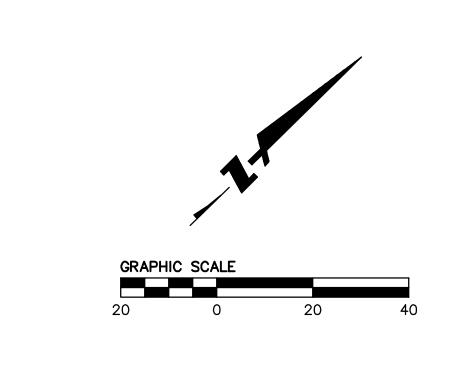
SHEET TITLE NORTH CAMPUS IMPROVEMENT PLAN

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DATE JANUARY 19, 2016

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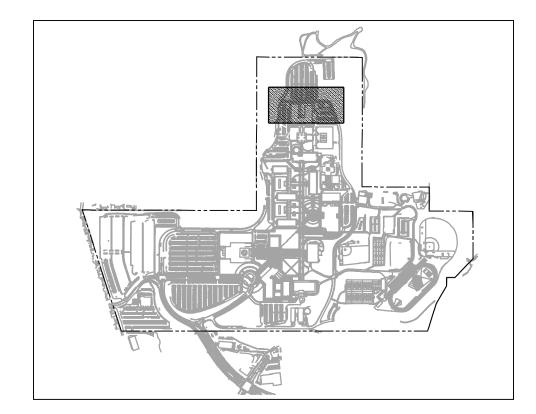
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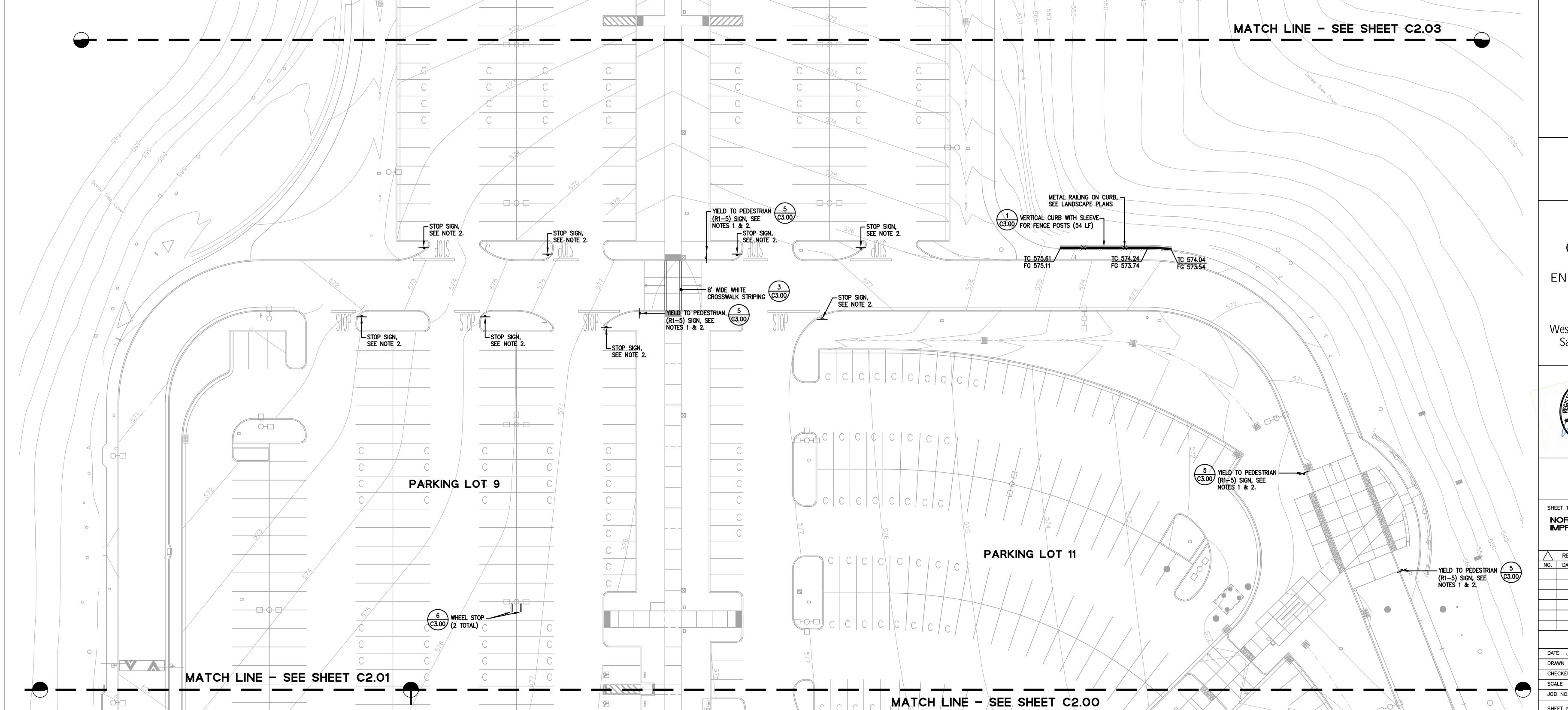
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KEYMAP



CSM NORTH CAMPUS SAFETY ENHANCEMENT PROJECT

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NORTH CAMPUS
IMPROVEMENT PLAN

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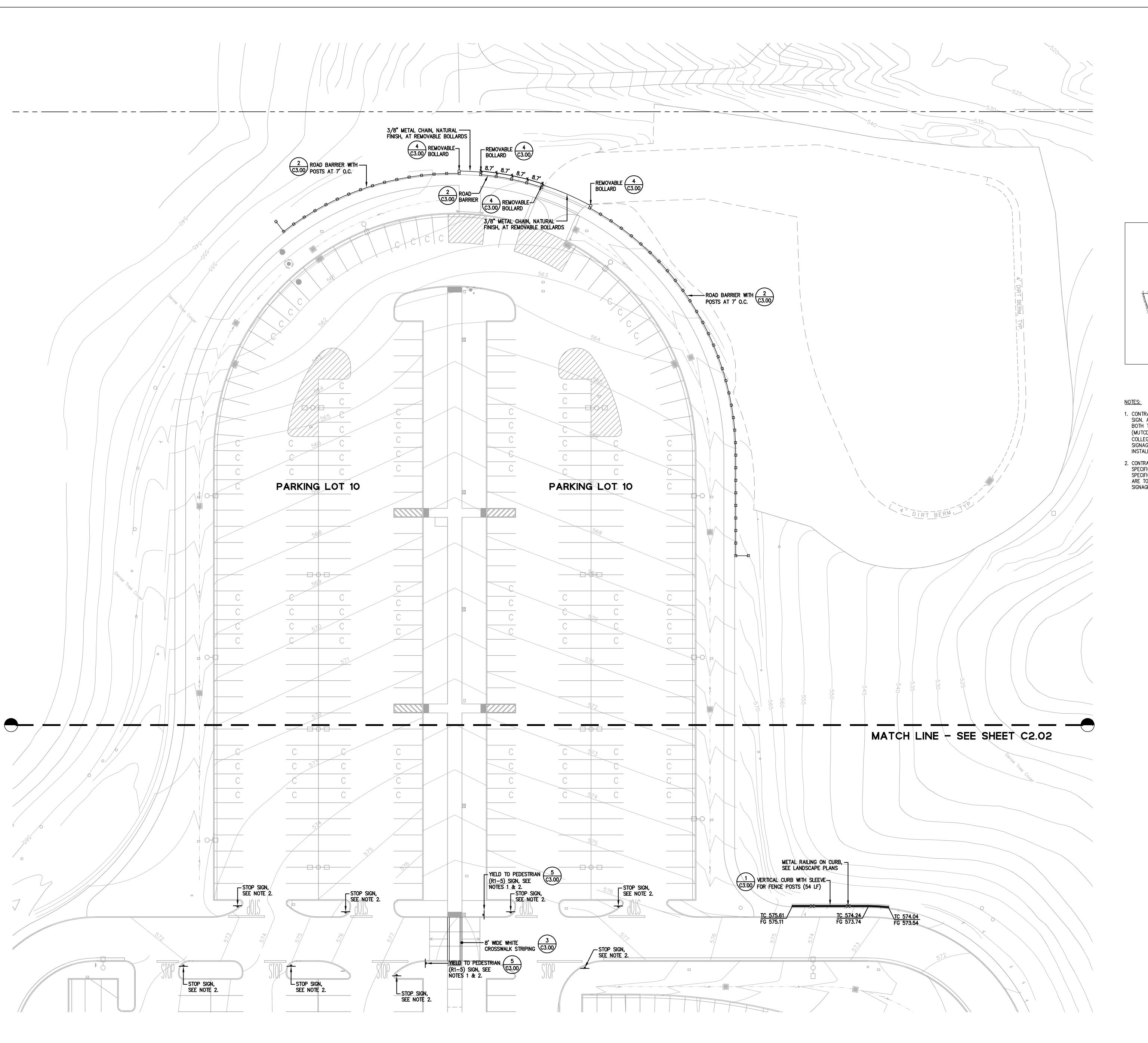
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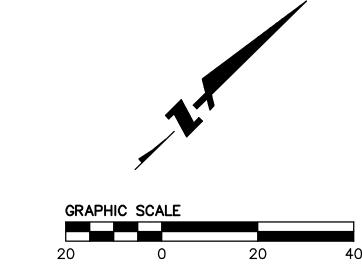
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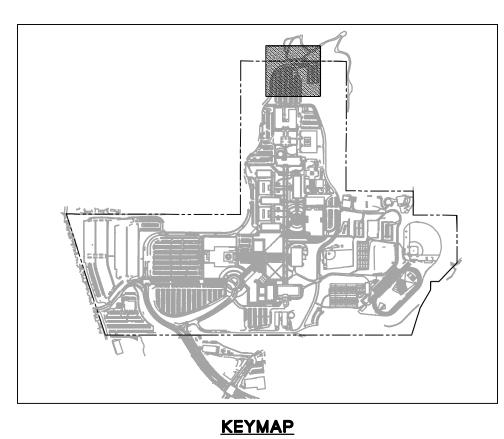
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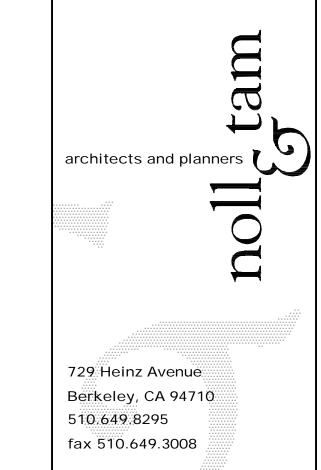






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B B C F ENGINEERS / SURVEYORS / PLANNERS

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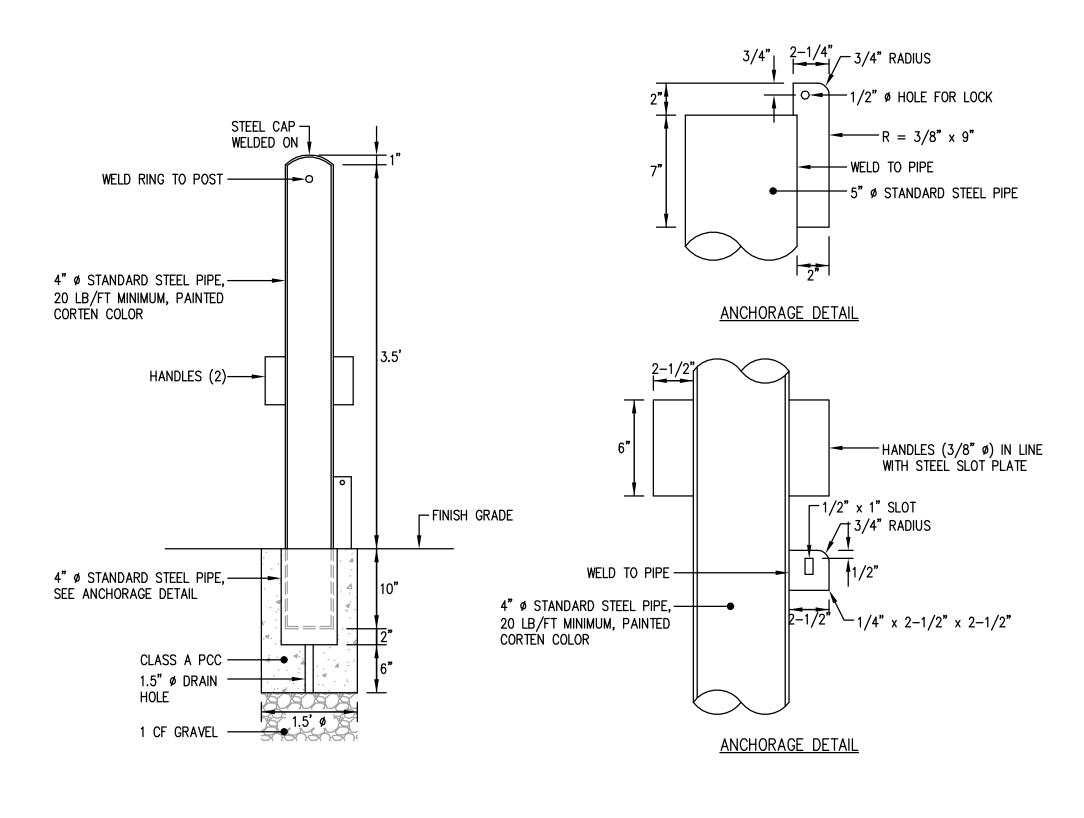
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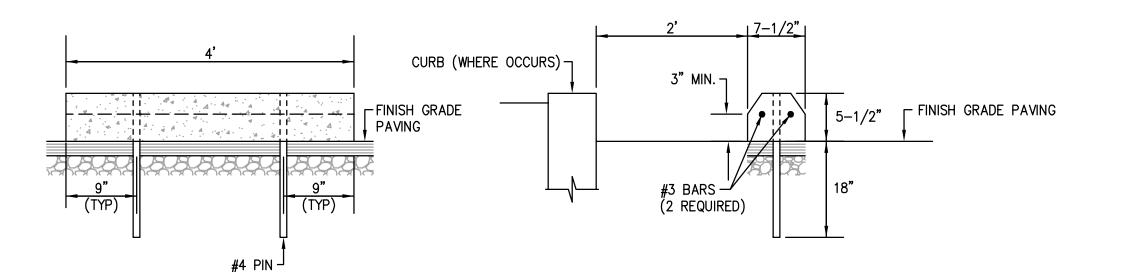
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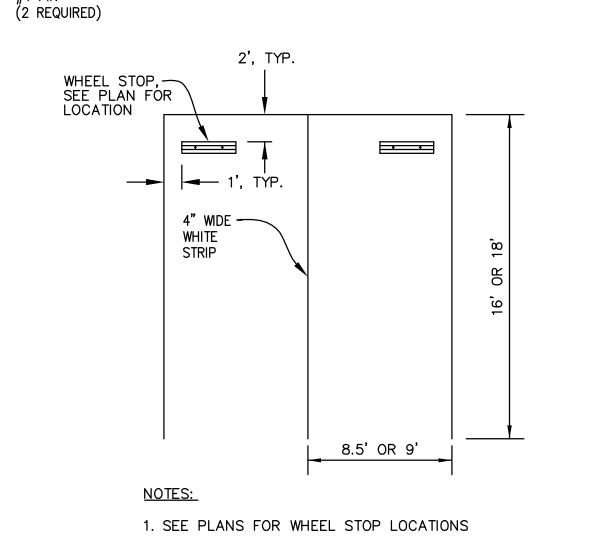
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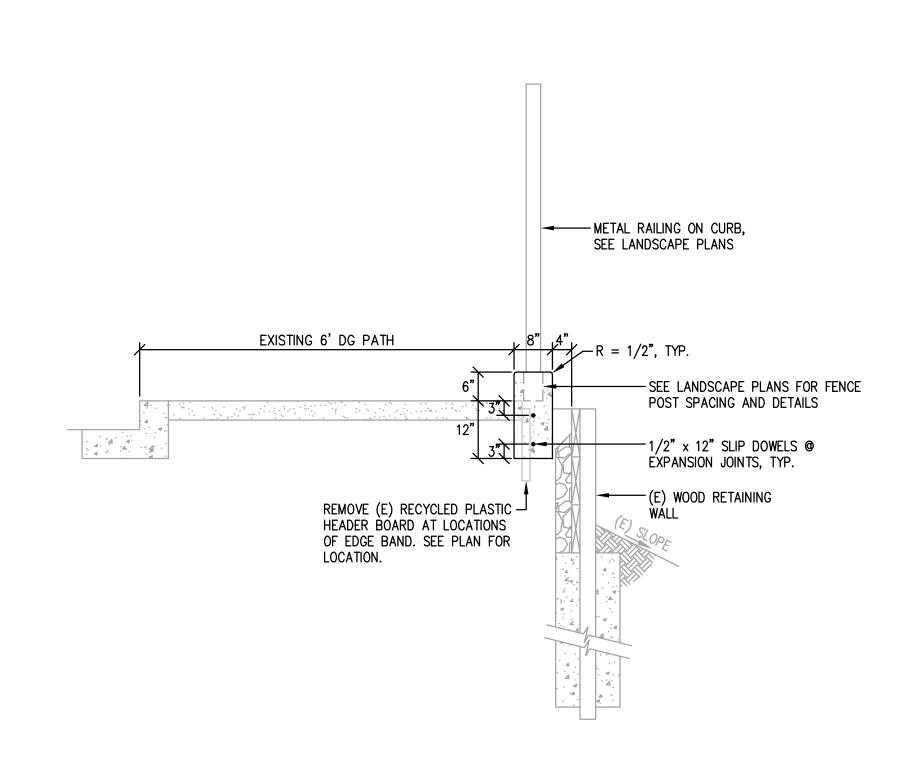




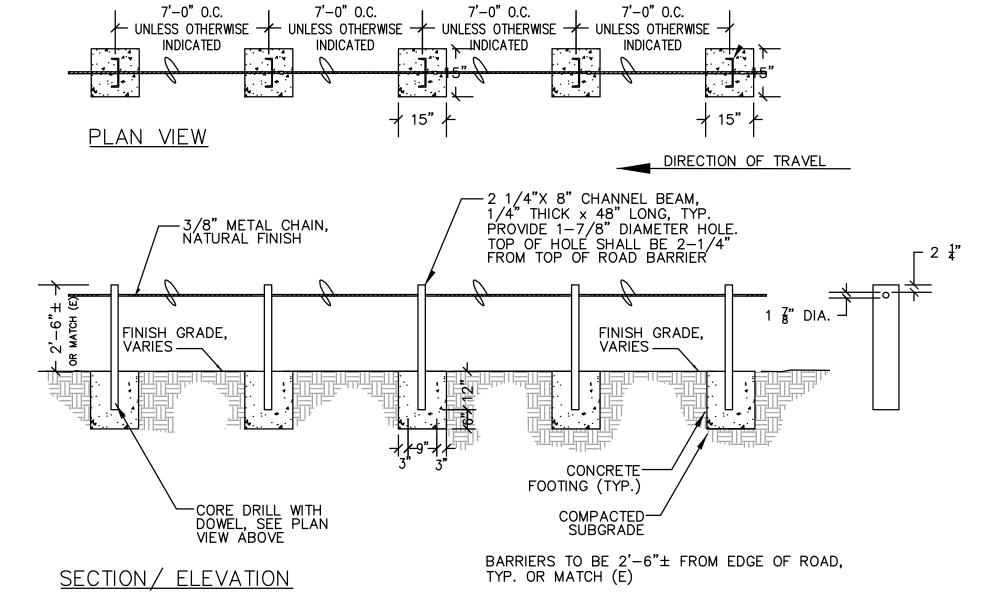


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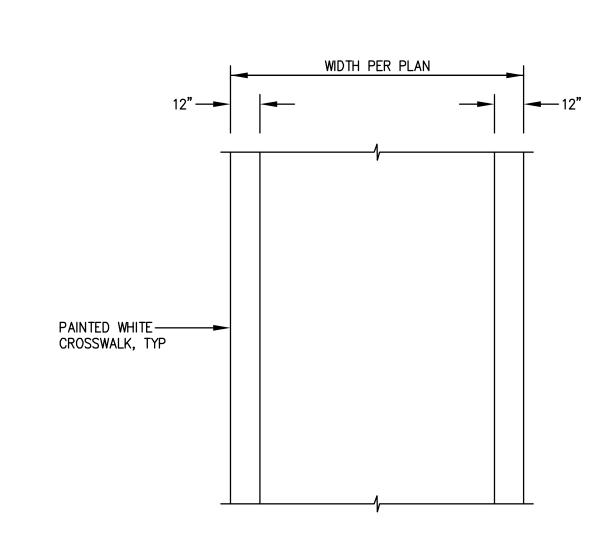
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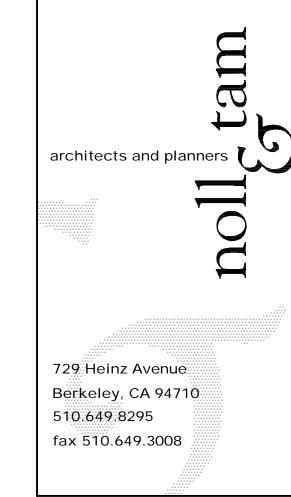






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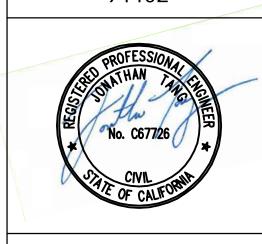
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CONSTRUCTION
DETAILS

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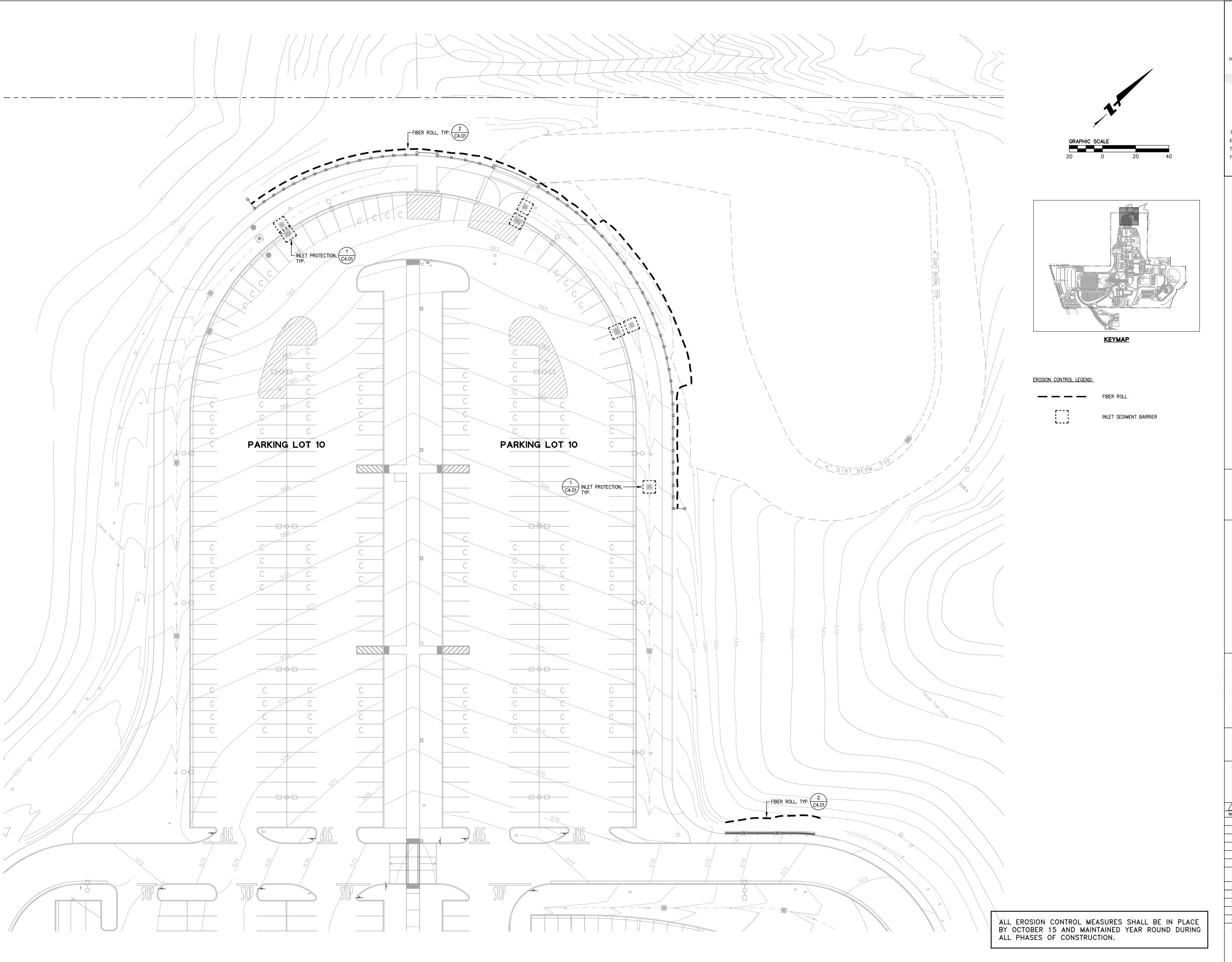
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NORTH CAMPUS EROSION CONTROL PLAN

REVISIONS

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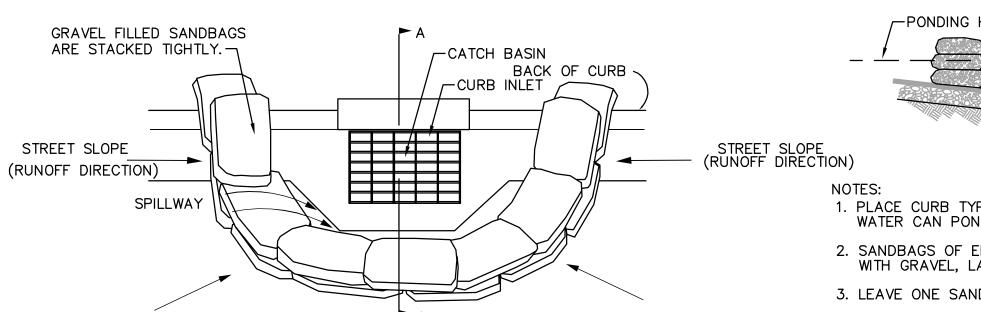
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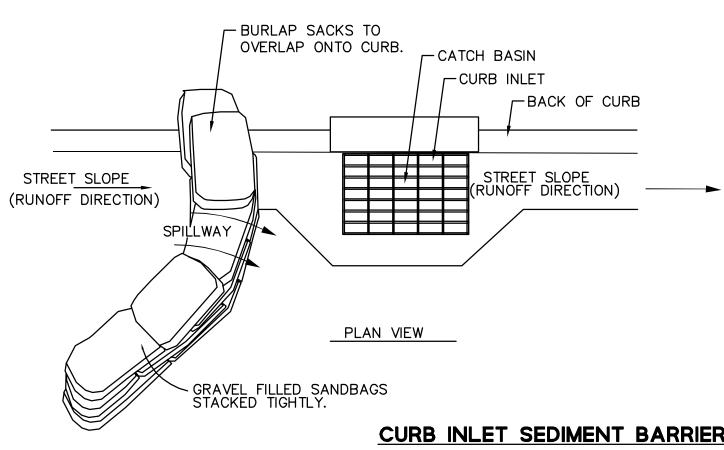
CATCH BASIN

SECTION A-A

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS. WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

CURB INLET

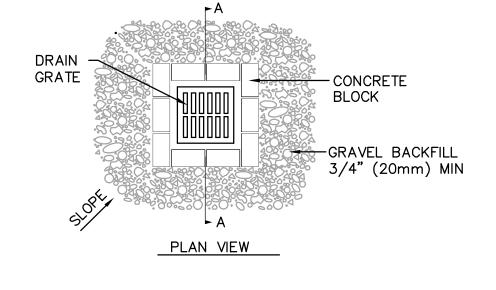
- 2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
- 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
- CURB INLET SEDIMENT BARRIER SUMP



PLAN VIEW

- 1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- 2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
- 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
- 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER - CONTINUOUS GRADE



P<u>ONDING</u>HEIGHT

CONCRETE BLOCK

→ WATER

GRAVEL BACKFILL

OVERFLOW

DROP INLE

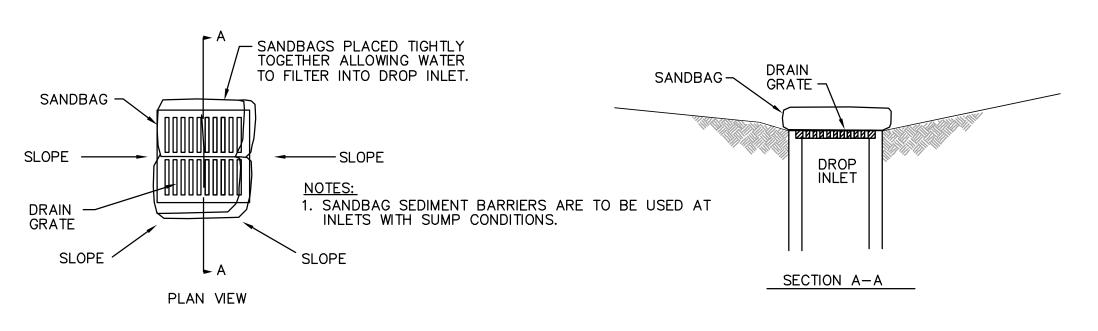
SECTION A-A

- 1. CINDER BLOCK AND GRAVEL SEDIMENT BARRIERS ARE TO BE USED AT INLETS WITH SUMP CONDITIONS.
- 2. THE GRAVEL FILTER SHALL BE CONSTRUCTED OF GRADED ROCK, 3/4-INCH MINIMUM.
- 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

INSTALLATION PROCEDURE

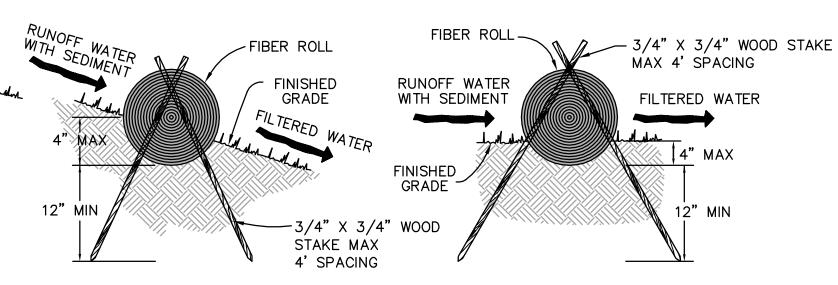
- 1. PLACE CONCRETE BLOCKS ON THEIR SIDES. THE BLOCK OPENINGS SHOULD FACE OUTWARDS, NOT UPWARDS, SO THAT WATER CAN FLOW THROUGH.
- 2. PLACE FABRIC OVER THE OUTSIDE FACE OF THE CINDER BLOCKS TO PREVENT GRAVEL FROM BEING WASHED THROUGH THE BLOCK OPENINGS.
- 3. PLACE GRAVEL FILTER AGAINST THE FABRIC TO THE TOP OF THE BARRIER.

CINDER BLOCK AND GRAVEL SEDIMENT BARRIER



SANDBAG SEDIMENT BARRIER

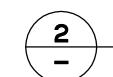




ENTRENCHMENT DETAIL IN SLOPE AREA

ENTRENCHMENT DETAIL IN FLAT AREA

- 1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
- . FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, RUN PARALLEL TO THE CONTOUR. INSTALL FIBER ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- 3. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
- 4. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
- INSTALL STAKES AT LEAST EVERY THREE FEET APART THROUGH THE FIBER ROLL.
- 6. ADJACENT FIBER ROLLS SHALL BE TIGHTLY ABUT.
- 7. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- 8. INSTALL AT LOCATIONS SHOWN ON PLANS. IN SLOPE AREAS SPACE FIBER ROLLS EVERY 10 VERTICAL FEET ON SLOPE.



FIBER ROLL

SCALE : NTS

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15 AND MAINTAINED YEAR ROUND DURING ALL PHASES OF CONSTRUCTION.

EROSION CONTROL NOTES

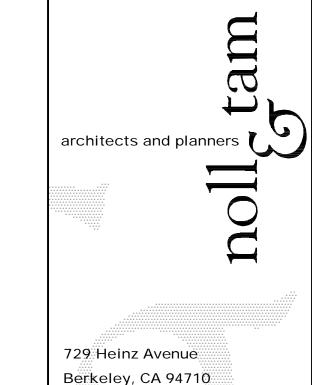
- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES.
- 2. ALTHOUGH SPECIFIC LOCATIONS FOR SEDIMENT CONTROL FACILITIES ARE SHOWN ON THESE PLANS, IT IS INTENDED THIS EROSION CONTROL PLAN BE MODIFIED WHEN NECESSARY TO MEET FIELD CONDITIONS. BASIN AND TRAP SIZES AND ELEVATIONS MAY BE ADJUSTED AS LONG AS THE MINIMUM AREAS AND DEPTHS FOR SEDIMENTS SETTLING AND STORAGE ARE NOT REDUCED
- 3. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
- 4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. SAND BAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING
- 6. BEST MANAGEMENT PRACTICES AS DEFINED IN THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL SHALL BE MAINTAINED YEAR ROUND.
- 7. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.
- 8. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
- 9. STOCKPILED MATERIAL

ENGINEER.

- A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED
- B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END
- OF THE DAY, UNLESS STOCKPILING IS NECESSARY C. SURROUND ALL STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
- D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPAULIN.
- E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
- F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL. G. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION
- PLACEMENT. 10. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE

WITH AN APPROVED WINTERIZATION PLAN.

- 11. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
- 14. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
- 15. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
- 16. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
- 18. THE EROSION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CONSTRUCTION MANAGER, THE ARCHITECT AND THE CITY
- 19. ALL DISTURBED SLOPE AREAS SHALL BE HYDROSEEDED PRIOR TO OCTOBER 1.
- 20. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE PROJECT INSPECTOR.
- 21. ALL SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. CONTAINERS SHALL BE CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE AND DATES OF HARVEST AND TEST. THE SUPPLIER SHALL BE APPROVED BY THE CITY AND THE SEED EXAMINED AT THE TIME CONTAINERS ARE OPENED.
- 22. MULCH SHALL BE A FIBROUS WOOD CELLULOSE MATERIAL CAPABLE OF UNIFORM SUSPENSION WHEN ADDED TO WATER AND AGITATED IN A SLURRY TANK. WATER CONTENT OF THE FIBER BEFORE MIXING INTO THE SLURRY SHALL NOT EXCEED 15% (FIFTEEN PERCENT) OF THE DRY WEIGHT OF THE FIBER, AS DETERMINED BY CALIFORNIA TEST NO. 226. COMMERCIALLY PACKAGED FIBER SHALL HAVE THE MOISTURE CONTENT MARKED ON THE PACKAGE. A CERTIFICATE OF COMPLIANCE MAY BE REQUIRED BY THE ENGINEER.
- 23. STABILIZER CAN BE TYPE M OR EQUAL, APPLIED AT 150 POUNDS PER ACRE FOR ALL SLOPES. STABILIZING EMULSION SHALL CONFORM TO THE REQUIREMENTS IN SECTION 20-2.11, "STABILIZING EMULSION", OF THE CALTRANS STANDARD SPECIFICATION EXCEPT THAT THE STABILIZING SHALL BE ORGANIC DERIVATIVE SUCH AS GUM, A SEMI-REFINED SEAWEED EXTRACT, 100% UNREFINED WHEAT STARCH, OTHER SIMILAR PRODUCT OR PROCESSED ORGANIC ADHESIVE USED AS A SOIL BINDER.
- 24. FERTILIZER SHALL BE 16/20/0 + 13S (SULFUR) APPLIED AT 280 POUNDS PER
- 25. WATER FOR HYDROMULCHING SHALL BE CLEAR. SUFFICIENT WATER SHALL BE ADDED TO THE SLURRY MIXTURE TO ENSURE UNIFORM DISTRIBUTION OF HYDROMULCH SOLIDS.
- 26. OTHER AGENTS SUCH AS PHOTO-CHEMICAL DYES, WATER PENETRANTS AND TACKIFIERS MAY BE ADDED AT THE DISCRETION OF THE CONTRACTOR OR ENGINEER.
- 38. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL FIELD MANUAL, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND/OR THE CALIFORNIA STORM WATER MANAGEMENT PRACTICE HANDBOOKS. 39. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON
- THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORK DAY AND ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON (OCTOBER 15TH TO APRIL 15TH), AS WELL AS AFTER EACH STORM. BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
- 40. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND DAILY THEREAFTER OR AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- 41. STANDBY CREWS SHALL BE ALERTED BY THE PERMITEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAIN STORMS.
- 42. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE TOWN
- ENGINEER. 43. GRAVEL BAGS, CATCH BASINS AND INLETS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES 1/2 INCH IN ELEVATION AGAINST THE BASE OF THE GRAVEL BAG. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN AND SERVICE GRAVEL BAGS. FILTERS. AND SEDIMENT BARRIERS. REPAIR AND/OR REPLACE THEM WHEN THEY DO NOT FUNCTION PROPERLY. AFTER PAVING, ALL CATCH BASINS SHALL BE PROVIDED WITH INLET PROTECTION.
- 44. NEARBY OFF-SITE INLETS THAT MAY RECIEVE SEDIMENT-LADEN WATER SHALL BE PROTECTED.
- 45. REFUELING OF VEHICLES AND EQUIPMENT SHALL BE PROHIBITED WITHIN 100 FEET OF ALL DRAINAGES.
- 46. ALL EQUIPMENT AND VEHICLES SHALL BE CLEAN OF GREASE AND/OR HYDRAULIC
- 47. STENCIL ALL CATCH BASINS AND INLETS WITH A "NO DUMPING, DRAINS TO BAY", THERMOPLASTIC DECAL.



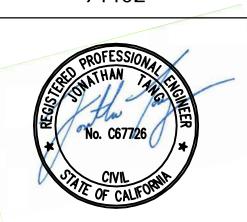
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CSM **NORTH SAFETY ENHANCEMENT PROJECT**

West Hillsdale Blvd San Mateo, CA 94402



EROSION CONTROL

NOTES AND DETAILS

REVISIONS NO. DATE DESCRIPTION

DATE JANUARY 19, 2016 DRAWN MD

CHECKED JT SCALE NTS JOB NO. 02921.65

SHEET NUMBER

BASE INFORMATION INCLUDING THE LOCATIONS OF PROPERTY LINES, EASEMENTS, BUILDINGS,

REFER TO THE CIVIL ENGINEER'S PLANS FOR UTILITY INFORMATION INCLUDING STORM DRAIN,

ROADS, PARKING LOTS AND CURBS HAVE BEEN TAKEN FROM CIVIL ENGINEER'S PLANS.

4. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.

FIELD VERIFY EXISTING SITE INFORMATION, INCLUDING PROPERTY LINES, TOP AND BOTTOMS

OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING

THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY

CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON

CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE

STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE

EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN

WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE

CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION REQUIRED TO ACCOMPLISH ALL

CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT SLEEVES, ETC., SHALL BE SET IN PLACE

OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE

EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE

IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE

CONTRACTOR MUST GIVE 48 HOURS NOTICE TO LANDSCAPE ARCHITECT PRIOR TO SITE VISIT.

ACCESSIBILITY NOTES

FOR GRATINGS LOCATED ON THE SURFACE OF ANY PEDESTRIAN WAY, IN THE PATH OF

TRAVEL. IF SUCH CONDITIONS OCCUR, PROVIDE MANUFACTURER'S CUT SHEETS OF GRATE FOR

TRAVEL, GRID/OPENINGS SHALL BE LIMITED TO 1/2 " MAXIMUM IN THE DIRECTION OF

THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

AGENCIES AND PLANS, FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES AND

FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL

CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 1-800-422-5133) 48

REFER TO CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.

SEWER, WATER, ELECTRICAL, GAS TELEPHONE AND CABLE TV.

HOW TO PROCEED.

7. TO DAMAGE OF SAID UTILITIES.

HOURS PRIOR TO ANY EXCAVATION.

PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS:

11. TO FAILURE TO GIVE SUCH NOTIFICATIONS.

12. DAMAGED DURING CONSTRUCTION.

TO INSTALLATION OF WALKS, FOOTINGS, AND OTHER STRUCTURES.

PLANTING NOTES

PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE

CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

2. FIELD VERIFY LOCATIONS OF ALL PERTINENT SITE IMPROVEMENTS INSTALLED AS PART OF

OTHER PLANS, IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE

ARCHITECT FOR DIRECTIONS AS TO HOW TO PROCEED.

LAYOUT AND MATERIALS NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND GRADING PLANS FOR UTILITY LOCATIONS, PLANTER POT SUB DRAINAGE STUBOUTS (IF REQUIRED), AND FINAL GRADING AND DRAINAGE. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECTURAL
 - OWNERS REPRESENTATIVE FOR INSTRUCTION PRIOR TO BEGINNING WORK.
- 3. CONTRACTOR SHALL OBTAIN AGRICULTURAL SUITABILITY AND FERTILITY SOILS TESTING. ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX AS WELL AS RECOMMENDATIONS FOR POST MAINTENANCE FERTILIZATION. SOILS TESTING LABORATORY SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4. A COPY OF THE SOILS REPORT SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SOIL PROBLEMS THAT MIGHT AFFECT PLANT GROWTH.
- CONTRACTOR SHALL INSTALL SOIL PREPARATION AND BACKFILL MIX TO CONFORM TO THE SOILS REPORT RECOMMENDATIONS. BID REVISIONS, AS A RESULT OF THE SOILS REPORT RECOMMENDATIONS, SHALL HAVE A WRITTEN CHANGE ORDER FROM THE GENERAL CONTRACTOR PRIOR TO THE CONTRACTOR'S INSTALLING SOIL PREPARATION AND BACKFILL MIX.
- 6. IF PLANTING PITS ARE EXCAVATED USING A POWER AUGER, BREAK VERTICAL SIDES WITH A BALLIN BAR OR SPADE TO ROUGHEN SIDES OF THE PLANTING PIT.
- 7. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE INSPECTION FOR PLANT DISEASES AND INSECT INFESTATION.
- CONTRACTOR SHALL VERIFY TAGS FOR ALL PLANT MATERIAL, NAME AND SIZE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN, AND WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS.
- REFER TO GRADING PLANS FOR ELEVATIONS AND LOCATION OF DRAINAGE STRUCTURES PRIOR 9. PLANTS ARE SUBJECT TO LANDSCAPE ARCHITECT'S INSPECTION FOR SIZE, VARIETY, CONDITION, DEFECTS, AND INJURY AT THE PLACE OF GROWTH AND THE PROJECT SITE AT ANY TIME CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS BEFORE AND DURING PROGRESS OF WORK.
 - 10. REMOVE REJECTED PLANTS FROM THE SITE IMMEDIATELY AND REPLACE WITH ACCEPTABLE MATERIALS.
 - 11. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN

'PLANTING LEGEND'. QUANTITIES LISTED ON PLANT LEGEND ARE PER SHEET.

THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.

- APPROVAL. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE
- 13. CONTRACTOR SHALL SUBMIT FOR APPROVAL PHOTOS OF ALL BOXED TREES. PHOTOS SHALL INCLUDE A 6' TALL PERSON FOR SCALE PURPOSES. ALL BOX TREES SHALL BE OF A QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR

FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN

- 14. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- 15. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- 16. ALL SHRUBS AND TREES ARE TO BE ALIGNED AND EQUALLY SPACED IN ALL DIRECTIONS AS DESIGNATED PER THESE NOTES AND DRAWINGS.
- 17. TREES ARE TO BE PLANTED A MINIMUM OF 3' AWAY FROM ANY HARDSCAPE SUCH AS CURBS, WALLS, WALKS, ETC.
- 18. PROVIDE ROOT BARRIERS IN ADDITION TO THOSE INDICATED ON THE PLANS FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE.

19. PLANT ALL TREES A MINIMUM OF 2' FROM ANY DRAIN LINES. THE LANDSCAPE CONTRACTOR

- SHALL VERIFY THE LOCATION OF ALL DRAIN LINES PRIOR TO COMMENCING WORK. 20. TREES SHALL BE PLANTED WITH THEIR ROOTBALL 2" ABOVE ADJACENT FINISH GRADE AND
- SHRUBS SHALL BE PLANTED WITH THEIR ROOTBALL 1" ABOVE ADJACENT FINISH GRADE.

21. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.

- 22. PROVIDE A 2" LAYER OF BARK MULCH AT ALL TREE AND SHRUB PLANTING AREAS. SUBMIT SAMPLE OF BARK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT.
- 23. CONTRACTOR SHALL REMOVE TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANTS.

REJECTED MATERIAL WILL BE REMOVED FROM THE SITE AT THE EXPENSE OF THE

- 24. REPLACEMENT PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED.
- 25. REFER TO SPECIFICATIONS FOR TREE PROTECTION AND TRIMMING SPECIFICATIONS. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
- 26. LANDSCAPE MAINTENANCE PERIOD IS 90 DAYS.

1. THE CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF DRIVEWAYS, PLANTERS, WALKS, SLOPES, AND RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.

- 2. FIELD VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AS PART OF OTHER PLANS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE
- 3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES. ALL DIMENSIONS ARE TO FACE OF WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES ARE AS INDICATED.
- 4. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

5. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE AND

- COMPACTED SUB GRADE WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. AFTER REVIEW OF THE LAYOUT WITH THE LANDSCAPE ARCHITECT, CONSTRUCTION MAY PROCEED. 6. ALL CURVILINEAR WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS TRANSITION OF
- CURVES TO OTHER CURVES, AND CURVES TO TANGENTS AS INDICATED ON THE PLANS. BOTH HORIZONTALLY AND VERTICALLY. 7. PROVIDE EXPANSION JOINTS WHERE CONCRETE PLATFORM MEETS VERTICAL STRUCTURES SUCH

AS WALLS, STEPS, BUILDINGS, COLUMNS AND CURBS. REFER TO EXPANSION JOINT DETAIL

- FOR FURTHER REQUIREMENTS. 8. LOCATE SCORE LINES AND CONTROL JOINTS PER THE LAYOUT PLAN, OR AS ADJUSTED IN
- THE FIELD UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
- 9. ALIGN ALL JOINTS IN THE CURBS WITH JOINTS IN THE ADJACENT HARDSCAPE, WHENEVER POSSIBLE. VERIFY EXACT LOCATIONS WITH LANDSCAPE ARCHITECT.
- 10. THESE PLANS INCLUDE THE LOCATION OF AREA DRAINS FOR REFERENCE. REFER TO RELATED CIVIL ENGINEERING PLANS FOR CONSTRUCTION DETAILS AND UTILITY CONNECTIONS.
- 11. ALL DRAINS / BASINS SHOULD HAVE ATRIUM TYPE GRATES WHEN LOCATED IN SHRUB / GROUND COVER AREAS AND FLAT TYPE GRATES WHEN LOCATED IN TURF AREAS.
- 12. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND CIRCUITRY AS NECCESSARY. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTING SHALL BE PLACED IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION. LOCATION TO BE REVIEWED BY LANDSCAPE ARCHITECT.
- 13. REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT FOR SUB-BASE MATERIALS AND COMPACTION.

LANDSCAPE GRADING AND DRAINAGE

- REFER TO CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS FOR SITE GRADING, DRAINAGE AND UTILITY CONNECTIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- 2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SUB DRAINAGE POINT OF CONNECTION TO STORM
- 3. FIELD VERIFY EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE

RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.

- 4. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON THE PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO THE SITE.
- 5. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADES AT PROJECT LIMIT, EXISTING SIDEWALKS, AND BUILDINGS. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
- 6. FINISH GRADES OF ALL TURF AREAS SHALL BE (1") BELOW ADJACENT CURB OR PAVEMENT. FINISH GRADES OF ALL SHRUB AREAS SHALL BE (1-1/2") BELOW ADJACENT CURB, PAVEMENT OR HEADER. FINAL LANDSCAPE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.
- 7. ALL GRADING OPERATIONS SHALL CONFORM TO CHAPTER 33 AND ITS APPLICABLE APPENDICES OF THE CALIFORNIA BUILDING CODE.
- 8. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE AT NO COST TO THE
- 9. INSTALL JUTE MESH ON ALL SLOPES (3:1) AND GREATER. INSTALLATION METHOD PER MANUFACTURER'S RECOMMENDATIONS.

MISCELLANEOUS PLANTING SYMBOLS SHEET INDEX

LANDSCAPE

L1.02

L5.03

L7.01

LANDSCAPE NOTES AND SCHEDULES

LAYOUT AND MATERIALS PLAN

CONSTRUCTION DETAILS

IRRIGATION PLAN

IRRIGATION DETAILS

PLANTING PLAN

PLANTING PLAN

PLANTING DETAILS

LAYOUT AND MATERIALS PLAN

IRRIGATION NOTES AND LEGEND

— — LINEAR ROOT BARRIER – ALL TREES WITHIN 5'-0" OF PAVING

— – — PERFORATED DRAIN PIPE AT RETAINING WALLS

SITE SYMBOLS LEGEND

DESC.	+	ELECTRICAL OUTLETS (PER ELEC)
FIRE HYDRANT		SCORE JOINT
CLEANOUT (PER CIVIL)		EXPANSION JOINTS
DRAIN INLET (PER CIVIL)		LIMIT OF WORK
CATCH BASIN (PER CIVIL)	TOS	TOP OF STAIR
MANHOLE (PER CIVIL)	BOS	BOTTOM OF STAIR
ACCESSIBLE SIGN. SEE LAYOUT PLANS	FOB	FACE OF BUILDING
FIRE DEPT. BACKFLOW	FOC	FACE OF CURB
IRRIGATION CONTROLLER	BOC	BACK OF CURB
DOMESTIC BACKFLOW PREVENTOR	 PA	PLANTING AREA
DOWN SLOPE DIRECTION OF RAMP	$\downarrow \downarrow$	ALIGN

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL DWGS. FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.

MANUFACTURER'S LIST

LANDSCAPE FORMS 431 LAWNDALE AVE. KALAMAZOO, MI 49048

CONTACT: (800) 388-8728

- CONTACT: REBECCA CASEY AT (510) 594-1777.
- WASAU MADE PO Box 1520 WAUSAU, WI 54402-1520

KEYNOTES

-]	KEY NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
_	1	BENCH		WASAU TF5030 (COLOR B6)/ MOUNT PER MANUFACTURER
	02	GUARDRAIL	01/ L5.01	GALVANIZED STEEL
	03	TRASH RECEPTACLE		OFCI, CHASE PARK RECEPTACLE, SIDE OPEN, 36 GAL, LOCK/ STONE COLOR
	04	RECYCLE RECEPTACLE		OFCI, CHASE PARK RÉCEPTACLE, SIDE OPEN, 36 GAL, LOCK/ STONE COLOR

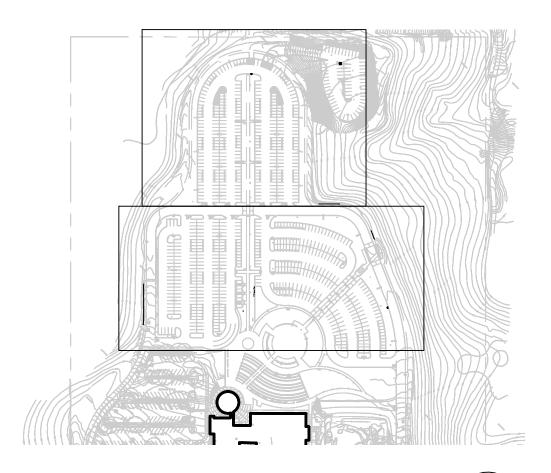
REFERENCE KEYNOTES

KEY NOTE	DESCRIPTION	DET/ SHT	COMMENTS	
Α	METAL CHAIN WITH REMOVABLE BOLLARD	-/ -	PER CIVIL	
В	ROAD BARRIER	-/ -	PER CIVIL	
С	VERTICAL CURB	-/ -	PER CIVIL	
D	CROSS WALK STRIPING	-/ -	PER CIVIL	
E	EXISTING SITE LIGHTING	-/ -	PROTECT IN PLACE	

NOTES:

1. REFER TO CIVIL PLANS FOR SITE WORK.

SITE MAP

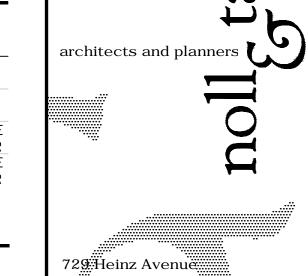




ABBREVIATIONS

E ER HT MUM FACTURER UM HTED RIAL IN CONTRACT TO SCALE ENTER DE DIAMETER (DIMENTALE) TING AREA AST ED IN PLACE
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CAMPUS SAFETY ENHANCEMENT PROJECT

West Hillsdale Blvd San Mateo, CA 94402

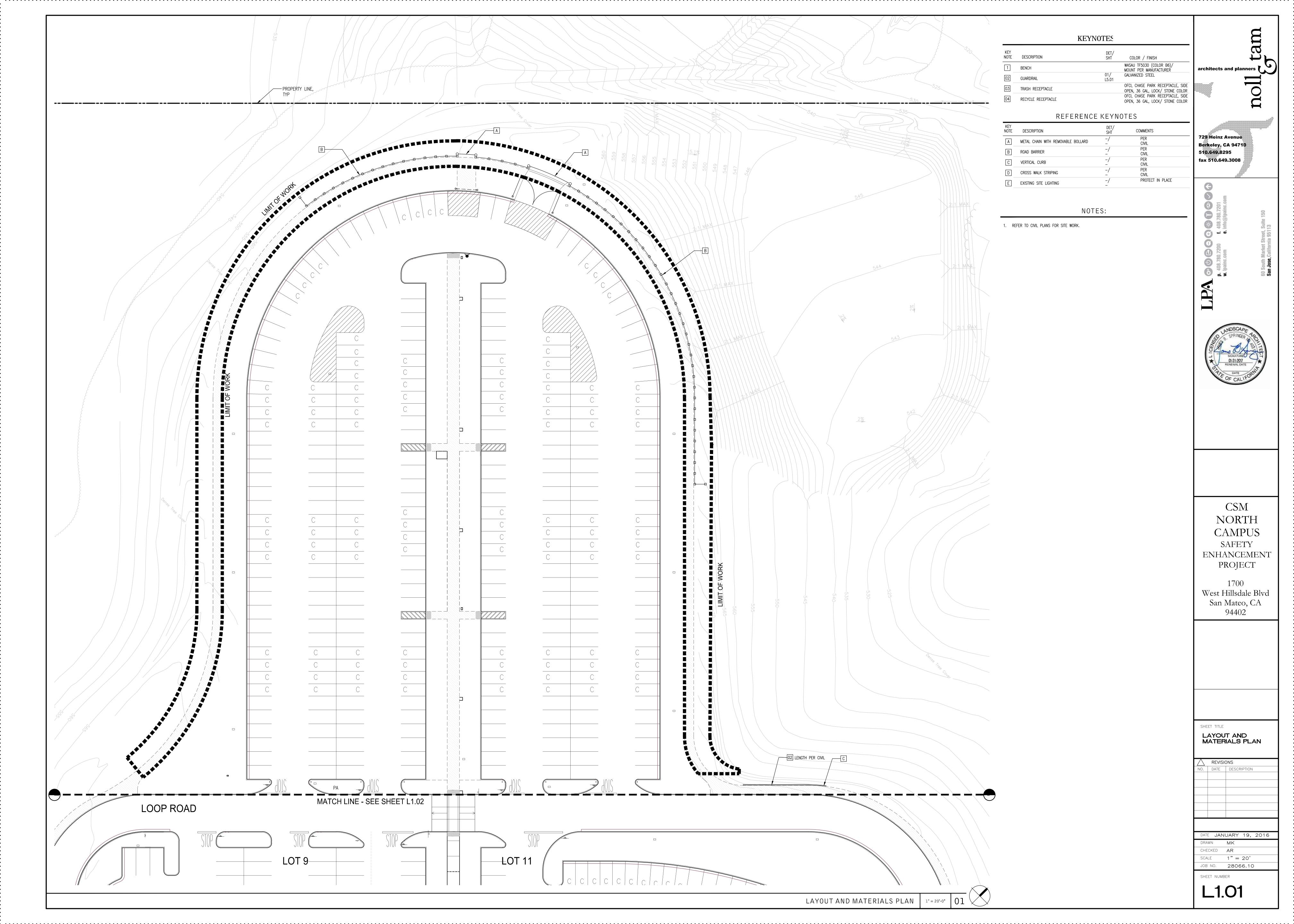
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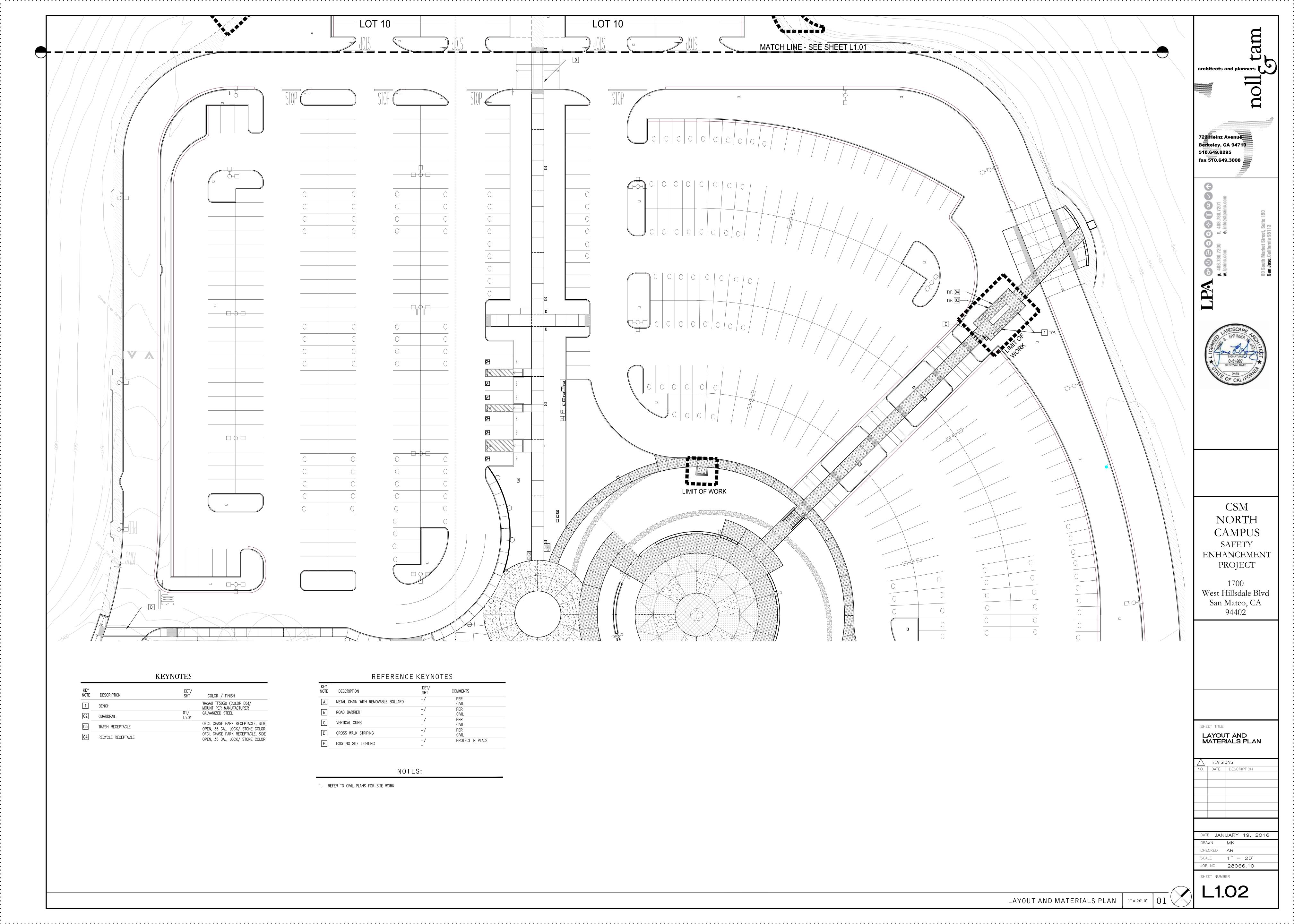
LANDSCAPE NOTES AND SCHEDULES REVISIONS

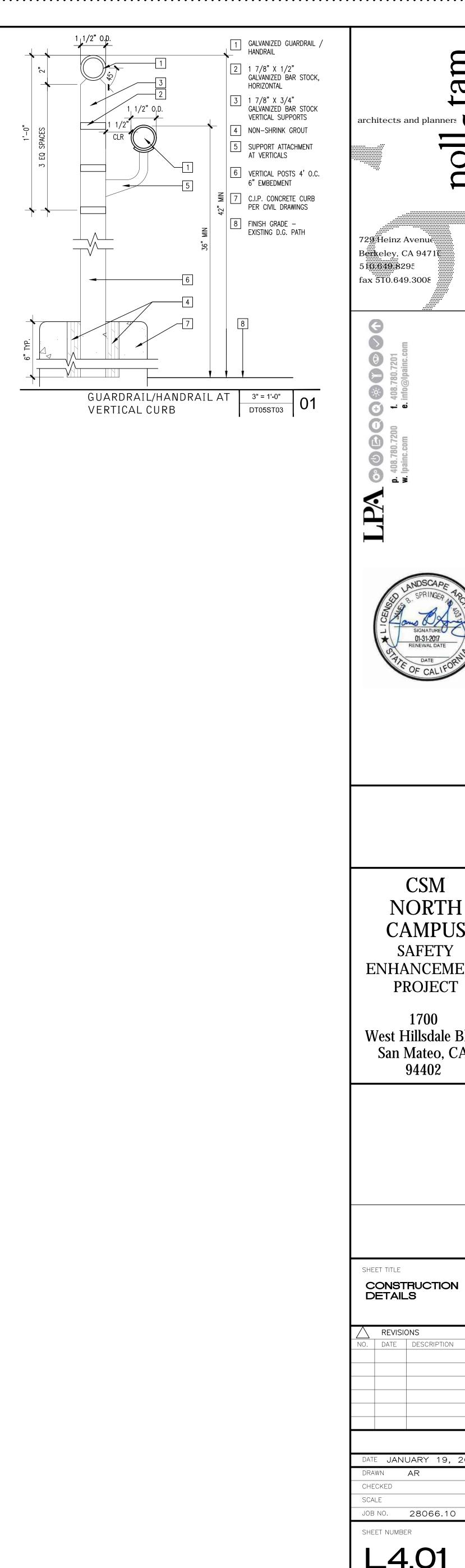
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DATE JANUARY 19, 2016

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CSM NORTH **CAMPUS SAFETY ENHANCEMENT** PROJECT

1700 West Hillsdale Blvd San Mateo, CA 94402

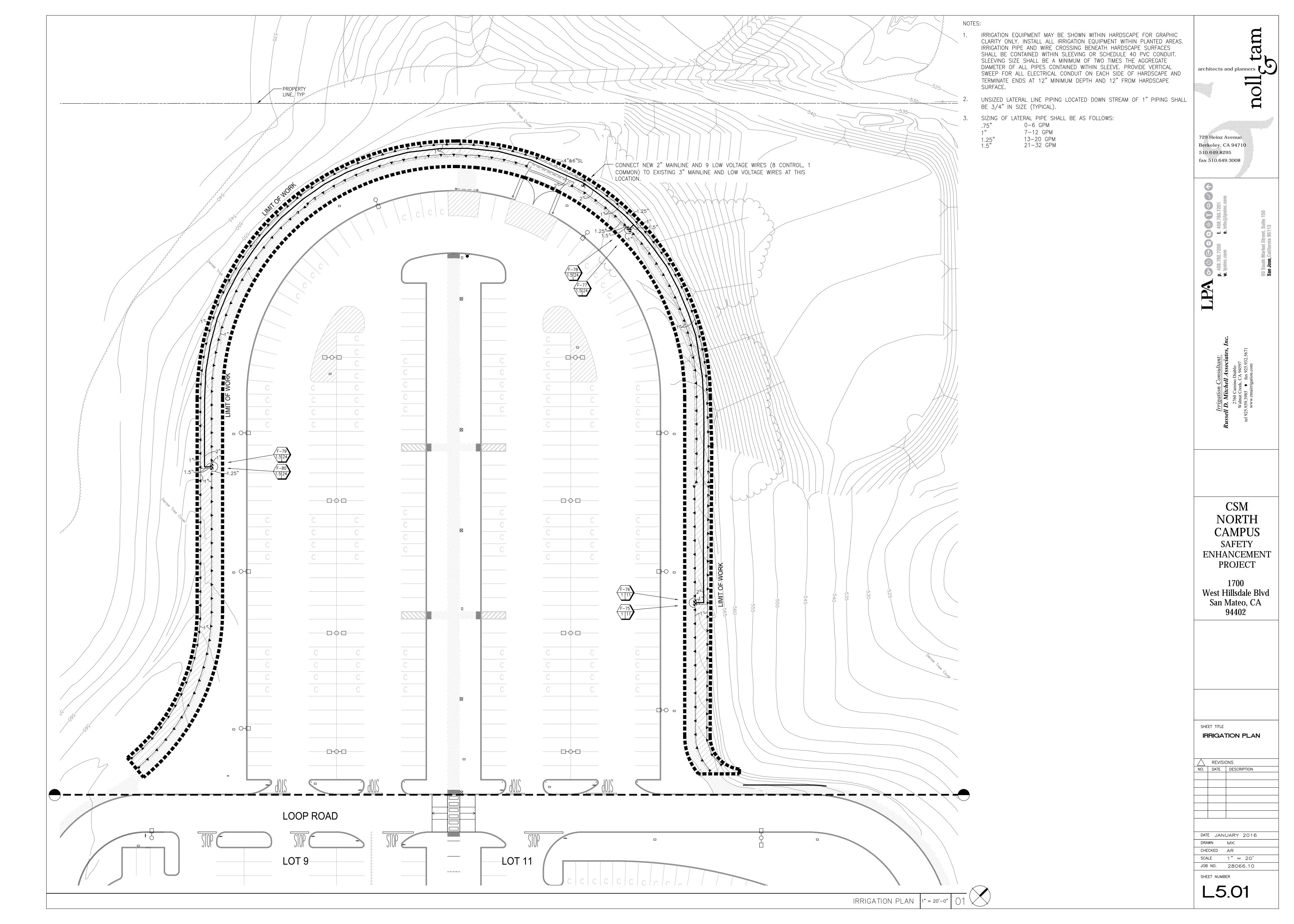
SHEET TITLE CONSTRUCTION DETAILS

REVISIONS

NO. DATE DESCRIPTION

DATE JANUARY 19, 2016

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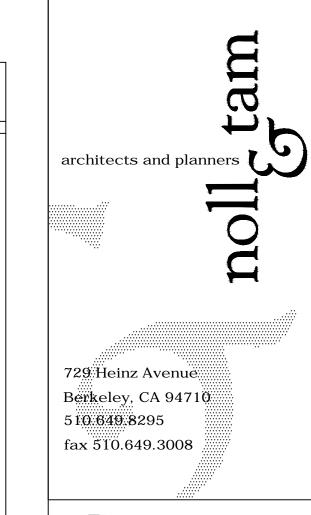
IRRIGATION NOTES

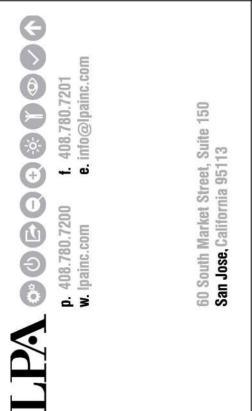
- 1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- 2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- 3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- 4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- 5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- 6. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- 7. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- 8. INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- 9. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- 10. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- 11. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
- A. SPRAY HEADS=40 PSI
- 13. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- 14. FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
- 15. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- 16. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- 17. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH

- AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY—FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- 18. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. 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.
- 19. IRRIGATION DEMAND: REFER TO PLANS.
- 20. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAIN LINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.
- 21. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- 22. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- 23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- 24. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- 25. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- 26. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
- 27. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- 28. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTIC	N	NOZZLE GPM	OPERATING PSI	OPERATING RADIU (FEET)
▼ ▼	570Z-12P-PRX-COM/ O-T-10HP,10QP	TORO POP-UP SPRAY SPRINKLE (SHRUB)	ER	0.5,0.23	30	8-10
•	570Z-12P-PRX-COM/ 0-T-8HP	TORO POP-UP SPRAY SPRINKLE (SHRUB)	ĒR	0.33	30	6-8
•	100/OMR-100 SERIES	IRRITROL REMOTI	E CONTRO	DL VALVE WI	TH PRESSUR	E REGULATOR
(F)	(F) -		ATION TOR	RO SENTINEL	CONTROL A	SSEMBLY
•	•		CONTROLLER AND STATION NUMBER			
•			FLOW (GPM)			
			L VALVE	SIZE (IN INC	CHES)	
		MAIN LINE:	1120-C	LE 40 PVC	PVC PLASTIC SOLVENT WE	PIPE WITH ELD FITTINGS.
			1120-S	LE 40 PVC		TIC PIPE WITH ELD FITTINGS.
			INDICATE	ED IN SPECI		PE. COVER TO BE R AS INDICATED OVER.





Irrigation Consultant:

Russell D. Mitchell Associates,
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ◆ fax 925.932.5671
www.rmairrigation.com

CSM NORTH CAMPUS SAFETY ENHANCEMENT PROJECT

1700 West Hillsdale Blvd San Mateo, CA 94402

SHEET TITLE

IRRIGATION

NOTES + LEGEND

	REVISIONS			
NO.	DATE	DESCRIPTION		

DRAWN MK

CHECKED AR

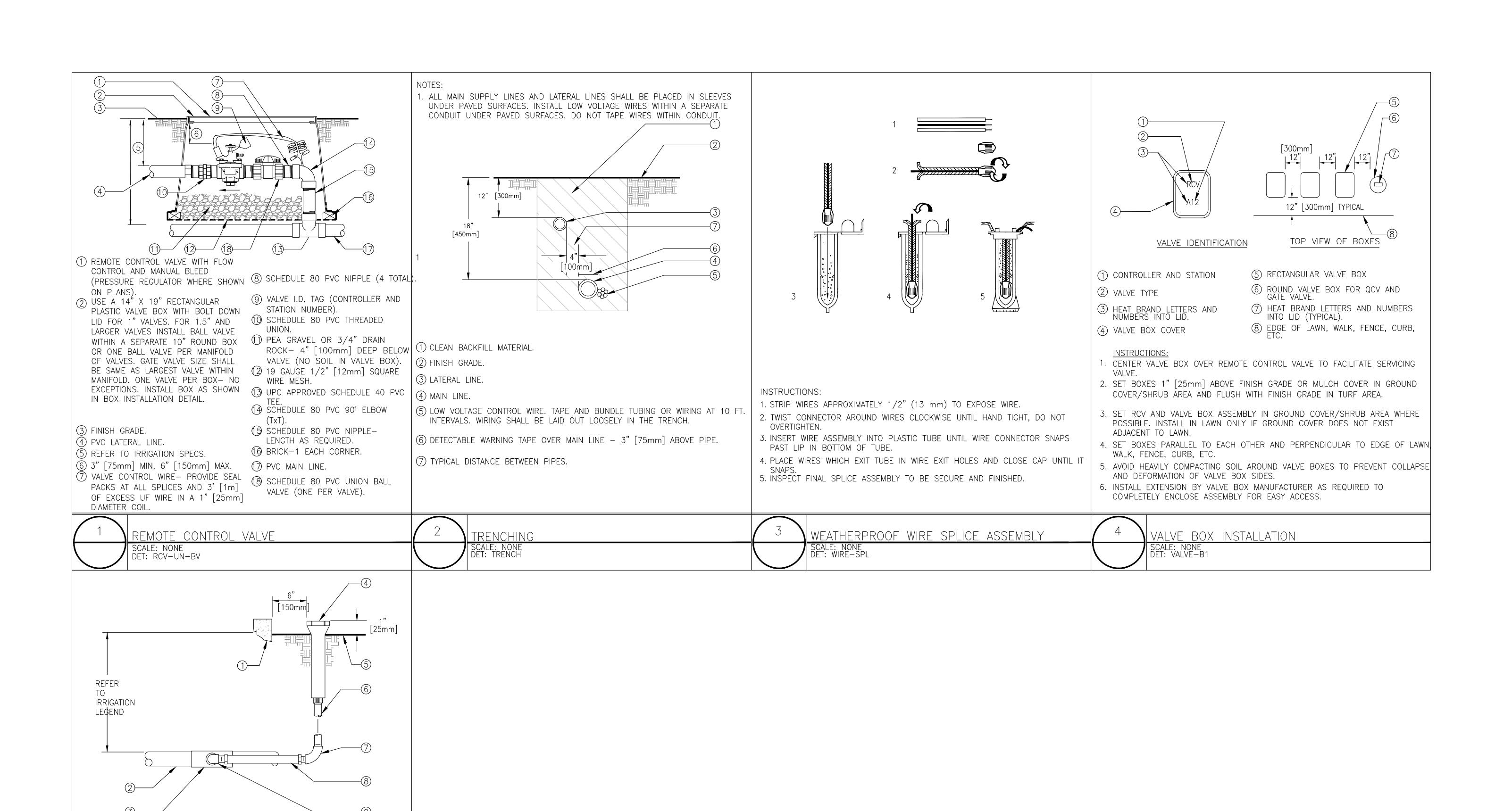
SCALE NTS

JOB NO. 28066.10

DATE JANUARY 2016

L5.02

SHEET NUMBER



7) 1/2" [13mm] SCHEDULE 40 PVC

(8) 1/2" [13mm] FLEXIBLE IPS HOSE 6"

[150mm] LONG WITH MALE ADAPTERS

OR 1/2" [13mm] FLEXIBLE SWING

150mm WITH A MINIMUM PRESSURE

RATING OF 100 PSI [690kPa].

9 1/2" [13mm] SCHEDULE 40 PVC

THREADED 90° ELL.

STREET ELL.

(1) WALL, WALK, CURB OR BUILDING.

(3) UPC APPROVED SCHEDULE 40 PVC

6 1/2" [13mm] SCHEDULE 80 PVC

THREADED NIPPLE (LENGTH AS

(4) POP-UP SHRUB SPRAY SPRINKLER OR JOINT (1/2" x 6") [13mm x

POP-UP SPRAY SPRINKLER - SHRUB

(2) PVC LATERAL LINE.

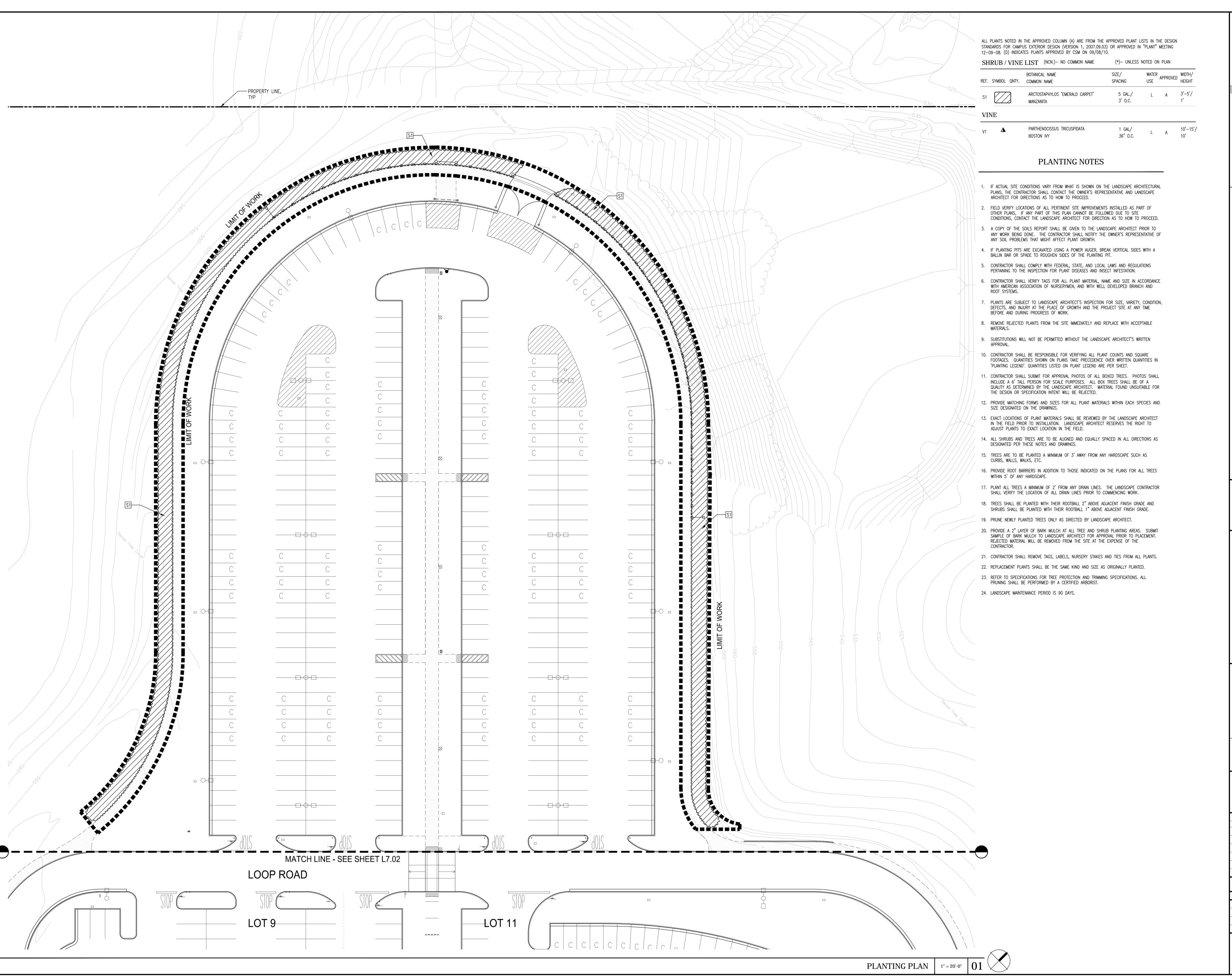
TEE OR ELBOW.

BUBBLER.

(5) FINISH GRADE.

REQUIRED).

architects and planners 729 Heinz Avenue Berkeley, CA 94710 510.649.8295 fax 510.649.3008 0 10 ⊕ ← ai (P) 4 g **CSM NORTH CAMPUS** SAFETY **ENHANCEMENT PROJECT** 1700 West Hillsdale Blvd San Mateo, CA 94402 SHEET TITLE IRRIGATION DETAILS NO. DATE DESCRIPTION DATE JANUARY 2016 CHECKED AR JOB NO. 28066.10 SHEET NUMBER L5.03



architects and planners

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(i)

LPA

SPRINGER TO THE SIGNATURE OF CALIFORNIA DATE

CSM NORTH CAMPUS SAFETY ENHANCEMENT PROJECT

West Hillsdale Blvd San Mateo, CA 94402

HEET TITLE

PLANTING PLAN

REVISIONS

NO. DATE DESCRIPTION

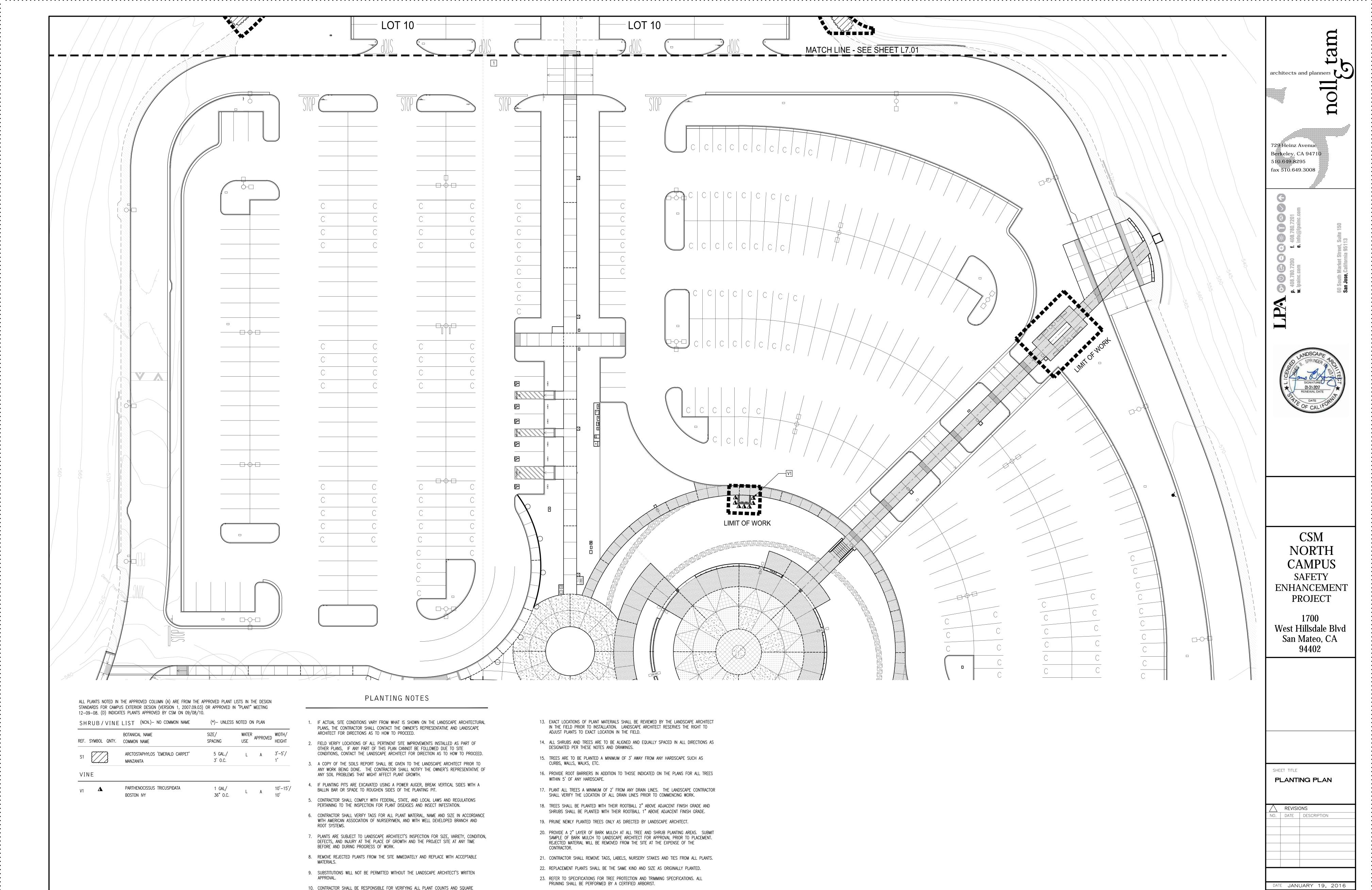
DATE JANUARY 19, 2016
DRAWN MK

SCALE 1" = 20'

JOB NO. 28066.10

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L7.01



FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN

11. CONTRACTOR SHALL SUBMIT FOR APPROVAL PHOTOS OF ALL BOXED TREES. PHOTOS SHALL

INCLUDE A 6' TALL PERSON FOR SCALE PURPOSES. ALL BOX TREES SHALL BE OF A

12. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND

QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR

'PLANTING LEGEND'. QUANTITIES LISTED ON PLANT LEGEND ARE PER SHEET.

THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.

SIZE DESIGNATED ON THE DRAWINGS.

24. LANDSCAPE MAINTENANCE PERIOD IS 90 DAYS.

PLANTING PLAN 1" = 20'-0"

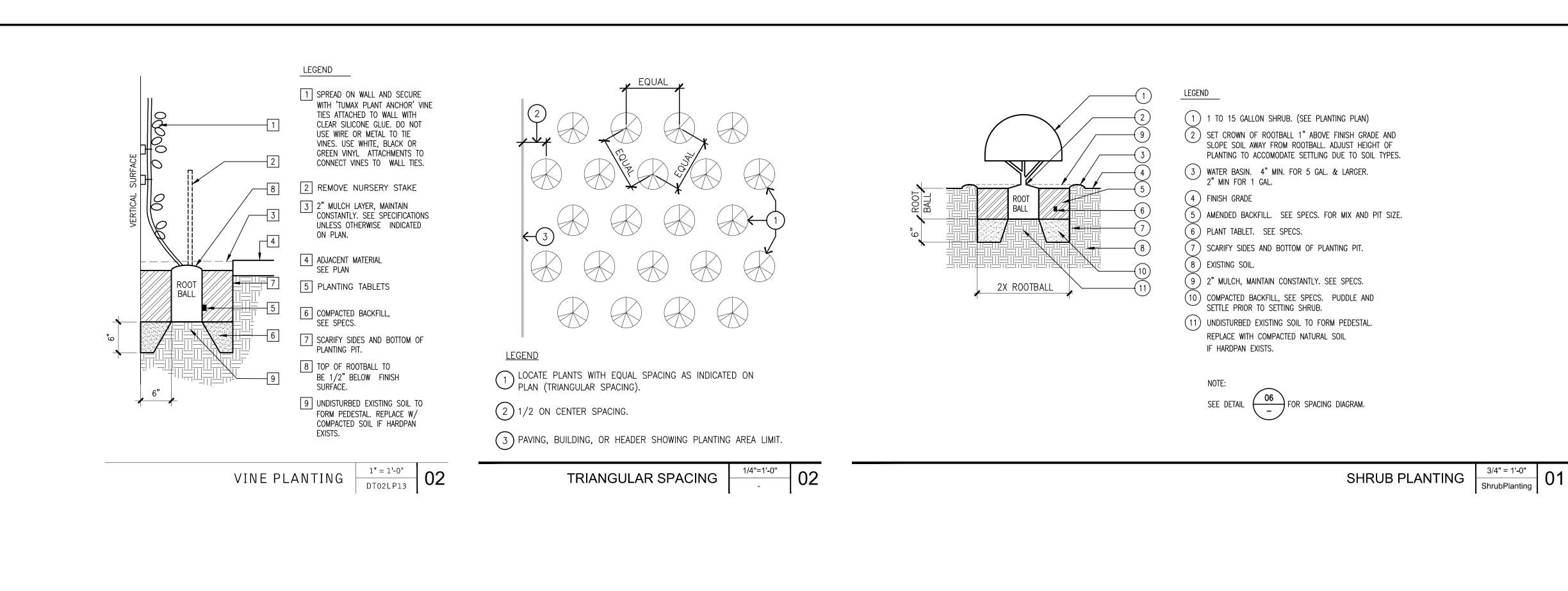
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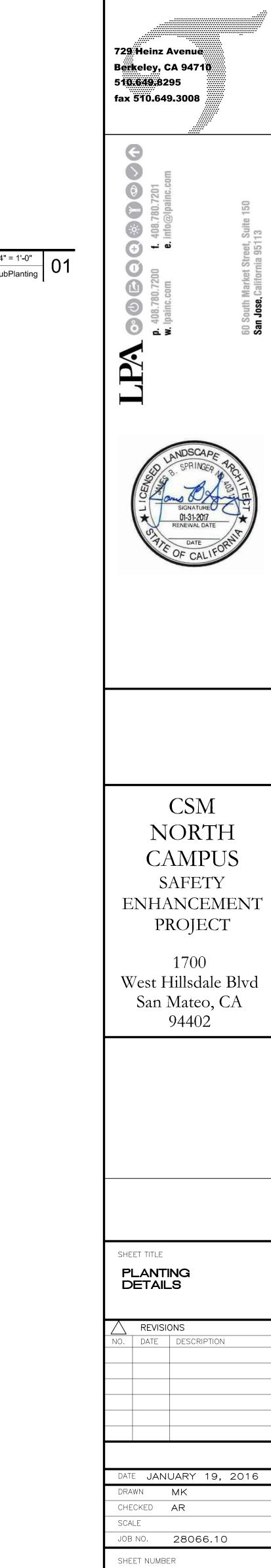
SHEET NUMBER

SCALE 1" = 20'

JOB NO. **28066.10**

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