

SHEET TITLES

Table with 2 columns: Code (L0.01 to L7.03) and Title (LANDSCAPE INDEX, NOTES AND LEGEND; LANDSCAPE MATERIAL PLAN; LANDSCAPE LAYOUT PLAN; LANDSCAPE GRADING PLAN; LANDSCAPE PLANTING PLAN; LANDSCAPE PAVING DETAILS; LANDSCAPE WALL DETAILS; LANDSCAPE PRECAST WALL LAYOUT DETAILS; LANDSCAPE PRECAST WALL DETAILS; LANDSCAPE SITE FURNISHING DETAILS; LANDSCAPE DRAINAGE DETAILS; LANDSCAPE PLANTING DETAILS; IRRIGATION PLAN; IRRIGATION NOTES AND LEGEND; IRRIGATION DETAILS)

APPLICABLE CODE

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR
2019 CALIFORNIA ELECTRICAL CODE (CEC) PART 4, TITLE 24, CCR
2019 CALIFORNIA MECHANICAL CODE (CMC) PART 5, TITLE 24, CCR
2019 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, CCR
2019 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24, CCR
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) PART 11, TITLE 24, CCR
2019 CALIFORNIA REFERENCED STANDARDS CODE PART 12, TITLE 24, CCR
ACCESSIBILITY CODE CHAPTER 11B, 2019 CBC AND 2010 STANDARDS FOR ACCESSIBLE DESIGN
LIFE SAFETY CODE 2018 NFPA 101 LIFE SAFETY CODE
REFERENCE CODE SECTION FOR NFPA STANDARDS - 2019 - CBC (SFM) CHAPTER 35

NOTES

- 1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATIONS. REQUIRED INSPECTIONS AND PERMITS SHALL BE PROVIDED BY CONTRACTOR. NOTIFY THE APPROPRIATE INDIVIDUAL OR AGENCY TWO (2) WORKING DAYS PRIOR TO THE TIME THAT THE CONTRACTOR WISHES THE INSPECTIONS BE MADE.
3. REPORT DISCREPANCIES IN DRAWINGS OR SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND ADJUSTMENTS BEFORE COMMENCING WORK. ANY DEVIATIONS OR CHANGES IN THESE DRAWINGS WITHOUT WRITTEN ACCEPTANCE OF THE LANDSCAPE ARCHITECT SHALL ABSOLVE THE LANDSCAPE ARCHITECT OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
4. THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION SHOULD CONDITIONS ARISE THAT WERE NOT APPARENT DURING DESIGN. PROPOSED MODIFICATIONS REQUIRE ACCEPTANCE FROM THE LANDSCAPE ARCHITECT PRIOR TO EXECUTION.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DRAWINGS SHOULD NEVER BE SCALED.
6. REFER TO ARCHITECTURAL, CIVIL, MEP AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
7. PROTECT EXISTING UTILITY SURFACE FACILITIES TO REMAIN SUCH AS VAULTS, VALVE BOXES, HAND HOLES, METERS, POLES, ETC. DURING CONSTRUCTION UNLESS NOTED OTHERWISE. SCD FOR ADDITIONAL INFO.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE EXACT LOCATION AND ELEVATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. CONTRACTOR SHALL ALSO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN SHOWN ON THE PLANS MAY BE PRESENT.
9. EXISTING ELEVATIONS OF SOILS AND SURFACE CIVIL STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON THE INFORMATION PROVIDED TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE DRAWINGS. ELEVATIONS AND LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD. THE LANDSCAPE ARCHITECT MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OF EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES OR STRUCTURES WITHIN THE LIMITS OF THE PROJECT. THE CONTRACTOR AGREES TO ASSUME LIABILITY AND TO HOLD OWNER, ARCHITECT, LANDSCAPE ARCHITECT AND ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. THE EXACT LOCATIONS AND ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
10. CONTACT UNDERGROUND SERVICE ALERT USA 811 FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN INDICATED. VERIFY AND CLEARLY MARK UTILITY LOCATIONS PRIOR TO COMMENCING WORK. REFER TO PERTINENT AS-BUILT DOCUMENTS THAT RELATE TO PROPOSED WORK. COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
11. PROTECT EXISTING WATER, SEWER, DRAINAGE, AND TELEPHONE MAINLINES AND SERVICES THAT ARE TO REMAIN IN PLACE FROM DAMAGE.
12. IF LIVE UTILITIES ARE ENCOUNTERED, NOT INDICATED PREVIOUSLY, PROTECT SAME FROM DAMAGE AND IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE AND THE AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED.
13. ALL EARTHWORK AND AGGREGATE BASE WORK SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS FOR PERALTA COMMUNITY COLLEGE DISTRICT DATED 02.28.2020 BY FUGRO.
14. EXISTING CONDITIONS SHOWN ARE BASED UPON SURVEY DATED 09.21.20 BY CSW CIVIL ENGINEERS. AS-BUILT CONDITIONS MAY VARY. WHERE PROPOSED WORK OF THESE DOCUMENTS ABUTS THE EXISTING CONDITIONS, FIELD VERIFY AS-BUILT CONDITIONS PRIOR TO CONSTRUCTION.
15. MAKE TRANSITIONS BETWEEN CHANGES IN PAVING SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES UNLESS SHOWN OTHERWISE.
16. LEVEL IS DEFINED AS PAVING NOT EXCEEDING 2% SLOPE IN ANY DIRECTION. FOR THE PURPOSE OF CONSTRUCTION, SPOT ELEVATIONS GOVERN.
17. RIM ELEVATIONS ARE APPROXIMATE. INSTALL RIMS EVEN WITH AND AT THE SAME SLOPES AS PAVING FINISHED SURFACE OR PLANTING AREA SOIL FINISHED GRADES.
18. PITCH IN DRAIN PIPES SHALL BE CONSTANT FROM INVERT ELEVATION TO INVERT ELEVATION.
19. OBTAIN AESTHETIC ACCEPTANCE OF ROUGH GRADING FROM LANDSCAPE ARCHITECT PRIOR TO AMENDING SOIL.
20. OBTAIN AESTHETIC ACCEPTANCE FROM LANDSCAPE ARCHITECT OF FINE GRADING PRIOR TO PLANTING.
21. OBTAIN ACCEPTANCE OF HORIZONTAL ALIGNMENT OF ELEMENTS IN THE FIELD PRIOR TO INSTALLATION.
22. PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION VALVE BOX LOCATIONS. MOVE INSTALLED IRRIGATION VALVE BOXES CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
23. OBTAIN ACCEPTANCE OF PLANT MATERIAL LOCATIONS IN THE FIELD PRIOR TO INSTALLATION OF TREE BUBBLER PIPE AND HEADS.
24. REFER TO DETAILS FOR ADDITIONAL EXPANSION JOINTS NOT SYMBOLIZED ON PLANS.
25. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF A DROP OF 30 INCHES OR MORE IS MEASURED VERTICALLY TO THE FINISH GRADE BELOW ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE OF THE STAIRS.
26. SEE CIVIL DRAWINGS FOR TREE PROTECTION REQUIREMENTS OF EXISTING TREES.
27. ROOF OVERHANGS NOT SHOWN ON ALL PLANS FOR GRAPHIC CLARITY.
28. WHERE TYING INTO EXISTING PAVING OR CONFORMING WALKS TO EXISTING CONDITIONS, VERIFY IN FIELD THAT CROSS SLOPE OF WALKS IS LESS THAN 2% PRIOR TO INSTALLATION.

ABBREVIATIONS

Table with 2 columns: Abbreviation (AP, @, AC, AD, ARCH, B & B, BC, BLDG, BS, BT, BTM, BW, CA, CAL, CB, CH, CIP, CJ, CL, CLR, CO, COJ, CONC, CONT, CP, CUP, CWAD, CWCD, DIA, Ø, DI, DN, EA, EF, EJ, EL, EQ, EW, EX, FCJ, FF, FG, FH, FL, FO, FOW, FS, GALV, GB, GJ, HH, HP, ICA, ID, IE, LOW, LP, LT, MAX, MD, MEP, MFR, MH, MIN, NIC, NTS, OPCI, OCEW, OD, PA, PED, PERF, POC, PT, R, RB, RE, RIM, ROW, S, SAD, SCD, SD, SED, SGB, SGS, SH, SIM, SJ, SLD, SPD, SS, SSD, T&B, TB, TBD, TC, TCJ, TH, THK, TS, TYP, UNO, VEH, VIF, WPM, WWF, W) and Description (AGGREGATE PAVING; AT; ASPHALTIC CONCRETE; AREA DRAIN; ARCHITECTURAL DRAWINGS; BALL AND BURLAP; BOTTOM OF CURB; BUILDING; BOTTOM OF STEP; BIOTREATMENT PLANTING; BOTTOM OF WALL; CONSTANT ARC; CALIFER; CATCH BASIN; CONCRETE HEADER; CAST IN PLACE; CONTROL JOINT; CENTERLINE CLEARANCE; CLEAN OUT; CONSTRUCTION JOINT; CONCRETE; CONTINUOUS; CONSTANT PITCH; CONCRETE UNIT PAVER; COORDINATE WITH ARCHITECTURAL DRAWINGS; COORDINATE WITH CIVIL DRAWINGS; COORDINATE WITH STRUCTURAL DRAWINGS; DIAMETER; DRAIN INLET; DOWN; EACH; EACH FACE; EXPANSION JOINT; ELEVATION; EQUAL; EACH WAY; EXISTING; FORMING CONTROL JOINT; FINISH FLOOR; FINISH GRADE; FIRE HYDRANT; FLOW LINE; FACE OF; FACE OF WALL; FINISH SURFACE; GALVANIZED; GRADE BREAK; GROUT JOINT; HANDHOLE; HIGH POINT; INTEGRAL COLOR ADMIXTURE; INSIDE DIAMETER; INVERT ELEVATION; LIMIT OF WORK; LOW POINT; LIGHT; MAXIMUM; MID-DEPTH; MECHANICAL, ELECTRICAL AND PLUMBING; MANUFACTURER; MANHOLE; MINIMUM; NOT IN CONTRACT; NOT TO SCALE; OWNER PROVIDED, CONTRACTOR INSTALLED ON CENTER; ON CENTER EACH WAY; OUTSIDE DIAMETER; PLANTING AREA; PERFORATED; PERFORATED; POINT OF CONNECTION; POINT OF TANGENCY; RADIUS; ROOT BARRIER; RIM ELEVATION; RIM ELEVATION; RIGHT OF WAY; SLOPE; SEE ARCHITECTURAL DRAWINGS; SEE CIVIL DRAWINGS; STORM DRAIN; SEE ELECTRICAL DRAWINGS; SUBGRADE GRADE BREAK; SUBGRADE SURFACE; STEEL HEADER; SIMILAR; SCORE JOINT; SEE LIGHTING DRAWINGS; SEE PLUMBING DRAWINGS; STAINLESS STEEL; SEE STRUCTURAL DRAWINGS; TOP AND BOTTOM; TOP OF BAND; TO BE DETERMINED; TOP OF CURB; TOOLED CONTROL JOINT; TOP OF HEADER; THICKNESS; TOP OF STEP; TOP OF WALL; TYPICAL; UNLESS NOTED OTHERWISE; VEHICULAR; VERIFY IN FIELD; WATER PROOF MEMBRANE; WELDED WIRE FABRIC; WITH)

GENERAL - ALL SHEETS

DTL - DETAIL NUMBER; SHT - SHEET NUMBER; SECTION / ELEVATION DETAIL; ENLARGED PLAN; CENTERLINE; BREAKLINE; REVISION; PROPERTY LINE; LIMIT OF WORK; BUILDING ROOF LINE, ABOVE - SAD; PLAN MATCHLINE; BCDC JURISDICTION LINE; EBMUD EASEMENT LINE; PG&E EASEMENT LINE; EDGE OF BUILDING STRUCTURE BELOW FINISH GRADE; TOP OF BENCH, ABOVE; COMBO WASTE AND RECYCLING RECEPTACLE; EXISTING TREE TO REMAIN; PROPOSED TREE; EXISTING CIVIL MANHOLE, SCD; PROPOSED CIVIL MANHOLE, SCD; UTILITY VAULT, SCD; FIRE DEPARTMENT CONNECTION, SCD; CLEANOUT, SCD; RAINWATER POP-UP, SCD; OVERFLOW STRUCTURE, SCD; SIGNAGE, SAD; PLANTING AREA DRAIN; PAVING AREA DRAIN - DIMENSIONS: 5 1/4" DIA TYPICAL; MANHOLE LOCATIONS NOTED ON L3.01; POLE LIGHT - SEE LIGHTING DRAWINGS - SED; UPLIGHT TYPE 1 - PAVING - SEE LIGHTING DRAWINGS - SED; UPLIGHT TYPE 2 - PAVING - SEE LIGHTING DRAWINGS - SED; LOW LEVEL LIGHT BOLLARD - SEE LIGHTING DRAWINGS - SED; REMOVABLE BOLLARD; COBBLE SPLASHPAD

MATERIAL LEGEND

CONCRETE PAVING VEHICULAR CONDITION - COLOR: COLOR AND CONCRETE MIX TO MATCH ARCHITECTURAL CONCRETE. SEE ARCHITECTURAL CONCRETE SPECIFICATION - CONTROL JOINTS: SAWCUT AS SHOWN; CONCRETE PAVING PEDESTRIAN CONDITION - COLOR: COLOR AND CONCRETE MIX TO MATCH ARCHITECTURAL CONCRETE. SEE ARCHITECTURAL CONCRETE SPECIFICATION - CONTROL JOINTS: SAWCUT AS SHOWN; CONCRETE PAVING TOPPING SLAB - COLOR: COLOR AND CONCRETE MIX TO MATCH ARCHITECTURAL CONCRETE. SEE ARCHITECTURAL CONCRETE SPECIFICATION - CONTROL JOINTS: SAWCUT AS SHOWN; TREE GRATE; CIP CONCRETE PLANTER WALL ON GRADE BEAM - WIDTH: SEE PLANS - HEIGHT: VARIES, SEE L3.01 - COLOR: COLOR AND CONCRETE MIX TO MATCH ARCHITECTURAL CONCRETE. SEE ARCHITECTURAL CONCRETE SPECIFICATION; CIP CONCRETE PLANTER WALL - WIDTH: SEE PLANS - HEIGHT: VARIES, SEE L3.01 - COLOR: COLOR AND CONCRETE MIX TO MATCH ARCHITECTURAL CONCRETE. SEE ARCHITECTURAL CONCRETE SPECIFICATION; CIP CONCRETE BIOTREATMENT PLANTER WALL - WIDTH: SEE PLANS - HEIGHT: VARIES, SEE L3.01 - COLOR: COLOR AND CONCRETE MIX TO MATCH ARCHITECTURAL CONCRETE. SEE ARCHITECTURAL CONCRETE SPECIFICATION; PRECAST CONCRETE PLANTER WALL; ROCK MULCH; CAST IRON DETECTABLE WARNING PLATE; CITY SIDEWALK DETECTABLE WARNING PLATE - SCD; SINGLE BIKE LOCKER - INSTALL: SURFACE MOUNT TO CONCRETE PAVING PER MANUFACTURERS INSTRUCTIONS; ANGLE IRON HEADER

LAYOUT LEGEND

1"=0' DIMENSION; ALIGN; CENTERLINE; CONTROL JOINT; EXPANSION JOINT; GRIDLINE

GRADING & DRAINAGE LEGEND

(55) EXISTING CONTOUR; 55 PROPOSED CONTOUR; 107.5 PROPOSED SPOT ELEVATION; (107.5) PROPOSED SPOT ELEVATION BY CIVIL OR ARCH -SCD, SAD; (107.5) EXISTING SPOT ELEVATION; HP 4.05 SPOT ELEVATION AT HIGH POINT; CP CONSTANT PITCH; SURFACE GRADE BREAK; TRENCH DRAIN; FRENCH DRAIN

PLANTING LEGEND

STREET TREE - PLATANUS ACERFOLIA 'COLUMBIA' - SIZE: 24" BOX; ENTRY PLANTING TYPE 1 - SEE DETAILS FOR LAYOUT AND SPACING - MULCH: ROCK MULCH, 3" DEPTH; ENTRY PLANTING TYPE 2 - SEE DETAILS FOR LAYOUT AND SPACING - MULCH: ROCK MULCH, 3" DEPTH; BIOTREATMENT PLANTING - SEE DETAILS FOR LAYOUT AND SPACING - MULCH: ROCK MULCH, 3" DEPTH; LIBRARY GARDEN PLANTING - SEE DETAILS FOR LAYOUT AND SPACING - MULCH: ROCK MULCH, 3" DEPTH; STREET PLANTING - SEE DETAILS FOR LAYOUT AND SPACING - MULCH: ROCK MULCH, 3" DEPTH; CHANNEL PLANTING - SOD: NATIVE PRESERVATION MIX - SUPPLIER: DELTA BLUEGRASS (WWW.DELTABLUEGRASS.COM) OR APPROVED EQUAL; ROOTBARRIER; BARK MULCH; STEEL HEADER

NOTE: USE WOOD CHIP MULCH IN NON-SOD PLANTING AREAS UNLESS NOTED OTHERWISE AS ROCK MULCH ON MATERIAL PLANS.

APPROVALS

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PROJECT TITLE

Peralta Community College District Laney Library & Learning Resource Center (Building 100 Replacement) 900 Fallon Street, Oakland, CA 94607

ISSUE FOR BID

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LANDSCAPE INDEX, NOTES AND LEGEND

SHEET NUMBER

L0.01