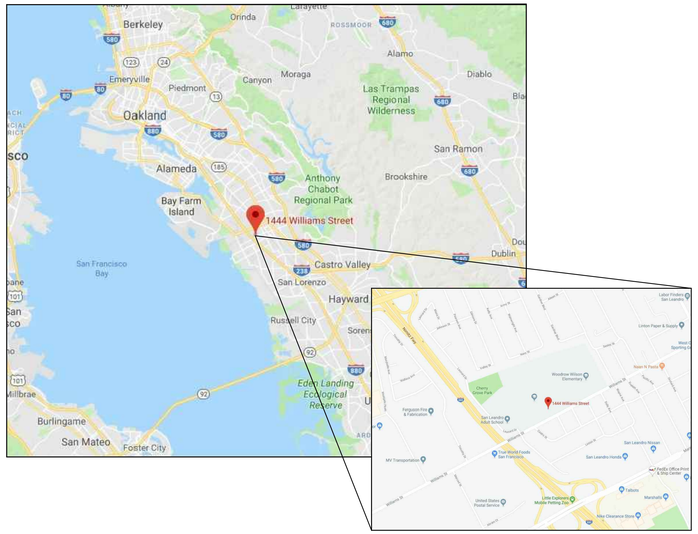
JOHN MUIR MIDDLE SCHOOL

SAN LEANDRO, CALIFORNIA

VICINITY MAP/PROJECT LOCATION:



ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
BC	BOTTOM OF CURB	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BS	BOTTOM OF STEP	(N)	NEW
C	CONDUIT	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
DG	DECOMPOSED GRANITE	OD	OUTSIDE DIAMETER
DI	DRAIN INLET	(P)	PROPOSED
DIA	DIAMETER	PA	PLANTING AREA
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
EA	EACH	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRIC	R	RADIUS
(E)	EXISTING	RP	RADIUS POINT
EJ	EXPANSION JOINT	RIM	RIM ELEVATION
EQ	EQUAL	SAD	SEE ARCHITECT DRAWINGS
FT	FEET	SCD	SEE CIVIL DRAWINGS
FG	FINISH GRADE	SSD	SEE STRUCTURAL DRAWINGS
FH	FIRE HYDRANT	SCH	SCHEDULE
G	GAS	SD	STORM DRAIN
GA	GAUGE	SJ	SCORE JOINT
GALV	GALVANIZED	STL	STEEL
GPH	GALLONS PER HOUR	TC	TOP OF CURB
GPM	GALLONS PER MINUTE	TR	TOP OF RAILING
IN KIND	TO MATCH EXISTING	TP	TOP OF PAVEMENT
INV	INVERT	TS	TOP OF STEP
HD	HOT DIPPED	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HT	HEIGHT	UON	UNLESS OTHERWISE NOTED
LOW	LIMIT OF WORK	VIF	VERIFY IN FIELD
		W/	WITH

SYMBOLS

- 9 / L7.0 — DETAIL CALLOUT NUMBER / SHEET REFERENCE
- A / L2.1 — SECTION ELEVATION / SHEET REFERENCE
- REVISION
- ENLARGED
- FLUSH
- ALIGN
- BREAKLINE
- CENTER LINE
- PROPERTY LINE
- SETBACK LINE
- LIMIT OF WORK

PROJECT DESCRIPTION

THE PROJECT IS LOCATED AT JOHN MUIR MIDDLE SCHOOL IN SAN LEANDRO, CA. PROPOSED IMPROVEMENTS INCLUDE NEW COURTYARDS AND PAVING CONDITIONS TO ADDRESS EXISTING FLOODING ISSUES AND PROVIDE DURABLE ACCESS TO EXISTING CLASSROOMS. LOW WATER / LOW MAINTENANCE PLANTING WILL ALSO BE PLACED THROUGHOUT THE SITE.

ASSESSOR PARCEL NUMBER	77A-630-83-1
ADDRESS	1444 Williams street
JURISDICTION	Unincorporated
ZIP CODE	94577
USE CODE	0300
DESCRIPTION	Exempt Public Agency
TAX RATE AREA	10-001
BUILDING CODES	Structural: 2016 CRC Nonstructural: 2016 CRC Other: 2016 CMC, CPC 2016 CEC 2016, CFC 2016 CGBS 2016, 2016 CEES
LATITUDE, LONGITUDE	37.714, 122.168

PROJECT CONTACTS

CLIENT:
SAN LEANDRO UNIFIED SCHOOL DISTRICT
14735 JUNIPER STREET
SAN LEANDRO, CA 94579
CONTACT: RIDGE GREENE
(925) 787-0790

LANDSCAPE ARCHITECT:
INTEGRATED DESIGN STUDIO, INC.
227 FLAMINGO ROAD
MILL VALLEY, CA 94941
JANE SEDONAEN
(415) 381-9500 x701
jane@integrateddesignstudio.com

CIVIL ENGINEER:
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
CONTACT: CORT MUNSELLE
(707) 395-0968

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
L-0.0	COVER SHEET
1	TOPOGRAPHIC MAP: DVC
2	TOPOGRAPHIC MAP: DVC
L-1.0	DEMOLITION PLAN
L-2.0	SITE /MATERIALS PLAN
L-2.1	SITE PLAN ENLARGEMENT
L-2.2	SITE PLAN ENLARGEMENT
L-3.0	LAYOUT PLAN (WEST)
L-3.1	LAYOUT PLAN (EAST)
L-3.2	LAYOUT PLAN ENLARGEMENT
L-4.0	PLANTING PLAN (WEST)
L-4.1	PLANTING PLAN (EAST)
L-4.2	PLANTING DETAILS
L-5.0	IRRIGATION ZONE DIAGRAM (WEST)
L-5.1	IRRIGATION ZONE DIAGRAM (EAST)
L-7.0	CONSTRUCTION DETAILS
L-8.0	SITE FURNISHINGS
C1	GRADING & DRAINAGE PLAN
C2	GRADING & DRAINAGE PLAN
C3	DETAILS

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS CONTAINED IN THIS SET OF CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE UNIFORM BUILDING CODE, AND ALL STATE AND LOCAL CODES.

3. THE DRAWINGS AND SPECIFICATIONS DESCRIBE IN GENERAL THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, AND CONFIGURATION OF IMPROVEMENTS AND THE DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC., NECESSARY TO COMPLETE THE INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECENDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

4. PROJECT SUBMITTAL LIST: IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO READ AND UNDERSTAND THE REQUIREMENTS LISTED IN THE PLANS AND SPECIFICATIONS AND PROVIDE SUBMITTALS TO OWNER'S REPRESENTATIVE PER THE PROJECT SUBMITTAL LIST.

5. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL COORDINATE ALL WORK TO PREVENT CONFLICTS BETWEEN TRADES, AND REPORT CONFLICTS OR INCONGRUITIES BETWEEN PROPOSED IMPROVEMENTS AND/OR EXISTING FACILITIES TO THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, AS NECESSARY.

6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

7. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. IF CONTRACTOR REQUIRES DIMENSIONS NOT NOTED, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH WORK RELATED TO THOSE DIMENSIONS.

8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED OR NOTED.

9. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE, UNLESS OTHERWISE INDICATED OR NOTED.

10. "TYPICAL" OR "TYP" MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE INDICATED OR NOTED.

11. THE LOCATION OF EXISTING UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. IT SHALL BE THE DUTY OF THE CONTRACTOR TO MAKE EXACT DETERMINATIONS AS TO THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THOSE DETERMINATIONS HAVE BEEN MADE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND FACILITIES. IF UTILITIES ARE DAMAGED DURING THE COURSE OF WORK, CONTRACTOR WILL RESTORE TO NEW CONDITION AT NO ADDITIONAL COST TO THE CLIENT. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600, A MINIMUM OF 48 HOURS BEFORE ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.

12. ALL UTILITY CONNECTIONS AND/OR DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS TO FACILITY OPERATIONS IN THE VICINITY OF CONSTRUCTION. COORDINATE ALL "DOWN TIME" WITH OWNER AND THE APPROPRIATE AGENCY. OBTAIN PRIOR APPROVAL FOR ANY INTERRUPTIONS OF BUILDING SERVICES, INCLUDING FIRE PROTECTION SYSTEMS, SECURITY SYSTEMS.

13. CONTRACTOR SHALL PROVIDE ALL TOOLS, TRANSPORTATION, UTILITIES, TEMPORARY FACILITIES, AND OTHER SERVICES AS NECESSARY FOR PROPER EXECUTION OF THE WORK, AND ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF THESE ELEMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DESIGNATION OF THE MATERIAL STORAGE AREA AT THE JOB SITE.

14. CONTRACTOR SHALL PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC., REQUIRED FOR THE PROTECTION OF PUBLIC AND PERSONAL PROPERTY AND MATERIAL SHALL BE PROVIDED FOR AND MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR, AND SHALL CONFORM TO ALL GOVERNING CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL DUST AT AND NEAR THE SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE.

15. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION TO REMAIN. PROVIDE PROTECTIVE FENCING OF EXISTING PLANTED AREAS AS REQUIRED BY LOCAL CODES AND PROJECT CONSTRUCTION SPECIFICATIONS.

16. CONTRACTOR SHALL MAINTAIN "GOOD HOUSEKEEPING" PRACTICES AT THE JOB SITE. REMOVE EXCESS BUILDING MATERIALS AND DEBRIS PROMPTLY FROM THE JOB SITE AND DISPOSE OF AT AN APPROVED DUMPSITE. LEAVE THE JOB SITE "BROOM CLEAN." ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY MANNER AT THE END OF EACH WORK DAY.

17. BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE COMPLETED CONSTRUCTION SHALL BE CLEARED, ANY APPLICABLE LABELS REMOVED, ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT AND BLEMISHES REMOVED AND ALL OTHER TOUCHUP WORK COMPLETED. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

18. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGE TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNATED TO PREVENT EXPOSURE TO RAINFALL AND NOT ALLOW STORM WATER TO RUN ONTO THE AREA.

19. FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.

20. IF PAVING, STORM DRAIN, AND PLANTING IMPROVEMENTS ARE NOT COMPLETED BY 10/15, CONTRACTOR SHALL PROVIDE TEMPORARY SILT AND DRAINAGE CONTROLS. FACILITIES SHALL BE INSTALLED TO CONTROL AND OBTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES.

21. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES, COLORS, AND PAVING MATERIALS TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL SUBMIT LEGIBLE SHOP DRAWINGS AND CUT SHEETS FOR ALL SITE FURNITURE AND ITEMS NOT SPECIFICALLY DETAILED.

22. EQUIPMENT AND DEVICES SHALL BE NEW, UNLESS OTHERWISE NOTED.

23. CONTRACTOR TO PROVIDE FIELD LAYOUT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION OF ALL HARDSCAPE AND PLANTING OR OTHER SOFTSCAPE. IN THE ABSENCE OF THIS APPROVAL, CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALL COSTS FOR CHANGES.

24. IN ADDITION TO THESE DRAWINGS, REFER TO STANDARD SPECIFICATIONS AND PLANS.

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JOHN MUIR MIDDLE SCHOOL
1444 WILLIAMS STREET
SAN LEANDRO, CA 94577
APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT
JANE O. SEDONAEN
No. 5057
2-28-2020
Expiration Date
Signature
Date
STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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DATE:	△	DESCRIPTION:
11/21/19		BID SET

DRAWN	JW/DP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
L-0.0

LEGEND

EDGE OF CONCRETE	CP 3 EL=100 — CONTROL POINT
WOOD FENCE	+143.2 — SPOT ELEVATION
CHAINLINK FENCE	×TW 150.5 — TOP OF WALL ELEVATION
ASPHALT CONCRETE SURFACE	BO 24" — TREE–TYPE & DIAMETER
CONCRETE SURFACE	FRT — FRUIT TREE
FIRE HYDRANT	ORN — ORNAMENTAL TREE
WATER VALVE	INV — INVERT
IRRIGATION VALVE	FS — FINISHED SURFACE
GAS VALVE	DI — DROP INLET
ELECTRIC PULL BOX	AD — AREA DRAIN
SEWER CLEAN OUT	SS — SANITARY SEWER
AREA DRAIN	CO — CLEAN OUT
BOLLARD	BW — BOTTOM OF WALL
	A/C — AIR CONDITIONING UNIT

SCALE: 1" = 10'

0 10 20 30

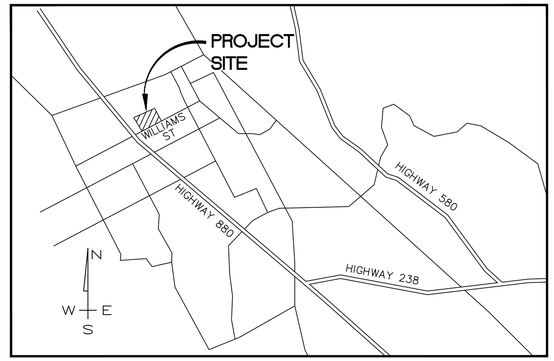
(GRAPHIC SCALE IN FEET)

GENERAL NOTES

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON–EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).

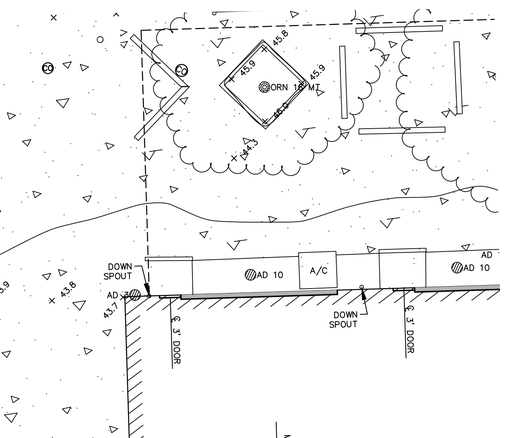
BASIS OF BEARINGS: TRUE NORTH
BASED ON GPS OBSERVATIONS.

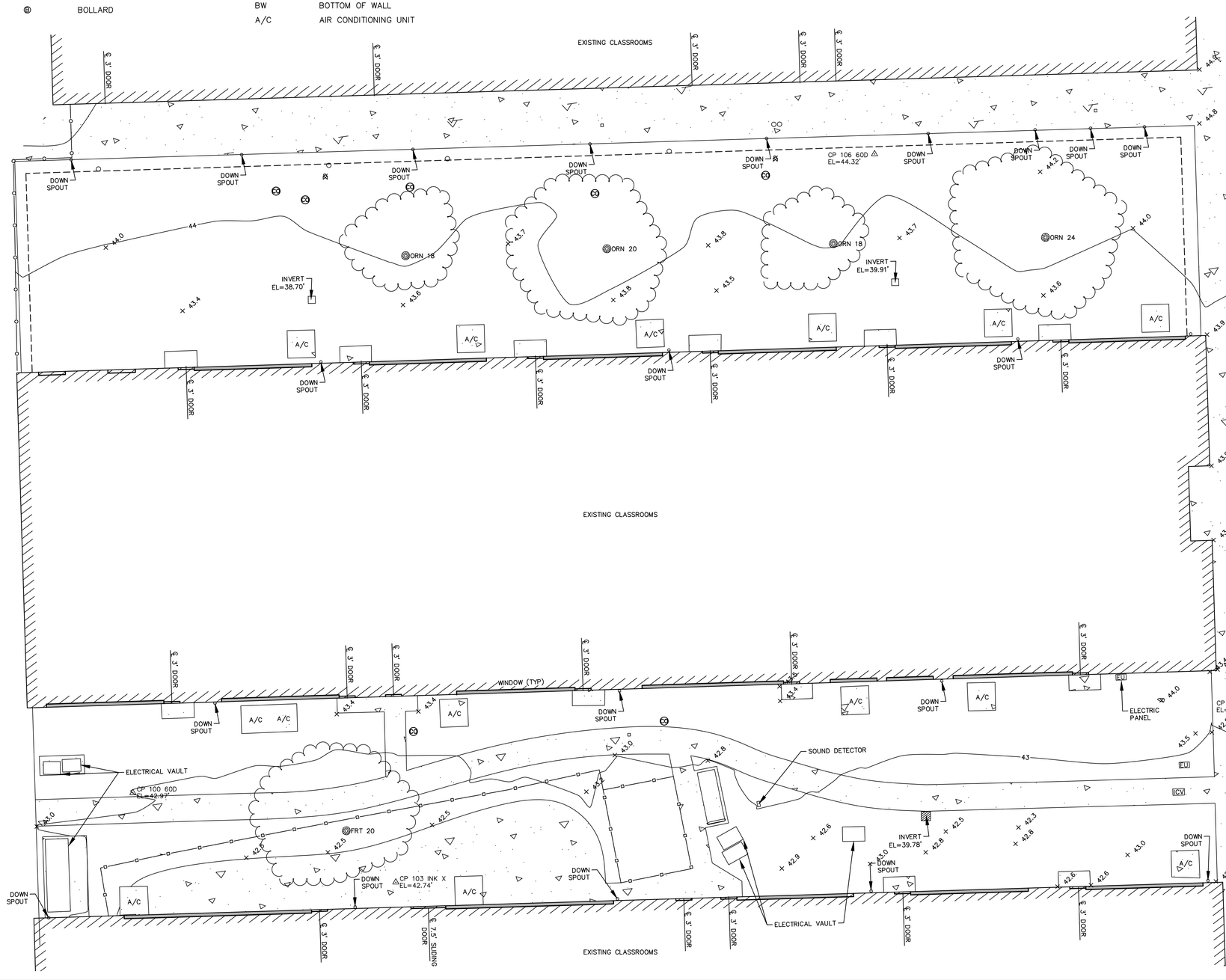
ELEVATIONS SHOWN HEREON ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK CONTROL POINT #100 SET 60D CONTROL POINT.
ELEVATION = 42.97' NAVD 88



LOCATION MAP

NO SCALE





	DATE	BY	DESCRIPTION
REVISION			

DVC GROUP INC.
PLANNING ◆ ENGINEERING ◆ SURVEYING
219 SHORELINE HIGHWAY
MILL VALLEY, CA 94941
(707) 395-0968

LICENSED LAND SURVEYOR STEVEN J. KLEIN No. 8155 STATE OF CALIFORNIA

07/01/2019 DATE

STEVEN J. KLEIN
PLS 8155

JOHN MUIR MIDDLE SCHOOL

TOPOGRAPHIC MAP

APN 077A-0630-083-01
1444 WILLIAMS ST
SAN LEANDRO, CALIFORNIA

JUNE 2019

JOB NO.
38–19

SHEET NO.
1
OF 2 SHEETS

LEGEND

EDGE OF CONCRETE	CP 3 EL=100 — CONTROL POINT
WOOD FENCE	+143.2 — SPOT ELEVATION
CHAINLINK FENCE	× TW 150.5 — TOP OF WALL ELEVATION
ASPHALT CONCRETE SURFACE	BO 24" — TREE–TYPE & DIAMETER
CONCRETE SURFACE	FRT — FRUIT TREE
FIRE HYDRANT	ORN — ORNAMENTAL TREE
WATER VALVE	INV — INVERT
ICV — IRRIGATION VALVE	FS — FINISHED SURFACE
GV — GAS VALVE	DI — DROP INLET
ELECTRIC PULL BOX	AD — AREA DRAIN
SEWER CLEAN OUT	SS — SANITARY SEWER
AD — AREA DRAIN	CO — CLEAN OUT
BOLLARD	BW — BOTTOM OF WALL
	A/C — AIR CONDITIONING UNIT

GENERAL NOTES

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BASIS OF BEARINGS: TRUE NORTH
BASED ON GPS OBSERVATIONS.

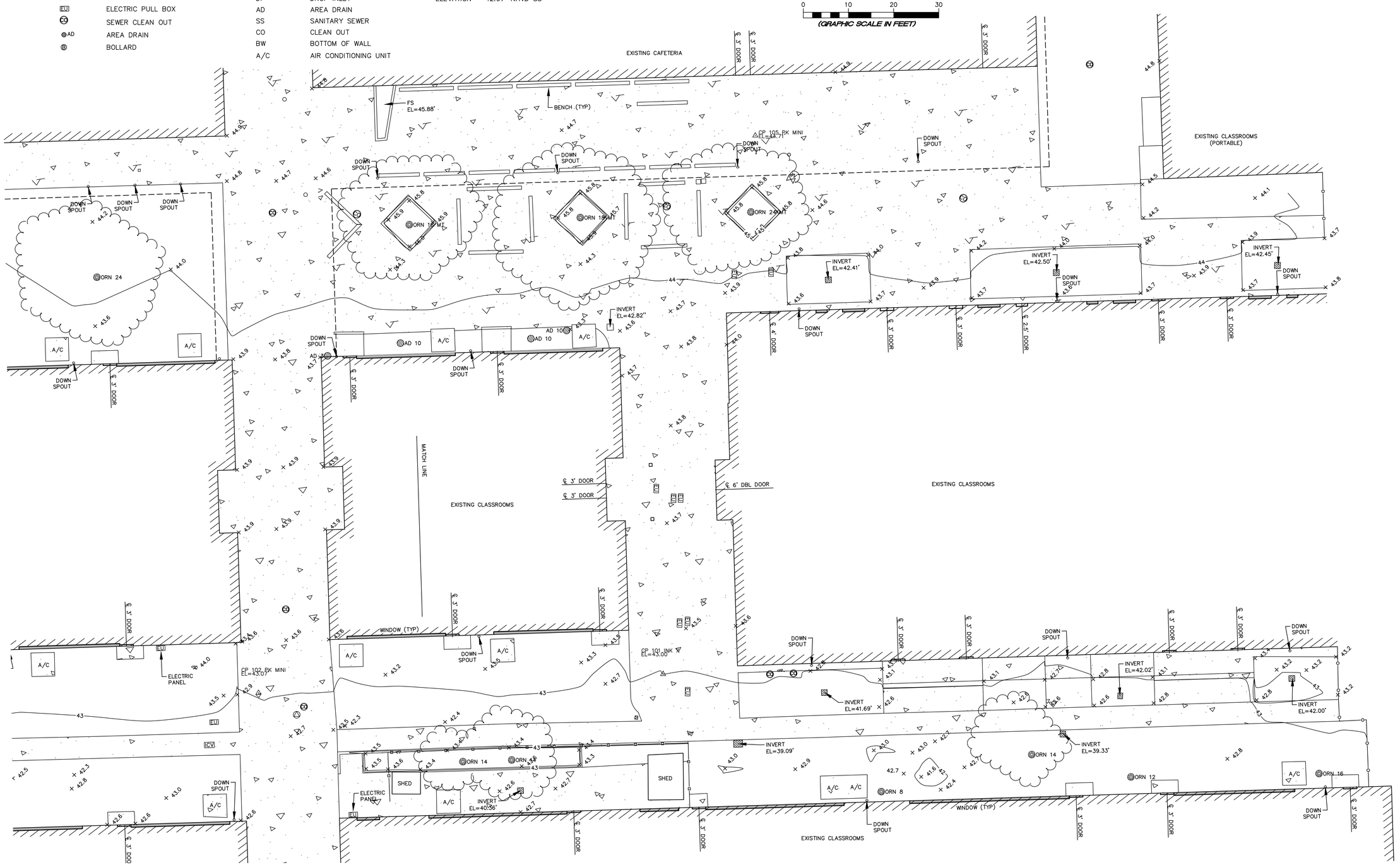
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ELEVATION = 42.97' NAVD 88

N W E S

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)



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219 SHORELINE HIGHWAY
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REVISION	DESCRIPTION	BY	DATE

LICENSED LAND SURVEYOR STEVEN J. KLEIN No. 8155 STATE OF CALIFORNIA

07/01/2019
DATE

STEVEN J. KLEIN
PLS 8155

JOHN MUIR MIDDLE SCHOOL

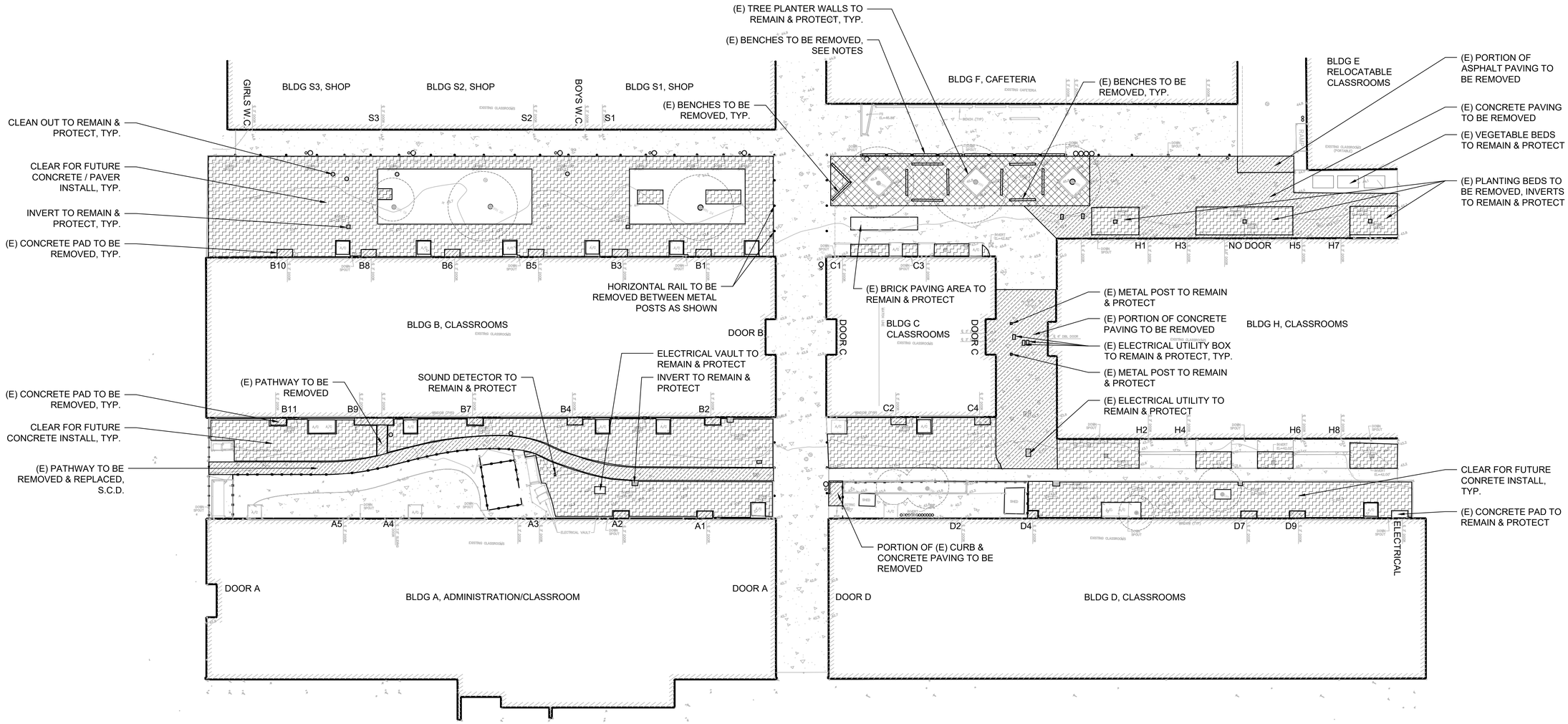
TOPOGRAPHIC MAP

APN 077A-0630-083-01
1444 WILLIAMS ST
SAN LEANDRO, CALIFORNIA

JUNE 2019

JOB NO.
38–19

SHEET NO.
2
OF 2 SHEETS



DEMOLITION LEGEND:

- EXISTING TREE TO REMAIN & PROTECT
- DEMOLITION AREA
- POSSIBLE DEMOLITION AREA, T.B.D.
- PLANTING REMOVAL/ SOIL AMENDMENT AREA

NOTES:

1) EXISTING TREES TO REMAIN IN WORK AREAS SHALL BE PROPERLY PROTECTED.
2) WHERE BENCHES ARE REMOVED UNDER OVERHEAD AWNING STRUCTURE ADJACENT TO SUPPORT POSTS, PAVING CONDITIONS SHALL BE REPAIRED.

0 5 10 20 40

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JOHN MUIR MIDDLE SCHOOL

1444 WILLIAMS STREET
SAN LEANDRO, CA 94577
APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT
JANE O. SEDONAEN
No. 5057
2-28-2020
expiration date
signature
date
STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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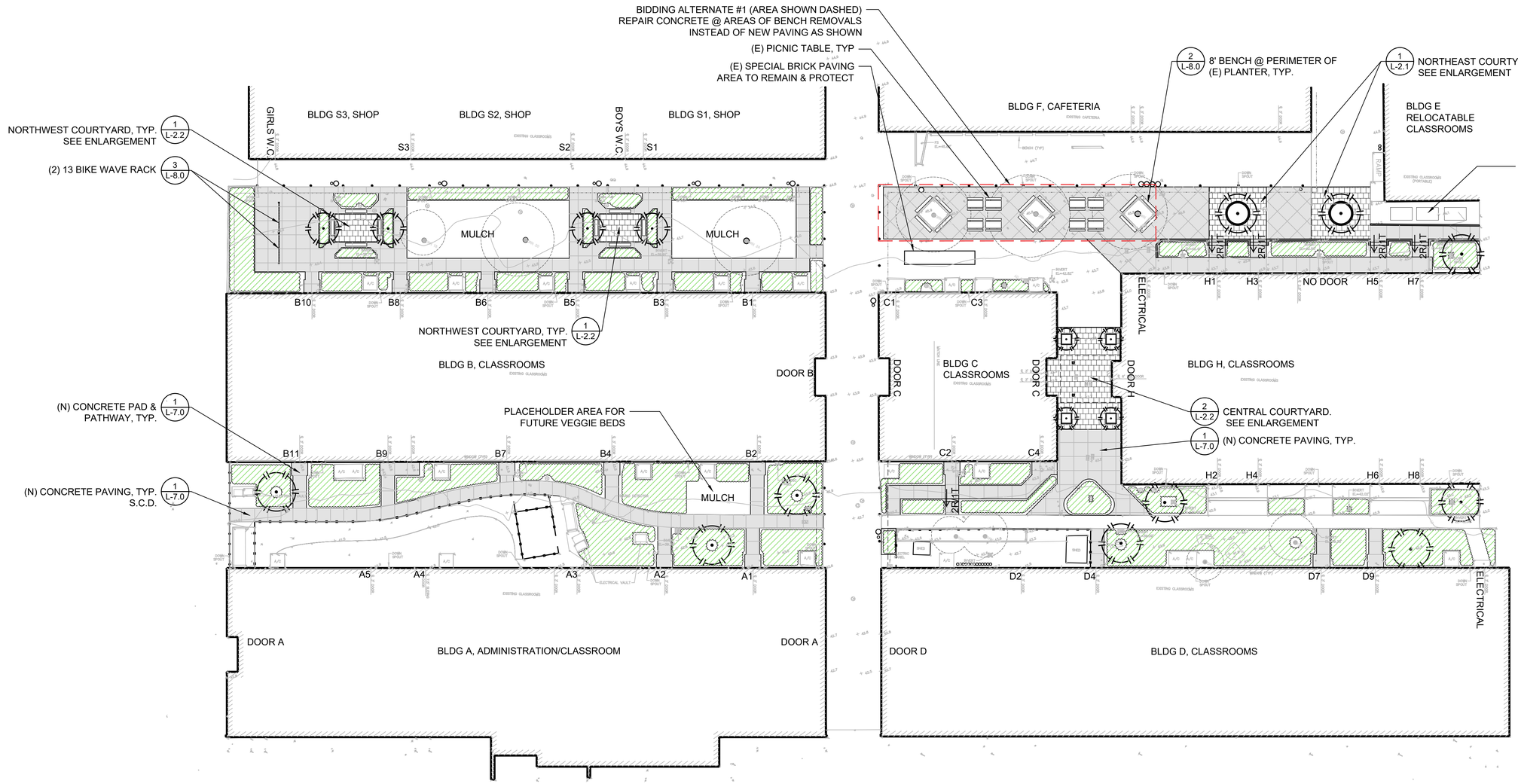
DRAWN	JW/DP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

L-1.0



BIDDING ALTERNATES:

1) REPAIR CONCRETE CONDITION AT AREAS OF BENCH REMOVALS BY CAFETERIA INSTEAD OF NEW CONCRETE PAVING (AS SHOWN)

2) CAST IN PLACE CONCRETE PAVING TO REPLACE ALL PERMEABLE INTERLOCKING CONCRETE PAVERS THROUGHOUT SITE (AS SHOWN)

3) IN GROUND PLANTER WELL TO REPLACE RAISED PLANTER WALLS AT NORTHEAST COURTYARD, SEE L-2.1

MATERIALS / FURNISHINGS SCHEDULE

KEY	SYMBOL	DESCRIPTION	SPEC/COLOR	FINISH	SIZE	MFR/SUPPLIER	PATTERN	DETAILS	NOTES
P-1		CAST-IN-PLACE CONCRETE	MATCH EXISTING	MEDIUM SANDBLAST	PER DETAILS	INTEGRAL COLOR BY DAVIS 800-356-4848	PER PLAN	1 L-7.0	SEALCO XRT PENETRATING MATTE SEALER, TO BE APPLIED ON ALL EXPOSED SURFACES
P-2		PERMEABLE INTERLOCKING CONCRETE PAVERS	AQUALINE PAVER COLOR: T.B.D.	N/A	T.B.D.	BELGARD	T.B.D.	2 L-7.0	
F-1		6' SLATTED BENCH WITHOUT BACK	B6SP-SM / GRAY	N/A	PER SPECS	LEISURE CRAFT INC.	N/A	1 L-8.0	OWNER PURCHASED / OWNER INSTALLED. SURFACE MOUNT
F-2		8' SLATTED BENCH WITHOUT BACK	B8SP-SM / GRAY	N/A	PER SPECS	LEISURE CRAFT INC.	N/A	2 L-8.0	OWNER PURCHASED / OWNER INSTALLED. SURFACE MOUNT
F-3		13 BIKE WAVE RACK	398-8007 / BLACK	N/A	PER SPECS	THE PARK CATALOG	N/A	3 L-8.0	OWNER PURCHASED / OWNER INSTALLED. SURFACE MOUNT
F-4		PLANTER BOX	TITAN WEATHERED STONE GFRC PLANTER	TBD	42 X 42	PLANTERS UNLIMITED	N/A	4 L-8.0	OWNER PURCHASED / OWNER INSTALLED. DRAINAGE HOLES TO BE INCLUDED
F-5		SKATE STOPS	FRO.5	CLEAR ANODIZE	PER SPECS	SKATE STOPPERS	N/A	5 L-8.0	OWNER PURCHASED / OWNER INSTALLED. SURFACE MOUNT

LEGEND:

EXISTING TREE TO REMAIN & PROTECT

PROPOSED TREES (SEE L-4.0)

PROPOSED PLANTING (SEE L-4.0)

0 5 10 20 40

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APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT JANE O. SEDONAEN No. 5057 2-28-2020 Expiration Date Signature Date STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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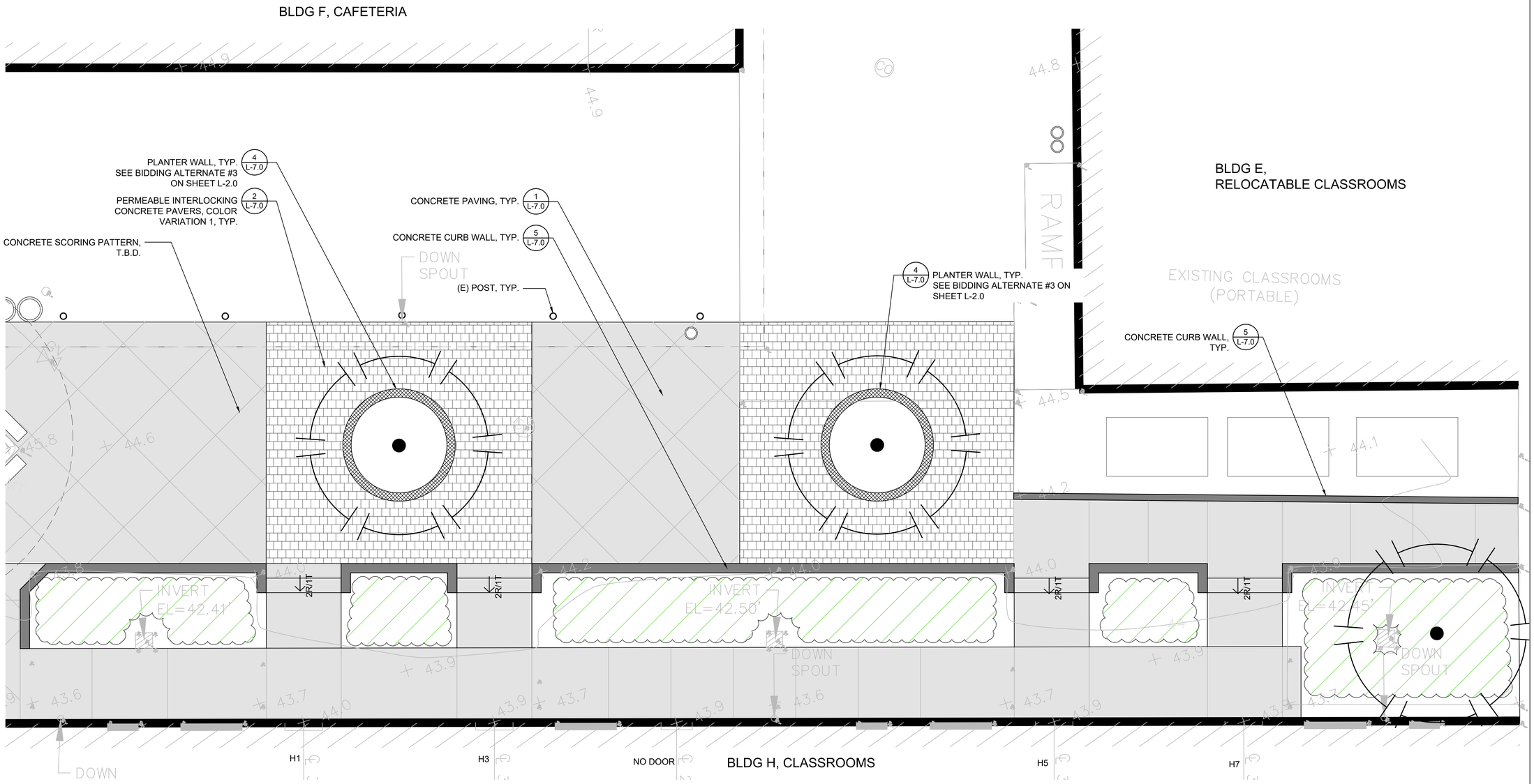
DRAWN	JW/DP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE:

SITE/MATERIALS PLAN

SHEET NUMBER:

L-2.0



1 NORTHEAST COURTYARD ENLARGEMENT

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SAN LEANDRO, CA 94577
APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT JANE D. SEDONAEN No. 5057 2-28-2020 Expiration Date Signature Date STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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DRAWN	JW/DP
REVIEWED	JS
SCALE	NOTED

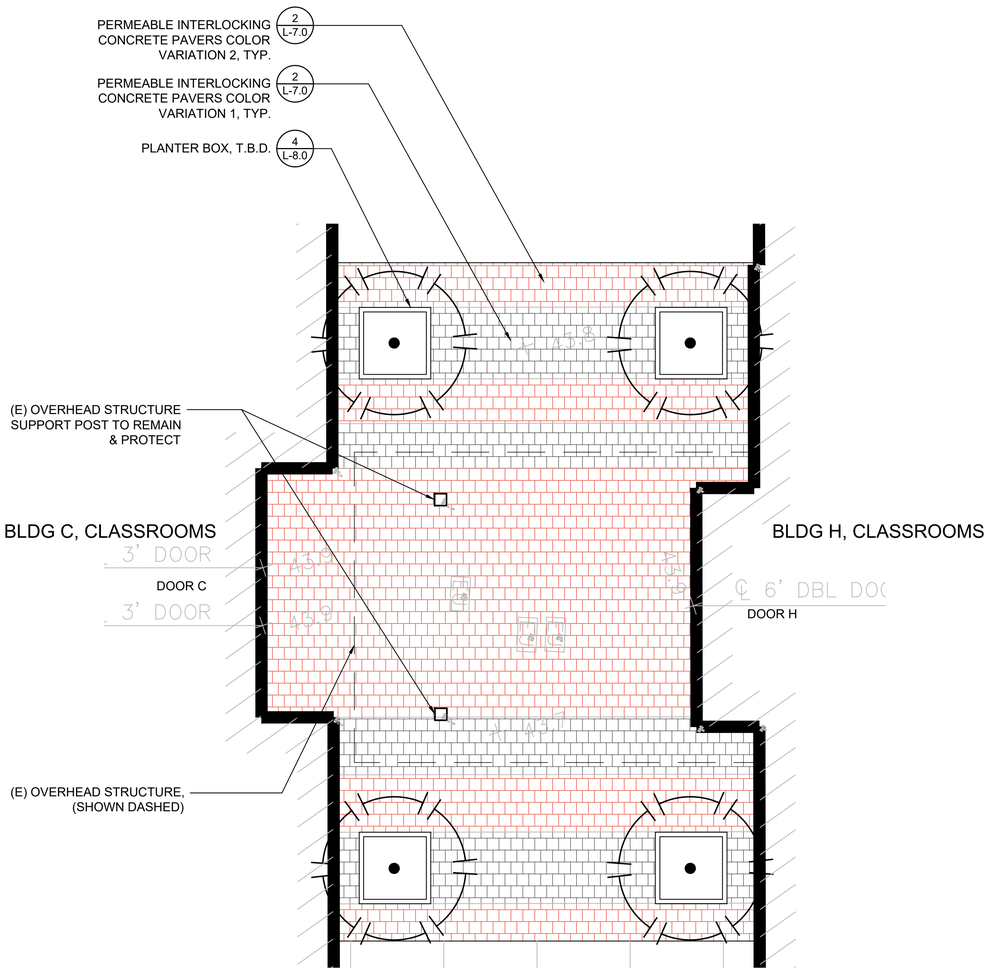
SHEET TITLE:

SITE PLAN ENLARGEMENT

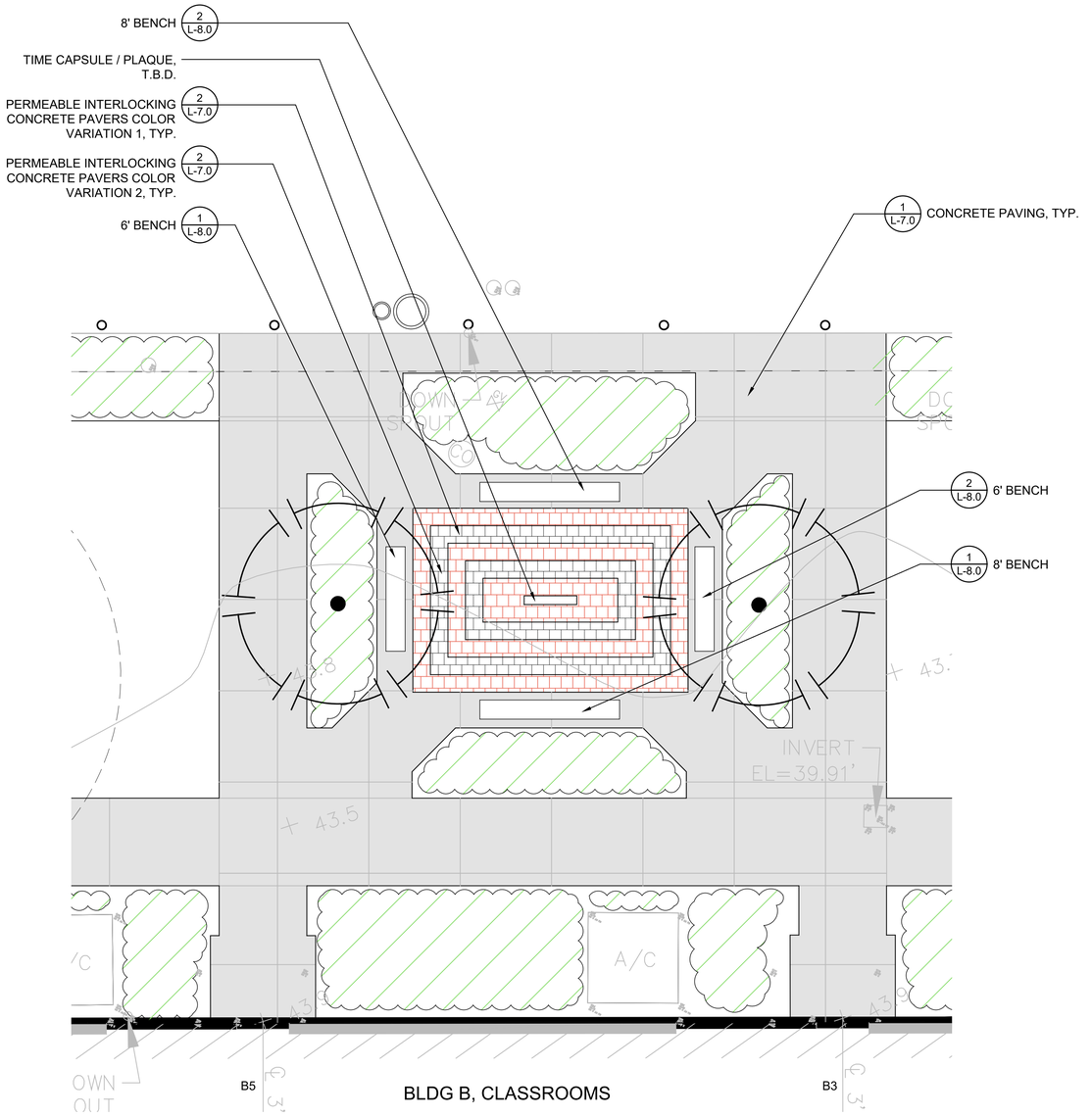
SHEET NUMBER:

L-2.1

0 1 2 4 8



2 CENTRAL COURTYARD ENLARGEMENT



1 NORTHWEST COURTYARD ENLARGEMENT, TYP.

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www.integrateddesignstudio.com

JOHN MUIR MIDDLE SCHOOL

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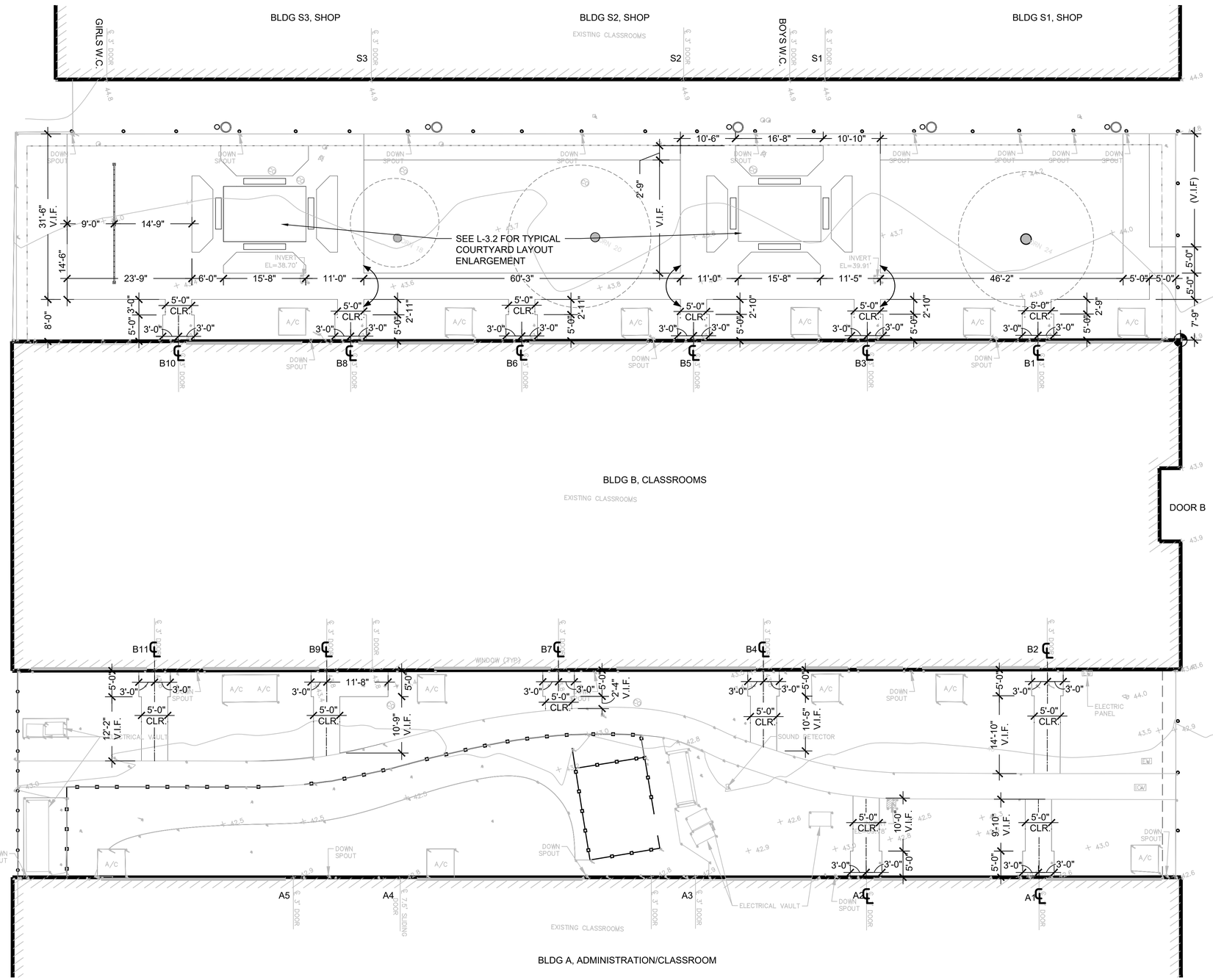
SHEET TITLE:

SITE PLAN ENLARGEMENT

SHEET NUMBER:

L-2.2

0 2 8
1 4



LAYOUT LEGEND:

SYMBOL	DESCRIPTION
	FLUSH
	POINT OF REFERENCE
	ALIGN

LAYOUT NOTES:

1) VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2) VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3) TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4) TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5) ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6) ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
7) ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
8) HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
9) CENTERLINE OF CREEK SHALL BE INTERPRETED AS LOWEST POINT OF PREVAILING FLOW DURING DRY SEASON, DISREGARDING SURFACE LITTER OR DEBRIS OTHER THAN EXISTING RIP-RAP.
10) REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
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13) DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
14) WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
15) ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.
16) PATHWAYS LEADING TO CLASSROOMS SHALL BE SET ON CENTERLINE OF EXISTING DOORS, AND SHALL BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
17) ALL NEW LANDINGS AT BACK DOOR OF CLASSROOMS SHALL INCLUDE 18" MIN CLEAR SPACE BEYOND LATCH SIDE OF DOOR.
18) VIF ALL CENTERLINES OF DOORWAYS PRIOR TO INSTALLATION OF NEW CONCRETE LANDINGS AND PATHWAYS.

0 2.5 5 10 20

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SAN LEANDRO, CA 94577
APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT
JANE O. SEDONAEN
No. 5057
2-28-2020
Expiration Date
Signature
Date
STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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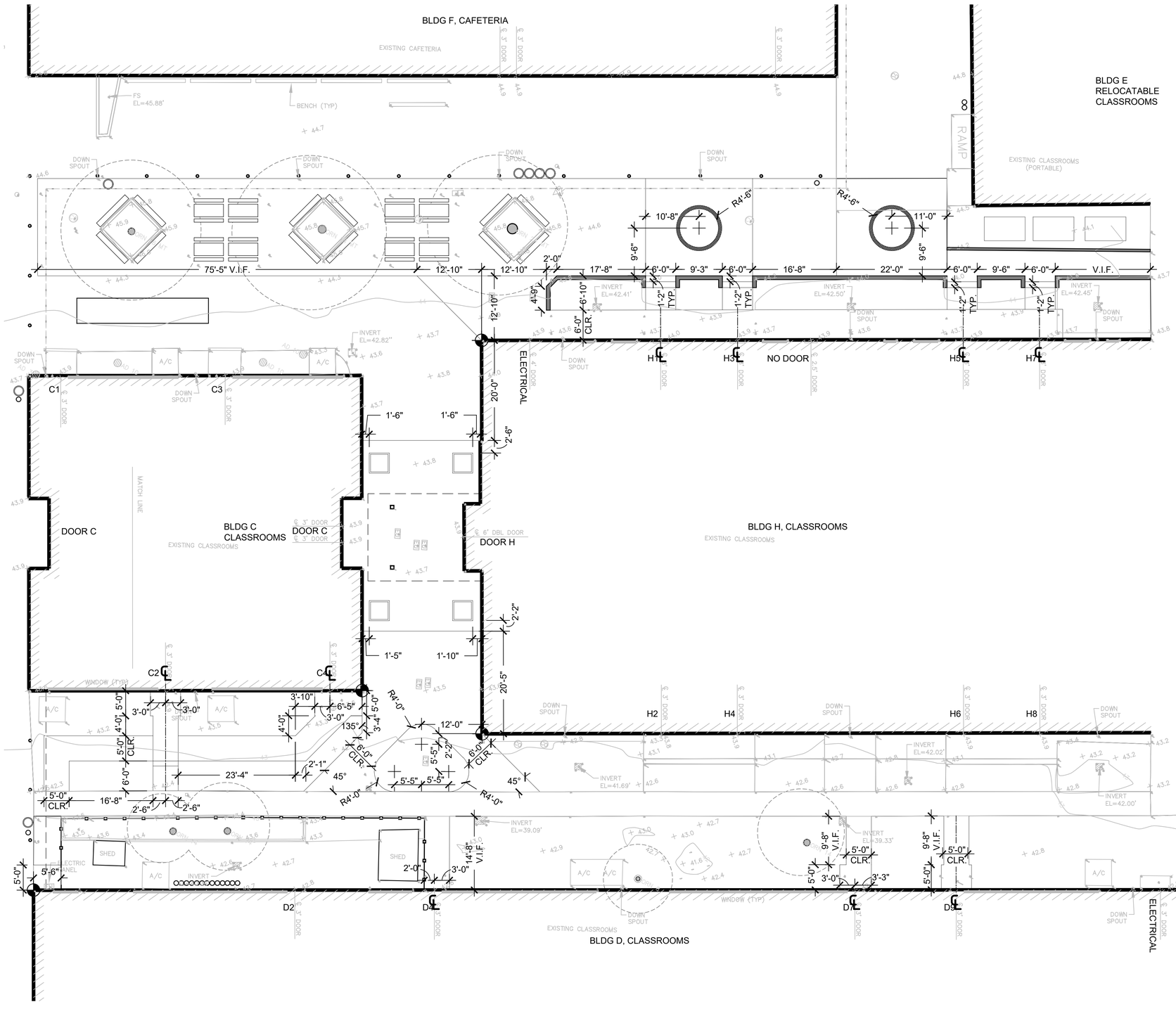
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SHEET TITLE:
LAYOUT PLAN (WEST)

SHEET NUMBER:
L-3.0



LAYOUT LEGEND:

SYMBOL	DESCRIPTION
	FLUSH
	POINT OF REFERENCE
	ALIGN

LAYOUT NOTES:

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No. 5057
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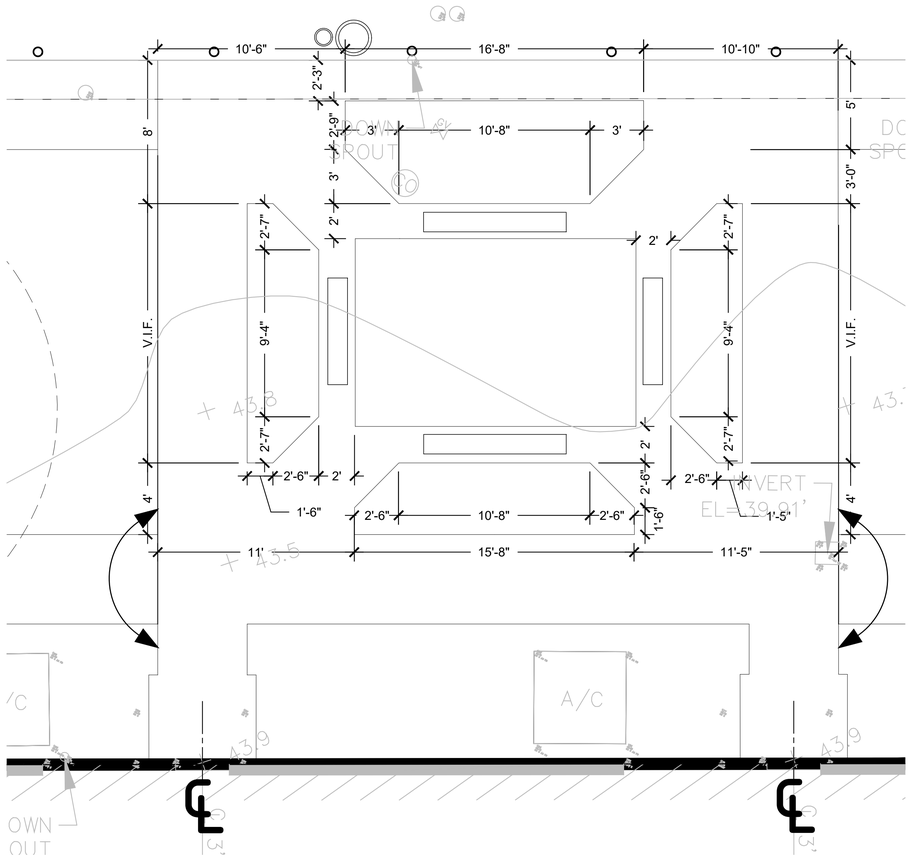
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SHEET TITLE:
LAYOUT PLAN (EAST)

SHEET NUMBER:
L-3.1



NORTHWEST COURTYARD TYPICAL LAYOUT ENLARGEMENT

0 1 2 4 8

LAYOUT LEGEND:

SYMBOL	DESCRIPTION
	FLUSH
	POINT OF REFERENCE
	ALIGN

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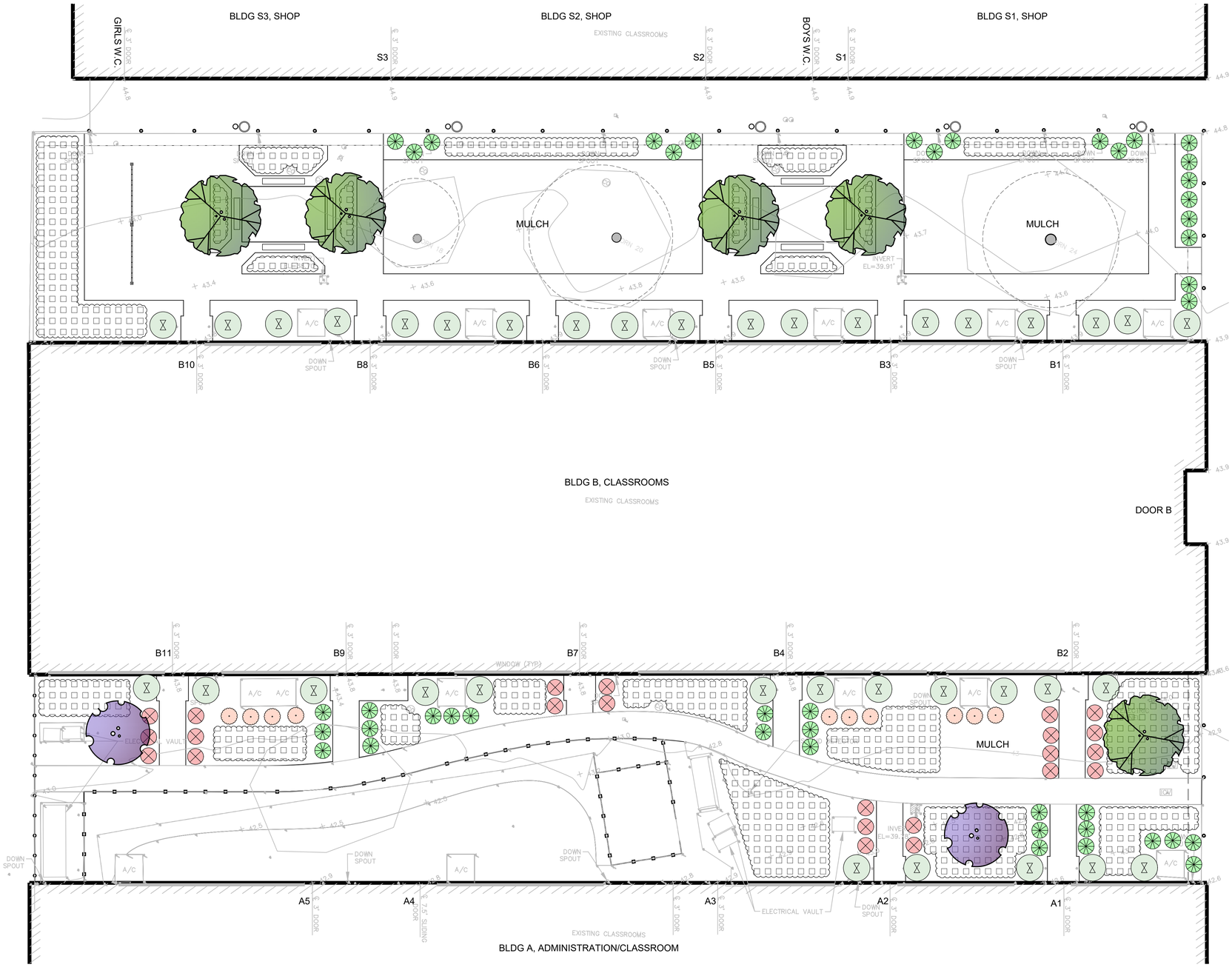
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SHEET TITLE:
LAYOUT PLAN ENLARGEMENT

SHEET NUMBER:
L-3.2



PLANTING LEGEND:

TREES

8	24" BOX	ARBUTUS MARINA
6	15G	CERCIS OCCIDENTALIS
4	15G	CORDYLINE AUSTRALIS 'TORBAY DAZZLER'

SHRUBS/ PERENNIALS

8	5G	ANIGOZANTHOS FLAVIDUS 'BUSH RANGER'
118	5G	DIETES GRANDIFLORA
14	5G	NANDINA DOMESTICA
55	5G	PHORMIUM 'DARK DELIGHT'
54	15G	PHORMIUM 'RADIANCE'

GROUNDCOVERS

2500 sf	FLATS	LANTANA SPP. (GROUNDCOVER)

0 2.5 5 10 20

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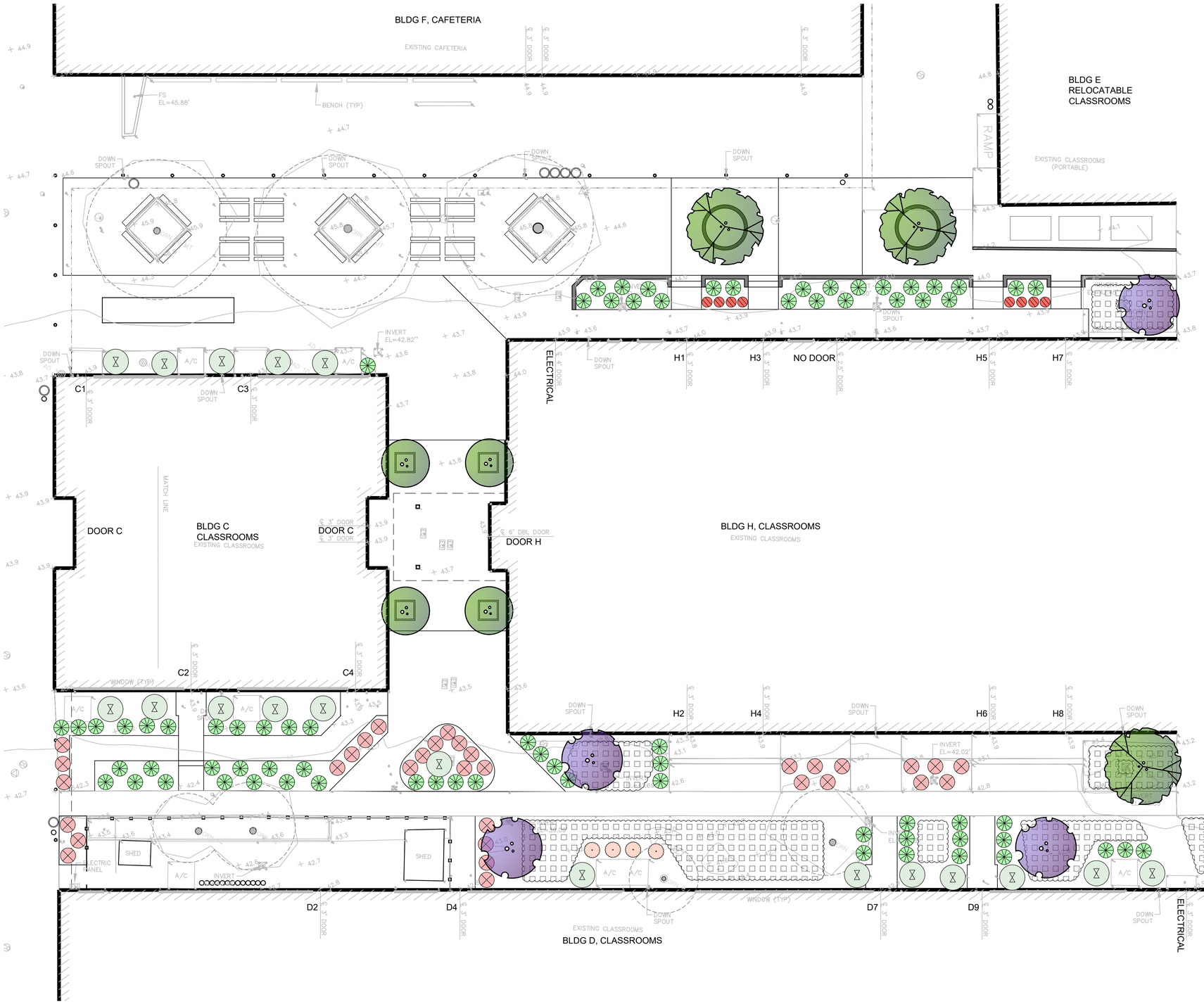
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SHEET TITLE:
PLANTING PLAN (WEST)

SHEET NUMBER:
L-4.0



PLANTING LEGEND:

TREES

8	24" BOX	ARBUTUS MARINA
6	15G	CERCIS OCCIDENTALIS
4	15G	CORDYLINE AUSTRALIS 'TORBAY DAZZLER'

SHRUBS/ PERENNIALS

8	5G	ANIGOZANTHOS FLAVIDUS 'BUSH RANGER'
118	5G	DIETES GRANDIFLORA
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GROUNDCOVERS

2500 sf	FLATS	LANTANA SPP. (GROUNDCOVER)

0 5 20
2.5 10

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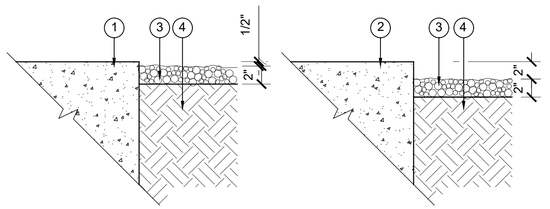
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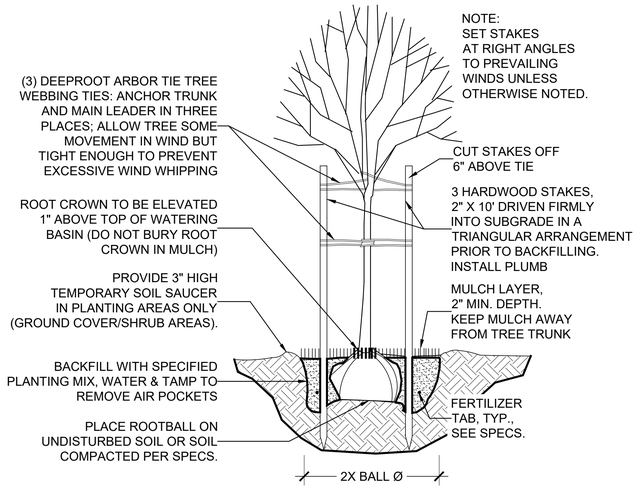
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PLANTING PLAN (EAST)

SHEET NUMBER:
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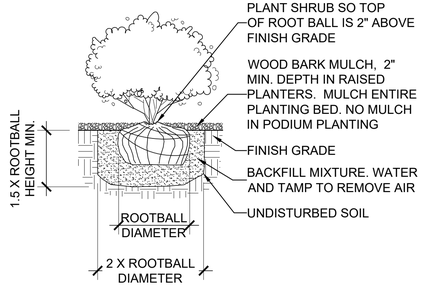


1. WALKWAY OR CURB
2. WALL OR BACK OF BENCH
3. MULCH
   - SUPPLIER: AMERICAN SOIL
   - SPEC: FIR BARK ¼-INCH CLEAN (MINI BARK)
4. FINISH GRADE
5. MULCH SHALL BE COMPATIBLE WITH SAN LEANDRO FIRE DISTRICT REQUIREMENTS.

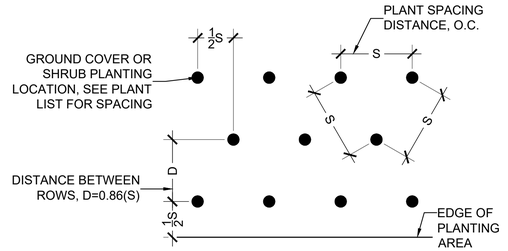
4 MULCH
SCALE: N.T.S.



3 TREE PLANTING
SCALE: N.T.S.



2 SHRUB PLANTING
SCALE: N.T.S.



PLANT QUANTITY CHART			
SPACING	# OF PLANTS/SF	SPACING	# OF PLANTS/S.F.
6" O.C.	4.60	18" O.C.	0.512
8" O.C.	2.60	24" O.C.	0.290
10" O.C.	1.66	30" O.C.	0.185
12" O.C.	1.15	36" O.C.	0.116
15" O.C.	0.738		

1 GROUNDCOVER PLANTING
SCALE: N.T.S.

PLANTING NOTES:

TREE AND SHRUB PLANTING:
EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT SMEARED OR SMOOTHED DURING EXCAVATION. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR CONTAINER-GROWN STOCK. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ROOT BALL 1 INCH ABOVE ADJACENT FINISH GRADES. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS.

WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.

ORGANIC MULCHING:
APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION. KEEP MULCH LAYER MIN. 3" BACK FROM TREE & SHRUB TRUNKS

CONTAINER MIX:
ASTM D 5268 TOPSOIL, WITH PH RANGE OF 5.5 TO 7, A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH (25 MM) OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

SOIL ANALYSIS:
FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL. REPORT SUITABILITY OF TESTED SOIL FOR PLANT GROWTH. BASED UPON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS

INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.

GENERAL NOTES:

1) PROPOSED PLANTING LIST CONTAINS NO SPECIES LISTED IN THE CALIFORNIA INVASIVE PLANT INVENTORY (CAL-IPC FEB. 2006 AND 2007 UPDATE)

2) PRELIMINARY PLANT LIST CONSISTS OF DROUGHT-TOLERANT, NATIVE OR ADAPTED PLANT SPECIES SUITABLE TO THE LOCAL MICRO-CLIMATE.

3) AREAS WITH SLOPE GREATER THAN 3:1 MUST BE AMENDED WITH ORGANIC MATERIAL AS RECOMMENDED BY LANDSCAPE ARCHITECT, SOILS ENGINEER OR SOIL LABORATORY REPORT, AND AREAS WITH SLOPE OF 3:1 OR LESS MUST MEET THE FOLLOWING SOIL PREP REQUIREMENTS:
   A) RIP OR ROTARY EXISTING SOIL TO A DEPTH OF 6 INCHES, OR,
   B) INCORPORATE AN ORGANIC AMENDMENT AT THE RATE OF 5 CUBIC YARDS PER 1000 SQUARE FEET INTO THE TOP SIX (6) INCHES OF SOIL.

4) ALL SHRUB / PERENNIAL PLANTING SHOWN ON PLAN TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER PLANTING SHOWN ON PLAN TO BE IRRIGATED WITH MP POPUP ROTORS.

BOTANICAL NAME	COMMON NAME	SIZE (h x w)	Calif. native	Bay Area native	Deer resistant	Drought tolerant	N.CA Water need	Full shade	Part shade	Part sun	Full sun	Evergreen in Bay Area
TREES:												
Arbutus 'Marina'	Straw berry Tree	25-40' x 20-30'			M	x	L			x	x	x
Cercis occidentalis	Western Redbud	10' x 10'	x			x	VL			x	x	
Cordyline australis	New Zealand Cabbage Tree	8-10' x 20'			H		L		x	x	x	
SHRUBS/ PERENNIALS:												
Anigozanthos 'Bush Ranger'	Dw arf Kangaroo Paw s	1-2' x 1-2'			H		L			x	x	x
Dietes grandiflora	African Iris	3-4'x2-3'			H		L		x	x	x	
Nandina domestica	Heavenly Bamboo	6-8'x3-4'			M		L		x	x	x	x
Phormium 'Dark Delight'	Red New Zealand Flax	3-4' x 3-5'			r		L		x	x	x	x
Phormium tenax 'Radiance'	New Zealand Flax	6-8' x4-6'			H		L		x	x	x	
GROUNDCOVER:												
Lantana spp.	Lantana	1.5-2' x 3-4'			H		L				x	

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SAN LEANDRO, CA 94577
APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT JANE O. SEDONAEN No. 5057 2-28-2020 Expiration Date Signature Date STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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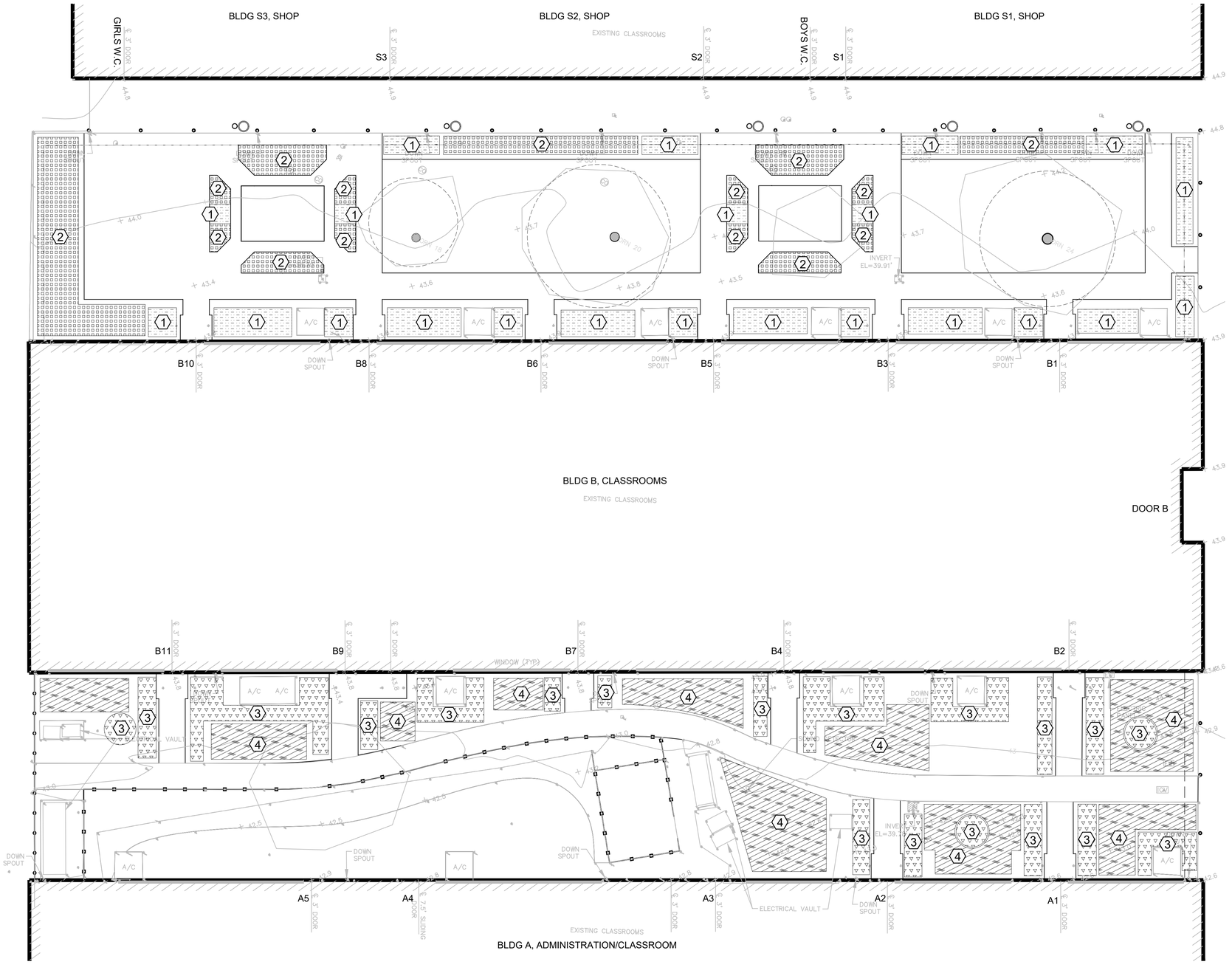
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SCALE	NOTED

SHEET TITLE:
PLANTING DETAILS

SHEET NUMBER:
L-4.2



ZONE SCHEDULE

ZONE	DESCRIPTION	WATER TYPE/USE:
1	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
2	GROUNDCOVER PLANTING	SPRAY IRRIGATION (LOW WATER USE)
3	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
4	GROUNDCOVER PLANTING	SPRAY IRRIGATION (LOW WATER USE)
5	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
6	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
7	GROUNDCOVER PLANTING	SPRAY IRRIGATION (LOW WATER USE)

IRRIGATION ZONING

- 1 — ZONE 1, 910 SF
- 2 — ZONE 2, 1010 SF
- 3 — ZONE 3, 970 SF
- 4 — ZONE 4, 1500 SF
- 5 — ZONE 5, 670 SF
- 6 — ZONE 6, 1360 SF
- 7 — ZONE 7, 790 SF

IRRIGATION NOTES:

GENERAL:

1) LOCATE EXISTING UTILITY LINES PRIOR TO IRRIGATION TRENCHING.
2) INSTALL MAINLINES, LATERAL LINES, & EQUIPMENT IN PLANTING AREAS WHERE FEASIBLE & NOT UNDER PAVEMENT.
3) INSTALL MAINLINES/LATERAL LINES UNDER PAVING ONLY WHEN NECESSARY, INSIDE SCH 40 SLEEVE SIZED 2X MAINLINE PIPE SIZE.
4) WHERE LATERALS CROSS HARDSCAPE ELEMENTS, PLACE IN TRENCH WITH MAINLINE AS NECESSARY.
5) CONTRACTOR TO PROVIDE SHOP DRAWING NOTING IRRIGATION ROUTING PRIOR TO INSTALLATION FOR LA REVIEW/APPROVAL.

REMOTE CONTROL VALVES:

6) VALVE NUMBERS ON PLAN INDICATE CONTROLLER ZONES TO BE USED.
7) PROVIDE AN EXTRA RED WIRE AT EACH VALVE BOX TO PERMIT THE SOLENOID TO BE SERVICED.
8) ROUTE IRRIGATION LINES AS FAR AS POSSIBLE AROUND PROPOSED TREE LOCATIONS, REFER TO THE PLANTING PLAN.
9) ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY BOUNDARY.
10) HEAD-TO-HEAD COVERAGE & MATCHED PRECIPITATION REQUIRED FOR SPRAY IRRIGATION AT LAWN.
11) MINIMUM LATERAL SIZE TO BE ¾".
12) DEPTH OF COVER FOR MAINLINE TO BE 18".
13) DEPTH OF COVER FOR LATERAL LINES TO BE 12".
14) PROVIDE CONTROL WIRES IN SCHEDULE 40 PVC WHEN NOT LOCATED WITH MAINLINE.

0 5 20
2.5 10

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REGISTERED LANDSCAPE ARCHITECT
JANE D. SEDONAEN
No. 5057
2-28-2020
Expiration Date
Signature
Date
STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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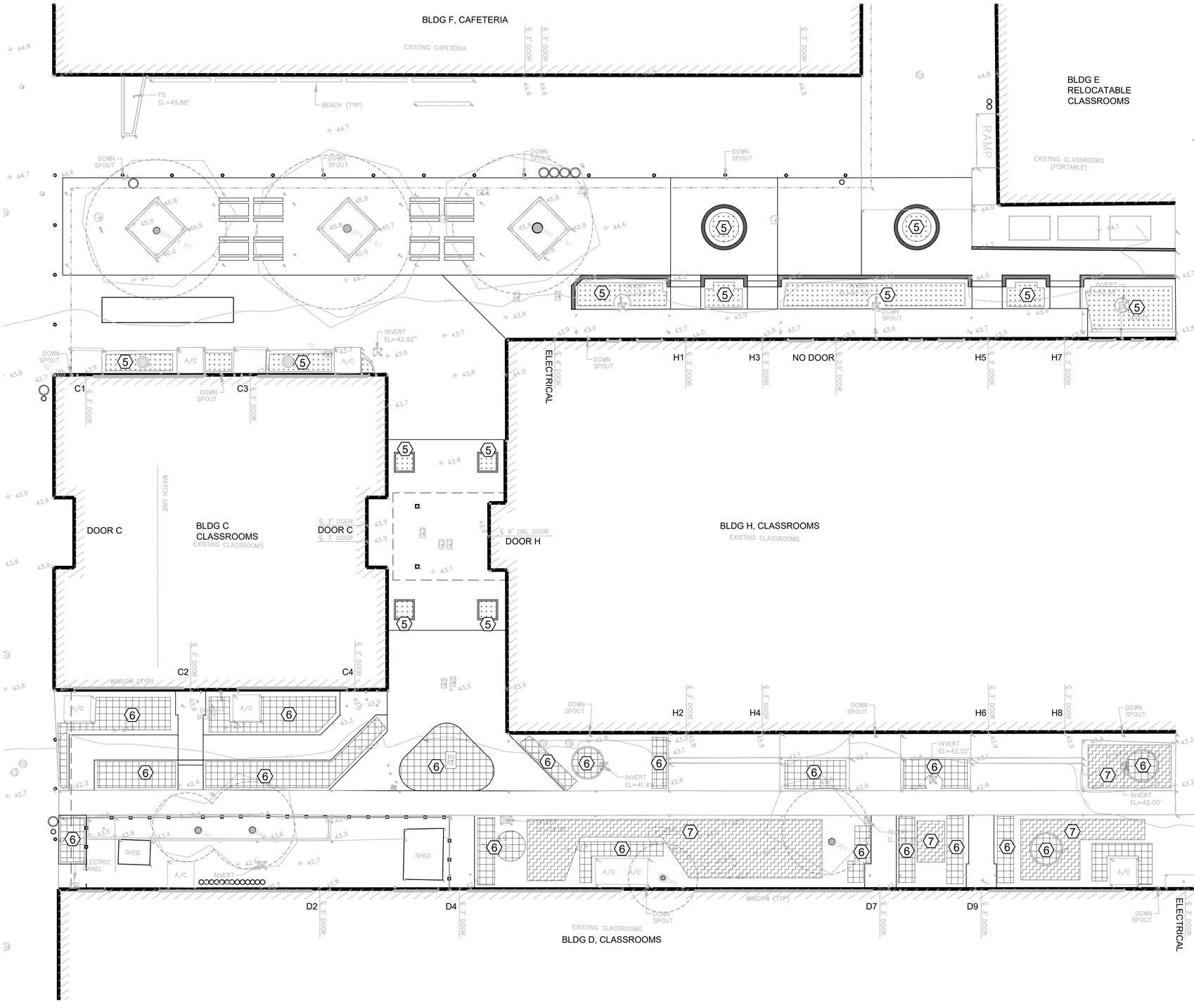
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SHEET TITLE:
IRRIGATION ZONE DIAGRAM (WEST)

SHEET NUMBER:
L-5.0



ZONE SCHEDULE

ZONE	DESCRIPTION	WATER TYPE/USE:
1	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
2	GROUNDCOVER PLANTING	SPRAY IRRIGATION (LOW WATER USE)
3	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
4	GROUNDCOVER PLANTING	SPRAY IRRIGATION (LOW WATER USE)
5	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
6	SHRUB / PERENNIAL PLANTING	DRIP IRRIGATION (LOW WATER USE)
7	GROUNDCOVER PLANTING	SPRAY IRRIGATION (LOW WATER USE)

IRRIGATION ZONING

1	ZONE 1 910 SF	5	ZONE 5 670 SF
2	ZONE 2 1010 SF	6	ZONE 6 1360 SF
3	ZONE 3 970 SF	7	ZONE 7 790 SF
4	ZONE 4 1500 SF		

IRRIGATION NOTES:

GENERAL:

1) LOCATE EXISTING UTILITY LINES PRIOR TO IRRIGATION TRENCHING.
2) INSTALL MAINLINES, LATERAL LINES, & EQUIPMENT IN PLANTING AREAS WHERE FEASIBLE & NOT UNDER PAVEMENT.
3) INSTALL MAINLINES/LATERAL LINES UNDER PAVING ONLY WHEN NECESSARY, INSIDE SCH 40 SLEEVE SIZED 2X MAINLINE PIPE SIZE.
4) WHERE LATERALS CROSS HARDSCAPE ELEMENTS, PLACE IN TRENCH WITH MAINLINE AS NECESSARY.
5) CONTRACTOR TO PROVIDE SHOP DRAWING NOTING IRRIGATION ROUTING PRIOR TO INSTALLATION FOR LA REVIEW/APPROVAL.

REMOTE CONTROL VALVES:

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7) PROVIDE AN EXTRA RED WIRE AT EACH VALVE BOX TO PERMIT THE SOLENOID TO BE SERVICED.

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10) HEAD-TO-HEAD COVERAGE & MATCHED PRECIPITATION REQUIRED FOR SPRAY IRRIGATION AT LAWN.
11) MINIMUM LATERAL SIZE TO BE ¾".
12) DEPTH OF COVER FOR MAINLINE TO BE 18".
13) DEPTH OF COVER FOR LATERAL LINES TO BE 12".
14) PROVIDE CONTROL WIRES IN SCHEDULE 40 PVC WHEN NOT LOCATED WITH MAINLINE.

0 5 20
2.5 10

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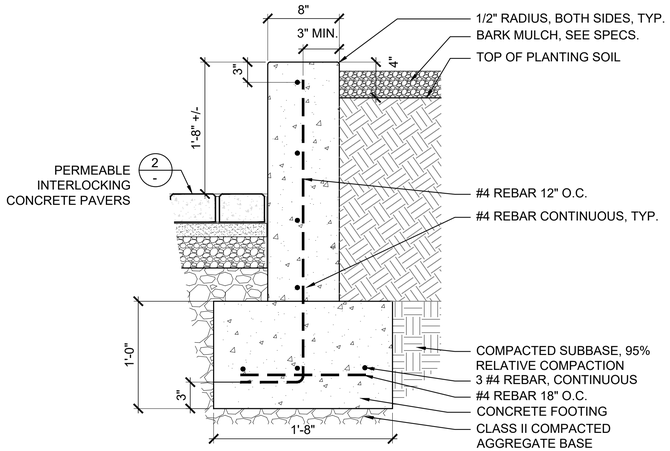
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SHEET TITLE:
IRRIGATION PLAN (EAST)

SHEET NUMBER:
L-5.1

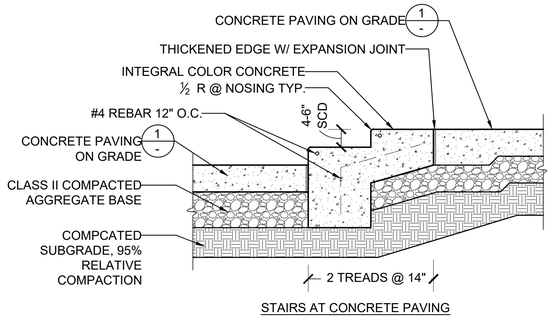


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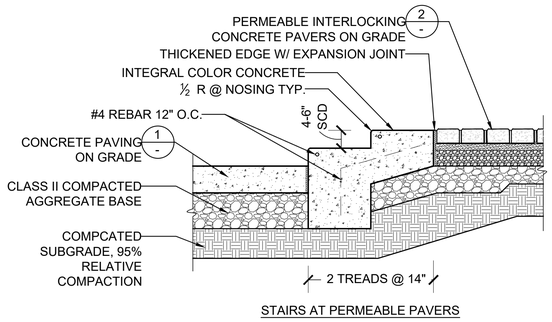
OWNER PURCHASED / INSTALLED SKATE STOPS TO BE APPLIED TO EXPOSED EDGE. SEE DETAIL 5, L-8.0

4 PLANTER WALL

SCALE: N.T.S.



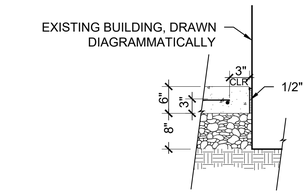
STAIRS AT CONCRETE PAVING



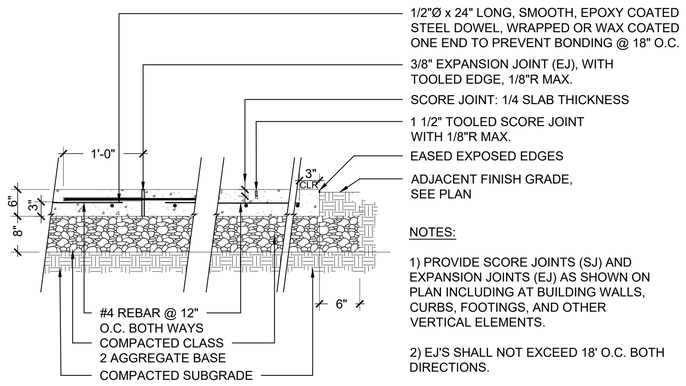
STAIRS AT PERMEABLE PAVERS

3 CONCRETE STAIRS

SCALE: N.T.S.



CONCRETE PAVING @ EXISTING BUILDING



NOTES:

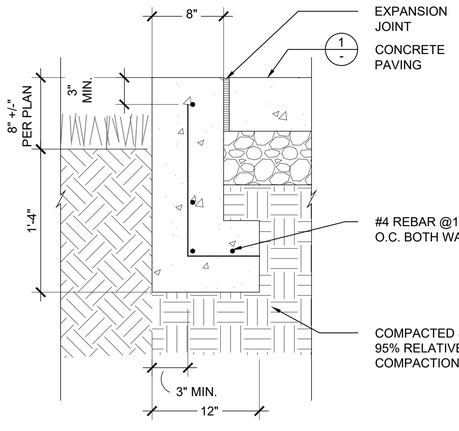
1) PROVIDE SCORE JOINTS (SJ) AND EXPANSION JOINTS (EJ) AS SHOWN ON PLAN INCLUDING AT BUILDING WALLS, CURBS, FOOTINGS, AND OTHER VERTICAL ELEMENTS.

2) EJ'S SHALL NOT EXCEED 18' O.C. BOTH DIRECTIONS.

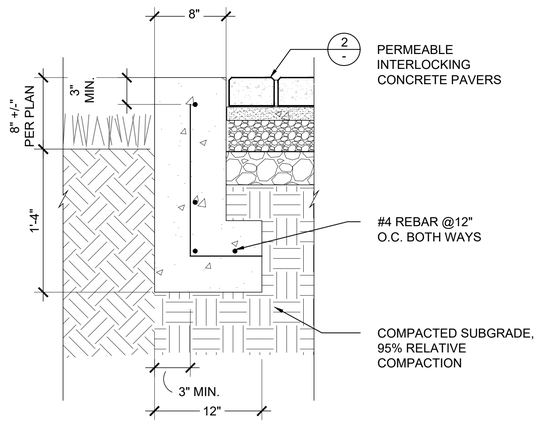
3) SEE MATEIRALS SCHEDULE/LEGEND FOR COLOR AND FINISH

1 CONCRETE PAVING

SCALE: N.T.S.



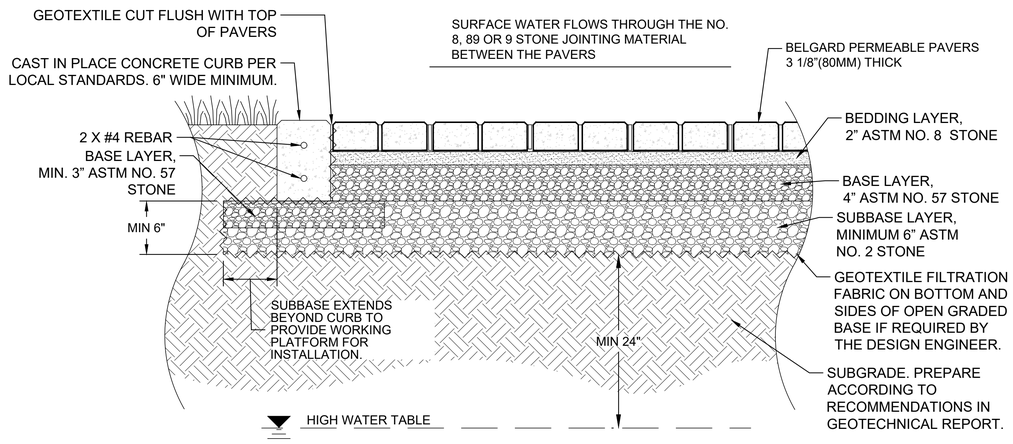
CURB WALL AT CONCRETE PAVING



CURB WALL AT PERMEABLE PAVERS

5 CONCRETE CURB WALL

SCALE: N.T.S.



DESIGN NOTES:

1. DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
2. PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
3. GEOTECHNICAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
4. WHERE THE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS REQUIREMENTS OF AASHTO M-288.
5. ASTM NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
6. STRICTLY PEDESTRIAN APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57 STONE.

2 PERMEABLE INTERLOCKING CONCRETE PAVERS

SCALE: N.T.S.

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APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT
JANE O. SEDONAEN
No. 5057
2-28-2020
Expiration Date
Signature
Date
STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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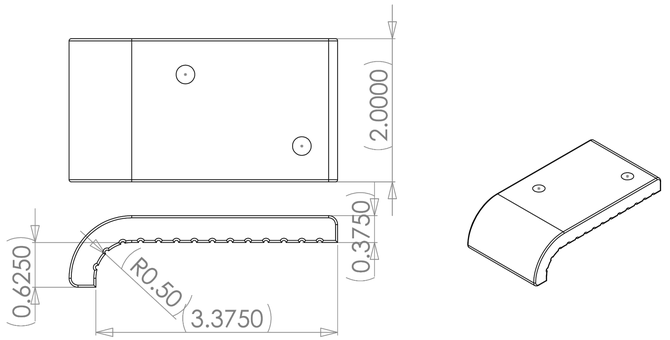
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CONSTRUCTION DETAILS

SHEET NUMBER:

L-7.0

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Material: 6061-T6 Aluminum.

Finish: Hard tumble to remove all machined and/or cut edges.
Type II Clear Anodize or Hard Anodize.

Anchoring: Two offset thru holes for Smart Pins.
Use anchors in conjunction with two-part epoxy.

Product Spacing: 18" from end of planters/walls and approximately 36" centers.

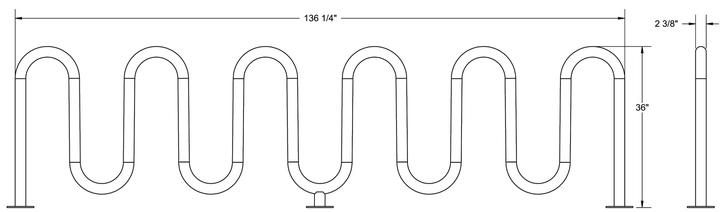
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FR0.5

SIZE A | DWG. NO. | REV.
SCALE | CAD FILE | SHEET | OF

5 SKATE STOPS
SCALE: N.T.S.

OVERALL DIMENSIONS



Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

theparkcatalog.com 1-866-280-9894 www.theparkcatalog.com

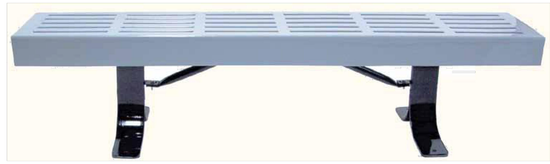
3 13 WAVE BIKE RACK
SCALE: N.T.S.

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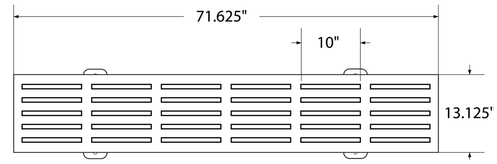
SPEC SHEET: B6SP

6' SLATTED BENCH WITHOUT BACK *PORTABLE* **Wt. 100 lbs**

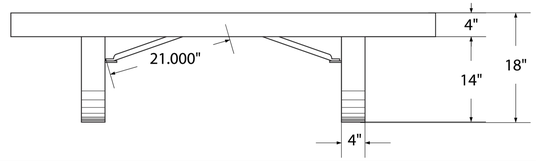
photo



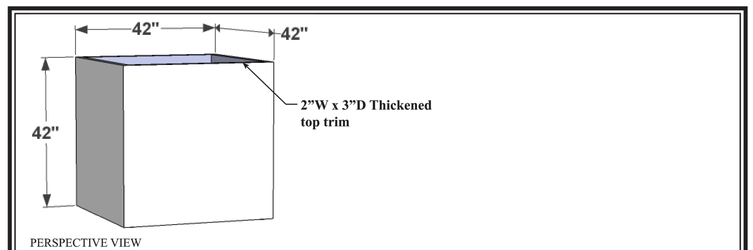
top view



front



1 6' SLATTED BENCH WITHOUT BACK
SCALE: N.T.S.



General Notes:
1. Locate drainage holes next to pads
2. If no drain holes are requested it is assumed proper drainage will be added in the field
Drainage: Yes___ No___

Date:
Scale: NTS
DB: GGG
CB:
Rep:
Order#:

Content: Titan Weathered Stone GFRC Planter
PN: C1-TIT-S4242
Color/Finish:
Customer Approval: _____

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4 PLANTER BOX
SCALE: N.T.S.

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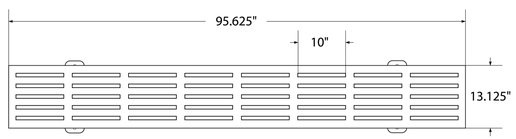
SPEC SHEET: B8SP

8' SLATTED BENCH WITHOUT BACK *PORTABLE* **Wt. 120 lbs**

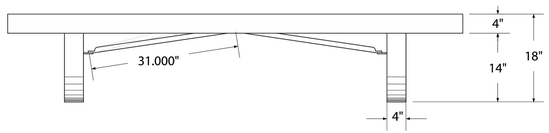
photo



top view



front



2 8' SLATTED BENCH WITHOUT BACK
SCALE: N.T.S.

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APN #77A-630-83-1

REGISTERED LANDSCAPE ARCHITECT JANE O. SEDONAEN No. 5057 2-28-2020 Expiration Date Signature Date STATE OF CALIFORNIA

Jane Sedonaen, Landscape Architect

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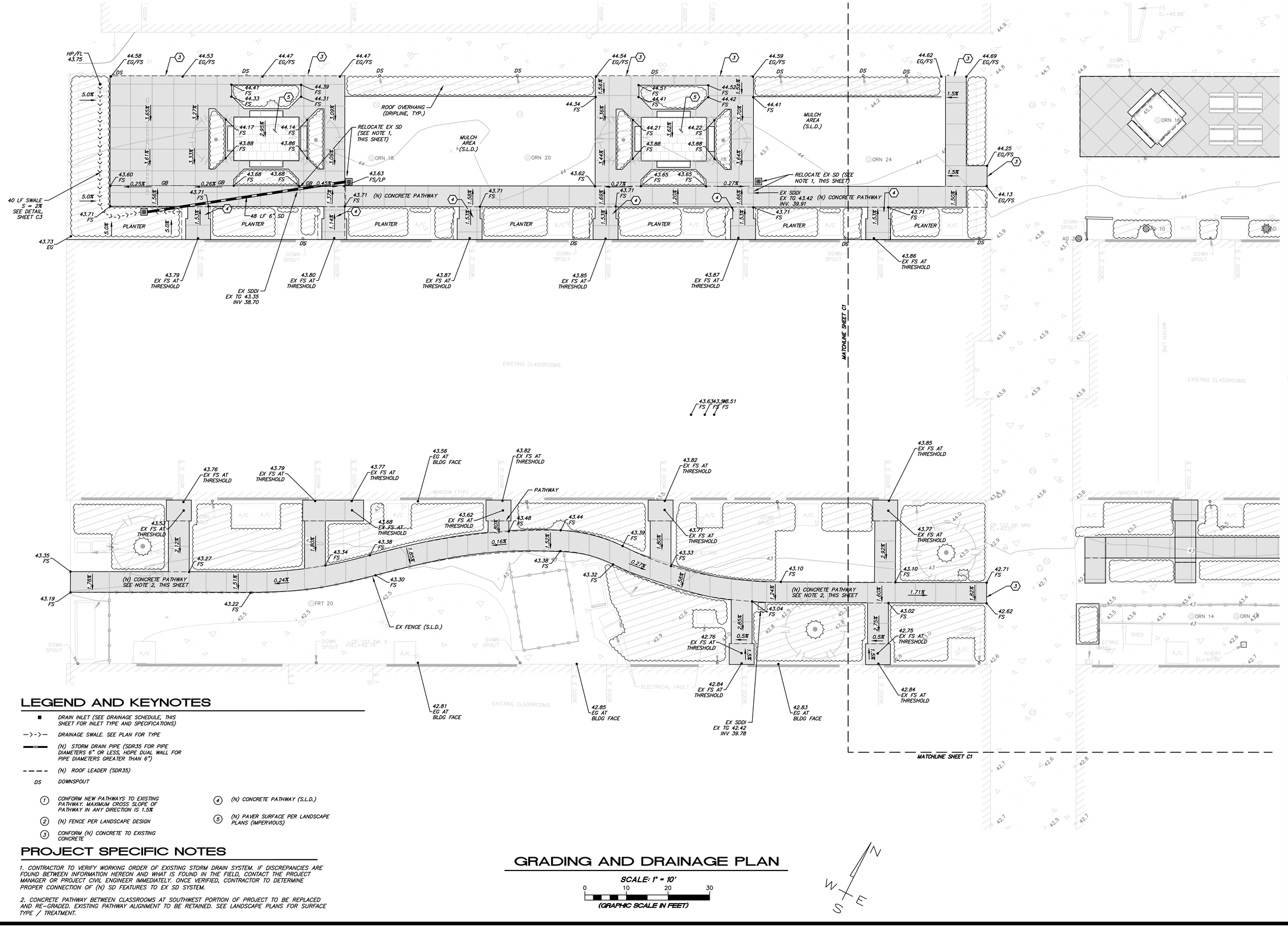
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SHEET TITLE:
SITE FURNISHINGS

SHEET NUMBER:
L-8.0



LEGEND AND KEYNOTES

- ■ DRAIN INLET (SEE DRAINAGE SCHEDULE, THIS SHEET FOR INLET TYPE AND SPECIFICATIONS)
- —>->— DRAINAGE SWALE. SEE PLAN FOR TYPE
- ▬▬ (N) STORM DRAIN PIPE (SDR35 FOR PIPE DIAMETERS 6" OR LESS, HDPE DUAL WALL FOR PIPE DIAMETERS GREATER THAN 6")
- - - - (N) ROOF LEADER (SDR35)
- DS DOWNSPOUT

1. CONFORM NEW PATHWAYS TO EXISTING PATHWAY. MAXIMUM CROSS SLOPE OF PATHWAY IN ANY DIRECTION IS 1.5%
2. (N) FENCE PER LANDSCAPE DESIGN
3. CONFORM (N) CONCRETE TO EXISTING CONCRETE
4. (N) CONCRETE PATHWAY (S.L.D.)
5. (N) PAVER SURFACE PER LANDSCAPE PLANS (IMPERVIOUS)

PROJECT SPECIFIC NOTES

1. CONTRACTOR TO VERIFY WORKING ORDER OF EXISTING STORM DRAIN SYSTEM. IF DISCREPANCIES ARE FOUND BETWEEN INFORMATION HEREON AND WHAT IS FOUND IN THE FIELD, CONTACT THE PROJECT MANAGER OR PROJECT CIVIL ENGINEER IMMEDIATELY. ONCE VERIFIED, CONTRACTOR TO DETERMINE PROPER CONNECTION OF (N) SD FEATURES TO EX SD SYSTEM.

2. CONCRETE PATHWAY BETWEEN CLASSROOMS AT SOUTHWEST PORTION OF PROJECT TO BE REPLACED AND RE-GRADED. EXISTING PATHWAY ALIGNMENT TO BE RETAINED. SEE LANDSCAPE PLANS FOR SURFACE TYPE / TREATMENT.

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

N W E S

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
◆ CIVIL ENGINEERING ◆ SURVEYING ◆
◆ LAND PLANNING SERVICES ◆
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368

REGISTERED PROFESSIONAL ENGINEER ★ CORT L. MUNSELLE ★ No. 69941 ★ Exp. 9-30-20 ★ STATE OF CALIFORNIA ★ CIVIL

CORT L. MUNSELLE
RCE 69941
DATE

JOHN MUIR MIDDLE SCHOOL
GRADING AND DRAINAGE PLAN

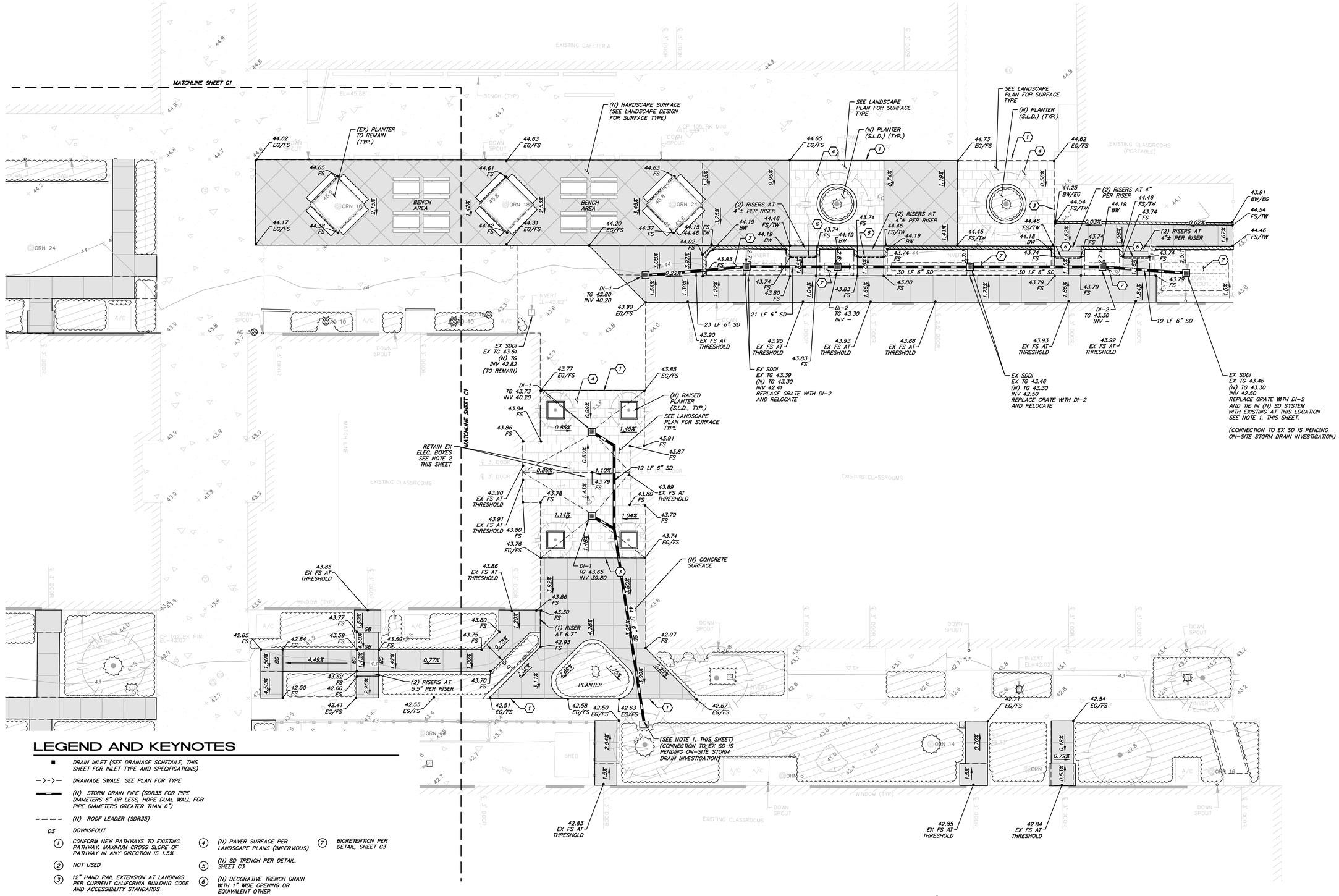
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1444 WILLIAMS ST.
SAN LEANDRO, CA

NOVEMBER 13, 2019

JOB NO. 38-19

SHEET NO. C1 OF 3 SHEETS

\\MCE-LAPTOP09\DROPBOX\DVC JOBS\2019\38-19 JOHN MUIR MIDDLE SCHOOL (DVC)\DWGS\38-19 IP.DWG 11/20/2019 12:19 PM CO



LEGEND AND KEYNOTES

- ■ DRAIN INLET (SEE DRAINAGE SCHEDULE, THIS SHEET FOR INLET TYPE AND SPECIFICATIONS)
- —>->— DRAINAGE SWALE. SEE PLAN FOR TYPE
- ═══ (N) STORM DRAIN PIPE (SDR35 FOR PIPE DIAMETERS 6" OR LESS, HDPE DUAL WALL FOR PIPE DIAMETERS GREATER THAN 6")
- - - - (N) ROOF LEADER (SDR35)
- DS DOWNSPOUT
- (1) CONFORM NEW PATHWAYS TO EXISTING PATHWAY. MAXIMUM CROSS SLOPE OF PATHWAY IN ANY DIRECTION IS 1.5%
- (2) NOT USED
- (3) 12" HAND RAIL EXTENSION AT LANDINGS PER CURRENT CALIFORNIA BUILDING CODE AND ACCESSIBILITY STANDARDS
- (4) (N) PAVER SURFACE PER LANDSCAPE PLANS (IMPERVIOUS)
- (5) (N) SD TRENCH PER DETAIL, SHEET C3
- (6) (N) DECORATIVE TRENCH DRAIN WITH 1" WIDE OPENING OR EQUIVALENT OTHER
- (7) BIORETENTION PER DETAIL, SHEET C3

PROJECT SPECIFIC NOTES

1. CONTRACTOR TO VERIFY WORKING ORDER OF EXISTING STORM DRAIN SYSTEM. IF DISCREPANCIES ARE FOUND BETWEEN INFORMATION HEREON AND WHAT IS FOUND IN THE FIELD, CONTACT THE PROJECT MANAGER OR PROJECT CIVIL ENGINEER IMMEDIATELY. ONCE VERIFIED, CONTRACTOR TO DETERMINE PROPER CONNECTION OF (N) SD FEATURES TO EX SD SYSTEM.

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

N W E S

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MUNSELLE CIVIL ENGINEERING
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LAND PLANNING SERVICES ❖
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0368
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER CORT L. MUNSELLE No. 69941 Exp. 9-30-20 STATE OF CALIFORNIA CIVIL

CORT L. MUNSELLE RCE 69941 DATE

JOHN MUIR MIDDLE SCHOOL
GRADING AND DRAINAGE PLAN

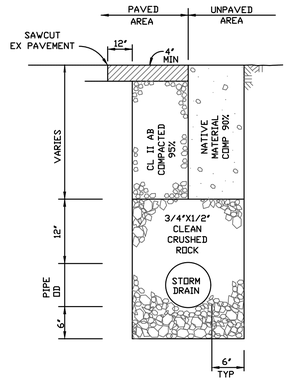
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SAN LEANDRO, CA

NOVEMBER 13, 2019

JOB NO. 38-19

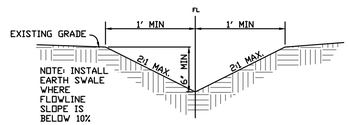
SHEET NO. C2 OF 3 SHEETS

\\MCE-LAPTOP09\DROPBOX\DVC JOBS\2019\38-19 JOHN MUIR MIDDLE SCHOOL (DVC)\DWGS\38-19 IP.DWG 11/20/2019 12:19 PM CO



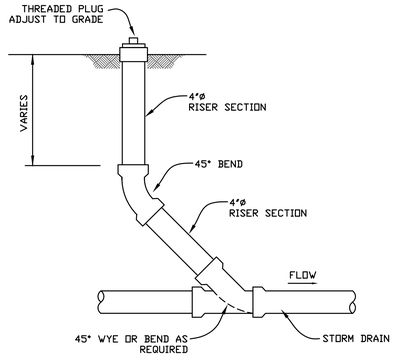
STORM DRAIN TRENCH

NOT TO SCALE



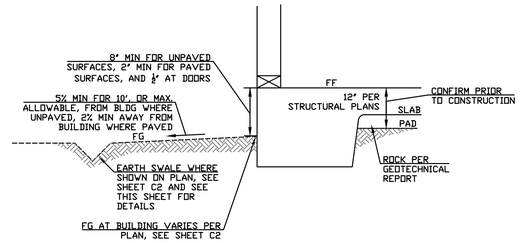
EARTH SWALE

NOT TO SCALE



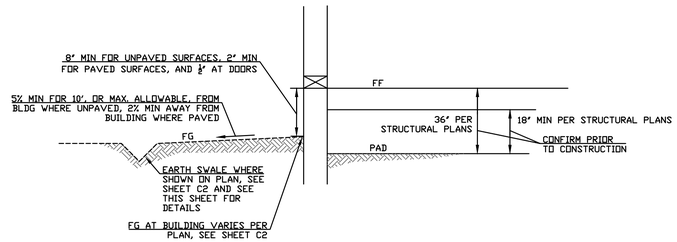
STORM DRAIN CLEANOUT

NOT TO SCALE



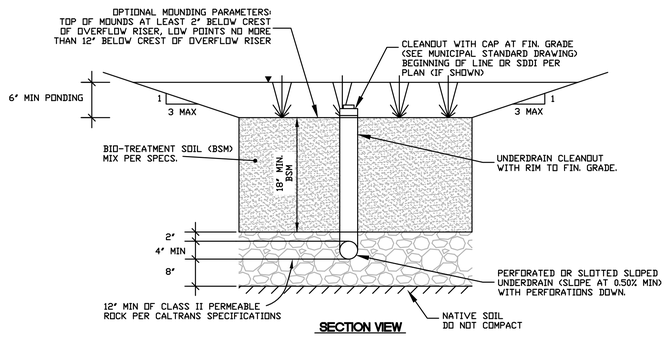
TYPICAL GRADING AT BUILDING EXTERIOR DETAIL 1

NOT TO SCALE



TYPICAL GRADING AT BUILDING EXTERIOR DETAIL 2

NOT TO SCALE



BIORETENTION AREA (MAXIMIZED INFILTRATION)

NOT TO SCALE

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CORT L. MUNSELLE
RCE 69941
DATE

JOHN MUIR MIDDLE SCHOOL

DETAILS

APN 077A-0630-083-01
1444 WILLIAMS ST.
SAN LEANDRO, CA

NOVEMBER 13, 2019

JOB NO.
38-19

SHEET NO.
C3
OF 3 SHEETS