

1 ALLEY DIMENSIONS
 1/8" = 1'-0"

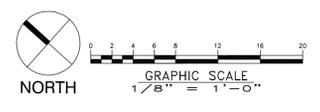
△	PLANNING COMMENTS #3	11-19-12
△	PLANNING APPLICATION RESUBMITTAL	11-09-12
0	PC PUBLIC HEARING SET	09-24-12
NO.	REVISION	DATE

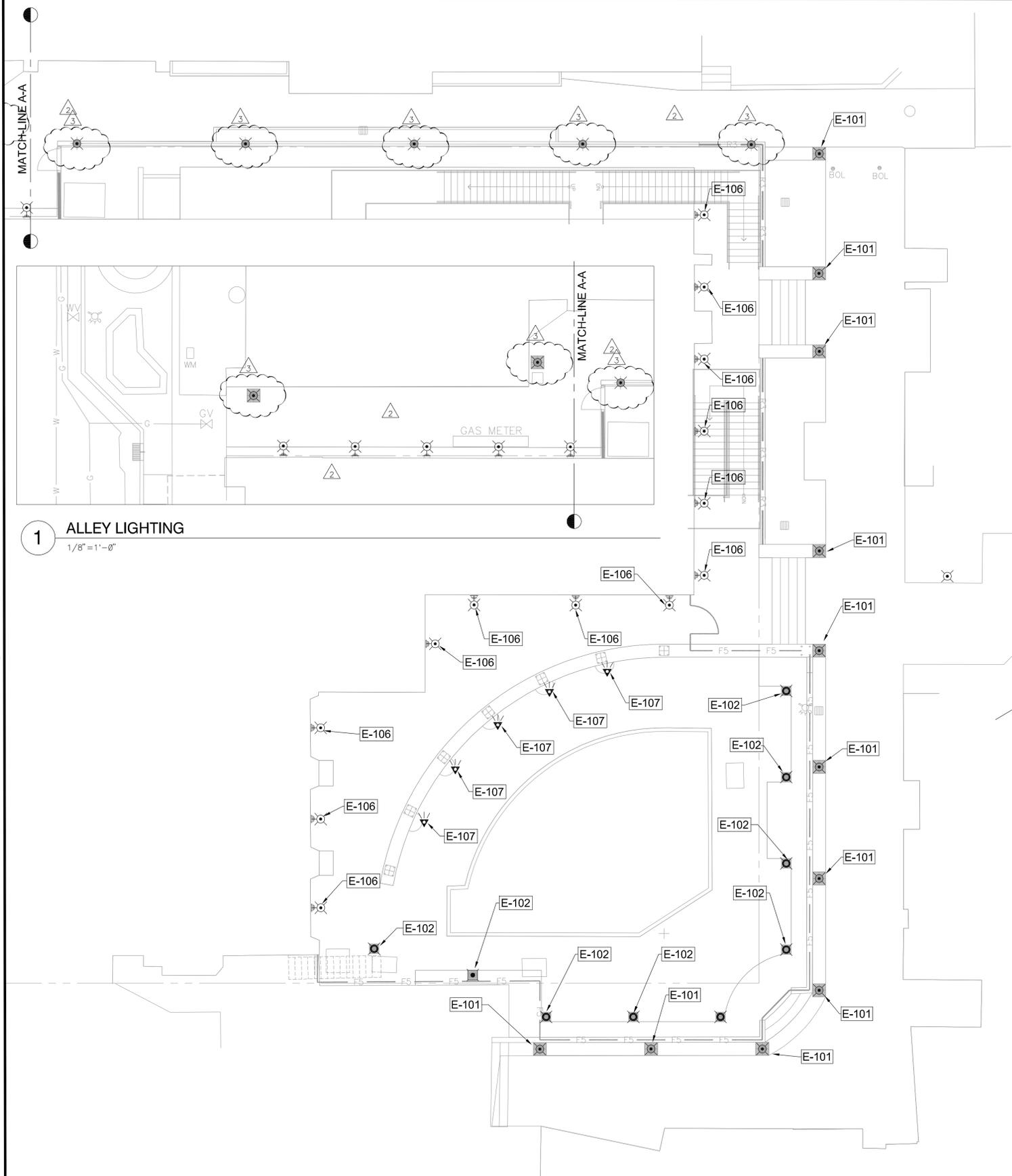
Paesaggio
 LANDSCAPE ARCHITECTURE
 240 NORTH BROADWAY SUITE 208
 PORTLAND, OREGON 972027
 PHONE: 503.239.5331



DRAPER UNIVERSITY
 44 East Third Avenue
 San Mateo, CA 94403

BUILDING	
PROJECT NO.	2012-00640
DRAWN BY	DW
DATE	19 NOVEMBER 2012
SCALE	1" = 8'-0"
TITLE	DIMENSION PLAN
NUMBER	L1.02





1 ALLEY LIGHTING
1/8" = 1'-0"



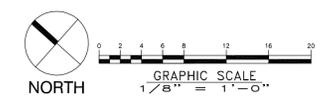
LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	POLE LIGHT WITH ARMS FOR HANGING BASKETS AND BANNERS (THE BANNERS ON THE LIGHT POLES REQUIRE A SEPARATE PERMIT AND ARE SHOWN FOR REFERENCE ONLY)	22	2/L1.04
	BOLLARD LIGHT	9	
	FLOOD LIGHT MOUNTED ON BUILDING TO ILLUMINATE PLAZA	18	2
	UPLIGHT TO ILLUMINATE ARBOR	5	

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LIGHTING DESCRIPTION	QTY	DETAIL
E-101	POLE LIGHT WITH ARMS FOR HANGING BASKETS AND BANNERS (THE BANNERS ON THE LIGHT POLES REQUIRE A SEPARATE PERMIT AND ARE SHOWN FOR REFERENCE ONLY)	22	L1.04
E-102	PROPOSED BOLLARD LIGHT	9	L1.04
E-106	FLOOD LIGHT MOUNTED ON BUILDING TO ILLUMINATE PLAZA	18	
E-107	UPLIGHT TO ILLUMINATE ARBOR	5	

SYMBOL	FENCE DESCRIPTION	QTY	DETAIL
F-101	PROPOSED 36 INCH RAILING	158 LF	
F-102	PROPOSED 6 FT. POOL FENCE ENCLOSURE PER CITY CODE CHAPTER 23.44 SWIMMING POOLS	200 LF	



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BUILDING	
PROJECT NO.	2012-00640
DRAWN BY	DW CHKD BY CS DATE 09/19/12
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TITLE	EXTERIOR LIGHTING PLAN
NUMBER	L1.03



1 POOL ARBOR
NTS



2 POOL AROBOR
NTS



3 POOL FENCE ENCLOSURE
NTS



4 METAL RAILING
NTS



5 3'-0" x 6'-0" DOUBLE GATE @ ASTARIA TRASH/RECYCLING AREA
NTS



6 AERIAL VIEW FROM SOUTH SHOWING HARDSCAPE
NTS



7 AERIAL VIEW FROM SOUTH SHOWING PLANTING
NTS



8 AERIAL VIEW FROM SOUTH
NTS



9 AERIAL VIEW FROM WEST
NTS

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SEAL

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PROJECT NO.	2012-00640				
DRAWN BY	DW	CHKD BY	CS	DATE	09/19/12
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NUMBER	L1.04				



1 STAIRS AND SEATING HARDSCAPE
NTS



2 STAIRS AND SEATING WITH PLANTING
NTS



3 POOL DECK AND ALLEY
NTS



4 EXISTING SEMI-CIRCULAR STAIRS WITH NEW FENCE AND GATE
NTS



5 MAIN GATE
NTS



6 POOL ENCLOSURE FENCE SHOWN AT EXISTING STAIRS
NTS



7 POOL ARBOR AND FLOOD LIGHT ON BUILDING
NTS



8 POOL ENCLOSURE FENCE SHOWN AT EXISTING STAIRS
NTS



9 CURVED POOL ARBOR
NTS

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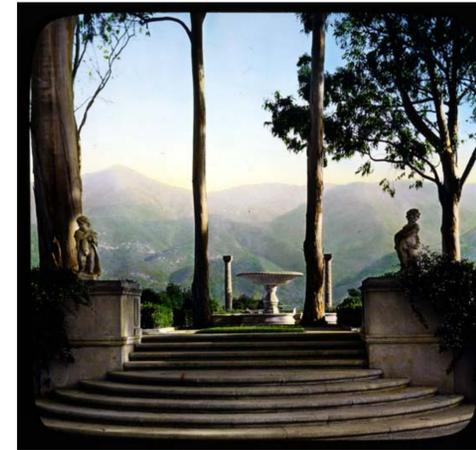
PROJECT NO.	2012-00640				
DRAWN BY	DW	CHKD. BY	CS	DATE	09/19/12
DATE	09 NOVEMBER 2012				
SCALE	AS NOTED				
TITLE	HARDSCAPE DETAILS				
NUMBER	L1.05				



1 POOL ENCLOSURE FENCE
NTS



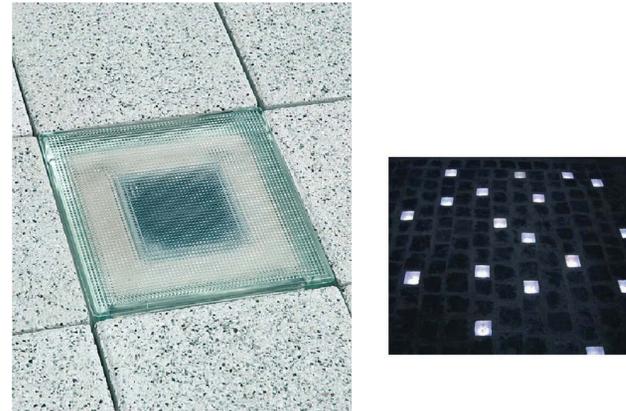
2 CURVED ARBOR IMAGE
NTS



3 STAIR IMAGE
NTS



4 POLE LIGHT IMAGES
NTS



5 GLOWING RECESSED PAVER IMAGE
NTS



6 MAIN GATE IMAGE
NTS



7 RAILING AND STAIR RAILING IMAGE
NTS



CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM
GINKGO BILOBA GINKGO TREE
CARPINILACETSTROMEA INDICA CRAPE MYRTLE

8 TREE IMAGES
NTS



9 COLORFUL PLANTING IMAGE
NTS

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NUMBER	L1.06				



1 AERIAL VIEW TO NORTH ALLEY
NTS



2 AERIAL VIEW LOOKING DOWN ALLEY TOWARDS 3RD STREET
NTS



3 GROUND VIEW LOOKING DOWN ALLEY TOWARDS 3RD STREET
NTS



4 VIEW FROM EAST TO EAST GATE AND ALLEY PLANTERS
NTS



5 VIEW FROM WEST TO ALLEY PLANTERS AND ALLEY LIGHTS
NTS



6 GROUND VIEW FROM WEST OF WEST GATE AND GREEN WALL
NTS



7 ENCLOSURE GATE WITH PANIC BAR AT FREIGHT ELEVATOR
NTS



8 VIEW OF FRONT SIDE OF GATE WITH PANIC BAR
NTS



9 VIEW OF BACK AND FRONT SIDE OF GATE WITH PANIC BAR
NTS

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DATE	09 NOVEMBER 2012				
SCALE	AS NOTED				
TITLE	HARDSCAPE DETAILS				
NUMBER	L1.07				

GENERAL PLANTING NOTES:

- ALL PLANTING AREAS SHALL SLOPE A MINIMUM OF 4% POSITIVE FALL AWAY FROM BUILDING FOUNDATIONS FOR A DISTANCE OF 5'-0" MINIMUM. PROVIDE 2% MINIMUM POSITIVE DRAINAGE AT ALL OTHER PLANTING AREAS. IF FOUNDATION PLANTING IS ENCLOSED BY PAVING, CATCH BASINS SHALL BE PROVIDED.
- REFER TO THE FINISH GRADING DOCUMENTS FOR LANDSCAPE AREA DRAIN AND HARDSCAPE AREA DRAIN LOCATIONS AND DETAILS.
- ALL BACKFILL AND COMPACTION SHALL CONFORM TO THE PRACTICES ESTABLISHED BY THE PROJECT CIVIL AND GEOTECHNICAL ENGINEERS. THE CONTRACTOR SHALL BACKFILL ALL PLANTING PITS ON ENGINEERED BANKS USING THE EXISTING EXCAVATED NON-AMENDED SOIL AS BACKFILL.
- REFER TO THE CIVIL ENGINEER'S AND ARCHITECT'S DOCUMENTS FOR FINISH FLOOR ELEVATIONS TO CONFIRM ACCURACY BETWEEN DISCIPLINES. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF DISCREPANCY BEFORE COMMENCEMENT OF PLANTING.
- ALL NEW AREAS TO RECEIVE PLANTING SHALL REQUIRE SOIL AMENDMENT EXCEPT AT THE ENGINEERED BANKS STEEPER THAN 3:1. SEE SPECIFICATION NUMBER 32 91 13 SOIL PREPARATION.
- ALL QUANTITIES ARE FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DETERMINATION OF QUANTITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL TRADES AS REQUIRED TO ACCOMPLISH THE PLANTING OPERATIONS.
- THE CONTRACTOR SHALL HAVE SITE GRADED TO ±.10 PRIOR TO PLANTING INSTALLATION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 14 DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION SCHEDULES.
- TREES SHALL BE LOCATED A MINIMUM OF 5-FOOT FROM WALLS, OVERHEADS, WALKS, HEADERS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
- GROUND COVERS SHALL BE TRIANGULARLY SPACED.
- GROUND COVERS SHALL BE HELD BACK FROM EDGE OF PAVEMENTS AND OTHER EDGES TO A DISTANCE EQUAL TO THEIR TRIANGULAR SPACING. HOLD GROUND COVERS 30" BACK FROM CROWN OF TREES AND SHRUBS AND VINES.
- TEST TREE PITS FOR PROPER DRAINAGE PRIOR TO PLANTING. NOTIFY THE OWNER'S REPRESENTATIVE IF PROBLEMS EXIST.

GENERAL IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT IS ADEQUATE TO SUPPORT THE VEGETATION SELECTED. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED SO AS TO LIMIT RUNOFF AND OVERSPRAY. THE ZONING ADMINISTRATOR MAY DETERMINE THAT, DUE TO THE CONDITIONS REQUIRED BY NATIVE PLANTINGS AN AUTOMATIC IRRIGATION SYSTEM WOULD NOT BE NECESSARY, AND MAY APPROVE AN ALTERNATIVE METHOD OF WATERING.
- BACKFLOW PREVENTION. BACKFLOW PREVENTION DEVICE FOR THE IRRIGATION SYSTEM SHALL BE LOCATED IN AREAS LEAST NOTICEABLE FROM VIEW AND SHALL CONSIST OF ONE OF THE FOLLOWING:
 - A PRESSURE-TYPE VACUUM BREAKER LOCATED TWELVE INCHES (12") ABOVE THE HIGHEST WATER OUTLET OR PIPING DOWNSTREAM;
 - A REDUCED PRESSURE-TYPE BACKFLOW PREVENTION DEVICE LOCATED TWELVE INCHES (12") ABOVE FINISHED GRADE; OR
 - ATMOSPHERIC-TYPE VACUUM BREAKERS LOCATED DOWNSTREAM FROM EACH CONTROL VALVE AND TWELVE INCHES (12") ABOVE THE HIGHEST WATER OUTLET OR PIPING DOWNSTREAM.
- SEPARATION OF ZONES. TURFGRASS, NON-DROUGHT TOLERANT PLANTINGS AND DROUGHT TOLERANT PLANTINGS SHALL ALL BE IRRIGATED WITH SEPARATE VALVES.
- LOW VOLUME WATER DISTRIBUTION. LOW VOLUME HEADS AND EMITTERS SHALL BE USED WHERE SITE CONDITIONS ARE APPROPRIATE SUCH AS ON WIND PROTECTED HILLSIDES. LOW VOLUME IS DEFINED AS EMITTING LESS THAN 0.75 INCHES PER HOUR OF WATER.
- AUTOMATIC MOISTURE SENSOR. ALL IRRIGATION SYSTEMS WITH OVER 20,000 SQUARE FEET OF AREA IRRIGATED WITH SPRAY SYSTEMS SHALL CONTAIN AT LEAST ONE AUTOMATIC MOISTURE SENSOR DEVICE PER TYPE OF ZONE (E.G. LAWN OR GROUND COVER).
- TREE AND SHRUB DRIP SYSTEM. ALL TREES AND SHRUBS SHALL BE IRRIGATED WITH A DRIP OR BUBBLER SYSTEM, WITH THE EXCEPTION OF SHRUBS PLANTED WITH GROUND COVER, WHICH MAY BE IRRIGATED WITH A SPRAY SYSTEM. (ORD. 1991-7 § 2, 1991; ORD. 1989-34, § 1, 1989).

GENERAL SOIL AMENDMENT NOTES

- LANDSCAPE COMPATIBILITY AND SOIL TESTING.
 - THE LOCATION AND NATURE OF ALL LANDSCAPING SHALL BE COMPATIBLE WITH THE SOIL, AMENDMENTS, EXISTING PLANTINGS TO REMAIN AND CHARACTER OF THE LANDSCAPING IN THE VICINITY. FOR PROJECTS WITH OVER 10,000 SQ. FT. OF LANDSCAPE AREA OR IN AREAS OF QUESTIONABLE SOILS SUCH AS THE FOOTHILLS OR AREAS OF BAY FILL, SOILS TESTING SHALL BE REQUIRED. TESTING SHALL BE PERFORMED BY A PROFESSIONAL TESTING LABORATORY. SOIL SHALL BE AMENDED ACCORDING TO TEST REPORT RECOMMENDATIONS. (ORD. 1989-34, § 1, 1989).

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
	2	ACER PALMATUM / JAPANESE MAPLE	24"BOX	
	9	LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE MULTI-TRUNK	24"BOX	
STREET TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
	8	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	24"BOX	
	5	GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	24"BOX	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
	41	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	5 GAL	
	8	AGAPANTHUS AFRICANUS 'BABY PETE' / LILY OF THE NILE	5 GAL	
	11	AZALEA ENCORE 'AUTUMN RUBY' TM / AUTUMN RUBY AZALEA	5 GAL	
	43	DIANELLA TASMANICA 'BLUEBERRY' / BLUEBERRY FLAX LILY	5 GAL	
	16	DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY	5 GAL	
	7	HYDRANGEA MACROPHYLLA 'PINK N PRETTY' TM / PINK 'N PRETTY HYDRANGEA	5 GAL	
	30	NANDINA DOMESTICA 'SIENNA SUNRISE' / HEAVENLY BAMBOO	5 GAL	
	32	PITTOSPORUM TENUIFOLIUM 'GOLF BALL' / TAWHIWHI	15 GAL	
	29	PITTOSPORUM TOBIRA 'TURNER'S VARIEGATED DWARF' / VARIEGATED DWARF PITTOSPORUM	5 GAL	
	23	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL	
	23	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	
VINE/ESPALEIER	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL
	5	CAMPISIS RADICANS 'YELLOW TRUMPET' / TRUMPETVINE	5 GAL	

IRRIGATION AND PLANTING REFERENCE NOTE SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	IRRIGATION POINT OF CONNECTION AND BACKFLOW DEVICE. (SHOWN OUTSIDE PLANTING AREA FOR CLARITY). FINAL LOCATION TO BE CHOSEN BY THE ENGINEER IN THE FIELD. INSTALL INSIDE BFP CAGE. CONSOLE WITH SHRUBS.		
	GREEN WALL		
	ORGANIC MULCH 3-INCH DEEP PROVIDE SOILS FERTILITY TESTING AND AMEND SOILS ACCORDINGLY	1,284 SF	

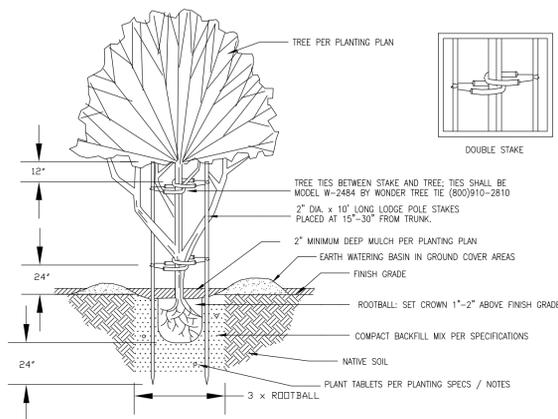
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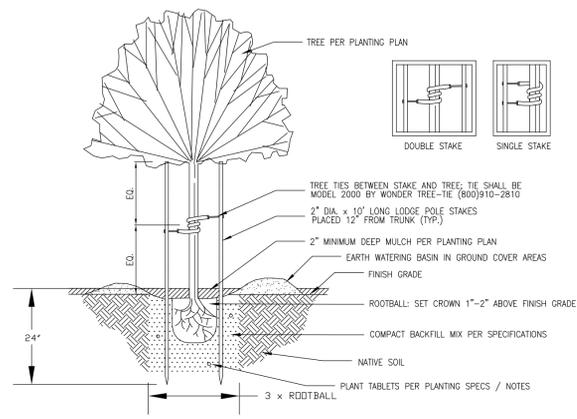
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BUILDING	
PROJECT NO.	2012-00640
DRAWN BY	DW CHKD BY CS DATE 09/19/12
DATE	19 NOVEMBER 2012
SCALE	-
TITLE	PLANTING SCHEDULE AND NOTES
NUMBER	L2.00



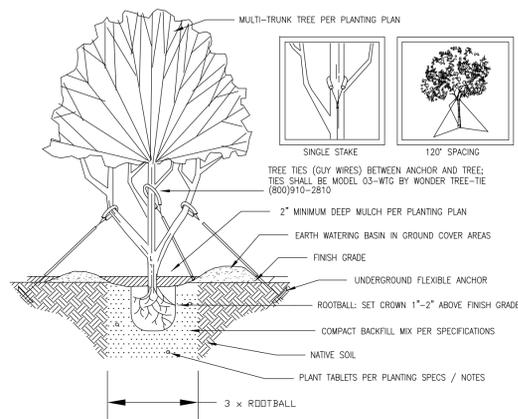
NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. PROVIDE EXPANDABLE TRUNK GUARD IN TURF AREAS.
 3. FOR RECOMMENDED APPLICATION OF THIS TREE TIE MODEL REFER TO DRAWING 148-010.

1 W-2484 TREE TIE DETAIL W/DOUBLE STAKE
 N.T.S.



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. PROVIDE EXPANDABLE TRUNK GUARD IN TURF AREAS.
 3. FOR RECOMMENDED APPLICATION OF THIS TREE TIE MODEL REFER TO DRAWING 148-010.

2 W-2000 TREE TIE DETAIL W/SINGLE OR DOUBLE STAKE
 N.T.S.



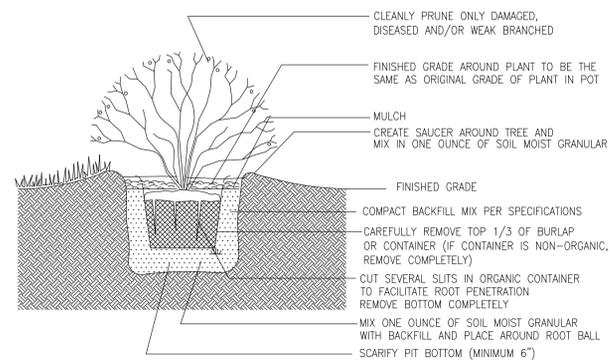
NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. PROVIDE EXPANDABLE TRUNK GUARD IN TURF AREAS.
 3. FOR RECOMMENDED APPLICATION OF THIS TREE TIE MODEL REFER TO DRAWING 148-010.
 4. ANGLE GUY LINES 45° TO FINISH GRADE (TYP.)
 5. SPACING BETWEEN GUY LINES SHALL BE ±100'

3 MODEL 03-WTG MULTI TRUNK DETAIL TREE TIE DETAIL
 N.T.S.

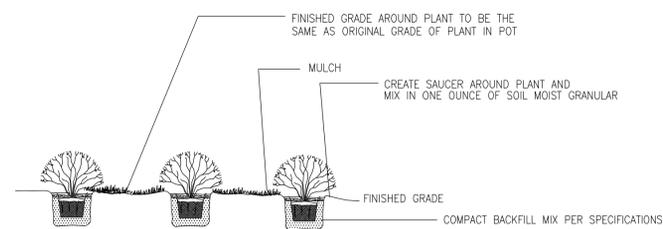
TREE TIE	APPLICATION	STAKES
W-1446	DOUBLE STAKE; 5-15 GAL.	8"-15" FROM TRUNK
W-2484	DOUBLE STAKE; 5GAL.-24"BOX	15"-30" FROM TRUNK
W-2000	MULTI AND LOW BRANCHING TREES	
	SINGLE/DOUBLE STAKE; 5GAL. - 24" BOX	12" FROM TRUNK
03-WTG	PUBLIC/HIGH TRAFFIC AREAS	
	TREE GUYING; 36"-72"BOX	ANGLE LINES 45°
	(3 LINES PER TREE; 1 STAKE PER LINE)	TO FINISH GRADE
03-WTG		CROSS LINES/STAKE
(SLOPE)	TREE GUYING; 36"-72"BOX	AT TOP OF SLOPE
	(1 LINE PER TREE; 2 STAKES PER LINE)	

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR CORRESPONDING DRAWINGS REFER TO 148-001 - 148-010.

4 TREE TIE APPLICATION CHART
 N.T.S.



5 SHRUB INSTALLATION
 N.T.S.



6 GROUND COVER INSTALLATION FROM FLATS OR 4" POTS
 N.T.S.

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FINISH GRADING LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR (VERIFY ON PROJECT SURVEY)
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION @ PAVEMENT SURFACE
	PROPOSED SPOT ELEVATION AT TOP OF SOIL IN LEVEL TOPPED PLANT BEDS, LAWN OR UNPAVED SURFACE
	EXISTING SPOT ELEVATION TO REMAIN, ELEVATION INTERPOLATED BETWEEN TWO PROPOSED SPOT ELEVATIONS, OR CIVIL ELEVATION.
	TOP OF CURB ELEVATION. (REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR ALL TOP AND BOTTOM OF OF CURB ELEVATIONS) BOTTOM OF CURB (GUTTER) ELEVATION.
	TOP OF WALL ELEVATION. BOTTOM OF WALL (FINISH GRADE) ELEVATION
	TOP OF STAIR ELEVATION. BOTTOM OF STAIR ELEVATION
	CONCRETE BAND IN LIEU OF CURB, OR CURB TRANSITION
	TOP OF CURB OR FINISH SURFACE ELEVATION WHEN EXISTING ELEVATION IS UNKNOWN AND NEW WORK IS TO MATCH EXISTING
	DRAINAGE SWALE SHOWING RATE OF FALL IN PERCENT
	DRAINAGE PLANES SHOWING BREAKS IN SLOPE AND DIRECTION OF FALL IN PERCENT.
	DIRECTION OF SLOPE SHOWING RATE OF FALL IN PERCENT
	LOW POINT OF FINISHED SURFACE
	HIGH POINT OF FINISHED SURFACE
	CATCH BASIN (RIM) ELEVATION (REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR INVERT ELEV., DETAILS, AND SUBSURFACE DRAINAGE PIPE)
	AREA DRAIN (RIM) ELEVATION (REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR INVERT ELEV., DETAILS, AND SUBSURFACE DRAINAGE PIPE)
	RIM ELEVATION (FOR ANY TYPE OF DRAIN INLET: TRENCH, CATCH BASIN, AREA DRAIN, DECK DRAIN, FLOOR DRAIN) (REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR INVERT ELEV., DETAILS, AND SUBSURFACE DRAINAGE PIPE)
	INVERT ELEVATION (REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR INVERT ELEV., DETAILS, AND SUBSURFACE DRAINAGE PIPE)
	DRAIN INLET RIM ELEVATION (REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR INVERT ELEV., DETAILS, AND SUBSURFACE DRAINAGE PIPE)
	EXISTING ELEMENT OR STRUCTURE
	AREA DRAIN IN PLANTING AREA
	CATCH BASIN IN PLANTING AREA
	AREA DRAIN IN PAVING
	CATCH BASIN IN PAVING
	4-INCH DIA. FLEXIBLE ADS PERFORATED PIPE
	TOP OF BANK
	BOTTOM OF BANK
	ELEVATION OF THE BOTTOM OF THE INSIDE PIPE WALL
	CIVIL SPOT ELEVATION AT TIME OF PRINTING SEE CURRENT CIVIL DOCUMENTS.

FINISH GRADING NOTES

- HOLD PAVING DOWN 1/8-INCH BELOW FINISH FLOOR AT ALL DOOR CONNECTIONS.
- ALL PLANTING AREAS SHALL SLOPE A MINIMUM OF 4% POSITIVE FALL AWAY FROM BUILDING FOUNDATIONS FOR A DISTANCE OF 5'-0" MINIMUM.
- ALL PLANTING AREAS SHALL BE HELD A MINIMUM DISTANCE OF 6 INCHES BELOW FINISH FLOOR.
- REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR DETAILS OF AREA DRAINS AND CATCH BASINS IN LANDSCAPE AREAS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS OF AREA DRAINS WITHIN HARDSCAPE.
- REFER TO THE CIVIL ENGINEER'S DOCUMENTS FOR INVERT ELEVATIONS AND CONNECTIONS TO STORM LINES.
- REFER TO THE CIVIL ENGINEER'S AND ARCHITECTS DOCUMENTS FOR FINISH FLOOR ELEVATIONS TO CONFIRM ACCURACY BETWEEN DISCIPLINES. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF DISCREPANCY.
- PROVIDE 1 PERCENT MINIMUM AND 2 PERCENT MAXIMUM CROSS SLOPE ON ALL SIDEWALKS.
- PROVIDE A 2% MAXIMUM SLOPE AT ALL DOORWAYS FOR A DISTANCE OF 6'-0" FROM F.O.B..
- UNLESS OTHERWISE NOTED ON THE LANDSCAPE ARCHITECTS PLANS, INSTALL ALL DRAINS HORIZONTALLY AND VERTICALLY, AS INDICATED ON THE CIVIL ENGINEER'S DOCUMENTS.
- PROVIDE POSITIVE DRAINAGE AT ALL PAVING AND PLANTING AREAS AWAY FROM THE BUILDINGS TOWARDS THE NEAREST AREA DRAIN.
- FIRST TREAD OF STAIR IS FLUSH WITH ADJACENT PAVEMENT AT TOP OF STAIRCASE. SEE DETAILS.
- ALL TOP OF CURB (TC) ELEVATIONS ARE TO BE INSTALLED FROM THE CIVIL ENGINEER'S DOCUMENTS. THE TOP OF CURB INDICATED ON THIS SHEET ARE FOR INFORMATIONAL PURPOSES ONLY. ALL PROPOSED GRADES INSIDE THE CURB AS INDICATED ON THIS SHEET ARE BASE ON THE CIVIL ENGINEER'S TOP OF CURB ELEVATIONS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCY.
- TOP OF CURB ELEVATION IS AN INTERPOLATED (ASSUMED) ELEVATION BASED ON THE CIVIL ENGINEER'S PROPOSED TC'S. ALL PROPOSED GRADES AS INDICATED ON THIS SHEET ARE BASE ON THESE ASSUMED TOP OF CURB ELEVATIONS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF DISCREPANCY.
- ALL NEW AREAS TO RECEIVE PLANTING SHALL REQUIRE SOIL AMENDMENT. SEE SPECIFICATION NUMBER 32 91 13 SOIL PREPARATION.
- ALL FINISH GRADES ON THIS SHEET ARE ASSUMING THIS FINISH FLOOR ELEVATION ESTABLISHED ON THE CIVIL ENGINEER'S DOCUMENTS.
- ALL GRADING SHALL CONFORM TO THE PRACTICES ESTABLISHED BY THE PROJECT CIVIL AND GEOTECHNICAL ENGINEERS.
- ALL BACKFILL AND COMPACTION SHALL CONFORM TO THE PRACTICES ESTABLISHED BY THE PROJECT CIVIL AND GEOTECHNICAL ENGINEERS. THE CONTRACTOR SHALL BACKFILL ALL PLANTING PITS ON ENGINEERED BANKS USING THE EXISTING EXCAVATED NON-AMENDED SOIL AS BACKFILL.
- ALL OPEN GRASSY AREAS COVERED BY THE PROJECT SHALL BE UNIFORMLY GRADED SO THAT THE FINISHED SURFACES SLOPE TO DRAIN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. SWALES SHALL BE FINISHED TO PERMIT PROPER SURFACE DRAINAGE.

FG FINISH GRADING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	PROPOSED CATCH BASIN IN PLANTING AREA CONNECT TO NEAREST EXISTING CATCH BASIN		
	PROPOSED AREA DRAIN IN PAVING CONNECT TO NEAREST PIPE OR CATCH BASIN		

	PLANNING COMMENTS #3	11-19-12
	PLANNING APPLICATION RESUBMITTAL	11-09-12
0	PC PUBLIC HEARING SET	09-24-12
NO.	REVISION	DATE

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BUILDING	
PROJECT NO.	2012-00640
DRAWN BY	DW CHKD BY CS DATE 09/19/12
DATE	19 NOVEMBER 2012
SCALE	1" = 8'-0"
TITLE	FINISH GRADING NOTES AND LEGENDS
NUMBER	L3.00