

GRADING NOTES:

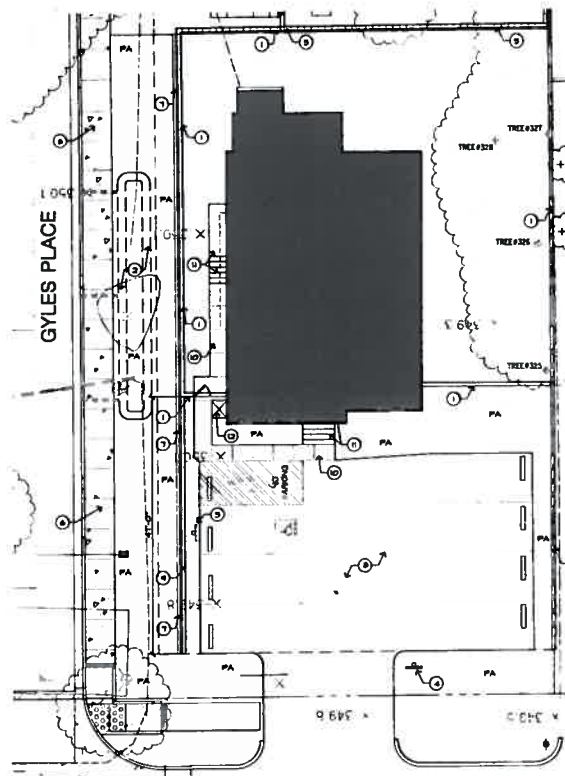
1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK IF ANY DISCREPANCY.
2. ALL FRESH SURFACES TO SLOPE AT 1% FOR DRAINAGE.
3. ALL PLANTING AREAS TO SLOPE TO DRAIN AT 1-1/2% MINIMUM UNLESS OTHERWISE NOTED.
4. ALL GRADES WHERE STRUCTURAL ELEMENTS OCCUR (WALLS, PAVING ETC.) SHALL BE COMPACTED TO A MINIMUM OF 90%.
5. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE. ALL GRADING SHALL BE MAINTAINED PER ENGINEER'S PLANS.
6. CONTRACTOR TO CONNECT ALL GUTTERS AND DOWNSPOUTS UP TO THE DRAINAGE SYSTEM.
7. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.

DRAINAGE NOTES:

1. CONTRACTOR TO INSTALL ALL DRAINAGE AS SHOWN ON CIVIL ENGINEER'S PLANS.
2. DRAINAGE ARROWS GRAPHICALLY REPRESENT DRAINAGE FLOW.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION & WRE. ETS.
4. ALL DRAIN LINES TO SLOPE MIN. 1%.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL EXISTING & PROPOSED TREES.

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL CORNERS AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BREAKS.
2. ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PAVING. A MINIMUM OF 24 HOUR NOTICE REQUIRED. RIPLEY DESIGN GROUP, INC. SHALL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE UNLESS APPROVED AND/OR REVIEWED BY RIPLEY DESIGN GROUP, INC.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
4. CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS.
5. SEE PLANTING PLANS FOR ANY BOXES TREE TO BE INSTALLED PRIOR TO PAVING.
6. ALL WAPORNAKE, NAILS, LACS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS, FINISHING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
8. CONTRACTOR SHALL NOT INSTALL ANY SINGLE RISERS ON EMPTY WALKS.

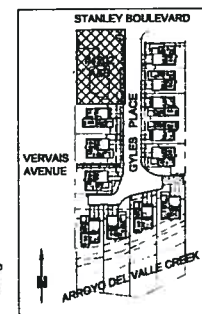
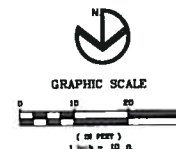


STANLEY BOULEVARD

CONSTRUCTION LEGEND

1. 0'-0" WOOD PRODUCTION FENCE W/ GATE: INSTALL PER DETAIL A, SHEET 7
2. SORENTATION AREA PER CIVIL IMPROVEMENT PLANS
3. VAN ACCESSIBILITY SIGN: INSTALL PER DETAIL B, SHEET 2.
4. ACCESSIBLE PAVING SIGN: INSTALL PER DETAIL C, SHEET 2.
5. 7"-0" HIGH PRECAST MASONRY WALL: REFER TO DETAIL B, SHEET 2.
6. CONCRETE SIDEWALK PER CIVIL IMPROVEMENT PLANS
7. CONCRETE NOW CURS: INSTALL PER DETAIL F, SHEET 2
8. AC PAVED PARKING LOT PER SITE PLANS PREPARED BY MULLEN MORRIS ALEXANDER. REFER TO DETAIL E, SHEET 2 FOR ACCESSIBLE PARKING STALL.
9. 0'-0" WOOD PRODUCTION FENCE W/ GATE: INSTALL PER DETAIL A, SHEET 7.
10. CONCRETE WALK PER SITE PLAN PREPARED BY MULLEN MORRIS ALEXANDER.
11. STAIRS AND PORCH PER SITE PLAN PREPARED BY MULLEN MORRIS ALEXANDER.
12. PLATFORMS LEFT PER SITE PLAN PREPARED BY MULLEN MORRIS ALEXANDER.

PA = PLANTING AREA



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PROJECT:

ANDREW BATUTE REMODEL

4202 STANLEY BLVD A&B

PLACANTON, CALIFORNIA

CONSTRUCTION PLAN



PROJECT #:
DATE: APR. 24, 2014
SCALE: 1/4"=1'-0"
DRAWN BY: JSJ
CHECKED BY: AMC

REVISIONS:

NO.	DESCRIPTION

SHEET

1
OF 6 SHEETS