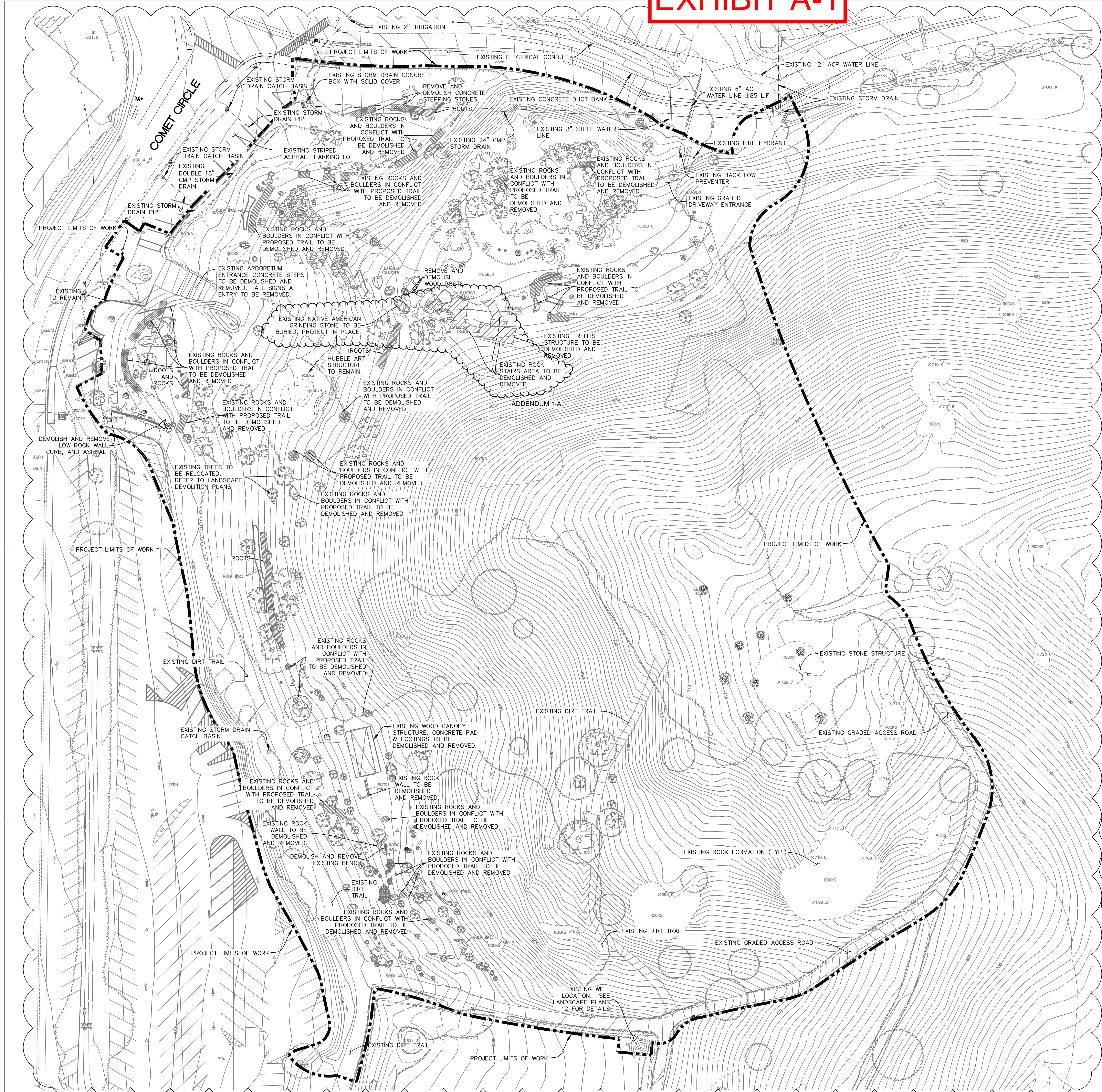


EXHIBIT A-1



LEGEND

EXISTING:	
EXISTING FENCE	— — — — —
EXISTING ELECTRIC LINE	— — — — —
EXISTING STORM DRAIN LINE	— — — — —
EXISTING STORM DRAIN CLEANOUT	⊙
EXISTING WATER LINE	— — — — —
EXISTING WATER METER	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING BACKFLOW PREVENTER	⊙
EXISTING MAJOR CONTOUR	— — — — —
EXISTING MINOR CONTOUR	— — — — —
LIMIT OF WORK	- - - - -
EXISTING WOOD POSTS	⊙
EXISTING ROCKS AND BOULDERS	▨
EXISTING STEPPING STONES	▨

NOTE
EXISTING ROCKS AND BOULDERS TO BE REMOVED AND RELOCATED BY GENERAL CONTRACTOR AS REQUIRED TO ALLOW NEW CONSTRUCTION AS PART OF THIS PROJECT SCOPE.

SPECIAL NOTES

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE PALOMAR COMMUNITY COLLEGE DISTRICT OR DSA APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE COLLEGE WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
1. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL DEFEND, INDEMNIFY, HOLD THE COLLEGE, ENGINEER, LANDSCAPE ARCHITECT AND GEOLOGIST HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROPERTY, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE COLLEGE, ENGINEER, LANDSCAPE ARCHITECT OR GEOLOGIST.
 2. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THE CONSTRUCTION PLANS IF IT IS FOUND THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
 3. DURING CONSTRUCTION: THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. CONTRACTOR SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE.
 4. ALL WORK REQUIRING MATERIALS TESTING REQUIRES THAT THE CONTRACTOR NOTIFY THE APPROPRIATE INSPECTOR AT LEAST 48 HOURS BEFORE THE WORK IS SCHEDULED TO BEGIN TO ARRANGE FOR TESTING. WORK PERFORMED WITHOUT BENEFIT OF TESTING AND/OR INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
 5. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES THAT MAY NOT BE SHOWN.
 6. THE ENGINEER OF WORK WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE PALOMAR COMMUNITY COLLEGE DISTRICT WILL NOT POLICE OR HAVE A DESIGNATED SAFETY REPRESENTATIVE OVERSEEING THE PROJECT. SAFETY MEASURES MUST BE FOLLOWED TO PROTECT THE PUBLIC AND THE WORK FORCE AND THE COLLEGE RESERVES THE RIGHT TO HALT WORK ON THE PROJECT IF APPROPRIATE SAFETY MEASURES ARE NOT FOLLOWED.

EXISTING CONDITIONS

SOURCE OF TOPOGRAPHY:
FLOW AERIAL TOPO WITH SUPPLEMENTAL FIELD SURVEY BY NASLAND ENGINEERING.

NO PORTION OF THE EXISTING PROPERTY LINE IS LOCATED NEAR THE VICINITY OF THIS PROJECT; THEREFORE, THE PROPERTY LINE AND ASSOCIATED DIMENSIONS ARE NOT REFLECTED IN THESE PLANS.

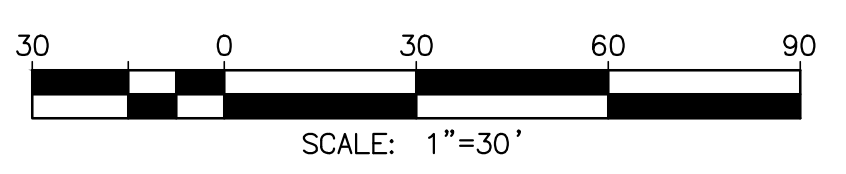
NOTE:
THE ARBORETUM AREA IS KNOWN TO CONTAIN NATIVE AMERICAN ARTIFACTS AND SPECIMENS FOUND WILL MORE THAN LIKELY REQUIRE WORKING AROUND ENVIRONMENTALLY SENSITIVE AREAS. A TIME ALLOWANCE HAS BEEN BUILT INTO THE CONTRACT SCHEDULE TO ADDRESS NECESSARY ADJUSTMENTS. THE DISTRICT WILL HIRE A NATIVE AMERICAN CULTURAL MONITOR AS WELL AS AN ARCHAEOLOGIST TO MONITOR ALL EXCAVATION ACTIVITIES.

THE CONTRACTOR MUST ADHERE TO ALL MITIGATION MEASURES CONTAINED WITHIN THE SAN MARCOS CAMPUS MASTER EIR INCLUDING, BUT NOT LIMITED TO, BIOLOGICAL MONITORING, BIOLOGIST, ARCHAEOLOGIST AND NATIVE AMERICAN CULTURAL MONITORS.

NOTE
ALL EXISTING BENCHES AND SIGNAGE (NOT ATTACHED TO PLANT SPECIES) SHALL BE CAREFULLY REMOVED AND DELIVERED TO PALOMAR FACILITIES REPRESENTATIVE.

NOTE
REFER TO THE LANDSCAPE DEMO PLAN FOR TREE REMOVAL AND IRRIGATION DEMOLITION INFORMATION.

NOTE
IN THE AREAS OF EXISTING SHALLOW ROOTS, CONTRACTOR TO USE CAUTION WHEN WORKING. COORDINATE WITH PALOMAR COLLEGE STAFF PRIOR TO CUTTING ANY ROOTS. REFER TO SPECIFICATIONS



Revisions
11/20/2018 DELTA - 1 REVISIONS TO EXISTING CONDITIONS CALLOUTS, LIMITS OF WORK BOUNDARY, SPECIAL NOTES, ARBORETUM NOTES, AND LEGEND.

Project No.: 108-044.2
Drawn By: CB
Checked By: CS

Project Name:
PALOMAR COLLEGE ARBORETUM - PHASE I

Sheet Title:
EXISTING CONDITIONS /
DEMOLITION PLAN

Date: 11/20/2018

Project Name: **PALOMAR COLLEGE ARBORETUM**
Project No.: 108-044.2
Scale: 100%

REGISTRATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE NO. 04-11534
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REGISTERED PROFESSIONAL ENGINEER
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NO. 05576
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KTH
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C-1

2 of 24

EXHIBIT A-2

PALOMAR COLLEGE ARBORETUM
015-058
100%

LEGEND

EXISTING:

- EXISTING FENCE
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN CLEANOUT
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING BACKFLOW PREVENTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

PROPOSED:

- STORM DRAIN INLET
- STORM DRAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- GRADING DAYLIGHT LINE
- FINISHED GRADE
- FINISHED SURFACE
- TOP OF CURB
- TOP OF WALL
- BOTTOM OF STACKED ROCK WALL
- LOW POINT
- HIGH POINT
- GRADE BREAK
- BOULDER RETAINING WALL
- D.G. PATH
- AGG. BASE ACCESS ROAD
- CONCRETE PAVING
- TRUNCATED DOMES
- EXISTING ROCK LOCATION IN PATH OF TRAVEL
- EXISTING ROOT LOCATION IN PATH OF TRAVEL
- EXISTING TREE (APPROXIMATE LOCATION)

CONSTRUCTION NOTES

- PROTECT EXISTING TREE AND ROOTS IN PLACE. OWNER'S REPRESENTATIVE SHALL GIVE CONTRACTOR DIRECTION FOR REMOVAL OF TREES OR ROOTS CONFLICTING WITH PROPOSED SITE ELEMENTS.
- PROTECT EXISTING STORM DRAIN PIPE IN PLACE.
- CONSTRUCT 6" CONCRETE CURB PER SAN DIEGO REGIONAL STANDARD DRAWING (S.D.R.S.D.) NO. G-1. SEE DETAIL B, SHEET C-6.
- CONSTRUCT 12 FT. WIDE CONCRETE DRIVEWAY PER S.D.R.S.D. G-14. SEE DETAIL C, SHEET C-6.
- CONSTRUCT SET IN CONCRETE TRUNCATED DOMES. SEE SPECIFICATIONS AND DETAIL D ON SHEET C-6.
- CONSTRUCT STABILIZED DECOMPOSED GRANITE (D.G.) PATHWAY PER DETAIL C ON SHEET L-7.
- CONSTRUCT 12" TYP. (10' MIN.) CLASS 2 AGGREGATE BASE EMERGENCY ACCESS ROAD PER DETAIL D ON SHEET L-7. CONTRACTOR TO REMOVE EXISTING SOIL AS NEEDED TO MATCH FINISH SURFACE. CONTRACTOR TO REMOVE ALL SPOILS FROM SITE AND DISPOSE OF PROPERLY.
- CONSTRUCT P.C.C. CONCRETE PAVING PER DETAILS A & B ON SHEET L-7.
- CONSTRUCT P.C.C. CONCRETE PAVING PER NOTE 14 TO PROVIDE A SMOOTH PAVEMENT UNDER 2% IN ANY DIRECTION WITHIN ACCESSIBLE PARKING STALLS AND LANDING AREA.
- CONSTRUCT OFF-STREET ACCESSIBLE PARKING PER DETAIL A ON SHEET C-6.
- CONSTRUCT BOULDER RETAINING WALL PER DETAIL K ON SHEET L-9. WALL LIMITS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD ADJUSTMENTS WHERE REQUIRED. 4' MAX HEIGHT.
- CONSTRUCT 36"x36" CONCRETE JUNCTION STRUCTURE WITH TRAFFIC-RATED GALVANIZED STEEL GRATE PER DETAIL E, SHEET C-6.
- INSTALL 36"x36" SOLID TRAFFIC-RATED GALVANIZED STEEL COVER FOR EXISTING CONCRETE STORM DRAIN BOX.
- CONSTRUCT 12" PVC (SDR-35) STORM DRAIN AND CONNECT DOWNSTREAM TO EXISTING 18" CMP STORM DRAIN PIPE. CONTRACTOR TO DETERMINE EXISTING I.E. PRIOR TO INSTALLATION.
- CONCRETE SECTION OF PATH WITH DUAL 18" RCP STORM DRAINS BELOW AT EXISTING GRADE. STAMPED FINISH SURFACE PER LANDSCAPE PLANS.
- CONSTRUCT VEHICLE ACCESS GATE PER DETAIL F ON SHEET L-7.
- INSTALL ACCESSIBLE PARKING SIGNS PER DETAIL A ON SHEET C-6.
- PORTION OF PATH IS NOT ADA COMPLIANT DUE TO STAIRS AND STEEPER SLOPE. GENERAL CONTRACTOR SHALL ADD A 12"x18" SIGN, 1/16" THICK ALUMINUM, WITH PROFESSIONALLY LETTERED SIGN STATING: "THIS PORTION OF THE PATH IS NOT ADA ACCESSIBLE DUE TO STEEPER SLOPES - COLOR TO BE TAN BACKGROUND WITH FOREST GREEN 1.5" HIGH (MIN.) LETTERS AND BORDER
- EXISTING WALL TO BE REMOVED.
- SAWCUT & REMOVE EXISTING AC PAVEMENT.
- ENTRY SIGN & SEAT WALLS PER LANDSCAPE PLANS. SEE ENTRY SIGN DETAIL ON SHEET L-8.
- REMOVE EXISTING CURB, POSTS, AND GUARD RAILING.
- EXISTING CURB TO REMAIN. PROTECT IN PLACE.
- REPLACE AC PAVING TO MATCH EXISTING SECTION.
- CONSTRUCT CABLE GAUDDRAIL PER LANDSCAPE PLANS. SEE DETAIL M ON SHEET L-9.
- CONSTRUCT DIRECTIONAL CURB RAMP
- GRIND AND OVERLAY EXISTING AC PAVEMENT AT 2% MAX TO PROVIDE SMOOTH TRANSITION. MATCH EXISTING EDGE CONDITIONS AT BACK OF SIDEWALK. INSTALL PATH OF TRAVEL STRIPING.

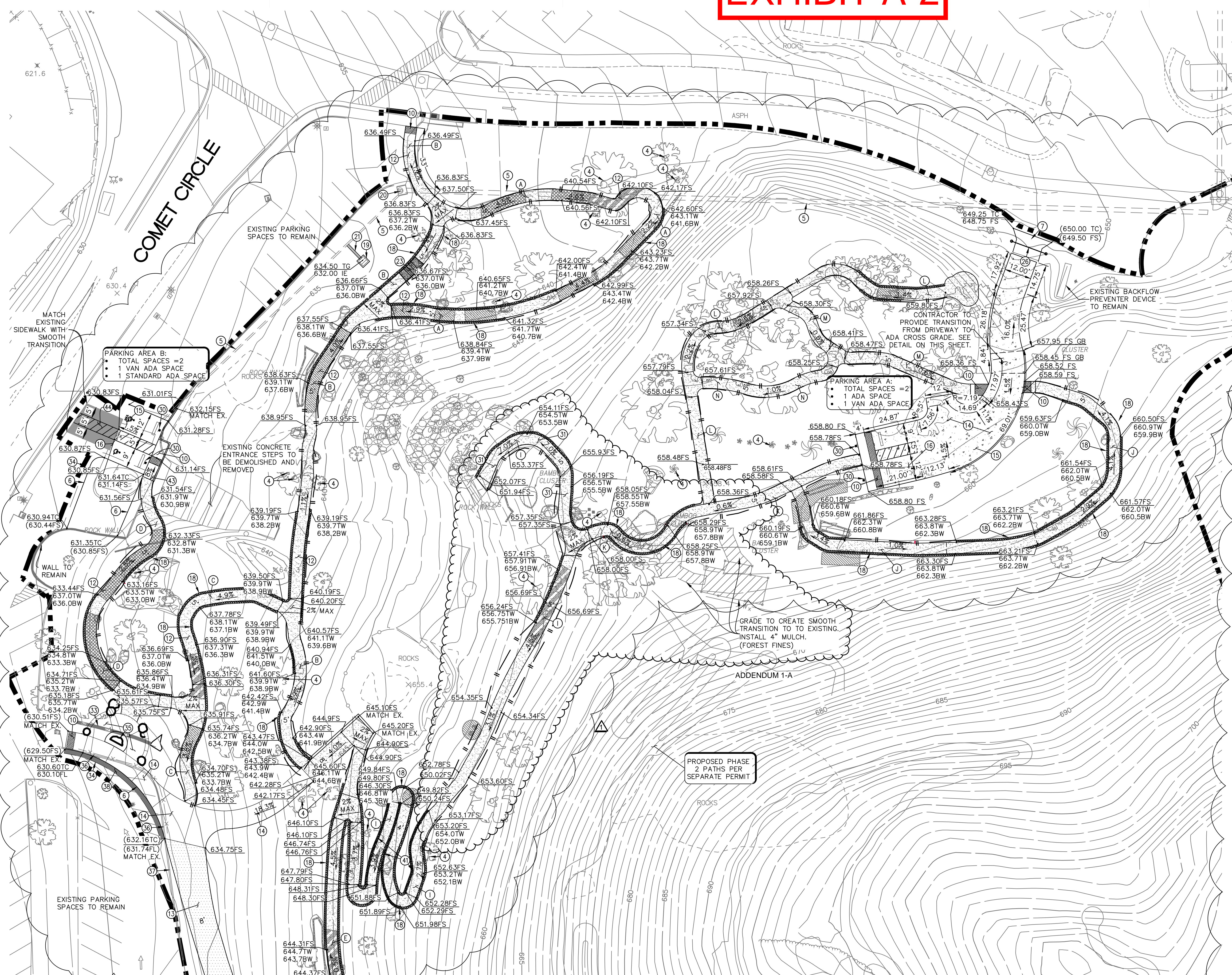
ACCESSIBILITY NOTES

ALL GRADES SHOWN ON THESE PLANS (WITH THE EXCEPTION OF THE TRAIL DESIGNATED BY NOTE #31) WERE DESIGNED IN COMPLIANCE WITH THE 2016 CALIFORNIA BUILDING CODE (CBC) AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THESE CODES. SHOULD A DESIGN QUESTION ARISE OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THESE PLANS, WORK SHALL CEASE AND THE CIVIL ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO CBC AND ADA ACCESS FOR THIS PROJECT. CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS DEFINED BY CBC AND ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE COST. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE CONTRACTOR OR THEIR SUB-CONTRACTORS DURING CONSTRUCTION, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADA-RELATED ITEMS BY THE AGENCY HAVING JURISDICTION, ANY OTHER AUTHORITY, OR OTHER AFFECTED PARTIES.

NOTE: ALL TRAILS SHALL HAVE A CROSS SLOPE OF NO GREATER THAN 1.5%.

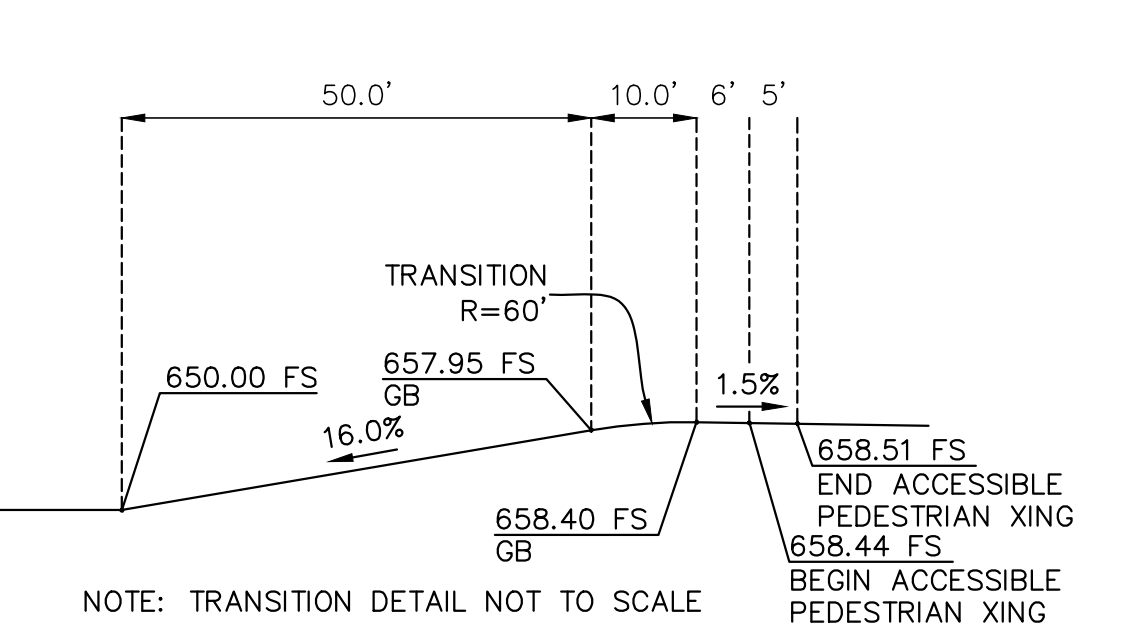
NOTE: ALL SLOPES SHALL BE LAID OUT TO THE INTERIOR OF THE CURVE OF THE PATH.

- ① PATH A - SEE PROFILE ON SHEET C-4
- ② PATH B - SEE PROFILE ON SHEET C-4
- ③ PATH C - SEE PROFILE ON SHEET C-4
- ④ PATH D - SEE PROFILE ON SHEET C-4
- ⑤ PATH E - SEE PROFILE ON SHEET C-4
- ⑥ PATH I - SEE PROFILE ON SHEET C-5
- ⑦ PATH J - SEE PROFILE ON SHEET C-5
- ⑧ PATH K - SEE PROFILE ON SHEET C-4
- ⑨ PATH L - SEE PROFILE ON SHEET C-5
- ⑩ PATH M - SEE PROFILE ON SHEET C-4
- ⑪ PATH N - SEE PROFILE ON SHEET C-4

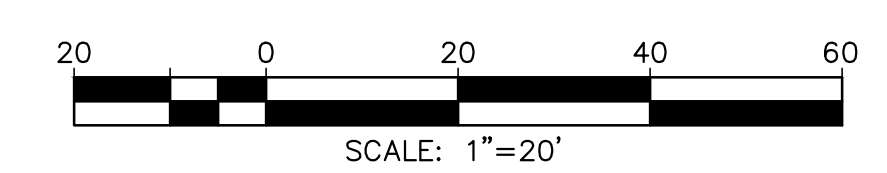


MATCHLINE - SEE SOUTH ARBORETUM C-3

DRIVEWAY TRANSITION DETAIL



- ### NOTES:
- CONTRACTOR SHALL COORDINATE CLOSELY AND ON A DAILY BASIS WITH DESIGNATED COLLEGE REPRESENTATIVE FOR PROTECTING EXISTING PLANT COLLECTIONS THROUGHOUT DEMOLITION TO THE END OF CONSTRUCTION. COORDINATE WITH DESIGNATED COLLEGE REPRESENTATIVE TO RECEIVE SPECIFIC DIRECTION WHAT CAN BE DISTURBED AND WHAT REQUIRES PROTECTION. REFER ALSO TO ALL CIVIL AND LANDSCAPE PLANS AND SPECIFICATIONS FOR ADDITIONAL DIRECTION. COORDINATE WORK WITH OTHER TRADES.
 - CONTRACTOR SHALL COORDINATE CLOSELY AND ON A DAILY BASIS WITH DESIGNATED COLLEGE REPRESENTATIVE FOR PROTECTING EXISTING IRRIGATION FACILITIES IN PLACE AND FOR ALL IRRIGATION IMPROVEMENTS THROUGHOUT DEMOLITION TO THE END OF CONSTRUCTION. MAINTAIN ANY SYSTEMS AND WATER SUPPLIES THAT ARE CRITICAL TO REMAIN IN PLACE THROUGHOUT PROJECT DURATION. COORDINATE WITH DESIGNATED COLLEGE REPRESENTATIVE TO RECEIVE SPECIFIC DIRECTION WHAT CAN BE DISTURBED AND WHAT REQUIRES PROTECTION. REFER ALSO TO ALL CIVIL AND LANDSCAPE PLANS AND SPECIFICATIONS FOR ADDITIONAL DIRECTION. COORDINATE WORK WITH OTHER TRADES.

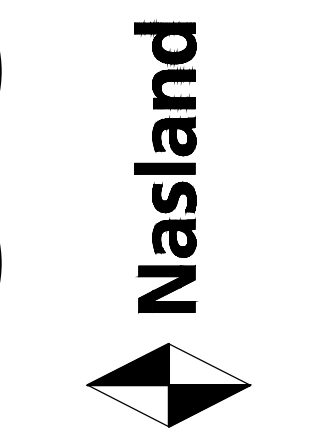


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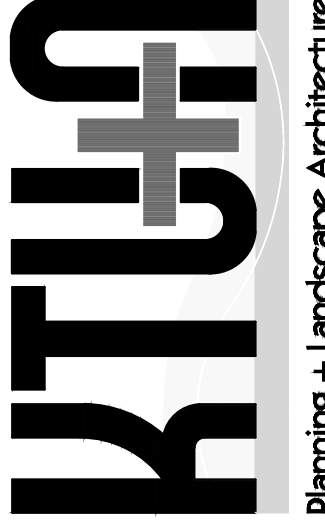


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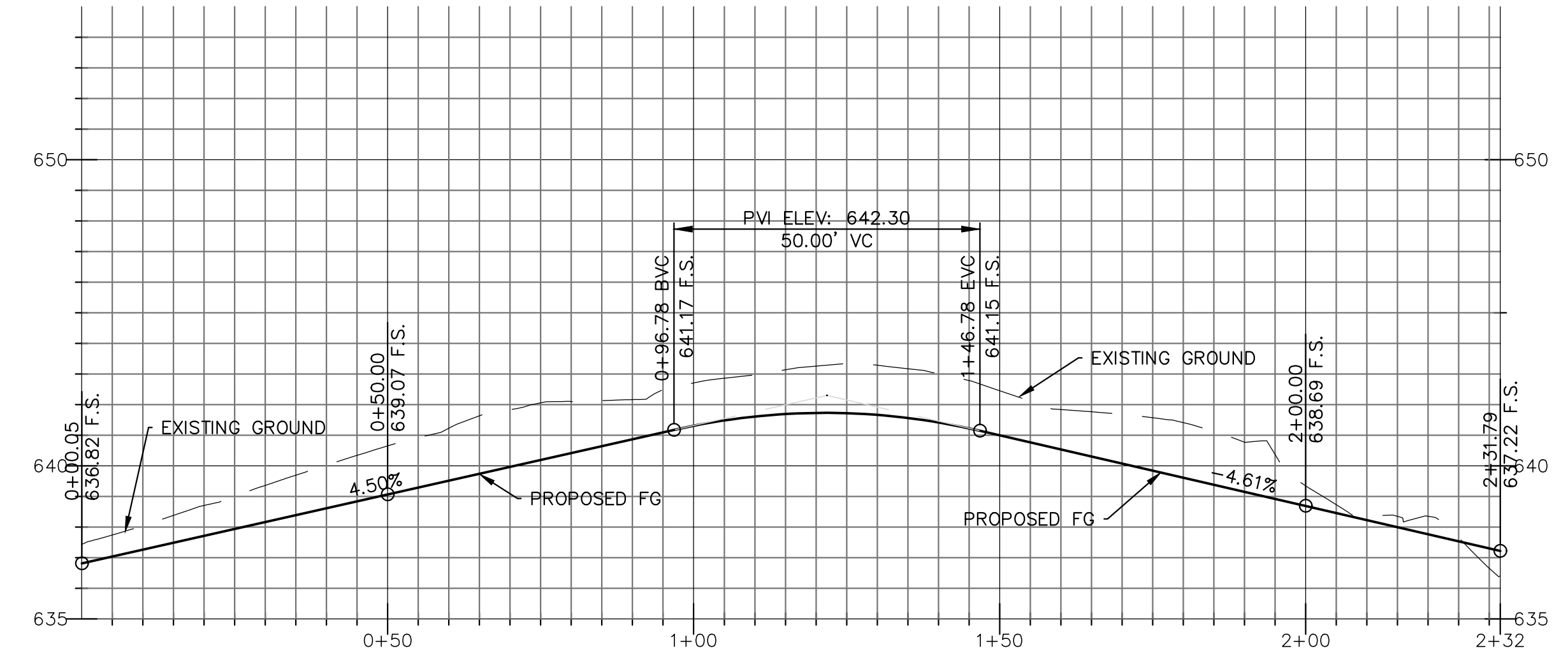
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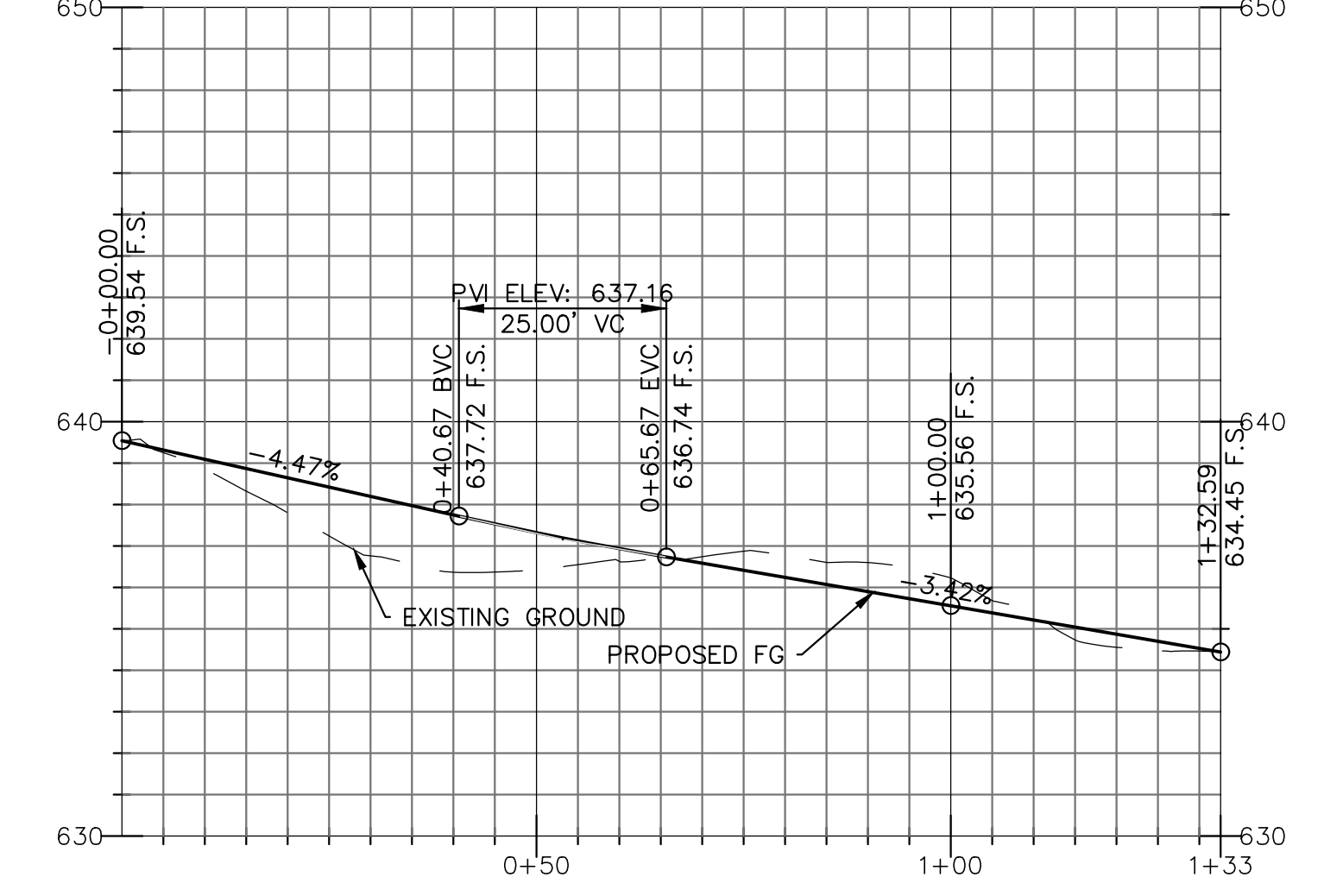
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EXHIBIT A-3

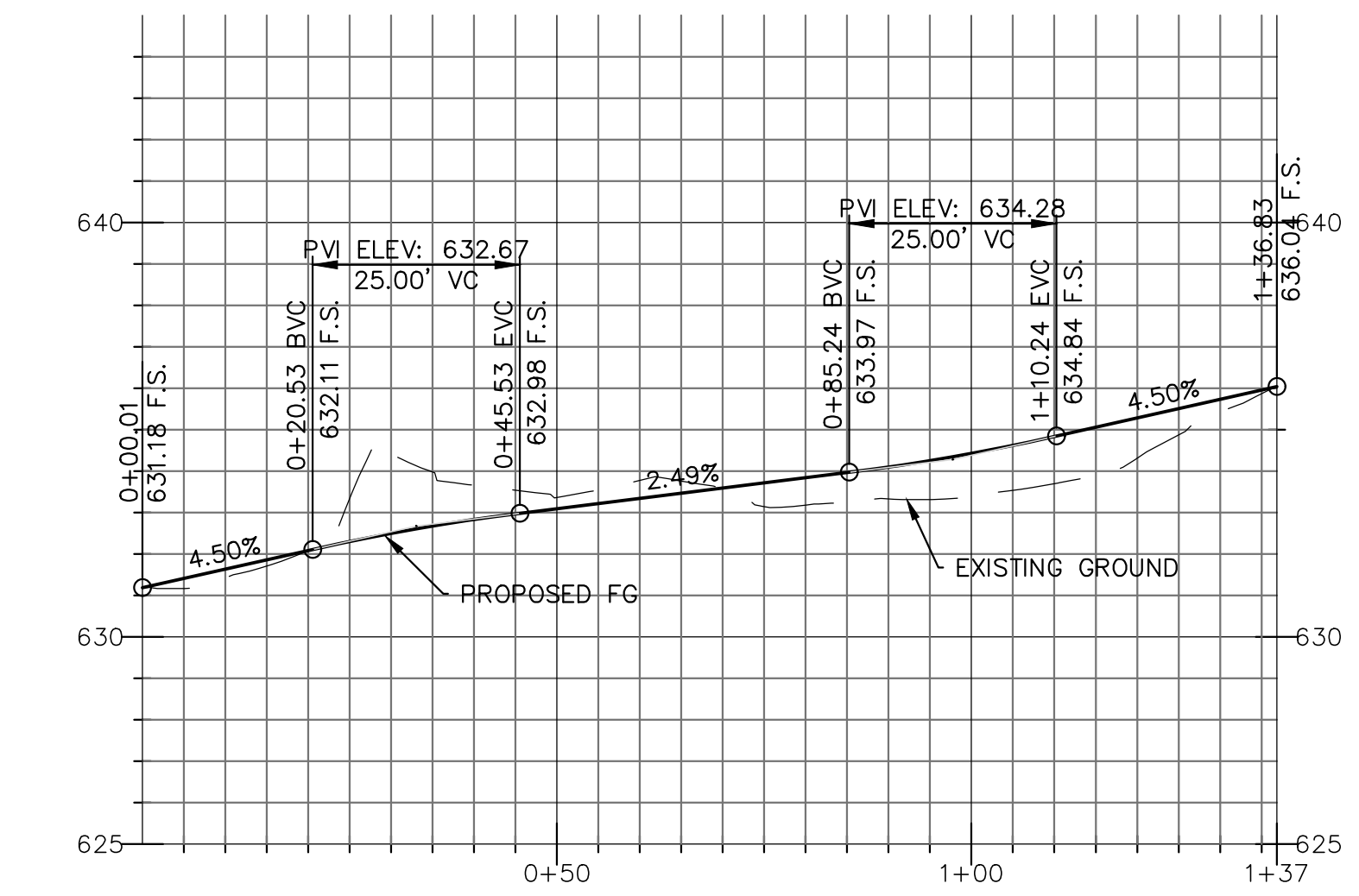
PROFILE VIEW: ALIGNMENT - A
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 VERT. SCALE: 1"=4'



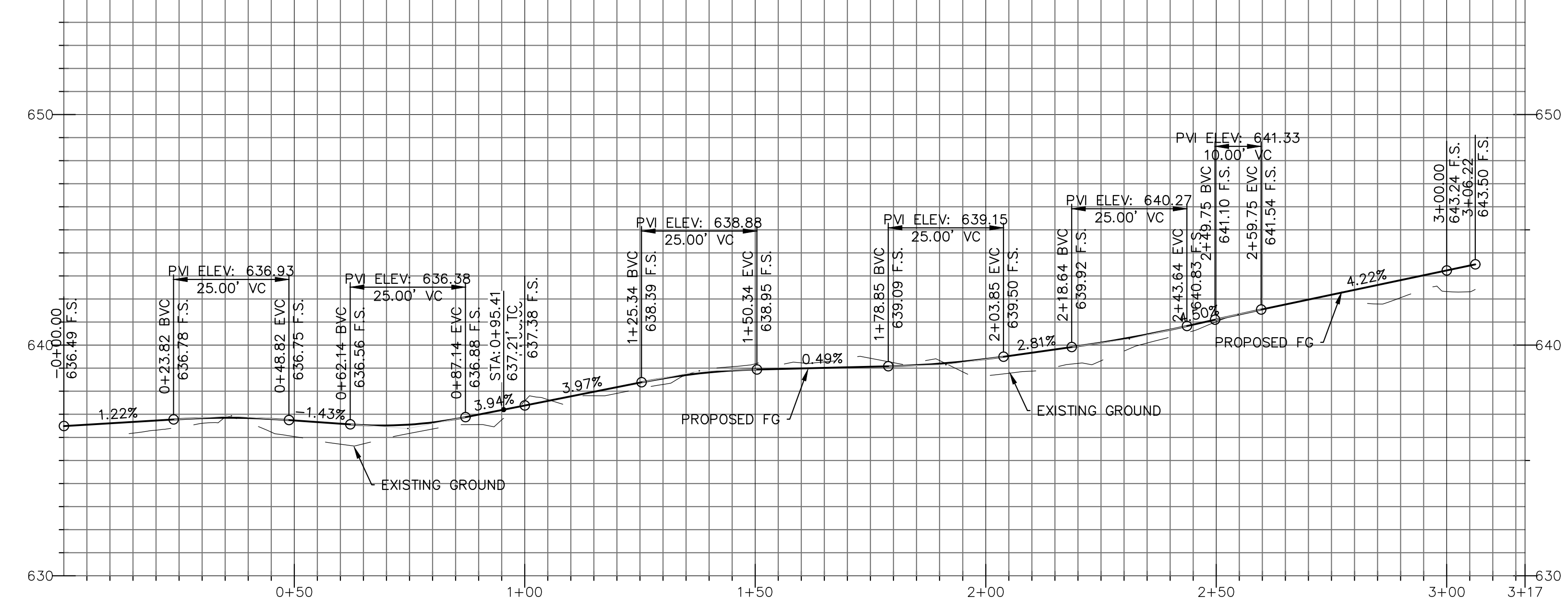
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 HORZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'



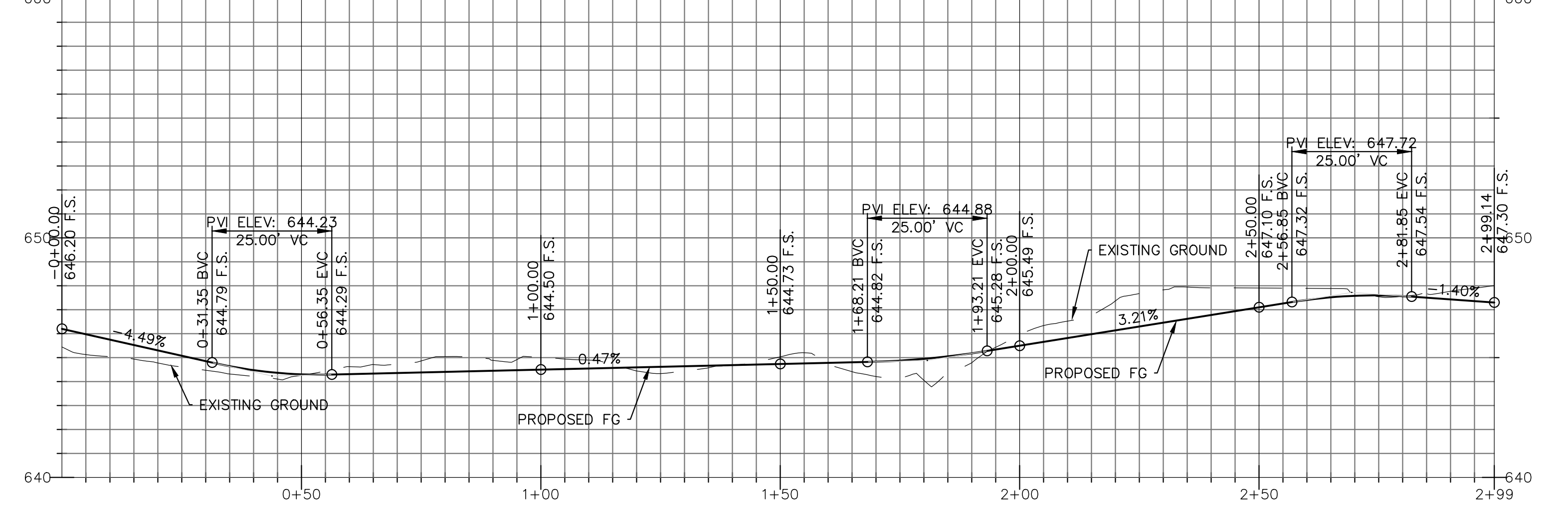
PROFILE VIEW: ALIGNMENT - D
 HORZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'



PROFILE VIEW: ALIGNMENT - B
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 VERT. SCALE: 1"=4'



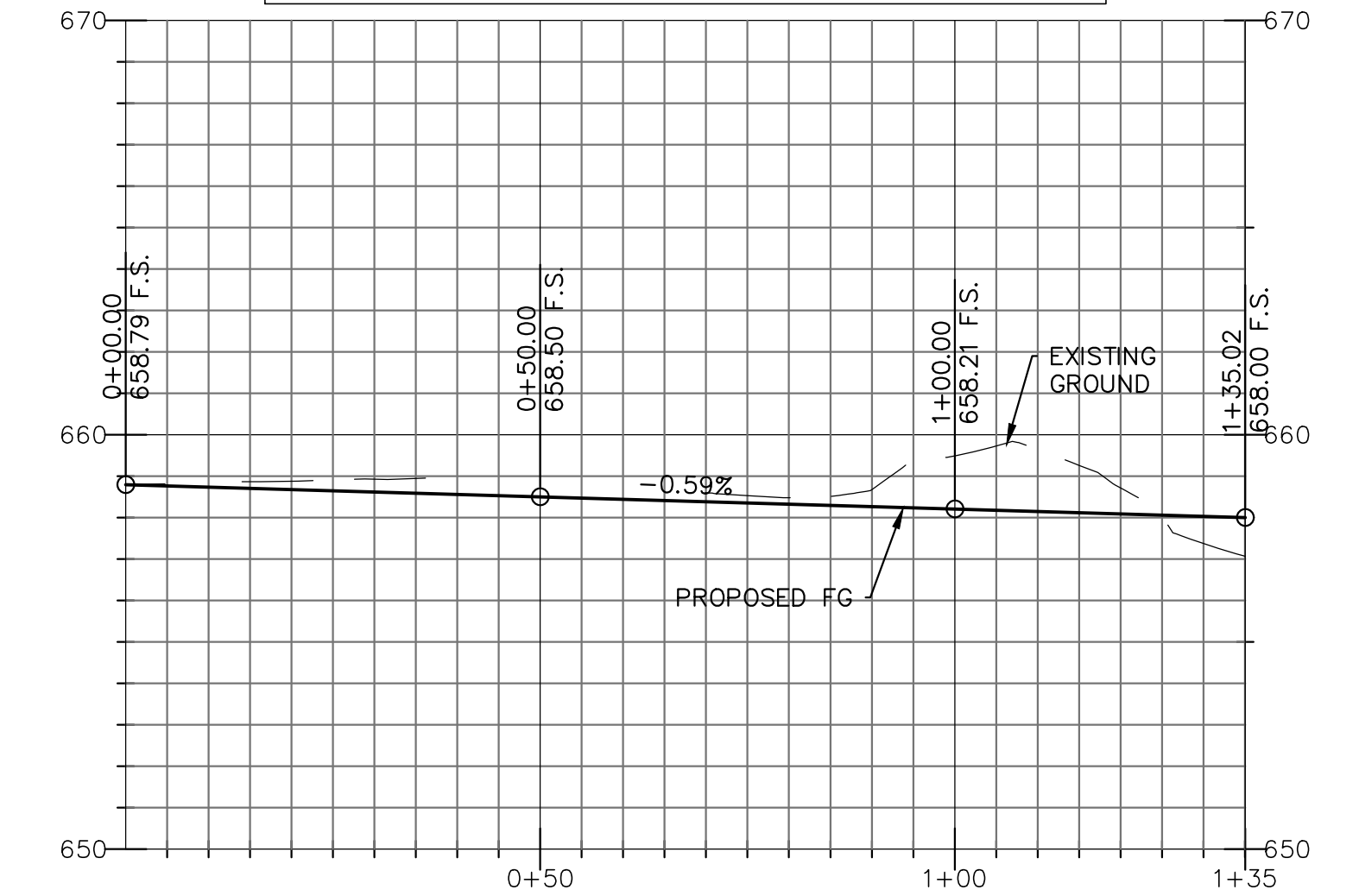
PROFILE VIEW: ALIGNMENT - E
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 VERT. SCALE: 1"=4'



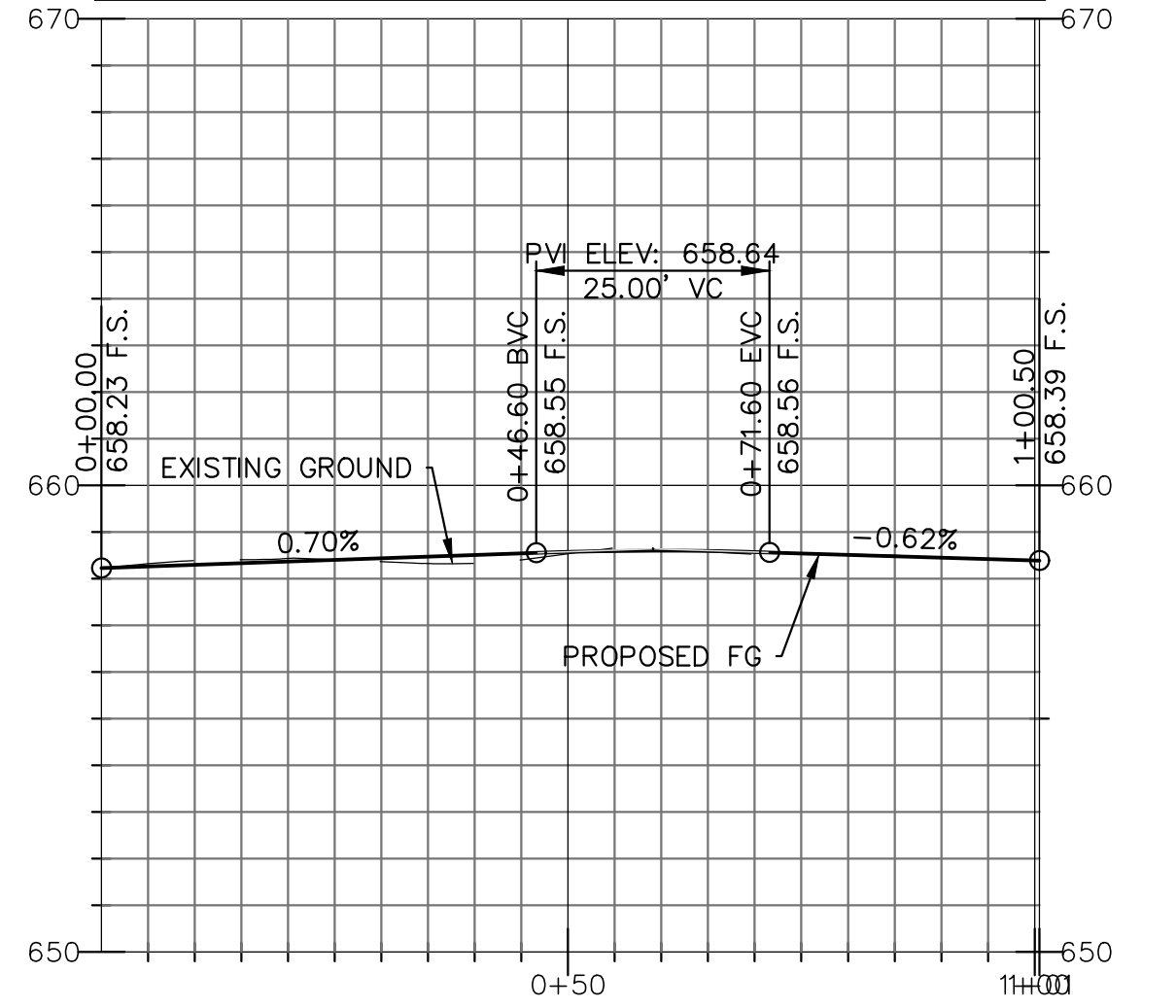
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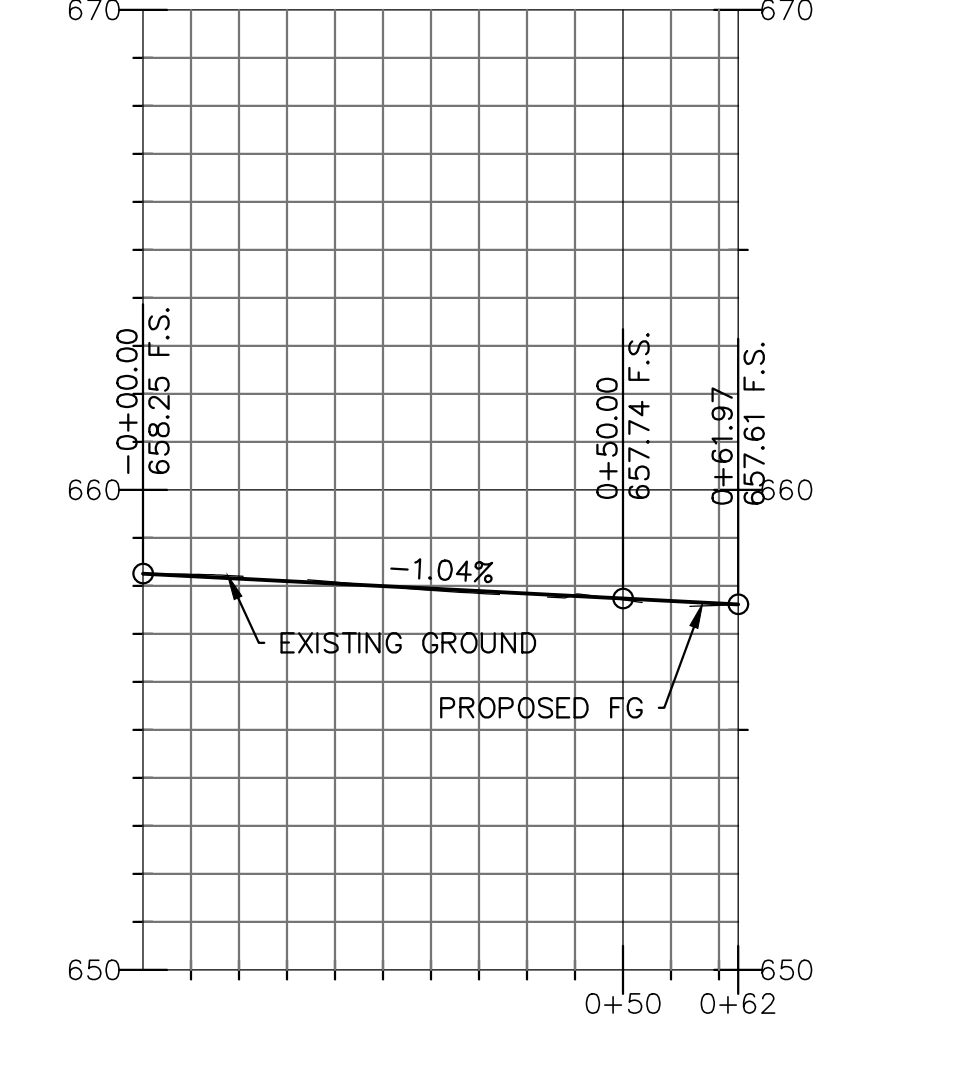
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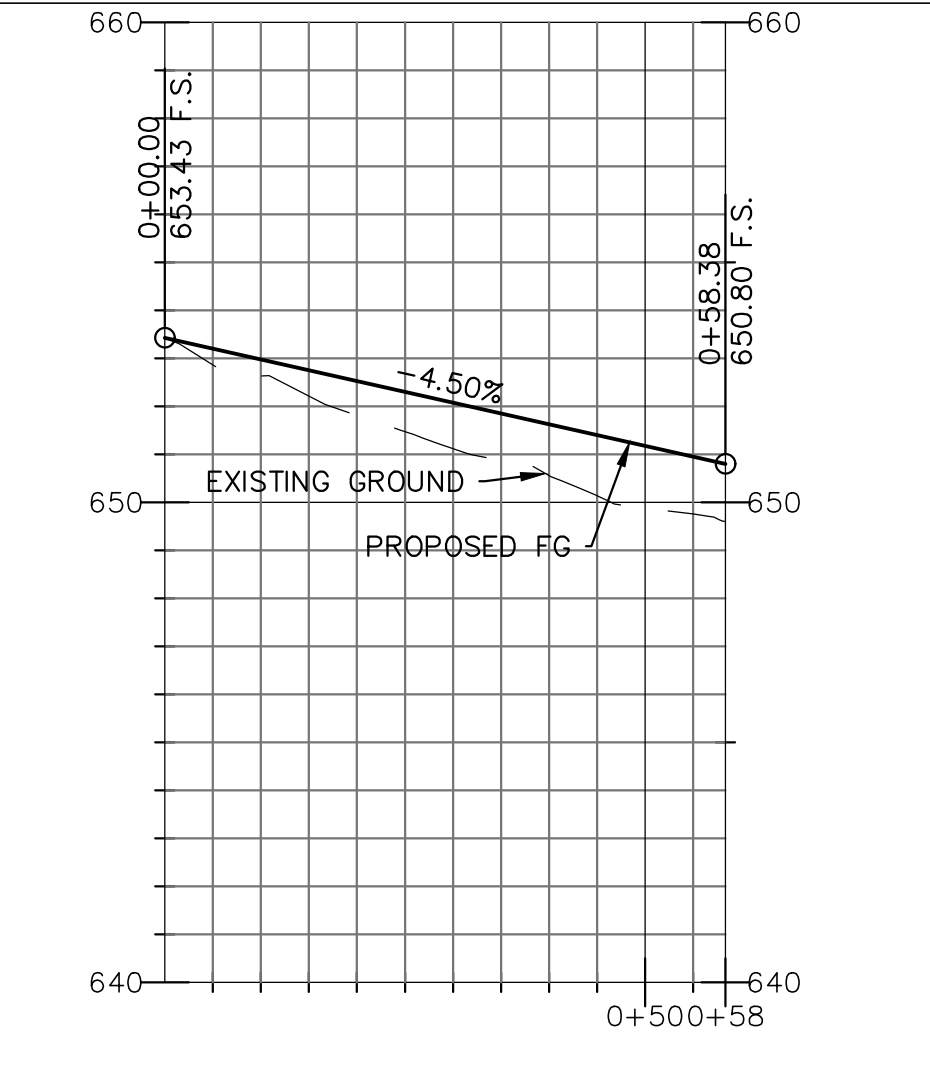
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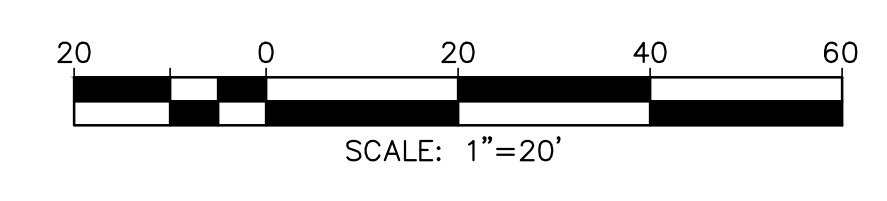
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PROFILE VIEW: ALIGNMENT - O
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ADDENDUM 1-A



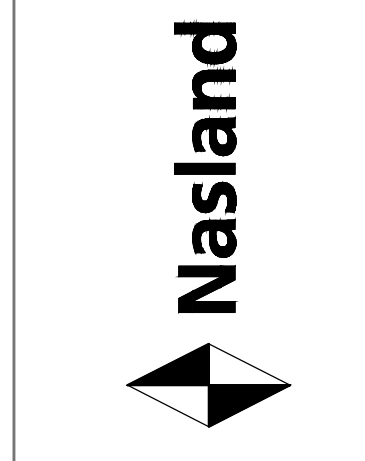
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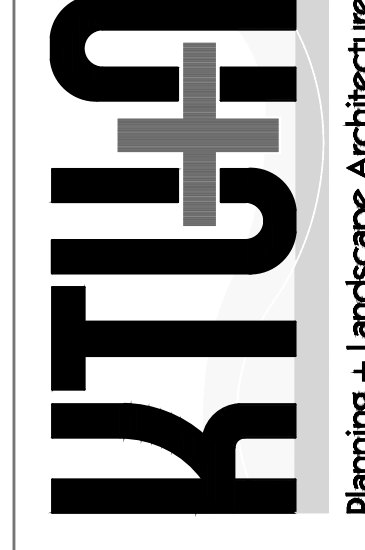


EXHIBIT A-4

