

PUBLIC WORKS NOTES

I. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, ADMINISTRATIVE SERVICES, ROOM

- OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT
- ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER. 4. ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE

CONSTRUCTION.

SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310) 458-8737.

- STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS.
- 5. ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED, DAMAGED OR DESTROYED DURING
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
- . WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL
- AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS. . NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF WAY.
- POLLUTED RUNOFF (INCLUDING RUNOFF CONTAINING SEDIMENTS AND/OR CONSTRUCTION WASTES) FROM A CONSTRUCTION PARCEL SHALL NOT LEAVE THE PARCEL.
- 10. NO WASH WATER FROM ANY TYPE OF CEMENT AND CONCRETE MACHINERY OR CONCRETE MIX TRUCK SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION PARCEL.
- 11. ANY WASHING OF EQUIPMENT IN THE RIGHT-OF-WAY MUST BE CONTAINED AND PROPERLY DISPOSED. 12. ANY SEDIMENT OR OTHER MATERIALS THAT ARE TRACKED OFF THE PARCEL BY VEHICLES AND EQUIPMENT SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED OFF THE PARCEL
- 13. WHERE DETERMINED TO BE NECESSARY BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OR HIS OR HER DESIGNATED REPRESENTATIVE, A TEMPORARY SEDIMENT CONTROL BMP SHALL BE INSTALLED.

14. FOR ANY PAINT REMOVAL, PAINT PREPARATION, OR SANDBLASTING

- ACTIVITIES THAT WILL RESULT IN PARTICLES ENTERING THE AIR OR LANDING ON THE GROUND, BMP STEPS SHALL BE IMPLEMENTED TO PREVENT OR MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE SUCH PARTICLE RELEASES INTO THE ENVIRONMENT. 15. PLASTIC COVERING SHALL BE UTILIZED TO PREVENT EROSION OF AN
- OTHERWISE UNPROTECTED AREA, E.G. EXPOSED OR OPEN TO ELEMENTS, ALONG WITH TREATMENT CONTROL BMP'S TO INTERCEPT AND SAFELY CONVEY THE RUNOFF TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM.
- 16. NO WASHING OF CONSTRUCTION OR OTHER VEHICLES SHALL BE ALLOWED ADJACENT TO A CONSTRUCTION PARCEL.
- 17. NO POLLUTED RUNOFF FROM WASHING VEHICLES ON A CONSTRUCTION PARCEL SHALL BE ALLOWED TO LEAVE THE PARCEL. 18. EROSION DRAINAGE CONTROLS SHALL BE UTILIZED DEPENDING ON
- THE EXTENT OF PROPOSED GRADING AND TOPOGRAPHY OF THE PARCEL TO PREVENT RUNOFF. 19. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE
- NEAREST OFFSITE UTILITY POLE. CONTRACTOR/DEVELOPER HAS MADE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND. 20. THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE
- EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW 6-INCH DIAMETER VCP SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS. (SEWER PERMIT REQUIRED).
- 21. IF FIRE SPRINKLERS ARE REQUIRED TO BE INSTALLED OR ALTERED BY BUILDING & SAFETY AND/OR FIRE DEPARTMENT, CONTRACTOR SHALL INSTALL A DOUBLE CHECK DETECTOR ASSEMBLY ON SITE AND ABOVE GROUND PER CITY STANDARDS, THE LOCATION OF WHICH SHALL BE READILY ACCESSIBLE TO ALL CITY AGENCIES. THE DCDA REQUIRES 3'X8' CLEAR SPACE.
- CROSS CONNECTION GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS CONNECTION CONTROL INSPECTION MUST BE COMPLETED. CONTACT THE CITY WATER DIVISION AT (310) 458-8531

22. OWNER/CONTRACTOR SHALL COMPLY WITH THE UTILITY DIVISION

- 23. PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, PLEASE CONTACT THE CITY'S CROSS-CONNECTION INSPECTOR AT (310) 458-8535
- 24. PRIOR TO BACKFILLING OR COVERING UP ANY URBAN RUNOFF MITIGATION RELATED EXCAVATIONS AND/OR STRUCTURES, CONTACT THE CITY URBAN RUNOFF COORDINATOR AT (310) 458-8223 FOR INSPECTION. 25. PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN
- SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT PW ADMINISTRATIVE SERVICES, ROOM 113. 26. THE SITE MUST COMPLY WITH SMMC CHAPTER 7.10.060 URBAN
- RUNOFF POLLUTION ORDINANCE FOR CONSTRUCTION ACTIVITIES AND TEMPORARY BMPS.
- 27. PRIOR TO THE INSTALLATION OF ANY GREASE INTERCEPTOR OR CLARIFIER, CONTACT WATER RESOURCE PROTECTION PROGRAMS

SECRETARY OF THE INTERIOR'S STANDARDS

- EXCERPT FROM THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING. REHABILITATING. RESTORING & RECONSTRUCTING HISTORIC BUILDINGS (WEEKS AND GRIMMER, 1995)
- REHABILITATION AS A TREATMENT WHEN REPAIR AND REPLACEMENT OF DETERIORATED FEATURES ARE NECESSARY: WHEN ALTERATIONS OR ADDITIONS TO THE PROPERTY ARE PLANNED FOR A NEW OR CONTINUED USE: AND WHEN ITS DEPICTION AT A PARTICULAR PERIOD OF TIME IS NOT APPROPRIATE. REHABILITATION MAY BE CONSIDERED AS A TREATMENT.
- A PROPERTY WILL BE USED AS IT WAS HISTORICALLY OR BE GIVEN A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE
- MATERIALS, FEATURES, SPACES, AND SPATIAL RELATIONSHIPS. THE HISTORIC CHARACTER OF A PROPERTY WILL BE RETAINED AND PRESERVED. THE REMOVAL OF DISTINCTIVE MATERIALS OR

ALTERATION OF FEATURES, SPACES, AND SPATIAL RELATIONSHIPS

- EACH PROPERTY WILL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME. PLACE. AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ELEMENTS FROM OTHER HISTORIC PROPERTIES, WILL
- CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.

THAT CHARACTERIZE A PROPERTY WILL BE AVOIDED.

NOT BE UNDERTAKEN.

- DISTINCTIVE MATERIALS. FEATURES. FINISHES. AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
- . DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
- CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
- ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
- NEW ADDITIONS. EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS. FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT
- NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE. THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

TREE PROTECTION

- TREES WITHIN THE PUBLIC RIGHT OF WAY MAY NOT BE REMOVED FOR ANY REASON AND AR TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. PRUNING SHALL ONLY BE DONE BY CITY TREE TRIMMERS TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES. ALL QUESTIONS REGARDING STREET TREES ARE TO BE DIRECTED TO THE COMMUNITY FORESTER.
- THE TYPICAL TREE PROTECTION ZONE(TPZ) SHOULD ENCOMPASS THE CANOPY PLUS AN ADDITIONAL RADIAL WIDTH OF TEN FEET (10'). HOWEVER, SINCE THESE CONDITIONS ARE UNIQUE, THE APPLICATION SHOULD BE EVALUATED WITH THE FINAL LIMITS OF THE TPZ BEING ESTABLISHED BY THE MULCH THE ENTIRE AREA OF THE TPZ IN AN EFFORT TO IMPROVE THE GROWING ENVIRONMEN
- MULCH OVER THE SURFACE TO REDUCE SOIL COMPACTION, IMPROVE AERATION, ENHANCE MOISTURE RETENTION AND REDUCE TEMPERATURE EXTREMES. MULCH GENERALLY CONSISTS OF SHREDDED LEAVES OR BARK, PINE STRAW, PEAT MOSS, WOOD CHIPS OR COMPOSTED GREENWASTE.

FOR THE ROOTS. DURING CONSTRUCTION PHASE MAINTAIN A FOUT TO SIX INCH LAYER OF CHIP

- FENCE THE TPZ WITH SUITABLE FENCING MATERIAL TO PREVENT WOUNDS TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE - KEEP OUT".
- SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ ALL TRENCHES SHALL BE HAND DUG NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASABLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDES OF THE TRENCH. IF AT ANY TIME TWENTY FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED BY BORING.

REMOVAL OF HARDSCAPE MATERIALS FROM WITHIN THE TPZ SHALL BE DONE MANUALLY

TPZ UNLESS NECESSARY.

THE MINIMUM DISTANCE BETWEEN AN OPEN TRENCH AND ANY TREE SHALL BE ONE FOOT (1')

- OR SIX INCHES (6") FOR EVERY INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF FEET (4 1/2') ABOVE EXISTING GRADE IF THIS METHOD DEFINES A GREATER DISTANCE. MINIMUM CLEARANCE SHALL BE TEN FEET (10') FROM THE TRUNK OF A TREE. IN THE EVENT ROOT PRUNING IS REQUIRED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION OF HARDSCAPE FEATURES THE ROOT PRUNING PROCEDURES DESCRIBED IN THIS OUTLINE SHOULD BE FOLLOWED. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TPZ UNLESS NECESSARY. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS SUPPLIES OR FILL SOIL BE ALLOWED IN THTE
- 10. PRUNE AND FERTILIZE THE TREES AFTER THE COMPLETION OF ALL EXTERIOR WORK ON THE BUILDING AND AT THE BEGINNING OF THE LANDSCAPE PHASE. 1. CALL COMMUNITY FORESTERS OFFICE TO SETA A SITE VISIT TO DETERMINE THE EXACT LOCATION OF THE TPZ FENCE BEFORE THE START OF WORK. 310-458-8974. ALL QUESTIONS REGARDING THE CITY TREE ADJACENT TO YOUR PROJECT MAY BE DIRECTED T THE COMMUNITY FORESTER, WALT WARRINER AT (310)458-8974
- 13. PRIOR TO START OF WORK WRAPTEH PALM TREE TRUNKS WITH BURLAP TO 10' ABOVE GRADE DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED

THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A 18. ABBREVIATIONS ON THIS SHEET APPLY TO THE ENTIRE SET UNLESS COMPLETE AND FULLY FUNCTIONING INSTALLATION. THE OTHERWISE NOTED. CONSTRUCTION DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THE THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE CONSTRUCTION DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS ELBOWS, OR OTHER SPECIFIC ELEMENTS WHICH MAY BE CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, REQUIRED FOR PROPER INSTALLATION OF THE WORK. SUCH

NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE

WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC

CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS AT

IDENTIFY WORK WHICH IS "BY OTHERS" IT MEANS THAT THE WORK IS

FURTHER DESCRIBED OR SPECIFIED IN ANOTHER PORTION OF THE

ELECTRICAL AND OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE

IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE

SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL,

ADDENDA, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL

CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE

FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE

ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY

SPECIFICATIONS, AND THE DRAWINGS ARE COMPLEMENTARY AND

DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND

REQUEST A CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.

DISCREPANCIES EXIST BETWEEN THE PROJECT MANUAL AND THE

ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION

NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS

THE CONTRACTOR SHALL LAYOUT. SEQUENCE AND COORDINATE

SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE

WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT

REQUIREMENTS. REQUIREMENTS OF THE SPECIFICATIONS APPLY

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT

EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW

WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS, ON

COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE

SUBMITTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL

RESPOND TO QUESTIONS, SUBMITTED IN A TIMELY MANNER, WITH

). TIME SPENT BY THE ARCHITECT OR STAFF IN REPLY TO REQUESTS

FOR INFORMATION, THE ANSWERS FOR WHICH CAN BE FOUND IN

EXISTING DIMENSIONS AND CONDITIONS WHERE SHOWN ON THE

CONSTRUCTION DOCUMENTS ARE ASSUMED TO BE ACCURATE

BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL

PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING

CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB

CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR

DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN

VERIFY CORRECT DIMENSION OR LOCATION WITH THE ARCHITECT

GUIDELINES FOR FIELD LAYOUT. IF DISCREPANCIES EXIST BETWEEN

THE DRAWING AND THE DETAILS THE CONTRACTOR SHALL NOTIFY

THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

5. WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN THE FIELD

(V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS. BUT MAY

DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY

THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT

WORK. WHERE DIMENSIONS ARE NOTED "±", FIELD DIMENSIONS

LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH

COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT

CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO

INTERIOR FINISHES ARE KEYED TO THE DRAWINGS AT TYPICAL

ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE

LOCATIONS. THE FINISHES APPLY TO TO ALL LOCATIONS WHICH

CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO

COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL

THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION

IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT

MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS

5. INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL

ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE

FOR CLARIFICATION PRIOR TO PROCEEDING.

FOR CLARIFICATION PRIOR TO PROCEEDING.

DIMENSIONS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE

ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL

THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO

THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN

DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND

SITE, AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS OR

CONFLICTS WITH THE CONSTRUCTION DOCUMENTS.

THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL

CONTRACTOR AND SUCH REQUESTS FOR INFORMATION SHALL BE

THE CONTRACT DOCUMENTS, WILL BE CHARGED TO TEH

ACCOMPANIED BY A PURCHASE ORDER FOR THE SERVICE

BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE MORE

STRINGENT REQUIREMENTS SHALL PREVAIL. THE GENERAL

THE SITE IN ORDER TO FAMILIARIZE THEMSELVES WITH THE

THESE CONDITIONS. ANY QUESTIONS REGARDING THE

CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY

AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE SO AS TO LEAVE

THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT

SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.

GENERAL INFORMATION, PRODUCTS AND EXECUTION

SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO

WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND

COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERA

THE "PROJECT MANUAL", WHICH INCLUDES THE GENERAL

TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. IF

CONDITIONS, SUPPLEMENTAL CONDITIONS, AND TECHNICAL

CONTRACTOR FROM DELEGATING THE WORK TO THE ENTITIES OF

SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE

ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS

THE CONSTRUCTION DOCUMENTS DESCRIBE A SINGLE

THE ELECTION OF THE GENERAL CONTRACTOR. THESE

DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG TH

CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS

CONSTRUCTION DOCUMENTS. IT DOES NOT PRECLUDE THE

HIS ELECTION. IN ADDITION, THE DIVISION OF THE CONTRACT

DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL

WORK BETWEEN THE CONTRACTOR'S SUBCONTRACTOR NOR

ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.

OTHERWISE NOTED.

CONTRACT.

ADDITIONAL COST.

DISCREPANCIES.

REQUESTED.

WRITTEN CLARIFICATIONS.

PRIOR TO INSTALLATION.

GENERAL NOTES

WORK SHALL BE VERIFIED AT THE SITE. ADDITIONAL BENDS AND ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE OFFSETS, AS REQUIRED BY THE EQUIPMENT, LOCATION, OR OTHER JOB CONDITIONS, SHALL BE PROVIDED TO COMPLETE THE WORK AT NO ADDITIONAL COST. CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION

ARCHITECT.

- 20. EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL. THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING, AND REQUIREMENTS INCLUDED IN THE CONSTRUCTION DOCUMENTS. FITTING ARE ONLY APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE
 - 21. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK CHANGES TO ACCOMMODATE FIELD CONDITIONS OR
 - SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL ELECTRICAL OR MECHANICAL OPENINGS REQUIRED THROUGH
 - ROOFS, WALLS OR FLOORS AND COORDINATE THEIR WORK WITH ALL TRADES. PIPING AND DUCTS PENETRATING STUD WALLS OR SHAFT WALLS
 - SHALL BE PROVIDED WITH NECESSARY FRAMES, BRACING, AND ACOUSTICAL SEALANT AROUND THE OPENING. 4. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS,
 - ROOM ACCESSORIES, HANDRAILS, CHAIR RAILS, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS. 5. CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRICADES OR

REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET

BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS

FENCING AS APPROVED BY THE LOCAL AUTHORITIES FOR PUBLIC

- SAFETY PRIOR TO COMMENCING THE WORK. 26. FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE
- PROVIDED DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE LOCAL AUTHORITIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
- SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE LOCAL AUTHORITIES IS REQUIRED BEFORE ANY WORK IS COMMENCED. 29. COPIES OF THE FIRE LIFE SAFETY SYSTEM DESCRIPTION AND THE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO THE

PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE

- ARCHITECT AND LOCAL AUTHORITIES FOR APPROVAL PRIOR TO INSTALLATION, ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED TO ALL PARTIES FOR APPROVAL AND INCORPORATED AT NO ADDITIONAL COST.
- 30. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CAL
- 1. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETY OR REMOTE, STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE

SIGNAL AT A CONSTANTLY ATTENDED LOCATION. CBC SECTION

48" OF THE TELEPHONE CONNECTION FOR THE USE OF A TEXT

- TO ALL ASPECTS OF THE WORK AND ARE INCLUDED AS ADDITIONAL . IN ADDITION TO THE ACCESSIBLE ROOMS. ROOMS INDICATED WITH INFORMATION FOR EACH ITEM SPECIFIED. IF DISCREPANCIES EXIST A HEARING IMPARED SIGN WILL PROVIDE THE FOLLOWING PER CBC SECTION 1111B.4:
 - A. AUXILIARY VISUAL ALARMS. B. VISUAL NOTIFICATION DEVICES. PERMANENTLY INSTALLED TELEPHONES WITH VOLUME CONTROL WITH AN ACCESSIBLE ELECTIRCAL OUTLET WITHIN
 - 34. SMOKE DETECTORS SHALL BE INSTALLED PER C.B.C. SECTION 310.9.1.5 AND SECTION 403.3. SMOKE DETECTORS SHALL BE
 - 35. SMOKE ALARMS SHALL INSTALLED PER C.B.C. SECTION 310.9.1.

CONNECTED TO THE FIRE ALARM SYSTEM.

- 36. ALL PORTIONS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF SANTA MONICA AND THE EXHIBITS OF THE DEVELOPMENT AGREEMENT ARE PART OF THIS CONTRACT.
- REFER TO SEAC/ RCSCA GUIDELINES FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FABRICATION TECHNIQUES. SHOP DRAWINGS NEED TO PROVIDE ARCHITECTURALLY EXPOSED
- STRUCTURAL STEEL FABRICATION NOTES. CONFORM TO CATEGORIES SPECIFIED IN THE ARCHITECTURAL DETAILS. 38. PHOTLUMINESCENT SIGNS- AMERICAN PERMALITE INC, UL92, OR

CONSULTANTS

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N/A

June 25, 2013

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PROJECT NUMBER