SUBMIT PAINT SAMPLES FOR OWNER AND L.A. APPROVAL FOR ALL SELECTED FINISHES.

- 3. USE ONLY THINNER RECOMMENDED BY PAINT MANUFACTURER AND USE ONLY TO RECOMMENDED LIMITS. WOOD TO BE STAINED TO BE PREPARED ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- 5.ALL SURFACES TO BE STAINED OR PAINTED ARE TO BE THOROUGHLY PREPARED BY CAULKING. FILLING
- AND SANDING AS REQUIRED FOR A FIRST QUALITY SMOOTH FINISH.
- 5. WHEN APPLYING PAINT USE ONLY EQUIPMENT RECOMMENDED BY PAINT MANUFACTURER.

4. PAINT COLOR TO BE SELECTED BY OWNER OR L.A.

- . MIX AND PREPARE PAINT MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. B. PERFORM PREPARATION AND CLEANING PROCEDURES IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- 9. REMOVE REMOVABLE ITEMS WHICH ARE IN PLACE AND ARE NOTE SCHEDULED TO RECEIVE PAINT FINISH; OR PROVIDE SURFACE APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. 10. FOLLOWING COMPLETION OF PAINTING IN EACH SPACE OR AREA, REINSTALL REMOVED ITEMS BY USING WORKMEN WHO ARE SKILLED IN NECESSARY TRADES.
- 1. SAND AND DUST BETWEEN COATS TO REMOVE DEFECTS VISIBLE TO UNAIDED EYE FROM A DISTANCE OF FIVE FEET.
- 12. ON REMOVABLE PANELS AND HINGED PANELS, PAINT BACKSIDES TO MATCH EXPOSED SIDES.
- 3. BRUSH OUT AND WORK BRUSH COATS ONTO SURFACE IN AN EVEN FILM.
- 14. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS, AND OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.
- 15. EXTERIOR WOOD TO RECEIVE 3 COAT SYSTEM WITH ENAMEL ACCORDING TO MANUFACTURER'S PUBLISHED SPECIFICATIONS.
- 16. EXTERIOR GALVANIZED METAL TO RECEIVE 3 COAT SYSTEM OF 1 COAT GALVANIZED WASH AND 2 COATS PAINT. ACCORDING TO MANUFACTURER'S PUBLISHED SPECIFICATIONS.
- 7. WOOD STAIN TO BE APPLIED ACCORDING TO MANUFACTURER'S PUBLISHED SPECIFICATIONS. APPLY STAIN OR KNOT KILLER PRIOR TO PAINTING TO PREVENT KNOTS FROM GHOSTING AFTER PAINTING. 18. ALL WASTE AND SOLVENTS SHALL BE DISPOSED OFF—SITE, PER GOVERNMENT REGULATIONS.

<u>WOOD NOTES:</u>

- ALL WOOD TO BE CONSTRUCTION HEART S4S REDWOOD UNLESS NOTED OTHERWISE.
- 2. ALL WOOD TO BE FULLY KILN—DRIED, FREE OF CHECKING, SPLITTING, AND KNOTS. 3. ALL CRACKS, BOLT—HOLES, ETC. SHALL BE FILLED, SANDED AND SEALED PRIOR TO PAINTING. ALL
- KNOTS SHALL BE SEALED PRIOR TO PAINTING.
- 4. IF APPROPRIATE, MILDEWCIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- 5. PRODUCE JOINTS WHICH ARE TRUE, TIGHT, AND WELL NAILED WITH ALL MEMBERS.
- 3. MAKE JOINTS TO CONCEAL SHRINKAGE; MITER EXTERIOR JOINTS; COPE INTERIOR JOINTS. MITER OR . INSTALL TRIM IN PIECES AS LONG AS POSSIBLE, JOINING ONLY WHERE SOLID SUPPORT IS OBTAINED.
- FILL, SEAL AND SAND ALL JOINTS. 8. INSTALL ITEMS STRAIGHT, TRUE, LEVEL, PLUMB, AND FIRMLY ANCHORED IN PLACE.
- 9. WHERE BLOCKING OR BACKING IS REQUIRED. COORDINATE AS NECESSARY WITH OTHER TRADES TO ENSURE PLACEMENT OF REQUIRED BACKING AND BLOCKING IN A TIMELY MANNER.
- 10. NAIL TRIM WITH FINISH NAILS OF PROPER DIMENSION TO HOLD MEMBER FIRMLY IN PLACE WITHOUT SPLITTING WOOD.
- 1. NAIL EXTERIOR TRIM WITH STAINLESS STEEL NAILS, MAKING JOINTS TO EXCLUDE WATER AND SETTING IN WATERPROOF GLUE OR SEALANT.
- 12. ON EXPOSED WORK, SET NAILS FOR PUTTY.
- 13. SCREW, DO NOT DRIVE, WOOD SCREWS; EXCEPT THAT SCREWS MAY BE STARTED BY DRIVING AND THEN SCREWED HOME.
- MANUFACTURER. ANCHOR FIRMLY INTO POSITION AT PRESCRIBED LOCATION, STRAIGHT, PLUMB, AND

14. INSTALL ITEMS IN STRICT ACCORDANCE WITH DRAWINGS, AND THE RECOMMENDED METHODS OF THE

- 5. SANDPAPER FINISHED WOOD SURFACES THOROUGHLY AS REQUIRED TO PRODUCE UNIFORMLY SMOOTH SURFACE, ALWAYS SAND IN DIRECTION OF GRAIN; EXCEPT DO NOT SAND WOOD WHICH IS DESIGNED TO B
- 16. NO COARSE GRAINED SANDPAPER MARK, HAMMER MARK, OR OTHER IMPERFECTION WILL BE ACCEPTED. 7. KEEP PREMISES IN A NEAT, SAFE, AND ORDERLY CONDITION AT ALL TIMES DURING EXECUTION OF THIS PORTION OF WORK, FREE FROM ACCUMULATION OF SAWDUST, CUT-ENDS, AND DEBRIS.
- 18. CONTRACTOR TO CONCEAL ALL METAL FRAMING CONNECTIONS FOR L.A. ELEMENTS, INCLUDING BUT NOT LIMITED TO GAZEBOS, FENCES, AND TRELLISES.

19. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING, CONNECTIONS, AND FOOTINGS.

XTERIOR PLASTER

- PLASTERING WITH PORTLAND CEMENT SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH. OR WIRE FABRIC LATH. NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY OR CONCRETE.
- 2. FINISH COATS SHALL BE PROPORTIONED AND MIXED IN AN APPROVED MANNER AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE UNIFORM BUILDING CODE.
- . THE THIRD OR FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO BOND) AND COVER THE BROWN COAT AND SHALL BE OF SUFFICIENT THICKNESS TO CONCEAL THE BROWN
- 4. ALL PLASTER TO BE FREE OF DIPS, BULGES, AREAS FOR WATER TO POOL, HAIRLINE CRACKS, ETC. 5. CMU BLOCK WALLS THAT WILL RECEIVE PLASTER SHALL BE FINISHED SO THAT CMU BLOCK DOES NOT TELESCOPE THROUGH PLASTER.
- 6. ALL PLASTER CORNERS TO BE INSTALLED WITH CORNER BEAD. ALL CORNERS TO BE SHARP AND SQUARE UNLESS OTHERWISE NOTED ON THE PLANS.

<u>LIGHTING NOTES:</u>

- CONTRACTOR TO INSTALL ELECTRICAL SYSTEM TO CODE AND SHALL SECURE ALL NECESSARY PERMITS. . SWITCHING REQUIREMENTS TO BE COORDINATED WITH LANDSCAPE ARCHITECT (L.A.), ARCHITECT AND OWNER DURING BUILDING CONSTRUCTION.
- 3. DRAWING IS DIAGRAMMATIC FOR LEGIBILITY. VERIFY EXACT LOCATIONS OF LIGHTS AND TRANSFORMERS WITH L.A. SWITCHING SHOWN ON PLAN FOR DESIGN INTENT ONLY.
- 4. LOAD TRANSFORMERS PER MANUFACTURER'S INSTRUCTIONS. LOAD NOT TO EXCEED 80% OF MANUFACTURER'S RECOMMENDED MAXIMUM LOAD.
- 5. LENGTH OF WIRE RUN NOT TO EXCEED 100 FEET FROM THE TRANSFORMER TO THE LAST FIXTURE ON THE WRE RUN CONTRACTOR SHOULD TAKE MEASURES TO AVOID LARGE VOLTAGE DROPS AND ADVISE L.A. OF SUCH BEFORE COMMENCING WORK.
- 6. FIXTURES MOUNTED ON EXISTING TREES TO BE MOUNTED 12'-0" MINIMUM ABOVE GRADE.
- 7. EXTERIOR OUTLETS TO BE MOUNTED 12" MINIMUM ABOVE GRADE, PER CODE.
- 8. CONTRACTOR AND L.A. SHALL ADJUST LIGHTING DURING EVENING HOURS AS REQUIRED.
- 9. ALL FIXTURES SHALL CONFORM TO UL STANDARD 1838.
- 10. CONTRACTOR SHALL SUPPLY LAMP WATTAGE AS SHOWN ON LEGEND AS WELL AS ONE ADDITIONAL LAMP IN A HIGHER WATTAGE WHERE AVAILABLE FOR EACH FIXTURE.
- 1. FIREPLACE TO MEET ALL APPLICABLE CODES.
- 12. CONTRACTOR TO CONFIRM ALL WATERPROOFING WITH WATER PROOF CONSULTANT.

<u>IRRIGATION NOTES:</u>

- 1. INSTALL ALL FQUIPMENT AS DESCRIBED IN THE CONTRACT DOCUMENTS IS RESPONSIBLE FOR, INCLUDING BUT NOT LIMITED TO PLANS, DETAILS, NOTES, AND SPECIFICATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEW OF IRRIGATION CONTRACT DOCUMENTS.
- 2. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES AND REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 4. WRITTEN SPECIFICATIONS AND NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN FIELD ARE IN CONFLICT WITH DRAWINGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING. 5. CONTRACTOR IS RESPONSIBLE FOR PROMDING 100% HEAD—TO—HEAD IRRIGATION COVERAGE OF ALL
- PLANTING AREAS. 6. VALVE SUN AND SHADE AREAS SEPARATELY. REPORT DISCREPANCIES IN WRITING TO OWNER'S
- AUTHORIZED AGENT PRIOR TO INSTALLATION. 7. FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE, ACCORDING TO CONTRACT DOCUMENTS & EQUIPMENT MANUFACTURER'S INSTRUCTION. AND PREVENT OVER SPRAY ONTO WALKS AND
- 8. ALL VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING WALLS, AND PATHWAYS. VERIFY LOCATION OF ALL REMOTE
- VALVE BOXES WITH OWNER OR L.A. BEFORE INSTALLATION. 9. IN EVENT THAT TREE ROOT BALL LOCATION CONFLICTS WITH IRRIGATION EQUIPMENT, EQUIPMENT SHALL
- BE REMOVED AND REINSTALLED AT NO COST TO OWNER. 10. IRRIGATION LINES INSTALLED IN PLANTER LESS THAN 24" IN WIDTH SHALL BE RUN DOWN ONE SIDE
- OF THE PLANTER OR THE OTHER, NOT THE MIDDLE. 11. CONTRACTOR TO ENSURE THAT EVERY REMOTE CONTROL VALVE AND HOSE BIBB INDICATED SHALL BE SERVED BY PRESSURE SUPPLY MAINLINE. THE INDICATED MAINLINE IN THE PLAN SHALL SERVE AS A GUIDE AS TO HOW THE LINE SHOULD RUN DIRECTIONALLY.
- 12. PIPES SHALL BE LOCATED IN PLANTING AREAS, EXCEPT WHEN AUTHORIZED BY OWNER'S AGENT PRIOR TO INSTALLATION.
- 13. CONTRACTOR IS RESPONSIBLE FOR CONNECTION OF NEW SYSTEM TO EXISTING WATER SYSTEM AND UNINTERRUPTED IRRIGATION TO EXISTING PLANTING DURING CONSTRUCTION.
- 14. CONTRACTOR IS TO VERIFY AVAILABLE MAINLINE PRESSURE. IN THE EVENT THAT PRESSURE IS INADEQUATE, REPORT TO OWNER OR L.A PRIOR TO COMMENCING ANY CONSTRUCTION.
- 15. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL HOOKUP OF CONTROLLERS.
- 16. ALL MAINLINE UNDER PAYING TO BE INSTALLED IN PVC SCHEDULE 40 SLEEVES, TWO (2) TIMES LARGER THAN PIPE SIZE. SLEEVES TO BE RUN PRIOR TO PLACEMENT OF PAVING. NO HYDRAULIC JACKING UNDER PAVED AREAS. WHERE SLEEVING IS NOT POSSIBLE, PVC SCHEDULE 80 PIPING MAY BE INSTALLED, UPON AUTHORIZATION BY OWNER'S AGENT AND PRIOR TO COMMENCING ANY CONSTRUCTION.
- 17. ALL CONTROL WIRE UNDER PAVING TO BE INSTALLED IN PVC SCHEDULE 40 SLEEVES, SIZE AS REQUIRED. MAINLINE — 2" AND LARGER SHALL BE PVC CLASS 315, LESS THAN 2" SHALL BE PVC SCHEDULE 40. ALL FITTINGS SHALL BE SCHEDULE 80. PRIME AND SOLVENT WELD ALL TURNS WITH
- 18. ALL IRRIGATION HEADS TO BE POP—UP TYPE UNLESS OTHERWISE APPROVED BY THE OWNER OR L.A. ALL RISERS TO BE ON SWING JOINTS.
- 19. IF SPECIFIED VALVE SIZE IS UNAVAILABLE, PROVIDE NEXT LARGER AVAILABLE SIZE.
- O. CONTRACTOR SHALL CONFIRM FULL HEAD TO HEAD COVERAGE UPON COMPLETION OF IRRIGATION SYSTEM, AND PRIOR TO PLANTING, AND SHALL REPORT IN WRITING THAT SUCH A TEST HAS BEEN MADE USING SPECIFIED EQUIPMENT. WRITTEN CONFIRMATION SHALL INCLUDE REMEDIES OR RECOMMENDATIONS SHOULD HEAD TO HEAD TEST SHOW DRY AREAS. SUBMIT REPORT TO OWNER'S AUTHORIZED AGENT.
- 21. NO POPUP HEADS OVER 4" SHALL BE USED IN CAR OVERHANG PLANTING AREAS. <u>GRADING AND DRAINAGE NOTES.</u>
- 1. DRAINAGE OF ALL SLABS AND PLAY SURFACES BY CIVIL ENGINEER.
- 2. CONTRACTOR SHALL UNIFORMLY GRADE AREAS TO ACCOMMODATE FINISHED GRADE ELEVATIONS NOTED ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED, OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- PREVENT PONDING. DIRECT DRAINAGE AND LANDSCAPE IRRIGATION TOWARDS DRAINAGE DEVICES AND AWAY FROM BUILDING. 4. CONTRACTOR SHALL GRADE UNPAVED AREAS WITH ALLOWANCE FOR TOPSOIL SO COMPACTED FINISHED

3. CONTRACTOR SHALL GRADE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURES AND TO

- GRADE IS 1" LOWER THAN ADJACENT PAYING UNLESS SHOWN OTHERWISE ON DRAWINGS. 5. UNDER WALKS, STEPS, AND PAVEMENTS USE SUB-BASE MATERIAL EXHIBITING NON-EXPANSIVE QUALITIES. COMPACT ALL SUB-BASE TO 95%. UNDER PIPING (DRAINAGE) AND CONDUIT, USE MINIMUM
- 6. ALL GRATES SHALL BE METAL (STAINLESS STEEL OR BRASS)
- 7. ALL DRAINAGE PIPING UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC.

SAND EQUIVALENT OF 30; SHAPE TO FIT BOTTOM 90 DEGREES OF CYLINDER.

- 8. CONTRACTOR SHALL GRADE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM STRUCTURES AND TO PREVENT LOWER PONDING. DIRECT DRAINAGE AND LANDSCAPE IRRIGATION TOWARDS DRAINAGE DEVICES AND AWAY FROM BUILDING.
- 9. UNDER WALKS, STEPS, AND PAVEMENTS USE SUB-BASE MATERIAL EXHIBITING NON-EXPANSIVE QUALITIES. COMPACT ALL SUB-BASE TO 95%. UNDER PIPING (DRAINAGE) AND CONDUIT, USE MINIMUM SAND EQUIVALENT OF 30; SHAPE TO FIT BOTTOM 90 DEGREES OF CYLINDER.

TREE PRESERVATION NOTES.

- 1. THE PRESERVATION OF STREET TREES AND EXISTING TREES WITHIN THE LIMIT OF WORK IS CRITICAL TO THE SUCCESS OF THE PROJECT. THE CONTRACTOR SHALL:
- A. NOT STORE EQUIPMENT, FUEL, MATERIALS, PARK CARS, LOCATE TEMPORARY FACILITIES OR TRASH CONTAINERS, STOCKPILE EXCAVATION, WASH-OUT CONCRETE TRUCKS, ALLOW SPILLAGE OR DUMPING OF DELETERIOUS SUBSTANCES OR ALLOW LABORERS TO CONGREGATE WITHIN DRIP LINES OF EXISTING TREES.
- B. LIMIT EQUIPMENT OR VEHICULAR ACCESS WITHIN DRIP LINES OF TREES TO FOOT TRAFFIC, CARTS OR BOBCATS TO AVOID SOIL COMPACTION.
- C. EXCAVATE WITHIN TREE DRIP LINES BY HAND. ROOTS 1" AND LARGER SHALL NOT BE CUT OR SEVERED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. SHOULD PRESERVED ROOTS INTERFERE WITH WORK PROGRESS THE CONTRACTOR SHALL SEEK DIRECTION PRIOR TO
- D. NO EXCAVATION FOR ANY TRENCHES FOR ANY UTILITY ALLOWED UNDER DRIPLINES OF EXISTING
- 2. WHERE POSSIBLE, TRENCHES FOR ALL PIPES, CONDUIT AND WRING SHALL BE PLACED OUTSIDE TREE DRIP-LINES. WHERE NOT POSSIBLE, OR SHOWN OTHERWISE ON PLANS, CONTRACTOR SHALL HAND EXCAVATE AND BACKFILL TRENCHES.
- 3. WHEN HAND EXCAVATING TRENCHES WITHIN TREE DRIP LINES THE CONTRACTOR SHALL MAINTAIN. IN—PLACE, ALL TREE ROOTS AND TUNNEL UNDERNEATH THEM TO THE REQUIRED DEPTH OF THE TRENCH. EXPOSED TREE ROOTS BRIDGING TRENCHES SHALL BE WRAPPED IN BURLAP IF EXPOSED FOR MORE THAN 24HRS. BURLAP SHALL BE KEPT MOIST PIPES, CONDUIT AND/OR WRING SHALL BE RUN BENEATH OR BETWEEN ROOTS. SHOULD ROOT ELEVATION INTERFERE WITH REQUIRED LOCATIONS OR ELEVATIONS CONTRACTOR SHALL SUBMIT A WRITTEN RFI FOR DIRECTION. BACKFILL AND COMPACT TRENCHES WITH SPECIFIED BEDDING MATERIAL HAND TAMPING TO ACHIEVE REQUIRED COMPACTION WITHOUT DISTURBING

TREE PRESERVATION NOTES CONTINUED:

- 4. EXCESS SOILS FROM TRENCHING SHALL NOT BE STOCKPILED WITHIN TREE DRIP LINES AND SHALL BE LEGALLY DISPOSED OF OFF—SITE. IF UNAVOIDABLE, AND AS APPROVED, EXCESS PLYWOOD BOARD—ROADING MAY NOT STAY IN PLACE FOR MORE THAN SEVEN (7) DAYS.
- 5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TREE PROTECTION FENCING AND TRUNK PROTECTION PLANKING THROUGHOUT THE COURSE OF CONSTRUCTION. PLANKING AND TREE PROTECTION FENCING SHALL BE REMOVED AFTER SUBSTANTIAL COMPLETION.
- 6. TO FACILITATE THE PROGRESS OF WORK THE CONTRACTOR MAY TEMPORARILY RELOCATE TREE PROTECTION FENCING AS APPROVED BY THE OWNER'S REP.
- 7. ANY ROOT INADVERTENTLY SEVERED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH SOIL. BACKFILL EXPOSED ROOTS WITH SPECIFIED TOPSOIL AS SOON AS POSSIBLE. IF ROOT NEEDS TO BE UNCOVERED FOR MORE THAN TWENTY FOUR (24) HOURS, COVER WITH HARDWOOD MULCH.
- 8. LIMIT CUT AND/OR FILLS WITHIN TREE DRIP—LINES TO NO MORE THAN 1" ABOVE OR BELOW EXISTING GRADE. IF PLANS INDICATE OTHERWISE SUBMIT WRITTEN RFI FOR DIRECTION. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- 9. EXISTING TREES TO BE PRESERVED SHALL BE WATERED ONCE A WEEK DURING PERIODS OF HOT. DRY WEATHER OR AS DIRECTED. TREE CANOPIES SHALL BE SPRAYED WITH WATER MONTHLY TO AVOID DUST ACCUMULATION ON LEAVES.
- SOIL PREPARATION AND IMPORTED PLANTING SOIL REQUIREMENTS <u>(ON-GRADE APPLICATIONS):</u>
- 1. ALL SOIL AMENDMENTS, FERTILIZER, BACKFILL, AND MULCH TO BE CERTIFIED ORGANIC.
- 2. CONTRACTOR TO REMOVE ALL DEBRIS, CLEAR, GRUB & RAKE ALL PLANTING AREAS PRIOR TO
- 3. CONTRACTOR TO ARRANGE FOR A SOIL TEST IN A MIN. OF 2 LOCATIONS BY AN AUTHORIZED SOILS LAB PRIOR TO ANY NEW LANDSCAPE PLANTING TO IDENTIFY SOIL CHARACTERISTICS AND RECOMMEND FERTILIZERS, AMENDMENTS AND INSTALLATION PROCEDURES. SOIL SAMPLES RESULTS WILL BE SUBMITTED TO THE L.A. FOR REVIEW. CONTRACTOR SHALL HAND CULTIVATE AREAS WITH EXISTING PLANT MATERIAL.
- 4. ALL SOIL SHOULD BE IMPORTED B.D. WHITE OR EQUAL.
- 5. ACID—LOYING PLANTS (PLANTING PITS): 50% SITE SOIL/50% "AZALEA—CAMELLIA MIX" TO BE APPROVED BY L.A. / 1 LB. SEQUESTRINE FE 330 IRON CHELATE / "GRO-POWER" PLANTING TABLETS (SEE BELOW FOR QUANTITY)
- 6. IMPORTED PLANTING SOIL FOR ALL PITS FOR ALL TREES AND SHRUBS: SOIL TEST RESULTS TO BE APPLIED IF DIFFERENT FROM GENERAL IMPORTED PLANTING SOIL SPECIFICATIONS.
- 7. THOROUGHLY PRE-MIX IMPORTED PLANTING SOIL PER CUBIC YARD AS FOLLOWS: 6 PARTS BY VOLUME OF CLEAN IMPORTED TOPSOIL
- 4 PARTS BY VOLUME OF NITROGEN—STABILIZED ORGANIC AMENDMENT. ORGANIC FERTILIZER. FERTILIZER TABLETS TO BE 7—GRAM 12—8—8 AT THE FOLLOWING RATES:
- 4" POT – 1 TABLET 1 GAL. CAN — 3 TABLETS 5 GAL. CAN – 8 TABLETS 15 GAL. CAN— 13 TABLETS 24" BOX – 15 TABLETS 36" BOX – 20 TABLETS

– 23 TABLETS

- 8. CREATE TEMPORARY WATERING BASIN AROUND EACH PLANTING PIT. APPLY FERTILIZER TABLETS. AGRIFORM OR EQUAL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- 9. CONTRACTOR SHALL APPLY TOPSOIL FROM TO ALL AREAS THAT WILL RECEIVE PLANTING.

SOIL PREPARATION AND IMPORTED PLANTING SOIL REQUIREMENTS (ON-STRUCTURE APPLICATION).

(ON-GRADE APPLICATIONS):

48" BOX

- 1. ALL SOIL AMENDMENTS, FERTILIZER, BACKFILL, AND MULCH TO BE CERTIFIED "ORGANIC".
- 2. LEACHING AND COMPACTION CONTRACTOR SHALL INSTALL PLANTER MIX IN 12" LIFTS. WATER SETTLE AND HAND COMPACT BETWEEN EACH LIFT. SUCH COMPACTIONS SHALL OCCUR OVER A 3 DAY PERIOD, ONE WEEK MINIMUM PRIOR TO INSTALLATION OF PLANTING, IN ORDER TO MAXIMIZE SETTLEMENT.

3. CONTRACTOR SHALL INSTALL ADDITIONAL SOIL AS REQUIRED TO BRING TOP OF FINISH GRADE TO 2"

- BELOW TOP OF WALL OR HARDSCAPE UNLESS NOTED OTHERWISE. 4. PLANTING MIX FOR PLANTERS ON STRUCTURE (SHRUBS & TREES)
- 40% SAND (#16 SAND SIZE)
- 40% PEAT MOSS
- 20% PERLITE 1# SINGLE SUPERPHOSPHATE (0: 20: 0)
- 1/2# UREA FORMALDEHYDE (38:0:0) $\frac{1}{2}$ # POTASSIUM SULFATE (0:05:50)
- 1/3# GYPSUM
- 5. FERTILIZER (COMMERCIAL): 10—10—10 SHALL BE APPLIED AT THE RATE OF 40 POUNDS PER 1,000 SQFT. AND SCARIFIED INTO TOP TWO INCHES OF FINISH GRADE. FERTILIZER SHALL BE APPLIED AFTER LEACHING OPERATION. FOR ON GRADE AND FOR ON STRUCTURE PLANTING.
- 6. ALL ON STRUCTURE LANDSCAPING SOIL TO BE A MIXTURE OF LIGHTWEIGHT AND STANDARD WEIGHT SOIL WITH A RESULTANT DRY WEIGHT NOT EXCEED 80 POUNDS PER CUBIC FOOT.
- 7. ALL DRAINAGE AND TREE SUPPORT GRAVEL TO BE $^3\!4''$ DIAMETER WASHED GRAVEL.
- OF LANDSCAPE ARCHITECTURAL SCOPE OR DOCUMENTS, CONTRACTOR TO CONFIRM WITH ARCHITECT. 9. PROVIDE DRAINAGE MEMBRANE OR GRAVEL WITH GEOTEXTILE SOIL SEPARATOR ABOVE OR BELOW

8. ALL PLANTER WALLS AND CONCRETE SURFACES TO BE WATERPROOFED. WATERPROOFING IS NOT PART

GRAVEL AT BASE OF ALL BUILT UP PLANTERS, MINIMUM 2" DEEP, TYPICAL. REFER TO ARCHITECTURAL DRAWNGS FOR TYPE. 10. INSTALL TREE SUPPORT GRAVEL UNDER TREE ROOT BALLS, AT BASE OF PLANTERS WITH TREES 24"

BOX AND OVER, TO RAISE TREE TO PROPER FINAL GRADE. CALCULATIONS FOR GRAVEL DEPTH SHALL BE

MADE ON SITE AFTER TREES ARE ON SITE. SOIL DEPTH SHALL BE INDIVIDUALLY MEASURED FOR EACH

TREE IN TREE BOX AFTER EXCESS SOIL IS REMOVED FROM ROOT FLARE. 11. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING FINAL FINISH GRADES AND FOR INSTALLING PLANT MATERIAL AT CORRECT FINISH GRADE, REGARDLESS OF SEQUENCE OR INSTALLATION.

<u>PLANTING NOTES:</u>

- 1. CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS INCLUDING BUT, NOT LIMITED TO PLANS, DETAILS, DRAWINGS, NOTES AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES AND REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- WITH DRAWINGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING. 5. CONTRACTOR SHALL PROVIDE ONE PHOTOGRAPH OF EACH TREE VARIETY AND SIZE. CALLED OUT ON DRAWNGS, AND SEND TO OWNER'S AUTHORIZED REPRESENTATIVE OR L.A. FOR APPROVAL PRIOR TO PURCHASE, DELIVERY TO SITE OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR TIMELY DELIVERY OF SUCH PHOTOS, ALLOWING ADEQUATE TIME FOR OWNER'S REJECTION OF MATERIAL AND RESUBMITTAL

4. WRITTEN SPECIFICATIONS AND NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN FIELD ARE IN CONFLICT

6. AT LANDSCAPE ARCHITECT'S DISCRETION, LANDSCAPE ARCHITECT MAY TAG ALL SITE TREES.

WITHOUT COMPROMISE TO OVERALL LANDSCAPE INSTALLATION SCHEDULE.

- 7. TREES SHALL BE PRELIMINARILY TAGGED BY CONTRACTOR. CONTRACTOR SHALL OBSERVE EACH TREE IN ORDER TO ASCERTAIN THAT TREES ARE HEALTHY, FREE OF PESTS, DISEASES, ROOT GIRDLING, SCARS, AND THAT TREES HAVE GOOD BRANCH ATTACHMENT. LANDSCAPE ARCHITECT MAY REJECT ANY TREES BROUGHT TO THE SITE WHICH ARE NOT IN GOOD FORM AND HEALTH.
- 8. TREES AND SHRUBS SHALL COME FROM REPUTABLE TREE FARMS AND NURSERIES. NURSERIES SHALL BE MEMBERS OF THE CALIFORNIA ASSOCIATION OF NURSERIES AND GARDEN CENTERS (CANGC). AND SHALL HAVE CONDUCTED BUSINESS AS A TREE FARM IN CURRENT LOCATION AND UNDER CURRENT OWNERSHIP FOR MINIMUM OF TEN YEARS. CONTRACTOR REQUIRED TO SUBMIT PROOF THAT NURSERY MEETS THE ABOVE QUALIFICATIONS.

PLANTING NOTES CONTINUED:

- 9. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ALL PLANT MATERIAL DEEMED TO BE UNSUITABLE FOR PROJECT FOR ANY REASON ONCE IT IS ONSITE.
- 10. ROOT BALL CONDITION OF PLANTS FURNISHED BY THE CONTRACTOR WILL BE DETERMINED BY REMOVAL OF EARTH FROM THE ROOTS OF NOT LESS THAN 2 PLANTS NOR MORE THAN 2 PERCENT OF THE TOTAL NUMBER OF PLANTS OF EACH SPECIES, EXCEPT WHEN CONTAINER—GROWN PLANTS ARE FROM SEVERAL SOURCES, THE ROOTS OF NOT LESS THAN 2 PLANTS OF EACH SPECIES OR VARIETY FROM EACH SOURCE WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. IN CASE THE SAMPLE PLANTS INSPECTED ARE FOUND TO BE DEFECTIVE, INCLUDING BUT NOT LIMITED TO , ROOT BOUND OR UNDERDEVELOPED ROOT BALL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE ENTIRE LOT OR LOTS OF PLANTS REPRESENTED BY THE DEFECTIVE SAMPLES. PLANTS RENDERED UNSUITABLE FOR PLANTING BECAUSE OF
- 10. ALL PLANTS SHALL ARRIVE ON SITE WITH NURSERY TAGS. THOSE WITHOUT NURSERY TAGS ARE SUBJECT TO REJECTION.
- 11. FINAL LOCATIONS OF TREES AND SHRUBS SHALL BE APPROVED BY THE OWNER OR L.A. PRIOR TO PLANTING. COMPLETED PLANTING AND IRRIGATION SHALL BE INSPECTED BY THE OWNER'S AUTHORIZED AGENT OR OBSERVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.

THIS INSPECTION WILL BE CONSIDERED AS SAMPLES AND WILL NOT BE PAID FOR.

- 12. CONTRACTOR SHALL GUARANTEE ALL NEW PLANTS AS FOLLOWS:
- TREES (24" BOX AND LARGER) 1 YEAR SHRUBS VINES, AND VINES (1 GAL. AND LARGER) — 1 YEAR SUCCULENTS AND GROUND COVER — 6 MONTHS ANNUAL COLOR — 2 MONTH
- 13. PLANT MATERIAL WHICH IN THE JUDGMENT OF THE OWNER OR L.A. IS NOT HEALTHY AND VIGOROUS AT THE END OF THE MAINTENANCE PERIOD AND/OR GUARANTEE PERIOD SHALL BE REPLACED BY CONTRACTOR AT NO COST TO OWNER.
- 14. CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT A WRITTEN LOG OF DATES, STAFF, AND ACTIONS PERFORMED DURING SUCH MAINTENANCE PERIOD.
- 15. QUALITY AND SIZE OF ALL PLANTS SHALL CONFORM TO THE CALIFORNIA STANDARD GRADING CODE OF NURSERY STOCK AND SHALL BE NUMBER ONE GRADE. THERE SHALL BE NO INSECTS, EGGS, OR
- 16. CONTRACTOR SHALL SUBMIT SUPPLIER RECEIPTS TO OWNER'S AUTHORIZED AGENT FOR ALL MATERIALS USED ONSITE WITH BILLING.
- PROPERLY ACCLIMATIZED TO PROJECTS CONDITIONS AND SEASONS OF PLANTING. 18. CONTRACTOR SHALL STORE PLANT MATERIAL IN SHADE AND PROTECT FROM SUN. MAINTAIN PLANTS IN MOIST CONDITION PRIOR TO PLANTING.

17. CONTRACTOR SHALL CONFIRM WITH GROWERS THAT PLANTS PURCHASED FOR THIS PROJECT ARE

19. CONTRACTOR SHALL PLANT ALL PLANTS SO THAT AFTER FULL SETTLING, THE CROWN OF THE PLANT IS EVEN WITH OR $\frac{1}{2}$ " ABOVE THE FINISH GRADE. AFTER PLANTING, SMOOTH SOIL AROUND PLANT, COMPACT BY FOOT AND WATER WITH A FINE SPRAY.

20. CONTRACTOR SHALL WATER THOROUGHLY, IMMEDIATELY AFTER PLANTING. WATER SETTLE AND HAND

COMPACTION SHALL OCCUR OVER A 3-DAY PERIOD, ONE WEEK MINIMUM PRIOR TO PLANTING, IN ORDER

TO MAXIMIZE SETTLEMENT. CONTRACTOR SHALL INSTALL ADDITIONAL SOIL AS REQUIRED TO BRING TOP OF

- TAMP ALL BACKFILLED AREAS THOROUGHLY. 21. CONTRACTOR SHALL WATER SETTLE AND HAND COMPACT ALL SOIL IN BUILT—UP PLANTERS. SUCH
- FINISH GRADE TO 2" BELOW TOP OF WALL, OR TO TOP OF WATERPROOFING MEMBRANE WHERE WATERPROOFING MEMBRANE IS HIGHER THAN 3" BELOW TOP OF WALL.
- 22. ALL DRAINAGE AND TREE SUPPORT GRAVEL TO BE $\frac{3}{4}$ " DIAMETER WASHED GRAVEL. 23. CONTRACTOR SHALL TOP DRESS ALL PLANTING AREAS WITH 2" NITROWOOD MULCH UNLESS OTHERWISE
- 24. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES AND TAGS FROM ALL PLANT MATERIALS AFTER
- 25. CONTRACTOR SHALL DOUBLE STAKE OR GUY ALL TREES 1.5 GALLONS AND LARGER IMMEDIATELY AFTER PLANTING PER DRAWINGS. DO NOT PENETRATE WATER PROOFING MEMBRANE. DO NOT PENETRATE
- OR OTHERWISE DAMAGE BY PEDESTRIANS AND WORKMEN. CONTRACTOR SHALL REPLACE TURF DAMAGED, REGARDLESS OF CAUSE.

26. CONTRACTOR SHALL TAKE SUFFICIENT MEASURES TO KEEP LAWN AREAS FROM UNHEALTHY YELLOWNG,

28. MULCH SHALL NOT BE PLACED CLOSER THAN 2" AWAY FROM CROWN OF ANY GROUND COVER. SHRUB

29. TURF SHALL BE INSTALLED LEVEL, FREE OR DIVOTS, HOLES, DIPS, OR RISES. TURF SHALL BE

INSTALLED TO DRAIN AS SPECIFIED ON CONTRACT DOCUMENTS. TURF WHICH DOES NOT MEET THESE

27. CONTRACTOR SHALL ATTACH WINES TO HARD SURFACES WITH 1" $x\frac{3}{16}$ " BRASS SCREW-EYES AND

GREEN WRE TIES. PROVIDE SAMPLE OF WRE TIE TO OWNER OR L.A. PRIOR TO TYING.

STANDARDS SHALL BE REGRADED AND REPLANTED IN TOTALITY.

PROCEEDING WITH ANY WORK.

DEMOLITION NOTES: THE EXISTING BASE BUILDING, INCLUDING: PERIMETER EXTERIOR WALLS (SHELL), AND ALL CORE ELEMENTS

SHALL NOT BE A PART OF ANY IMPROVEMENTS AND / OR ALTERATIONS AND / OR DEMOLITION WORK

- EXCEPT WHERE NOTED. 1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY ERRORS AND/OR DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECTION OF
- 2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS. DISCREPANCIES. AND / OR ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING OR TENANT SPACE BEFORE

ANY ERRORS AND / OR DISCREPANCIES IN THE EVENT OF FAILURE TO NOTIFY THE ARCHITECT AS

- 3. IF ANY ALTERATION AND / OR DEMOLITION WORK IS PERFORMED IN EXCESS OF WHAT IS REQUIRED, THE CONTRACTOR SHALL. AT THEIR OWN EXPENSE, RESTORE THE AFFECTED AREA AND / OR AREAS TO A STATE EQUAL TO THAT PRIOR TO SUCH WORK, AT NO COST TO THE OWNER.
- CONTRACTOR'S EXPENSE. 5. CONTRACTOR TO PATCH AND FINISH ADJACENT WALLS AND OTHER SURFACES AS REQUIRED AFTER DEMOLITION. ALL STRIPPED SURFACES TO BE PROPERLY SUITED TO RECEIVE NEW FINISHES AS
- SCHEDULED. 6. ALL SERVICES AND UTILITIES SCHEDULED FOR REMOVAL ARE TO BE SAFELY CAPPED IN ACCORDANCE WITH APPLICABLE CODES AND NORMAL SAFETY STANDARDS.

4. PROTECT EXISTING THAT IS NOT IDENTIFIED FOR DEMOLITION. ANY DAMAGE TO EXTERIOR WALLS,

STEPS, ETC. — CAUSED BY DEMOLITION SHALL BE REPAIRED AND / OR REPLACED AT THE

- 7. PROTECT EXISTING PLANTS THAT ARE NOT IDENTIFIED FOR REMOVAL. DAMAGE TO TREES, BUSHES, SHRUBS, GRASS, ETC., CAUSED BY DEMOLITION, SHALL BE REPLACED AND RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 8. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION ON A DAILY BASIS. BROOM CLEAN AT THE END OF EACH DAY TO CONTROL DIRT AND DUST. 9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION / WASTE DISPOSAL PERMITS REQUIRED

FOR ALL MATERIALS AND EQUIPMENT BEING DEMOLISHED AND / OR REMOVED FROM THE JOB SITE.

10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO THE SAFETY OF PERSONS AND THE PROTECTION OF THE ENVIRONMENT. 11. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS AT THE JOBSITE. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING ANY PHASE OF

WORK AND / OR CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND

CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

12. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES (ELECTRICAL, WATER, SEWER, TELEPHONE, CABLE, ETC.) PRIOR TO CONSTRUCTION.

<u>CONCRETE NOTES</u>

- 1. ALL MATERIALS SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS OF THE LOCAL AIR QUALITY MANAGEMENT DISTRICT, WITH THE RULES REGARDING VOLATILE ORGANIC COMPOUNDS, AND WITH
- 2. FURNISH CONCRETE FROM LICENSED COMMERCIAL READY—MIX CONCRETE PLANTS CONFORMING TO ASTM C94 AND APPROVED BY BUILDING OFFICIAL. REQUIREMENTS HEREIN GOVERN WHEN EXCEEDING ASTM
- 3. CONSTRUCT CONCRETE CONFORMING TO THE TOLERANCES SPECIFIED IN ACI 117 "RECOMMENDED
- REQUIREMENTS OF REGULATORY AGENCIES OR OTHERWISE INDICATED OR SPECIFIED.

4. FINE AGGREGATE SHOULD BE CLEAN, HARD AND FREE OF DELETERIOUS MATTER.

- 5. COARSE AGGREGATE, CONSISTING OF GRAVEL OR CRUSHED STONE SHOULD BE, CLEAN, HARD AND FREE OF DELETERIOUS MATTER.
- 6. ALL STEEL, WOOD, OR OTHER SUITABLE MATERIAL FRAMEWORK SHALL BE OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BANDS. FRAMEWORK SHALL BE UNIFORM.
- 7. MIX EACH BATCH OF 2 CU. YD. OR LESS FOR AT LEAST 90 SECONDS AFTER INGREDIENTS ARE IN MIXER. INCREASE MIXING TIME 15 SECONDS FOR EACH ADDITIONAL CUBIC YARD OR FRACTION THEREOF.
- 8. PROPORTION CONCRETE TO PROVIDE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI FOR SITE WORK CONCRETE.
 - SLUMP: BETWEEN 3 AND 4 INCHES MAXIMUM.

AIR CONTENT: 5 TO 8 PERCENT.

NOT MORE THAN 1/4" IN 10'.

OR DESTROY BOND WITH CONCRETE.

CONCRETE PROTECTION.

OPERATORS.

- AGGREGATE SIZE: MAXIMUM 5/8 INCH FOR CONCRETE PAVING.
- 9. SCARIFY EARTH SUBGRADE TO A DEPTH OF NOT LESS THAN 6 INCHES AND COMPACT IT TO 95 PERCENT OF MAXIMUM DENSITY. REMOVE SOIL AS REQUIRED FOR PROPER INSTALLATION OF ALL PAYING. 10. SET FORMS TO REQUIRED GRADES AND LINES, BRACED AND SECURED. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO THAT FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS
- AFTER CONCRETE PLACEMENT. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT. 11. TOLERANCES: TOP OF FORM NOT MORE THAN 1/8" IN 10'. VERTICAL FACE ON LONGITUDINAL AXIS
- 12. CLEAN FORMS AFTER EACH USE AND COAT WITH RELEASE AGENT AS OFTEN AS REQUIRED TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
- PRACTICE FOR "PLACING REINFORCING BARS." 14. CLEAN REINFORCEMENT OF LOOSE RUST AND SCALE, EARTH AND OTHER MATERIALS THAT REDUCE

13. REINFORCEMENT SHOULD COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTES RECOMMENDED

- 15. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. 16. PLACE REINFORCEMENT TO MAINTAIN MINIMUM COVERAGE AS INDICATED ON DRAWINGS FOR
- 17. INSTALL WELDED WIRE FABRIC IN LENGTHS AS LONG AS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE. OFFSET LAPS OF ADJOINING WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.
- 19. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE."

AND STRENGTH OF CONCRETE, PLACE CONCRETE COMPLYING WITH ACI 305 AND AS SPECIFIED:

TOTAL AMOUNT OF MIXING WATER.

BUT BEFORE POWER FLOATING AND TROWELING.

18. ALL WELDING BOTH IN SHOP AND IN FIELD SHALL BE PERFORMED BY CERTIFIED WELDING

20. DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF THICKNESS SUCH THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED SUFFICIENTLY TO CAUSE SEAMS OR LINES OF WEAKNESS. DEPOSIT CONCRETE TO AVOID SEGREGATION AT ITS FINAL LOCATION.

21. HOT WEATHER PLACEMENT: WHEN HOT WEATHER CONDITIONS EXIST THAT WOULD IMPAIR QUALITY

- A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT TO BELOW 90°F (32°C). MIXING WATER MAY BE CHILLED OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO
- 22. STEEL TEMPERATURE MAY NOT EXCEED AMBIENT AIR TEMPERATURE IMMEDIATELY BEFORE EMBEDDING IN CONCRETE.
- 23. USE APPROVED WATER REDUCING RETARDING AD-MIXTURE WHEN REQUIRED BY HIGH TEMPERATURES, LOW HUMIDITY. OR OTHER ADVERSE PLACING CONDITIONS. 24. DO NOT PLACE CONCRETE UNTIL SUB BASE AND FORMS HAVE BEEN CHECKED FOR LINE AND

GRADE. MOISTEN SUBGRADE IF REQUIRED TO PROVIDE DAMPENED CONDITION AT TIME CONCRETE IS

- 25. PLACE CONCRETE USING METHODS WHICH PREVENT SEGREGATION OF MIX. CONSOLIDATE CONCRETE ALONG FACE OF FORMS AND ADJACENT TO TRANSVERSE JOINTS WITH INTERNAL VIBRATOR.
- 26. EXPANSION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT—FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED. 27. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT. AND NOT LESS THAN 1/2" OR MORE THAN
- 1" BELOW FINISHED SURFACE WHERE JOINT FILLER IS LOCATED. IF NO JOINT SEALER, PLACE TOP OF JOINT FILL FLUSH WITH FINISHED CONCRETE OR AS OTHERWISE SHOWN ON DRAWINGS.

28. FURNISH JOINT FILLERS IN ONE PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER

POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER TOGETHER.

29. PROTECT TOP EDGE OF JOINT FILLER DURING CONCRETE PLACEMENT WITH METAL. PLASTIC. OR OTHER TEMPORARY PREFORMED CAP. REMOVE PROTECTIVE CAP AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.

30. TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING

WITH AN EDGING TOOL TO A 1/8" RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES. 31. AFTER STRIKING OFF AND CONSOLIDATING CONCRETE, CONTRACTOR SHALL SMOOTH SURFACE BY SCREEDING AND BULL FLOATING. ADJUST FLOATING TO COMPACT SURFACE AND PRODUCE UNIFORM TEXTURE. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH 10' STRAIGHT EDGE. DISTRIBUTE

CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO

PROVIDE A SMOOTH CONTINUOUS FINISH. WORK EDGES OF SLAB AND FORMED JOINTS WITH EDGING TOOL

- AND ROUND TO $rac{3}{8}$ " RADIUS UNLESS OTHERWISE INDICATED ON DRAWINGS. 32. CONTRACTOR SHALL PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, WINDY WEATHER PROTECT CONCRETE FROM RAPID MOISTURE LOSS BEFORE AND DURING FINISHING OPERATIONS WITH AN EVAPORATION CONTROL MATERIAL. APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING,
- 33. CONTRACTOR SHALL START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM CONCRETE AFTER PLACING AND FINISHING. WEATHER PERMITTING, KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS.
- IMPROPER CURING. 35. CONTRACTOR SHALL GIVE ALL CONCRETE GUTTERS AND CONCRETE PAVEMENT A FLOOD TEST. ALL CONCRETE WORK WHERE WATER PONDS AND DOES NOT RUN OFF IN A REASONABLE AMOUNT OF TIME. SHALL BE REMOVED TO THE NEAREST SCORE OR JOINT LINE AND REPLACED TO PROVIDE PROPER

34. CONTRACTOR SHALL NOT INSTALL CONCRETE IN WEATHER CONDITIONS THAT COULD CAUSE

36. WHEN BASE SLAB SURFACE IS UNACCEPTABLE FOR GOOD BONDING, ROUGHEN SURFACE BY CHIPPING OR SCARIFYING BEFORE CLEANING. REPORT ANY EXPOSED REBAR OR MESH TO OWNER PRIOR

37. PRIOR TO FINAL ACCEPTANCE REVIEW BY LANDSCAPE ARCHITECT. CLEANUP AND REMOVE

IN SAW CUT JOINTS. SAW CUTS SHALL BEGIN AND TERMINATE AS SHOWN ON PLANS.

DELETERIOUS MATERIALS AND DEBRIS FROM ENTIRE WORK AREA.

38. CONFIRM CMU SIZE, REINFORCING AND FOOTING SIZE WITH STRUCTURAL ENG. 39. ALL JOINTS TO BE STRAIGHT AND EVEN. NO OVER CUTS CAUSED BY SAW BLADE WILL BE ACCEPTED

- <u>GENERAL NOTES</u>
- 1. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS INCLUDING BUT NOT LIMITED TO FASTENERS, CONNECTORS, FILLERS, CLOSURE ELEMENTS, WRING, AND POWER ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF WORK. IT IS THE RESPONSIBLITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION THAT MEETS THE DESIGN INTENT.
- 2. WRITTEN SPECIFICATIONS AND NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN FIELD ARE IN CONFLICT WITH DRAWNGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING.
- 3. DO NOT SCALE FROM THESE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE REPORTED TO LANDSCAPE ARCHITECT BEFORE WORK CONTINUES. BEFORE COMMENCING ACTIVITIES, THE CONTRACTOR SHALL: TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS: CAREFULLY COMPARE THIS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS; AND PROMPTLY REPORT
- 4. CONTRACTOR TO CONFIRM ALL STRUCTURAL SLABS, WALLS, REINFORCING, AND FOOTINGS WITH SIGNED BY STRUCTURAL ENGINEER. REINFORCING SHOWN ON THESE DRAWINGS IS FOR PRICING ONLY.
- WATERPROOFING DETAILING AND ELEMENTS TO PREVENT WATER INFILTRATION. WATERPROOFING IS NOT
- 6. CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN
- 7. CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS PRIOR TO BID SUBMITTAL AND COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND SITE CONDITIONS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT (L.A.). CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL NECESSARY REVISIONS IF HE FAILS TO GIVE NOTICE.
- OWNER OR L.A. FOR RESOLUTION.
- ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNER OR L.A. PRIOR TO ANY GRADING AND/OR CONSTRUCTION.
- 12. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES OF GOVERNING AGENCIES.

WELFARE OF THE PUBLIC AT ALL TIMES DURING THE CONSTRUCTION PROCESS.

DRAWNGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING.

DUMPING FACILITY.

PROVIDED, IF APPLICABLE.

PROPER NOTIFICATION IS NOT MADE.

- 14. NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO
- 15. CONTRACTOR SHALL CONFIRM STATUS OF ALL EXISTING PLANT MATERIAL WITH OWNER OR L.A. PRIOR TO DEMOLITION. ALL DEMOLITION DEBRIS ARE TO BE DISPOSED OF IN A TIMELY MANNER TO A LEGAL
- WITHOUT WRITTEN APPROVAL FROM THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE SUBSTITUTIONS ARE IN FULL COMPLIANCE WITH ALL ASPECTS OF SPECIFIED ITEM. CONTRACTOR MUST SUBMIT IN WRITING DEMONSTRATING THAT SUBSTITUTION IS IN FULL COMPLIANCE WITH ALL ASPECTS OF SPECIFIED ITEM. CONTRACTOR TO PROVIDE:
- b. COORDINATION INFORMATION, INCLUDING A LIST OF CHANGES OR MODIFICATIONS NEEDED TO OTHER WLL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.

a. STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE

QUALITIES MAY INCLUDE ATTRIBUTES SUCH AS PERFORMANCE, WEIGHT, SIZE, DURABILITY, VISUAL EFFECT, SUSTAINABLE DESIGN CHARACTERISTICS, WARRANTIES, AND SPECIFIC

WORK SPECIFIED. INCLUDE ANNOTATED COPY OF APPLICABLE SPECIFICATION SECTION. SIGNIFICANT

- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AND ASSURING PROPER DRAINAGE AWAY FROM BUILDINGS AND WALKWAYS. 20. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR PROTECTION OF ALL WORK PERFORMED UNTIL
- 21. NOTIFICATION OF ANTICIPATED OBSERVATION OR REVIEW BY THE L.A. WILL BE MADE A MINIMUM OF 4 WORKING DAYS IN ADVANCE. THE L.A. IS NOT RESPONSIBLE FOR PROJECT DELAYS IN THE EVENT
- OCCUPANCIES. OR SIMILAR AGENCY REQUIREMENTS.

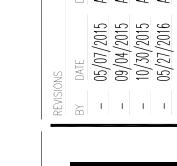
23. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

2. WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.

ACCESSIBILITY GUIDELINES(ADAAG) AND/OR THE CALIFORNIA ACCESS COMPLIANCE ACT WHICHEVER IS MORE

1. CONTRACTOR TO BUILD TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT

3. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".



<u>CONSULTANTS</u>

1/8" = 1'-0" June 25, 2013

HLA 0000000-00000

PROJECT NUMBER

- FDA RULES AND REGULATIONS FOR DANGEROUS SUBSTANCES IN CONSTRUCTION PRODUCTS.
- TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS", AS APPLICABLE, UNLESS EXCEEDED BY
 - ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED TO THE L.A.
 - LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. PROVIDE OWNER WITH A SET OF DRAWINGS
 - 5. WATERPROOFING CONSULTANT TO REVIEW ALL DETAILS AND DRAWINGS AND PROVIDE ALL NECESSARY
 - PART OF LANDSCAPE ARCHITECTURAL SCOPE OF DOCUMENTS.
 - RECOMMENDATIONS DETAILS, NOTES AND/OR SPECIFICATIONS.
 - 8. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND SITE CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE
 - 9. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

11. WRITTEN NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN THE FIELD ARE IN CONFLICT WITH THE

10. SPOT ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS ARE BASED ON SURVEY INFORMATION AND

- 13. CONTRACTOR SHALL TAKE ALL APPROPRIATE ACTIONS TO ENSURE THE HEALTH, SAFETY, AND
- DESCEND ARE PERMITTED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. CONFIRM WITH SOILS ENGINEER.
- 16. CONTRACTOR SHALL PROTECT ALL EXISTING STREET TREES DURING CONSTRUCTION. 17. CONTRACTOR SHALL COORDINATE SECURE STORAGE AND STAGING FACILITIES WITH THE OWNER PRIOR TO DEMOLITION AND/OR CONSTRUCTION.

18. NO SUBSTITUTIONS TO ANY SPECIFIED ITEM ON THE DRAWINGS WILL BE MADE BY THE CONTRACTOR

- PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY OWNER AND SEPARATE CONTRACTORS THAT

c. DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED SUBSTITUTION WITH THOSE OF THE

- d. NO SUBSTITUTIONS FOR CONVENIENCE OR A RESULT OF UNTIMELY PROCURMENT ARE ALLOWED.
- COMPLETION AND FINAL ACCEPTANCE BY THE OWNER. ALL WORK AND/OR MATERIALS WHICH ARE DETERMINED BY THE OWNER OR L.A. TO BE DEFECTIVE OR DEFICIENT IN QUALITY OR WORKMANSHIP SHALL BE REMEDIED OR REMOVED AND REPLACED BY THE CONTRACTOR IN A TIMELY MANNER WITHOUT EXPENSE TO THE OWNER.
- 22. OWNER IS RESPONSIBLE FOR OBTAINING FINAL CERTIFICATES OF COMPLETION, CERTIFICATES OF
- 24. IF ANY OF THE FOLLOWING CIRCUMSTANCES THAT WILL NECESSITATE REVISION IN INSTRUMENTS OF SERVICE AND SHALL AFFECT THE LANDSCAPE ARCHITECT'S SERVICES FOR THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE ENTITLED TO AN APPROPRIATE ADJUSTMENT IN SCHEDULE AND COMPENSATION: ACCEESSIBLITY NOTES: