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LANDSCAPE ARCHITECT

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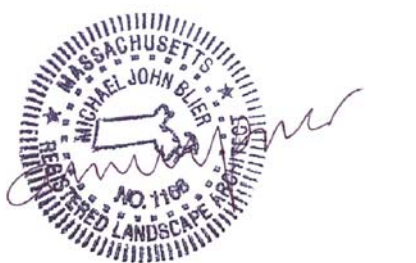
CIVIL ENGINEER

Simpson Gumpertz & Heger

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STRUCTURAL ENGINEER

STAMP



Decemer 10, 2008 - Bid Documents

PROJECT NUMBER
0803

Drawing List, Symbols and Abbreviations



GENERAL NOTES

SITE PREPARATION NOTES:

- All general notes shall be included as part of the site preparation notes.
- General:** The Contractor shall visit and accept the site as he finds it, and shall inform himself of the character and the type of site items to be removed. The Contractor shall walk the site with the Owner's Representative prior to commencing work to determine the full scope of demolition and items to remain. The Owner assumes no responsibility for the actual condition or structural adequacy of any existing construction to be demolished.
- Definitions:**
 - Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.
 - Remove and Salvage: Items indicated to be removed and salvaged remain the Owner's property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and deliver to Owner's designated storage area.
 - Remove and Reinstall: Remove items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Reinstall items in locations indicated.
 - Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Owner's Representative items may be removed to a suitable, protected storage location during selective demolition and then cleaned and reinstalled in their original locations.
- Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain in the Owner's property, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.
- Regulatory Requirements:** Comply with governing EPA notification regulations before starting selective demolition. Comply with all demolition, hauling and disposal regulations of authorities having jurisdiction.
- General conditions of demolition and removal:**
 - Demolish and remove existing improvements and obstructions above-grade and below-grade to permit construction and other work as indicated on the Drawings and specified herein.
 - All items demolished and removed shall be legally disposed of off site unless otherwise shown on the Drawings or specified otherwise.
 - All depressions resulting from demolition and removal, if not subject to further earthwork and construction, shall be filled with clean fill in layers 5" thick compacted to a density equal to adjacent grade to a depth within 6" of finish grade in planting areas and to rough grade in all other areas. Planting soil shall be placed up to finish grade in planting areas.
- Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. Do not interrupt utilities serving used areas without first obtaining permission from the utility company and the Owner. Provide temporary services as required.
- Utility Requirements:** Locate, identify shut off, disconnect, and seal or cap off indicated utility services serving structures to be selectively demolished. Where utility services are required to be removed, relocated, or abandoned, provide bypass connections to maintain continuity of service before proceeding with selective demolition. Where active utilities are encountered but not shown on the Drawings, the Contractor shall notify the Owner's Representative immediately in writing. The Contractor shall protect and maintain these utilities until written instructions are received from the Owner's Representative.
- Protection:** Shoring and Bracing: Provide adequate shoring and bracing to prevent uncontrolled collapse of all excavation, trenching, and adjacent structures.
- Dust and Noise Control:** Take effective measures to prevent windblown dust and to control noise to avoid creating a nuisance. Obtain Owner's Representative's and Owner's approval of means, methods and techniques used to control dust and noise. Avoid creating ice hazards in freezing weather.
- Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities. Comply with all regulations of all agencies having jurisdiction on this project.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings, facilities, vegetation, and site improvements to remain. Ensure safe passage of people around selective demolition area. All work shall be executed in a manner that takes every and all precautions to assure safe work operations.
- The Contractor shall employ and pay for all costs for a registered civil engineer or surveyor to lay out all lines and grades in accordance with the Drawings and specifications and as may be necessary or required for construction.
- Items to remain and existing improvements that are damaged shall be restored to their original condition acceptable to the Owner's Representative and parties having jurisdiction. Restoration work shall be at no cost to the Owner and parties having jurisdiction. Damage or loss to site improvements shall be at the risk of the Contractor from and after the date of Contract execution. No such damage or loss shall relieve the Contractor from any obligation under the Contract.
- The Contractor shall not take any action which will adversely affect the existing Water Quality Standards classification of any streams or wetlands within or adjacent to the project or which would otherwise contribute to pollution of these water resources. No fuel oils, bitumens, calcium chloride, acids, construction wastes, or otherwise harmful materials will be permitted to enter these water resources.
- Cleanup:** The Contractor shall completely remove all signs of temporary construction facilities such as haul roads, work areas, structures, foundations of temporary structures, stock piles of excess or waste material, or any other vestiges of construction. Disturbed areas shall be graded and proposed finishes installed according to the drawings.

PLANTING NOTES

- The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any conflicts to the Landscape Architect.
- All plant material shall conform to the guidelines established by the "American Standard Nursery Stock" published by the American Society of Nurserymen, Inc., latest edition.
- All plants shall be tagged by the Landscape Architect at the nursery prior to digging. The Contractor assumes responsibility for the material while in transition on site until reviewed and approved by the Landscape Architect. If the Landscape Architect is not satisfied with the condition of the material, the Contractor is responsible for acquiring new material until approval is received.
- The Contractor shall stake the location of all the proposed plant material for approval by the Landscape Architect prior to planting. No plants shall be planted before the acceptance of finish grading. The base of the flare of the tree trunk shall be exposed, if necessary, and placed 2" above finish grade.
- Any proposed substitutions of plant species will be plants with equivalent overall form, height, branching habit, flower color, leaf color, fruit color, and time of bloom, as approved by the Landscape Architect.
- See details for information related to planting pit dimensions, the formation of watering saucers around plants, and staking of trees.
- Sequence of Planting:** Plant trees before lawns, unless otherwise specified by the Landscape Architect. Restore damaged lawns if tree planting is delayed.
- Planting Seasons:** Work only within seasonal limitations for proper planting as follows:

PLANT MATERIAL	SPRING SEASON	FALL SEASON
Deciduous (not balled and burlapped)	March 1 to May 1	None
Deciduous (balled and burlapped)	March 1 to June 1	Sept 1 to Nov 1
Grass Seed	pre-May 15	Oct 15 to Dec 1
- Request for Acceptance:** In writing, request Landscape Architect's inspection for acceptance at least 7 days in advance of preferred inspection date. Do not request inspection for acceptance until work is 100% complete (not including maintenance) and in compliance with the Contract requirements.
- Partial Acceptance:** Acceptance of partial areas or portions of the total work may be granted, at the Owner's option, if the area to be inspected for acceptance is large, well defined, and easily described. The Owner and Landscape Architect are not obligated to provide partial acceptance of the work.
- Length of Maintenance Required:** Completely maintain all trees, shrubs, grasses, perennials and groundcovers for 60 days or until date of acceptance of project, whichever is later in time.
- Plant Maintenance:** Begin maintenance immediately after planting. Provide complete maintenance and service as required to promote and maintain healthy growth including, without limitation, watering, fertilizing, pruning, trimming, cultivating, weeding, fallen leaf removal, treating for insects and disease, resetting plants to proper grade and upright position, and other operations and maintenance work. Throughout the maintenance period, restore planting saucers and mulch, and keep mulch beds weed free. Tighten and adjust guy wires, stakes, and deadmen to keep trees in vertical position.
- Warranty:** Provide written warranty agreeing to remove and replace work which exhibits defects in materials or workmanship for the specified periods. "Defects" is defined to include, but is not limited to, death, unsatisfactory growth, disease, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics.
- Replacement:** Replace each defective plant or other related material with new plants or material of same species size, character, and quality of originally accepted work. With each replacement plant or material, provide a new one year warranty for the replacement work. If a replacement is unacceptable during its one year warranty, the Contractor shall provide another replacement or, when approved by Owner, equivalent cash payment.
- Replacement Planting Seasons:** Re-seeding for replacement and plant warranty shall comply with the Planting Seasons specified herein.
- Owner's Responsibilities and Warranty Exclusions:** After completion of the Contractor's maintenance responsibilities, the Owner is responsible for maintaining the work in reasonable compliance with the Contractor's maintenance instructions. The Contractor's warranty shall exclude problems due to improper maintenance, inadequate maintenance, or vandalism.
- Mulches:** Provide partially decomposed minimum six month aged finely shredded pine bark mulch with dark brown color and free of weeds, excessive fine particles, stringy materials, and chunks of wood thicker than 1/2". Provide bark mulch approved by Landscape Architect. Apply tackified mulch to all seeded areas.
- All plants shall be plumb vertically after settling.
- Warranty Period for Plants:** One year from date of acceptance.

GRADING NOTES

- The proposed grading is based upon existing conditions information provided by the survey and the client. The Contractor shall field verify grades and notify the Landscape Architect of any discrepancies for resolution prior to starting construction operations. The Contractor shall not proceed under uncertainty and shall assume full responsibility and all costs for revisions due to failure to give such notification.
- The Contractor shall layout and determine the elevations of all site elements and proposed utilities for approval by the Landscape Architect prior to the start of construction. The Contractor shall report any discrepancies in writing to the Landscape Architect.
- The Contractor shall be responsible for positive surface drainage in all areas. All newly graded ground surfaces shall be finished to uniform grades and sloped in such a manner as to drain properly and be free of depressions which cause standing water.
- All grading shall be completed in a way to maintain positive drainage away from all structures. The Contractor shall report any conflicts with this requirement to the Landscape Architect for resolution prior to final grading operations.
- Where proposed grades meet existing, blend grades to provide a smooth transition between new work and the existing work. Ponding at joints will not be accepted.
- The Contractor shall adjust all utility elements or covers (including but not limited to: clean outs, manholes, catch basins, inlets, gate valves) to be flush with the final finish grade whether shown on the drawings or not.
- See Planting Notes for fine grading information.
- See Civil Engineer's documents for additional information regarding the subsurface drainage system.
- Finish grading is represented by spot elevations and contours indicated on grading plans. Contour lines meeting at 90 degrees shall be constructed as such. Do not round corners.
- Contractor to verify existing grades where indicated prior to the start of grading. Contractor to notify Landscape Architect of any discrepancies adjustments to grading plan will be made at that time.

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- L 1.2 LAYOUT PLAN
- L 1.2a DETAIL LAYOUT PLANS
- L 1.3 GRADING PLAN
- L 1.4 PLANTING AND LIGHTING PLAN

L 2.0 SITE SECTIONS

- L3.0 PAVING AND MASONRY DETAILS
- L3.1 METAL DETAILS: ALUMINUM FENCES
- L3.2 METAL DETAILS: GREEN SCREEN MOSAIC WALL DETAILS
- L3.3 METAL DETAILS: GREEN SCREEN MOSAIC WALL VIEWS
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STRUCTURAL

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