



GENERAL NOTES

1. Contractor shall be responsible for becoming familiar with drawings for all divisions of work.
2. Contractor shall familiarize himself/herself with the project site prior to bidding the work.
3. Contractor shall verify existing conditions prior to commencing with work. Notify Owners Representative of any discrepancy between the plans and actual site conditions. No work shall be done in areas where such discrepancies exist. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Commencement of construction shall indicate that the contractor accepts the actual site conditions as matching the existing conditions depicted on the construction plans.
4. Contact OUPS, 1.800.362.2764, and all local utility services for utility locations prior to commencing with work.
5. Contractor shall obtain all required permits prior to commencing with work.
6. The Contractor shall coordinate all work and be responsible for all methods, means, sequence and procedures of work.
7. Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
8. Contractor is required to take due precautionary measures to protect the utility lines shown on the drawings as well as any discovered during the construction process. Whether shown or noted in the plans or not, the contractor is responsible to field verify and protect all surface utility structures including but not limited to: manhole structures, covers/lids, drain inlets, yard drains, catch basin structures/grates, valve and pull boxes, covers/lids, drain inlets, yard drains, catch basin structures/grates, valve and pull boxes. Where grading operations or paved areas have been modified, restored, or replaced within the designated limit of work line, the Contractor is responsible to replace any damaged structures and/or adjust surface elevations of such structures to meet finished grades. Contractor shall protect, by whatever means necessary, the existing site improvements to remain. All damaged items shall be replaced or repaired at no additional cost to the Owner. Notify Owners Representative immediately if any damage occurs.
9. Construction staging areas shall be limited to areas designated by the owner.
10. The limit of construction line shown defines the limits of work in this contract. There may be instances where erosion protection devices and utility systems and/or work staging extend beyond the project limits line in order to successfully complete operations and/or tie into adjacent systems.
11. The Contractor shall keep all drainage facilities affected by his construction operations clean and fully operational at all times.
12. Maintain all existing erosion and sediment control measures during construction. Provide additional measures as necessary to minimize adverse impacts to the adjacent water bodies, surfaces and storm sewers according to all applicable local/federal/state laws and regulations.
13. All areas within the driplines of existing trees shall remain free of construction materials, debris, vehicles and foot traffic at all times. Contractor shall provide temporary fencing, barricades and/or other suitable guards outside drip line (outside perimeter of branches) to protect trees and plant material to remain. No work shall be performed within the dripline of existing trees unless approved by the Architect. All work indicated to be performed within the dripline of trees shall be done by hand and care shall be taken to minimize disturbance to the tree roots and the compaction of soils.
14. Contractors shall coordinate all work with related trades and the general construction of the project so as not to impede the progress of the work of others or the Contractors own work.
15. Each Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the Owner's Representative if any site conditions are incomplete, missing or damaged.
16. All construction debris and removed items shall be disposed of legally off-site unless otherwise indicated on the drawings.
17. Notify Owner's Representative 72 hours in advance of any planned utility interruption.
18. Contractor shall clean the work areas at the end of each working day. All materials, products and equipment shall be stored in an organized fashion.
19. Contractor shall employ skilled personnel and use equipment necessary to ensure that all work is professionally and properly installed and in full compliance with the plans and details.
20. Contractor shall be responsible for the repair of any damage to existing facilities during construction.

CONSTRUCTION NOTES

- 1 PAVERS TO MEET/MATCH EXISTING ADJACENT PAVER GRADES. REPAIR AND RESTORE BASE AS NECESSARY.
- 2 PAVING PATTERN POINT OF BEGINNING. ALIGN WITH VERTICAL FACE.
- 3 PROPOSED MANHOLE. SEE CIVIL SHEETS FOR DETAILS
- 4 LINE OF BUILDING BELOW GRADE. VERIFY WITH ARCHITECT.
- 5 AGGREGATE AND BITUMINOUS BASE IS EXISTING. NEW PAVERS TO BE SET ON EXISTING BASE (HOFF QUAD PLAZA AREA).
- 6 EXISTING DRAINAGE STRUCTURES. RE-SET NEW GRATE ON EXISTING STRUCTURE TO ELEVATIONS SHOWN. SET FLUSH AND ALIGN TO PAVERS
- 7 STAIRS AND LANDINGS WITH RADIANT HEATING (LIMITS REPRESENTED WITH CROSS HATCH). REFER TO MEP DRAWINGS FOR DETAILS.
- 8 BASE BID LIMITS IF ALTERNATE 1 IS NOT ACCEPTED (CROSS-HATCHED AREA TO BE INCLUDED IN BASE BID)
- 9 BASE BID LIMITS IF ALTERNATE 1 IS ACCEPTED (CROSS-HATCHED AREA TO BE INCLUDED IN ALTERNATE 1 BID)
- 10 EXISTING WALK TO REMAIN CONTINGENT UPON ACCEPTANCE OF BID ALTERNATES.
- 11 EXISTING WALK TO REMAIN.
- 12 EXISTING CURB TO REMAIN.
- 13 EXISTING MANHOLE TO REMAIN. RESET LID TO PROPOSED GRADES.
- 14 DURA ART STONE PRECAST CONCRETE PLANTER MODEL #S-4XAV-28. CONTACT TOM SEIFERT (626) 577-6000.
- 15 EXISTING CONCRETE RETAINING WALL. SEE SHEET LH101.8
- 16 CAST IN PLACE CONCRETE WALL WITH LIGHT SAND BLASTED FINISH.
- 17 TOPSOIL ABOVE STRUCTURE TO BE A MINIMUM DEPTH OF 8". SEE SHEET HH-A1.1 FOR FURTHER INFORMATION.
- 18 JULIUS BLUM HANDRAIL WITH JULIUS BLUM WALL MOUNTED BRACKET TO MATCH HANDRAIL FINISH
- 19 MATCH/ALIGN SCORING/PATTERN WITH EXISTING PATTERN/SPACING.
- 20 EXPANSION JOINT WHERE INDICATED AND AT ALL VERTICAL AND FLUSH MOUNTED STRUCTURES AND CHANGES IN GRADIENT. PROVIDE EXPANSION JOINTS @ 30' O.C. MAX @ ALL SUBSLABS. CAULK ALL EXPOSED JOINTS
- 21 PROPOSED CATCH BASIN. SEE CIVIL SHEETS FOR FURTHER INFORMATION.
- 22 NOT USED
- 23 CONCRETE FOOTING. SEE ELEVATION DETAILS FOR TOP OF FOOTING ELEVATIONS AND LOCATIONS OF STEPS.

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DATE	ISSUED
09/13/13	Schematic Design
09/18/14	CMP
01/16/14	BID PACKAGE C
05/20/14	PERMIT
09/12/14	BID REVIEW
10/15/14	BID PACKAGE D
04/14/15	CONFORMED SET

NO.	DATE	REVISION

PROJECT NO. 13128.00
 DRAWING TITLE
 Overall Site
 Key Plan