

GENERAL NOTES

1.

EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
2.

THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
3.

THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
4.

THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
5.

STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
6.

ALL RETURN RADIUS AND CURB DATA ARE TO FACE OF CURB.
7.

WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8.

THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-221-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
9.

ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.
10.

ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
11.

DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES, TRAFFIC CONTROLS, SHORINGS, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.

LAYOUT NOTES

1.

CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2.

ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3.

ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4.

ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5.

ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6.

SEE IRRIGATION SCHEMATIC FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
7.

SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 30' ON CENTER MAXIMUM AND SHALL OCCUR AT ALL BUILDING EDGES, WALLS, CURBS,HANDICAPPED RAMPS, AND PLANTERS.
8.

EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM. CONTROL JOINTS SHALL BE AT 20' O.C. MAXIMUM.
9.

SIDEWALK PATTERNS, WALLS, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE CIVIL ENGINEER.
10.

SEE ELECTRICAL ENGINEER'S PLANS AND LIGHTING PLAN FOR ADDITIONAL INFORMATION.
11.

CONTRACTOR TO PROVIDE ONE 12"X12" PANEL OF EACH CONCRETE COLOR AND FINISH POURED IN PLACE TO BE APPROVED BY LANDSCAPE ARCHITECT.
12.

CONTRACTOR TO SANDBLAST ALL EXISTING LANDSCAPE PLANTER WALLS ON SITE ADJACENT TO AREAS OF CONSTRUCTION PER THE DIRECTION OF THE DESIGN BUILDER.

PLANTING NOTES

1.

ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2.

PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS, SIGNS NOR IMPEDE ACCESS.
3.

THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASES REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
4.

PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
5.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY.
6.

ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING /GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
7.

PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS SHALL HAVE DEEP ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB242, (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8.

ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF 2 PARTS NATIVE TOPSOIL AND 1 PART NITRIFIED REDWOOD SOIL CONDITIONER.
9.

THE LANDSCAPE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WATERPROOF MEMBRANES CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.
10.

ALL SLOPES GREATER THAN 2.5:1 SHALL BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL C8-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
11.

PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL WATERING. MULCH TREE WELL WITH 3" LAYER OF RECYCLED BARK. KEEP MULCH AWAY FROM TREE TRUNK. IN LAWN AREAS, HOLD LAWN 2" DIA CLEAR AROUND TREES.
12.

EACH PLANT SHALL RECEIVE AGRIFORM SLOW RELEASE PLANT TABLETS. 20-10-5 COMPOSITION. APPLY PER MANUFACTURER'S SPECIFICATIONS. PLACE ADJACENT TO ROOTBALL:

6 FOR 24" BOX TREES - 2 BELOW AND 4 ON SIDES OF ROOTBALL.
5 FOR 15 GALLON CAN TREES - 1 BELOW AND 4 ON SIDES OF ROOTBALL.
4 FOR 5 GALLON CAN TREES - 1 BELOW AND 3 ON SIDES OF ROOTBALL.
13.

TREES MUST HAVE AN UNCUIT LEADER THAN HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
14.

GROUND COVER SHALL BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
15.

CONTRACTOR SHALL EXCAVATE ALL LIME-TREATED SOILS FROM ALL PLANTING AREAS AND TREE PLANTING FITS.
16.

CONTRACTOR SHALL REVIEW ALL TREE LOCATIONS AND GRADES PRIOR TO PLANTING. IF ANY TREES ARE LOCATED WITHIN SWALES OR LOW POINTS, NOTIFY THE LANDSCAPE ARCHITECT FOR RELOCATIONS.
17.

CONTRACTOR SHALL REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
FIRE HYDRANTS AND PVS: 3' MINIMUM
LIGHT POLES: 10' MINIMUM
BUILDINGS: 15' MINIMUM
18.

CONTRACTOR SHALL INSTALL HEADER BETWEEN ALL PLANTING AREAS, LAWN AREAS, COBBLE BANDS, AND ALL UNDEVELOPED AREAS.
19.

ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS ADJACENT TO BUILDINGS AND IN PARKING LOTS, SHALL BE DE-COMPACTED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE; PLANTERS THREE TO TEN (3-10) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE.
20.

CONTRACTOR TO REVIEW ALL EXISTING & PROPOSED UTILITY PLANS PRIOR TO CONSTRUCTION.
21.

CONTRACTOR TO TAKE PRECAUTION IN EXCAVATION OF ALL TREE PLANTING FITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.

ABBREVIATIONS

<u>EU</u>	EXPANSION JOINT
—	LOCATE AS SHOWN, AT ALL JOINTS BETWEEN PAVING & WALLS, AND AT ALL CHANGES IN PAVING MATERIAL.
	SCORELINE, LOCATE AS SHOWN. SPACE EQUALLY & SQUARE
S.C.D.	SEE CIVIL DRAWINGS
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.P.D.	SEE PLUMBING CONSULTANT DRAWINGS
TYP.	TYPICAL
FA	PLANTING AREA
MFR	MANUFACTURER
TBD	TO BE DETERMINED
SP	SPACING
⬢	POINT OF BEGINNING
F.O.B.	FACE OF BUILDING
EQ	EQUAL
SIM	SIMILAR
↔	ALIGN
⋈	CENTER LINE
IE	PROPERTY LINE
ES	EQUAL SPACES
SB	SAND BLAST
LSB	LIGHT SANDBLAST
MED	MEDIUM
MB	MEDIUM BROOM
MSB	MEDIUM SANDBLAST
O.C.	ON CENTER
E.W.	EACH WAY
R	RADIUS
SQ	SQUARE
CMU	CONCRETE MASONRY UNIT
BW	BOTH WAYS
SS	STAINLESS STEEL
OFOI	OWNER FURNISHED, OWNER INSTALLED
BFP	BACK FLOW PREVENTER
T	TREAD

PLANT LIST

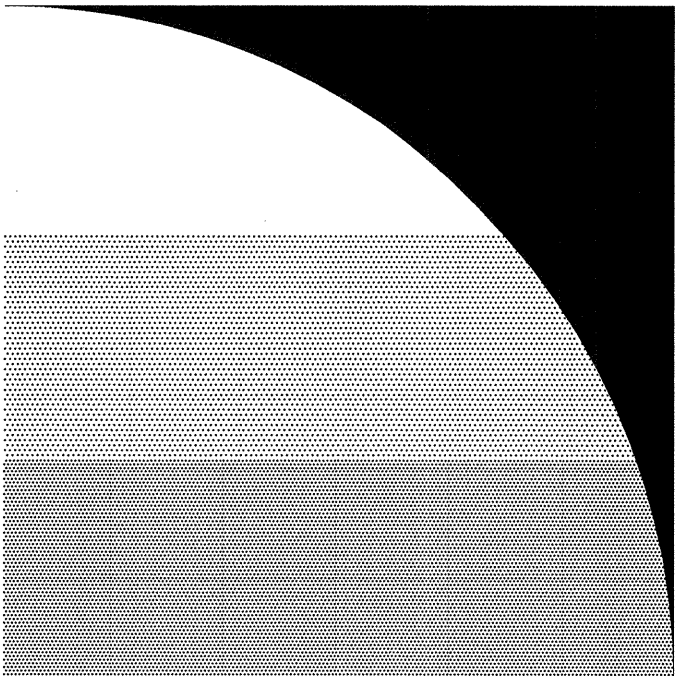
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
AM	AREBUTUS MARINA	STRAWBERRY TREE	15 GAL	AS SHOWN	LOW
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	AS SHOWN	MOD
CT	CHITRALPA TASHKENTENSIS	CHITALPA	24" BOX	AS SHOWN	MOD
LI	LARIX STROBILATA INDICA 'TUSCARORA'	CREAPE MYRTLE	15 GAL	AS SHOWN	MOD
PA	PLATANUS ACERIFOLIA 'COLUMBUS'	LONDON PLANE TREE	15 GAL	AS SHOWN	MOD
PC	PYRUS CALLERYANA	CHANTICLEER PEAR	15 GAL	AS SHOWN	MOD
PD	PHOENIX DACTYLIFERA	DATE PALM	16' TALL	AS SHOWN	MOD
PI	PISTACHE CHINENSIS	CHINESE PISTACHE	15 GAL	AS SHOWN	MOD
QR	QUERCUS ROBUR 'FASTIGIATA'	UPRIGHT ENGLISH OAK	15 GAL	AS SHOWN	LOW
QV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	AS SHOWN	LOW
OE	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS DWARF EUR. OLIVE	24" BOX	AS SHOWN	LOW
SHRUBS					
AH	ARCTOSTAPHYLOS 'HOWARD MCINN'	VINE HILL MANZANITA	5 GAL	4'-0" O.C.	LOW
CP	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	3'-0" O.C.	LOW
DV	DIETES VEGETA	FORNIIGHT LILY	1 GAL	3'-0" O.C.	MOD
HB	HEPEROCALLIS HYBRID 'BITSY'	EVERGREEN DAYLILY	1 GAL	2'-6" O.C.	MOD
MS	MISCANTHUS SINENSIS 'YAKU JIMA'	ELLALIA	1 GAL	2'-6" O.C.	LOW
MY	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	4'-0" O.C.	LOW
PP	PHORMIUM C. PLATT'S BLACK	MOUNTAIN FLAX	5 GAL	3'-0" O.C.	LOW
PZ	PRUNUS ZABELIANA	ZABEL LAUREL	5 GAL	4'-0" O.C.	MOD
RC	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	3'-6" O.C.	LOW
RM	ROSA MEIDILAND	MEIDILAND ROSE	2 GAL	3'-0" O.C.	MOD
RS	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIAN Hawthorn	5 GAL	3'-6" O.C.	LOW
VT	VIBURNUM TINUS 'SPRING BOUQUET'	LAURNTINUS	5 GAL	3'-6" O.C.	MOD
AG	AGAVE GERMIFLORA	TWIN FLOUWERD AGAVE	5 GAL		LOW
KU	KNIPHOFIA UVARIA 'BRESSINGHAM'	RED HOT AGAVE	5 GAL	3'-6" O.C.	LOW
GROUND COVER					
AV	ARCTOSTAPHYLOS UVA-URSI 'PT. REYES'	BEARBERRY	1 GAL	3'-6" O.C.	LOW
CT	CAREX TUNICOLA	BERKELEY SEDGE	1 GAL	18" O.C.	MOD
JP	JUNCUS PATENS	RUSH	1 GAL	2'-0" O.C.	MOD
NT	NASSELLA TENJISSIMA	MEXICAN FEATHER GRASS	1 GAL	2'-0" O.C.	LOW
PT	PENNISETUM THUNBERGII	FOUNTAIN GRASS	1 GAL	2'-0" O.C.	LOW
SC	SALVIA LEUCANTHA 'SANTA BARBARA'	SAGE	1 GAL	3'-6" O.C.	LOW
SA	STIPA ARUNDINACEA	PHEASANT'S TAIL GRASS	1 GAL	2'-0" O.C.	MOD
MP	MYOPORUM PARVIFOLIUM 'BURGUNDY CARPET'	MYOPORUM	1 GAL	12" O.C.	MOD
SEED MIX A					
MOUN, IRRIGATED HYDROSEED LAWN					
DURATION TALL FESCUE BLEN # 10 LB/1000 SQ. FT.					
SEED MIX B					
UNMOUN, NON-IRRIGATED EROSION CONTROL					
	BOTANICAL NAME	COMMON NAME	LB./ACRE		
	ABSCLEPIS FASCICULARIS	NARROW-LEAVED MILKWOOD	2 LBS.		
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	10 LBS.		
	DESCHAMPSIA ELONGATA	HAIRGRASS	4 LBS.		
	LASTHENIA GLABRATA	CALIFORNIA GOLDFIELD	3 LBS.		
	ELEGCHARIS MACROSTACHYA	SPIKERUSH SEED	6 LBS.		
	LUPINUS BICOLOR	MINIATURE LUPINE	4 LBS.		

PLANTING LEGEND

<div>XX</div> <div>XX</div>	TREE NAME	SEE PLANT LIST	2	3
	QUANTITY	FOR ADD'T'L. INFO.	1-60	1-60
<div>XX</div> <div>XX</div>	SHRUB NAME	SEE PLANT LIST	4	6
	QUANTITY	FOR ADD'T'L. INFO.	1-60	1-60
<div>XX</div> <div>--</div>	GROUND COVER	SEE PLANT LIST	4	6
	QUANTITY	FOR ADD'T'L. INFO.	1-60	1-60
<div>XX</div> <div>X</div>	VINE NAME	SEE PLANT LIST	6	
	QUANTITY	FOR ADD'T'L. INFO.	1-60	
<div></div>	LAWN FROM GOD			
<div></div>	GROUND COVER			
<div>⬢</div>	VINE SYMBOL			

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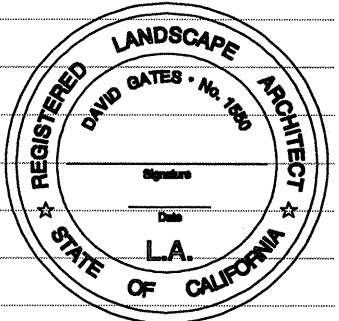
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HINDU

COMMUNITY AND
CULTURAL CENTER

LIVERMORE, CA

REVISION: DESCRIPTION: DATE:



PROJECT NAME: HCCC
PROJECT NUMBER: P3876
PROJECT FILE:
DRAWN: AC
CHECK: DG, JC
DATE: 08/14/2009

SCALE: 0

COVER SHEET