City of West University Place

Parks & Recreation Department
3800 University Blvd.
West University Place, TX 77005

PRIME CONSULTANT & LANDSCAPE ARCHITECT

WHITE OAK STUDIO
LANDSCAPE ARCHITECTURE
611 West 22nd Street Suite 202 Houston, TX 77008 713.682.2638

JENNIE E. HUGHES PARK IMPROVEMENTS

6446 Sewanee Ave.,
West University Place, TX 77005

100% Construction Documents Documents

March 6, 2018

Sheet List	
Sheet Number	Sheet Title
--	COVER
--	SURVEY
L0.01	SITE PREPARATION & TREE DISPOSITION PLAN
L0.02	EROSION CONTROL DETAILS
L1.01	SITE PLAN
L2.01	LAYOUT PLAN
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L4.01	STORM & WATER PIPING PLAN
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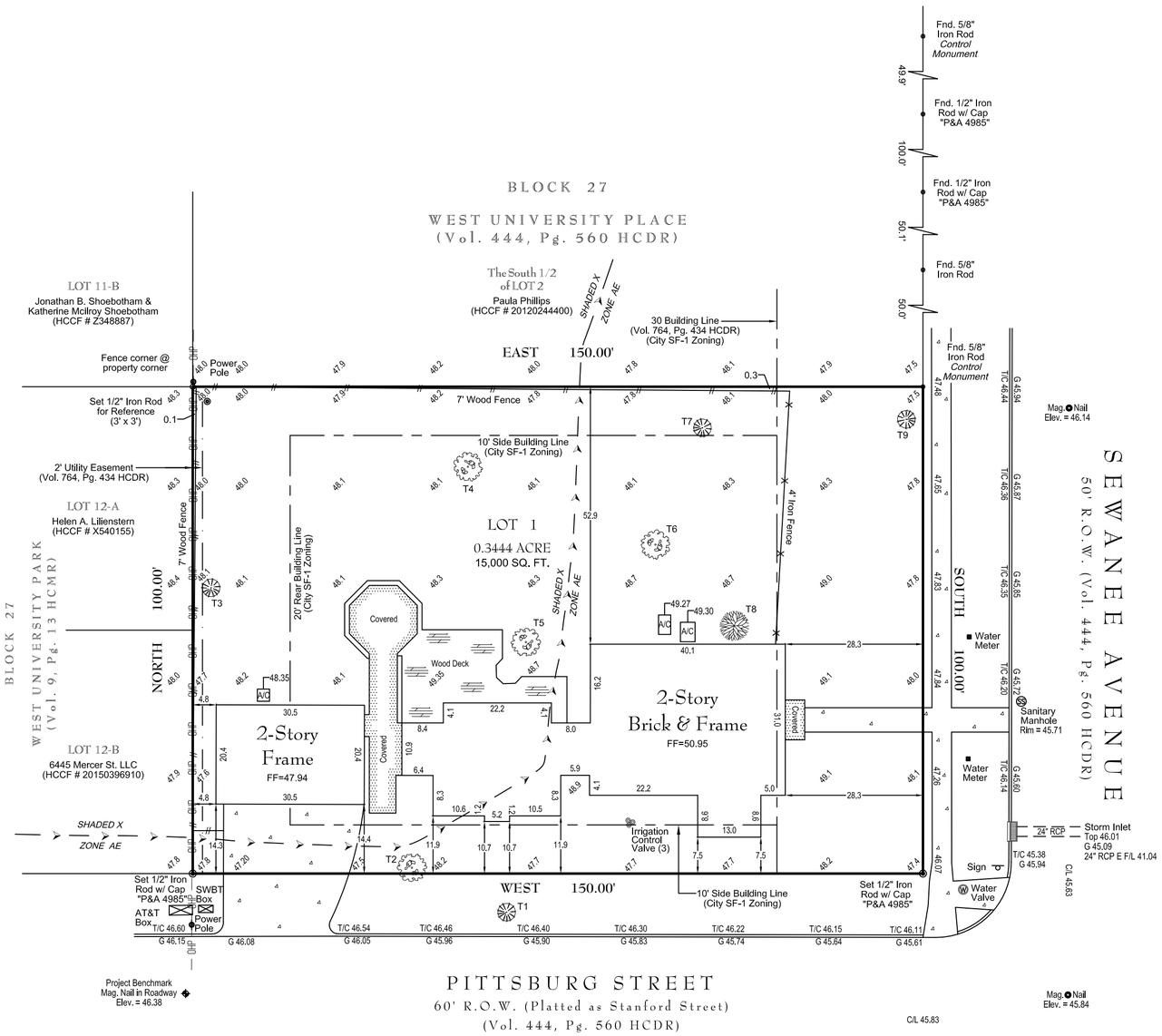
SN1.01	GENERAL NOTES
S1.0	FOUNDATION PLANS AND DETAILS
S2.0	FRAMING PLAN AND DETAILS

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



N

20' 15' 10' 5' 0' 10' 20'

GRAPHIC SCALE
1"=20'

Tree Legend				
Tree#	Diameter	Tree Type	Circ.	Drip Line
T1	12"	Crape Myrtle	3.1'	30'
T2	24"	Oak	6.2'	30'
T3	16"	Crape Myrtle	4.2'	20'
T4	30"	Oak	7.8'	30'
T5	12"	Oak	3.1'	20'
T6	28"	Oak	7.3'	35'
T7	30"	Crape Myrtle	7.8'	30'
T8	14"	Tree	3.6'	15'
T9	26"	Crape Myrtle	6.8'	30'

PLAT OF PROPERTY

FOR: **THE CITY OF WEST UNIVERSITY PLACE**

AT: **6446 SEWANEE STREET • WEST UNIVERSITY PLACE, TX**

LGL: **LOT 1, BLOCK 27**
WEST UNIVERSITY PLACE

VOLUME 444, PAGE 560
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: **1" = 20'**

DATE: **10/4/2016** REVISED DATE:

This Property DOES Lie within the designated 100 year floodplain.

PANEL NO: **48201C 0860 L**

ZONE: **AE, SHADED X** EFF. DATE: **6/18/2007**

BASE FLOOD ELEVATION: **48.5' FIS: AZ-BA**

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT

PROVIDED BY: **NO TITLE COMMITMENT WAS PROVIDED**

GF#: **ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN**

NOTES:

1. Elevations shown based on City of West University Place Benchmark No. 5R, Elevation = 52.06' NAVD88 (2001 Adjusted).
2. Lot subject to the Zoning Ordinances now in force in the City of West University Place, Texas, including but not limited to Ordinance No. 1204 as set forth in instrument recorded under Harris County Clerk's File No. R741573, those recorded in Volume 1075, Page 485 of the Deed Records of Harris County, Texas, and Article 7, Table 7-2 of the Code of Ordinances. Subject property lies within Zone Residential SF-1.
3. **TABLE 7-2** Yards (or 'setbacks') as per City of West University Place Charter & Ordinances notes the following for SF-1: **FRONT YARD:** 20 feet if the building site depth is 110 feet or less; 25 feet if the building site depth is more than 110 feet but not more than 125 feet; 30 feet if the building site depth is more than 125 feet. **INTERIOR SIDE YARD:** greater of 10% of building site width or 5 feet. (subject to narrow site 3/7 exception). **STREET SIDE YARD:** greater of 10% building site width or 5 feet. **REAR YARD:** 20 feet. Front, side and rear yards shown for main residence only. Additional requirements for accessory and architectural features are not shown.
4. Surveyor has not abstracted this property. Information for restrictions and easements only provided by Abstractor's Certificate, GF Number: 7910-16-8572, dated September 27, 2016. No independent investigation of the accuracy of the title company's work has been performed by the surveyor.
5. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All building lines, zoning setbacks and covenants of record may not be shown.
6. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
7. To assure all easements are known, the City of West University Place retains planning maps and other maps which may indicate other easements not filed for record in the Harris County Real Property Records. Public Works Map dated April 27, 1959 reflects a sanitary sewer line along the rear of the above shown tract. Surveyor finds no observable physical evidence to define location of said sewer line.
8. All bearings are based on the West right-of-way line of Sewanee Avenue (SOUTH).

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 1689-004 DRAWN BY: LD

Tree #	Tree Type	Trunk Dia.	Canopy Dia. (Critical Root Zone)	Protect or Remove	Notes
1	Crape Myrtle	Multi Trunk Medium sized crape tree	50'	Remove	tree interferes with proposed masonry fence, requires removal.
2	Water Oak	30"	54'	Protect	
3	Water Oak	28"	48'	Protect	
4	Crape Myrtle	Multi Trunk large sized crape myrtle tree	22'	Protect	
5	American Holly	Multi Trunk medium sized crape myrtle tree	8'	Protect	
6	Crape Myrtle	Multi Trunk large sized crape myrtle tree	25'	Protect	
7	Water Oak	24"	50'	Protect	

TREE DISPOSITION NOTES

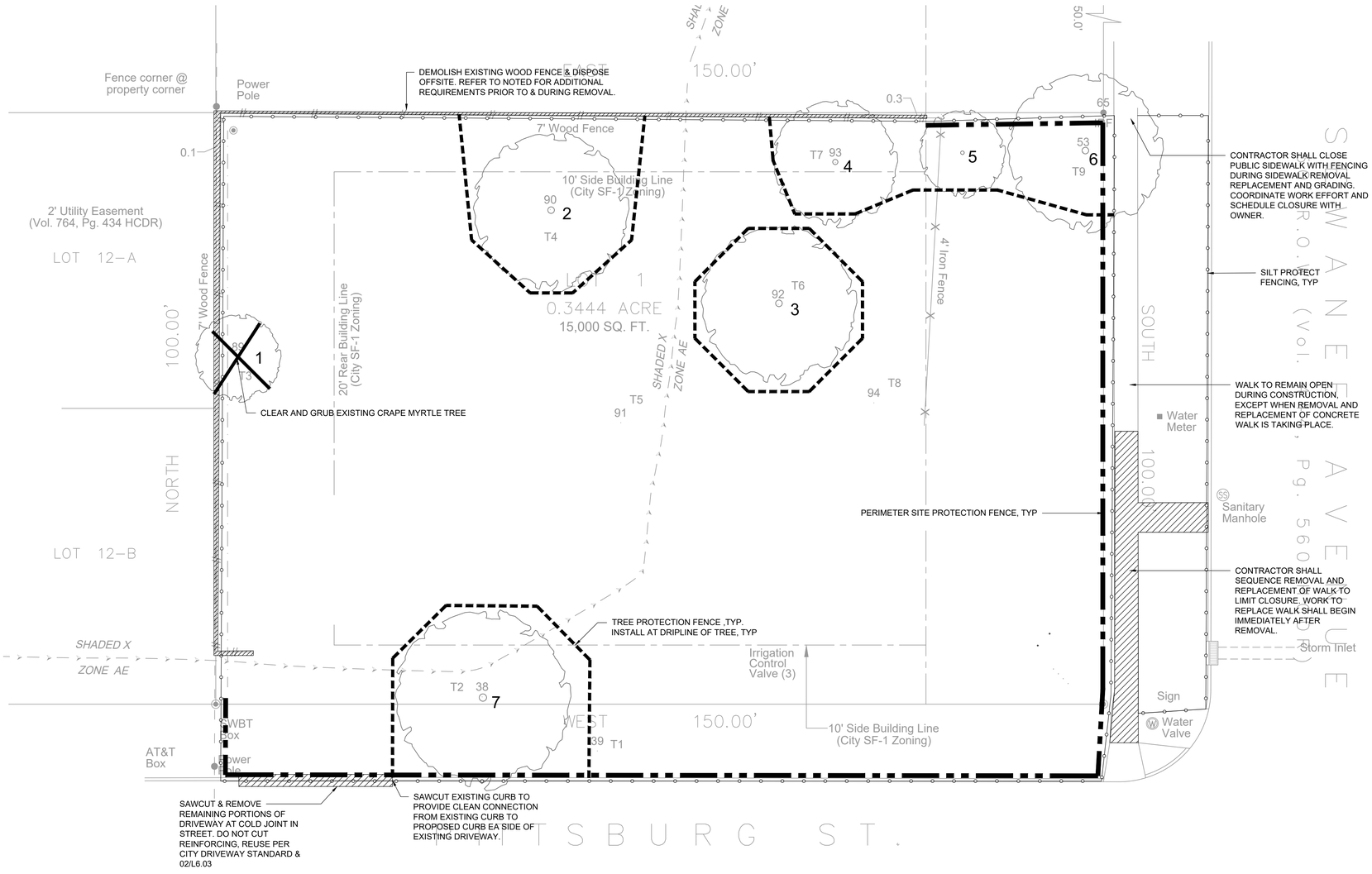
- No trees on adjacent properties appear to have any portion of critical root zone on this property.
- All protected trees to receive chainlink tree protection fencing, installed at the tree's dripline.

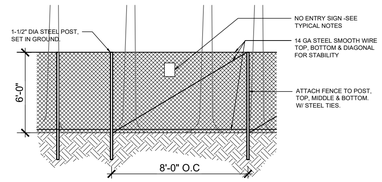
CONSTRUCTION ACTIVITY

- Pavement subgrade prep
  - Walk grades were designed to limit excavation within tree's critical root zone.
  - Geotechincal recommendation of excavating 6 additional inches at pavement areas will not occur within critical root zone.
  - Walk along Pittsburg St. separated and raised 9" above back of curb to protect tree from additional excavation.
- Utilities planned for areas surrounding critical root zone
  - Irrigation, Water lines, drainage lines, electrical lines. All plans call for hand digging only within critical root zone. Pipe routes are shown to avoid critical root zones where possible.
  - No cutting of roots 1" larger in diameter
- Lighting -
  - Tree moon lighting planned for (3) water oak trees. Mounting will utilize stand off threaded rods which will allow for trunk growth. Light fixture will interfere with trunk growth.
  - Conduit routes towards tree trunks are required to be directly to tree trunk in radial pattern.
  - No cutting of roots 1" larger in diameter
- Planting
  - Shrub and groundcover pot sizes were decreased within critical root zones
  - Asian jasmine utilized as ground cover for most critical root zones

ADDITIONAL NOTES

- Refer to L1.01 For Site Plan
- Refer to L5.01 for Planting





A CHAINLINK TREE PROTECTION FENCING
NTS

SITE PREPARATION NOTES

1. Contractor shall protect in place:
   - 1.1. All trees not designated for removal.
   - 1.2. Pedestrian walks and vehicular pavement not designated for removal.
2. Concrete Removal
   - 2.1. Sawcut existing curbs and pavement where removing portions.
3. Tree Protection Fencing & Tree Removal
   - 3.1. Tree protection must be in compliance with city requirements
   - 3.2. Erect tree protection fencing prior to any demolition, clearing, grading or construction work. Tree protection fence to remain in place in functioning condition until all construction has been completed.
   - 3.3. No persons, materials, equipment, or disposal of solid, liquid or chemical waste is permitted within dripline of existing trees.
   - 3.4. Signage, in both English and Spanish, stating "no entry - tree protection zone" attached to fence and visible to all areas of construction. Signage to remain in place until all construction has been completed.
   - 3.5. Tree protection fencing supported by concrete bases or sand bags is not acceptable.
   - 3.6. Flag trees to be removed for landscape architect approval.
   - 3.7. Contractor shall adjust tree protection fencing as needed throughout construction to protect the critical root zone of protected trees.
4. Perimeter Site Fencing
   - 4.1. Contractor shall keep project area surrounded with 6' chain link fence in compliance with city requirements.
5. Silt Protection Fence
   - 5.1. Plan locations for fencing is shown as diagrammatic. Contractor shall locate and sequence fencing as required to prevent sediment on sidewalk and street.
   - 5.2. Refer to L0.02 for Erosion Control Details and Notes
6. Existing Wood Fence Removal & Installation of Permanent Fence.
   - 6.1. Work for perimeter Masonry Fence (or Wood Fence if deduct bid alternate is accepted) shall be sequenced and completed at the beginning of the project. Refer to Masonry Fence Notes, L6.21.
   - 6.2. Coordinate work schedule with Owner (City of West University Place).
   - 6.3. Refer to Site Plan for locations where adjacent property's wood fence will be extended to face of masonry fence.

NORTH

0 10' 20'
SCALE : 1" = 10'-0"

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DENTON, TEXAS 76201 james@jamespoleirrigation.com

JAMES N. PATTERSON III REGISTERED LANDSCAPE ARCHITECT 0779 STATE OF TEXAS
3/6/2018

100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

SITE PREPARATION & TREE DISPOSITION PLAN

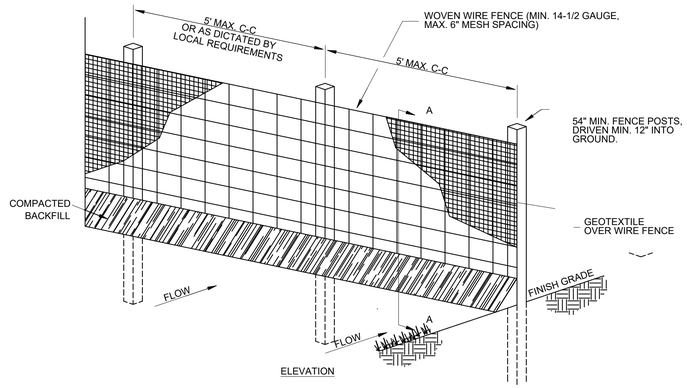
L0.01

1. All contractors and subcontractors providing services related to the SWPPP shall sign a contractor certification statement acknowledging their responsibilities as specified in the SWPPP.
2. A copy of the SWPPP, including contractor certifications and any revisions shall be filed with the construction plans and shall be retained on-site during construction.
3. Any deviation from the BMPs that are shown shall be updated on the contractor's plans.
4. The contractor shall post the project contact information and SWPPP at the entrance of the site in a manner that is legible.

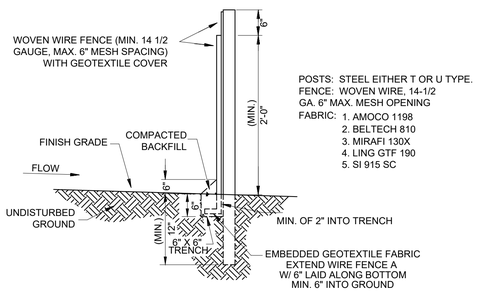
STORM WATER DISCHARGE AUTHORIZATION

1. Site entry and exit locations shall be maintained in a condition which will prevent tracking or flowing of sediment onto street and public walks. All sediment spilled, dropped, washed or tracked on street and public walks must be removed immediately. When washing is required to remove sediment prior to exiting project area, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin. All fines imposed for tracking onto public roads shall be paid by the contractor.
2. A bermed or otherwise spill protected area shall be specified by the contractor for the location of any on-site fuel storage tanks.
3. Temporary seeding or other method of stabilization shall be initiated within 14 days of the last disturbance on any area of the site, unless additional construction on the area is expected within 21 days of the last disturbance. vegetation must reach 70% coverage prior to removal of erosion control measures.
4. All staging areas, stockpiles, spoils, etc. shall be located such that they will not adversely affect storm water quality. otherwise, covering or encircling with some protective measure will be necessary.
5. Upon completion of fine grading, all surface areas disturbed within or adjacent to the construction limits shall be permanently stabilized. Stabilization is obtained when the site is covered with impervious structures and paving and/or a uniform perennial vegetative cover. The perennial vegetative cover must have a coverage of at least 70 percent, as determined by the owner's representative.
6. Maintenance - erosion controls shall be repaired or replaced within 24 hours as inspection deems necessary or as directed by the owner's representative. Accumulated silt at any erosion control device shall be removed when it reaches a depth of 6", and shall be distributed on site in a manner not contributing to additional siltation.
7. The contractor is responsible for re-establishing any erosion control device which he disturbs. Each contractor shall notify the owner's representative of any deficiencies in the established erosion control measures which may lead to unauthorized discharge or storm water pollution, sedimentation or other pollutants. Unauthorized pollutants include, but are not limited to, excess concrete dumping or concrete residue, paints, solvents, greases, fuel and lube oil, pesticides, any solid waste materials.
8. Open ends of storm sewer pipes shall be adequately protected at the end of each day by the contractor.
9. Any pipe stubbed out from a storm drain shall be plugged until the incoming pipe connection has been completed.
10. Contractor shall ensure any on-site petroleum storage shall provide a secondary containment method. If the storage tanks are not double walled, an external containment basin shall be provided capable of holding at a minimum, the size of the largest tank plus the runoff of a 24-hour, 25 year rainfall event.
11. All BPMs and control measures shall be in place prior to commencement of any earthwork.
12. A concrete washout shall be used on site.

EROSION CONTROL NOTES



ELEVATION



A-A-SECTION

OF TRENCH

POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FABRIC: 1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL NOTES, COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SILT FENCE

N.T.S.

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0779
STATE OF TEXAS

3/6/2018

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NO.	DATE:	DESCRIPTION:
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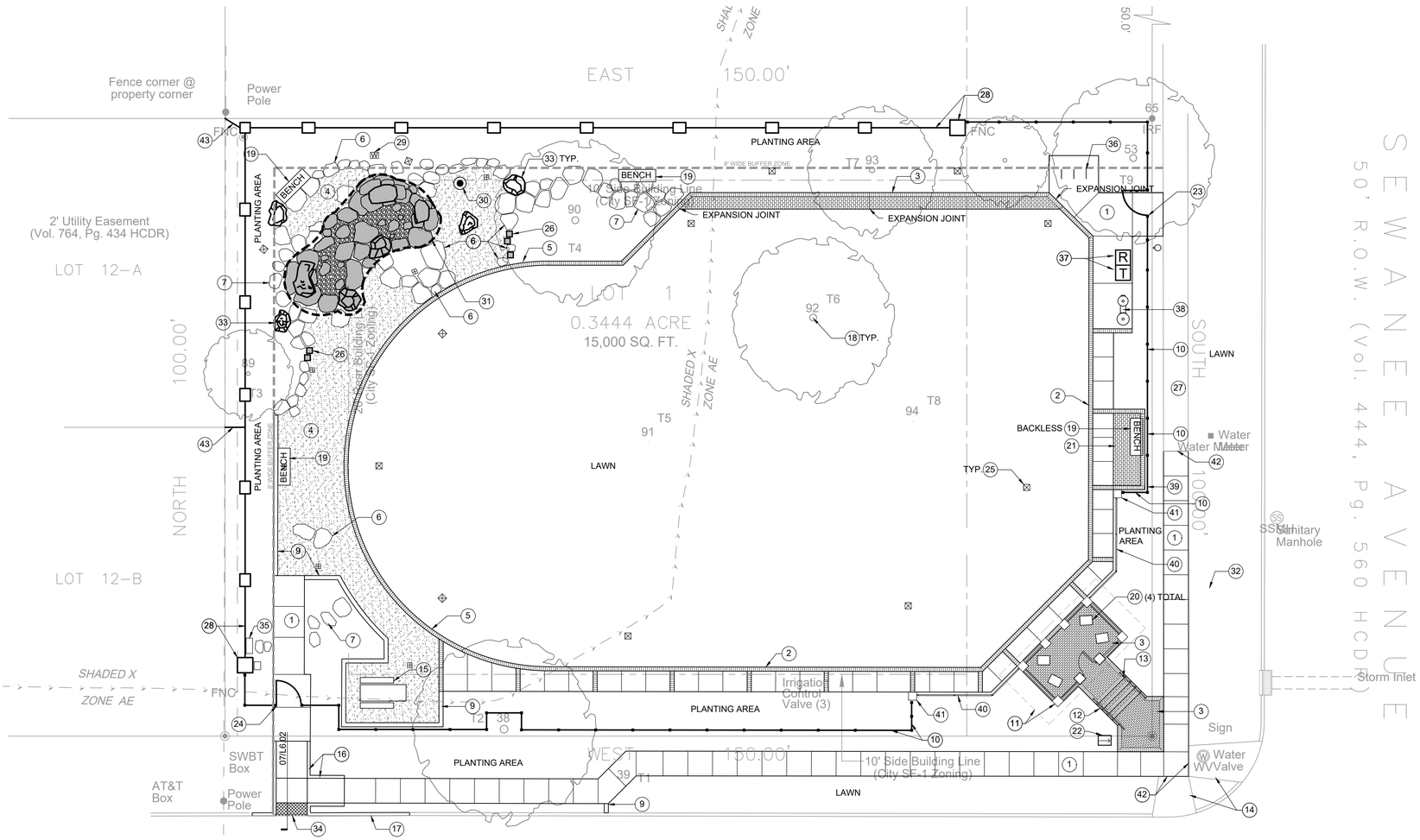
ISSUE DATE: NA
SCALE: AS NOTED

EROSION CONTROL DETAILS

L0.02



KEYED NOTES

This sheet only as indicated by #

1. Concrete walk, 01/L6.01
2. Concrete walk with mortar set brick edge, 07/L6.01
3. Mortar set brick paving, 03/L6.01
4. Decomposed granite paving, 08/L6.01
5. Mortar set brick curb, 06/L6.01
6. Flagstone in decomposed granite paving, 07/L6.03
7. Flagstone in planting bed, 08/L6.03
8. not used
9. Flush concrete curb, 07/L6.01
10. Typical park fence, 05/L6.22
11. Pavilion, 01/L6.11
12. Mortar set brick steps, 01/L.02
13. Step handrail, 03/L6.23
14. Existing ramps to remain
15. Accessible picnic table, 01/L6.31
16. Curb ramp, 04/L6.03
17. Roadway curb & Roadway, 02/L6.03
18. Existing tree, protect in place.
19. Park bench, 04/L6.31
20. Rocking chairs, 02/L6.31
21. Sand Set Brick Pavers, 03/L6.03
22. Bronze plaque on masonry pedestal, 05/ L6.02
23. East park swing gate, 07/L6.22
24. West park swing gate, 06/L6.22
25. Storm drain inlet, ref to grading plan L3.01
26. Timber column seats, 01/L6.03
27. Existing walk to remain
28. Masonry Fence, 01/L6.21
29. Water feature valve enclosure, 05/L6.04
30. Water feature activation bollard, 06/L6.04
31. Water feature, 01/L6.04
32. Existing water meter to be reused
33. Landscape boulders, 06/L6.03
34. Detectable warning pavers, 04/L6.03
35. Electrical panel & meter, LE1.01
36. Bike racks & concrete pad, 07/L6.31
37. Trash & recycle receptacle, 05/L6.31
38. Drinking fountain, 06/L6.31
39. Park sign & interpretive panel, 01/6.23
40. Post-Mounted Railing 04/L6.22
41. Masonry column, 03/L6.02
42. Concrete walk connection to existing walk, 02/L6.01
43. Extend neighbor's wood fence. Match existing fence.

NORTH

SCALE : 1" = 10'-0"

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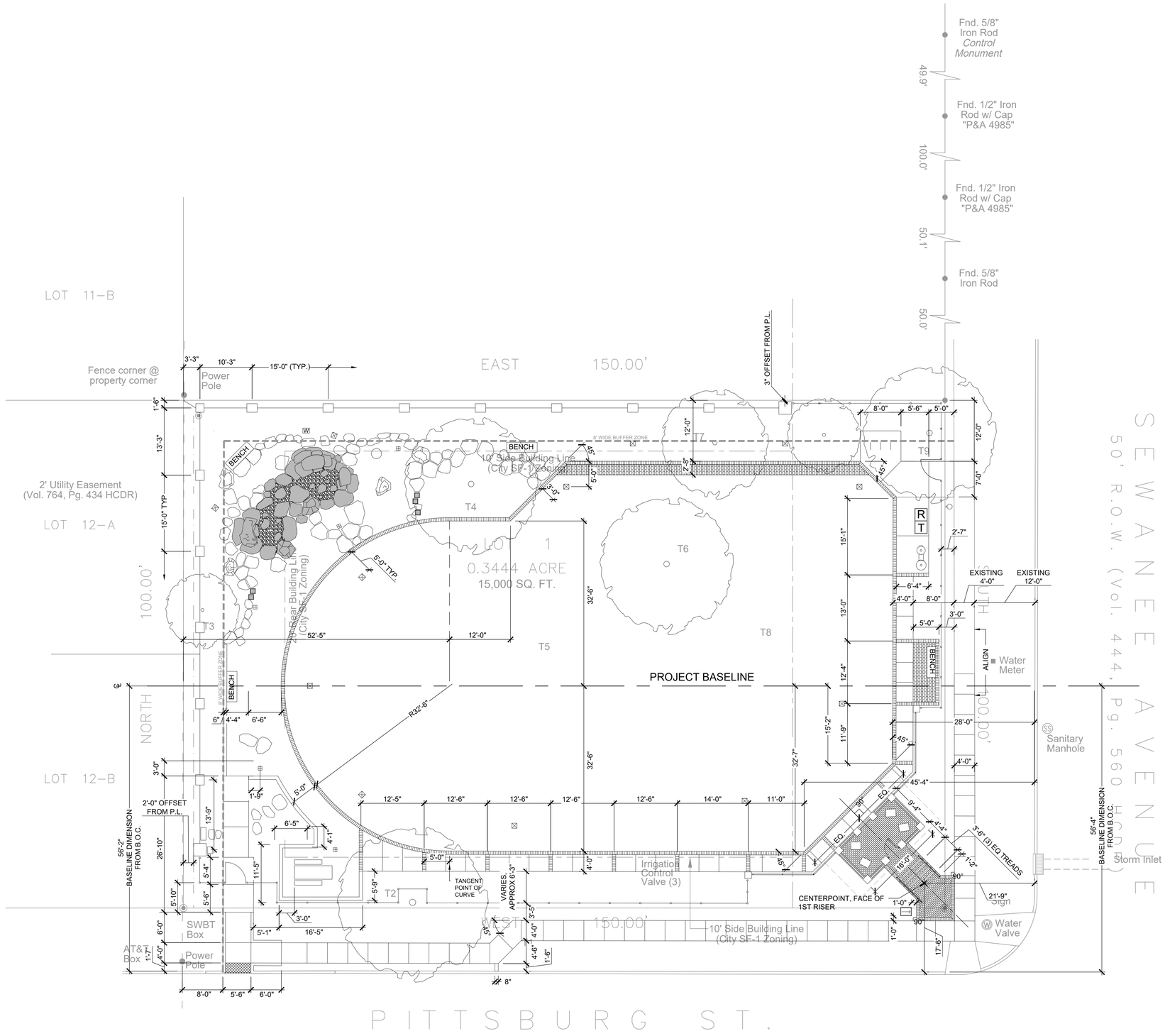
SITE PLAN

L1.01



LAYOUT NOTES:

1. Stake baseline for review and approval. Baseline is not parallel with Pittsburg back of curb
2. Contractor shall not scale from drawings. Ask Landscape Architect for additional information where required.
3. All dimensions from baselines, property lines, back of curb are 90° unless specifically noted otherwise.
4. Layout and mark all elements for review by landscape architect prior to setting forms or otherwise fixing permanent location. precise location and relationship between elements is important and must be coordinated carefully with landscape architect.
5. Request review of forms when ready for concrete pour; allow adequate time for review and correction of problems before concrete is due to arrive.
6. Notify landscape architect upon discovery of any discrepancy within the drawings or between the drawings and actual site conditions for resolution with the landscape architect.
7. Contractor shall maintain electronic equipment onsite at all times, as required to verify vertical grades.
8. All curves shall be smooth curves without kinks or flat spots unless otherwise noted.

NORTH

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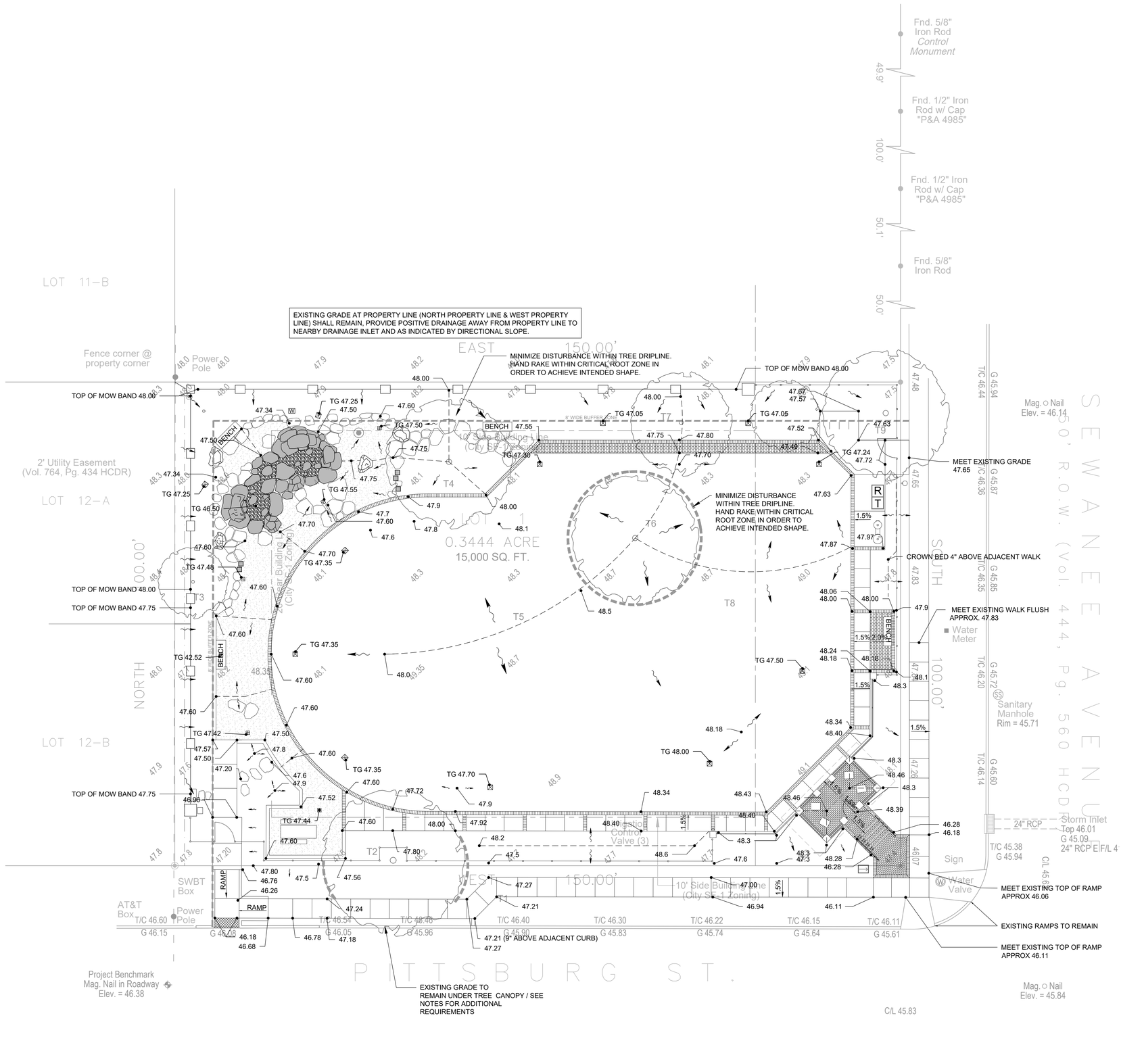
LAYOUT PLAN

L2.01



POST CONSTRUCTION SURVEY

Contractor is required to provide a topographic survey documenting finished elevations are in compliance with the drawings. Survey shall be sealed by a registered professional surveyor currently licensed in Texas. Submit to the city as part of permit close-out. Additional work and re-survey will be required for non-compliance.

LANDSCAPE GRADING NOTES

1. Review proposed grades with Landscape Architect prior to rough grading to discuss drainage design and intent.
2. Majority of site will be disturbed in order to meet proposed grades, surplus of soil is expected as a result of grading. Contractor is responsible for removal of excess soil from site.
3. All proposed grades indicate finished surface: top of paving, top of landscape soil, etc.
4. Underground obstructions: known existing underground improvements have been indicated herein and on the survey provided for full information. Coordinate also with the General Contractor and utility location services to determine existence, location and depth of possible existing underground obstructions, before excavating or trenching.
5. Top sod layer (top 2") shall be stripped and discarded from site.
6. Refer to Landscape Grading details for full information about landscape inlets and subdrain pipes.
7. Pedestrian walks: all walks are intended to comply with Texas Accessibility Standards. Contractor shall verify the following before placing pedestrian pavements:
   a. No cross-slope (perpendicular to direction of travel) steeper than 2% (1/4" per foot).
   b. No longitudinal (with direction of travel) slope steeper than 5% (1' in 20'), except for ramps specifically indicated.
10. Meeting existing grades: Where proposed improvements abut similar existing surface, verify that proposed grade meets existing.
11. Coordinate with the landscape architect to achieve the intended shape of main lawn area. All grade changes in planting and lawn areas shall be smooth and natural in appearance.
12. Fine Grading Review: Arrange review by Landscape Architect of all finished soil grades before planting sod or plants.
13. All earthwork operations are subject to Geotechnical recommendations. Refer to project Geotechnical Report.
14. Topsoil & Planting Soil
   a. Refer to planting details and Technical Specifications for requirements.
15. Ensure that surface drainage does not flow onto surrounding properties. Provide positive drainage from property lines at all times throughout the work.

LANDSCAPE GRADING & DRAINAGE LEGEND

- 48.3 — EXISTING SURVEY GRADE
- 46.82 — PROPOSED GRADE or PIPE FLOW LINE
- 48.0 — PROPOSED PLANTING GRADE
- 9" NDS INLET
- 12" NDS INLET (ATRIUM GRATE WITHIN PLANTING BEDS)
- SLOPE DIRECTION

NORTH

0 10' 20'
SCALE : 1" = 10'-0"

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West University Place, TX 7005

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Parks & Recreation Department
3800 University Blvd.
West University Place, TX 77005

LANDSCAPE ARCHITECT & PRIME CONSULTANT
WHITE OAK STUDIO
LANDSCAPE ARCHITECTURE
611 W. 22nd Street Suite 202 Houston, TX 77008 713.682.2638

STRUCTURAL ENGINEER
Barry Engineering, Inc. Structural Consulting
21834 Northwest Freeway,
Cypress, TX 77429
Texas Registered
Engineering Firm No. 51

IRRIGATION
James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. #658 PHONE: 940.243.2364
100 N. LOCUST STREET, SUITE 3 FAX: 940.382.2475
DENTON, TEXAS 76201 jones@jonespoolerirrigation.com

REGISTERED LANDSCAPE ARCHITECT JAMES N. PATTERSON III 0779 STATE OF TEXAS
3/6/2018

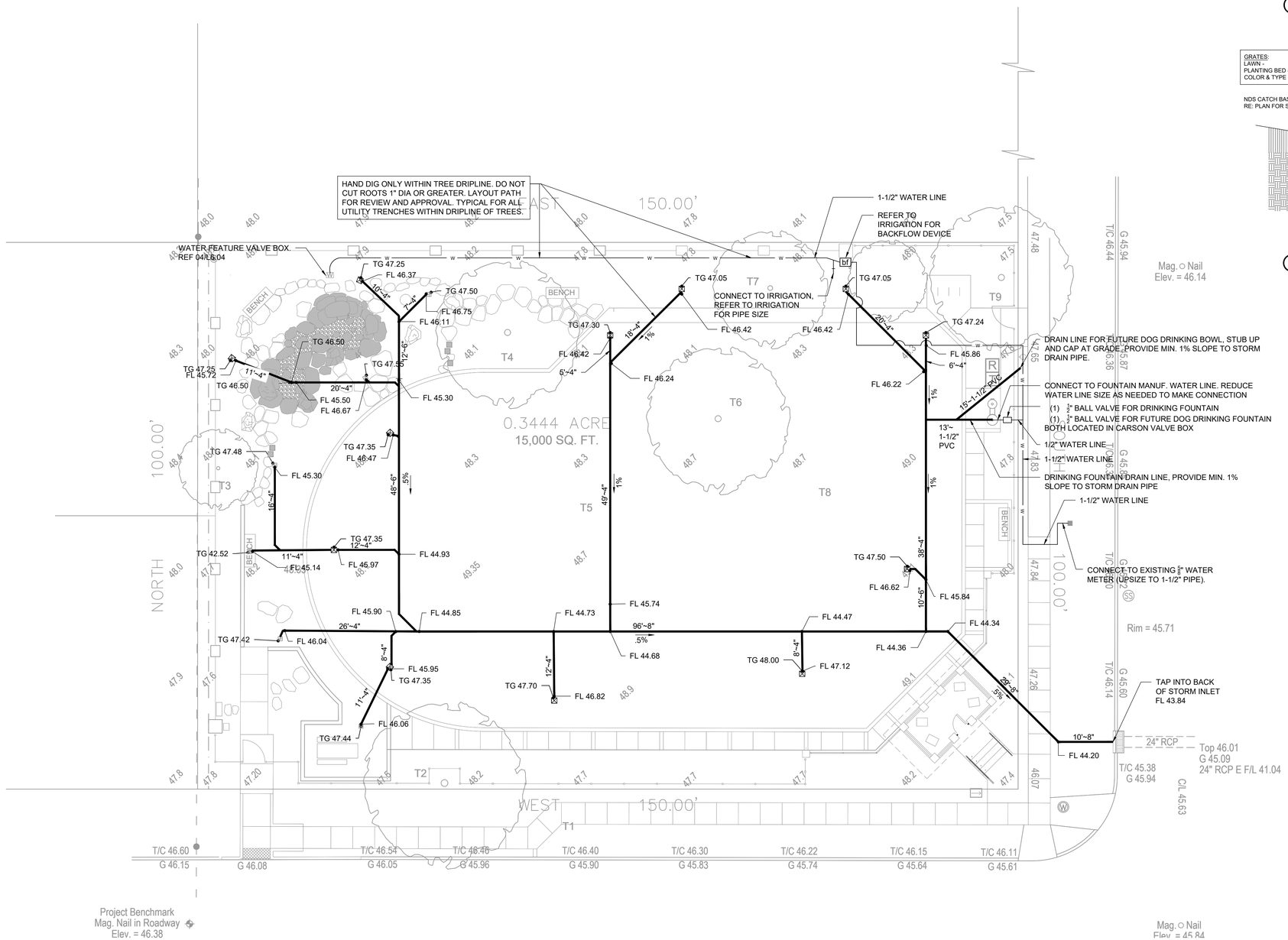
100% CONSTRUCTION DRAWINGS

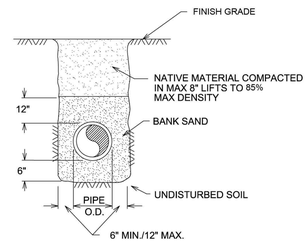
NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

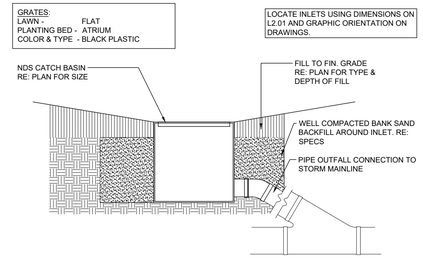
GRADING PLAN

L3.01





A STORM & DOMESTIC WATER PIPE BACKFILL NTS



B LANDSCAPE INLET NTS

NOTES:

Storm Drainage

1. Storm pipe shown as diagrammatic, contractor is responsible for coordinating storm/ water pipe location and precise route in order to avoid existing and proposed underground obstructions while still achieving design intent.
2. Mark inlet locations and pipe alignment for review by Landscape Architect before excavating and trenching.
3. Install stub-outs for inlets. After paving edges and other improvements are installed, adjust inlet location and orientation to fit surroundings.
4. All storm sewer shall be smooth interior wall HDPE or as noted on the drawings.
5. All storm pipe fittings shall provide directional connection to mainline pipe.
6. Ensure positive flow (min 0.5%) for all proposed storm drain pipe. provide 1% slope where indicated on drawings.
7. Refer to technical specifications for additional requirements.
8. Contractor is responsible for scheduling inspections and obtaining approval from city building code enforcement.
9. Installation shall adhere to all applicable codes and requirements code.

Domestic Water

1. Water pipe shown as diagrammatic. Contractor is responsible for coordinating water pipe location and precise route in order to avoid existing and proposed underground obstructions while still achieving design intent.
2. Refer to technical specifications for additional requirements.
3. Contractor is responsible for scheduling inspections and obtaining [illegible]
4. [illegible]

LANDSCAPE GRADING & DRAINAGE LEGEND

+ 82.68 NG	EXISTING SURVEY GRADE
FL 82.30	PIPE FLOW LINE
	9" NDS INLET
	12" NDS INLET
	HDPE STORM PIPE - SIZE AS INDICATED
	PIPE SLOPE DIRECTION
w	WATER SUPPLY - SIZE AS INDICATED

811 Know what's below. Call before you dig.

NORTH

0 10' 20'
SCALE : 1" = 10'-0"

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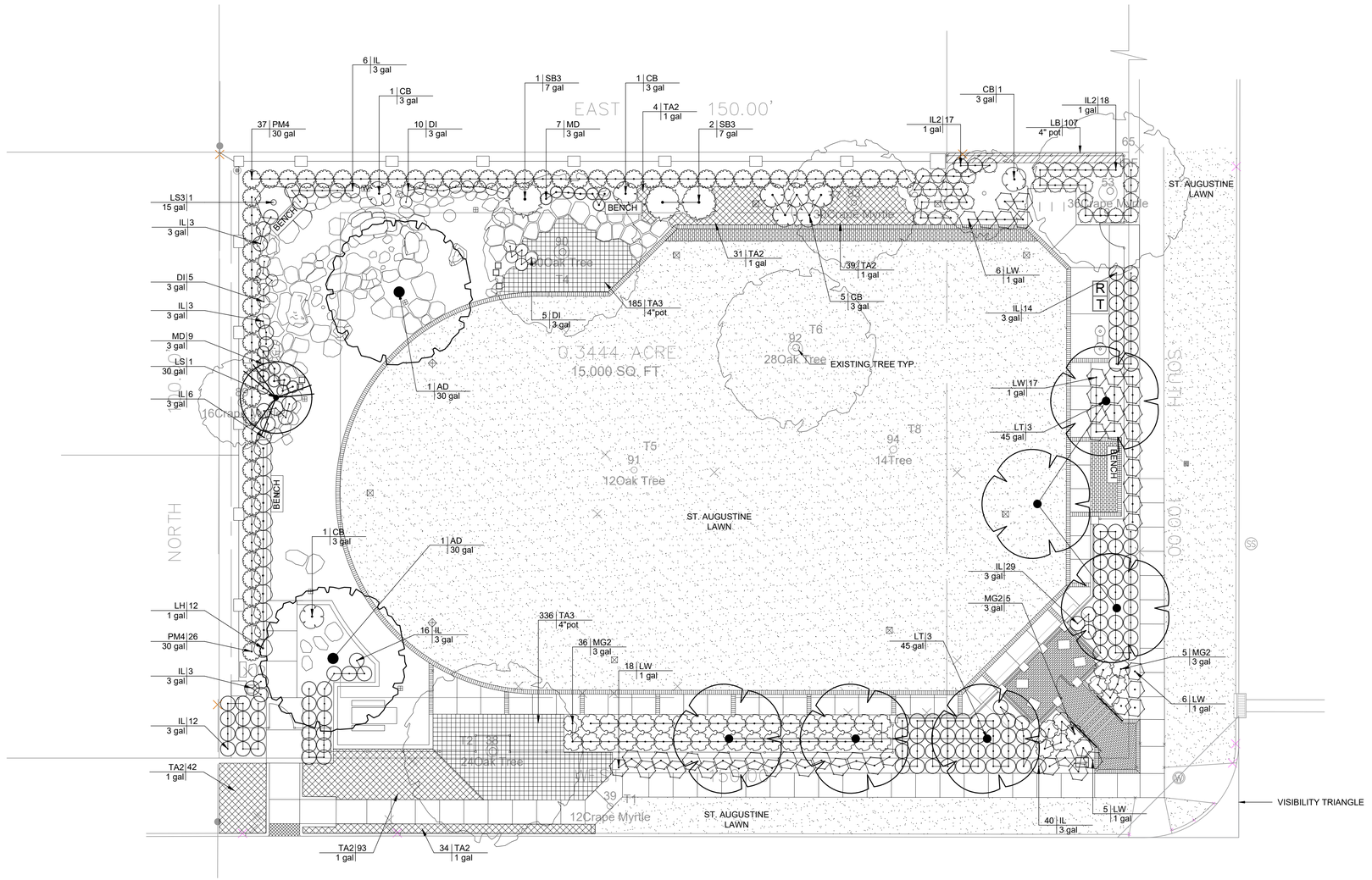
STORM & WATER PIPING PLAN

L4.01

PLANT SCHEDULE						
TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT		DETAIL	REMARKS
AD	2	Drummond Red Maple / Acer rubrum drummondii	30 gal			
LS	1	Sioux Crape Myrtle / Lagerstroemia indica `Sioux`	30 gal			Multi-trunk
LT	6	Tuscarora Crape Myrtle / Lagerstroemia indica x faurei `Tuscarora`	45 gal			Multi trunk
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	DETAIL	REMARKS
CB	9	American Beautyberry / Callicarpa americana	3 gal	48" o.c.		
DI	20	Fortnight Lily / Dietes iridioides	3 gal	24" o.c.		
IL	131	Virginia Sweetspire / Itea virginica `Little Henry` TM	3 gal	30" o.c.		
IL2	35	Virginia Sweetspire / Itea virginica `Little Henry` TM	1 gal	30" o.c.		
LH	12	New Gold Lantana / Lantana x `New Gold`	1 gal	36" o.c.		
LS3	1	Purple Diamond Loropetalum / Loropetalum chinense `Shang-hi`	15 gal	72" o.c.		Multi-trunk
LW	50	White Trailing Lantana / Lantana montevidensis `Alba`	1 gal	36" o.c.		
MD	16	Turk`s Cap / Malvaviscus drummondii	3 gal	24" o.c.		
MG2	46	Gulf Coast Muhly / Muhlenbergia capillaris `Gulf Coast`	3 gal	36" o.c.		
PM4	63	Yew Pine / Podocarpus macrophyllus	30 gal	36" o.c.		
SB3	3	Bridal Wreath Spirea / Spiraea prunifolia `Bridalwreath`	7 gal	72" o.c.		
SHRUB AREAS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	DETAIL	REMARKS
LB	107	Big Blue Lilyturf / Liriope muscari `Big Blue`	4" pot	8" o.c.		
TA2	243	Asian Jasmine / Trachelospermum asiaticum	1 gal	18" o.c.		
TA3	521	Asian Jasmine / Trachelospermum asiaticum	4"pot	12" o.c.		
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	DETAIL	REMARKS
SS3	9,581 sf	St. Augustine Grass / Stenotaphrum secundatum	Solid sod			Sand-based sod



NORTH

0 10' 20'
SCALE : 1" = 10'-0"

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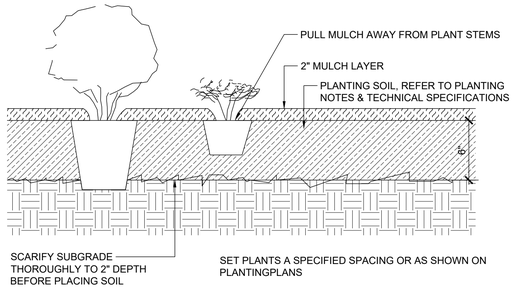
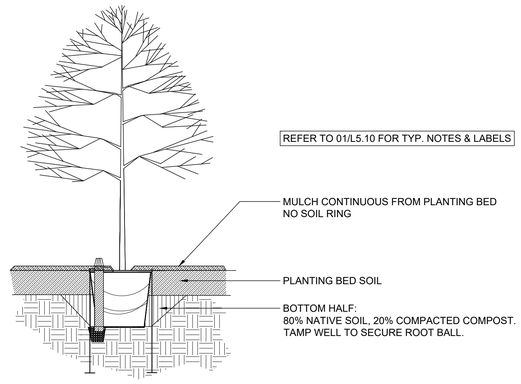
PLANTING PLAN

L5.01



03 SHRUB & GROUNDCOVER PLANTING

SCALE: 1/4"=1'-0"



02 TREE PLANTING IN PLANTING BED

SCALE: 1/4"=1'-0"

Planting Notes

1. Submittals:
   1.1. Contractor shall submit proposed source and photographs of each type of plant for review and comment. If requested by consultant, contractor shall arrange for consultant to visit plant sources to review plant material. Failure of consultant to review plants at the source does not relieve contractor of requirement to meet plant specifications.
   1.2. Submit 1 gal sample of planting soil, topsoil compost, and hardwood mulch.

2. Coordination with irrigation: Contractor shall coordinate irrigation and planting operations such that irrigation is completed and operational before planting begins in that area. Irrigation system will be coordinated with existing supply and adjacent installations. Contractor shall flag proposed tree locations for review by landscape architect prior to tree delivery to site. Minor adjustment may occur.

3. Backfill, grading and surface preparation:
   a) Remove any remaining debris and any subsoil that is contaminated by fuels, lime or other materials noxious to plant growth.
   b) Scarify subsoil to 2 inch depth and lightly proof-roll.
   c) Place onsite fill as specified to achieve designated subgrade. proof-roll lifts as specified.
   d) Proposed lawn areas: Scarify top 2 inches of subgrade and immediately rake-in two inches (2") of specified topsoil and fine grade as designated.
   e) Proposed planting bed areas: Scarify top 2 inches of subsoil fill and place planting soil as specified

4. Planting Soil within existing tree dripline
   a) Do not excavate for placement of planting soil. Prepare areas within dripline 2" below specified finish grade and shape by hand to achieve desired drainage pattern. Import 2" layer of compost and work into soil by hand with spading fork.

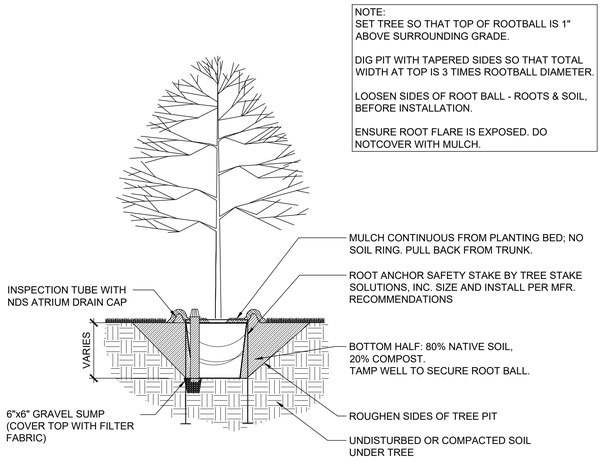
5. Planting shall be performed in strict accordance with the planting details and technical specifications. Installations not performed accordingly will be rejected.

6. Lawn: contractor shall install solid sod (incl. specified bed preparation) at all areas indicated on drawings.

7. Soil amendments: refer to specifications.
8. Refer to specifications for full planting requirements.

04 PLANTING NOTES

SCALE:



01 TREE PLANTING IN LAWN

SCALE: 1/4"=1'-0"

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0779
STATE OF TEXAS

3/6/2018

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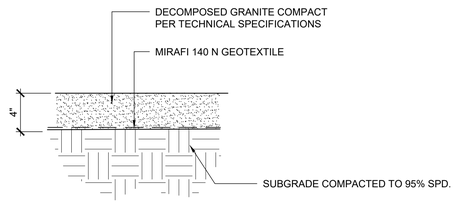
PLANTING DETAILS

L5.10

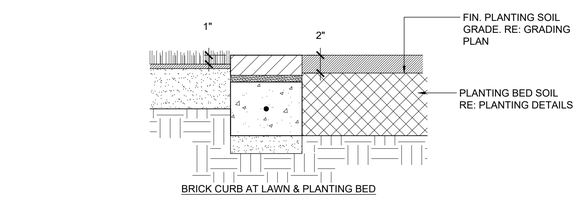


NOTES:

1. DECOMPOSED GRANITE: RE SPECS
2. PROVIDE 1 GAL SAMPLE FOR APPROVAL
3. MAINTAIN OPTIMUM MOISTURE FOR COMPACTION OF SUBGRADE AND GRANITE MATERIAL
4. GRADE TO SLOPE PER PLAN. SURFACE TO BE SMOOTH, EVEN AND FREE OF VARIATION.
5. RE: PLANS FOR EDGING REQ'D

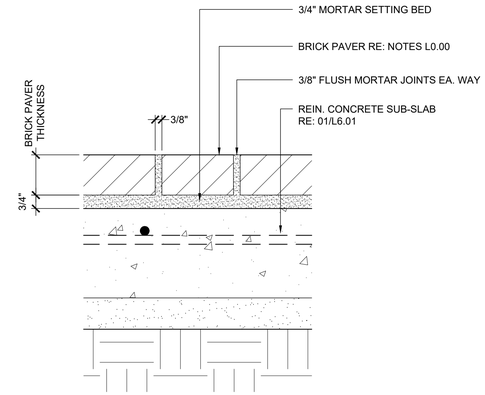
09 DECOMPOSED GRANITE PAVING

SCALE: 1-1/2"=1'-0"



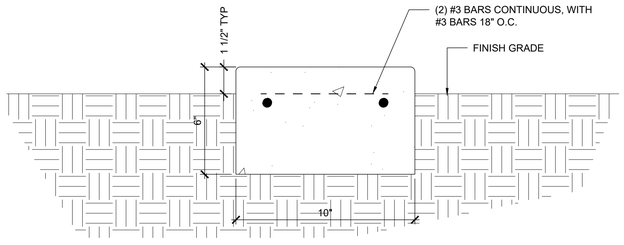
06 MORTAR SET BRICK CURB

SCALE: 1-1/2"=1'-0"



03 SECTION: MORTAR SET BRICK PAVERS

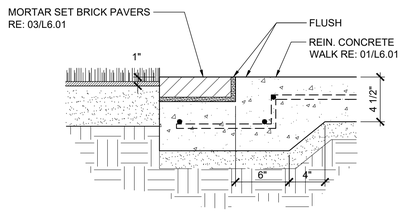
SCALE: 3"=1'-0"



NOTE:
BROOM FINISH, TOOLED CONTROL JOINTS, 3' O.C.
DOWELED REDWOOD EXPAN. JOINT AT 24' O.C. AND
AT CORNERS AND ENDS

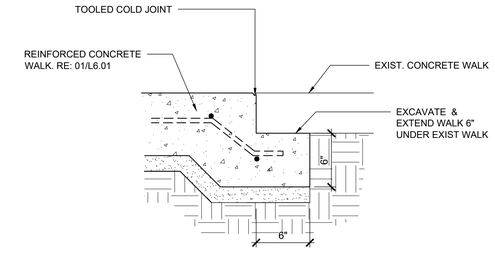
08 CONCRETE BAND AT PERIMETER FENCE

SCALE: 3"=1'-0"



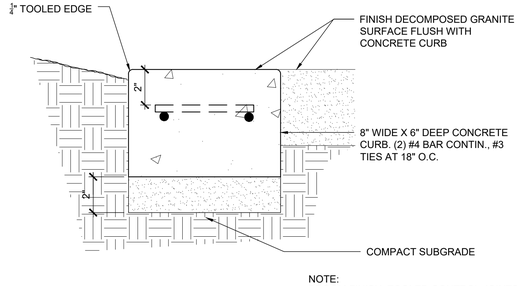
05 SECTION: MORTAR SET BRICK PAVERS AT CONCRETE WALK

SCALE: 1-1/2"=1'-0"



02 SECTION: WALK AT EXIST SIDEWALK

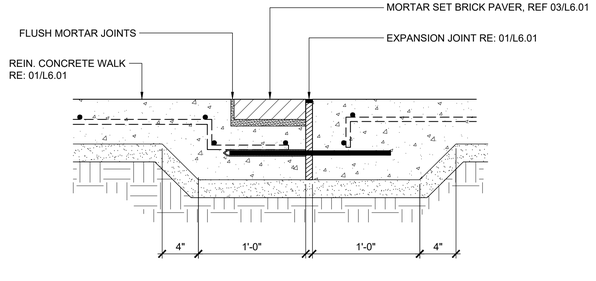
SCALE: 3"=1'-0"



NOTE:
BROOM FINISH, TOOLED CONTROL JOINTS, 3' O.C.
DOWELED REDWOOD EXPAN. JOINT AT 24' O.C. AND
AT CORNERS AND ENDS

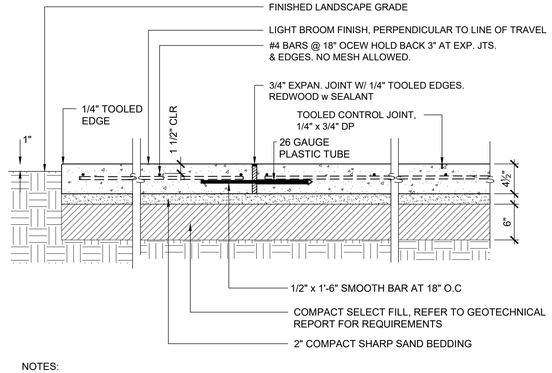
07 FLUSH CONCRETE CURB

SCALE: 3"=1'-0"



04 SECTION: MORTAR SET BRICK BAND & EXPANSION JOINT

SCALE: 1-1/2"=1'-0"



NOTES:
1. ENSURE SUBGRADE HAS OPTIMUM MOISTURE CONTENT PRIOR TO CONCRETE POUR
2. REFER PLAN FOR PRECISE JOINT LOCATIONS
3. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. NO SELECT FILL WITHIN DRIPLINE OF EXISTING TREES. WALK WILL BE CUT TO GRADE, NO ADDITIONAL EXCAVATION FOR SELECT FILL.

01 CONCRETE WALK

SCALE: 1"=1'-0"

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DETAILS

L6.01

1. Refer to technical specifications and details for additional requirements.

2. Product Information

2.1. Masonry Column & Masonry Pedestal Brick:

2.1.1. Cherry River Queen Size as provided by Master Brick, or approved equal.

2.1.2. Contact - Master Brick (713) 849-0030, 19103 Cypress Rosehill Road - Tomball TX 77377

2.2. Mortar Set Brick Paving:

2.2.1. Same as Masonry Column & Masonry Pedestal Brick above

2.3. Sand Set Brick Paving:

2.3.1. Pine Hall Brick - 4" X 8" X 2-1/4" Georgian Edge Gray, or approved equal.

2.3.2. Contact - Acme Brick Company (713)-681-4651, 5020 Acon St. Houston TX 77092

2.4. Detectable Warning Pavers

2.4.1. Pavestone, 4 X 8 Holland, or approved equal, Charcoal Color.

3. Submittals

3.1. Manufacturers brick product and related accessory product information for review and approval

3.2. Mortar Color chart for selection of mortar color samples within mock-up

3.3. Representative units of each type.

4. Mockups

4.1. Masonry Column & Masonry Pedestal

4.1.1. 1'-4" x 2'-0" high, including brick cap.

4.1.2. Prepare mortar color samples for review/ selection and approval.

4.2. Mortar Set Brick Paving & Mortar Set Brick Flush Curb

4.2.1. 2' X 2' on concrete subslab showing representative mortar joints and sealant installation at expansion joints.

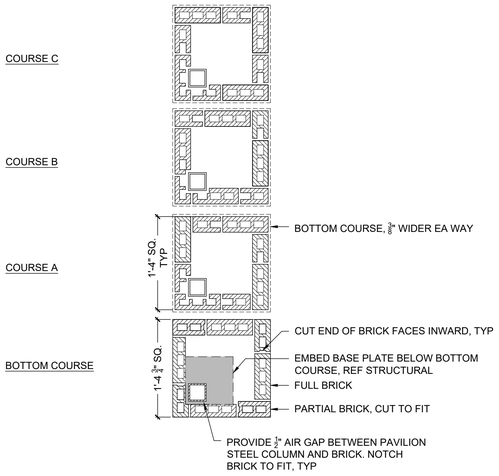
4.2.2. 2' Long Mortar Set Brick Curb on concrete subslab showing representative mortar joints and sealant installation at expansion joints

4.3. Sand Set Brick Paving

4.3.1. In-place review of installation.

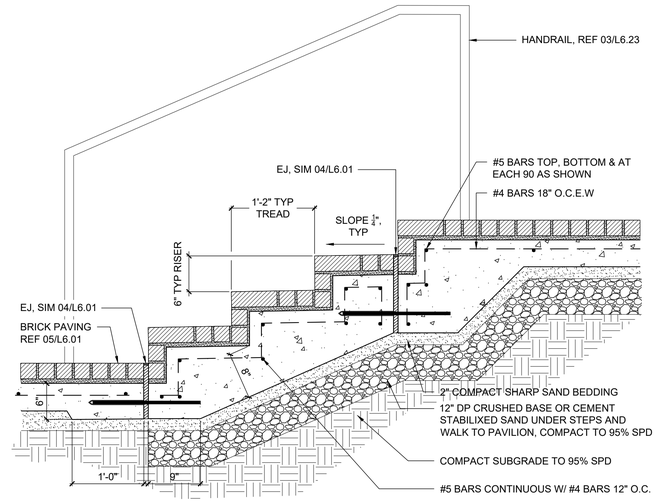
06 MASONRY COLUMN, MASONRY PEDESTAL, & BRICK PAVING NOTES

SCALE: NA



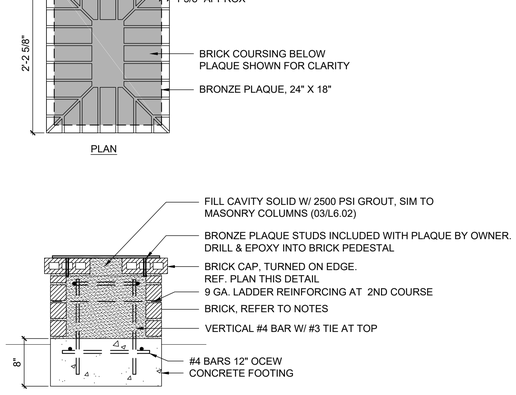
04 MASONRY COLUMN - PLAN VIEW COURSING

SCALE: 1"=1'-0"



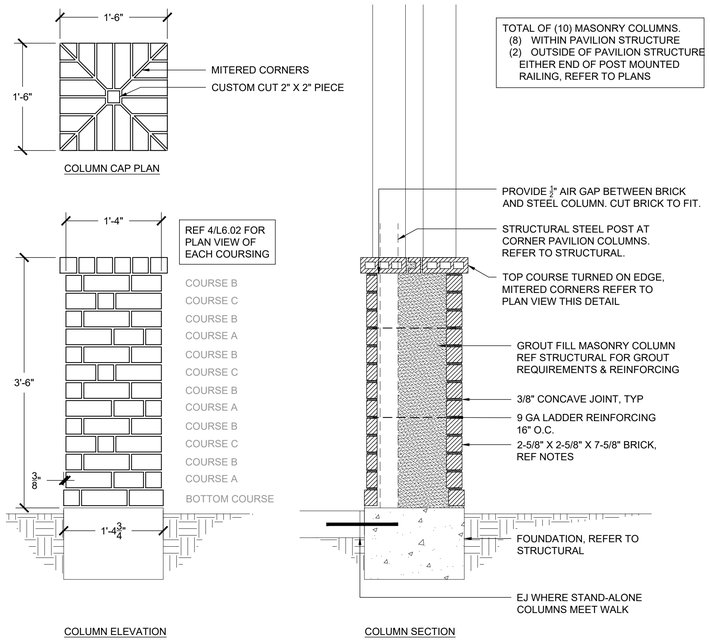
02 SECTION: STEPS

SCALE: 1"=1'-0"



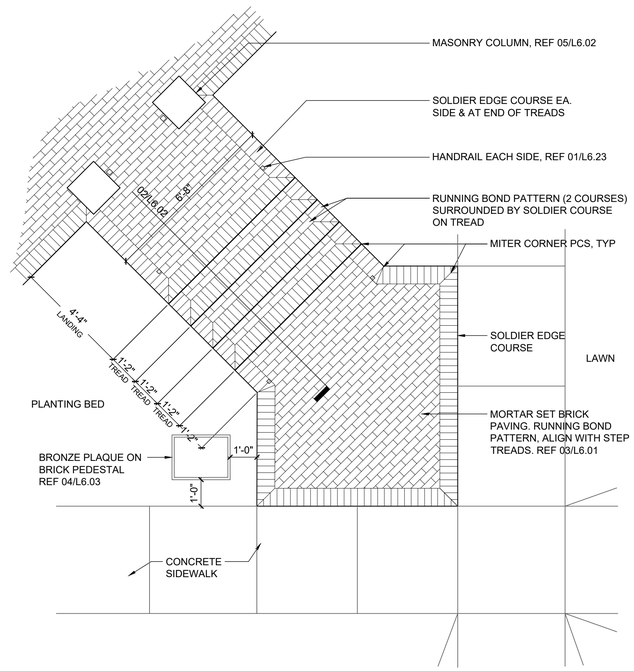
05 MASONRY PEDESTAL & BRONZE PLAQUE

SCALE: 1-1/2"=1'-0"



03 MASONRY COLUMN

SCALE: 1"=1'-0"



01 ENLARGED PLAN: FRONT WALK & STEPS

SCALE: 3/8"=1'-0"

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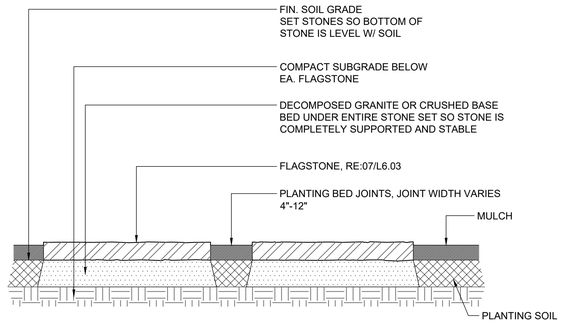
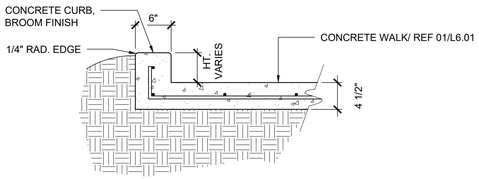
DETAILS

L6.02



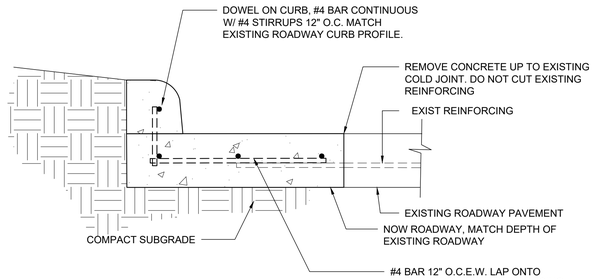
08 FLAGSTONE IN PLANTING BED

SCALE: 1"=1'-0"



05 CURB RAMP - CROSS SECTION

SCALE: 1"=1'-0"



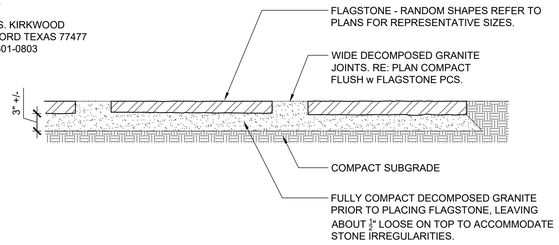
THIS DETAIL INTENDS TO MEET THE REQUIREMENTS DESCRIBED IN THE CITY'S CONCRETE DRIVEWAY & SIDEWALK DETAIL.

02 PIN ON CURB AT ROADWAY

SCALE: 1-1/2"=1'-0"

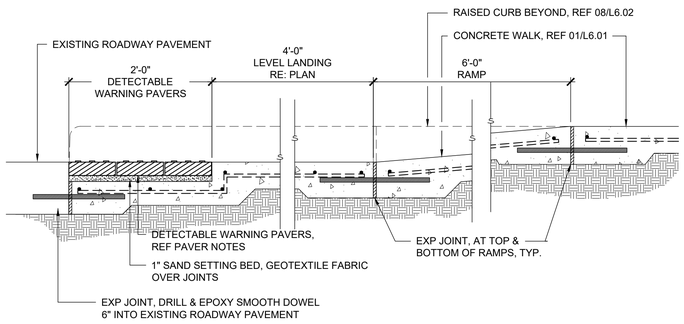
FLAGSTONE TYPE - CUMBERLAND BUFF AS SUPPLIED BY ALAMO STONE, OR APPROVED EQUAL

13020 S. KIRKWOOD
STAFFORD TEXAS 77477
1-800-501-0803



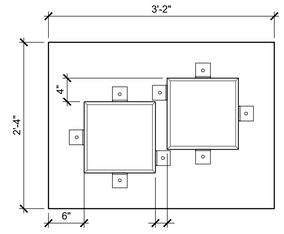
07 FLAGSTONE AT DECOMPOSED GRANITE WALK

SCALE: 1"=1'-0"

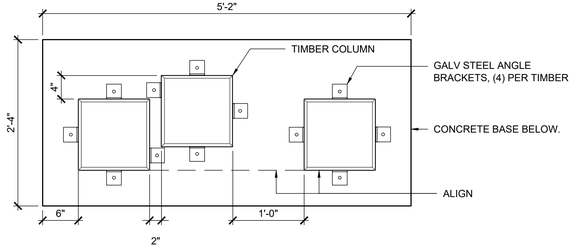


04 CURB RAMP - SECTION

SCALE: 1"=1'-0"

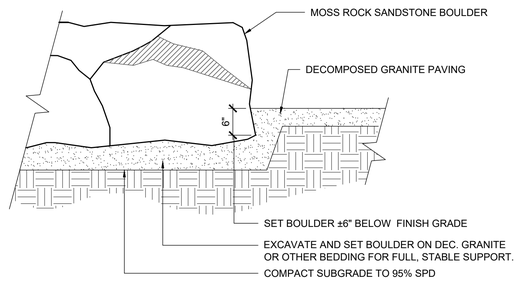


PLAN - 2 SEAT LOCATION



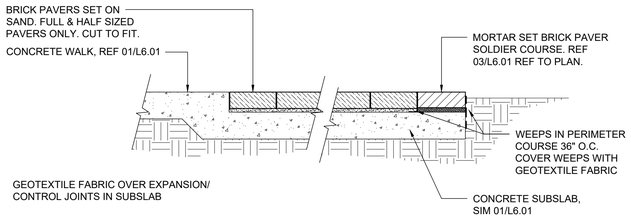
PLAN - 3 SEAT LOCATION

NOTE - TOTAL OF 6 BOULDERS SIZE - 24" X 36" X 24"
(2) BOULDER OCCUR WITHIN WATER FEATURE, REF L6.04
(4) BOULDERS OCCUR WITHIN SURROUNDING DECOMPOSED GRANITE
ALL BOULDERS MATCH STONE TYPE WITHIN WATER FEATURE NOTES. L6.04



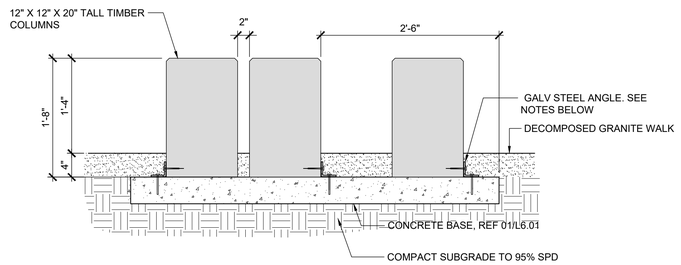
06 LANDSCAPE BOULDER

SCALE: NA



03 SAND SET BRICK PAVERS

SCALE: 1"=1'-0"



SECTION

NOTE:
1. TIMBER COLUMNS: 12" SQ PRESSURE TREATED F.O.H.C. DOUGLASS FIR, AS PROVIDED BY COLUMBIA CASCADE CO. OR APPROVED EQUAL. CONTACT: PAUL E. ALLEN CO. 888/ 877-4887
2. 2-1/2" X 2-1/2" X ¼" GALV STEEL ANGLE. FASTEN TO CONCRETE W/ ½" X 4" LONG H.D. GALV CONCRETE ANCHOR, FASTEN TO TIMBER COLUMN W/ ½" X 4" H.D. GALV LAG BOLT, (4) PER TIMBER.
3. 3 SEAT TIMBER LOCATION CONDITION SHOWN IN SECTION ABOVE

01 TIMBER COLUMN INSTALLATION

SCALE: 1"=1'-0"

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REGISTERED LANDSCAPE ARCHITECT
JAMES N. PATTERSON III
0779
STATE OF TEXAS

3/6/2018

100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

DETAILS

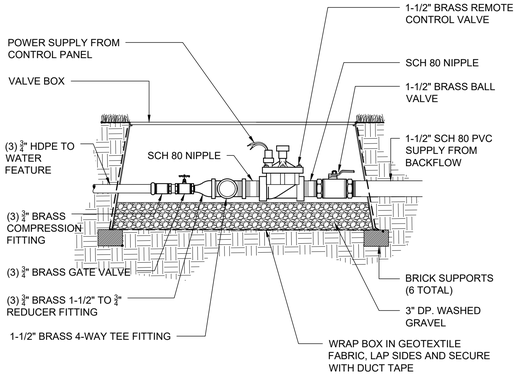
L6.03

WATER FEATURE NOTES

1. Products & Finishes
   - 1.1. Activator Bollard - Push Button Activator (BOL-A002) by Raindrop Products (800) 343.6063. Submit standard colors for selection.
   - 1.2. Valve Box - Carson 1324, Black lid w/ Drop-N-Lock option
   - 1.3. Valve - 1-1/2" Brass remote control valve, Rainbird EFB-CP
   - 1.4. Drain - Jay R. Smith floor drain #2109-G. All components galvanized. Contractor shall determine preferred outlet type prior to ordering drain.
   - 1.5. Stacked Stone - 'Alamo Rustic Boulder' as supplied by Alamo Stone (1-800-501-0803) or approved equal. Stone slabs shall be 8"-10" thick with length and width as represented by the drawings. Large Accent Boulders shall be same stone type but hand selected by landscape architect at stone yard.
   - 1.6. Topping Slab shall be custom exposed aggregate finish (mixed onsite).
     - 1.6.1. 2,500 p.s.i. Type S mortar mix
     - 1.6.2. Aggregate sizes shall range from 3/4" - 6" (+). Visible surface shall contain the mixture of the following aggregate sizes and types.
       - 16.5% 6" Plus Arizona River Rock (by Apex Stone - 979.885.1400) or approved equal. Hand placed and grouted prior to pouring topping slab.
       - 16.5% 3"-6" Arizona River Rock (by Apex Stone) or approved equal
       - 33% 1-½"-3" Arizona River Rock (by Apex Stone) or approved equal
       - 33% ¾" - 1-½" Arizona River Rock (by Apex Stone) or approved equal
2. Water effect is an original creation, intended to be natural in appearance. Contractor shall cooperate with landscape architect to achieve design intent for stone placement, joints, concrete surfaces and water effects, including minor additions or changes as required by the landscape architect. Include adequate provision for labor and materials in Water Feature scope of work .
2. Submittals -
   - 2.1. Submit product information for all components
   - 2.2. Representative samples of stone and rock. 1 gallon sample of each rock size. Photographs of representative boulders.
3. Mock-Ups
   - 3.1. Boulders - In place dry stack each level of stone for review and approval by landscapearchitect prior to grouting and pinning in place.
   - 3.2. Exposed Aggregate - Provide (3) 18" X 18" exposed aggregate mock-ups for review/ comment / approval bylandscape architect. Mock-ups shall be provided in sequence to allow comment and revision by contractor on subsequent mock-ups. Exposed aggregate method determined by contractor, sandblasting not allowed.
4. Contractor Experience - Contractor shall have 5 years experience with similar work. landscape architect may require references from previous work.

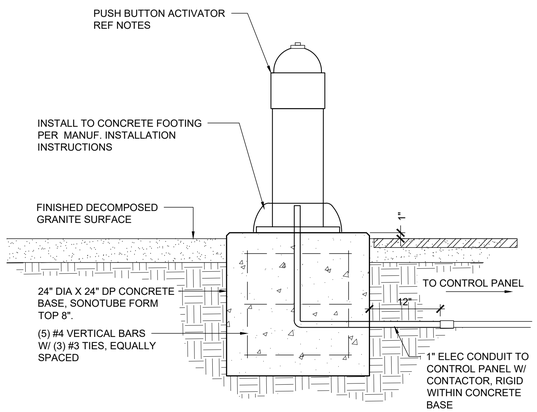
07 WATER FEATURE NOTES

SCALE: NA



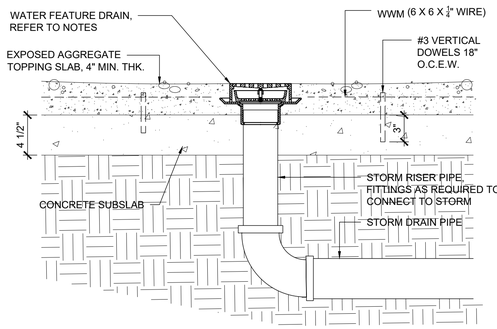
05 VALVE ENCLOSURE

SCALE: 1-1/2"=1'-0"



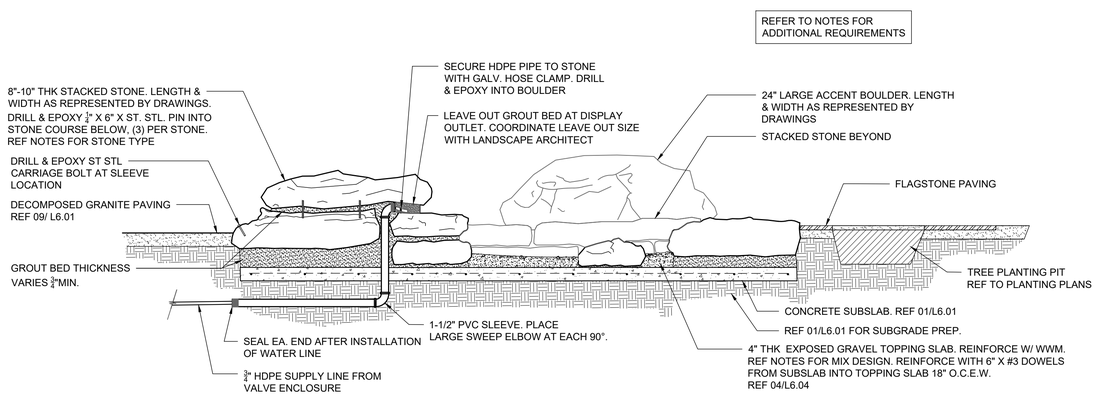
06 ACTIVATOR BOLLARD

SCALE: 1-1/2"=1'-0"



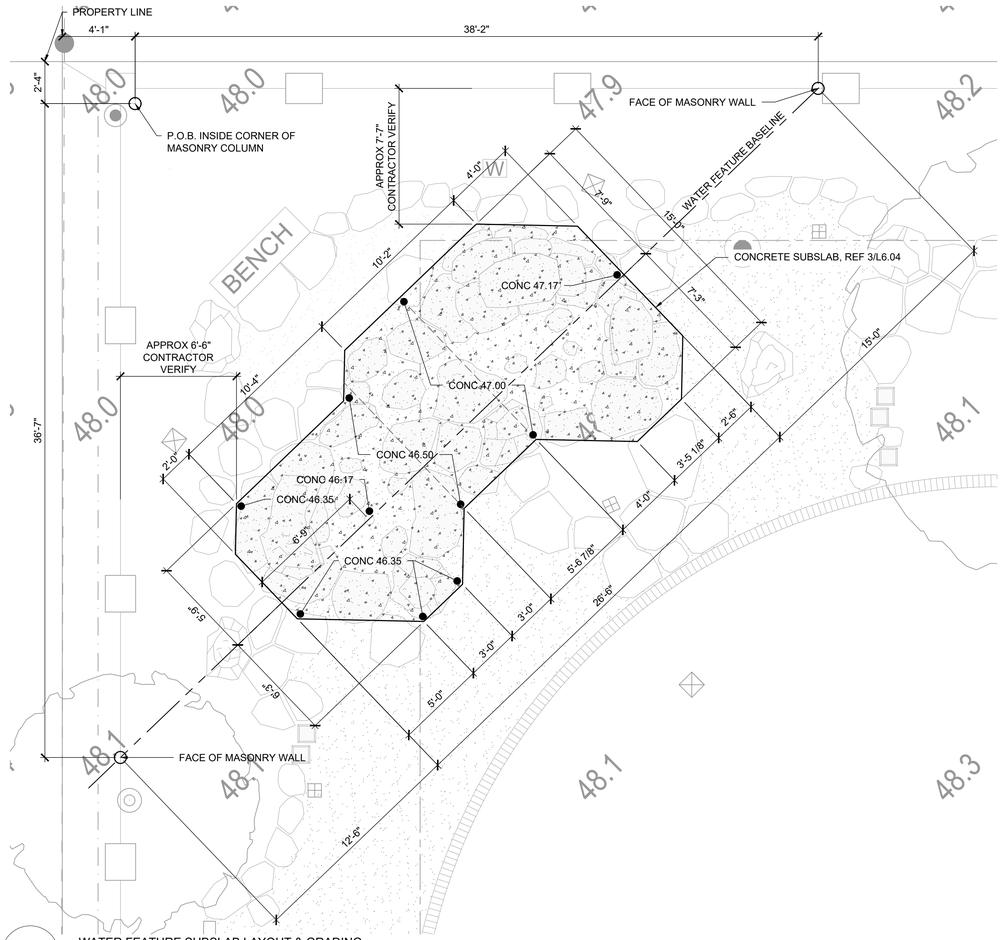
04 WATER FEATURE DRAIN

SCALE: 1-1/2"=1'-0"



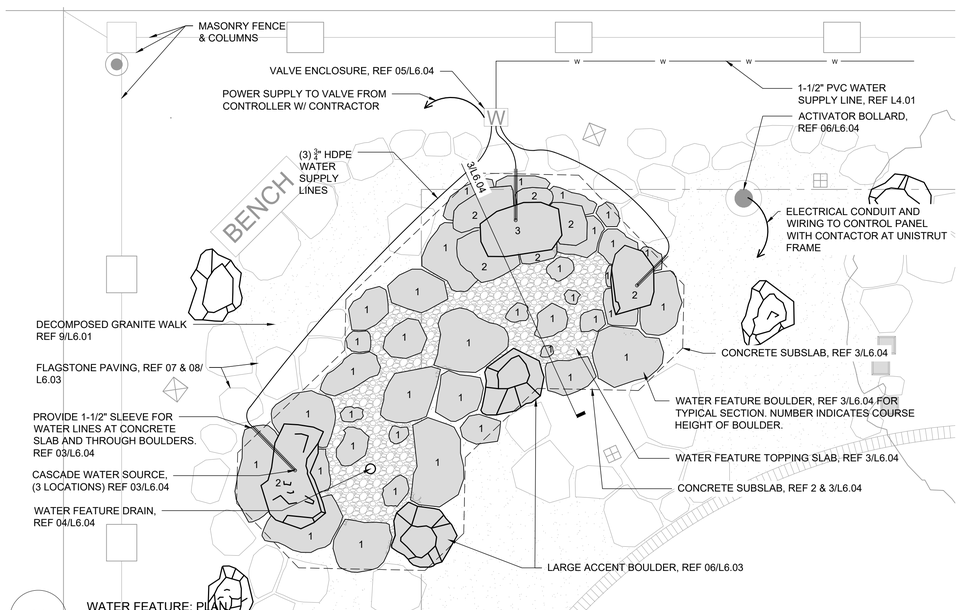
03 WATER FEATURE SECTION

SCALE: 1/2"=1'-0"



02 WATER FEATURE SUBSLAB LAYOUT & GRADING

SCALE: 1/4"=1'-0"



01 WATER FEATURE: PLAN

SCALE: 1/4"=1'-0"

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REGISTERED LANDSCAPE ARCHITECT JAMES N. PATTERSON III 0779 STATE OF TEXAS
3/6/2018

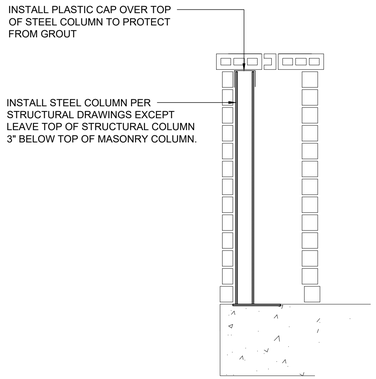
100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

DETAILS

L6.04



09 STRUCTURAL COLUMN FOR BID ALTERNATE #2

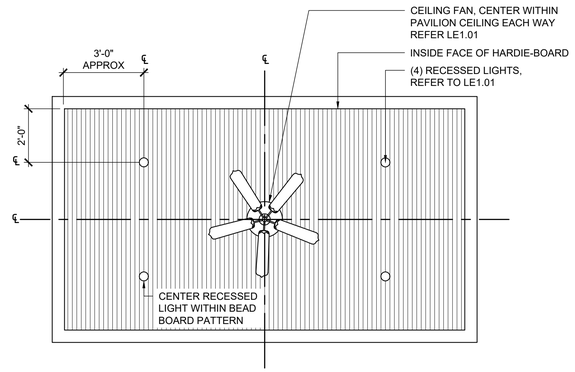
SCALE: 1"=1'-0"

1. Delete Pavilion Structure above masonry columns.
2. Delete electrical receptacle, pavilion lighting, ceiling fan and related conduit and controls. Refer to LE1.01.
3. Foundation for pavilion remains. Masonry columns, railing, and fate remain.

3.1. Refer to 09/L6.11 for Structural Steel Columns included in Bid Alternate #2.

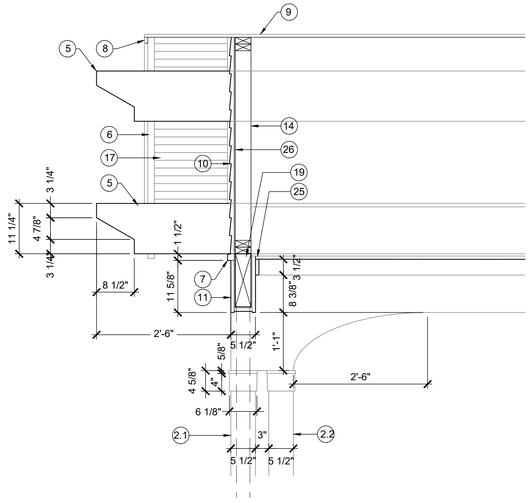
08 BID ALTERNATE #2 PAVILION INSTRUCTIONS

SCALE: 1"=1'-0"



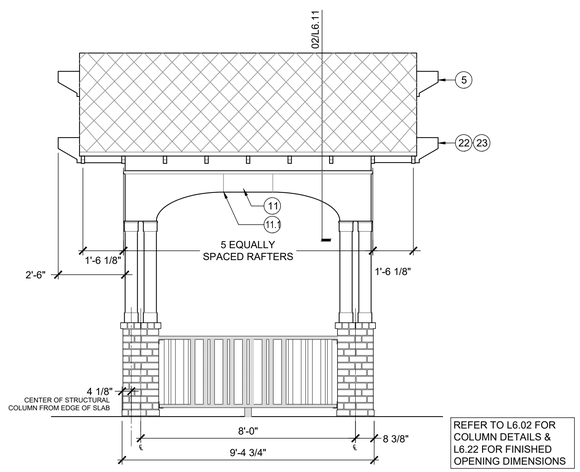
06 REFLECTED CEILING PLAN

SCALE: 3/8"=1'-0"



05 CROSS-SECTION: COLUMN LINES C & D

SCALE: 3/8"=1'-0"



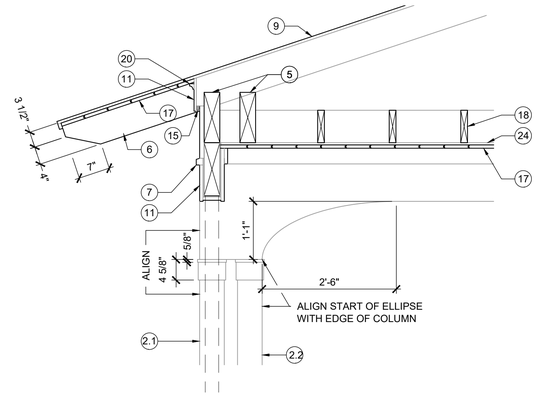
04 ELEVATION: SIDE

SCALE: 3/8"=1'-0"

KEYED NOTES

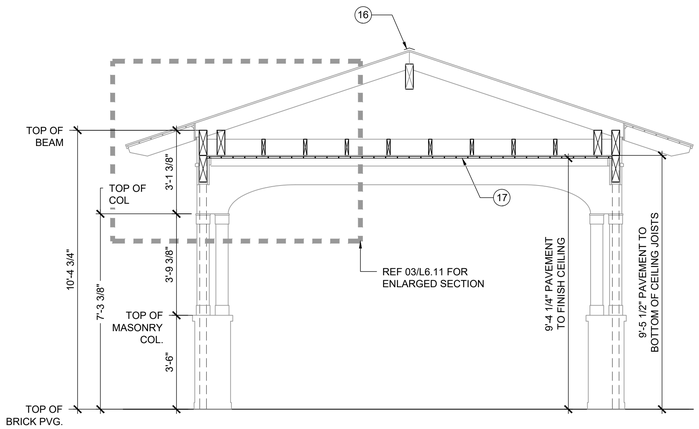
THIS SHEET ONLY AS INDICATED BY #
Refer to Notes L6.12 and Structural for additional information.

1. Masonry column, Ref 03/L6.02
2. see pavilion column types below.
   - 2.1. 3x3 steel column with hardieboard cladding, total width is 5-1/2" by 5-1/2" (4 total). Shim as required to meet specified dimension.
   - 2.2. Hardie clad wood post (8 total). Shim as required to meet specified dimension.
3. Railing Ref: 01 & 02/6.23
4. Railing gate Ref: 03/L6.23
5. 4x12 cedar beam with decorative ends
6. 2x8 roof rafters with decorative ends
7. 2 X 2 Mahogany trim with continuous metal flashing, cut ½" chamfer, ptd.
8. 1x2 rectagular edge trim with continuous metal flashing, ptd.
9. Composition shingle roofing on #30 felt on ½" plywood deck
10. Hardie siding with 4"exposure, ptd.
11. Smooth hardie board, ptd.
    - 11.1. Hardie board joint location
12. Wood column cap, ¾" Hardie X cut to fit
13. Wood column base, ¾" Hardie X cut to fit
14. 2x end gable wall framing to support hardie, 16" O.C.
15. Soffit vent
16. Ridge vent
17. Bead Board ceiling, wd. ptd. 2" exposure
18. 2x8 ceiling joist
19. APB, refer to structural
20. 1 x 1 Mahogany Cove trim
21. not used
22. not used
23. not used
24. ½" Plywood sheathing
25. 1x hardie trim board, ptd.
26. Tyvex building wrap over ½" cdx exterior grade plywood sheathing



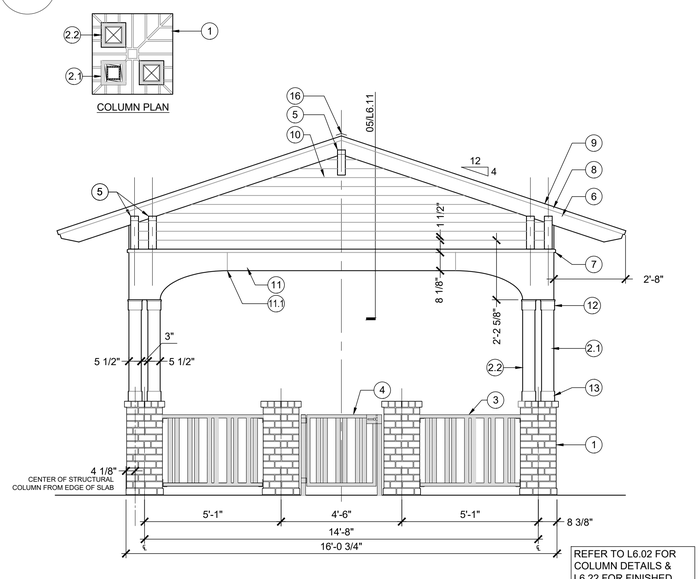
03 ENLARGED LONGITUDINAL SECTION

SCALE: 3/8"=1'-0"



02 LONGITUDINAL SECTION

SCALE: 3/8"=1'-0"



01 ELEVATION: FRONT & BACK

SCALE: 3/8"=1'-0"

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100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
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ISSUE DATE: NA
SCALE: AS NOTED

PAVILION DETAILS

L6.11

PAVILION NOTES

FRAMING

1. Lumber:
 1.1. Light framing: #2 Southern Yellow Pine 19 % MC KD.
 1.2. Ceiling; Joist/Roof; Rafters/Beams/Headers: #2 Southern Yellow Pine 19 % MC KD.
 1.3. Hardie Clad Wood post: #2 Southern Yellow Pine pressure treated with MCA to .06 p.c.f. per AWPA Standards.

2. Plywood:
 2.1. Roof sheathing: APA rated, 5/8" CDX

3. Rough Hardware:
 3.1. Furnish all nails, screws, bolts, joist/beam hangers, column bases/caps, and plate connectors necessary for fastening materials. All fasteners on the exterior shall be hot dipped galvanized. Non corrosive finish gun nails for fascia, soffit, and other exterior trim.
 3.2. Hurricane Clips/Tiles: Simpson Model H hurricane clips, or engineer specified equal. The use of hurricane clips is required.
 3.3. Simpson CPT44Z - Concealed post tie for 4 X 4 post connection to top of masonry column.

Execution:

1. Erect wood framing members in accordance with applicable building codes and except as otherwise indicated, comply with "Manual of House Framing" by National Forest Product Association, including nailing, fir-stopping, anchorage, framing, and bracing.

2. All materials are to be erected plumb, with straight angle alignment, accurately cut, fully bearing, and securely anchored. Provide proper shoring and bracing as required.

3. All wood framing shall be inspected by the Landscape Architect prior to installation of finish material. Coordinate all framing work with applicable trades having special framing requirements: i.e. light locations. Landscape architect shall review with Contractor location of all electrical and lighting devices to insure their proper locations.

FINISH CARPENTRY

Scope: Finish carpentry includes all wood trim.

Products:

1. Quality standard for fabrication and products shall be Architectural Woodwork Institute Quality Standards, Custom Grade unless noted otherwise.

2. Exterior finish carpentry:
 2.1. Stained and Sealed Wood: All wood exposed to weather shall be #1 Western Red Cedar, smooth, unless otherwise noted. Refer to drawings for size.
 2.2. Painted Wood: All wood exposed to weather shall be mahogany, treated or Hardie-board (smooth). All painted exterior trim shall be back primed. Refer to drawings for size.
 2.3. Hardie-board shall be ¾" material, width per drawings or cut to fit.
 2.4. Mahogany Cover Trim - MC-159 by Masons Mill or approved equal.

Execution:

1. All interior millwork is to be covered and protected from the elements upon delivery to jobsite to avoid water damage, nicks, warpage, etc.

2. Install architectural woodwork plumb, level and straight with no distortion. Shim as required using concealed shims. Scribe and cut woodwork to fit adjoining work. Anchor woodwork to anchors or blocking or directly to substrates, using concealed fasteners.

3. Corner joints for Hardie shall be butt joints, corner joints for wood trim shall be mitered.

VAPOR BARRIERS/AIR BARRIERS

Scope:Provide the following building systems to achieve continuity of building enclosure, air and vapor barrier in conjunction with materials in other sections.

Products:

1. Building Paper (Walls): 15 lb. Asphalt impregnated felt.

2. Sealants: Tremco "MONO" acrylic terpolymer or approved equal.

3. Exterior joints on vertical surfaces: Non-sag polyurethane; Tremco Dymeric or equal.

4. Primers, bond breakers, and backer rods (for joints deeper than 1/2") compatible with sealant and adjacent surfaces.

Execution:

1. Installation methods shall conform to applicable manufacturer's instructions.

2. Verify substrate materials are dry and clean. Remove loose or foreign matter which might impair adhesion.

3. Seal all dissimilar materials in exterior walls such as wood junctions, and trim and cladding junctions.

COMPOSITION SHINGLE ROOF

Scope: Provide roofing shingles, valleys, crickets and flashing. Provide soffit and ridge venting as required.

Products:

1. Composition shingle roof: Sienna Shingle by GAF. Provide samples for color selection and approval.

2. Underlayment: #30 asphalt impregnated felt.

3. Nails: Galvanized 4 nails per shingle

4. Soffit Vent - Cor-A-Vent S-400 Strip Vent or equal product . Install per manufacturer's instructions.

5. Ridge Vent - Cor-A-Vent V-300 or equal product. Install per manufacturer's instructions.

Execution:

1. Substrate to be clear of all debris

FLASHING

Scope:

1. Provide flashing and sheet metal components required to prevent the penetration of water through the exterior shell of the building:

Products:

1. Sheet Materials:
 1.1. Steel: 20 gage galvanized steel, G90 galvanizing, ASTM A 525.

Execution:

1. All work shall be in accordance with SMACNA guide lines and details.
 1.1. Form, fabricate, and install sheet metal as to adequately provide for expansion and contraction

PAINTING AND STAINING

Scope:

1. Provide painting, staining, and surface preparation for all interior and exterior surfaces. It is the intent of this specification that all items, other than those provided with a factory applied finish, be painted or stained.

Products:

1. First-line standard products for all systems from the following approved suppliers.
 1.1. Sherwin Williams, Benjamin Moore, Pratt and Lambert

Color selection will be by Owner. Allow for (4) representative colors on 12" X 6" hardie board for slection. Color information will be provided by Landscape Architect

2. Exterior paint systems:
 2.1. Woodwork and Trim (Painted) - One (1) coat acrylic waterborne primer plus two (2) coats acrylic satin waterborne finish. Sand surfaces and plug nail holes before painting. Backprime all wood surfaces.
 2.2. Additives: In all exterior paint, provide Mildew additive M-1 and Insect repellent Additive CPF as manufactured by Sherwin Williams or approved equal.

Execution:

1. Workmanship shall be accomplished by skilled trained painters who are experienced in every phase of the work. All materials shall be applied under adequate illumination, evenly spread and smoothly flowed on without brush marks, runs, sags using clean brushes or spraying equipment. All painting work shall be done in favorable weather conditions and shall follow mfg. standard application recommendations. Surface shall be clean, smooth, and dry at the time of application.

2. At the completion of the job, provide the Owner with all open and unused containers of paint and stain for future touchup.

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Engineering Firm No. 51

IRRIGATION

James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. #658 PHONE: 940.243.2364
100 N. LOCUST STREET, SUITE 3 FAX: 940.382.2475
DENTON, TEXAS 76201 jpmes@jamespoleirrigation.com

REGISTERED LANDSCAPE ARCHITECT
JAMES N. PATTERSON III
0779
STATE OF TEXAS

3/6/2018

100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

PAVILION NOTES

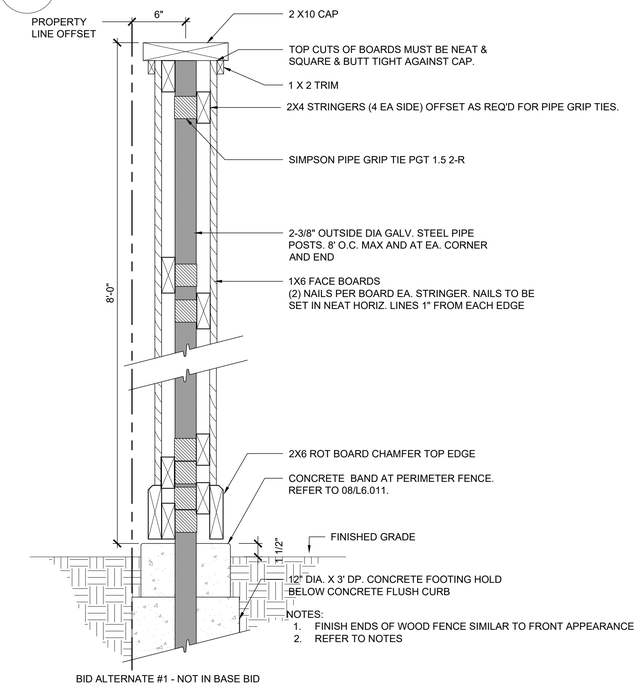
L6.12

BID ALTERNATE #1 - DELETE MASONRY FENCE, ADD WOOD FENCE PER 07, 08/ L6.21 & NOTES BELOW

1. Location and alignment: refer to Drawings for location. Wood fence shall be located with 6" offset from property lines. All fences shall be set inside Owner's property line to ensure no portion is outside the Owner's property. Layout post locations for review and approval prior to installation.
2. Materials:
a. Framing members:
i.a. Posts shall be 2"-3/8 Outside Dia. Galvanized steel posts, Schedule 40
i.b. Stringers shall be #2 Southern Yellow Pine, MCA treated to .06 p.c.f.
b.c. Surface boards and cap boards shall be #1 Western Red Cedar
b.d. Rot board shall be #1 Southern Yellow Pine, MCA treated to .15 p.c.f.
3. No stain or sealer
4. Fasteners:
4.1. Fasteners shall be hot-dip galvanized.
4.2. Surface boards, rot boards and cap fasteners shall be shaped to adequately hold members in place (head on nails, etc), neatly aligned each way and countersunk neatly below wood surface.
5. Work shall be architectural quality, finely crafted work, suitable to be viewed and used at close range. All members shall be horizontal or plumb, except where specifically noted otherwise.
6. All visible cuts and connections shall be square, tight connections.
7. Submittals
7.2. Data sheets of fence products including, wood and post members, hardware and fasteners.
8. Mockup
8.1. In place review of initial installation

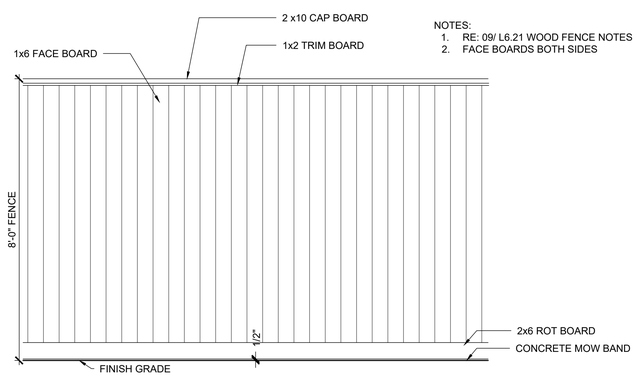
08 WOOD FENCE NOTES

SCALE: NA



08 SECTION: WOOD FENCE

SCALE: 3"=1'-0"



07 ELEVATION: WOOD FENCE

BID ALTERNATE #1 - NOT IN BASE BID

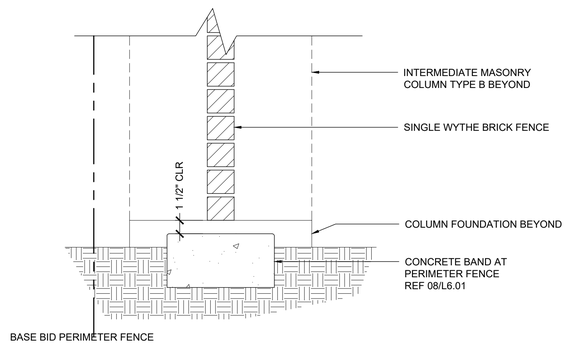
SCALE: 1/2"=1'-0"

MASONRY FENCE & FENCE COLUMN NOTES:

1. Single wythe wall shall be Fencecrete America or approved equal.
1.1. Fencecrete America Contact : Laura Sheffy 832.922.1920
2. Location & Alignment: Refer to plans for location of masonry fence and fence columns. All components shall be set inside owner's property line to ensure no portion is outside the owners property. Verify property line location prior to beginning work. Layout masonry fence column locations for review and approval prior to drilling piers.
3. Brick Selection:
3.1. Cherry River King Size as provided by Master Brick, or approved equal.
3.2. Contact Information - (713) 849-0030, 19103 Cypress Rosehill Road - Tomball TX 77377
4. Contractor shall review coursing with landscape architect prior to beginning work.
5. No grade changes, keep top elevation level.
6. CONSTRUCTION SEQUENCE
6.1. Foundations for masonry fence columns & concrete band shall be installed prior to demolition of any portion of existing wood fence.
6.2. All portions of adjacent property shall be enclosed by end of workday, either by competed portions of masonry fence or temporary chainlink fencing. No portions of the adjacent property shall be left un-fenced or unattended during the day for extended periods of time.
6.3. Scaffolding and fence construction shall only occur on park property. Only cleaning and maintenance allowed to occur on neighboring property.
6.4. West Masonry Fence
6.4.2. All work shall be performed from park property and in a limited portion of neighboring property for cleaning and maintenance (within 5' of property line).
6.4.3. Masonry Fence Columns and Masonry Fence along West Property line shall be complete prior to demolition of wood fence.
6.4.4. Neighboring wood fence shall tie into newly constructed masonry fence directly following removal of wood fence.
6.4.5. Contractor will be granted temporary access to neighboring property to remove exiting wood fence and connect exiting wood fence to masonry fence.
6.5. North Masonry Fence
6.5.1. Existing wood may be removed after installation of masonry fence foundation. Temporary chainlink fence with privacy screen shall be installed after removal of wood fence.
7. Submittals
7.1. Signed & sealed engineer shop drawings for all reinforcing and foundation for masonry fence and masonry fence columns.
8. Mockups
8.1. 2' Tall x 2' Long segment of masonry fence

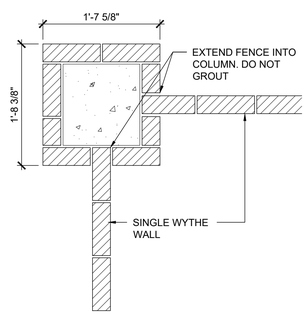
06 MASONRY FENCE & FENCE COLUMN NOTES

SCALE: NA



05 SECTION: PERIMETER FENCE

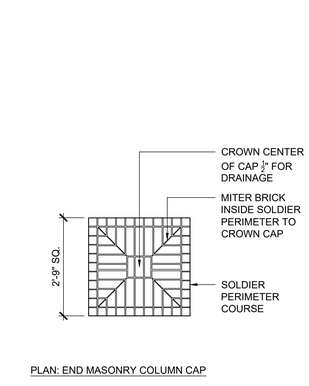
SCALE: 1 - 1/2"=1'-0"



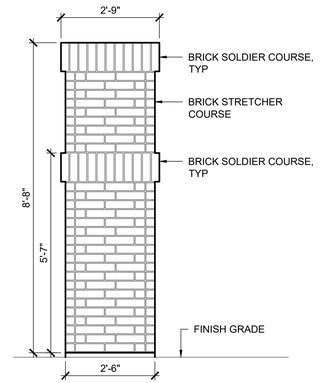
04 PLAN: CORNER MASONRY COLUMN

BASE BID PERIMETER FENCE

SCALE: 1"=1'-0"



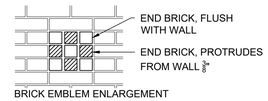
PLAN: END MASONRY COLUMN CAP



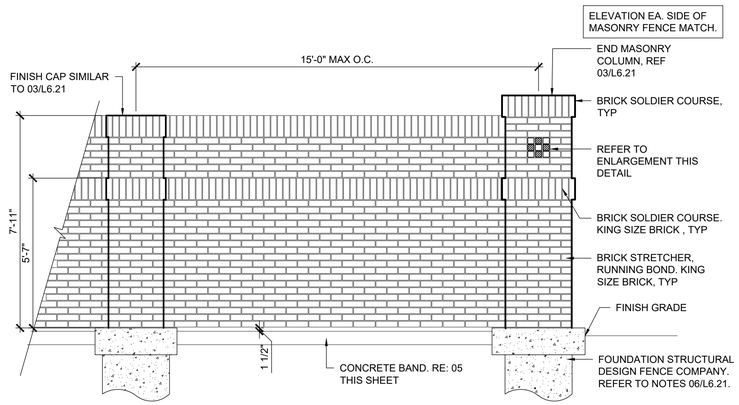
03 END MASONRY COLUMN

BASE BID PERIMETER FENCE

SCALE: 1/2"=1'-0"



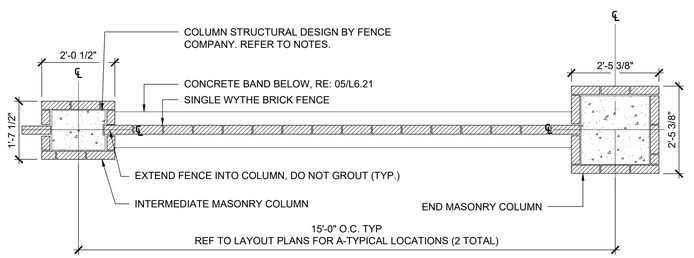
BRICK EMBLEM ENLARGEMENT
SCALE: 3/4"=1'-0"



02 ELEVATION: BRICK FENCE PANEL

BASE BID PERIMETER FENCE

SCALE: 3/8"=1'-0"



01 PLAN: MASONRY FENCE

BASE BID PERIMETER FENCE

SCALE: 1/2"=1'-0"

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Parks & Recreation Department
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3/6/2018

100% CONSTRUCTION DRAWINGS

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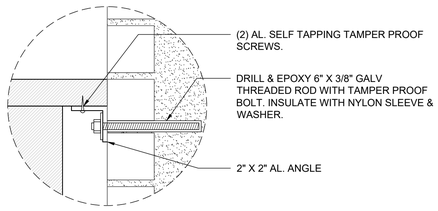
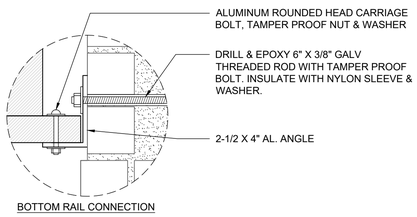
ISSUE DATE: NA
SCALE: AS NOTED

FENCE DETAILS

L6.21



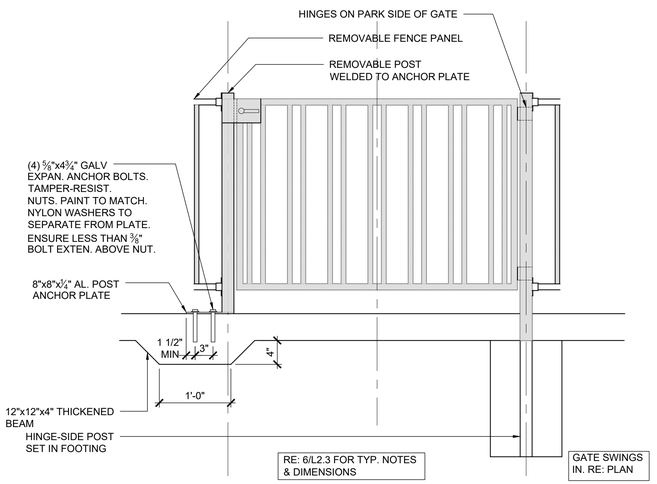
TOP RAIL CONNECTION



BOTTOM RAIL CONNECTION

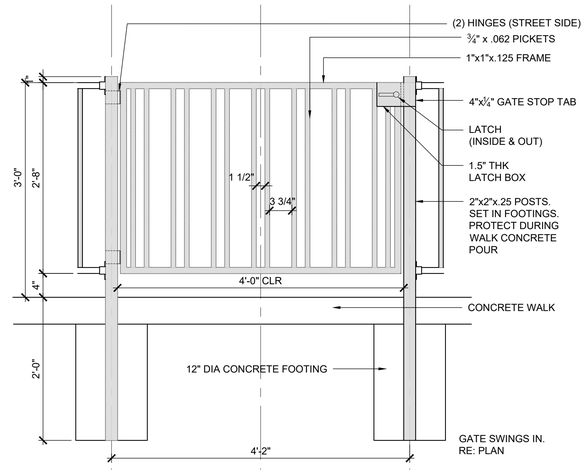
08 FENCE PANNEL CONNECTION AT MASONRY COLUMNS

SCALE: 1"=1'-0"



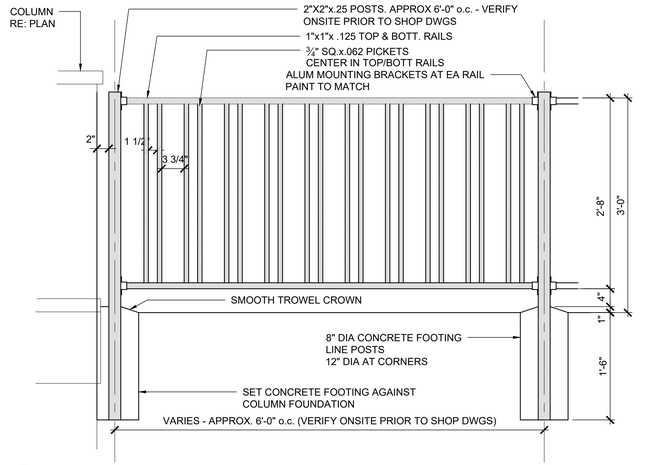
07 ELEVATION: EAST FENCE GATE (REMOVEABLE POST)

SCALE: 1"=1'-0"



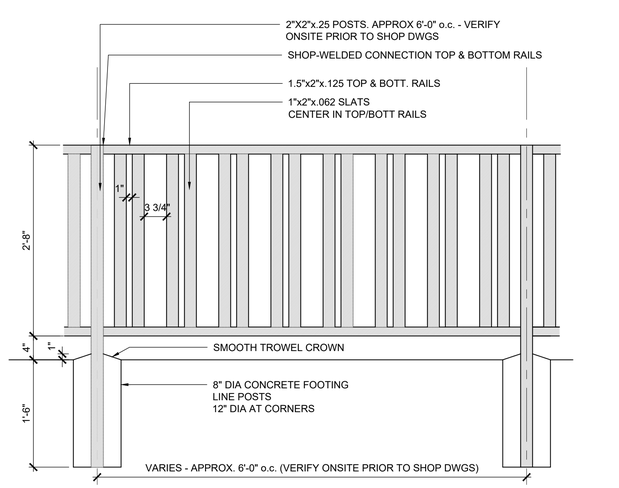
06 ELEVATION: WEST FENCE GATE

SCALE: 1"=1'-0"



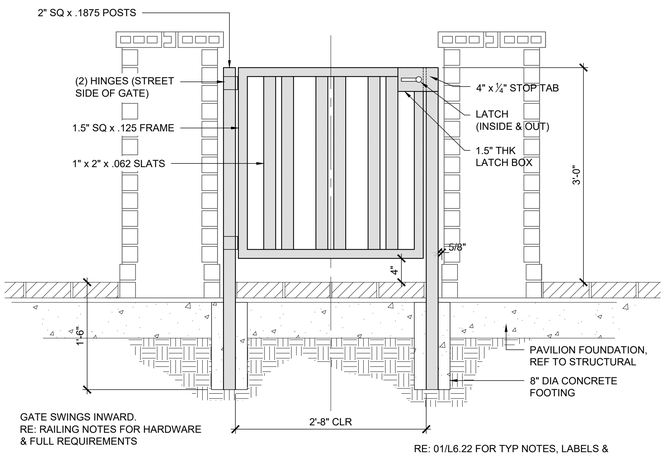
05 ELEVATION: TYPICAL PARK FENCE

SCALE: 1"=1'-0"



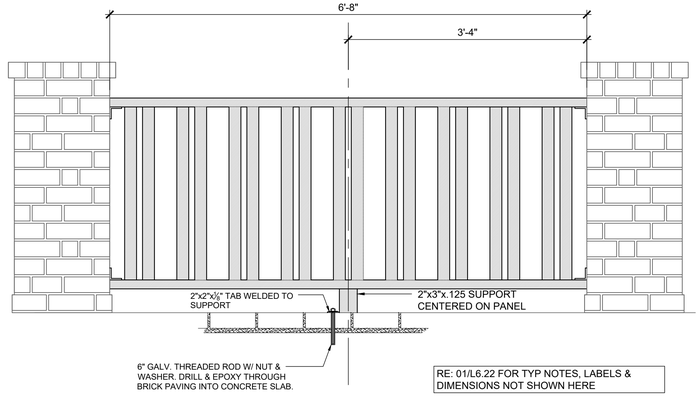
04 ELEVATION: POST-MOUNTED RAILING

SCALE: 1"=1'-0"



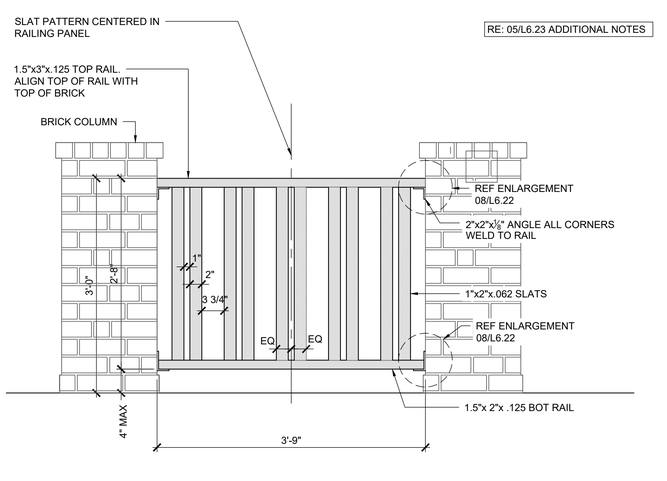
03 ELEVATION: PAVILION GATE

SCALE: 1"=1'-0"



02 SIDE ELEVATION: PAVILION RAILING

SCALE: 1"=1'-0"



01 FRONT ELEVATION: PAVILION RAILING

SCALE: 1"=1'-0"

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JAMES N. PATTERSON III REGISTERED LANDSCAPE ARCHITECT 0779 STATE OF TEXAS
3/6/2018

100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

FENCE DETAILS

L6.22

1. Refer to Specifications for full requirements.

2. All posts, line posts, horizontal bracing. gates set plumb.

3. Contractor: Company with demonstrated successful experience in installing similar projects and have at least 5 years experience.

4. All materials shall be 6061 Extruded Aluminum, square edges, not rounded except for step hand rail shall have rounded edges.

5. All Railing (Pavilion and 16 LF each side) shall be completely shop-welded, prepped and painted prior to delivery to site. Field-measure to ensure snug fit between brick columns. Panels shall be shop-welded to metal posts, ready for installation. No site modification allowed for Railing.

6. All fence panels shall be shop-welded, prepped and painted for field attachment to posts, except fence panel for signs shall be shop-welded to posts, similar to railing panels.

7. Hardware:

7.1. Hinges: SureClose Safety Ready-Fit Hinge, Aluminum Brackets (Paint to match Aluminum Gate)

Self Closing Hinge RF-108SF-S (1) per gate)

Non Self-Closing Hinge RF-SM-S (1 per gate)

Contact: Hardware Source - hardwaresource.com

9.2 Latches: 316 Stainless steel lever handle. No lock. Self-latching. Heavy duty Exterior Application. Provide mfr. information for approval.

8. Finish of all Railing, Hand Railing and Fence materials shall be shop-painted. Prepare surface and apply paint per mfr recommendations. Paint shall be:

Sherwin Williams
Primer: DTM Wash Primer - 1 coat;
Finish Coat: Bond-Plex WB Acrylic, 2 coats

9. Mockups:

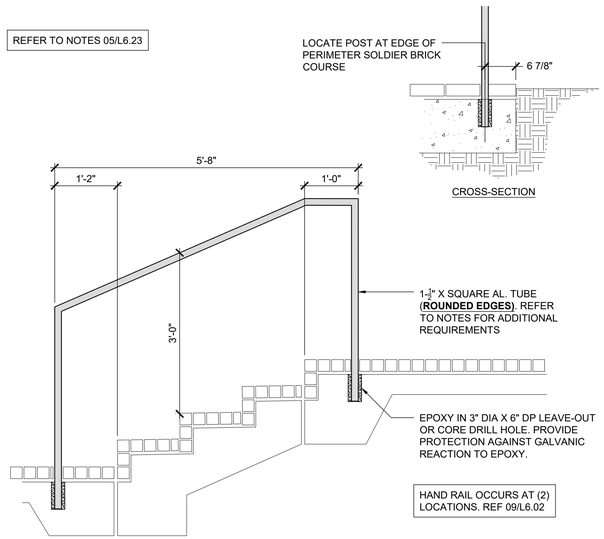
9.1. Prepare mockup, including painted finish of one 2' long section of Pavilion Railing and one 2' long section of Park Fence for consultant review and approval, prior to fabrication.

10. Submittals:

10.1. Submit shop drawings and product data for approval, prior to order or fabrication. Include accessories, fittings, hardware, anchorages, and schedule of components.

05 RAILING, STEP HAND RAIL AND FENCE NOTES

SCALE: NA



04 STEP HANDRAIL - SECTION

SCALE: 1"=1'-0"

1. (2) total signs, Park Sign faces street, Interpretive Sign faces park

2. Landscape Architect to provide digital file of sign for production purposes

3. Contractor shall verify dimensions of fence opening and coordinate with sign vendor to ensure neat, snug fit of signs within the opening.

4. Signs graphics shall be Powder Coated High-Resolution Embedded Coating

5. Coating provider shall be Direct Embed Coating Systems or approved equal; 6 Morris St., Paterson, NJ 07501. ASD. Tel: (954) 825-0410. Email: info@directembedcoating.com. Web: http://www.directembedcoating.com

6. Submittals

6.1. Shop Drawings: For all fabrications, including details of construction and attachment to fence

6.2. Manuf. data sheets

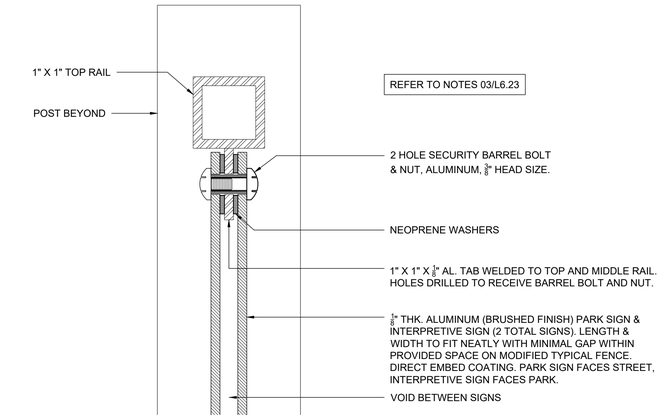
6.3. Verification Samples: For each finish product specified, minimum size 6 inches square representing actual product, color, and patterns

7. Mockups

7.1. 6"x6"x1/8" aluminum plate of each sign, with portion of specified design to represent letters, photo image, etc. included in the sign.

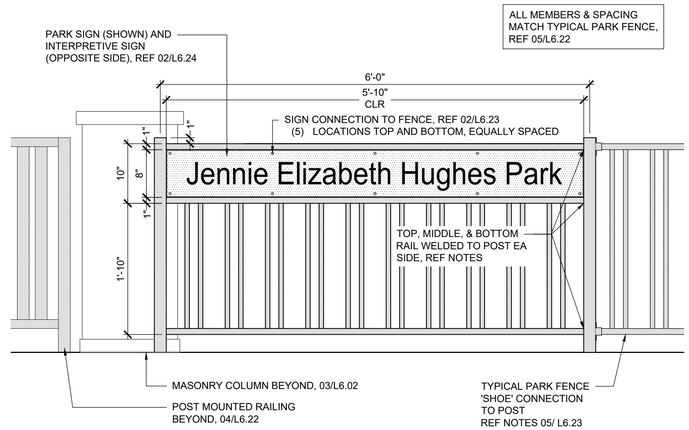
03 PARK SIGN & INTERPRETIVE SIGN NOTES

SCALE: NA



02 PARK SIGN & INTERPRATIVE SIGN

SCALE: 1'-0"=1'-0"



01 MODIFIED TYPICAL PARK FENCE AT PARK SIGN & INTERPRATIVE SIGN

SCALE: 1"=1'-0"

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3/6/2018

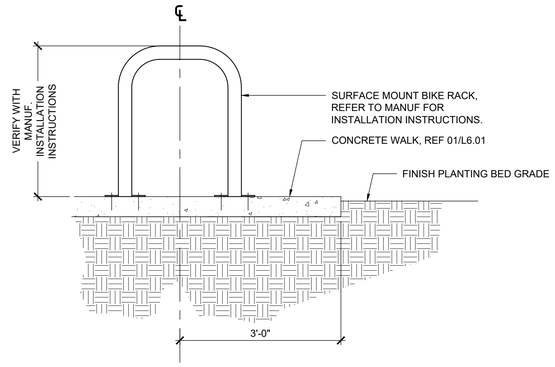
100% CONSTRUCTION DRAWINGS

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

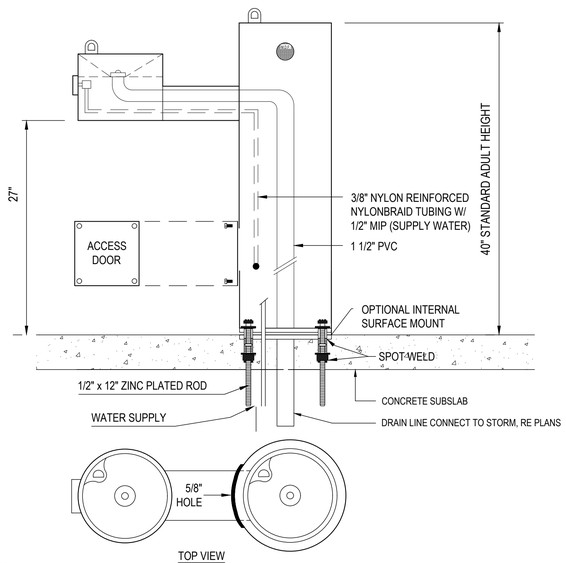
FENCE, SIGN, & RAILING DETAILS

L6.23



07 BIKE RACKS

SCALE: 1"=1'-0"

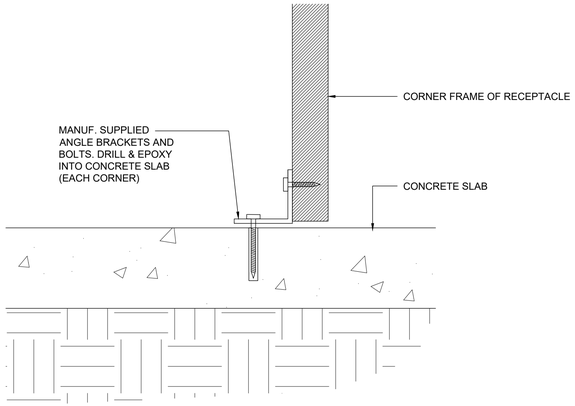


TOP VIEW

NOTES:
1. INCLUDE STAINLESS STEEL SURFACE CARRIER.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

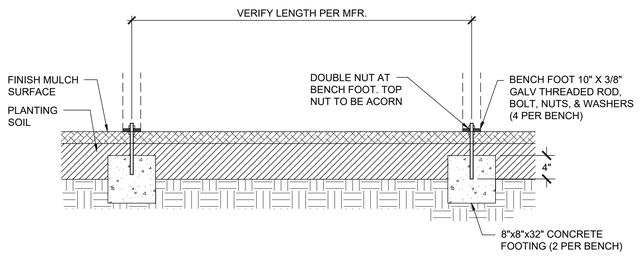
06 DRINKING FOUNTAIN

SCALE: 1"=1'-0"

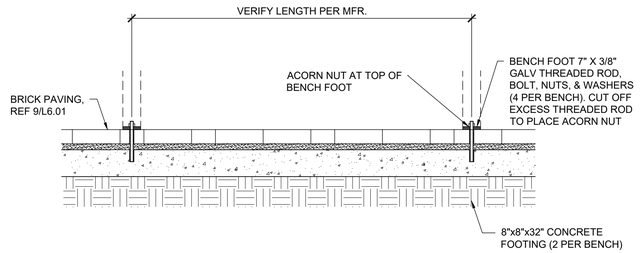


05 TRASH/ RECYCLING RECEPTACLE

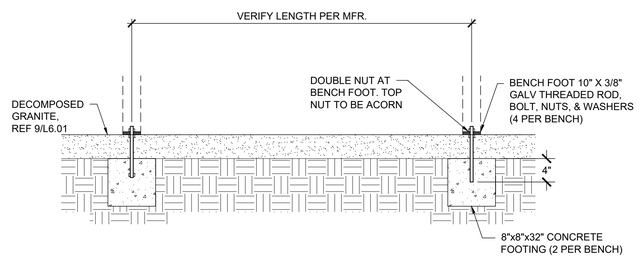
SCALE: 1-1/2"=1'-0"



BENCH MOUNTING IN PLANTING BED



BENCH MOUNTING IN BRICK PAVING



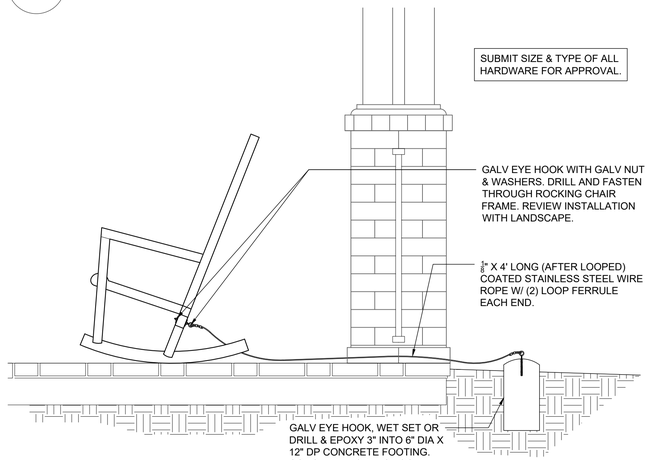
BENCH MOUNTING IN DECOMPOSED GRANITE

04 BENCH MOUNTING

SCALE: 1"=1'-0"

03 not used

SCALE: na



02 FURNISHING SCHEDULE

SCALE: na

SCHEDULE OF PRODUCTS AND FURNISHINGS

QTY	DESCRIPTION	MANUFACTURER/ SUPPLIER	MODEL	FINISH/ COLOR	CONTACT	REMARKS/ SUBMITTALS/ MOCKUPS
1	**INSTALL OWNER PROVIDED -** Trash and Recycling Station	Recycle Away	Manchester Sideload Double Recycling Station Item #: N3-19201932DP2	na	na	Owner provided contractor installed. Product is assembled by manufacturer. Anchor into concrete pad w/ provided angle brackets and concrete anchors at each corner.
1	**INSTALL OWNER PROVIDED -** Drinking Fountain	Most Dependable Fountains	440-SSM	Black	na	Owner provided contractor installed. Install per manuf installation instructions. Review plumbing and drainage requirements prior to installing water and drain to storm.
1	**INSTALL OWNER PROVIDED** - Picnic Table	The Park Catalog	Everest Series 8 FT Heavy Duty ADA Picnic Table	Black	na	Picnic Table placed on decomposed granite surface, no t anchored.
3	**INSTALL OWNER PROVIDED** - Park Bench	The Park Catalog	Prlaza Strap Metal Bench with Backrest	Black	na	Refer to Drawings for installation detail
1	**INSTALL OWNER PROVIDED** - Park Bench - Backless	The Park Catalog	Powder-Coated Steel Strap Flat Bench	Black	na	Refer to Drawings for installation detail
3	**INSTALL OWNER PROVIDED** - Bike Racks	The Park Catalog	145-1438 Standard Style Bike Rack Made of 2 7/8" Galv. Tubing, Inground Mount	Black	na	Refer to Drawings for installation detail
4	**INSTALL OWNER PROVIDED** - Rocking Chairs	Polywood	Presidential Rocker R100	White	na	Refer to Drawings for installation detail for tethering to Front Porch

01 FURNISHING SCHEDULE

SCALE: na

JENNIE E. HUGHES PARK IMPROVEMENTS
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West University Place, TX 7005

City of West University Place

Parks & Recreation Department
3800 University Blvd.
West University Place, TX 77005

LANDSCAPE ARCHITECT & PRIME CONSULTANT
WHITE OAK STUDIO
LANDSCAPE ARCHITECTURE
611 W. 22nd Street Suite 202 Houston, TX 77008 713.682.2638

STRUCTURAL ENGINEER
Barry Engineering, Inc. Structural Consulting
21834 Northwest Freeway,
Cypress, TX 77429
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IRRIGATION
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IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. #658 PHONE: 940.243.2364
100 N. LOCUST STREET, SUITE 3 FAX: 940.382.2475
DENTON, TEXAS 76201 jpmes@jamespoleirrigation.com

REGISTERED LANDSCAPE ARCHITECT JAMES N. PATTERSON III 0779 STATE OF TEXAS
3/6/2018

100% CONSTRUCTION DRAWINGS

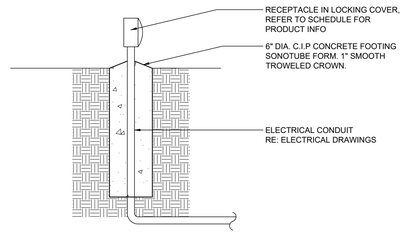
NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

ISSUE DATE: NA
SCALE: AS NOTED

FURNISHING DETAILS

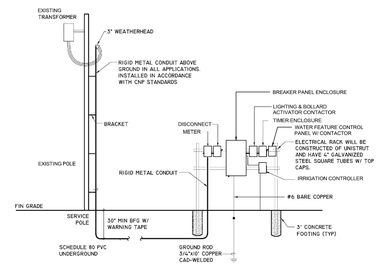
L6.31

LIGHTING/ ELECTRICAL SCHEDULE& ACCESSORIES						
QTY	**DESCRIPTION**	**MANUFACTURER/ SUPPLIER**	**MODEL**	**FINISH/ COLOR**	**CONTACT**	**NOTES**
1	Ceiling Fan	Hunter	Original 52" Outdoor Damp Ceiling Fan - (23845)	White	www. ceilingfan.com	Install per manuf installation instructions.
2	Electrical Receptacle	outdoor rated (GFI)				
2	Receptacle Cover	Hubbell Bell	5861-0 Rayngaurd Extra Duty In-Use Cover	Die-Cast Aluminum		
4	4" Recessed Fixture at Pavilion (Exterior Grade)			White		Submit recommended product. Recessed Downlight Kit, White Trim, LED, Warm Light Color, Capable of receiving 10 Watt, 120 Volt LED PAR 30 Lamp, E26 Medium Base, 830 Lumens, 40 Degree Flood
7	Tree Moon Lights	Techlight - Fixture Moon Visions - Lamp	Fixture - R-Series Large Aluminum Bullet Lamp - LED Par38 22W	Black	www. Techlightusa.com	Include tree base, conduit base, junction boxes ,transformers.
3	Timer	Zoro	#G0922817		www. Zoro.com	(1) timer for ceiling fan (1) timer for pavolion lighting (1) timer for tree moon lighting. All timers located at electrical panel



A SITE ELECTRICAL RECEPTACLE

SCALE: NA



A SITE ELECTRICAL RACK DIAGRAM

SCALE: NA

ELECTRICAL NOTES

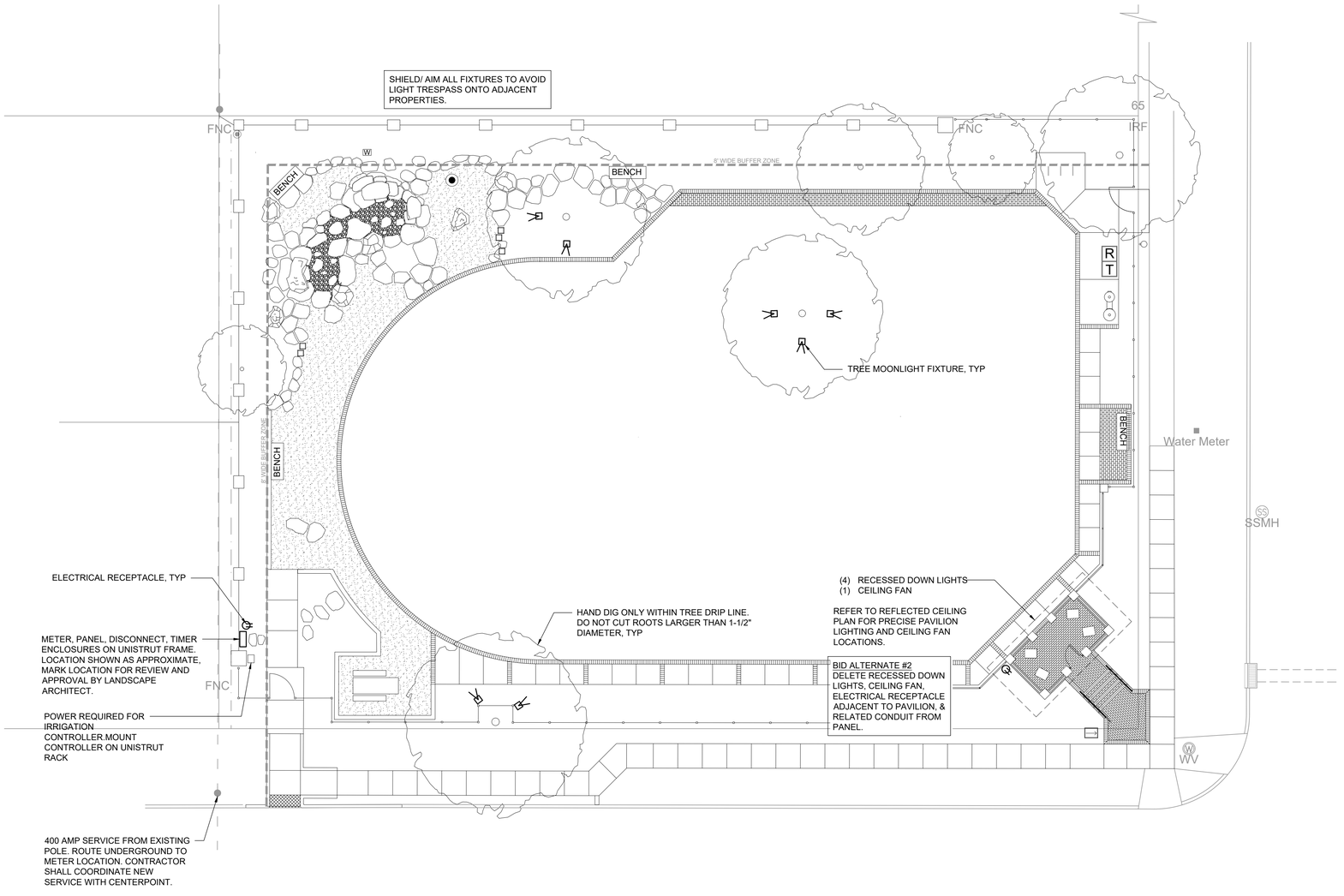
1. 2011 National Electrical Code is the minimum standard to be followed.
2. Provide 400 Amp Service with single ext. disconnect.
3. Panel shall have Plug-In Type breakers
4. All lighting circuits and convenience outlet circuits shall be wired with 12 gauge wire and have 20 amp circuit capacity
5. All circuits shall be ground fault (GFI) protected.
6. Any required electrical splicing must be done within electrical box.
7. Pull boxes shall be Quazite type. Contractor shall utilize smallest pullbox needed to perform work.
8. All enclosures shall be locking, NEMA 3 rated.
9. All timers shall be housed in an enclosure mounted on unistrut rack. Unistrut rack shall be smallest size as required to hang all electrical components.
10. Contractor is responsible for all permits and submittals to the city.
11. Include all related wiring, conduit, low voltage wiring, connections, and fittings as required for a complete functional system.

SUBMITTALS

1. Contractor shall submit conduit routing and pull box locations to Landscape Architect for review and approval. All pull boxes shall be located within planting bed. No pull boxes shall be located within lawn or hardscape areas.
2. Submit all electrical products/ items for review and approval.
3. Shop drawing of rack and equipment

TREE LIGHT REQUIREMENTS & NOTES

1. Tree lighting installation shall be performed by company with minimum 5 years experience with similar work.
   1.1. Pre-approved lighting company
   Illuminations Lighting Design
   Rick Luberger
   713-867-6802
2. Provide 10' tall flexible conduit on trunk of trees.Neatly fasten to without damage to tree.
3. Conduit route to trunk of tree, within tree dripline, shall be direct radial path to trunk, hand dig only. Do not cut tree roots larger than 1-1/2" diameter in size.
4. Grey wire on tree truck. Install with stainless steel standoff bolts. Discuss mounting, riser location, and overall installation with Landscape Architect prior to installation.



NORTH

SCALE : 1" = 10'-0"

JENNIE E. HUGHES PARK IMPROVEMENTS

6446 Sewanee Ave.,
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STATE OF TEXAS

3/6/2018

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LANDSCAPE ELECTRICAL PLAN

LE1.01

LEGEND

- HUNTER PROS-06-NSI-PRS30 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
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- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE
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- WILKINS 375 SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
- HUNTER PRO-C SERIES AUTOMATIC CONTROLLER WITH (1) PCM-300 AND (1) PCM-900 EXPANSION MODULE AND
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- SCHEDULE 40 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE

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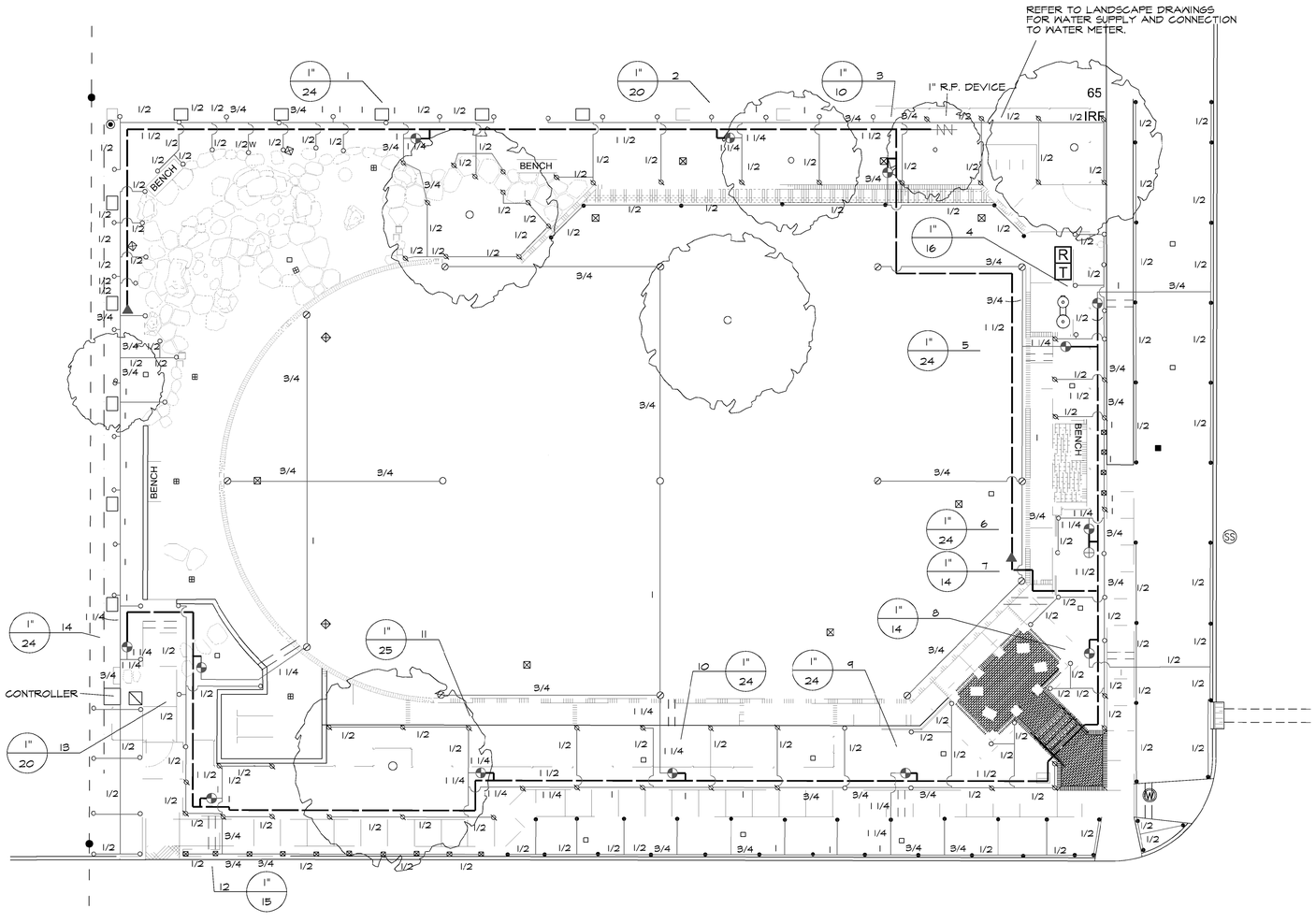

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STATE OF TEXAS JAMES POLE 658 LICENSED IRRIGATOR
03 / 06 / 2018

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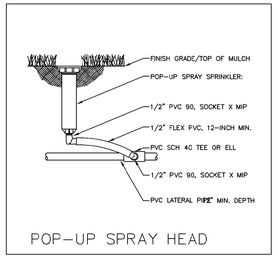
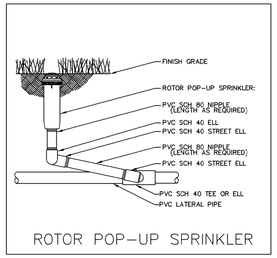
IRRIGATION PLAN

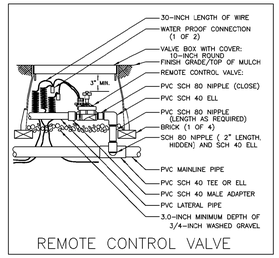
IR1.01



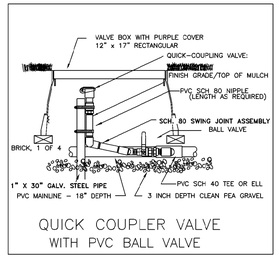
POP-UP SPRAY HEAD



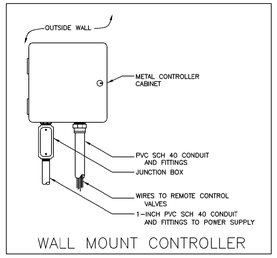
ROTOR POP-UP SPRINKLER



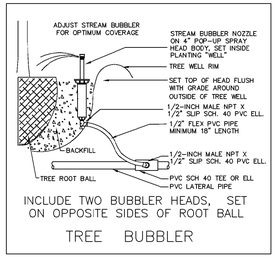
REMOTE CONTROL VALVE



QUICK COUPLER VALVE WITH PVC BALL VALVE

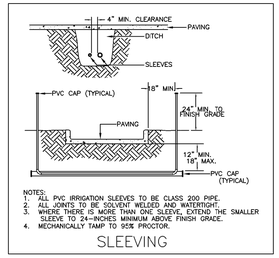


WALL MOUNT CONTROLLER

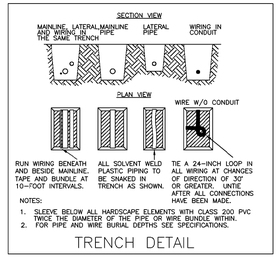


INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

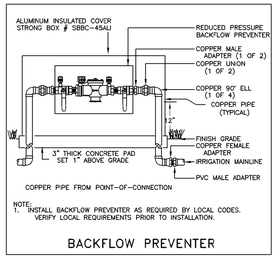
TREE BUBBLER



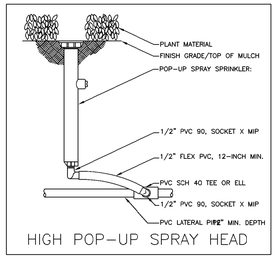
SLEEVING



TRENCH DETAIL



BACKFLOW PREVENTER



HIGH POP-UP SPRAY HEAD

LEGEND

- ▫ HUNTER PROS-06-NSI-PRS30 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
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- ——— SCHEDULE 40 PVC MAINLINE PIPE
- ——— CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
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INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
   THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. L.I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
2. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 60 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS, VALVE BOXES, AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.

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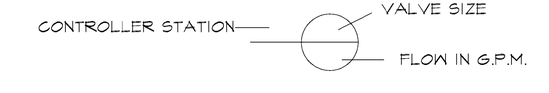

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IRRIGATION DETAILS

IR1.02

GENERAL COORDINATION NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE AND STRUCTURAL COMPONENTS TO RESIST BOTH GRAVITY AND LATERAL LOADS DURING ALL PHASES OF CONSTRUCTION AND FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTIALLY COMPLETED STRUCTURES. THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY THE AID OF A STATE REGISTERED ENGINEER WHERE THIS PROJECT IS LOCATED TO DESIGN ALL TEMPORARY BRACING AND SHORING NECESSARY TO COMPLETE THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS.
2. ALL DETAILS AND SECTIONS SHOWN ON STRUCTURAL DRAWINGS ARE TYPICAL AND REPRESENT ALL SIMILAR CONDITIONS WHERE DETAIL AND SECTION MARKS MAY NOT BE SHOWN; HOWEVER IF A DIFFERENT "ATYPICAL" CONDITION EXISTS, A CORRESPONDING SECTION AND DETAIL WILL BE SHOWN.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE ALL CONSULTANT DRAWINGS AND NOTIFY, IN THE FORM OF A WRITTEN "REQUEST FOR INFORMATION" (RFI), THE STRUCTURAL ENGINEER AND THE OTHER CONSULTANTS OF ANY AND ALL DISCREPANCIES.
4. PRINCIPAL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS. ALL OTHER OPENINGS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. ALL OPENINGS REQUIRED THROUGH THE STRUCTURE NOT SHOWN ON STRUCTURAL DRAWINGS MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.
5. LOADING FOR MECHANICAL EQUIPMENT IS BASED ON THE EQUIPMENT LOADING FOUND IN THE MECHANICAL DRAWINGS. ANY CHANGES IN THE EQUIPMENT TYPE, SIZE, OR NUMBER OF EQUIPMENT SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER TO VERIFY THE ADEQUACY OF THE SUPPORTING FRAMING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
6. STRUCTURAL PLAN DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE STRUCTURAL ENGINEER AND ARCHITECT SHOULD BE INFORMED BY A WRITTEN RFI OF ANY AND ALL DISCREPANCIES. IN NO CASE SHALL A DIMENSION BE DIMENSIONED FROM THE PLANS.

DESIGN CRITERIA

1. DESIGN CONFORMANCE STANDARD:
   2012 INTERNATIONAL BUILDING CODE.
2. STRUCTURAL DESIGN LIVE LOADS:
   ROOF 20 PSF
3. WIND DESIGN DATA:
   *WIND SPEED V_{ULT} : 142 MPH
   IMPORTANCE FACTOR, I_w : 1.0
   EXPOSURE CATEGORY : C

GEOTECHNICAL

1. GEOTECHNICAL ENGINEERING FIRM:
   TOLUNAY-WONG ENGINEERS, INC.
2. GEOTECHNICAL REPORT NUMBER AND DATE:
   NO. 18.13.002, MARCH 5TH, 2018
3. ALLOWABLE SOIL BEARING VALUES, PSF:
   GRADE BEAM LOAD: 2000 PSF, INTO UNDISTURBED SOIL, IMPROVED EXISTING FILL, OR TESTED NEW FILL SOIL.
   BELLED PIER LOAD: 3000 PSF AT A DEPTH OF 8'-0"
4. SUBGRADE PREPARATION:
   ALL SUBGRADE PREPARATION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT THAT RESULTS IN A MAXIMUM PVR OF 1 INCH.
5. EARTHWORK:
   IT IS RECOMMENDED THAT A QUALIFIED GEOTECHNICAL ENGINEER BE RETAINED AT THE START OF THE PROJECT'S CONSTRUCTION PHASE TO OBSERVE AND TEST THE EARTHWORK AT THE SITE. THIS MAY INCLUDE PROOF-ROLLING, SUBGRADE COMPACTION AND FILL PLACEMENT. THE GEOTECHNICAL ENGINEER SHOULD INFORM THE FOUNDATION DESIGNER IF CONDITIONS DIFFER FROM THOSE NOTED IN THE PROJECT'S GEOTECHNICAL REPORT.
6. VAPOR BARRIER
   A 10 MIL VAPOR BARRIER SHALL BE PROVIDED UNDER THE ENTIRE FOUNDATION. JOINTS SHALL LAP A MINIMUM OF 6 INCHES AND SHALL BE CONTINUOUSLY TAPED.

MATERIAL TESTING FOR CAST-IN-PLACE CONCRETE

1. THE PROJECT OWNER OR ENTITY RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT SHALL EMPLOY ONE OR MORE 3RD PARTY SPECIAL INSPECTOR(S) OR QUALIFIED MATERIALS AND TESTING AGENCIES TO PERFORM MATERIAL TESTING AND TO PROVIDE TEST REPORTS TO THE ARCHITECT AND ENGINEER-OF-RECORD IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODE AND ACI 318.
2. FIELD OBTAINED SAMPLING FOR STRENGTH TESTS SHALL BE TAKEN IN ACCORDANCE WITH CHAPTER 5 OF ACI 318, LATEST EDITION.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. CEMENT USED TO PROVIDE CONCRETE SHALL CONFORM TO CHAPTER 3 ACI 318 AND ASTM C 150. CEMENT MUST BE TYPE 1 OR 2 PORTLAND CEMENT FOR ALL CONCRETE.
3. WATER USED IN MIXING CONCRETE SHALL CONFORM TO SECTION 3.4 ACI 318.
4. CONCRETE WEIGHT: ALL CONCRETE SHALL BE OF REGULAR WEIGHT OF 145 POUNDS PER CUBIC FOOT UNLESS NOTED OTHERWISE.
5. AGGREGATE: SIZE OF AGGREGATE SHALL CONFORM TO ASTM C33-85.
   3/4"............................ASTM SIZE C67
   1"...............................ASTM SIZE C57
6. CONCRETE AGE: NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY TESTING AGENCY.
7. ADMIXTURES: NO ADMIXTURES SHALL BE ADDED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER, UNLESS NOTED OTHERWISE. ADMIXTURES OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED IN THE POST-TENSIONED SLABS.
8. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTH SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED EIGHT FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THAT THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
9. CURING OF CONCRETE: IT IS RECOMMENDED THAT CURING OF CONCRETE SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF CASTING OPERATION TO MAINTAIN SATISFACTORY MOISTURE CONTENT AND TEMPERATURE (BETWEEN 50° F AND 75° F) IN THE CONCRETE, IN ORDER TO DEVELOP DESIRED CONCRETE PROPERTIES AND MINIMIZE CRACK FORMATION. G.C. MAY EMPLOY ANY CURING METHOD DEEMED EFFECTIVE FOR THIS PURPOSE WITHIN THE GUIDELINES OF ACI 308R; HOWEVER USE OF CURING COMPOUND IS SUBJECT TO OWNER'S APPROVAL.
10. MINIMUM COMPRESSIVE STRENGTH FOR 100% CABLE STRESS: 2,250 PSI
11. CONCRETE STRENGTH: 3,000 PSI @ 28 DAYS

NOTE : (1) USE OF A CURING COMPOUND MAY AFFECT THE PERFORMANCE OF CONCRETE STAIN. SEEK OWNER APPROVAL PRIOR TO USAGE.

REINFORCEMENT STEEL

1. INSERTS: ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING.
2. SPLICES: SPLICE BARS IN MEMBERS SUCH AS SPANDRELS, BEAMS, ETC., AS FOLLOWS: TOP BARS AT CENTERLINE OF SPAN, BOTTOM BARS AT THE SUPPORT. ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND AND AWAY FROM THE FORMS.
3. CONSTRUCTION JOINTS: CONSTRUCTION JOINTS SHALL HAVE ENTIRE SURFACE REMOVED TO EXPOSE CLEAN, SOLIDLY EMBEDDED AGGREGATE. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL OF CONSTRUCTION JOINT LOCATION IN SLABS AND BEAMS.
4. TEMPERATURE AND SHRINKAGE REINFORCEMENT: SHALL HAVE A LAP OF THIRTY (30) BAR DIAMETERS, BUT NOT LESS THAN 18 INCHES, AND THE SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN FIVE (5) FEET APART. ALL OTHER LAPS SHALL BE 48 BAR DIAMETERS.

   REBAR GRADES: ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:
   #3 & TIES & STIRRUPS.................................GRADE 40
   #3 SLAB REINFORCEMENT......................... GRADE 60
   #4 & LARGER BARS......................................GRADE 60

   THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS SHALL NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETEST SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.
5. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
6. WELDING: TACK WELDING OF REBAR IS NOT PERMITTED UNLESS CALLED FOR OR APPROVED BY THE ENGINEER. ALL APPROVED WELDING TO CONFORM TO SECTION 2625 (d)2D AND (e)3B. WELDING SHALL COMPLY WITH UNIFORM BUILDING CODE STANDARD NO. 26-8. WELDING OF STIRRUPS, TIES, INSERTS OR OTHER SIMILAR ELEMENTS TO LONGITUDINAL REINFORCING BARS SHALL NOT BE PERMITTED.
7. WET SET: ANCHORS MAY NOT BE WET SET IN CONCRETE POURS.
8. TOLERANCES FOR REBAR PLACEMENT: TOLERANCE FOR LONGITUDINAL LOCATION OF BENDS AND ENDS OF REINFORCEMENT SHALL BE PLUS OR MINUS TWO (2) INCHES, EXCEPT AT DISCONTINUOUS ENDS OF MEMBERS WHERE TOLERANCES SHALL BE ±1/2 INCH.
9. REBAR COVER: MINIMUM REBAR COVER FOR PRE-STRESSED CONCRETE SHALL BE AS SHOWN IN THIS TABLE:

EXPOSURE CONDITION	MINIMUM COVER	TOLERANCE (-)
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"	3/8 INCH
EXPOSED TO EARTH OR WEATHER:		
NO. 5 AND SMALLER BARS	2"	1/4 INCH
NO. 6 AND LARGER BARS	2"	1/4 INCH
NOT EXPOSED TO EARTH OR WEATHER:		
SLABS, WALLS, JOISTS:		
NO. 14 AND NO. 18 BARS	1-1/2"	1/4 INCH
NO. 11 AND SMALLER BARS	3/4 INCH	1/4 INCH
BEAMS AND COLUMNS:		
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1-1/2"	1/4 INCH
SLABS ON GRADE	1-1/2"	1/4 INCH

WELDING

1. ALL WELDERS ARE REQUIRED TO HAVE PASSED AN "AMERICAN WELDING SOCIETY" QUALIFICATION TEST BEFORE BEING PERMITTED TO MAKE A STRUCTURAL CONNECTION.
2. ALL WELDING PROCEDURES SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN THE SPECIFICATIONS OF AWS AND AISC.
3. IF NOT SPECIFIED IN THE DETAILS, MINIMUM WELD SIZES SHALL FOLLOW THE GUIDELINES FOUND IN AWS 5.25 AND AISC 1.5 AND 1.15.
4. ALL WELDS IN WHICH THE LENGTH OF WELD IS NOT SPECIFIED SHALL BE CONTINUOUS.
5. ALL SHOP OR FABRICATION WELDING SHALL BE SUBMERGED ARC WELDING (SAW) PER THE AWS STANDARDS.
6. WELD STRENGTH FOR ALL STRUCTURAL STEEL SHALL BE 7O KSI. WELD STRENGTH FOR REINFORCING STEEL (WHEN APPROVED) SHALL BE 80 KSI.
7. ALL WELDS SHALL BE INSPECTED BY A 3RD PARTY TESTING AGENCY UNDER THE PROVISIONS OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", LATEST APPROVED EDITION.
2. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM OF ONE COAT OF STANDARD IRON OXIDE PRIMER, WITH A MINIMUM DRY FILM THICKNESS OF 1.5 MILS. U.N.O. BY ARCHITECT.
3. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

WIDE FLANGE SECTIONS	ASTM A992, GRADE 50
SQUARE/RECTANGULAR TUBE STEEL	ASTM 500, GRADE B, 46 KSI
ROUND STEEL PIPE	ASTM A53, GRADE B
CHANNELS, PLATES, ANGLES AND MISCELLANEOUS STEEL	ASTM A36, 36 KSI

4. CONNECTION BOLTS AND ANCHORS SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

CONNECTION BOLTS	ASTM A325-N
ANCHOR BOLTS	ASTM F1554, GRADE 36

5. UNLESS OTHERWISE NOTED IN THE DRAWINGS, ALL BEAM-TO-BEAM AND BEAM-TO-COLUMN CONNECTIONS SHALL BE DESIGNED AS "SIMPLE CONNECTIONS", AND SHALL BE SHOP WELDED AND FIELD BOLTED. SHEAR CONNECTIONS SHALL BE DESIGNED AS DOUBLE SHEAR CONNECTIONS FOR 55% OF THE TOTAL LOAD CAPACITY LISTED ON TABLE 3-6 "MAXIMUM TOTAL UNIFORM LOAD" (ASD) OF THE THIRTEENTH EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4"Ø CONFORMING TO ASTM A325. ALL SHEAR CONNECTIONS SHALL BE DESIGNED AS BEARING-TYPE DOUBLE SHEAR BASED ON THREADS BEING INCLUDED IN THE SHEAR PLANE. ALL BOLTS SHALL BE TIGHTENED AS SPECIFIED FOR SLIP CRITICAL CONNECTIONS.
7. SHEAR CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED BY THE STRUCTURAL STEEL FABRICATOR UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER, REGISTERED IN THE STATE OF THIS PROJECT, USING THE DESIGN PARAMETERS IN NOTE (5) ABOVE.
8. PROVIDE STIFFENER PLATES AT ALL LOCATIONS INDICATED ON DRAWINGS REGARDLESS OF WHETHER THEY ARE FOUND BY CALCULATION NOT TO BE NECESSARY.

ENGINEERED WOOD

1. ALL ENGINEERED WOOD SHALL BE DESIGNED PER THE REQUIREMENTS OF THE NATIONAL DESIGN STANDARD'S MANUAL FOR ENGINEERED CONSTRUCTION.
2. ALL ENGINEERED WOOD MUST SATISFY THE FOLLOWING MATERIAL PROPERTIES:

MATERIAL PROPERTIES				
TYPE	F_b (PSI)		E (PSI)	F_v (PSI)
LAMINATED STRAND LUMBER, LSL	2,300		1.55 X 10 ^{6}	310
LAMINATED VENEER LUMBER, LVL	2,600		1.90 X 10 ^{6}	285
PARALLEL STRAND LUMBER, PSL	2,900		2.00 X 10 ^{6}	290
GLUE LAMINATED LUMBER 24F V4, GL	2,400		1.80 X 10 ^{6}	265
ANTHONY POWER BEAM, A.P.B.	Beam Width		2.10 X 10 ^{6}	300
	≤ 6"	> 6"		
	3,000	2,800		

NOTE: TYPES OF BEAMS SCHEDULED MAY ONLY BE SUBSTITUTED WITH ENGINEER'S APPROVAL.

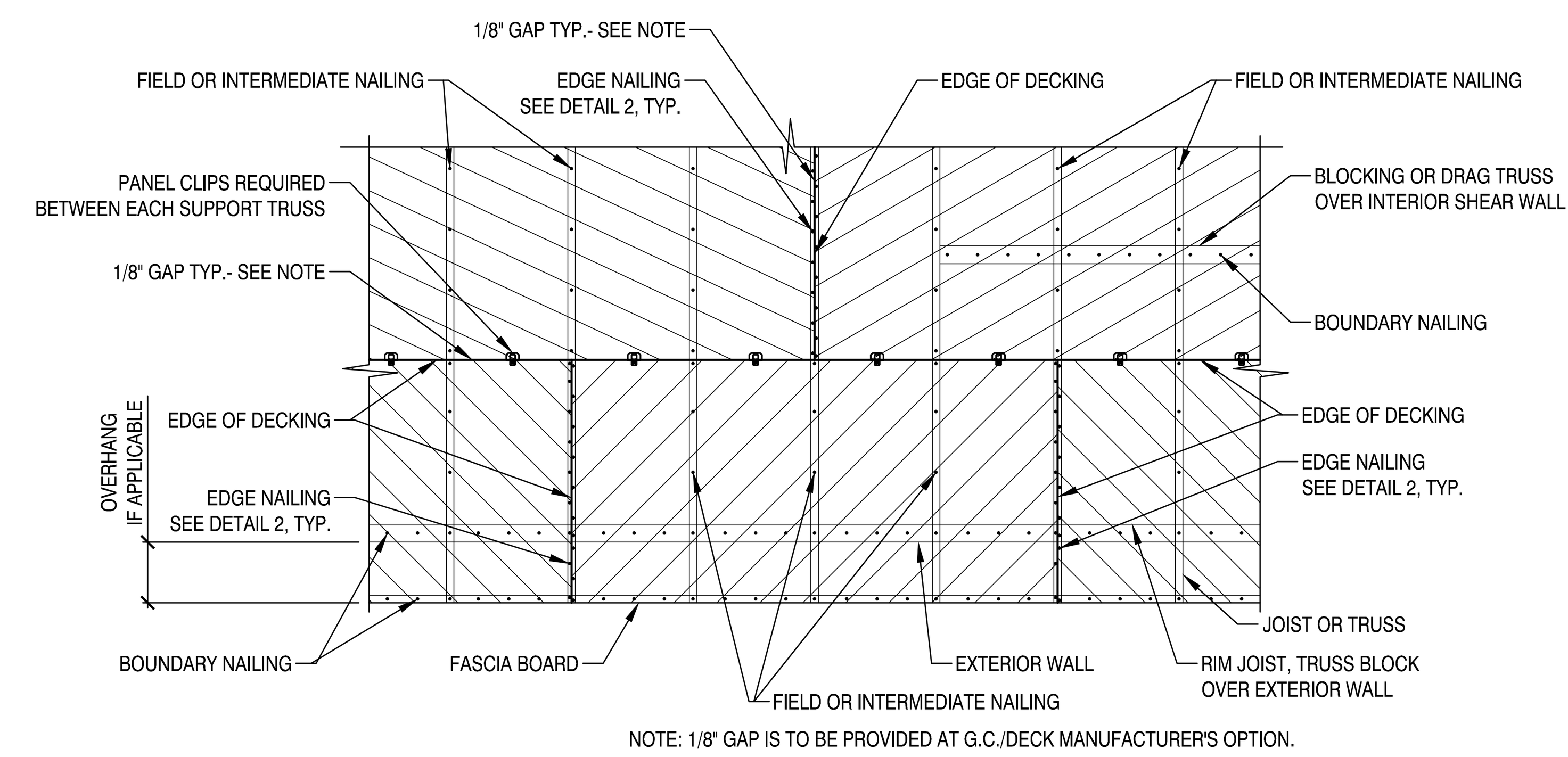
WOOD DECKING

1. ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1 SHEATHING AS FOLLOWS, UNLESS NOTED OTHERWISE IN DETAILS AND SCHEDULES. APA RATED SHEATHING SHALL COMPLY WITH THE NATIONAL STANDARD PS-1 OR PS-2. :

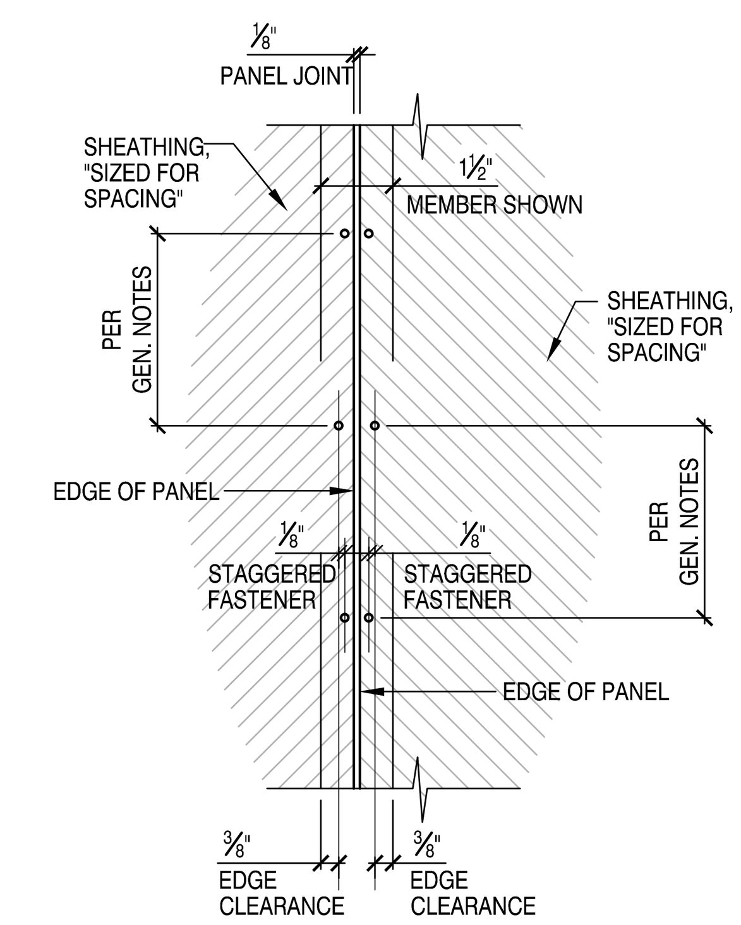
ROOF PITCH (1)	ROOFING MATERIAL (2)	THICKNESS	FASTENING
> 3/12	ASPHALT SHINGLES	15/32"	8d COMMON SPACED PER 1
> 3/12	STANDING SEAM METAL	15/32"	8d COMMON SPACED PER 1
> 3/12	CLAY/CONCRETE TILE	23/32"	10d COMMON SPACED PER 1
LOW	MODIFIED BITUMEN, TPO SINGLE PLY, EPDM	19/32"	10d COMMON SPACED PER 1
LOW (TERRACE)	TPO WITH PAVERS	23/32"	10d COMMON SPACED PER 1

NOTE (1): LOW PITCH INCLUDES ROOFS FROM NO PITCH (FLAT) UP TO 3 UNITS VERTICAL TO 12 UNITS HORIZONTAL (3/12).
(2): ANY ROOFING MEMBRANE NOT SPECIFIED IN TABLE MUST BE APPROVED BY THE STRUCTURAL ENGINEER FOR SHEATHING VERIFICATION.

2. FLOOR DECKING AND ROOF TERRACE (IF PRESENT) DECKING SHALL BE 23/32" APA RATED, EXPOSURE 1 SHEATHING GLUED CONTINUOUSLY TO SUPPORTS AND FASTENED WITH 10d COMMON NAILS @ 6" O.C. AT BOUNDARIES AND EDGES, AND 6" O.C. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE IN DETAILS AND SCHEDULES. APA RATED SHEATHING SHALL COMPLY WITH THE NATIONAL STANDARD PS-1 OR PS-2.
3. INSTALL DECKING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
4. REFER TO DETAILS FOR THE NAILING PATTERN LAYOUT PLAN.



1 Roof Diaphragm Nailing Pattern Layout Plan
N.T.S.



2 Typical Staggered Fasteners At Panel Joints
N.T.S.

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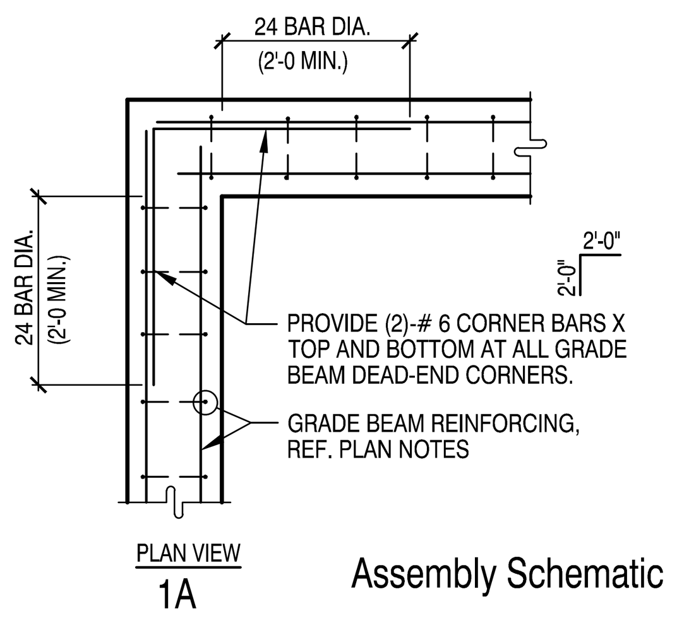
3/6/18

NO:	DATE:	DESCRIPTION:
	3/6/2018	100% Construction Drawings

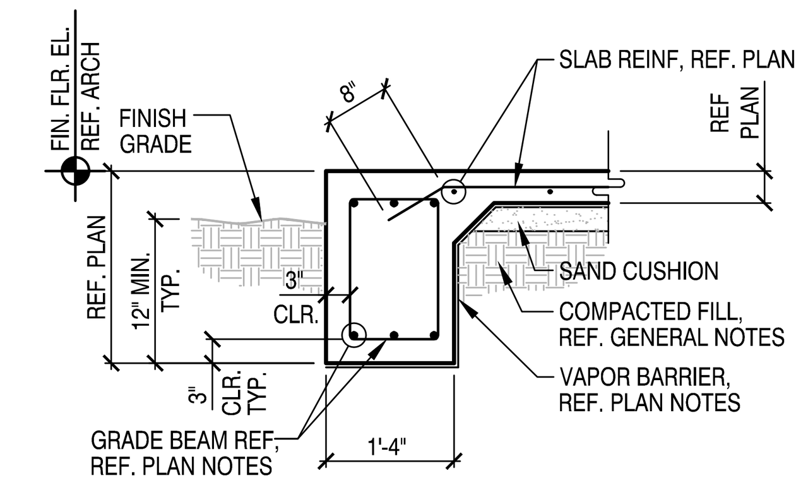
ISSUE DATE: NA
SCALE: AS NOTED

GENERAL NOTES

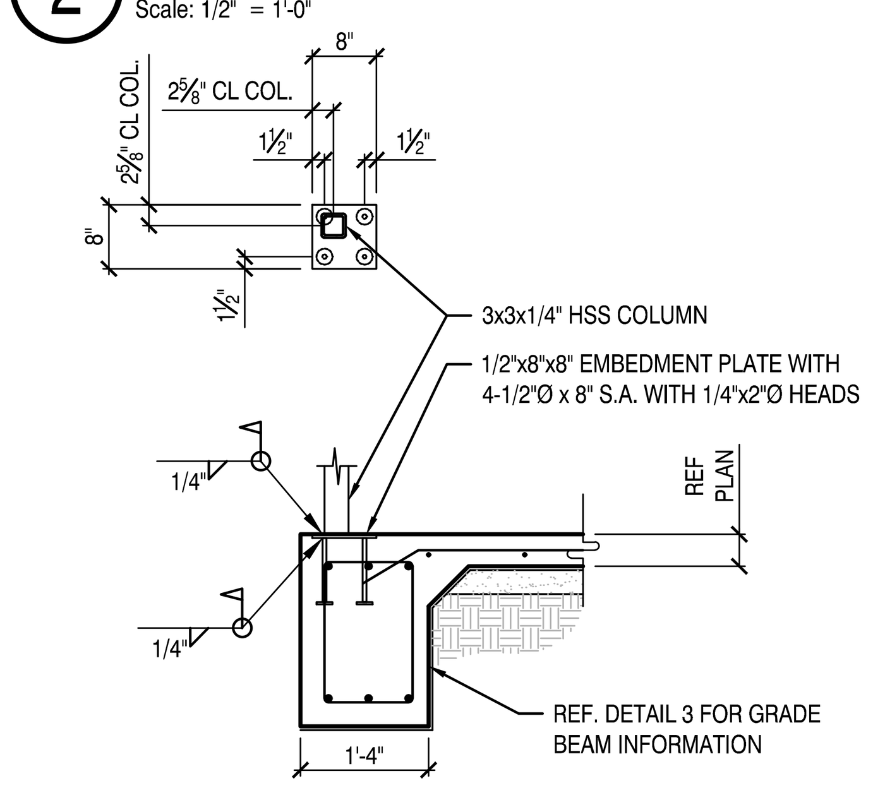
SN1.0



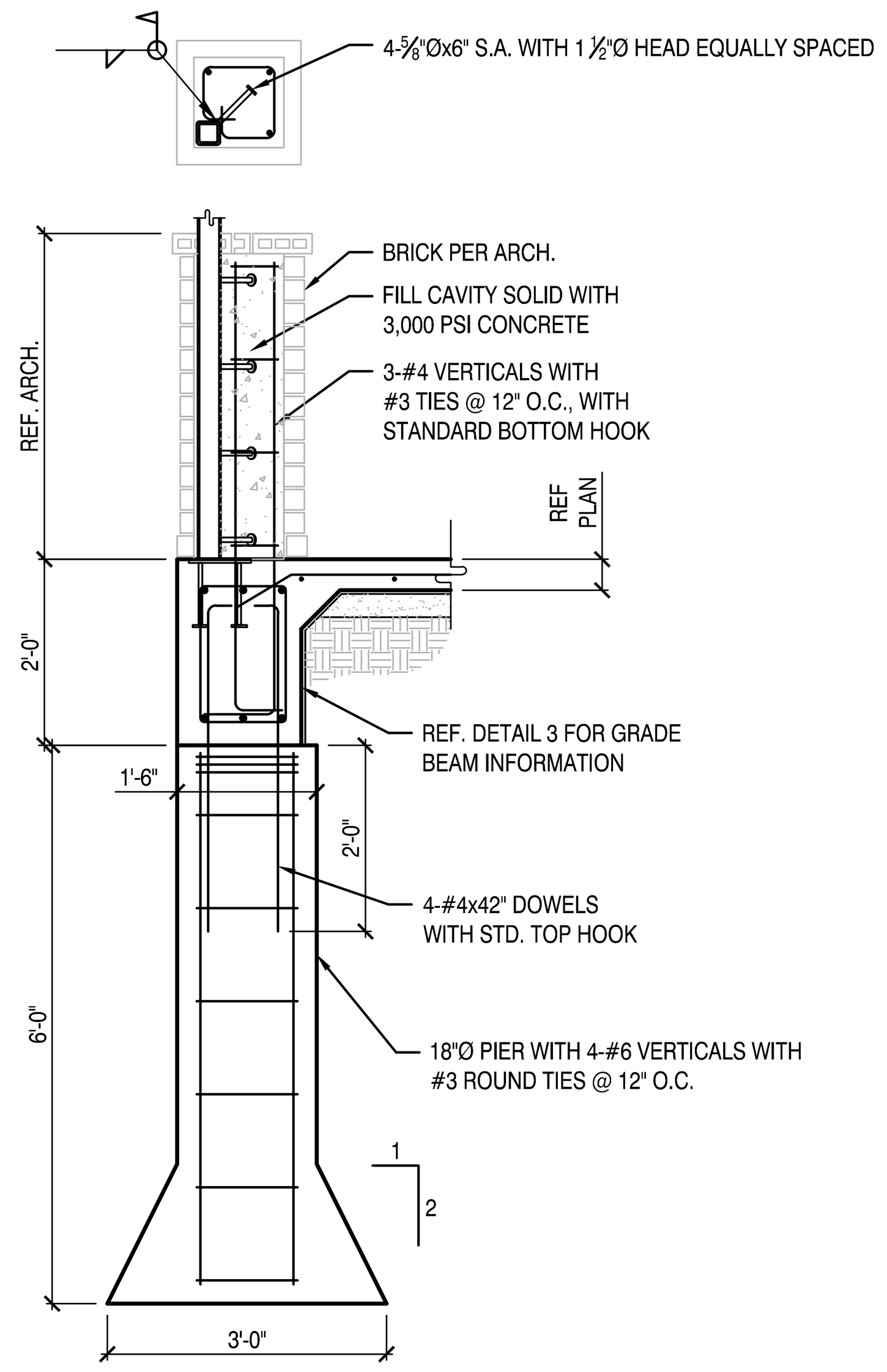
2 Typical Exterior Grade Beam Intersection
Scale: 1/2" = 1'-0"



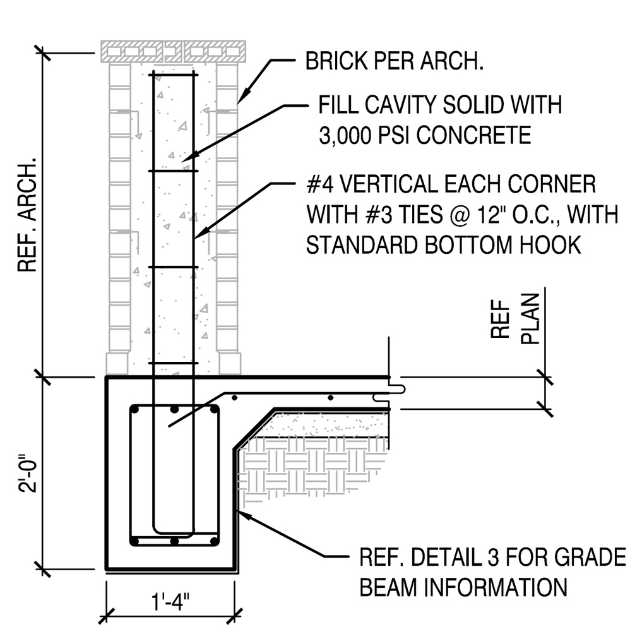
3 Typical Exterior Grade Beam
Scale: 1/2" = 1'-0"



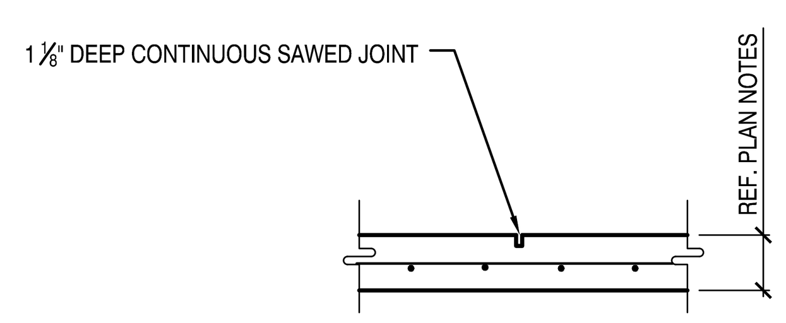
4 Typical Embed Plate Detail
Scale: 1/2" = 1'-0"



5 Typical Brick Column Reinforcing Detail at Pier
Scale: 1/2" = 1'-0"

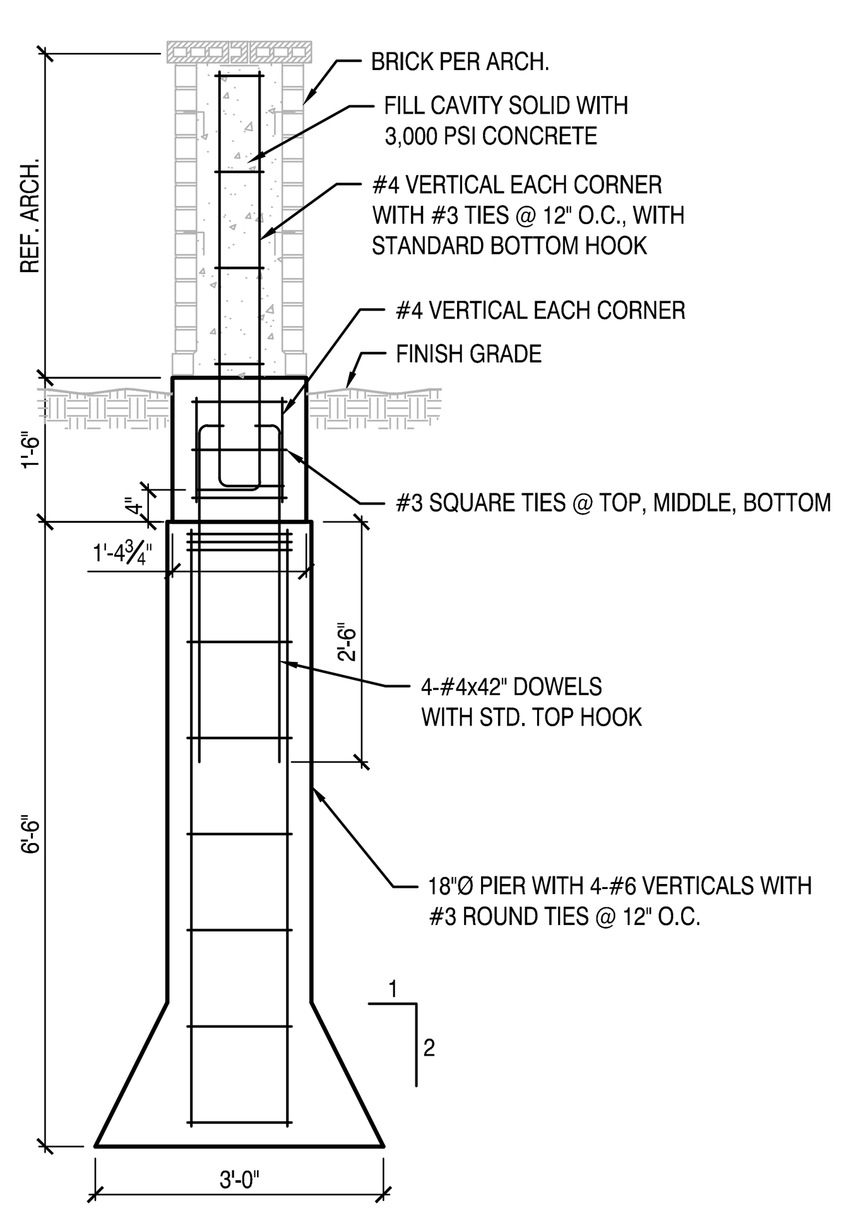


6 Typical Brick Column Reinforcing Detail
Scale: 1/2" = 1'-0"

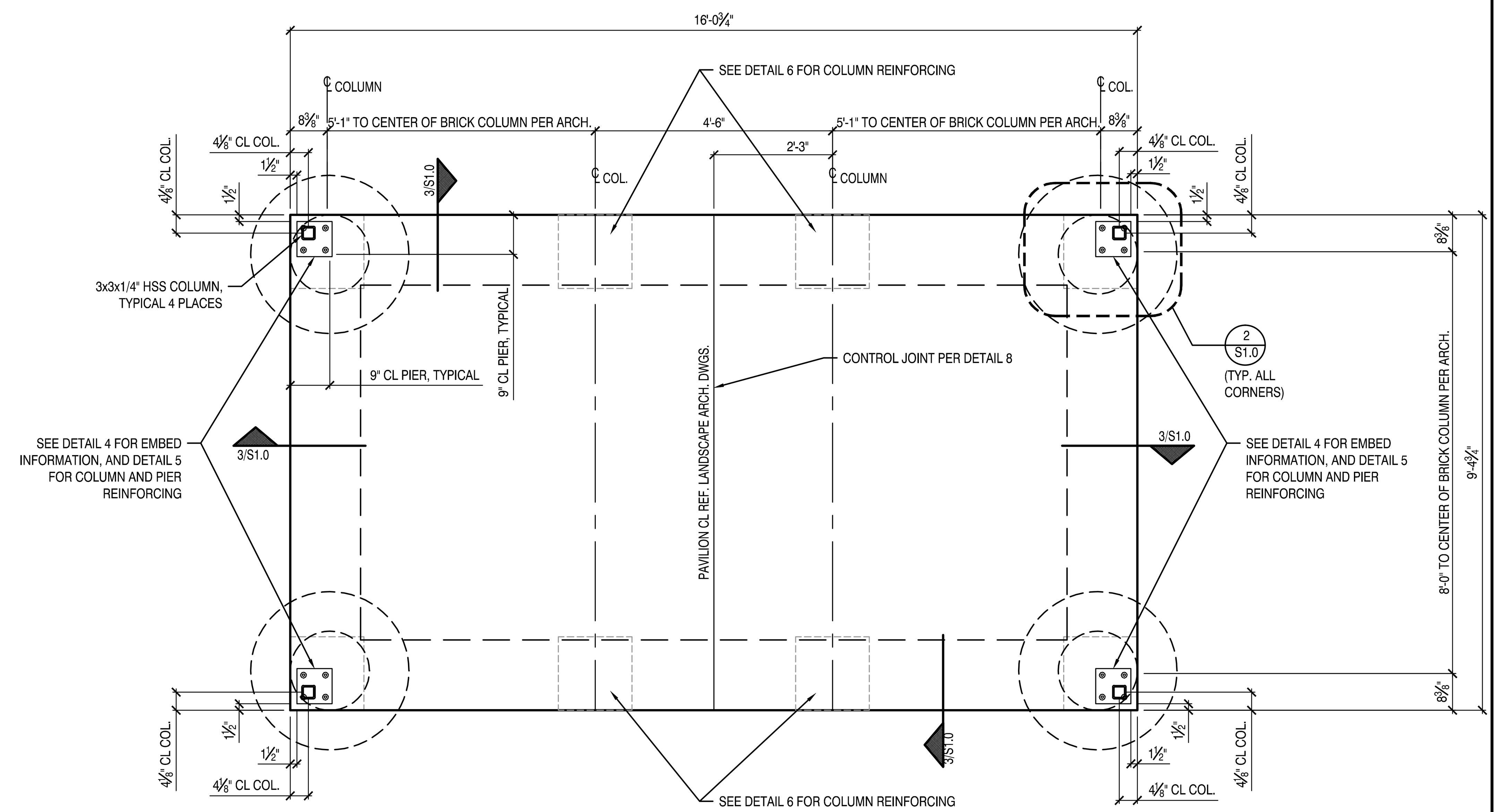


NOTE:
1. PROVIDE CONTROL JOINTS AS REQUIRED BY CONTRACTOR.
2. JOINTS MUST BE CUT WITHIN 1 TO 4 HOURS OF SLAB PLACEMENT WITH EARLY-ENTRY DRY-CUT SAW.

8 Typical Control Joint
Scale: 1/2" = 1'-0"



7 Typical Stand Alone Brick Column Reinforcing Detail
Scale: 1/2" = 1'-0"



01 FOUNDATION PLAN

SCALE: 1/2" = 1'-0

FOUNDATION NOTES

1. SLAB THICKNESS SHALL BE 4 1/2" REINFORCED WITH #3 @ 24" O.C. EACH WAY OVER 2" SAND CUSHION OVER 10 MIL VAPOR BARRIER OVER COMPACTED FILL PER THE GEOTECHNICAL REPORT. ALL GRADE BEAMS SHALL BE PLACED MONOLITHICALLY WITH THE SLAB.
2. GRADE BEAMS ARE 16" x 24" DEEP WITH 3-#5 CONTINUOUS TOP AND BOTTOM WITH #3 STIRRUPS @ 18" O.C.

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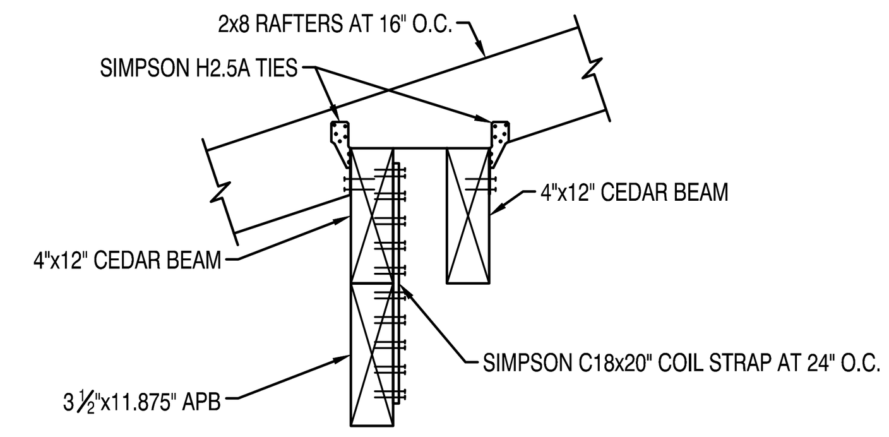
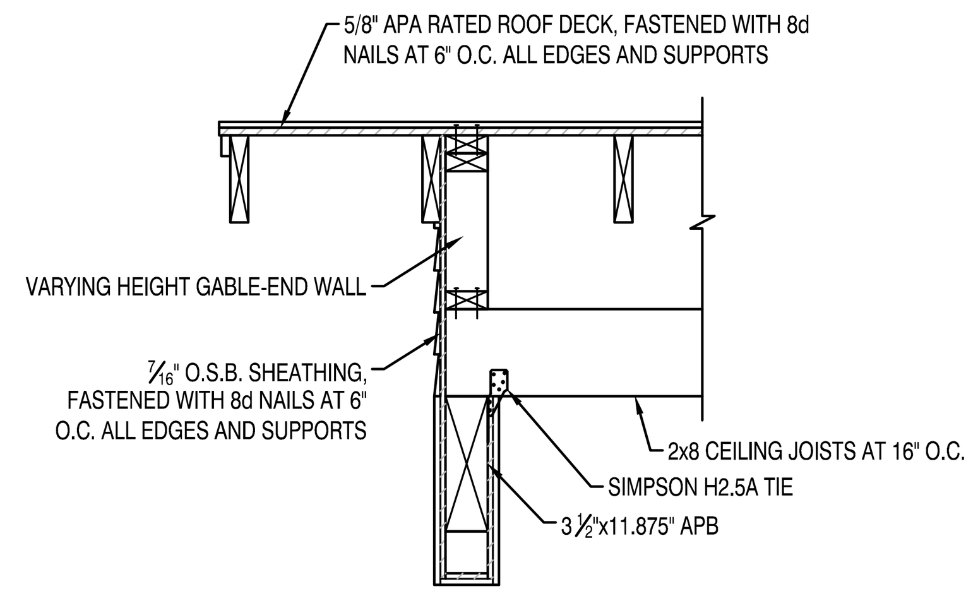
FOUNDATION PLAN AND DETAILS

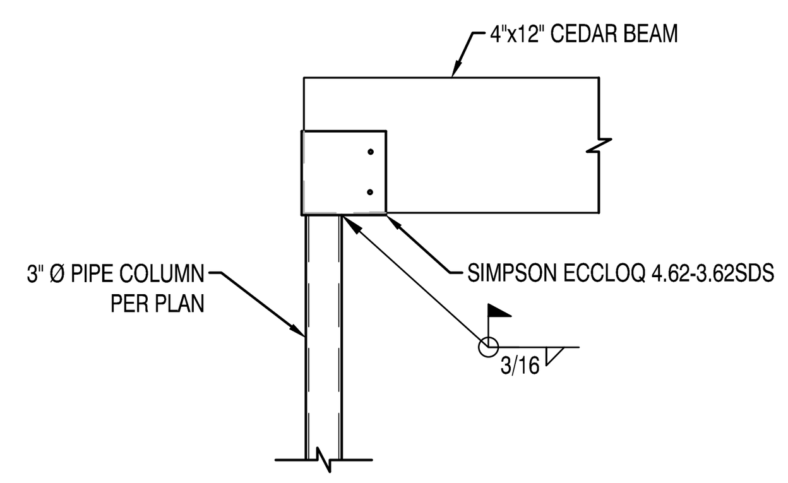
S1.0



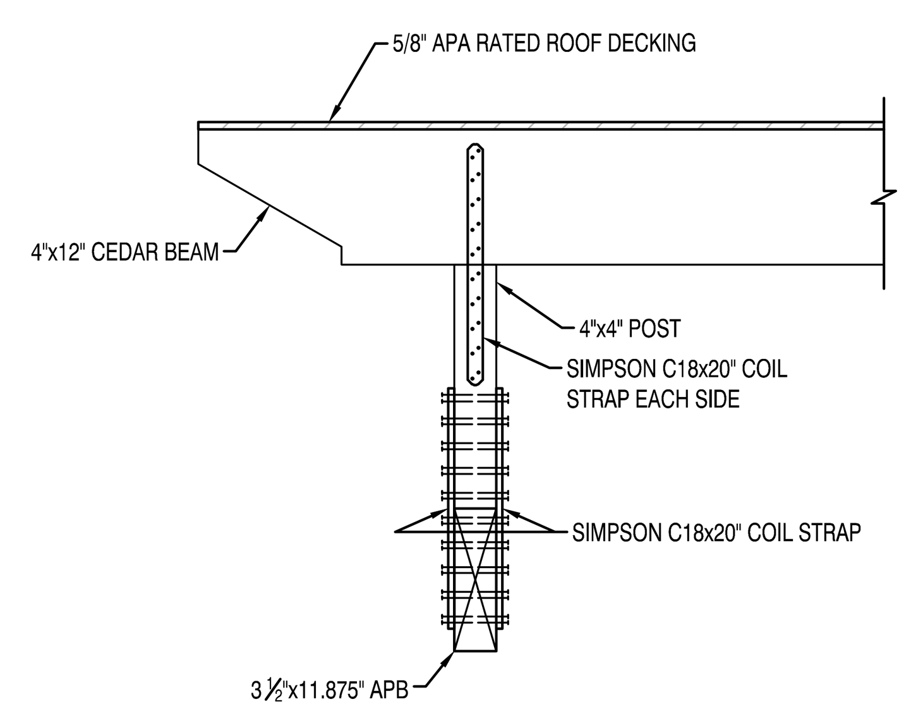
3 Cedar Beam to Rafter Connection
Scale: NTS



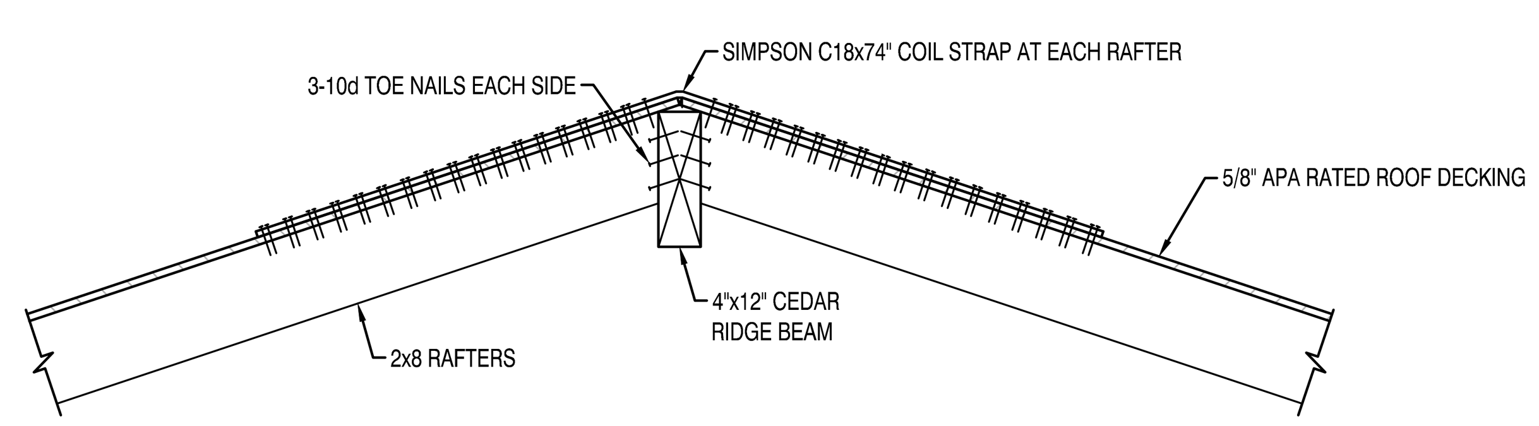
4 Gable-End Wall And Outrigger Detail
Scale: NTS



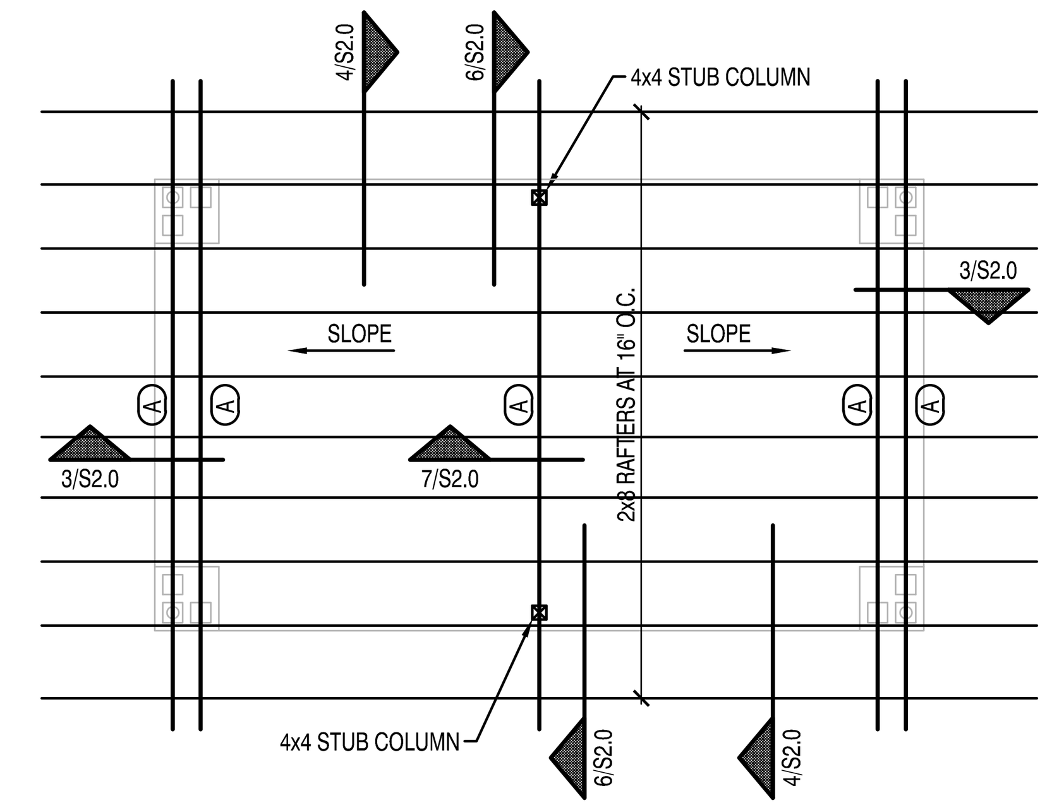
5 Typical Wood Beam to HSS Column Connection
Scale: NTS



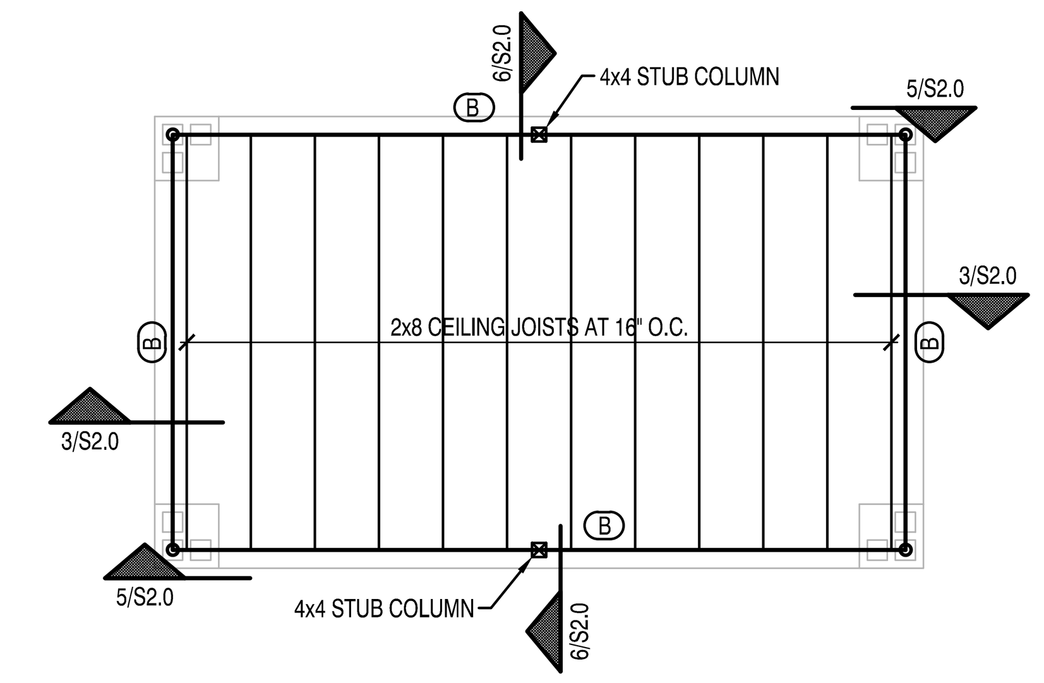
6 Roof Ridge Support Connection
Scale: NTS



7 Rafter to Roof Ridge Connection
Scale: NTS



01 High Roof Framing Plan
SCALE: 1/4" = 1'-0



02 Low Roof Framing Plan
SCALE: 1/4" = 1'-0

WOOD BEAM & HEADER			
MARK	MINIMUM SIZE	MARK	MINIMUM SIZE
A	4x12 CEDAR BEAM	B	3 1/2"x11.875" A.P.B.

A.P.B. = ANTHONY POWER BEAM
PSL = PARALLEL STRAND LUMBER
GL = GLU-LAM
DB = DROP BEAM
PB = POCKET BEAM
FB = FLUSH BEAM

NOTES:
1. REFER TO GENERAL NOTES FOR REQUIRED MATERIAL PROPERTIES.
2. TYPES OF BEAMS SCHEDULED MAY ONLY BE SUBSTITUTED WITH ENGINEER'S APPROVAL.

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FRAMING PLAN AND DETAILS

S2.0