

GENERAL NOTES

1.

THESE DRAWINGS AND SPECIFICATIONS DESCRIBE THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, CONFIGURATION AND DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND OPERATIONAL SYSTEMS AND INSTALLATIONS OF THE DESCRIBED DESIGN INTENT, INCLUDING ALL MISCELLANEOUS ITEMS OF WORK, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE FURNISHED AND PROPERLY INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2.

THE INSTALLED WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING AUTHORITY, ALL SPECIAL REQUIREMENTS AND CONDITIONS OF THE BUILDING PERMIT, AND ALL APPLICABLE CODES, LAWS, STANDARDS, ETC.
3.

THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND CLEARLY UNDERSTAND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED PRIOR TO BIDDING. THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT SITE, FIELD INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE ABOUT ANY CONDITION REQUIRING MODIFICATION OR CLARIFICATION PRIOR TO BIDDING. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, FAMILIAR WITH THE EXISTING CONDITIONS AND FULLY UNDERSTANDS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR ANY EXTRA COST DUE TO THE CONTRACTOR'S FAILURE TO INFORM THE OWNER OF DISCREPANCIES IN TIME TO ISSUE CORRECTIVE ADDENDA PRIOR TO BIDDING.
4.

ALL GENERAL NOTES, DIMENSIONS, AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. SPECIFIC NOTES, DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5.

THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BETWEEN TRADES, SUBCONTRACTORS, MANUFACTURERS, FABRICATORS, AND ALL OTHER CONTRACTED FOR THE COMPLETION OF THE WORK, INCLUDING THOSE UNDER SEPARATE CONTRACTS FOR CONCURRENT PROJECTS.
6.

THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, INSPECTIONS AND REPORTING AS OUTLINED IN THE CONTRACT DOCUMENT AND AS REQUIRED BY THE PERMITTING AUTHORITIES TO COMPLETE THE WORK.
7.

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS REFLECT THE AVAILABLE RECORDS. CONTRACTOR SHALL USE CAUTION IN ALL EXCAVATION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE TO INVESTIGATE AND VERIFY ALL EXISTING AND PROPOSED CONDITIONS AS SHOWN OR REFERENCED IN THE DOCUMENTS, INCLUDING LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL IMMEDIATE NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK.
8.

CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 800-642-2444) TWO WORKING DAYS MINIMUM PRIOR TO ANY EXCAVATION.
9.

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH, WHICH COULD CONTAIN AIR THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".
10.

PROVIDE ADEQUATE PROTECTION FOR ALL PROPOSED AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
11.

ALL EXISTING UTILITY STRUCTURES (SHOWN OR NOT SHOWN ON THE DRAWINGS) WITHIN THE AREA OF WORK SHALL BE ADJUSTED OR RECONSTRUCTED TO THE FINISH GRADES SHOWN AND SPECIFIED.
12.

UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH THE OWNER'S REPRESENTATIVE AND THE APPROPRIATE UTILITY AND/OR AGENCY.
13.

THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, TREES, LANDSCAPE AND OTHER ITEMS TO REMAIN FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, LIGHTS, ETC. FOR THE PROTECTION OF PUBLIC, PERSONNEL, PROPERTY, AND MATERIAL AND TO PREVENT UNCONTROLLED ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND NOT LIMITED TO NORMAL WORKING HOURS.
14.

THE CONTRACTOR SHALL PROVIDE ACCESSIBLE EGRESS AND INGRESS TO ON-SITE FACILITIES THAT ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION.
15.

ANY PERMANENT MONUMENTS OR POINTS DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A LICENSED ENGINEER OR LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
16.

THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL AIRBORNE PARTICULATE (DUST) AT AND NEAR THE CONSTRUCTION SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE AND IN COMPLIANCE WITH LOCAL AIR QUALITY STANDARDS.
17.

CONTRACTOR SHALL MAINTAIN "GOOD HOUSEKEEPING" PRACTICES AT THE JOB SITE. EXCESS BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMPSITE. THE JOB SITE SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORKDAY. BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE COMPLETED CONSTRUCTION SHALL BE CLEARED, ANY APPLICABLE LABELS REMOVED, AND ALL OTHER TOUCHUP WORK COMPLETED. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
18.

THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DESIGNATION OF THE EQUIPMENT AND MATERIAL STORAGE AND STAGING AREAS AT THE SITE.
19.

WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORMWATER RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND PREVENT RUNOFF. GRADING AND DRAINAGE FEATURES SHALL BE CONSTRUCTED SO THAT WATER FLOW DOES NOT DRAIN TO OTHER PROPERTIES. FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED.
20.

THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IMPROVEMENTS TO THE ADJACENT EXISTING CONDITIONS WITH SMOOTH TRANSITIONS TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPE, HAZARDOUS CONDITIONS, ETC.
21.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY REVISIONS OR ADDITIONAL WORK REQUIRED AS A RESULT OF FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES. ALL REVISIONS SHALL BE IN WRITTEN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK. WORK PERFORMED WITHOUT WRITTEN AUTHORIZATION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER.

PROJECT SITE



DEMOLITION NOTES

1.

REFER TO SPECIFICATIONS FOR SITE PREPARATION AND EXISTING TREE PROTECTION REQUIREMENTS.
2.

PROTECT ALL EXISTING ITEMS TO REMAIN INCLUDING BUILDINGS, UTILITIES, PAVING, PLANTING, IRRIGATION, FURNISHINGS, LIGHTING, SIGNAGE, AND ALL ITEMS, UNLESS OTHERWISE NOTED.
3.

PRIOR TO MOBILIZATION, CONTRACTOR TO MEET WITH THE OWNER'S REPRESENTATIVES TO REVIEW CONSTRUCTION LIMIT OF WORK AND DETERMINE CONSTRUCTION ACCESS AND STAGING AREAS.
4.

PROTECT ALL TREES FROM CONSTRUCTION IMPACTS AS SPECIFIED AND SUBJECT TO REVIEW AND APPROVAL OF OWNER'S REPRESENTATIVE.
5.

ALL UTILITY BOXES SHALL BE RAISED TO MEET NEW GRADE PER CITY STANDARD, LATEST EDITION.
6.

UNPAVED AREAS SHALL BE GRADED TO MATCH EXISTING AT A MAXIMUM 3:1 SLOPE.

SHEET INDEX

| Sheet Number | Sheet Title              |
|--------------|--------------------------|
| L0.0         | Cover Sheet              |
| L1.0         | Existing Conditions Plan |
| L2.0         | Construction Plan        |
| L2.1         | Layout Plan              |
| L2.2         | Grading Plan             |
| L3.0         | Construction Details     |

ACCESSIBILITY NOTES

1.

ALL SITE WORK SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING CODE (CALIFORNIA CODE OF REGULATIONS TITLE 24), CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CURRENT FAIR HOUSING ACT DESIGN MANUAL.
2.

ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24. ALL PAVING SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT WITH CROSS SLOPES NOT TO EXCEED 2% IN ANY DIRECTION, UNLESS OTHERWISE NOTED. ACCESSIBLE PATHS OF TRAVEL ARE BARRIER-FREE ACCESS ROUTES AT LEAST 48" CLEAR IN WIDTH AND WITHOUT ANY ABRUPT VERTICAL LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. ALL ACCESSIBLE PATHWAYS SHALL BE SLOPED LESS THAN 5% IN THE DIRECTION OF TRAVEL, UNLESS OTHERWISE NOTED.
3.

ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" ABOVE FINISH GRADE. OBJECTS WITH LEADING EDGES LOCATED BETWEEN 27" AND 80" ABOVE FINISH GRADE SHALL NOT PROTRUDE MORE THAN 4" HORIZONTALLY INTO THE PATH OF TRAVEL. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED.

LAYOUT NOTES

1.

THE CONTRACTOR IS RESPONSIBLE TO LAYOUT ALL IMPROVEMENTS AS SHOWN AND SPECIFIED.
2.

THE CONTRACTOR SHALL FIELD VERIFY THAT ALL STAKING SET FOR IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT OF THESE PLANS AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
3.

ALL CURVES TO BE CONTINUOUS WITH SMOOTH TRANSITIONS AS SHOWN IN THE DRAWINGS, UNLESS OTHERWISE NOTED.
4.

DIMENSIONS ARE SHOWN AT THE PRIMARY GEOMETRIC CONTROL POINTS FOR THE IMPROVEMENTS TO AID THE CONTRACTOR WITH THE ESTABLISHMENT OF THE HORIZONTAL LOCATION OF THE IMPROVEMENTS AND ARE BASED ON THE SURVEY AND COORDINATES PROVIDED BY THE CIVIL ENGINEER.

PROJECT/CLIENT NAME

Ives Park Path Improvements

CITY CONTRACT NO. 2023-02

7120 Bodega Ave, Sebastopol, CA 95472

PROJECT NUMBER

20003A

CITY OF SEBASTOPOL

MARIO LANDEROS, PE  
CITY ENGINEER

DATE: JANUARY 31, 2023

SUBMITTAL

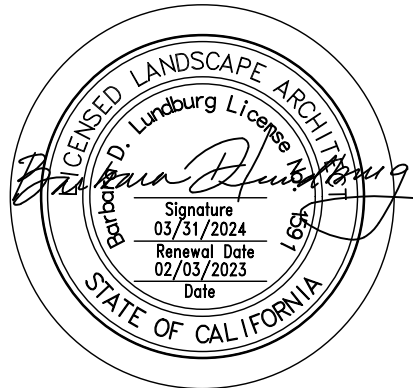
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DATE  
February 27, 2023

REVISIONS

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REGISTRATION AND SIGNATURE



SHEET TITLE

COVER SHEET

DRAWN BY: TP, NG      CHECKED BY: BL

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**PROJECT/CLIENT NAME**

# Ives Park Path Improvements

**CITY CONTRACT NO.**  
**2023-02**

7120 Bodega Ave,  
Sebastopol, CA 95472

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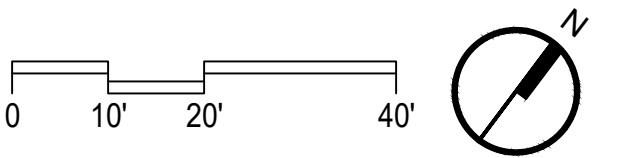
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## REVISIONS

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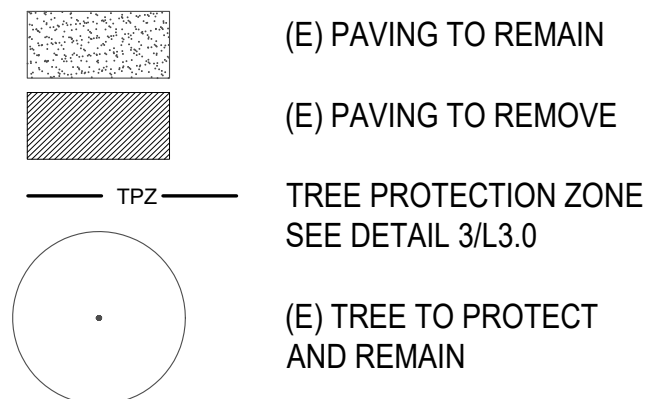
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## EXISTING CONDITIONS AND DEMOLITION PLAN

**DRAWN BY:** TP, NG      **CHECKED BY:** BL

# L1.0

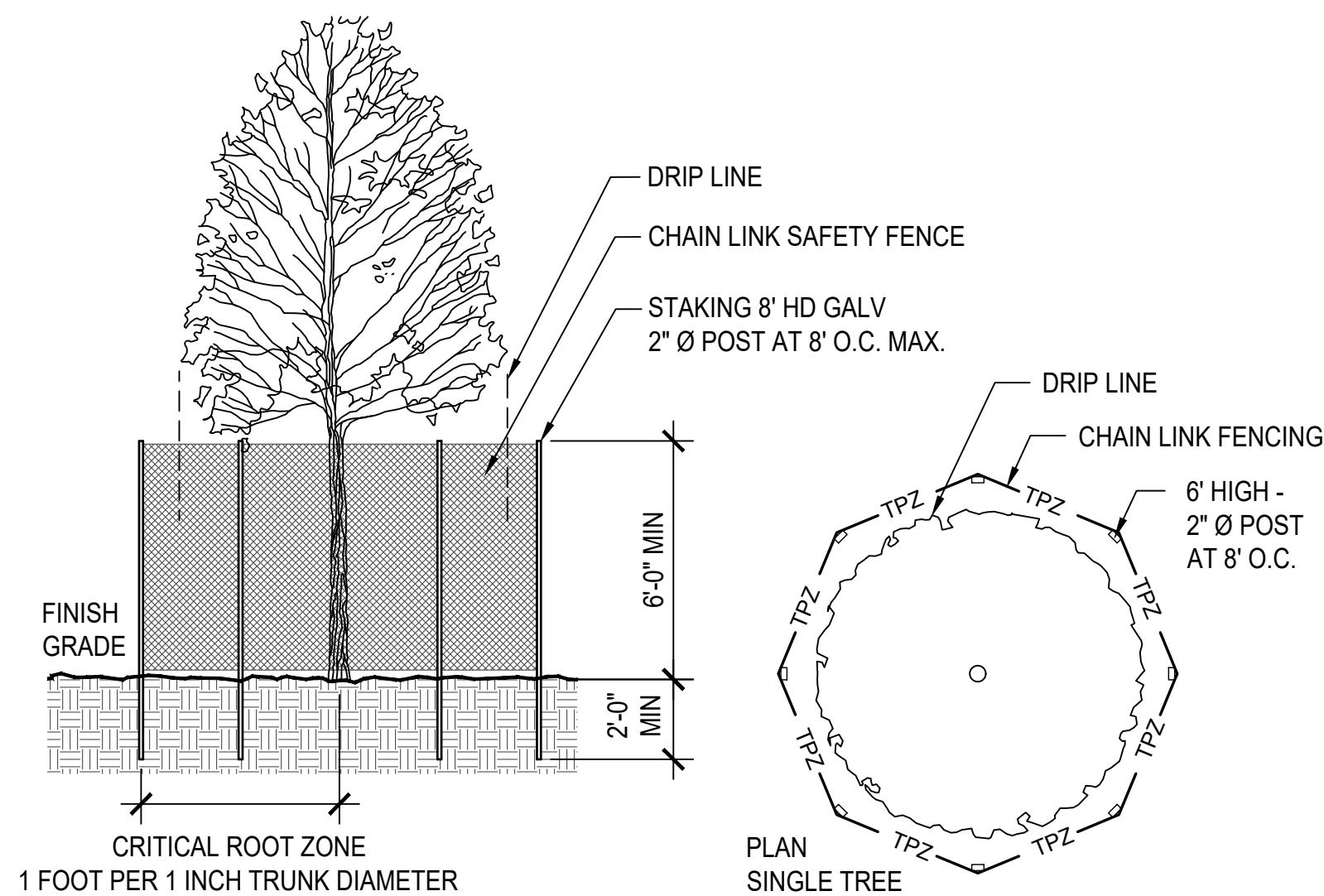
### DEMOLITION LEGEND



NOTES:  
3,270 SF OF ASPHALT TO BE REMOVED

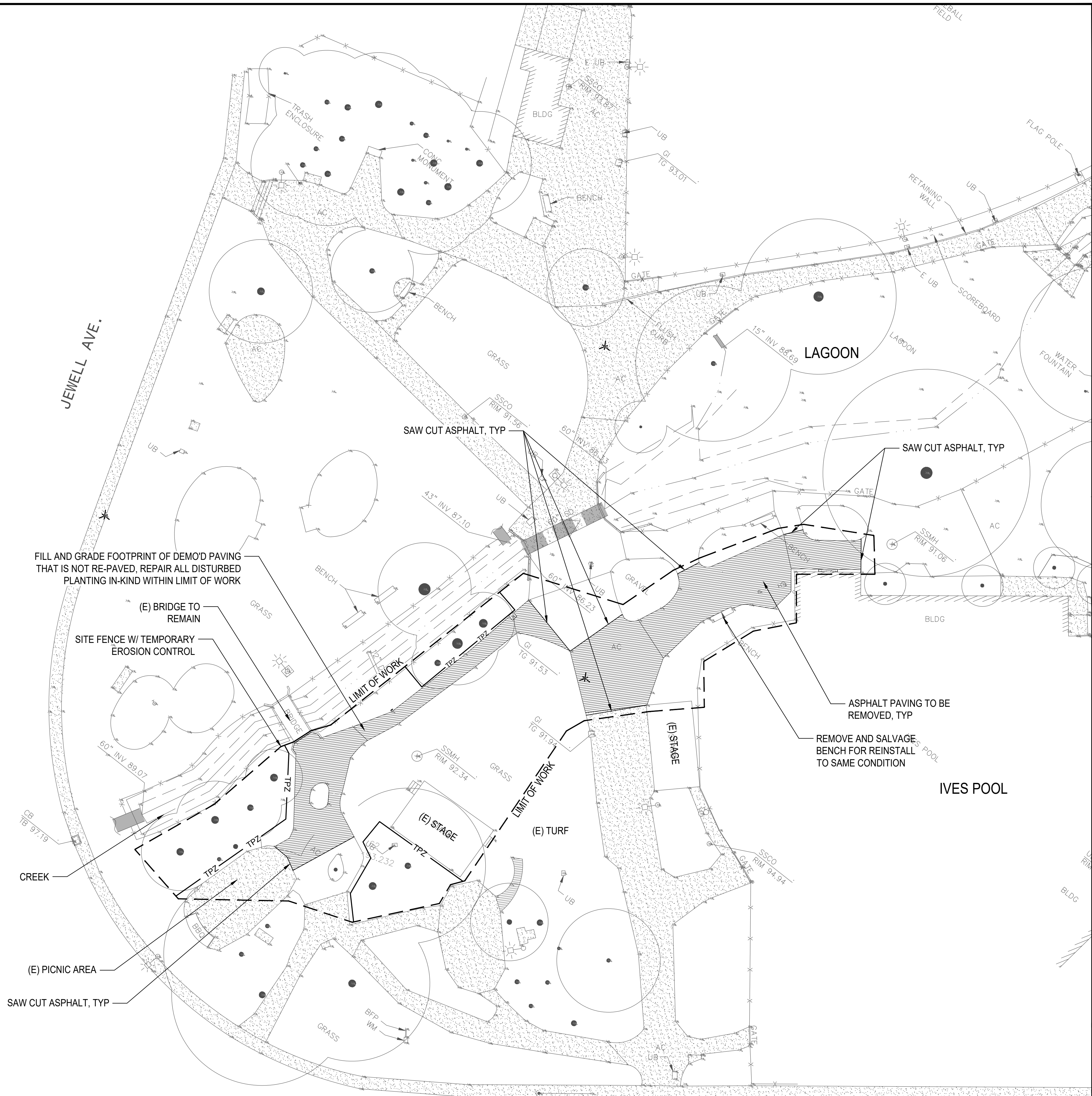
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## 1 TREE PRESERVATION FENCING

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



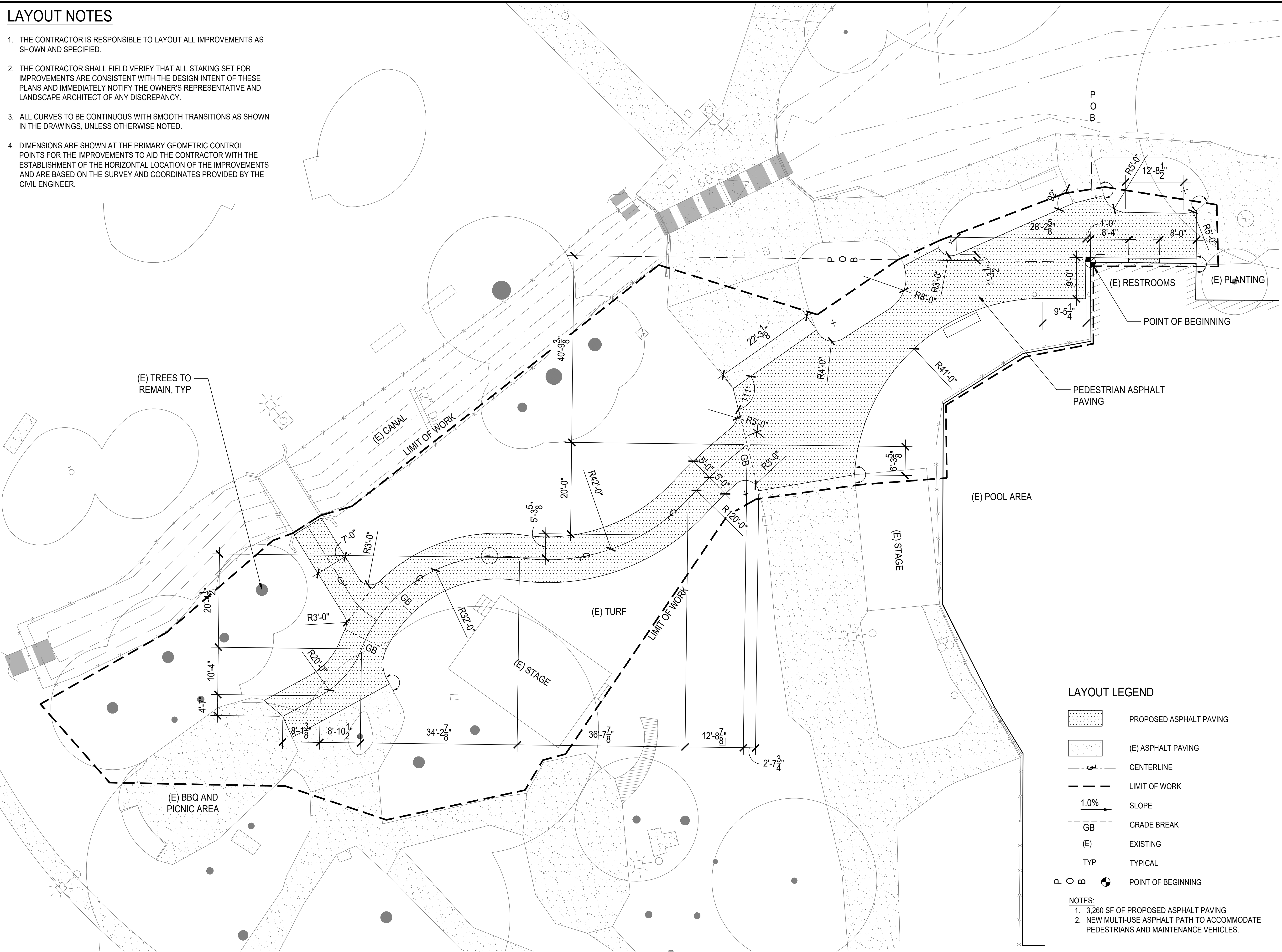
WILLOW ST.







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Date Plotted: 2/27/2023 10:03 AM

**rhaa**  
LANDSCAPE ARCHITECTURE + PLANNING  
225 Miller Avenue, Mill Valley, CA 94941  
T 415 383 7900 F 415 383 1433 [www.rhaa.com](http://www.rhaa.com)

**PROJECT/CLIENT NAME**

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MARIO LANDEROS, PE  
CITY ENGINEER

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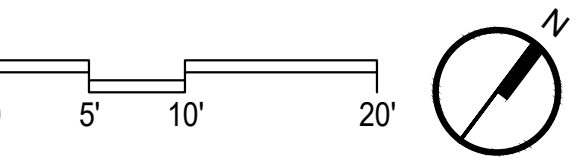
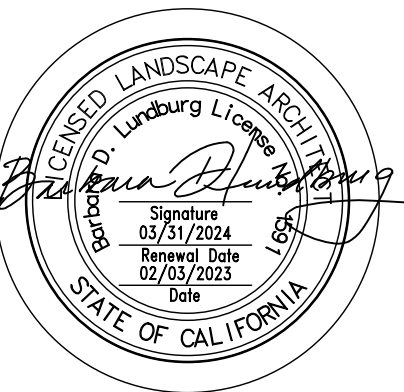
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# HEET TITLE

## LAYOUT PLAN

RAWN BY: TP. NG

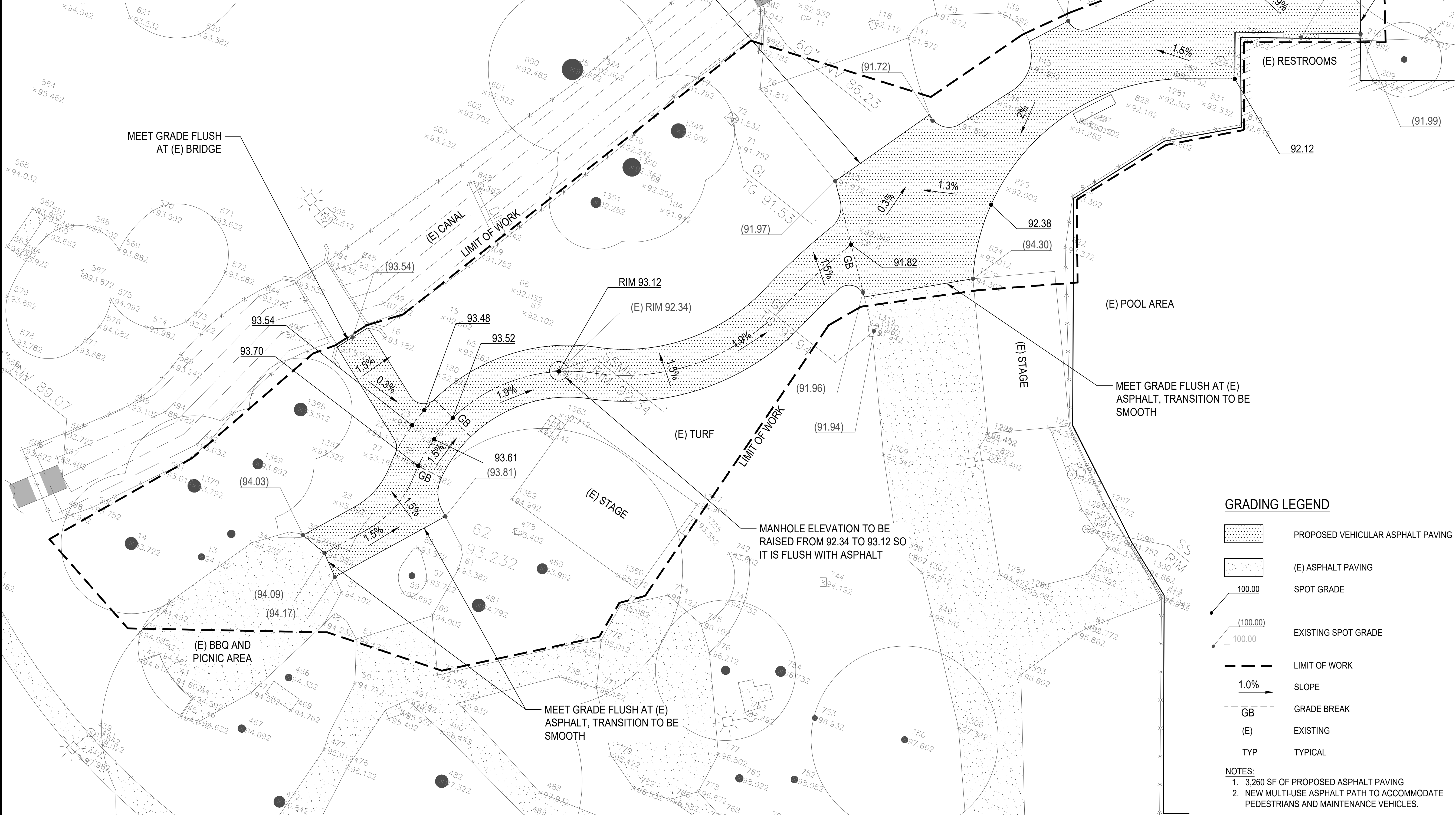
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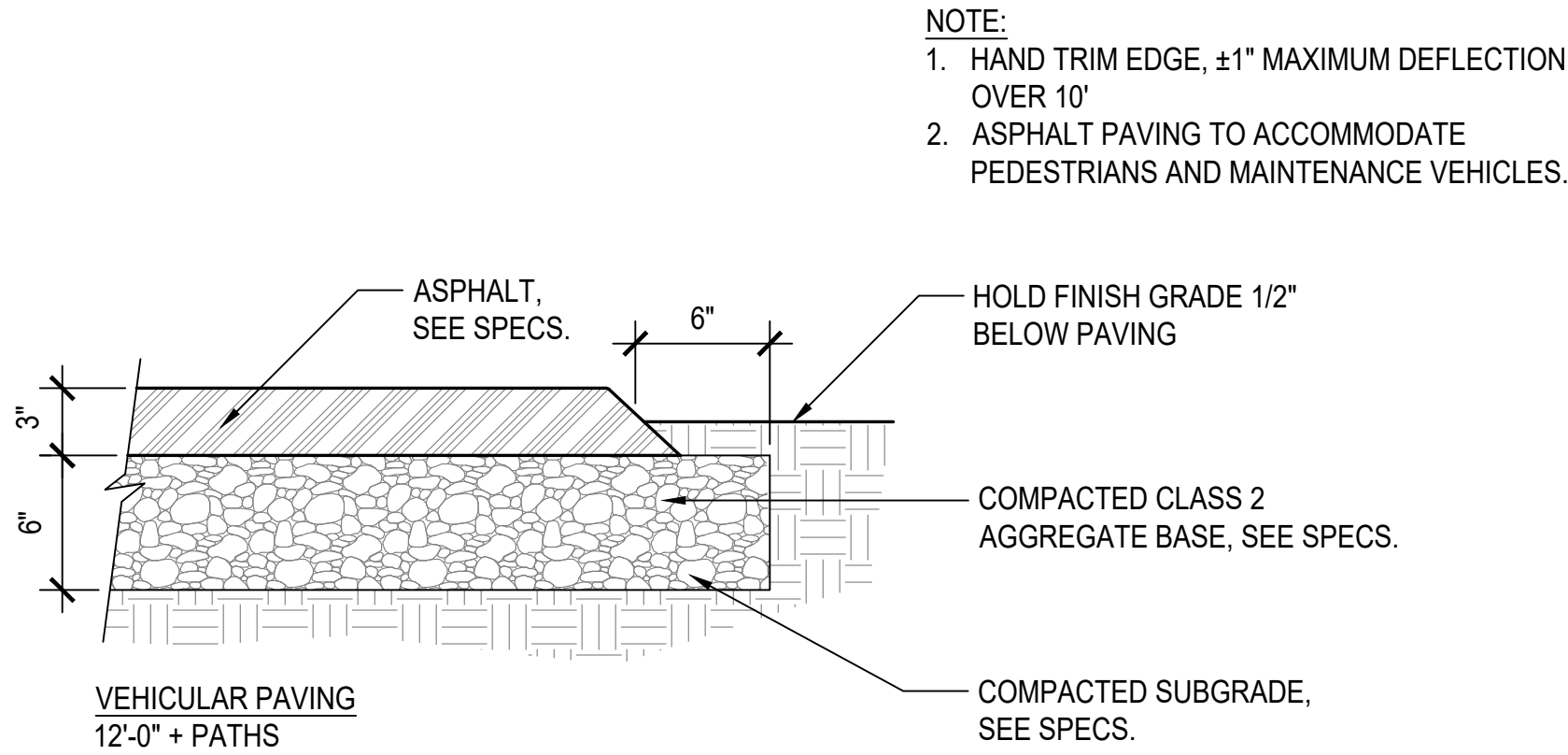


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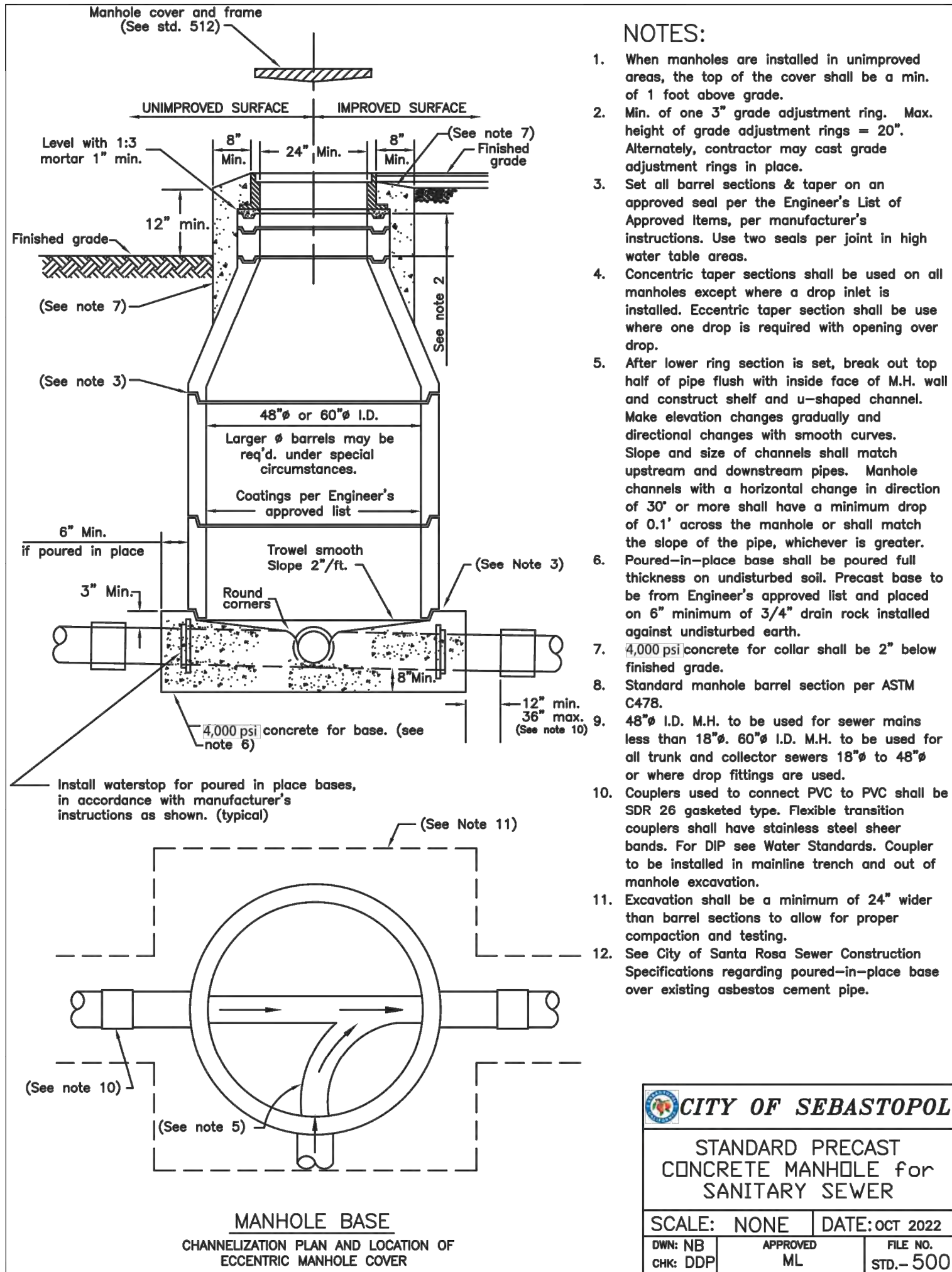






## 1 ASPHALT PAVING

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



## 2 SANITARY SEWER MANHOLE

NTS

PROJECT/CLIENT NAME

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2023-02

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CITY OF SEBASTOPOL

*Mario Landeros*

MARIO LANDEROS, PE  
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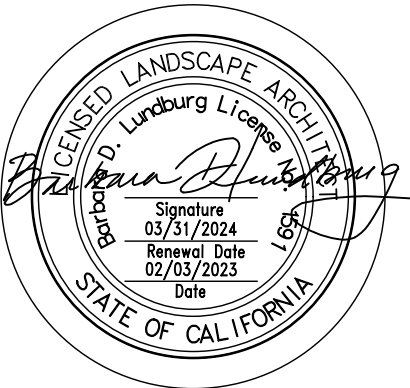
SUBMITTAL

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| REVISIONS |      |             |
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REGISTRATION AND SIGNATURE



## CONSTRUCTION DETAILS

DRAWN BY: TP, NG CHECKED BY: BL

# L3.0