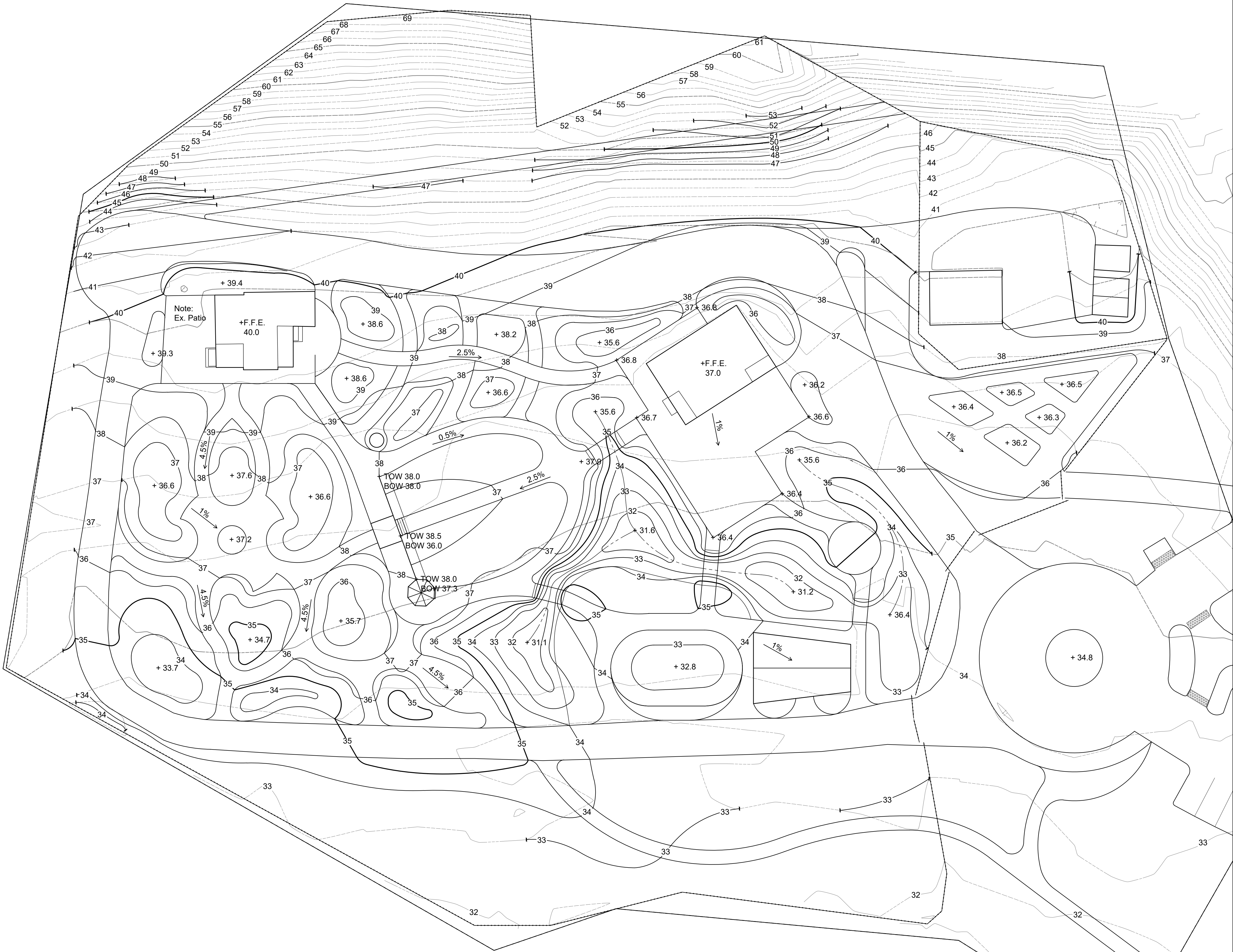
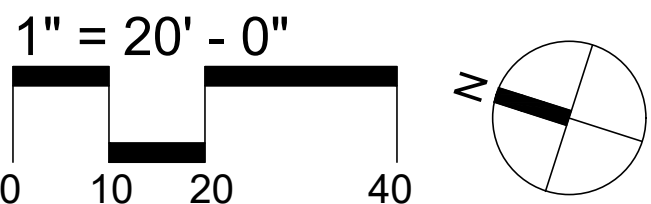




Grading Notes:

1. The contractor shall familiarize himself/herself with the project prior to bidding the work.
2. The contractor shall be responsible for all earthwork and site grading necessary to achieve the finished grades noted on the grading plans according to the specifications.
3. Contractor shall install all drainage structures shown on plans and bring any discrepancies in grades and locations to the immediate attention of the owner's representative.
4. Some underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or are scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground utilities and at grade elements. Any damages shall be reported immediately to owner's representative. Any damage caused by the contractor shall be replaced at no cost to the owner.
5. Contour interval shown is 1'-0". See legend for proposed spot grades. Proposed contours are indicated as solid lines.
6. Finished grade in landscape planting areas shall be 3" below the finished elevations shown for all hardscape area.
7. Maximum side slopes throughout shall be three feet (3') horizontal to one foot (1') vertical (ie, 3 to 1), unless otherwise noted.
8. All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographical features shall be field staked and verified prior to construction. Notify owner's representative of any existing utility which appears to need to be raised to match finished grades shown in the drawings, prior to performing any work in the area.
9. All fill required shall be clean, well draining soil. Fill shall be clean and free of all deleterious material and any other material harmful to plant growth such as rocks (larger than 2" dia.), compacted clay, roadbed or surfacing material, muck, roots, branches, etc.
10. Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities.
11. Refer to project manual and specifications for specification on earthwork excavation and fill and compaction requirements in structural and non-structural areas.
12. See site layout drawings for layout of all walls, curbs, pavement, steps, buildings, roadways, etc. Field layout shall be staked by the contractor and approved by the owner prior to initiating the work.
13. Maximum sidewalk slope shall be 8% (12' to 1'). Slopes between 5% and 8% will require handrails. Handrails should be noted on plans where needed. Contractor to notify of any grade situations requiring addition of handrails. Minimum sidewalk cross slope shall be 1%. Maximum sidewalk cross slope shall be 2% pitched toward drainage structures.
14. All pavement and landscape areas of the project shall positively drain to drainage structures indicated on site grading plans.
15. The contractor, prior to beginning any underground excavation, digging, boring, pile driving, blasting, or planting, must first obtain an excavation permit from the appropriate agencies. The contractor must call the agencies at least seventy-two (72) hours prior to planned excavation. Work is not authorized prior to the issuance of a permit. Permits will be issued as soon as appropriate clearance is obtained. The appropriate agencies will, in accordance with their location policies, provide information about and stake their facilities at your site. Evidence of such notice shall be furnished to the owner prior to excavating. The contractor shall coordinate fully with the owner's representative for all excavation permits and notification necessary prior to initiating all work. See project manual and specifications for further information.
16. Contractor shall be responsible for all erosion protection and slope stabilization by owner-approved means.
17. Contractor shall furnish and install all necessary fences, barricades, and sediment control devices as well as maintain the existing sediment control devices as directed by the owner's representative.
18. The Contractor shall maintain the existing soil erosion and sedimentation controls in-place on the site and repair any damage which may impede their effectiveness.
19. Any limits of work abutting jurisdictional boundaries, bayhead, or existing water bodies shall be verified in the field and approved by the owner's representative.
20. Finished grade of pavement @ all doors to buildings shall be 1/8" less than the actual finished floor elevation for each building as approximately noted on the drawings. The contractor shall verify finished grades with the owners representative prior to construction.
21. Unless otherwise noted, all site grading/drainage & hardscape shall extend & terminate to the perimeter of each building
22. Any hardscape or planting area constructed shall positively drain away from buildings, structures, walls, etc., to site drainage structures. The contractor shall be responsible to repair or replace all areas which the owner's representative determines not to properly drain at the contractors expense.
23. No hardpan or clay shall be allowed as fill within any area of the garden.



Logo:



Contact Info:

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Winter Quarter, 2024
Landscape Architecture
Daniel Enoch Kletzing
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Miran J. Day

Client Info:

Friends of Price House
Address:
100 Rancho Pismo Dr,
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Phone:
(805) 773-4854

Project Name:

Price Historic Park Restoration
Pismo Beach, CA

Rev Date Issue

Seal

Date: 02/27/2024

Designed By: NAF

Drawn By: NAF

Approved / Checked By:

Project #

Project Phase

Construction Documents

Sheet Title

Grading Plan

Scale: 1" = 20'

Sheet #

L-4