

DRAFTING SYMBOLS	
	SECTION OR DETAIL NUMBER DIRECTION OF CUTTING PLANE SHEET NUMBER ON WHICH SECTION OR DETAIL IS DRAWN
	DIRECTION OF CUTTING PLANE LONGITUDINAL OR TRANSVERSE BUILDING SECTION NUMBER SHEET NUMBER ON WHICH LONGITUDINAL OR TRANSVERSE BUILDING SECTION IS DRAWN
	ELEVATION NUMBER SURFACE SHOWN IN ELEVATION SHEET NUMBER ON WHICH ELEVATION IS DRAWN
	DETAIL NUMBER AREA OF DETAIL SHEET NUMBER ON WHICH ENLARGED DETAIL IS DRAWN
	SECTION OR DETAIL NUMBER View Name 1/8" = 1'-0" INDICATES SCALE SHEET NUMBER ON WHICH THIS SECTION OR DETAIL IS CUT OR REFERENCED (ONE SHEET ONLY)
	ROOM NAME ROOM NUMBER
	NEW OR REQUIRED POINT ELEVATION
	EXISTING POINT ELEVATION
	INDICATES FOOD SERVICE EQUIPMENT
	NEW COLUMN OR WALL REFERENCE GRID EXISTING COLUMN OR WALL REFERENCE GRID
	INDICATES SECTION OR DETAIL NO. 2 APPEARING ON THE SHEET NO. 6.2
	WINDOW TYPE / LOUVER TYPE
	DOOR OR OPENING NUMBER
	FINISH
	PARTITION TYPE SMOKE PARTITION / FIRE RATING (HOURS). "S" INDICATES SMOKE PARTITION.
	PARTITION MODIFIER
	REFERENCE NUMBER FOR EQUIPMENT, CONSTRUCTION, ETC. OR ANY INFORMATION TO BE CONVEYED WHICH IS REPETITIVE OR AVAILABLE SPACE PROHIBITS A WRITTEN DESCRIPTION OF ANY ITEM
	ITEMS NOT IN CONTRACT / FURNISHED BY OWNER / INSTALLED BY OWNER / INSTALLED UNDER THIS CONTRACT, ETC. (SEE CLARIFICATION OF THIS SYMBOL FOR ITS USE IN REGARD TO THIS PROJECT)
	SPECIFICATION REFERENCE (FOUND IN PROJECT MANUAL) SPECIFICATION REFERENCES ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE. LACK OF REFERENCE OR MISREFERENCE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE THAT MATERIAL
	NEW OR REQUIRED POINT ELEVATION
	EXISTING POINT ELEVATION
	INDICATES FOOD SERVICE EQUIPMENT



PROJECT DIRECTORY	
BUILDING OWNER 1ST STREET RACQUET CLUB, LLC 420 WALNUT STREET NEW ORLEANS, LA 70118	LANDSCAPE AEDO + TERRA STUDIO 1722 DUBLIN STREET NEW ORLEANS, LA 70118 TEL: 718.887.5656
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LOREY FLICK, PE, HBDP, LEEP AP lorey@synergy-mep.com	
STEVE PINTO, PE steve@synergy-mep.com	

BUILDING INFORMATION	
PROJECT ADDRESS 2375 TCHOUPITOULAS NEW ORLEANS, LA 70130	FLOOD ZONE ZONE X FIRM PANEL 22071C0237F BBSA APPEAL FOR 0.5' OF MINIMUM FLOOR ELEVATION BBSA 24-68 APPROVED AUGUST 15, 2024
PROJECT DESCRIPTION RENOVATION OF A PORTION OF AN EXISTING WAREHOUSE, PREVIOUSLY USED AS A COFFEE SHOP AND RETAIL SPACE, INTO A NEW BREWERY, PRODUCING FEWER THAN 12,500 BARRELS PER YEAR.	OCCUPANCY CLASSIFICATION (IBC) OCCUPANCY CLASSIFICATION: UNSEPARATED OCCUPANCY, A-2, F-2 (NFPA 101) OCCUPANCY CLASSIFICATION: MIXED OCCUPANCY, ASSEMBLY (CH 12), INDUSTRIAL, GENERAL (CH 36) SEE PLAN REVIEW LETTER FOR BREWERY QUESTIONNAIRE INFORMATION
LEGAL DESCRIPTION SQ 27 TCHOUPITOULAS ST & 1ST ST LOT 1 21/210X100/102 LOT F 26X127/130 LOT E 24/27X103-8-14/127 LOT D 55/50X118/ 103-8-14 LOT 526X115/118 LOT 6 26X112/115 LOT 7 27/31X101/97 LOT A 21/31X101/97 LOT 82-31/44X183/101 - 862355 & 2381 TCHOUPITOULAS ST	CONSTRUCTION TYPE (IBC) CONSTRUCTION TYPE V-B (NFPA) CONSTRUCTION TYPE V (000)
BOUNDING STREETS TCHOUPITOULAS STREET, FIRST STREET, ROUSSEAU STREET (SIDE), SORAPARU STREET (SIDE)	ALLOWABLE AREA (IBC 506.3) A-2 TABULAR ALLOWABLE AREA (AT) = 6,000 SF FRONTAGE INCREASE FACTOR = 0.75 AA = 6,000 SF + 6,000 SF* 0.75 AF = 10,500 SF
BUILDING STORIES 1	FIRE PROTECTION STRUCTURAL FRAME 0 HR BEARING WALLS 0 HR EXTERIOR 0 HR INTERIOR 0 HR NONBEARING WALLS AND PARTITIONS 0 HR EXTERIOR 0 HR (X ≤ 10') INTERIOR 0 HR (10' ≤ X ≤ 30')
BUILDING AREA - IBC EXISTING RENOVATED FIRST FLOOR 7,981 SF 4,518 SF TOTAL 7,981 SF 4,518 SF	FIRE AREA 1 - ASSEMBLY OCCUPANCY INCLUDING MEZZANINE FIRST FLOOR (ENCLOSED) 3,540 SF PROJECTED ROOF AREA 227 SF MEZZANINE 636 SF TOTAL 4,403 SF < 5,000 SF PER IBC 903.2.1.2(1)
FIRE AREA 2 - STORAGE AREA FIRST FLOOR (ENCLOSED) 1,638 SF PROJECTED ROOF AREA 1,940 SF TOTAL 3,578 SF	HAZARD OF CONTENTS ORDINARY BUILDING SPRINKLER SYSTEM NOT PROVIDED FIRE ALARM NOT PROVIDED FIRE EXTINGUISHERS PROVIDED
MAJOR APPLICABLE CODES AND REGULATIONS (NOT LIMITED TO THE FOLLOWING) NFPA 101 LIFE SAFETY CODE 2015 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 NATIONAL ELECTRICAL CODE 2020 INTERNATIONAL ENERGY CONSERVATION CODE 2021 AMERICANS WITH DISABILITIES ACT ADA-ABA STANDARDS 2010	BUILDING REHABILITATION COMPLIANCE IEBC 2021 SCOPE OF WORK - ALTERATION LEVEL 3 (CHAPTER 9), AND CHANGE OF OCCUPANCY CLASSIFICATION (CHAPTER 10). MEANS OF EGRESS (TABLE 1011.5) EXISTING (M): HAZARD CATEGORY 3 PROPOSED (A-2): HAZARD CATEGORY 3 HEIGHT AND AREA (TABLE 1011.6) EXISTING (M): HAZARD CATEGORY 3 PROPOSED (A-2): HAZARD CATEGORY 2 EXPOSURE OF EXTERIOR WALLS (TABLE 1011.7) EXISTING (M): HAZARD CATEGORY 2 PROPOSED (A-2): HAZARD CATEGORY 3
ZONING CLASSIFICATION ZONING DISTRICT MU-1 - MEDIUM INTENSITY MIXED-USE DISTRICT	IECC 2021 COMPLIANCE ALTERATIONS: IEBC ALTERATION LEVEL 3 SECTION 907: CONFORMANCE TO ENERGY REQUIREMENTS FOR NEW CONSTRUCTION ONLY. IECC CHAPTER 4 COMPLIANCE: C401 GENERAL: COMPLIANCE METHOD: PRESCRIPTIVE COMPLIANCE. C402 BUILDING ENVELOPE: NEW CONSTRUCTION COMPLIES. SEE SHEET G004. C403 BUILDING MECHANICAL SYSTEMS: NEW EQUIPMENT COMPLIES. SEE SHEET M002, M003 AND M004. C404 SERVICE WATER HEATING: NEW EQUIPMENT COMPLIES. SEE SHEET P001. C405 ELECTRICAL POWER AND LIGHTING SYSTEMS: NEW CONSTRUCTION AND LIGHTING COMPLIES. SEE SHEET E002. C406 ADDITIONAL EFFICIENCY REQUIREMENTS: NOT REQUIRED FOR ALTERATIONS.
FUTURE LAND USE MUM - MIXED-USE MEDIUM DENSITY	
HISTORIC DISTRICT HDLC NEW ORLEANS, IRISH CHANNEL (FULL CONTROL)	
OVERLAY DISTRICTS EC ENHANCEMENT CORRIDOR DESIGN OVERLAY DISTRICT RESIDENTIAL SHORT TERM RENTAL INTERIM ZONING DISTRICT PRESERVING RESIDENTIAL CHARACTER INTERIM ZONING DISTRICT BED AND BREAKFAST INTERIM ZONING DISTRICT COMMERCIAL SHORT TERM RENTAL INTERIM ZONING DISTRICT	
SITE AREA TOTAL SITE AREA 29,753 SF	
BUILDING HEIGHT FROM GRADE 19'-11" TO MID-POINT OF SLOPED ROOF	
PROPOSED USES - NEW ORLEANS CZO BREWERY, UNDER 12,500 BARRELS	
MAXIMUM BUILDING HEIGHT: 60' AND 5 STORIES MINIMUM PERMEABLE SPACE: 20% OF LOT AREA - COMPLIES	
FRONT YARD: EXISTING PERMITTED PER 15:3.A.2 SIDE YARD: 19' - 10" NONE REQUIRED REAR YARD: 31' - 1 1/2' NONE REQUIRED	
PARKING - VEHICULAR REQUIRED: NONE, FIRST 5,000 SF EXEMPT PROVIDED: NONE	
PARKING - BICYCLE SHORT TERM REQUIRED: 1, LONG-TERM PROVIDED: 1, LONG-TERM	

INDEX OF DRAWINGS	
G001	INFORMATION SHEET
A002	SITE PLAN
A201	FIRST FLOOR PLAN
A202	MEZZANINE PLAN
A203	ROOF PLAN
A301	FIRST FLOOR REFLECTED CEILING PLAN
A401	EXTERIOR ELEVATIONS
L101	SPECIFICATION & NOTES - 1
L100	LANDSCAPE SITE PLAN
L400	PLANTING PLAN
L401	PLANTING SCHEDULE
L700	LIGHTING & ELECTRICAL PLAN
TOTAL NUMBER OF SHEETS: 12	

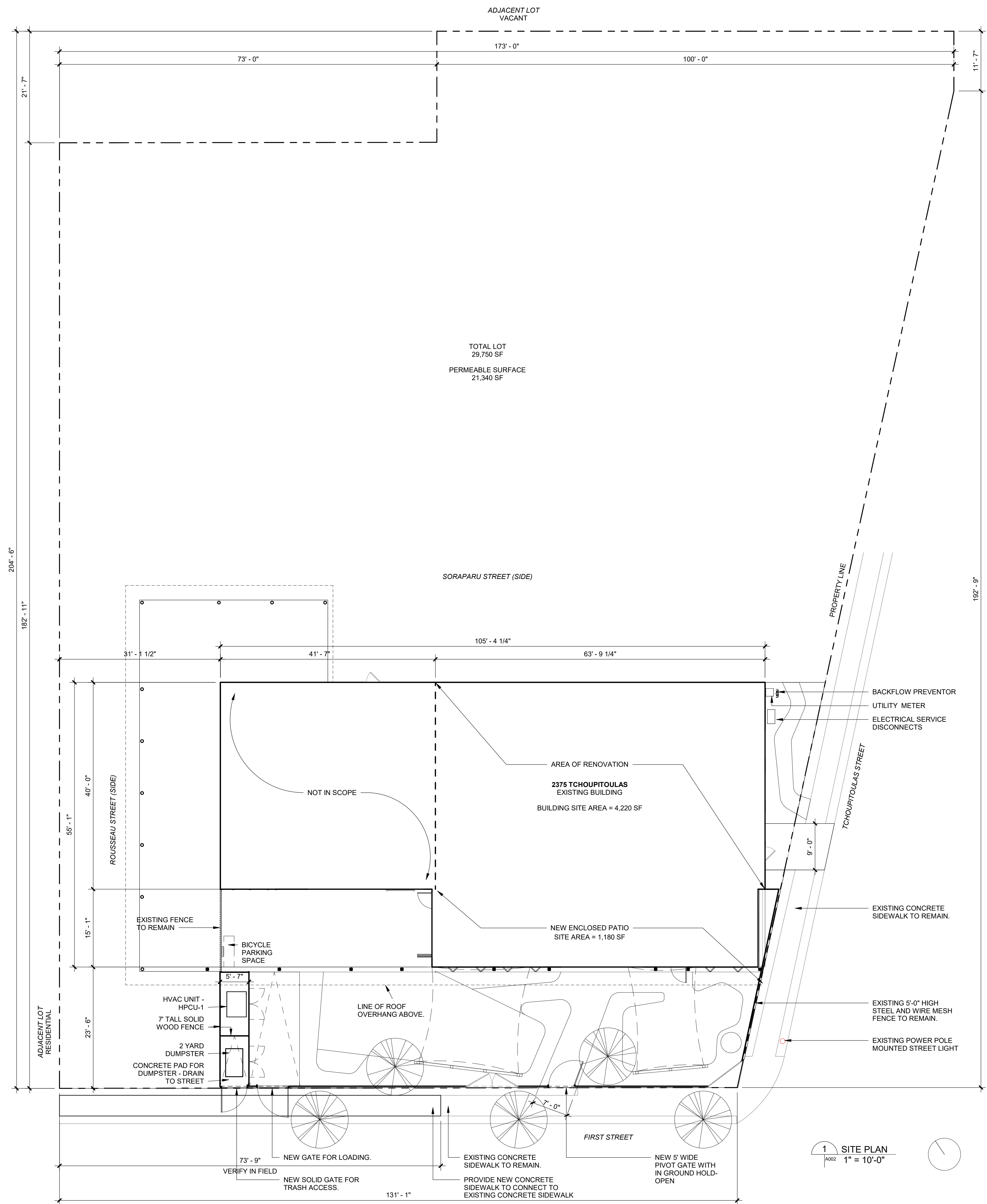
TCHOUPITOULAS BREWERY

2375 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130

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2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

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SITE PLAN

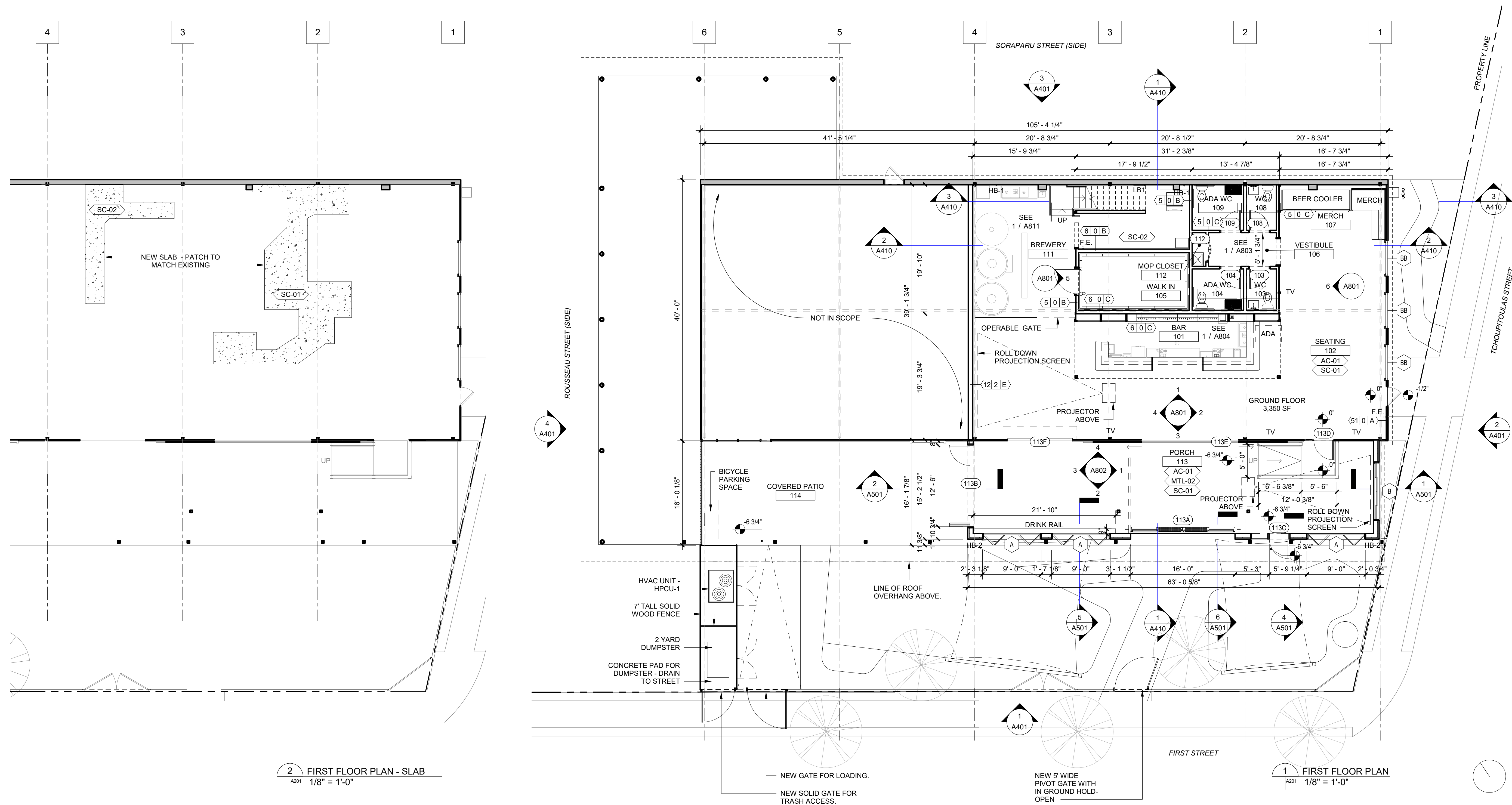
1 SITE PLAN
A002 1" = 10'-0"

GRAPHIC RENOVATION LEGEND

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- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
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GENERAL NOTES PERTAINING TO NEW WORK

1. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED ON THE PROJECT SITE.
2. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.



2 FIRST FLOOR PLAN - SLAB
1/8" = 1'-0"

1 FIRST FLOOR PLAN
1/8" = 1'-0"

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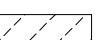

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FIRST FLOOR PLAN

STUDIOWEST

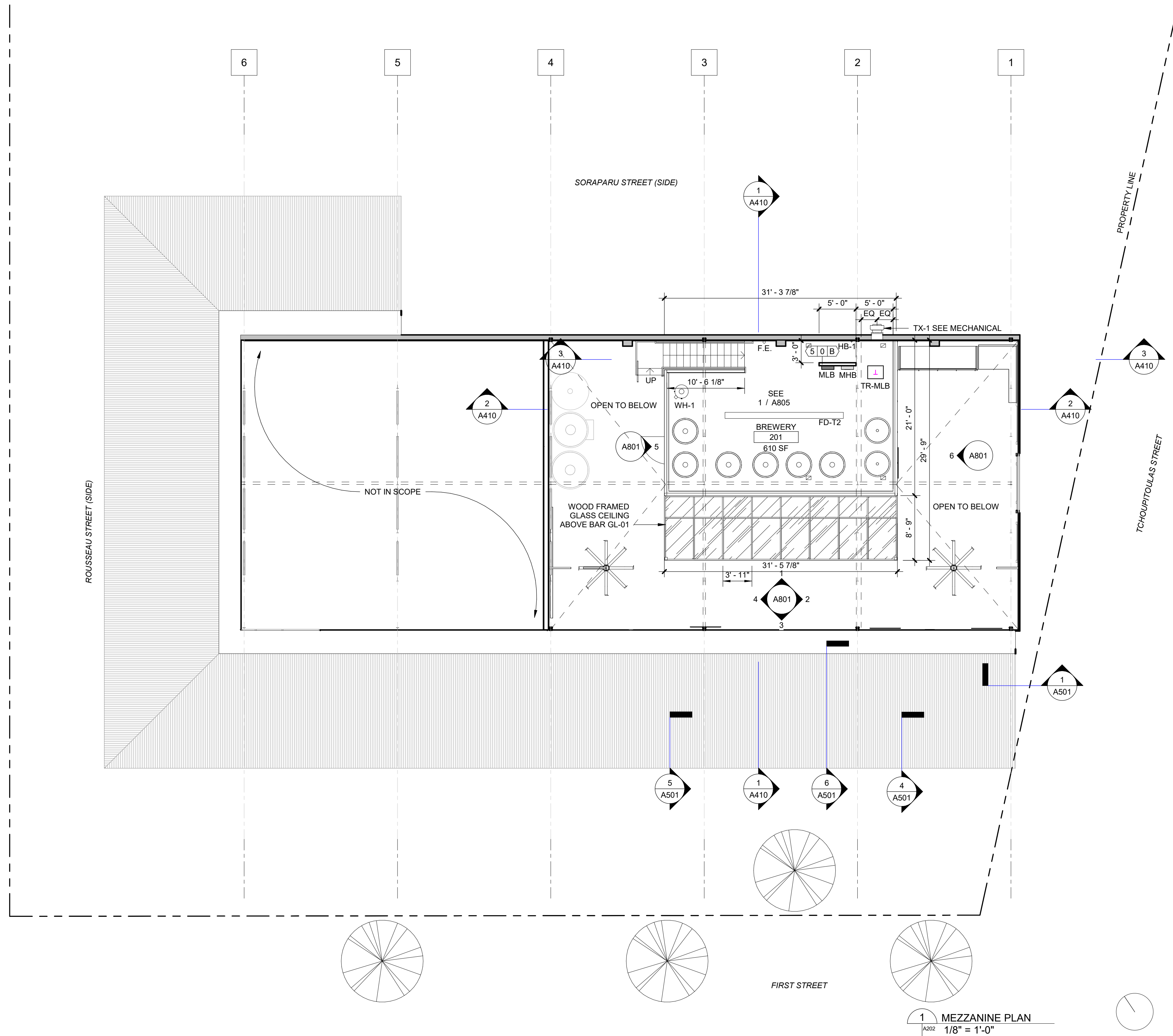
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1 MEZZANINE PLAN
A202 1/8" = 1'-0"

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MEZZANINE PLAN

REFERENCE MARK	Image	DESCRIPTION	MANUFACTURER	MODEL	COLOR TEMPERATURE	FINISH	COMMENTS
L10		CABLE PENDANT	SCHOOLHOUSE	FACTORY LIGHT 7 CABLE PENDANT	2700 K	BLACK	WITH CAGE
L11		WALL/ CEILING MOUNT FIXTURE	LSI INDUSTRIES	W448-LED-HO-WW	3500 K	WHITE	4"
L12		FAN	BIG ASS FANS	IS08	-	RAVEN BLACK	8"
L13		AIREYE WALLMOUNT	BIG ASS FANS	F-AE1-2401	-	BLACK	36", SWIVEL

REFERENCE MARK	Image	DESCRIPTION	MANUFACTURER	MODEL	COLOR TEMPERATURE	FINISH	COMMENTS
L1		SURFACE MOUNT	SCHOOLHOUSE	ALABAX MEDIUM	2700 K	AUBURN	
L2		SURFACE MOUNT	SCHOOLHOUSE	ALABAX LARGE	2700 K	CHAMOMILE	
L3		FLUSH MOUNT	TECH LIGHTING	700FMWYT16B-LED930	3000 K	BLACK	
L4		WALL SCONCE GOOSENECK	LUMENS	BREA STRAIGHT ARM WALL SCONCE	2700 K	CHAMOMILE	
L5		TRACK HEAD	WAC LIGHTING	OCULARC 1 LIGHT 120 BLACK TRACK	3000 K	BLACK	
L6		GOOSENECK LANTERN	BEVOLO	WHD-GN	2700 K	BLACK	14" EXTERIOR
L7		WALL SCONCE	SCHOOLHOUSE	CYLINDER2.25	2700 K	CHAMOMILLE	
L8		FLOOD LIGHTS	LSI	TMFL-43W-45K-BZ	3000 K	BLACK	EXTERIOR

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GENERAL NOTES PERTAINING TO REFLECTED CEILING PLANS

- CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES/ DEVICES INDICATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL DEVICES. NOTIFY ARCHITECT OF DISCREPANCIES/ CONFLICTS.
- THE LOCATION OF ALL DEVICES TO BE INSTALLED IN FLOORS, ON WALLS AND CEILINGS, ASSOCIATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY, AND OTHER SUCH SYSTEMS INCLUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.
- ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

- GYPSUM WALL BOARD
- FLUSH MOUNT
- SURFACE MOUNT
- SURFACE MOUNT
- WALL SCONCE GOOSENECK
- TRACK LIGHT
- EXTERIOR SCONCE
- LINEAR DIRECT CEILING MOUNT
- CABLE PENDANT
- WALL MOUNTED FAN
- WALL SCONCE
- FLOOD LIGHT
- FAN

TCHOUPITOULAS BREWERY

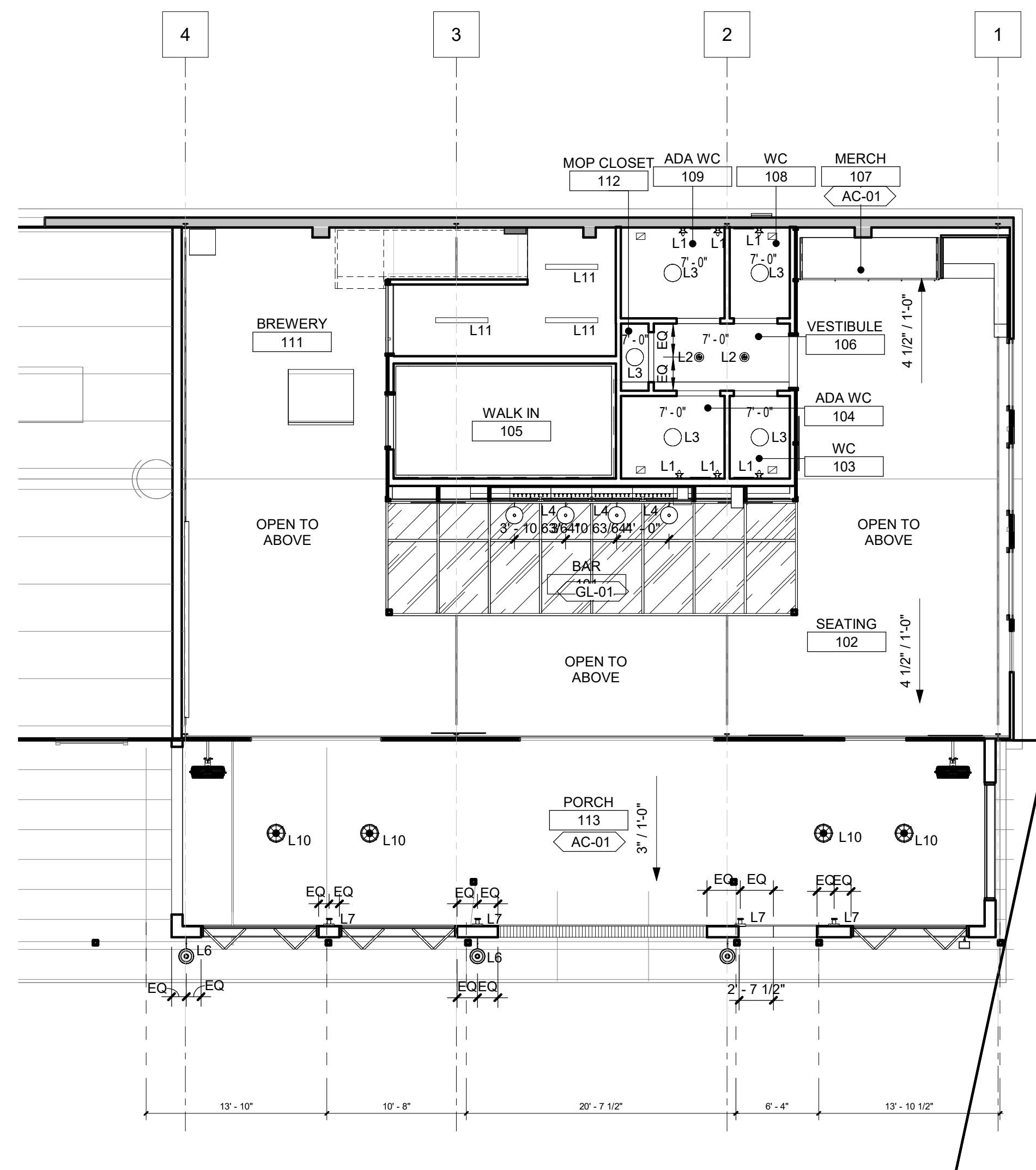
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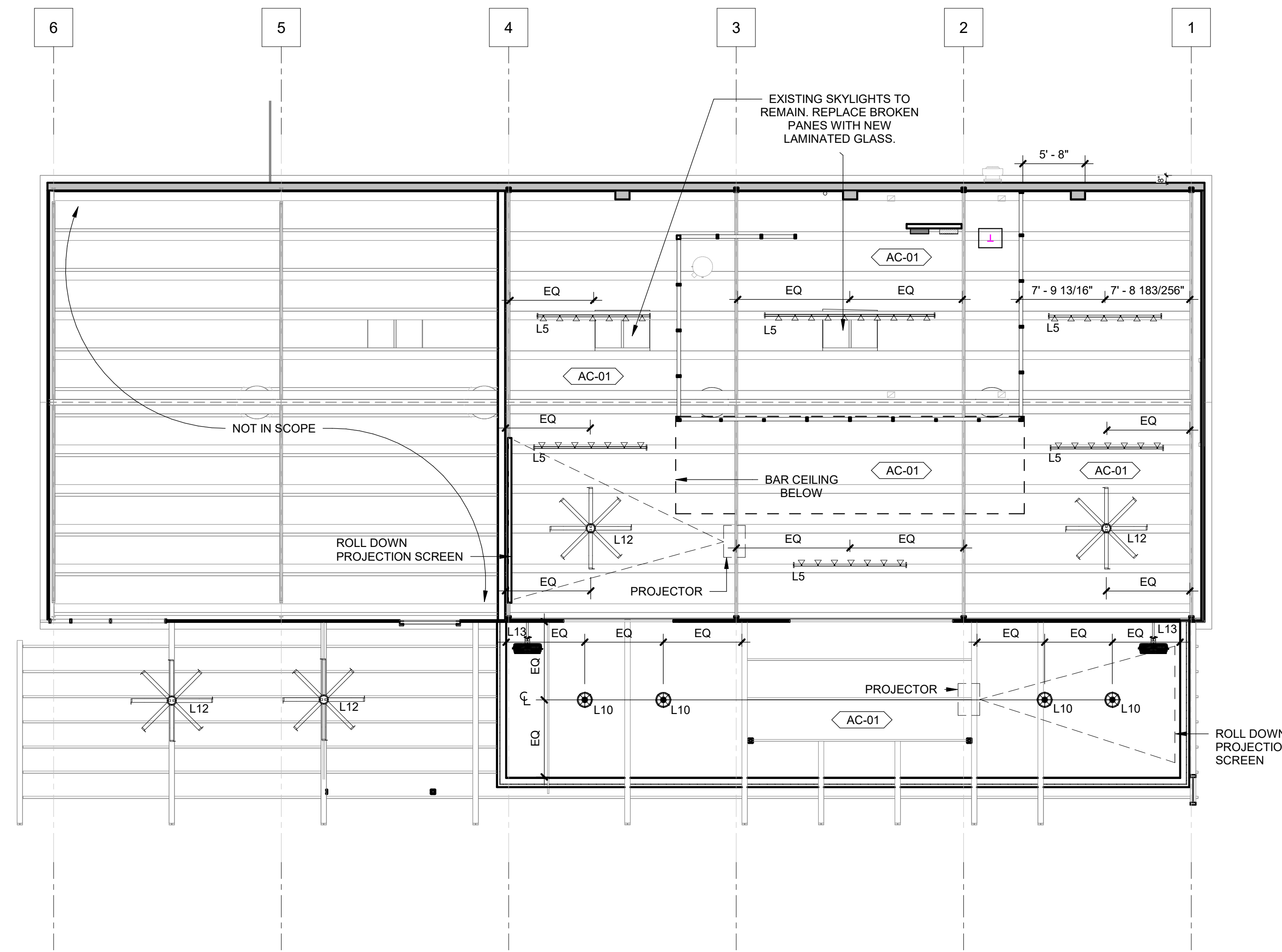


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FIRST FLOOR REFLECTED CEILING PLAN





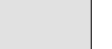


2 FIRST FLOOR REFLECTED CEILING PLAN - BELOW MEZZANINE
1/8" = 1'-0"



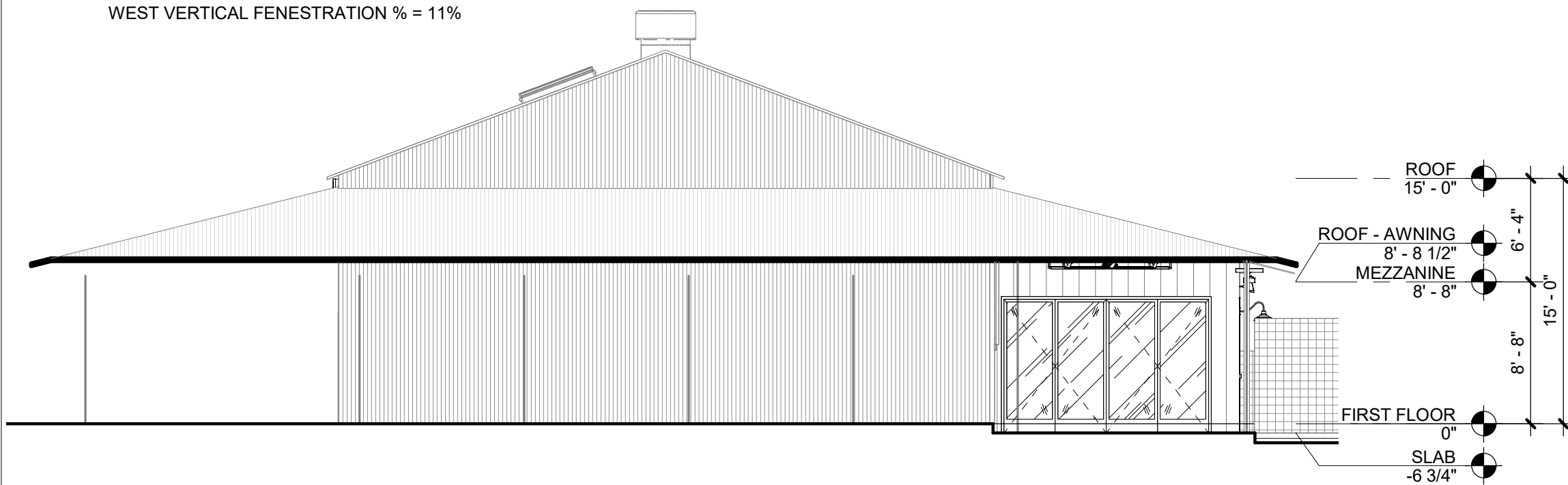
1 FIRST FLOOR REFLECTED CEILING PLAN - ABOVE MEZZANINE
1/8" = 1'-0"

GRAPHIC RENOVATION LEGEND

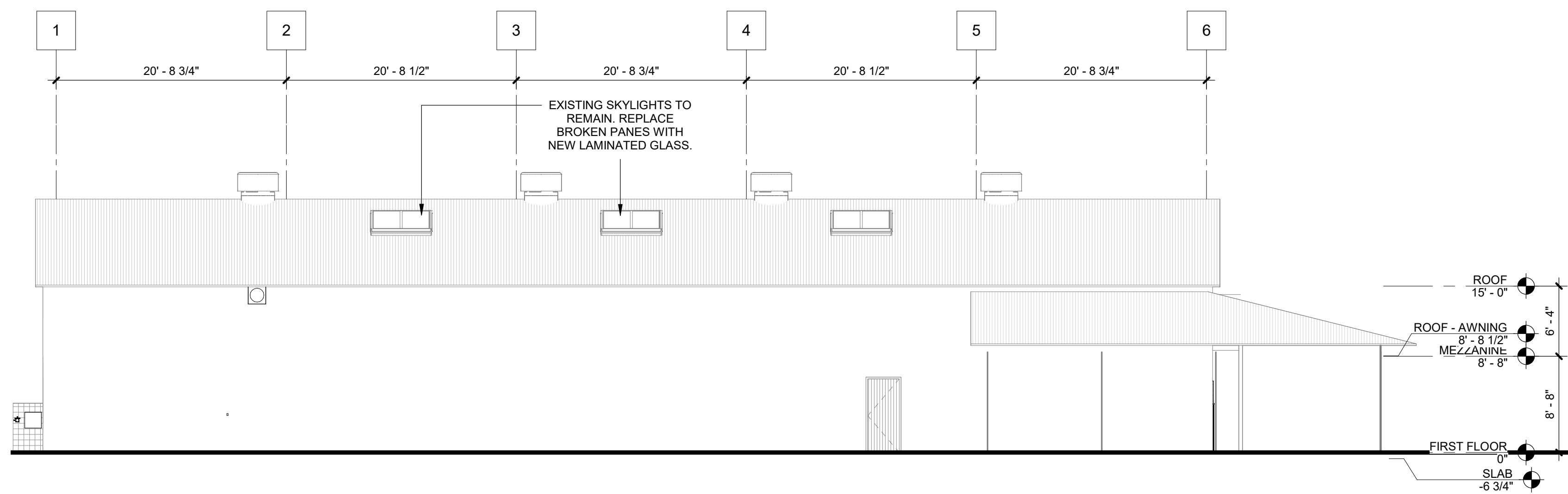
-  EXISTING WALLS TO REMAIN
-  NEW WALLS
-  EXISTING ELEMENTS TO BE DEMOLISHED
-  PORTION OF AREA TO BE DEMOLISHED
-  NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

TOTAL VERTICAL FENESTRATION % = 25%

WEST VERTICAL FENESTRATION % = 11%

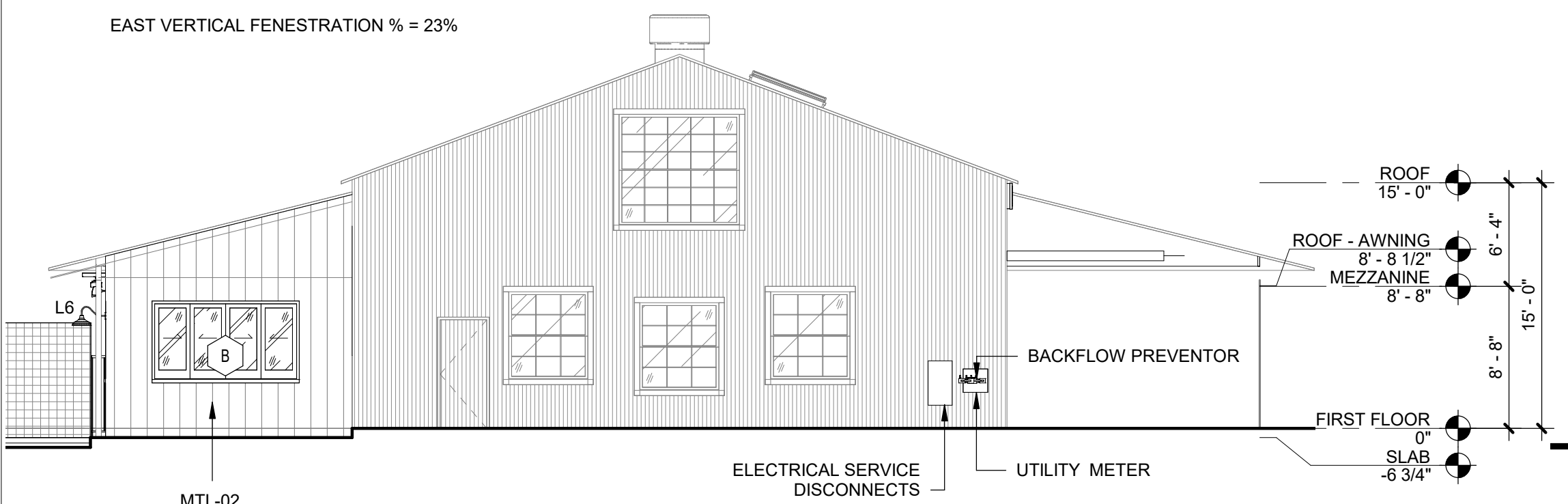


4 WEST EXTERIOR ELEVATION
A201/A401 1/8" = 1'-0"



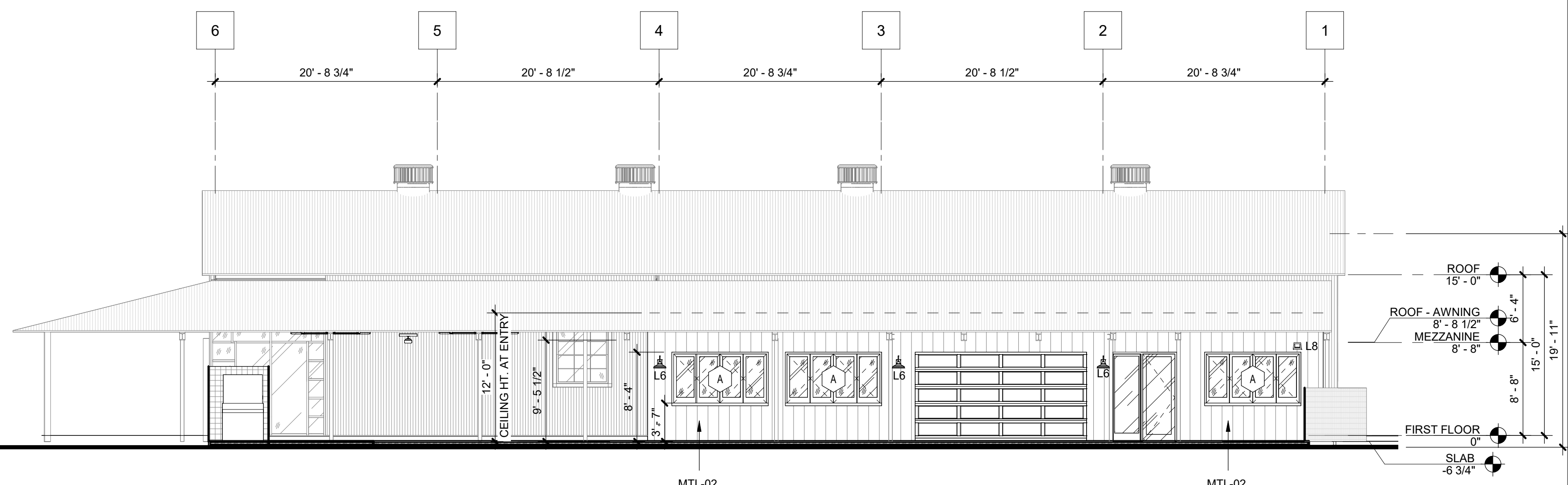
3 NORTH EXTERIOR ELEVATION
A201/A401 1/8" = 1'-0"

EAST VERTICAL FENESTRATION % = 23%



2 EAST EXTERIOR ELEVATION
A201/A401 1/8" = 1'-0"

SOUTH VERTICAL FENESTRATION % = 35%

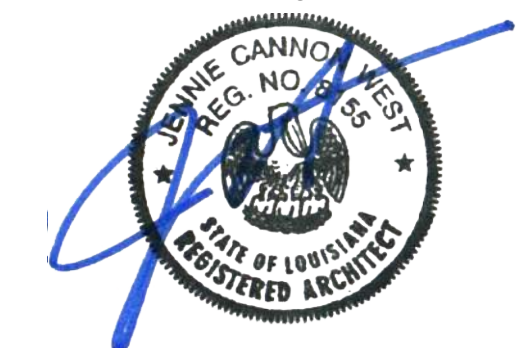


1 SOUTH EXTERIOR ELEVATION
A201/A401 1/8" = 1'-0"

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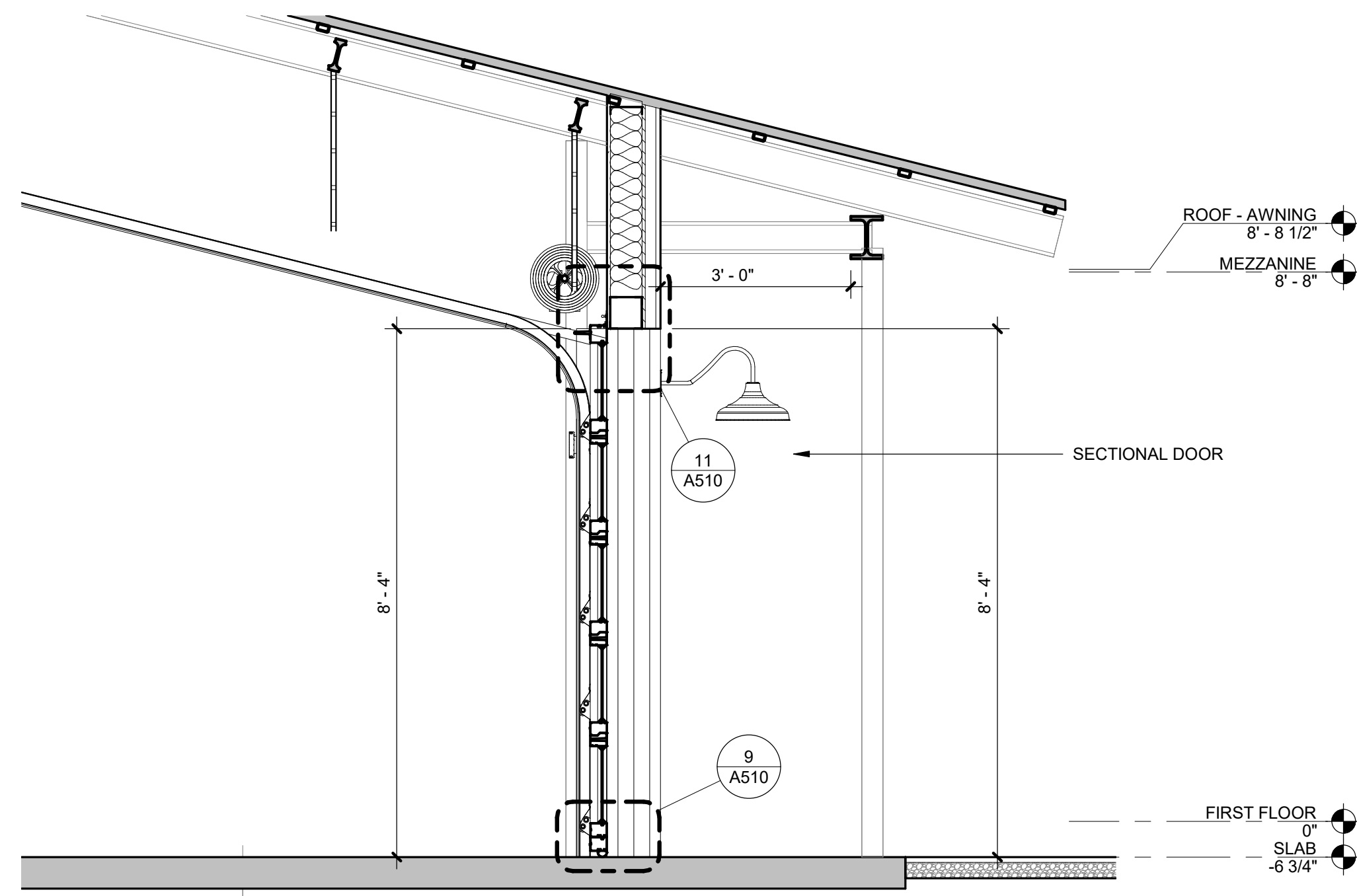


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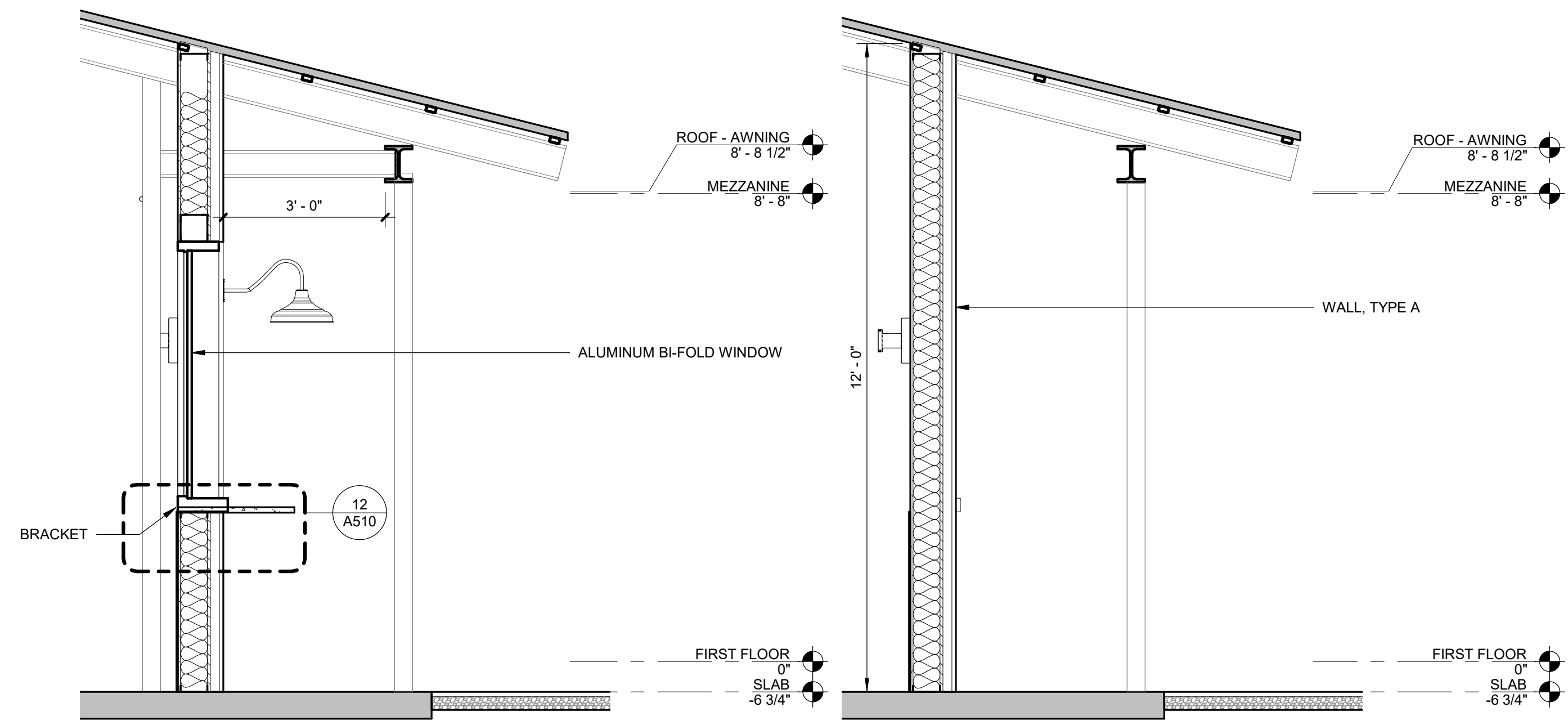
EXTERIOR ELEVATIONS

GRAPHIC RENOVATION LEGEND

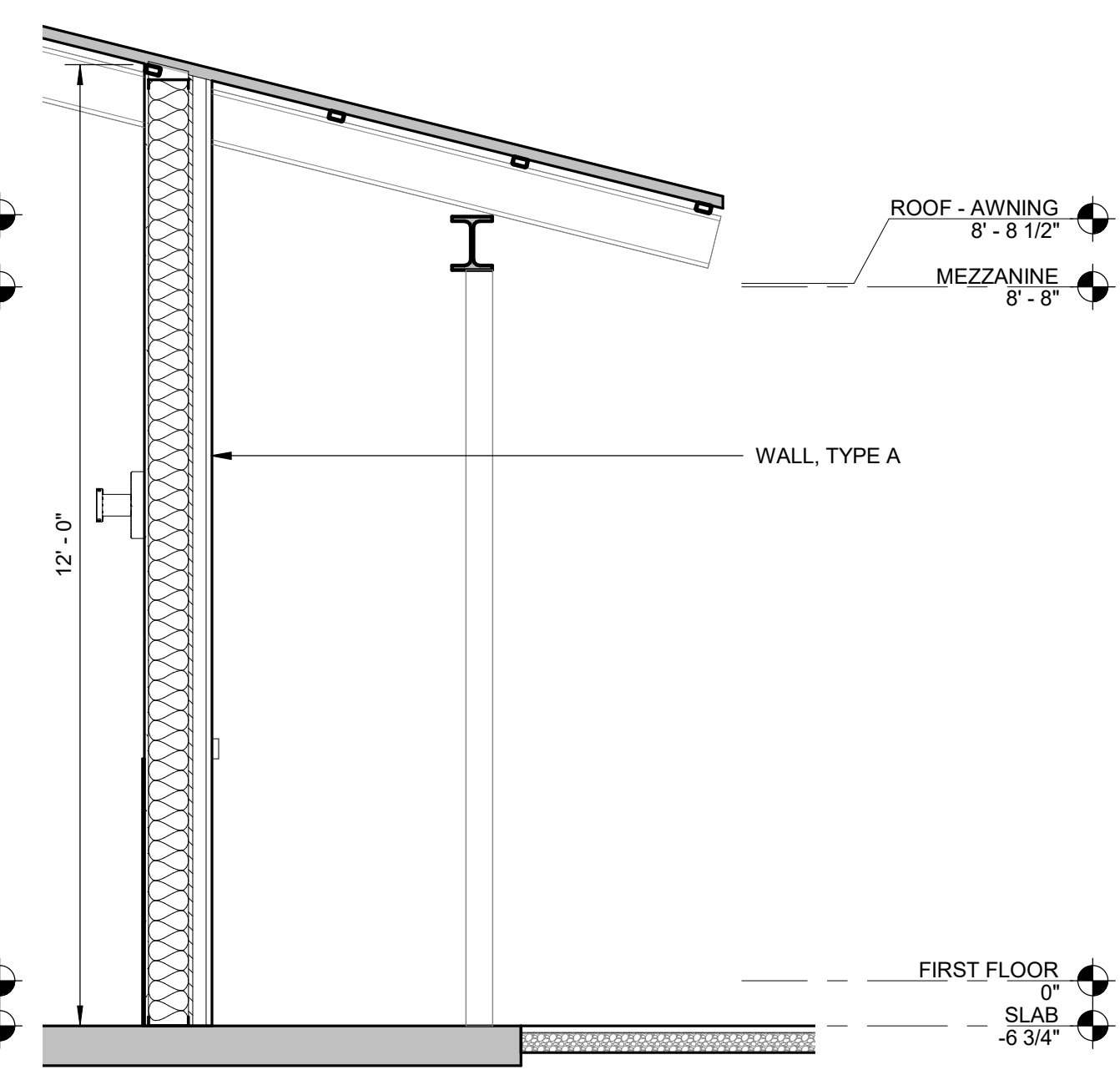
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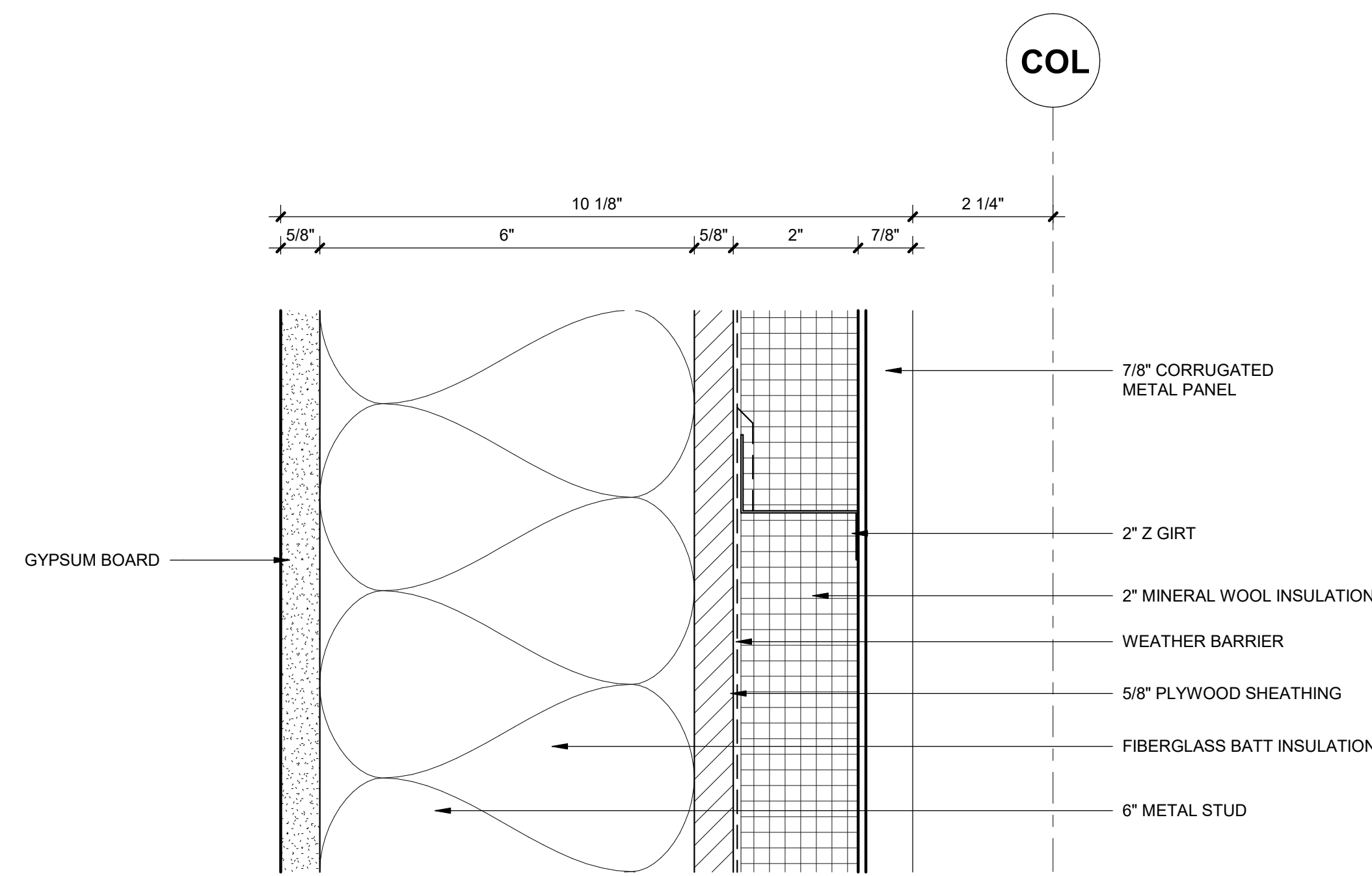
6 SECTION THRU SECTIONAL DOOR - SOUTH PORCH
1/2" = 1'-0"



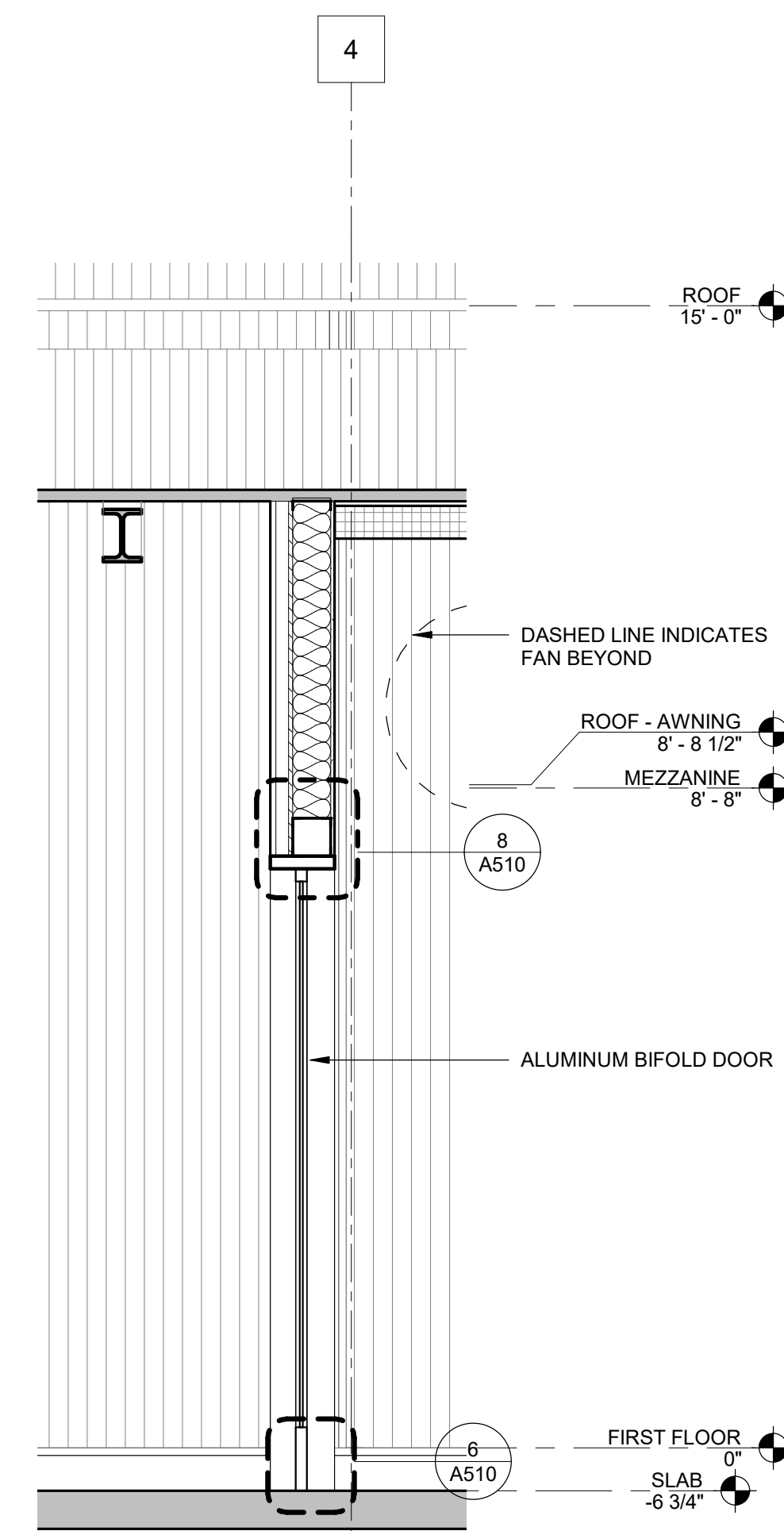
5 SECTION THRU BIFOLD WINDOW - SOUTH PORCH
1/2" = 1'-0"



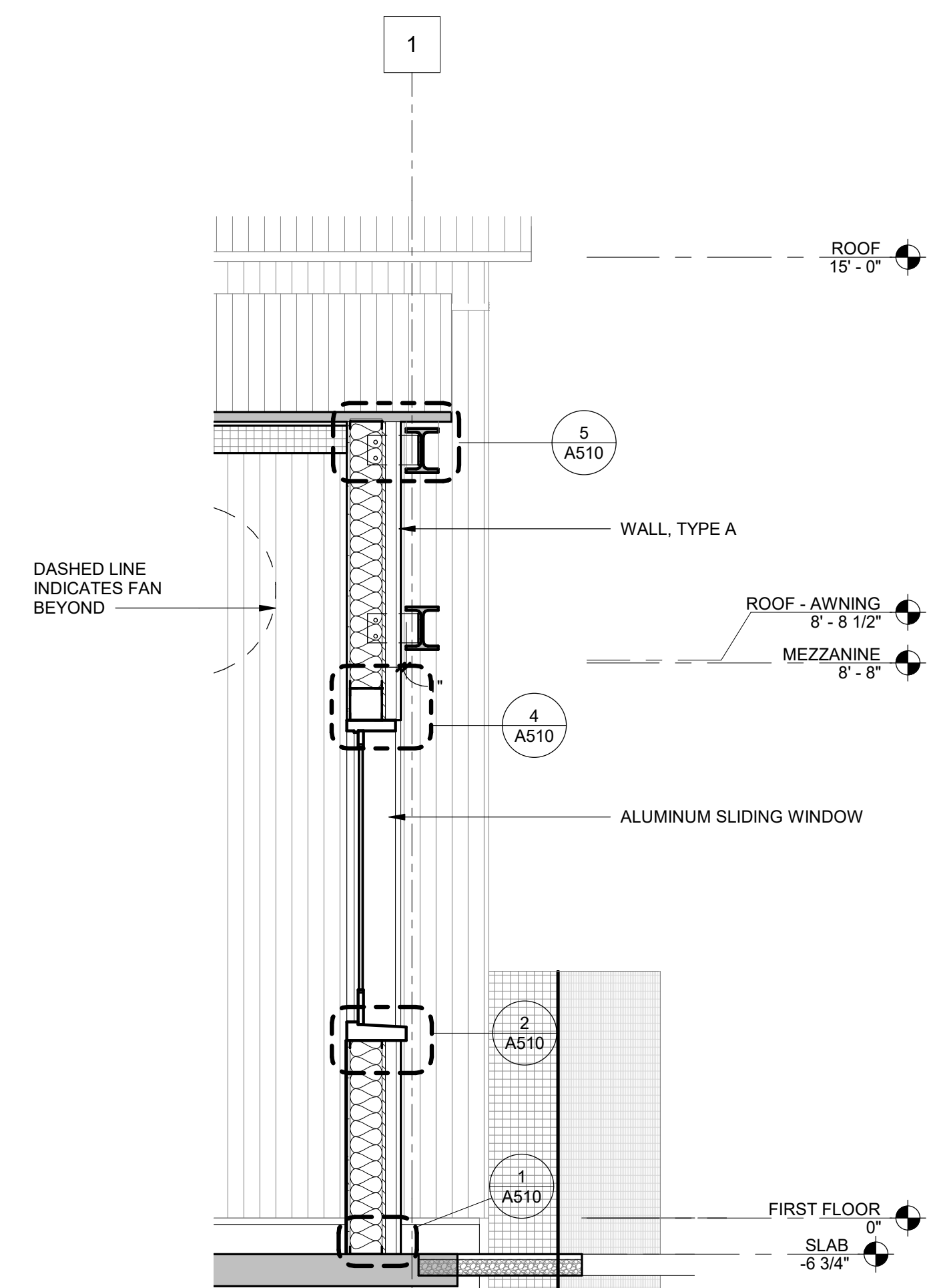
4 SECTION THRU EXTERIOR WALL - SOUTH PORCH
1/2" = 1'-0"



3 WALL TYPE A - TYPICAL CORRUGATED METAL PANEL
6" = 1'-0"



2 SECTION THRU BIFOLD DOOR - WEST PORCH
1/2" = 1'-0"



1 SECTION THRU SLIDING WINDOW - EAST PORCH
1/2" = 1'-0"

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WALL SECTIONS

SCOPE OF WORK

- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT, IN WRITING, TO THE IMMEDIATE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY SUBCONTRACTORS RELATED TO THIS SCOPE OF WORK.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES, AND STRUCTURE (ABOVE AND BELOW GRADE) PRIOR TO COMMENCING WORK. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NOT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN OR NOT SHOWN ON THE LANDSCAPE DRAWING SET. SHOULD THE CONTRACTOR IDENTIFY A DISCREPANCY BETWEEN ON-SITE CONDITIONS AND THESE PLANS, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO WORK COMMENCING. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE, AND/OR FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES NOT IN COMPLIANCE SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NOT ADDITIONAL COST TO THE OWNER.
- 'CONTRACT DOCUMENTS' INCLUDE THE LANDSCAPE DRAWING SET, LANDSCAPE TECHNICAL SPECIFICATIONS, NOTES, LANDSCAPE SUBMITTALS, RFI RESPONSES, SUPPLEMENTARY SKETCHES, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- CONTRACTOR SHALL MAINTAIN A CONFORMED DRAWING SET ON SITE AT ALL TIMES. CONTRACTOR IS RESPONSIBLE TO RECORD ALL CHANGES TO THE CONTRACT DOCUMENTS THAT TAKE PLACE DURING THE COURSE OF CONSTRUCTION VIA RFI RESPONSES, APPROVED SUBMITTALS, FIELD ADJUSTMENTS, OR OTHER CHANGES.
- CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND SHALL DELIVER THESE DRAWINGS TO THE OWNER AND LANDSCAPE ARCHITECT UPON COMPLETION OF WORK AND AS REQUIRED FOR CLOSEOUT PROCEDURES.
- THE LANDSCAPE ARCHITECT HAS PROVIDED DESIGN INTENT BUT DOES NOT DEFINE THE APPROPRIATE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PRECAUTIONS.
- THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO THIS SCOPE OF WORK. IN CASES OF DISCREPANCY, IN WRITING, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. FOR BIDDING PURPOSES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DOCUMENTED WORK FOR WHICH CONSTRUCTION SERVICES WERE NOT PERFORMED BY THE LANDSCAPE ARCHITECT.

SITE PREPARATION

- THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, BE RESPONSIBLE FOR VISITING THE SITE TO DETERMINE THE EXTENT OF DEMOLITION, PRESERVATION, PREPARATION, AND REMOVALS NECESSARY (WHETHER SHOWN ON DRAWINGS OR NOT) TO CONSTRUCT THE PROPOSED SITE DESIGN.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL THE UTILITY COMPANIES IN ACCORDANCE WITH THE NOTIFICATION PROCEDURES REQUIRED BY RESPECTIVE UTILITY COMPANIES.
- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR AT APPROPRIATE FACILITIES.
- PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL EXISTING TREES, UNDERSTORY VEGETATION, AND SOIL TO REMAIN. PROTECTION MEASURES AS FURTHER SPECIFIED HEREIN SHALL BE MAINTAINED THROUGH THE DURATION OF CONSTRUCTION. ANY PRUNING TO EXISTING VEGETATION TO REMAIN SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND SHALL BE COMPLETED IN A MANNER TO RESTORE VEGETATION TO THE NATURAL SHAPE AND IN ACCORDANCE WITH THE GUIDELINES OF THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AND THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI #Z133.1). PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND TO RESTORE NATURAL SHAPE AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH. ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO THE FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND REUSED AS DIRECTED BY THE CONSULTANT OR LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR. REESTABLISH DESIGN SUBGRADE ELEVATIONS USING STABLE APPROVED FILL AND CONNECT TO SURROUNDING CONDITIONS USING SHALLOW, STABLE SLOPES.
- AT ALL LOCATIONS WHERE CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
- FOLLOWING THE REMOVAL OF VEGETATION, BUT PRIOR TO STARTING GENERAL EXCAVATION, STRIP TOPSOIL FROM THE SITE FOR REUSE. WORK WITH QUALIFIED SOIL SCIENTIST OR CONSULTANT TO DETERMINE DEPTH OF SOIL AND QUANTITY TO BE STOCKPILED FOR REUSE. SOIL MAY REQUIRE SCREENING.

LANDSCAPE UNDERDRAINS

- CONTRACTOR SHALL LAYOUT UNDERDRAINS IN COMPLIANCE WITH PLAN, AVOIDING CONFLICT WITH PROPOSED PLANTINGS OR INFRASTRUCTURE. LAY ALL PIPE BEGINNING AT THE DOWNSTREAM END AND PROGRESS UPSTREAM.
- UNDERDRAINS SHALL BE PERFORATED HDPE (HIGH DENSITY POLYETHYLENE) PIPE AND FITTINGS CONFORMING WITH ASTM F667.
 - JOINTS: BELL AND SPIGOT WITH -RING GASKET COMPRESSED BETWEEN THE BELL AND SPIGOT.
 - GASKETS: RUBBER GASKETS CONFORMING TO THE REQUIREMENTS OF AASHTO M198 OR ELASTOMETRIC GASKET CONFIRMING TO THE REQUIREMENTS OF ASTM D3212.
 - GEOTEXTILE SHALL BE GEOTEX 701 200ST BY SYNTHETIC INDUSTRIES, OR APPROVED EQUAL.
 - GEOTEXTILE JOINTS SHALL BEN FASTENED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE TO THE LANDSCAPE ARCHITECT FOR THE SEQUENCING OF LAYOUT. THE PROPOSED SEQUENCING SCHEDULE IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE WORK SHALL COMMENCE. CONTRACTOR SHALL NOT PROCEED IN UNCERTAINTY.

EXISTING TREE CARE AND PROTECTION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR ALL EXISTING TREES TO REMAIN ON SITE. SHOULD THE HEALTH OF A PROTECTED TREE DETERIORATE OR DIE, THE CONTRACTOR SHALL BE RESPONSIBLE SECURING ANY ADDITIONAL PERMITS REQUIRED BY CITY ORDINANCE AND SHALL BE FISCALLY RESPONSIBLE FOR PAYING INTO THE TREE FUND AS REQUIRED.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BEFORE COMMENCING WORK AND SHALL BE MAINTAINED THROUGH THE DURATION OF CONSTRUCTION. ALL WORK AS APPROVED BY THE LANDSCAPE ARCHITECT TO BE COMPLETED WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE PERFORMED BY HAND. NO CONSTRUCTION TRAFFIC SHALL TAKE PLACE WITHIN THE DRIPLINES OF EXISTING TREES TO REMAIN.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL ENGAGE AN INDEPENDENT, ISA-CERTIFIED ARBORIST, TO PROVIDE A MANAGEMENT PLAN FOR EXISTING TREES TO BE PRESERVED. FOLLOWING THE REMOVAL OF TREES, THE ARBORIST SHALL INSPECT THE SITE TO RE-EVALUATE THE HEALTH AND SAFETY OF EXISTING TREES TO BE PRESERVED. THE ARBORIST SHALL UPDATE THE MAINTENANCE PLAN AS REQUIRED. THE ARBORIST SHALL BE RETAINED FOR THE DURATION OF THE PROJECT TO CONSULT ON REQUIRED ROOT PRUNING, AIR-SPADING, AERATION, LIMB PRUNING, EXISTING TREE PRESERVATION CARE, MOISTURE MONITORING AND MAINTENANCE, PROTECTION MEASURES, ETC.
- TREES DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH THE LOCAL CODES AND AS SHOWN ON THE APPROVED LANDSCAPE PLAN, SHALL BE MARKED WITH BRIGHT BLUE RIBBONS ENCIRCLING THE TREE TRUNK AT FOUR (4) FEET DBH, AND A FOUR (4) FEET HIGH STRUCTURAL BARRICADE SHALL BE CONSTRUCTED AROUND THE TREE AT THE DRIP LINE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. THESE RIBBONS AND BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF ALL CONSTRUCTION OR IMPROVEMENTS.
- ROOT PRUNING: CONTRACTOR SHALL USE EQUIPMENT DESIGNED SPECIFICALLY FOR ROOT PRUNING, EXCAVATION EQUIPMENT SHALL NOT BE USED. ROOT PRUNING TRENCHES SHALL BE OUTSIDE THE DROP LINE OF ALL EXISTING TREES TO REMAIN AND A MINIMUM OF 18" FROM PROPOSED OPEN FACED CUTS. THE CONTRACTOR SHALL ENGAGE AN INDEPENDENT, ISA CERTIFIED ARBORIST TO INSPECT THE TREE ROOTS AND TO PROVIDE RECOMMENDATIONS FOR ROOT PRUNING AND TREATMENT ONCE ROOT INVESTIGATION HAS BEEN CONDUCTED BY THE OWNER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING THE EXISTING PLANTS TO REMAIN, INCLUDING WITHOUT LIMITATION, WATERING, PRUNING (WHEN BRANCHES PRESENT DANGER TO PERSONS OR WHEN A CONDITION DETRIMENTAL TO HEALTH OF THE TREE EXISTS) AND TREATMENT FOR INSECTS AND DISEASE. ALL TREATMENT TO EXISTING TREES SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT. IN COMPLIANCE WITH LOCAL CODES. NO PRUNING OF EXISTING VEGETATION SHALL BE PERFORMED WITHOUT WRITTEN APPROVAL BY THE OWNER AND ARBORIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES AND OTHER VEGETATION TO REMAIN IN PLACE AGAINST BURNING, UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS AND BRANCHES, SKINNING AND BRUISING BARK, LOSS OF WATER, SMOTHERING OF TREES/ROOTS BY STOCKPIILING OR EXCAVATING WITHIN DRIPLINES, EXCESS FOOT OR VEHICULAR TRAFFIC, PARKING OF VEHICLES WITHIN DRIPLINES.
- DO NOT USE PLANTS AND TREES FOR ANCHORS, STAYS, CRANES, OR OTHER CONSTRUCTION ACTIVITY. NO WIRES, NAILS OR OTHER MATERIALS SHALL BE ATTACHED TO PROTECTED TREES.
- PROTECTION FENCING: THE CONTRACTOR SHALL STAKE OUT AND REVIEW THE FENCE LIMITS IN THE FIELD WITH THE LANDSCAPE ARCHITECT AND OWNER BEFORE ERECTING FENCES OR BEGINNING WORK. ERECT THE FENCE SO THAT IT IS PLUMB, SECURELY IN PLACE AND RESISTANCE TO ORDINARY SEASONAL CLIMATIC FORCES, ADJACENT PEDESTRIAN MOVEMENTS AND SCHEDULED WORK. FENCE PARAMETERS TO BE INSPECTED AND APPROVED BY COUNTY PRIOR TO CONSTRUCTION COMMENCEMENT. PROVIDE DESIGNATED SECURE ACCESS POINTS IN FENCE AS AGREED UPON BY THE OWNER AND LANDSCAPE ARCHITECT. ADJUSTMENTS TO THE FENCE LAYOUT SHALL BE REQUIRED TO FACILITATE THE WORK, ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL INSPECT FENCING FREQUENTLY, MAINTAINING, REPAIRING, AND REPLACING AS REQUIRED TO KEEP IN GOOD CONDITION THROUGH THE DURATION OF CONSTRUCTION ACTIVITIES.
- IF EXCAVATION WITHIN THE DRIPLINE CANNOT BE AVOIDED, ALL EXCAVATION SHALL BE DONE BY HAND. DIRECTIONAL MICRO-TUNNELING AND BORING MAY BE PERMITTED SUBJECT TO APPROVAL BY THE OWNER. SHOULD SUCH WORK BE PERMITTED, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND CONTRACTOR'S CERTIFIED ARBORIST PRIOR TO PRUNING AND TREATING ROOTS ENCOUNTERED.
- REPAIR TO EXISTING TREES: THE CONTRACTOR SHALL ENGAGE AN INDEPENDENT ISA-CERTIFIED ARBORIST TO INSPECT THE DAMAGED TREES AND TO MAKE A DETERMINATION ON DAMAGE, SUSTAINABILITY AND REMEDIATION PROCEDURES. THE TOTAL COST OF TREE REPAIR, INCLUDING COST OF THE ARBORIST SHALL BE BORNE BY THE CONTRACTOR.
- REPLACEMENT AND DAMAGES: IF THE ARBORIST DETERMINES THAT THE DAMAGED TREE CANNOT BE REPAIRED AND RESTORED TO A HEALTHY, FULL GROWTH STATUS, THE CONTRACTOR SHALL REPLACE THE DAMAGED TREE(S) AND PAY LIQUIDATED DAMAGES TO THE OWNER AT THE AGREED UPON VALUE OR AS REQUIRED BY LOCAL CODES OR, IF APPROVED BY THE OWNER, PROVIDE MITIGATION MEASURES ON-SITE PER LOCAL CODE REQUIREMENTS.

LANDSCAPE ARCHITECTURAL GRADING NOTES

- THE CONTRACTOR SHALL LAYOUT AND DETERMINE THE ELEVATIONS OF ALL SITE ELEMENTS AND PROPOSED UTILITIES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL PROVIDE ELEVATIONS SIMULTANEOUSLY WITH LAYOUT.
- THE CONTRACTOR SHALL ENSURE THAT ALL EROSION CONTROL MEASURES ARE IN PLACE AND FUNCTIONING PRIOR TO THE SITE EXCAVATION OR PLACEMENT OF FILL MATERIAL.
- THE CONTRACTOR SHALL FIELD VERIFY GRADES AND NOTIFY THE CONSTRUCTION MANAGER AND LANDSCAPE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO STARTING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT PROCEED UNDER UNCERTAINTY AND SHALL ASSUME FULL RESPONSIBILITY AND ALL COSTS FOR REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER AS TO DRAIN PROPERLY AND BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND THE EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- ALL GRADING SHALL BE COMPLETED IN A WAY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE CONSTRUCTION MANAGER FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- GRADING WITHIN THE DRIP LINES OF EXISTING TREES TO REMAIN AND NEW TREES SHALL BE DONE BY HAND TO AVOID DAMAGE TO TREE ROOTS.
- REFER TO CIVIL AND STRUCTURAL DOCUMENTS FOR COMPACTION REQUIREMENTS UNDER PAVEMENTS AND PLANTED AREAS.
- WHEN ROUGH GRADING IS COMPLETE, THE CONTRACTOR MUST GIVE CONSTRUCTION MANAGER AND LANDSCAPE ARCHITECT NOTICE FOR ON-SITE REVIEW PRIOR TO ANY FINISH GRADING OR PLANTING SOIL PROFILE PLACEMENT BEGINNING.
- FINE GRADING: SET SUFFICIENT GRADE STAKES FOR REVIEW BY LANDSCAPE ARCHITECT OF FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES AND AS NEEDED TO REVIEW THE PROPOSED ELEVATION. GRADES SHALL BE ESTABLISHED WHICH ARE ACCURATE TO 1/10 OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS UNTIL AN EVEN SLOPE IS ACHIEVED. LANDSCAPE ARCHITECT MAY REQUEST ADDITIONAL STAKES AS REQUIRED FOR TO REVIEW THE GRADING IN ITS ENTIRETY.
- DURING THE REVIEW OF ROUGH GRADING AND FINISH GRADE GRADING STAKES, THE LANDSCAPE ARCHITECT MAY MAKE MINOR ADJUSTMENTS TO ROUGH GRADING WITHOUT INCURRING ADDITIONAL COST TO THE PROJECT.
- THE CONTRACTOR SHALL ADJUST ALL UTILITY ELEMENTS OR COVERS (INCLUDING BUT NOT LIMITED TO: CLEAN OUTS, MANHOLES, CATCH BASINS, INLETS, GATE VALVES) TO BE FLUSH WITH THE FINAL FINISH GRADE, UNLESS DELIBERATELY SPECIFIED OTHERWISE, WHETHER SHOWN ON THE DRAWINGS OR NOT.
- SEE LANDSCAPE ARCHITECTS DRAWINGS FOR ALL FINAL LOCATIONS, DETAILING OF DRAIN INLETS, MANHOLES, OIL/WATER SEPARATORS, AND UNDERDRAINS.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. FOR EACH AREA IN THE LAYOUT SEQUENCING, THE CONTRACTOR SHALL LAYOUT THE PROPOSED IMPROVEMENTS OF THAT AREA AND OBTAIN THE APPROVAL OF THE FINAL LAYOUT FROM THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR MAY NOT PROCEED WITH THE LAYOUT OF THE NEXT AREA UNTIL THE LAYOUT OF THE PREVIOUS AREA IS VERIFIED BY THE LANDSCAPE ARCHITECT AS HAVING ACHIEVED ITS INTENDED RELATIONSHIP TO THE LAYOUT OF THE NEXT AREA.
- THE LANDSCAPE ARCHITECT MAY MAKE REASONABLE ADJUSTMENTS TO THE HORIZONTAL AND VERTICAL LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
- THE CONTRACTOR SHALL STAKE OUT PROPOSED TREE LOCATIONS TO AID IN THE REVIEW OF THE FINAL LAYOUT OF SITE ELEMENTS AND SITE PAVING.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL REFER ANY QUESTIONS REGARDING MATERIALS, FINISHES, LABOR, AND/OR PRODUCTS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER IN WRITING PRIOR TO ORDERING MATERIALS OR STARTING WORK.
- LOCATIONS OF ALL SITE FURNISHINGS TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SITE FURNISHINGS NOT SHOWN IN PLANS BUT QUANTIFIED IN SCHEDULES SHALL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN.
- FIELD MEASUREMENTS: TAKE ACCURATE FIELD MEASUREMENTS BEFORE PREPARATION OF SHOP DRAWINGS AND FABRICATIONS. DO NOT DELAY JOB PROGRESS.
- USE DIMENSIONAL AND COORDINATE INFORMATION GIVEN. DO NOT SCALE DRAWINGS. DIRECT QUESTIONS ABOUT DIMENSIONS AND COORDINATES TO THE LANDSCAPE ARCHITECT IN WRITING.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE TO THE LANDSCAPE ARCHITECT FOR THE SEQUENCING OF LAYOUT. THE PROPOSED SEQUENCING SCHEDULE IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE WORK SHALL COMMENCE.
- PRIOR TO FINAL LAYOUT AND PLACEMENT OF MATERIALS THE CONTRACTOR SHALL VERIFY PROPOSED OVERALL DIMENSIONS AND ELEVATIONS OF SITE IMPROVEMENTS IN RELATION TO WHAT IS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT MAY EVALUATE THE WORK TO DETERMINE IF ADJUSTMENTS ARE NECESSARY IN GRADE, ALIGNMENT, OR LAYOUT. THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.

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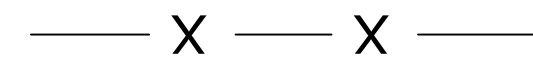

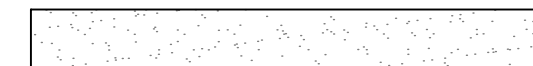

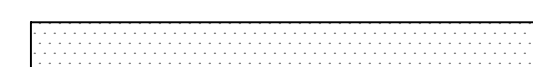



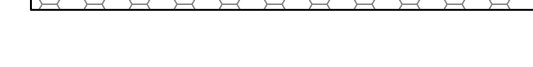

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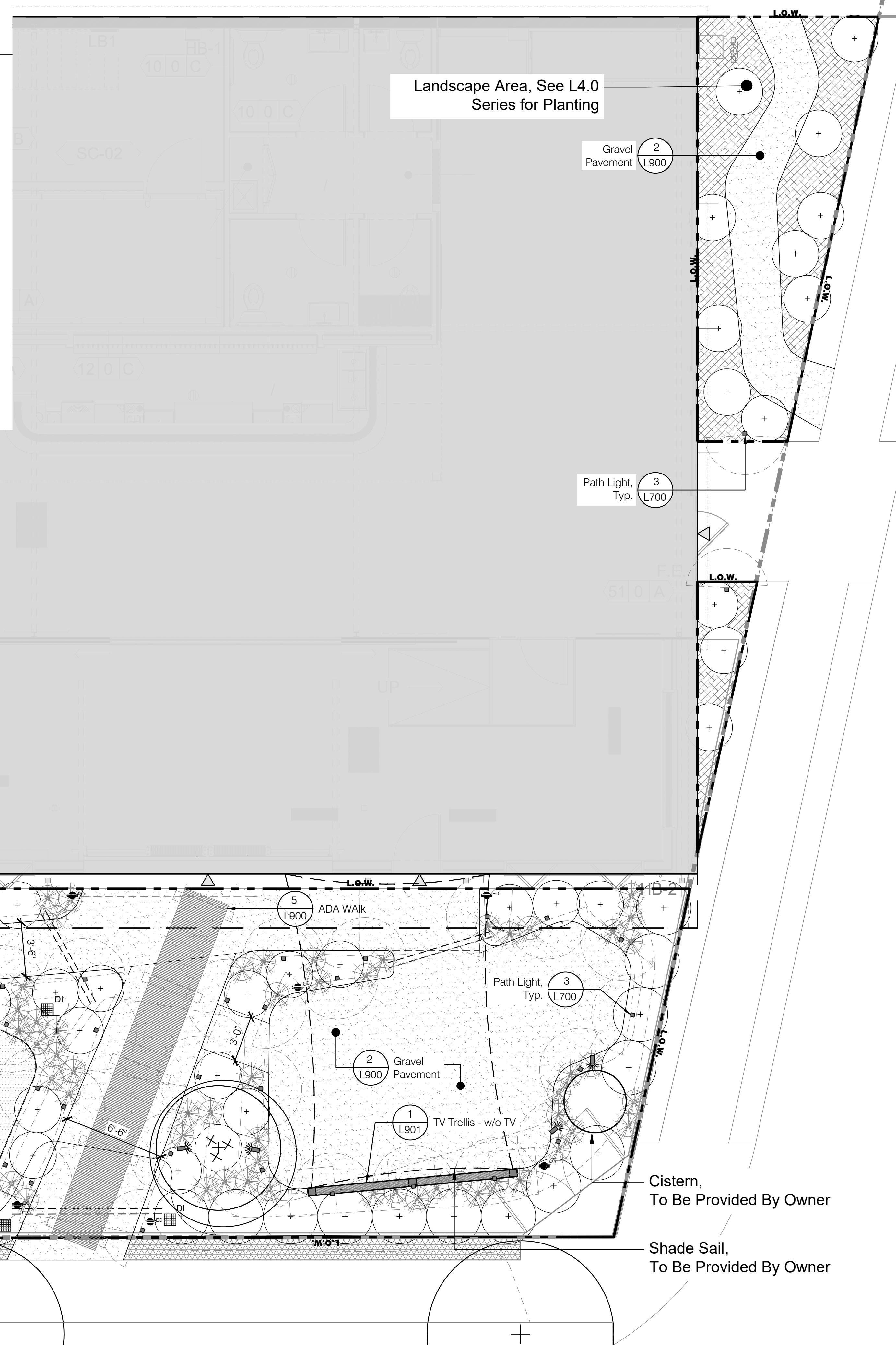
CONSTRUCTION DOCUMENTS

REVISIONS

SPECIFICATIONS & NOTES - 1

LEGEND:

	Property Line		Electrical Outlet
	Limit of Work		Area Drain
	Fence, See Arch. Dwgs.		Path Light, Typ. 3 L700
	Gravel Pavement 2 L900		Tree Up-Light, Typ. 2 L700
	Synthetic Turf Pavement 1 L900		Proposed Shrub
	Landscape Area		Proposed Understory Tree
	Utility Chase, (2) 4" Ø Sch. 40 PVC Pipe, Typ.		Proposed Canopy Tree



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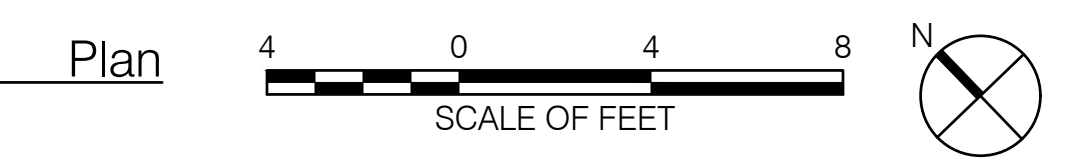
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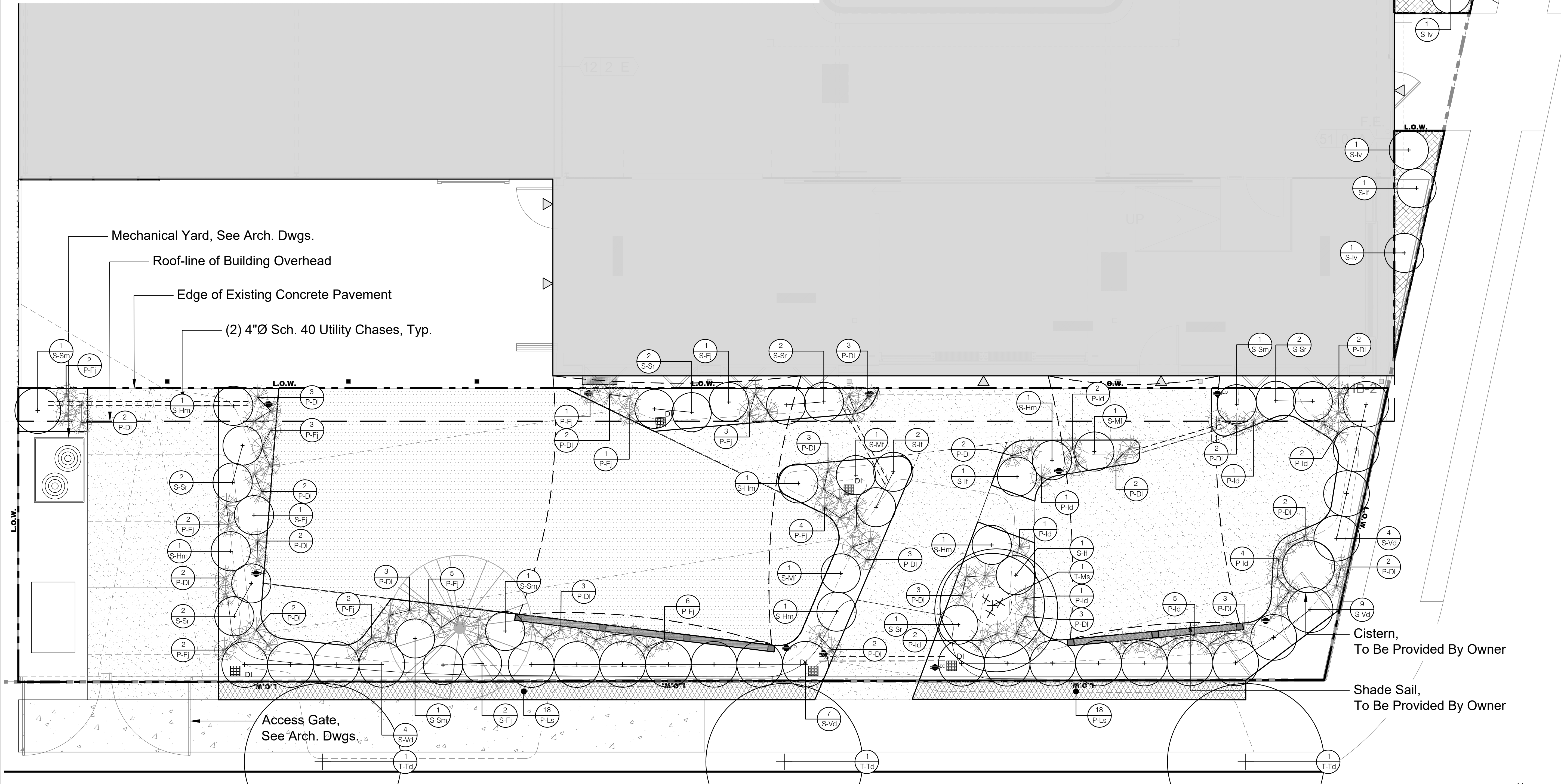
LANDSCAPE SITE PLAN

1 LANDSCAPE SITE PLAN
Scale: 1/4" = 1'-0"



LEGEND:

	Property Line		Electrical Outlet
	Limit of Work		Area Drain
	Fence, See Arch Dwgs.		Path Light, Typ. 3 L700
	Gravel Pavement 2 L900		Tree Up-Light, Typ. 2 L700
	Synthetic Turf Pavement 1 L900		Proposed Shrub
	Landscape Area		Proposed Understory Tree
	Utility Chase, (2) 4" Ø Sch. 40 PVC Pipe, Typ.		Proposed Canopy Tree



Landscape Area, See L4.0 Series for Planting

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Cistern,
To Be Provided By Owner

Shade Sail,
To Be Provided By Owner

1 PLANTING PLAN
Scale: 1/4" = 1'-0"



LEGEND:

	Property Line		Electrical Outlet
	Limit of Work		Area Drain
	Fence, See Arch Dwgs.		Path Light, Typ.
	Gravel Pavement		Tree Up-Light, Typ.
	Synthetic Turf Pavement		Proposed Shrub
	Landscape Area		Proposed Understory Tree
	Utility Chase, (2) 4" Ø Sch. 40 PVC Pipe, Typ.		Proposed Canopy Tree

Product Information:

Brand: BK Lighting
 Model: Nite Star
 Source: 12V
 Colors (LED): 2700k
 Finish: Aluminum
 Quantity: 6

Contact Information:
 BK Lighting
 40429 Brickyard Drive
 Madera, CA 93636
 Tel: (559) 438-5800



2 Up-Light, Typ. Scale: NTS Product

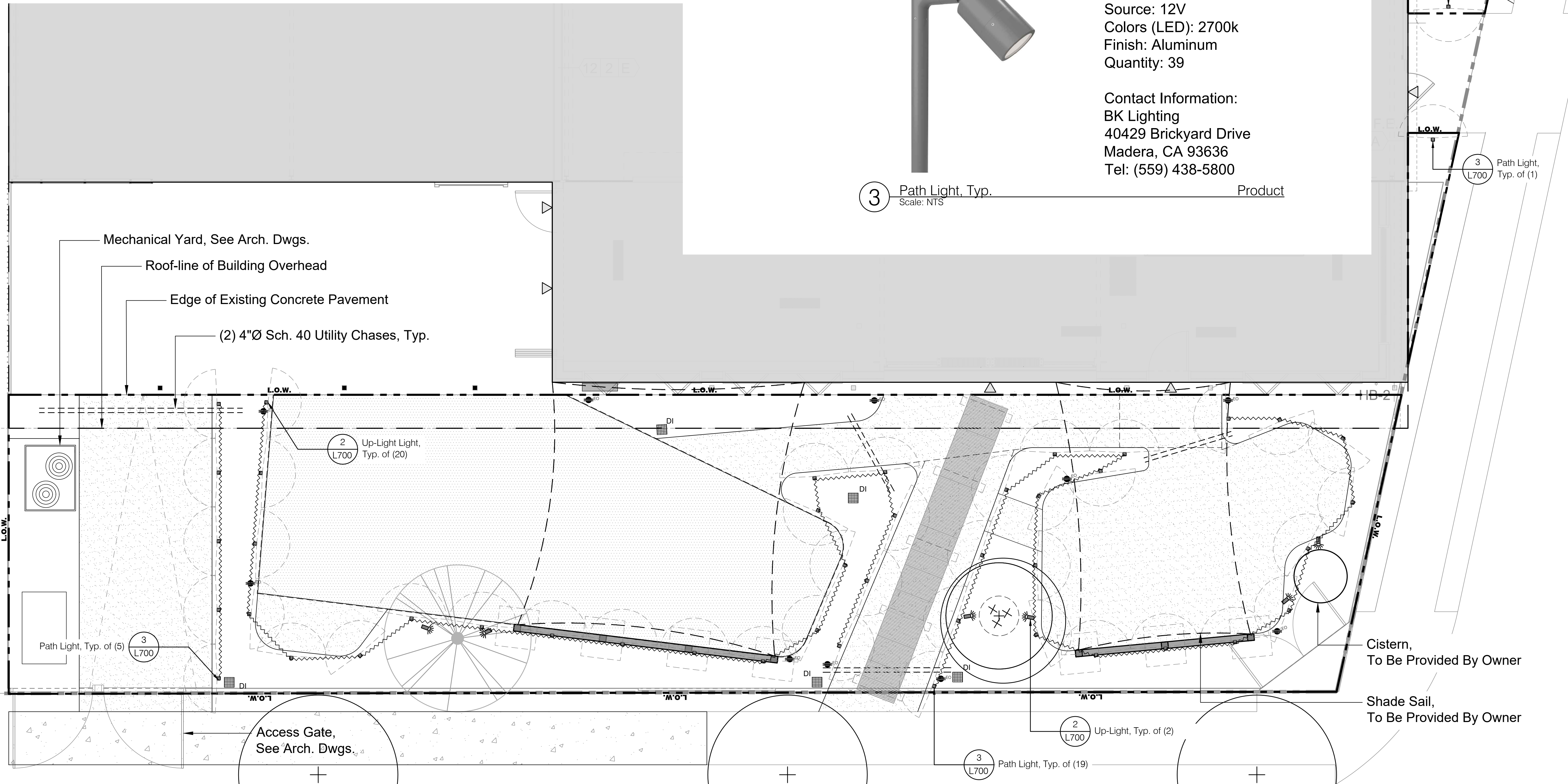
Product Information:

Brand: BK Lighting
 Model: Staff Star - Type L (Delta Star)
 Source: 12V
 Colors (LED): 2700k
 Finish: Aluminum
 Quantity: 39

Contact Information:
 BK Lighting
 40429 Brickyard Drive
 Madera, CA 93636
 Tel: (559) 438-5800



3 Path Light, Typ. Scale: NTS Product



1 LIGHTING & ELECTRICAL PLAN Scale: 1/4" = 1'-0"



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LIGHTING & ELECTRICAL PLAN

L700