DIVISION 01 - GENERAL NOTES

1.1 It shall be the General Contractor (and/or) the sub-contractor's responsibility to verify all dimensions, details, and job site conditions prior to proceeding with the work, and report any discrepancies to the Architect before starting construction.

1.2 All information shown on the drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the Architect so that the proper revisions may be made.

1.3 The Contract drawings and Specifications represent the finished structure and do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques, sequences, and procedures, including, but not limited to, bracing and shoring. Observation visits to the site by field representatives of the Architect / Engineer shall not include inspections of the protective measures or the construction procedures. Any support services performed by the Architect / Engineer during the construction shall be distinguished from Contract and detailed inspection services which is furnished by others. These supportservices performed by the Architect/Engineer, whether of material or work, and whether performed prior to, during, or after completion of construction, are performed solely for thepurpose of assisting in quality control and in achieving conformance with Contract documents, but do not guarantee Contractor's performance and shall not be construed as supervision of construction.

1.4 All materials and workmanship shall conform to the requirements of the 1997 Uniform Building Code City of Los Angeles 2002 Amendments and all other applicable codes, regulations and laws.

1.5 In no case shall working dimensions be scaled from plan or details. Figures on drawings govern scaled measurements and larger scale governs smaller scaled drawings.

1.6 Contractors and sub-contractor's shall coordinate with representatives of water, electric, gas, telephone and cable T.V. companies to verify available facilities.

1.7 If due to the nature of material or method of construction, details or dimensions as shown on drawings or specified cannot be satisfactorily achieved, the contractor or sub-contractor shall immediately advise the Architect and request any adjustment he considers necessary for the proper execution of the work, this request shall be made before any material is ordered or fabricated. Any unsatisfactory work that develops during fabrication or installation shall be corrected at the Contractor's expense, if the Architect has not been notified.

1.8 The Contractor and his sub-contractors shall coordinate their work with adjacent work and cooperate with each other so as to facilitate general progress of work. Each trade shall afford other trades every reasonable opportunity for installation of their work and for storage of their materials. The Contractor shall coordinate all work at the site. All discrepancies shall be called to the attention of the Architect and be resolved before proceeding with the work.

1.9 General Notes and Typical Details shall apply to all parts of the job except where they may conflict with Details and Notes on other sheets. Where conditions are not specifically indicated, but are of similar character to Details shown, similar Details of construction shall be used subject to review by the Architect.

1.10 Each sub-contractor shall verify and check all dimensions, conditions, grade elevations, and recipient surfaces to determine their suitability to receive required additional construction and finishes. Report immediately any defects in any recipient surfaces or conditions to the Owner in writing.Commencing work indicates acceptance of conditions and surfaces as being satisfactory.

1.11 The General Contractor shall be responsible for obtaining and paying for all permits and fees required, not normally covered by the general building permit.

1.12 Typical Details shall be used where applicable, and only when no specific detail is shown.

1.13 Any proposed substitutions to the materials or equipment specified by manufacturer's name or trade name, shall be equal or superior to the original or contract in all respects. Architect must be notified in writing. At the Architect's option, detailed specifications, performance data, or samples may be required to be submitted to substantiate the claims of equality.

1.14 Bidder's attention is directed to the requirements of the State of California Business and Professional Code, Division 3, Chapter 9, known as, and ordinarily cited as the "Contractor's License Law". Contractors and sub-contractors, at the time of submission of the Bid, must have the appropriate licenses for the work to be performed under the Contract.

1.15 Each bidder shall include all costs of maintaining insurance in compliance with the provisions in the Conditions of the Contract. No successful bidder shall commence work until a Certificate of Worker's Compensation Insurance and Liability Insurance naming General Contractor and Owner as additional insured is delivered to General Contractor.

1.16 Sub-contractor shall guarantee all work and material for a period of one year from the date of completion.

1.18 Omissions of conflicts between the various elements of the Working drawings and/or Specs. shall be brought to the attention of the Architect prior to proceeding with any work involved.

1.19 Definition of similar: Nearly, but not exactly the same, having a resemblance.

1.20 A pre-construction meeting with the Architect is required prior to building these plans.

1.21 Inspections are required by the architect during all phases of construction. No walls shall be covered up without the Architects approval.

DIVISION 03 - FOUNDATIONS

All work to conform to 2011 UBC and City of Los Angles 2011 Amendments.
Also see structural notes and specifications.
Shop drawing submittal required.

3.1 Concrete sub-contractor shall review Foundation Soils Report by Jerry Kovacs and Associates, Inc. File No # 11016-s dated February 26,1998, Addendum, dated April 13, 1998 and Additional Exploration Report, dated May 21,1998 an be familiar with there contents.

3.2 All foundation excavations shall be clean and free of rubbish and water, and shall be inspected by the local building department official prior to pouring concrete. Before excavating footings, scarify and treat soil with Terminix or approved equal.

3.3 All existing utilities that interfere with the structural foundations shall be removed and relocated.

3.4 Dimensions on concrete foundations are for cast against earth conditions. Note: foundation contractor is to supply all forming material for his trade and remove same from premises upon completion of concrete and/or foundation.

3.5 Foundation anchor bolts shall be 1/2"x14" with 7" minimum embodiment and spaced 48" o/c. maximum and 1'-0" from ends of walls unless noted otherwise. See foundation plans. Minimum of 2 anchor bolts in any one plate length.

3.6 Interior walls (unless noted otherwise) .177" x 3" HILT Stud shots @ 24" o/c. and within 6" from all corners and breaks (ICBO #2390). LA R R #2582

3.7 Distance from grade to wood shall be 6" minimum.

3.8 All backfill shall be compacted to a minimum of 90% of maximum density, or a granular material of S.E. 30 or greater with a wheel roller, and shall be place in accordance with the requirements of the Soils Engineering Investigation Report and ASTM method D-1557-70. Flooding not permitted.

3.9 Concrete slabs shall be reinforced as noted on foundation plans and verified by soils engineer prior to placement of concrete.

3.10 The Contractor shall be responsible for all shoring, etc., necessary to support cut and/or fill banks during excavation, and forming, and placement of concrete. No cut shall exceed 5'-0" vertically if workers are to enter unless shored.

3.11 All dowels anchor bolts, and other inserts shall be carefully placed in templates before pouring concrete.

3.12 Before concrete is poured, verify with all trades to insure proper placement of all openings, sleeves, curbs, conduits, and hold-downs, etc.

3.13 No concrete shall be placed on un-compacted fill materials. Compaction test required with approval letter from soils engineer.

3.14 Concrete slab finish to be smooth steel troweled at house and garage slab. Light broom finish all other exterior slabs.

3.15 The soil beneath all concrete slabs on grade shall be saturated according to Soils Engineer's specifications.

3.16 Water shall be removed from foundation excavation prior to placing of concrete. Care shall be taken so as not to dry out underlying natural soils.

3.17 Dowel all concrete stoops and secondary entry way pours.

3.18 All concrete shall be made with stone aggregate and shall attain a minimum compressive strength at 28 days of 2,500 psi.

3.19 Allowable soil bearing pressure is equal to 2000 P.S.F. at 12 inches minimum below lowest adjacent finish grade of floor slab into certified compacted fill.

3.20 Maximum concrete slump shall be 3 inches.

3.21 Cement for concrete, mortar, and grout shall be Type 5 conforming to ASTM C-150.

3.22 Fine and coarse aggregate shall conform to ASTM C-33.

3.23 No pipes or ducts, other than conduit, shall be placed in structural concrete unless specifically shown. Aluminum conduit shall not be used.

3.24 All pipes, ducts, and conduits within the sphere of influence of the footing (the pressure zone, extending below the footing based on a 2 horizontal to 1 vertical slope) shall be sleeved through concrete cast-in-place before the foundation pour.

3.25 Dry pack shall be 1:3 cement to sand mix.

3.26 Do not pour concrete until all required Building Department inspections and other required inspections have been performed and approvals received.

3.27 Plastic membrane shall be 6 mil. thick, properly overlapped and sealed with 1" minimum sand cover verify with soils report.

3.28 Verify with grading plan for locations and variations of flatwork or site retaining wall foundations.

3.29 Positive drainage away from the structure shall be provided. Pounding of water adjacent to the footing shall be avoided.

3.30 Concrete shall be placed in a continuous operation until the section is completed.

3.31 Concrete shall be maintained in a moist condition for a minimum of five (5) days after placement. Alternate methods will be approved if satisfactory performance can be assured.

3.32 Concrete shall not free fall more than six (6) feet. Use Tremle or pump.

3.33 Sleeves not specifically shown on the drawings shall be located by the trades involved and shall be reviewed by the Architect/Structural Engineer before concrete is poured.

3.34 A visqueen-type moisture barrier should be placed at grade below concrete slabs in areas to be tiled or carpeted and be overlain by one inch of protective sand cover. This moisture barrier should be heavily overlapped or sealed at splices. A concrete footing should separate areas requiring a moisture barrier from those that do not.

3.35 Required Inspections - prior to foundations being poured. Site observations to coincide with installation of all hardware, anchor bolts and hold down bolts. Should pouring be done in more than one pour, the Architect may request more than one site visit. An inspection is also required prior to pouring grade beams or caissons if applicable. Inspection by Architect required prior to concrete pour.

3.36 All foundation hardware to be in template form prior to concrete inspection. Verify with framer all locations.

DIVISION 04 - MASONRY

All work to conform to UBC 1997 and City of Los Angeles 2002 Amendments.
Also, see structural notes and specifications.
Shop drawing submittal required.

4.1 Concrete block shall be grade "N-1" units conforming to ASTM designation C-90 or C145 and shall be laid in accordance with Section 24 local code. Masonry is designed for 1/2 of the allowable stresses. Continuous inspection is not required. f'm = 1500 psi. All cells to be solid grouted.

4.2 Solid load bearing concrete block, ASTM C-145.

4.3 Hollow non-load bearing concrete block, ASTM 129.

4.4 Concrete building brick, ASTM C-55.

4.5 Brick shall be MW grade, 2500 psi & conform to ASTM C-62.

4.6 Face brick shall conform to ASTM C-216.

4.7 Mortar, Type S, conforming to ASTM C-476 minimum compressive strength, f'c = 1800 psi @ 28 days. Mix: 1 part cement, 1/4 to 1/2 part hydrated lime or lime putty, 4-1/2 parts sand (by volume). If plastic type cement is used, omit lime putty.

4.8 Mortar joints shall be 3/8" thick (rake per job site instructions). Unless otherwise noted on drawings, joints shall be as follows: Horizontal joints shall have full mortar coverage on the face shells and on the webs* vertical head joints shall be buttered for a thickness equal to the face shell of the block for the height of the block. Point where necessary to completely fill the joint. Furrowing the mortar will not be permitted.

4.9 Grout, conforming to ASTM C-476. Minimum compressive strength, f'c = 2000 psi @ 28 days. Mix: 1 part cement, 3 parts sand, 1/10 part hydrate lime or lime putty, 2 parts pea gravel, to be fluid consistency. Minimum grout space is 3 inches in least dimension.

4.10 Grout placement: Maximum grout lift shall be 4'-0" unless noted otherwise. Non-continuous pours shall be stopped 1- 1/2" below the top of a course to form a key at pour joints. Inspection is required by Architect prior to grout being placed.

A. Grout all cells solid UNLESS NOTED OTHERWISE.
~~B. Solid grout only cells containing reinforced anchors bolts, inserts, etc. where noted~~

4.11 The thickness of grout between block units and reinforced steel shall be 1/2" minimum between parallel reinforced bars, 3/4" maximum.

4.12 All walls below grade shall be waterproofed on the exterior surface extending from the foundation pad to above grade and positively drained. See Architectural specifications Civil drawings for waterproofing and drainage specs.

4.13 Structural brick shall be GR MW, conforming to ASTM C-62 minimum compressive strength f'm - 2500 psi.

4.14 Cement for concrete Type II, ASTM C-150.

DIVISION 05 - STEEL

All work to conform to UBC 2011 and City of Los Angeles 2011 Amendments.
Also, see structural notes and specifications.
Shop drawing submittal required.

5.1 All reinforcing steel shall be intermediate grade deformed bars, conform to ASTM A-615-40. All bars except #2 bars shall be deformed per ASTM A-305. Wire mesh shall conform to ASTM A-185. All detailing, erection, and fabrication of reinforcing and accessories shall conform to the Manual of Standard Practice of the Concrete Reinforcing Steel Institute.

5.2 All bars shall be clean of rust, grease, or other materials likely to impair bond.

5.3 All bends shall be made cold.

5.4 Splicing of bars shall have lapping of 30 bar diameter or 2' - 0" minimum, in all continuous reinforcement of footings and concrete walls and 50 bar diameter, or 2'-0" minimum, in masonry walls.

5.5 All reinforcing bars shall be accurately and securely placed before pouring concrete or applying mortar or grout.

5.6 Reinforcing shall have the following clearances:
A. Concrete below grade (formed) - 2".
B. Concrete below grade (poured) - 3".

5.7 Minimum lap of welded wire mesh shall be 9 inches or one full mesh plus 2 inches. 6 x 6 - 10/10 WWF(U.N.O) shall conform to ASTM A-82 and A-185.

5.8 Structural steel, miscellaneous plates, straps, etc., fabrication and erection shall be in accordance with the Standard Specifications for Structural Steel for Bridges and Buildings, ASTM A-36 and A.I.S.C. specifications. Framer shall supply all above supplies except structural steel.

5.9 Structural pipe shall be in accordance with ASTM A-53, Grade B.

5.10 Bolts: All shop and field connections shall be made with unfinished American Standard Regular 3/4" bolts unless otherwise noted, ASTM A-307.

5.11 Light gauge structural steel shall conform to ASTM A-245.

5.12 All Structural Steel shall be fabricated in the shop of a Building Department approved fabricator.

5.13 Welding shall be done by welders qualified as required by the Building Department, using the electric arc process and B-10 electrodes per ASTM A-233. All field welds designed for half-stress, continuous inspection not required.

5.14 All steel columns, beams and braces shall be fire proofed by either 2-layers of 5/8" type " X " gypsum board or 1" (min.) coverage of mineral fiber coating Type MK-6/HY " Monokote " ICBO # 4607 CONTINOUS INSPECTION REQUIRED.

DIVISION 06 - FRAMING AND CARPENTRY

All work to conform to UBC 2011 and City of Los Angeles 2011 Amendments.
Also, see structural notes and specifications.

Lumber and Plywood

Prelude

6100.1 SCOPE- Provide all materials, hardware, tools, appurtenances, equipment, and competent supervision necessary to complete all rough carpentry work indicated on the drawings and/or described in these specifications.

6100.2 Schedule Of Work To Be Included

A. Visiting the site prior to bidding.

B. Studying the complete bid documents.

C. All walls and partitions, where specified.

D. Stairs.

E. Furred plumbing walls

F. All furring and soffiting.

G. All rough hardware.

H. All cutting and patching required by other trades.

I. All temporary bracing required by other trades.

J. The setting of all blocks and backing as required for other sub-trades.

K. Setting wood and metal miscellaneous assemblies throughout the project.

L. Miscellaneous bolts, straps, angles, and other connection material relating to carpentry.

M. All soffits necessary to accommodate plumbing and mechanical.

N. Ledgers in trusses where conventional framing and trusses meet. Cross bracing of all trusses (if trusses used on job).

O. All arches to be plywood.

P. All pony walls necessary to complete.

Q. All drywall necessary in framing stage, i.e., rated assemblies.

6100.3 The sub-contractor for this section of the work shall be responsible for all prevailing ordinances and he shall check and verify all dimensions on job site before proceeding with construction, and report to Architect immediately an discrepancies. All rough hardware and nails furnished by Framing Contractor. All irregular studs shall be plumbed or removed prior to receiving drywall. All fire stops and blocking shall be 2" thick of equal size as braced members. Framing shall be erected true to line, level and squared plumb, well braced, and spiked in accordance with Nailing Schedule.

6100.4 Workmanship - The entire work of this section shall be performed in accordance with the best standard practice relating to the trade and under the constant supervision of a competent foreman, who shall carefully plan and layout the work as required to carry out the intent of drawings, and to properly accommodate the work of other trades.

6100.5 All work shall be performed in full accordance with all codes, rules and regulations of governing agencies and shall be inspected by the local building department officials after the roof, all framing, fire-blocking and bracing are in place and all pipes, chimneys, and vents are complete.

6100.6 Framing and Rough Carpentry: Properly framed, closely fit, accurately set to required levels and lines, and rigidly secure framing in place. Provide special framing or construction, not explicitly indicated, as required to complete work in best workmanship manner. Nail and spike in thorough manner with nails of ample size or sizes shown on drawings. Framer to supply all nails, rough and miscellaneous hardware as specified or required by code.

6100.7 All lumber to be grade marked by W.W.P.A. or W.C.L.I.B.

SUBDIVISION 6200 - STUDS

6200.1 Lumber Grading

A. Studs - standard or better - D.F.

B. Plates - #2 Grade - D.F.

6200.2 Foundation sills and other lumber in concrete or masonry within 6" of the ground shall be pressure treated Douglas Fir or Redwood. All others to be air dried with moisture content not to exceed 12%. Treated wood shall conform to U.B.C.

6200.3 Mud sills shall be 2" x 4" minimum, but not smaller than the studs supported directly thereon and be caulked.

6200.4 No stud in an exterior wall or bearing partition may be cut or notched to a depth exceeding 25 percent of its width. Studs in non-bearing interior partitions may be notched a maximum of 40 percent of the width of the stud. See Sheet D-1

6200.5 All floor sills at sound (double stud) and perimeter walls to be caulked.

6200.6 All bearing walls shall be 2" x 6" studs @16" o/c. or as noted on plans. Walls over, 13'-6" to 14'-10" use 2" x 6" studs @ 12" o/c., 14'-10" to 17'-0" use 2-2" x 6" studs @ 16" o/c. See structural notes.

6200.7 All plumbing walls with 2" or larger vent or drain pipes, to be 2" x 6" studs or double stud wall.

6200.8 When plumbing or electrical requires notching of studs, notch to be covered with Simpson "N.S." nail stopper or approved equal. See sheet D-1.

6200.9 When laminating vertically 2 - 2" members together, use 16d nails at 9" o.c.

6200.10 All studding shall be continuous between points of lateral support.

6200.11 No length of split shall exceed the width of the minor face.

6200.12 All let-in braces shall be 1" x 6" minimum every possible 25 lineal feet and at or as near as possible to corners of bearing walls and bearing partitions and where noted on plans. They shall be placed at an angel not to exceed 60 degrees and not less than 45 degrees and must cross 3 stud spaces. If let-in brace not allowed by local code, framer to supply approved diagonal metal strap.

6200.13 Fire blocking- In concealed spaces of stud walls, partitions, furred spaces, ceilings and floors. Spaced not exceed 10' -0' intervals both vertically and horizontally.

Draft Stops-are required in attics, mansards, overhangs, false fronts and similar concealed spaces of buildings so that the area DOES NOT exceed 3000 sq. ft. or a horizontal dimension of 60 feet.

6200.14 Top plate splice shall have minimum 4 foot overlap with 10- 16d nails. See structural details.

6200.15 Where double top plate is cut, bridge with 1-1/2" x 1/8" thick metal strap with 10-16d (minimum) nails each side of cut. (ST-6224)

6200.16 Blocking and backing at all walls and ceilings as required. Framer to coordinate with specialty trades.

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NO.	DATE	ITEM	BY	NO.	DATE	ITEM	BY
1	11-22-04	LAST DISTRIBUTION CITY LAR&P REVIEW	JCR	5	06-30-09	PARK REVISIONS	JCR
2	4-02-05	REC. & PARKS REVIEW	JCR	6	12-9-09	PARK REVISIONS	JCR
3	5-02-05	BID & PLAN CHECK	JCR				JCR
4	09-20-07	REC. & PARKS REVISION	JCR				JCR

DANIELS FIELD SKATE PARK & SPORTS CENTER DESIGN FOR:
THE CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS
BOYS & GIRLS CLUB OF SAN PEDRO
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GENERAL NOTES

LICENSED ARCHITECT JERRY C. RODIN LIC. NO. C23945 SIGNATURE 12 / 31 / 13 EXP. DATE STATE OF CALIFORNIA

RT SEP 2 2012

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06/ 4 / 2012

RA-2002-005

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