PROJECT APPLICANT: URBAN TREE FOUNDATION

PROJECT TYPE: PUBLIC

WATER SUPPLY: POTABLE

WATER SUPPLIER: CALIFORNIA WATER DISTRICT (559) 624-1700

TOTAL LANDSCAPED AREA: 12,767 SF

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

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CITY SIGNATURES	DATE

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation & planting design plans."



# COV - Houston Roundabout @ Santa Fe Visalia, CA Project No. 2520-7200 CP0307-799



SITE VICINITY MAP

N.T.S.

### CONTACT INFO

**GREG MENDONSA** LANDSCAPE ARCHITECT URBAN TREE FOUNDATION 1512 W. MINERAL KING AVE VISALIA, CA 93291 805.798.1585

### SHEET INDEX

- T-1 TITLE SHEET
- L-1 CONSTRUCTION PLAN
- L-2 SITE SECTIONS
- L-3 CONSTRUCTION DETAILS
- PLANTING SOILS PLAN L-4
- IRRIGATION PLAN L-5
- **IRRIGATION DETAILS** L-6
- **IRRIGATION DETAILS** L-7
- L-8 PLANTING PLAN









# **GENERAL PLANTING SOIL NOTES**

1. Existing utilities- information on the drawings relating to existing utility lines and services from the best sources available. All such information is furnished only for information and is not guaranteed. The Contractor shall excavate test pits as required to determine the exact location of existing utilities.

Call utility locating service for precise utility locations before beginning of any work. Under Ground Services Alert 800. 227. 2600.

2. Utility Requirements- The Contractor shall notify the following agencies at least 48 hours in advance of excavating around any of their structures. The utility companies listed below shall be contacted.

- Gas Company

- Telephone Company Electrical Power Company
- Cable Television Company
- Water Supply Company

The California Public Utilities Commission mandates that in, in the interest of public safety, main line gas valves be maintained in a manner to be readily accessible and in good operating condition. The Contractor shall notify the gas company's headquarters planning office 48 hours prior to the start of construction.

3. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.

4. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

5. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation of conduct of the work as drawn and specified. If the contractor observes that a conflict exist between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

6. Wherever references are made to standards or coded in accordance with which works is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless expressly set forth.

7. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

8. Comply with the requirements for the California code of Regulation title 23 waters, division 2 department of water resources chapter 2.7 model water efficient landscape ordinance, 492.5 soil management report.

a. Where the requirements of specification section Planting Soil are more stringent than the California code, the more stringent requirements shall prevail.

9. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to the Contractor's actions.

10. The Contractor shall be responsible for any coordination with subcontractors as requiring to accomplish the soil preparation operations.

11. Top soil, existing site soil and Planting Soil Mix testing; Submit soil test analysis report for each sample of Topsoil, existing site soil and Planting Soil from an approved soil testing laboratory.

12. Submit all testing required by California code of Regulation title 23 waters, division 2 department of water resources chapter 2.7 model efficient landscape ordinance, 492.5 soil management report.

13. Soil testing shall be at the expense of the Contractor. Copies of the soil test analysis along with receipts and delivery slips of recommended amendments shall be provided to the Owner's Representative.

14. Contractor shall be aware of all surface and subsurface conditions, and to notify the Owner's Representative, in writing of any circumstances that would negatively impact the health of plantings. Contractor shall not proceed with work until corrected.

a. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering the cost of corrections. If the contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for the plant material under the warrantee clause of the specifications.

15. Imported top soil shall be fertile, friable soil containing less than 5% total volume of the combination of subsoil, refuse, roots larger than 1" diameter, heavy or stiff clay, stones larger than 2 inches in diameter, noxious seeds, sticks, brush, litter, or any substances deleterious to planter growth. The % of the above objects shall be controlled by source selection not by screening the soil. Topsoil shall be suitable for the germination of seeds and the support of vegetative growth. Imported Topsoil shall not contain weed seeds in quantities that cause noticeable weed infestation in the final planting beds.

16. Compost shall be organic blended material, composted for a minimum of 9 months and at temperatures sufficient to break down all woody fibers, seeds and leaf structures, free of toxic and non-organic matter. Source material shall be yard waste trimmings blended with other organic material designed to produce Compost high in fungal material.

a. Organic matter shall be commercially prepared compost and meet US Composting Council STA/TMECC.

17. Existing trees shall be protected and cared for as required in the details and specifications.

18. The Owner's Representative shall approve all rough grading prior to the installation of organic matter, fine grading, and mulching.

19. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements in the plans, details and specifications.

- a. Pre Construction meeting
- b. Existing soil conditions review
- c. Completion of site preparation review d. Completion of finished grading and surface soil modification review.

20. If the work fails to pass inspection, any subsequent inspections must be rescheduled as required in the specifications. The cost to the Owner for additional inspections will be charged to the Contractor at the prevailing hourly rate of the inspector.

21. Contractor shall include in the bid continued maintenance (warranty) period of 1 year after completion of construction and acceptance of the project by the Owner's Representative.







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8. Expansion joints shall be impregnated felt conforming to A.S.T.M D1751 or as indicated on the plans.

9. Joint sealant shall be two (2) parts polysulfide sealant as manufacturered by thoikoi or approved equal. Color to match paving color.

10. Water shall be of potable quality

SHRUB ON SLOPE (5% TO 50%) - UNMODIFIED SOIL

# P-OP-21002-06





![](_page_5_Figure_0.jpeg)

DUILE			ADSCAPE 40	Date CAL 17 CAL
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gation SLV-PST-CV-2 Threaded Drip Emitter d pressure compensating drip emitter with 1/2" (1.27cm) t and Diffuser Cap Outlet and Mulch Camo color. 0.5gph oh); 1.0gph (3.785lph); 2.0gph (7.57lph); 4.0gph n). See irrigation detail.	96		tion	STR
Receive Drip Emitters nitter by Area 2" threaded pressure compensating drip emitter. Model # T-CV-2. See irrigation detail. lotes: emitters (1 assigned to each 1 gal plant)	1,834 s.f.		Descript	
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ater Hammer Arrestor lead free water hammer arrestor model # LF15M2-F r manufacturer`s specifications and recommendations. ation detail.	1		undati al Kinç	e.org
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BL-BHM150-NO 1-1/2" 1-1/2" Metal Hydrometer with with Integrated Flow and alve Decoder, Normally Open, Male Threaded. Install per turer`s specifications and recommendations. See detail.	1		Urbar 1512	АVе. 559-7 www. пшг
ox SBBC-30CR ile, tube and wire construction smooth touch surface, cold el, backflow enclosure. 31.5"L, 28"H, 17.75"W (80.01cm cm H, 45.085cm W). See irrigation detail. eter 1"	1			
Lateral Line: PVC Class 200 SDR 21 (Shrubs) 1"	419.3 l.f.			K M⊃
Lateral Line: PVC Class 200 SDR 21 (Trees) 1"	759.7 l.f.			
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Mainline: PVC Schedule 40 (Mainline) 1 1/2"	63.6 l.f.			Ð
eve: PVC Schedule 40 I pipe sleeve for irrigation pipe. Pipe sleeve shall be two e diameter of pipe being sleeved. Irrigation mainline, es, and wire shall all be in separate sleeves.	86.5 l.f.			Ita F
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ing is diagrammatic. All equipment shown in paved areas i roid any conflicts between the irrigation system, planting, o	s diagrammatic. All equipment r architectural features.		lan	8
on the plans are best estimates for the benefit of the contr the plans. Therefore, it is the Contractor's responsibility to ng the project.	actor. In field conditions may verify all lengths, square			out
nection and minimum static pressure prior to commencing e Owner and Landscape Architect prior to starting work.	of work. Any discrepancies		0	de l
in Sch. 40 electrical conduit unless otherwise noted. Cont it. If electrical conduit is not used the contractor shall subm	ractor to bid the project it the credit back to the owner.		at	p
larger than four inches (4") in size shall be made using ste lves shall be made using saddles. Install per manufacturer	el fittings. All connections off of 's specifications and		rrig	und
equired for the irrigation controller system. It is the respon- tion controller service provider.	sibility of the Contractor to		_	й С И
accordance with CA AB 1881; the Model Water Efficient La ctor to adhere to that ordinance. Any portion of the irrigatio inance shall be immediately brought to the attention of the n does not occur, the Irrigation Contractor assumes any ar rder to meet compliance.	ndscape Ordinance. It is the n systems installation that Owner and Landscape nd all responsibility for changes			Houston I Visalia,
			Date: Scale:	2.7.2023 1" = 10'

![](_page_5_Figure_2.jpeg)

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### **GENERAL IRRIGATION NOTES**

1. Existing utilities- information on the drawings relating to existing utility lines and services from the best sources available. All such information is furnished only for information and is not guaranteed. The Contractor shall excavate test pits as required to determine the exact location of existing utilities.

Call utility locating service for precise utility locations before beginning of any work. Under Ground Services Alert (800) 227 - 2600.

2. Utility Requirements- The Contractor shall notify the following agencies at least 48 hours in advance of excavating around any of their structures. The utility companies listed below shall be contacted.

- Gas Company
- Telephone Company - Electrical Power Company
- Cable Television Company
- Water Supply Company

The California Public Utilities Commission mandates that in, in the interest of public safety, main line gas valves be maintained in a manner to be readily accessible and in good operating condition. The Contractor shall notify the gas company's headquarters planning office 48 hours prior to the start of construction.

3. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.

4. Irrigation piping and related equipment are drawn diagrammatically. Scaled dimensions are approximate only. Before proceeding with work, carefully check and verify dimensions and immediately notify the Owner's Representative of discrepancies between the drawings or specifications and the actual conditions. Although sites and locations of plants and or irrigation equipment are drawn to scale wherever possible, it is not within the scope of the drawings to show all necessary offsets, obstructions, or site conditions. The Contractor shall be responsible to install the work in such a manner that it will be in conformance to site conditions, complete, and in good working order.

5. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation of conduct of the work as drawn and specified. If the contractor observes that a conflict exist between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

6. Wherever references are made to standards or coded in accordance with which works is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless expressly set forth.

7. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

Comply with the requirements for the California code of Regulation title 23 waters, division
department of water resources chapter 2.7 model water efficient landscape ordinance,
492.3 water efficient landscape worksheet, 492.7 irrigation design plan and irrigation
scheduling.

a. Where the requirements of specification section Irrigation are more stringent than the California code, the more stringent requirements shall prevail.

9. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to the Contractor's actions.

10. The Contractor shall be responsible for any coordination with subcontractors as requiring to accomplish the irrigation installation operations.

11. It is the responsibility of the Contractor to be aware of all surface and sub - surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the installation of the work. Do not proceed with work until unsatisfactory conditions have been corrected.

12. Before final acceptance of work, the Contractor shall provide a record set of drawing showing the irrigation system works as built. The drawings shall be transmitted to the Owner's Representative in paper format and as a pdf file of each document on compact disk or flash drive. The drawing shall include all of the information on the original document and revised to reflect all changes in the work. See specification section Irrigation for further information.

13. Contractor shall prepare and deliver to the Owner's Representative within ten calendar days prior to completion of construction, two 3 - ring binders, of Operation & Maintenance manuals. See specification section Irrigation for further information.

14. Existing trees shall be protected and cared for as required in the details and specifications.

15. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relive the Contractor from meeting all the requirements in the plans, details and specifications.

- a. Pre Construction meeting.
- b. Trenching and sleeving review.
- c. Pressure mainline test.d. Adjustment and coverage test.
- e. Pre maintenance observation.
- f. Final site observation and acceptance.

16. If the work fails to pass inspection, any subsequent inspections must be rescheduled as required in the specifications. The cost to the Owner for additional inspections will be charged to the Contractor at the prevailing hourly rate of the inspector.

17. Contractor shall include in the bid continued maintenance (warranty) period of 1 year after completion of construction and acceptance of the project by the Owner's Representative.

18. Pipe sizes shall conform to those shown on the plans with no smaller substitutions. Larger size pipe substitutions may be approved.

19. After completion and prior to the installation of any terminal fittings, the entire pipeline system shall be thoroughly flushed to remove dirt, debris, and other material.

20. The irrigation design is based on a minimum operating pressure of 40 PSI and a maximum demand of 1 GPM on valve #1 for the point of connection. The Contractor shall verify water pressure prior to installation. Any difference between the pressure indicated on the plans and that at the actual point of connection shall be brought to the attention of the Owner's Representative immediately.

21. A 120 volt electrical power outlet at the irrigation controller location shall be provided by the Contractor. It shall be the responsibility of the Contractor to make the final hook up from the electrical outlet to the irrigation controller.

22. Irrigation between the hours of 10:00 pm and 6:00 am only. Watering outside this time frame must be done manually with qualified supervisory personnel on-site. No system shall be left unattended during use outside the normal schedule.

23.The irrigation plans have designed in accordance with the state model water efficient landscape ordinance (MWELO). It is the Contractors responsibility to adhere to the requirements and regulations of that ordinance during the installation of the landscape design plan. During the installation of the irrigation design plans, any portion which comes into conflict with MWELO shall be brought to the attention of the Owner/Owner's Representative. In the event that notification does not take place, the Contractor assumes responsibility for all necessary changes and work in order to meet compliance.

![](_page_6_Figure_37.jpeg)

![](_page_7_Figure_0.jpeg)

![](_page_8_Figure_0.jpeg)

i\urban tree foundation\21\21002 - santa fe roundabout @ houston\Land\CD's\CD\_01\21002 - p.dwg07.02.2023bygregmendons

# **GENERAL PLANTING NOTES**

1. Existing utilities- information on the drawings relating to existing utility lines and services from the Contractor shall excavate test pits as required to determine the exact location of existing utilities.

Call utility locating service for precise utility locations before beginning of any work. Under Ground Services Alert 800. 227. 2600.

2. Utility Requirements- The Contractor shall notify the following agencies at least 48 hours in advance of excavating around any of their structures. The utility companies listed below shall be contacted. - Gas Company

- Telephone Company

Electrical Power CompanyCable Television Company

- Water Supply Company

The California Public Utilities Commission mandates that in, in the interest of public safety, main line gas valves be maintained in a manner to be readily accessible and in good operating condition. The Contractor shall notify the gas company's headquarters planning office 48 hours prior to the start of construction.

3. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.

4. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

5. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation of conduct of the work as drawn and specified. If the contractor observes that a conflict exist between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

6. Wherever references are made to standards or coded in accordance with which works is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless expressly set forth.

7. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

8. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to the Contractor's actions.

9. The Contractor shall be responsible for any coordination with subcontractors as requiring to accomplish the planting operations.

10. Contractor shall be aware of all surface and subsurface conditions, and to notify the Owner's Representative, in writing of any circumstances that would negatively impact the health of plantings. Contractor shall not proceed with work until corrected. a. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering the cost of corrections. If the contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for the plant material under the warrantee clause of the specifications.

11. Irrigation and site preparation work shall be completed and accepted prior to the installation of any plants. a. Planting operations shall not begin until such time that the irrigation system is completely operational for the areas to be planted, and the irrigation system for that area has been preliminarily inspected and approved by the Owner's Representative.

12. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relive the Contractor from meeting all the requirements in the plans, details and specifications. a. Pre - Construction meeting.

b. Site conditions prior to the start of planting.

c. Plant quality.d. Completion of planting.

13. If the work fails to pass inspection, any subsequent inspections must be rescheduled as required in the specifications. The cost to the Owner for additional inspections will be charged to the Contractor at the prevailing hourly rate of the inspector.

14. Contractor shall include in the bid continued maintenance (warranty) period of 01 year after completion of construction and acceptance of the project by the Owner's Representative.

15. Submit to the Owner's representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Inspect all nursery materials to determine that the materials meet the requirements of the specification.

16. Plant grower certificates: Submit plant growers certificates for all plants indicating that each plant meets the requirements of the specifications and details, including, the requirements tree quality, to the Owner's Representative for approval. Provide submittal eight weeks before the installation of plants.

17. Any plant replacements shall be of the same type and quality as prescribed in these plans, details and specifications.

18. Mulch shall be 3/8" California Gold Rock Mulch available from West Coast Sand & Gravel.

19. The landscape plans have designed in accordance with the state model water efficient landscape ordinance (MWELO). It is the Contractors responsibility to adhere to the requirements and regulations of that ordinance during the installation of the landscape design plan. During the installation of the landscape design plan, any portion which comes into conflict with MWELO shall be brought to the attention of the Owner/Owner's Representative. In the even that notification does not take place, the Contractor assumes responsibility for all necessary changes and work in order to meet compliance.

# PLANT SCHEDULE

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<u>3S</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	TYPE	WUCOLS	CA NATIVE	<u>QTY</u>
	Agave franzosinii	NCN	15 gal	Evergreen	Very Low	No	6
3	Agave parryi `Truncata`	Parry`s Agave	5 gal	Evergreen	Very Low	No	14
<u>{</u>	Agave x `Blue Glow`	Blue Glow Agave	5 gal	Evergreen	Very Low	No	11
3	Aloe marlothii	Mountain Aloe	15 gal	Evergreen	Very Low	No	8
	Aloe salm-dyckiana	NCN	5 gal	Evergreen	Very Low	No	12
}	Arctostaphylos x `Pacific Mist`	Pacific Mist Manzanita	5 gal	Evergreen	Very Low	Yes	40
)	Caesalpinia mexicana	Mexican Bird of Paradise	5 gal	Deciduous	Very Low	No	8
	Dasylirion wheeleri	Grey Desert Spoon	15 gal	Evergreen	Very Low	No	5
	Muhlenbergia dubia	Pine Muhly	1 gal	Evergreen	Low	No	39
}	Salvia Leucantha 'Santa Barbara'	Santa Barbara Sage	1 gal	Evergreen	Low	No	28

Notes:

1- Graphic symbols take precedence over written quantities. Contractor to verify total quantities.

2- Plant quality shall be as prescribed in the details and specifications. Any plant not meeting such requirement shall be removed from the site and replaced at no cost to the Owner or Landscape Architect.

3- All quantities and amounts shown on the plans are best estimates for the benefit of the Contractor. In field conditions may vary compared to what is shown on the plans. Therefore, it is the Contractor 's responsibility to verify all lengths, square footages, and amounts prior to bidding the project.

![](_page_8_Picture_35.jpeg)

![](_page_8_Figure_36.jpeg)

![](_page_8_Figure_38.jpeg)

![](_page_8_Figure_39.jpeg)

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