

ROADWAY LIGHTING DETAIL

N.T.S.

7. PROPOSED FIXTURE SHALL BE SETBACK 2' FROM SIDEWALK.

8 LUMINAIRE SHALL BE PROVIDED WITH HOUSESIDE SHIELD.

TYPICAL ROADWAY SECTION

N.T.S.

INSTALLED BY FPL

JOB # 8577

OF 2 SHEETS



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PLEASE NOTE: SIGNAGE TEXT IS SHOWN FOR REPRESENTATION PURPOSES ONLY. ALL SIGNAGE TO BE SUBMITTED FOR APPROVAL UNDER SEPARATE PERMIT. LEFT SIGNAGE WALL RIGHT SIGNAGE WALL 1-2 PED GATE **ENTRY & EXIT DRIVE GATES** PEDESTRIAN GATE - 25% OPACIT MING GATE - 50% OPACITY MODERN WHITE SW 6168 Delray Ridge ^{Delray Beach, FL} METALS KENIW PLEASE NOTE: SIGNAGE TEXT IS SHOWN FOR REPRESENTATION PURPOSES ONLY. ALL SIGNAGE TO BE SUBMITTED FOR APPROVAL UNDER SEPARATE PERMIT. 3 SIGN AND PRECAST WALL COLOR SLIDE GATE OPTION TREMRON RETAINING WALL 4 - SLIDING GATE - 25% OPACITY OTHERS PLA DESIGN STUDIO, PLLC Ξ GATE DETAILS 6 DocuSigned by S. Fritus Land average Stephanie Portus FL Reg LA 6667215 Certificate of Authorization LC2600063 PRECAST WALL PANELS 5 ALUMINUM PICKET FENCE 7 20-102 sheet name HARDSCAPE WALL AND FENCE DETAILS SUBMISSION H-2

PLEASE NOTE: SIGNAGE TEXT IS SHOWN FOR REPRESENTATION PURPOSES ONLY. ALL SIGNAGE TO BE SUBMITTED FOR APPROVAL UNDER SEPARATE PERMIT. SIGNAGE WILL BE REVIEWED SEPARATELY AND IS SILFECT TO SEC. 48.7 SIGNS SUBDIVISION IDENTIFICATION ENTRY SIGN LETTERING TO MEET CITY OF DELRAY BEACH MUNICIPAL CODE REQUIREMENTS AREA OF SIGN LETTERING TO BE 11.635F STUCCO & PAINT WALL & CAP COLOR-SW 6168 MODERNE WHITE D R AY Ε RIDGE

SUBDIVISION IDENTIFICATION ENTRY SIGN LETTERING TO MEET CITY OF DELRAY BEACH MUNICIPAL CODE REQUIREMENTS AREA OF SIGN LETTERING TO BE 11.63SF 04/27/22 05/25/22 06/07/22 RETAINING WALL & CAP BEYOND STUCCO & PAINT WALL & CAP COLOR-SW 6168 MODERNE WHITE UED FOR: SUBMISSION SUBMISSION SUBMISSION 21'-0' STUCCO & PAINT WALL & CAP COLOR-SW 6168 MODERNE WHITE R Δ _ RIDGE

06/07/22

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- actor shall coordinate with designer, Owner, and other job contractors to smo nent the project. The Landscape Architlect, as directed by the Owner, mend coordination on behalf of the Owner to facilitate implementation.
- 5.
- Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction attected by the work. The Contractor shall e shall been on responsibility for work performed without permitted drawings. The Contractor shall be responsibilie for all changes to Work, at no additional cost to Owner, 7. as a result of unantionized work prior to receipt of permit.
- actor shall verify location of existing utilities and services and provide protection construction. Any utilities damaged during site work operation shall be repaired at
- Construction shall follow the most recent version of the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in it's entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.
- General / Demolition Contractor shall strip and stockpile the top 6" of existing site topsoil. Sod and debris shall be separated and discarded. Verify stockpile location with Owner.
- The General Contractor shall be responsible for bulk excavation, rough grading to within minus as inches (47) and finish grading to within minus two (42) of Finish Grade. The too maintain finish grades and correct all encosion until area is accepted by Owner. Contractor shall remove all soil un-off from adjacent lakes, pavements, swales etc. as established by others. Refer to CMI Brig? Woy for Intel grades.
- Landscape Contractor shall be responsible for fine grading, including provisional topsoil to finalize levels. New earthwork shall blend smoothly into existing grades. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
- General Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted, All anguiar (intercional invert orientations are asporximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer trainings and Manufacture's specifications.
- All fill for berming and planting brought to the site shall be clean, triable sandy loam slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and ott debrie. Sod helow all areas to be bermed shall be removed with an approved herbici prior to installation of fill.
- No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.
- 12. Verify all paving materials, patterns and finishes with Owner and Landscape Architect. General Contractor shall be responsible to provide at least three (3) sleeves for irrigation
- electrical service, and drainage to each planting area and/ or raised planter surrounded or isolated by paving. Contractor shall be responsible to provide at least two (2) sileves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a plantef pot.
- 1105 GENERAL DESIGN DATA
- Construction shall follow the most nearly version of the "Riodds Building Code" and/ or the Building Code" as adopted and amended by County or local "unidadios. The Contractor hall filmilitates inmed with the governing code in its enterety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.
- All work shall be performed in accordance with the relevant and applicable sections of construction standards as established by the following organizations including but not American NITE Standards instance and a standard standards and a standard standard the standard instance and the STM American STG of Testing Meeting CSI CERE Store Institute VCIM National Concrete Masorn, Assoc. Meeting Meeting CSI CERE Store Institute VCIM National Concrete Masorn, Assoc. Meeting Meeting CSI CERE Store Institute VCIM National Concrete Masorn Assoc. Meeting Meeting CSI CERE Store Institute VCIM National Concrete Masorn Assoc. Meeting Meeting CSI CERE Association Meeting Meeting CSI CERE Store Institute VCIM National Concrete Masorn Assoc. Meeting CSI CERE Store Institute VCIM National Concrete Meeting CSI CERE Store Institute VCIM National CSI CERE Store Institute VCIM National CSI CERE Store Institute VCIM National CSI Store Store
- Refer to Construction Standards and Specifications as referenced by the Project Engineers providing support for the following Work: a. Soils and Geotechnical Engineers c. Electrical and Mechanical Engineers e. Swimming poor Fourtial Torisultant and Engineers

2100 - EROSION CONTROL

- Contractor shall ensure that all ecosion control measures are prescribed and installed in accordance with the requirements of the State, Federal or local drainage control districts to with any of may not be shown on the Drawinds. 9.
- 2. All erosion control measures are to be installed prior to any site disturbance or construction activities
- 3. All sediment will be prevented from entering any wetland, waterway, sewer or storm drainage system through the use of silt fences, straw bales, detertion and/or other applicable interhods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order each day.
- Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by approved soil matrix, erosion mitigation matt ground cover or other approved material. 5. Sediment control measures shall not be removed until work area is sufficiently stable
- Contractor shall verify all existing grades in the field and report any disc immediately to the Landscape Architect for decision.
- All fill for berming and planting, brought to the site shall be clean, frieble sandy loagn of slightly add to neutral pA. All fill shall be free from slicks, rocks, mark, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.
- Remove all road base, shellrock, marl, coral rock, and rubble 30° minimum bek grade from all new planting areas and tree pits. Backfill with suitable soil as aspect Landscape Architect. Maintain existing grade at the drip line' of existing trees to re
- Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
- New earthwork shall blend smoothly into existing grades
- Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per toot (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
- Rough Grade Shaping and rough grade of site soils shall be provided 'in-Lee' by Contractor b- at' of finish grade unless otherwise determined by Landscape Pians. If till soil is required to be imported, refer to Landscape Pians and coordinate with Landscape Contractor.
- Finish Grade = +/- one inch (0.08). Contractor shall shape on-site top-soil and level to finish grade tolerances unless agreement with Owner is otherwise established. If top soil is required to be imported, refer to Landscape Plans and coordinate with Landscape
- Fill shortfall shall be reported to Owner immediately. Contractor shall provide fill at direction of and by agreement of Owner. Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Contractor shall have stock piles removed per Owner's direction.
- Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes pavements, swales et as established by others.
- No equipment shall be used within the canopy 'drip-line' of existing trees. Main grade at 'drip-line' of existing trees.
- 2505- GENERAL SITE UTILITIES AND SLEEVING
- Contractor shall verify location of existing utilities/services and provide protective measu during construction. Utilities damaged during site work operations shall be repaired at Contractor's expense
- 2. Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground piping and utility routes. Avoid all areas expected to be encounter

- 2505- GENERAL SITE UTILITIES AND SLEEVING (cont.) Contractor, at his Own expense, shall relocate or adjust any utilities, piping etc. that interferes with the installation of plant materials in their designated location. З.
 - All sleeving shall be a 2^min. dia. SCH 40 PVC pipe as needed. Where possible sleeving should be stacked or ganged to minimize space requirements.

 - Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/ or raised planter surrounded or isolated by paving.

 - Contractor shall be responsible to provide at least two (2) sleeves 1-1/2' dia irrigation and drainage to each pedestal or base to receive a planter pot.
 - Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation contractor. The end of the sleeve shall extend at least 12" beyond the pavement, footing or base rock.

 - Locate sleeves in accessible corners or along edges of pavements. Avoid directing sle the center of planting areas where large root balls are intended.
 - Irrigation pipe/ control wire sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.
 - 10. All sleeving under roadways shall be reviewed and approved by Owner's Civil Engineer
 - 2700 GENERAL PAVING NOTES
 - Verify all paving materials, patterns and finishes with Owner and Landscape Architect Samples - Contractor shall provide a minimum 5' x 5' sample of each pavement type or color blend for each paving pattern specified prior to ordering materials for the job. The paver sample shall be reviewed by the Landscape Architect and Owner for final approval and possible re-proportioning of the color mix or stone
 - Stone and Concrete Unit Payers Payers shall be installed in accordance with Manufacturer's specification. All curved patterns, bands and bordens shall have cast or cut rabial joints to create the required curve in accordance with the plans. Sand expery gaps shall be writinn 11% min and 31% max. Thumble payers shall not exceed 1,4" deep x 3,4" wide. Mortar joints shall be uniformly 1,4" max unless noted otherwise.

 - Cast Stone Contractor shall verify all colors and finishes in writing prior to ordering materials. Contractor shall humins samples of the specified material, profiles and finishes. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect. All curved bands and borders shall have radii cast in accordance will fayout pans.
 - Concrete All concrete products, including slabs, cast stone and pavers, shall have a minimum compressive strength of 4000 psi unless otherwise noted. Provide control and expansion joints as noted. Refer to Plan notes and concrete seeditications color,texture and finish. Refer to Civil and Structural Engineer's Drawings for all slab and concrete seeditications.
 - Setting Materials. All connentitious setting materials shall be modified for bonding and suitable for exterior, wet locations. All substrates and slabs shall be sound and properly cleaned for proper bonding of setting materials. Sealer All store shall be sealed with a clear, preferinging, no-build sealer prior to installing and grouting. All store, lies and grouts shall be cleaned and sealed after installation. Provide Sealer Manufacturer's product sheet to Landscape Achitect for all properies dealer products.
 - Subprade and Payement Base. All payement or foundation subprade shall be compacted to meet the density requirements as determined by Chil or Struct Encyr Drawings. Subgrade shall evident 12 inches beyond the proposed edge of payement. All supremotives the density of the subprade shall be removed below the finite payement areas and hom within 8 test or dege of payement. The propriet and the removed below the finite payement areas and hom within 8 test or dege of payement. The provide shall be removed below the finite payement areas and hom within 8 test or dege of payement. The provide shall be removed below the finite payement areas and hom within 8 test or dege of payement. The provide shall be removed below the finite payement areas and the payement by a regulative of the provide shall be removed below the finite payement areas and the payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the provide shall be removed below the finite payement by a regulative of the provide shall be removed below the provide shall be provide shall be
 - 2630 DRAINAGE AND PIPING NOTES
 - MATERIALS CFT N-12-corrugated high density polyethylene (HDPE) tubing with smooth wall interior. PVC Schedule 40, Schedule 80 or C-800 polyvinyl chloride pipe as indicated on the drawings.
 - c. Deck Drains- 'Zurn' inlets with bronze grates or approved eq
 - d. Planter Drains N.D.S. Atrium Grate or approved equal.
 - e. Refer to Civil Engineer's Drawings for Catch basins, sub-surface strip drains, french drains, etc. Refer to Civil Engineering drawings for all piping, structures and drainage outfalls.
 - All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of storm surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for Work required.
 - All bedding shall consist of clean granular material. Unsuitable material such as muck, rocks, and be removed and replaced with suitable material and compacted.
 - 5. The pipe shall be supported for it's entire length with appropriate compacted granular material unde haunches.
 - The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench. All backfilling of storm drainage pipe shall be compacted in 12' lifts of clean granular material to a density of not less than 98% of the maximum density as determined by AASHTO T-99.
 - Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
 - All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.
 - All elevations shown refer to N.G.V.D. unless other wise noted. Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work. Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted.
 - 12. All pipe connections shall be made with manufacturer approved collars, couplings, or fittings. All corns shall be gasketed and/ or piled to be wateringti, imperiefraide by roots, and resistant to sediment infiltrat corrugated pipe connections shall be gasketed and or necessaria to sediment infiltrat accordance with manufacturer recommendations.
 - 13. In-line connections to main line shall be made w/ Y-fittings installed to facilitate downstream flow
 - Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure placed 6^e min. below floor of building. Provide 2^e min. overflow air-gap at downspout / drainpipe connection. All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
 - 16. All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before

 - 2800 GENERAL FENCING NOTES Verify all fencing materials, patterns and finishes with Owner and Landscape Architect. Fencing as shown on Landscape Architect's plans indicate general form and finish only.
 - All fencing and footings shall be designed by a Registered Engineer and installed by a Licensed Fencing Contractor in accordance with the "High-velocity wind zone" requirements of the FBC.Fencing installation shall comply with all local building, fire, life-sately and zoning codes.
 - Verify all property boundaries and fence locations with a certified property survey. Verify all underground utilities and sprinkler lines prior to digging fence posts.
 - Chain-link fencing shall be designed and installed in conformance with guidelines published by the Chain Link Fence Manufacturers Institute (CLFMI) and ASTM F-567.

 - 3100 CONCRETE NOTES
 - Refer to Structural Engineering Drawings for all design and Specifications. Normal weight concrete (145 PCF) 28-day compressive strength: 3000 PSI
 - Foundations /Patio Slabs* 4000 PSI Columns, beams, and slabs 4000 PSI
 - b. Concrete slump (in inches) shall be as follows: Minimum 1-1/2" Massive sections, pavements and slabs Heavy slabs, beams, walls Thin walls, columns
 - c. Concrete reinforcing steel- ASTM A615 grade 60 ,Fy=60 KSI. Ties and stirrups --grade 40
 - d. Stainless Steel Wire for Concrete Reinforcement- 304 or 316 Alloy ASTM A1022-01.2. 2. Reference Standards
 - Placing drawings and bar lists shall conform to ACI's "Manual of Standard Practice" for Detailing Reinforced Concrete Structures." (ACI 315)
 - Details of concrete reinforcement shall comply with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated. c. Concrete construction techniques shall conform to "Specifications for Structural Concrete for Buildings" (ACI-301).

3100 - CONCRETE NOTES CONT

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4220 CONCRETE UNIT MASONRY

- Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers

Concrete columns shall be tied reinforced columns unless otherwise indicated

Provide 6" x 6", W I. 4 x WI.4 WWF in slabs on grade unless otherwise indicated

4" thick slabs - 6' o.c. max 6" thick slabs 8' o.c. max

Reinforcing steel shall be lapped 36" minimum where spliced and shall be either diameter or wired together.

Vertical wall reinforcing shall be doweled to footing below and beam above

. Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end

10. Provide (2) #9 Ga. reinforcing wires every second course in exterior walls

6. Masonry walls shall cure at least (24) hours before grouting

Grout shall be placed in lifts not to exceed 8'-0" maximum

Adequate vertical and horizontal shoring shall be provided to safely support all construction loads

Dowels shall be hooked "L" at bottom and shall be lapped 36" with column or wall reinforcing above

Reinforcing in concrete walls shall be continuous with lap bars 36" min. Horizontal bar laps shall be staggered. Horizontal and vertical reinforcing shall be continuous between concrete and CMU materials. Provide dowels with 35" min lap embedded in each wall or slab material.

Fiber Reinforcement where noted. Synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement complying with ASTM C1116, Type III, 1/2 to 1 inc/ (1/3 25mm) long. Admix at not less than 1 lb) per ou yd and as recommended by Engineer or manufacture

Slab Expansion Joints- Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated. Wall Expansion Joints - Befort to engineering of rewinges

Control Joints - Form weakened plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows

Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 3/8° and as indicated on the drawings. Repeat grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.

Joints Spacing - as follows and as indicated on the drawings.Add two feet (2) to spacing, if fiber mix is used.

Edging - Tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2^e min. or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.

Note: Minimum Requirements are as noted. Refer to Structural Engineering Drawings for all design and Specifications.

Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Conc Masonry Structures" (ACI 531)

Slab Surface Finish - verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes: tool marks and defects.

materials a. Concerts the mascorry 28-day compressive strength of individual units (net area) 1500PSI. Masonry units shall b. Morar type M or 5 ASTM C270. Morar test shall be taken twice weekly c. Masonry grout shall conform to ASTM C476.

Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous

Cleanout openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.

When grouting is stopped for one (1) hour or longer, grout shall be stopped 1-1/2" below top of the uppermost

Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.

14. Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials

The sector nocless all allow experiment and naterials to provide and install Cast Stone shown on the The sector nocless all allow experiment and naterials to provide and install Cast Stone shown on the and Architectural Cast stores. While Portland, convert has diffying to rill concrete. Texture by Contractor all kinnis show diverges, colors install atemptes of all professor attemates to Landscape Architect to generoes and concreting done. The Architectural Cast store and Cast and Cas

Architectura cast atone members hall be suitably reinforced with synthetic fibers (ASTM C1116, Type 3), welded wire fabric (ASTM A62 where applicable in wel-cast units) terrous bars (ASTM A6154, A6154) or deformed statilizes steel (type 302 co 304). Statilizes teller (initrocements shall be used be in wel or submerged conditions or where saits in soil, water or air are present. Welded wire fabric shall not be used in dry cast products.

Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a min. of 3* of concrete cover unless specified otherwise by engineer.

All copings, trim molds, wall caps, brackets, cladding, etc (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and columns shall be anchored in compliance with local building codes. Refer to wind load and seismic standards in CSI Manual sec

All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from any water infiltration.

Cast stone products, grouts and thin-sets used in wet, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.

10. All finish pointing grouts shall match the cast stone color unless otherwise specified. Grout joints shall be consistent and uniform: 1/4" min or 3/8" max width. Joints shall be tooled flush or slightly concave as specified. Raked jointed shall be pointed and tooled as specified.

12. All borders, trims, and molding spans shall consist of equal, uniformly sized pieces. Slivers or unbalanced joint spacing is unacceptable. All corner stones shall be solid casting. Miter joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed, cut, or broken ends are unacceptable.

Finished surface shall be clean and free of defect, saw cuts, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application.

14. All horizontal walking surfaces shall have a skid resistant finish, wet or dry. Fill all pores and cavities of natural stone as specified.

16. Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish from runof joare spray of all cleaners.

15. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils a surfaces from dust, debris, and construction activity.Dispose of any waste mate suitable containers away from planting areas. Contractor shall be responsible to remove all cement containities of it from the site and replace with clean, approved fill.

17. All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified Submit sealer manufacturers' literature to Architect for approval. No sealer shall be applied until repair, clearing, inspection and acceptance are completed.

Wet all stones prior to setting in full mortar bed unless otherwise detailed

11. Stone materials shall be cleaned and free of chips, voids, mortar haze, and stains

Set stones 1/8" or less within plane of adjacent units.

Fabricator and installer shall use clean, uncontaminated sources of cement, aggregate, mixing equi water for all products, grouts and installation practices. All cast store shall be write Portification clear and achieve a min. compressive strength of 3000 psi upon delivery to job-site. Cast store shall ha color pigments with additional soda color as specified.

Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.

All openings in concrete slabs or walls over 12° square shall have (1) #5 x 5°-0° diagonal bar in each corner in the center of the slab or wall. Connect column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical

9500 - PAINT AND FINISHES

6050 - OUTDOOR CARPENTRY

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13100 - FOUNTAIN AND POOL NOTES

All paint finishes shall receive 100% coverage with a primer/sealer base coat suitable for the substrate material and application. All paint finishes shall extend a min. of 2" below grade where applicable. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface detects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation. 2.

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Delray Ridge Delray Beach, FL

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DESIGN

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Stephanie Portus FL Reg LA 6667215 Certificate of Authorization I C260006

HARDSCAPE

SPECIFICATIONS

LANDSCAPE

- Masonry and concrete walls shall receive a coat of masonry primer paint Stucco / masonry shall cure for at least 28 dry days prior to painting or in accordance with paint manufacturer's specification. Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified. Finish paint application shall consist of a min. of one coat of finish paint. Follow application instructions as recommended by the Manufacturer unless otherwise noted.
- Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequen coat. All paint shall have the maximum allowable recommended mildew-cide additive.
- Contractor shall provide 4'x4' paint sample panels on site for review and approval by the Owner/ Landscape Architect.
- All metal shall receive a two coats of corrosion resistant primer appropriate for the material: Unexposed Steel , iron/ ferrous metals red oxide oil-based primer or approved eq.

Materials a. Pressure-treated (PT)- (min ACO retention) Lumber Piles - southern yellow pine (SYP) 2.50 ACO Buried or submerged Framming and superstructure Above grade Framing and superstructure - #2 SYP, S4S, 000 ACO Decking, posts and railings - #1, SYP, S4S, 0.60 ACO D. Wessen Red Cedar (WHC) Pi rough sawn timbers and dimensional boards b. Wessen Red Cedar (WHC) Pi rough sawn timbers and dimensional boards

c. Exotic wood cladding - species to be determined.

Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if substrate, undercoat or primer is visible.

d. Synthetic Lumber - UV resistant, high density polyethylene (HDPE) boards. TREX, Inc.or EQ.

Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the weatherability, strength and appearance of the product.

Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified wood type / species for approval prior to ordering.

All structures shall be anchored, plumb and square to base. Structures shall be constructed in accordance with wind loads and local codes.

Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate air gap and drainage clearances.

Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with Stainless steel bolts and fasteners or approved eq. as noted. All framing nails, connector plates, ties etc. shall be stainless steel unless otherwise noted. Refer to engineer's fastener schedule for size and spacing.

All visible, bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.

9. All decking, railings or finish surfaces shall be free of splits, checks, splithers, loose knots, pitch pockets pith hearts or other defects. All joints and connections shall be tight and clean. Hound-over or ease all edges unless otherwise specified. All fasteners on decking, railings and finish surfaces shall be counter-surk liably or slightly blobw (inish surface).

All decorative wood assemblies shall receive at least one coat of primer, stain or sealer prior to assembly. Finish coat or touch-up all final assemblies or structures according to finish schedule.

11. All wood steps shall have 3 min. 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

Submittals - The Contractor shall submit detailed shop/ MEP engineering drawings for all pool, pond and fountain structures, basins, bowls, finishes, fixtures, controls, equipment and operating systems to the Landscape Architect for review and approval prior to construction.

Fountain mechanical, electrical and hydraulic systems shall consist of commercial grade pool/ fountain equipment as specified by an approved fountain consultant to provide a complete feature fountain system that operates to the performance standard as specified on the Plans.

The Equipment List shall include, but not necessarily limited to, the following items: pumps, piping and fittings, auto-fill, overflow, filters, skimmers, valves, manifolds, timers, controllers and control boxes, light fotures, etc.

All pool, pond and fourtain, structures, basins, bowls, etc. shall be engineered and constructed in accordance with all applicable codes and standards by the installer, manufacturer, or supplier. The installer shall be responsible for the design and application of all structural materials, waterproofing materials, installation methods, equipment and infinish installations.

All carved or precast components, assemblies and attachments shall have integral reinforcements engineered to meet applicable Wind codes.

Waterproofing: Whether shown or not, the Contractor shall be responsible to provide and install waterproofing materials that are appropriate for submerged and chemistry conditions of the pool aquatic environment. Embedded flaxible membrane or expanding waterstops shall be at all construction joints, pipe penetrations and equipment buokings. All underwater surfaces of pool shells and structures shall be waterproofed with flaxible comentitious plasters, polymers or appropriate Manufactures' recommendations: Manufactures and advances and Manufactures' recommendations.

Cast stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements. All molds and casting patterns shall be reviewed at a 75% completion level before final approval.

All electrical work shall conform to the most recent National Electric Code. Contractor shall submit an engineered electrical design including: all specification and criteria of provided equipment; a one-line drawing showing all electrical equipment; lighting; controllers, wiring and bonding.

All pool/ fountain equipment shall be grounded by an approved Grounding Electrode System or other code -approved manner. All swimming pool reinforcing steel and shell metals shall be bonded with a #8 insulated solid copper wire. Bonding shall be in accord with NEC 680-22.

Fountain mechanical / equipment installer shall include a minimum 1 year warrantee for all equipment, including any necessary field service and/ or adjustments.

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. Contractor shall provide all structures, plumbing, equipment, hook-ups services, and adjustments necessary to provide a complete and fully operational fountain system.

13. Water supply tap and meter (if required) shall be furnished by Owner, UNO.

Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlo environment. For specific information, refer to "Technical Design Manual -Tiled Swimming Pools, Fountains and Spas, DS-726.0-810" published by the Laticrete Corporation -www.laticrete.com.

All fastenings, pins, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environments. Reinforcing steel shall have 3" min. concrete cover from all submerged

All wood shall be isolated from contact with concrete, masonry units, metal plates, etc with pressure-treated wood or eq.. Provide flashing and sealant as noted.

d. Metal fasteners-hot-dipped galvanized steel,316 stainless steel or approved eq. where specified. e. Connection plates- galvanized steel "Simpson" ties 316 stainless steel or approved eq.