

CITY OF HIDDEN HILLS

LANDSCAPE RENOVATION

ROUND MEADOW / MUREAU ROAD ENTRY IMPROVEMENTS

StudioMA

StudioMA, Inc.

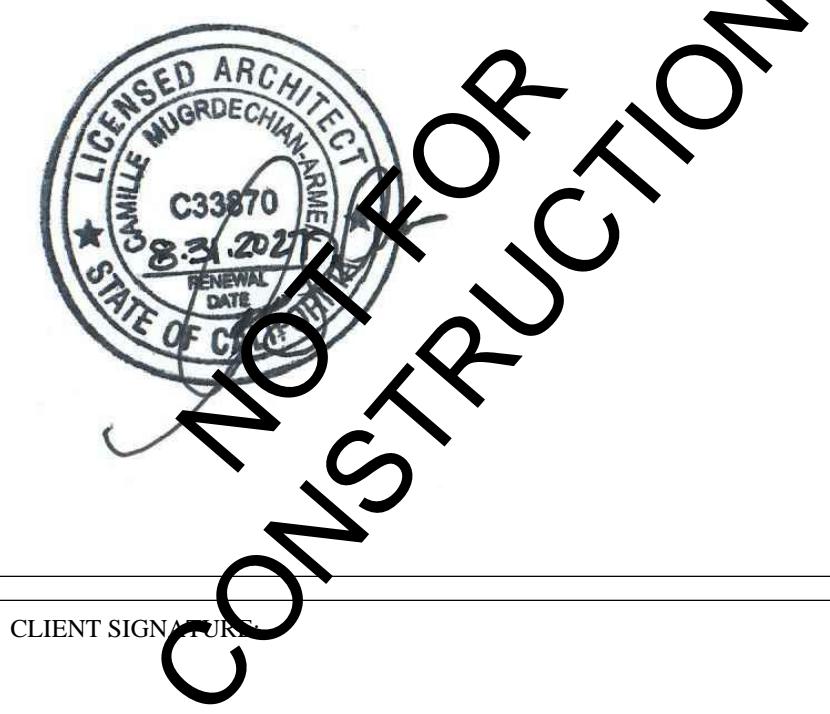
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NOT FOR CONSTRUCTION

KEYNOTES

- 1 MODIFY EXISTING SIDEWALK/ PATH SUBSTRATE AND ASSOCIATED COMPONENTS TO ACCOMMODATE NEW SCOPE.
- 2 EXERCISE CARE TO PREVENT DAMAGE TO EXISTING ADA RAMP. PREPARE GRADE FOR NEW PATH TO MATCH EXISTING RAMP SLOPE. REFER TO CIVIL FOR FINISH GRADE.
- 3 REMOVE EXISTING UTILITY COVER. EXISTING BELOW GRADE UTILITY BOX TO REMAIN. (NEW COVER TO BE ADDED)
- 4 REMOVE EXISTING DRINKING FOUNTAIN AND ALL ASSOCIATED COMPONENTS.
- 5 DEMOLISH EXISTING CMU WALL AND FOOTING. PREPARE FOR NEW WHERE OCCURS. SEE CIVIL ENGINEER'S DOCUMENTS FOR ADDITIONAL INFORMATION. PROVIDE SHORING AS REQUIRED.
- 6 CONSULT WITH LANDSCAPE ARCHITECT, TREE NURSERY /SUPPLIER AND ARBORIST TO DETERMINE DEPTH AND WIDTH OF AREA FOR SOIL REMOVAL TO ACCOMMODATE NEW TREE ROOT BALL. RE-ROUT ALL ENCOUNTER UTILITIES THAT WILL INTERFERE WITH NEW TREE ROOT BALL. CONSULT AT PRE-MEETING WITH LANDSCAPE ARCHITECT AND ARBORIST FOR CLEARANCE AROUND ROOT BALL.
- 7 REMOVE EXISTING FENCE
- 8 ALTERNATE: REMOVE FINISH, RUST, SCALE ETC, REPAIR AND/OR REPLACE ANY DAMAGES OF FENCE BUT NOT LIMITED TO, POSTS, RAILS AND FOOTING. PREPARE ALL SURFACES OF FENCE FOR NEW FINISH.
- 9 REMOVE / RELOCATE EXISTING SIGNAGE PRIOR TO START OF WORK. COORDINATE FINAL LOCATION AND SCOPE WITH CITY OFFICIALS AND OWNER'S SIGNAGE DOCUMENTS.
- 10 DEMO / SAW CUT EDGE TO PREPARE EDGE FOR JOINING OF EXISTING AND NEW PATH MATERIAL.
- 11 PROVIDE CLEAN FINISH AT BOUNDARY EDGE. JOIN TO ADJACENT MATERIAL WITH ADA COMPLIANT TRANSITION.
- 12 DEMO INDICATED PORTIONS OF EXISTING PATH TO ACCOMMODATE OPTION A
- 13 DEMO PORTIONS OF EXISTING PATH TO ACCOMMODATE OPTIONS B & C
- 14 PATCH AND REPAIR EDGE CONDITION WHERE DEMO FOOTINGS / STEEL SADDLES OCCUR.

DEMOLITION GENERAL NOTES

1. ONLY DEMO ITEMS IDENTIFIED ON DEMO PLAN SHALL BE REMOVED. REVIEW SCOPE AT ON SITE MEETING WITH ARCHITECT PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL PERFORM SURFACE DEMOLITION NECESSARY TO CONSTRUCT THE PROJECT. THIS ENCOMPASSES BUT IS NOT LIMITED TO, DEMOLITION OF ABANDONED PROPERTY; REMOVAL OF CONFLICTING VEGETATION, PLANTS, DEBRIS, SUBGRADE, BASE AND SUBBASE, BACKFILLING OF EXCAVATIONS, EXISTING SLABS, PORTLAND CEMENT CONCRETE (PCC), CURBS AND GUTTERS, IRRIGATION PIPES AND STORM DRAINS, UTILITIES, SIDEWALKS, RETAINING OR LOW WALLS, FENCES, LIGHTING, REMOVAL OF ANY MATERIAL RESULTING EITHER FROM DEMOLITION ACTIVITY. SITE CLEARING OR EARTHWORK SHALL INCLUDE REMOVAL, TRANSPORTATION AND LEGAL DISPOSAL OF SUCH MATERIAL, IN COMPLIANCE WITH CURRENT GOVERNING CODES AND REQUIREMENTS.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR DEMOLITION, REMOVAL, REPAIRS AND/OR REPLACEMENT OF THE PROPOSED IMPROVEMENTS AT EXISTING AREAS. DAMAGES TO REPAIRED OR IMPROVED AREAS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. BEFORE THE START OF ANY DEMOLITION OF FACILITIES, CONTRACTOR SHALL:

- A. IDENTIFY ALL ENCROACHMENTS NOT SHOWN ON THE DRAWINGS.
- B. VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, SEWERS, STORM DRAINS, CULVERTS, TELEPHONE, FIBER, ELECTRICAL CONDUITS, ETC. THAT CROSS OR LIE WITHIN THE DEMOLITION WORK LIMITS.
- C. VERIFY ALL EXISTING COUNTY AND CITY UTILITIES AND EQUIPMENT (INCLUDING BUT NOT LIMITED TO POWER POLES, SIGNALS, ETC.) PROTECT PRIOR TO START OF WORK AND MAINTAIN ALL IN WORKING ORDER.
- D. COORDINATE WITH APPROPRIATE AUTHORITIES AND AGENCIES TO SHUT OFF, DISCONNECT, CUT AND CAP, WHERE REQUIRED, OVERHEAD AND UNDERGROUND UTILITY SERVICES TO FACILITATE THAT ARE TO BE REMOVED OR DEMOLISHED.
- E. OBTAIN APPROPRIATE PERMITS.
- F. PRIOR TO DEMO, CONTRACTOR TO WALK SITE WITH CITY REPRESENTATIVE TO VERIFY PLANTS THAT ARE TO BE SAVED AND/OR RELOCATED AND THOSE SCHEDULED FOR DISPOSAL.
- G. THE CONTRACTOR SHALL PREPARE AND SUBMIT A COMPREHENSIVE CONSTRUCTION STAGING AND TRAFFIC CONTROL PLAN TO THE CITY'S PUBLIC WORKS DEPARTMENT AND THE COUNTY'S RELEVANT AGENCY FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THIS PLAN SHALL INCLUDE "TEMPORARY FENCING AND BARRICADES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION, INSTALLATION, AND MAINTENANCE OF ALL TEMPORARY FENCING AND BARRICADES REQUIRED TO SECURE THE SITE AND PROTECT THE PUBLIC. THE TYPE AND PLACEMENT OF THESE BARRIERS MUST MEET ALL APPLICABLE LOCAL ORDINANCES AND THE REQUIREMENTS OF THE CITY'S MUNICIPAL CODE AND COUNTY'S BUILDING CODES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AND COUNTY PROJECT REPRESENTATIVES TO DETERMINE FINAL PLACEMENT AND OBTAIN ALL NECESSARY PERMITS AND WRITTEN APPROVALS BEFORE INSTALLATION."

PLANT KEYNOTES

PROTECT IN PLACE. EXISTING TREE & PLANTS ADJUST TO GRADE
 REMOVE TO ACCOMODATE NEW SCOPE. RELOCATE - OMIT

LAND SURVEY SCOPE

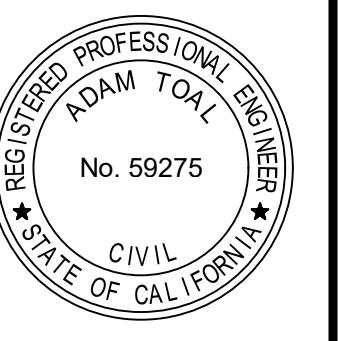
PRIOR TO START OF WORK, GENERAL CONTRACTOR TO PROVIDE VERIFICATION OF PROJECT BOUNDARY. THIS INCLUDES BOUNDARY DETERMINATION, SETTING OF PROPERTY CORNERS AND SUBMITTAL OF RECORD SURVEY TO THE LOS ANGELES COUNTY SURVEYOR'S OFFICE.

LEGEND

	EXISTING PATH / TRAIL		CITY & COUNTY BOUNDARY / LIMIT OF WORK
	DEMO PATH / TRAIL (A)		NEW FENCE TO MATCH EXISTING
	DEMO PATH / TRAIL (B & C)		STREET CENTERLINE
	EXISTING ROCK		
	EXISTING TREE & PLANTS TO REMAIN		TREE TO BE REMOVED



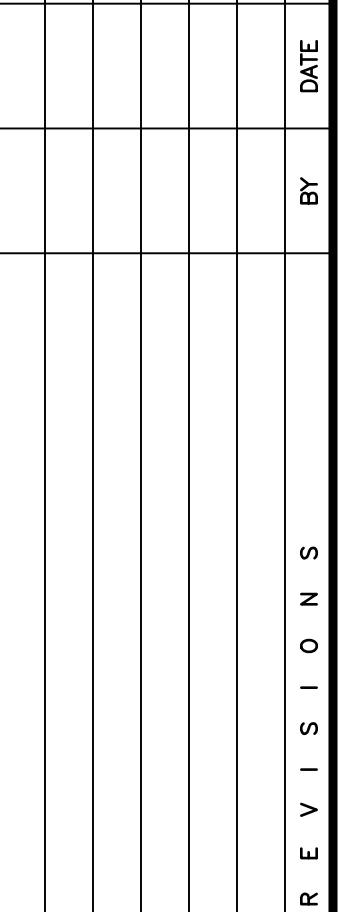
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ADAM L. TOAL
R.C.E. 59275
DATE: _____

PREPARED FOR:
STUDIO MA

MAIN DIA.	RISER DIA.
3"	3"
> 3"	4" MIN. (U.N.O.)



REVISIONS

IMPROVEMENT PLAN

POR. SE 1/4 OF SEC 21, T1N R17W
ROUND MEADOW & MUREAU RD., HIDDEN HILLS, CA

P.C.#: ----	H. SCALE: 1"=10'
DATE: 10/10/25	V. SCALE: N/A
SURVEY DATE: 5/5/25	DWG. NO. C-3
DRN.: A.A.	CHD.: A.L.T.
APPD.: A.L.T.	
JOB NO. 25058	SHEET 3 OF 3

