City of EL MIRAGE Arizona
GRAND HERITAGE, BRIGHT FUTURE!

CITY OF EL MIRAGE

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CITY OF EL MIRAGE
2021 AUG 23 AM 11:12
BV

DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ21-08-25 Date Received: 8/23/2021 Planning & Zoning Commission Meeting: 9/14/2021 City Council Meeting: ---------

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- [X] Conditional Use Permit
- [ ] General Plan Amendment: [ ] Major [ ] Minor
- [ ] Planned Area Development (PAD)
- [ ] Planned Area Development Amendment
- [ ] Rezoning
- [ ] Site Plan Approval
- [ ] Site Plan Amendment
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Other: _____

PROPERTY INFORMATION:

Name of Project: Reduction of liability/wall enhancement Acreage: 2923 SQ FT

Property Address/Location: 126th Ave North of Mauna Loa Ln

Assessor's Parcel Number: 509-13-819

APPLICANT / OWNER INFORMATION:

Applicant:	Keith Gray (Vice President)	Owner:	Rancho El Mirage HOA
Address:		Mailing Address:	14861 N. Scottsdale Rd 201
City/ST/Zip:		City/ST/Zip:	Scottsdale AZ 85254
Phone:		Phone:	480-994-4479 x1518
Email:	keith.gray.80.red@gmail.com	Email:	JPagel@HOAMCO.com
Signature:		Signature:	
(Agreement to act as agent for owner)		(Authorization for agent to act for owner)	

- [ ] Application Form
- [ ] Comprehensive Site Plan
- [ ] Deed and/or Title Report
- [ ] Drainage Report
- [ ] A.L.T.A. Survey
- [ ] Phase I Environment Site Assessment
- [ ] Preliminary Landscape Plans
- [ ] Filing Fee (see Fee Schedule starting on page 9)

The wall needs to be enhanced inorder to address liabilities that the HOA are burdened with.

These walls have sustained damage and need to be enhanced to prevent further damage. Raising the height of the wall will make it more complicated to scale and hopefully deture the attempts.

Respectfully,

Keith Gray

Vice President

Rancho El Mirage HOA

Looking North on 126th Ave.

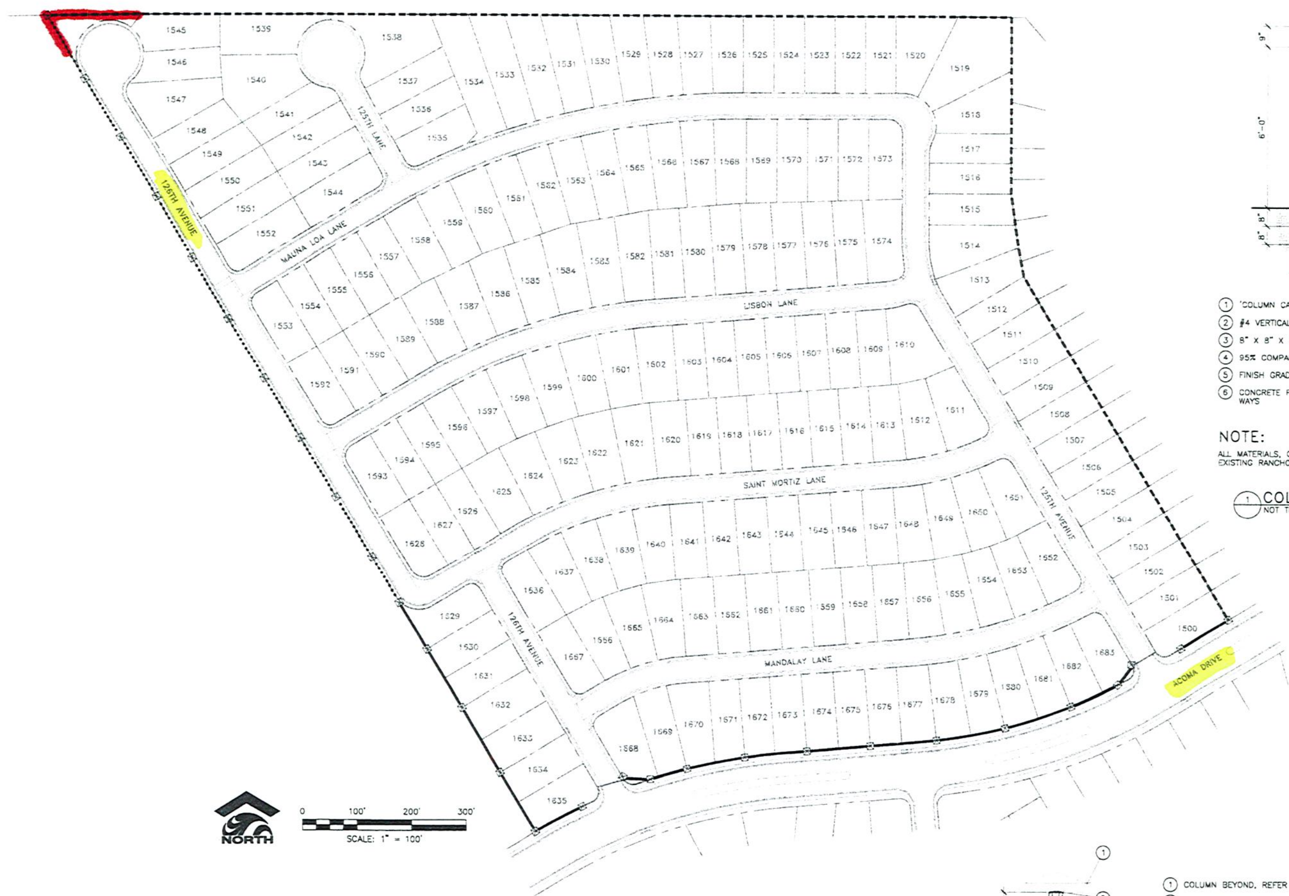
Close up of damage to a recently repaired section.


Height of the current wall want to rise to approx. 8ft

Looking west from 126th Ave showing all damage to section regarding to permit.

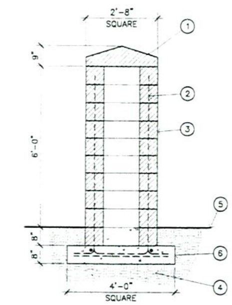
Looking west from 126th Ave showing all damage to section regarding to permit.

Looking west on 126th Ave more damage to same pony wall just replacing what was already there (not a part of this application just as reference to damage sustained).



LEGEND

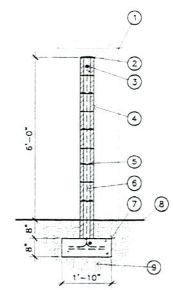
- INTERLOCK WALL, REFER TO DETAIL 4, SHEET L1.04
- LOW WALL, REFER TO DETAIL 2, SHEET L1.04
- THEME WALL, REFER TO DETAIL 1, SHEET L1.04



1. "COLUMN CAP", REFER TO MATERIAL SCHEDULE
2. #4 VERTICAL REBAR AT EACH CORNER
3. 8" X 8" X 16" BLOCK
4. 95% COMPACTED SUBGRADE
5. FINISH GRADE
6. CONCRETE FOOTING WITH (2) #4 REBAR BOTH WAYS

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

1 COLUMN SECTION
NOT TO SCALE



1. COLUMN BEYOND, REFER TO DETAIL 1, THIS SHEET
2. 1/2" MORTAR DOME CAP
3. #4 REBAR CONTINUOUS IN 8" DEEP BOND BEAM
4. 6" X 8" X 16" BLOCK
5. #9 HORIZONTAL "STEEL LADDER" REINFORCEMENT @ 16" O.C. IN BED JOINTS
6. #4 VERT. REBAR @ 48" O.C., ALTERNATE DIRECTON OF BEND ON VERT. REBAR
7. CONCRETE FOOTING WITH #4 REBAR CONTINUOUS
8. FINISH GRADE
9. 95% COMPACTED SUBGRADE

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

2 THEME WALL SECTION
NOT TO SCALE

Stantec
Stantec Consulting Inc.
8211 South 48th Street
Phoenix AZ USA
85044-5355
Tel. 602.438.2200
Fax. 602.431.9562
www.stantec.com

MATERIAL SCHEDULE

ITEM	COLUMN CAP
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	H BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	INTERLOCK BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	PILASTER CAP
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	SONORA BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	VERTICAL SCORE BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING

Revision	By	Appd	Date
0			

File Name	Dwn	Dsgn	Chkd	Date
	S.M.	S.M.	M.H.	01/17/03

Permit/Seal

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14151 MICHAEL LAWRENCE HINES Date Signed ARIZONA, U.S.A.

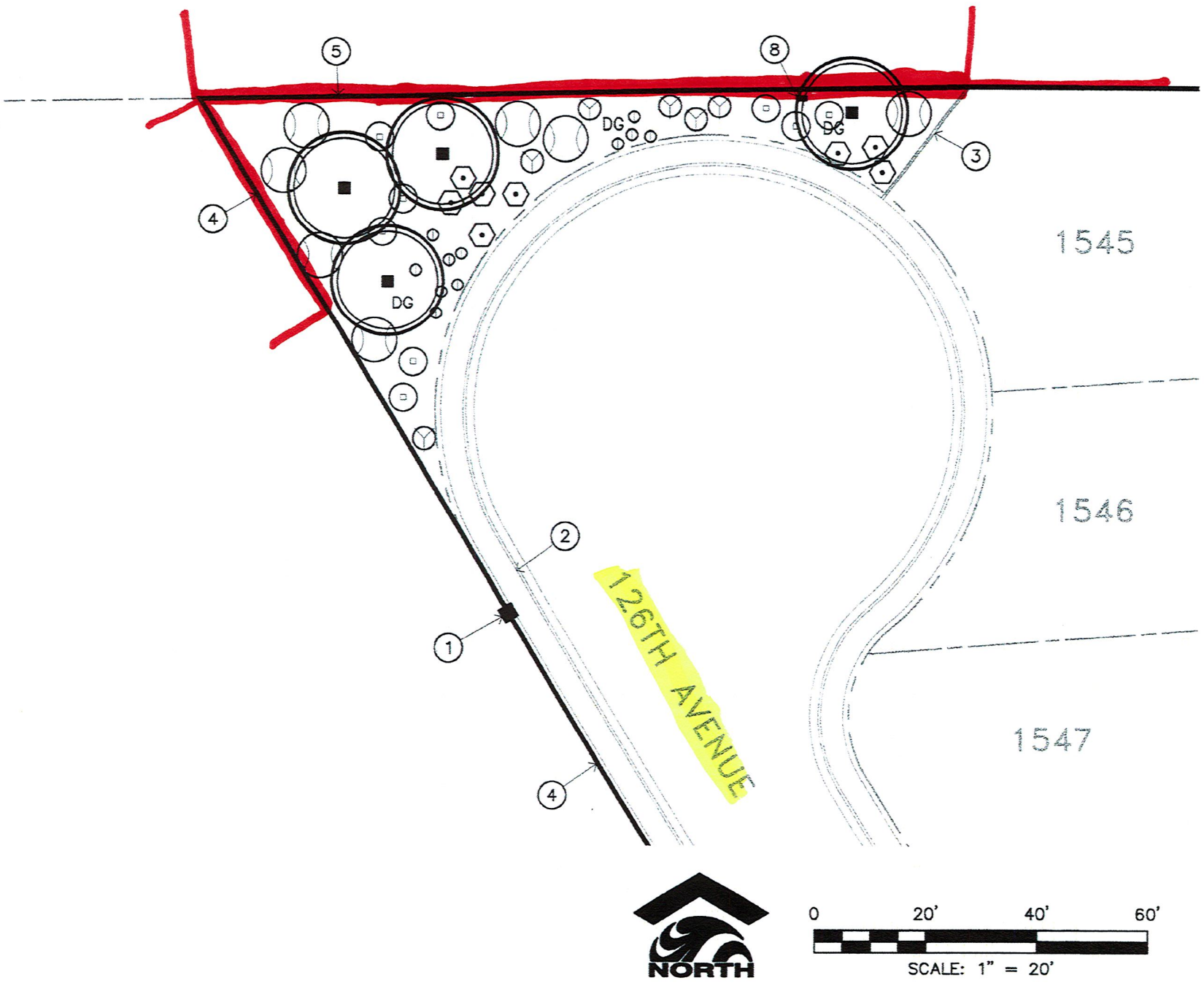
Client/Project

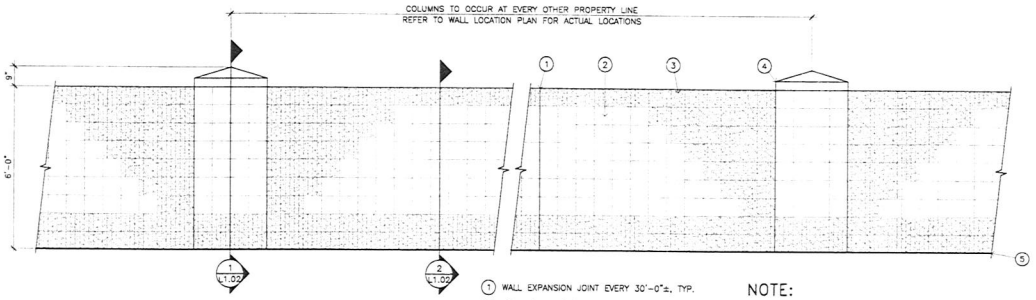
DIETZ CRANE BUILDERS, L.L.C
3612 W. Dunlap Avenue
Phoenix, Arizona 85051
(602) 973-8632

Rancho El Mirage - Parcel F
El Mirage, Arizona

Title
Wall Location Plan

Project No.	Scale	
82304021		
Drawing No.	**Sheet**	**Revision**
L1.02	3 of 11	C

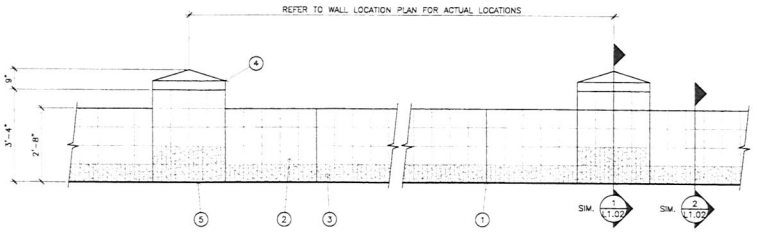

5
8
DG
DG
3
4
DG
1545
1546
1547
2
1
126TH AVENUE
4
NORTH
0
20'
40'
60'
SCALE: 1" = 20'



1. WALL EXPANSION JOINT EVERY 30'-0"±, TYP.
2. 6" X 8" X 16" 'VERTICAL SCORE BLOCK', REFER TO MATERIAL SCHEDULE
3. 6" X 8" X 16" 'SONORA BLOCK', REFER TO MATERIAL SCHEDULE
4. 'COLUMN CAP', REFER TO MATERIAL SCHEDULE
5. FINISH GRADE

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

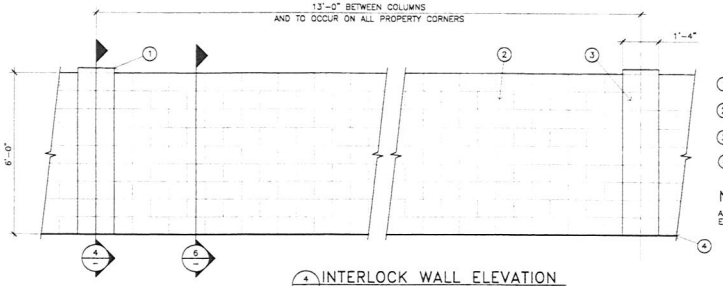
1 THEME WALL ELEVATION
NOT TO SCALE



1. WALL EXPANSION JOINT EVERY 30'-0"±, TYP.
2. 6" X 8" X 16" 'VERTICAL SCORE BLOCK', REFER TO MATERIAL SCHEDULE
3. 6" X 8" X 16" 'SONORA BLOCK', REFER TO MATERIAL SCHEDULE
4. 'COLUMN CAP', REFER TO MATERIAL SCHEDULE
5. FINISH GRADE

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

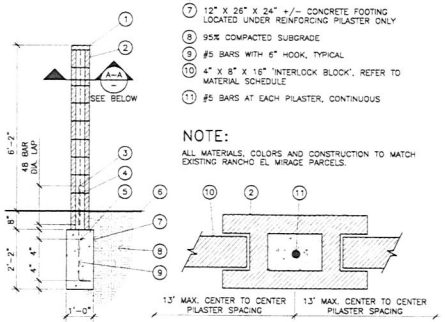
2 LOW WALL ELEVATION
NOT TO SCALE



1. 2" THICK 'PILASTER CAP', REFER TO MATERIAL SCHEDULE
2. 4" X 8" X 16" 'INTERLOCK BLOCK', REFER TO MATERIAL SCHEDULE
3. 8" X 8" X 16" 'H BLOCK', REFER TO MATERIAL SCHEDULE
4. FINISH GRADE

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

4 INTERLOCK WALL ELEVATION
NOT TO SCALE

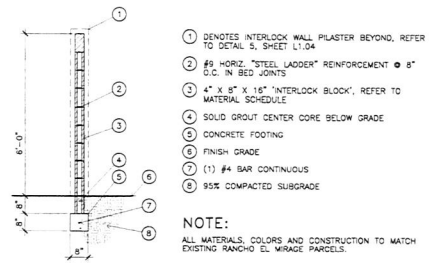


1. 2" THICK 'PILASTER CAP', REFER TO MATERIAL SCHEDULE
2. 8" X 8" X 16" CMU PILASTER 'H BLOCK', REFER TO MATERIAL SCHEDULE
3. DOWELS TO MATCH AND LAP VERTICAL PILASTER REINFORCMENT
4. #9 HORIZ DURA-WIRE EVERY 16" O.C. TYPICAL
5. #4 HORIZ REBAR CONT., TYPICAL
6. FINISH GRADE
7. 12" X 26" X 24" +/- CONCRETE FOOTING LOCATED UNDER REINFORCING PILASTER ONLY
8. 95% COMPACTED SUBGRADE
9. #5 BARS WITH 6" HOOK, TYPICAL
10. 4" X 8" X 16" 'INTERLOCK BLOCK', REFER TO MATERIAL SCHEDULE
11. #5 BARS AT EACH PILASTER, CONTINUOUS

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

SECTION A–A

3 INTERLOCK WALL PILASTER SECTION
NOT TO SCALE



1. DENOTES INTERLOCK WALL PILASTER BEYOND, REFER TO DETAIL 5, SHEET L1.04
2. #9 HORIZ. "STEEL LADDER" REINFORCEMENT @ 8" O.C. IN BED JOINTS
3. 4" X 8" X 16" 'INTERLOCK BLOCK', REFER TO MATERIAL SCHEDULE
4. SOLID GROUT CENTER CORE BELOW GRADE
5. CONCRETE FOOTING
6. FINISH GRADE
7. (1) #4 BAR CONTINUOUS
8. 95% COMPACTED SUBGRADE

NOTE:
ALL MATERIALS, COLORS AND CONSTRUCTION TO MATCH EXISTING RANCHO EL MIRAGE PARCELS.

5 INTERLOCK WALL SECTION
NOT TO SCALE

MATERIAL SCHEDULE

ITEM	COLUMN CAP
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	H BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	INTERLOCK BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	PILASTER CAP
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	SONORA BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING
ITEM	VERTICAL SCORE BLOCK
COLOR	MATCH EXISTING
FINISH	MATCH EXISTING
SPECS.	MATCH EXISTING

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Stantec

No.	Revision	By	Appd.	Date
0				

File Name: | S.M. Dsgn'd | S.M. Drwn | M.H. Chkd | 01-17-03 Date

Permit/Seal

REGISTERED LANDSCAPE ARCHITECT 14131 MICHAEL LAWRENCE HINES 10-15-03 ARIZONA, U.S.A.

Client/Project
DIETZ CRANE BUILDERS, L.L.C
3612 W. Dunlap Avenue
Phoenix, Arizona 85051
(602) 973-8632

Rancho El Mirage - Parcel F
El Mirage, Arizona

Title
Construction Details

Project No.	Scale	
82304021		
Drawing No.	Sheet	Revision
L1.03	4 of 11	C

GENERAL CONSTRUCTION NOTES

Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on this project.

All hardscape, walls, signage, and headers must be staked and approved by the Owner's Authorized Representative and/or Owner prior to construction.

Verify critical dimensions, reference point locations, and construction conditions prior to initiating construction. Notify the Owner and Landscape Architect should conflicts arise.

Grading on the project is per the engineered grading plans. However, additional fine grading will be necessary by the Landscape Contractor. Landscape Contractor is responsible for grading all areas at the direction of the Landscape Architect to create a naturally undulating ground plane.

Construction to be plumb, level and true unless otherwise noted on drawings.

All demolition areas shall be flagged for Landscape Architect's approval prior to demolition.

Contractor shall provide mockup samples of all construction to be performed (i.e., concrete, metal work, etc.) for Landscape Architect's approval prior to construction.

Refer to soils report for site grading, subgrade soil preparation and fill and compaction requirements.

Signs require separate permit. There shall be no obstruction of site signage by landscape plant material, and that such must be located/corrected before the field inspector will accept/pass the sign in the field or issue a Certificate of Occupancy for the project.

COMMON ABBREVIATIONS

Symbol	Definition	Symbol	Definition
@	AT	HORIZ	HORIZONTAL
AD	AREA DRAIN	HP	HIGH POINT
AVG	AVERAGE	HT	HEIGHT
BOC	BACK OF CURB	ID	INSIDE DIAMETER
BPU	BACKFLOW PREVENTION UNIT	INV.	INVERT
BR	BOTTOM OF RAMP	IRIG	IRRIGATION
BS	BOTTOM OF STAIRS	LA	LANDSCAPE ARCHITECT
BTH	BROWN TRUNK HEIGHT	LF	LINEAR FEET
BW	BOTTOM OF WALL @ FINISHED SURFACE	L/S	LANDSCAPE
CAB	CRUSHED AGGREGATE BASE	MAX	MAXIMUM
CAL	CALIPER	MIN	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
CF	CUBIC FEET	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLR	CLEAR	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONT	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CP	CENTER POINT	R, RAD	RADIUS
ø, DIA	DIAMETER	RET	RETAINING
DI	DRAIN INLET	ROW, R/W	RIGHT OF WAY
DG	DECOMPOSED GRANITE	SAL	SALVAGE
DWGS	DRAWINGS	SF	SQUARE FEET
EA	EACH	SQ	SQUARE
EJ	EXPANSION JOINT	STD	STANDARD
ELEV, EL	ELEVATION	SVD	SIGHT VIEW DISTANCE
ENG'R	ENGINEER, ENGINEERING	SVT	SIGHT VIEW TRIANGLE
EQ	EQUAL	S/W	SIDEWALK
EX	EXISTING	TBD	TO BE DETERMINED
FF	FINISH FLOOR	TBS	TO BE SELECTED
FG	FINISHED GRADE	TW	TOP OF WALL
FL	FLOW LINE	TS	TUBULAR STEEL
FT	FEET	TOP	TOP OF SLOPE
GAL	GALLON	TOE	TOE OF SLOPE
GPH	GALLONS PER HOUR	TYP	TYPICAL
GPM	GALLONS PER MINUTE	VERT	VERTICAL
		W/	WITH

CONCRETE NOTES

Concrete mix design for paving shall be MAG Class 'A' (3000 psi), unless otherwise noted on drawings.

All formwork alignment shall be straight and even. Radii and curves are to have smooth, continuous transitions without abrupt changes or bends. Joint locations not specifically indicated on the plans shall be evenly spaced and visually unobtrusive.

All reinforcing steel, dowels, anchor bolts and other inserts shall be firmly secured in the proper position prior to placing concrete.

All flatwork shall be laid with a constant slope between two spot elevations. Changes in slope shall be accomplished in a gradual manner. All hardscape shall slope away from buildings at 1% slope unless noted otherwise on drawings.

Concrete flatwork on grade shall bear on native soil compacted to 95% of maximum dry density per ASTM D-2922 or D-3017.

Expansion joints in paving shall be fiber board with a minimum 1/2-inch topping of 'Sika Flex 1 CSL' expansion joint filler covered with silica sand, color to be selected by Landscape Architect. Contractor shall provide sample of paving slab with finish and color for final review by Landscape Architect and Owner.

Verify heights and slopes and turndowns before pouring slabs.

New concrete paving shall match existing in color and texture, unless otherwise noted on drawings.

Submit test reports for concrete mix designs to Landscape Architect for review.

MASONRY NOTES

Masonry units: Shall be Grade "N" Type I conforming to latest ASTM standard specification C-90 and manufactured in accordance with "Concrete Masonry Association" standards. Specialty block shall be as noted on plans.

Mortar: Shall be Type S, conforming to ASTM C270, with a 28 day compressive strength of 1800 PSI.

Grout: Freshly prepared and uniformly mixed. Grout shall be composed by volume of 1 part Portland Cement and 2 1/4 to 3 parts sand, to which may be added not more than one-tenth part lime. Water shall be added to produce consistency for pouring without segregation of the constituents. Grout shall attain a compressive strength of 2000 psi at 28 days.

Portland Cement: Shall be Type II and conform to latest ASTM standard specification C-150.

Waterproof all masonry below grade.

2

FOUNDATION NOTES

Foundation design is based on and shall be in conformance with recommendations by the 1997 edition of the uniform building code.

Spread footing foundations are designed to be supported on approved existing firm undisturbed subgrade or approved compacted structural fill as recommended by a soils engineer. Foundations are designed for an allowable bearing pressure of 1500 psf at a minimum of 18" below lowest adjacent exterior grade within 5'-0" of outside face of footing.

It is recommended that the contractor shall retain the services of a registered geotechnical engineer to perform necessary testing and inspections for quality control to ensure that the requirements referenced are complied with.

The architect and structural engineer assumes no responsibility for the validity of the subsurface conditions described in the drawings.

WALL NOTES

Footings shall bear on undisturbed native soil or compacted fill.

The exposed uppermost soil to receive fill shall be scarified 6" deep, moisture conditioned to ±3% of optimum density curve for each type of soil encountered and compacted to 95% of maximum dry density per ASTM D-2922 or D-3017.

Fill material shall be predominantly granular, non-expansive, clean of all organic or detritus substances, and have a plasticity index less than seven (7). Backfill shall be compacted to 95% of maximum density in horizontal 8" lifts.

Excavations for foundations shall be neat to lines of footings. All loose material shall be removed from surface to receive concrete.

Allowable soil bearing pressures at footing on compacted soil: 1500 psi.

Concrete mix design for footings shall be MAG Class 'B' (2500 psi), unless otherwise noted on drawings.

No pipes or ducts shall be placed in structural concrete unless specifically detailed.

Concrete footings shall be continuous pour to greatest extent practical. Step footings in even block increments.

Wall contractor to be responsible for structural calculations of the walls.

Submit test reports for concrete mix designs to Landscape Architect for review.

Waterproof and grout solid retaining walls to high grade, if applicable.

All iron/steel work to be of highest quality with welds ground smooth. All iron work, except where noted, to be primed and painted. Paint color to be selected by owner and/or landscape architect.

Verify heights and slopes and turndowns before pouring footings.

New wall finishes shall match existing surfaces, unless otherwise noted on drawings.

Grout solid all CMU cells and voids below grade and/or containing rebar.

1

Enlarged on next Page

COLD FORMED STRUCTURAL STEEL MEMBERS

Painted cold formed steel and accessories shall conform to the following:

Painted 12, 14,16 gauge steel shall conform to ASTM A570, with a minimum yield stress of 50 ksi.

Painted 18 gauge and lighter steel shall conform to ASTM A570, with a minimum yield stress of 33 ksi.

METAL WORK NOTES

All steel surfaces shall be clean and free of oils, burrs, weld residue and other deleterious materials prior to finishing.

Contractor shall provide complete shop drawings based on field dimensions, for all steel elements prior to construction, for review by Landscape Architect. Contractor shall submit finish sample for review by Landscape Architect and/or Owner.

Member sizes indicated are for design intent only. Contractor shall engineer for structural integrity.

Field verify dimensions of adjacent and adjoining work. Report any discrepancies to owner and landscape architect.

Weld connections continuous and solid. Remove splatter and slag and grind welds smooth.

Prepare surface for painting to clean, smooth and free of objectional material. Wash, steam clean, sandblast or wire brush to base metal.

Bolts to be cadmium plated or stainless steel.

Cap exposed ends of tubing.

REINFORCING STEEL NOTES

All reinforcing steel shall be new, deformed conforming to latest ASTM standard specification A-615 Grade 60.

Reinforcing marked "continuous" may be spliced with a lap of 30 bar diameters (2'-0" minimum) in concrete, 40 bar diameters (2'-5" minimum in masonry), unless noted otherwise.

Low hydrogen welding rods shall be used for all welding or reinforcing steel.

All reinforcing shall be supported in conformance with "The Manual of Standard Practice for Reinforced Concrete Structures" latest edition.

Mesh reinforcement shall conform to latest ASTM standard specification A-185.

Reinforcing shall have the following concrete cover unless otherwise indicated:
a. Walls @ 1 1/2"
b. Formed surfaced in contact with earth @ 2"
c. Surfaced deposited directly against earth @ 3"

Any dowels used shall be equal in size and spacing to vertical bars.

STRUCTURAL STEEL NOTES

Structural steel shall conform to the following:
Structural Steel Pipe – ASTM A53 Grade B (FY=35 ksi)
Tubular Steel – ASTM A500 Grade B (FY=46 ksi)
All other structural shapes and plates – ASTM A36 (FY=36 ksi)

Anchor bolts and plain threaded bars shall be ASTM A36 or A307, Grade A.

Anchor bolts shall be preset with templates at required locations.

Leveling plates and bearing plates shall be set in full bed of non-shrink grout (dry pack).

Structural steel framing shall be true and plumb before final bolting or welding of connections.

Welding electrodes shall conform to AWS D1.1, Grade E70XX. E90 series electrodes shall be used for ASTM A706 reinforcing bars. Welded connections shall be made by certified welders having current experience in types of welds shown on the drawings. All welds shall be made in conformance with AWS standards. All welds shown on the drawings are shop welds unless noted otherwise. The contractor may shop weld or field weld at their discretion. Full penetration welds shall be tested and certified by an independent testing agency.

Stantec Consulting Inc.
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Tel. 602.438.2200
Fax. 602.431.9562
www.stantec.com

Two working days before you dig
CALL FOR THE BLUE STAKES
263-1100
Blue Stake Center - Call Collect

No.	Revision	By	Appd.	Date

File Number	D.M. Dsgn.	D.M. Dsgn.	M.H. Chkd.	01/17/03 Date

Permit/Seal

REGISTERED LANDSCAPE ARCHITECT
14151
MICHAEL LAWRENCE HINES
STANTEC CONSULTING INC.
ARIZONA, U.S.A.

Client/Project
DIETZ CRANE BUILDERS, L.L.C
3612 W. Dunlap Avenue
Phoenix, Arizona 85051
(602) 973-8632

Rancho El Mirage - Parcel F
El Mirage, Arizona

Title
Construction Notes

Project No.	Scale	
82304021		
Drawing No.	Sheet	Revision
L1.01	2 of 11	C

P:\82304021 El Mirage Parcel F\Drawings\L101.dwg
January 16, 2003 - 01:01 PM

■WALL NOTES

Footings shall bear on undisturbed native soil or compacted fill.

The exposed uppermost soil to receive fill shall be scarified 6" deep, moisture conditioned to ±3% of optimum density curve for each type of soil encountered and compacted to 95% of maximum dry density per ASTM D–2922 or D–3017.

Fill material shall be predominantly granular, non–expansive, clean of all organic or detritus substances, and have a plasticity index less than seven (7). Backfill shall be compacted to 95% of maximum density in horizontal 8" lifts.

Excavations for foundations shall be neat to lines of footings. All loose material shall be removed from surface to receive concrete.

Allowable soil bearing pressures at footing on compacted soil: 1500 psi.

Concrete mix design for footings shall be MAG Class 'B' (2500 psi), unless otherwise noted on drawings.

No pipes or ducts shall be placed in structural concrete unless specifically detailed.

Concrete footings shall be continuous pour to greatest extent practical. Step footings in even block increments.

Wall contractor to be responsible for structural calculations of the walls.

Submit test reports for concrete mix designs to Landscape Architect for review.

Waterproof and grout solid retaining walls to high grade, if applicable.

All iron/steel work to be of highest quality with welds ground smooth. All iron work, except where noted, to be primed and painted. Paint color to be selected by owner and/or landscape architect.

Verify heights and slopes and turndowns before pouring footings.

New wall finishes shall match existing surfaces, unless otherwise noted on drawings.

Grout solid all CMU cells and voids below grade and/or containing rebar.

MASONRY NOTES

Masonry units: Shall be Grade "N" Type I conforming to latest ASTM standard specification C–90 and manufactured in accordance with "Concrete Masonry Association" standards. Specialty block shall be as noted on plans.

Mortar: Shall be Type S, conforming to ASTM C270, with a 28 day compressive strength of 1800 PSI.

Grout: Freshly prepared and uniformly mixed. Grout shall be composed by volume of 1 part Portland Cement and 2 1/4 to 3 parts sand, to which may be added not more than one–tenth part lime. Water shall be added to produce consistency for pouring without segregation of the constituents. Grout shall attain a compressive strength of 2000 psi at 28 days.

Portland Cement: Shall be Type II and conform to latest ASTM standard specification C–150.

Waterproof all masonry below grade.