

SECTION 31 2216 - FINE GRADING

PART 1 - GENERAL

1.1 SUMMARY

- A. Includes But Not Limited To:
  - 1. Perform fine grading work required to prepare site for paving finish grading and for landscape finish grading and soil preparation as described in Contract Documents.
- B. Related Sections:
  - 1. Section 329113: Finish grading and soil preparation for landscaping.

1.2 REFERENCES

- A. American Society For Testing And Materials:
  - 1. ASTM D 1557-02, 'Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort.'

1.3 QUALITY ASSURANCE

- A. Pre-Installation Conference: Participate in pre-installation conference.

PART 2 - PRODUCTS - Not Used

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Do not commence work of this Section until grading tolerances are met.

3.2 PREPARATION

- A. Protection: Protect utilities and site elements from damage.
- B. Surface Preparation:
  - 1. Before grading, dig out lawn etc. by their roots and remove from site. Remove from site all rocks larger than 1/2 inches in size and foreign matter such as building rubble, wire, cans, sticks, concrete, asphalt, etc. Excavate down deep enough in new lawn areas to allow for new 4" depth of imported and amended topsoil per plans.
  - 2. Remove imported paving base material or concrete present in lawn areas down to natural subgrade or other material acceptable to Landscape Architect. This shall be performed as part of the base bid and shall be done at no additional cost to the Owner.
  - 3. Remove existing lawn and enough existing soil to allow for new topsoil and sod. In lawn areas where existing trees are located, only strip the lawn but not a 4" depth of soil within the tree drip zone as this will affect the roots of existing trees. Once outside the rootzone

- of the trees that will remain in place, the 4" depth of topsoil shall be added prior to laying new sod. Taper topsoil as necessary to create a smooth transition between old and new lawn areas.
4. Limit use of heavy equipment to areas no closer than 6 feet from building or other permanent structures.
  5. See demolition plans for additional requirements.
- C. Contractor shall field verify all existing and proposed utilities, trees, plants, buildings, structures, roads, curb and gutter, sidewalks, irrigation system, utilities, easements, setbacks, Right-of-ways, etc. to make sure no conflicts exist between existing conditions and proposed plans. Contractor shall be responsible to make on-site field adjustments as may be required due to discrepancies found during construction. Contractor and Owner agrees to hold In-Site Design Group harmless for any and all such discrepancies including costs associated with such discrepancies including repair, replacement or anything related to such discrepancies.

### 3.3 PERFORMANCE

#### A. Site Tolerances:

1. Maximum variation from required grades shall be 1/10 of one foot.
  2. To allow for final finish grades of planting areas, fine grade elevations before placing topsoil are:
    - a. New Sod Areas: Approx. 5-3/4 inches below top of walk or curb.
- B. Do not expose or damage existing tree roots that are to be protected in place. Contractor shall confirm with Owner all vegetation that shall remain in place prior to demolition of the project. Refer to demolition plans and/or tree protection plans for additional information.
- C. Distribute approved imported topsoil, amendments, etc. per plans. Remove organic material, rocks and clods greater than 1/2 inch in any dimension, excavated planter soil, excavated lawn soil and other materials and other objectionable materials from the site at no additional cost to the Owner as part of the base bid.
- D. Unless otherwise noted on civil plans, slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch in 12 inches minimum unless otherwise noted. Direct surface drainage in manner indicated on Civil Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with specified fill material and grade to drain properly.

END OF SECTION 31 2216