ABBREVIATIONS KEYNOTES LEGEND DESCRIPTION ▶ 01 - PAVEMENT, RAMPS, AND CURBS MATERIAL (S) MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MANAGER MANHOLE MISCELANEOUS MOUNT (ED) METAL MAT MAX MECH MEMB MFR MGR MH MIN MISC AND Keynote ADJUSTABLE ALTERNATE ALUMINUM ANODIZE (ED) APPROXIMATE ARCHITECTECT / ARCHITECTURAL AVERAGE 01-01 Keynote Text ALT AL / ALUM ANOD APPROX ARCH AVG BUILDING BLOCK(ING) BOTTOM OF BOTTOM OF CURB BOTTOM OF FOOTING BOTTOM OF STEP BOTTOM OF WALL BOTTOM OF RAMP BEARING NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE BLDG NOM NTS ON CENTER OUTSIDE DIAMETER OWNER FURNISHED/ CONTRACTOR INSTALLED OVERFLOW DRAIN OVERHEAD OPENING OPPOSITE OUNCE OFCI CALIPER CAPACITY CATCH BASIN CUBIC FOOT CORNER GUARD CHAMFER CONTROL JOINT CENTER LINE CEILING CLEAR / CLEARANCE CLEAR / CLEARANCE CENTIMETER COMPACTED COLUMN CONCRETE CONSTRUCTION CONTRACTOR CONTRACTOR CONCRETE MASONRY UNIT CUBIC CUBIC YARD OFD DUNCE PLANTING AREA PARALLEL PDCYURETHANE PEDESTRIAN PERFORATED PERIMETER PERMANENT PROPERTY LINE PAINT (ED) POINT OF POINT OF POINT OF TANGENCY PLYWOOD POLYVINYL CHLORIDE PAVEMENT PAVER PA REFERENCE SYMBOL LEGEND CONTR ALIGN ELEMENTS POC PRIORITY GIVEN TO THE ELEMENTS ALIGNING WITH ONE ANOTHER CUBIC YARD PLY DOUBLE DEGREE DEMOLISH / DEMOLITION DEPARTMENT DIRECTION OF FLOW DIAMETER DIMENSION DRAIN DETAIL DISHWASHER DRAWING DOWN PVMT PVR QUARRY TILE QUANTITY QT QTY CENTER ALIGN ELEMENTS PRIORITY GIVEN TO THE ELEMENTS ALIGNING WITH ONE ANOTHER RADIUS RECESSED RECEPTACLE REFERENCE REINFORCE (ED) REMOVE (ED) REPLACE REQUIRED REVISION / REVISED RIGHT OF WAY RIGHT R / RAD REC RECEP REF REINF REINF DTL/DET EAST EXISTING EACH EXPANSION JOINT ELECTRICAL ELEVATION ENGINEER EQUAL EQUIPMENT ESTIMATE EXISTING EXPANSION / EXPOSED EXTERIOR SOUTH SALVAGE (ED) SANITARY SCHEDULE STORM DRAIN SECTION SQUARE FOOT SIMILAR SEALANT SPECIFICATION (S) SQUARE STAINLESS STEEL STORM SEWER STANDARD STEEL STRUCTURE (AL) SUSPENDED SQUARE YARD SYMMETRY (ICAL) NORTH ARROW FLOOR DRAIN FOUNDATION FINISHED FLOOR ELEVATION FINISHED GRADE FINISH (ED) FLOW LINE FLOOR FACE OF FACE OF CURB FOOT, FEET FOOTING FIELD VERIFY THICKNESS TOP AND BOTTOM TONGUE AND GROOVE TO BE DETERMINED TEMPORARY THROUGH TOP OF TOP OF CURB TOP OF FOOTING TOP OF FOOTING TOP OF FOOTING TOP OF STEP TOP OF SIEP TOP OF SIAB TOP OF WALL TRANSFORMER TUBE STEEL TYPICAL GAUGE GALVANIZED GENERAL CONTRACTOR GENERAL GLASS FIBER REINFORCED PANEL SECTION (PLAN) Horizontal High Point Height HOR INSIDE DIAMETER INCH INCLUDE(D) INFORMATION INLET INTERIOR INVERT IRRIGATION TRANS VARIES VENEER VAR VEHICLE VERTICAL VOLUME JOIST JOINT Pound (S) Linear Linear Foot / Feet LFFT LB / LBS WEST WIDTH WITH WITHOUT WEIGHT WEIR LEVEL WELDED WIRE FABRIC LOW POINT LIGHT WWF

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
- 2. AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE LANDCAPE ARCHITECT.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK. 3.
- 4. CONTACT BLUESTAKES UNDERGROUND UTILITY SERVICE FOR UTILITY LOCATION AND IDENTIFICATION 48 HOURS PRIOR TO ANY EXCAVATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- 5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET OR PER CITY REQUIREMENTS. DEBRIS CREATED BY REMOVAL OPERATIONS BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.

NOTES FOR BIDDERS

- THIS SHEET CONTAINS A LIST OF DRAWINGS THAT COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL, OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED. 1.
- 2. THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE; SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT. 3. EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.

3D VIEW GENERAL NOTES

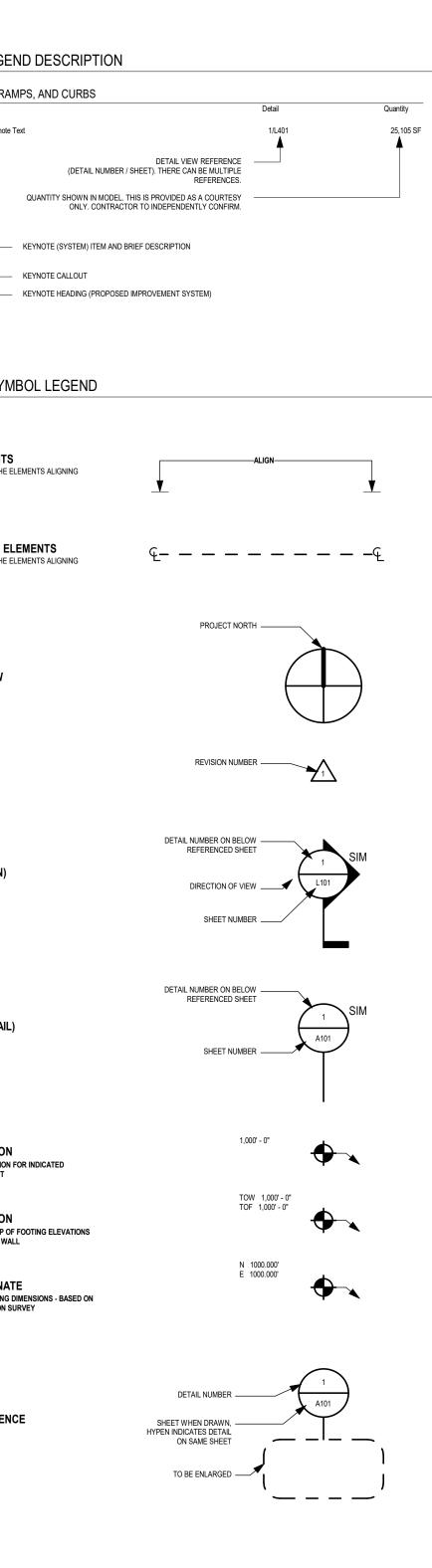
1. THREE DIMENSIONAL VIEWS SHOWN IN THIS SET OF DRAWINGS ARE PROVIDED TO HELP EXPLAIN THE OVERALL CONCEPT AND INTENT OF THE BUILDING DESIGN AND ARE TO BE USED FOR REFERENCE ONLY. BIDDERS ARE NOT TO USE THESE VIEWS TO DETERMINE COMPONENT TYPES, QUANTITIES, ASSEMBLY METHODS OR ANY OTHER INFORMATION THAT RELATES TO CONSTRUCTION COST.

LAYOUT NOTES

LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT - PRIORITIZE ALIGNMENTS OVER DIMENSIONS UNITED CONFERMINES NOTED MEASUREMENTS AND TO THE UP DEVELOPING THE STREAM OF THE ST BUILDING ELEMENTS. EXPANSION JOINTS IN WALKWAYS SHALL BE LOCATED AS PER PLAN - ALIGNMENTS TO SITE ELEMENTS ARE KEY. ALL RADII OF WALKWAY INTERSECTIONS SHALL BE AS NOTED ON PLAN.

GRADING AND DRAINAGE NOTES

- EXISTING UNDERGROUND UTILITIES ARE SHOWN PER AVAILABLE RECORDS. VERIFY THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF THE NEW FACILITIES. PROTECT EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- 2. REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET.
- DEBRIS CREATED BY REMOVAL OPERATIONS BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE. 4. NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- 5. REFER TO STRUCTURAL DRAWINGS FOR CONNECTIONS TO DRAINS OVER STRUCTURE. 6. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING OF SLAB PENETRATIONS.
- 7. REFER TO CIVIL ENGINEER'S DRAWINGS FOR CONNECTIONS TO DRAINS.



KEYNOTE CALLOUT

REVISION TAG

SECTION (DETAIL)

SPOT ELEVATION

SPOT ELEVATION

SPOT COORDINATE

DETAIL REFERENCE

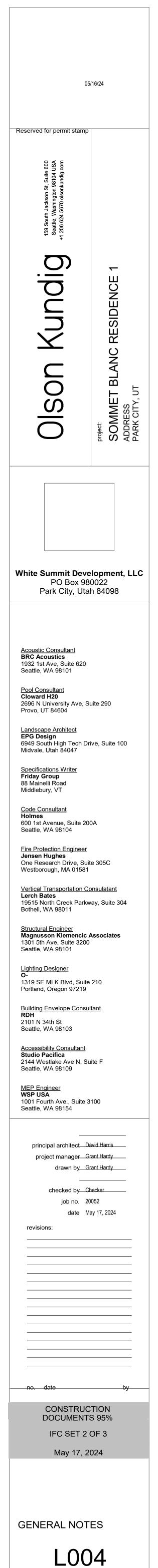
SINGLE SPOT ELEVATION FOR INDICATED SURFACE OR ELEMENT

TOP OF WALL AND TOP OF FOOTING ELEVATIONS BASED ON INDICATED WALL

NORTHING AND EASTING DIMENSIONS - BASED ON CIVIL COORDINATES ON SURVEY

LANDSCAPE SHEET LIST					
Sheet					
Number	Sheet Name				
L001	OVERALL MAP				
L002	OVERALL MAP - ZOOM IN				
L003	KEY MAP				
L004	GENERAL NOTES				
L101	LAYOUT & MATERIALS PLAN				
L102	LAYOUT & MATERIALS PLAN				
L103	LAYOUT & MATERIALS PLAN				
L104	LAYOUT & MATERIALS PLAN				
L105	LAYOUT & MATERIALS PLAN				
L106	LAYOUT & MATERIALS PLAN				
L401	SITE DETAILS				
L402	SITE DETAILS				
L403	SITE DETAILS				
L404	SITE DETAILS				
L405	SITE DETAILS				
L406	SITE DETAILS				
L407	SITE DETAILS				
L408	SITE DETAILS				
L409	SITE DETAILS				
L410	SITE DETAILS				
L411	SITE DETAILS				
L412	SITE DETAILS				
L501	PLANTING PLAN				
L502	PLANTING PLAN				
L503	PLANTING PLAN				
L504	PLANTING PLAN				
L505	PLANTING PLAN				
L506	PLANTING PLAN				
L600	PLANTING DETAILS				
L601	PLANTING DETAILS				
L602	PLANTING DETAILS				
L700	IRRIGATION PLAN				
L701	IRRIGATION PLAN				
L702	IRRIGATION PLAN				
L703	IRRIGATION PLAN				
L704	IRRIGATION PLAN				
L705	IRRIGATION PLAN				
L706	IRRIGATION PLAN				
L707	IRRIGATION PLAN				
L800	IRRIGATION DETAILS				
L801	IRRIGATION DETAILS				
L802	IRRIGATION DETAILS				

01 PAV	/EMENT, RAMPS, AND CURBS			
CI PAV Keynote			Detail	SF
1/AG-CS	Crushed Stone with Agg Base		4/L401	1,400 SF
I/AG-RS I/PV-C	Mexican Pebble with Agg Base Concrete 4" - Broom Finish with Sawcut Scoring		6/L401 2/L401	952 SF 1,536 SF
I/PV-CAW4 I/PV-CIC	Concrete 4"- White with Acid Wash with Sawcut Scoring Concrete 4"-Integral Color with Decorative Scoring		1/L401	20,837 SF 6,041 SF
I/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping		CLOWARD	470 SF
1/UPV-STN-B 1/UPV-STN-BRID GE	Basalt Paver - Monolithic - 96x12x2 - with Conc Base Granite Paver - Monolithic - 96x12x2 - with Concrete Base Bridge		12/L401 12/L401	712 SF 116 SF
1/upv-stn-g 1/upv-stn-g drain	Granite Paver - Monolithic - 96x12x3 - with Concrete Base Granite Paver - Monolithic - 96x12x2 - with Trench Drain Under		12/L401 6/L402	4,912 SF 174 SF
~~				
02 JOII Keynote	NTS	Detail		LF
03 SITI	= STAIRS			
Keynote			Detail	SF
3/STRS-BA	Basalt Treads on CIP Base - 6"x12"x5"		13/401	452 SF
3/STRS-C 3/STRS-GR	S-C Concrete Stair - 6" x 12" - Acid Wash Natural Gray with Conc Shadowline			1,489 SF
04	Granite Treads on Concrete Base - 6"x12"		15/401	1,272 35
	EWALLS	Detail V	/SF / FF	
Keynote I/CW6	6" Concrete Wall Boardform	16/401	96 SF	
4/CW6-HT12	12" - Hot Tub Wall	17/401	480 SF	
4/CW8 4/CW12	8" Concrete Wall Boardform 12" Concrete Wall Boardform	16/401 13	,966 SF 9,225 SF	
4/CW12-BASALT 4/CW24	12" Basalt 24" Concrete Wall Boardform	17/401 16/401	970 SF 219 SF	
I/CW24-BASALT		17/401	302 SF	
	ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVA	TION RELATIONSH	IIPS	
VJ SIII Keynote		Detail		Coun
/BIKE	Surface Mount Mild Steel	7/L402		6
5/BOULDER 5/FF	Basalt Boulder Pyre-T 96"x36"x15" - fire feature by Outdoor	18/401 3/402		113 2
SF-1SEAT	Elements MamaGreen_BND011_BONDI BEAU	INT DES		15
5/SF-4SEAT	1-seater.0001 MamaGreen_BND023_BONDI BEAU 4-seater	INT DES		8
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES		(
5/SF-ADCHR2 5/SF-BTABLE	MammaGreen_BND001_BONDI Adirondack Bistro Table (TBD with ID)	INT DES INT DES		8
5/SF-CHAIR 5/SF-DINING1	MamaGreen_Allux_Casual Chair (MZ037) MamaGreen_Allux Dining Table (MZ209)	INT DES INT DES		8
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES		:
5/SF-DNG2 5/SF-LOUNG_1	Dining Table (Interior Designer) MamaGreen_Allux_Lounger with wooden wheels	INT DES INT DES		
5/SF_TABLE-SIDE	(MZ500) 18" Side Table - Per Interior Design	INT DES		;
5/WF-POOL	POOL	CLOWARD		
5/WF-HT	Hot Tub	CLOWARD		208 SF
	E RAILINGS AND FENCES			
	Kulia Flat Occurs Mr. M. J. 107	Detail		LF
6/GR18 6/GR42	Kukio - Flat - Space - Wire Mesh - 18" Kukio - Flat - Space - Wire Mesh - 42"	8/L402 1/L403		48' 27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"			175' 250'
	TCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GU DNS OF NO-MESH AND HEIGHT DIFFERENCES	ardrail. Adjust	DESIGN TO MEE	T THE
07 SITE	ELIGHTING			
Keynote		Detail		Count
00				
	E DRAINAGE			
Keynote		Detail		Count
Keynote		Detail		Length
		**		
VS PLA Keynote	NTING AREAS	Detail		SF
)/NPA	Slope Stabilization / Native Alpine Groundcover			62,808 SF
9/PA	Landscaping Areas Planting Area			27,012 SF
)/SOD-LAWN	Lawn			6,858 SF
10	CELLANOUS ELEMENTS			
I U MIS leynote	UELLANUUS ELEMENIS	Detail		Count
				Journ



DISCLAIMER: THE DESIGNS SHOWN AND DESCRIBED HERIN (INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC

APPROVED BY THE LANDSCAPE ARCHITECT.

REPRESENTATIONS, AND MODELS THEREOF) ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM ENVIRONMENTAL PLANNING GROUP GROUP (EPG). ENVIRONMENTAL PLANNING GROUP GROUP (EPG) PROVIDED QUANTITIES ARE CALCULATED BASED ON THE 3D MODEL PROGRESS. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE

DESIGN AND PROVIDING THEIR OWN CALCULATIONS AND AREAS FOR THE PURPOSES OF COST ESTIMATING / BIDDING. ALL QUANTITIES AND COST ASSUMPTIONS TO BE REVIEWED WITH AND

THE CLIENT, AND/OR THE CLIENT'S CONTRACTOR, IS RESPONSIBLE FOR ATTAINING OR PROVIDING THE NECESSARY CONSTRUCTION PERMIT FOR CITY CODE COMPLIANCE.