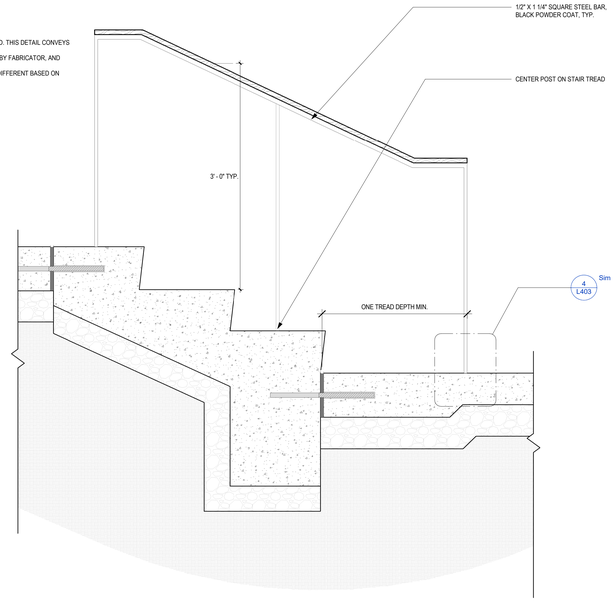
NOTES:

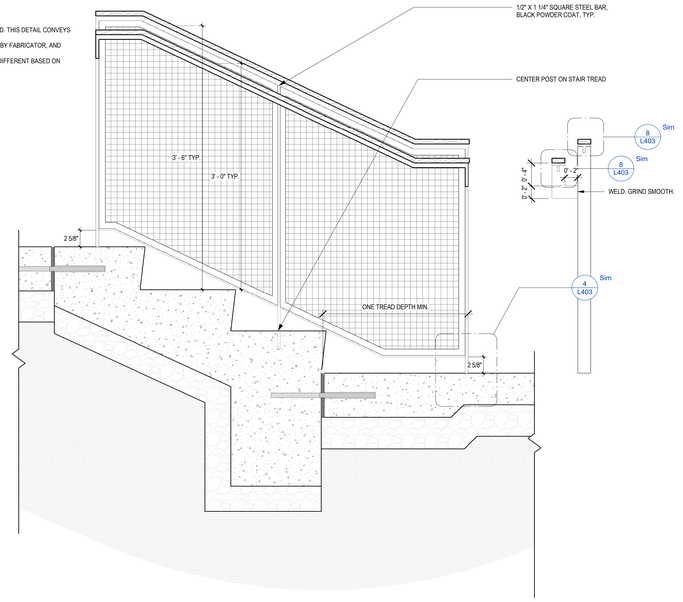
1. STEEL RAILING WILL BE CUSTOM FABRICATED. THIS DETAIL CONVEYS DESIGN INTENT.
2. STRUCTURAL SUPPORT TO BE ENGINEERED BY FABRICATOR, AND APPROVED THROUGH SHOP DRAWINGS.
3. MEASUREMENTS BETWEEN POSTS WILL BE DIFFERENT BASED ON NUMBER OF STEPS AND LENGTH OF RAIL.
4. COLOR AND COATING: PC BLACK
5. WOOD: MATCH OKA WOOD CHOICE



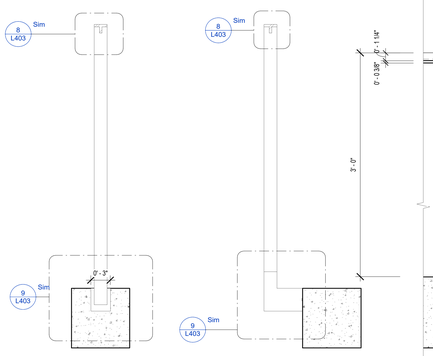
1 RAILING - STAIR - STEEL - SIMPLE
1 1/2" = 1'-0"

NOTES:

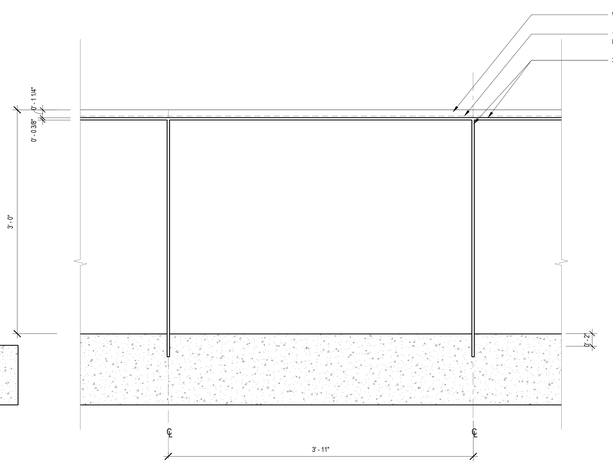
1. STEEL RAILING WILL BE CUSTOM FABRICATED. THIS DETAIL CONVEYS DESIGN INTENT.
2. STRUCTURAL SUPPORT TO BE ENGINEERED BY FABRICATOR, AND APPROVED THROUGH SHOP DRAWINGS.
3. MEASUREMENTS BETWEEN POSTS WILL BE DIFFERENT BASED ON NUMBER OF STEPS AND LENGTH OF RAIL.
4. COLOR AND COATING: PC BLACK



6 GUARDRAIL - STAIR - STEEL
1 1/2" = 1'-0"

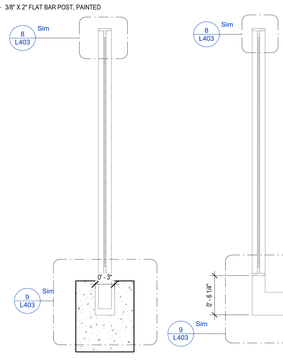


OPTION 1

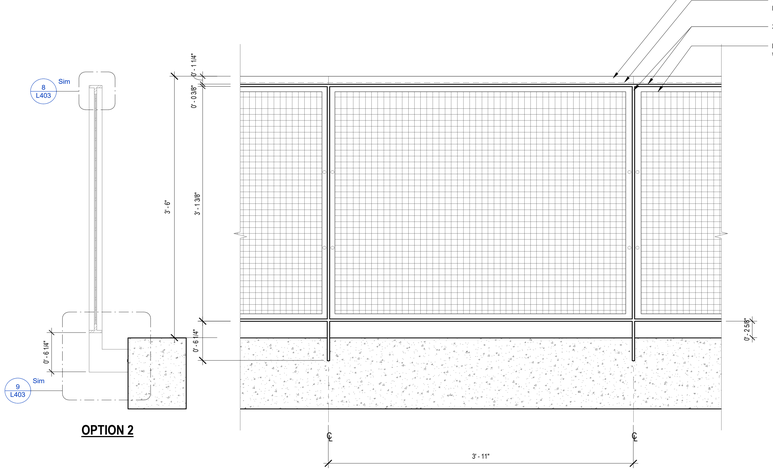


OPTION 2

2 HANDRAIL - Kukio - Posts - Flat - Spaced - 36"
1 1/2" = 1'-0"

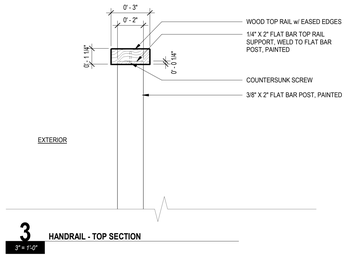


OPTION 1



OPTION 2

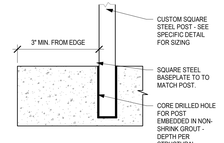
7 GUARDRAIL - Kukio - Posts - Flat - Spaced - 42"
1 1/2" = 1'-0"



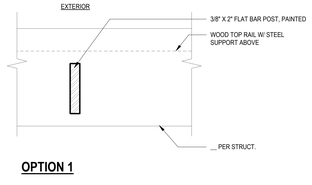
3 HANDRAIL - TOP SECTION
3" = 1'-0"

NOTES:

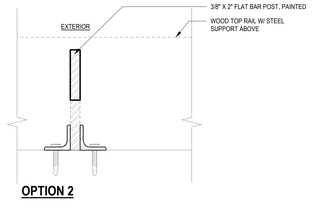
1. STEEL RAILING POSTS WILL BE CUSTOM FABRICATED. MEASUREMENTS BETWEEN POSTS WILL BE DIFFERENT BASED ON NUMBER OF STEPS AND LENGTH OF RAIL. SEE STAIR PROFILES FOR PLACEMENT.
2. STRUCTURAL SUPPORT TO BE ENGINEERED BY FABRICATOR, AND APPROVED THROUGH SHOP DRAWINGS.



4 RAILING - STAIR - POST ATTACHMENT, TYPICAL
3" = 1'-0"

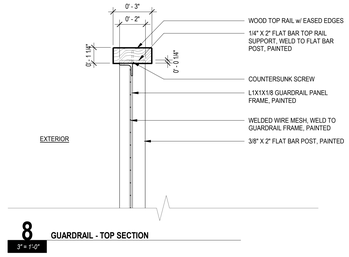


OPTION 1

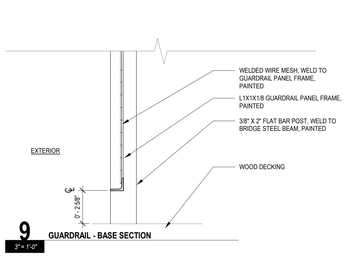


OPTION 2

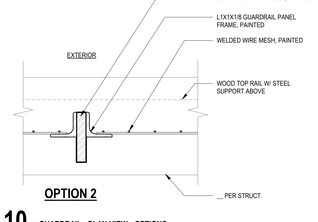
5 HANDRAIL - PLAN VIEW - OPTIONS
6" = 1'-0"



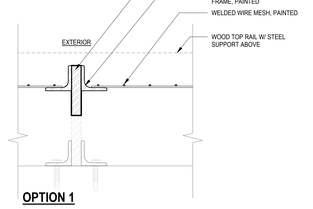
8 GUARDRAIL - TOP SECTION
3" = 1'-0"



9 GUARDRAIL - BASE SECTION
3" = 1'-0"



OPTION 2



OPTION 1

10 GUARDRAIL - PLAN VIEW - OPTIONS
6" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/AG-CS	Crushed Stone with Agg Base	44,401	1,400 SF
1/AG-RS	Mexican Pebble with Agg Base	64,401	952 SF
1/PV-C	Concrete 4" - Broom Finish with Sawcut Scoring	24,401	1,536 SF
1/PV-CWH	Concrete 4" - White with Acid Wash with Sawcut Scoring		20,837 SF
1/PV-CIC	Concrete 4" Integral Color with Decorative Scoring	1/L401	6,041 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	470 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	712 SF
1/UPV-STN-BRIDGE	Granite Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	116 SF
1/UPV-STN-G	Granite Paver - Monolithic - 96x12x3 - with Concrete Base	12/L401	4,912 SF
1/UPV-STN-G DRAIN	Granite Paver - Monolithic - 96x12x2 - with Trench Drain Under	6/L402	174 SF

IFC SET 2 OF 3

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-BA	Basalt Treads on CIP Base - 6'x12'x5"	13/401	452 SF
3/STRS-C	Concrete Stair - 6" x 12" - Acid Wash Natural Gray with Concrete with Shadowline	15/L401	1,489 SF
3/STRS-GR	Granite Treads on Concrete Base - 6'x12"	13/401	1,372 SF

04 SITE WALLS

Keynote		Detail	VSF / FF
4/CW6	6" Concrete Wall Boardform	16/401	96 SF
4/CW6-HT12	12" - Hot Tub Wall	17/401	480 SF
4/CW8	8" Concrete Wall Boardform	16/401	1,566 SF
4/CW12	12" Concrete Wall Boardform	16/401	13,225 SF
4/CW12-BASALT	12" Basalt	17/401	970 SF
4/CW24	24" Concrete Wall Boardform	16/401	219 SF
4/CW24-BASALT	24" Basalt	17/401	302 SF

SEE L404-L406 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BIKE	Surface Mount Mid Steel	7/L402	8
5/BOULDER	Basalt Boulder	18/401	113
5/FF	Pyro-T 66"x36"x15" - fire feature by Outdoor Elements	3/402	4
5/SF-1SEAT	MamaGreen_BND011_BONDI BEAU 1-seater 0001	INT DES	15
5/SF-4SEAT	MamaGreen_BND023_BONDI BEAU 4-seater	INT DES	8
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BND001_BONDI Adirondack	INT DES	8
5/SF-BTABLE	Bistro Table (TBD with IC)	INT DES	3
5/SF-CHAIR	MamaGreen_Alba_Casual Chair (IMD337)	INT DES	8
5/SF-DINING1	MamaGreen_Alba Dining Table (IMD339)	INT DES	4
5/SF-DINING2	MamaGreen_Alba Dining Table (IMD211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alba_Lounger with wooden wheels (M2500)	INT DES	8
5/SF_TABLE-SIDE	18" Side Table - Per Interior Design	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR16	Kukio - Flat - Space - Wire Mesh - 16"	8/L402	48'
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"	1/L403	27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		175'
			250'

SITE RAILING TO MATCH IN BOTH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NCAMEH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas		62,808 SF
9/PA	Planting Area		27,012 SF
9/SOD-LAWN	Lawn		6,858 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count

DISCLAIMER:

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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 APPROVED BY THE LANDSCAPE ARCHITECT.

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

05/16/24

Reserved for permit stamp

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checked by: Checker
job no. 20052
date May 17, 2024

revisions:

no.	date	by

CONSTRUCTION DOCUMENTS 95%

IFC SET 2 OF 3

May 17, 2024

SITE DETAILS

L403