ABBREVIATIONS

&	AND
@	AT
ADJ	ADJUSTABLE
ALT	ALTERNATE
AL / ALUM	ALUMINUM
ANOD	ANODIZE (ED)
APPROX	APPROXIMATE
ARCH	ARCHITECTECT / ARCHITECTURAL
AVG	AVERAGE
BLDG	BUILDING
BLK	BLOCK(ING)
BO	BOTTOM OF
BOC	BOTTOM OF CURB
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEP
BOW	BOTTOM OF WALL
BOR	BOTTOM OF RAMP
BRG	BEARING
CAL	CALIPER
CAP	CAPACITY
CB	CATCH BASIN
CF	CUBIC FOOT
CG	CORNER GUARD
CHAM	CHAMFER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR / CLEARANCE
CM	CENTIMETER
CO	COMPACTED
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CMU	CONCRETE MASONRY UNIT
CU	CUBIC
CY	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH / DEMOLITION
DEPT	DEPARTMENT
DF	DIRECTION OF FLOW
DIA	DIAMETER
DIM	DIMENSION
DRN	DRAIN
DTL/DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWN	DOWN
E	EAST
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION / EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH (ED)
FL	FLOW LINE
FLR	FLOOR
F.O.	FACE OF
FOC	FACE OF CURB
FT	FOOT, FEET
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED PANEL
HOR	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE(D)
INFO	INFORMATION
INL	INLET
INT	INTERIOR
INV	INVERT
IRR	IRRIGATION
JST	JOIST
JT	JOINT
LB / LBS	POUND (S)
LIN	LINEAR
LF	LINEAR FOOT / FEET
LFT	LEFT
LP	LOW POINT
LT	LIGHT

MAT	MATERIAL (S)
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELANEOUS
MTD	MOUNT (ED)
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PA	PLANTING AREA
PAR	PARALLEL
PE	POLYURETHANE
PED	PEDESTRIAN
PERF	PERFORATED
PERI	PERIMETER
PERM	PERMANENT
PL	PROPERTY LINE
PNT	PAINT (ED)
P.O.	POINT OF
POC	POINT OF CURVATURE
POT	POINT / POINT OF TANGENCY
PLY	PLYWOOD
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
REC	RECESSED
RECEP	RECEPTACLE
REF	REFERENCE
REINF	REINFORCE (ED)
REM	REMOVE (ED)
REPL	REPLACE
REQD	REQUIRED
REV	REVISION / REVISED
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SALV	SALVAGE (ED)
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
ST	STORM SEWER
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE (AL)
SUSP	SUSPENDED
SY	SQUARE YARD
SYM	SYMMETRY (ICAL)
T	THICKNESS
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEMP	TEMPORARY
THRU	THROUGH
T.O.	TOP OF
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOR	TOP OF RAMP
TOPO	TOPOGRAPHY
TOS	TOP OF STEP
TOSL	TOP OF SLAB
TOW	TOP OF WALL
TRANS	TRANSFORMER
TS	TUBE STEEL
TYP	TYPICAL
VAR	VARIES
VNR	VENEER
VEH	VEHICLE
VERT	VERTICAL
VOL	VOLUME
W	WEST
W	WIDTH
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WEIR LEVEL
WWF	WELDED WIRE FABRIC

ADDED NOTE 1 FOR WUI COMPLIANCE
3

GENERAL NOTES

1. LANDSCAPE PLAN DESIGNED IN ACCORDANCE WITH PARK CITY WILDLAND URBAN INTERFACE CODE ITEMS:
   A. #1-3 FOR IMMEDIATE IGNITION ZONE (5FT.)
   B. #1-4 FOR INTERMEDIATE IGNITION ZONE (30 FT.)
   C. #1-2 FOR EXTENDED IGNITION ZONE (100 FT.)
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET OR PER CITY REQUIREMENTS.
8. 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

1. 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.
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.
2. 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

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
3. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
4. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT - PRIORITIZE ALIGNMENTS OVER DIMENSIONS UNLESS OTHERWISE NOTED.
5. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
6. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
7. EXPANSION JOINTS IN WALKWAYS SHALL BE LOCATED AS PER PLAN - ALIGNMENTS TO SITE ELEMENTS ARE KEY.
8. ALL RADII OF WALKWAY INTERSECTIONS SHALL BE AS NOTED ON PLAN.

GRADING AND DRAINAGE NOTES

1. 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.
3. 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.

ADDED NOTE 2 FOR WATERSENSE CONTROLLER
3

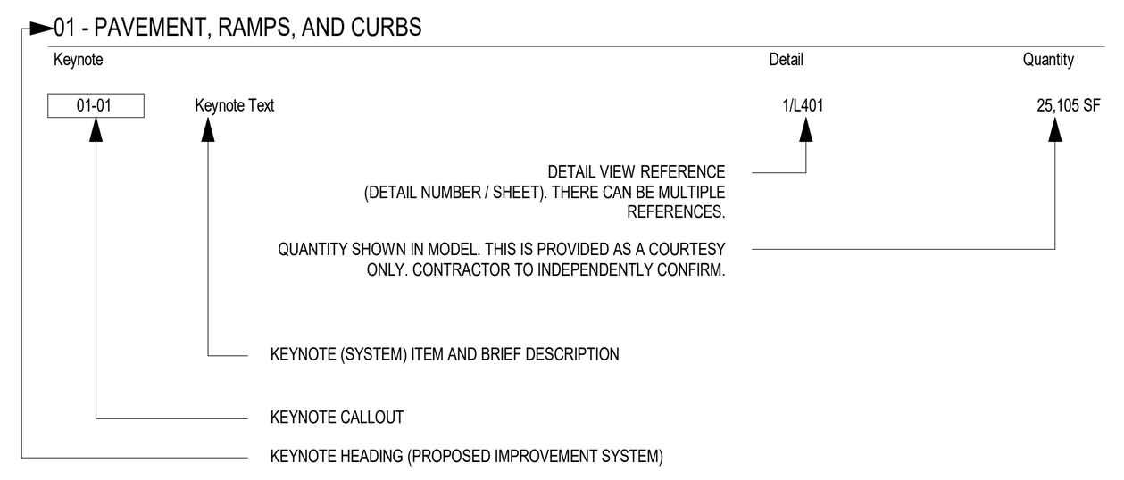
GENERAL IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
2. INSTALL WATERSENSE IRRIGATION CONTROLLER AS PER SPECIFICATIONS.
3. INSTALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
4. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
5. WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO MAKING ANY ADJUSTMENTS.
6. SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS AT EACH POINT-OF-CONNECTION. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE.IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
7. 120 VOLT ELECTRICAL POWER OUTLET AT THE CONTROLLER WILL BE PROVIDED BY GENERAL CONTRACTOR. MAKE FINAL HOOK-UP FROM ELECTRICAL OUTLET TO AUTOMATIC CONTROLLER. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CURRENT N.E.C.
8. THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. NO VALVE BOXES SHALL BE PLACED WITHIN TURF AREAS.
9. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS. THIS INCLUDES SELECTING THE BEST DEGREE OF ARC TO FIT SITE CONDITIONS AND TO THROTTLE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM PRESSURE FOR EACH SYSTEM.
10. DO NOT WILLFULLY INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR OR DIFFERENCES TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
11. INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WALL, RETAINING WALLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR AND OTHER SUB- CONTRACTORS FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
13. IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AT ALL HARDSCAPE CROSSINGS AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
14. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UNSIZED SECTION SHALL BE OF THE SAME SIZE. IN NO CASE SHALL A SECTION OF PIPE BE SMALLER THAN ANY DOWNSTREAM SECTION LOCATED ON THE SAME LATERAL RUN.
15. THE IRRIGATION CONTRACTOR SHALL TURN OVER TO THE OWNER; TWO EACH OF ALL OPERATING KEYS AND SERVICING TOOLS NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL IRRIGATION SYSTEM COMPONENTS. THIS INCLUDES SPECIALIZED TOOLS REQUIRED FOR COMPLETE DISASSEMBLY OF EACH SPRINKLER AND VALVE.
16. IRRIGATION SYSTEM IS DESIGNED FOR NON-POTABLE WATER USAGE. CONTRACTOR TO PROVIDE PURPLE CAPS FOR SPRAYS/ROTORS, AND BRAND "NON POTABLE" ON ALL VALVE BOXES IN 3-INCH HIGH LETTERS.

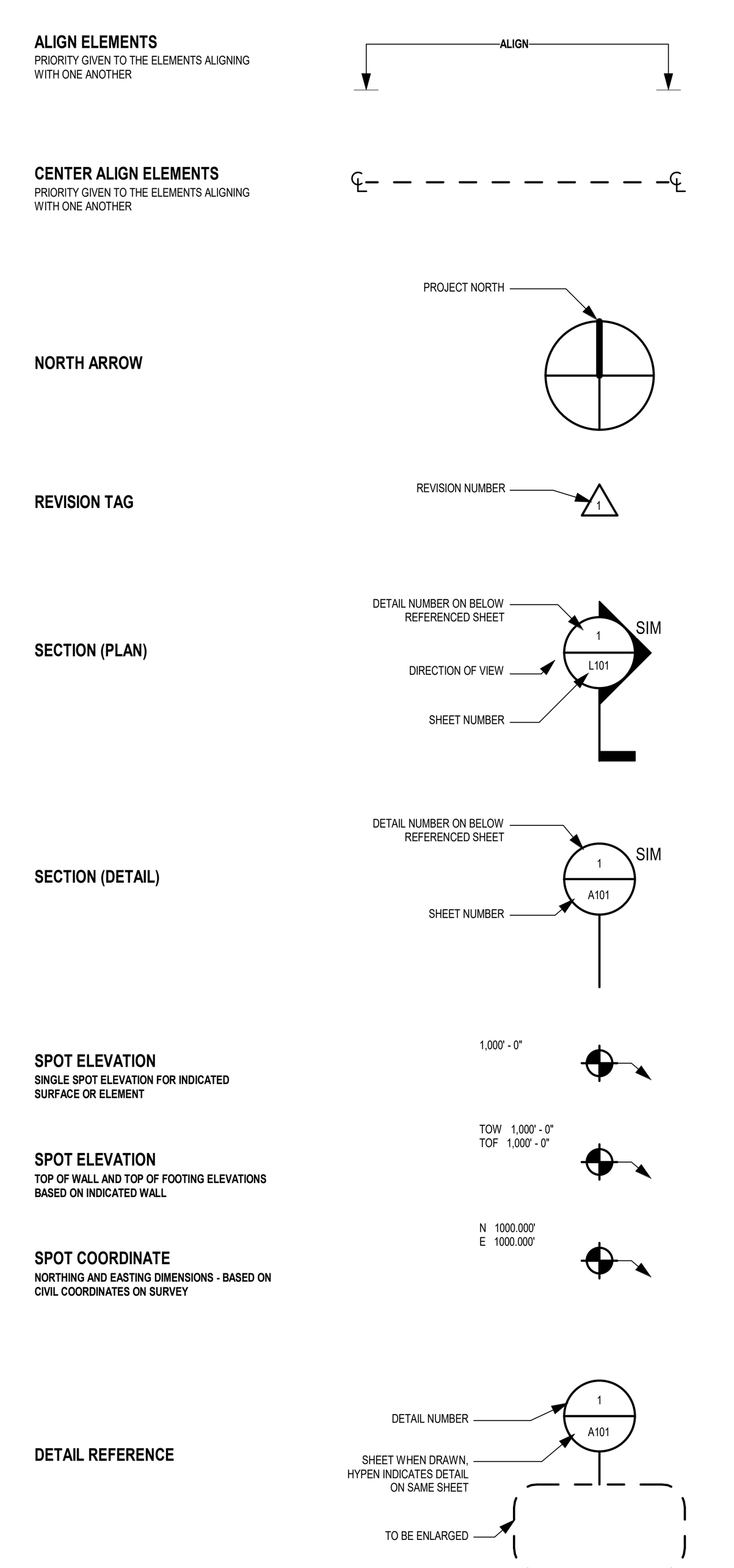
DRIP IRRIGATION NOTES

1. INSTALL EMITTERS ON UPHILL SIDE OF TREE OR SHRUB IF LOCATED ON A SLOPE.
2. VERIFICATION OF PLANT MATERIAL QUANTITIES AND NUMBER OF EMITTERS PER VALVE STATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
4. INSTALL POLYETHYLENE DRIP LATERAL WITHIN PVC SLEEVE WHEN ROUTING UNDER PAVED SURFACES OR THROUGH PLANTER'S WALLS.
5. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTER SPACING AND ADDITIONAL INFORMATION.
6. PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP ZONE LATERAL LATERAL OR AS SHOWN ON PLANS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.
7. THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE 3/4" NOMINAL DIAMETER POLYETHELYNE DRIP LATERAL IS 250 FEET. FLOW MUST NOT EXCEED EIGHT (5) GPM. IF THE LENGTH OR FLOW EXCEEDS THE ALLOWABLE AMOUNT AN ADDITIONAL CONNECTION TO A PVC LATERAL WILL BE NECESSARY. IN NO CASE SHALL THE ACTUAL FLOW OF THE DRIP LATERAL BE INCREASED BY MORE THAN 5% THROUGH THE ADDITION OF MORE EMITTERS OR BY CHANGING THE FLOW RATE OF THE EMITTERS.

KEYNOTES LEGEND DESCRIPTION



REFERENCE SYMBOL LEGEND



MOVED IN-SHEET PLANTING AND IRRIGATION SPECIFICATIONS TO SPECIFICATIONS BOOK. PREVIOUS SHEETS NOW EXCLUDED FROM DRAWINGS
3

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
L601	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
L801	IRRIGATION DETAILS

Grand total: 38

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/AG-CS	Crushed Stone with Agg Base		1,966 SF
1/AG-MEX	Mexican Pebble with Agg Base	6/L401	535 SF
1/PV-C	Concrete 4" - Broom Finish with Sawcut Scoring	2/L401	1,527 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,325 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	5,416 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	3,998 SF
1/UPV-STN-G DRAIN	Granite Paver - Monolithic - 96x12x2 - with Trench Drain Under	6/L402	174 SF

02 JOINTS

Keynote	Detail	LF
JOINT - SAW CUT	7/L401	
JOINT - SAW CUT - BEVELED	8/L401	
JOINT - EXPANSION	9/L401	
JOINT - COLD	10/L401	

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	1,478 SF
3/STRS-GR	Granite Treads on Concrete Base - 6"x12"	13/401	1,272 SF

04 SITE WALLS

Keynote		Detail	VSF / FF
4/CW6	6" Concrete Wall Boardform	16/401	84 SF
4/CW6-HT12	12" - Hot Tub Wall	17/401	480 SF
4/CW8	8" Concrete Wall Boardform	16/401	1,961 SF
4/CW12	12" Concrete Wall Boardform	16/401	3,855 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-L408 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BIKE	Surface Mount Mild Steel	7/L402	6
5/BOULDER	Basalt Boulder	18/401	102
5/FF	Pyre-T 96"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 ID)	INT DES	3
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ209)	INT DES	4
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ500)	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/GR18	Kukio - Flat - Space - Wire Mesh - 18"	8/L402	48'
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"	1/L403	27'
6/HR36			770'
			844'

SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO-MESH 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		57,268 SF
9/PA	Planting Area		21,471 SF
9/SOD-LAWN	Lawn		6,871 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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

06/10/24

Reserved for permit stamp

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GENERAL NOTES

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