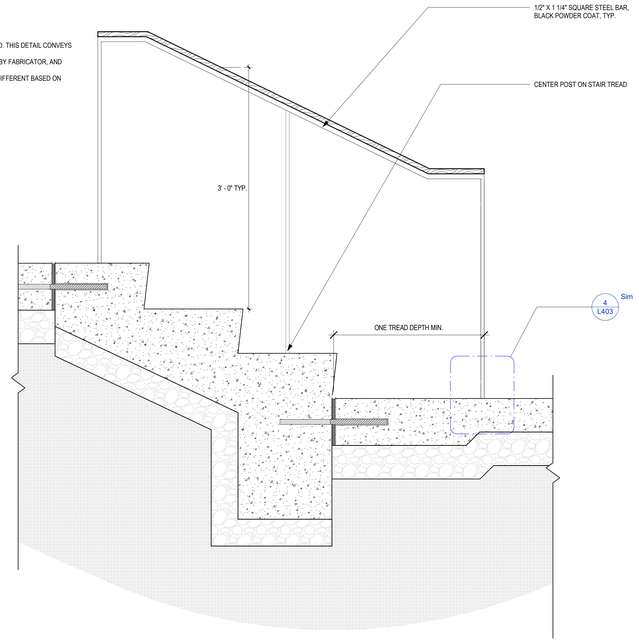
NOTES:

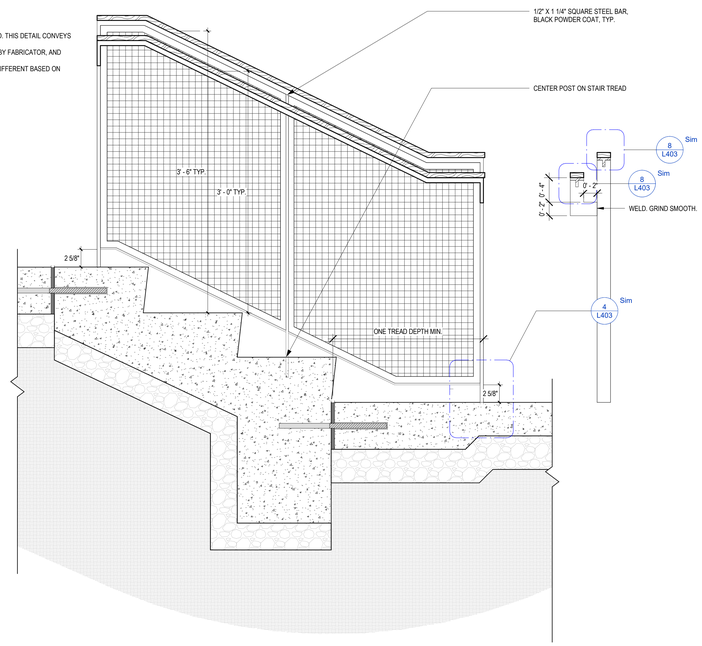
1. STEEL RAILING WILL BE CUSTOM FABRICATED. THIS DETAIL CONVEYS DESIGN INTENT.
2. STRUCTURAL SUPPORT TO BE ENGINEERED BY FABRICATOR, AND APPROVED THROUGH SHOP DRAWINGS.
3. MEASUREMENTS BETWEEN POSTS WILL BE DIFFERENT BASED ON NUMBER OF STEPS AND LENGTH OF RAIL.
4. COLOR AND COATING: PC BLACK
5. WOOD: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



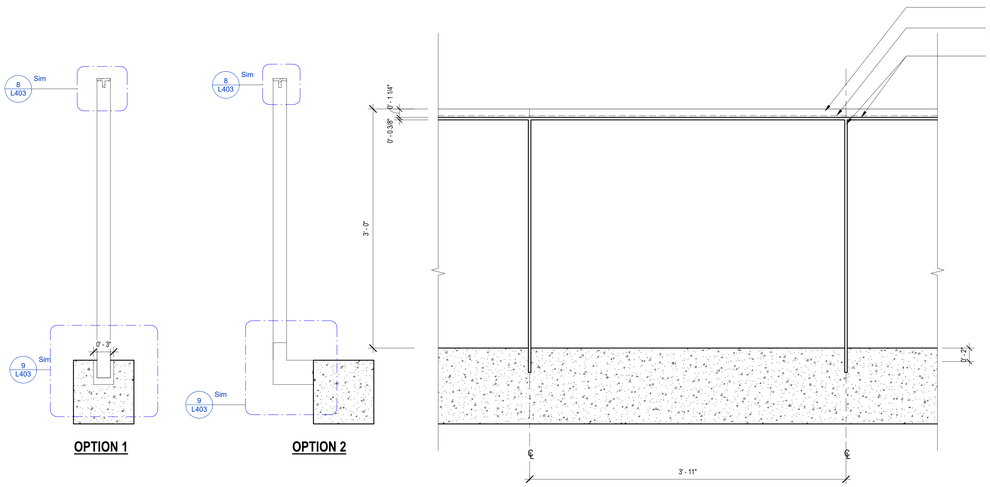
1 1 1/2" = 1'-0" **RAILING - STAIR - STEEL - SIMPLE**

NOTES:

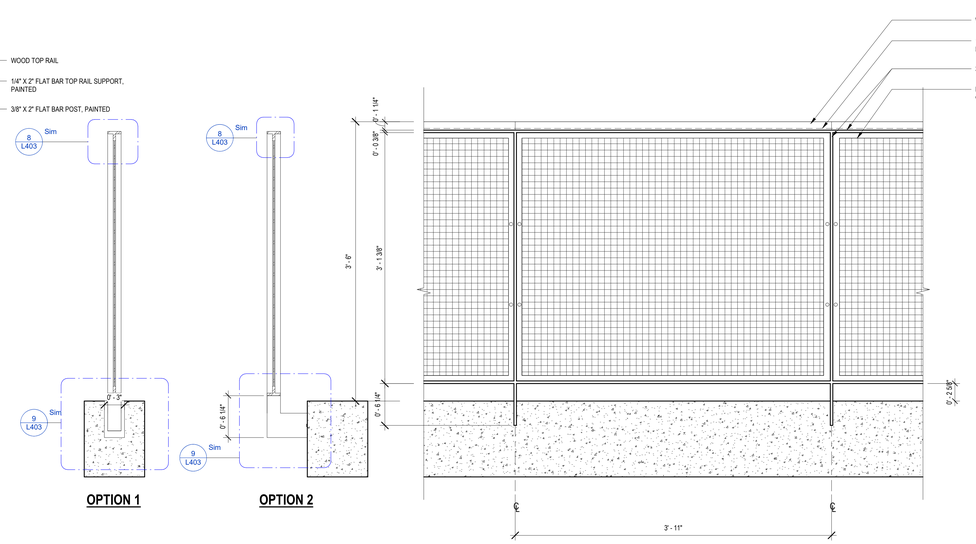
1. STEEL RAILING WILL BE CUSTOM FABRICATED. THIS DETAIL CONVEYS DESIGN INTENT.
2. STRUCTURAL SUPPORT TO BE ENGINEERED BY FABRICATOR, AND APPROVED THROUGH SHOP DRAWINGS.
3. MEASUREMENTS BETWEEN POSTS WILL BE DIFFERENT BASED ON NUMBER OF STEPS AND LENGTH OF RAIL.
4. COLOR AND COATING: PC BLACK



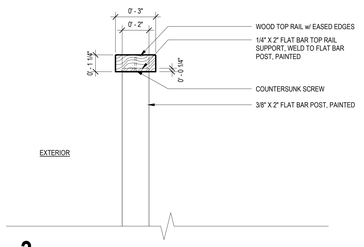
6 1 1/2" = 1'-0" **GUARDRAIL - STAIR - STEEL**



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



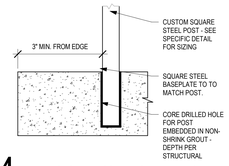
7 1 1/2" = 1'-0" **GUARDRAIL - Kukio - Posts - Flat - Spaced - 42"**



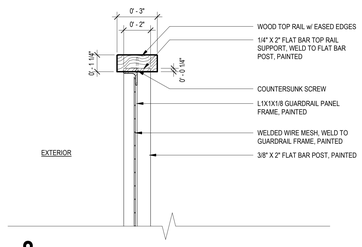
3 3" = 1'-0" **HANDRAIL - TOP SECTION**

NOTES:

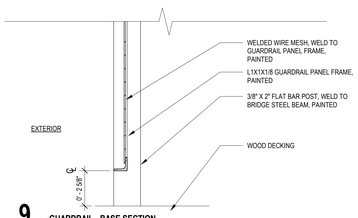
1. STEEL RAILING POSTS WILL BE CUSTOM FABRICATED. MEASUREMENTS BETWEEN POSTS WILL BE DIFFERENT BASED ON NUMBER OF STEPS AND LENGTH OF RAIL. SEE STAIR PROFILES FOR PLACEMENT.
2. STRUCTURAL SUPPORT TO BE ENGINEERED BY FABRICATOR, AND APPROVED THROUGH SHOP DRAWINGS.



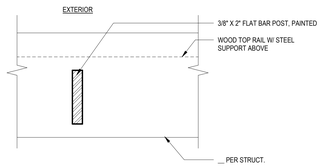
4 3" = 1'-0" **RAILING - STAIR - POST ATTACHMENT, TYPICAL**



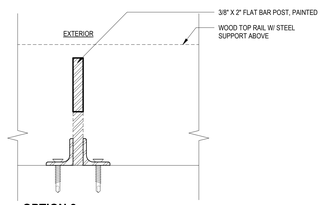
8 3" = 1'-0" **GUARDRAIL - TOP SECTION**



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

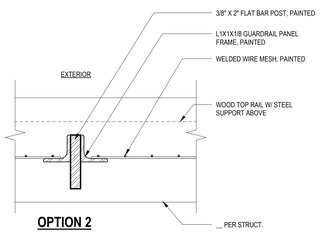


OPTION 1

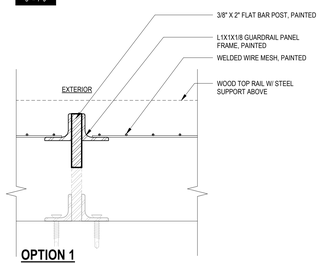


OPTION 2

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



OPTION 2



OPTION 1

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

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/AG-CS	Crushed Stone with Agg Base	4/L401	1,419 SF
1/PV-C	Concrete 4" - Broom Finish with Sawcut Scoring		1,693 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring		21,468 SF
1/PV-CIC	Concrete 4"-Integral Color with Sawcut/Base Scoring		5,418 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-BRID GE	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

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	13,205 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_BNDO11_BONDI BEAU 1-seater.0001	INT DES	15
5/SF-4SEAT	MamaGreen_BNDO23_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	MamaGreen_BNDO01_BONDI Adirondack	INT DES	8
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	3
5/SF-CHAIR	MamaGreen_Alice_Casual Chair (MZ020)	INT DES	8
5/SF-DINING1	MamaGreen_Alice Dining Table (MZ209)	INT DES	4
5/SF-DINING2	MamaGreen_Alice Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alice_Lounger with wooden wheels (MZ020)	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		63,005 SF
9/PA	Planting Area		26,402 SF
9/SOD-LAWN	Lawn		6,871 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count

DISCLAIMER:

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ENVIRONMENTAL PLANNING 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.

8/2/2024

Reserved for permit stamp

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project manager Grant Hardy
drawn by Grant Hardy
checked by Checkar
job no. 20052
date 06.10.2024

revisions:

no.	date	by

CONSTRUCTION DOCUMENTS 95%

06.10.2024

SITE DETAILS

L403