

GENERAL CONSTRUCTION NOTES

- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGES AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND / OR GRADE DIFFERENCE WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH OWNERS AUTHORIZED REPRESENTATIVE.
- ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER CITY OF LOS ANGELES CODES AND ORDINANCES.
- ALL WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE DOUGLAS FIR, COMMON EXPOSED GRADE OR BETTER.
- EXPLANATION OF DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN THIS WORK ACCORDINGLY. FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, WATER FEATURE MECHANICAL SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES.
- ALL CONCRETE PAVING SHALL BE PER CIVIL AND ARCHITECTURAL PLANS.
- CONCRETE EXPANSION AND SAW CUT CONTROL JOINTS PER PLANS AND SPECS. CONTRACTOR TO SUBMIT EXPANSION/CONTROL JOINTS SHOP DWGS, PRIOR TO CONSTRUCTION FOR APPROVAL.
- ALL CURVE TO CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
- EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
- THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:
 - THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPMENT BUILDER PRIOR TO THE CLOSE OF ESCROW OF 90% PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
 - SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATION OF SUBSTANTIAL COMPLETION (S 12.40 G LAMC)
 - THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPE AND IRRIGATION FOR 12 MONTHS AFTER COMPLETION OF IRRIGATION AND IRRIGATION INSTALLATION.
 - EXCEEDING THE CONDITIONS OF APPROVAL, ALL TREES AND SHRUBS SHALL BE GUARANTEED TO HAVE A MINIMUM LIFE GUARANTEE OF TWO YEARS OF NORMAL VIGOROUS GROWTH.

LAYOUT & MATERIAL NOTES

- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. A PRELIMINARY PAVING AND WALL LAYOUT WALK THROUGH SHALL BE CONDUCTED PRIOR TO ANY FOOTING EXCAVATION OR FORMWORK CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. APPROVAL OF LAYOUT SHALL BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
- VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL HANDICAPPED ACCESS TO COMPLY WITH "STATE OF CALIFORNIA STANDARDS FOR HANDICAPPED PERSONS," A.D.A. (AMERICANS WITH DISABILITIES ACT).
- WHERE DIMENSIONS ARE CALLED AS "EQUAL" OR "EQ", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
- ALL MEASUREMENTS ARE TO FACE OF BUILDINGS, WALL OR OTHER FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES ARE INDICATED.
- INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- INSTALL EXPANSION JOINTS FOR ALL CONCRETE PLATWORK THAT INTERFACE WITH VERTICAL SURFACES INCLUDING BUILDING AND FREE STANDING WALLS, CURBS AND UTILITIES.

ORNAMENTAL STEEL NOTES

- ORNAMENTAL STEEL FABRICATION SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO PREPARATION OF SHOP DRAWINGS OR FABRICATION OF COMPONENTS.
- ORNAMENTAL STEEL FABRICATION SHALL PREPARE SHOP DRAWINGS FOR ALL ORNAMENTAL STEEL WORK. DRAWING SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN CONFORMANCE PRIOR TO FABRICATION.
- ALL WELDS SHALL BE BUTT WELDED AND GROUND SMOOTH.
- ALL ORNAMENTAL STEEL WORK SHALL BE SHOP PAINTED WITH ONE (1) COAT OF CORROSION RESISTANT PRIMER AND TWO (2) COATS OF EXTERIOR GRADE PAINT. COLOR SHALL MATCH ORNAMENTAL STEEL ELEMENTS AS INDICATED ON PLANS. SUBMIT COLOR SAMPLE TO LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN CONFORMANCE PRIOR TO FABRICATION.
- ORNAMENTAL STEEL FABRICATION SHALL SUBMIT A MOCK-UP OF EACH ELEMENT TO LANDSCAPE ARCHITECT TO VERIFY GENERAL DESIGN CONFORMANCE PRIOR TO FABRICATION. THE MOCK-UP SHALL BE PAINTED AND FINISHED AS SPECIFIED ABOVE.

PAVING SCHEDULE

SYMBOL	ITEM / DESCRIPTION	HATCH	COLOR	FINISH	MANUFACTURER / SUPPLIER	DIMENSIONS	MODEL / REMARKS
(P-101)	PRECAST PAVER		PORCELAIN 1813	MEDIUM SANDBLAST	STEPSTONE INC (800)272-9229	24"x24"x2"	PROVIDE SAMPLE / MARKUP PRIOR TO INSTALLATION
(P-102)	PRECAST PAVER		70% PORCELAIN 1813 30% PEBBLE 1424	MEDIUM SANDBLAST	STEPSTONE INC (800)272-9229	8" X 24" X 2 1/2" 12" X 24" X 2 1/2"	SEE ARCH PLAN FOR WATER PROOFING AND CONSTRUCTION DETAILS
(P-103)	WOOD CHIP MULCH		REDDISH BROWN TO YELLOW	-	-	-	SEE CIVIL PLAN FOR DRAINAGE PROVIDE SHOP DRAWINGS FOR SCORING PATTERN FOR APPROVAL
(P-104)	ROCK MULCH		MEXICAN BEACH PEBBLES, BLACK	-	SOUTHWEST BOULDER (780)342-5922	1/2"-1"	SEE MANUFACTURER/SUPPLIERS SPECS/GUIDELINES FOR CONCRETE TREATMENT ADJACENT TO WATER.
(P-105)	NATURAL GREY CONC.		NATURAL GREY	TOPCAST 05	TRADEMARK CONCRETE (213)328-0867	SEE PLAN	
(P-106)	PRECAST PAVER		PORCELAIN 1813	HEAVY SANDBLAST	STEPSTONE INC (800)272-9229	24"x24"x2"	
(P-107)	IPE DECK		IPE	-	TILE TECH PAVERS (888)880-4575	24"x24"x1-1/2"	
(P-108)	PRE-CAST CONCRETE PAVER		ALMOND #1404	MEDIUM SANDBLAST	STEPSTONE INC (800)272-9229	24"x24"x2"	
(P-109)	PRECAST CONCRETE MODULAR COPING		PORCELAIN GRAY TO MATCH P-101	MEDIUM SANDBLAST	STEPSTONE INC (800)272-9229	12"x24"x2-3/4"	
(P-110)	CONCRETE PAVER		ET-20	-	TECTURA DESIGNS (800)888-4728	24"x12"x2-3/4"	
(P-111)	PEDESTAL PORCELAIN PAVER		TRAVERTINE PEARL	TRAVERTINE SERIES	TILE TECH PAVERS (888)880-4575	24"x24"x3/4"	

SITE FURNITURE SCHEDULE

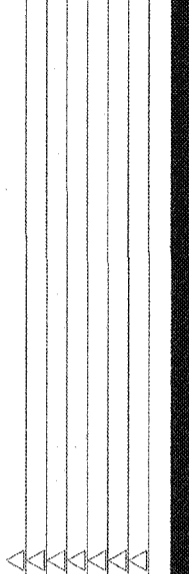
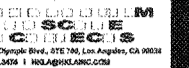
SYMBOL	ITEM / DESCRIPTION	NOTE	COLOR	FINISH	MANUFACTURER / SUPPLIER	MATERIAL	MODEL / REMARKS
(S-101)	OUTDOOR LOUNGE SEATING		Boxwood Collection Color: Mint	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 736-30-164-00, 736-30-153-60-00
(S-102)	BIKE RACKS		SILVER/IPE	-	LANDSCAPE FORMS, INC (800)430-6209	-	MULTIPLICITY
(S-103)	LITTER RECEPTACLE		SILVER FRAME, BLACK CONTAINER	-	LANDSCAPE FORMS, INC (800)430-6209	-	MULTIPLICITY DOUBLE
(S-104)	CHAISE LOUNGE		The Amalfi Collection Color: Tuscan Brown Cushion: Beige	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 791-10-241-75-23
(S-105)	SIDE TABLE		The Amalfi Collection Color: Tuscan Brown Table top: Limestone	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 791-89-015-75-89
(S-106)	COCKTAIL TABLE		The Amalfi Collection Color: Tuscan Brown Table top: Limestone	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 791-40-609-75-89, 791-40-605-75-89
(S-107)	10' X 10' ABRU CABANA		Cusani Collection Color: White Canvas: Oyster (TS4842)	-	SHADESCAPES (888) 217 4446	-	10' X 10' ABRU W/ CONCRETE ANCHOR BOLTS
(S-108)	PEDESTAL TABLE W/ CHAIRS		The Japanese Collection Table top: Brushed	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 723-10-801-00-00, 731-10-011-75-23
(S-109)	DINING TABLE W/ CHAIRS		The Via A Via Collection Color: Natural Table top: Premium Teak	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 735-42-508-87-00, 735-42-011-87-00
(S-110)	CANTILEVER IPE BENCH		IPE DECKING (BRAZILIAN WALNUT)	STANDARD	ADVANTAGE LUMBER (714) 837-9115	-	-
(S-111)	20" (W) X 20" (L) X 40" (H) PLANTING POT		WHITE	MATTE	OLD TOWN FIBERGLASS (714) 833 3732	-	CF2043
(S-112)	24" (W) X 24" (L) X 32" (H) PLANTING POT		WHITE	MATTE	OLD TOWN FIBERGLASS (714) 833 3732	-	CF2432
(S-113)	24" (D) X 17" (B) X 32" (H) PLANTING POT		LIMESTONE	-	IAP (800) 428 6471	-	072 INFINITY - 24x16x32
(S-114)	48" (W) X 24" (L) X 30" (H) PLANTING POT		WHITE	MATTE	OLD TOWN FIBERGLASS (714) 833 3732	-	RL482430
(S-115)	24" (D) X 12" (B) X 30" (H) PLANTING POT		BEIGE	MATTE	OLD TOWN FIBERGLASS (714) 833 3732	-	BAL2430
(S-116)	OUTDOOR SOFA		The Amalfi Collection Color: Tuscan Brown Cushion: Beige	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 790-10-439-80-23
(S-117)	LOUNGE CHAIR		The Amalfi Collection Color: Tuscan Brown Cushion: Beige	-	JANUS ET CIE Contact: Rachael Kadosh (818) 888 7787	-	PRODUCT NUMBER 791-10-111-75-23
(S-118)	CANTILEVER UMBRELLA		Squares Uno Umbrella Color: Aluminum Canvas: White Sand	-	SHELTER OUTDOOR (888) 941 3988	-	PRODUCT NUMBER: P-8 W/ GROUND ANCHOR SYSTEM
(S-119)	18" (D) X 8" (B) X 15.5" (H) PLANTING POT		LIMESTONE	-	IAP (800) 428 6471	-	037 WAHMA - 18x8x15.5
(S-120)	36" (D) X 18.5" (B) X 34" (H) PLANTING POT		BONE	-	IAP (800) 428 6471	-	028 YORK - 36x18x34
(S-121)	78" (L) X 24" (W) X 24" (H) PLANTING POT		LIMESTONE	-	IAP (800) 428 6471	-	042 MONSOON - 78x24x24

WALL/FENCE SCHEDULE

SYMBOL	ITEM/DESCRIPTION	HATCH	COLOR	FINISH	MANUFACTURER / SUPPLIER	DIMENSIONS	MODEL / REMARKS
(W-101)	CMU RAISED PLANTER WALL		STUCCO PAINT TO MATCH ADJACENT ARCHITECTURAL WALL	STUCCO PAINT TO MATCH ADJACENT ARCHITECTURAL WALL	MATCH ADJACENT ARCHITECTURAL WALL	SEE PLAN	SEE ARCH PLAN FOR WATER PROOFING AND CONSTRUCTION DETAIL
(W-102)	CMU FREESTANDING WALL		STUCCO PAINT TO MATCH ADJACENT ARCHITECTURAL WALL	STUCCO PAINT TO MATCH ADJACENT ARCHITECTURAL WALL	MATCH ADJACENT ARCHITECTURAL WALL	SEE PLAN	SEE STRUCTURE PLAN FOR CONC. WALL SEE PLUMBING FOR DRAINAGE SEE CIVIL PLAN FOR PLANTER DRAINAGE ALL WALL COLOR MATCH WITH BUILDING FACADE COLOR
(W-103)	REFLECTION POOL GRANITE TILE		BLACK ABSOLUTE	POLISHED	MARMOL (305)892-4490	3/4" SLAB	
(W-104)	GLASS TILE		COLOR: AZUL PATTERN: 816" X 816"	GLOSSY	ARIZONA TILE (714)878-4403	-	MODEL: SHIMMER AZUL
(F-101)	80% GLASS POOL FENCE WITH ANE ALUMINUM WINDSCREEN SYSTEM		-	SILVER METALIC POWDER COATED ALUMINUM FRAME	AQUAVIEW (877)-229-7034	SEE PLAN	
(F-102)	5' H CUSTOMIZED AYS DELUXE POOL GATE WITH PANIC BAR		-	SILVER METALIC POWDER COATED ALUMINUM FRAME	AQUAVIEW (877)-229-7034	SEE PLAN	
(F-103)	CUSTOMIZED WROUGHT IRON STEEL HANDRAIL AT STAIRS		-	STAINLESS STEEL	-	SEE PLAN	
(F-104)	38" H CUSTOMIZED WROUGHT IRON FENCE		BLACK	-	-	SEE PLAN	
(F-105)	42" H CUSTOMIZED DECORATIVE PERSIAN FENCE		BLACK	-	-	SEE PLAN	
(F-106)	8" H FREE STANDING GREEN SCREEN PANEL		-	-	GREENSCREEN (800)-450-3494	4' X 8' PANEL	
(F-107)	42" H PRIVATE PATIO WROUGHT IRON GATE (OPTION A)		BLACK	-	-	SEE PLAN	
(F-108)	42" H PRIVATE PATIO WROUGHT IRON GATE (OPTION B)		BLACK	-	-	SEE PLAN	

AMENITIES SCHEDULE

SYMBOL	ITEM/DESCRIPTION	HATCH	COLOR	FINISH	MANUFACTURER / SUPPLIER	DIMENSIONS	MODEL / REMARKS
(A-101)	BBQ		STAINLESS STEEL	-	BBQ GLYS (877)43-5228	-	BLAZE 32-INCH BUILT-IN NATURAL GAS MODEL - BLZ-ANG
	BBQ COUNTERTOP		AZUL PATINO	POLISHED	ARIZONA TILE (714)878-4403	-	GRANITE 1-1/4" SLAB
(A-102)	GAS FIREPLACE		VOLCANIC BLACK FASCIA	ESCEA NEW ZEALAND ROCK	WOODLAND DIRECT (800)919-1904	-	ESCEA STAINLESS STEEL GAS FIREPLACE (MODEL: EP500)
(A-103)	CUSTOM WOOD SHADE STRUCTURE		-	-	-	SEE PLAN	
(A-104)	STAINLESS STEEL SINK		-	-	VIGO (877)473-2269	33"x22.25"x10"	VG02006
(A-105)	FREE STANDING SHADE STRUCTURE WITH RETRACTABLE CANOPY		FRAME: STANDARD FRAME COLOR: WHITE	-	SHELTER OUTDOOR (888) 788-4450	SEE PLAN	SHADE STRUCTURE: SHELTER OUTDOOR CUSTOMIZED 2000 SERIES OUTDOOR SHELTER



HOLLYWOOD PARK RESIDENTIAL - MU-10
INGLEWOOD, CALIFORNIA
HOLLYWOOD PARK RETAIL AND COMMERCIAL INVESTORS, LLC

CONSTRUCTION SCHEDULE & NOTES
NOT FOR CONSTRUCTION

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.

L1.00
2017-083-01
JOB NUMBER

SCALE
PLOT PLAN RESUBMITTAL
DATE: 06-21-2018
DATE

