

**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 FULLY 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 OWNER'S 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 OWNER'S 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 DIAGNOSTIC 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 OR 50% 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 (§ 12.40 G LAMC)
  - THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPE AND IRRIGATION FOR 12 MONTHS AFTER COMPLETION OF THE LANDSCAPE 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 BUILDING, 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 FLATWORK 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)973-8029	24"x24"x2"	PROVIDE SAMPLE / MARKUP PRIOR TO INSTALLATION
(P-102)	PRECAST PAVER		70% GRANADA WHITE 1801 30% CAFE BROWN 1407	MEDIUM SANDBLAST	STEPSTONE INC (800)973-8029	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)	STAR PAYER		GRANADA WHITE	GRANADA WHITE BROOM FINISH WITH BLACK ADJUGATE STRIPE	STEPSTONE INC (800)973-8029	14" X 42" FOR "SOUTHEAST STAIR," 18" X 41" FOR "NORTHWEST STAIR"	SEE CIVIL PLAN FOR DRAINAGE. PROVIDE SHOP DRAWINGS FOR SCORING PATTERN FOR APPROVAL
(P-104)	ROCK MULCH		MEXICAN BEACH PEBBLES, BLACK	-	SOUTHWEST BOULDER (750)842-6522	1/2"-1"	SEE MANUFACTURER'S SUPPLIER'S SPECIFICATIONS FOR CONCRETE TREATMENT ADJACENT TO WATER.
(P-105)	NATURAL GREY CONC.		NATURAL GREY	TOPCAST 05	TRADEMARK CONCRETE (213)325-0867	SEE PLAN	
(P-106)	CONCRETE PAVER		ET-20	-	TECTURA DESIGNS (800)388-9723	24" X 12" X 2 3/4"	
(P-107)	PRECAST CONCRETE MODULAR COPING		PORCELAIN GRAY TO MATCH P-101	MEDIUM SANDBLAST	STEPSTONE INC (800)973-8029	12"x24"x3-3/4"	
(P-108)	ARTIFICIAL GRASS		-	-	ALL SEASON TURF (866)355-8873	-	
(P-109)	DECOMPOSED GRANITE		MATCH ADJACENT PROJECT	-	-	SEE PLAN	
(P-110)	PRECAST PAVER		CAFE BROWN 1407	MEDIUM SANDBLAST	STEPSTONE INC (800)973-8029	6" X 24" X 2-1/2"	
(P-111)	IPE PEDESTAL PAVER		CAFE BROWN 1407	SEALED	TILE TECH PAVERS (213)380-5560	24" X 24" X 1-5/8"	
(P-112)	PORCE-STONE PEDESTAL PAVERS		SEASHELL COOL	-	TILE TECH PAVERS (213)380-5560	24" X 24" X 1 1/2"	
(P-113)	PORCE-STONE PEDESTAL PAVERS		SEASHELL TAN	-	TILE TECH PAVERS (213)380-5560	24" X 24" X 1 1/2"	
(P-114)	PORCE-STONE PEDESTAL PAVERS		CREAM WHITE	-	TILE TECH PAVERS (213)380-5560	24" X 24" X 1 1/2"	

**SITE FURNITURE SCHEDULE**

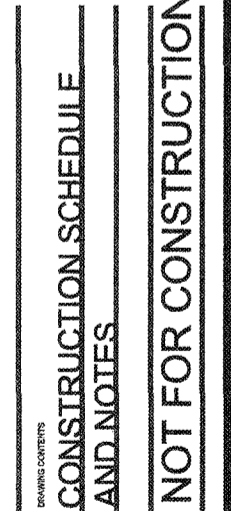
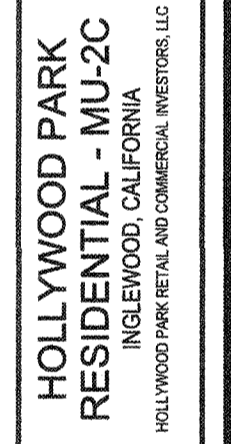
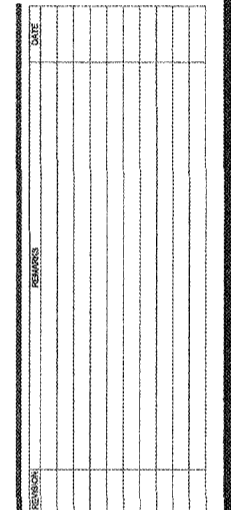
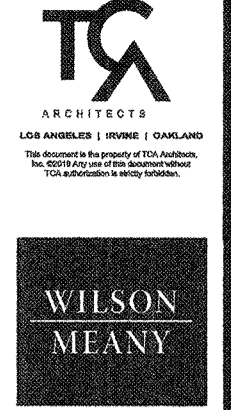
SYMBOL	ITEM / DESCRIPTION	HATCH	COLOR	FINISH	MANUFACTURER / SUPPLIER	MATERIAL	MODEL / REMARKS/ NOTE
(S-101)	30" (W) X 30" (L) X24" (H) PLANTING POT		BEIGE 01	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	30"x30"x24"H PLANTING POT MODEL: CF2030
(S-102)	SOFA		MICA	-	JANUS ET CIE (424) 298 0987	-	BOXWOOD MODULE CORNER AND CENTER PRODUCT NUMBER: 735-30-103-40-00, 735-30-154-40-00
(S-103)	COMMUNITY DINING TABLE		NATURAL / EARTH BROWN	-	JANUS ET CIE (424) 298 0987	-	VIS A VIS DINING TABLE RECTANGLE 300 AND ARM CHAIR PRODUCT NUMBER: 735-42-505-97-00, 735-42-011-97-00
(S-104)	PEDESTAL TABLE W/ CHAIRS		MICA	-	JANUS ET CIE (424) 298 0987	-	VIS A VIS DINING TABLE RECTANGLE 300 AND ARM CHAIR PRODUCT NUMBER: 735-42-508-97-00, 735-42-011-97-00
(S-105)	4-SEAT BOXWOOD SOFA		MICA	-	JANUS ET CIE (424) 298 0987	-	BOXWOOD SOFA 4 SEAT PRODUCT NUMBER: 735-30-432-40-00
(S-106)	POOL CHASE		TRD	-	JANUS ET CIE (424) 298 0987	-	TBD
(S-107)	SIDE TABLE		SLATE	-	JANUS ET CIE (424) 298 0987	-	AMALFI STONE TOP HOURGLASS SIDE TABLE 33 PRODUCT NUMBER: 735-08-915-30-00
(S-108)	30" (W) X 30" (L) X30" (H) PLANTING POT		WHITE #15	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	30"x30"x30"H PLANTING POT MODEL: SL3030
(S-109)	24" (W) X 24" (L) X32" (H) PLANTING POT		LIGHT GRAY #16	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	24"x24"x32"H PLANTING POT MODEL: SL2432
(S-110)	18" (W) X 18" (L) X18" (H) PLANTING POT		WHITE #15	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	18"x18"x18"H PLANTING POT MODEL: SL1818
(S-111)	18" (W) X 18" (L) X18" (H) PLANTING POT		MED GREY # 18	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	18"x18"x18"H PLANTING POT MODEL: SL1818
(S-112)	BIKE RACK		-	-	SCAPE FORMS (415) 452-8225	STAINLESS STEEL	LANDSCAPE FORMS FLO BIKE RACK
(S-113)	TRASH RECEPTACLE		IPE NATURAL AND ALUMINUM	-	JANUS ET CIE (424) 298 0987	-	14-15A TRASH LITTER 20"x37"x19GAL
(S-114)	18" (W) X 42" (L) X24" (H) PLANTING POT		WHITE #15	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	18"x42"x18"H PLANTING POT MODEL: CF421824
(S-115)	30" (W) X 24" (L) X30" (H) PLANTING POT		BEIGE 01	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	30"x24"x30"H PLANTING POT MODEL: RL302430
(S-116)	BOXWOOD TABLE & LOUNGE CHAIR		MICA	-	JANUS ET CIE (424) 298 0987	-	BOXWOOD LOUNGE CHAIR AND OTTOMAN PRODUCT NUMBER: 735-30-111-40-00, 735-30-891-40-00
(S-117)	COMMUNITY DINING TABLE (3M)		NATURAL	-	JANUS ET CIE (424) 298 0987	-	REALIS COMMUNAL BAR TABLE 150 AND BARSTOOL PRODUCT NUMBER: 735-42-508-97-00, 733-20-451-97-00
(S-118)	30" (D) PLANTING POT		COPPER #11	GLOSS	OLD TOWN FIBERGLASS (714) 633 3732	-	30"x42"H PLANTING POT MODEL: CU3842
(S-119)	24" (D) PLANTING POT		CAVERN CLAY	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	24"x24"H PLANTING POT MODEL: KN2424
(S-120)	24" (D) PLANTING POT		CITRUS #02	MATTE	OLD TOWN FIBERGLASS (714) 633 3732	-	24"x24"H PLANTING POT MODEL: KN0442

**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 BUILDING WALL	STUCCO PAINT TO MATCH ADJACENT BUILDING WALL	MATCH ADJACENT ARCHITECTURAL WALL	SEE PLAN	SEE ARCH PLAN FOR WATER PROOFING AND CONSTRUCTION DETAIL
(W-102)	C.I.P CONCRETE SEATING WALL		STUCCO PAINT TO MATCH ADJACENT BUILDING WALL	STUCCO PAINT TO MATCH ADJACENT BUILDING WALL	MATCH ADJACENT ARCHITECTURAL WALL	SEE PLAN	SEE STRUCTURE PLAN FOR CONC. WALL. SEE CIVIL PLAN FOR PLANTER DRAINAGE. ALL WALL COLOR MATCH WITH BUILDING FACADE COLOR
(W-103)	IPE BEATING		IPE DECKING (BRAZILIAN WALNUT)	-	ADVANTAGE LUMBER (716) 8273915	SEE PLAN	
(W-104)	CUERDA SECA CLAY TILE FOR POOL CONCRETE SEAT WALL		COLOR: BLUE PATTERN: STRAIGHT SET	-	FIRECLAY (800)733-2226	SEE PLAN	
(F-103)	POOL FENCE WITH STANDOFF GLASS RAILING SYSTEM		1/2" THICK TEMPERED GLASS	STAINLESS STEEL GLASS ADAPTERS	AQUAVIEW FENCING (877)229-7034	SEE PLAN	
(F-104)	POOL FENCE GATE		-	-	AQUAVIEW (877)229-7034	SEE PLAN	
(F-105)	CUSTOMIZED STAINLESS STEEL HANDRAIL AT RAMPS/STAIR		BLACK	-	-	SEE PLAN	
(F-106)	DOUBLE-SWING FIRE ACCESS GATE W/ CONTROL LOCK SYSTEM AT PRIVATE ROAD		BLACK	-	PACIFIC GARAGE DOORS & GATES, INC. DREW DAGAN (866)-750-7777	SEE PLAN	
(F-107)	PEDESTRIAN GATE WITH CONTROL LOCK AT PRIVATE ROAD		BLACK	-	-	SEE PLAN	
(F-108)	CUSTOMIZED STAINLESS STEEL HANDRAIL FOR SPA STAIRS		-	-	-	SEE DETAIL 91.1.22	
(F-109)	4" X42" STREET PRIVATE PATIO W/ WROUGHT IRON GATE W/ SIDE PANEL (OPTION A)		BLACK	-	-	SEE PLAN	
(F-110)	4" X42" STREET PRIVATE PATIO W/ WROUGHT IRON GATE W/ SIDE PANEL (OPTION B)		BLACK	-	-	SEE PLAN	

**AMENITIES SCHEDULE**

SYMBOL	ITEM/DESCRIPTION	HATCH	COLOR	FINISH	MANUFACTURER / SUPPLIER	DIMENSIONS	MODEL / REMARKS
(M-101)	FIRE PIT		-	-	-	43" DIA., 12 1/2" H	-
(M-102)	RECTANGULAR FIRE PIT		LIMESTONE	LIMESTONE	RESTORATION HARDWARE (800) 782-1055	72"W X42"D X23"H	TOPANGA RECTANGULAR FIRE TABLE
(M-103)	FREE STANDING SHADE STRUCTURE WITH RETRACTABLE CANOPY		FRAME: STANDARD FRAME CANVAS: PHIFERTEX STANDARD WHITE	-	SHELTER OUTDOOR (855) 788-4460 INFINITY CANOPY (845) 452-8979	SEE PLAN	SHADE STRUCTURE /SHELTER OUTDOOR CUSTOMIZED 2000 SERIES OUTDOOR SHELTER CANVAS: INFINITY CANOPY PHIFERTEX STANDARD WHITE
(M-104)	IN GROUND UMBRELLA		SUNBRELLA - CANVAS	STAINLESS STEEL POLE	SHADESCAPES (855) 217-4446	75" R	SWIFT - STANDARD ROUND W/ CONCRETE MOUNT KIT
(M-105)	PING PONG TABLE		WHITE	-	Y LIVING (800) 462-7638	60"W X 100"D X 30"H	YMS STANDARD MODEL



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

**L1.00**  
 2017.083  
 JOB NUMBER  
 SCALE  
 PLOT PLAN  
 RESUBMITTAL  
 06-21-2018  
 ISSUE DATE

