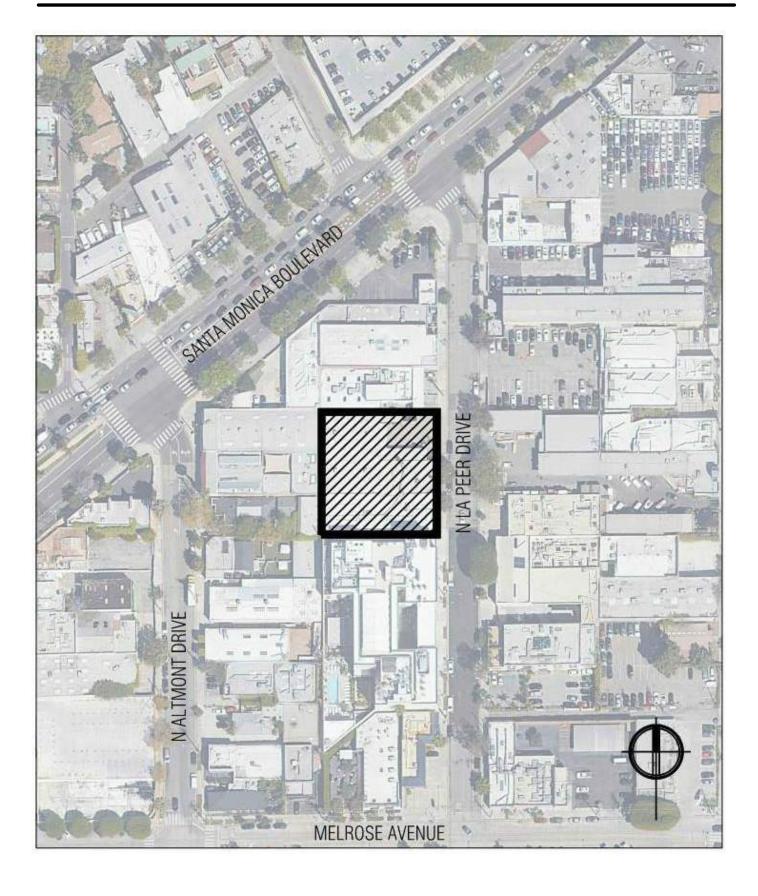


# VICINITY MAP



# DRAWING INDEX

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# **PROJECT INFORMATION**

<b>SITE ADDRESS:</b> 637-641 N LA PEER DRIVE WEST HOLLYV	VOOD, CA 90069		
LEGAL DESCRIPTION: ASSESSOR PARCEL NUMBER(S):	4336-011-016 4336-011-017		
PARCEL 1 (4334-001-016):	LOTS 26 AND 27 OF THE WINETKA TRACT, I HOLLYWOOD, COUNTY OF LOS ANGELES, S PER MAP RECORDED IN BOOK 11, PAGE 61 THE COUNTY RECORDER OF SAID COUNTY	STATE OF CALIFORNIA, AS OF MAPS, IN THE OFFICE OF	
PARCEL 2 (4334-001-017):	LOT 28 OF THE WINETKA TRACT, IN THE CIT COUNTY OF LOS ANGELES, STATE OF CALI RECORDED IN BOOK 11, PAGE 61 OF MAPS COUNTY RECORDER OF SAID COUNTY.	FORNIA, AS PER MAP	
EXISTING LAND USE:	PARCEL 1-SINGLE STORY COMMERCIAL BU PARCEL 2-SINGLE STORY COMMERCIAL BU		
<b>APPLICANT:</b> 639 LA PEER, LLC PO BOX 69505 WEST HOLLYWOOD, CA 90069			
<b>OWNER:</b> ANNAMARREE INVESTMENTS, LLC 641 N WEST HOLLYWOOD, CA 90069	I LA PEER DRVE		
<b>ARCHITECT:</b> CUNINGHAM GROUP ARCHITECTS 8665 HAYDEN PLACE, CULVER CITY CA 9 PHONE: (310) 895-2200	90232		
<b>ZONING:</b> EXISTING LAND USE: PROPOSED LAND USE:	COMMERCIAL, COMMUNITY 2 COMMERCIAL, COMMUNITY 2	<b>CONSTRUCTION:</b> SUBTERRANEAN LEVELS (B2): LEVELS B1, 1, 2, 2M, 3:	TYPE I-B WITH AUTOMATIC SPRINKLER SYSTEM TYPE II-A WITH AUTOMATIC SPRINKLER SYSTEM
<b>LOT AREA:</b> 637 LA PEER: 641 LA PEER: TOTAL:	0.16 ACRES 0.32 ACRES 21,067 SF (0.48 ACRES)	OCCUPANCY: A-2, A-3, M, S-2 Allowable Height / Area Per Ce	3C TABLE 504.3 AND SECTION 506.4
<b>Building Height:</b> Height: Stories:	49'-6" 4	TYPE I-B - APPLIES TO LEVEL B2: HEIGHT: AREA:	UNLIMITED UNLIMITED
<b>BUILDING AREA:</b> GROSS COMMERCIAL AREA: PARKING: GSF - CC2 (FAR): TOTAL GSF (INCLUDING NON-FAR): <b>LAND USE BREAKDOWN (PER FLOOR):</b>	65,863 SF 15,813 SF 44,376 SF 81,676 SF	TYPE II-A - APPLIES TO LEVEL B1, L´ HEIGHT: AREA:	1, L2, L2M, L3: 85' A-2: 46,500 SF A-3: 46,500 SF M: 64,500 SF S-2: 117,000 SF
B2 - WHOLESALE DESIGN: B2 - RESTAURANT: B2 - OFFICE:	9.421 SF 1,498 SF 1,651 SF		
L1 - WHOLESALE DESIGN:	9,036 SF		
L2 - WHOLESALE DESIGN: L2 - RESTAURANT: L2 - OFFICE:	5,199 SF 7,290 SF 202 SF		
L2M - WHOLESALE DESIGN: L2M - RESTAURANT:	5,712 SF 1,408 SF		
L3 - RESTAURANT: L3 - OUTDOOR DINING:	3,188 SF 6,313 SF		
<b>LAND USE BREAKDOWN (TOTAL BUILDIN</b> WHOLESALE DESIGN: RESTAURANT: OUTDOOR DINING: OFFICE:	<b>IG):</b> 29,368 SF 13,384 SF ??? SF 3,261 SF		
PERMEABLE SURFACE AREA: GROUND LEVEL SETBACK AREAS: MIN. PERMEABLE AREA REQ'D: PERMEABLE AREA PROVIDED:	0 SF MIN. 0 SF (50% OF 0 SF) 0 SF		

# VEHICLE PARKING REQUIREMENTS:

USE CLASSIFICATION PER WHMC 19.28.040	GROSS SQ.FT.	PARKING RATIO	REQUIRED PARKING
WHOLESALE DESIGN: RESTAURANT: OUTDOOR DINING: OFFICE:	20,368 SF 13,384 SF 6,313 SF 3,261 SF	0.5/1,000 3.5/1,000 3.5/1,000 2/1,000	14.64 46.84 22.10 6.52
T N	TOTAL PARKING SPACES F TOTAL PARKING SPACES F MAX COMPACT ALLOWED TOTAL PARKING SPACES F	REQUIRED (ROUNDED): (PLUS EXCESS):	90.15 91 36 <b>0</b>

# VEHICLE PARKING PROVIDED:

STANDARD:	20 SPACES
COMPACT:	10 SPACES
LIFT / STACKER:	29 SPACES
VEHICLE SLIDER EVCS:	1 SPACE
AISLE:	5 SPACES
STANDARD EVCS:	5 SPACES
ACCESSIBLE EVCS:	1 SPACE
VAN ACCESSIBLE EVCS:	1 SPACE
VAN ACCESSIBLE:	1 SPACE
TOTAL PARKING PROVIDED:	73 SPACES

NOTE: NO VEHICLE STACKING OVER DRIVE AISLES NOW OR IN THE FUTURE

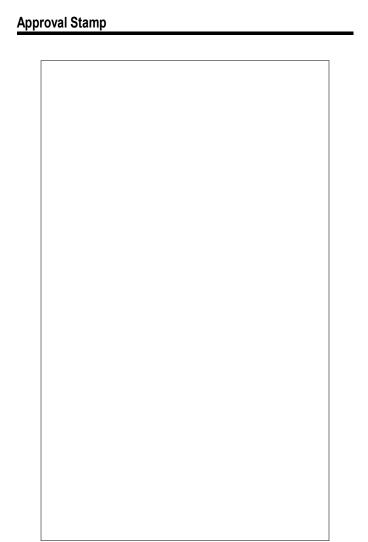
# BICYLE PARKING PROVIDED:

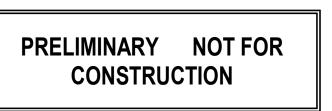
SHORT TERM: 1 PER 10,000 SF:	45,313 SF / 10,000 SF =	5 SPACES REQUIRED
LONG TERM: 1 PER 7,500 SF:	45,313 SF / 7,500 SF =	6 SPACES REQUIRED
ELECTRIC VEHICLE SPACES REQUIRED: PROVIDED:	2 SPACES (2%) ELECTRIC 8 SPACES PER DEVELOP	



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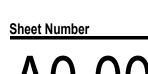




No. Date Description

it / Amp Sound	Date:	10/8/2024
PR19-0343	PIC / AIC:	JP / NH
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Sheet Title COVER SHEET



**Current Revision** 





LA PEER ELEVATIONAL RENDERING



STREET LEVEL PERSPECTIVE LOOKING NORTHWEST



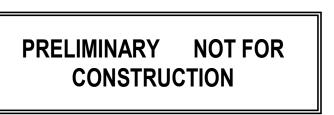
STREET LEVEL PERSPECTIVE LOOKING SOUTHWEST



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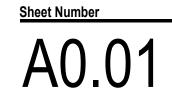
 Approval Stamp



Revisions

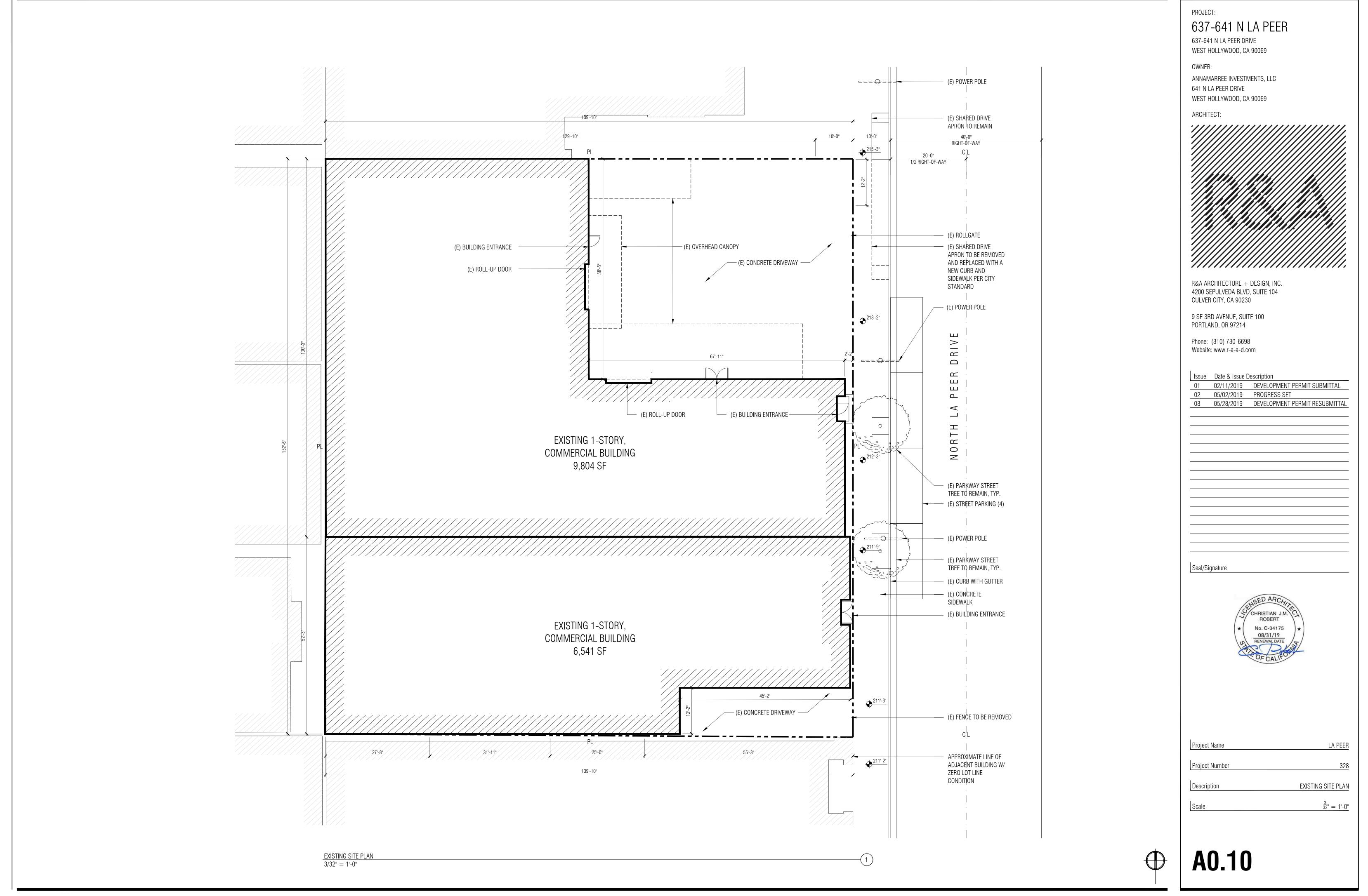
No. Date Description

Phase: Admin Pe	rmit / Amp Sound	Date:	10/8/2024
Project No.:	PR19-0343	PIC / AIC:	JP / NH
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Sheet Title			



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**Current Revision** 



				1
	LEGAL DESCRIPTION	COMMENTS		
	(PER FIDELITY NATIONAL TITLE COMPANY ORDER No: 995-30023364-JS3 DATED DECEMBER 6, 2018) THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST HOLLYWOOD IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS; PARCEL 1:	BOUNDARY LINES	WERE ESTABLISHED FROM THE RECOVERED C AND/OR PRIVATE ENGINEER MONUMENTS WHO AND SOURCE ARE SO NOTED ON THE SURVE 637 AND 641 NORTH LA PEER DRIVE,	DSE
	LOTS 26 AND 27 OF THE WINNETKA TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN(S): 4336-011-016	APN NO	FEBRUARY 12, 21, AND 22, 2019	
	PARCEL 2: LOT 28 OF THE WINNETKA TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY	BASIS OF BEARINGS	JUNE 14, 2019 THE BEARING OF N00'00'00'E ALONG THE CE PEER DRIVE AS SHOWN ON THE MAP OF THE TRACT, FILED IN BOOK 11, PAGE 61, OF MAI AS THE BASIS OF BEARINGS FOR THIS SURVE	E WI PS,
	RECORDER OF SAID COUNTY. APN(S): 4336-011-017	GROSS LAND AREA	21,067 SQ. FT. OR 0.484 ACRES	#072
1.	EXCEPTIONS (PER FIDELITY NATIONAL TITLE COMPANY ORDER No. 995-30023364-JS3 DATED DECEMBER 6, 2018) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.	BENCH MARK	CITY OF LA BM 13-06070 SPK 4FT E/O E CURB ROBERTSON BLVD 6FT N/O BCR N/O MELROSE AVE SE COR C ELEV. = 191.67 FT; NGVD 1929, YEAR OF	
2.	COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID. COVENANT OR RESTRICTION IS PERMITTED BY	FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDI ANNUAL CHANCE FLOOD PER FLOOD INSURAN (FIRM) MAP PANEL MAP NO. 06037C1585F E SEPTEMBER 26, 2008.	NCE
	APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: BOOK 3106, PAGE 155 OF DEEDS AFFECTS: LOT 26.	UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURE THIS MAP WERE OBTAINED BY CONVENTIONAL ABOVE-GROUND UTILITIES WERE COMBINED W SUBSTRUCTURE MAPS TO PLOT UNDERGROUN SHOWN HEREON, NO REPRESENTATION IS MAI COMPLETENESS OF SAID UTILITY INFORMATION	ME /ITH ID U DE /
3.	COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT		OF THIS INFORMATION SHOULD CONTACT THE GOVERNMENT AGENCY DIRECTLY. THE SIZES OF THE SEWER AND STORM DRAIN BEEN ASSUMED PER CITY OF LA SUBSTRUCT OBTAINED FROM NAVIGATE LA WEBSITE.	UTI N PI
	RECORDING NO: BOOK 4099, PAGE 223 OF DEEDS AFFECTS: LOT 27.	PUBLIC ACCESS (#)	PUBLIC ACCESS TO SITE FROM NORTH LA PEER DI INDICATES PRELIMINARY TITLE REPORT SCHED NUMBER PLOTTED HEREON.	
4.>	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: WESTERN DYE HOUSE, INC., A CORPORATION	ZONING	PER CITY OF WEST HOLLYWOOD ZONING MAP ZONING DESIGNATION: CC2 - COMMERCIAL, 1	
	PURPOSE:       MAINTENANCE OF A SECONDARY WASTE WATER PIPELINE         RECORDING DATE:       JULY 11, 1994         RECORDING NO:       94–1294665 OF OFFICIAL RECORDS         AFFECTS:       A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.         REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.         AFFECTS:       LOTS 26 AND 27.		DENSITY (FAR): 2.0 HEIGHT: 45 FT OR 4 STORIES	
5.	COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE		LEGEND         ■       AREA DRAIN (SQUARE)         ●       AREA DRAIN (CIRCLE)         ↓       AREA LIGHT	
6.	SHOWN, MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ACCEPTANCE AFFIDAVIT EXECUTED BY: CITY OF WEST HOLLYWOOD		BOLLARD CURB DRAIN ELECTRIC MANHOLE	
	RECORDING DATE: SEPTEMBER 1, 2006 RECORDING NO: 06-1961971 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		ELECTRIC PULLBOX     FIRE DEPARTMENT CONNECTION     FIRE HYDRANT	
7. 8.)	AFFECTS: LOTS 26 AND 27. THE EFFECT OF A RECORD OF SURVEY IN BOOK 266, PAGE 97 OF RECORDS OF SURVEY, AS DISCLOSED BY A DOCUMENT RECORDED OCTOBER 28, 2014 AS INSTRUMENT NO. 20141139932 OF OFFICIAL RECORDS. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT		G GROUND LIGHT G GAS MANHOLE G GAS VALVE	
(********	ENTITLED: TEMPORARY TIEBACK ANCHOR EASEMENT AGREEMENT (637-641 N. LA PEER DRIVE) EXECUTED BY: LA PEER HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE LINDEN GROUP, A CALIFORNIA LIMITED PARTNERSHIP NOVEMBER 13, 2015 RECORDING NO: 20151422368 OF OFFICIAL RECORDS		GM GAS METER ↓ GUY WIRE Ø GREASE INTERCEPTOR HOSE BIB	
9.	REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS: LOT 28. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT	le la	IR IRRIGATION CONTROL BOX	
10.	IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.	<	>)) PARKING METER RSR RISER	
11.	ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.		RD ROOF DRAIN SCO SEWER CLEAN OUT	-
12.	ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.		E HANDICAP PARKING	
	THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.		SIGN	AD AP BFF BX
	THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.	¢	D STORM DRAIN MANHOLE STREET LIGHT STREET LIGHT PULLBOX	€ CAT CB CB CLF
	PROJECT SITE	A A A A A A A A A A A A A A A A A A A		CM CM CO CO DI
	CHIMATER CANYON RD SUNSEL BIND SUNSEL BIND SUNSEL BIND		U UNIDENTIFIED CABINET UC UNIDENTIFIED CLEAN OUT M UNIDENTIFIED MANHOLE	DW <sup>1</sup> DR EG EL ELP ELV
	SUNSET BLVD HOLLYWOOD		VENT WATER MANHOLE	EXM FD( FF FL FS GB
	SUNCE SUNCE AND MELROSE AND HEIGHTS BUYD SINTAMON MELROSE AND HARGELES BUYD 2 W 3RD ST DR BURTON WAY BURTON WAY		0	GV HCI INV IP
	VICINITY MAP			
-	NOT TO SCALE			

# CITY, COUNTY HOSE CHARACTER

# THE WINNETKA MAPS, WAS TAKEN

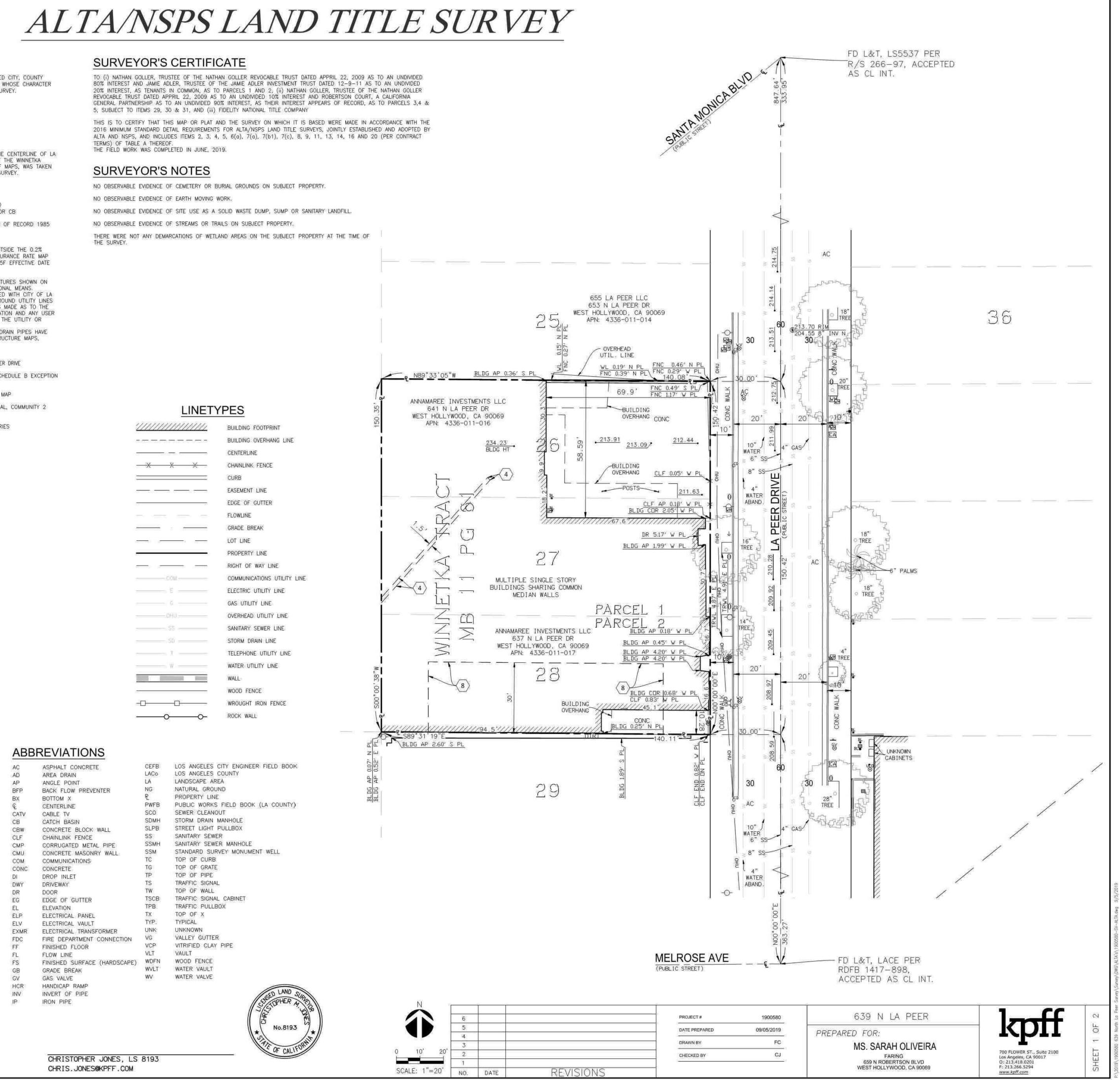
SIDE THE 0.2% RANCE RATE MAP

AIN PIPES HAVE CTURE MAPS,

DRIVE EDULE B EXCEPTION

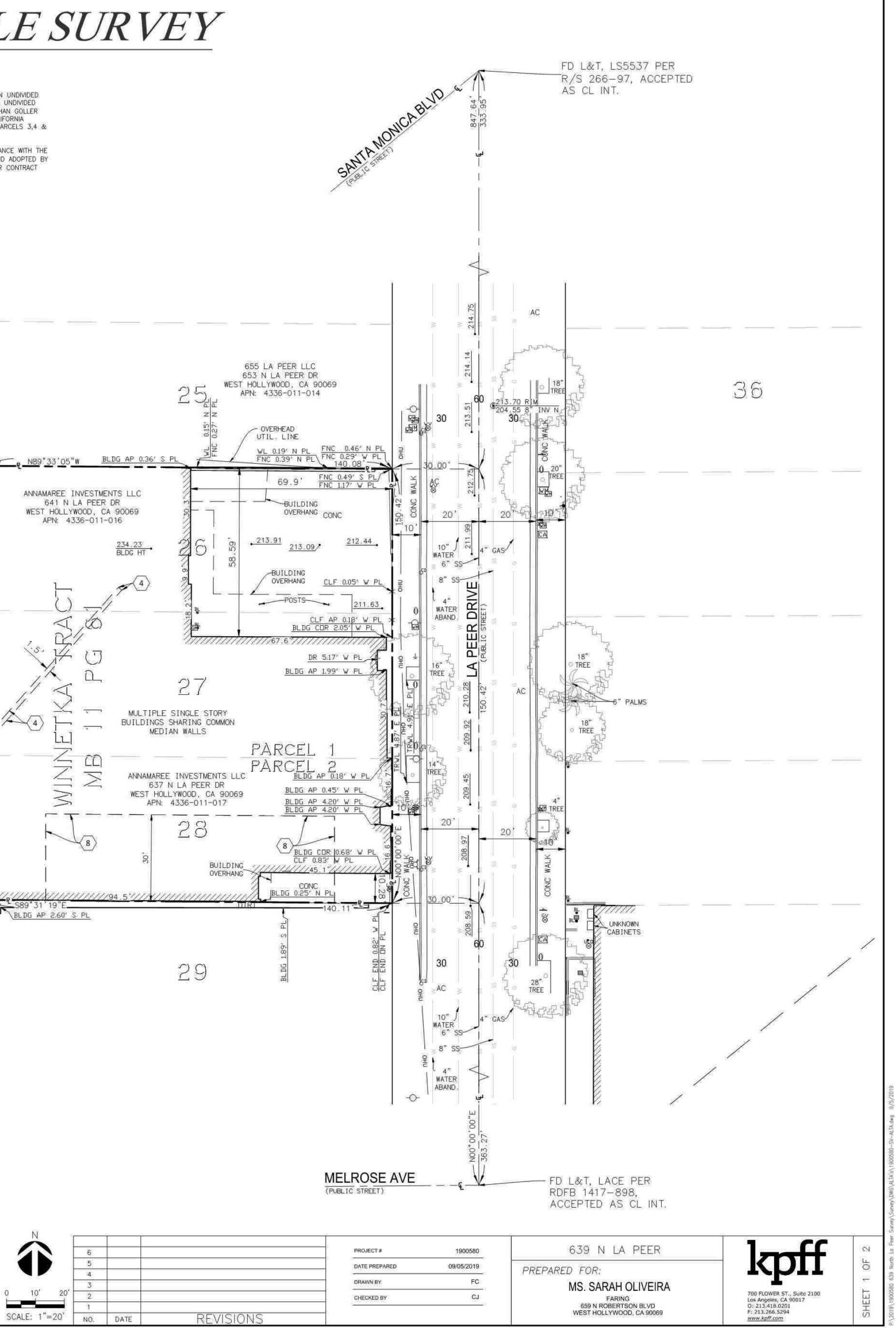
COMMUNITY 2

5, SUBJECT TO ITEMS 29, 30 & 31, AND (iii) FIDELITY NATIONAL TITLE COMPANY



AC	ASPHALT CONCRETE
AD	AREA DRAIN
AP	ANGLE POINT
BFP	BACK FLOW PREVENTER
BX	BOTTOM X
Ę	CENTERLINE
CATV	CABLE TV
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CLF	CHAINLINK FENCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY WALL
COM	COMMUNICATIONS
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
DR	DOOR
EG	EDGE OF GUTTER
EL	ELEVATION
ELP	ELECTRICAL PANEL
ELV	ELECTRICAL VAULT
EXMR	ELECTRICAL TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE (HARDSCAPE)
GB	GRADE BREAK
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT OF PIPE
IP	IRON PIPE

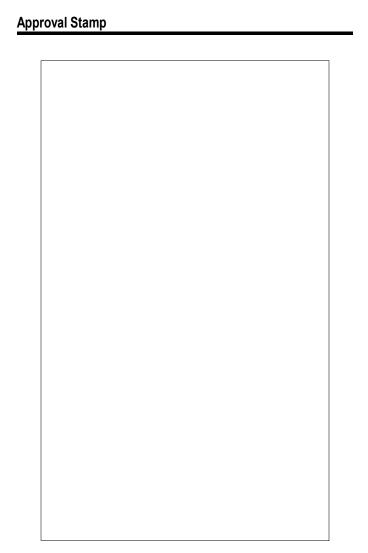


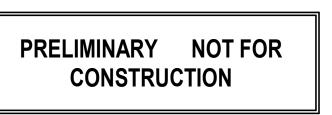




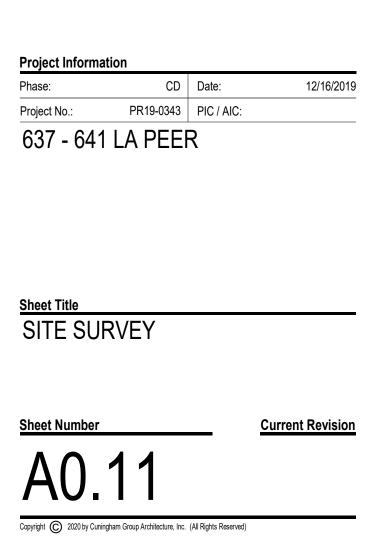
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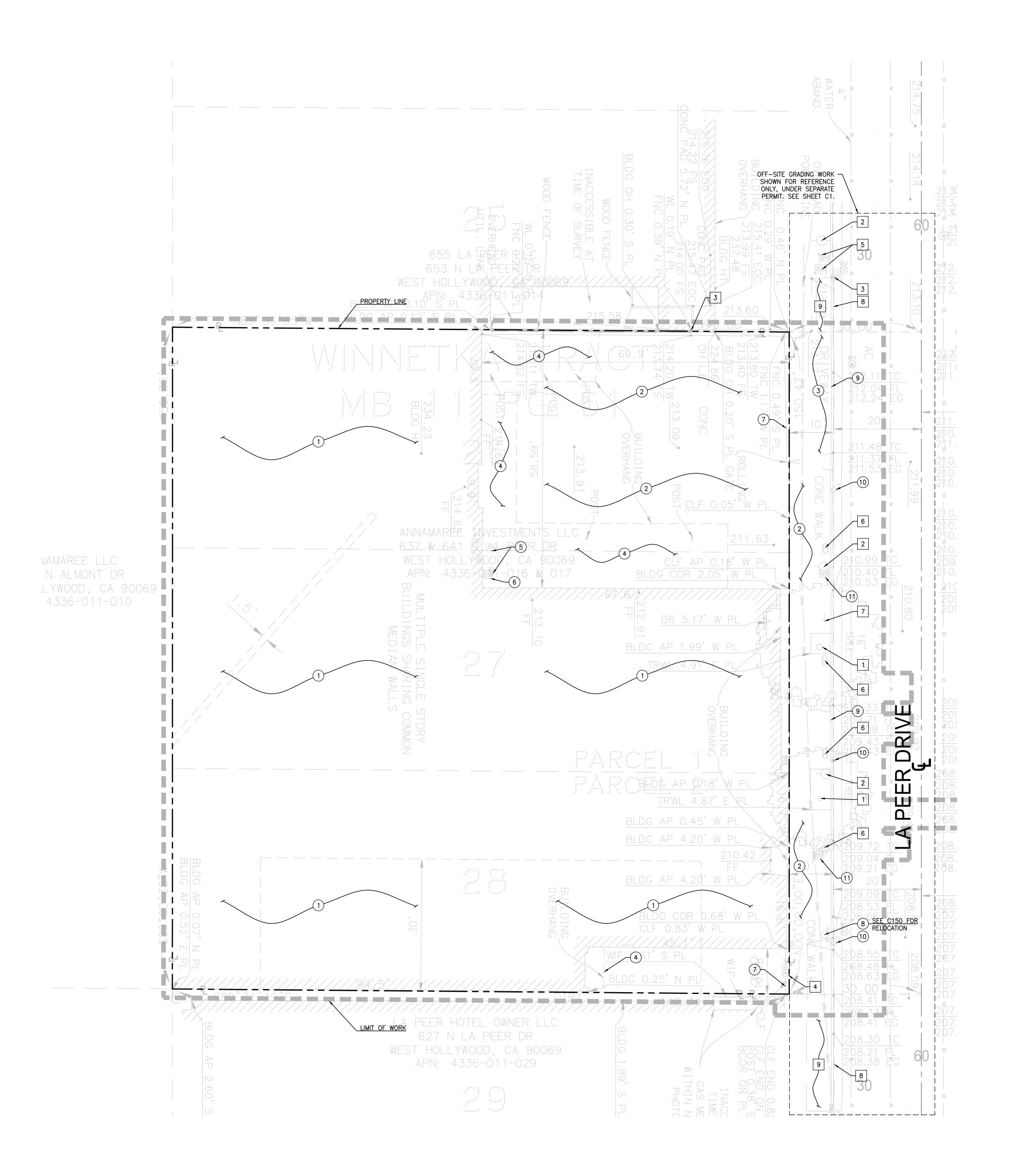






No. Date





# GENERAL DEMOLITION NOTES:

- 1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- 2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- 8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- 9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- 10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
- 11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

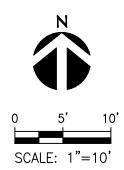
# DEMOLITION NOTES:

PROTE	CT-IN-PLACE
1	PROTECT-IN-PLACE EXISTING TREE.
2	PROTECT-IN-PLACE EXISTING POWER POLE.
3	PROTECT-IN-PLACE EXISTING FENCE.
4	PROTECT-IN-PLACE EXISTING GAS VALVE-ADJUST TO GRADE.
5	PROTECT-IN-PLACE EXISTING WATER METER-ADJUST TO GRADE
6	PROTECT-IN-PLACE EXISTING PARKING METER.
7	PROTECT-IN-PLACE EXISTING GUY WIRE.
8	PROTECT-IN-PLACE EXISTING CURB AND GUTTER.
9	PROTECT-IN-PLACE EXISTING DRIVEWAY.
DEMOL	JSH & REMOVE
1	DEMOLISH EXISTING BUILDING.
$\bigcirc$	REMOVE EXISTING CONCRETE PAVEMENT

$\cup$	DEMOLISH EXISTING BUILDING.
2	REMOVE EXISTING CONCRETE PAVEMENT.
3	REMOVE EXISTING DRIVEWAY.
4	REMOVE EXISTING BUILDING OVERHANG.
5	REMOVE EXISTING BOLLARD.
6	REMOVE EXISTING GAS METER.
7	REMOVE EXISTING FENCE.
8	REMOVE EXISTING FIRE HYDRANT
9	REMOVE EXISTING CURB & GUTTER
(10)	REMOVE EXISTING CURB DRAIN
(11)	REMOVE EXISTING WATER METER

# LEGEND:

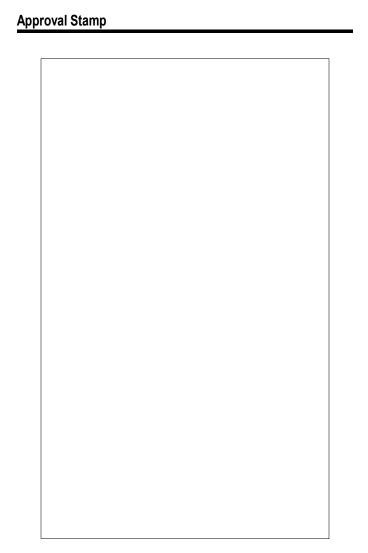
	LIMIT LINE OF DEMOLITION
	PROPERTY LINE
·/ ·/ ·/ ·/ ···	DEMOLITION LINE

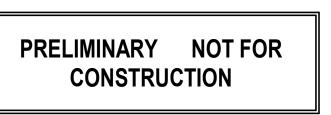




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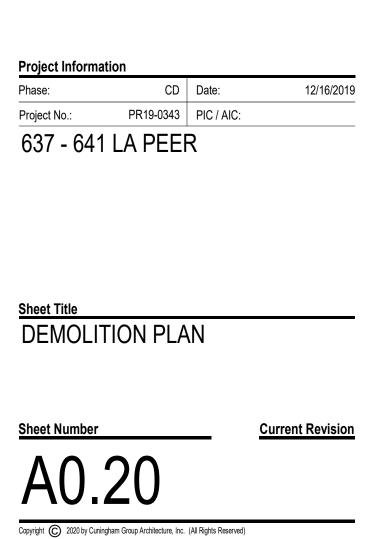






Revisions

No. Date Description



# La Peer WEHO Green Point Score

# Site

Preserve existing trees over 6" diameter (1 point/tree Use Recycled Mulch or other landscape amendments Total Points Available

# Natural Heating and Cooling

Plant deciduous canopy trees (min. 36" box, planted in Provide narrow floor plates (max. 50 ft. depth) and/or Provide operable windows to enable natural cross ven Install exterior shading devices on South- and/or West Provide ceiling fans (1 point for each 50% of units or fl Eliminate Air Conditioning

# **Total Points Available**

Foundation

Use recycled-content base or backfill material Incorporate fly ash or slag ash in concrete (min. 15%) Increase fly ash percentage (1 point per additional 5%) Total Points Available

# Structural Frame

Use engineered lumber or steel for minimum of 90% Use engineered vertical wood studs

Use FSC-Certified wood for framing (1 point for every 1 Use structural insulated panels (SIPs)

Total Points Available

Plumbing - Increase Water Efficiency

Insulate the full length of all hot water pipes

Install low-flow showerheads (< 2.5 gpm)

Install water efficient kitchen & bathroom faucets (<2 Install water efficient toilets (dual-flush or <1.3 gpm)

Install water efficient urinals (1 point for 0.5 gpf, 2 poir Install tankless water heaters

# Insulation

**Total Points Available** 

Install formaldehyde-free, recycled-content (min. 25%) Install cellulose, cotton batt, bio-based foam in walls (r Install cellulose, cotton batt, bio-based foam in ceilings **Total Points Available** 

Energy Efficiency + Renewable Energy

Exceed Title 24 Energy Code by 5% Exceed Title 24 Energy Code by more than 5% (1 point

Participate in Energy Star (residential) or Savings By De Pre-plumb and provide conduit for solar water heating Install solar water heating system for domestic hot wat

Install solar water heating system for pool heating Install photovoltaic (PV) panels (1 point/kW ; max. 10 p Install Energy Star lighting (50% of total fixtures)

Install Energy Star exit signs

Install Energy Star programmable thermostats Install timer or photo sensor for exterior lights Seal all ducts with mastic (residential) or install per SM

# Indoor Air Quality

**Total Points Available** 

Use no-VOC paints on interior applications (<= 5 g/l) Use low-VOC sealants and adhesives (<= 50 g/l) Use composite wood with no added urea formaldehyde

Use carpet certified by CRI Green Label program Eliminate the use of carpet Vent kitchen range hoods to the outside (min. 80% of u

Install fan with humidistat sensor or timer in all bathro Install high efficiency HVAC filters (min. MERV 8) or pro Provide daylighting for 50% of occupied spaces

# Roofing

Use recycled-content roofing materials

**Total Points Available** 

Install Energy Star or cool roof Install durable roof with long-term warranty or demons

built-up roof, metal or clay tile) Install extensive vegetated roof on 50% of non mech

Install intensive vegetated roof on 50% of non mech a Total Points Available

# **Exterior Finishes**

Use durable exterior finishes (1 point/30% of exterior a siding, metal panels or siding, composite wood panel, g

Use recycled-content or FSC-Certified outdoor flooring
Total Points Available

# Interior Finishes

Use exposed concrete as finished floor (1 point/each 20 Use resource-efficient flooring or FSC-Certified wood flor rapidly renewable materials, recycled-content carpet of Use agriculture board, FSC-Certified, or rapidly renewal Use recycled-content countertop materials (min. 25% r Total Points Available

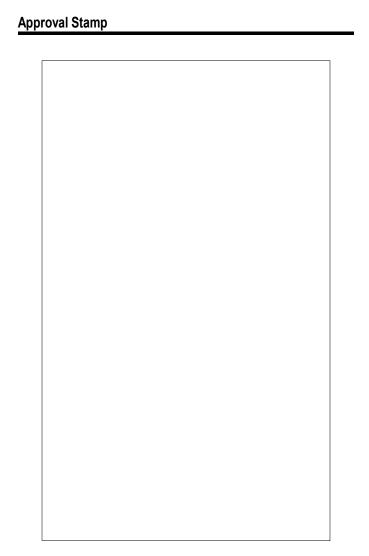
Innovative Design Measures Total Points Available

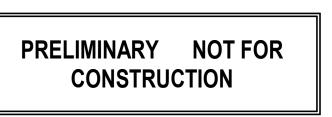
CATEGORY	Where in La Peer Project is it?	Points Possible	Points Taken
ree, 3 points max.) ts	Two parkway trees along La Peer may be removed and replaced per city's new streetcape plan         Landscape sheets show types of mulch and soil amendments	3	; [ 1
			,
d in the ground) on exposed West and/or South elevations (1 point/tree, 5 points max.) for courtyards to enable natural ventilation	Only trees on the "ground" are on the East side A102, A104 - Exterior Yards for air and daylight are provided on 3 sides of L2/L3 and around patio on L4	5	; ;
entilation (min. 20% of total window area)	A102, A104 - Doors open in glass walls on 3 sides of L2 and L3, and at restaurant shell on L4	2	2
est-facing windows r floor area served; 2 points max.)	No Shading on glass on those elevations         A813 L2M Ceiling Plan - Ceiling Plan shows 8 large ceiling fan units at 50% of floor area	2	2
	Not Possible in this building	3	;
6)	Strucutral Specification "CAST-IN-PLACE CONCRETE Division 03 30 00 \ PART2 PRODUCTS\ 2.1 Concrete Materials\B"	1	3
5%)	Strucutral Specification "CAST-IN-PLACE CONCRETE Division 03 30 00 \ PART2 PRODUCTS\ 2.1 Concrete Materials\B"	2	2
			/
6 of subfloors, sheeting, floor joists, beams, headers, and trusses, as applicable.	S200 - Steel frame and roof structure on restaurant shell on restaurant shell on L3 No Wood Studs	5	j 
ry 10% of framing lumber; max. 5 points)	No Wood Framing	5	; ;
	No SIP Panels	2 14	<u>:</u> •
	A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide         A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide	1	 L
<2.5 gpm)	A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide         A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide	1	<u>.</u>
points for water-free)	A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide	2	2
	A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide	8	3
5%) Insulation s (min. 60% of insulation)	G002 - Shown on wall types for Exterior wall cavities and roof         G002 - Shown on wall types for Exterior wall cavities	2	2
ngs (min. 60% of insulation)	Shell building does not have dropped ceilings	2	5
int for each additional 1% above 5% ; max. 15 points)	Title 24 Report       Title 24 Report	5	; ;
Design (commercial) programs	Will not be participating in Savings by Design	3	3
ing water	Water and conduit piping loop to roof         Not installing Solar Water Heating	2	2
LO points)	Solar water heating not feasible for the pool         A201 - 10 kW Solar Power array on North L3 Patio	2	<u>'</u>
	Not applicable for commercial buildings Energy star exit signs no longer available	3	3
	Not applicable for commercial buildings	1	· 
SMACNA standards (commercial)	Electrical room         Shell building complies, on A803, A811, A812, A813, A14 notes indicating Tenants would have to comply	1	 L
		45	5
)	Shell building to comply	2	2
nyde for counters and cabinets	Shell building to comply       Shell building to comply	2	2
	No Carpet in Shell Building       Shell building to comply	1	2
of units) hrooms	Residential only credit A073, A101, A102, A103, A104 notes on sheets for tenant scope to provide	2	<u>'</u>
provide ductless system	Mech Scope	1	
	A101, A102, A103, A104 - Ample floor-to-ceiling glass storefronts and curtain walls, glazed walls on L2 and , open patio on L4 restaurant shell	14	4
	A201 - Sarnafil waterproofing cover membrane at pedestal deck area is made from recycled PVC roofingA201 - White Sarnafil PVC roof membrane on all high roofs for Cool Roof	2	<u>'</u>
onstrated long-term durability (40 year warranty for asphalt shingles, 15 year warranty for	A201 - Sarnafil Adhered Single Ply PVC roof has 15 year warranty	3	3
h areas n areas	Not able to plant 50% of roof       Not able to plant 50% of roof	6	;
		21	
			+
or area) including integral-color or uncolored unpainted stucco, fiber-cement panels or el, glass, and other similar durable finishes	A301, A302 - Integral color stucco or exposed Architectural concrete on over 30% of each façade	3	3
ing materials	A104 - Techtura Pavers at roof patio contain 70% ground up recycled porcelain toilet fixtures	1	 +
h 20%) Ind flooring for all wood flooring (1 point/30% of floor area). Resource efficient includes	A795, 1 point for each 20% of floor area	5	<u>;</u>
et or flooring tiles (min. 25% recycled content).	No flooring materials in Shell Building	3	3
wable cabinetry material % recycled content)	No cabinets in Shell Building         No Countertops in Shell Building	3	۱ <u>ــــــــــــــــــــــــــــــــــــ</u>
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	TBD, 8 points max.	8 R	3
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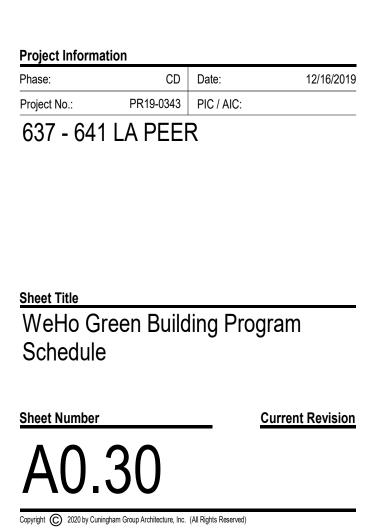
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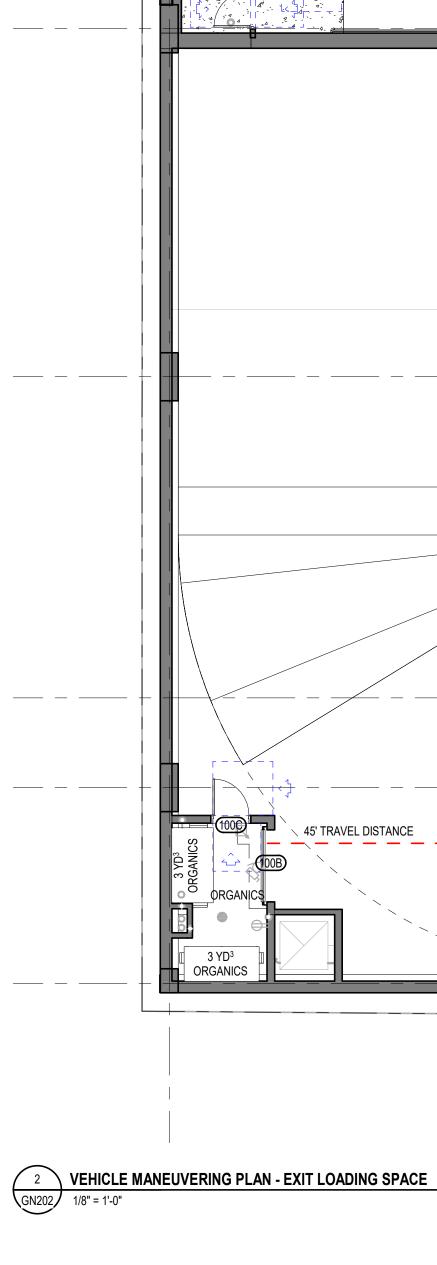


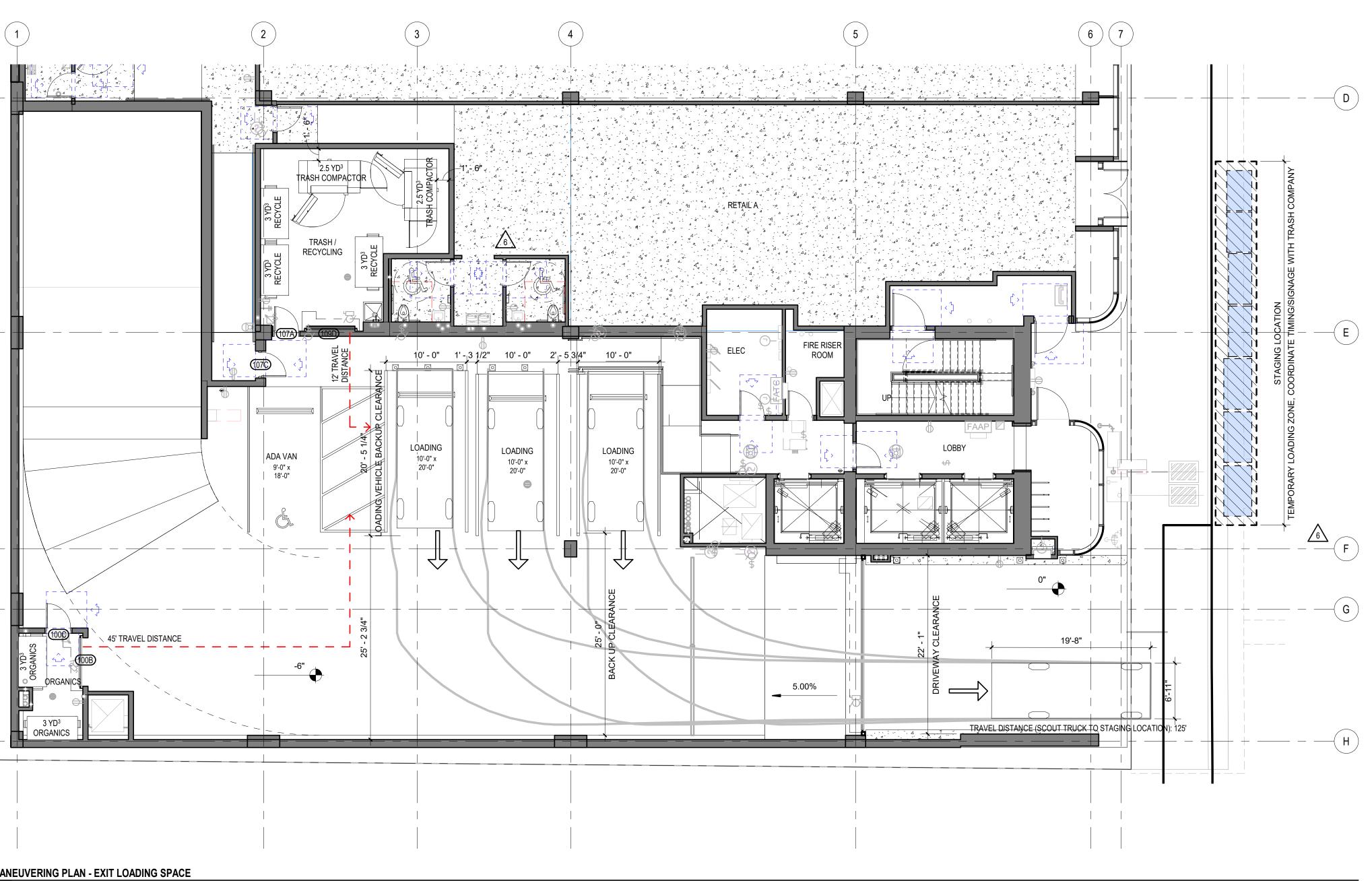


Revisions No. Date









# Loading Space General Notes

(3) LOADING SPACES SHOWN WITH 10 FEET IN WIDTH, 20 FEET IN LENGTH, AND 14 FEET OF VERTICAL CLEARANCE PER WHMC 19.28.160.
 BACKUP AREA FOR LOADING SPACES SHOWN AT 25'-0" TO ALLOW FOR "SAFE AND ADEQUATE

MANEUVERING OF LOADING VEHICLES" PER DEVELOPMENT AGREEMENT. 3. VEHICLE PATH SHOWN ON MANEUVERING PLANS IS FOR A DELIVERY 'LIGHT TRUCK' WITH 19.69' LENGTH.

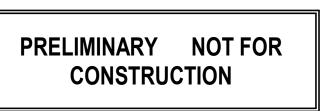
WASTE MANAGEMENT BINS: 3YD<sup>3</sup> TRASH - 3 TOTAL 3YD<sup>3</sup> RECYCLING - 3 COUNT 3YD<sup>3</sup> ORGAINCS - 2 COUNT



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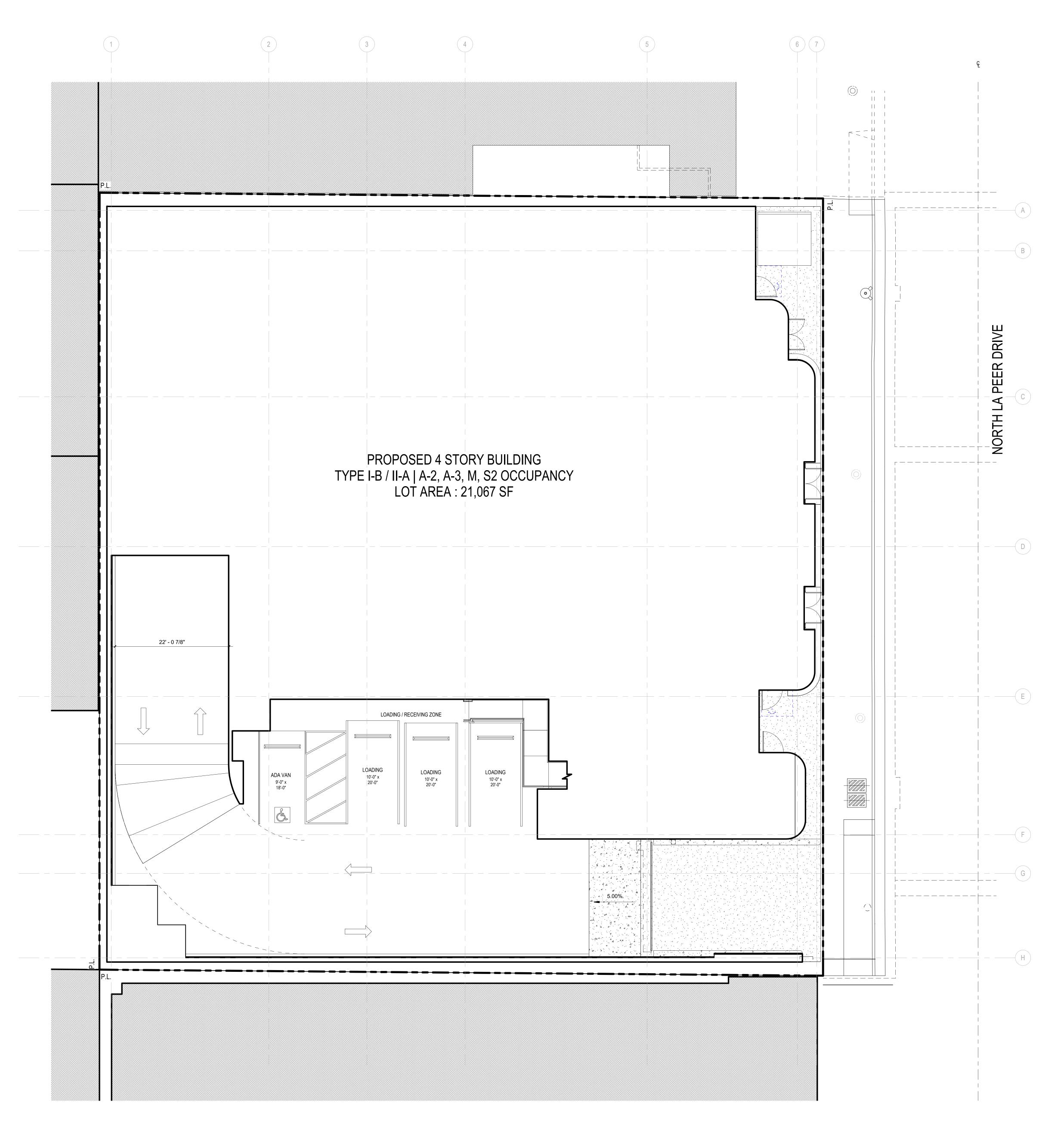
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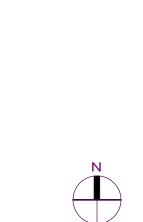
No. Date Description

Project Information Phase: DIRECTOR'S HEARING	Date:	04/11/2023
Project No.: PR19-0343	PIC / AIC:	
637 - 641 LA PEEI		
<u>Sheet Title</u> Loading Space Pla	ans	
Sheet Number A0.31		Current Revision

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1 SITE PLAN A1.0 1/8" = 1'-0"

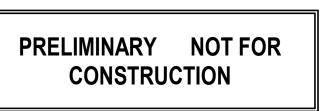




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Phase:	DIRECT	OR'S HEARING	Date:	04/11/2023
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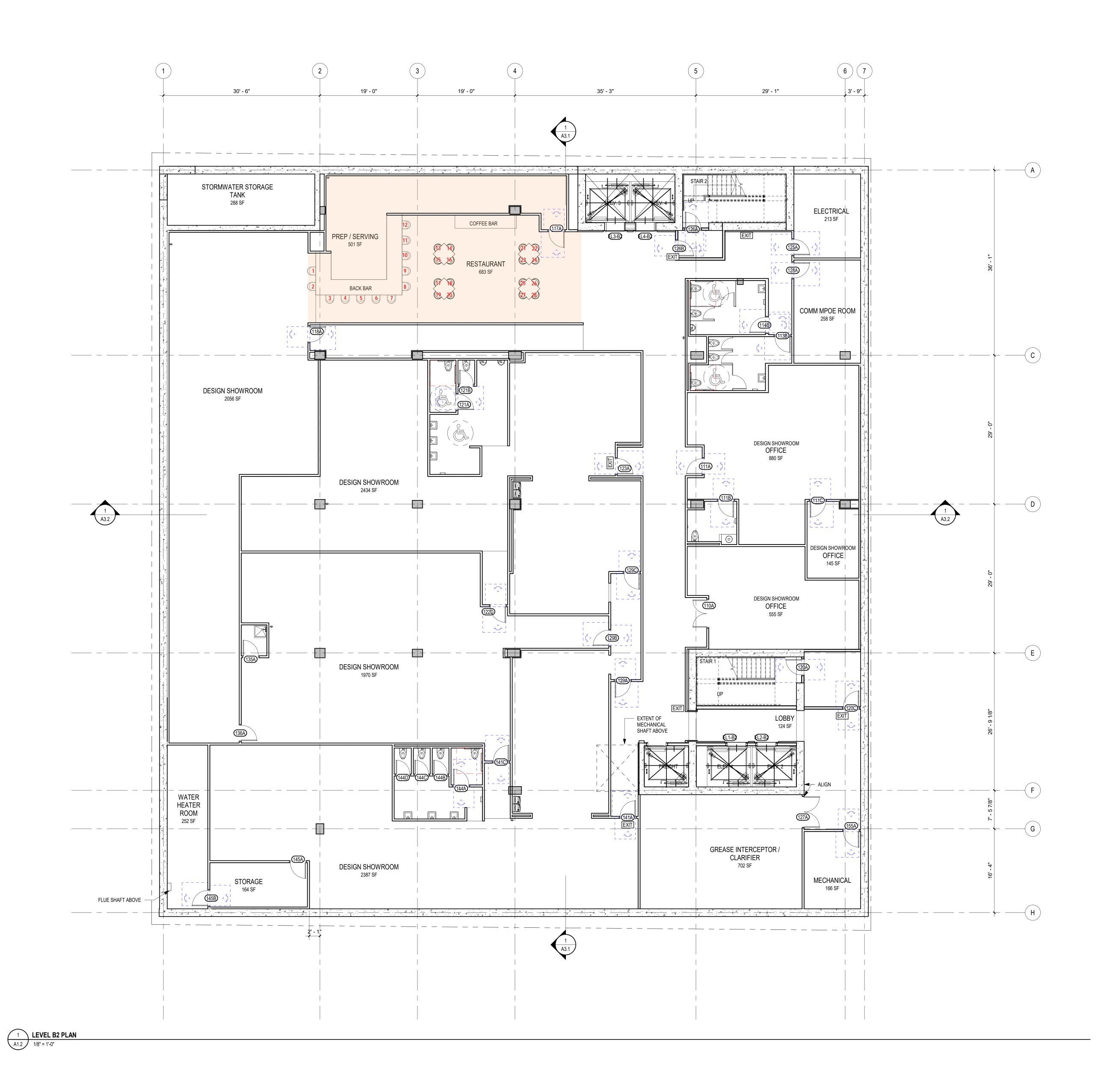
<u>Sheet Title</u> SITE PLAN

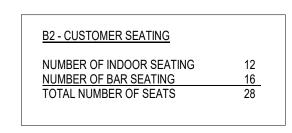
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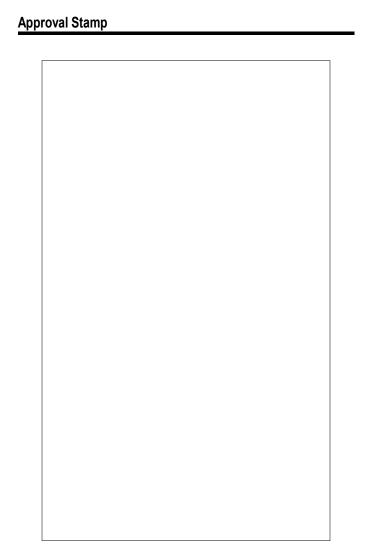


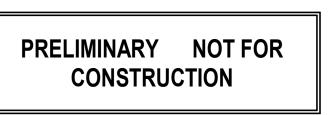




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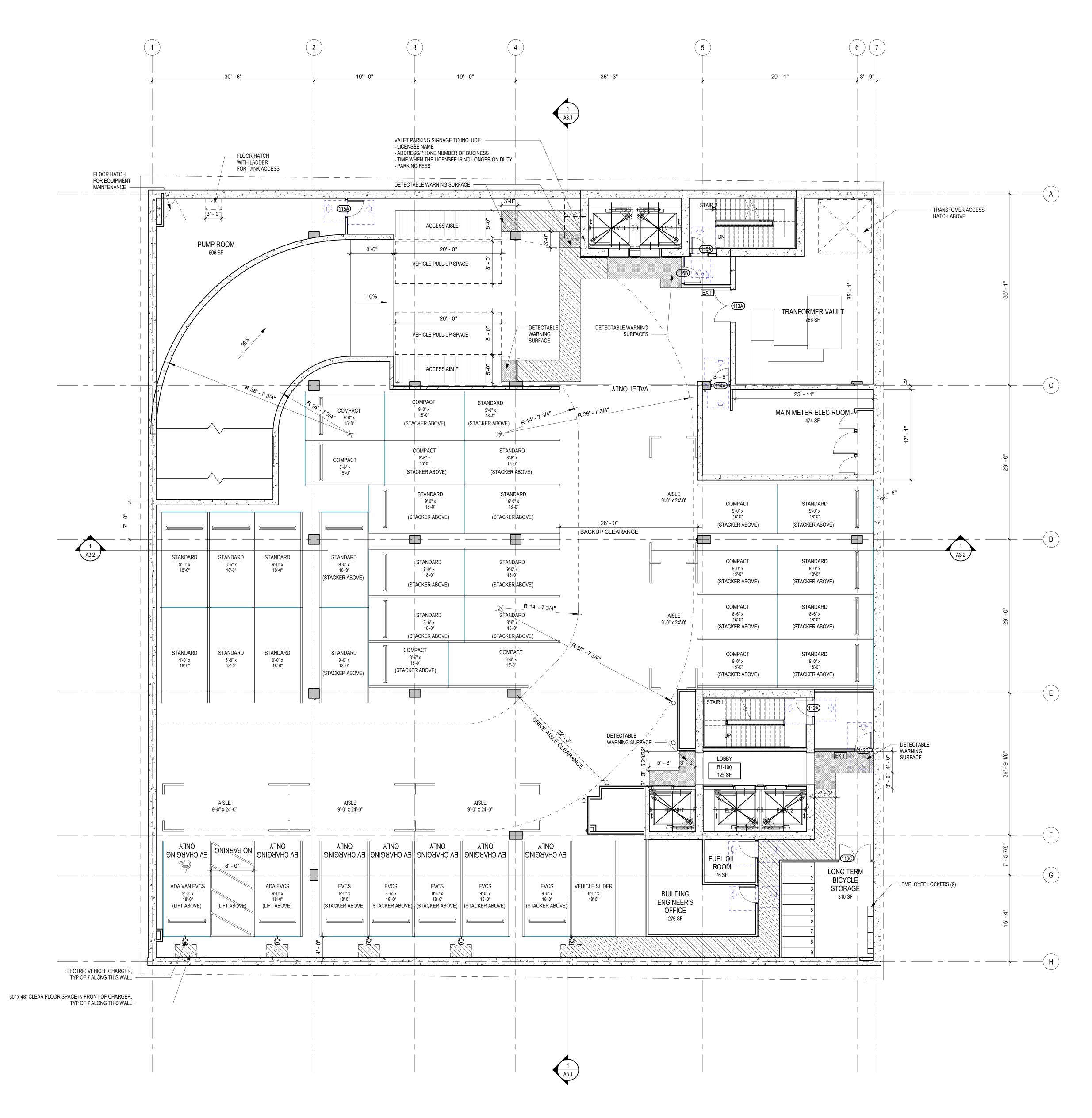
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 FLOOR PLAN - LEVEL B2

 Sheet Number
 Current Revision

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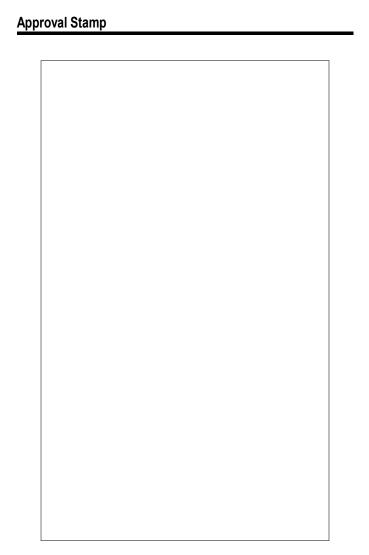


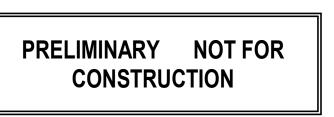




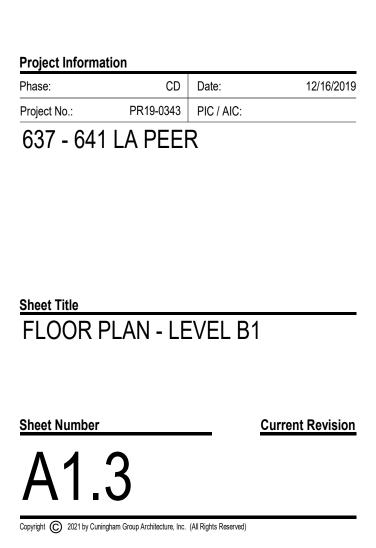
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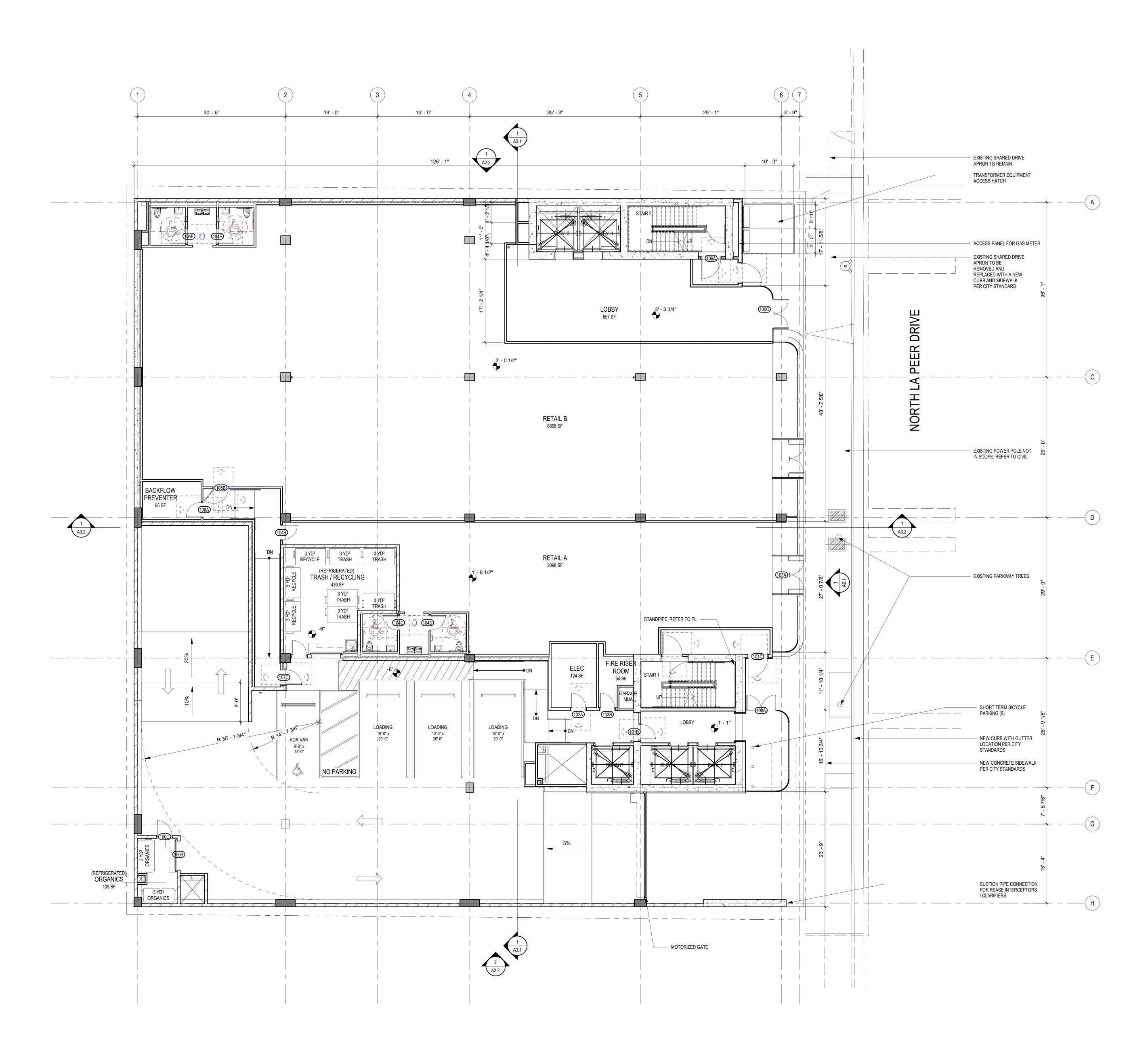






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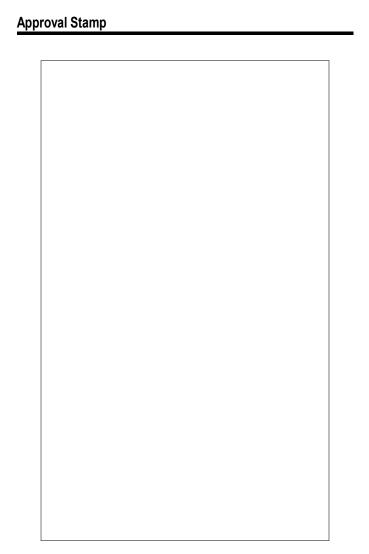
1 **LEVEL 1 PLAN** A1.4 1/8" = 1'-0"

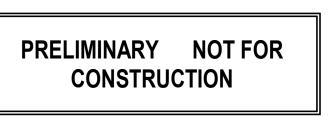
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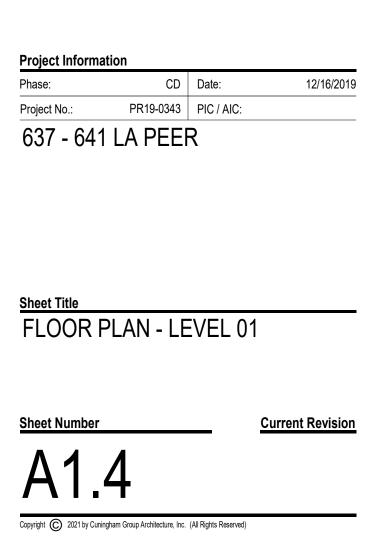
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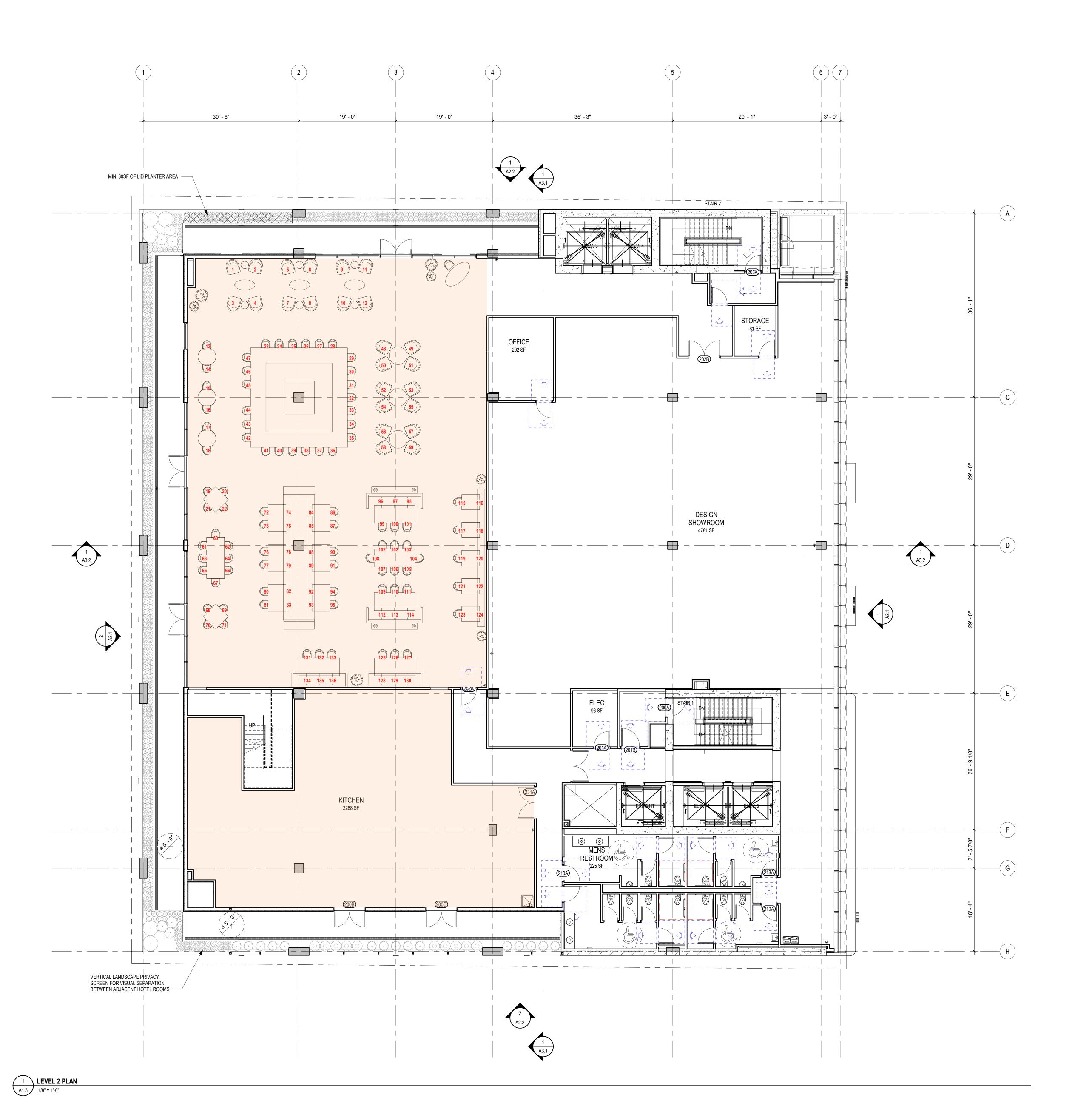


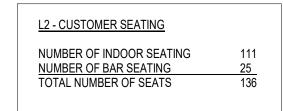




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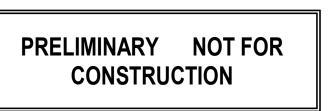




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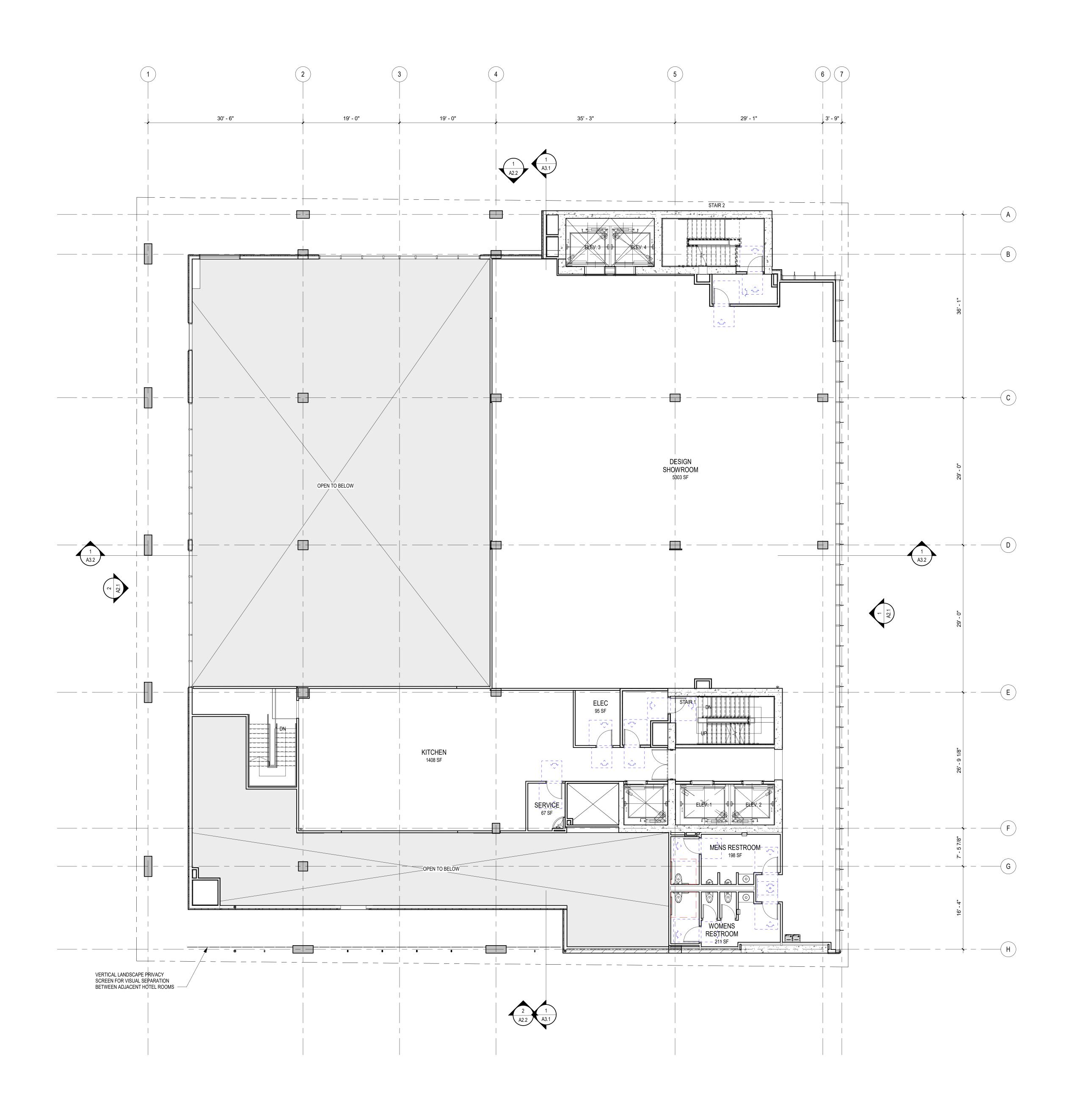


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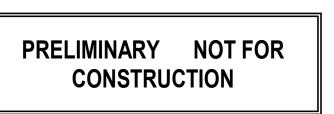
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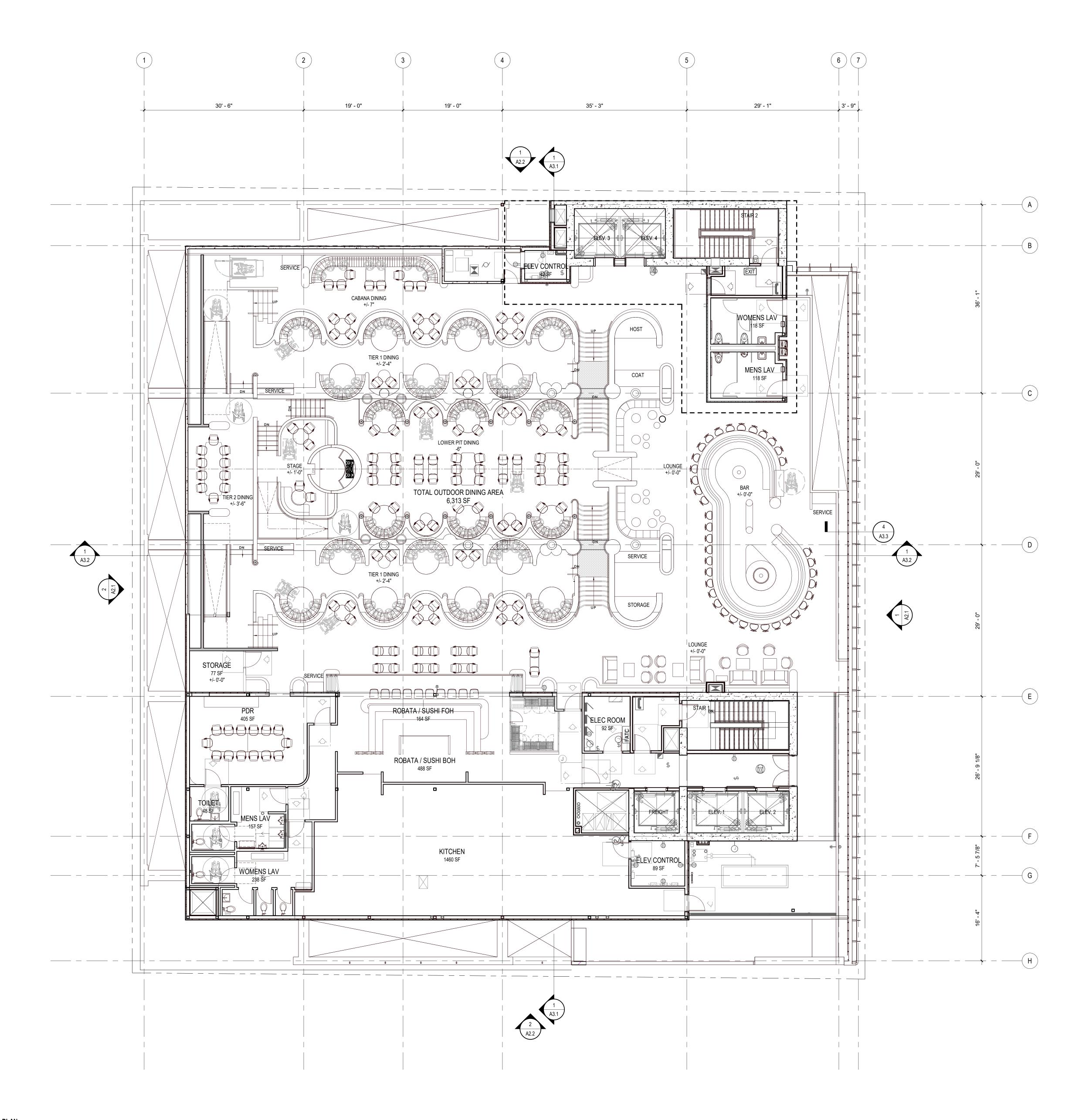


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Phase: Admin Pe	ermit / Amp Sound	Date:	10/8/2024
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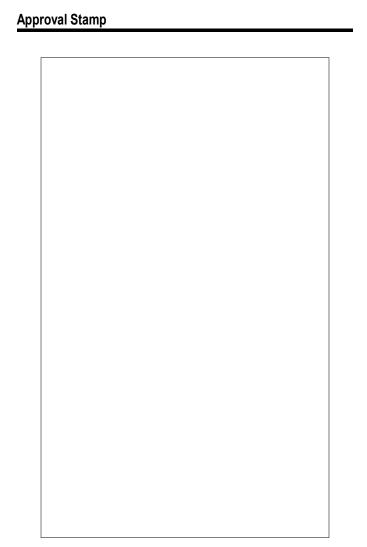
L3 - CUSTOMER SEATING	
PDR	16
ROBATA / SUSHI	10
TOTAL NUMBER OF INDOOR SEATING	26
BAR	40
LOUNGE	30
CENTER DINING	78
LEFT TIER 1	32
LEFT GALLEY	28
RIGHT TIER 1	32
RIGHT GALLEY	28
TIER 2	10
TOTAL NUMBER OF OUTDOOR SEATING	278
TOTAL NUMBER OF SEATS	304

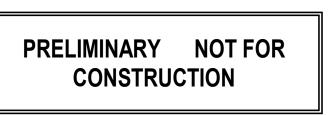




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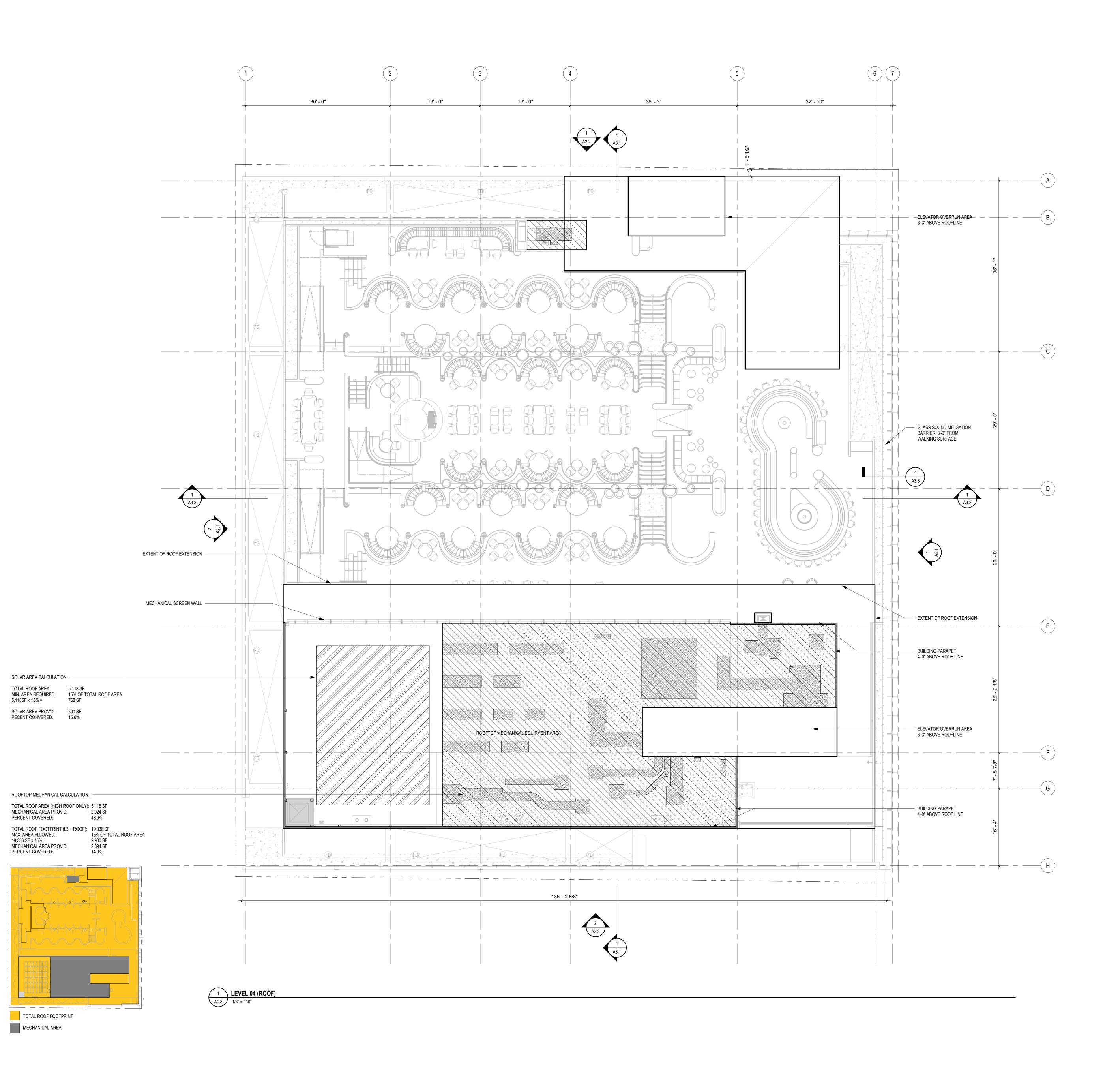


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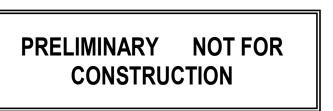




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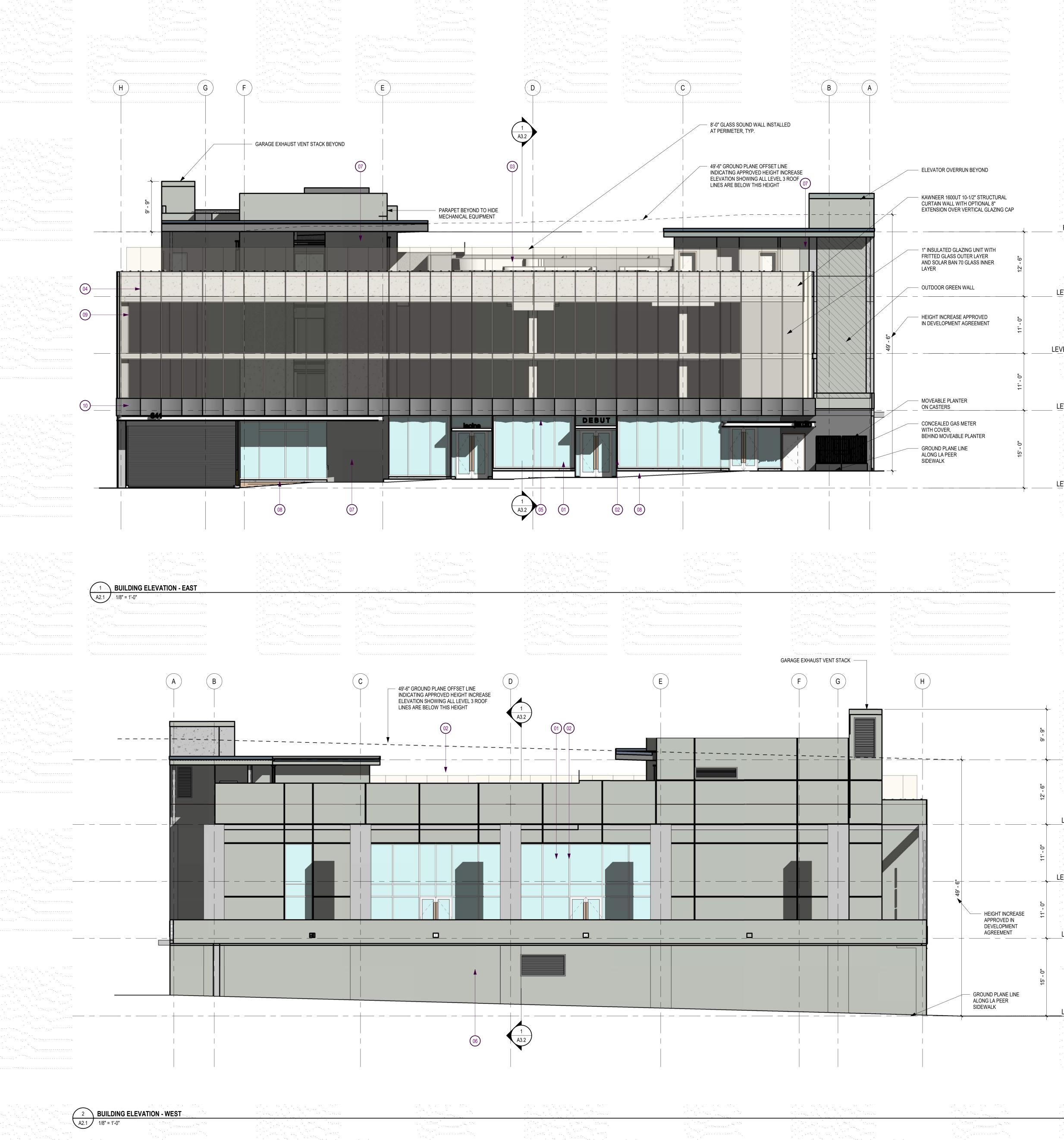
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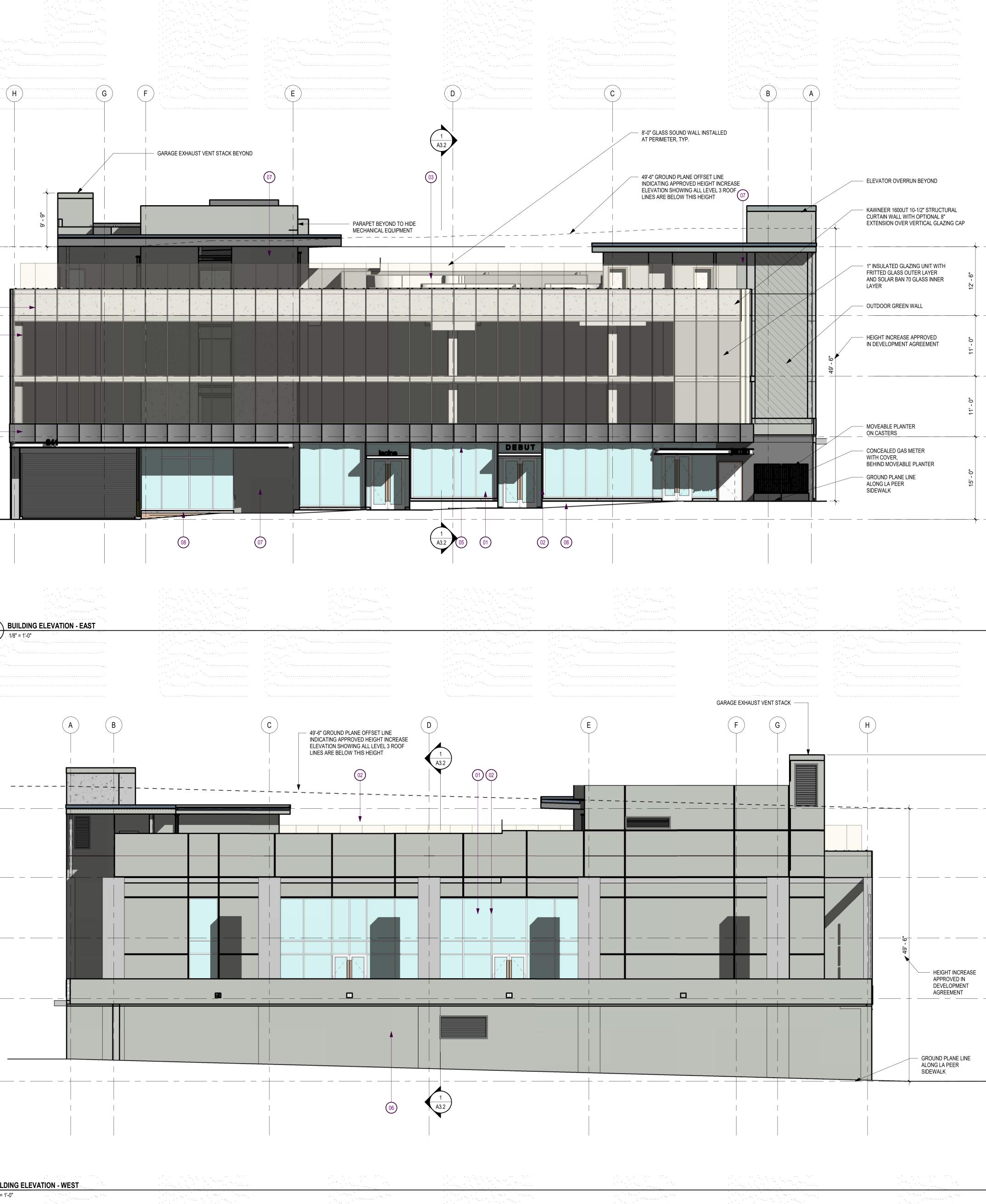
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<b>BUILDING E</b>	ELEVATION - EAST
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KAWNEER 1600UT 10-1/2" STRUCTURAL CURTAIN WALL WITH OPTIONAL 8" EXTENSION OVER VERTICAL GLAZING CAF	> ──┾ ──		
1" INSULATED GLAZING UNIT WITH FRITTED GLASS OUTER LAYER AND SOLAR BAN 70 GLASS INNER LAYER	12' - 6"		
OUTDOOR GREEN WALL	<b>_</b>	<u>LEVEL 3</u> 37' - 0"	
	11' - 0"		
	11' - 0"	26' - 0"	
MOVEABLE PLANTER ON CASTERS		LEVEL 2 15' - 0"	
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ROOF 49'-6"

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LEVEL 2M 26' - 0"

LEVEL 2 15' - 0"

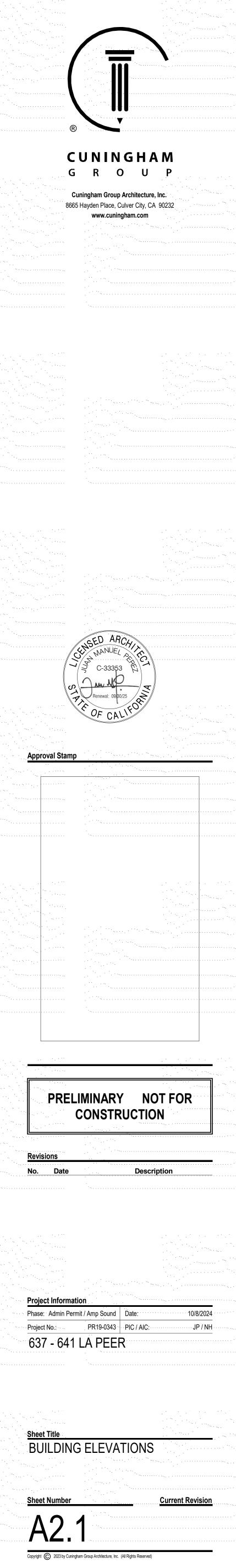
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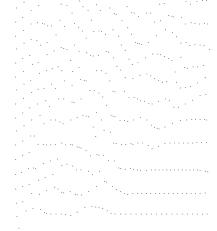
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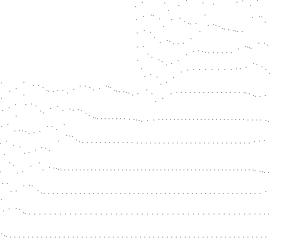
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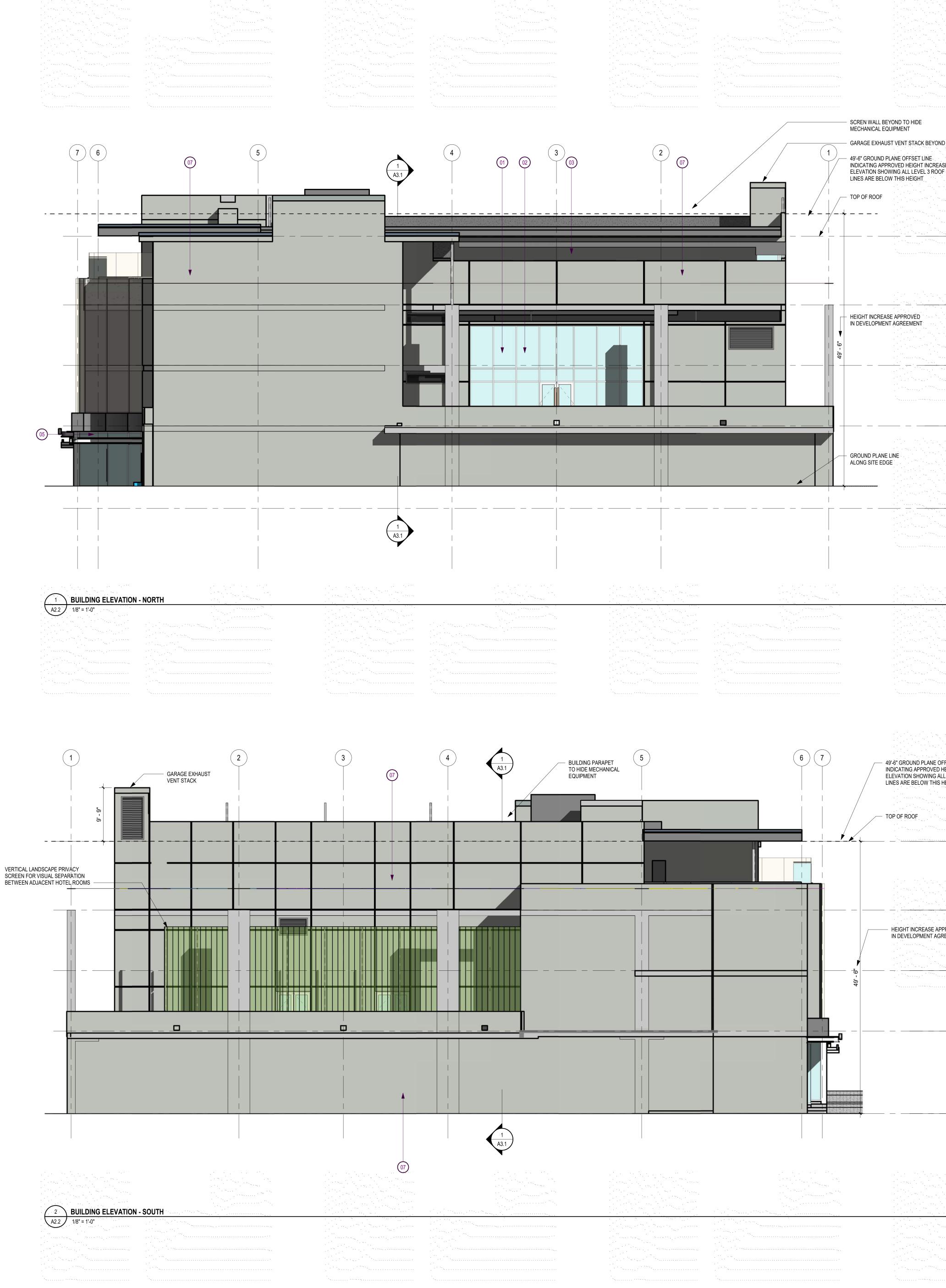
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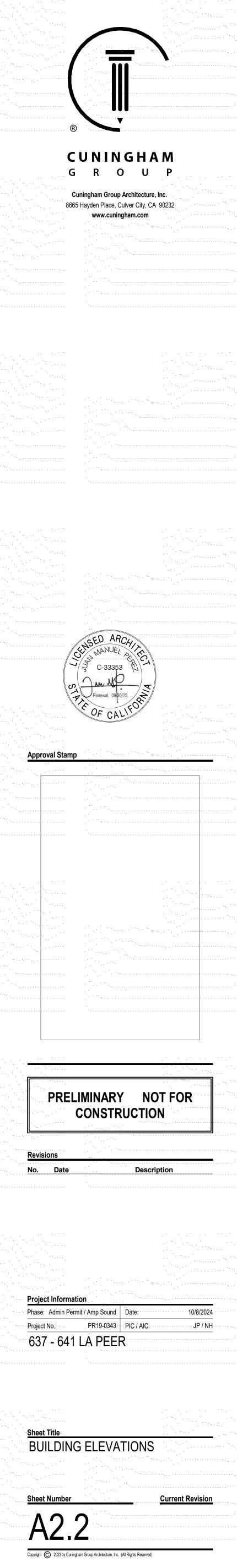
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1 BUILDING SECTION A3.1 1/8" = 1'-0"

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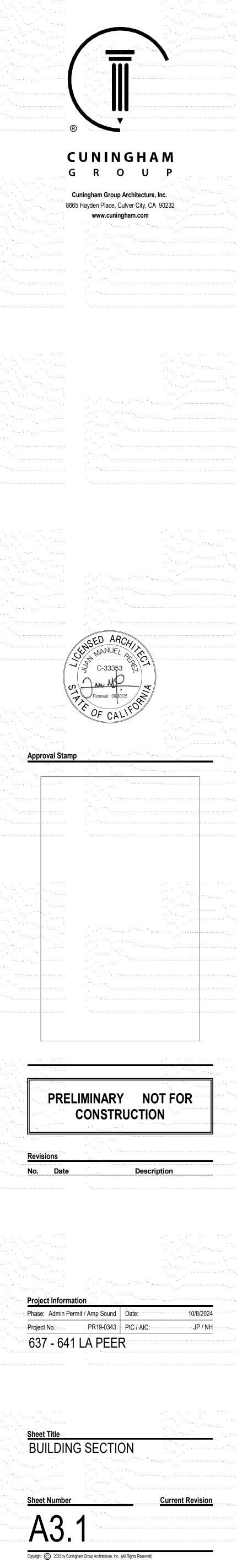
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			<ul> <li>49'-6" GROUND PLANE OFFSET LINE</li> <li>INDICATING APPROVED HEIGHT INCREASE</li> <li>ELEVATION SHOWING ALL LEVEL 3 ROOF</li> <li>LINES ARE BELOW THIS HEIGHT</li> </ul>	<ul> <li>I. S. S.</li></ul>
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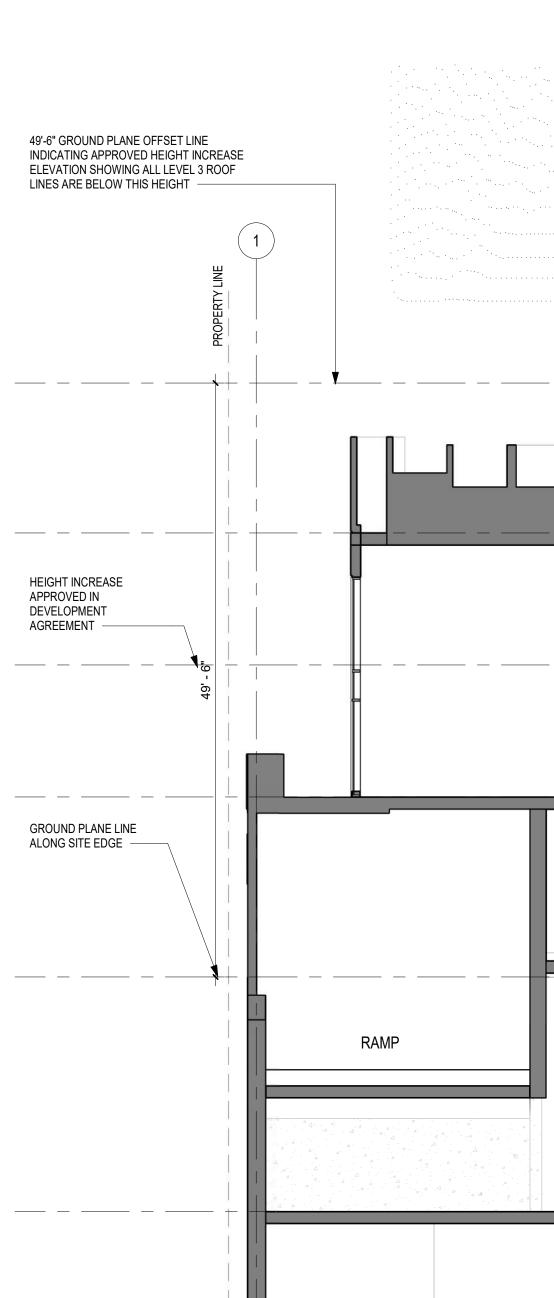
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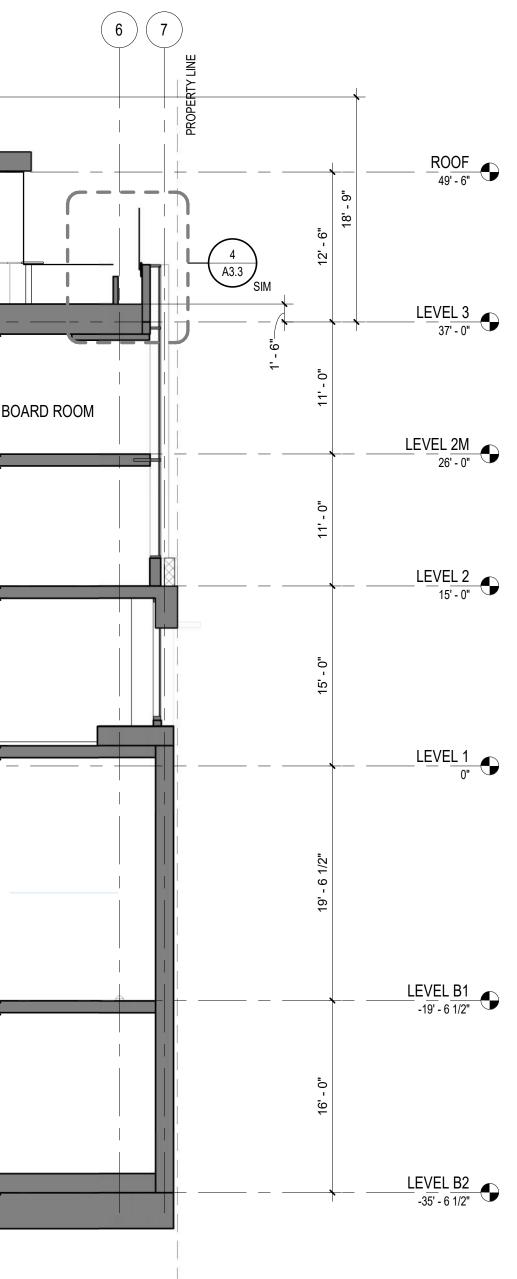
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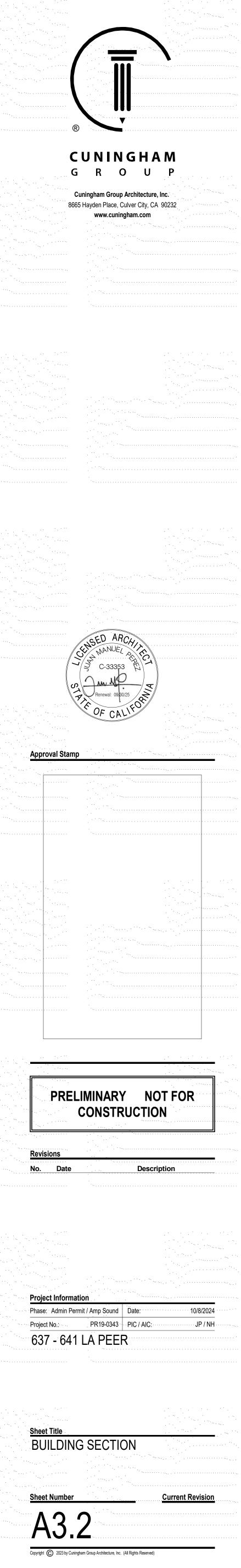
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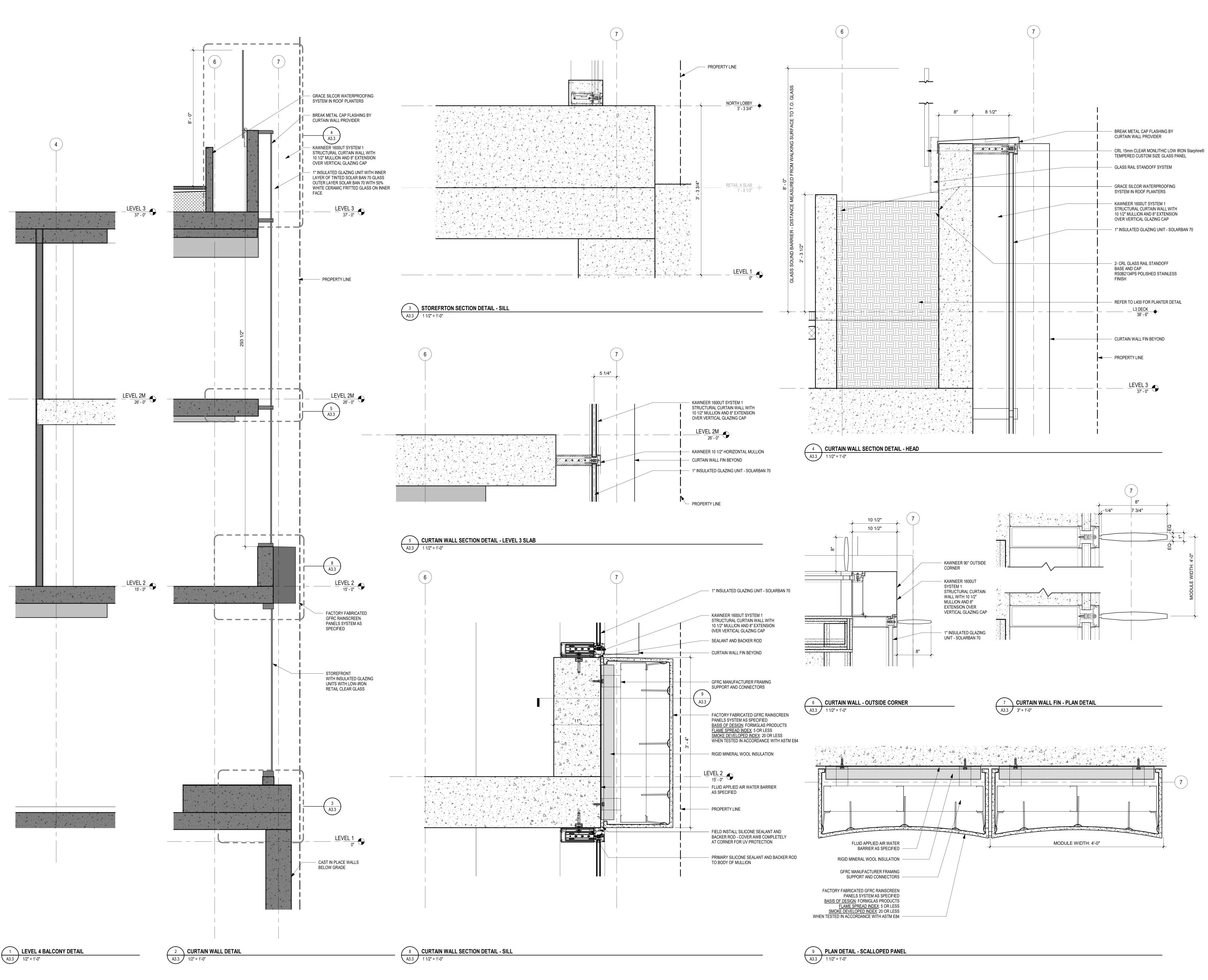
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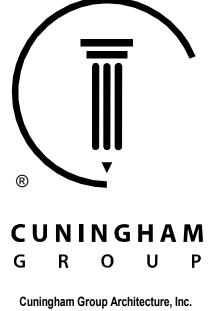
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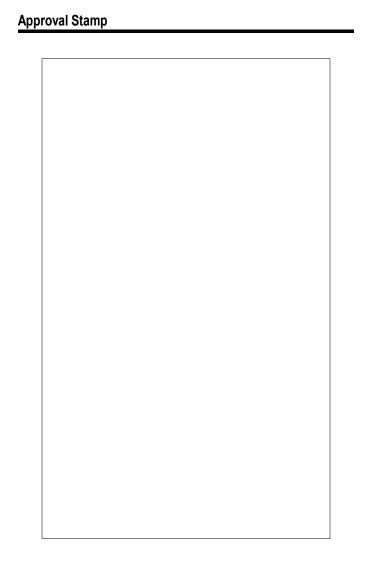


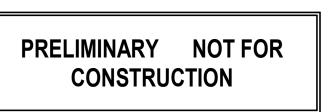




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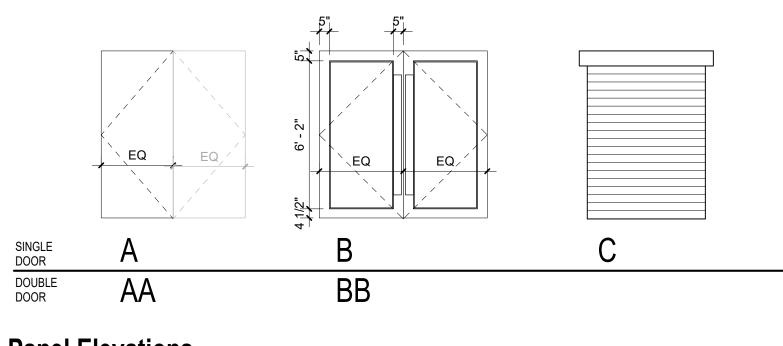


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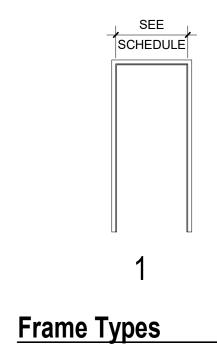
Phase: Admin Pe	ermit / Amp Sound	Date:	10/8/2024
Project No.:	PR19-0343	PIC / AIC:	JP / NH
637 - 64	1 LA PEE	R	
Sheet Title			
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# DOOR SCHEDULE

OR SCHEDULE				DOOR SCHEDULE		-	
Fire Label Type Material Finish L	Door _eafs Width Height Thick Exit Door GI	Frame         Hardware           ass Type         Type         Material         Finish         Group         Key S		FireNum.LabelTypeMaterialFinish	Door         Exit Door           Leafs         Width         Height         Thick         Exit Door	Glass Type         Type         Material         Finish	Hardware     Details       Group     Key Side     Head     Jamb     Threshold
2							
A 45 min AA HM -	2 5' - 4" 7' - 0" 1 3/4"	1 HM - 34		LEVEL 2			
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         35           1         HM         -         32		200A 90 min A HM - 200B BB HM -	1         3' - 6"         7' - 0"         1 3/4"         Yes           2         6' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	12         PANIC HARDWARE           43
C A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 36		200C BB HM -	2 6' - 0" 7' - 0" 1 3/4"	1 HM -	43
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         29           1         HM         -         29		200E BB A/G - 200F BB A/G -	2         6' - 2"         8' - 0"         1 3/4"           2         6' - 2"         8' - 0"         1 3/4"	1 ALUM - 1 ALUM -	
A A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 37		200H BB A/G -	2         6' - 2"         7' - 10"         1 3/4"	1 ALUM -	
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 37 1 HM -		201A         A         HM         -           201B         90 min         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 6"         7' - 0"         1 3/4"	1 HM - 1 HM -	16         PANIC HARDWARE
B B A/G -	1 2' - 8" 7' - 0" 1 3/4"	1 ALUM -		202A 20 min A HM -	1 3'-0" 7'-0" 1 3/4" Yes	1 HM -	14 PANIC HARDWARE
	1         2' - 8"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 ALUM - 1 HM - 13	PANIC HARDWARE	202B         AA         HM         -           203A         90 min         A         HM         -	2         6' - 0"         7' - 0"         1 3/4"         Yes           1         3' - 0"         7' - 0"         1 3/4"         Yes	1 HM - 1 HM -	09     PANIC HARDWARE       13     PANIC HARDWARE
C 90 min A HM -	1 3'-0" 7'-0" 1 3/4" Yes	1 HM - 13	PANIC HARDWARE	203B 90 min A HM -	1 3'-0" 7'-0" 13/4" Yes	1 HM -	13 PANIC HARDWARE
	1         3' - 0"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1         HM         -         42           1         HM         -         42		210A 20 min A HM - 210B A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	31         42
A A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM -		210C A HM -	1         2' - 8"         7' - 0"         1 3/4"	1 HM -	42
D A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 35 1 HM - 37		210Q 20 min AA HM - 210R A HM -	2         6' - 0"         7' - 0"         1 3/4"         Yes           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	10         PANIC HARDWARE           40
A A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 16		211A 20 min A HM -	1         3' - 0"         7' - 0"         1 3/4"	1 HM -	31
	1         3' - 0"         7' - 0"         1 3/4"         Yes           1         3' - 0"         7' - 0"         1 3/4"         Yes	1         HM         -         13           1         HM         -         13	PANIC HARDWARE PANIC HARDWARE	211B A HM - 211C A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1 HM - 1 HM -	42         42           42         42
	1         3 - 0         7 - 0         1 3/4         res           2         6' - 0"         7' - 0"         1 3/4"	1 HM - 26		2110 A HM -	1         2'-8"         7'-0"         1 3/4"	1 HM -	42 42
A A HM - A A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         16           1         HM         -         15		211E A HM - 212A A HM -	1         2' - 8"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	42
	1         3'-0"         7'-0"         1 3/4"           1         3'-0"         7'-0"         1 3/4"	1 HM - 37		212B A HM -	1         3 - 0         7 - 0         1 3/4           1         2' - 8"         7' - 0"         1 3/4"	1 HM -	42
	1 3'-0" 7'-0" 1 3/4"	1 HM - 37		212C A HM -	1 2'-8" 7'-0" 1 3/4"	1 HM -	42 42
A A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -           1         HM         -		212D         A         HM         -           213A         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	42         29
A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM -		213B A HM -	1         2' - 8"         7' - 0"         1 3/4"	1 HM -	42 42
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM - 40		213C A HM - 215A A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	42         39
A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 37		231A 20 min AA HM -	2         6' - 0"         7' - 0"         1 3/4"	1 HM -	44
A A HM - A A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -		EL1-2         60 min         C         HM         -           EL2-2         60 min         C         HM         -	4' - 0"         8' - 0"         2"           4' - 0"         8' - 0"         2"	N/A HM -	28     SMOKE CURTAIN       28     SMOKE CURTAIN
A HM -	1 2' - 8" 7' - 0" 1 3/4"	1 HM -		EL3-2 60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM -	28 SMOKE CURTAIN
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 15 1 HM -		EL4-2 60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM -	28 SMOKE CURTAIN
	1         3'-0"         7'-0"         1 3/4"	1 HM - 37		LEVEL 2M			
A HM - B A/G -	1         3' - 0"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1 HM -		101D         AA         HM         -           101E         AA         HM         -	2         6' - 0"         7' - 0"         1 3/4"           2         6' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	
	1         2' - 8"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1 ALUM - 1 ALUM -		101E AA HM - 101F A HM -	2         6' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM -	
7. 1 11.01	1 3'-0" 7'-0" 13/4"	1 HM - 42		101G A HM -	1 3'-0" 7'-0" 1 3/4"	1 HM -	
	1         2' - 8"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1         HM         -         42           1         HM         -         42		A HM - 101I A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	
A HM -	1 2' - 8" 7' - 0" 1 3/4"	1 HM - 42		101J A HM -	1         3' - 0"         7' - 0"         1 3/4"	1 HM -	
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         40           1         HM         -         16		101K A HM - 101L A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	
A A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM -		101M A HM -	1 3'-0" 7'-0" 13/4"	1 HM -	
A HM - A B A/G -	1         3' - 0"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1 HM - 16		300A         90 min         A         HM         -           300B         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"         Yes           1         3' - 0"         7' - 0"         1 3/4"         Yes	1 HM - 1 HM -	13     PANIC HARDWARE       13     PANIC HARDWARE
B A HM -	1         2' - 8"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"			3006 A HM -	1         3' - 0"         7' - 0"         1 3/4"         Yes           2         6' - 0"         7' - 0"         1 3/4"         Yes	1 HM -	27     PANIC HARDWARE
B2 90 min C HM -	4' - 0" 8' - 0" 2"	N/A         HM         -         28           N/A         HM         -         28	SMOKE CURTAIN	302A A HM -	1 3'-0" 7'-0" 1 3/4"	1 HM -	
B2         90 min         C         HM         -           B2         90 min         C         HM         -	4' - 0"         8' - 0"         2"           4' - 0"         8' - 0"         2"	N/A         HM         -         28           N/A         HM         -         28	SMOKE CURTAIN SMOKE CURTAIN	303A         90 min         A         HM         -           303B         90 min         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"         Yes           1         3' - 0"         7' - 0"         1 3/4"         Yes	1 HM - 1 HM -	13     PANIC HARDWARE       13     PANIC HARDWARE
B2 90 min C HM -	4' - 0" 8' - 0" 2"	N/A HM - 28	SMOKE CURTAIN	314A A HM -	1 3'-0" 7'-0" 13/4"	1 HM -	36
31				315A         A         HM         -           316A         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	29
2A 90 min A HM -	1 3'-0" 7'-0" 13/4" Yes	1 HM - 13	PANIC HARDWARE	316B A HM -	1 3'-0" 7'-0" 13/4"	1 HM -	42
	1         3' - 0"         7' - 0"         1 3/4"         Yes           2         6' - 0"         7' - 0"         1 3/4"	1         HM         -         13           1         HM         -         01	PANIC HARDWARE PANIC HARDWARE	<u> </u>	1         3' - 0"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1 HM - 1 HM -	29         42
A 60 min A HM -	1 3'-0" 7'-0" 1 3/4"	1 HM - 16	PANIC HARDWARE	317C A HM -	1         2' - 8"         7' - 0"         1 3/4"	1 HM -	42
	1         3' - 0"         7' - 0"         1 3/4"           1         4' - 0"         7' - 0"         1 3/4"	1 HM - 16 1 HM - 19		317D         A         HM         -           EL1-2M         60 min         C         HM         -	1         3' - 0"         7' - 0"         1 3/4"           4' - 0"         8' - 0"         2"	1 HM - N/A HM -	42         SMOKE CURTAIN
E 60 min A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 18		EL2-2M 60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM -	28 SMOKE CURTAIN
A HM - 90 min A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         16           1         HM         -         13	PANIC HARDWARE	EL3-2M         60 min         C         HM         -           EL4-2M         60 min         C         HM         -	4' - 0"         8' - 0"         2"           4' - 0"         8' - 0"         2"	N/A HM -	28     SMOKE CURTAIN       28     SMOKE CURTAIN
3 90 min A HM -	1 3' - 0" 7' - 0" 1 3/4" Yes	1 HM - 13	PANIC HARDWARE				
	2         6' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         25           1         HM         -         38		LEVEL 3 400A 90 min A HM -	1 3' - 0" 7' - 0" 1 3/4" Yes	1 HM -	13 PANIC HARDWARE
90 min A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 16		400B 90 min A HM -	1 3'-0" 7'-0" 13/4" Yes	1 HM -	13 PANIC HARDWARE
60 min         C         HM         -           60 min         C         HM         -	4' - 0"         8' - 0"         2"           4' - 0"         8' - 0"         2"	N/A         HM         -         28           N/A         HM         -         28	SMOKE CURTAIN SMOKE CURTAIN	400C AA HM - 401A AA HM -	2         6' - 0"         7' - 0"         1 3/4"         Yes           2         5' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	27         PANIC HARDWARE           43
60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM - 28	SMOKE CURTAIN	401B BB A/G -	3 14'-6" 6'-8" 2"	1 ALUM	46
60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM - 28	SMOKE CURTAIN	401C         BB         A/G         -           401D         BB         A/G         -	3         14' - 6"         6' - 8"         2"           3         14' - 6"         6' - 8"         2"	1 ALUM 1 ALUM	46         46           46         46
				401E A HM -	1 3'-0" 7'-0" 1 3/4"	1 HM -	06
BB A/G . C STL	2 6' - 0" 8' - 0" 1 3/4"	1         ALUM         -         02           1         STL         33	ROLL-UP DOOR	402A A HM - 403A A HM -	1         3' - 6"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM -	17
	6' - 0"         8' - 0"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 24		404B A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	45
90 min A HM -	1 4' - 0" 7' - 0" 1 3/4" Yes	1 HM - 12	PANIC HARDWARE	404C A HM -	1 3'-0" 7'-0" 1 3/4"	1 HM -	04
	1         3' - 0"         7' - 0"         1 3/4"         No           1         4' - 0"         7' - 0"         1 3/4"         Yes	1         HM         -         28           1         HM         -         12	PANIC HARDWARE	405A         A         HM         -           406A         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"         No           1         3' - 0"         7' - 0"         1 3/4"         Image: No	1 HM - 1 HM -	21 29
A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 16		406B A HM -	1         3' - 0"         7' - 0"         1 3/4"	1 HM -	42 42
BB A/G . A HM -	2         6' - 0"         9' - 0"         1 3/4"         Yes           1         3' - 0"         7' - 0"         1 3/4"	1         ALUM         -         03           1         HM         -         16		406C A HM - 407A A HM -	1         2' - 8"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	42
A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 22		407B A HM -	1         2' - 8"         7' - 0"         1 3/4"	1 HM -	42 42
	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         HM         -         32           1         HM         -         32		407C         A         HM         -           407D         A         HM         -	1         2' - 8"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	42         42           42         42
A HM -	1         3 - 0         7 - 0         1 3/4           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 32		408A 90 min A HM -	1 3'-0" 7'-0" 1 3/4" Yes	1 HM -	13 PANIC HARDWARE
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1 3'-0" 7'-0" 13/4"	1 HM - 32		408B 90 min A HM -	1 3'-0" 7'-0" 13/4" Yes	1 HM -	13 PANIC HARDWARE, LOCKED FROM THE INSIE
	2         6' - 0"         9' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1         ALUM         03           1         HM         -         22		408C         A         HM         -           408D         A         HM         -	1         3' - 0"         7' - 0"         1 3/4"           1         2' - 8"         7' - 0"         1 3/4"	1 HM 1 HM -	30         08
A 90 min A HM -	1 4' - 0" 7' - 0" 1 3/4" Yes	1 HM - 12		409A A HM -	1 3'-0" 7'-0" 1 3/4"	1 HM	30 30
	1         4' - 0"         7' - 0"         1 3/4"         Yes           2         6' - 0"         8' - 6"         1 3/4"	1         HM          05           1         ALUM         -         03	PANIC HARDWARE	410A A HM - 411A A HM -	1         3' - 0"         7' - 0"         1 3/4"           1         3' - 0"         7' - 0"         1 3/4"	1 HM - 1 HM -	40 41
A 45 min A HM -	1 3' - 0" 7' - 0" 1 3/4"	1 HM - 24		EL1-3 60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM -	28 SMOKE CURTAIN
C 20 min A HM -	1     3' - 0"     7' - 0"     1 3/4"       1     3' - 0"     7' - 0"     1 3/4"       6' - 0"     8' - 0"     6'	1         HM         -         07           1         HM         -         16		EL2-3 60 min C HM -	4' - 0" 8' - 0" 2"	N/A HM -	28 SMOKE CURTAIN
		1 STL 33	ROLL-UP DOOR				



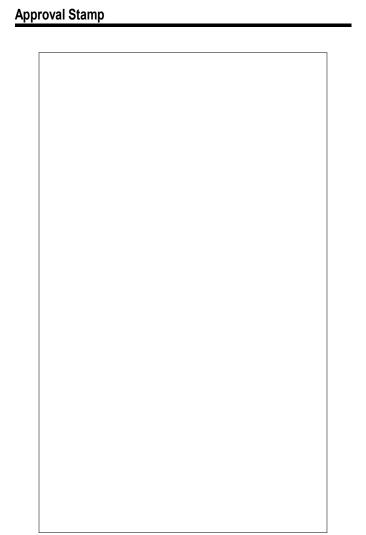
Panel Elevations

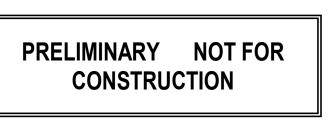




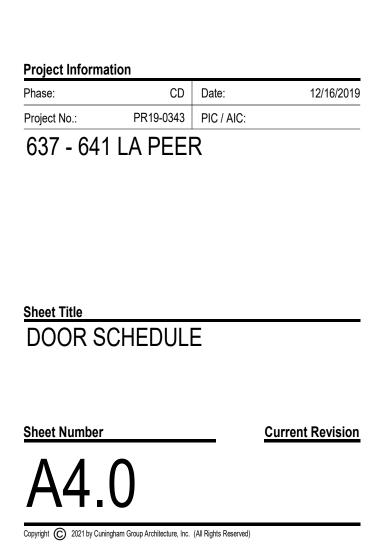
Cuningham Group Architecture, Inc. 8665 Hayden Place, Culver City, CA 90232 www.cuningham.com

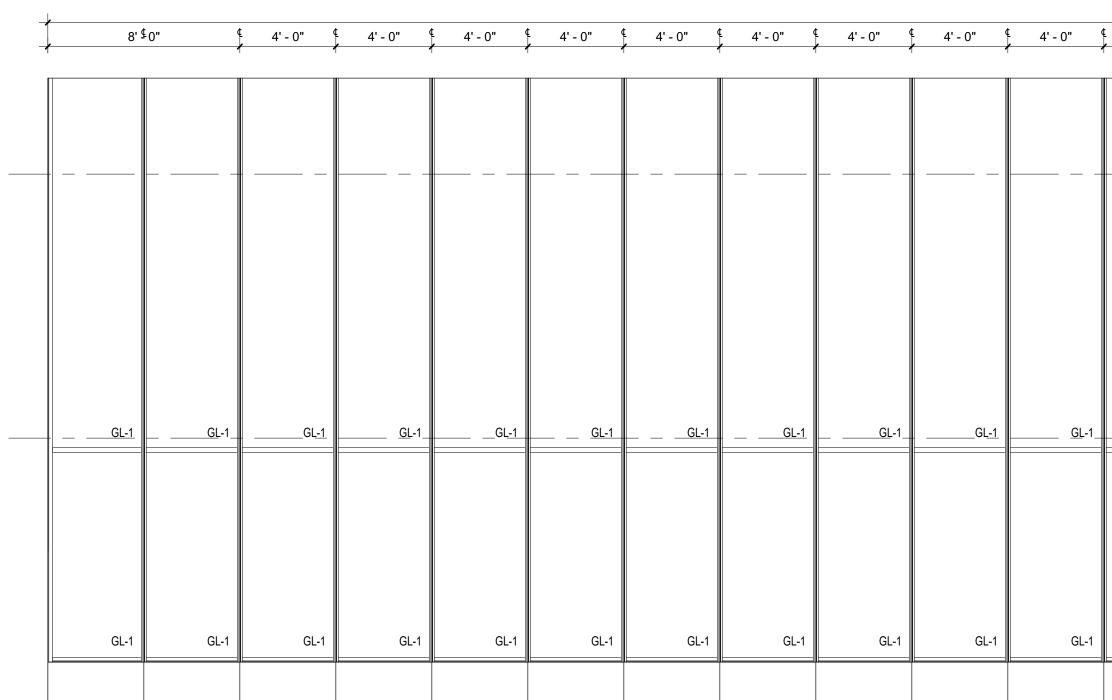


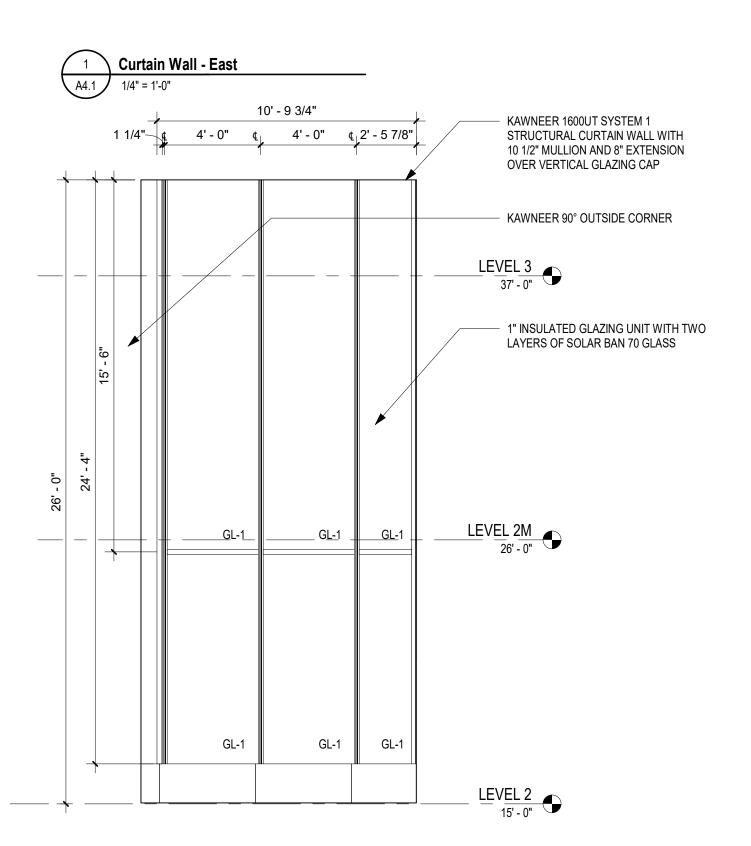


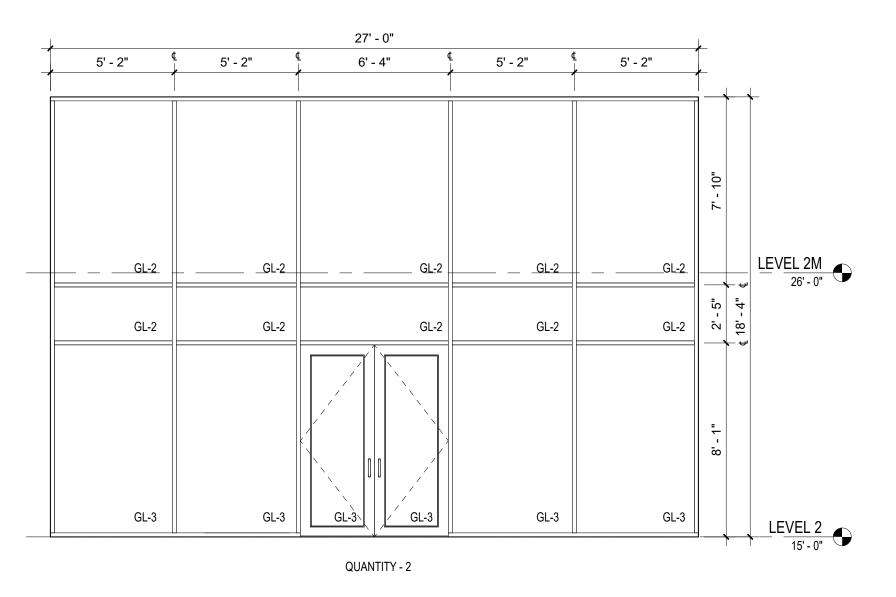


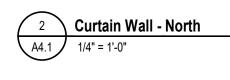
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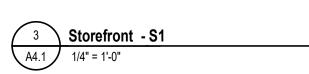


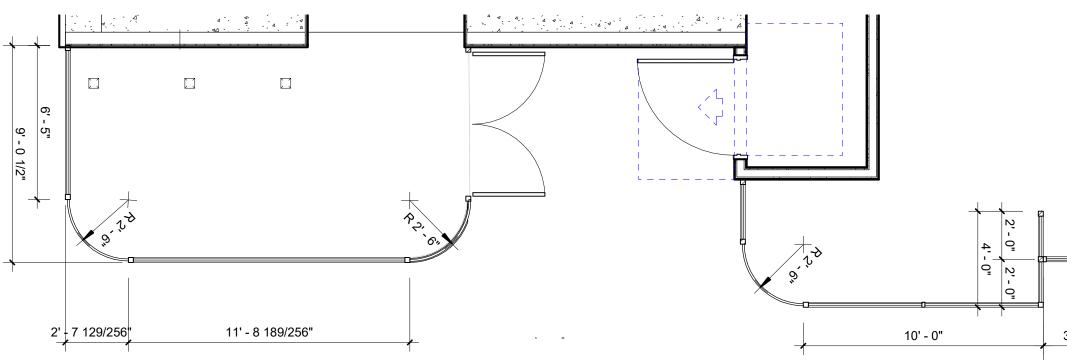


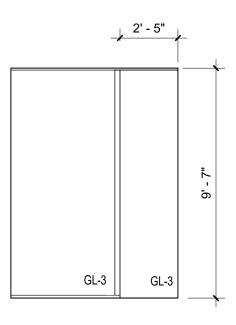


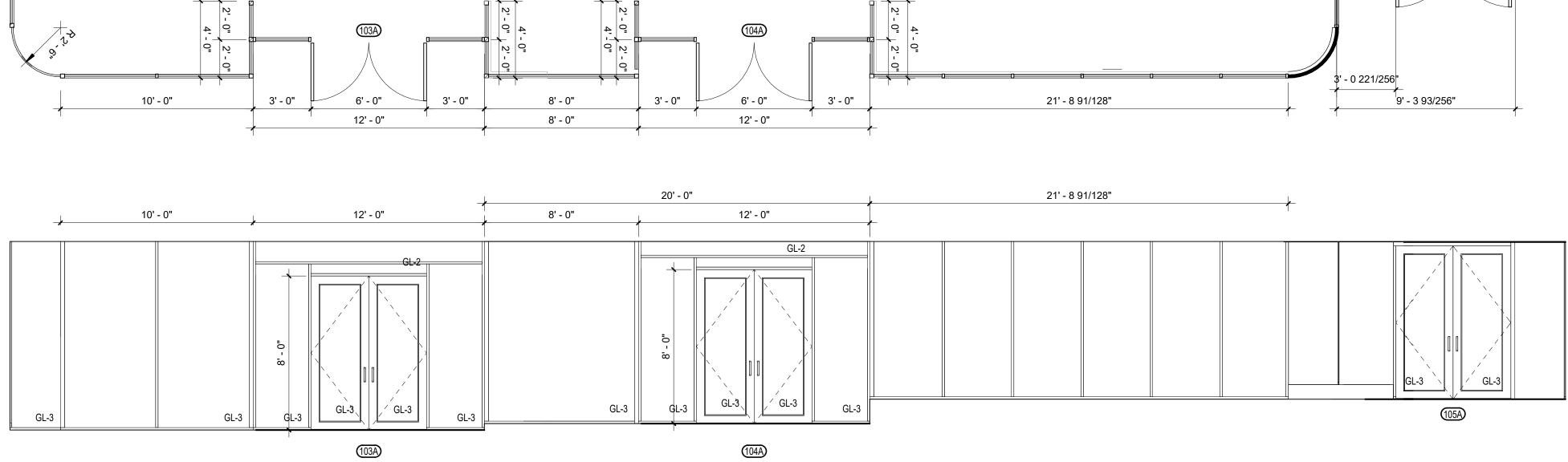








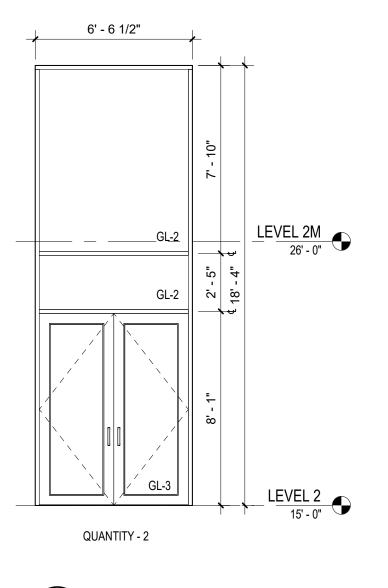


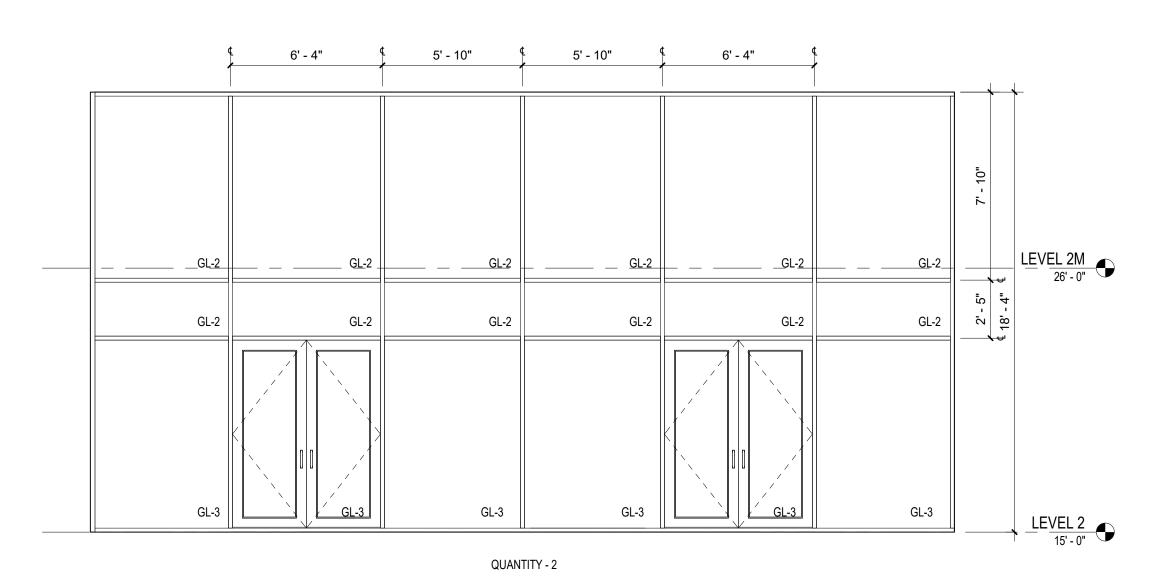






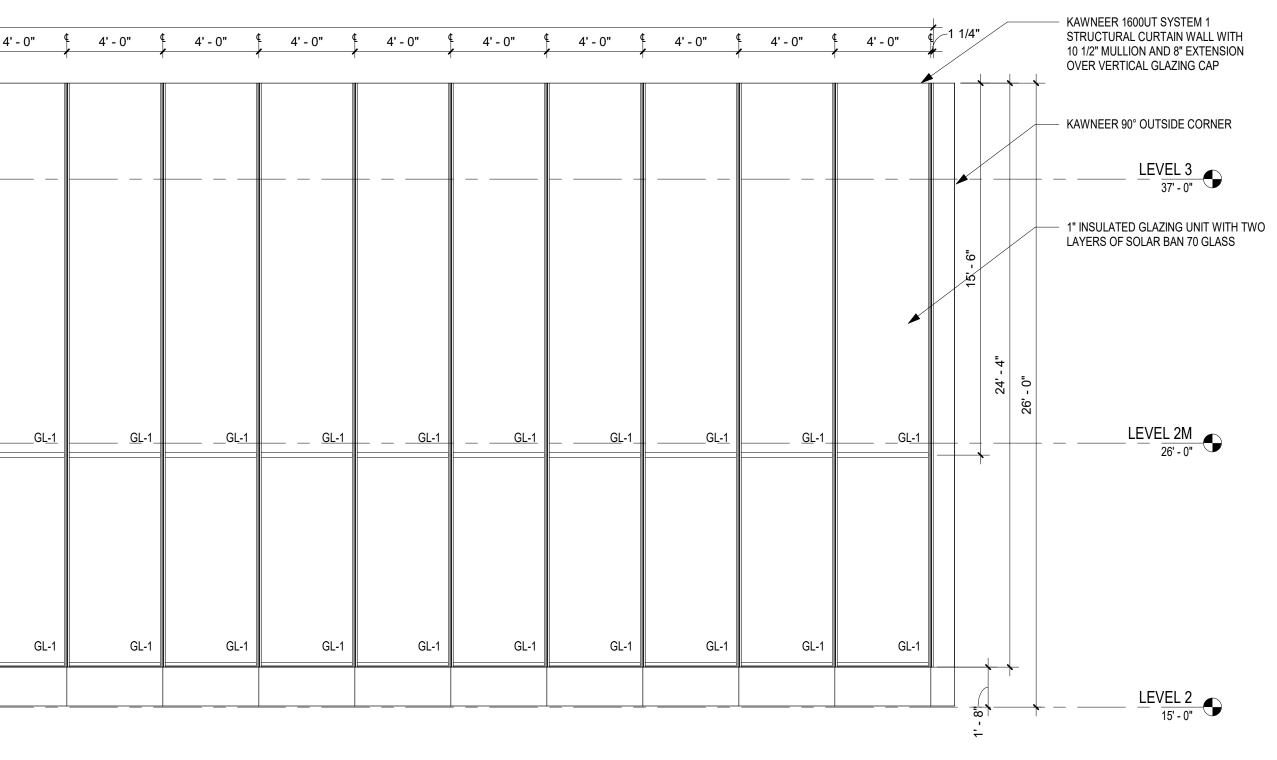
						132' - 1 1/4"							
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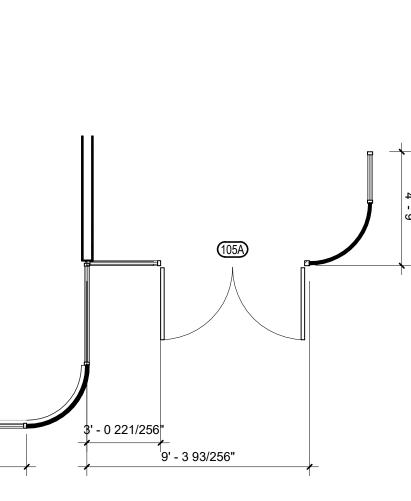






5 Storefront - S3 A4.1 1/4" = 1'-0"





# **Drawing Notes**

- 1. REFER TO BUILDING ELEVATIONS FOR ORIENTATION OF WINDOW AND STOREFRONT FRAMES.

- FRAMES.
   STOREFRONT/WINDOW ELEVATIONS ARE REFERECED PRIMARILY FROM BUILDING ELEVATIONS ON A301-A302.
   SEE SHEET A601 FOR TYPICAL DOOR FRAME DETAILS.
   REFER TO SHEET A452 FOR TYPICAL WINDOW HEAD, SILL AND JAMB DETAILS.
   PROVIDE SAFETY GLAZING IN INGRESS AND EGRESS DOORS.
   PROVIDE SAFETY GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.
   PROVIDE SAFETY GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACE
- OF WALKING SURFACE. 11. PROVIDE SAFETY GLAZING IN RAILINGS AND STAIR LANDINGS.
- 12. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS DETERMINED BY CBC CHAPTER 2406, SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD.

# Glazing Legend

- GL-1: PATTERNED GLAZING GL-2: VISION GLAZING GL-3: SAFETY, VISION GLAZING GL-4: TRANSLUCENT GLAZING GL-5: SAFETY, TRANSLUCENT GLAZING
- GL-6: INTERIOR VISION GLAZING GL-7: FIRE RATED GLASS (SUPERLITE II XL 60)



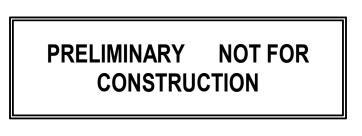


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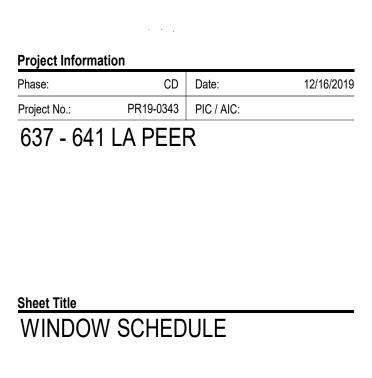
Approval Stamp

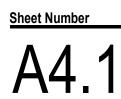




Description

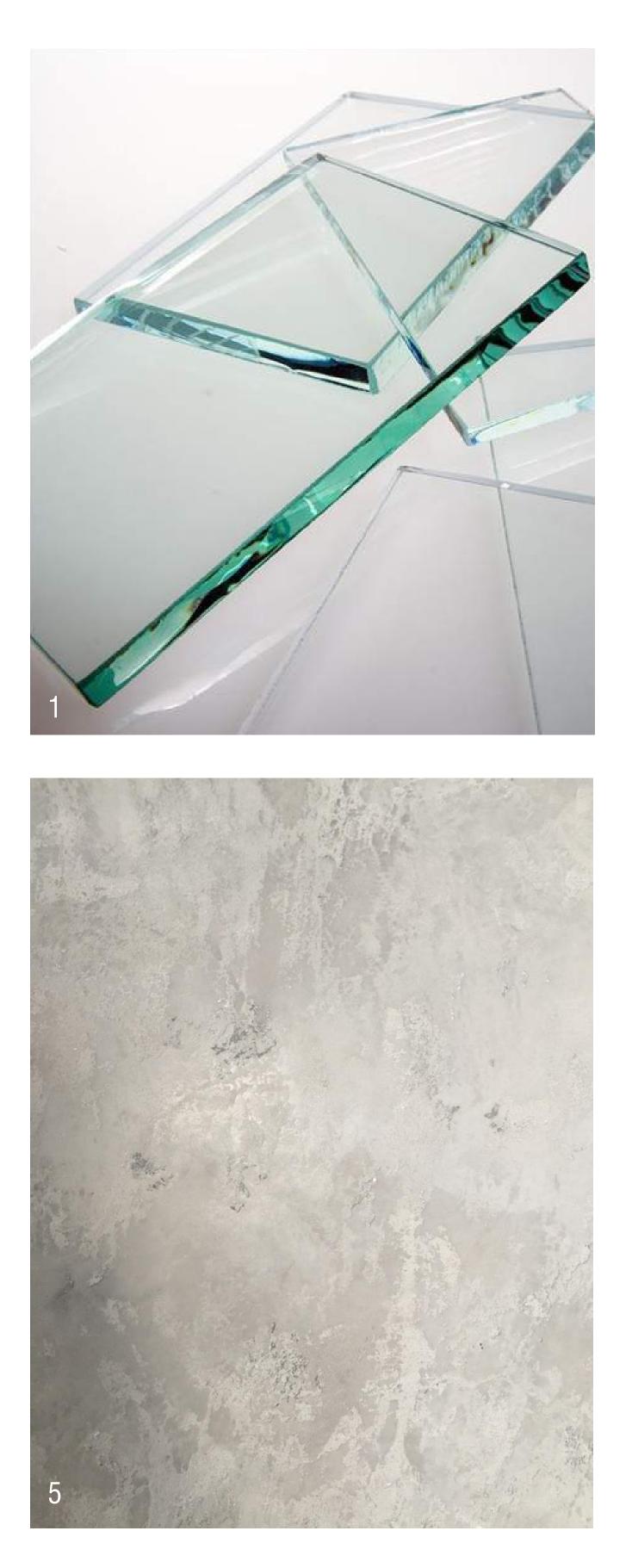
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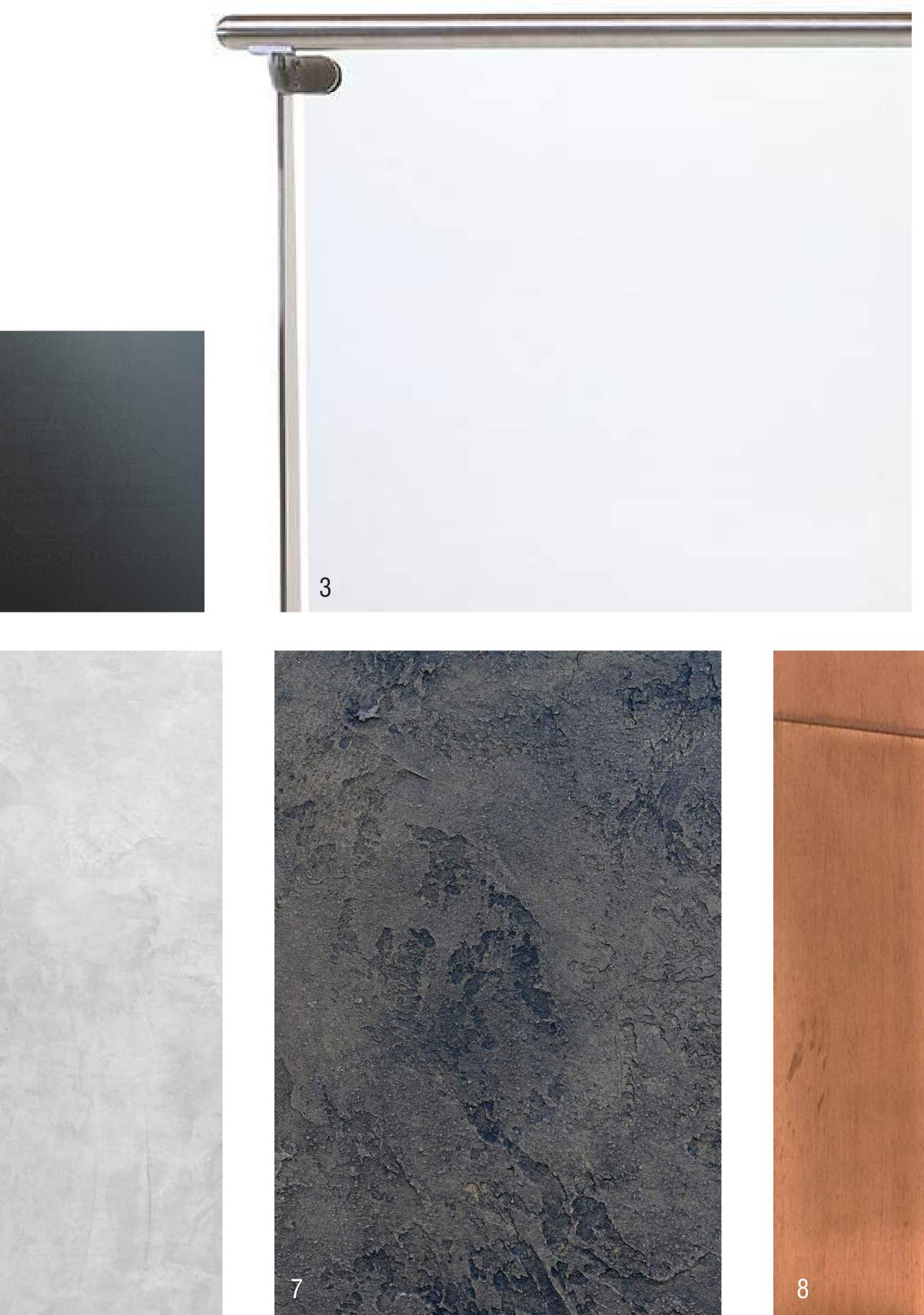


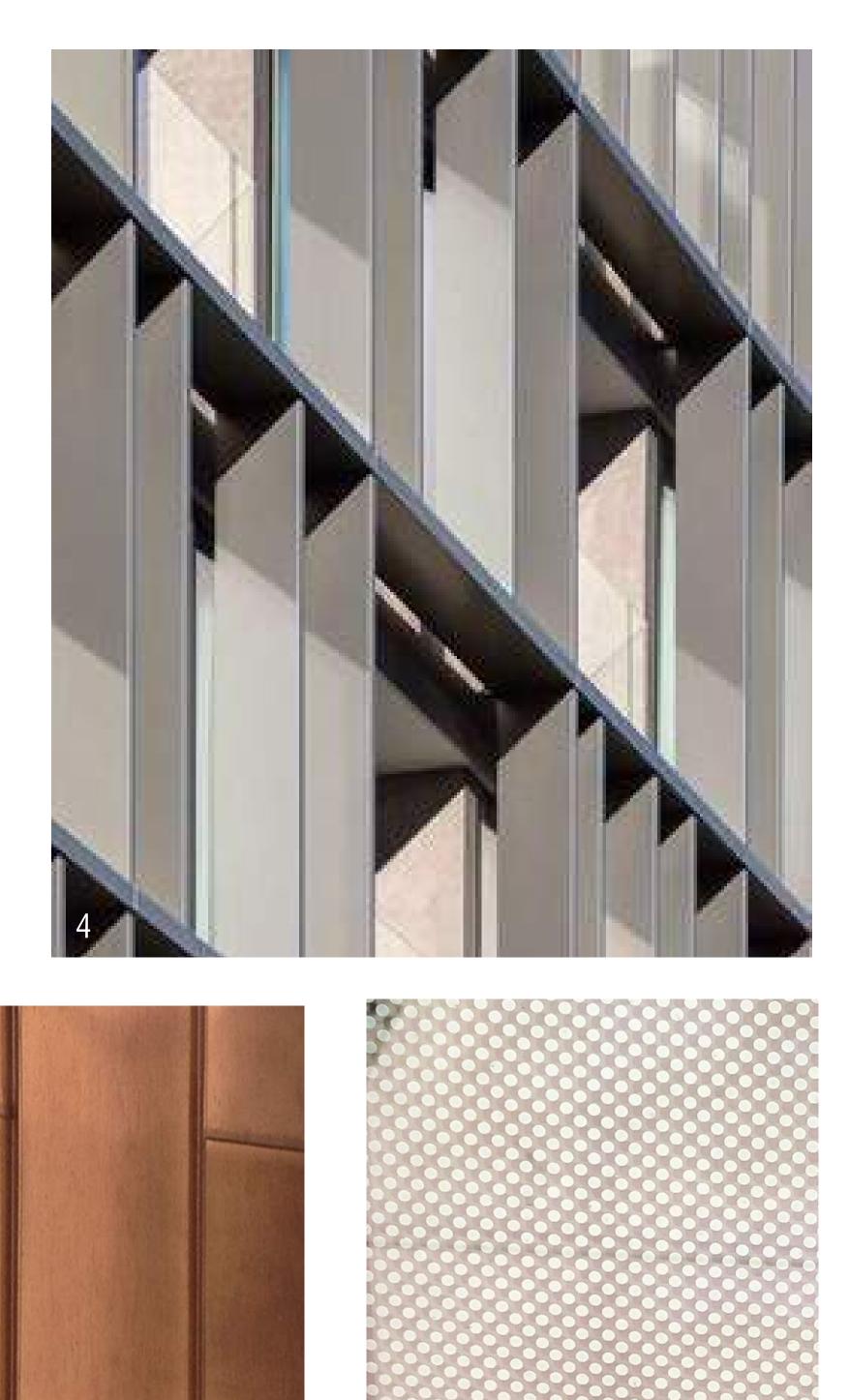
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**Current Revision** 



- CLEAR LOW-E VISION GLAZING
   DARK ANODIZED ALUMINUM MULLION
- CLEAR GLASS GUARDRAIL TERRACE ENCLOSURE 3.
- DARK ANODIZED ALUMINUM FIN
- 5. TEXTURED CONCRETE PLASTER, LIGHT FINISH
- 6. CONCRETE PLASTER, LIGHT FINISH 7. TEXTURED CONCRETE PLASTER, DARK FINISH
- 8. ANTIQUE BRONZE METAL PANEL
- 9. INSULATED GLAZING UNIT



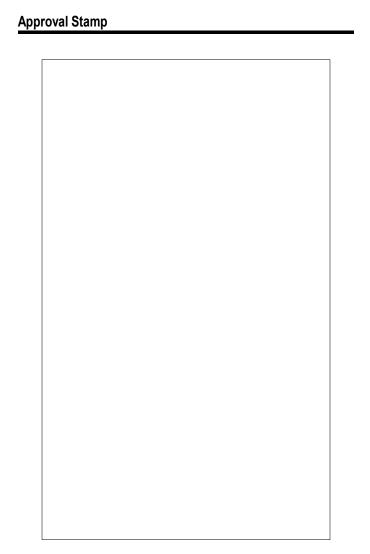


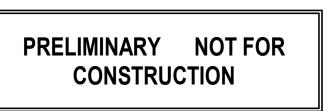
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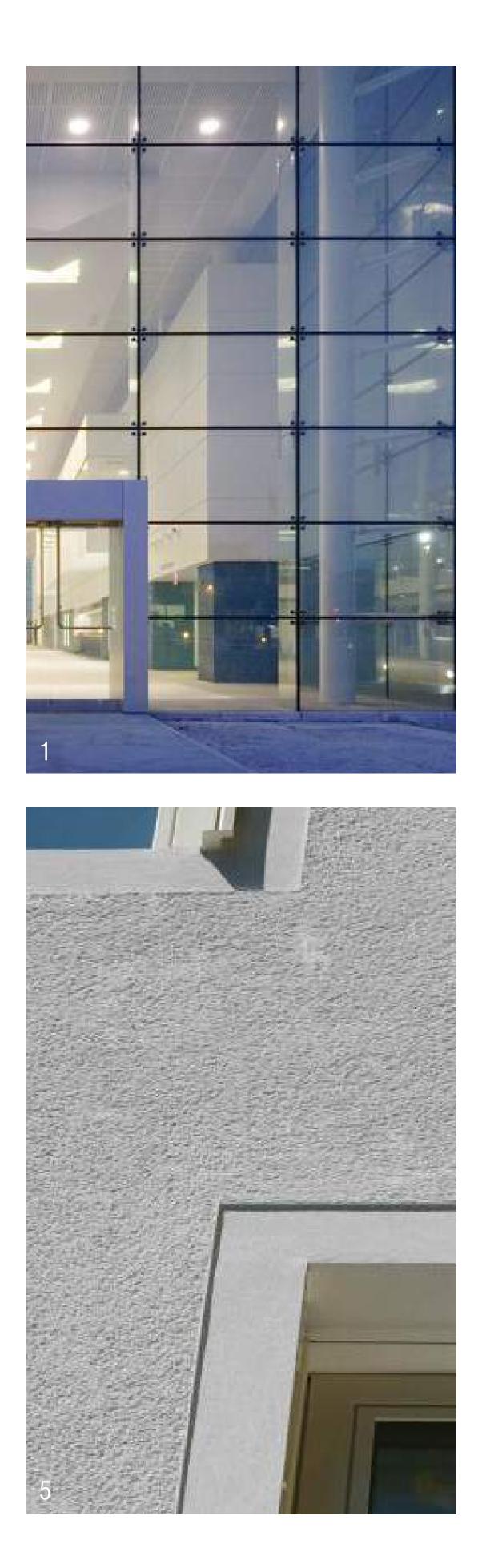






No. Date

Phase: DIREC	FOR'S HEARING	Date:	04/11/2023
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- CLEAR LOW-E VISION GLAZING
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- TEXTURED CONCRETE PLASTER, DARK FINISH 8. ANTIQUE BRONZE METAL PANEL
- 9. INSULATED GLAZING UNIT WITH FRITTED GLASS OUTER
  - LAYER AND SOLAR BAN 70 GLASS INNER LAYER
- 10. SCALLOPED GFRC AS LIMESTONE

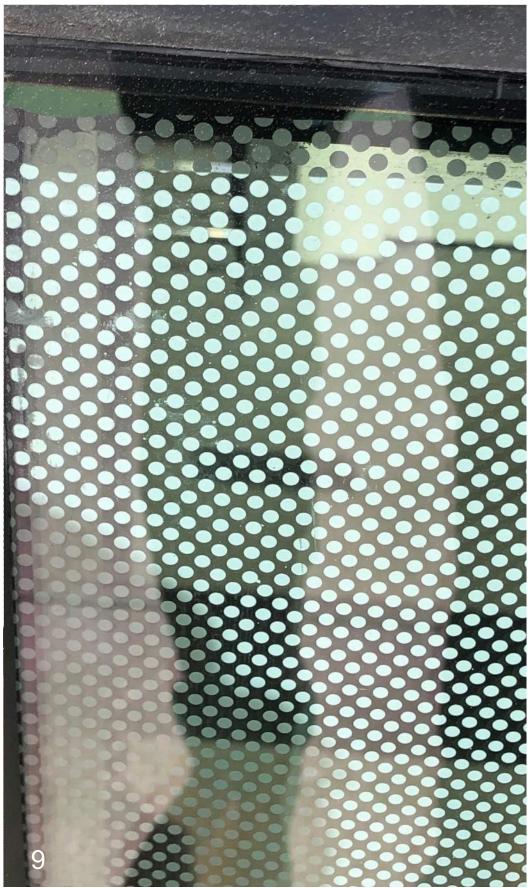








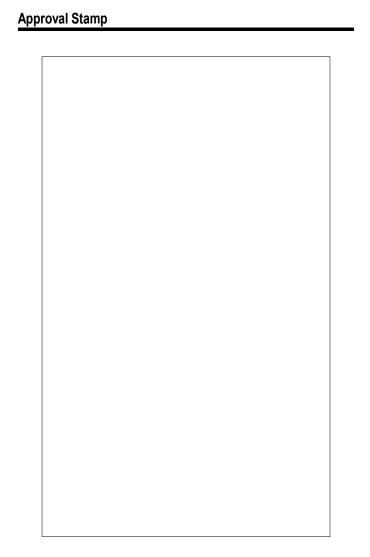


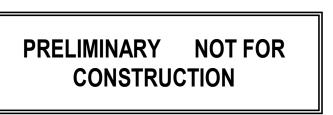




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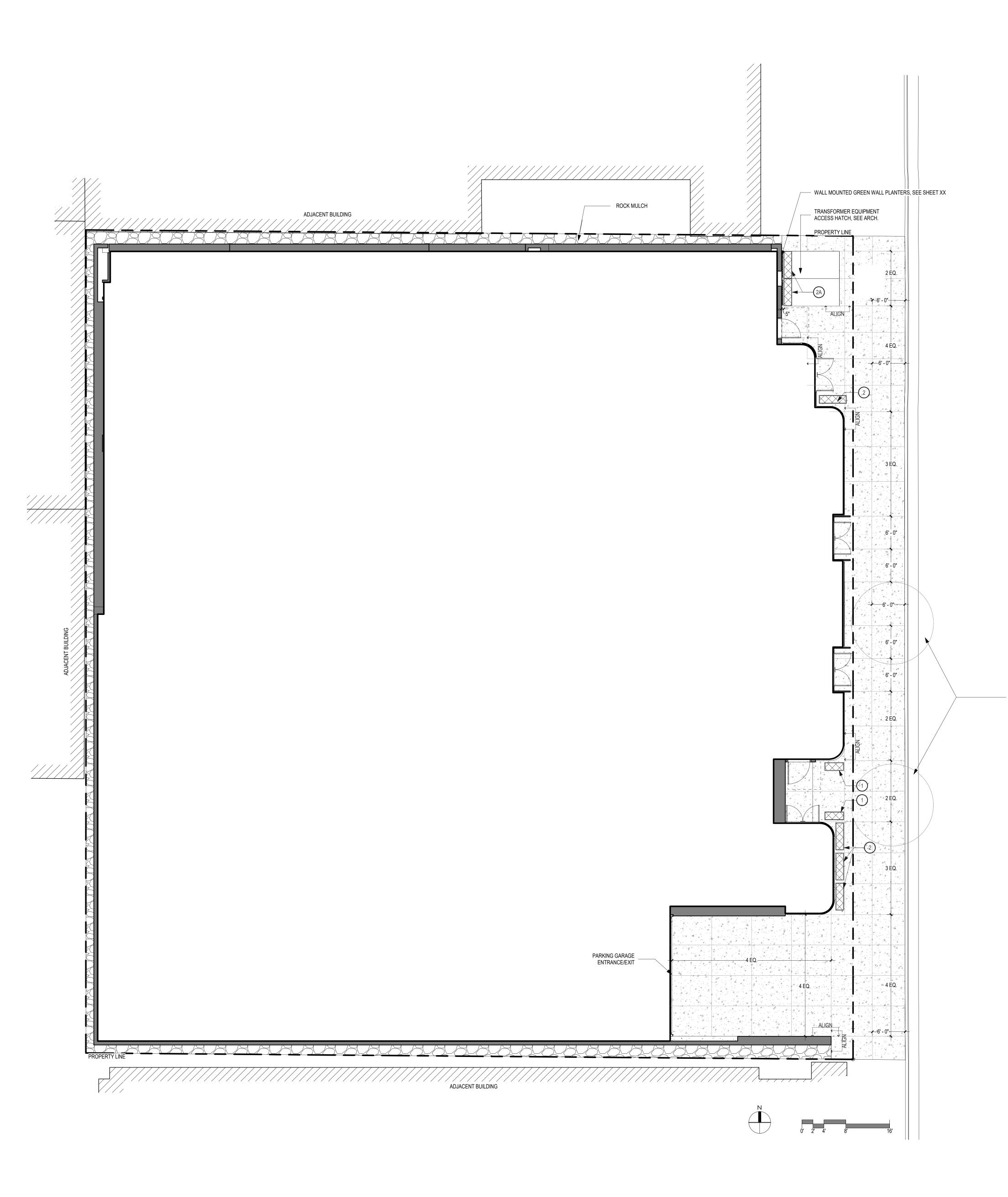






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# Keynote Legend

(1)	PLANTER TYPE 1
$\overbrace{2}$	PLANTER TYPE 2
2A	PLANTER TYPE 2A
$\bigcirc$	

(3) PLANTER TYPE 3

# Material Legend

CONCRETE WALKWAY, SEE CIVIL R

SEASONAL PLANTS IN PRE-MANUFACTURED PLANTERS BY OWNER ROCK MULCH

# **General Notes**

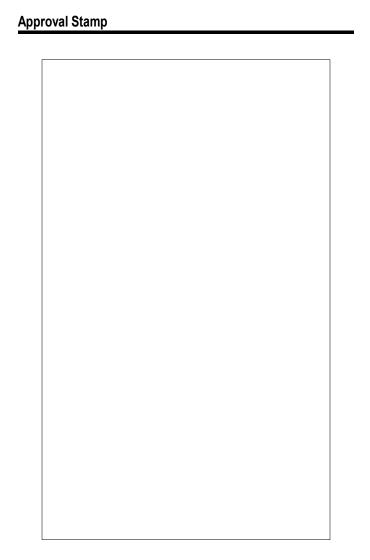
- 1. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- 2. CONTRACTOR MUST COORDINATE ALL PHASES OF CONSTRUCTION WORK INCLUDING ITEMS DONE BY OTHERS THAT MAY IMPACT CONSTRUCTION INCLUDED IN CONTRACT.
- 3. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- 4. ALL EXISTING CONDITIONS SHOWN IN THE LANDSCAPE DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CUNINGHAM GROUP, INC. OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- 5. CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- 6. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS
- 7. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN IN THE PLANS AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.
- 8. CONTRACTOR TO CONTAIN OPERATIONS WITHIN LIMITS OF WORK AT ALL TIMES. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS DIRECTED BY THE PROJECT MANAGER OR OWNER IN WRITING.
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- 10. CONTRACTOR MUST DAILY MONITOR FOR PUBLIC SAFETY AND STAY WITHIN LIMITS OF WORK, KEEP AREA CLEAN OF DEBRIS AND ANY OTHER CONSIDERATIONS AS DIRECTED BY THE PROJECT MANAGER.
- 11. ANY DISTURBANCE CREATED BY CONSTRUCTION STAGING MUST BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS.
- 12. REFER TO EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS FOR REQUIREMENTS.
- 13. REFER TO CIVIL DRAWINGS FOR SPOT ELEVATIONS AND SLOPES INDICATING FINISH GRADES, UNLESS NOTED ON LANDSCAPE DRAWINGS.
- 14. ELEVATIONS TO BE FIELD-VERIFIED. ADJUST AS NEEDED TO MATCH FINISH GRADES AND DRAINAGE SLOPES.
- 15. ALIGNMENT AND GRADES OF PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 16. CONTRACTOR TO COORDINATE ALL DRAINAGE, SLEEVING AND CONDUIT PLACEMENT OF ALL TRADES ON PROJECT.
- 17. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 18. SEE LIGHTING PLANS FOR SPECIFIC LIGHTING LAYOUT AND OTHER ELECTRICAL COMPONENTS.
- 19. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS STATED IN THE SPECIFICATIONS FOR ALL ELEMENTS AS SHOWN IN THE DRAWINGS AND GET APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY WORK.
- 20. SIDEWALK AND STEPS/STAIR LOCATIONS TO BE STAKED BY CONTRACTOR FOR REVIEW BY PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT. 21. CONTRACTOR TO SCORE CAST IN PLACE CONCRETE PAVING AS SHOWN IN PLANS. ANY CHANGES TO THE SCORING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.

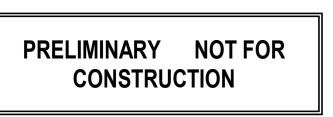
EXISTING PARKWAY TREES TO BE REMOVED, REFER TO CIVIL



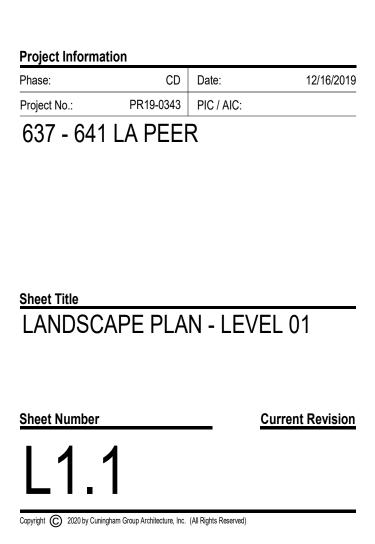
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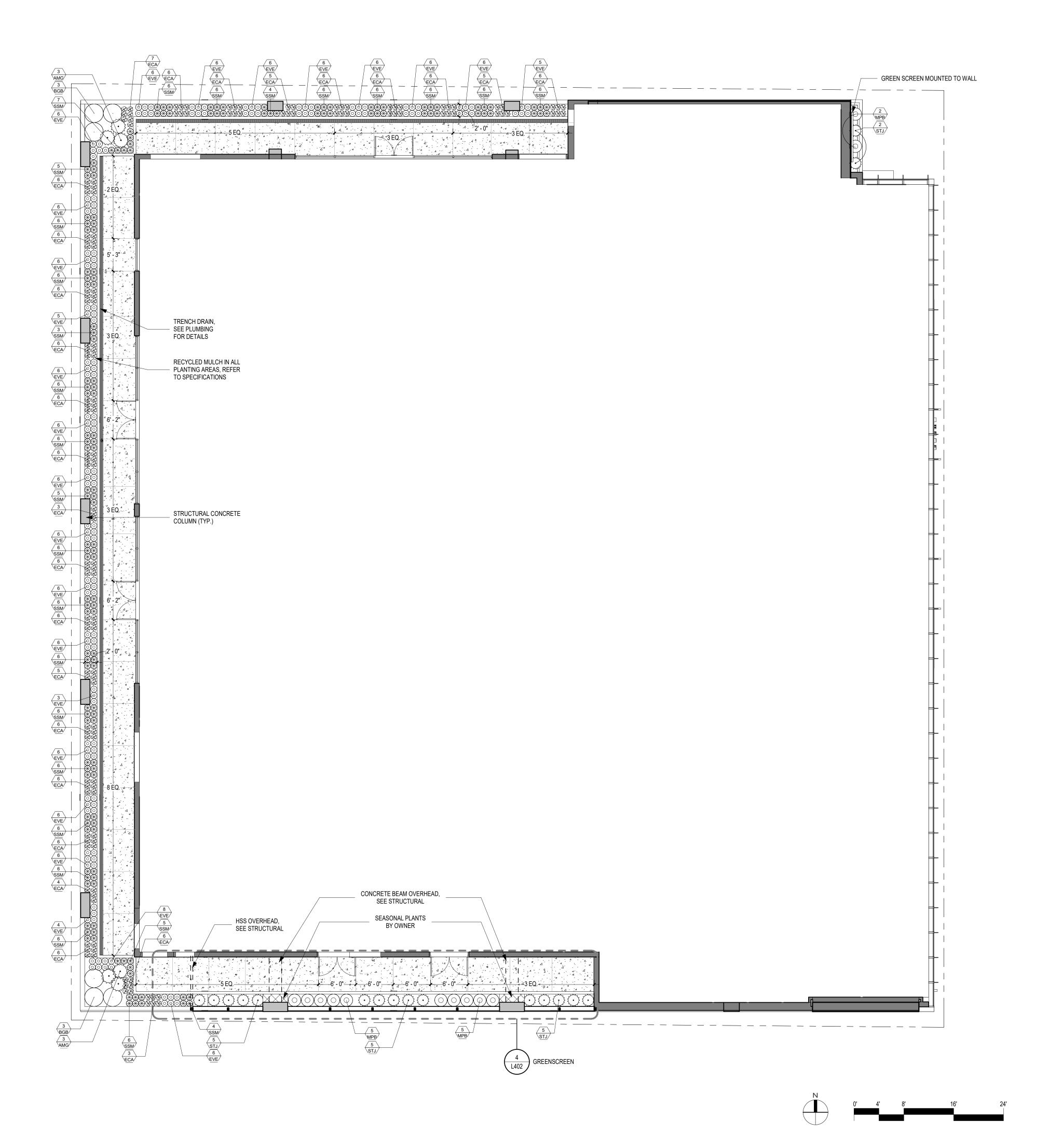






No. Date





# Planting Schedule

Type Mark	Count	Botanical Name	Common Name	Generic Type	Installed Size
Deciduous 7	Free	·			
OEM	5	Olea europea 'Majestic'	Fruitless Olive	Deciduous Tree	24" BOX
Perennial	I	-			
AMG	72	Aloe 'Moongloe'	Moonglow Aloe	Perennial	5 GAL
AOC	12	Anigozanthos 'Orange Cross'	Kangaroo Paw	Perennial	1 GAL
BGB	36	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Gramma Gras	Perennial	1 GAL
ECA	254	Echeveria agavoides	Echeveria	Perennial	1 GAL
EVE	208	Echeveria elegans	Mexican Snowball	Perennial	1 GAL
SSM	228	Sanseveria 'Moonshine'	Moonshine Sanseveria	Perennial	1 GAL
SCS	21	Senecio cylindricus	Narrow-Leaf Chalkstick	Perennial	1 GAL
Vine					
MPB	12	Bougainvillea 'Miami Pink'	Miami Pink Bougainvillea	Vine	#1 CONT
STJ	17	Trachelospermum jasminoides	Star Jasmine	Vine	#1 CONT

# Legend

CONCRETE TOPPING SLAB

# **General Notes**

- 1. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
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   CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- 4. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- 5. ALL EXISTING CONDITIONS SHOWN IN THE LANDSCAPE DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CUNINGHAM GROUP, INC. OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
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- 9. CONTRACTOR TO CONTAIN OPERATIONS WITHIN LIMITS OF WORK AT ALL TIMES. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS DIRECTED BY THE PROJECT MANAGER OR OWNER IN WRITING.

10. LIMITS OF WORK SHOWN ON PLAN(S) MAY BE ADJUSTED IN FIELD BY THE PROJECT MANAGER IF DEEMED NECESSARY.

11. CONTRACTOR MUST DAILY MONITOR FOR PUBLIC SAFETY AND STAY WITHIN LIMITS OF WORK, KEEP AREA CLEAN OF DEBRIS AND ANY OTHER CONSIDERATIONS AS DIRECTED BY THE PROJECT MANAGER.

12. ANY DISTURBANCE CREATED BY CONSTRUCTION STAGING MUST BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS.

- 13. REFER TO EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS FOR REQUIREMENTS.
- 14. REFER TO CIVIL DRAWINGS FOR SPOT ELEVATIONS AND SLOPES INDICATING FINISH GRADES, UNLESS NOTED ON LANDSCAPE DRAWINGS.
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 CONTRACTOR TO COORDINATE ALL DRAINAGE, SLEEVING AND CONDUIT PLACEMENT OF ALL TRADES ON PROJECT.

- 18. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 19. SEE LIGHTING PLANS FOR SPECIFIC LIGHTING LAYOUT AND OTHER ELECTRICAL COMPONENTS.

20. PLANT SCHEDULE TAKES PRECEDENCE OVER PLAN IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

21. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.

22. CONTRACTOR RESPONSIBLE FOR LAYOUT AND STAKING OF PLANT MATERIAL. MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN(S). ALL STAKING AND BASE GRADING TO BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT IN FIELD PRIOR TO ANY FINAL SURFACE MATERIAL INSTALLATIONS.
 23. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.

23. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS. 24. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED IN THE IMMEDIATE AREA.

25. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.

26. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

27. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE OF THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.

28. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS STATED IN THE SPECIFICATIONS FOR ALL ELEMENTS AS SHOWN IN THE DRAWINGS AND GET APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY WORK.

29. SIDEWALK AND STEPS/STAIR LOCATIONS TO BE STAKED BY CONTRACTOR FOR REVIEW BY PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT.

30. CONTRACTOR TO SCORE CAST IN PLACE CONCRETE PAVING AS SHOWN IN PLANS. ANY CHANGES TO THE SCORING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.

31. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE SUCH AS WATERING AND WEEDING OF NEWLY INSTALLED MATERIALS, AND REPLACEMENTS, FOR ENTIRE WARRANTY PERIOD. SEE SPECIFICATIONS. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

32. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

33. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

34. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.

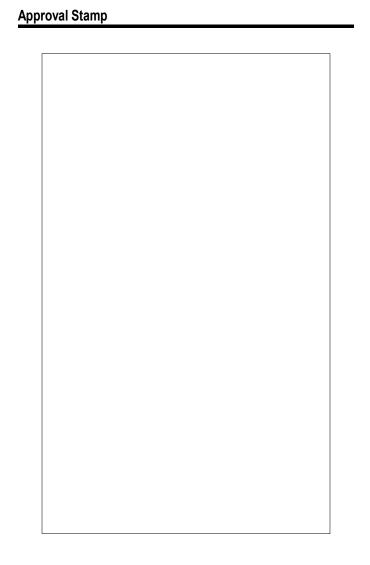
35. LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

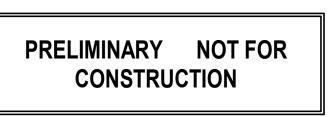
36. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. 37. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.



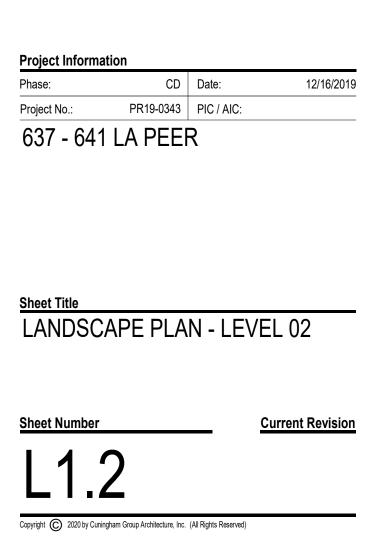
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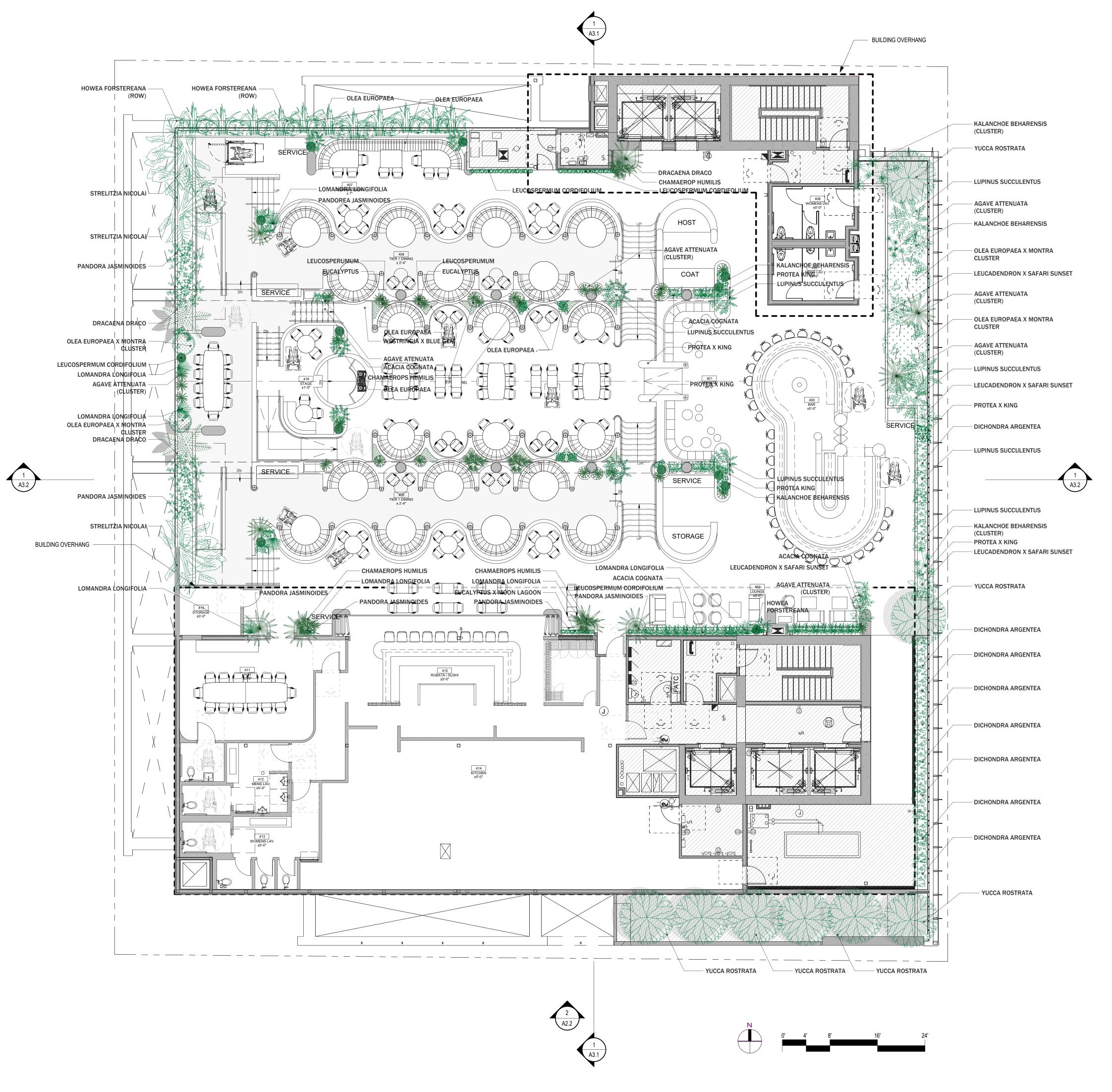






Revisions No. Date





1 LEVEL 3 PLAN

		PL	ANT SCHE	DULE	
ITEM	QTY	SPECIES	TYPE	SIZE	REMARKS
PP1		YUCCA ROSTRATA	TREE		
PP2		LUPINUS SUCCULENTUS	BRUSH		
PP3		DICHONDRA ARGENTEA	GROUND COVER		
PP4		PROTEA X KING	FLORAL		
PP5		KALACHOE BEHARENSIS	PLANT		
PP6		OLEA EUROPAEA X MONTRA	BRUSH		
PP7		WESTRINGIA X BLUE GEM	BRUSH		
PP8		AGAVE ATTENUATA	SUCCULENT		
PP9		ACACIA COGNATA X COUSIN ITT	GROUND GOVER		
PP10		LEUCADENDRON X SAFARI SUNSET	BUSH		
SP1		HOWEA FORSTEREANA	TREE		
SP2		PANDOREA JASMINOIDES	TREE		
SP3		LEUCOSPERMUM CORDIFOLIUM	FLORAL		
SP4		EUCALYPTUS X MOON LAGOON	BUSH		
SP5		LOMANDRA LONGIFOLIA	BRUSH		
SP6		STRELITZIA NICOLAI	TREE		
SP7		DRACAENA DRACO	TREE		
SP8		PANDOREA JASMINOIDES	VINES		
SP9		CHAMAEROP HUMILIS	BUSH		

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- 4. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- 5. ALL EXISTING CONDITIONS SHOWN IN THE LANDSCAPE DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CUNINGHAM GROUP, INC. OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- 6. CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT
- ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK. 7. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE
- CONSTRUCTION / MATERIAL INSTALLATION BEGINS
   8. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN IN THE PLANS AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE
- BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED. 9. CONTRACTOR TO CONTAIN OPERATIONS WITHIN LIMITS OF WORK AT ALL TIMES. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS
- DIRECTED BY THE PROJECT MANAGER OR OWNER IN WRITING.
- 10. LIMITS OF WORK SHOWN ON PLAN(S) MAY BE ADJUSTED IN FIELD BY THE PROJECT MANAGER IF DEEMED NECESSARY.
- 11. CONTRACTOR MUST DAILY MONITOR FOR PUBLIC SAFETY AND STAY WITHIN LIMITS OF WORK, KEEP AREA CLEAN OF DEBRIS AND ANY OTHER CONSIDERATIONS AS DIRECTED BY THE PROJECT MANAGER.
- 12. ANY DISTURBANCE CREATED BY CONSTRUCTION STAGING MUST BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS.
- 13. REFER TO EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS FOR REQUIREMENTS.
- 14. REFER TO CIVIL DRAWINGS FOR SPOT ELEVATIONS AND SLOPES INDICATING FINISH GRADES, UNLESS NOTED ON LANDSCAPE DRAWINGS.
- 15. ELEVATIONS TO BE FIELD-VERIFIED. ADJUST AS NEEDED TO MATCH FINISH GRADES AND DRAINAGE SLOPES.

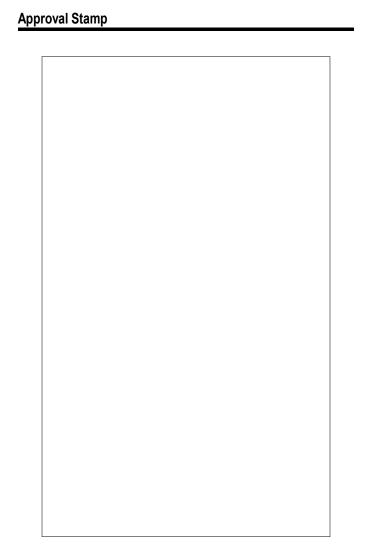
 ALIGNMENT AND GRADES OF PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
 CONTRACTOR TO COORDINATE ALL DRAINAGE, SLEEVING AND CONDUIT PLACEMENT OF ALL TRADES ON PROJECT.

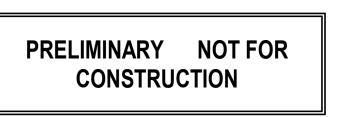
- 18. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 19. SEE LIGHTING PLANS FOR SPECIFIC LIGHTING LAYOUT AND OTHER ELECTRICAL COMPONENTS.
- 20. PLANT SCHEDULE TAKES PRECEDENCE OVER PLAN IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- 21. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- 22. CONTRACTOR RESPONSIBLE FOR LAYOUT AND STAKING OF PLANT MATERIAL. MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN(S). ALL STAKING AND BASE GRADING TO BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT IN FIELD PRIOR TO ANY FINAL SURFACE MATERIAL INSTALLATIONS.
- 23. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS. 24. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED IN THE IMMEDIATE AREA.
- 25. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- 26. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- 27. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE OF THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- 28. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS STATED IN THE SPECIFICATIONS FOR ALL ELEMENTS AS SHOWN IN THE DRAWINGS AND GET APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY WORK.
- 29. SIDEWALK AND STEPS/STAIR LOCATIONS TO BE STAKED BY CONTRACTOR FOR REVIEW BY PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT.
- 30. CONTRACTOR TO SCORE CAST IN PLACE CONCRETE PAVING AS SHOWN IN PLANS. ANY CHANGES TO THE SCORING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.
- 31. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE SUCH AS WATERING AND WEEDING OF NEWLY INSTALLED MATERIALS, AND REPLACEMENTS, FOR ENTIRE WARRANTY PERIOD. SEE SPECIFICATIONS. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 32. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- 33. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- 34. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- 35. LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- 36. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- 37. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.



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Revisions No. Date

Phase: Admin Pe	ermit / Amp Sound	Date:	10/8/2024
Project No.:	PR19-0343	PIC / AIC:	JP / NH
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Sanseveria 'Moonglow



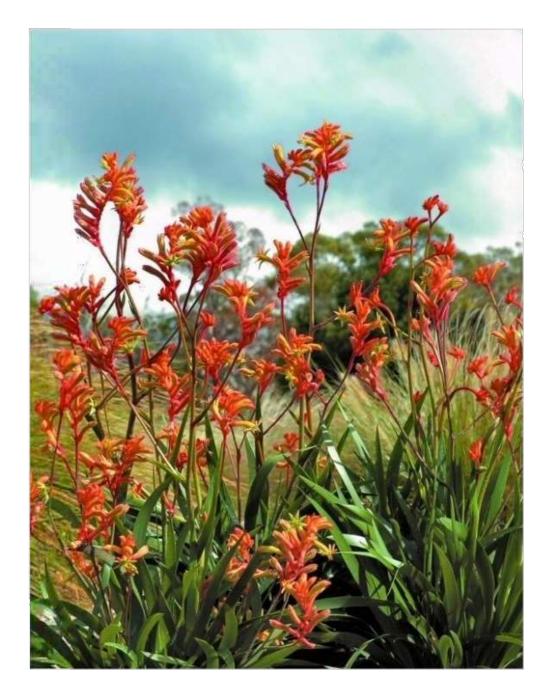
Aloe 'Moonglow'





Bouteloua gracilis

Echeveria agavoides



Kangaroo Paw "Orange Cross"



Blue Bush Fruitless Olive



Raspberry Agastache



Butterfly Milkweed



Purple Verbena



Showy Milkweed



Star Jasmine



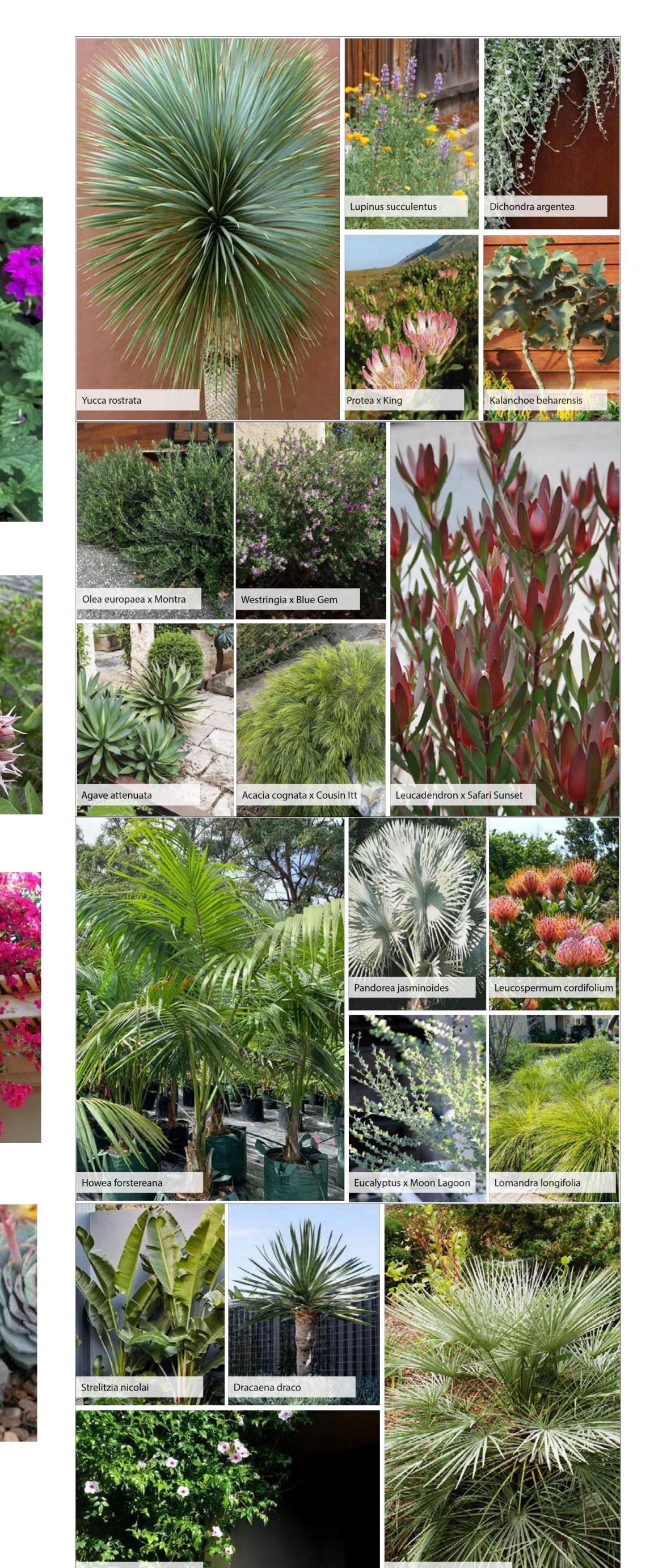
Narrow-Leaf Chalkstick



Miami Pink Bougainvillea



Echeveria Elegans



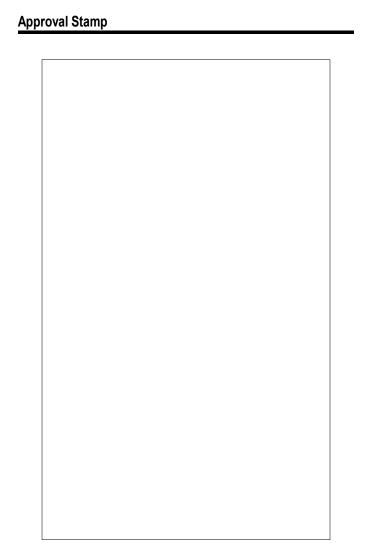
Pandorea jasminoides

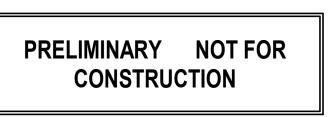
Chamaerops humilis



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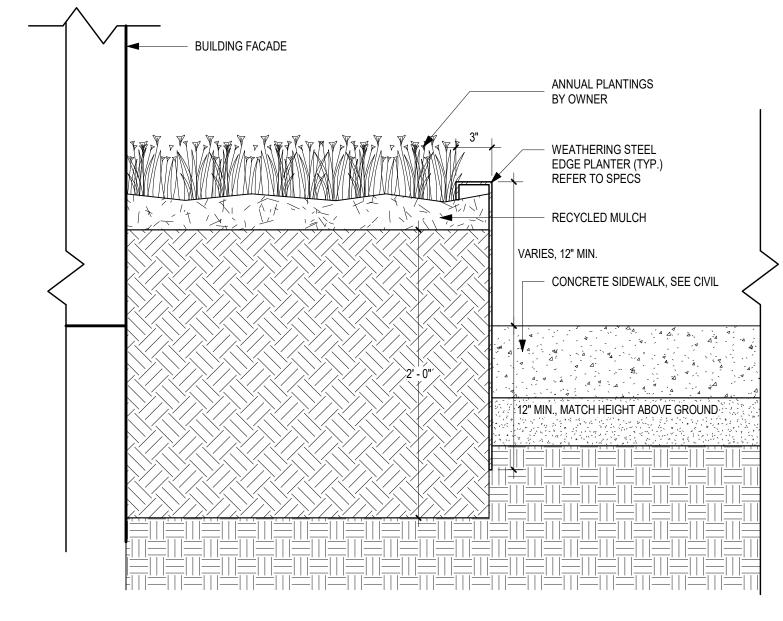




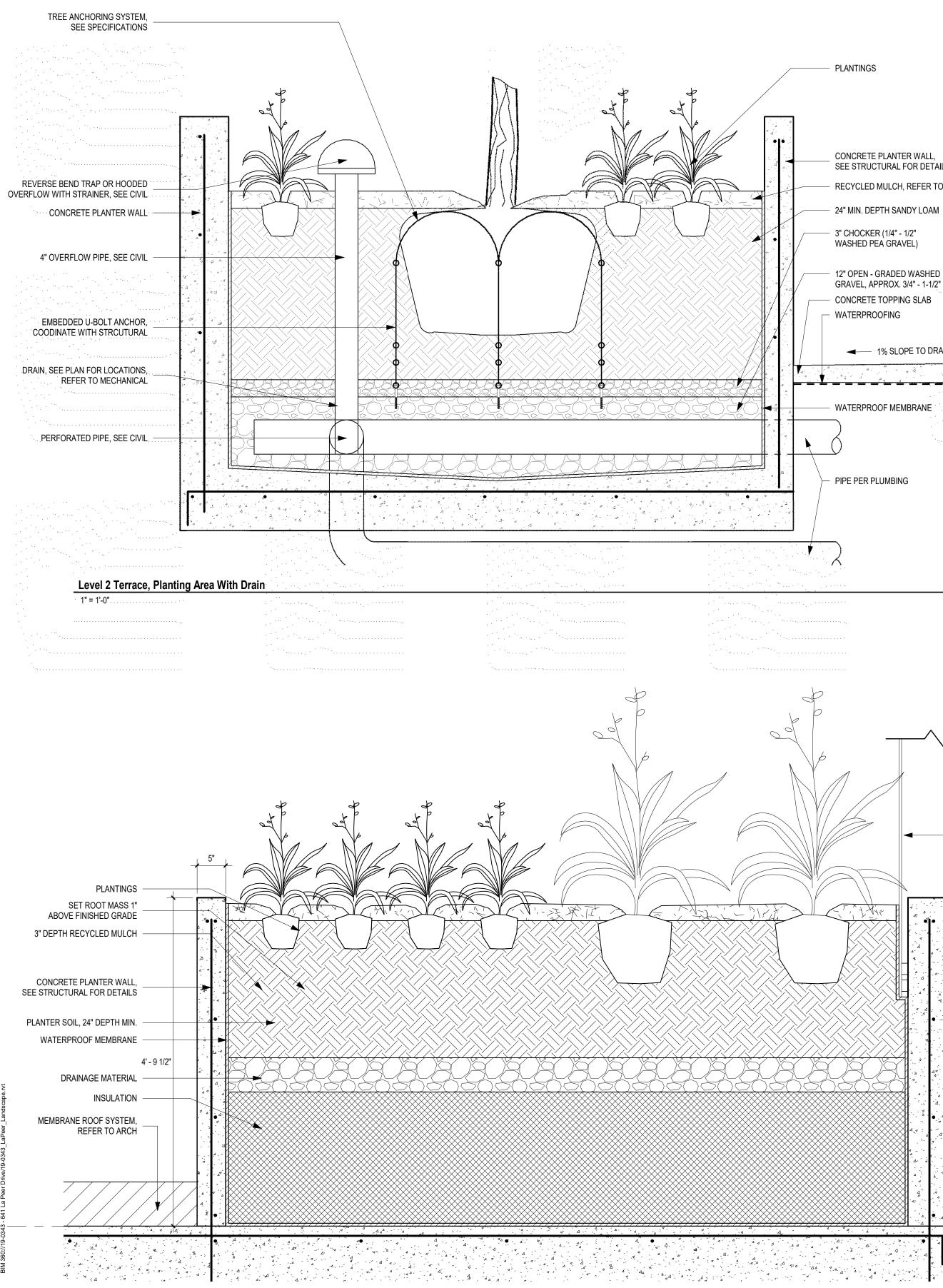


Revisions No. Date

Description

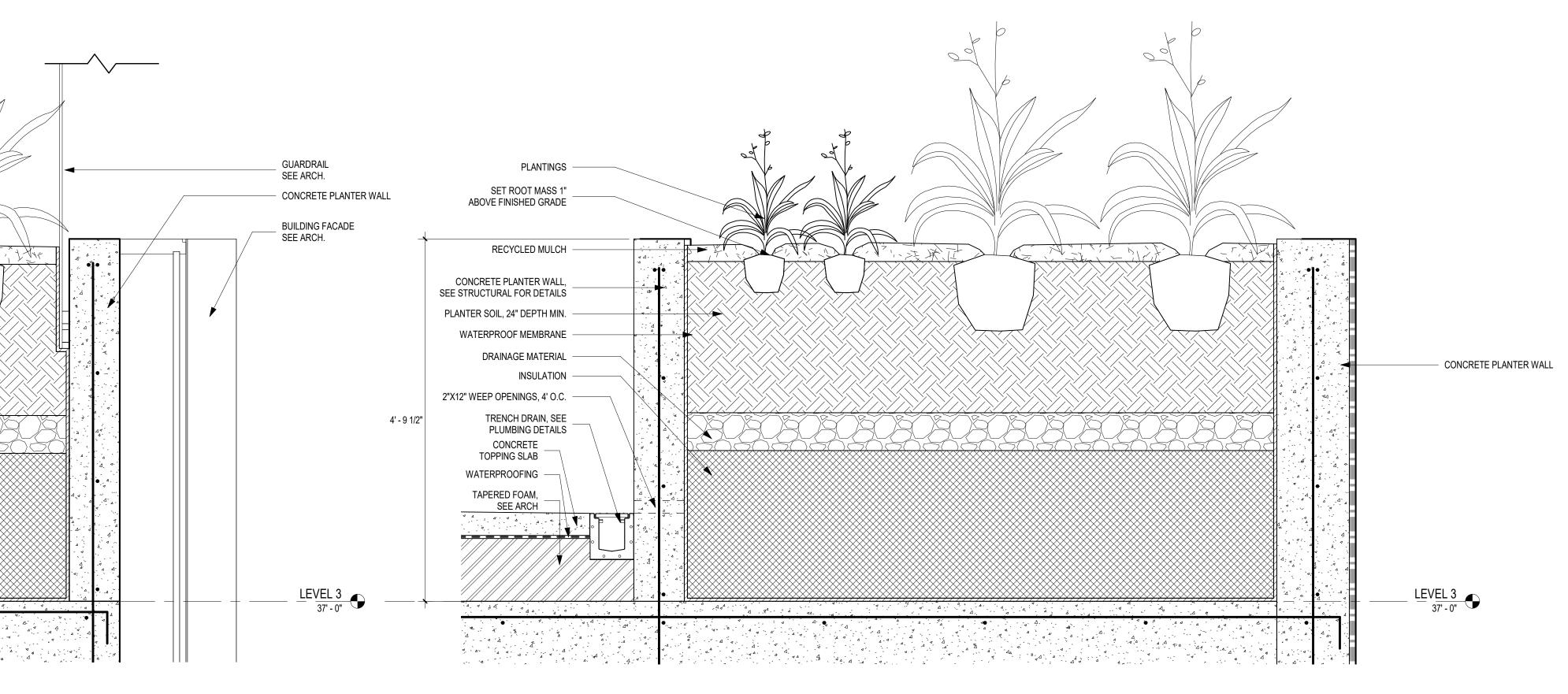


Steel Edge Planter 1 1/2" = 1'-0"



Roof Terrace - East Planter B 1" = 1'-0"





PLANTINGS

RECYCLED MULCH

CONCRETE PLANTER WALL, SEE STRUCTURAL FOR DETAILS

WATERPROOF MEMBRANE

DRAINAGE MATERIAL

OVERFLOW SCUPPER,

TRENCH DRAIN, SEE

PLUMBING DETAILS

4

PLANTER SOIL, 24" DEPTH MIN.

REFER TO A102 FOR LOCATIONS

- WATERPROOFING

— STRUCTURAL SLAB

← 1% SLOPE TO DRAIN

CONCRETE TOPPING SLAB

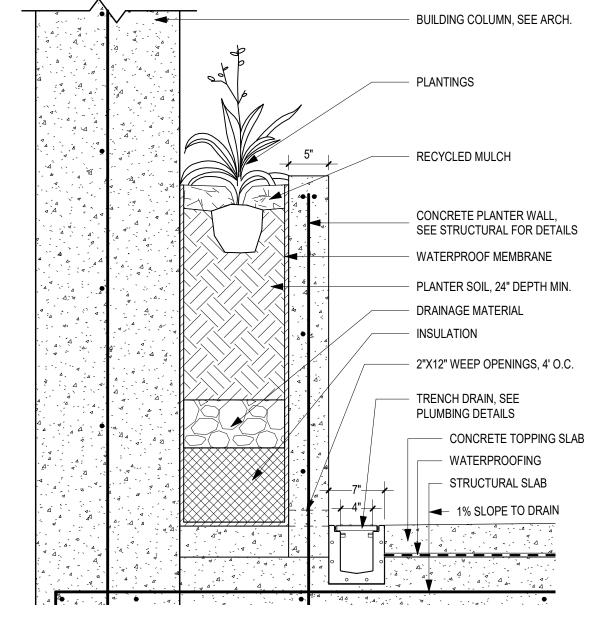
# GRAVEL, APPROX. 3/4" - 1-1/2" DIA. - WATERPROOFING 1% SLOPE TO DRAIN - WATERPROOF MEMBRANE

- 3" CHOCKER (1/4" - 1/2" WASHED PEA GRAVEL) - 12" OPEN - GRADED WASHED - CONCRETE TOPPING SLAB

- PIPE PER PLUMBING

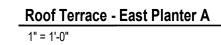
CONCRETE PLANTER WALL, SEE STRUCTURAL FOR DETAILS RECYCLED MULCH, REFER TO SPECS - 24" MIN. DEPTH SANDY LOAM

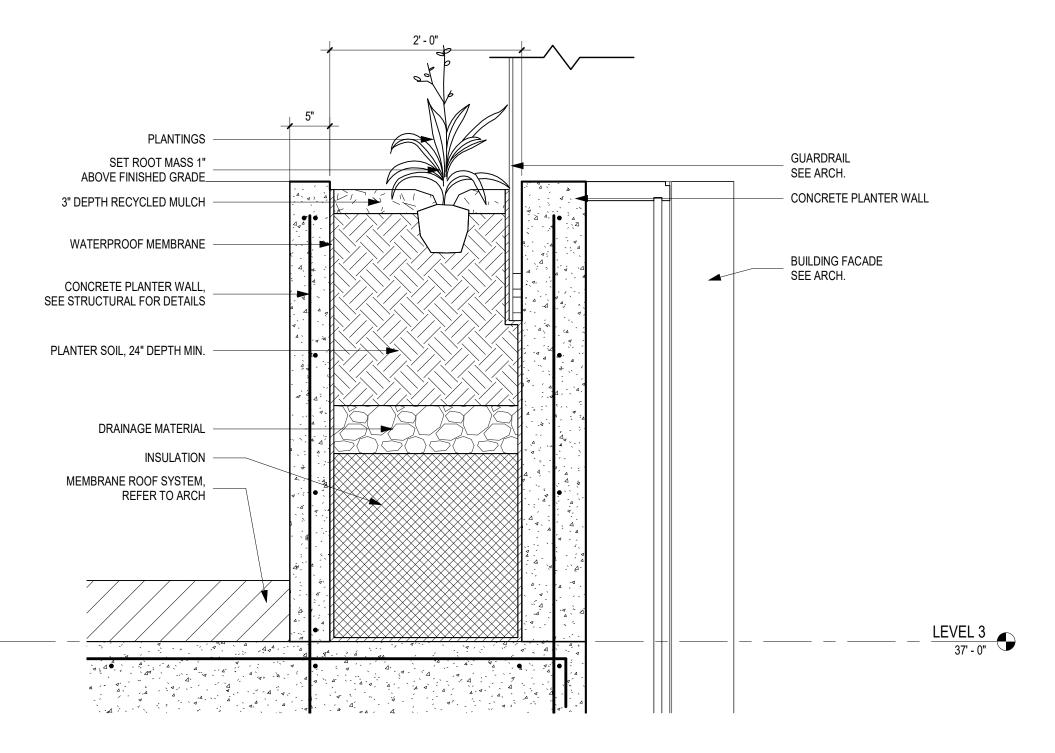
PLANTINGS



Level 2 Terrace, Planter Wall at Building Column 1" = 1'-0"

Level 2 Terrace, Typical Planting Area

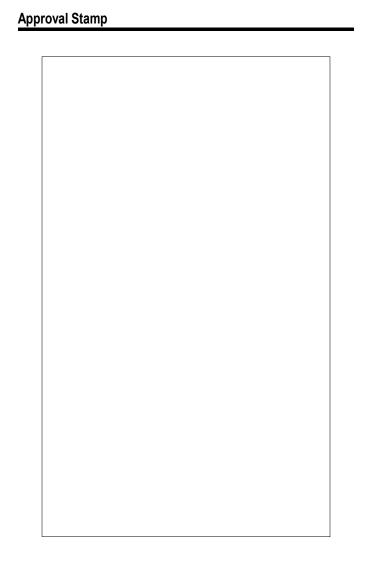


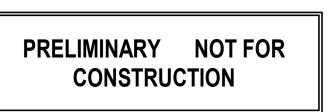




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	CAPE DET	AILS	
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