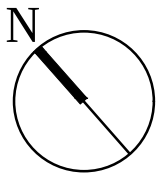




Sheet List Table	
Sheet Number	Sheet Title
L0.00B	COVER SHEET BLOCK O
L0.01B	SCHEDULES AND NOTES_BLOCK O
L1.01B	LAYOUT PLAN BLOCK O
L2.01B	GATE AND FENCING PLAN BLOCK O
L3.01B	LIGHTING PLAN BLOCK O
L4.01B	PLANTING PLAN BLOCK O
L5.01B	IRRIGATION
L6.01B	SITE FURNISHING IMAGES BLOCK O
L7.01B	PERSPECTIVE RENDERINGS BLOCK O
L7.02B	SECTIONS - BLOCK O

SITE TAKE OFFS		
PROJECT AREAS	OPEN SPACE (PLANTING AND HARDSCAPE AREAS)	GREEN SPACE (PLANTING AREAS ONLY)
PODIUM LANDSCAPE	11,800 SF	6,510 SF
LANDSCAPE OUTSIDE BUILDING FOOTPRINT	17,900 SF	6,000 SF
TOTAL PROJECT LANDSCAPE	29,700 SF	12,510 SF



LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
8. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE.
- SEE JOINTING DETAILS.
14. LAYOUT OF ALL SITE ELEMENTS, WALLS, PATHS, ROADS ETC. ARE SUBJECT TO FIELD VERIFICATION OF IMPACTS TO ROOT ZONES OF EXISTING TREES BY LANDSCAPE ARCHITECT AND ARBORIST.

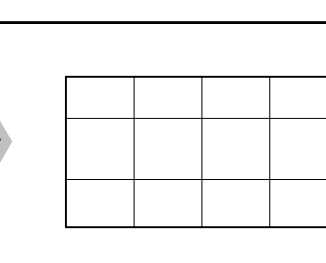
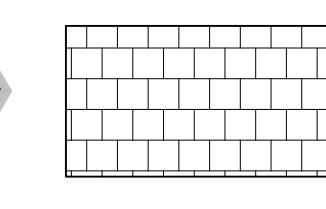
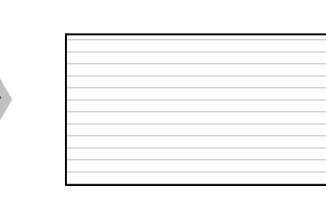
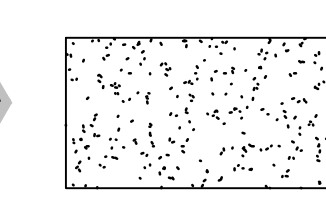
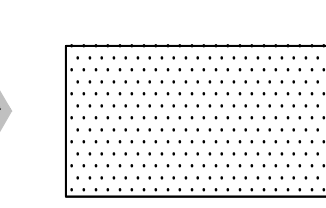
GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
3. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
5. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

ABBREVIATIONS

- | | |
|------|------------------------------|
| BC | BOTTOM OF CURB |
| BF | BOTTOM OF FENCE |
| BIO | BIO-RETENTION BASIN |
| BLDG | BUILDING |
| BOC | TOP OF BACK OF CURB |
| BR | BOTTOM OF RAMP |
| BS | BOTTOM OF STEP |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN INVERT ELEVATION |
| CBC | CALIFORNIA BUILDING CODE |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CONC | CONCRETE |
| DIA | DIAMETER |
| (E) | (EXISTING) |
| EQ | EQUAL |
| EJ | EXPANSION JOINT |
| FFFE | FINISH FLOOR ELEVATION |
| FG | FINISH GRADE |
| FS | FINISH SURFACE |
| HDR | HEADER |
| HP | HIGH POINT |
| INV | INVERT |
| LOW | LOWEST OF WORK |
| LP | LIMIT POINT |
| NIC | NOT IN CONTRACT |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| PL | PROPERTY LINE |
| PA | PLANTING AREA |
| PGR | PER GEOTECHNICAL REPORT |
| ROW | RIGHT OF WAY |
| SAD | SEE ARCHITECTURAL DRAWINGS |
| SCD | SEE CIVIL DRAWINGS |
| SED | SEE ELECTRICAL DRAWINGS |
| SIM | SIMILAR |
| SJ | SCORE JOINT |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| SSD | SEE STRUCTURAL DRAWINGS |
| TBD | TO BE DETERMINED |
| TC | TOP OF CURB |
| TF | TOP OF FENCE |
| TOS | TOP OF SLAB |
| TR | TOP OF RAMP |
| TRE | TREE |
| TS | TOP OF STEP |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VIF | VERIFY IN FIELD |

PAVING SCHEDULE

SYMBOL	MATERIAL DESCRIPTION
	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH : ETCHED FINISH JOINTS: SAW CUT
	PODIUM PAVING AT BLOCK O MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN FINISH: ETCHED JOINTS: SAW CUT
	PODIUM GARDEN SEATING AREAS MATERIAL: WOOD DECKING COLOR: NATURAL
	PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: $\frac{3}{8}$" PRODUCT: LYNCSO
	DOG RUN MATERIAL: ARTIFICIAL TURF COLOR: GREEN

PL

BLOCK Q+R PROPERTY LINES

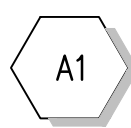
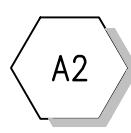
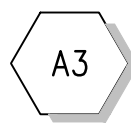
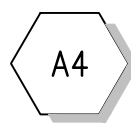
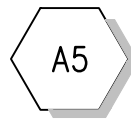
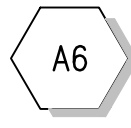
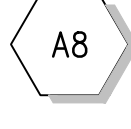
LIMIT OF WORK

LIMIT OF WORK BOUNDARY

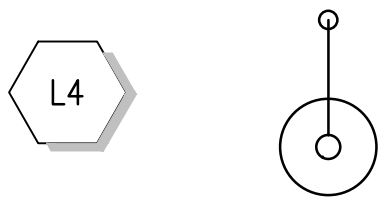
— — — — —
E V A

EVA

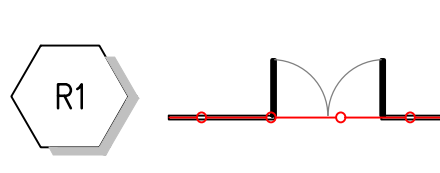
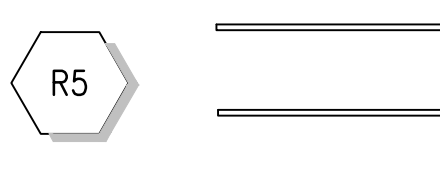
AMENITY SCHEDULE

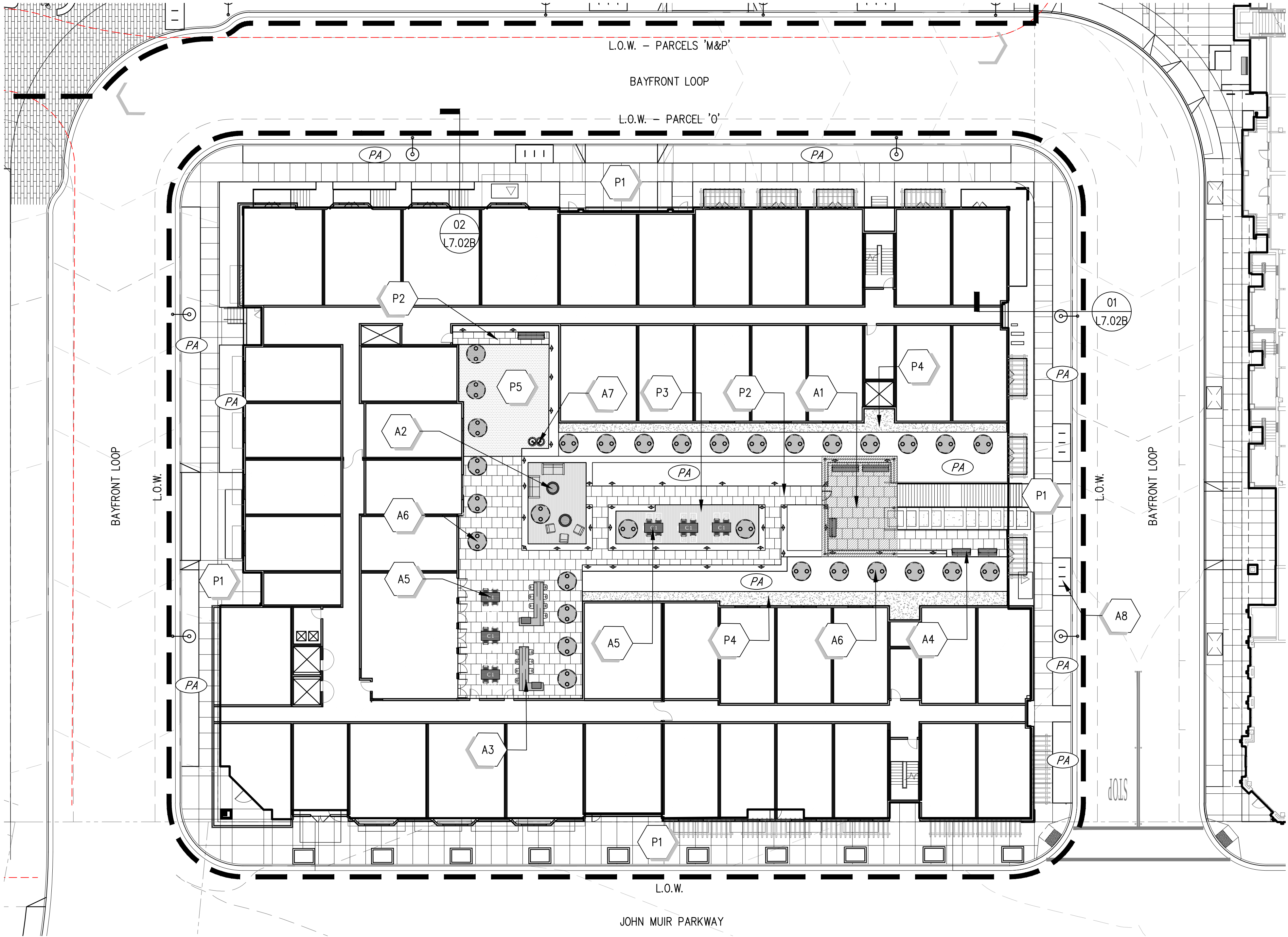
SYMBOL	MATERIAL DESCRIPTION
	SHADE TRELLIS
	FIRE FEATURES
	BBQ BAR
	SEATING
	TABLES
	PLANTER POTS
	OUTDOOR FOUNTAIN PEDESTAL WITH PET STATION
	BICYCLE RACK

LIGHTING SCHEDULE

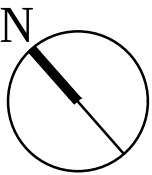
SYMBOL	DESCRIPTION	IMAGE
	IN-GRADE TREE UPLIGHTS	
	IN-GRADE PATH LIGHTS	
	STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)	

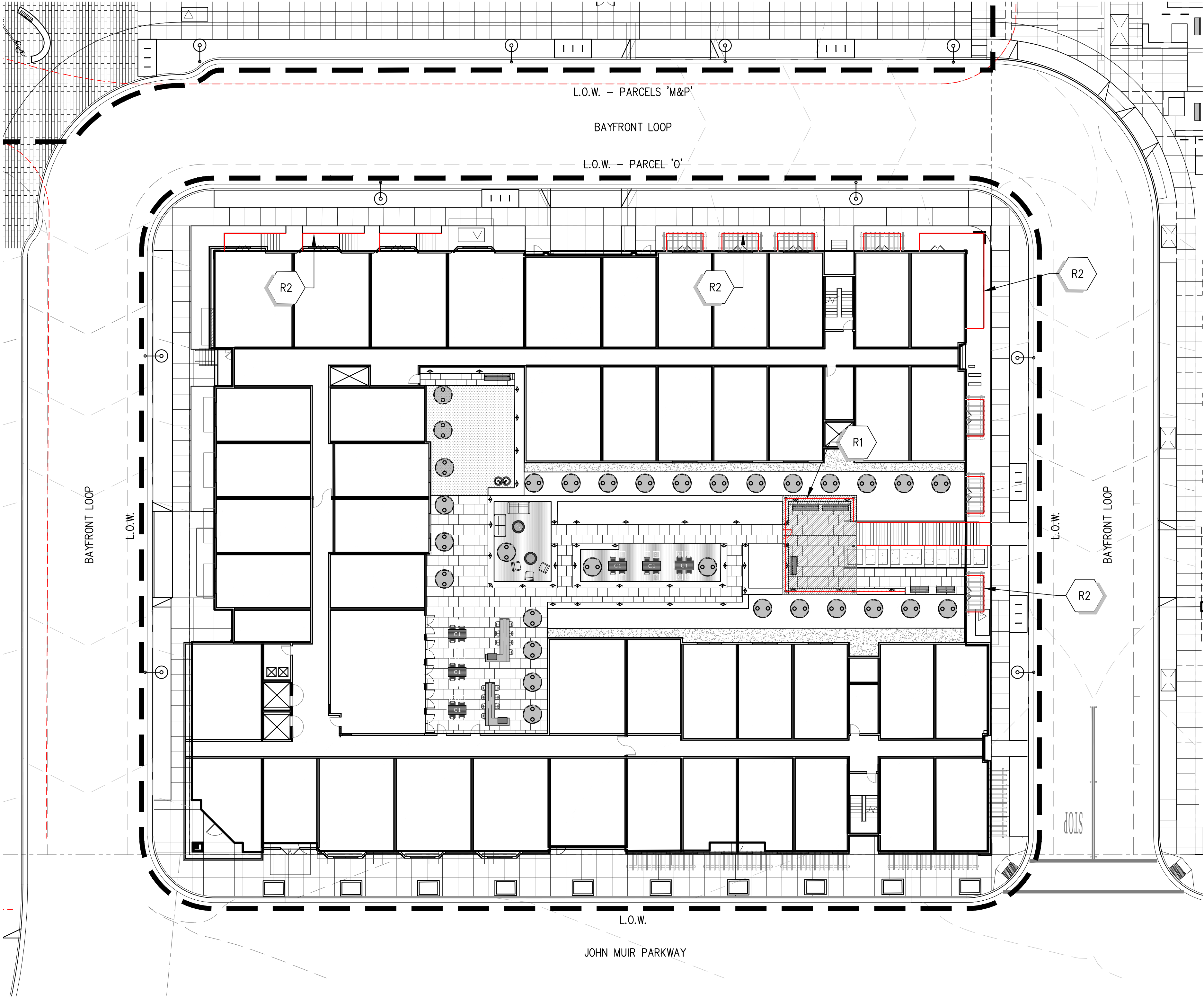
RAILING, FENCE, & GATES SCHEDULE

SYMBOL		MATERIAL DESCRIPTION
		PODIUM ENTRANCE FENCE AND GATE
		GUARD RAIL
		HANDRAIL

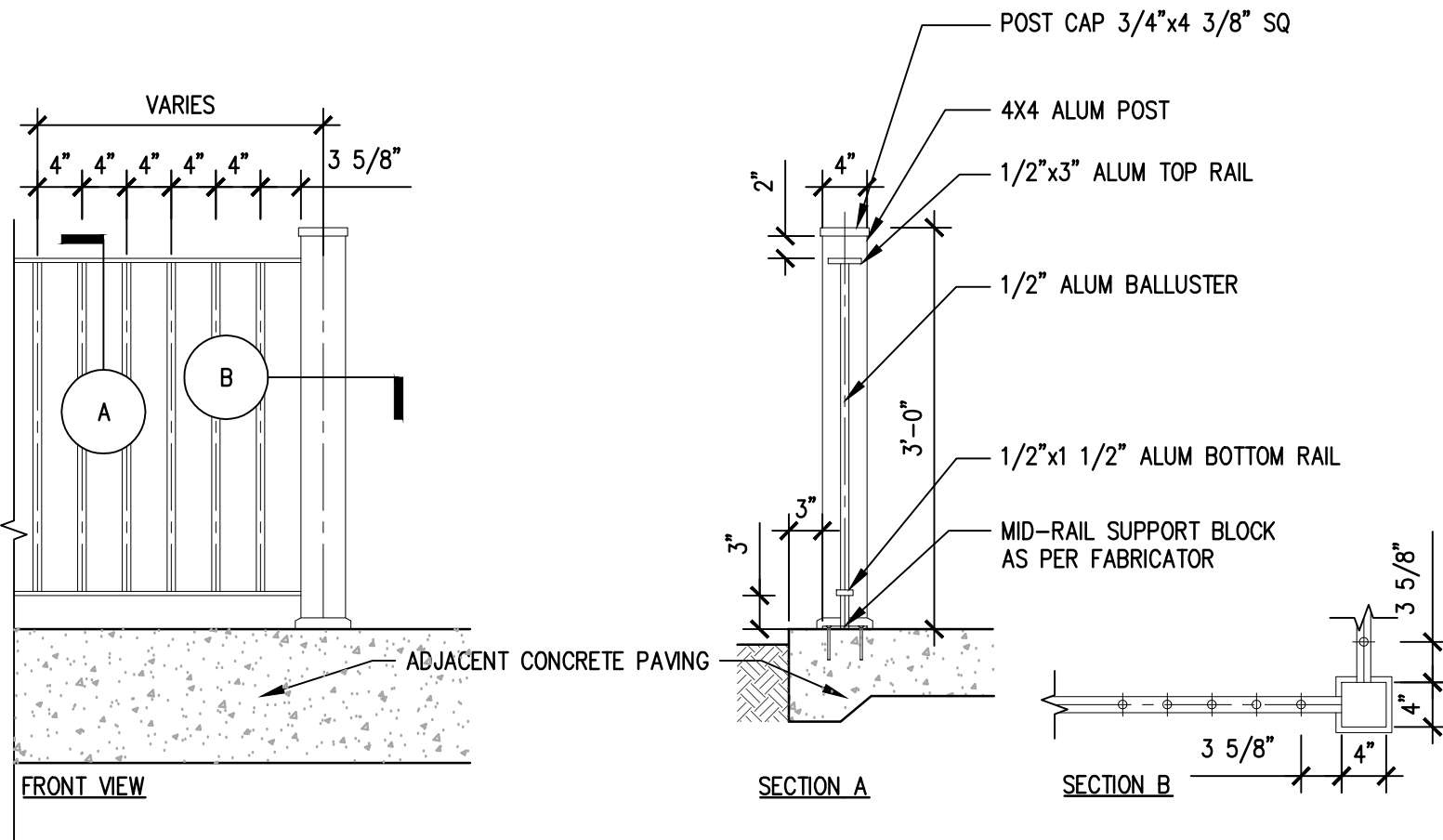


P1 SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH : ETCHED FINISH JOINTS: SAW CUT	P4 PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: 8" PRODUCT: LYNGSO	A1 SHADE TRELLIS	A4 SEATING	A7 OUTDOOR FOUNTAIN PEDESTAL WITH PET STATION
P2 PODIUM PAVING AT BLOCK O MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN FINISH: ETCHTED JOINTS: SAW CUT	P5 DOG RUN MATERIAL: ARTIFICIAL TURF COLOR: GREEN	A2 FIRE FEATURES	A5 TABLES	A8 BICYCLE RACK
P3 PODIUM GARDEN SEATING AREAS MATERIAL: WOOD DECKING COLOR: NATURAL		A3 BBQ BAR	A6 PLANTER POTS	





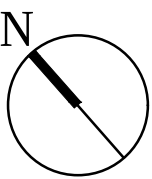
R1 TUBE STEEL FENCE AND GATE
AT PODIUM COURTYARDS

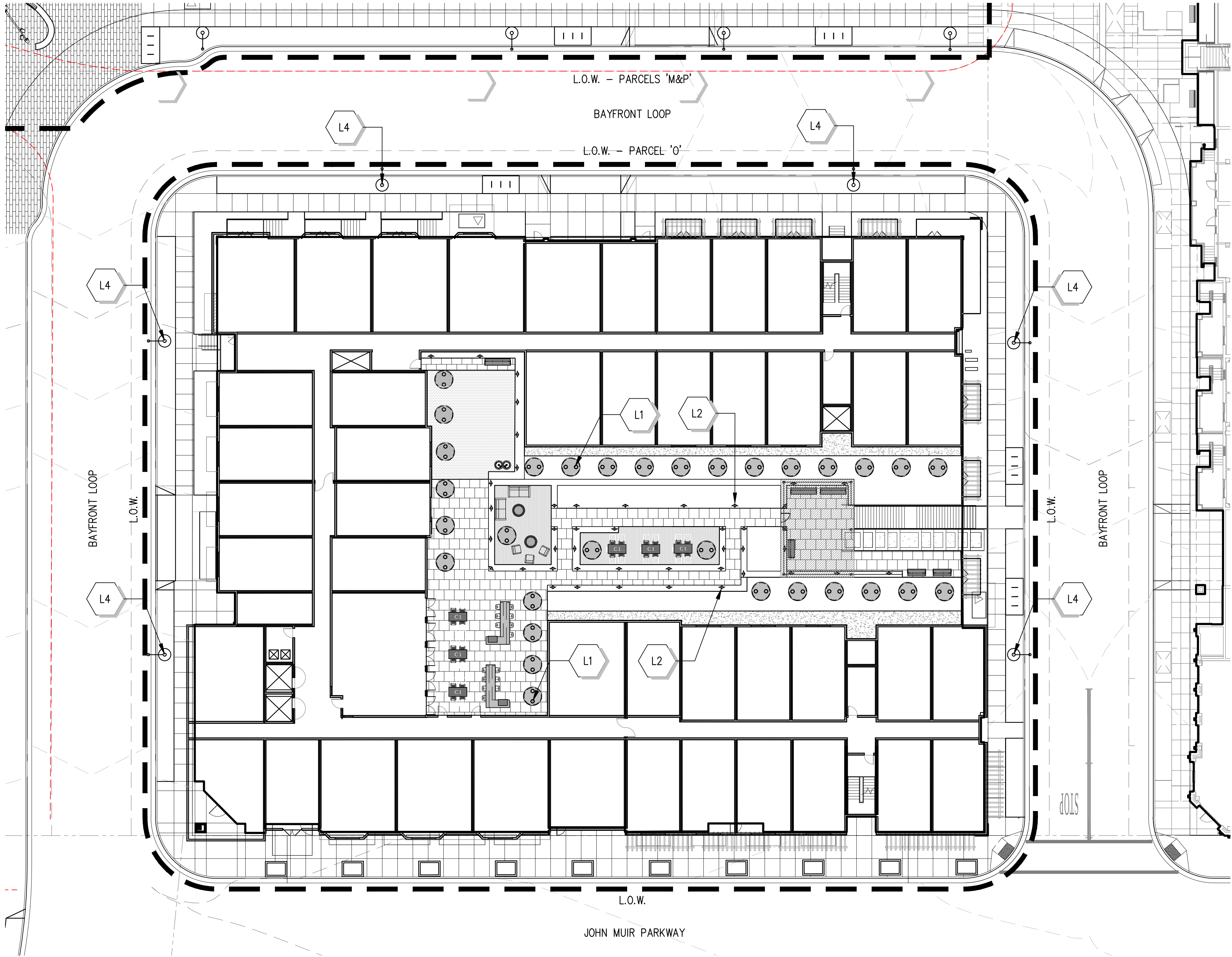


R2 GUARD RAILING
3/4" = 1'-0"

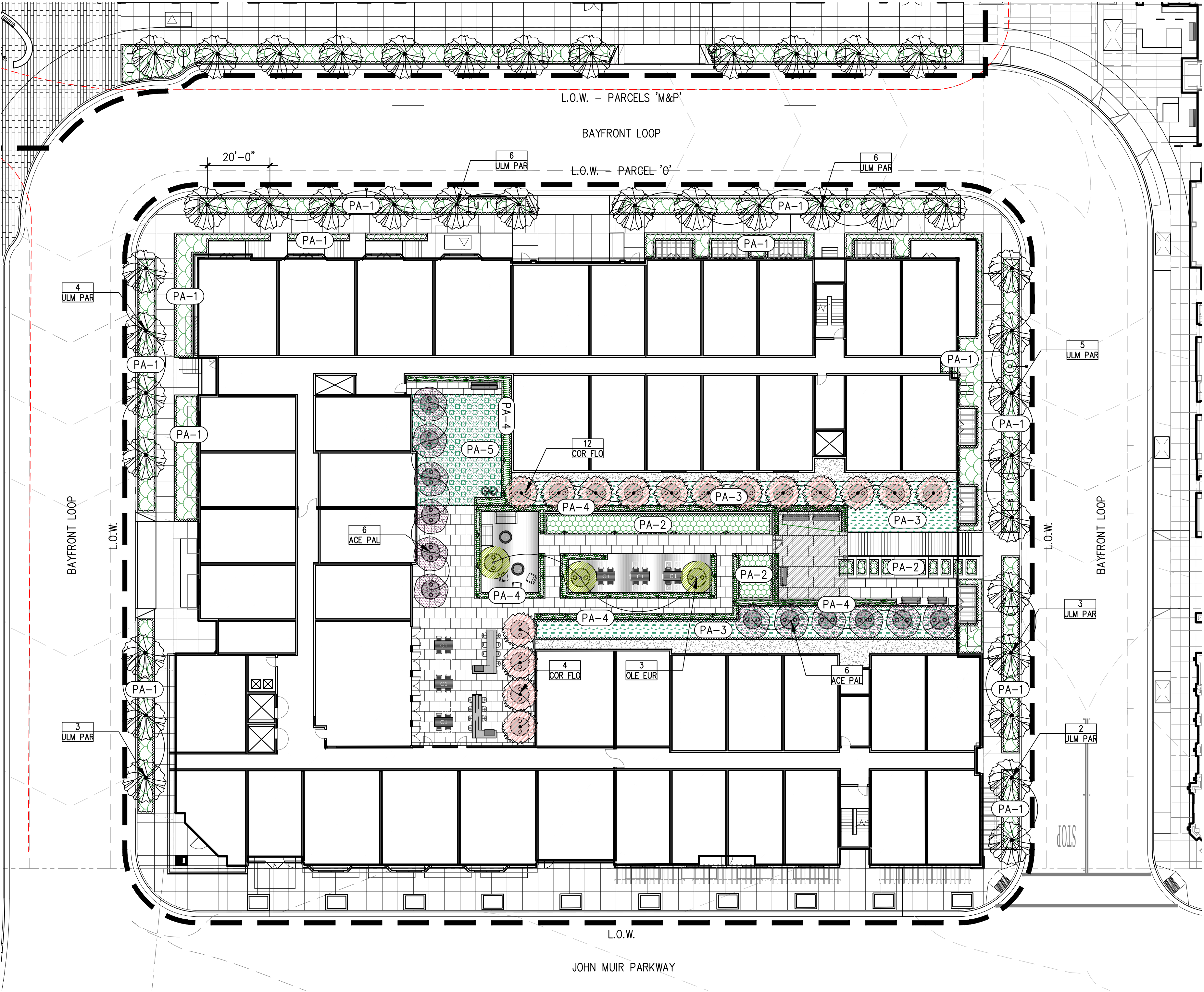


R5 HANDRAIL
NOT TO SCALE



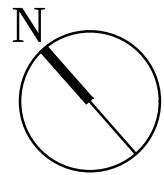


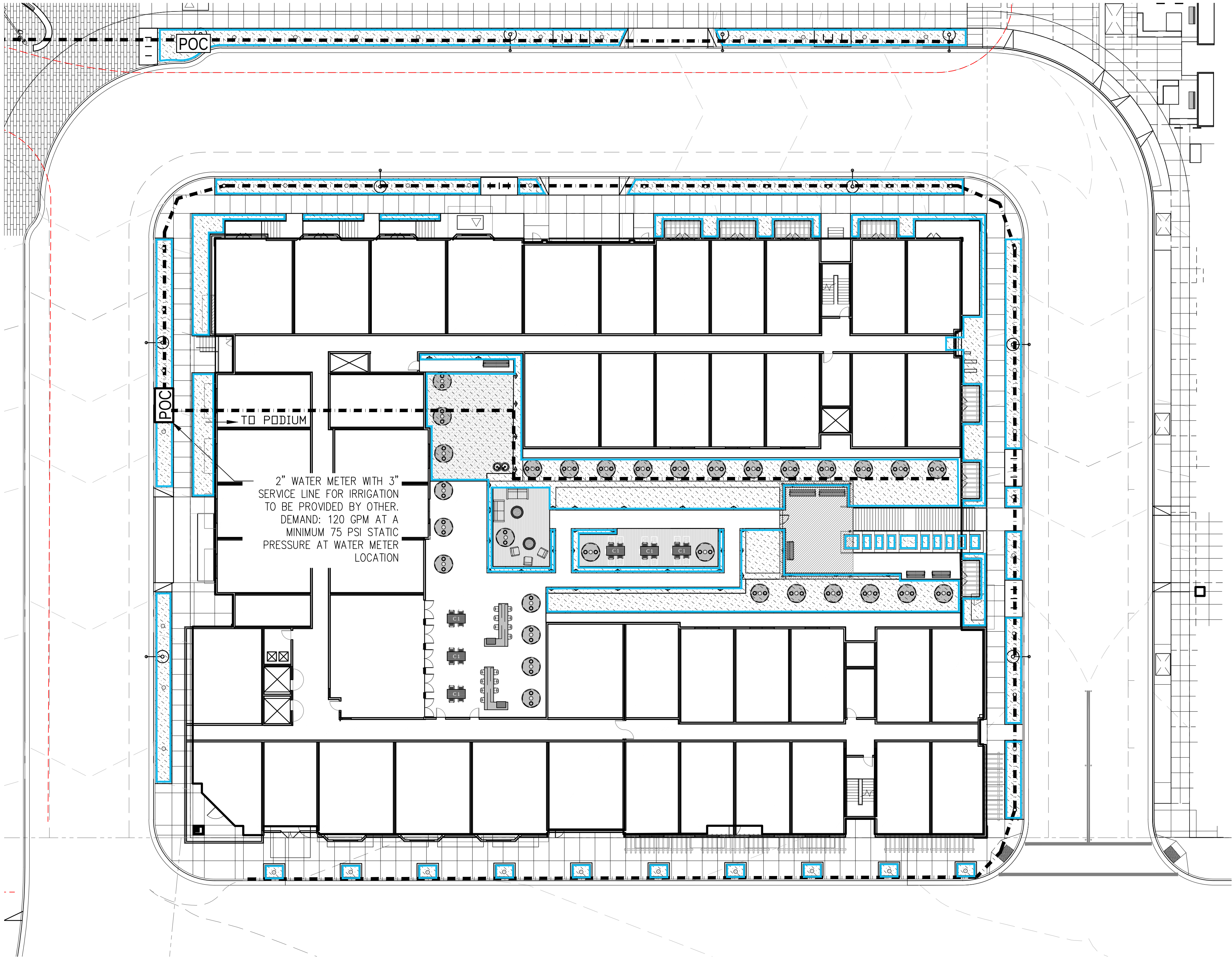
L1 IN-GRADE TREE UPLIGHTS	L4 STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)
L2 IN-GRADE PATH LIGHTS	



TREE PLANTING LEGEND				
SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE
	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX
	COR FLO	CORNUS FLORIDA	WHITE DOGWOOD	15" BOX
	ACE PAL	ACER PALMATUM	JAPANESE MAPLE	15" BOX
	OLE EUR	OLEA EUROPEA	OLIVE	15" BOX

UNDERSTORY PLANTING AREAS	
SYMBOL	PLANT TYPES
PA-1	PERIMETER PLANTING AREAS: SEASONAL GRASSES AND NATIVE SHRUB PLANTINGS
PA-2	GARDEN COURTYARD PLANTINGS: PERENNIALS AND SHRUBS WITH SEASONAL COLOR
PA-3	LADDER PATH PLANTING AREAS: LOW GRASSES AND GROUND COVERS
PA-4	EVERGREEN HEDGE
PA-5	SYNTHETIC LAWN TURF





IRRIGATION LEGEND

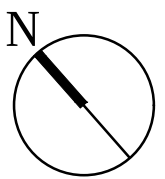
IRRIGATION MAIN LINE

IRRIGATED PLANTING AREA

POC

IRRIGATION POINT OF CONNECTION

NOTE: THE IRRIGATION MAIN LINE IS DIAGRAMMATIC AND IS SUBJECT TO LOCATION MODIFICATIONS





C. DOG AREA



D. GARDEN SITTING



E. FIRE PIT



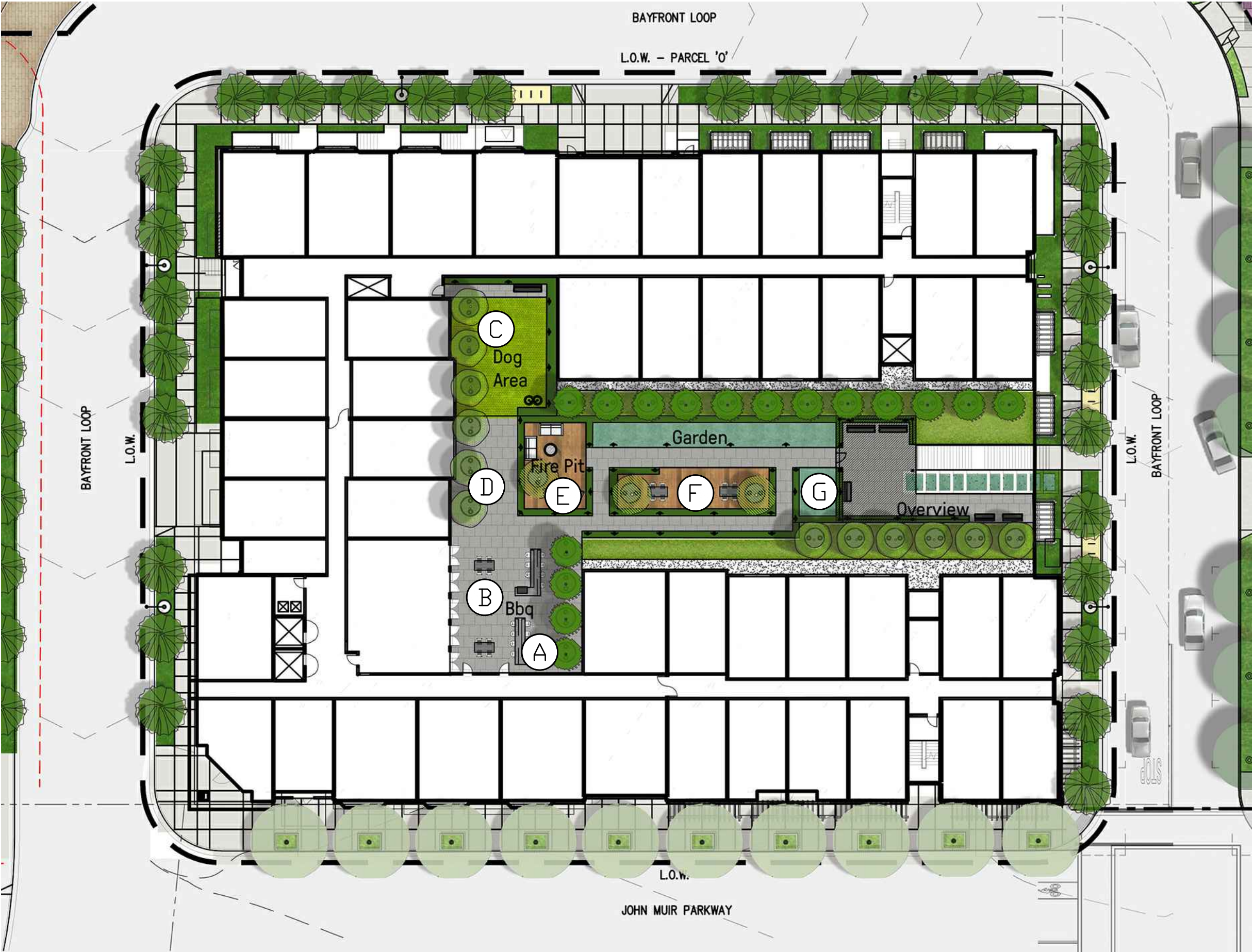
F. OUTDOOR GARDEN TABLES



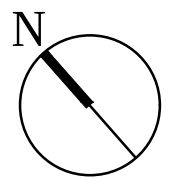
B. OUTDOOR TABLES

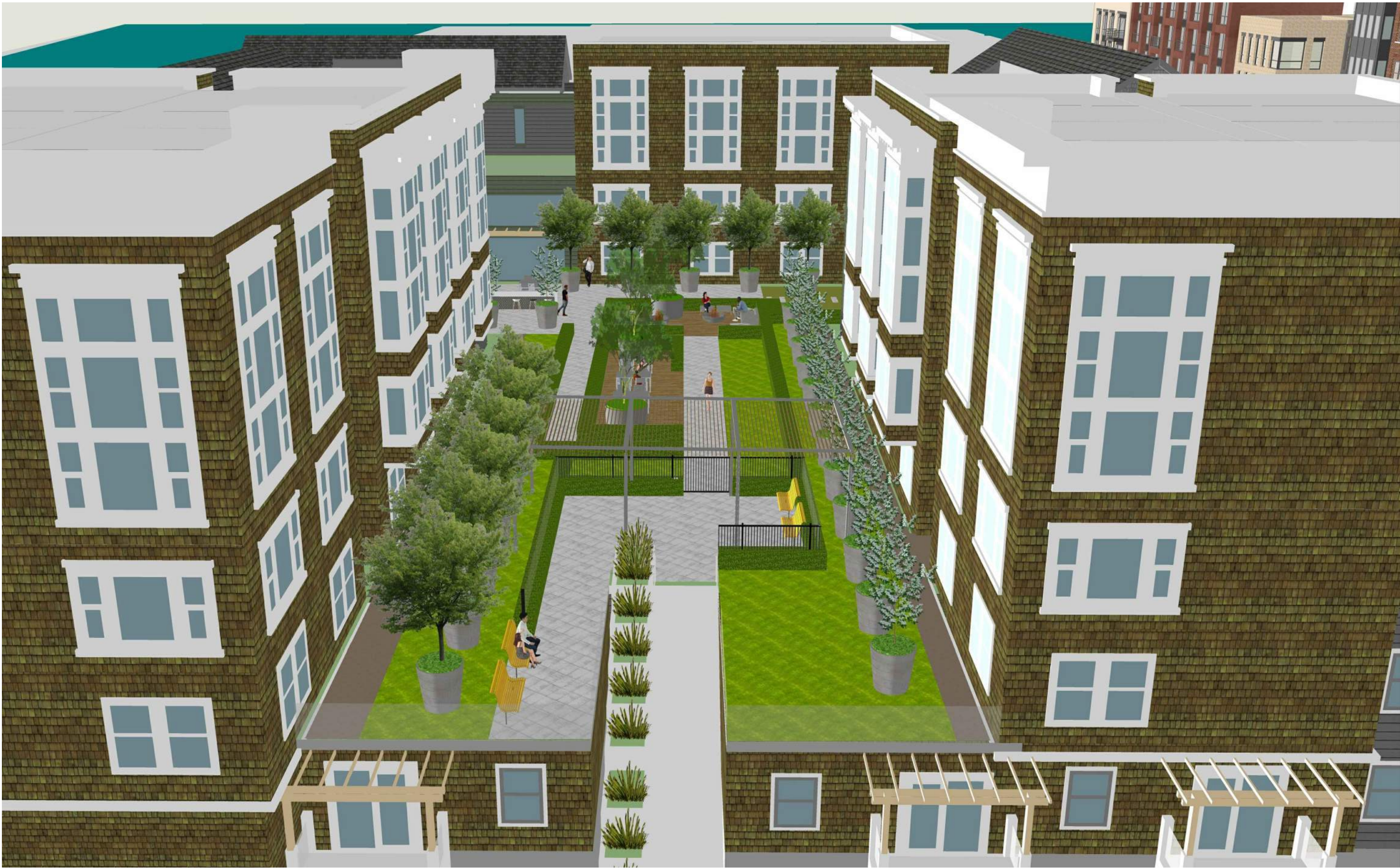


A. BBQ BAR



G. GARDEN





D. PODIUM ECLECTIC GARDEN



D. OUTBREAK AND BBQ AREA



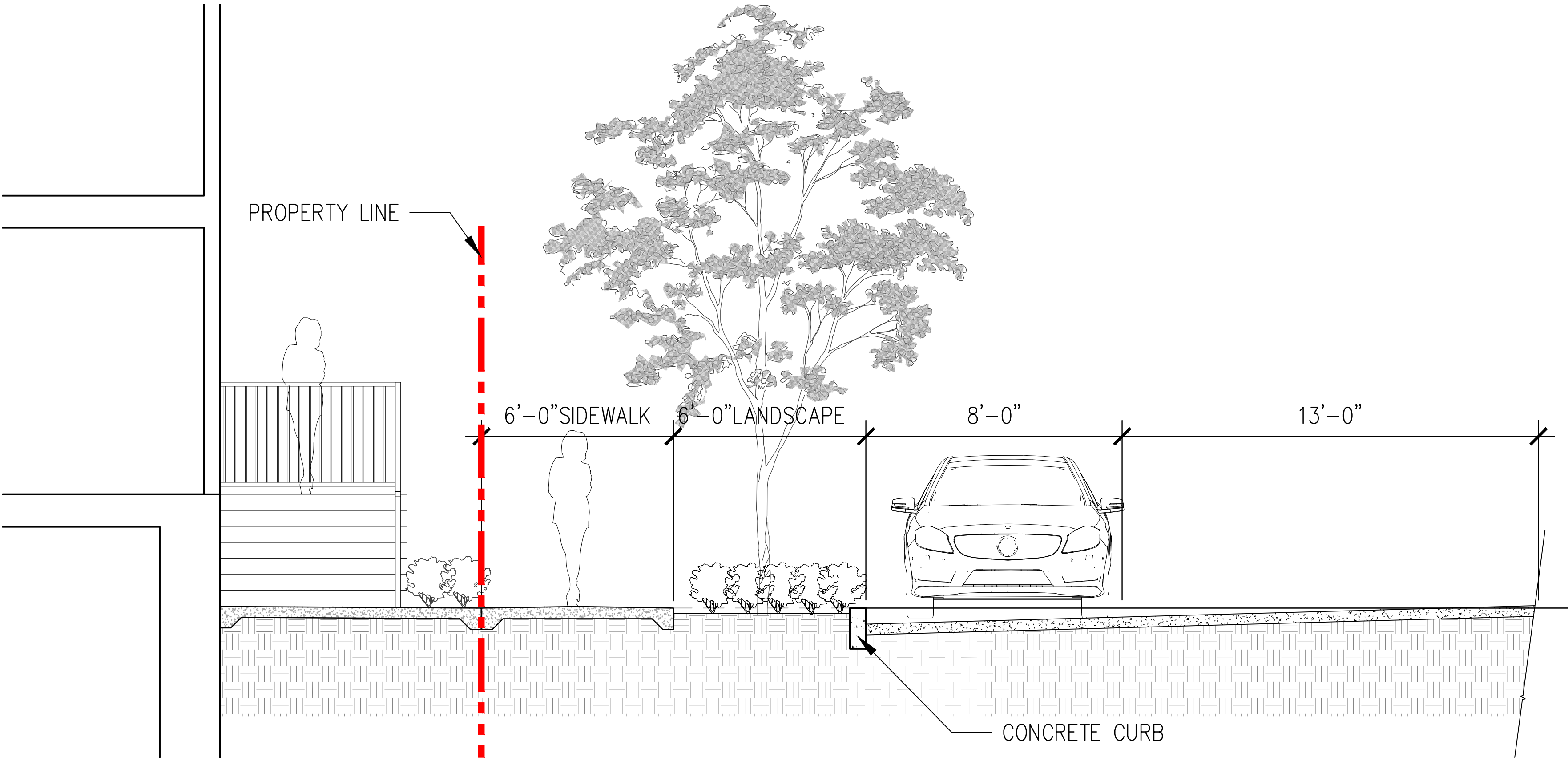
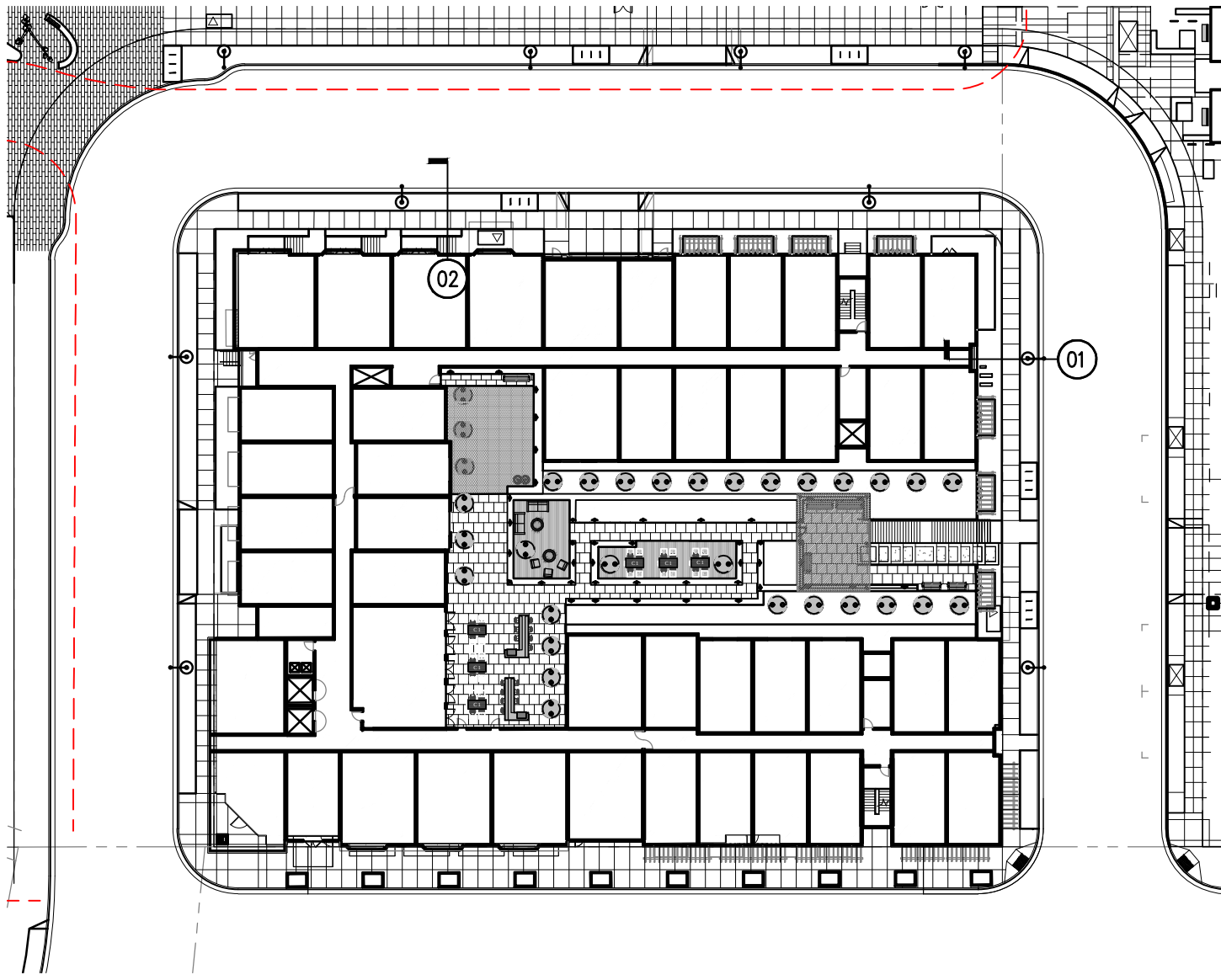
A. PODIUM GARDEN FIREPIT



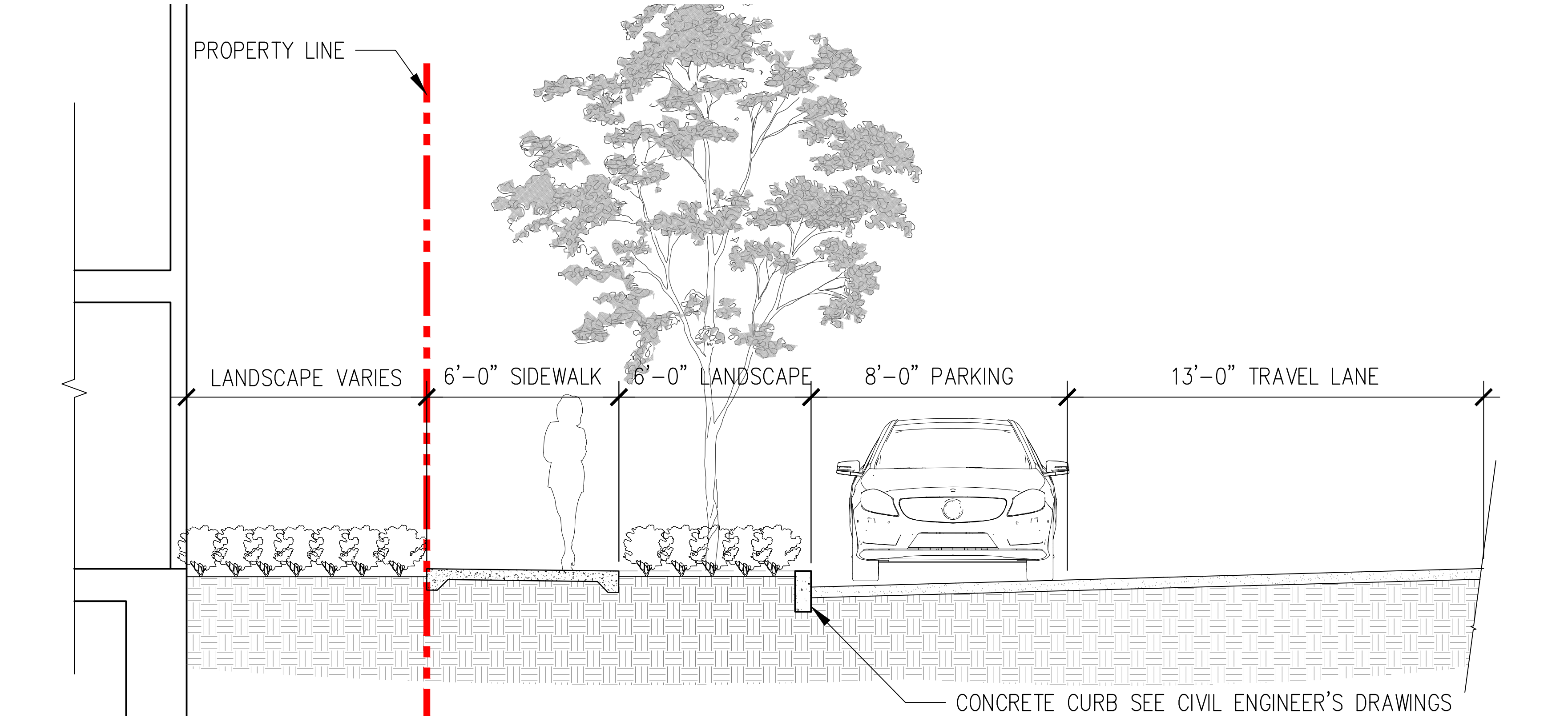
B. PODIUM DOG AREA



C. SITTING AREA



02 BAY FRONT LOOP ROAD AT BUILDING TERRACE
3/8" = 1'-0"



01 BAYFRONT LOOP ROAD PLANTED BUILDING EDGE
3/8" = 1'-0"