

Legend

Description	Quantity	Unit
Concrete Washout Area	1,770	sf
Inlet Protection	18	Count
Silt Fence @ Ht. 2'6"	1,058.97	ft
Spoil/Staging Area	14,626	sf
Stabilized Construction Area	1,326	sf

FILE: P:\Projects\11160 - Platform Ventures\002 - University Heights Phase 9\CAD\Sheets\11160-002.EROS.dwg

TAB: 6 EROSION AND SEDIMENTATION CONTROL PLAN (SHEET 1 OF 2)

PILOTED: 4/18/2023 9:42 AM

BY: VICTOR ESCARANO

MATCHLINE (SEE SHEET 7 OF 37)

N21° 18' 09"W 95°18'15"

PROPOSED 1944 LF OF SILT FENCE

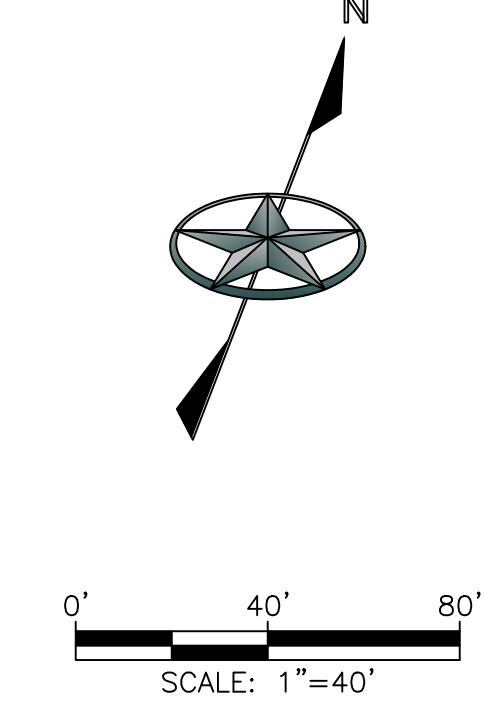
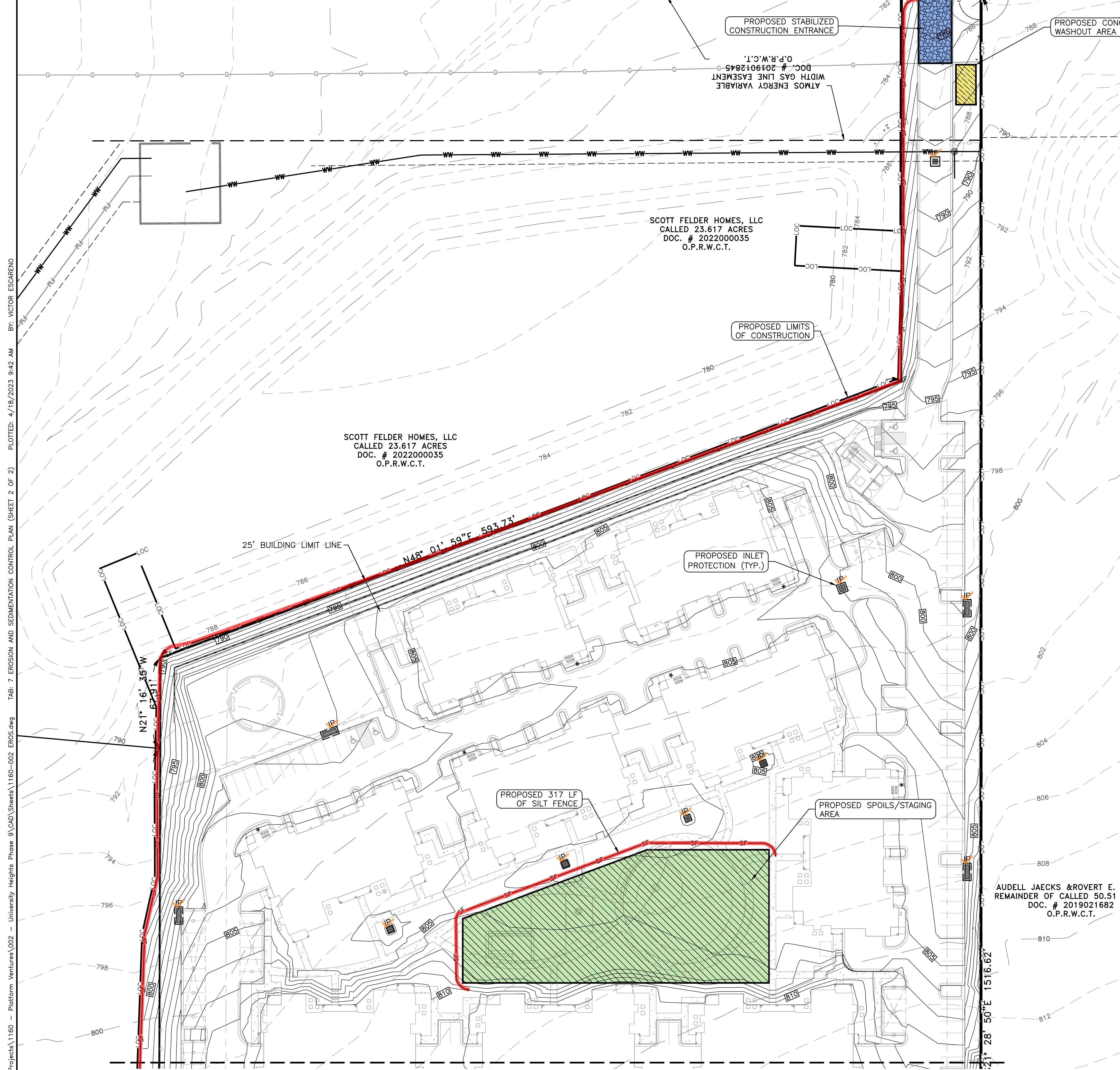
LOC LOC

SF SF

IP IP

SF SF

Legend		
Description	Quantity	Unit
Concrete Washout Area	406	sf
Inlet Protection	10	Count
Silt Fence @ Ht. 2'6"	1,513.36	ft
Spoil/Staging Area	19,628	sf
Stabilized Construction Area	1,305	sf



LEGEND	
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
IP	INLET PROTECTION
[Yellow Hatched]	STABILIZED CONSTRUCTION ENTRANCE
[Yellow Hatched]	CONCRETE WASHOUT
[Green Hatched]	SPOILS/STAGING AREA
900	EXISTING MAJOR CONTOUR (10')
898	EXISTING MINOR CONTOUR (2')
[Red Line]	PROPOSED MAJOR CONTOUR
[Black Line]	PROPOSED MINOR CONTOUR

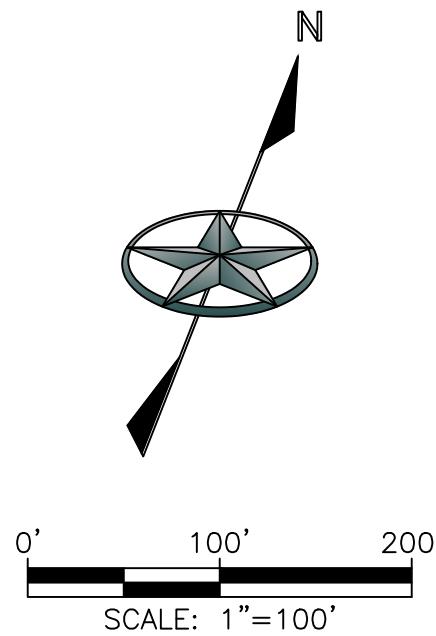
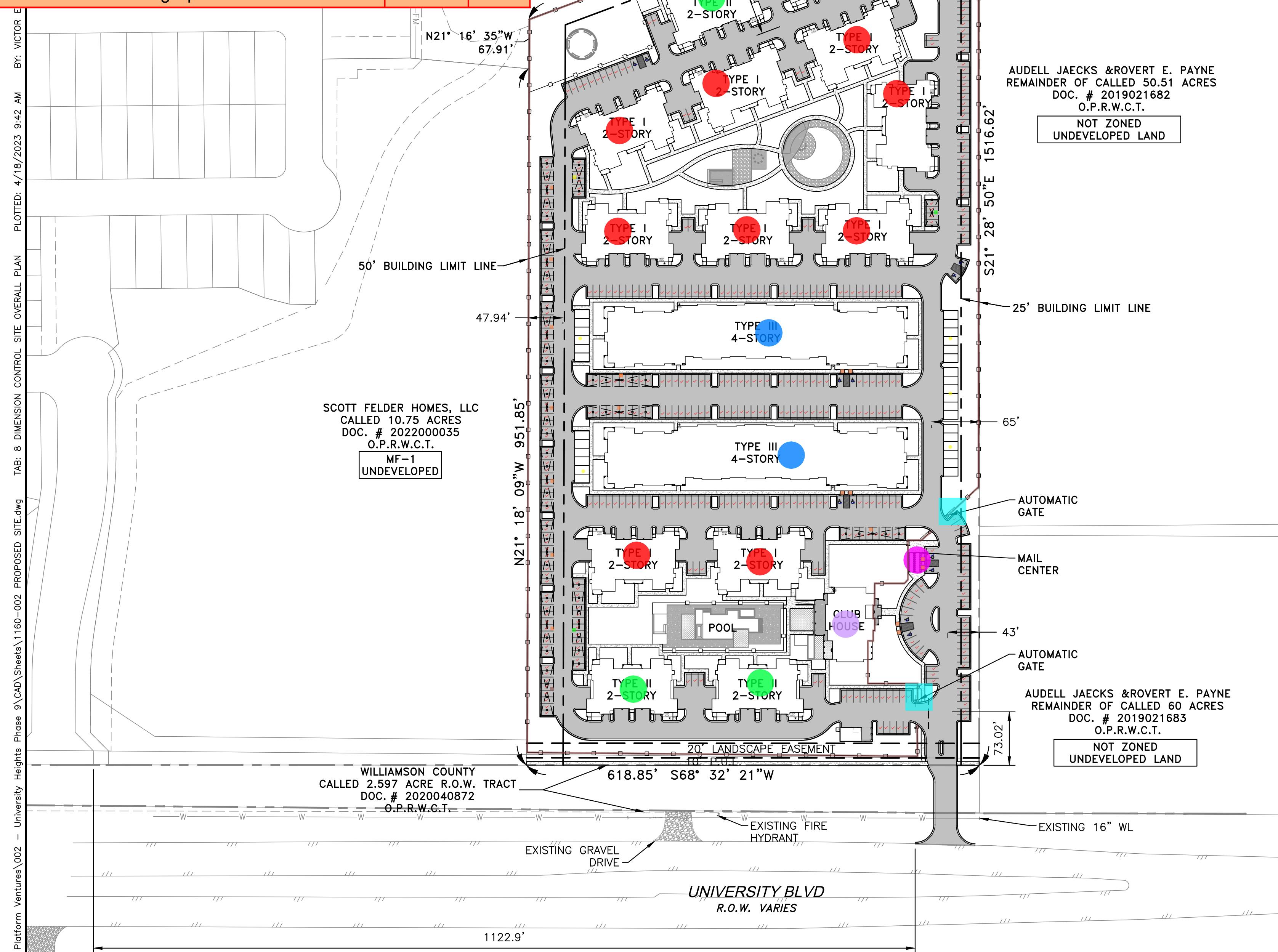
EROSION AND DEMOLITION NOTES:

A PRECONSTRUCTION MEETING WITH THE CIVIL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5.1] CIVIL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON COMPLIANCE WITH THE CITY OF ROUND ROCK RULES AND REGULATIONS. [LDC 25 – SITE TO KEEP PROJECT IN CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE CIVIL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]

NOTES:

1. ALL DISTURBED AREAS SHALL BE REVEGETATED.
2. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
3. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
4. CONTRACTOR TO HAND EXCAVATE IN CRITICAL ROOT ZONE

Legend		
Description	Quantity	Unit
	1	Count
	1	Count
	2	Count
	4	Count
	9	Count
ADA Parking Spaces	14	Count
ADA Ramp	10	Count
Aluminium Fence @ Ht. 6'0"	3,847.18	ft
Automatic Gate - 17'6" X 6'0" (2 Panels) (Assumed)	3	Count
Covered Parking - 19'5" X 18'6"	1	Count
Covered Parking - 36'4" X 18'6"	1	Count
Covered Parking - 36'6" X 18'6"	1	Count
Covered Parking - 54'0" X 18'6"	1	Count
Covered Parking - 72'0" X 18'6"	1	Count
Covered Parking - 90'0" X 18'6"	1	Count
Covered Parking - 90'0" X 18'6"	8	Count
Covered Parking - 90'6" X 18'6"	1	Count
Covered Parking - 126'0" X 18'6"	1	Count
Detach Garage (6 Garage)	5	Count
Parking Spaces	428	Count



PARKING SUM

PARKING SUMMARY	
	PROVIDED
ATTACHED GARAGE	130
DETACHED GARAGE	30
CARPORT	101
SURFACE	340
TOTAL	601

PARKING REQ (RATIO SPAC)

RATES OF USE	
	SPACES
1 PER 1 BED-UNIT	261
2 PER 2 BED-UNIT	260
3 PER 3 BED-UNIT	45
TOTAL UNITS + 5%	28.3
CARWASH	1
TOTAL	595

GENERAL NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 2. FACILITIES, BUILDING OR PORTIONS OF BUILDING HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED (MUST HAVE A PERMIT OF THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
 3. ALL WEATHER SURFACE REQUIRED BEFORE GOING VERTICAL WITH CONSTRUCTION OF COMBUSTIBLE MATERIALS (CONCRETE OR ASPHALT). MUST SUPPORT 75,000 LBS.
 4. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
 5. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "NO PARKING – FIRE LANE", "FIRE LANE – TOW AWAY ZONE", OR SIMILAR WORDING. WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30') APART.
 6. IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED, IN CONJUNCTION WITH THE CURB MARKINGS, TO INDICATE THAT THE FIRE LANE IS CONTINUOUS:
 - 6.1. OPTION #1: SIGNS TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT WITH RED LETTERING ON A WHITE BACKGROUND STATING "NO PARKING – FIRE LANE", "FIRE LANE – TOW AWAY ZONE", OR SIMILAR WORDING SHALL BE MOUNTED CONSPICUOUSLY ALONG THE EDGE OF THE FIRE LANE. SIGNS MAY BE SPACED NO MORE THAN SIXTY FEET (60') APART AND THE LETTERING SHALL BE AT LEAST 3/8" STROKE
 - 6.2. OPTION #2: FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WITH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS RED STRIPE HAVING A MINIMUM WIDTH OF AT LEAST FOUR INCHES (4") PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "NO PARKING – FIRE LANE" "FIRE LANE – TOW AWAY ZONE", OR SIMILAR WORDING PAINTED IN FOUR INCH (4") WHITE LETTERS .WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30') APART.
 7. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
 8. THE GRADES THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7%, AND THE GRADE BREAKS NOT BE GREATER THAN > 3%.

BUILDING HEIGHT

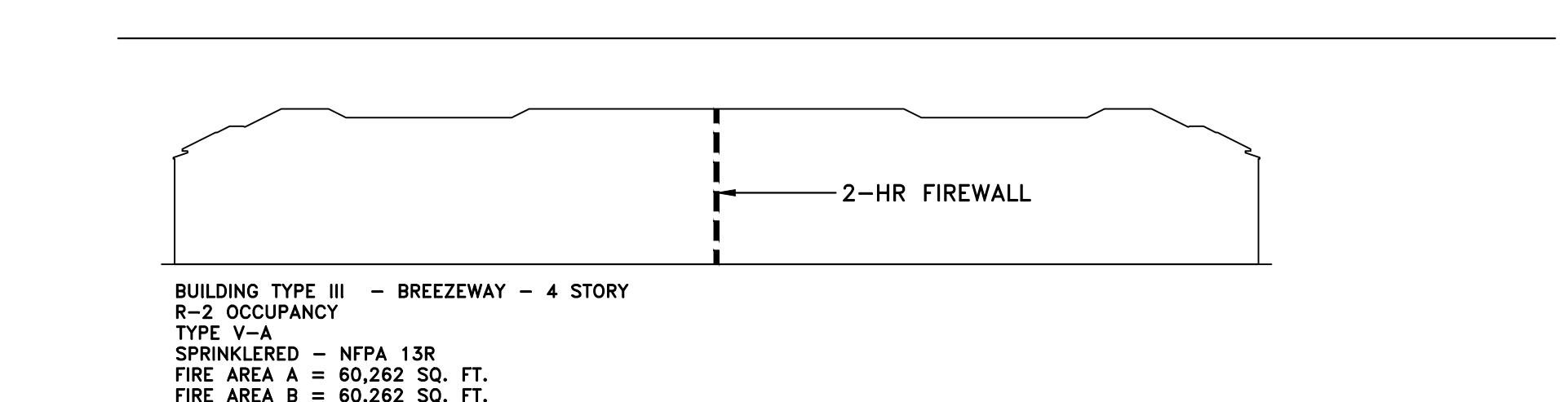
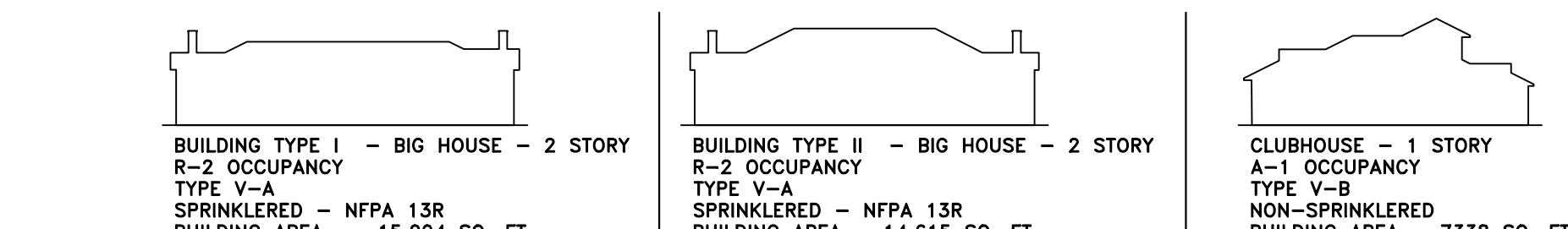
	ACTUAL
TYPE I	30'-10 1/2"
TYPE II	35'-8 3/4"
TYPE II	59'-7"
CLUBHOUSE	39'-5 1/4"
DETACHED GARAGE	15'-11"

EMERGENCY ACCESS GATES

THE FOLLOWING ACCESS SYSTEMS SHALL BE INSTALLED ON ALL PRIMARY GATES

- THE FOLLOWING ACCESS SYSTEMS SHALL BE INSTALLED ON ALL PRIMARY GATES.

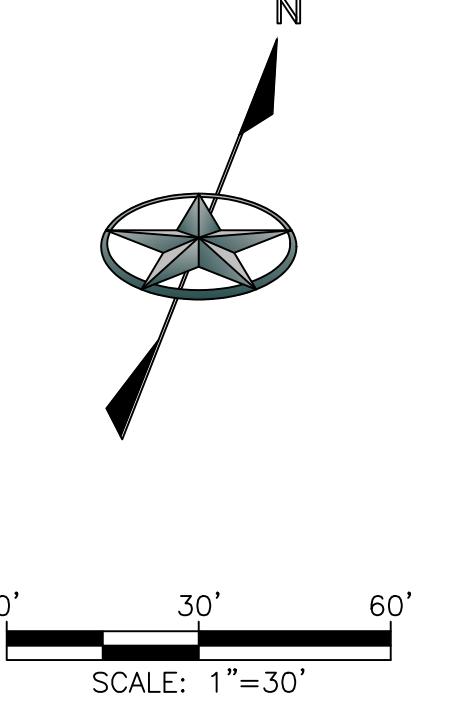
 1. OPTICOM IR PLATFORM RECEIVER AND TRANSMITTER. WHEN ACTIVATED VIA THE OPTICOM RECEIVER, THE GATE(S) SHALL REMAIN OPEN FOR 20 MINUTES.
 2. KNOX® KEY SWITCH.
 3. THE GATE OPENING SYSTEM SHALL INCORPORATE A FAIL-SAFE MANUAL BACKUP OR AUTOMATIC RELEASE IN THE EVENT OF A FAILURE OF THE ELECTRICAL OR MECHANICAL EQUIPMENT. THE MANUAL RELEASE MAY BE IN THE FORM OF A PULL CABLE THAT DISENGAGES THE CHAIN DRIVE OR A 911 PIN-LOCK THAT DISENGAGES THE ARM OF A SWING GATE.



Legend

Description	Quantity	Unit
1'0" Thick Concrete Retaining Wall @ Ht. 3'8"	381.93	ft
1'0" Thick Concrete Retaining Wall @ Ht.2'0"	187.84	ft
4" Thick Concrete Pad	880	sf
4" Thick Concrete Sidewalk	17,050	sf
ADA Signage	6	Count
Asphalt Pavement	90,446	sf
Automatic Gate - 17'6" X 6'0" (2 Panels) (Assumed)	1	Count
Concrete Curb - 6" X 1'0"	4,886.80	ft
Concrete Gutter - 1'6" X 0'6"	5,001.95	ft
Gate	2	Count

MATCHLINE (SEE SHEET 10 OF 37)

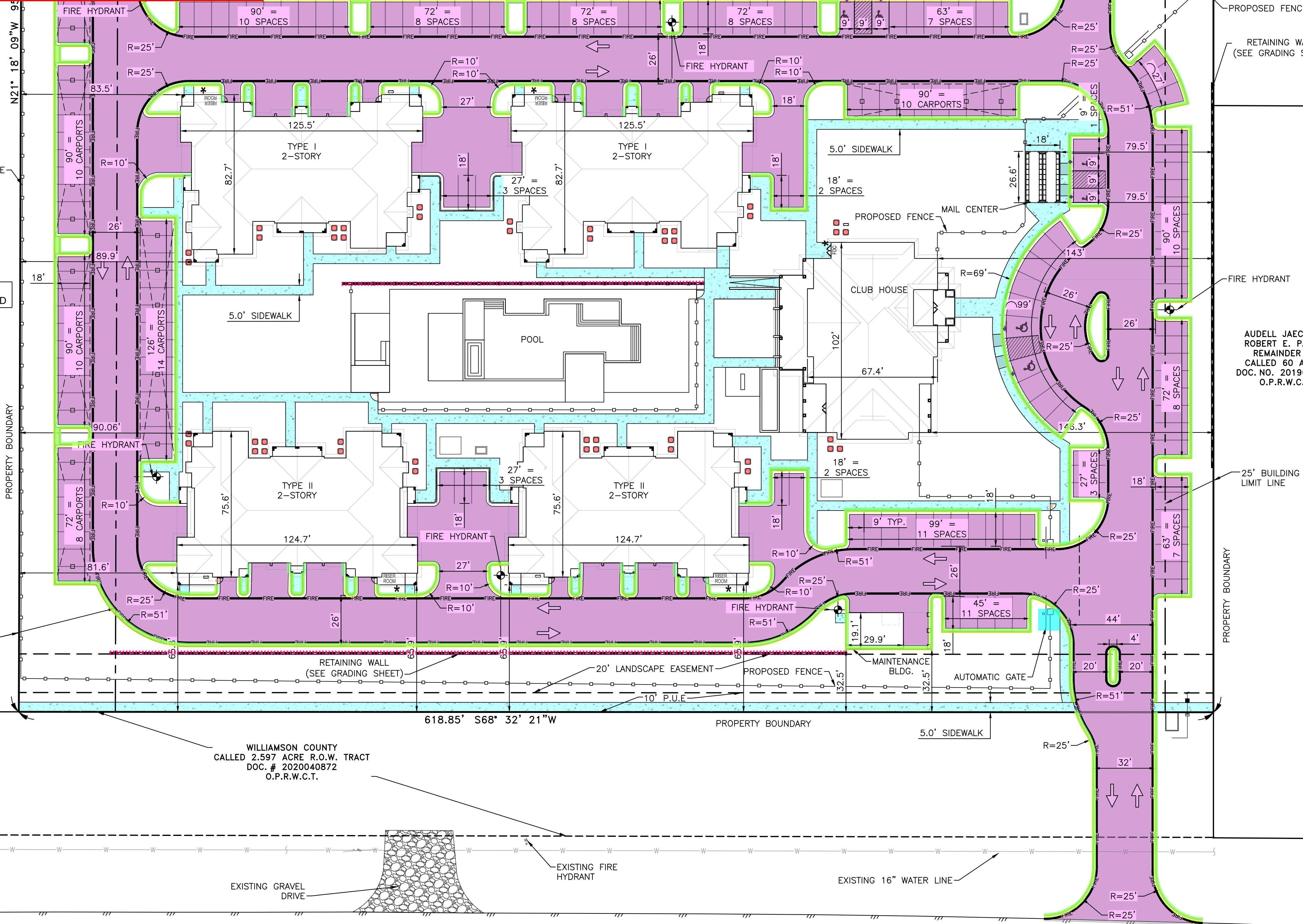


LEGEND

W-W	EXISTING WATER LINE
WW-WW	EXISTING WASTEWATER LINE
G-G	EXISTING GAS LINE
FIRE FIRE	PROPOSED FIRE HYDRANT
— —	PROPOSED FIRE LANE
□ □	PROPOSED FENCE
— —	LOT LINE
- - -	EASEMENT LINE
— —	SETBACK LINE
LOC LOC	LIMITS OF CONSTRUCTION
— —	PROPOSED RETAINING WALL
— —	PROPOSED SIDEWALK
— —	PROPOSED PAVEMENT
— —	PROPOSED SIDEWALK RAMP
— —	PROPOSED HANDICAP PARKING

FILE: P:\Projects\11160 - Platform Ventures\002 - University Heights Phase 9\CAD\Sheets\11160-002 PROPOSED SITE - ZOOMED.dwg

TAB: 9 DIMENSION CONTROL SITE PLAN (SHEET 1 OF 3) PLOTTED: 4/18/2023 9:42 AM BY: VICTOR ESCARENO

UNIVERSITY BLVD
(R.O.W. WIDTH VARIES)

Legend

Description	Quantity	Unit
Thick Concrete Retaining Wall @ Ht. 4'0"	973.57	ft
4" Thick Concrete Pad	157	sf
4" Thick Concrete Sidewalk	3,945	sf
ADA Signage	2	Count
Asphalt Pavement	27,168	sf
Concrete Curb - 6" X 1'0"	1,795.28	ft
Concrete Gutter - 1'6" X 0'6"	1,833.34	ft

**TYPE II
2-STORY**

**TYPE I
2-STORY**

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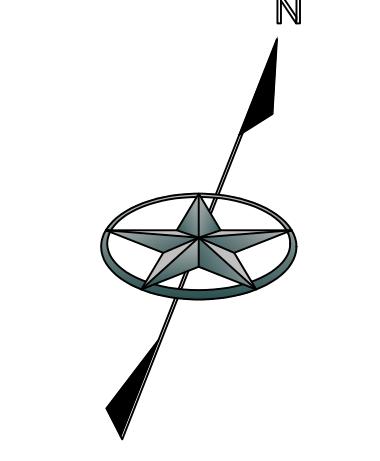
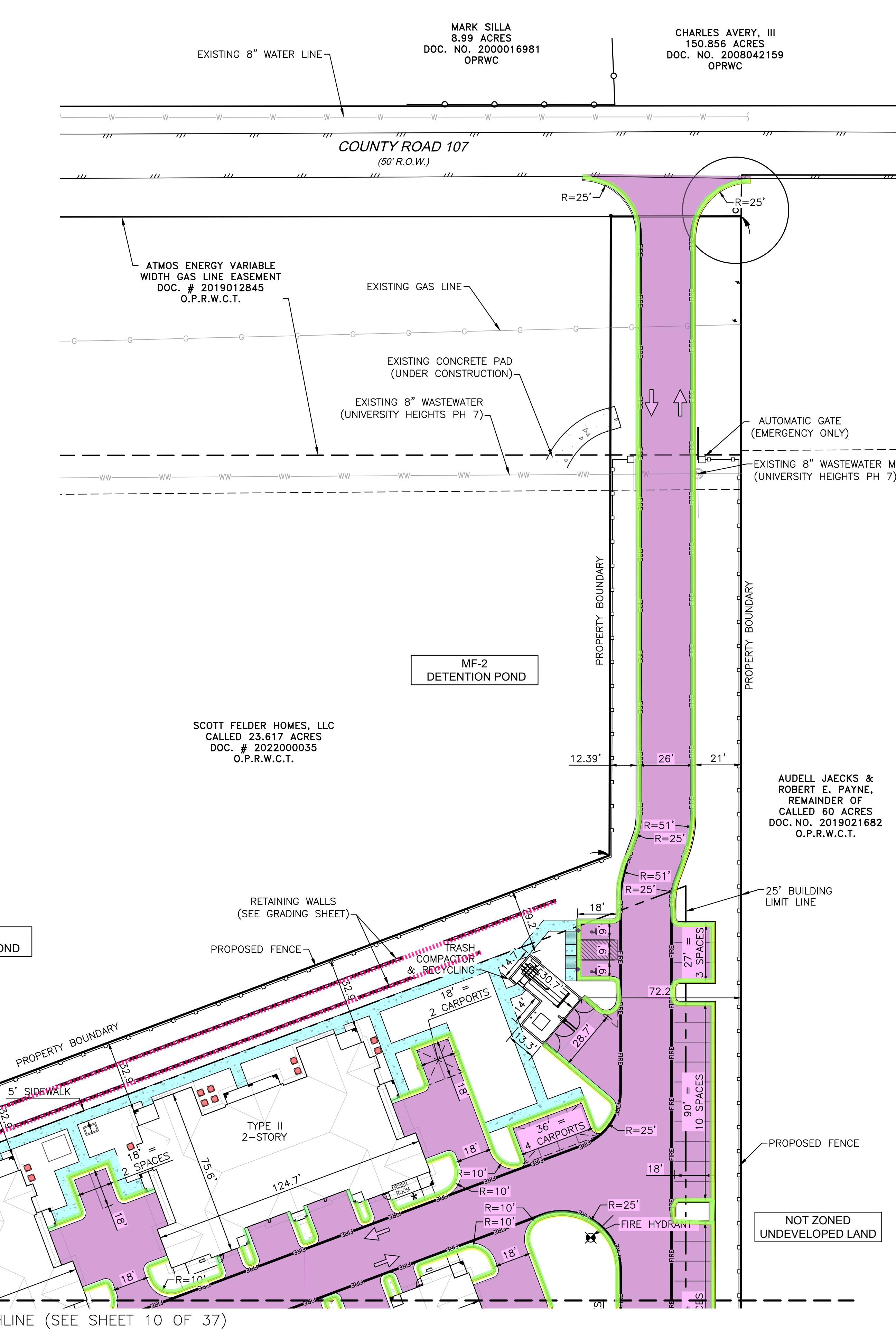
11 DIMENSION CONTROL SITE PLAN (SHEET 3 OF 3)

11 DIMENSION CONTROL SITE PLAN (SHEET 3 OF 3) PLOTTED: 4/18/2023 9:43 AM BY: VICTOR ESCARENO

PLOTTED: 4/18/2

TAB: University Heights Phase 9\CAD\Sheets\1160-002 PROPOSED SITE - ZOOMED.dwg

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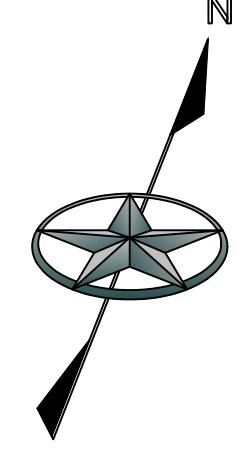


LEGEND

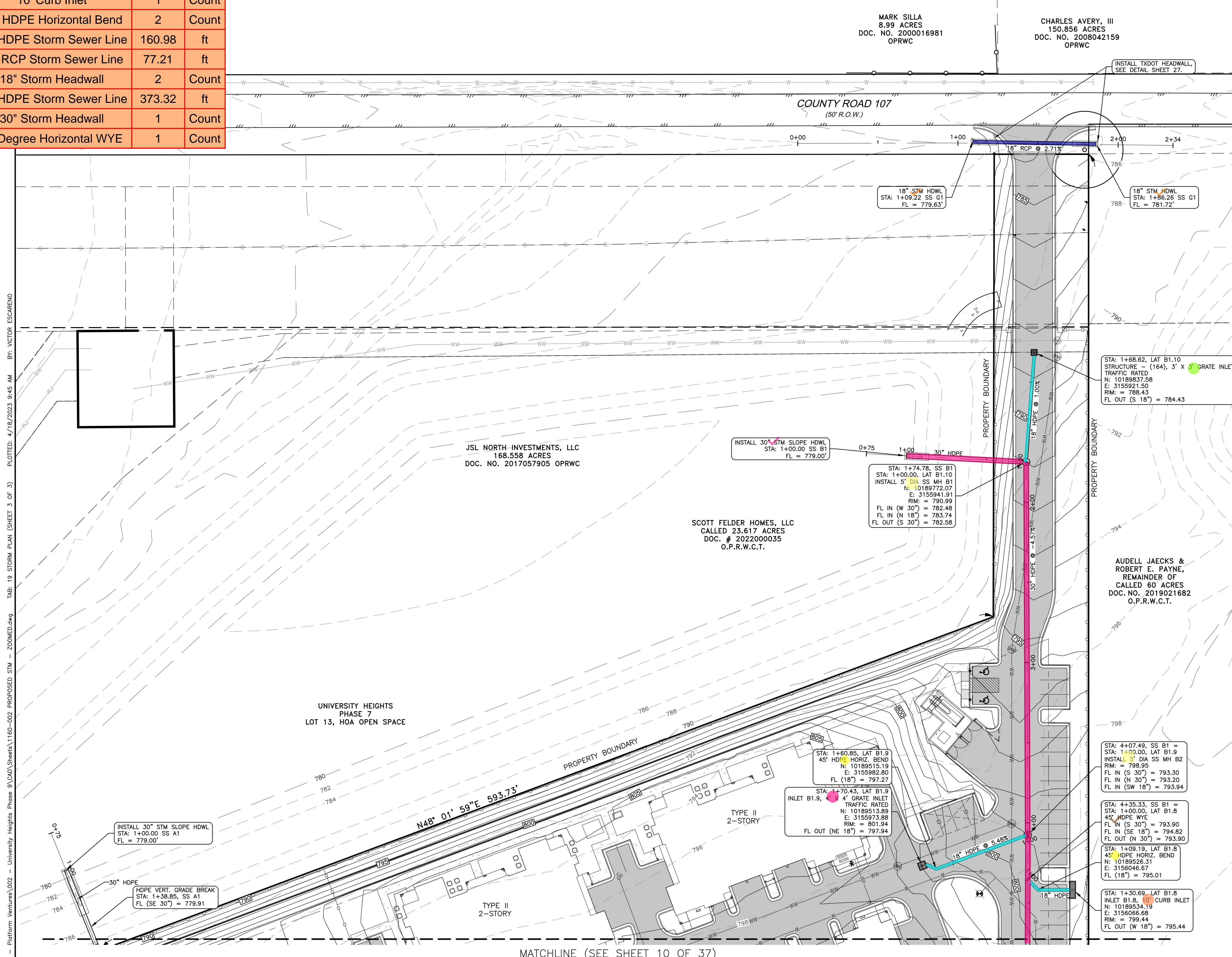
W—W	EXISTING WATER LINE
WW—WW	EXISTING WASTEWATER LINE
G—G	EXISTING GAS LINE
	PROPOSED FIRE HYDRANT
FIRE—FIRE	PROPOSED FIRE LANE
□—□—□	PROPOSED FENCE
—	LOT LINE
— — — — —	EASEMENT LINE
— — — — —	SETBACK LINE
LOC—LOC	LIMITS OF CONSTRUCTION
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK RAMP
	PROPOSED HANDICAP PARKING

SHEET
11
OF 37

Legend		
Description	Quantity	Unit
3' X 3' Grate Inlet	1	Count
4' X 4' Grate Inlet	1	Count
5' Dia Storm Sewer Manhole	2	Count
10' Curb Inlet	1	Count
18" HDPE Horizontal Bend	2	Count
18" HDPE Storm Sewer Line	160.98	ft
18" RCP Storm Sewer Line	77.21	ft
18" Storm Headwall	2	Count
30" HDPE Storm Sewer Line	373.32	ft
30" Storm Headwall	1	Count
45 Degree Horizontal WYE	1	Count



0' 30' 60'
SCALE: 1"=30'



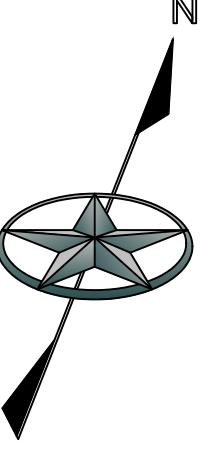
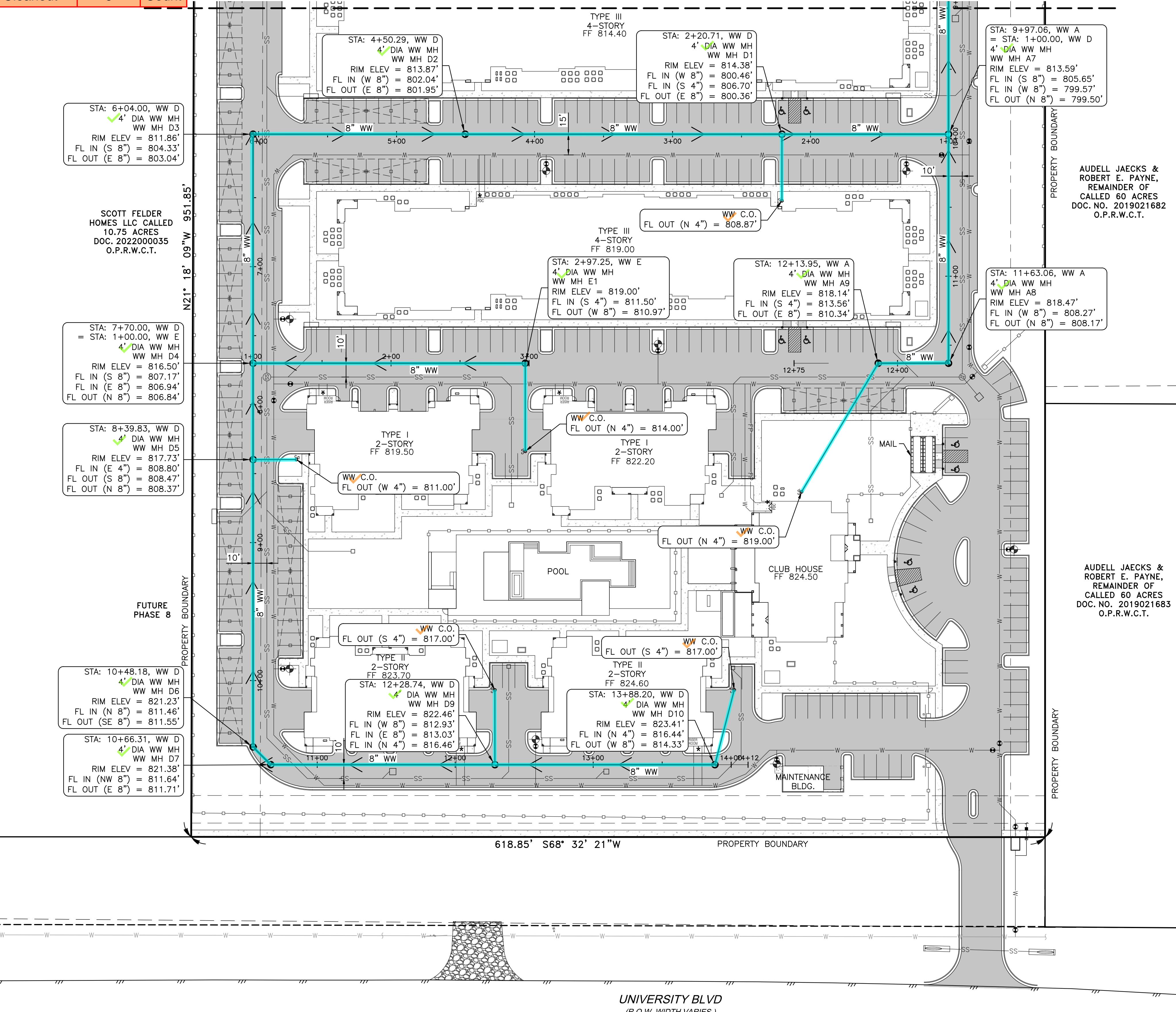
LEGEND

W-W	EXISTING WATER LINE
W-W	PROPOSED WATER LINE
PROPOSED VALVE	
PROPOSED FIRE HYDRANT	
WW-WW	EXISTING WASTEWATER LINE
WW-WW	PROPOSED WASTEWATER LINE
WW	PROPOSED WASTEWATER CLEANOUT
WW	PROPOSED WASTEWATER MANHOLE
SS	PROPOSED STORM SEWER
SS	PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
SS	PROPOSED STORM SEWER MANHOLE
PROPERTY LINE	
EASEMENT	
PROPOSED SIDEWALK	
PROPOSED PAVEMENT	
PROPOSED SIDEWALK RAMP	
900	EXISTING MAJOR CONTOUR (10')
898	EXISTING MINOR CONTOUR (2')
900	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

Legend

Description	Quantity	Unit
4' Dia Watewater Manhole	13	Count
8" Waste Water Line	2,163.19	ft
Wastewater Cleanout	6	Count

MATCHLINE (SEE SHEET 10 OF 37)



0'
40'
80'
SCALE: 1"=40'

LEGEND

—WW—WW	EXISTING WATER LINE
—WW—WW	PROPOSED WATER LINE
●—●—●	PROPOSED VALVE
●—●—●	PROPOSED FIRE HYDRANT
—WW—WW	EXISTING WASTEWATER LINE
—WW—WW	PROPOSED WASTEWATER LINE
—WW—WW	PROPOSED WASTEWATER CLEANOUT
—WW—WW	PROPOSED WASTEWATER MANHOLE
—SS—SS	PROPOSED STORM SEWER
—SS—SS	PROPOSED STORM SEWER INLETS, CURB INLET / GATE INLET
—SS—SS	PROPOSED STORM SEWER MANHOLE
—PROPERTY LINE	PROPERTY LINE
—EASEMENT	EASEMENT
—LOC—LOC	PROPOSED PAVEMENT
—LOC—LOC	LIMITS OF CONSTRUCTION

UNIVERSITY BLVD
(R.O.W. WIDTH VARIES)

Legend

Description	Quantity	Unit
4' Dia Watewater Manhole	12	Count
4" Dia Watewater Manhole	1	Count
8" Waste Water Line	2,267.35	ft
Remove Existing 8" WW Plug	1	Count
Wastewater Cleanout	10	Count

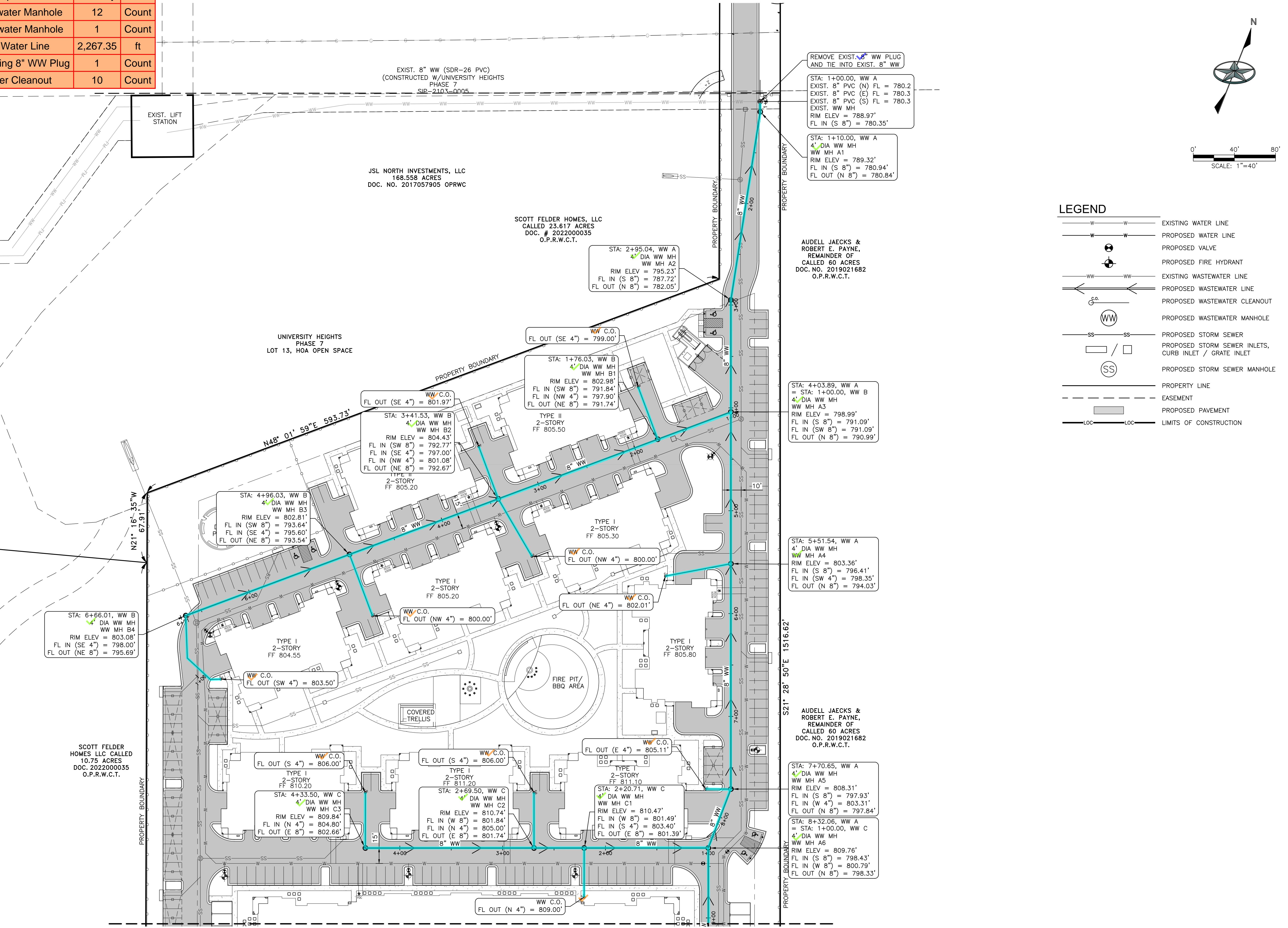
BY: VICTOR ESCARENO

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TAB: 21 WASTEWATER PLAN (SHEET 2 OF 2)

ZOOMED.dwg

FILE: P:\Projects\11160 - Platform Ventures\002 - University Heights Phase 9\CAD\Sheets\11160-002 PROPOSED WW - ZOOMED.dwg



Legend		
Description	Quantity	Unit
4" W Domestic Water Line	250.74	ft
6" W Fire Line	11.85	ft
6" W Fire Line	278.74	ft
8" 22.5 Degree Bend	2	Count
8" 45 Degree Bend	7	Count
8" Gate Valve	1	Count
W PVC C-900 DR14 Water Line	1,305.48	ft
8" X 4" Reducing TEE	5	Count
8" X 6" Reducing TEE	11	Count
12" Gate Valve	1	Count
W PVC C-900 DR14 Water Line	445.43	ft
12" X 4" Reducing TEE	3	Count
12" X 6" Reducing TEE	5	Count
12" X 8" Reducer	2	Count
12" X 12" TEE	1	Count
Fire Hydrant Assembly	8	Count

) PLOTTED: 4/18/2023 9:46 AM BY: VICTOR ESCAREN

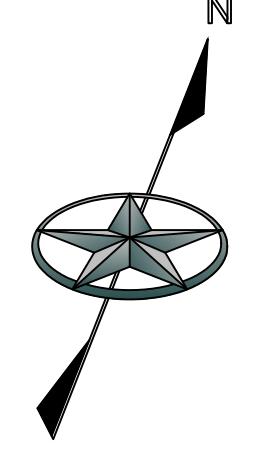
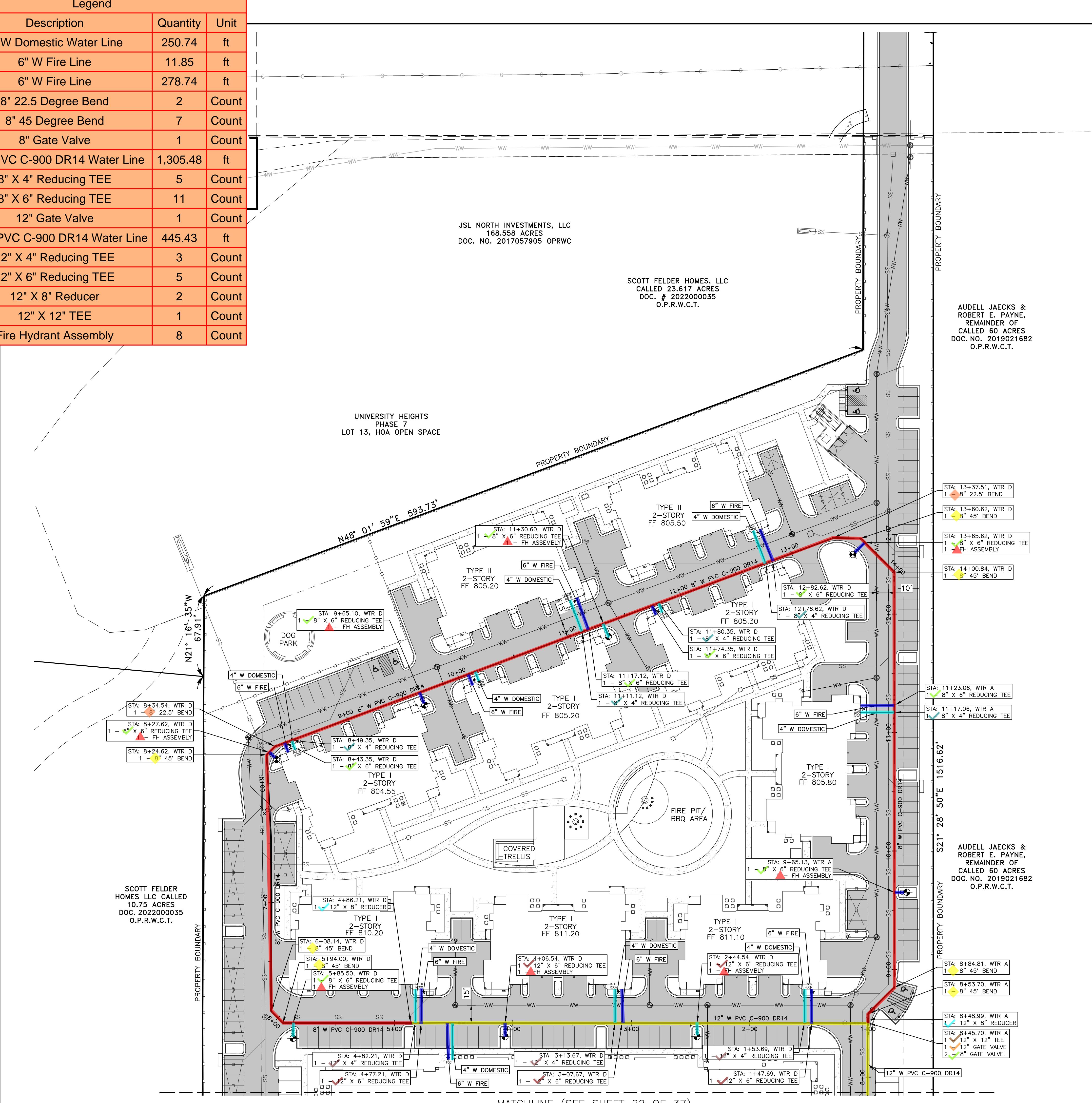
TAB: 23 WATER PLAN (SHEET 2 OF 2)

PROPOSED WTR - ZOOMED.dwg

Parts Phase 9\CAD\Sheets\1160-002 P

n Ventures\002 - University Height

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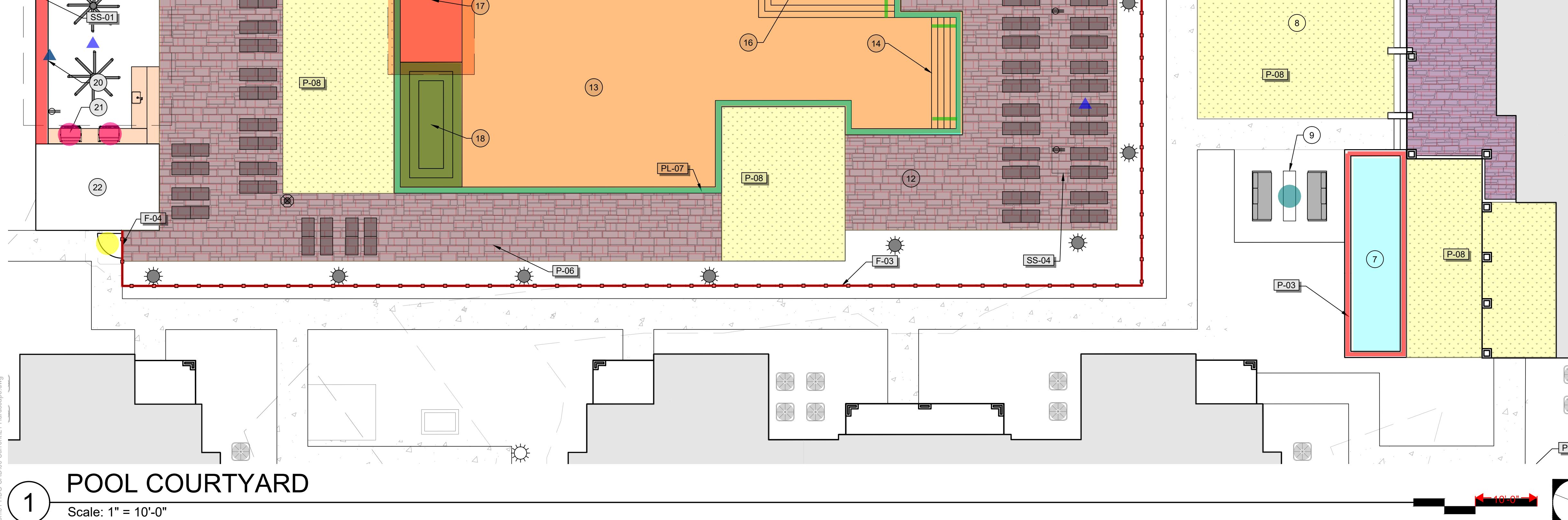
LEGEND

— W — W —	EXISTING WATER LINE
— W — W —	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED FDC LOCATION
— WW — WW —	EXISTING WASTEWATER LINE
— WW — WW —	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED WASTEWATER MANHOLE
— SS — SS —	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
	PROPOSED STORM SEWER MANHOLE
— — — — —	PROPERTY LINE
— — — — —	EASEMENT
	PROPOSED PAVEMENT

FDC LOCATION:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. SEE JONAH SUD DETAILS FOR WATER CONSTRUCTION.
 3. SEE DETAIL ON SHEET 25 OF 37 FOR WATER & WASTEWATER CROSSING DETAILS.

Legend			
Description	Quantity	Unit	
4" Thick Concrete Subslab	10.00	ft	
4" Thick Concrete Subslab	4,591	sf	
Countertop	814	sf	
F-03 - Aluminum Pool Fence @ Ht. 4'0"	90	sf	
F-04 - Pool Gate - 3'0" X 6'0"	433.89	ft	
Feature Wall	2	Count	
Firepit - 2'0"X8'0"	27.00	ft	
Full Coping Pool Area	1	Count	
Grill Island with Bar Height Seating	Firepit - 2'0"X8'0"	2	Count
Kitchen Structure - 24'0"X26'0"	Full Coping Pool Area	1	Count
Outdoor Television	Grill Island with Bar Height Seating	1	Count
P-02 - Concrete Ramp	Kitchen Structure - 24'0"X26'0"	1	Count
P-03 - 6"(T) X 12"(W) - Medium Broom Finish Concrete Band	Outdoor Television	1	Count
P-06 - Wood Look -6"X36" W/ Non Slip Finish Porcelain Tile Pavers	P-02 - Concrete Ramp	83.11	ft
P-08 - Artificial Turf	P-03 - 6"(T) X 12"(W) - Medium Broom Finish Concrete Band	2,783	sf
P-08 - Artificial Turf	P-06 - Wood Look -6"X36" W/ Non Slip Finish Porcelain Tile Pavers	254	sf
PL-06 - Pool Stair Handrail	P-08 - Artificial Turf	22.00	ft
PL-07 - 14"X24"X2" Natural Stone Coping W/ Soft C Edge	PL-06 - Pool Stair Handrail	288.68	ft
Pool Seat Shelf	PL-07 - 14"X24"X2" Natural Stone Coping W/ Soft C Edge	37	sf
Pool Sunshelf	Pool Seat Shelf	190	sf
Pool Sunshelf Under Aluminum Trellis	Pool Sunshelf	202	sf
Recessed Plunge Pool	Pool Sunshelf Under Aluminum Trellis	201	sf
SS-03 - Pool Shelf Trellis - 13'10"X24'3"	Recessed Plunge Pool	339	sf
SS-04 - Pool Deck Trellis - 10'0"X30'0"	SS-03 - Pool Shelf Trellis - 13'10"X24'3"	1	Count



SI Projects/Humphreys and Partners/University Heights/6 Drawings and Production/1 HDS CAD/00 Current/L1 Hardscape.dwg

REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	DETAIL
2	Entry Column	
3	6' Metal Picket Perimeter Fence	
4	Concrete Sidewalk, typ.	
7	Bocce Court	
8	Artificial Turf	
9	Linear Firepit & Lounge Seating	
12	Porcelain Pavers	
13	Full Coping Pool	
14	Pool Party Stairs	
15	Pool Seat Shelf	
16	Pool Sunshelf	
17	Pool Sunshelf under Aluminum Trellis	
18	Recessed Plunge Pool	
20	Feature Wall with Outdoor Television	
21	Grill Island with Bar Height Seating	
22	Pool Equipment Room	
23	Picnic Tables on Crushed Granite	
25	Firepit with Adirondack Chairs	
26	Seat Wall	
27	Raised Outdoor Staging Area	
30	Berm	
31	Hammock Garden on Crushed Granite	
FENCE	DESCRIPTION	DETAIL
F-01	Perimeter Fence	
F-03	Pool Fence	
F-04	Pool Gate	
F-05	Dog Park Fence	
F-06	Dog Park Gate	
F-08	Vehicular Slide Gate	
F-09	Vehicular Swing Gate	
LIGHTING	DESCRIPTION	DETAIL
LS-01	Pool Deck Pole Light	
LS-02	Pedestrian Pole Light	
LS-04	Light Bollard	
LS-09	GFCI	
PAVING	DESCRIPTION	DETAIL
P-01	Concrete Sidewalk	
P-02	Concrete Ramp	
P-03	6" Concrete Band	
P-06	Porcelain Tile	
P-07	Decomposed Granite	
P-08	Artificial Turf	
POOL	DESCRIPTION	DETAIL
PL-07	Natural stone coping	
SITE ELEMENTS	DESCRIPTION	DETAIL
S-02	Outdoor ping pong table	
S-05	Hammock	
S-06	Hammock Post	
S-08	Dog waste station	
S-10	Dog fountain	
S-13	Pedestrian Bench	
SHADE STRUCTURES	DESCRIPTION	DETAIL
SS-01	Kitchen structure at pool	
SS-02	Kitchen structure at park space	
SS-03	Pool shelf trellis	
SS-04	Pool deck trellis	
SS-05	Hammock garden trellis	
SS-06	Dog park entry trellis	

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NOTE: BEWARE: UNDERGROUND UTILITIES IN PLACE, INCLUDING ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE FLAGGED AND IDENTIFIED, LANDSCAPE CONTRACTOR RESPONSIBILITY.

Legend		
Description	Quantity	Unit
1'0" Thick Fire Pit Wall	31.41	ft
3'0" Dia Firepit	2	Count
4" Thick Concrete Subslab	1,056	sf
4" Thick Concrete Subslab	580	sf
Adirondack Chairs	14	Count
Countertop	106	sf
Feature Wall	63.70	ft
Grill Island with Bar Height Seating	1	Count
Outdoor Television	1	Count
P-06 - Wood Look -6"X36" W/ Non Slip Finish Porcelain Tile Pavers	1,638	sf
P-07 - Decomposed Granite	3,785	sf
P-08 - Artificial Turf	545	sf
S-05 - Hammock	4	Count
S-06 - Hammock Post @ Ht. 5'0"	8	Count
SS-05 - Hammock Garden Trellis	586	sf

REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	DETAIL
2	Entry Column	
3	6' Metal Picket Perimeter Fence	
4	Concrete Sidewalk, typ.	
7	Bocce Court	
8	Artificial Turf	
9	Linear Firepit & Lounge Seating	
12	Porcelain Pavers	
13	Full Coping Pool	
14	Pool Party Stairs	
15	Pool Seat Shelf	
16	Pool Sunshelf	
17	Pool Sunshelf under Aluminum Trellis	
18	Recessed Plunge Pool	
20	Feature Wall with Outdoor Television	
21	Grill Island with Bar Height Seating	
22	Pool Equipment Room	
23	Picnic Tables on Crushed Granite	
25	Firepit with Adirondack Chairs	
26	Seat Wall	
27	Raised Outdoor Staging Area	
30	Berm	
31	Hammock Garden on Crushed Granite	

FENCE	DESCRIPTION	DETAIL
F-01	Perimeter Fence	
F-03	Pool Fence	
F-04	Pool Gate	
F-05	Dog Park Fence	
F-06	Dog Park Gate	
F-08	Vehicular Slide Gate	
F-09	Vehicular Swing Gate	

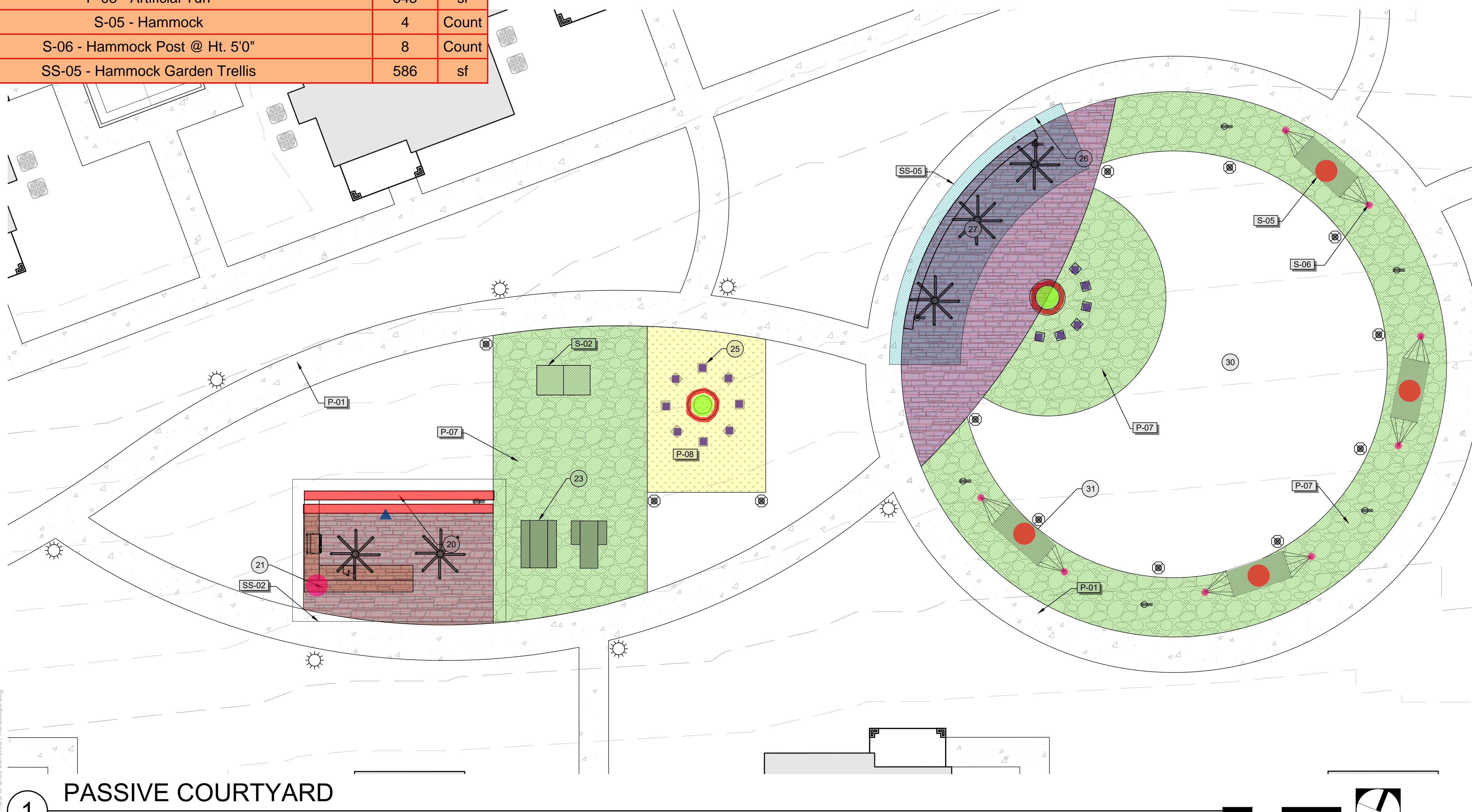
LIGHTING	DESCRIPTION	DETAIL
LS-01	Pool Deck Pole Light	
LS-02	Pedestrian Pole Light	
LS-04	Light Bollard	
LS-09	GFCI	

PAVING	DESCRIPTION	DETAIL
P-01	Concrete Sidewalk	
P-02	Concrete Ramp	
P-03	6" Concrete Band	
P-06	Porcelain Tile	
P-07	Decomposed Granite	
P-08	Artificial Turf	

POOL	DESCRIPTION	DETAIL
PL-07	Natural stone coping	

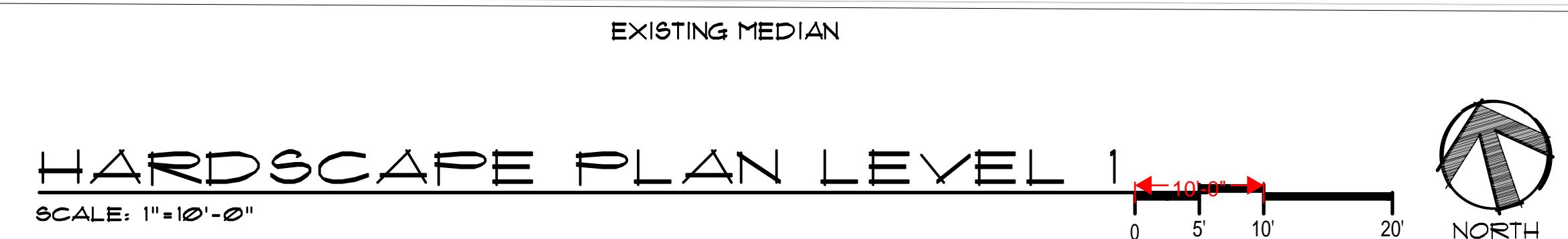
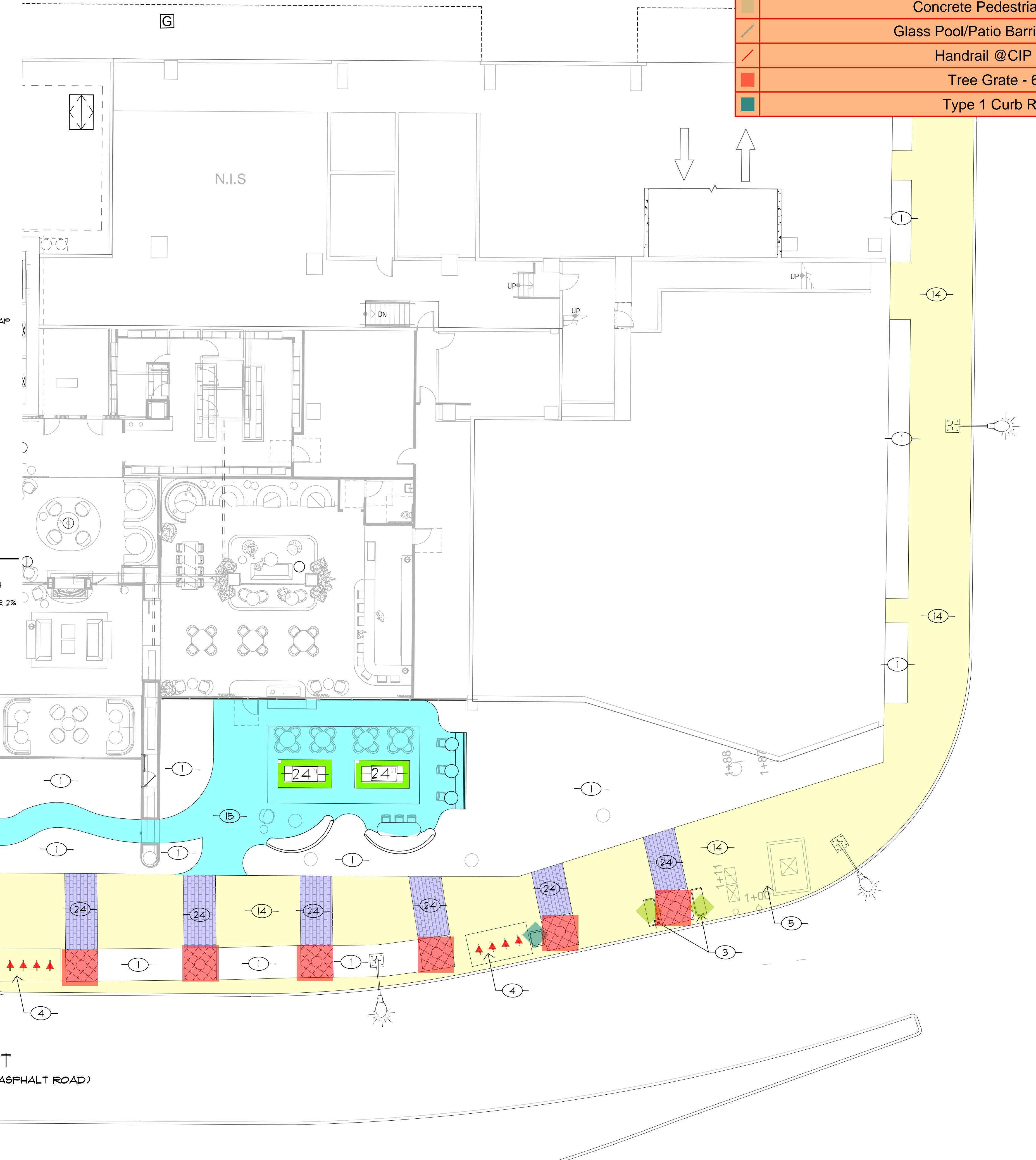
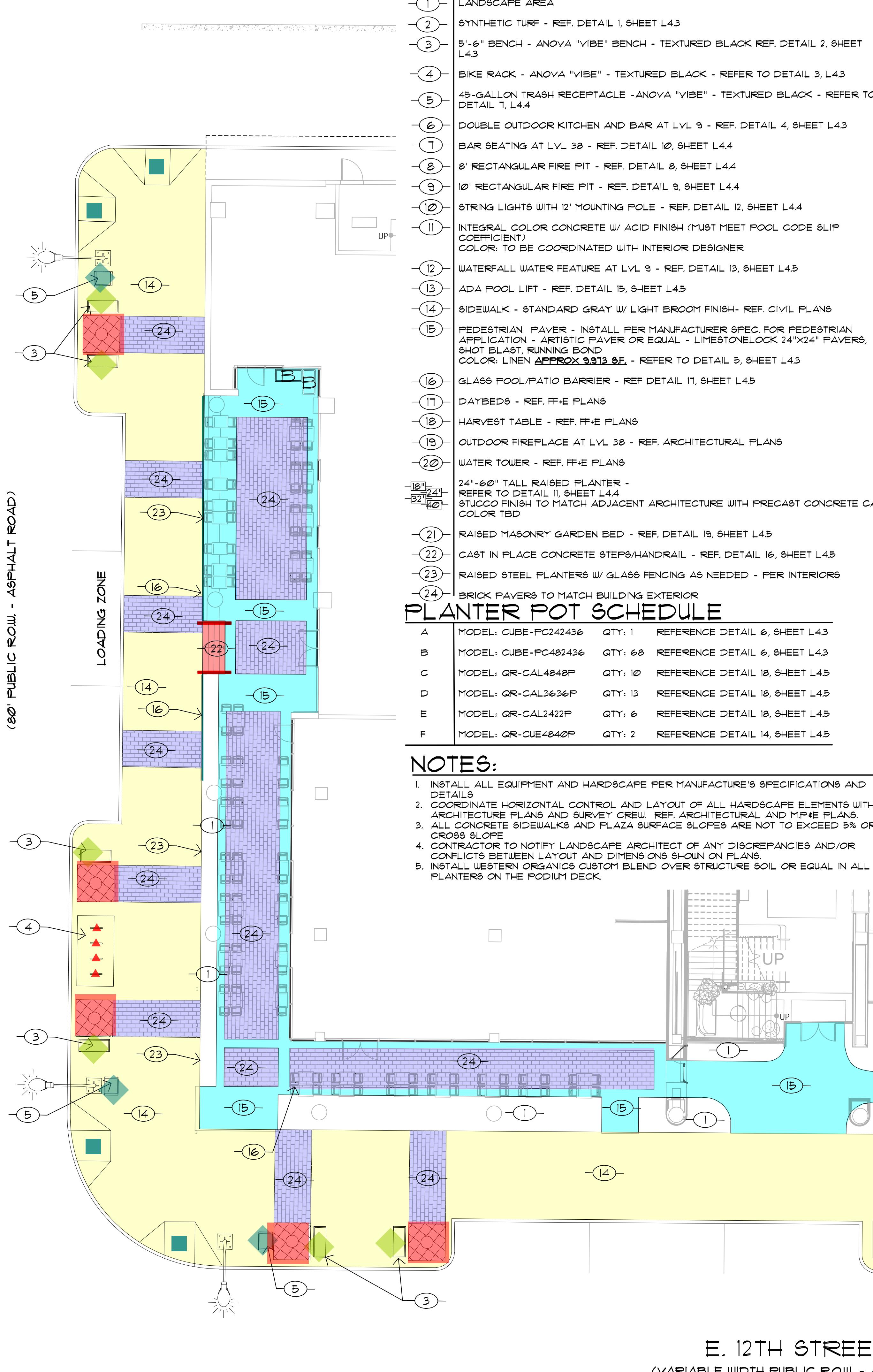
SITE ELEMENTS	DESCRIPTION	DETAIL
S-02	Outdoor ping pong table	
S-05	Hammock	
S-06	Hammock Post	
S-08	Dog waste station	
S-10	Dog fountain	
S-13	Pedestrian Bench	

SHADE STRUCTURES	DESCRIPTION	DETAIL
SS-01	Kitchen structure at pool	
SS-02	Kitchen structure at park space	
SS-03	Pool shelf trellis	
SS-04	Pool deck trellis	
SS-05	Hammock garden trellis	
SS-06	Dog park entry trellis	



Legend		
	Description	Quantity Unit
10.00 ft	4" thick Concrete Sidewalk - Standard Gray w/ Light broom Finish	1,906 sf
6,317 sf	4" thick Concrete Sidewalk - Standard Gray w/ Light broom Finish	6,317 sf
31 sf	6" thick Cast-In-Place Concrete Steps	31 sf
51.73 ft	24" Tall Raised Masonry Planter Wall with 4" thick Pre-Cast Concrete Cap	51.73 ft
4 Count	45-Gallon Trash Receptacles	4 Count
8 Count	Benches - 5'6"X2'3"X1'7"	8 Count
12 Count	Bike Rack	12 Count
2,475 sf	Brick Pavers	2,475 sf
2,655 sf	Concrete Pedestrian Pavers	2,655 sf
54.06 ft	Glass Pool/Patio Barrier @ Ht. 4'0"	54.06 ft
11.10 ft	Handrail @ CIP Steps	11.10 ft
11 Count	Tree Grate - 6'x6'	11 Count
4 Count	Type 1 Curb Ramp	4 Count

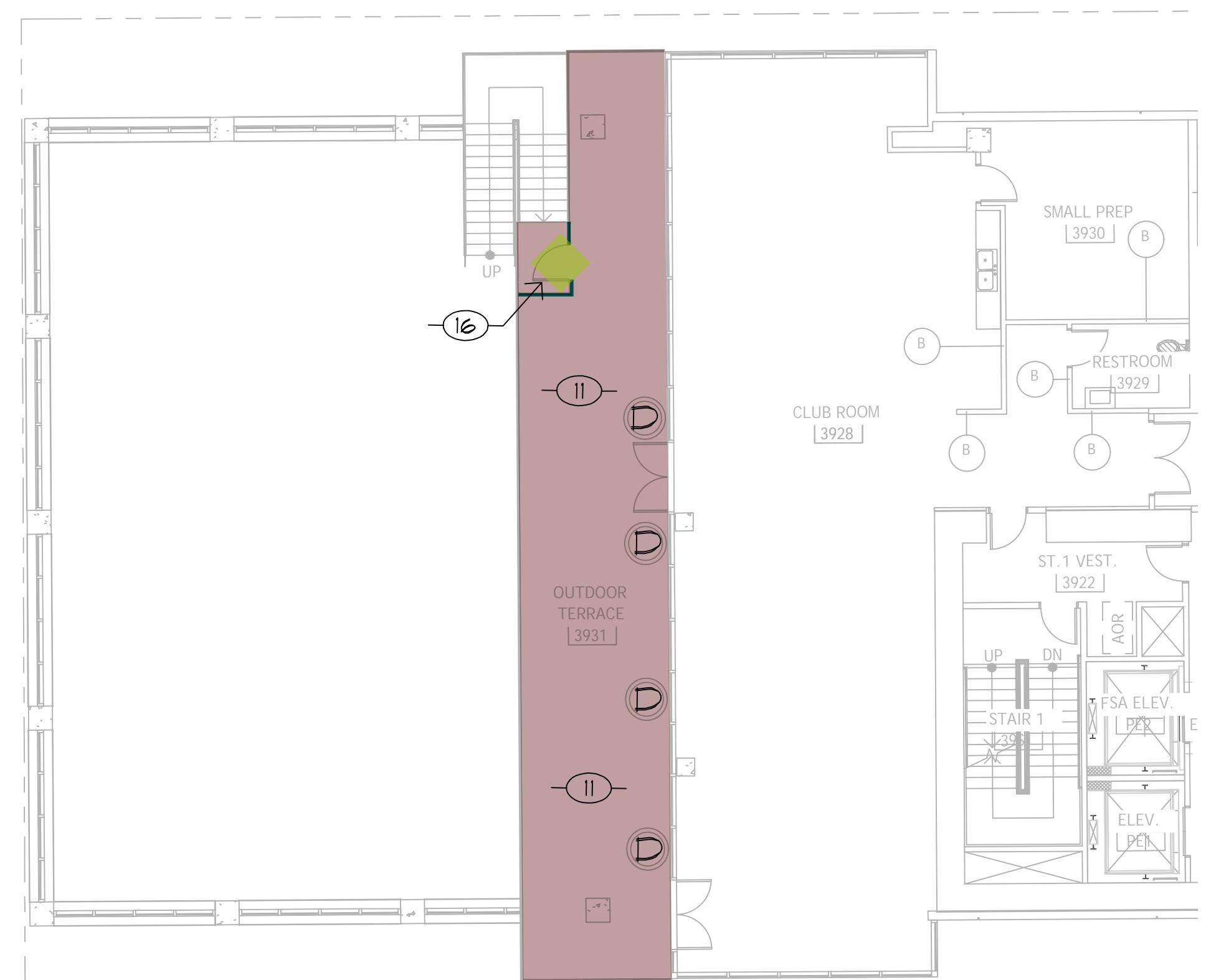
KEY NOTES / SITE AMENITIES



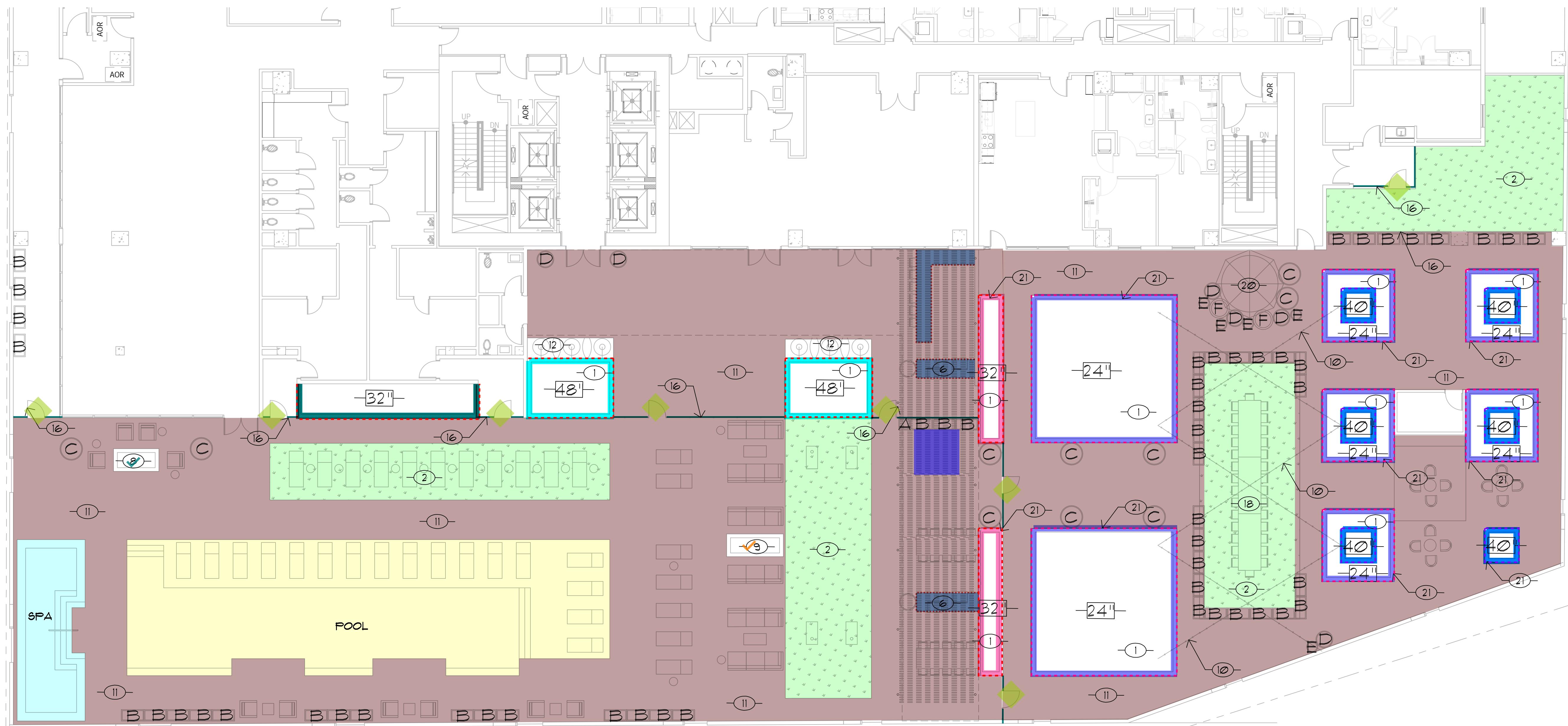
Legend		
	Description	Quantity Unit
ft	8"x8" Interceramic Accent Tile Veneer @Ht. 2'10"	89.62 ft
ft	24" Tall Raised Masonry Planter Wall with 2" thick Pre-Cast Concrete Cap	440.43 ft
ft	32" Tall Raised Masonry Planter Wall with 2" thick Pre-Cast Concrete Cap	115.05 ft
ft	32" Tall Raised Masonry Planter Wall with 4" thick Pre-Cast Concrete Cap	73.16 ft
ft	40" Tall Raised Masonry Planter Wall with 4" thick Pre-Cast Concrete Cap	128.92 ft
ft	48" Tall Raised Masonry Planter Wall with 2" thick Pre-Cast Concrete Cap	97.01 ft
Count	ADA Pool Lift	1 Count
Count	Daybeds	3 Count
Count	Fire Pit - 8'0"x4'0"	1 Count
Count	Fire Pit - 10'0"x4'0"	1 Count
ft	Glass Pool/Patio Barrier @Ht. 4'0"	113.52 ft
Count	Glass Pool/Patio Barrier Door - 3'0" X 4'0"	10 Count
sf	Integral Color Concrete w/ Acid Finish	16,329 sf
sf	Pool Area	1,920 sf
sf	SPA Area	365 sf
sf	SPA Area	577 sf
ft	Stucco Finish @Ht. 24"	460.10 ft
ft	Stucco Finish @Ht. 32"	196.15 ft
ft	Stucco Finish @Ht. 40"	144.00 ft
sf	Synthetic Turf	2,927 sf
sf	Tile Granite Slab Countertop	134 sf
ft	Tile Veneer @Ht. 48"	92.25 ft
Count	Trellis - 13'0" x 80'0"	1 Count



HARDSCAPE PLAN LEVEL 38
SCALE: 1"=10'-0"
NORTH



HARDSCAPE PLAN LEVEL 39
SCALE: 1"=10'-0"
NORTH



HARDSCAPE PLAN LEVEL 9
SCALE: 1"=10'-0"
NORTH

A	MODEL: CUBE-PC42436	QTY: 1	REFERENCE DETAIL 6, SHEET L43
B	MODEL: CUBE-PC482436	QTY: 68	REFERENCE DETAIL 6, SHEET L43
C	MODEL: QR-CAL4840P	QTY: 10	REFERENCE DETAIL 18, SHEET L45
D	MODEL: QR-CAL3636P	QTY: 13	REFERENCE DETAIL 18, SHEET L45
E	MODEL: QR-CAL2422P	QTY: 6	REFERENCE DETAIL 18, SHEET L45
F	MODEL: QR-CUE4840P	QTY: 2	REFERENCE DETAIL 14, SHEET L45

NOTES:

1. INSTALL ALL EQUIPMENT AND HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
2. COORDINATE HORIZONTAL CONTROL AND LAYOUT OF ALL HARDSCAPE ELEMENTS WITH ARCHITECTURE PLANS AND SURVEY CREW. REF. ARCHITECTURAL AND MEPE PLANS.
3. ALL CONCRETE SIDEWALKS AND PLAZA SURFACE SLOPES ARE NOT TO EXCEED 5% OR 2° CROSSES SLOPES.
4. COORDINATE TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN LAYOUT AND DIMENSIONS SHOWN ON PLANS.
5. INSTALL WESTERN ORGANICS CUSTOM BLEND OVER STRUCTURE SOIL OR EQUAL IN ALL PLANTERS ON THE PODIUM DECK.