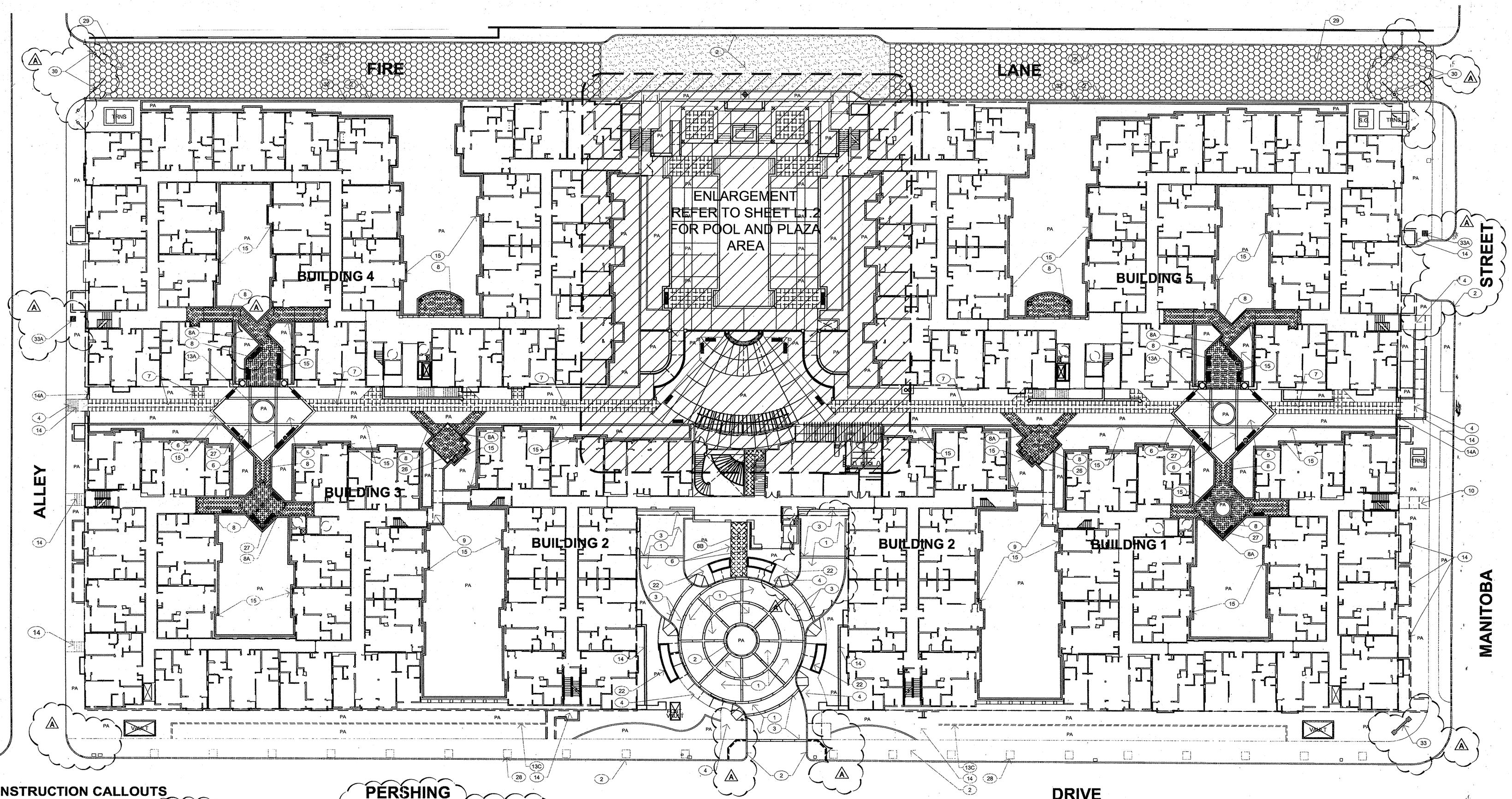

CONSTRUCTION CALLOUTS

1. Install precast concrete cobble on sand base per manufacturer's specifications. Cobble to be 'Antique Cobble', 2 3/8" thick and 5 ½" square; color Cream, Brown & Charcoal; By Orco Block Co., 800-473-6726.
2. Paving/curbs by others per civil engineer's plans.
3. Install 5-½" thick concrete banding (12" wide) with 2 - #3 rebar continuous centered in band. Finish to be smooth trowel with integral color.
4. Install 3-½" thick concrete paving with 6x6 10/10 WWM centared in slab. Finish to be light broom with integral color.
4A. Install 3-½" thick concrete paving with 6x6 10/10 WWM centered in slab. Finish to be light broom; color to be natural gray.
5. Install 3-½" thick concrete paving with 6x6 10/10 WWM centered in slab. Finish to be exposed aggregate with integral color. Aggregate to be approved by L.A.
6. Install 3 ½" thick natural grey concrete banding (12" wide) with 2-#3 rebar continuous centered in band) Finish to be smooth trowel.
6A. Not used
7. Install 3 ½" thick concrete paving w/ 6x6 10/10 WWM centered in slab. 24" sq. slate finish stamped concrete finish Dust-on color to be: Scofield A59 Beige Cream w/ #0198 Antique Cork release.
7A. NOT USED
7B. NOT USED
8. Install Desert Paver, 12"x12" sq. on 3 ½" concrete slab with 6x6 10/10 WWM centered in slab. Paver manufactured by Ceramiche Caesar. Color to be: Painted (Pale Terra Cotta) Available from Architectural Products Group, 818-783-8078; Contact Robert Walker. Grout on all pavers to be CBP #150, Fawn.
8A. Install Desert Paver banding, (cut to 6"x12") on 3 ½" concrete slab with 6x6 10/10 WWM centered in slab. Paver manufactured by Ceramiche Caesar. Color to be: Painted (Pale Terra Cotta) Available from: Architectural Products Group, 818-783-8078; Contact Robert Walker.
8B. Install Desert Paver, 18"x18" sq. on 3 1/2" concrete slab with 6x6 10/10 WWM centered in slab. Paver manufactured by Ceramiche Caesar. Color #1 to be: Painted (Pale Terra Cotta) Color #2 to be: Sonoran (Pale Tan)
9. Install 'Colored Topping Slab' flexible waterproof texture coating per manufacturer's specifications. Available through 'Surface Coating Co.'; 310-927-1361. Color to be: Franciscan Tan, pour sample for final approval of color.
10. Install 3 1/2" thick concrete paving with 6x6 10/10 WWM centered in slab. Finish to be light sandblast w/ integral color Color : Scofield C-12 Mesa Beige

PERSHING

10A. Install 3 1/2" thick integral color concrete paving with 6x6 10/10 WWM centered in slab. Finish to be Light Salt. Color: Scofield C-41, Acacia Green.
10B. Install 3 1/2" thick integral color concrete paving with 6x6 10/10 WWM centered in slab. Finish to be Light Salt. Color to be: Scofield C-26, Antique Cork.
11. Install concrete stairs with bullnose tread per detail 10, Sheet L1.3. Finish to be light sandblast with integral color. Install handrail similar to Architecture.
11A. Install natural gray concrete stairs with bullnose tread per detail 10, sheet L1.3. Finish to be light sandblast. Install handrail similar to Architecture.
12. Install natural gray concrete stairs similar to detail 10, sheet L-1.3. Omit bullnose detail, stair nose to have 1/2" radius. Finish to be light broom. Install handrail similar to Architecture.
13. Install 6" wide by 6" deep poured natural gray concrete mow curb with #3 rebar continuous centered in curb. Finish to be smooth trowel with eased edges. Finish surface to be 2" above finish grade.
13A. Install 6" wide by 8" deep poured natural gray concrete curb with 2 - #3 rebar continuous in curb. Finish to be smooth trowel with eased edges. Finish surface to be 4" above plaza finish surface.
13B. Install 6" wide by 10" deep poured natural gray concrete curb with 2 - #3 rebar continuous in curb. Finish to be smooth trowel with eased edges. Finish surface to be 6" above ramp finish surface. Install 2" diameter tubular steel handicap railing per UBC code. Paint to match architectural railings.
13C. Shovel cut; 6" deep x 6" wide.
14. Walls/stairs by architect.
14A. Fence and gate by architect.
15. Construct on structure CMU planter wall with stucco Finish and cap per Detail 7, Sheet L1.3. See Detail 5, Sheet L1.4 for planter drain.
16. Construct stucco finish CMU walls at ramp per Detail 1, Sheet L1.3. Install 2" diameter tubular steel handicap railing per UBC code. Paint to match architectural railings.
16A. Construct 8" wide CMU stucco finish wall, 3'-6" High from pool deck with double bullnose cap similar to; Detail A, Sheet L1.3.
17. Construct CMU wall with stucco finish per Detail 1, Sheet L1.4.
18. Construct pool coping per Detail 2, Sheet L1.4. Coping to be precast flat bullnose in natural gray concrete. Available from Precision Coping Co., 818-767-7673, or equal. Pool plaster to be white. Waterline pool tile: 6" x 6", #633 Marine by Cepac Tile; 818-781-1888. Tile grout: white Depth number tile to be 6" x 6", black on white. Available from Precision Tile Co., 818-767-7673, or equal. Warming tile for spa steps & 4 ½" depth markings: 1" x 1", DK-462 Teal unglazed mosaic, manufactured by Dal-Tile; 310-559-8680. Install 2" diameter stainless steel handrails as required per Health Dept. and Building code.
19. Construct spa per detail 4, sheet L1.4. All materials to match pool callout above.

DRIVE

20. Construct battered waterfall fountain per Details 6 & 8, Sheet L1.3. Fountain interior to be integral color plaster; Scofield C-14, French Gray. Waterline tile: 6" x 6", #630 Teal Blue by Cepac Tile; 818-781-1888. Tile grout; #320 Water Lily by Custom Building Products.
20A. Construct 12' retaining and free standing wall at fire lane per structural engineer's detail & Detail 11, Sheet L1.3. Cap detail and stucco finish to match fountain wall details above.
21. Construct sunken tile fountain per Details 3, 4 & 5, Sheet L1.3. Fountain tile to be; 2" x 2", DK-462 Teal unglazed mosaic, manufactured by Dal-Tile; 310-559-8680. Tile grout; #320 Water Lily by Custom Building Products.
22. Construct tiled entry fountains per Detail 3, sheet L1.4. Fountain tile to be; 6"x6", cut size, R108 Kalima polished crystal flame. Manufactured by American Olean. Available from: Ceramic Tile Center (310) 470-6629.
23. Construct wood gazebo with open roof and handrail on south side per Details 1, 2, 3 & 4; Sheet L1.5. Paint with primer and two coats paint. Paint to be:
24. Construct 2' high stucco finish retaining wall with natural gray precast cap per Detail 2, Sheet L1.3.
24A. Construct 18" high stucco finish retaining wall with 24" wide natural gray precast cap per Detail 2, Sheet L1.3 (Similar).
25. Install pool fence and gate per Details 6 & 8 , Sheet L1.4. Paint to match architectural railings.
26. Barbecue gazebo by architect. Coordinate gas stub outs for barbecues, two each building with mechanical engineer.
27. Site furniture to be as follows: **Site Furniture to be provided by owner (NIC)** Benches; Landscape forms 'Plainwell' 72" bench IPE wood w/ 'grotto' powdercoat color.
(T) Trash receptacles; Litter receptacle to match bench
(A) Ash receptacles; Ash receptacle to match bench
Available from; Lawrence Casey & Associates (818) 761-0655. Verify method of installation with owner.
28. Street tree location. Install 20' brown trunk height *Washingtonia robusta* street tree at 30' O.C., one per each sidewalk cut out, location and installation per the satisfaction of the city of Los Angeles street tree division. Contact: Ron Henderson at (213) 485-5675 (city of LA street tree division).
29. 'Grass Pave' Paving in Fire Lane; Re: Engineer's plans. Re: Detail 9, Sheet L1.3 (FOR REFERENCE ONLY).
30. Double Gate at Fire Lane; Per Details 7, Sheet L1.4.
31. Electric Outlet Box
32. Install 3½" thick concrete paving between back of curb and face or building/face of garage. Color and texture to match curb.
33. Construct sign wall; per details 6, 7, & 8, Sheet L1.5. (Sign under separate permit, signage by others).
33A. Sign per Architects plans
34. Column at Pool Gate; Refer to Detail 9, Sheet L1.4.
35. Double shower on wall (By Architect).

NOTES:
A. All integral concrete color to be Scofield C-12, Mesa Beige unless noted otherwise.
B. See individual callouts for pool, spa and fountain tile specs.

SCALE: 1"=20'
0 5' 10' 20' 40'

TGP
LANDSCAPE ARCHITECTURE
SITE PLANNING URBAN DESIGN
17000 VENTURA BLVD., SUITE 205
ENCINO, CALIFORNIA 91316
FAX: 818-907-5401 TEL: 818-907-5400

PLAYA DEL REY
8700 PERSHING DRIVE
PLAYA VISTA, CALIFORNIA 90293

ARCHSTONE COMMUNITIES TRUST
8801 Wall Street, Suite 800
Austin, Texas 78754

ISSUE	DATE	DESCRIPTION
	08.18.00	PROGRESS & REVIEW SET
	10.16.00	40% SUBMISSION SET
	11.10.00	CITY SUBMISSION
	12.12.00	PLANNING DEPT. SUBMITTAL
	02.05.01	BID SET
	04.18.01	REVIEW SET
	07.20.01	BID SET
A	10.05.01	GMAX SET

SUITE 170, 1860 BLAKE STREET
DENVER, CO. 80202
TEL 303.675.0041 FAX 303.675.0052
PENTHOUSE, 225 ARIZONA AVENUE
SANTA MONICA CA 90401
TEL 310.394.0273 FAX 310.394.2424
VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · INTERIORS

PROJECT: 9985
DRAWN: CVI CHECKED: RP

LANDSCAPE HARDSCAPE REFERENCE PLAN

L1.1A

ARCHSTONE_PLAYA DEL REY

PLOT DATE: 29 NOVEMBER, 2001