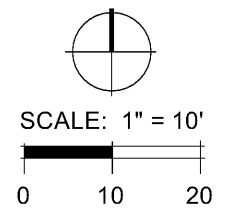
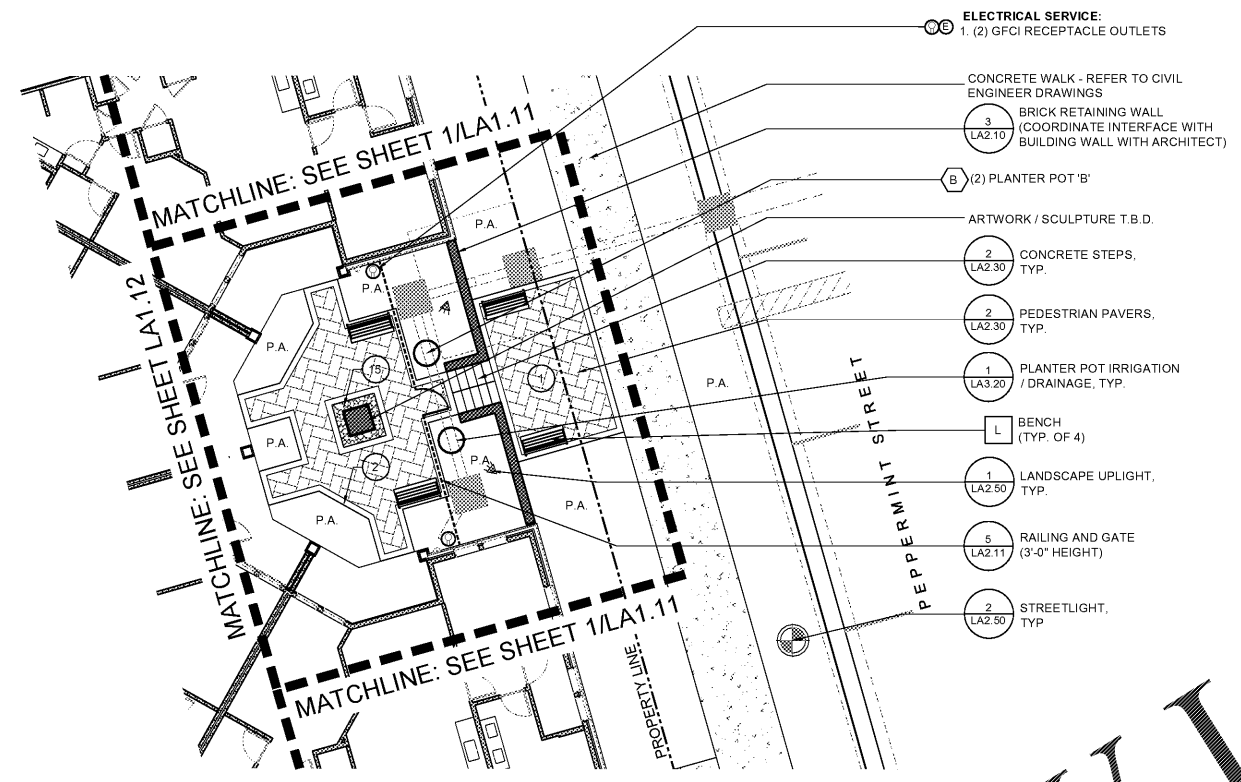


Date:	06/04/19
Drawn by:	PC
Reviewed by:	RC/JW
Job Number:	21889.1
Revision:	Date:



FURNISHINGS NOTE:
OWNER TO SELECT ALL FURNITURE. SEE SHEET LA3.10 FOR ALL OTHER FURNISHINGS INFORMATION.

SYMBOL LEGEND

P.A. PLANTED AREA - SEE LANDSCAPE PLANS FOR FURTHER INFORMATION.
B. PLANTER POT SCHEDULE REFERENCE. SEE SHEET LA3.20
1. PAVING / MATERIALS SCHEDULE REFERENCE. SEE SHEET LA3.00
A. FURNISHINGS SCHEDULE REFERENCE. SEE SHEET LA3.00

UTILITY + ELECTRICAL ELEMENTS LEGEND
(SEE CIVIL ENGINEER DRAWINGS)

LT. LOW VOLTAGE TRANSFORMER
E. 120 VOLT ELECTRIC SERVICE
W. NEW WATER SERVICE
S. SANITARY DRAINAGE CONNECTION
G. GAS SERVICE
O. OUTDOOR RATED RECEPTACLE OUTLET
LV. LOW VOLTAGE ELECTRICAL SERVICE
HB. HOSE BIBB

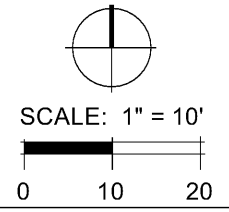
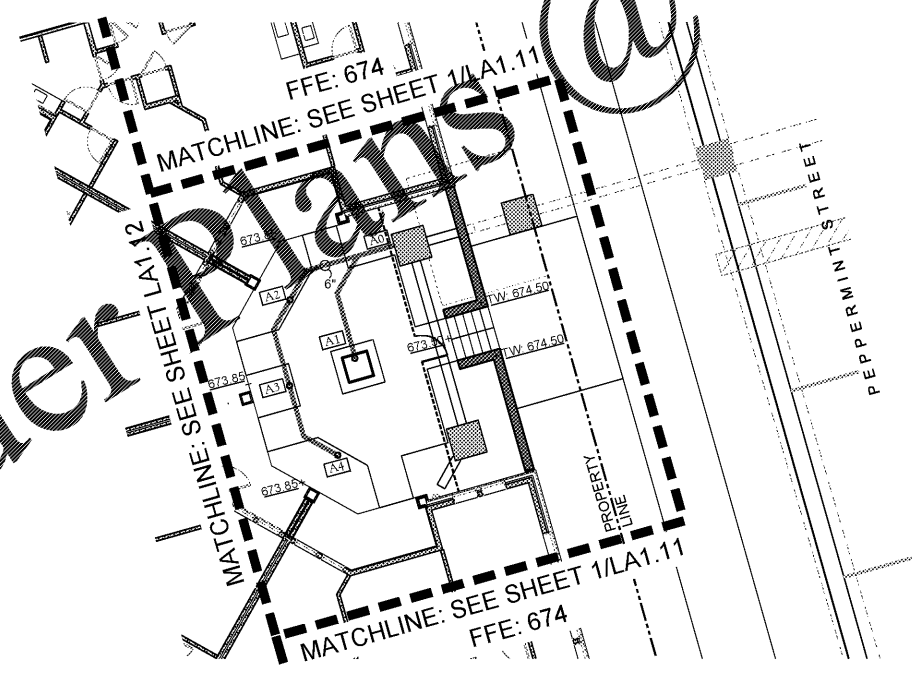
LIGHTING LEGEND:
SEE SHEET LA3.00 FOR FURTHER INFORMATION AND SPECIFICATIONS

STREETLIGHT (TO MATCH NORTON COMMONS)
WALL DOWNLIGHT
LANDSCAPE UPLIGHT (120 VOLT)
BOLLARD LIGHT
WALL ACCENT LIGHTS
FESTOON LIGHTS (ATTACHED TO WALL)
FESTOON LIGHTS W/ ALUMINUM POSTS

NOTES:

- ALL INFORMATION SHOWN IS FOR DESIGN INTENT/MATERIALITY PURPOSES ONLY. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS
- CONTRACTOR SHALL OBTAIN AND UTILIZE AUTOCAD FILES PROVIDED BY THE LANDSCAPE ARCHITECT FOR THE LAYOUT OF ALL SITE ELEMENTS. ALL SITE ELEMENTS SHALL BE STAKES IN THE FIELD FOR APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- EXACT LIGHT LOCATIONS TO BE FIELD STAKED BY CONTRACTOR AND REVIEWED BY L.A. PRIOR TO FINAL INSTALLATION. REFER TO MEP PLANS FOR LIGHT/LIGHTPOLE SPECIFICATIONS, ELECTRIC ROUTING, AND PHOTOMETRICS.

01 PEPPERMINT STREET COURTYARD HARDSCAPE, FURNISHINGS, LIGHTING AND UTILITY NEEDS PLAN
LA1.40 SCALE: 1"=10'-0"



DRAIN NUMBER	SURFACE ELEVATION	INVERT ELEVATION	DRAIN TYPE
A00	673.00	669.00	CONNECT TO CIVIL DRAIN SYSTEM
A01	673.50	669.16	6" ATRIUM GRATE
A02	673.35	669.14	6" ATRIUM GRATE
A03	673.35	669.24	6" ATRIUM GRATE
A04	673.35	669.34	6" ATRIUM GRATE

GRADING AND DRAINAGE LEGEND:

~ SURFACE FLOW DIRECTION
■ 9" BRASS DECK DRAIN
● 6" ATRIUM GRATE
⊙ 12" YARD DRAIN
— SOLID PVC DRAIN PIPE (SEE PLAN FOR SIZES)
6" PIPE SIZE
77.92+ SPOT ELEVATION
← 1.0% FLOW DIRECTION OF PIPE AND GRADIENT
[A1] DRAIN IDENTIFICATION SYMBOL
— CHANNEL DRAIN
▨ 6" PERFORATED DRAIN PIPE
77.92+ SPOT ELEVATION PER CIVIL PLANS

GRADING AND DRAINAGE NOTES:

- + DRAINAGE SHALL OUTFALL TO CIVIL SUB-GRADE DRAINS.
- + ALL DRAINAGE SYSTEM COMPONENTS SHALL BE NDS OR APPROVED EQUAL.
- + CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. NO STANDING WATER.
- + INSTALL DRAINAGE EQUIPMENT PER MANUFACTURER'S DETAILS AND STANDARDS.

03 PEPPERMINT STREET COURTYARD GRADING & DRAINAGE PLAN
LA1.40 SCALE: 1"=10'-0"

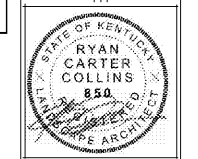
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PEPPERMINT STREET COURTYARD
HARDSCAPE PLAN



Sheet Number:
LA1.40