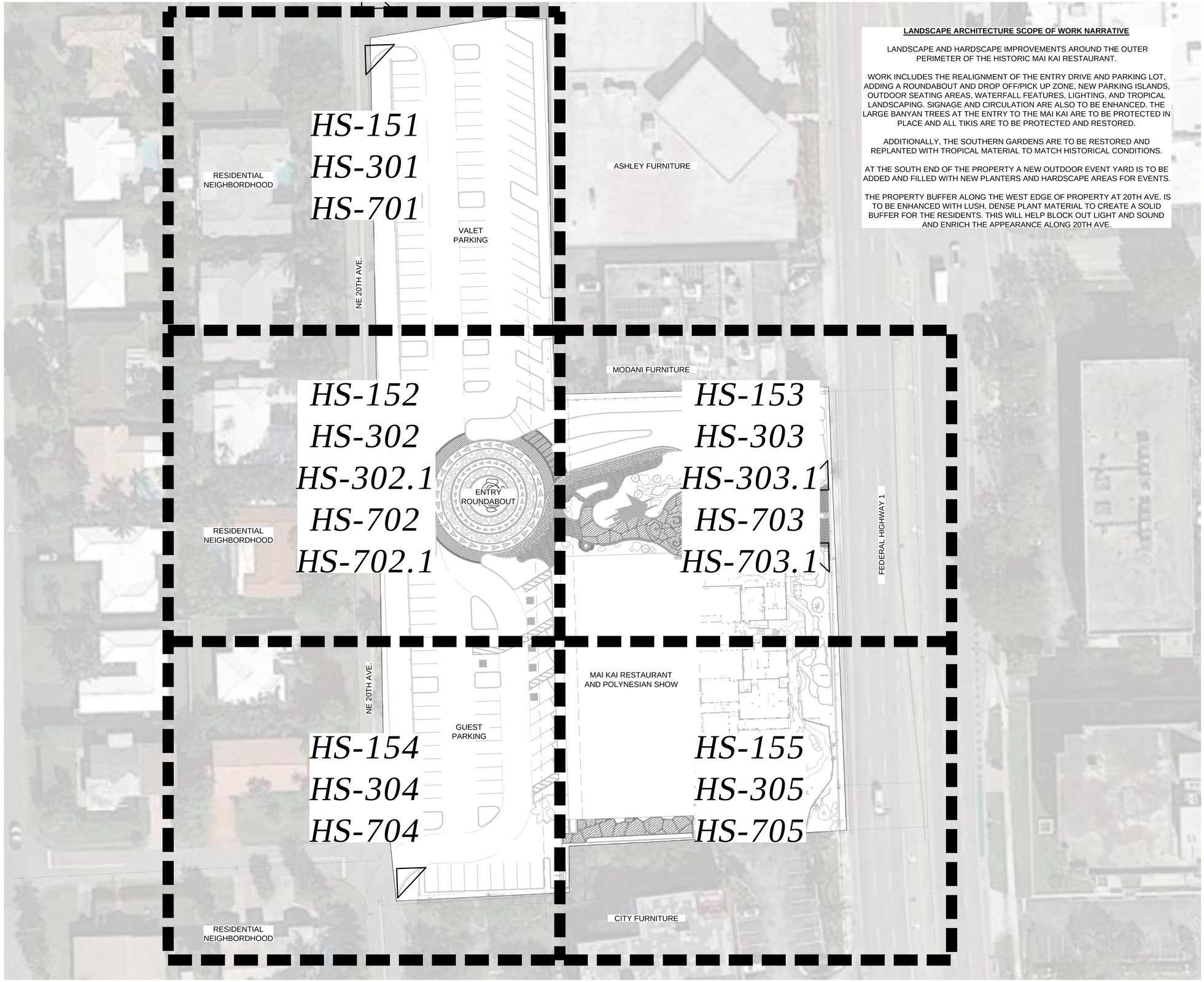


LANDSCAPE ARCHITECTURE SCOPE OF WORK NARRATIVE

LANDSCAPE AND HARDSCAPE IMPROVEMENTS AROUND THE OUTER PERIMETER OF THE HISTORIC MAI KAI RESTAURANT.

WORK INCLUDES THE REALIGNMENT OF THE ENTRY DRIVE AND PARKING LOT, ADDING A ROUNDABOUT AND DROP OFF/PICK UP ZONE, NEW PARKING ISLANDS, OUTDOOR SEATING AREAS, WATERFALL FEATURES, LIGHTING, AND TROPICAL LANDSCAPING. SIGNAGE AND CIRCULATION ARE ALSO TO BE ENHANCED. THE LARGE BANYAN TREES AT THE ENTRY TO THE MAI KAI ARE TO BE PROTECTED IN PLACE AND ALL TIKIS ARE TO BE PROTECTED AND RESTORED.

ADDITIONALLY, THE SOUTHERN GARDENS ARE TO BE RESTORED AND REPLANTED WITH TROPICAL MATERIAL TO MATCH HISTORICAL CONDITIONS.

AT THE SOUTH END OF THE PROPERTY A NEW OUTDOOR EVENT YARD IS TO BE ADDED AND FILLED WITH NEW PLANTERS AND HARDSCAPE AREAS FOR EVENTS.

THE PROPERTY BUFFER ALONG THE WEST EDGE OF PROPERTY AT 20TH AVE. IS TO BE ENHANCED WITH LUSH, DENSE PLANT MATERIAL TO CREATE A SOLID BUFFER FOR THE RESIDENTS. THIS WILL HELP BLOCK OUT LIGHT AND SOUND AND ENRICH THE APPEARANCE ALONG 20TH AVE.

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE SITE PLAN

1" = 30'-0"

0 15 30 60

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

Keith Becker
E=kbecker@perry-becker.com
C=US
O=Perry Becker Design Inc
L=Orlando, S=Florida
I am approving this document
4/27/22
2022.12.21 12:39:40 -05'00'

REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA0667116
Keith Becker
STATE OF
FLORIDA

This item has been electronically signed and sealed by KEITH BECKER using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-100

GENERAL HARDSCAPE NOTES

- THE HARDSCAPE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION I - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS.
- THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INLCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE HARDSCAPE (HS) INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.
- THE HARDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE SET OF DOCUMENTS ON-SITE AT ALL TIMES.
- THE HARDSCAPE CONTRACTOR FOR THIS PROJECT MUST BE ABLE TO DOCUMENT A MINIMUM OF FIVE (5) YEARS OF COMPARABLE EXPERIENCE IN THE INSTALLATION OF HARDSCAPE FOR PROJECTS IN IN THE REGION OF SIMILAR SCALE, INTENSITY AND QUALITY. GENERAL CONTRACTOR MUST SUBMIT DOCUMENTATION TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BID AWARD.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT Of WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THEIR EXECUTION OF THEIR WORK.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORK ACTIVITIES WITHIN THE LIMITS OF WORK AND PERFORMING WORK AT TIMES, AND IN A MANNER, AS PRESCRIBED BY THE GENERAL CONTRACTOR.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE ANY EXCAVATION IN THE VICINITY OF PRE-EXISTING OR NEWLY INSTALLED UTILITIES WITH THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE HARDSCAPE CONTRACTOR TO NOTIFY ALL NECESSARY UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER ELEMENTS. THE CONTRACTOR MUST COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO INITIATING OPERATIONS EMERGENCY REPAIR PLANS AND ANY POSSIBLE SERVICE INTERRUPTION(S) ON-SITE AND OFF. THE LANDSCAPE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY OF ANY DAMAGE TO SUBSURFACE UTILITIES CAUSED BY THEIR WORK. RETURN OF SERVICES TO OFF-SITE AREAS (IF ANY) MUST BE IMMEDIATE.
- THE HARDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, PEDESTRIAN WALKWAYS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS OR ROADWAYS.
- THE HARDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE (LAKE, GUEST AREAS, EXISTING PARKING LOTS, ETC.) ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND LOCAL CODES.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HARDSCAPE ITEMS INSTALLED UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE AVAILABILITY OF ALL THE SPECIFIED MATERIALS WITHIN THIRTY (30) DAYS OF PROJECT AWARD. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR EXHAUSTING ALL MEANS POSSIBLE TO OBTAIN THE MATERIALS AS SPECIFIED PRIOR TO REQUESTING SUBSTITUTION. IN ORDER TO BE CONSIDERED BY THE OWNER AS VIABLE ALTERNATES MATERIALS MUST SHARE THE SAME GENERAL APPEARANCE, FORM, SIZE, TEXTURE, COLOR AND QUALITY. MATERIALS MUST BE OFFERED AT NO ADDITIONAL COSTS TO THE OWNER.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH MATERIAL PER THE DRAWINGS. IN ADDITION, THE CONTRACTOR MUST MONITOR
- THE ONGOING 'AS-BUILT' ENVIRONMENT ON THE JOB SITE THAT MAY IMPACT THEIR SCOPE. IN BOTH INSTANCES THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY OF AN DISCREPANCIES AND/OR CONCERNS.
- THE OWNER RESERVES THE RIGHT TO REVIEW AND APPROVE ALL HARDSCAPE MATERIALS THROUGH THE REVIEW OF SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS AND MOCK-UPS.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL BENCHMARKS FOR THE PROJECT AREA WITH THE OWNER AND CLARIFY ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING GRADE STAKES AND BENCH MARKS ESTABLISHED BY OTHERS UNTIL AUTHORIZED BY THE GENERAL CONTRACTOR FOR REMOVAL.
- THE HARDSCAPE CONTRACTOR SHALL STORE ALL MATERIALS IN AN AREA TO BE DETERMINED BY THE OWNER. ALL EXCESS STORED MATERIALS MUST BE REMOVED PRIOR TO FINAL ACCEPTANCE FROM THE OWNER.
- THE OWNER REFERS THE RIGHT TO DEFER ANY AND ALL REVIEW RESPONSIBILITIES RELATED TO HARDSCAPE TO THE PROJECT LANDSCAPE ARCHITECT OR OTHER AUTHORIZED REPRESENTATIVE.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING PAVING SUBGRADE IS PROPERLY PREPARED AT THE TIME OF HARDSCAPE PLACEMENT. SOIL CONDITIONS MUST:
  - A. CONSISTS OF A MINIMUM OF 6" OF COMPACTED SAND PASSING LESS THAN 7% THROUGH A #200 SIEVE.
  - B. BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR PER ASTM D-1775
  - C. EXTENDS ONE FOOT BEYOND THE LIMITS OF PAVING.
  - D. PROOF ROLLED TO CHECK FOR UNSTABLE AREAS.
  - E. FREE OF LOOSE MATERIALS.
  - F. DAMPENED IMMEDIATELY PRIOR TO INSTALLATION.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE DELIVERING AND STORING ALL MATERIALS IN THEIR ORIGINAL CONTAINERS IN A CLEAN, DRY CONDITION PRIOR TO THEIR INSTALLATION.

CONCRETE PAVING NOTES

- IT IS INTENDED THAT THE CONCRETE PAVING FOR THIS PROJECT BE HOMOGENOUS AND, WHEN HARDENED, UNIFORMLY POSSESS THE REQUIRED STRENGTH, DURABILITY, WATER TIGHTNESS, APPEARANCE, RESISTANCE TO DETERIORATION AND ABRASION AS SPECIFIED.
- THE HARDSCAPE CONTRACTOR IS TO PROVIDE A CONCRETE MIX DESIGN FOR THE CONCRETE PAVING FOR THIS PROJECT THAT WILL ACHIEVE THE FOLLOWING MINIMUMS:
  - A. COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
  - B. AIR ENTRAINMENT IS TO BE BETWEEN 4% AND 6%
  - C. SLUMP TEST SHOULD RESULT IN 3", PLUS OR MINUS I".
  - D. EXCLUDE ADMIXTURES THAT CAUSE EXCESSIVE (10% MAX) SHRINKAGE.
  - E. EXCLUDE ADMIXTURES CONTAINING CALCIUM CHLORIDE OR TRIETHANOLAMINE.
  - F. EXCLUDE ADMIXTURES THAT CAUSE CORROSION OF STEEL REINFORCING.
  - G. EXCLUDE ADMIXTURES THAT "BLEED" FREE WATER TO THE SURFACE.
- THE HARDSCAPE CONTRACTOR IS TO PROVIDE A CONCRETE MIX DESIGN FOR THE CONCRETE PAVING FOR THIS PROJECT THAT WILL ACHIEVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE IS TO BE READY MIXED, BATCHED, MIXED AND TRANSPORTED PER ASTM C-94.
- CONCRETE MIX DESIGN SHOULD BE MODIFIED PER ASTM STANDARDS TO ACCOMMODATE SEVERE HOT OR COLD SITUATIONS AT TIME OF INSTALLATION.
- APPLICATION RATE FOR ALL ADMIXTURE SHALL BE IN STRICT ACCORDANCE WITH THE ADMIX MANUFACTURER'S RECOMMENDATIONS.
- THE HARDSCAPE CONTRACTOR SHALL PREPARE A SHOP DRAWING FOR OWNER REVIEW AND APPROVAL THAT INDICATES THE SEQUENCE OF POURS AS WELL AS THE PROPOSED LOCATIONS OF FOR EACH TYPE OF PAVING JOINT (EXPANSION, CONTRACTION, CONSTRUCTION, ISOLATION). THE DESIGN INTENT OF THE JOINTING PATTERN IS AS SHOWN ON THE PLANS. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS SPECIFICALLY NOTED OTHERWISE. JOINTS ARE TO BE SPACED IN MODULES THAT WILL REDUCE THE CHANCES FOR CONCRETE SHEARING, SPALLING OR EXCESSIVE SPIDER CRACKING. THE CONTRACTOR SHOULD INDICATE ON SHOP DRAWING SUBMITTAL AND PROPOSED MODIFICATIONS TO PATTERN THAT WOULD HELD REDUCE FUTURE CRACKING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR SETTING ALL CONCRETE FORMWORK, EDGE FORMS AND SCREED STRIPS TO THE CORRECT ALIGNMENT AND ELEVATION AS SHOWN IN THE DRAWINGS. FORMS MUST BE TIGHT FITTING AND ADEQUATELY BRACED TO SUPPORT WEIGHT OF CONCRETE WITHOUT VERTICAL OR HORIZONTAL DEFLECTION OR LEAKAGE. MAXIMUM ALLOWABLE TOLERANCES ARE 1/8" IN 10 FEET VERTICALLY AND 1/4" IN 10 FEET HORIZONTALLY. FORMS MUST BE CLEANED PRIOR TO EACH USE AND MUST BE FREE OF WARPS, KINKS AND BENDS. CLEANED FORMS ARE TO BE COATED WITH FORM RELEASE AND DAMPENED WITH WATER IMMEDIATELY PRIOR TO POURING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR PREPARING A MINIMUM OF 3 TEST CYLINDERS FROM EACH POUR. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SAMPLE TO CERTIFIED MATERIAL TESTING LABORATORY FOR ANALYSIS. SAMPLES ARE TO BE TESTED TO ENSURE THAT 60% OF DESIGN STRENGTH HAS BEEN ACHIEVED AT 7 DAYS AND 100% DESIGN STRENGTH HAS BEEN ACHIEVED AT 28 DAYS. ONE ADDITIONAL SAMPLE SHOULD BE COLLECTED AND ALLOWED TO CURE ON-SITE IF POUR OCCURS DURING EXCESSIVELY HOT OR COLD CONDITIONS.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR TAKING A MINIMUM OF ONE SLUMP TEST FOR EACH SET OF TEST CYLINDERS COLLECTED PER ASTM C-143. DESIGN SLUMP FOR CONCRETE PAVING ON GRADE IS THREE INCHES, PLUS/MINUS ONE INCH.
- CONCRETE MIX DESIGN SHOULD BE MODIFIED PER ASTM STANDARDS IF LABORATORY TEST RESULTS FAIL TO MEET THE DESIGN STRENGTHS.
- IN THE EVENT THAT TEST RESULTS DETERMINE THAT CONCRETE STRENGTH FOR ANY PORTION OF THE WORK FALL BELOW THE SPECIFIED STRENGTH AT 28 DAYS.
- CONCRETE FOR ALL POURED IN PLACE CONCRETE PAVING FOR THIS PROJECT IS TO COME FROM A SINGLE SOURCE THAT MAY NOT BE CHANGED DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER. THE PLANT SHALL MEET ALL THE REQUIREMENTS OF THE CHECKLIST FOR CERTIFICATION OF READY MIX CONCRETE PRODUCTION FACILITIES OF THE NATIONAL READY-MIXED CONCRETE ASSOCIATION AND ASTM C-94
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD PLAN INDICATING THE DATE AND PLACEMENT OF EACH CONCRETE DELIVERY THAT COINCIDES WITH RECORD TRANSIT-MIX DELIVERY TICKETS.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE TEMPERATURE OF POURED CONCRETE AT A MINIMUM OF 50 FAHRENHEIT FOR A PERIOD OF 7 DAYS AFTER PLACEMENT. PROTECT WORK FROM FROST AND RAPID DRYING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE COLD BENDING REBAR AS REQUIRED TO CONFORM TO THE SHAPES AND DIMENSIONS OF THE AREA. DO NOT ATTEMPT TO RE-BEND OR STRAIGHTEN A BAR IF AN ERROR IS MADE ORIGINAL BENDING .
- THE HARDSCAPE CONTRACTOR SHALL ERECT CONCRETE FORMWORK TO PERMIT EASY DISMANTLING, STRIPPING AND REMOVAL WITHOUT DAMAGE FINISHED CONCRETE. FORMS MAY NOT BE REMOVED UNTIL THE CONCRETE HAS REACHED A MINIMUM OF 75% OF THE REQUIRED 28 DAY STRENGTH. FORMWORK AND SHORING WILL NOT BE ALLOWED TO REMAIN IN PLACE.
- THE HARDSCAPE CONTRACTOR SHALL OVERLAP REINFORCING BARS IN ACCORDANCE WITH ACI 318. DO NOT EXTEND BARS THROUGH EXPANSION AND CONSTRICTION JOINTS .
- CONSTRUCTION CONCRETE POURS SHALL BE CONTINUOUS POURS BETWEEN CONSTRUCTION JOINTS. THE HARDSCAPE CONTRACTOR SHALL LIMIT THE SIZE OF ANY SINGLE POURS TO THE AREA THAT CAN BE PLACED IN ONE HOUR.
- ALL SAW CUT CONTROL JOINTS ARE TO BE COMPLETED A MAXIMUM OF 72 HOURS FROM THE TIME CONCRETE IS FINISHED. THE CONTRACTOR IS TO CHALK ALL PROPOSED CUT LINES ON FINISHED SLAB FOR OWNER REVIEW AND APPROVAL PRIOR TO CUTTING .
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR BACK CHECKING TO MAKE SURE ALL SOILS, SLEEVING, UTILITIES AND FORMS ARE IN PLACE AND ADEQUATELY PREPARED 24 HOURS PRIOR TO EACH POUR.
- THE HARDSCAPE CONTRACTOR SHALL PLACE, SCREED, WOOD FLOAT, TAMP AND TROWEL CONCRETE SURFACES TO A SMOOTH, UNIFORM FINISH, FREE OF OPEN TEXTURING AND EXPOSED AGGREGATE WHILE AVOIDING WORKING EXCESSIVE MORTAR TO THE SURFACE.
- THE HARDSCAPE CONTRACTOR SHALL ENSURE THAT STANDARD CONCRETE PAVING FINISHES BE SLIP-RESISTANT WITH A MINIMUM COEFFICIENT OF FRICTION OF (O.5) AS PER ASTM C-418. IN AREAS IN WHICH WET CONDITIONS ARE ANTICIPATED (i.e. POOLS, SPAS, FOUNTAINS) A COEFFICIENT OF (0.6) IS REQUIRED.

ADDITIONAL NOTES FOR CONCRETE PAVING ON ELEVATED PROMENADE DECK

- IT IS INTENDED THAT THE CONCRETE PAVING FOR THE ELEVATED PROMENADE BE CONSTRUCTED SUCH THAT WATER PENETRATION/INTRUSION IS SAFEGUARDED AGAINST THROUGH THE USE OF SPECIALTY ADMIXTURES, WATERPROOFING AND SEALING PRODUCTS TO BE PERFORMED BY QUALIFIED CONTRACTOR IN CLOSE COORDINATION WITH PRODUCT MANUFACTURE. CONTRACTOR IS TO PROVIDE A CONCRETE MIX DESIGN FOR THE PROMENADE AREAS THAT WILL ACHIEVE THE FOLLOWING MINIMUMS:
  - A. HYDROPHOBIC ADDITIVES INCLUDED IN ALL TOPPING SLAB APPLICATIONS TO REDUCE PERMEABILITY (EX. SIKA WATERTIGHT CONCRETE POWDER PERMEABILITY REDUCING ADMIXTURE)
  - B. ALL CONCRETE PAVING SHALL BE SEALED USING A WATERTIGHT PENETRATING SEALER (EX.SIKA SCOFIELD - REPELLO FPS PENETRATING SEALER)
  - C. ALL LOCATIONS (EXCEPT THINCOAT CONDITIONS) TO USE CRACK SUPRESSION WATERPROOFING MEMBRANE TO SEAL STRUCTURAL DECK UNDERNEATH PAVING AND PLANTER AREAS ON THE PROMENADE.

ELEVATED / ABOVE OCCUPIED SPACE

- 20 YEAR WARRANTY - SIKALASTIC 624 (BASE COAT 45MLS, REMAT REINFORCING EMBEDDED IN BASE COAT, TOP COAT 40MILS, SANDED COAT 15MILS (SANDED TO REJECTION WITH COURSE SILICA SAND)
- 25 YEAR WARRANTY - SIKALASTIC 624 (BASE COAT 45MILS, REMAT REINFORCING EMBEDDED IN BASE COAT, TOP COAT 40MILS, 2ND TOP COAT 40MILS SANDED COAT 15MLS (SANDED TO REJECTION WITH COURSE SILICA SAND)

ELEVATED / NOT ABOVE OCCUPIED SPACE

- 5 YEAR WARRANTY - SIKALASTIC 320 (60MILS COAT, DRAINAGE MAT (EITHER SIKADRAINMAT 1000 OR 720)
- 10 YEAR WARRANTY - SIKALASTIC 320 (90MILS COAT, DRAINAGE MAT (EITHER SIKADRAINMAT 1000 OR 720), PROTECTION BOARD (GREENGUARD PB4)
- 20 YEAR WARRANTY - SIKALASTIC 320 (120MILS COAT, SIKAFLEECE 120 REINFORCING, DRAINAGE MAT 1000, PROTECTION BOARD (GREENGUARD PB4)
  - D. ALL PROMENADE LEVEL PLANTERS SHALL, BEYOND WATERPROOFING, INCLUDE DRAIN MAT /PROTECTION BOARD PRODUCT TO FACILITATE DRAINAGE OF PLANTER TO UNDERDRAIN SYSTEM
  - E. ALL EXPANSION JOINTS TO BE $\frac{1}{8}$" AND PROVIDE WATERPROOF JOINT BETWEEN HARDSCAPE ELEMENTS, HORIZONTAL AND VERTICAL (EX. SIKAFLEX 2C NS WITH CLOSED CELL BACKER ROD) FOR JOINTS GREATER THAN 1.5" - SIKA EMSEAL DSM FOR VERTICAL JOINTS AND SIKA EMSEAL COLORSEAL FOR HORIZONTAL JOINTS.

HARDSCAPE OBSERVATION SCHEDULE

- THE HARDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH ADVANCE NOTICE FOR THE FOLLOWING SITE VISITS WITHIN THE TIME FRAME INDICATED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE STATUS OF THE HARDSCAPE WORK PRIOR TO FORWARDING REQUEST TO OWNER.
  - A. PRE-CONSTRUCTION CONFERENCE: 7 DAYS
  - B. GRADE AND LAYOUT REVIEW: 72 HOURS
  - C. FORMWORK REVIEW: 72 HOURS
  - D. PUNCH LIST (SUBSTANTIAL COMPLETION) REVIEW: 7 DAYS
  - E. FINAL WALK-THROUGH: 7 DAYS
- CONCRETE PAVING MAY BE DEEMED DEFECTIVE WHEN:
  - A. OVERALL APPEARANCE DOES NOT CONFORM WITH APPROVED MOCK-UP.
  - B. LAYOUT IS INCORRECTLY FORMED
  - C. GRADIENTS ARE OUTSIDE STATE TOLERANCES
  - D. TESTS RESULTS FAIL TO SHOW SPECIFIED STRENGTHS.
  - E. FINISH IS INCONSISTENT
  - F. COLORING IS INCONSISTENT
  - G. OUT OF PLUMB OR LEVEL AS INDICATED
  - H. OCCURRENCE OF SHEARING, CRACKING OR UNEVEN SETTLEMENT
  - I. PRESENCE OF EMBEDDED DEBRIS
  - J. INCORRECT OR IRREGULAR JOINT SPACING AND/OR ALIGNMENT.
  - K. EXHIBITS EVIDENCE OF UNAUTHORIZED REPAIR OR PATCH WORK.
  - L. SURFACE IS STAINED OR DISCOLORED (INCLUDING RUST) FROM AN OUTSIDE AGENT (INCLUDING PAINT).

HARDSCAPE LAYOUT AND GRADING NOTES

- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LIMITS OF ALL PAVING AREAS AND SITE WALKS IN THE FIELD IN ACCORDANCE WITH THE DRAWINGS FOR APPROVAL BY THE OWNER PRIOR TO EXCAVATION AND INSTALLATION FOR OWNER REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE HARDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER PRIOR TO INSTALLATION MAY RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.
- THE HARDSCAPE CONTRACTOR SHALL USE THE COORDINATE GEOMETRY AND DIMENSIONS INDICATED ON THE SITE LAYOUT PLANS TO STAKE ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS. FINAL LIMITS OF PAVING AND JOINTING PATTERNS MAY BE ADJUSTED IN THE FIELD AT THE DISCRETION OF THE OWNER.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS, MANHOLES, VALVE BOXES, PULL BOXES AND OTHER AT GRADE UTILITY ELEMENTS TO THE ACCEPTANCE OF THE OWNER .
- GRADING OF ALL HARDSCAPE SURFACES OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS. THE HARDSCAPE CONTRACTOR MUST ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CHECKING GRADES PRIOR TO INSTALLING ANY PAVING TO ENSURE COMPLIANCE WITH THE MAXIMUM ALLOWABLE SLOPE CRITERIA PER THE AMERICAN DISABILITIES ACT (ADA). CRITICAL MEASUREMENTS ARE AS FOLLOWS:
  - A. MAXIMUM SLOPE IN DIRECTION OF WALK W/0 HANDRAIL IS 1:20 OR 5%.
  - B. MAXIMUM SLOPE IN DIRECTION OF WALK W/ HANDRAIL (RAMP) IS 1:12 OR 8% .
  - C. MAXIMUM LENGTH OF RAMP BETWEEN LANDINGS IS 30'.
  - D. MAXIMUM VERTICAL CHANGE IN ANY SINGLE RAMP SECTION IS 30".
  - E. MAXIMUM CROSS SLOPE FOR ACCESSIBLE ROUTES IS 1:50 OR 2%.
- THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY IF A FIELD CONDITION EXISTS THAT WILL BE OUT OF COMPLIANCE WITH THIS CRITERIA. NOTE: THESE SLOPES ARE ABSOLUTE MAXIMUMS AND 00 NOT ALLOW FOR ANY ADDITIONAL CONSTRUCTION TOLERANCE
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING WITH GENERAL CONTRACTOR OR AND THE ALL PROPOSED UNDERGROUND WORK INCLUDING UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN INSTALLED PRIOR TO PREPARING AREA FOR HARDSCAPE . CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- THE HARDSCAPE CONTRACTOR SHALL MATCH GRADES AT INTERFACES WITH ADJACENT PAVING TYPES OR BUILDING ENTRANCES. VERIFY THAT THE CONDITION BETWEEN SURFACES IS FLUSH AND DOES NOT CREATE A TRIPPING HAZARD. VERIFY THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM ALL BUILDING ENTRANCES.

PRE CAST CONCRETE UNIT PAVING NOTES

- THE CONTRACTOR IS REQUIRED TO PROVIDE AND INSTALL ALL CONCRETE UNIT PAYERS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR'S RESPONSIBILITY IS INCLUSIVE OF ORDERING, PURCHASING, DELIVERY, UNPACKING, INSTALLATION AND PROTECTION. THIS SCOPE WILL ENTAIL INSTALLATIONS INTENDED FOR BOTH PEDESTRIAN AND VEHICULAR USES.
- THE PRODUCT SPECIFICATIONS SHOWN ON THE DRAWINGS ARE FOR BIDDING PURPOSES. THE OWNER RESERVES THE RIGHT TO REVIEW AND APPROVE ALL PAYERS PRIOR TO PROCUREMENT. IF PRODUCT SPECIFICATION IS MODIFIED DURING REVIEW PROCESS CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE OWNER FOR REVIEW NO LESS THAN 30 DAYS PRIOR TO INTENDED DATE OF ORDER.
  1. MANUFACTURER'S DATA INCLUDING AT A MINIMUM; STRENGTH, DIMENSIONS AND INSTALLATION RECOMMENDATIONS AND MAINTENANCE RECOMMENDATIONS.
  2. COLOR SAMPLES
  3. FOUR FULL SIZE SAMPLES OF EACH ELEMENT
  4. SAMPLE WARRANTY
- UPON RECEIPT OF OWNER PRODUCT APPROVAL THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AN ON-SITE MOCK-UP (MIN. 48" SQ.) OF EACH CONCRETE UNIT PAVING PATTERN. THE MOCK-UP WILL BE REVIEW BY THE OWNER FOR APPROVAL OF PATTERN, JOINTING AND CUTTING. THE MOCK-UP IS TO REMAIN INTACT THROUGHOUT THE DURATION OF CONSTRUCTION AS A QUALITY CONTROL REFERENCE. THE MOCK-UP PANEL WILL NOT BE ALLOWED TO BE PART OF THE FINISHED AREA.
- AT A MINIMUM ALL CONCRETE UNIT PAYERS MUST MEET, OR EXCEED, THE FOLLOWING STANDARDS:
  1. 6,500 PSI @ 28 DAY STRENGTH.
  2. LOW WATER ABSORPTION
- CONCRETE UNIT PAYERS ARE TO BE SET HAND-TIGHT WITH BUTT JOINTS INTO SETTING BED
- JOINTING SAND TO BE SWEPT INTO SURFACE IS TO BE NATURAL, FINE, WASHED, SHARP, WHITE SAND WITH 100% PASSING THROUGH A NO. 16 SIEVE AND NO MORE THAN 10% PASSING THROUGH A NO. 200 SIEVE.
- SETTING BED FOR CONCRETE UNIT PAYERS IS TO BE MADE OF NATURAL, WASHED, SOUND, FINE, WHITE SAND COMPLYING WITH ASTM C 33 SCREENING STANDARDS FOR FINE AGGREGATES. TYPICAL DEPTH OF SETTING BED IS 1", MAXIMUM DEPTH IS 2".
- SUBGRADE BENEATH CONCRETE UNIT PAYERS ON GRADE MUST BE UNIFORMLY COMPACTED TO A DENSITY OF 95% MODIFIED PROCTOR TO A DEPTH OF 6".
- CONTRACTOR IS TO SUBMIT A ONE-QUART SAMPLE OF EACH SAND TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONCRETE UNIT PAYERS ARE DELIVERED TO THE PROJECT SITE WITH MANUFACTURER'S TAGS AND LABELS INTACT AND IN CLEAN, DRY LEGIBLE CONDITION. COPIES OF ALL SHIPPING TICKETS ARE TO BE SUBMITTED TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING ALL CONCRETE UNIT PAYERS ARRIVING ON-SITE PRIOR TO ACCEPTING DELIVERY. INSPECTION IS TO VERIFY CORRECT PRODUCT AND QUANTITY AS WELL AS TO VISUALLY INSPECT FOR ANY DAMAGE, BLEMISHES OR DEFECTS.
- UPON RECEIPT OF DELIVERY THE CONTRACTOR ASSUMES RESPONSIBILITY FOR STORING, HANDLING AND MAINTAINING CONCRETE UNIT PAYERS IN A MANNER TO PREVENT DEFECTS, DAMAGE, CRACKS, CHIPS, STAINS. PAVING SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.
- AT THE TIME OF PROJECT CLOSE-OUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MINIMUM OF 100 SQ. FT. OF EACH CONCRETE UNIT PAVER TO BE HELD AS ATTIC STOCK FOR REPLACEMENT.

HARDSCAPE SUBMITTALS REQUIRED

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL A MINIMUM OF THIRTY (30) DAYS PRIOR TO BEGINNING WORK:
  - A. DOCUMENTATION OF HARDSCAPE CONTRACTOR(S) QUALIFICATIONS.
  - B. DOCUMENTATION OF HARDSCAPE SUPERVISOR(S) QUALIFICATIONS.
  - C. DOCUMENTATION OF LABORATORY TESTING AGENCIES CERTIFICATION.
  - D. DOCUMENTATION OF READY-MIXED CONCRETE PLANT CERTIFICATION.
- THE HARDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL A MINIMUM OF THIRTY (30) DAYS PRIOR TO INTENDED DATE OF USE:
  - A. SHOP DRAWING IDENTIFYING SEQUENCE < JOINTING OF PAVEMENT INSTALLATION.
  - B. CONCRETE MIX DESIGN FOR EACH PAVEMENT TYPE. OWNER'S REVIEW AND ACCEPTANCE OF MIX DESIGN DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY TO ENSURE INSTALLED MATERIALS SATISFY SPECIFIED DESIGN CRITERIA.
  - C. IDENTIFICATION AND QUALIFICATIONS OF READY MIX PLANT.
  - D. IDENTIFICATION AND QUALIFICATIONS OF CERTIFIED TESTING LABORATORY.
  - E. PRODUCT TECHNICAL DATA FOR ALL ADMIXTURES.
  - F. PRODUCT TECHNICAL DATA FOR ALL CURING AGENTS.
  - G. PRODUCT TECHNICAL DATA AND SAMPLE FOR EXPANSION JOINT MATERIAL.
  - H. PRODUCT TECHNICAL DATA FOR REINFORCING MATERIAL.
  - I. PRODUCT TECHNICAL DATA AND SAMPLE FOR PLASTIC DOWELS.
  - J. PRODUCT TECHNICAL DATA AND SAMPLE FOR EACH JOINT SEALANT.
  - K. PRODUCT TECHNICAL DATA AND SAMPLE FOR EACH BRICK PAVER.
  - L. PRODUCT TECHNICAL DATA AND SAMPLE FOR EACH CONCRETE UNIT PAVER.
  - M. ONE QUART SAMPLE OF SAND.
  - N. ONE QUART SAMPLE OF EACH AGGREGATE TYPE.
  - O. MILL CERTIFICATES FOR CONCRETE REINFORCING IDENTIFYING SOURCE, DESCRIPTION, HEAT NUMBER, YIELD POINT, TENSILE STRENGTH1 ELONGATING PERCENTAGE, BEND TEST AND CHEMICAL ANALYSIS.
- THE PAVING CONTRACTOR IS REQUIRED TO PREPARE THE FOLLOWING MOCK-UPS FOR REVIEW AND APPROVAL A MINIMUM OF THIRTY (30) DAYS PRIOR TO INTENDED DATE OF INSTALLATION:
  ONE 48" SQUARE PANEL OF EACH CONCRETE PAVEMENT TYPE.
- MOCK-UPS ARE TO BE CONSTRUCTED AND MAINTAINED AT AN ON-SITE LOCATION TO BE DETERMINED BY THE OWNER. MOCK-UPS WILL BE USED AS QUALITY CONTROL MEASUREMENT WHEN ASSESSING THE COLOR, TEXTURE, WORKMANSHIP AND CURING EXPECTED IN THE COMPLETE WORK. THE OWNER RESERVES THE RIGHT TO REJECT ANY HARDSCAPE INSTALLATION THE JUDGE AS NON-CONFORMING WITH THE APPROVED MOCK-UP.
- THE HARDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL AS THEY ARE AVAILABLE DURING THE COURSE OF CONSTRUCTION:
  - A. LABORATORY TEST REPORTS FOR CONCRETE YIELD, COMPRESSION AND SLUMP.
  - B. AGENCY INSPECTION REPORTS
  - C. SHIPPING AND DELIVERY RECEIPTS FOR ALL MATERIALS.
  - D. DELIVERY TICKETS FOR EACH BATCH OF CONCRETE RECEIVED CONFIRMING COMPLIANCE WITH MIX DESIGN.
- THE HARDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL A MINIMUM OF TEN DAYS PRIOR TO FINAL WALK THOUGH:
  - A. 'AS-BUILT' RECORD DOCUMENTS OF INSTALLATION (3 SETS) IDENTIFYING ANY DEVIATIONS FROM CONSTRUCTION PLANS. THESE PLANS ARE TO BE UPDATED BY THE CONTRACTOR AT LEAST WEEKLY THROUGHOUT THE CONSTRUCTION PERIOD FOR INFORMAL PROGRESS REVIEW BY THE OWNER.
  - B. WRITTEN RECOMMENDATIONS FOR ONGOING MAINTENANCE PROGRAM (3 COPIES).
  - C. RELEASE OF LIEN FORM FROM THE LANDSCAPE CONTRACTOR AS WELL AS SIMILAR FORMS FROM ALL SUPPLIERS, VENDORS AND/OR SUBCONTRACTORS THEY UTILIZED ON THIS PROJECT.

*** NOTE: FINAL PAYMENT WILL NOT BE AUTHORIZED PRIOR TO RECEIPT OF THIS DOCUMENTATION***

- IN THE EVENT THAT THE HARDSCAPE CONTRACTOR PROCEEDS WITH PROCURING, DELIVERIES OR INSTALLATION OF MATERIALS WITHOUT THE APPROVAL OF THE OWNER THEY WILL BE DOING SO AT THEIR OWN RISK. THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY FOR COSTS ASSOCIATED WITH CORRECTIONS THAT NEED TO BE MADE UP TO AND INCLUDING REMOVAL AND REPLACEMENT. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR ANY IMPACTS CAUSED ON OVERALL CONSTRUCTION SCHEDULE (IF ANY) CAUSED BY REWORK.

METAL FABRICATION NOTES

- THE CONTRACTOR IS REQUIRED TO PROVIDE AND INSTALL METAL FABRICATIONS INCLUDING (DUMPSTER GATE, IMBED PLATED, BOLLARDS, TRELLIS, HANDRAIL) AS SHOWN ON THE DRAWINGS. THE CONTRACTOR'S RESPONSIBILITY IS INCLUSIVE OF ORDERING, PURCHASING, DELIVERY, UNPACKING, INSTALLATION AND PROTECTION.
- THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE OWNER FOR REVIEW NO LESS THAN 30 DAYS PRIOR TO INTENDED DATE OF ORDER. (NOTE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ALLOW ENOUGH LEAD TIME FOR IMPORT OF PRODUCT)
  1. SHOP DRAWINGS FOR EACH RAIL AND/OR FENCE ELEMENT
  2. ONE 12" LONG SAMPLE OF EACH RAIL AND/OR FENCE ELEMENT
- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL METAL FABRICATIONS ARE DELIVERED TO THE PROJECT SITE WITH MANUFACTURER'S TAGS AND LABELS INTACT AND IN CLEAN, DRY LEGIBLE CONDITION. COPIES OF ALL SHIPPING TICKETS ARE TO BE SUBMITTED TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING ALL METAL FABRICATIONS ARRIVING ON-SITE PRIOR TO ACCEPTING DELIVERY. INSPECTION IS TO VERIFY CORRECT PRODUCT AND QUANTITY AS WELL AS TO VISUALLY INSPECT FOR ANY DAMAGE, BLEMISHES, BURRS, INCOMPLETE WELDS, SEAMS OR DEFECTS.
- UPON RECEIPT OF DELIVERY THE CONTRACTOR ASSUMES RESPONSIBILITY FOR STORING, HANDLING AND MAINTAINING METAL FABRICATIONS IN A MANNER TO PREVENT DEFECTS, DAMAGE, CRACKS, CHIPS, STAINS. PAVING SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.

1 HARDSCAPE GENERAL NOTES

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone l 407. 960. 4850, Fax l 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE SPECIFICATIONS

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA6667116
Keith Becker
STATE OF FLORIDA

This item has been electronically signed and sealed by KEITH BECKER using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-101

GENERAL NOTES FOR DEMOLITION

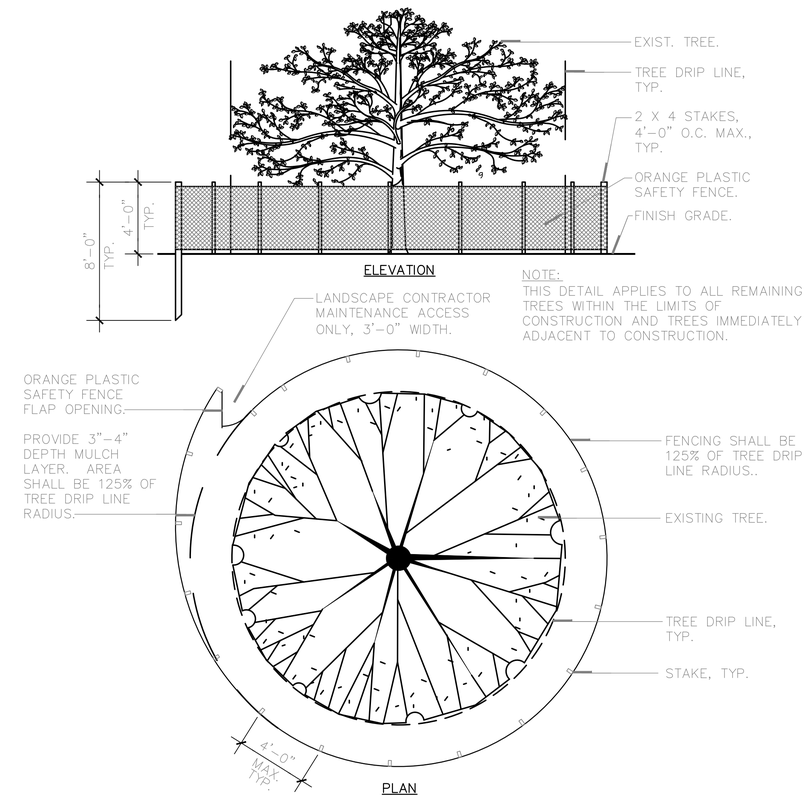
1. ALL BASE INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PAVING, LANDSCAPE, LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
6. CONTRACTOR SHALL TAG ALL TREES AND BEDS TO BE DEMOLISHED, AND VERIFY LAYOUT WITH THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
7. REPORT ALL EXISTING DAMAGE OF EXISTING SITE FEATURES AND ELEMENTS TO THE OWNER PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE.
8. CONTRACTOR SHALL PROTECT, BY WHATEVER MEANS NECESSARY, THE EXISTING SITE FEATURES AND ELEMENTS TO REMAIN. ALL DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER. NOTIFY OWNER IMMEDIATELY IF ANY DAMAGES OCCUR.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES THAT MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS TO PROTECT THE PUBLIC AND OWNER AT ALL TIMES AS PER ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
10. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREA WITH THE OWNER.
11. CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIALS TO REMAIN. ALL PLANT MATERIAL INDICATED TO REMAIN DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITH SAME SIZE, QUALITY, AND TYPE OF PLANT MATERIAL.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AND PROTECTION MEASURES AS MAY BE REQUIRED BY LOCALLY APPROVED MEANS. CONTRACTOR SHALL FOLLOW ALL LOCAL GOVERNING CODES AND REQUIREMENTS.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. CONSTRUCTION RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS AND EQUIPMENT STORED ON-SITE SHALL BE KEPT IN AN ORGANIZED MANNER DAILY.
14. CONTRACTOR SHALL COMPLY WITH OWNER REQUIREMENTS FOR CONSTRUCTION & DEMOLITION (C&D) WASTE IN ACCORDANCE WITH CONTRACT GENERAL CONDITIONS.

DEMOLITION LEGEND:

- EXISTING PLANTING AREA TO BE SELECTIVELY DEMOLISHED, VERIFY LIMITS OF CLEARING AND ALL PLANTS TO BE REMOVED WITH LANDSCAPE ARCHITECT & OWNER REPRESENTATIVE PRIOR TO ANY DEMOLITION.
- EXISTING HARDSCAPE TO BE DEMOLISHED. VERIFY LIMITS OF DEMOLITION WITH LANDSCAPE ARCHITECT & OWNER REPRESENTATIVE.
- EXISTING TREES TO BE REMOVED, INCLUDING ROOT BALLS. DO NOT STUMP GRIND.
- P — EXISTING TREES TO BE PROTECTED IN PLACE. SEE TREE PROTECTION DETAIL 1/HS-150
- S — EXISTING TREES TO BE SALVAGED AND REPLANTED ON SITE. CONTRACTOR TO VERIFY FINAL LOCATION WITH LANDSCAPE ARCHITECT.
- T — EXISTING TIKIS TO BE PROTECTED IN PLACE.
- EXISTING SITE WALL TO BE REMOVED
- EXISTING SITE WALL TO BE PROTECTED IN PLACE

NOTES:

1. NO CONSTRUCTION MATERIALS SHALL BE STORED INSIDE FENCED AREA. WHERE ERECTION OF TREE PROTECTION FENCE IS IMPOSSIBLE BY SITE CONDITIONS, NOTHING SHALL BE STORED WITHIN A DIAMETER 125% OF DIAMETER OF DRIP LINE.
2. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL COMPLETION OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3. PROVIDE WATER PROOF SIGNAGE ON FOUR SIDES OF THE TREE PROTECTION FENCING READING "THIS TREE VALUE IS $XXXXX; DO NOT ENTER OR STORE MATERIALS WITHIN TREE PROTECTION ZONE". TREE VALUATION SHALL BE DETERMINED BY A QUALIFIED ARBORIST USING THE TRUNK FORMULA METHOD OUTLINED IN THE ISA 'GUIDE FOR PLANT APPRAISAL' LATEST EDITION. IF NO FENCE, INSTALL SIGNAGE ON STAKES AT FOUR LOCATIONS SPACED EQUALLY ALONG EDGE OF PROTECTION ZONE.
4. NO CONSTRUCTION, DIGGING, OR TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION AREA (125% DIA. OF DRIP LINE) WITHOUT APPROVAL BY AN ARBORIST OR LANDSCAPE ARCHITECT.
5. ANY ROOTS 2" DIA. OR LARGER TO BE CUT INSIDE OR OUTSIDE OF THE TREE PROTECTION AREA SHALL BE APPROVED BY AN ARBORIST AND LANDSCAPE ARCHITECT.
6. ALL TREES TO BE PROTECTED SHALL RECEIVE SUPPLEMENTAL IRRIGATION IF EXISTING IRRIGATION SOURCE IS DISCONNECTED DURING CONSTRUCTION. SUPPLEMENTAL WATER TIME, RATE, AND GALLONS SHALL BE DETERMINED BY THE OWNER'S HORTICULTURAL REPRESENTATIVE.
7. THESE NOTES APPLY TO ALL CONSTRUCTION SITES. WHERE SITE LIMITATIONS RESTRICT USE OF THIS DETAIL IN FULL, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. A TREE PROTECTION AREA FOR EACH TREE SHALL BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK.



REFNOTE
TREE PROTECTION DETAIL

01
XAD-100

SCALE: NTS

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

DEMOLITION LEGEND, NOTES & DETAIL

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

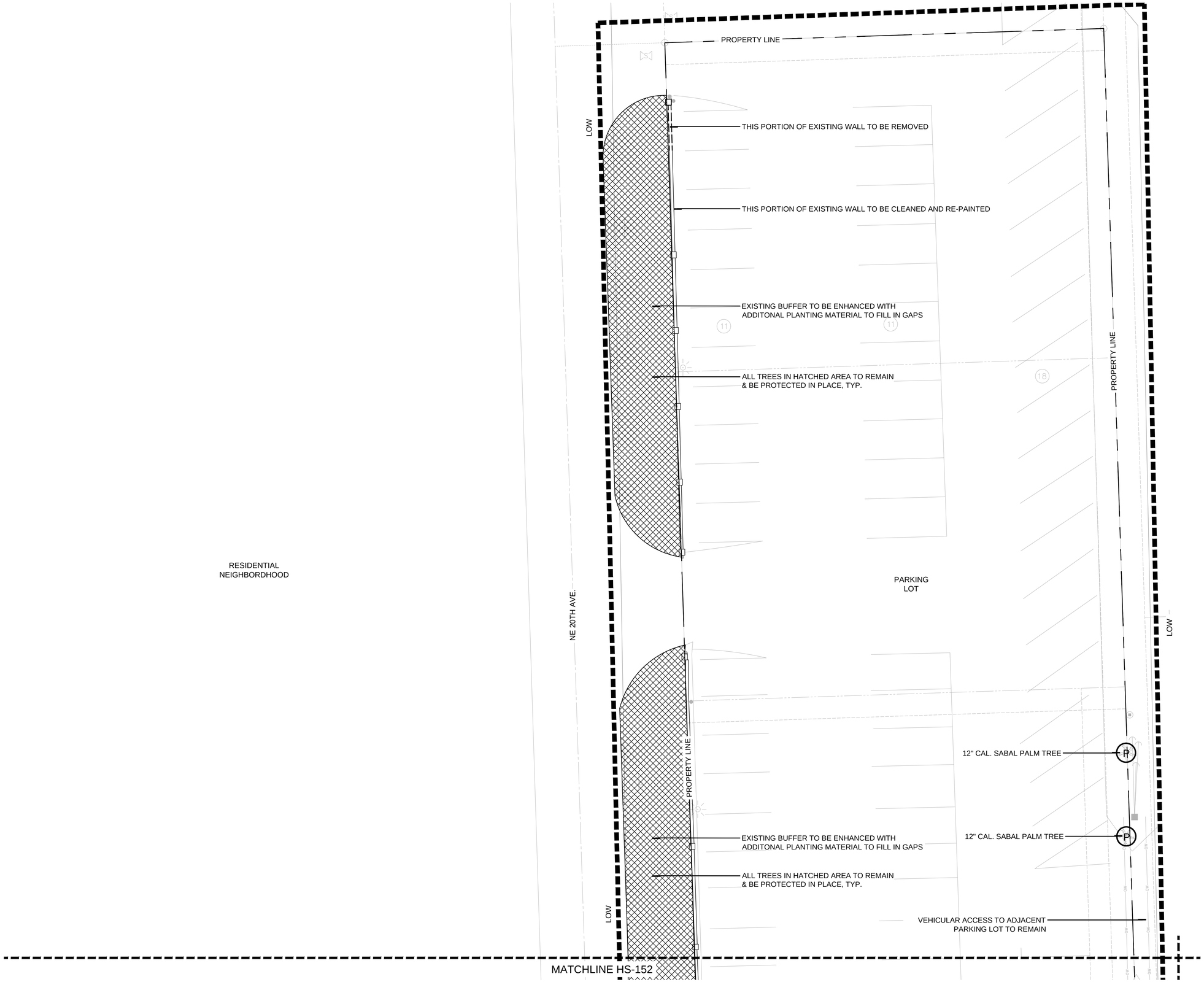
No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

SHEET
HS-150



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

DEMOLITION PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

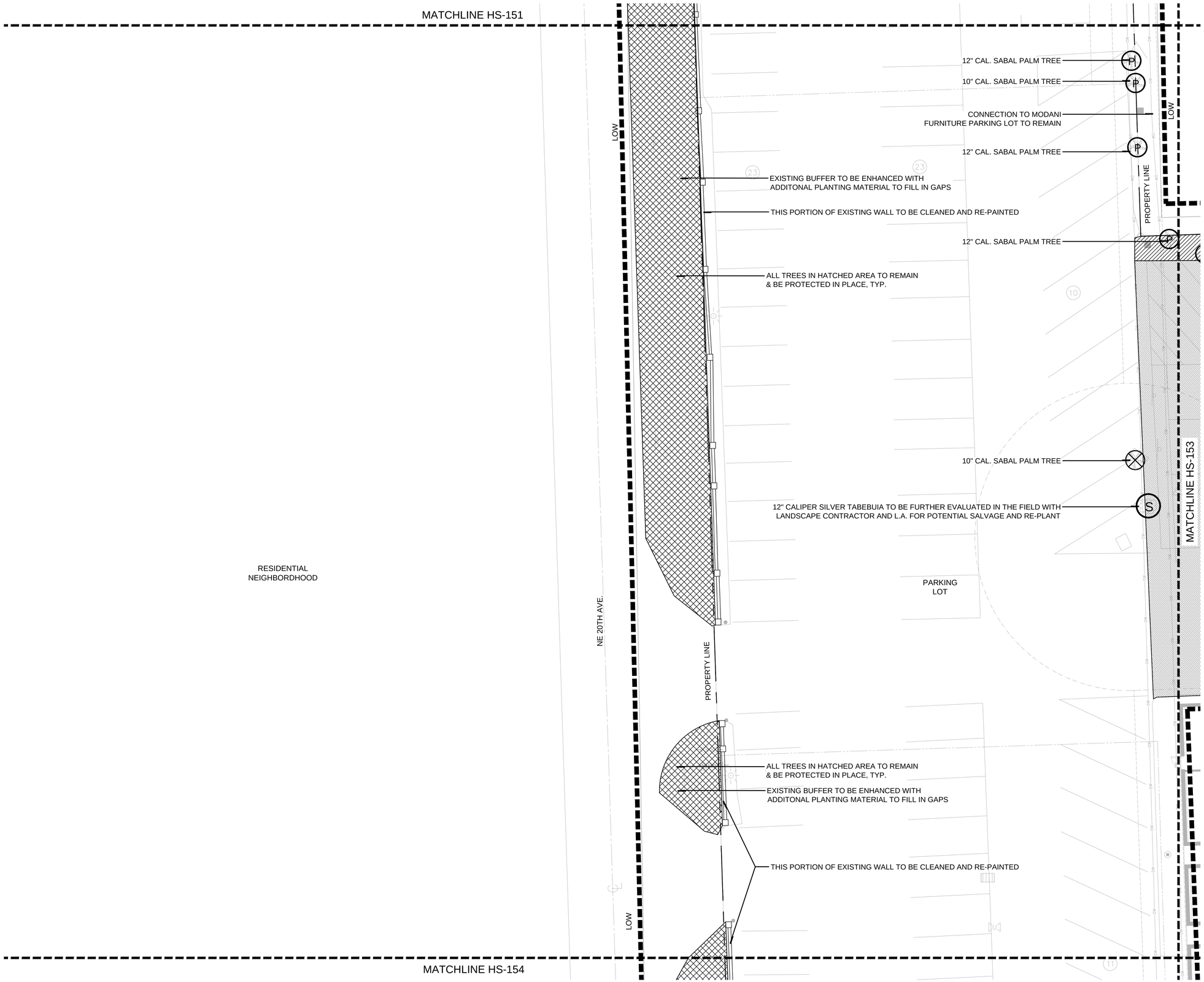
PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

LICENSED LANDSCAPE ARCHITECT
KEITH BECKER
LA0001168
Keith Becker
STATE OF FLORIDA

SHEET
HS-151



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

DEMOLITION PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS
WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

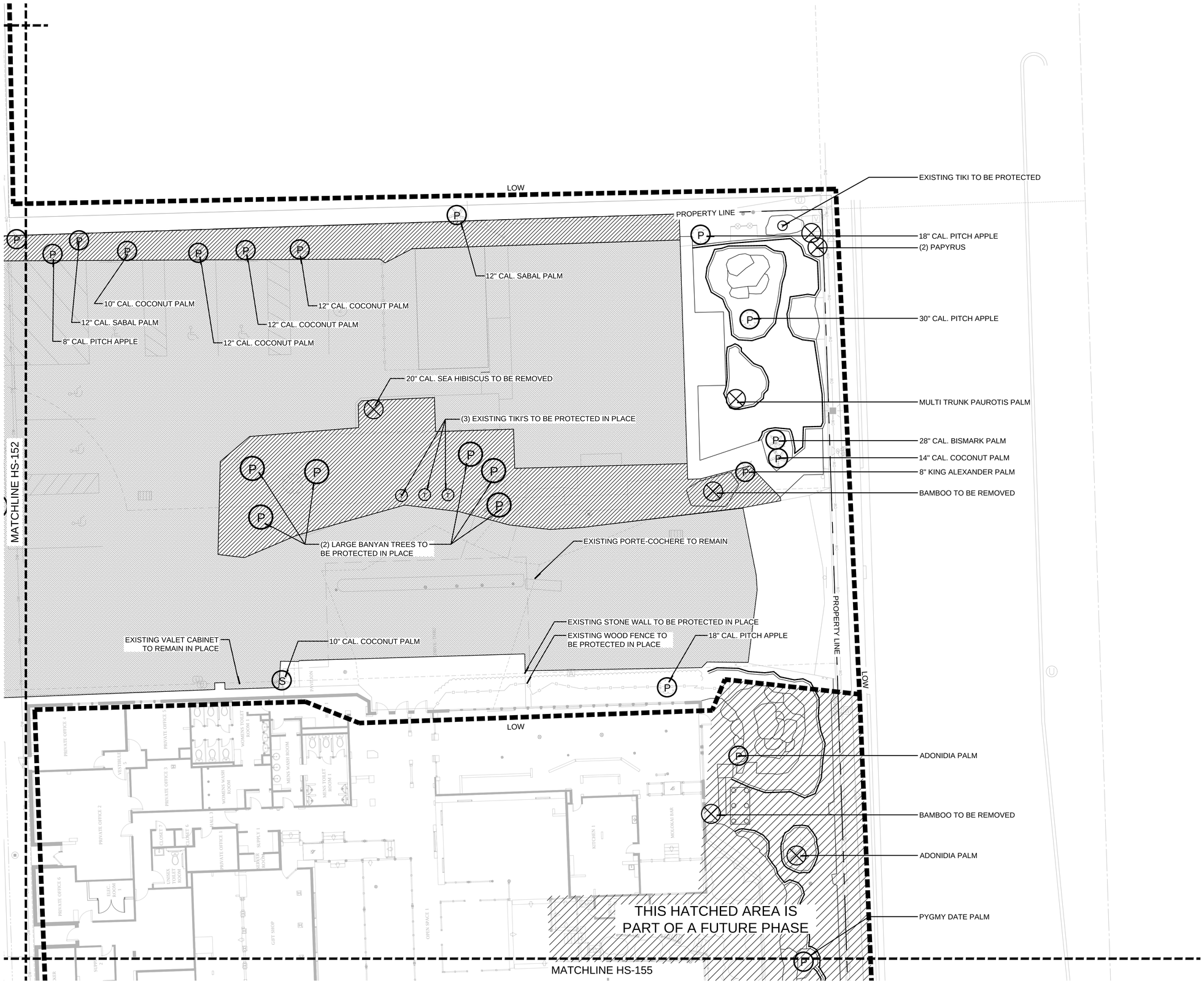
PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT
PERRY BECKER
LA6667116
Keith Becker
STATE OF FLORIDA

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-152



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

DEMOLITION PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

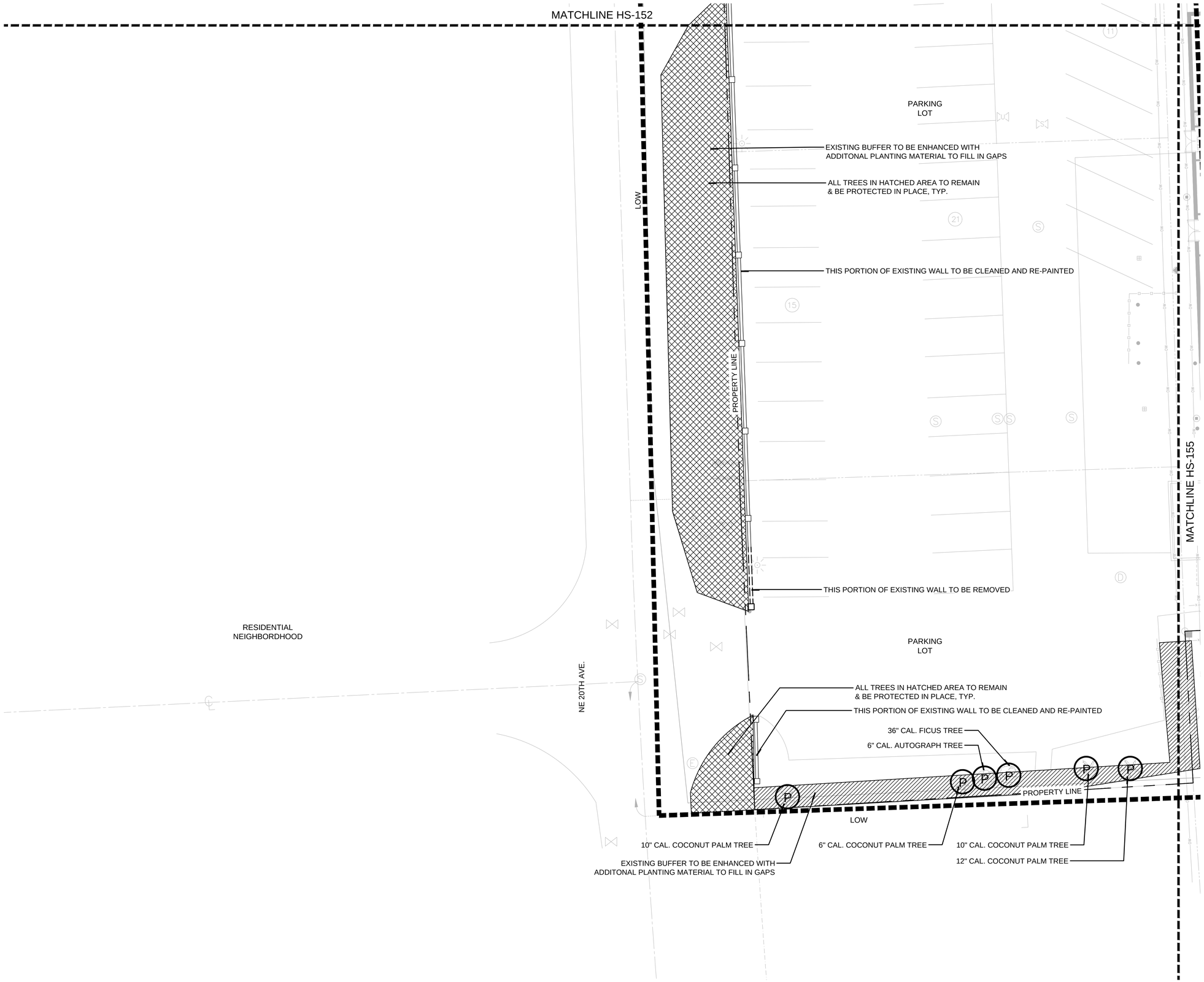
- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT KEITH BECKER LA666116 STATE OF FLORIDA

SHEET

HS-153



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

DEMOLITION PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

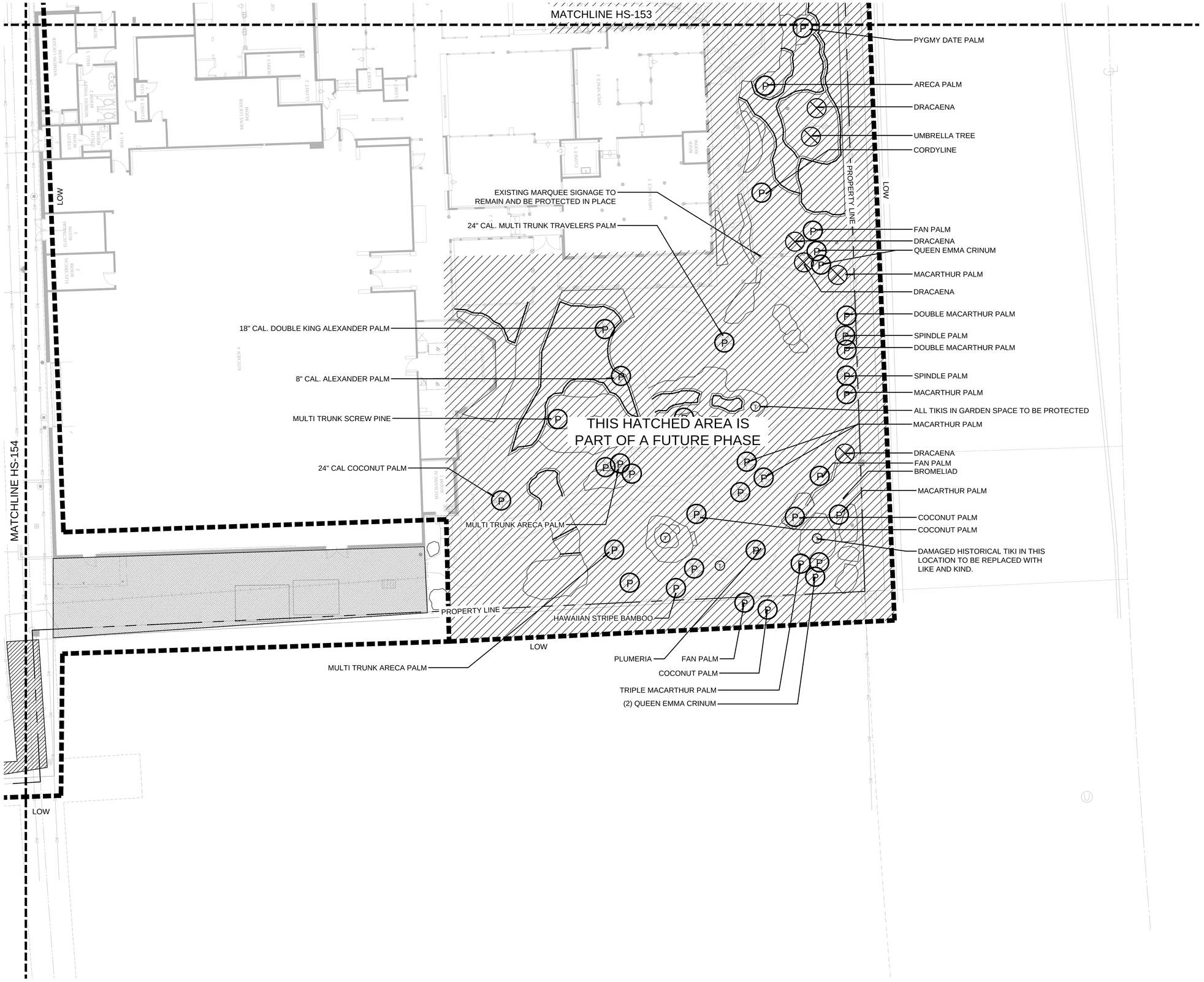
REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA6667116
STATE OF FLORIDA

Keith Becker
E=kbecker@perry-becker.com
CN=Keith Becker
Becker Design Group, Inc.
L=Orlando, S=Florida, C=US
I am approving this document
2022.12.21 12:31:31 -05'00'

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-154



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

DEMOLITION PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

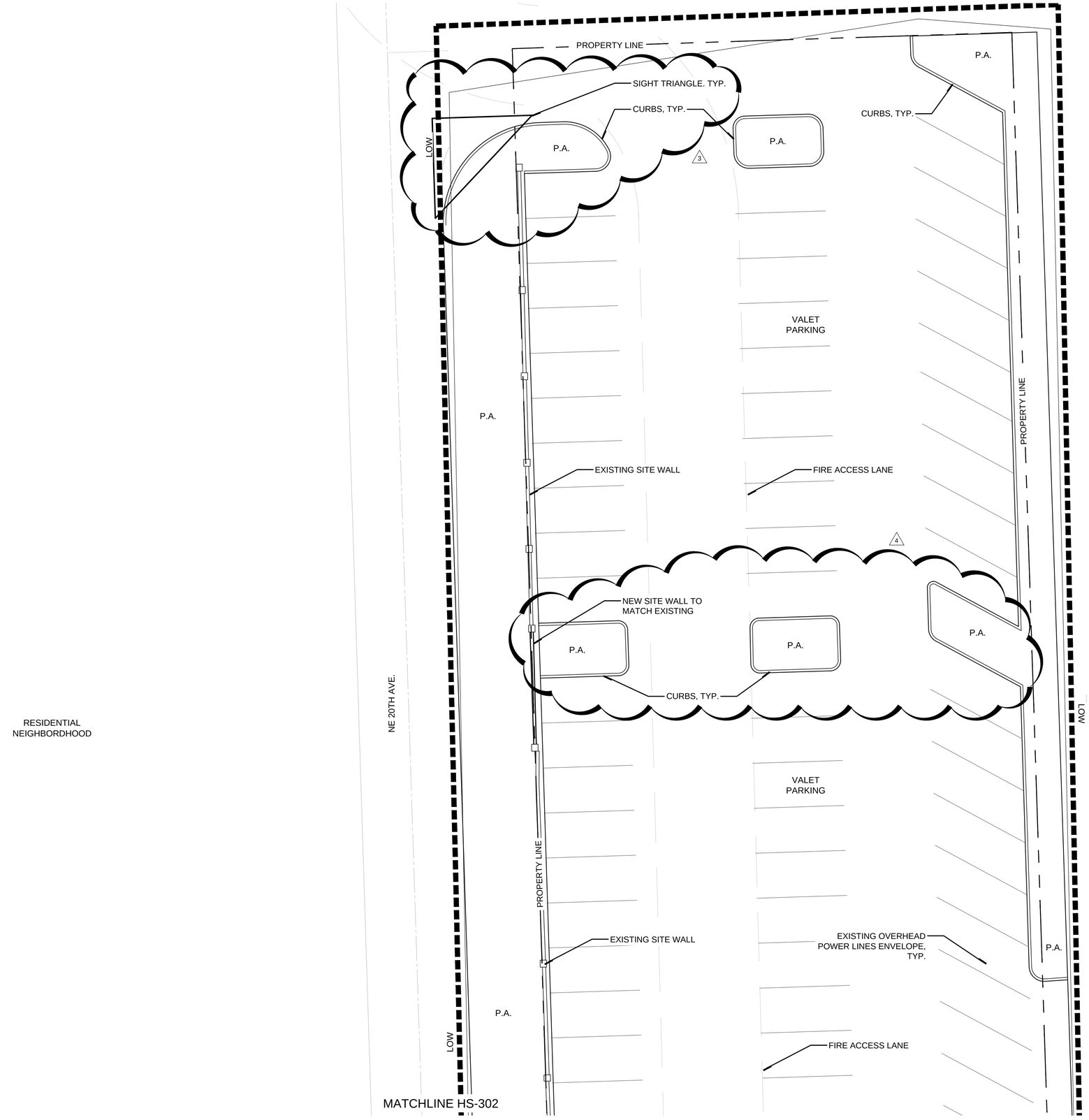
REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA0667116
STATE OF FLORIDA

Keith Becker
E=kbecker@perry-becker.com
CN=Keith Becker
Becker Design Group, Inc.
L=Orlando, S=Florida, C=US
Date: signing this document
2022.12.21 12:31:20 -05'00'

This item has been digitally signed and sealed using DSTU-BECKER using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-155



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS
WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
3	12/12/22	DRC REVIEW COMMENTS
4	12/21/22	DRC UPDATES

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

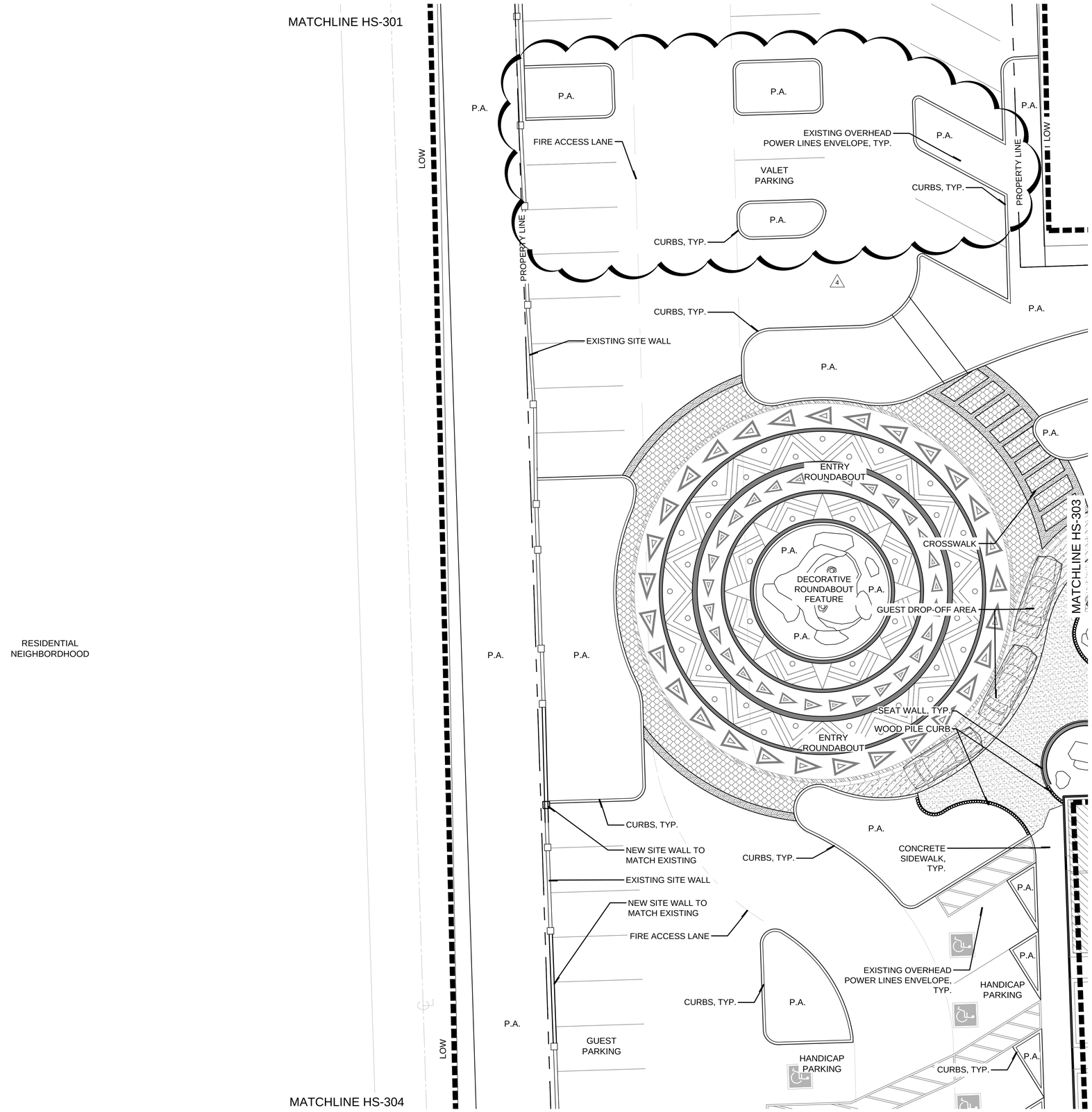
Keith Becker
E-Mail:kbecker@perry-becker.com
Organization: PERRY BECKER
Becker Design
L=Orlando, S=Florida, C=US
Landscapeing (No Attribute)
2022.12.21 12:21:30 -05'00'

REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA0667116
STATE OF FLORIDA

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature and Seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-301



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
4	12/21/22	DRC UPDATES

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

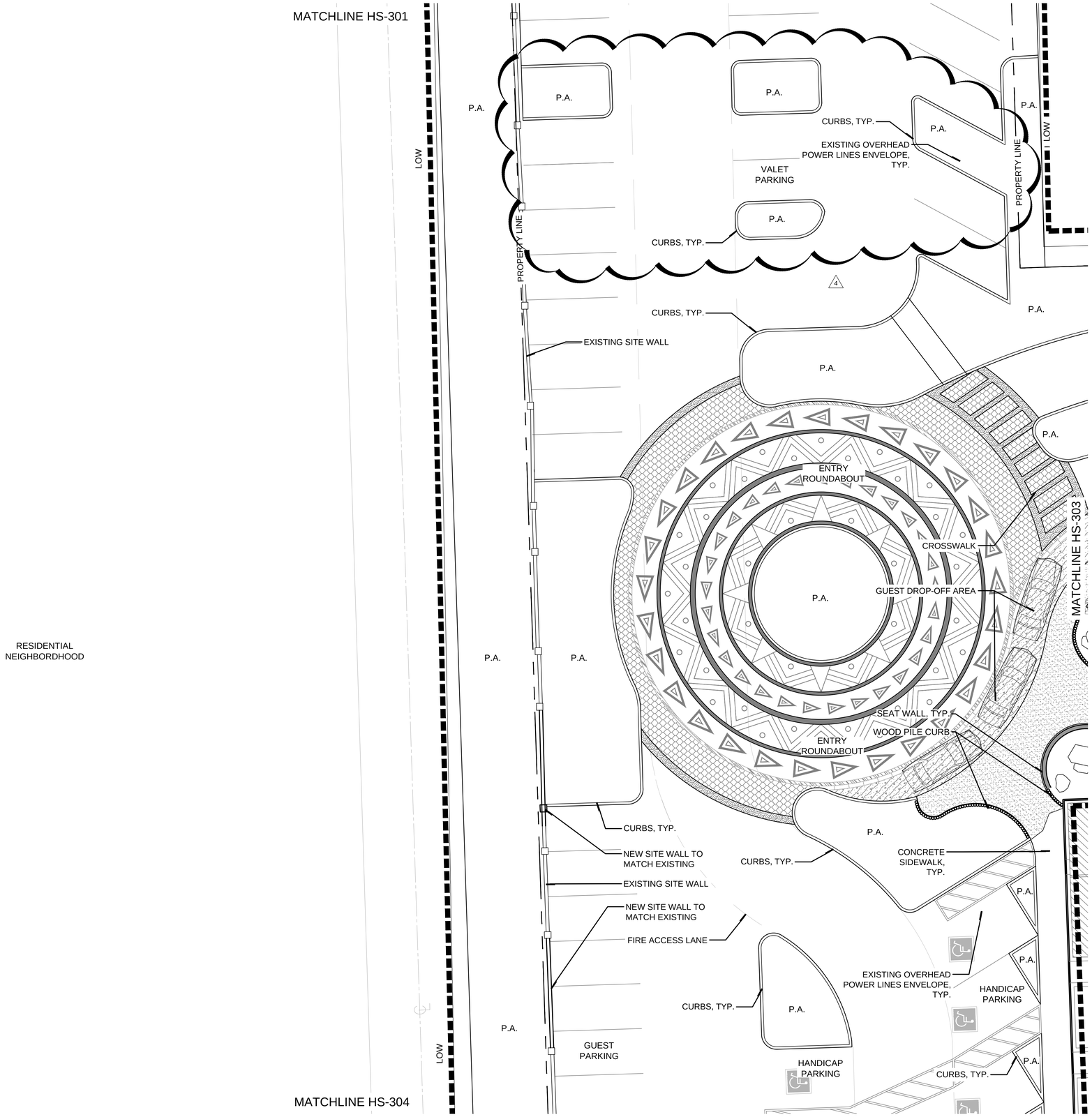
REGISTERED LANDSCAPE ARCHITECT KEITH BECKER LA666718 STATE OF FLORIDA

Keith Becker
E=kbecker@perry-becker.com, CN=Keith Becker, O=Perry Becker Design, L=Orlando, S=Florida, C=US
Reason: I am approving this document
Date: 2022.12.21 12:31:47 -05'00'

This item has been electronically signed and sealed by KEITH BECKER using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-302



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN - ALTERNATE

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
4	12/21/22	DRC UPDATES

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

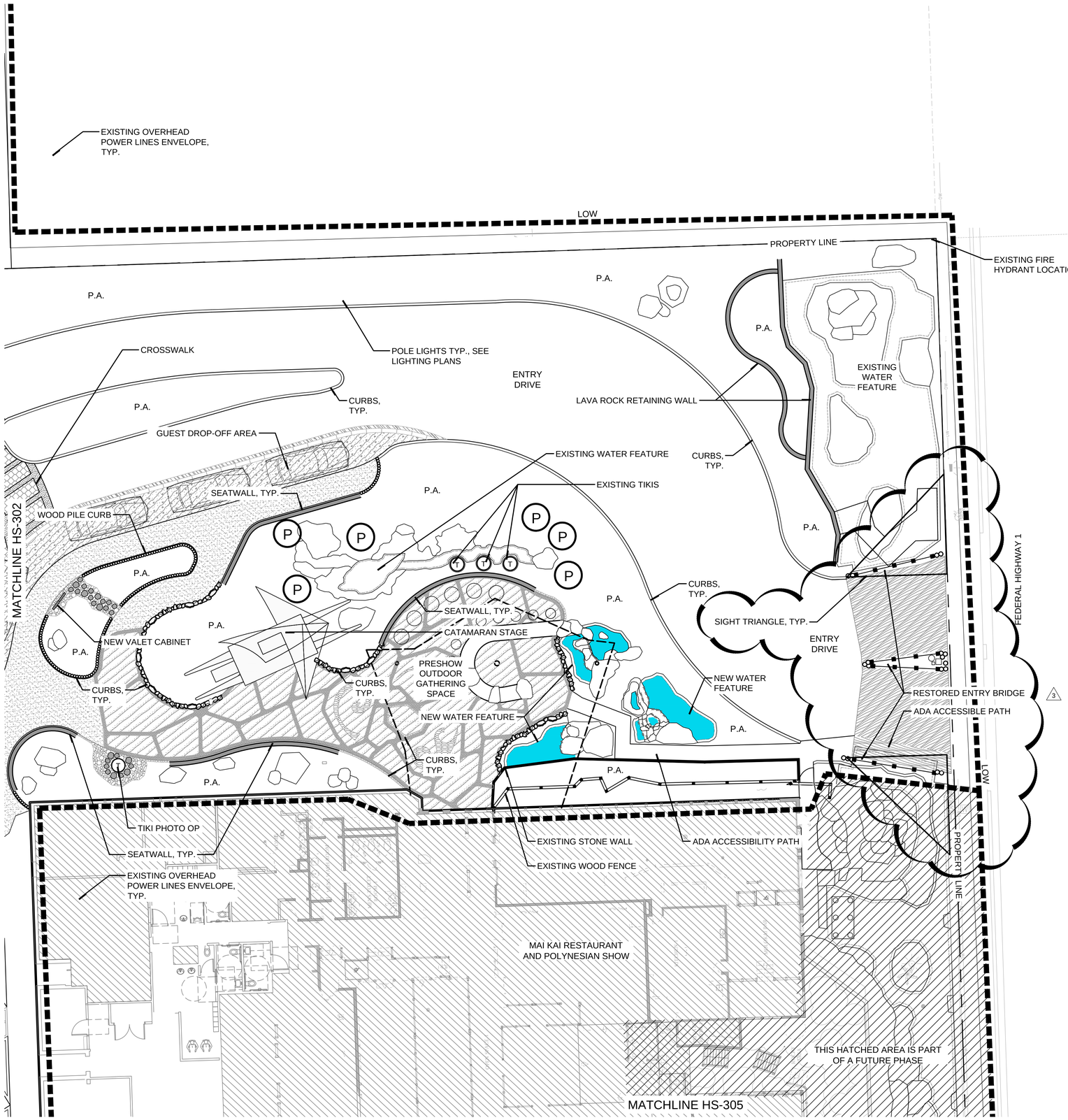
REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA0667116
Keith Becker
STATE OF FLORIDA

Keith Becker
E=kbecker@perry-becker.com
2022.12.21 12:21:57 -05'00'
Becker Design
L=Orlando, S=Florida
C=US
Date: signing this document
2022.12.21 12:21:57 -05'00'

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

S-302.1



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
3	12/12/22	DRC REVIEW COMMENTS

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

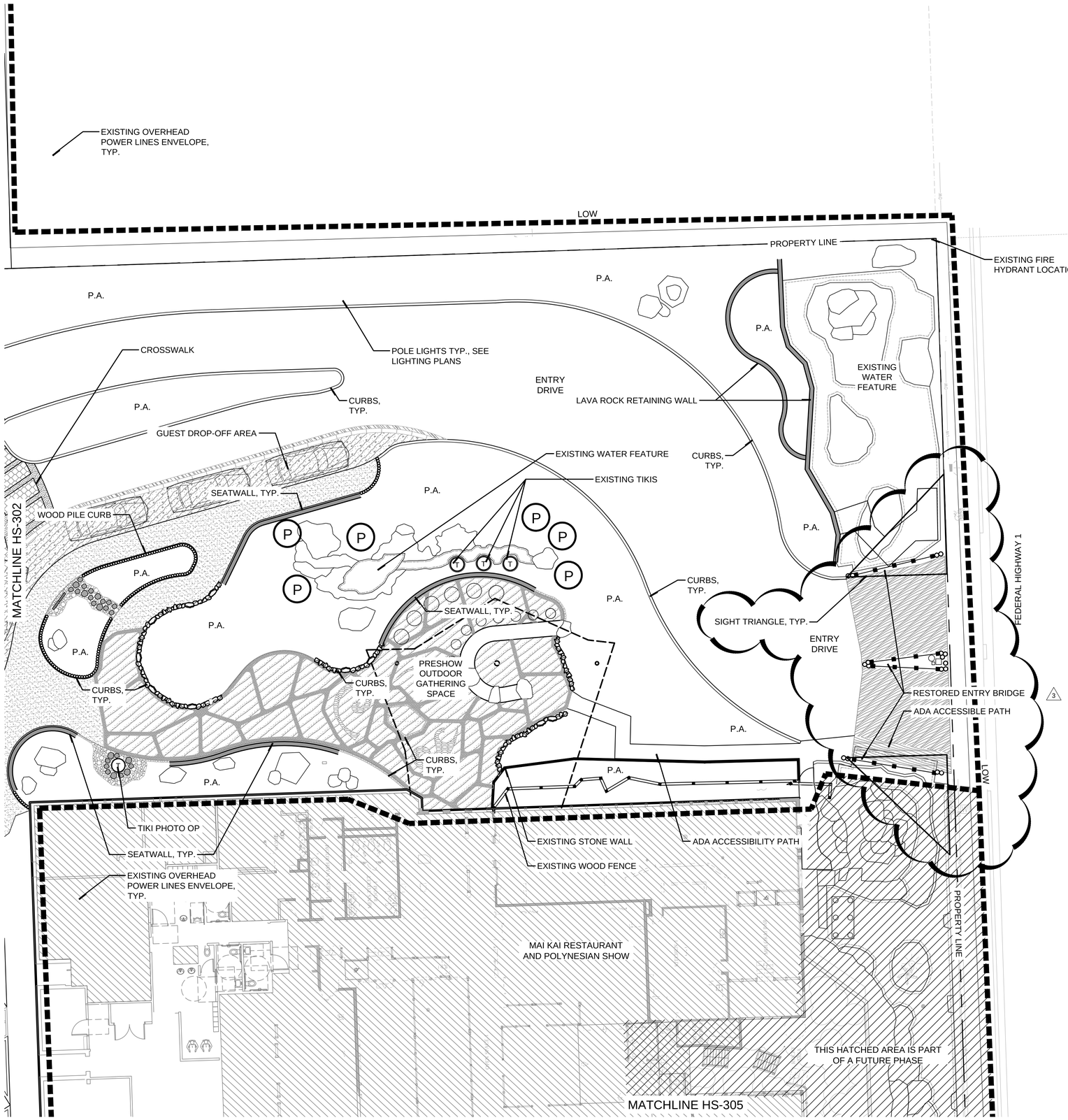
PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

SHEET

HS-303



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN - ALTERNATE

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
3	12/12/22	DRC REVIEW COMMENTS

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

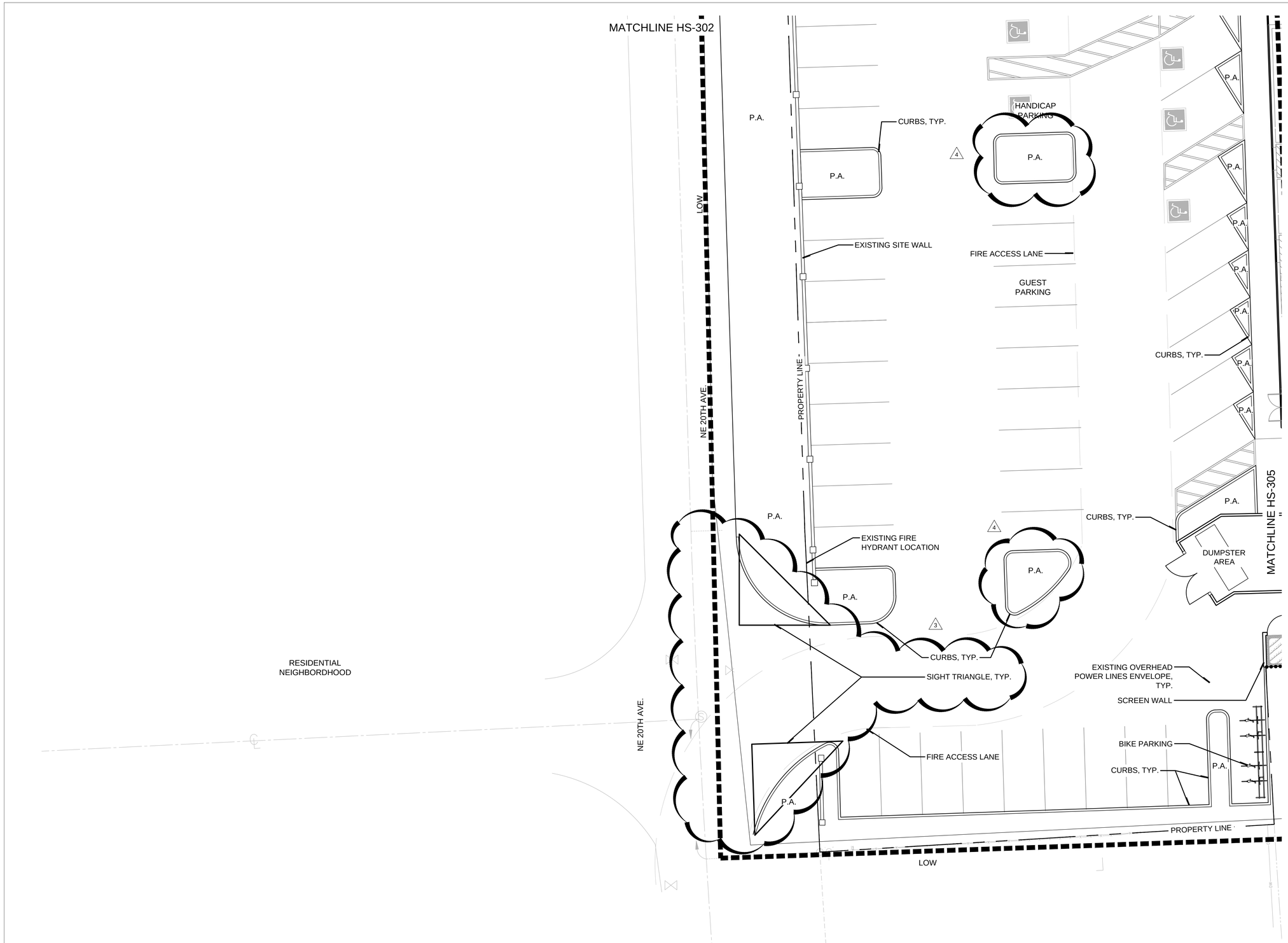
PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

SHEET

HS-303.1



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
3	12/12/22	DRC REVIEW COMMENTS
4	12/21/22	DRC UPDATES

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

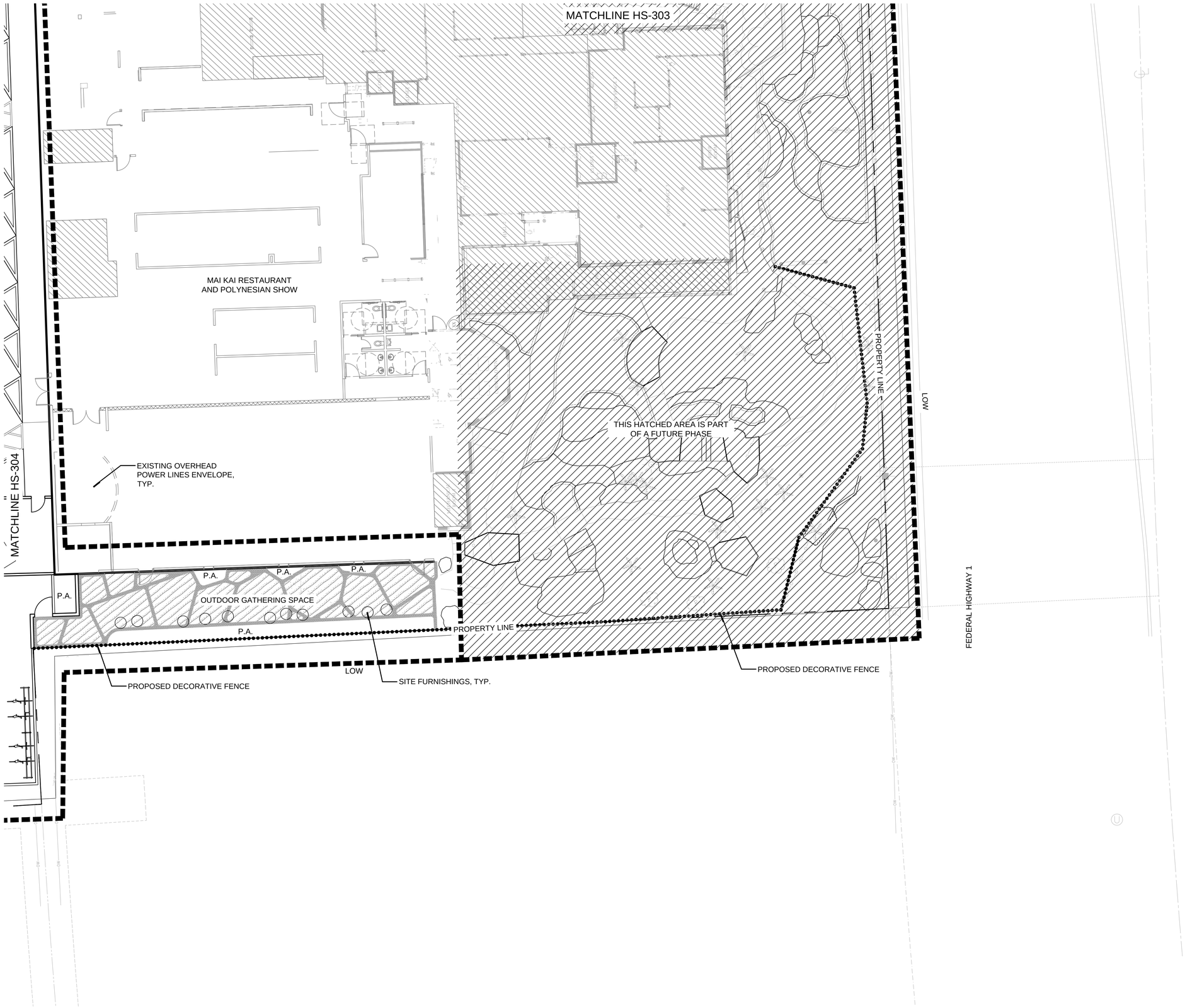
PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT
PERRY BECKER
LA0667116
Keith Becker
STATE OF FLORIDA

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature and Seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-304



PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE PLAN

1" = 10'-0"

0 5 10 20

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

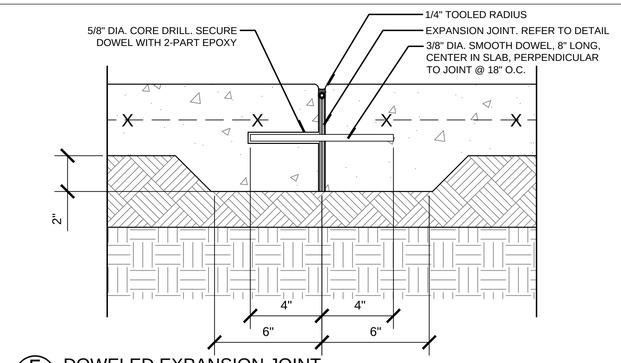
PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

LICENSED LANDSCAPE ARCHITECT
KEITH BECKER
LA0001168
Keith Becker
STATE OF FLORIDA

This item has been electronically signed and sealed by KEITH BECKER using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

HS-305



5 DOWELED EXPANSION JOINT
3" = 1'-0"

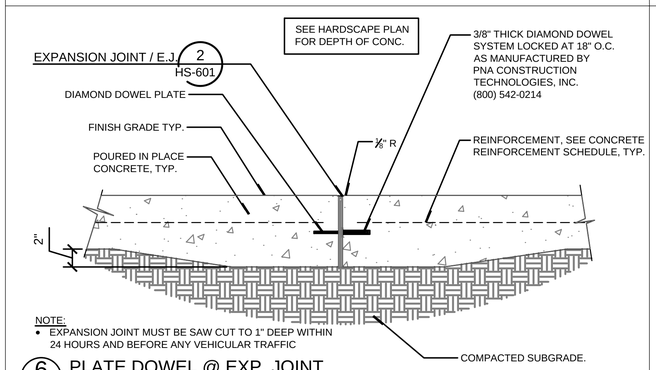
TYPICAL PAVING NOTES:

- REFER TO PAVING SCHEDULE FOR CONCRETE FINISH AND COLOR.
- MAXIMUM SURFACE AREA BETWEEN CONTROL JOINTS NOT TO EXCEED 100 SQ. FT.
- MAXIMUM SURFACE AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 400 SQ. FT.
- PROVIDE ISOLATION JOINT BETWEEN CONCRETE PAVING AND ALL FIXED VERTICAL SITE ELEMENTS.
- FINISH GRADE TO SLOPE AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE.
- ALL CONCRETE TO BE MIN. 4,000 PSI
- LANDSCAPE ARCHITECT TO BE ON SITE FOR JOINT LAYOUT AT TIME OF CONCRETE POUR.

CONCRETE REINFORCEMENT SCHEDULE:

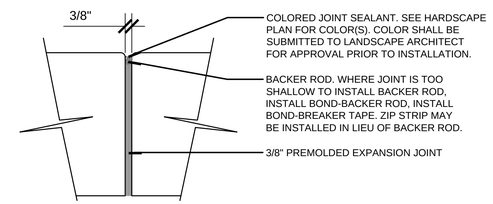
DEPTH OF CONCRETE	REINFORCEMENT
4"	6 X 6 - W2.9 X W2.9 WELDED WIRE MESH (SHEETS ONLY), CENTER IN SLAB DEPTH, 3" MIN. CLEAR ALL SIDES, TYP.
6"	#4 REBAR, 18" O.C. EA. WAY, CENTER IN SLAB DEPTH, 3" MIN. CLEAR ALL SIDES, TYP.

1 TYPICAL PAVING NOTES
3" = 1'-0"

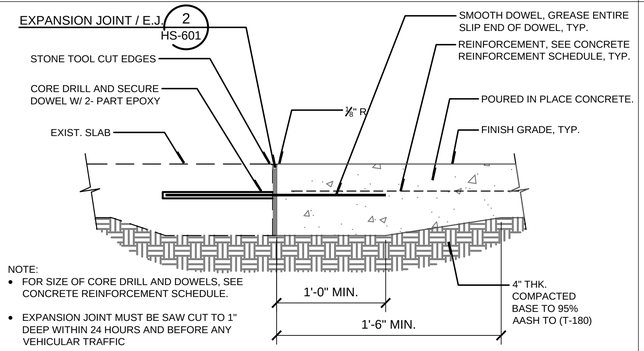


NOTE:
- EXPANSION JOINT MUST BE SAW CUT TO 1" DEEP WITHIN 24 HOURS AND BEFORE ANY VEHICULAR TRAFFIC

6 PLATE DOWEL @ EXP. JOINT
1 1/2" = 1'-0"



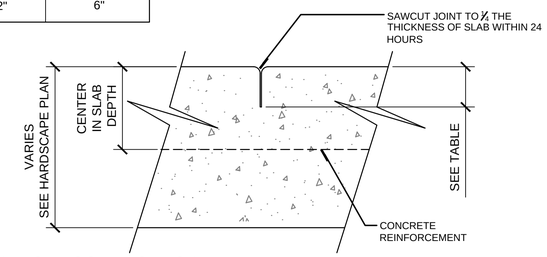
2 EXPANSION JOINT / E.J.
1 1/2" = 1'-0"



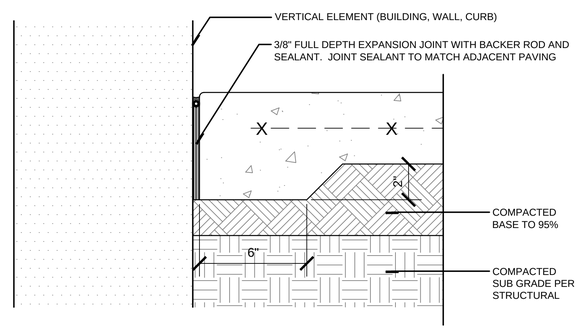
NOTE:
- FOR SIZE OF CORE DRILL AND DOWELS, SEE CONCRETE REINFORCEMENT SCHEDULE.
- EXPANSION JOINT MUST BE SAW CUT TO 1" DEEP WITHIN 24 HOURS AND BEFORE ANY VEHICULAR TRAFFIC

7 DOWELED EXP. JT. @ EXIST. CONC.
1 1/2" = 1'-0"

SAWCUT DEPTH	SLAB THICKNESS
1"	4"
1-1/2"	6"



3 TYPICAL CONTROL JOINT
1 1/2" = 1'-0"



4 ISOLATION JOINT
3" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

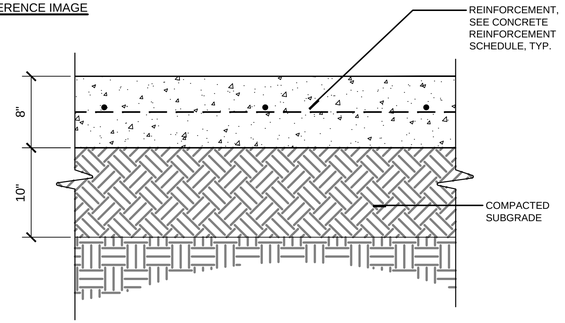
LICENSED LANDSCAPE ARCHITECT KEITH BECKER LA0001168 STATE OF FLORIDA

This item has been electronically signed and sealed by KEITH BECKER using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

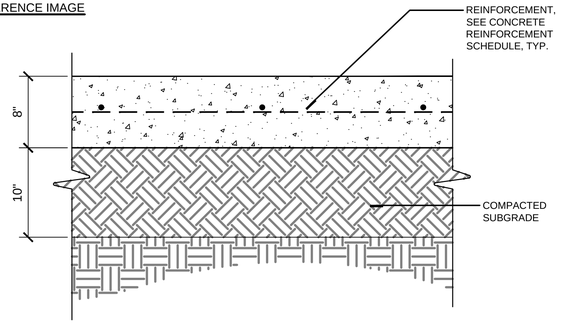
HS-601

REFERENCE IMAGE



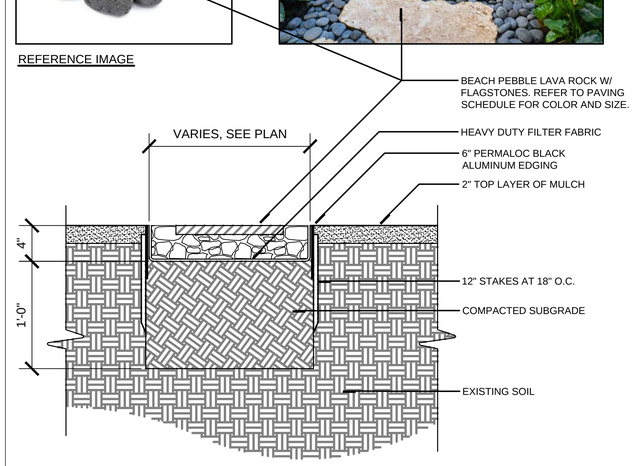
7 STAMPED CONCRETE AS SAND
1 1/2" = 1'-0"

REFERENCE IMAGE

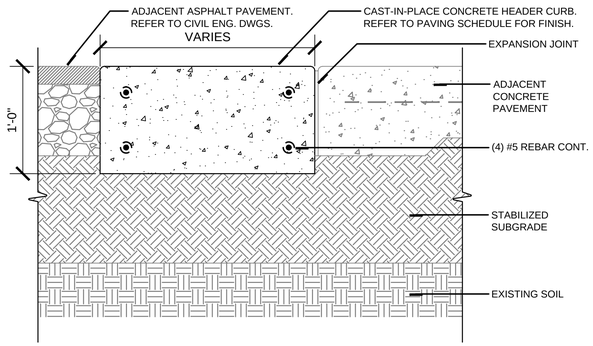


4 STAMPED CONCRETE AS LAVA STONE
1 1/2" = 1'-0"

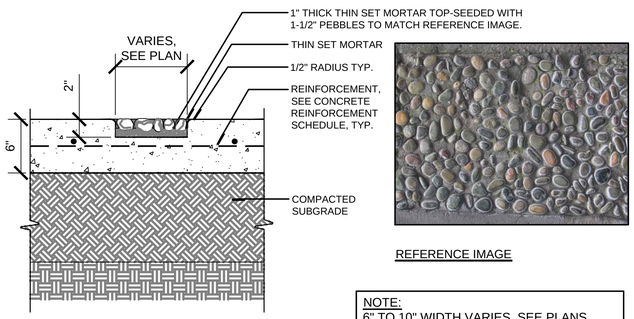
REFERENCE IMAGE



1 BEACH PEBBLE LAVA ROCK W/ FLAGSTONE
1 1/2" = 1'-0"



6 DECORATIVE CONCRETE BAND
1 1/2" = 1'-0"

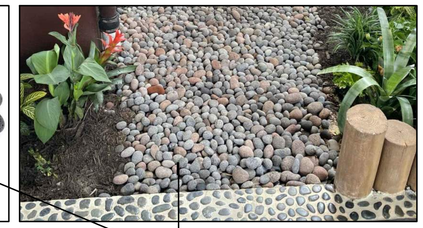


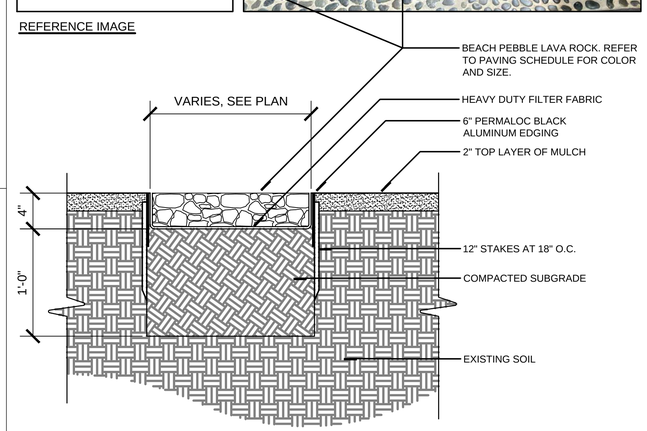
REFERENCE IMAGE

NOTE:
6" TO 10" WIDTH VARIES, SEE PLANS.
TO BE FIELD LAYOUT CONFIRMED BY L.A.

2 PEBBLE ROCK PAVING BAND
1 1/2" = 1'-0"

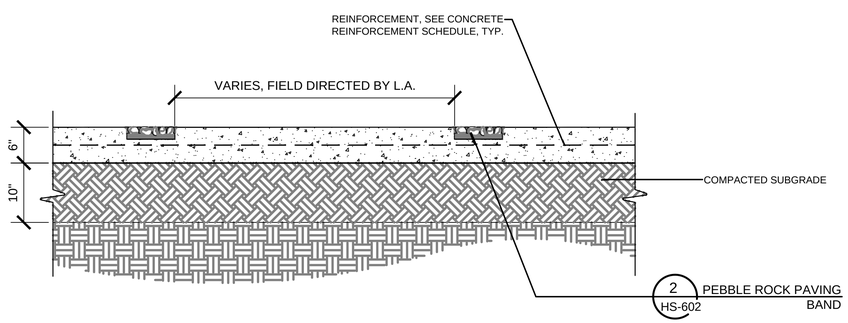
REFERENCE IMAGE





3 BEACH PEBBLE LAVA ROCK
1 1/2" = 1'-0"

REFERENCE IMAGE



8 LAVA STONE SLAB FIELD
1" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

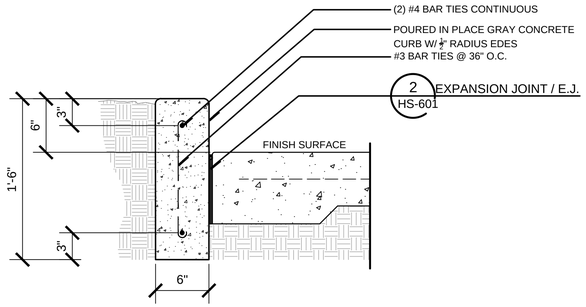
- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA0001538
STATE OF FLORIDA

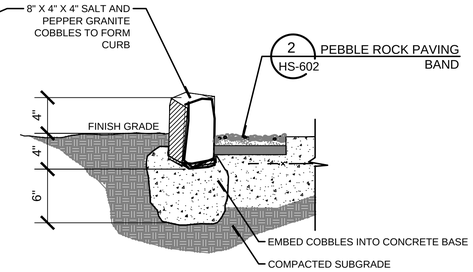
SHEET

HS-602



4 CONCRETE CURB
1 1/2" = 1'-0"

REFERENCE IMAGE



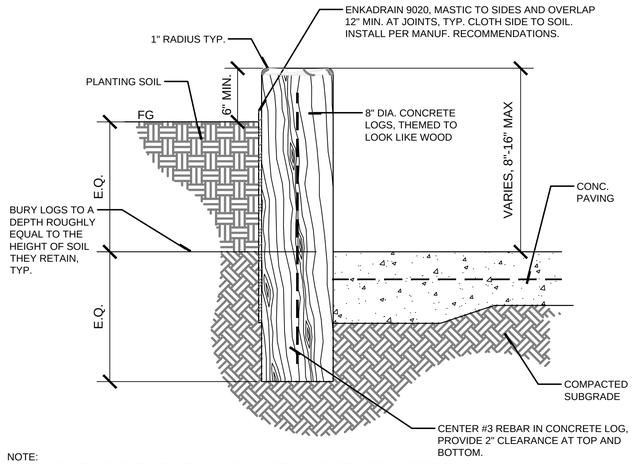
1 VERTICAL GRANITE COBBLE CURB
1 1/2" = 1'-0"

BID ALTERNATE:

PROVIDE 8" DIA. P.T. LOGS, THEMED WITH 2-STAIN ALLOWANCE. TO BE APPROVED BY L.A. INSTALL PER DETAIL BELOW.

8" DIA. CONCRETE LOGS, THEMED TO LOOK LIKE WOOD

REFERENCE IMAGE

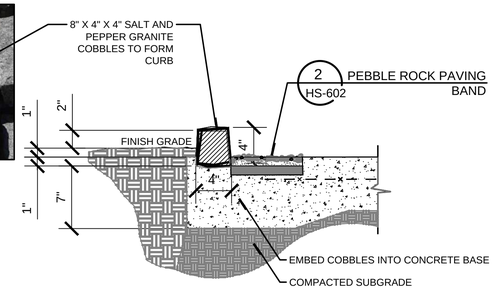


NOTE:
- INSTALL POSTS AT VARIED HEIGHTS AS SHOWN IN DETAIL AND PER IN FIELD DIRECTION. PROVIDE SAMPLE PRIOR TO CONST.

- DO NOT USE EDGE OF LOGS TO FORM CONCRETE. PROVIDE SOME OTHER TYPE OF FORM TO KEEP CONCRETE FROM FILLING VOID BETWEEN LOGS.

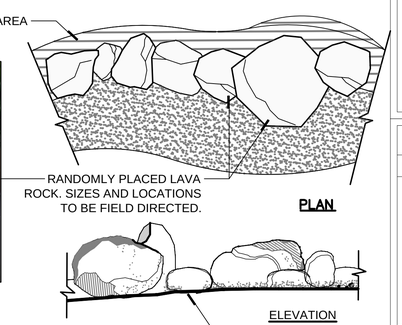
5 THEMED 8" WOOD PILE CURB
1 1/2" = 1'-0"

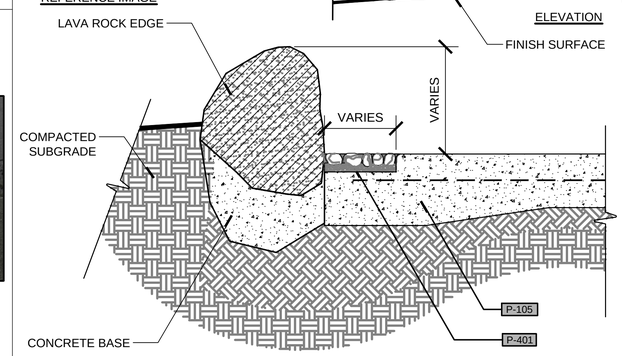
REFERENCE IMAGE



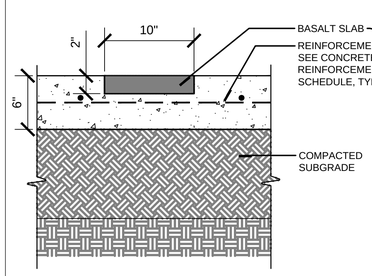
2 HORIZONTAL GRANITE COBBLE CURB
1 1/2" = 1'-0"

REFERENCE IMAGE





3 LAVA ROCK CURB
1 1/2" = 1'-0"



REFERENCE IMAGE

6 BASALT SLAB PAVING BAND
1 1/2" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT
PERMIT RECORD
LA0667108
Keith Becker
STATE OF FLORIDA

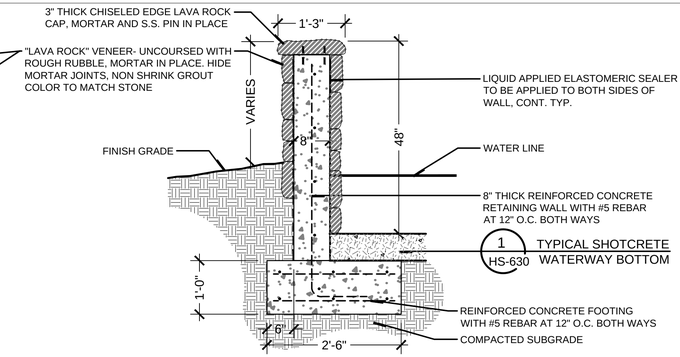
Keith Becker
E=kbecker@perry-becker.com
CN=Keith Becker, O=Perry Becker Design, L=Orlando, S=Florida, C=US
I am approving this document
2022.12.21 10:32:00 -05'00'

This document has been electronically signed and sealed by Keith Becker using a Digital Signature and sealed using a Seal Signature. Printed copies of this document are not sealed and the signature must be verified on any electronic copies.

SHEET

HS-603

REFERENCE IMAGE

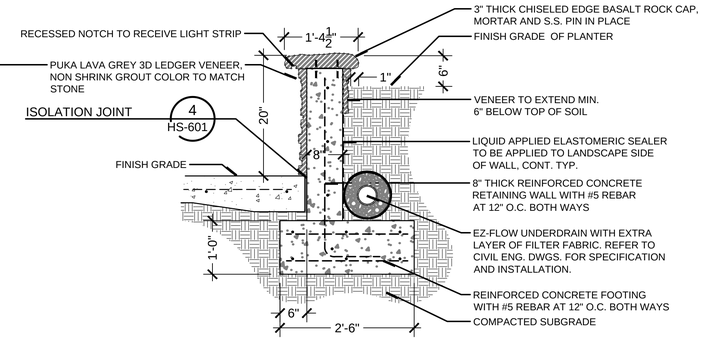


1 NATURAL LAVA ROCK WALL

3/4" = 1'-0"

VENEER REFERENCE IMAGE

BASALT CAP REFERENCE IMAGE



2 PUKA LAVA ROCK SEATWALL

3/4" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

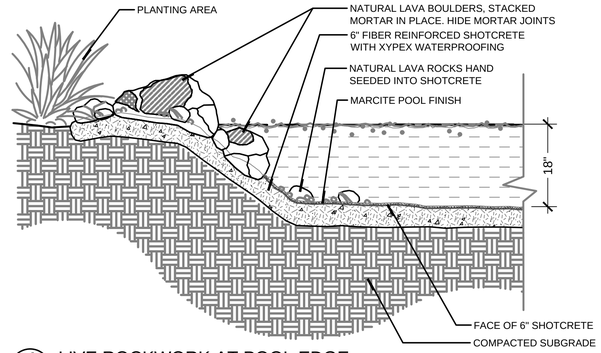
LICENSED LANDSCAPE ARCHITECT
KEITH A. BECKER
LA0001108
Keith Becker
STATE OF FLORIDA

Keith Becker
E=kbecker@perry-becker.com, CN=Keith Becker, O=Perry Becker Design, L=Orlando, S=Florida, C=US
I am approving this document
2022.12.21 12:32:24 -05'00'

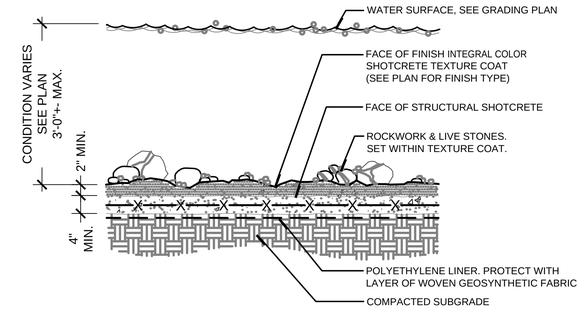
This document has been electronically signed and sealed by Keith Becker using a Digital Signature and original signature or emboss seal shall not be verified on any electronic copies.

SHEET

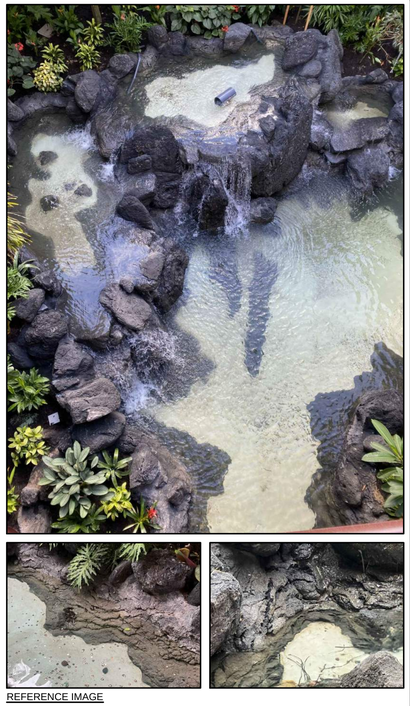
HS-620



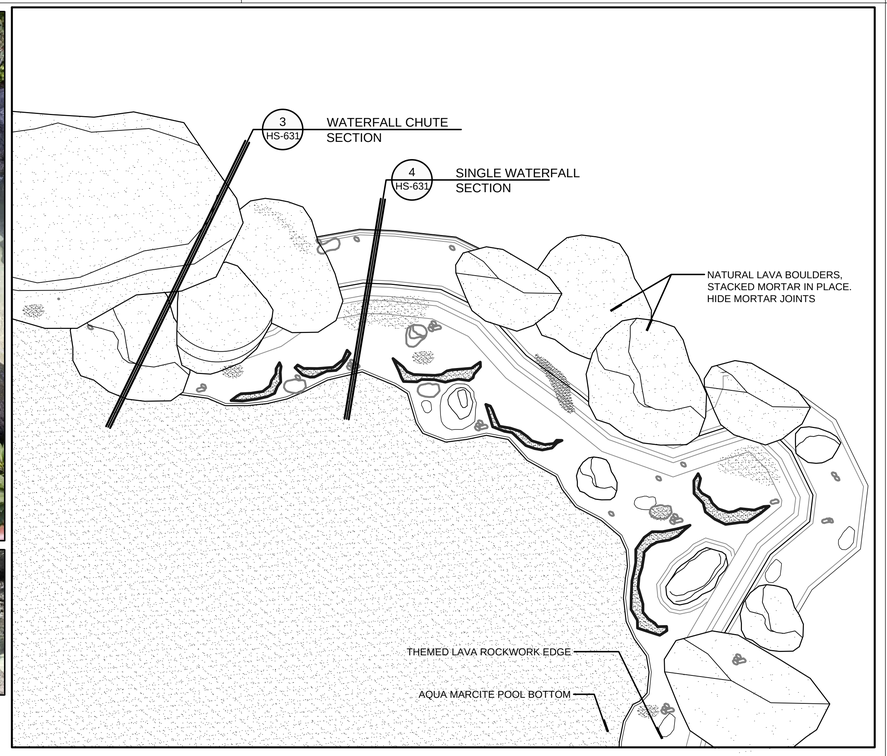
4 LIVE ROCKWORK AT POOL EDGE
3/4" = 1'-0"



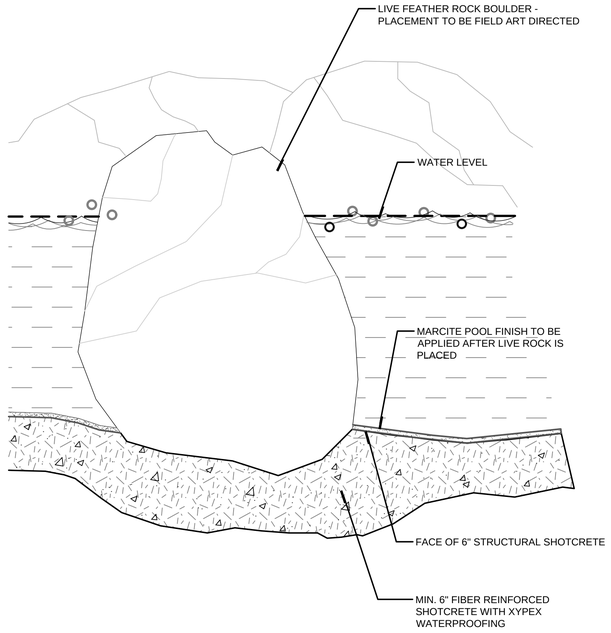
1 TYPICAL SHOTCRETE WATERWAY BOTTOM
3/4" = 1'-0"



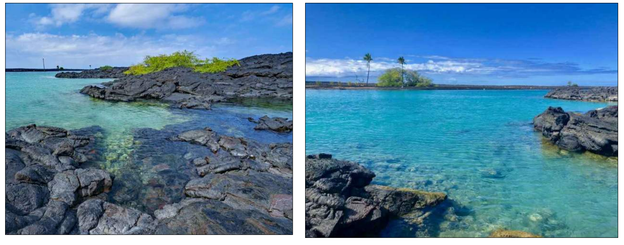
REFERENCE IMAGE



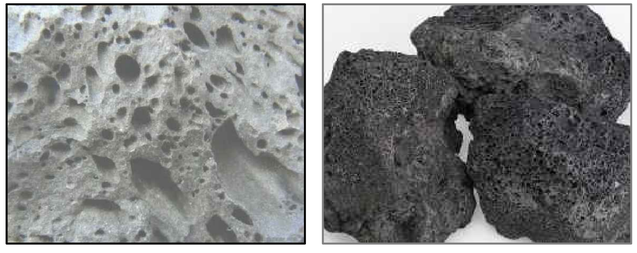
7 POOL BOTTOM TRANSITION
3/4" = 1'-0"



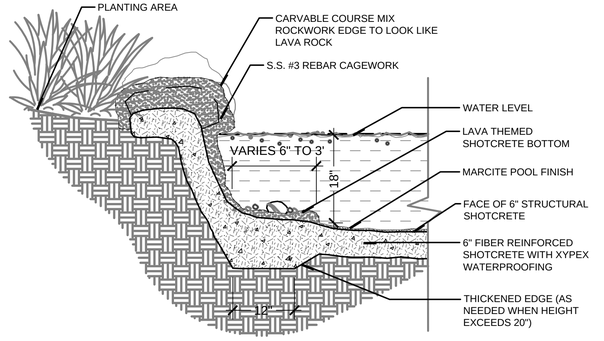
2 LIVE ROCKWORK AT POOL BOTTOM
1 1/2" = 1'-0"



6 WATER FEATURE REFERENCE IMAGES
3/4" = 1'-0"



5 ROCK WORK REFERENCE IMAGES
3/4" = 1'-0"



3 CARVABLE ROCKWORK AT POOL EDGE
3/4" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

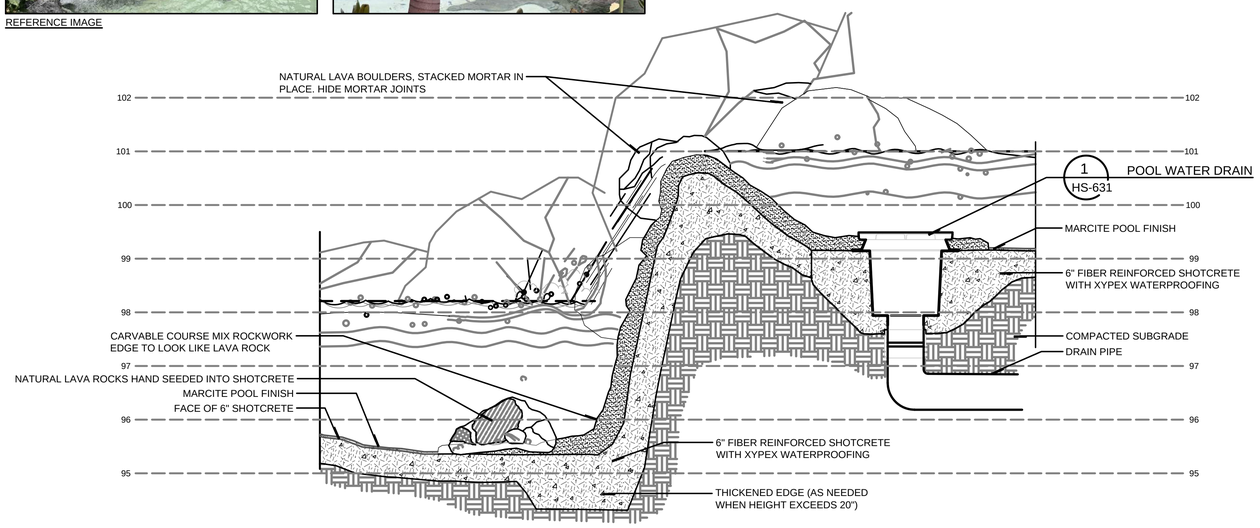
REGISTERED LANDSCAPE ARCHITECT KEITH BECKER LA667118 Keith Becker STATE OF FLORIDA

SHEET

HS-630

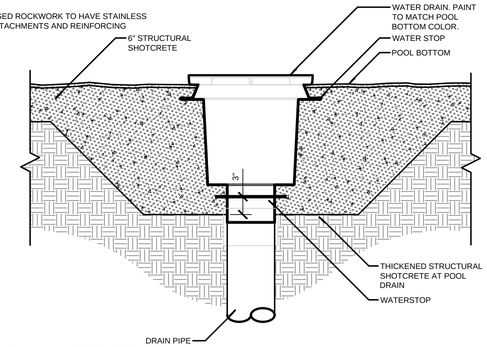
REFERENCE IMAGE

NOTE:
1. SEE CIVIL GRADING PLANS FOR TOP OF STRUCTURAL SHOTCRETE EDGE ELEVATIONS
2. SEE PLAN FOR TYPE AND FINISH OF SHOTCRETE TEXTURE COAT



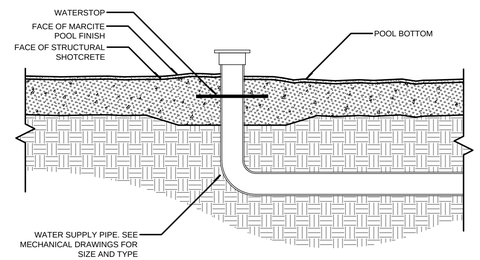
4 SINGLE WATERFALL SECTION
3/4" = 1'-0"

NOTES:
1. SUBMERGED ROCKWORK TO HAVE STAINLESS STEEL ATTACHMENTS AND REINFORCING



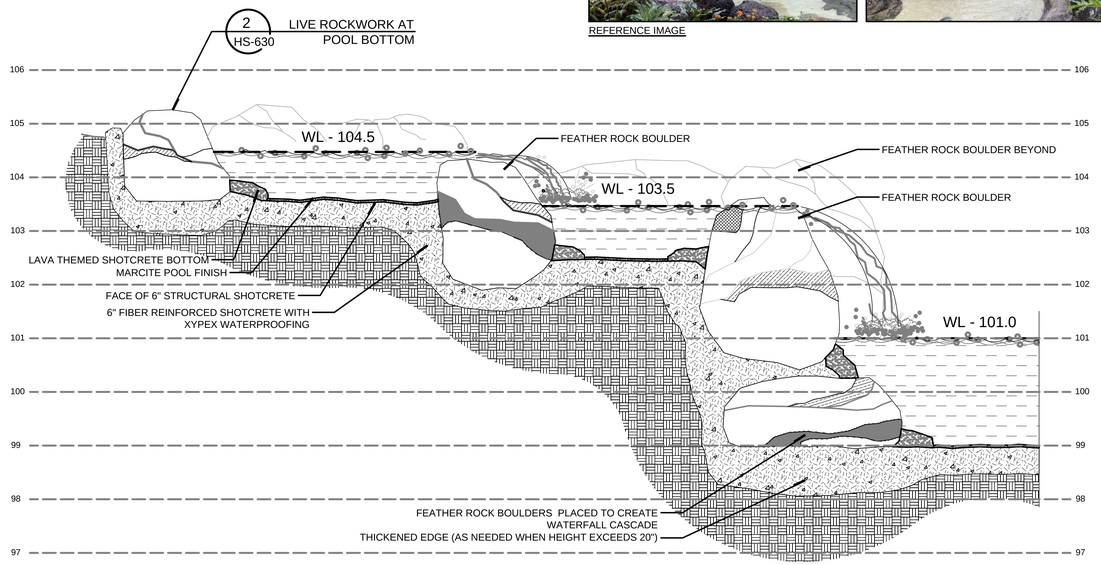
1 POOL WATER DRAIN
1" = 1'-0"

NOTES:
1. SUBMERGED ROCKWORK TO HAVE STAINLESS STEEL ATTACHMENTS AND REINFORCING

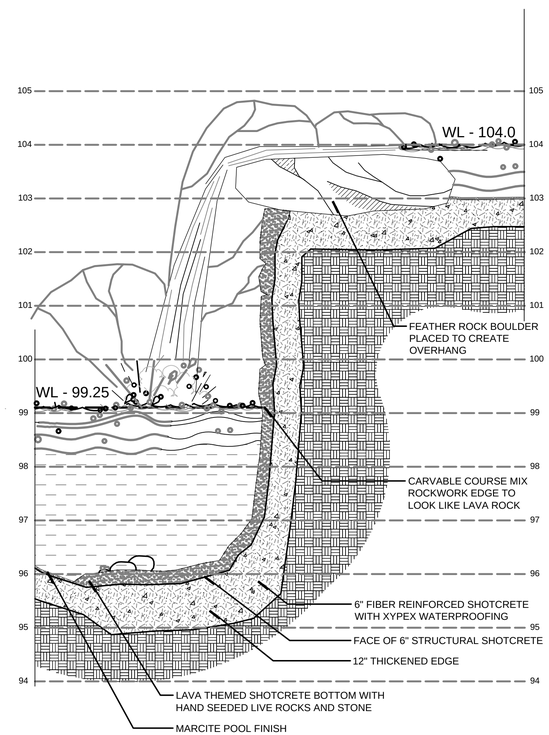


2 POOL WATER SUPPLY PIPE
1" = 1'-0"

REFERENCE IMAGE



5 WATERFALL SECTION - A
3/4" = 1'-0"



3 WATERFALL CHUTE SECTION
3/4" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

LICENSED LANDSCAPE ARCHITECT
KEITH BECKER
LA0667116
STATE OF FLORIDA

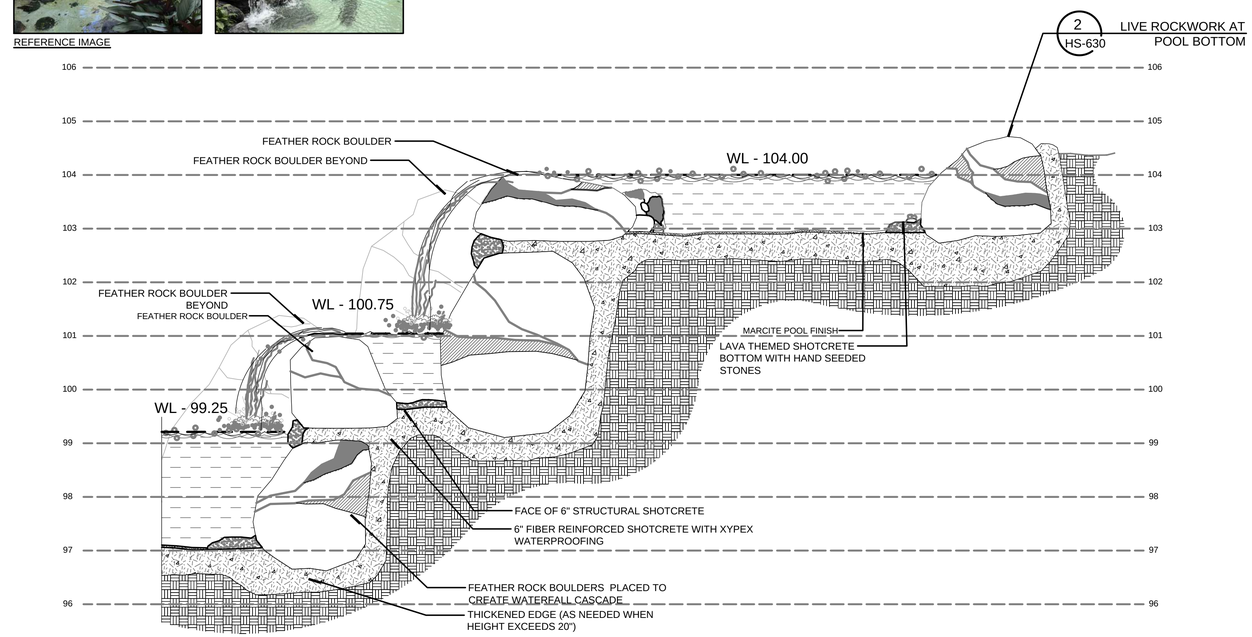
Keith Becker
Digitally signed by Keith Becker
DN: cn=Keith Becker, c=US, o=Perry Becker Design, l=Orlando, st=Florida, ou=LA, E=kbecker@perry-becker.com
I am approving this document
2022.12.21 12:32:57 -05'00'

This document has been digitally signed and sealed by Keith Becker using a Digital Signature and sealed using the Rotating Seal. Printed copies of this document are not to be considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

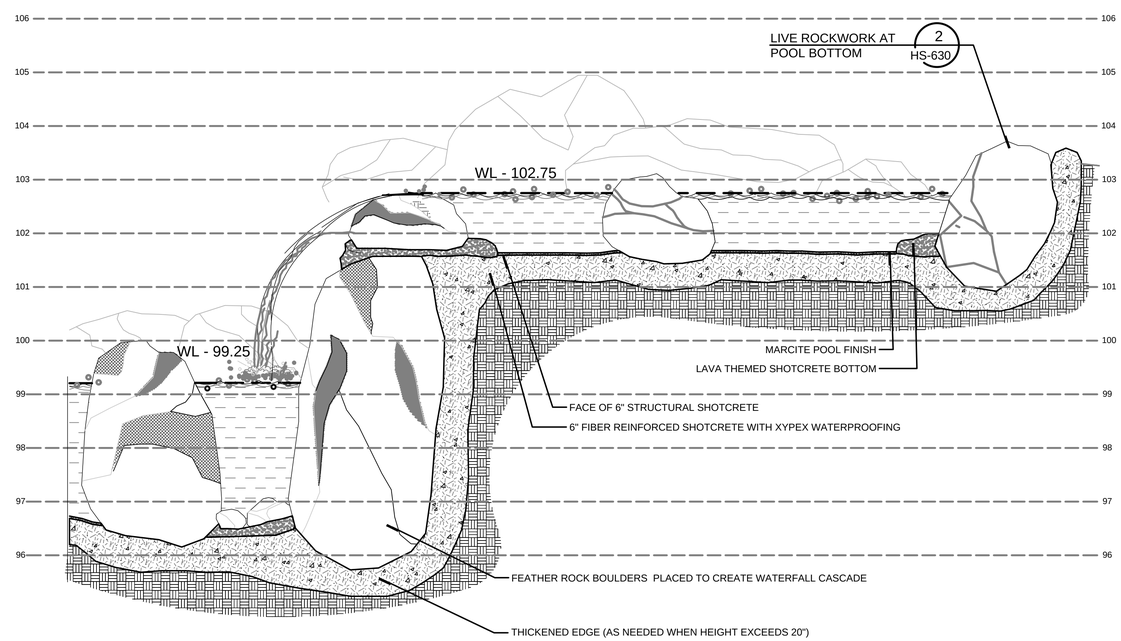
HS-631

REFERENCE IMAGE



1 WATERFALL SECTION - B

3/4" = 1'-0"



2 WATERFALL SECTION - C

3/4" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

Keith Becker
E:Keith@perry-becker.com
CN=Keith Becker, O=Perry Becker Design, L=Orlando, S=Florida, C=US
I am approving this document
2022.12.21 12:32:07 -05'00'

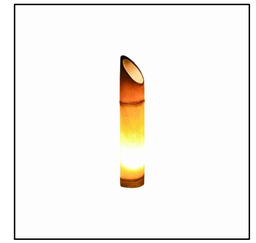
REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA0001168
STATE OF FLORIDA

This document has been digitally signed and sealed by Keith Becker using a Digital Signature and Seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

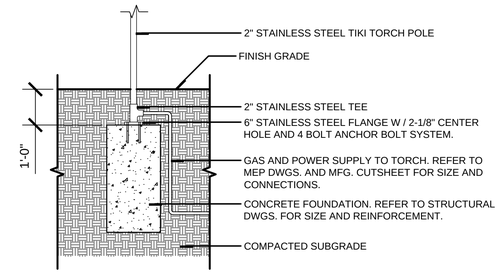
HS-632

8 RECESSED LIGHT STRIP
1/2" = 1'-0"



BAMBOO CULM RESIN LED STAKE LIGHT
DIRECT WIRED ELECTRIC
12", 15.5" & 19.5" HEIGHTS
LITFAD.COM

5 BAMBOO UPLIGHTS
1/2" = 1'-0"

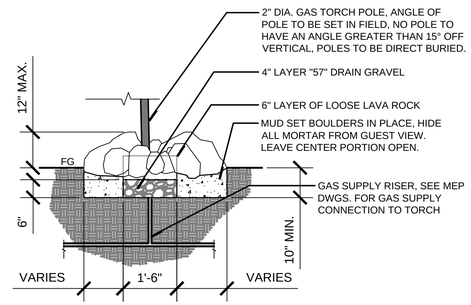


1 GAS TORCH FOUNDATION
1/2" = 1'-0"

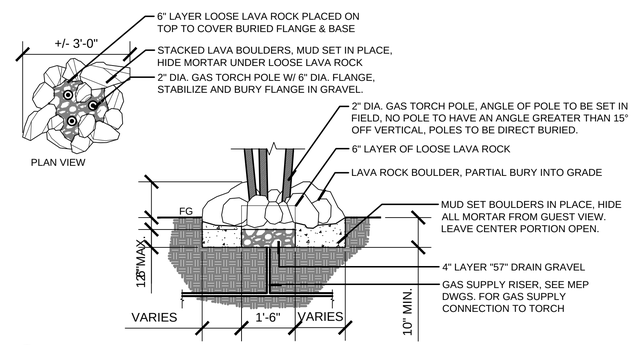
IMAGE FOR REFERENCE ONLY, FINAL POLE DESIGN TO BE DETERMINED

9 THEMED LIGHT POLE
1 1/2" = 1'-0"

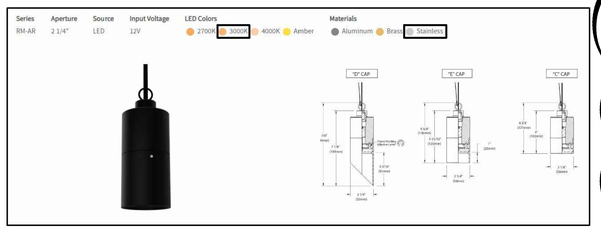
6 TIKI TORCH TO MATCH EXISTING
1 1/2" = 1'-0"



2 GAS TORCH IN LAVA ROCK BASE
1/2" = 1'-0"



3 GAS TORCH CLUSTER IN LAVA ROCK BASE
1/2" = 1'-0"



B-K LIGHTING INC.
COLOR: BLACK
BKLIGHTING.COM

3

7 PENDANT LIGHT DETAIL
1/2" = 1'-0"

OHE (BAMBOO) SS TIKI TORCH
3.8" DIA. X 16" TALL
BEACHSIDELIGHTING.COM

GAS TORCH SPECIFICATIONS

2
HS-644

4 GAS TIKI TORCH
1/2" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone I 407. 960. 4850, Fax I 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION
3	12/12/22	DRC REVIEW COMMENTS

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- [ ] SITE PLANNING
- [x] SCHEMATIC DESIGN
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION DOCUMENTS

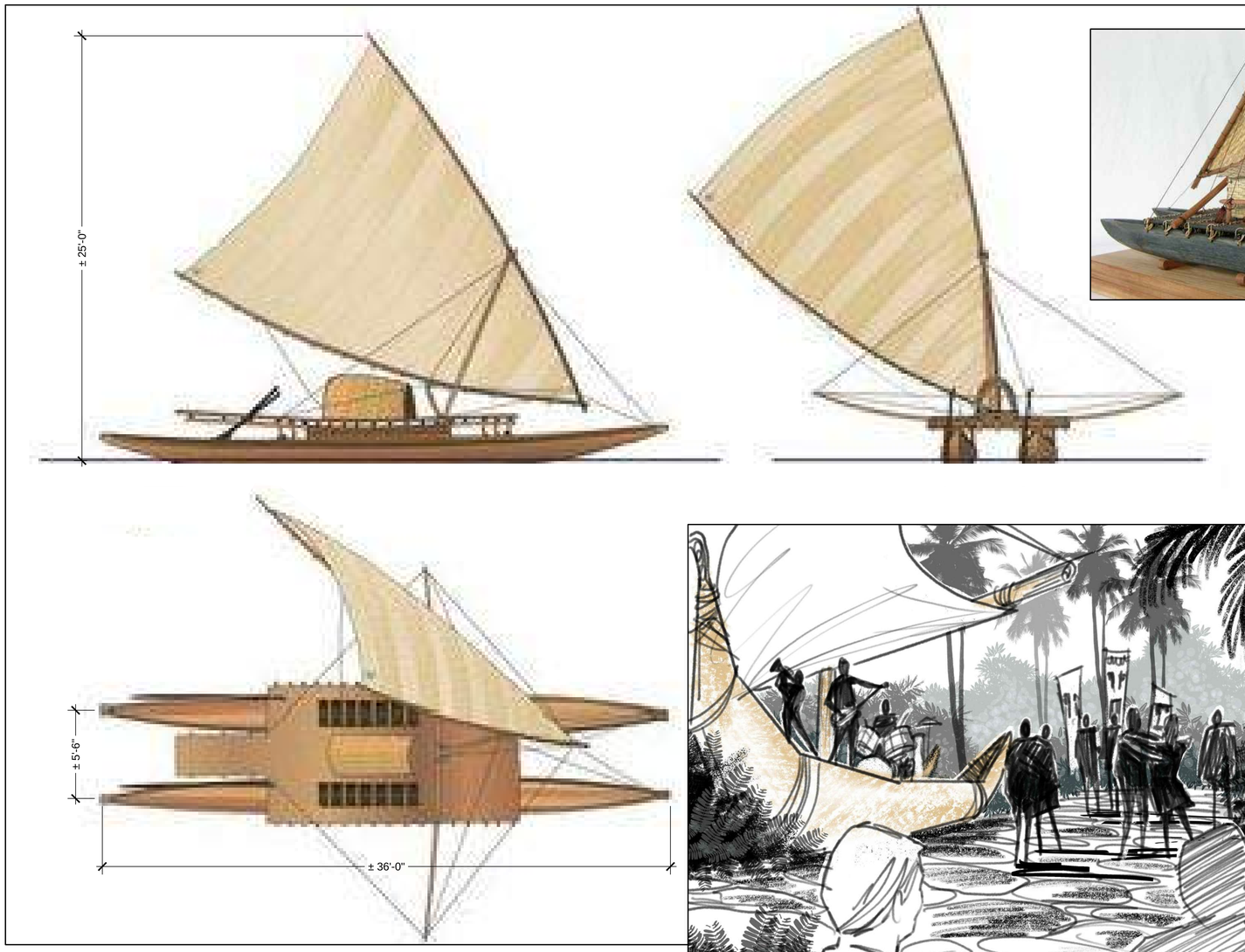
PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

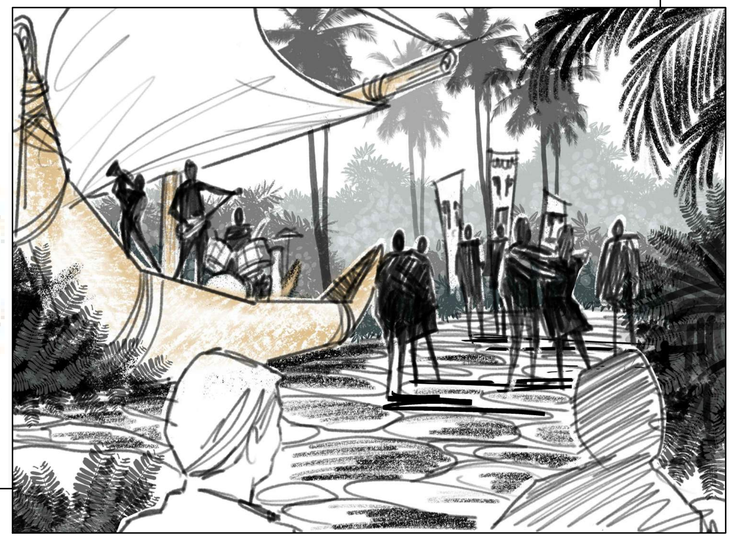
LICENSED LANDSCAPE ARCHITECT
KEITH BECKER
LA666716
STATE OF FLORIDA

Keith Becker
Email: kb@perry-becker.com
2022.12.21 10:20:00 -05'00'
Perry Becker Design Group, Inc.
Orlando, S=Florida
Verify at www.pdf-tools.com
Approving this document
PDF Tools v3.0.0.0
2022.12.21 10:20:00

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature and Seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET
HS-640





CATAMARAN STAGE COLORS, MATERIALS, & MEANS OF CONSTRUCTION TBD.

1 CATAMARAN STAGE
1/4" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495
© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT KEITH BECKER LA0667116 Keith Becker STATE OF FLORIDA

Keith Becker
E=kbecker@perry-becker.com
CN=Keith Becker, O=PERRY-BECKER, L=Orlando, S=Florida, C=US
Date: 2022.12.21 12:33:11 -05'00'
I am approving this document

This item has been digitally signed and sealed by KEITH BECKER using a Digital Signature and Seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

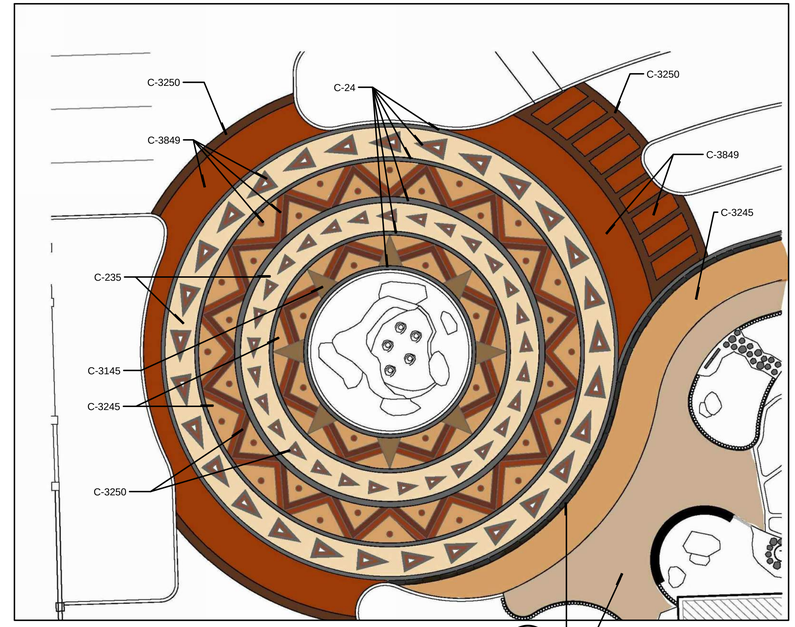
SHEET
HS-641

VEHICULAR PAVING AT ROUNDABOUT
INSPIRATION REFERENCE IMAGERY

C-3250 - CHICORY SPICE

C-3849 CAROB BROWN

C-24 - CHARCOAL



NOTE:
ALL COLORED CONCRETE TO BE
SCOFIELD CHROMIX ADMIXTURES

BASALT SLAB PAVING BAND — 6 HS-603

STAMPED CONCRETE AS SAND — 7 HS-602

C-3245 - GOLDEN MAIZE

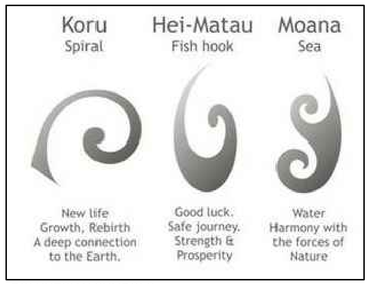
C-3145 - CARLSBAD CANYON

C-235 - AUTUMN BEIGE

1 ROUNDABOUT PAVING PATTERN ENLARGEMENT
1 1/2" = 1'-0"

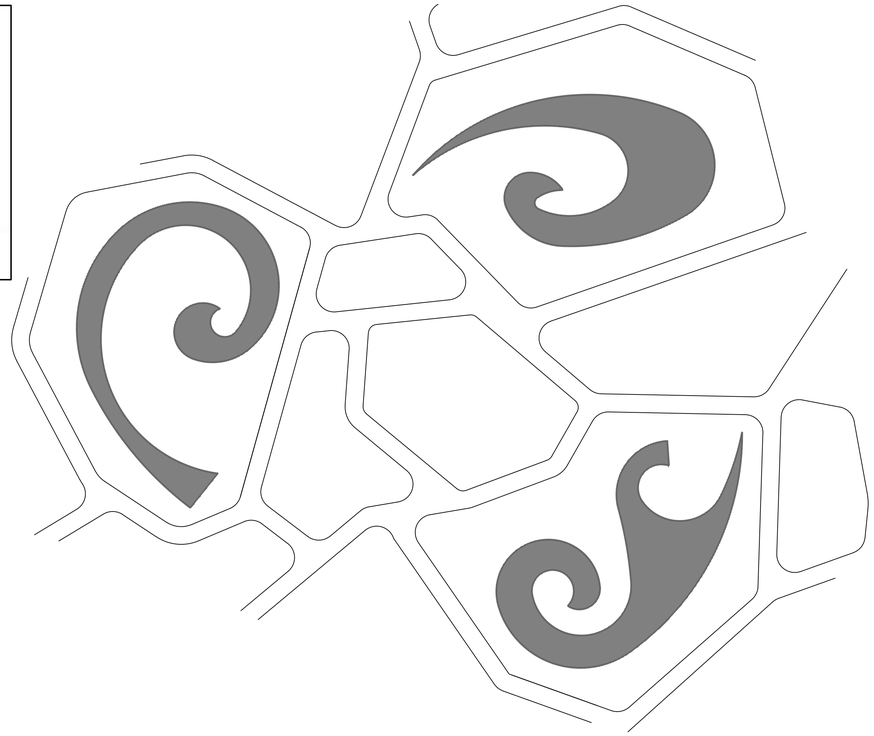
EXISTING LIGHT POLES TO BE CLEANED AND POLYNESIAN PATTERNS AND COLORS TO BE APPLIED. FINAL MATERIALS TBD

3 EXISTING LIGHT POLE REFURBISHMENT
1" = 1'-0"



POLYNESIAN SYMBOLS

SUNBURST PEBBLE ROCK



2 ENTRY PEBBLE ROCK SYMBOLS
1 1/2" = 1'-0"

PERRY | BECKER
urban planning | landscape architecture | thematic design
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

HARDSCAPE DETAILS

FLORIDA CORPORATE LICENSE No. AAC001495

© 2022 KRAVIT ARCHITECTURAL ASSOCIATES, INC. ALL RIGHTS RESERVED.
THESE DRAWINGS MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF KRAVIT ARCHITECTURAL ASSOCIATES, INC.

PROJECT

MAI KAI RESTAURANT
RENOVATIONS

3599 N FEDERAL HIGHWAY
OAKLAND PARK
FLORIDA

CD-22-17Z

CD DEVELOPMENT REVISIONS

No.	DATE	DESCRIPTION

PERMIT REVISIONS

No.	DATE	DESCRIPTION

CONSTRUCTION PHASE REVISIONS

No.	DATE	DESCRIPTION

PROJECT PHASE

- ☐ SITE PLANNING
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

PROJECT NUMBER:	1162.22
ISSUED:	10/27/22
DRAWN BY:	JDM
CHECKED BY:	KAB
FILENAME:	JBC25ARCH.dwg

REGISTERED LANDSCAPE ARCHITECT
KEITH BECKER
LA6667116
STATE OF FLORIDA

SHEET
HS-642