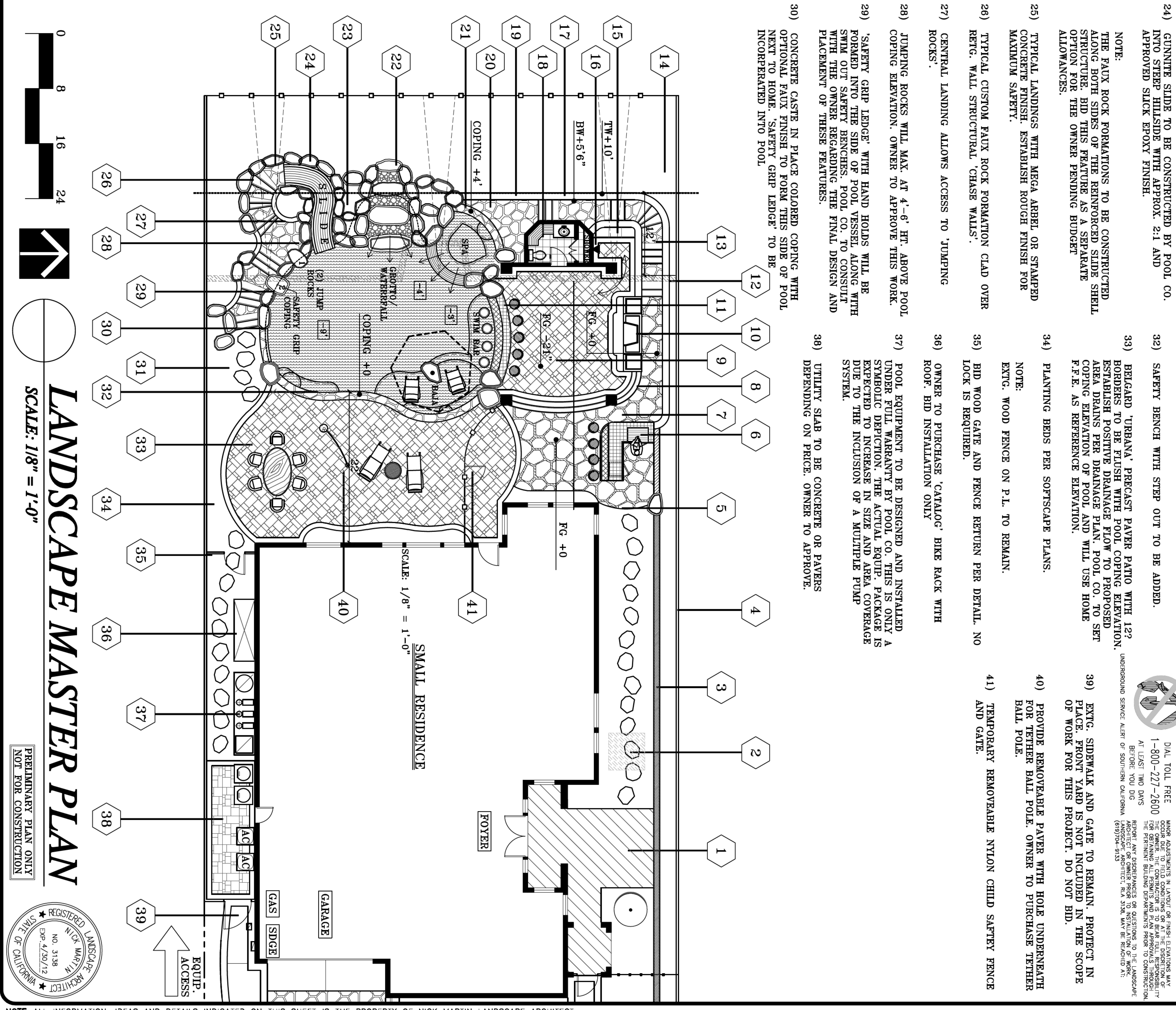


LANDSCAPE MASTER PLAN NOTES:

- 1) EXTG. FRONT ENTRY TO REMAIN. PROTECT THE HOME, ALL MASONRY AND OTHER HARDSCAPE. DURING ALL PHASES OF CONSTRUCTION, IT MAY BE NECESSARY TO DEMO SOME SOFTSCAPE WHICH IS IN THE WAY OF TRACTORS AND OTHER EQUIPMENT. OBTAIN PERMISSION FROM HOME OWNER IN ADVANCE BEFORE COMMENCEMENT OF WORK. PREPARE ESTIMATE FOR REPAIR OF EXTG. SOFTSCAPE IN ADVANCE AND INCLUDE INTO THE MAIN BID.
- 2) DEMO EXTG. CONCRETE SQUARE PADS AND Haul AWAY TO APPROVED DUMP SITE. REPLACE WITH FLAGSTONE STEP PADS IN GROUNDCOVER WHICH WILL BE EITHER QUARTZITE (SUNSET GOLD) OR BELGARD (MEGA ARBEL) RANDOM SIMULATED STONE PAVERS SET INTO GRADE. OWNER TO MAKE THE FINAL APPROVALS FOR ALL MATERIALS.
- 3) EXTG. 2"HT. CMU MASONRY REMAINING WALL TO BE PROTECTED IN PLACE. PROVIDE AN ESTIMATE FOR DEMO OF EXTG. CAP AND INSTALLATION OF FLAGSTONE CAP.
- 4) EXTG. WOOD FENCE TO REMAIN. THIS FENCE MEETS POOL CODE.
- 5) SOFTSET QUARTZITE PATIO WITH GROUNDCOVER PLANTINGS WITHIN THE JOINTS. BID ALTERNATE TO BE BELGARD 'MEGA ARBEL'. STEPPING STONES SOFTSET INTO SOIL PLANTING BEDS. TYPICAL.
- 6) CUSTOM MASONRY BRQ L SHAPE FEATURE TO BE BID SEPARATELY. THIS STRUCTURE TO BE CONSTRUCTED PER DETAILS AND SPECS. OWNER TO PURCHASE ALL APPLIANCES IN ADVANCE AND WILL HAVE THEM DELIVERED. BID INSTALLATION ONLY. COUNTER TOPS TO BE COLORED AND TEXTURED CANTILEVERED CONCRETE WITH SEALER.
- NOTE:
ELEVATED 6" SPLASH AND SERVING BAR TO INCLUDE TWO DIFFERENT UMBRELLA SLEEVES. ALL FURNITURE TO BE FURNISHED BY OWNER.
- 7) OUTDOOR PLASMA TV. (THEREE WILL BE AT LEAST ONE TV, AND PERHAPS TWO OR MORE) T.V.'S, FANS, STEREO AND OTHER ELECTRONICS ARE TO BE INSTALLED UNDER SEPARATE CONTRACT BY ELECTRICIAN OR OWNER HIRER VENDOR. TBD.
- 8) (3) 7" CURVING RISERS INTEGRATE WITH FIREPLACE AND CMU MASONRY COLUMN.
- 9) -21" SUNKEN PATIO WITH (3) STEP RISERS. THIS PATIO WILL BE PAVED WITH BELGARD 'URBANA' WITH 'TOSCANA' COLOR AND TIGHT JOINTS WITH SAND FILL.
- NOTE:
THE DRAINAGE SYSTEM WILL NEED TO OPERATE WITH A SUMP PUMP WHICH WILL BE INSTALLED BY THE POOL CO. AS PART OF THE POOL CONST. CONTRACT. REMOVE ALL 'SPOOLS' FROM PROJECT SITE & INCLUDE THIS HAUL AWAY & DISPOSAL FEE COST FACTOR IN THE INITIAL PROJECT BID.
- 10) CUSTOM MASONRY FIREPLACE WITH PLASMA T.V. INSTALLED INTO THE CHIMNEY WILL HAVE ALL STANDARD FEATURES INCLUDING MANTLE, FIRE PLACE WITH NATURAL GAS IGNITION AND SPARK ARRESTOR, CHIMNEY HT. AND ALL OTHER WORK TO MEET FIRE CODE ORDINANCE AND SHALL COMPLY WITH ALL BLDG. SETBACKS AND THIS WILL BE VERTICED IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. FINISH TO BE STUCCO TO MATCH HOME. INCLUDE AN OPTION FOR QUARTZITE VENEER APPLICATION ALONG THE LOWER SECTION OF THE FIREPLACE FACING THE SUNKEN PATIO. REFER TO DETAILS AND SPECS WHICH SHALL BE PROVIDED BY BOTH THE I.A. AND THE ARCHITECT FOR FURTHER INFORMATION.
- 11) SWIM UP BAR WITH TWO LEVEL CANTILEVERED COUNTER TOPS AND SPLASH. ALL RELATED WORK TO BE INSTALLED BY POOL CO. AS SINGLE POOL BOND BRAM CONSTRUCTION ELEMENT. THE INTENTION IS TO PLACE LOW STOOLS ON THE INTERIOR PATIO SIDE, WITH PERMANENT CONCRETE STOOLS ON THE POOL, SWIM UP SIDE. POOL CO. TO WORK CAREFULLY WITH THE OWNERS TO DEVELOP THE PROPER HEIGHTS WHICH MAY ACTUALLY VARY FROM STOOL TO STOOL. IN ORDER TO ACCOMMODATE BOTH CHILDREN AND ADULTS TO THE BEST DEGREE POSSIBLE. OWNER TO APPROVE ALL FINISHES AND VENEERS IN ADVANCE OF FINAL CONSTRUCTION. BID COLORED, TEXTURED AND CANTILEVERED CONCRETE COUNTER TOP FOR THE UPPER COUNTER AND POOL TILE VENEER APPLICATION FOR THE LOWER LEVEL. COUNTER TOP ADJACENT TO THE POOL, WATER LINE. ADJUST THE BAR SWIM UP LEGS FOR OWNER APPROVED DEPTHS WHICH MAY VARY.
- 12) EXTG. RETAINING WALL @ 4'HT. TO BE DEMO'D IN ADVANCE OF NEW CONSTRUCTION. FAUX ROCK BOUNDERS WHICH WILL BE FABRICATED AT THE BASE OF THE STAIRS AND ADD RETENTION FOR CORNER PLANTING.
- 13) ELEVATED LANDING & STAIRCASE LEADING UP TO SPA WITH BELGARD 'MEGA ARBEL' FLAGSTONE PAVING ON APPROVED BASE. ALL STEPS TO BE COLORED CONCRETE.
- 14) PLANTED SLOPE WILL BE PROPERLY EXCAVATED TO ALLOW FOR ALL NEW CONSTRUCTION. FENCING TO JOIN TOGETHER TO CREATE BARBER.
- 15) 3"HT. MASONRY CMU BENCH TO BE CONSTRUCTED PER DETAILS. THIS BENCH WILL ALSO BE INTEGRATED WITH AN APPROX. 6"HT. CODE STRUCTURAL RETAINING WALL PENDING THE ENGINEERING. SOILS REPORT. STRAP BACK AREAS OF BENCH WITH SEAT AND BACKREST TO BE CASTE IN PLACE CONCRETE WITH ANTIQUE DISSTRESSED PLASTER FINISH.
- 16) OUTDOOR SHOWER WITH THE VENEERED BATHROOM WALL TO BE INSTALLED BY GENERAL CONTRACTOR OR SUBCONTRACTOR. PROVIDE AREA DRAIN. REFER TO THE DRAINAGE PLAN. CONNECT SHOWER AND SINK AND TOILET DRAIN LINES TO SEWER LINE PER CODE.
- 17) CODE CMU RETAINING WALL WITH PRECAST CONCRETE CAPS AND STUCCO FINISH. ACTUAL HTS. OF ALL WALLS MAY VARY AND THE BURIED WALL SECTIONS WITH FOOTINGS, REMAIN AN OPEN STRUCTURAL ENGINEERING ISSUE. ALL CODE WALLS DESIGN AND CONSTRUCTION STANDARDS ARE TO BE DETERMINED UNDER A SEPARATE CONTRACT BY THE STRUCTURAL ENGINEERING FIRM OF RECORD. FINAL BIDS SHOULD REMAIN PARTIALLY FLEXIBLE (AND OUGHT TO FURTHER INTERPRETATION AND POSSIBLE CHANGE ORDERS) DEPENDING UPON EVENTS UNTIL THE S.E. REPORT, SPECS, DETAILS ETC. ARE COMPLETED AND RELEASED.
- 18) BATHROOM AND CHANGING ROOM WITH TOILET WILL BE CONSTRUCTED INTO 2:1 SLOPE BY GENERAL CONTRACTOR PENDING THE PREPARATION OF ARCHITECTURAL AND ENGINEERING PLANS AND REPORTS. THIS BUILDING WILL BE INTEGRATED WITH A SHARED ROOF CONSTRUCTION WITH THE GARAGE. THE RETAINING WALLS ARE ALSO BEARING WALLS THAT WILL BE FINISHED WITH STUCCO. BATHROOM TO INCLUDE TOILET AND SINK CONNECTED TO SEWER LINE PER CODE. ENTIRE BUILDING TO BE PROCESSED FOR B.D. INTERIOR WALLS OF BATHROOM TO BE PAINTED WITH LATEX BASED PAINT AND APPROVED BY OWNERS.
- 19) STAIRCASE TO INCLUDE STRUCTURAL CMU CHASE WALLS CONSTRUCTED PER CODE WHICH WILL STEP UP, OR RAMP UP WITH THE CLIMBING SLOPE AND PROVIDE EROSION CONTROL AND PROTECTION - HTS. OF THESE WALLS WILL VARY. REFER TO 'CONCEPTUAL GRADING PLAN' AVAILABLE FROM THE I. A.
- 20) ELEVATED HARDSCAPE PATIO WITH BELGARD 'MEGA ARBEL' PRECAST PAVERS WITH SUB BASE TO BE APPROVED BY THE BELGARD CONTRACTOR. SOME SETTLING MAY OCCUR IN THIS LOCATION, THEREFORE IT WOULD BE RECOMMENDED TO PROVIDE A 95% COMPACTED ROAD BASE WITH LEVING MATERIAL SO THAT FUTURE REPAIRS MAY BE EASILY MADE SHOULD IT BECOME NECESSARY. FINAL FINISH GRADE ELEVATION OF PATIO TO BE FLUSH WITH SPA COPING AND THIS GRADE SHALL BE DETERMINED IN THE FIELD PENDING INITIAL LAYOUT AND ELEVATION SURVEY BY POOL CONTRACTOR. ELEVATED GUNNITE SPA SHALL BE CONSTRUCTED BY THE POOL CO. & INTEGRATED WITH POOL. WITH ALL WORK PER PREVAILING CODES. PROVIDE OPTION FOR LEDGER STONE WATERFALL INTO POOL. ALTHOUGH THIS MAY BE REMOVED LATER AT THE DISCRETION OF THE OWNER, AND A STANDARD SPA WALL WITH DOUBLE-WIER WITH WATER SPILLING INTO POOL, MAY BE SELECTED.
- 21) CONCRETE BULL NOSE 'CASTE IN PLACE' COPING WITH TEXTURE PER CONTRACT. OWNER TO APPROVE SPA TILE AND INTERIOR FINISH. BID BOTH PLASTER AND 'PEBBLE SHEEN' OR EQUAL.
- 22) CUSTOM GUNNITE WATERFALL TO CASCADE INTO POOL, AND WILL BE CONSTRUCTED INTO HILLSIDE AT APPROX. 2:1 SLOPE OR GREATER. THIS WATERFALL TO INCLUDE SEPARATE PUMP. 'FAUX ROCK' AND COBBLE FILL MATERIAL.
- NOTE:
THERE WILL BE A SWIM IN GROUPO. DESIGNED AND CONSTRUCTED UNDERNEATH THE WATERFALL AND THIS WILL BE A COORDINATED DESIGN WITH DOCUMENTATION AND THE FULL PARTICIPATION OF THE STRUCTURAL ENGINEER AND POOL CONTRACTOR OF RECORD. ANTICIPATED ROOM FOR 4 ADULTS WILL BE ACCOMMODATED WITH BENCHES AND SAFETY LEGS FORWARDED INTO THE BOND BEAM FOR COMFORT AND SAFETY.



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DRAWN	NM
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DESIGNER	SM
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