

LANDSCAPE MASTER PLAN NOTES

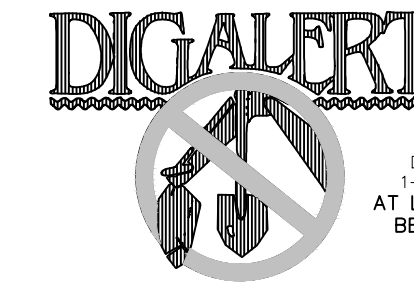
- 1) EXISTING PROPANE TANK AND SCREEN WITH BOUGAINVILLEA VINE TO REMAIN. THIS WILL BE THE SOURCE OF GAS FOR THE NEW POOL EQUIPMENT HEATER. NOTE POOL EQUIPMENT LOCATION.
- 2) EXISTING SPANISH TILE PATIO TO REMAIN.
- 3) TYPICAL LANDSCAPE BOLDERS : BAJA LA CRESTA RED. BURY TO 1/3 DEPTH INTO SOIL.
- 4) DECOMPOSED GRANITE PATHWAYS WITH 2X4 TREX HEADERS STAKED INTO SOIL AT FULL DEPTH.
- 5) DEMO EXISTING CONCRETE PATIOS AND REPLACE WITH QUARTZITE 80/20 BLEND OF SUNSET GOLD(80%) & RED SOCKEYE(20%). ALL PAVERS WILL BE INSTALLED ON A CRUSHED AGGREGATE BASE.
- 6) SWIMMING POOL WITH SHALLOW LOUNGE AREA AND STEPS. COPING TO BE COLORED CONCRETE WITH BULL NOSED EDGE WITH SANDBLAST FINISH. REFER TO SWIMMING POOL GENERAL NOTES. ALL BENCHES AND STEPS WILL INCLUDE ACCENT TILES FOR ENHANCED VISIBILITY AND DECORATION.
- 7) 75 FT. SPANISH STYLE LAP POOL WITH DIVING BOARD AND OTHER AMENITIES.
- 8) TYPICAL MASONRY COLUMN TO BE INTEGRATED WITH THE POOL BOND BEAM AND CONSTRUCTED BY THE CS3 POOL CONTRACTOR. REFER TO DRAINAGE PLAN FOR ALL COLUMN HEIGHTS. CAPS TO BE CASTE IN PLACE COLORED CONCRETE WITH BULL NOSED EDGE. INSTALL LED VANGUARD LIGHTS UNDER CAPS.
- 9) CUSTOM MASONRY BBQ ISLAND WITH QUARTZITE STONE CANTILEVERED CAP AND SEALER. THIS BBQ ISLAND WILL INCLUDE AN ELEVATED CANT. BAR AT 42 INCHES IN HEIGHT ABOVE THE PATIO FS ELEVATION. APPLY STUCCO FINISH WITH SANTA BARBARA TEXTURE TO ALL VERTICAL SURFACES. STUCCO COLOR TO MATCH HOME. REFER TO BBQ DETAIL AND APPLIANCE SHEETS FOR FURTHER INFORMATION. STONE TO MATCH PATIO.
- 10) PLANTING BED WITH TOPSOIL. DO NOT APPLY SOIL OVER THE MUD SILL FINISH ELEVATIONS.
- 11) TYPICAL LANDING WITH DECORATIVE TILE TREADS AND RISER. REFER TO MATERIALS SPECIFICATIONS FOR ALL TILE CALL OUTS.
- 12) BBQ UNIT PER CONTRACT. CONNECT TO GAS LINE PER CODE.
- 13) ELEVATED FIRE PIT FOUNTAIN COMBINATION FEATURE WILL INTEGRATE WITH THE POOL BOND BEAM STRUCTURE. CONNECT FIRE PIT MANIFOLD TO 3/4 INCH GAS LINE. THIS WILL BE A PROPANE FIRE PIT WITH ELEVATED BASE. REFER TO DETAIL. FILL FIRE PIT WITH TUMBLED LAVA ROCK.
- 14) MEGA ARBEL PAVERS WITH AN IRREGULAR EDGE . VERIFY STABILITY OF THIS EDGE WITH A CONCRETE BASE IF NECESSARY.
- 15) SET LARGE ARIZONA FLAGSTONE TABLET STEPPING STONES INTO GRADED TURF SLOPE. RECYCLE THE REMAINING STONE TABLETS FOR REINSTALLATION ALONG THE SIDEYARD TO ALLOW FOR A WALKING PATH DOWN THE GENTLE SLOPE TRANSITION PER PLAN.
- 16) PROVIDE OPTION FOR NEW PRECAST PAVER STEPS TO LINK THE UPPER LEVEL WITH THE LOWER EXISTING PATIO.
- 17) EXISTING MASONRY BBQ TO REMAIN. THIS LOWER PATIO WITH LARGE TRELIS IS NOT IN THE CONTRACT OR IN THE SCOPE OF WORK FOR THIS PROJECT.
- 18) EXISTING MASONRY RETAINING WALL TO REMAIN. DO NOT BID.
- 19) OWNER TO PURCHASE 240V. PORTABLE SPA WHICH SHALL BE CONNECTED TO ELECTRICAL PER ALL PREVAILING CODES BY A CERTIFIED ELECTRICIAN. THE SPA COMPANY WILL DELIVER THIS SPA UNIT AND PLACE IT ON A LEVEL ALLOW FOR EQUIPMENT ACCESS AND A PORTABLE SPA COVER WITH HARDWARE. THIS SPA WILL INCLUDE AN INSULATED FOAM COVER WITH VINYL.
- 20) CONSTRUCT STEPSTONE PRECAST COLORED CONCRETE BULLNOSE PAVERS W/ SANDBLAST FINISH TO MATCH POOL. WITH 5 - 6 1/2 INCH HEIGHT RISERS . INCLUDE EXPANSIONS JOINTS AND UNDERGROUND CONCRETE FOOTINGS FOR TOP AND BOTTOM OF STEPS. REFER TO LIGHTING PLAN FOR THE INSTALLATION OF LED STEP LIGHTS. NOTE 2 LEVEL COLUMNS ON EACH SIDE OF BOTH STAIRCASES. REFER TO SITE DETAILS FOR FURTHER INFORMATION. INCLUDE ALL UNDERGROUND CONDUIT FOR ELECTRICAL SERVICE.
- 21) QUARTZITE BLENDED STONE PATIOS WITH IRREGULAR EDGE. REFER TO NOTE 14. THERE WILL BE A SLOPED PLANTER BELOW THIS EDGE OF PATIO. THIS PLANTER WILL BE IRRIGATED. INSTALL SHREDDED BARK MULCH TO ALL EXPOSED PLANTING BEDS.
- 22) TYPICAL MASONRY COLUMN. REFER TO DRAINAGE PLAN, AND NOTE 8.
- 23) TYPICAL MATURE OLIVE TREES TO REMAIN.
- 24) DEMO EXISTING LAWN. PROVIDE ROTOTILLING AND SOIL AMENDMENTS. PROVIDE FINE GRADING FOR AN AVERAGE 3 % SLOPE AWAY FROM POOL . THE SLOPE MAY VARY PER TOPOGRAPHY. THIS LAWN WILL BE IRRIGATED PER PLAN. PLANT MARATHON 2 SODDED TURF WITH 2X4' COMPOSITE STAKED HEADER.
- 25) CONSTRUCT 2 MATCHING LEVEL MASONRY COLUMNS WITH CASTE IN PLACE COLORED CONCRETE CAPS TO MATCH POOL COPING COLOR AND TEXTURE. TYPICAL REFER TO DETAILS. INSTALL LED VANGUARD LIGHT FIXTURES UNDERNEATH THE CAPS. PROVIDE OPTION FOR FIRE URNS WITH GAS LINE FOR THESE TWO COLUMNS. REFER TO DRAINAGE PLAN FOR COLUMN HEIGHTS.
- 26) ELEVATED DIVING BOARD PLATFORM WITH CONCRETE STEPS TO MATCH THE POOL COPING. REFER TO DETAIL FOR DIVING BOARD SPECIFICATIONS AND DESIGN.
- 27) STEPSTONE PRECAST COLORED CONCRETE BULLNOSE PAVERS W/ SANDBLAST FINISH TO MATCH POOL. WITH 5 - 6 1/2 INCH HEIGHT RISERS . INCLUDE EXPANSIONS JOINTS AND UNDERGROUND CONCRETE FOOTINGS FOR TOP AND BOTTOM OF STEPS. REFER TO LIGHTING PLAN FOR THE INSTALLATION OF LED STEP LIGHTS. NOTE 2 LEVEL COLUMNS ON EACH SIDE OF BOTH STAIRCASES. REFER TO SITE DETAILS FOR FURTHER INFORMATION. INCLUDE ALL UNDERGROUND CONDUIT FOR ELECTRICAL SERVICE.
- 28) NON CODE RETAINING WALL WILL BE CONSTRUCTED ALONG THE BASE OF EACH SLOPED PLANTER ON EACH SIDE OF THE STAIRCASE. PROVIDE WATERPROOFING. EXTERIOR OF PLANTER TO INCLUDE QUARTZITE LEDGER STONE VENEER FOR EXTERIOR VERTICAL SURFACES OF WALL.
- 29) DECOMPOSED GRANITE WALK WAYS STABILIZED WITH COMPOSITE HEADERS. D.G TO BE INSTALLED PER DETAILS AND SPECIFICATIONS.
- 30) TYPICAL BOULDER CLUSTERS. PROVIDE ESTIMATE TO MOVE AND PLACE THE EXISTING LARGE BOULDERS IN THE BACK YARD TO THESE LOCATIONS.
- 31) OWNER TO CONTRACT WITH A PUTTING GREEN COMPANY FOR THE DESIGN AND INSTALLATION OF A SYNTHETIC TURF PUTTING GREEN TO MEET OWNER PREFERENCES. THIS MAY BE UNDER SEPARATE CONTRACT.
- 32) POOL EQUIPMENT AND STORAGE ENCLOSURE WITH 5 FT. HEIGHT CMU WALLS AND STUCCO FINISH. INCLUDE TWO WOOD GATES FOR ACCESS. INSTALL PEA GRAVEL MULCH INSIDE THE ENCLOSURE. REFER TO SWIMMING POOL GENERAL NOTES.
- 33) FREESTANDING WALL WITH STUCCO FINISH TO MATCH HOME.
- 34) EXISTING CABANA WITH SHADE STRUCTURE TO REMAIN. DO NOT DISTURB OR DAMAGE THIS BUILDING DURING CONSTRUCTION. TAPE VISQUEEN PLASTIC SHEETING TO ALL SIDES OF THIS BUILDING FOR PROTECTION DURING ALL PHASES OF CONSTRUCTION.
- 35) TYPICAL COLUMNS WITH FIRE URNS.
- 36) TYPICAL POOL COPING WITH MASTIC JOINT AND INTERIOR SWIM OUT SAFETY AND LOUNGE BENCHES WITH TILE TRIM.
- 37) NEW BULL NOSED STAIRCASE LEADS DOWN TO LOWER LEVEL AND ACCESS TO THE D.G PATH AND DOOR TO THE UTILITY ROOM FOR THE CABANA BUILDING. INTEGRATE STEPS WITH BOULDERS. DO NOT JOIN STEPS WITH THE FOUNDATION WALL OF THIS CABANA BUILDING. NOTE LANDING .
- 38) INSTALL ORNAMENTAL IRON HAND RAILS PER CODE. OWNER TO APPROVE STYLE/COLOR PRIOR TO ORDERING.

SWIMMING POOL GENERAL NOTES

- 1) POOL COPING PERIMETER TO INCLUDE MASTIC JOINT WITH CAULKING AND SEALER . THE RESPONSIBILITY FOR THIS SCOPE OF WORK WILL BE UNDER THE CONTRACT OF THE LANDSCAPE CONTRACTOR AND OR GENERAL CONTRACTOR UNLESS ANOTHER ARRANGEMENT IS AGREED TO IN WRITING BY THE CONTRACTORS OF RECORD.
- 2) CS3 POOL CONTRACTOR TO WORK WITH THE C 27 LANDSCAPE CONTRACTOR TO PROPERLY SIZE THE PRIMARY GAS LINE AND LATERALS SO AS TO PROVIDE ADEQUATE SUPPLY FOR THE DEMAND OF ALL APPLIANCES DOWNSTREAM. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE BBQ, FIREPIT, FIRE URNS AND OVERHEAD GAS FED HEATERS . THE APPLIANCES WILL VARY PER PROJECT.
- 3) THE POOL BARRIER CODE ORDINANCE WILL BE IN AFFECT AFTER THE POOL VESSEL EXCAVATION. A TEMPORARY FENCE MAY BE REQUIRED UNTIL PERMANENT FENCING, WALLS AND GATES CAN BE CONSTRUCTED.
- 4) THE OWNERS SHALL BE PROVIDED WITH THE OPTION FOR A PLASTER UPGRADE TO PEBBLE TECH, PEBBLE SHEEN OR PEBBLE FINA AND WILL BE SHOWN COLOR SAMPLES IN ADVANCE OF CONTRACT. OTHER COMPANIES WHICH PROVIDE LONGER LASTING POOL FINISHES (EQUAL OR BETTER) WILL BE ACCEPTABLE.
- 5) THE POOL AND SPA COPING SHALL BE CASTE IN PLACE COLORED CONCRETE WITH A TOP CAST OR ACID WASHED FINISH UNLESS ANOTHER COPING MATERIAL IS REQUESTED BY AND AGREED TO BY THE OWNER.
- 6) THE REMOTE CONTROL SYSTEM FOR 12VOLT OUTDOOR LED LANDSCAPE LIGHTING SHALL BE INTEGRATED WITH THE SWIMMING POOL REMOTE SYSTEM FOR ALL CIRCUITS REGARDLESS OF THE MANUFACTURER OR VENDOR WHICH IS SPECIFIED WITHIN THE POOL CONTRACT. THE INTENT IS TO INSURE THAT THE OWNER CAN OPERATE THE SWIMMING POOL, SPA AND OTHER POOL FUNCTIONS ALONG WITH THE OPPORTUNITY TO ACTIVATE THE LANDSCAPE LIGHTING SYSTEMS FOR THE ENTIRE PROPERTY FROM ONE CONVENIENT LOCATION.
- 7) THE POOL CONTRACTOR IS TO VERIFY IN ADVANCE IF A GEOTECHNICAL SOILS TEST IS REQUIRED BY THE GOVERNING AGENCY FOR THE PERMITTING AND CONSTRUCTION OF THIS PROJECT.
- 8) THE SPECIFICATIONS AND DESIGN PARAMETERS OF ALL POOL EQUIPMENT, GAS AND ELECTRICAL AND PLUMBING SHALL BE UNDER THE CONTRACTUAL RESPONSIBILITY AND LIABILITY OF THE CS3 CONTRACTOR OF RECORD. ALL WORK ALL BE INSTALLED PER CODE.
- 9) THE CS3 POOL CONTRACTOR WILL PROPERLY SIZE THE POOL EQUIPMENT PACKAGE AND ENCLOSURE IN ADVANCE OF INSTALLATION. THE LANDSCAPE PLANS INDICATING THE POOL EQUIPMENT LOCATION AND DIMENSIONS ARE CONCEPTUAL ONLY AND MAY BE ADJUSTED BY THE POOL CONTRACTOR AS NEEDED AND ACCORDING TO THE FOOTPRINT OF THE ACTUAL EQUIPMENT SPECIFICATIONS THAT ARE REQUIRED FOR THIS PROJECT.
- 10) THE PRODUCTION SCHEDULE FOR THE SWIMMING POOL CONSTRUCTION SHALL BE CAREFULLY COORDINATED WITH THE LANDSCAPE AND OR GENERAL CONTRACTORS TO INSURE THAT THERE ARE NO EXCESSIVE GAPS IN THE CONSTRUCTION TIMELINE LEADING TO DELAYS IN WORK PROGRESS.

RECOMMENDED POOL ENGINEER

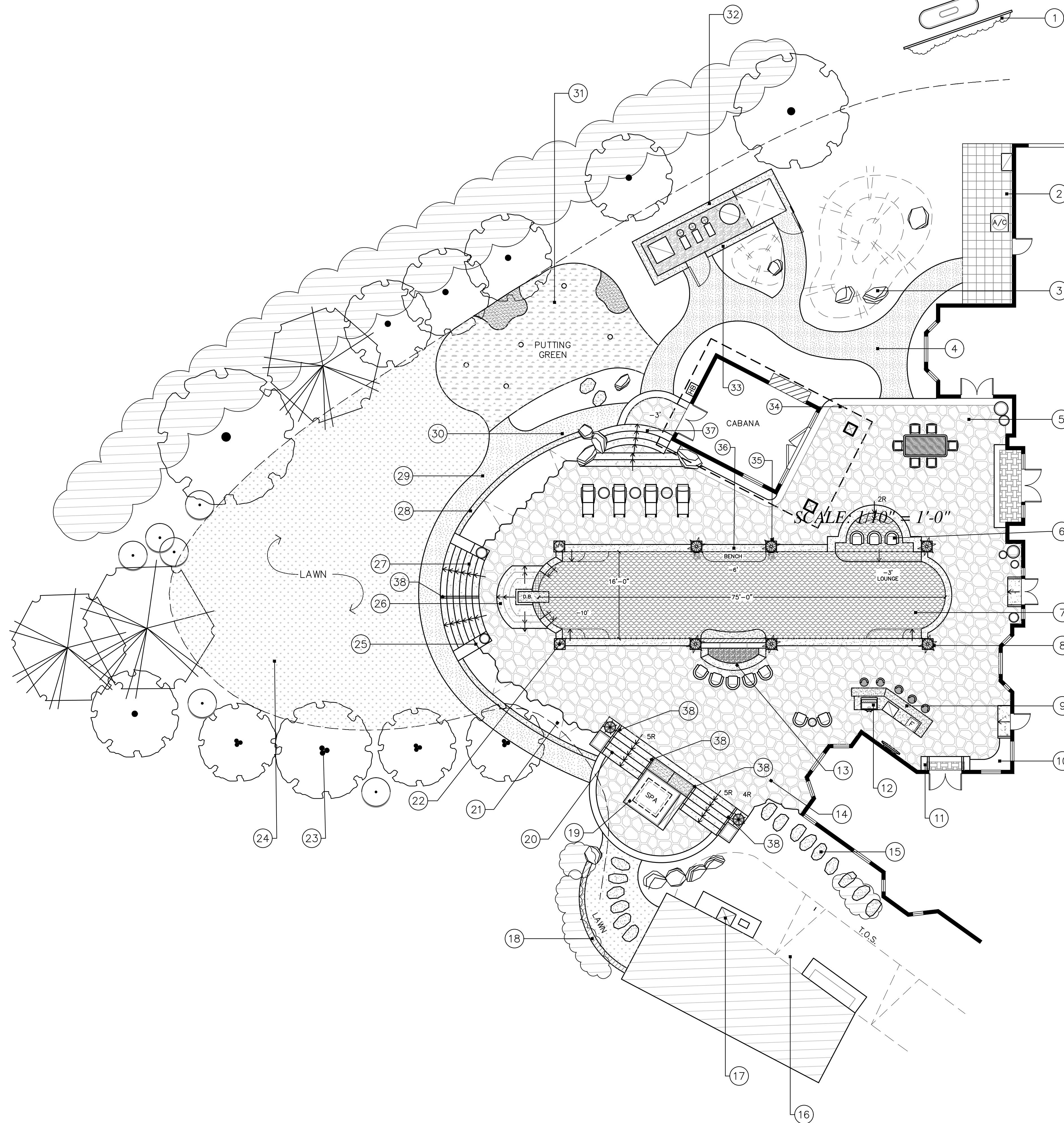
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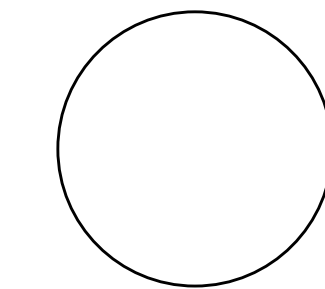
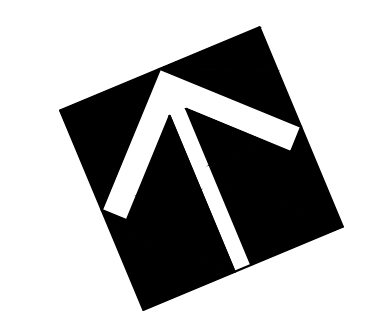
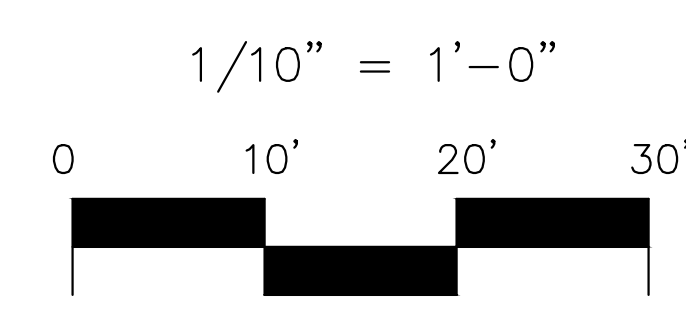
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR
THIS PLAN IS DIAGRAMATIC ONLY. THE CONTRACTOR IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.
MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.
REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, P.L.A. 3138, MAY BE REACHED AT (760) 533-1717.

PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION



KERR RESIDENCE



LANDSCAPE MASTER PLAN



LANDSCAPE MASTER PLAN

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1 OF 1 SHEETS

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