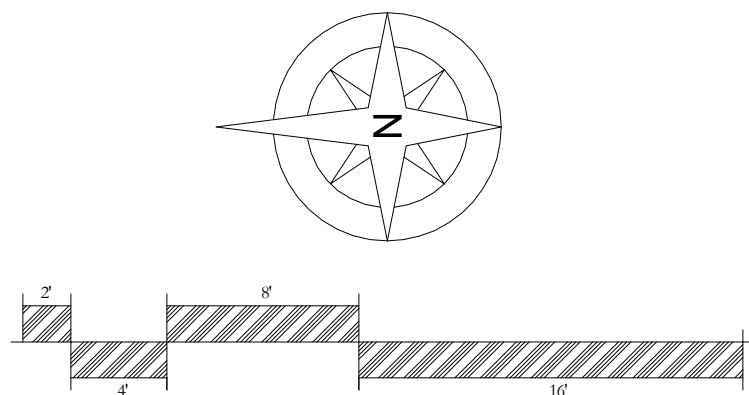


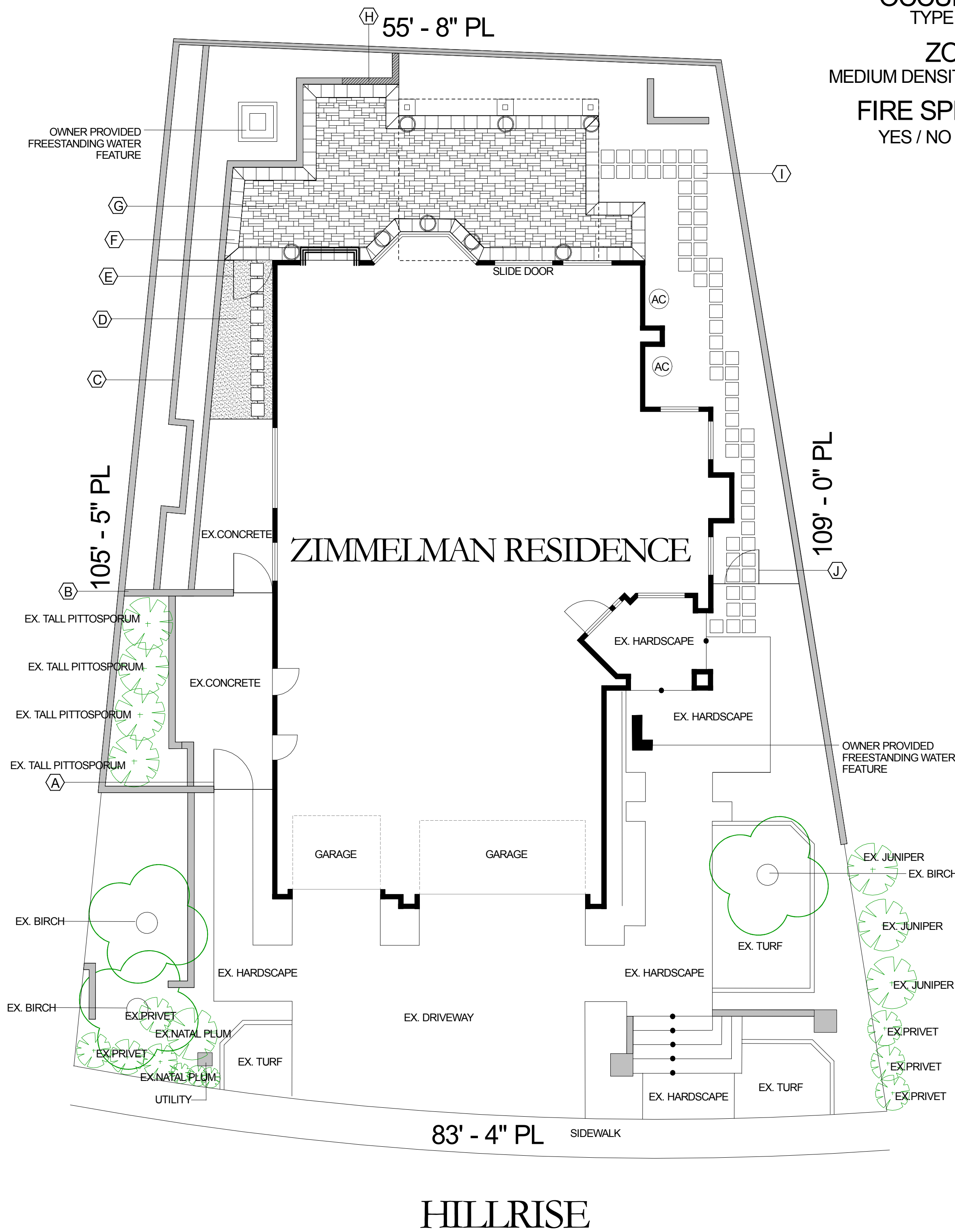
# ZIMMELMAN RESIDENCE

## CONCEPTUAL HARDSCAPE PLAN

### TO 1/8"=1' SCALE



DESCRIPTION OF WORK
DEMOLITION
CONCRETE, DIRT, GREEN WASTE, AND ALL CONSTRUCTION SPOILS TO A CERTIFIED LANDFILL. ALL EXCAVATION/GRADING TO BE DETERMINED BY USE OF SURVEYOR TRANSIT THRU-OUT PROJECT. IDENTIFY AREAS NEEDING HAND DEMOLITION AS NOT TO CREATE COLLATERAL DAMAGE. FINE GRADE FOR BUILD.
<ul style="list-style-type: none"><li>REMOVE 435 SQ FT CONCRETE</li><li>REMOVE 106 SQ FT TWO STEP RISE CONCRETE DECK</li><li>REMOVE 57 CONCRETE MOW STRIP</li><li>REMOVE 205 BACKYARD GRASS.</li><li>REMOVE REMOVE 3.5 LF OF 2' HT WALL.</li><li>REMOVE THREE 5' HT. IRON GATES WITH IRON FENCE RETURNS</li><li>BACK PLANT REMOVAL - TWO SMALL TREE SIZED PITTOSPORUMS, 26 LF OF 3'X3' HEDGE, 17 MEDIUM SHRUBS, 51 SMALL SHRUBS, 5 SIX INCH DIAMETER TRUNK 10' HT PINK POWDER PUFF.</li><li>FRONT PLANT REMOVAL - 80 SMALL SHRUBS, 160 SQ FT. OF 3' HT. HEDGE, 15 LF OF 5'X5' HEDGE, 14 LF OF 3'X3' HEDGE, 5" DIAMETER TRUNK 10' HT. TREE, 22 LF OF 7'X2' HEDGE, 3 INDIAN HAWTHORNE TREES 3" DIAMETER TRUNK 10' HT., 11 LF OF 2'X2' HEDGE, 1 LARGE SHRUB.</li></ul>
UNDERGROUND
<ul style="list-style-type: none"><li>IRRIGATION, PROVIDE 100 % COVERAGE TO PLANTER BEDS, RECONDITION/REDIRECT 7 ZONES. VERIFY 1" MAINLINE PIPING TO VALVE AND EMERGENCY SHUT-OFF VALVE NEAR POINT OF CONNECTION. VERIFY PRESSURE AT POINT OF CONNECTION IS ADEQUATE AND NOT EXCESSIVE (OVER 60 PSI). AUTOMATIC ANTI-SIPHON VALVES + ABOVE HIGHEST HEAD ON CIRCUIT OR REMOTE ANTI-SIPHON DEVICE. PVC SCH 40 LATERAL LINE PIPING SIZED PER INDUSTRY FLOW CHART STANDARD, WITH FLOW NOT TO EXCEED 5' PER SECOND. ALL SHRUB, LAWN, SHADE, AND SUN AREAS TO BE SEPERATELY VALVED. ALL LAWN AREAS AND SHRUB SPRAY HEADS ADJACENT TO WALKS ARE TO BE POP-UPS. ALL SPRAY HEADS TO BE FINE TUNED TO REDUCE OVER SPRAY ONTO WALLS, WALKS, AND HOUSE. BACKYARD PLANT POTS TO INCLUDE DRIP IRRIGATION.</li><li>DRAINS, 231 LF, PROVIDE COMPLETE UNDERGROUND DRAINAGE SYSTEM WITH 3/4" DIA. DRAIN PIPING SDR-35 PVC DRAIN/SEWER PIPE, ATRIUM PLASTIC GREEN IN PLANTERS. SLOPE ALL PIPING A MINIMUM OF 1% SLOPE ALL AREAS TO DRAIN AWAY FROM HOUSE. GRADE ON PAVING TO BE 1-2% MAXIMUM. PLANTING AREAS TO BE SLOPED 2% MINIMUM. NO AREAS SHALL DRAIN ONTO ADJACENT</li><li>PROPERTIES. ALL PLANTING AREAS TO HAVE DRAIN INLETS FOR PROPER DRAINAGE. ATTACH TO EX DRAINAGE WHERE ILLUSTRATED.</li><li>37 LF GAS LINE AS ILLUSTRATED. SLEEVE GAS LINE UNDER PATIO COVER.</li><li>20 LF 110 VOLT ELECTRIC LINE AS ILLUSTRATED.</li></ul>
HARDSCAPE
<p>A. 5' HT. 4' LF BLACK IRON GATE WITH 5' HT. 2 LF RETURN FENCE (SEE ILLUSTRATION).</p> <p>B. 11 LF OF 5' HT WALL WITH STUCCO TO MATCH HOUSE. 5' HT. 4 LF BLACK IRON GATE (SEE ILLUSTRATION).</p> <p>C. 60 LF OF 3' HT RETAINING WALL WITH STUCCO TO MATCH HOUSE. PLANTER BEDS TO BE LEVEL.</p> <p>D. 75 SQ FT PEA GRAVEL WITH WEED BARRIER. INCLUDE 13 SQ FT TRAVERTINE PAVERS SET IN CONCRETE.</p> <p>E. 5' HT. 4' LF BLACK IRON GATE WITH 5' HT. 8 LF RETURN FENCE (SEE ILLUSTRATION).</p> <p>F. 157 SQ FT TRAVERTINE PERIMETER SET IN CONCRETE.</p> <p>G. 402 SQ FT BELGARD CATALINA PAVERS.</p> <p>H. EXTEND 8 LF 2' HT. RETAINING WALL WITH STUCCO TO MATCH HOUSE.</p> <p>I. 84 SQ FT TRAVERTINE PAVERS SET IN CONCRETE. GROUNDCOVER PLANTED BETWEEN PAVERS.</p> <p>J. 5' HT. 3'-6" LF BLACK IRON GATE WITH 5' HT. 5 LF RETURN FENCE (SEE ILLUSTRATION).</p>
SOFTSCAPE
<ul style="list-style-type: none"><li>PLANT 10 FIFTEEN GALLON TREES, 99 FIFTEEN GALLON PLANTS, 184 FIVE GALLON PLANTS, 3 THREE GALLON TOPIARIES, 263 ONE GALLON PLANTS, AND 20 FLATS.</li><li>AMMEND SOIL.</li><li>46 UPLIGHTS AND 22 COPPER PATHLIGHTS. THREE TRANSFORMERS WITH TIMERS.</li></ul>



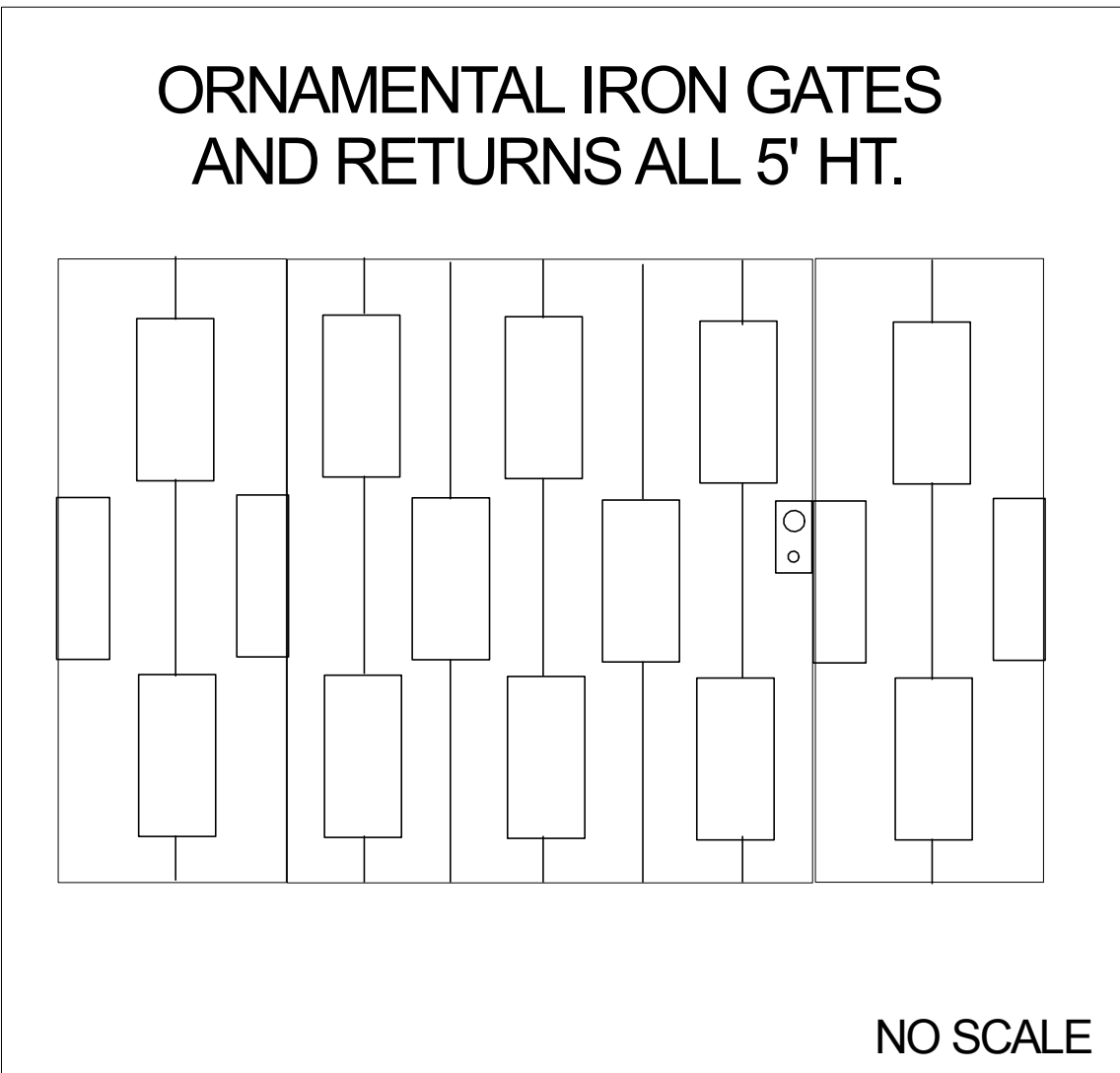
APPLICABLE CODES  
COMPLY WITH: 2013 CBC, 2013 CEC, 2013 CPC, 2013D CMC

BUILDING TYPE  
V-B

OCCUPANCY  
TYPE R3-U1

ZONE  
MEDIUM DENSITY / RESIDENTIAL

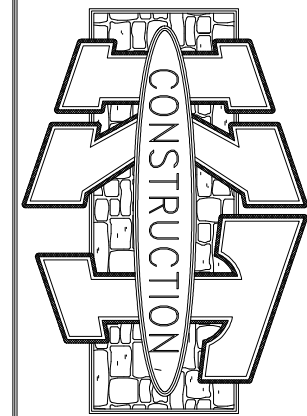
FIRE SPRINKLERS  
YES / NO / EXISTING



GENERAL  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING THE WORK AND NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.  
ALL OMISSIONS AND / OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND / OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH ANY UNRESOLVED WORK

CONCRETE NOTES:  
ALL CONCRETE PAVING TO BE REINFORCED WITH REBAR #3 OR STEEL MESH, ALL CONCRETE TO BE A MIN. 2500 PSI. TYPE V CEMENT.  
3 - 1/2" THICK SLAB AND REBAR #3 REINFORCED 18" O.C. EACH WAY. MONOLITHICALLY COMPACTED AND / OR NATURAL GRADE.  
ALL CONCRETE TO BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.

NOTE: THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.



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SPECIALIZING IN ALL PHASES OF LANDSCAPE CONSTRUCTION AND DESIGN

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SCHAFER  
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AUGUST 31 / 2013  
SCALE: 1/8" = 1'

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CONCEPTUAL HARDSCAPE PLAN