Shuster Residence 1425 Vua Zumaya

DESCRIPTION OF WORK:

1. Remove Tennis Court Slab and Grade portion of Backyard Area lower by approx. 12" +/- to increase ceiling height in new Outdoor Room. Create new planter areas and lawn area as noted

2. New Attached Outdoor Room w/ Fireplace Wall, Bathroom w/ shower, 42" high Bar and 36" high Service Counter and Accent Shelves and features on back wall

2x. New Upper View Deck on top of room w/ Tile Paving & 42" high Glass Guardrail

2z. Remove Lowest Level cantilever deck

3. Construct New 11-6" high max. Freestanding/Partial Retaining Wall:
   Creates appearance of solid wall under 2nd lower deck. Supports 2nd level deck, upper level landing, top portion of main step run and back wall for rained terrace walls. Creates 5' wide Pool equipment room in void space between this new wall and existing walls under the house to easily fit all future pool equipment. Combo CMU or P.I.P. concrete wall w/ Wood framing section at top w/ header beam. Vapor barrier/lath and plaster finish.

4. Tile Upper Landing @ Main Step Run: Remove Existing Deck and Wood joists. Add Tile Paving o/ waterproof membrane layers o/ plywood flooring o/ new wood joists secured to face of the new and existing walls w/ hangers. Copper Flash & seal watertight as required - typical

4x. Storage Space under Upper Step Landing - Accessed from inside the Outdoor room. Provide solid wood access door to match bathroom door or optional "secret door" with recessed cabinet that opens. 4" thk. concrete slab floor

5. Main Step run: Tile Steps o/ concrete step structure o/ EPS Geofoam fill support o/ new concrete support slab o/ exist. compacted base material slab. Dowel connect top footing section to top section of new wall. Contempo Style Metal Handrails on both sides

5x. 12" high Lower Landing: Tile Steps o/ concrete subslab on grade o/ exist. compacted base. Foam mast joint @ outer step subslab to allow for easy removal when future pool is installed

6. 36" high max. Raised Terrace Garden/Planter Walls: o/ concrete footing with EPS foam fill where possible to reduce import soil and load factors. Backfill top 42" min. w/ premium sandy loam raised planter top soil o/ filter fabric o/ 4" min. gravel layer.

7. Revise 1st Level(lowest level)Deck. Remove Existing Deck and Wood joists. Add Tile Paving o/ 4" thk. min. concrete subslab over EPS Geofoam block fill structural support. Pour 8" wide perimeter walls along house foundation as required and center support walls integral with slab top. Set Foam fill support set over compacted gravel or 4" thk. concrete slab o/ water compacted and tamped existing grade or equal. Waterproof copper Flash @ house walls as required - typical

7x. New Tile Steps and landings to access sideway gate: Tile o/ conc. sublab. Provide 30" high stem wall between levels

8. Revise Existing 2nd Lower Level Deck: Remove wood decking and railing. Inspect existing joist for damage and cut/remove if required. Tile Paving o/ waterproof membrane layers o/ plywood o/ new and/or existing wood joists secured to face of new wood beam and framing on top of new wall and face of CMU block existing wall. Replace Existing W.I. Guardrail w/ 42" high glass railing

8x. 4 Steps down to upper pad w/ Tile or Precast treads o/ waterproof membrane layers o/ plywood flooring o/ wood framed/cut stringer step structure o/ joists secured to face of new and existing walls. Copper Flash & seal watertight as required.

8p. Pool Equipment Room and Storage Space under 2nd Level Lower Deck:
   5' wide void space created between new and existing walls w/ 4" thk. concrete slab floor with drain. Provide 6'-8" high x 3' wide steel or composite access door w/ built-in air-vent.
   Stub-in Gasline, Electrical, waterline and sewer line for P-trap. Provide sleeves for future plumbing - see Pool Equipment Note
9. **Side Step Run** from 1st Level Deck(lowest level). Precast Step treads o/ concrete step structure o/ EPS Geofoam fill structural support set o/ concrete slab or t.b.d Contempo Style Metal Handrail w/ posts or wall brackets

9x. **New Retaining Planter Walls adjacent to Side Step Run:** Slope walls to follow steps and sloping grade in planter. Add proper foam fill as backfill where possible to reduce import soil. Fill-in over existing steps. Remove existing steps if required for new fts.

9z. **Check Wall @ P.I.** Construct 3' to 9'-8" high max. Retaining Check Wall adjacent to Existing p.i. wall to support load of new soil in raised planters and fill over existing steps. Slope section of check wall to follow new grade in planter.

10. **Replace Existing Metal Side Step Run with New Steps and Solid wall:** wood framed step structure with steel support beam secured to Concrete ftg. at the base and to the face of the existing wall at top w/ welded plates and redhead bolts. Precast treads o/ thin set o/ layers of waterproof membrane o/ plywood. Copper Flash as required. Sloped outside wood framed wall w/ Combo 42" high Glass Guardrail & Handrail mounted on top. Vapor barrier/lath and plaster finish exposed faces and top.

10x. 34" wide Garden Tool Storage room in void space under steps w/ 6' high x 32" wide steel or composite access door & Conc. floor

11. **New Tile Paving Patio Areas and Pathways.** On-Grade o/ 4" thk. concrete subslab

12. **Poured-in-Place Concrete Stepper Pads w/ 6" wide grass strips**

13. **36" high Walk-up Outdoor BBQ Counter:** Slab top, waterfall slab ends and 6" high Backsplash wall. CMU perimeter walls over conc. pad ftg. Provide gasoline and electrical outlets

14. **15" high Built-in Seatwall:** 33" high Backrest Wall w/ slight angle face. CMU block wall over conc. pad ftg. 3" thk. cushions per owner

15. **15" high Gas only Lineal Contempo Style Firepit:** CMU perimeter walls over conc. pad ftg. w/ Firebrick split lined inside and floor o/ conc. slab. 8' long stainless steel burner. Provide gasoline tee off run to BBQ and shutoff key valve. Backfill with tumbled lava pebble or crushed fireglass. Optional 6" high Glass windscreen w/ stainless steel tabs

16. **Lower View Terrace/Dining Area w/ Double Retaining Walls:**
- remove existing step structure and section of rubble stack stone retaining wall
- **Tile View Patio o/ 4" thk. min concrete subslab o/ EPS Geofoam block structural support fill in void o/ 4" thk. min concrete support slab o/ 99% compacted sand or gravel or roadbase o/ compacted native grade** Note: drop-off from upper patio down to 3" wide planter area does not exceed 30" = no guardrail required

16b. Tile steps down o/ concrete substructure. Pour on to top of existing retaining wall to remain. Adjust top of existing wall as required

16z. **P.I.P. or CMU block Retaining Walls** on grade beam and caisson support piles or std. footing design t.b.d. per Structural Engineer. EPS foam backfill fill@ outer wall to reduce import soil o/ gravel drainage layer. 42" deep planter soil @ top o/ filter fabric o/ 4" gravel. 5' high Box Planter walls on sides that step down to maintain un-climble pool safe barrier as measured from existing grade @ base of wall. Slightly adjust exist. grades if required to maintain 5' high min. wall for future pool

17. **Drain Piping Outflow Point @ base of wall with Rip-Rap Energy Dissipator**
- **Structure:** 4'x6' or 5x5 Rip-Rap outflow structure w/ 12" high min. Poured in place concrete side walls, 5" thk. min. floor slab and 6" to 10" dia. angular type hard dense stones partially imbedded into floor slab. "Sandstone" integral color w/ lt. wash finish to blend in more with the native soil. See Drainage & Grading Notes. Final rip rap structure design and details per G.C. or Civil Engineer

17x. Provide 2nd Rip-Rap structure if required to accommodate drain pipe flow and outflow points
18. Edible Garden Area w/ 18" high max. Raised 6x6 Landscape Timber Planter Walls backfilled with premium weed-free sandy loam topsoil

18x. Decomposed Granite Pathways

18z. 6" high x 12" wide P.I.P. Concrete Curb Wall/Step-up to Garden area

19. Replace Existing wood gate w/ New 5' high min. Contempo style Gate w/ combo Metal Frame and 1pc wood planking. Self-closing and latch hardware to be pool safe

20. Turf Area (Real Marathon II Sod Lawn)

Other:

21. 5' dia. min. W.I. Spiral Staircase to access upper deck(by others not a part)
   6" dia. center steel pole welded to top of steel plate redhead bolted secure to top of conc. ftg.
   pan type tread rungs w/ tile in-fill

22. Future Rimflow and Infinity Edge Pool with Raised Spa and Lower collector trough(not a part). Section of existing 6' high Retaining wall to remain in the interim

Existing items to remain or slightly modified:

23. Existing 8' to 10'-8" high CMU Partial Retaining Wall along back of house and return wall @ exist. steps to remain - unknown grade beam or std. concrete footing
   - t.b.d. w/ field inspection Note: access opening to under house to remain and will now be accessed from the pool equip. room void space

24. Existing CMU Retaining/Partial Freestanding Walls @ side Property lines and tennis court to remain. Existing ftgs. unknown. Existing chain link fencing with windscreen with posts mounted into top of wall to remain unless noted

24x. Remove Chainlink fencing/windscreen panel and post from top of section of existing wall @ p.i. wall. Add two courses of block to raise wall 16". Note: does not affect adjacent neighbor as adjacent grade is sloping higher. Wall is adequate structurally to support additional load

25. Existing CMU Retaining Walls @ sides of tennis court to remain. Existing ftgs. unknown. Existing chain link fencing with windscreen with posts mounted into top of slab and wall to remain. Sawcut existing tennis court slab to maintain a 12" wide +/- concrete slab cap on top of wall @ fencing or remove and form & pour a new 8" thick min. x 12" wide conc. cap - t.b.d. in the field

25x. Lower top of section of existing wall in southwest corner of tennis court:
   Remove approx. 12" min. from top of wall to conceal below grade in newly created planter area to allow for planting over the top

26. Existing 6'- 6" high CMU Retaining wall along the west side the Tennis court to remain - remove existing 8" metal gutter detail on top of wall and pour new 8" thick min. x 10" wide concrete cap. Existing ret. wall continues under new steps down to lower terrace area. (see section). Section of wall in area of the future pool to be removed when the pool is added and replaced with a shotcrete infinity edge pool wall and lower collector trough.

26x. Optional: Install 42" high Simple Wrought Iron Guardrail mounted to top of wall
   Note: a 30" wide solid shrub barrier will be planted in front of the top of wall and typically serves as an adequate safety barrier so that a G-rail is not required. However install Guardrail if required by City Building department or desired by owner. Optional: upgrade to 42" Glass Rail/windscreen

26z. Remove Existing Fencing/windscreen from northwest angled corner section to open up view(optional). Remove existing metal gutter detail @ top of wall if occurs or slab on top of wall and pour new 6" to 8" thick min. x 10" wide concrete cap. This section requires new 42" high min. to 5' high W.I. view fence panel that provides 5' high min. pool safe barrier from lower adjacent grade (for future pool)

27. Existing 10'- 8" high Retaining Wall w/ 42" high W.I. Railing to remain
   -optional upgradw to glass railing. Add new step structure and solid wall as noted above

28. Existing 5' high min. W.I. Gate to remain - verify with owner