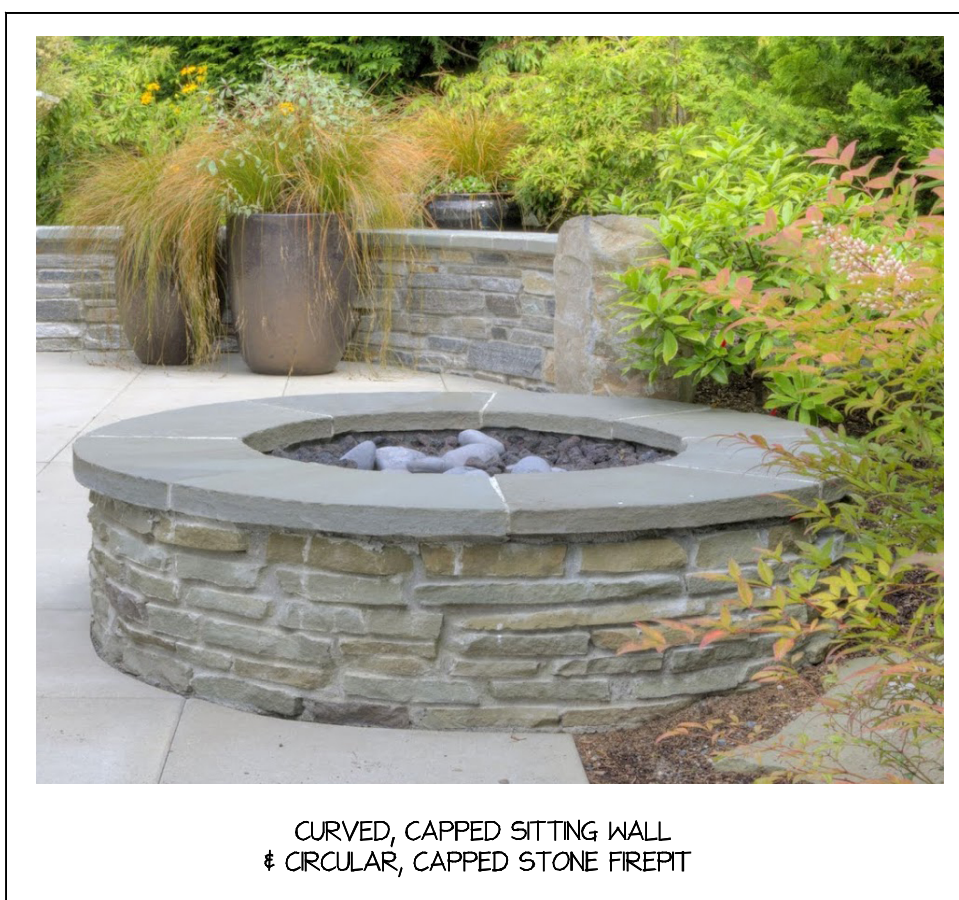
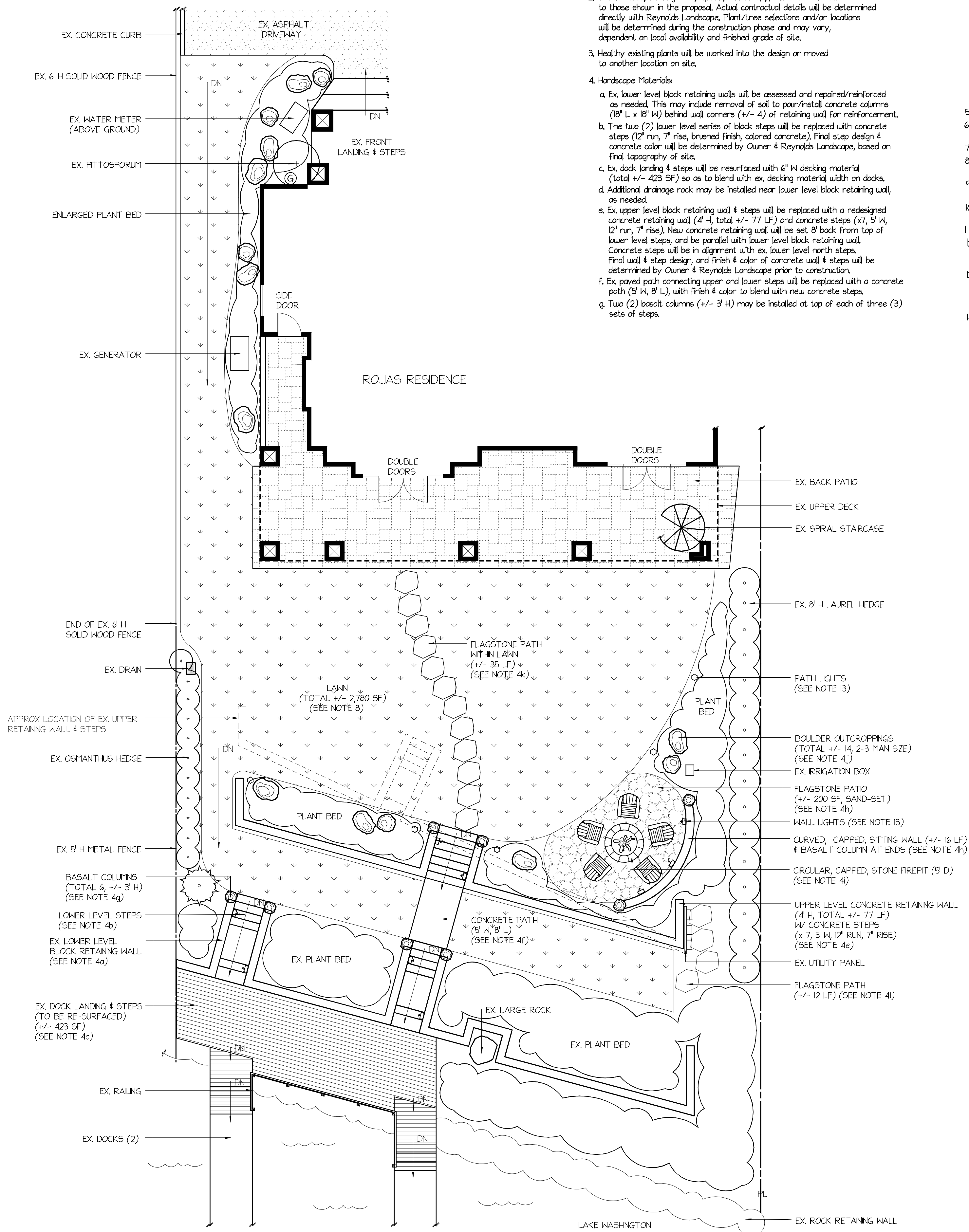


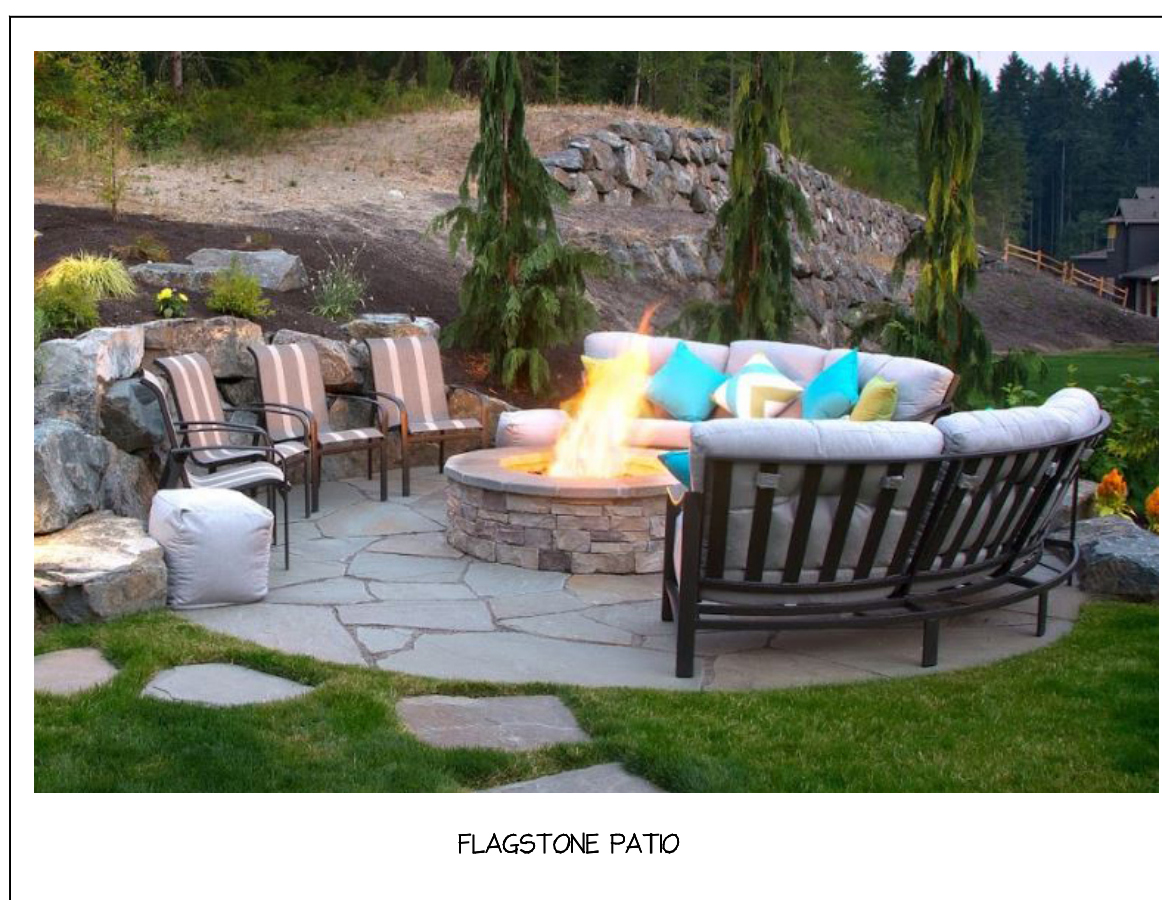
CONSTRUCTION NOTES:

- The Landscape Design property line boundaries were drawn by Elaine McEnery on 12/19/19 per King County Map and rough measurements taken on site. Actual property lines to be confirmed between Owner & Reynolds Landscape prior to construction.
- This Landscape Design may specify additional plants and materials to those shown in the proposal. Actual contractual details will be determined directly with Reynolds Landscape. Plant/tree selections and/or locations will be determined during the construction phase and may vary, dependent on local availability and finished grade of site.
- Healthy existing plants will be worked into the design or moved to another location on site.
- Handscape Materials:
  - Ex. lower level block retaining walls will be assessed and repaired/reinforced as needed. This may include removal of soil to pour/install concrete columns (18" L x 18" W) behind wall corners (+/- 4) of retaining wall for reinforcement.
  - The two (2) lower level series of block steps will be replaced with concrete steps (12" run, 7" rise, finished finish, colored concrete). Final step design & concrete color will be determined by Owner & Reynolds Landscape, based on final topography of site.
  - Ex. dock landing & steps will be resurfaced with 6" W decking material (total +/- 423 SF) so as to blend with ex. decking material width on docks.
  - Additional drainage rock may be installed near lower level block retaining wall, as needed.
  - Ex. upper level block retaining wall & steps will be replaced with a redesigned concrete retaining wall (4 H, total +/- 77 LF) and concrete steps (x7, 5 W, 12" run, 7" rise). New concrete retaining wall will be set 8" back from top of lower level steps, and be parallel with lower level block retaining wall. Concrete steps will be in alignment with ex. lower level north steps. Final wall & step design, and finish & color of concrete wall & steps will be determined by Owner & Reynolds Landscape prior to construction.
  - Ex. paved path connecting upper and lower steps will be replaced with a concrete path (5 W, 8' L), with finish & color to blend with new concrete steps.
  - Two (2) basalt columns (+/- 3' H) may be installed at top of each of three (3) sets of steps.

- A flagstone patio (+/- 200 SF, sand-set) will be constructed within upper lawn, and include a curved, capped sitting wall (+/- 16 LF) w/ end-basalt columns. Final patio & sitting wall design, location and materials will be determined by Owner & Reynolds Landscape prior to construction.
- A circular, capped stone firepit (5' D, wood or gas-burning) may be installed within flagstone patio. Final materials will be determined by Owner & Reynolds Landscape prior to construction.
- Boulder outcroppings (total +/- 14, 2-3 man size) will be installed within plant bed on south side of house, and within plant bed adjacent to upper lawn area, for slope retention and added visual interest. Final location of boulders will be determined by Reynolds Landscape per final site topography and for optimal aesthetics.
- A winding path (+/- 35 LF) of large flagstones set within lawn will be constructed to connect ex. back patio with upper level concrete steps.
- A flagstone path (+/- 12 LF) will be constructed to provide access to ex. utility panel located at north end of upper level retaining wall.
- Ex. two (2) metal gates adjacent to ex. dock landing will be removed.
- Ex. block retaining wall & small rocks will be removed from area adjacent to water meter near front entrance.
- Ex. lavender and cananthus plants adjacent to dock landing will be removed.
- Ex. lawn areas will be rototilled, regraded, amended as needed, redefined and replaced with hydroses (or sod) (total +/- 2,780 SF).
- All current drainage issues within area of scope of work will be addressed, including addition of gravel/soil mix within sloped lawn area on south side of house.
- Existing soil in plant beds will be amended with high quality topsoil per details specified in Reynolds Landscape contract.
- Mulch will be spread in plant beds following new plantings.
- The existing irrigation system within area of scope of work will be redesigned to accommodate new plant beds and redefined lawn areas. Final irrigation details will be confirmed with Reynolds Landscape prior to construction.
- Low-voltage, outdoor lighting will be installed. Suggest wall lights on both side of each series of steps & for lighting wall, path lights within plant beds, and uplighting of specimen trees as appropriate. Final selection & locations of light fixtures will be determined by Owner and Reynolds Landscape prior to construction.
- Construction access will be via south side of house.



CURVED, CAPPED SITTING WALL & CIRCULAR, CAPPED STONE FIREPIT

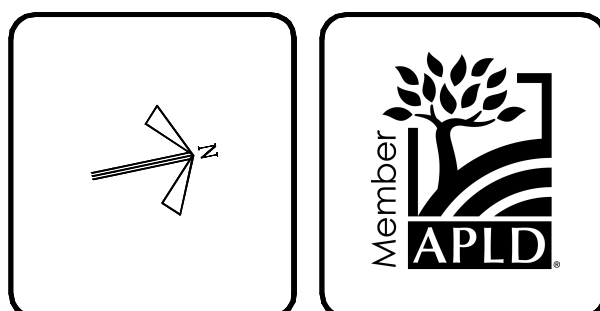
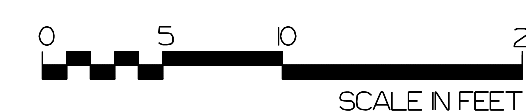


FLAGSTONE PATIO



FLAGSTONE PATH WITHIN LAWN

Photos are examples only. Refer to final Reynolds Contract for details.



Notes:

Revisions:

No.	Description	Date

**LANDSCAPE DESIGN**

**ROJAS RESIDENCE**  
6236 East Mercer Way  
Mercer Island, WA  
98040

Scale: 1" = 8'-0"

Date: 1/20/20

Date of print:

Drawn by: E. McEnery

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