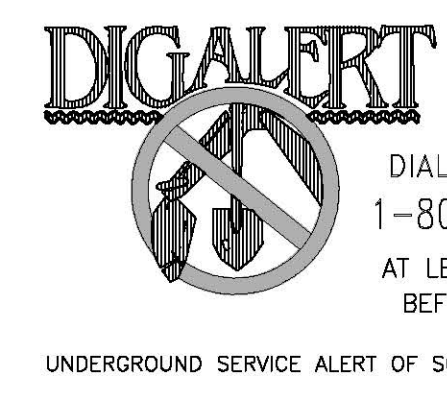


LANDSCAPE MASTER PLAN



**NOTE TO CONTRACTOR**  
 THIS PLAN IS DIAGNOSTIC ONLY. THE INTENT IS TO PREPARE 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 UNAUTHORIZED CHANGES TO PLANS, SPECIFICATIONS OR CONTRACT PROVIDED BY OWNER/CLIENT WITHOUT THE WRITTEN PERMISSION OF THE OWNER/CLIENT. REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, P.C.A. 3138, MAY BE REACHED AT: (760) 755-8282

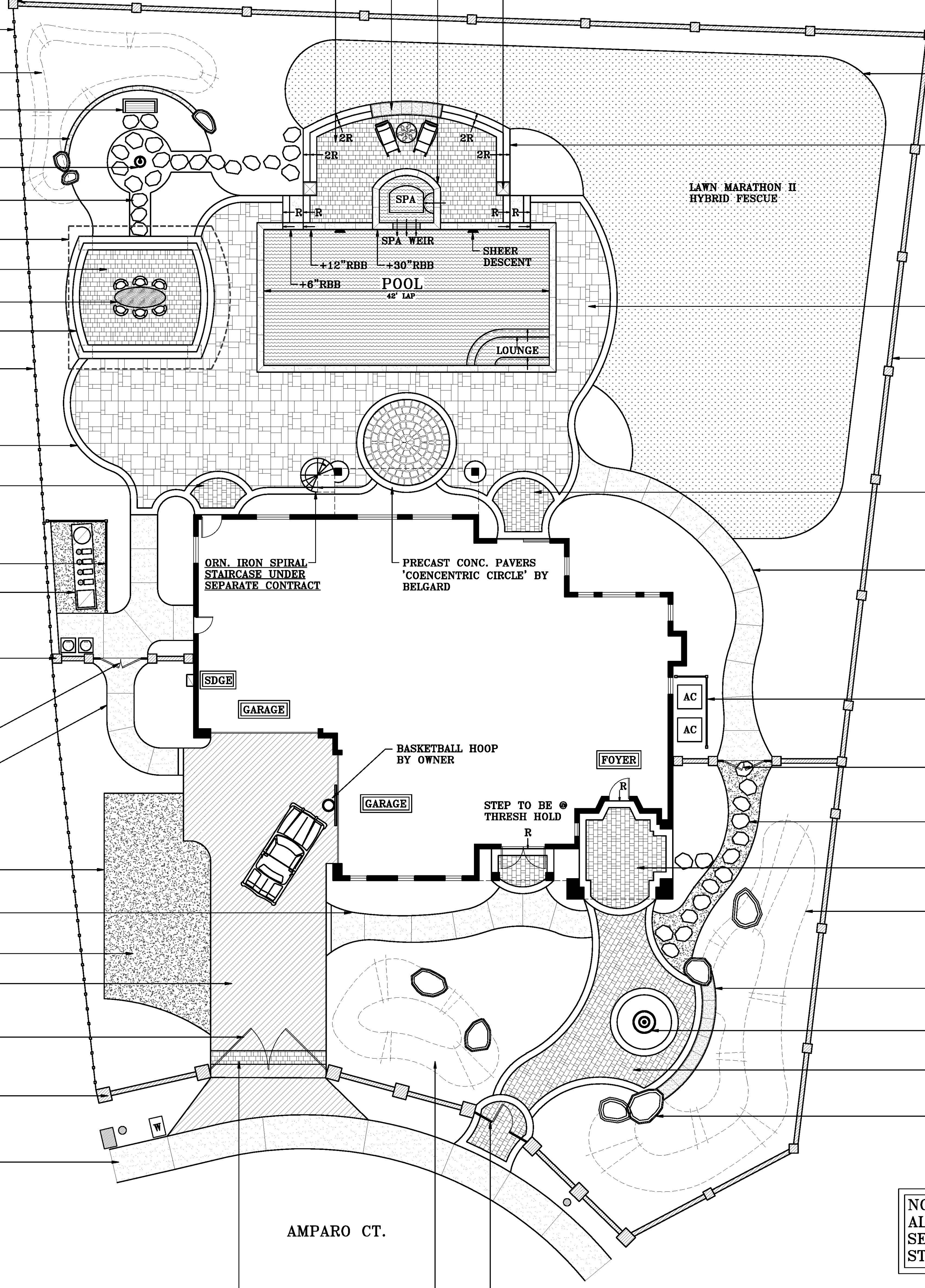
**PRELIMINARY PLAN ONLY NOT FOR CONSTRUCTION**

**NOTE:**  
ALL NOTES UNDERLINED TO BE SECOND PHASE UNLESS OTHERWISE STATED BY OWNER

DOUBLE WIDE CMU MASONRY SEAT WALL W/STUCCO FINISH AND PRECAST CONC. CAP TO BE 18" ABOVE ADJACENT PATIO F.G.  
 ELEVATED GUNITE SPA TO BE 18" ABOVE ADJACENT PATIO F.G.  
 +12" ELEVATED PRECAST CONC. PAVER PATIO BY BELGARD. 'DUBLIN TUMBLED' COLOR TOSCANA. STEPS TO BE DUBLIN COMPARISON PAVERS  
 (1 OF 2) +30" CMU MASONRY PILASTER W/STUCCO FINISH COLOR TO MATCH HOME AND PRECAST CONC. CAP

**NOTE:**  
ALL EXTG. WALL SECTIONS TO HAVE ORN. IRON MOUNTED ON TOP. UNDER SEPARATE CONTRACT.

- EXTG. ORN. IRON FENCE ON PROPERTY LINE TO REMAIN
- TYP. GENTLE SOIL MOUNDING W/NATURAL BOULDERS
- TEAK BENCH (CATALOG ITEM)
- +18" HT. MASONRY SEAT WALL
- SUN DIAL BY OWNER
- CAMERON FLAGSTONE STEP PADS
- FREE STANDING OVERHEAD PATIO COVER (OPEN BEAM) PER DETAILS
- PRECAST CONC. PAVER PATIO BY BELGARD. 'DUBLIN TUMBLED' COLOR TOSCANA
- TABLE AND CHAIRS OWNER TO PROVIDE
- PRECAST CONC. PAVER DBL. SOLDIER COURSE INLAY
- EXTG. ORN. IRON FENCE ON PROPERTY LINE TO REMAIN
- PRECAST CONC. PAVER SOLIDER COURSE BAND
- PRECAST CONC. PAVERS BY BELGARD (RUNNING BOND PATTERN)
- +4'6" HT. PVC LATTICE SCREEN
- MAINTAIN 4' SETBACK FOR POOL EQUIPMENT
- TYP. EXTG. WALL AND PILASTERS TO REMAIN
- NOTE:**  
ALL EXTG. WALL SECTIONS TO HAVE ORN. IRON MOUNTED ON TOP. UNDER SEPARATE CONTRACT.
- DBL. +5' HT. ORN. IRON GATE AND FENCE W/SPRING LATCH AND SELF LOCKING MECHANISM PER POOL CODE
- COLORED CONC. SERVICE WALK W/TYP. EXP. JOINTS AS SHOWN. COLOR TO DAVIS 'FLAGSTONE' TYP.
- 2x4 TREX HEADER BORDER FOR ADDITIONAL PARKING
- COLORED CONC. WALKWAY W/TYP. EXP. JOINTS AS SHOWN
- ADDITIONAL PARKING TO BE 'PALM SPRINGS GOLD' D.G. W/SOIL LOK OR EQUAL
- EXTG. DRIVEWAY TO REMAIN
- INSTALL DOUBLE AUTOMATIC ORN. IRON GATE UNDER SEPARATE CONTRACT
- TYP. EXTG. WALLS AND PILASTERS TO REMAIN
- TYP. SIDEWALK

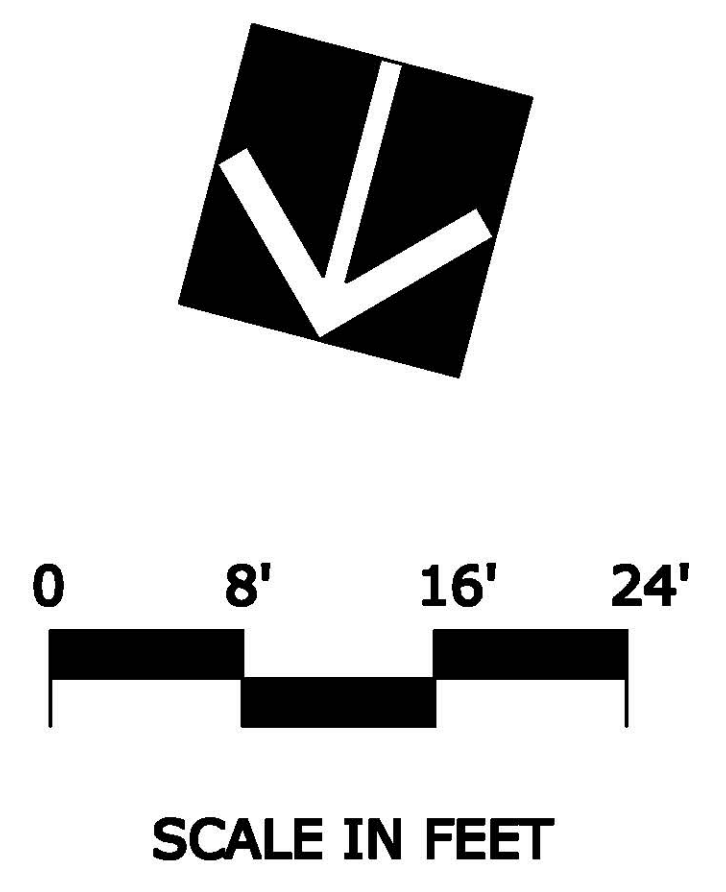


- SHOVEL CUT BORDER TYP.
- TYP. 6" PRECAST CONC. PAVER STEPS BY BELGARD
- PRECAST CONC. PAVER PATIO BY BELGARD. CAMBRIDGE I PATTERN. TOSCANA BLEND
- TYP. EXTG. WALL AND PILASTERS TO REMAIN
- NOTE:**  
ALL EXTG. WALL SECTIONS TO HAVE ORN. IRON MOUNTED ON TOP. UNDER SEPARATE CONTRACT.
- PRECAST CONC. PAVERS BY BELGARD (RUNNING BOND PATTERN)
- COLORED CONC. SERVICE WALK W/TYP. EXP. JOINTS AS SHOWN. COLOR TO DAVIS 'FLAGSTONE' TYP.
- +4'6" HT. PVC LATTICE SCREEN
- DBL. +5' HT. ORN. IRON GATE AND FENCE W/SPRING LATCH AND SELF LOCKING MECHANISM PER POOL CODE
- CAMERON FLAGSTONE STEP PADS IN COMPACTED 'PALM SPRINGS GOLD' D.G.
- PRECAST CONC. PAVERS RUNNING BOND PATTERN W/SOLDIER COURSE BAND BY BELGARD
- TYP. GENTLE SOIL MOUNDING W/NATURAL BOULDERS
- DOUBLE WIDE CMU MASONRY SEAT WALL @ +18" HT. W/STUCCO FINISH AND ELDERADO STONE CAP. OWNER TO APPROVE COLOR OF CAP
- FOUNTAIN ELEMENT BY OWNER BID INSTALL ONLY
- PRECAST CONC. PAVERS BY BELGARD. 'HOLLAND' COLOR TO BE TOSCANA (PAVERS TO FOLLOW CURVE)
- NATURAL LANDSCAPE BOULDERS INTEGRATE W/MASONRY SEAT WALL

**NOTE:**  
 OWNER TO SUB CONTRACT ALL ORN. IRON RAILING TO BE MOUNTED ON TOP OF ALL EXTG. WALLS

**NOTE:**  
ALL NOTES UNDERLINED TO BE SECOND PHASE UNLESS OTHERWISE STATED BY OWNER

SAWCUT EXTG. CONC. DRIVEWAY. INSTALL (2) 4" CL315 CONDUIT SLEEVE FOR IRRIGATION LINES AND LOW VOLTAGE WIRING. INSTALL NEW PRECAST CONC. PAVERS  
 TYP. GENTLE SOIL MOUNDING W/NATURAL BOULDERS  
 +5' HT. ORN. IRON GATE AND FENCE W/SPRING LATCH AND SELF LOCKING MECHANISM PER POOL CODE



**LANDSCAPE MASTER PLAN**  
 SCALE: 1/8" = 1'-0"



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DRAWN	NM
DRAFTER	DP
DATE	4.8.09
SCALE	1/8" = 1'-0"
JOB NAME	BORECKY
SHEET	L/1
OF	1 SHEETS

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