

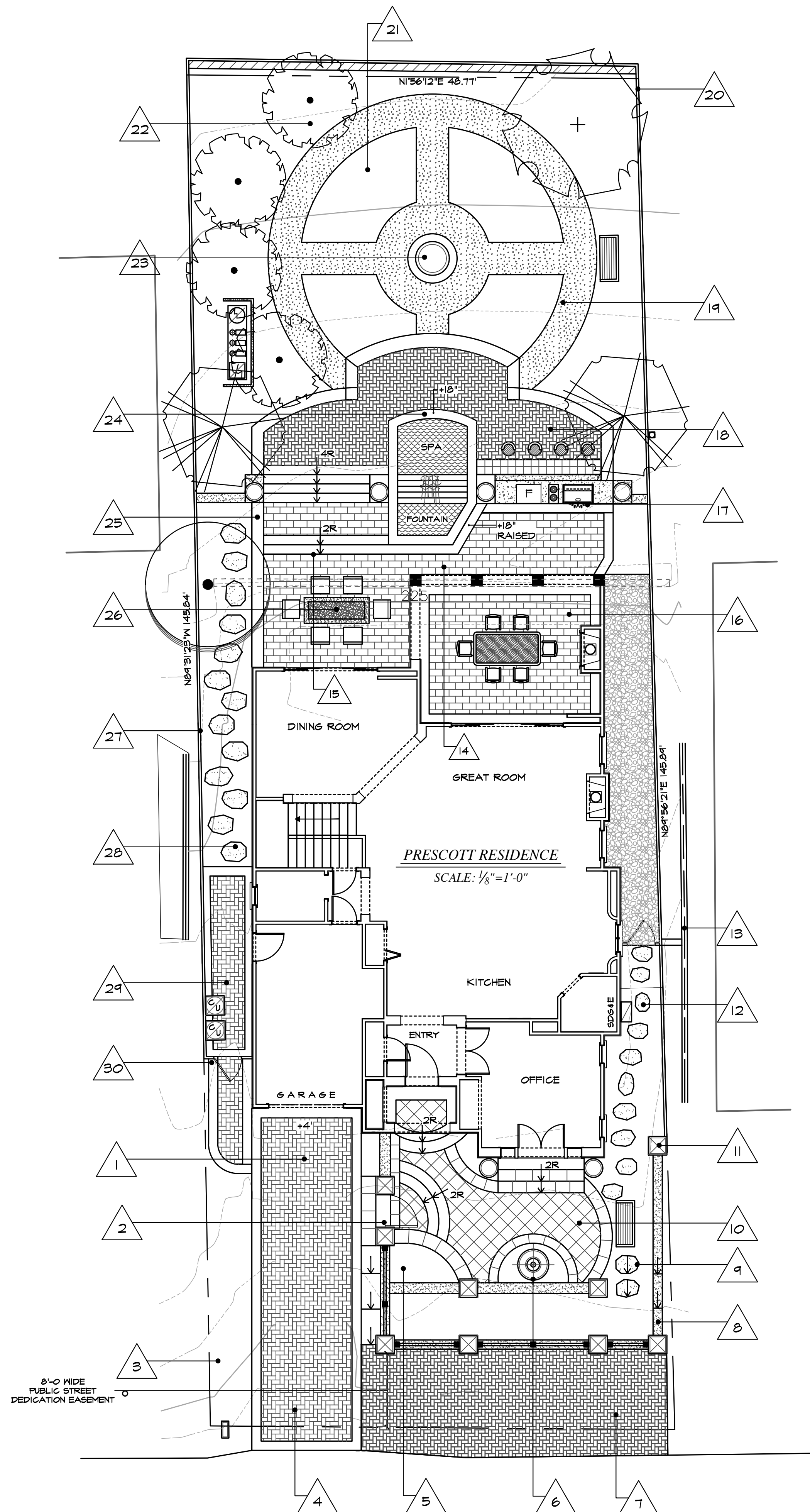
LANDSCAPE MASTER PLAN NOTES

- 1) DEMOLISH AND HAUL AWAY THE EXISTING CONCRETE DRIVEWAY. REPLACE WITH NEW PRECAST PAVER DRIVEWAY WITH EXPANDED WIDTH. INCLUDE PICTURE FRAME BORDER. OWNERS TO SELECT PAVER TYPE AND COLOR AFTER VIEWING SAMPLES OR VISITING ONE OR MORE SHOW ROOMS. BID BELGARD HOLLAND STONE PRECAST PAVERS WITH HERRINGBONE PATTERN. THIS SELECTION MAY CHANGE.
- 2) MAIN GATED ENTRY WITH TWO REINFORCED CMU COLUMNS. OWNER TO APPROVE ORNAMENTAL IRON GATE PATTERN DESIGN AND COLOR. ANCHOR BOLT THE GATE TO THE SOLID COLUMNS. THE GATE WILL INCLUDE A SPRING LATCH AND MANUAL KEY LOCKING MECHANISM.
- 3) EXISTING MAIL BOX MAY BE REPLACED AT OWNER DISCRETION. THIS SIDE OF THE DRIVEWAY WILL BE FULLY LANDSCAPED WITH PLANTING AND IRRIGATION AFTER KEEPING AND CLEARING OF ALL EXISTING VEGETATION.
- 4) NEW DRIVEWAY WILL BE CONSTRUCTED ON GAB. GRADE IN A SMOOTH EQUAL GRADIENT FROM THE STREET TO THE UPPER GARAGE ENTRY ELEVATION. INCLUDE POLYMERIC SAND FILLED JOINTS WITH SEALER.
- 5) CURVING PLANTER WALL AT 18 INCHES HEIGHT ABOVE COURTYARD FINISH GRADE. INCLUDE COLORED CONCRETE PRECAST CAP WITH BULL NOSE EDGE FOR ALL COURTYARD WALLS AND RETAINING WALLS. THIS PRODUCT IS AVAILABLE AT "LITE STONE CONCRETE PRODUCTS". BACKFILL PLANTER WITH ANKLED SOIL. INCLUDE CONDUIT RUNS FOR ELECTRICAL, DRAINAGE AND IRRIGATION SYSTEMS. TYPICAL TO ALL PLANTERS.
- 6) OWNER FURNISHED 110 V FOUNTAIN ELEMENT SHALL BE BID AS AN OPTION ONLY. OWNER TO PURCHASE FOUNTAIN. INCLUDE ELECTRICAL CONDUIT TO CONNECT PUMP WITH MANUAL SWITCH PER CODE BY ELECTRICIAN ONLY.
- 7) LOWER PARKING AREA FOR ONE CAR. EXCAVATE THIS AREA AND INSTALL PERMEABLE PAVER PARKING LOT.
- 8) LOWER RETAINING WALL WITH COLUMNS WILL INCLUDE PRECAST CONCRETE CAPS AND ORNAMENTAL IRON RAIL TYPE FENCING IN BETWEEN THE COLUMNS. ALL ORNAMENTAL IRON TYPE, PATTERN AND COLOR TO BE APPROVED BY THE OWNERS. THIS WILL BE A FENCING SUBCONTRACT ITEM TBD. REFER TO DRAINAGE PLAN FOR ADDITIONAL INFORMATION REGARDING ALL WALL HEIGHTS, STEPS AND OTHER GENERAL ELEVATIONS FOR THIS PROJECT.
- 9) STEPPING STONES SET INTO GROUND COVER PATHWAY LEADS DOWN TO BIORETENTION.
- 10) PRECAST CONCRETE OR PORCELAIN TILE UPPER COURTYARD PATIO WITH BORDERS. NOTE TWO STEP LANDINGS WHICH WILL LEAD TO THE FRONT ENTRY AND THE OFFICE. URNS BY OWNER. BENCH OPTION BY OWNER.
- 11) CONTINUE CMU WALL WITH COLUMNS TO ALLOW FOR RETENTION AND SECURITY FOR THE FRONT COURTYARD. VERIFY THE LOCATION OF THE PROPERTY LINE BEFORE ALL CONSTRUCTION AND LANDSCAPING. NOTE: THIS PROPERTY HAS BEEN RECENTLY SURVEYED. A COPY OF THE TOPOGRAPHIC AND BOUNDARY SURVEY IS AVAILABLE FROM THE OWNER UPON REQUEST. THE WALLS WILL STEP UP WITH GRADE. THE TERMINUS OF THE WALL WILL BE AT THE COLUMN WHICH WILL THEN INTEGRATE WITH A NEW WOOD FENCE ON THE SOUTH PROPERTY LINE. ALL FENCING AND GATES WILL BE INSTALLED UNDER A SEPARATE SUBCONTRACT BY THE OWNERS WITH THE FENCING CONTRACTOR OF RECORD.
- 12) STEPPING STONES TO BE SET INTO GROUND COVER PATH.
- 13) NEW WOOD FENCING ON P.L. PAINT TO MATCH HOUSE TRIM.
- 14) BELGARD MEGA ARBEL PRECAST CONCRETE PAVERS . PATIO TO BE INSTALLED ADJACENT TO THE OUTDOOR KITCHEN. THIS MAY CHANGE.
- 15) BELGARD PRECAST CONCRETE BULL NOSED STEP TREADS AND RISERS WILL BE USED IN THE CONSTRUCTION OF A NEW STAIRCASE LEADING TO THE UPPER BACK YARD TERRACE LEVEL. THIS STAIRCASE WILL INCLUDE A CENTRAL LANDING.
- 16) MAIN PATIO UNDER THE ARCHITECTURAL LOGGIA TO INCLUDE THE OPTION FOR BELGARD PORCELAIN TILES 'MIRAGE SERIES' OR 'EURO WEST' PORCELAIN TILES. OTHER OPTION WILL INCLUDE BELGARD BIBLIGA SERIES PRECAST CONCRETE PAVERS WITH SEALER. THIS WILL INCLUDE A 12 INCH WIDE BORDER AROUND ALL PATIO AREAS TYPICAL. ALL PAVERS TO BE SET ONTO GAB WITH BEDDING SAND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR THIS SOIL TYPE AND APPLICATION.
- 17) CUSTOM MASONRY BBQ PER DETAILS AND SPECIFICATIONS. NOTE REINFORCED CMU MASONRY RECTANGULAR COLUMNS WITH CUSTOM PRECAST COLORED CONCRETE CAPS. THREE MATCHING COLUMNS WILL INCLUDE DEEP CONCRETE FOOTINGS AND WILL FUNCTION AS RETAINING WALL STRUCTURES FOR THE SLOPE AND WILL BE DESIGNED TO SUPPORT A FREESTANDING WOOD OR ALUMINA WOOD ARBOR STRUCTURE OVER THE BBQ AND OUTDOOR KITCHEN COUNTER TOP. ALSO NOTE THE BBQ WILL BE CONSTRUCTED AS A GORE RETAINING WALL AS IT IS CUT INTO AN EXISTING 4 FT. HEIGHT SLOPE. THE BBQ COUNTERTOP WILL BE CONSTRUCTED WITH CASTE IN PLACE COLORED CONCRETE WILL BULL NOSED EDGE. INCLUDE MASONRY CONC. SEALER. COLOR TO BE SCOFFIELD SOMBRERO BUFF. THE FRONT OF THE BBQ WILL INCLUDE A STUCCO SANTA BARBARA PLASTER FINISH OR AN ELORADO STONE VENEER PER OWNER APPROVAL. INCLUDE GAS AND ELECTRICAL CONDUIT TO THE OUTDOOR KITCHEN WITH ALL WORK CONFORMING TO PREVAILING CODES.
- 18) BELGARD MEGA ARBEL PRECAST CONCRETE PAVES PATIO WITH TOSCANA COLOR AND BELLA COLORED BORDERS WILL BE CONSTRUCTED ON CRUSHED AGGREGATE BASE. GRADE THIS AREA AS NEEDED FOR A LEVEL PATIO WITH PROPER DRAINAGE FLOW. INCLUDE POLYMERIC SAND FILLED JOINTS WITH APPROVED SEALER - TYPICAL.
- 19) CIRCULAR (STABILIZED) DECOMPOSED GRANITE WALK WAY AND MEDITATION GARDEN. INCLUDE DOUBLE COMPOSITE 2" X 4" STAKED HEADERS AROUND THE ENTIRE PERIMETER OF THIS CIRCULAR WALK. D.G TO BE 3 INCH MINIMUM DEPTH WITH WEED PROOF FABRIC LAYER SET UNDERNEATH.
- 20) SAVE EXISTING MIMOSA TREE. CONTINUE NEW FENCING TO THE BACK PROPERTY LINE. NOTE PLANTING BEDS. ALL BEDS WILL BE ROTOTILLED AND AMENDED PRIOR TO PLANTING AND IRRIGATION. REFER TO SOFT SCAPES PLANS. REMOVE ALL WEEDS ROCK AND DEBRIS IN THE BACK YARD PRIOR TO SOIL PREPARATION AND GRADING .
- 21) TYPICAL DWARF AND SEMI DWARF FRUIT TREES TO BE PLANTED PER PLANTING PLAN.
- 22) EAST PROPERTY LINE INCLUDES A LOW 2 FT. 6 INCH HEIGHT CMU WALL WHICH WILL REQUIRE NEW STUCCO APPLICATION. REMOVE ALL OF THE OLD STUCCO AND REFINISH THIS WALL PRIOR TO NEW STUCCO TREATMENT. THERE IS A WOOD FENCE MOUNTED JUST BEHIND THE WALL.
- 23) CENTRAL URN (NOT A FOUNTAIN) IN CIRCULAR BED. OWNER TO PURCHASE ALL URNS AND FURNISHINGS INDEPENDENTLY.
- 24) CUSTOM GUNNITE SPA SHALL BE CONSTRUCTED BY A LICENSED, BONDED AND INSURED G-59 POOL CONTRACTOR. THIS SPA WILL BE CONSTRUCTED AS A SPLIT LEVEL WITH THE UPPER SPA COILING ELEVATION AT 18 INCH HEIGHT ABOVE THE UPPER PATIO FINISH GRADE. THE LOWER VESSEL WILL BE A FOUNTAIN BASIN WITH A LEDGER STONE BEVELED WATERFALL ELEMENT ON A SEPARATE PUMP. THE SPA AND FOUNTAIN WILL INCLUDE INDEPENDENT LIGHTING ON SEPARATE CIRCUITS. THE INTERIOR OF THE SPA AND THE FOUNTAIN BASIN SHALL BE FINISHED WITH EITHER COLORED PLASTER OR PEBBLE SHEEN TBD FENCING CONTRACT RESOLUTION. REFER TO ELEVATION AND CROSS SECTION DRAWINGS FOR ADDITIONAL INFORMATION.
- 25) TYPICAL 12 INCH WIDE BORDER WITH EITHER PRECAST CONCRETE PAVERS (URBANA) OR PORCELAIN TILE. OWNER TO APPROVE ALL CONSTRUCTION MATERIALS IN ADVANCE OF MATERIALS ORDER.
- 26) PORCELAIN TILE OR PRECAST PAVER PATIO. CONSTRUCT NEW NATURAL GAS FIRE PIT PER DETAILS, SPECIFICATIONS AND CODE. INCLUDE GAS SHUT OFF VALVE AND IGNITION SWITCH. FILL WITH LAVA ROCK SPHERICAL TYPE AVAILABLE FROM KRC ROCK IN SAN MARGOS CA.
- 27) NEW FENCING TO BE INSTALLED ON ACTUAL PROPERTY LINE. THE EXISTING FENCING FOR THIS PROJECT WILL BE REMOVED AND HAULED AWAY TO A LEGAL DUMPSITE. THE EXISTING FENCING FOR THIS PROPERTY IS NOT INSTALLED ON THE ACTUAL PROPERTY LINES. REFER TO THE LEGAL SURVEY.
- 28) STEPPING STONES SET INTO GROUND COVER PATHWAY IN THE SIDE YARD. REFER TO PLANTING PLANS.
- 29) PRECAST PAVER UTILITY SIDE WALK FOR STORAGE OF TRASH AND RECYCLING CANS.
- 30) CONSTRUCT NEW ARCHED WOOD GATE PER DETAILS. INCLUDE LOCKING MECHANISM. PAINT TO MATCH HOUSE TRIM.



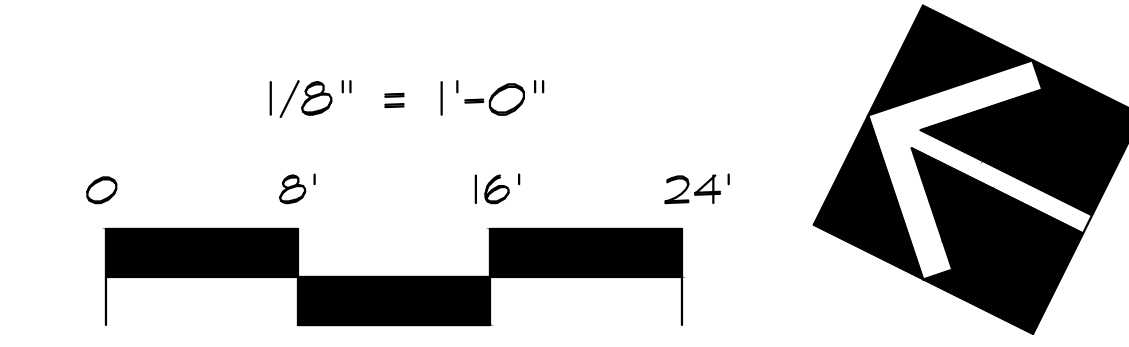
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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**PRELIMINARY PLAN ONLY
 NOT FOR CONSTRUCTION**



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 PROJECT NO.: 16-649-ENG



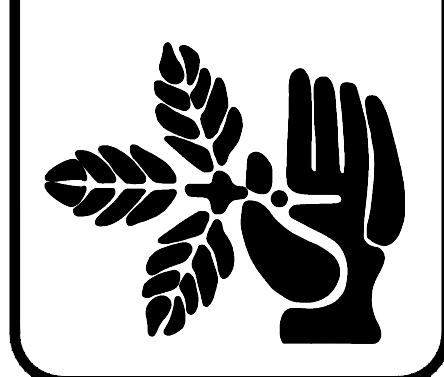
**LANDSCAPE
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 SCALE: 1/8" = 1'-0"



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PROJECT NAME: _____
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DRAWN	NM
DRAFTER	DM
DATE	08/15/2016
SCALE	1/8" = 1'-0"
JOB NAME	PRESCOTT
SHEET	1 OF 1 SHEETS

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