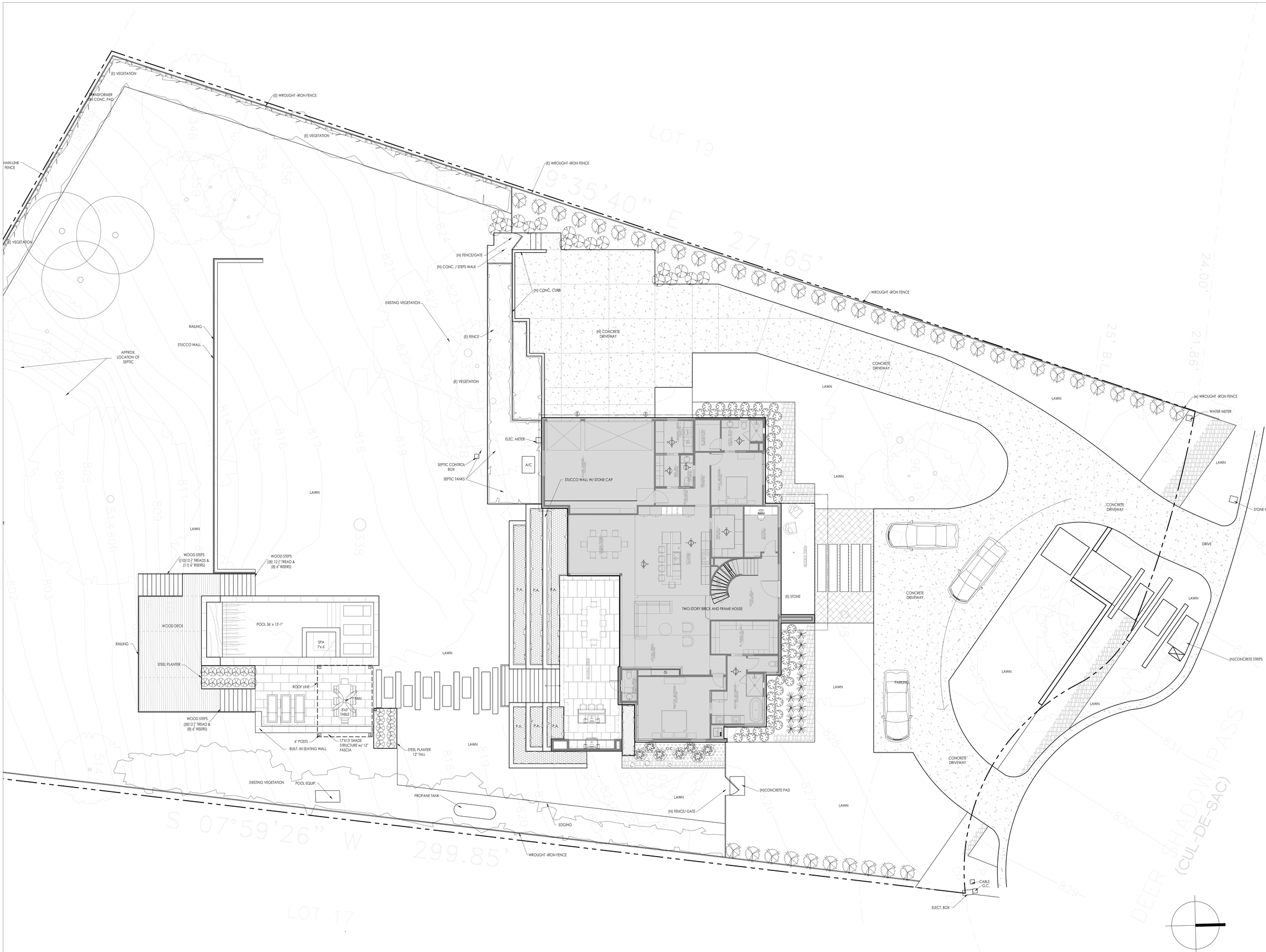


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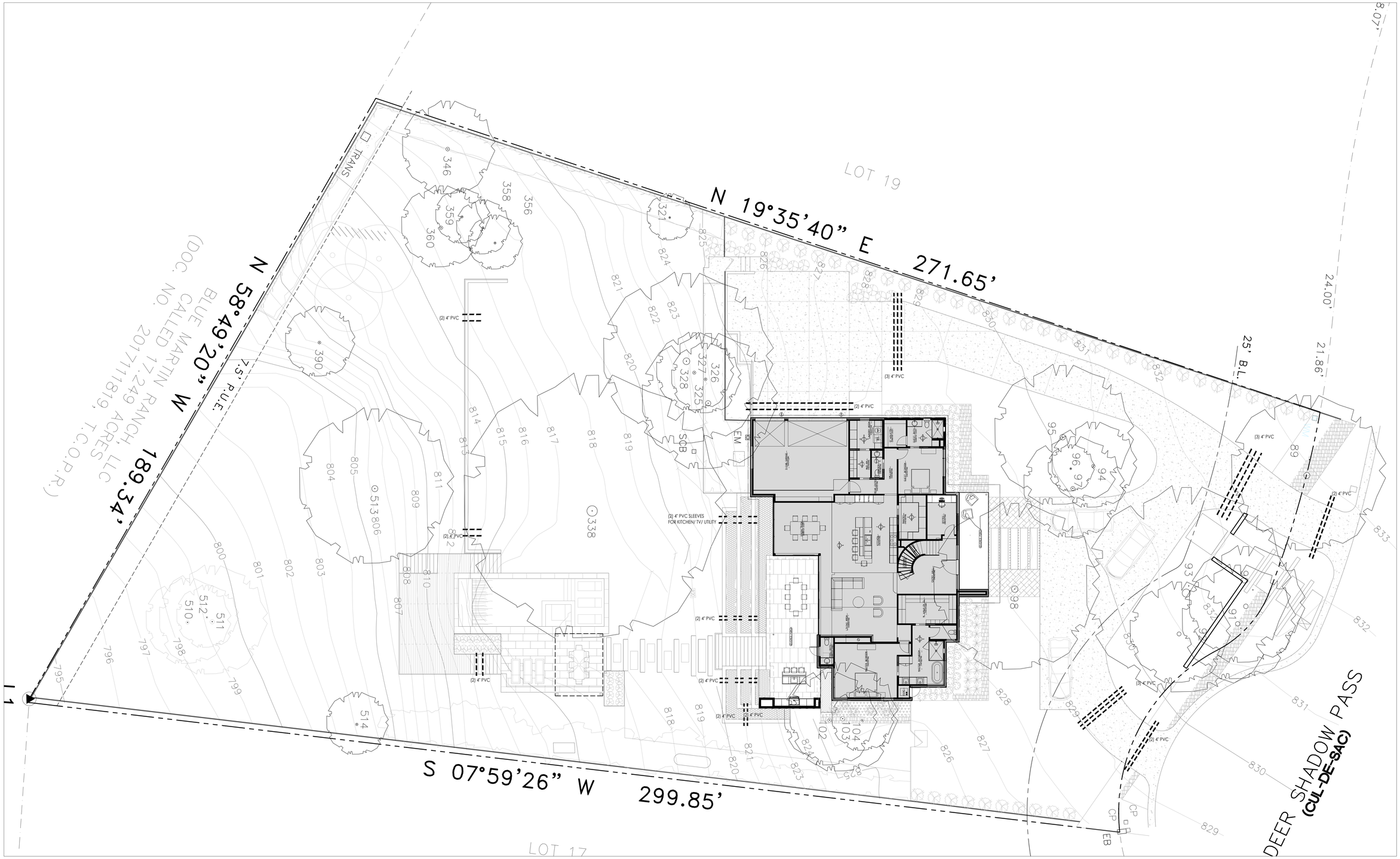
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SCALE: 1/8" = 1'

L1.0
LANDSCAPE PLAN



1 SLEEVE PLAN
SCALE: 1:10

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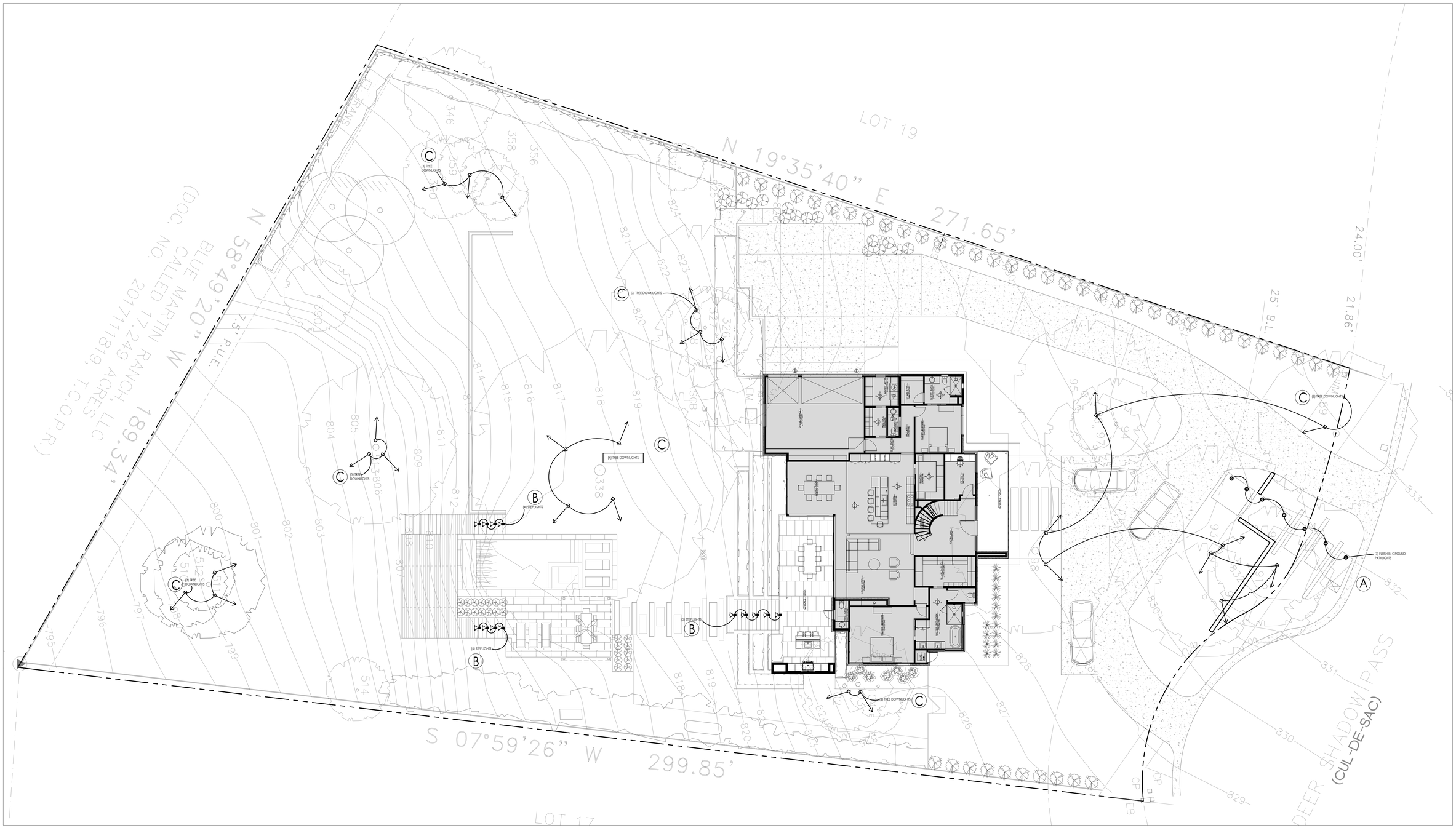
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L3.0
SLEEVE PLAN



LIGHTING SCHEDULE

REF.	SYMBOL	#	TYPE AND SPEC
A	◎	7	FLUSH IN-GROUND PATHLIGHTS- COASTAL SOURCE NICHE
B	▷■	13	UNDER TREAD STEPLIGHT- LUMIEN TAPE LIGHT
C	⟵◇	26	TREE-MOUNTED DOWNLIGHT - "MOONVISIONS" - SIZE FIXTURES / BULBS PER PLANS. NOTE: SPECIFY INCANDESCENT FIXTURE AND INSTALL AFTERMARKET L.E.D. BULB WHERE APPLICABLE AND NEEDED. VERIFY W/ L.A. AND OWNER.

1 LIGHTING PLAN
SCALE: 1:10

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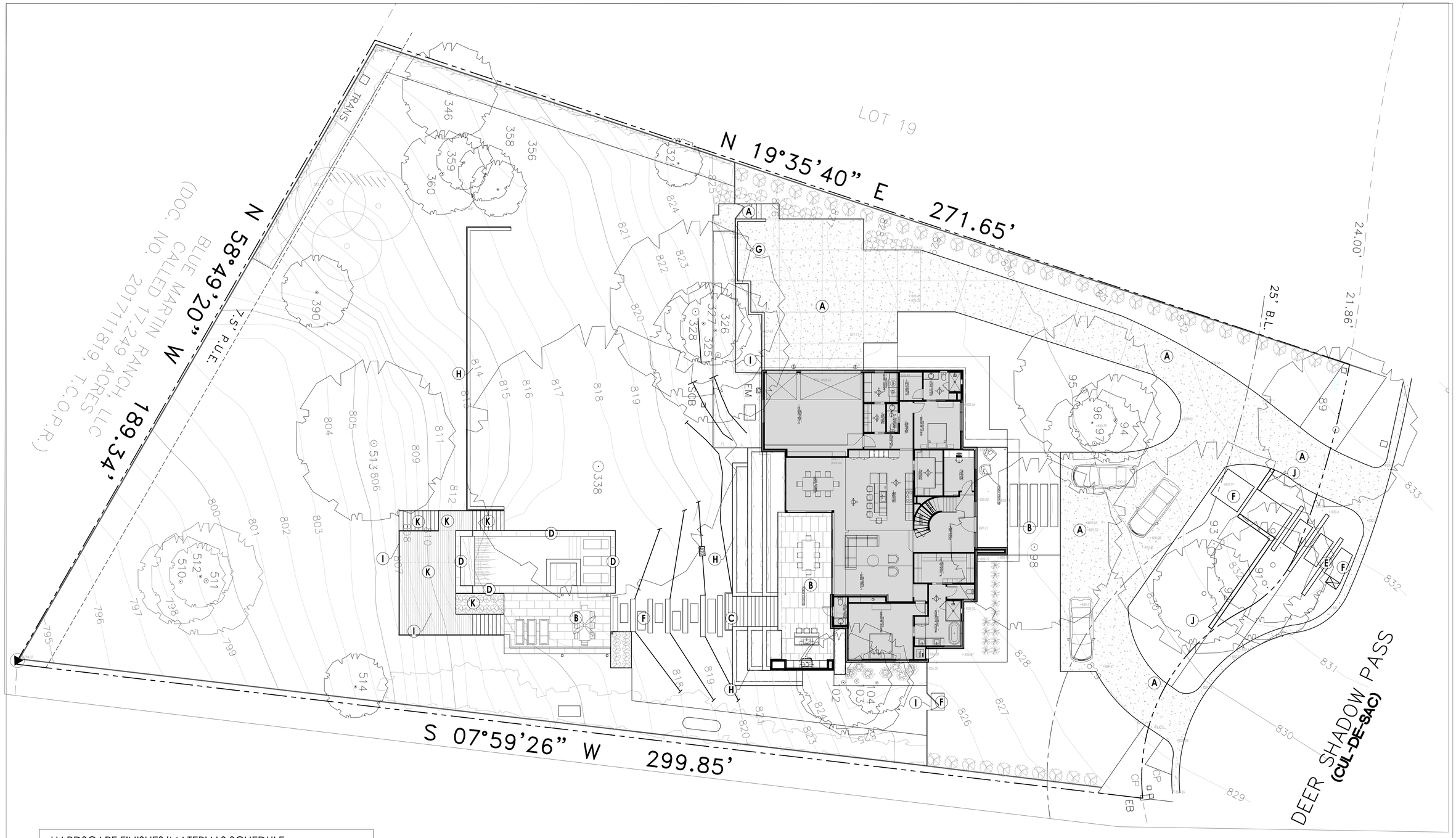
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L4.0
LIGHTING PLAN



HARDSCAPE FINISHES/MATERIALS SCHEDULE

A		CONCRETE STEPS/WALLS/ FLATWORK/ DRIVE - TYP. 4" REINFORCED SLAB w/ INTEGRAL COLOR (TBD); HAND-TROWELED WITH 20% ACID-ETCHED FINISH. LOCATE JOINTS PER PLAN.
B		STONE FLATWORK FOR PATIOS - 1¼"THK. LIMESTONE ATOP CONCRETE SUB-BASE; 48" TYPICAL LENGTH, RUNNING BOND PATTERN PER PLAN. 2½" THK STONE AT EXPOPSED EDGES.
C		STONE STEPS - LIMESTONE TREAD & RISER ATOP CONCRETE/CMU SUB-BASE; TYPICAL TREAD SIZE FOR NEW WORK = 15"D x VARIOUS LENGTHS x 2½"THK w/ 1½" O/H. CUT FOR STEP LIGHTS; HTS PER GRADING PLAN. TREAD SIZE FOR COVERING EXISTING STEPS, TO BE MODIFIED AS REQ.D. VERIFY IN FIELD.
D		STONE COPING - 2-¼" THK (@ POOL) & 2½"THK (@ CATCH BASIN) LIMESTONE w/ TYP. 1½" OVERHANG, SIZE/PATTERN PER POOL PLAN.
E		CONCRETE STRIPS (FRONT) - 8" WIDE x HT. TBD" POURED IN PLACE CONCRETE. VARYING LENGTHS.
F		CONCRETE PADS - FINISH SAME AS CONC. FLATWORK, 4" - 6" THICK, DIMS PER PLAN. POURED IN PLACE
G		CONCRETE CURB - 8" WIDE, HEIGHTS AND DIMS PER PLAN.
H		NEW STUCCO WALLS AND CAPS - CROATION STONE CAP. WIDTHS, HEIGHTS PER DIM/GRADING PLAN.
I		STEEL FENCE - FENCE, RAIL, GATE TBD
J		STUCCO WALL - STUCCO FENCE -SEE DETAIL SHEET L7
K		WOOD DECK / STEPS- WOOD TYPE TBD

NOTES:
- UNLESS OTHERWISE NOTED, ALL LIMESTONE TO BE BUFF LEUDER'S LIMESTONE, OR SIMILAR (APPROVED BY LANDSCAPE ARCHITECT) WITH STANDARD SANDED/HONED FINISH.
- ALL NOTED STONE SIZES ARE NOMINAL; ALLOW FOR TYPICAL ¼" JOINTS.
- SEE ENLARGEMENTS/DETAILS FOR DIMENSIONS/COURSING & ADDITIONAL INFORMATION.

1 FINISHES PLAN
Scale: 1:10

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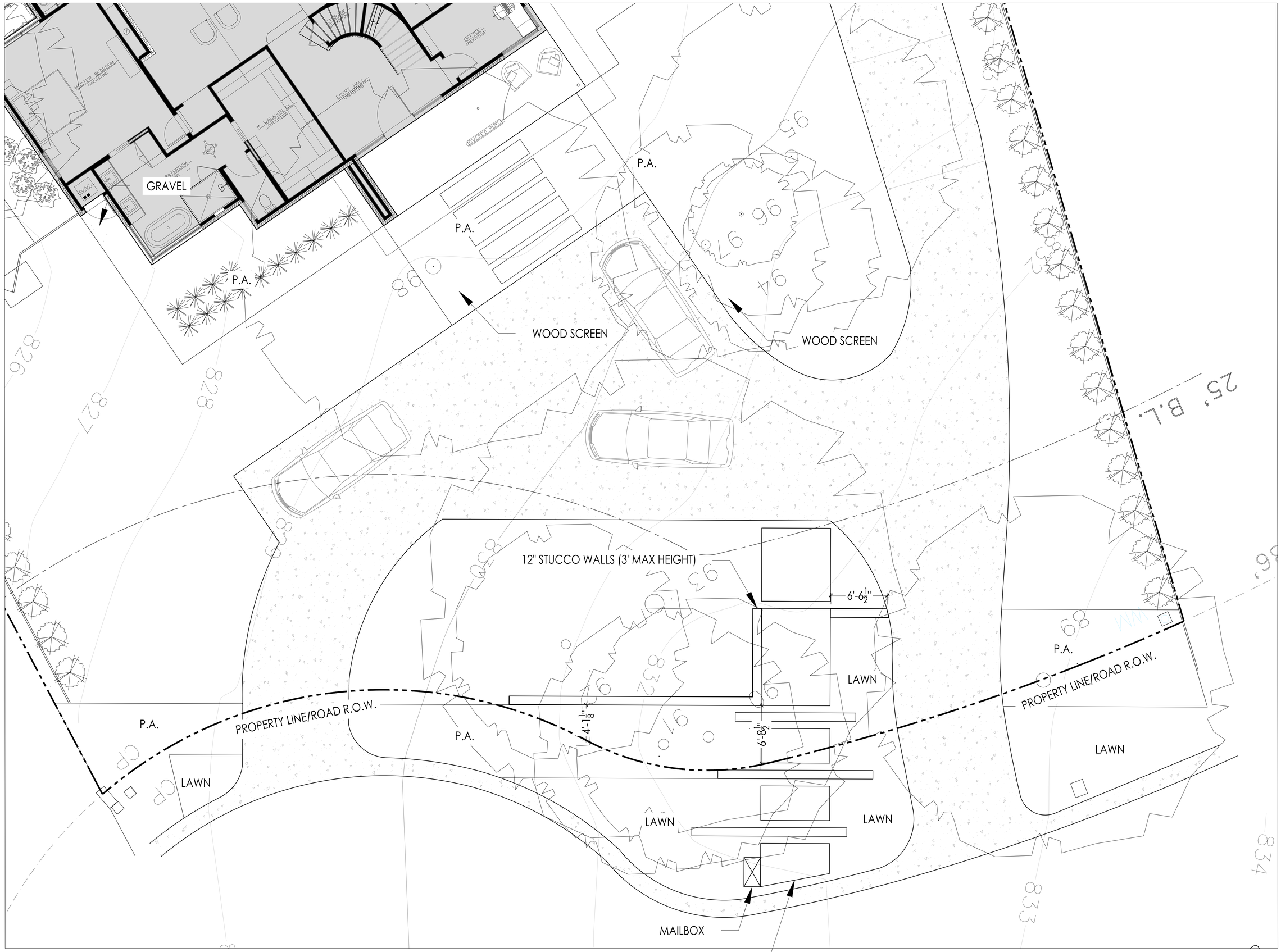
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L5.0
FINISHES PLAN



FENCE LOCATION

SCALE: 1/4" = 1'-0"

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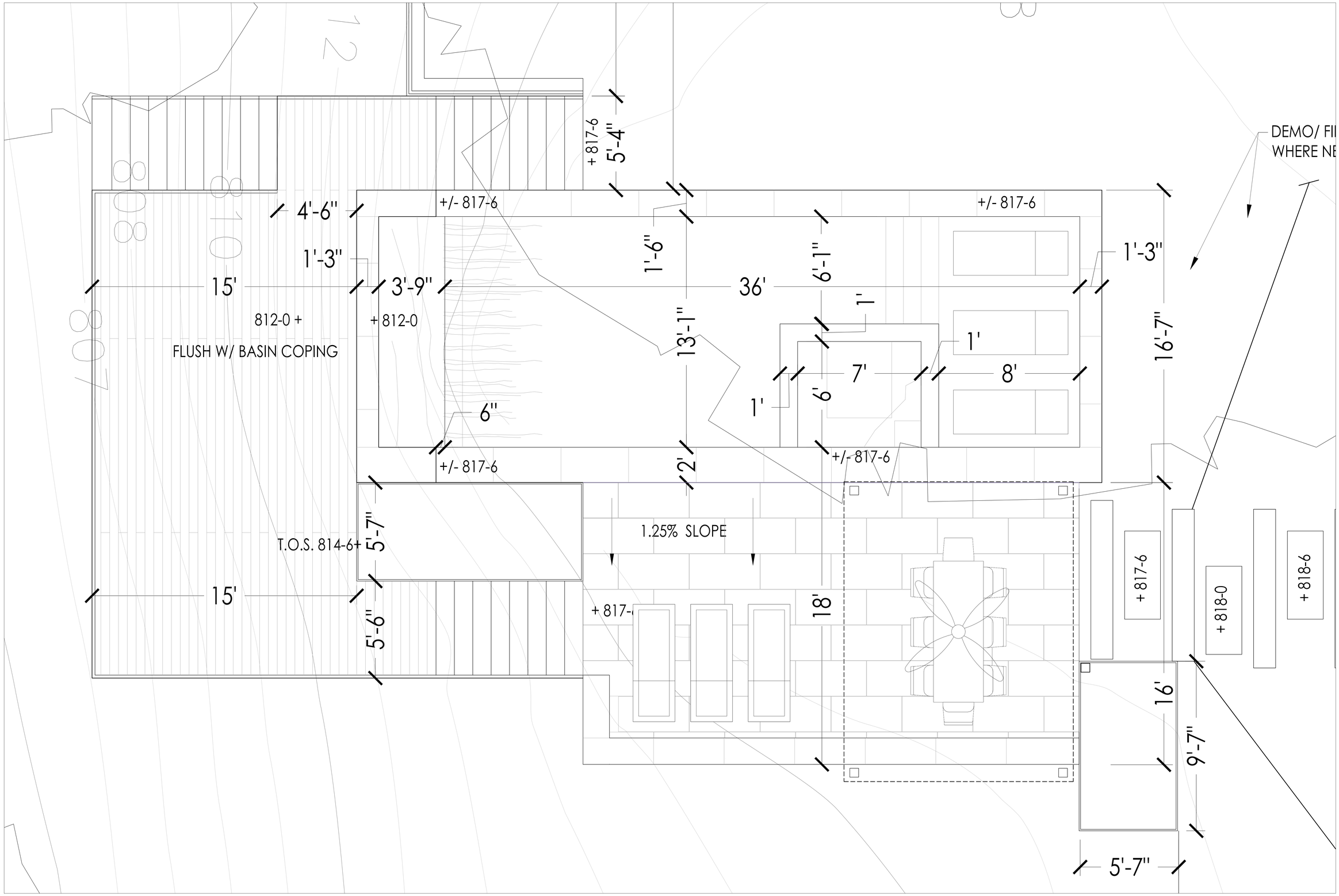
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L7.0

FENCE PLAN



POOL BID NOTES

PLASTER - TO BE STANDARD COLOR PEBBLESHEEN.
TILE - ALLOW 15$ PER S.F. FOR TILE MATERIAL.
LIGHTS - LED, PLACEMENT AND QUANTITY PER BIDDER.
CLEANING SYSTEM - BIDDER RECOMMENDATION (HOWEVER, NO SALT); IN FLOOR CLEANING - BID AS ALTERNATE, WITH POLARIS STUB.
DO NOT INCLUDE ANY ENGINEERING.
DO NOT INCLUDE COPING.
EQUIPMENT BRAND - PER BIDDER RECOMMENDATION.

1 POOL PLAN
SCALE: 1/2" = 1'-0"

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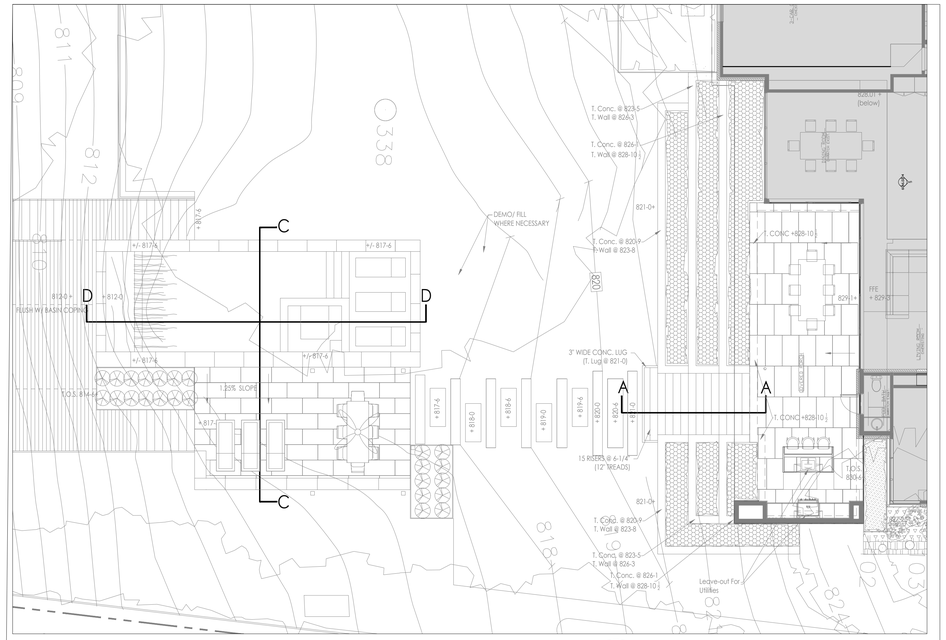
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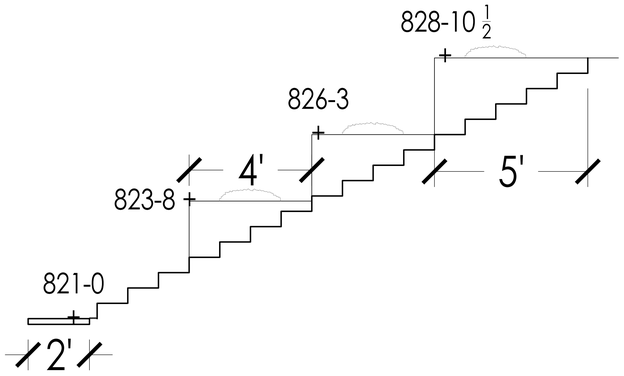
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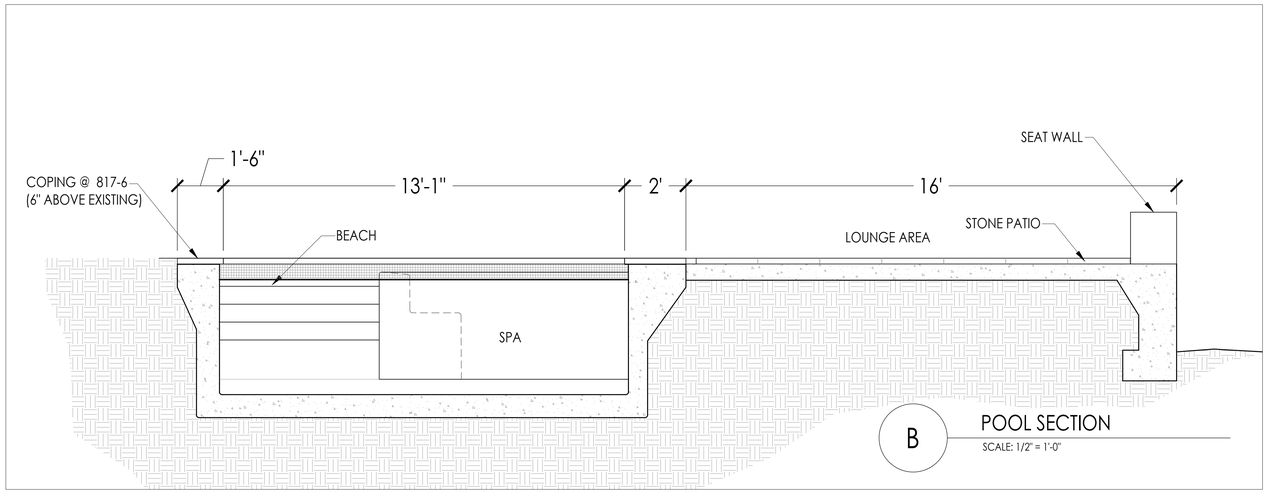
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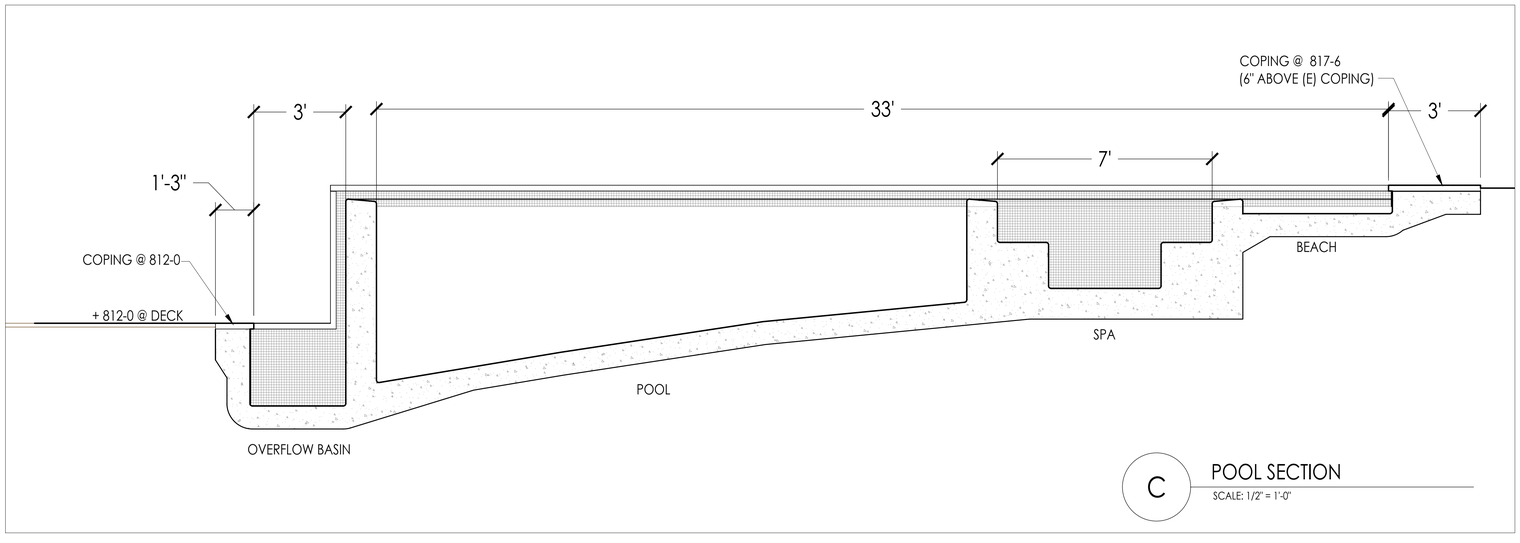
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L6.0
POOL









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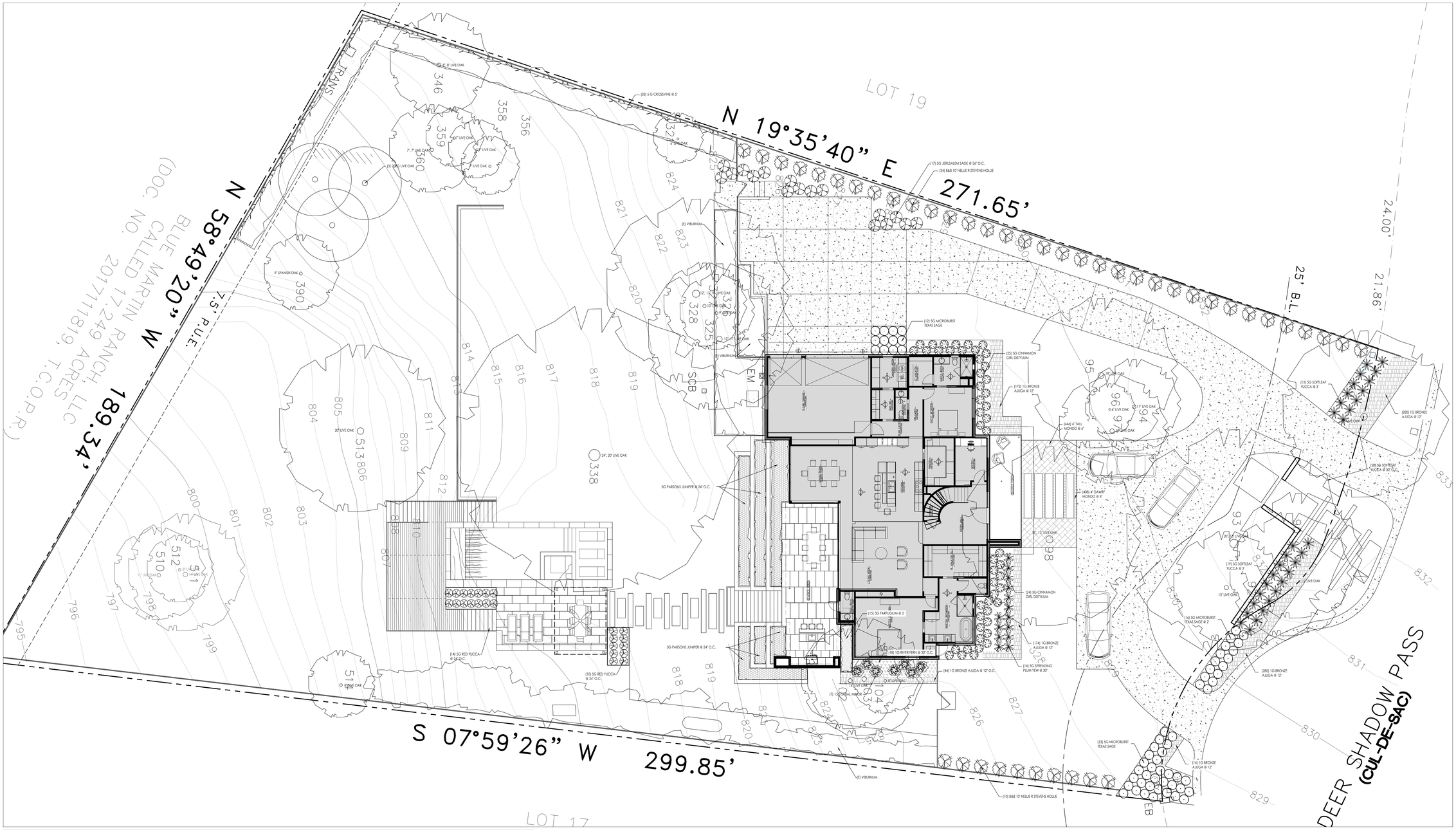
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L7.1
SECTIONS/ DETAILS



PLANTING SCHEDULE				
TREES/LARGE SHRUBS:				
	NAME	SIZE	SPACING	QTY.
	LIVE OAK	200 G	N/A	3
	NELLIE R. STEVENS HOLLY	10' TALL	N/A	44
PLANTS				
	SABAL MINOR	15 G	N/A	7
	CINNAMON GIRL DISTYLIUM	5 G	N/A	49
	SOFTLEAF YUCCA	5 G	36" o.c.	32
	SPREADING PLUM YEW	5 G	30" o.c.	14
	RED YUCCA	5 G	24" o.c.	24
	MICROBURST TEXAS SAGE	5 G	24" o.c.	61

PLANTS (CONT.)				
	NAME	SIZE	SPACING	QTY.
	PARSONS JUNIPER	3 G	24" o.c.	80
	FARFUGIUM	3 G	24" o.c.	15
	RIVER FERN	1 G	30" o.c.	18
	BRONZE AJUGA	1 G	12" o.c.	964
	TALL MONDO GRASS	4"	6" o.c.	446
	DWARF MONDO GRASS	4"	4" o.c.	408
VINES				
	CROSSVINE	5 G	60" o.c.	33

1 PLANTING PLAN
Scale: 1:10

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PLANTING PLAN