

NOTES

- Pull up all existing flagstone and set aside.
- Remove approx. 6"-8" sand from existing and future patio area.
- Hook up PVC or drain tile to downspouts and run out into yard. Insert PVC under patio for electrical and irrigation.
- Remove plant material—pot up & set aside for reuse.
- Pour footings for walls, fireplace, and staircases.
- Install 6"+ compacted road base for new patio surfaces.
- Install boulder retaining and boulder steps as large specimen trees get planted. Bury all boulders at least 80%--staggering to add interest.
- Bring in composted soils as needed in new bed areas.
- Plant all large specimen trees.
- Set new irrigation on lines, as well as low voltage lines.
- Frame up and stucco all surfaces.
- Finish capping and detail work, such as granite countertops and stone capping.
- Tightly lay all flagstone and border stone according to plan up to fireplace, kitchen counters, knee walls, etc.
- Fill with "locking sand" after careful leveling of flagstone.
- Finish all surface detailing—tiling, wrought iron, etc.
- Plant all smaller shrubs, evergreens, and perennials as per plan.
- Edge and wood mulch 3 new beds
- Sod, seed, clean-up.