

#### Landscaping Design & Materials Specifications: (Front Of House/North Side Of House)

- a) Replace/reconstruct existing front porch (due to cracking/settlement of underlying base) to create new front porch with fitted natural stone floor and mortared knee walls consistent with existing stone front porch;
- b) Replace broken/cracked/pitted concrete front walkway with fitted natural stone front walkway matching new front porch stone/home;
- c) Add three feet (3' x 10' area) to north portion of existing front porch to add a little more seating space—so about a 15% increase in sq ft. from existing 200 sq ft porch (existing dimension is 10' X 20'; new size will be 13' x 12' on northern part and 10' X 8' on southern part);
- d) Add natural stone walkway from driveway to front walkway to allow easier entry to home (avoid walking on grass/mud/elderly visitors) with natural stone matching new front walkway;
- e) Build two set-back, small natural stone pillars (24" high; 18 W; 18" D) and three natural stone steps with mortared natural stone color/type consistent with new front stone porch/home, and with small low-voltage ground lights to illuminate street address/steps. Set-back will be in conformity with any City utility easement;
- f) Add short natural stone walkway from front yard to north side of house/gate;
- g) Add arborvitae along north side of house for screening and noise reduction (busy intersection).

#### Landscaping Design & Materials Specifications: Back Of House (See Details On Landscape Plan)

- a) Replace existing cracked, tilted, pitted concrete backyard patio slabs with fitted natural stone floor harmonious with existing natural stone on home (excluding planting area described below);
- b) Replace existing crumbling rough stone plant bed border walls on north/west/south side of patio with mortared natural stone border walls of similar height (18" high). Natural stone will match existing natural stone in back of home;
- c) Repair/add wood privacy fence on northside of backyard to eastern end of house (just like existing south side privacy fence previously approved by 2014 COA);
- d) Add small 4' X 8' open air wood pergola (4 wood 4X4 posts-6 cross members) to north side of existing back patio to shield grill, hang plants, shade;
- e) Add ground level curved planting area (approx. 13' by 6') for arborvitae/plants to create natural screening between back driveway and existing patio;
- f) Add natural stone-clad base (approx. 3' by 5') for potential electric fireplace within western part of new screening planter;

- g) Add two 120 volt outside GFI boxes—one at pergola and one at planting area;
- h) Replace existing tilted, prefab stone tiles at backdoor/trash bin area with natural stone harmonious with existing natural stone on home/new patio.