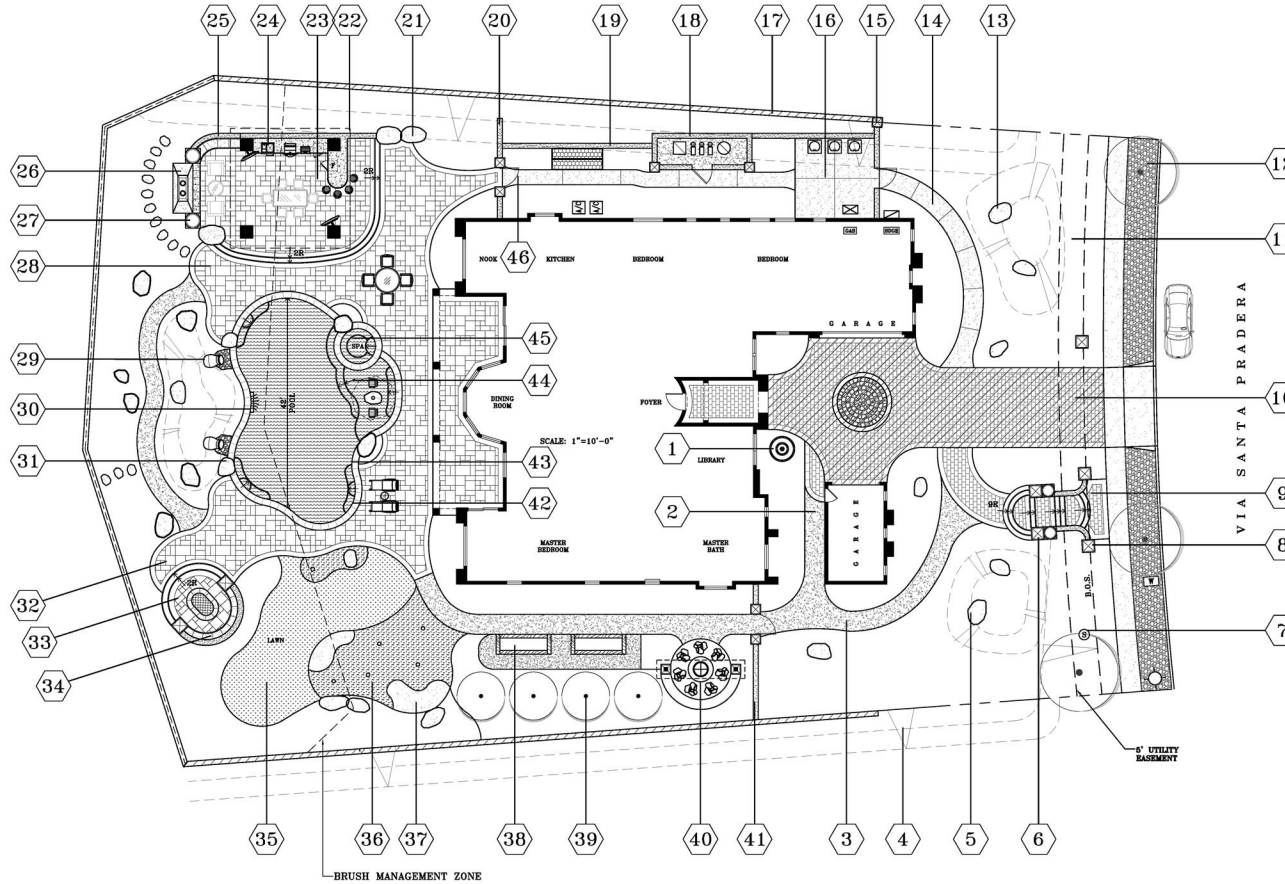
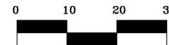


LANDSCAPE MASTER PLAN NOTES:

- 1) PORTABLE PRECAST WATER FOUNTAIN (PURCHASED BY OWNER) TO BE INSTALLED BY LANDSCAPE CONTRACTOR. CERTIFIED ELECTRICIAN TO CONNECT FOUNTAIN TO REMOTE SWITCH IN OWNER APPROVED LOCATION PER CODE. THIS MAY BE A SUB-CONTRACT ITEM. ALL WORK PER CODE.
- 2) DECOMPOSED GRANITE PATHWAY PER DETAIL WITH TREN STAKED 2" X 4 HEADERS. THIS JOINS WITH PRECAST PAVER LANDING WHICH IS A BID ITEM WHICH WILL ALLOW ACCESS TO THE GARAGE PEDESTRIAN DOOR.
- 3) DG PATHWAY APPROX. 3 FT. IN WIDTH, MAY VARY. PROVIDE STABILIZER BID "DESERT GOLD" AVAILABLE @ KRC ROCKS IN SAN MARCOS.
- 4) EXISTING SLUMP BLOCK WALLS ALONG PROPERTY LINES TO REMAIN. DO NOT BID.
- 5) AMENDED SOIL MOUNDING AREAS WITH BOLLIDERS. REFER TO PLANTING AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION. TRACTOR TILL ALL LEVEL PLANTING BEDS AND ADD APPROVED ORGANIC AMENDMENTS AT MINIMUM 4 YARDS PER THOUSAND SQUARE FT. ROTOTILL INTO THE SOIL PROFILE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE ALL COBBLE ROCK, TRASH AND DEBRIS FROM THIS SITE. THIS WILL REQUIRE EXPORT. INCLUDE THIS SCOPE OF WORK IN THE PRELIMINARY ESTIMATE. AND FINAL BID FOR THIS PROJECT. PROVIDE THE SAME SITE PREPARATION, TRACTOR TILLING AND SOIL PREPARATION PROCEDURES FOR THE BACK YARD. INCLUDE IN BID.
- 6) TWO LEVEL COLUMN WITH PEDESTAL. INCLUDE ELDORADO STONE VENEER TO MATCH HOME PER DETAIL. INSTALL COLORED CONCRETE ELDORADO STONE COPS FOR ALL CHASE WALLS AND COLUMNS. REFER TO LIGHTING PLAN FOR LED LIGHTING FIXTURES AND INSTALLATION LOCATIONS. NOTE: BID STEPS RISERS. EACH STEP RISER WILL BE OF IDENTICAL HEIGHT. OWNER TO PURCHASE LENS FOR PEDESTALS. THIS STAIRCASE WILL REQUIRE EXCAVATION AND GRADING. INCLUDE ALL ELECTRICAL CONDUIT SWEEPS FOR LED LIGHTING FIXTURES.
- 7) EXISTING UTILITY TO REMAIN. PROTECT IN PLACE.
- 8) MASONRY CMU LIGHT COLUMNS AT 2 FT SQUARE X APPROX. 3 FT. IN HEIGHT WITH ELDORADO STONE VENEER TO MATCH HOME.
- 9) BELGARD PRECAST PAVER STEPS ARE BOTH STRAIGHT AND CURVED. ALLOW FOR MIN. 12 INCH - 13 INCH WIDE TREADS. NOTE CURVING CMU CHASE WALLS WILL DESCEND DOWN WITH SLOPED STAIRCASE AND WILL AVERAGE 2 FT. 6 INCH IN HEIGHT ABOVE ADJACENT STEPS. THIS WILL VARY. MAINTAIN EQUAL FINISH ELEVATION FOR EACH CHASE WALL. SO THEY ARE IDENTICAL HEIGHTS AS VIEWED FROM THE STREET. APPLY STUCCO OR ELDORADO STONE FINISH FOR EACH SIDE OF THE CHASE WALLS.
- 10) EXISTING PRECAST PAVER DRIVEWAY TO REMAIN. PROTECT DURING ALL CONSTRUCTION PHASES INCLUDING POOL CONSTRUCTION. IT WILL BE POSSIBLE TO DRIVE DIRECTLY INTO SIDE YARDS FROM THE NORTH AND SOUTH WITHOUT TRAVELING ACROSS THIS DRIVEWAY WITH HEAVY EQUIPMENT. VERIFY PRIOR TO CONSTRUCTION PHASES.
- 11) DOUBLE CHECK ALL UTILITY RIGHTS OF WAY, AND UNDERGROUND UTILITIES WITH DIG ALERT PRIOR TO FRONT YARD CONSTRUCTION.
- 12) PROVIDE ESTIMATE FOR THE PLACEMENT OF SCRIPPS COBBLE SET TO 13 DEPTH WITHIN THE STREET CAFE. USE BIDDING INFORMATION FOR POOL AND LANDSCAPE.
- 13) TYPICAL BOLLIDERS SET INTO THE LANDSCAPE PLANTER BEDS TO 13 DEPTH. BID BAJA LA CRESTA BOLLIDERS AS AVAILABLE FROM KRC ROCK.
- 14) COLORED CONCRETE CURVING SIDE WALK WITH SAN DIEGO BUFF INTEGRAL COLOR AND BROOM FINISH OR ACID WASH FINISH. INCLUDE CONTROL JOINTS. WIDTH TO BE APPROX. 3 FT. 6 INCHES WIDE MINIMUM.
- 15) CONSTRUCT SLUMP BLOCK PILASTER TO MATCH DEVELOPER WALL. CONSTRUCT NEW CMU SECURITY WALL AT APPROX. 5 FT 3 INCHES IN HEIGHT ABOVE CONCRETE AND EXTERIOR FINISH GRADE. THIS WALL WILL STEP UP WITH STAIRS. PROVIDE STUCCO FINISH WITH COLOR AND FINISH TO MATCH HOME PER CCBS. INSTALL DECORATIVE ARCHED WOOD GATE WITH SPRING LATCH AND SECURITY LOCK TO CONFORM TO THE SWIMMING POOL ORDINANCE FOR SAN DIEGO.
- 16) CONSTRUCT COLORED CONCRETE UTILITY SLAB WITH AREA GRASS AND BROOM FINISH.
- 17) REFER TO NOTE 4.
- 18) POOL EQUIPMENT ENCLOSURE WITH CMU RETAINING WALL. REFER TO DRAINAGE PLAN FOR ALL HEIGHTS OF WALLS AND COLUMNS. INSTALL PER GRAVEL IN THE INTERIOR OF THIS ENCLOSURE. POOL COMPANY TO VERIFY THE PROPER SIZING OF THIS ENCLOSURE IN ADVANCE OF ALL CONSTRUCTION. THIS SIZE IS APPROXIMATE ONLY. NOTE: BAJA LA CRESTA ARE ANY SIGNIFICANT CHANGES TO THE SIZE AND LOCATION OF THIS ENCLOSURE. NOTE ARCHED WOOD GATE FORM EQUIPMENT ACCESS. CONSTRUCT PER DETAILS. PROVIDE STUCCO FINISH FOR ALL EXPOSED MASONRY WALLS TO MATCH HOME. INSTALL BELGARD PRECAST CONCRETE CAP FOR ALL WALLS IN THIS YARD.
- 19) LOW CMU RETAINING WALL WITH BELGARD CAP. OWNER TO INSTALL PORTABLE SIED.
- 20) SCREENING CMU WALL WILL BE CONSTRUCTED AT A MIN. 5 FT HEIGHT ABOVE PATIO F&G AND WILL TRAVEL AND INTEGRATE INTO THE EXISTING SIDE SLOPE AND DISAPPEAR - LEAVE A GAP. DO NOT JOIN WITH UPPER WALL.
- 21) TYPICAL BAJA LA CRESTA BOLLIDERS SET INTO GRADE.
- 22) CUSTOM MASONRY BBQ STRUCTURE. REFER TO ENLARGEMENT PLANS AND RELATED DETAILS. CONNECT ALL GAS AND ELECTRICAL PER CODE. OWNER TO PROVIDE ALL FURNITURE. NOTE: THIS PATIO IS ELEVATED TWO STEPS (12 INCHES HI. ABOVE FINISH GRADE OF PATIO).
- 23) BELGARD PRECAST PAVER MEGA LATTI PATIO WITH TORONA FIELD COLOR AND BELLA COLORED BOLLIDERS AND STEPS. CONSTRUCT TO APPROVED CHASE BASE.
- 24) BBQ FENCE. OWNER TO PURCHASE ALL APPLIANCES - CONTRACTOR TO BID INSTALLATION ONLY. INSTALL ALL APPLIANCES PER CODE AND PER MANUFACTURERS SPECIFICATIONS. BID COLORED CONCRETE CAP WITH BELL NOSED EDGE AND INCLUDE BOND BEAM AND BELL MUFFING AND MASONRY SEALER.
- 25) CUSTOM CALANA SLOPED ROOF COVER STRUCTURE TO BE DESIGNED BY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD UNDER A SEPARATE CONTRACT. THIS BUILDING WILL NEED TO BE APPROVED BY THE S.D FIRE DEPT. AND IS INTENDED TO BE LOCATED WITHIN THE B.M.Z. REFER TO CONCEPTUAL AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION. THIS WILL INCLUDE 4 CMU REINFORCED COLUMNS CONSTRUCTED INTO CONCRETE FOOTINGS SET INTO UNDISTURBED SOIL. ROOFING TILE AND STUCCO ELDORADO VENEER WILL MATCH MATERIALS SELECTED AND APPROVED BY THE HOA FOR THE HOME.
- 26) CUSTOM MASONRY FIRE PLACE TO BE CONSTRUCTED PER CODE. REFER TO DETAILS FOR FURTHER DIMENSIONS. CONNECT TO GAS LINE WITH CONNECTION TO BE MADE ON THE OPPOSITE SIDE OF THE FIRE PLACE FOR THE PATIO COVER.
- 27) RAISED PILASTERS WITH ELDORADO STONE VENEER AND (RISER SELECTED BY THE OWNERS. THE PILASTER ON THE BBQ SIDE WILL JOIN INTO A CURVED SOLID MASONRY BENCH WALL WITH BEVELED BACK REST. REFER TO DETAIL.
- 28) BACK YARD ATOMS: CONSTRUCT WITH BELGARD "MEGA LATTI" PRECAST PAVERS PER CONTRACT.
- 29) TILED URN FOUNTAINS WILL SPILL INTO POOL. THE 2 URN FOUNTAINS WILL BE INCLUDED IN THE POOL CONTRACTORS BID AND THIS WILL BE WITHIN THEIR SCOPE OF WORK AS A CONTRACT ITEM. OWNERS TO APPROVE FINISH. FINISH INCLUDE MEXICAN BEACH STONE OR "ARIZONA RIVER ROCK" MULCH AS A DECORATIVE ELEMENT AND THIS WILL COVER THE SLUMP AREA.
- 30) RAISED BOND BEAM WILL ASCEND TO APPROX. 12 INCH - 18 INCH HEIGHT ABOVE ZERO FINISH ELEVATION. INCLUDE A 2 FT. WIDE SIDER. PRESENT WATERFALL FEATURE WHICH WILL FLOW INTO THE POOL. INCLUDE SWIM UP BENCH UNDER THE SIDER DESCENT.
- 31) HEAVY TRANSITION BOLLIDERS AT EACH STEP UP LOCATION FOR RAISED BOND BEAM. APPLY APPROVED GLASS TILE OR LEDGER STONE VENEER FOR THE FACE OF THE RAISED BOND BEAM PER POOL CONTRACT. BID AS AN OPTIONAL UPGRADE.
- 32) RAISED FIRE PIT PATIO @ 12 INCHES HEIGHT ABOVE POOL COPING ELEVATION. CONSTRUCT WITH 2 BELGARD STEP RISERS WITH LED 12 V. STEP LIGHTS PER PLAN.
- 33) CURVING MASONRY BENCH WITH BACK REST PER DETAIL. NOTE: NATURAL GAS FID FIRE PIT CONSTRUCTED WITH CMU AND FILLED WITH LAVA AND FIRE GLASS. REFER TO DETAILS. ALL GAS LINE WORK TO BE PERMITTED AND INSPECTED.
- 34) NOTE 2 CMU PILASTERS WITH ELDORADO STONE VENEER AND CONCRETE FOOTINGS ON EACH SIDE OF THE MASONRY BENCH.
- 35) GRADE IN AND SOIL PREP FOR NEW "MARATHON 2" LAWN AREA WITH PRECAST PAVER MOW CURBING. REFER TO MOW LAYING SPECIFICATIONS AND MOW PREFERENCES.
- 36) SYNTHETIC TURF PUTTING GREEN AREA WITH SAND TRAPS TO BE INSTALLED BY A LICENSED PUTTING GREEN COMPANY UNDER A SEPARATE CONTRACT.
- 37) TYPICAL SAND PIT IN DEPRESSION WITH NATURAL BOLLIDERS.
- 38) TYPICAL J & W RAISED GARDEN BOXES TO BE PURCHASED BY THE OWNER. BID ASSEMBLY ONLY. FILL WITH AMENDED SOIL. THESE BOXES WILL BE IRRIGATED.
- 39) DWARF CITRUS TREE ORCHARD PLANTED WITH WIND PROOF FABRIC LAYER AND CRUSHED OR RIVER WASHED ROCK MULCH.
- 40) ROSE GARDEN WITH ARBOR FEATURE. INSTALL MEGA ARBOR OR NATURAL ELASTOGUO STEP PADS SET INTO SOIL WITH MONSIEUR GROUND COVER. PLANTED SPONDS (BERRIED) - OWNER TO FURNISH BIRD HATH ELEMENT.
- 41) WALL RETURN AND GATE - PER POOL CODE. REFER TO NOTE #15.
- 42) CUSTOM SWIMMING POOL WITH SWIM OUT BENCHES. COPING TO BE CASTE IN PLACE COLORED CONCRETE WITH BELL NOSED EDGE. BID "SAN DIEGO BUFF" INTEGRAL DAVIS COLOR AND ACID WASHED FINISH. TYPICAL. THIS POOL TO BE CONSTRUCTED UNDER A SEPARATE CONTRACT BY THE OWNERS.
- 43) CONSTRUCT BELGARD MEGA LATTI PATIO DEMO EXISTING CONCRETE SLABS UNDER LOGGIA. INSTALL EXPANSION JOINT AROUND PERIMETER OF THE PATIO AND FOUNDATION WALL. ALL PAVERS TO INCLUDE MASONRY SEALER.
- 44) BAJA STEP LOGGIA WITH TABLE ROCK AND UMBRELLA SLEEVE. THIS WILL AVERAGE APPROX. 15 - 16 INCHES IN DEPTH AT THE CHAIR LOCATIONS.
- 45) RAISED SPA WITH GLASS Mosaic VENEER AND CASTE IN PLACE COLORED CONCRETE COPING SPA TO BE RAISED APPROX. 18 INCHES IN HEIGHT ABOVE ADJACENT PATIO FINISH GRADE WITH WATERFALL SPILLWAY INTO POOL.
- 46) CUSTOM WOOD GATE PER DETAIL. PAINT ALL LUMBER TO MATCH THE TRIM PAINT COLOR OF HOME.



APN: 3251702000



**LANDSCAPE
MASTER PLAN**
SCALE: 1" = 10'-0"



NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com

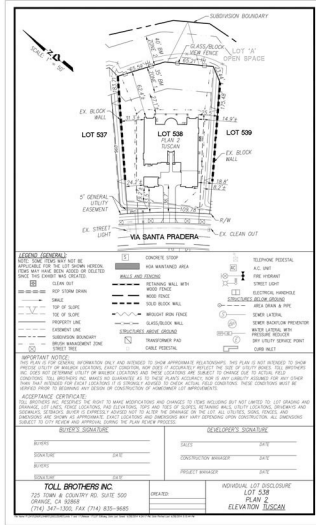
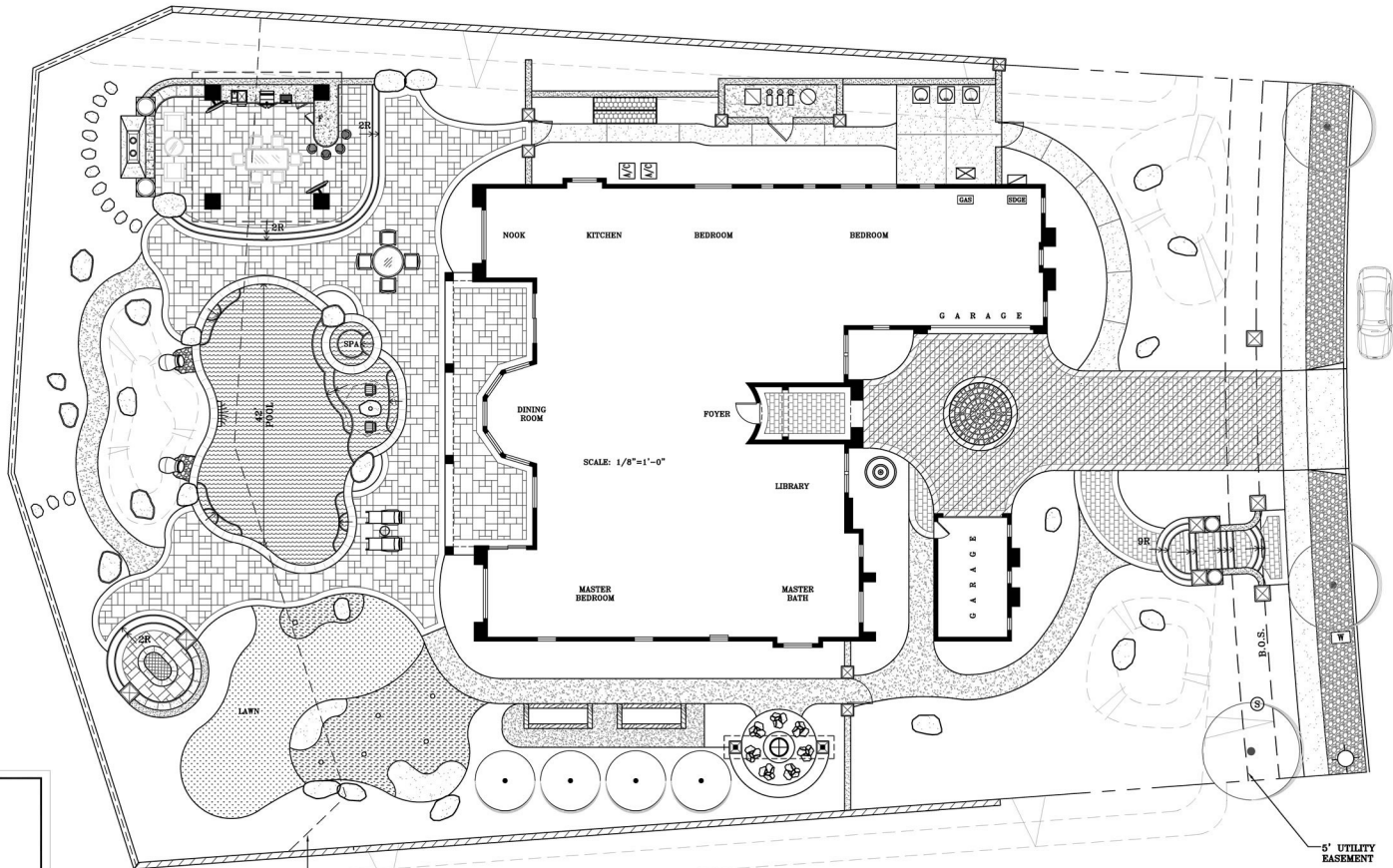
DRAWN: NM
DRAFTER: NM
DATE: 12.11.2014
SCALE: 1" = 10'-0"
JOB NAME: [REDACTED]
SHEET: L/1
SHEETS: 1

APPROVED (LANDSCAPE ARCHITECT)
NO. 3138
EXP. 4/25/15
STATE OF CALIFORNIA

NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN, LANDSCAPE ARCHITECT, INC. THIS INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF NICK MARTIN, LANDSCAPE ARCHITECT, INC.

**LANDSCAPE
MASTER
PLAN**

VIA SANTA PRADERA



MATERIALS KEY

SYMBOL	DESCRIPTION	FASCIA, TAILS, GARAGE DOOR:	CL2747
	BOULDERS "CRESTA BLONDE" - AVAIL. FROM SOUTHWEST BOULDER & STONE	TRIM:CL2744D	CL2744D
	DECOMPOSED GRANITE "DESERT GOLD 3/4" MINUS - AVAIL. FROM SOUTHWEST BOULDER & STONE	SHUTTERS:	CL. N/A
	CONCRETE "SAN DIEGO BUFF" W/ BROOM FINISH	STONE:	Volterra Italian Villa
		BASE COAT STUCCO:	CL2762W
		EAGLE ROOF TILE:	3645

APN: 3251702000



MATERIALS SITE PLAN
SCALE: 1/8" = 1'-0"



NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com

DRAWN	NM
DRAFTER	NL
DATE	10.3.2014
SCALE	1/8" = 1'-0"
JOB NAME	
SHEET	L/1A
OF SHEETS	1

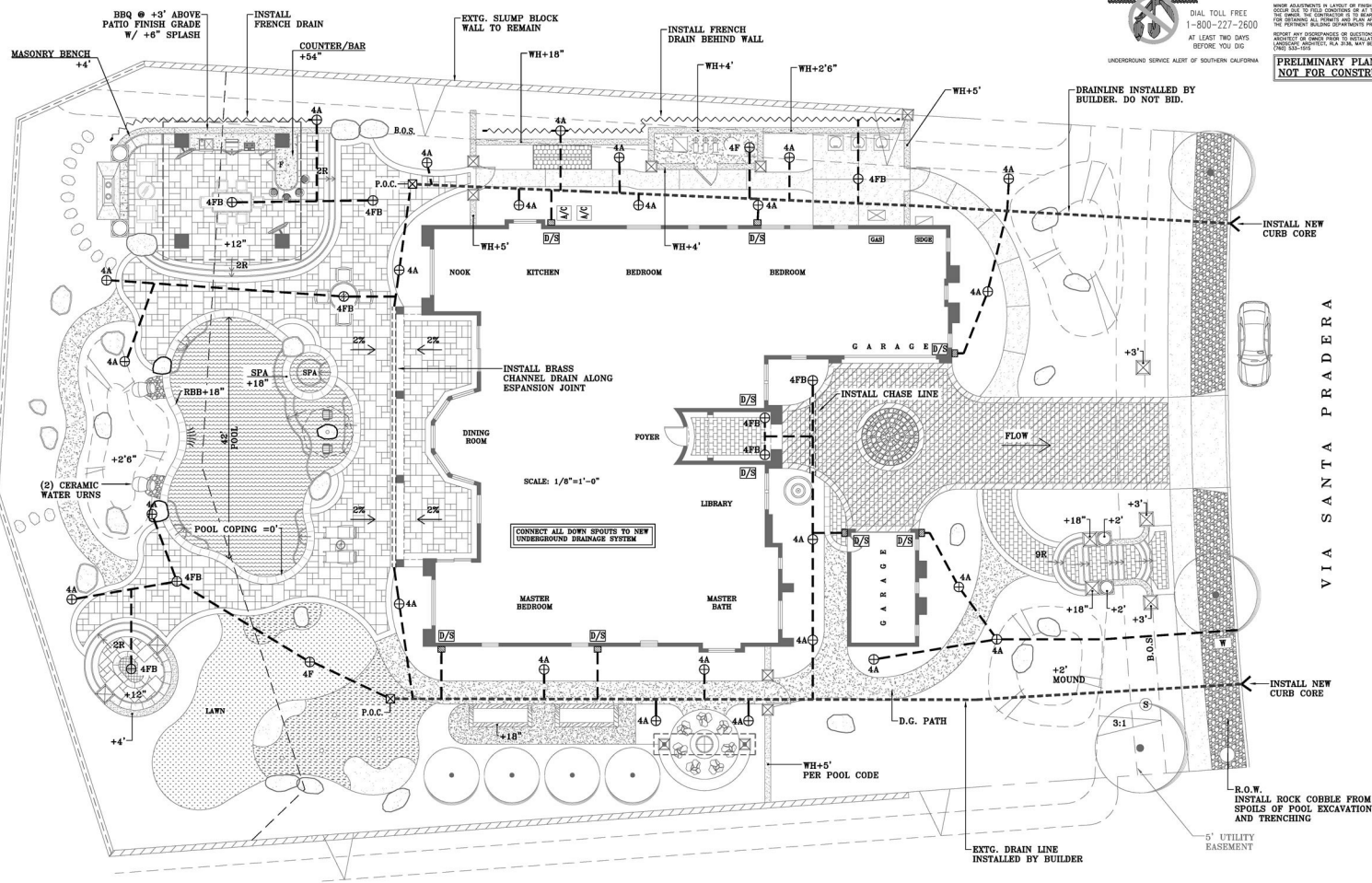
NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT, INC. ANY REUSE OR REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF NICK MARTIN LANDSCAPE ARCHITECT, INC. IS PROHIBITED.



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

NOTE TO CONTRACTOR
THIS PLAN IS DIMENSIONED ONLY. THE OWNER IS TO PROVIDE LANDSCAPE ARCHITECT WITH ANY UTILITIES AND SEE THE PROPERTY RECORDS FOR ALL UTILITIES.
UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT-OF-WAY UTILITIES AT 1-800-227-2600 AND PROPERTY OWNER FOR ON-SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK. IF THESE CONDITIONS EFFECT DESIGN LAYOUT, PLEASE CALL LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AT (760) 755-8888.
COORDINATE LOCATION OF ALL UNDERGROUND UTILITIES & STORM DRAIN WITH NEW TREE LOCATIONS & MECHANICAL/ELECTRICAL FACILITIES. REFER TO LANDSCAPE, PLUMBING, & ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
PROTECT IN PLACE ALL EXISTING IMPROVEMENTS, STRUCTURES, & UNDERGROUND UTILITIES (TO REMAIN).
INSTALL ROOT BARRIERS TO ALL TREES WITHIN 5'-FEET OF UTILITIES, 5. Hardscape, ETC.

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**



GENERAL NOTES

- MINIMUM TREE SEPARATION DISTANCE:**
IMPROVEMENT MINIMUM DISTANCE TO STREET TREES
- | | |
|--|----------|
| TRAFFIC SIGNALS (STOP SIGNS) | 20'-FEET |
| UNDERGROUND UTILITY LINES | 5'-FEET |
| ABOVE GROUND UTILITY STRUCTURES | 10'-FEET |
| DRIVEWAYS (ENTRANCES) | 10'-FEET |
| INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) | 25'-FEET |
- BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT-OF-WAY UTILITIES AT 1-800-227-2600 AND PROPERTY OWNER FOR ON-SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
 - CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK. IF THESE CONDITIONS EFFECT DESIGN LAYOUT, PLEASE CALL LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AT (760) 755-8888.
 - COORDINATE LOCATION OF ALL UNDERGROUND UTILITIES & STORM DRAIN WITH NEW TREE LOCATIONS & MECHANICAL/ELECTRICAL FACILITIES. REFER TO LANDSCAPE, PLUMBING, & ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
 - PROTECT IN PLACE ALL EXISTING IMPROVEMENTS, STRUCTURES, & UNDERGROUND UTILITIES (TO REMAIN).
 - INSTALL ROOT BARRIERS TO ALL TREES WITHIN 5'-FEET OF UTILITIES, 5. Hardscape, ETC.

DRAINAGE LEGEND

SYMBOL	DESCRIPTION	F.D.	DESCRIPTION
A	NDS ATRIUM GRATE	WALL	TYPICAL "FRENCH DRAIN" TO BE INSTALLED BEHIND RETAINING WALL(S) PER CITY STD. SPECIFICATIONS. FEW TO BE PERFORATED. 6" DIA. - DIAMETER & WRAPPED WITH FABRIC. BACKFILL TRENCH WITH GRAVEL.
F	NDS FLAT GRATE	2%	TYPICAL CROSS SLOPE
B	BRASS GRATE	3:1	PRESTANDING CMU SCREEN WALL (NON PERMIT). APPLY FINISH TO MATCH HOME. HEIGHT MAY VARY (REFER TO SHEET 1-)
C	CHROME GRATE	EXTG. CMU WALL	EXTG. CMU WALL
⊕	ROUND GRATE (CAN BE BRASS OR CHROME)		
---	4" DIA. SIB SS BEHD CONDUIT-DRAINLINE (SIZE INDICATED ON PLAN) (USE OF FLEX DRAIN LINE NOT PERMITTED)		



DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

APN: 3251702000



DRAINAGE PLAN

VIA SANTA PRADERA

NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



DRAWN: NM
DRAFTER: NL
DATE: 10.6.2014
1/8" SCALE = 1'-0"
SHEET: L/2
OF: 2 SHEETS

NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN, LANDSCAPE ARCHITECT. THIS DRAWING, WITHOUT THE SIGNATURE OF NICK MARTIN, IS VOID.



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR
THIS PLAN IS DIMENSIONED ONLY ON THE BASIS OF THE PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS IN THE LANDSCAPE ARCHITECT'S DESIGN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS PLAN MAY BE REVISED AT ANY TIME WITHOUT NOTICE.

PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION

LIGHTING PLAN

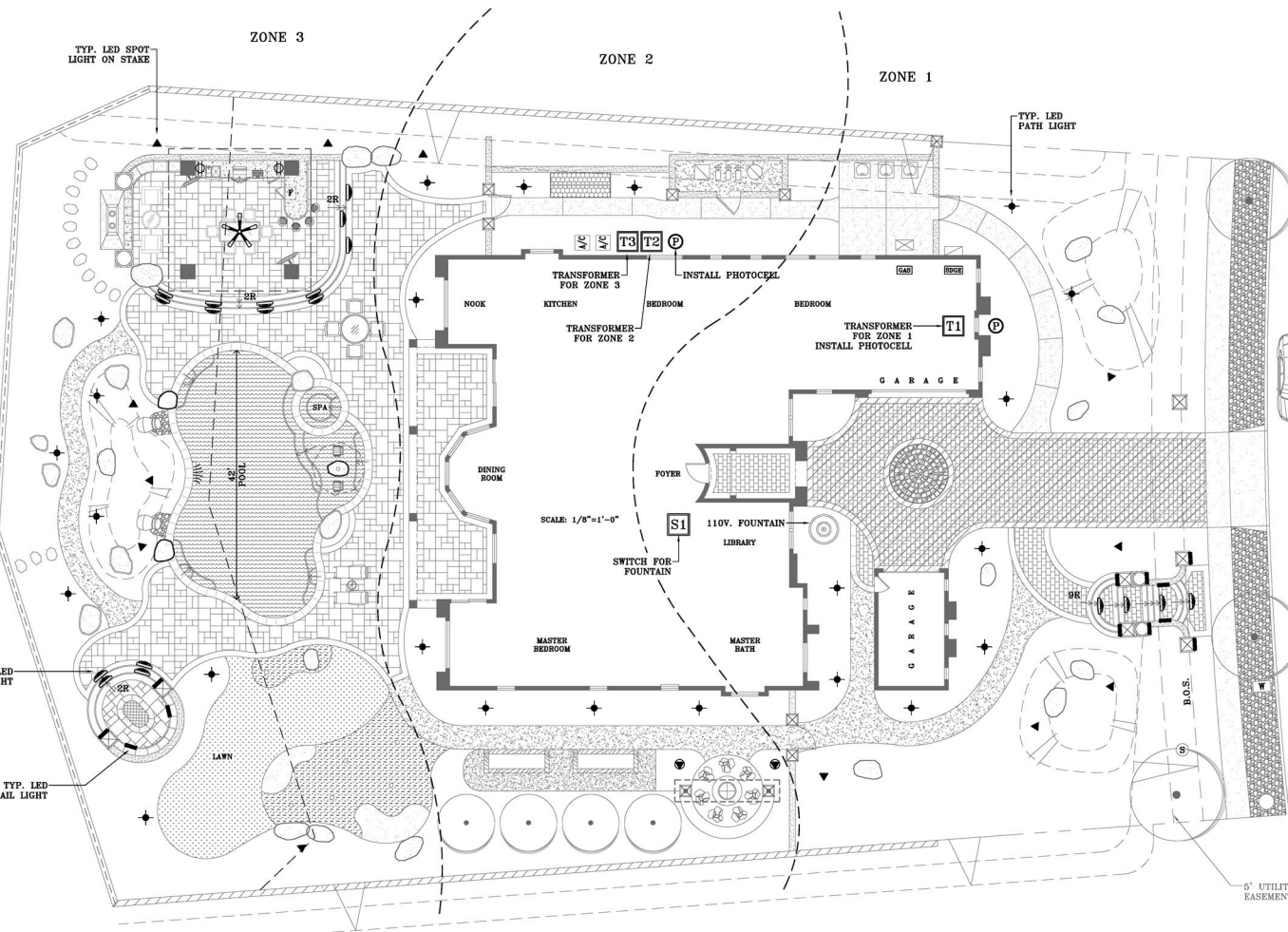
TYP. LED SPOT LIGHT ON STAKE

ZONE 3

ZONE 2

ZONE 1

TYP. LED PATH LIGHT



LIGHT FIXTURE LEGEND

MANUF.	SYMBOL	LIGHT SPECIFICATION	QTY	WATTS AND BATTERIES
KICHLER	●	MILL LIGHT 15737 FINISH: TEXTURED BLACK	2	LED 4.5 W.
KICHLER	▲	SPOT LIGHT W/ FRAME FINISH: TEXTURED BLACK	12	LED 4.5 W.
KICHLER	+	PRO LED HANDSCAPE/RAIL LIGHT FINISH: BRONZE BRASS	23	LED 4 W.
KICHLER	—	PRO LED HANDSCAPE/RAIL LIGHT FINISH: TRO LENS COLOR: TRO	12	LED 1.5 W.
KICHLER	■	KNOKE STEP LIGHT (GLOWING FACED) FINISH: ANOD. BRONZE	19	LED 3.2 W.
KICHLER	T	TRANSFORMER: KOHLER PROFESSIONAL SERIES	3	1200W 800W 600W 300W
KICHLER	P	PHOTOCELL 15565 BK	2	
GFI OUTLET	⊕	ALL GFI OUTLETS TO BE STAINLESS STEEL W/ WATER PROOF ENCLOSURE & MOUNTED FLUSH TO SURFACE. CONTRACTOR TO COORDINATE WITH HOME OWNER ON LOCATION OF ALL OUTLETS PRIOR TO CONSTRUCTION.	2	
CEILING FAN	✳	OWNER TO PURCHASE ALL CEILING FANS. CONTRACTOR TO DO INSTALLATION. ONLY HOME OWNER TO APPROVE ALL LOCATIONS OF CEILING FANS & SWITCHES PRIOR TO INSTALLATION.	1	
RADIANT OUTDOOR HEATER	H	OWNER TO PURCHASE ALL HEATERS. CONTRACTOR TO DO INSTALLATION. ALL LOCATIONS OF CEILING FANS & SWITCHES PRIOR TO INSTALLATION.		

NOTE: ALL LIGHTING SYMBOLS ON THE PLAN TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN LEGEND.

LIGHTING KEY

- T1** INSTALL IN OWNER APPROVED LOCATION IN HOME. OWNER TO NOTIFY POOL CONTRACTOR REGARDING UPGRADE.
 - INSIDE POOL EQUIPMENT VAULTS
 - INSIDE BRG SHELLS STRUCTURES
 - INSIDE POOL HOUSE, CABANA, GAZEBO
 - INSIDE GARAGE
 - NEXT TO SOG# SUB-PANEL POWER SUPPLY

AVOID EXTERIOR MOUNTING UNLESS THERE IS NO OTHER OPTION.

REFER TO TRANSFORMER TABLES (LIGHTING CALCULATIONS) TO IDENTIFY EACH CIRCUIT AND WHICH TAP TO REFER TO DETAIL ON LIGHTING SPEC. SHEET. UTILIZE ON TRANSFORMER.

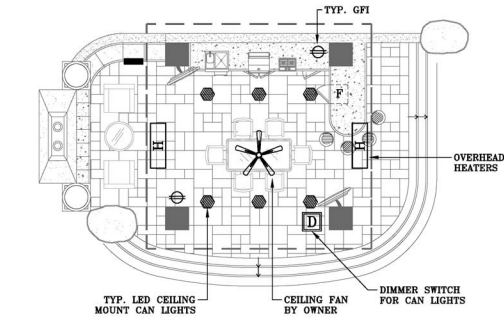
- ⊕** DUPLEX OUTLET SYMBOL SIGNIFIES ELECTRICAL DUPLEX OUTLET TO BE INSTALLED WITH GFI AND HARDWIRED INTO CODE ELECTRICAL CONDUIT SERVICE LINE. OUTLETS INDICATED NEXT TO VERTICAL HANGING ELEMENTS (I.E. WALLS) SHALL BE INSTALLED FLUSH W/ GALVANIZED RECEPTACLE AND STAINLESS STEEL FACE PLATE.

- P** PHOTO CELL SYMBOL SIGNIFIES PHOTO CELL ACCESSORY UNIT WHICH WILL HARDWIRE INTO TRANSFORMER. UNIT TO BE MOUNTED ON TRANSFORMERS USING THIS SYMBOL.

- S** MANUAL LIGHT SWITCH TO BE INSTALLED (BY ELECTRICIAN) INSIDE HOME AT OWNER APPROVED LOCATION. EXTEND ELECTRICAL CONDUIT TO PROPOSED LIGHTING FIXTURES PER CODE AND APPROXIMATELY PER PLAN. ELECTRICIAN TO INCLUDE PROPOSAL FOR THE FOLLOWING OPTIONS UPON REQUEST:
 - PHOTO CELL SWITCH
 - AUTO TIMER
 - MOTION DETECTOR

- =====** TYP. SYMBOL. INSTALL UNDERGROUND SCH. 40 CHASE LINES UNDER DRIVEWAY INSIDE 2x DIA. CL. 3/15 SLEEVES W/ J LOOP @ END FOR PHASE 2 ADDITIONAL WORK OR EXTEND CABLE AS NEEDED FOR LOW VOLTAGE LIGHTING FIXTURES

- =====** ELECTRICAL CONDUIT. SCH. 40 PVC ELEC. CONDUIT (MIN. 3/4" DIA.) AT A MIN. 18" DEPTH - PER CODE.



CABANA ENLARGEMENT
SCALE: 3/16" = 1'-0"



LIGHTING PLAN
SCALE: 1/8" = 1'-0"



NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



DRAWN	NM
DATE	10.10.2014
SCALE	1/8" = 1'-0"
JOB NAME	
SHEET	L/4
OF	4 SHEETS

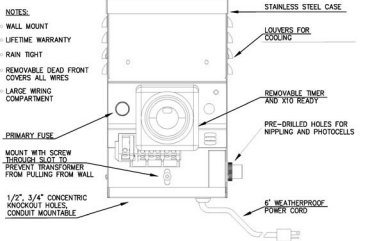
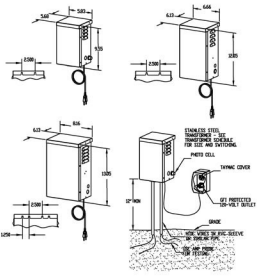
NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF NICK MARTIN LANDSCAPE ARCHITECT IS STRICTLY PROHIBITED.

LIGHTING/ELECTRICAL KEY

SYMBOL	ITEM DESCRIPTION
T1	SS TO ILLUMINATE THE FOLLOWING ZONE(S) 1. _____ 2. _____
T2	SS TO ILLUMINATE THE FOLLOWING ZONE(S) 1. _____ 2. _____
S	MANUAL SWITCH TO ACTIVATE 120 VOLT LIGHT FIXTURE(S) PER PLAN. ELECTRICAL TO INSTALL PER CODE IN OWNER APPROVED LOCATION. IN OWNER APPROVED LOCATION.
S1	SWITCH #1 @ _____
S2	SWITCH #2 @ _____
S3	SWITCH #3 @ _____
S4	SWITCH #4 @ _____
RS	FULLY AUTOMATIC REMOTE CONTROL (CONSOLE) FOR SWIMMING POOL AND/OR SPA PRODUCTS "ADJA LINK" SYSTEM TO BE AS AN OPTIONAL ELECTRICAL TO INSTALL PER CODE. OWNER TO APPROVE INSTALLATION LOCATION. BID "ADJA LINK" _____
SYMBOL	ITEM DESCRIPTION
NA	BURIED ELECTRICAL CONDUIT TO BE INSTALLED @ MIN. 24" DEPTH PER CODE. ALL SUCH WORK TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
=====	BURIED LOW VOLTAGE CABLE IN 1" PVC SCHEDULE 40 SLEEVE UNDER PAVEMENT @ 12" DEPTH MINIMUM.
=====	PROPOSED ELECTRICAL DUPLEX OUTLET W/ GFI INSTALLED PER CODE AND APPROX. LOCATION PER PLAN.
=====	BURIED CU 12-2 LOW VOLTAGE CABLE W/ 3" LOOP @ EACH FIXTURE 18" MIN. DEPTH (NO CABLE SPRINGS). NOTE: DO NOT EXCEED MAX. ALLOWABLE VOLTAGE PER CIRCUIT PER MANUFACTURER SPECIFICATIONS.
=====	12 V LIGHTING - BRING CIRCUIT TO SPECIFIC TRANSFORMER TAP (REFER TO CALCULATION TABLE)

GENERAL NOTE:

LANDSCAPE CONTRACTOR TO MAINTAIN 10' MINIMUM SETBACK FROM POOL WATERLINE TO ALL LOW VOLTAGE LIGHTING FIXTURES PER CODE.
CONTRACTOR TO COORDINATE WITH HOME OWNER FOR ALL LOCATIONS OF CONDUITS UNDER PAVEMENT FOR FUTURE UPGRADES AND MAINTENANCE PURPOSES.
ALL CODE ELECTRICAL WORK TO BE PERFORMED BY A LICENSED CA ELECTRICIAN.



PROFESSIONAL SERIES TRANSFORMER
NO SCALE

KICHLER LIGHTING
www.landscapelighting.com

- OUTDOOR LIGHTING VENDORS**
- www.sohlighting.com www.electrifiers.com
 - www.starrynightlights.com www.vistapro.com
 - www.vtforge.com www.landscapelighting.com
 - www.blisslights.com

LICENSED ELECTRICIAN
Justin Verhoeven
(760) 807-7688
jverhoeven@jv-elect.com

LIGHTING/ELECTRICAL NOTES

- ALL WORK TO BE WARRANTED (PARTS AND LABOR) FOR A PERIOD OF 1 YEAR FROM DATE OF COMPLETION OF PROJECT.
- ALL STANDARD ELECTRICAL WORK TO BE INSTALLED PER ALL PREVAILING CODES AND CERTIFIED BY A LICENSED ELECTRICIAN.
- OWNER TO BE GIVEN COST ESTIMATES FOR THE FOLLOWING SYSTEMS UPON REQUEST:
 - MOTION DETECTORS.
 - AUXILIARY SWITCHES AND OUTLETS.
 - MANUAL SWITCHES.
 - DIRECT WIRE INTO PROPOSED STRUCTURES (BROCK, PLATO COVERS, DECKS).

KICHLER CEILING FANS
WWW.KICKLER.COM

BOSE OUTDOOR SPEAKERS
Bose Corporation, Mountain
Framingham, MA 01701
(508) 879-7330, 1-800-W-W-BOSE (1-800-999-2673)
WWW.BOSE.COM

- GENERAL NOTES**
- ALL WORK TO BE WARRANTED (PARTS AND LABOR) FOR A PERIOD OF 1 YEAR FROM DATE OF COMPLETION OF PROJECT.
 - ALL STANDARD ELECTRICAL WORK TO BE INSTALLED PER ALL PREVAILING CODES AND CERTIFIED BY A LICENSED ELECTRICIAN.

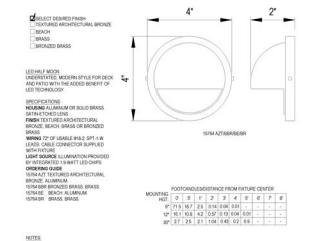
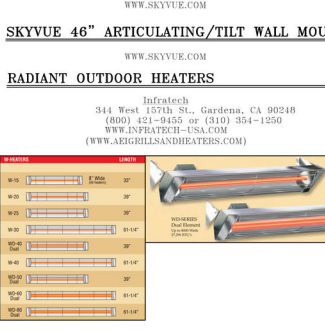
SONANCE OUTDOOR SPEAKERS
Sonance, 212 Avenida Fabricante
San Clemente, CA 92672, (909) 582-7777
WWW.SUNBRIGHTTV.COM

SUNBRIGHT OUTDOOR PLASMA TV
SunBright TV LLC, 5060 Maureen Lane, Unit A,
Moorpark, CA 93021, (800) 357-8688
WWW.SUNBRIGHTTV.COM

SKYVUE 46" LED "SMART" OUTDOOR TV-SKY4620
WWW.SKYVUE.COM

SKYVUE 46" ARTICULATING/TILT WALL MOUNT
WWW.SKYVUE.COM

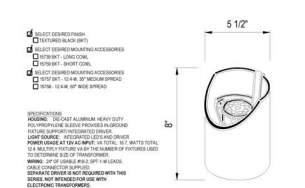
RADIANT OUTDOOR HEATERS
Infratech
344 West 157th St., Gardena, CA 90248
(800) 421-9455 or (310) 354-1450
WWW.INFRATECH-USA.COM
(WWW.AIRHILLSANHEATERS.COM)



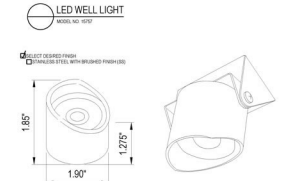
LED HALF MOON
MODEL NO. 157HACBROOK

LED HALF MOON
MODEL NO. 157HACBROOK

CAUTION!
MAXIMUM LOAD AT ALL LED FIXTURES TO BE MAINTAINED @ 15-15V RANGE WIRE INTO 12-15V TAPS ONLY.
CHECK ALL LED LIGHT FIXTURES WITH VOLTMETER IN THE FIELD AS REQUIRED.



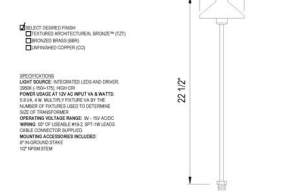
LED WELL LIGHT
MODEL NO. 157W



LED 2-IN-1 ACCENT LIGHT
MODEL NO. 157A

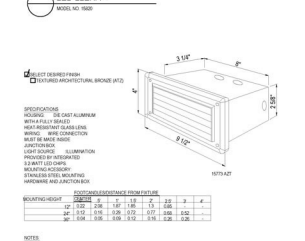


LED LENA™
MODEL NO. 157L



LED BRICK LIGHT WITH LOUVRE FACE
MODEL NO. 157B

LED BRICK LIGHT WITH LOUVRE FACE
MODEL NO. 157B



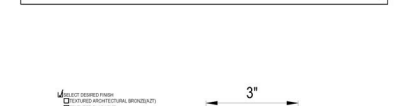
LED FIXTURE W/ BRACKET (6.9)
MODEL NO. 157C

LED FIXTURE W/ BRACKET (6.9)
MODEL NO. 157C

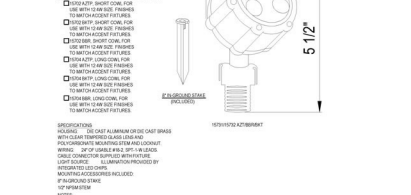
LIGHT FIXTURE LEGEND

MANUF.	SYMBOL	LIGHT SPECIFICATION	QTY	BULB AND WATTS
KICHLER	⊙	WELL LIGHT 15757 FINISH: TEXTURED BLACK	2	LED 4.5 W.
KICHLER	▲	SPOT LIGHT W/ SHADE 1573AZ27 FINISH: TEXTURED BLACK	12	LED 4.5 W.
KICHLER	✦	FLY LIGHT 15820 CO FINISH: BRONZED BRASS	2.3	LED 4 W.
KICHLER	⊠	PRO LED HANDSCAPE / RAIL LIGHT 15745A27 FINISH: TBO LENS COLOR TBO	12	LED 1.3 W.
KICHLER	⊡	NICHE STEP LIGHT (LOUVRE FACE) 1573AZ27 FINISH: ARCH. BRONZE	19	LED 3.2 W.
KICHLER	T	TRANSFORMERS: KICHLER PROFESSIONAL SERIES	3	1200W 900W 600W 300W
KICHLER	P	PHOTOCELL 15665 BK	2	
GFI OUTLET	⊕	ALL GFI OUTLETS TO BE STAINLESS STEEL W/ WEATHER PROOF ENCLOSURE & MOUNTED FLUSH TO SURFACE. CONTRACTOR TO COORDINATE WITH HOME OWNER ON LOCATION OF ALL OUTLETS PRIOR TO CONSTRUCTION.	2	
CEILING FAN	⊕	OWNER TO PURCHASE ALL CEILING FANS. CONTRACTOR TO BID INSTALLATION ONLY. HOME OWNER TO APPROVE ALL LOCATIONS OF CEILING FANS & SWITCHES PRIOR TO INSTALLATION.	1	
RADIANT OUTDOOR HEATER	H	OWNER TO PURCHASE ALL HEATERS. CONTRACTOR TO BID INSTALLATION ONLY. HOME OWNER TO APPROVE ALL LOCATIONS OF CEILING FANS & SWITCHES PRIOR TO INSTALLATION.		

NOTE:
ALL LIGHTING SYMBOLS ON THE PLAN TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN LEGEND.

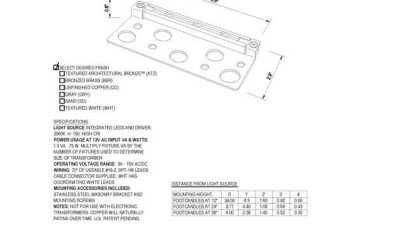


LED 2-IN-1 ACCENT LIGHT
MODEL NO. 157A



LED LENA™
MODEL NO. 157L

LED ACCENT LIGHTS



LED FIXTURE W/ BRACKET (6.9)
MODEL NO. 157C

LED FIXTURE W/ BRACKET (6.9)
MODEL NO. 157C

LIGHTING SPECIFICATIONS

NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nickslandscape.com



DRAWN
NM
DRAWER
NL
DATE
10.10.2014
SCALE
JOB NAME
SHEET
L/5
SHEETS



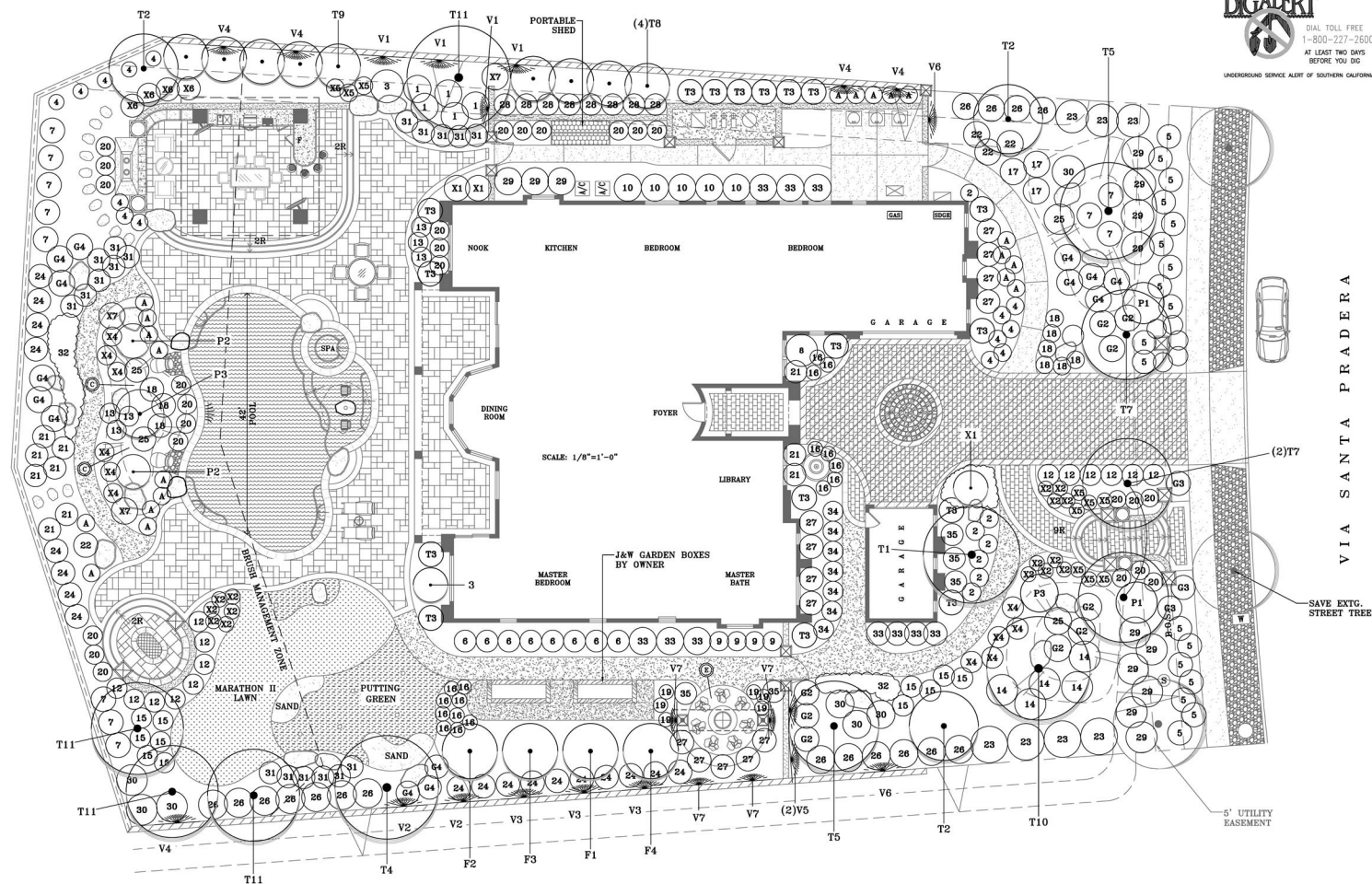
NOTE: ALL DIMENSIONS, DIMENSIONS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS AND DETAILS ARE TO BE USED AS SHOWN.



CALL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

NOTE TO CONTRACTOR
THIS PLAN IS DIMENSIONED ONLY. THE EXISTING OR TO BE EXISTING
LANDSCAPE IS SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL
VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CONTRACTOR.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
INFORMATION FROM THE CONTRACTOR.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
INFORMATION FROM THE CONTRACTOR.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
INFORMATION FROM THE CONTRACTOR.

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**



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

VIA SANTA PRADERA

SAVE EXTG. STREET TREES

5' UTILITY EASEMENT

TREES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
T1	LEUCODENDRON VIRENS	LEUCODENDRON VIRENS	1-14" BOX
T2	CITRUS CHAMPAGNE PORTER PINEAPPLE	PINEAPPLE-LEAVED BARKING ORANGE	2-14" BOX
T3	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	8-15 GAL/7-5 GAL
T4	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	1-14" BOX
T5	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX
T6	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX
T7	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX
T8	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX
T9	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX
T10	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX
T11	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-14" BOX

FRUIT TREES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
F1	CITRUS - ALGERIAN/CLEMENTINE	TANGORANGE	1-15 GAL
F2	CITRUS SEAM SWAMP	WATERY LEMON	1-15 GAL
F3	CITRUS SEAM SWAMP	WASHINGTON NAVEL ORANGE	1-15 GAL
F4	CITRUS - TANGULO		1-15 GAL

PALM TREES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
P1	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-15 GAL
P2	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-15 GAL
P3	CITRUS CHAMPAGNE PORTER PINEAPPLE	PORTER PINEAPPLE	2-15 GAL

SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
S1	ABUTILON 'BONNIE GIGANTIS'	SPRING FIVE ANEMIA	9-1 GAL
S2	ABUTILON 'BONNIE GIGANTIS'	HELY-OF-THE-BIRD	7-1 GAL
S3	ABUTILON 'BONNIE GIGANTIS'	BLUE HERBERTUS	2-5 GAL
S4	ABUTILON 'BONNIE GIGANTIS'	YELLOW BANGAROO FAN	8-1 GAL
S5	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	10-5 GAL
S6	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S7	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-5 GAL
S8	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-5 GAL
S9	ABUTILON 'BONNIE GIGANTIS'	COSMOS PLANT	4-5 GAL
S10	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	6-5 GAL
S11	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	5-5 GAL
S12	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	13-1 GAL
S13	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-1 GAL
S14	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S15	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	10-1 GAL
S16	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	10-1 GAL
S17	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL

SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
S18	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S19	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S20	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S21	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S22	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S23	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S24	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S25	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S26	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S27	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S28	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S29	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S30	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S31	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S32	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S33	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S34	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL
S35	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	11-1 GAL

SUCCULENTS

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
S36	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S37	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	14-1 GAL
S38	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S39	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S40	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S41	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S42	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S43	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S44	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S45	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S46	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
S47	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL

GRASSES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
G1	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
G2	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
G3	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL
G4	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	8-5 GAL

GROUND COVER

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
G5	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-PLANT
G6	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-PLANT
G7	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-PLANT
G8	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-PLANT
G9	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-PLANT
G10	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	1-PLANT

VINES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
V1	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL
V2	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL
V3	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL
V4	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL
V5	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL
V6	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL
V7	ABUTILON 'BONNIE GIGANTIS'	SPRING BONGAROO FAN	2-8 GAL

APN: 3251702000



PLANTING PLAN
SCALE: 1/8" = 1'-0"



PLANTING PLAN

NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com

DRAWN: NM
DATE: 12.11.2014
SCALE: 1/8" = 1'-0"
JOB NAME:
SHEET:
L/6 SHEETS

APN: 3251702000

CUSTOM MASONRY BBQ SPECIFICATIONS

GENERAL NOTES:

- CONTRACTOR TO BID MASONRY BBQ FEATURE WITH OPTIONS AS A SEPARATE ITEMIZED BID ITEM. (ALL SUCH ITEMS ARE LISTED IN THE OPTIONS SECTION BELOW)
- CONTRACTOR TO BID "AUSIE-TUBRO" (4) BURNER BBQ, UNLESS OTHERWISE NOTED ON PLANS. (OR IF OWNER REQUESTS ANOTHER MODEL)
- OWNER MAY CHOOSE TO PURCHASE (SEPARATELY) A BBQ UNIT AND OTHER ACCESSORIES PRIOR TO START OF CONSTRUCTION. OWNER SHALL PROVIDE ALL PERTINENT MANUFACTURER'S INFORMATION AND SPECS TO CONTRACTOR. IN THIS CASE, CONTRACTOR SHALL BID LABOR ONLY. PLUS OTHER MISC. EXPENSES AS NEEDED TO INSTALL OWNER FURNISHED APPLIANCES. OWNER SHALL NOTIFY CONTRACTOR IN ADVANCE OF CONTRACT REGARDING THIS AGREEMENT.
- FOR FURTHER INFORMATION, REFER TO CONSTRUCTION, LIGHTING AND ELECTRICAL PLANS.

SPECIFICATIONS: (GEOMETRIC SHAPE PER PLAN)

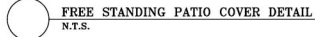
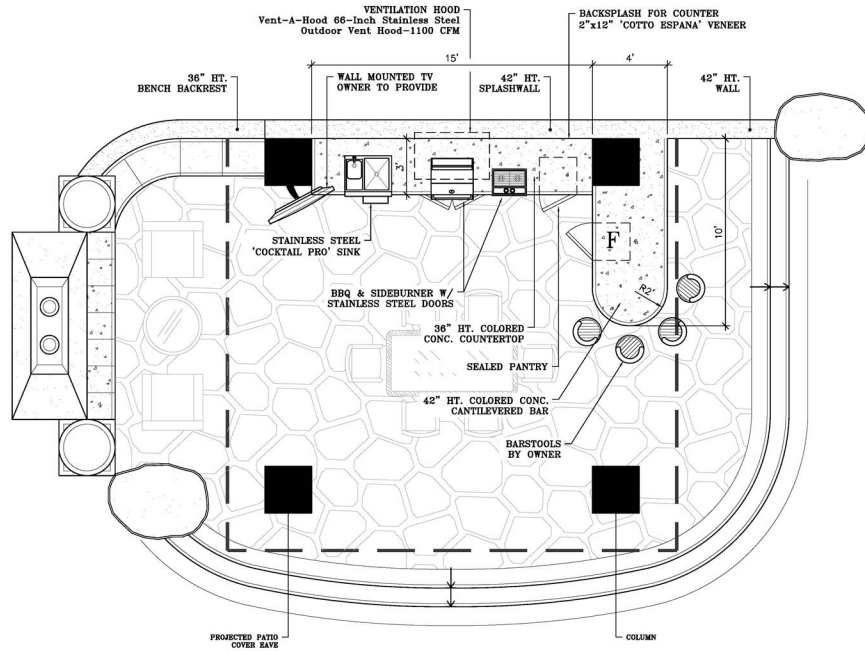
- BBQ STRUCTURE TO HAVE THE FOLLOWING ROUGH DIMENSIONS:
 HEIGHT = 36" HT.
 SPLASH = 42" HT.
 KICK PLATE = _____
 CANTILEVER = _____
 WIDTH = _____
 LENGTH = _____
- INCLUDE 1/2" DIA. GAS LINE AND ALL ELECTRICAL CONDUIT CONNECTIONS IN BID. VERIFY ALL POINTS OF CONNECTION AND/OR JUNCTIONS IN THE FIELD. (PLAN IS APPROX. ONLY)
- CONTRACTOR TO PROVIDE ALL GAS AND ELECTRICAL PERMITS AS NEEDED PER PREVAILING MUNICIPAL OR COUNTY CODES.
- POOL EQUIPMENT: POOL COMPANY TO INCREASE DIAMETER OF MAIN GAS LINE FROM SGADE METER/POC TO ALLOW FOR THE SIMULTANEOUS OPERATION OF BBQ AND OTHER APPLIANCES. THIS EXPENSE IS TO BE INCLUDED IN ORIGINAL POOL CONTRACT. POOL COMPANY'S SUPERVISOR TO CALCULATE TOTAL DEMAND FOR ALL COMBINED USES AND SIZE PIPE.
- CONTRACTOR TO UTILIZE 1/2" GAS LINE STUB OUT AT HOUSE (IF PRESENT) AND IF THIS IS COST EFFECTIVE.
- BBQ MASONRY COUNTERTOP MATERIAL TO BE CAST-IN-PLACE COLORED CONCRETE APPROVED BY OWNER (UNLESS OTHERWISE NOTED) WITH BULLNOSE EDGE AND CONC. SEALER. OWNER TO APPROVE COLOR & FINISH.
 GRANITE OTHER
 CONCRETE CANTILEVER
 FLAGSTONE
 CUSTOM TILE TO MATCH POOL/SPA TILE
- EXTERIOR FINISH OF MASONRY STRUCTURE TO BE STUCCO TO MATCH HOUSE COLOR UNLESS OTHERWISE NOTED. BID OTHER OPTIONAL MATERIAL IF NOTED.
 BID ALTERNATE:

- INCLUDE STAINLESS STEEL CABINET DOORS (2) FOR INTERIOR ACCESS INTO BBQ STRUCTURE. ADDITIONAL CABINET DOORS TO BE INSTALLED PER OWNERS REQUEST (VIA CHANGE ORDER).
- MASONRY STRUCTURE TO BE REINFORCED CMU SOLID GROUT CONSTRUCTION WITH REINFORCED CONCRETE FOOTING. (2x12) INTERIOR TO BE WATER RESISTANT WITH NO SIGNIFICANT LEAKAGE.
- STAINLESS STEEL SINK, IF REQUESTED, SHALL BE CONNECTED TO UNDERGROUND SEWER LINE PER ALL PREVAILING PLUMBING CODES. FOR GRAY WATER ELIMINATION.
- VERIFY CERTAIN DETAILS WITH OWNER DURING EARLY STAGE OF CONSTRUCTION (RE EXACT COUNTERTOP LAYOUT OF APPLIANCES, ELECTRICAL OUTLETS, LIGHTS, SINKS ETC.
 NOTE: BBQ OPTIONS TO INCLUDE THE FOLLOWING ONLY (IF CHECKED OFF):

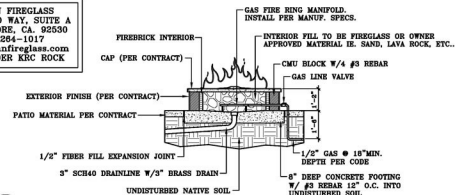
- PORTABLE REFRIGERATOR
- STAINLESS STEEL SINK
- (2) SETS OF STAINLESS STEEL CABINETS
- (3) SETS OF STAINLESS STEEL CABINETS
- DROP IN WORK
- SIDE BURNER
- SHADE UMBRELLA
- CANTILEVER BAR W/ SPLT LEVEL COUNTERTOP
- RAISED SPLASH (8"HTx6"W) W/ VENEER TO MATCH COUNTERTOP
- (1) ELECTRICAL DUPLEX W/ GFI
- (2) ELECTRICAL DUPLEX W/ GFI

LYNX BBQ UNIT & ACCESSORIES LIST:

42" PROFESSIONAL GRILL	MODEL L42PFSB-2
DOUBLE SIDE BURNER W/ INTEGRAL PREP CENTER	MODEL L5B2PC-1
30" BUILT IN COCKTAIL PRO	MODEL CS30-1
24" OUTDOOR REFRIGERATOR	MODEL L24REF
SEALED PANTRY	MODEL LP458
DOUBLE ACCESS DOORS	MODEL LDR42T
48" OUTDOOR VENT	Model LOH48



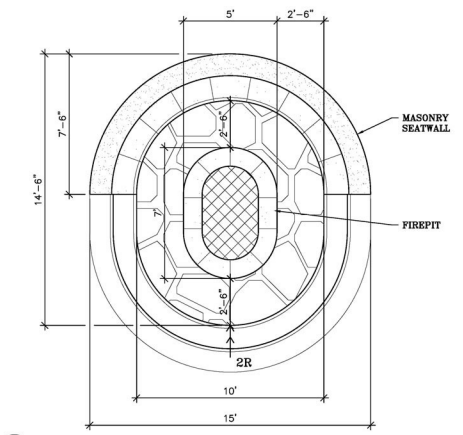
AMERICAN FIREGLASS
 29554 HUNCO WAY, SUITE A
 LAKE ELSINORE, CA. 92530
 1-888-284-1017
 www.americanfireglass.com
 LOCAL VENDOR K&C ROCK



MASONRY FIREPIT DETAIL
 SCALE: 1/2" = 1'-0"

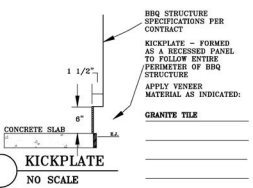
FIREPIT SPECIFICATIONS

- CONTRACTOR TO BID RAISED MASONRY FIRE PIT AS A SEPARATE OPTION, PROVIDE OWNER WITH ESTIMATE.
- VERIFY POINT OF CONNECTION FOR 1/2" GAS LINE AND CONNECT GASLINE TO SHUT OFF VALVE LOCATED AT A CONVENIENT LOCATION. (FOR OWNER OPERATION).
- PROVIDE PERMIT (APPROVAL) FOR GAS LINE, PER CITY CODE.
- CONSTRUCT FIRE PIT TO THE FOLLOWING SPECIFICATIONS:
 A. DIMENSION TO BE 14" HEIGHT x _____ DIAMETER.
 B. SHAPE TO BE PER PLAN.
 C. INTERIOR TO BE LINED WITH FIREBRICK AND FILLED WITH AMERICAN FIREGLASS
 D. EXTERIOR TO BE STUCCO FINISH WITH COLOR TO MATCH HOME (UNLESS OTHERWISE NOTED).
 E. COPING TO BE 1" CANTILEVERED WITH _____
 F. INCLUDE 3" BRASS DRAIN WITH CATCH BASIN INSIDE FIRE PIT. CONNECT TO UNDERGROUND DRAINAGE SYSTEM. (PER DRAINAGE PLAN).
 G. ROUGH CONSTRUCTION TO BE CINDER BLOCK WITH CONCRETE 8" DEPTH FOOTING. INCLUDE HORIZONTAL #3 REBAR BOTH WAYS.
 H. INCLUDE 1/2" FIBER FILL EXPANSION JOINT AROUND PERIMETER OF RAISED FIRE PIT STRUCTURE.
 I. INCLUDE ALL NECESSARY SAW CUT MITRE JOINTS FOR CAP AND VENEER MATERIALS. JOINTS NOT TO EXCEED 3/8" WIDTH.
 J. FIRE RING MANIFOLD AVAILABLE @ RCP BRICK & BLOCK. FIRE RING MANIFOLDS ARE AVAILABLE IN THE FOLLOWING DIAMETERS: 20",24",30" & 36". FOR FURTHER INFORMATION CALL RCP AT: RECOMMEND 760-440-9898 SALES 619-445-2240 ENCLINTAS 760-753-1164 OR OTHER LOCATIONS.
 K. DO NOT EXTEND GAS LINE UNDER PROPOSED PATIO COVER SHADE STRUCTURE.
 L. IN THE INSTANCE OF MULTIPLE DEMAND FOR GAS SERVICE, (I.E. FIRE PIT, BBQ, SPA AND/OR POOL EQUIPMENT, CONTRACTOR SHALL INSTALL A GAS LINE ORIGINATING FROM THE SGADE 9"O.C. AT THE APPROPRIATE DIAMETER TO SUPPLY ALL APPLIANCE/EQUIPMENT PER PLAN AND CONTRACT.
 M. FIRE PIT AND BBQ WILL REQUIRE A 3/4" DIAMETER SERVICE LINE. POOL COMPANY TO DETERMINE THE DIAMETER OF POOL EQUIPMENT GAS LINE. POOL COMPANY TO SIZE UP POOL EQUIPMENT GAS LINE TO ALLOW FOR ADDITIONAL "DESIGN DEMAND" REQUIRED FOR OWNER APPROVED APPLIANCES. POOL COMPANY TO INCLUDE THE INCREASE IN THE GAS LINE DIAMETER WITHIN INITIAL BID PROPOSAL.



RAISED FIREPIT PATIO - PLAN VIEW
 SCALE: 3/8" = 1'-0"

AMERICAN FIREGLASS
 29554 HUNCO WAY, SUITE A
 LAKE ELSINORE, CA. 92530
 1-888-284-1017
 www.americanfireglass.com
 LOCAL VENDOR K&C ROCK



BBQ & FIREPIT DETAILS

NICK MARTIN
 Landscape Architect, Inc.
 3173 Willow Tree Lane
 Escondido, CA 92027
 Cell: (760) 533-1717
 E-mail: nick@nickslandscape.com



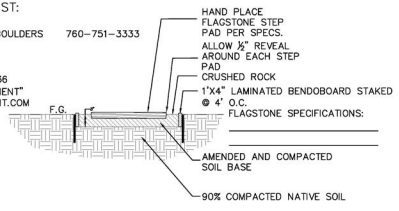
DRAWN: NM
 DRAFTER: NL
 DATE: 10.6.2014
 SCALE:
 JOB NAME:
 SHEET: L/8
 OF: 8 SHEETS



NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT, INC. ANY REUSE OR REPRODUCTION OF THIS SHEET WITHOUT THE WRITTEN PERMISSION OF NICK MARTIN LANDSCAPE ARCHITECT, INC. IS STRICTLY PROHIBITED.

VENDOR LIST:

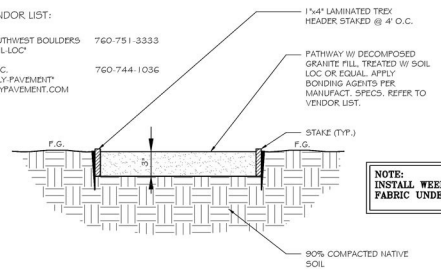
SOUTHWEST BOULDERS "SOIL-LOC" 760-751-3333
 K.R.C. 760-744-1036 "POLY-PAVEMENT" POLYPAVEMENT.COM



PATH W/ FLAGSTONE STEP PADS IN CRUSHED ROCK N.T.S.

VENDOR LIST:

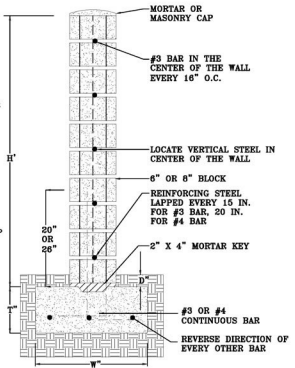
SOUTHWEST BOULDERS "SOIL-LOC" 760-751-3333
 K.R.C. 760-744-1036 "POLY-PAVEMENT" POLYPAVEMENT.COM



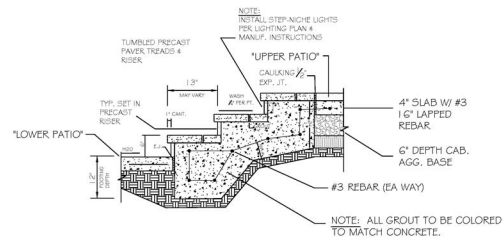
DECOMPOSED GRANITE PATH N.T.S.

1. WALL HEIGHT FENCE HEIGHT IS MEASURED FROM THE TOP OF THE FOOTING TO THE TOP OF THE WALL.
- II. MASONRY FENCE SPECIFICATIONS USE THE FOLLOWING SPECIFICATIONS WHEN CONSTRUCTING A MASONRY FENCE:
 1. CONCRETE MIX THE CONCRETE MIX FOR FOOTINGS MUST MEET THE STRENGTH OF F_c=2000 PSI MINIMUM, OR THE FOLLOWING: 1 PART PORTLAND CEMENT / 2 1/2 PARTS SAND / 3 1/2 PARTS 3/4 INCH MAX. SIZE GRAVEL, NOT MORE THAN 7 GALLONS OF WATER PER SACK OF CEMENT.
 2. MORTAR MIX MORTAR MIX MUST MEET THE STRENGTH OF F_c=1800 PSI MINIMUM, OR THE FOLLOWING: 1 PART PORTLAND CEMENT / 3 1/2 PARTS SAND / 1/2 PART HYDRATED LIME PUTTY (NOTE: USE OF PLASTIC CEMENT IS NOT ALLOWED)
 3. REINFORCING STEEL REINFORCING STEEL MUST BE DEFORMED & COMPLY WITH ASTM SPECIFICATION A615-82 - GRADE 40. WHEN ONE CONTINUOUS BAR CANNOT BE USED, A LAP SPLICE OF 40-BAR IS REQUIRED.
 4. GROUT MIX GROUT MIX MUST MEET STRENGTH OF F_c=2000 PSI MINIMUM, OR THE FOLLOWING:

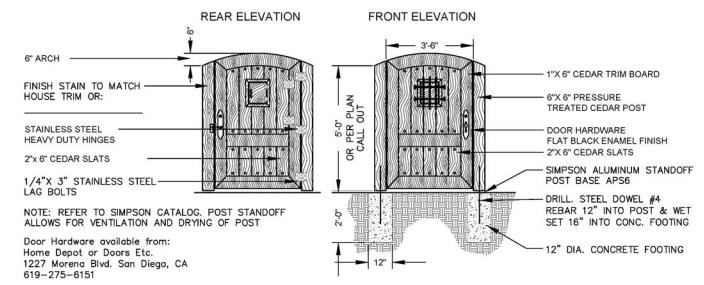
REINFORCING STEEL REQUIREMENTS FOR MASONRY WALLS					
WALL HEIGHT	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	REMARKS
4'-0"	6" BLOCK	16"	10	7	#3 @ 14" O.C.
5'-0"	6" BLOCK	24"	12	4	#4 @ 12" O.C.
6'-0"	6" BLOCK	24"	12	4	#4 @ 14" O.C.
6'-0"	6" BLOCK	24"	12	4	#4 @ 14" O.C.



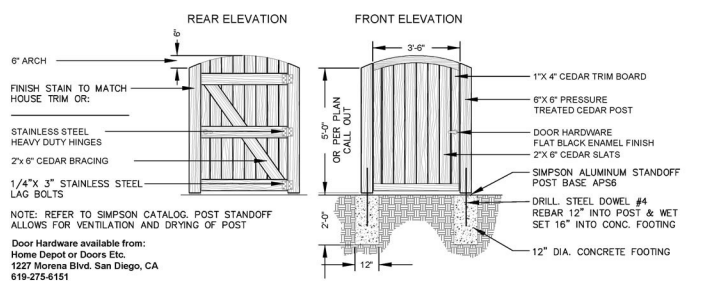
MASONRY FENCE N.T.S.



PRECAST CONCRETE PAVER STEPS N.T.S.



ORNAMENTAL GARDEN GATE N.T.S.



GARDEN GATE N.T.S.

NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT. THIS INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NICK MARTIN
 Landscape Architect, Inc.
 3173 Willow Tree Lane
 Escondido, CA 92027
 Cell: (760) 533-1717
 E-mail: nick@nickslandscape.com



DRAWN	NM
DATE	10.6.2014
SCALE	
JOB NAME	
SHEET	L/9
OF	9 SHEETS



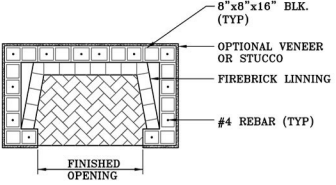
AVAIL. FROM KRC ROCK
700 NORTH TWIN OAKS VALLEY RD.
SAN MARCOS, CA. 92069
(760) 744-1036

SPANISH STYLE FOUNTAIN
UNIT #533

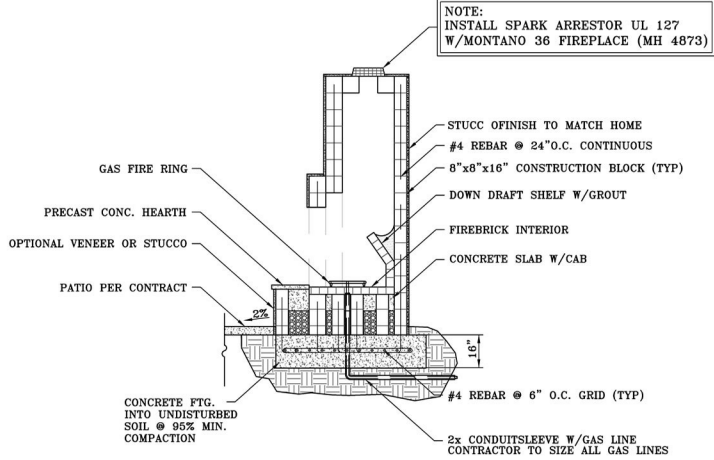
COURTYARD FOUNTAIN DETAIL
N.T.S.

ALTERNATE FOUNDATION SCHEDULE FOR
A ONE STORY FREE STANDING FIREPLACE

FREE STANDING HEIGHT (FT)	SQUARE FOOTING "W" (MIN.)	BOTTOM REINF. EACH WAY
11'	4'-0"	4 - #4
13'	4'-6"	4 - #4
15'	5'-0"	5 - #4
17'	5'-6"	5 - #4



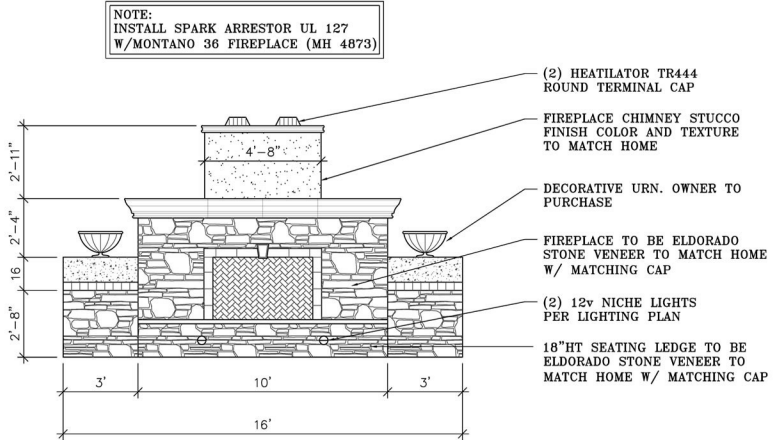
EXTERIOR FIREPLACE CROSS SECTION DETAIL
N.T.S.



EXTERIOR FIREPLACE CROSS SECTION DETAIL
N.T.S.



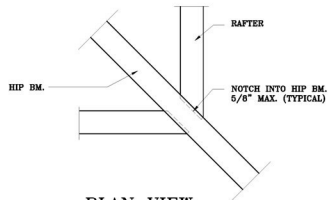
TYP. URN MODELS.
N.T.S.



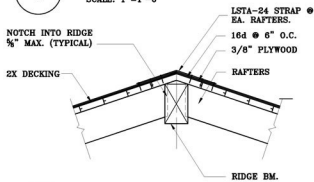
FIREPLACE DETAIL
N.T.S.



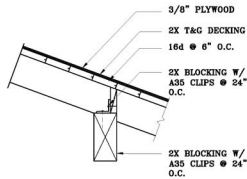
NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT, INC. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE EXPRESS WRITTEN PERMISSION IS PROHIBITED.



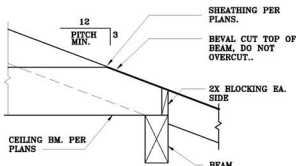
**1 PLAN VIEW
RAFTER TO HIP BM.**
SCALE: 1"=1'-0"



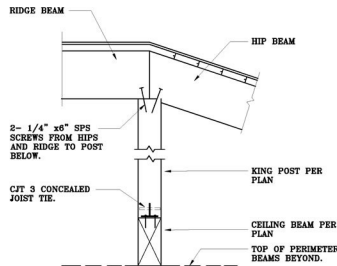
2 RIDGE
SCALE: 1"=1'-0"



3 RFT TO BM.
SCALE: 1"=1'-0"

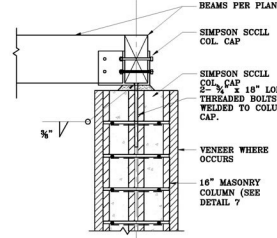


4 CLG. BM.
SCALE: 1"=1'-0"

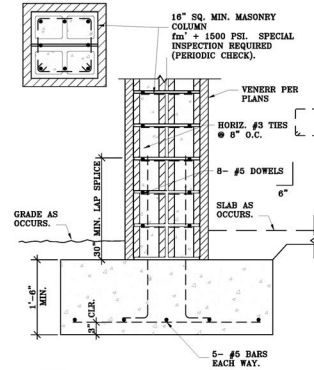


5 KING POST
SCALE: 1"=1'-0"

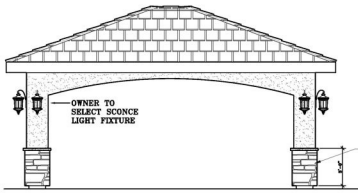
NOTE: TYPICAL ROOF SHEATHING TO BE A MINIMUM 3/4" THICK, STD. GRADE (CDX), 24/0, B.N. AND E.N. WITH 64 NAILS AT 6" O.C., F.N. WITH 84 AT 12" O.C., USE SHORT NAILS. INSTALL OVER 2x T&G SHEATHING.



**6 MAS. COL. TO
HDR. CONNECTION**
SCALE: 1"=1'-0"



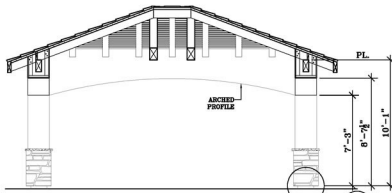
7 MASONRY COL.
SCALE: 1"=1'-0"



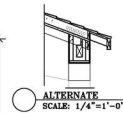
PATIO COVER ELEVATION
SCALE: 1/4"=1'-0"

NOTE: INSTALL GUTTERS AND DOWNSPOUTS ON THIS BUILDING. CONNECT TO UNDERGROUND DRAINAGE SYSTEM PER PLAN

ELDERADO STONE VENEER W/ CAP. WRAPPED ALL AROUND COLUMN

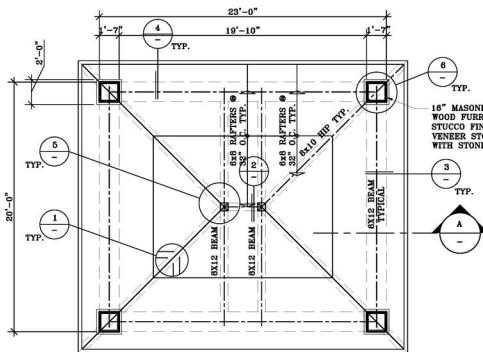


A PATIO COVER SECTION
SCALE: 1/4"=1'-0"

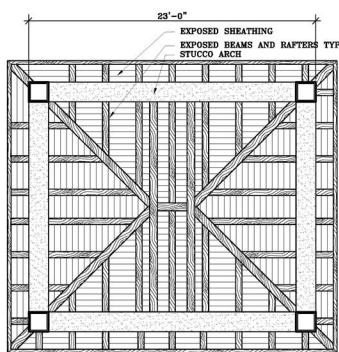


ALTERNATE
SCALE: 1/4"=1'-0"

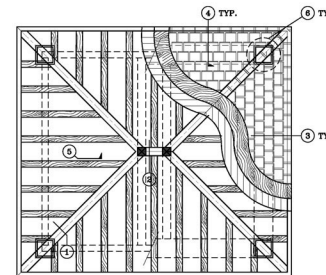
NOTE: THIS BUILDING WILL REQUIRE FULL CALCULATIONS AND STRUCTURAL DESIGN W/ WORKING DETAILS FROM A LICENSED CIVIL OR STRUCTURAL ENGINEER.



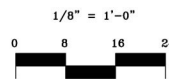
PATIO COVER FRAMING PLAN
SCALE: 1/4"=1'-0"



PATIO COVER REFLECTED CEILING
SCALE: 1/4"=1'-0"



PATIO COVER PLAN VIEW - KEY MAP
GENERIC SCALE NOT SPECIFIC



**PATIO COVER PLAN
AND DETAILS**

SCALE: AS SHOWN



NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN, LANDSCAPE ARCHITECT. THIS DESIGN WAS PREPARED FOR THE CLIENT'S USE ONLY. ANY REUSE OR REPRODUCTION OF THIS DESIGN IS STRICTLY PROHIBITED.

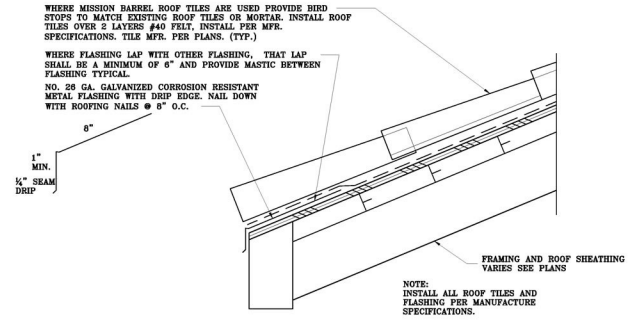
NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nickslandscape.com

DRAWN: NM
DRAFTER: RL
DATE: 8.13.2014
JOB NAME: SCALE:
SHEET: OF
L/11 SHEETS

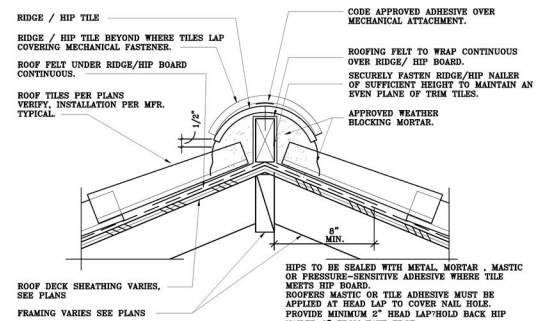


NOTE TO CONTRACTOR
THIS PLAN IS PRELIMINARY ONLY. THE OWNER IS TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ANY CHANGES OR MODIFICATIONS ARE REQUIRED TO THIS PLAN. LANDSCAPE ARCHITECT WILL PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.
BEFORE ANY CONTRACTOR OR PARTY OF OTHER CONTRACTORS MAY BEGIN WORK TO THIS PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGNER'S PERMISSION TO BE OBTAINED FROM THE NEAREST BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. ANY CHANGES OR MODIFICATIONS TO THE LANDSCAPE ARCHITECT'S DESIGN SHALL BE AT THE OWNER'S RISK.
PRELIMINARY PLAN ONLY NOT FOR CONSTRUCTION

PATIO COVER PLAN AND DETAILS



2 TYPICAL EAVE
SCALE: 3" = 1'-0"



1 TYPICAL RIDGE / HIP
SCALE: 3" = 1'-0"

NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT. THIS INFORMATION IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.

NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nickslandscape.com



DRAWN	NM
DRAFTER	
DATE	8.13.2014
SCALE	
JOB NAME	
SHEET	L/12
OF	12 SHEETS



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR:
THIS PLAN IS PRELIMINARY ONLY. THE OWNER IS TO PROVIDE LANDSCAPE INFORMATION ONLY. THIS PLAN DOES NOT ASSURE THE ACCURACY OF ALL UNDERGROUND UTILITY INFORMATION.
WORK ADJUSTMENTS IN LAYOUT OR FROM EXISTING CONDITIONS MAY BE REQUIRED. THE FIELD CONDITIONS OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
VERIFY ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE PLAN SHALL BE REVISIONED AS NEEDED.
(760) 533-1717

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

NOTE:
LANDSCAPE CONTRACTOR TO RECYCLE ALL EXISTING IRRIGATION VALVE HEADS AND NOZZLES THAT WILL RESULT FROM THE NEW LANDSCAPE CONSTRUCTION FOR THE NORTH GRADED SLOPE. THIS SYSTEM DESIGN LAYOUT WILL BE MODIFIED PER PLAN

IRRIGATION PLAN

IRRIGATION KEY

- HUNTER 1/2" REMOTE CONTROL VALVES (RCVS) TO BE INSTALLED IN UNDERGROUND IRRIGATION BOXES IN INCONSPICUOUS LOCATIONS WITHIN PLANTING BEDS. NOTE THAT SIZE OF VALVES MAY VARY PER DEMAND. RCVS INCLUDES PRESSURE REGULATING ADJUSTMENT (PER VALVE) FOR FINE TUNING DESIGN PRESSURE AT EACH VALVE STATION. NOTE THAT VALVE STATION DESIGNATION INDICATES SIZE OF VALVE.
- TYPICAL SCHEDULE 40 MAINLINE TO BE TRENCHED AND INSTALLED PER DETAIL. SIZE OF MAINLINE TO VARY PER THIS PLAN. MAINLINES HAVE BEEN SIZED TO ALLOW FOR A MINIMUM OF (2) SIMULTANEOUS VALVE STATION RUNS (OR MORE) WHILE MAINTAINING A VELOCITY OF 5 FEET PER SECOND OR LESS.
- TYPICAL HUNTER 1/2" VALVE (LINE SIZE) TO BE INSTALLED BEFORE EACH IRRIGATION MANIFOLD.
- TYPICAL HOSE BIBB TO BE INSTALLED APPROXIMATE PER PLAN AND AT OWNER APPROVED LOCATIONS PER DETAIL.
- TYPICAL SYMBOL - INSTALL SCH. 40 MAINLINE (SIZE PER PLAN) INSIDE/DIA. CL. 315 SLEEVE UNDER VEHICULAR PAVEMENT AREAS
- EXISTING HUNTER ACC IRRIGATION CONTROLLER. CONTRACTOR TO PROGRAM CONTROLLER(S) FOR PROPER IRRIGATION COVERAGE OF ALL PLANTING ZONES, PRIOR TO FINAL WALK THROUGH. REFER TO IRRIGATION "L14" SHEETS FOR ADDITIONAL SPECIFICATIONS.
- SOLAR SYNC (SOLARSYNC-SEN) I/RAIN SENSOR. INSTALL PER MANUF. SPECIFICATIONS AND IN OWNER APPROVED LOCATION.

RE: IRRIGATION SYSTEM CONTRACTOR WARRANTIES, REFER TO L-SHEET IRRIGATION SPECIFICATIONS &/OR MANUFACTURER'S WARRANTIES.

ALL MAINLINE ANGLES TO OCCUR IN PLANTING BEDS, WHERE POSSIBLE, TO ALLOW FOR CONVENIENT REPAIR SHOULD IT BE REQUIRED.

TYPICAL CLASS 200 LATERAL LINES TO BE SIZED SO AS NOT TO EXCEED 5-FEET PER SECOND VELOCITY. LATERALS UNDER PAVEMENT TO BE SCHEDULE 40 AND SLEEVED PER DETAIL.

USE POP-UP IRRIGATION HEADS ADJACENT TO ALL SIDEWALKS, PATHWAYS, PATIOS, STEPS AND OTHER HIGH TRAFFIC ZONES. INCLUDE IN THIS CONTRACT.

ADD IN-LINE CHECK VALVES AS NEEDED TO ELIMINATE LOW HEAD DRAINAGE. REFER TO IRRIGATION LEGEND.

NOTE: INCLUDE CONCRETE THRUST BLOCKING FOR ALL JUNCTIONS OF MAINLINE INCLUDING TEES, ELBOWS AND ANGLES (PER DETAIL).
CONNECT SINK TO EXISTING UNDERGROUND SEWER LINE. LOCATION OF SEWER LINE "POINT OF CONNECTION" TO BE VERIFIED IN THE FIELD, PRIOR TO COMMENCEMENT OF WORK. ALL WORK SHALL CONFORM TO ALL PREVALUING MUNICIPAL CODES.
MINIMUM PIPE TYPE SHALL BE CLASS 200 FOR LATERAL LINES AND SCH. 40 PVC PIPE FOR MAINLINES UNDER 2" IN SIZE AND CLASS 315 FOR MAINLINE PIPE 2" AND OVER.
ALL HEADS WITH LOW HEAD DRAINAGE SHALL HAVE CHECK VALVES INSTALLED TO PREVENT EROSION

GENERAL IRRIGATION NOTES:

ALL MAINLINE ANGLES TO OCCUR IN PLANTING BEDS, WHERE POSSIBLE, TO ALLOW FOR CONVENIENT REPAIR SHOULD IT BE REQUIRED.

TYPICAL CLASS 200 LATERAL LINES TO BE SIZED SO AS NOT TO EXCEED 5-FEET PER SECOND VELOCITY. LATERALS UNDER PAVEMENT TO BE SCHEDULE 40 AND SLEEVED PER DETAIL.

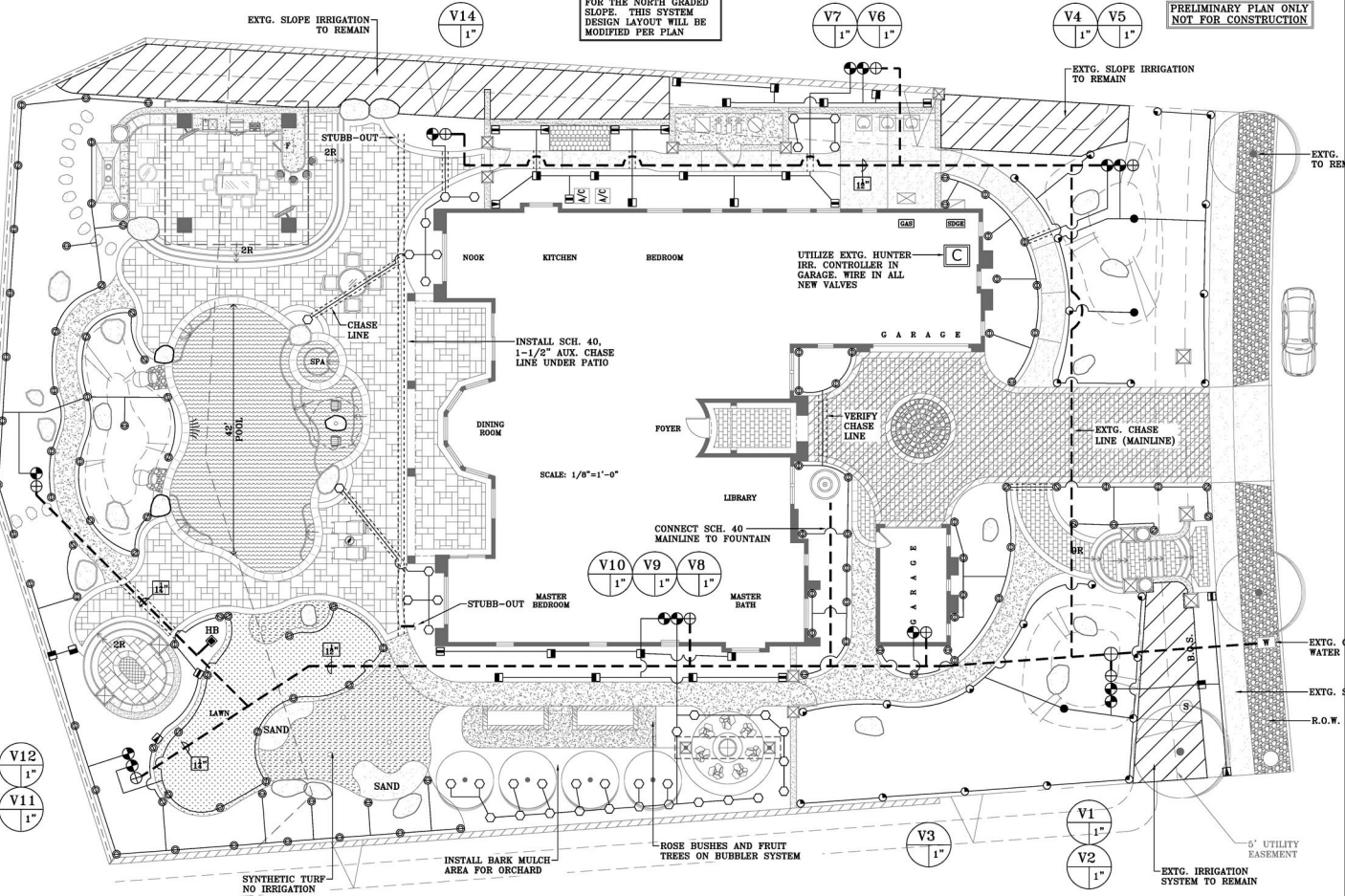
USE POP-UP IRRIGATION HEADS ADJACENT TO ALL SIDEWALKS, PATHWAYS, PATIOS, STEPS AND OTHER HIGH TRAFFIC ZONES. INCLUDE IN THIS CONTRACT.

ADD IN-LINE CHECK VALVES AS NEEDED TO ELIMINATE LOW HEAD DRAINAGE. REFER TO IRRIGATION LEGEND.

NOTE: INCLUDE CONCRETE THRUST BLOCKING FOR ALL JUNCTIONS OF MAINLINE INCLUDING TEES, ELBOWS AND ANGLES (PER DETAIL).

MINIMUM PIPE TYPE SHALL BE CLASS 200 FOR LATERAL LINES AND SCH. 40 PVC PIPE FOR MAINLINES UNDER 2" IN SIZE AND CLASS 315 FOR MAINLINE PIPE 2" AND OVER.

ALL HEADS WITH LOW HEAD DRAINAGE SHALL HAVE CHECK VALVES INSTALLED TO PREVENT EROSION

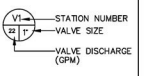


SUPPLIERS:

HYDROSCAPE: www.hydroscope.com San Diego 858-560-6811 Escondido 760-746-8000	GRANGE/ETD'S: www.grangeflora.com Escondido 760-745-4671
IMPERIAL SPRINKLER SUPPLY HARVEY ELUM Escondido 760-738-8301	

VALVE SIZE TABLE

VALVE SIZE	GPM
2"	38-60
1 1/2"	29-38
1 1/4"	19-28
1"	0-18



FLOW RATE TABLE

PIPE DIA.	GPM RANGE
1/2"	0-4
3/4"	5-8
1"	9-12
1 1/4"	13-21
1 1/2"	22-28
2"	29-44
2 1/2"	45-65
3"	66-95
4"	96-170
6"	171-375

REFER TO THIS CHART WHEN SIZING LATERAL LINE IN PLANTERS WHERE HEAD LAYOUT REVISION IS REQUIRED. PVC LATERAL LINE 1.5" AND SMALLER TO BE SCHEDULE 40, 2" AND LARGER TO BE CLASS 315.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	NOZZLE	MAX RAD	GPM	ARC	PSI	DETAIL
	HUNTER	MPR40-G		MPR00R-80 MPR000-360	6'-12"	23-81	90-210	40	C
	HUNTER	MPR40-G		MPR000-90 MPR000-210 MPR000-360	6'-12"	16	300	40	C
	HUNTER	MPR40-G	W/ LEFT STRIP W/ RIGHT STRIP W/ SIDE STRIP	MP105B15 MPR0019 MPR0530	4'-11"	19	N/A	40	C

NOTE TO LANDSCAPE CONTRACTOR:
THE RIGHT-OF-WAY STRIP W/ STREET TREES CONTAINS AN EXISTING IRRIGATION SYSTEM. CONTRACTOR TO WIRE IN DEDICATED REMOTE CONTROL VALVE & WIRE THE SYSTEM BACK TO THE NEW IRRIGATION CONTROLLER. THE OWNER IS RESPONSIBLE TO PROVIDE IRRIGATION SERVICE AND MAINTENANCE FOR THIS AREA. ADJUST ALL EXISTING IRRIGATION TO INSURE PROPER COVERAGE OF EXISTING STREET TREES.

NOTE: ALL INFORMATION, IDEAS AND DETAILS INDICATED ON THIS SHEET IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT. ANY REVISIONS, CHANGES, AND/OR DELETIONS TO THIS SHEET SHALL BE MADE BY THE ARCHITECT.

NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nickslandscape.com



DRAWN: NM
DRAFTER:
DATE: 11.25.2014
SCALE: 1/8"=1'-0"
JOB NAME:
SHEET:
L/13
SHEETS



IRRIGATION PLAN
SCALE: 1/8"=1'-0"



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	NOZZLE	MAX RAD	GPM	ARC	PSI	DETAIL
⊙	HUNTER	MPR40-6		MP800SR-90 MP1000-360	8"-12" 8"-12"	.23-.81 360	90-210	40	C
⊙	HUNTER	MPR40-6		MP1000-90 MP1000-210 MP1000-360	8"-15" 8"-15" 8"-15"	.18 .37 .65	90-210 210-270 360	40	C
⊙	HUNTER	MPR40-6	MP LEFT STRIP MP RIGHT STRIP MP SIDE STRIP	MPLCS515 MPRCS515 MPS5330	4"x14" 4"x14" 4"x28"	.19 .19 .38	N/A N/A N/A	40 40 40	C
⊙	HUNTER	PROS-4	MULTI-STREAM BUBBLER NOZZLES	MSBN-250 MSBN-500/50H MSBN-10H/10F MSBN-20F	1" 1.5"/1" 1.7" 1.5"	25 3 3 2.0	3 3-4 4-8 8	30 30 30 30	B

SYMBOL	MANUFACT.	MODEL NO.	DESCRIPTION	COMMENTS	DETAIL
⊙	N/A	N/A	WATER METER SIZE=	STATIC WATER PRESSURE =	N/A
⊙	HUNTER	SOLAR-SENS SENSOR	ET SENSOR		
⊙	HUNTER	SOLAR-SENS MODULE	SOLAR SYNC (SOLARSYNC-SEN) ET/RAIN SENSOR INSTALL PER MANUF. SPECIFICATIONS AND IN OWNER APPROVED LOCATION.		
⊙	HUNTER	IBV-10IG	1" AUTOMATIC MASTER GATE VALVE	INSTALL PER MANUFACTURER INSTRUCTION	J
⊙	N.A.	HOSE BIBB	ON RISER	3/4" DIAMETER	K
⊙	HUNTER	ICV-1" GLOBE VALVE	REMOTE CONTROL VALVE INSTALLED IN BOX UNDER GROUND W/ PRESSURE REGULATING MODULE FOR EACH VALVE.	ICV-1" GLOBE VALVE OR LINE SIZE	L

FLOW RATE TABLE

PIPE DIA.	*GPM RANGE
1/2"	0-4
3/4"	5-8
1"	9-12
1 1/4"	13-21
1 1/2"	22-28
2"	29-44
2 1/2"	45-65
3"	66-99
4"	99-170
6"	171-375

*MAX. VELOCITY 5 FT/SEC

REFER TO THIS CHART WHEN SIZING
LATERAL LINE IN PLANTERS WHERE
HEAD LAYOUT REVISION IS
REQUIRED. PVC LATERAL LINE 1.5"
AND SMALLER TO BE SCHEDULE 40,
2" AND LARGER TO BE CLASS 315.

SUPPLIERS:

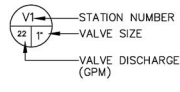
HYDROSCAPE:
www.hydroscape.com
San Diego 858-560-6611
Escondido 760-746-8000

GRANGHE T TO'S
www.granghetos.com
Escondido 760-745-4671

IMPERIAL SPRINKLER SUPPLY
HARRY FUNK
Escondido 760-738-8301

VALVE SIZE TABLE

VALVE SIZE	GPM
2"	39-60
1 1/2"	29-38
1 1/4"	19-28
1"	0-18



IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK:

The contractor shall provide all labor, tools, and machinery necessary to install a complete irrigation system as shown on the plans and/or specified herein. The completed irrigation system shall provide 100% coverage in a total functioning manner.

2. GENERAL REQUIREMENTS:

- Dimension Verification:** All scaled dimensions are approximate. Before proceeding with any work, the contractor shall carefully check and verify all dimensions, spacing of irrigation spray heads, location of valves, backflow preventers, and point of connection. Any deviation from plans must have the approval of owner's representative or landscape architect.
- Finish Grade Verification:** The contractor shall inspect the site and check all finish grades within the work area in order to insure the proper soil coverage as specified in irrigation system pipes.
- Water Supply:** The contractor shall verify and be familiar with the source of water supply to the irrigation system as indicated on the drawings.
- Permits and Fees:** The contractor shall apply and pay for all necessary permits and fees required in the pursuit of his work as required by the governing codes.
- Governing Regulation:** All local municipal and state laws, rules, and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the irrigation contractor.
- Diagrammatic Design:** This design is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas where possible.
- Site Problems:** The irrigation contractor shall not willfully install the irrigation system as indicated on drawings if the contractor discovers underground utilities, obstructions or water property lines (etc.). All questions shall be posed to the owner or Nick Martin landscape architect.

3. MATERIALS:

- Irrigation Materials:** Irrigation materials and equipment shall be of type, size, and location as noted and indicated on the drawings. Unless permission to change is granted from the landscape architect or owner's representative, materials are to be new, and in perfect condition. No deviations from the specifications shall be allowed unless approved by owner's representative or landscape architect. The decision of the landscape architect shall be final in the determination of the quality of the materials.

4. INSTALLATION:

- Excavation:** The contractor shall verify exact locations of all existing subsurface utilities (mech. and electric) prior to excavation. Any utilities, A.C. paving, concrete work, etc. destroyed or damaged by any work under this contract shall be repaired or replaced at the contractor's expense.

- Depth of Trenches:** Depth of trenches shall be sufficient to provide minimum cover at top of pipe as indicated on drawings, usually 18" for mains and 12" for lateral piping. French backfill shall be free of material that will damage irrigation pipe or equipment. In the event of backfill settlement, the contractor shall perform required repairs at his own cost. The contractor shall not place detrimental soil in the top 6" of backfill.

- Sleeving:** All mainline and lateral lines shall be sleeved with P.V.C. schedule 40 (twice the diameter of the sleeved line where it passes under paved areas).

- Joining Pipe:** The contractor is responsible to be familiar with the methods of assembling, joining, and installing the various types of pipe to be used. He will adhere in strict accordance of the manufacturer's recommended procedures.

- Backflow Preventer:** The backflow prevention device specified herein shall be verified with local plumbing and health codes. In the event of any conflict on the device or installation methods, the landscape architect will be notified.

- Automatic Valves:** All automatic valves shall be located within shrub areas and installed in green valve boxes, one valve per box, with 4 inches of pea gravel beneath the valve. Gate valves shall be located in separate valve boxes.

- Automatic Controllers:** Automatic controllers shall be size and type as noted and installed where indicated on drawings. Contractor to verify location and electrical supply with owner. Control wires shall be sleeved in electrical conduit to mainline. The 120 volt service to controller shall be by owner.

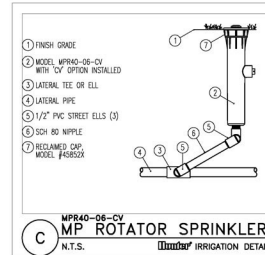
- Check Valves:** Check valves shall be used where indicated and where necessary to prevent water flow from lower elevation heads when system is turned off.

- Irrigation Spray Heads:** All irrigation spray heads shall be set perpendicular to finish grade unless otherwise specified. The irrigation contractor shall adjust all irrigation heads and valves for optimum coverage with minimum overspray onto walks, driveways, streets, walls, etc. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.

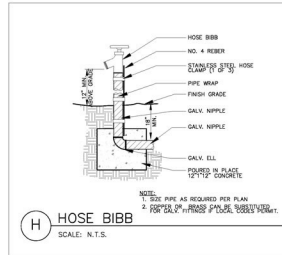
- Wires:** All wire shall be ANO-UF direct burial type and all splices and connections shall be made with pre-tite connectors or equal. Each valve on a controller shall have a separate wire color. All wires shall be installed with two (2) feet of excess wire (coiled) at the end of each wire run.

5. TESTS:

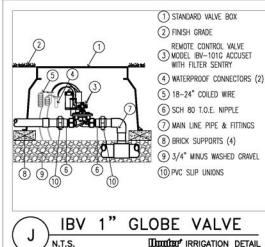
- Pressure / flow verification:** The irrigation system design is based on a minimum operating pressure of 30-40 psi and a maximum flow demand that will vary per irrigation system design. The irrigation contractor shall verify water pressure prior to construction. Report any differences between the water pressure indicated on the drawings and the actual pressure reading at the point of connection, if this discrepancy hinders the performance of the irrigation system.



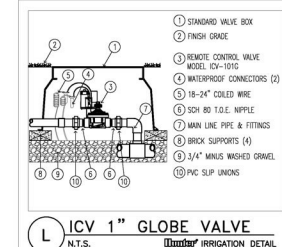
C MPR40-66-0V MP ROTATOR SPRINKLER
N.T.S. **Hydroscape IRRIGATION DETAIL**



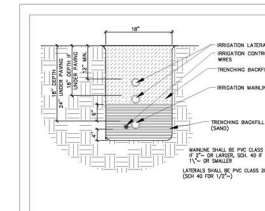
H HOSE BIBB
SCALE: N.T.S. **Hydroscape IRRIGATION DETAIL**



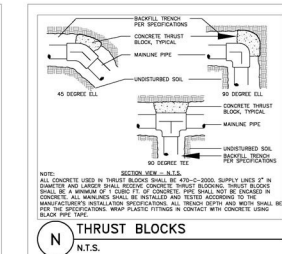
J IBV 1" GLOBE VALVE
N.T.S. **Hydroscape IRRIGATION DETAIL**



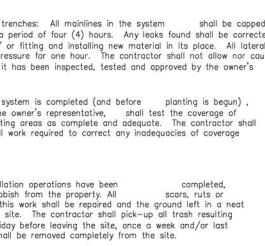
L ICV 1" GLOBE VALVE
N.T.S. **Hydroscape IRRIGATION DETAIL**



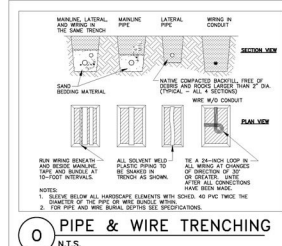
M TRENCH
N.T.S.



N THRUST BLOCKS
N.T.S.



O PIPE & WIRE TRENCHING
N.T.S.



IRRIGATION EFFICIENCY FACTORS	
DRIP =	.90
MP ROTATORS =	.75
SPRAY =	.71

IRRIGATION DETAILS & SPECIFICATIONS

NICK MARTIN
Landscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



DRAWN	
NM	DRAFTER
DATE	
11.25.2014	
SCALE	
JOB NAME	
SHEET	
L/14	
SHEETS	



NOTE: ALL INFORMATION ON THESE PLANS AND SPECIFICATIONS IS THE PROPERTY OF NICK MARTIN LANDSCAPE ARCHITECT, INC. UNLESS OTHERWISE INDICATED. ANY REPRODUCTION OR USE OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF NICK MARTIN LANDSCAPE ARCHITECT, INC. IS PROHIBITED.