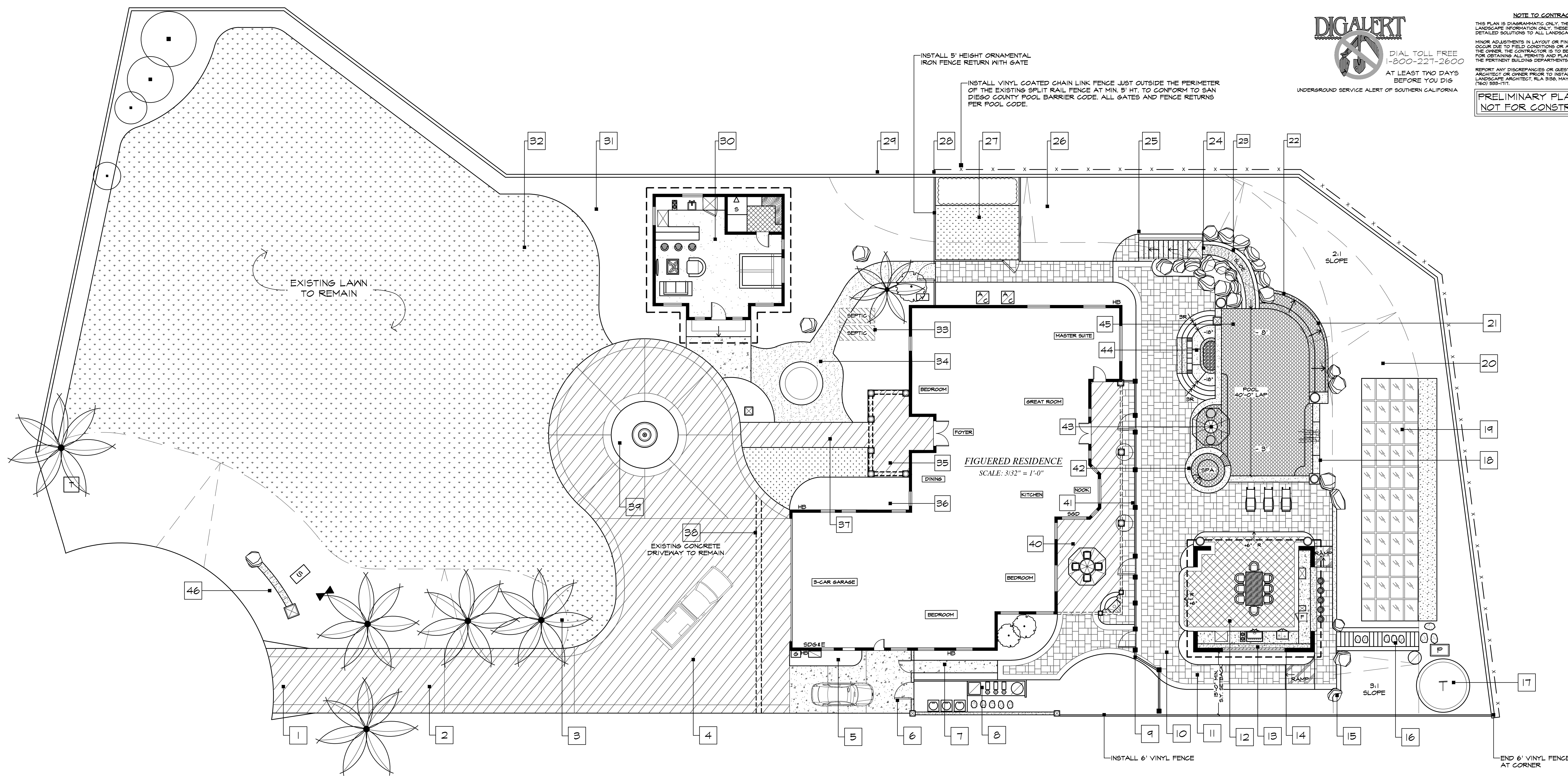




DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR
THIS PLAN IS DIAGNOSTIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.
MAJOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AS THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.
REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, P.L.A. 3158, MAY BE REACHED AT: (760) 533-1717

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

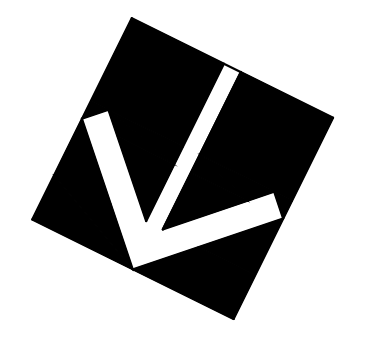


LANDSCAPE MASTER PLAN NOTES

- 1) EXISTING CONCRETE DRIVEWAY TO REMAIN. PROTECT DURING CONSTRUCTION PHASES.
- 2) EXISTING QUEEN PALM TREES AND SHRUBS TO REMAIN. PROTECT IN PLACE.
- 3) CURVING MOW STRIP AND TURF AREA TO REMAIN. DO NOT BID PROTECT TURF AREAS DURING CONSTRUCTION.
- 4) LOWER DRIVEWAY LEADS TO WEST SIDE YARD WHICH MAY ACT AS A ROUTE FOR CONSTRUCTION ACCESS.
- 5) CONSTRUCT NEW CONCRETE OR PRECAST PAVER PARKING AREA IN THIS SIDE YARD. NOTE: INCLUDE UNDERGROUND UTILITIES RUN TO ALLOW SERVICE TO THE FUTURE POOL EQUIPMENT AND OTHER APPLIANCES PER PLAN. THE MAIN GAS AND ELECTRICAL LINES SHALL BE PROPERLY INSTALLED PER CODE AND WILL BE SIZED TO SUPPLY ADEQUATELY FOR THE FULL DEMAND OF ALL SYSTEMS.
- 6) CONSTRUCT VINYL FENCING WITH GATES UNDER SEPARATE SUB CONTRACT. BY THE OWNERS.
- 7) TRASH AND UTILITY STORAGE AREA WITH GATE. VINYL FENCING AT 5 FT. HT.
- 8) POOL EQUIPMENT LOCATION WITH 4 FT. SETBACK. INCLUDE PEA GRAVEL BASE AND SURROUND WITH 5 FT. VINYL FENCING. NOTE 4 FT. SIDE WALK LINKING THE FRONT AND BACK YARDS.
- 9) NEW 5 FT. POOL CODE FENCING TO BE INSTALLED UNDER A SEPARATE CONTRACT BY A FENCING CO.
- 10) CURVING PRECAST PAVER PATIO. NOTE GATE FOR CHILD PROOF FENCING AND THE TIE INTO THE FUTURE PROPERTY LINE FENCE TO CREATE A CHILD SAFE POOL YARD.
- 11) BELGARD CATALINA SLATE, OR OTHER PRECAST PAVER SYSTEM FOR THE MAIN PATIOS. OWNERS TO APPROVE ALL PAVERS, COLORS, TYPES AND PATTERNS PRIOR TO CONTRACTOR MAKING THE MATERIALS ORDER.
- 12) CABANA WITH RAISED PATIO AND SOLID ROOF WITH ROOF TILE TO MATCH HOME. THIS CABANA WILL INCLUDE AN OUT DOOR KITCHEN AND OTHER AMENITIES. REFER TO ENLARGEMENT PLAN AND SPECIFICATIONS FOR ALL APPLIANCES AND LIGHTING/ELECTRICAL SYSTEMS. THE SINK WILL CONNECT TO THE SEWER SYSTEM WHICH IN THIS CASE IS A SEPTIC SYSTEM WITH THE TANKS AND LINE IN THE FRONT YARD.
- 13) COUNTER TOPS WITH GRANITE OR COLORED CANTILEVERED CONCRETE TO BE DETERMINED BY THE OWNERS.
- 14) WINDOW AND ARCHED WALL WITH . THIS CABANA SHALL BE ONE HOUR FIRS RATED PER COUNTY OF SAN DIEGO FIRE CODES AND THIS BUILDING WILL BE DESIGNED AND CONSTRUCTED PER CODE UNDER A SEPARATE CONTRACT WITH A GENERAL CONTRACTOR. THIS BUILDING WILL REQUIRE A STRUCTURAL PERMIT AND WILL BE CERTIFIED BY A CA. LICENSED STRUCTURAL ENGINEER.
- 15) TYPICAL LANDSCAPE BOULDERS INTEGRATED WITH THE 18 INCH HT. PONY WALL CONSTRUCTED WITH CMU. WALLS TO INCLUDE A STUCCO FINISH TO MATCH THE APPROVED COLOR OF THE STUCCO ON THE HOME.
- 16) LANDSCAPE TIMBER STEPS WITH CONCRETE FOOTINGS LEAD DOWN TO THE LOWER PROPERTY.
- 17) EXISTING WATER TANK, WELL, AND PUMPING STATION.

- 18) RAISED FOUNTAIN WALL ON THE POOL WILL INCLUDE A 3 FT. WIDE SHEER DESCENT WATERFALL FEATURE ON A SEPARATE PUMP. THE FACE OF THE INTERIOR WALL WILL INCLUDE A GLASS MOSAIC TILE VENEER. ALTERNATIVE VENEER MATERIALS MAY BE EAST KEST QUARTZITE LEDGER STONE. ALL VENEER AND POOL FINISH MATERIALS TO BE APPROVED BY THE OWNERS AFTER VIEWING SAMPLES AND PRIOR TO MATERIALS ORDER. NOTE: THE TERMINUS OF THE FOUNTAIN WALL WILL INCLUDE A RECTANGULAR PILASTER WHICH WILL BE PLUMBED FOR GAS SO AS TO ALLOW FOR THE INSTALLATION OF A CONCRETE FIRE URN (ONE OF TWO)
- 19) EXISTING SOLAR PANEL ARRAY ON SLOPE. DO NOT BID. PROTECT IN PLACE DURING ALL PHASES OF POOL AND LANDSCAPE CONSTRUCTION.
- 20) EXISTING SLOPE TO BE PLANTED AND IRRIGATED. REFER TO SOFTSCAPE PLANS.
- 21) OPTIONAL VANISHING EDGE FEATURE WITH LOWER SUMP OVER SLOPE. BID THIS AS A SEPARATE UPGRADE. EXTERIOR WALL OF THE ZERO EDGE TO INCLUDE QUARTZITE LEDGER STONE VENEER.
- 22) LOWER SUMP AT 3 FT. BELOW VANISHING EDGE WILL CAPTURE AND RECYCLE WATER.
- 23) CUSTOM SLIDE FEATURE WITH FAUX ROCK FORMATIONS WILL REQUIRE A STRUCTURAL PERMIT AND THIS FEATURE WILL BE CONSTRUCTED PAST THE TOP OF SLOPE LINE. THIS WILL REQUIRE SPECIAL ENGINEERING. THE SLIDE WILL BE A COMPONENT OF THE SWIMMING POOL CONTRACT.
- 24) SLIDE LANDING AT APPROX. 7 FT. ELEVATION ABOVE THE POOL COPING ELEVATION.
- 25) CONCRETE STAIRCASE WITH TEXTURED STAMPED CONCRETE STEP RISERS WILL INCLUDE AN ORNAMENTAL HAND RAIL ON EACH SIDE PER CODE.
- 26) EXISTING SLOPES TO BE PLANTED AND IRRIGATED.
- 27) POTENTIAL DOG RUN ENCLOSURE WITH FENCING AND GATE.
- 28) EXISTING SPLIT RAIL FENCE TO REMAIN. THIS FENCE DOES NOT APPEAR TO MEET THE PREVAILING COUNTY OF SAN DIEGO POOL CODE. POOL COMPANY SHALL VERIFY THIS AND OFFER SUGGESTIONS TO THE OWNERS FOR MODIFICATIONS SO THAT THIS PROJECT CAN PASS INSPECTION.
- 29) THIS EXISTING FENCE IS NOT ON THE ACTUAL PROPERTY LINE. REFER TO CIVIL PLOT PLAN FOR FURTHER INFORMATION.
- 30) PHASE TWO GUEST HOUSE TO BE CONSTRUCTED UNDER A SEPARATE PERMIT. DO NOT BID.
- 31) CUT BACK THE EXISTING LAWN BACK FOR PHASE TWO SCOPE OF WORK TO ALLOW FOR FOUNDATION PLANTING BEDS AROUND THE PHASE TWO GUEST HOUSE. DO NOT BID THIS SCOPE OF WORK AT THIS TIME.
- 32) EXISTING LAWN TO REMAIN. THIS IS A LEACH FIELD CONDITION. DO NOT DISTURB OR RE-GRADE THIS AREA.
- 33) EXISTING DOUBLE SEPTIC TANK AND SEPTIC LINE LOCATION. DO NOT DISTURB.
- 34) FUTURE DECOMPOSED GRANITE PATHWAYS OVER WEED PROOF FABRIC WITH STABILIZED DESERT GOLD D.G. AND TREX STAKED 2 X 4" HEADER.
- 35) EXISTING CONCRETE LANDING AND BALUSTRADE TO REMAIN. DO NOT BID.
- 36) EXISTING PLANTS AND IRRIGATION.
- 37) EXISTING LAWN AND CONCRETE SIDE WALK TO REMAIN. DO NOT BID.
- 38) EXISTING TRAFFIC RATED CHANNEL DRAIN CONNECTS TO UNDERGROUND DRAINAGE SYSTEM. DO NOT BID.
- 39) EXISTING PRECAST FOUNTAIN AND CIRCULAR CONCRETE DRIVEWAY TO REMAIN.
- 40) EXISTING CONCRETE PATIO UNDER LOGGIA WITH FIRE PLACE. DO NOT BID. THIS SPACE MAY BE SUBJECT TO ARCHITECTURAL REMODELING PLANS TO BE GENERATED UNDER A SEPARATE CONTRACT BY THE OWNERS AS A FUTURE PHASE OF WORK.
- 41) 42 INCH HEIGHT NYLON MESH CHILD PROOF TEMPORARY SAFETY FENCING TO BE INSTALLED BY THE LANDSCAPE / HARDSCAPE CONTRACTOR DURING THE MAIN PATIO CONSTRUCTION.
- 42) 18 INCH RAISED SPA WITH MOSAIC TILE VENEER APPLICATION ON ALL EXPOSED SURFACES. SPA COPING TO BE CAST IN PLACE COLORED CONCRETE WITH DOUBLE BULL NOSED EDGE.
- 43) BAJA LOUNGE ARE WITH FAUX TABLE ROCK AND UMBRELLA SLEEVE. THIS WILL LEAD INTO THE SHALLOW END OF THE POOL.
- 44) 18 INCH SUNKEN CUSTOM FIRE PIT AREA WITH CUSTOM MASONRY BENCH AND BACK REST. REFER TO DETAILS FOR ACCURATE DIMENSIONS. INCLUDE GAS LINE, IGNITION SWITCH, TURN OFF VALVE, LAVA ROCK WITH FIRE GLASS OVER FILL MATERIAL. COPING OF THE FIRE PIT TO MATCH THE POOL AND SPA COPING. STEPS TO BE BELGARD BULL NOSE STEP UNITS. REFER TO LIGHTING PLAN.
- 45) CUSTOM SWIMMING POOL WITH SPA. VANISHING EDGE, SLIDE, FIRE URNS, AND RAISED FOUNTAIN WALL WITH SHEER DESCENT WATERFALL TO BE CONSTRUCTED PER CODE UNDER A SEPARATE CONTRACT. BID PEBBLE TECH, OR PEBBLE SHEEN UPGRADE TO PLASTER FINISH UPON REQUEST.
- 46) CONSTRUCT MASONRY ENTRY MONUMENT PER DETAILS. THIS WILL INCLUDE A 2-1/2' X 2-1/2' X 3' COLUMN WITH CURVING CHASE WALL THAT WILL TERMINATE INTO A BOULDER. INSTALL BRASS ADDRESS NUMBERS ON THE FACE OF WALL. VERIFY LIMIT OF UTILITY RIGHT OF WAY IN ADVANCE OF CONSTRUCTION. INCLUDE LED LIGHT FIXTURES PER LIGHTING PLAN. INCLUDE CAST IN PLACE 4" THICK BULLNOSE CONCRETE CAP WITH INTEGRAL COLOR.

NOTE: PHASE II FUTURE GUEST HOUSE- THIS PLAN IS CONCEPTUAL ONLY. GENERAL CONTRACTOR TO CHECK ALL SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION.



**LANDSCAPE
MASTER PLAN**
SCALE: 3/32" = 1'-0"

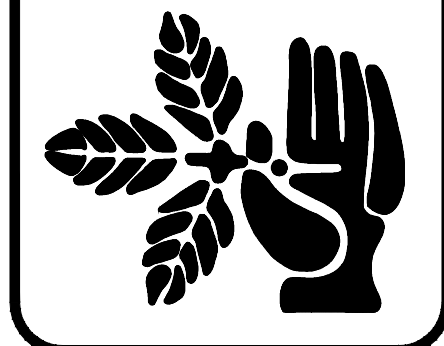
APN: 396-250-1400



**LANDSCAPE
MASTER PLAN**

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E-mail: nick@nicklandscape.com



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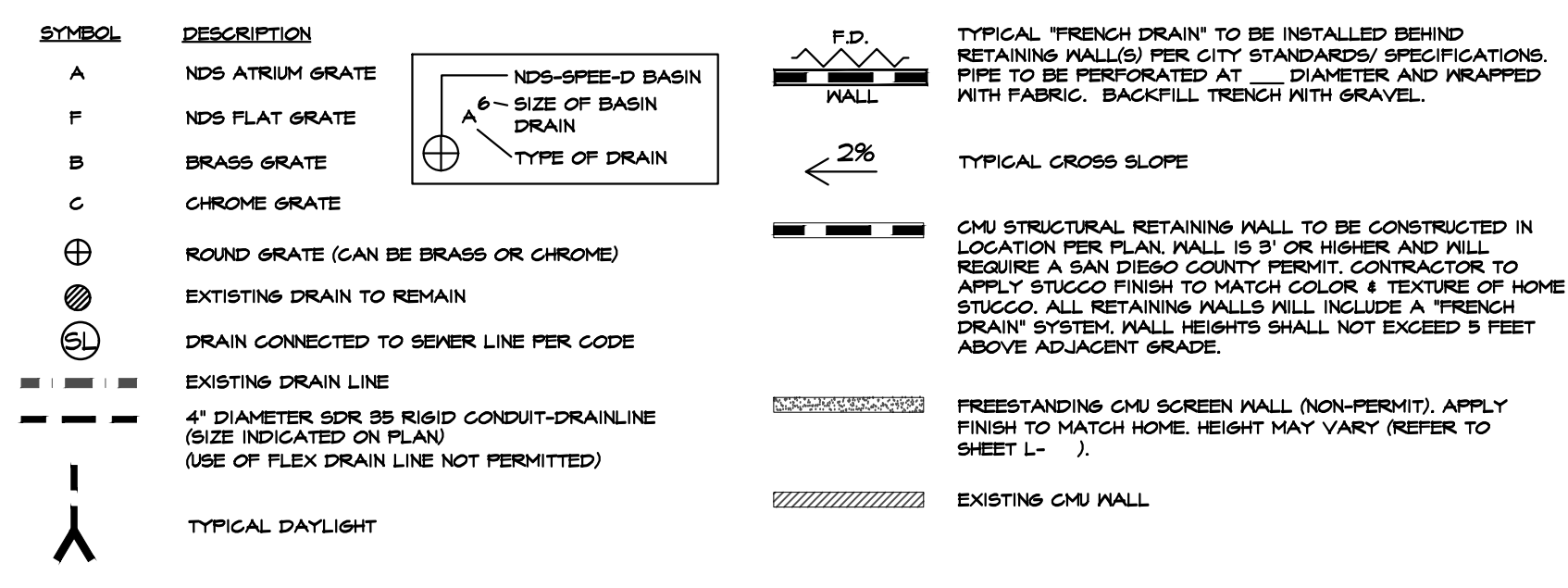
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**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

System Component	Setback To:	Minimum Distance
Septic Tank	Structure	5 feet
Septic Tank	Property Line	5 feet
Septic Tank	Water Well	100 feet
Leach Lines	Structure	5 feet
Leach Lines	Property Line	5 feet
Leach Lines	Water Lines (Public)	25 feet from edge of easement ¹
Leach Lines	Drainage Course	50 feet from top of bank
Leach Lines	Flowing Stream	100 feet from top of bank
Leach Lines	Pond	100 feet from spillway elev.
Leach Lines	Domestic Water Supply Reservoir	200 feet from the high water line ²
Leach Lines	Aqueduct	100 feet from edge of easement ³
Leach Lines	Road Easements	5 feet from edge of ultimate easement width ⁴
Leach Lines	Cut Slopes	5:1 Setback from top of cut slope ⁵
Leach Lines	Septic Tank	5 feet
Leach Lines	Leach Lines	10 feet
Leach Lines	Seepage Pits	15 feet
Seepage Pits	Structure	10 feet
Seepage Pits	Property Line	10 feet
Seepage Pits	Water Lines (Public)	25 feet from edge of easement ¹
Seepage Pits	Water Well	100 feet ⁶
Seepage Pits	Drainage Course	50 feet from top of bank
Seepage Pits	Flowing Stream	100 feet from top of bank
Seepage Pits	Pond	100 feet from spillway elev.
Seepage Pits	Domestic Water Supply Reservoir	200 feet from the high water line ²
Seepage Pits	Aqueduct	100 feet from edge of easement ³
Seepage Pits	Road Easements	10 feet from edge of ultimate easement width ⁴
Seepage Pits	Cut Slopes	5:1 Setback from top of cut slope ⁵
Seepage Pits	Septic Tank	5 feet
Seepage Pits	Seepage Pits	20 feet

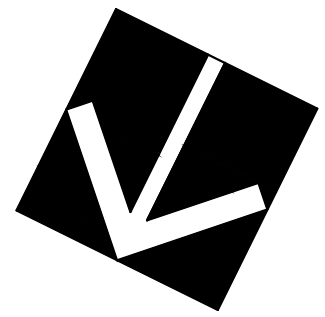
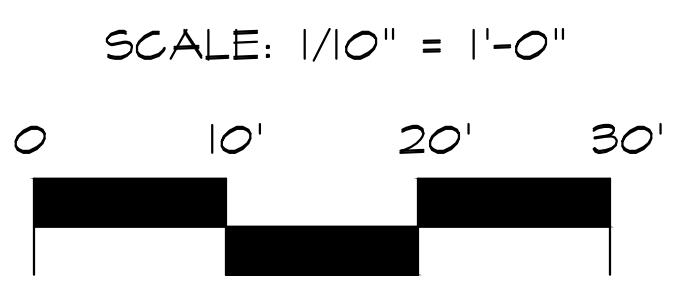
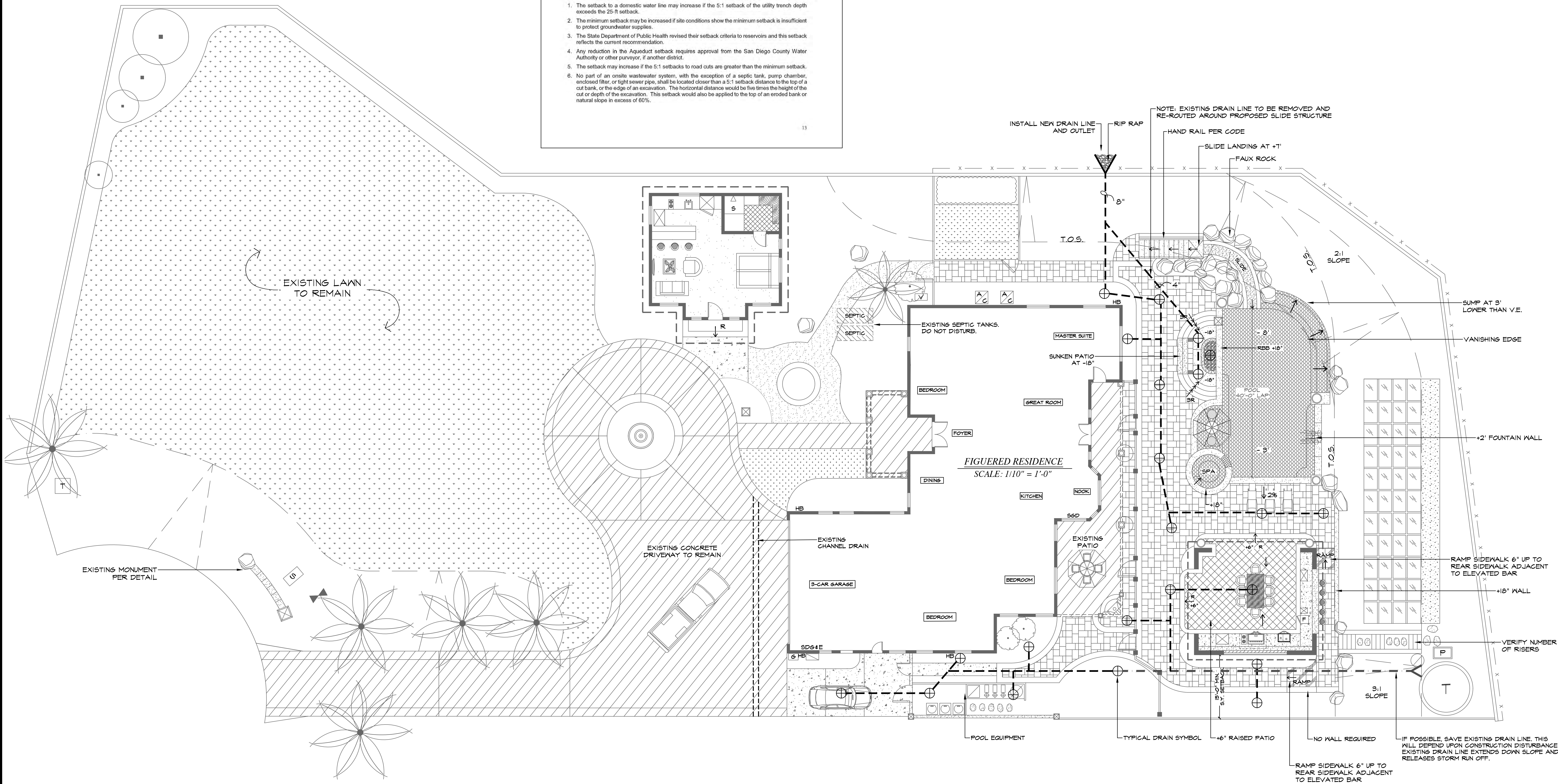
- The setback to a domestic water line may increase if the 5:1 setback of the utility trench depth exceeds the 25-ft setback.
- The minimum setback may be increased if site conditions show the minimum setback is insufficient to protect groundwater supplies.
- The State Department of Public Health revised their setback criteria to reservoirs and this setback reflects the current recommendation.
- Any reduction in the Aqueduct setback requires approval from the San Diego County Water Authority or other purveyor, if another district.
- The setback may increase if the 5:1 setbacks to road cuts are greater than the minimum setback.
- No part of an onsite wastewater system, with the exception of a septic tank, pump chamber, enclosed filter, or tight sewer pipe, shall be located closer than a 5:1 setback distance to the top of a cut bank, or the edge of an excavation. The horizontal distance would be five times the height of the cut or depth of the excavation. This setback would also be applied to the top of an eroded bank or natural slope in excess of 60%.

DRAINAGE LEGEND



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 (DRAINWAYS (ENTRIS)) | 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. CONTRACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT-OF-WAY UTILITIES AT (800) 227-2600 AND PROPERTY OWNER FOR ON-SITE UTILITIES. A MINIMUM OF 48 HOURS PRIOR TO START OF ANY EXCAVATION DO NOT CONCERN 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, NICK MARTIN PRIOR TO THE START OF CONSTRUCTION AT (760) 533-1717.
 - COORDINATE LOCATION OF ALL UNDERGROUND UTILITIES AND STORM DRAINS WITH NEW TREE LOCATIONS AND MECHANICAL/ELECTRICAL FACILITIES. REFER TO LANDSCAPE, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
 - PROTECT IN PLACE ALL EXISTING IMPROVEMENTS, STRUCTURES, AND UNDERGROUND UTILITIES TO REMAIN.
 - INSTALL ROOT BARRIERS TO ALL TREES WITHIN 5-FEET OF UTILITIES, LANDSCAPE, ETC.



DRAINAGE PLAN
SCALE: 1/110" = 1'-0"

APN: 396-25-01400



DRAINAGE PLAN

NICK MARTIN
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Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



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GENERAL HARDSCAPE SPECIFICATIONS:

- (BID, IF ITEM IS CHECKED OFF)
 - CUSTOM CONCRETE AND FLATWORK
 - CUSTOM MASONRY
 - SWIMMING POOL AND SPA
 - TYPE REINFORCEMENT
 - PATHWAYS
 - 'BIG ROCK' AGGREGATE IN CONCRETE MIX (WITH 5 1/2 SACK MIX FOR ALL FLATWORK)
 - ALL CONCRETE TO ATTAIN MINIMUM 2500 PSI AT 28 DAYS (UNLESS OTHERWISE SPECIFIED). ('BIG ROCK' AGGREGATE WITH 5 1/2 SACK MIX) (PEA GRAVEL AGGREGATE WITH 6 SACK MIX)
 - EXPANSION JOINT SPECIFICATIONS:
 - 1. SLABS: INSTALL REMOVABLE CAP WITH MASTIC JOINT MATERIAL, APPLY SILICA SAND.
 - 2. WALLS, POOL COPINGS, SLAB TO BUILDING, TOP & BOTTOM OF STEPS, ALL STRUCTURES TO SLAB: INSTALL MASTIC JOINT WITH 1/2" FOAM STRIP, APPLY SILICA SAND.
 - 3. STEPPED POOL BOND BEAM: VERTICAL STEP RISERS TO GRASS MASTIC, ETC. INSTALL SUN GRADE MASTIC.
- NOTE: CONTRACTOR TO ADD ADDITIONAL EXPANSION JOINTS AT ANY LOCATION WHERE CRACKING MIGHT OCCUR. DO THIS WHETHER SHOWN ON PLAN OR NOT.
- CONTRACTOR IS TO INSTALL ALL WORK ACCORDING TO LANDSCAPE PLANS FURNISHED BY OWNER. THE INFORMATION GIVEN ON THESE PLANS SHALL BE CONSIDERED PART OF THE WRITTEN CONTRACT BETWEEN THE CONTRACTOR AND THE OWNER.

CONTRACTOR OF RECORD SIGNATURE: _____ DATE: _____

CALIFORNIA LICENSE NUMBER: _____
 - OWNER APPROVED CHANGES INVOLVING COST INCREASES OR DECREASES SHALL REQUIRE A WRITTEN CHANGE ORDER SIGNED BY THE OWNER AND THE CONTRACTOR.

CONCRETE GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE A DETAILED BID PROPOSAL PER PLANS AND SPECIFICATIONS. FOR QUESTIONS THAT MAY ARISE, CALL NICK MARTIN AT (760) 533-1717 FOR CLARIFICATION PRIOR TO WORK.
- ALL CONCRETE SLABS TO MAINTAIN 4" THICKNESS UNLESS OTHERWISE SPECIFIED.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND POOL COPINGS AT 1/8" FT. MINIMUM.
- OWNER TO APPROVE ALL FINAL COLOR SELECTIONS FOR CONCRETE. SHOW COLOR SAMPLE CHARTS UPON REQUEST-TYPICAL.
- CONTRACTOR TO INSTALL ALL CHASE LINES, SLEEVES, PLUMBING, GAS LINES, MAIN LINES, ELECTRICAL CONDUIT PRIOR TO CONCRETE POUR. PER ALL PREVAILING CODES, SPECIFICATIONS, AND CONSTRUCTION REQUIREMENTS.
- ALL CONCRETE SLABS SHALL DRAIN PROPERLY, SUCH THAT NO STANDING WATER SHALL OCCUR ON PATIOS AND WALLS, DRIVEWAYS, ETC.
- OWNER TO RECEIVE MATERIAL RELEASES UPON REQUEST.
- CONTRACTOR SHALL NOT POUR ON A RAINY DAY OR WHEN CLIMATE CONDITIONS ARE UNFAVORABLE TO PROPER CONCRETE INSTALLATION AND FINISHING.
- CONTRACTOR TO VISIT JOB SITE AND VERIFY EXACT AMOUNT OF DEMOLITION AND HAULING THAT MAY BE REQUIRED ON THIS PROJECT. OWNER SHALL RECEIVE AN ITEMIZED ESTIMATE FOR THESE SERVICES, INCLUDING DUMP FEES, HAUL-AWAY CONTAINERS, SAN CUTTINGS, WALL RECONSTRUCTION, ETC.
- CONTRACTOR TO INSTALL ALL WALLS, FOOTINGS, INLAYS, AND MASONRY ELEMENTS PRIOR TO CONCRETE POUR, SO AS TO MAINTAIN OPTIMUM RESULTS.
- CONTRACTOR TO PROTECT SIDES OF HOME VISQUEEN PLASTIC BARRIER, SO AS TO PROTECT EXTERIOR WALLS OF BUILDING. CONTRACTOR TO CLEAN AND/OR 'TOS COAT' ALL STUCCO/WOOD SIDING IF NECESSARY, AND IF STAINING OCCURRED DURING WORK.
- CONTRACTOR TO PROVIDE 1/2" FELT EXPANSION JOINTS AT TOP AND BOTTOM OF ALL CONCRETE AND MASONRY STEPS, ALONG CMU WALLS, AND FOUNDATION WALLS OF BUILDING.
- CONTRACTOR TO VERIFY WITH POOL CONTRACTOR, IN ADVANCE, THE RESPONSIBILITY FOR INSTALLATION OF MASTIC JOINTS AROUND ALL POOL AND SPA COPINGS. INFORM OWNER IN ADVANCE.
- CONTRACTOR TO PROVIDE CLEAR CONCRETE SEALER TO ALL EXPOSED STAMPED CONCRETE SURFACES.
- CONTRACTOR TO CONFIRM STAMPED CONCRETE PATTERN, COLOR, AND TEXTURE WITH OWNER PRIOR TO POUR. THIS MAY INVOLVE ONE OR MORE OF THE FOLLOWING SERVICES: SHOW PHOTOGRAPHS OR SAMPLES; OR VISIT A PROJECT IN THE FIELD WITH AN EQUAL OR SIMILAR LOOK, SUCH THAT OWNER WILL NOT EXPECT SOMETHING DIFFERENT.
- CONTRACTOR TO REMOVE ALL DEBRIS, LUMBER, SCRAPS, NAILS, ETC. FROM JOB SITE, SO AS TO ESTABLISH MAXIMUM SAFETY FOR OWNER, CHILDREN, AND PETS. DO NOT STOCKPILE DEBRIS ON SITE. HAUL AWAY AT INTERVALS DURING CONSTRUCTION PHASE.

GENERAL NOTES:

- 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 (800) 424-4889 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 AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPARTMENT FOR THIS PROJECT.
- CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.
- IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST (I.E. SITE PREP, DEMOLITION, HAULING COSTS, ETC.). PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.
- 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, NICK MARTIN PRIOR TO THE START OF CONSTRUCTION AT (760) 533-1717.
- POOL CONTRACTOR TO VERIFY ACTUAL LOCATION OF ALL PROPERTY LINES AND SETBACKS IN THE FIELD.
- POOL CONTRACTOR TO INSURE THAT ALL WALLS, FENCING AND GATES MEET THE MINIMUM 5' HEIGHT REQUIREMENT FOR PREVAILING CODES.
- MASTIC JOINT INSTALLATION FOR POOL/SPA COPINGS TO BE THE RESPONSIBILITY OF LANDSCAPE OR CONCRETE CONTRACTOR. INCLUDE IN BID PROPOSAL.

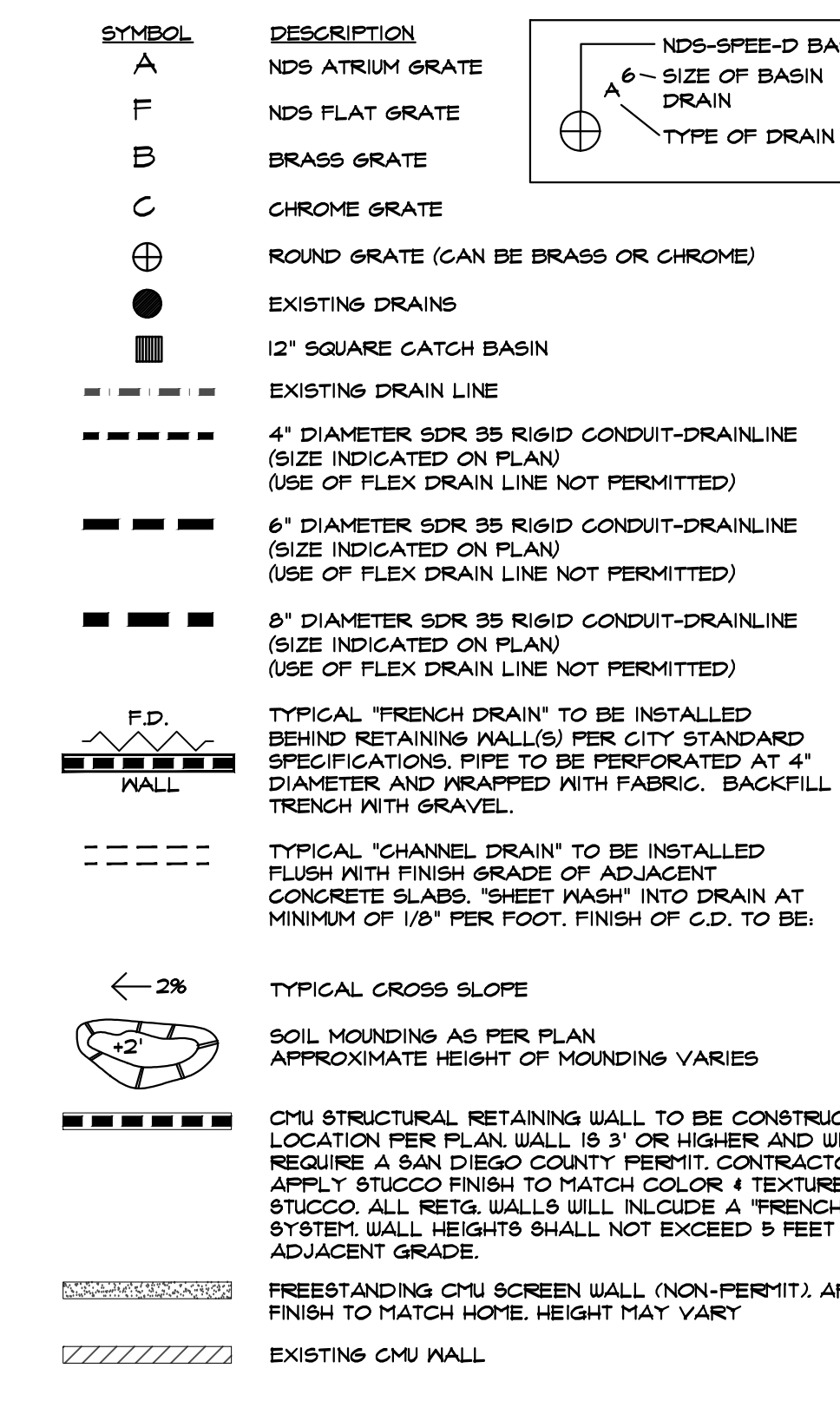
GRADING AND DRAINAGE NOTES:

- CONTRACTOR TO PROVIDE A BASIC SURVEY OF ELEVATIONS TO ENSURE THAT ALL GRADING AND CONSTRUCTION MAY PROCEED AS PLANNED.
- IN ADDITION, CONTRACTOR TO PROVIDE FILL SOIL MATERIAL AS NEEDED TO FILL IN AROUND HANDRAILS IN ORDER TO FILL IN UNLEVEN TERRAIN, SWALES, IF ABANDONED, AND JOY AREAS.
- CONTRACTOR TO PROVIDE OWNER WITH APPROXIMATE COST ESTIMATE OF FILL REQUIRED TO ACHIEVE SMOOTH AND EVEN GRASSES THROUGHOUT PROJECT AREA.
- CONTRACTOR TO REMOVE ALL DEBRIS, ROCK, AND COBBLE FROM SITE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO DEMO AND REMOVE ALL CONCRETE UNLESS CONCRETE IS INDICATED TO REMAIN (PER PLAN).
- NOTE: LANDSCAPE CONTRACTOR TO WARRANTY ALL WORK IN THE FIELD RELATED GRADING AND DRAINAGE FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT BY CLIENT.
- SLABS, WALLS, AND PATIOS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL OCCUR (MINIMUM 2% SLOPE).
- LAWNS AND PLANTER BEDS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL OCCUR (MINIMUM 2% SLOPE).
- CATCH BASINS IN PATIOS TO BE A MINIMUM OF 3" IN DIAMETER WITH BRASS OR CHROME GRATES.
- ROOF DRAIN SPOTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE SYSTEM WITH ADAPTERS.
- PROVIDE CURB CORES PER PLAN, IF REQUIRED.
- RETAINING WALLS ABOVE THREE COURSES (WITH SURCHARGE) TO INCLUDE A FRENCH DRAIN SYSTEM WHICH CONFORMS TO SAN DIEGO COUNTY SPECIFICATIONS.
- FINISH GRADES OF PLANTER BEDS AND LAWNS TO BE APPROXIMATELY 1/2" BELOW FINISH GRADE OF ADJACENT CONCRETE WALLS AND PATIOS.
- LAWNS AND PLANTER BEDS TO RECEIVE SILT LOAM TO DEPTH INDICATED ON PLANS AND/OR TO MEET FINISH GRADING REQUIREMENTS.
- RAISED CONCRETE PATIOS AND SLABS TO RECEIVE 2" FILL MATERIAL COMPACTED TO A RELATIVE % FACTOR OF 95.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

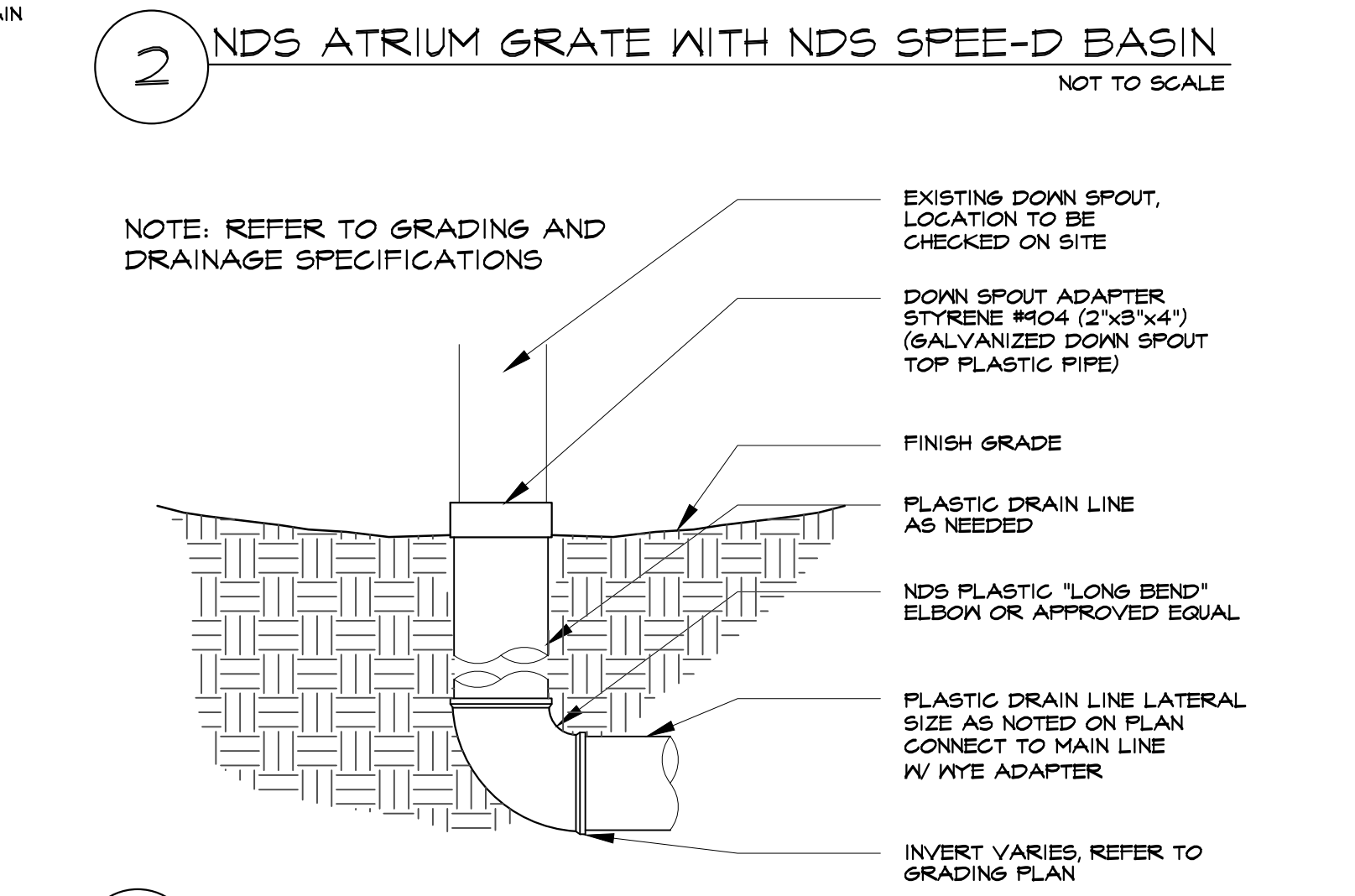
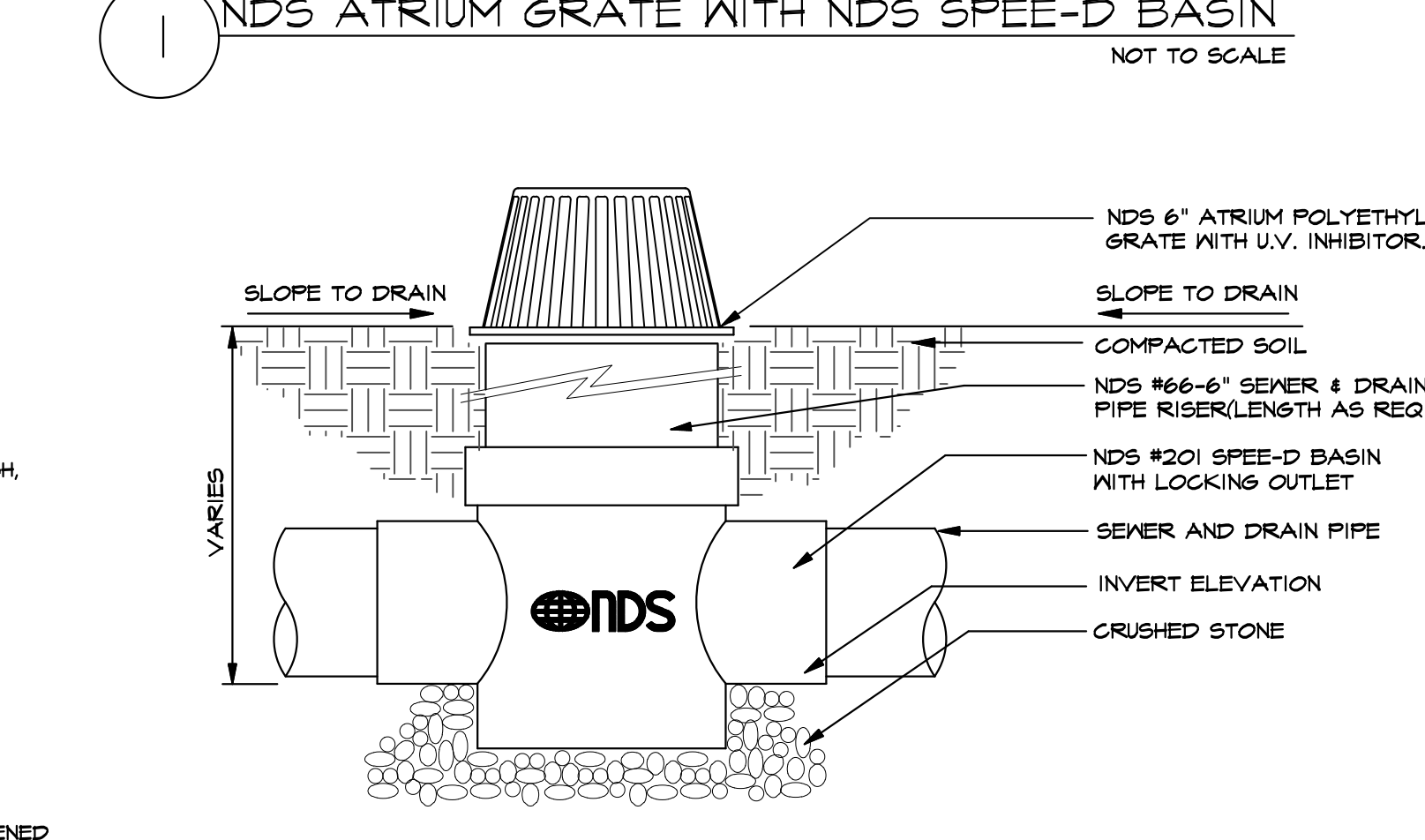
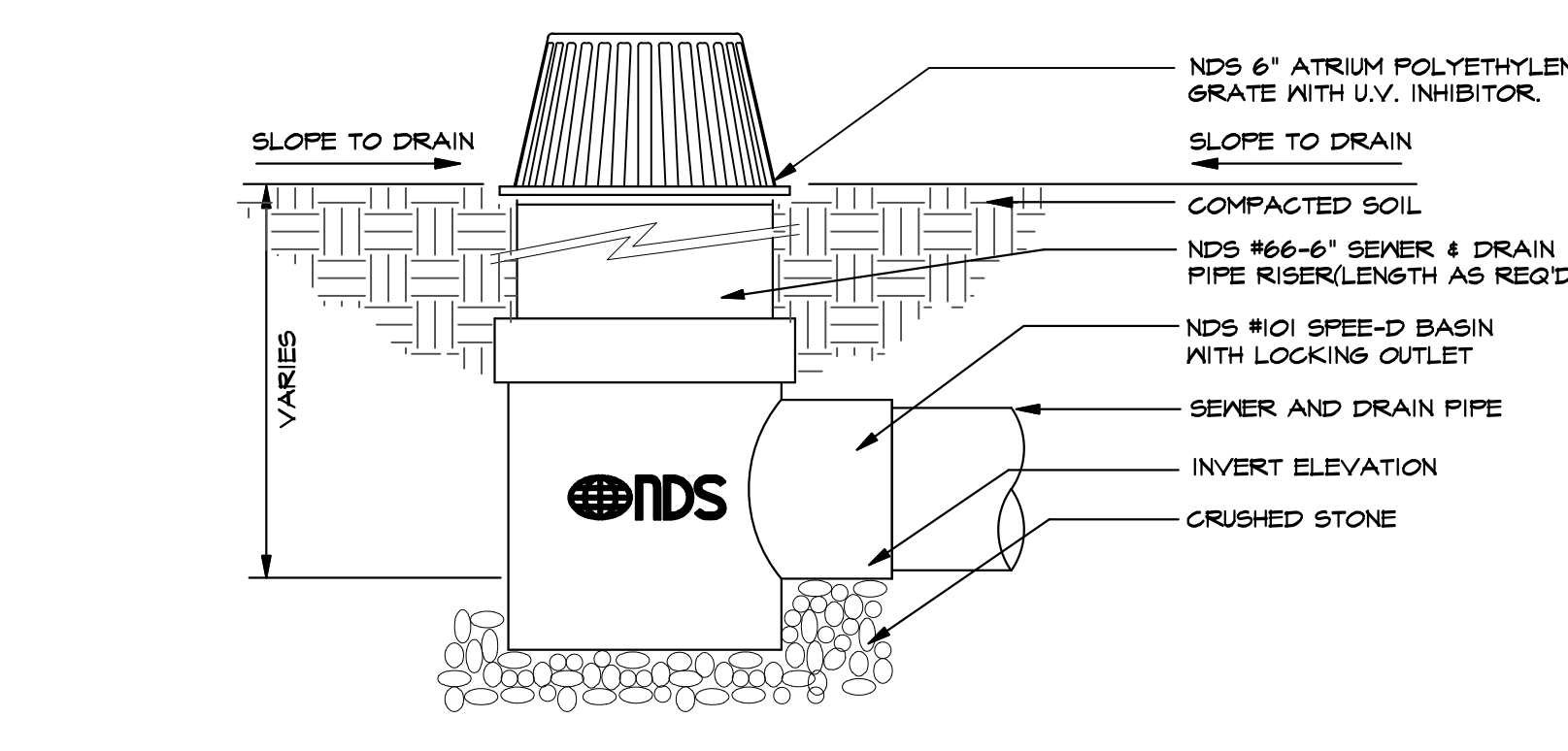
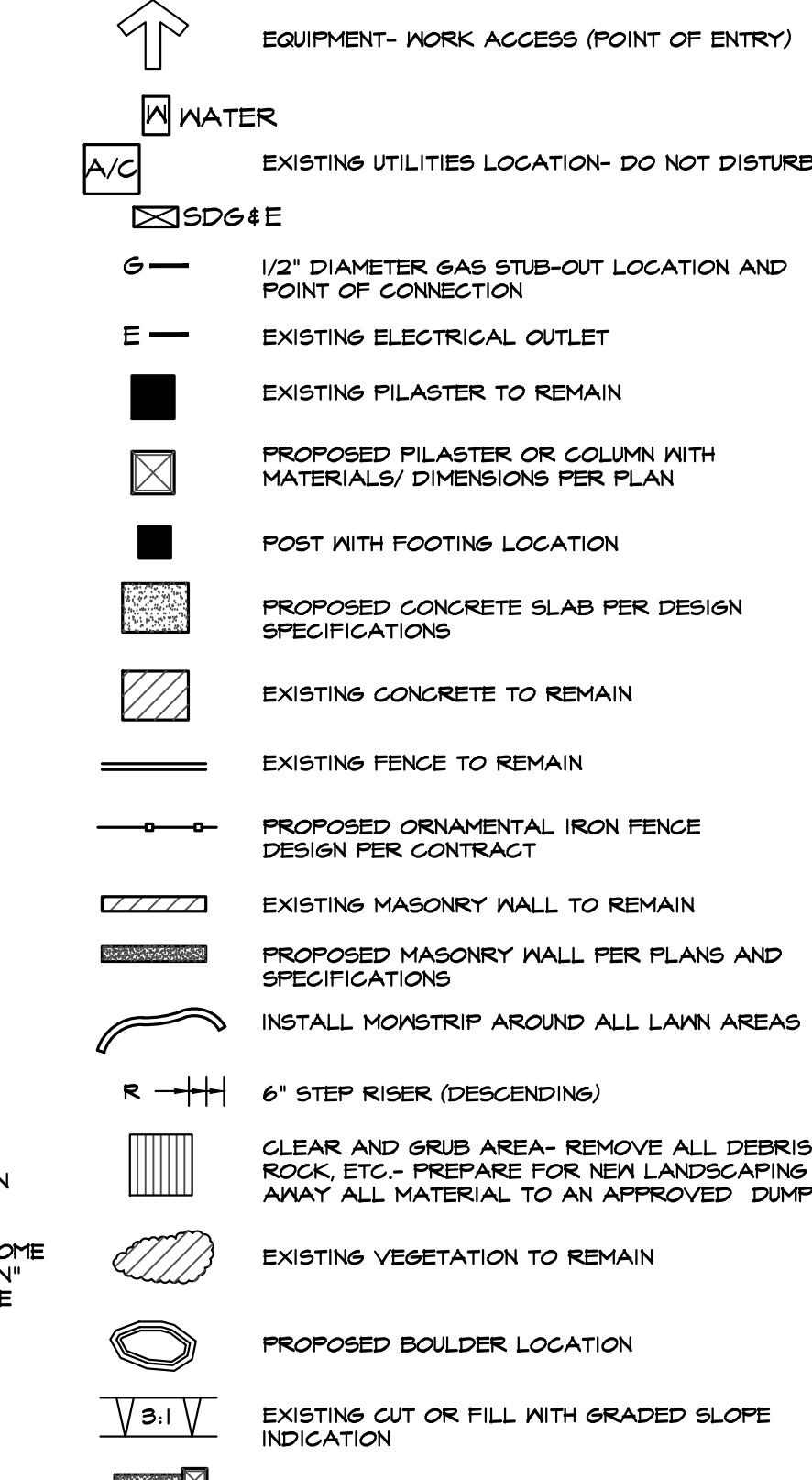
MATERIAL SUPPLIER LIST NOTE: CHECKED BOX INDICATES RECOMMENDED SUPPLIER FOR THIS PROJECT

- | | | |
|--|--|---|
| WESTERN OUTDOOR DESIGN & BUILD
<input type="checkbox"/> SHOWROOM
120 E. BARHAM DRIVE
SAN MARCOS, CA 92078
P: 800-776-8181
F: 619-568-3698
W: WESTERNOUTDOORDESIGNS.COM
CONTACT: JIM CONRADY 760-809-1639
E: JIM@WESTERNPAVERS.COM | <input type="checkbox"/> KRC ROCK
POKAY
SAN MARCOS
W: KRCROCK.COM
800-427-0512
619-748-3453
760-744-1036 | <input type="checkbox"/> PACIFIC STONE
W: PACIFICSTONE.NET
P: (714) 836-5757 |
| <input type="checkbox"/> LITE STONE
105 MARSHALL AVE.
EL CAJON, CA 92020
W: WWW.LITESTONECONCRETE.COM
CONTACT: JOHN WARD
E: JW@LITESTONE.NET
760-753-1164
760-480-9696
909-677-1489 | <input type="checkbox"/> MODERN BUILDERS SUPPLY
SAN MARCOS 760-591-4510 | <input type="checkbox"/> RGP" BLOCK & BRICK
ENCINITAS
MURRIETA
W: RGPBLOCK.COM
800-340-1147 |
| <input type="checkbox"/> ARIZONA TILE
SAN MARCOS (760) 744-1462
SAN DIEGO (619) 276-3415
MIRAMAR (858) 566-5311
TEMECULA (909) 676-3073 | <input type="checkbox"/> BEDROSANS TILE & STONE
VISTA 760-724-6400
SAN DIEGO 858-565-1215
W: BEDROSANS.COM | <input type="checkbox"/> SOUTHWEST BOLDERS
RAINBOW
W: SOUTHWESTBUILDER.COM
800-340-1147 |

DRAINAGE LEGEND:

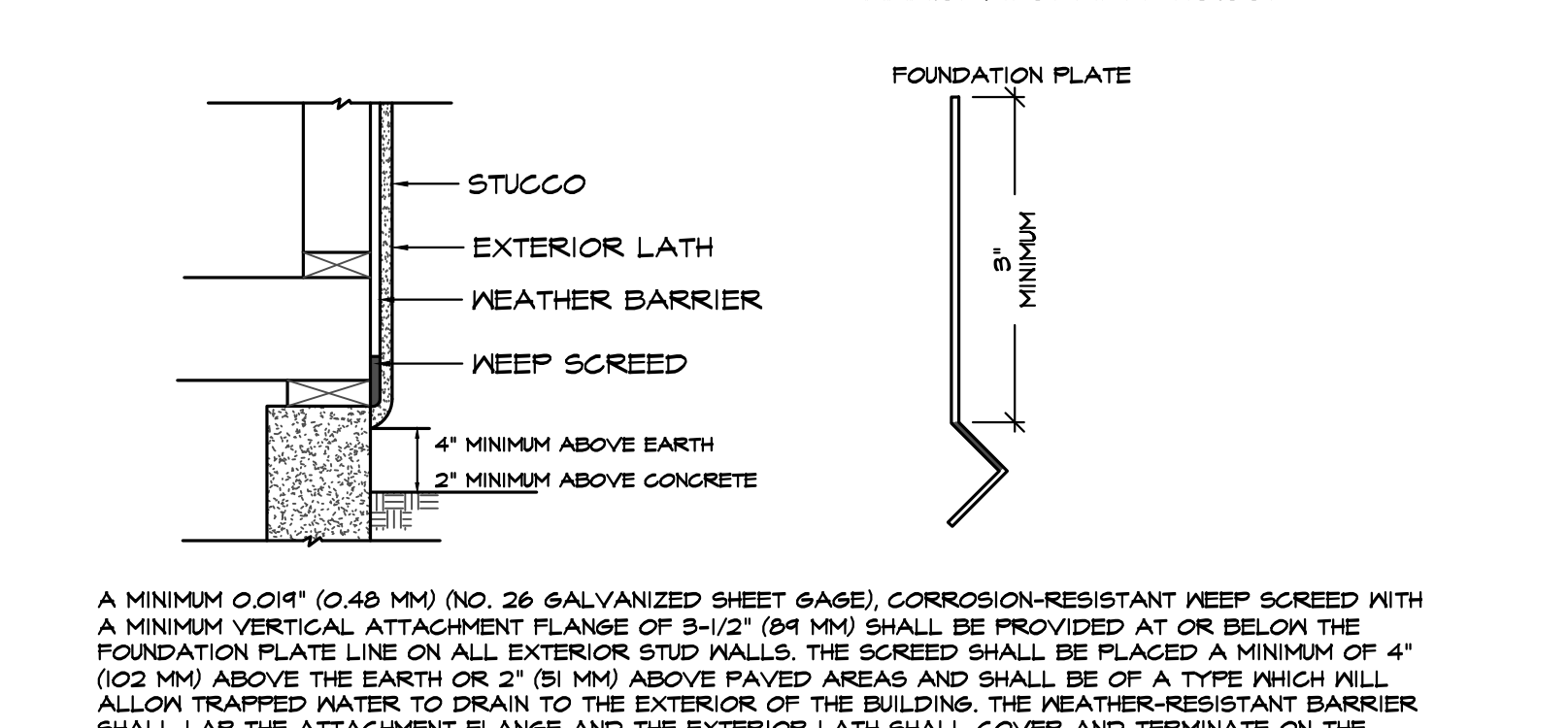
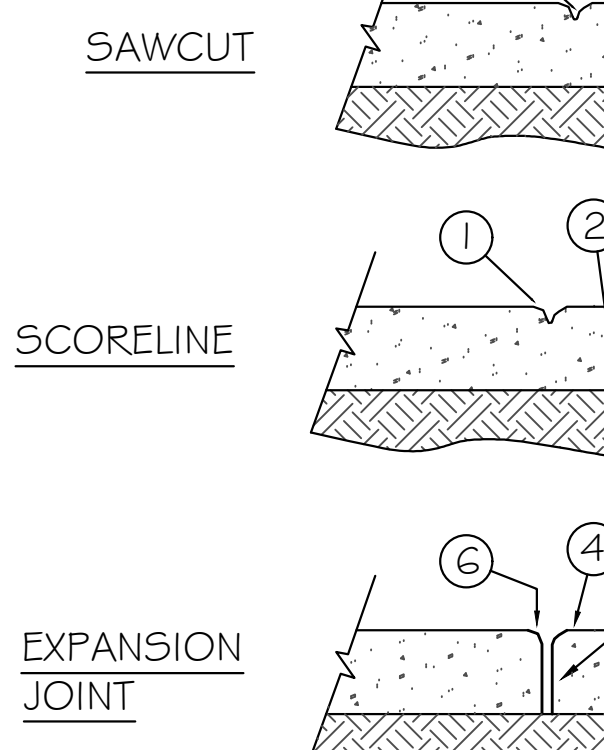
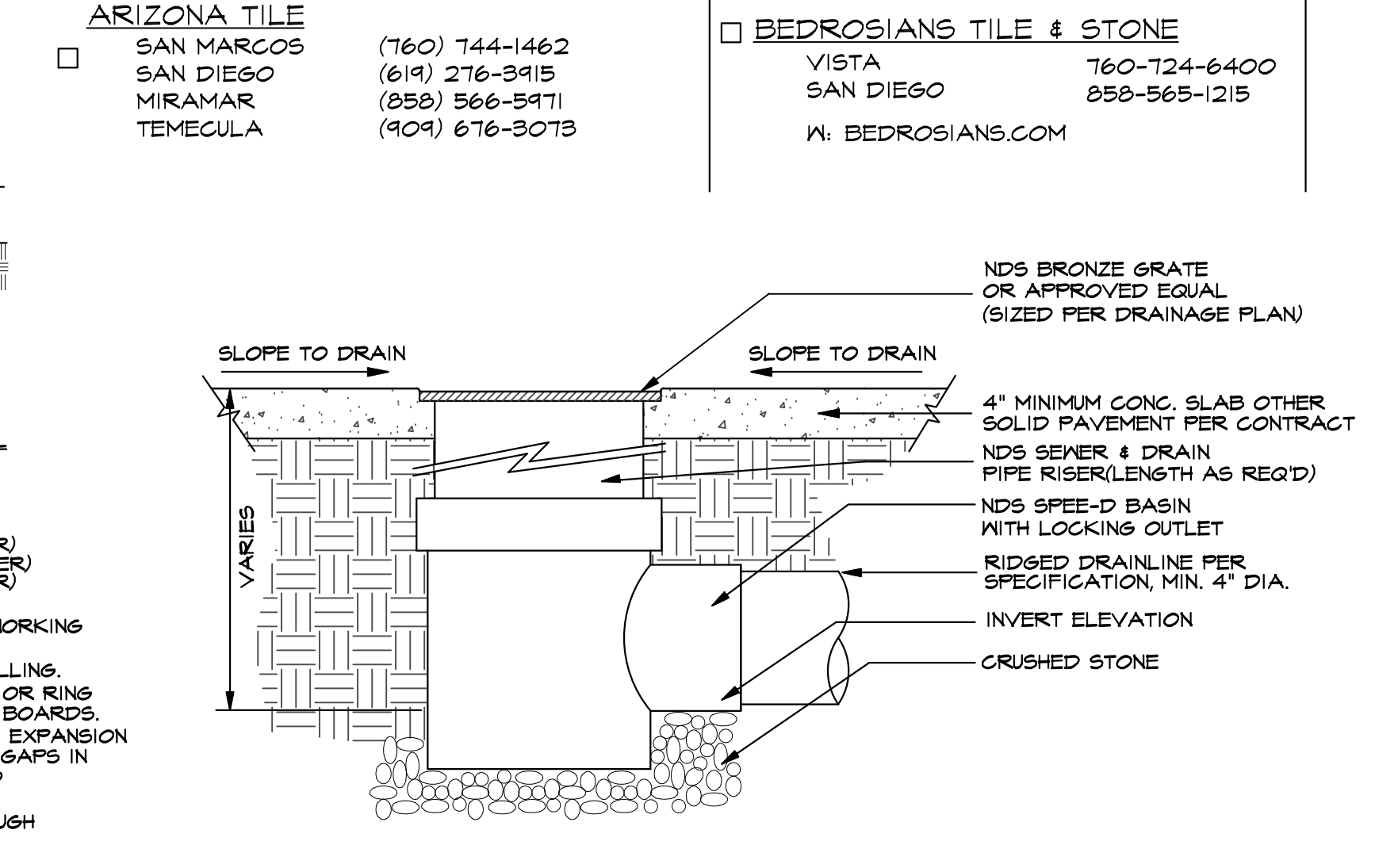
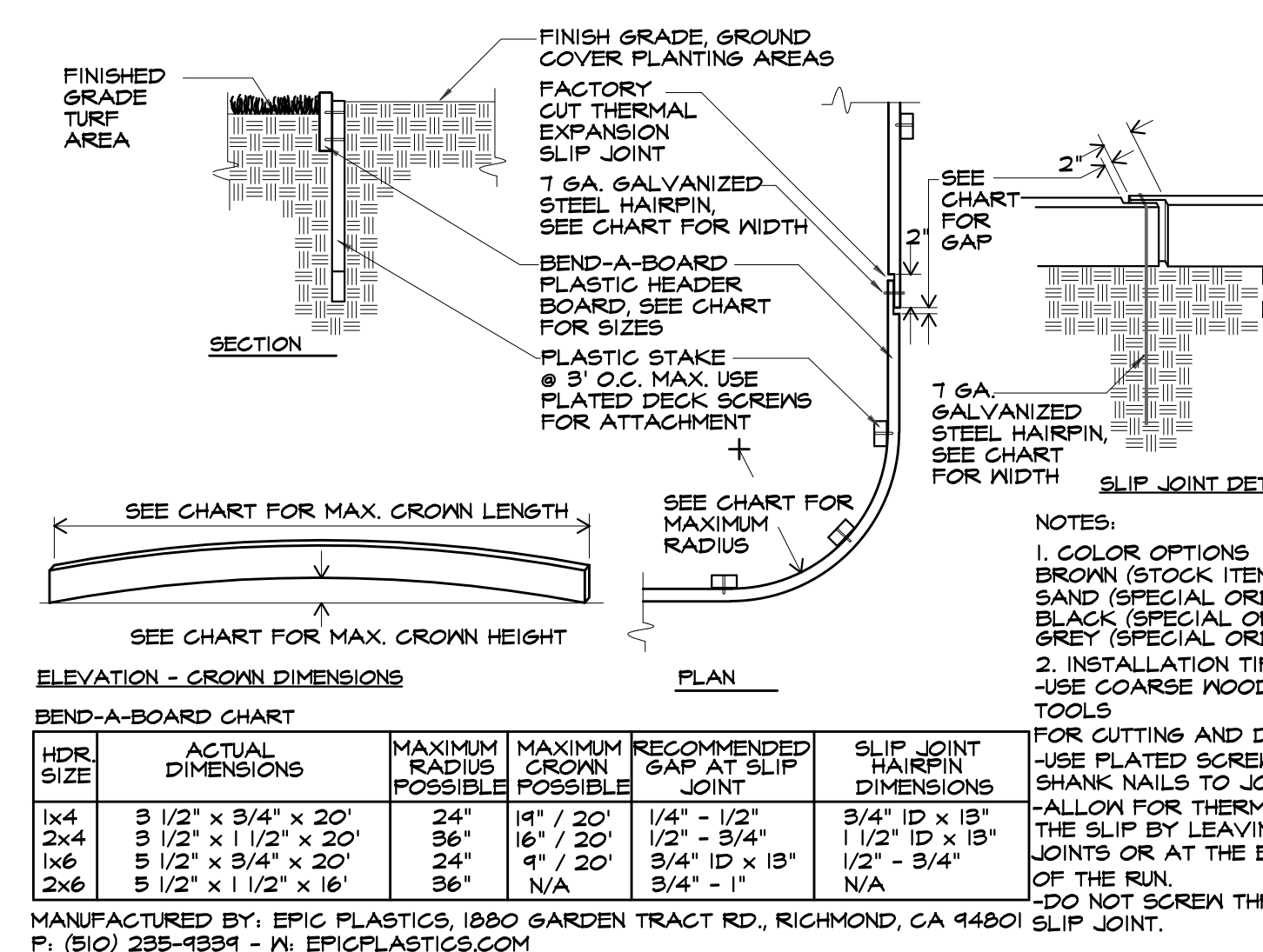


GENERAL CONSTRUCTION LEGEND:



OUTDOOR ACCESSORIES:

- UMBRELLAS, BENCHES, GARDEN ORNAMENTS, MISC.
- BARBECUES GALORE 800-753-3085
- FIRE MAGIC 800-221-1425
- LYNX GRILLS 888-204-5469
- BRATTLE WORKS 619-864-2110
- COUNTRY CASUAL 800-284-8925
- SUNBRELLA 836-221-2211
- NPT BBQ ISLANDS 888-411-TILE
- THOS. BAKER THOSBAKER.COM 206-317-8800
- FRONTGATE 800-692-8075
- HAUSER FURNITURE WWW.HAUSERFURNITURE.COM SAN DIEGO, CA. 619-275-4770 LA COSTA, CA. 760-753-4773
- STONE & GARDEN 619-794-7553
- SKYLAR'S HOME & PATIO WWW.SKYLARSHOMEANDPATIO.COM SAN DIEGO, CA. 858-429-1360 CARLSBAD, CA. 760-724-3100
- SUNSET SWINGS WWW.SUNSETSWINGS.COM 877-738-1729
- CALIFORNIA PATIO 760-744-1806



NOTE TO CONTRACTOR:
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 LANDSCAPE ARCHITECT, NICK MARTIN MAY BE REACHED AT (760) 533-1717.

DIGALERT
 DIAL TOLL FREE 1-800-227-2600
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PRELIMINARY PLAN ONLY NOT FOR CONSTRUCTION

CONCRETE TEXTURE:
 DAVIS

INTEGRAL COLOR:
 DAVIS

LEGEND:

- ① 3/8" WIDE SCORELINE, 1" DEEP, 1/4" RADIUS AT EDGE
- ② CONCRETE SLAB
- ③ 1/2" WIDE SAW CUT, 1" DEEP
- ④ SANDED WATERPROOF SEALANT COLOR TO MATCH ADJACENT CONCRETE PAVING
- ⑤ THICK EXPANSION JOINT
- ⑥ 1/4" RADIUS AT EDGES

CONCRETE JOINTS:
 NOT TO SCALE

WEEP SCREED:
 NOT TO SCALE

WELL DETAIL:
 A MINIMUM 2" (50.8 MM) NO. 26 GALVANIZED SHEET PILING CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/16" (4.8 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR SIDE WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4" (102 MM) ABOVE THE EARTH OR 2" (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.
 U.B.C. SEC. 2506.5

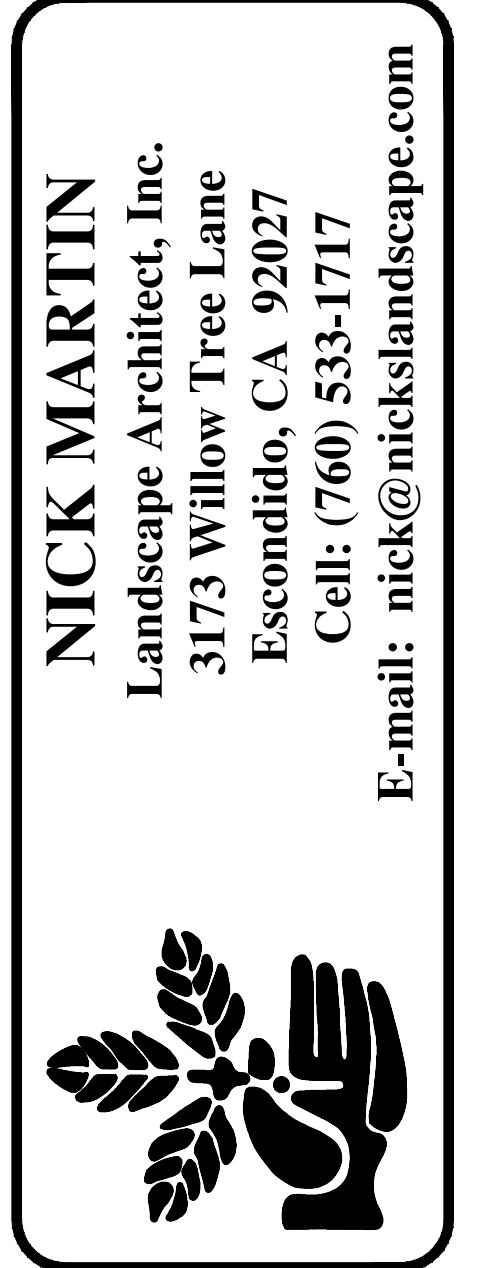
DRAWN
 NM
DRAFTER
 DM
DATE
 06/27/2016
SCALE
JOB NAME
 FIGURED
SHEET
 3

APN: 396-25-01400



CONSTRUCTION SPECIFICATIONS

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



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BEFORE YOU DIG
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LANDSCAPE ARCHITECT, NLA 858, MAY BE REACHED AT: (760) 955-1717.

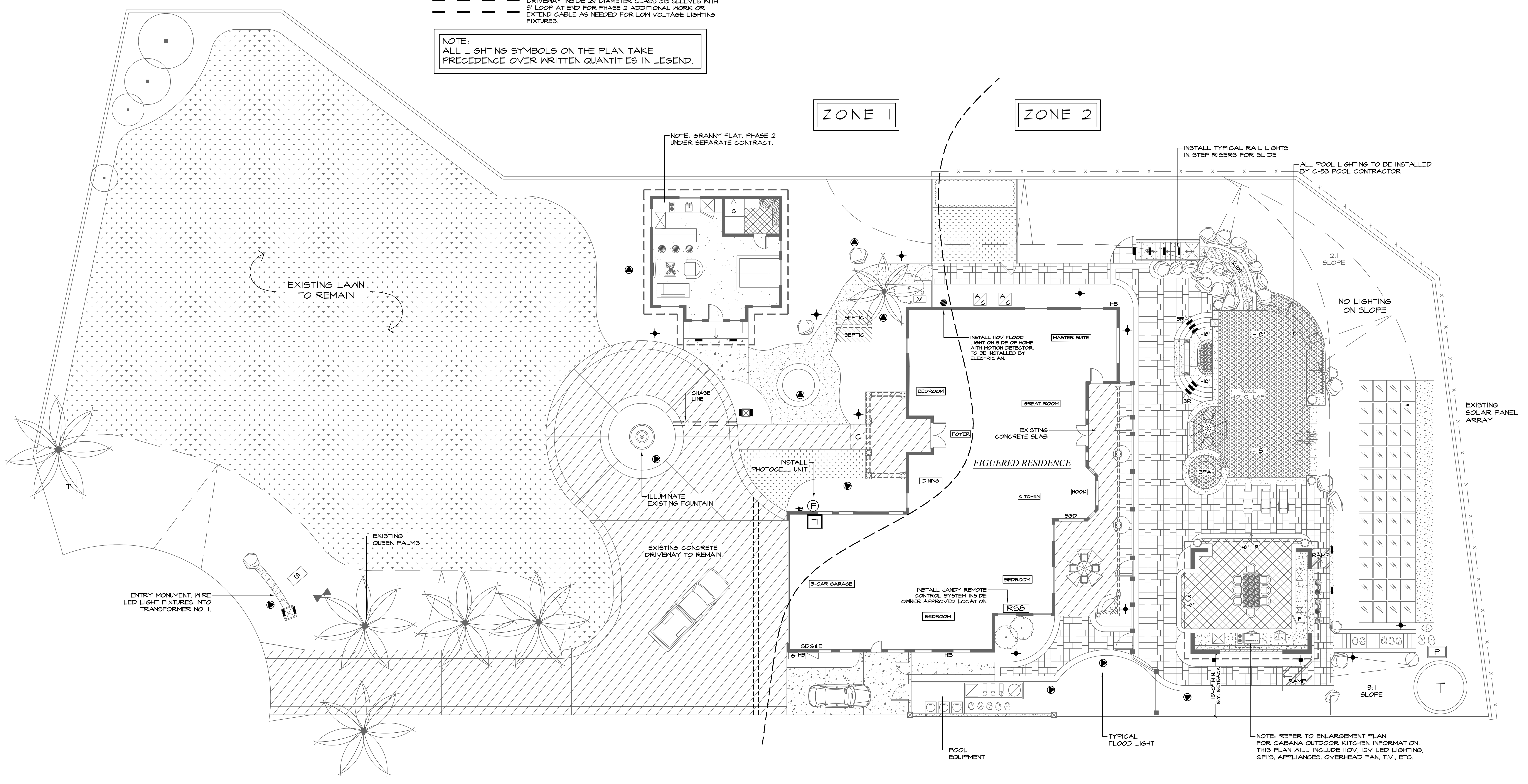
**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

LIGHT FIXTURE LEGEND

MANUF.	SYMBOL	LIGHT SPECIFICATION	QTY.	BULB AND HAZITS
KICHLER	⬤	OVERHEAD FLOOD LIGHT 15111 FINISH: BRUSHED STAINLESS STEEL	1	MR-16 5.4 FT.
KICHLER	⬤	WELL LIGHT 15197 FINISH: TEXTURED BLACK	10	LED 4.5 FT.
KICHLER	⬤	PRO LED HARDSCAPE/ RAIL LIGHT 15194X1 FINISH: TBD LENS COLOR: TBD	18	LED 1.3 FT.
KICHLER	⬤	PATH LIGHT 15020 G0 FINISH: BRASS BRONZE	12	LED 4 FT.
KICHLER	T	TRANSFORMERS: KICHLER PROFESSIONAL SERIES	1	1200M 900M 600M 500M
KICHLER	P	PHOTOCELL 15565 BK	1	

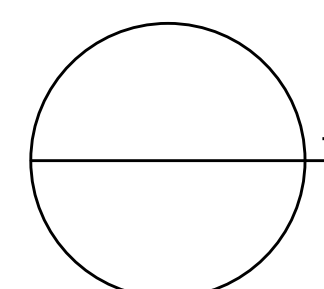
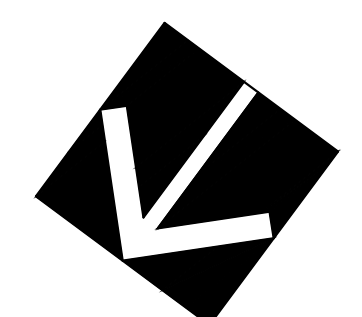
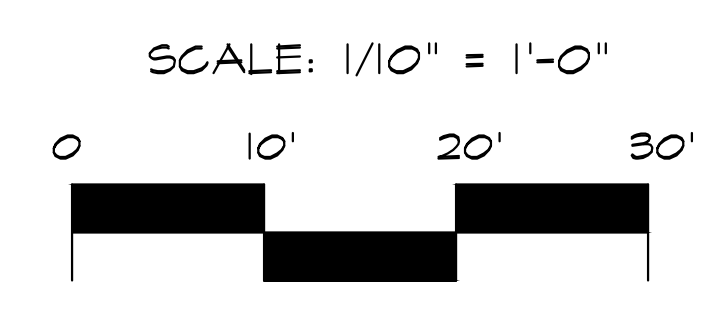
TYPICAL SYMBOL
INSTALL UNDERGROUND SCHEDULE 40 CHASE LINES UNDER DRIVEWAY INSIDE 2x DIAMETER CLASS 915 SLEEVES WITH 3' LOOP AT END FOR PHASE 2 ADDITIONAL WORK OR EXTEND CABLE AS NEEDED FOR LOW VOLTAGE LIGHTING FIXTURES.

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



NOTE: REFER TO SHEET L/4C FOR PATIO COVER LIGHTING PLAN.

APN: 396-25-01400



LIGHTING PLAN

SCALE: 1/10" = 1'-0"



**LIGHTING
PLAN**

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



DRAWN	NM
DRAFTER	DM
DATE	06/28/2016
SCALE	1/10" = 1'-0"
JOB NAME	FIGURED
SHEET	L/4A
OF	4 SHEETS

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

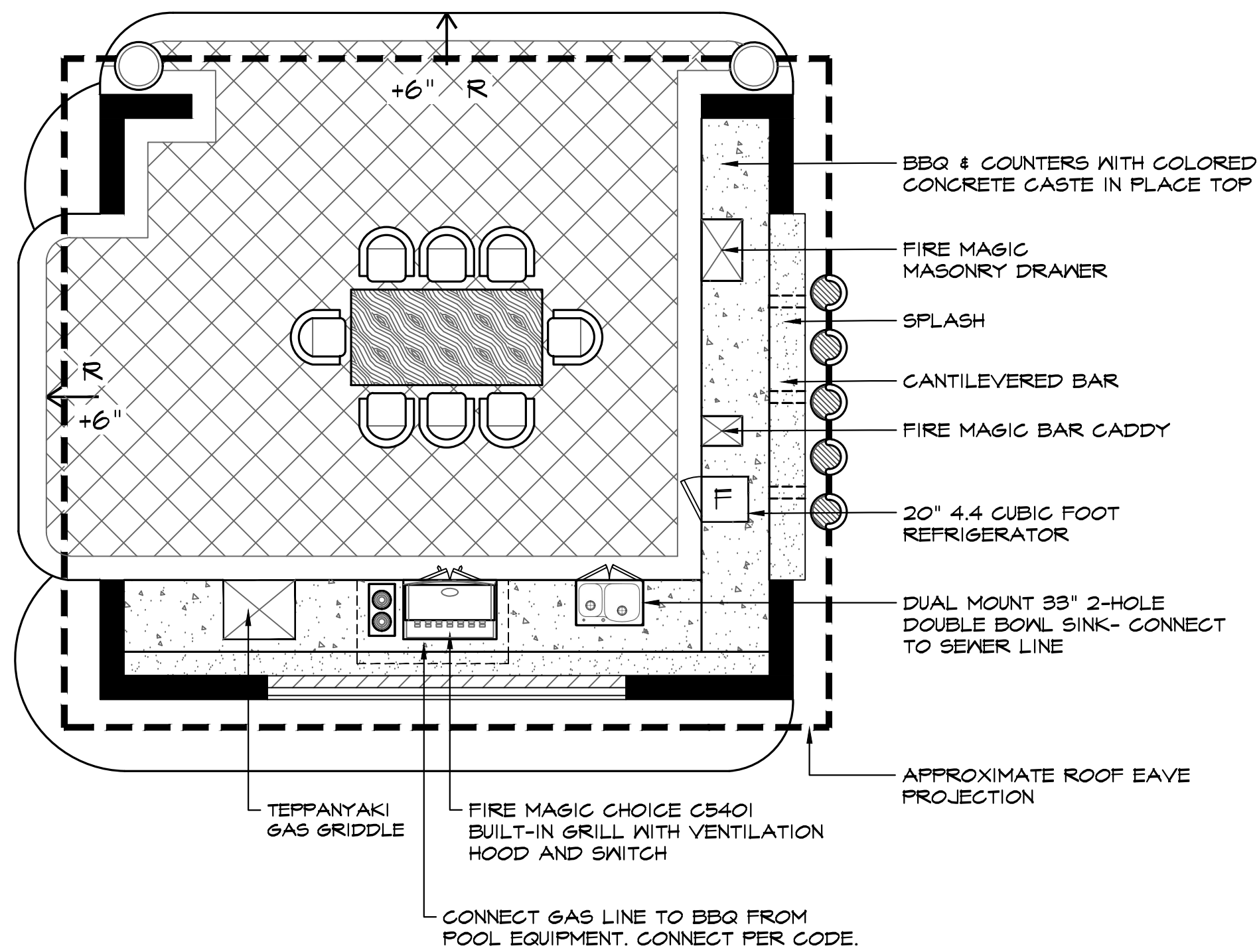
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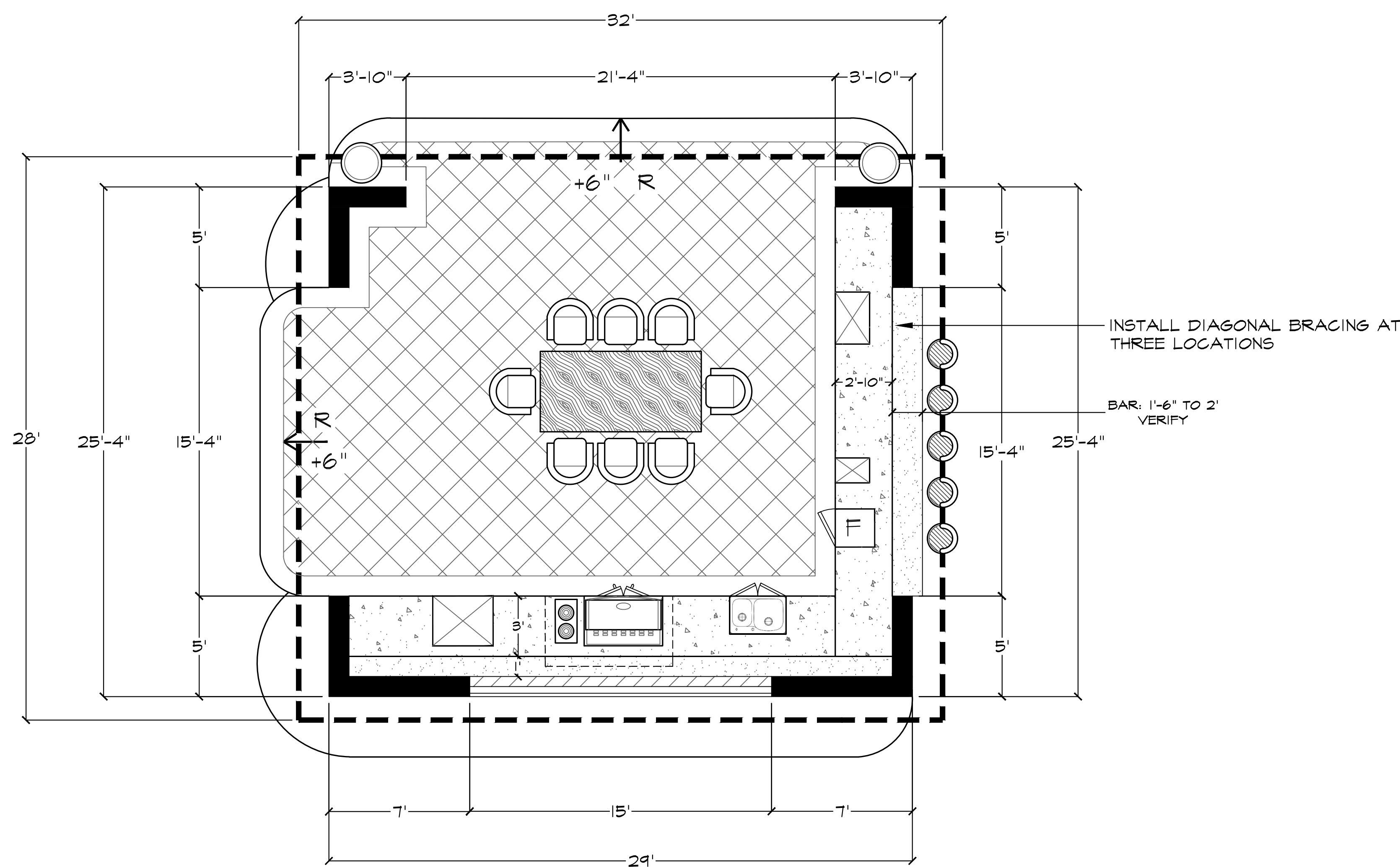
OUTDOOR APPLIANCE DIMENSIONS

- 20" - 4.4 CUBIC FOOT OUTDOOR REFRIGERATOR WITH ECHELON STYLE HANDLE: 19 3/8" W X 34" H X 21 1/2" D
- ALL-IN-ONE DUAL MOUNT STAINLESS STEEL 33" 2-HOLE DOUBLE BOWL SINK: 33" W X 4" H X 22" D
- TEPPANYAKI GAS GRIDDLE: 36" W X 29 3/8" D X 28" L
- FIRE MAGIC 30" MASONRY DRAWER: 31" W X 20 1/2" D X 13" H
- FIRE MAGIC BAR CADDY (ISLAND): 14 3/8" W X 23 3/8" D X 12 1/4" H
- FIRE MAGIC CHOICE BUILT IN GRILL: 32" W X 19.5" D X 12" H
- FIRE MAGIC VENT HOOD: 30" D X 36" / 42" / 48" / 60" W



OUTDOOR KITCHEN PLAN

SCALE: 3/16 = 1'-0"



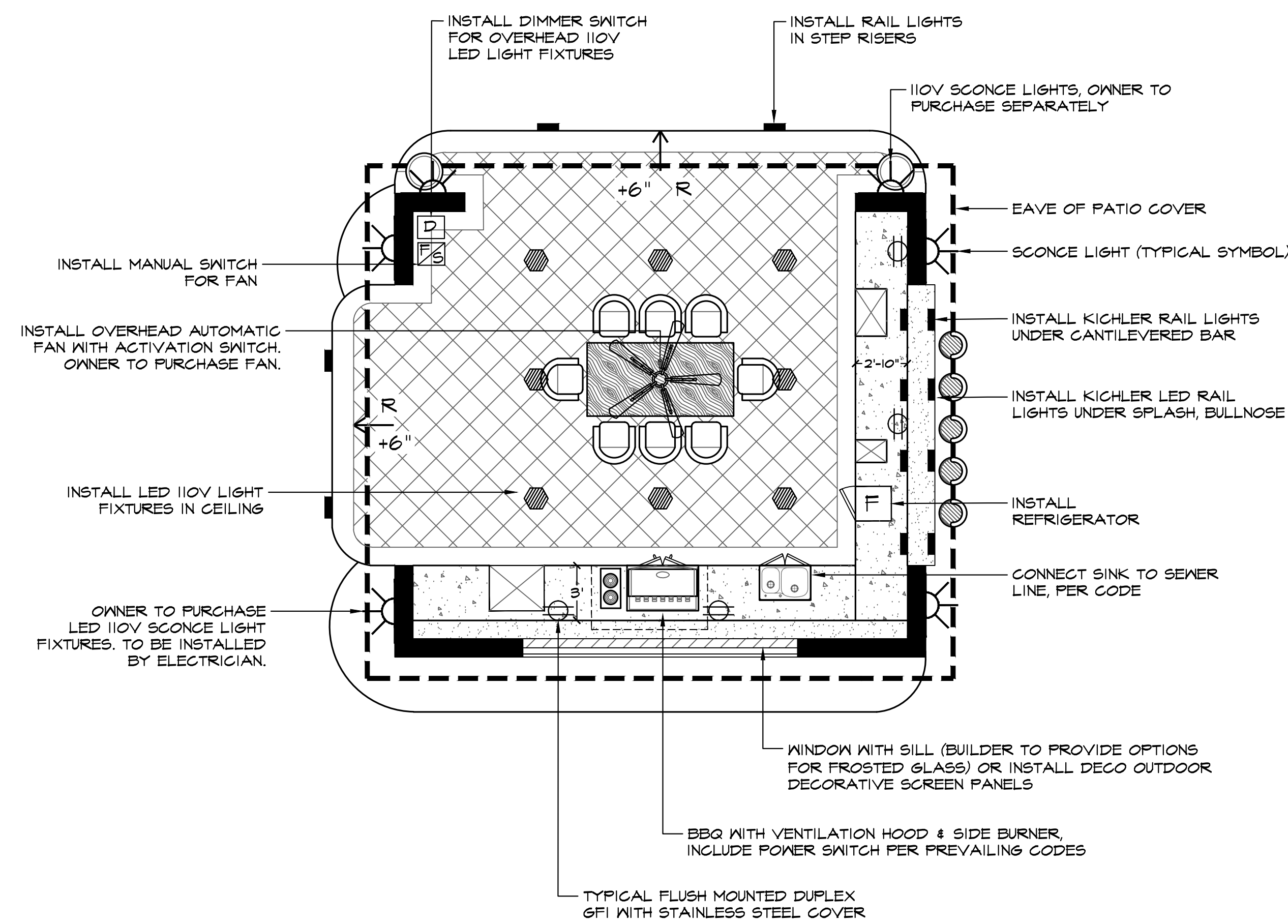
LAYOUT PLAN

SCALE: 1/4 = 1'-0"

CABANA LIGHT FIXTURE LEGEND

NAME	SYMBOL	LIGHT SPECIFICATION	QUANTITY	BULB & MATES
KICHLER		OVERHEAD FLOOD LIGHT 100V FINISH: BRUSHED STAINLESS STEEL	5	MR-16 5.4 W.
KICHLER		SCONCE LIGHT	6	LED 4.5 W.
KICHLER		PRO LED HARDSCAPE/ RAIL LIGHT 100V FINISH: TPO LENS COLOR: TPO	12	LED 1.5 W.
CEILING FAN		OWNER TO PURCHASE ALL CEILING FANS. CONTRACTOR TO BID INSTALLATION ONLY. HOMEOWNER TO APPROVE ALL LOCATIONS OF CEILING FANS & SWITCHES PRIOR TO INSTALLATION.	1	
GFI OUTLET		ALL GFI OUTLETS TO BE STAINLESS STEEL WEATHER PROOF ENCLOSURE & MOUNTED FLUSH TO SURFACE. CONTRACTOR TO COORDINATE WITH HOME OWNER ON LOCATIONS OF ALL OUTLETS PRIOR TO CONSTRUCTION.	3	

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



NOTE: REFER TO SHEET L/4C FOR A SUMMARY OF OUTDOOR RATED APPLIANCES FOR THE KITCHEN. THE OWNERS WILL SUBCONTRACT ALL ELECTRICAL WORK FOR THIS PROJECT THROUGH A LICENSED ELECTRICAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL NOT BID 12V AND CODE ELECTRICAL WORK UNLESS OTHERWISE REQUESTED BY THE OWNER.

CABANA LIGHTING PLAN

SCALE: 3/16 = 1'-0"

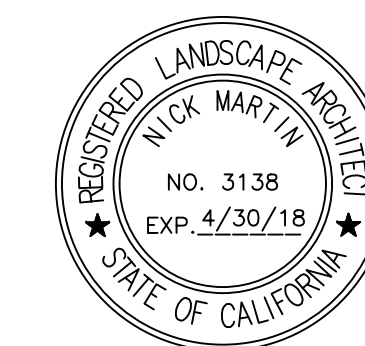
CABANA & FIRE PIT DETAILS

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Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



DRAWN: NM
DRAFTER: DM
DATE: 06/27/2016
SCALE:
JOB NAME: FIGURED SHEET
SHEET: L/4B OF SHEETS



APN: 396-250-14-00

LIGHTING/ELECTRICAL KEY

SYMBOL	ITEM DESCRIPTION
T1	VISTA LIGHTING TRANSFORMER TYP. 12 VOLT TRANSFORMER TO BE WALL MOUNTED AT OWNER APPROVED 120 VOLT INTERIOR OR EXTERIOR OUTLET. AVAILABLE SIZES ARE: 1120W, 640W, 600W, 500W AND 360 WATT.
T2	TO ILLUMINATE THE FOLLOWING ZONE(S). 1. _____ 2. _____
S	MANUAL SWITCH TO ACTIVATE 120 VOLT LIGHT FIXTURE(S) PER PLAN. ELECTRICIAN TO INSTALL PER CODE IN OWNER APPROVED LOCATION. IN OWNER APPROVED LOCATION.
S1	SWITCH #1 @ _____
S2	SWITCH #2 @ _____
S3	SWITCH #3 @ _____
S4	SWITCH #3 @ _____
RS	FULLY AUTOMATIC REMOTE CONTROL CONSOLE FOR SWIMMING POOL AND/OR SPA PROJECTS. "AQUA LINK" SYSTEM TO BE BID AS OPTION. ELECTRICIAN TO INSTALL PER CODE. OWNER TO APPROVE INSTALLATION LOCATION. BID: "AQUA LINK". RS-8

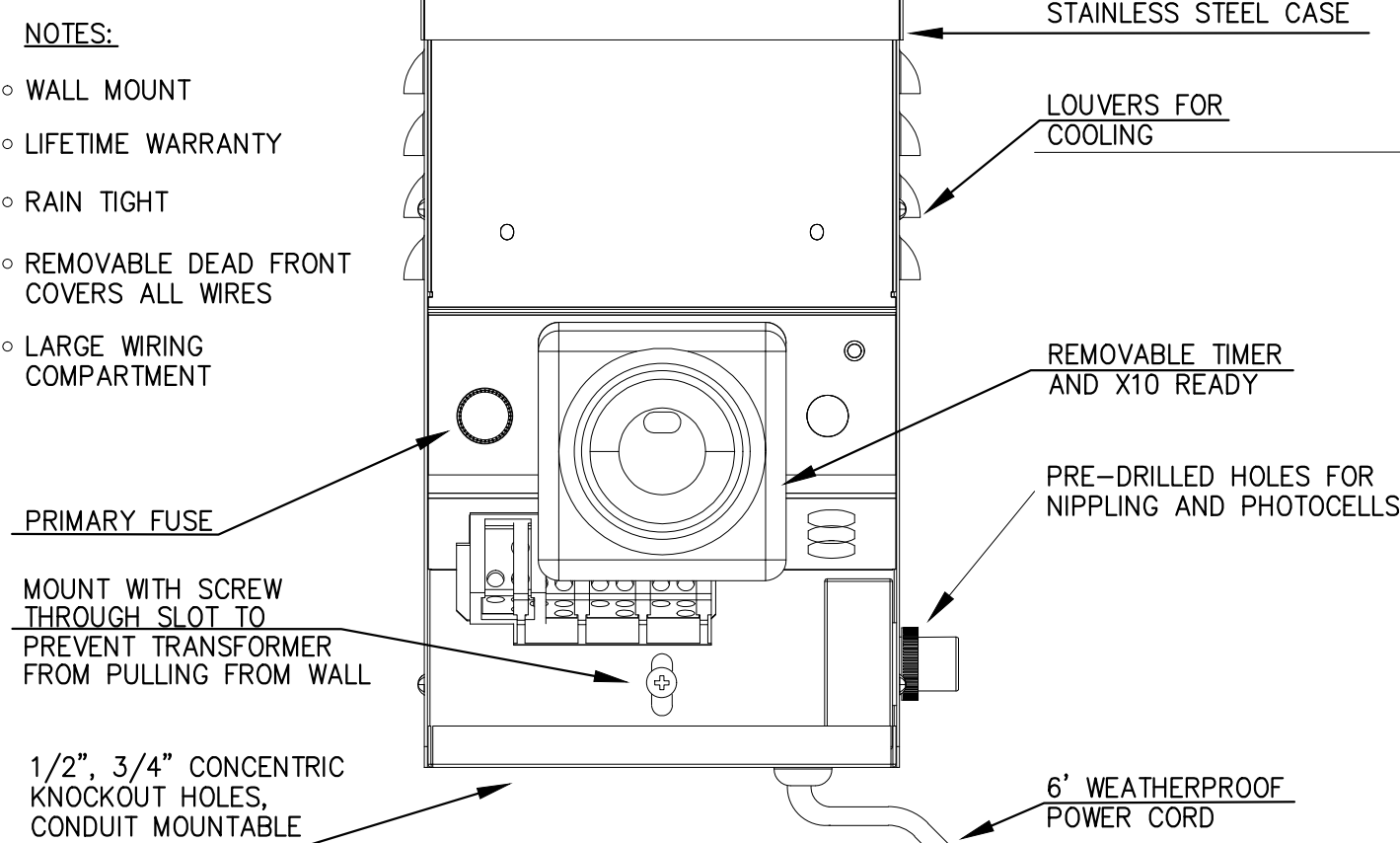
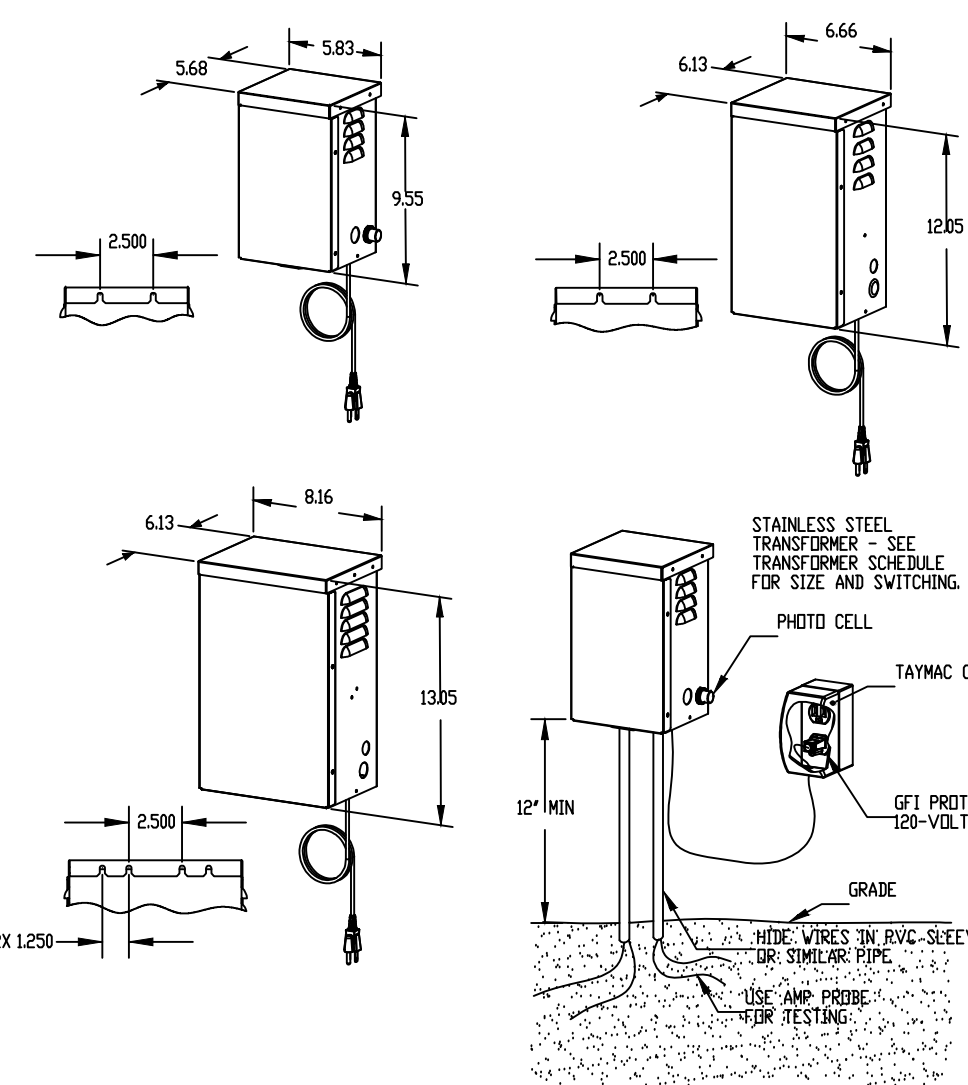
SYMBOL	ITEM DESCRIPTION
NA	BURIED ELECTRICAL CONDUIT TO BE INSTALLED @ MIN. 24" DEPTH PER CODE. ALL SUCH WORK TO BE INSTALLED BY ELECTRICAL CONTRACTOR.
=====	BURIED LOW VOLTAGE CABLE IN 1" PVC SCHEDULE 40 SLEEVE UNDER PAVEMENT @ 12" DEPTH MINIMUM.
⊕	PROPOSED ELECTRICAL DUPLEX OUTLET W/ GFI INSTALLED PER CODE AND APPROX. LOCATION PER PLAN.
~	BURIED CU 12-2 LOW VOLTAGE CABLE W/ 3' LOOP @ EACH FIXTURE 18" MIN. DEPTH (NO CABLE SPLICING). NOTE: DO NOT EXCEED MAX. ALLOWABLE VOLTAGE PER CIRCUIT PER MANUFACTURER SPECIFICATIONS.
1 ② ③ ETC.	12 V LIGHTING - WIRING 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.soholighting.com
- www.starrynightlights.com
- www.vtforge.com
- www.blisslights.com
- www.elitefixtures.com
- www.vistapro.com
- www.landscapelighting.com

LICENSED ELECTRICIAN

Justin Verhoeven
(760) 807-7688
Xgodaudio@cox.net

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 (BBQ'S, PATIO COVERS, DECKS...)
- CONTRACTOR TO PROVIDE FINE TUNING ADJUSTMENT OF ALL LIGHTING FIXTURES UPON WALK-THRU.
- ALLOW OWNER THE TIME TO EVALUATE LIGHTING AT NIGHT TO INSURE COMPLETE SATISFACTION.

KICHLER CEILING FANS

WWW.KICKLER.COM

BOSE OUTDOOR SPEAKERS

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

GENERAL NOTES

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- 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 93262, (800) 582-7777
WWW.SUNBRIGHTTV.COM

SUNBRIGHT OUTDOOR PLASMA TV

SunBriteTV LLC, 5069 Maureen Lane, Unit A,
Moorpark, CA 93021, (866) 357-8688
WWW.SUNBRIGHTTV.COM

SKYVUE 46" LED "SMART" OUTDOOR TV-SKY4620

WWW.SKYVUE.COM

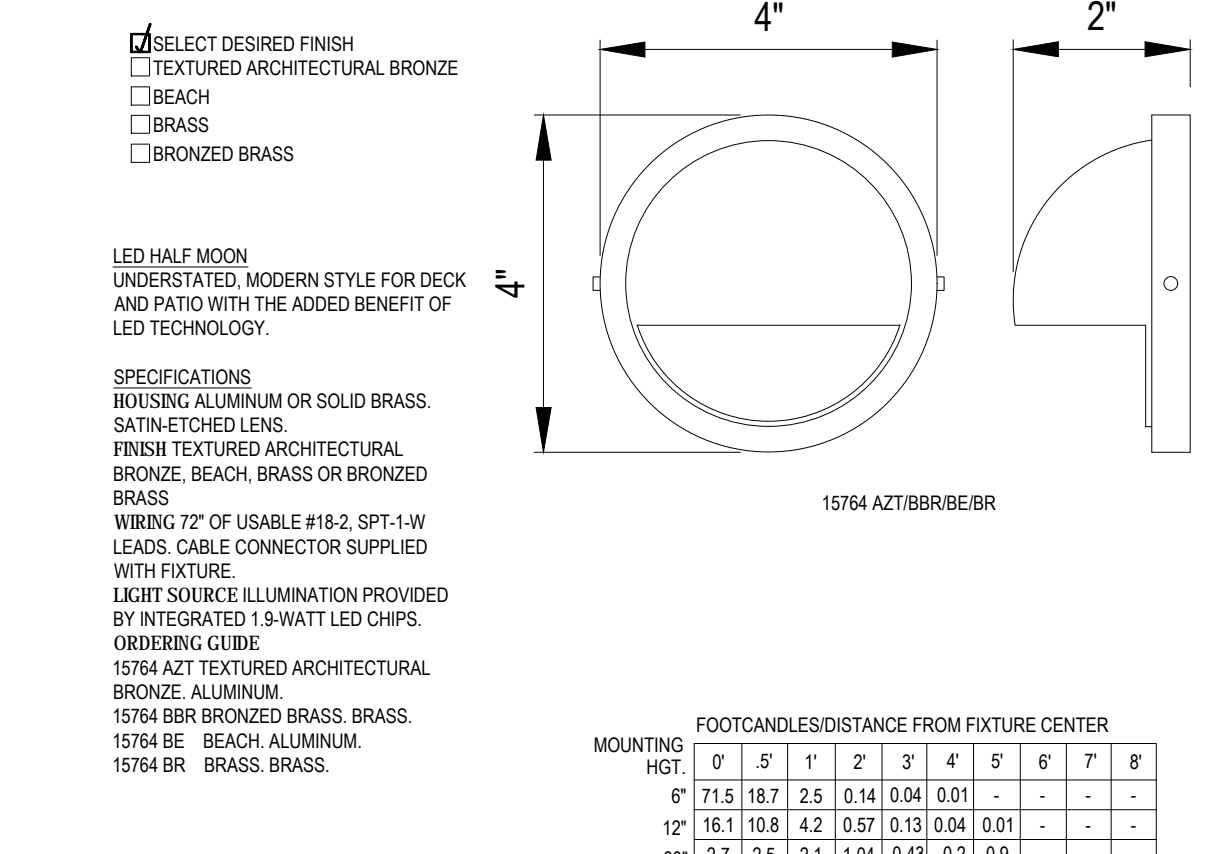
SKYVUE 46" ARTICULATING/TILT WALL MOUNT

WWW.SKYVUE.COM

RADIANT OUTDOOR HEATERS

Infratech
344 West 157th St., Gardena, CA 90248
(800) 421-9455 or (310) 354-1250
WWW.INFRATECH-USA.COM
(WWW.ABIGRILLSANHEATERS.COM)

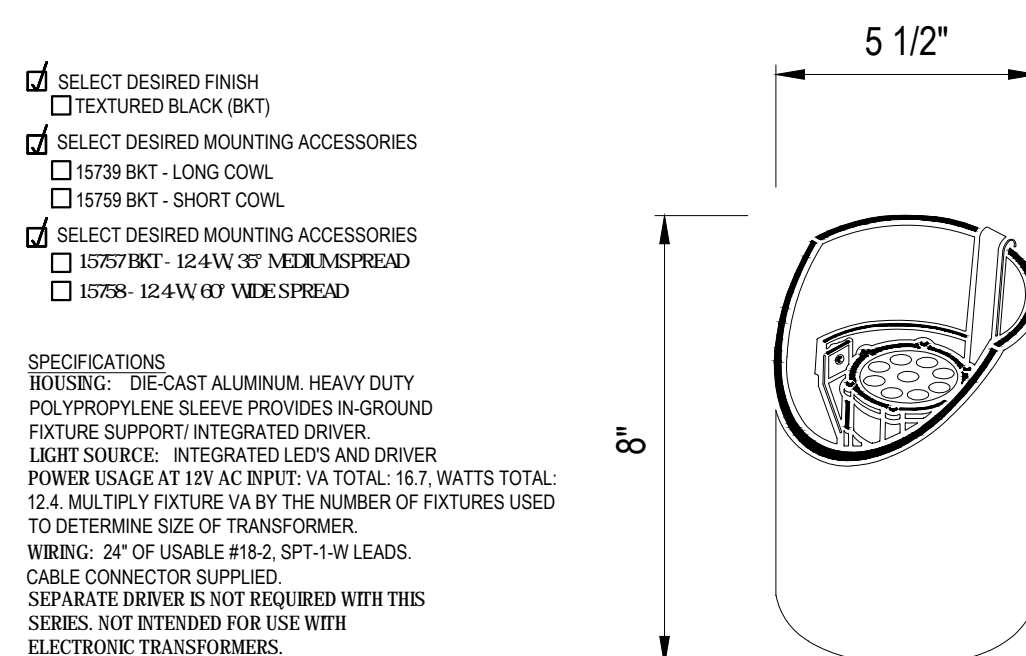
W-HEATERS	LENGTH
W-15	33"
W-20	38"
W-25	38"
W-30	61-1/4"
W-40 Dual	38"
W-40	61-1/4"
W-50 Dual	38"
W-50	61-1/4"
W-60 Dual	61-1/4"



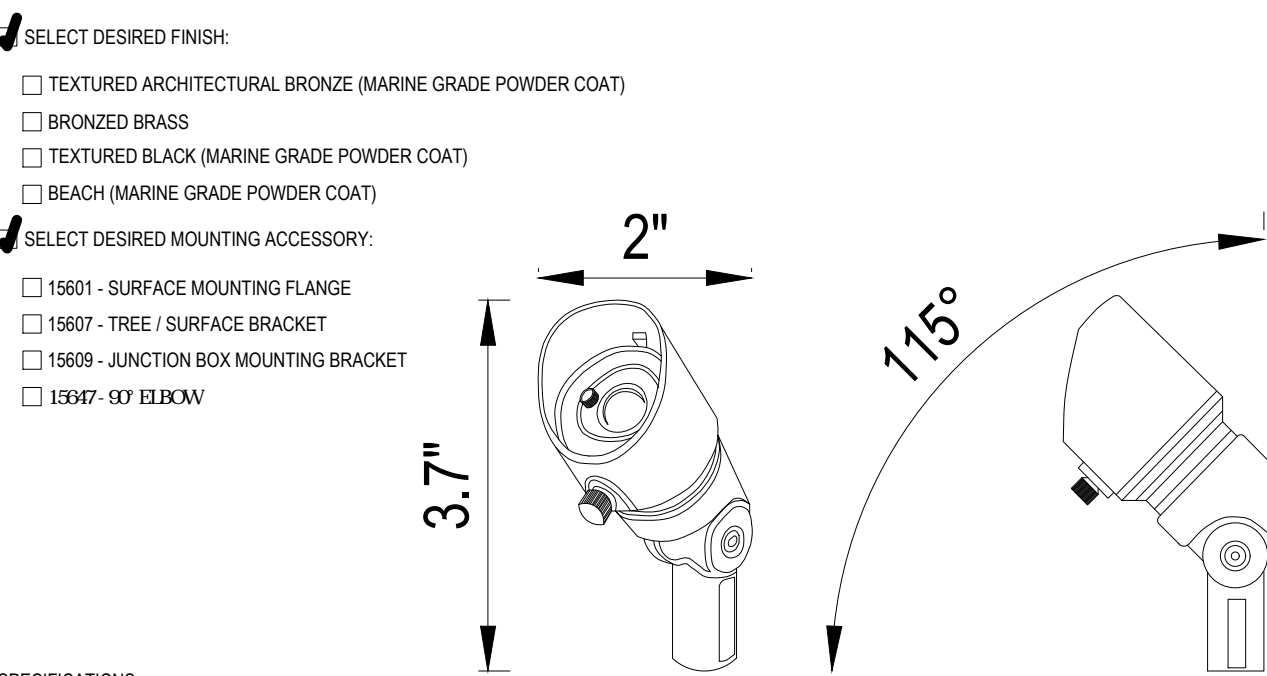
LED HALF MOON
MODEL NO. 1574 AZTBBRBBR

LED BRICK LIGHT WITH LOUVER FACE
MODEL NO. 1573

CAUTION!
MAXIMUM LOAD AT ALL LED FIXTURES TO MAINTAINED @ 9v-15v RANGE WIRE INTO 12v-15v TAPS ONLY.
CHECK ALL LED LIGHT FIXTURES WITH VOLTMETER IN THE FIELD AS REQUIRED.

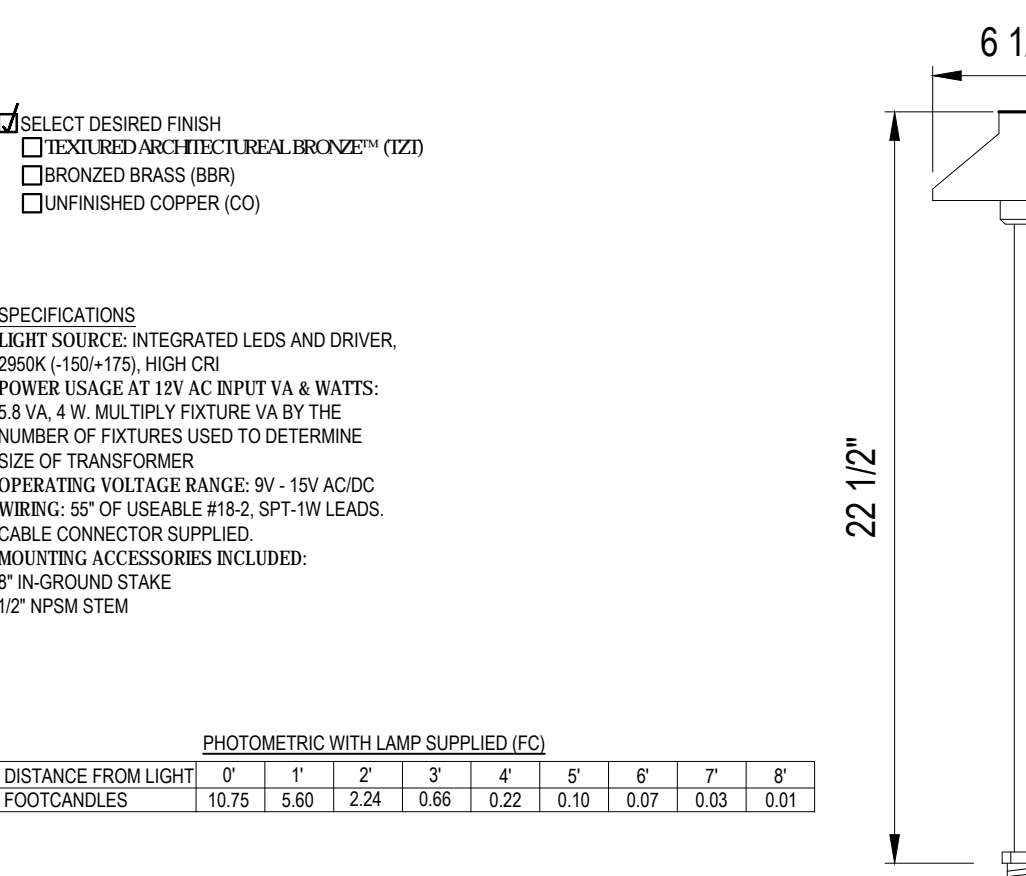


LED WELL LIGHT
MODEL NO. 1575

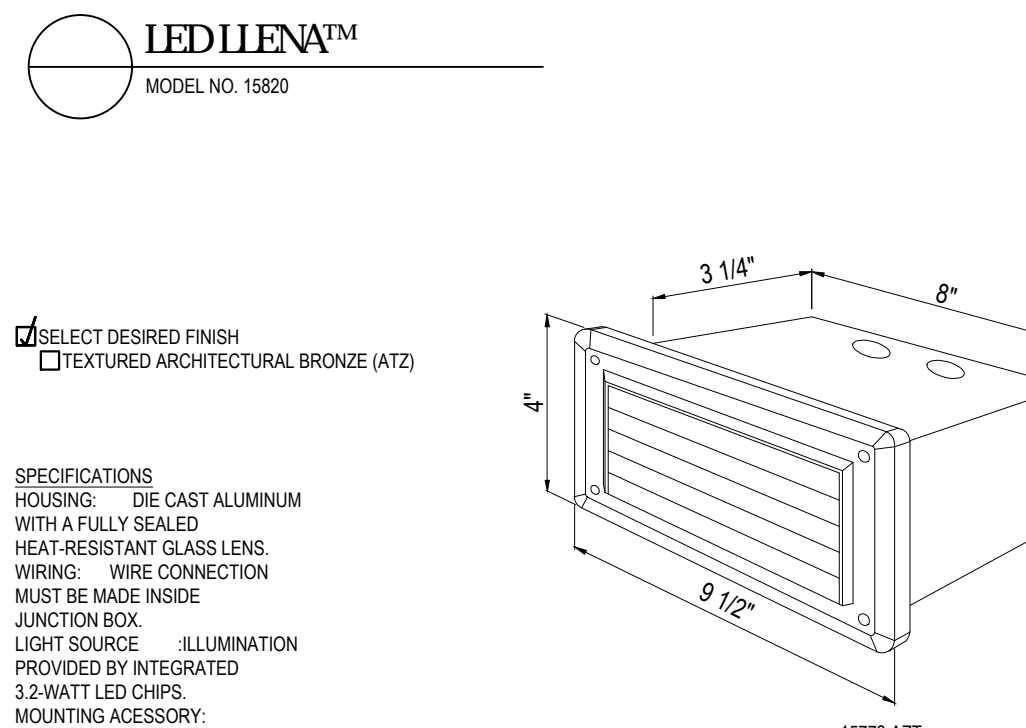


SONANCE OUTDOOR SPEAKERS
MODEL NO. 1587-1593

OVERHEAD LED FLOOD LIGHT
MODEL NO. 1603



OVERHEAD LED FLOOD LIGHT
MODEL NO. 1603



LED LUMA
MODEL NO. 1582

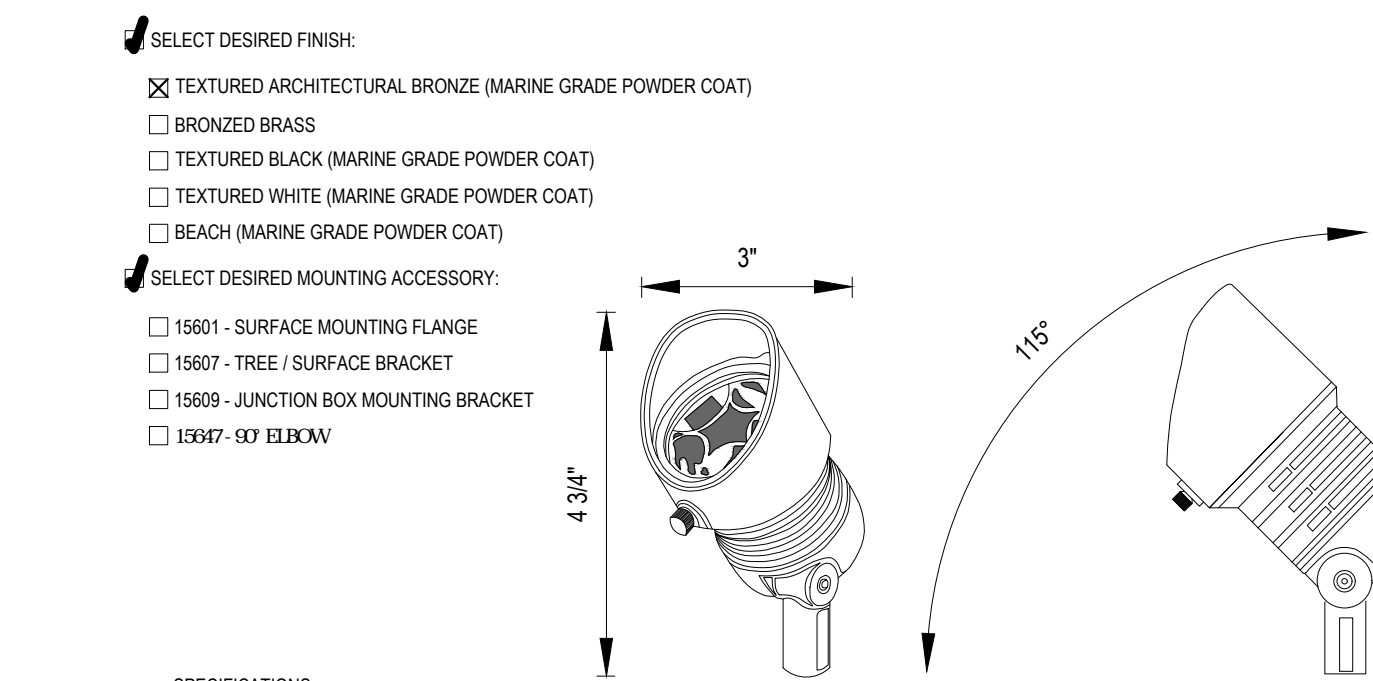
LIGHT FIXTURE LEGEND

MANUF.	SYMBOL	LIGHT SPECIFICATION	QTY.	BULB AND MATTS
KICHLER		OVERHEAD FLOOD LIGHT FINISH: BRUSHED STAINLESS STEEL	1	MR-16 3.4 W.
KICHLER		WELL LIGHT FINISH: TEXTURED BLACK	10	LED 4.5 W.
KICHLER		PRO LED HARDCAPE/ RAIL LIGHT FINISH: TBD LENS COLOR: TBD	18	LED 1.5 W.
KICHLER		PATH LIGHT FINISH: BRASS BRONZE	12	LED 4W.
KICHLER		TRANSFORMERS: KICHLER PROFESSIONAL SERIES	1	1200W 600W 300W
KICHLER		PHOTOCELL 15565 BK	1	

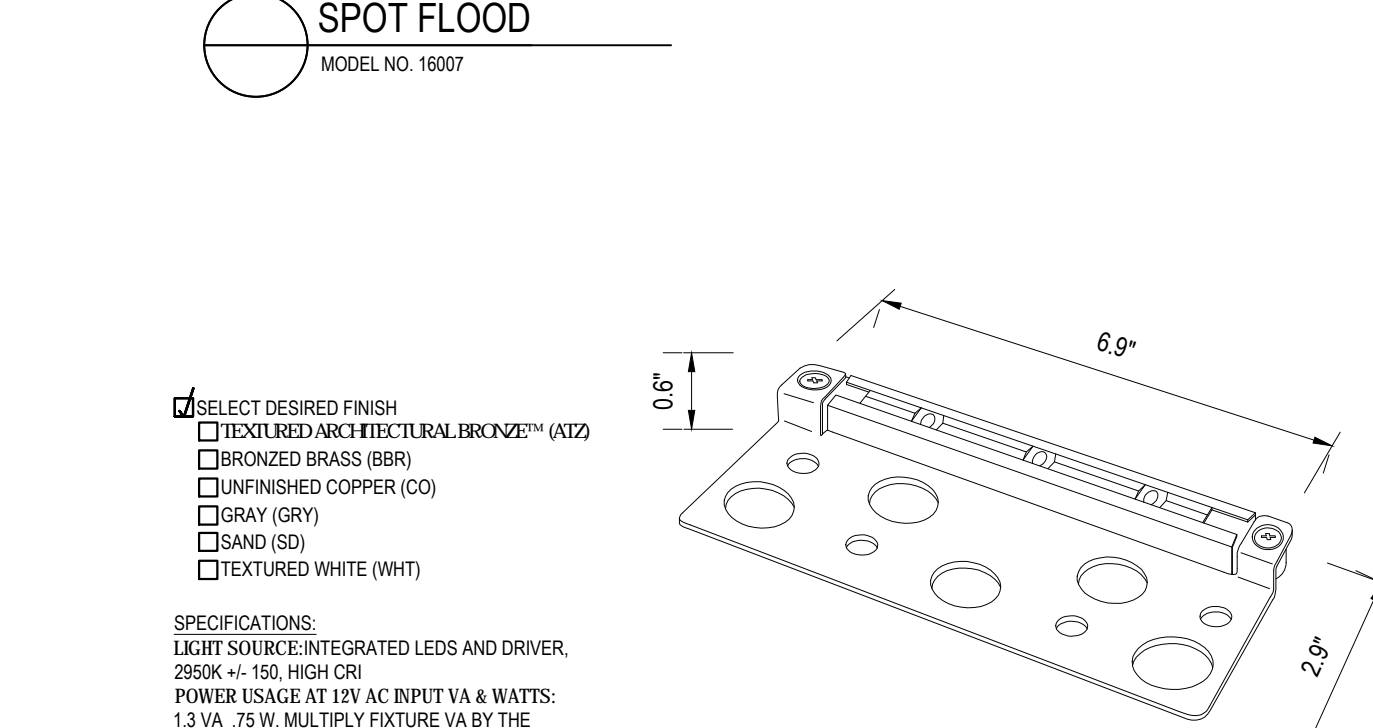
TYPICAL SYMBOL

INSTALL UNDERGROUND SCHEDULE 40 CHASE LINES UNDER DRIVEWAY INSIDE 2x DIAMETER CLASS 315 SLEEVES WITH 3' LOOP AT END FOR PHASE 2 ADDITIONAL WORK OR EXTEND CABLE AS NEEDED FOR LOW VOLTAGE LIGHTING FIXTURES.

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



SPOT FLOOD
MODEL NO. 1607

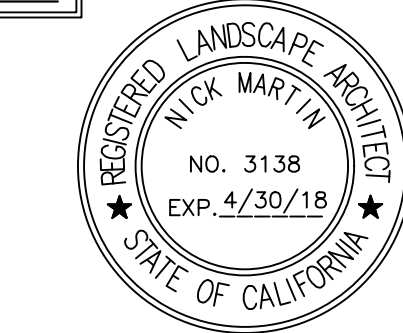


3 LED FIXTURE W/ BRACKET (6.9")
MODEL NO. 1576

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR
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PRELIMINARY PLAN ONLY NOT FOR CONSTRUCTION



APN: 396-25-01400

LIGHTING SPECIFICATIONS

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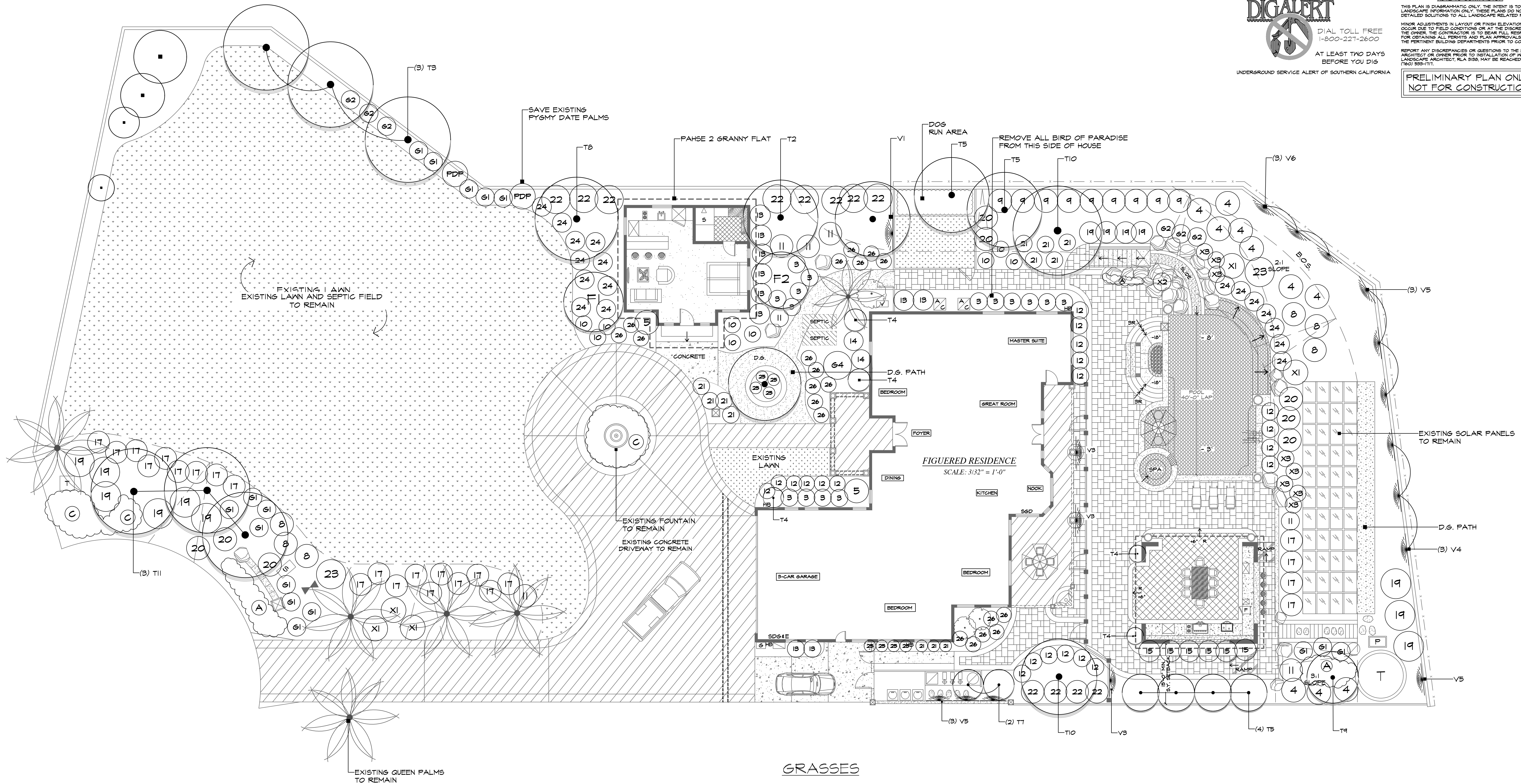
DRAWN: NM
DRAFTER: DM
DATE: 06/28/2016
SCALE:
JOB NAME: FIGURED SHEET
SHEETS: 5

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**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

**PLANTING
PLAN**



TREES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
T1	AREBUTUS UNEDO 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	4 - 24" BOX
T2	CASSIA LEPTOPHYLLA	GOLD MEDALION TREE	1 - 24" BOX
T3	CHITALFA TASHKENTENSIS	DESERT WILLOW	3 - 24" BOX
T4	CUPRESSUS SEMPERVIRENS 'MONSIEUR'	TINY TOKER ITALIAN CYPRESS	5 - 15 GAL
T5	FIGUS MICROPHYLLA 'GREEN GEM'	GREEN GEM FIG	3 - 24" BOX
T6	N/A	N/A	N/A
T7	PODOCARPUS HENKELII	LONG LEAF YELLOW WOOD	2 - 15 GAL
T8	PRUNUS SERRULATA 'KAKAZAN'	JAPANESE FLOWERING CHERRY	1 - 24" BOX
T9	OLEA MILSONII	JAPANESE FLOWERING CHERRY	1 - 24" BOX
T10	GERGIS CANADENSIS 'FOREST FANSY'	FOREST FANSY REDBUD	2 - 24" BOX
T11	LASERSTROEMIA INDICA	LAVENDER GRAPE HYDRILE	4 - 24" BOX

FRUIT TREES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
F1	CITRUS LIMON 'DIARF LEBON'	DIARF LEBON LEMON	1 - 15 GAL
F2	CITRUS AURANTIIFOLIA 'BEARSS' SEEDLESS	BEARSS SEEDLESS LIME	1 - 15 GAL

SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
1	N/A	N/A	N/A
2	N/A	N/A	N/A
3	BUDDLEJA 'BUZZ'	BUTTERFLY BUSH	15 - 5 GAL
4	CISTUS X HYBRIDUS	WHITE ROCKROSE	10 - 5 GAL
5	CORYDOLINE AUSTRALIS 'PINK STRIPE'	PINK STRIPED GRASS PALM	2 - 5 GAL
6	ERISERON 'SEA BREEZE'	SANTA BARBARA DAISY	1 - 1 GAL
7	N/A	N/A	N/A
8	LANTANA CAMARA	CAMARA YELLOW LANTANA	6 - 1 GAL
9	LIGUSTRUM TEXANUM COMPACTUM	DIARF TEXAS PRIVET	4 - 5 GAL
10	NANDINA DOMESTICA 'HARBOR DWARF'	HEAVENLY BAMBOO	4 - 5 GAL
11	PHORMIUM TENAX 'MAGRI MAIDEN'	DIARF FLAX	7 - 5 GAL
12	PITTOSPORIUM TENIFOLIA 'GOLF BALL'	GOLF BALL KOHJHU	21 - 5 GAL
13	RHAPHIOLEPSIS INDICA 'ENCHANTRESS'	INDIAN HAWTHORN	10 - 5 GAL
14	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	2 - 5 GAL
15	ROSA FLORIBUNDA 'PINK CADILLAC'	PINK CADILLAC ROSE	6 - 5 GAL
16	N/A	N/A	N/A
17	ROSE FLOXER CARPET MIX	PINK, RED, & WHITE	23 - 1 GAL
18	N/A	N/A	N/A
19	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	15 - 5 GAL
20	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	8 - 1 GAL
21	TULBASHIA VIOLACEA	SOCIETY GARLIC	12 - 5 GAL
22	VIBURNUM TINUS 'SPRINGS BOUQUET'	LAURUSTINUS	12 - 5 GAL
23	HIBISCUS SYRIACUS	ROSE OF SHARON	2 - 5 GAL
24	BOUSAINVILLEA 'MONKA'	BOUSAINVILLEA OO-LA-LA	17 - 5 GAL
25	ASAPANTHUS 'BABY PETE'	BABY PETE ASAPANTHUS	8 - 1 GAL
26	LAVANDULA ANSUSTIFOLIA 'MANSTEAD'	ENGLISH LAVENDER	20 - 1 GAL

GRASSES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
G1	MULLENBERGIA CAPILLARIS	PINK MILKY GRASS	16 - 1 GAL
G2	MULLENBERGIA RIGENS	DEER GRASS	6 - 1 GAL
G3	N/A	N/A	N/A
G4	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	1 - 15 GAL

SUCCULENTS

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
X1	AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE FOX TAIL AGAVE	3 - 1 GAL
X2	AGAVE SEMINIFLORA	TWIN FLOWERED AGAVE	1 - 1 GAL
X3	ALOE STRIATA	CORAL ALOE	3 - 1 GAL

GROUND COVERS

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
A	CALYLOPHUS HARTWEGII	SUNDRIPS	20 - FLATS
B	DYMONDIA MARGARETAE	SILVER CARPET	35 - FLATS
C	ARCTOTIS 'STRAWBERRY FIELDS'	RAVERS STRAWBERRY FIELDS AFRICAN DAISY	4 - FLATS

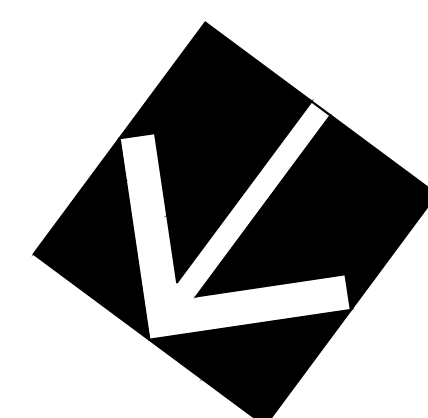
VINES

SYM	BOTANICAL NAME	COMMON NAME	QTY & SIZE
V1	TRACHELOSPERMUM 'JASMINE'	STAR JASMINE	1 - 5 GAL
V2	N/A	N/A	N/A
V3	DISTICTIS BUCGINATORIA	BLOOD RED TRUMPET VINE	3 - 5 GAL
V4	PANDOREA JASMINOIDES 'ALBA'	WHITE BOYER VINE	3 - 5 GAL
V5	PANDOREA JASMINOIDES 'ROSEA'	PINK BOYER VINE	7 - 5 GAL
V6	BOUSAINVILLEA 'SAN DIEGO RED'	BOUSAINVILLEA	3 - 5 GAL

APN: 396-25-01400

PLANTING PLAN

SCALE: 3/32" = 1'-0"



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DRAWN: NM
DRAFTER: NL/DM
DATE: 06/27/2016
SCALE: 3/32" = 1'-0"
JOB NAME: FIGURED RESIDENCE
SHEET: 6 OF 6 SHEETS

PLANTING SPECIFICATIONS

A.) PLANT MATERIAL QUALITY CONTROL:

- PLANT MATERIALS SHALL BE SYMMETRICAL, TYPICAL FOR THE VARIETY AND SPECIES, SOUND HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE AND PESTS.
- PLANT MATERIALS NOT APPROVED ARE TO BE REMOVED FROM THE SITE IMMEDIATELY & REPLACED WITH SUITABLE REPLACEMENT PLANT MATERIALS. THE LANDSCAPE ARCHITECT & THE OWNER RESERVES THE RIGHT TO REJECT THE SPECIFIC PLANT MATERIALS DEEMED UNACCEPTABLE.
- SUBSTITUTIONS FOR THE INDICATED PLANT MATERIALS WILL BE PERMITTED, PROVIDED THE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT, & THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL COST TO THE OWNER, EXCEPT FOR THE SUBSTITUTIONS SO AUTHORIZED. ALL SUCH PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF CARE & QUALITY IN THE NURSERY INDUSTRY.

B.) GROUND PREPARATION & FINISH GRADING:

- THE CONTRACTOR SHALL CHECK & LOCATE EXISTING STRUCTURES, ELECTRICAL CABLES, CONDUITS, UTILITY LINES, AND OTHER EXISTING FEATURES ABOVE OR BELOW THE GROUND LEVEL, THAT MIGHT BE DAMAGED AS A RESULT OF WORK. THE CONTRACTOR OF RECORD SHALL BE RESPONSIBLE FOR REPAIR &/OR REPLACEMENT AT NO COST TO THE OWNER.
- IMPORTED TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE LOAM, FREE FROM ROCKS, OBNOXIOUS WEEDS, ROOTS, OR SEEDS.
- ALL PLANTING AREAS FINISH GRADES SHALL BE ONE (1) INCH BELOW FINISH GRADE OF ADJACENT PAVED SURFACES UNLESS OTHERWISE NOTED ON DRAWINGS.

C.) SOIL PREPARATION & PLANTING AREAS:

- WEEDING:** THE SITE IS TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATIONS. "ROUND-UP" HERBICIDE OR APPROVED EQUAL IS TO BE SPRAYED ON WEEDS ONLY PER MANUFACTURER'S DIRECTIONS. TWO (2) APPLICATIONS WILL BE REQUIRED. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER LAST APPLICATION.
- NON SLOPE AREAS** - LESS THAN 4:1 SLOPE GRADIENT. ALL PLANTING AREAS SHALL BE SCARIFIED (RIP OR ROTOTILLED) TO A DEPTH OF SIX (6) INCHES BELOW GRADE WITH THE SPACING OF THE RIPPER TEETH NO GREATER THAN TWELVE (12) INCHES ON CENTER PRIOR TO PLACING CONDITIONERS & FERTILIZERS. ALL ROCKS & DEBRIS LARGER THAN ONE (1) INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE.
- SLOPE AREAS GREATER THAN 4:1 GRADIENT** - THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, & OTHER WASTE DEBRIS FROM THE JOB SITE & DISPOSE OF ALL REFUSE AT AN APPROVED COUNTY OR MUNICIPAL DISPOSAL SITE. IN ADDITION, THE CONTRACTOR SHALL RAKE & FINE GRADE ALL AREAS PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. THE CONTRACTOR SHALL THEN APPLY SIX (6) LBS. OF 16-7-12 PLUS IRON FERTILIZER TO ALL PLANTING AREAS & RAKE INTO THE TOP TWO (2) INCHES OF SOIL.
- PLANTING BEDS** - THE FOLLOWING SOIL PREPARATION PRODUCTS SHALL BE APPLIED AT THE FOLLOWING RATES (PER 1,000 SQ. FT.) TO ALL PLANTING BEDS. SUCH PRODUCTS SHALL BE MECHANICALLY ROTOTILLED IN TWO DIRECTIONS INTO THE TOP EIGHT (8) INCHES OF SOIL. ALL AREAS SHALL BE SUBSEQUENTLY WATERED DOWN.
 - THREE (3) CU. YD. OF NITROGEN STABILIZED WOOD SHAVINGS
 - TWO-HUNDRED (200) LBS. "GRO-POWER" PLUS SOIL CONDITIONER FERTILIZER.
 - OTHER AMENDMENTS PER SOIL ANALYSIS RESULTS (PER CONTRACTUAL AGREEMENT ONLY).
- PREPARED SOIL MIX BACKFILL IN PITS FOR TREES, SHRUBS, & VINES** - SHALL CONSIST OF THE FOLLOWING RATIO OF MATERIALS PER TEN (10) CU. YD.:
 - SEVEN (7) CU. YD. OF NATIVE ON SITE SOIL.
 - THREE (3) CU. YD. OF NITROGEN STABILIZED WOOD SHAVINGS.
 - SEVENTEEN (17) LBS. "GRO-POWER" PLUS SOIL CONDITIONER FERTILIZER PER CU. YD. MIX.

D.) PLANTING OF TREES, SHRUBS, & VINES:

- POSITION PLANTS IN PLANT LOCATIONS INDICATED PER PLANTING PLAN. SECURE APPROVAL PRIOR TO EXCAVATING THE POT HOLES, MAKING NECESSARY ADJUSTMENTS AS INDICATED.
- ALL PITS FOR PLANTS SHALL BE DUG SQUARE WITH BOTTOM LEVEL. THE LENGTH OF SIDES EQUAL TO TWO (2X) TIMES THE DIAMETER OF THE PLANTS & THE PIT BOTTOM SHALL BE SIX (6) INCHES BELOW THE BALL. PITS SHALL BE BACKFILLED WITH "PREPARED BACKFILL SOIL" TO THE BOTTOM OF THE TREE BALL & THE BALANCE OF THE PIT FILLED WITH "PREPARED BACKFILL". PROVIDE WATER TO EACH PIT.
- IF UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, SUCH SOIL OR MATERIALS SHALL BE REMOVED & AMENDED SOIL SHALL BE USED.
- IF A SANDY SOIL IS NOT PRESENT IN THE BOTTOM OF THE PLANTING HOLE, SEVERAL WEEP HOLES SHALL BE AUGURED IN THE BOTTOM OF THE PIT TO A DEPTH OF 48" & FILLED WITH SAND.
- SET THE PLANTS IN THE CENTER OF THE PITS, IN A VERTICAL POSITION SO THAT THE CROWN OF THE PLANTS WILL BE LEVEL WITH THE FINISH GRADE.
- BASINS:** ALL PLANTS SHALL BE SET IN A WATERING BASIN WHICH SHALL BE 4"-0" IN DIAMETER FOR TREES OVER 6"-0" TALL, 2"-0" IN DIAMETER FOR TREES & SHRUBS LESS THAN 6"-0" TALL. THIS BASIN SHALL BE 3 TO 4 INCHES DEEP. THE BOTTOM OF THE BASIN SHALL BE AT SURROUNDING FINISH GRADE.
- ALL VINES SHALL BE REMOVED FROM THE STAKES, UNTIED & SECURELY FASTENED PER DETAIL (C) TO THE WALLS, FENCES, OR OTHER VERTICAL SURFACES PER PLAN.

8. **Plant Tablets - Plant Tablets shall be Agriform 21 gram 5 gram.**

Trees and shrubs:		
36" box container plant materials	- 8 tablets	(21 gram)
24" box container plant materials	- 6 tablets	(21 gram)
15 gallon container plant materials	- 3 tablets	(21 gram)
5 gallon container plant materials	- 2 tablets	(21 gram)
1 gallon container plant materials	- 1 tablet	(21 gram)
Groundcovers:		
6 inch pots	- 1 tablet	(5 gram)
4 inch pots	- 1 tablet	(5 gram)
Per each cutting	- 1 tablet	(5 gram)

E.) PLANTING GROUND COVERS:

- PITS FOR FLAT SIZED PLANTS SHALL BE AT LEAST 6"x6"x6". GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING.
- SET PLANTS IN THE CENTER OF THE PITS SO THAT CROWN OF PLANTS WILL BE LEVEL WITH THE FINISH GRADE AFTER SETTLEMENT OF THE SOIL. THEN BACKFILL & WATER.
- FLATTED PLANTS SHALL BE WELL ROOTED WITH RUNNERS AT LEAST 4" LONG, BUT NOT MORE THAN 6" LENGTH.

F.) SODDED TURF AREAS:

- CULTIVATE ALL TURF AREAS TO A DEPTH OF EIGHT (8) INCHES. ROCKS & DEBRIS LARGER THAN ONE (1) INCH IN DIAMETER, EXPOSED THROUGH CULTIVATION, SHALL BE REMOVED FROM THE SITE.
- AREAS TO BE PLANTED IN TURF SHALL BE FINISHED SMOOTH SO TO PRESENT A NEAT & UNIFORM GRADE PRIOR TO INSTALLATION OF SOD. THE TURF AREAS SHALL BE FULLY WARRANTED FOR 90 DAYS. ARCHITECT OR THE OWNER TO DETERMINE THE SUITABILITY FOR PLANTING PRIOR TO SODDING.
- ALL SODDED AREAS SHALL BE THOROUGHLY WATERED. TURF AREAS ARE TO BE KEPT CONTINUOUSLY MOIST BY WATERING AS OFTEN AS REQUIRED. ADJUST IRRIGATION CONTROLLER AS REQUIRED.
- ALL SODDED AREAS SHALL BE ROLLED WITH A 200 LB. ROLLER. ALL DEPRESSIONS IN THE FINISH GRADE OF SOD SHALL BE FILLED TO CONFORM TO ADJACENT GRADES.
- TURF AREAS THAT DO NOT SHOW PROMPT ESTABLISHMENT SHALL BE RE-SODDED AT TEN (10) DAY INTERVALS UNTIL AN ACCEPTABLE STAND OF TURF IS ASSURED.

G.) TREE STAKING:

- PLANT & STAKE ALL TREES PER TREE STAKING DETAILS (A), (C) & (D) DEPENDING ON SITE CONDITIONS. PLANT THE TREE AS CLOSE TO THE STAKE AS POSSIBLE WITHOUT DAMAGE TO THE ROOT SYSTEM. FASTEN ALL TREES TO THE LODGE POLES IN AT LEAST THREE (3) LOCATIONS USING "CINCH TIES".
- ALL TREES PLANTED IN THE TURF AREAS SHALL INCLUDE "TREE BOOTHS", "ARBOR GUARD", OR EQUAL.

H.) MAINTENANCE:

- THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF EMPLOYEES & ADEQUATE EQUIPMENT TO WORK HEREIN SPECIFIED. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, CARING FOR PLANTS, INCLUDING GROUND COVERS, SHRUBS & TREES, EDGING, AERATING, & MOWING OF LAWNS, FERTILIZING & CONTROL OF PESTS & DISEASE.
- DAMAGE TO ANY PLANTED AREAS SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED & REPLANTED. EXTERMINATE GOPHERS & MOLES, & REPAIR DAMAGE.
- THE PROJECT SHALL BE SO CARED FOR THAT A NEAT & CLEAN CONDITION WILL BE PRESENT AT ALL TIMES TO THE SATISFACTION OF THE OWNER & THE LANDSCAPE ARCHITECT.

I.) LAWN MAINTENANCE:

- WATERING:** WATER EVERY DAY, ONCE PER DAY, FOR TWO (2) WEEKS THEREAFTER & THEN GRADUALLY REDUCE FREQUENCY OF WATERING TO THREE (3) TIMES PER WEEK. THE CONTRACTOR SHALL CONTINUE TO MAINTAIN THE LAWN UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT & THE OWNER.
- FERTILIZING:** APPLY 16-6-8 AT THE RATE OF 6 POUNDS PER 1,000 SQ. FT. THREE (3) WEEKS AFTER INSTALLATION & WATER IMMEDIATELY THEREAFTER.
- DISEASES & PEST CONTROL:** TWO (2) WEEKS AFTER INSTALLATION OF LAWN, APPLY A GRANULAR MERCURIAL FUNGICIDE OF 1.8% MIRCROCURS CHLORIDE AS PER MANUFACTURER'S RECOMMENDATIONS.
- MOWING:** THE LAWN SHALL BE MOWED AT A HEIGHT OF 1-1/2" WITH A ROTARY MOWER, EQUIPPED WITH ROLLERS, BEFORE IT REACHES 2" HEIGHT. COLLECT GRASS CLIPPINGS DURING MOWING OPERATIONS & REMOVE FROM THE SITE.

AFTER EACH CUTTING, THE EDGE OF THE GRASS SHALL BE TRIMMED TO A NEAT & UNIFORM LINE. THE LAWN EDGES SHALL BE MAINTAINED IN A NEAT CONDITION AT ALL TIMES.

J.) GROUND COVER & SHRUB MAINTENANCE:

- WATERING:** NEW PLANTS SHALL BE WATERED ONCE PER DAY FOR TWO (2) WEEKS AFTER INSTALLATION. REDUCE WATERING TO EVERY OTHER DAY FOR THE NEXT TWO (2) WEEKS. WATER THEREAFTER THREE (3) TIMES PER WEEK UNTIL FINAL ACCEPTANCE.
- FERTILIZING:** FERTILIZE THREE WEEKS AFTER PLANTING WITH 5 POUNDS PER 16-6-8 PER 1,000 SQ. FT. FERTILIZER THEREAFTER EVERY 30 DAYS.
- DISEASES & PEST CONTROL:** FOR CONTROL OF SLUGS & SNAILS, APPLY PELLETED TRICALCIUM ARSENATE 5% BY WEIGHT AS PER MANUFACTURER'S RECOMMENDATION TWO (2) WEEKS AFTER INSTALLATION. FOR CONTROL OF CUTWORMS & OTHER SOIL INSECTS, APPLY METRO BRAND SOLDERIN AS PER MANUFACTURER'S RECOMMENDATIONS TWO (2) WEEKS AFTER INSTALLATION. THIS PRODUCT CONTAINS DIELDRIN, LINDANE, & PHOSPHOROTHIOATE. EXTERMINATE GOPHERS & MOLES & REPAIR DAMAGE.
- PRUNING:** ALL SHRUBS & TREES SHALL BE PINCHED PRUNED AS NECESSARY TO ENCOURAGE NEW GROWTH & TO ELIMINATE RANK SUCKER GROWTH. OLD FLOWERS, DEAD FOLIAGE & LIMBS SHALL BE REMOVED. NO MAJOR PRUNING SHALL BE DONE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

5. **WEEDING:** ALL PLANTING AREAS INCLUDING LAWN, GROUND COVER, & SHRUB AREAS, SHALL BE KEPT WEED FREE AT ALL TIMES. WEEDS SHALL BE DUG OUT BY THE ROOTS & DISPOSED OF OFF THE SITE.

K.) PLANT MATERIAL REPLACEMENT WARRANTY:

ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR AS TO GROWTH AND VIGOR SEE CHART BELOW. WARRANTY PERIOD SHALL BEGIN "AFTER FINAL APPROVAL" OF PROJECT BY OWNER (AND SATISFACTORY COMPLETION OF ALL PUNCH LIST ITEMS FOUND IN FINAL WALK-THROUGH). PLANT MATERIAL REPLACEMENT WARRANTY WILL CONFORM TO THE FOLLOWING STANDARD AS A PROVISION OF CONTRACT:

TYPE	SIZE	WARRANTY PERIOD
TREES	36" BOX & LARGER 24" BOX	6 MONTHS 120 DAYS
SHRUBS, VINES & GROUNDCOVER	15, 5, & 1 GAL. FLATS	90 DAYS

NOTE:

- IT IS THE OWNER'S RESPONSIBILITY TO INITIATE A "STANDARD LONG TERM LANDSCAPE MAINTENANCE CONTRACT" WITH EITHER THE ORIGINAL LANDSCAPE CONTRACTOR, OR A NEW LICENSED LANDSCAPE (MAINTENANCE) CO. FOR "LONG TERM MAINTENANCE CARE".
- AFTER THE CONTRACTUAL LANDSCAPE WARRANTY PERIOD ELAPSES, THE SUBSEQUENT WARRANTY PERIOD FOR PLANT MATERIALS (LISTED IN TABLE ABOVE) MAY BECOME NULL & VOID, UNDER OBVIOUS CONDITIONS OF "OWNER NEGLECT". FOR EXAMPLE, LACK OF WATER APPLICATION.

L.) CLEAN UP:

- UPON COMPLETION OF THE WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE ALL RUBBISH, TRASH & DEBRIS RESULTING FROM THE OPERATIONS; REMOVE DISUSED EQUIPMENT & IMPLEMENTS OF SERVICE; LEAVE ENTIRE AREA INVOLVED IN A NEAT & ACCEPTABLE CONDITION SUCH AS TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.

(UNDER SEPARATE CONTRACT ONLY)

WEED ABATEMENT PROGRAM

UPON COMPLETION OF THE IRRIGATION SYSTEM & AFTER ALL EXISTING WEEDS HAVE BEEN REMOVED FROM THE PLANTING AREAS, THE FOLLOWING WEED PREVENTION SHALL BE USED:

- APPLY FERTILIZER MIXTURE BY SPRAY PER ACRE AS FOLLOWS:
 300 LBS. 12-12-12 COMMERCIAL FERTILIZER
 300 LBS. UREA FORMALDEHYDE
 1,000 LBS. AGRICULTURAL GYPSUM

APPLY PRE-EMERGENT HERBICIDE AS RECOMMENDED BY A LICENSED PEST CONTROL ADVISOR TO BE COMPATIBLE WITH THE SEEDED PLANT VARIETIES.

APPLY MIXTURES PER THE FOLLOWING TIME SCHEDULE:

FERTILIZER/WATER	21 DAYS
WAIT	2 DAYS
SPRAY THE PRE-EMERGENT PEST CONTROL ADVISOR RECOM.	7-10 DAYS
FERTILIZER/WATER	14 DAYS
SPRAY WEED MIXTURE	7 DAYS
FERTILIZER/WATER	14 DAYS
SPRAY WEED MIXTURE	7 DAYS
GRUB/CLEAN ALL AREAS TO PREPARE FOR PLANT SEEDING	23 DAYS MAX
TOTAL	100 DAYS MAX

SOILS TESTING

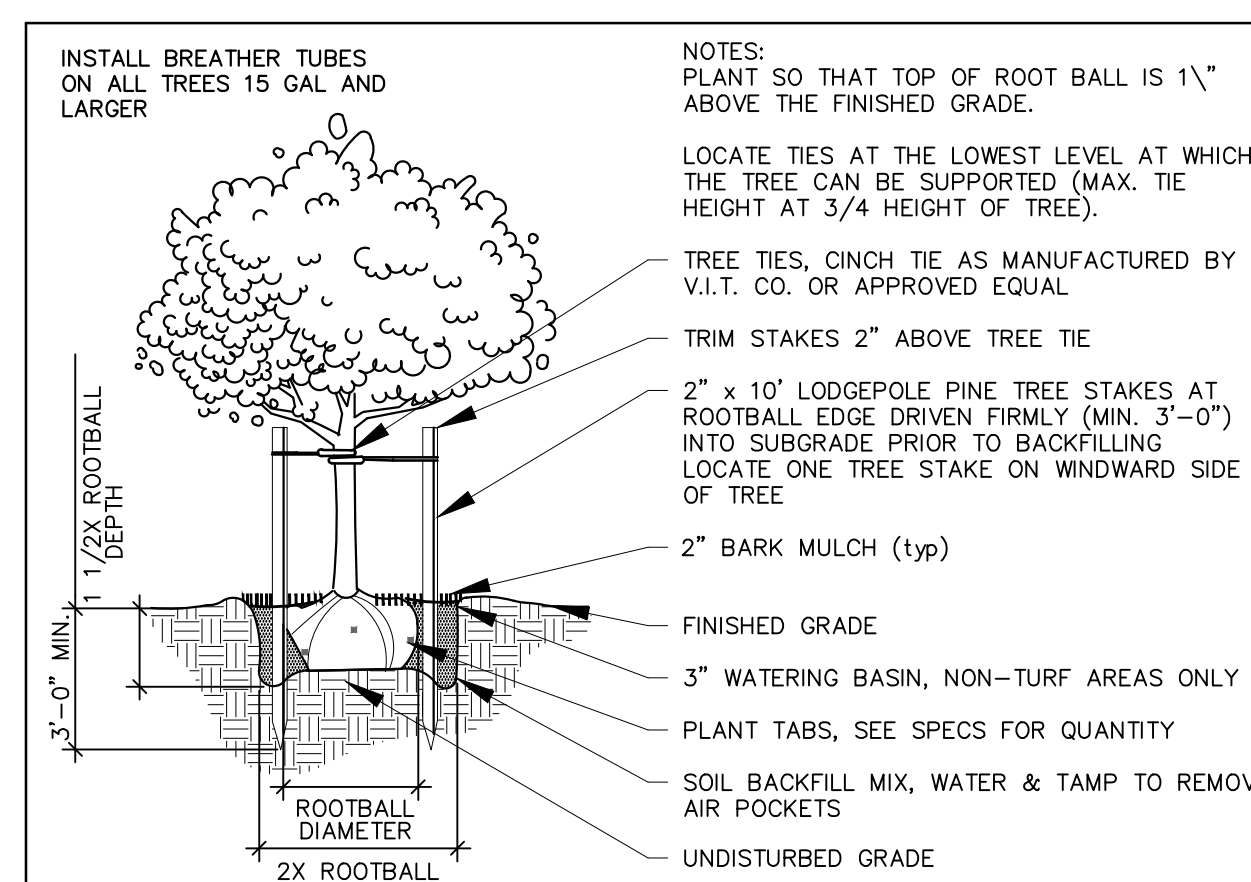


EMAIL: gropowerinc@verizon.net
www.gropower.com

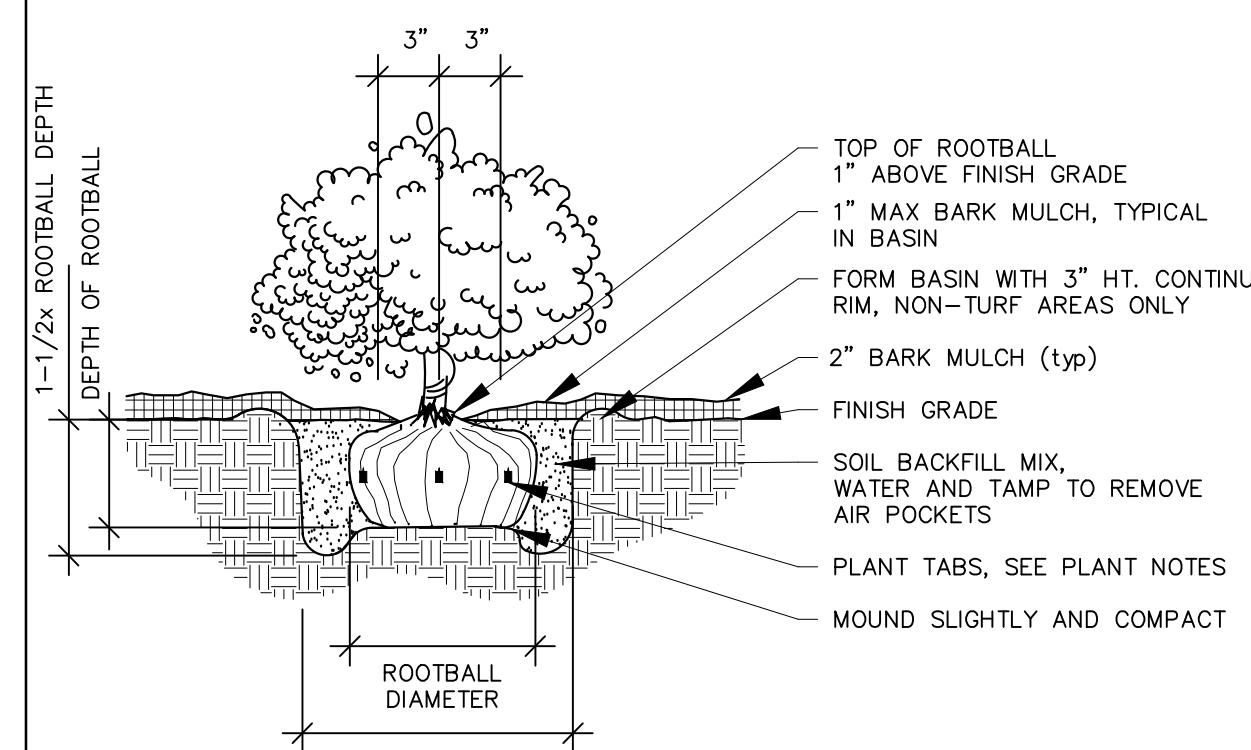
AVAILABLE AT GRANGETTO'S

RECOMMENDED SUPPLIER LIST

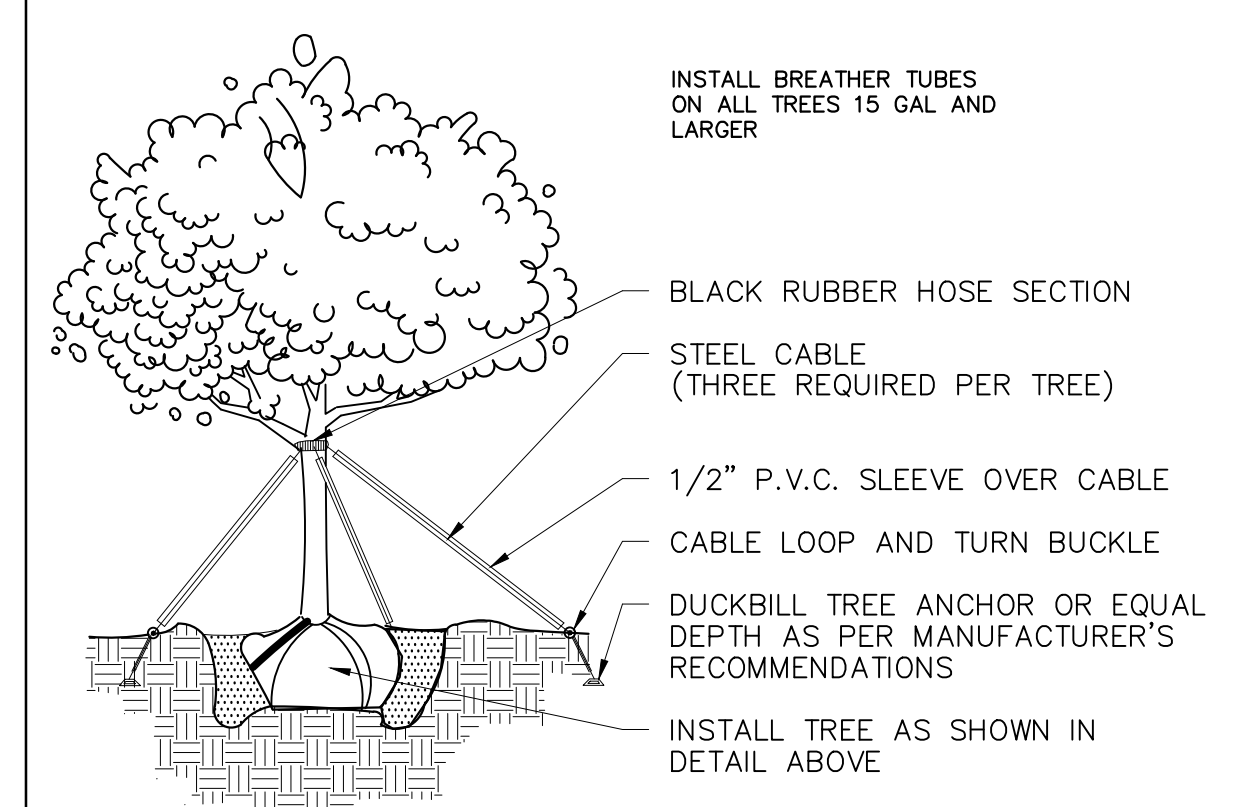
- THE EARTH STORE
 ESCONDIDO (760) 749-8822
 JACK WYCOFF (OR OTHER SALES REP.)
- PERRANO TOPSOIL
 SAN DIEGO (760) 740-9191
- EASTMAN SOILS
 SAN MARCOS (760) 744-5422
- SOUTHWEST BOULDERS
 "SOIL-LOC" (760) 751-3333
- KRC ROCK - SAN MARCOS
 700 N. TWIN OAKS VALLEY RD. (760) 744-5422
WWW.KRCROCK.COM *POLY-PAVEMENT* WWW.POLYPAVEMENT.COM
- Quality Hydroseeding & Restoration
 2017 Orange Ave. (760) 789-8040
 Ramona, Calif. 92065 Contractor License # 47369



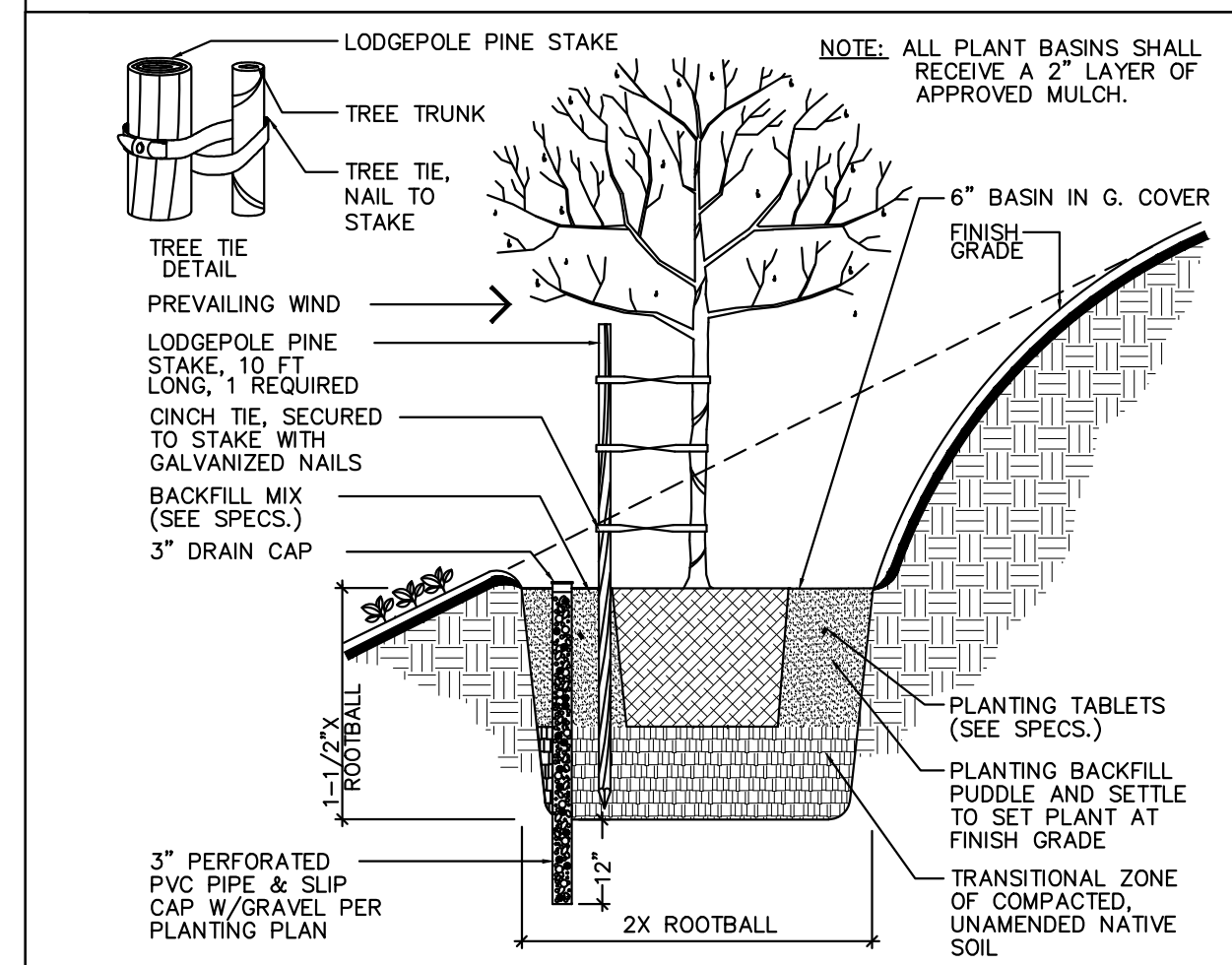
A TREE PLANTING AND STAKING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

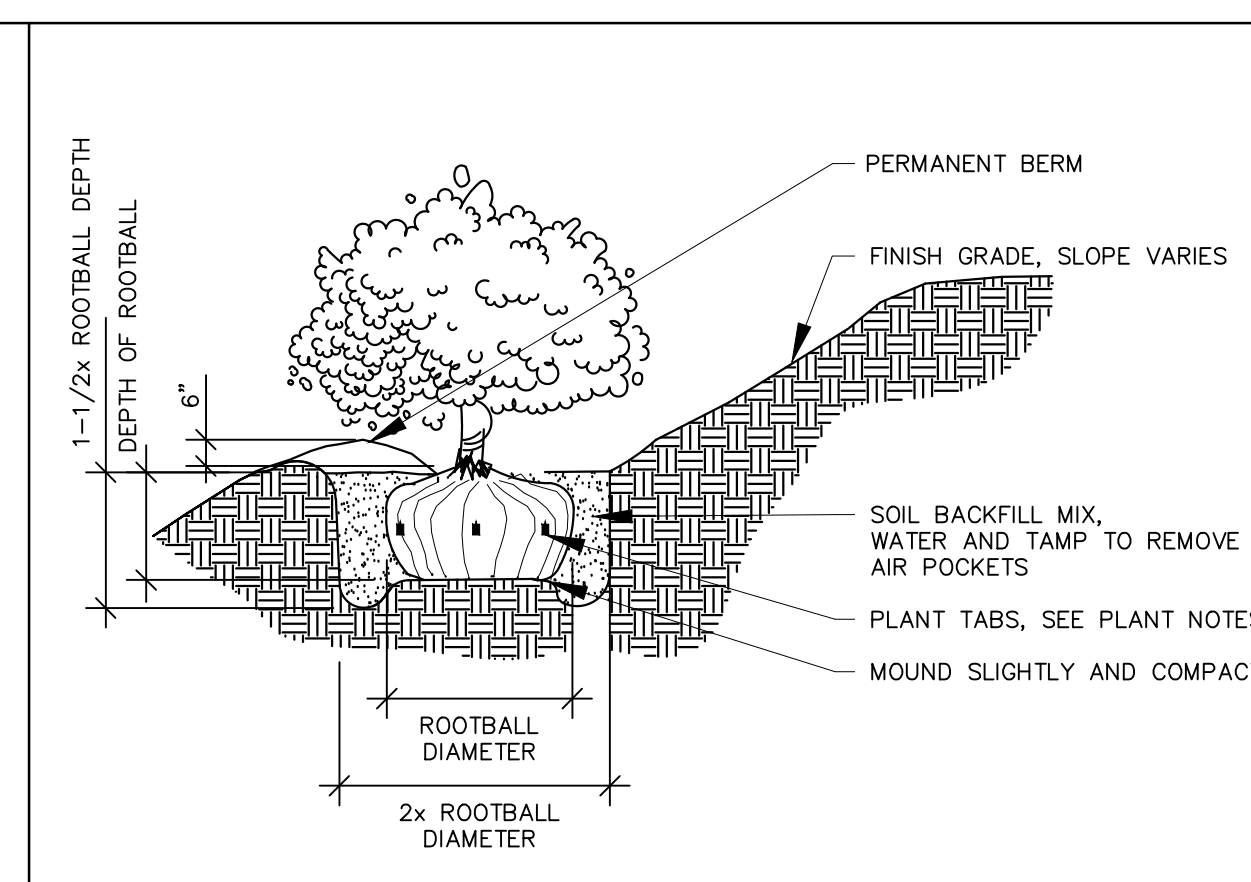


C TREE GUYING
SCALE: N.T.S.

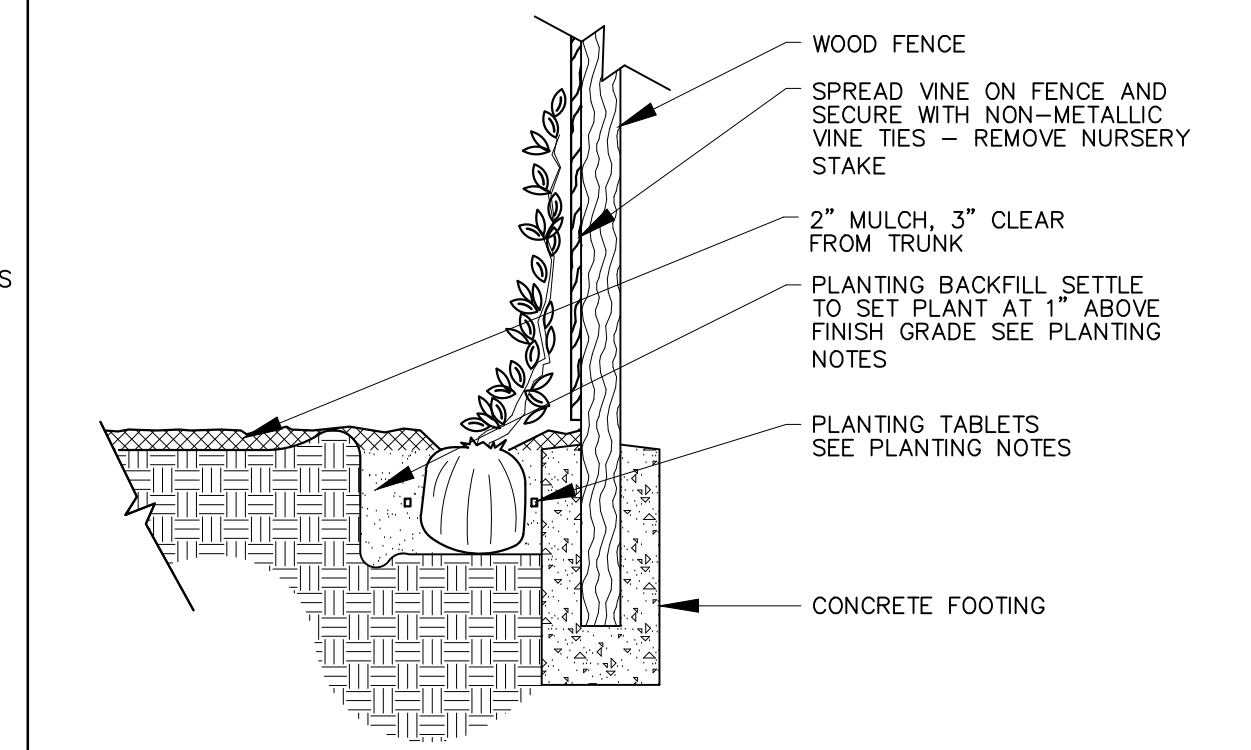


D SINGLE STAKE TREE ON A SLOPE
SCALE: N.T.S.

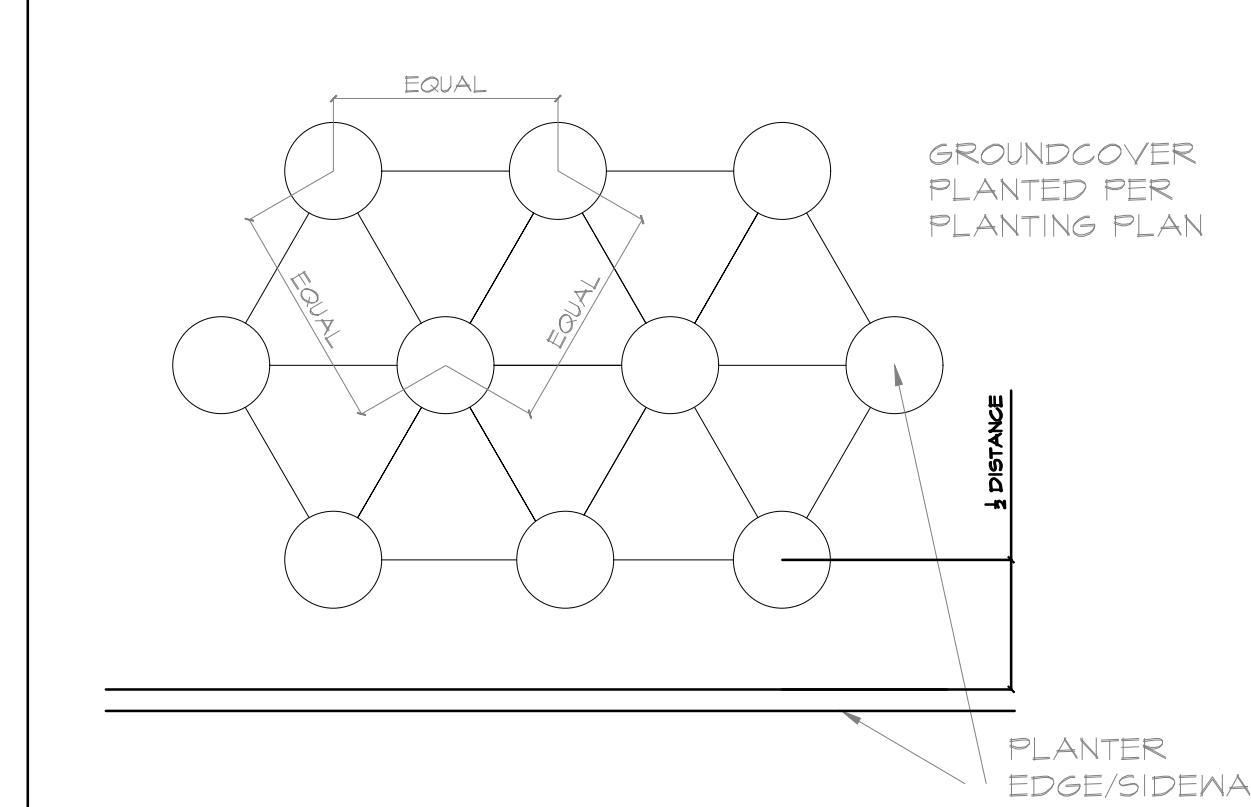
NOTE: ALL PLANT SYMBOLS ON THE PLAN TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN LEGEND.



E SHRUB PLANTING (SLOPE)
SCALE: N.T.S.



F VINE PLANTING
SCALE: N.T.S.



G SHRUB/GROUND COVER SPACING
SCALE: N.T.S.

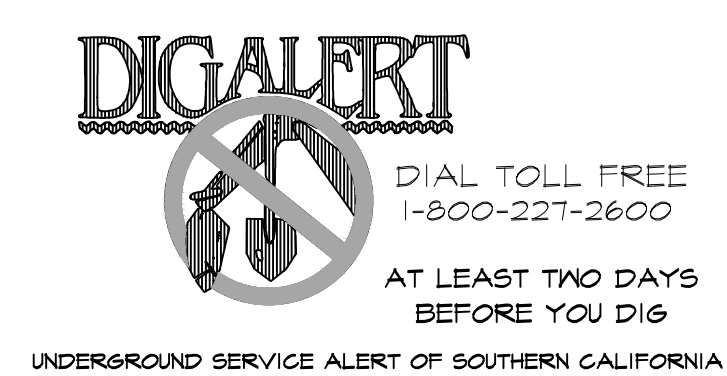
GROUND COVER CALCULATOR:

TO CALCULATE THE NUMBER OF CUTTINGS NEEDED, USE THE FOLLOWING FORMULAS FOR THE APPROPRIATE SPACING.

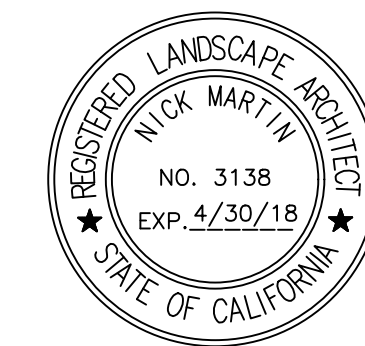
SPACING IN INCHES	MULTIPLY SQ. FT. BY
18	.44
15	.64
12	1.00
9	1.78
6	4.00

(EXAMPLE: cuttings placed at 15 inch centers in an area of 10,000 sq. ft. - 10,000 x .64 = 6,400 cuttings)

NOTE: For most California, 12" o.c. is appropriate spacing for residential planting, unless fast fill-in desired, in which case 9" is recommended. For large projects like parks, 15" and 18" o.c. recommended.



NOTE TO CONTRACTOR
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 REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT: NICK MARTIN, MAY BE REACHED AT (760) 888-1111.
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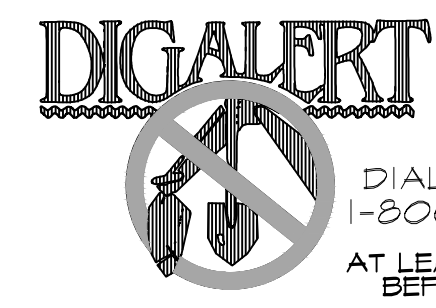
PLANTING SPECIFICATIONS

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



APN: 396-25-01400

DRAWN	NM
DRAFTER	NL
DATE	06/27/2016
SCALE	
JOB NAME	FIGURED
SHEET	



DIAL TOLL FREE
1-800-221-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

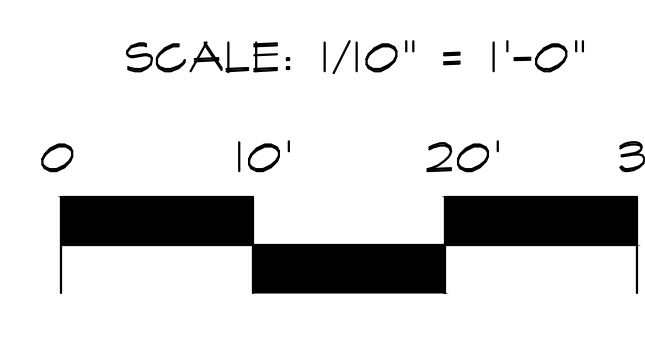
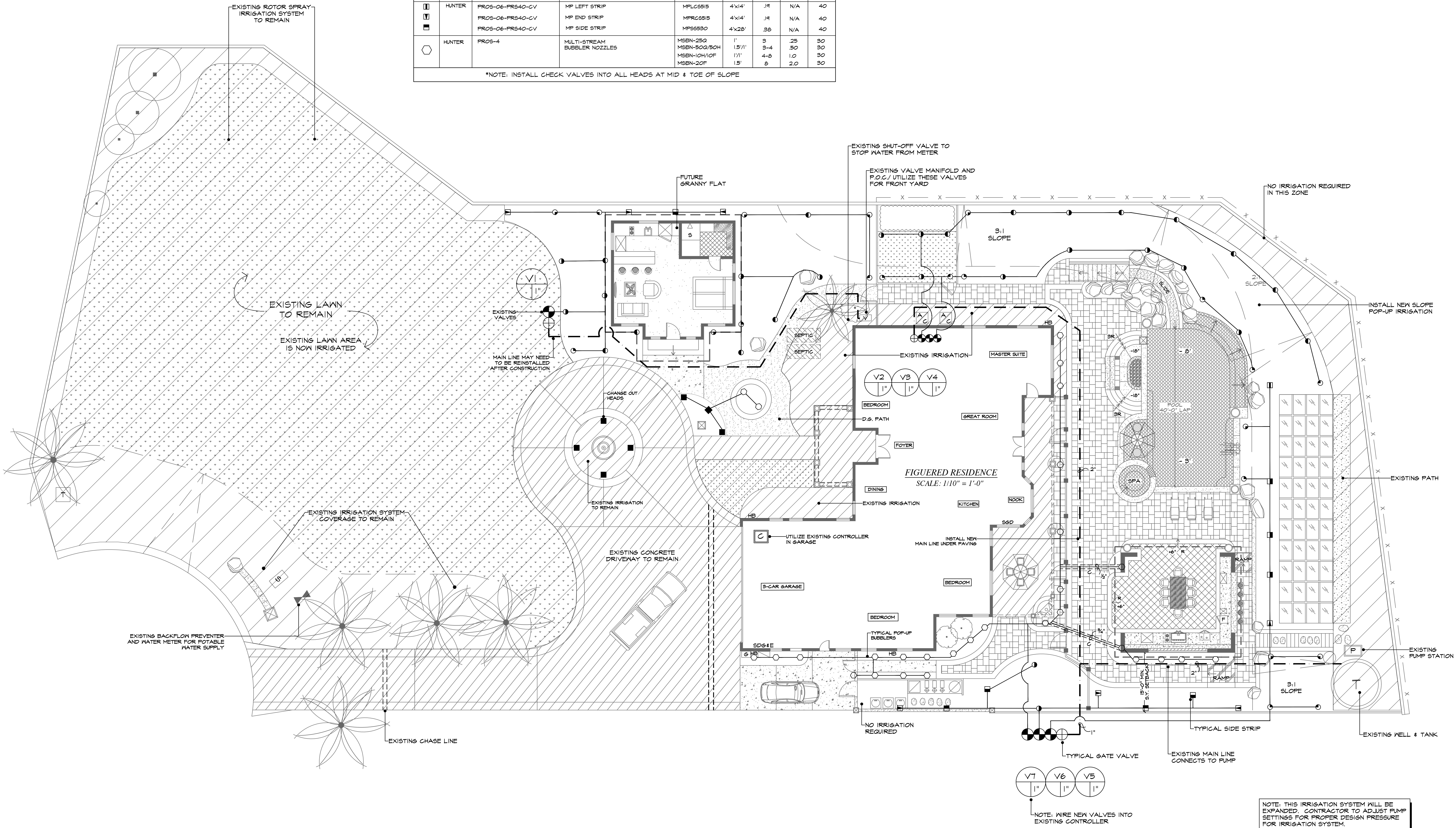
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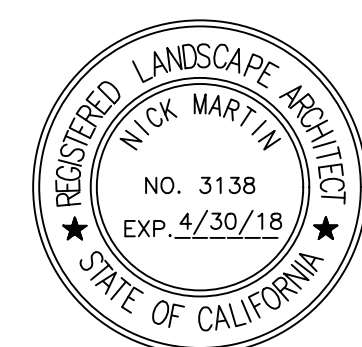
IRRIGATION LEGEND

SYM.	MANUF.	MODEL NO.	DESCRIPTION	NOZZLE	MAX. RADIUS	GPM	ARC	PSI
■	HUNTER	PROS-06-PRS50-CV	ALL SHRUB HEADS TO BE 12" POP-UPS FOR USE IN PLANTING BEDS, TURF AREAS TO BE 6" POP-UPS. POP-UP HEADS TO BE USED FOR ALL TURF AREAS, AND AREAS ADJACENT TO Hardscape FEATURES. SHORT RADIUS SPRINKLERS LESS THAN 1' PR550.	MP800SR-10 MP800SR-180	6' 6'	.17 .38	90 180	30 30
○	HUNTER	PROS-06-PRS40-CV	MP1000 NOZZLE ON 40 PSI REGULATED POP UP	MP1000-10 MP1000-210 MP1000-360	8'-15" 8'-15" 8'-15"	.19 .43 .75	90 210-270 360	40 40 40
▬	HUNTER	PROS-06-PRS40-CV	MP LEFT STRIP	MPLC6515	4'x14'	.19	N/A	40
▬	HUNTER	PROS-06-PRS40-CV	MP END STRIP	MPLC6515	4'x14'	.19	N/A	40
▬	HUNTER	PROS-06-PRS40-CV	MP SIDE STRIP	MPS6530	4'x28'	.36	N/A	40
○	HUNTER	PROS-4	MULTI-STREAM BUBBLER NOZZLES	MSBN-250 MSBN-500/SCH MSBN-10H/OF MSBN-20"	1' 1.5'/1' 1'/1' 1.5'	3 8-4 1.0 8	25 30 30 30	30 30 30 30

*NOTE: INSTALL CHECK VALVES INTO ALL HEADS AT MID & TOE OF SLOPE



IRRIGATION PLAN
SCALE: 1/10" = 1'-0"



IRRIGATION PLAN

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

DRAWN: NM
DRAFTER: DM
DATE: 06/27/2016
SCALE: 1/10" = 1'-0"
JOB NAME: FIGURED RESIDENCE
SHEET: 1/8

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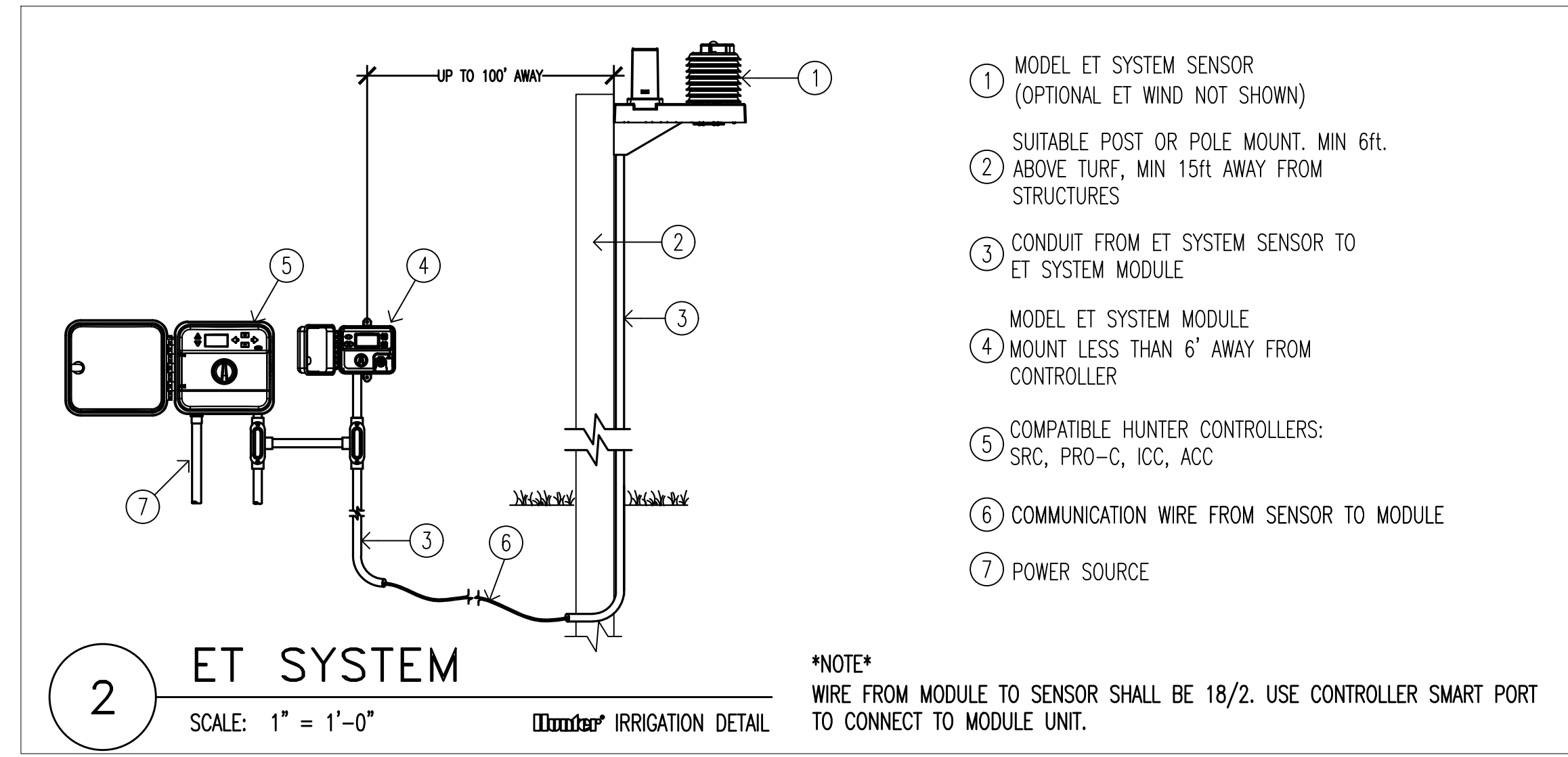
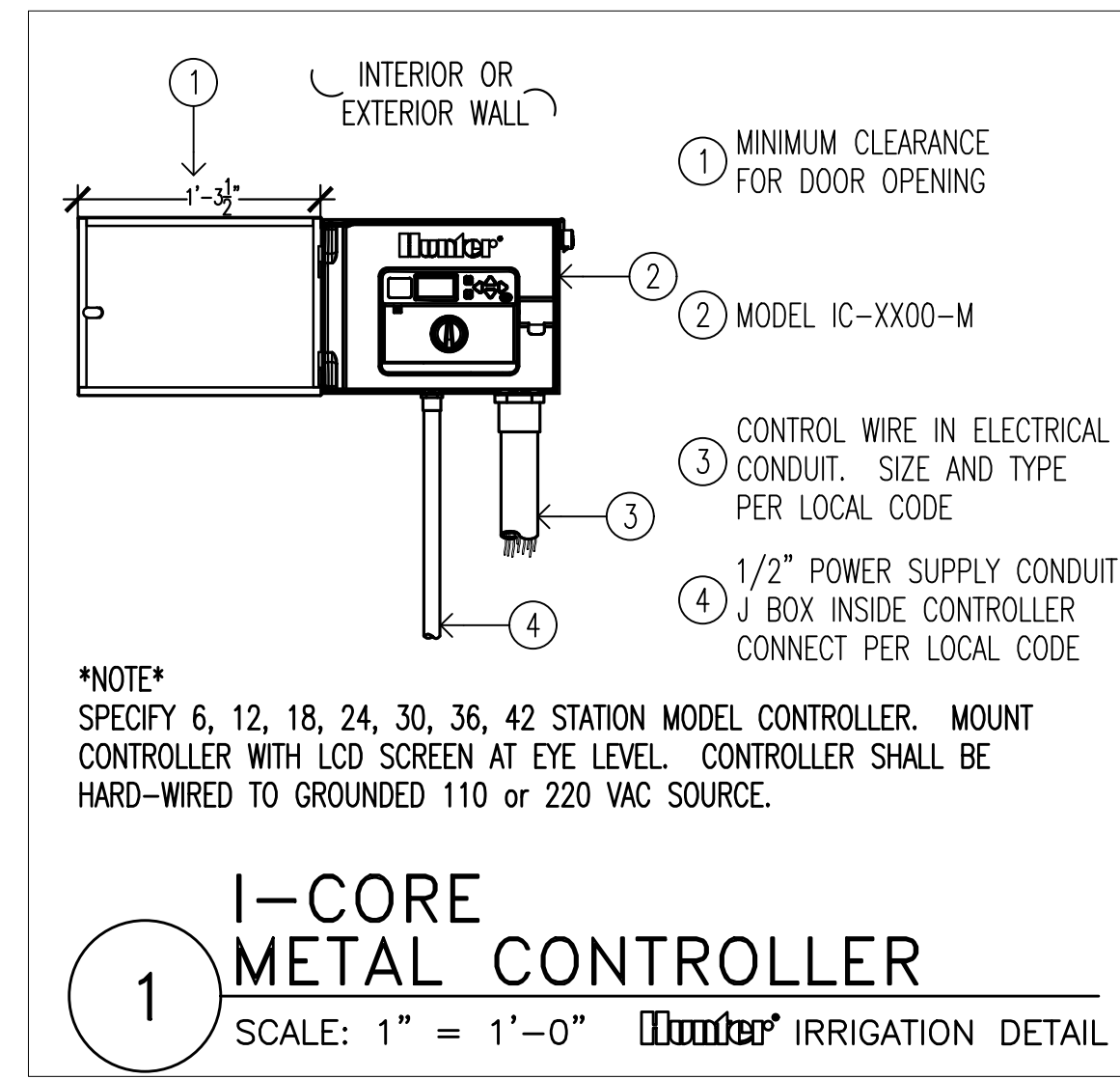
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR

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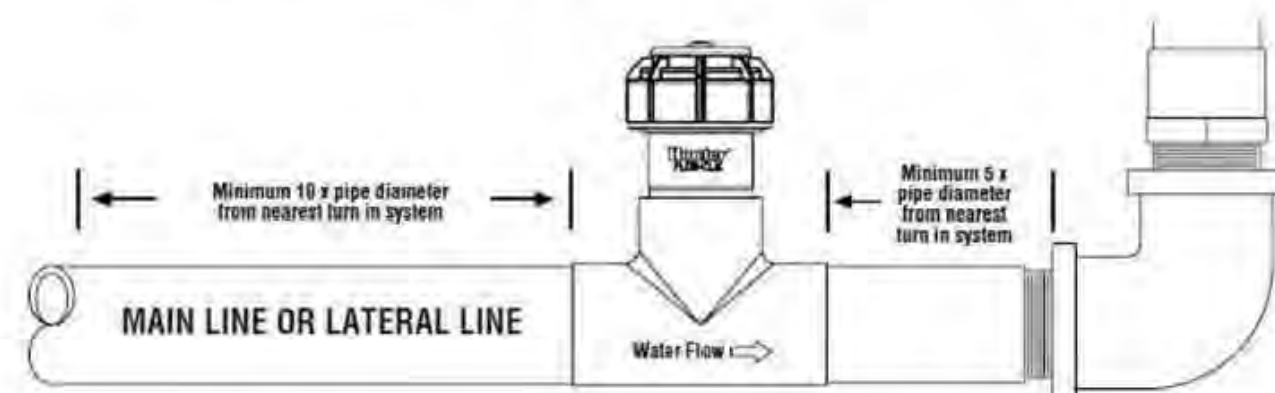


Installation:

The Hunter Flow Sensor body (FCT or Flow Click Tee) is designed in diameters from 1" to 4". It is installed into the mainline of the irrigation system, near the point of connection. It is important to install the Sensor Assembly (FCT + HFS) downstream of the master valve. Also, it is necessary to install the Sensor Assembly in an area of low turbulence within the system. Areas of high turbulence will cause erratic readings from the Flow Sensor.

The figure below represents a recommended sensor assembly installation. There must be at least 10 times the pipe diameter of straight pipe upstream of the Sensor Body inlet and at least 5 times the pipe diameter in length of straight pipe downstream of the Sensor Body outlet. This will assure that the HFS is placed in the optimum position within the irrigation system.

HFS sensors have a red and black wire which connect to the corresponding terminals in the controller. The wires may be extended up to 1000 ft/300 m from the controller if necessary. Be sure to keep the red and black wires straight, when connecting to an ACC controller.



Size	Upstream 10X	Downstream 5X
1/2"	6"	2 1/2"
3/4"	7 1/2"	3 3/4"
1"	10"	5"
1 1/4"	12 1/2"	6 1/2"
1 1/2"	15"	7 1/2"
2"	20"	10"
2 1/2"	25"	12 1/2"
3"	30"	16"
4"	40"	20"

Hunter Irrigation Incorporated • 1845 Diamond Street • San Marcos, California • 92078 • U.S.A. • Tel: 760-744-5500 • Fax: 760-744-7461 • www.hunterirrigation.com

ET System

Each ET System has a simple user interface, so you can select from a range of common sprinkler plant, and soil types, or create your own custom factors. The system sensor array includes solar isolation, relative humidity, temperature, a rain gauge that tracks precipitation, plus an optional anemometer for wind speed. The ET System stops wasteful irrigation after naturally occurring rainfall, and automatically resumes sprinkler operation when conditions return to dry.

Evapotranspiration and the Way Hunter: Leading the Way
Evapotranspiration is a formula, based on weather conditions, which has been created through exhaustive research and experimentation by irrigation professionals. ET has come to symbolize the "best practice" for determining landscape watering needs. Hunter helped pioneer this field of automatic irrigation, and has offered ET-capable controllers for over 15 years. Now, the ET System brings this proven technology to a simple, affordable package that lets all of us irrigate responsibly.

Models
ET SYSTEM 1" plastic globe type
ET WIND: 1" plastic globe valve with flow control

Dimensions
• ET Module: 6" H x 4" W x 17 5/8" D (153 mm x 102 mm W x 448 mm D)
• ET Sensor: 10 1/2" H x 7 3/4" W x 1 1/2" D (267 mm H x 19.4 mm W x 38.0 mm D)
• ET Sensor with pole bracket: 10 1/2" H x 7 3/4" W x 1 1/2" D (267 mm H x 19.4 mm W x 38.0 mm D)
• ET Sensor with ET Wind: 11 1/2" H x 7 3/4" W x 1 1/2" D (292 mm H x 19.4 mm W x 38.0 mm D)
• ET Sensor and ET Wind with pole bracket: 11 1/2" H x 7 3/4" W x 2 1/2" D (292 mm H x 19.4 mm W x 62.7 mm D)

Specifications
• All station required
• Power input: 24 VAC, 50/60Hz (from host controller)
• Current draw: 20 mA, max
• Non-volatile memory
• Replaceable 10-year lithium battery
• Wiring
• ET Module power: SmartPort
• ET Sensor: 2 x 18 AWG/1 mm
• Max distance, ET Module from controller: 6 ft / 2 m
• Max distance, ET Sensor from controller: 100 ft / 30 m

Upgrade any of These Standard Hunter Controllers to Weather-based Control
SRC/ACC Controller
Pro-C Controller
ICC Controller

Features & Benefits
• Calculates Evapotranspiration (ET) for your local microclimate. Automatically creates a scientific program and downloads it to your standard controller.
• Saves water and money. Minimizes water waste, applies just the water your plants need.
• WiGard™ technology. Enables you to trigger protective watering when extreme conditions threaten your plants.
• Transition-specific database determines appropriate watering. ET information combines with each zone's particular plant, soil, sun, and sprinkler data.
• Easily upgrades most Hunter controllers to weather-based control. No high voltage AC wiring required.
• Non-volatile memory. Retains your program in the unlikely event of a power failure.

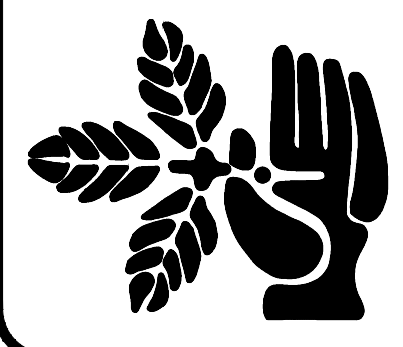
Weather Data at Your Site
Hunter's ET System requires no subscription fees, and is not based on any formal broadcast or other digital weather data. Your irrigation schedule is based on actual conditions in your landscape. The ET System was designed to exceed standards developed by the Irrigation Association and government agencies, using Smart Water Application Technology to minimize waste, while creating healthier landscapes.

MODELS SPECIFY SEPARATELY FROM CONTROLLER
ET SYSTEM = ET Sensor with outdoor interface ET Module, for direct connection to Hunter Pro-C and Pro-C controllers
ET WIND = Optional anemometer to gather wind speed data
ET SENSOR = ET Sensor only for use with INMSET installations

EXAMPLE
ET SYSTEM

ET & I-CORE
DETAILS

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



DRAWN
NM
DRAFTER
DM
DATE
06/27/2016
SCALE

JOB NAME
FIGURED
SHEET

1/9
SHEETS



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IRRIGATION LEGEND

SYM.	MANUF.	MODEL NO.	DESCRIPTION	NOZZLE	MAX. RADIUS	GPM	ARC	PSI
■	HUNTER	PRO5-06-FRS30-CV	ALL SHRUB HEADS TO BE 12" POP-UPS FOR USE IN PLANTING BEDS. TURF AREAS TO BE 6" POP-UPS. POP-UP HEADS TO BE USED FOR ALL TURF AREAS, AND AREAS ADJACENT TO HARDSCAPE FEATURES. SHORT RADIUS SPRINKLERS LESS THAN 4' FRS30.	MP800SR-90	6'	.17	90	30
		PRO5-06-FRS30-CV		MP800SR-180	6'	.33	180	30
●	HUNTER	PRO5-06-FRS40-CV	MPI000 NOZZLE ON 40 PSI REGULATED POP UP	MPI000-90	8'-15'	.19	90	40
		PRO5-06-FRS40-CV		MPI000-210	8'-15'	.43	210-270	40
		PRO5-06-FRS40-CV		MPI000-360	8'-15'	.75	360	40
I	HUNTER	PRO5-06-FRS40-CV	MP LEFT STRIP	MPLG5515	4'x14'	.19	N/A	40
Y	HUNTER	PRO5-06-FRS40-CV	MP END STRIP	MPCG5515	4'x14'	.19	N/A	40
■	HUNTER	PRO5-06-FRS40-CV	MP SIDE STRIP	MP55530	4'x28'	.38	N/A	40
⬡	HUNTER	FRS05-4	MULTI-STREAM BUBBLER NOZZLES	M5BN-250	1'	3	.25	30
				M5BN-500/50H	1.5/1'	3-4	.50	30
				M5BN-10H/10F	1/1'	4-8	1.0	30
				M5BN-20F	1.5'	8	2.0	30

*NOTE: INSTALL CHECK VALVES INTO ALL HEADS AT MID & TOE OF SLOPE

SYM.	MANUF.	MODEL NO.	DESCRIPTION	COMMENTS	DETAIL
⬡	HUNTER	PRO-AVB	ATMOSPHERIC VACUUM BREAKER	LINE SIZE	F
W	N/A	N/A	WATER METER SIZE=	STATIC WATER PRESSURE =	N/A
⌘	HUNTER	ACC-99D	12 STATION IRRIGATION CONTROLLER WITH 99 STATION DECODER CONTROLLER	WALL MOUNT IN OWNER APPROVED LOCATION	G
RC	HUNTER	ICR	REMOTE CONTROL SYSTEM	INSTALL REMOTE HOOKUP UNIT ON CONTROLLER 1/2 MILE RANGE, (4) AA BATTERY	N/A
ET	HUNTER	ET SYSTEM	SENSOR ARRAY INCLUDES SOLAR RADIATION, RELATIVE HUMIDITY, TEMP., & RAIN GAUGE W/ OPTIONAL ANEMOMETER	INSTALL PER MANUFACTURER INSTRUCTION	2
⬡	HUNTER	PRO-ASV/ PRO-AVB	REDUCED PRESSURE BACKFLOW DEVICE W/ PRESSURE REGULATOR	INSTALL PER MANUFACTURER INSTRUCTION	I
⬡	HUNTER	IBV-101G	2-1/2" AUTOMATIC MASTER GATE VALVE	INSTALL PER MANUFACTURER INSTRUCTION	J
⊙	HUNTER	HQ-5-LRC-B	QUICK COUPLER - 1" - LOCATE IN BOX	INCLUDE HOSE BIB ATTACHMENT	N/A
HB	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

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:

- A. 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.
- B. 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) of irrigation system pipes.
- C. Water Supply: The contractor shall verify and be familiar with the source of water supply to the irrigation system as indicated on the drawings.
- D. 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.
- E. 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.
- F. 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.
- G. Site Problems: The irrigation contractor shall not willfully install the irrigation system as indicated on drawings if the contractor discovers underground utilities, obstructions or vague property lines (etc.). All questions shall be posed to the owner or Nick Martin landscape architect.

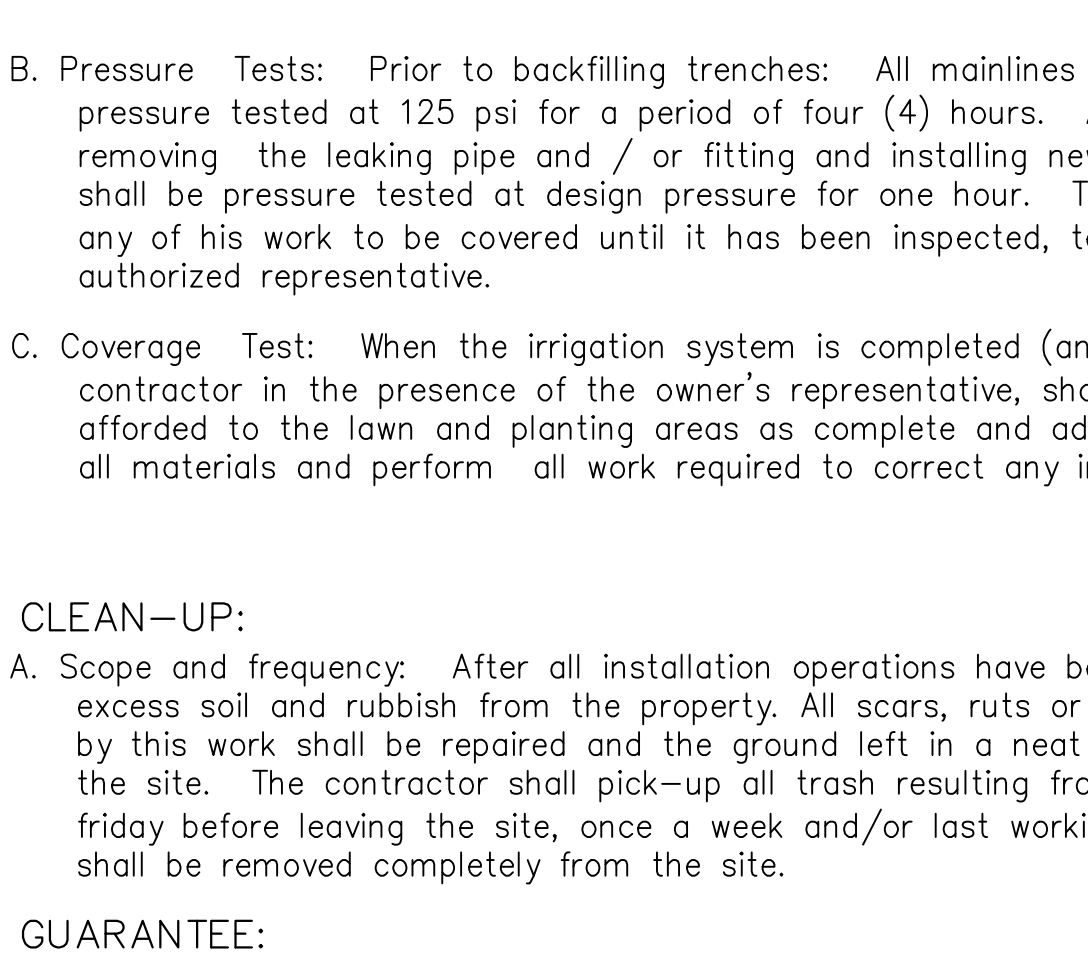
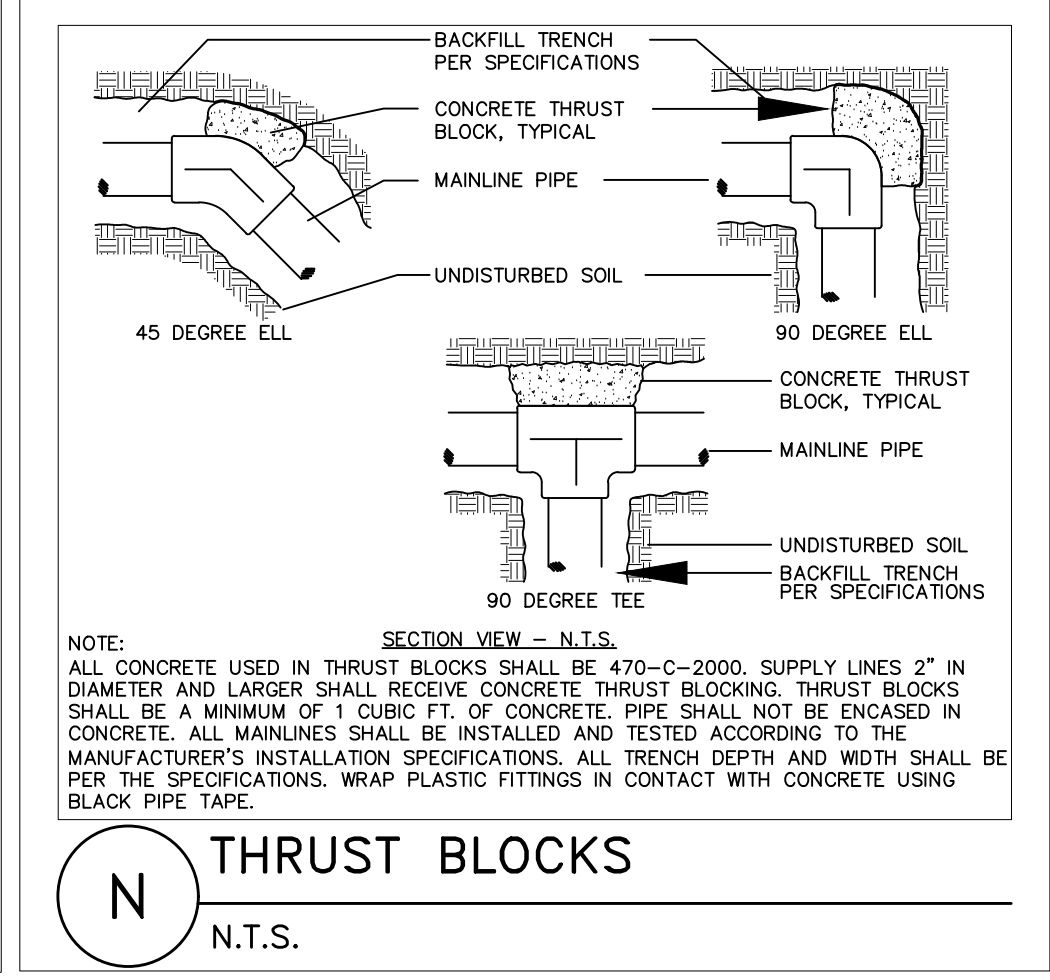
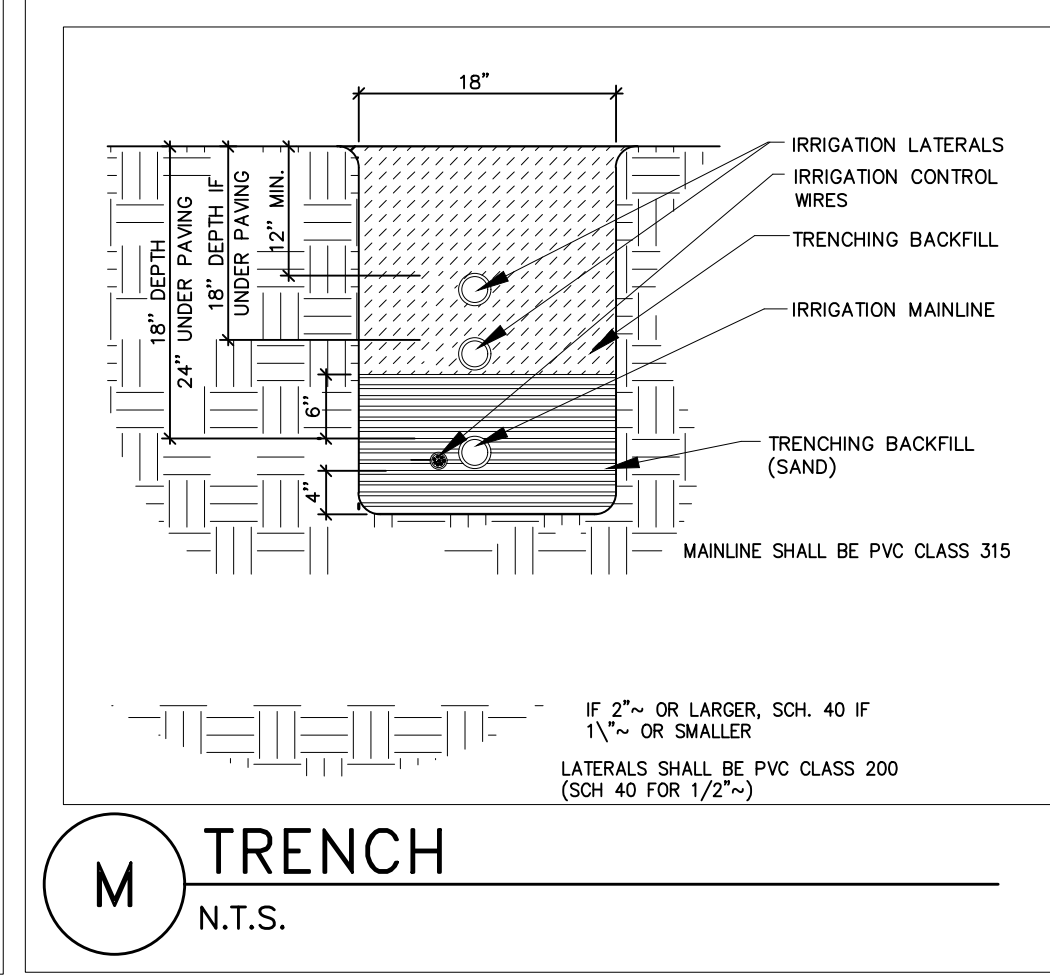
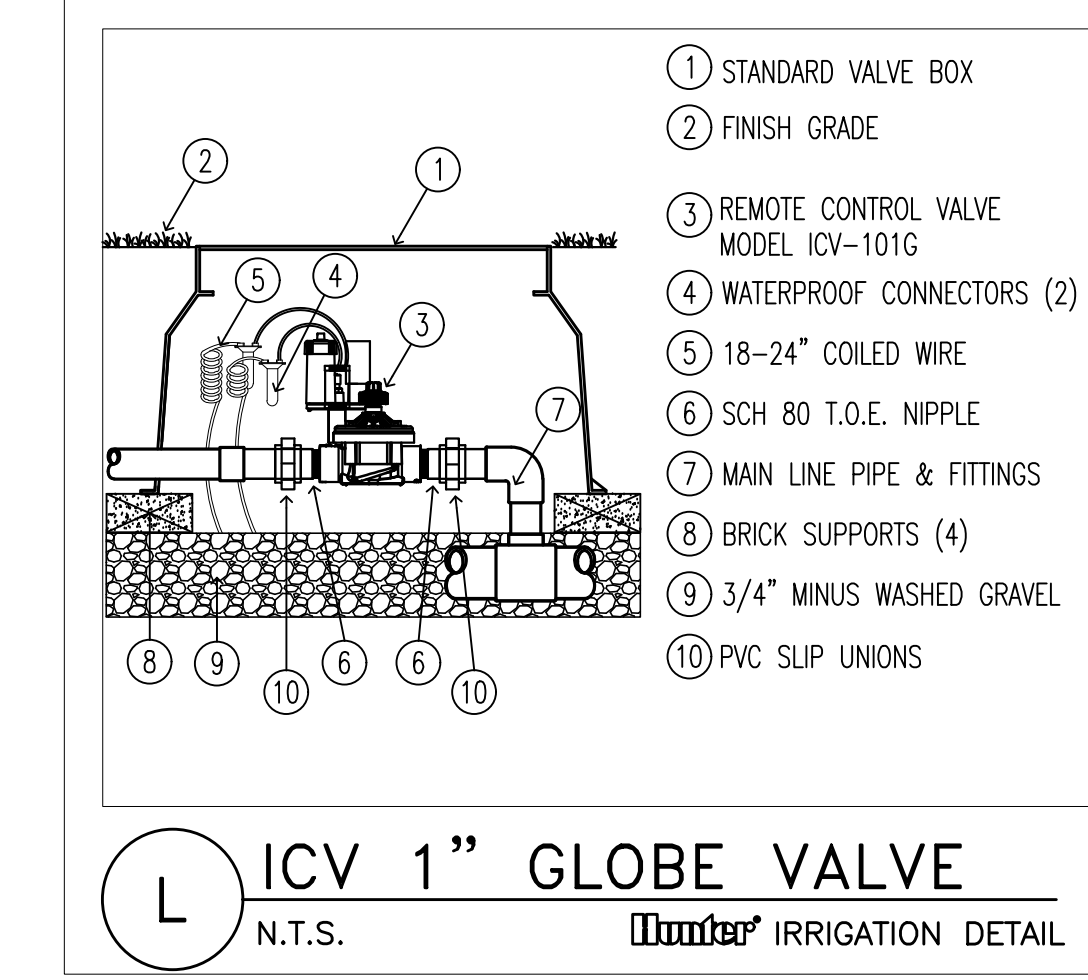
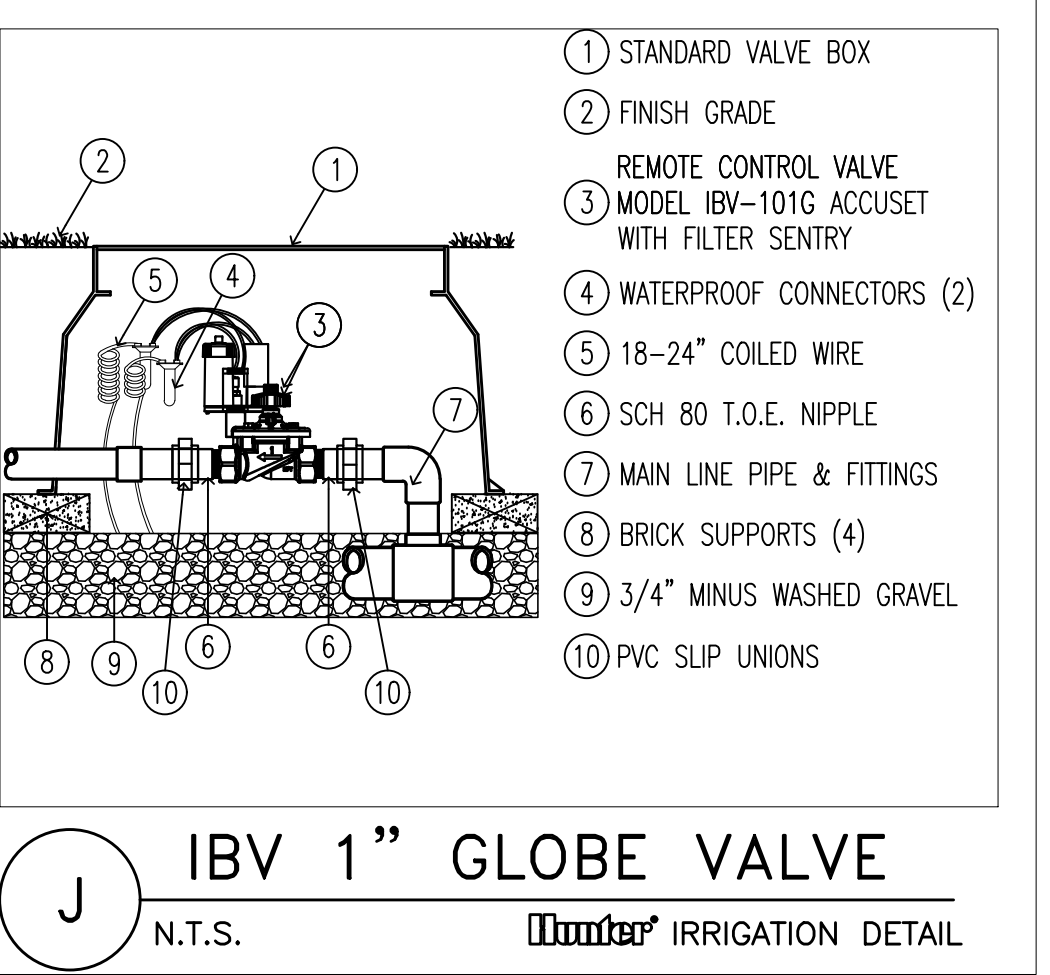
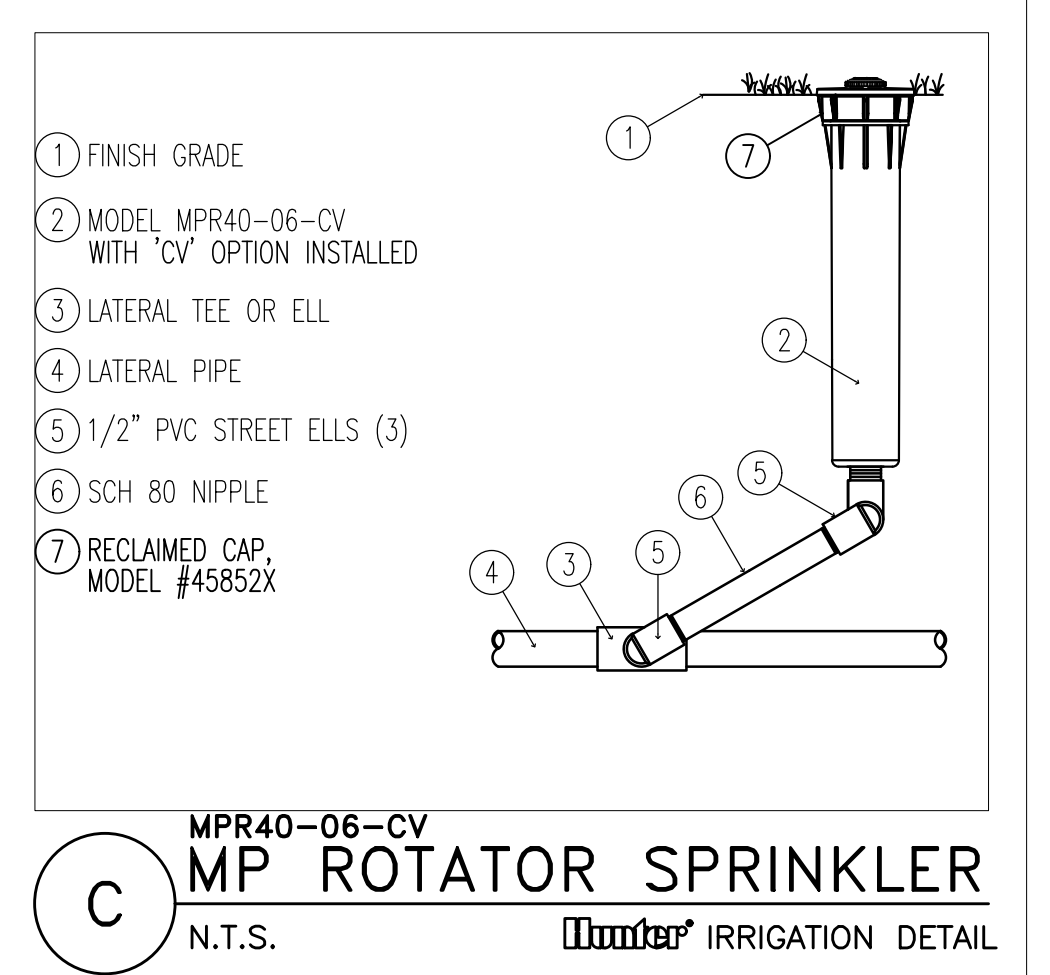
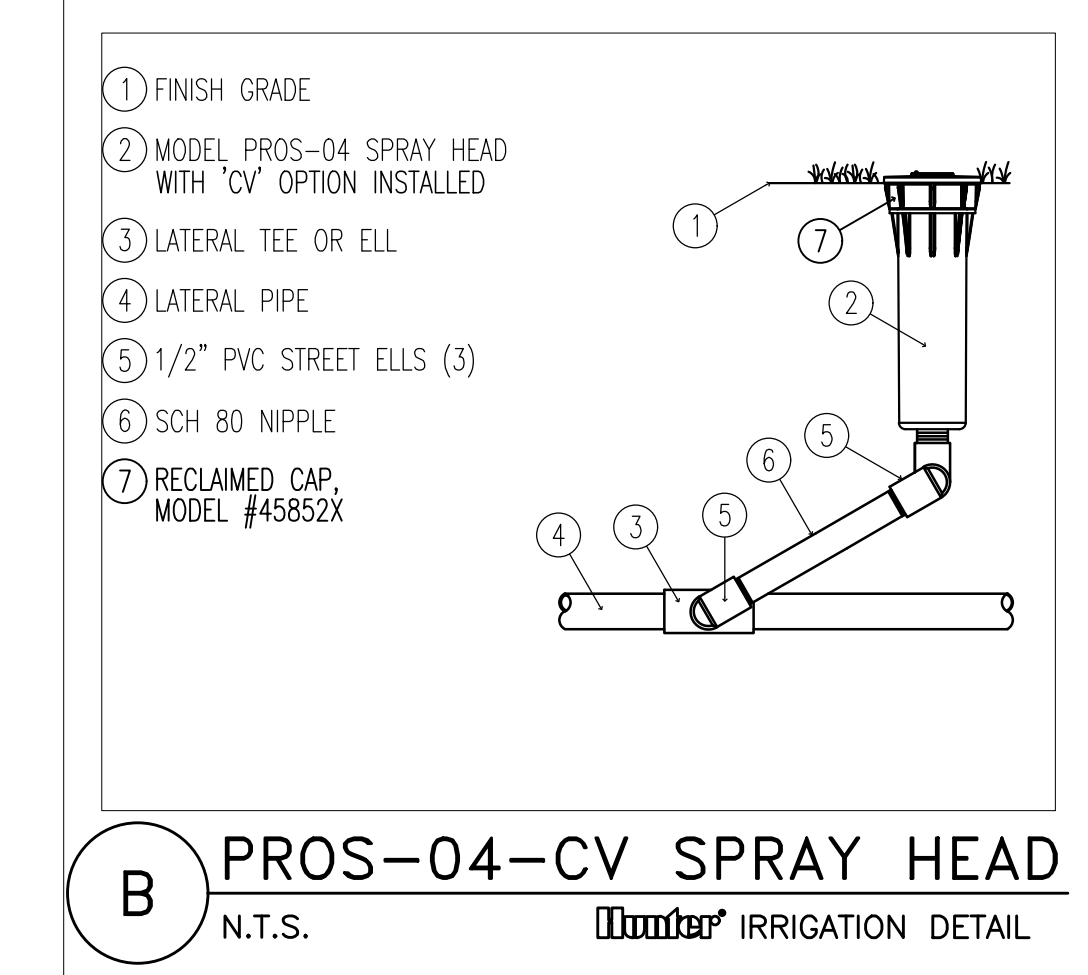
3. MATERIALS:

A. 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:

A. Excavation: The contractor shall verify exact locations of all existing subsurface utilities (mech. and electrical) 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.

- B. 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. Trench 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 subsoil in the top 6" of backfill.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. Automatic Controllers: Automatic controllers shall be size and type as noted and installed where indicated on irrigation plan. 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.
 - H. 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.
 - I. 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.
 - J. Wires: All wire shall be ANG-UF direct burial type and all splices and connections shall be made with pen-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:
- A. 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 pressures 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.



B. Pressure Tests: Prior to backfilling trenches: All mainlines in the system shall be capped and pressure tested at 125 psi for a period of four (4) hours. Any leaks found shall be corrected by removing the leaking pipe and / or fitting and installing new material in its place. All laterals shall be pressure tested at design pressure for one hour. The contractor shall not allow nor cause any of his work to be covered until it has been inspected, tested and approved by the owner's authorized representative.

C. Coverage Test: When the irrigation system is completed (and before planting is begun) , the contractor in the presence of the owner's representative, shall test the coverage of water afforded to the lawn and planting areas as complete and adequate. The contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage disclosed.

6. CLEAN-UP:
A. Scope and frequency: After all installation operations have been completed, remove all trash, excess soil and rubbish from the property. All scars, ruts or other marks in the area caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. The contractor shall pick-up all trash resulting from this work no less than each Friday before leaving the site, once a week and/or last working day each week. All trash shall be removed completely from the site.

7. GUARANTEE:
A. Scope: The entire irrigation system shall be guaranteed by the contractor as to material and workmanship including settling of backfilled areas below grade for a period of one (1) year following the date of final acceptance of the work. If within one year from the date of completion, settling occurs and adjustments in pipes, valves, irrigation heads, sod, or paving is necessary to bring to the proper level of the permanent grades, the contractor as part of the work under this contract, shall make all adjustments without extra costs to the owner. This includes the complete restoration of all damaged planting, paving, or other improvements of any kind.
B. Responsibility: Should any operational difficulties in connection with the irrigation system develop within the specified guarantee period which is in the opinion of the landscape architect due to inferior material and/or workmanship said difficulties shall be immediately corrected by contractor to the satisfaction of the landscape architect at no additional cost to the owner including any and all other damage caused by such defects.
C. Controller operation: The contractor shall provide the owner a listing of all irrigation stations and areas covered in sequence. This shall take the form of a typed 8-1/2" x 11" sheet with acetate cover. This will be provided to the owner during final walk-through. Contractor will also demonstrate to the owner how to program and operate the controller.

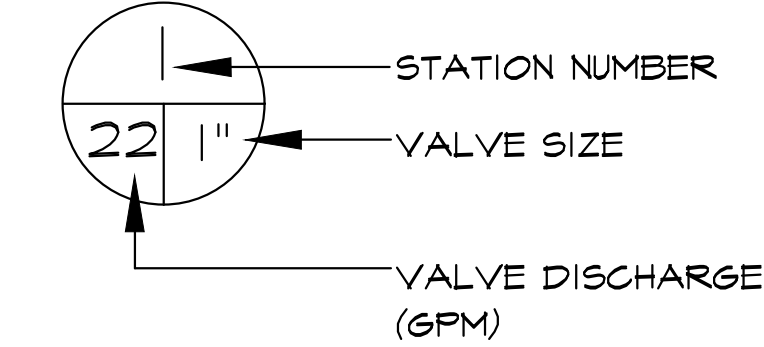
GENERAL IRRIGATION NOTES:
ALL MAINLINE ANGLES TO OCCUR IN PLANTING BEDS, WHERE POSSIBLE, TO ALLOW FOR CONVENIENT REPAIR SHOULD IT BE REQUIRED.
TYPICAL CLASS 200 LATERAL LINES TO BE SIZED SO AS NOT TO EXCEED 5-FOOT PER SECOND VELOCITY. LATERALS UNDER PAVEMENT TO BE SCHEDULE 40 AND SLEEVED PER DETAIL.
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.hydroscap.com
San Diego 858-560-6611
Escondido 760-746-8000
GRANGHETTO'S
www.granghettos.com
Escondido 760-745-4671
IMPERIAL SPRINKLER SUPPLY
HARRY FUNK
Escondido 760-738-8301

PIPE DIAMETER	*GPM RANGE
3"	71-110
2 1/2"	51-70
2"	31-50
1 1/2"	23-30
1 1/4"	13-22
1"	9-12
3/4"	4-8
1/2"	0-3

* MAXIMUM VELOCITY 5' PER SECOND

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



IRRIGATION DETAILS

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



DRAWN	NM
DRAFTER	DM
DATE	06/27/2016
SCALE	
JOB NAME	FIGURED SHEET
SHEET	10
TOTAL SHEETS	10

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FIRE MAGIC CHOICE C5401 BUILT IN GRILL (30" X 18")



- ALL STAINLESS STEEL CONSTRUCTION
- 540 SQUARE INCHES OF COOKING SURFACE (30" X 18")
- EQUIPPED WITH 3 HEAVY GAUGE STAINLESS STEEL TUBE BURNERS FOR A COMBINED TOTAL OF 60,000 BTU'S WITH A 20 YEAR WARRANTY
- 9 VOLT BATTERY POWERED IGNITION SYSTEM WITH FLASH TUBES
- POLISHED COMFORT TOUCH CONTROL KNOBS WITH PUSH TO LIGHT TECHNOLOGY WITH SATIN STAINLESS STEEL FACE PLATE
- FEATHER-LITE, SEAMLESS OVEN HOOD WITH BUILT IN ANALOG THERMOMETER
- STAINLESS STEEL VALVE MANIFOLD
- STAINLESS STEEL ROD COOKING GRIDS
- COOKING GRID LIFTER
- DISPOSABLE DRIP TRAY LINERS
- STAINLESS STEEL WARMING RACK
- 36" STAINLESS STEEL FLEX CONNECTOR (1/2" FLARE)
- FOR NATURAL OR PROPANE GAS
- BRICK OPENING: 32" WIDE, 19 1/2" DEEP (FRONT TO BACK), 12 1/2" HIGH

ALL-IN-ONE DUAL MOUNT STAINLESS STEEL 33 IN. 2-HOLE DOUBLE BOWL SINK



COLOR FAMILY: STAINLESS STEEL
 MATERIAL: STAINLESS STEEL
 COLOR/FINISH: BRUSHED STAINLESS STEEL
 MOUNT TYPE: DUAL MOUNT
 FINISH TYPE: BRUSHED
 SINK GAUGE: 18
 *STRAINER BASKET INCLUDED

DIMENSIONS
 DIMENSIONS: 33" W X 9" H X 22" D
 CUT-OUT BELOW COUNTER HEIGHT (IN.): 32.125
 KITCHEN SINK WIDTH (IN.): 33
 CUT-OUT FRONT TO BACK DEPTH (IN.): 9
 LEFT BOWL BELOW COUNTER HEIGHT (IN.): 17.24
 CUT-OUT LEFT TO RIGHT WIDTH (IN.): 21.125
 LEFT BOWL LEFT TO RIGHT WIDTH (IN.): 18.86
 KITCHEN SINK DEPTH (IN.): 22
 RIGHT BOWL BELOW COUNTER HEIGHT (IN.): 11.42
 KITCHEN SINK HEIGHT (IN.): 9
 RIGHT BOWL LEFT TO RIGHT WIDTH (IN.): 16.30
 *AVAILABLE AT: HOMEDEPOT.COM

20"- 4.4 CUBIC FOOT OUTDOOR REFRIGERATOR WITH ECHELON STYLE HANDLE



- DOOR OF THE UNIT IS CONSTRUCTED ENTIRELY OF HEAVY GAUGE 304 GRADE STAINLESS STEEL
- HANDLE OF THE REFRIGERATORS MATCHES ALL FIRE MAGIC ECHELON SERIES GAS GRILLS
- BLACK ENAMEL SIDES AND TOP
- UL LISTED (NOT OUTDOOR RATED).
- 4.4 CUBIC FEET OF INTERIOR SPACE
- LOCK AND KEY INCLUDED
- UT DIMENSIONS: 19 3/4" W X 34" H X 21 1/2" D
- *AVAILABLE AT: WHOLESALEPATIOSTORE.COM

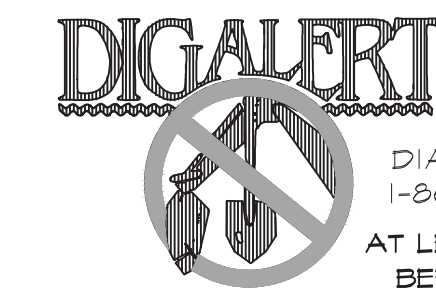
TEPPANYAKI GAS GRIDDLE MODEL NO. RTY-36



- 33,000 BTU ROUND BURNER IN THE CENTER CREATES A HOT ZONE FOR TEPPAN-YAKI STYLE COOKING.
- 3/4" THICK STEEL GRIDDLE PLATE
- STAINLESS STEEL GREASE TROUGH
- LARGE REMOVABLE GREASE CAN
- CHOOSE NATURAL GAS OR PROPANE (LP) FUEL TYPE
- DIMENSIONS: 36" W X 28" L X 29 3/4" D
- *AVAILABLE AT: DVORSONS.COM

FIRE MAGIC VENT HOOD

- FEATURES:**
- POWERFUL DUAL BLOWERS (1,200 CFM TOTAL)
 - HIGH QUALITY BRUSHED 304 STAINLESS STEEL
 - DUAL HALOGEN UNDERMOUNT LAMPS
 - AVAILABLE IN 36", 42", 48", & 60" WIDTHS
 - ALL UNITS ARE 30" DEEP
 - POWER CONSUMPTION: 1,010 WATTS
 - ELECTRICAL REQUIREMENTS: 120 VOLTS, 60 HERTZ, 20 AMP, GFI OUTLET
 - FOR OUTDOOR USE ONLY & MUST BE WALL MOUNTED



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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 (760) 555-7171

PRELIMINARY PLAN ONLY
 NOT FOR CONSTRUCTION

FIRE MAGIC 30" MASONRY DRAWER MODEL NO. 33830-S



- FIRE MAGIC STAINLESS TUBULAR STYLE HANDLE
- FIRE MAGIC DOUBLE WALLED DOOR
- EXTRA LARGE STORAGE AREA
- ALL STAINLESS CONSTRUCTION
- RAIN LIP FRAME
- PROVIDES UNIFORM LOOK TO YOUR OUTDOOR KITCHEN WHEN WARMING DRAWER OPTION IS USED
- BRICK OPENING: 12 1/2" HIGH X 30 1/2" WIDE X 20 1/2" DEEP
- DIMENSIONS: 31" W X 13" H X 20 1/2" D

FIRE MAGIC BAR CADDY (ISLAND)



CONSTRUCTED OF 304 STAINLESS STEEL WITH AN ATTRACTIVE FRONT PANEL, THIS STURDY BAR CADDY COMES EQUIPPED WITH A TOWEL BAR, BOTTLE OPENER, SLIDING STORAGE DRAWER, TWIN STAINLESS STEEL BOTTLE SLEEVES AND AN INSTALLATION HANGER. A STAINLESS STEEL COVER TOPS THE BAR CADDY. AVAILABLE WITH THE OPTIONAL STEAM WARMING ACCESSORY (MODEL NO. 3565) AND OPTIONAL TRIM KIT (MODEL NO. 3807). OPENING REQUIRED 14 7/8" W X 23 3/4" D X 12 1/4" H.

FIRE MAGIC DOUBLE SIDE BURNER, SLIDE IN



- TWO 15,000 BTU SOLID BRASS SEALED BURNERS
- 9 VOLT BATTERY OPERATED IGNITION SYSTEM
- STAINLESS STEEL GRID COVER INCLUDED (NOT SHOWN)
- BRICK OPENING: 11 1/2" WIDE X 22 3/4" DEEP, (FRONT TO BACK) X 12" HIGH
- GAS TYPE: NATURAL OR PROPANE

CAL FLAME DELUXE DOUBLE BUILT-IN PROPANE GAS SIDE BURNER



SPECIFICATIONS
 STYLE: CONVENTIONAL
 COLOR: STAINLESS
 FUEL TYPE: PROPANE
 CONFIGURATION: BUILT-IN
 TOTAL BTU'S: 30,000
 CUT OUT HEIGHT: 7 1/4 INCHES
 CUT OUT WIDTH: 12 1/8 INCHES
 CUT OUT DEPTH: 22 INCHES
 OVERALL DIMENSIONS
 HEIGHT: 10 INCHES
 WIDTH: 13 INCHES
 DEPTH: 23 INCHES

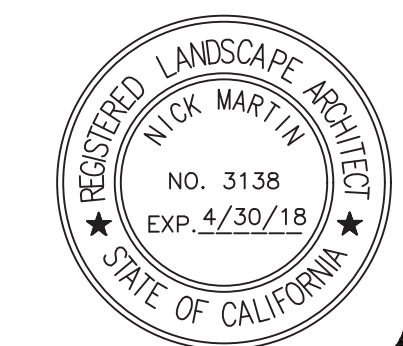
OUTDOOR APPLIANCES

OUTDOOR APPLIANCES

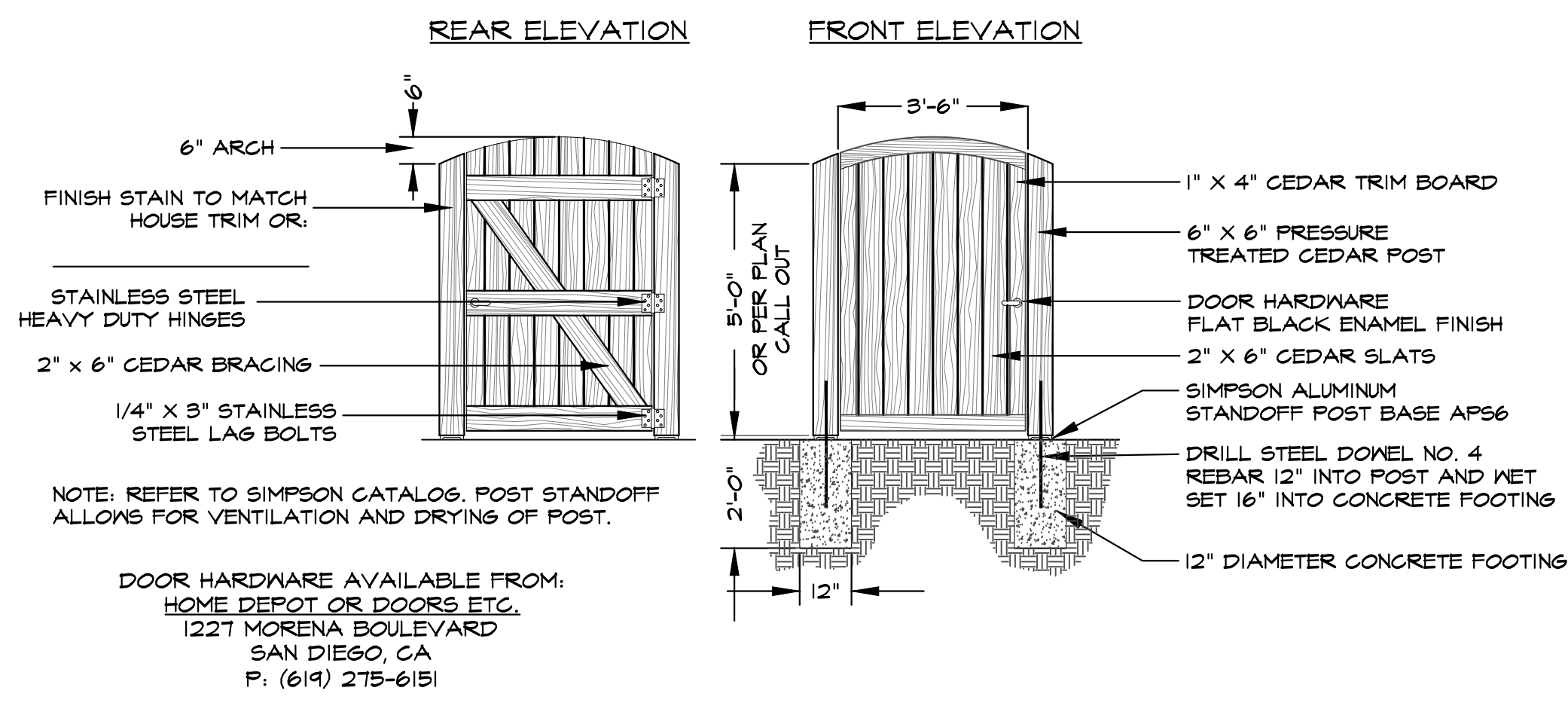
NICK MARTIN
 Landscape Architect, Inc.
 3173 Willow Tree Lane
 Escondido, CA 92027
 Cell: (760) 533-1717
 E-mail: nick@nicklandscape.com



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JOB NAME	FIGURED
SHEET	
OF	11 SHEETS

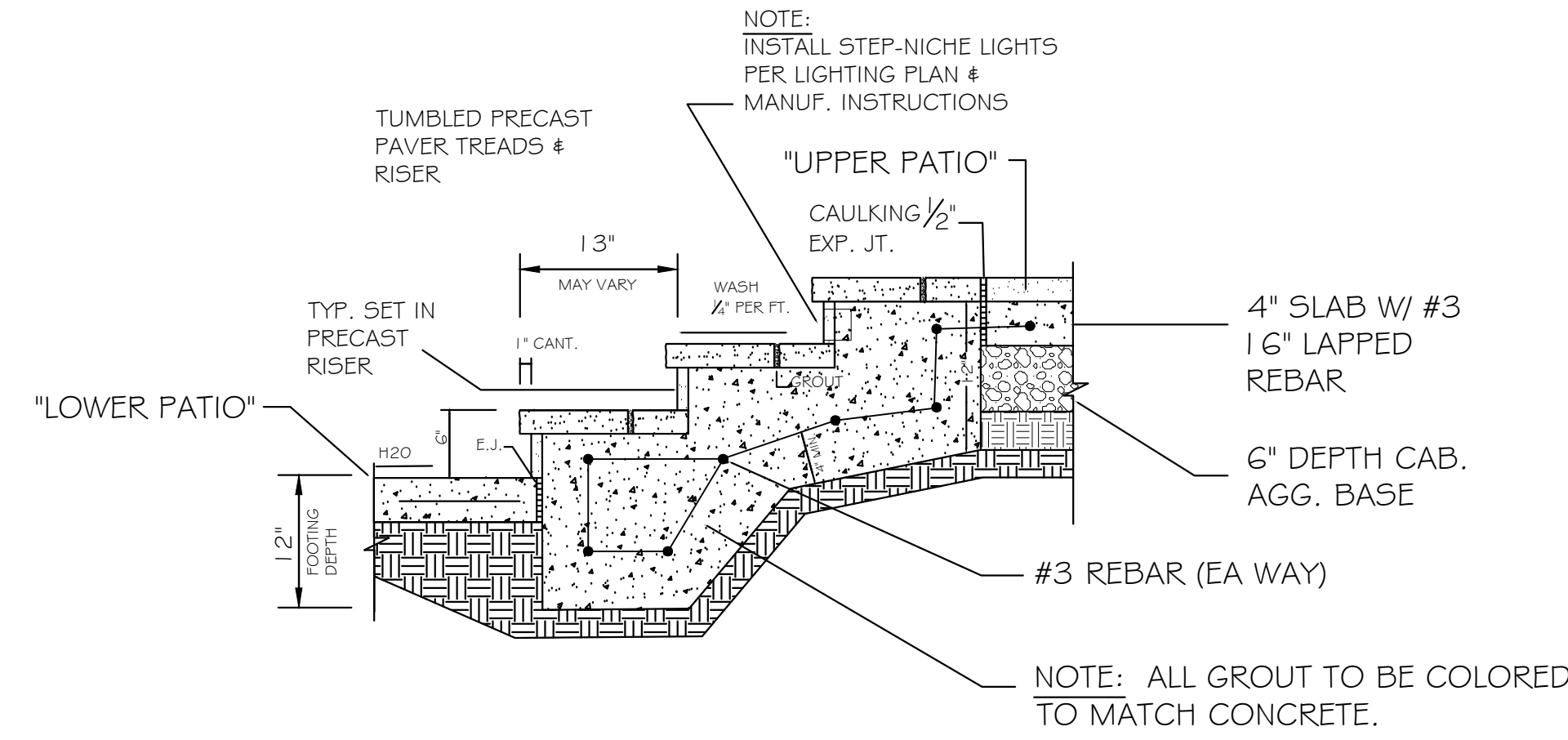


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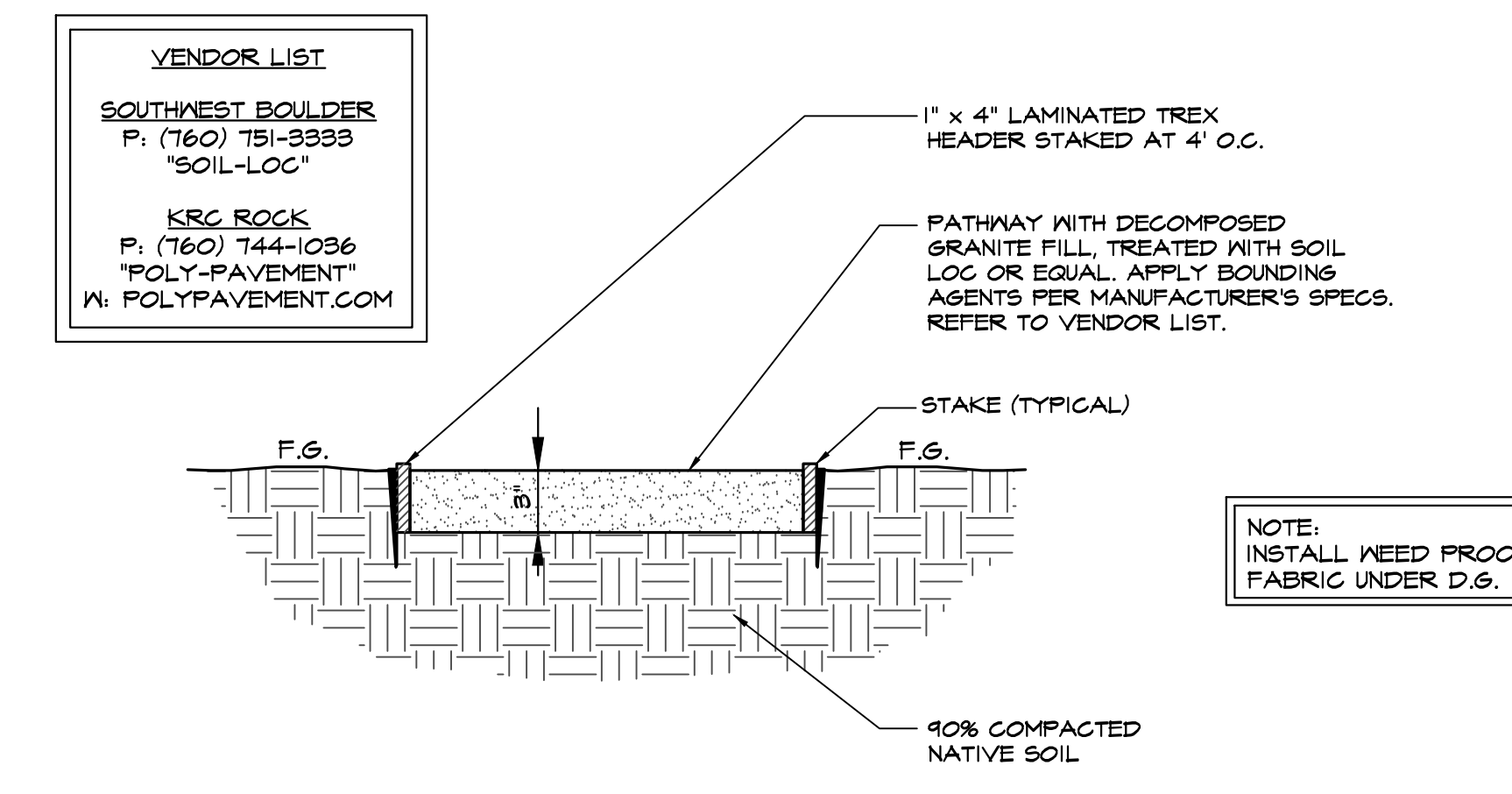
ARCHED GARDEN GATE

NOT TO SCALE



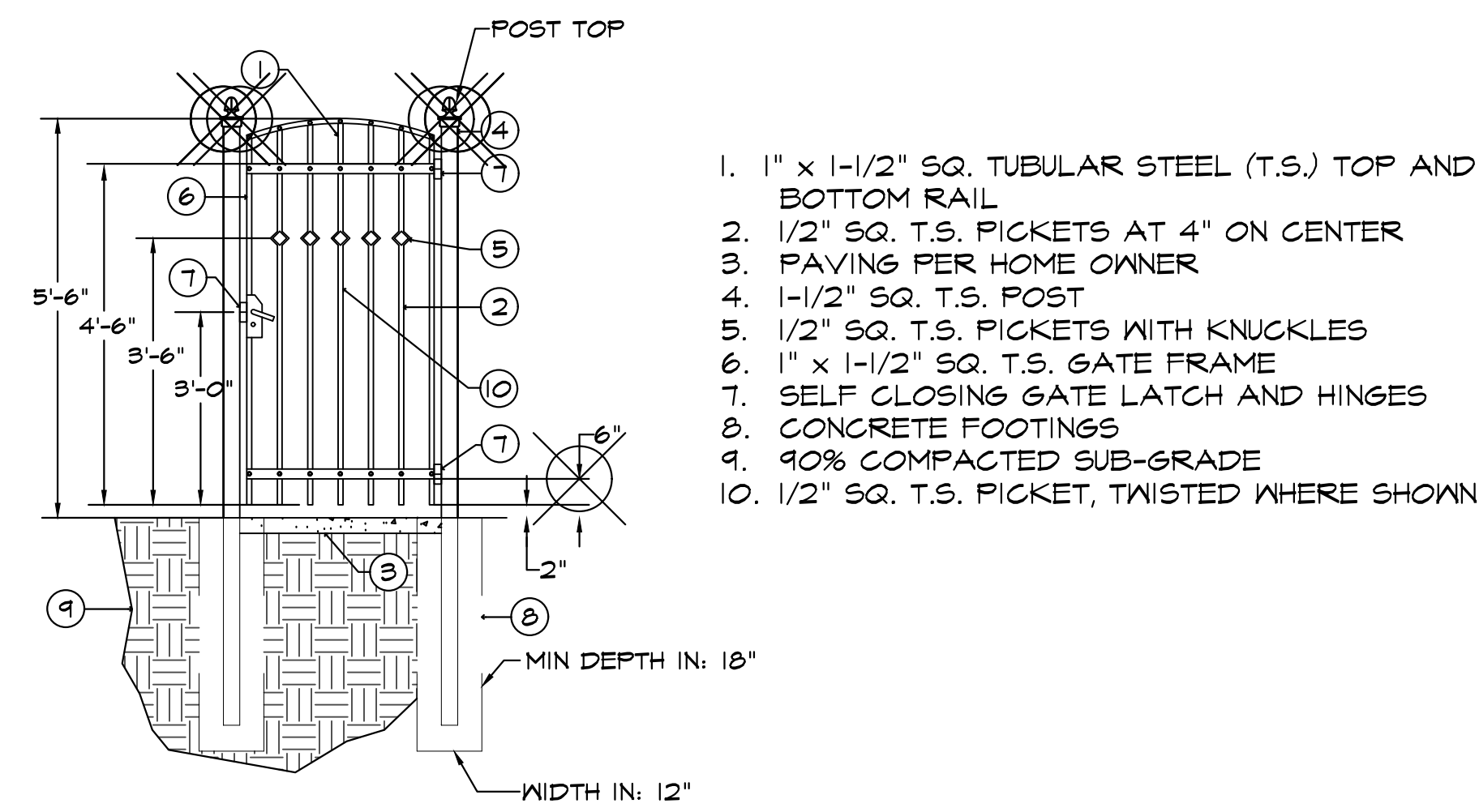
PRECAST CONCRETE PAVER STEPS

NOT TO SCALE



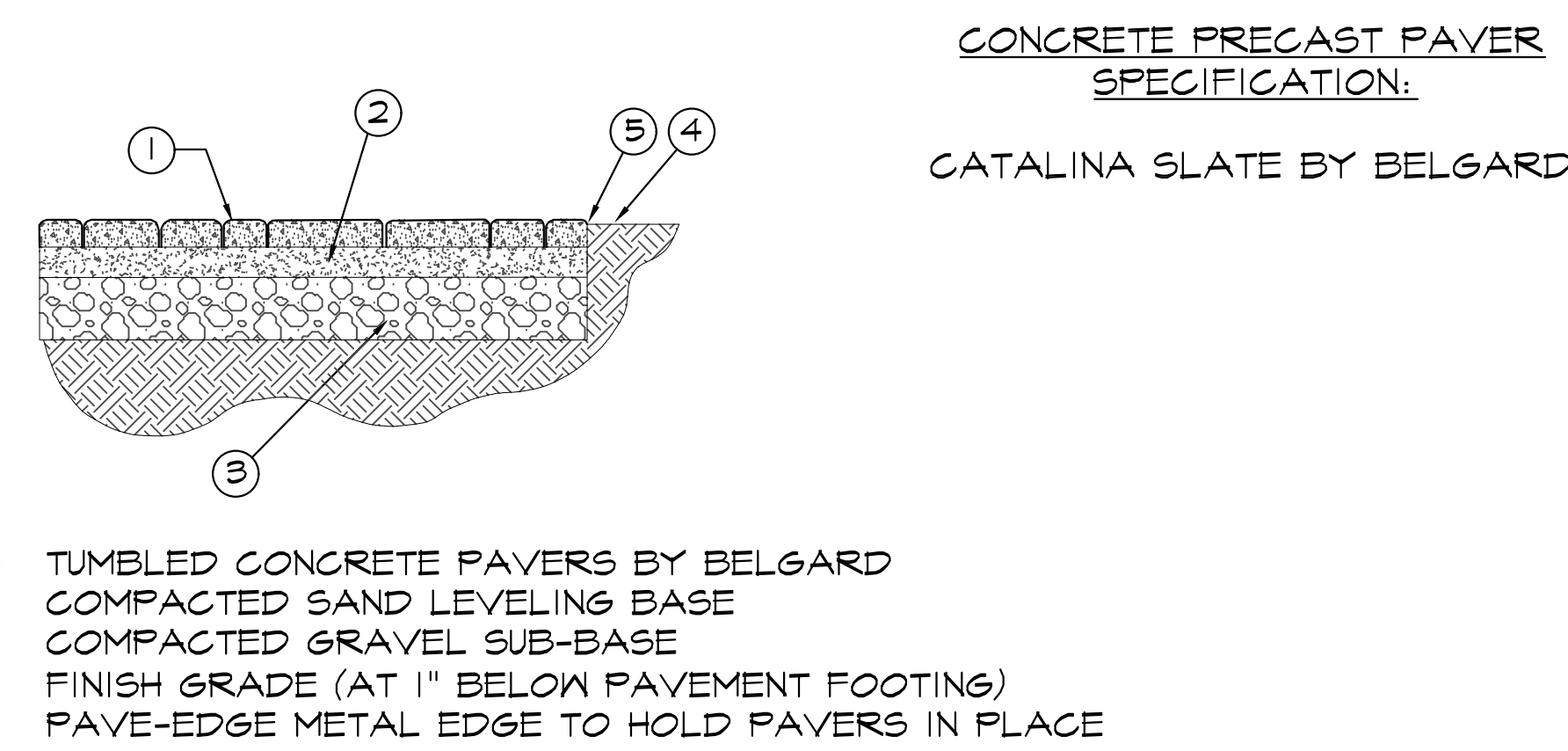
DECOMPOSED GRANITE PATH

NOT TO SCALE



ORNAMENTAL IRON GATE

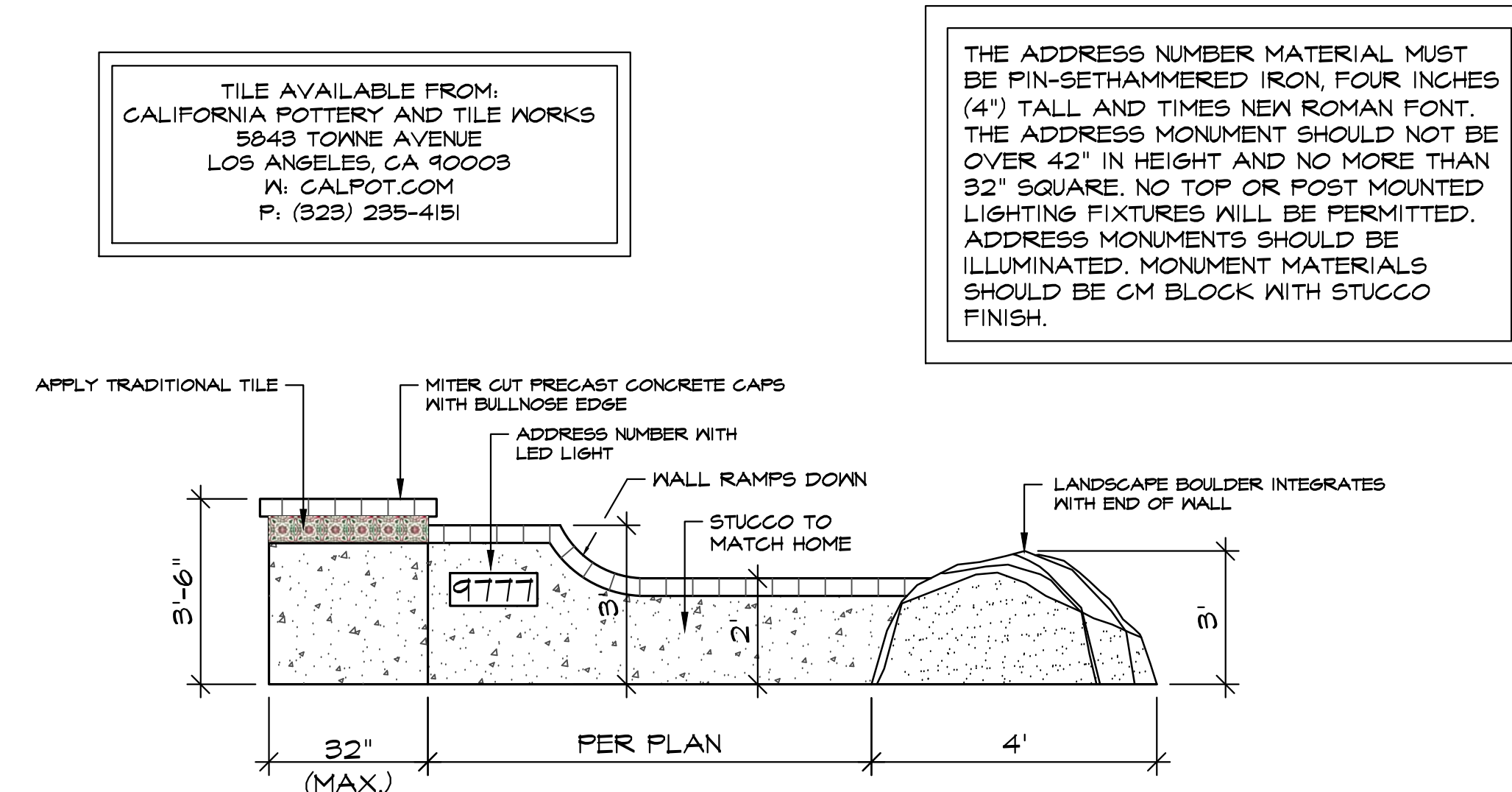
NOT TO SCALE



- 1. TUMBLED CONCRETE PAVERS BY BELGARD
- 2. COMPACTED SAND LEVELING BASE
- 3. COMPACTED GRAVEL SUB-BASE
- 4. FINISH GRADE (AT 1" BELOW PAVEMENT FOOTING)
- 5. PAVE-EDGE METAL EDGE TO HOLD PAVERS IN PLACE

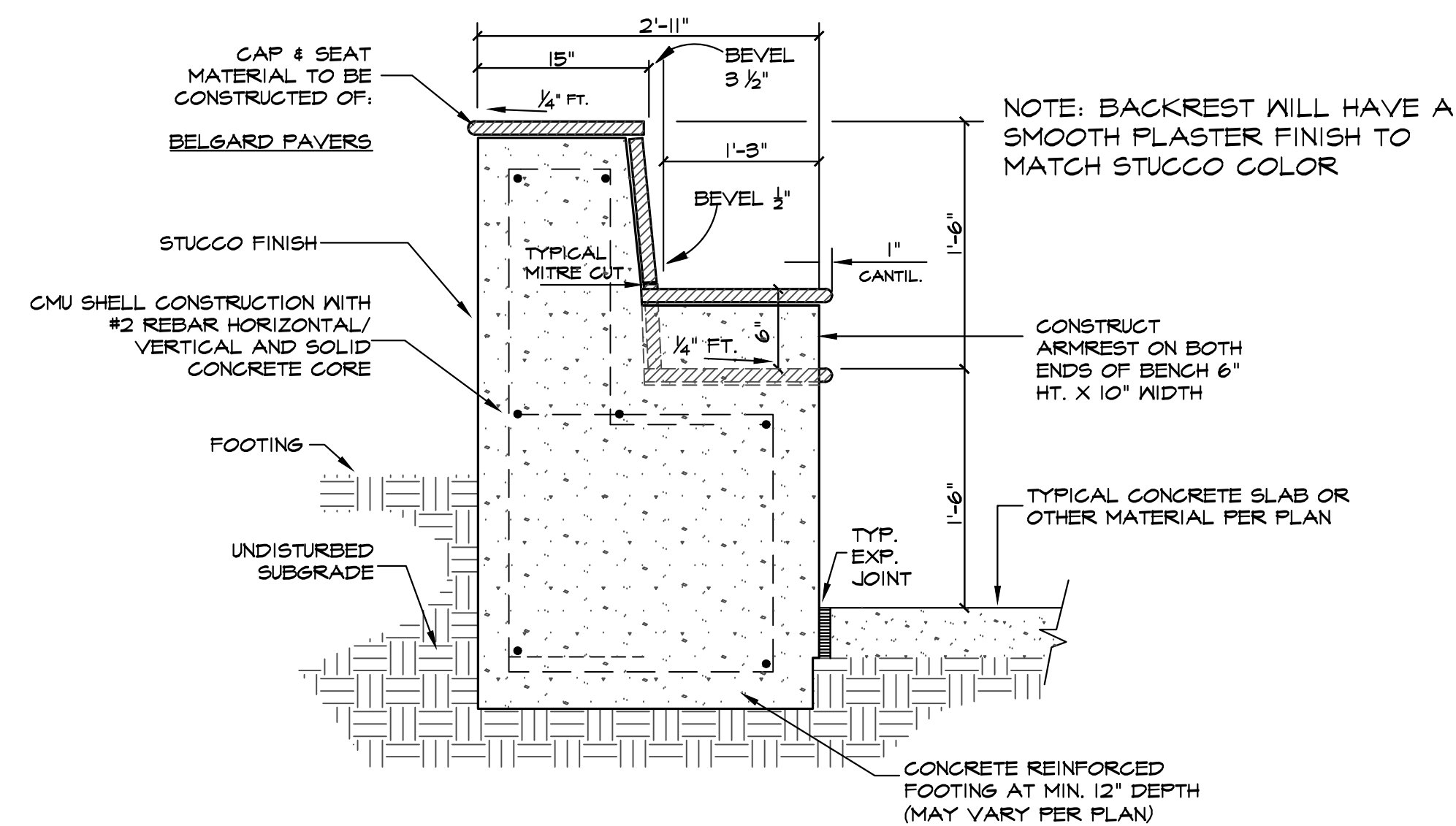
CONCRETE PAVERS

NOT TO SCALE



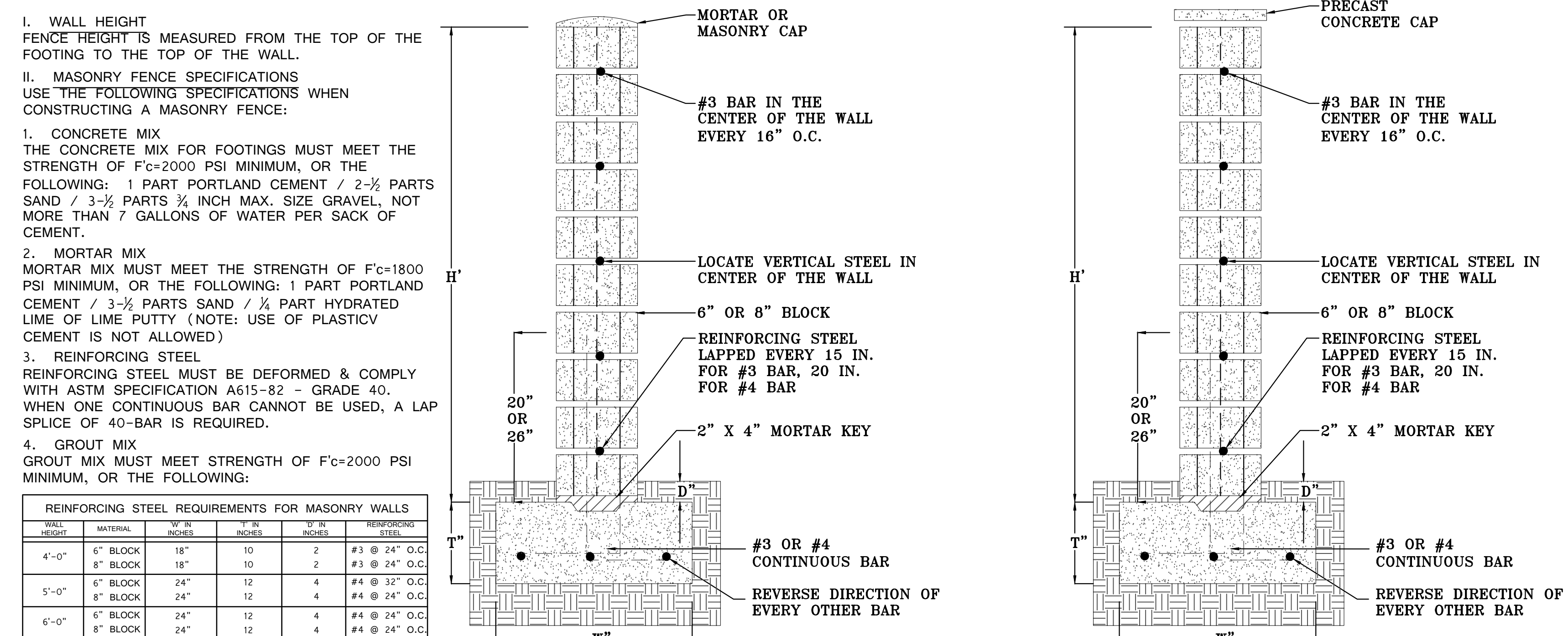
ENTRY MONUMENT DETAIL/ ELEVATION

NOT TO SCALE



MASONRY SEATWALL WITH BACKREST

NOT TO SCALE



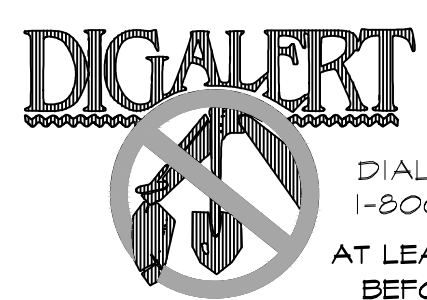
WALL HEIGHT	MATERIAL	NO. IN ROWS	NO. IN PILES	NO. IN REINFORCING STEEL
4'-0"	6" BLOCK	18"	10	2 #3 @ 24" O.C.
	8" BLOCK	18"	10	2 #3 @ 24" O.C.
5'-0"	6" BLOCK	24"	12	4 #4 @ 24" O.C.
	8" BLOCK	24"	12	4 #4 @ 24" O.C.
6'-0"	6" BLOCK	24"	12	4 #4 @ 24" O.C.
	8" BLOCK	24"	12	4 #4 @ 24" O.C.

**FREESTANDING MASONRY WALL
SAN DIEGO COUNTY REGIONAL STANDARDS**

NOT TO SCALE

**SITE
DETAILS**

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



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

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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REFERABLE ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT P.L.A. 9338 MAY BE REACHED AT:
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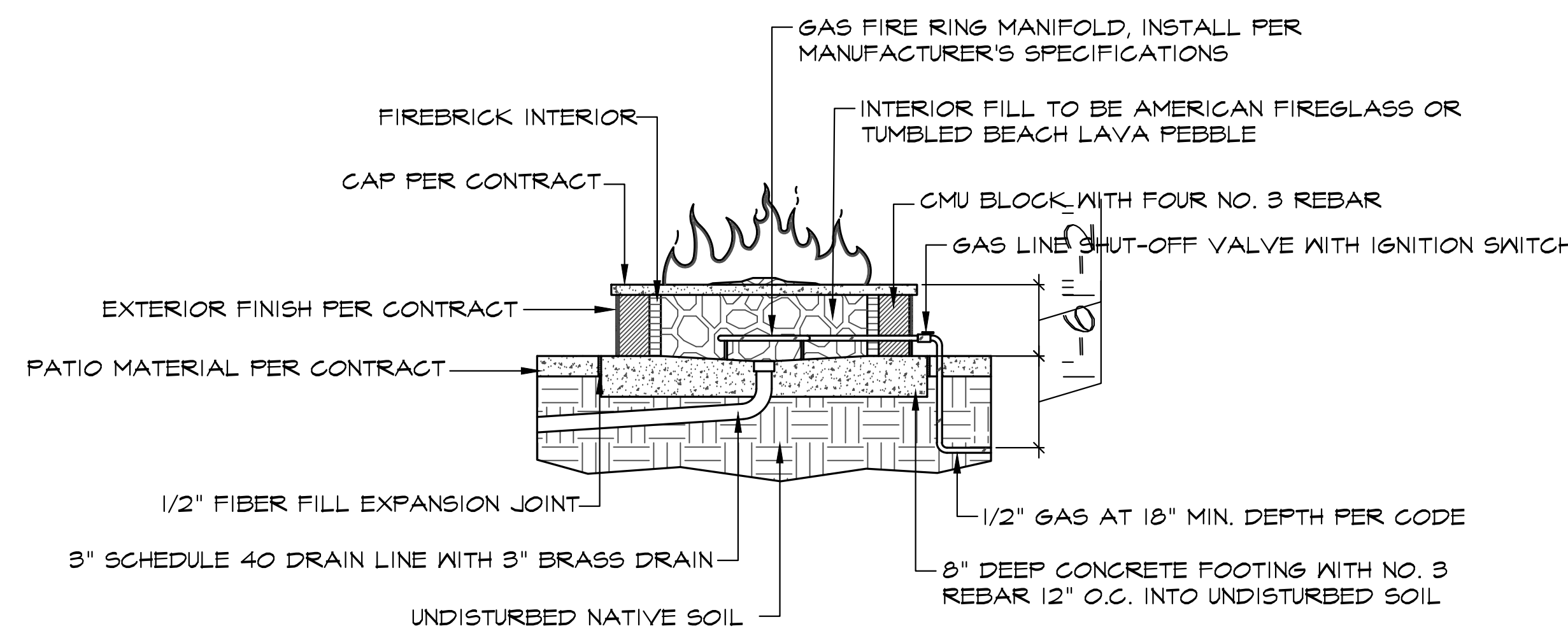
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06/27/2016
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JOB NAME
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SHEET
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SHEETS

APN: 396-250-14-00

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FIRE PIT SPECIFICATIONS

1. CONTRACTOR TO BID RAISED MASONRY FIRE PIT AS A SEPARATE OPTION, PROVIDE OWNER WITH ESTIMATE.
2. VERIFY POINT OF CONNECTION FOR 1/2" GAS LINE AND CONNECT GASLINE TO SHUT OFF VALVE LOCATED AT A CONVENIENT LOCATION, FOR OWNER OPERATION.
3. PROVIDE PERMIT (APPROVAL) FOR GAS LINE, PER CITY CODE.
4. 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:
ESCONDIDO 760-480-9696
SANTEE 619-448-2240
ENCINITAS 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 SD&E P.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.

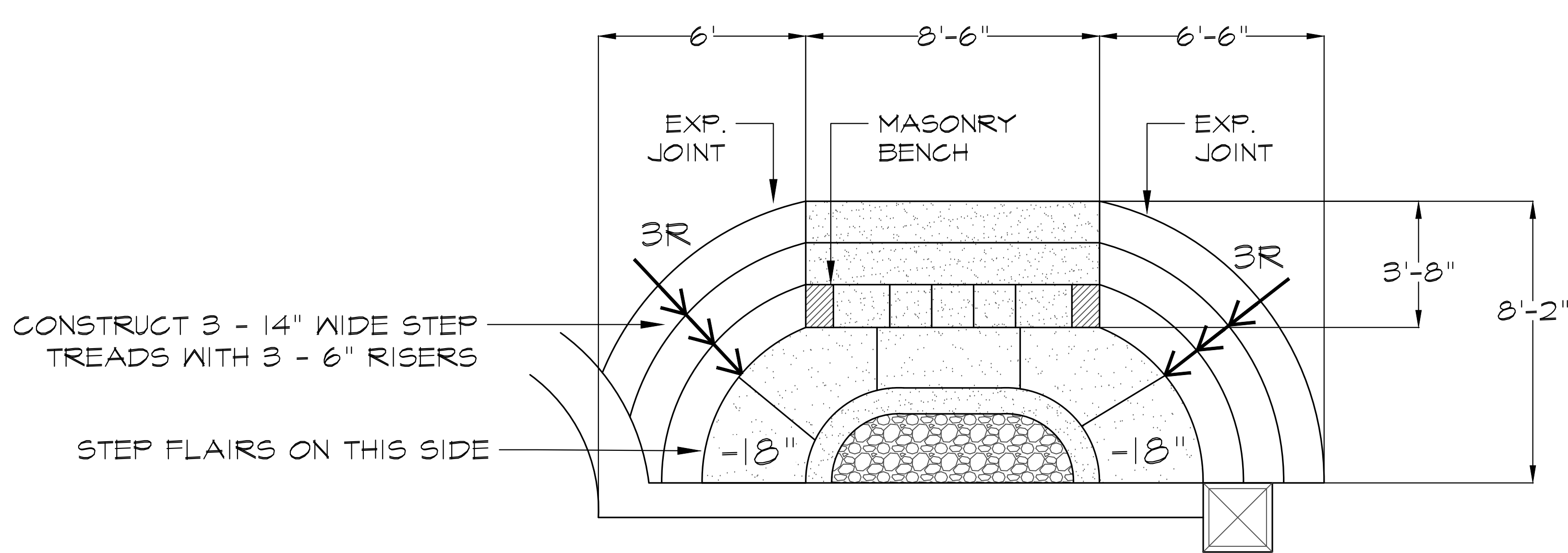


**OPTION 1:
AMERICAN FIREGLASS**
VENDOR:
KRC ROCK
100 NORTH TWIN OAKS VALLEY ROAD
SAN MARCOS, CA 92069
P: (760) 744-1036
M: KRCROCK.COM
W: AMERICANFIREGLASS.COM

**OPTION 2:
TUMBLER BEACH LAVA PEBBLE**
VENDOR:
MODERN BUILDERS SUPPLY
825 GRAND AVENUE
SAN MARCOS, CA 92078
P: (760) 591-4570
W: MODERNBUILDERS.NET

**MASONRY FIRE PIT DETAIL -
NATURAL GAS**

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



SUNKEN FIRE PIT PLAN

SCALE: 3/8" = 1'-0"

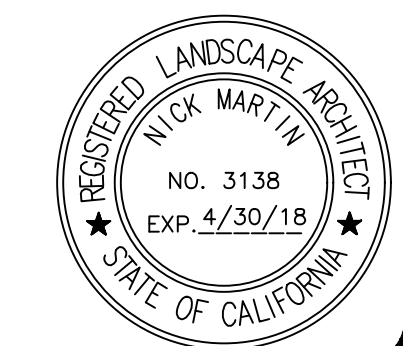
**SITE
DETAILS**

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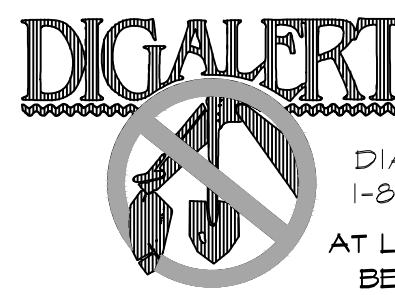
NICK MARTIN
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3173 Willow Tree Lane
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Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



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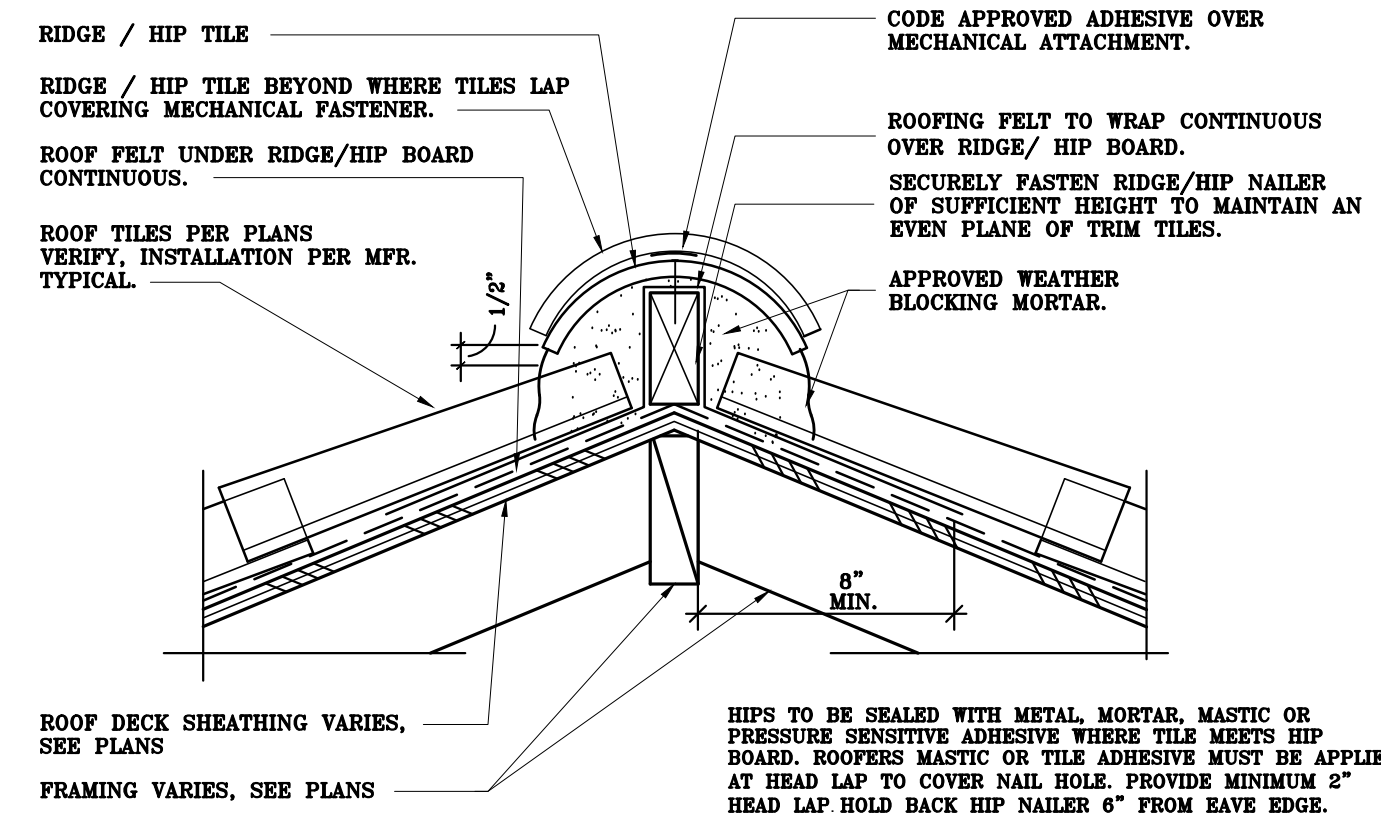
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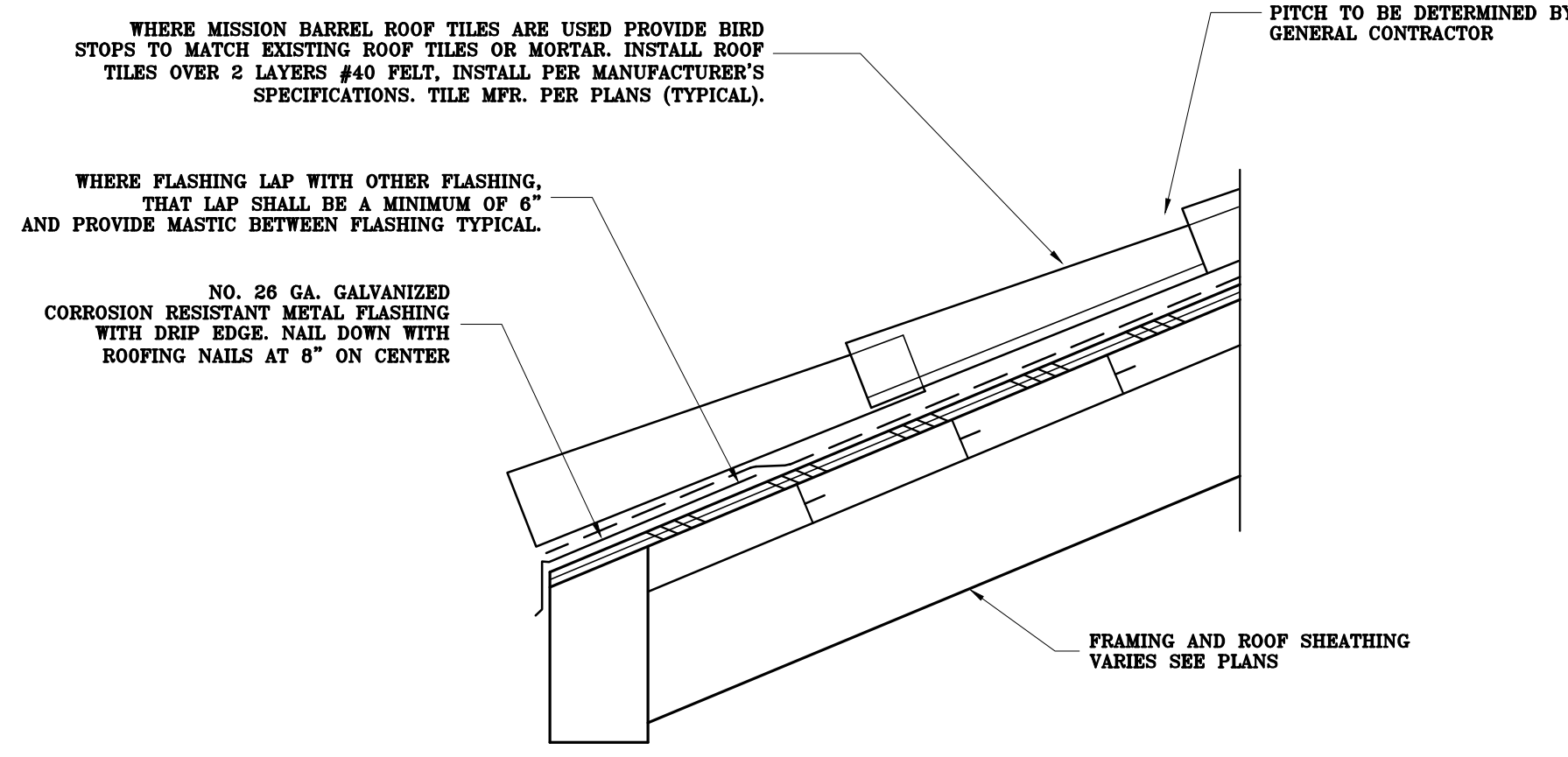
NOTE: TILE ROOF SPECIFICATION TO MATCH HOME AND TO BE PROVIDED BY THE OWNER.



1 TYPICAL RIDGE / HIP

SCALE: 2" = 1'-0"

NOTE: INSTALL ALL ROOF TILES AND FLASHING PER MANUFACTURER'S SPECIFICATIONS.



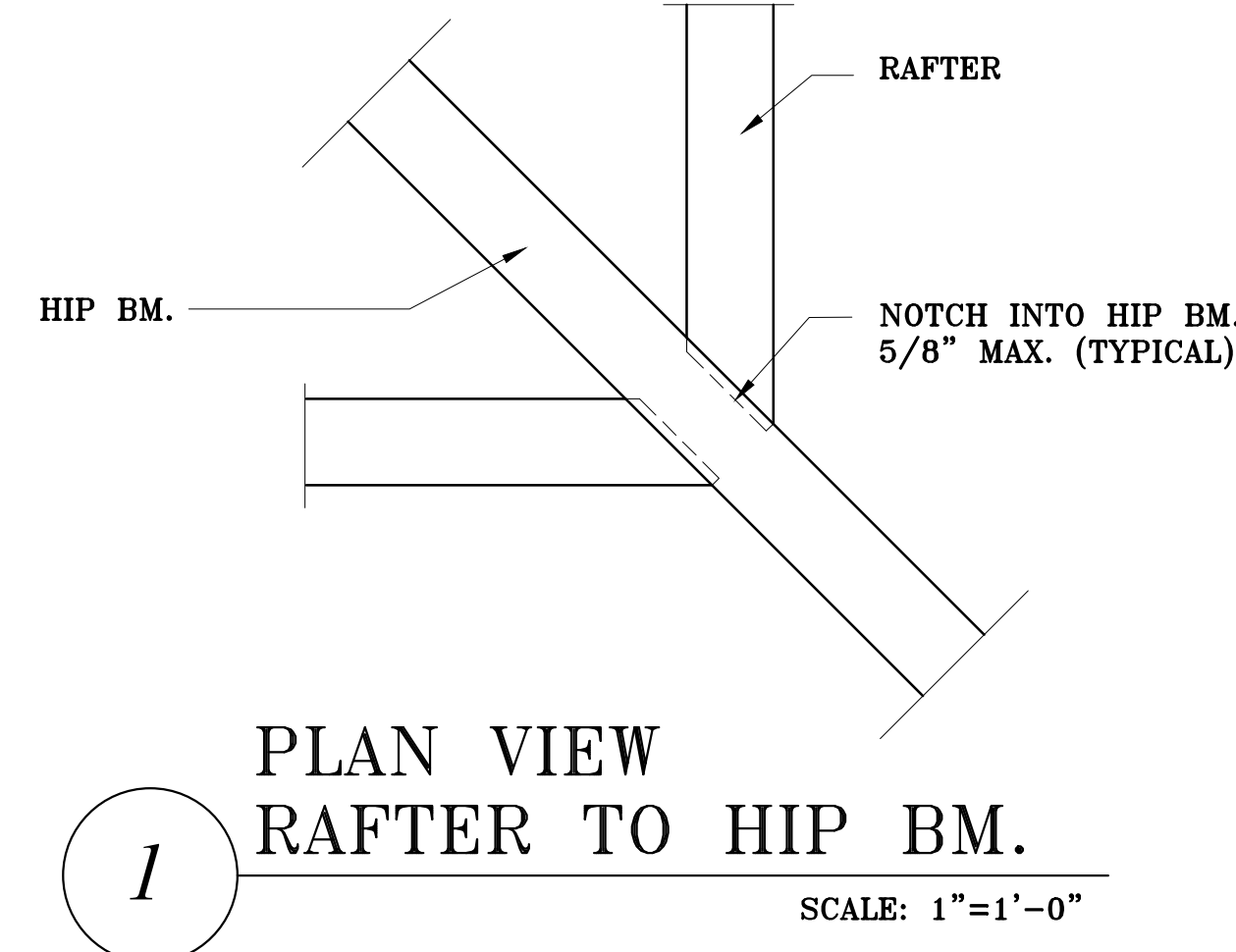
2 TYPICAL EAVE

SCALE: 2" = 1'-0"

GENERAL DISCLAIMER NOTE FOR CABANA BUILDING STRUCTURE CONCEPTUAL LANDSCAPE PLANS

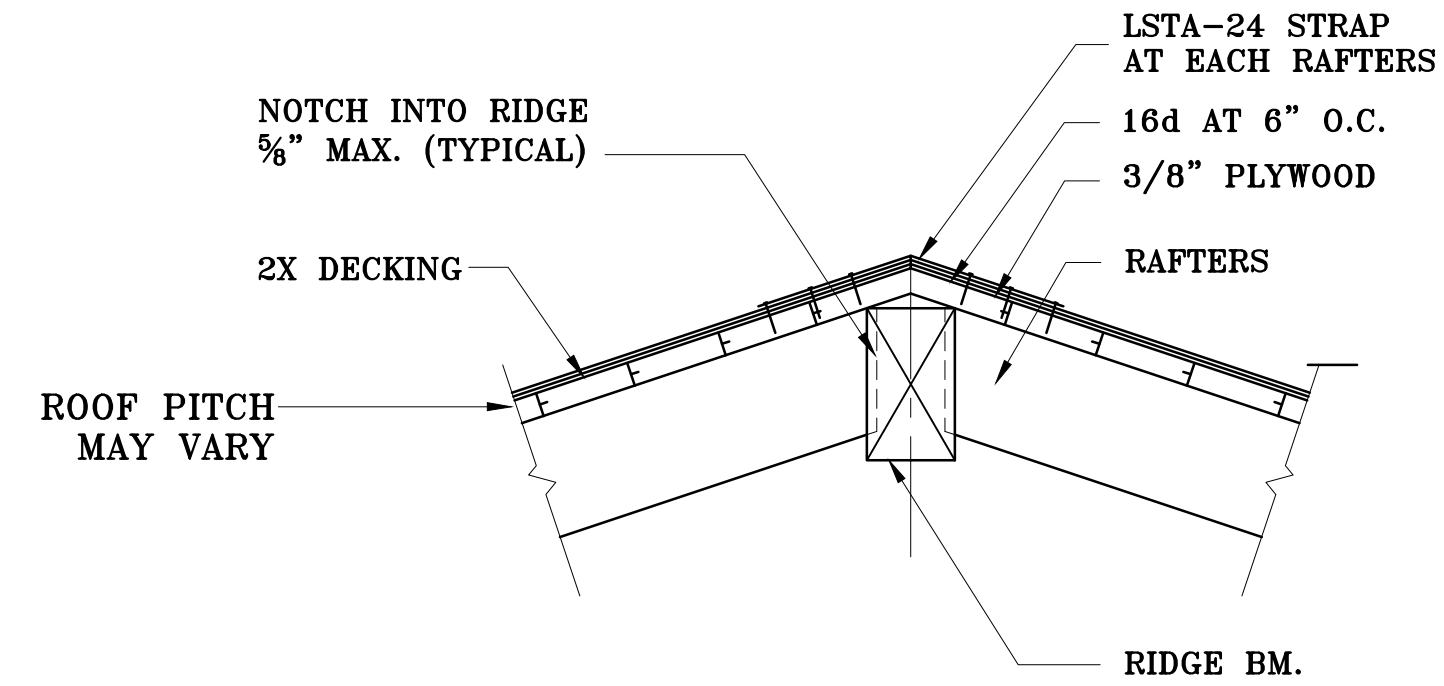
PLEASE BE ADVISED THAT THE CABANA STRUCTURE INDICATED ON THE LANDSCAPE PLANS WITH RELATED DETAILS ARE "CONCEPTUAL" ONLY AND ARE TO BE USED FOR THE PURPOSE OF REVIEWING GENERAL DESIGN FEATURES AND FOR PRELIMINARY ESTIMATE INFORMATION ONLY. THE CABANA CONCEPTUAL PLANS MUST BE REVIEWED, MODIFIED, AMENDED AND CERTIFIED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. THIS WILL REQUIRE A SOILS REPORT BY A GEOTECHNICAL COMPANY. THE GENERAL CONTRACTOR OF RECORD WILL ALSO BE REQUIRED TO REVIEW ALL PLANS AND STRUCTURAL ENGINEERING REPORTS PRIOR TO SUBMITTING PLANS TO THE S.D. COUNTY BUILDING DEPARTMENT. A FULL SET OF COMPREHENSIVE CONSTRUCTION DOCUMENTS WILL BE REQUIRED FOR PERMITTING WITH THE COUNTY OF SAN DIEGO. CONSTRUCTION DOCUMENTS WILL ALSO REQUIRE PERMIT PROCESSING THROUGH THE FIRE MARSHAL. THE LANDSCAPE PLANS ARE NOT INTENDED TO PROVIDE A FULL SCOPE OF INFORMATION, DETAILS AND SPECIFICATIONS THAT WILL BE REQUIRED FOR PERMITTING. THE OWNER WILL BE REQUIRED TO FORM SEPARATE CONTRACTS WITH THE STRUCTURAL ENGINEER, GENERAL CONTRACTOR AND/OR BUILDING ARCHITECT FOR THIS PURPOSE.

NOTE: TYPICAL ROOF SHEATHING TO BE A MINIMUM 3/8" THICK, STD. GRADE (CDX), 24/0, B.N. AND E.N. WITH 8d NAILS AT 6" O.C. F.N. WITH 8d AT 12" O.C., USE SHORT NAILS. INSTALL OVER 2x T & G SHEATHING.



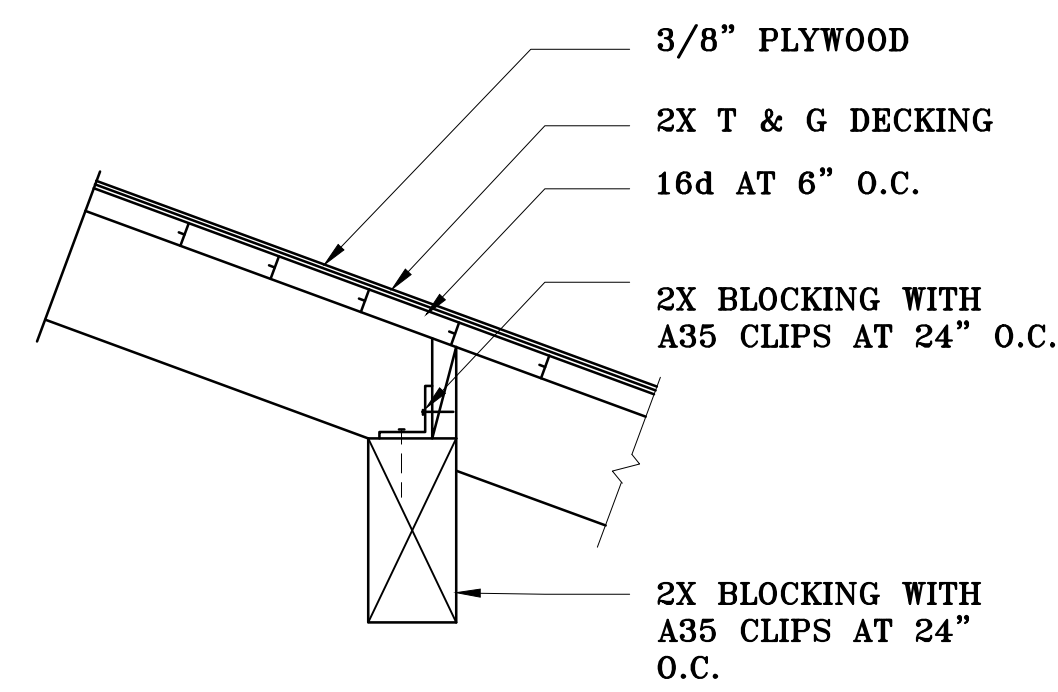
1 PLAN VIEW RAFTER TO HIP BM.

SCALE: 1" = 1'-0"



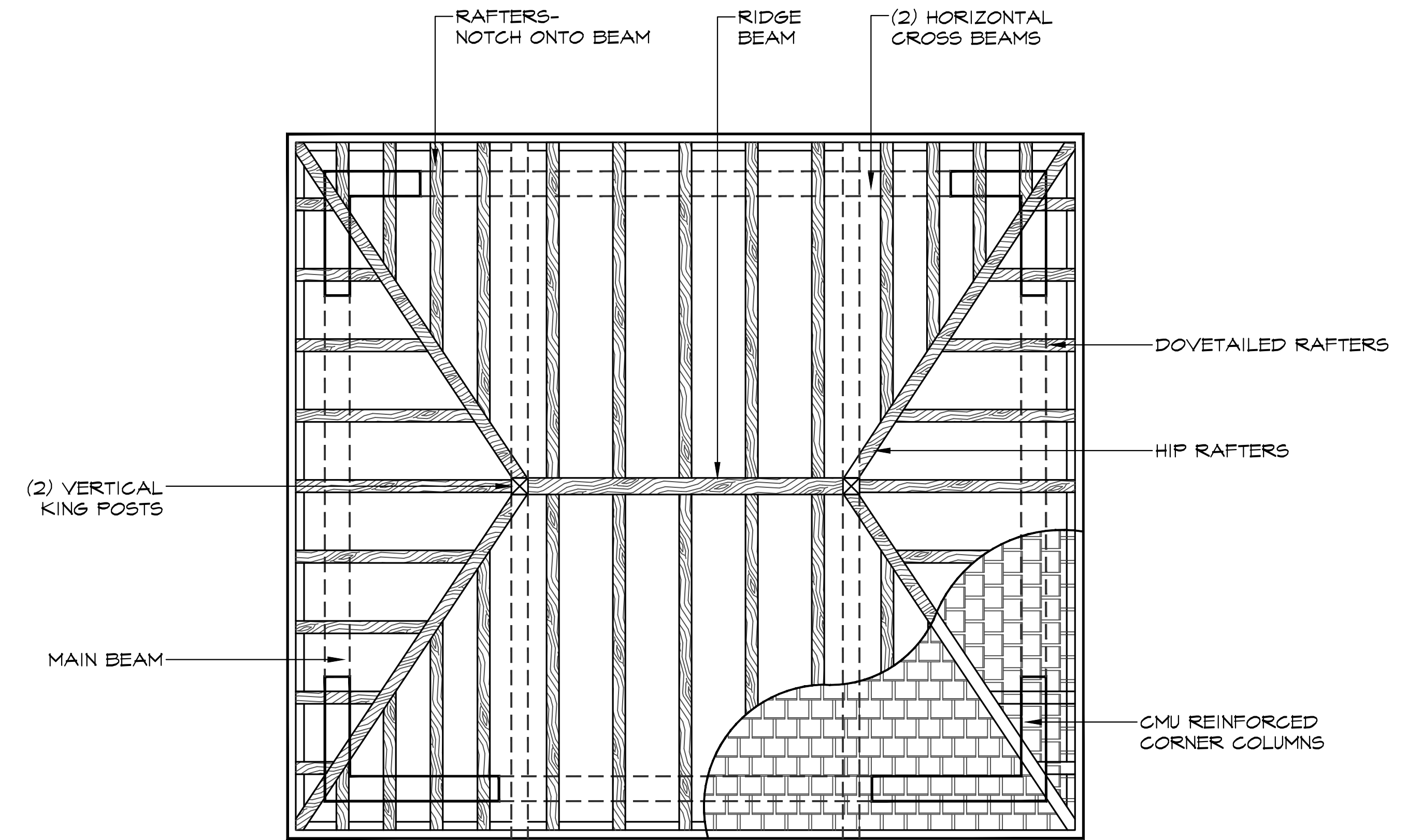
2 RIDGE

SCALE: 1" = 1'-0"



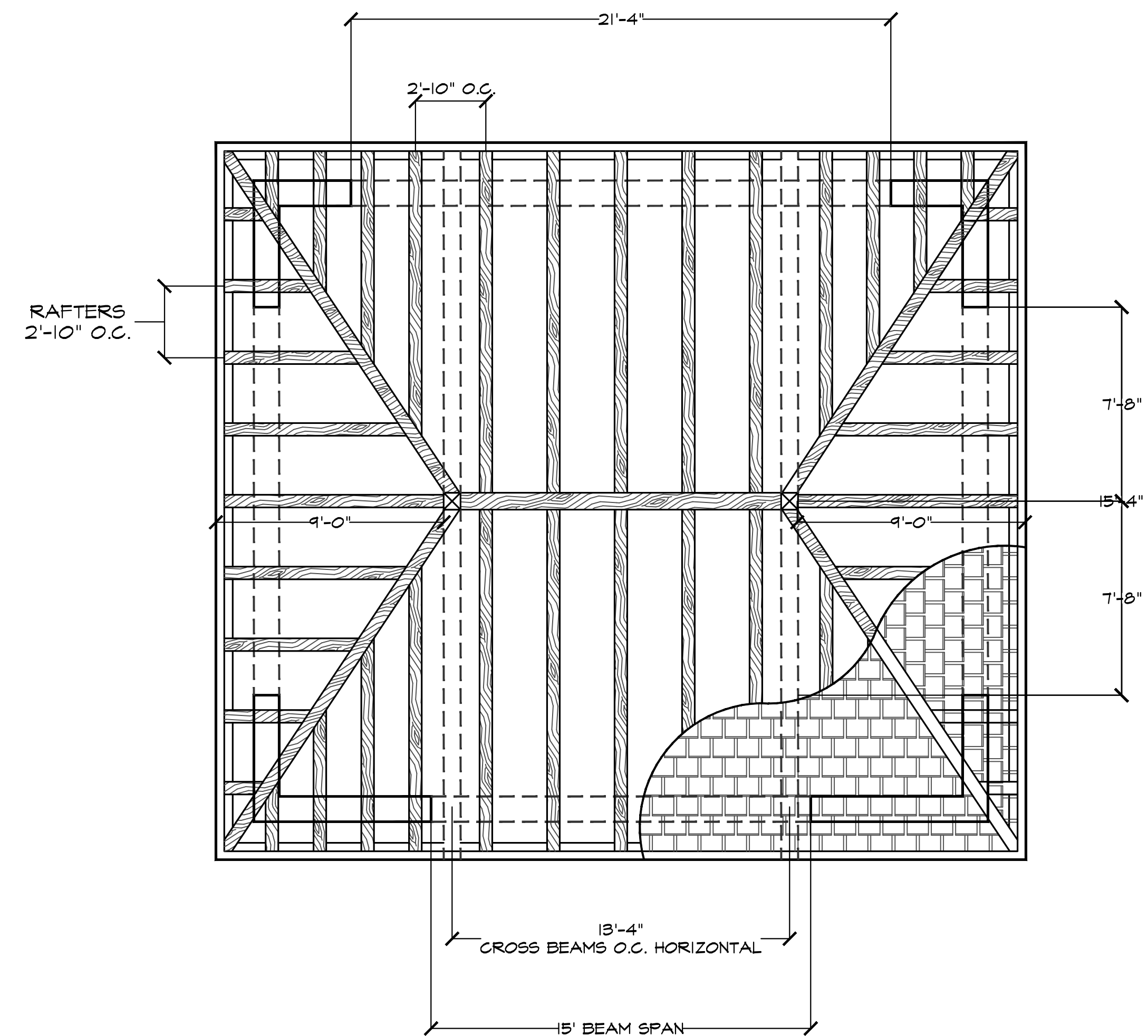
3 RFT TO BM.

SCALE: 1" = 1'-0"



CABANA ROOF- LAYOUT PLAN

NOT TO SCALE



CABANA ROOF- DIMENSION PLAN

NOT TO SCALE

PATIO COVER
DETAILS

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



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DATE 06/27/2016
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14 OF SHEETS



APN: 396-250-14-00

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NOTE TO CONTRACTOR
THIS PLAN IS DIAGNOSTIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.
MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT: NICK MARTIN MAY BE REACHED AT: (760) 533-1717.

**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

PATIO COVER SPECIFICATIONS

NOTE: CONTRACTOR SHALL PROVIDE A COMPLETE ESTIMATE FOR PATIO COVER MEETING THE FOLLOWING SPECIFICATIONS:

- ROUGH AREA DIMENSIONS INCLUDING CANTILEVER: REFER TO ENLARGEMENT PLAN
 - CANTILEVER PAST BEAM: PER PLAN
 - DESCRIPTION: FREESTANDING ATTACHED TO BUILDING
 - LUMBER TYPE: DOUGLAS FIR #1 GRADE
(LUMBER TO BE ROUGH SAWN UNLESS OTHERWISE INDICATED)
 - CONCRETE FOOTING DIMENSIONS: PER FOOTING DETAIL
 - LISTING OF LUMBER DIMENSIONS:
- | MEMBER | DIMENSION | CONNECTOR |
|---|-----------|---------------------------------|
| CMU L-SHAPED COLUMNS WITH CONCRETE FOOTINGS | PER PLAN | PER ENGINEER'S REPORT AND PLANS |
| BEAMS | 6" X 12" | PER ENGINEER'S REPORT AND PLANS |
| RIDGE BEAM | 6" X 12" | PER ENGINEER'S REPORT AND PLANS |
| RAFTERS | 4" X 8" | PER ENGINEER'S REPORT AND PLANS |
| HIP & RAFTER | 4" X 8" | PER ENGINEER'S REPORT AND PLANS |

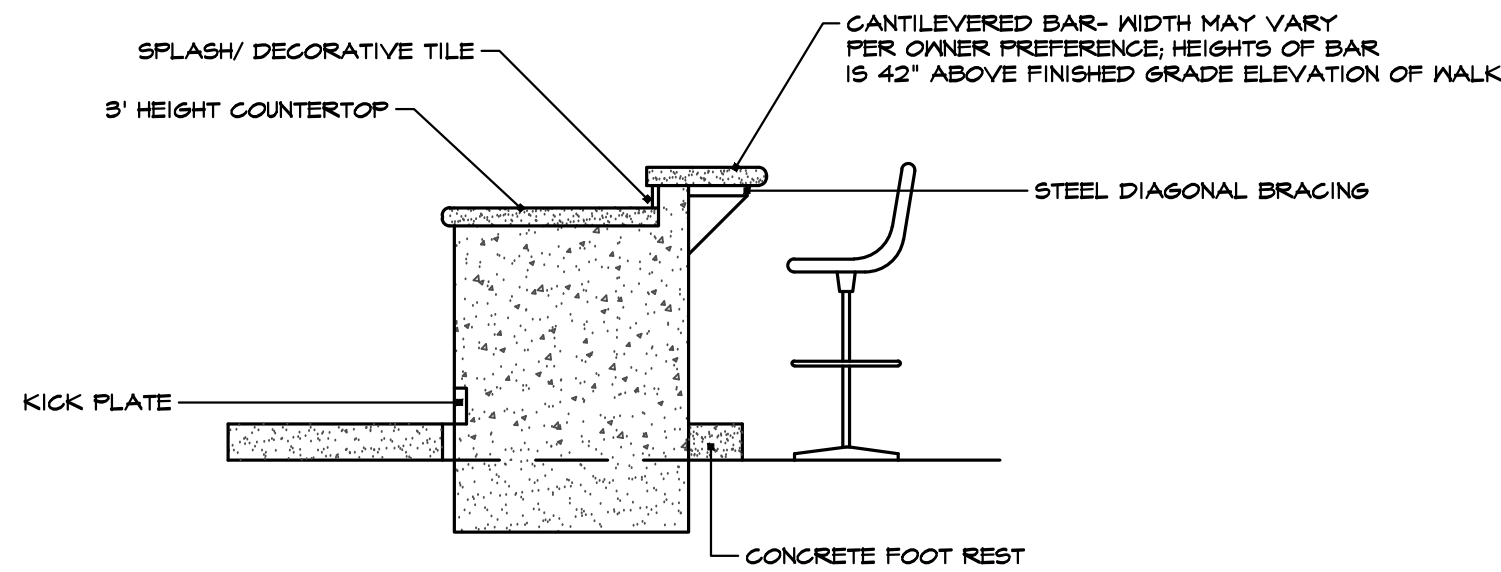
- ALL CONNECTORS SHALL BE 'SIMPSON' AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
- ALL NAILS, BOLTS, AND WASHERS TO BE HOT DIPPED GALVANIZED. COUNTERSINK ALL BOLTS.
- RAFTERS WITH DIMENSIONS 4X AND LARGER, SHALL BE INDIVIDUALLY NOTCHED TO REST ON BEAMS. (NOTCH DEPTH AT 3/4" MINIMUM)
- ALL POST BASES TO INCLUDE 2X MITRE BOXES AS DECORATIVE TRIM.
- PAINT ALL LUMBER PRIOR TO CONSTRUCTION. PAINT TO INCLUDE PRIMER AND FINISH COAT(S) (COLOR TO APPROVED BY OWNER).
- APPROVED PAINT COLOR TO BE IN CONFORMANCE WITH HOMEOWNER'S ASSOCIATION (CC&R's) STANDARDS.
- INSTALL OVERHEAD FLOODLIGHT FIXTURES INTO OVERHEAD RAFTER STRUCTURE WITH APPROPRIATE SPACING FOR COMPLETE ILLUMINATION OF PATIO.
- PROVIDE 12 VOLT WIRE INSTALLATIONS AND CONNECT TO TRANSFORMER WITH UNDERGROUND 12-2 COPPER WIRE IN SCH. 40 CONDUIT UNDER ALL CONCRETE PAVING.
- PROVIDE OPTION FOR 120 VOLT FLOOD LIGHTING AND CONNECTION TO MANUAL SWITCH INSIDE HOME AT OWNER APPROVED LOCATION. INCLUDE DIMMER SWITCH.
- PROVIDE OPTION (ESTIMATE) FOR STEREO SPEAKER INSTALLATION TO BE WIRED INTO PATIO COVER.
- PROVIDE DECORATIVE END CUTS TO ALL BEAMS AND RAFTER AS INDICATED PER PLANS.
- CERTIFIED ELECTRICIAN TO APPROVE ALL CODE ELECTRICAL WORK INCLUDING WIRING, SWITCHES, ELECTRICAL OUTLETS, AND TO SIGN OFF ON ALL ELECTRICAL PERMITS.
- WORK AREA TO BE FREE OF ALL HAZARDOUS MATERIALS, INCLUDING NAILS AND DEBRIS WHICH MIGHT BE INJURIOUS.
- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS FOR CONSTRUCTION THROUGH THE PERTINENT MUNICIPAL BUILDING DEPARTMENT.
- IN CASE OF MORE THAN ONE PATIO COVER, OWNER TO BE PROVIDED WITH SEPARATE ESTIMATES.
- CONTRACTOR TO VERIFY ALL SETBACKS DURING PERMITTING PROCESS AND PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PLACE SEVERAL BATTENS ABOVE POSTS TO SHOW OWNER THE AMOUNT OF SHADE THAT CAN BE EXPECTED FOR SELF SPACING. IF OWNER REQUESTS TO TIGHTEN OR WIDEN SPACING, OWNER TO SIGN A CHANGE ORDER IF MORE MATERIAL/ LABOR IS REQUIRED.

SUPPLIER LIST NOTE: BOX CHECK INDICATES RECOMMENDED SUPPLIER FOR THIS PROJECT

<input checked="" type="checkbox"/>	DIXIELINE LUMBER	ESCONDIDO	760-745-7271
<input checked="" type="checkbox"/>	J & W REDWOOD	POWAY	619-486-6333
<input checked="" type="checkbox"/>	PINE TREE LUMBER	ESCONDIDO	760-745-8800
		ESCONDIDO	760-745-0411

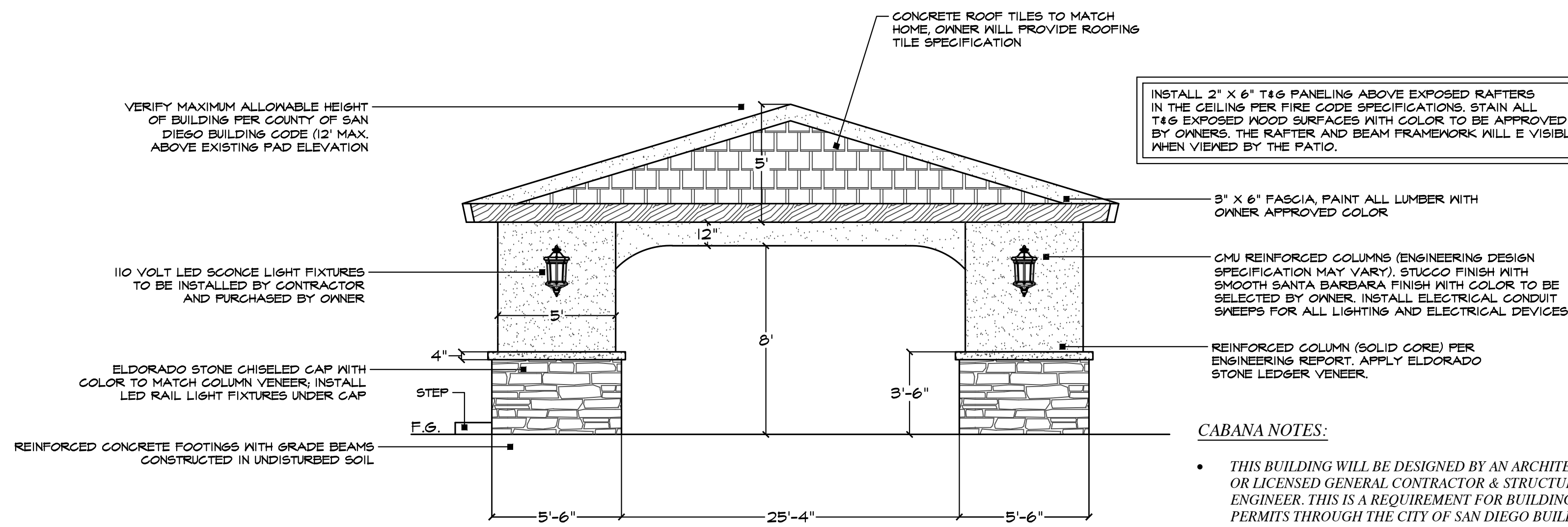
GENERAL NOTES:

- INSTALL GUTTERS AND DOWNSPOUTS ON THIS BUILDING. CONNECT TO UNDERGROUND DRAINAGE SYSTEM PER PLAN.
- ELDORADO STONE VENEER WITH CAP WRAPPED ALL AROUND COLUMN.
- THIS BUILDING WILL REQUIRE FULL CALCULATIONS AND STRUCTURAL DESIGN WITH WORKING DETAILS FROM A LICENSED CIVIL OR STRUCTURAL ENGINEER
- THIS WILL BUILDING WILL BE DESIGNED AND CONSTRUCTED AS A ONE HOUR FIRE RATED STRUCTURE IN CONFORMANCE WITH FIRE DEPARTMENT ORDINANCE FOR SAN DIEGO COUNTY.



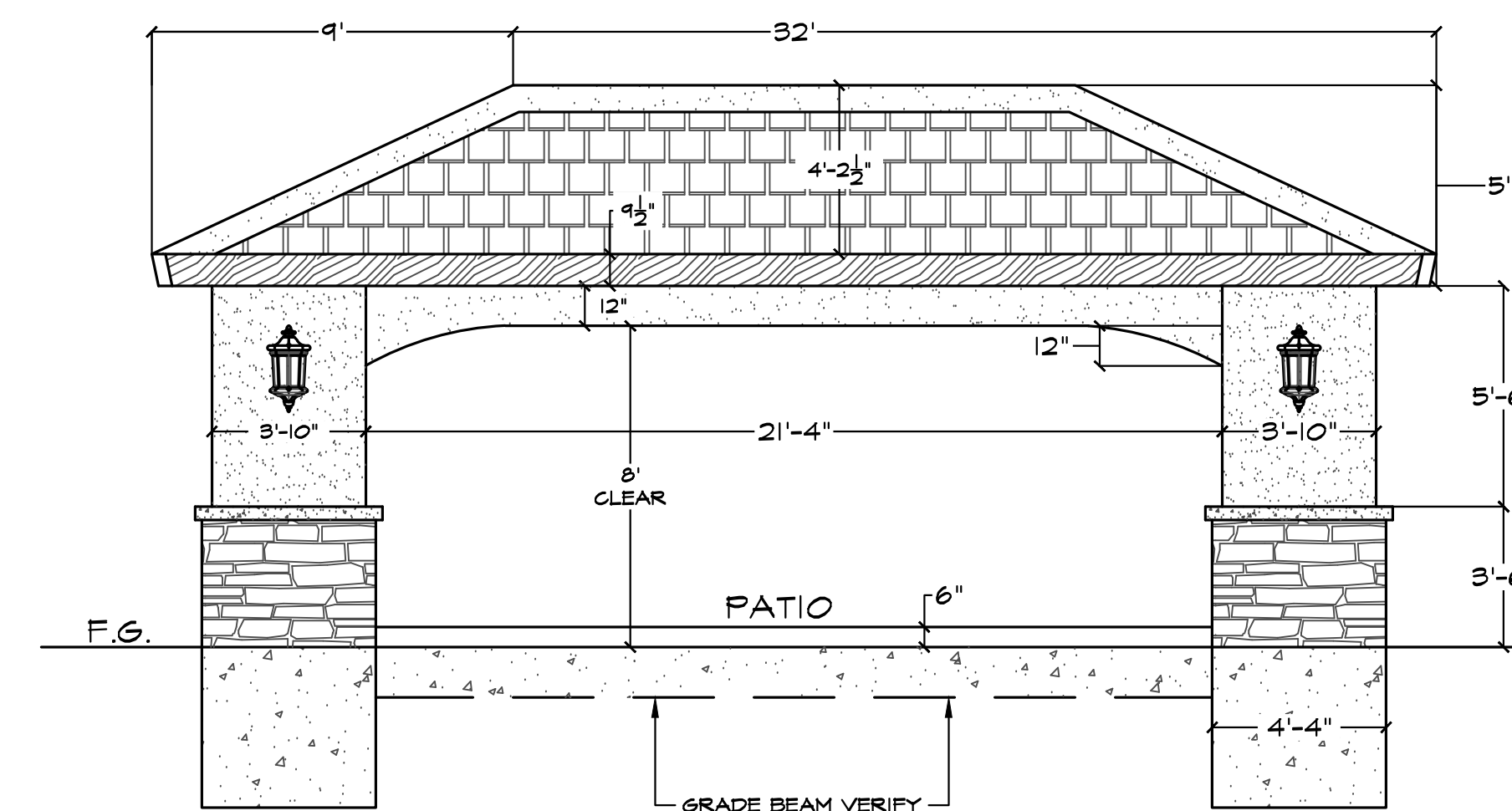
**CANTILEVERED BAR
ELEVATION VIEW**

NOT TO SCALE



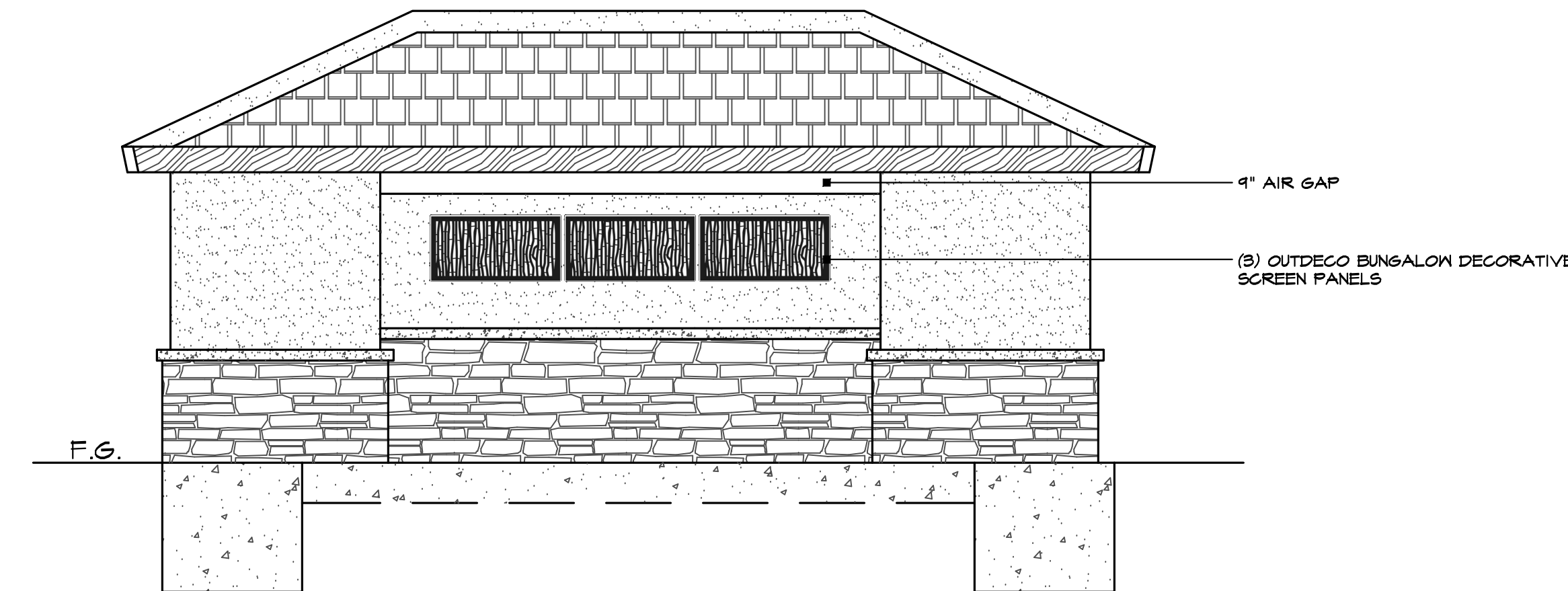
**NORTH ELEVATION
CONCEPTUAL PLAN**

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



**EAST ELEVATION
CONCEPTUAL PLAN**

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

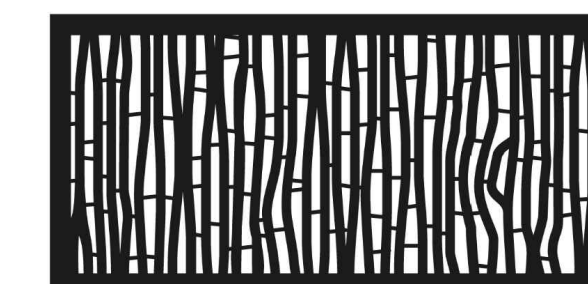


**CABANA CONCEPTUAL
WEST ELEVATION PLAN**

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



BUNGALOW IS A POPULAR CHOOSE IN OUR 80% PRIVACY BLOCK OUT OUTDOOR DECORATIVE SCREEN RANGE. ITS SLEANE BUT ORGANIC LANGUAGE HAS A VERY STRONG TIE TO THE NATURAL LANDSCAPE AND CAN COMPLEMENT YET SOFTEN VERTICAL STRUCTURE WITHIN A LANDSCAPE. AT 80% PRIVACY BLOCK OUT IT IS PERFECT FOR BOUNDARY SCREENING ON A FENCE OR WALL. GREAT FOR WALLING FEATURE AND MANY OTHER APPLICATIONS.



*PHOTOS FOR VISUAL REFERENCE ONLY. ADDITIONAL SCREEN OPTIONS AVAILABLE AT OUTDECO.COM

**OUTDECO SCREEN PANELS
AVAILABLE AT:**

OUTDECO USA
6300 YARROW DRIVE, SUITE 101
CARLSBAD, CA 92011
P: (760) 444-4193
E: INFO@OUTDECOUSA.COM
W: OUTDECO.COM

**OUTDECO OUTDOOR DECORATIVE SCREEN PANELS
BUNGALOW 80% (48" X 24")**

NOT TO SCALE

**PATIO COVER
DETAILS**

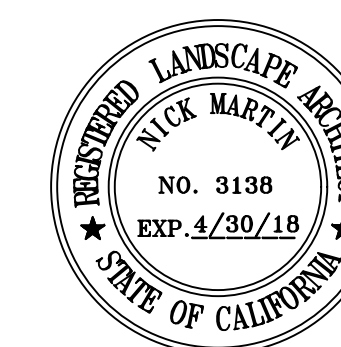
PROJECT NAME:

PHONE:

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Escondido, CA 92027
Cell: (760) 533-1717
E-mail: nick@nicklandscape.com



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