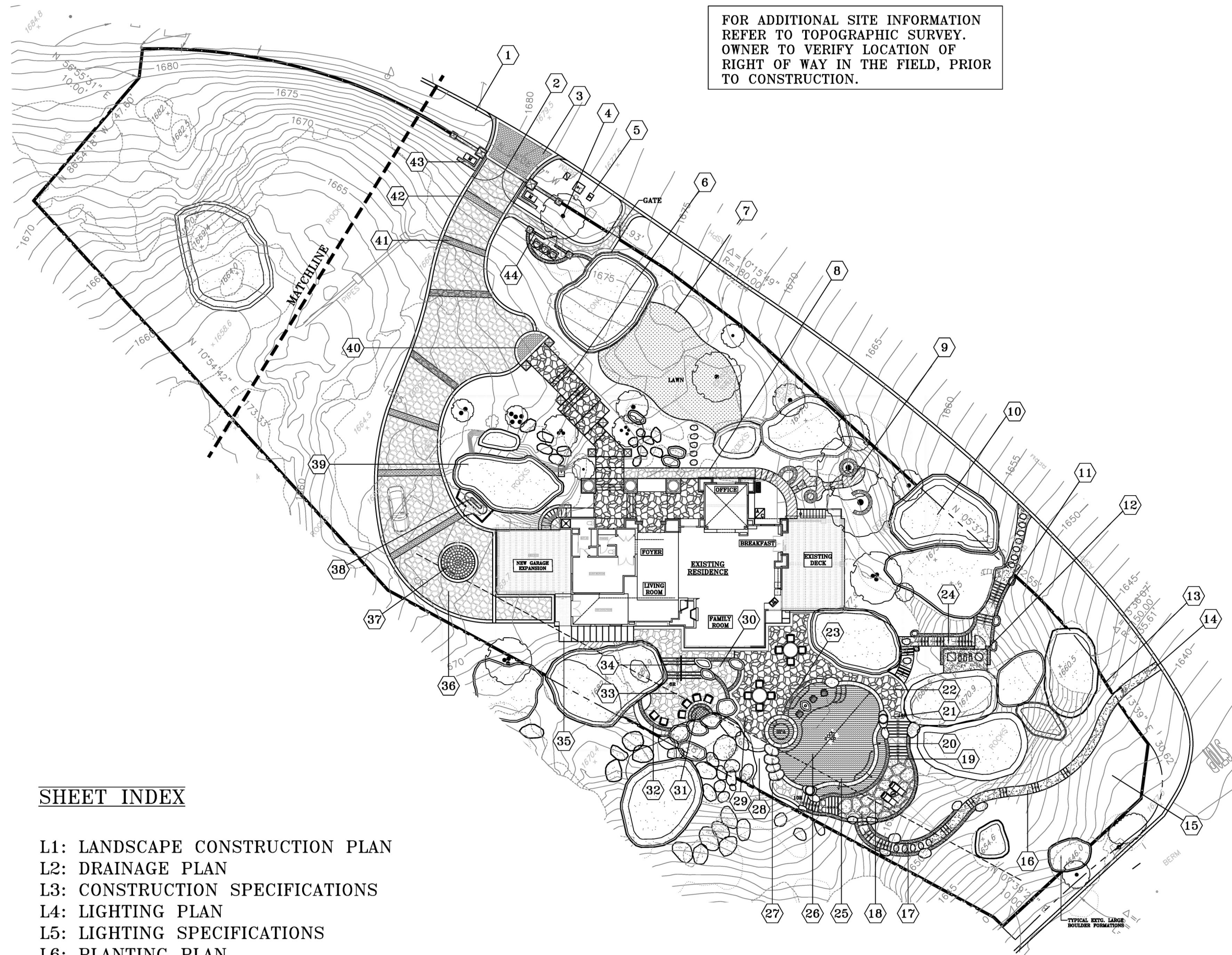


LANDSCAPE CONSTRUCTION PLAN NOTES

NOTE: CONSTRUCT 5' TURNING RADIUS AT EACH APRON CORNER (REQUIRED)

FOR ADDITIONAL SITE INFORMATION REFER TO TOPOGRAPHIC SURVEY. OWNER TO VERIFY LOCATION OF RIGHT OF WAY IN THE FIELD, PRIOR TO CONSTRUCTION.



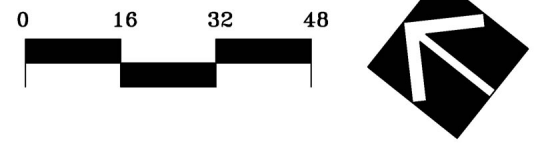
- 1) EXISTING STREET CURBING TO REMAIN.
- 2) AUTOMATIC ORNAMENTAL IRON DOUBLE GATES WILL SWING IN TOWARDS THE INTERIOR PROPERTY DUE TO THE SLOPE GRADIENT OF THE DRIVEWAY. OWNER TO SUBCONTRACT THE GATE AND EQUIPMENT UNDER A SEPARATE CONTRACT. THIS GATE WILL BE ACTIVATED BY REMOTE CONTROL. ELECTRICIAN TO INSTALL A MANUAL AUXILIARY SWITCH IN OWNER APPROVED LOCATION. NOTE: TWO 5 FT. 6 INCH HEIGHT REINFORCED MASONRY PILASTERS WITH CONCRETE FOOTINGS ARE TO BE CONSTRUCTED ON EACH SIDE OF THE GATED ENTRY. BOTH GATES TO ANCHOR BOLT INTO EACH PILASTER. DECORATIVE MASONRY WING WALLS WILL PARTIALLY SCREEN THE VIEWS OF THE TWO MOTOR ASSEMBLY UNITS.
- 3) CONSTRUCT NEW PRECAST PAVER BELGARD HOLLAND STONE DRIVEWAY APRON INSTALLED ON ROAD BASE (CAB). NOTE: THE APRON OF THIS DRIVEWAY MUST NOT BE INSTALLED ON A CONCRETE BASE DUE TO THE UTILITY RIGHT OF WAY. COLOR TO BE TOSCANA WITH BELLA COLORED 2 INCH WIDE BORDERS. OWNER TO APPROVE ALL PAVERS AND COLORS PRIOR TO MATERIALS ORDER AND DELIVERY. THIS SPECIFICATION WILL INCLUDE POLYMERIC SAND FILLED JOINTS WITH APPROVED MASONRY SEALER. THIS WILL BE TYPICAL FOR ALL PRECAST PAVER DRIVEWAY, WALKS AND OTHER AREAS. ALL PAVERS TO BE FINISH COATED WITH APPROVED SEALER. CONSTRUCT NEW NATIVE ROCK CURB FOR NEW PRECAST PAVER EDGING ON BOTH SIDES, PER COMMUNITY STANDARDS.
- 4) TYPICAL EXISTING SEMI MATURE TREE TO BE SAVED. REFER TO PLANTING PLANS FOR ADDITIONAL INFORMATION. THIS IS A JACARANDA TREE.
- 5) PROTECT ALL EXISTING UTILITIES IN PLACE. THIS AREA INCLUDES UNDERGROUND IRRIGATION VALVES, TRANSFORMER, SDG&E PULL BOX, CABLE ETC. CALL DIG ALERT BEFORE COMMENCING WORK IN THE RIGHT OF WAY.
- 6) EXISTING CONCRETE ENTRY WALK WITH COLUMNS TO REMAIN. PROTECT THESE STRUCTURES DURING CONSTRUCTION PHASES. DEMO EXISTING STAMPED CONCRETE WALK AND CONSTRUCT NEW CAMERON FLAGSTONE WALK WITH NEW CS. STEP RISERS. INSTALL CAMERON STONE VENEER AND CAP ON ALL EXISTING COLUMNS. REFER TO DETAIL FOR COLUMN MODIFICATIONS.
- 7) PROVIDE FINE GRADING AND SOIL PREPARATION FOR THIS AREA. PLANT MARATHON 2 SODDED TURF. REFER TO PLANTING PLAN. THE SHAPE AND SIZE OF THIS LAWN AREA MAY VARY FROM THIS PLAN DUE TO UNDERGROUND SURFACE ROCK FORMATIONS. THIS PLAN IS DIAGRAMATIC ONLY.
- 8) EXISTING QUARTZITE SIDE WALK EXTENDS APPROX. HALF WAY ALONG THIS SIDE OF THE HOME. THIS WALK WILL NEED TO BE MEASURED IN THE FIELD AND COMPLETED WITH MATCHING QUARTZITE STONE SO THAT IT WILL EXTEND AROUND TO MEET THE REMNANT EXISTING WALKWAY LEADING TO THE REMODEL ADDITION DECK AREA FACING SOUTH.
- 9) EXISTING STONE RINGS AND PATHWAY AREAS TO REMAIN. DO NOT BID. PROTECT IN PLACE.
- 10) TYPICAL EXISTING LARGE ROCK FORMATIONS TO REMAIN. THESE ARE INDICATED FROM THE TOPOGRAPHIC SURVEY BUT MAY NOT BE PERFECTLY ACCURATE.
- 11) SLOPED PLANTING AREAS TO BE PLANTED AND IRRIGATED. NOTE THE CONTINUATION OF THE ORNAMENTAL IRON FENCING WHICH WILL EXTEND ALONG THE PROPERTY LINES FOR THIS PROJECT. THE FENCING WILL BE ANCHORED INTO THE SIDE OF THE EXISTING MONOLITHIC ROCK FORMATIONS AT KEY POINTS AND WILL NOT EXTEND OVER THE ROCKS. THE FENCING AND GATES FOR THIS PROJECT WILL BE REQUIRED TO MEET POOL CODE AND WILL BE A MINIMUM OF 5 FT. IN VERTICAL HEIGHT ABOVE THE EXTERIOR FINISH GRADE. FENCING TO BE PAINTED FLAT BLACK. REFER TO FENCING AND GATE DETAILS FOR ADDITIONAL INFORMATION.
- 12) APPROXIMATE POOL EQUIPMENT LOCATION WITH CMU SCREENING WALLS. REFER TO DRAINAGE PLAN FOR ADDITIONAL INFORMATION. THE HEIGHT OF THIS ENCLOSURE WILL VARY WITH THE GRADIENT OF THE EXIST. SLOPE WHICH DESCENDS DOWN TO THE STREET. REFER TO TOPOGRAPHIC SURVEY FOR ALL INFORMATION REGARDING ELEVATIONS AND CONTOURS. FILL THE INTERIOR SPACE OF THE POOL EQUIP. VAULT WITH 3/8 INCH PEA GRAVEL AT 4 INCH DEPTH. INSTALL ARCHED WOOD GATE FOR ACCESS. THIS EQUIPMENT AREA IS APPROX. IN SIZE ONLY. THE EQUIPMENT INTERIOR SPACE WILL NEED TO BE PROPERLY SIZED BY THE C 53 POOL CONTRACTOR TO INCLUDE A MULTIPLE PUMP SYSTEM FOR THE VANISHING EDGE AND SUMP. THE SPA VANISHING EDGE, AND AN AUXILIARY PROPANE TANK (60 GAL.) WITH THE PROBABILITY OF INSTALLING A NEW ELECTRICAL SUBPANEL. IT MAY NOT BE FEASIBLE TO INSTALL UNDERGROUND GAS AND ELECTRICAL FROM THE MAIN P.C. SUBPANEL LOCATION ON THE HOME TO THIS LOCATION DUE TO COMPLEX TOPOGRAPHY AND ROCK FORMATIONS.
- 13) FENCE CONTINUES TO ORNAMENTAL IRON GATE.
- 14) DECOMPOSED GRANITE 3 FT. WIDE PATH WAY STABILIZED.
- 15) LOWER SLOPE AREA TO BE LANDSCAPED. REMOVED ALL TRASH, LOOSE ROCK AND DEBRIS AND HAUL AWAY TO APPROVED DUMP SITE. REFER TO PLANTING AND IRRIGATION PLANS.
- 16) D.G PATH WITH CONCRETE RCP STEP PADS.
- 17) CURVING PATH WAY GRADED INTO EXISTING SLOPE WILL EXTEND DOWN THE STEEPER SECTION AND TRANSITION INTO THE LOWER PROPERTY. THIS SLOPE IS STEEP AND THE PATH WILL REQUIRE STEPPING STONES WHICH MAY BE FLAGSTONE OR RCP PRECAST ROUND 15 INCH DIAMETER STEP PADS. THE UPPER SECTION OF THE PATH MAY REQUIRE CHASE WALLS FOR STABILIZATION TO PROTECT THE UPPER STAIRCASE. THESE MAY BE CONSTRUCTED WITH BELGARD HIGHLAND STONE MORTARLESS BLOCK UNITS AND THIS WALL WILL STEP DOWN ON EACH SIDE WITH THE SLOPE. MAINTAIN APPROX. 2 FT. AVERAGE HEIGHT ABOVE THE ADJACENT STEPS.
- 18) SUNKEN LOUNGE PATIO AREA WITH CMU RETAINING WALL CONSTRUCTION PER CODE. BACK FILL WITH AMENDED SOIL AND FORM AND POUR LARGE COLORED AND TEXTURED CONCRETE PADS WITH IRRIGATED GROUND COVER JOINTS. REFER TO PLANTING AND IRRIGATION PLAN. PROVIDE STUCCO FINISH FOR THE EXTERIOR SURFACE OF THIS RETAINING WALL. THE CAP WILL BE CASTE IN PLACE COLORED CONCRETE WITH BULL NOSED EDGE. OPTION TWO WILL BE BELGARD HIGHLAND STONE MORTARLESS BLOCK UNITS WITH CAPS. THIS WALL WILL NOT BE A MODULAR WALL AS IT IS NOT RECOMMENDED TO INSTALL GEO GRID TEXTILE BEHIND THIS WALL AND NEXT TO THE POOL VESSEL. RETG. WALL FOOTINGS SHALL BE 7 FT. TO DAYLIGHT DEPTH WITH FRENCH DRAIN SYSTEM CONNECTED TO UNDERGROUND DRAINAGE SYSTEM.
- 19) TYPICAL SUMP WILL CAPTURE AND RECIRCULATE WATER FROM THE VANISHING EDGE.
- 20) BELGARD STEPS LEAD DOWN TO SUNKEN PATIO. BID AND CONSTRUCT 9 - 7 INCH HEIGHT STEP RISERS ON EACH SIDE.
- 21) PROVIDE ORNAMENTAL IRON HAND RAIL UPON REQUEST. NOTE TWO FIRE URNS. BID AS OPTION.
- 22) BELGARD MEGA ARBEL PRECAST CONCRETE PAVERS. COLOR TO BE AVIGNON WITH AVIGNON BORDERS.
- 23) BAJA STEP WITH LARGE LOUNGE AREA. NOTE FAUX ROCK WITH SUNBRELLA SLEEVE.
- 24) POOL AND SPA EQUIPMENT. POOL AND LANDSCAPE CONTRACTORS SHALL COORDINATE WORK TO PROVIDE ALL NECESSARY TRENCHING AND GRADING FOR THIS EQUIPMENT LOCATION.
- 25) VANISHING EDGE. INSTALL EITHER GRANITE OR GLASS TILE VENEER. OWNER TO APPROVE ALL SELECTIONS OF TILE, PLASTER OR PEBBLETECH FINISH ETC. NOTE: THIS POOL WILL REQUIRE SPECIAL ENGINEERING. A STRUCTURAL ENGINEERING FIRM HAS BEEN RECOMMENDED TO THE OWNER / BUILDER. DO NOT COMPLETE BIDDING PROCESS OR COMMENCE CONSTRUCTION WITHOUT ALL PERTINENT INFORMATION FROM THE STRUCTURAL ENGINEER OF RECORD WHICH WILL BE REQUIRED FOR PERMITTING AND POOL CONSTRUCTION. THIS PROJECT WILL REQUIRE A SOILS TEST.
- 26) DEEP END OF POOL. BID SALT WATER POOL SYSTEM. REFER TO DRAINAGE PLAN FOR ELEVATIONS. THIS POOL WILL REQUIRE SPECIAL FOOTINGS DESIGNED BY THE SE.
- 27) PRECAST PAVER WALK WAY WITH ORNAMENTAL IRON FENCING TO MEET POOL CODE.
- 28) FAUX ROCK FORMATIONS WILL ALLOW FOR STEPPED ACCESS TO THE UPPER LEVEL POOL DECK ELEVATION.
- 29) BELGARD MEGA ARBEL PATIOS ON COMPACTED FILL. WITH APPROVED CAB BASE. COLOR TO BE AVIGNON. ALL PAVERS TO BE SEALED. ALL JOINTS TO BE FILLED WITH STABILIZED POLYMERIC SAND.
- 30) RAISED PLANTER WITH CMU CONSTRUCTED WALLS AND AMENDED SOIL BACK FILL. INCLUDE DRAIN CONNECTIONS. CAPS TO MATCH POOL COPING. WALL HEIGHTS WILL VARY.
- 31) CUSTOM MASONRY FIRE PIT WITH CMU CONSTRUCTION. REFER TO FIRE PIT DETAIL FOR PROPANE FUEL. DESIGNED FIRE PITS. INCLUDE AUTOMATIC IGNITION SWITCH AND SHUT OFF VALVE. CONSTRUCT ALL FIRE PIT WORK PER CODE WITH INSPECTIONS AND PERMIT. HEIGHT OF FIRE PIT TO BE 14 INCHES ABOVE FINISH GRADE OF PATIO.
- 32) CURVING CMU SEAT WALL AT 18 INCH HEIGHT ABOVE FINISH GRADE OF PATIO. INCLUDE BELGARD CAP TO MATCH PAVERS.
- 33) GRADE OUT THIS AREA FOR A LEVEL PATIO. INCLUDE GAS LINE RUN UNDERGROUND TO FIRE PIT.
- 34) NEW STAIR CASE WITH BELGARD BULL NOSED PAVERS AND LED RAIL LIGHT FIXTURES. THIS STAIRCASE WILL INCLUDE A DECORATIVE ORNAMENTAL IRON HAND RAIL PER CODE. THERE WILL BE A MID LEVEL LANDING @ MIN. 2 FT. 6 INCH WIDTH.
- 35) EXISTING CONCRETE STAIRCASE TO REMAIN. DO NOT BID.
- 36) NEW PRECAST PAVER DRIVEWAY ENGINEERED FOR VEHICULAR LOADING. BID BELGARD MEGA ARBEL PAVERS WITH EITHER TOSCANA OR AVIGNON COLOR. NOTE 12 INCH BORDERS TO WARP THE ENTIRE DRIVEWAY.
- 37) OPTIONAL BELGARD CONCENTRIC CIRCLE MEDALLION INLAY (KIT)
- 38) EXISTING PROPANE TANK TO BE SCREENED WITH WOOD OR VINYL FENCING. DO NOT IMPEDE ACCESS FOR REFILL AND MAINTENANCE. THIS SCREEN FENCE MAY REQUIRE AN ACCESS GATE.
- 39) TYPICAL LARGE NATURAL BOULDER FORMATION.
- 40) INSTALL NEW BELGARD HOLLAND STONE PRECAST PAVER DECORATIVE LANDING WITH NO STEP TO ANNOUNCE ENTRY WALK.
- 41) STEEP DRIVEWAY SECTION WILL NEED SPECIAL ENGINEERING FOR HEAVY VEHICULAR LOADING. THIS SECTION EXCEEDS 12% SLOPE AND WILL REQUIRE UNDERGROUND CONCRETE FOOTINGS EXTENDING PERPENDICULAR TO THE PATH OF TRAVEL AT EQUAL INTERVALS. THIS WORK TO BE PERFORMED BY A CERTIFIED, LICENSED AND INSURE PRECAST PAVING CONTRACTOR. TYPICAL CONDITION FOR BIDDING.
- 42) TYPICAL DECORATIVE INLAYS RUNNING PERPENDICULAR ACROSS THE DRIVEWAY WIDTH TO BE BELGARD HOLLAND STONE OR URBANA PAVERS.
- 43) 12 INCH HEIGHT MASONRY RETAINING WALLS EXTEND UNDERGROUND AND WILL NEED TO BE CONSTRUCTED TO PROTECT THE AUTOMATIC GATE MOTOR ASSEMBLY. THIS WORK TO BE CAREFULLY COORDINATED WITH THE AUTOMATIC GATE SUB CONTRACTOR.
- 44) TRASH AND RECYCLING CONTAINER ENCLOSURE WITH SIDE WALK AND SCREEN WALLS. THE SIDEWALK WILL CONTINUE THROUGH AN ORNAMENTAL IRON LOCKING PEDESTRIAN GATE TO ALLOW FOR THE TRANSPORT OF TRASH CONTAINERS TO THE CURB. TRASH ENCLOSURE TO HAVE AN ARCHED WOOD GATE WITH SCREEN WALLS.

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NOTE TO CONTRACTOR
 THIS PLAN IS DIAGRAMATIC 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 DEPARTMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, RLA 3138, MAY BE REACHED AT: (760) 533-1717.



LANDSCAPE CONSTRUCTION PLAN
 SCALE: 1/16" = 1'-0"
 DRAWN NM
 DRAFTER NL
 DATE 07.13.2015
 1/16" SCALE = 1'-0"
 JOB NAME
 SHEET L/1 OF 1 SHEETS

LANDSCAPE CONSTRUCTION PLAN

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