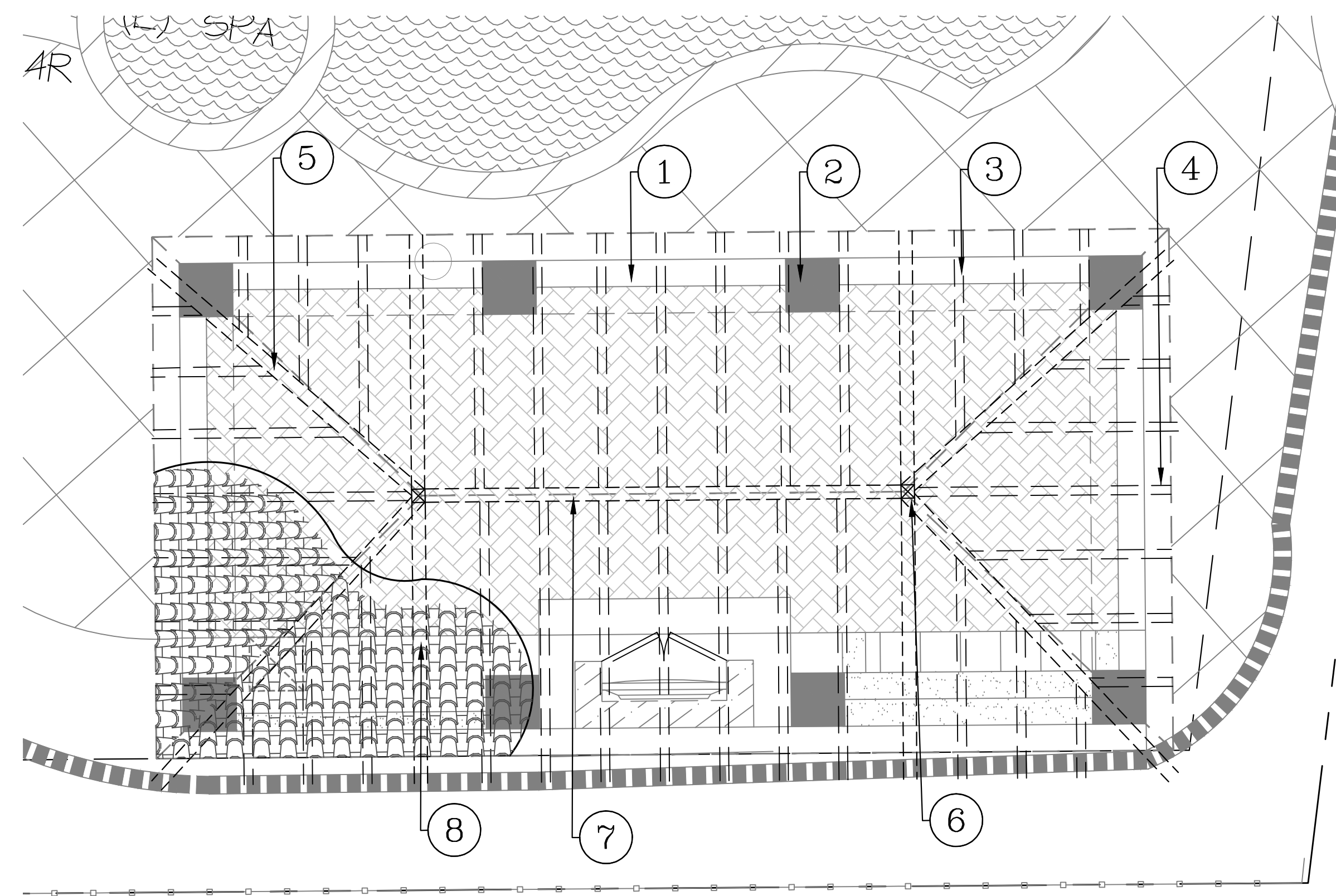
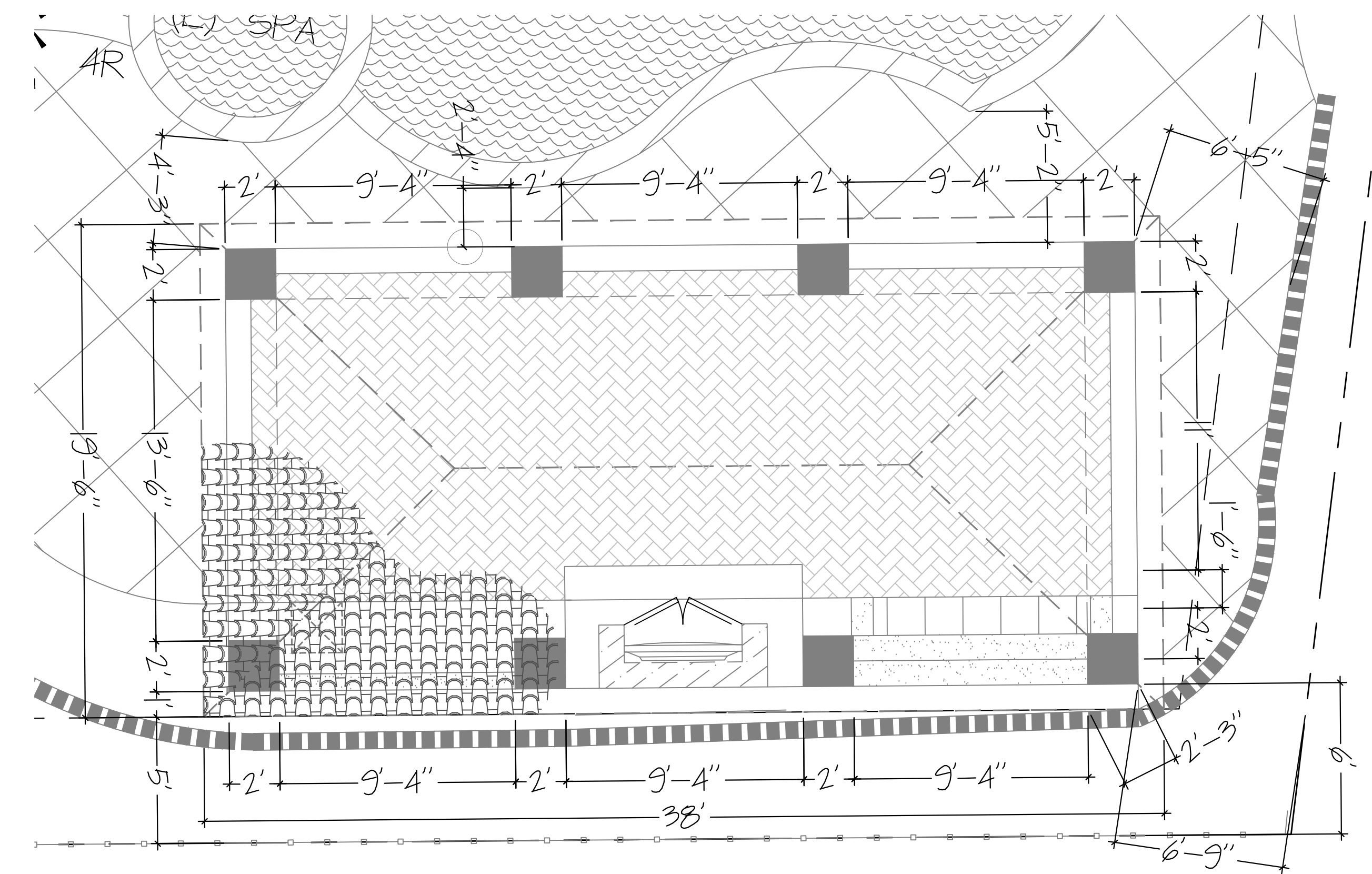


FRAMING PLAN KEYNOTES #

- 1) HORIZONTAL CROSS BEAM ANCHORED TO REINFORCED COLUMN ON EACH OF FOUR CORNERS. ALL JOISTS TO NOTCH OVER BEAM AT EVEN INTERVALS.
- 2) REINFORCED CMU COLUMN WITH GRADE BEAM UNDERGROUND REINFORCED FOOTINGS. CROSS BEAM BUTT TOGETHER WITH CUSTOM WELDED STEEL BEAM ANCHORS EMBEDDED INTO SOLID CONCRETE CORE OF EACH COLUMN. ALL CONNECTIONS AND STEEL CONNECTORS TO BE CERTIFIED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER.
- 3) HORIZONTAL CROSS BEAM ARE PERPENDICULAR TO MAIN CROSS BEAMS AND ACT AS SUPPORT FOR KING POSTS. NOTCH RAFTERS OVER MAIN BEAMS & CANTILEVER APPROX. 16" OFF FACE.
- 4) ROOF CANTILEVER WITH FACIA AND ROOFING TILE TO MATCH HOME PER SPECIFICATIONS AND CODE.
- 5) HIP JOISTS CONNECT TO KING POSTS AND EXTEND OVER TOP OF CONJOINED CROSS BEAMS. NOTCH EACH HIP JOIST FOR EVEN CROSS OVER.
- 6) 8"x8" KING POSTS SUPPORT RIDGE BEAM AND PERPENDICULAR JOISTS.
- 7) RIDGE BEAM WITH JOISTS CONNECTIONS AT EQUAL SPACING. VERIFY MAXIMUM FINISH ROOF HEIGHT PER CITY OF SAN MARCOS BUILDING DEPARTMENT CODE AND SET RIDGE BEAM TO ALLOW FOR ROOFING CONSTRUCTION LAYERS INCLUDING ROOF TILE SO AS NOT TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT ABOVE THE APPROVED PAD ELEVATION.
- 8) MAIN HORIZONTAL CROSS BEAMS. TYPICAL.



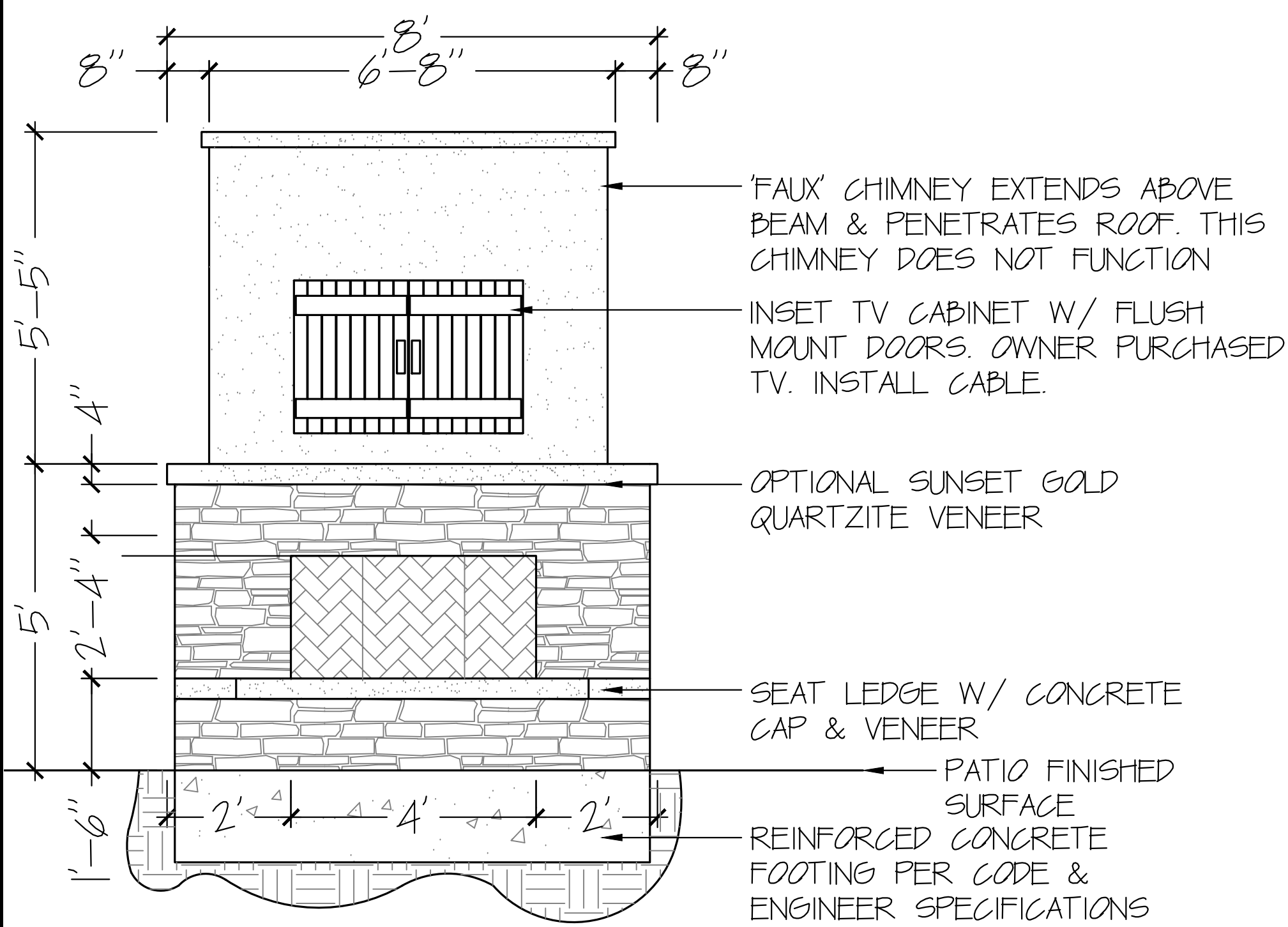
CABANA FRAMING PLAN



CABANA DIMENSION PLAN

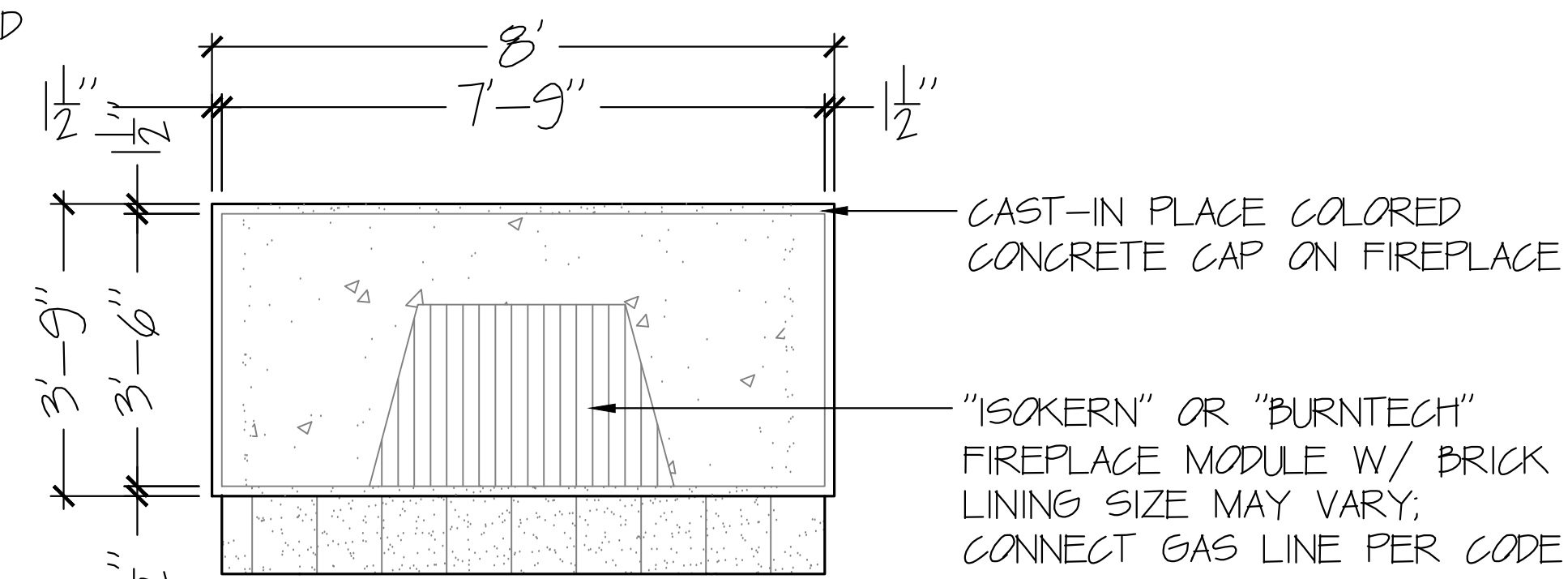
SCALE: 1/4"=1'-0"

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

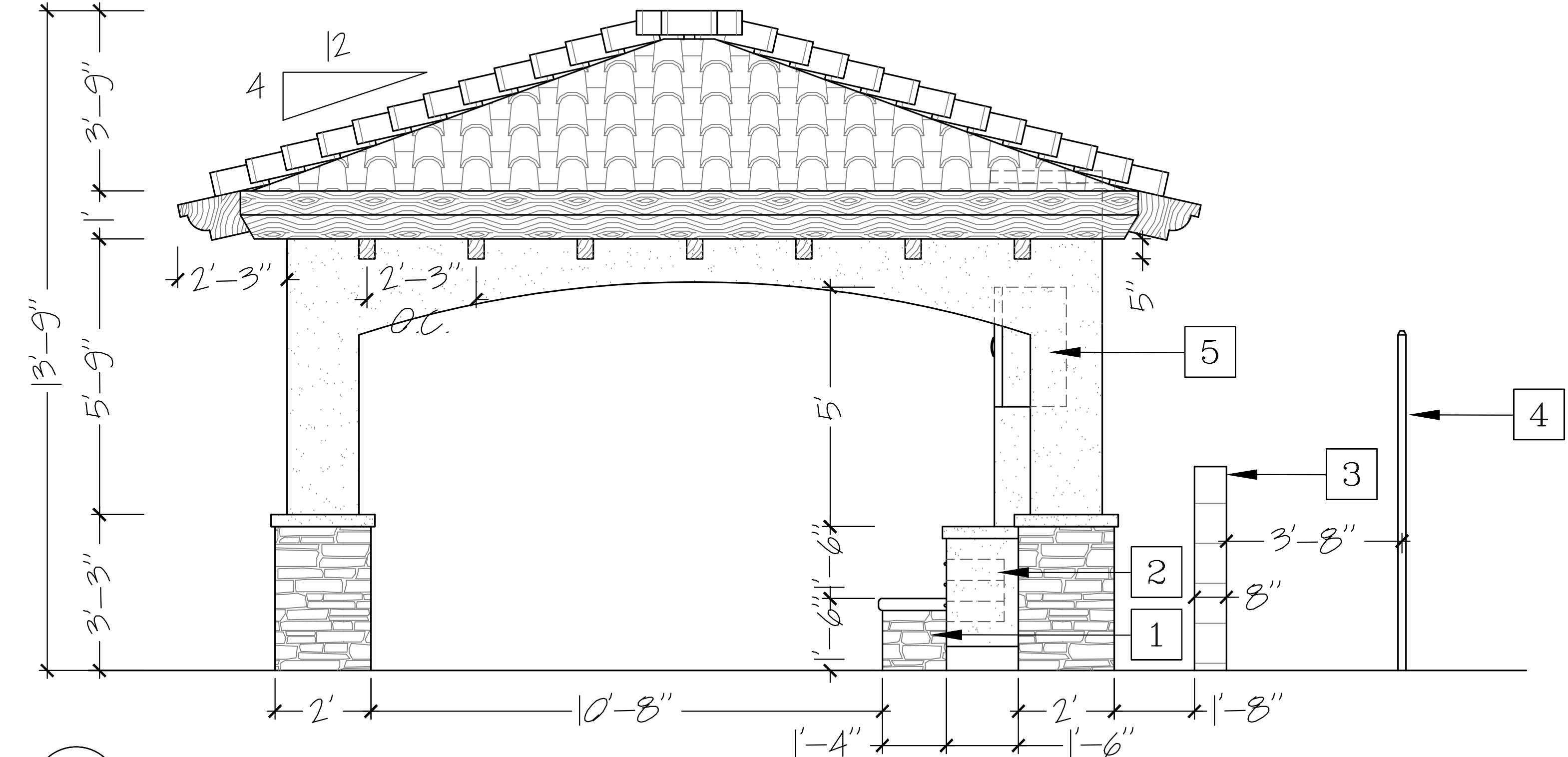


VENTLESS MODULAR FIREPLACE CONCEPTUAL ELEVATION

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

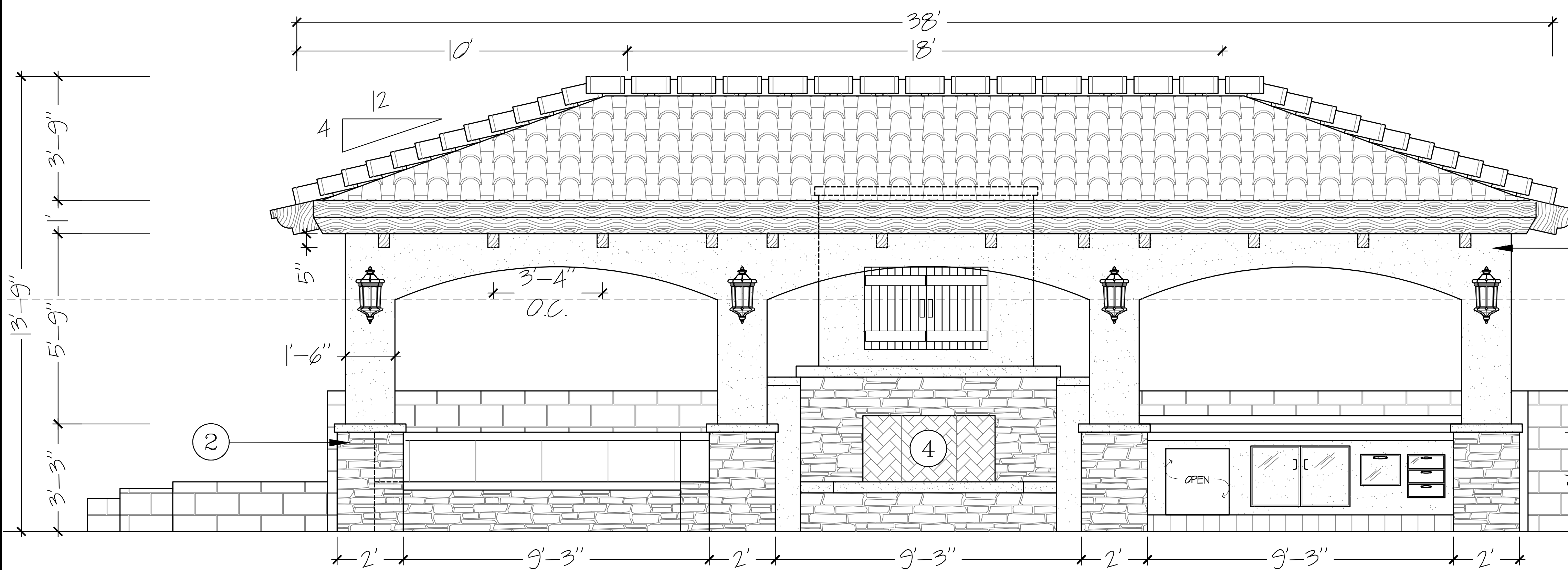


CABANA CONCEPTUAL ELEVATION



CABANA CONCEPTUAL ELEVATION

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



CABANA CONCEPTUAL ELEVATION

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

CABANA ELEVATION KEYNOTES #

- 1) STUCCO TO BE SANTA BARBARA FINISH W/ COLOR TO MATCH HOME.
- 2) STONE VENEER TO BE APPROVED BY OWNER.
- 3) PAINT COLOR TO BE APPROVED BY OWNER.
- 4) CERAMIC TERRA COTTA TILE. MATCH TILE ON MAIN RESIDENCE.

CABANA ELEVATION KEYNOTES #

- 1) FIREPLACE HEARTH W/ STONE VENEER TO BE APPROVED BY OWNER.
- 2) INSTALLED ACCESSORY DRAWERS.
- 3) (E) BLOCK WALL TO REMAIN.
- 4) ORNAMENTAL IRON FENCE & PROPERTY LINE.
- 5) RECESSED TV CABINET IN FAUX CHIMNEY.

SEE L9.1 FOR CABANA SPECIFICATIONS & SIZING.

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CABANA
DETAILS

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



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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
 PERMIT REQUIRED FOR STRUCTURE
- LUMBER TYPE: **DOUGLAS FIR #1 GRADE**
(LUMBER TO BE ROUGH SAWN UNLESS OTHERWISE INDICATED)
- CONCRETE FOOTING DIMENSIONS: _____
- LISTING OF LUMBER DIMENSIONS:

MEMBER	DIMENSION	CONNECTOR
CMU L-SHAPED COLUMNS W/ CONCRETE FOOTINGS	PER PLAN	PER ENGINEER'S REPORT & PLAN
BEAMS	6"x12"	PER ENGINEER'S REPORT & PLAN
RIDGE BEAMS	6"x12"	PER ENGINEER'S REPORT & PLAN
RAFTERS	4"x8"	PER ENGINEER'S REPORT & PLAN
HIP & RAFTER	4"x8"	PER ENGINEER'S REPORT & PLAN

- 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.
- JOISTS WITH DIMENSIONS 4X AND LARGER, SHALL BE INDIVIDUALLY NOTCHED TO REST ON BEAMS. (NOTCH DEPTH @ 3/4" MIN.)
- 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) STANDARDS.
- INSTALL OVERHEAD FLOODLIGHT FIXTURES INTO OVERHEAD JOIST 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 SC.. 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 JOIST 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 BATTES 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	619-486-8333
<input checked="" type="checkbox"/> PINE TREE LUMBER	ESCONDIDO	760-745-6800
	ESCONDIDO	760-745-0411

GENERAL DISCALIMER 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 & ARE TO BE USED FOR THE PURPOSE OF REVIEWING GENERAL DESIGN FEATURES & FOR PRELIMINARY ESTIMATE INFORMATION ONLY. THE CABANA CONCEPTUAL PLANS MUST BE REVIEWED, MODIFIED, AMENDED BY A CERTIFIED 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 & STRUCTURAL ENGINEERING REPORTS PRIOR TO SUBMITTING PLANS TO THE SAN DIEGO 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 & SPECIFICATIONS THAT WILL BE REQUIRED FOR PERMITTING. THE OWNER WILL BE REQUIRED TO FORM SEPARATE CONTRACTS WITH THE STRUCTURAL ENGINEER, GENERAL CONTRACTOR, &/OR BUILDING ARCHITECT FOR THIS PURPOSE.

CUSTOM MASONRY BBQ SPECIFICATIONS

GENERAL NOTES:

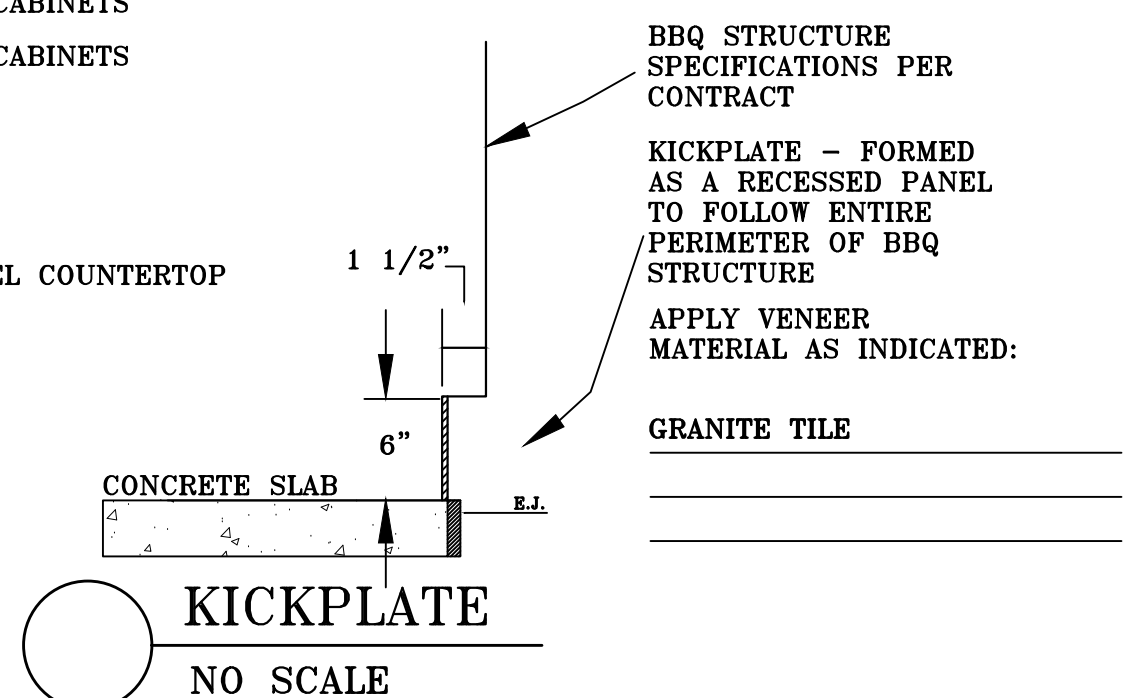
- CONTRACTOR TO BID MASONRY BBQ FEATURE WITH OPTIONS AS A SEPARATE ITEMIZED BID ITEM. (ALL SUCH ITEMS ARE LISTED IN THE OPTIONS SECTION BELOW)
- CONTRACTOR TO BID "AUSIE-TURBO" (4) BURNER BBQ, UNLESS OTHERWISE NOTED ON PLANS. (OR IF OWNER REQUESTS ANOTHER MODEL)
- OWNER MAY CHOOSE TO PURCHASE (PRIVATELY)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

SPECIFICATIONS: (GEOMETRIC SHAPE PER PLAN)

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

- INCLUDE STAINLESS STEEL CABINET DOORS (2) FOR INTERIOR ACCESS INTO BBQ STRUCTURE. ADDITIONAL CABINET DOORS TO BE INSTALLED PER OWNERS REQUEST (VIA CHANGE ORDER).
- MASONRY STRUCTURE TO BE REINFORCED CMU SOLID GROUT CONSTRUCTION WITH REINFORCED CONCRETE FOOTING. (12x12) INTERIOR TO BE WATER RESISTANT WITH NO SIGNIFICANT LEAKAGE.
- STAINLESS STEEL SINK, IF REQUESTED, SHALL BE CONNECTED TO UNDERGROUND SEWER LINE PER ALL PREVAILING PLUMBING CODES. FOR GRAY WATER ELIMINATION.
- VERIFY CERTAIN DETAILS WITH OWNER DURING EARLY STAGE OF CONSTRUCTION (IE) EXACT COUNTERTOP LAYOUT OF APPLIANCES, ELECTRICAL OUTLETS, LIGHTS, SINKS ETC..
NOTE: BBQ OPTIONS TO INCLUDE THE FOLLOWING ONLY (IF CHECKED OFF).

- PORTABLE REFRIGERATOR
- STAINLESS STEEL SINK
- (2) SETS OF STAINLESS STEEL CABINETS
- (3) SETS OF STAINLESS STEEL CABINETS
- DROP IN WOK
- SIDE BURNER
- SHADE UMBRELLA
- CANTILEVER BAR W/ SPLIT LEVEL COUNTERTOP
- RAISED SPLASH (6"HTx6"W) W/ VENEER TO MATCH COUNTERTOP
- (1) ELECTRICAL DUPLEX W/ GFI
- (2) ELECTRICAL DUPLEX W/ GFI

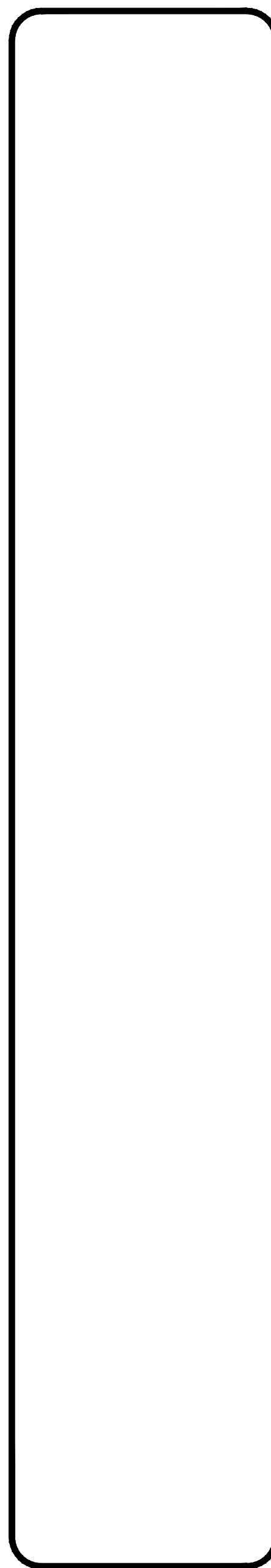


FIRE PIT SPECIFICATIONS

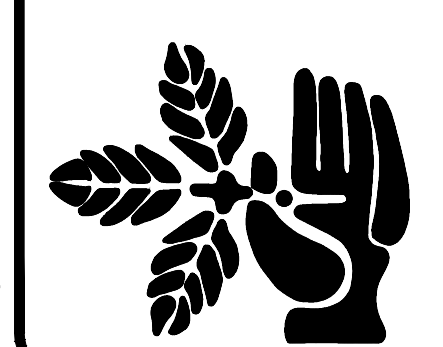
- VERIFY POINT OF CONNECTION FOR 1/2" GAS LINE AND CONNECT GASLINE TO SHUT OFF VALVE LOCATED AT A CONVENIENT LOCATION FOR OWNER OPERATION.
- PROVIDE PERMIT (APPROVAL) FOR GAS LINE, PER CITY CODE.
- CONSTRUCT FIRE PIT TO THE FOLLOWING SPECIFICATIONS:
A. DIMENSION TO BE 14" HEIGHT x _____ DIAMETER.
B. SHAPE TO BE PER PLAN.
C. INTERIOR TO BE LINED WITH FIREBRICK AND FILLED WITH AMERICAN FIREGLASS.
D. EXTERIOR TO BE STUCCO FINISH WITH COLOR TO MATCH HOME (UNLESS OTHERWISE NOTED).
E. COPING TO BE 1" CANTILEVERED WITH _____
F. INCLUDE 3" BRASS DRAIN WITH CATCH BASIN INSIDE FIRE PIT. CONNECT TO UNDERGROUND DRAINAGE SYSTEM (PER DRAINAGE PLAN).
G. ROUGH CONSTRUCTION TO BE CONER 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 760-480-3606
SANTEE 492-448-2140
ENCINITAS 760-793-1644
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, (IE) FIRE PIT, BBQ, SPA AND/OR POOL EQUIPMENT, CONTRACTOR SHALL INSTALL A GAS LINE ORIGINATING FROM THE EDGE 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.

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CUSTOM WORK SPECIFICATIONS



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



DRAWN	NM
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