

NOTE TO CONTRACTOR

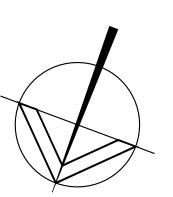
THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

THESE PRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED.

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.

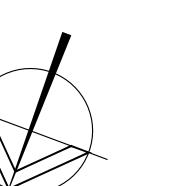
REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, RLA 3136, MAY BE REACHED AT: (760) 533-1717.

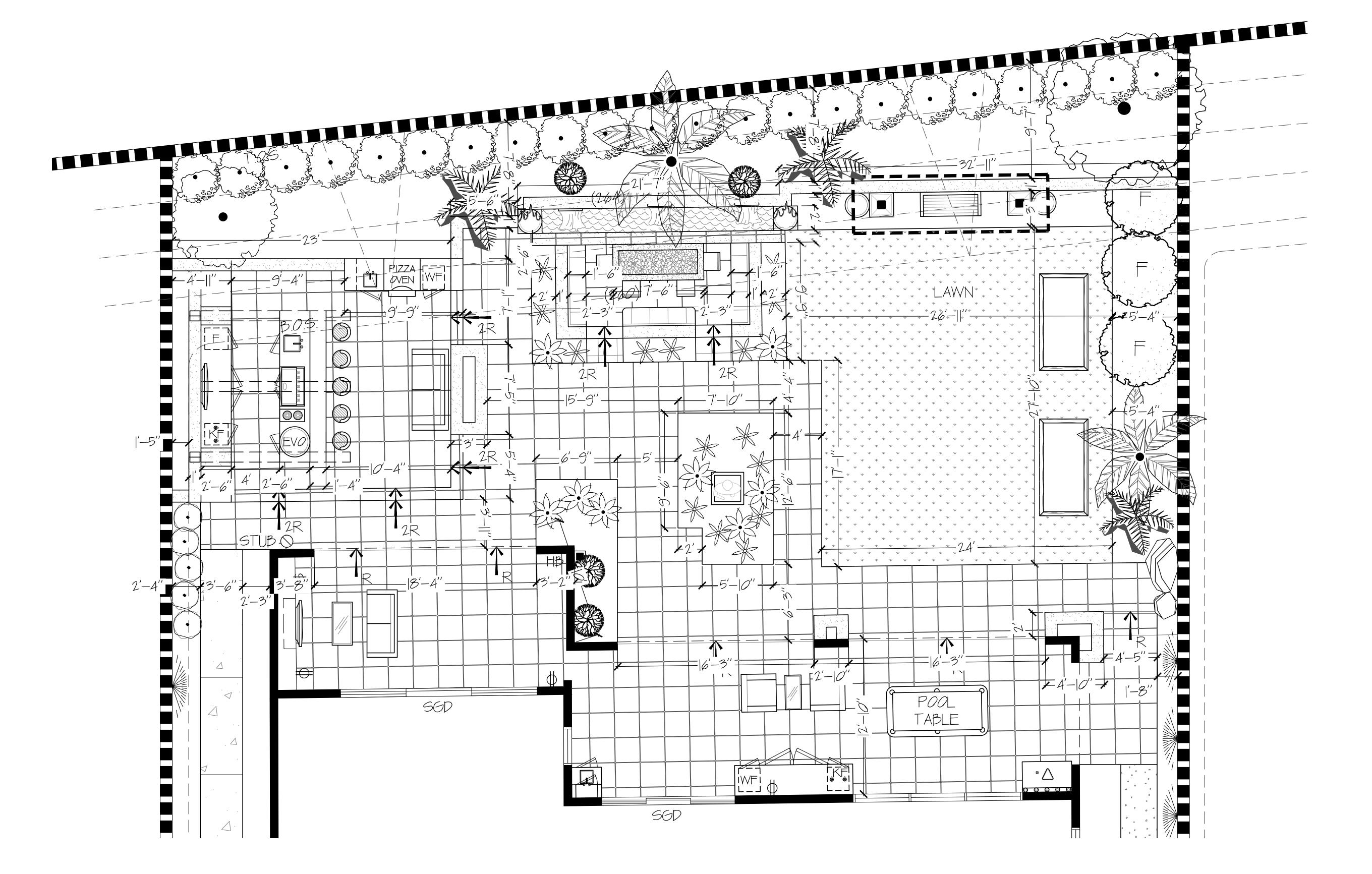
UNDERGRAUND SERVICE ALERT OF SOUTHERN CALIFORNIA

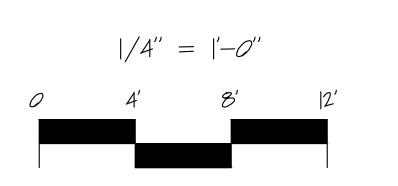


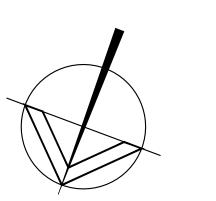
NOT FOR CONSTRUCTION

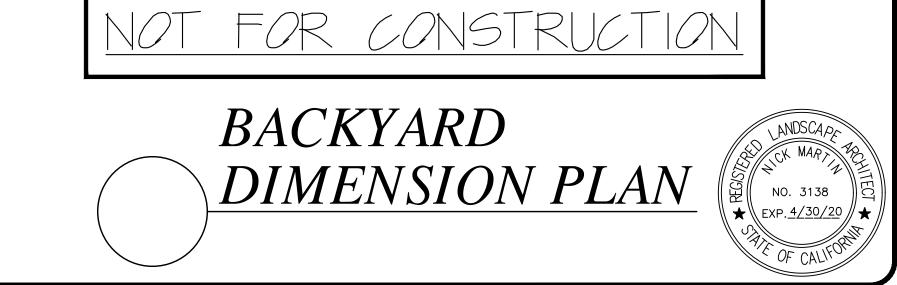
LANDSCAPE CONCEPT PLAN

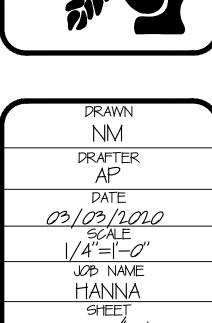




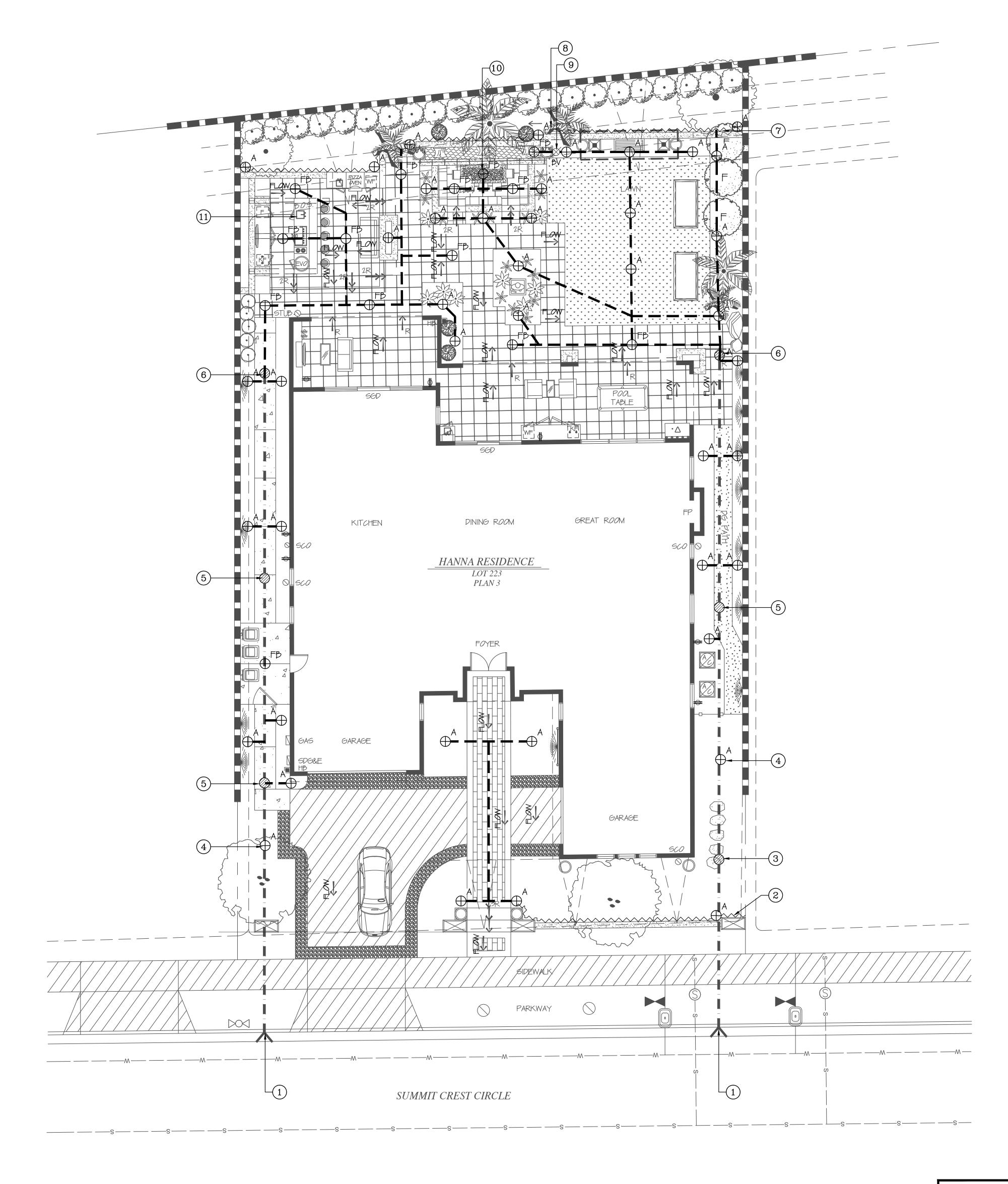








NOTE TO CONTRACTOR THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROPLEMS. THESE PRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED. 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 APPROVIALS 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 3196, MAY BE REACHED AT: (760) 599-[7]7.



DRAINAGE LEGEND

<u>SYMBAL</u> <u>DESCRIPTION</u> -----NDS-SPEE-D BASIN NDS ATRIUM GRATE 6-SIZE OF BASIN DRAIN NDS FLAT GRATE (+) LTYPE OF DRAIN BRASS GRATE CHROME GRATE ROUND GRATE (BRASS OR CHROME) EXTISTING DRAIN TO REMAIN DRAIN CONNECTED TO SEWER LINE PER CODE ■ | ■ | EXISTING DRAIN LINE 4" DIAMETER SDR 35 RIGID CONDUIT DRAIN LINE (SIZE INDICATED ON PLAN); USE OF FLEX DRAIN LINE NOT PERMITTED TYPICAL DAYLIGHT

TYPICAL FRENCH DRAIN TO BE INSTALLED BEHIND RETAINING WALL(S) PER CITY STANDARDS/ SPECIFICATIONS. PIPE TO BE PERFÒRATED AT ____ DIAMETÉR AND WRAPPED WITH FABRIC. BACKFILL TRENCH WITH GRAVEL.

TYPICAL CROSS SLOPE CMU STRUCTURAL RETAINING WALL TO BE CONSTRUCTED IN LOCATION PER PLAN. WALL IS 3'-0" OR HIGHER AND WILL REQUIRE A SAN DIEGO COUNTY PERMIT. CONTRACTOR TO APPLY STUCCO FINISH TO MATCH COLOR AND TEXTURE OF HOME STUCCO. ALL RETAINING WALLS WILL INCLUDE A FRENCH DRAIN SYSTEM. WALL

HEIGHTS SHALL NOT EXCEED 5'-0" ABOVE ADJACENT GRADE.

FREESTANDING CMU SCREEN WALL (NON-PERMIT). APPLY FINISH TO MATCH HOME. HEIGHT MAY VARY (REFER TO SHEET L/).

EXISTING CMU WALL

GENERAL NOTES

MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT MINIMUM DISTANCE TO STREET TREES

• TRAFFIC SIGNALS (STOP SIGNS) UNDERGROUND UTILITY LINES 5'-*0*" • ABOVE GROUND UTILITY STRUCTURES

DRIVEWAYS (ENTRIES) •INTERSECTIONS (INTERSECTING CURB 25'-0" LINES OF TWO STREETS)

. 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) 227-2600 AND PROPERTY OWNER FOR ON-SITE UTILITIE'S A'MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN

2. 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.

3. 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.

TO REMAIN. 5. INSTALL ROOT BARRIERS TO ALL TREES WITHIN 5-FEET OF

4. PROTECT IN PLACE ALL EXISTING IMPROVEMENTS, STRUCTURES, AND UNDERGROUND UTILITIES

DRAINAGE PLAN KEYNOTES (#)

UTILITIES, HARDSCAPE, ETC.

EXISTING CURB CORES & DRAINAGE SYSTEM TRUNK LINES TO REMAIN & BE UTILIZED. CHECK SYSTEM TO ENSURE PROPER FUNCTION & THAT IT

IS CLEAR OF DEBRIS. 2. INSTALL FRENCH DRAIN BEHIND RETAINING WALL IN FR*O*NT YARD.

CONNECT TO EXISTING DRAINAGE SYSTEM TRUNK LINE. 3. EXISTING DRAIN TO REMAIN & BE UTILIZED. CHANGE OUT ATRIUM GRATE TO MATCH PROPOSED ATRIUM GRATES IF IT ALREADY DOES NOT.

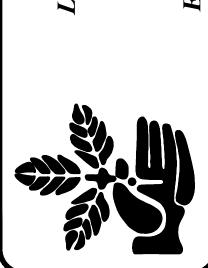
4. INSTALL DRAINS PER LEGEND & SPECIFICATIONS ON L30. 5. EXISTING DRAIN TO BE DEMOLISHED & CAPPED. ENSURE COMPLETE SEAL. 6. POINT OF CONNECTION FOR BACKYARD MAINLINE. DEMOLISH EXISTING

DRAIN & CONNECT TO EXISTING MAINLINE. INSTALL FRENCH DRAIN ALONG BACKYARD RETAINING WALL. ADD COLLECTION AREA DRAINS PER PLAN & CONNECT TO DRAINAGE SYSTEM. 8. DIVERGENCE POINT FOR PROPOSED FRENCH DRAIN. THE FRENCH DRAIN IS

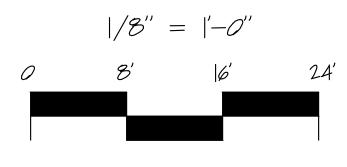
SEPARATED INTO (2) SECTIONS, BOTH FLOWING IN OPPOSITE DIRECTIONS AT THIS POINT. 9. INSTALL MANUAL BALL VALVE FOR WATERFALL SUMP DRAINAGE DURING

SEASONAL CLEANING. CONCEAL BALL VALVE FROM VIEW AS MUCH AS POSSIBLE. CONNECT TO DRAINAGE SYSTEM FOR DISCHARGE. 10. INSTALL DRAIN IN FIRE PIT TO PREVENT PONDING/ACCUMULATION.

SEE L4.0 FOR ALL PERMITTED UTILITIES, INCLUDING SEWER.



JOB NAME





DRAFTER

SCALE

JOB NAME

HANNA



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) 422-4133 AND PROPERTY OWNER FOR ON-SITE LITILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED. CONTRACTOR 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

AMD SETBACKS RELATED TO THE PROJECT. 4. 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.

NDS 6" ATRIUM POLYETHYLENE

GRATE WITH U.V. INHIBITOR.

NDS #66-6" SEWER & DRAIN

PIPE RISER(LENGTH AS REQ'D)

NDS #20 SPEE-D BASIN

WITH LOCKING OUTLET

SEWER AND DRAIN PIPE

INVERT ELEVATION

CRUSHED STONE

CHART FOR

GALVANIZED

SEE CHART FOR WIDTH

DIMENSIONS

1/2" - 3/4"

• CONCRETE TEXTURE:

• INTEGRAL COLOR:

CONCRETE SLAB

(6) $\frac{1}{4}$ " RADIUS AT EDGES

☐ FRONTGATE

WWW.FRONTGATE.COM

W: HAUSERFUNITURE.COM

W: STONEANDGARDEN.COM

SKYLAR'S HOME & PATIO

W: SUNSETSWINGS.COM

W: CALIFORNIAPATIO.COM

W: EVOAMERICA.COM

W: KICHLER.COM

W: FANDIEG*O.CO*M

W: INFRATECH-USA.COM

☐ KICHLER CEILING FANS (866) 558-5706

W: SKYLARSHOMEANDPATIO.COM

☐ HAUSER FURNITURE

SAN DIEGO, CA.

LA *COS*TA, CA.

SAN DIEGO, CA.

CARLSBAD, CA.

☐ SUNSET SWINGS

☐ CALIFORNIA PATIO

☐ EVO GRILLS

☐ INFRATECH

☐ FAN DIEGO

STONE & GARDEN

" WIDE SAW CUT, I" DEEP

(5) 1/2" THICK EXPANSION JOINT

SANDED WATERPROOF SEALANT COLOR

TO MATCH ADJACENT CONCRETE PAVING

STEEL HAIRPIN,

NOTES:

SLIP JOINT DETAIL

-USE COARSE WOOD WORKING

-USE PLATED SCREWS OR RING

-ALLOW FOR THERMAL EXPANSION

|SHANK NAILS T*O* JOIN BOARDS.

THE SLIP BY LEAVING GAPS IN

*FOR C*UTTING AND DRILLING

JOINTS OR AT THE END

J-DO NOT SCREW THROUGH

OF THE RUN.

SLIP JOINT.

 $\frac{1}{8}$ " WIDE SCORE LINE, I" DEEP, $\frac{1}{4}$ " RADIUS AT EDGE

(800) 692-8073

(6|9) 275-477*0*

(760) 753–4773

(619) 759-7553

(858) 939-1360

(760) 729-3|00

(877) 738-1729

(760) 744-1806

(866) 626-1802

(8*00*) 42|-9455

(760)743-3267

1. COLOR OPTIONS

BROWN (STOCK ITEM)

SAND (SPECIAL ORDER)

BLACK (SPECIAL ORDER GREY (SPECIAL ORDER)

2. INSTALLATION TIPS

NDS ATRIUM GRATE W/ NDS SPEE-D BASIN

FINISH GRADE, GRAUND

THERMAL

7 GA. GALVANIZED

-BEND-A-BOARD

FOR SIZES

POSSIBLE

MANUFACTURED BY: EPIC PLASTICS, 1880 GARDEN TRACT RD., RICHMOND, CA 94801

PLASTIC HEADER

PLASTIC STAKE

FOR ATTACHMENT

BOARD, SEE CHART

@ ゔ *O.C.* MAX. USE

PLATED DECK SCREWS

9" / 20 3/4" ID x 13"

N/A = 3/4" - 1"

SEE CHART FOR

PLAN VIEW

BEND-A-BOARD PLASTIC HEADER BOARD

MAXIMI M

RADIUS

SEE CHART FOR WIDTH

SLIP JOINT

COVER PLANTING AREAS

SLOPE TO DRAIN

COMPACTED SOIL

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. 8. POOL CONTRACTOR TO INSURE THAT ALL WALLS, FENCING AND GATES MEET THE MINIMUM

5' HEIGHT REQUIREMENT FOR PREVAILING CODES.). MASTIC JOINT INSTALLATION F*O*R P*OOL/S*PA *CO*PINGS TO BE THE RESP*O*NSIBILITY *O*F LANDSCAPE OR CONCRETE CONTRACTOR. INCLUDE IN BID PROPOSAL.

NOT TO SCALE GRADING AND DRAINAGE NOTES.

CONTRACTOR TO PROVIDE A BASIC SURVEY OF ELEVATIONS TO ENSURE THAT ALL GRADING AND

2. IN ADDITION, CONTRACTOR TO PROVIDE FILL SOIL MATERIAL AS NEEDED TO FILL IN AROUND HARDSCAPE AND IN ORDER TO FILL IN UNEVEN TERRAIN, SWALES, IF ABANDONED, AND LOW AREAS. 3. CONTRACTOR TO PROVIDE OWNER WITH APPROXIMATE COST ESTIMATE OF FILL REQUIRED TO ACHIEVE SMOOTH AND EVEN GRADES THROUGHOUT PROJECT AREA.

4. CONTRACTOR TO REMOVE ALL DEBRIS, ROCK, AND COBBLE FROM SITE UNLESS OTHERWISE SPECIFIED. 5. CONTRACTOR TO DEMO AND REMOVE ALL CONCRETE UNLESS CONCRETE IS INDICATED TO REMAIN (PER

FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT BY CLIENT. . SLABS, WALKS, AND PATIOS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL

8. LAWNS AND PLANTER BEDS WILL HAVE P*O*SITIVE SURFACE DRAINAGE S*O* NO PUDDLING *O*F WATER WILL OCCUR (MINIMUM 2% SLOPE).

9. CATCH BASINS IN PATIOS TO BE A MINIMUM OF 3" IN DIAMETER WITH BRASS GRATES.

REFER TO DRAINAGE PLAN FOR ALL DRAIN LINE DIAMETERS. 12. PROVIDE CURB CORES PER PLAN, IF REQUIRED.

*. CO*NTRACT*O*R 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.

| 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

². ALL *CO*NCRETE SLABS TO MAINTAIN 4" THICKNESS UNLESS *O*THERWISE SPECIFIED. 3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND POOL COPINGS AT 1/8"/ FT. MINIMUM.

5. 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.

. OWNER TO RECEIVE MATERIAL RELEASES UPON REQUEST

*lo. co*ntract*o*r to install all walls, footings, inlays, and masonry elements prior T*O CO*NCRETE 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 "FOG COAT" ALL STUCCO/ WOOD SIDING IF NECESSARY, AND IF STAINING OCCURRED DURING WORK. 12. 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. 13. CONTRACTOR TO VERIFY WITH POOL COMPANY, IN ADVANCE, THE RESPONSIBILITY FOR

NOT TO SCALE 14. CONTRACTOR TO PROVIDE CLEAR CONCRETE SEALER TO ALL EXPOSED STAMPED

> SHOW PHOTOGRAPHS OR SAMPLES, OR VISIT A PROJECT IN THE FIELD WITH AN EQUAL OR SIMILAR LOOK, SICH THAT OWNER WILL NOT EXPECT SOMETHING DIFFERENT 16. 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.

CONSTRUCTION MAY PROCEED AS PLANNED.

6. NOTE: LANDSCAPE CONTRACTOR TO WARRANTY ALL WORK IN THE FIELD RELATED GRADING AND DRAINAGE

OCCUR (MINIMUM 2% SLOPE).

10. ROOF DOWN SPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE SYSTEM WITH ADAPTERS. II. UNDERGROUND PIPE TO BE A MINIMUM OF 3" DIAMETER AD.S. RIGID CONDUIT WITH A MINIMUM 1.5% SLOPE.

WHICH CONFORMS TO SAN DIEGO COUNTY SPECIFICATIONS. 14. FINISH GRADES OF PLANTER BEDS AND LAWNS TO BE APPROXIMATELY 1/2" BELOW FINISH GRADE OF ADJACENT CONCRETE WALKS AND PATIOS.

13. RETAINING WALLS ABOVE THREE COURSES (WITH SURCHARGE) TO INCLUDE A FRENCH DRAIN SYSTEM

15. LAWNS AND PLANTER BEDS TO RECEIVE SILT LOAM TO DEPTH INDICATED ON PLANS AND/OR TO MEET FINISH GRADING REQUIREMENTS. 16. RAISED CONCRETE PATIOS AND SLABS TO RECEIVE D.G. FILL MATERIAL COMPACTED TO A RELATIVE %.

4. OWNER TO APPROVE ALL FINAL COLOR SELECTIONS FOR CONCRETE. SHOW COLOR SAMPLE CHARTS UPON REQUEST- TYPICAL.

6. ALL CONCRETE SLABS SHALL DRAIN PROPERLY, SUCH THAT NO STANDING WATER SHALL OCCUR ON PATIOS AND WALKS, DRIVEWAYS, ETC.

8. 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. SAW CUTTING. WALL

INSTALLATION OF MASTIC JOINTS AROUND ALL POOL AND SPA COPINGS. INFORM OWNER IN

15. CONTRACTOR TO CONFIRM STAMPED CONCRETE PATTERN, COLOR, AND TEXTURE WITH OWNER, PRIOR TO POUR. THIS MAY INVOLVE ONE OR MORE OF THE FOLLOWING SERVICES:

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROPLEMS. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED. 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 REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK, LANDSCAPE

ARCHITECT, RLA 3/38, MAY BE REACHED AT: (760) 533-1717.

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:

CALIFORNIA LICENSE NUMBER: 2. OWNER APPROVED CHANGES INVOLVING COST INCREASES OR DECREASES SHALL REQUIRE A WRITTEN CHANGE ORDER SIGNED BY THE OWNER AND THE CONTRACTOR.

CONTRACTOR SIGNATURE BLOCK

1/2" DIAMETER GAS STUB-OUT LOCATION AND AREAS ONLY) POINT OF CONNECTION EXISTING DRAINS E - EXISTING ELECTRICAL OUTLET 12" SQUARE CATCH BASIN (SOFTSCAPE PLANTING BEDS WILL INCLUDE ATRIUM GRATES) EXISTING PILASTER TO REMAIN EXISTING DRAIN LINE PROPOSED PILASTER OR COLUMN WITH 4" DIAMETER SDR 35 RIGID CONDUIT-DRAINLINE, SIZE MATERIALS/ DIMENSIONS PER PLAN INDICATED ON PLAN. USE OF FLEX DRAIN LINE IS NOT PERMITTED POST WITH FOOTING LOCATION 6" DIAMETER SDR 35 RIGID CONDUIT-DRAIN LINE, SIZE INDICATED ON PLAN. USE OF FLEX DRAIN LINE PROPOSED CONCRETE SLAB PER DESIGN IS NOT PERMITTED. SPECIFICATIONS 8" DIAMETER SDR 35 RIGID CONDUIT-DRAIN LINE, SIZE INDICATED ON PLAN. USE OF FLEX DRAIN LINE EXISTING CONCRETE TO REMAIN IS NOT PERMITTED TYPICAL "FRENCH DRAIN" TO BE INSTALLED BEHIND EXISTING FENCE TO REMAIN RETAINING WALL(S) PER CITY STANDARD SPECIFICATIONS. PIPE TO BE PERFORATED AT 4" DIAMETER AND WRAPPED WITH FABRIC. BACKFILL DESIGN PER CONTRACT TRENCH WITH GRAVEL. EXISTING MASONRY WALL TO REMAIN PROPOSED MASONRY WALL PER PLANS AND TYPICAL "CHANNEL DRAIN" TO BE INSTALLED FLUSH WITH FINISH GRADE OF ADJACENT CONCRETE SLABS. "SHEET SPECIFICATIONS WASH" INTO DRAIN AT MINIMUM OF 1/2" PER FOOT. INSTALL MOWSTRIP AROUND ALL LAWN AREAS TYPICAL CROSS SLOPE R - 6" STEP RISER (DESCENDING) SOIL MOUNDING AS PER PLAN APPROXIMATE HEIGHT OF MOUNDING VARIES CLEAR AND GRUB AREA- REMOVE ALL DEBRIS, TRASH, ROCK, ETC .- PREPARE FOR NEW LANDSCAPING HAUL AWAY ALL MATERIAL TO AN APPROVED DUMP SITE CMU STRUCTURAL RETAINING WALL TO BE CONSTRUCTED IN LOCATION PER PLAN. WALL IS 3' OR HIGHER AND WILL REQUIRE A SAN DIEGO COUNTY PERMIT. CONTRACTOR TO APPLY STUCCO EXISTING VEGETATION TO REMAIN FINISH TO MATCH COLOR & TEXTURE OF HOME STUCCO. ALL RETG. WALLS WILL INLOUDE A "FRENCH DRAIN" SYSTEM. WALL HEIGHTS

.6- SIZE OF BASIN DRAIN

- TYPE OF DRAIN

DRAINAGE LEGEND

<u>DESCRIPTION</u>

NDS ATRIUM GRATE

NDS FLAT GRATE

BRASS GRATE

CHROME GRATE

ROUND GRATE (CAN BE BRASS IN HARDSCAPE

SHALL NOT EXCEED 5 FEET ABOVE ADJACENT GRADE.

FINISH TO MATCH HOME. HEIGHT MAY VARY

EXISTING CMU WALL

<u>SYMBAL</u> <u>DESCRIPTION</u>

CONC. CONCRETE

(BID, IF ITEM IS CHECKED OFF)

☐ CUSTOM CONCRETE AND FLATWORK:

P.A. PLANTING AREA

CENTER LINE

PROPERTY LINE

TOP OF WALL (ELEVATION)

BOTTOM OF WALL (ELEVATION)

*O*N CENTER

CONSTRUCTION ACRONYMS

MASTIC JOINT (EXPANSION JOINT)

PROPOSED BOULDER LOCATION FREESTANDING CMU SCREEN WALL (NON-PERMIT). APPLY EXISTING OUT OR FILL WITH GRADED SLOPE INDICATION

> POOL AND / OR SPA EQUIPMENT LOCATION WITH DIMENSION'S PER CONTRACT. EQUIPMENT TO BE SCREENED WITH DOUBLE GATE ACCESS OR OTHER SPECIFICATIONS AS NOTED ON PLAN. VERIFY 5' SETBACK AND MAINTAIN ALL PREVAILING BUILDING CODES.

FOUNTAINS

BLUE THUMB P: (888) 619-3474 / (989) 921-3474 W: BLUETHUMBPONDS.COM

TYPICAL T.O.S. TOP OF SLOPE CALIFORNIA AQUATICS BOTTOM OF SLOPE P: (6|9) 562-0802 TOP OF FOOTING TO TOP OF WALL W: CALIFORNIAAQUATICS.COM

PRECAST CONCRETE PAVERS CORDOVA GARDENS PILASTER HIGHT P: (760) 944-6984 FINISH GRADE W: CORDOVAGARDENS.COM TOP OF GRATE BOTTOM OF PIPE

COVERALL STONE, INC P: (800) 779-3234 W: COVERALLSTONE.COM

9582 DEL DIOS HIGHWAY ESCONDIDO, CA 92029 P: (760) 741-3007 FOUNTAINS UNIQUE

DEL DIOS COUNTRY GARDENS

P: (949) 3*0*5–7372 W: FOUNTAINSUNIQUE.COM <u>HORCHOW</u> P: (877) 944-9888

GENERAL CONSTRUCTION LEGEND

WATER

SDG&E

 $>\!\!<$

EQUIPMENT- WORK ACCESS (POINT OF ENTRY)

EXISTING UTILITIES LOCATION- DO NOT DISTURB

W: HORCHOW.COM STONE FOREST P: (5*0*5) 986-27|2 W: STONEFOREST.COM

• ESTRELLASTONE.COM

 HADDONSTONE.COM/EN-US • GIANNINIGARDEN.COM

AVILAGGARGENART.COM

HENRISTUDIO.COM

 ALSGARDENART.COM.AU CANYONPOTTERY.COM

SPECIFIED. (BIG ROCK AGGREGATE WITH 51/2 SACK MIX) (PEA GRAVEL AGGREGATE WITH 6 SACK MIX) M EXPANSION JOINT SPECIFICATIONS:

I. SLABS: INSTALL REMOVABLE CAP WITH MASTIC JOINT MATERIAL. APPLY SILICA SAND.

ALL CONCRETE TO ATTAIN MINIMUM 2,500 PSI AT 28 DAYS, UNLESS OTHERWISE

☑ BIG ROCK AGGREGATE IN CONCRETE MIX (WITH 5½ SACK MIX FOR ALL FLATWORK)

2. WALLS, POOL COPING, 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 CHASE WALLS, ETC.

GENERAL HARDSCAPE SPECIFICATIONS:

INSTALL GUN GRADE MASTICS.

NOTE: CONTRACTOR TO ADD ADDITIONAL EXPANSION JOINTS AT ANY LOCATION WHERE CRACKING MIGHT OCCUR. DO THIS WHETHER SHOWN ON PLAN OR NOT.

MATERIAL SUPPLIER LIST A CHECKED BOX INDICATES RECOMMENDED SUPPLIER FOR THIS PROJECT

□ WESTERN OUTDOOR DESIGN & BUILD |□ KRC ROCK 700 NORTH TWIN OAKS (619) 744-1036 SHOWROOM VALLEY ROAD 1210 E. BARHAM DRIVE SAN MAR*COS, CA 92069* SAN MARCOS, CA 92078 P: (800) 779-8191 W:KRCROCK.COM P: (619) 568-3698

CONTACT: JERRY NOWOTARSKI(760)458-3126 E: JERRY@WESTERNPAVERS.COM D NATIONAL POOL TILE

W: WESTERNOUTDOORDESIGNS.COM

EL CAJON, CA 92020 P: (619) 447-2466 566 NORTH TULIP STREET ESCONDIDO, CA 92025 P: (760) 737-7655 W: NPTGONLINE.COM

1973 FRIENDSHIP DRIVE, SUITE B

ARIZONA TILE

SAN MARCOS (760) 744-1462 (6|9) 276-39|5 SAN DIEGO MIRAMAR (858) 566-597| TEMECULA (9*0*9) *6*76–3*0*73]MODERN BUILDERS SUPPLY 825 GRAND AVENUE SAN MARCOS CA, 92078 W: HTTP://MODERNBUILDERS.NET] <u>HD SUPPLY</u>

ESCONDIDO (760) 438-2292 SAN DIEGO (858) 560-9933 W: WHITECAPDIRECT.COM 1 PARAS*O*LEIL 6510 W. 91st AVENUE (303) 500-1984

WESTMINSTER, CO 8003 W: HELLO@PARASOLEIL.COM

SAN DIEGO (858) 565-1215 W: BEDROSIANS.COM] PACIFIC STONE W: PACIFICSTONE.NET (760) 59|-4570 P: (7|4) 836–5757

>] <u>"RCP" BLOCK & BRICK</u> ENCINITAS (760) 753-1164 ESCONDIDO (7*60*) 480-9696 W: RCPBLOCK.COM

DEDROSIANS TILE & STONE

(760) 724-6400

] <u>SOUTHWEST BOULDER & STONE</u> (7*60*) 466–3277 ESCONDIDO W: SOUTHWESTBOULDER.COM

🗆 SHADE TREE PATI*O CO*VERS CONTACT NAME: BILL SHAW (6|4) 563-1993

W: SHADETREECANOPIES.COM P: (8*00*) 894-38*0*|

> NO. 3138 ★\\EXP. 4/30/20 // ★

WEEP SCREED

F*o*undati*o*n

SLOPE TO DRAIN

NOTE: REFER TO GRADING AND

DOWNSPOUT DRAIN

SLOPE TO DRAIN

DRAINAGE SPECIFICATIONS

NDS 6" ATRIUM POLYETHYLENE

SLOPE TO DRAIN

FINISHED GRADE-

TURF AREA GOULDANIA

<u> ELEVATION - CROWN DIMENSIONS</u>

BEND-A-BOARD CHART

SAWCUT

SCORE LINE

D BULL BBQ

☐ FIRE MAGIC

LYNX GRILLS

UKING BBQ

☐ SUNBRELLA

□ PAL*OFO*RM

BRATTLE WORKS

□ NPT \$BQ ISLANDS

TELDORADO STONE

W: PALOFORM.COM

& FIRE FEATURES

W: GRANDEFFECTS.COM

W: NPTGONLINE.COM

W: ELDORADOSTONE.COM

BY FISCHER & PAYKEL

W: DCSAPPLIANCES.COM

W: BULLBBQ.COM

M BARBEQUES GALORE

W: BBQGALORE.COM

W: LYNXGRILLS*.CO*M

W: FIREMAGICGASGRILLS.COM

SECTION VIEW

CHART FOR MAXIMUM CROWN LENGTH

SEE CHART FOR MAX. CROWN HEIGHT

5 |/2" x | |/2" x |6' | 36" |

P: (5|0) 235-9339 - W: EPICPLASTICS.COM

GRATE WITH U.V. INHIBITOR

NDS #66-6" SEWER & DRAIN

NDS #101 SPEE-D BASIN

SEWER AND DRAIN PIPE

INVERT ELEVATION

EXISTING DOWN SPOUT

DOWN SPOUT ADAPTER

TOP PLASTIC PIPE)

PLASTIC DRAIN LINE

FINISH GRADE

STYRENE #904 (2"x3"x4")

(GALVANIZED DOWN SPOLÍT

NDS PLASTIC "LONG BEND"

ELBOW OR APPROVED EQUAL

PLASTIC DRAIN LINE LATERAL

SIZE AS NOTED ON PLAN

INVERT VARIES, REFER TO

NDS BRONZE GRATE

OR APPROVED EQUAL

NDS SEWER & DRAIN

NDS SPEE-D BASIN WITH LOCKING OUTLET

- INVERT ELEVATION

CRUSHED STONE

SLOPE TO DRAIN

NDS BRONZE GRATE W/ NDS SPEE-D BASIN

— BUILDING

- STUCCO

- SHEATHING

— FL*OO*R JOIST

4" MINIMUM ABOVE EARTH

— EXTERIOR LATH

- WEEP SCREED

2" MINIMUM ABOVE CONCRETE

A MINIMUM 0.019" (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED WITH A

MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION

EARTH OR 2" (5) MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO

FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-REGISTANT BARRIER SHALL LAP THE ATTACHMENT

PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4" (1002 MM) ABOVE THE

- WEATHER BARRIER

FOUNDATION -

PLATE

(SIZED PER DRAINAGE PLAN)

4" MINIMUM *CO*NC. SLAB *O*THER SOLID PAVEMENT PER CONTRACT

PIPE RISER(LENGTH AS REQ'D)

RIDGED DRAINLINE PER SPECIFICATION, MIN. 4" DIA.

U.B.C. SEC. 2506.5

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

CONNECT TO MAIN LINE

W/ WYE ADAPTER

GRADING PLAN

LOCATION TO BE

CHECKED ON SITE

- CRUSHED STONE

NDS ATRIUM GRATE W/ NDS SPEE-D BASIN

WITH LOCKING OUTLET

PIPE RISER(LENGTH AS REQ'D)

NOT TO SCALE

SLOPE TO DRAIN

- COMPACTED SOIL

GRAND EFFECTS WATER (949) 697-5270

CONCRETE JOINTS

(800) 52|-2855

(8*00*) -|425

(888) 845-464

(6|9) 864–2|0

(336) 22|-22||

(888) 411-TILE

(8*00*) 925-|49|

(888) 813-8883

OUTDOOR ACCESSORIES VENDORS

LIGHTING PLAN KEYNOTES

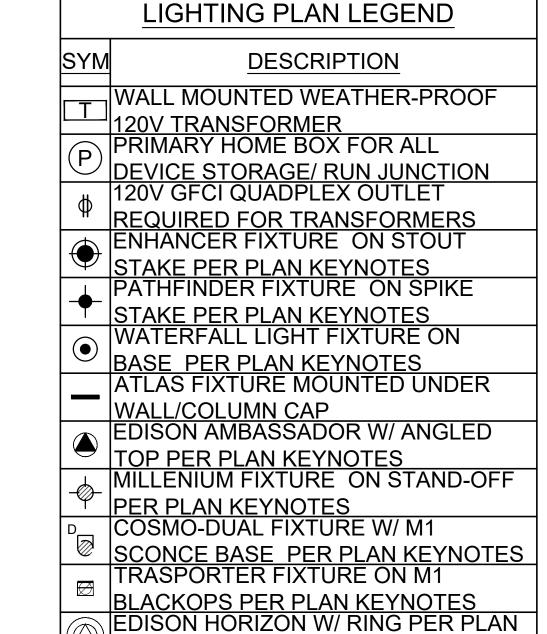
- INSTALL POWER RIVER TI ON INSIDE OF GARAGE WALL PER SPECIFICATIONS ON LA.I.. CONNECT TO GFCI DUPLEX OUTLET. RUN INPUT LEAD TO PRIMARY HOME BOX PER PLAN. INSTALL IN-USE
- INSTALL PRIMARY HOME BOX PER SPECIFICATIONS ON L4.1. INSTALL IN-LINE FUSE. TYPICAL. INSTALL LIGHTS PER LEGEND & SPECIFICATIONS ON L4.1 & L4.2. TYPICAL.
- INSTALL SCH40 CHASE LINE UNDER ALL HARDSCAPE CR0SS-OVERS. INSTALL AS NEEDED. TYPICAL. 5. INSTALL OVERHEAD CONDUIT INSIDE GARAGE & CONNECT TO PRIMARY HOME BOX PER PLAN & SPECIFICATIONS ON LA.I.
- 6. INSTALL POWER DRIVER T2 IN INSIDE OF GARAGE WALL. CONNECT TO GFCI DUPLEX OUTLET & RUN INPUT LEAD TO PRIMARY HOME BOX PER PLAN. INSTALL IN-USE COVER. 7. INSTALL OVERHEAD LED LIGHT FIXTURES TO LIGHT COUNTER TOP. FIXTURES T.B.D.
- 8. INSTALL COSMO SCONCE UNDER BAR TOP AT EQUAL INTERVALS. BEAM GOES UP & DOWN FOR FULL VERTICAL WASH. INSTALL BETWEEN BAR STOOLS & PER SPECULATIONS ON L4.2. TYPICAL. INSTALL TRANSPORTER ON BLACK-OPS MOUNT. PAINT TO MATCH COVER BEAMS. LIGHTS MOUNT ON UNDERSIDE OF SUPPORT BEAM & BEAM FOCUSES UP TO LIGHT UNDERSIDE OF BIO-CLIMACTIC SHADE COVER. TYPICAL.
- 10. INSTALL POWER DRIVER T3 ON BACKSIDE OF RETAINING WALL SO THAT IT IS NOT VISIBLE. CONNECT TO GFCI DUPLEX OUTLET & RUN INPUT LEAD TO PRIMARY HOME BOX PER PLAN. INSTALL IN-USE COVER. THIS PRIMARY HOME BOX HAS (2) RUNS.
 - INSTALL POWER DRIVER T4 ON BACKSIDE OF RETAINING WALL SO THAT IT IS NOT VISIBLE. CONNECT TO GFCI DUPLEX OUTLET & RUN INPUT LEAD TO PRIMARY HOME BOX. INSTALL IN-USE
- 12. INSTALL POWER DRIVER T5 ON BACKSIDE OF RETAINING WALL SO THAT IT IS NOT VISIBLE. CONNECT TO GFCI DUPLEX OUTLET & RUN INPUT LEAD TO PRIMARY HOME BOX. INSTALL IN-USE COVER. THIS PRIMARY HOME BOX HAS (2) RUNS.
- INSTALL DIRECT BURIAL WIRE PER SPECIFICATIONS ON L4.1 & L4.2. TYPICAL.
- 14. INSTALL ENHANCER LED LIGHT FIXTURES ON 60" STEMS & PER SPECIFICATIONS ON L4.2. TYPICAL.

LIGHTING PLAN GENERAL NOTES

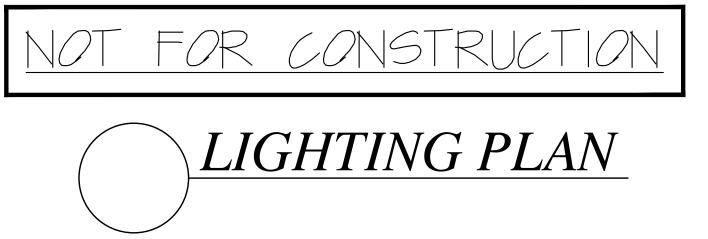
COVER. THIS PRIMARY HOME BOX HAS (3) RUNS.

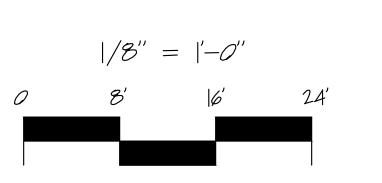
2. ALL WORK WILL BE DONE PER CODE, AS APPLICABLE.

. ALL NEW 6FCI DUPLEX OUTLETS MUST BE INSTALL BY LICENSED CA ELECTRICIAN.









HANNA RESIDENCE LOT 223 PLAN 3

SUMMIT CREST CIRCLE

NOTE TO CONTRACTOR

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROPLEMS.

THESE PRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED.

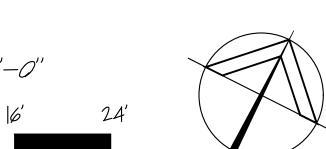
MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR

THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT

REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK, LANDSCAPE ARCHITECT, RLA 3136, MAY BE REACHED AT: (760) 533-1717.

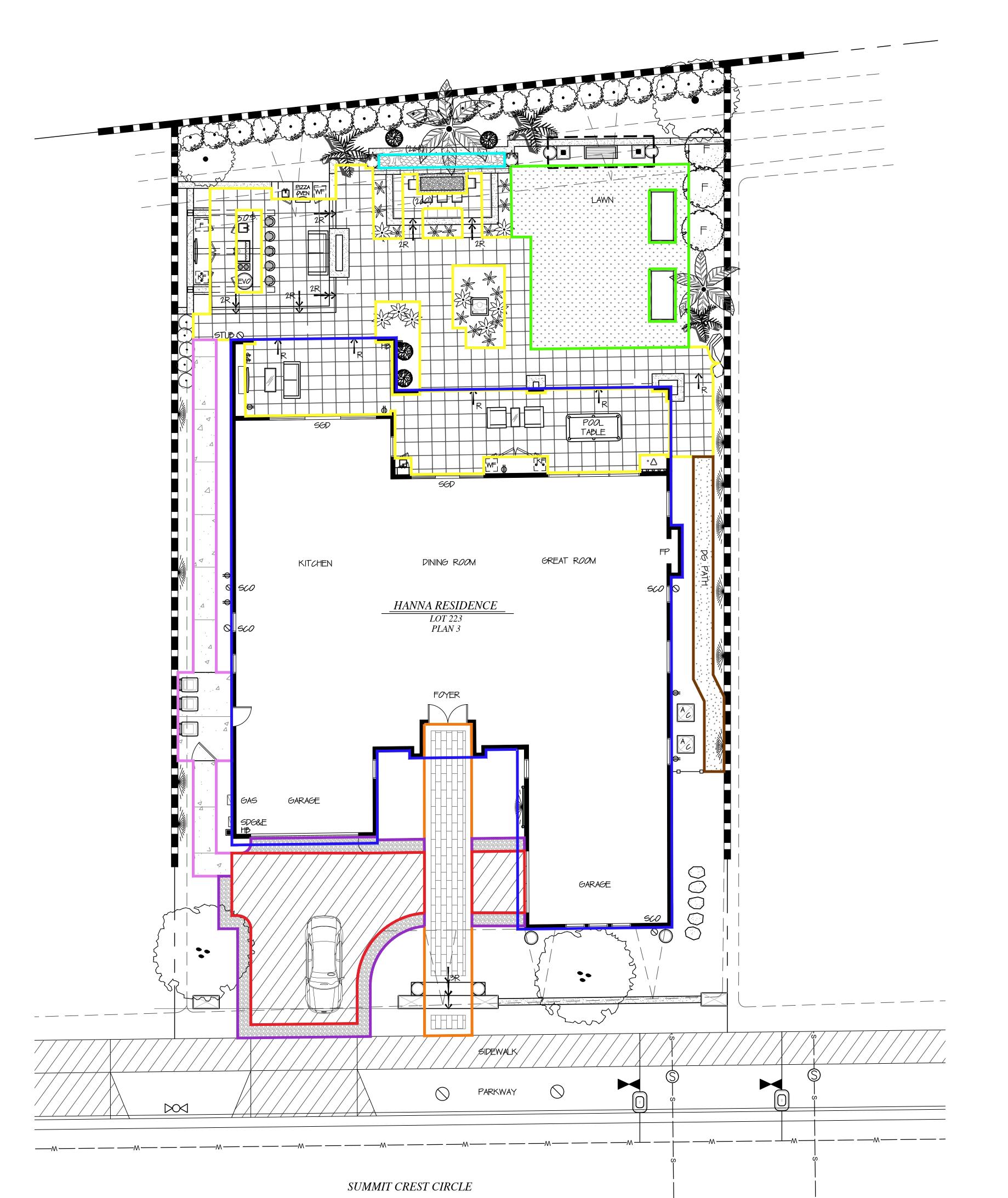
BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA





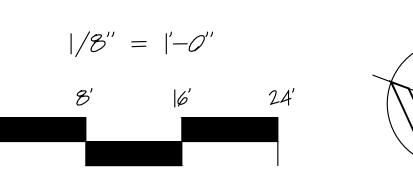
NOTE TO CONTRACTOR THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS. THESE PRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED. 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 3136, MAY BE REACHED AT: (760) 533-1717.

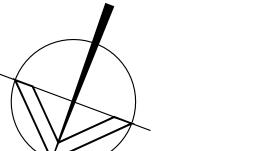


<u>IMPERMEABLE</u> HARDSCAPE MATERIALS EXISTING CONCRETE DRIVEWAY TO REMAIN 643 SQ. FT. ROOF SURFACE AREA 4,846 SQ. FT. TILE PATIOS TO MATCH EXISTING INTERIOR OF HOME 740 SQ. FT. (COVERED)/1,203 SQ. FT. (UNCOVERED) 1,943 SQ. FT. (T*O*TAL) SAN DIEGO BUFF W/ MEDIUM BROOM FINISH CONCRETE 357 SQ. FT. MIRAGE PORCELAIN TILE COLOR/STYLE: TBD 37 SQ. FT. (COVERED)/304 SQ. FT. (UNCOVERED) 34| SQ. FT. (TOTAL) DECOMPOSED GRANITE COLOR/STYLE: TBD ┛ 145 SQ. FT. SODDED LAWN TYPE: TBD 636 SQ. FT. CHIP-SEAL BAND COLOR/STYLE: TBD 39 SQ. FT. (COVERED)/189 SQ. FT. (UNCOVERED) 228 SQ. FT. (TOTAL) WATER SURFACE BACKYARD FOUTAIN 39 SQ. FT. TOTAL SQ. FT.= 7,581 (IMPERVIOUS) NOTE: "MAXIMUM ALLOWABLE"= 10,000 SQ. FT. FOR NEW & EXISTING IMPERMEABLE SURFACES TO AVOID A STORM WATER MANAGEMENT PERMIT



DRAFTER JOB NAME HANNA SHEET NO. 3138 ★ EXP. 4/30/20 ★







- I. PLANT MATERIALS SHALL BE SYMMETRICAL, TYPICAL FOR THE VARIETY AND SPECIES, SOUND HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE AND PESTS.
- 2. 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.
- 4. SUBSTITUTIONS FOR THE INDICATED PLANT MATERIALS WILL BE PERMITTED, PROVIDED THE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE ARHITECT, & 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:
- I. 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.
- 2. IMPORTED TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE LOAM, FREE FROM ROCKS, OBNOXIOUS WEEDS, ROOTS, OR SEEDS.
- 3. 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:

- I. 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.
- 2. NON SLOPE AREAS LESS THAN 4:1 SLOPE GRADIENT. ALL PLANTINED AREAS SIXALLY RELIEVABLEBN/PUR ARE RATTATHLED PACING 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.
- 3. 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.
- 4. 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. A. THREE (3) CU. YD. OF NITROGEN STABILIZED WOOD SHAVINGS B. TWO-HUNDRED (200) LBS. "GRO-POWER" PLUS SOIL
- CONDITIONER FERTILIZER C. OTHER AMENDMENTS PER SOIL ANALYSIS RESULTS (PER CONTRACTUAL AGREEMENT ONLY).
- 5. PREPARED SOIL MIX BACKFILL IN PITS FOR TREES, SHRUBS, & VINES - SHALL CONSIST OF THE FOLLOWING RATIO OF MATERIALS
- PER TEN (10) CU. YD.: A. SEVEN (7) CU. YD. OF NATIVE ON SITE SOIL.
- B. THREE (3) CU. YD. OF NITROGEN STABILIZED WOOD SHAVINGS. C. SEVENTEEN (17) LBS. "GRO-POWER" PLUS SOIL CONDITIONER FERTILIZER PER CU. YD. MIX.

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

- I. POSITION PLANTS IN PLANT LOCATIONS INDICATED PER PLANTING PLAN. SECURE APPROVAL PRIOR TO EXCAVATING THE POT HOLES, MAKING NECESSARY ADJUSTMENTS AS INDICATED.
- 2. 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.
- 3. IF UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, SUCH SOIL OR MATERIALS SHALL BE REMOVED & AMENDED SOIL SHALL BE USED.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. ALL VINES SHALL BE REMOVED FROM THE STAKES, UNTIED & SECURELY FASTENED PER DETAIL F TO THE WALLS, FENCES, OR OTHER VERTICAL SURFACES PER PLAN.

- 8. PLANT TABLETS PLANT TABLETS SHALL BE AGRIFORM 21 GRAM OR 5 GRAM
 - 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 | GALLON CONTAINER PLANT MATERIALS - | TABLET - 2| GRAM

GROUND COVERS:

UND OUVERS.		
6 INCH POTS -	TABLET	(5 GRAM
4 INCH POTS -	TABLET	(5 GRAM
PER EACH CUTTING	TABLET	(5 GRAM

E.) PLANTING GROUND COVERS

- | PITS FOR FLAT SIZED PLANTS SHALL BE AT LEAST 6"X6"X6". GROUNDCOVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. 2. 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.
- 3. 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.
- 2. 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 WARRANTIED FOR 90 DAYS ARCHITECT OR THE OWNER TO DETERMINE THE SUITABILILTY FOR PLANTING PRIOR TO SODDING
- 3. 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.
- 4. 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.
- 5. 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.

6.) TREE STAKING:

- I. PLANT & STAKE ALL TREES PER TREE STAKING DETAILS A, C, AND 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'
- 2. ALL TREES PLANTED IN THE TURF AREAS SHALL INCLUDE "TREE BOOTS", "ARBOR GUARD", OR EQUAL.

H.) MAINTENANCE:

- I. 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.
- 2. 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.
- 3. 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:

- 1. 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.
- 2. FERTILIZING: APPLY 16-6-8 AT THE RATE OF 6 POUNDS PER 1,000 SQ. FT. THREE (3) WEEKS AFTER INSTALLATION & WATER IMMEDIATELY THEREAFTER.
- 3. DISEASES & PEST CONTROL: TWO (2) WEEKS AFTER INSTALLATION OF LAWN, APPLY A GRANULAR MERCURIAL FUNGICIDE OF 1.8% MIRCUROUS CHLORIDE AS PER MANUFACTURER'S RECOMMENDATIONS.
- 4. MOWING: THE LAWN SHALL BE MOWED AT A HEIGHT OF |-|/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:

- 1. 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.
- 2. FERTILIZING: FERTILIZE THREE WEEKS AFTER PLANTING WITH 5 POUNDS PER 16-6-8 PER 1,000 SQ. FT. FERTILIZE THEREAFTER EVERY 30 DAYS.
- 3. DISEASES & PEST CONTROL: FOR CONTROL OF SLUGS & SNAILS, APPLY PELLETIZED 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 SOILDRIN AS PER MANUFACTURER'S RECOMMENDATIONS TWO (2) WEEKS AFTER INSTALLATION. THIS PRODUCT CONTAINS DIELDRIN, LINDANE, & PHOSPHOROTHIOATE. EXTERMINATE GOPPLERS, MOLES. REPAIR DAMAGE.
- 4. PRUNING: ALL SHRUBS & TREES SHALL BE PINCHED PRUNED AS NECESSARY TO ENCOURAGE NEW GROWTH & TO ELIMINATE RANK SUCKER GROWTH. OLD FLOWERS, DEAD FOILAGE & 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, AND SHRUB AREAS, SHALL BE KEPT WEED FREE AT ALL TIMES. WEEDS SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF OFF THE SITE.

K.) PLANT MATERIAL REPLACEMENT WARRANTY

ALL TREES. SHRUBS AND GROUNDCOVER SHALL BE WARRANTIED BY THE LANDSCAPE CONTRACTOR AS TO GROWTH AND VIGOR SEE CHART BELOW. WARRANTY PERI*O*D SHALL BEGIN <u>'AFTER FINAL APPR*O*VAL'</u> 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 & GROUND COVERS	, 5, & 5 GALL <i>O</i> N. FLATS	90 DAYS

I. 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) COMPANY FOR "LONG TERM MAINTENANCE CARE".

2. 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:

I. UPON COMPLETION OF THE WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE — ALL RUBBISH, TRASH & DEBRIS RESULTING FROM THE OPERATIONS. REMOVE DISUSED EQUIPMENT AND IMPLEMENTS OF SERVICE. LEAVE ENTIRE AREA INVOLVED IN A NEAT AND 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: 3*00* LBS. |2-|2-|2 *CO*MMERCIAL FERTILIZER 300 LBS. UREA FORMALDEHYDE

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:

1,000 LBS. AGRICULTURAL GYPSUM

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

SOILS TESTING GRO POWER

100 DAYS MAX

P: (909) 393-3744 E: GROPOWERINC@VERIZON.NET W: HTTP://GROPOWER.COM



RECOMMENDED SUPPLIER LIST

JACK WYCOFF (OR OTHER SALES REP.)

HE EARTH STORE	
ESCONDIDO	(760) 749-8822

PERRANO TOPSOIL SAN DIEGO

(760) 740-9|9|

EASTMAN SOILS

(760) 744-5422

SAN MARCOS SOUTHWEST BOULDERS

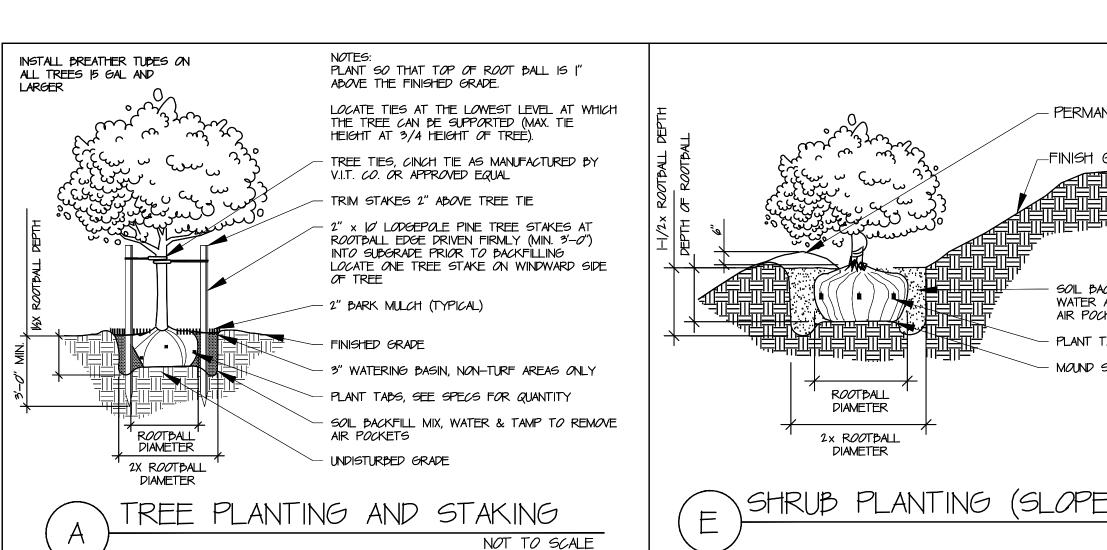
(760) 75|-3333"501L-L0C" KRC ROCK - SAN MARCOS

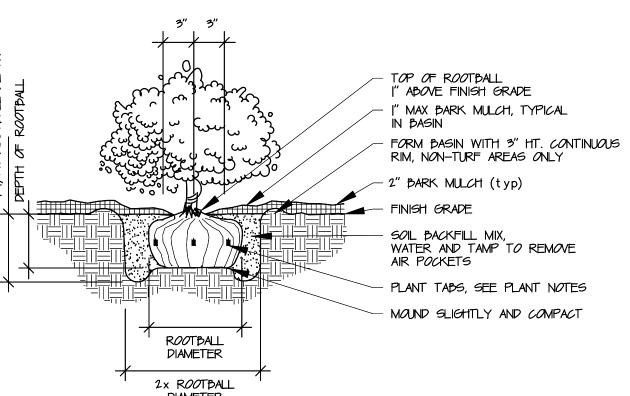
(760) 744-5422 700 N. TWIN OAKS VALLEY RD. WWW.KRCROCK.COM "POLY-PAVEMENT": WWW.POLYPAVEMENT.COM

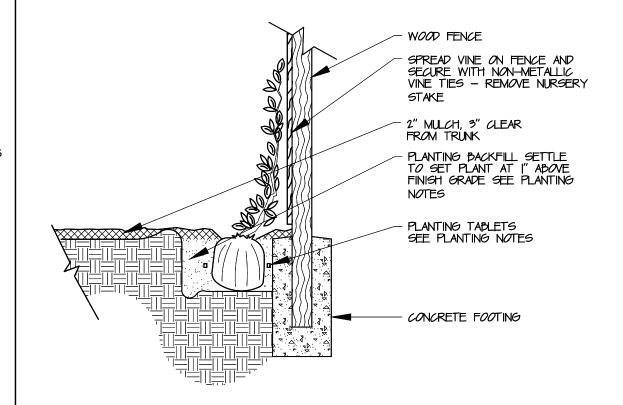
QUALITY HYDROSEEDING & RESTORATION

2017 ORANGE AVE. RAMONA, CALIF. 92065

(760) 789-8040 CONTRACTOR LIC. # 47369







DIAMETER

DIAMETER

YVINE PLANTING

PERMANENT BERM

SOIL BACKFILL MIX.

AIR POCKETS

WATER AND TAMP TO REMOVE

PLANT TABS, SEE PLANT NOTES

MOUND SLIGHTLY AND COMPACT

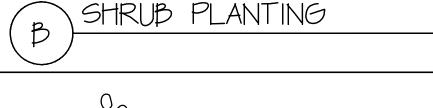
NOT TO SCALE

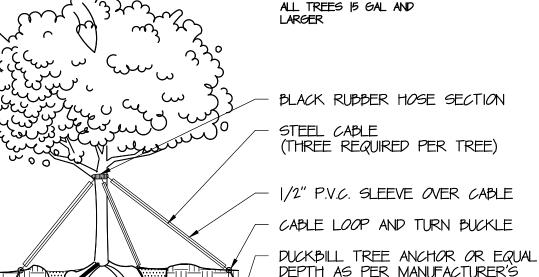
NOT TO SCALE

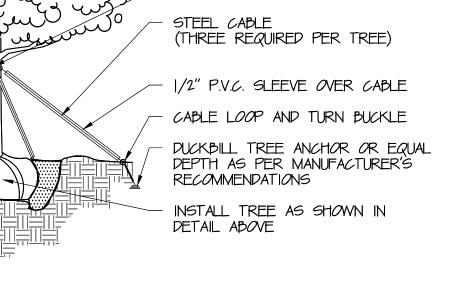
GROUND COVER

PLANTED PER

-FINISH GRADE, SLOPE VARIES

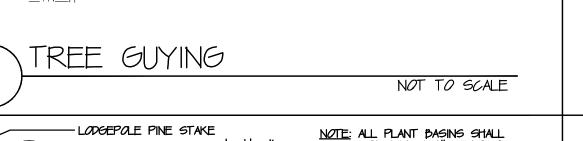


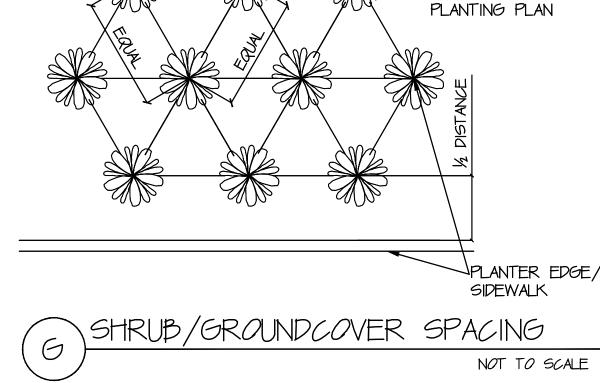


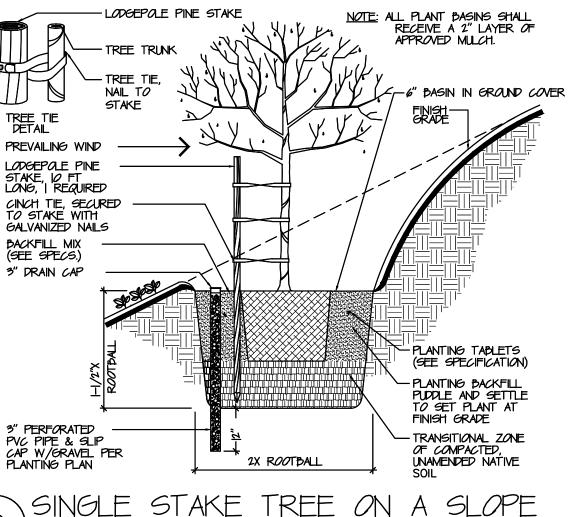


INSTALL BREATHER TUBES ON

NOT TO SCALE







GROUNDCOVER 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
5	.64
2	1.00
9	1.78
6	4.00

(EXAMPLE: CUTTINGS PLACED AT 15 INCH CENTERS IN AN AREA OF |0,000 SQ. FT. - |0,000 X .64 = 6,400 CUTTINGS|

FOR MOST CALIFORNIA, 12"O.C. IS APPROPRIATE SPACING FOR RESIDENTIAL PLANTING, UNLESS FAST FILLI-IN DESIRED, IN WHICH CASE 9" IS RECOMMENDED. FOR LARGE PROJECTS LIKE PARKS, 15" AND 18" O.C. RECOMMENDED.

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

NOT TO SCALE



NOTE TO CONTRACTOR THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROPLEMS. SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER HE CONTRACTOR IS TO BEAR FILL 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 3/38, MAY BE REACHED AT: (760) 533-1717.



DRAFTER JOB NAME HANNA

<u>IRRIGATION LEGEND</u>

SYM.	MANUF.	MODEL NO.	DESCRIPTION	NOZZLE	MAX. RADIUS	<i>Ө</i> РМ	ARC	PSI	PRECIP. RATE	DETAIL
	HUNTER	PR <i>05-06-</i> PR <i>630-C</i> V	ALL SHRUB HEADS TO BE 12" POP-UPS FOR USE IN PLANTING BEDS. TURF AREAS TO BE 6"	MP8009R-90	6	.17	90	30	.90	A
		PROS-06-PRS40-CV	POP-UPS POP-UP HEADS TO BE	MP8009R-180	6'	.33	180	30	.88	/ \
O	HUNTER	PR <i>05-06-</i> PR <i>540-C</i> V	USED FOR ALL TURF AREAS, AND AREAS ADJACENT TO HARDSCAPE FEATURES. SHORT RADIUS	MP8009R-90 MP8009R-180	10'	.23 .42	90	40 40	.83 .81	A
\Box		PROS-06-PRS40-CV	SPRINKLERS LESS THAN 9' PRS30.	MP8005R-360	10'	.78	360	40	.91	
•		PR05-06-PR540-CV	MPI <i>000</i> NOZZLE <i>O</i> N 40 PSI	MP1000-90	8'-15'	.19	90	40	.39	
	HUNTER	PROS-06-PRS40-CV	REGULATED POP UP	MP1000-210	8'-15'	.43	210-270	40	.39	
		PROS-06-PRS40-CV		MP1000-360	8'-15'	.75	360	40	.39	
		PR05-06-PR540-CV	MP LEFT STRIP	MPL <i>CS</i> 5 5	4' × 4'	.19	N/A	40		
	HUNTER	PR05-06-PR540-CV	MP END STRIP	MPR655 5	4' × 4'	el.	N/A	40		C
		PR05-06-PR540-CV	MP SIDE STRIP	MP55530	4' × 28'	.38	N/A	40		
	HUNTER	PR05-00-PR540-CV-MP1000-360	MP ROTATOR HEAD ON 12" RISER		18'	1.27		30	.88	
2	TONE	I-20-00-CV-1.59R	SHRUB ROTOR ON RISER		25'	.5		50	.46	C
	HUNTER	1300 A-F	MULTI-STREAM BUBBLER NOZZLE	MSBN-50Q/50H	<i>5</i> '/l'	.50	3–4	30		D
	HUNTER	PLD	LANDSCAPE DRIP LINE					30		SHEET L/16

IRRIGATION KEY

HUNTER ICV-I" REMOTE CONTROL VALVES (RCV'S) TO BE INSTALLED IN UNDERGROUND IRRIGATION BOXES IN INCONSPICUOUS LOCATIONS WITHIN PLANTING BEDS. NOTE THAT SIZE OF VALVES MAY VARY PER DEMAND. RCV'S INCLUDE PRESSURE REGULATING ADJUSTMENT (PER VALVE) FOR FINE TUNING DESIGN PRESSURE AT EACH VALVE STATION. NOTE THAT VALVE STATION DESIGNATION INDICATES SIZE OF VALVE.

TYPICAL SCHEDULE 40 MAINLINE TO BE TRENCHED AND INSTALLED PER DETAIL. SIZE OF MAINLINE TO VARY PER THIS PLAN. MAINLINES HAVE BEEN SIZED TO ALLOW FOR A MINIMUM OF (2) SIMULTANEOUS VALVE STATION RUNS (OR MORE) WHILE MAINTAINING A VELOCITY OF 5' PER SECOND OR LESS.

TYPICAL HUNTER 18V-1016 VALVE, (LINE SIZE) TO BE INSTALLED BEFORE EACH IRRIGATION MANIFOLD.

TYPICAL HOSE BIB TO BE INSTALLED APPROXIMATE PER PLAN AND AT OWNER APPROVED LOCATIONS PER DETAIL. REFER TO DETAIL.

____ INSTALL SCH. 40 MAINLINE (SIZE PER PLAN) INSIDE 2x DIAMETER CLASS
____ 3|5 SLEEVE UNDER VEHICULAR PAVEMENT AREAS. (TYPICAL SYMBOL)

INSTALL & STATION HUNTER I-CORE (IC-600-M) IRRIGATION CONTROLLER ON WALL OF GARAGE PER MANUFACTURER'S INSTRUCTIONS. OBTAIN APPROVAL FROM OWNER FOR EXACT MOUNTING LOCATION IN GARAGE (OWNER TO PROVIDE ELECTRICAL SERVICE OUTLET). CONTRACTOR TO PROGRAM CONTROLLER(S) FOR PROPER IRRIGATION COVERAGE OF ALL PLANTING ZONES, PRIOR TO FINAL WALK THROUGH. REFER TO IRRIGATION SHEETS L/15 & L/16 FOR ADDITIONAL SPECIFICATIONS.

SOLAR SYNC (SOLARSYNC-SEN) ET/RAIN SENSOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND IN OWNER APPROVED LOCATION.

• IRRIGATION SYSTEM CONTRACTOR WARRANTIES, REFER TO L/15 & L/16 SHEET IRRIGATION SPECIFICATIONS AND/OR

MANUFACTURER'S WARRANTIES.

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

REQUIRED.

• TYPICAL CLASS 200 LATERAL LINES TO BE SIZED SO AS NOT TO EXCEED 5-FEET PER SECOND VELOCITY. LATERALS UNDER

PAVEMENT TO BE SCHEDULE 40 AND SLEEVED PER DETAIL.

• USE POP-UP IRRIGATION HEADS ADJACENT TO ALL SIDEWALKS,

DRAINAGE. REFER TO IRRIGATION LEGEND.

VALVES INSTALLED TO PREVENT EROSION.

PATHWAYS, PATIOS, STEPS AND OTHER HIGH TRAFFIC ZONES.
INCLUDE IN THIS CONTRACT.

ADD INLINE CHECK VALVES AS NEEDED TO ELIMINATE LOW HEAD

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

CONNECT SINK TO EXISTING UNDERGROUND SEWER LINE. LOCATION OF SEWER LINE "POINT OF CONNECTION" TO BE VERIFIED IN THE FIELD, PRIOR TO COMMENCEMENT OF WORK. ALL WORK SHALL CONFORM TO ALL PREVAILING MUNICIPAL CODES. MINIMUM PIPE TYPE SHALL BE CLASS 200 FOR LATERAL LINES AND SCH. 40 PVC PIPE FOR MAINLINES UNDER 2" IN SIZE AND CLASS 315 FOR MAINLINE PIPE 2"

| AND OVER. ALL HEADS WITH LOW HEAD DRAINAGE SHALL HAVE CHECK |

FLOW RATE TABLE

VALVE SIZE TABLE

PIPE DIAMETER	*GPM RANGE	VALVE SIZE	<u>GPM</u>				
3"	66-95	2"	39–60				
al/"	45.75	V2"	29–38				
21/2"	45–65	V4"	19–28				
2"	29–44	l"	0-18				
V2"	22–28	*REFER TO THIS CHART WIN PLANTERS WHERE HEAD	WHEN SIZING LATERAL LINE 2 LAYOUT REVISION IS				
V ₄ "	3–2	REQUIRED. PVC LATERAL LINE 1½" AND SMALLER TO BE SCHEDULE 40 2" AND LARGER TO BE CLASS 3					
"	9-12	SI SI	TATION NUMBER				
3/4"	5/8	5.0 " VALVE SIZE					
1/2"	0-4	VALVE DISC	HARGE (GPM)				

* MAXIMUM VELOCITY 5' PER SECOND * ALL LATERAL LINES TO BE SCH. 40 PIPE

GENERAL IRRIGATION NOTES:

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

TYPICAL CLASS 200 LATERAL LINES TO BE SIZED SO

AS NOT TO EXCEED 5-FEET PER SECOND VELOCITY.

LATERALS UNDER PAVEMENT TO BE SCHEDULE 40 AND
SLEEVED PER DETAIL.

USE POP-UP IRRIGATION HEADS ADJACENT TO ALL
SIDEWALKS, PATHWAYS, PATIOS, STEPS AND OTHER

HIGH TRAFFIC ZONES. INCLUDE IN THIS CONTRACT.

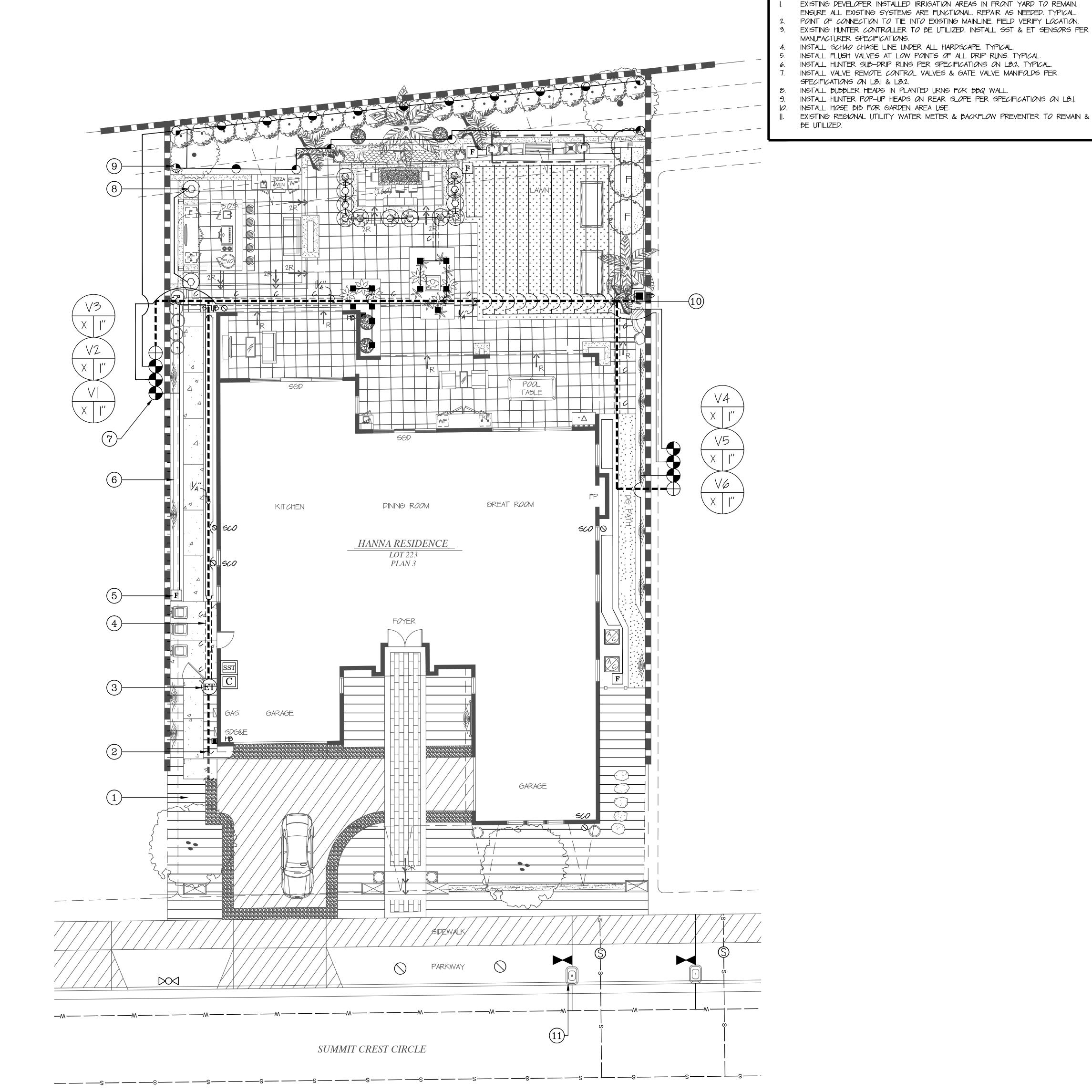
ADD IN-LINE CHECK VALVES AS NEEDED TO ELIMINATE
LOW HEAD DRAINAGE. REFER TO IRRIGATION LEGEND.

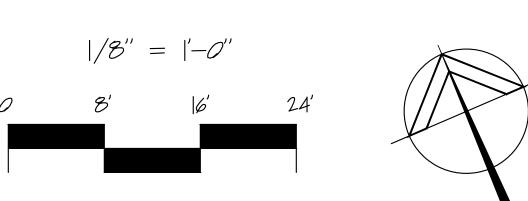
INCLUDE CONCRETE THRUST BLOCKING FOR ALL

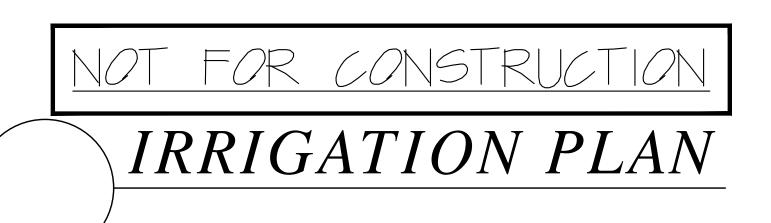
JUNCTIONS OF MAINLINE INCLUDING TEES, ELBOWS

AND ANGLES (PER DETAIL).

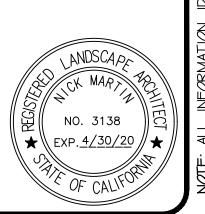
MINIMUM PIPE TYPE SHALL BE CLASS 200 FOR
LATERAL LINES AND SCH. 40 PVC PIPE FOR MAINLINES
UNDER 2" IN SIZE AND CLASS 315 FOR MAINLINE PIPE
2" AND OVER.
ALL HEADS WITH LOW HEAD DRAINAGE SHALL HAVE
CHECK VALVES INSTALLED TO PREVENT EROSION







IRRIGATION PLAN KEYNOTES (#)



RRIGATION

OJECT NAME:

dscape Architect, Inc.
3173 Willow Tree Lane
Escondido, CA 92027
P: (760) 533-1717

DRAWN
NM
DRAFTER
AP
DATE
03/25/2020
SCALE
1/8"=1'-0"
JOB NAME
HANNA
SHEET

*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
0	HUNTER	I-CORE	6-42 STATIONS (MODULAR)	WALL MOUNT IN GARAGE	6
RC	HUNTER	ICR	REMOTE CONTROL SYSTEM (OPTIONAL)	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, TEMPERATURE, & RAIN GAUGE WITH OPTIONAL ANEMOMETER	INSTALL PER MANUFACTURER'S INSTRUCTIONS	Н
M	HUNTER	PRO-ASV/ PRO-AVB	REDUCED PRESSURE BACKFLOW DEVICE WITH PRESSURE REGULATOR	EXISTING ON-SITE; DO NOT BID	_
	HUNTER	1BV-1016	2½" AUTOMATIC MASTER GATE VALVE	INSTALL PER MANUFACTURER'S INSTRUCTIONS	J
HB	N/A	HOSE BIB	ON RISER	3/4" DIAMETER	N/A
•	HUNTER	ICV GLOBE VALVE	REMOTE CONTROL VALVE INSTALLED IN BOX UNDER GROUND W/ PRESSURE REGULATING MODULE FOR EACH VALVE	ICV GLOBE VALVE (SIZE PER PLAN)	L
F	HUNTER	HFS FLOW SENSOR	AT 2½" SIZE W SENSOR ASSEMBLY (HFS). INSTALL DOWNSTREAM OF MASTER VALVE.	INSTALL PER MANUFACTURER'S INSTRUCTIONS	М

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

2. GENERAL REQUIREMENTS:

- A. Dimension Verification: All scaled dimensions are appro1"imate. 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 vauge 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.

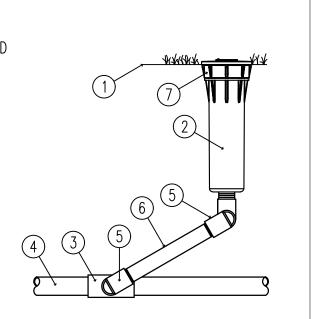
4. INSTALLATION:

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 e1"pense.

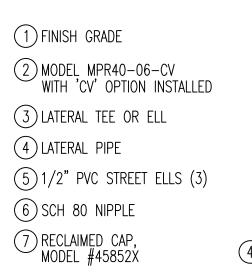
- B. Depth of Trenches: Depth of trenches shall be sufficient to provide minimum cover at top of pipe as indicated on drawings, usually 18" for mains and 12" for lateral piping. Trench backfill shall be free of material that will damage irrigation pipe or equipment. In the event of backfill settlement, 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
- 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
- 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
- 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.

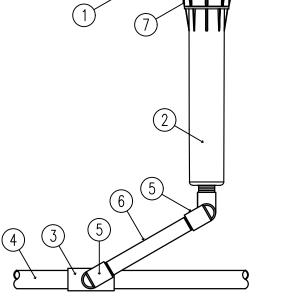
A. Pressure / flow verification: The irrigation system design is based on a minimum operating pressure of 30-40 psi and a ma1"imum flow demand that will vary per irrigation system design. The irrigation contractor shall verify water pressures prior to construction. Report any differences between the 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.

(1) FINISH GRADE (2) MODEL PROS-04 SPRAY HEAD WITH 'CV' OPTION INSTALLED (3) LATERAL TEE OR ELL (4) LATERAL PIPE (5) 1/2" PVC STREET ELLS (3) (6) SCH 80 NIPPLE (7)RECLAIMED CAP ✓ MODEL #45852X



Thunker IRRIGATION DETAIL





(8) BRICK SUPPORTS (4) 9)3/4" MINUS WASHED GRAVEL (8) (9) (6)(10) PVC SLIP UNIONS

(1) STANDARD VALVE BOX

REMOTE CONTROL VALVE

3) MODEL IBV-101G ACCUSET

(4) WATERPROOF CONNECTORS (2)

WITH FILTER SENTRY

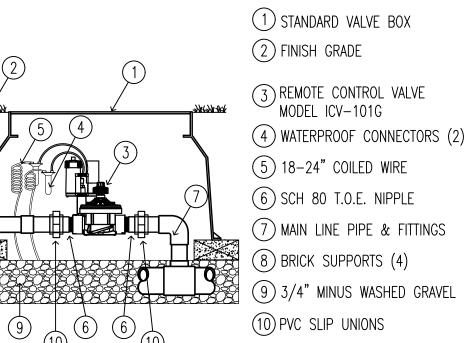
(5) 18-24" COILED WIRE

(6) SCH 80 T.O.E. NIPPLE

(7) MAIN LINE PIPE & FITTINGS

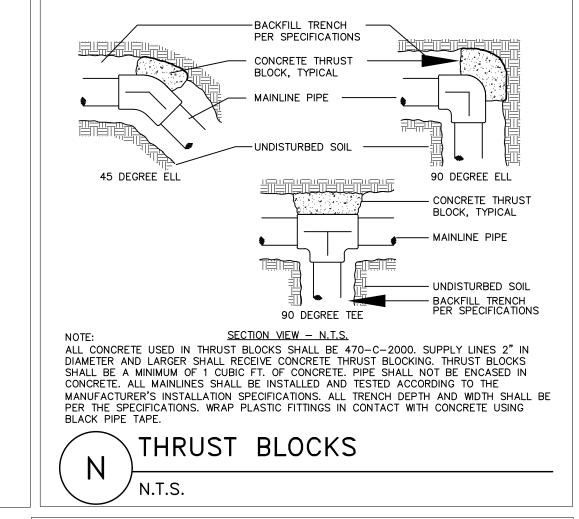
(2) FINISH GRADE

GLOBE VALVE Thunker IRRIGATION DETAIL Inter IRRIGATION DETAIL



PROS-04-CV SPRAY HEAD

IRRIGATION LATERALS - IRRIGATION CONTROL TRENCHING BACKFILL IRRIGATION MAINLINE TRENCHING BACKFILL MAINLINE SHALL BE PVC CLASS 315 IF 2"∼ OR LARGER, SCH. 40 IF 1\"∼ OR SMALLER LATERALS SHALL BE PVC CLASS 200 (SCH 40 FOR 1/2"~) GLOBE VALVE



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.

Dunker irrigation detail

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

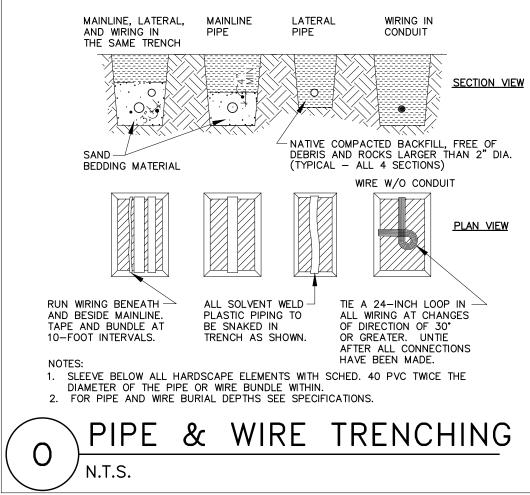
USE POP-UP IRRIGATION HEADS ADJACENT TO ALL SIDEWALKS, PATHWAYS, PATIOS, STEPS AND OTHER HIGH TRAFFIC ZONES. INCLUDE IN THIS CONTRACT.

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

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

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

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



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

SUPPLIERS:

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

GRANGHETTO'S W: www.granghettos.com Escondido 760-745-4671

IMPERIAL SPRINKLER SUPPLY 760-738-8301 Escondido

IRRIGATION EFFICIENCY VALUES DRIP (D)= 0.80 ROTOR(R) = 0.70SPRAY (S)= 0.55

VALVE SIZE	<u>GPM</u>
2"	39–60
V2''	29–38
V ₄ ''	19–28

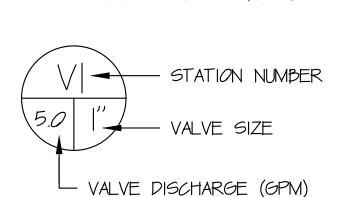
0-18

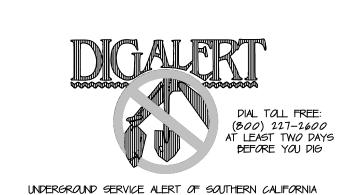
VALVE SIZE TABLE

PIPE DIAMETER	*GPM RANGE
3"	66-95
21/2"	45–65
2"	29–44
V2''	22–28
V4"	3-2
 "	9-12
3/4"	5/8
1/2"	0-4

FLOW RATE TABLE

* MAXIMUM VELOCITY 5' PER SECOND * ALL LATERAL LINES TO BE SCH. 40 PIPE





NOTE TO CONTRACTOR THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS. THESE PRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DIE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER HE 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 3/38, MAY BE REACHED AT: (760) 533-1717.

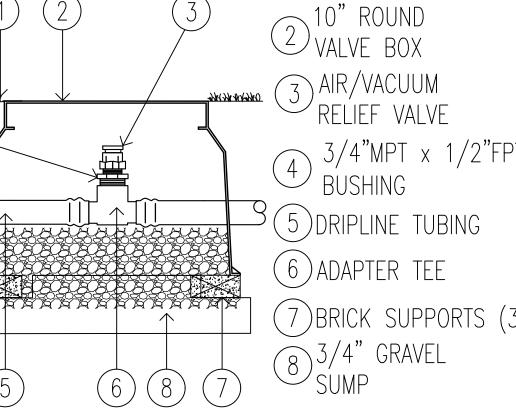


NAME:

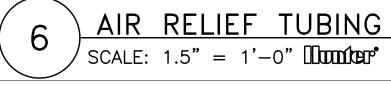
HONE:

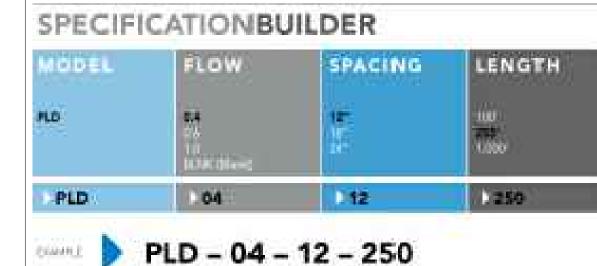
DRAFTER JOB NAME HANNA





(1)FINISH GRADE



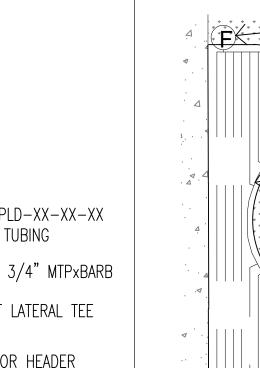


Motio: 100' config evaluable in tal FLD-BENIC-100, dei PLD-06-12-100, dei PLD-10-10-10-100, and del FLD-10-18-100 HUNTER PLD PROFESSIONAL

<u>LANDSCAPE DRIP LINE</u>

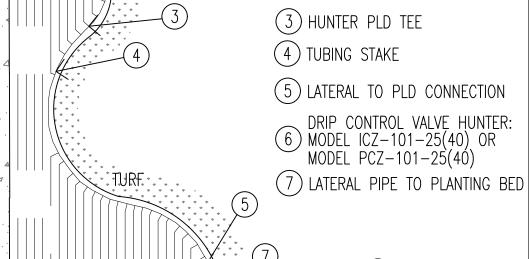
FULL SPECIFICATIONS & DETAILS AVAILABLE AT:

HUNTER INDUSTRIES W: HUNTERINDUSTRIES.COM



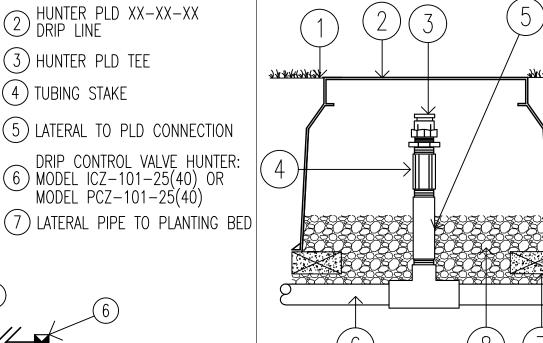
1 HUNTER PLD-XX-XX-XX DRIPLINE TUBING (2) PLD-075 3/4" MTPxBARB (3) 3/4" FPT LATERAL TEE (4) LATERAL OR HEADER

START CONNECTION ABOVE GRADE



PLANTING BED

1) FLUSH VALVE



√₃ AIR/VACUUM RELIEF VALVE

SCALE: 1.5" = 1'-0"

MODEL ET SYSTEM SENSOR

STRUCTURES

CONTROLLER

(OPTIONAL ET WIND NOT SHOWN)

MODEL ET SYSTEM MODULE

SUITABLE POST OR POLE MOUNT. MIN 6ft.

1/2" PVC COUPLING 1/2" SCH 80 RISER (LENGTH AS REQUIRED 6)lateral pipe

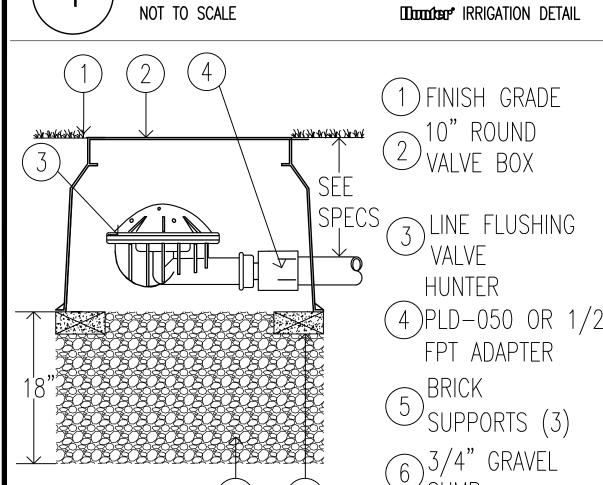
(1) FINISH GRADE

10" ROUND

VALVE BOX

7) BRICK SUPPORTS (3)

(8)3/4" GRAVEL SUMP AIR RELIEF PVC RISER



FLUSH VALVE AUTOMATIC

SCALE: 1.5" = 1'-0"

START CONNECTION ABOVE GRADE

1 HUNTER PLD-XX-XX-XX DRIPLINE TUBING

2) PLD-TEE 17mm BARBxBARB

(3) MULCH

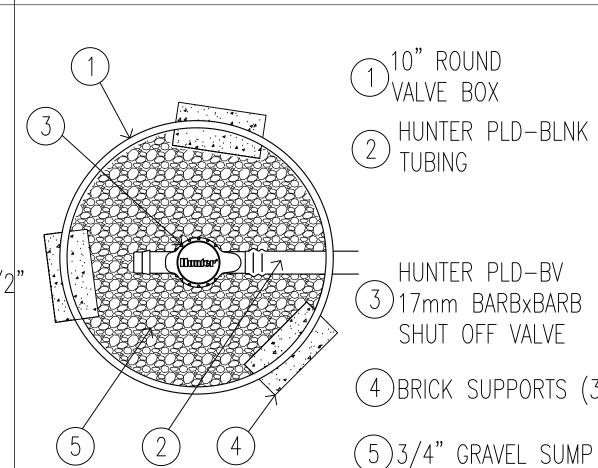
(4) FINISHED GRADE

5 PLD-BLNK

(6) 3/4" FPT TEE

(7) LATERAL PIPE

8) PLD-075 3/4" MPTxBARB



MANUAL FLUSH VALVE

SCALE: 1.5" = 1'-0" Duriter

SEE SPECS

NOT TO SCALE

SEE SPECS

1) FINISH GRADE

(4) PLD-BLNK

(6) 3/4" MPT TEE

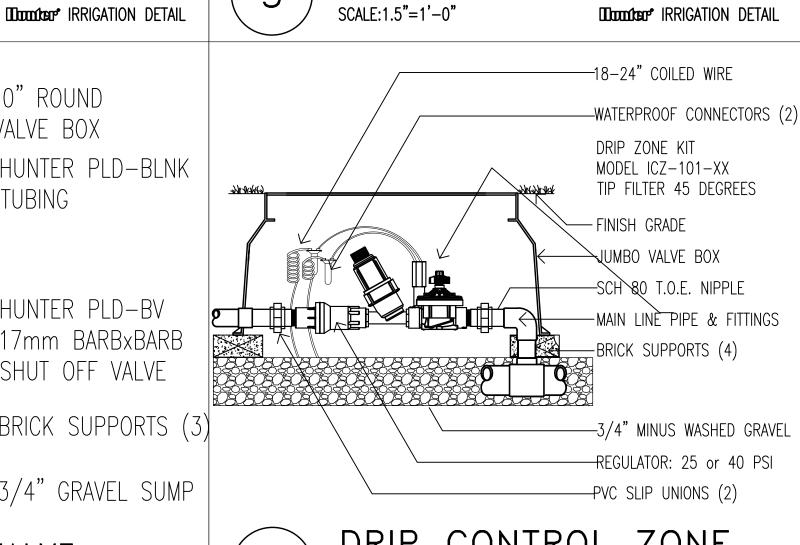
(7) LATERAL PIPE

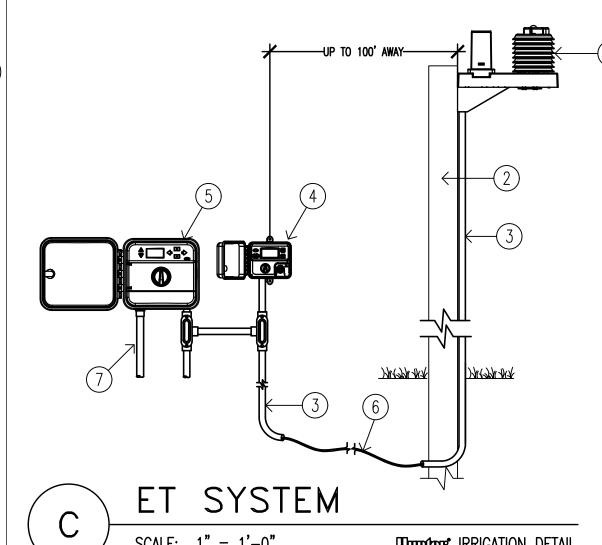
START CONNECTION BELOW GRADE

2 HUNTER PLD-XX-XX-XX DRIPLINE TUBING

(3) PLD-TEE 17mm BARBxBARB

(5) PLD-075 3/4" MPTxBARB





(2) ABOVE TURF, MIN 15ft AWAY FROM 3 CONDUIT FROM ET SYSTEM SENSOR TO ET SYSTEM MODULE (4) MOUNT LESS THAN 6' AWAY FROM 5 COMPATIBLE HUNTER CONTROLLERS: SRC, PRO-C, ICC, ACC (6) COMMUNICATION WIRE FROM SENSOR TO MODULE SCALE: 1" = 1'-0"Illumiter IRRIGATION DETAIL

Illumiteur IRRIGATION DETAIL

7 POWER SOURCE WIRE FROM MODULE TO SENSOR SHALL BE 18/2. USE CONTROLLER SMART PORT TO CONNECT TO MODULE UNIT.

HUNTER SUB-DRIP INSTALLATION NOTES

1. DRIP IRRIGATION TUBING IS TO BE INSTALLED A MINIMUM OF 3" BELOW FINISHED GRADE (MINERAL SOIL) & THE APPLICATION OF BARK MULCH, D.G., & /OR ROCK MULCH OVER THE TOP OF FINISHED GRADE.

HARDSCAPE

NOT TO SCALE

- 2. SLOPE STEEPER THAN 4: WILL NOT HAVE DRIP LINE SYSTEMS UNLESS OTHERWISE NOTED. REFER TO IRRIGATION PLAN.
- 3. ALL DRIP SYSTEMS WILL BE WIRED INTO THE IRRIGATION CONTROLLER & PROGRAMMED PROPERLY FOR THE ZONE, THE SEASON, & WEATHER CONDITIONS.
- 4. ALL DRIP SYSTEM ZONES WILL INCLUDE A MANUAL SHUT-OFF BALL VALVE AT THE VALVE MANIFOLD LOCATIONS.
- 5. INSTALLATION OF FLUSH VALVES & AIR RELEASE VALVES WILL BE MANDATORY.
- 6. PRESSURE TEST THE SYSTEM & CHECK FOR LEAKS PRIOR TO BACKFILLING ALL TRENCHES. 7. DO NOT RUN DRIP LINE UNDER CONCRETE FOOTINGS, BOULDERS, OR
- OTHER OBSTRUCTIONS. 8. ALL TRESS WILL INCLUDE A LOOP SYSTEM TO EQUIVALENT TO THE DRIP LINE DIAMETER OF EACH TREE.

NOTE TO CONTRACTOR:

- ADJUST PRESSURE AT EACH INDIVIDUAL VALVE STATION
- EACH INDIVIDUAL RCV MAY BE ADJUSTED INDEPENDENTLY. REGULATE PRESSURE AT REDUCED BACKFLOW PREVENTER TO APPROXIMATELY 95 PSI FOR MINIMUM 30 PSI AT WORST CASE SCENARIO HEAD. THE PRESSURE REGULATOR IN THE HOME MUST BE ADJUSTED INDEPENDENTLY.

PLD MAXIMUM LINE LENGTH CHART

FL <i>O</i> W RATE	0.4 GPH			0.6 GPH		1.0 GPH			
Pressure	MAXIMIM LATERAL LENGTH ITT			Emitter Spacing Maximum Lateral Length (ft.)		Emitter Spacing Maximum Lateral Length (ft.)			
(PSI)	12"	18"	24"	12"	18"	24"	12"	18"	24"
15.0	344	475	594	190	251	325	141	193	240
20.0	479	660	623	279	384	479	203	283	354
25.0	509	703	879	331	459	574	243	339	427
30.0	535	742	928	354	490	614	259	361	453
35.0	584	808	1010	390	542	679	289	401	502
40.0	627	858	1085	420	590	735	312	432	541
45.0	646	894	1119	456	607	761	322	447	561
50.0	689	957	1200	472	654	819	344	482	606
*Maximum sing	le lateral le	ngth at <i>0</i> % slop	е	-			-	•	

MODELS	SPACING	LENGTH	OPTIONS
PLD-04 = 0.4 GPH Flow	12 = 12"	100 = 100'	(blank) = No option
PLD-06 = 0.6 GPH Flow	18 = 18" 24 = 24"	250 = 250' 1K = 1,000'	R = Reclaimed
PLD-10 = 1.0 GPH Flow			
PLD-BLNK = Blank			

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROPLEMS. SIGNED ABOVE BY THE LANDSCAPE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT, RLA 3/38, MAY BE REACHED AT: (760) 533-1717.



DRAFTER JOB NAME

NOTE: REFER TO SIMPSON CATALOG. POST STANDOFF ALLOWS FOR VENTILATION AND DRYING OF POST.

- |" X 6" CEDAR TRIM BOARD

TREATED CEDAR POST

-2" X 6" CEDAR SLATS

FLAT BLACK ENAMEL FINISH

SIMPSON ALUMINUM STANDOFF

6" X 6" PRESSURE

DOOR HARDWARE

POST BASE APS6

TOE-NAILED

-8x8 P0STS

-ELDORADO STONE

NOT TO SCALE

CAP & VENEER

- REINFORCED

CONC. FOOTING IN UNDISTURBED

-4x10 DOUBLE BEAMS

DOUGLAS FIR PAINTED

ALL LUMBER TO BE S4S TO MATCH HOUSE TRIM -CB88 SIMPSON BRACKET

DRAFTER 02/28/2020 JOB NAME HANNA

NO. 3138

★ EXP. 4/30/20 / ★

STEEL LAG BOLTS -DRILL STEEL DOWEL #4 REBAR 12 INTO POST AND WET SET 16" INTO CONCRETE FOOTING <u>DOOR HARDWARE AVAILABLE FROM:</u>
DOORS, ETC. 12" DIAMETER CONCRETE FOOTING 1227 MORENA BOULEVARD SAN DIEGO, CA 92110 W: DOORSETC.NET P: (6|9) 275-6|5| NOT TO SCALE SD3 | DECORATIVE ARCHED GARDEN GATE

FRONT ELEVATION

3'-6" ---

REAR ELEVATION

POSTS W/ CHAMFERED TOPS

11'-5¦"

FREE-STANDING ARBOR ELEVATION

NOT TO SCALE

PRECAST PAVING OR OTHER

4" SLAB WITH #3, 16"

STAINLESS STEEL -

2" x 6" CEDAR SLATS —

1/4" X 3" STAINLESS -

HEAVY DUTY HINGES

LAPPED REBAR

6" DEPTH CAB. AGG.

TYPE (PER CONTRACT)

. #3 REBAR (EACH WAY)

ALL GROUT TO BE COLORED

TO MATCH CONCRETE

BULLNOSE PRECAST CONCRETE PAVER STEPS

CAULKING / EXP. .

CUSTOM MASONRY BBQ SPECIFICATIONS

INSTALL STEP-NICHE LIGHTS PER LIGHTING

PRECAST

RECAST PAVING OR OTHER

TYPE (PER CONTRACT)

PLAN & MANUF. INSTRUCTIONS

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 FOR FURTHER INFORMATION, REFER TO CONSTRUCTION, LIGHTING AND ELECTRICAL

BBQ STRUCTURE TO HAVE THE FOLLOWING

SPECIFICATIONS: (GEOMETRIC SHAPE PER PLAN)

KICK PLATE =

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

CONTRACTOR TO UTILIZE 1/2" GAS LINE STUB OUT AT HOUSE (IF PRESENT) AND IF THIS

BBQ MASONRY COUNTERTOP MATERIAL TO BE CAST-IN-PLACE COLORED CONCRETE APPROVED BY OWNER (UNLESS (UNLESS OTHERWISE NOTED) WITH BULLNOSE EDGE AND CONC. SEALER. OWNER TO APPROVE COLOR & FINISH.

☐ CONCRETE CANTILEVER ☐ FLAGSTONE ☐ CUSTOM TILE TO

BID ALTERNATE:

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.

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 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 BBQ STRUCTURE ☐ (3) SETS OF STAINLESS STEEL CABINETS SPECIFICATIONS PER CONTRACT KICKPLATE - FORMET AS A RECESSED PANEI TO FOLLOW ENTIRE ☐ SHADE UMBRELLA /PERIMETER OF BBQ APPLY VENEER RAISED SPLASH (8"HTx6"W) W/ VENEER TO MATCH COUNTERTOP MATERIAL AS INDICATED: ☐ (1) ELECTRICAL DUPLEX W/ GFI GRANITE TILE ☐ (2) ELECTRICAL DUPLEX W/ GFI KICKPLATE

NO SCALE

NOT TO SCALE

TYPE I WALL

From Table A:

T = Type B wall

K = Use E key

W = 2'-9"

VII. MORTAR KEY

bond is obtained.

X. REINFORCING STEEL

XI. USE OF TABLES - EXAMPLE

Given: Wall height = 5'-0"

R = Group 5 reinforcing steel

designations.

Example:

conditions and may also require a soils report.

VIII. WALL DRAINS

IX. SOILS

From Table B: Type B wall = Type I wall with 8" concrete block Group 5 reinforcing steel = #4 bars @ 16" o.c. Type E key = 8" wide x 8" deep key Width of footing = 2'-9"

Slope of retained earth (given as

horizontal run to vertical rise)

To insure proper bonding between the footing and the first course of block, a mortar key must be

formed by embedding a flat 2"x4" flush with and at the top of the freshly poured footing. It should

be removed after the concrete has started to harden (about one hour). A mortar key may be omitted if the first course of block is set into fresh concrete when the footing is poured and a good

Wall drains, four inches diameter, must be places at 6 feet intervals along the length of the wall

and located at the level of the bottom course of block. The drains may be formed by placing a

block on its side at 6 feet intervals or by leaving out the mortar in the vertical spaces between all

the blocks (head joint) in the first course. Backfill behind wall drains or open head joints must be

gravel with a minimum thickness of 12 inches. Alternative drainage systems may be allowed, if

approved by the plan check group of the County of San Diego, Planning & Development

All footings must extend at least 12" into undisturbed natural soil or compacted fill which has

been compacted to at least 90% density. Soil should be dampened prior to placing concrete

footings. A soils report, compiled by a licensed engineer, may be required. Footing sizes given in

this handout are based on 1000 psf maximum soil bearing value; use of different bearing values

will require design by a licensed architect, civil or structural engineer specifically for the existing

Reinforcing steel must be deformed and comply with ASTM specification A615-85, Grade 40 or 60. When one continuous bar cannot be used, a lap or splice of 40 bar diameters is required. Two #3 bars, minimum, must be placed longitudinally in the footing as shown. For 6" and 8"

blocks one #3 bar must be placed longitudinally in the center of the wall in a mortar joint every

16" as blocks are laid up. For 12" blocks one #4 bar must be placed longitudinally in the center of

Specify the height of the wall required for site conditions and the slope of the retained earth.

Using Table A for appropriate wall height and slope of retained earth, determine T, R, K, and W

the wall in a bond beam block course every 16" as blocks are laid up.

Slope of earth retained = 3 horizontal to 1 vertical

Horizontal steel (See Section X) Concrete block (See Section III) RK W | T RK W | T RK W | T RK W **1.5**' | A 1 N 1'-4" | A 1 N 1'-4" | A 1 N 1'-4" | A 1 N 1'-6" | A 1 N 1'-7" 2.0' | A 1 N 1'-4" | A 1 N 1'-4" | A 1 N 1'-4" | A 1 D 1'-8" | A 1 D 1'-10" (See Section X) 2.5' A 1 N 1'-7" A 1 N 1'-7" A 1 N 1'-7" A 1 D 1'-10" A 1 E 2'-2" 3.0' A 1 N 2'-0" A 1 N 2'-0" A 1 D 2'-0" A 1 E 2'-2" B 1 F 2'-5" Gravel backfill (See Section VIII for B 1 N 2'-4" B 1 D 2'-4" B 1 D 2'-4" B 4 F 2'-5" B 6 G 3'-4" drainage requirements) |B 1 N 2'-6" |B 2 D 2'-6" |B 4 E 2'-6" |B 6 F 3'-1" |C 5 G 3'-9" (See Section XI) Reinforcing Mortar key (See Section VII) Minimum concrete depth (See Section IX)

> NOTE: The bottom leading edge of all retaining wall footings shall be 7'-0" minimum from FACE of slopes where the ground slopes away from the wall.

SDRSD RETAINING WALL W/ SLOPING BACKFILL

County of San Diego, Planning & Development Services

Construction of retaining walls, except those less than 3 feet in height and not supporting surcharge,

requires a permit and is regulated by the 2013 California Building Code (CBC) as amended and

adopted by the County of San Diego. This form outlines the County's minimum requirements. The

companion form PDS #084 provides information on retaining walls with level backfill. For site retaining

walls proposed to be constructed in a public way or associated with Department of Public Works

1. When the footing excavations have been completed, the reinforcing steel has been securely

2. When the block has been laid and the reinforcing steel is in position, but before any grout has

Lifts are not to exceed 6 feet high and blocks are not to be laid higher than the grout pour.

3. After grouting is completed and after rock or rubble wall drains are in place, but before backfill

Wall height is measured from the top of the footing to the top of the wall. Walls that are not specifically shown in this form must be designed by a California licensed architect, civil or

structural engineer. No building foundation, driveway, parking or other loading on the upper level

is allowed within a distance equal to the height of the wall. Walls with such loading must be

been placed. Steel is to be securely fastened in place to prevent movement during grouting.

BUILDING DIVISION

grading, County of San Diego Regional Standards shall be used.

tied into final position, and <u>before</u> the placement of concrete.

designed by a California licensed architect, civil or structural engineer.

NOTE: The use of plastic cement is not permitted for mortar.

of masonry units when an additional grout lift is required.

3 to 1

NOTE: The use of plastic cement is not permitted for grout.

All concrete masonry unit blocks must be type "N" grouted solid with f'_{∞} = 1,500 psi.

The concrete mix for footings must meet a minimum compressive strength of f'_{a} = 2,500 psi.

The mortar mix for block placement must meet a minimum compressive strength of 1,800 psi.

Grout used for filling block cells must meet a minimum compressive strength of 2,000 psi and

shall conform to CBC 2013 section 2103.13. Rod or vibrate grout immediately. Re-rod or revibrate grout about 10 minutes after pouring to ensure solid consolidation. Stop grout 2" from top

5510 OVERLAND AVE., SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5920 • (888) 336-7553

HTTP://WWW.SDCPDS.ORG

TABLE A

3.5' | A 1 N 2'-1" | A 3 D 2'-1" | A 3 D 2'-1" | B 1 E 2'-4" | B 4 F

TABLE B

Reinforcing Steel

1 - #3 Bars @ 24" o.c.

2 - #4 Bars @ 32" o.c.

3 - #3 Bars @ 16" o.c.

4 - #4 Bars @ 24" o.c.

5 - #4 Bars @ 16" o.c.

6 - #5 Bars @ 16" o.c.

7 - #6 Bars @ 16" o.c.

5.5' B 5 D 3'-0" B 6 E 3'-0" C 5 F 3'-2" C 5 G 3'-9"

6.0' C 5 E 3'-3" C 5 E 3'-4" C 5 F 3'-6" C 6 G 4'-2"

7.0' C 5 E 3'-10" C 6 G 3'-11" C 7 G 4'-1"

Slope of Retained Earth (Horizontal Run to Vertical Rise)

2 to 1

1.5 to 1

1 to 1

Key Size (Width x Depth)

 $D - 6" \times 6"$

 $E - 8" \times 8"$

F – 12" x 12"

G - 12" x 18"

N – None

Mortar shall conform to ASTM C 270 and articles 2.1 and 2.6 A of TMS 602 / ACI 530.1 / ASCE 6

Please call for inspections at the following times:

4. When all work has been completed.

INSPECTIONS

II. WALL HEIGHT

IV. CONCRETE MIX DESIGN

V. MORTAR MIX DESIGN

VI. GROUT MIX DESIGN

PDS 083 REV.: 01/01/2014

Level

8.0' C 5 G 4'-6"

A – Type I, 6" block

B – Type I, 8" block

Wall Type*

C - Type II, first 32" of block

regardless of wall height (see

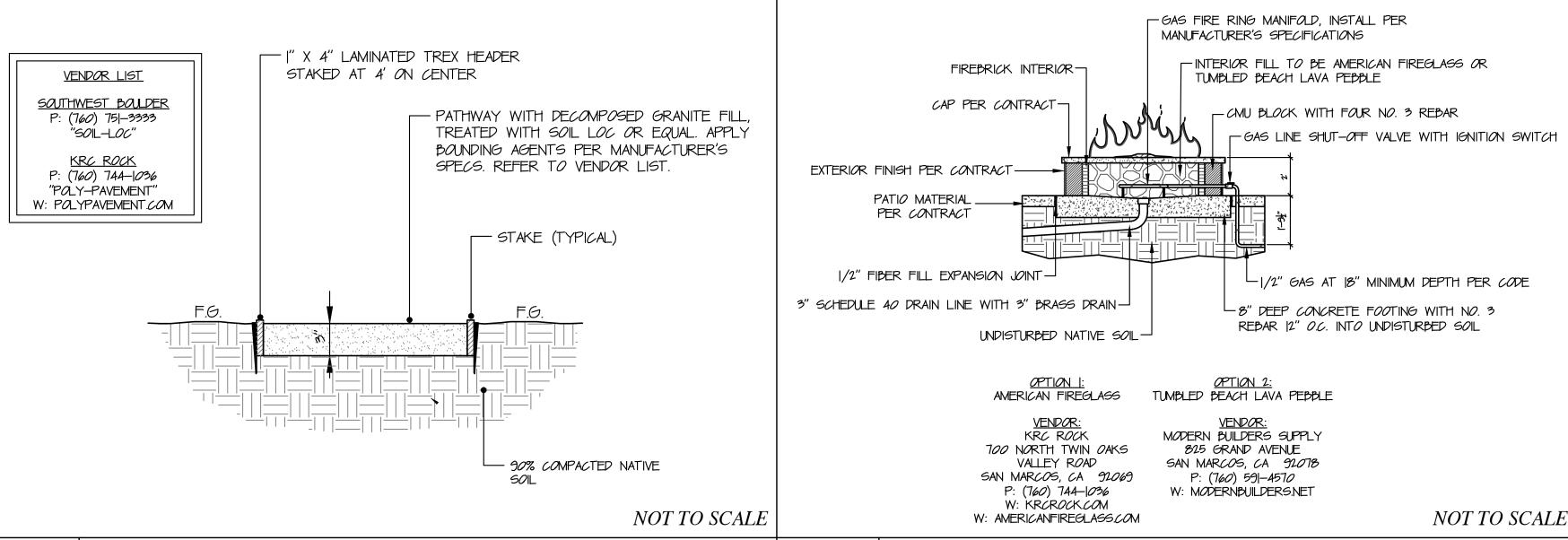
sketch), 8" block for remainder

*See pages 4 & 5 for wall types

must be 12" wide masonry,

III. BLOCK

RETAINING WALLS WITH SLOPING BACKFILL



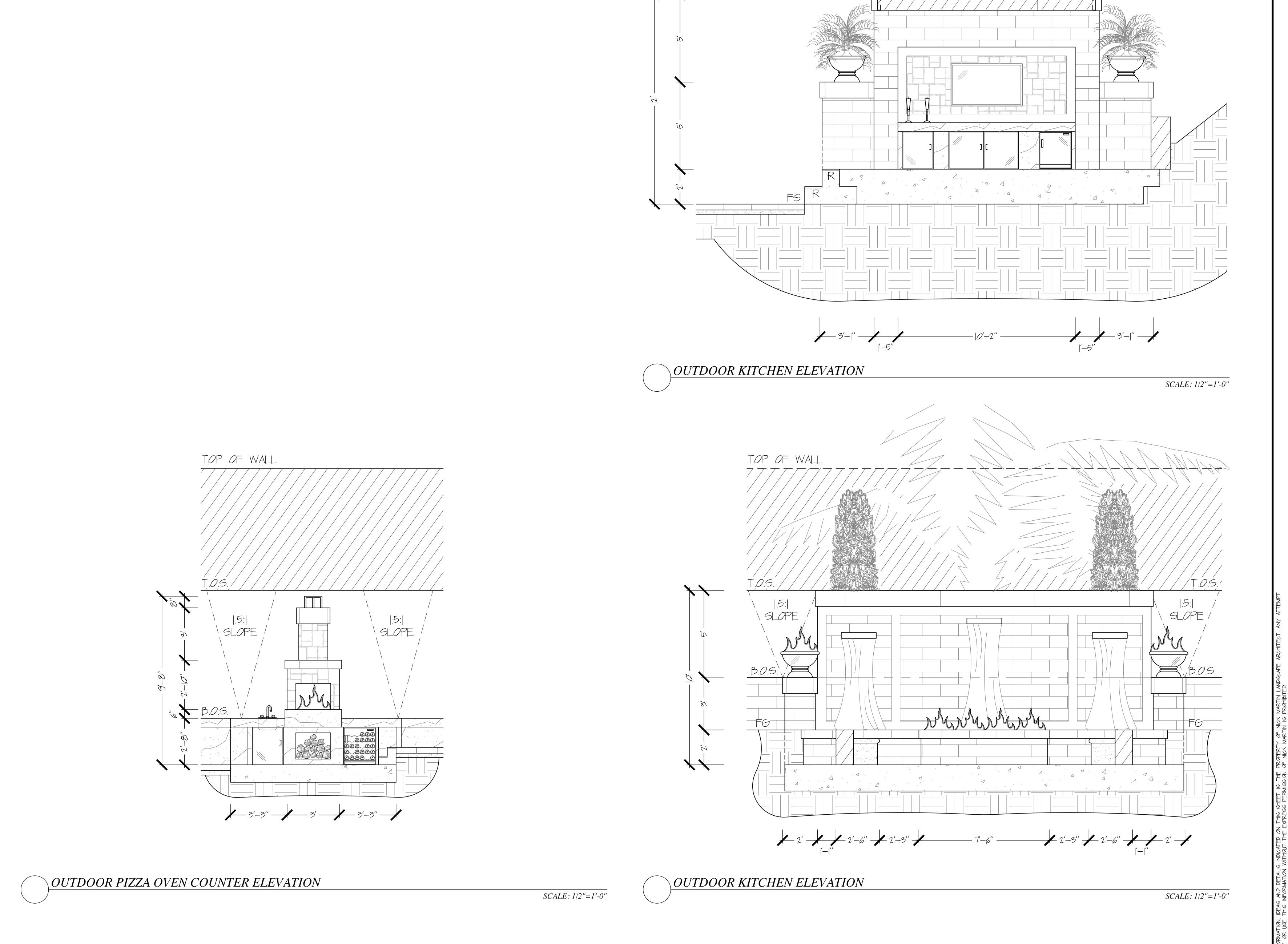
- GAS LINE SHUT-OFF VALVE WITH IGNITION SWITCH

MASONRY FIRE PIT - NATURAL GAS

BBQ SPECIFICATION

DECOMPOSED GRANITE PATH

SD9



SITE

itect, Inc.
ee Lane
92027

NICK MARTIN

Landscape Architect, Inc.
3173 Willow Tree Lane

Escondido, CA 92027

P: (760) 533-1717



DRAWN
NM
DRAFTER
AP

DRAFTER
AP

DRAWN

DRAFTER

AP

DRAWN

DRAWN

DRAFTER

AP

DRAWN

SHEET