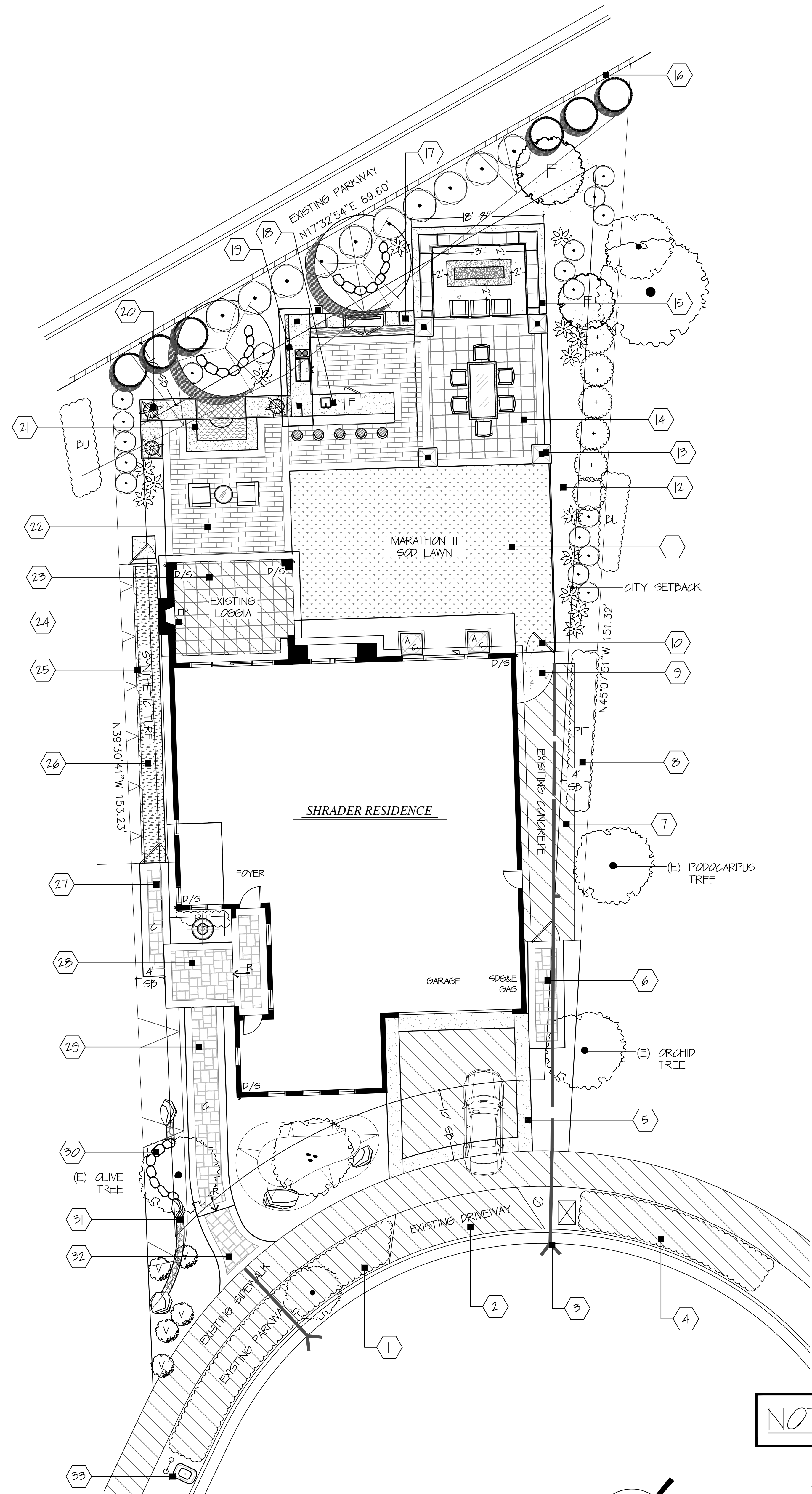




NOTE TO CONTRACTOR

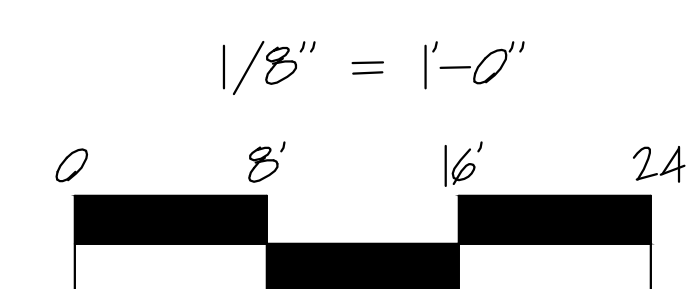
THIS PLAN IS DIAGNOSTIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER AND BEAR THE LOCAL 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 BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR QUESTIONS TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF WORK. LANDSCAPE ARCHITECT: P.L.A. 908, MAY BE REACHED AT: (866) 999-3371.



- LANDSCAPE MASTER PLAN NOTES**
- EXISTING ROW WITH DENSE EVERGREEN DWARF BOTTLEBRUSH TO REMAIN. SAVE EXISTING STREET TREE.
 - EXISTING CONCRETE DRIVEWAY APRON TO REMAIN. PROTECT THE ENTIRE DRIVEWAY DURING CONSTRUCTION PHASE. PROVIDE ESTIMATE FOR POWER WASH AFTER CONSTRUCTION.
 - EXISTING UTILITIES. PROTECT IN PLACE.
 - CURB AND GUTTER LINE AND ROW.
 - EXPAND DRIVEWAY WIDTH ON BOTH SIDES. REFER TO MATERIALS PLAN FOR FURTHER INFORMATION.
 - DEMO EXISTING CONCRETE WALK AND REPLACE WITH A CONCRETE PRECAST PAVEMENT WALK WAY TO THE SIDE GATE. REFER TO MATERIALS PLAN FOR ALL HARDSCAPE MATERIAL SPECIFICATIONS. OWNERS TO APPROVE ALL MATERIALS PRIOR TO PLACING ORDERS.
 - EXISTING CONCRETE FLATWORK IN THE SIDE YARD TO REMAIN.
 - EXISTING HEDGE AND FENCING TO REMAIN. NOTE EXISTING DRAIN LOCATIONS.
 - FILL THIS AREA IN WITH MATCHING PRECAST PAVERS.
 - INSTALL 5 FT. HEIGHT WOOD GATE.
 - REMOVE ALL EXISTING SYNTHETIC TURF, CRUSHED ROCK AND CONCRETE STEP PADS. THIS AREA WILL BE COMPLETELY RE-LANDSCAPED WITH A NEW TURF LAWN. PROVIDE SOIL PREPARATION AND GRADING. REFER TO PLANTING AND LAWN SPECIFICATION SHEET AND SOIL PREP SPECIFICATIONS. INSTALL NEW 2 X4 STAKED COMPOSITE HEATER AROUND THE LAWN AREA WHERE APPLICABLE. TYPICAL PLANTING AND IRRIGATION BEDS. REFER TO SOFTSCAPE PLANS.
 - CONSTRUCT MASONRY COLUMNS WITH POST TO UNDERGROUND REINFORCED CONCRETE FOOTINGS PER CODE. THESE WILL SUPPORT THE PATIO COVER. APPLY STUCCO FINISH TO MATCH HOME. INSTALL ELECTRICAL CONDUIT SWEEPS FOR LED LIGHTING UNDERNEATH ALL COLUMN CAPS. REFER TO LIGHTING PLAN.
 - NEW PORCELAIN TILE (OR PRECAST PAVEMENT) PATIO ON GAB. OWNERS TO APPROVE ALL NEW TILE AND PAVERS MATERIALS PRIOR TO CONTRACTOR PLACING ORDER. PATIO WILL HAVE A 12 INCH WIDE BORDER ON ALL FOUR SIDES.
 - CUSTOM GEM MASONRY BENCH WITH BACKREST. REFER TO SITE DETAILS FOR FURTHER INFORMATION. NOTE ARM RESTS AND TWO COLUMNS WITH POSTS WHICH WILL INTEGRATE WITH THE BENCH ON BOTH SIDES. THIS WILL BE A FIRE PIT PATIO. REFER TO FIRE PIT SPECIFICATIONS. INCLUDE GAS LINE PER CODE WITH IGNITION SWITCH AND SHUT OFF VALVE. FILL THIS FIRE PIT WITH TUMBLED LAVA ROCK AVAILABLE AT K&K OR MOPERN. SUPPLY. EXISTING COMMUNITY SLUMP BLOCK WALL ON BACKYARD PROPERTY LINE. DO NOT DEMO.
 - MASONRY FREESTANDING MEDIA WALL WITH TV AND STEREO CABINET. REFER TO DETAILS. INCLUDE CABLE CAT 9 CONNECTION AND ELECTRICAL FOR GFI OUTLETS AND CODE ELECTRICAL JUNCTION.
 - MASONRY SERVING COUNTER WITH CASTLE IN PLACE COLORED CONCRETE COUNTERTOP. INCLUDE APPROVED SEALER. INCLUDE A 1 INCH CANTILEVER WITH A STRAIGHT BULL-NOSE EDGE. THIS COUNTER WILL INCLUDE A REFRIGERATOR AND SINK. CONNECT SINK TO SEWER LINE PER CODE. REFER TO DETAILS FOR FURTHER INFORMATION. THE INTERIOR FINISH WILL BE A SANTA BARBARA PLASTER WITH COLOR APPROVED BY THE OWNERS. THE SERVING COUNTER WILL INCLUDE A CANTILEVERED 1/2 INCH WIDE TWO LEVEL BAR WITH INTERIOR SPLASH. THE SPLASH FOR THE SERVING COUNTER AND BAR STRUCTURES WILL INCLUDE A DECORATIVE TILE VENEER. Owner to approve all tile selections.
 - BBQ AND COUNTER WITH BACK SPLASH. REFER TO ENLARGEMENT PLANS. ALL COUNTERTOPS TO MATCH INTERIOR SURFACES TO BE SANTA BARBARA FINISH STUCCO. THIS FEATURE WILL ALSO INCLUDE THE BBQ, AND SIDE BURNER, AND GRIDDLE. OWNER TO PURCHASE (SEPARATELY) ALL APPLIANCES. THE CONTRACTOR WILL DO INSTALLATIONS ONLY. ALL STRUCTURES FOR THE OUTDOOR MEDIA WALL, BBQ AND SERVING COUNTER WILL INCLUDE FULL MASONRY CONSTRUCTION WITH REINFORCED CONCRETE FOOTINGS.
 - CUSTOM MASONRY FOUNTAIN FEATURE WITH SHEER DESCENT WATERFALL INTO PLASTER BASIN. REFER TO ELEVATION PLAN. HEIGHTS WILL VARY. INCLUDE REMOTE CONTROL ACTIVATION SWITCH IN AN OWNER APPROVED LOCATION. THE FACE OF THE INTERIOR FOUNTAIN WALL SHALL BE COVERED WITH GLASS TILE OR CERAMIC TILE VENEER TO MATCH THE SPLASH FEATURES ON THE BBQ AND THE SERVING BAR. NOTE COLUMNS WITH OWNER PROVIDED URNS.
 - COLOR CONCRETE COPING WITH STRAIGHT BULL NOSE EDGE. FILL THE INTERIOR BASIN WITH PEBBLE ROCK TO WITHIN 3 INCHES OF THE VERTICAL FINISH COPING ELEVATION.
 - TYPICAL NEW PATIOS WITH BELGARD PRECAST PAVERS OR MIRAGE PORCELAIN TILE ON GAB.
 - DEMO ALL EXISTING PATIOS ON THIS PROPERTY FOR NEW HARDSCAPE CONSTRUCTION.
 - CONTRACTOR TO CAREFULLY INSPECT THE PROPERTY PRIOR TO FORMULATING A BID.
 - EXISTING CONCRETE SLAB WITH OLD SLATE OVERLAY. REMOVE THE SLATE AND PROVIDE A SEPARATE ESTIMATE FOR A NEW OVERLAY FOR: PORCELAIN TILE OR 60 MM THIN PRECAST CONCRETE PAVERS.
 - EXISTING CALIFORNIA ROOM WITH FIRE PLACE TO REMAIN. CONTRACTOR TO PROVIDE A SEPARATE ESTIMATE FOR A DECORATIVE ELDERADO STONE VENEER APPLICATION FOR THIS WALL. THIS WILL HAVE TO BE HAND MEASURED.
 - INSTALL BELGARD ANGLIA EDGER BORDER IN A CONCRETE FOOTING AT THE TOE OF THE EXISTING SLOPE ALONG THE NARROW SIDE YARD.
 - INSTALL SYNTHETIC TURF FOR THIS SIDE YARD ONLY. PER MANUFACTURER'S INSTRUCTIONS.
 - DEMO EXISTING CONCRETE ENTRY. INSTALL NEW BELGARD PRECAST CONCRETE PAVEMENT WALK TO THE WOOD GATE.
 - INSTALL BELGARD PAVERS ON CRUSHED AGGREGATE BASE. NOTE: THE LANDING LEADING TO THE FRONT YARD WILL INCLUDE A STEP RISER WITH LED LIGHTING FIXTURES. REFER TO DRAINAGE PLAN FOR ALL VERTICAL ELEMENT DIMENSIONS. THERE IS NO SURVEY AVAILABLE FOR THIS PROJECT.
 - NEW PRECAST PAVEMENT ENTRY WALK. OWNERS TO APPROVE ALL TILE AND PAVEMENT SELECTIONS AND WILL NEED TO VIEW SAMPLES FOR FINAL DECISIONS.
 - GRAVITY STONE WALL TO MATCH THE SAME STONE THAT IS IN THE NEIGHBORHOOD AND JUST DOWN THE STREET. PROTECT EXISTING OLIVE TREE. DO NOT CUT THE ROOT SYSTEM.
 - WALL CONTINUES AND JOINS INTO LANDSCAPE BOLLERS ON EACH SIDE. PROVIDE SOIL BACKFILL. REFER TO PLANTING AND IRRIGATION PLANS. NOTE: THE MAIN GARDEN BEDS IN FRONT OF THE HOME WILL BE IRRIGATED WITH AVOIDED ORGANIC TOPSOIL WITH TWO NEW LANDSCAPE BOLLERS. REFER TO DRAINAGE PLAN. THE LARGER BOLLER CAN BE AN ADDRESS ROCK. REFER TO DETAIL.
 - DEMO EXISTING CONCRETE WALK AND REPLACE WITH NEW PAVEMENT WALKWAY AT 5 FT. 6 INCHES WIDTH. ALL PAVERS TO BE TECHNICOLOR. NOTE: THERE WILL BE A NEW 6 INCH HEIGHT STEP RISER TO BE CONSTRUCTED IN THE LOCATION SHOWN.
 - EXISTING CITY WATER METER AND REDUCED PRESSURE BACKFLOW DEVICE TO REMAIN.

NOT FOR CONSTRUCTION

LANDSCAPE MASTER PLAN



LANDSCAPE MASTER PLAN

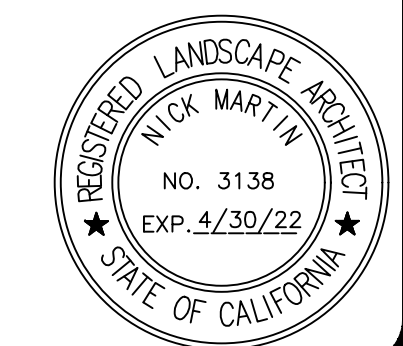
PROJECT NAME: _____

PHONE: _____

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DRAFTER	AP
DATE	09/16/2020
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