

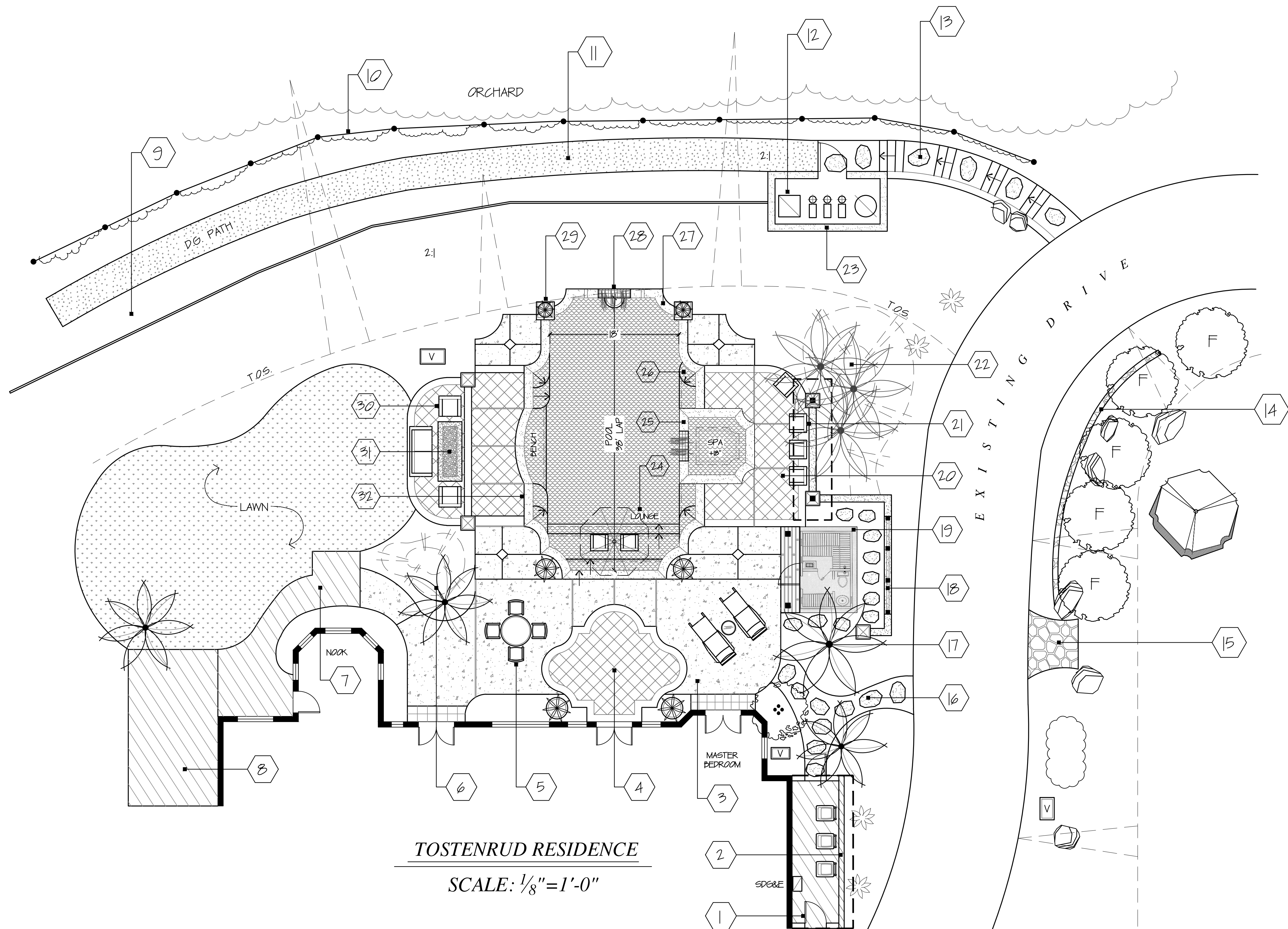
DIAL TOLL FREE  
(800) 227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG

**NOTE TO CONTRACTOR**

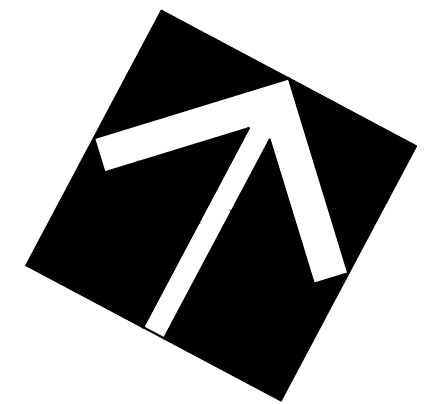
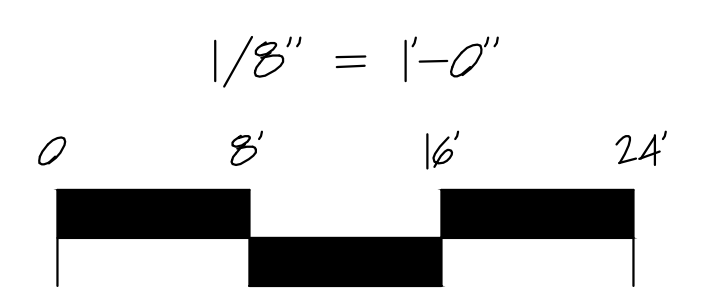
THIS PLAN IS PARAMOUNT ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION. THESE PLANS DO NOT PROVIDE DETAILED SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER AND SEALS THE LOCAL, COUNTY AND PLANNING DEPARTMENT APPROVAL. CHANGES AND A DELAYED 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 PLANNING 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. 2006, MAY BE REACHED AT: (760) 533-1717

**LANDSCAPE MASTER PLAN NOTES**

- 1) EXISTING CONCRETE SLAB WITH UTILITIES ENCLOSURE. DO NOT BID. NOTE: THE LOCATION OF THE EDGE SUBPANEL. POOL CONTRACTOR TO VERIFY BEST METHOD OF RUNNING ELECTRICAL CONDUIT TO THE POOL EQUIPMENT LOCATION. THIS MAY INVOLVE A SAW CUT AND DEMO/ REPAIR OF THE EXISTING CONCRETE SLAB TO ALLOW FOR TRENCHING AND CONDUIT RUN PER CODE.
- 2) EXISTING WALL AND ARBOR TO REMAIN. DO NOT BID.
- 3) DEMO EXISTING PRECAST PAVER PATIOS AND CONSTRUCT NEW COLORED CONCRETE PATIOS WITH ACID WASHED TOPCAST FINISH. COLOR TO BE HARVEST 600 (DAVIS CHART). NOTE CONTROL AND EXPANSION JOINT LOCATIONS. ADD MORE JOINTS AS NEEDED TO CONTROL CRACKING.
- 4) DECORATIVE MEDALLION INLAY WITH APPROVED PORCELAIN TILE OR CERAMIC TILE WITH COLORED GROUT JOINTS AND SEALER. OWNER TO PRE APPROVE MATERIALS SELECTION PRIOR TO WORK. NOTE THE CURVING TILE BORDERS. PROVIDE MITER SAW CUTS AS REQUIRED TO FIT THE PATTERN WITHIN THE GEOMETRIC SHAPE.
- 5) PATIO CONTINUES. INSTALL ALL ELECTRICAL, DRAINAGE AND IRRIGATION CONDUIT UNDER THE PROPOSED SLABS PRIOR TO PATIO CONSTRUCTION.
- 6) CURVING PLANTER BED. SAVE EXISTING KING PALM IF POSSIBLE. THIS PLANTING AREA WILL BE MOUNDING WITH AMENDED SOIL.
- 7) TERMINATION OF EXISTING CAMBRIDGE COBBLE PRECAST PAVER SIDEWALK. SAW CUT AND DEMO BEYOND THIS LINE. SAVE ALL EXISTING PAVERS TO THE WEST OF CUT LINE.
- 8) EXISTING PRECAST PAVER PATIO AND LAWN TO REMAIN.
- 9) INSTALL VINYL COATED CHAIN LINK 5 FT. HEIGHT FENCING ON MID SLOPE BELOW THE TOP OF SLOPE AT A FINISH ELEVATION THAT WILL OBSCURE THE VIEW OF ALL FENCING FROM THE PAD ELEVATION.
- 10) INSTALL GRAPE VINEYARD WITH LODGE POLES SET INTO CONCRETE FOOTINGS. INCLUDE GALVANIZED STEEL CABLE AND TURNBUCKLES. THIS VINEYARD WILL BE DRIP IRRIGATED.
- 11) GRADE IN DECOMPOSED GRANITE PATHWAY WITH STABILIZER OVER WEED PROOF FABRIC LAYER TYPICAL. BID DESERT BROWN DG. WIDTH OF PATH WILL BE 2 FT. 6 INCHES ON AVERAGE. THE UPPER PATH WILL REQUIRE A BELGARD ANGLIA EDGER SET INTO CUT SOIL. REFER TO DETAILS. THIS WILL PROVIDE MINOR RETENTION FOR THE 24 SLOPE.
- 12) POOL EQUIPMENT ENCLOSURE. POOL COMPANY TO VERIFY THE PROPER SIZE OF THE ENCLOSURE BASED UPON THE EQUIPMENT PACKAGE PER POOL CONTRACT. THE SIZE OF THIS ENCLOSURE IS APPROXIMATE ONLY. CONSTRUCT WITH CMU BLOCK AND STUCCO FINISH THE BACK OF THIS STRUCTURE WILL REQUIRE A PERMITTED RETAINING WALL CONSTRUCTED PER ALL PREVAILING CODES. FILL THE INTERIOR WITH 3/8 INCH DIA. PEA GRAVEL. INCLUDE ARCHED WOOD GATE FOR THE OPENING FOR MAINTENANCE ACCESS. REFER TO DETAILS.
- 13) CURVING PATH WITH LANDSCAPE TIMBER STEPS WILL DESCEND DOWN TO POOL EQUIPMENT LOCATION. VERIFY ALL GRADES IN ADVANCE OF LAYOUT AND CONSTRUCTION. NUMBER OF STEP RISERS IS APPROXIMATE ONLY. THE LANDINGS WILL BE PEA GRAVEL MULCH WITH ARIZONA FLAGSTONE STEP PADS. NOTE DECORATIVE BOULDER LOCATIONS SET INTO NATURAL GRADE.
- 14) EXISTING STONE PERIMETER WALL TO REMAIN.
- 15) EXISTING FLAGSTONE LANDING AND BOULDERS TO REMAIN ON THIS SIDE OF THE DRIVEWAY.
- 16) GRADE IN LEVEL PATH WITH ARIZONA FLAGSTONE STEP PADS AND GROUND COVER. INSTALL TREX OR EQUAL COMPOSITE 2" X 4" HEADERS ON EACH SIDE OF PATH. FILL IN WITH PLANTING MULCH PRIOR TO PLANTING GROUND COVER.
- 17) EXISTING QUEEN PALM TREES TO REMAIN.
- 18) 18" CMU SCREEN WALL WITH ELDERADO STONE VENEER ON BOTH SIDES OF THIS FREESTANDING WALL. REFER TO DETAILS FOR ADDITIONAL INFORMATION. THIS WALL MAY BE SOLID OR IT MAY HAVE A LOWER SECTION TO ALLOW FOR THE INSTALLATION OF DECORATIVE OUTDOOR SCREENS WHICH WILL BE FRAMED INTO THE WALL.
- 19) OUTDOOR PRE-MANUFACTURED SAUNA WITH SHOWER AND BATHROOM. OWNER WILL ORDER THIS BUILDING INDEPENDENTLY. BID ASSEMBLY AND INSTALLATION. INCLUDE ALL CONNECTIONS FOR ELECTRICAL, GAS AND SEWER CONNECTIONS PER COUNTY CODES.
- 20) DECORATIVE TILE OR PRECAST PAVER PATIO WITH BORDER. OWNER TO APPROVE ALL CONSTRUCTION MATERIALS IN ADVANCE OF WORK AND AS A CONDITION OF CONTRACT.
- 21) 18 INCH HEIGHT CMU SEAT WALL WITH CASTE IN PLACE COLORED CONCRETE CAP TO MATCH POOL COPING. REFER TO LIGHTING PLAN FOR THE INSTALLATION OF LED LIGHT FIXTURES TO BE INSTALLED UNDER THE CANTILEVER WALL. CAP. INSTALL ELDERADO STONE DECORATIVE VENEER ON BOTH SIDES OF THIS WALL. NOTE TWO REINFORCED CMU COLUMNS WITH CONCRETE FOOTINGS. THESE COLUMNS WILL BE DESIGNED AND CONSTRUCTED TO ALLOW FOR THE INSTALLATION OF TWO POSTS WHICH WILL SUPPORT A WOOD ARBOR. THIS ARBOR WILL BE PAINTED TO MATCH THE HOUSE TRIM. REFER TO ARBOR DETAILS FOR ADDITIONAL INFORMATION.
- 22) EXISTING MEXICAN FAN PALMS TO REMAIN. PROTECT DURING ALL PHASES OF CONSTRUCTION.
- 23) EXISTING 24 SLOPE MAY BE STEEPER IN CERTAIN SECTIONS. EXCAVATE THIS SLOPE AREA FOR THE CONSTRUCTION OF THE POOL EQUIPMENT WALL AND ENCLOSURE PER SLOPE.
- 24) CUSTOM SWIMMING POOL WITH LOUNGE ENTRY AND STEPS INTO SHALLOW END. INCLUDE UMBRELLA SLEEVE AND TILE ACCENTS ON EACH STEP TREAD. INTERIOR OF THIS POOL FOR BE FINISHED WITH PEBBLE TECH OR PEBBLE SHEEN WITH THE OWNER APPROVAL. POOL CONTRACTOR TO SHOW SAMPLES OF DIFFERENT PEBBLETECH SELECTIONS.
- 25) ELEVATED SPA AT 18 INCHES ABOVE ZERO POOL COPING ELEVATION. INCLUDE MOSAIC TILE VENEER ON ALL EXPOSED SIDES OF THIS SPA. INCLUDE WATERFALL WEIR, 0 SPILLWAY. VERIFY THE DESIRED DEPTH AND THE NUMBER AND LOCATIONS OF JACUZZI JETS WITH THE OWNER PRIOR TO CONSTRUCTION.
- 26) TYPICAL SAFETY SWIM OUT BENCH WITH TILE ACCENTS.
- 27) ELEVATED POOL FOUNTAIN WALL WITH WATERFALL SHEER PESCENTS. REFER TO ELEVATION DRAWINGS FOR FURTHER INFORMATION. THIS WALL WILL INCLUDE A DECORATIVE CERAMIC TILE VENEER. OWNER TO APPROVE TILE DESIGN AND SELECTIONS. THIS FOUNTAIN WILL BE ACTIVATED BY A SEPARATE PUMP. THE HEIGHT OF THIS FEATURE WILL VARY. INCLUDE CASTE IN PLACE COLORED CONCRETE CAP TO MATCH THE POOL COPING MATERIAL.
- 28) CENTER OF THE FOUNTAIN WALL PEAKS. APPLY ELDERADO STONE VENEER ON THE OPPOSITE SIDE OF THE EXPOSED WALL FACING DOWNSLOPE.
- 29) TYPICAL REINFORCED INTEGRATED COLUMNS WITH URNS AND CASTE IN PLACE COLORED CANTILEVERED CAPS. THE COLUMN SIDES WILL INCLUDE A STUCCO "SANTA BARBARA FINISH" STUCCO COLOR MATCH THE HOME. REFER TO LIGHTING PLAN FOR ADDITIONAL INFORMATION. POOL COMPANY WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE TWO COLUMNS. THEY WILL BE INTEGRATED WITH THE POOL BOND BEAM.
- 30) PATIO AREA WITH MATCHING TILE PAVING AND BORDERS. NOTE: TWO FREESTANDING COLUMNS WITH LED LIGHT FIXTURES AND CASTE IN PLACE COLORED CONCRETE CAPS WITH BULL NOSED EDGING. COLUMNS WILL INCLUDE A SANTA BARBARA SMOOTH FINISH ON ALL SIDES. OWNER TO APPROVE COLOR.
- 31) PORTABLE FIRE PIT SHALL BE PROVIDED BY THE OWNER. THIS ELEMENT ALREADY EXISTS ON SITE. MOVE TO THIS LOCATION AND CONNECT NEW GAS LINE PER CODE AND PER MANUFACTURER'S SPECIFICATIONS. THIS WILL REQUIRE A GAS LINE PERMIT.
- 32) CUSTOM SWIMMING POOL WITH A "SPANISH REVIVAL" STYLE. NOTE SWIM OUT BENCHES AND LOUNGE AREA. ALL SUCH FEATURES WILL INCLUDE TILE ACCENTS. COPING TO BE CASTE IN PLACE COLORED CONCRETE WITH BULL NOSED EDGE. THE EXISTING LAWN ON THE WEST SIDE OF THIS POOL ENVIRONMENT WILL BE MODIFIED IN TERMS OF SHAPE AND THE IRRIGATION SYSTEM WILL BE REINSTALLED FOR PROPER COVERAGE.



**TOSTENRUD RESIDENCE**  
SCALE: 1/8" = 1'-0"



**LANDSCAPE  
MASTER PLAN**

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



**LANDSCAPE  
MASTER PLAN**

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DRAWN	NM
DRAFTER	DM
DATE	10/20/2016
SCALE	1/8" = 1'-0"
JOB NAME	TOSTENRUD
SHEET	

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