

**DATE ISSUED:** February 8, 2008 **REPORT NO. PC-08-017**

**ATTENTION:** **Planning Commission, Agenda of February 14, 2008**

**SUBJECT:** 4354 FELTON VESTING TENTATIVE MAP; PROJECT NO. 97653  
PROCESS FOUR

**OWNER:** 4532 Felton Street, LLC

**APPLICANT:** Sterling Land Services, Inc.

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Vesting Tentative Map to allow the conversion of seven existing residential rental units into condominiums, including a waiver of the requirement to underground the existing overhead utilities, at 4532-34 Felton Street, within the Normal Heights neighborhood of the Mid-City Communities Plan area?

**Staff Recommendation:**

1. **Approve** Vesting Tentative Map No. 318386; and
2. **Approve** a waiver of the requirement to underground the existing overhead utilities.

**Community Planning Group Recommendation:** The Normal Heights Planning Committee voted 12-0-1 to recommend approval of the proposed project on March 6, 2007, with recommendations described within this report (Attachment 7).

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, on March 15, 2006, and the opportunity to appeal that determination ended April 5, 2006.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** With the proposed conversion of 7 existing apartments to condominiums, there would be a loss of 7 rental units and a gain of 7 for-sale units. The project is subject to the current inclusionary housing and tenant relocation assistance regulations.

## **BACKGROUND**

This Tentative Map project is subject to the condominium conversion regulations that became effective June 13, 2006, with the exception of the parking regulations, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006, hearing, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, onsite inclusionary housing, noticing and parking. Based on the adopted language and project timing, all of these new regulations apply to this project, with the exception of the parking regulations. Accordingly, this project has been reviewed against the new regulations and this project can proceed to its discretionary hearing.

The 0.152-acre site is located 4532-34 Felton Street, in the RM-1-2 Zone of the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights neighborhood of Mid-City Communities Plan area (Attachment 2). The site is presently developed with one two-story structure containing seven apartment units consisting of six 2-bedroom units and one 1-bedroom unit. There are nine parking spaces on the site: four garages accessed from the alley at the rear, four carports accessed from Felton Street at the front, and one uncovered space, also accessed from Felton Street at the front. The site is surrounded by multi-family properties.

The existing buildings were constructed in 1984 when the site was zoned R-600, which would have allowed for the current density of seven units. The site is currently zoned RM-1-2, which would allow one unit per 2,500 square feet of lot area, or three units on this 6,652-square-foot project site. The Community Plan designates the site for multi-family development at a rate of 16-20 dwelling units per acre, or two to three units allowed on this site. The current parking regulations for newly constructed projects would require a total of 13 off-street parking spaces. The current parking regulations for condominium conversion projects would require a total of nine off-street parking spaces. As discussed previously, the new condominium conversion parking requirements that were approved in June 2006, do not apply to this project.

The development complies with the zoning and development regulations in effect at the time of construction and no Building or Zoning code violations have been recorded against the property. The project maintains previously conforming rights which allow the current parking and density count, as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

## **DISCUSSION**

### **Project Description:**

The project proposes a Tentative Map for the subdivision of a 0.152-acre site into one lot to

convert seven existing dwelling units into condominiums (Attachment 5). The applicant is also requesting that the requirement to underground the existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map or a Vesting Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

#### Undergrounding of Existing Utilities

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service to the site per Condition No. 21 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 20 of the draft Tentative Map resolution.

The project site is served by power poles and overhead utilities lines located in the alley right-of-way at the rear of the property on the opposite side of the alley. These utility lines also service the adjacent properties. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 3Z, and the date for undergrounding has been established for the year 2029 (Attachment 10).

#### Community Planning Group and Neighborhood Recommendations:

On March 6, 2007, the Normal Heights Planning Committee voted 12-0-1 to recommend approval of the Vesting Tentative Map with the following recommendations:

- Create additional greenspace for the project.
- Try to place a 10th parking space on the side of the building.
- Recommend using Bradley Pear or African Sumac trees in lieu of Carrotwood or Ornamental Pear - but the minutes indicate that landscape was not "make or break for the project."

- The minutes from this meeting also indicate that “the hedge in front of the carport was well received.”

These recommendations were reviewed with the applicant, who was expressed openness to the suggestions, but felt that incorporating the landscape recommendations would require the loss of one parking space in the front drive. The applicant did not want to reduce the amount of parking spaces. A possible solution by the applicant would be to include a space at the alley adjacent to the garages as a parking space, which was not included in the count because it was 9 feet wide (the Land Development Code requirement is a minimum width of 9.5 feet because it is adjacent to the property line fence). This issue was reviewed with engineering staff, and because the project conforms to the current requirements for parking, staff did not support this option.

### **Project-Related Issues:**

All condominium conversion projects not yet heard by July 25, 2006, must conform with the current regulations regarding: inclusionary housing, tenant relocation benefits, the provision of a building conditions report, conformance with landscape regulations, and conformance with noticing requirements. This project is not required to conform with the new parking regulations for condominium conversions, based on specific language adopted by the City Council.

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notices of Intent to Convert to Condominiums were provided to the tenants on June 30, 2005 (Attachment 11).

### **Inclusionary Housing Ordinance and Tenant Relocation Benefits Conformance:**

The project has been conditioned to require the subdivider conform with the City’s Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5) to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map.

The applicant has elected to pay an in-lieu fee of \$6,698.75 (\$1.25 x 5,359 square feet) to satisfy the Inclusionary Housing requirement, as allowed by the City’s Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

### **Building Conditions Report and Landscape Requirements**

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming with the regulations.

Noticing

The proposed project has been conditioned to conform with all new noticing requirements for condominium conversions.

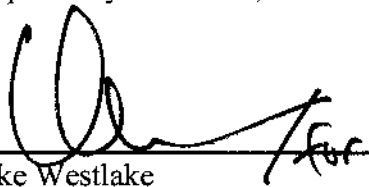
**Conclusion:**

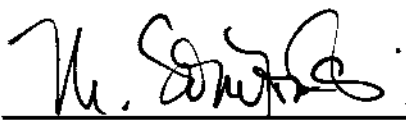
Staff has reviewed the request for a Vesting Tentative Map for the conversion of seven residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Vesting Tentative Maps. Staff believes the requirement findings can be supported and recommends the Planning Commission approve the project as proposed.

**ALTERNATIVES:**

1. **Approve Vesting Tentative Map No. 318386, with modifications.**
2. **Deny Vesting Tentative Map No. 318386 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

  
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Mike Westlake  
Program Manager  
Development Services Department

  
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Michelle Sokolowski  
Development Project Manager  
Development Services Department

WESTLAKE/MS

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map and Landscape Plan
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Utility Undergrounding Master Plan Map
11. Sample 60-Day Notice of Intent to Convert
12. Photos of Existing Elevations
13. Building Conditions Report (under separate cover)

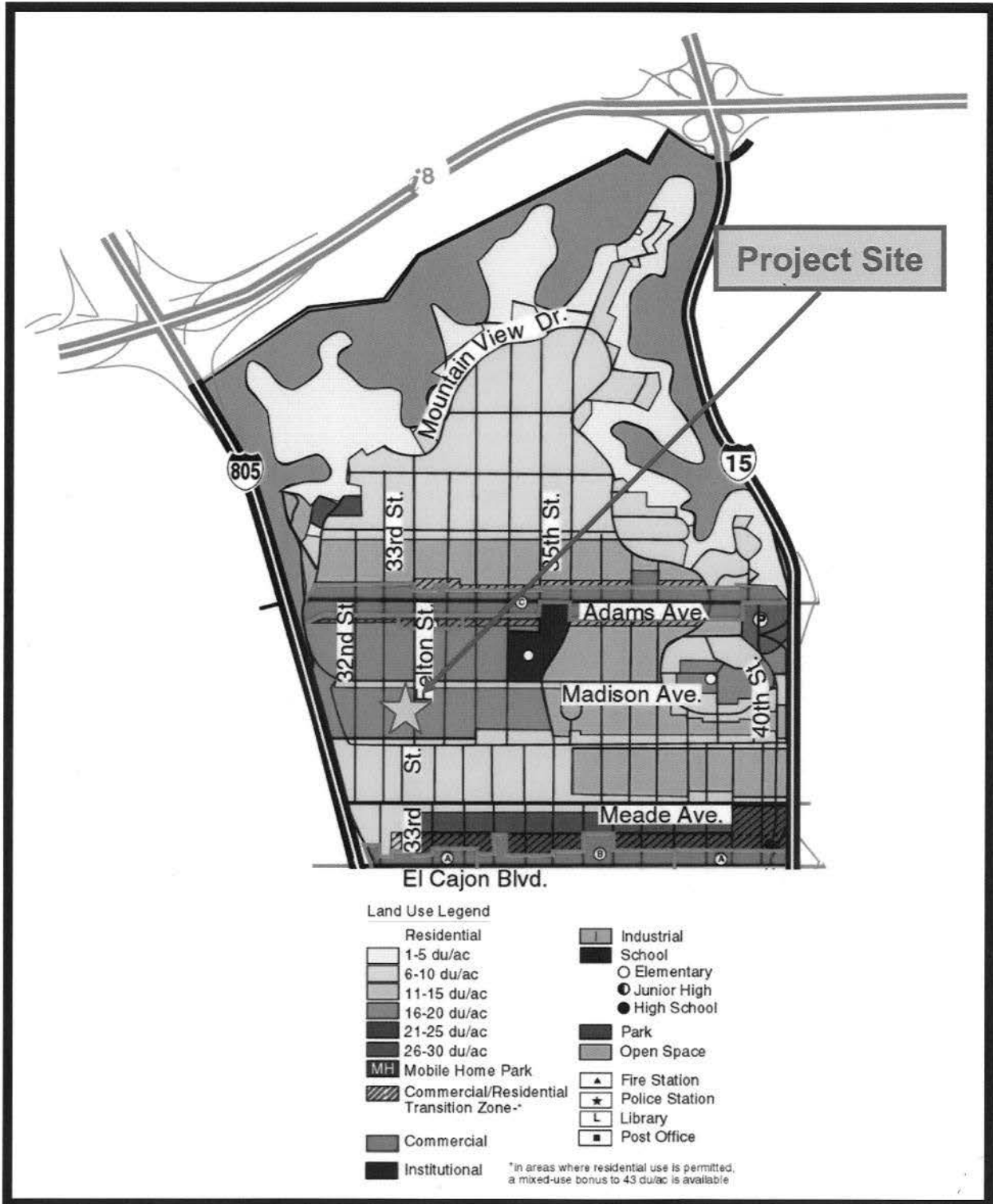


## Aerial Photo

4532 FELTON VESTING TM – PROJECT NUMBER 97653

4532-34 Felton Street

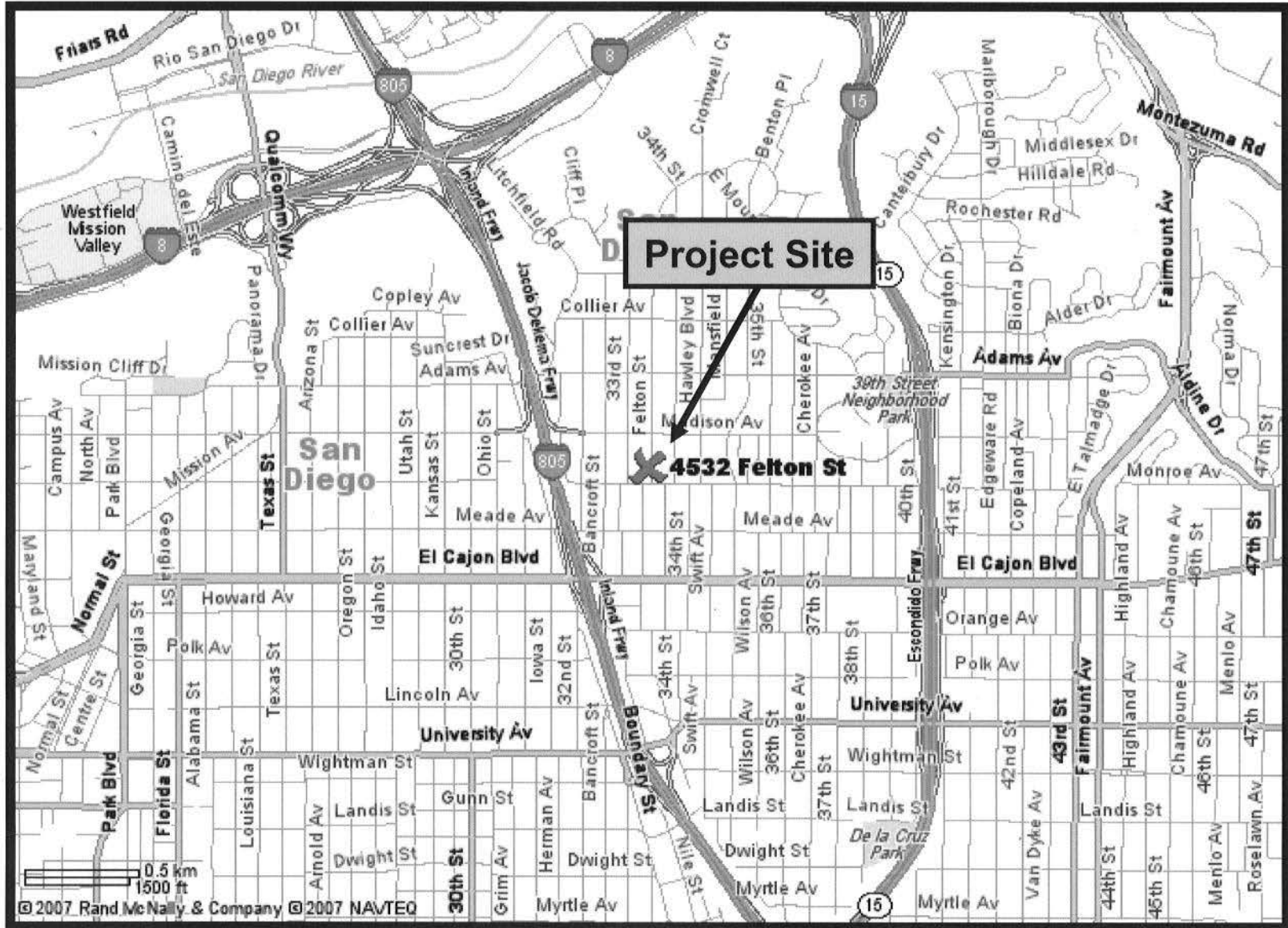




# Community Plan Land Use Map

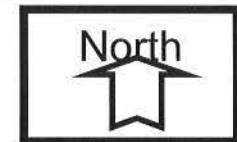
**4532 FELTON VESTING TM – PROJECT NUMBER 97653**  
 4532-34 Felton Street





## Project Location Map

**4532 FELTON VESTING TENTATIVE MAP – PROJECT NO. 97653**  
**4532-34 FELTON STREET**



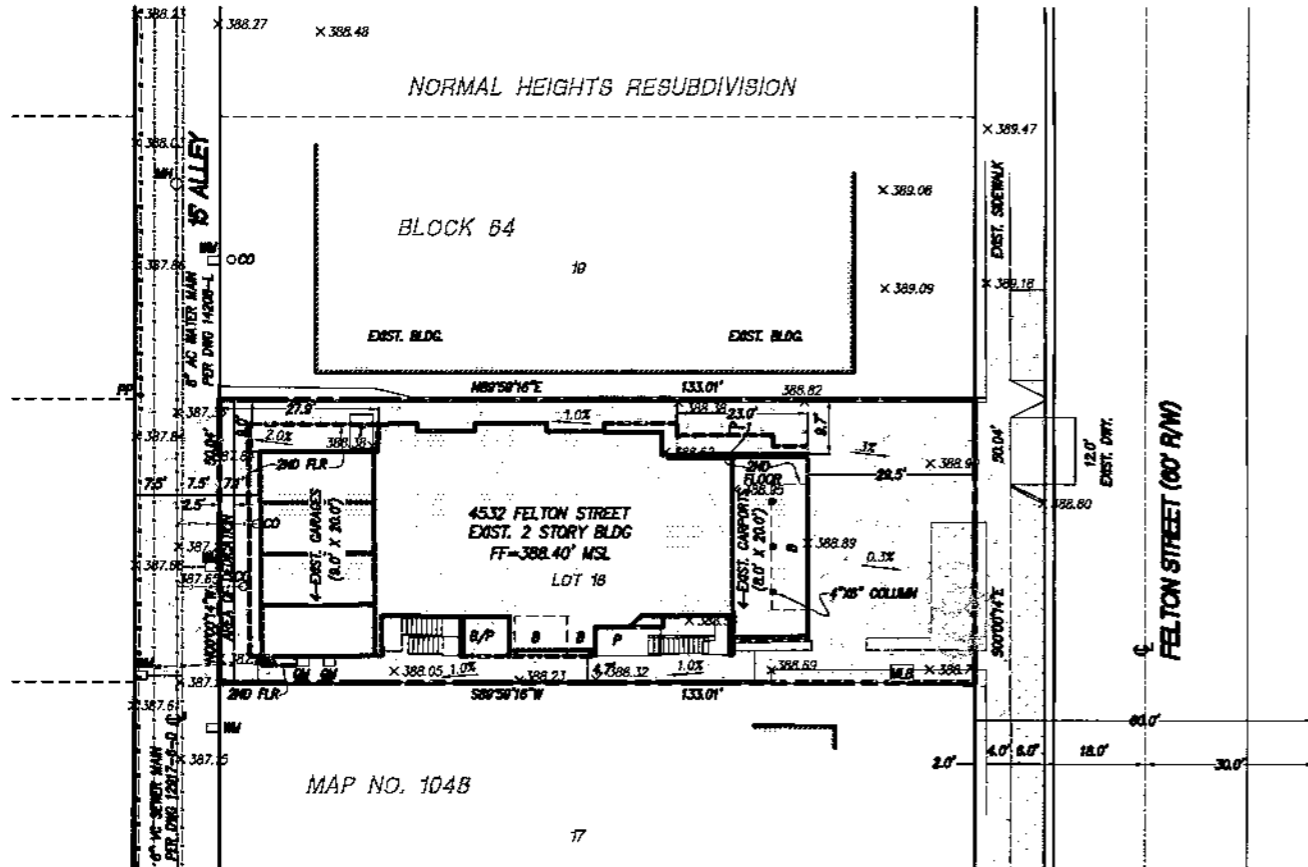
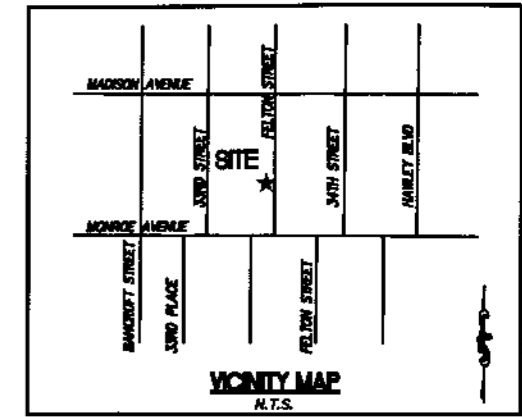


<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	4532 Felton Vesting Tentative Map	
<b>PROJECT DESCRIPTION:</b>	Conversion of 7 existing units into condominiums.	
<b>COMMUNITY PLAN:</b>	Normal Heights neighborhood of the Mid-City Communities Plan	
<b>DISCRETIONARY ACTIONS:</b>	Vesting Tentative Map	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Multi-family Residential	
<b><u>CURRENT ZONING INFORMATION:</u></b>	<b><u>CONSTRUCTED</u></b>	
<b>ZONE:</b> RM-1-2: Multi-family residential	R-600	
<b>DENSITY:</b> 3 units allowed	7	
<b>HEIGHT LIMIT:</b> 30 feet	Two-story	
<b>LOT SIZE:</b> 6,000 square-foot minimum lot size.	6,652 square feet	
<b>FLOOR AREA RATIO:</b> 0.90 maximum.	Not available	
<b>FRONT SETBACK:</b> 15 feet	29.5 feet	
<b>SIDE SETBACK:</b> 5 feet	4.7 feet	
<b>STREETSIDE SETBACK:</b> 10 feet	N/A	
<b>REAR SETBACK:</b> 15 feet	7.1 feet	
<b>PARKING:</b> 9 spaces required	9 spaces	
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	RM-1-2, Multi-family Residential	Multi-family Residential
<b>SOUTH:</b>	RM-1-2, Multi-family Residential	Multi-family Residential
<b>EAST:</b>	RM-1-2, Multi-family Residential	Multi-family Residential
<b>WEST:</b>	RM-1-2, Multi-family Residential	Multi-family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 6, 2007, the Normal Heights Planning Committee voted 12-0-1 to recommend approval of the Vesting Tentative Map with recommendations.	

# VESTING TENTATIVE MAP NO. 318386

## 4532-34 FELTON STREET

### CITY PROJECT NO. 97653



#### GENERAL NOTES

- PRESENT AND PROPOSED ZONING IS RM-1-2 COMMUNITY PLAN MID-CITY NORMAL HEIGHTS PLANNED DISTRICT: CUPO OVERLAY ZONES: TRANSIT AREA GEOLOGIC HAZARD CATEGORY: S2
- TOTAL LOT AREA: 0.1527 ACRE (6,652 SQ. FT.) EXISTING BUILDING FOOTPRINT: 5,188 SQ. FT.
- TOTAL NUMBER OF EXISTING LOTS = 1 TOTAL NUMBER OF PROPOSED LOTS = 1 THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1390 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 7.

LOT SUMMARY:

LOT NO.	USE	UNITS	PARKING
1	CONDOMINIUMS	7	9

STRUCTURE ERECTED 1988

- UNITS:
- 5 TWO BDRM/2 BATH (783 S.F.)
  - 1 TWO BDRM/1 BATH (783 S.F.)
  - 1 ONE BDRM/1 BATH (681 S.F.)
- PARKING:
- 4 GARAGE SPACES (8.5' X 18')
  - 4 CARPORT SPACES (8' X 20')
  - 1 PARKING SPACES (8.7' X 23')

PARKING CALCULATIONS PER MUNICIPAL CODE TABLE 142-05C

NUMBER/TYP OF UNIT	RATE	TOT. REQ.
(2) TWO BEDROOM UNITS	1.75	11
(1) ONE BEDROOM UNITS	1.25	2
<b>TOTAL REQUIRED SPACES:</b>		<b>13</b>
<b>TOTAL EXISTING SPACES:</b>		<b>9</b>

- FACILITIES:
  - WATER: CITY OF SAN DIEGO (UNDERGROUND)
  - SEWER: CITY OF SAN DIEGO (UNDERGROUND)
  - GAS: S.D.G.A.E. (UNDERGROUND)
  - ELECTRIC: S.D.G.A.E. (OVERHEAD)
  - CABLE T.V.: COX COMMUNICATIONS (UNDERGROUND)
  - FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
  - SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
  - \*UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.
- GRADING:
  - A. THERE IS NO GRADING AS PART OF THIS TENTATIVE MAP
- SEWERAGE:
  - A. ALL DRAINAGE FROM LOT IS DIRECTED TO THE STREET OR ALLEY.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADII ARE APPROXIMATE.
- TOPOGRAPHY PROVIDED BY STERLING LAND SERVICES FIELD SURVEY ON FEBRUARY 1, 2006.

#### BENCHMARK

THE VERTICAL BENCHMARK FOR THIS SITE IS BRASS PILE IN THE NORTHWEST INTERSECTION OF FELTON STREET AND MONROE AVENUE BEING SAN DIEGO VERTICAL CONTROL BENCHMARK ELEVATION: 387.40' MSL

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY 5' OFFSET LINE OF LOTS 14-26, BLOCK 64 AS SHOWN ON R.O.S. MAP NO. 10824 BEARING S000°04'E

#### APN

447-521-23-00

#### LEGAL DESCRIPTION

LOT 18 IN BLOCK 64 OF THE RESUBDIVISION OF BLOCKS 30 AND 35 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP TIREDFP NO. 1048, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1907.

#### MAPPING AND MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

#### SUBDIVIDER RESPONSIBILITIES

- INSTALL APPROPRIATE BACK FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- PROVIDE A LETTER AGREEING TO PREPARE COBMs FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.
- DEDICATE AND IMPROVE AN ADDITIONAL 2.5 FEET OF THE ADJACENT ALLEY. WHEREAS THE ALLEY RIGHT-OF-WAY IS DEDICATED IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO PROMOTE THE RIGHT-OF-WAY FREE AND CLEAR OF ALL ENCUMBRANCES AND PRIOR EASEMENTS. IN ADDITION, SUBDIVIDER MUST SECURE "SUBORDINATION AGREEMENTS" FOR MINOR DISTRIBUTION FACILITIES AND/OR "JOINT-USE AGREEMENTS" FOR MAJOR TRANSMISSION FACILITIES.
- REPLACE THE DAMAGED DRIVEWAY, THE DAMAGED AREAS OF THE ON SITE PARKING AREA AND REPLACE THE NON STANDARD CURB AND GUTTER WITH FULL HEIGHT CURB AND GUTTER, ALL ADJACENT TO THE SITE ON FELTON STREET.
- REPLACE THE DAMAGED SIDEWALK PANELS, ADJACENT TO THE SITE ON FELTON STREET.
- OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT FOR THE ENHANCED PAVING, LANDSCAPE, IRRIGATION AND APPURTENANCES WITHIN THE FELTON STREET RIGHT-OF-WAY.
- ENSURE ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS. PROVIDE WRITTEN CONFIRMATION FROM APPLICABLE UTILITIES THAT THE CONVERSION HAS TAKEN PLACE, OR PROVIDE OTHER MEANS TO ASSURE THE UNDERGROUNDING SATISFACTORY TO THE CITY ENGINEER.

#### PROJECT ADDRESS

4532-34 FELTON STREET  
SAN DIEGO, CA 92116  
T.S. MAP PAGE: 1289-14

#### SURVEYOR/MAPPER

STERLING LAND SERVICES, INC.  
2807 FIRST AVE.  
SAN DIEGO, CA 92103  
PHONE: (619) 546-6165

#### S.D. CITY PROJECT NUMBERS

VESTING TENTATIVE MAP NO. 318386  
CITY PROJECT NO. 97653  
CITY WORK ORDER NO. 42-8164

#### REQUIRED PERMITS/APPROVALS

-VESTING TENTATIVE MAP

#### OWNERS/DEVELOPER

4532 FELTON STREET, LLC  
2911 UPSHUR STREET  
SAN DIEGO, CA 92108-3029  
PHONE: (658) 675-8452

#### SIGNATURE

NAME: RICHARD MANSUR  
TITLE: TRUSTEE  
DATE:

#### CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

- I HEREBY DECLARE THAT I AM THE LAND SURVEYOR FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE.
- I CERTIFY THAT I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR THE PROPOSED PROJECT.
- AS THE LAND SURVEYOR, I HAVE TAKEN THE SELF CERTIFICATION CLASS AND HAVE BEEN PLACED ON THE APPROVED LIST FOR COMPLETENESS REVIEW SELF CERTIFICATION. WITH THIS SUBMITTAL, I CONFIRM THAT PLANS AND DOCUMENTS SUBMITTED FOR REVIEW AND APPROVAL MEET ALL SUBMITTAL REQUIREMENTS PER SECTION 4 OF THE SUBMITTAL MANUAL. I UNDERSTAND IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.

LAND SURVEYOR OF RECORD:  
STERLING LAND SERVICES, INC.  
2807 FIRST AVENUE  
SAN DIEGO, CA 92103  
TELEPHONE: (619) 546-6165

BY: D. SCOTT PETERS  
PLS NO. 7190, EXPIRES 12-31-07

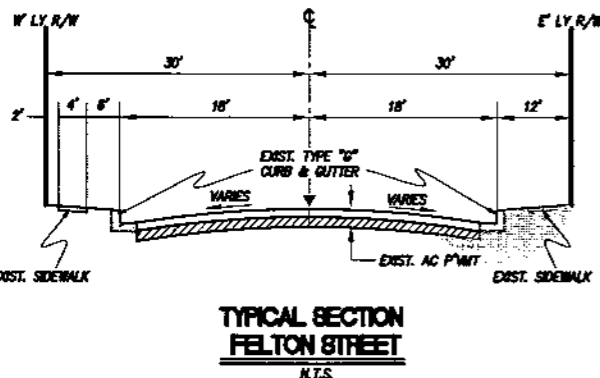


DATE \_\_\_\_\_

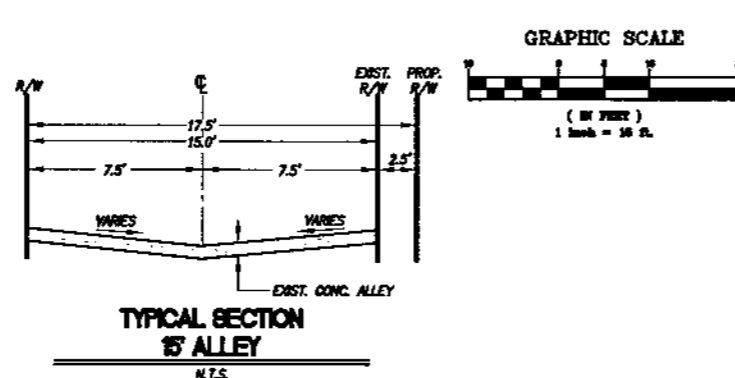
#### VESTING TENTATIVE MAP FOR: 4532-34 FELTON STREET

Revision 1:	12/19/06	Original Date:	03/02/06
Revision 2:	03/13/07	Sheet:	1 of 1
Revision 3:		DEP#:	

PTS 97653 V.T.M. 318386 W.O. 42-8164 L.C. 218-1732 CCS 83 1857-6283

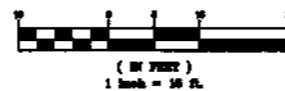


TYPICAL SECTION  
FELTON STREET  
N.T.S.



TYPICAL SECTION  
15' ALLEY  
N.T.S.

#### GRAPHIC SCALE



#### ABBREVIATIONS

B	BALCONY
B/P	BALCONY/PATIO
CO	SEWER CLEAN OUT
GM	GAS METER
MH	SEWER MAN HOLE
MLB	MAIL BOX
P	PATIO
PP	POWER POLE
PS-1	PARKING SPACE
Y	TRASH BIN
WM	WATER METER
WV	WATER VALVE

#### LEGEND

PROPERTY LINE/ TM BOUNDARY	---
EXISTING LOT LINES	---
EXISTING GAS LINE	---
EXISTING SEWER LINE	---
EXISTING WATER METER	WM
EXISTING WATER LINE	---
EXISTING POWER POLE	PP
EXISTING OVERHEAD POWER LINES	---
EXISTING WOOD FENCE	---
EXISTING CONCRETE	---
EXISTING BUILDING	---
EXISTING CHAINLINK FENCE ON WALL	---
SPOT ELEVATION	186.5
DIRECTION OF DRAINAGE	2.0%
EXISTING TREES	---
EXISTING LANDSCAPE	---





**THE KEMP COMPANIES, INC.**  
 www.kempcompanies.net  
 3725 TALBOT STREET  
 SUITE 2  
 SAN DIEGO, CA 92106  
 (619) 724-3685  
 FAX (619) 724-3686

**LANDSCAPE CALCULATIONS - CONDOMINIUM CONVERSION**

**STREET YARD**

PLANTING AREA REQUIRED	PLANT AREA PROVIDED	EXCESS AREA PROVIDED
TOTAL AREA 1,475 SQ.FT. X 50% = 738 SQ.FT.	456 SQ.FT.	0 SQ.FT.

PLANTING POINTS REQUIRED	PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
TOTAL AREA 1,475 SQ.FT. X 0.05 = 74 POINTS	380 POINTS	306 POINTS

POINTS ACHIEVED W/ TREES: 300 POINTS

PLANTING AREA ALLOWABLE AS HARDSCAPE OR PAVERS	PROVIDED
TOTAL AREA 738 SQ.FT. X 10% = 74 SQ.FT.	74 SQ.FT.

**SUBSTITUTIONS**

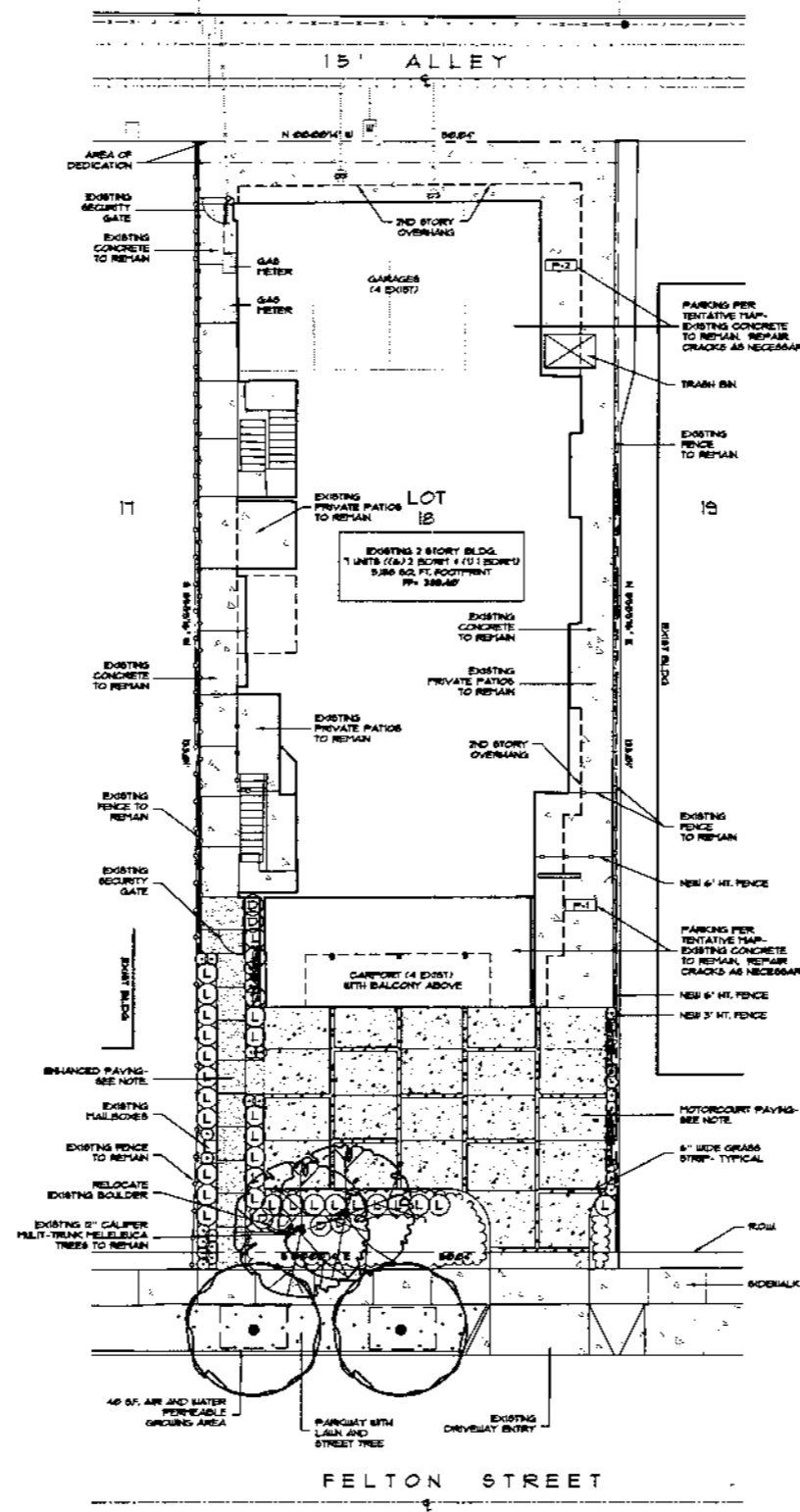
MAX. ALLOWED PLANTING AREA REDUCTION
TOTAL AREA 738 SQ.FT. X 25% = 185 SQ.FT.

REQUIRED EXCESS POINTS FOR REDUCTION (1 S.F. = 1 POINT)	EXCESS POINTS PROVIDED	EXCESS POINTS AFTER REDUCTION
REDUCTION AREA 185 SQ.FT. X 1 = 185 POINTS	306 POINTS	121 POINTS

PLANTING AREA REQUIRED WITH SUBSTITUTION	PLANT AREA PROVIDED	EXCESS AREA PROVIDED
PLANTING AREA REQ'D 738 - 185 = 553 SQ.FT.	456 SQ.FT.	0 SQ.FT.

**STREET TREE**

NUMBER OF STREET TREES REQUIRED	PROVIDED
STREET FRONTAGE 50 L.F. / 30 L.F. = 1.6 TREES	2 TREES



**PLANT LEGEND**

SYMBOL	SIZE	QTY	BOTANICAL NAME	COMMON NAME
●	24" BOX *	2	CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE STANDARD *MIN. SIZE: 8'-10' HT X 3'-4' SPREAD
○	5 GALLON	27	AGAPANTHUS AFRICANUS	DEEP BLUE SEMI-DWARF LILY OF THE NILE
D	5 GALLON	5	DIETES VEGETA	FORTNIGHT LILY
L	5 GALLON	31	LIGUSTRUM J. TEXANUM	TEXAS PRIVET (MAINTAIN AS 3' HT. HEDGE)
~	5 GALLON	1	PYRUS KAWAKAMII	EVERGREEN PEAR ESPALLIER
~	5 GALLON	2	FICUS PUMILA	CREeping FIG ESPALLIER (REMOVE TRELIS & ATTACH TO FENCE)
■	FLATS @ 12" O.C.	-	GAZANIA 'SUNRISE YELLOW'	SEMI-TRAINING YELLOW GAZANIA
■	SOD	-	DWARF TALL FESCUE	MARATHON II ALT BID: ARTIFICIAL TURF

**GENERAL NOTES**

**Conformance:** All landscape and irrigation shall be installed and maintained in accordance with the City of San Diego's Landscape Regulations, the Land Development Manual Landscape Standards, and all other landscape related City and Regional Standards as of the approved date of these plans.

**Maintenance:** This project shall be maintained by the Home Owners Association who shall assume responsibility for the long term landscape maintenance including the landscaping in the adjoining public right of way. The landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition.

- Street Trees and Landscaping in the Public ROW:**
- One street tree per 30 feet of property frontage with in the public ROW.
  - Provide a 40 sq. ft. air and water permeable growing area per street tree, minimum 30 s.f. per palm. Minimum dimension (width) of the planting area to be 5 ft.
  - MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:  
 TRAFFIC SIGNALS (STOP SIGNS) - 20 FT.  
 UNDERGROUND UTILITY LINES - 5 FT. (10 FT. FOR SEWER)  
 ABOVE GROUND UTILITY LINES - 10 FT.  
 DRIVEWAYS (ENTRIES) - 10 FT.  
 INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) - 25 FT.

**Root Barriers:** 'Bio-Barrier' root barriers (or equal) shall be provided for all newly installed trees within 5 ft. of any hardscape, pavement, wall, building or curb. Root barriers will not be wrapped around the rootball and shall be 24" deep and 10' in length. Length to be centered on rootball.

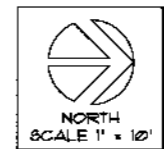
**Mulch:** All required planting areas shall be covered with mulch to a minimum depth of 2 inches, excluding slopes requiring revegetation and areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.

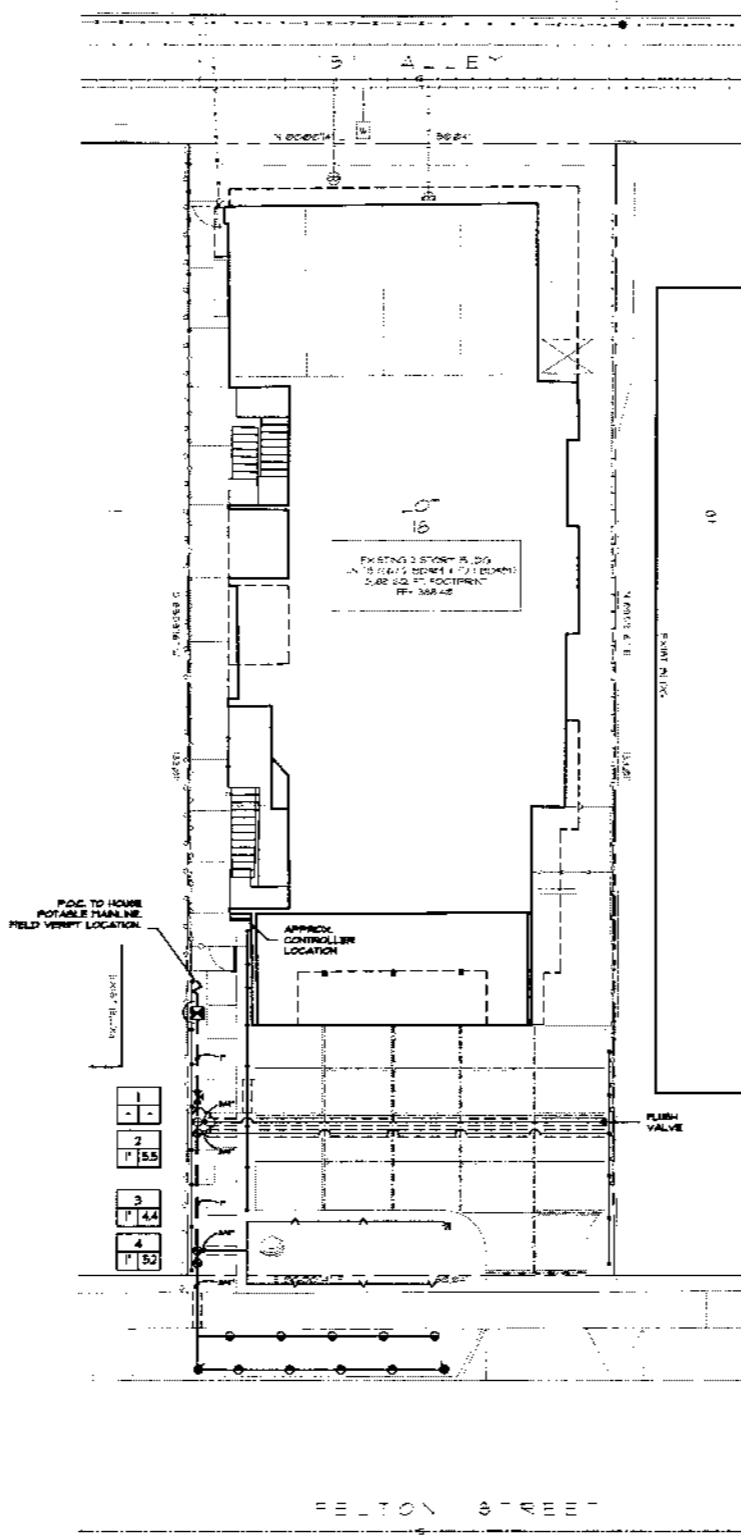
**Enhanced Paving:** Enhanced paving to be color and texture overlay on existing concrete. Repair cracks as necessary.

**Motorcourt Paving:** Colored concrete with integral color and med. broom finish. Color to be selected by owner. Reinforce per industry standard. Deepened tool score/ expansion joints as shown. 6" wide spacing for turf where shown.

**SHEET INDEX**

L-1	PLANTING PLAN
L-2	IRRIGATION PLAN
L-3	PLANTING AND IRRIGATION DETAILS
L-4	IRRIGATION SPECIFICATIONS
L-5	LANDSCAPE SPECIFICATIONS





### IRRIGATION LEGEND

MFR	DESCRIPTION	RADIUS	PSI	GPM	DET. NO.
V V	RAINBIRD 1806-SAM-12Q, 12H - PCS POP-UP SHRUB SPRAY HEAD WITH P. C. SCREEN	10'	30	0.35, 0.19	F&G
•	RAINBIRD 1401 BUBBLER ON RISER	-	30	0.25	F&G
• •	RAINBIRD 1804-SAM-8Q, 8H - PCS (or in 5' or smaller areas: 5Q, 5H) POP-UP TURF SPRAY HEAD WITH P.C. SCREEN	8'	30	0.26, 0.52	F
⊠	FEBCO 1" 165 PRESSURE VACUUM BREAKER				A
⊕	RAINBIRD DV SERIES REMOTE CONTROL VALVE - 1" SIZE				C
⊕	RAINBIRD CONTROL ZONE KIT WITH REMOTE CONTROL VALVE - PROVIDE FLUSH VALVE AT END OF LATERAL LINE				
⊕	DURA PLASTIC BALL VALVE, LINE SIZE. LOCATE 2' UPSTREAM OF VALVE MANIFOLDS.				D
⊕	IRRITROL RAIN DIAL PLUS-EXT AUTOMATIC IRRIGATION CONTROLLER - WALL MOUNT - 6 STATION - PROVIDE RAIN SENSOR AT EAVE				E
---	LASCO CLASS 200 PVC PIPE, NON-PRESSURE LATERAL LINE, MIN SIZE 3/4", 12" MIN. COVER BELOW GRADE, 18" MIN. COVER UNDER VEHICULAR AREAS.				B
---	LASCO SCH 40 PVC PIPE PRESSURE MAINLINE, MIN SIZE 1", 18" MIN. COVER BELOW GRADE				B
---	LASCO SCH 40 PVC PIPE SLEEVE, TWICE SIZE OF WORKING PIPE, MIN SIZE 1-1/2"				B
---	RAINBIRD OR EQUAL LANDSCAPE DRIPLINE WITH IN-LINE DRIP EMITTERS AT 6" O.C.				

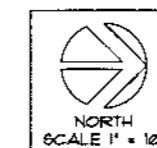
### IRRIGATION NOTES

- LANDSCAPE CONTRACTOR TO PROVIDE AND INSTALL WILKINS WATER PRESSURE REDUCING VALVE UPSTREAM OF BACKFLOW PREVENTER IF STATIC PRESSURE IS OVER 60 PSI.
- ATTACH ONE UCS AUTO RAIN SHUT-OFF SWITCH TO EAVE OF BUILDING PER MANUF'S INSTRUCTIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE FULL IRRIGATION COVERAGE TO ALL LAWN AND SHRUB AREAS AND ADD ANY ADDITIONAL HEADS NECESSARY AT NO ADDITIONAL COST TO OWNER.
- SEE IRRIGATION SPECIFICATIONS, IRRIGATION DETAILS AND LANDSCAPE SPECIFICATIONS.
- NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS.
- CONTRACTOR SHALL OFFSET ALL SPRINKLER HEADS ADJACENT TO SIDE OF BUILDING A MINIMUM OF 6" TO AVOID IRRIGATION SPRAY ONTO BUILDING.
- ALL IRRIGATION HEADS IN SHRUB AREAS MORE THAN 2' AWAY FROM ANY WALK, DRIVEWAY, OR TURF AND ADJACENT TO HOUSE, WALL, OR FENCE TO BE INSTALLED ON A 12" RISER.
- WHERE POSSIBLE CONCEAL ALL IRRIGATION VALVES IN SHRUB AREAS.

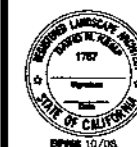
**Note:** All new landscaping and irrigation work shown on plans to be in accordance with the criteria and standards of the City of San Diego Municipal Code- Landscape Regulations and the City of San Diego's Landscape Development Manual - Landscape Standards and other applicable standards as of the approved date of these plans.

### SHEET INDEX

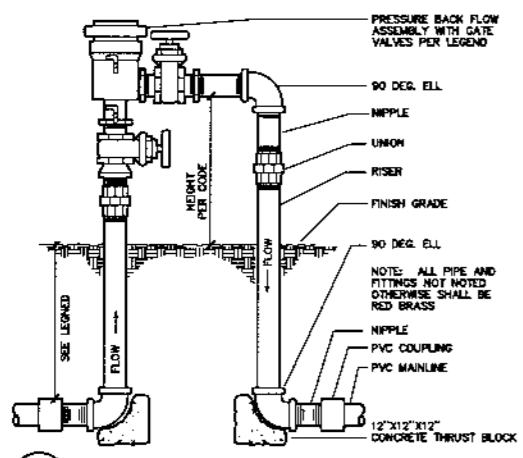
- L-1 PLANTING PLAN
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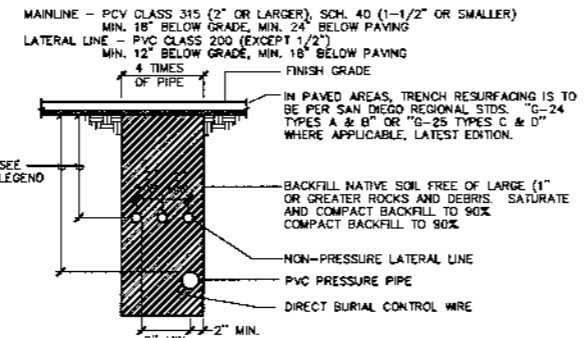
PROJECT TITLE & ADDRESS  
**Felton Street Condominiums**  
 4532-4534 Felton Street  
 San Diego, CA 92116



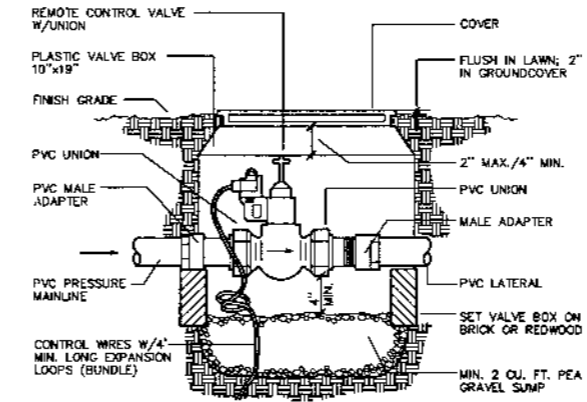
**THE KEMP COMPANIES, INC.**  
 www.kempcompanies.net  
 3735 TALBOT STREET  
 SUITE 2  
 SAN DIEGO, CA 92104  
 PH (619) 724-3686  
 FAX (619) 724-3686



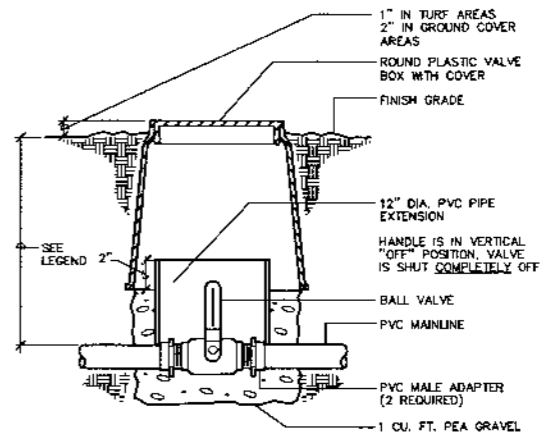
**A** PRESSURE BACKFLOW ASSEMBLY



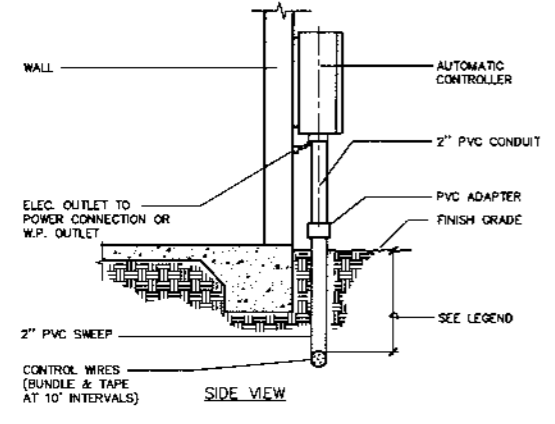
**B** PIPE TRENCHING



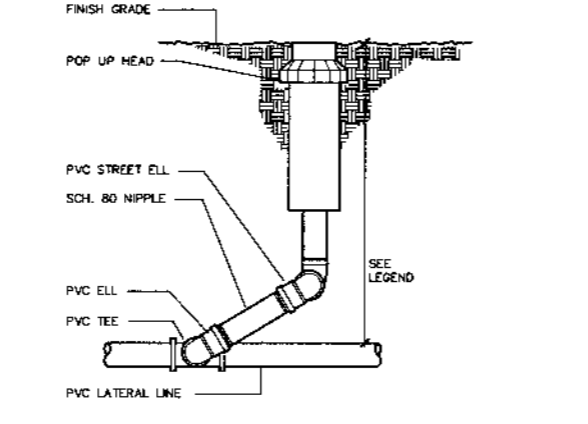
**C** REMOTE CONTROL VALVE



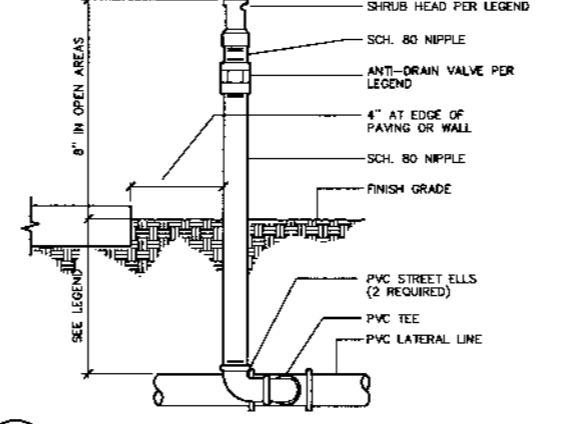
**D** BALL VALVE



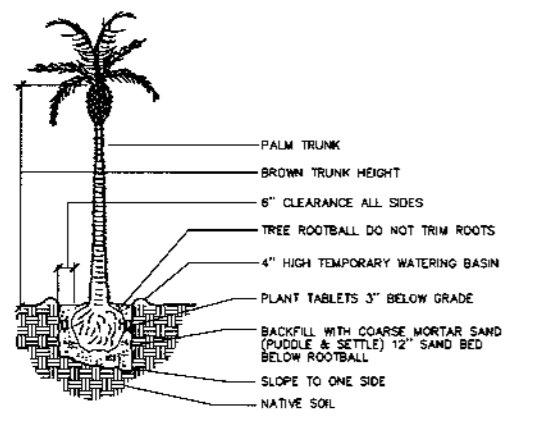
**E** OUTSIDE WALL MOUNT CONTROLLER



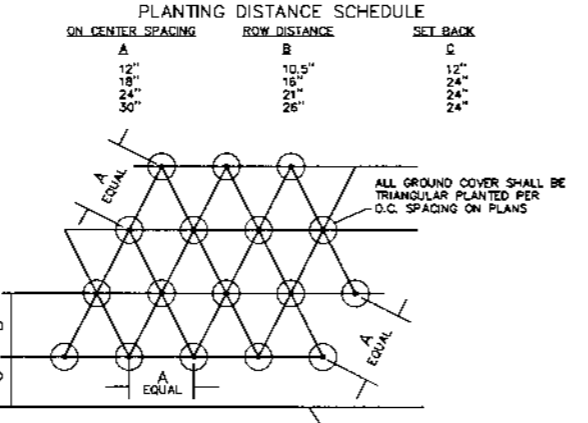
**F** POP-UP HEAD



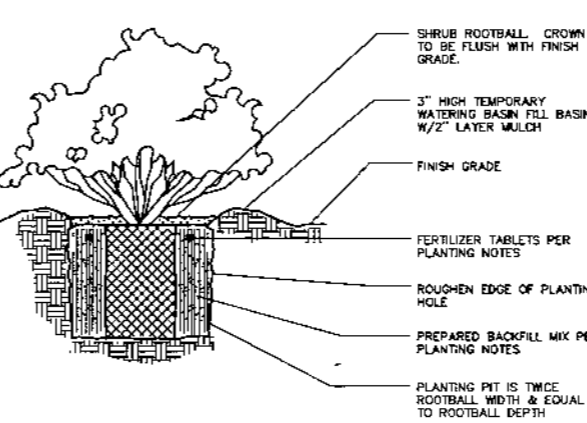
**G** SHRUB SPRAY HEAD



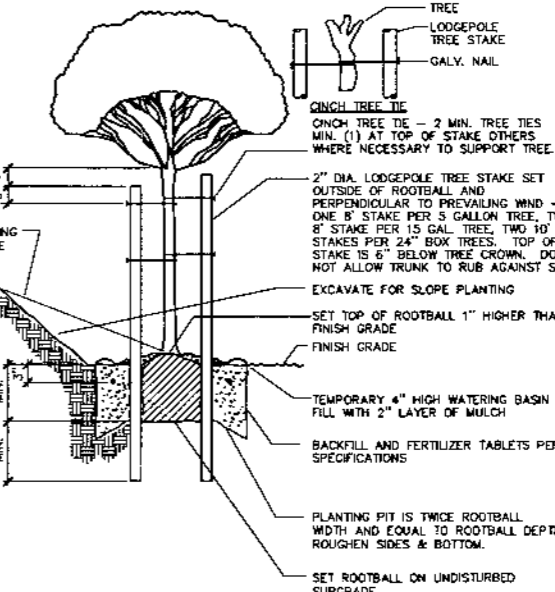
**H** PALM TREE PLANTING



**I** GROUND COVER



**J** SHRUB PLANTING



**K** TREE PLANTING - DOUBLE STAKE

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# IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

## I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR THE OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

## II. SCOPE OF WORK

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE HAS BEEN OBTAINED IN ADVANCE.

## III GENERAL CONDITIONS

**A. EXECUTION, CORRELATION AND INTENT OF DOCUMENTS:** THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF TO THE DETRIMENT OF THE WORK OF ANY MANIFEST ERROR OR OMISSION SHOULD ANY EXIST. FIGURES, DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

**B. SURVEYS, PERMITS AND REGULATIONS:** THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

### C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

- C.1 ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- C.2 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING, ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.

**D. PLANS ARE DIAGRAMMATIC AND APPROXIMATE.** ALL VALVES AND BACKFLOW DEVICES SHALL BE LOCATED IN PLANTING AREAS. LOCATE EQUIPMENT IN SHRUB AREAS WHEREVER POSSIBLE. ALL PIPING SHALL BE LOCATED ALONG EDGES OF PLANTING AREAS EXCEPT WHERE INFEASIBLE TO DO. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKER SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

**E. CHANGES:** THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

**F. EXISTING CONDITIONS:** PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

**G. SITE CONFERENCE:** PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER AND AT THIS TIME THE CONTRACTOR SHALL LAY OUT THE SYSTEM FOR APPROVAL.

**H. CODES:** ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

**I. QUANTITIES:** THE QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

**J. PROTECTION OF WORK AND PROPERTY:** THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

**J.1 ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO THE OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.**

**J.2 CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.**

**J.3 CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.**

### K. ACCESS TO AND INSPECTION TESTING AND APPROVAL OR WORK:

**K.1 CLOSING OF UNINSPECTED WORK:** CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER.

**K.2 REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION:** SUCH WORK SHALL BE REINSPECTED OR RETESTED. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIPS FOR REINSPECTION OR RETESTING AT THE RATE OF \$75.00 PER HOUR OF THE OWNER'S OR HIS AUTHORIZED REPRESENTATIVE'S TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE THE CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

**L. SUPERINTENDENCE - SUPERVISION:** THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTION GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

## IV. SPECIAL CONDITIONS

### A. IRRIGATION SYSTEM:

**A.1 THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.**

**A.2 ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.**

**A.3 SUBSTITUTION OF MATERIALS:** SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AGREE TO ANY PROPOSED CHANGES IN WRITING.

### B. CLEAN UP:

**B.1 KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.**

**B.2 UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.**

### C. RESPONSIBILITY:

**C.1 PROTECT IRRIGATION WORK AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF IRRIGATION WORK.**

**C.2 PROTECT ALL MATERIALS FROM THEFT, CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.**

**C.3 CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.**

### D. MATERIALS:

**D.1 GENERAL:** MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLER, BACKFLOW PREVENTION UNITS, HOSE BIBBS, DRIP IRRIGATION EQUIPMENT, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO THE PERFORMANCE STANDARDS AND/OR DATA HEREIN, AS AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

**D.2 PIPE LINES:** REFER TO DRAWINGS FOR SIZE

**D.3.1 PIPE:** EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE PVC, TYPE 1, GRADE 11, CLASS 200 OR SCH 40 MATERIAL PER PLANS

**D.3.2 ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN P.S.I.**

**D.4.2 COUPLINGS:** SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.

**D.4.3 ALL PLASTIC FITTINGS:** A MOLDED FITTING.

**D.5 SPRINKLER HEADS:** ALL HEADS TO BE TYPE AND MODEL AS INDICATED ON LEGEND AND SHALL BE INSTALLED WITH PRESSURE REDUCING SCREENS 1/8" OR ANTI-DRAIN VALVES IF INDICATED ON LEGEND. INSTALL AS INDICATED ON DETAILED DRAWINGS.

**D.6 BALL & GATE VALVES:** SEE LEGEND FOR TYPE & MODEL. ALL VALVES TO BE HOUSED IN A BOX AS NOTED ON PLANS.

**D.7 REMOTE CONTROL VALVES & AUTOMATIC CONTROLLER:** SHALL BE PER MODEL AND TYPE AS INDICATED ON DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

**D.8 CONTROL WIRE:** ALL DIRECT BURIAL CONTROL WIRE SHALL BE 600V, SINGLE CONDUCTOR SOLID COPPER, U.F., U.L. APPROVED, 14 GA. MINIMUM PILOT WIRE, PER VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUND RETURN WIRE.

### E. SITE CONDITIONS:

**E.1 EXERCISE EXTREME CAUTION IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLIGENCE.**

**E.2 COORDINATE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OR UTILITIES AND OTHER CONSTRUCTION.**

### F. PHYSICAL LAYOUT:

**F.1 PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.**

**F.2 ALL LAYOUTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**

**F.3 ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SUCH THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.**

### G. WATER SUPPLY:

**G.1 CONNECT SPRINKLER OR DRIP IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.**

**G.2 CONNECTION SHALL BE MADE AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITION.**

**G.3 WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.**

### H. ASSEMBLIES:

**H.1 ROUTING OF PRESSURE LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.**

**H.2 INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.**

**I. LINE CLEARANCE:** ALL LINES SHALL HAVE A MINIMUM OF 6" CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

**J. TRENCHING:** DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

**K. TRENCH WIDTH:** TRENCHES FOR IRRIGATION PRESSURE LINES SHALL BE EXCAVATED WIDE ENOUGH TO ALLOW A MINIMUM OF 4" BETWEEN PARALLEL PIPE LINES AND 8" FROM LINES OF OTHER TRADES. LINES SHALL NOT BE INSTALLED PARALLEL AND DIRECTLY OVER ONE ANOTHER. MAINTAIN 3" VERTICAL CLEARANCE BETWEEN CROSSING IRRIGATION LINES; MINIMUM TRANSVERSE ANGLE IS 45 DEGREES.

### L. SLEEVING:

**L.1 ALL PIPE AND WIRE UNDER VEHICULAR PAVING SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLES TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.**

**L.2 SLEEVING SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT ON BACK FACE OF THE CURB OR OTHER SIMILAR MARKING.**

**M. MARKING TAPE:** METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12" DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN 2" CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.

**N. BACKFILLING:** COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL ON ALL NON-PRESSURE LINES OF A FINE GRANULAR MATERIAL. NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

### O. TESTING:

**O.1 NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.**

**O.2 TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.**

**O.3 SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.**

**O.4 TEST SHALL BE OBSERVED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BACKFILL.**

**O.5 UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.**

**O.6 THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.**

**O.7 HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.**

**P. INSPECTION OF WORK:** INSTALLATION AND OPERATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

**Q. COVERAGE TEST:** WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

### R. ADJUSTMENT OF SYSTEM:

**R.1 ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.**

**R.2 IF IT IS DETERMINED THAT ADJUSTMENT IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENT PRIOR TO FINALIZING PROJECT.**

**R.3 ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.**

### S. GUARANTEE:

**S.1 THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR IN AN EXPEDITIOUS MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.**

**S.2 IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.**

**S.3 ANY SETTling OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.**

**S.4 THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.**

**S.5 THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:**

- 1 MANUAL VALVE KEY PER EACH ANGLE CONTROL VALVE.
- 2 CONTROLLER KEYS PER EACH CONTROLLER

1 SET OF "AS BUILT" DRAWINGS ON REPRODUCIBLE MATERIAL WHICH SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, VALVES, AND BELOW GRADE HEADS HAVING A RADIUS OF 30"+. LOCATE BY DIMENSIONING FROM 2 FIXED POINTS.

1 PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER. MOUNT A PLAN INSIDE EACH CONTROLLER.

4 QUICK COUPLER KEYS & HOSE SWIVELS.

4 VALVE BOX LID KEYS

ALL EQUIPMENT GUARANTEES AND MANUAL INCLUDING OPERATION MANUAL FOR AUTOMATIC CONTROLLERS AND VALVES.

PROJECT TITLE & ADDRESS  
Felton Street Condominiums  
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CONSTRUCTION MANAGEMENT  
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## LANDSCAPE SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREAFTER.

### I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE LANDSCAPING BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS.
- B. THAT THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

### II. SCOPE OF WORK

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREOF, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE HAS BEEN OBTAINED IN ADVANCE.

### III GENERAL CONDITIONS

#### A. INTERPRETATION OF PLANS AND SPECIFICATIONS:

- A.1 THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATION ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

- A.2 SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATION AND PLANTING LIST, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS RESPONSIBILITY.

- B. QUALITY OF WORK: THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 2 DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE. SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER, AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES AND LAWS, VA AND FFA SPECIFICATIONS (WHEN APPLICABLE). ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

- C. PERMITS: THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AGENCIES.

- D. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. C-27.

- E. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LIEN ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF ABOVE INDICATED INSURANCE COVERAGE.

#### F. PROPERTY, ETC., DAMAGE RESPONSIBILITY:

- F.1 THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE, AND TO REPAIR OR REPLACE ANY DAMAGED ITEM IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB, AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH HIS WORK, OR IS DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.

- F.2 SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES, AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.

- G. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS, AND SHALL HAVE VERIFIED ALL DIMENSIONS, AS WELL AS ASCERTAINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.

- H. SEGREGATION OF COSTS: AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR THE PURPOSES OF ACCOUNTING AND SCHEDULING, A SEGREGATED COSTS SCHEDULE OR BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS A BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

- I. EXTRAS OR CHANGES: ANY EXTRAS OR CHANGES FOR THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.

- J. INCREASED COSTS: IF THE EXTRA OR CHANGE IS TO BE DONE AT ANY INCREASED COST OVER AND ABOVE THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS FOR EXTRA WORK PRIOR TO ACTUALLY DOING THIS WORK.

- K. SITE CONDITIONS: THE CONTRACTOR IS THE COURSE OF HIS WORK IS TO KEEP THE SITE IN A NEAT AND TIDY CONDITION AS MUCH AS IS PRACTICAL, SO AS NOT TO DISTURB THE NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.

- L. SITE CLEARANCE: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY SUCH WORK AND THE SURROUNDING AREAS USED BY HIM AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FOR THE SITE, OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.

- M. OWNER'S MATERIALS: DURING THE COURSE OF HIS WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR IN THE JOB. FOR SUCH MATERIALS, EQUIPMENT AND SERVICES THE CONTRACTOR IS TO GIVE CREDIT TO THE OWNER AT THE STANDARD CURRENT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.

- N. PLANS AND SPECIFICATIONS: ALL LANDSCAPING INCLUDING PLANTS, GROUNDCOVERS, SOIL ADDITIVES, AND OTHER MISCELLANEOUS LANDSCAPE ITEMS SHALL BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

- O. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COST.

### IV. SPECIAL CONDITIONS

- A. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADES AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" FOR SHRUBS/GROUNDCOVER AREAS, 1" FOR LAWN AREAS.

- B. MOISTURE CONTENT: THE SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR SHALL IT BE SO DRY THAT DUST WILL OCCUR AND FORM IN THE AIR THAT GLOBS WILL NOT BREAK READILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING.

- C. WEED REMOVAL: WEEDS, PLUS BERBERIS GRASS, ETC. SHALL BE DUG OUT FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISCOURAGE REOCCURRENCE OF WEEDS, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF POST-EMERGENT WEED SPRAY PER MANUFACTURER'S DIRECTIONS IN REGARD TO CONCENTRATION. PROTECT EXISTING PLANTINGS TO REMAIN FROM SPRAY DRIFT. ALLOW AN AMPLE PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.

#### D. PLANTS:

- D.1 INSPECTION: PLANTS SHALL BE SELECTED TO INSPECTION AND APPROVAL OR REJECTION BY LANDSCAPE ARCHITECT AT NURSERY AND/OR THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

- D.2 CONDITIONS: PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

- E. PROTECTION: MAINTAIN AND PROTECT ALL PLANTS FROM SUN, DROUGHT, WIND, THEFT, RAIN AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.

- F. PLANTING REQUIREMENTS FOR TREES AND SHRUBS: PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.

#### G. SOIL PREPARATION:

- G.1 THE FOLLOWING SHALL BE APPLIED PER 1,000 SQ. FT. OF PLANTING AREA AND TILLED INTO THE SOIL TO A DEPTH OF 6". (EXCLUDING SLOPES):

- a. NITROLIZED WOOD SHAVINGS..... 3 CU. YDS.
- b. 12-8-8 GROWER PLUS FERTILIZER..... 200 LBS.
- c. AGRICULTURAL GYPSUM..... 200 LBS.

- G.2 BACKFILL FOR ALL SHRUBS AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 10 CU. YDS.:

- a. ON SITE SOIL..... 6 CU. YDS.
- b. NITROLIZED WOOD SHAVINGS..... 4 CU. YDS.
- c. 12-8-8 GROWER PLUS FERTILIZER..... 50 LBS.

- G.3 SUBMIT ALL RECEIPTS AND RETAIN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.

#### H. PLANTING:

- H.1 CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS 2 TIMES WIDER THAN PLANT CONTAINER AND A DEPTH EQUAL TO HEIGHT OF PLANT CONTAINER. PLANT GROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.

- H.2 PRUNE PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.

- H.3 ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.

- H.4 ALL AREAS RECEIVING PLANTS AND/OR HYDROSEEDING SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.

- H.5 PLANTING TABLETS: USE AGRIFORM 20-10-5, 21-GRAM TABLETS PER MANUFACTURER'S SPECIFICATIONS WITH ALL SHRUBS AND TREES; 1 PER LINER OR 1 GALLON, 2 PER 5 GALLON, 3 PER 15 GALLON & 4 PER FOOT OF BOX WIDTH.

- H.6 PLANTING TABLETS: PROVIDE 1 AGRIFORM 20-10-5, 5-GRAM SIZE WITH EACH GROUNDCOVER PLANT.

- H.7 AT SLOPES, LOCATE ALL PLANTS 5' MINIMUM AWAY FROM IRRIGATION HEADS.

- H.8 SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.

- H.9 PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT GUARANTEED TO BE ACCURATE. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.

- I. FIELD REPRESENTATIVE: ALL WORK SHALL BE AS DIRECTED BY OWNER'S REPRESENTATIVE WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

#### J. MAINTENANCE:

- J.1 MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.

- J.2 MAINTENANCE SHALL BE FOR A PERIOD OF 60 DAYS.

- J.3 ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATIONS BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD:

- |  |         |
|--|---------|
| TREES & SHRUBS - 15 GALLON & LARGER..... | 90 DAYS |
| SHRUBS - 5 GALLON & SMALLER.....         | 90 DAYS |
| GROUNDCOVER.....                         | 90 DAYS |
| LAWN.....                                | 90 DAYS |

- J.4 ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, INCLUDING SOODED, OR SEEDED LAWNS AND GROUNDCOVER, SHALL BE REPLACED AT TWO WEEK INTERVALS.

- J.5 FERTILIZE WITH 2 LBS. ACTUAL NITROGEN PER 1,000 SQ. FT. PERFORM LAST FERTILIZATION AT END OF MAINTENANCE PERIOD IN THE PRESENCE OF LANDSCAPE ARCHITECT OR OWNER.

PROJECT TITLE & ADDRESS  
Felton Street Condominiums  
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L-5

DATE 3-19-07

PROJECT NAME  
Felton Street Condos

SHEET TITLE  
Landscape Specifications

PROJECT NAME  
Felton Street Condos

DAVID N. KEMP ASLA 1767

JOB NO.

DRAWN MW

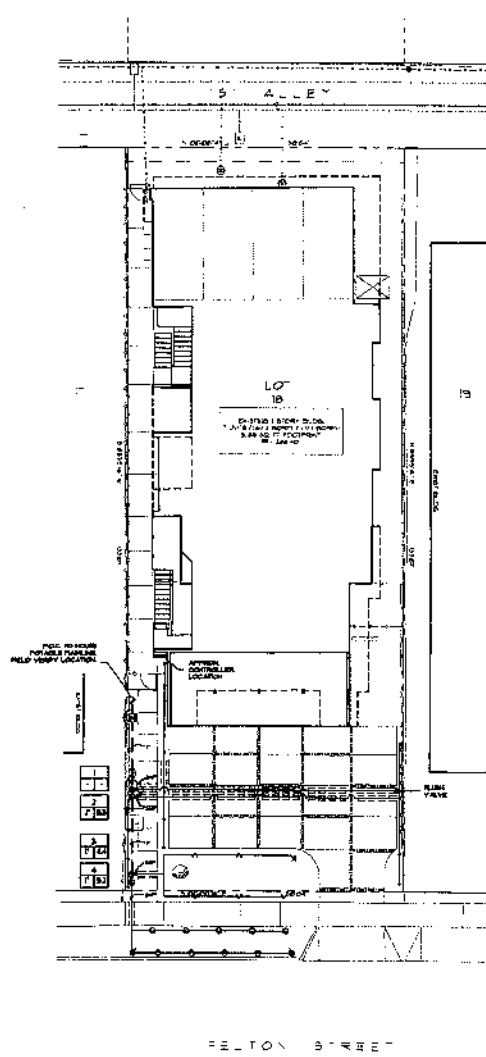
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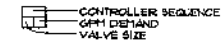






**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION	RADIUS	P&I	GFT	DET. NO.
∇	RANBIRD 1006-64M-100, 104 - PCS POP-UP SERIES SPRAY HEAD WITH P. C. SCREEN	10'	30	0.29, 0.19	P45
•	RANBIRD 1401 BUBBLER ON RISER	-	30	0.25	F40
⊙	RANBIRD 1004-64M-60, 64 - PCS (or 1/2" or smaller areas, 50, 54) POP-UP TURF SPRAY HEAD WITH P.C. SCREEN	8'	30	0.26, 0.57	F
⊠	FEBCO 1" 765 PRESSURE VACUUM BREAKER				A
⊞	RANBIRD DV SERIES REMOTE CONTROL VALVE - 1" SIZE				C
⊞	RANBIRD CONTROL ZONE KIT WITH REMOTE CONTROL VALVE - PROVIDE FLUSH VALVE AT END OF LATERAL LINE.				
⊞	DURA PLASTIC BALL VALVE, LINE SIZE. LOCATE 2' UPSTREAM OF VALVE MANIFOLD.				D
⊞	IRRITROL RAIN DIAL PLUS-EXT AUTOMATIC IRRIGATION CONTROLLER - WALL MOUNT - 6" STATION - PROVIDE RAIN SENSOR AT EAVE				E
---	LASCO CLASS 200 PVC PIPE, NON-PRESSURE LATERAL LINE, MIN SIZE 3/4", 12' MIN. COVER BELOW GRADE, 18" MIN. COVER UNDER VEHICULAR AREAS.				B
---	LASCO SCH 40 PVC PIPE PRESSURE MAINLINE, MIN SIZE 1", 18" MIN. COVER BELOW GRADE				B
---	LASCO SCH 40 PVC PIPE BUREVE, TWICE SIZE OF WORKING PIPE, MIN SIZE 1-1/2"				B
---	RANBIRD OR EQUAL LANDSCAPE DRIPLINE WITH 6" LINE DRIP EMITTERS AT 6" O.C.				



**IRRIGATION NOTES**

1. LANDSCAPE CONTRACTOR TO PROVIDE AND INSTALL WALKING WATER PRESSURE REDUCING VALVE UPSTREAM OF BACKFLOW PREVENTER IF STATIC PRESSURE IS OVER 60 PSI.
  2. ATTACH ONE WCS AUTO RAIN SHUT-OFF SWITCH TO SAVE OF BUILDING PER MANIF. INSTRUCTIONS.
  3. LANDSCAPE CONTRACTOR TO PROVIDE FULL IRRIGATION COVERAGE TO ALL LAWN AND SHRUB AREAS AND ADD ANY ADDITIONAL HEADS NECESSARY AT NO ADDITIONAL COST TO OWNER.
  4. SEE IRRIGATION SPECIFICATIONS, IRRIGATION DETAILS AND LANDSCAPE SPECIFICATIONS.
  5. NO IRRIGATION RAINOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS.
  6. CONTRACTOR SHALL OFFSET ALL SPRINKLER HEADS ADJACENT TO SIDE OF BUILDING A MINIMUM OF 6" TO AVOID IRRIGATION SPRAY ONTO BUILDING.
  7. ALL IRRIGATION HEADS IN SHRUBS AREAS MORE THAN 7' AWAY FROM ANY WALK DRIVEWAY, OR TURF AND ADJACENT TO HOUSE, WALL, OR FENCE TO BE INSTALLED ON A 12" RISER.
  8. WHERE POSSIBLE CONCEAL ALL IRRIGATION VALVES IN SHRUBS AREAS.
  9. ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH PERMANENT, BELOW-GRADE IRRIGATION SYSTEM. THE SYSTEM SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY DISEASE-RESISTANT CONDITION.
- Note: All new landscaping and irrigation work shown on plans to be in accordance with the criteria and standards of the City of San Diego Municipal Code - Landscape Regulations and the City of San Diego's Landscape Development Manual - Landscape Standards and other applicable standards as of the approved date of these plans.

**SHEET INDEX**

- L-1 PLANTING PLAN
- L-2 IRRIGATION PLAN
- L-3 PLANTING AND IRRIGATION DETAILS
- L-4 IRRIGATION SPECIFICATIONS
- L-5 LANDSCAPE SPECIFICATIONS

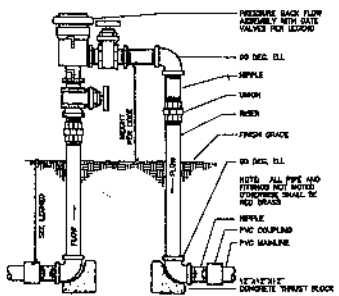


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**Felton Street Condominiums**  
 4532-4534 Felton Street  
 San Diego, CA 92116

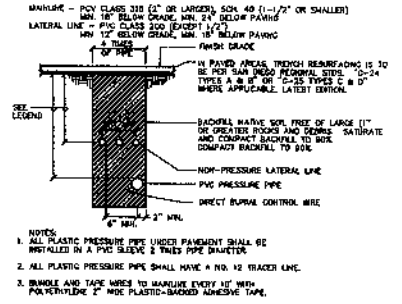


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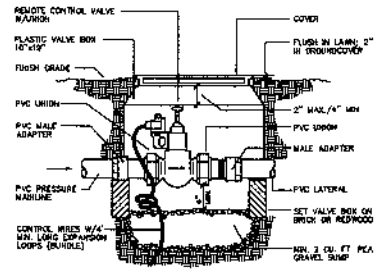
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**L-2**



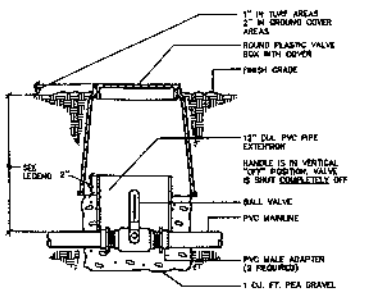
**A** PRESSURE BACKFLOW ASSEMBLY



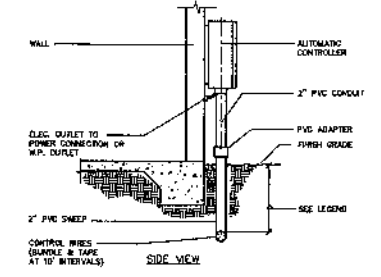
**B** PIPE TRENCHING



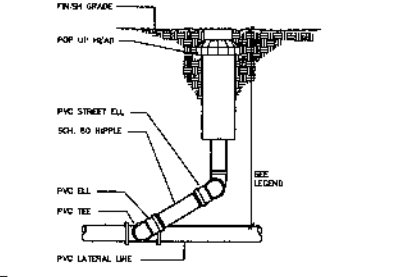
**C** REMOTE CONTROL VALVE



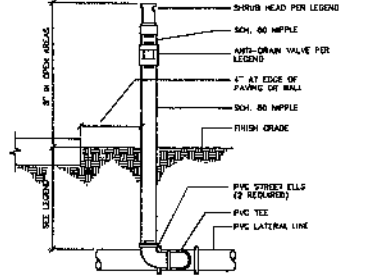
**D** BALL VALVE



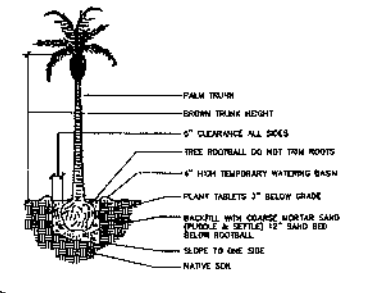
**E** OUTSIDE WALL MOUNT CONTROLLER



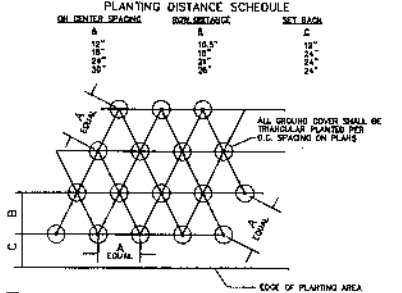
**F** POP-UP HEAD



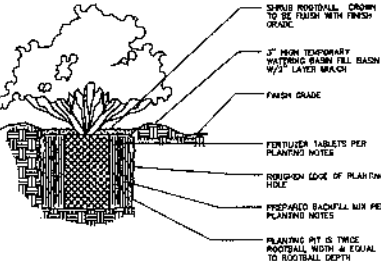
**G** SHRUB SPRAY HEAD



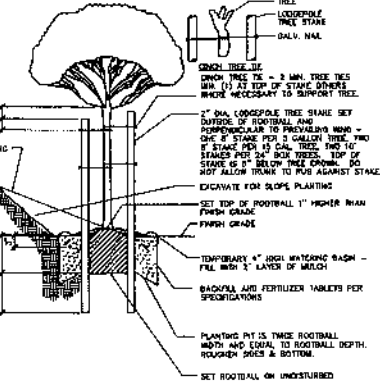
**H** PALM TREE PLANTING



**I** GROUND COVER



**J** SHRUB PLANTING



**K** TREE PLANTING - DOUBLE STAKE

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## IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

### I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE PERFORMED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST INDUSTRY-WIDE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR THE OPERATION TO THE SATISFACTION OF THE OWNER. ADDITIONALLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

### II. SCOPE OF WORK

A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.

B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE SPECIAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREOF, SIGNED BY THE OWNER OR HIS ONLY APPOINTED REPRESENTATIVE HAS BEEN OBTAINED IN ADVANCE.

### III. GENERAL CONDITIONS

A. **EXPLANATION, CORRELATION AND INTENT OF DOCUMENTS:** THE CONTRACTOR SHALL ASIDE BY AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVOID HIMSELF TO THE DETRIMENT OF THE WORK OF ANY WAIVER OR DISCRETION SHOULD ANY EXIST. FIGURES, DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS PUBLISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

B. **SURVEYS, PERMITS AND REGULATIONS:** THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK (INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

### C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

- C.1 ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- C.2 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLAN. IF ANY, ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY FIELD MEASUREMENTS AND IF ANY DISCREPANCY IS FOUND, THE OWNER WILL AUTHORIZE IN WRITING, ALL NECESSARY ADDITIONS OR OMISSIONS, IF ANY.

D. **PLANS ARE DIAGRAMMATIC AND APPROXIMATE.** ALL VALVES AND BACKFLOW DEVICES SHALL BE LOCATED IN PLANTING AREAS. LOCATE EQUIPMENT IN SHADY AREAS INsofar AS POSSIBLE. ALL PIPING SHALL BE LOCATED ALONG EDGES OF PLANTING AREAS EXCEPT WHERE UNDESIRABLE TO DO. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND WAZAM BREAKER SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVALUED BLIND CONDITIONS.

E. **CHANGES:** THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

F. **EXISTING CONDITIONS:** PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

G. **SITE CONFERENCE:** PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER AND AT THIS TIME THE CONTRACTOR SHALL LAY OUT THE SYSTEM FOR APPROVAL.

H. **CODES:** ALL MATERIALS AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

I. **QUANTITIES:** THE QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

J. **PROTECTION OF WORK AND PROPERTY:** THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

J.1 ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE. IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO THE OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

J.2 CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISPOSITION OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

J.3 CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

### K. ACCESS TO AND INSPECTION TESTING AND APPROVAL OF WORK:

K.1 CLOSING OF UNOCCUPIED WORK: CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER.

K.2 REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION: SUCH WORK SHALL BE REINSPECTED OR RETESTED. CONTRACTOR WILL PAY FOR ALL ADDITIONAL TRIPS FOR REINSPECTION OR RETESTING AT THE RATE OF \$75.00 PER HOUR OF THE OWNER'S OR HIS AUTHORIZED REPRESENTATIVE'S TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE THE CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

L. **SUPERINTENDENCE - SUPERVISION:** THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTION GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

### IV. SPECIAL CONDITIONS

#### A. IRRIGATION SYSTEM:

A.1 THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PROVIDED BY THE OWNER.

A.2 ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.

A.3 SUBSTITUTION OF MATERIALS: SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AGREES TO ANY PROPOSED CHANGES IN WRITING.

#### B. CLEANUP:

B.1 KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.

B.2 UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

#### C. RESPONSIBILITY:

C.1 PROTECT IRRIGATION WORK AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF IRRIGATION WORK.

C.2 PROTECT ALL MATERIALS FROM THEFT, CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.

C.3 CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ESTABLISHED GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

#### D. MATERIALS:

D.1 GENERAL MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACKFLOW PREVENTION DEVICES, DRIP IRRIGATION EQUIPMENT, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO THE PERFORMANCE STANDARDS AND/OR DATA HEREIN, AS AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

D.2 PIPE LINES: REFER TO DRAWINGS FOR SIZE.

D.3.1 PIPE EXTENDED FROM 1000 VIRGIN POLYETHYLENE TEREPHTHALATE (PVC), TYPE 1, GRADE 11, CLASS 200 OR SCH 40 MATERIAL PER PLANS.

D.3.2 ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, AND 1120 AND PRESSURE RATING IN P.S.I.

D.4.2 COUPLINGS SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.

D.4.3 ALL PLASTIC FITTINGS: A MOLDED FITTING.

D.5 SPRINKLER HEADS: ALL HEADS TO BE TYPE AND MODEL AS INDICATED ON LEGEND. SHALL BE INSTALLED WITH PRESSURE REDUCING SCREENS AND ANTI-DRYIN VALVES IF INDICATED ON LEGEND. INSTALL AS INDICATED ON DETAILED DRAWINGS.

D.6 BALL & GATE VALVES: SEE LEGEND FOR TYPE & MODEL. ALL VALVES TO BE HOUSED IN A BOX AS NOTED ON PLANS.

D.7 REMOTE CONTROL VALVES & AUTOMATIC CONTROLLER: SHALL BE PER MODEL AND TYPE AS INDICATED ON DRAWINGS. VALVES SHALL BE KEPT TO CONTROLLER IN SAME MATERIAL, SEQUENCE AS INDICATED ON PLANS.

D.8 CONTROL PIPING: ALL DIRECT CONTROL PIPING SHALL BE 60FT. SINGLE CONDUCTOR SOLID COPPER, 1/2" O.D., APPROX. 14 GA. MINIMUM PILOT PIPING. PER VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUND RETURN PIPING.

#### E. SITE CONDITIONS:

E.1 EXERCISE EXTREME CAUTION IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLIGENCE.

E.2 COORDINATE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPING, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OR UTILITIES AND OTHER CONSTRUCTION.

#### F. PHYSICAL LAYOUT:

F.1 PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.

F.2 ALL LAYOUTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

F.3 ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SUCH THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

#### G. WATER SUPPLY:

G.1 CONNECT SPRINKLER OR DRIP IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.

G.2 CONNECTION SHALL BE MADE AT APPROPRIATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR HAZARDOUS CAUSES BY ACTUAL SITE CONDITION.

G.3 WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTING.

#### H. ASSEMBLIES:

H.1 ROUTING OF PRESSURE LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.

H.2 INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

I. **LINE CLEARANCE:** ALL LINES SHALL HAVE A MINIMUM OF 6" CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. **TRENCHING:** DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING DEPTH SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

K. **TRENCH WIDTH:** TRENCHES FOR IRRIGATION PIPING LINES SHALL BE EXCAVATED WIDE ENOUGH TO ALLOW A MINIMUM OF 4" BETWEEN PARALLEL PIPE LINES AND 2" FROM LINES OF OTHER TRADES. LINES SHALL NOT BE INSTALLED PARALLEL AND DIRECTLY OVER ONE ANOTHER. MAINTAIN 6" VERTICAL CLEARANCE BETWEEN CROSSING IRRIGATION LINES. MINIMUM TRANSVERSE ANGLE IS 45 DEGREES.

#### L. SLEEVING:

L.1 GENERAL PIPE AND WIRE UNDER VEHICULAR TRAFFIC SHALL BE INSTALLED IN PVC SCHEDULE 40 PIPE UNDER VEHICULAR TRAFFIC SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLES TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.

L.2 SLEEVING SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT ON BACK FACE OF THE CURB OR OTHER SIMILAR MARKING.

M. **MARKING TAPE:** METALLIC BAKED LANTERN TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12" DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE LABELED "IRRIGATION" IN 2" CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.

N. **BACKFILLING:** COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL ON ALL NON-PRESSURE LINES OF A FINE GRAULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

#### O. TESTING:

O.1 NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.

O.2 TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.

O.3 SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.

O.4 TEST SHALL BE OBSERVED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BACKFILL.

O.5 UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

O.6 THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIEM TREES.

O.7 HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

P. **INSPECTION OF WORK:** INSTALLATION AND OPERATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

Q. **COVERAGE TEST:** WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAINAGE AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

#### R. ADJUSTMENT OF SYSTEM:

R.1 ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.

R.2 IF IT IS DETERMINED THAT ADJUSTMENT IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENT PRIOR TO FINALIZING PROJECT.

R.3 ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

#### S. GUARANTEE:

S.1 THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR IN AN EXPEDITIOUS MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.

S.2 IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

S.3 ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

S.4 THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.

S.5 THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

1. MANUAL VALVE KEY PER EACH ANGLE CONTROL VALVE.
2. CONTROLLER KEYS PER EACH CONTROLLER.

3. SET OF "AS BUILT" DRAWINGS ON REPRODUCIBLE MATERIAL WHICH SHALL INCLUDE LOCATIONS OF ALL VALVES, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL PIPE SLEEVES, VALVES, AND GLOW GRADE HEADS HAVING A RADIUS OF 30". LOCATE BY DIMENSIONS FROM 2 FIXED POINTS.

4. PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER. MOUNT A PLAN INSIDE EACH CONTROLLER.

5. QUICK COUPLER KEYS & HOSE END WELLS.

6. VALVE BOX LID KEYS.

ALL EQUIPMENT GUARANTEES AND MANUAL INCLUDING OPERATION MANUAL FOR AUTOMATIC CONTROLLERS AND VALVES.

REVISIONS

JOB NO.

DAVID H. KEMP ASLA 1787

DRAWN

CHECKED

PROJECT NAME

Felton Street Condos

SHEET TITLE

Irrigation Specifications

DATE 3-18-07

PROJECT TITLE & ADDRESS  
Felton Street Condominiums  
4532-4534 Felton Street  
San Diego, CA 92116



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**LANDSCAPE SPECIFICATIONS**

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

**1. PURPOSE OF THE SPECIFICATIONS**

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

A. THE WORK OF ASSEMBLING AND INSTALLING THE LANDSCAPING BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS.

B. THAT THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

**11. SCOPE OF WORK**

A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.

B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFOR, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE HAS BEEN OBTAINED IN ADVANCE.

**111. GENERAL CONDITIONS**

**A. INTERPRETATION OF PLANS AND SPECIFICATIONS:**

A.1 THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATION ABOUT WHICH AN MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

A.2 SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATION, AND PLANTING LIST, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS RESPONSIBILITY.

B. QUALITY OF WORK: THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 2 DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A CAREFUL WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE. SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER, AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES AND LAWS, VA AND FVA SPECIFICATIONS (WHEN APPLICABLE). ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

C. PERMITS: THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AGENCIES.

D. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. C-27.

E. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LITIGATION ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF ABOVE INDICATED INSURANCE COVERAGE.

**F. PROPERTY, ETC., DAMAGE RESPONSIBILITY:**

F.1 THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE, AND TO REPAIR OR REPLACE ANY DAMAGED ITEM IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB, AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH HIS WORK, OR IS DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STRUCTURES OR OTHER PROPERTY.

F.2 SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES, AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.

G. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS, AND SHALL HAVE VERIFIED ALL DIMENSIONS, AS WELL AS ASCERTAINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.

H. SEGREGATION OF COSTS: AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR THE PURPOSES OF ACCOUNTING AND SCHEDULING, A SEGREGATED COSTS SCHEDULE OR BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS A BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

I. EXTRAS OR CHANGES: ANY EXTRAS OR CHANGES FOR THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.

J. INCREASED COSTS: IF THE EXTRA OR CHANGE IS TO BE DONE AT ANY INCREASED COST OVER AN ABOVE THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS FOR EXTRA WORK PRIOR TO ACTUALLY DOING THIS WORK.

K. SITE CONDITIONS: THE CONTRACTOR IS THE COURSE OF HIS WORK IS TO KEEP THE SITE IN A NEAT AND TIDY CONDITION AS MUCH AS IS PRACTICAL, SO AS NOT TO DISTURB THE NORMAL USE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.

L. SITE CLEARANCE: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY SUCH WORK AND THE SURROUNDING AREAS USED BY HIM AND REMOVE ANY OR ALL EXCESS MATERIALS, GUT, DEBRIS FOR THE SITE, OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. OWNER'S MATERIALS: DURING THE COURSE OF HIS WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR IN THE JOB FOR SUCH MATERIALS, EQUIPMENT AND SERVICES THE CONTRACTOR IS TO GIVE CREDIT TO THE OWNER AT THE STANDARD CURRENT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.

N. PLANS AND SPECIFICATIONS: ALL LANDSCAPING INCLUDING PLANTS, GROUNDCOVERS, SOIL ADDITIVES, AND OTHER MATERIALS TO BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

O. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COST.

**IV. SPECIAL CONDITIONS**

A. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO OBTAIN PROPER GRADES AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADES SHALL BE BELOW HORIZONTAL AS FOLLOWS: 2" FOR SHRUBS/GROUNDCOVER AREAS, 1" FOR LAWN AREAS.

B. MOISTURE CONTENT: THE SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR SHALL IT BE SO DRY THAT DUST WILL OCCUR AND FORM IN THE AIR OR THAT CLOUDS WILL NOT BREAK READILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING.

C. WEED REMOVAL: WEEDS, PLUS BERMUDA GRASS, ETC. SHALL BE CUT OUT FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE OF WEEDS, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF POST-EMERGENT WEED SPRAY PER MANUFACTURER'S DIRECTIONS IN REGARD TO CONCENTRATION, PROTECT EXISTING PLANTINGS TO REMAIN FROM SPRAY DRIFT. ALLOW AN AMPLE PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.

**D. PLANTS:**

D.1 INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY LANDSCAPE ARCHITECT AT ANY TIME BEFORE OR DURING PROGRESS OF WORK, FOR SIZE, VARIETY, CONDITION, LATEX DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

D.2 CONDITIONS: PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL-FILLING THEIR CONTAINER, BUT NOT TO THE POINT OF BEING ROOT BOUND.

E. PROTECTION: MAINTAIN AND PROTECT ALL PLANTS FROM SUN, DROUGHT, WIND, THEFT, RAIN AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.

F. PLANTING REQUIREMENTS FOR TREES AND SHRUBS: PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.

**G. SOIL PREPARATION**

G.1 THE FOLLOWING SHALL BE APPLIED PER 1,000 SQ. FT. OF PLANTING AREA AND TILLED INTO THE SOIL TO A DEPTH OF 6". (EXCLUDING SLOPES).

- a. NITROLIZED WOOD SHAVINGS.....3 CU. YDS.
- b. 12-0-0 GROWPROMER PLUS FERTILIZER.....200 LBS.
- c. AGRICULTURAL GYPSUM.....200 LBS.

G.2 BACKFILL FOR ALL SHRUBS AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 10 CU. YDS.:

- d. 0# SITE SOIL.....6 CU. YDS.
- e. NITROLIZED WOOD SHAVINGS.....4 CU. YDS.
- f. 12-0-0 GROWPROMER PLUS FERTILIZER.....50 LBS.

G.3 SUBMIT ALL RECEIPTS AND RETAIN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL, BY LANDSCAPE ARCHITECT.

**H. PLANTING**

H.1 CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS 2 TIMES WIDER THAN PLANT CONTAINER AND A DEPTH EQUAL TO HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.

H.2 PRIME PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.

H.3 ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.

H.4 ALL AREAS RECEIVING PLANTS AND/OR HYDROSEEDING SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.

H.5 PLANTING TABLETS: USE AGRIFORM 20-10-5, 21-GRAM TABLETS PER MANUFACTURER'S SPECIFICATIONS WITH ALL SHRUBS AND TREES, 1 PER LITER OR 1 GALLON, 2 PER 5 GALLON, 3 PER 15 GALLON & 4 PER FOOT OF BOX BODY.

H.6 PLANTING TABLETS: PROVIDE 1 AGRIFORM 20-10-5, 5-GRAM SIZE WITH EACH GROUNDCOVER PLANT.

H.7 AT SLOPES, LOCATE ALL PLANTS 5' MINIMUM AWAY FROM IRRIGATION DEVICES.

H.8 SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.

H.9 PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVICTION AND NOT GUARANTEED TO BE ACCURATE. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.

I. FIELD REPRESENTATIVE: ALL WORK SHALL BE AS DIRECTED BY OWNER'S REPRESENTATIVE WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

**J. MAINTENANCE:**

J.1 MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.

J.2 MAINTENANCE SHALL BE FOR A PERIOD OF 90 DAYS.

J.3 ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATIONS BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD.

- TREES & SHRUBS - 15 GALLON & LARGER.....90 DAYS
- SHRUBS - 5 GALLON & SMALLER.....90 DAYS
- GROUNDCOVER.....90 DAYS
- LAWN.....90 DAYS

J.4 ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, (INCLUDING SODDED, OR SEEDED LAWNS AND GROUNDCOVER), SHALL BE REPLACED AT TWO WEEK INTERVALS.

J.5 FERTILIZE WITH 2 LBS. ACTUAL NITROGEN PER 1,000 SQ. FT., PERFORM LAST FERTILIZATION AT END OF MAINTENANCE PERIOD IN THE PRESENCE OF LANDSCAPE ARCHITECT OR OWNER.

PROJECT TITLE & ADDRESS  
**Felton Street Condominiums**  
 4532-4534 Felton Street  
 San Diego, CA 92116



**THE KEMP COMPANIES, INC.**  
 LANDSCAPE ARCHITECTS  
 539 TALBOT STREET  
 SUITE 117  
 SAN DIEGO, CALIFORNIA 92101  
 TEL: (619) 214-1444  
 FAX: (619) 214-1444

PLANNING COMMISSION  
RESOLUTION NO.  
VESTING TENTATIVE MAP NO. 318386  
**4532 FELTON VESTING TENTATIVE MAP - PROJECT NO. 97653**  
**DRAFT**

WHEREAS, 4532 FELTON STREET, LLC., Applicant/Subdivider, and STERLING LAND SERVICES, INC., SURVEYOR, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 318386, for the conversion of 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities. The project site is located on the west side of Felton Street between Monroe and Madison Avenues at 4532-34 Felton Street, and is legally described as Lot 18, Block 64 of the Resubdivision of Blocks 39 and 56, Normal Heights, Map No. 1048, in the RM-1-2 Zone of the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights neighborhood of Mid-City Communities Plan Area; and

WHEREAS, the Map proposes the subdivision of a 0.152-acre site into one (1) lot for a seven-unit residential condominium conversion; and

WHEREAS, the project is exempt from environmental review pursuant to Article 19, Section 15301(k) of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is seven; and

WHEREAS, on February 14, 2008, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 318386, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 318386:

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
2. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
3. Each of the tenants of the proposed condominium project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).
8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, which notice shall be provided within 5 working days of the issuance

of the Subdivision Public Report.. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
10. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (Land Development Code Section 125.0444.c).
11. Each of the tenants of the proposed condominium project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).
12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).
17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.



18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).
19. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.
20. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 318386, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to 4532 FELTON STREET, LLC., Applicant/Subdivider, subject to the following conditions:

#### **GENERAL**

1. This Vesting Tentative Map will expire February 14, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
4. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City

shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

5. The subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
  - a. For existing tenants, within 10 days of the project application for the *condominium conversion* being deemed complete; or
  - b. For prospective tenants, upon application for the rental of a unit in the proposed *condominium conversion*.
6. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act.
7. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the Civil Code.
9. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

**AFFORDABLE HOUSING**

11. Prior to recordation of the Final Map the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee of \$6,698.75 (\$1.25 x 5,359 square feet), satisfactory to the Housing Commission.
12. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.
13. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

**ENGINEERING**

15. The subdivider shall dedicate and improve an additional 2.5 feet of the adjacent alley.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
17. The subdivider shall replace the damaged driveway, the damaged areas of the on site parking area and replace the non standard curb and gutter with full height curb and gutter, all adjacent to the site on Felton Street, satisfactory to the City Engineer.
18. The subdivider shall replace the damaged sidewalk panels, adjacent to the site on Felton Street, satisfactory to the City Engineer.
19. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the enhanced paving, landscape, irrigation and appurtenances within the Felton St. right-of-way, satisfactory to the City Engineer.

20. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
21. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
22. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer. The parking requirements in Land Development Code Sections 144.0507 and 142.0525.a do not apply, since this project was deemed complete prior to the effective date of this ordinance (July 27, 2006).
23. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

## **MAPPING**

24. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
25. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
26. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said

Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

## **SEWER AND WATER**

### 27. Water and Sewer Requirements:

- a. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
- b. The subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

## **LANDSCAPE**

- 28. Prior to recordation of the Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
- 29. Prior to recordation of the Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the Subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.
- 30. Prior to recordation of the Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

31. The Landscape Construction Plan shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
32. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
33. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
34. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

**INFORMATION:**

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the

imposition within 90 days of the approval of this Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON FEBRUARY 14, 2008.

By

\_\_\_\_\_  
Michelle Sokolowski  
Development Project Manager  
Development Services Department

Job Order No. 42-6154



Tuesday June 19th, 2007

## Minutes for Tuesday March 6, 2007

Normal Heights Community Planning Committee

*See Page 3 for Felton*

Normal Heights Community Planning Group  
Minutes - March 6, 2007

Members Present: Suzanne Ledebor, Holly Ritter, Jessica McGee, Steven Jareb, Jim Baross, Rudy Burlin, Richard Rios, Kerry Sheldon, Morris Dye, Dino Serafini, Earlene Thom, Jessica Oliver, Susan Redelings

Members Absent: David Van Pelt

Guests: Rich Mansur, Judy Elliot, Jeff Parsons, Melyssa Sheeran, Conni Musser, John Hartley, Gary Weber,

Meeting called to order. Welcome and introductions.

Minutes: Approval of February minutes with the following corrections: Elections for new board members are to replace Judy Elliott and David Van Pelt. To be nominated/elected you must: attend one board meeting, be at least eighteen years of age and be a resident of Normal Heights. (Dye/Ritter) (13-0-0)

Public Comment:

None

Reports:

1. City Planning and Community Investment Dept - Melissa Devine. (619) 235-5201  
Absent - Nothing to report.

2. 3rd District Office -Monica Pelaez (619) 533-4068  
Adding restrooms to 39th street Park. Recommendation to use river rock for the restroom wall with a chocolate brown trim and roof. Still open to suggestions. On Tuesday March 24, 2007 at 7pm a meeting will be held for final recommendations.

Monica thanked the NHCPG board for their involvement with SDYCS residential program. When kids turn 18 years of age they need to leave other support programs, so there is nowhere for them to go.

Crime issues previously brought up by Jim Baross were passed on by Monica to captain Swanger. Which were passed on to other officers.

Mayor's office is working on a housing day that will deal with housing issues.

Suzanne Ledebor asked what was happening with the renaming of the 39th Street Park.

Jessica McGee: What is happening with part of the park that is not complete? Near the school there is an area of unfinished landscaping.

Judy Elliot asked about a city council hearing on business process.

Jim Baross asked about the pathway through the park to the school, which is locked. Suzanne Ledebor: Vons and Rite Aid entrance no have red painted curbs, which can improve visibility when exiting the parking lot from the driveways.



3. 76th Assembly District - Melanie Cohn. (619) 645-3090

ATTACHMENT 7

Absent - Nothing to report.

#### Information Items

1. Community Planners Committee (CPC) General Plan update progress. Rudy Burlin.

They had the next community plan for the city. Reviewed Historic Preservation and Noise elements. Next month they will be covering the land use mobility and urban design elements. The next meeting is March 27th, 2007 and will be held at the Metropolitan Water Plant in the Kearney Mesa area.

2. Liability/Indemnification of Planning Group members - information from City Attorney Mike Aguirre and CPC actions. Jim Baross

At our last meeting Abby Wolfshiemer stated that we are on our own. If there is judgment against a member group proposed to request that City council working on getting the City Attorney to come up with a alternative plan. Mike Aguirre stated that we are covered. Form a committee to draft new language that we are protected from liability. It was suggested that we ask the city council have the city attorney draft this language for us.

3. Affordable Housing Density Bonus at City Council

Was heard last week but now has been postponed to a later date.

Judy Elliott: is concerned that there is lots of information about a 30ft height limit at the coast. But that height limit applies to the rest of the city. If that is changed than developers using the density bonus can build beyond 30ft. Allowing the developer to get 25-35% more development. Not really addressing the affordability issue. They can build fewer parking spaces; add more height, fee waivers. In a political sense, builders are going to the state level to bypass local political groups. The state mandates what we need to do for housing. State sets a one size fits all legislation, yet allow for tweaking by lobbyists.

Jim Baross stated that planning employees stated that these developments would still need to go through the same process.

Judy stated that the Department of Development Services is the one that issues permits and makes decisions not the Planning Department. Worry always.

4. List available of new construction projects and total for Development Impact Fees (DIF).

12 projects within the past 12 years \$2417 per development. That is money that we should see here in Normal Heights. Approximately \$33,000 of DIF. Good to have a list with priorities in which to spend the DIF. Next meeting we will add an item on the agenda.

Gary Weber: There are also park fees, which are accounted by the Mid-City community planning area. There is an accounting problem; the accounts should be accounted for by community not the planning area.

Judy Elliott: Park fees, how are they assessed?

Monica Pelaez: Park fees have now been eliminated; they are all DIF's.

Gary Weber: Historically park fees were collected and there is a sum of money out there.

Jim Baross: Summary - What fees, where are they, how much, and how can we get at them? Then draft a list of priorities that we want to address.

#### Action Items

1. Board member and officer nominations, preparation for elections to fill six vacancies

Nominations: Looking for residents, property owners, or business owners. Nominations for Earlene Thom, Dino Serafini, Holly Ritter, Richard Rios, John Hartley, Jeff Underwood, Melyssa Sheeran,

John Hartley and Melyssa Sheeran requested to take their names off the ballot. Jeff Parsons nominated by Melyssa Sheeran. Write in.

All nominees that accepted were elected.

Returning Board Members Elected: Earlene Thom, Dino Serafini, Holly Ritter and Richard Rios.

New Board Members Elected: Jeff Parsons, Jeff Underwood (not in attendance).

2. Project Review, property 4532 Felton St. (Project #97653) a seven-unit condo conversion, Rick Mansur.

Five 2bed 2bath one 2bed 1bath & one 1bed 1bath. Garages are not functional; create green space in front of garages,

Currently there are 9 off-street parking spaces, looking to adjust so that there will be 10 spaces. No tandem parking. May try to squeeze the 10th space on the side of the building.

Jessica McGee: recommended not using Carrotwood trees because they are really messy. She suggested something like an Ornamental Pear.

Judy Elliott: recommended not using an Ornamental Pear. She suggested a Bradley Pear or an African Sumac.

Hedge in front of carport was well received.

Landscaping not make or break for the project.

Motion (Serafini/Dye) (12-0-1) with the suggestions about the parking and landscaping.

3. Project Review, property 4411 Cherokee Ave (Project 112481) condo conversion of two existing single-family homes.

Using map-waiver process to divide two homes on one lot to sell them separately. No changes, except for minor changes suggested by the city. The project will remain the same.

One home is in the back; there is access to the front

CC&R's will regulate it, but there will not be an association.

Issues with organization between homeowners.

Motion (Ledeboer/Serafini) (11-1-1)

4. Route 15 Bus Rapid Transit proposal to send to City Land Use and Housing Committee

Gary Weber & Gus: Back in the early 1990's there was a MOU to dedicate the center of the I-15 for transit. Now because of NAFTA, SANDAG and Caltrans are looking to use those lanes for commercial trucking. Gary and Gus asked the board to endorse a challenge to current efforts to renege on previous mitigations including environmental (Air Quality) and public transit (Bus Rapid Transit). SANDAG also wants to update regional transportation plan to reflect HOV lane and not bus rapid transit. Re-Affirm previous commitments. Bringing this to land-use and housing committee.

Morris suggests that we add language that allows for possible change to light-rail in the future. Jim and Gus stated that the language is flexible enough for either form of transit.

Steve Jareb suggested adding language to letter that emphasizes enclosed transit stations to protect riders from elements (noise, exhaust fumes, etc).

Motion to support efforts with letter (adjusted language to include "enclosure") (Jareb/Rios) (13-0-0)

Committee Reports (All subcommittee meetings as scheduled are open to the public)

1. Housing
2. Facilities
3. Transportation - report of February meeting

Morris - Meeting held @ Lestats. Brainstorming about what the issues about transportation in the community. Traffic calming, pedestrian safety, making walking & biking more accessible, 40th street blockade, street lighting, Gary Weber spoke about I-15 rapid transit & urban trail. We spoke about some present and past issues about parking. Parking in the middle of the median. Fills up space, slow down traffic, and creates more parking. Categorizing Goals: short term, mid term, long term - getting a list of them, prioritizing them. Having an estimate of cost as well. Mid/Long term - community vision. Identifying funding: having a person to find funding or legislative route and create funding. Lets be list ready. Get input from planning group.

Jim suggested looking @ what is already down the pipeline for transportation.

Where can we meet? Not at a home. At an accessible public place. Does not have to be open 24 hours. The notice must be posted at a site available 24 hours per day. The door of the Normal Heights Community Center should work.

4. Bylaws No news.
5. Canyons
6. Library
7. Bylaws Update

Updates from other Normal Heights organizations  
None

New Business

Budget subcommittee meeting Sunday night.  
Susanne will send everyone the dollar amount of the DIFs.

Adjournment 7:50pm.

# **OWNERSHIP DISCLOSURE STATEMENT**

**4532 FELTON VESTING TENTATIVE MAP**

**Project No. 97653**

Owner: 4532 Felton Street, LLC

Richard W. Mansur, Member

DEVELOPMENT SERVICES  
**Project Chronology**  
 4532 FELTON VESTING TENTATIVE MAP; PROJECT NO. 97653

	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
3/3/06	First Submittal	Project Deemed Complete		
7/14/06	First Assessment Letter	First assessment letter sent to applicant.	133 days	
2/7/07	Second submittal	Applicant's response to first assessment letter		208 days
3/8/07	Second Assessment Letter	Second assessment letter sent to applicant	29 days	
5/10/07	Third submittal	Applicant's response to second assessment letter		63 days
7/25/07	Third Assessment Letter	Third assessment letter sent to applicant	76 days	
9/26/07	Fourth submittal	Applicant's response to third assessment letter		63 days
10/24/07	Fourth Assessment Letter	Fourth assessment letter sent to applicant	28 days	
10/26/07	Fifth submittal	Applicant's response to fourth assessment letter		2 days
11/9/07	All issues resolved		14 days	
2/14/07	Public Hearing-Planning Commission	Planning Commission Hearing	97 days	
<b>TOTAL STAFF TIME**</b>			<b>377 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>336 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to PC Hearing	<b>713 days</b>	

\*\*Based on 30 days equals to one month.

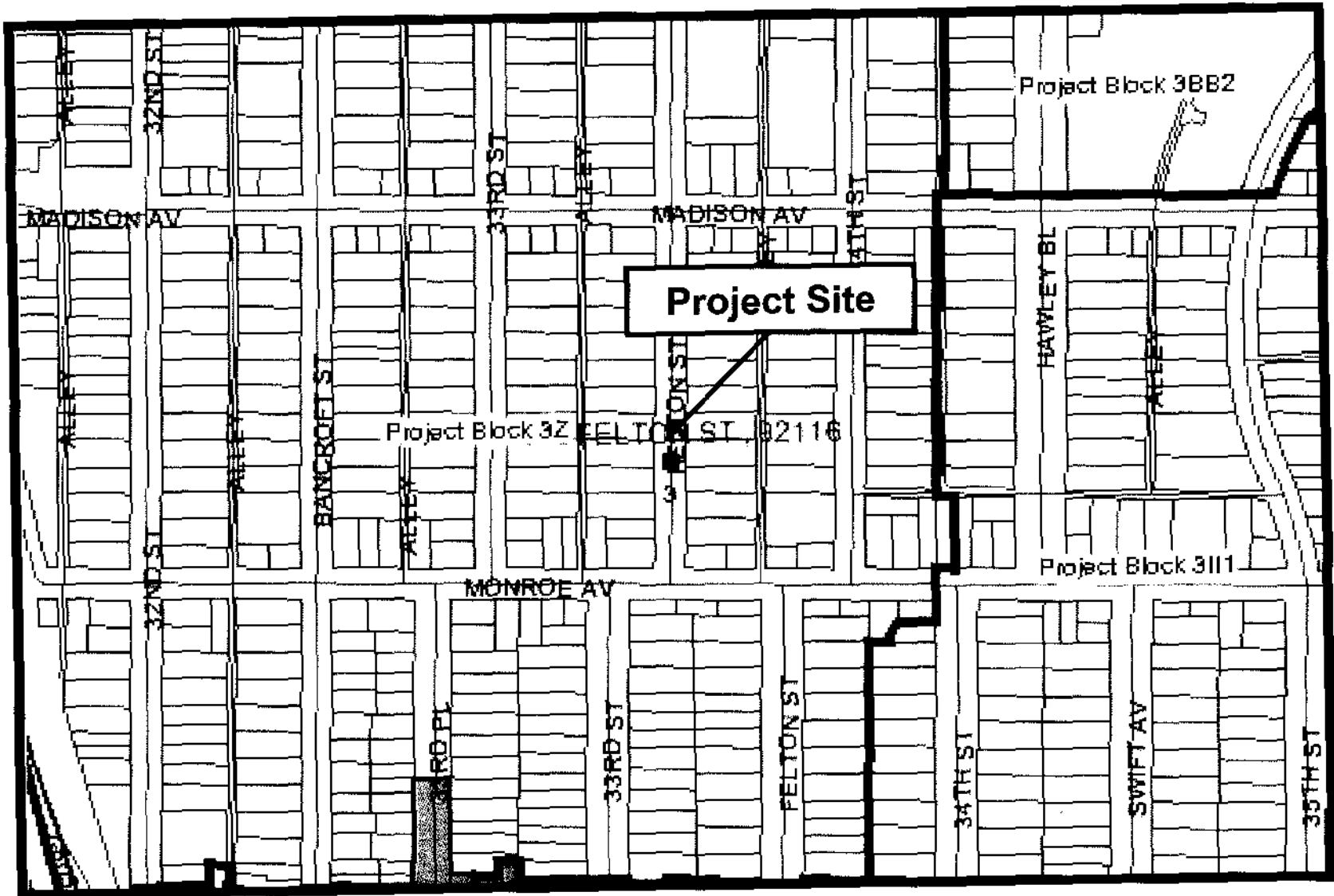
Project Block 3BB2	2013	3
Project Block 3BB1	2014	3
Project Block 3Y	2015	3
Project Block 3X	2016	3
Project Block 3U1	2017	3
Project Block 3U	2018	3
Project Block 3T	2019	3
Project Block 3T1	2020	3
Project Block 3T2	2021	3
Project Block 3S1	2022	3
Project Block 3S	2023	3
Project Block 3W	2024	3
Project Block 3W1	2025	3
Project Block 3X1	2026	3
Project Block 3Y1	2027	3
Project Block 3Y2	2028	3
→ Project Block 3Z	2029	3
Project Block 3II1	2030	3
Project Block 3II	2031	3
Project Block 3AA	2032	3
Project Block 3AA1	2033	3
Project Block 3II2	2034	3
Project Block 3Y3	2035	3
Project Block 3X2	2036	3
Project Block 3R	2037	3
Project Block 3GG	2038	3
Project Block 3O	2039	3
Project Block 3A	2040	3



### Council District Three

**4532 FELTON VESTING TM – PROJECT NUMBER 97653**

**4532-34 Felton Street**



**Block 3Z Residential Roads and Alleys**  
 4532 FELTON VESTING TM – PROJECT NUMBER 97653  
 4532-34 Felton Street



30 June 2005

TO: Virginia Cleaver  
4532 Felton Street #1  
San Diego, Ca 92116

FROM: Terrence Gaines, Property Manger *TG*

SUBJECT: **Tenant 60 Day Notice of Intent to Convert to Condominiums**

The owner of this building, at 4532 Felton Street, San Diego, California, plans to file a Tentative Map or map Wavier with the City of San Diego to convert this building to a condominium project.

You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code and you have the right to appear and the right to be heard at any such hearing.

Should the condominium conversion project be approved, tenants may be required to vacate the premises.

Received by

*Virginia Cleaver*  
Tenant Signature





ATTACHMENT 12

