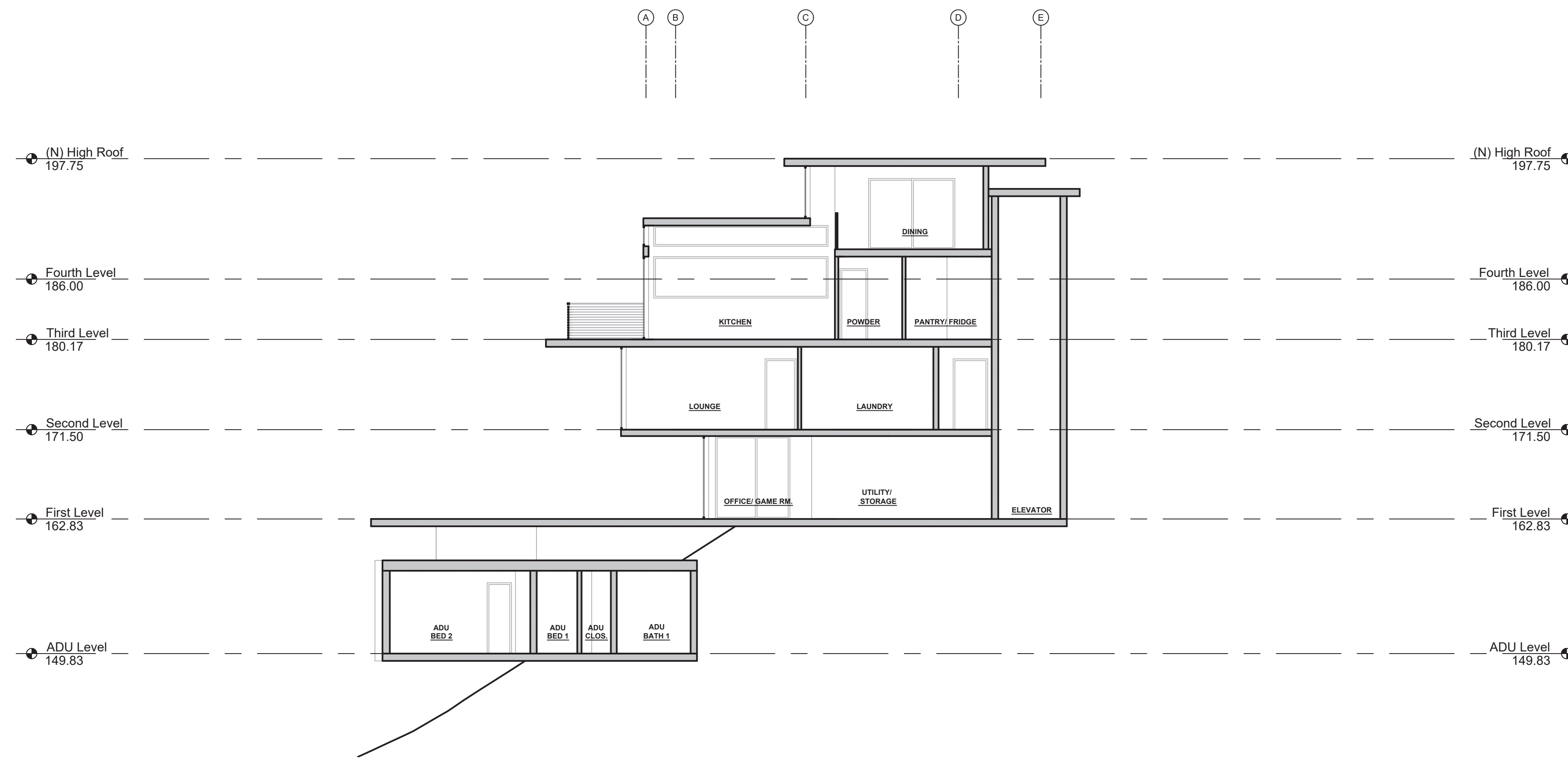


PTS-0695833

**CARR-GAFRIC
RESIDENCE**

2845 UNION STREET, SAN DIEGO, CA 92103



6 NEW SECTION
1/8" = 1'-0"

STAMP:



REV. 3:	12-18-23
REV. 2:	09-14-23
REV. 1:	04-07-23
ORIGINAL DATE:	08-06-21

SHEET TITLE:

NEW SECTIONS

SHEET NUMBER:

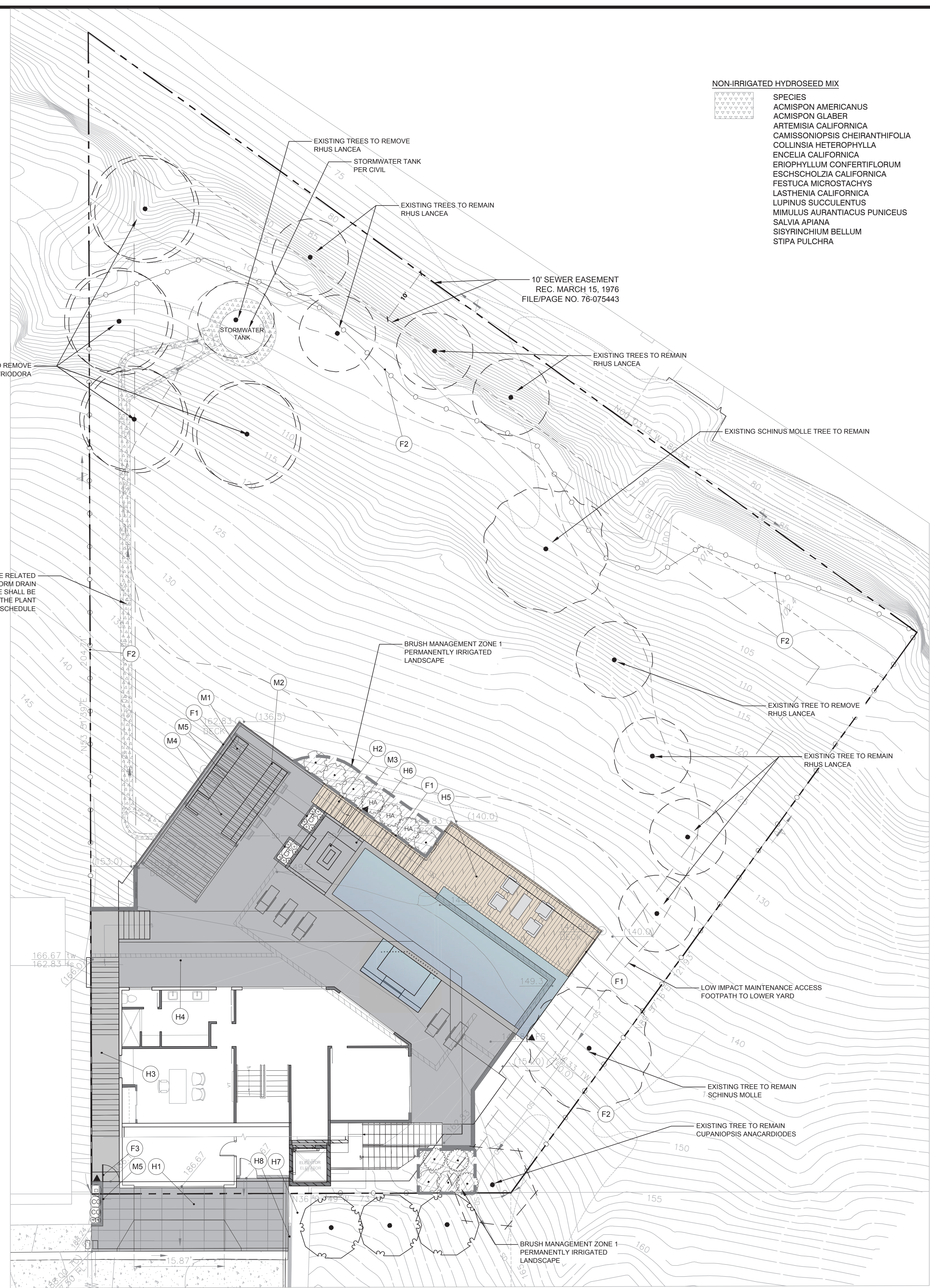
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revisions

alternative compliance	11-11-2022
resubmission	5-22-23
cycle 5 updates	9-8-23
brush management updates	11-9-23
brush management updates	11-28-23
brush management updates	12-11-23

drawing prepared by - CDLA
sheet plot date - 12-11-2023
carson douglas job number - 22-005
design start date - MAR 2022



NON-IRRIGATED HYDROSEED MIX

SPECIES	LBS/ACRE
ACMISPON AMERICANUS	2.00
ACMISPON GLABER	6.00
ARTEMISIA CALIFORNICA	2.00
CAMISSONIOPSIS CHEIRANTHIFOLIA	1.00
COLLIINSIA HETEROPHYLLA	2.00
ENCHELIA CALIFORNICA	7.00
ERIOPHYLLUM CONFERTIFLORUM	3.00
ESCHSCHOLZIA CALIFORNICA	2.00
FESTUCA MICROSTACHYS	6.00
LASTHENIA CALIFORNICA	1.00
LUPINUS SUCCULENTUS	2.00
MIMULUS AURANTIACUS PUNICEUS	2.00
SALVIA APIANA	4.00
SISYRINCHIUM BELLUM	2.00
STIPA PULCHRA	4.00

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS
	1	Cupaniopsis anacardioides	Carrot Wood Tree Multi-trunk	Existing	
	4	Eucalyptus citriodora	Lemon Scented Gum	Existing	
	3	Rhus lancea	African Sumac	24" BOX	LOW
	9	Rhus lancea	African Sumac	Existing	
	2	Schinus molle	California Pepper	Existing	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS
	4	Ceanothus x 'Centennial'	Centennial Wild Lilac	5 GAL	LOW
	2	Cotyledon orbiculata	Cotyledon	5 GAL	LOW
	2	Crassula arborescens 'Blue Waves'	Silver Dollar Plant	5 GAL	LOW
	1	Euphorbia characias 'Tasmanian Tiger'	Vareigated Evergreen Spurge	5 GAL	LOW
	4	Heteromeles arbutifolia	Toyon	15 GAL	LOW
	6	Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	5 GAL	LOW
	14	Senecio mandraliscae 'Blue Chalk Sticks'	Senecio	1 GAL	LOW

GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	WUCOLS
	214 sf	Baccharis pilularis 'Twin Peaks'	Twin Peaks Coyote Brush	1 GAL	36" o.c.	LOW

REFERENCE NOTE SCHEDULE

- HARDSCAPE**
- H1 CONCRETE DRIVEWAY - REFER TO CIVIL
 - H2 PROPOSED WOOD STAIRS TO BE HEAVY TIMBER DECKING OR ONE HOUR FIRE RATED TYPE IV MATERIAL AS DEFINED IN THE CALIFORNIA BUILDING CODE
 - H3 COMPOSITE DECKING STAIR WITH STEEL ACCENTS
 - H4 TILE PAVING AT POOL DECK
 - H5 HEAVY TIMBER DECK OR ONE HOUR FIRE RATED TYPE IV MATERIAL AS DEFINED IN THE CALIFORNIA BUILDING CODE
 - H6 SUNKEN FIREPIT SEATING, BENCH TO MATCH POOL DECK
 - H7 EXISTING CONCRETE STAIRS IN RIGHT OF WAY - REFER TO CIVIL
 - H8 EXISTING WALL TO REMAIN IN RIGHT OF WAY - REFER TO CIVIL
- FENCE**
- F1 42" HEIGHT LOW PROFILE STEEL RAILING
 - F2 5' HEIGHT BLACK WIRE WELDED MESH FENCE WITH COYOTE ROLLERS ON TOP OF FENCE
 - F3 6' HEIGHT SOLID STEEL OR ALUMINUM CONSTRUCTION GATE
- MASONRY / ACCESSORIES**
- M1 OUTDOOR KITCHEN BBQ COUNTER WITH SINK, GAS GRILL, PIZZA OVEN
 - M2 OUTDOOR KITCHEN BAR COUNTER WITH REFRIGERATOR, ICE MAKER
 - M3 GAS FIRE PIT
 - M4 METAL SHADE STRUCTURE OR ONE HOUR FIRE RATED TYPE IV MATERIAL AS DEFINED IN THE CALIFORNIA BUILDING CODE
 - M5 RAISED PLANTER

NOTE: PER MUNICIPAL CODE; STRUCTURES LOCATED IN ZONE 1 SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE, ONE HOUR OR BETTER FIRE-RATED AND/OR HEAVY TIMBER CONSTRUCTION. DSD POLICY REQUIRES THAT STRUCTURES LOCATED IN THE HIGH SEVERITY FIRE ZONE MEET THESE REQUIREMENTS AND ARE REVIEWED FOR COMPLIANCE BY A STRUCTURAL OR IAS REVIEWER.

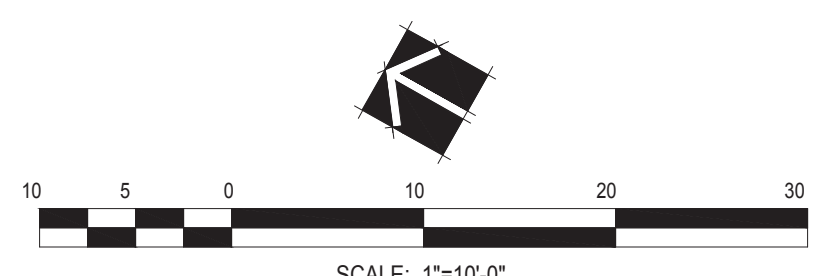
MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS(STOP SIGNS)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY ENTRIES	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

- GENERAL NOTES:**
- ALL PLANTING AREAS SHALL BE COVERED WITH A 3" LAYER OF BARK MULCH UNLESS SHOWN OTHERWISE ON PLAN.
 - ALL SUCCULENTS REQUIRE CACTUS MIX OR OTHER APPROVED SOIL TYPE TO BE PLACED MIN. 12" AROUND THE BASE OF EACH PLANT.
 - ALL TREES PLANTED WITHIN 5' OF HARDSCAPE MUST BE INSTALLED WITH A ROOT BARRIER ALONG THE HARDSCAPE EDGE SPANNING OUT 5' IN EACH DIRECTION FROM THE CENTER OF THE TREE FOR A TOTAL LENGTH OF 10'.
 - REFER TO HYDROZONE PLAN FOR IRRIGATION RECOMMENDATIONS.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND ALL OTHER APPLICABLE LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.
 - CONTRACTOR TO SETUP A PRE-CONSTRUCTION WALKTHROUGH TO TAG ANY EXISTING PLANTS TO REMAIN AND EXISTING PLANTS TO BE REMOVED.
 - CONTRACTOR TO ENSURE THAT NEW TREE LOCATIONS ARE SPOTTED PER LANDSCAPE ARCHITECT'S SITE DIRECTION. TREE INSTALLATION SHALL ALSO INCLUDE COORDINATION OF DELIVERY AND PROTECTION OF TREES PRIOR TO INSTALLATION, KNOWLEDGE OF UNDERGROUND UTILITIES, PROPER DRAINAGE, AND STAKING PER STANDARD DETAIL.
 - PROPOSED LANDSCAPING SHALL MAINTAIN REQUIRED CLEARANCES FROM MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES.

APPLICANTS STATEMENT OF COMPLIANCE
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

APPLICANT SIGNATURE
12-11-23
DATE



BRUSH MANAGEMENT PLAN

CARR-GAFRIC RESIDENCE
LANDSCAPE CONCEPT PLAN
2845 UNION ST
SAN DIEGO, CA



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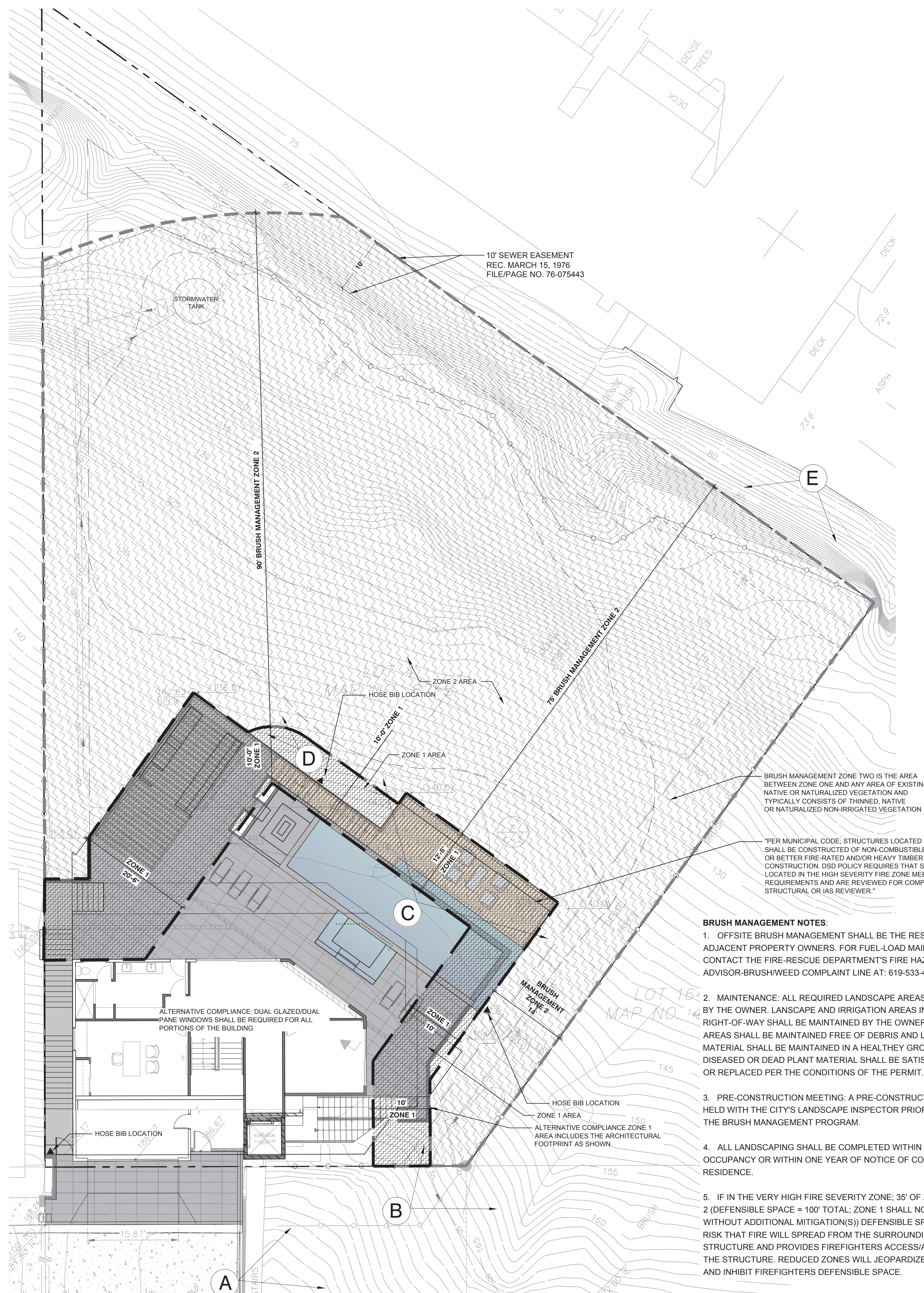
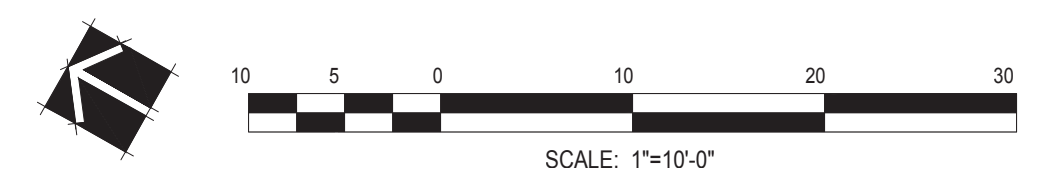
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design start date - MAR 2022

L-2

EXISTING VIEWS AND VEGETATION:



SEE BRUSH MANAGEMENT PROGRAM AND MAINTENANCE NOTES ON SHEET L-3



BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF EXISTING NATIVE OR NATURALIZED VEGETATION AND TYPICALLY CONSISTS OF THINNED, NATIVE OR NATURALIZED NON-IRRIGATED VEGETATION

PER MUNICIPAL CODE: STRUCTURES LOCATED IN ZONE 1 SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE, ONE HOUR OR BETTER FIRE-RATED AND/OR HEAVY TIMBER CONSTRUCTION. DSD POLICY REQUIRES THAT STRUCTURES LOCATED IN THE HIGH SEVERITY FIRE ZONE MEET THESE REQUIREMENTS AND ARE REVIEWED FOR COMPLIANCE BY A STRUCTURAL OR IAS REVIEWER.

- BRUSH MANAGEMENT NOTES:**
- OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUE, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR-BRUSHWEED COMPLAINT LINE AT: 619-533-4444.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - PRE-CONSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGEMENT PROGRAM.
 - ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF NOTICE OF COMPLETION OF RESIDENCE.
 - IF IN THE VERY HIGH FIRE SEVERITY ZONE; 35' OF ZONE 1 AND 65' OF ZONE 2 (DEFENSIBLE SPACE = 100' TOTAL; ZONE 1 SHALL NOT BE LESS THAN 35' WITHOUT ADDITIONAL MITIGATION(S)); DEFENSIBLE SPACE REDUCES THE RISK THAT FIRE WILL SPREAD FROM THE SURROUNDINGS TO THE STRUCTURE AND PROVIDES FIREFIGHTERS ACCESS/ABILITY TO DEFEND THE STRUCTURE. REDUCED ZONES WILL JEOPARDIZE THE STRUCTURE AND INHIBIT FIREFIGHTERS DEFENSIBLE SPACE.

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:

- (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
- (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
- (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.

(k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT - DESCRIPTION

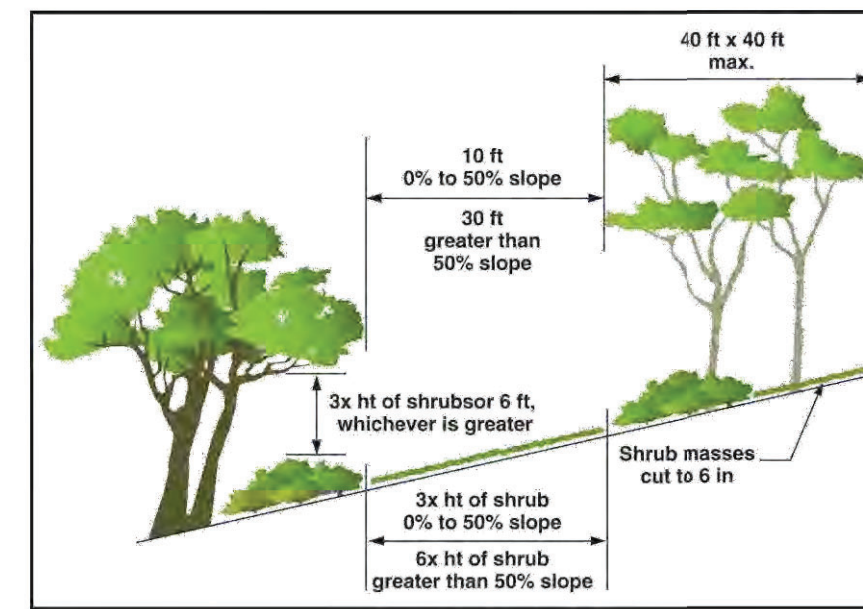
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

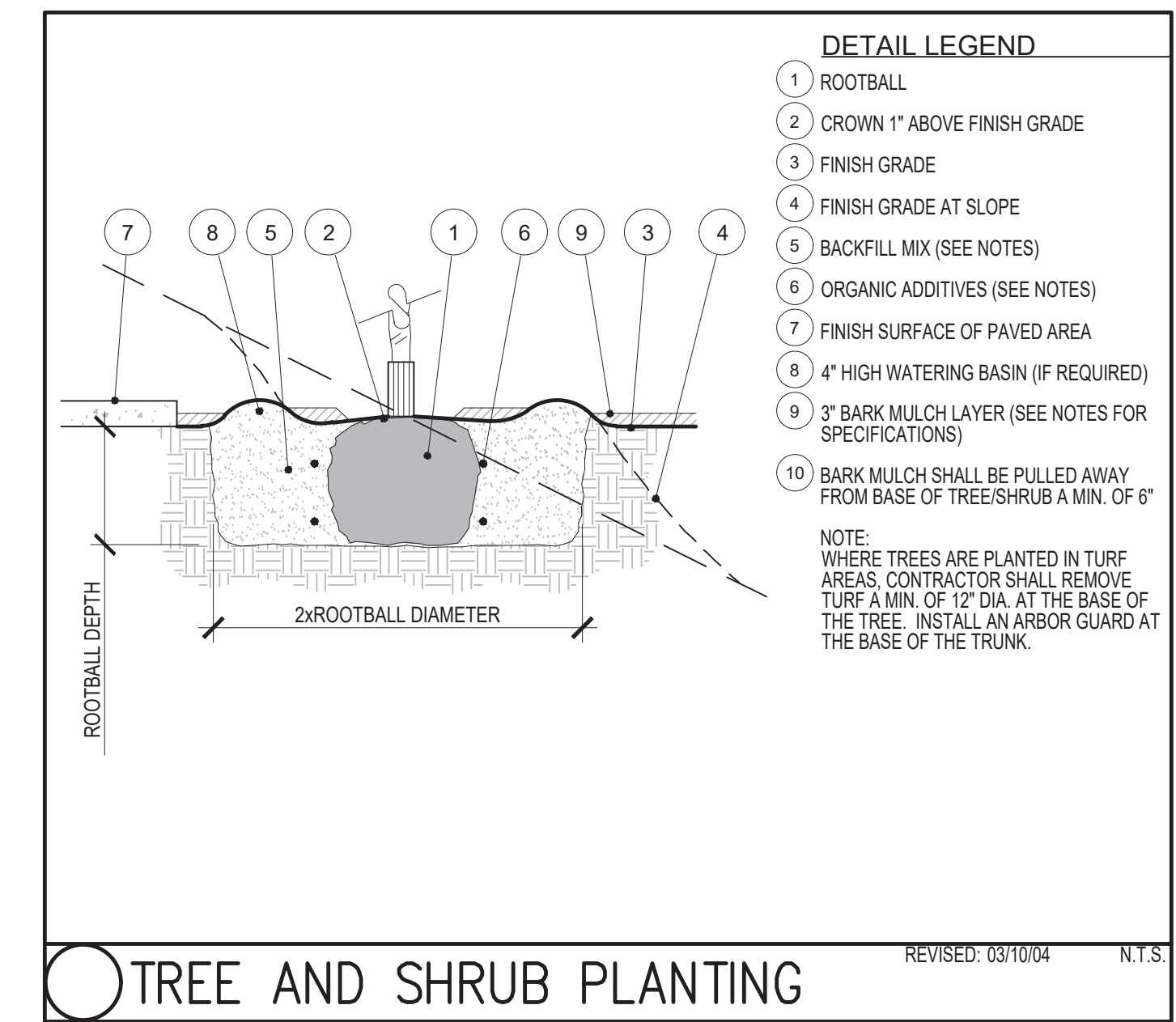
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



4407 Orchard Avenue
San Diego, CA 92107
619.995.1306
cd-la.com

SHEET TITLE:
BRUSH MANAGEMENT NOTES

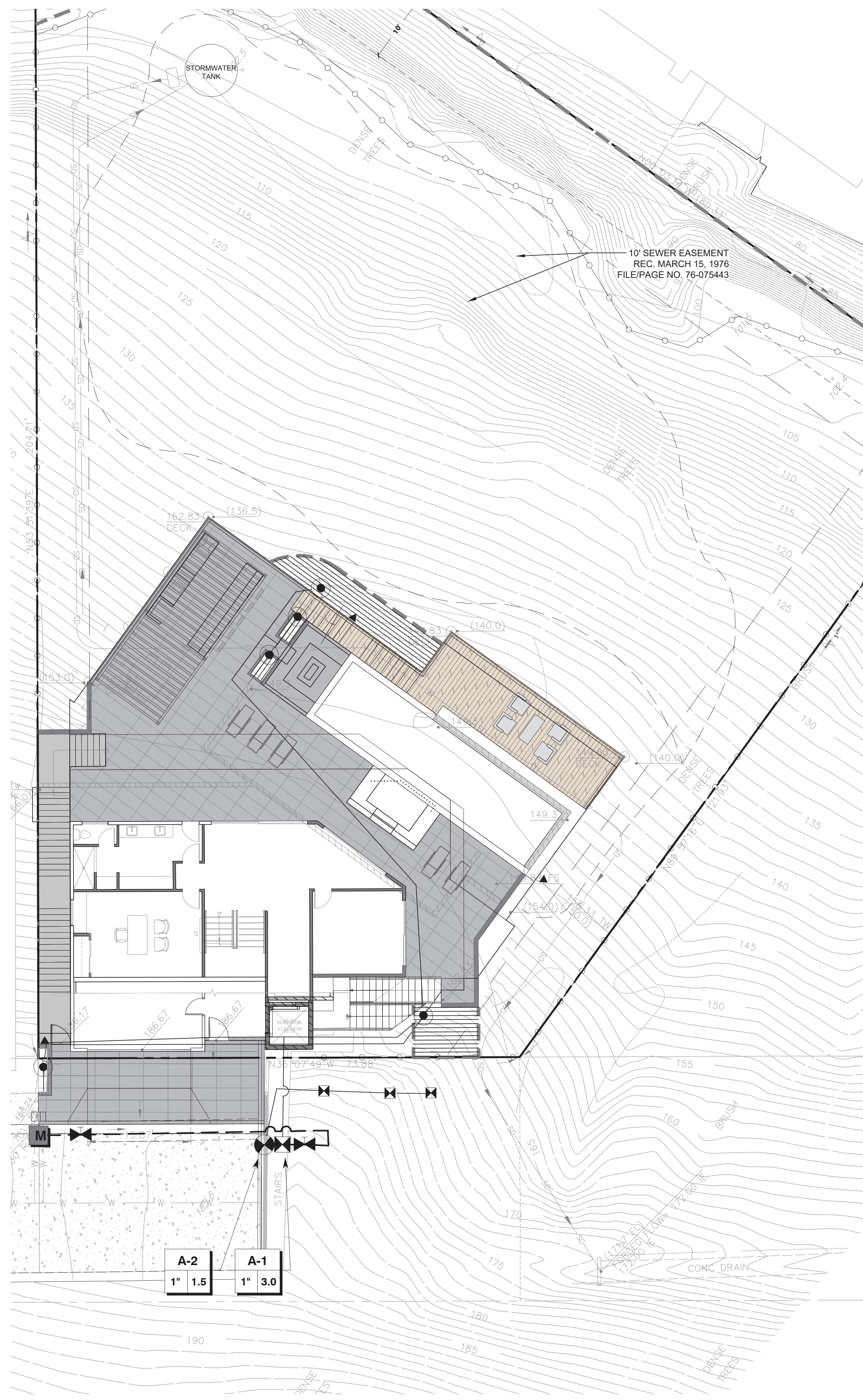
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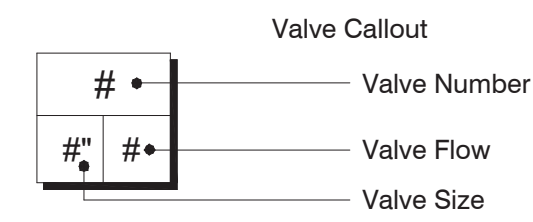
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L-3

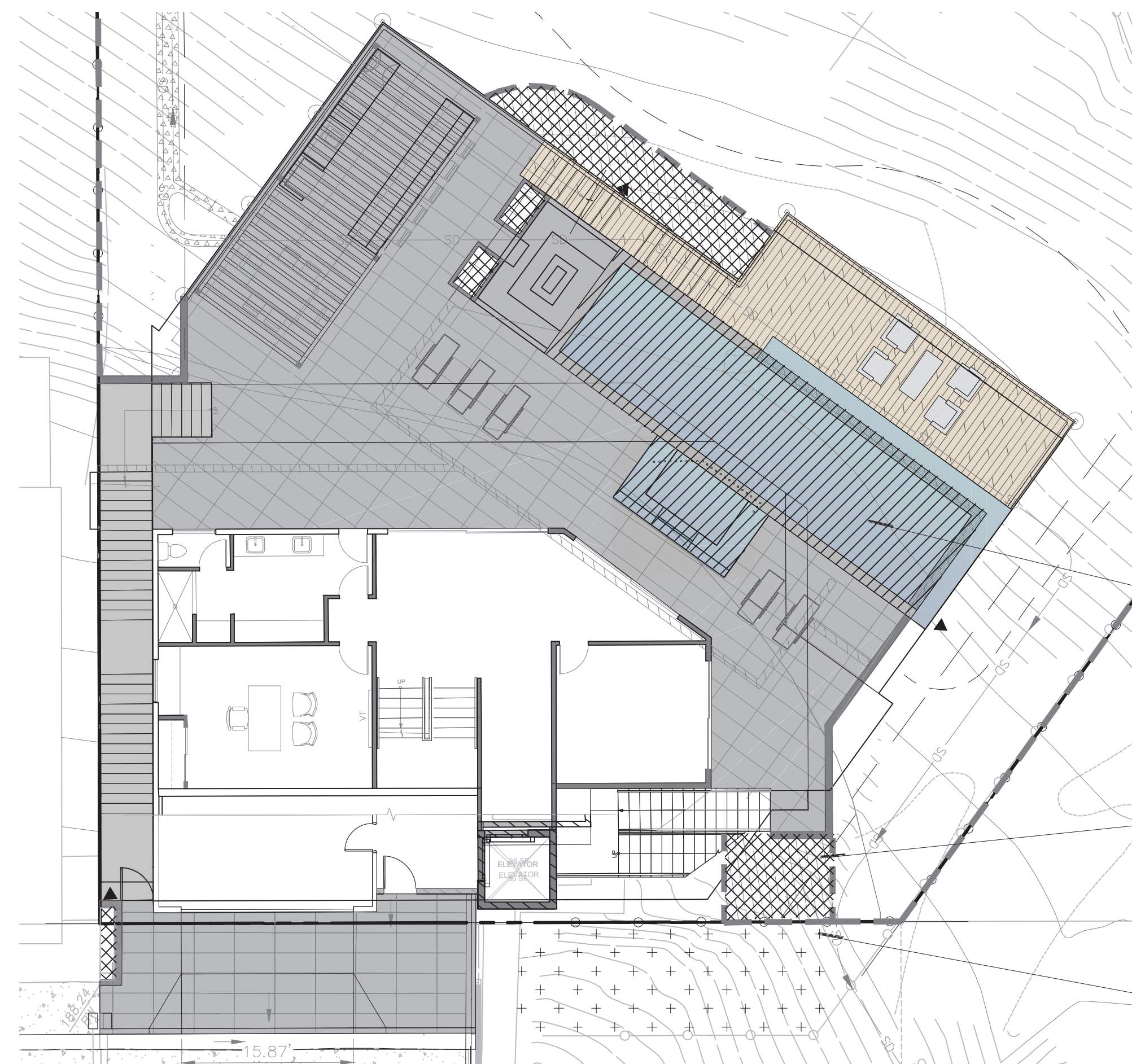


IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☒	Hunter ICZ-101 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen. Install in Jumbo Valve Box
●	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
▨	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on Slopes with Moderate/Clay Soils
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	Hunter PGV-101G 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, With Flow Control.
⊗	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
⊞	Water Meter 1"
—	Irrigation Lateral Line: PVC Class 200 SDR 21
---	Irrigation Mainline: PVC Schedule 40

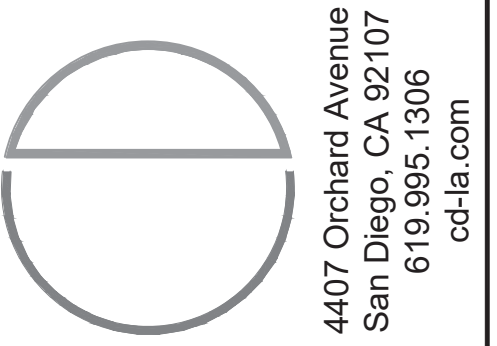
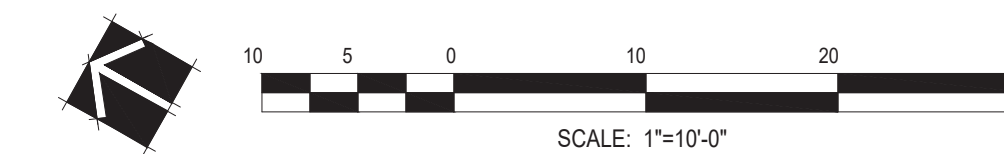


WATER EFFICIENT LANDSCAPE WORKSHEET									
Irrigation Point of Connection (P.O.C.) 'A'									
REFERENCE EVAPOTRANSPIRATION (ET ₀) 47									
Hydrozone	Planting Description	Plant Factor	Method	IE	ETAF (PF/IE)	Landscape Area	ETAF x Area	ETWU	
REGULAR LANDSCAPE AREAS									
1	TREE BUBBLER	0.3	BUBBLER	0.75	0.40	300	120.0	3496.8	
2	LOW - DRIP	0.3	DRIP	0.81	0.37	248	91.9	56.9	
3	HIGH WATER FEATURE	1	POOL	1	1.00	461	461.0	285.8	
						TOTAL	1,009	672.9	3839.6
SPECIAL LANDSCAPE AREAS									
						TOTAL	0	0	3839.6
								ETWU TOTAL	3,839.6
								MAXIMUM WATER ALLOWANCE (MAWA)	13,231.0
								IRRIGATION EFFICIENCY (IE) AVERAGE	0.853333333



HYDROZONE MAP:
SCALE: 1"=10'-0"

HYDROZONE	3	
WATER METHOD	POOL	
AREA	461 SF	
PLANT FACTOR	HIGH	
HYDROZONE	2	
WATER METHOD	DRIP	
AREA	284 SF	
PLANT FACTOR	LOW	
HYDROZONE	1	
WATER METHOD	BUBBLER	
AREA	300 SF	
PLANT FACTOR	LOW	



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L-4