ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	SS	STAINLESS STEEL
ACC	ACCESSIBLE	STD	STANDARD
ADJ	ADJUSTABLE	STL	STEEL
ALUM	ALUMINUM	STG	STORAGE
ADA	AMERICAN WITH DISABILITY ACT	STRL	STRUCTURAL
ANOD	ANODIZED	SMF	STRUCTURAL METAL FRAME
APPROX	APPROXIMATE	SP	SUMP PUMP
AVG	AVERAGE	SUSP	SUSPENDED
BA	BATHROOM	TEL	TELEPHONE
BDRM	BEDROOM	TV	TELEVISION
BMP	BEST MANAGEMENT PRACTICE	TEMP	TEMPORARY
BLKG	BLOCKING	THK	THICK(NESS)
BRD	BOARD	THR	THRESHOLD
BO	BOTTOM OF	T24	TITLE 24
BLDG	BUILDING	TBD	TO BE DETERMINED
		TOD	TOP OF DRAIN
CAB	CABINET	TOR	TOP OF ROOF
CBC	CALIFORNIA BUILDING CODE	TOR'G	TOP OF RAILING
CEBC	CALIFORNIA EXISTING BUILDING CODE	TYP	TYPICAL
CEC	CALIFORNIA ELECTRICAL CODE		
CEC	CALIFORNIA ENERGY CODE	UBC	UNIFORM BUILDING CODE
CFC	CALIFORNIA FIRE CODE	UON	UNLESS OTHERWISE NOTED
CGBSC	CALIFORNIA GREEN BUILDING STANDARDS CODE		
CHBC	CALIFORNIA HISTORICAL BUILDING CODE	VIF	VERIFY IN FIELD
CMC	CALIFORNIA MECHANICAL CODE	VERT	VERTICAL
CPC	CALIFORNIA PLUMBING CODE	VTR	VENT THROUGH ROOF
CRC	CALIFORNIA RESIDENTIAL CODE	VCT	VINYL COMPOSITE TILE
CRSC	CALIFORNIA REFERENCED STANDARDS CODE		
CLG	CEILING	WIC	WALK-IN CLOSET
CL	CENTER LINE	WH	WATER HEATER
CLR	CLEAR(ANCE)	WM	WATER METER
CLO	CLOSET	WP	WATERPROOF
CW	COLD WATER	W/	WITH
COL	COLUMN	W/O	WITHOUT
CONC	CONCRETE	WD	WOOD
CONST	CONSTRUCTION		
CON'T	CONTINUOUS/CONTINUE		
DEG	DEGREE		
DIAG	DIAGONAL		
DIA	DIAMETER		
DIM	DIMENSION		
DW	DISHWATER		
DBL	DOUBLE		
DN	DOWN		
DWG(S)	DRAWINGS		
DF	DRINKING FOUNTAIN		
DMW	DUMBWAITER		
EA	EACH		
ELEC	ELECTRICAL		
ELEV	ELEVATION		
EQ	EQUAL		
(E)	EXISTING		
EXP	EXPOSED		
EXT	EXTERIOR		
FOC	FACE OF CABINET		
FOG	FACE OF GLASS		
FOS	FACE OF STUD		
FT	FEET		
FF	FINISH FLOOR		
FE	FIRE EXTINGUISHER		
FR	FIRE-RATED		
FL/FLR	FLOOR		
FND	FOUNDATION		
FBO	FURNISHED BY OWNER INSTALLED BY CONTRACTOR		
FIO	FURNISHED AND INSTALLED BY OWNER		
GA	GAGE, GAUGE		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GL	GLASS, GLAZING		
GWB	GYPSUM WALL BOARD		
GYP BD	GYPSUM BOARD		
HDWD	HARDWARE		
HDR	HEADER		
HVAC	HEATING/VENTILATING AIR CONDITIONING		
HGHT	HEIGHT		
HC	HOLLOW CORE		
HM	HOLLOW METAL		
HW	HOT WATER		
INFO	INFORMATION		
ID	INSIDE DIAMETER		
INSUL	INSULATION		
JC	JOB CAPTAIN		
LNGT	LENGTH		
MB	MAILBOX		
MFR	MANUFACTURE(ER)		
MAX	MAXIMUM		
MC	MECHANICAL CONTRACTOR		
MECH	MECHANICAL		
MEP	MECHANICAL ELECTRICAL AND PLUMBING		
MTL	METAL		
MIN	MINIMUM		
MLDG	MOULDING		
NFPA	NATIONAL FIRE PROTECTION		
(N)	NEW		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
NR	NON-RATED		
OC	ON CENTER		
OPNG	OPENING		
OD	OUTSIDE DIAMETER		
OF	OUTSIDE FACE		
OA	OVER ALL		
PKG	PARKING		
PVMT	PAVEMENT		
PLAM	PLASTIC LAMINATE		
PC	PLUMBING CONTRACTOR		
PLYWD	PLYWOOD		
PP	POWER POLE		
PT	PRESSURE TREATED		
PM	PROJECT MANAGER		
PL	PROPERTY LINE		
QT	QUARRY TILE		
R	RADIUS		
REF	REFERENCE		
RCP	REFLECTED CEILING PLAN		
REQ(D)	REQUIRE(D)		
REV	REVISED/REVISION		
ROW	RIGHT-OF-WAY		
RO	ROUGH OPENING		
SDMC	SAN DIEGO MUNICIPAL CODE		
SHT	SHEET		
SIM	SIMILAR		
SOL	SOLID		
SC	SOLID CORE		
SPEC	SPECIFICATION(S)		
SF	SQUARE FOOT		

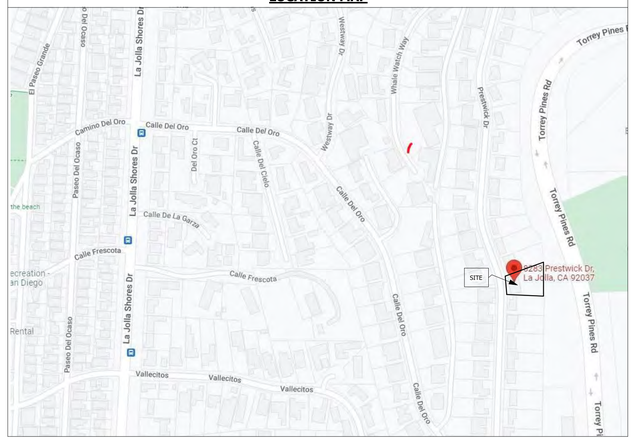
8283 PRESTWICK RESIDENCE
CDP NO. 3190142/ SDP NO. 3190143

SHEET INDEX

PROJECT TEAM

OWNER:	8283 PRESTWICK LLC 8283 PRESTWICK LA JOLLA, CA 92037 CONTACT: PRESTON DUBREVILLE 858-750-5546
ARCHITECT:	BENTON & BENTON ARCHITECTS 7757 GIRARD AVENUE LA JOLLA, CA 92037 CONTACT: PAUL BENTON 858-459-0805 PAUL@BENTON-BENTON.COM
SURVEYOR	PASCO LARET SUITER & ASSOCIATES 1911 SAN DIEGO AVENUE, STE 100 SAN DIEGO, CA 92110 CONTACT: MAXIMILIAN LEBL 858-259-8212 PLSAENGINEERING.COM
GEOTECHNICAL:	TERRAPACIFIC CONSULTANTS, INC. 4010 MORENA BOULEVARD, SUITE 108 SAN DIEGO, CA 92117 CONTACT: CRISTOPHER C. O'HERN 858-521-1190 criso@terrapac.net
CIVIL ENGINEER:	ENGINEERING & SURVEYING, INC. 310 VIA VERA CRUZ, #205 SAN MARCOS, CA 92078 CONTACT: DOUGLAS E. LOGAN, P.E. 760-510-3152 doug@rcesd.com
LANDSCAPE ARCHITECTURE:	AHLES LANDSCAPE ARCHITECTURE 16551 ZUMAQUE STREET, RANCHO SANTA FE, CA 92067 CONTACT: STEVE AHLES 858-756-8963 Steve@ahlesland.com
STRUCTURAL ENGINEER:	T.B.D
CONTRACTOR:	T.B.D
MECHANICAL & PLUMBING ENGINEER:	T.B.D
ELECTRICAL ENGINEER:	T.B.D
GOVERNING CODES:	SAN DIEGO MUNICIPAL CODE, SAN DIEGO LAND DEVELOPMENT CODE, 2019 CBC, 2019 CRC, 2019 CMC, 2019 CPC, 2019 CEC, T24 ENERGY STANDARDS

LOCATION MAP



PROJECT DATA

PURPOSE OF THIS APPLICATION:	APPLICATION FOR A SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT TO DEMOLISH EXISTING TWO STORY HOUSE AND CONSTRUCT A NEW TWO STORY HOUSE, IN THE COASTAL ZONE OF LA JOLLA SHORES PLANNED DISTRICT.
PROJECT NAME:	8283 PRESTWICK RESIDENCE
SCOPE OF WORK:	DEMOLISH THE EXISTING TWO STORY HOUSE AND BUILD A NEW TWO STORY HOUSE .
PROJECT ADDRESS:	8283 PRESTWICK DRIVE, LA JOLLA 92037
ZONE:	LJSPD-SF
LEGAL DESCRIPTION:	LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959.
APN:	346-212-01-00
GEOLOGIC HAZARD CATEGORY:	26
EXISTING OCCUPANCY:	R3 AND U
PROPOSED OCCUPANCY:	R3 AND U
EXISTING TYPE OF CONSTRUCTION:	V-B
PROPOSED TYPE OF CONSTRUCTION:	V-A
EXISTING STORIES:	2
PROPOSED STORIES:	2
EXISTING BUILDING HEIGHT:	?
PROPOSED BUILDING HEIGHT:	29' - 11 3/4"
ORIGINAL YEAR OF CONSTRUCTION:	1966
MINIMUM ALLOWABLE SETBACKS:	GENERAL CONFORMITY WITH THOSE IN THE VICINITY
EXISTING FIRE ALARM SYSTEM:	NO
PROPOSED SPRINKLER SYSTEM:	_____
EXISTING BUILDING AREA:	5,128 SF
PROPOSED BUILDING AREA:	12,577 SF
LOT SIZE:	25,265 SF
EXISTING LOT COVERAGE:	15%
PROPOSED LOT COVERAGE:	17%
MAXIMUM LOT COVERAGE:	60%
EXISTING GROSS FLOOR AREA:	3,738 SF
PROPOSED GROSS FLOOR AREA:	8,185 SF
EXISTING FLOOR AREA RATIO:	0.15
PROPOSED FLOOR AREA RATIO:	0.32
ALLOWABLE FLOOR AREA RATIO:	0.45

DEFERRED SUBMITTALS (IF APPLICABLE)

1. THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.
2. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL. [SDMC ¬ß129.0205]
3. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. [SDMC¬ß129.0205]
4. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DEFERRED APPROVALS / SUBMITTALS:

FIRE SPRINKLERS

Benton & Benton
ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037

Date	2/24/2025
Project No.	PRJ-1074569
Design/ Drawing	PFB/YESM
Scale	See Drawings

Revision Schedule

Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

COVER SHEET

A000

LEGEND:

DIRECTION OF VIEW
PHOTO LOCATION AND ID

1 PHOTOGRAPHS-KEY MAP
SCALE: 1" = 10'-0"

Benton & Benton
ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

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STATE OF CALIFORNIA

PHOTOGRAPHIC-KEY MAP

PH-1

PHOTOGRAPH 1

PHOTOGRAPH 2

PHOTOGRAPH 3

PHOTOGRAPH 4

Benton & Benton
ARCHITECTS

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PHOTOGRAPHIC SURVEY

PH-2

PHOTOGRAPH 5

PHOTOGRAPH 6

PHOTOGRAPH 7

PHOTOGRAPH 8

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PHOTOGRAPHIC SURVEY

PH-3

PROP D/ COASTAL HEIGHT LIMITATION OVERLAY ZONE (IF APPLICABLE TO PROJECT)

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). [SDMC SECTION 132.0505]
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D).

2019 CALIFORNIA RESIDENTIAL CODE

- DUCTS IN THE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. [CRC R302.5.2].
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2].
- SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.
- SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
- SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
- SMOKE ALARM SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
- WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090. [CRC R310.1.1].
- ADD NOTE ON PLANS: "WINDOW FALL CONTROL DEVICE SHALL COMPLY WITH ASTM F2090. AT THE EMERGENCY ESCAPE WINDOWS, THE DEVICE AFTER OPERATION SHOULD RELEASE THE CONTROL DEVICE ALLOWING THE WINDOWS TO FULLY OPEN PROVIDING THE CLEAR NET OPENING AREA REQUIRED FOR EMERGENCY ESCAPE WINDOW IN ACCORDANCE WITH CRC R310.2.1.

CALIFORNIA ENERGY CODE

- **LIGHTING** IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
- ALL THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
- LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINARIES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- ALL LUMINARIES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
- OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- PROVIDE AN EXTERIOR LIGHT AT NEW EXTERIOR EXITS. FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. EXCEPTION: REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING SHALL BE PERMITTED.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

ELECTRIC VEHICLE CHARGING

- A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
- RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN. DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
- RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
- THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPRE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
  a. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE"
  b. THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE"
- NEW RESIDENTIAL DEVELOPMENTS WITH A LANDSCAPE AREA OVER 500 SQ. FT. SHALL COMPLY WITH ONE OF THE FOLLOWING [CALGREEN 4.304.1]:
  a. LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
  b. LANDSCAPE AREAS LESS THAN 2500 SQ. FT. MAY COMPLY WITH MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.
- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. [CALGREEN 4.406.1].
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE. THE MANUAL SHOULD INCLUDE THE ITEMS LISTED IN 2019 CALGREEN 4.410.1.
- PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2019 CALGREEN SECTION 4.504.2.
- THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.
- ALL NEW AND CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
  1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
  2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
  3. NSF/ANSI 140 AT THE GOLD LEVEL
  4. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGETM GOLD
- EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING [CALGREEN 4.504.4]:
  1. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
  2. CERTIFIED UNDER UL GREENGUARD GOLD
  3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
  4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2019 CALGREEN TABLE 4.504.5.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. [CALGREEN 4.505.3].

PLUMBING/MECHANICAL

- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CGBSC
- PER 2019 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
- PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
- PROVIDE WATER CLOSETS WITH A MAXIMUM FLOW OF 1.28 GALLONS FLUSH (GPF).
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS.
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOCK OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
  1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
  2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
- HEATING AND AIR CONDITIONERS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
  1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION).
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING, AND VENTILATION EQUIPMENT. [CALGREEN 4.504.1].
- NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT. [CALGREEN 4.506.1].

OUTDOOR SHOWERS

- OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. COLD WATER CONNECTION ONLY.
- STORM/RAINWATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM

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ARCHITECTS
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Revision Schedule

Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

GENERAL NOTES

A001

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (JULY 2021, INCLUDES JULY 2021 SUPPLEMENT)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CA*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website:https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
3. A parking space served by electric vehicle supply equipment or designated as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See *Vehicle Code* Section 22511.2 for further details.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240- volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger, at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger, at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
3. A parking space served by electrical vehicle supple equipment or designed as a future EV charging space shall count as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See *Vehicle Code* Section 22511.2 for further details.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6 PERCENT OF TOTAL

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.
DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)51-75	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from CAL Fire on maintenance of defensible space around residential structures.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Benton & Benton ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037

Date	2/24/2025
Project No.	PRJ-1074569
Design/ Drawing	PFB/YESM
Scale	See Drawings

Revision Schedule

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CAL-GREEN

A002

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (JULY 2021, INCLUDES JULY 2021 SUPPLEMENT)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT [1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATION	VOC LIMIT
INDOOR CARPET ADHESIVES	**50**
CARPET PAD ADHESIVES	**50**
OUTDOOR CARPET ADHESIVES	**150**
WOOD FLOORING ADHESIVES	**100**
RUBBER FLOOR ADHESIVES	**60**
SUBFLOOR ADHESIVES	**50**
CERAMIC TILE ADHESIVES	**65**
VCT & ASPHALT TILE ADHESIVES	**50**
DRYWALL & PANEL ADHESIVES	**50**
COVE BASE ADHESIVES	**50**
MULTIPURPOSE CONSTRUCTION ADHESIVE	**70**
STRUCTURAL GLAZING ADHESIVES	**100**
SINGLE-PLY ROOF MEMBRANE ADHESIVES	**250**
OTHER ADHESIVES NOT LISTED	**50**
SPECIALTY APPLICATIONS	
PVC WELDING	**510**
CPVC WELDING	**490**
ABS WELDING	**325**
PLASTIC CEMENT WELDING	**250**
ADHESIVE PRIMER FOR PLASTIC	**550**
CONTACT ADHESIVE	**80**
SPECIAL PURPOSE CONTACT ADHESIVE	**250**
STRUCTURAL WOOD MEMBER ADHESIVE	**140**
TOP & TRIM ADHESIVE	**250**
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	**30**
PLASTIC FOAMS	**50**
POROUS MATERIAL (EXCEPT WOOD)	**50**
WOOD	**50**
FIBERGLASS	**30**
	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	**250**
MARINE DECK	**760**
NONMEMBRANE ROOF	**300**
ROADWAY	**250**
SINGLE-PLY ROOF MEMBRANE	**450**
OTHER	**420**
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	**250**
POROUS	**775**
MODIFIED BITUMINOUS	**500**
MARINE DECK	**760**
OTHER	**750**

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	**50**
NON-FLAT COATINGS	**100**
NONFLAT-HIGH GLOSS COATINGS	**150**
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	**400**
BASEMENT SPECIALTY COATINGS	**400**
BITUMINOUS ROOF COATINGS	**50**
BITUMINOUS ROOF PRIMERS	**350**
BOND BREAKERS	**350**
BOND BREAKERS	**350**
CONCRETE/MASONRY SEALERS	**100**
DRIVEWAY SEALERS	**50**
DRY FOG COATINGS	**150**
FAUX FINISHING COATINGS	**350**
FIRE RESISTIVE COATINGS	**350**
FLOOR COATINGS	**100**
FORM-RELEASE COMPOUNDS	**250**
GRAPHIC ARTS COATINGS (SIGN PAINTS)	**500**
HIGH TEMPERATURE COATINGS	**420**
INDUSTRIAL MAINTENANCE COATINGS	**250**
LOW SOLIDS COATINGS[1]	**120**
MAGNESITE CEMENT COATINGS	**450**
MASTIC TEXTURE COATINGS	**100**
METALLIC PIGMENTED COATINGS	**500**
MULTICOLOR COATINGS	**250**
PRETREATMENT WASH PRIMERS	**420**
PRIMERS, SEALERS, & UNDERCOATERS	**100**
REACTIVE PENETRATING SEALERS	**350**
RECYCLED COATINGS	**250**
ROOF COATINGS	**50**
RUST PREVENTATIVE COATINGS	**250**
SHELLACS	
CLEAR	**730**
OPAQUE	**550**
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	**100**
STAINS	**250**
STONE CONSOLIDANTS	**450**
SWIMMING POOL COATINGS	**340**
TRAFFIC MARKING COATINGS	**100**
TUB & TILE REFINISH COATINGS	**420**
WATERPROOFING MEMBRANES	**250**
WOOD COATINGS	**275**
WOOD PRESERVATIVES	**350**
ZINC-RICH PRIMERS	**340**

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	**0.05**
HARDWOOD PLYWOOD COMPOSITE	**0.05**
PARTICLE BOARD	**0.09**
MEDIUM DENSITY FIBERBOARD	**0.11**
THIN MEDIUM DENSITY FIBERBOARD[2]	**0.13**

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

Benton & Benton
ARCHITECTS
7757 Girard Avenue
La Jolla, California, 92037
p: 858.459.0805
f: 858.459.1350

PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037

Date	2/24/2025
Project No.	PRJ-1074569
Design/ Drawing	PFB/YESM
Scale	See Drawings

Revision Schedule

Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

CAL-GREEN

A003

ZONING DESIGNATIONS	
OVERLAY ZONES:	AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE MCAS MIRAMAR
	COASTAL HEIGHT LIMIT OVERLAY ZONE
	COASTAL OVERLAY ZONE - N-APP2
	PARKING IMPACT OVERLAY ZONE - YES - PIOZ-COASTAL-IMPACT
TRANSPORTATION:	AFFORDABLE HOUSING PARKING DEMAND - HIGH
AIRPORTS:	ALUCP AIRPORT INFLUENCE AREA (AIA) - MCAS MIRAMAR -REVIEW AREA 2
HISTORIC AND CULTURAL RESOURCES:	PALEONTOLOGICAL SENSITIVITY AREA - YES- HIGH
ENVIRONMENTAL SENSITIVE LANDS:	SENSITIVE VEGETATION - YES - PSV SV
FIRE:	VERY HIGH FIRE HAZARD SEVERITY ZONE - YES
GEOLOGY AND SOILS:	SLOPES 25% OR GREATER - YES
HYDROLOGY:	AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE - YES

GENERAL NOTES

1. NO TRANSIT STOPS ADJACENT TO THE PROJECT.

2. SURVEY INFORMATION PROVIDED BY PASCO LARET SUITER & ASSOCIATES

3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY (UFC 901.4.4).

4. PROJECT IS LOCATED WITHIN ASBS AREA AND OWNER/APPLICANT WILL BE RESPONSIBLE TO COMPLY WITH ALL ASBS REQUIREMENTS ACCORDINGLY. HOWEVER, THE ASBS AREA IS NOT BEING TOUCHED. THE ENTIRE "PROJECT" AREA DRAINS TO THE EXISTING STREET, AND NOT DOWN THE BACK OF THE LOT.

5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

LEGEND

- PROPERTY LINE (PL)
- NEIGHBORHOOD CHARACTER SETBACK
- BUILDING OFFSET TO BUILDINGS LOWEST POINT
- CONTOUR LINES
- CENTERLINE (CL)
- PL DRIVEWAY CURB CUT
- FIRE HYDRANT
- WM — WATER METER
- C — COMMUNICATION-RISER
- 1 / A101 — BUILDING ELEVATION TAG
- MB — MAILBOX
- LW — — — — LW — LIMITS OF REMEDIAL GRADING

1 EXISTING SITE PLAN

Benton & Benton ARCHITECTS

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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

EXISTING SITE PLAN

A100

8283 Prestwick Drive.									
Properties within a 300' Radius									
Photo Number	Address	APN	Lot Size SF	Building Size (SF)	Side Setback (FT)	Side Setback (FT)	Front Setback (Ft)	Rear Setback (FT)	Number of Stories
	8283 Prestwick Drive	**346-212-01-00**	25,265		8	4	18	110	2
1	8295 Prestwick Drive	346-212-02-00	26,572	3,366	8	4	25	137	2
2	8303 Prestwick Drive	346-212-03-00	23,958	2,203	12	8	20	178	1
3	8317 Prestwick Drive	346-212-04-00	20,909	2,412	15	15	26	162	2
4	8335 Prestwick Drive	346-212-05-00	19,602	3,122	7	23	32	140	2
5	8330 Prestwick Drive	346-211-04-00	25,265	2,276	8	14	54	114	1
6	8316 Prestwick Drive	346-211-05-00	24,829	4,647	8	7	20	114	1
7	8302 Prestwick Drive	346-211-06-00	23,087	2,975	8	9	37	114	1
8	8294 Prestwick Drive	346-211-07-00	10,890	2,714	9	7	52	134	1
9	8268 Prestwick Drive	346-211-08-00	20,473	3,083	9	10	20	147	1
10	8258 Prestwick Drive	346-262-08-00	21,780	3,056	9	8	18	111	1
11	8244 Prestwick Drive	346-262-07-00	21,780	4,478	8	8	20	108	1
12	8230 Prestwick Drive	346-262-06-00	20,038	In Construction					
13	8243 Prestwick Drive	346-263-03-00	20,909	2,825	11	7	27	135	2
14	8257 Prestwick Drive	346-263-02-00	19,602	3,202	11	14	20	125	2
15	8271 Prestwick Drive	346-263-01-00	20,473	2,769	9	12	22	129	2
					7	4	18	108	MIN.
					15	23	54	178	MAX.
	8/17/2022: Updates in Red				9	10	28	132	AVG.

GENERAL NOTES

1. NO TRANSIT STOPS ADJACENT TO THE PROJECT.

2. SURVEY INFORMATION PROVIDED BY PASCO LARET SUITER & ASSOCIATES

3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY (UFC 901.4.4).

4. PROJECT IS LOCATED WITHIN ASBS AREA AND OWNER/APPLICANT WILL BE RESPONSIBLE TO COMPLY WITH ALL ASBS REQUIREMENTS ACCORDINGLY. HOWEVER, THE ASBS AREA IS NOT BEING TOUCHED. THE ENTIRE "PROJECT" AREA DRAINS TO THE EXISTING STREET, AND NOT DOWN THE BACK OF THE LOT.

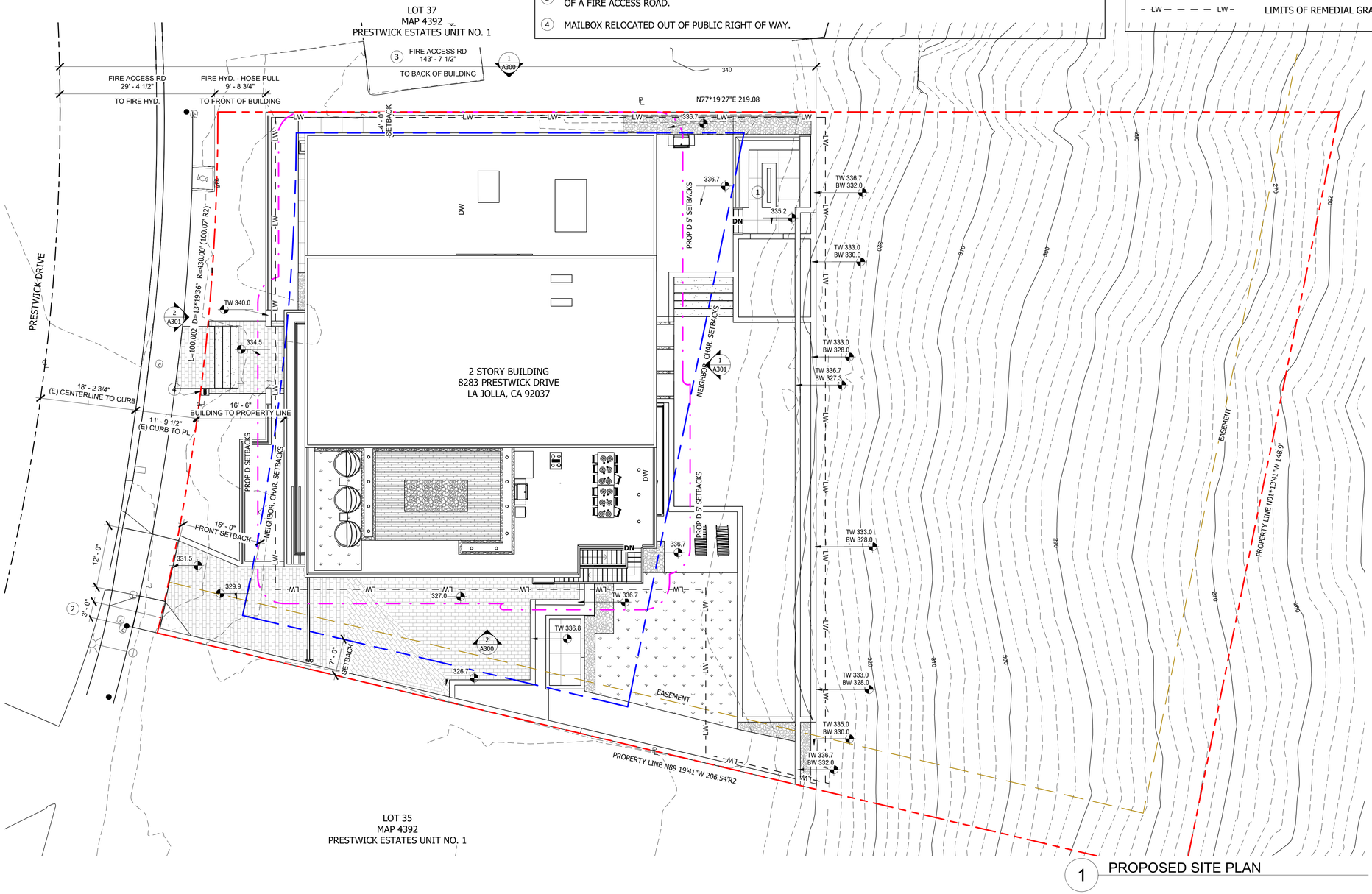
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

PROPOSED SITE PLAN NOTES

1. LOCATION FOR FUTURE OUTDOOR KITCHEN AND SEATING AREA
2. PER SDMC 142.0521 (d), THE DRIVEWAY CURB CUT SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE SIDE PROPERTY LINE TO ACCOMMODATE A STANDARD DRIVE WAY APRON.
3. PER SECTION 503.1.1 OF 2019 CFC, ALL PORTIONS OF THE EXTERIOR PERIMETER OF THIS NEW BUILDING ARE WITHIN 200' OF A FIRE ACCESS ROAD.
4. MAILBOX RELOCATED OUT OF PUBLIC RIGHT OF WAY.

LEGEND

- PROPERTY LINE (PL)
- NEIGHBORHOOD CHARACTER SETBACK
- BUILDING OFFSET TO BUILDINGS LOWEST POINT
- CONTOUR LINES
- CENTERLINE (CL)
- PL DRIVEWAY CURB CUT
- FIRE HYDRANT
- WATER METER
- COMMUNICATION-RISER
- BUILDING ELEVATION TAG
- MAILBOX
- LIMITS OF REMEDIAL GRADING



1 PROPOSED SITE PLAN

Benton & Benton ARCHITECTS

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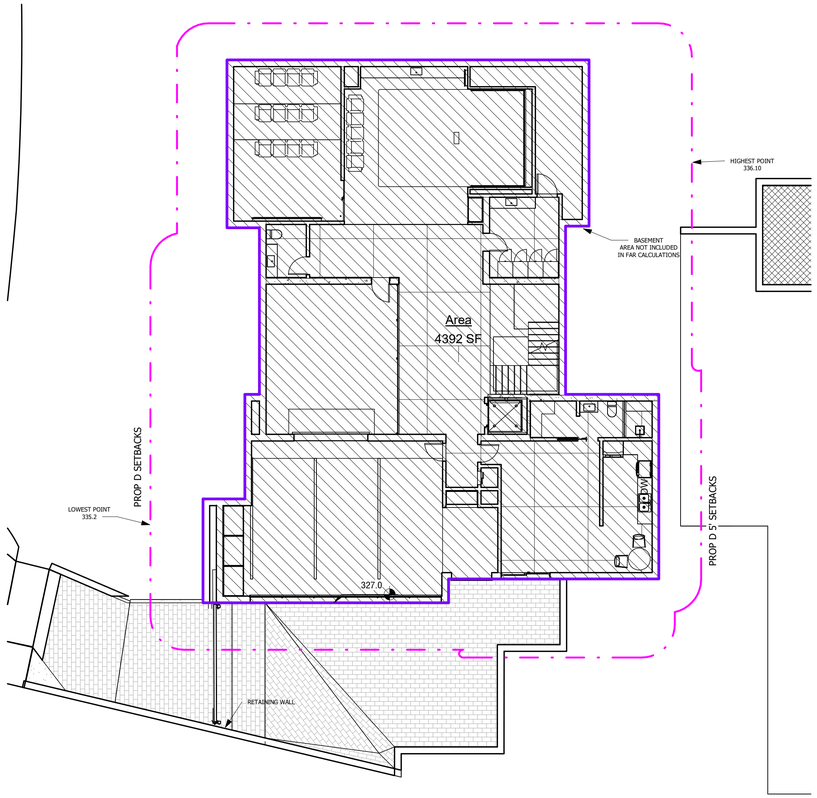
Rev.#	Description	Date

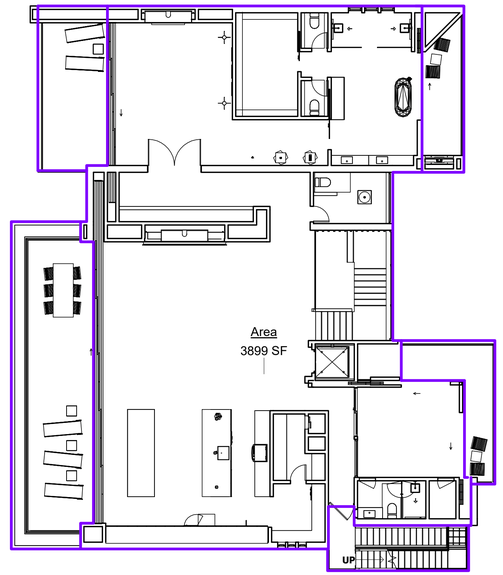
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

PROPOSED SITE PLAN

A101

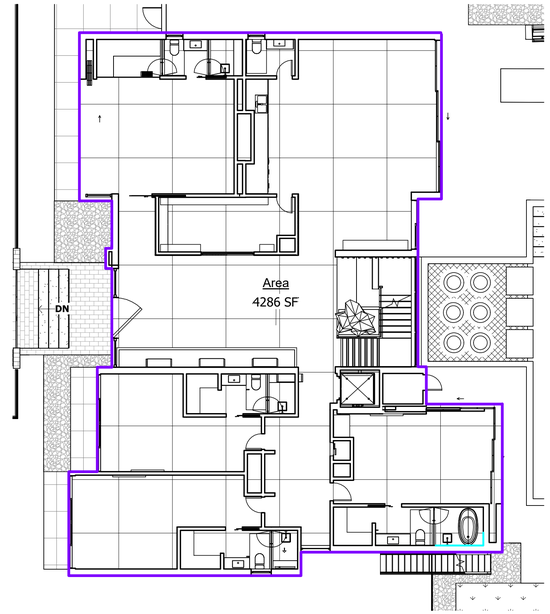


3 BASEMENT LEVEL



2 UPPER LEVEL

LAND DEVELOPMENT CALCULATIONS				
GROSS FLOOR AREA SUMMARY & FAR ANALYSIS				
LEVEL		**PROPOSED BUILDING**		
	(E) BUILDING AREA	**(P) FLOOR AREA EXCLUDED IN GFA CALCULATION**	**(P) FLOOR AREA INCLUDED IN GFA CALCULATION**	**(P) BUILDING AREA**
BASEMENT LEVEL	0	4392	0	4392
MAIN LEVEL	3738	0	4286	4286
UPPER LEVEL	0	0	3899	3899
TOTAL	**3738**	**4392**	**8185**	**12577**
LOT SIZE	**25,265**			
EXISTING FLOOR AREA RATIO (FAR)	0.15			
PROPOSED FLOOR AREA RATIO (FAR)			0.32	
MAXIMUM FLOOR AREA RATIO (FAR)				
GROSS FLOOR AREA PER BASEMENT CALCULATED PER SDMC 113.0234				
LOT COVERAGE				
EXISTING BUILDING FOOTPRINT		3720		
PROPOSED BUILDING FOOTPRINT		4286		
LOT AREA		25,265		
EXISTING LOT COVERAGE		15%		
PROPOSED LOT COVERAGE		17%		
MAXIMUM LOT COVERAGE		60%		



1 MAIN LEVEL

Benton & Benton ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

p: 858.459.0805
f: 858.459.1350

PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037

Date	2/24/2025
Project No.	PRJ-1074569
Design/ Drawing	PFB/YESM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

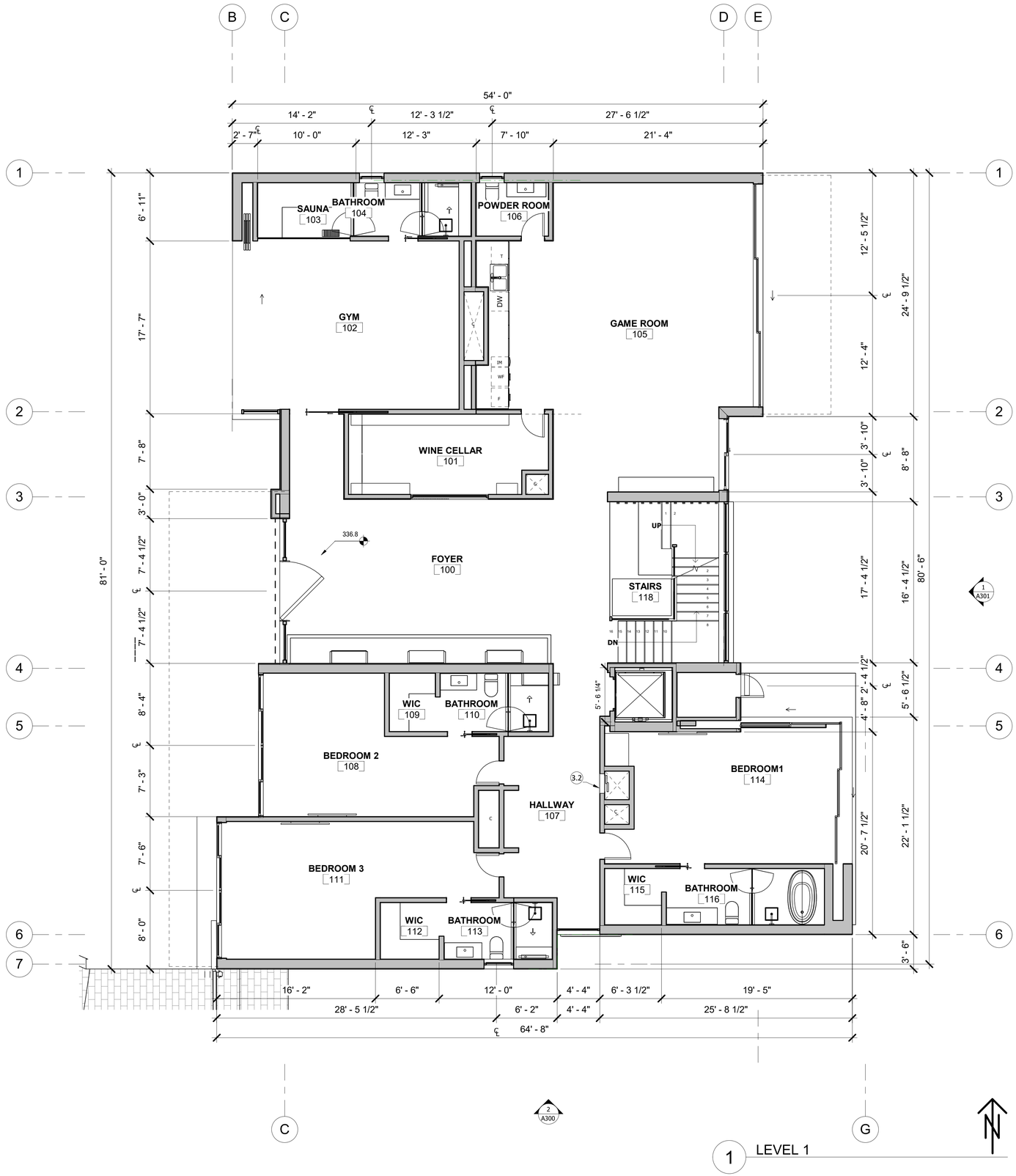
FAR ANALYSIS

A102

LEGEND

1 / A101	BUILDING ELEVATION TAG
?	KEYNOTES

FLOOR PLAN KEYNOTES	
3.2	DUMBWAITER
3.3	RETAINING WALL
3.5	BUILT-IN DESK
3.6	BUILT-IN ISLAND



1 LEVEL 1

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La Jolla, California, 92037

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LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

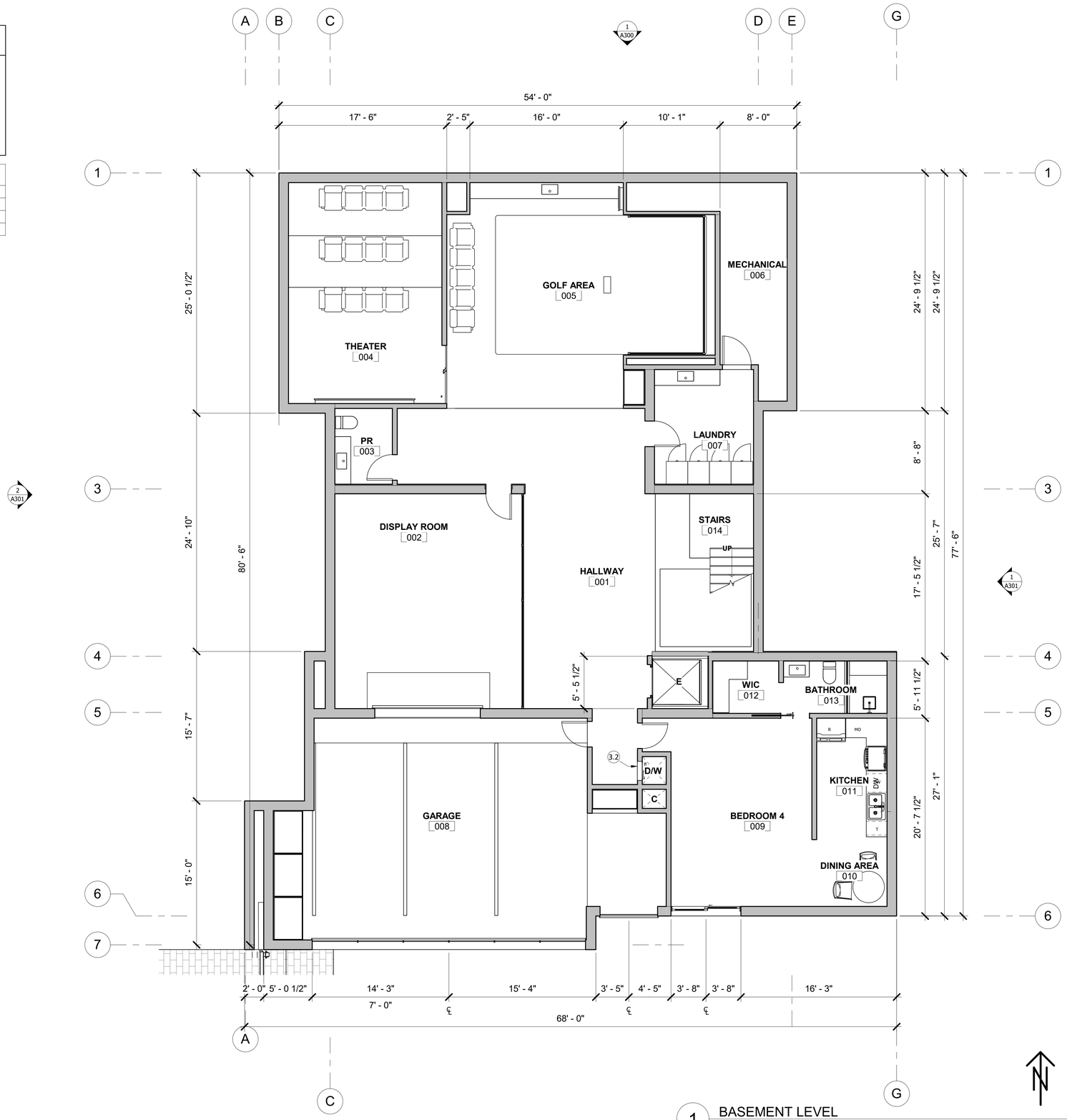
MAIN LEVEL FLOOR PLAN

A200

LEGEND

1 / A101	BUILDING ELEVATION TAG
?	KEYNOTES

FLOOR PLAN KEYNOTES	
3.2	DUMBWAITER
3.3	RETAINING WALL
3.5	BUILT-IN DESK
3.6	BUILT-IN ISLAND



1 BASEMENT LEVEL

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ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

p: 858.459.0805
f: 858.459.1350

PRESTWICK

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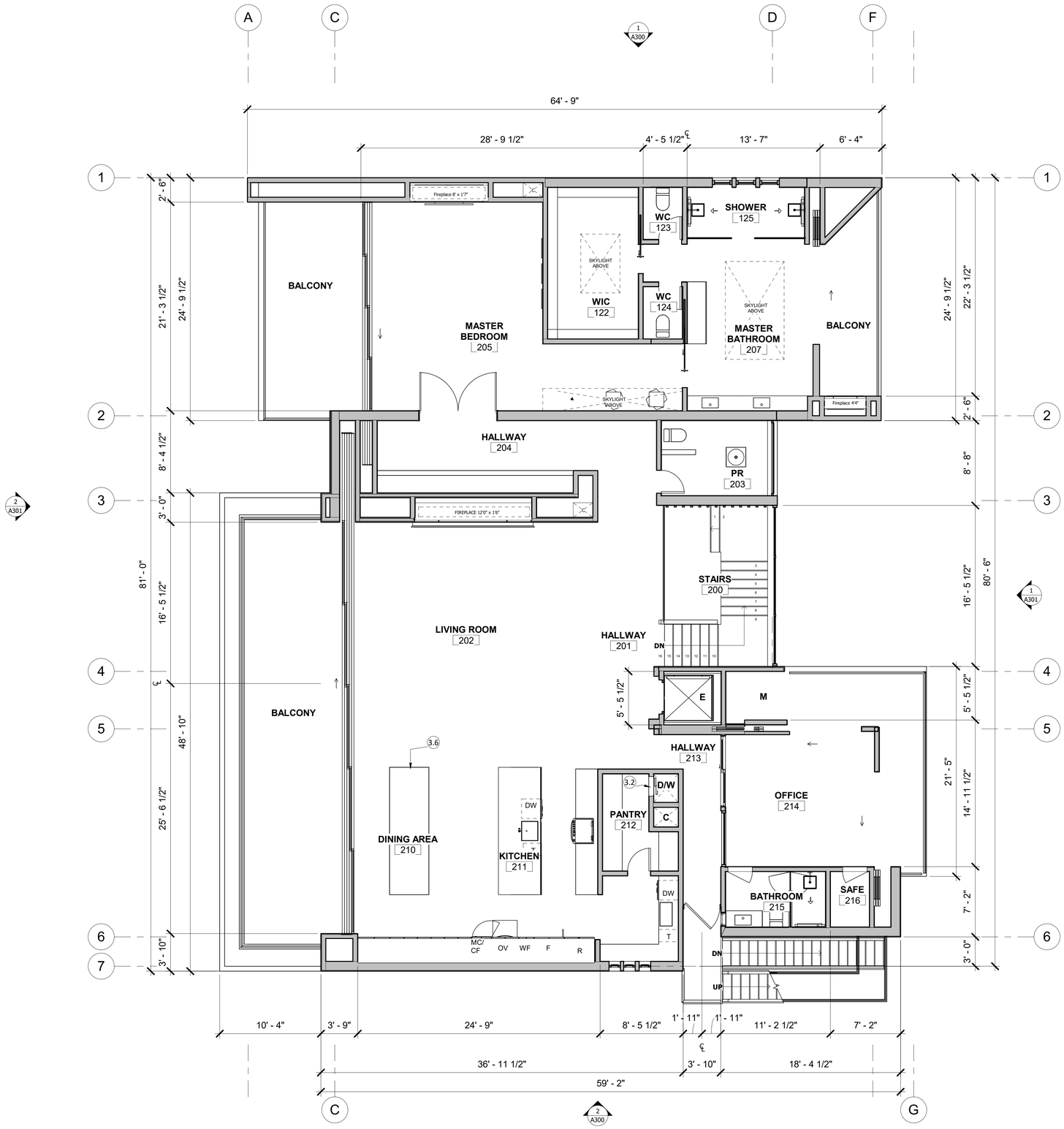
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

BASEMENT FLOOR PLAN

A201



1 UPPER LEVEL

LEGEND

1 A101 — BUILDING ELEVATION TAG

? — KEYNOTES

FLOOR PLAN KEYNOTES	
3.2	DUMBWAITER
3.3	RETAINING WALL
3.5	BUILT-IN DESK
3.6	BUILT-IN ISLAND

Benton & Benton ARCHITECTS

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La Jolla, California, 92037

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PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037

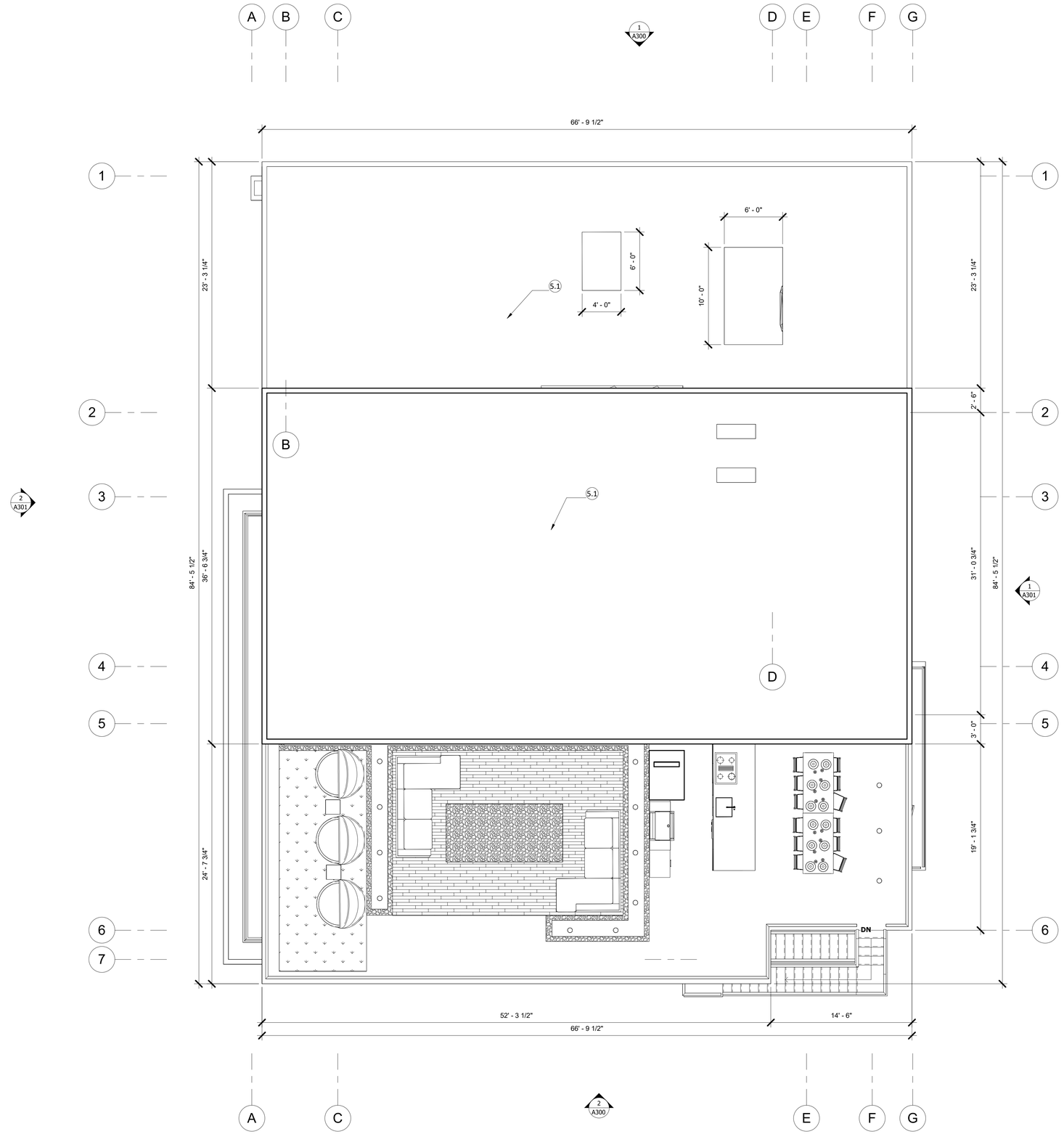
Date	2/24/2025
Project No.	PRJ-1074569
Design/ Drawing	PFB/YESM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

UPPER LEVEL FLOOR PLAN

A202



ROOF PLAN KEYNOTES	
5.1	COOL ROOF

1 ROOF PLAN DIMENSIONS

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ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

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f: 858.459.1350

PRESTWICK

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Date	2/24/2025
Project No.	PRJ-1074569
Design/ Drawing	PFB/YESM
Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

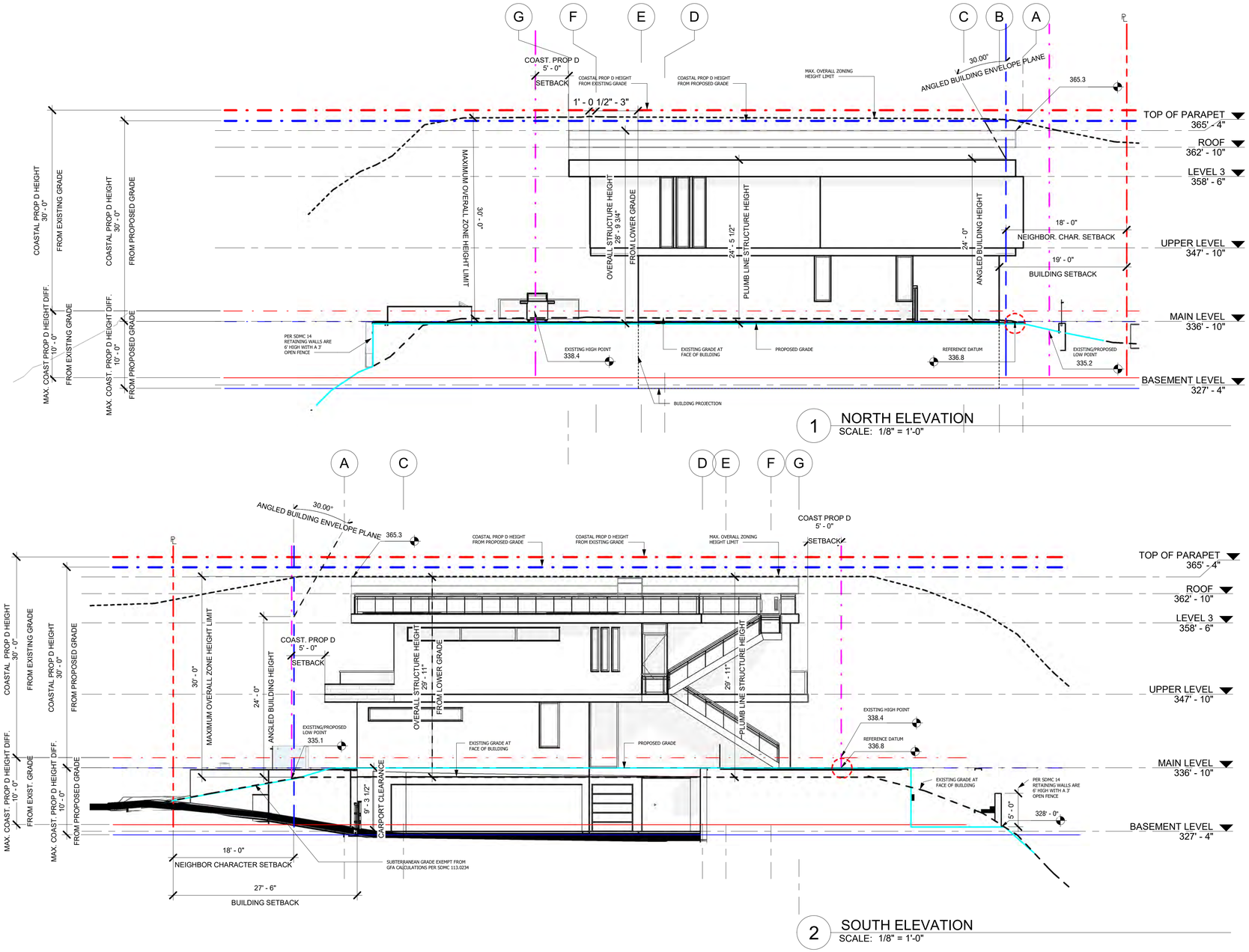
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

ROOF DIMENSION PLAN

A203

LEGEND

PROPERTY LINE (PL)	BUILDING PROJECTION
NEIGHBORHOOD CHARACTER SETBACK	COASTAL PROP D HEIGHT FROM EXISTING GRADE
BUILDING SETBACK	COASTAL PROP D HEIGHT FROM PROPOSED GRADE
COASTAL PROP D 5' SETBACK	EXISTING GROUND ELEVATION
MAXIMUM OVERALL ZONING HEIGHT LIMIT	PROPOSED GROUND ELEVATION
EXISTING GRADE (AT FACE OF BUILDING)	HEIGHT DIFFERENTIAL FROM EXISTING GROUND ELEVATION
PROPOSED GRADE	HEIGHT DIFFERENTIAL FROM PROPOSED GROUND ELEVATION
	REFERENCE DATUM (PROPOSED HIGH POINT)



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

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECTS

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Date	2/24/2025
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Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

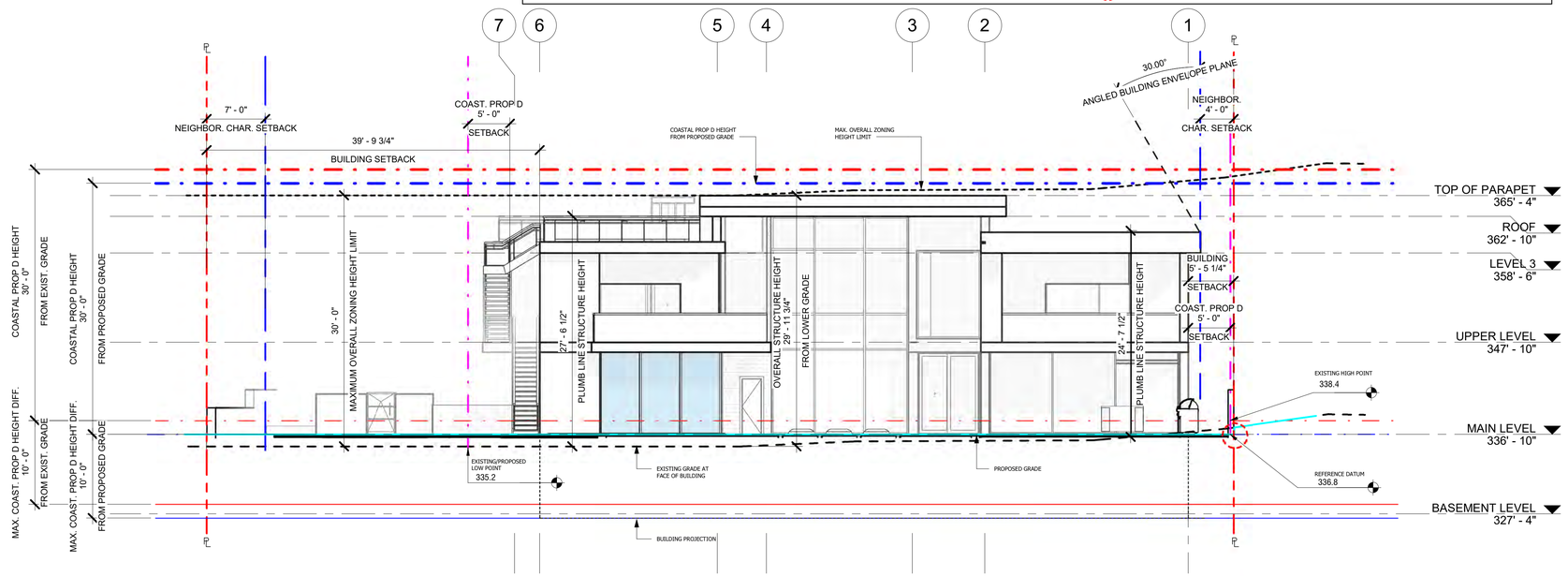
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

PROPOSED ELEVATIONS

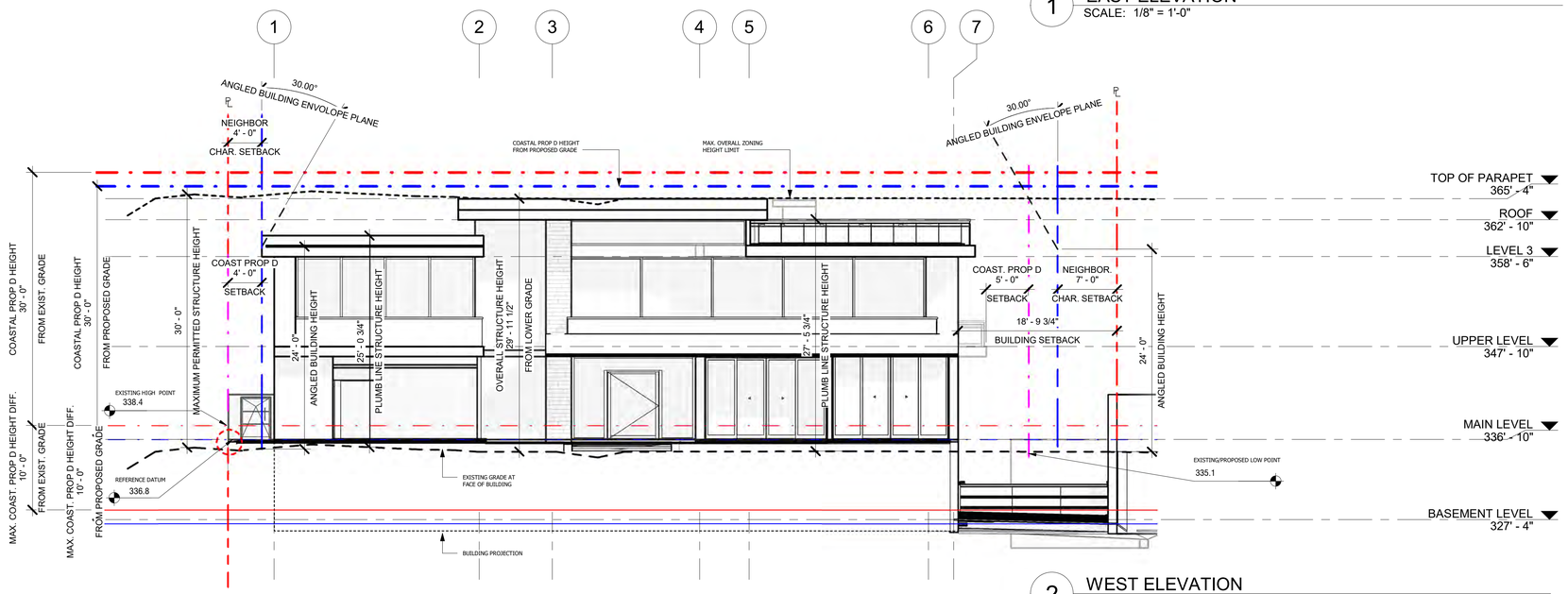
A300

LEGEND

PROPERTY LINE (PL)	BUILDING PROJECTION
NEIGHBORHOOD CHARACTER SETBACK	COASTAL PROP D HEIGHT FROM EXISTING GRADE
BUILDING SETBACK	COASTAL PROP D HEIGHT FROM PROPOSED GRADE
COASTAL PROP D 5' SETBACK	EXISTING GROUND ELEVATION
MAXIMUM OVERALL ZONING HEIGHT LIMIT	PROPOSED GROUND ELEVATION
EXISTING GRADE (AT FACE OF BUILDING)	HEIGHT DIFFERENTIAL FROM EXISTING GROUND ELEVATION
PROPOSED GRADE	HEIGHT DIFFERENTIAL FROM PROPOSED GROUND ELEVATION
	REFERENCE DATUM (PROPOSED HIGH POINT)



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Benton & Benton
ARCHITECTS

7757 Girard Avenue
La Jolla, California, 92037

p: 858.459.0805
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PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037

Date	2/24/2025
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Scale	See Drawings

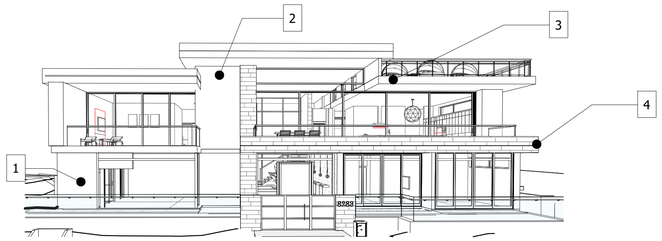
Revision Schedule

Rev.#	Description	Date

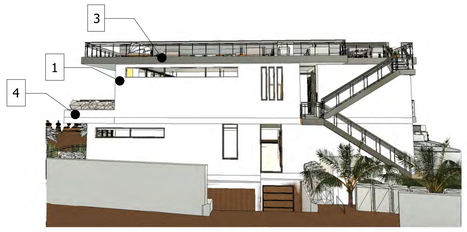
LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

PROPOSED ELEVATIONS

A301



WEST PERSPECTIVE



SOUTH PERSPECTIVE

MAIN WALLS
PRODUCT: LAHABRA
COLOR: EL DORADO
FINISH: SANTA BARBARA

WOOD WALL
PRODUCT: TIMBER TECH- ADVANCED PVC BY AZEK
COLOR: WEATHERED TEAK CLOSED CLADDING
SIZE: 5 1/2" X 16' X 1" THICK

FASCIA TRIM
PRODUCT: T-Groove® Metal Soffit and Flush Wall Panel
COLOR: BLACK ORE MATTE

NATURAL STONE WALL
PRODUCT: SIERRA WHITE LIMESTONE DRY STACK SPLITFACE THIN VENEER
COLOR: WHITE
SIZES: 8"

Benton & Benton
ARCHITECTS

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f: 858.459.1350

PRESTWICK

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Date	2/24/2025
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Scale	See Drawings

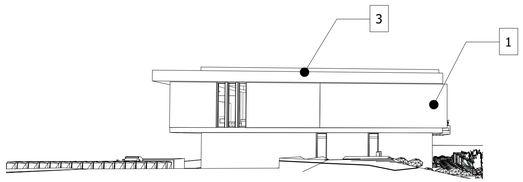
Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

MATERIAL BOARD

R-1

EAST PERSPECTIVE



NORTH PERSPECTIVE

1

MAIN WALLS
PRODUCT: LAHABRA
COLOR: EL DORADO
FINISH: SANTA BARBARA

2

WOOD WALL
PRODUCT: TIMBER TECH- ADVANCED PVC BY AZEK
COLOR: WEATHERED TEAK CLOSED CLADDING
SIZE: 5 1/2" X 16' X 1" THICK

3

FASCIA TRIM
PRODUCT: T-Groove® Metal Soffit and Flush Wall Panel
COLOR: BLACK ORE MATTE

4

NATURAL STONE WALL
PRODUCT: SIERRA WHITE LIMESTONE DRY STACK SPLITFACE THIN VENEER
COLOR: WHITE
SIZES: 8"

Benton & Benton
ARCHITECTS

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Scale	See Drawings

Revision Schedule		
Rev.#	Description	Date

LICENSED ARCHITECT
Paul Frederick Benton
NO.C14820
REN 09-30-25
STATE OF CALIFORNIA

MATERIAL BOARD

R-2

EXISTING TOPOGRAPHY AND DEMOLITION PLAN

FOR: DUBREVILLE RESIDENCE

8283 PRESTWICK DR,, LA JOLLA, CA 92037

LEGEND

- MEASURED BOUNDARY
- EDGE OF PAVEMENT
- FENCE
- CONCRETE
- SITE WALL
- RETAINING WALL
- CONCRETE
- BRICK
- BRUSH
- TREES
- (1) WATER METER
- (2) SEWER CO
- (3) SEWER MH
- (4) UTILITY COMM
- (5) WATER VALVE
- (6) FIRE HYDRANT
- (7) UTILITY VAULT
- (8) POWER POLE
- (9) MAILBOX

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 2017.50, ZONE 6, AS ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) SIO5 AND P472 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING: N 68°53'57" E.
3. ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS PLUG FOUND IN THE TOP OF CURB IN THE NORTHEAST QUADRANT OF THE INTERSECTION AT DUNAWAY AND IVERNESS DR, PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK. ELEVATION 361.27 {MSL}
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY ORDER NO. DIV-6837497 DATED APRIL 27, 20222.
6. AERIAL MAPPING FLOWN JULY 13 2022, PROVIDED BY SAN DIEGO AERIAL SURVEYS.
7. ACCURACIES OF ± 0.3' CAN BE EXPECTED AS IT RELATES TO THE TOPOGRAPHICAL INFORMATION GENERATED FROM THE DIGITAL TERRAIN MODELING (DTM) INFORMATION.
8. GROUND TOTAL STATION SURVEY DATA WAS SUPPLEMENTED AS SHOWN HEREON BY LIDAR POINT CLOUD DATA (3'X3' GRID) SUPPLIED BY NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (NOAA) DATA COLLECTED IN 2014. DATA WAS PUBLISHED ON NAD 83 (EPOCH 2011.00) AND TRANSLATED TO COINCIDE WITH BASIS OF BEARINGS AS SHOWN HEREON.

N

SCALE IN FEET
10 5 0 10 20
SCALE: 1" = 10'

LEGAL DESCRIPTION

LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 13, 1959.

APN

346-212-01

FOUND MONUMENT LEGEND

- (A) FD LEAD & DISK "LS 4369" PER R1.
- (B) FD LEAD & DISK "RCE 9822" PER R2.
- (C) FD 3/4" IP WITH DISK "RCE 9822" PER R2

REFERENCES

R1 – CR 14041

R2 – MAP 04392

EASMENT LEGEND

ITEMS A THROUGH C ARE NON MAPPING ITEMS AND OMITTED HEREON.

[D] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON MAP 4392 RECORDED NOVEMBER 13 1959 AS FILE NO. 1959-236319 OF OFFICIAL RECORDS.

E MATTERS CONTAINED IN DOCUMENT RECORDED MAY 13 1955 AS BOOK 5642, PG 323 OF OFFICIAL RECORDS AND DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 1956 AS BOOK 6111 PG 412 OF OFFICIAL RECORDS.

ITEMS F THROUGH I ARE NON MAPPING ITEMS AND ARE OMITTED HEREON.

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C 39726

DATE: 03/13/25

EXPIRES: 12/31/25

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS E. LOGAN
C 39726
CIVIL
STATE OF CALIFORNIA

CITY STANDARD TITLE BLOCK

PREPARED BY:
Name:
RANCHO COASTAL ENGINEERING & SURVEYING, INC.
Contact: DOUGLAS LOGAN
310 Via Vera Cruz, SUITE 205
San Marcos, CA 92078
Phone:
(858) 775-8474
Street Address:
8283 PRESTWICK DRIVE
LA JOLLA, CA 92037
APN: 346-212-01-00
Project Name:
DUBREVILLE RESIDENCE
Sheet Title:
EXISTING TOPO & DEMOLITION PLAN

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05: 03-13-25
Revision 04: 01-10-25
Revision 03: 11-04-24
Revision 02: 06-04-24
Revision 01: 03-27-24

Original Date: 09-21-2023
Sheet: 1 of: 3

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

EXISTING TOPO & DEMOLITION PLAN

C-1

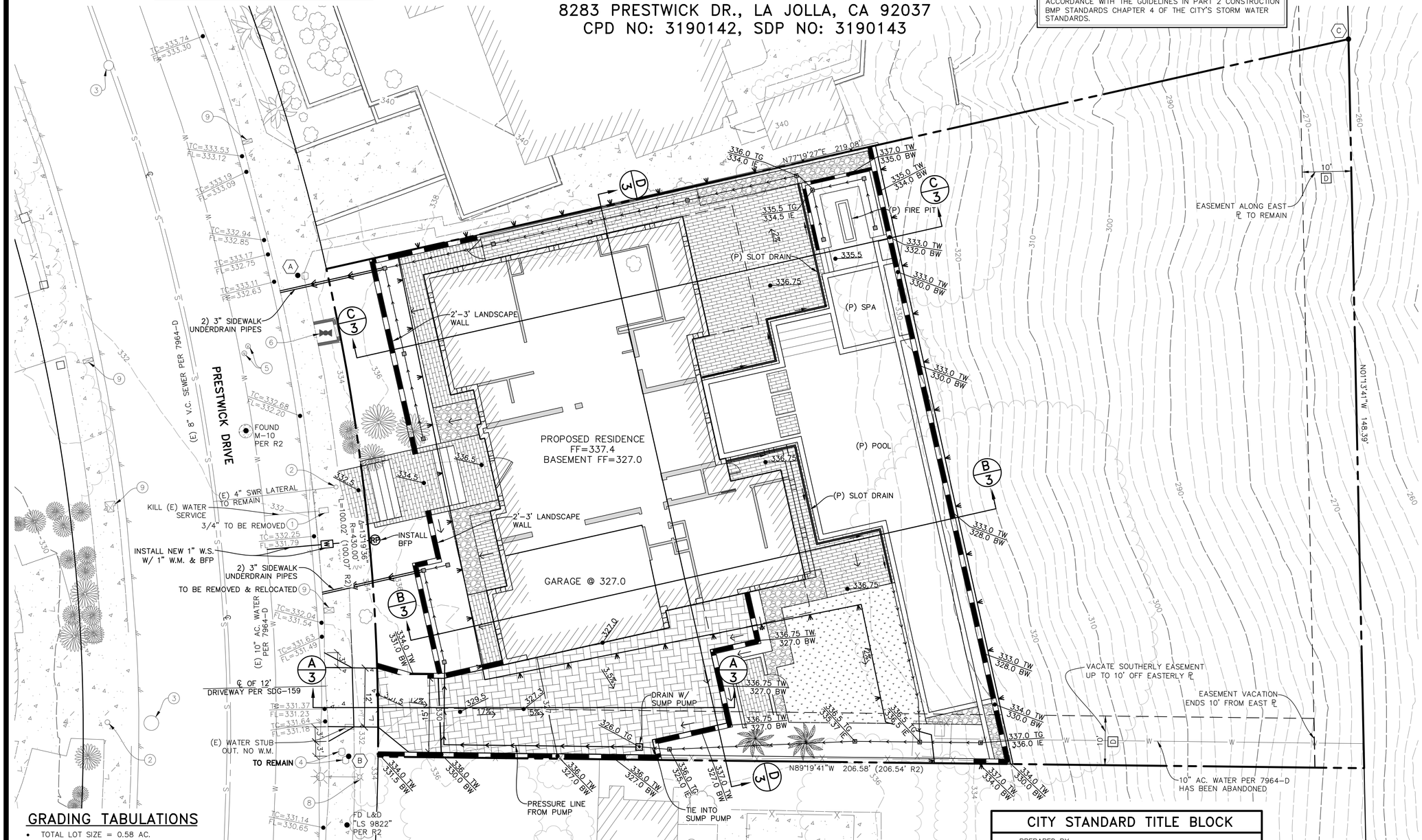
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PRELIMINARY GRADING PLAN

FOR: DUBREVILLE RESIDENCE
8283 PRESTWICK DR., LA JOLLA, CA 92037
CPD NO: 3190142, SDP NO: 3190143

ASBS NOTE:
PROJECT IS LOCATED WITHIN ASBS AREA AND OWNER/APPLICANT WILL BE RESPONSIBLE TO COMPLY WITH ALL ASBS REQUIREMENT ACCORDINGLY.

CONSTRUCTION PERMIT NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



EXISTING LEGEND

- MEASURED BOUNDARY
- EDGE OF PAVEMENT
- FENCE
- CONCRETE
- SITE WALL
- RETAINING WALL
- CONCRETE
- BRICK
- BRUSH
- TREES
- (1) WATER METER
- (2) SEWER CO
- (3) SEWER MH
- (4) UTILITY COMM
- (5) WATER VALVE
- (6) FIRE HYDRANT
- (7) UTILITY VAULT
- (8) POWER POLE
- (9) MAILBOX

PROPOSED LEGEND

DESCRIPTION	SYMBOL
PROP CONTOUR	330
BUILDING	
BLDG. STEM WALL FOR BASEMENT	
INTERIOR BASEMENT WALLS	
RETAINING WALL	
5-FT FREESTANDING CMU WALL	
PERVIOUS CONCRETE PAVERS DRIVEWAY	
STONE TILE PAVERS	
SYNTHETIC LAWN	
LOOSE GRAVEL	
4" PVC DRAIN PIPE @ 1.0%	
AREA DRAIN	
LIMITS OF REMEDIAL GRADING PER GEOTECHNICAL REPORT	

FOUND MONUMENT LEGEND

- (A) FD LEAD & DISK "LS 4369" PER R1.
- (B) FD LEAD & DISK "RCE 9822" PER R2.
- (C) FD 3/4" IP WITH DISK "RCE 9822" PER R2

REFERENCES

R1 – CR 14041

R2 – MAP 04392

SCALE IN FEET
SCALE: 1" = 10'

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.58 AC.
- DISTURBED AREA = 0.28 AC.
- AMOUNT OF CUT = 2,095 C.Y.
- MAX. DEPTH OF CUT = 12 FT. ***DEPTH OF CUT IS MAINLY FOR GARAGE/BASEMENT WALLS**
- AMOUNT OF FILL = 270 C.Y.
- AMOUNT OF EXPORT = 1,825 C.Y.
- MAX DEPTH OF FILL = 5 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 395
- EXISTING IMPERVIOUS AREA = 6,338 S.F.
- EXISTING PERVIOUS AREA = 18,906 S.F.
- PROPOSED IMPERVIOUS AREA = 6,368 S.F.
- PROPOSED PERVIOUS AREA = 18,876 S.F.

***DEPTH OF CUT 12-FT IS FOR GARAGE/BASEMENT WALLS**
***DEPTH OF CUT 1-FT IS OUTSIDE BUILDING FOOTPRINT**

EASMENT NOTE

- PORTION OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON MAP 4392 RECORDED NOVEMBER 13, 1959 AS FILE NO. 1959-236319 OF OFFICIAL RECORDS TO BE VACATED.

EASMENT LEGEND

ITEMS A THROUGH C ARE NON MAPPING ITEMS AND OMITTED HEREON.

[D] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN ON MAP 4392 RECORDED NOVEMBER 13 1959 AS FILE NO. 1959-236319 OF OFFICIAL RECORDS.

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C 39726

DATE: 03/13/25
EXPIRES: 12/31/25

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS E. LOGAN
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(760) 510-3152 Ph / (760) 510-3153 Fax

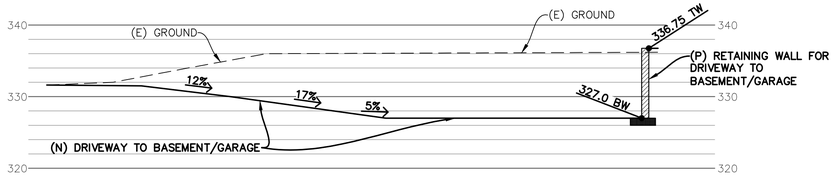
EXISTING TOPO & DEMOLITION PLAN

C-2

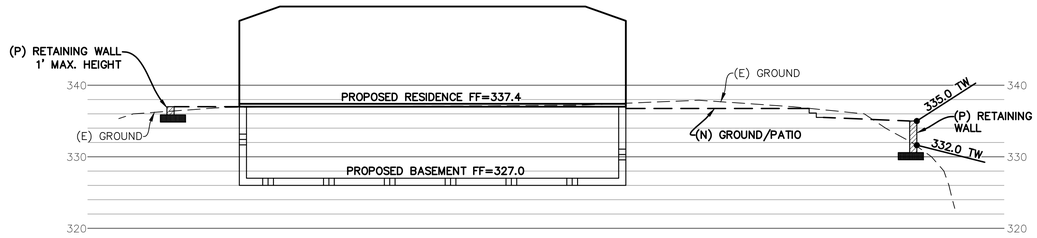
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

SITE SECTIONS

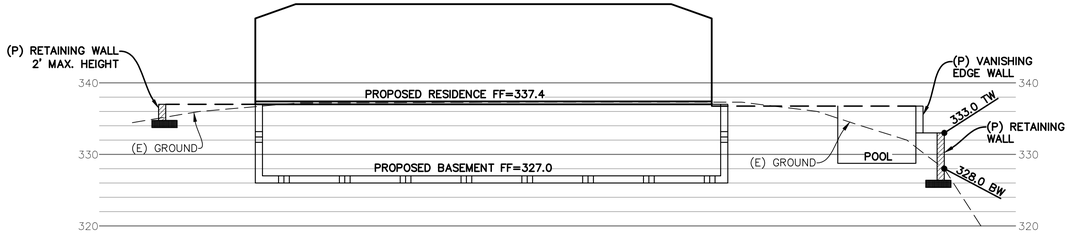
FOR: DUBREVILLE RESIDENCE
8283 PRESTWICK DR., LA JOLLA, CA 92037
CPD NO: 3190142, SDP NO: 3190143



DRIVEWAY SECTION (A)
SCALE: H & V: 1" = 10'



SITE SECTION (C)
SCALE: H & V: 1" = 10'



SITE SECTION (B)
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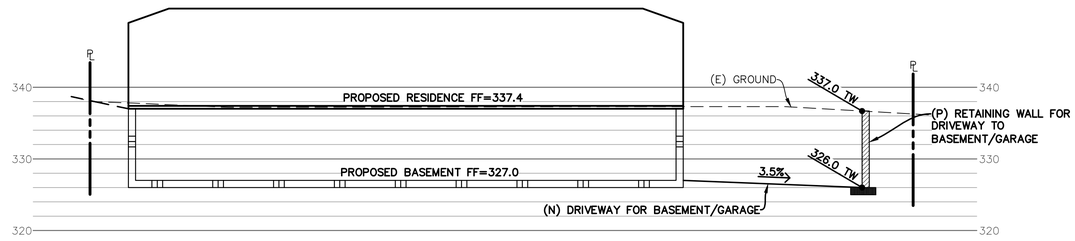

SITE SECTION (D)
SCALE: H & V: 1" = 10'

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C 39726

DATE: 03/13/25
EXPIRES: 12/31/25

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS E. LOGAN
C 39726
CIVIL
STATE OF CALIFORNIA

CITY STANDARD TITLE BLOCK

PREPARED BY:
Name:
RANCHO COASTAL ENGINEERING & SURVEYING, INC.
Contact: DOUGLAS LOGAN
310 Via Vera Cruz, SUITE 205
San Marcos, CA 92078
Phone:
(858) 775-8474
Street Address:
8283 PRESTWICK DRIVE
LA JOLLA, CA 92037
APN: 346-212-01-00
Project Name:
DUBREVILLE RESIDENCE
Sheet Title:
SITE SECTIONS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 09:
Revision 08:
Revision 07:
Revision 06:
Revision 05: 03-13-25
Revision 04: 01-10-25
Revision 03: 11-04-24
Revision 02: 06-04-24
Revision 01: 03-27-24
Original Date: 09-21-2023
Sheet: 3 of: 3

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

SITE SECTIONS
C-3

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

EXISTING CONDITIONS

CONDITIONS OF APPROVAL

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR GRADING, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE CONSTRUCTION DOCUMENTS FOR THE REVEGETATION AND HYDRO-SEEDING OF ALL DISTURBED LAND IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS, STORM WATER DESIGN MANUAL, AND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT. ALL PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE TO THIS PERMIT (INCLUDING ENVIRONMENTAL CONDITIONS) AND EXHIBIT "A" ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT APPROVAL. IMPROVEMENT PLANS SHALL SHOW LABEL AND DIMENSION A 40-SQUARE-FOOT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES. DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
- IN THE EVENT THAT A FOUNDATION ONLY PERMIT IS REQUESTED BY THE OWNER/PERMITTEE, A SITE PLAN OR STAKING LAYOUT PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT IDENTIFYING ALL LANDSCAPE AREAS CONSISTENT WITH EXHIBIT "A" LANDSCAPE DEVELOPMENT PLAN ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT. THESE LANDSCAPE AREAS SHALL BE CLEARLY IDENTIFIED WITH A DISTINCT SYMBOL, NOTED WITH DIMENSIONS, AND LABELED AS LANDSCAPING AREA.
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF ANOTHER ENTITY APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPING" OF TREES IS NOT PERMITTED.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION PLANS IS DAMAGED OR REMOVED, THE OWNER/PERMITTEE SHALL REPAIR AND/O R REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.
- BRUSH MANAGEMENT PROGRAM. THE OWNER/PERMITTEE SHALL IMPLEMENT THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH THE BRUSH MANAGEMENT PROGRAM SHOWN ON EXHIBIT "A" ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT.
- THE BRUSH MANAGEMENT PROGRAM SHALL BE BASED ON A STANDARD ZONE ONE OF 35-FT. IN WIDTH AND A ZONE TWO OF 65-FT. IN WIDTH, EXERCISING THE ZONE TWO REDUCTION OPTION AND ALTERNATIVE COMPLIANCE MEASURES SET FORTH UNDER §142.0412(F), §142.0412(I), AND §142.0412(J). ZONE ONE SHALL RANGE FRO M XX32-FT. TO 40-FT. IN WIDTH WITH A CORRESPONDING ZONE TWO OF 57.5-FT. TO 67 -FT. IN WIDTH, EXTENDING OUT FROM THE HABITABLE STRUCTURES TO WARDS THE NATIVE/NATURALIZED VEGETATION AS SHOWN ON EXHIBIT "A." WHERE THE FULL BRUSH MANAGEMENT ZONES CANNOT BE PROVIDED, OPENINGS ALONG THE BRUSH SIDE OF THE HABITABLE STRUCTURES, PLUS A 10-FT. PERPENDICULAR RETURN ALONG ADJACENT WALL FACES, SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES AS ALTERNATIVE COMPLIANCE FOR THE REDUCED BRUSH MANAGEMENT ZONES.
- RADIANT HEAT WALL SHALL BE 6FT HIGH, 1-HR FIRE-RATED, LOCATED ALONG THE OUTER EDGE OF ZONE ONE. UPGRADED OPENINGS SHALL BE DUAL-GLAZED, DUAL-TEMPERED PANES, BRUSH SIDE OF THE STRUCTURE PLUS A 10-FT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR GRADING, LANDSCAPE CONSTRUCTION DOCUMENTS REQUIRED FO R THE ENGINEERING PERMIT SHALL BE SUBMITTED SHOWING THE BRUSH MANAGEMENT ZO NES O N THE PRO PERTY IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "A."
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR BUILDING, A COMPLETE BRUSH MANAGEMENT PRO GRAM SHALL BE SUBMITTED FOR APPROVAL TO THE DEVELOPMENT SERVICES DEPARTMENT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "A" ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT. THE BRUSH MANAGEMENT PRO GRAM SHALL COMPLY WITH THE CITY O F SAN DIEGO'S LANDSCAPE REGULATIONS AND THE LANDSCAPE STANDARDS.
- WITHIN ZONE ONE, COMBUSTIBLE ACCESSORY STRUCTURES (INCLUDING, BUT NOT LIMITED TO DECKS, TRELLISES, GAZEBO S, ETC.) SHALL NOT BE PERMITTED WHILE ACCESSORY STRUCTURES OF NON-COMBUSTIBLE, ONE-HOUR FIRE-RATED, AND/OR TYPE IV HEAVY TIMBER CONSTRUCTION MAY BE APPROVED WITHIN THE DESIGNATED ZONE ONE AREA SUBJECT TO FIRE MARSHAL'S APPROVAL.
- THE BRUSH MANAGEMENT PROGRAM SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE STANDARDS.
- BRUSH MANAGEMENT PLANS: THERE ARE CURRENTLY TWO SETS ON BRUSH MANAGEMENT PLANS IN THE SITE DEVELOPMENT PLANS. PLEASE REMOVE SHEETS L-100-L-102 AND KEEP PI-P3. BRUSH MANAGEMENT ZONES SHALL BE TAKEN FROM STRUCTURE TO REAR WALL (ZONE ONE) ZONE TWO TAKEN FROM REAR WALL TOWERED THE PROPERTY LINE. PLEASE NOTE, NO IRRIGATION CAN OCCUR IN ZONE 2

LANDSCAPE IMPROVEMENT PLANS/
BRUSH MANAGEMENT PLANS FOR:

CUSTOM SINGLE FAMILY RESIDENCE

8283 PRESTWICK DR.
LA JOLLA, CA

OWNER

8283 PRESTWICK LLC
8283 PRESTWICK DR.
LA JOLLA, CA 92037
CONTACT: PRESTON DUBREVILLE
858-750-5546

DRAWN BY:

AHLES LANDSCAPE ARCHITECTURE
CONTACT: STEVE AHLES
PH: 858-756-8963
P.O. BOX 1503
RANCHO SANTA FE, CA 92067

DRAWING INDEX

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L-2	LANDSCAPE CONSTRUCTION PLAN
L-3	LANDSCAPE CONSTRUCTION NOTES
L-4, L-5, L-6	LANDSCAPE CONSTRUCTION DETAILS
P-1	PLANTING PLAN
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LL-1	LANDSCAPE LIGHTING PLAN
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LI-2	IRRIGATION NOTES & CITY WATER USE CALCULATIONS
LI-3, LI-4	IRRIGATION DETAILS
LI-5	IRRIGATION SPECIFICATIONS

SITE ADDRESS

8283 PRESTWICK DR.
LA JOLLA, CA 92037

VICINITY MAP

BRUSH MANAGEMENT

BRUSH MANAGEMENT ALTERNATIVE COMPLIANCE:
DEVELOPMENT WILL REQUIRE ALTERNATIVE COMPLIANCE MEASURES AS MITIGATION FOR THE REDUCED BRUSH MANAGEMENT ZONES. IDENTIFY BRUSH MANAGEMENT ZONES ON PLANS AND THEN SUBMIT TO LANDSCAPE. AFTER LANDSCAPE REVIEWS PLANS STAFF WILL FORWARD TO THE DEPUTY FIRE MARSHALL (FIRE-PLAN REVIEW) FOR APPROVAL. LANDSCAPE CANNOT SIGNOFF OF PROJECT UNTIL FIRE-PLAN REVIEW HAS APPROVED.

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE TITLE SHEET AND NOTES
EXISTING CONDITIONS MAP

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

STEVEN M. AHLES
CA # 2538
REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
RENEWAL DATE 9-30-25

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

The City of SAN DIEGO
FOR CITY APPROVAL

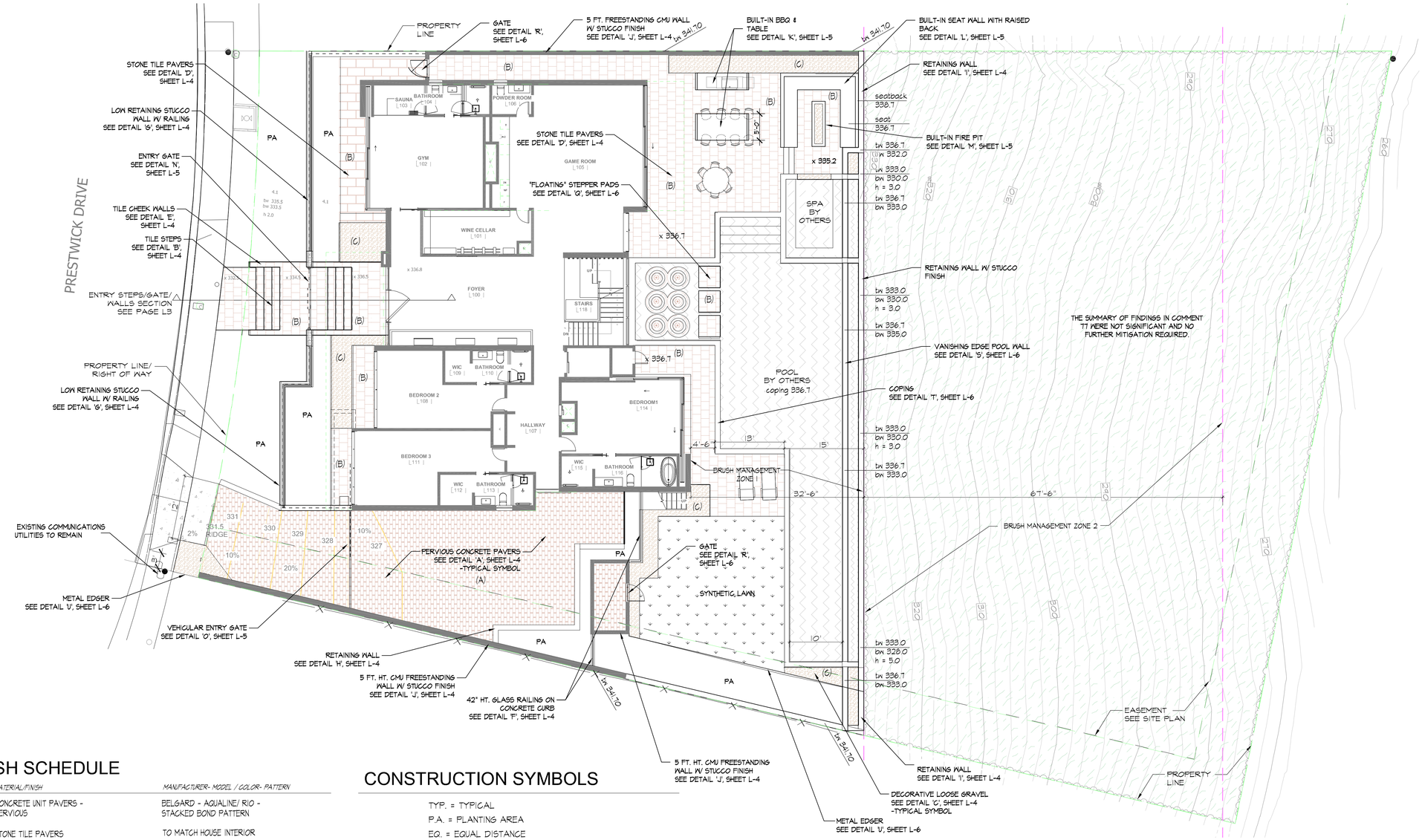
DEVELOPMENT SERVICES DEPARTMENT

APPROVED:
FOR CITY ENGINEER — DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR — DATE STARTED
INSPECTOR — DATE COMPLETED

SHEET NO.
L-1



LANDSCAPE FINISH SCHEDULE

ITEM	MATERIAL/FINISH	MANUFACTURER- MODEL / COLOR- PATTERN
(A) DRIVEWAY- MOTOR COURT	CONCRETE UNIT PAVERS - PERVIOUS	BELGARD - AQUALINE/ RIO - STACKED BOND PATTERN
(B) HOUSE ENTRY WALKWAY/ STEPS/ CHEEK WALLS, HOUSE PATIOS REAR YARD POOL DECK/ WALKWAYS	STONE TILE PAVERS	TO MATCH HOUSE INTERIOR
SUNKEN FIRE PIT SEATING/ TV SHELF	COLORED CONCRETE/ SMOOTH	DAVIS INTEGRAL 'PALOMINO'
BBQ COUNTER TOP, BUILT-IN TABLE, FIRE PIT	NATURAL STONE	TBD
PROPERTY SITE WALLS FRONT YARD RETAINING WALL BBQ FACADE, BUILT-IN SEATING FACADE	STUCCO - SMOOTH FINISH	TO MATCH HOUSE
RAILING, ENTRY GATE, DRIVEWAY GATE, SIDE GATE	FROSTED TEMPERED GLASS W/ METAL FRAME	PER CONTRACTOR
PILASTERS AT ENTRY GATE, POOL ACCENT WALL	FROSTED TEMPERED GLASS W/ METAL FRAME	PER CONTRACTOR
(C) DECORATIVE LOOSE GRAVEL	NATURAL GRAVEL	SEE PLANTING LEGEND

SAMPLE NOTE:
CONTRACTOR SHALL PROVIDE PHYSICAL SAMPLE OF EACH MATERIAL ITEM FOR OWNER REVIEW AND APPROVAL PRIOR TO BULK SITE DELIVERY AND INSTALLATION

CONSTRUCTION SYMBOLS

TYP. = TYPICAL
P.A. = PLANTING AREA
EQ. = EQUAL DISTANCE
SQ. = SQUARED
• = 1" DEEPENED PLANE JOINT
= ALIGN SYMBOL
V = STEP/ RISER
—— – —— – —— = CENTERLINE/ REFERENCE LINE

NORTH

SCALE: 1" = 10'-0"

LANDSCAPE CONSTRUCTION PLAN

SEE SHEET L-3 FOR GENERAL CONSTRUCTION NOTES

GRADING, DRAINAGE, HARDSCAPE & WALLS SHOWN ON PLANS FOR REFERENCE ONLY. SEE CIVIL PLANS. - TYPICAL

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com
STEVEN M. AHLES CA # 2538 — RENEWAL DATE 8-31-25 — LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24

ALA PROJECT NO. 2305

PRIVATE CONTRACT

WARNING
0 1/2 1
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8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE CONSTRUCTION PLAN

The City of SAN DIEGO — DEVELOPMENT SERVICES DEPARTMENT

FOR CITY APPROVAL

APPROVED:
FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

SHEET NO.
L-2

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO INSPECT THE JOB SITE AND BECOME AWARE OF GRADES, UTILITIES AND ANY OTHER EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. CONFIRM BY FIELD MEASUREMENT THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK PRIOR TO CONSTRUCTION. MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF SCHEDULE TO PERMIT REVISIONS TO PLANS (IF REQUIRED) DUE TO ACTUAL LOCATION OF UTILITIES OR BOULDERS.

2. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS, WATER AND ELECTRICAL POINTS OF CONNECTION AND PLAN NOTES PRIOR TO CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY, IN CASE OF DISCREPANCIES OR QUESTIONS AS TO THE SCOPE OF WORK WHICH MAY ARISE IN THE FIELD TO NOTIFY THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

3. CONTRACTOR SHALL PROVIDE MINOR SITE ADJUSTMENTS TO THE LANDSCAPE IMPROVEMENTS AS NECESSARY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS PRIOR TO BIDDING OR CONSTRUCTION OF THE WORK.

4. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS TO REMAIN, CAUSED BY THEMSELVES OR THEIR SUBCONTRACTORS OR ANYONE UNDER THEIR DIRECTION, AND SHALL PAY FOR ALL COSTS OF REPLACEMENT OR REPAIR.

5. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL CLEAN UP ANY AND ALL TRASH, DEBRIS, SPILLS, ETC. CREATED BY THEMSELVES OR SUBCONTRACTORS. REMOVE ANY DEMOLITION ITEMS COMPLETELY FROM SITE AND DISPOSE OF IN LEGAL MANNER. CLEARING CONSISTS OF SATISFACTORY DISPOSAL OF VEGETATION NOT APPLICABLE TO THE PLANTING PLAN INCLUDING SNAGS, BRUSH AND RUBBISH OCCURRING WITHIN PROPERTY LINE. STUMPS, ROOTS AND BOULDERS IN AREAS TO BE CLEARED SHALL BE CUT OFF AT GRADE OR REMOVED TO 6" BELOW GRADE.

6. ALL WORKMANSHIP AND MATERIALS TO CONFORM TO LOCAL GOVERNING CODES, ORDINANCES AND IN ACCORDANCE WITH LOCAL REGIONAL STANDARD DRAWINGS.

7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

8. SUB GRADE UNDER PAVED AREAS SHALL BE COMPACTED TO 90%.

9. ALL LANDSCAPE AREAS SHALL DRAIN A MINIMUM 2% AWAY FROM STRUCTURES.

CONSTRUCTION NOTES

A. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION.
B. OWNER/DEVELOPER SHALL PERMANENTLY AND FULLY MAINTAIN LANDSCAPED AREAS WITHIN ADJACENT GENERAL UTILITY EASEMENTS.
C. APPROVED SOIL TESTING LABORATORY SHALL PERFORM AGRICULTURAL AND STRUCTURAL SOIL TESTS. SOILS TESTING FOR AGRICULTURAL SUITABILITY SHALL BE ACCOMPLISHED UPON COMPLETION OF FINAL GRADING PRIOR TO LANDSCAPE CONSTRUCTION. - SEE SOIL MANAGEMENT NOTES.
D. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE AT EACH POINT OF CONNECTION PRIOR TO INSTALLING IRRIGATION SYSTEM. VERIFICATION SHALL BE MADE WITH THE CARLSBAD MUNICIPAL WATER DISTRICT.
E. PROVIDE CONCRETE MOW STRIPS BETWEEN LAWN AND GROUND COVER, AND BETWEEN LAWN AND WALLS (WHERE APPLICABLE). REFER TO STANDARD DETAILS REGARDING MOW STRIPS.
F. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH COUNTY, FIRE DEPARTMENT, WATER PURVEYOR AND OTHER APPLICABLE LANDSCAPE REQUIREMENTS, LATEST EDITIONS. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR AND COMPLYING WITH THESE REQUIREMENTS.
G. CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO COMPLETE LANDSCAPE IMPROVEMENTS PRIOR TO START OF CONSTRUCTION.
H. OWNER/DEVELOPER SHALL OBTAIN A RIGHT-OF-WAY PERMIT OR ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT AS DETERMINED BY THE CITY PRIOR TO THE CONSTRUCTION OF ANY PRIVATE IMPROVEMENTS, INCLUDING INSTALLATION OF REQUIRED STREET TREES IN THE PUBLIC RIGHTS-OF-WAY AND COUNTY-HELD EASEMENTS. PERMITS AND AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE COUNTY.
I. CONTRACTOR SHALL NOTIFY "DIG ALERT" (1-800-227-2600) TO LEAST 48 HOURS PRIOR TO START OF EXCAVATION IN PUBLIC RIGHT OF WAY OR GENERAL UTILITY EASEMENT.
J. CONTRACTOR SHALL PROVIDED STORM WATER POLLUTION PREVENTION MEASURES AND BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH NPDES, STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP) ORDINANCE, COUNTY ORDINANCES, AND OTHER APPLICABLE CODES AND REQUIREMENTS.
K. LANDSCAPE IMPROVEMENTS SHALL BE COMPLETED AND APPROVED BY THE COUNTY PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.
L. CONTRACTOR / DEVELOPER SHALL PROVIDE AS BUILT DRAWINGS OF IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE. AS-BUILTS SHALL BE REDLINE ON FULL SIZE PLAN SET. SEE IRRIGATION SUBMITTAL SPECIFICATIONS.

HARDSCAPE NOTES

DRIVEWAYS AND PATIOS SHALL BE PAVED WITH CONCRETE OR OTHER MATERIAL, (PER FINISH SCHEDULE)- COLOR AND FINISHED PER SCHEDULE.

EXPANSION AND CONTROL JOINTS TO BE PROVIDED AS NEEDED PER SOILS ENGINEER'S RECOMMENDATIONS.

ALL HARDSCAPE SPECIFICATION, STRUCTURAL SECTION, REINFORCEMENT, OVER EXCAVATION, DEPTH AND QUANTITY OF CONTROL AND EXPANSION JOINTS TO BE PROVIDED BY PROJECT SOILS ENGINEER.

ALL RETAINING AND FREESTANDING WALLS SHALL BE BUILT PER SAN DIEGO REGIONAL STANDARD DRAWINGS.

ALL FILL TO BE COMPLETED ACCORDING TO THE SOILS REPORT.

TOPS OF FENCES AND WALLS SHALL SLOPE WITH GRADE AND NOT STEP.

GRADING AND LID NOTES

1) EARTHWORK QUANTITIES DO NOT EXCEED 200 CUBIC YARDS

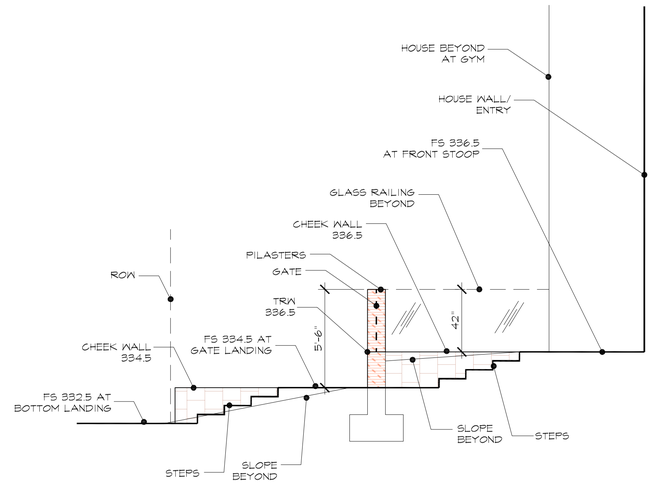
2) WALL FOOTINGS SHALL BE A MINIMUM OF 18 INCHES BELOW GRADE WHERE ADJACENT TO PLANTING AREAS

3) EXPOSED HEIGHTS OF FINISHED WALLS SHALL NOT EXCEED 6 FEET

4) WALLS SHALL BE CONSTRUCTED PER SAN DIEGO REGIONAL STANDARD DRAWINGS

5) LID IMPLEMENTATION
   A) PAVER DRIVEWAY AND TURF CRETE FOR FIRE TRUCK TURN AROUND
   B) ROOF WATER TO DRAIN THROUGH LANDSCAPE AREAS

6) ALL WORK SHALL BE IN CONFORMANCE WITH THE COUNTY OF SAN DIEGO GRADING ORDINANCE. CONSTRUCTION AND POST CONSTRUCTION BMPS ARE TEH RESPONSIBILITY OF THE OWNER.



NTS

ENTRY STEPS/GATE/WALLS - SECTION

LANDSCAPE CONSTRUCTION NOTES

SEE SHEETS L-4, L-5 FOR LANDSCAPE CONSTRUCTION DETAILS

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PRIVATE CONTRACT

WARNING

0 1/2 1

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8283 PRESWICK DRIVE

RESIDENCE

LANDSCAPE CONSTRUCTION NOTES

The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

FOR CITY APPROVAL

APPROVED:

FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED

INSPECTOR DATE COMPLETED

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

REGISTERED LANDSCAPE ARCHITECT STEVEN M. AHLES CA # 2538 RENEWAL DATE 8-30-25 STATE OF CALIFORNIA

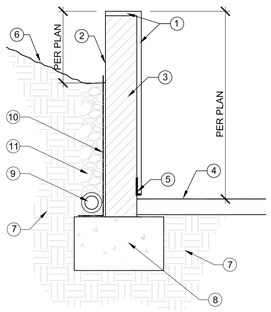
ISSUE DATE: 23 JUL 24

ALA PROJECT NO. 2305

SHEET NO.

L-3

H STUCCO PARAPET/ PARTIAL RET. WALL 3/4"=1'-0"

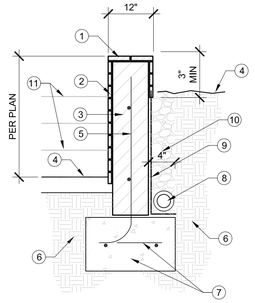


LEGEND

1. STUCCO FACADE & CAP. SEE PLAN FOR SPEC.
2. SCRATCH COAT (REAR SIDE EXPOSED WALL) - PAINT TO MATCH STUCCO.
3. PRECISION C.M.U. BLOCK - GROUT CELLS SOLID. SEE NOTES.
4. FINISH SURFACE, SEE PLANS.
5. 1/2 INCH. STUCCO SCREED. PER CODE.
6. FINISH GRADE, SEE PLAN
7. 90% COMPACTED SUBGRADE
8. CONCRETE FOOTING/ REINFORCEMENT, SEE NOTES.
9. DRAIN, SEE PLANS.
10. PARASEAL WATER-PROOF MEMBRANE (OR APPROVED EQUAL), INSTALL PER MANUFACTURER SPECIFICATIONS.
11. 3/4 INCH CRUSHED GRAVEL.

NOTES:
1.) GROUT FILL ALL CELLS SOLID
2.) FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.
3.) VERIFY FINAL COLORS & FINISHES WITH DESIGNER PRIOR TO CONSTRUCTION.

E STONE VENEER PLANTER WALL AT STEPS 3/4"=1'-0"

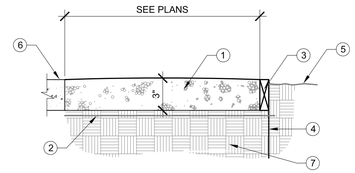


LEGEND

1. STONE VENEER CAP - SEE PLANS FOR SPEC.
2. STONE VENEER - SEE PLANS FOR SPEC.
3. 8" WIDE PRECISION C.M.U. BLOCK - GROUT CELLS SOLID.
4. FINISH GRADE OR SURFACE, SEE PLAN
5. WALL REINFORCEMENT, PER REGIONAL STANDARDS.
6. 90% COMPACTED SUBGRADE
7. CONCRETE FOOTING/ REINFORCEMENT, PER REGIONAL STANDARDS.
8. DRAIN (IF REQUIRED), SEE NOTES BELOW.
9. PARASEAL WATER-PROOF MEMBRANE (OR APPROVED EQUAL), INSTALL PER MANUFACTURER SPECIFICATIONS.
10. 3/4 INCH CRUSHED GRAVEL.
11. ADJACENT STEPS, SEE PLANS FOR FINAL QUANTITY OF STEPS & WIDTH.

NOTES:
1.) GROUT FILL ALL CELLS SOLID
2.) FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.
3.) VERIFY FINAL COLORS & FINISHES WITH DESIGNER PRIOR TO CONSTRUCTION.
4.) INSTALL AND CONNECT FRENCH DRAIN TO SITE DRAINAGE. SEE SITE DRAINAGE PLAN.

C DECORATIVE GRAVEL AREA 1"=1'-0"



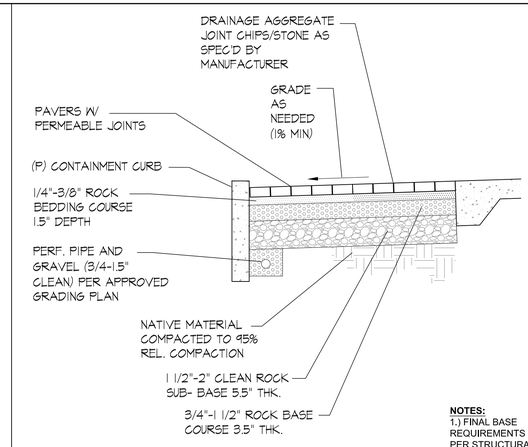
LEGEND

1. DECORATIVE GRAVEL, SEE PLAN LEGEND FOR COLOR/ MATERIAL SPEC.
2. LANDSCAPE FABRIC, FOR WEED CONTROL. INSTALL PER MANUFACTURER RECOMMENDATIONS.
3. EDGER. WHERE NO OTHER EDGING OCCURS (EXISTING OR PROPOSED), SEE PLAN CALLOUTS & SPECIFICATIONS FOR FINAL LOCATIONS & EDGER MATERIAL. INSTALL PER SPECIFIED MANUFACTURER'S RECOMMENDATIONS.
4. NAIL/ STAKE/ ANCHOR, IF REQUIRED PER EDGER MANUFACTURER'S RECOMMENDATIONS.
5. ADJACENT FINISH GRADE / PLANTING AREA
6. ADJACENT CONCRETE /HARDSCAPE, WHERE OCCURS.
7. 90% COMPACTED SUBGRADE OR NATIVE SOIL

NOTES

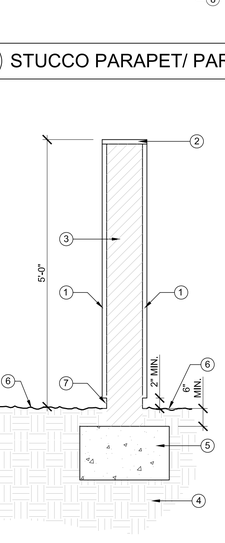
VERIFY FINAL COLOR/ SPEC. FOR GRAVEL WITH DESIGNER PRIOR TO CONSTRUCTION.

A CONC. PAVER (PERVIOUS) 1 1/2"=1'-0"



NOTES:
1.) FINAL BASE REQUIREMENTS PER STRUCTURAL ENGINEER

I STUCCO PARAPET/ PARTIAL RET. WALL 2 3/4"=1'-0"



LEGEND

1. STUCCO FACADE & CAP. SEE PLAN FOR SPEC.
2. 1/2 INCH. STUCCO SCREED, PER CODE.
3. PRECISION C.M.U. BLOCK
4. FINISH SURFACE/ GRADE, SEE PLANS.
5. FINISH GRADE, SEE PLAN
6. WALL REINFORCEMENT, PER REGIONAL STANDARDS.
7. 90% COMPACTED SUBGRADE
8. CONCRETE FOOTING/ REINFORCEMENT, PER REGIONAL STANDARDS.

NOTES:
1.) GROUT FILL ALL CELLS SOLID
2.) FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.
3.) VERIFY FINAL COLORS & FINISHES WITH CLIENT PRIOR TO CONSTRUCTION.

F GLASS RAILING 3/4"= 1'-0"

LEGEND

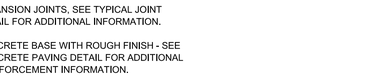
1. TEMPERED GLASS PANEL - 3 /8 IN. THICK,
2. 2X2 POST 8 FEET ON CENTER MAX (IF REQUIRED, PER GLASS MANUFACTURER, SEE NOTES)
3. METAL CHANNEL- EPOXY GLASS INTO PLACE
4. SEE PLAN FOR PATIO MATERIAL/ FINISH
5. CONCRETE CURB
6. ADJACENT HARDSCAPE, PER SEPARATE DETAIL, SEE PLANS FOR SPEC.
7. FINISH GRADE, PER PLAN
8. FINISH SURFACE, PER PLAN
9. COMPACT SUBGRADE

NOTE:
FINAL CONCRETE REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.

GLASS RAILING MANUFACTURER INSTALLATION RECOMMENDATIONS SHALL SUPERCEDE THIS DETAIL

SEE PLANS FOR FINAL RAILING LOCATION/ LAYOUT.

D TILE ON CONCRETE BASE 1 1/2"=1'-0"



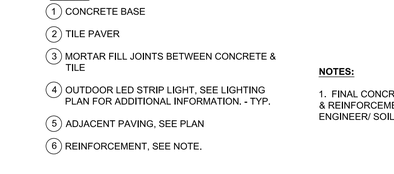
LEGEND

1. ADJACENT VERTICAL CMU OR CONCRETE WALL (I.E. BUILDING, LANDSCAPE WALL, BUILT-IN BBQ, FIRE PIT, FIREPLACE, ETC.) WHERE OCCURS/ PER PLAN.
2. EXPANSION JOINTS, SEE TYPICAL JOINT DETAIL FOR ADDITIONAL INFORMATION.
3. CONCRETE BASE WITH ROUGH FINISH - SEE CONCRETE PAVING DETAIL FOR ADDITIONAL REINFORCEMENT INFORMATION.
4. TILE, SEE HARDSCAPE PLAN LEGEND FOR COLOR / MATERIAL INFORMATION.
5. MORTAR TILE TO CONCRETE BASE. VERIFY MORTAR/ GROUT COLOR & JOINT WIDTHS WITH DESIGNER PRIOR TO CONSTRUCTION.
6. ADJACENT FINISH GRADE, WHERE OCCURS.
7. SUBGRADE - SEE CONCRETE PAVING DETAIL FOR ADDITIONAL INFORMATION.

NOTES

SEE CONSTRUCTION PLAN FOR FINAL MATERIAL COLORS & FINISHES.

B TILE RISERS/ STEPS 1 1/2"=1'-0"



LEGEND

1. CONCRETE BASE
2. TILE PAVER
3. MORTAR FILL JOINTS BETWEEN CONCRETE & TILE
4. OUTDOOR LED STRIP LIGHT, SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION. - TYP.
5. ADJACENT PAVING, SEE PLAN
6. REINFORCEMENT, SEE NOTE.

NOTES:

1. FINAL CONCRETE FOOTINGS & REINFORCEMENT PER STRUCTURAL ENGINEER/ SOILS REPORT

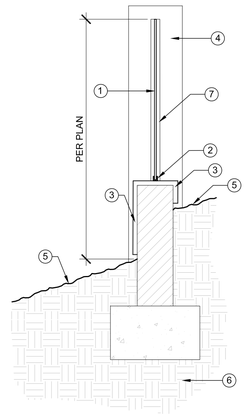
J 5' HT. STUCCO WALL W/ FLAT STUCCO CAP 3/4"=1'-0"

LEGEND

1. STUCCO FINISH - SEE PLAN FOR COLOR/ MATERIAL SPEC.
2. FLAT STUCCO CAP. SEE PLAN FOR MATERIAL SPEC.
3. C.M.U. (8" BLOCK) - GROUT ALL CELLS AND VOID SPACES SOLID
4. 90% COMPACTED SUBGRADE
5. CONC. FOOTING, SEE NOTES.
6. FINISH GRADE /SURFACE, SEE PLAN
7. STUCCO SCREED, PER CODE.

NOTE:
FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.

G GLASS RAILING AT STUCCO RETAIN. WALL 3/4"=1'-0"



LEGEND

1. TEMPERED GLASS PANEL - 3 /8 IN. THICK, 8 FEET ON CENTER MAXIMUM LENGTH- SEE PLAN FOR LAYOUT
2. METAL CHANNEL- EPOXY GLASS INTO PLACE
3. STUCCO FINISH WALL, PER SEPARATE DETAIL
4. GATE PILASTERS, SEE PLANS.
5. FINISH GRADE
6. COMPACT SUBGRADE
7. TUBULAR STEEL POSTS, PER WALL/ FENCE CONTRACTOR.

NOTE:
FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.

GLASS FENCE POSTS O.C. SPACING SHALL BE PER WALL/ FENCE CONTRACTOR RECOMMENDATIONS.

LANDSCAPE CONSTRUCTION DETAILS

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

REGISTERED LANDSCAPE ARCHITECT — STEVEN M. AHLES — CA # 2536 — RENEWAL DATE 9-30-25 — STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24

ALA PROJECT NO. 2305

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE CONSTRUCTION DETAILS

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

FOR CITY APPROVAL

APPROVED:
FOR CITY ENGINEER — DATE

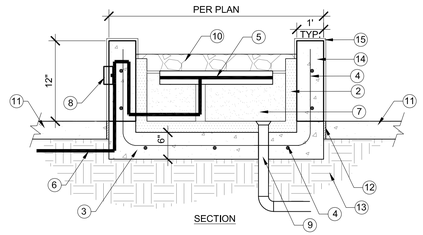
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

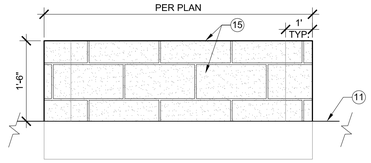
CONTRACTOR — DATE STARTED
INSPECTOR — DATE COMPLETED

SHEET NO.
L-4

M BUILT-IN FIREPIT W TILE FINISH

3/4" = 1'-0"





ELEVATION

FINISH NOTES:
1.) CONCRETE SHALL BE DAVIS PEWTER COLOR. EXPOSED CONCRETE SURFACES SHALL HAVE TOP CAST #3 FINISH.

NOTES:
1.) FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES (IF REQUIRED).

2.)THIS IS A DESIGN DETAIL ONLY, CONTRACTOR SHALL SUBMIT SHOP DRAWING(S), IF REQUIRED BY DESIGNER, PRIOR TO FABRICATION.

3.) COORDINATE FINAL CONCRETE COLOR & FINISH WITH DESIGNER PRIOR TO CONSTRUCTION.

LEGEND

1. POURED-IN-PLACE COLORED CONCRETE WALLS.
2. FIRE BRICK, IF REQUIRED BY CODE.
3. P.I.P. CONCRETE BASE
4. REINFORCEMENT, AS REQUIRED BY CODES & STANDARDS.
5. GAS RING BURNER.
6. 3/4" GAS LINE, CONNECT AS DIRECTED BY LOCAL CODES AND STDS.
7. SAND OR CRUSHED GRAVEL WITH SILT SCREEN FOR DRAINAGE.
8. GAS SHUT OFF & IGNITION SWITCH, INSTALL PER LOCAL CODES.
9. DRAINLINE, COORDINATE WITH EXISTING DRAINAGE.
10. DECORATIVE LAVA ROCK OR APPROVED EQUAL.
11. ADJACENT PAVING, PER PLAN.
12. FELT EXPANSION JOINT, PER SEPARATE DETAIL.
13. 90% COMPACTED SUB GRADE.
14. CMU WALLS
15. TILE STONE FINISH, WRAP AROUND TOP AS CAP. - SEE PLANS FOR SPEC.

K BUILT-IN BBQ COUNTER & TABLE

1/2" = 1'-0"

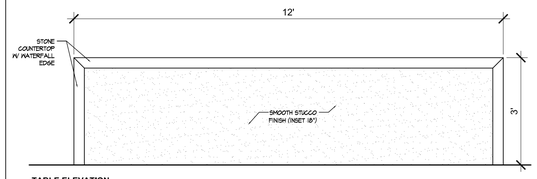
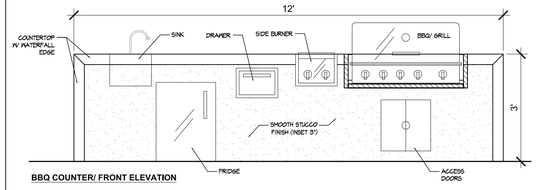
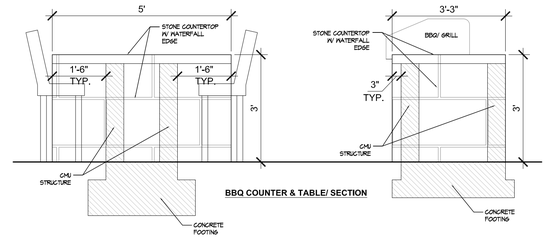


TABLE ELEVATION



BBQ COUNTER/ FRONT ELEVATION



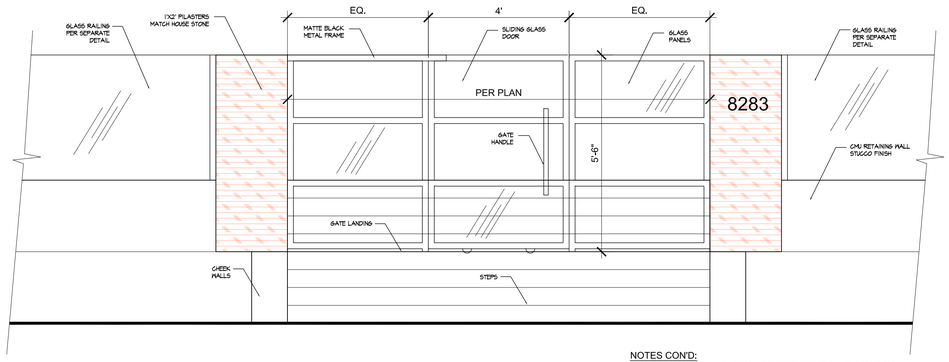
BBQ COUNTER & TABLE/ SECTION

GENERAL NOTES:

1.) CONTRACTOR SHALL COORDINATE/ CONFIRM FINAL MATERIALS, COLORS, & FINISHES WITH CLIENT/ HOMEOWNER PRIOR TO CONSTRUCTION.
2.) CONTRACTOR TO PROVIDE AUTOMATIC GAS SHUTOFF & TO INSTALL PER REGIONAL CODES & STDS.
3.) FINAL CONCRETE FOOTING & REINFORCING PER LOCAL & REGIONAL CODES / STANDARDS.
4.) CONTRACTOR SHALL FINISH BBQ COUNTER BOX (INSIDE) FLOOR WITH CONCRETE.
5.) CONTRACTOR SHALL VERIFY ACTUAL CUT-OUT DIMENSIONS REQUIRED FOR BBQ UNIT,DOORS, DRAWERS, REFRIGERATOR, ETC. WITH MANUFACTURER(S) PRIOR TO COMMENCING WORK.
6.) IF APPLICABLE TO THIS DETAIL, CONTRACTOR TO SCORE POURED-IN-PLACE COUNTERTOP, AS REQUIRED TO PREVENT/ REDUCE CRACKING. CONTRACTOR TO COORDINATE SCORE LINES W/ DESIGNER PRIOR TO POURING COUNTERTOP. APPLY (2) COATS OF WATER BASED SEALANT.

N PEDESTRIAN HOUSE ENTRY GATE

1/2"=1'-0"

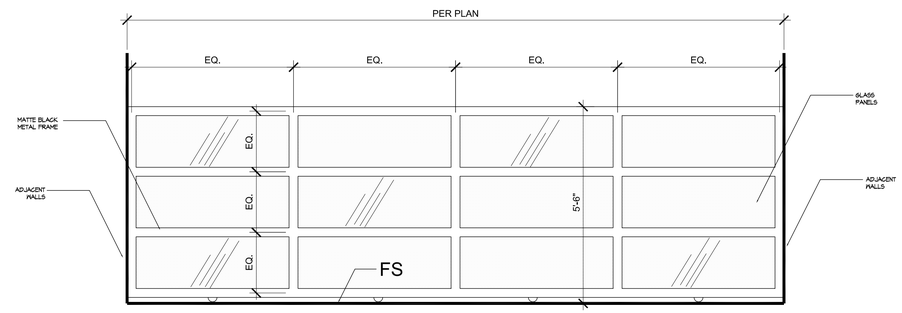


NOTES CON'D:
CONTRACTOR SHALL PROVIDE STRUCTURAL, ELECTRICAL, AND MECHANICAL SHOP DRAWINGS TO THE OWNER FOR FINAL GATE CONSTRUCTION.

IMPORTANT NOTES:
SEE PLAN FINISH SCHEDULE FOR ADDITIONAL COLOR/ FINISH/ MATERIAL INFORMATION.

O VEHICULAR ENTRY GATES

1/2"=1'-0"



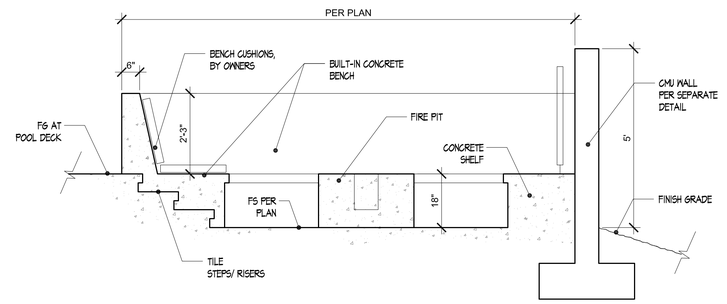
IMPORTANT NOTES:

SEE PLAN FINISH SCHEDULE FOR ADDITIONAL COLOR/ FINISH/ MATERIAL INFORMATION.

NOTES CON'D:
CONTRACTOR SHALL PROVIDE STRUCTURAL, ELECTRICAL, AND MECHANICAL SHOP DRAWINGS TO THE OWNER FOR THE MOTOR GATE SYSTEMS PRIOR TO CONSTRUCTION OR PERMITTING. ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO KNOX BOX/ LOCK/ AUTOMATIC OPENER FOR FIRE/ EMS ENTRY/ GATE MOTORS W/ ASSOCIATED HARDWARE/ ELECTRICAL SERVICE.

L SUNKEN PATIO AT POOL SECTION/ ELEVATION

1/2" = 1'-0"



NOTES:

1.) FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.
2.) CONTRACTOR SHALL PROVIDE FINAL SHOP DRAWINGS FOR FOUNTAIN PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, TIMER/ ELECTRICAL, PLUMBING, DRAINAGE, ETC. CONTRACTOR SHALL INSTALL ALL FOUNTAIN COMPONENTS PER CODE.
3.) SEE CIVIL PLANS FOR DRAINAGE INFORMATION. INSTALL DRAIN IN FIRE PIT, CONNECT TO PROPOSED SITE DRAINAGE.
4.) COORDINATE FINAL MATERIALS, COLORS, FINISHES WITH OWNERS PRIOR TO CONSTRUCTION.

LANDSCAPE CONSTRUCTION DETAILS

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE CONSTRUCTION DETAILS

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
FOR CITY APPROVAL

APPROVED:
FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

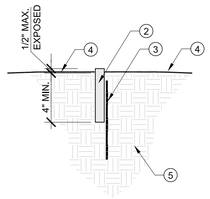
CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahleslandscape.com

REGISTERED LANDSCAPE ARCHITECT — STEVEN M. AHLES — CA # 2538 — RENEWAL DATE 8-31-25 — STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

SHEET NO.
L-5



LEGEND

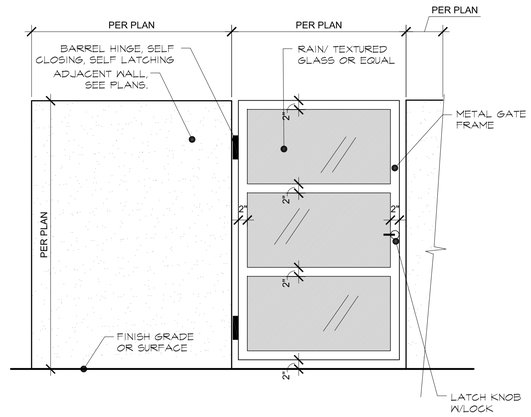
1. FINISH GRADE - LAWN OR DG AREAS, SEE PLANS.
2. ALUMINUM OR STAINLESS STEEL EDGER, SEE PLANS.
3. EDGER STAKE
4. FINISH GRADE - SHRUB BEDS
5. 90% COMPACTED SUBGRADE/ BACKFILL

NOTES:

SEE PLANS FOR FINAL EDGER MATERIAL/ COLOR/ SPECS.

SEE MANUFACTURER INSTALLATION RECOMMENDATIONS FOR ADDITIONAL INFORMATION. MANUFACTURER INSTALLATION RECOMMENDATIONS SHALL SUPERCEDE THIS DETAIL.

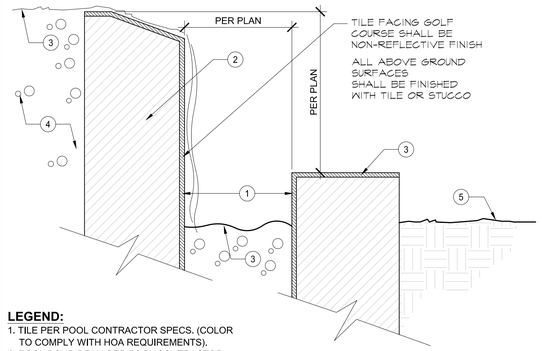
U STAINLESS/ ALUMINUM EDGER 1 1/2"=1'-0"



R GATE AT STUCCO WALLS 3/4"=1'-0"

DETAIL OMITTED

P



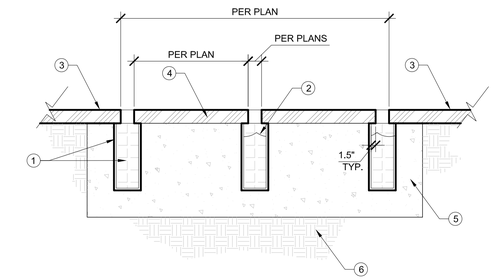
LEGEND:

1. TILE PER POOL CONTRACTOR SPECS. (COLOR TO COMPLY WITH HOA REQUIREMENTS).
2. POOL BOND BEAM PER POOL CONTRACTOR.
3. OVERFLOW BASIN WALL, PER POOL CONTRACTOR.
3. WATER LEVEL, PER POOL CONTRACTOR
4. POOL
5. ADJACENT FINISH GRADE, PER PLANS.
6. COMPACTED SUBGRADE, PER SOILS REPORT OR CIVIL ENG. RECOMMENDATIONS.

NOTES:
POOL COPING SHALL MEET ALL LOCAL CODES.
REFER TO POOL CONTRACTOR SHOP DRAWINGS FOR FINAL POOL DESIGN/ CONSTRUCTION INFORMATION

ALL ABOVE GROUND SURFACES SHALL BE FINISHED WITH TILE OR STUCCO

S POOL COPING (SPILLWAY/ INFINITI EDGE) 3"=1'-0"



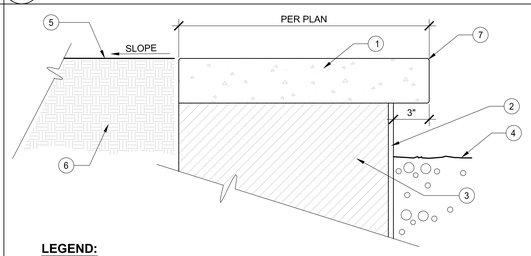
LEGEND

1. 6" WATERLINE TILE, DARK BLUE OR BLACK COLOR.
2. WATER LEVEL
3. ADJACENT FINISH SURFACE, SEE PLAN.
4. "FLOATING" STEPPER PADS - SEE PLAN.
5. CONCRETE FOOTING/ FOUNTAIN BASIN.
6. 90% COMPACTED SUBGRADE

NOTES:

1.) FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND/OR REGIONAL STANDARDS AND CODES.
2.) SEE SEPARATE DETAILS FOR FOUNTAINS
3.) CONTRACTOR SHALL WATERPROOF FOUNTAIN WALLS AS REQUIRED TO PREVENT LEAKAGE.

Q FLOATING STEPPER PADS 3/4" = 1'-0"



LEGEND:

1. CONCRETE COPING, SEE MATERIAL LEGEND FOR COLOR & FINISH
2. WATER LINE TILE PER POOL CONTRACTOR SPECS. (COLOR TO COMPLY WITH HOA REQUIREMENTS).
3. BOND BEAM PER POOL CONTRACTOR/ ENGINEER.
4. WATER LEVEL
5. ADJACENT PAVING OR FINISH GRADE, SEE PLANS FOR ACTUAL CONDITION AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
6. COMPACTED SUBGRADE, PER SOILS REPORT OR CIVIL ENG. RECOMMENDATIONS.
7. 1/8 INCH RADIUS EDGES.

NOTES:
POOL COPING SHALL MEET ALL LOCAL CODES.
REFER TO POOL CONTRACTOR SHOP DRAWINGS FOR FINAL POOL DESIGN/ CONSTRUCTION INFORMATION

T POOL COPING (CONCRETE) 3"=1'-0"

LANDSCAPE CONSTRUCTION DETAILS

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE CONSTRUCTION DETAILS

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
FOR CITY APPROVAL

APPROVED:
FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

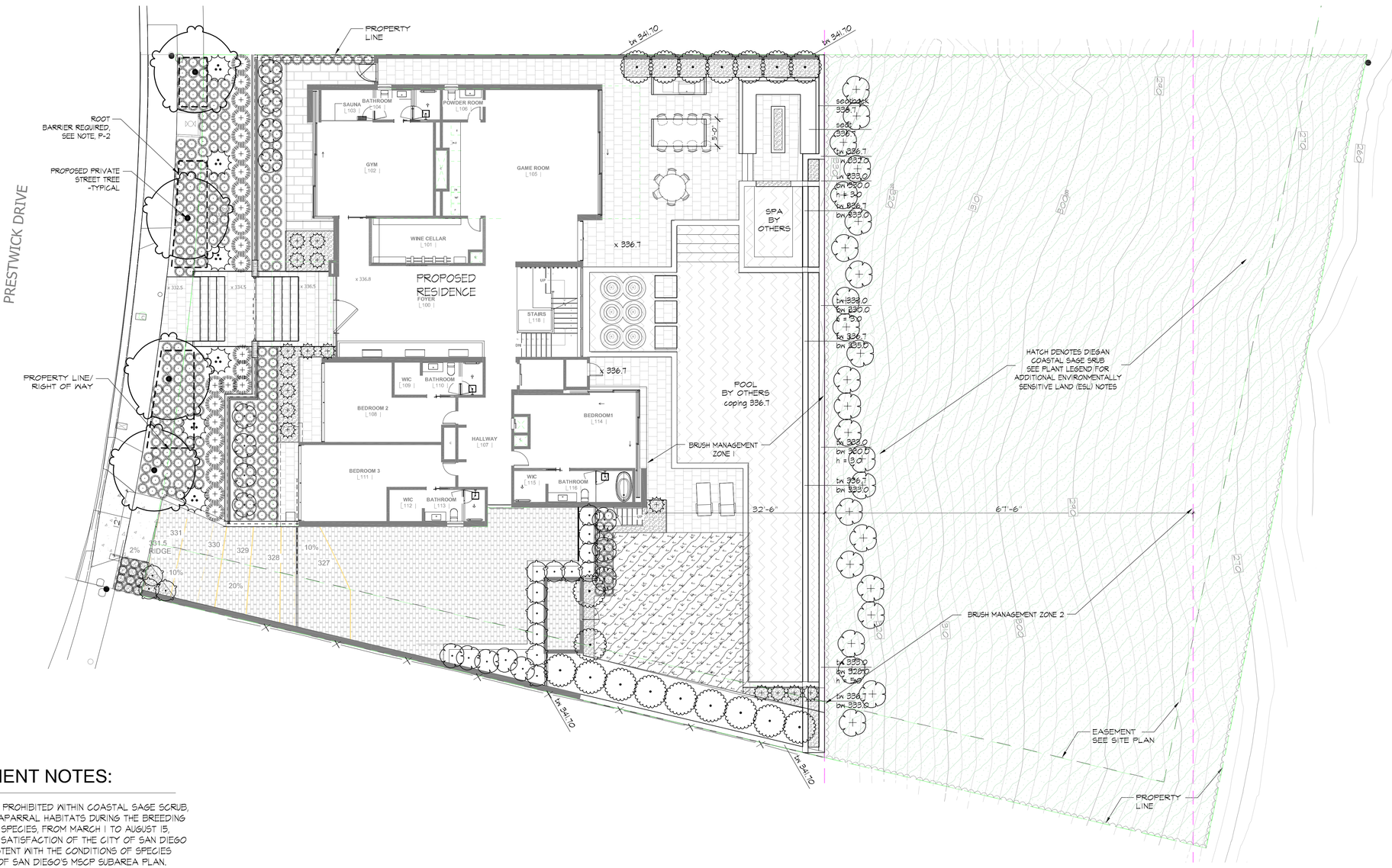
CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

STEVEN M. AHLES CA # 2636 RENEWAL DATE 08-31-25 LANDSCAPE ARCHITECT STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

SHEET NO.
L-6



BRUSH MANAGEMENT NOTES:

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SHRUB, AND CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

THE OWNER/ PERMITTEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENTS FIRE HAZARD ADVISOR - BRUSH/ WEED COMPLAINT LINE AT: (619) 533-4444

SITE/ LANDSCAPE CALCS

PROPOSED LANDSCAPE AREA - 13,840 SF (EXCLUDES STNTHETIC TURF)
TOTAL LOT SIZE - 25,265 SF

CALCULATION: $\frac{13{,}840 \text{ SF (P.A.)}}{25{,}265 \text{ SF (SITE AREA)}} = 54.8\ \%$

CALCULATION DOES NOT INCLUDE PLANTING AREAS IN R.O.W.

NORTH

0 10 20 FT.
SCALE: 1" = 10'-0"

PLANTING PLAN

SEE SHEET P-2 FOR GENERAL PLANTING LEGEND & NOTES
SEE SHEET P-3 FOR CITY BMZ NOTES

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PRIVATE CONTRACT

WARNING
0 1/2 1
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8283 PRESWICK DRIVE
RESIDENCE
PLANTING PLAN
BRUSH MANAGEMENT NOTES

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
FOR CITY APPROVAL

APPROVED:
FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

SHEET NO.
P-1

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

REGISTERED LANDSCAPE ARCHITECT
STEVEN M. AHLES
CA # 2508
RENEWAL DATE 8-31-25
STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.

2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY OR HEALTH.

3. PLANT COUNTS ARE FOR THE CONVENIENCE OF CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN.

4. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.

5. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION

6. REMOVE ALL EXISTING VEGETATION (EXCEPT INDIVIDUAL PLANTS TO REMAIN PER PLAN AND AS IDENTIFIED BY LANDSCAPE ARCHITECT.) TRASH, CLIPPINGS AND OTHER DEBRIS IN PLANTING AREAS.
ERADICATE BERMUDA GRASS AND NOXIOUS WEEDS AS FOLLOWS:
A. UPON INSTALLATION OF IRRIGATION SYSTEM, CUT WEEDS AND APPLY AN ALL PURPOSE FERTILIZER, SUCH AS 250 LBS/AC OF 16-6-8 AND IRRIGATE FOR TWO TO FOUR WEEKS.
B. WHEN WEEDS AND GRASSES ARE APPROXIMATELY ONE TO TWO INCHES IN HEIGHT, SPRAY WITH A NON SELECTIVE HERBICIDE.
C. PLANT AS SPECIFIED.

7. PRIOR TO START OF PLANTING WORK, PLANTING AREAS SHALL BE FREE OF WEEDS AND SURFACE ROCKS, AND CONTRACTOR SHALL ESTABLISH FINISHED GRADES. AFTER COMPLETION OF PLANTING WORK, CONTRACTOR SHALL FINE GRADE ALL PLANTING AREAS AND REMOVE SURFACE ROCKS, CLODS AND DEBRIS.

8. PROVIDE SOIL MANAGEMENT PER NOTES

9. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE.

10. PLANTING PITS SHALL BE TWICE THE CONTAINER WIDTH AND OF EQUAL DEPTH.

11. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH EXISTING SITE SOIL AND 1/3 (BY VOLUME) NITRIFIED SOIL CONDITIONER MIX.

12. DOUBLE STAKE 15 GALLON AND 24" BOX TREES. GUY LARGER TREES AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY FOR THE LENGTH OF THE GUARANTEE.

13. LOCATE STREET TREES (PALMS) 6 INCHES OUTSIDE THE SEWER EASEMENT AND RIGHT OF WAY, GENERALLY EQUALLY SPACED EXCEPT AS ADJUSTED FOR UTILITY CONFLICTS.

14. NOTE RELATIONSHIP TO PLANTINGS TO IRRIGATION, PARTICULARLY IN LINEAR CONFIGURATIONS. COORDINATE WHERE PLANTING AND IRRIGATION HEAD SPACING CORRESPOND TO MAINTAIN UNIFORM SPACING BETWEEN PLANTS AS WELL AS PLANTINGS AND IRRIGATION.

15. CONTAINER PLANTS SHALL NOT BE PLACED WITHIN 2 FT. OF SPRAY HEAD, 4 FT. OF LARGE RADIUS ROTOR, UNLESS OTHERWISE INDICATED ON PLAN.

16. SHRUBS & TREES SHALL BE UNDER PLANTED WITH GROUND COVER OR HYDROSEED AS SHOWN BY ADJACENT SYMBOL.

17. PROVIDE THREE (3") IN. DEPTH SHREDDED BARK MULCH (NO RECYCLED GREEN OR CONSTRUCTION WASTE- SEE SPECIFICATION) IN ALL NON-TURF PLANTING AREAS LESS THAN 3:1 IN SLOPE. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND LOCAL INSPECTOR FOR APPROVAL PRIOR TO BULK DELIVERY.
HOLD BARK MULCH 1 FT. FROM EXTERIOR WALL OF STRUCTURES, PROVIDING RAKED BARE EARTH IN THIS AREA (FOR FIRE PROTECTION).

18. CONTRACTOR SHALL PROVIDE A WEED FREE LANDSCAPE THROUGH THE ESTABLISHMENT MAINTENANCE PERIOD. PRE-EMERGENT HERBICIDE MAY BE APPLIED TO ALL PLANTING AREAS PRIOR TO SPREADING MULCH. HERBICIDES SHALL BE USED IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.

19. PROVIDE POST PLANTING FERTILIZATION SHALL BE PERFORMED AT 30 AND 75 DAYS AFTER PLANTING.

20. PROVIDE ESTABLISHMENT MAINTENANCE OF ALL LANDSCAPE FOR NINETY (90) DAYS AFTER INITIAL ACCEPTANCE OF COMPLETION. KEEP ALL AREAS CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. SEE MAINTENANCE NOTES

21. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY FOR ONE YEAR.

MAINTENANCE NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY CONDITION. DISEASED OF DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

CITY OF SAN DIEGO INTERIM BINDER NOTE:

GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/ TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.

SOIL MANAGEMENT

PROVIDE SOIL TEST OF CHEMICAL AND AGRICULTURAL ANALYSIS BY AN INDEPENDENT AGRONOMIC SOILS TESTING LABORTORY. REPRESENTATIVE SOIL SAMPLES SHALL BE TAKEN IN THE FIELD AND A WRITTEN REPORT SHALL BE PREPARED BY THE AGRONOMIST AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND APPLICATIO RATES FOR SOIL PREPARATION FERTILIZATION, PLANTING BACKFILL MIX, HYDRO MULCH SLURRY (AS APPLICABLE) AND A POST MAINTENANCE FERTILIZATION PROGRAM.

PROVIDE TWO COPIES OF THE ANALYSIS TO THE LANDSCAPE ARCHITECT.
PROVIDE ACTUAL SOIL AMENDMENTS PER SOIL ANALYSIS RECOMMENDATIONS. FOR BIDDING PURPOSES ASSUME THE APPLICATION OF THE FOLLOWING AMENDMENTS AND FINISH GRADING:
150 LBS./1000 S.F. AGRICULTURAL GYPSUM
25 LBS./1000 S.F. 12-2-12 FERTILIZER
150 LBS./1000 S.F. "GROWPOWER PLUS W/ SULFER"
3 CU. YDS./1000 S.F. NITROFIED ORGANIC SOIL AMENDEMENT (PER SPEC.)
ROTOTILL IN THE TOP 6" OF SOIL.
THEREAFTER FOR ALL AREAS:
RAKE AND FINE GRADE ALL PLANTING AREAS. MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES, AND 5% WITHIN FIVE FEET OF BUILDING OR STRUCTURE. SMOOTH FINISH GRADES TO ELIMINATE PUDDLING AND STANDING WATER. COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
APPLY SOIL LEACHING AS ANALYSIS INDICATES

PLANTING PITS AND PLANTERS SHALL BE BACKFILLED WITH AMENDMENTED EXISTING SITE SOIL AND 1/3 (BY VOLUME) NITROFIED ORGANIC SOIL AMENDMENT.

FERTILIZE TREES, SHRUBS AND GROUND COVERS AT TIME OF PLANTING WITH AGRIFORM TABLET(S) PER SPECIFICATIONS AT THE FOLLOWING RATES:

FLAT MATERIAL - 1 (5 GRAM) TABLET	LINERS - 2 (5 GRAM) TABLETS
1 GAL SIZE - 1 TABLET	15 GAL - 5 TABLETS
5 GAL SIZE - 3 TABLETS	24" BOX - 8 TABLETS

ADDITIONAL CITY PLANTING NOTES

ROOT BARRIER REQUIREMENT

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOTBALL.

TREE SETBACK

MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 1- FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

EXISTING TREES TO REMAIN ON SITE WITHIN 10 FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED.
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.

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4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

EROSION CONTROL FABRIC REQUIREMENT

PROVIDE SOIL STABILIZATION FABRIC, PER MANUFACTURER'S SPECIFICATION, ON ALL LANDSCAPED SLOPES OF 3:1 OR STEEPER GRADIENT. SEE CITY LANDSCAPE REQUIREMENTS AND COMPLY.

CITY OF SAN DIEGO HYDROSEEDING NOTES:

4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.

4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER AGRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 4000 POUNDS PER AGRE.

4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL EITHER SHALL BE APPLIED AS PER MANUFACTURERS' RECOMMENDATIONS.

4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

REVEGETATION AND EROSION CONTROL

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

CITY STANDARDS NOTES

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY ORDINANCE LANDSCAPE ARTICLES AND LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IF ANY REQUIRED LANDSCAPE 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.

TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:

TRAFFIC SIGNALS (STOP SIGN)-	20 FEET
UNDERGROUND UTILITY LINES-	5 FEET
UNDERGROUND SEWER LATERALS-	10 FEET
ABOVE GROUND UTILITY STRUCTURES-	10 FEET
DRIVEWAY (ENTRIES)-	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-	25 FEET

VERIFY MINIMUM SEPARATION DISTANCE IN FIELD PRIOR TO PLANTING. UPON IDENTIFICATION OF CONFLICT, CONTACT LANDSCAPE ARCHITECT AND ADJUST TREE LOCATION AS DIRECTED.

ROOT BARRIER REQUIREMENT

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHING 5 FEET OF PUBLIC IMPROVEMENTS INCLUDIGNG WALKS, CURBS, OR STREET PAVMENT OR WHERE A NEW PUBLIC IMPROVMENTS ARE PLACED NEXT TO EXISTING TREES. THE ROOT BARRIER SHALL NOT WRAP AROUND THE ROOT BALL.

FIRE PLAN REVIEW NOTES

- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927."

- 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.

- REFER TO POLICY B-18-01 FOR MITIGATION. SAN DIEGO.GOV/FIRE, SERVICES AND PROGRAMS, BRUSH MANAGEMENT AND WEED ABATEMENT, BRUSH MITIGATION ZONES. MITIGATION(S) AND/OR ADDITIONAL MITIGATION. BEING PROPOSED. FOR EXAMPLE: "MITIGATION FOR NEW STRUCTURE(S) WITHIN ZONE 1 IS: DUAL GLAZED/"DUAL" TEMPERED WINDOWS. --- ALL MITIGATION(S) SHALL BE DEMONSTRATED IN DETAIL AND CALLED OUT IN THE WINDOW AND/OR DOOR SCHEDULE(S).

- 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.

CITY OF SAN DIEGO MAINTENANCE REQUIREMENTS:

4.5-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.

4.5-2 NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.

4.5-3 ALL REVEGETATED AREAS SHALL BE MAINTIANED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER/ THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.

4.5-4 PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.

PLANT_SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT	H X S	WATER (KC)		QTY
TREES						
	1 - OLEA EUROPEA 'SWAN HILL'-STANDARD/ SWAN HILL OLIVE TREE 2- CASSIA LEPTOPHYLLA/ GOLD MEDALLION TREE 3- SPATHODIA CAMPANULATA/ AFRICAN TULIP (OR OTHER CITY DESIGNATED TREE STANDARD FORM)	24 IN. BOX	20' X 30'	MOD .4		4
SHRUBS						
	1 - MUHLENBERGIA C. 'AUTUMN BLUSH'/ AUTUMN BLUSH PINK MUHLY GRASS 2 - CALAMAGROSTIS X. 'KARL FOERSTER'/ FEATHER REED GRASS 3 - PENNISETUM 'FAILY TAILS'/ FOUNTAIN GRASS HYBRID	5 GAL	3' X 4'	LOW .2		24
	1 - AGAVE X 'BLUE GLOW'/ BLUE GLOW AGAVE 2 - AGAVE X 'BLUE FLAME'/ BLUE FLAME AGAVE 3 - AGAVE D. 'VARIEGATA'/ DWARF VARIEGTED CENTURY PLANT	15 GALLON	3' X 3'	LOW .2		16
	1 - CAREX TUMULICOLA/ FOOTHILL SEDGE 2 - CAREX DIVULSA/ BERKLEY SEDGE 3 - PENNISETUM 'LITTLE BUNNY'/ DWARF FOUNTAIN GRASS	1 GAL	2' X 2'	LOW .2		281
	1 - PODOCARPUS M. 'MAKI'/ MAKI YEW PODOCARPUS 2 - PODOCARPUS 'ICEE BLUE' / ICEE BLUE PODOCARPUS 3 - ELEOCARPUS D. 'LITTLE EMPEROR'/ DWARF JAPANESE BLUEBERRY	5 GAL	8' X 4'	MOD .4		15
	1 - PITTOSPORUM T. 'MARJORIE CHANNON'/ MARJORIE CHANNON TAWHIWHI 2 - PRUNUS C. 'BRIGHT N TIGHT'/ DWARF CAROLINA CHERRY 3 - ELEOCARPUS DECIPIENS/ JAPANESE BLUEBERRY	15 GAL	10 X 8'	MOD .4		18
	1 - FURCRAEA FOETIDA 'MEDIOPICTA'/ MAURITIUS HEMP 2 - AGAVE A MEDIPICTA 'ALBA'/ WHITE STRIPE CENTURY PLANT 3 - YUCCA RECURVIFOLIA/ CURVE LEAF YUCCA	24"BOX	6' X 8'	LOW .2		6
	1 - HESPERALOE PARVIFLORA/ RED YUCCA 2 - CORDYLINE A. 'RED STAR'/ CORDYLINE VAR. 3 - CORDYLINE A. 'TORBAY DAZZLER'/ CORDYLINE VAR.	5 GAL	4' X 6'	LOW .2		16
	1- HETEROMELES ARBUTIFOLIA/ TOYON 2- RHUS INTEGRIFOLIA/ LEMONADE BERRY 3- ISOCOMA VENETUS/ GOLDEN BUSH	5 GAL	10' X 10'	LOW .2		25
SYMBOL	COMMON / BOTANICAL NAME	CONT	H X S	WATER (KC)	SPACING	QTY
EXISTING SENSITIVE VEGETATION						
	DIEGAN COASTAL SAGE SCRUB / EXISTING NATIVE TO REMAIN UNDISTURBED - PROTECT IN PLACE AND MAINTAIN PER CITY BRUSH MANAGEMENT ZONE 2 CONDITIONS	EXISTING	EXISTING	LOW (.2)		11,684 SF
SYMBOL	COMMON / BOTANICAL NAME	CONT	H X S	WATER (KC)	SPACING	
GROUND COVERS						
	SELECT BLEND - GF-APT-XM6-C6 / ARTIFICIAL TURF - 'EASY TURF' 1.75 INCH PILE SYNTHETIC TURF, POLYETHYLENE MONOFILAMENT, W/ THATCH CONSTRUCTION	ROLL	N/A	LOW .2		712 SF

PRIVATE CONTRACT

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE

RESIDENCE

PLANTING SCHEDULE
PLANTING NOTES

The City of SAN DIEGO

FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT

APPROVED:

FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		-
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INSPECTOR _____ DATE COMPLETED _____

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

STEVEN M. AHLES CA # 2538 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA RENEWAL DATE 8-31-25

ISSUE DATE: 23 JUL 24

ALA PROJECT NO. 2305

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

SHEET NO.

P-2

PLANTING LEGEND & GENERAL NOTES

SEE SHEET P-3 FOR CITY BMZ NOTES

SAN DIEGO MUNICIPAL CODE
142.0412- BRUSH MANAGEMENT

THE ZONE TWO WIDTH MAY BE DECREASED BY 1-1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE 1 WIDTH

TABLE 142-04H

-	STANDARD WIDTH	PROVIDED WIDTH
ZONE ONE	35 FEET	35 FEET
ZONE TWO	65 FEET	65 FEET

ZONE ONE REQUIREMENTS (SDMC 142.0412(G))

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 NON COMBUSTIBLE, ONE HOUR FIRE RATED OR HEAVY TIMBER CONSTRUCTION.

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-RESISTIVE.

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 WITH 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 OVER SPRAY 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.

ZONE TWO REQUIREMENTS (SDMC 142.0412(H))

1- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OF NATURALIZED VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF THE 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 OF 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 AREA 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 OR NATURALIZED, LOW FUEL AND FIRE RESISTIVE. 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 RESISTIVE 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 BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW FLOW, LOW GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHBALL 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 THAT 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 AS SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON THE PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THBAT CANNOT BE PROVIDED.

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 WILD LAND FIRES.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

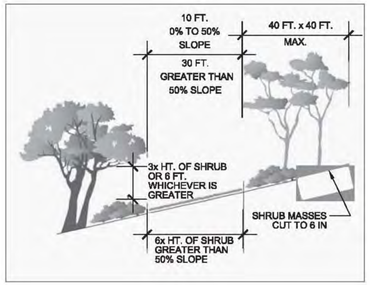
3.2-1 BASIC REQUIREMENTS -- ALL ZONES

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. PRINUS, 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 6 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.

REVEGETATION PROGRAM NOTES

1. SEE SITE PLAN AND EXISTING LANDSCAPE PLAN FOR HABITAT AREAS.
2. TYPE OF IRRIGATION:
   ZONE 1: IRRIGATION TO BE AUTOMATIC AND PERMANENT, UNLESS EXEMPT BY USING VEGETATION SPECIFIED IN SAN DIEGO MUNICIPAL CODE.
   ZONE 2: IRRIGATION TO BE AUTOMATIC AND TEMPORARY.
3. TIME OF YEAR FOR PLANTING:
   PLANT CONTAINER STOCK IN FALL THROUGH EARLY SPRING. DO NOT PLANT DURING SUMMER MONTHS.
4. SPECIFIC PLANTING TECHNIQUES FOR NATIVE PLANTS:
   - DIG A HOLE A SIZE TWICE AS WIDE AND AS DEEP AS THE PLANT CONTAINER
   - CAREFULLY REMOVE THE CONTAINER; DO NOT RIP OR DAMAGE THE ROOT BALL, RUN ONE FINGER ALONG THE SIDE OF THE ROOT BALL.
   - PLACE THE PLANT INTO THE HOLE APPROXIMATELY 1/4"-1/2" HIGHER THAN THE SURROUNDING SOIL.
   - DO NOT ADD ANY AMENDMENTS. BACKFILL WITH NATIVE SOIL.
   - WATER SOIL UNTIL IT IS COMPLETELY SATURATED.
   - USE SPRAY IRRIGATION. DO NOT USE DRIP IRRIGATION.
   - PROVIDE 2"-4" MULCH 4' DIAMETER AROUND PLANT, USE EXISTING ROCK, SHREDDED REDWOOD BARK, OR SHREDDED CEDAR BARK.

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, HONEVER, 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 CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB-AREA 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 ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE REGULARLY CLEANED AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD 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 GROUND COVERS 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 ONE AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF PROPERTY HOMEOWNERS. THE BRUSH MANAGEMENT ZONE TWO SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S). 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

CITY OF SAN DIEGO
BRUSH MANAGEMENT ZONE NOTES

SEE SHEET P-4 FOR PLANTING DETAILS & SPECIFICATIONS

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE
BRUSH MANAGEMENT NOTES

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
FOR CITY APPROVAL

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

STEVEN M. AHLES CA # 2538 — REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA
RENEWAL DATE 8-30-25

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

APPROVED:
FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		-
AS BUILTS			

CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

SHEET NO.
P-3

SOIL PREPARATION AND FINISH GRADING

PART 1 - GENERAL

1.1 DESCRIPTION
A. WORK INCLUDED: PREPARATION OF SURFACE STRATA OF SOIL FOR PLANTING INCLUDING, BUT NOT NECESSARILY LIMITED TO:
1. TOPSOIL PLACEMENT,
2. SOILS TESTING,
3. PLACEMENT AND INCORPORATION OF SOIL AMENDMENTS,
4. FINISH GRADING,
5. ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE INFERRED AS PART OF WORK.
B. RELATED WORK:
PLANTING TREES, SHRUBS AND GROUND COVER

1.2 SUBMITTALS
TEST RESULTS
DELIVERY STATEMENTS

1.3 QUALITY ASSURANCE
A. WORK SHALL BE PERFORMED PER BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES UNDER CONTINUOUS SUPERVISION OF COMPETENT FOREMAN, CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.
B. HERBICIDE APPLICATOR SHALL BE LICENSED BY STATE OF CALIFORNIA.

1.4 DELIVERY, STORAGE AND HANDLINGA. WORK SHALL BE PERFORMED PER BEST STANDARDS OF
A. CONTAINERS SHALL BE UNOPENED AT DELIVERY AND RESPECTIVE LABELS SHALL SHOW CONTENTS.
B. STORE CONTAINERS OFF THE GROUND AND PROTECT FROM THE WEATHER.

1.5 PROJECT SITE CONDITIONS
A. WHEN EXISTING (STOCKPILED) SOIL IS AVAILABLE CONTRACTOR SHALL VERIFY THE QUANTITY, LOCATION AND WHEN SOIL CAN BE MOVED INTO THE PLANTING AREA. STOCKPILED SOIL IS TO MEET CONDITIONS DESCRIBED IN SECTION ON MATERIAL STANDARDS.B. NO SOIL SHALL BE MOVED INTO AREAS WHEN EITHER THE SOIL OR EXISTING GRADE IS TOO WET OR DRY, OR WHEN DELETERIOUS MATERIALS ARE PRESENT.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. SOURCE: OFF-SITE BORROW TAKEN FROM SOURCE ACCEPTABLE TO LANDSCAPE ARCHITECT.
B. ACID-ALKALINE RANGE: pH 6.0 TO 7.0
C. FREE OF PESTS, PEST LARVAE AND MATTER TOXIC TO PLANTS.
D. PERCENT OF ORGANIC MATTER: 2% MINIMUM.
E. MAXIMUM 5% BY VOLUME SLAG, CINDERS, STONES OR OTHER EXTRANEOUS MATERIAL OVER 1/2" DIAMETER.
F. FREE OF NOXIOUS WEED SEED, PATHOGENIC VIRUSES, HERBICIDES, OR CHEMICALS THAT INHIBIT GROWTH.
G. TESTS AND SAMPLING OF TOPSOIL.
1. PROVIDE SOIL SAMPLING FROM THREE LOCATIONS AND SUBMIT TO CERTIFIED AGRONOMIC SOIL TESTING LABORATORY. SUBMIT LABORATORY TO PROVIDE TESTING TO CITY FOR APPROVAL PRIOR TO TESTING.
2. TESTS: ORGANIC MATTER, NUTRIENT ANALYSIS, TEXTURAL ANALYSIS AND SALINITY TEST. PROVIDE TEST RESULTS AND AMENDMENT RECOMMENDATIONS BY TESTING LAB TO LANDSCAPE ARCHITECT AND CITY PRIOR TO AMENDMENT DELIVERY. CITY SHALL APPROVE TESTING LAB. AND RECOMMENDATIONS PRIOR TO AMENDMENT DELIVERY.

2.2 SOIL CONDITIONERS
A. PEAT: CANADIAN PEAT MOSS
B. HERBICIDES: AS REQUIRED UPON LANDSCAPE ARCHITECT'S APPROVAL.
C. FERTILIZER
1. PRE PLANTING FERTILIZER SHALL BE LONG LASTING, CONTROLLED RELEASE, UNIFORM, FREE FLOWING SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT AND SHALL CONTAIN THE FOLLOWING MINIMUM AVAILABLE PERCENTAGES BY WEIGHT OF PLANT FOOD:
FOR LAWN AREAS: N-P-K RATIO AS REQUIRED FROM SOIL REPORT
FOR SHRUB AREAS: N-P-K RATIO AS REQUIRED FROM SOIL REPORT.
2. POST PLANTING FERTILIZER SHALL BE ORGANIC BASE, NON BURNING, SLOW RELEASE FREE FLOWING, SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT WITH THE FOLLOWING MINIMUM AVAILABLE PERCENTAGES OF WEIGHT OF PLANT FOOD WITH TRACE MINERALS OF 3% IRON AND 3% SULFUR.
FOR LAWN AND SHRUB AREAS: N-P-K RATIO OF 14-7-3
3. PLANTING TABLETS SHALL BE TIGHTLY COMPRESSED CHIP TYPE COMMERCIAL PLANT TABLETS WITH THE FOLLOWING AVAILABLE PERCENTAGES OF WEIGHT OF PLANT FOOD:
FOR 21 GRAM TABLETS: N-P-K RATIO OF 20-10-5
FOR 5 OR 7 GRAM TABLETS: N-P-K RATIO OF 12-8-8.
D. ORGANIC SOIL AMENDMENTS: DERIVED FROM REDWOOD OR FIR BARK, WITH SEVERAL GRADIENT DEGREES OF BREAKDOWN, NON IONIC WETTING AGENT, STABILIZED WITH NITROGEN (0.5%) AS FOLLOWS:
1. SALINITY: SATURATION EXTRACT CONDUCTIVITY (ECE) NOT TO EXCEED 1.75 AT 25 DEGREES CENTIGRADE.
2. ORGANIC CONTENT: MINIMUM 90% BY WEIGHT.
3. pH: 5.5 TO 6.0.
4. CONTAINING NO SLUDGE OR ANIMAL MANURE.
E. MINERALS:
1. SOIL SULFUR (S) SHALL BE ELEMENTAL SULFUR (99.5%) MINIMUM.
2. FERROUS SULFATE SHALL BE PELTED OR GRANULAR FORM CONTAINING NOT LESS THAN 18% METALLIC IRON. MATERIAL SHALL CONFORM TO THE AGRICULTURAL CODE OF THE STATE OF CALIFORNIA.
3. AGRICULTURAL GYPSUM ($CaSO_4 \cdot 2H_2O$) SHALL BE COMMERCIALLY PROCESSED WITH MINIMUM 80% GRADE CONTAINING 14% MINIMUM COMBINED SULFUR.
4. LIME ($CaCO_3$) SHALL BE CALCIUM CARBONATES LIME.
F. SOIL PENETRANT: "SARVON" BRAND.
G. WATER:
1. SOURCE: IRRIGATION SYSTEM P.O.C.

PART 3 - EXECUTION

3.1 INSPECTION
A. EXAMINE GRADE TO RECEIVE SOIL PREPARATION TO ASSURE WORK OF OTHER TRADES HAS BEEN COMPLETED.
B. VERIFY GRADE WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING SOIL PERPETRATION.
C. NO SOIL PREPARATION SHALL BE PERFORMED UNTIL ALL STRUCTURES AND WALLS AND CONSTRUCTION ITEMS (INCLUDING MAINS AND DRAINAGE LINES) HAVE BEEN INSTALLED.
D. THE SITE SHALL BE FREE OF WEEDS, TRASH AND DELETERIOUS MATERIALS PRIOR TO SOIL PREPARATION.
E. VERIFY THAT PLANTS TO REMAIN HAVE BEEN UNDISTURBED.
F. DO NOT PROCEED WITH SOIL PREPARATION UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.2 SOILS TEST RESULTS
PROVIDE TEST RESULTS TO LANDSCAPE ARCHITECT AND MUNICIPALITY/ LOCAL AGENCY INSPECTOR. CONFIRM SOIL AMENDMENTS PRIOR TO APPLICATION AND BACKFILL.
(SEE PLANTING NOTES 9 & 12, SHEET)

3.3 PERFORMANCE
A. SUBSOIL:
1. SCARIFY SUBSOIL IN ALL AREAS (EXCEPT SLOPES 3:1 OR GREATER) TO BE PLANTED TO DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF AMENDMENTS AND TOPSOIL. THE SOIL SURFACE SHALL BE MADE LOOSE AND FRIABLE.
2. REMOVE ROCKS AND OTHER OBJECTS OVER 2 INCHES IN DIAMETER.
B. TOPSOIL:
(NOT APPLICABLE)
C. INCORPORATION OF SOIL AMENDMENTS.
1. PLACE ADDITIVES UNIFORMLY IN ACCORDANCE WITH SPECIFICATION AND SOIL TEST RESULTS, INCORPORATE TO DEPTH OF PLACEMENT OF AMENDMENTS AND TOPSOIL. THE SOIL SURFACE SHALL BE MADE LOOSE AND FRIABLE.
2. RAKE, DRAG, ROLL AND SMOOTH THE SURFACE UNTIL FREE OF HOLLOWS AND RIDGES AND IT CONFORMS TO ESTABLISHED GRADE PLUS OR MINIMUM 1 INCH IN 10 FEET.
3. APPLY PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURE'S AND AGENCY REQUIREMENTS.
D. FINISH GRADE:
1. UPON COMPLETION OF ROTOTILLING AND TOPSOIL PLACEMENT, ALL AREAS SHALL BE
WATERED TO SETTLE SOIL.
2. WHEN THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO PREVIOUSLY ESTABLISHED GRADES.
3. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORMLY LEVEL OR SLOPING BETWEEN GIVEN ELEVATIONS. FINISH GRADE SHALL BE SMOOTH, EVEN, UNIFORM PLANES WITHOUT ABRUPT CHANGE OF ELEVATION.
4. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING TO ALLOW FOR A NATURAL RUN OFF OF WATER, AND SURFACE WATER SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE NATURAL RUN OFF OF WATER.
5. LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY, MAINTAIN 2% MINIMUM SLOPE.
6. FINISH GRADE OF ALL PLANTING AREAS SHALL BE BROUGHT FLUSH WITH CURBS AND PAVING TO ASSURE POSITIVE DRAINAGE OVER THE SURFACE.
7. MAKE MINOR ADJUSTMENTS TO FINISH GRADE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

3.4 CLEANUP
A. IMMEDIATELY CLEAN UP SPILLS, SOIL, CONDITIONERS ON PAVED AND FINISHED SURFACE AREAS.
B. REMOVE DEBRIS AND EXCESS MATERIALS FROM PROJECT SITE.

PLANTING TREES, SHRUBS AND GROUND COVER

PART 1 - GENERAL

1.1 DESCRIPTION
A. WORK INCLUDED: PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE WORK ON DRAWINGS, COMPLETE IN PLACE AND APPROVED, INCLUDING BY NOT NECESSARILY LIMITED TO:
1. PURCHASE OF PLANTS
2. ALL PLANTING, INCLUDING GROUND COVER
3. INSPECTION AND CERTIFICATION

1.2 QUALITY ASSURANCE
PERFORM IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES UNDER CONTINUOUS SUPERVISION OF COMPETENT FOREMAN, CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.

1.3 EXISTING SITE CONDITIONS
A. PRIOR TO EXCAVATION OR PLACING OF STAKES, LOCATE ALL ELECTRIC CABLES, CONDUITS, SPRINKLER VALVES, UTILITY LINES SO THAT PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS. IN EVENT OF CONFLICT BETWEEN SUCH LINES AND PLANT LOCATIONS, NOTIFY LANDSCAPE ARCHITECT. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON CONTRACTOR THE RESPONSIBILITY FOR MAKING ANY AND ALL REPAIRS FOR DAMAGE RESULTING FROM WORK HEREUNDER.
B. VERIFICATION OF DIMENSIONS: ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING, CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN DRAWINGS, SPECIFICATION AND ACTUAL CONDITIONS. PERFORM NO WORK IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY LANDSCAPE ARCHITECT.

1.4 SCHEDULING / SEQUENCING
A. AFTER SOIL HAS BEEN PREPARED PER SOIL PREPARATION SPEC., IRRIGATION SYSTEM IS INSTALLED AND CONDITIONS ARE FAVORABLE TO PLANT, REQUEST APPROVAL TO PLANT.
B. IRRIGATION AND PLANTING MAY BY DONE CONCURRENTLY, HOWEVER, PLANTING WORK MAY NOT START IN ANY SECTION PRIOR TO INSPECTION AND APPROVAL OF IRRIGATION WORK.

1.5 SUBSTITUTIONS
NO SUBSTITUTIONS FROM SPECIFIED PLANT MATERIALS WILL BE PERMITTED UNLESS SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT AND MUNICIPALITY/ LOCAL AGENCY INSPECTOR, AND SUBSTITUTIONS ARE MADE AT NO ADDITIONAL CHARGE TO OWNER. IF ACCEPTED SUBSTITUTES ARE OF LESS VALVE THAN THOSE INDICATED OR SPECIFIED, CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH PROVISIONS OF CONTRACT.

1.6 SUBMITTALS
A. FURNISH SOURCE OF MATERIALS IF REQUESTED BY OWNER OR LANDSCAPE ARCHITECT
B. IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL STATING SOURCE, QUANTITY, TYPE OF MATERIAL, AND THAT MATERIAL CONFORMS TO SPECIFICATION. SUBMIT CERTIFICATES PRIOR TO START OF MAINTENANCE PERIOD.

1.7 GUARANTEE AND REPLACEMENT
ALL PLANTS SHALL BE GUARANTEED FOR PERIOD SPECIFIED IN PLANTING NOTES. ANY PLANT NOT GROWING PROPERLY DURING THIS PERIOD SHALL BE REPLACED WITHIN SEVEN (7) DAYS OF WRITTEN NOTICE. GUARANTEE MAY BE EXTENDED IN CASES IF PLANTS ARE SLOW TO ESTABLISH. IF CONTRACTOR FAILS TO MAKE REPLACEMENTS WITHIN TIME LIMIT, OWNER MAY REPLACE THEM AT CONTRACTOR'S EXPENSE.

PART 2 - PRODUCTS

2.1 PLANT QUANTITIES AND TYPES
FURNISH PLANT MATERIALS IN QUANTITIES AND SPACING SHOWN, OR NOTED FOR EACH LOCATION, OF SPECIES, KIND, SIZE, ETC. AS SYMBOLIZED AND DESCRIBED IN PLANT LEGEND.

2.2 PLANT MATERIAL STANDARDS.
A. NOMENCLATURE: PLANT NAMES LISTED IN PLANT LEGEND CONFORM TO "STANDARD PLANT NAMES" ESTABLISHED BY AMERICAN COMMITTEE ON HORTICULTURAL NOMENCLATURE, FOR NAMES NOT COVERED THEREIN FOLLOW LOCAL NURSERY CUSTOM. CALIFORNIA NATIVE PLANT SPECIES PER 'JEPSON MANUAL'.
B. CONDITION: SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE OF DISEASE, INSECT PESTS OR EGGS, HAVING HEALTHY, NORMAL ROOT SYSTEMS, WELL FITTING CONTAINERS BUT NOT TO POINT OF BEING ROOT BOUND. DO NOT PRUNE PRIOR TO DELIVERY. IN NO CASE SHALL TREES BE TOPPED BEFORE DELIVERY.
C. DIMENSIONS: MEASURE HEIGHT AND SPREAD OF PLANT MATERIAL WITH BRANCHES IN NORMAL POSITION. MEASURE TREE CALIPER 2'-0" ABOVE GRADE. PROVIDE ALL PLANTS AT MINIMUM DIMENSIONS INDICATED ON PLANS, WHERE CALIPER OR OTHER DIMENSIONS OF ANY PLANT MATERIALS ARE OMITTED FROM PLANT LEGEND, IT SHALL BE AVERAGE STOCK FOR TYPE LISTED.
D. INSPECTIONS: ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL BEFORE PLANTING. ALL PLANTS SUPPLIES TO PROJECT (WHETHER PLANTED OR NOT) ARE SUBJECT TO REJECTION.
E. PLANT LIST: AS INDICATED ON PLANTING PLAN
F. SIZES OF PLANTS: PER PLANT LEGEND. CONTAINER STOCK (), 5, AND 15 GALLON) SHALE HAVE BEEN GROWN IN CONTAINERS FOR TIME SUFFICIENT TO DEVELOP ROOT GROWTH SUFFICIENT TO HOLD SOIL BALL TOGETHER TO SIDE AND BOTTOM OF CONTAINER IN WHICH IT WAS DELIVERED.
G. PLANTS NOT APPROVED: REMOVE FROM SITE IMMEDIATELY AND REPLACE WITH SUITABLE PLANTS. LANDSCAPE ARCHITECT MAY REJECT ENTIRE LOT OF PLANTS REPRESENTED BY DEFECTIVE SAMPLES.

2.3 SOIL CONDITIONS - SEE SECTIONS ON GRADING, DRAINAGE AND SOIL PREPARATION STANDARDS.

PART 3 - EXECUTION

3.1 PLANTING - GENERAL
A. RELATIVE POSITION OF ALL TREES AND PLANTS IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND SHALL, IF NECESSARY, BE RELOCATED AS DIRECTED AS PART OF CONTRACT.
B. PLANT PITS SHALL BE MINIMUM WIDTH 2X LARGER THAN ROOT BALL. IF WATER WILL NOT DRAIN FROM HOLE OVER NIGHT, TAKE CAUTION NOT TO OVER WATER PLANTS.
C. SET SO THAT, WHEN SETTLED, PLANTS ARE 1 IN. HIGHER THAN FINISH GRADE THAN THEY BORE TO CONTAINER. PLANT IN CENTER OF PIT, BACK FILL WITH MIX PER PLANTING NOTES. NO SOIL IN MUDDY CONDITION SHALL BE USED ON BACKFILLING. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. ALL BROKEN OR FRAYED ROOTS SHALL BE PROPERLY CUT.
D. DO NOT ALLOW PLANTS TO DRY BEFORE OR WHILE PLANTING. KEEP EXPOSED RTS MOIST BY MEANS OF WET SANDUST, PEAT MOSS, OR BURLAP AT ALL TIMES DURING PLANTING. DO NOT EXPOSE TO AIR WHILE BEING PLACED IN GROUND. WILTED PLANTS, IN PLACE OR NOT, WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
E. LANDSCAPE ARCHITECT SHALL MAKE PERIODIC INSPECTIONS DURING PLANTING. PLANTS NOT PROPERLY HANDLED, SPOTTED OR PLANTED SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
F. IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED ALTERNATIVE LOCATIONS WILL BE SELECTED BY LANDSCAPE ARCHITECT. LOCATION OPERATION WILL BE DONE AT NO EXTRA COST TO OWNER.

3.2 PLANTING OF TREES
A. SPECIMEN TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT WITHIN 30 DAYS OF THE AWARD OF CONTRACT OR 48 HOURS BEFORE DELIVERY, WHICHEVER COMES FIRST. SPECIMEN TREES DELIVERED THAT ARE DAMAGED OR CHANGED FROM THE WRITTEN APPROVAL ARE SUBJECT TO REJECTION.
B. NO TREES 15 GALLONS AND OVER SHALL BE PLANTED IN A HOLE THAT WILL NOT NATURALLY DRAIN IN 24 HOURS AFTER BEING FILLED WITH WATER. CONDUCT TEST TO MAKE THIS DETERMINATION, AND NOTIFY LANDSCAPE ARCHITECT OF RESULT PRIOR TO PLANTING.
C. PLANT ALL SPECIMENS OCCURRING IN SODDED OR GROUND COVER AREAS BEFORE FINAL PREPARATION OF THOSE AREAS.

3.3 PLANTING SHRUBS AND GROUND COVER
A. REMOVE ALL VINES FROM STAKES, UNTIE, AND SECURELY FASTEN IN AN APPROVED MANNER TO WALL, FENCE, OR OTHER SURFACE NEAR TO WHICH THEY ARE PLANTED
B. SET IN CENTER OF PIT, IN VERTICAL POSITION, SO THAT AFTER ALLOWING FOR WATERING AND SETTLING, CROWN OF ROOT BALL IS 1 IN. ABOVE SURROUNDING FINISH GRADE TO PREVENT WATER ACCUMULATION.

3.4 INSTALLATION OF GROUND COVER
A. PLANT GROUND COVER IN AREAS DESIGNATED ON PLANS.
B. KEEP GROUND COVER STORED ON THE SITE MOIST AND FREE OF INSECTS AND WEEDS.
C. DO NOT PLANT GROUND COVER UNTIL INSPECTED BY LANDSCAPE ARCHITECT.
D. PLANT FLATTED GROUND COVER WITH FLAT SOIL INTACT WITH ROOTS.

3.5 FERTILIZER
INSTALL CHIP TYPE FERTILIZER TABLETS PER THE PLANTING NOTES.

3.6 WATER BASINS
PREPARE RAISED WATER BASIN AS WIDE AS PLANT BALL AT EACH PLANT. WATER THOROUGHLY, BACK FILLING ANY VOIDS WITH ADDITIONAL PREPARED PLANTING MIX. DO NOT BASIN FLAT SIZED PLANTS. REMOVE ALL BASINS PRIOR TO PLANTING OF LAWN AND GROUNDCOVER.

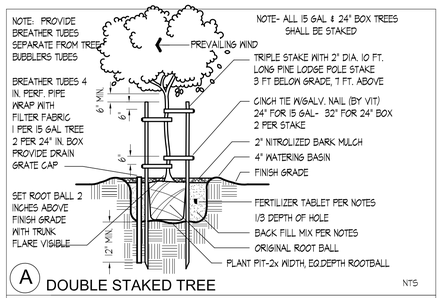
3.7 WATERING
A. APPLY WATER, IMMEDIATELY AFTER PLANTING, TO EACH TREE, SHRUB, VINE AND GROUND COVER AREA BY HOSE. APPLY WATER IN A MODERATE STREAM IN PLANTING HOLES UNTIL THE MATERIAL ABOUT THE ROOTS IS MOIST FROM BOTTOM OF HOLE TO TOP OF THE GROUND.
B. FOLLOWING THE PLANTING OF GROUND COVER PLANTS, IMMEDIATELY AND THOROUGHLY WATER EACH PLANT.
C. WATER PLANTS NOT EFFICIENTLY WATERED WITH EXISTING IRRIGATION SYSTEM WITH HOSE.
D. APPLY WATER IN SUFFICIENT QUANTITIES, AS OFTEN AS SEASONAL CONDITIONS REQUIRE TO KEEP THE GROUND MOIST AT ALL TIMES TO THE DEPTH OF THE ROOT SYSTEM OF GRASS AND PLANTS.

3.8 PROTECTION
CAREFULLY AND CONTINUOUSLY PROTECT AREAS INCLUDED IN CONTRACT, INCLUDING PLANT MATERIALS, FENCE SUPPORTS, ETC., UNTIL FINAL ACCEPTANCE.

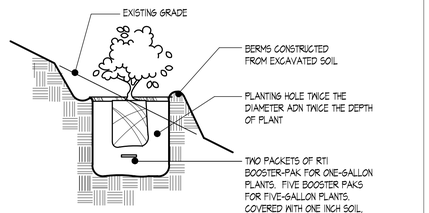
3.9 CLEAN UP
UPON COMPLETION OF WORK, REMOVE RUBBISH, TRASH, AND DEBRIS RESULTING FROM OPERATION. REMOVE EQUIPMENT AND IMPLEMENTS OF SERVICE AND LEAVE ENTIRE AREA INVOLVED IN A NEAT, ACCEPTABLE CONDITION SUCH AS TO MEET APPROVAL OF LANDSCAPE ARCHITECT.

3.10 MAINTENANCE
A. MAINTAIN ALL PLANTING AREAS IN VIGOROUS, THRIVING CONDITION BY WATERING, CULTIVATING, SPRAYING, WASHING OFF WALKS, AND ANY OTHER NECESSARY OPERATIONS DURING THE ENTIRE PERIOD OF INSTALLATION AND ESTABLISHMENT MAINTENANCE UNTIL FINAL ACCEPTANCE.
B. CALENDAR: MAINTENANCE PERIOD SHALL BE CALCULATED FROM INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
C. IMPROPER MAINTENANCE WHICH MAY CAUSE THE POOR CONDITION OF PLANTED MATERIAL AT TERMINATION OF SCHEDULED CONTRACT PERIOD WILL CAUSE POSTPONEMENT OF FINAL ACCEPTANCE OF WORK. CONTINUE MAINTENANCE OF SUCH AREAS AT NO ADDITIONAL COST TO OWNER UNTIL WORK IS ACCEPTED.
D. KEEP ALL AREAS FREE OF DEBRIS, WEEDED AND CULTIVATED AT INTERVALS OF NOT GREATER THAN TEN (10) DAYS AFTER INITIAL ACCEPTANCE OF ANY AREA.
E. MAINTAIN ADEQUATE PROTECTION OF ALL AREAS. DAMAGED AREAS SHALL BE REPAIRED IMMEDIATELY.
F. POST FERTILIZE ALL AREAS AFTER THIRTY (30) DAYS AND EACH SIXTY (60) DAYS THEREAFTER OF MAINTENANCE
G. REMOVE ALL WEEDS BY HAND, AFTER WATERING, AT THIRTY (30) DAYS AFTER INITIAL ACCEPTANCE. APPLICATION OF OF DYMID OR TREFLAN OR APPROVED PRE EMERSENCE WEED CONTROL SHALL BE MADE WHEN, IN LANDSCAPE ARCHITECT'S OPINION, PROJECT IS INFESTED WITH WEED SEED AND FURTHER WEEDING WILL BECOME AN UNNECESSARY BURDEN TO OWNER.
H. CALL FOR INSPECTION AFTER EACH THIRTY (30) DAYS OF MAINTENANCE.
I. MAINTENANCE SHALL CONTINUE FOR PERIOD SPECIFIED IN PLANTING NOTES.

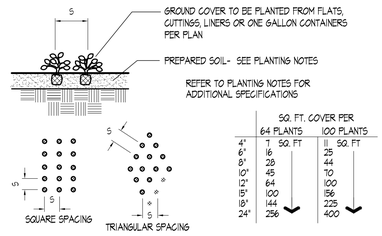
END OF SECTION



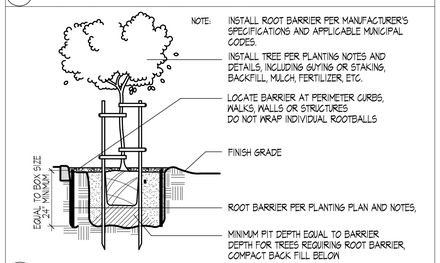
A DOUBLE STAKED TREE NTS



B SLOPE CONTAINER PLANTING



C GROUND COVER PLANTING NTS



D TREE ROOT BARRIER NTS

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE
DETAILS AND SPECIFICATIONS

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
FOR CITY APPROVAL
APPROVED:
FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

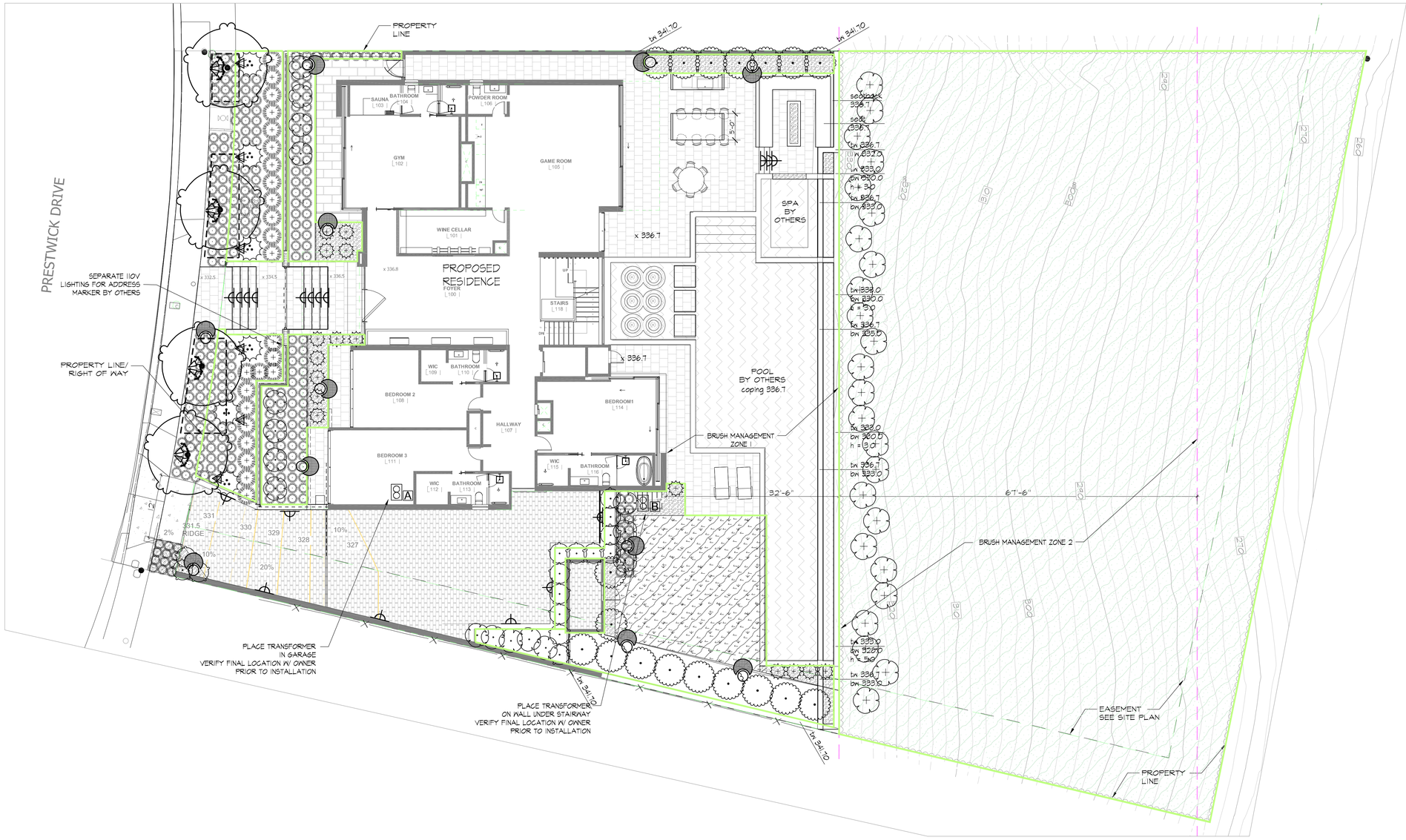
CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com
STEVEN M. AHLES CA # 2578 REGISTERED LANDSCAPE ARCHITECT
RENEWAL DATE 9-30-25
STATE OF CALIFORNIA
ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

PLANTING DETAILS & SPECIFICATIONS

SHEET NO.
P-4



NORTH

0 10 20 FT.

SCALE: 1" = 10'-0"

LANDSCAPE LIGHTING PLAN

SEE SHEET LL-2 FOR LEGEND, NOTES, & LIGHTING FIXTURE IMAGES

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

STEVEN M. AHLES CA # 2508 — REGISTERED LANDSCAPE ARCHITECT — RENEWAL DATE 8-31-25 — STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24

ALA PROJECT NO. 2305

PRIVATE CONTRACT

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8283 PRESWICK DRIVE

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LANDSCAPE LIGHTING PLAN

The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

FOR CITY APPROVAL

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SHEET NO.

LL-1

LIGHTING LEGEND

SYMBOL	MANUFACTURER	MODEL	USE	LAMP	WATTS USED	WATTS EQUIVALENT	LUMENS	QUANTITY	TOTAL WATTS	TOTAL LUMENS
12 VOLT LIGHTS										
	FX LUMINARE	M-PJ - 3 LED - FB (BLACK)	PATH LIGHT	LED 20 W	4.2	16.8	151	11	39.7	1661
	FX LUMINARE	DE-3LED-TB MOUNT	DOWN LIGHT	LED	5.0	20	55	10	40	550
	FX LUMINARE	KG-3 LED-BS (BRASS)	ACCENT LIGHT SET ON GRADE	LED	4.2	16.8	128	6	16.8	768
	FX LUMINARE	MS-ZD-1LED-BS (BRASS)	WALL LIGHT	LED	2	8	52	18	24	936
TOTAL LUMENS, LANDSCAPE LIGHTING									478	3915
TOTAL EXTERIOR LIGHTING									598	3915

8 110 V. SERVICE

TRANSFORMER SCHEDULE

SYMBOL	MANUFACTURER/ MODEL	AREA ILLUMINATED	SWITCH CODE
A	F/X LUMINARE/ LX-150-SS-LXPGKIT	ENTRY DRIVEWAY/ MOTOR COURT/ FRONT YARD	PHOTO CELL
B	F/X LUMINARE/ LX-150-SS-LXPGKIT	SIDE YARD/ REAR YARD	PHOTO CELL

M-PJ

DE

LEDS: 1, 3, 6, 9
FINISHES: 9 OPTIONS
MATERIAL: ALUMINUM
DIAMETER: 3" / 7.62 CM
HEIGHT: 9.7" / 24.6 CM

KG

MS

110 V LIGHTS

	110V LIGHT	PROVIDE/ CONNECT TO 110V SERVICE								
		HINKELY ROOK TO MATCH HOUSE	PILASTER CARRIAGE							
			PER THIS PLAN	A19	60	60	500	3	120	1500
			PER BUILDING PLAN	A19	60	60	500	33	-	16,500

LANDSCAPE LIGHTING LEGEND, NOTES, FIXTURES

LIGHTING NOTES

GENERAL LIGHTING NOTES:

1. ALL LIGHTS TO BE DIRECTED AT ADJACENT LANDSCAPE PATH, TREE OR FEATURE. NO GENERAL OR AREA LIGHTING.
2. NO LIGHTING OF OUTDOOR RECREATIONAL AREAS IS TO BE PROVIDED
3. ALL TRANSFORMERS MOUNTED BEHIND WALLS WHERE NOT IN VIEW
4. LOCATE LIGHT FIXTURES IN LANDSCAPE AREA APPROXIMATELY 18 INCHES FROM PAVING OR STEPPERS.
5. PROVIDE DIRECT BURIAL WIRE BETWEEN FIXTURES.
6. PROVIDE 18 IN. COIL OF CABLE BENEATH EACH STAKE MOUNTED FIXTURE TO ALLOW FOR LOCATION ADJUSTMENTS.
7. PROVIDE WATERPROOF CONNECTIONS FOR ALL CABLE SPLICES.

ADDITIONAL ITEMS

- ADDITIONAL SECURITY LIGHTING TO BE PROVIDED- SEE ARCHITECTUAL PLANS
- OUTDOOR SPEAKER SYSTEM TO BE PROVIDED

LOW VOLTAGE LANDSCAPE LIGHTING INSTALLATION NOTES

SCOPE OF WORK:

THE SUPPLY AND INSTALLATION OF A 12 VOLT LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED ON LIGHTING LEGEND AS WELL AS THE INSTALLATION OF LOW VOLTAGE TRANSFORMERS AND DIRECT BURIAL CABLE NECESSARY TO COMPLETE LAYOUT AS SHOWN. THIS LIGHTING PLAN IS DIAGRAMMATIC AND IS INTENDED TO SHOW GENERAL FIXTURE LOCATIONS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR NECESSARY LINE (120V) AND LOW VOLTAGE (12V) WORK TO COMPLETE THE LIGHTING DESIGN AS SHOWN.

STANDARDS

ALL WORK PERFORMED IS TO COMPLY WITH THE UNIFORM BUILDING CODE, CALIFORNIA ELECTRICAL CODE TITLE 8, AND ALL LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL POSSESS ALL NECESSARY LICENSES TO COMPLETE DESCRIBED WORK AND SHALL CARRY GENERAL LIABILITY AND WORKMEN'S COMPENSATION INSURANCE. CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS

INSTALLATION:

CONTRACTOR IS TO VERIFY SITE MEASUREMENTS, GRADES, EXISTING CHASE LINE SLEEVES, EXISTING PLANT LOCATIONS AND EXISTING UTILITIES, EQUIPMENT AND SWITCHING CONTROLS. CONTRACTOR IS TO PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES TO COMPLETE INSTALLATION AS SPECIFIED.

1. DIRECT BURIAL CABLE: CABLING SHOWN ON PLAN IS FOR FIXTURE GROUPING ONLY. CABLE TO BE CIRCUITED AND SIZED TO PROVIDE A MINIMUM OF 10.5 VOLTS AND A MAXIMUM OF 11.5 VOLTS TO ALL LIGHTING FIXTURES. REFER TO FX LUMINAIRE'S "CIRCUITING GUIDELINES" INCLUDED WITH THE TRANSFORMER. MINIMUM UNDERGROUND LOW VOLTAGE CABLE SIZE IS 12 GAUGE MULTI-STRAND DIRECT BURIAL. INSTALL CABLE ALONG THE EDGE OF HARDSCAPE AND MOWSTRIPS WHENEVER POSSIBLE. MINIMUM CABLE DEPTH IS 8".
   PROVIDE 18" LOOPS AT ALL FIXTURE LOCATIONS FOR FINAL ADJUSTMENT. ALL WIRE JUNCTIONS SHALL BE WATERPROOFED WITH FX LUMINAIRE LITESPLICE CONNECTORS OR APPROVED EQUAL. ONLY FULLY ENCAPSULATED WATERPROOF CONNECTORS RATED FOR DIRECT BURIAL WILL BE ACCEPTED. BLACK-TAPED CONNECTIONS WILL BE REJECTED.

INSTALLATION (CONTINUED)

2. FIXTURE LOCATION: VERIFY EXACT LOCATION WITH LANDSCAPE ARCHITECT OR OWNER'S AGENT BEFORE COMMENCING INSTALLATION. ALL FIXTURES SHALL BE NEW, UNUSED CONDITION.

3. TRANSFORMERS TO BE INSTALLED INCONSPICUOUSLY USING PLANT MATERIAL OR SITE FEATURES TO OBSCURE A DIRECT VIEW OF THEIR LOCATIONS. AVOID LOCATIONS THAT ARE THAT ARE IN A DIRECT PATH OF IRRIGATION WATER. INSTALL TRANSFORMERS 12" OFF FINISH GRADE AND LEVEL. ALL WIRES LEADING TO OR FROM TRANSFORMER SHALL BE IN CONDUIT SLEEVE THAT IS FIRMLY AFFIXED TO MOUNTING SURFACE. ALL JUNCTION BOXES AND OTHER EQUIPMENT SHALL BE UL APPROVED FOR WET LOCATION. PAINT TRANSFORMERS AND ANY NECESSARY JUNCTION BOXES OR CONDUIT TO MATCH THE SURFACE ON WHICH THEY ARE MOUNTED, EXCEPTING STAINLESS STEEL APPURTENANCES. INSTALL TRANSFORMERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES. ALL EXPOSED METALS PARTS INCLUDING TRANSFORMERS SHALL BE PERMANENTLY GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

4. TRELLIS LIGHTING: VERIFY FINAL FIXTURE LOCATION PRIOR TO INSTALLATION. ALL WIRING SHALL BE CONCEALED FROM PRIMARY VIEW BY ROUTING OUT TRELLIS POSTS OR BY OTHER METHODS APPROVED BY LANDSCAPE ARCHITECT. ALL EQUIPMENT SHALL BE PAINTED IF NECESSARY AS SPECIFIED BY OWNER'S AGENT TO MATCH THE SURFACE ON WHICH IT IS MOUNTED.

5. TREE LIGHTING: VERIFY FINAL FIXTURE LOCATION PRIOR TO INSTALLATION. TREE CABLE SHALL BE 14-16 GAUGE BROWN OR BLACK LOW VOLTAGE TWO-CONDUCTOR. RUN 12 GAUGE CABLE ONLY IF 14 GAUGE WILL NOT PROVIDE FIXTURES WITH THE 10.5 VOLT MINIMUM. INSTALL CABLE ON THE SIDE OPPOSITE PRIMARY VIEW WITH NYLON G-CLIPS AND A SINGLE STAINLESS SCREW. DO NOT USE STAPLES, AS THE TREE WILL EXPAND, CUTTING INTO CABLE. LEAVE A SLIGHT SLACK IN TREE CABLE TO ALLOW FOR EXPANSION OF THE TREE. LIGHTLY SPRAY PAINT WIRE AND CONNECTION TO MATCH TREE COLOR.

6. TESTING AND ADJUSTMENT: CONTRACTOR IS TO COORDINATE A CONVENIENT TIME IN THE EVENING TO TEST AND AIM ALL EQUIPMENT TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.

7. GUARANTEE: UPON COMPLETION AND ACCEPTANCE OF THE DESCRIBED WORK, THE CONTRACTOR SHALL PROVIDE A GUARANTEE FOR ALL WORKMANSHIP AND EQUIPMENT FOR THE PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. ALL WARRANTY SERVICE WORK SHALL BE PERFORMED AT NO COST TO OWNER AND BE DONE ON SITE WHEN POSSIBLE.

8. AS BUILT: BEFORE FINAL PAYMENT IS RELEASED, CONTRACTOR WILL PROVIDE OWNER, AT A PREDETERMINED COST, WITH A COMPLETE AND REPRODUCIBLE DRAWING OF THE SYSTEM LAYOUT AS IT WAS ACTUALLY INSTALLED. THIS DRAWING SHOULD INCLUDE THE LOCATION OF UNDERGROUND CABLE, CHASE LINE SLEEVES, AND ALL FIXTURES AND EQUIPMENT.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

REGISTERED LANDSCAPE ARCHITECT
STEVEN M. AHLES
CA # 2508
RENEWAL DATE 31-01-25
STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

PRIVATE CONTRACT

WARNING
0 1/2 1
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8283 PRESWICK DRIVE
RESIDENCE
LANDSCAPE LIGHTING PLAN

The City of SAN DIEGO
FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT

APPROVED:
FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

SHEET NO.
LL-2

IRRIGATION NOTES

1. IRRIGATION PLANS- PIPING, VALVES, HEADS, ETC. ARE DRAWN DIAGRAMMATICALLY. CONTRACTOR SHALL ADJUST TO PROVIDE ADEQUATE COVERAGE AS REQUIRED DUE TO MINOR SITE DRAWING DISCREPANCIES.

2. IRRIGATION PLAN IS DIAGRAMMATIC. LOCATE ALL MAINLINES, EQUIPMENT AND APPURTENANCES WITHIN PROPERTY LINES AND OUTSIDE OF PUBLIC RIGHT OF WAY. LOCATE LATERALS WITHIN THE R.O.W. ONLY WHERE IRRIGATING THE R.O.W. LANDSCAPE. RED BRASS PIPE, MAINLINE, BACKFLOW PREVENTER MY BE LOCATED IN R.O.W.

3. CONTRACTOR SHALL GUARANTEE THE ENTIRE SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

4. CONTRACTOR SHALL VERIFY WATER PRESSURE AT P.O.C PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

5. CONTRACTOR'S POINT OF CONNECTION SHALL BE DOWNSTREAM OF WATER METER. PIPE BETWEEN METER AND BACKFLOW PREVENTER SHALL BE RED BRASS PIPE

6. ELECTRICAL P.O.C. SHALL BE SPLICE TO 110 V POWER PROVIDED BY OWNER ADJACENT TO CONTROLLER LOCATION.

7. PRESSURE MAINLINES SHALL BE INSTALLED EIGHTEEN (18") INCHES DEEP AND LATERALS TWELVE (12") INCHES DEEP.

8. CONTRACTOR SHALL INSTALL THRUST BLOCKS (1 CUBIC FOOT OF CONCRETE) AT EACH CHANGE IN DIRECTION OF PRESSURE MAINLINE.

9. PRESSURE TEST MAINLINE FOR 3 HOURS AT 150 P.S.I., HAVE INSPECTED AND APPROVED BY LAND. ARCHITECT, CITY INSPECTOR PRIOR TO BACKFILL.

10. LOCATE AUTOMATIC VALVES IN PLASTIC VALVE BOXES. PROVIDE ONE CUBIC FOOL OF PEA GRAVEL UNDER EACH VALVE. PROVIDE WATERPROOF VALVE IDENTIFICATION TAG ON EACH VALVE. 'BRAND' EACH LID BY MELTING STATION NUMBER ONTO EACH LID.

11. PROVIDE TWO EXTRA WIRES PLUS ONE EXTRA COMMON WIRE, CONTINUOUS FROM CONTROLLER TO FURTHEST VALVE IN EACH CLUSTER. PROVIDE WATERPROOF IDENTIFICATION TAG ON EXTRA WIRES.

12. PROVIDE BALL VALVE IN SEPARATE PLASTIC BOX TO SEPARATE VALVE CLUSTER FROM MAINLINE (WHETHER SHOWN ON THE PLANS OR NOT).

13. LOCATE VALVE BOXES, ETC. IN SHRUB PLANTING AREAS (NOT LAWN) WHERE POSSIBLE.

14. PLACE QUICK COUPLERS NEAR VALVES AND SEPARATE FROM MAINLINE WITH BALL VALVE (WHETHER SHOWN ON PLANS OR NOT).

15. OPEN

16. ALL HEADS WITHIN 10 FEET OF PEDESTRIAN USE AREAS AND 5 FT. OF VEHICULAR PAVING SHALL BE POP UPS

17. SPACE SPRAY HEADS OF SAME RADIUS UNIFORMLY ALONG LATERAL LINES. NOTE RELATIONSHIP TO PLANTINGS, PARTICULARLY IN LINEAR CONFIGURATIONS. COORDINATE WHERE PLANTING AND IRRIGATION HEAD SPACING CORRESPOND TO MAINTAIN UNIFORM SPACING BETWEEN PLANTS AND IRRIGATION.

18. PROVIDE MINIMUM 2 FT. SPRAY HEAD, 4 FT. LARGE RADIUS ROTOR, SEPARATION FROM CONTAINER PLANT UNLESS OTHERWISE INDICATED ON PLAN.

19. ADJUST HEADS TO PROVIDE EVEN COVERAGE AND AVOID THROWING WATER ON BUILDINGS, WALLS AND PAVEMENT. UTILIZE MATCHING SET VARIABLE ARC NOZZLES AS NECESSARY TO AVOID OVER SPRAY.

20. PROVIDE LINE SIZE CHECK VALVE PER PLAN AND AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.

21. FLUSH ALL PIPE PRIOR TO INSTALLING HEADS.

22. SHRUB RISERS TO BE GRAY SCH. 80 P.V.C., (NO WHITE PVC) SHRUB RISERS TO BE 18 IN. ABOVE FINISH GRADE, BUBBLERS 6 IN. UNLESS INDICATED BY DETAIL BELOW GRADE IN WATERING TUBE.

23. OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT, CITY AND WATER DISTRICT INSPECTORS AT LEAST 72 HOURS IN ADVANCE OF INSPECTION.

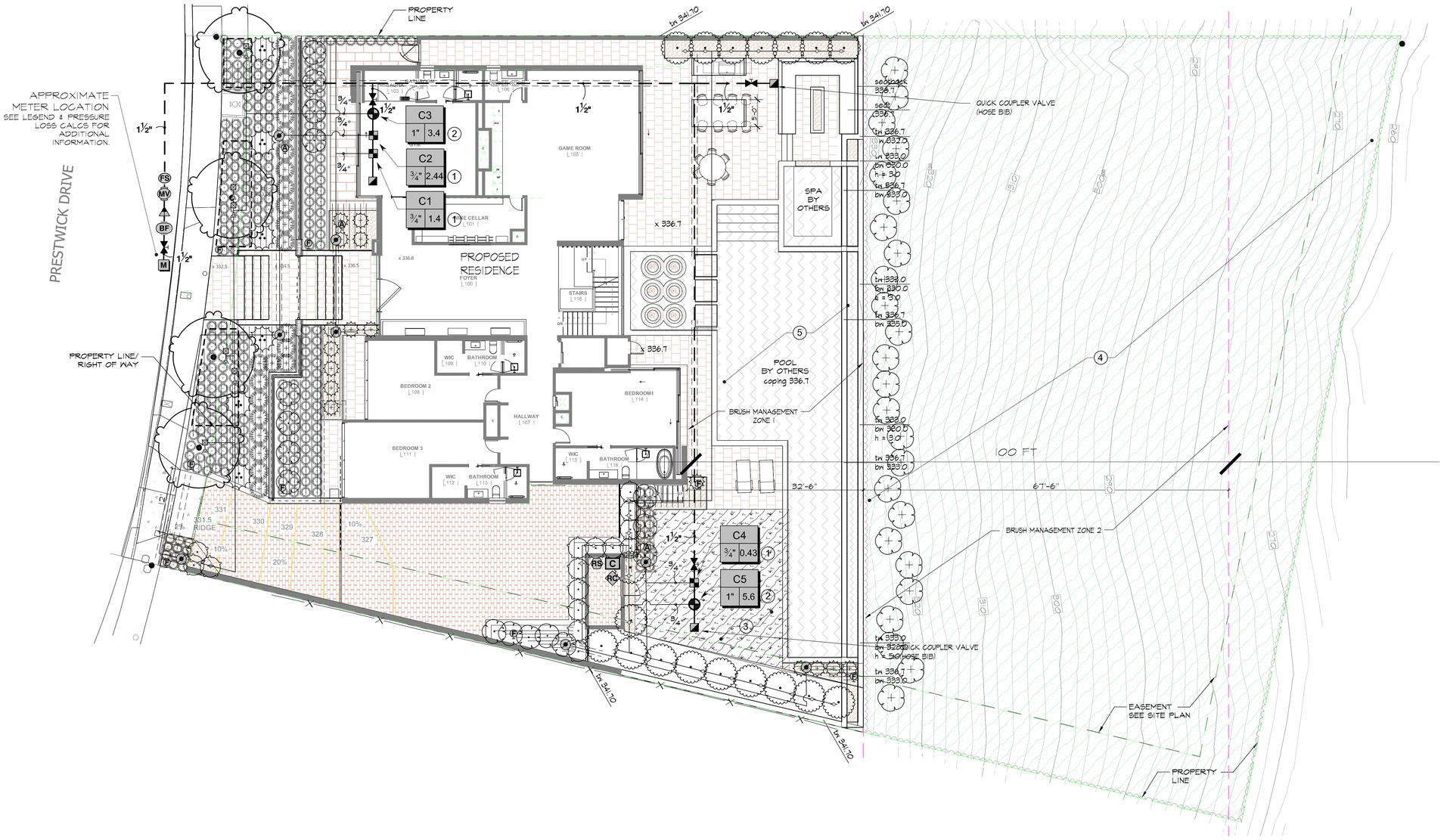
24. PROVIDE WATERPROOF COLOR- CODED CONTROLLER CHART IN CONTROLLER CABINET. REDUCE AS NECESSARY TO FIT, AND BE LEGIBLE. PROVIDE ADDITIONAL COPY WITH IRRIGATION RECORD DRAWING AND MANUAL SUBMITTAL.

25. PROGRAM CONTROLLER AND PROVIDE RECORD DRAWING AND WRITTEN SCHEDULE TO LANDSCAPE ARCHITECT (SEE SPECIFICATIONS).

26. ADJUST CONTROLLER PROGRAMS TO WATER AT A MORE CONSERVATIVE RATE AT 30 AND AGAIN AT 90 DAYS AFTER COMPLETION OF PLANTING.

27. OWNER SHALL AGAIN ADJUST WATERING RATE DOWN ONE YEAR FROM COMPLETION DATE.

28. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF NINETY (90) DAYS OR UNTIL FINAL PLANTING ACCEPTANCE (WHICHEVER IS GREATER) AND OPERATE AS REQUIRED.



HYDROZONE KEY

HYDROZONE #	VALVES	PLANTING DESCRIPTION	HYDROZONE CATEGORY	HYDROZONE PLANT FACTOR	HYDROZONE S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY
1	C1, C2, C4	SHRUBS & GC	LOW WATER USE	.2	1,570	DRIP/ BUBBLER	.81
2	C3, C5	TREES & SHRUBS	MOD WATER USE	.4	549	DRIP/ BUBBLER	.81
3	N/A	ARTIFICIAL TURF	HIGH WATER USE	.2	712	N/A	.81
4	N/A	EXISTING NATIVE UNDISTURBED LANDSCAPE AREA	LOW WATER USE	.2	11,721	N/A	.81
5	N/A	POOL/ SPA	LOW WATER USE	.8	1,824	N/A	.81

HYDROZONE NUMBER SEE KEY

SEE SHEET LI-2 FOR WATER USE CALCULATIONS

NORTH

0 10 20 FT.

SCALE: 1" = 10'-0"

IRRIGATION/ HYDROZONE PLAN

SEE SHEET LI-2 FOR IRRIGATION LEGEND, PRESSURE LOSS CALCS, & WATER USE CALCULATIONS

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

PLANS PREPARED BY:
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STEVEN M. AHLES CA # 2538 RENEWAL DATE 8-31-25 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

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8283 PRESWICK DRIVE

RESIDENCE

LANDSCAPE IRRIGATION PLAN

The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

FOR CITY APPROVAL

APPROVED:

FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED

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SHEET NO.

LI-1

IRRIGATION SCHEDULE

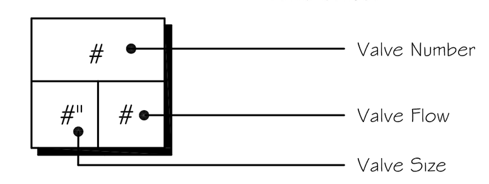
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	HUNTER PCB ON 3" FIXED RISER 25	7	360	30	0.25	3'
	HUNTER RZWS-18-CV 25	7	360	40	0.25	3'
	RAIN BIRD 1812-SAM-5 SERIES STREAM W/ PCS 5CST-20	32	180	30	0.2	1'x10'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	3
	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM BELOW GRADE PVC TO DRIP TUBING.	8
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	8
A	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6.0" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	3
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-24 (24) XFS SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6GPH EMITTERS AT 24.0" O.C. DRIPLINE LATERALS SPACED AT 24.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	1,583 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD DVF STANDARD CONFIGURATION, ELECTRIC REMOTE CONTROL VALVE. PLASTIC RESIDENTIAL IN 1". WITH FLOW CONTROL.	2
	RAIN BIRD 7 1-1/2" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, METAL COVER, AND 1-PIECE BODY.	3
	MATCO-NORCA 770S PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".	4
MV	RAIN BIRD PESB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
	PRESSURE REDUCING VALVE ZURN-WILKINS MODEL 70 XL SIZE PER MANUFACTURER RECOMMENDATIONS PRESSURE DOWNSTREAM REQUIRED IS 46.9 PSI	1
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	HUNTER PC-400 WITH (01) PCM-300 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 7-STATION EXPANDED MODULE CONTROLLER, 120 VAC, OUTDOOR MODEL	1
RC	HUNTER ROAM-KIT TRANSMITTER, AND RECEIVER. ROAM REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO 1000 FEET. RESIDENTIAL/LIGHT COMMERCIAL USE. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS. SMARTPORT WIRING HARNESS INCLUDED.	1
RS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
RS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
RS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
M	WATER METER 1" EXISTING POTABLE HOUSE WATER METER. CONTRACTOR SHALL VERIFY METER SIZE & WATER PRESSURE PRIOR TO STARTING WORK. SET PRESSURE REGULATOR TO 70 PSI.	1

SYMBOL	DESCRIPTION	QTY
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	647.4 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	275.3 L.F.
	PIPE SLEEVE: PVC SCHEDULE 80 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	215.2 L.F.

Valve Callout



CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information:
Existing potable house water meter. Contractor shall verify meter size & water pressure prior to starting work. Set pressure regulator to 70 psi.

FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM

PRESSURE AVAILABLE	
Static Pressure at POC:	70 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	67 PSI

DESIGN ANALYSIS	
Maximum Station Flow:	6.2 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	31.3 GPM

Critical Station:	C3
Design Pressure:	40 PSI
Friction Loss:	0.15 PSI
Fittings Loss:	0.02 PSI
Elevation Loss:	1.73 PSI
Loss through Valve:	3.53 PSI
Pressure Req. at Critical Station:	45.4 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.02 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11 PSI
Loss for Master Valve:	1.45 PSI
Loss for Water Meter:	0.2 PSI
Critical Station Pressure at POC:	58.1 PSI
Pressure Available:	67 PSI
Residual Pressure Available:	8.9 PSI

HYDROZONE KEY

HYDROZONE #	VALVES	PLANTING DESCRIPTION	HYDROZONE CATEGORY	HYDROZONE PLANT FACTOR	HYDROZONE S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY
1	C1, C2, C4	SHRUBS & GC	LOW WATER USE	.2	1,570	DRIP/ BUBBLER	.81
2	C3, C5	TREES & SHRUBS	MOD WATER USE	.4	549	DRIP/ BUBBLER	.81
3	N/A	ARTIFICIAL TURF	HIGH WATER USE	.2	712	N/A	.81
4	N/A	EXISTING NATIVE UNDISTURBED LANDSCAPE AREA	LOW WATER USE	.2	11,721	N/A	.81
5	N/A	POOL/ SPA	LOW WATER USE	.8	1,824	N/A	.81

HYDROZONE NUMBER SEE KEY (X) (X)

IRRIGATION LEGEND, PRESSURE LOSS CALCS, WATER USE CALCULATIONS

CITY OF SAN DIEGO WATER BUDGET CALCULATIONS:

WATER BUDGET LANDSCAPE WORKSHEET

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: PRESTWICK RESIDENCE LLC **Project #:**
Project Address: 8283 PRESTWICK DR. SAN DIEGO CA 92037
Individual/Business Completing the Worksheet STEVE AHLES/AHLES LAND.
Phone Number 858-756-8963

I. DEFINITIONS:

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period (Evapotranspiration data may be found at www.cimis.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

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Legend for MAWA Water Budget Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year); see Table 6 or ETo Map
0.62	Conversion factor to gallons
ETAF 0.55 for residential landscape areas; 0.45 for non-residential landscape areas	Evapotranspiration Adjustment Factor
LA	Landscape Area (square feet)
1- ETAF 0.45 for residential landscape areas; 0.55 for non-residential landscape areas	Additional Evapotranspiration Adjustment Factor for Special Landscape Areas and Reclaimed Water
SLA	Special Landscape Area (square feet)

In the calculation below provide the values for the water budget calculation used for the proposed project. The ETo for the calculation may be based on the precise location of the project using the ETo Map or based on the ETo for the Community Planning Area in Table 6 of the Landscape Standards each of which follows.

MAWA Water Budget calculation = $(ET_0)(0.62)\ [(ETAF)(LA) + (1\text{-}ETAF)(SLA)]$ = gallons per year

ETO=40.0 (LA JOLLA)

MAWA = 40.0 (.62) ((.55)(16,376)+(1-.55)(0))
MAWA = (24.8)((9,006.8)+0))
MAWA = 223,369 GAL/YR

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Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area[2]–(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1	C1,C2,C4	.2	1,570	DRIP/BUBB.	.81	9.6%
1	1	C3,C5	.4	549	DRIP/BUBB.	.81	3.4%
1	1	N/A	.2	712	N/A	.81	4.3%
1	1	N/A	.2	11,721	N/A	.81	71.6%
1	1	N/A	.8	1,824	N/A	.81	11.1%
						Total	100%

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Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. **The total ETWU cannot exceed the total Water Budget-MAWA.**

Controller No.	ETWU $[(ETo)(0.62)][(\frac{PF \times HA}{IE}) + SLA]$	Result in Gallons per Year
1	((40.0)(.62)) ((.2 x 1,570 /.81)+ 0))	9,613.8
1	((40.0)(.62)) ((.4 x 549 /.81)+ 0))	6,723.6
1	((40.0)(.62)) ((.2 x 712 /.81)+ 0))	4,359.9
1	((40.0)(.62)) ((.2 x 11,721 /.81)+ 0))	71,773.0
1	((40.0)(.62)) ((.8 x 1,824 /.81)+ 0))	44,676.7
	Total ETWU gallons per year	137,147.1

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PRIVATE CONTRACT
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
IRRIGIATION SCHEDULE
WATER USE CALCULATIONS

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com
REGISTERED LANDSCAPE ARCHITECT — STEVEN M. AHLES CA # 2538 — RENEWAL DATE 9-30-25 — STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

The City of SAN DIEGO
FOR CITY APPROVAL

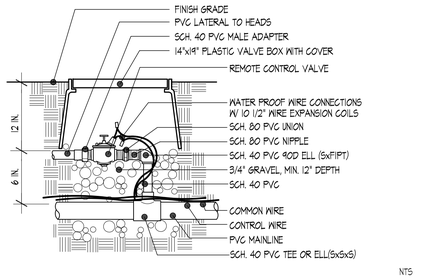
DEVELOPMENT SERVICES DEPARTMENT

APPROVED:
FOR CITY ENGINEER DATE

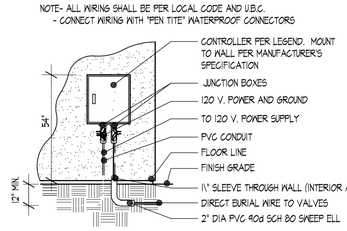
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

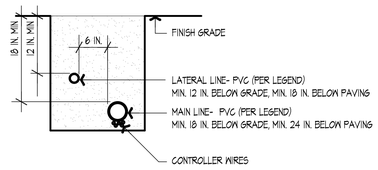
SHEET NO.
LI-2



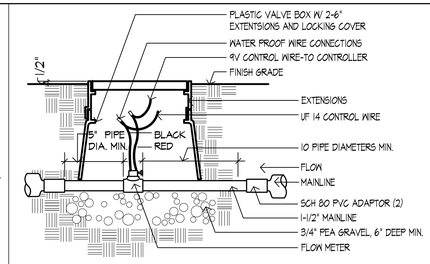
L AUTOMATIC CONTROL VALVE NTS



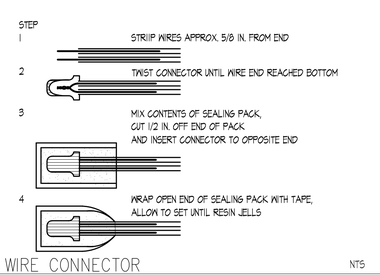
H WALL MOUNT CONTROLLER NTS



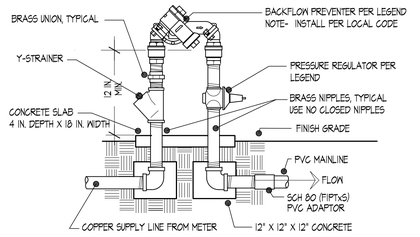
D IRRIGATION TRENCH



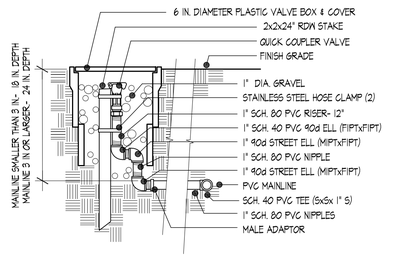
A FLOW METER NTS



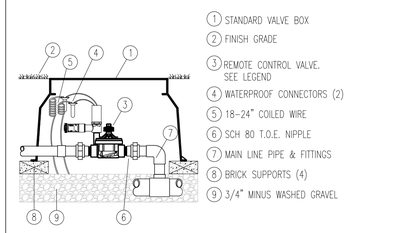
M WIRE CONNECTOR NTS



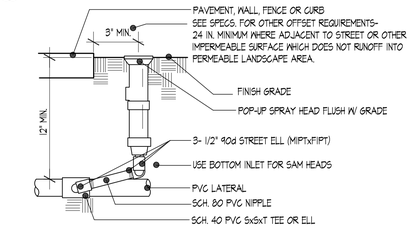
I BACKFLOW PREVENTER W/P.R. NTS



E QUICK COUPLER VALVE NTS

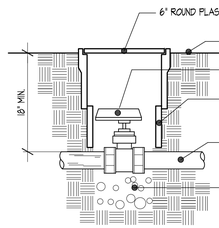


B GLOBE MASTER VALVE NTS

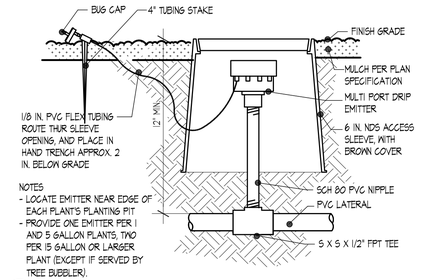


NOTE: ALL SWING JOINT COMPONENTS SHALL EQUAL HEAD INLET SIZE

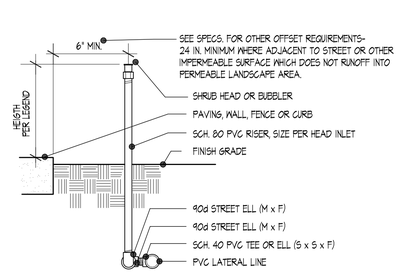
N POP-UP SHRUB SPRAY NTS



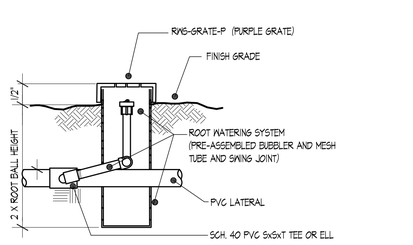
J BALL VALVE NTS



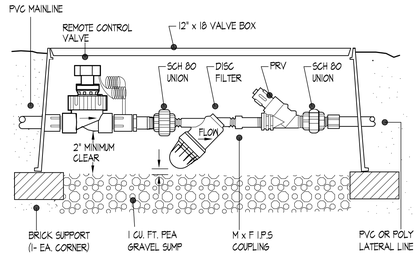
F MULTI PORT EMITTER



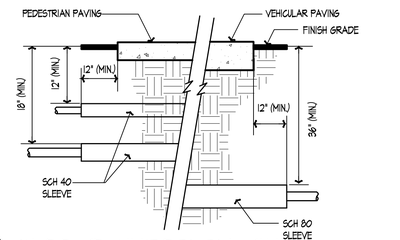
C SHRUB RISER NTS



O TREE BUBBLER NTS



K REMOTE CONTROL VALVE W/ DISC FILTER NTS



G SLEEVE UNDER PAVING

IRRIGATION DETAILS

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com
STEVEN M. AHLES CA # 2538
RENEWAL DATE 8-31-25
REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

FOR CITY APPROVAL

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

APPROVED:
FOR CITY ENGINEER ____ DATE ____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

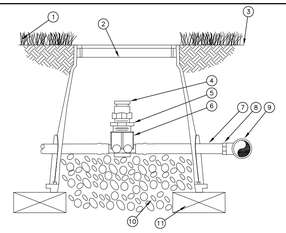
CONTRACTOR ____ DATE STARTED ____
INSPECTOR ____ DATE COMPLETED ____

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

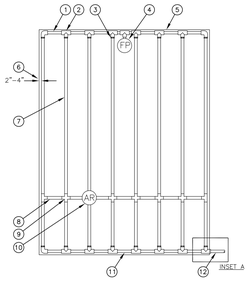
8283 PRESWICK DRIVE
RESIDENCE
IRRIGATION DETAILS

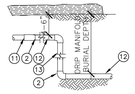
SHEET NO.
LI-3



1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: RAIN BIRD ARV-12 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFD-MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

(T) SUB-SURFACE DRIP LINE AIR RELIEF VALVE N.T.S.



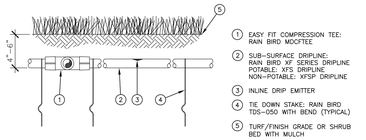


1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
8. ½" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
9. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
10. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "AIR RELIEF VALVE KIT"
11. PVC SUPPLY HEADER
12. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. PVC SCH 40 RISER PIPE

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (GPH)		Nominal Flow (GPH)		Nominal Flow (GPH)	
psi	0.6	0.9	0.6	0.9	0.6	0.9
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	428	705	541
50	434	333	614	470	775	594

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

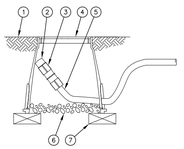
(R) SUB-SURFACE DRIPLINE LAYOUT (END FEED) N.T.S.



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

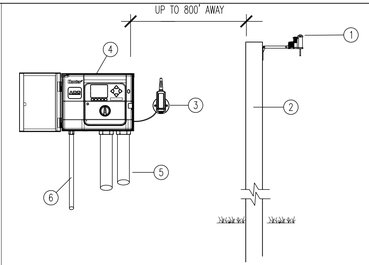
(P) SUB-SURFACE DRIPLINE BURIAL N.T.S.



1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

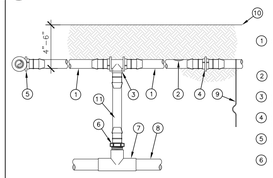
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

(U) SUB-SURFACE DRIPLINE FLUSH POINT N.T.S.



1. MODEL WSSEN: WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
   SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
2. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
3. HUNTER ACC-C CONTROLLER
4. VALVE CONTROL WIRE CONDUIT
5. POWER SOURCE
6. WIRELESS SOLAR SYNC SYSTEM

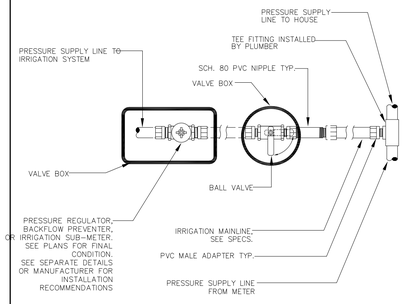
NTS



1. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. FINISH GRADE
11. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

(Q) SUB-SURFACE DRIPLINE RISER ASSEMBLY N.T.S.



(V) P.O.C N.T.S.

IRRIGATION DETAILS

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahlesland.com

STEVEN M. AHLES CA # 2506 — REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — RENEWAL DATE 9-30-25

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

FOR CITY APPROVAL

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
IRRIGATION DETAILS

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

APPROVED:
FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		–
AS BUILTS			

CONTRACTOR DATE STARTED
INSPECTOR DATE COMPLETED

SHEET NO.
LI-4

IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. WORK INCLUDED: IRRIGATION SYSTEM SHOWN ON DRAWINGS AND SPECIFIED HEREIN COMPLETE IN PLACE, TESTED, APPROVED, INCLUDING BUT NOT NECESSARILY LIMITED TO:
   1. CONNECTION OF SYSTEM TO EXISTING WATER SUPPLY
   2. REVIEW OF UTILITY PLANS SHOWING OTHER UNDERGROUND UTILITIES
   3. TRENCHING AND BACK FILL
   4. DRIP AND SPRAY IRRIGATION SYSTEM
   5. AUTOMATIC CONTROLLER AND REMOTE CONTROL VALVES
   6. RECORD DRAWING AND SCHEDULE SUBMITTALS
   7. INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH CAN REASONABLY BE INFERRED AS PART OR AND NECESSARY TO PROVIDE A COMPLETE AND OPERABLE SYSTEM.
B. RELATED WORK: DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO GENERAL CONDITIONS AND OTHER SECTIONS OF THESE SPECIFICATIONS.

1.2 PERMITS, FEES AND CODES

A. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION. ON COMPLETION OF WORK, PRESENT SATISFACTORY EVIDENCE TO LANDSCAPE ARCHITECT THAT WORK IS IN ACCORDANCE WITH ORDINANCE AND CODE REQUIREMENTS. ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL ORDINANCE DURING CONSTRUCTION.
B. CONFORM WITH APPLICABLE CODES, STANDARDS, LAWS AND REGULATIONS. NOTHING IN DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT NON CONFORMING WORK. SHOULD CONSTRUCTION DOCUMENTS OR INSTRUCTIONS VARY FROM AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LAND. ARCHITECT, AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH AFFECTED WORK.

1.3 SAFETY ORDERS

MAINTAIN WARNING SIGNS, BARRIERS, SHORING REQUIRED BY LOCAL ORDINANCE OR OTHER AGENCY.

1.4 QUALITY ASSURANCE

A. A SUPERVISOR CAPABLE OF INTERPRETING THE DRAWINGS SHALL BE ON SITE ALL TIMES DURING CONSTRUCTION.
B. USE ADEQUATE NUMBER OF SKILLED WORKMEN, THOROUGHLY TRAINED, EXPERIENCED IN NECESSARY CRAFTS AND COMPLETELY FAMILIAR WITH SPECIFIC REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.
C. ALL MATERIALS SHALL BE NEW AND IN NEAR PERFECT CONDITIONS. DECISION OF LANDSCAPE ARCHITECT IS FINAL IN DETERMINATION OF QUALITY OF MATERIALS, EQUIPMENT, WORKMANSHIP.

1.5 EXISTING SITE CONDITIONS

A. ACQUAINT SELF WITH ALL SITE CONDITIONS. SHOULD UTILITIES NOT SHOWN ON PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY LANDSCAPE ARCHITECT FOR INSTRUCTIONS FOR FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM OPERATIONS, SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON DRAWINGS.
B. MAKE MINOR ADJUSTMENTS TO SPRINKLER SYSTEM LAYOUT AS MAY BE REQUIRED, AND WORK AROUND EXISTING CONSTRUCTION AT NO INCREASE IN COST TO OWNER.

1.6 DELIVERY, STORAGE AND HANDLING

PROTECT WORK AND MATERIALS UNDER THIS SECTION FROM DAMAGE DURING CONSTRUCTION AND STORAGE. POLY VINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE ESPECIALLY PROTECTED FROM DIRECT SUNLIGHT.

1.7 SUBSTITUTIONS

NO DEVIATIONS FROM SPECIFIED EQUIPMENT OR INSTALLATION PROCEDURES SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT AND CITY INSPECTOR.

1.8 SUBMITTALS

A. EQUIPMENT SUBMITTAL: PRIOR TO COMMENCEMENT OF CONSTRUCTION, SUBMIT FOR REVIEW A LIST OF ALL IRRIGATION EQUIPMENT TO BE USED, MANUFACTURER'S BROCHURES, MAINTENANCE MANUALS, WARRANTEES, AND OPERATION INSTRUCTIONS
B. PRESSURE DOCUMENTATION: PRIOR TO INSTALLATION OF ANY IRRIGATION MAIN OR LATERAL LINES, SUBMIT DOCUMENTATION OF FIELD TESTING OF STATIC WATER PRESSURE AT THE POINT OF CONNECTION.
C. RECORD DRAWINGS: PRIOR TO CONDITIONAL ACCEPTANCE, SUBMIT REDLINE DRAWING OVER A CLEAN SET OF PLANS SHOWING DEVIATIONS FROM BID DOCUMENTS MADE DURING CONSTRUCTION AND LOCATING CONTROLLER, POC, MAINLINE PIPE, CONTROL QUICK COUPLER AND BALL VALVES AND ALL SLEEVING. ITEMS SHALL BE LOCATED BY WRITTEN DIMENSION FROM TWO FIXED CONSTRUCTION POINT (I.E. CURB, LIGHT STANDARD). DEVIATIONS IN SPRINKLER HEAD TYPES OR AREA OF COVERAGE SHALL BE FURTHER NOTED. RECORD DRAWINGS SHALL BE DELIVERED TO LANDSCAPE ARCHITECT AND LOCAL JURISDICTION (AS APPLICABLE) BEFORE PRIOR TO ACCEPTANCE.
D. CONTROLLER CHART, SCHEDULE AND INSTRUCTIONS: PRIOR TO FINAL ACCEPTANCE, PER PART 3.9

1.9 GUARANTEE

A. GUARANTEE ALL WORK FOR ONE YEAR FROM ACCEPTANCE DATE AGAINST DEFECTS IN MATERIAL EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL COVER DAMAGE REPAIR TO ANY PART OF PREMISES RESULTING FROM LEAKS OR DEFECTS IN MATERIAL, EQUIPMENT, WORKMANSHIP TO SATISFACTION OF LANDSCAPE ARCHITECT.
B. PROMPTLY MAKE REPAIRS UPON NOTIFICATION BY LANDSCAPE ARCHITECT AND AT NO COST TO OWNER.

PART 2- PRODUCTS

2.1 PIPE

A. PLASTIC PIPE
   1. USE POLY VINYL CHLORIDE (PVC) TYPE 1120-1220 PIPE UNLESS OTHERWISE INDICATED ON PLANS. MAINLINE SHALL BE SCHEDULE 40 PVC FOR SIZES 1-1/2" AND SMALLER, CLASS 315 FOR SIZES 2" AND LARGER. LATERAL LINES CLASS 315 PVC FOR 1/2" SIZES, CLASS 200 FOR LARGER SIZES, SLEEVING SCH. 40 BENEATH PEDESTRIAN PAVING, SCH. 80 BENEATH VEHICULAR PAVING.
   2. FITTINGS: SCHEDULE 40 PVC FITTINGS
   3. SOLVENT CEMENT: AS RECOMMENDED BY PIPE MANUFACTURER AND OF PROPER CONSISTENCY. MAINLINE CEMENT SHALL BE A TWO STEP (PRIMER) PROCESS.
B. RECYCLED WATER SYSTEMS: PIPE SHALL BE PURPLE COLOR BY ALERT LINE OR PACIFIC CAL PIPE.

2.2 RISER

A. POP UP HEADS: USE SCHEDULE 80 PVC NIPPLES WITH STREET ELL SWING JOINTS PER DETAILS
B. RISER HEADS: USE GRAY SCHEDULE 80 PVC NIPPLES WITH SWING JOINTS BELOW GRADE PER DETAILS. MEASURE RISER HEIGHT FROM FINISH GRADE TO TOP OF RISER. RISER DIAMETER SHALL BE 1/2", EXCEPT WHERE HEAD INLET IS LARGER IN WHICH CASE RISER WILL MATCH INLET SIZE, UNLESS OTHERWISE NOTED ON DRAWINGS.
C. SLOPE HEADS: STAKE RISERS OF IMPACT AND GEAR DRIVEN HEADS ON SLOPES WITH NO. 6 STEEL REINFORCING BAR, SECURE WITH ADJUSTABLE STAINLESS STEEL GEARED CLAMP.
D. DRIP EMITTER RISERS: USE GRAY SCHEDULE 80 PVC NIPPLES PER DETAILS.

2.3 SPRINKLER HEADS

A. PROVIDE SPRINKLER HEADS SHOWN ON IRRIGATION LEGEND.
B. RECYCLED WATER SYSTEMS: HEADS SHALL BE SPECIFICALLY MADE FOR RECYCLED WATER APPLICATION WITH PURPLE COLOR CODING AND INTEGRAL CHECK VALVE.

2.4 VALVES

A. BALL VALVES; PROVIDE 125 P.S.I. RATED VALVES (LINE SIZE) PER LEGEND AND DETAILS ON DRAWINGS.
B. QUICK COUPLER VALVES: PROVIDE PER DRAWINGS AND DELIVER TO OWNER WHEN APPLICABLE:
   1. TWO KEYS FOR LOCKED CAP
   2. TWO COUPLERS
   3. TWO HOSE SWIVELS
C. AUTOMATIC AND MANUAL CONTROL VALVES: PROVIDE PER LEGEND AND DETAILS ON DRAWINGS.
D. RECYCLED WATER SYSTEMS: VALVE SHALL BE SPECIFICALLY MADE FOR RECYCLED WATER APPLICATION WITH REVERSED THREADING QUICK COUPLERS, PURPLE COLOR CODING AND DIRTY WATER " SCRUBBER" CONTROL VALVES.

2.5 DRIP IRRIGATION

A. TUBING- 0.125" I.D. POLYPROPYLENE "SPAGHETTI" TUBING.
B. EMITTERS- PER IRRIGATION LEGEND ON DRAWINGS.
C. STAKES- 4" POLYPROPYLENE EMITTER STAKES.
D. RECYCLED WATER SYSTEMS- PURPLE COLOR WITH INTEGRAL CHECK VALVES

2.6 BACK FLOW PREVENTER/PRESSURE REGULATOR

A. PROVIDE BACK FLOW PREVENTER SHOWN ON LEGEND AND INSTALL PER DETAIL ON DRAWINGS.
B. INCORPORATE PRESSURE REGULATOR AND FILTER DEVICE IN ASSEMBLY PER DETAILS AND DRAWINGS.

2.7 AUTOMATIC CONTROLLER

A. PROVIDE CONTROLLER SHOWN ON LEGEND ON DRAWINGS. PROVIDE ALL MOUNTING EQUIPMENT AND HARDWARE REQUIRED FOR PEDESTAL OR WALL MOUNTING AS INDICATED.
B. CONTROL WIRES: 24 VOLT SOLID U.L. APPROVED FOR DIRECT BURIAL IN GROUND. BLACK #14 DIRECT LEAD AND WHITE #12 UF COMMON GROUND, UNLESS OTHERWISE NOTED ON DRAWINGS.

2.8 OTHER MATERIALS

A. BACK FILL: LOCAL SOIL, CLEAN, FREE OF RUBBISH AND ROCKS OVER 2 INCHES DIAMETER.
B. PLASTIC VALVE BOXES: PLASTIC VALVE BOXES WITH LIDS FOR BALL VALVES (ROUND) AND AUTOMATIC CONTROL VALVES (2 PER BOX MAXIMUM). PLACE 6" DEPTH PEA PEA GRAVEL AT BASE OF BOXES. FOR RECYCLED WATER APPLICATION, LIDS SHALL BE PURPLE COLOR.
C. CHECK VALVES: PROVIDE SPRING IN-LINE CHECK VALVES (LINE SIZE) PER PLAN AND AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
D. RECYCLED WATER SYSTEMS: PROVIDE SITE AND CONTROLLER SIGNAGE AS INDICATED ON DRAWINGS.
E. PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE INSTALLATION AS SELECTED BY CONTRACTOR SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. VERIFY FINISH GRADES AND SURFACE DRAINAGE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
B. EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY, PROPER COMPLETION OF WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.2 FIELD MEASUREMENTS

MAKE NECESSARY MEASUREMENTS IN FIELD, ENSURE PRECISE FIT OF ITEMS IN ACCORDANCE WITH DESIGN.

3.3 LAYOUT

A. LAYOUT WORK AS ACCURATELY AS POSSIBLE TO DRAWINGS. DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO EXTENT THAT SWING JOINTS, OFFSETS AND ALL FITTINGS ARE NOT SHOWN. SITE CONDITIONS WILL NOT ALWAYS PERMIT LOCATING PIPING, VALVES AND HEADS WHERE SHOWN. THIS SITUATION SHALL BE BROUGHT TO IMMEDIATE ATTENTION OF LANDSCAPE ARCHITECT AND RELOCATION DETERMINED IN JOINT CONFERENCE. CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY ITEMS INSTALLED WITHOUT FIRST OBTAINING LANDSCAPE ARCHITECTS APPROVAL AND SHALL REMOVE AND RELOCATE SUCH ITEMS AT OWN EXPENSE IF SO DIRECTED BY LANDSCAPE ARCHITECT.
B. WHERE PIPING IS SHOWN ON DRAWINGS TO BE UNDER PAVED AREAS BUT RUNNING PARALLEL AND ADJACENT TO PLANTING AREAS, THE INTENT IS TO INSTALL PIPING IN PLANTED AREA.
C. MINOR CHANGES IN EQUIPMENT LOCATION FROM THAT SHOWN ON DRAWINGS SHALL BE MADE AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER, PROVIDING SUCH CHANGE IS ORDERED BEFORE COMMENCEMENT OF WORK, OR WORK DIRECTLY CONNECTED, AND NO ADDITIONAL MATERIALS ARE REQUIRED.
D. OFFSET ALL SPRAY HEADS A MINIMUM OF 24 IN. WHERE ADJACENT TO STREET OR OTHER IMPERMEABLE SURFACE WHICH DOES NOT RUNOFF INTO PERMEABLE LANDSCAPE AREA.

3.4 TRENCHING AND BACK FILL

A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR INSTALLATION OR WORK INCLUDED UNDER THIS SECTION INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC. DAMAGED OR CUT AS A RESULT OF EXCAVATIONS TO ORIGINAL CONDITIONS IN MANNER APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.
B. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 4 IN. BETWEEN PARALLEL PIPE LINES AND SHALL BE SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:
   1. 18 IN. MINIMUM COVER OVER MAINLINES LESS THAN 3 IN. IN SIZE TO REMOTE CONTROL VALVES,
   2. 24 IN. MINIMUM COVER OVER MAINLINES 3 IN. OR GREATER IN SIZE TO REMOTE CONTROL VALVES,
   3. 12 IN. MINIMUM COVER OVER LATERAL LINES TO HEADS,
   4. 36 IN. MINIMUM COVER UNDER VEHICULAR DRIVES, PARKING AREAS, OR ROADS.
C. EXCAVATE FOR IRRIGATION SYSTEMS BY TRENCHING, WITH SIDES NEARLY VERTICAL AS POSSIBLE. ACCURATELY GRADE THE BOTTOM TO PROVIDE UNIFORM BEARING FOR LINE.
D. SHORT SECTIONS OF TRENCH MAY BE TUNNELED IF, IN LANDSCAPE ARCHITECTS OPINION LINES CAN BE INSTALLED SAFELY AND BACK FILL CAN BE COMPACTED PROPERLY.
E. REMOVE BOULDERS AND OTHER INTERFERING OBJECTS, BACK FILL VOIDS REMAINING AFTER REMOVAL OF OBJECTS.
F. PROTECTION OF PERSONS AND PROPERTY.
   1. BARRICADE AND OPERATE WARNING LIGHTS FROM DUSK TO DAWN AT OPEN HOLES, TRENCHES AND DEPRESSIONS OCCURRING AS PART OF WORK ON PROPERTY ADJACENT TO OR WITHIN PUBLIC ACCESS.
   2. PROTECT STRUCTURES, UTILITIES, SIDEWALK, PAVEMENT AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, WASHOUT, OTHER HAZARDS CREATED BY WORK.
   3. DO NOT TRENCH UNDER DRIP LINES OF EXISTING TREES.
G. DO NOT BACK FILL TRENCHES UNTIL REQUIRED PRESSURE AND LEAKAGE TESTS HAVE BEEN PERFORMED, AND UNTIL SYSTEMS AS INSTALLED CONFORM TO SPECIFICATIONS.
H. PRIOR TO BACK FILLING, REMOVE ALL SHEETING OR SHORING.
I. BACK FILL FOR ALL TRENCHES AND EXCAVATIONS SHALL BE COMPACTED TO 90% DENSITY.
J. BACK FILL TO LEVEL OF ADJACENT ELEVATIONS, ALLOWING FOR SETTLING AND COMPACTION.

3.5 INSTALLATION OF PIPING

A. PIPING DEPTH: INSTALL PIPING WITH AT LEAST THE FOLLOWING DEPTH OF COVER-
   PVC MAINLINE LESS THAN 3 IN. DIA.- 18 INCHES
   PVC LATERAL- 12 INCHES
   POLYPROPYLENE TUBING- 3 INCHES
B. PIPING UNDER PAVEMENT: SLEEVE PIPING UNDER PAVED AREAS AS INDICATED ON DRAWINGS. EXTEND SLEEVING 12" BEYOND EDGE OF PAVING, CURBS, WALLS ETC.
C. INSPECTION OF MATERIALS: CAREFULLY INSPECT PIPE AND FITTINGS BEFORE INSTALLATION, REMOVING ALL DIRT, SCALE AND BURRS, REAMING AS REQUIRED. INSTALL PIPE WITH MARKINGS UP FOR VISUAL INSPECTION.
D. PLASTIC (PVC) PIPE
   1. EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING PLASTIC PIPE AND FITTINGS.
      A.) STORE UNDER COVER FROM DIRECT SUNLIGHT UNTIL READY TO INSTALL.
      B.) TRANSPORT ONLY ON VEHICLE WITH BED LONG ENOUGH TO ALLOW PIPE TO LAY FLAT, TO AVOID UNDUE BENDING AND CONCENTRATED EXTERNAL LOAD.
   2. REPAIR DENTED AND DAMAGED PIPE BY CUTTING ONLY AND DISCARDING DENTED OR DAMAGED SECTIONS, REJOINING WITH A COUPLING.
   3. IN JOINING, USE ONLY SPECIFIED SOLVENT. MAKE JOINTS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST, MOISTURE BEFORE APPLYING SOLVENT. CLEAN OFF EXCESS SOLVENT. ALLOW SOLVENT WELDS AT LEAST 15 MINUTES SET UP TIME BEFORE MOVING OR HANDLING AND 24 HOURS DING TIME BEFORE FILLING WITH WATER.
   4. SNAKE LINES FROM SIDE TO SIDE IN TRENCH TO ALLOW FOR EXPANSION AND CONTRACTION.
   5. FOR PLASTIC TO METAL CONNECTIONS-
      A.) WORK METAL CONNECTIONS FIRST.
      B.) USE NON HARDENING PIPE DOPE ON THREADED PLASTIC TO METAL CONNECTIONS.
      C.) USE ONLY A LIGHT WRENCH PRESSURE.
      D.) USE JOINT COMPOUND ON GALVANIZED IRON FITTINGS.
E. PLUG OR CAP ALL OPENINGS UPON LINE INSTALLATION TO PREVENT ENTRANCE OF MATERIALS.
F. THOROUGHLY FLUSH ALL LINES, PERFORM HYDROSTATIC TESTING PER PARAGRAPH BELOW. TESTING AND COMPACTION.

3.6 INSTALLATION OF EQUIPMENT

A. POP UP SPRAY HEADS
   1. INSTALL WHERE INDICATED ON DRAWINGS IN ACCORDANCE WITH DETAILS AND MANUFACTURER RECOMMENDATION AS APPROVED BY LANDSCAPE ARCHITECT.
   2. LOCATE POP UP 3" FROM PEDESTRIAN PAVING, 12" FROM AUTOMOBILE TRAFFIC WITHOUT CURBS, 6" FROM AUTO. TRAFFIC WITH CURBS AND 6" FROM ALL BUILDING AND WALL FOOTINGS UNLESS NOTED OTHERWISE. SET HEADS FLUSH TO ADJACENT PAVING OR GRADE ELEVATION.
   3. UPON LINE TESTING COMPLETION, COMPLETE ASSEMBLY, ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.
B. RISER HEADS
   1. INSTALL IN PLANTING AREAS WHERE INDICATED ON DRAWINGS.
   2. LOCATE RISER HEADS NOT WITHIN 10 FEET OF PEDESTRIAN PAVING, AND 12" FROM AUTOMOBILE TRAFFIC WITHOUT CURBS, 6" FROM AUTO. TRAFFIC WITH CURBS AND 6" FROM ALL BUILDING AND WALL FOOTINGS UNLESS NOTED OTHERWISE. SET SHRUB HEADS EIGHTEEN (18") INCHES ABOVE FINISH GRADE UNLESS NOTED OTHERWISE (SEE DETAILS).
   3. UPON LINE TESTING COMPLETION, COMPLETE ASSEMBLY, ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.
C. OFFSET ALL SPRAY HEADS A MINIMUM OF 24 IN. WHERE ADJACENT TO STREET OR OTHER IMPERMEABLE SURFACE WHICH DOES NOT RUNOFF INTO PERMEABLE LANDSCAPE AREA.
D. VALVES: INSTALL BALL VALVES AND QUICK COUPLER VALVES PER DRAWINGS. PROVIDE BALL VALVES TO SEPARATE QUICK COUPLERS AND CONTROL VALVE CLUSTERS FROM MAINLINE.
E. CONTROL VALVES: INSTALL WHERE SHOWN ON DRAWINGS, LOCATING IN CLUSTERS IN PLANTING AREAS WHERE PRACTICAL. PLACE NO CLOSER THAN 12" AND PARALLEL TO WALK EDGES, BUILDINGS AND WALLS. HOUSE IN VALVE BOXES WITH TOPS SET FLUSH TO GRADE. SEPARATE CLUSTERS FROM MAINLINE WITH BALL VALVE.
F. DRIP IRRIGATION: PROVIDE COMPLETE SYSTEMS WITH IRRIGATION TO EACH INDIVIDUAL PLANT WITHIN THE ZONE OF DRIP IRRIGATION.
   1. ALL DRIP:
      (A) PROVIDE STATION SPECIFIC FILTER AND PRESSURE REGULATOR DOWNSTREAM OF EACH INDIVIDUAL DRIP VALVE.
      (B) COVER DRIP TUBING COMPLETELY WITH MULCH. WHERE NO MULCH IS SPECIFIED, BURY 2-3 INCHES IN SHOVEL CUT TRENCH.
   2. POINT EMITTER SYSTEMS:
      (A) PROVIDE PVC PIPING FROM VALVE WITH RISERS TO EACH INDIVIDUAL OR MULTI PORT EMITTER LOCATION.
      (B) EMITTERS SHALL BE FLUSH WITH FINISH GRADE, EXCEPT WHERE INDICATED ON PLAN TO BE IN BELOW GRADE BOX.
      (C) ROUTE POLY DISTRIBUTION TUBING TO EACH INDIVIDUAL PLANT, QUANTITY PER IRRIGATION LEGEND AND NOTES.
      (1) PUNCH INTO LINES WITH MANUFACTURER APPROVED PUNCH, IF APPLICABLE.
      (2) PLACE OUTLET AT EDGE OF WATER BASIN, A MINIMUM OF 6 INCHES FROM PLANT STEM OR TRUNK.
      (3) FOR SLOPE CONDITIONS, LOCATE OUTLETS TO UPHILL SIDE OF PLANT STEM OR TRUNK,
      (4) PLACE EMITTER BUG CAP ON OUTLET TUBING END,
      (5) STAKE OUTLET TUBING NEAR END.
   3. SOAKER TUBING SYSTEMS:
      (A) PROVIDE PVC PIPING FROM VALVE TO MULTIPLE SOAKER TUBE CONNECTIONS AS INDICATED ON THE PLAN. MANIFOLD MULTIPLE CONNECTIONS TO FACILITATE UNIFORM FLOW INTO LINE.
      (B) LAYOUT SOAKER TUBING TO UNIFORMLY COVER AREA OF IRRIGATION.
      (C) PROVIDE AIR RELIEF AND FLUSH VALVES PER MANUFACTURERS SPECIFICATIONS.
G. BACK FLOW PREVENTER: INSTALL WHERE INDICATED ON DRAWINGS AND IN ACCORDANCE WITH ALL PERTINENT CODES, REGULATIONS, AND MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT AND LOCAL MUNICIPAL WATER DISTRICT.
H. AUTOMATIC CONTROL SYSTEM
   1. CONTROLLER
      (A) INSTALL AS SHOWN ON DRAWINGS, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
      (B) CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN SEQUENCE CORRESPONDING TO THAT INDICATED ON DRAWINGS. WHERE TWO OR MORE VALVES HAVE SAME NUMBER, WIRE TOGETHER AT CONTROLLER. DO NOT GROUP DRIP AND SPRAY HEADS ON SAME STATION.
      (C) ELECTRICAL SUPPLY TO POINT OF CONNECTION SHALL BE BY OTHERS. PROVIDE "HARD WIRE" SPLICE INTO EXISTING JUNCTION BOX NEAR CONTROLLER LOCATION.
   2. AUTOMATIC CONTROL WIRING:
      (A) INSTALL CONTROL WIRES, IRRIGATION MAINS AND LATERALS IN COMMON TRENCHES WHENEVER POSSIBLE.
      (B) INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISH GRADE AND LAY TO SIDE OF MAINLINE WHERE POSSIBLE. WIRES SHALL BE A MINIMUM 1" FROM ANY PIPE OR FITTING EXCEPT AT TERMINAL POINTS. PROVIDE LOOPED SLACK AT VALVES AND SNAKE WIRES IN TRENCH TO ALLOW FOR CONTRACTION OF WIRE. TIE WIRE IN BUNDLES AT 10' INTERVALS WITH PLASTIC ELECTRICAL TAPE.
      (C.) WIRE SPLICES WILL BE ALLOWED ONLY ON RUNS MORE THAN 500 FEET. CRIMP WIRES TOGETHER WITH APPROVED WIRE CONNECTOR AND SEAL CONNECTION PLACE IN ABOVE GRADE PULL BOX PER SAN DIEGO REGIONAL STANDARD DRAWING #I-15.
      (D) PROVIDE SEPARATE SLEEVING FROM IRRIGATION LINES FOR CONTROL WIRES BENEATH PAVING, WALLS, ETC.
      (E) WIRES SHALL BE PLACE IN GRAY SCHEDULE 80 PVC ELECTRICAL SLEEVE FROM 18" BELOW GRADE TO CONTROLLER AT CONTROLLER LOCATION.
      (F) PROVIDE EXTRA WIRES FROM CONTROLLER TO EACH VALVE CLUSTER PER IRRIGATION NOTES.
   3. WEATHER CONTROLS:
      (A) PROVIDE PER PLAN AND LEGEND. CONNECT AND MAKE FULLY OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS

3.7 TESTING AND INSPECTION

A. DO NOT ALLOW OR CAUSE ANY WORK OF THIS SECTION TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSTALLED, TESTED, APPROVED BY LANDSCAPE ARCHITECT AND CITY INSPECTOR. REQUEST INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE HOURS IN ADVANCE OF TESTING.
B. FLUSH PIPE BEFORE BACK FILLING MAINLINE, WITH CONTROL VALVES PLACED BUT BEFORE LATERAL LINES ARE CONNECTED, COMPLETELY FLUSH AND TEST MAINLINE.
   1. REPAIR LEAKS
   2. FLUSH OUT EACH SECTION OF LATERAL PIPE BEFORE SPRINKLER HEADS ARE ATTACHED.
C. TESTING:
   1. MAKE NECESSARY PROVISIONS TO THOROUGHLY BLEED LINE OF AIR AND DEBRIS.
   2. AFTER VALVES HAVE BEEN INSTALLED, WHEN WELDED PLASTIC JOINTS HAVE CURED FOR 24 HOURS, TEST MAIN WATER LINES FOR LEAKS AT PRESSURE OF 125 P.S.I. FOR PERIOD OF 24 HOURS WITH COUPLINGS EXPOSED AND PIPE SECTIONS CENTER LOADED WITH SUFFICIENT BACK FILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. LATERAL LINES SHALL BE TESTED, WITH RISERS CAPPED, FOR TWO HOURS UNDER NORMAL STATIC PRESSURE.
   3. PROVIDE REQUIRED TESTING EQUIPMENT AND PERSONNEL.
   4. REPAIR LEAKS, RE TEST UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CITY INSPECTOR.
D. FINAL INSPECTION: CLEAN, ADJUST, BALANCE ALL SYSTEMS. VERIFY:
   1. HEADS ARE PROPERLY ADJUSTED FOR RADIUS AND ARC OF COVERAGE.
   2. INSTALLED SYSTEM IS WORKABLE, CLEAN, EFFICIENT.
E. RECYCLED WATER SYSTEMS: PROVIDE CROSS CONNECTION, COVERAGE, OTHER TESTING REQUIRED BY HEALTH DEPARTMENT OR WATER DISTRICT (SEE RECYCLED NOTES, SHEET L-1).

3.8 RECYCLED WATER SIGNAGE

INSTALL AS SHOWN ON DRAWINGS OR REQUIRED BY HEALTH DEPARTMENT OR WATER DISTRICT.

3.9 INSTRUCTIONS

A. ATTACH TYPEWRITTEN LEGEND INSIDE EACH CONTROLLER DOOR, STATING AREAS COVERED BY EACH VALVE. PROVIDE REDUCED, LAMINATED, COLOR CODED MAP OF AREA IRRIGATED BY CONTROLLER.
B. PROVIDE AN IRRIGATION SCHEDULE INCLUDING THE FOLLOWING:
   - REFERENCE INFORMATION- ETO DATA UTILIZED TO DEVELOPE SCHEDULE, PROJECT SOIL CONDITIONS
   - APPLICATION WINDOW FOR OVERHEAD IRRIGATION- LIMITED BETWEEN 10:00 AM AND 6:00 PM
   - FOR EACH IRRIGATON STATION- RUN DAYS, RUN TIMES (UTILIZING MULTIPLE CYCLES TO AVOID RUNOFF)
   - FOR EACH STATION- PLANT TYPE, SLOPE AND SHADE FACTORS
   - SEPARATE SCHEDULES FOR PLANT ESTABLISHMENT (INCLUDING TEMPORARY AREAS) AND ESTABLISHED, PERMANENT LANDSCAPE
   - SEASONAL OR MONTHLY ADJUSTMENTS
   - ESTIMATED AMOUNT OF WATER TO BE APPLIED ON A MONTHLY BASIS.
C. AFTER SYSTEM HAS BEEN COMPLETED, TESTED, INSPECTED AND APPROVED, INSTRUCT OWNER OR MAINTENANCE PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM.

3.10 IRRIGATION SCHEDULE

PROVIDE A WRITTEN SCHEDULE OF LONG TERM IRRIGATION PROGRAMING. GROUP STATIONS BY HYDROZONE AND SPECIFY FOR EACH ZONE-
   - MINUTES PER START TIMES,
   - START TIMES PER WEEK,
   - TOTAL MINUTES PER WEEK.

PROVIDE A CHART OF MONTHLY RUN TIMES FOR THE ABOVE.

HYDROZONES SHALL BE AS ESTABLISHED PER THE WATER USE CALCULATIONS, ADJUST TO REFLECT ACTUAL FIELD CONDITIONS AND CONSTRUCTION. HYDROZONES SHALL BE BASED ON PLANT TYPE, IRRIGATION TYPE, SOILS, SLOPE ASPECT AND OTHER CONDITIONS.

INCLUDE A SEPARATE SCHEDULE FOR PLANT ESTABLISHMENT AND ANY AREAS OF TEMPORARY IRRIGATION. NOTE THAT THE SCHEDULE IS PROVIDED ONLY AS A GUIDE, AND ACTUAL WATER USE WILL VARY WITH WEATHER, PLANT MAINENANCE AND OTHER FIELD CONDITIONS.

3.11 MAINTENANCE

MAINTAIN SYSTEM FOR PERIOD INDICATED IN IRRIGATION NOTES, OR LENGTH OF PLANTING MAINTENANCE PERIOD, WHICHEVER IS GREATER.

END OF SECTION

IRRIGATION SPECIFICATIONS

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

PLANS PREPARED BY:
AHLES LANDSCAPE ARCHITECTURE INC.
P.O. Box 1503
Rancho Santa Fe, California 92067
858.756.8963
ala@ahleslandscape.com

STEVEN M. AHLES CA # 2538 LANDSCAPE ARCHITECT
RENEWAL DATE 8-30-25
STATE OF CALIFORNIA

ISSUE DATE: 23 JUL 24
ALA PROJECT NO. 2305

FOR CITY APPROVAL

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

APPROVED:
FOR CITY ENGINEER _____ DATE _____

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ALA		-
AS BUILTS			

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

8283 PRESWICK DRIVE
RESIDENCE
IRRIGATION SPECIFICATIONS

SHEET NO.
LI-5