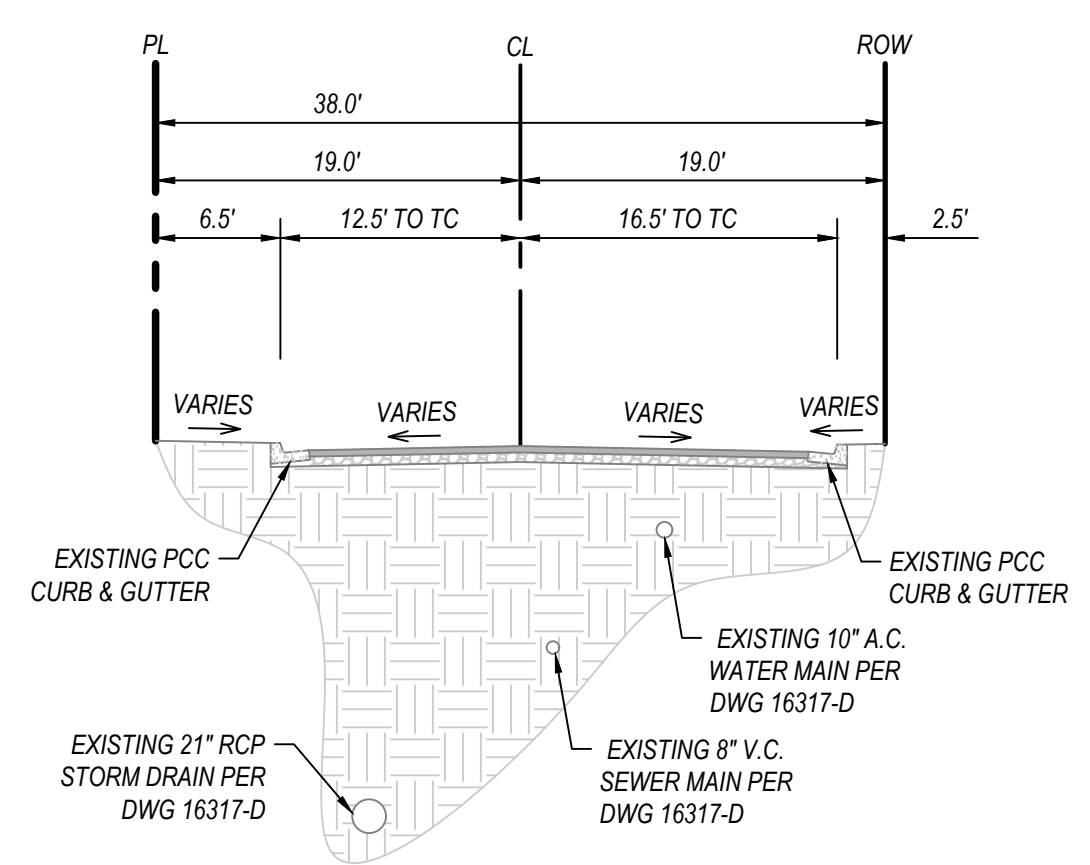


PLAN VIEW - SITE DRAINAGE AND GRADES PLAN
SCALE: 1" = 10' HORIZONTAL

EXISTING EASEMENTS

- 5 UTILITY EASEMENT PER MAP 8447 RECORDED 12/27/1976 AS FILE NO 76-435540, O.R., AS SHOWN HEREON.
- 16 MATTERS CONTAINED IN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT RECORDED 5/18/2009 AS DOC#2009-136363, O.R. PERTAINING TO IMPROVEMENTS WITHIN 20' UTILITY EASEMENT SHOWN ON MAP 8447, AS SHOWN HEREON.



TYPICAL SECTION - RUETTE NICE
NOT TO SCALE

BMP NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS (NEW ISSUE).

WPCP 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 CITIES STORM WATER STANDARDS.

STORM WATER DISCHARGE NOTE:
AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES.

EXISTING SEWER FACILITIES NOTE:
EXISTING SEWER CLEANOUT AND LATERAL TO BE LOCATED IN THE FIELD BY CONTRACTOR AND ABANDONED BY CITY STANDARDS.

LEGEND

PROPERTY BOUNDARY	---
CENTERLINE OF ROAD	---
ADJACENT PROPERTY LINE	---
PUBLIC RIGHT-OF-WAY	---
SETBACK LINE	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED DIRECTION OF FLOW	---
PROPOSED 6"X16" PCC FLUSH CURB	SDRS G-1
PROPOSED 6" PCC CURB & GUTTER	SDRS G-2
PROPOSED SAWCUT OF AC PAVEMENT	---
PROPOSED PCC DRIVEWAY (WIDTH PER PLAN)	---
PROPOSED DEEPEENED FOOTING (DEPTH PER PLAN)	---
PROPOSED STEM WALL	---
PROPOSED ARCH WALL	---
PROPOSED MASONRY RETAINING WALL	---
PROPOSED LS ARCH WALL	---
PROPOSED STRUCTURAL SITE WALL	---
PROPOSED PCC PAVEMENT	---
PROPOSED GRIND AND OVERLAY OF AC PAVEMENT	---
PROPOSED TRENCH & AC RESTORATION	---
PROPOSED 6" SIDEWALK UNDERDRAIN PIPE (X2)	SDRS D-27
PROPOSED 6" AREA DRAIN BY NDS OR APPROVED EQUAL	---
PROPOSED 4" PVC SEWER LATERAL WITH WYE CONNECTION & CLEANOUT	SDRS SC-01
PROPOSED 1" WATER SERVICE, METER AND BACKFLOW	---
PROPOSED PRIVACY FENCE	X X
EXISTING WALL	---
EXISTING FENCE	X X
EXISTING WATER MAIN (SIZE PER PLAN)	W W
EXISTING SEWER MAIN (SIZE PER PLAN)	S S
EXISTING GAS MAIN (SIZE PER PLAN)	G G
EXISTING ELECTRIC UTILITIES	E E
EXISTING SURVEY MONUMENT	●

CONSTRUCTION NOTES

- EXISTING SURVEY MONUMENT SHALL BE PROTECTED IN PLACE. MONUMENT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR WHO SHALL FILE A CORNER RECORD WITH THE COUNTY IF DISTURBED OR DESTROYED.
- PROPOSED PCC WALKWAY
- PROPOSED 6" PCC CURB & GUTTER PER SDRSD G-2
- PROPOSED 13' WIDE PCC DRIVEWAY ENTRANCE
- PROPOSED TRENCH RESURFACING & AC RESTORATION
- PROPOSED LIMITS OF SAWCUT OF EXISTING AC PAVEMENT
- PROPOSED SEWER CLEANOUT PER SDRSD SC-01
- PROPOSED PRIVATE 4" PVC SEWER LATERAL
- PROPOSED 4" AREA DRAIN BY NDS OR APPROVED EQUAL
- PROPOSED 12"X12" BROOKS BOX CATCH BASIN WITH GRATED INLET
- PROPOSED 12"X12" BROOKS BOX CATCH BASIN WITH COVERED LID
- PROPOSED TRENCH DRAIN BY KLASSEDRAIN OR APPROVED EQUAL
- PROPOSED 6" PVC FORCE MAIN TO SD CATCH BASIN
- PROPOSED SUMP PUMP PUMP PER OTHER DESIGN
- PROPOSED 3" SIDEWALK UNDERDRAIN PIPE (X2) PER SDRSD D-27
- PROPOSED RIP RAP ENERGY DISSIPATER PER SDRSD D-40
- PROPOSED MASONRY RETAINING WALL PER STRUCTURAL DESIGN
- PROPOSED TEMPORARY SHORING WALL TO CONSTRUCT BASEMENT WALLS LIMITS SHOWN HEREON APPROXIMATE
- PROPOSED SITE WALL PER ARCHITECTURAL PLANS
- PROPOSED DEEPEENED FOOTING
- PROPOSED STEM WALL
- PROPOSED DEEPEENED EDGE
- PROPOSED 1" WATER SERVICE, METER AND BACKFLOW

SURVEY NOTE

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN HEREON WAS PREPARED ON AUGUST, 9 2024 BY:
PASCO, LARET, SUITER & ASSOCIATES
1911 SAN DIEGO AVENUE, SUITE 100
SAN DIEGO, CA 92110
PH: (858) 259-8212

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD 83 (EPOCH 2011.5) AND AS DETERMINED BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) P473 AND S105, IE N 66° 39'41" E.

LEGAL DESCRIPTION

LOT 37, OF MONTEIRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8447 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY DECEMBER 27, 1976.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND BRASS PLUG LOCATED ON THE TOP OF CURB IN THE SOUTHEAST CORNER OF LA JOLLA SHORES DRIVE AND CALLE DEL ORO AS NOTED IN THE CITY OF SAN DIEGO BENCHMARK BOOK ON SHEET 357.
ELEVATION: 35.79 (NGVD 29)

OWNER INFORMATION

BACMON LLC
2534 RUETTE NICE
LA JOLLA, CA 92037

SITE INFORMATION

2534 RUETTE NICE
LA JOLLA, CA 92037
APN 346-832-21-00

SITE NOTES

- EXISTING SURVEY MONUMENTS THAT ARE DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY.
- ALL UTILITIES SHOWN HEREON ARE PER BEST AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL POTHOLE TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT WORK SITE. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD UPON DISCOVERY OF ANY DISCREPANCIES.
- ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN-PLACE DURING CONSTRUCTION OR REPLACED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

EARTHWORK / PROJECT GRADING TABULATIONS

TOTAL CUT:	260 CY	UNDER STRUCTURE CUT:	1,805 CY
FILL:	310 CY	FILL:	0 CY
IMPORT:	0 CY	EXPORT:	1,755 CY
MAX CUT HEIGHT:	4.9 FT	MAX CUT HEIGHT:	15.5 FT
MAX FILL HEIGHT:	4.5 FT	MAX FILL HEIGHT:	0.0 FT

ESTIMATE DOES NOT INCLUDE STRIPPING OR UTILITY TRENCH VOLUMES, IF REQUIRED BY SITE CONDITIONS. CONTRACTOR SHALL SATISFY SELF THAT ESTIMATES ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY. (CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS). DEPTH & QUANTITY OF REMEDIAL GRADING IS SUBJECT TO FIELD VERIFICATION BY PROJECT SOILS ENGINEER IN FIELD DURING EXCAVATION.

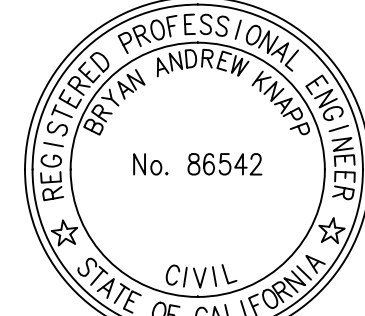
IMPERVIOUS AREA CALCULATIONS

TOTAL PROPERTY AREA:	22,516 SF
TOTAL DISTURBED AREA:	10,500 SF
EXISTING IMPERVIOUS AREA:	311 SF
PROPOSED IMPERVIOUS AREA (TOTAL):	6,425 SF
NEW:	6,114 SF
REPLACED:	0 SF

CIVIL SHEET INDEX

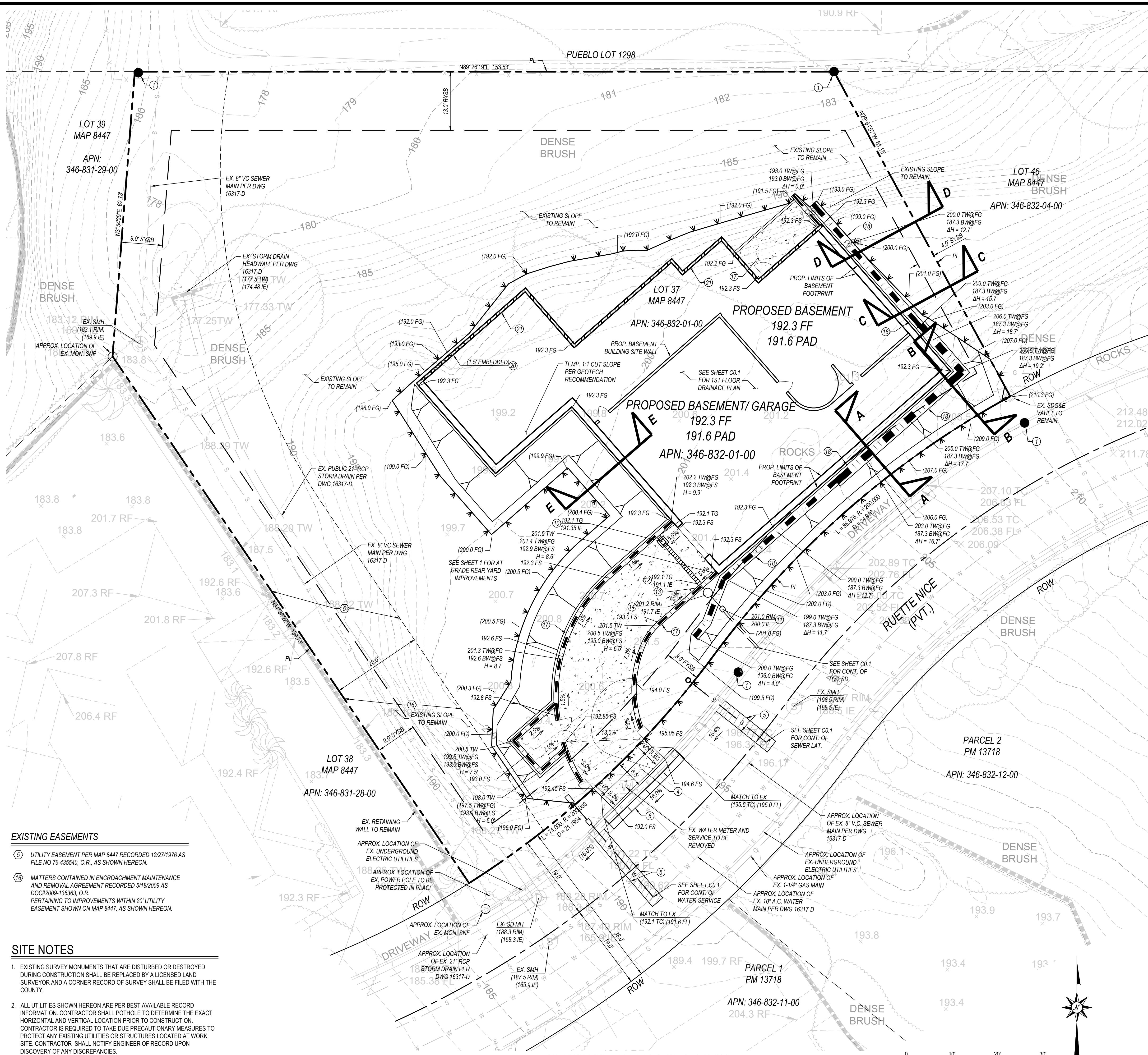
- SHEET C0.1 SITE DRAINAGE AND GRADES PLAN
- SHEET C0.2 SITE BASEMENT GRADES PLAN
- SHEET C0.3 TOPOGRAPHIC SURVEY MAP

2534 RUETTE NICE
LA JOLLA, CA 92037



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

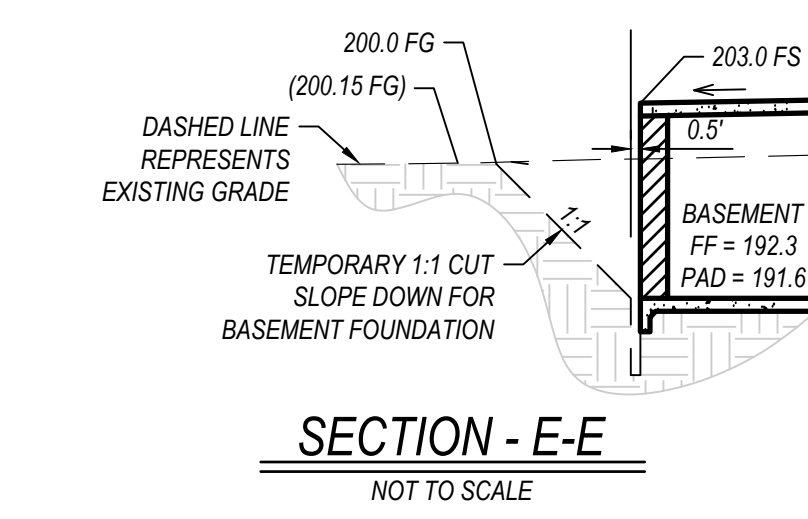
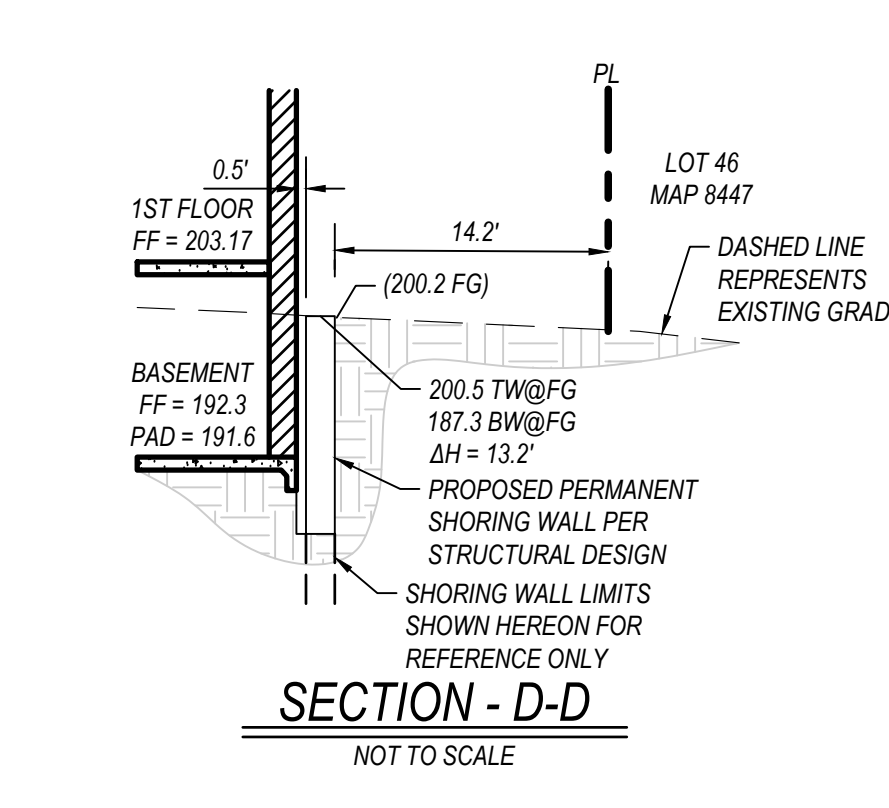
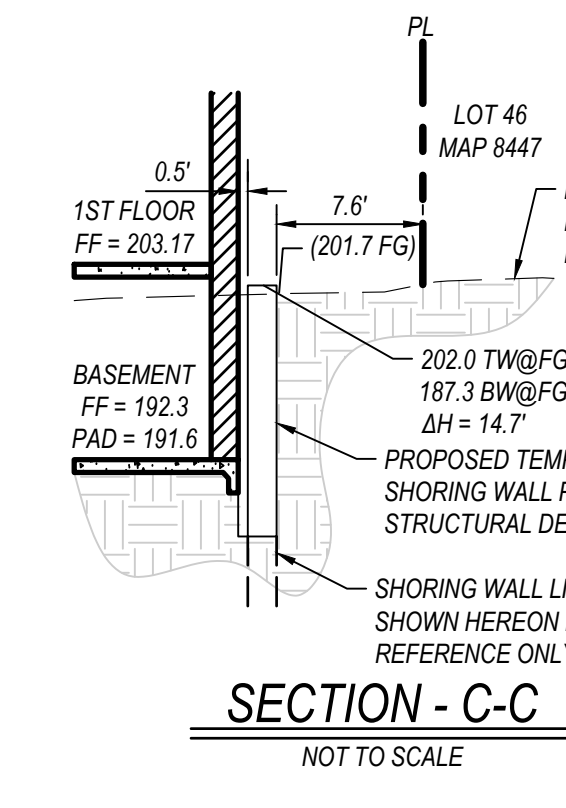
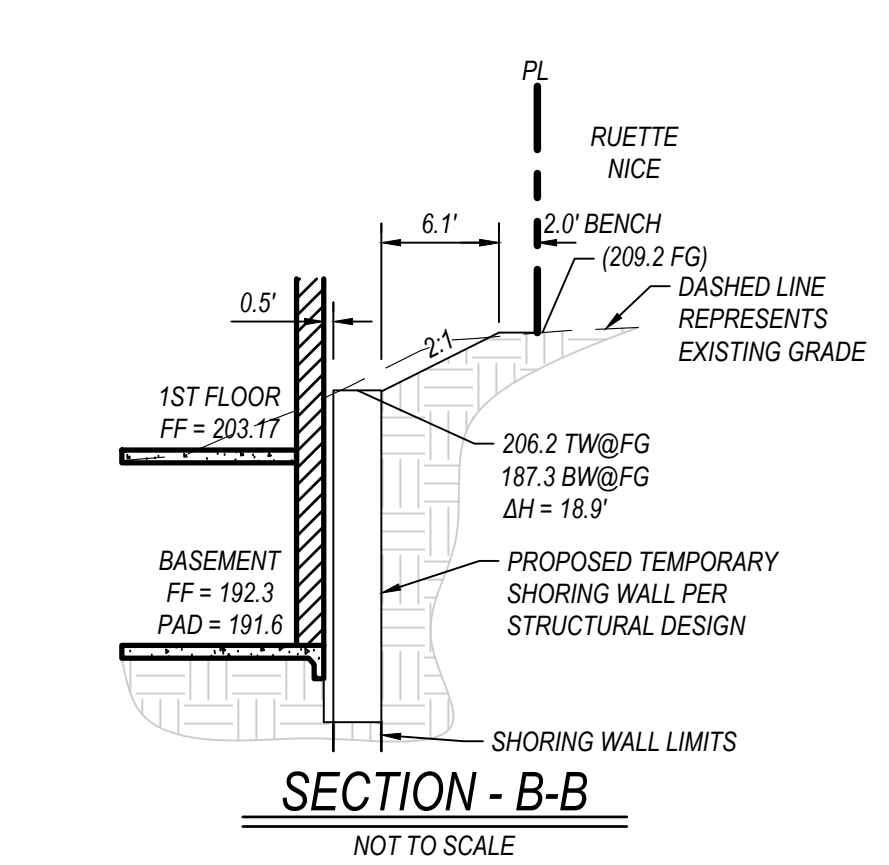
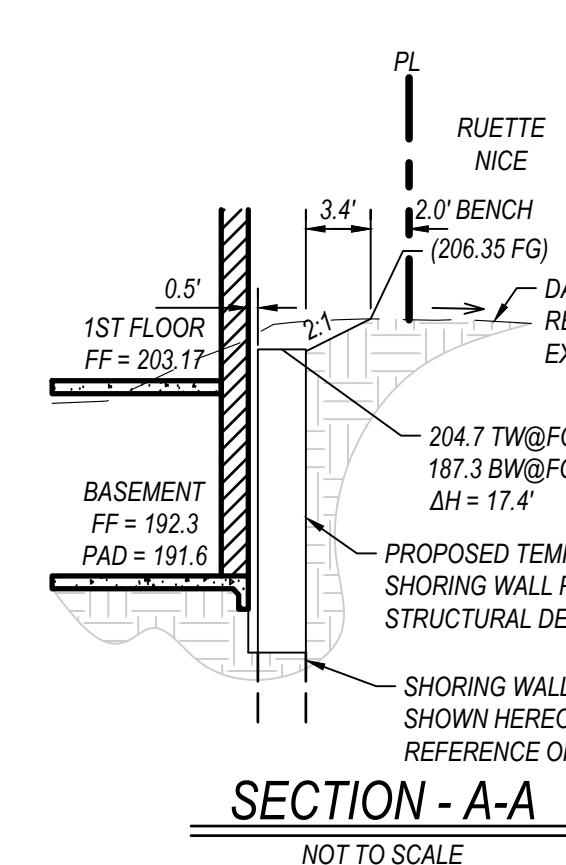
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LEGEND

PROPERTY BOUNDARY	---
CENTERLINE OF ROAD	---
ADJACENT PROPERTY LINE	---
PUBLIC RIGHT-OF-WAY	---
SETBACK LINE	---
PROPOSED LIMIT OF GRADING	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED DIRECTION OF FLOW	---
PROPOSED PCC DRIVEWAY (WIDTH PER PLAN)	---
PROPOSED DEEPEMED FOOTING (DEPTH PER PLAN)	---
PROPOSED STEM WALL	---
PROPOSED TEMPORARY SHORING WALL	---
PROPOSED STRUCTURAL SITE WALL	---
PROPOSED PCC PAVEMENT	---
PROPOSED 6" AREA DRAIN BY NDS OR APPROVED EQUAL	---
PROPOSED 4" PVC STORM DRAIN	---
EXISTING WALL	---
EXISTING FENCE	---
EXISTING WATER MAIN (SIZE PER PLAN)	---
EXISTING SEWER MAIN (SIZE PER PLAN)	---
EXISTING GAS MAIN (SIZE PER PLAN)	---
EXISTING ELECTRIC UTILITIES	---
EXISTING SURVEY MONUMENT	---

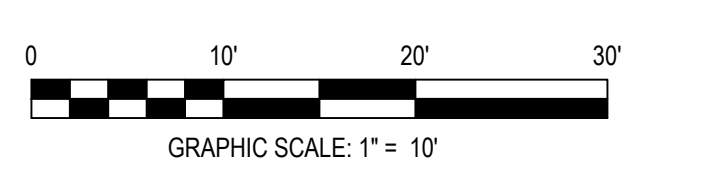
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 - PROPOSED 1" WATER SERVICE, METER AND BACKFLOW



- EXISTING EASEMENTS**
- UTILITY EASEMENT PER MAP 8447 RECORDED 12/27/1976 AS FILE NO 76-435540. O.R. AS SHOWN HEREON.
 - MATTERS CONTAINED IN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT RECORDED 5/18/2009 AS DOC#2009-136363. O.R. PERTAINING TO IMPROVEMENTS WITHIN 20' UTILITY EASEMENT SHOWN ON MAP 8447, AS SHOWN HEREON.

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PLAN VIEW - SITE BASEMENT PLAN
SCALE: 1" = 10' HORIZONTAL



BMP NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS. (NEW ISSUE)

WPCP NOTE:
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EXISTING SEWER CLEANOUT AND LATERAL TO BE LOCATED IN THE FIELD BY CONTRACTOR AND ABANDONED BY CITY STANDARDS.

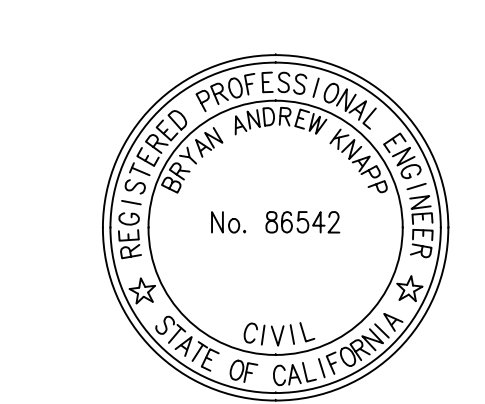
2534 RUETTE NICE
LA JOLLA, CA 92037

PLSA JOB NUMBER: 4168
DATE: 11/01/2024

SHEET 2 OF 3

PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES

San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com



FILE NAME: J:\ACTIVE\0854168\BACMON\LA RUETTE NICE\CIVIL\DRAWING\DISCRETIONARY PLANS\4168\CV SITE.CDP-02.dwg
DATE: 2025-12-28 12:28 AM

TOPOGRAPHIC AND BOUNDARY SURVEY

TOPOGRAPHIC SURVEY MAP -- RUETTE NICE

SHEET 1 OF 1
JN 4168

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 8/2/2024.

Maximilian Lebl
MAXIMILIAN LEBL, PLS 9323
8/9/2024
DATE



PROJECT INFORMATION

CLIENT: BACMON LLC.
ADDRESS: VACANT LAND, RUETTE NICE, LA JOLLA, CA 92037
APN: 346-832-01
AREA: 22.516 S.F. 0.517 AC.

BASIS OF BEARINGS

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 8, NAD 83 (EPOCH 2011.5) AND AS DETERMINED BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (CORS) P473 AND S105, IE N 66 39'41" E.

BENCHMARK STATEMENT

1. ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND BRASS PLUG LOCATED ON THE TOP OF CURB IN THE SOUTHEAST CORNER OF LA JOLLA SHORES DRIVE AND CALLE DEL ORO AS NOTED IN THE CITY OF SAN DIEGO BENCHMARK BOOK ON SHEET 357.
ELEVATION :35.79 (NGVD 29)

TOPOGRAPHY SOURCE

1. TOPOGRAPHY SHOWN HEREON WAS COLLECTED VIA GROUND SURVEY/AERIAL MAPPING METHODS OR AERIAL MAPPING SUPPLEMENTED BY GROUND SURVEY.
2. AERIAL MAPPING FLOWN 9/17/2023, PROVIDED BY CENTRAL COAST AERIAL MAPPING.
3. ACCURACIES OF ± 0.3' CAN BE EXPECTED AS IT RELATES TO THE TOPOGRAPHICAL INFORMATION GENERATED FROM THE DIGITAL TERRAIN MODELING (DTM) INFORMATION.
4. 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.

TITLE REPORT NOTE

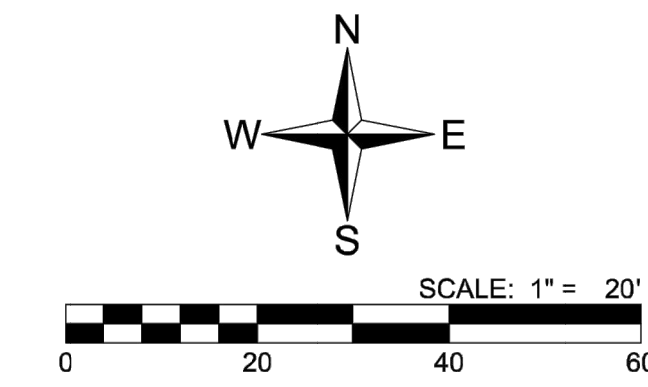
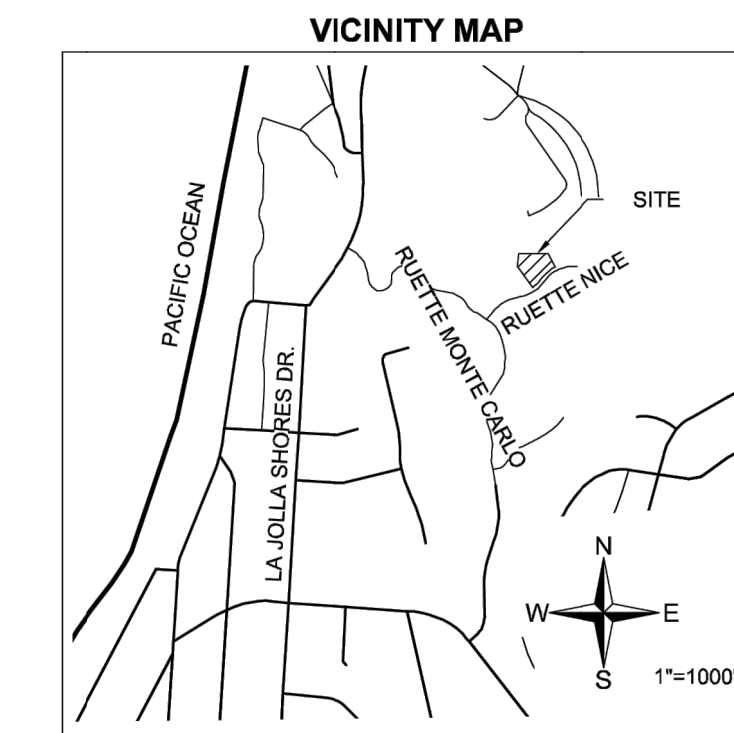
1. TITLE COMMITMENT PROVIDED BY CALIFORNIA TITLE COMPANY AS ORDER NO. 400-2344456-37, DATED SEPTEMBER 9, 2022.

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 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.

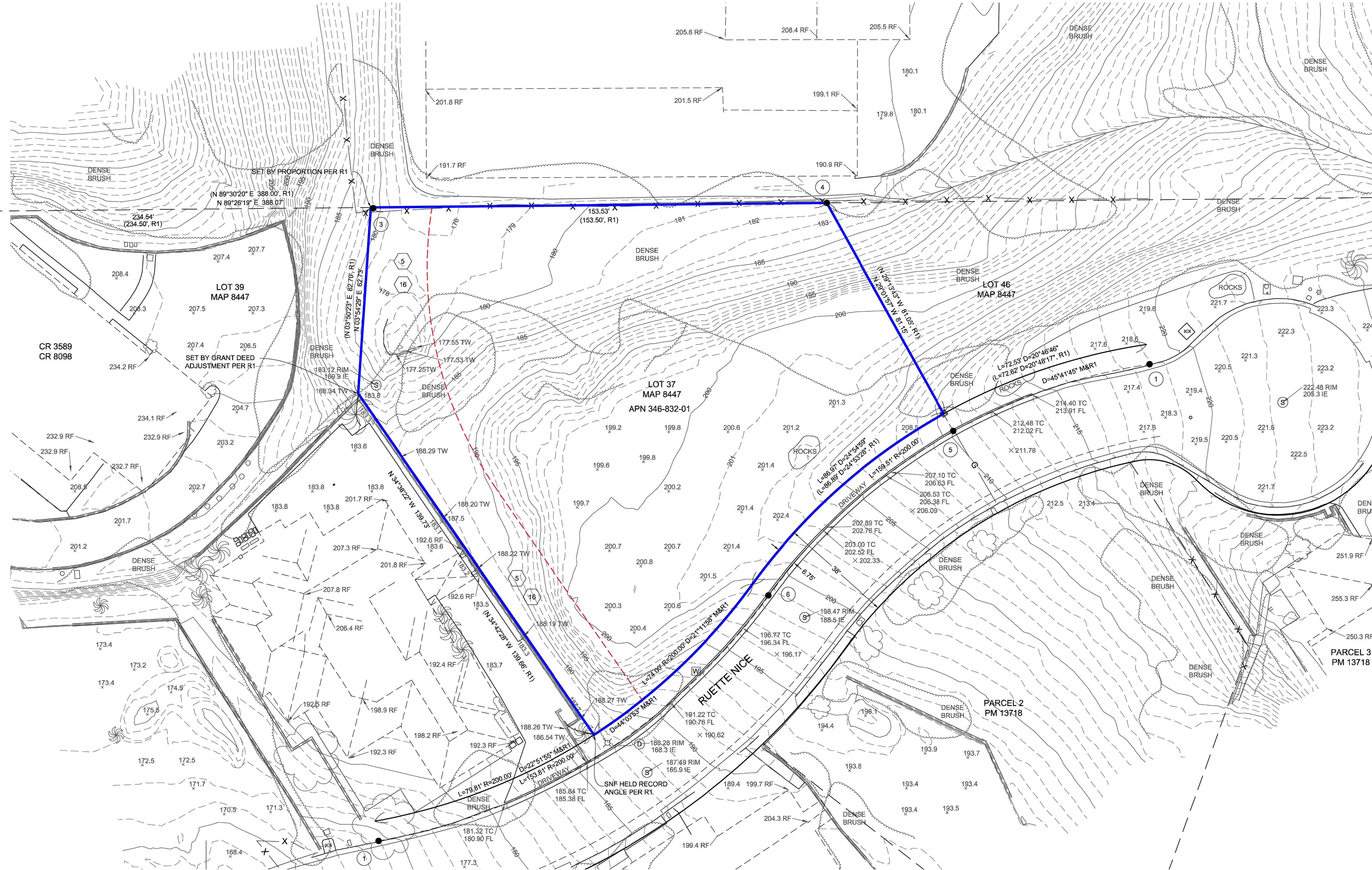
ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND BRASS PLUG LOCATED ON THE TOP OF CURB IN THE SOUTHEAST CORNER OF LA JOLLA SHORES DRIVE AND CALLE DEL ORO AS NOTED IN THE CITY OF SAN DIEGO BENCHMARK BOOK ON SHEET 357.
ELEVATION :35.79 (NGVD 29)



EXCEPTIONS AND EXCLUSIONS

- ITEMS 1 THROUGH 4 ARE NON MAPPING AND NOT SHOWN HEREON.
- 5 UTILITY EASEMENT PER MAP 8447 RECORDED 12/27/1976 AS FILE NO 76-435540, O.R. AS SHOWN HEREON.
- 6 MATTERS CONTAINED IN COVENANTS, CONDITIONS, RESTRICTIONS RECORDED 8/4/1976 AS DOC#1976-330776, MODIFICATIONS THEREOF RECORDED 6/29/1979 AS DOC# 1979-272987, O.R. MODIFICATIONS THEREOF RECORDED 5/12/1980 AS DOC# 1980-157487, O.R. MODIFICATIONS THEREOF RECORDED 7/25/1984 AS DOC#1984-282170, O.R. NON MAPPING AND NOT SHOWN HEREON.
- 7 MATTERS CONTAINED IN RESTRICTION AGREEMENT RECORDED 2/5/1982 AS DOC#1982-33081, O.R. PERTAINING TO MAXIMUM PERMISSIBLE HEIGHT. NON MAPPING AND NOT SHOWN HEREON.
- 8 MATTERS CONTAINED IN PLANNED RESIDENTIAL DEVELOPMENT PERMIT RECORDED 5/4/1982 AS DOC# 1982-129972, O.R. NON MAPPING AND NOT SHOWN HEREON.
- 9 MATTERS CONTAINED IN HOLD CITY HARMLESS AGREEMENT RECORDED 11/11/1982 AS DOC# 1982-311795, O.R. NON MAPPING AND NOT SHOWN HEREON.
- 10 MATTERS CONTAINED IN RESTRICTION AGREEMENT RECORDED 12/21/1982 AS DOC#1982-390462, O.R. PERTAINING TO MAXIMUM PERMISSIBLE HEIGHT. NON MAPPING AND NOT SHOWN HEREON.
- 11 MATTERS CONTAINED IN COVENANT BETWEEN LANDOWNERS RECORDED 8/29/1986 AS DOC#1986-380376, O.R. PERTAINING TO MAXIMUM PERMISSIBLE HEIGHT. NON MAPPING AND NOT SHOWN HEREON.
- 12 MATTERS CONTAINED IN COVENANT BETWEEN LANDOWNERS RECORDED 9/3/1986 AS DOC#1986-385901, O.R. PERTAINING TO MAXIMUM PERMISSIBLE HEIGHT. NON MAPPING AND NOT SHOWN HEREON.
- 13 MATTERS CONTAINED IN PLANNED DIRECTOR RESOLUTION RECORDED 2/12/1990 AS DOC#1990-77472, O.R. NON MAPPING AND NOT SHOWN HEREON.
- 14 CLAIM OF LIEN RECORDED 6/11/1993 AS DOC#1993-344003, O.R. NON MAPPING AND NOT SHOWN HEREON.
- 15 MATTERS CONTAINED IN SITE DEV. PERMIT NO. 270732, COASTAL DEV. PERMIT NO. 266253, MONTORO LOT 37-PROJECT NO. 84323, RECORDED 5/31/2006 AS DOC#2006-382847, O.R. NON MAPPING AND NOT SHOWN HEREON.
- 16 MATTERS CONTAINED IN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT RECORDED 5/18/2009 AS DOC#2009-136363, O.R. PERTAINING TO IMPROVEMENTS WITHIN 20' UTILITY EASEMENT SHOWN ON MAP 8447, AS SHOWN HEREON.
- ITEMS 17 THROUGH 21 ARE NON MAPPING AND NOT SHOWN HEREON.



FOUND MONUMENTS

- 1 FOUND LEAD & DISK RCE 8195 PER MAP 8447 HELD FOR BEGINNING OF CURVE
- 2 FOUND 3/4" IRON PIPE, OPEN, PER CR 1776, CR 8098, HELD FOR NW CORNER LOT 5.
- 3 FOUND 2" IRON PIPE & ILLEGIBLE DISK, S 73°24'48" E, 0.81' FROM NW CORNER LOT 37, NOT ACCEPTED.
- 4 FOUND 1/2" SQUARE PIN PER MAP 8447, HELD FOR NE CORNER LOT 37.
- 5 FOUND LEAD & DISK RCE 8195 PER MAP 8447 HELD FOR 6.75' OFFSET TO ELY CORNER LOT 37.
- 6 FOUND LEAD & DISK RCE 8195 PER MAP 8447, N 36°15'29" W 0.22' FROM POINT OF REVERSE CURVE, NOT ACCEPTED.

LEGAL DESCRIPTION

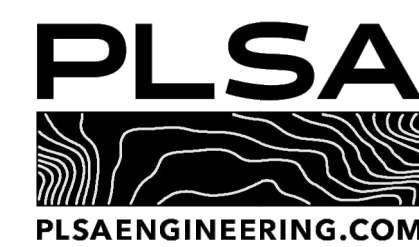
LOT 37, OF MONTORO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8447 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY DECEMBER 27, 1976.

REFERENCES

R1 - MAP 8447

LEGEND

- FOUND MONUMENT AS INDICATED
- () RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EXISTING PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - TIE LINE / REFERENCE LINE
- - - EASEMENT LINE
- - - GAS - UTILITY MARKOUT
- - - FENCE
- - - WALL
- - - BUILDING OVERHANG
- - - INDEX CONTOUR
- SPOT ELEVATION
- CONCRETE
- W METER - WATER
- G METER - GAS
- X LIGHT POLE
- UTILITY BOX
- ⊗ FIRE HYDRANT
- ⊕ MH - SANITARY
- ⊖ MH - DRAINAGE
- ⊙ MH - UNKNOWN
- ⊘ MAILBOX
- ⊙ BOLLARD
- ⊙ SIGN
- ⊙ TREE - DECIDUOUS
- ⊙ TREE - PALM
- ⊙ TREE - CONIFEROUS
- ⊙ VEGETATION
- FF FINISH FLOOR
- RF ROOF



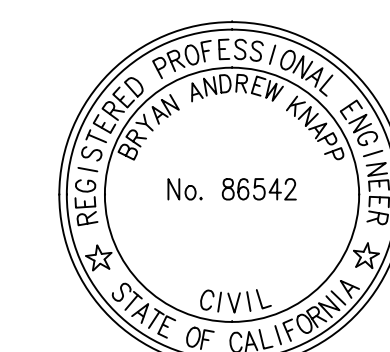
2534 RUETTE NICE
LA JOLLA, CA 92037

PLSA JOB NUMBER: 4168
DATE: 11/01/2024

SHEET 3 OF 3

PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES

San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com



SAVE DATE: 2025-11-19 - PLOT DATE: 2025-11-24 9:21 AM - FILE NAME: J:\ACTIVE_JOBS\4168_BACMON-LA RUETTE NICE\CIVIL\DRAWING\DISCRETIONARY PLANS\08-03-SITE-CDP-02.dwg

SHEET INDEX

PD F NO.	SHEET NO.	DESCRIPTION
1	CS-01	COVER SHEET
2	CS-02	LANDSCAPE AREA DIAGRAM
3	CS-03	HYDROZONE PLAN
4	CS-04	BRUSH CLEARANCE & EXISTING TREE PLAN
5	CS-05	BRUSH MANAGEMENT PLAN
6	CS-06	PLANTING NOTES
7	CS-07	PLANTING NOTES
8	CS-08	PLANTING DETAILS

PROJECT NAME - LOT 37 RESIDENCE



SITE PLAN

SCOPE OF WORK

LANDSCAPE DESIGN FOR NEW RESIDENCE AT LOT 37 RUETTE NICE, LA JOLLA, CA 92037

SITE ADDRESS

LOT 37 RUETTE NICE, LA JOLLA, CA 92037

APN

3468320100

LEGAL DESCRIPTION

MONUMENT PRESERVATION CERTIFICATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT (BUSINESS AND PROFESSIONS CODE SECTION 8771). IF DETERMINED DURING REVIEW ADDITIONAL SURVEY MONUMENTATION PRESERVATION MAY BE REQUIRED PER INFORMATION BULLETIN NUMBER 591.

LOT SIZE

SQUARE FOOTAGE: 22,516 OR ACREAGE: 0.52

OWNER

COMPANY: BACMON, LLC
 OWNER COMPLETE ADDRESS: 7650 Girard Ave, Suite 300, La Jolla, CA 92037
 OWNER EMAIL:

PROJECT TEAM

DESIGNER/ARCHITECT
 COMPANY: ISLAND ARCHITECTS
 NAME: LISA KREDESMAN
 ADDRESS: 7626 HERSCHEL AVENUE, LA JOLLA, CA 92037
 PHONE NUMBER: (858) 869-2840
 EMAIL: lkredeman@islandarch.com

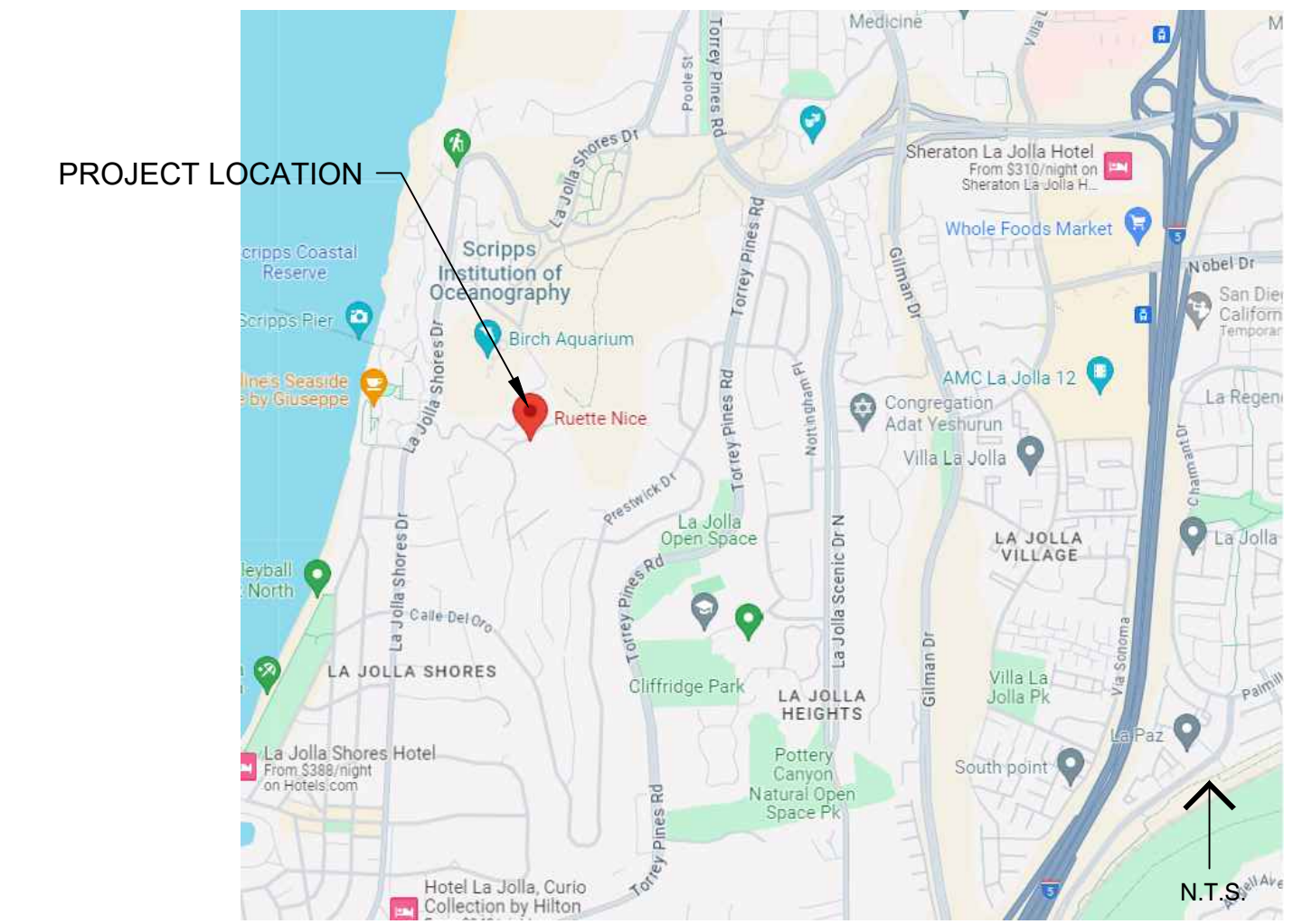
LANDSCAPE ARCHITECT
 COMPANY: C.M. BROWN LANDSCAPE ARCHITECTS
 NAME: CHRIS BROWN
 ADDRESS: 1741 SCHOONER WAY, CARLSBAD, CA 92008
 PHONE NUMBER: (858) 633-3550
 EMAIL: chris@cmbrownla.com

CIVIL ENGINEER
 COMPANY: PLSA ENGINEERING AND SURVEYING
 NAME: RYAN ELLIS
 ADDRESS: 1911 SAN DIEGO AVE, UNIT 100, SAN DIEGO, CA 92110
 PHONE NUMBER: (858) 259-8212 EXT. 146
 EMAIL:

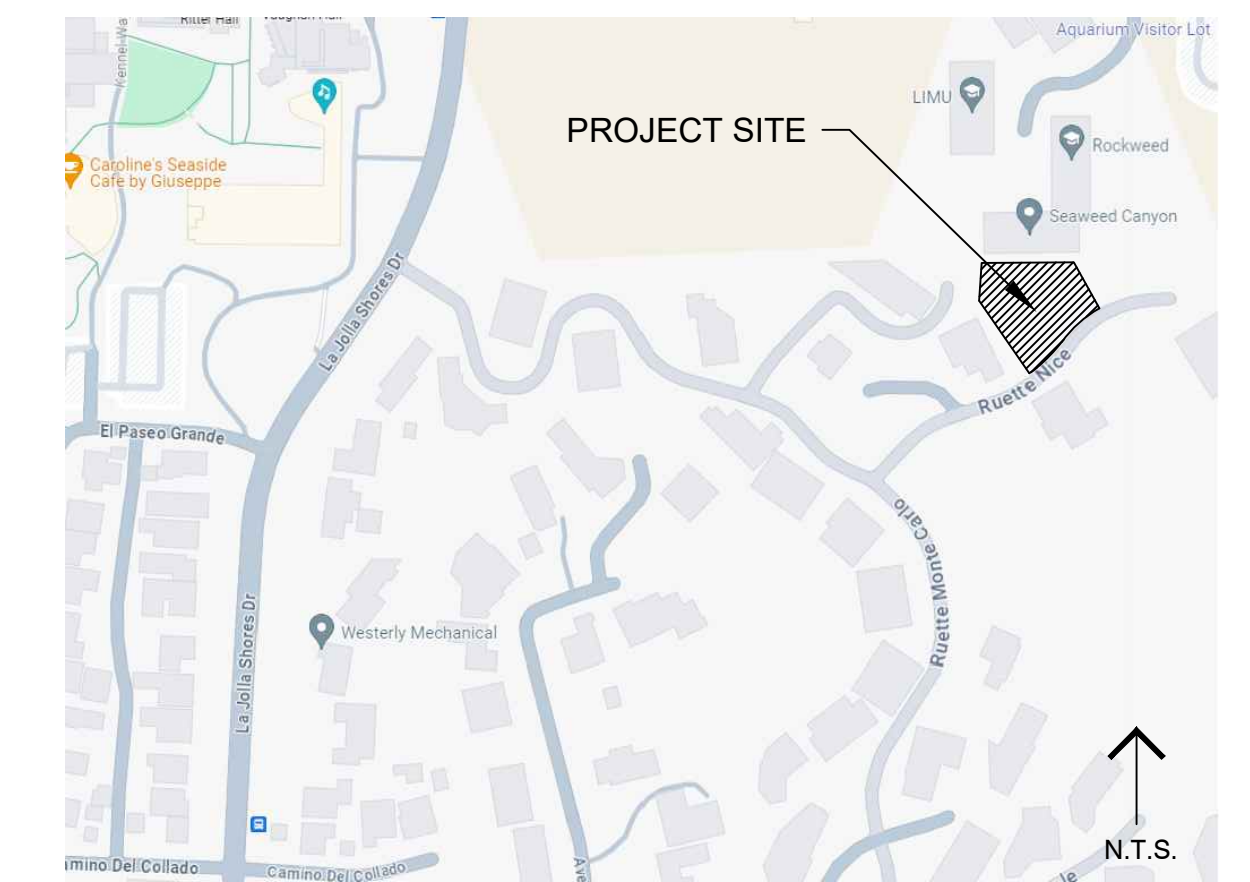
GEOTECHNICAL ENGINEER
 COMPANY: TERRA PACIFIC CONSULTANTS INC.
 NAME: CHRISTOPHER O'HERN
 ADDRESS: 4010 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117
 PHONE NUMBER: (858) 521-1190
 EMAIL:

STRUCTURAL ENGINEER
 COMPANY: DAVID THOMAS ENGINEERING, A.P.C.
 NAME: DAVID THOMAS
 ADDRESS: 12625 HIGH BLUFF DRIVE, SUITE 302, SAN DIEGO, CA 92130
 PHONE NUMBER: (609) 308-5486
 EMAIL: david@dtenged.com

TITLE 24 CONSULTANT
 COMPANY: SOCAL
 NAME: DAVID THOMAS
 ADDRESS: RANCHO CUCAMONGA, CA 91730
 PHONE NUMBER: (909) 308-5486
 EMAIL: tom@socaltitle24.com



VICINITY MAP



LOCATION MAP

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

[Signature]
 SIGNATURE
 11/11/24
 DATE

LEGEND

DATE	DESCRIPTION
2/20/2025	RESUBMITTAL
7/18/2025	RESUBMITTAL
11/19/2025	RESUBMITTAL
3/12/2026	RESUBMITTAL



<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		SHEET: TITLESHEET PROJECT NAME: LOT 37 RESIDENCE ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037	<p>CS-01</p>
		SHEET <u>1</u> OF 8 PRJ-1126264	



AREA LEGEND			
SYMBOL	DESCRIPTION	AREA (S.F.)	PERCENT
+	BUILDING FOOTPRINT	4,215	19
○	HARDSCAPE AREA	2,210	10
▨	PLANTING AREA	16,091	71
	TOTAL	22,516	100

LEGEND

DATE	DESCRIPTION			
2/20/2025	RESUBMITTAL			
7/18/2025	RESUBMITTAL			
11/12/2025	RESUBMITTAL			
3/12/2026	RESUBMITTAL			

 <p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		SHEET: LANDSCAPE AREA DIAGRAM PROJECT NAME: LOT 37 RESIDENCE ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037		CS-02
		SHEET <u>2</u> OF 8 PRJ-1126264	CITY APPROVAL STAMP	

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: Lot 37 Residence Project #: PRJ-1126264

Project Address: Lot 37 Ruelle Nice, La Jolla, CA 92037

Individual/Business Completing the Worksheet: C. M. Brown Landscape Architects

Phone Number: (858) 633-3550

MAWA Water Budget calculation = $(ET_o)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] =$ gallons per year

MAWA = $(40) (0.62) [(0.55)(16,091)] = 219,481$ Gallons per year

Legend for Estimated Total Water Use (ETWU) Calculation Formula

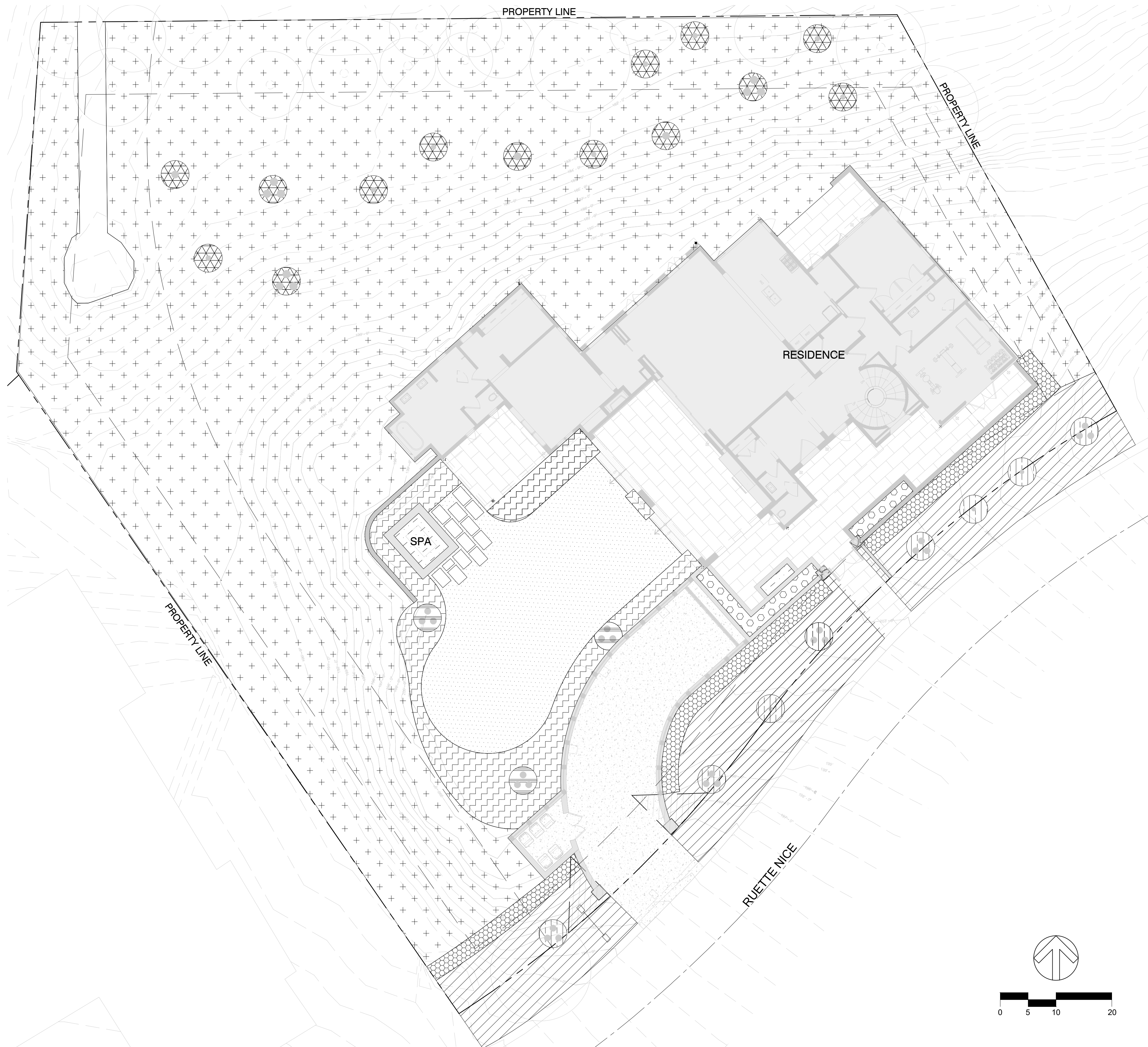
Symbol	Description of Symbol
ET _o	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ² (square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

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
C	1	2	0.5	1,790	DRIP	0.81	11.1
C	2	5	0.5	105	DRIP	0.81	0.7
C	3	4	0.5	401	DRIP	0.81	2.5
C	4	20	0.5	747	DRIP	0.81	4.6
C	5	22	0.5	1,314	ROTARY	0.75	8.2
C	6	7, 8, 10-15, 17, 18	0.3	11,183	ROTARY	0.75	69.5
C	7	N/A	1.0	61	N/A	1.0	0.4
C	8	1	0.3	159	DRIP	0.81	1.0
C	9	3, 21	0.3	56	DRIP	0.81	0.3
C	10	6, 9, 16, 19	0.3	275	BUBBLER	0.85	1.7
				16,091			
Total							100

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 $[(ET_o)(0.62)] \left[\left(\frac{PF \times HA}{IE} \right) + SLA \right]$	Result in Gallons per Year
C	$(40) (0.62) [(0.5) (1,790) / (0.81)]$	27,402
C	$(40) (0.62) [(0.5) (105) / (0.81)]$	1,607
C	$(40) (0.62) [(0.5) (401) / (0.81)]$	6,139
C	$(40) (0.62) [(0.5) (747) / (0.81)]$	11,438
C	$(40) (0.62) [(0.5) (1,314) / (0.75)]$	21,725
C	$(40) (0.62) [(0.3) (11,183) / (0.75)]$	110,935
C	$(40) (0.62) [(1) (61) / (1)]$	1,513
C	$(40) (0.62) [(0.3) (159) / (0.81)]$	1,460
C	$(40) (0.62) [(0.3) (56) / (0.81)]$	514
C	$(40) (0.62) [(0.3) (275) / (0.85)]$	2,407
Total ETWU gallons per year		185,139



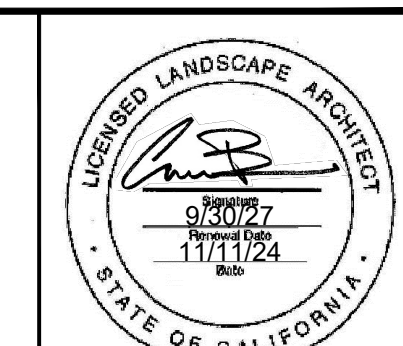
LEGEND

- 1 PARKWAY
DRIP IRRIGATION - 1,790 SF
- 3 ENTRY GARDEN
DRIP IRRIGATION - 105 SF
- 4 STREET FRONT HEDGE
DRIP IRRIGATION - 401 SF
- 5 LAWN TERRACE PA
DRIP IRRIGATION - 747 SF
- 6 LAWN
ROTARY IRRIGATION - 1,314 SF
- 7 PERIMETER SLOPE PLANTING
ROTARY IRRIGATION - 11,183 SF
- 8 WATER FEATURES
NO IRRIGATION - 61 SF
- 9 STREET TREES
DRIP IRRIGATION - 159 SF
- 10 LOW WATER NEW TREES
DRIP IRRIGATION - 56 SF
- 11 NEW TREES ON SLOPE
BUBBLER IRRIGATION - 275 SF

LEGEND

DATE	DESCRIPTION
2/20/2025	RESUBMITTAL
7/18/2025	RESUBMITTAL
11/12/2025	RESUBMITTAL
3/12/2026	RESUBMITTAL

C. M. BROWN LANDSCAPE ARCHITECTS, P.C.
1741 Schooner Way
Carlsbad, CA 92008
Office: (858) 633-3550
cmbrownla.com



SHEET: HYDROZONE PLAN
PROJECT NAME: LOT 37 RESIDENCE
ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037
SHEET 3 OF 8
PRJ-1126264

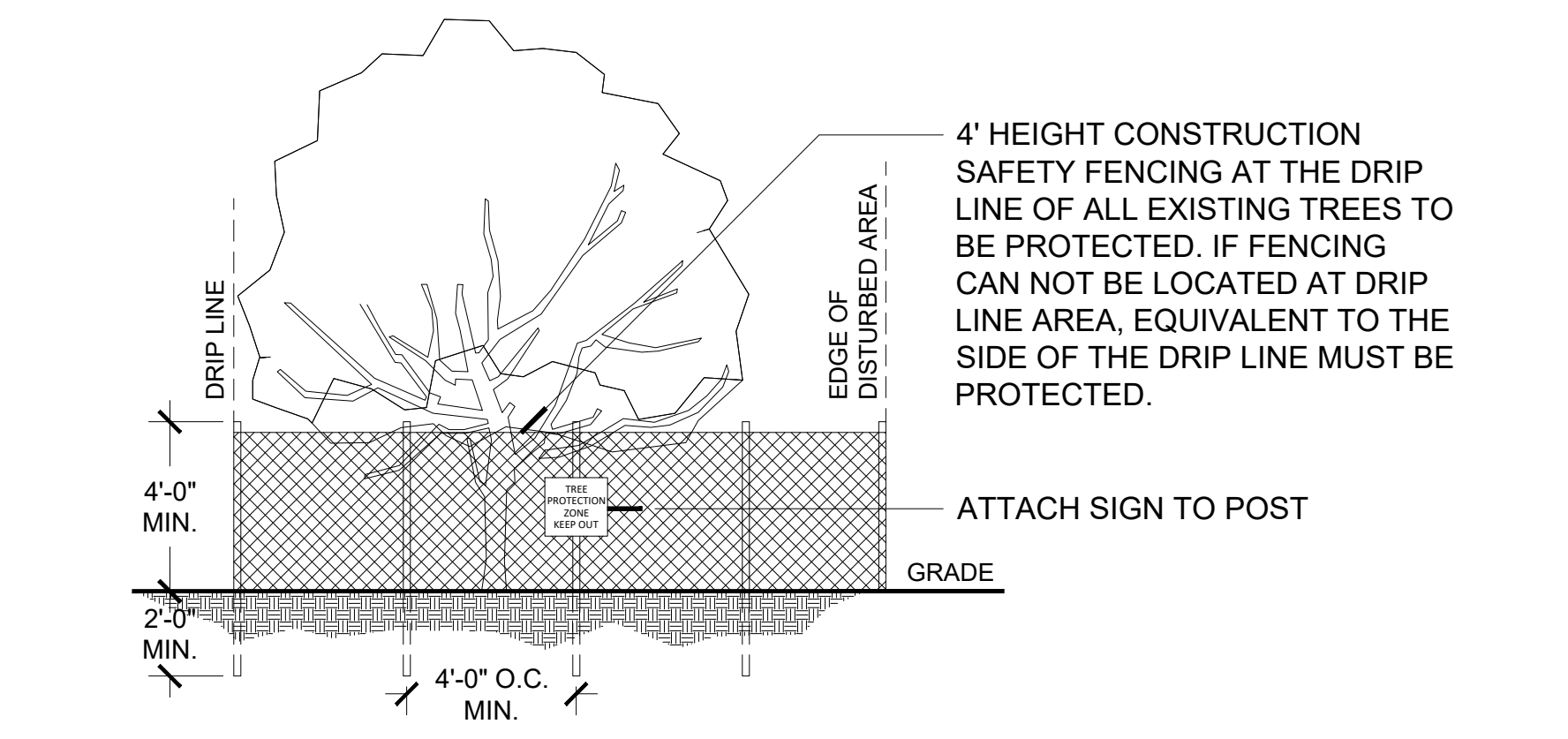
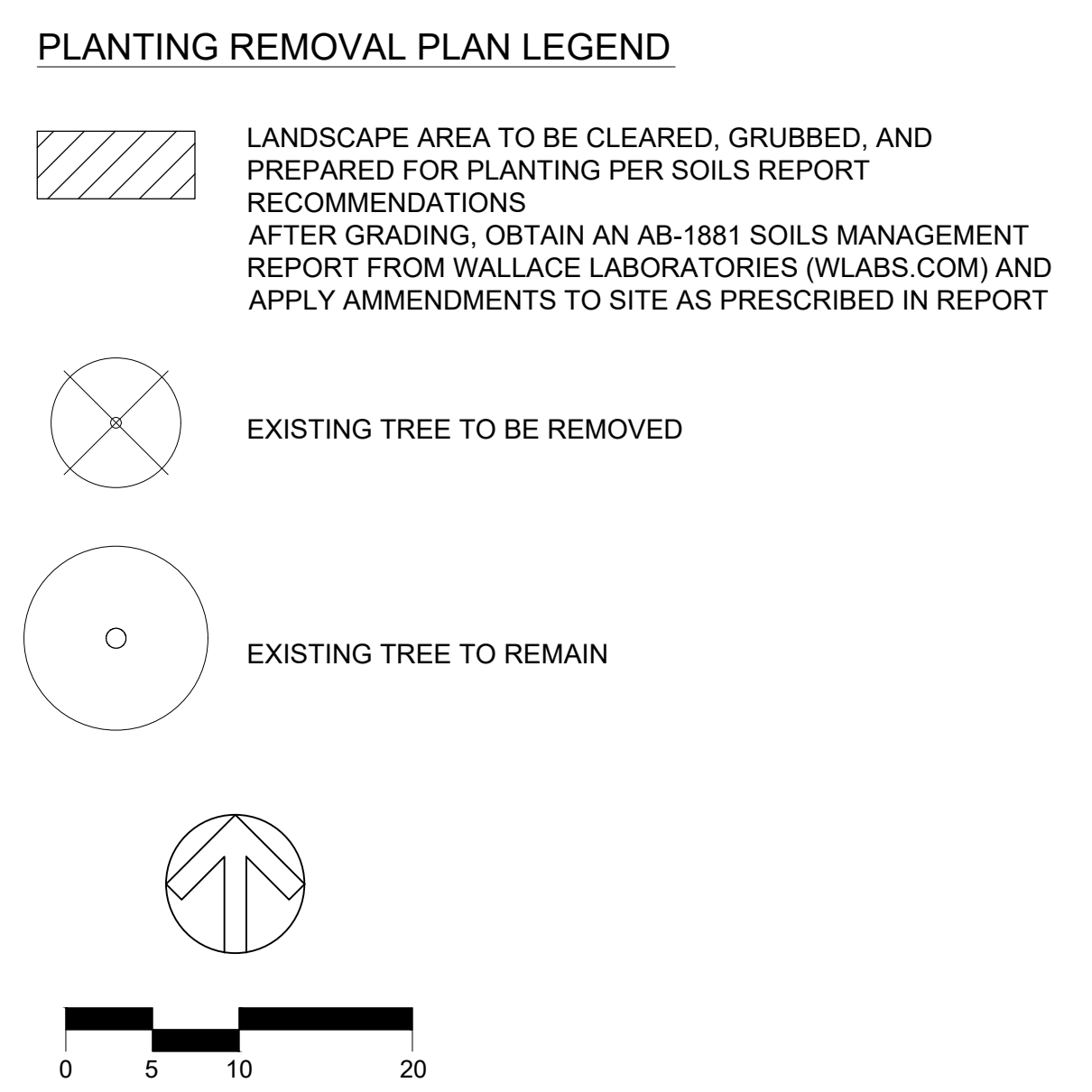
CS-03



- PROTECTION OF EXISTING OR NEW SPECIMEN TREES:**
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING SPECIMEN TREES THAT ARE TO REMAIN IN THE PROJECT AND NEW SPECIMEN TREES THAT HAVE BEEN INSTALLED. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
 2. PROTECTIVE FENCING SHALL BE INSTALLED AT THE DIRECTION OF A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
 3. WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING OR NEW SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNKS. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
 4. EXCAVATIONS IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT COVERED WITH MOIST BURLAP OR CANVAS.
 5. THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAMINATE ANY SOIL WITHIN THE DRIPLINE (I.E. THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSE TO THE OWNER.
 6. ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
 7. ANY EXISTING IRRIGATION SYSTEM AT ALL EXISTING OR NEW SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

- TREE PROTECTION NOTES**
1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CONSTRUCTION FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.

- NOTES:**
1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



1 EXISTING TREE PROTECTION
1/4" = 1'-0" 17-20

LEGEND

DATE	DESCRIPTION			
2/20/2025	RESUBMITTAL			
7/18/2025	RESUBMITTAL			
11/12/2025	RESUBMITTAL			
3/12/2026	RESUBMITTAL			

<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: BRUSH CLEARANCE & EX. TREE PLAN PROJECT NAME: LOT 37 RESIDENCE ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037</p>	<p>CS-04</p>
		<p>SHEET 4 OF 8 PRJ-1126264</p>	



PLANT SCHEDULE LOT 37


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	
TREES							
	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	24" BOX	5	Low	25 - 40ft. ht.	
	<i>Olea europaea</i>	Field Grown Olive Multi-Trunk	B&B	8	Very low	15 - 25ft. ht.	
	<i>Prunus caroliniana</i>	Carolina Laurel Cherry	24" BOX	3	Medium	20 - 30ft. ht.	
	<i>Quercus agrifolia</i>	Coast Live Oak	24" BOX	3	Very low	40 - 65ft. ht.	
	<i>Schinus molle</i>	California Pepper Tree Multi-Trunk	24" BOX	3	Very low	25 - 40ft. ht.	
	<i>Umbellularia californica</i>	Bay Laurel	24" BOX	3	Medium	25 - 40ft. ht.	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT
SHRUBS							
	<i>Arctostaphylos x 'Pacific Mist'</i>	Pacific Mist Manzanita	1 GAL	60" o.c.	15	Low	18 - 36in. ht.
	<i>Baccharis pilularis 'Pigeon Point'</i>	Pigeon Point Coyote Brush	1 GAL	60" o.c.	10	Low	18 - 36in. ht.
	<i>Buxus microphylla - GLOBE FORM L</i>	Littleleaf Boxwood	15 GAL	42" o.c.	9	Medium	36in. ht.
	<i>Buxus microphylla - GLOBE FORM M</i>	Littleleaf Boxwood	15 GAL	30" o.c.	17	Medium	24in. ht.
	<i>Carissa macrocarpa 'Boxwood Beauty'</i>	Boxwood Beauty Natal Plum	5 GAL	30" o.c.	18	Low	18 - 36in. ht.
	<i>Ceanothus griseus horizontalis 'Yankee Point'</i>	Yankee Point Carmel Creeper	1 GAL	60" o.c.	53	Low	18 - 36in. ht.
	<i>Cistus corbariensis</i>	White Rockrose	1 GAL	60" o.c.	8	Low	18 - 36in. ht.
	<i>Ficus benjamina</i>	Weeping Fig	15 GAL	36" o.c.	46	Medium	25 - 40ft. ht.
	<i>Gardenia jasminoides 'Radicans'</i>	Radicans Gardenia	5 GAL	30" o.c.	14	Medium	6 - 18in. ht.
	<i>Geranium renardii</i>	Renard's Cranesbill	4" POT	18" o.c.	38	Low	6 - 18in. ht.
	<i>Hydrangea paniculata 'ILVOBO'</i>	Bobo® Panicle Hydrangea	5 GAL	36" o.c.	1	Medium	18 - 36in. ht.
	<i>Rosa x 'Meidelweis'</i>	Boldero Floribunda Rose	5 GAL	36" o.c.	20	Medium	18 - 36in. ht.
	<i>Rosmarinus officinalis 'Prostratus'</i>	Dwarf Rosemary	5 GAL	24" o.c.	5	Low	
	<i>Salvia clevelandii 'Winnifred Gilman'</i>	Winnifred Gilman Cleveland Sage	5 GAL	48" o.c.	4	Very low	3ft. ht.
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	4" POT	18" o.c.	81	Medium	6 - 18in. ht.
VINE/ESPALIER							
	<i>Rosa x 'Meiviolin' Staked</i>	Eden Climbing Rose	15 GAL	Per plan	3	Medium	6 - ft. ht.
GROUND COVERS							
	<i>Carissa macrocarpa 'Green Carpet'</i>	Green Carpet Natal Plum	1 GAL	36" o.c.	207	Low - Medium	6 - 18in. ht.
	<i>Cynodon dactylon x transvaalensis 'Tifway 419'</i>	Tifway 419 Bermudagrass	SOD LAWN		1,314 sf		
	S&S Seeds Basic Native Erosion Control Mix	SEE SHEET CS-06 FOR SPECS			9,938 sf		< 6in. ht.

SEE SHEET CS-06 AND CS-07 FOR PLANTING AND BRUSH MANAGEMENT NOTES


ALTERNATIVE COMPLIANCE MEASURES SUGGESTED FOR BUILDING:
 DUAL GLAZED/DUAL TEMPERED WINDOWS
 INCREASE THE FIRE RESISTANCE RATING OF WALLS
 NOTE WELL: THIS PROJECT SHALL ADHERE TO THE CBC CHAPTER 7A AND CRC R3327 REQUIREMENTS

LEGEND

DATE	DESCRIPTION
2/20/2025	RESUBMITTAL
7/18/2025	RESUBMITTAL
11/12/2025	RESUBMITTAL
3/12/2026	RESUBMITTAL



C. M. BROWN LANDSCAPE ARCHITECTS, P.C.
 1741 Schooner Way
 Carlsbad, CA 92008
 Office: (858) 633-3550
 cmbrownla.com



SHEET: BUSH MANAGEMENT PLAN
 PROJECT NAME: LOT 37 RESIDENCE
 ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037

SHEET 5 OF 8
 PRJ-1126264

CS-05

PLANTING NOTES:

- ALL WORK PERFORMED SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK.
- THE CONTRACTOR MUST VERIFY THE LOCATIONS OF UNDERGROUND UTILITY LINES IN FIELD PRIOR TO ANY EXCAVATION, AND IS RESPONSIBLE FOR THE COST OF REPAIRING ANY DAMAGE. REQUEST APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY DEVIATION IN PLANT MATERIAL LOCATIONS.
- FINAL GRADES SHALL BE WITHIN TWO (2) INCHES BELOW CURB AND/OR PAVING GRADE IN SHRUB AREAS, AND ONE (1) INCH BELOW CURB AND/OR PAVING GRADE IN LAWN AREAS.
- ALL TREES AND SHRUBS ARE TO BE REVIEWED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREE DELIVERIES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
- ALL TREE LOCATIONS ARE TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING PLANS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ENSURE THAT THE ROOTBALLS OF NEW AND EXISTING TREES ARE NOT DISTURBED.
- ALL ON-CENTER SPACINGS FOR SHRUBS AND GROUND COVERS ARE TRIANGULAR SPACINGS.
- ALL GROUND COVER SHALL EXTEND BENEATH ALL PLANT MATERIAL.
- ALL VINES AND ESPALIERS ARE TO BE REMOVED FROM STAKES OR TRELLISES AND ATTACHED TO WALLS WITH APPROVED DEVICES (SEE DETAIL).
- A MINIMUM OF 3" ORGANIC MULCH SHALL BE ADDED TO NON-TURF PLANTING AREAS WITH SLOPES LESS THAN 3:1 TO COVER THE SOIL SURFACE COMPLETELY.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING LANDSCAPE WORK SO THAT LANDSCAPE ARCHITECT CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY TO FULLY SCREEN ALL UTILITIES FROM VIEW.

BMP REQUIREMENTS

Zone 1 Requirements (All area within the property) - non-standard zones apply for this property

- No combustible material for fences, walls, etc.
- Plant height less than 4', except trees
- Low fuel, fire resistant species
- Trees min 10' distance from mature size drip line to structure (see Landscape Standards of the Land Development Manual)
- Irrigation required for all areas within zone except for areas where only plants less than 2' height are planted
- Notation to maintain on regular baize by pruning and thinning, controlling weeds and maintaining irrigation system

Zone 2 Requirements

- No structures
- All new planting to be native, low-fuel, fire resistant, less than 24" height
- Single specimen, fire resistant native trees permitted
- Irrigate until established, permanent irrigation not permitted in zone 2
- If area is being revegetated, 50% planting less than 24", with remaining area may be planted with taller material, but maintained in accordance with the reqs for existing plant material in Zone Two

PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO WORK BEGINNING. MEETING REQUIRED TO OUTLINE BRUSH MANAGEMENT PROGRAM

PACIFIC COAST SEED

BASIC NATIVE EROSION CONTROL MIX

This mix of annual native California species has been formulated for rapid growth in the lower rainfall climates and varied soil types of Central and Southern California. For this reason, it is the best choice for permanent or temporary cover in areas that may not support perennial natives without the addition of irrigation or soil amendments. These seeds are adapted to our climates and plant communities and can be used around sensitive native habitat and in conjunction with other species, including wildflowers, without the fear of native gene contamination.

SPECIES	COMMON NAME	BULK #/S/ACRE	MIN % PLS*
<i>Bromus carinatus 'Cucamonga'</i>	Cucamonga brome	20.00	86
<i>Festuca microstachys</i>	Small fescue	8.00	90
<i>Trifolium ciliatum</i>	Foothill clover	4.00	86
		32.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

SOIL TESTING REQUIREMENTS

SOIL TESTING FOR AGRICULTURAL SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. SOILS TEST MUST DETERMINE SOIL TEXTURE, INDICATING AND APPROXIMATE SOIL INFILTRATION RATE. TEST FOR PH, ORGANIC MATTER AND SOLUBLE SALTS, AND MAKE SPECIFICATIONS FOR AMENDING SOIL. SOIL TEST MUST MEET REQUIREMENTS OF CALIFORNIA STATE AB 1881 REQUIREMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTING AND SOIL AMENDMENT RECOMMENDATIONS. SOILS TESTING SHALL BE COMPLETED AND TEST RESULTS AND AMENDMENT RECOMMENDATIONS SUBMITTED TO THE OWNER'S REPRESENTATIVE A MINIMUM OF FIFTEEN (15) DAYS BEFORE COMMENCEMENT OF ANY PLANTING.

THE TESTING LABORATORY SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

THE TESTING LABORATORY FOR SOILS ANALYSIS SHALL USE THE FOLLOWING CRITERIA FOR SOIL TESTING: USDA AGRICULTURAL SUITABILITY TEST PER HANDBOOK 60, TO INCLUDE BORON PRESENCE AND CONTENT; AND UNIVERSITY OF CALIFORNIA SOIL FERTILITY TEST.

INTERPRETATIONS, FERTILIZATION AND SOIL AMENDMENT RECOMMENDATIONS, AND COMMENTS REGARDING THESE TESTS ARE REQUIRED.

SOILS TEST SITES SHALL OCCUR NOT MORE THAN 250 FEET ON CENTER IN THE PLANTING AREAS, UNLESS OTHERWISE NOTED ON PLANS.

SAMPLES OF ALL IMPORT SOIL FROM EACH SOURCE SHALL ALSO BE SUBMITTED TO THE SOILS TESTING LABORATORY FOR ANALYSIS, INTERPRETATION AND RECOMMENDATIONS PRIOR TO PLACEMENT, BLENDING OR BACKFILLING.

TEST RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT BEFORE DELIVERY OF SOIL AMENDMENTS.

APPLICATION RATE TABLE

GRO-POWER 7 GRAM PLANTING TABLETS, 12-8-8 with 20% Humus and 4% Humic Acid

Plant Size	1 Gal Plant	2 Gal Plant	5 Gal Plant	15 Gal Plant	20"-24" Box	Specimen Trees & Shrubs
# of Tablets	2	3	6	12	15	4 Tablets for every inch of Caliper

Note: Place tablet(s) no higher than 1/3 of the way up the rootball spaced equally around the perimeter of the rootball approximately 2" from the root tips.

PROTECTION OF EXISTING OR NEW SPECIMEN TREES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING SPECIMEN TREES THAT ARE TO REMAIN IN THE PROJECT AND NEW SPECIMEN TREES THAT HAVE BEEN INSTALLED. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
- PROTECTIVE FENCING SHALL BE INSTALLED AT THE DIRECTION OF A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
- WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING OR NEW SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNKS. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
- EXCAVATIONS IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT COVERED WITH MOIST BURLAP OR CANVAS.
- THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAMINATE ANY SOIL WITHIN THE DRIFLINE (I.E., THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSE TO THE OWNER.
- ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
- ANY EXISTING IRRIGATION SYSTEM AT ALL EXISTING OR NEW SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

POST INSTALLATION MAINTENANCE GUIDELINES:



- CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.
- PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPATIAL LIMITATIONS, REMOVAL OF ALL DEADWOOD, CROSS-BRANCHING, ETC. PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS (ISA). PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.
- WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH MINIMAL RUNOFF OR OVERSPRAY.
- ADJUST CONTROLLERS PER CURRENT CALIFORNIA IRRIGATION MANAGEMENT SYSTEM (CIMIS) DATA (805) 644-4921.
- ALWAYS REPLACE HEADS WITH SAME KIND OR MATCHING PRECIPITATION RATE.
- INSPECT TREE SUPPORTS FREQUENTLY AND REMOVE AS SOON AS PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRDLER TRUNK OR BRANCHES.
- LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING NIGHT OR EARLY MORNING HOURS.
- A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT; AERATING AND DETHATCHING OF TURF AREAS; REPLISHING MULCH; FERTILIZING, PRUNING, WEEDING, AND REMOVING LITTER IN ALL LANDSCAPED AREAS.
- IRRIGATION SCHEDULING SHALL INCORPORATE EVAPOTRANSPIRATION DATA FROM THE CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) WEATHER STATIONS TO APPLY THE APPROPRIATE LEVELS OF WATER TO THE DIFFERENT PLANTING ZONES.

LANDSCAPE NOTES

- RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WERE MULCH IS CONTRAINDICATED. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AS A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
- ROOT BARRIER SHALL BE PROVIDED FOR ALL TREES WITHIN 5 FEET OF HARDSCAPE.

LEGEND

DATE	DESCRIPTION			
2/20/2025	RESUBMITTAL			
7/18/2025	RESUBMITTAL			
11/12/2025	RESUBMITTAL			
3/12/2026	RESUBMITTAL			

 <p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: PLANTING NOTES PROJECT NAME: LOT 37 RESIDENCE ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037</p>	<p>CS-06</p>
		<p>SHEET <u>6</u> OF 8 PRJ-1126264</p>	

BRUSH MANAGEMENT ZONE NOTES

THIS PROJECT SHALL COMPLY WITH THE BRUSH MANAGEMENT ZONE REGULATIONS PER CHAPTER 14 OF THE MUNICIPAL CODE

1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION
2. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
3. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4' IN HEIGHT WITH THE EXCEPTIONS OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
4. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCES OF 10 FEET AS MEASURED FROM THE STRUCTURE TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
5. PERMANENT IRRIGATIONS REQUIRED FOR ALL PLATING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS: A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24" IN HEIGHT. 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".
6. ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
7. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
8. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
9. NO STRUCTURE SHALL BE CONSTRUCTED IN ZONE TWO.
10. WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
11. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
12. THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION.
 - A. ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-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 NE ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - D. WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.041(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
13. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
14. FOR EXISTING STRUCTURES, THE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF SIZE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS.
15. BRUSH MANAGEMENT FOR EXISTING STRUCTURES SHALL BE PERFORMED BY THE OWNER OF THE PROPERTY THAT CONTAINS THE NATIVE AND NATURALIZED VEGETATION. THIS REQUIREMENT IS OWNED BY THE PROPERTY OWNER SUBJECT TO THESE REQUIREMENTS OR IS ON NEIGHBORING PROPERTY.

BRUSH MANAGEMENT PROGRAM ADDITIONAL 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 HAZARD SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: 1- YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COSTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
2. BRUSH MANAGEMENT ZONE 1- THIS IS THE MOST CRITICAL AREA FOR FIRE ND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
3. BRUSH MANAGEMENT ZONE 2- SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES ND 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 GROUNDCOVER SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AN SHRUBS IS NOT TYPICALLY RECOMMEND AS THIS MANY STIMULATE EXCESSIVE GROWTH.
4. LONG-TERM MAINTENANCE RESPONSIBILITY- ALL LANDSCAPING/BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF ZONE ONE- OWNER AND ZONE TWO - H.O.A. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION.

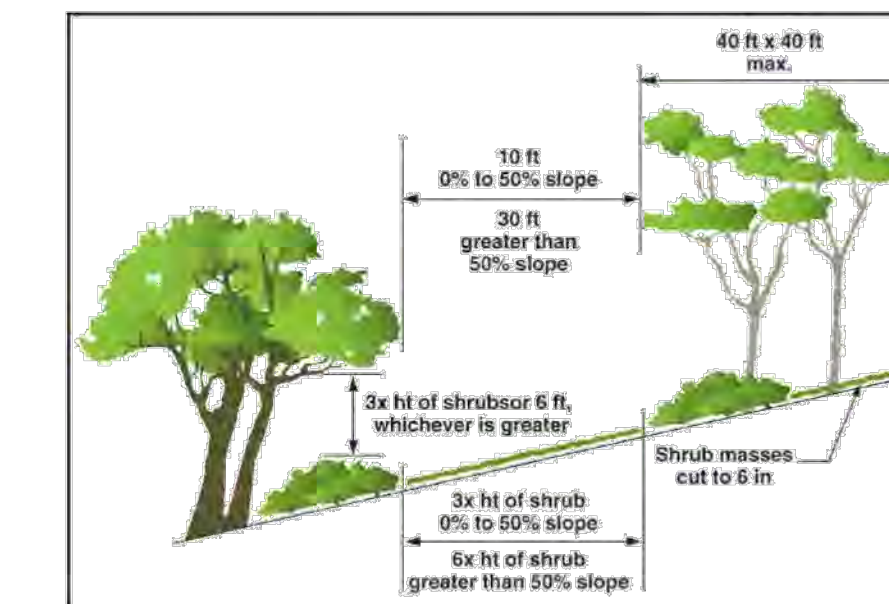
SAN DIEGO LANDSCAPE STANDARDS SECTION III: BRUSH MANAGEMENT

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). MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE SPECIES (I.E. PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS – ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

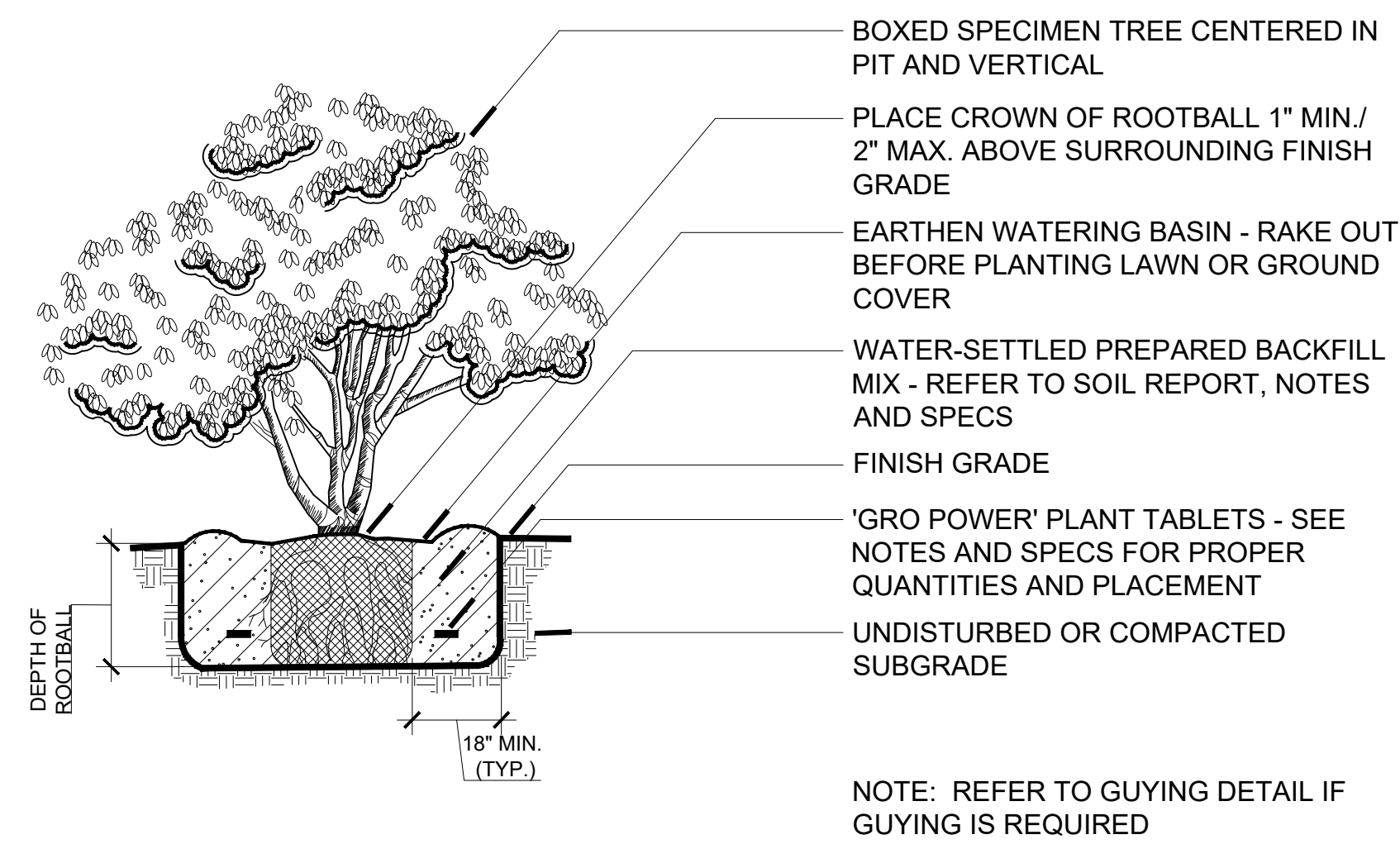
SECTION IV: REVEGETATION AND EROSION CONTROL GUIDELINES

4.1 PERMANENT REVEGETATION
 4.1-1 REVEGETATION ADJACENT TO NATIVE VEGETATION
 REVEGETATION OF MANUFACTURED SLOPES AND OTHER DISTURBED AREAS ADJACENT TO AREAS OF NATIVE VEGETATION SHALL BE ACCOMPLISHED IN A MANNER SO AS TO PROVIDE VISUAL AND HORTICULTURAL COMPATIBILITY WITH THE INDIGENOUS NATIVE PLANT MATERIALS. THE FOLLOWING GUIDELINES ARE IN ADDITION TO THE GUIDELINES AND CRITERIA FOR SLOPE REVEGETATION AND BRUSH MANAGEMENT. FURTHER RESTRICTIONS MAY APPLY IN NATURAL PRESERVE AREAS SUCH AS TECOLOTE CANYON AND PENASQUITOS CANYON OR AS REQUIRED AS PART OF ENVIRONMENTAL MITIGATION EFFORTS. TRANSITIONAL LANDSCAPE TREATMENTS BETWEEN NON-NATIVE LANDSCAPES AND UNDEVELOPED AREAS MAY BE REQUIRED OR CONSIDERED BY THE CITY MANAGER. WHEN SO REQUIRED, THE FOLLOWING GUIDELINES SHALL APPLY:

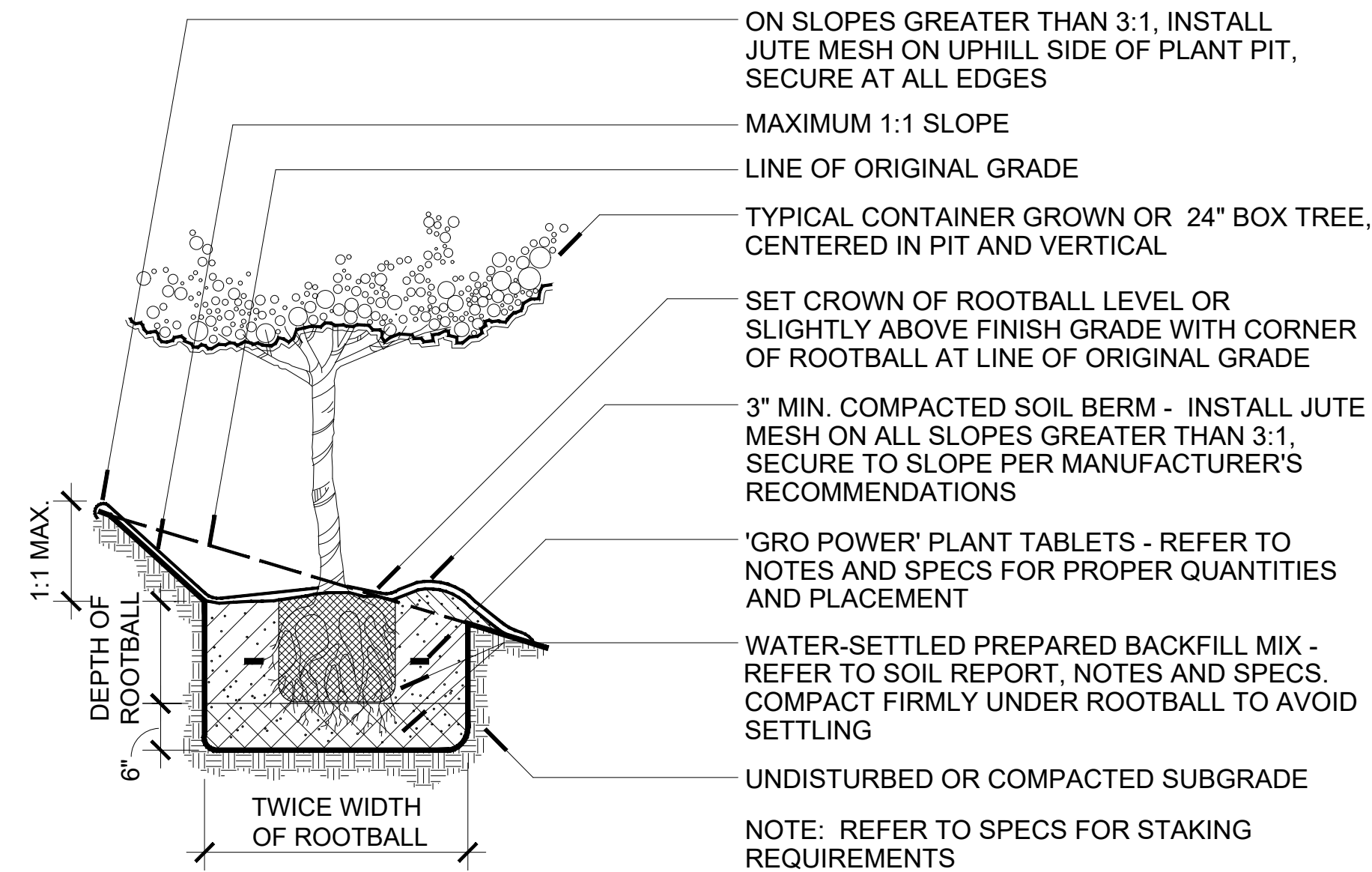
LEGEND

DATE	DESCRIPTION			
2/20/2025	RESUBMITTAL			
7/18/2025	RESUBMITTAL			
11/12/2025	RESUBMITTAL			
3/12/2026	RESUBMITTAL			

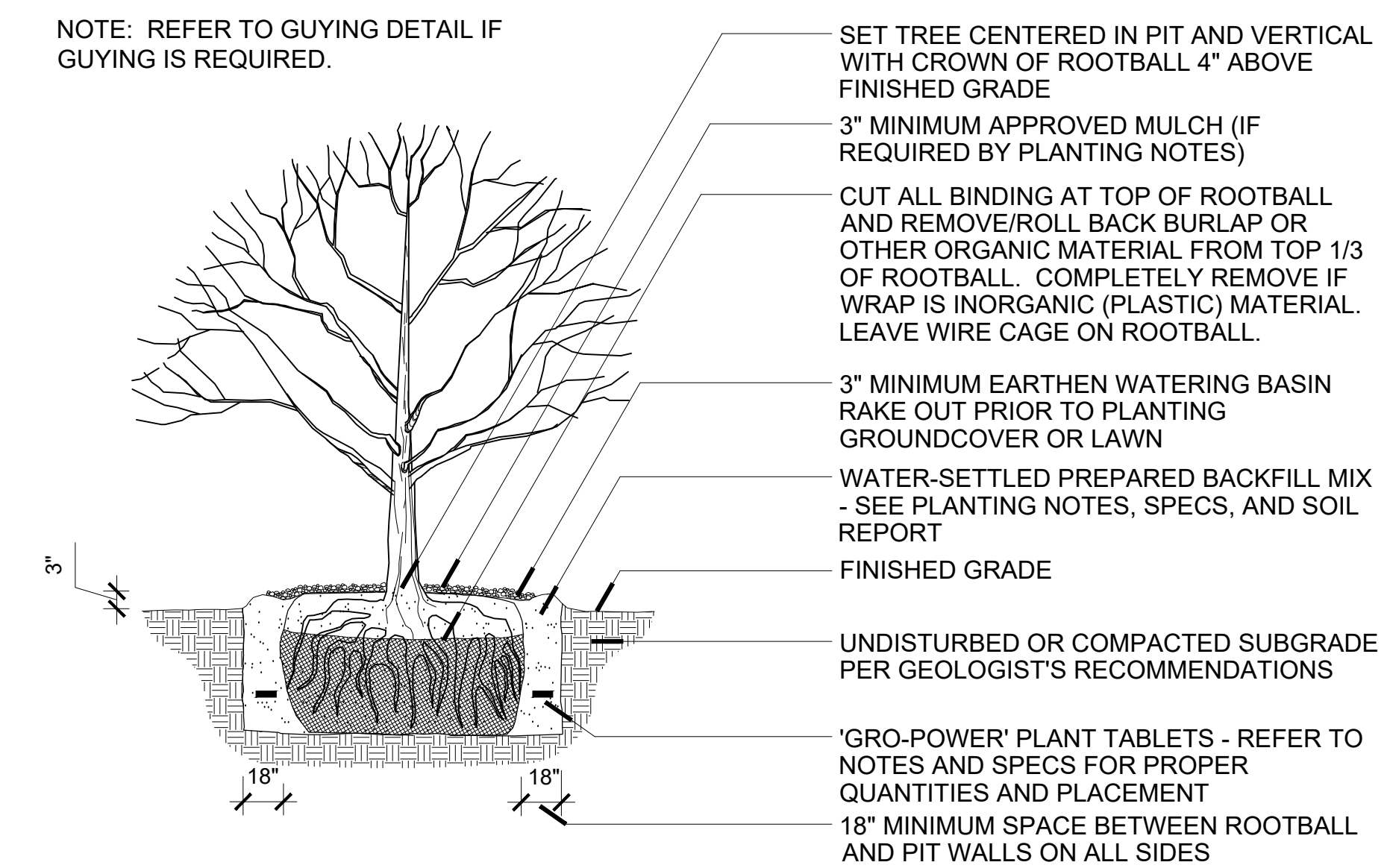
<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>	<p>LANDSCAPE ARCHITECT STATE OF CALIFORNIA 0180977 11/11/2024</p>	SHEET: PLANTING NOTES PROJECT NAME: LOT 37 RESIDENCE ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037	<p>CS-07</p>
		SHEET 7 OF 8 PRJ-1126264	



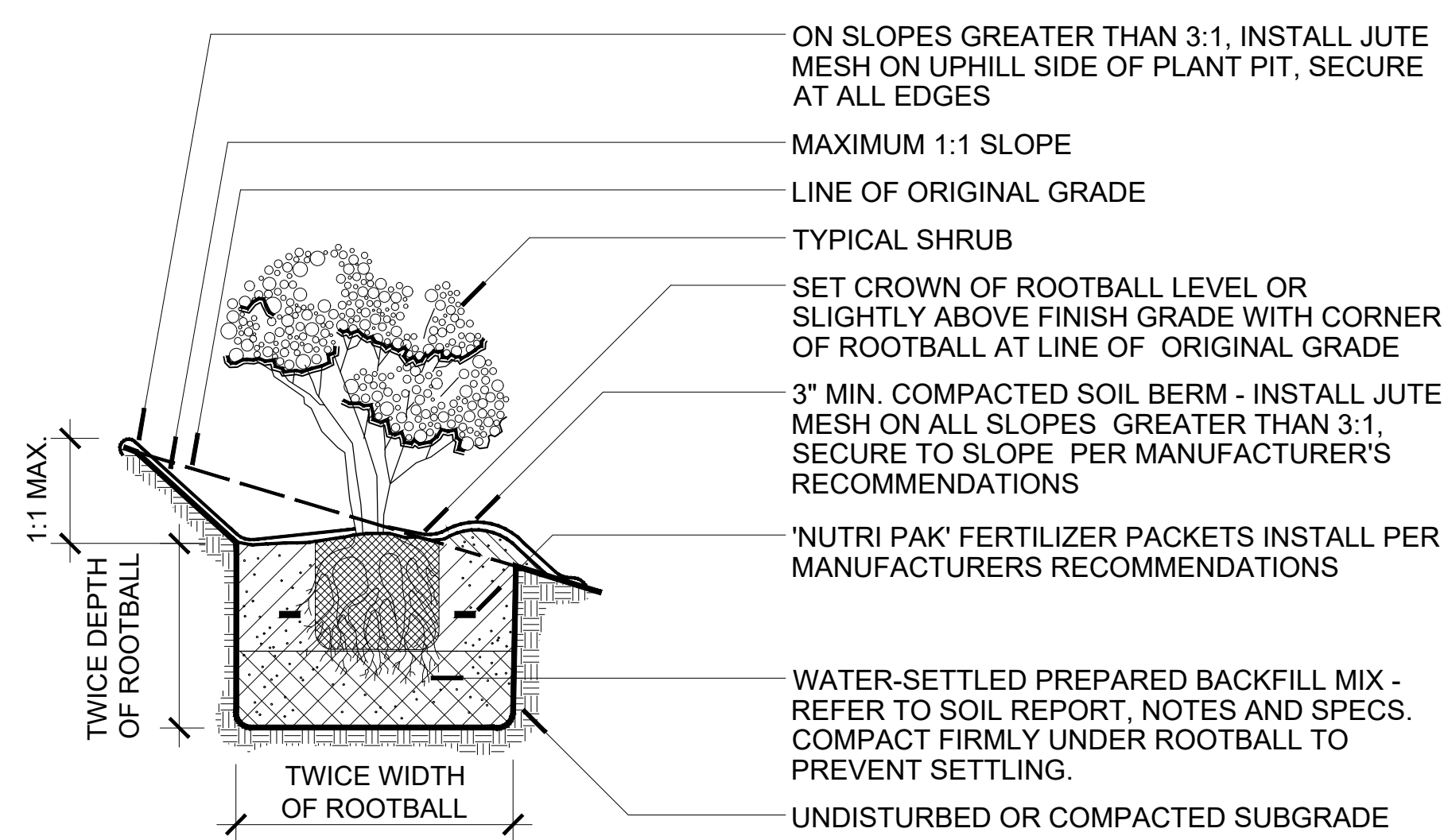
1 SPECIMEN TREE PLANTING
N.T.S. 17-10



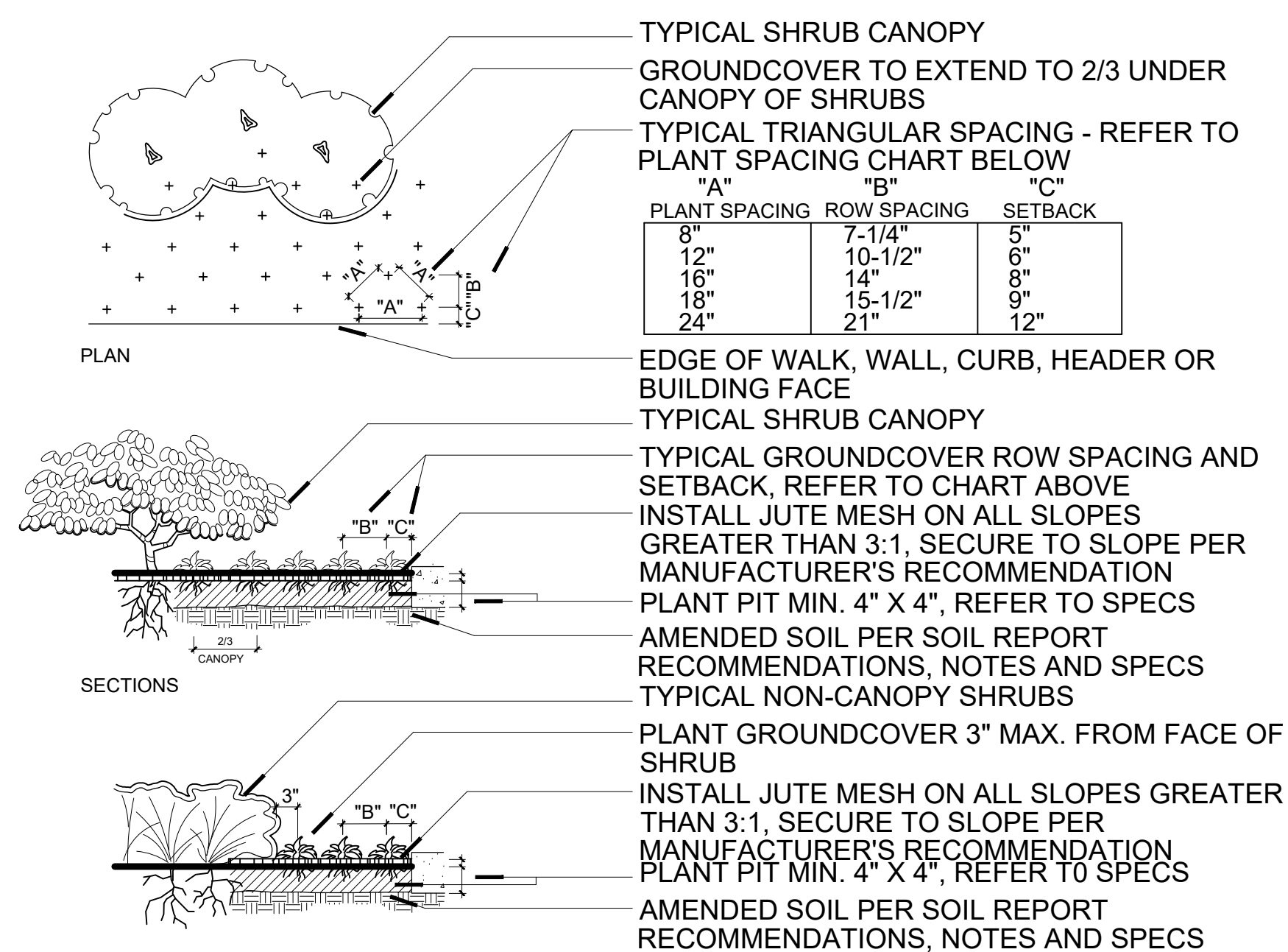
2 TREE PLANTING ON SLOPES (5 & 15 GAL / 24" BOX)
N.T.S. 17-15



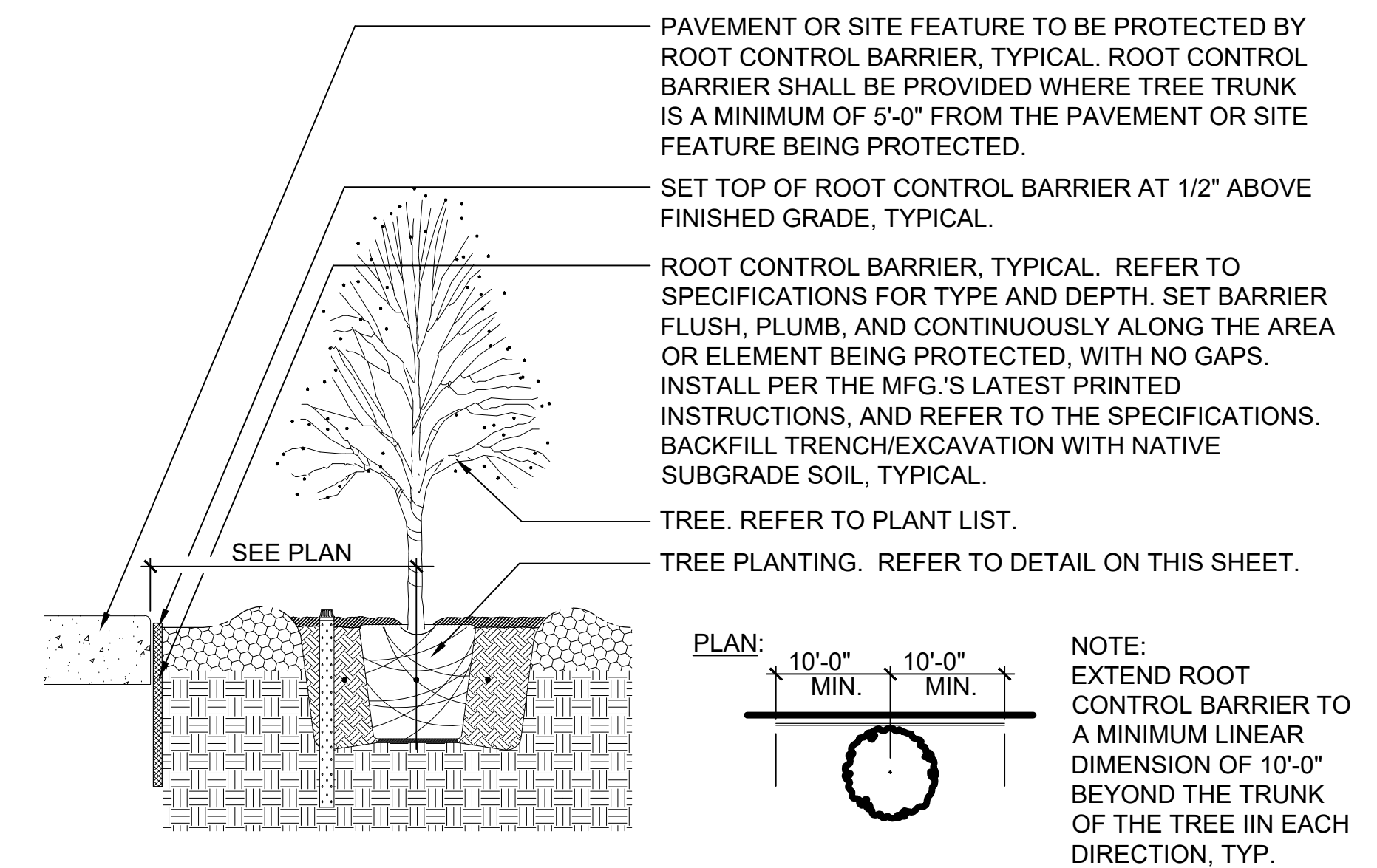
3 SPECIMEN TREE PLANTING - BALL & BURLAP
N.T.S. 17-04



4 SHRUB PLANTING ON SLOPES
N.T.S. 17-16



5 GROUNDCOVER PLANTING ON SLOPES
N.T.S. 17-08



6 ROOT CONTROL BARRIER
3/8" = 1'-0" 17-21

LEGEND

DATE	DESCRIPTION			
2/20/2025	RESUBMITTAL			
7/18/2025	RESUBMITTAL			
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3/12/2026	RESUBMITTAL			

<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: PLANTING DETAILS PROJECT NAME: LOT 37 RESIDENCE ADDRESS: LOT 37 RUETTE NICE, LA JOLLA, CA 92037</p>	<p>CS-08</p>
		<p>SHEET <u>8</u> OF 8 PRJ-1126264</p>	