

ATTACHMENT 2:
Grady Residence

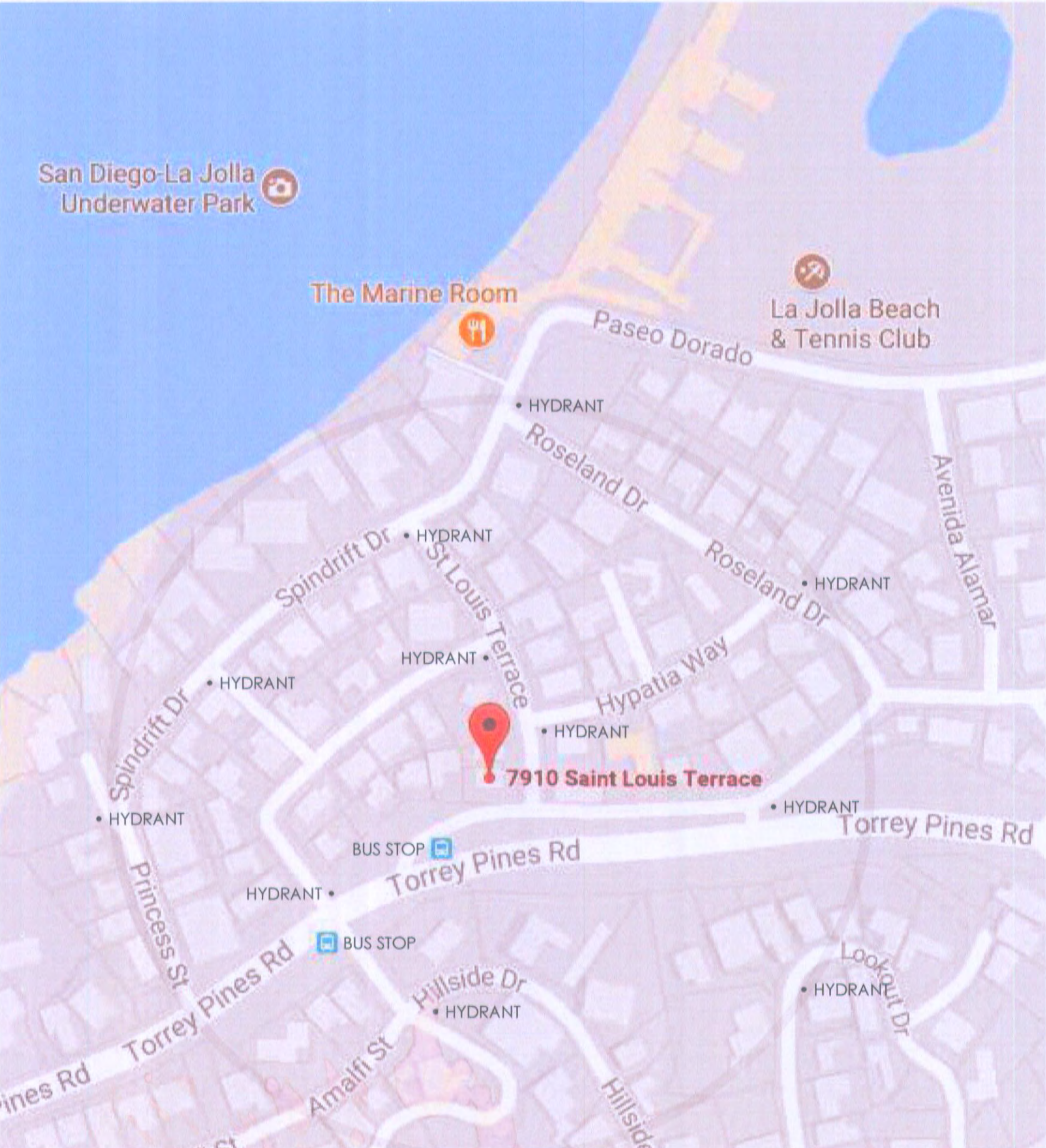
James
Alcorn
Architect
9736 Claiborne Square
La Jolla, California 92037
619/701.8488

Grady Residence
7910 St. Louis Terrace
La Jolla, California 92037



NORTH PERSPECTIVE VIEW FROM
SAINT LOUIS TERRACE

VICINITY MAP



GRADY RESIDENCE

7910 ST. LOUIS TERRACE
LA JOLLA, CA 92037

PROJECT INFORMATION

- APN: 346-454-00
- LEGAL DESCRIPTION: LOTS 70 & 71 OF LA JOLLA VISTA, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, MAP NO. 1762 AT COUNTY RECORDER OFFICE AUGUST 1, 1923
- LOT SIZE 6500 SF
- LA JOLLA SHORES PLANNED DISTRICT "SF"
- COASTAL HEIGHT LIMIT & PARKING IMPACT OVERLAY
- RESIDENTIAL TANDEM PARKING & TRANSIT AREA OVERLAY
- EXISTING BUILDING BUILT 1951 - NOT HISTORICAL DETERMINED 9/13/17 PTS # 570128
- GEOGRAPHIC HAZARD CATEGORY 27
- NO EASEMENTS
- COASTAL ZONE (30FT HEIGHT LIMIT - 29FT PROPOSED)
- OCCUPANCY CLASS R-3
- CONSTRUCTION TYPE: VB SPRINKLERED

SETBACKS:	NEIGHBORHOOD AVERAGE	PROPOSED
FRONT	15/16	15
STREET SIDE	8/9	10
INTERIOR SIDE	5/6.5	5
REAR	10/7	10

OWNER INFORMATION

TULIP 1031, LLC
7910 ST. LOUIS TERRACE
LA JOLLA, CA 92037

PROJECT TEAM

JAMES ALCORN, ARCHITECT, AIA
9736 CLAIBORNE SQUARE
LA JOLLA, CALIFORNIA 92037

NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STREET, SUITE #3
SAN DIEGO, CALIFORNIA 92109

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121

PROJECT SCOPE - COASTAL DEVELOPMENT & SITE DEVELOPMENT PERMITS

- REMOVE ALL STRUCTURES:
1821 SF RESIDENCE OVER 750 SF BASEMENT AND 540 SF GARAGE.
COVERAGE = 2400 SF, LOT = 6500 SF, THEREFORE 2400 SF = .37 LOT COVERAGE.
RETAINING WALLS AT NORTH AND WEST PROPERTY LINE TO BE RETAINED

- CONSTRUCT:
2 STORY, 4640 SF RESIDENCE OVER BASEMENT GARAGE AND STUDIO OF 2176 SF & ADJACENT LAP POOL. COVERAGE 3120 SF= .48 LOT COVERAGE ALLOWABLE LOT COVERAGE = .60

SHEET LIST

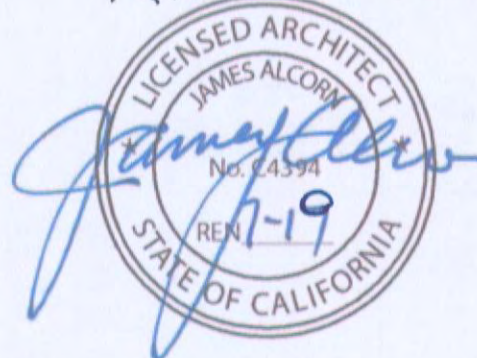
TS	COVER PAGE & NORTH PERSPECTIVE VIEW
C1	SITE SURVEY
C1.1	300' RADIUS SETBACK SITE PLAN
A1	LOWER LEVEL PLAN
A2	ENTRY LEVEL PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	EAST PERSPECTIVE & SECTIONS
L1.0	LANDSCAPE DEVELOPMENT PLAN
L1.1	LANDSCAPE CONCEPT IMAGES

C1.2 SITE INFORMATION /NOTES
C1.3 PRELIMINARY GRADING PLAN

Grady Residence

PTS# 572694
R 26 JULY 2018
R 10 MAY 2018
3 October, 2017

R 13 SEPT 2018



Cover Sheet

TS

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE FIELD SURVEY PERFORMED ON JANUARY 6th, 10th, & 16th OF 2017.

MARK A. BRENCICK, LS 7226
LICENSE EXPIRES 12/31/2018

SURVEY LOCATION:

APN: 348-454-07
ST LOUIS TERRACE
LA JOLLA, CA 92037

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
CONC	CONCRETE
EL	ELEVATION
MH	MANHOLE
TG	TOP OF GRATE
SWR	SEWER
C/O	CLEAN OUT
ARV	AIR RELEASE VALVE
FF	FINISHED FLOOR
CL	CENTERLINE

BENCH MARK

DESCRIPTION: CITY OF SAN DIEGO BENCH MARK
LOCATION: NORTH CURB RETURN OF TORREY PINES ROAD AND VIKING WAY
ELEVATION: 101.766'
DATUM: MSL

EASEMENTS

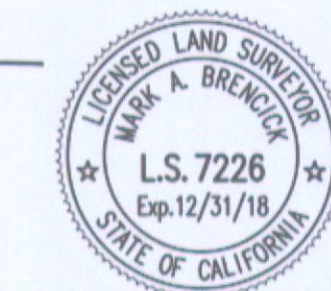
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LEGEND

BOUNDARY DATA
SURVEY / BOUNDARY
LOT LINE
RIGHT OF WAY
CONTOUR
WALL
OFFSITE ROOF
FENCE
STREET SIGN
HANDHOLE
UTIL PED
SEWER MANHOLE
AIR RELEASE VALVE
STREET LIGHT
TREE

SYMBOL

N 26°32'45" E 125.11'
640
WOOD FENCE
CURB, GUTTER & SIDEWALK
PARKING SIGN
PROPERTY BOUNDARY
WATER METER
PED CURB RAMP
STREET LIGHT
TREE



Grady Residence
PTS# 572694

C1

PREPARED BY:



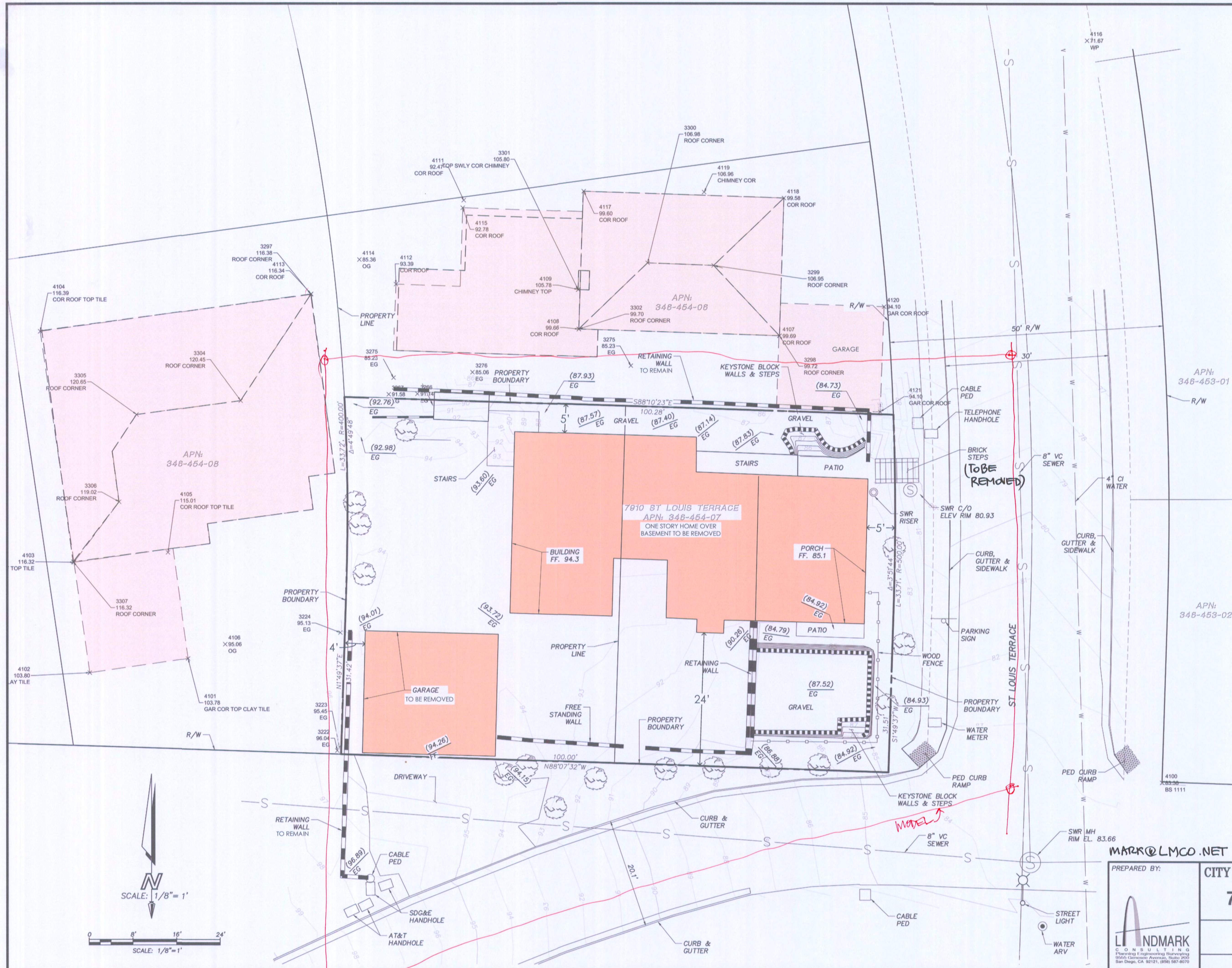
CITY OF SAN DIEGO

7910 ST. LOUIS TERRACE

TOPO EXHIBIT

SHEET NO. 2 OF 13

SUBMITTAL



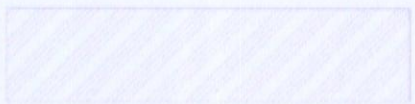


300' RADIUS SET-BACK SITE-PLAN

NTS

LEGEND

FRONT SET-BACK (10'-25')



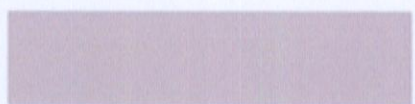
AVG. FRONT SET-BACK = 15'

REAR YARD SET-BACK (8'-15')



AVG. REAR SET-BACK = 10'

SIDE YARD SET-BACK (5' - 10')



AVG. SIDE SET-BACK = 5'

AVERAGE SET-BACK



AVERAGE SET-BACK

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Grady Residence

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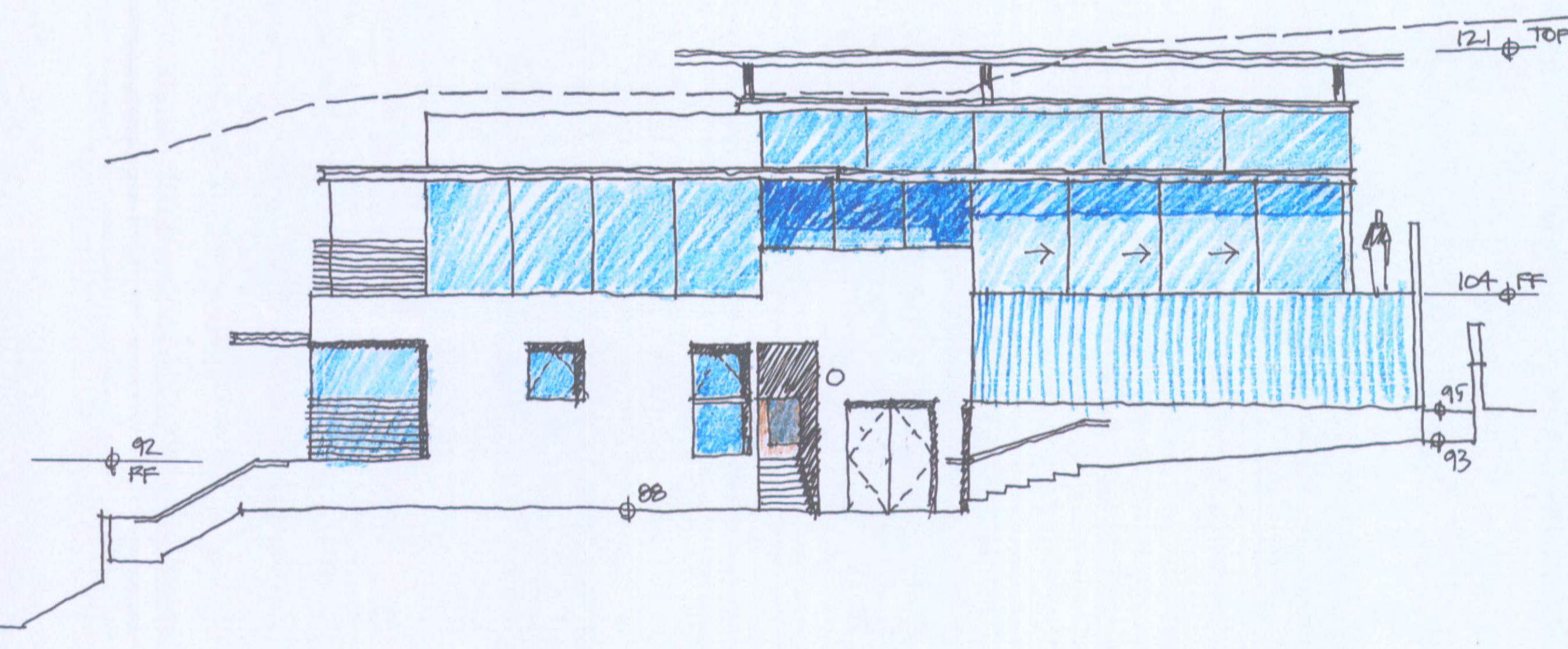
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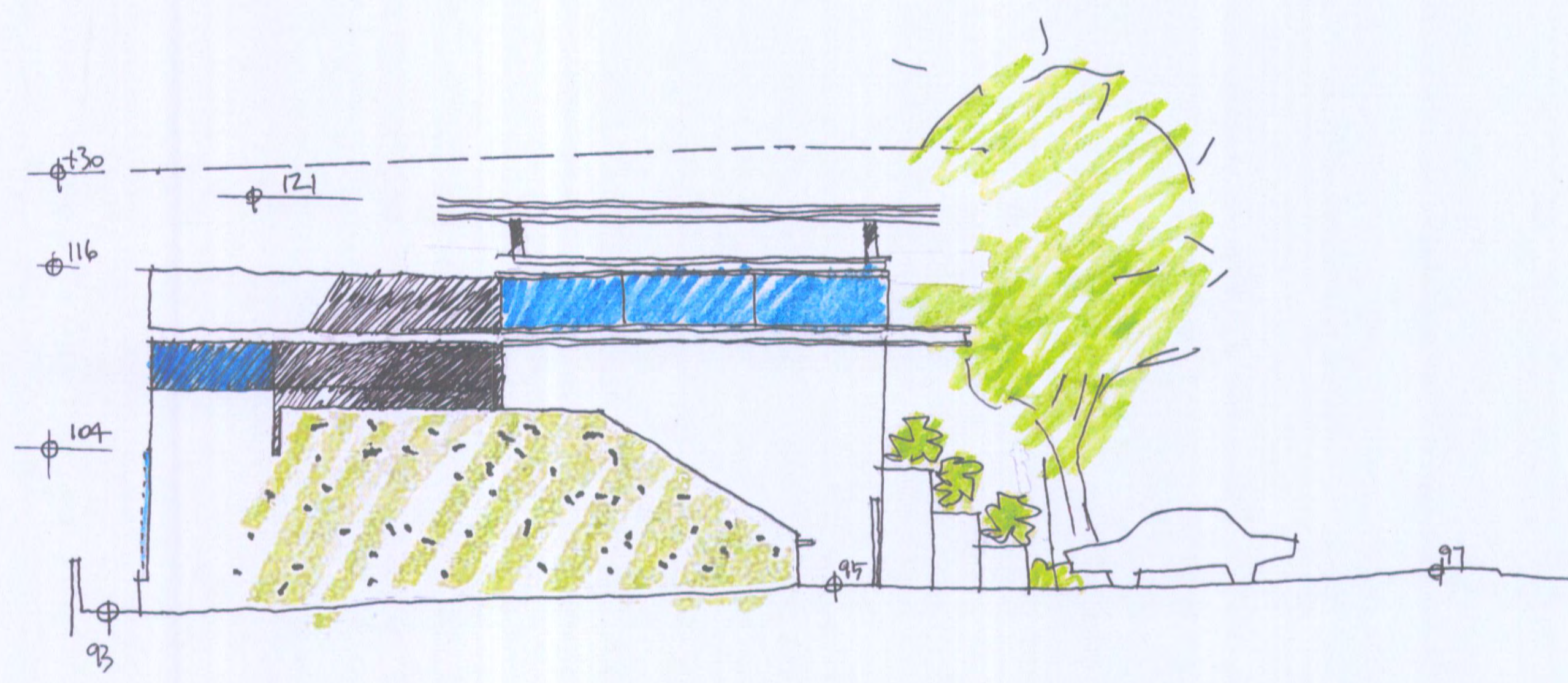
C1.1

Grady Residence

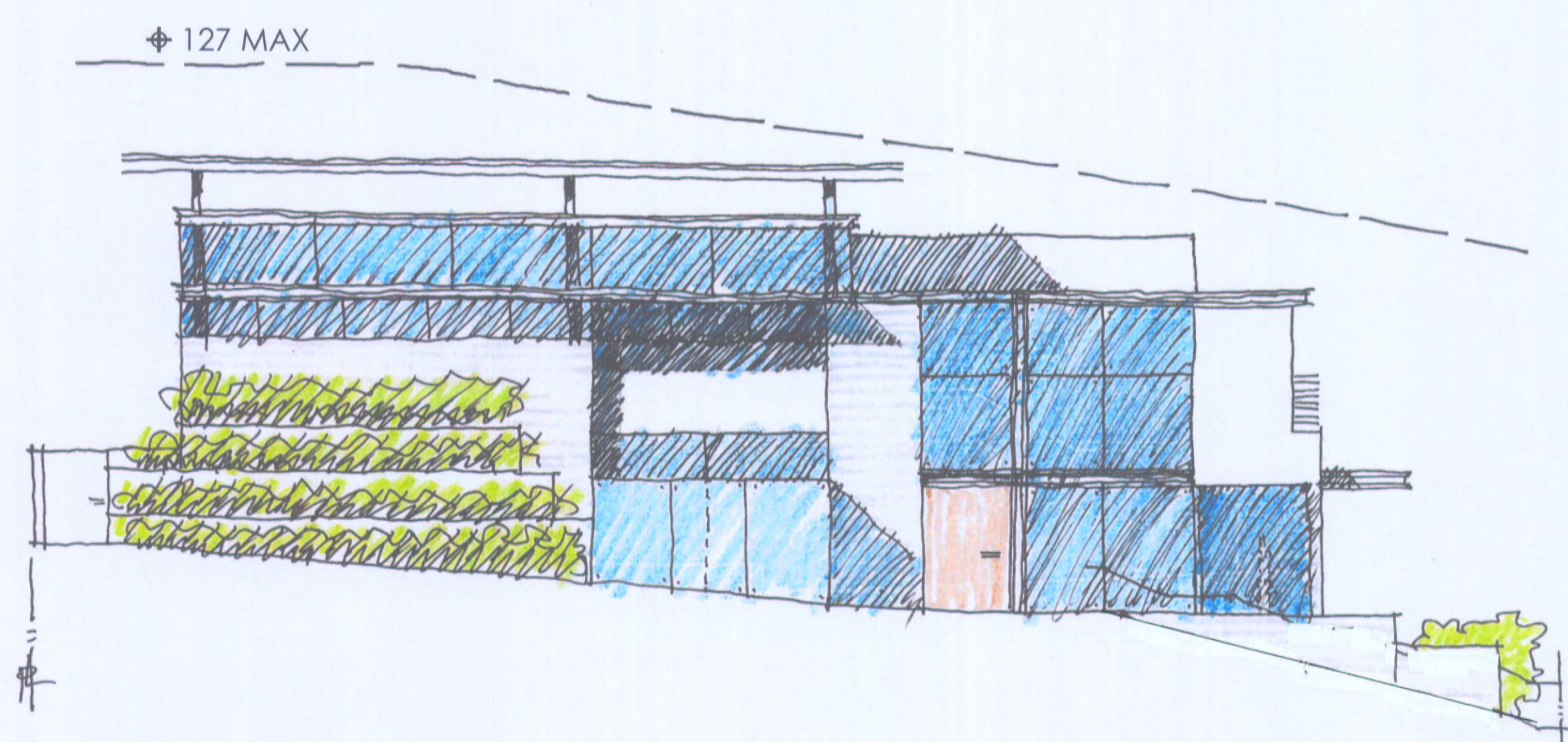
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NORTH ELEVATION



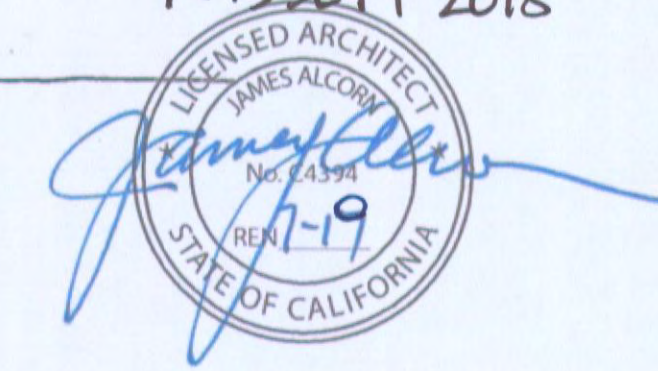
WEST ELEVATION



SOUTH ELEVATION

Grady Residence
PTS# 572694
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3 October, 2017

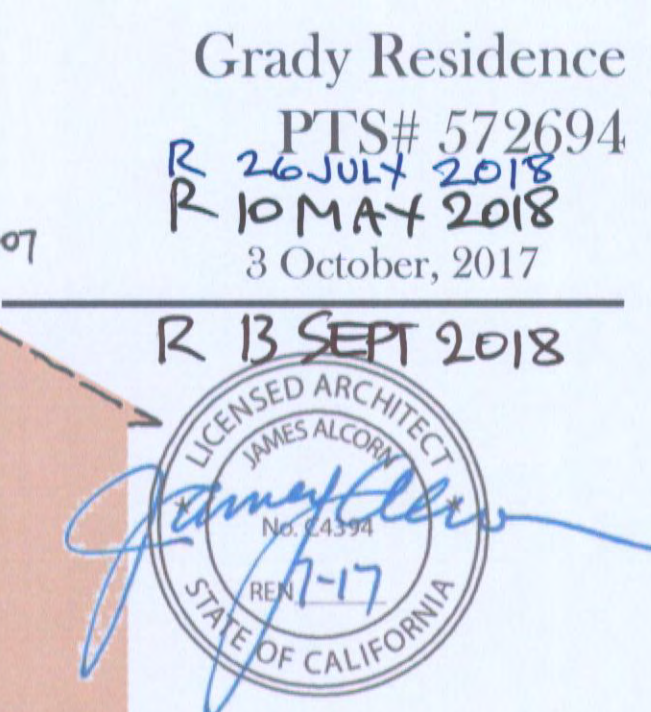
R 13 SEPT 2018



Elevations

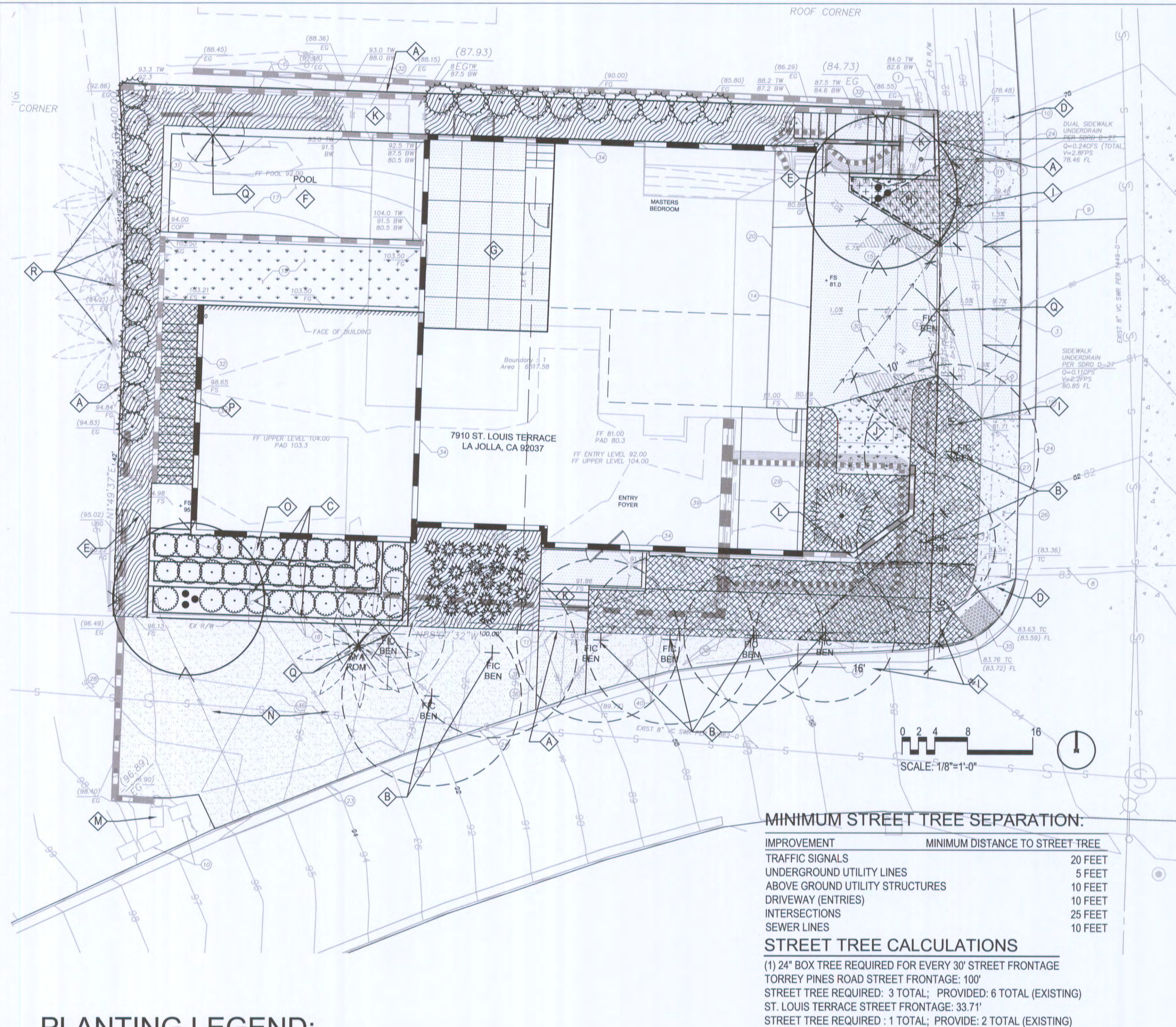
A5

7910 St. Louis Terrace
La Jolla, California 92037



East Perspective View & Sections

A6



PLANTING LEGEND:

*Denotes Preferred Species

EXISTING PLANT MATERIAL LEGEND:

Existing street trees to remain:		
SYMBOL	BOTANICAL NAME	COMMON NAME
FIC BEN	Ficus Benjamina	"Weeping Fig"

Existing trees to be removed:

SYMBOL	BOTANICAL NAME	COMMON NAME
FIC BEN	<i>Ficus benjamina</i>	"Weeping Fig"
SYA ROM	<i>Syagrus romanzoffiana</i>	"Queen Palm"

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

EVERGREEN SHADE TREE

Small scale tree - 20' tall x 20' wide, such as:	2 / 100% / 24 box
* <i>Bauhinia blakeana</i>	" Hong Kong Orchid Tree

EVERGREEN SCREENING HEDGE

Large scale shrub - clipped 6' tall, such as:	22 / 100% / 24 box
* <i>Cupressus sempervirens</i>	"Italian Cypress"
<i>Laurus nobilis</i>	"Sweet Bay"
<i>Prunus caroliniana</i>	"Carolina Cherry"

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

LARGE ACCENT SHRUB

Large scale shrub - 5' tall x 5' wide, such as:	1 / 100% / 36" box
<i>*Dasylirion quadrangulatum</i>	"Toothless Desert Spoon"
<i>Aloe x 'Hercules'</i>	"Hercules Aloe"
<i>Furcraea foetida 'Mediopicta'</i>	"Mauritius Hemp"

EVERGREEN FLOWERING SHRUBS

Medium scale shrub - 8' tall x 8' wide, such as:	32 / 100% / 5 GA
<i>*Bougainvillea x 'Rosenka'</i>	"Bougainvillea
<i>Rosa floribunda 'Iceberg'</i>	"White Shrub Rose"
<i>Pelargonium peltatum</i>	"Ivy Geranium"

EVERGREEN ACCENT PERENNIALS

Small scale -2' x 2', such as:	23 / 100% / 5 GA
* <i>Zephyranthes candida</i>	"Zephyr Flower"
<i>Dianella tasmanica variegata</i>	"Variegated Flax Lily"
<i>Liriope muscari 'Variegata'</i>	"Variegated Lily Turf"

EVERGREEN ACCENT VINES

Climbing vines - such as:	1 / 100% / 5 GAL
<i>Bougainvillea</i> x 'Rosenka'	"Bougainvillea"
<i>Bougainvillea</i> 'La Jolla'	"Bougainvillea"
<i>Clematis</i> <i>armandii</i>	"Evergreen Clematis"

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

ACCENT GROUNDCOVER - SHADE

Low growing groundcover - 12" tall and spreading, such as:	102 / 100% / 5 GAL @ 3' O.C.
* <i>Carissa macrocarpa</i> 'Green Carpet'	'Natal Plum'
<i>Ceanothus</i> h. 'Yankee point'	'Carmel Ceanothus'

BIORETENTION

Low growing turf grass - 12" tall and spreading, such as:	55 SF / 100% /	SOD
* <i>Carex pansa</i>	"California Meadow Sedge"	
<i>Paspalum vaginatum</i>	"Seashore Paspalum"	

TURF AREA

Turf/Sedge Groundcover - 12" tall and spreading, such as:	323 / 100% / SOD
<i>*Carex pansa</i>	"California Meadow Sedge"
<i>Festuca rubra</i>	"Creeping Red Fescue"

EVERGREEN GROUNDCOVER - SHADE

Low growing groundcover - 4" tall and spreading, such as:	2,050 / 100% / @ 8" O.C.
* <i>Carex pansa</i>	"California Meadow Sedge"
* <i>Fragaria chiloensis</i>	"Beach Strawberry"
<i>Lippia nodiflora</i>	"Kurapia"

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. 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 ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. THE PERMITEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA SHORES PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
14. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE.
15. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
16. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER PERMITEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE CONSISTENT WITH APPROVED EXHIBIT 'A', THE LA JOLLA SHORES PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN, AND THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
17. THE OWNER/ PERMITEE 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 A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITIONS AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED.
18. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, T SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES WITHIN 30 DAYS OF DAMAGE.

IRRIGATION NOTE:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIVOT SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.

DRAINAGE NOTES:

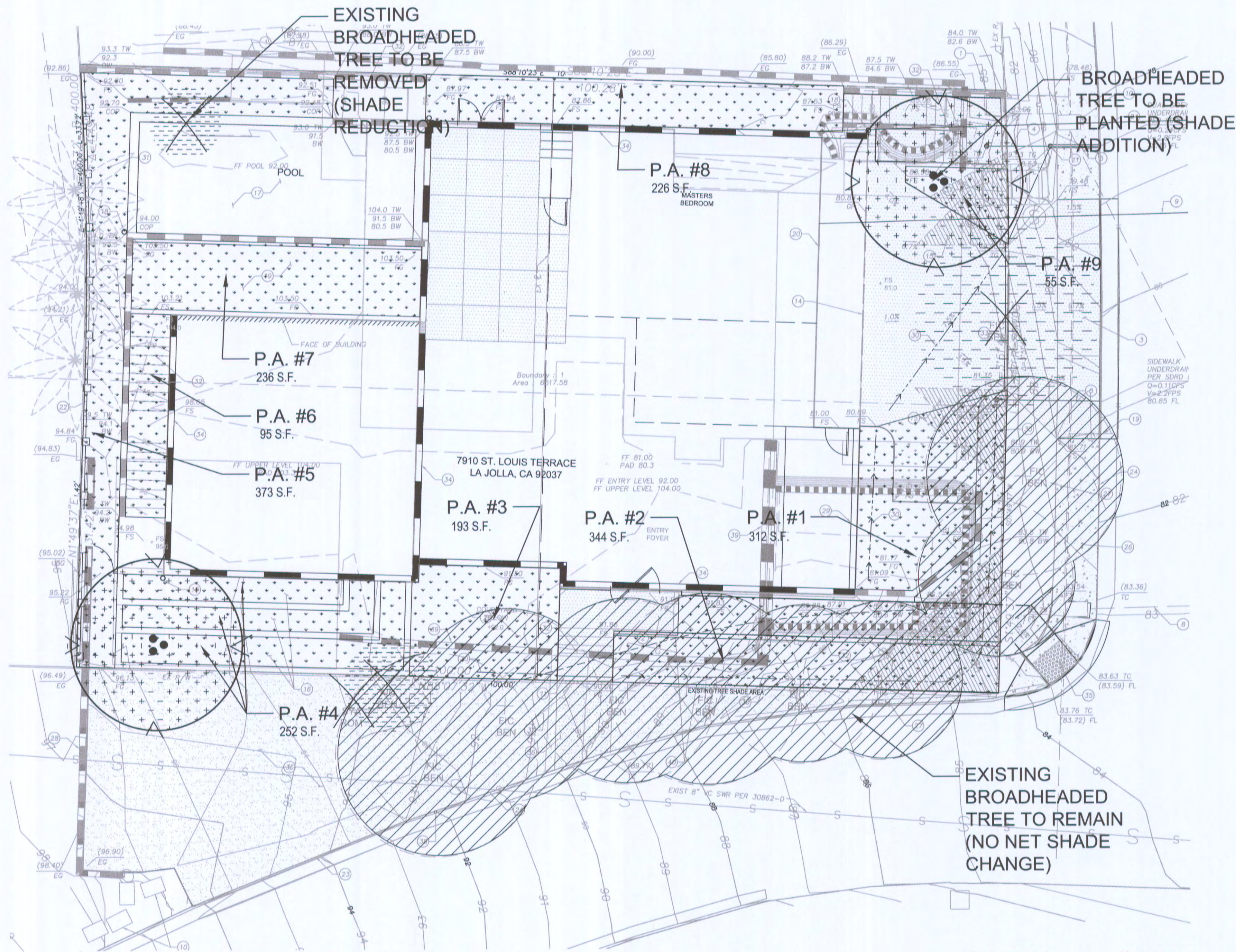
1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

EXISTING TREE NOTES:

EXISTING TREES TO REMAIN ON SITE WITHIN 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 DRIFLINE.
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.

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE



LANDSCAPE AREA AND SHADE DIAGRAM

LA JOLLA SHORES PLANNED DISTRICT ORDINANCE LANDSCAPE CALCULATIONS:

MULTI FAMILY LANDSCAPE REQUIREMENTS:
LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
ALL OF THE LANDSCAPE TO MEET THE 30% AREA REQUIREMENT SHALL BE
INSTALLED AS REQUIRED BY THE LA JOLLA SHORES PLANNED DISTRICT
ORDINANCE [LDC 1510.0306(G)].

TOTAL PARCEL AREA: 6,500 S.F.
PLANTING AREA REQUIRED: 1,950 S.F. (30%)

PLANTING AREA PROVIDED: 2,086 S.F. (32.09%)
EXCESS AREA PROVIDED: 136 S.F.

CITY OF SAN DIEGO CLIMATE ACTION PLAN NET CANOPY TREE GAIN:

EXISTING SHADE AREA: 2,247 SQ. FT.
SHADE REDUCTION AREA: 504 SQ. FT.

SHADE INCREASE AREA: 540 SQ. FT.
36 SQ. FT.

1.6% NET AREA INCREASE OF CANOPY TREE SHADE PROVIDED
ASSOCIATED WITH THE PROJECT SITE.

LANDSCAPE AREA

PLANTING AREA (P.A.) #	S.F.
1	312
2	344
3	193
4	252
5	373
6	95
7	236
8	226
9	55
TOTAL	2,086 SF

Project: ST LOUIS TERRACE
Date: 9/21/2017
By: NLA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$$MAWA = ETo \times 0.62 \times [ETAF \times (LA + SLA)] + [(1 - ETAF) \times SLA]$$

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Evapotranspiration Rate (inches per year)
0.62 = Conversion factor to gallons per square foot
ETAF = ET Adjustment Factor, 0.55 for Residential, 0.45 for Non-residential, 0.65 for Public Schools
LA = Total Landscape Area, including Special Landscape Area (square feet)
SLA = Special Landscape Area (square feet)

ETo = 40
ETAF = 0.55
LA = 2,391
SLA = 358

MAWA = 36,609

ESTIMATED TOTAL WATER USE (ETWU)

$$STATE: ETWU = (ETo)(0.62)(ETAF)(HA)$$
$$CITY OF SAN DIEGO = (ETo)(0.62)[(PF \times HA/IE) + SLA]$$

where:
ETWU = Estimated Total Water Use (gallons per year)
ETo = Evapotranspiration Rate (inches per year)
0.62 = Conversion factor to gallons per square foot
ETAF = ET Adjustment Factor = PF / IE
HA (Area) = Hydrozone Area (square feet)
PF = Plant Factor, Very Low Water (VLW) Use = 0 - 0.1, Low Water (LW) Use = 0.1 - 0.3, Medium Water (MW) Use = 0.4 - 0.6, High Water (HW) Use = 0.7 - 1.0
IE = Irrigation Efficiency, Drip = 0.81, Spray = 0.75

ETo = 40

REGULAR LANDSCAPE AREAS

CONTROLLER	HYDROZONE (VALVE) NO.	HYDROZONE (VALVE) DESCRIPTION	PLANT TYPE	PF	IRRIGATION METHOD	IE	ETAF	HA (SF)	% TOTAL LANDSCAPE	ETAF X HA	ETWU (GAL/YR)	
A	1	ORNAMENTAL PLANTING	LOW	0.1	DRIP	0.81	0.123	190	7.9%	23.457	582	
	2	SOD	MEDIUM	0.4	DRIP	0.81	0.494	92	3.8%	45.432	1,127	
	3	ORNAMENTAL PLANTING	LOW	0.1	DRIP	0.81	0.123	208	8.7%	25.679	637	
	4	ORNAMENTAL PLANTING	LOW	0.1	DRIP	0.81	0.123	132	5.5%	16.296	404	
	5	ORNAMENTAL PLANTING	MEDIUM	0.4	DRIP	0.81	0.494	170	7.1%	83.951	2,082	
	6	TERRACE PLANTING	LOW	0.1	DRIP	0.81	0.123	237	9.9%	29.259	726	
	7	ORNAMENTAL PLANTING	MEDIUM	0.4	DRIP	0.81	0.494	218	9.1%	107.654	2,670	
	8	SOD	MEDIUM	0.4	DRIP	0.81	0.494	224	9.4%	110.617	2,743	
	9	ORNAMENTAL PLANTING	MEDIUM	0.4	DRIP	0.81	0.494	237	9.9%	117.037	2,903	
	10	HEDGE	LOW	0.1	DRIP	0.81	0.123	271	11.3%	33.457	830	
	11	BIORETENTION	MEDIUM	0.4	DRIP	0.81	0.494	54	2.3%	26.667	661	
REGULAR LANDSCAPE AREA TOTAL =									2,033	85.0%	619.5	15,364

$$AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS^1 = TOTAL (ETAF \times HA) / TOTAL HA = 0.30$$

¹ Average ETAF for Regular Landscape Areas shall be a maximum of 0.55 for Residential and 0.45 for non-residential, 0.65 for public schools

SPECIAL LANDSCAPE AREAS

CONTROLLER	HYDROZONE (VALVE) NO.	PLANT TYPE	PF	IRRIGATION METHOD	IE	ETAF	HA (SF)	% TOTAL LANDSCAPE	ETAF X HA	ETWU (GAL/YR)
	POOL		1			1.0	358	15.0%	358.0	8,878
							0	0.0%	0.0	0
							0	0.0%	0.0	0
							0	0.0%	0.0	0
SPECIAL LANDSCAPE AREA TOTAL							358	15.0%	358.0	8,878
AVERAGE ETAF FOR ENTIRE SITE = TOTAL (SPECIAL AND REG.) ETAF X HA / SPECIAL AND REG. TOTAL HA =							0.41			

ESTIMATED TOTAL WATER USE (ETWU) = 24,242
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 36,609
ETWU < MAWA = YES

MAWA NOTE:

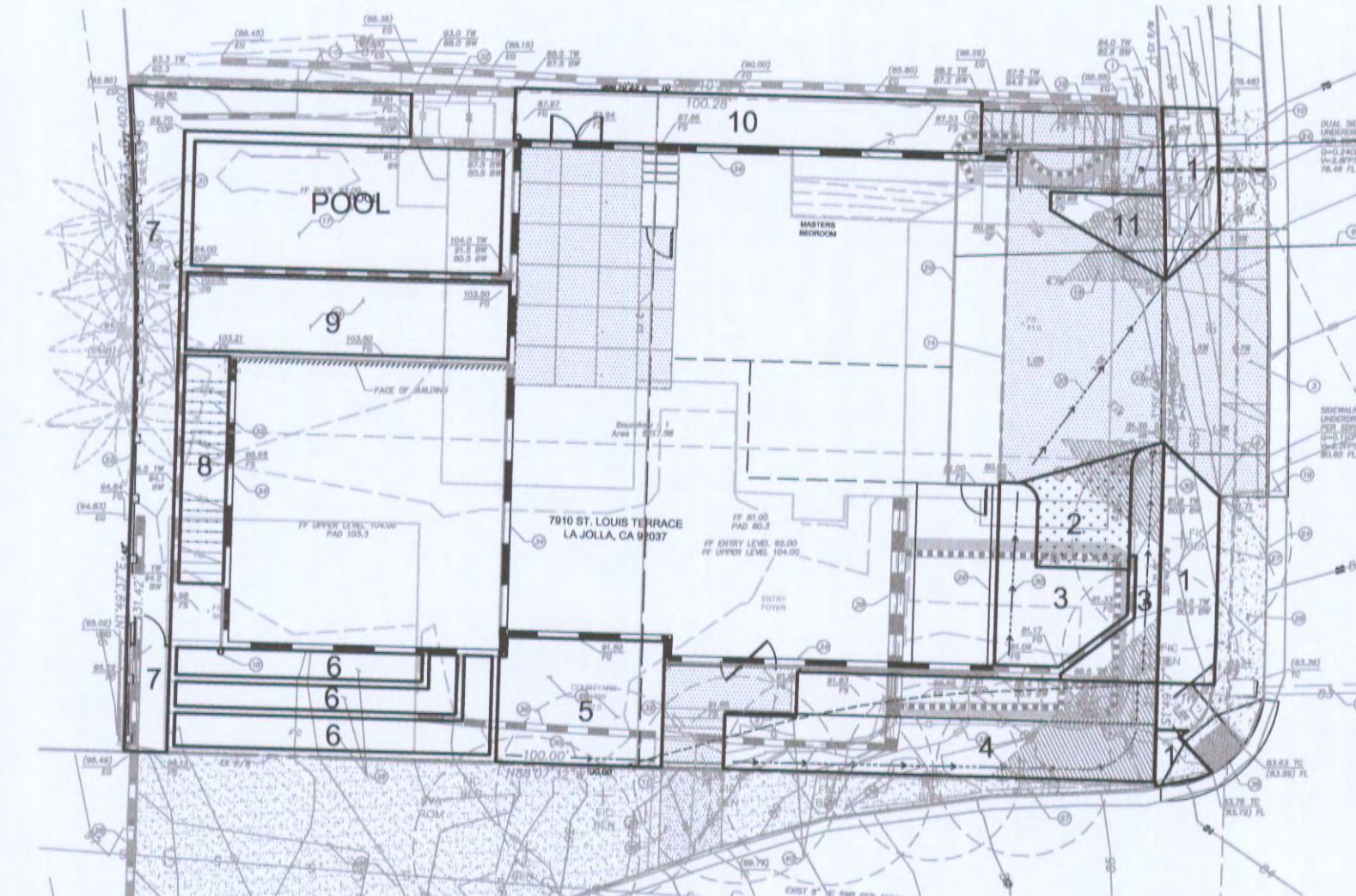
THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE
PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT
LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND
LAND DEVELOPMENT CODE SECTION 142.0413(H), AND WILL PROVIDE THE
RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF
COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE,
AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

LANDSCAPE DESIGN COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR
THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

James P. Neri

JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321



HYDROZONE DIAGRAM

NOT TO SCALE

Project No. - XX
Drawn - XXX
Checked - JPN

NLA
NERI LANDSCAPE ARCHITECTURE
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TEL: 619.274.3223 / FAX: 619.274.3223
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LANDSCAPE CONCEPT PLANS FOR
GRADY RESIDENCE
7910 ST. LOUIS TERRACE
LA JOLLA, CALIFORNIA 92037

LANDSCAPE DEVELOPMENT PLAN
9-21-2018

LANDSCAPE DEVELOPMENT PLAN

L1.1