

**La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037**

Please provide the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting

For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept)
- Address and APN(s)
- Project contact name, phone, e-mail
- Project description, plus
 - ☐ lot size
 - ☐ existing structure square footage and FAR (if applicable)
 - ☐ proposed square footage and FAR
 - ☐ existing and proposed setbacks on all sides
 - ☐ height if greater than 1-story (above ground)
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.)

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items) **PTS# 572694**
- Address and APN(s) **APN: 346-45A-00**
7910 ST. LOUIS TERRACE, LA JOLLA 92037
- Project contact name, phone, e-mail **JAMES ALCORN AIA@GMAIL.COM / 619.701.8488**
- Project description, plus
 - **REMOVE EXISTING THREE BEDROOM HOUSE AND GARAGE**
 - **CONSTRUCT 2 STOREY HOME OVER GARAGE/COMPANION STUDIO BASEMENT AND ADJACENT LAP POOL.**
 - lot size **6500 SQ FT**
 - existing structure square footage and FAR (if applicable) **.37 LOT COVERAGE EXISTING**
1821 SF HOUSE / 750 SF BASEMENT / 540' GAR.
 - proposed square footage and FAR **4640 SF HOUSE / 2176 BASEMENT / 48 LOT COVERAGE**
 - existing and proposed setbacks on all sides
 - EXISTING: FRONT 5' / SIDE 5' / REAR 4' STREET SIDE 24' / 0**
PROPOSED FRONT 15' / SIDE 5' / REAR 10' / STREET SIDE 10'
 - height if greater than 1-story (above ground) **29'**

Exhibits and other materials to provide:

Please provide the following which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key

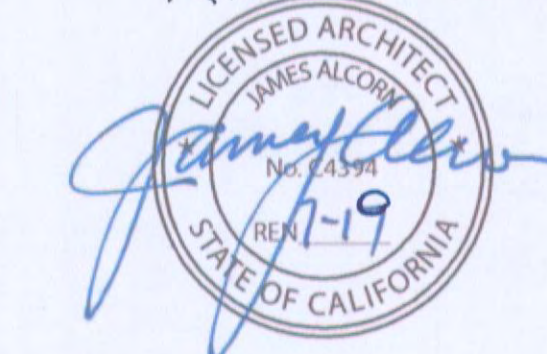
Grady Residence

7910 St. Louis Terrace
La Jolla, California 92037

Grady Residence

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

R 13 SEPT 2018



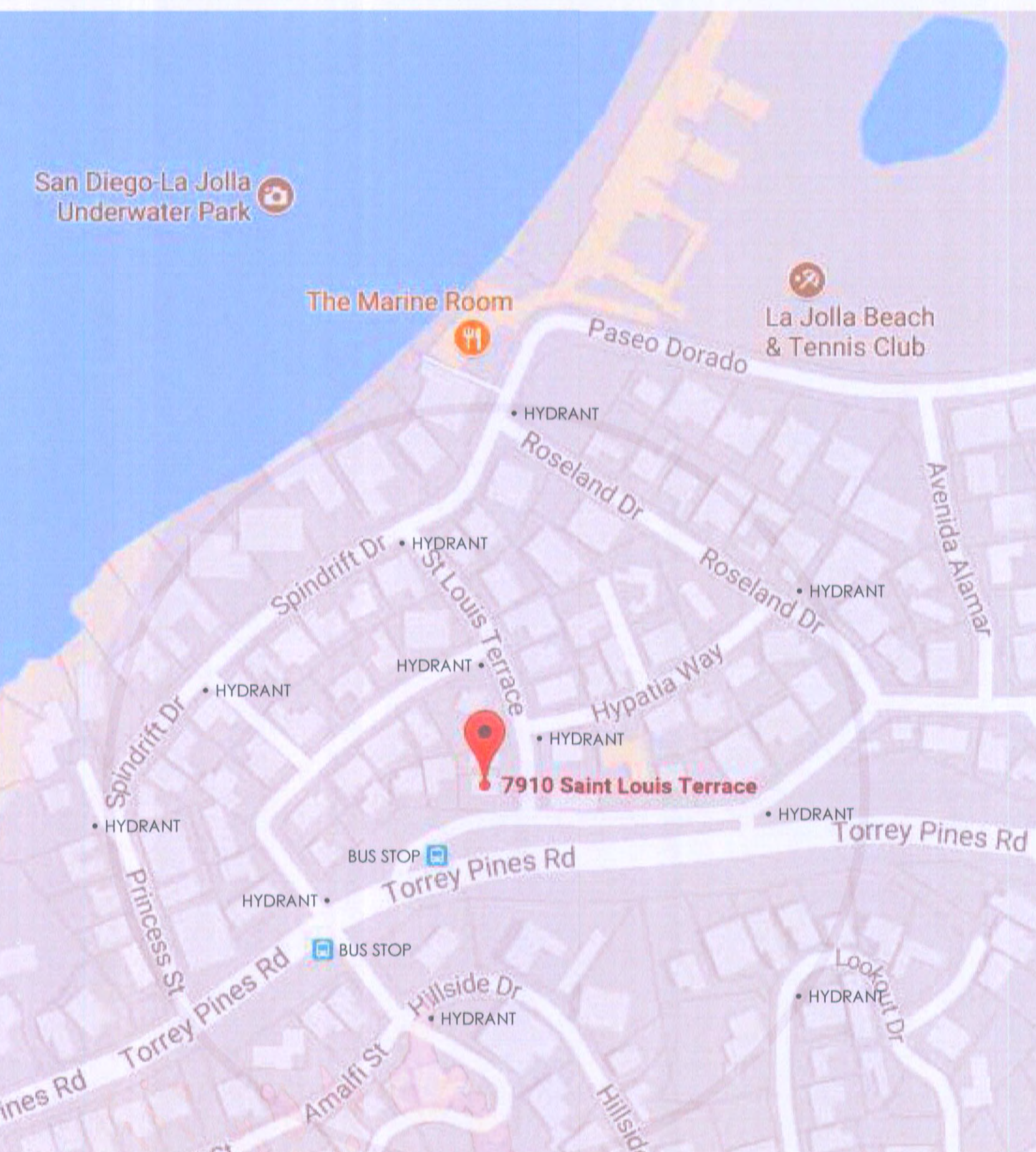
Cover Sheet

TS



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

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

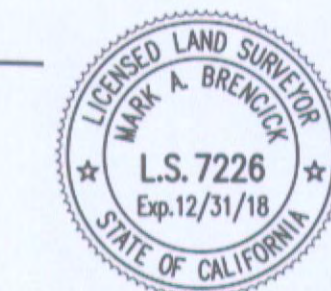
EASEMENTS

XXXX

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

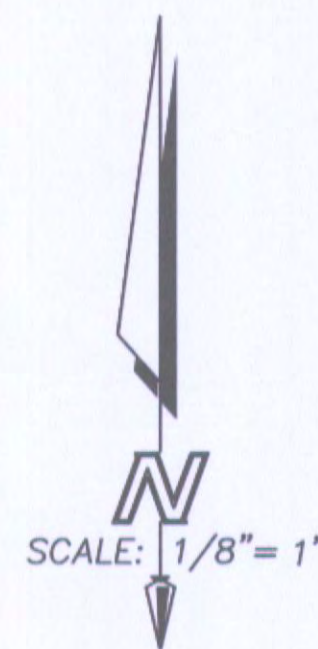
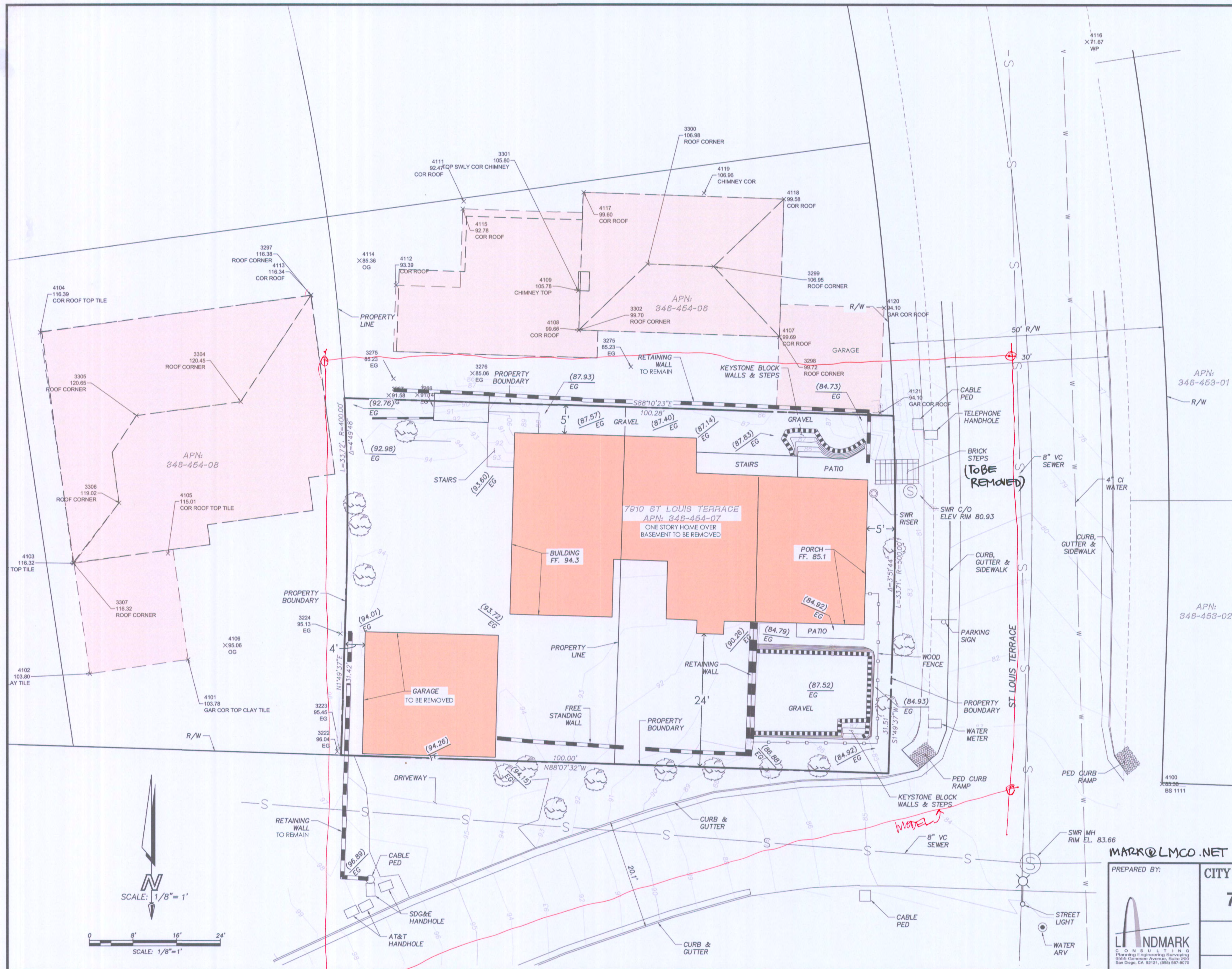
R - 26 JULY 2018
R - 13 SEPT 2018

7910 ST. LOUIS TERRACE

TOPO EXHIBIT

SHEET NO. 2 OF 13

SUBMITTAL



SCALE: 1/8" = 1'

SCALE: 1/8" = 1'

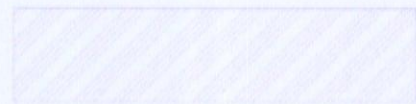


300' RADIUS SET-BACK SITE-PLAN

NTS

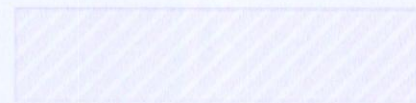
LEGEND

FRONT SET-BACK (10'-25')



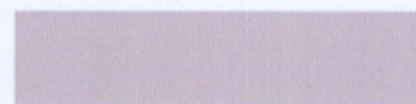
AVG. FRONT SET-BACK = 15'

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

James
Alcorn
Architect

9736 Claiborne Square
La Jolla, California 92037
619/701.8488

Grady Residence

7910 St. Louis Terrace
La Jolla, California 92037

Grady Residence

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

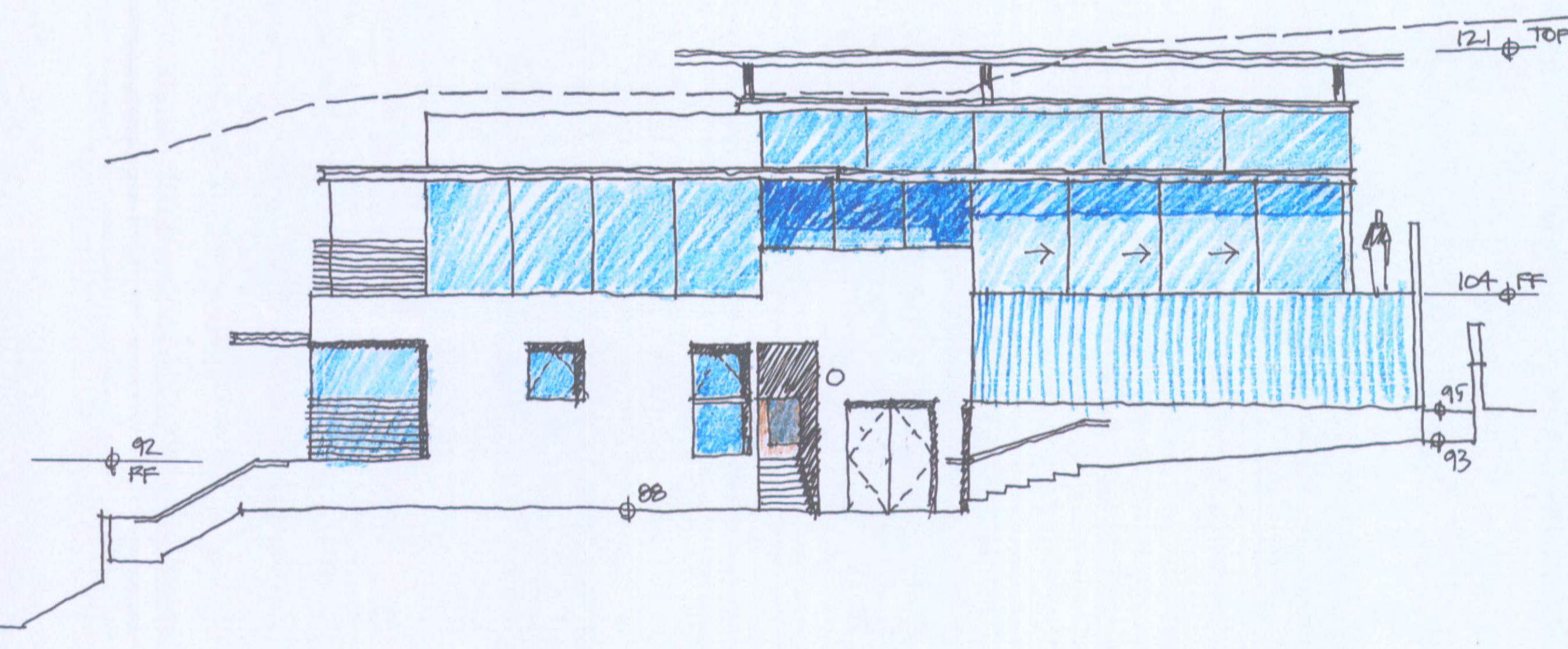
R 13 SEPT 2018



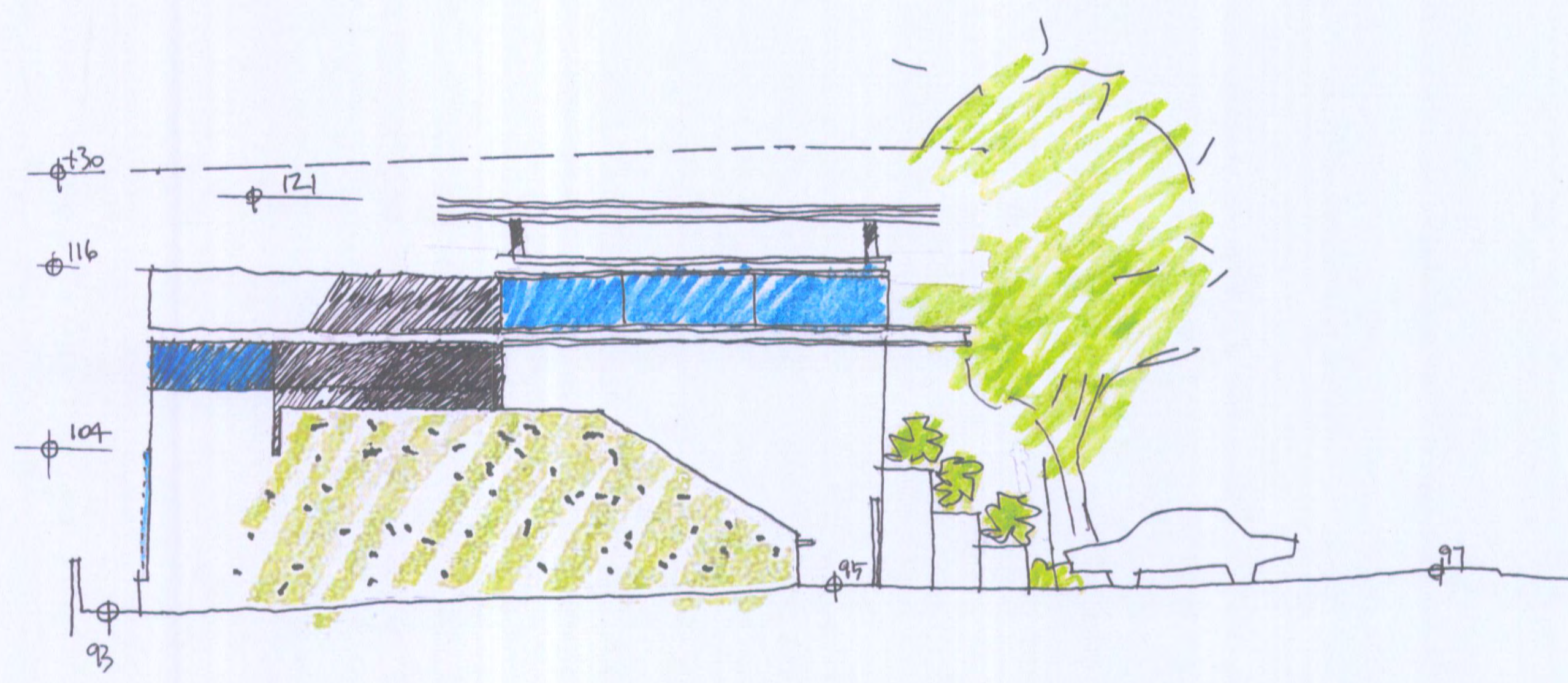
C1.1

Grady Residence

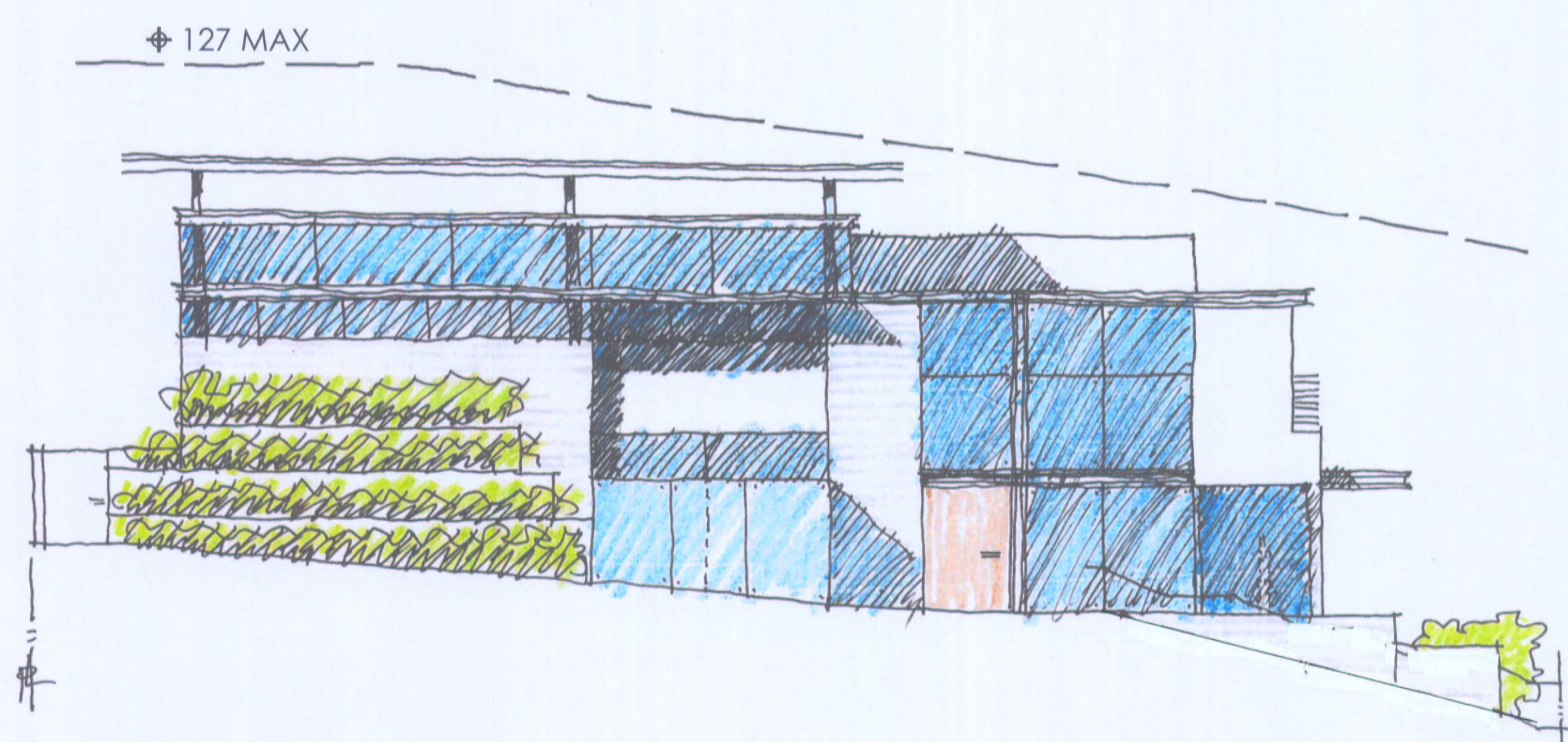
7910 St. Louis Terrace
La Jolla, California 92037



NORTH ELEVATION



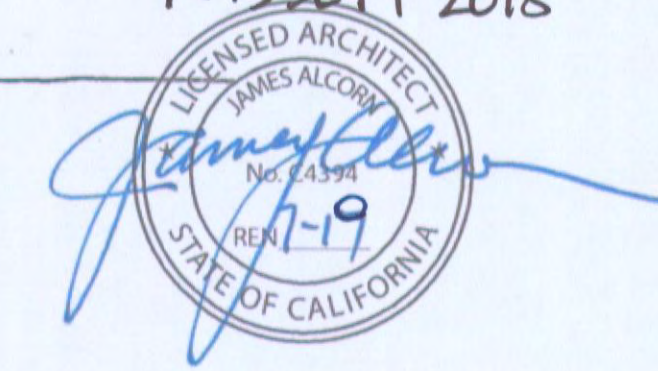
WEST ELEVATION



SOUTH ELEVATION

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

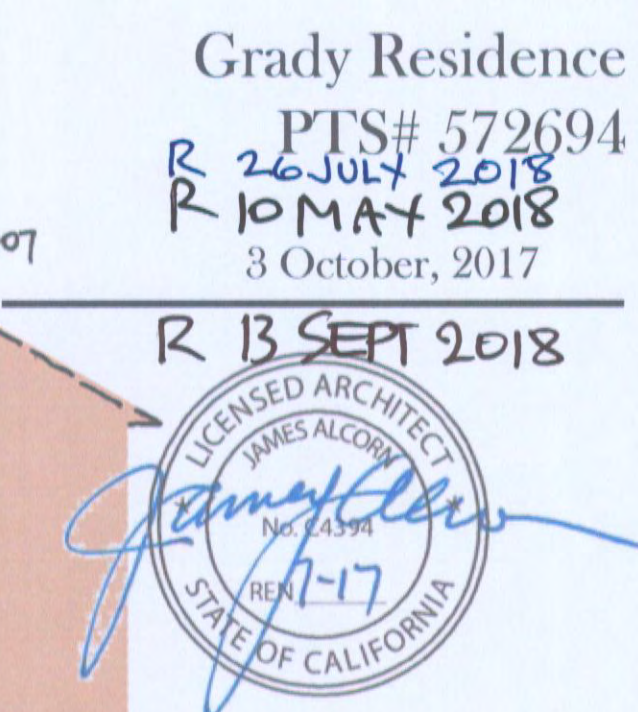
R 13 SEPT 2018



Elevations

A5

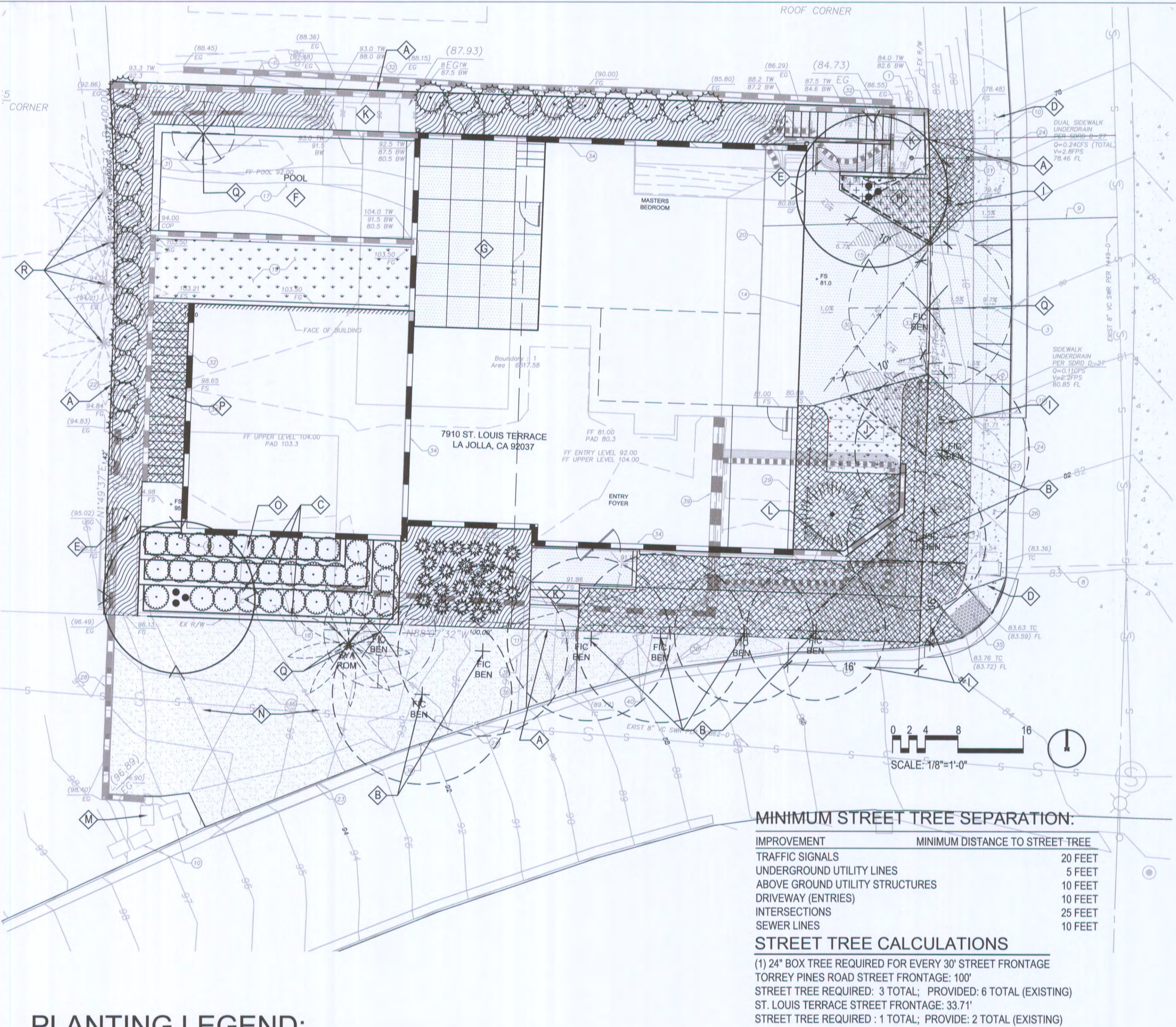
7910 St. Louis Terrace
La Jolla, California 92037



East Perspective View & Sections

A6

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



PLANTING LEGEND:

*Denotes Preferred Species		
EXISTING PLANT MATERIAL LEGEND:		
Existing street trees to remain:		
SYMBOL	BOTANICAL NAME	COMMON NAME
FIC BEN	Ficus Benjaminia	"Weeping Fig"
Existing trees to be removed:		
SYMBOL	BOTANICAL NAME	COMMON NAME
FIC BEN	Ficus benjamina	"Weeping Fig"
SYA ROM	Syagrus romanzoffiana	"Queen Palm"
PROPOSED PLANT MATERIAL LEGEND:		
QTY / % / SIZE		
EVERGREEN SHADE TREE		
Small scale tree - 20' tall x 20' wide, such as:		
*Bauhinia blakeana		
2 / 100% / 24 box		
"Hong Kong Orchid Tree"		
EVERGREEN SCREENING HEDGE		
Large scale shrub - clipped 6' tall, such as:		
*Cupressus sempervirens		
Laurus nobilis		
Prunus caroliniana		
22 / 100% / 24 box		
"Italian Cypress"		
"Sweet Bay"		
"Carolina Cherry"		

PROPOSED PLANT MATERIAL LEGEND:		
QTY / % / SIZE		
LARGE ACCENT SHRUB		
Large scale shrub - 5' tall x 5' wide, such as:		
*Dasylirion quadrangulatum		
Aloe x 'Hercules'		
Furcraea foetida 'Mediopicta'		
1 / 100% / 36" box		
"Toothless Desert Spoon"		
"Hercules Aloe"		
"Mauritius Hemp"		
EVERGREEN FLOWERING SHRUBS		
Medium scale shrub - 8' tall x 8' wide, such as:		
*Bougainvillea x 'Rosenka'		
Rosa floribunda 'Iceberg'		
Pelargonium peltatum		
32 / 100% / 5 GAL		
"Bougainvillea"		
"White Shrub Rose"		
"Ivy Geranium"		
EVERGREEN ACCENT PERENNIALS		
Small scale -2' x 2', such as:		
*Zephyranthes candida		
Dianella tasmanica variegata		
Liriope muscari 'Variegata'		
23 / 100% / 5 GAL		
"Zephyr Flower"		
"Variegated Flax Lily"		
"Variegated Lily Turf"		
EVERGREEN ACCENT VINES		
Climbing vines - such as:		
Bougainvillea x 'Rosenka'		
Bougainvillea 'La Jolla'		
Clematis armandii		
1 / 100% / 5 GAL		
"Bougainvillea"		
"Bougainvillea"		
"Evergreen Clematis"		

PROPOSED PLANT MATERIAL LEGEND:		
QTY / % / SIZE		
ACCENT GROUNDCOVER - SHADE		
Low growing groundcover - 12" tall and spreading, such as:		
*Carissa macrocarpa 'Green Carpet'		
Ceanothus h. 'Yankee point'		
102 / 100% / 5 GAL @ 3' O.C.		
"Natal Plum"		
"Carmel Ceanothus"		
BIORETENTION		
Low growing turf grass - 12" tall and spreading, such as:		
*Carex pansa		
Paspalum vaginatum		
55 SF / 100% /		
SOD		
"California Meadow Sedge"		
"Seashore Paspalum"		
TURF AREA		
Turf/Sedge Groundcover - 12" tall and spreading, such as:		
*Carex pansa		
Festuca rubra		
323 / 100% / SOD		
"California Meadow Sedge"		
"Creeping Red Fescue"		
EVERGREEN GROUNDCOVER - SHADE		
Low growing groundcover - 4" tall and spreading, such as:		
*Carex pansa		
Fragaria chiloensis		
Lippia nodiflora		
2,050 / 100% / @ 8" O.C.		
"California Meadow Sedge"		
"Beach Strawberry"		
"Kurapia"		
PLUGS PLANTS		

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.

HARDSCAPE LEGEND
PROPOSED HARDSCAPE MATERIAL LEGEND:

HARDSCAPE PAVING 'A'	
Non-porous paving such as:	1,126 SF
"Integral Color Concrete"	
"Integral Color Concrete with Exposed Aggregate Finish"	
"Uncolored Concrete with Enhanced Finish"	
HARDSCAPE PAVING 'B'	
Permeable paving such as:	1,117 SF
Decomposed Granite Paving	

LANDSCAPE KEY NOTES:

- PROPERTY LINE, TYPICAL SYMBOL
- EXISTING (8) STREET TREES TO REMAIN
- TERRACED MASONRY PLANTER WALL
- EXISTING CONCRETE CITY SIDEWALK TO REMAIN
- SIDE YARD GATE
- POOL
- POOL DECK
- BIORETENTION
- VISIBILITY AREA - NO OBSTRUCTION INCLUDING WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE ROW THAT IS LOCATED WITHIN VIBLITY AREAS SHALL NOT EXCEED 24" INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB
- PLANTED PARKING STALL
- CONCRETE STEPS
- RETAINING WALL
- EXISTING UTILITIES TO REMAIN
- DECOMPOSED GRANITE PAVING
- INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS EXCEPT AT AREAS W/ GROUND COVER PLANTING
- PLANTING AREA BELOW OPEN STAIRS
- EXISTING TREE TO BE REMOVED
- EXISTING OFF-SITE TREES

LA JOLLA SHORES PDO NOTES:

- IN THE SINGLE FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
- ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENCE.
- ALL LANDSCAPED MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPING MATERIAL.

GENERAL NOTES:

- THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- 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.
- 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.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- 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.
- 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).
- PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
- PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
- 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.
- 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.
- THE PERMITTEE 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.
- 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.
- 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.
- 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.
- 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.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER PERMITTEE 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.
- 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 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.
- 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, IT 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:

- 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 PIPED 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.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- 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:

- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
- 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:
- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIPLINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



Project No. - XX
Drawn - XXX
Checked - JPN

LA JOLLA
NERI LANDSCAPE ARCHITECTURE
828 HORNMAN STREET, SUITE # 3
LA JOLLA, CA 92037
TEL: 858-574-3223 • FAX: 858-574-3223
WWW.NERILA.COM



LANDSCAPE CONCEPT PLANS FOR
GRADY RESIDENCE
7910 ST. LOUIS TERRACE
LA JOLLA, CALIFORNIA 92037

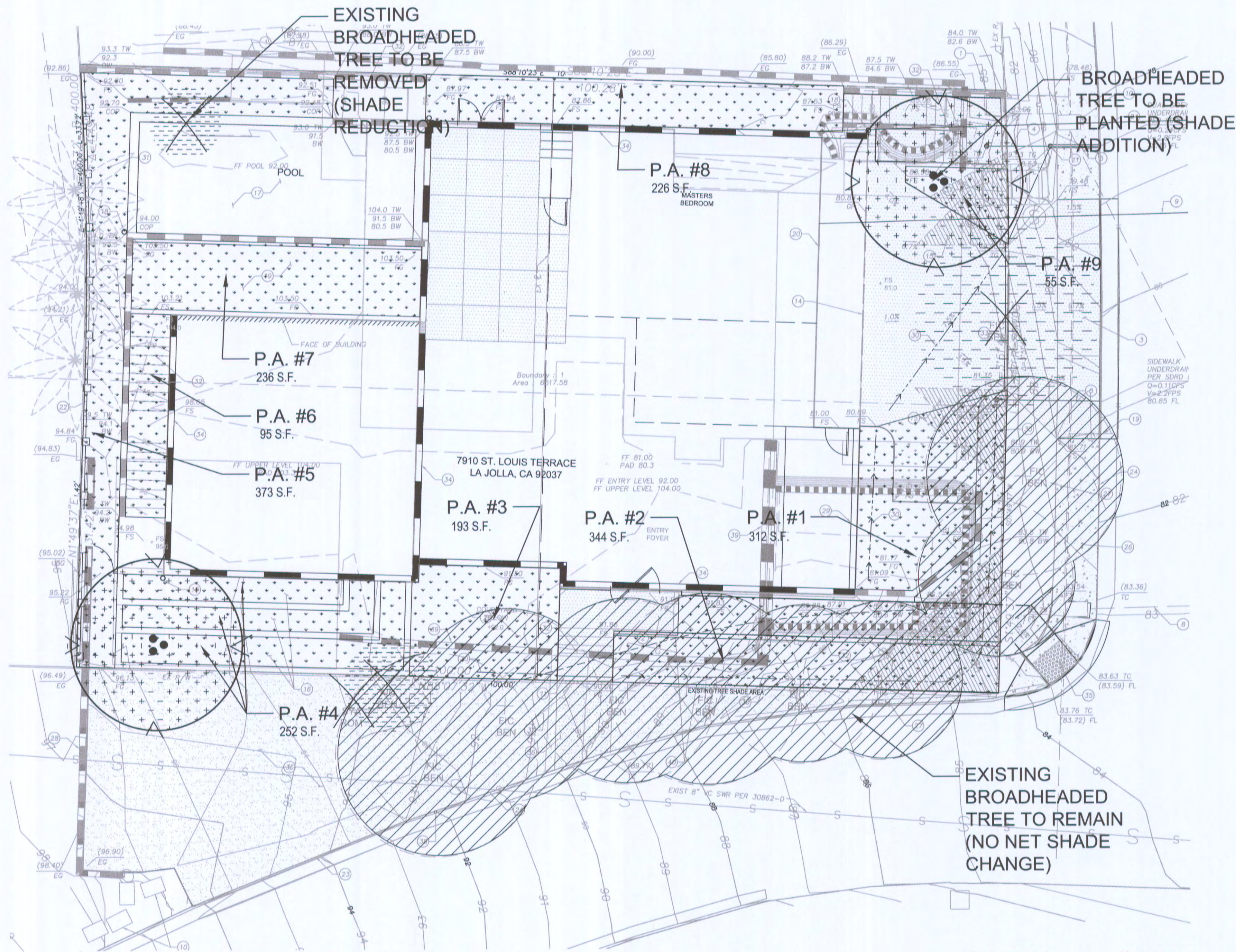
LANDSCAPE DEVELOPMENT PLAN

9-21-2018

LANDSCAPE DEVELOPMENT PLAN

L1.0

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



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

$$\text{Average ETAF for Regular Landscape Areas} = \frac{\text{TOTAL (ETAF X HA)}}{\text{TOTAL HA}} = 0.30$$

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	1.0	358	15.0%	358.0	8,878
						1.0	0	0.0%	0.0	0
						1.0	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

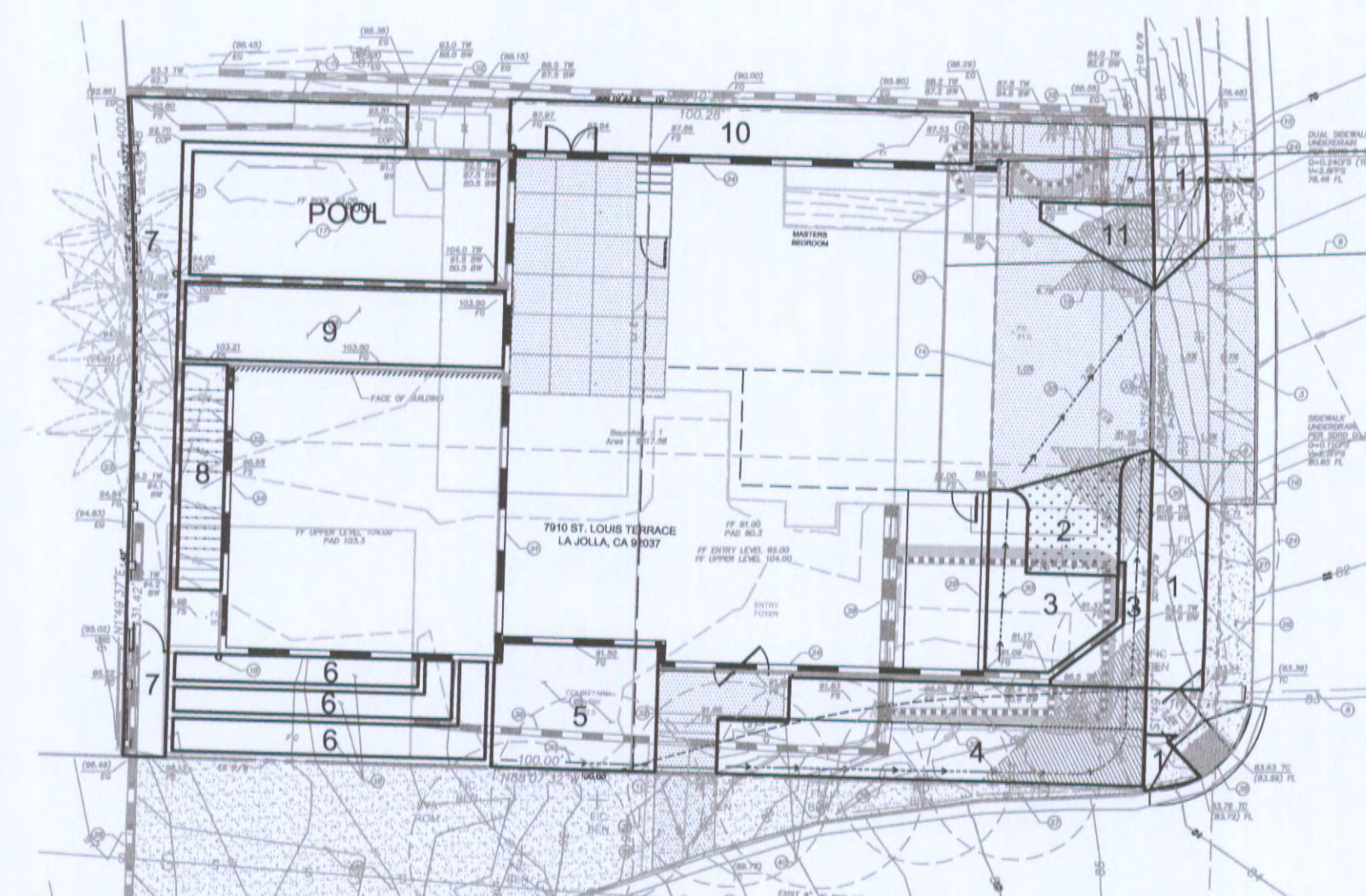
MAWA NOTE:

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
928 HORNBLAND STREET, SUITE # 3
LA JOLLA, CALIFORNIA 92037
TEL: 858.274.3223 / FAX: 858.274.3223
WWW.NERILA.COM



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