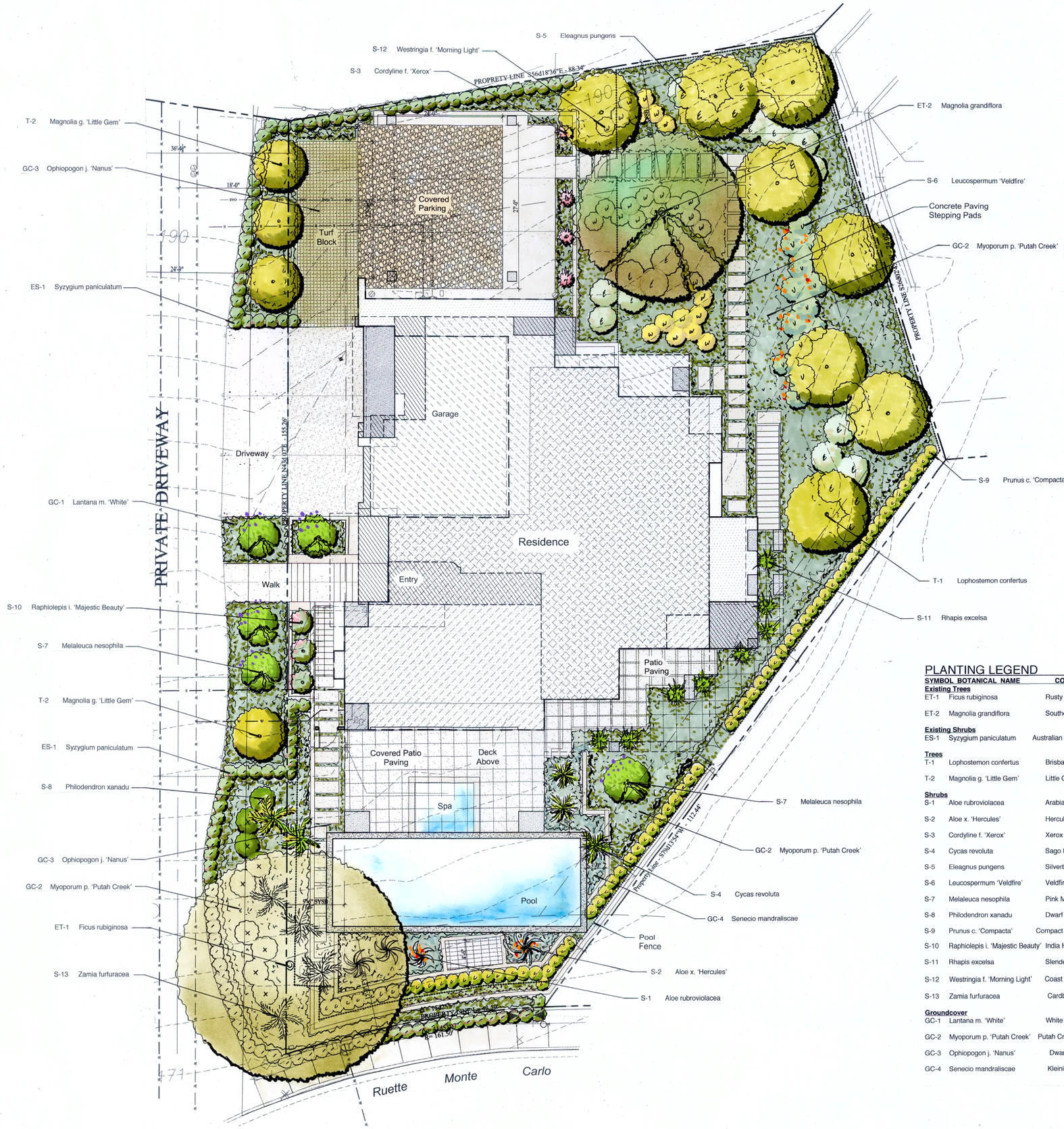

DESIGN STATEMENT

THE PROPOSED LANDSCAPE DESIGN CHARACTERIZES PLANT MATERIAL BENEFITTING FROM COASTAL LA JOLLA'S MEDITERRANEAN CLIMATE ZONE THAT DEMONSTRATES RELATIVELY STABLE TEMPERATURES AND INFREQUENT FROST IMPACTS. THE CHARACTER OF THE PROPOSED PLANTS ARE DROUGHT TOLERANT, BROADLEAF EVERGREEN DISPLAYING COLORFUL BURSTS OF FLOWERS AT VARYING TIMES OF YEAR. ALL PLANTS HAVE LOW IRRIGATION REQUIREMENTS ONCE ESTABLISHED (SEE ***WUCOLS*** LIST).

GENERAL NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CITY OF SAN DIEGO LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED; IN-LINE DRIP EMITTER TYPE IRRIGATION (TREES, SHRUBS) IS PROPOSED FOR ALL AREAS REQUIRING IRRIGATION.
2. ALL REQUIRED LANDSCAPE ARE AS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN 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.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
4. A MINIMUM ROOT ZONE OF 40 SQUARE FEET (S.F.) IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER THE SDMC 142.0403(b)(5).
5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY PER THE SDMC 142.0403(b)(10).
6. MULCH: ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER THE SDMC 142.0411.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MINIMUM TREE SEPARATION DISTANCE

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

ROOT BARRIERS

NON-BIODEGRADEABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS. (LDC 142.0403)

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	HT.	SPRD.	SIZE	QTY.	SPACING	REMARKS	WUCOLS
Existing Trees									
ET-1	Ficus rubiginosa	Rusty Leaf Fig	20'	25'	-	1	-	Prune to shape	M
ET-2	Magnolia grandiflora	Southern Magnolia	18'	18'	-	1	-	Prune to shape	M
Existing Shrubs									
ES-1	Syzygium paniculatum	Australian Brush Cherry	7'	3'	-	-	2' o.c.	Exist. Hedge; Infill as req.	M
Trees									
T-1	Lophostemon confertus	Brisbane Box	15'	10'	24" box	8	per Plan	Standard Form	M
T-2	Magnolia g. 'Little Gem'	Little Gem Magnolia	12'	10'	36" box	4	per Plan	Low Branching	M
Shrubs									
S-1	Aloe rubroviolacea	Arabian Aloe	3'	5'	5 gal.	3	per Plan		L
S-2	Aloe x. 'Hercules'	Hercules Aloe	6'	5'	24" box	1	per Plan		L
S-3	Cordyline f. 'Xerox'	Xerox Cordyline	6'	3'	7 gal.	4	per Plan		M
S-4	Cycas revoluta	Sago Palm	3'	5'	24" box	3	per Plan		M
S-5	Eleagnus pungens	Silverberry	5'	5'	15 gal.	24	per Plan		L
S-6	Leucospermum 'Veldfire'	Veldfire Pincushion	4'	4'	15 gal.	13	per Plan		L
S-7	Melaleuca nesophila	Pink Melaleuca	6'	8'	24" box	5	per Plan		L
S-8	Philodendron xanadu	Dwarf Philodendron	3'	3'	15 gal.	9	per Plan		M
S-9	Prunus c. 'Compacta'	Compact Laurel Cherry	7'	3'	15 gal.	70	30" o.c.	Columnar Form	M
S-10	Raphiolepis i. 'Majestic Beauty'	India Hawthorn	4'	4'	15 gal.	3	per Plan		M
S-11	Rhapis excelsa	Slender Lady Palm	6'	3'	7 gal.	8	per Plan		M
S-12	Westringia f. 'Morning Light'	Coast Rosemary	2'	3'	5 gal.	27	per Plan		L
S-13	Zamia furfuracea	Cardboard Palm	5'	5'	15 gal.	6	per Plan		M
Groundcover									
GC-1	Lantana m. 'White'	White Lantana	12"	24"	1 gal.	-	2' on center (o.c.)		L
GC-2	Myoporum p. 'Putah Creek'	Putah Creek Myoporum	8"	24"	Flatted	-	Rooted cuttings @ 12" o.c.		L
GC-3	Ophiopogon j. 'Nanus'	Dwarf Mondo Grass	2"	3"	Flatted	-	Rooted plants @ 4" o.c.		M
GC-4	Senecio mandraliscae	Kleinia	10"	30"	1 gal.	-	12" o.c.		L

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

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LICENSED LANDSCAPE ARCHITECT
SAMUEL WADE
LIC. #3703
SIGNATURE
7/31/21
RENEWAL DATE
5/27/21
DATE
STATE OF CALIFORNIA

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Coppel Residence
Remodel & Addition
8611 Ruette Monte Carlo
La Jolla, CA 92037

Landscape Development Plan

REVISIONS

DATE 5/18/21
DRAWN BY SW
JOB # 2116

SHEET NO.
LDP-1
OF

Tree T-1 Brisbane Box (Lophostemon confertus)

Tree T-2 Metrosideros spp. New Zealand Christmas Tree

Shrub S-1 Helicotrichon spp. Blue Oat Grass

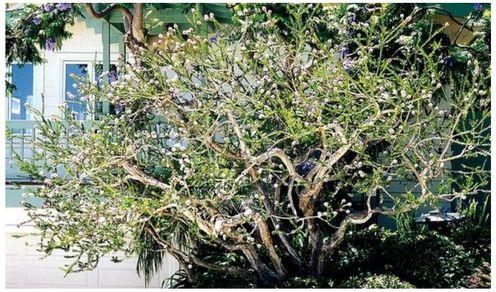
S-2 Olea e. 'Wilson' Wilson Fruitless Olive

Shrub S-3 Lomandra spp.

Shrub S-4 Dianella spp. variegata

Shrub S-5 Silverberry (Eleagnus pungens)

Shrub S-6 Veldfire Pincushion (Leucospermum 'Veldfire')



Shrub S-7 Pink Melaleuca (Melaleuca nesophila)

Shrub S-8 Salvia mexicana 'Santa Barbara'

Shrub S-9 Pittosporum spp. Silver Sheen

Shrub S-10 India Hawthorn (Raphiolepis i. 'Majestic Beauty')

Shrub S-11 Podocarpus spp. Ice Blue

Shrub S-12 Coast Rosemary (Westringia f. 'Morning Light')

Shrub S-13 Achillea spp.

Groundcover GC-1 White Lantana (Lantana m. 'White'

Groundcover GC-2 Festica ovina 'Glauca'

Groundcover GC-3 Dwarf Mondo Grass (Ophiopogon j. Nana')

Groundcover GC-4 Kleinia (Senecio mandraliscae)

ATTACHMENT 2d: Coppel Residence

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LICENSED LANDSCAPE ARCHITECT
SAMUEL WADE
LIC. #3703
RENEWAL DATE
7/31/23
EXPIRATION DATE
6/21/21
STATE OF CALIFORNIA

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Coppel Residence
Remodel & Addition
8611 Ruette Monte Carlo
La Jolla, CA 92037

Alternate
Landscape
Development Plan
Plant Images

REVISIONS
8/25/21 Alt. 1.0

DATE 5/18/21
DRAWN BY SW

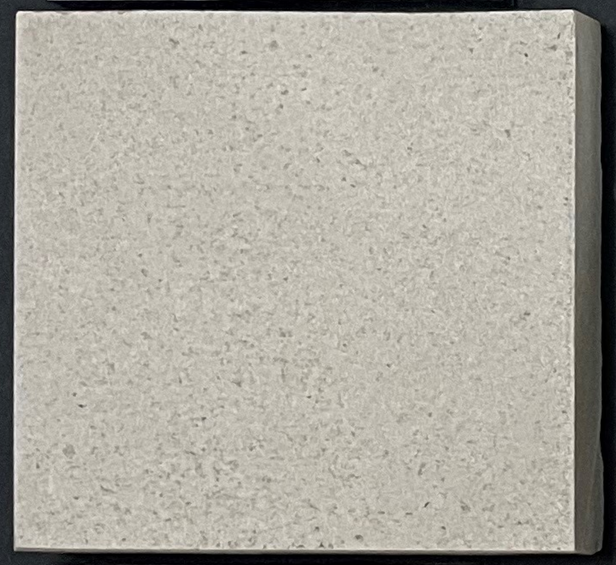
JOB # 2116

SHEET NO.
LDP-2

OF

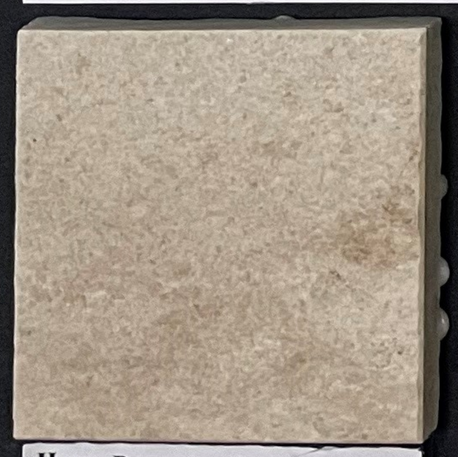
ATTACHMENT 2# Coppel Residence

Exterior Wood Siding
James Hard Cementitious Siding

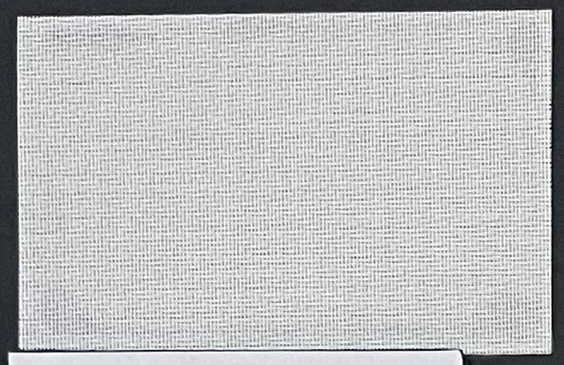


CTF 1 – Ceramic Tile Terrace Entry
Cotto D'Este - Limestone - Clay

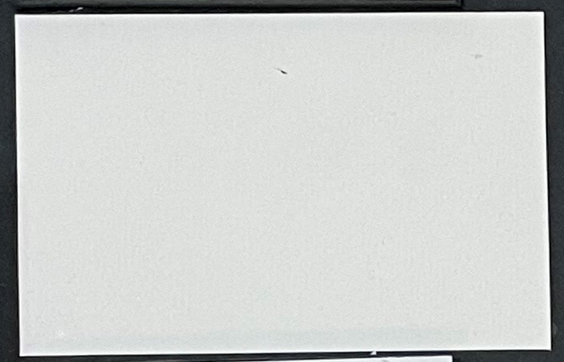
WF 1 – Interior Wood
Listone Giordano – Rovere – Oak Listone 190



House Basement Wall
Stone Base - Proposal



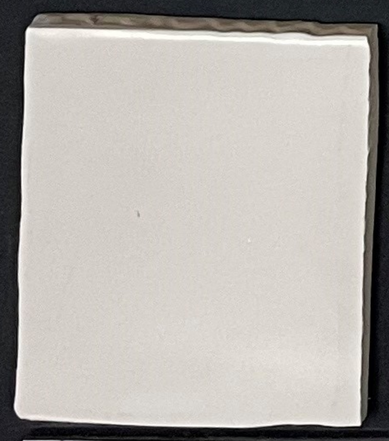
Shade – Sheer
Lutron – Basketweave 27 – Oyster



Shade – BlackOut
Lutron – Bistre – White

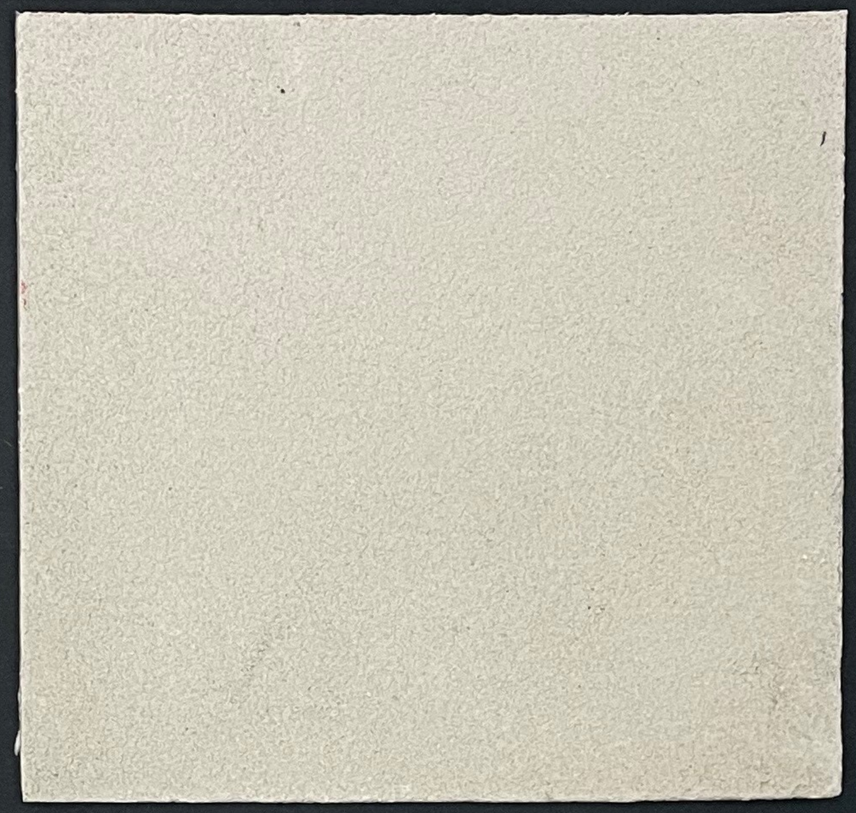
B-CT 1 Girl's Bathroom
Tilebar – Aliante – White

B-CT 2 Boy's Bathroom
Versatile Surfaces– Appiani, Regolo - Lunaria



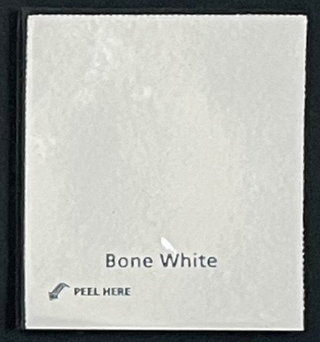
B-CT 4 Powder Backsplash
Tilebar – Bayou – White

B-CT 3 Master Baths Backsplash
Versatile Surfaces– Mosaico + Sticks – Natural / Plaster

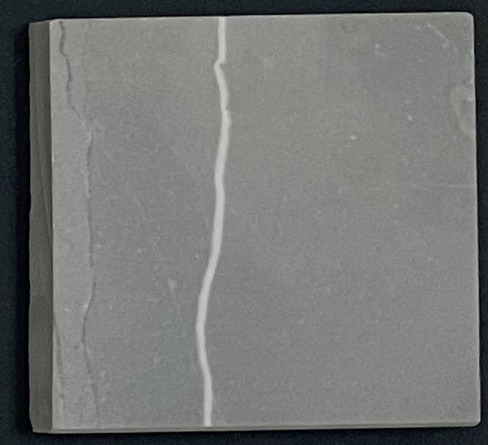


Stucco (A)
Eggshell #57
1A

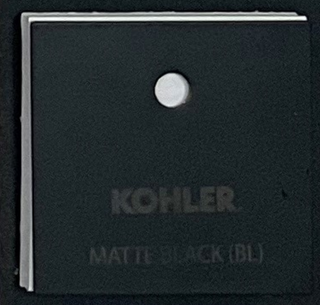
CT 1 – Countertop
Caesarstone – Classico Collection – Organic White



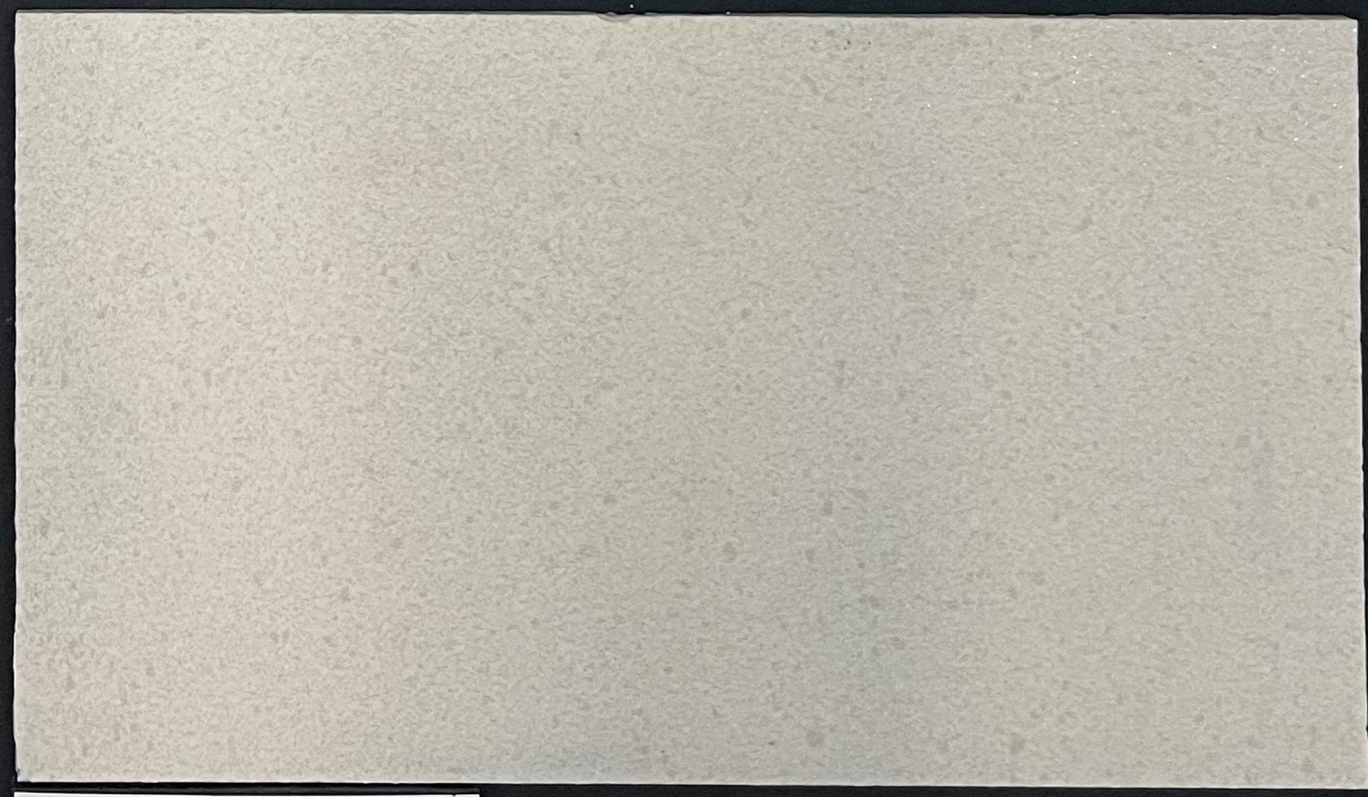
Exterior Window Finish
Jeld Wen – Bone White



Exterior Shower
Timeless – Amani Grey - Natural



Door Hardware & Plumbing Fixtures
Matte Black



CTF 2 – Ceramic Tile All Bathrooms
Versatile Surfaces– FMG, Max – Lavica Pearl

COPPEL REMODEL & ADDITION
Exterior & Interior Material Finishes