



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: July 10, 2024
ORIGINATING DEPT: Community Development Department – Corey Andrews, Principal Planner
SUBJECT: **Public Hearing – Request for a DRP Modification to the Approved Remodel and Square-Footage Addition at 529 Pacific Avenue (Case #: MOD24-004 Applicants: A.J. and Kate Pollock; APN: 263-041-02; Resolution 2024-082)**

BACKGROUND:

On October 13, 2021, the City Council (Council) approved a Development Review Permit (DRP) to demolish 159.5 square feet of existing garage space, add 406.5 square feet of living and garage area, and remodel the interior of the existing residence and associated site improvements at 529 Pacific Avenue. The 5,426.6 square foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Applicants originally did not intend to modify any of the existing landscaping, however, once the Applicants began processing their building permit plans, they began to modify landscaping to address concerns of the adjacent neighbors. Staff contacted the Applicants and they decided to process a DRP Modification to remove and replace all of the existing landscaping northeast of the existing 42-inch fence at the top of the bluff in compliance with the water efficient landscape ordinance.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request for a Modification to the original project approval as contained in Resolution 2024-082 (Attachment 1).

DISCUSSION:

The Council adopted Resolution 2021-102 (provided in Attachment 2) on October 13, 2021, with a vote of 5-0 approving the original project, which included an interior remodel

<p>CITY COUNCIL ACTION:</p> <hr/> <hr/>

and a square footage addition to an existing single-family residence. At that meeting there was one public comment from the Surfrider Foundation regarding perceived errors in the geotechnical analysis of the erosion rate for the property and the location of the Geotechnical Setback Line (GSL) which were addressed by the City's third-party Geotechnical Engineer Jim Knowlton from GeoPacifica. In addition, the City Council discussed the removal of existing trees and boulders within the right-of-way in front of the existing residence as a condition of project approval.

After Council approval of the DRP, while the Applicants were obtaining California Coastal Commission (CCC) approval, they began modifying the existing landscape to address concerns of adjacent neighbors. Staff contacted the Applicants and their representatives to inform them they were in violation of their approved DRP, and their options on how to proceed. The Applicants decided to process a modification to the original project approval to modify all of the existing landscape northeast of the bluff top fence.

Development Review Permit Compliance (SBMC Section 17.68.40):

Pursuant to SBMC Section 17.68.040(L), an amendment (modification) to an existing DRP may be requested and shall follow the same procedures as the DRP. The Council may approve, or conditionally approve, a Modification to a DRP only if all of the findings listed below can be made. Resolution 2 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

The following is a list of the development review criteria topics set forth in SBMC Section 17.68.040(F):

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The following is a discussion of the applicable development review criteria (3-Landscape) as it relates to the modification proposed.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review.

The original project plans presented to the Council indicated that there would be no change to the existing landscape except for the removal of 2 palm trees in the right-of-way in front of the existing residence.

After the approval of the DRP, while the Applicants were obtaining CCC approval of the Coastal Development Permit (CDP) and the building permit plans, the Applicants removed a dead/dying Cypress hedge along the northern property line and replaced it with a Ficus hedge. Staff requested an updated landscape plan and discussed whether the Applicants would be modifying more of the existing landscape and if they would like to process a modification of the DRP at this time. The Applicants determined that they would process a modification in order to modify all of the existing the landscaping at one time. The proposed plans have been provided in Attachment 2. The landscape plan has been reviewed by the City's third-party landscape architect and found to be in compliance with the Water Efficient Landscape Ordinance (WELO). The Council could find the revised landscape plan includes replacement vegetation and landscaping that is consistent with the surrounding area, that service areas of the site are properly screened, and that trees and large plantings would not obstruct significant views when installed or at maturity.

The standard condition applies that native or drought-tolerant and non-invasive plant materials are required to be incorporated into the landscaping to the extent feasible. Due to the property's location on the top of the coastal bluff, no permanent irrigation is permitted. If approved, the Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2024-082 for Council's consideration based upon the information in this report. The Applicants shall provide for and adhere to the conditions of the original project approval in Resolution 2021-102. The Applicants are also required to provide for and adhere to the conditions for the proposed modification that have been incorporated into the attached Resolution 2024-082.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines

the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

PUBLIC HEARING NOTICE:

Notice of the City Council Public Hearing was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site, more than 10 days prior to the planned Public Hearing date of July 10, 2024. Staff has not received any emails, letters or calls in support or opposition of the proposed modification.

CEQA COMPLIANCE:

Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve the proposed modification by adopting Resolution 2024-082;
- Approve modification by adopting Resolution 2024-082 with changes as deemed appropriate by City Council; or,
- Deny the request to amend the project and direct Staff to bring back a Resolution of Denial to a later City Council meeting date.


DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings to approve a Modification to the approved DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2024-082 conditionally approving a Modification to the approved DRP, for the approval of modified landscaping and a water efficient landscape plan at 529 Pacific Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation


Alyssa Muto, City Manager

Attachments:

1. Resolution 2024-082 to Approve the DRP Mod
2. Approved Resolution 2021-102 for the Original DRP
3. Proposed Landscape Plans

RESOLUTION 2024-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT REVIEW PERMIT TO MODIFY THE LANDSCAPING ONSITE AT 529 PACIFIC AVENUE, SOLANA BEACH.

APPLICANTS: KATE AND AJ POLLOCK

CASE NO.: MOD24-004

APN: 263-041-02

WHEREAS, Kate and AJ Pollock (hereinafter referred to as “Applicants”), have submitted a request for modification to the original project approval of a Development Review Permit (DRP) for construction of an interior remodel and a square footage addition at 529 Pacific Avenue (Case No. DRP19-010 and Resolution No. 2021-102), pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Applicants requested the approval of a Modification to the DRP to allow for the modification to all of the existing landscaping onsite that was originally proposed to remain as existing with the original DRP approval; and

WHEREAS, on July 10, 2024, the City Council held a duly noticed Public Hearing to consider the request for modifications; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of SBMC 17.72.030 of the Solana Beach Zoning Ordinance; and

WHEREAS, at the Public Hearing, the City Council received and considered evidence concerning the request for a modification; and

WHEREAS, the City Council of the City of Solana Beach found that the project is exempt from the CEQA Guidelines pursuant to Section 15301 of the State CEQA Guidelines, which exempts minor modifications to existing facilities; and

WHEREAS, this decision is based upon the evidence presented at the Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request to modify the DRP is conditionally approved based on the following Findings, and all terms and conditions of Resolution 2023 - 117 are in effect along with the following conditions applicable to the proposed modification:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Local Coastal Program Land Use Plan Consistency: The proposed project is consistent with all applicable requirements of the City's certified Local Coastal Program Land Use Plan including key policies related to bluff edge setbacks for new development.

Specific Plans and Special Overlays: The property is located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicants were required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits. The California Coastal Commission issued a Notice to Issue a Coast Development Permit (CDP 6-23-0342).

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the MR Zone is intended for residential development in areas characterized primarily by detached single-family dwellings on older subdivided lots and two-family and multiple-family dwellings within newer, large lot, planned developments. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below. There are no proposed changes to the proposed structure.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Landscaping. The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- III. *All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. *If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.*

The Applicants have received a Notice of Intent to Issue a Coastal Development Permit # 6-23-0342 for the original project approved by Resolution 2021-102, however, before the CDP can be issued, the City needs to provide a copy of the building permit plans that will be approved for construction. The modified landscape plans will be attached to that set of plans; therefore, the Applicants shall obtain approval from the

California Coastal Commission. A condition of project approval has been added to indicate that the Applicants shall process a modification to the CDP or whatever the CCC deems appropriate in order to receive approval.

V. CONDITIONS:

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall comply with all conditions of approval included in Resolution 2023-117.
- II. The Building Permit plans shall be in substantial conformance with the modified plans presented to the City Council on June 26, 2024, and located in the project file with a submittal date of June 10, 2024, which identify the modifications subject to the DRP Modification as well as the project plans originally approved by Resolution 2023-117.
- III. All new bluff property landscaping shall consist of native, non-invasive, drought-tolerant, fire-resistant, and salt-tolerant species.
- IV. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on March 13, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- V. The Applicants shall ensure that the modified landscape plan has been approved as part of a modification to CDP# 6-23-0342 or provide evidence of California Coastal Commission (CCC) approval of a Coastal Development Waiver or Exemption of the modified landscape plan as determined necessary by the CCC, prior to the issuance of a grading or building permit.

IV. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set

forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

V. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of July, 2024, by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2021-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO REMODEL AND ADD TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 529 PACIFIC AVENUE, SOLANA BEACH

APPLICANTS: A.J. & Kate Pollock
CASE NO.: DRP 19-010

WHEREAS, A.J. and Kate Pollock (hereinafter referred to as “Applicants”) have submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on October 13, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the request for a DRP to construct a remodel and addition to an existing single-story, single-family residence with an attached garage located at 529 Pacific Avenue is conditionally approved based upon the following findings and subject to the following conditions:
3. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The proposed project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential, which allows for single-family residential development with a maximum density of 5-7 dwelling units per acre. Further, the proposed development is consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Local Coastal Program Land Use Plan Consistency: The proposed project is consistent with all applicable requirements of the City's certified Local Coastal Program Land Use Plan including key policies related to bluff edge setbacks for new development.

Zoning Ordinance Consistency: The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020), which provides for uses of the property for a single-family residence. Further, the proposed project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030 as well as the specific development regulations of the Scaled Residential Overlay Zone (SROZ) cited in SBMC Section 17.48.040.

The design of the proposed project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum FAR, maximum building height, and parking requirements. Prior to building permit issuance, the project will be reviewed for compliance with the landscape regulations as established by SBMC Section 17.56.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects,*

as well as protection of the property from adverse surrounding influences.

The property is located within the MR Zone. Other nearby properties are also located within the MR Zone and are developed with one and two-story, single-family residences. The project site is currently developed with a single-family residence.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ, which are discussed further in this report. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The Applicants propose a remodel and addition of the existing residence and associated site improvements. The northerly driveway access will be removed and replaced with curb, gutter and sidewalk to match existing. The southerly driveway access would be expanded to allow for access to the existing garage as well as the addition of a new garage space on the southeast corner of the lot.

The project includes new three-foot high fencing along the front property line with three pedestrian access gates. The Applicants are proposing to maintain the existing fencing that are located on the northern and southern sides of the lot.

The existing northerly garage/bathroom area is being reduced by 139.5 square feet and will be a new entry, powder room and stairway to the basement. The new 406 square foot addition will include space for an additional 1-car garage space, laundry, hallway, and a portion of the master bedroom closet. The remainder of the residential remodel consists of relocation of the stairway to the basement, master bedroom and kitchen modifications/relocation.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The Applicants are not proposing any new irrigated landscaping.

The LCP Policy 4.26 requires the Applicants to cap or remove any permanent irrigation systems onsite unless the bluff property owner demonstrates, to the satisfaction of the City Engineer, that such irrigation has no material impact on bluff erosion. A condition has been added that if there are any permanent irrigation systems that they shall be capped or removed.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

The existing attached 294 square foot garage area is split between two separate garage areas. The southerly garage will substantially remain as it currently exists and a new one-car garage will be added adjacent to the existing southerly garage. The existing driveway would be expanded to access the new garage. The portion of the existing northerly garage (139.5 SF) would be demolished and the remainder would be remodeled for a new powder room, entry and stairwell.

The existing southerly one-car garage space is located within the front yard setback and is considered legal non-conforming. The new garage space complies with the minimum 5 foot setback and is located approximately 6.5 feet from the front property line.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The proposed project includes a total grading quantity of 167 cubic yards for removal and recompaction of the new slab. There is also 96 cubic yards of excavation for the footings of the new addition.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. *Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of a minor addition and remodeling of an existing single-family residence, attached garage and associated site improvements, therefore, usable open space and recreational facilities are not required according to SBMC 17.20.040.

- III. *All required permits and approvals, including variances, conditional use permits, comprehensive sign plans, and coastal development permits, have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. *If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.*

The Applicants are required to obtain approval from the CCC prior to issuance of Building Permits.

4. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on October 13, 2021, and located in the project file with a submittal date of August 26, 2021.
- III. Prior to requesting a framing inspection, the Applicants are required to submit a certification signed by a licensed land surveyor certifying that the ridge structure does not exceed 16 feet in height or 87.11 feet above MSL from the proposed finished grade.
- IV. Any proposed onsite fences, walls and any proposed railing located on top or any combination thereof shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a building permit by the City.
- VI. The Applicants shall remove or cap any/all permanent irrigation

systems onsite unless the bluff property owner demonstrates, to the satisfaction of the Public Works Director, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).

- VII. All new bluff property landscaping shall consist of native, non-invasive, drought-tolerant, fire-resistant, and salt-tolerant species.
 - VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Pacific Avenue and minimize impact to the surrounding neighbors.
 - XI. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- I. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
 - II. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required

where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- III. **AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- IV. **CLASS "A" ROOF:** All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- V. **BASEMENT:**
- All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
 - Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning)

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the following frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
- a. Removal of the existing driveway at the southeast corner of the property facing Pacific Avenue and reconstruction of a new 18'-0" wide driveway in accordance with the San Diego Regional Standard Drawing G-14A.
 - b. Removal of the existing driveway located at the northerly corner of the property facing Pacific Avenue, and reconstruction of curb and sidewalk in accordance with the San Diego Regional Standard Drawing G-01 and G-07, respectively.
 - c. Relocation of existing utilities such as telephone and cable pedestals.

- d. Removal of landscaping encroaching in the public right-of-way, including trees and boulders.
 - II. The Applicants are required to provide a Hold Harmless Agreement for the on-site private drainage improvements.
 - III. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to the issuance of the Building Permit.
 - IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
 - V. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
 - VI. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage stormwater and non-stormwater discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
5. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.
6. EXPIRATION: The Development Review Permit for the project will 24 months from the date of this Resolution, unless the Applicants have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.
7. INDEMNIFICATION AGREEMENT: The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to

this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

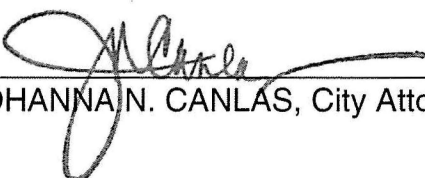
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 13th day of October 2021, by the following vote:

AYES:	Councilmembers – Heebner, Becker, Harless, Edson
NOES:	Councilmembers – Zito
ABSENT:	Councilmembers – None
ABSTAIN:	Councilmembers – None

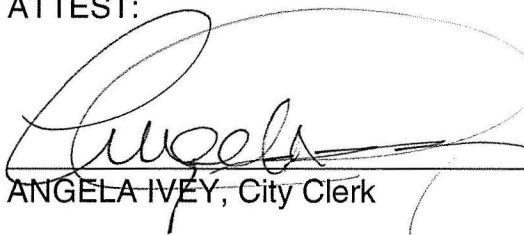


LESA HEEBNER, Mayor

APPROVED AS TO FORM:


JOHANNA N. CANLAS, City Attorney

ATTEST:

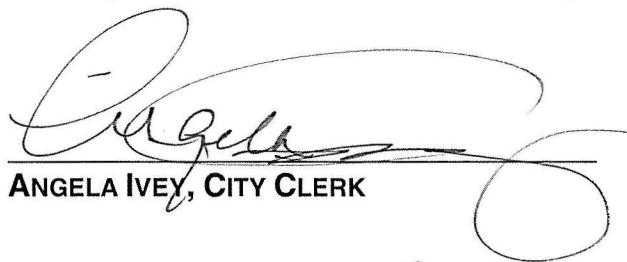

ANGELA IVEY, City Clerk



RESOLUTION CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.
CITY OF SOLANA BEACH }

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, **DO HEREBY CERTIFY** that the foregoing is a full, true and correct copy of **Resolution 2021-102** *conditionally approving a Development Review Permit to remodel and add to an existing single-family residence at 529 Pacific Ave., Applicant: Pollock, Case: DRP 19-010* as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 13th day of October, 2021 and is the original on file in the City Clerk's Office.


ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: Oct 18, 2021

GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT OF WORK.

1. NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS.
2. WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTRACT:

A. "N.I.C." (NOT IN CONTRACT)

B. "EXISTING" (REFERS TO IMPROVEMENTS THAT ARE PRESENTLY ON THE SITE)
3. CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
4. WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES, AND THE REQUIREMENTS OF THE CITY OF SOLANA BEACH.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
6. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
7. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY THE PROJECT OWNER, PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
8. THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION WILL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
10. MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO ENSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
12. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
13. NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS.
14. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
15. THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
16. SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:

A. PRE-CONSTRUCTION

B. IRRIGATION COVERAGE AND PRESSURE TEST

C. PRE-MAINTENANCE

D. POST-MAINTENANCE (FINAL)
17. "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
18. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
19. CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
20. THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
21. CONTRACTOR SHALL PROVIDE A C.L.C.A. CERTIFIED LANDSCAPE TECHNICIAN ON THE JOB TO DIRECT ALL PHASES OF THE CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, UNLESS SPECIFICALLY STATED OTHERWISE IN THE CONTRACT AGREEMENT, DAMAGES TO THE CONTRACTOR'S WORK DUE TO "ACTS OF GOD", WORK BY OTHERS, AND THEFT OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND SUPPLIES.
23. CAUTION:

BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

CABLE LOCATING SERVICE 800-422-4133

UNDERGROUND SERVICES ALERT 800-227-2600
24. THESE PLANS ARE FOR LANDSCAPE IRRIGATION AND PLANTING ONLY. SLOPE CONSTRUCTION, INCLUDING GRADING, DRAINAGE, AND WALLS, ARE EXISTING, AND SHOWN FOR REFERENCE ONLY.



CITY REQUIREMENTS

- A. ANY AREAS THAT ARE GRADED OR DISTURBED MUST BE LANDSCAPED TO PREVENT EROSION. PLANTING & IRRIGATION MUST COMPLY WITH CITY WATER EFFICIENT REGULATIONS.
- B. 3" OF TOP DRESS MULCH MUST BE INSTALLED TO ALL AREAS WHERE EXPOSED SOIL IS PRESENT.
- C. A COMPLETE AGRONOMIC SOILS TEST MUST BE PERFORMED PRIOR TO PLANTING & THE RECOMMENDED AMENDMENTS REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANTING. THE TEST MUST INCLUDE PH, ORGANIC MATTER PERCENTAGE, INFILTRATION RATE AND A COMPLETE CHEMICAL ANALYSIS (NH4, NO3, N, P, K, CA, MG, SO4, NA, S, CU, ZN, MN, FE). THE FOLLOWING TESTS ARE ALSO RECOMMENDED: TOTAL EXCHANGE CAPACITY (TEC), EFFECTIVE CATION EXCHANGE (ECE) & SODIUM ABSORPTION RATIO (SAR). MAYPOINT ANALYTICAL AND WALLACE LABORATORIES ARE SOURCES FOR THIS TEST.
- D. THE SOIL PREP MUST INCLUDE, AT A MINIMUM, 4 CUBIC YARDS OF COMPOST/ 1000 SF INCORPORATE TO A DEPTH OF 6 INCHES INTO THE SOIL.
- E. AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS, WILL BE REQUIRED. THE FOLLOWING MUST BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:

1) A COPY OF THE AGRONOMIC SOILS REPORT.

2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.

3) AN IRRIGATION SCHEDULE THAT DELINEATES IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLAN'S ESTIMATED TOTAL WATER USE (ETWU) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS.

IRRIGATION NOTES

1. IT IS INTENDED THAT THE CONTRACTOR SHALL CONSTRUCT, ASSEMBLE AND INSTALL SYSTEMS IN A SATISFACTORY MANNER, ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS, COMPLETE AND FUNCTIONING PROPERLY IN EVERY WAY, LEFT READY FOR ITS INTENDED USE AND/OR OPERATION BY THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE DURING INSTALLATION OF PLANTS AND MAINTENANCE PERIOD.
3. CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO TRENCHING.
4. PRIOR TO BEGINNING WORK CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE WATER METER AT THE ELEVATION INDICATED ON THE PLANS, AND ALSO VERIFY MAIN LOCATIONS AND SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH OTHER TRADES.
6. CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLER WHEN NEEDED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
8. POINT OF CONNECTION (P.O.C.) SHALL BE AS SHOWN ON PLANS.
9. CONNECTIONS FROM MAIN SUPPLY LINES SHALL BE MADE HORIZONTALLY.
10. NO CLOSE NIPPLES OR CROSSES SHALL BE USED.
11. PIPING AND SLEEVES UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED, (24" MINIMUM BELOW PAVING EXCEPT 18" FOR IRRIGATION LATERALS), PRIOR TO PAVING OR REPAVING, AND EXTEND 2 FEET OUTSIDE EDGE OF PAVING. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. PERMANENTLY MARK PAVING WITH "E" ON BOTH SIDES OF CROSSING. SLEEVES SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF PIPE TO BE ENCLOSED OR, FOR ELECTRICAL SLEEVES, LARGE ENOUGH FOR ALL WIRES INCLUDING AT LEAST 2 SPARE WIRES.
12. METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12 INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN 2 INCH CAPITAL LETTERS EVERY 3 FEET ALONG THE TAPE.
13. ALL TRENCH BACKFILL SHALL BE COMPACTED TO THE SAME DENSITY AS ADJACENT SOIL.
14. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO.
15. ADJUST PRESSURE REGULATING VALVE TO ACHIEVE 10 P.S.I. MORE THAN THE MINIMUM HEAD OPERATING PRESSURE FOR EACH TYPE OF HEAD AT THE HIGHEST SYSTEM AND/OR HIGHEST AND LARGEST SYSTEM. SEE IRRIGATION LEGEND FOR LOWEST OPERATING PRESSURE RANGE OF EACH HEAD.
16. BALL VALVE BOXES SHALL BE MANUFACTURED BY AMETEK (BOX # 182001 AND COVER # 182002) OR CARSON (#608-12).
17. SET VALVE BOXES 2" ABOVE FINISH GRADE IN SHRUB AREAS. FOR BALL VALVES, BURN INTO THE LID THE LETTERS "BV". LETTERS SHALL BE 3" HIGH, 1/2" WIDE.
18. REMOVE BURRS FROM G.I.P. AND P.V.C. PIPE ENDS PRIOR TO CONNECTING OR SOLVENT WELDING.
19. USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
20. FLUSH PIPE CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
21. USE FITTINGS TO ACHIEVE DIRECTIONAL CHANGES IN PIPE, DO NOT BEND PIPE.
22. CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:

A. "DRAWINGS OF RECORD" SHALL INCLUDE LOCATIONS OF MAINS, VALVES, CONDUITS, CONTROL WIRE ROUTING, AND SPRING CHECK VALVES. LOCATE, ON REPRODUCIBLE MATERIAL, BY DIMENSIONING FROM TWO (2) FIXED POINTS.
23. IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SOLANA BEACH AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

PROPERTY SQUARE FOOTAGE

	Existing (SF)	Proposed Total (SF)
Non-landscaped area	1,426.9	3,483.2
Non-irrigated landscape (includes 5' wide restricted area adjacent to bluff)	1,426.9	284
Irrigated landscape (All hand-watered)	0	802*
Water features	0	13
Decorative Hardscape (Gravel/Rock/Artif. turf)	835.1	844
Total Lot Area (Net) (excludes bluff area)	5,426.2	5,426.2

	Area of Work (SF)
Irrigated landscape (all hand-watered)	927**
Water features	13
Decorative Hardscape	844
Aggregate Landscape Area	1,852

- * Irrigated landscape area on Property is 802 sq. ft. Does not include 125 sq. ft. in right-of-way
- ** Total irrigated landscape includes area 125 sq. ft. in right-of-way, for a total of 995 sq. ft.

LANDSCAPE IMPROVEMENT PLANS

FOR
POLLOCK RESIDENCE
529 PACIFIC AVENUE
SOLANA BEACH, CA 92075
APN: 263-041-02-00

SHEET INDEX

- L-1 TITLE SHEET AND GENERAL NOTES
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION DETAILS
- L-4 IRRIGATION SPECIFICATIONS
- L-5 PLANTING PLAN
- L-6 PLANTING NOTES AND DETAILS
- L-7 PLANTING SPECIFICATIONS

LANDSCAPE MANAGEMENT PLAN

1. Observe plants for signs of stress on a regular basis so that field adjustments can be made to watering schedules.
2. Regular irrigation inspections must be made to assure proper functioning of irrigation equipment and even water distribution. Repairs of malfunctioning equipment and leaking pipes and heads should be made immediately. Replacement spray heads must be the same as the other equipment on the same system.
3. No overhead irrigation should be performed between 8:00AM and 6:00PM.
4. Bark mulch should be replenished annually to maintain minimum 2" depth.
5. As plantings grow and spread, it may be necessary to adjust spray heads to accommodate this growth.
6. Plant replacement species must match the water requirements of existing plants in the same hydrozone.
7. Monitor plantings for signs of pests and diseases. Treat immediately as appropriate, and remove dead, dying or diseased vegetation.
8. Annually flush accumulated debris out of drip systems using flush valves provided.
9. Maintain planter areas in a weed and debris free condition. Ensure eradication of invasive species.
10. Backflow preventer shall be tested annually.
11. An annual horticultural soil analysis should be made, and its recommendations followed relative to fertilization and soil management.
12. Monitor hardscape for signs of root damage, and root prune as necessary, according to the recommendations of an ISA certified arborist.
13. Prune trees and shrubs as necessary for good plant health, aesthetics, and safety, including maintenance of motorists' views. All tree pruning should be performed by an ISA certified arborist. No topping of trees should be permitted.

LANDSCAPE ARCHITECT'S CERTIFICATION

I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

George Mercer 6/12/24
GEORGE MERCER RLA #4055 DATE



GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499

E-mail:
georgemercerasociates@gmail.com



GMA # 21-085

LANDSCAPE ARCHITECT OF WORK

CITY OF SOLANA BEACH

DRAWING NO.

GM

Drawn By

By *George Mercer* Date 6/12/24

Name GEORGE MERCER

License # 4055 Exp 4/30/25

TITLE SHEET, GENERAL NOTES, & IRRIGATION NOTES FOR

POLLOCK RESIDENCE

APN: 263-041-02-00 529 PACIFIC AVENUE

L-1

SHEET 1 OF 7

ATTACHMENT 3

IRRIGATION LEGEND

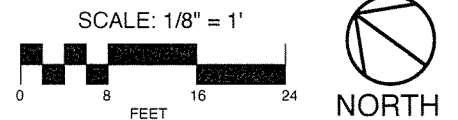
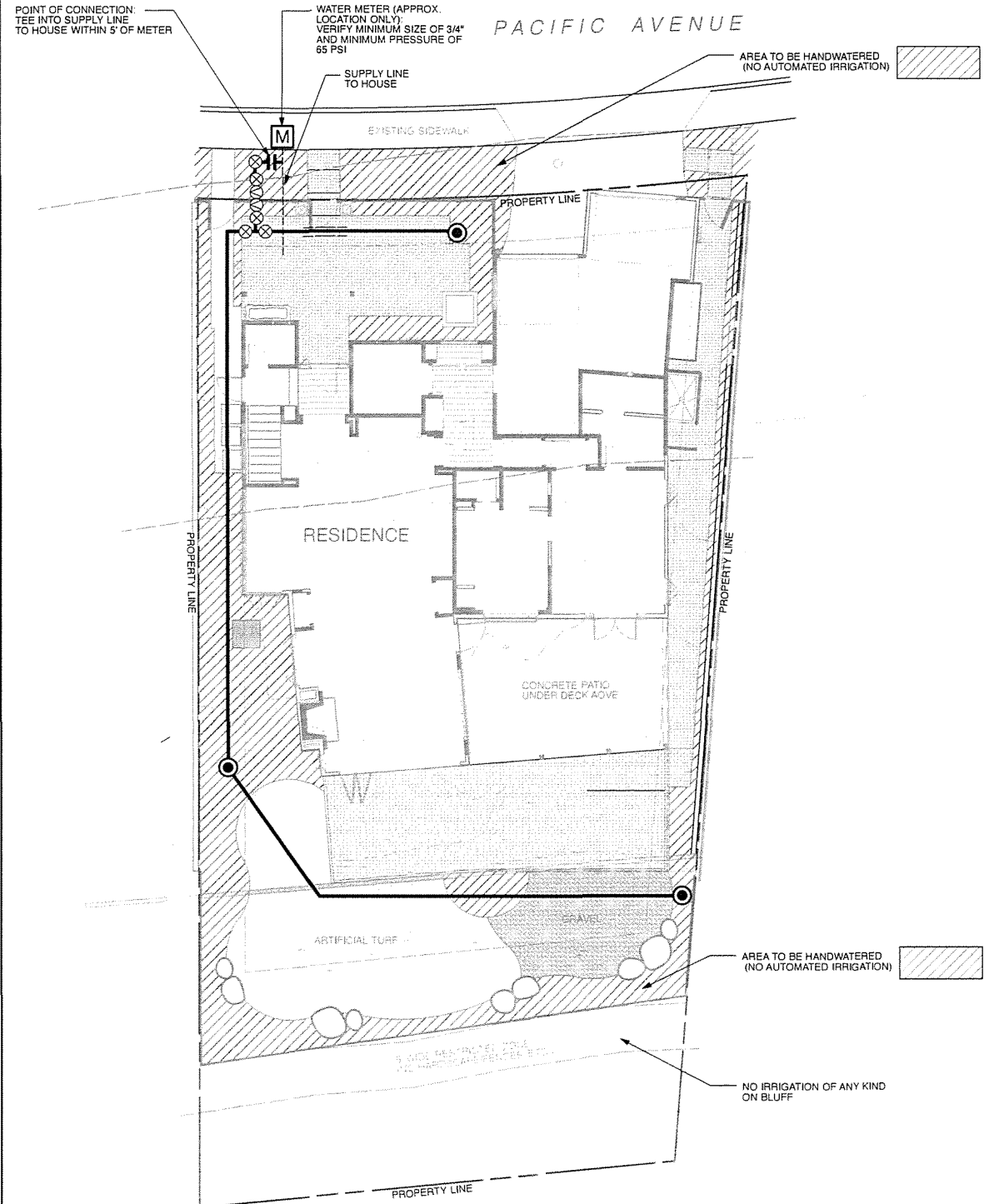
SEE PLAN FOR EQUIPMENT SIZES

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION
	FEBCO WILKINS	825Y - 1" SIZE 500 YSBR	REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REGULATOR AND Y-STRAINER. SPRING RANGE 25-75PSI.
	CHAMPION	3/4" SIZE BRONZE/BRASS	HOSE BIBB - DOWNWARD POINTING
	KING BROS.	BTU SERIES	PVC BLOCKED TRUE UNION BALL VALVE
			MAIN LINE: PVC SCH 40 - 1" SIZE. 18" MINIMUM COVER; 30" UNDER PAVING.
			PVC SCH 40 SLEEVE, MINIMUM 2 X DIAMETER OF PIPE OR WIRE BUNDLE ENCLOSED.
			POINT OF CONNECTION

NOTES

IRRIGATION PLAN IS DIAGRAMMATIC AND APPROXIMATE. ALL PIPING, VALVE BOXES, BACKFLOW PREVENTERS, ETC. SHALL BE LOCATED IN PLANTING AREAS. NO IRRIGATION EQUIPMENT TO BE LOCATED IN SIDE WALKS OR RIGHT-OF-WAY.

IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SOLANA BEACH AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THIS PLAN.



LANDSCAPE ARCHITECT'S CERTIFICATION
 I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.
George Mercer 6/12/24
 GEORGE MERCER RLA #4055 DATE

GMA
 GEORGE MERCER ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE
 990 SEACAST DRIVE, STE. 20
 IMPERIAL BEACH, CA 91932
 (619) 882-2499
 E-mail: georgemercerassociates@gmail.com
 GMA # 21-086

					LANDSCAPE ARCHITECT OF WORK	CITY OF SOLANA BEACH	DRAWING NO.
					GM By <i>George Mercer</i> Date 6/12/24 Name GEORGE MERCER License # 4055 Exp 4/30/25	IRRIGATION PLAN FOR POLLOCK RESIDENCE 529 PACIFIC AVENUE APN 263-041-02-00	L-2 SHEET 2 OF 7

IRRIGATION SPECIFICATIONS

I. PURPOSE OF THE SPECIFICATIONS:

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

II. SCOPE OF WORK:

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORSEEABLE AND UNFORSEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS:

A. EXECUTION, CORRELATION AND INTENT OF DOCUMENTS:

THE CONTRACTOR SHALL ABIDE BY, AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF TO THE DETRIMENT OF THE WORK OF ANY MANIFEST ERROR OR OMISSION SHOULD ANY EXIST. FIGURES, DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

B. SURVEYS, PERMITS AND REGULATIONS:

THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN-FIELD MEASUREMENTS AND IF ANY DISCREPANCY IS FOUND, THE OWNER WILL AUTHORIZE, IN WRITING, ALL NECESSARY ADDITIONS OR DELETIONS.
- D. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.
- E. CHANGES:

THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

F. EXISTING CONDITIONS:

PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

G. SITE CONFERENCE:

PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER, AND AT THIS TIME THE CONTRACTOR SHALL LAYOUT THE SYSTEM FOR APPROVAL.

H. CODES:

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

- I. QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

J. PROTECTION OF WORK AND PROPERTY:

THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY:

1. ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, GROUND, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

3. CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

K. ACCESS TO AND INSPECTION, TESTING AND APPROVAL OF WORK:

1. CLOSING IN UNINSPECTED WORK:

CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER, REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION.

2. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIPS FOR REINSPECTION OR RETESTING AT THE RATE OF \$ 100 PER HOUR OF THE OWNER'S (OR HIS AUTHORIZED REPRESENTATIVE'S) TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY THE CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE TO CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

L. SUPERINTENDENCE - SUPERVISION:

THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL NOT BE CHANGED EXCEPT WITH THE CONSENT OF THE OWNER, UNLESS THE SUPERINTENDENT PROVES TO BE UNSATISFACTORY TO THE CONTRACTOR AND CEASES TO BE IN HIS EMPLOY. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTIONS GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

IV. SPECIAL CONDITIONS:

A. IRRIGATION SYSTEM:

1. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.
2. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
3. SUBSTITUTION OF MATERIALS, SIZES OR MANUFACTURER WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.

B. CLEAN UP:

1. KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY:

1. PROTECT WORK OF THIS SECTION AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF WORK OF THIS SECTION.
2. PROTECT ALL MATERIALS FROM THEFT, ALL CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.
3. CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGE DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

D. MATERIALS:

1. GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.
2. PIPE LINES (REFER TO DRAWINGS)
3. PLASTIC PIPE AND FITTINGS:

- a. PIPE: EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE PVC, TYPE I, GRADE II, CLASS 1120 MATERIAL.

1. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN P.S.I.
2. MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.
3. ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE BEEN OPENED OVERNIGHT.

b. FITTINGS:

1. PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.
2. PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES.
3. COUPLINGS: SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.
4. ALL PLASTIC FITTINGS: A MOLDED FITTING.

4. ALL SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

5. BALL VALVES: BALL VALVES 2" IN SIZE AND SMALLER SHALL BE BLOCKED, TRUE UNION, SCREWED, WITH HAND LEVER FOR OPERATION. EACH BALL VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.

6. REMOTE CONTROL VALVES SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

7. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 600V, SINGLE CONDUCTOR SOLID COPPER, U.F., UL APPROVED. 14 GA. MINIMUM PILOT WIRE, PER VALVE MANUFACTURER'S RECOMMENDATIONS. 12 GA. MINIMUM FOR COMMON GROUND RETURN WIRE.

E. SITE CONDITIONS:

1. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLECT.
2. COORDINATE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION.

F. PHYSICAL LAYOUT:

1. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.
2. ALL LAYOUTS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
3. ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SO THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

G. WATER SUPPLY:

1. CONNECT SPRINKLER IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.
2. CONNECTION SHALL BE MADE AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITION.

H. ASSEMBLIES:

1. ROUTING OF PRESSURE SUPPLY LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.
2. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

I. LINE CLEARANCE:

ALL LINES SHALL HAVE A MINIMUM OF SIX (6) INCHES CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. TRENCHING:

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

K. BACKFILLING:

COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL ON ALL PRESSURE AND NON-PRESSURE LINES OF A FINE GRANULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

L. TESTING:

1. NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
2. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.
3. SUSTAIN PRESSURES IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.
4. TESTS SHALL BE OBSERVED AND APPROVED BY ARCHITECT PRIOR TO BACKFILL.

5. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

6. THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.

7. HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

8. ANY FLUSHING OR TESTING WATER MUST BE CONTAINED ON SITE.

M. INSPECTION OF WORK:

INSTALLATION AND OPERATIONS MUST BE APPROVED BY ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

N. COVERAGE TEST:

WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM AS COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAINING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

O. ADJUSTING OF SYSTEM:

1. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
2. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.
3. ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

P. GUARANTEE:

1. THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR, IN AN EXPEDIENT MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.
2. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.
3. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.
5. THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK AS PART OF THIS CONTRACT.
- a. 'RECORD' DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, AND SLEEVES. LOCATE BY DIMENSIONING FROM TWO (2) FIXED POINTS ON A SET OF BLUELINES



GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE 20
IMPERIAL BEACH, CA 91932
(619) 882-2499

E-mail:
georgemercerasociates@gmail.com



GMA # 21-085

LANDSCAPE ARCHITECT OF WORK

CITY OF SOLANA BEACH

DRAWING NO.

GM

Drawn By

By George Mercer Date 6/12/24

Name GEORGE MERCER

License # 4055 Exp 4/30/25

IRRIGATION SPECIFICATIONS FOR:

POLLOCK RESIDENCE

APN 263-041-02-00 529 PACIFIC AVENUE

L-4

SHEET 4 OF 7



SYMBOL	ZONE	VEG. TYPE	WATER USE	PLANT FACTOR	AREA SQ. FT.	IRRIGATION TYPE	IRRIG. EFFIC.
	#1	TREES/SHRUBS	LOW	0.3	995	HAND WATERED	1.00
	#2	ARTIFICIAL TURF	LOW	0.3	505	HAND SPRAY	1.00
	#3	WATER FEATURE	HIGH	1.0	13	HAND FILLED	1.00
TOTAL:					1,513		

HYDROZONES



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

ETWU = Estimated total water use per year (gallons per year)
ETo = Evapotranspiration rate (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
SLA = Special Landscape Area (square feet). Fertilize plants, irrigated with recycled water, & turf used for active play
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	1	2	3	4	5
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	4	0.3	0.3	1.0		
Hydrozone Area (HA) - in square feet	5	995	505	13		
(Line 4 x Line 5)	6	298.5	151.5	13		
Irrigation Efficiency (IE) See "C" below	7	1.00*	1.00*	1.00*		
(Line 6 ÷ Line 7)	8	298.5	151.5	13		
TOTAL of all Line 8 boxes + SLA	9	463				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	11,769 gallons per year				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{29.14} [(ETAF \times 1,513) + (1-ETAF \times 0)] = \text{MAWA} = 21,153 \text{ gallons}$$

Evapotranspiration adjustment factor (ETAF) use: 55 residential, 45 non-residential

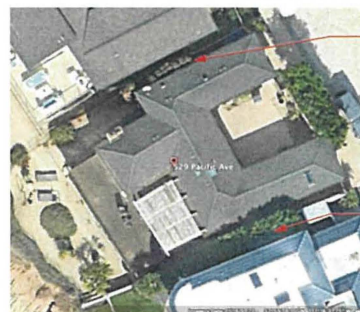
NOTES:

- ALL LANDSCAPE AREAS TO HAVE POSITIVE DRAINAGE TOWARDS CATCH BASINS/DRAINAGE SWALES
- GRADE ALL LANDSCAPE AREAS AWAY FROM BUILDINGS AT 2% FOR FIVE FEET MINIMUM
- AMEND ALL PLANTING AREAS IN ACCORDANCE WITH A HORTICULTURAL SOILS ANALYSIS
- ALL PLANTED AREAS TO RECEIVE 100% IRRIGATION COVER - EXCEPTION AT BLUFF AREA - HAND WATERING ONLY FOR ESTABLISHMENT ONLY
- TIE DOWNSPOUTS INTO DRAINAGE SYSTEM
- BACKFILL AT GARDENIES SHALL BE A REPUTABLE SOIL MIX DESIGNED FOR ACID LOVING PLANTS
- THIS IS A CONCEPT ONLY. IT IS NOT A CONSTRUCTION DOCUMENT. IF USING THIS CONCEPT AS A GUIDE, METHOD OF CONSTRUCTION FOR ALL ELEMENTS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR
- CONTRACTOR OR OWNER SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THIS PLAN
- ALL DIMENSIONS/LOCATIONS ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ITEMS SHOWN ON THIS PLAN IN THE FIELD AND LAY ALL ITEMS OUT FOR APPROVAL BY OWNER BEFORE CONSTRUCTION

PLANTING LEGEND

SYMBOL	SPECIES/COMMON NAME	SIZE	SIZE	WATER USE
	AEONIUM URBICUM DINNER PLATE AEONIUM	1 GAL.	13	LOW
	AEONIUM 'SUNBURST' SUNBURST AEONIUM	1 GAL.	31	LOW
	AGAVE AMERICANA MEDIO PICTA CENTURY PLANT	15 GAL.	5	LOW
	AGAVE ATTENUATA 'RAY-OF-LIGHT' FOXTAIL AGAVE	5 GAL.	9	LOW
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	11	LOW
	AGAVE OVATIFOLIA 'FROSTY BLUE' WHALE'S TONGUE AGAVE	15 GAL.	6	LOW
	BOUGAINVILLEA 'SAN DIEGO RED'	5 GAL. ESPALIER ON FENCE	8	LOW
	CISTANTHE 'JAZZ TIME' ROCK PURSLANE	1 GAL.	7	LOW
	DIANELLA TAS. 'LITTLE REV' FLAX LILY	5 GAL.	6	LOW
	EUPHORBIA INGENS CANDELABRA TREE	24" BOX 6" TALL MIN.	3	LOW
	LAMPFRANTHUS PRODUCTUS SHOWY ICEPLANT	1 GAL.	26	LOW
	MYRICA CALIFORNICA CALIFORNIA WAX MYRTLE MAINTAIN AS HEDGE 8" HIGH	15 GAL.	10	LOW
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	15 GAL.	19	LOW
	SALVIA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL.	3	LOW
	SENECIO MADRALIS BLUE CHALK FINGERS	4" POT	79	LOW
	WESTRINGIA 'GRAY BOX' COAST ROSEMARY	5 GAL.	5	LOW
	MULCH ALL PLANTER AREAS WITH 3" DEPTH OF 1 1/2"-2" SIZE BLACK MEXICAN BEACH PEBBLE OVER TYPAR PREMIUM LANDSCAPE FABRIC			
	IN PLANTER BOX ON DECK ABOVE:			
	ACCA SELLOWIANA PINEAPPLE GUAVA	15 GAL.	4	LOW
	OLEA EUROPAEA 'SWANN HILL' FRUITLESS OLIVE MATURE HEIGHT: 25'	36" BOX MULTI-TRUNK 1		LOW
	LAGUNARIA PATEROSONIA COW ITCH TREE PRUNED TO CREATE PRIVACY HEDGE	15 GAL. COLUMN		LOW

* EXISTING ITALIAN CYPRESS TREES WERE DEAD/DYING AND HOMEOWNER DESIRED TO REPLACE WITH A NEW HEDGE TO MAINTAIN SIDEYARD PRIVACY. FICUS NITIDA WAS SELECTED BECAUSE THE NEIGHBOR IMMEDIATELY TO THE SOUTH EAST HAS A FICUS NITIDA HEDGE, SO IT IS KNOWN TO THRIVE IN THE SEA COAST ENVIRONMENT AS WELL AS MAINTAINING NEIGHBORHOOD CHARACTER. SEE GOOGLE EARTH PICTURE BELOW SHOWING DEAD/DYING CYPRESS HEDGE AND NEIGHBOR'S FICUS HEDGE. FICUS HEDGE WILL NOW BE SWITCHED TO LAGUNARIA PATERSONIA IN ORDER TO REDUCE WATER USE, CONSISTENT WITH THE REQUIREMENTS OF CDP#6-23-0342



DEAD/DYING CYPRESS HEDGE
ORIGINALLY REPLACED WITH FICUS HEDGE

EXISTING FICUS HEDGE ON
NEIGHBORING PROPERTY

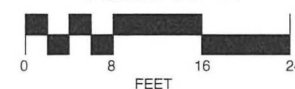
GOOGLE EARTH AERIAL DATED 11/16/22

WITH THE EXCEPTION OF THE VEGETATION ON THE BLUFF TO REMAIN UNDISTURBED (EXISTING TO REMAIN), ALL VEGETATION ON SITE

PACIFIC AVENUE



SCALE: 1/8" = 1'



LOW VOLTAGE LIGHTING

- SPOTLIGHT UPLIGHTING TREE
FX LUMINAIRE VS UPLIGHT - 6 LEDS (WITH GROUND SPIKE)
10 WATT - NATURAL BRASS/COPPER FINISH
- BRASS WALKWAY DOWNLIGHT - FX LUMINAIRE HC
- NATURAL COPPER - 2 WATT LED
- STEP/WALL LIGHT - INSTALL IN RISERWALL
FX LUMINAIRE - PO-RD - NATURAL BRASS - 1 WATT LED

LANDSCAPE ARCHITECT'S CERTIFICATION

I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

George Mercer
GEORGE MERCER RLA #4055

6/12/24
DATE



LANDSCAPE ARCHITECTURE
960 SEACAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499

E-mail: georgemercerassociates@gmail.com



GMA # 21-086

LANDSCAPE ARCHITECT OF WORK

CITY OF SOLANA BEACH

DRAWING NO.

GM
Drawn By

By *George Mercer* Date: 6/12/24
Name: GEORGE MERCER
License # 4055 Exp. 4/30/25

TITLE SHEET, GENERAL NOTES, & IRRIGATION NOTES FOR
POLLOCK RESIDENCE
APN 263-041-02-00 529 PACIFIC AVENUE

L-5
SHEET 5 OF 7

PLANTING NOTES

1.

PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
2.

ALL PLANTED AREAS SHOWN ON THESE PLANS SHALL HAVE 100% HEAD-TO-HEAD IRRIGATION COVER.
3.

PLANT QUANTITIES SHOWN ON PLANT LIST ARE FOR CONVENIENCE ONLY AND LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNT AND AREA TAKE-OFFS.
4.

PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED EXCEPT WHERE SPECIFICALLY NOTED.
5.

AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES.
6.

PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN, WIND, FROST AND PHYSICAL DAMAGE DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
7.

PLANTS SHALL BE ACCLIMATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION.
8.

WILTED PLANT MATERIAL SHALL NOT BE PLANTED OR USED ON THE PROJECT.
9.

PLANT ROOT BALL SHALL NOT BE DAMAGED DURING TRANSPORTATION OR PLANTING PROCESS.
10.

LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE (IN SIZE, KIND, AND QUALITY), ANY PLANT MATERIAL EXISTING ON SITE WHICH IS DAMAGED DUE TO HIS NEGLIGENCE.
11.

IMMEDIATELY UPON AWARD OF THE CONTRACT THE CONTRACTOR SHALL LOCATE, ORDER, AND PURCHASE, OR HAVE HELD FOR HIM, ALL SPECIFIED PLANT MATERIAL EXCLUDING PRE-SELECTED PLANT MATERIAL.
12.

LANDSCAPE ARCHITECT SHALL APPROVE ALL TREES AT THE NURSERIES PRIOR TO SHIPPING OR CONTRACTOR SHALL SUBMIT COLOR PRINT PHOTOGRAPHS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SHIPPING.
13.

PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT DUE TO CONDITION, FORM, OR DAMAGE BEFORE OR AFTER PLANTING.
14.

LANDSCAPE ARCHITECT SHALL APPROVE LANDSCAPE GRADING AND FINAL PLACEMENT OF ALL TREES AND SHRUBS PRIOR TO PLANTING.
15.

ALL ROCK AND DEBRIS SHALL BE REMOVED FROM REFINED PLANTING AREAS AROUND THE HOUSE AND THEN FROM THE SITE IN ACCORDANCE WITH THE FOLLOWING CRITERIA: 1" IN SHRUB AREAS.
16.

SOIL PREPARATION SHALL BE IN ACCORDANCE WITH A SOIL ANALYSIS, TO BE OBTAINED BY CONTRACTOR, AFTER GRADING.
17.

CONTRACTOR SHALL SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL AT THE TIME OF AMENDING.
18.

CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
19.

TREES SHALL BE OF ADEQUATE CALIPER TO STAND WITHOUT SUPPORT.
20.

ALL TREES SHALL BE ESTABLISHED IN THEIR BOXES FOR NO LESS THAN FOUR MONTHS. ALL PLANTS 1 TO 5 GALLON IN SIZE SHALL BE ESTABLISHED IN THEIR CONTAINERS FOR A MINIMUM PERIOD OF THREE MONTHS BEFORE DELIVERY TO THE SITE UNLESS SPECIFICALLY AUTHORIZED BY THE LANDSCAPE ARCHITECT.
21.

PRUNE PLANTS BOTH EXISTING AND PROPOSED DURING INSTALLATION OR MAINTENANCE AS DIRECTED BY LANDSCAPE ARCHITECT.
22.

CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SLASHED IN 4 TO 6 LOCATIONS ON THE SIDES AND THE ROOT BALL "BUTTERFLIED" PRIOR TO PLANTING. ROOT BOUND PLANTS ARE UNACCEPTABLE.
23.

CONSTRUCT A 4" HIGH X 2' DIAMETER WATER BASIN FOR EACH ONE GALLON SIZE AND LARGER SHRUB AND A 6" HIGH X 2' DIAMETER WATER BASIN FOR EACH TREE.
24.

PLANTING PITS FOR TREES SHALL BE EXCAVATED NO LESS THAN THREE TIMES THE DIAMETER AND SLIGHTLY SHALLOWER THAN THE ROOTBALL.
25.

INSTALL TREES AND SHRUBS PRIOR TO PLANTING OF GROUNDCOVER.
26.

WHERE "ON CENTER" (O.C.) SPACING OF PLANTS IS CALLED OUT FOR, PLACE A ROW OF PLANTS ONE HALF OF THEIR "ON CENTER" SPACING FROM THE EDGE OF THEIR SYMBOL ON THE PLAN.

EXAMPLE: IF GAZANIA IS CALLED OUT AT 10' O.C. AND THE SYMBOL ON THE PLAN IS ADJACENT TO A WALK, PLACE A ROW OF GAZANIA 5' FROM THE EDGE OF THE WALK AND SPACE THE PLANTS 10' O.C.

27.

TREE STAKING SHALL BE DONE AT CONTRACTOR'S DISCRETION (PER DETAIL). CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREES' STABILITY FOR THE LENGTH OF THE GUARANTEE PERIOD.
28.

TREE STAKES SHALL BE TEN-FEET (10') LONG, STRAIGHT GRAINED LODGEPOLE PINE, TREATED WITH COPPER NAPHTHENATE. STAKES SHALL BE FREE OF KNOTS, CHECKS, SPLITS AND DISFIGUREMENTS. NUMBER OF STAKES PER TREE STAKING DETAIL.
29.

TREE TIES SHALL BE 1/2" C.V.T. WHITE OR BLACK HOSE, AVAILABLE FROM INDUSTRIAL HOSE & RUBBER, 2816 SO. VAIL, CITY OF COMMERCE, CA 90040.
30.

TREES SHALL BE PLANTED AT LEAST 5 FEET FROM ANY DRIVEWAY, DRAINAGE FLOW LINE, UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES, GAS LINES, ETC.
31.

PLANTINGS SHALL NOT BE LOCATED SUCH THAT THEY WOULD CAUSE A LINE OF SITE PROBLEM FOR VEHICULAR TRAFFIC.
32.

SHRUBS ARE TO BE FULL AND BUSHY TO THE GROUND.
33.

TREES AND SHRUBS TO BE ONE GALLON SIZE MINIMUM. BID SHALL BE BASED ON KNOWN PLANT AVAILABILITY. SPECIFY QUANTITIES AND SIZES IN BID.
34.

PLANT TABLETS SHALL BE PLACED IN PLANTING PITS WITHIN THE TOP 3" OF FINISH GRADE.
35.

PROVIDE AGRIFORM 20-10-5, 5 GRAM FERTILIZER TABLETS WITH EACH GROUNDCOVER PLANT (1 PER PLANT).
36.

PLANTS ONE GALLON SIZE AND LARGER SHALL BE PLANTED WITH 20-10-5 FERTILIZER TABLETS, 21 GRAM, AT THE FOLLOWING RATES: 1/1 GALLON, 2/5 GALLON, 3/15 GALLON, 1/3" OF BOX WIDTH (I.E. 8/24" BOX, ETC.) DO NOT USE WITH CACTUS.
37.

CROWN OF PLANTS SHALL BE SLIGHTLY HIGHER THAN MULCH TOP DRESSING AFTER SETTLING. SEE PLANTING PLAN FOR MULCH DEPTH
38.

FERTILIZER CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
39.

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD. ALL BERMUDA AND KIKUYUGRASS SHALL BE DUG OUT BY THE ROOTS, AND REMOVED FROM THE SITE.
40.

THE CONTRACTOR SHALL USE THE FOLLOWING PERCOLATION TESTING SPECIFICATION IMMEDIATELY FOLLOWING THE ROUGH GRADING OPERATION TO DETERMINE WHETHER OR NOT A SUBDRAIN SYSTEM AND/OR AERATION PIPES ARE REQUIRED:

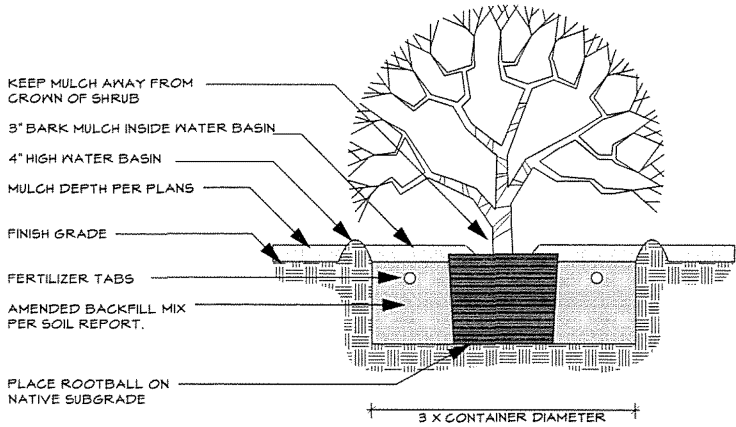
A. EXCAVATION

UPON COMPLETION OF THE ROUGH GRADING OF THE SITE, THE LANDSCAPE ARCHITECT SHALL IDENTIFY A TYPICAL LOCATION FOR ONE OF THE LARGEST SPECIMEN BOX TREES AND THE CONTRACTOR SHALL EXCAVATE THE PIT FOR THE TREE PER THE PROJECT SPECIFICATIONS AND DETAILS.

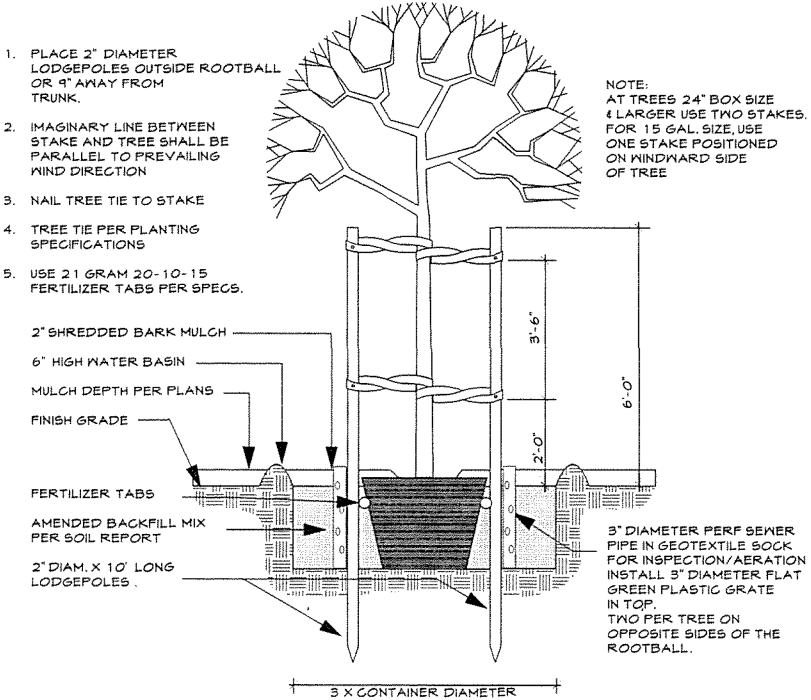
B. TESTING

WITH THE OWNER AND THE LANDSCAPE ARCHITECT PRESENT, THE CONTRACTOR SHALL FILL THE PIT WITH WATER TO A DEPTH OF 12", IF POSSIBLE. THE LENGTH OF TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY, WILL BE MEASURED BY THE CONTRACTOR AND VERIFIED BY THE PROJECT SUPERINTENDENT.

WITHIN SIX HOURS OF THE TIME THE WATER HAS DRAINED FROM THE PIT THE CONTRACTOR, WITH THE OWNER AND THE LANDSCAPE ARCHITECT PRESENT, SHALL AGAIN FILL THE PIT WITH WATER TO A DEPTH OF 12". IF THE WATER DOES NOT COMPLETELY PERCOLATE INTO THE SOIL WITHIN 9 HOURS A DETERMINATION WILL BE MADE BY THE OWNER AND THE LANDSCAPE ARCHITECT AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH TREE WILL BE REQUIRED.



A SHRUB PLANTING
SCALE 3/4" = 1'



B TREE PLANTING
SCALE 3/4" = 1'

GMA
GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
950 SEACOAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499

E-mail: georgemercerassociates@gmail.com



GMA # 21-086

					LANDSCAPE ARCHITECT OF WORK	CITY OF SOLANA BEACH	DRAWING NO.
					GM Drawn By	PLANTING NOTES AND DETAILS FOR POLLOCK RESIDENCE APN: 253-041-02-00 529 PACIFIC AVENUE	L-6 SHEET 8 OF 7
					By <i>George Mercer</i> Date 6/12/24 Name GEORGE MERCER License # 4055 Exp 4/30/25		

