

STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: January 29, 2025

ORIGINATING DEPT: Community Development Department

SUBJECT: Public Hearing: Request for a DRP to Construct Landscape

and Site Improvements at 705 Barbara Avenue (Applicant: Dale Watkins; Application: DRP23-013; APN: 263-091-07;

Resolution No. 2025-007)

BACKGROUND:

The Applicant, Dale Watkins, is requesting City Council approval of a Development Review Permit (DRP) to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue. The 10,818 square-foot lot is located within the Low Residential (LR) Zone, Hillside Overlay Zone (HOZ), Scenic Area Overlay Zone (SAOZ), and Scaled Residential Overlay Zone (SROZ). The project proposes grading in the approximate amounts of 28.5 cubic yards of cut and 92.5 cubic yards of fill; 10 cubic yards of excavation for footings; with an aggregate grading quantity of 131 cubic yards, including 64 cubic yards of import.

An application for a DRP shall be required for any structure or site development which meets the criteria listed in SBMC Section 17.68.040(B)(1)(a-n). The project meets the following criteria for the requirement of a DRP:

- (d) Grading in excess of 100 cubic yards;
- (f) Grading in excess of 50 cubic yards on a property located in the HOZ; and
- (g) Grading in excess of 50 cubic yards on a property located in the SAOZ.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP as contained in Resolution 2025-007 (Attachment 1). The project plans are included in Attachment 2.

DISCUSSION:

The subject property is located on the northwest corner of Barbara Avenue and Patty Hill Drive and is developed with a single-family residence. The topography of the lot descends

CITY COUNCIL ACTION:		

over 17 feet from the front (east) property line along Barbara Avenue to the rear (west) property line. The main level of the residence is accessed by an entry walkway from Barara Avenue and a secondary walkway steps down to the driveway and lower level garage, which is accessed from Patty Hill Drive. Tiered keystone retaining walls exist along the west and side of the property and encroach into the public-right-of way on the south side of the property.

An SDP (SDP19-001) was approved in 2019, and a Building Permit (B20-0092) was issued in 2020, to construct a 598 square-foot addition, façade improvements, an interior remodel, a replacement deck off the main level of the residence, and minimal site grading to support the addition and deck. The Applicant utilized the "one-time exemption" from the requirement of a DRP, as prescribed in SBMC Section 17.68.040(B)(1), and the project was approved administratively. However, during the course of construction, the majority of the existing landscaping was removed. Following the final building permit inspection, new landscaping was planted, additional grading and hardscaping was completed, an above-grade swim spa was installed, and a new deck and fencing were constructed. The additional unauthorized work required discretionary approval of a DRP and issuance of building and grading permits. A stop work notice was issued in September of 2021, and the Applicant submitted this application for a DRP in December of 2023. A condition of approval requiring the Applicant to diligently pursue permit issuance and inspections has been included in the draft Resolution of approval. The aerial photos below depict the property prior to any recent work in January of 2020, and the current condition after completion of B20-0092 and the unpermitted additional work.





The Applicant is requesting retroactive approval of the previously completed site improvements, including grading, drainage, hardscaping, landscaping, and installation of an above-grade swim spa and deck. The proposed grading includes approximately 28.5 cubic yards of cut, 92.5 cubic yards of fill, 10 cubic yards of excavation for footings; 64 cubic yards of import; totaling 131 cubic yards of aggregate grading. The project plans are included in Attachment 3.

Table 1, on the following page, provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1						
LOT INFORMATION						
Property Address:	705 Barbara Ave					
Lot Size:	10,818 sf	family residence & attached three-car garage				
Zoning Designation:	LR	(-)		Proposed		
# Units Allowed:	1 SFR, 1 ADU, 1 JADU	Front (E)	20 ft	20 ft		
# Units Requested:	1 SFR	Interior Side (N)	10 ft	10 ft		
Overlay Zone(s):	HOZ, SAOZ, SROZ	Street Side (S)	10 ft	10 ft		
Required Parking:	2 spaces	Rear (W Lower)	40 ft	52 ft		
Existing Parking:	2 spaces					
		Rear (W Upper)	50 ft	50 ft		
PROPOSED PROJECT INFORMATION						
Proposed Grading: 1,411 cy of cut, 153 cy of fill, 8 cy of excavation for footings, 5 cy of removal and						
recompaction, 1,258 cy to be exported off site, and an aggregate (total) grading quantity of 1,577 cy.						
Proposed Parking: 3 Garage		Required Entitlements: A DRP is required				
Proposed Fences and Walls: Yes		for grading in excess of 100 cubic yards and				
Proposed Accessory Structure: Yes		grading in excess of 50 cubic yards on a				
Proposed Landscaping: Yes		property in the HOZ and SAOZ.				

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2025-007 for the City Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. 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.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-007.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, grading in excess of 50 cubic yards in the HOZ, and grading in excess of 50 cubic yards in the SAOZ. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2025-007 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 applicable 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.

DRP Finding #1

General Plan Consistency

The General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of three dwelling units per acre. The project proposes to maintain the existing single-family residence located on the property. Therefore, the project is consistent with the intended development in the General Plan. The proposed development could also 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.

Specific Plans and Special Overlays

The property is located in the HOZ, SAOZ, SROZ, and Coastal Zone.

Hillside Overlay Zone (HOZ):

The subject property is located in the HOZ and specifically within the Barbara Avenue hillside, where slopes in excess of 25 percent inclination exist in an unnatural (developed, manufactured slope) condition. The purpose of the HOZ is to restrict the grading and development of natural slopes with an inclination of 25 percent or greater in order to preserve natural topography and scenic qualities of the city, protect native habitat and watersheds, and reduce the potential for environmental hazards. However, limited grading and other development activity may be permitted in the unnatural Barbara Avenue hillside provided that the activity is in compliance with the supplemental development regulations outlined in SBMC Section 17.48.020(H), which outline specific rear yard setbacks for structures, permitted accessory encroachments, a required rear yard landscape buffer, and grading limitations. Analysis of the project's consistency with the provisions of the HOZ are provided later in this report.

Scenic Area Overlay Zone (SAOZ):

The purpose of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. It is further recognized

that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors alike. Specific review criterions are required for properties within designated areas of the SAOZ to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic, historic, or recreational resource. Analysis of the project's consistency with the provisions of the SAOZ are provided later in this report.

Scaled Residential Overlay Zone (SROZ):

The purpose of the SROZ is 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 of established residential neighborhoods; and by preserving the traditional scale and seaside orientation of residential areas in the City of Solana Beach. The project does not include the addition or modification of gross floor area or the appearance of bulk and mass. Therefore, the development standards outlined in the SROZ are not applicable to the project.

Coastal Zone:

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency

SBMC Section 17.20.010(B) specifies that the LR Zone is intended for residential development in areas characterized by detached single-family homes on older subdivided lots. SBMC Section 17.20.030 outlines property development regulations including setbacks, floor area, building height, parking, fences, and landscape. The development regulations applicable to the proposed project are analyzed below:

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks, 10-foot interior side yard setbacks, and 10-foot street side yard setbacks. The Barbara Avenue public right-of-way is greater than 55 feet in width, therefore, the required front yard setback is reduced to 20 feet. Also, alternative rear yard setback requirements apply to properties located in the HOZ with unnatural slopes.

Pursuant to SBMC Section 17.20.030(D)(1)(b), lots that front on a "public right-of-way 55 feet or greater in width, the minimum required front yard shall be reduced to 20 feet." The public right-of-way of Barbara Avenue is 60 feet wide, therefore, the required front yard setback would be reduced to 20 feet. Additionally, the HOZ includes supplemental

development regulations for the western portion of properties located in the Barbara Avenue hillside unnatural slopes (SBMC Section 17.48.020(H)), including increased rear yard setbacks for structures, which the existing residence and attached deck comply with.

The supplemental development regulations also require a 20-foot landscape buffer area along the rear property line, where grading is prohibited, and landscaping is required to provide visual screening for adjacent neighbors to the west. Immediately adjacent to the landscape buffer is an additional 20-foot wide "yard area" where grading is permitted to allow an avenue for the creation of a usable play area. Accessory structures less than 42 inches in height as well as play structures are permitted in this area.

The Applicant added fill soil to raise the yard area approximately one foot and constructed an above-grade swim spa and surrounding deck. The swim spa and deck are less than 42 inches in height measured above the (lower) pre-existing grade of the yard area and comply with the accessory structure regulations. New landscaping was installed throughout the property including in the yard area and landscape buffer. Artificial turf was installed in the yard area west of the swim spa deck and hardscape. The turf encroaches into the landscape buffer, which has been determined by Staff to be inconsistent with the landscape buffer provisions and, therefore, is required to be removed with the project. As conditioned, the project would be consistent with the applicable setbacks.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Additionally, fences in the Barbara Avenue hillside are limited to 42 inches in height, except for required safety fencing.

Existing fencing along the property lines would remain in place with the project. The Applicant is requesting approval of a 5-foot-tall fence that would meet required pool fencing requirements.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval requires compliance with the Municipal Code.

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 Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape

architect, who has recommended approval. The Applicant 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.

DRP Finding #2

The development review criteria topics referenced in DRP Finding #2 and SBMC Section 17.68.040(F) are listed below with further discussion as to how they relate to the proposed Project:

- 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

Relationship with Adjacent Land Uses:

The property is located within the LR Zone. Adjacent properties to the north, east, and southwest are also located within the LR Zone and adjacent properties to the northwest are located in the Midori Court Specific Plan. All surrounding properties are developed with one- and two-story single-family residences. Other properties on the west side of the 700 block of Barbara Avenue are also located in the Barbara Avenue hillside of the HOZ and subject to the same development regulations as the subject property. The proposed project is, therefore, consistent with the adjacent properties.

Building and Structure Placement:

The subject accessory structures are less than 42 inches in height, located outside of the ten-foot side yard and street side yard setbacks, and comply with the accessory structure limitations of the HOZ.

The project could be found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the accessory structures. The swim spa is prefabricated with self-contained equipment.

Landscape:

The subject landscape plan maintains existing perimeter trees and shrubs along the rear property line and Patty Hill Drive public right-of-way. The Applicant planted various low shrubs, privacy hedges along the northern property line and western half of the southern property line, and various trees. Though Staff has not received concerns from neighbors regarding possible view obstruction from the new landscaping, the planting plan includes various maintenance notes to manage vegetation heights. For example, some species

have mature heights that would greatly exceed proposed maintenance height listed on the planting plan. Although the maintenance heights appear to be compatible with neighboring properties and considerate of scenic views, the City Council may wish to consider including a condition of approval to require private vegetation maintenance easements with adjacent property owners to ensure the proposed maintenance continues in perpetuity.

In compliance with the water efficient landscape regulations, the Applicant is required to submit a landscape construction plan, and an inspection will be performed by the City's third-party landscape consultant to verify consistency on site with the approved plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces for the single-family residence are provided in the existing three-car garage. A new entry walkway was constructed from Barbara Avenue to the front door and a secondary walkway steps down from the front yard to the driveway. The Applicant also constructed a walkway from the driveway to the rear yard.

Grading:

Site grading has been completed to construct new walkways and a raised, level yard area. The approximate grading quantities consist of 28.5 cubic yards of cut, 92.5 cubic yards of fill, 10 cubic yards of excavation for footings, and 64 cubic yards of import. The grading results in an aggregate grading quantity of 131 cubic yards. The existing retaining walls and rear slopes have been maintained with the completed work.

<u>Lighting</u>:

A condition of project approval requires 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.

Usable Open Space:

The project consists of yard improvements to a developed single-family lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040.

Hillside Overlay Zone Development Review Criteria:

The property is located within the Barbara Avenue Hillside, which is one of two of the 23 areas designated as HOZ slopes that exist in an unnatural condition. As such, limited grading and other development activity may be permitted in these areas provided that the activity is in compliance with the supplemental submittal and review techniques of the SBMC section 17.48.020.G. Development activity within the Barbara Avenue Hillside area shall only be allowed if the Council can make the following findings:

- 1. The development activity meets the intent of all performance standards set forth herein;
- 2. The development has been designed so that its visibility has been effectively minimized and integrated in the natural surroundings to the extent feasible;
- 3. Soil erosion and site disturbance has been effectively minimized;
- 4. Drainage patterns have been preserved;
- 5. Potential impacts upon existing adjacent residential development have been minimized to the extent feasible:
- 6. Development has been sited so that it is compatible with existing surrounding development in terms of height, bulk and scale;
- 7. Adequate drainage and utility facilities are available to serve the subject property, while maintaining sufficient levels of services for existing development;
- 8. Potential lighting and noise impacts upon existing adjacent residential development has been effectively minimized;
- 9. The cumulative visual impact of the development activity, as viewed from west to east, has been effectively mitigated.

In addition to the review criteria set forth in SBMC 17.48.010, Development Review Permits in the Barbara Avenue HOZ shall meet the intent of the following performance-based review criteria:

- 1. Site Design
- 2. Building Form
- 3. Fences and Retaining Walls
- 4. Color and Materials
- 5. Vegetation
- 6. Lighting
- 7. Noise

Site Design

The site design should incorporate the existing natural features and terrain taking into consideration the contours of the land. The building form should follow the natural contours of the land. The site design and structure should take into consideration the impacts on privacy and views of neighboring properties. Window placement, landscaping, deck and other accessory structure placement should be carefully planned to ensure adjacent properties are not compromised.

The completed grading work could be found to blend with the existing features and terrain, while creating a usable yard area between the existing residence and the lower protected slope located in the landscape buffer.

Building Form

The slopes of the roof should follow the natural contours (i.e., oriented in the same direction as the slope). The bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes. Expansive facades shall be avoided by offsetting walls and architectural elements to produce patterns of light and shade. Second stories shall be set back from the first floor as specified herein to step with the slope so that bulk is minimized.

The existing residence will be maintained with the subject project.

Fences and Retaining Walls

Solid fencing should be avoided where visible to the public. Retaining walls should be landscaped so that they blend with surroundings and reduce visual impacts.

The existing retaining walls and fences along the rear and side property lines have been maintained. A new fence was added through the yard area to enclose the swim spa and private rear yard.

Color and Materials

Exterior colors of all structures shall use natural dark, or earth tones. Light, bright and reflective materials are to be avoided.

The existing residence will be maintained with the subject project.

Vegetation

Vegetation shall be used to blend structures with the surrounding landscape, soften the impact of development on manufactured slopes, and provide erosion control. Landscaping shall be used to screen views of down slope elevations. Landscaping material shall consist of native or naturalized plant material that blends naturally with the landscape and provides screening. An irrigation system that utilizes water and energy conservation techniques, sufficient to establish, and if required, facilitate revegetation and minimize erosion shall be used. Required rear yard landscape buffer areas shall be planted with land material that is sufficient in size and quantity to adequately buffer and screen views from down slope elevations to minimize impacts within existing adjacent residential development. Landscaping shall not exceed the height of adjacent rooflines, either when installed or when they reach maturity.

SBMC 17.48.020(H)(3) requires that slopes that exist in an unnatural condition provide a minimum 20-foot landscaped buffer area along the rear property line to provide visual screening for adjacent residents to the west, as well as minimize view blockage for residents to the east. The existing landscaping along the rear slope and the Patty Hill Drive public right-of-way has been maintained. The remainder of the lot was replanted with a variety of shrubs, hedges along the northern property line, and trees located both in the adjacent public right-of-way and on the subject site. Artificial turf was also installed in the yard area. The portion of artificial turf that encroaches into the landscape buffer will be removed as a condition of approval.

Lighting

All exterior lighting shall be designed pursuant to SBMC 17.48.010(F)(8).

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.

Noise

Noise levels shall not exceed the dBA levels set forth in the city of Solana Beach noise ordinance. Intervening structures may be required to be incorporated into the site design to minimize noise impacts.

A condition of project approval includes that the Applicant will be required to comply with the regulations of the noise ordinance of SMBC 7.34.

Scenic Area Overlay Zone (SAOZ) Compliance:

The purpose of the specific requirements of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within, and adjacent to, such areas and to assure the exclusion of incompatible uses and structures. It is further recognized that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors. Specific review criterions are required for properties within the designated areas of the SAOZ. These are established to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic attractiveness, as viewed from the scenic highway or the adjacent scenic, historic, or recreational resource. The following specific criteria shall be evaluated when they are applicable:

- 1. Building Characteristics
- 2. Building and Structure Placement
- 3. Landscaping
- 4. Roads, Pedestrian Walkways, Parking and Storage Areas
- 5. Aboveground Utilities

- 6. Grading
- 7. Signs
- 8. Lighting

An application for development in the SAOZ also requires submittal of a view analysis consisting of an accurate representation of the development as viewed from at least three separate and critical points exterior to the development site and which show the treatment of the scenic resources present on the site as related to those resources which are adjacent to the site. The view analysis is provided in Attachment 3. The following is a review according to the development review criteria listed above.

Building Characteristics

All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.

The subject yard improvements are consistent with those found on other properties located in the Barbara Avenue hillside.

Building and Structure Placement

The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.

The existing residence will be maintained with the subject project.

Landscaping

The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.

The new landscaping would screen the yard from adjacent properties and the Patty Hill Drive public right-of-way.

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 shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.

The project includes replacement walkways to access the existing residence from Barbara Avenue and the driveway.

Aboveground Utilities

Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.

The existing utility services are undergrounded.

Grading

The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.

The existing retaining walls step the grade from east to west and preserve the steep slopes in the rear yard and planting area. The subject grading work includes raising the yard area by approximately one foot to create a relatively flat outdoor area adjacent to the swim spa and surrounding deck. Additional grading was performed in the front yard to reconfigure the secondary walkway from the front yard to the driveway.

Signs

Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.

The project consists of site improvements to a developed lot; therefore, signs are not proposed as part of the development.

Lighting

The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting, including lighting in designated "dark sky" areas, shall be in conformance with 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.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage is improved with a six-foot-wide decorative paving area along Barbara Avenue, which is graded at a maximum of two percent from the property line down toward the curb as well as a planting area, which is graded at a maximum of two percent from the property line down toward the curb. The property frontage on Patty Hill Drive has a curb, gutter, and sidewalk. If approved, the Applicant will be required to construct a brooks box area drain, picket fence, and a storm drain pipe connecting to a sidewalk underdrain pipe.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the 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 on January 16, 2025. As of the publication of this Staff Report, no correspondence or inquiries regarding the proposed project have been received.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class one consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-007.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings and supplemental regulations required to approve a DRP in the HOZ and SAOZ. Therefore, should the City Council be able to make the findings to approve the DRP, Staff recommends that the City Council:

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-007 conditionally approving a DRP to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Alvssa Muto, City Manager

Attachments:

- 1. Resolution 2025-007 DRP
- 2. Project Plans
- 3. View Analysis

RESOLUTION 2025-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO LEGALIZE UNPERMITTED SITE IMPROVEMENTS AT 705 BARBARA AVENUE, SOLANA BEACH, APN: 263-091-07

APPLICANT: DALE WATKINS APPLICATION: DRP23-013

WHEREAS, Dale Watkins (hereinafter referred to as "Applicant"), has 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 January 29, 2025, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15301 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:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

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 General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of three dwelling units per acre. The project proposes to maintain the existing single-family residence located on the property. Therefore, the project is consistent with the intended development in the General Plan. The proposed development is 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.

Specific Plans and Special Overlays: The property is located in the Hillside Overlay Zone (HOZ), Scenic Area Overlay Zone (SAOZ), Scaled Residential Overlay Zone (SROZ), and Coastal Zone.

Hillside Overlay Zone (HOZ): The subject property is located in the HOZ and specifically within the Barbara Avenue hillside, where slopes in excess of 25 percent inclination exist in an unnatural condition. The purpose of the HOZ is to restrict the grading and development of natural slopes with an inclination of 25 percent or greater in order to preserve natural topography and scenic qualities of the city, protect native habitat and watersheds, and reduce the potential for environmental hazards. However, limited grading and other development activity may be permitted in the unnatural Barbara Avenue hillside provided that the activity is in compliance with the supplemental development regulations outlined in SBMC Section 17.48.020(H), which outline specific rear yard setbacks for structures, permitted accessory encroachments, a required rear yard landscape buffer, and grading limitations. Analysis of the project's consistency with the provisions of the HOZ are provided later in this resolution.

Scenic Area Overlay Zone (SAOZ): The purpose of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. It is further recognized that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors alike. Specific review criterions are required for properties within designated areas of the SAOZ to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic, historic, or recreational resource. Analysis of the project's consistency with the provisions of the SAOZ are provided later in this Resolution.

Coastal Zone: The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption

from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(B) specifies that the LR Zone is intended for residential development in areas characterized by detached single-family homes on older subdivided lots. SBMC Section 17.20.030 outlines property development regulations including setbacks, floor area, building height, parking, fences, and landscape. The development regulations applicable to the proposed project are analyzed below:

Minimum Yards/Setbacks: Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks, 10-foot interior side yard setbacks, and 10-foot street side yard setbacks. The Barbara Avenue public right-of-way is greater than 55 feet in width, therefore, the required front yard setback is reduced to 20 feet. Also, alternative rear yard setback requirements apply to properties located in the HOZ with unnatural slopes.

Pursuant to SBMC Section 17.20.030(D)(1)(b), lots that front on a "public right-of-way 55 feet or greater in width, the minimum required front yard shall be reduced to 20 feet." The public right-of-way of Barbara Avenue is 60 feet wide, therefore, the required front yard setback would be reduced to 20 feet. Additionally, the HOZ includes supplemental development regulations for the western portion of properties located in the Barbara Avenue hillside unnatural slopes (SBMC Section 17.48.020(H)), including increased rear yard setbacks for structures, which the existing residence and attached deck comply with.

The supplemental development regulations also require a 20-foot landscape buffer area along the rear property line, where grading is prohibited, and landscaping is required to provide visual screening for adjacent neighbors to the west. Immediately adjacent to the landscape buffer is an additional 20-foot wide "yard area" where grading is permitted to allow an avenue for the creation of a usable play area. Accessory structures less than 42 inches in height as well as play structures are permitted in this area.

The Applicant added fill soil to raise the yard area approximately one foot and constructed an above-grade swim spa and surrounding deck. The swim spa and deck are less than 42 inches in height measured above the (lower) pre-existing grade of the yard area and comply with the accessory structure regulations. New landscaping was installed throughout the property including in the yard area and landscape buffer. Artificial turf was installed in the yard area west of the swim spa deck and hardscape. The turf encroaches into the landscape buffer, which

has been determined by Staff to be inconsistent with the landscape buffer provisions and, therefore, is required to be removed with the project. As conditioned, the project would be consistent with the applicable setbacks.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Additionally, fences in the Barbara Avenue hillside are limited to 42 inches in height, except for required safety fencing.

Existing fencing along the property lines will remain in place with the project. The Applicant is requesting approval of 5-foot-tall fence that would meet required pool fencing requirements.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval requires compliance with the Municipal Code.

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 Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant 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.

- 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 LR Zone. Adjacent properties to the north, east, and southwest are also located within the LR Zone and adjacent properties to the northwest are located in the Midori Court Specific Plan. All surrounding properties are developed with one- and two-story single-family residences. Other properties on the west side of the 700 Block of Barbara Avenue are also located in the Barbara Avenue hillside of the HOZ and subject to the same development regulations as the subject property. The proposed project is, therefore, consistent with the adjacent properties.

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 subject accessory structures are less than 42 inches in height, located outside of the ten-foot side yard and street side yard setbacks, and comply with the accessory structure limitations of the HOZ.

The project could be found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the accessory structures.

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 subject landscape plan maintains existing perimeter trees and shrubs along the rear property line and Patty Hill Drive public right-of-way. The Applicant planted various low shrubs, a privacy hedge along the northern property line, and various trees.

In compliance with the water efficient landscape regulations, the Applicant is required to submit a landscape construction plan and an inspection will be performed by the City's third-party landscape consultant to verify consistency on site with the approved plan.

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 two required off-street parking spaces for the single-family residence are provided in the existing three-car garage. A new entry walkway was constructed from Barbara Avenue to the front door and a secondary walkway steps down from the front yard to the driveway. The Applicant also constructed a walkway from the driveway to the rear yard.

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.

Site grading has been completed to construct new walkways and a raised, level yard area. The approximate grading quantities consist of 28.5 cubic yards of cut, 92.5 cubic yards of fill, 10 cubic yards of excavation for footings, and 64 cubic yards of import. The grading results in an aggregate grading quantity of 131 cubic yards. The existing retaining walls and rear slopes have been maintained with the completed work.

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 requires 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 yard improvements to a developed single-family lot. Usable open space and recreational facilities are not required according to SBMC Section 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, including a Structure Development Permit, 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

- B. In accordance with Section 17.48.020 (Hillside Overlay Zone) of the Solana Beach Municipal Code, the City Council finds the following:
 - I. The development activity meets the intent of all performance standards set forth herein for slopes the exist in a unnatural condition:
 - a. Site Design. The site design should incorporate the existing natural features and terrain taking into consideration the contours of the land. The building form should follow the natural contours of the land. The site design and structure should take into consideration the impacts on privacy and views of neighboring properties. Window placement, landscaping, deck and other accessory structure placement should be carefully planned to ensure adjacent properties are not compromised.

The completed grading work is found to blend with the existing features and terrain, while creating a usable yard area between the existing residence and the lower protected slope located in the landscape buffer.

b. Building Form. The slopes of the roof should follow the natural contours (i.e., oriented in the same direction as the slope). The bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof

planes. Expansive facades shall be avoided by offsetting walls and architectural elements to produce patterns of light and shade. Second stories shall be set back from the first floor as specified herein to step with the slope so that bulk is minimized.

The existing residence will be maintained with the subject project.

c. Fences and Retaining Walls. Solid fencing should be avoided where visible to the public. Retaining walls should be landscaped so that they blend with surroundings and reduce visual impacts.

The existing retaining walls and fences along the rear and side property lines have been maintained. A new fence was added through the yard area to enclose the swim spa and private rear yard.

d. Color and Materials. Exterior colors of all structures shall use natural dark, or earth tones. Light, bright and reflective materials are to be avoided.

The existing residence will be maintained with the subject project.

e. Vegetation. Vegetation shall be used to blend structures with the surrounding landscape, soften the impact of development on manufactured slopes, and provide erosion control. Landscaping shall be used to screen views of down slope elevations. Landscaping material shall consist of native or naturalized plant material that blends naturally with the landscape and provides screening. An irrigation system that utilizes water and energy conservation techniques, sufficient to establish, and if required, facilitate revegetation and minimize erosion shall be used. Required rear yard landscape buffer areas shall be planted with land material that is sufficient in size and quantity to adequately buffer and screen views from down slope elevations to minimize impacts within existing adjacent residential development. Landscaping shall not exceed the height of adjacent rooflines, either when installed or when they reach maturity.

SBMC 17.48.020(H)(3) requires that slopes that exist in an unnatural condition provide a minimum 20-foot landscaped buffer area along the rear property line to provide visual screening for adjacent residents to the west, as well as minimize view blockage for residents to the east. The existing landscaping along the rear slope and the Patty Hill Drive public right-of-way has been maintained. The remainder of the lot was replanted with a variety of shrubs, hedges along the northern property line,

and trees located both in the adjacent public right-of-way and on the subject site. Artificial turf was also installed in the yard area. The portion of artificial turf that encroaches into the landscape buffer will be removed as a condition of approval.

f. Lighting. All exterior lighting shall be designed pursuant to SBMC 17.48.010(F)(8).

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. Noise. Noise levels shall not exceed the dBA levels set forth in the city of Solana Beach noise ordinance. Intervening structures may be required to be incorporated into the site design to minimize noise impacts.

A condition of project approval includes that the Applicant will be required to comply with the regulations of the noise ordinance of SMBC 7.34.

- II. The development has been designed so that its visibility has been effectively minimized and integrated in the natural surroundings to the extent feasible:
- III. Soil erosion and site disturbance has been effectively minimized;
- IV. Drainage patterns have been preserved;
- V. Potential impacts upon existing adjacent residential development have been minimized to the extent feasible:
- VI. Development has been sited so that it is compatible with existing surrounding development in terms of height, bulk and scale;
- VII. Adequate drainage and utility facilities are available to serve the subject property, while maintaining sufficient levels of services for existing development;
- VIII. Potential lighting and noise impacts upon existing adjacent residential development has been effectively minimized;
- IX. The cumulative visual impact of the development activity, as viewed from west to east, has been effectively mitigated.

- C. In accordance with Section 17.48.010 (Scenic Area Overlay Zone) of the Solana Beach Municipal Code, the City Council finds the proposed development complies with the following development review criteria:
 - I. Building Characteristics. All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.

The subject yard improvements are consistent with those found on other properties located in the Barbara Avenue hillside, which include pools and other outdoor amenities, minor grading for a usable yard area, and landscaping.

11. Building and Structure Placement. The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified necessary to mitigate other overriding considerations such as protection of habitat or wildlife corridors.

The existing residence will be maintained with the subject project.

III. Landscaping. The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.

The new landscaping would screen the yard from adjacent properties and the Patty Hill Drive public right-of-way and harmonizes with the natural landscape of the designated area.

IV. 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 shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic

placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.

The project includes yard improvements on a lot developed with a single-family residence. Therefore, this finding is not relative.

V. Aboveground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.

The existing utility services are undergrounded.

VI. Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.

The existing retaining walls step the grade from east to west and preserve the steep slopes in the rear yard and planting area. The subject grading work includes raising the yard area by approximately one foot to create a relatively flat outdoor area adjacent to the swim spa and surrounding deck. Additional grading was performed in the front yard to reconfigure the secondary walkway from the front yard to the driveway.

VII. Signs. Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.

The project consists of site improvements to a developed lot; therefore, signs are not proposed as part of the development.

VIII. Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting,

including lighting in designated "dark sky" areas, shall be in conformance with 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.

IV. CONDITIONS

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

- A. Community Development Department Conditions:
 - I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
 - II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on February 14, 2024, and located in the project file with a submittal date of January 26, 2024.
 - III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum height of the proposed residence will not exceed 28.92 feet above the proposed grade (69.17 feet above MSL) in conformance with the plans as approved by the City Council on February 14, 2024.
 - IV. Any proposed onsite fences, walls and retaining 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 Applicant 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 Building and Grading Permits.
 - VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on January 29, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit

landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied, and the installation has passed inspection by the City's third-party landscape professional.

- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the Citywide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). 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 area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicant 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.
- XI. The Applicant shall remove the artificial turf from the rear (west) 20 feet of the property in compliance with the HOZ provisions for the 20-foot landscape buffer.
- XII. The Applicant shall comply with the regulations of the noise ordinance of SMBC Section 7.34.
- XIII. The Applicant shall diligently pursue the issuance of permits and completion of inspections or Code Enforcement action will continue.
- XIV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- 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.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the frontage improvements in the public right-of-way listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Proposed 18"x18" PCC Brook's Box or approved equal with removable steel cover.
 - b. Three-inch sidewalk underdrain pipe per SDRSD D-27.
 - Demolition of a portion of the concrete sidewalk to the nearest joint and reconstruction with four-inch PCC sidewalk per SDRSD G-7.

All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.

II. Best management practices shall be developed and implemented to manage storm water and non-storm water 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.

- III. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including, but not limited to:
 - a. Proposed 18"x18" Brooks Box.
 - b. Existing retaining walls on Patty Hill frontage.
 - c. 5.5' high picket fence.
 - d. 6' wide decorative paving area.
 - e. Existing 6" storm drain pipe.
 - f. Proposed 3" sidewalk underdrain pipe per SDRSD D-27.
 - g. Concrete steps in Public ROW on Barbara Avenue frontage.
- IV. The Applicant shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.
- V. 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.
- VI. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

Grading Conditions

- VII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations

of this report shall be incorporated into the Preliminary Grading Plan.

- c. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- d. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- e. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and nonstorm water 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.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- D. City Council Conditions:
 - I. N/A

I. 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 1.16 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has 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.

III. INDEMNIFICATION AGREEMENT

The Applicant 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 Applicant 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 Applicant 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 Applicant 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: 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 this 29th day of January 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

Councilmembers -

AVEQ.

	NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers –	
			LESA HEEBNER, Mayor
APPROVED AS TO FORM:		FORM:	ATTEST:
IAHOL	NNA N. CANI	_AS, City Attorney	ANGELA IVEY, City Clerk

SEE SEPARATE CIVIL ENG. PLANS FOR PROPOSED DRAINAGE INSTALLATION/INFORMATION

ANDSCAPE ARCHITECT

DATE

Watkins 03-06-23 T1

THIS INFORMATION HAS BEEN DEVELOPED FROM VARIOUS SOURCES AND ALTHOUGH EFFORTS HAVE BEEN MADE TO ENSURE ACCURACY AND RELIABILITY; ERRORS, OMISSIONS AND VARIABLE CONDITIONS ORIGINATING FROM COMPILATION AND SOURCES USED TO DEVELOP THE INFORMATION MAY BE REFLECTED HEREIN. IN ADDITION, LAND INFORMATION IS CONSTANTLY CHANGING AND THE MOST CURRENT OR ACCURATE DATA MIGHT NOT BE REPRESENTED. THE OWNER OR RECIPIENT ASSUMES THE ENTIRE RISK AS TO THE QUALITY, USE AND RELIABILITY OF THE INFORMATION DEPICTED. GREG WYSONG/IAN TILLYARD LANDSCAPE DESIGN, LLC. DOES NOT ACCEPT ANY LIABILITY FOR DAMAGES OR MISREPRESENTATION OF ANY KIND CAUSED BY INACCURACIES OF THE SITE INFORMATION SHOWN AND IN NO EVENT SHALL GREG WYSONG/IAN TILLYARD LANDSCAPE DESIGN, LLC. BE LIABLE FOR DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES OF ANY KIND. BY CONSTRUCTING ON-SITE IMPROVEMENTS WITHOUT THE INFORMATION PROVIDED BY A LEGAL SURVEY YOU

- SOLANA BEACH AND/OR ASSOCIATION. THE PROPERTY OWNER SHALL EMPLOY ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE ASSOCIATION

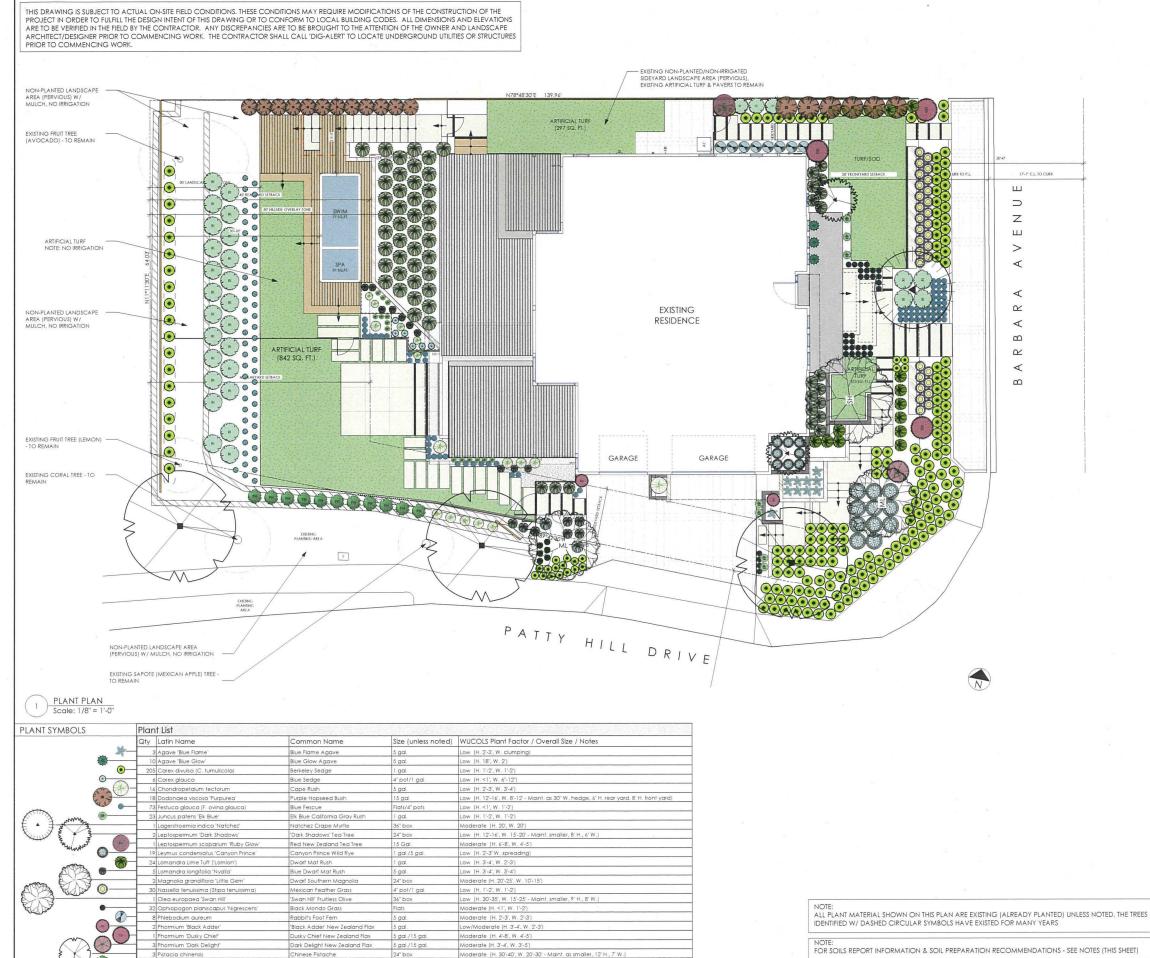
- 1. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during

- 4. CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS LINDER PAVED AREAS AS REQUIRED, REFER TO IRRIGATION PLANS
- PROVIDEDI.
- A CONCETE/HARDSCAPE SURFACES SHALL RE FORMED WITH LONG. SMOOTH GRADIENTS TO REDUCE DIPS. ARRIPT CHANGES AND SHARP TRANSITIONS
- 8. UNLESS OTHERWISE SHOWN, ALL WALKS SHALL BE 3-1/2" THICK (MIN.), COLORED CONCRETE W/ "SAND FINISH" (TOPCAST #3), INSTALL EXPANSION JOINTS PER PLAN, IF "SAW-CUT" SCORELINES ARE SPECIFIED, SCORELINES

SEE SEPARATE CIVIL ENG. PLANS FOR TOPOGRAPHIC INFORMATION, TOP & BOTTOM OF WALL ELEVATIONS, EXISTING/PROPOSED GRADING INFORMATION

DRP23-013 Council Plans 01/29/2025 SIGNATURE

REVISIONS THIS DRAWING IS SUBJECT TO ACTUAL ON-SITE FIELD CONDITIONS. THESE CONDITIONS MAY REQUIRE MODIFICATIONS OF NO. REV. DATE BY THE CONSTRUCTION OF THE PROJECT IN ORDER TO FULFILL THE DESIGN INTENT OF THIS DRAWING OR TO CONFORM TO 1. CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS. LOCAL BUILDING CODES. ALL DIMENSIONS AND ELEVATIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT/DESIGNER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL 'DIG-ALERT' TO LOCATE UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO COMMENCING WORK. PROPOSED (CONSTRUCTED) ELECTRICAL SUB PANEL & RELATED WIRING FOR SPA (CONDUIT BURIED 24" BELOW GRADE) EXISTING 5'H. CHAINLINK FENCE (TYP.) AT PROPERTY LINE - TO PROPOSED (CONSTRUCTED) 'POURED IN PLACE' CONCRETE STEPS SIDEYARD LANDSCAPE AREA (PERVIOUS), EXISTING ARTIFICIAL TURE & PAVERS TO REMAIN PROPOSED (CONSTRUCTED) STEPS - COMBINATION OF 'SAND' FINISH CONCRETE STEPS & COMPOSITE DECK MATERIAL STEPS EXISTING PLANTING AREA (TYP.) - TO REMAIN - PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ LOOSE BEACH PEBBLES (TYP.) PROPOSED 5'H FENCE W/ OUTSWINGING SELF-CLOSING, SELF-LATCHING GATE - TO PROVIDE SPA SECURITY PER CODE RASH LOCATION - NOT VISIBLE FROM STREET, PROPOSED (CONSTRUCTED) DECK MATERIAL STEPS UP TO HOUSE DECK AREA (TYP.) PROPOSED (CONSTRUCTED) 6' H. BLACK EXISTING AREA OF PERMEABLE PAVERS - TO REMAIN PROPOSED (CONSTRUCTED) RAISED DECK AREA - RAISED 12 EXISTING DECK AREA - TO REMAIN ALUMINUM PANEL F ENCLOSURE (TYP.) INUM PANEL FENCE & GATE AT TRASH ABOVE MAIN YARD LEVEL. DECK FINISHED HEIGHT 18" BELOW TOP OF SWIM SPA (TYP.) PROPOSED (CONSTRUCTED) 24" H. 'POURED IN PLACE' 'BOARD FORM' CONCRETE LANDSCAPE WALL PROPOSED (CONSTRUCTED) 20" X: 8" PREFABRICATED SWIM SPA (HEIGHT = 32" ABOVE GRADE) - INSTALL SPA PER MANUFACTURER'S SPECIFICATIONS EXISTING 'POURED IN PLACE' 'SAND' FINISH CONCRETE PAVING AT EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL-EXISTING 'POURED IN PLACE' 'SAND' FINISH CONCRETE ENTRY STEPS EXISTING FRUIT TREE (AVOCADO) - TO REMAIN TURE/SOD PROPOSED (CONSTRUCTED - TO BE ADJUSTED) ARTIFICIAL TURF 7 I'CL TO CURE DRAINAGE DIRECTION (TYP.) - SEE CIVIL ENG. PLANS FOR PROPOSED DRAINAGE IMPROVEMENTS Ш PLAN \supset PROPOSED (CONSTRUCTED) 30" H. RAISED PLANTER - 1/4" THK. STEEL PLATE (PAINTED BLACK) SWIM 775QJI Z EXISTING PLANTING AREA PROPOSED (CONSTRUCTED) COMPOSITE DECK MATERIAL STEPS UP TO RAISED DECK AREA (2 x6" RISERS, 1 x 17" TREAD) Ш PROPOSED (CONSTRUCTED) 24" H. RAISED PLANTER - 1/4" THK. STEEL PLATE (PAINTED BLACK) ш - PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ LOOSE BEACH EXISTING SLOPE (TYP.) (PLANTING AREA) - TO REMAIN NOTE: WEST FACING SLOPE TO BE REGRADED TO MATCH EXISTOPE CONDITION PRIOR TO CONSTRUCTION & REPLANTED SPA SISQ.FL SIT X PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ ARTIFICIAL TURF (NO IRRIGATION) (TYP.) 0 **EXISTING** PROPOSED 5'H, FENCE W/ OUTSWINGING, SELF-CLOSING, SELF-LATCHING GATE - TO PROVIDE SPA SECURITY PER CODE RESIDENCE X 8 OCATION OF PROPOSED VEGETATED DRAINAGE SWALE - SEE EXISTING DECK AREA - TO REMAIN 2 ROOF OVERHANG (TYP.) - SHOWN FOR esidenc PROPOSED (CONSTRUCTED - TO BE ADJUSTED OUTSIDE OF 20' BUFFER ZONE) 1/4" THK. STEEL EDGING AT WEST EDGE OF TURF V 8 LOCATION OF PROPOSED DRAINAGE CATCH BASIN (TYP.) - SEE CIVIL ENG. PLANS PROPOSED (CONSTRUCTED) 24" H. "POURED IN PLACE" 'BOARD - FORM' CONCRETE LANDSCAPE WALL PROPOSED (CONSTRUCTED) PATIO SEATING AREA (TYP.) - 'POURED 'IN PLACE' 'SAND' FINISH CONCRETE PROPOSED (CONSTRUCTED) ARTIFICIAL TURF (TYP.) 2 EXISTING SLOPE (TYP.) (PLANTING AREA) - TO REMAIN NOTE: WEST FACING SLOPE TO BE REGRADED TO MATCH EXISTING SLOPE CONDITION PRIOR TO CONSTRUCTION & REPLANTED Watkins PROPOSED (CONSTRUCTED) 1/4" THK. STEEL EDGING AT ARTIFICIAL TURE AREA (TYP.) GARAGE GARAGE EXISTING FRUIT TREE (LEMON) - TO REMAIN PROPOSED (CONSTRUCTED) 28" H. RAISED PLANTER EXISTING 5' H. WOOD FENCE - TO REMAIN EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL [TYP.] - TO REMAIN PROPOSED (CONSTRUCTED) 24" H. RAISED PLANTER PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH - CONCRETE STEPS (TYP.) LOCATION OF PROPOSED DRAIN PIPE TO STREET - SEE CIVIL ENG. 0 PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ LOOSE BEACH PROPOSED (CONSTRUCTED) 22"H. RAISED PLANTER \exists EXISTING CMU RETAINING WALL (RAISED PLANTER) - TO esign, EXISTING TREE (TYP.) - TO REMAIN Tillyard - PROPOSED (CONSTRUCTED) RAISED PLANTER CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ ARTIFICIAL TURF (NO IRRIGATION) (TYP.) PATTY HILL DRIVE EXISTING SIDEWALK LOCATION (TYP.) - SHOWN FOR REFERENCE -Ŏ NOTE: THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS (2019) OF THE CALIFORNIA BUILDING KEYSTONE) RETAINING WALL (TYP.) - TO PROPOSED (CONSTRUCTED - TO BE ADJUSTED) 24" H. BLACK RAILING FENCE (5/8" PICKETS AT 4 1/2" O.C.) (TYP.) - PROPOSED (CONSTRUCTED) RAISED PLANTER andscape EXISTING TREE (TYP.) - TO REMAIN -CODE LINIFORM MECHANICAL CODE, LINIFORM PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPS (TYP.) PLUMBING CODE, AND CALIFORNIA ELECTRICAL CODE (BASED ON THE 2017 EDITION OF THE PROPOSED (CONSTRUCTED) 5" H. (80% TRANSPARENCY ABOVE 42") BLACK ALUMINUM PANEL FENCE (TYP.) NATIONAL ELECTRICAL CODE), AND CITY & COUNTY LAWS AND ORDINANCES. PROPOSED (CONSTRUCTED) 5'-6" H. (80% TRANSPARENCY ABOVE FINISHED GRADE - ALL LANDSCAPE AREAS SHALL PROPOSED (CONSTRUCTED) "POURED IN PLACE" "SAND" FINISH CONCRETE STEPPERS W./ 4" GAP BETWEEN FILLED W./ LOOSE BEACH EXISTING AREA OF PERMEABLE PAVERS AT DRIVEWAY - TO REMAIN BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS & STRUCTURES EXISTING SIDEWALK LOCATION (TYP.) -SHOWN FOR REFERENCE LANDSCAPE ARCHITECT STATEMENT I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE 1/8" = 1'-0" PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE IT/GW REGULATIONS TO PROVIDE EFFICIENT USE OF WATER. Watkins 03-06-23 LANDSCAPE ARCHITECT SEE SEPARATE CIVIL ENG. PLANS FOR TOPOGRAPHIC INFORMATION, TOP & BOTTOM OF WALL ELEVATIONS, EXISTING/PROPOSED GRADING INFORMATION 10-14-24 S1 SEE SEPARATE CIVIL ENG. PLANS FOR PROPOSED DRAINAGE INSTALLATION/INFORMATION SIGNATURE DATE



Moderate (H. 25'-40', W. 15'-25' - Maint. as 6' H., 30" W. hedge

Moderate (H. 4'-6', W. 3'-5')

Low (H. <12", W. 2'-3')

Low (H. 2'-3', W. 2'-4')

11 Podocarpus henkelii

75 Lomandra longifolia 'LM300' P.P.# 15420

31 Rosa x 'Iceberg'

Long Leaved Yellow-Wood

Breeze™ Dwarf Mat Rush

Iceberg Rose

5 gal.

5 gal.

SOILS REPORT RESULTS / SOIL PREPARATION NOTES:

THESE SOIL AMENDMENT RECOMMENDATIONS ARE SITE SPECIFIC BASED ON THE SOILS REPORT BY:

WAYPOINT ANALYTICAL, LAB NO: 22-076-0003 - WATKINS RESIDENCE (DATED APRIL 21, 2022)

ANALYTICAL RESULTS AND COMMENTS
THE SALINITY (ECG) AND SOLUBLE SODIUM LEVELS ARE SAFELY LOW. THE SMALL AMOUNT OF SOLUBLE SODIUM
PRESENT IS PROPERLY BALANCED BY CALCIUM AND MAGNESIUM, AS INDICATED BY THE LOW SODIUM
ABSORPTION RATIO (SAR) OF 1.1. THIS BALANCE IS IMPORTANT FOR SOIL STRUCTURE AND WATER INFLITATION.

BORON IS SAFELY LOW FOR GENERAL ORNAMENTAL PLANTS AND MAY BE BELOW OPTIMUM FOR PLANT Buruntis Safelt furwest, strength of the service of the strength of the buruntis safelt furwest. Strength of the strength of t CONSIDER AN APPLICATION OF A PRODUCT CONTAINING BORON AT THE MANUFACTURER'S LABEL RATE. BORON DEFICIENCY SYMPTOMS OFTEN INCLUDE STUNTED OR DEFORMED YOUNGER GROWTH AND 'TIGHT

THE REACTION OF THE SOIL IS MODERATELY ALKALINE AT 8.0 ON THE PH SCALE, WHICH COULD CAUSE MANY PLANTS TO SHOW YELLOWING OF FOLIAGE BEGINNING WITH THE YOUNGER GROWTH. QUALITATIVE LIME IS FAVORABLY LOW INDICATING HAT THE PH IS WEAKLY BUFFERD ALLOWING FOR DOWNWARD, PH ADJUSTMENT. INCORPORATING SOIL SUFUR AND IRON SUFATE WILL ADJUST THE PH DOWNWARD. THAT CHANGE WILL HAPPEN SLOWLY AND PLANTS THAT ARE SELECTED FOR THIS PROJECT SHOULD BE TO ICERANT OF

LOW NITROGEN RETRACTS FROM OTHERWISE FAVORABLE FERTILITY. PHOSPHORUS IS SLIGHTLY BELOW OPTIMUM WHILE REMAINING PRIMARY AND SECONDARY NUTRIENTS ARE WELL SUPPLIED. IN THE MINOR ELEMENT GROUP, COPPER IS WELL SUPPLIED WHILE ZINC, MANGANESE, AND IRON ARE LOW.

THE TEXTURE OF THE SOIL REPRESENTED BY THIS SAMPLE IS "VERY GRAVELLY LOAMY SAND" WITH GRAVEL IN THE 2-12MM RANGE COMPRISING OVER 35% OF THE SOIL BY DRY WEIGHT. THIS, IN COMBINATION WITH WIDE DISTRIBUTION OF PARTICLE SIZES IN THE SAND CATEGORY, INDICATES THAT THE SOIL AT THIS SITE WILL HAVE STRONG TENDENCY TO CONSOLDATE AND CATEGORY. INDICATES THAT THE SOIL BY THIS SITE WILL HAVE STRONG TENDENCY TO CONSOLDATE AND CAMPACT. THIS CAN IMPEDE DRAINAGE, AERATION, AND ROOT DEVELOPMENT. ALSO KEEP IN MIND THAT THE GRAVEL WILL DECREASE ROOTING SPACE. SOIL PHYSICAL PROPERTIES CAN BE IMPROVED BY INCORPORATING ORGANIC AMENDMENT AT THE PROVIDED RATE AND DEPTH BUT ONLY TO A POINT, THE STIMATED WATER INFULTATION RATE, WHICH MAY VARY WITH THE DEGREE MPACTION, IS A MODERATE 0.23 INCHES PER HOUR, ORGANIC CONTENT IS LOW AT 1.01% ON A DRY WEIGHT BASIS.

RECOMMENDATIONS

TREE AND SHRUB PLANTING GUIDELINES

- EXCAVATE PLANTING PITS AT LEAST TWICE THE DIAMETER OF THE ROOTBALL.
 THE TOP OF THE ROOTBALL SHOULD BE AT OR SUGHTY ABOVE FINAL GRADE.
 TO IMPROVE SOLIC LEHMISTRY, WINFORMY BEIND 1/2 IZE OF SOLIC SULFUR AND I LB. OF IRON SULFATE
 PER CUBIC YARD OF BACKFILL LIMIT THE SOIL SULFUR TO THE UPPER 12 INCHES OF BACKFILL ONLY.
 HANDEI RIFON SULFHATE WITH CAUTION SINCE IT WILL SEVERELY STAIN MOIST CONCRETE.
 A SOIL BLEND CONSISTING OF NO MORE THAN 25% BY VOLUME BY ORGANIC MATTER SHOULD BE
 PLACED IN THE UPPER 12 INCHES OF BACKFILL ONLY. SOIL BELOW THIS DEPTH SHOULD NOT CONTAIN
 ANY ADDED ORGANIC MATTER BECAUSE OF THE THREAT OF PLANT DISEASE AND/OR ANAEROBIC SOIL
 CONDITIONS DEVELOPING.
 PLACE SLOW RELEASE FERTILIZER TABLETS IN THE UPPER 12 INCHES OF BACKFILL AT MANUFACTURER'S
 RECOMMENDED RATES.
- RECOMMENDED RATES.

 DO NOT COVER THE ORIGINAL ROOTBALL WITH OTHER SOIL. IDEALLY, A TEMPORARY SOIL BERM IS OFTEN CONSTRUCTED AROUND THE OUTER EDGE OF THE ROOTBALL TO THEIR CHANNEL WATER INTO THE ROOTBALL AND THEN INTO SURROUNDING SOIL UNTIL ROOTS ARE ESTABLISHED IN THE BACKFILL AND THE NOTBALL SO OLORGE THE SOILE SOURCE OF WATER FOR THE FLAMI.

 IDEALLY, A WEED AND TURF FREE ZOME, PREFERABLY 23-FT, IN DIAMETER, SHOULD BE MAINTAINED JUST OF THE SOIL OF THE PROPERTY OF THE PROP
- NUMBER OF THE PARTY OF THE PART

MAINTENANCE FERTILIZATION

uniformly broadcast ammonium sulfate (21-0-0) at a rate of 5 lbs. Per 1000 Sq. ft. The first application should occur approximately 90 days after planting, with repeat applications every 60 days or as growth and color dictate. In Early fall and spring, substitute a complete fertilizer such as 16-6-8, or Equal, for the ammonium sulfate (21-0-0) at a rate of 6 lbs. Per 1000 Sq. FT. TO ENSURE CONTIN T. TO ENSURE CONTINUING SUPPLIES OF PHOSPHORUS AND POTASSIÚM. FOLLOW EACH FERTILIZATION WITH A THOROUGH IRRIGATION. WHEN PLANTS HAVE BECOME WELL ESTABLISHED, FERTILIZER APPLICATIONS CAN BE

AS NOTED ABOVE, SOME OF THE MICRONUTRIENTS ARE BELOW OPTIMUM. WHEN THESE NUTRIENTS ARE LOW, ESPECIALLY IN AN ALKALINE SOIL, DEFICIENCIES CAN SOMETIMES SHOW IN THE PLANTS. IF DEFICIENCES SHOW ONCE PLANTS HAVE BECOME ESTABLISHED, THEY MAY BE ADDRESSED UPON THE FIRST SIGN OF DEFICIENCY. SYMPTOMS OF MAGANISES DEFICIENCY MAY BE SEEN AS A GENERAL LOSS OF COLOR IN THE YOUNG LEAVES, FOLLOWED BY YELLOWING BETWEEN VEINS AND BROWNISH-BLACK SPOTS APPEARING, IRON AND ZINC DEFICIENCY SYMPTOMS ARE OFFEN CHARACTERIZED BY YELLOW, ALMOST WHITE, INTERVENAL CHOROSIS ON THE YOUNGEST GROWTH. IF THESE SYMPTOMS ARE APPARENT ONCE PLANTS ARE ESTABLISHED, THEN ABBUILD ALTOW DEPON ZINC. ADMYON MARCHES CHEST ACT THE MANIFEST CHIEF THE PLANTS ARE BETABLISHED. APPLICATION OF IRON, ZINC, AND/OR MANGANESE CHELATE AT THE MANUFACTURER'S LABEL RATE MAY IMPROVE APPEARANCE. CHELATES ARE GENERALLY MORE EFFECTIVE ON ALKALINE SOILS THAN SOME OF THE OTHER FORMS OF TRACE ELEMENTS

THE ABOVE INFORMATION IS A SUMMARY OF THE CRITICAL INFORMATION, FOR FULL REPORT/ADDITIONAL INFORMATION SEE REPORT. FOR FUTHER INFORMATION CONTACT WAYPOINT ANALYTICAL (1-714-282-8777)

REVISIONS NO. REV. DATE BY NO 4663 EXP_3/31/25

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THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS (2019) OF THE CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, AND CALIFORNIA ELECTRICAL CODE (BASED ON THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODEL AND CITY & COUNTY LAWS AND ORDINANCES.

HED GRADE - ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS & STRUCTURES

LANDSCAPE ARCHITECT STATEMENT

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.

LANDSCAPE ARCHITECT

SIGNATURE

CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.

2. FOOTINGS, REINFORCEMENT, AND GROUT PER CITY OF SOLANA BEACH APPROVED STANDARDS.

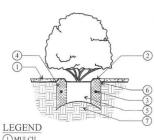
3. GAS AND ELECTRICAL CONNECTIONS AND SHUTOFFS PER CITY OF SOLANA BEACH APPROVED STANDARDS.

1/8" = 1'-0"

IT/GW Watkins 03-06-23

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DATE



2) 3" BERM TO FORM DEPRESSED WATERING BASIN 3) PLANT TABS PER MANAFACTURER'S RECOMMENDATIONS

(4) BACKFILL MIX PER SPECIFICATIONS

(5) CONTAINER PLANT ROOT BALL

(6) PLANT PIT TO BE 1 1/2 TIMES THE WIDTH OF THE ROOT

7 BALL & 6" BELOW THE BOTTOM OF THE ROOT BALL

A. CROWN OF SHRUB SHALL BE INSTALLED TO MAINTAIN ONE TO TWO INCHES ABOVE ORIGINAL FINISH GRADE.

3 SHRUB PLANTING - STANDARD DETAIL SCALE: NTS

LEGEND

① JUTE MESH- THOSE AREAS GREATER THAN EXISTING SLOPE.

(2) ORIGINAL GRADE 3 FERTILIZER TABLETS. APPLICATION RATE PER TABLE.

PER AGRONOMIST RECOMMENDATIONS

(4) ROOT CROWN TO BE SET 2" - 3" ABOVE ORIGINAL LINE OF SLOPE

3" BERM TIGHTLY COMPACTED IN PLACE TO FORM WATERING BASIN

(7) CONTAINER ROOT BALL

(8) BACKFILL MIX PER AGRONOMIST REPORT

SHRUB PLANTING (SLOPE) - STANDARD DETAIL
SCALE: NTS

PART A PLANTING

10 SCOPE

THE WORK OF THIS SECTION INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMP FITE WORK INDICATED ON THE DRAWINGS. THE WORK SHALE BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF SUPERVISION OF A COMPETENT FOR THE SECOND OF THE SECOND OF THE DRAWING AND HESE SPECIFICATIONS. THE WORK INCLUDED IN THIS SECTION IS AS FOLLOWS. FINISH GRADING FOR PLANTING, SOIL PREPARATION. THE PERFILIZATION PLANTING WANTENANCE, TO SECOND OF THE SECTION AND CENTRAL PROPERTY OF THE PROPERTY

APPROVALS
ALL IRRIGATION WORK SHALL BE INSPECTED AND APPROVED BY THE
LANDSCAPE ARCHITECT IN WRITING PRIOR TO THE START OF ANY PLANTING
PRIOR TO EXCAVATION FOR PLANTING OR PLACEMOS OF STAKES, LOCATE ALL
HILLITES ELECTRIC CABLES, CONDITINS REREATION LINES, HEALS, VALVES
AND VALUE CONTROL WIRES, AND ALL LITLIT HUNES OF THAT POPPER
AND VALUE CONTROL WIRES, AND ALL LITLIT HUNES SO THAT POPPER
THE EVENT OF A COMPLICT BETWEEN SUCH LINES AND PLANT LOCATIONS,
PROMPTLY NOTIFY LANDSCAPE ARCHITECT WIND SHALL ARREANGE FOR
RELOCATION FOR ONE OR THE OTHER, FAILURE TO FOLLOW THIS
PROCEDURE PLACES LEVON CONTRACTOR THE RESPONSIBILITY FOR, AT HIS
OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING
PROMISH IN STREET ARCHITECT WHO

3.0 QUANTITIES AND TYPES
PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND OR SPACING
AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES,
AS SHOWN OR NOTED FOR EACH LOCATION, AND SHALL BE OF THE SPECIES,
MATERIAL LEGEND ON THE DRAWNOS. THE LANDSCAPE ARCHITECT HAS
MATERIAL LEGEND ON THE DRAWNOS. THE LANDSCAPE ARCHITECT HAS
ASSLMES NO RESPONSIBILITY FOR ITS ACCURACY. THE LANDSCAPE
CONTRACTOR IS TO VERIFY ALL SUESS AND QUANTIES CONTRACTOR SHALL BE
RESPONSIBLE FOR INSTALLATION OF ALL PLANT MATERIALS AT THE SPACING
HOROCATED ON THE PLANTING LEGEN.

4.0 VERIFICATION OF DIMENSIONS AND QUANTITIES
DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK,
COVIREACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL
IMMEDIATELY TYPORM LANDSC ARE ARCHITECT, OR OWNERS REPRESENTATIVE
OF ANY DISCREPANCIES BETWEEN THE DRAWNING ANDORS REPEIFEATIONS AND
ACTUAL SITE CONDITIONS NO WORK SHALL BE DONE IN ANY AREA WHERE.
ITIMES IS SUCH AD DISCREPANCY UNTIL APPROVAL LAS BEING VICE. BY THE

COVERGILER SEQUENCING
COVERGILER SEQUENCING
COVERGILER SEQUENCING
THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO WAIVE, SHORTEN OR
HENOTHER SEARCH CONTROLLER STATION OPPEATION DURING HIS
OBSERVATION VISITS MER BRACKFELL IN ONE CENTRAL LOCATION NOT AT
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HIE LANDSCAPE ARCHITECT AND ONE COPY EACH SHALL HE SUMMITTED TO
HIE LANDSCAPE ARCHITECT AND ONE OF THE STATE ON IN
REQUIRED BY A LOCAL AGENCY, THE CONTRACTOR SHALL BELMAIN SOLELY
RESPONSIBLE TO PROVE THE LOOR ERITH INSECT OF THE LANDSCAPE ARCHITECT. NCLUDING THE LANDSCAPE ARCHITECT. TO FLOW IN HE ADD ONE OF THE STATE OF
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CERTIFICATIONS SHALL BE SUBMITTED TO THE FOLLOWING
D51 QUANTITY AND QUALITY OF COMMERCIAL FERTILIZER AND
ORGANIC FERTILIZER.
ORGANIC FERTILIZER.

6.0 MATERIALS PLANT MATERIALS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED SHALL

10 MATERIALS
10 MA

EQUAL LEGEND BACK OF CURB OR EDGE OF PAVING 2 PLANT LOCATION

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A. ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING
(TRIANGULAR) UNLESS OTHERWISE
INDICATED ON PLANS: SEE LEGEND FOR
SPACING REQUIREMENTS

GROUNDCOVER - STANDARD DETAIL

SCALE: NTS

7.0 FERTILIZERS AND SOIL CONDITIONS (FOR BID PURPOSES ONLY AMPLES OF ALL SOIL AMENDMENTS, SOD AND PLANTS SHALL BE SUBMITTED OR INSPECTION AND STORED ON SITE UNTIL THE FURNISHING OF MATERIALS IS OMPLETED. DELIVERY MAY BEGIN UPON APPROVAL OF SAMPLES BY ANDSCARE APPLIETCE.

SSCAPF, ARCHITECT:

PRIGATIC FERTILIZER MAY BE PROCESSED SEWAGE SLUDGE WITH A
MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID SIMILAR TO
NITRO-HUMUS". METHOD OF PROCESSING SHALL NOT DESTROY NORMAL
ACCIDENTAL CONTENT.

"NITRO-HUMUS" METHOD OF PROCESSING SHALL NOT DESTROY NORMAL
BACTERIAL CONTENT.

B. NITROGEN STABILIZED SAWDUST SHALL BE BULK, WITH THE FOLLOWING
NITROGEN STABILIZED SAWDUST
B.1 0.5% FOR REDWOOD SAWDUST
B.2 0.7% FOR FIR SAWDUST
B.3 10% FOR BUNG DAY SAWDUST
B.3 10% FOR BUNG SAWDUST
B.3 10% FOR BUN

9.0 STAKING MATERIALS

A. TREE STAKING SHALL BE AS PER DETAILS.
TIES FOR HOLDING TREES SHALL BE AS PER DETAILS.
TREE GLYING SHALL BE AS PER DETAILS.

10 GRADING AND SOIL PREPARATION
CONTRACTOR IS TO INSUIT GRADE TO WITHIN FIGHT OF A FOOT BELOW THE
CONTRACTOR IS TO INSUIT GRADE IS TO WITHIN FIGHT OF A FOOT BELOW THE
CONSTITUE CONTRACT. THE SOIL SISTED FOR PETALS
MOISTINE CONTRACT. THE SOIL SISTED IS THE PETALS
MOISTINE CONTRACT. THE SOIL SIGHLAND THE MOISTINE CONTRACT OF WITHIN THE MOISTINE CONTRACT ON WILL FOR THE SOIL FROM THE AT EACH OF THE SOIL SISTED FOR THE SOIL SI

A 2 150 LBS GROW POWER PLUS TERTILIZER
A 3 100 LBS GROW POWER PLUS TERTILIZER
A 5 10 LBS (BOX SILFATE
LAS TO LBS (BOX SILFATE)
LBS (BOX S

DETAIL).
THE PREPARED SOIL, SHALL HE UNIFORMLY BLENDED IN AN AREA ADJACENT TO THE PLANTING WORK AND SHALL BE ACCURATELY PROPORTIONED USING A SULTBALE NEASERING CONTAINER. L'AVISED EACY AYTED SOIL, SHALL BE REMOVED FROM SITE. PROTIECT THE MIX TROM WATER UNTIL THAS BEEN PLACED IN BACKULL AROUND PLANTING TO WATER UNTIL THAS BEEN PLACED IN BACKULL AROUND PLANTING TO WATER UNTIL THAS BEEN PLACED IN BACKULL AROUND PLANTING TO WATER UNTIL THE SEEN PREFENDENCE OF THE STATE OF THE SEEN PROPERLY OF THE SEEN PROPERLY OF THE SEEN PROPERLY SOILS TESTING LABORATORY AT THE POLICY WIND THE SEEN PROPERLY SOILS TESTING LABORATORY AT THE

PERFORMED BY AN APPROVED SOILS TESTING LABORATORY AT THE
FOLLOWING TIMES:
F1. LEDN COMPLETION OF ROUGH GRADING, DURING INSTALLATION OF
BRIGGALON SYSTEM AND PRIOR TO ANY PLAN LING.
F2. AF LER APPLICATION OF RECOMMENDED SOIL CONDITIONERS (PERFIRST SOILS TEST) AND PLANTING BUT PRIOR TO BEGINNING OF
MAINTENANCE PERIOD.
CONTRACTOR SHALL INCLUDE PRICE OF SOILS TESTS IN BID.

12.0 FINISII GRADING WILEN PRELIMINARY GRADING, (INCLUDING WEEDING AND FERTILIZING) HAS BEEN COMPLETED AND THE SOIL HAS DRIED SUPFICIENTLY TO BE READLY WORKED, ALL LAWN AND PLANTING AREAS SHALL IS (GRADED TO THE MOREATED). THE SUPPLY OF THE STATE OF TH

13.0 METHOD OF PLANTING AND WORK PROCEDURE
A NO HANTING SHALL BE DONE UNTIL ALL OPERATIONS IN CONJUNCTION
WITH THE RESTALLATION OF PIES SPIRKLERS YSTEM HAVE BEEN
WITH THE RESTALLATION OF PIES SPIRKLERS YSTEM HAVE BEEN
AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AS SPECIFIED, AND
THE WORK APPROVED BY HILL ANDROAPE ARCHITECT
TO HER WORK APPROVED BY HILL LANDSCAPE ARCHITECT
THE WORK APPROVED BY HILL LANDSCAPE ARCHITECT
HAVE PROVIDED BY ANDROAPE AND PLEASE THE CONTROL
PROVIDED SHALL FLEE
THE LANDSCAPE ARCHITECT AND OWNER, AND THEY SHALL IF
NECESSARY, BE RELOCATED AS DIRECTED AS PART OF THE CONTROL
WHEN SITTLED THEY BLANT BE SAME BELANDON TO THE PROLIBED GRADE
HALT HEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED
EACH PLANT SHALL BE FLANTED IN THE CENTER OF THE PIT AND
BACKPILLED INJUSTS OTHERWISE SPECIFED, WITH THE PREPARED SOIL, NO
SOIL IN MODIFY CONSTITUNIST OR STATEMANT AND THE PROPER OF THE PIT AND
BACKPILLED THAN SHALL BE FLORED OR BACKFELLING NO FORLING
WILL BE PREVITED AROUND TRUNKS OR STEAM. ALL BROKEN OF PLANTING OF
ALL PLANTS.

IN THE FEVENT THAT UNDERGROUND CONSTRUCTION WORK OR
OBSTRUCTIONS ARE ENCOUNTRIEDD IN THE PLANTING OF PLANTING OF
LANDSCAPE, ARCHITECT SHALL APPROVE THE PLANTING OF PLANTING OF
ALL TRANSPLE COLONIOUS FOR PLANT MATERIAL WILL BE SELECTED BY THE
LANDSCAPE, ARCHITECTS HALL APPROVE THE PLANTING OF PLANTING OF
ALL PLANTS.

140 PLANTING OF TREES

A POSITION PLANT IS IN PART LOCATIONS INDICATED ON DRAWINGS AND SECURE APPROVAL BEFORE EXC AVATING BITS, MAKING RECESSARY ADJUSTMENTS AS INDICATED.

ALI, IT IS FOR PRIESS SHALL BE DUKS QUI ARE WITH BUTTOMS IF FUEL. THE DAMATER OF THE TREE BALL. COMPACTED SOILS AT SIDES AND DOTTOMS IS SHALL BE LOCOSINED BY SCARPING OR OF IMPROVED SHALL BE BRACKFILLED WITH FREEPARED SOIL. TO THEIR REQUIRED GRAD AND THE BLANCE OF THE TIELED WITH FREEPARED SOIL. THORNIGH SETTLED BY WATER APPLICATION, (RETER TO PLANTING DETAILS AND CONTINUED AND THE BLANCE OF THE TIELED WITH PREPARED SOIL. THORNIGH SETTLED BY WATER APPLICATION, (RETER TO PLANTING DETAILS AND BLANCE OF THE PIT, IN A VERTICAL POSITION SO THAT FROWN OF BALL WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERS AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT TO DID TO THE SOIL SUFFICIENT OF THE TOTAL THE CONTAINER.

GRADE THAT IT DID TO THE SOIL SUFFACE IN THE CONTAINER.

PLANT WATER THORNIGHMEN, BACKFILLING ANY VOIDS WITH ADDITIONA PREPARED PLANTING MIX.

15.0 PLANTING VINES, SHRUBS AND GROUNDCOVERS
A. VINES AND SHRUBS SHALL BE PLANTED PER DETAILS. COMPACTED BOTTOM OF PIT SHALL BE LOSSED AND THE PILLED WIT PREPARED SOIL. AT DITE BOTTOM OF PIT SHALL BE LOSSED AND THE PILLED WITH "PREPARED SOIL." TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY HE PILLED TO THE REQUESE GOADS BEEN PROPERLY GOADS OF THE PROPERLY GOAD SOURCE SOURCE WORK OF THE PILLED SOURCE SOURCE

DETAILS)
PREPARE A DEPRESSED WATER BASIN AS WIDE AS PLANT PITS AT EACH
PLANT WATER THOROUGHLY, BACKFILLING ANY VOIDS WITH ADDITION
PREPARED PLANTING MIX

PREFAGALE AT SIZED PLANTS TO BE AT LEAST 4" X 4" X 6" GROUND CLI FITS FOR FLAT SIZED PLANTS TO BE AT LEAST 4" X 4" X 6" GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING NO FLATTED LINER, OF BOTTED PLANTS SHALL BE FLANTED BY DRY SOLL.

2 SET PLANTS IN CENTER OF PITS AD THAT CROWN OF PLANT WILL BE LEVEL SHITT PRINSIPED GRAPA ATTER SET PLANT SHOULD SHALL BE LEVEL SHITT PRINSIPED GRAPA ATTER SET PLANT SHOULD SHALL BE LEVEL SHITT PRINSIPED GRAPA ATTER SET PLANT SHOULD SHALL BE LEVEL SHITT PRINSIPED GRAPA ATTER SET PLANT SHOULD SHALL BE LEVEL SHOULD SHALL BE LEVEL SHOULD SHALL BE LEVEL SHALL BE LEV

BACKFILL AND WATER (REPER TO SPACING DETAIL).

C.3. FLATTED PLANTS SHALL BE WELL ROOTED WITH RUNNERS AT LEAST 4"
BUT NOT MOKE THAN 6" IN LENGTH.

16.0 TREES OCCURRING IN LAWN
A TREES OCCURRING IN LAWN SHALL BE PLANTED BEFORE FINAL
PREPARATION OF THOSE AREAS
B ALL TREES SHALL BE INSTALLED WITH BARK PROTECTION DEVICES AT

170 CARE OF PLANTS BEFORE AND DURING PLANTING
A PLANTS SHALL NOT BE ALLOWED TO DRY OLIT BEFORE OR WHILE BEING
PLANTES SHALL NOT BE ALLOWED TO DRY OLIT BEFORE OR WHILE BEING
PLANTES ON ERPERY SHAPE BOOTS MOST BY MEANS OF WET SAWDUST, PEAT
MOSS OR BURLAP AT ALL TIMES DURING PLANTING OPERATIONS. DO NOT
EXPOSE ROOTS TO THE ARE EXCEPT WHILE BEING PLACED IN THE GROUND
WILTED PLANTS IN OR OUT OF CONTAINERS, WILL NO BE ACCEPTED AND
SHALL BE REPLACED AT THE CONTRACTIONS EXPENSE.

BY SHALL ON THE CONTRACTION WHICH AND SHALL BE PROTIDED IN PLACE
BY THE CONTRACTION WHITH NA SHAPLE BEFORE ACID IN DUPLICATE SIZE
BY THE CONTRACTION WHITH NA HOURS AFTER NOTIFICATION BY THE
OWNERS REPRESENTATIVE.

18.0 SODDED LAWN

A CULTIVATE ALL LAWN AREAS TO A DEPTH OF 12" ROCKS AND DEBRIS LARGER THAN I'R IN DIAMETER WHICH ARE BROUGHT TO THE SURFACE BY CULTIVATION SHALL BE REMOVED FROM THE SITE B' FULTIVATION DOES NOT BREAK LUMPS, A SPIKE TOOTH HARROW SHALL BE PLLIED BEHIND A MECHANCAL SEEDEE OR THACTOR.

MECHANCAL SEEDEE OR THACTOR.

BY A MECHANICAL SEEDEE OR THACTOR.

CHANGE OF THE SEEDE OR THACTOR.

CHANGE OF THE SEEDE OR THACTOR.

BY A MECHANICAL SEEDE OR THACTOR.

CHANGE OF THE SEEDE OR THACTOR.

CHANGE OR THACTOR.

CHANGE OF THE SUPPLY OF THE SEEDE OR THACTOR.

CHANGE OF THE SUPPLY OR THACTOR.

CHANGE

GEASS IS ASSURED.

90 HYDRO-SEEDING.

SLOPE, AREAS REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS FOR YYPES AND AMOUNT OF SLEEDS TO BE USED. A! TRENATE SEED MIXES MAY BE USED ONLY UNROW APPROVA, OF THE LANDSCAPE ARCHITECT. THE HYDROAULCH COMPANY. DESIGNED SLURRY MIXES WILL BE ETHER FOR HYDROAULCH COMPANY. DESIGNED SLURRY MIXES WILL BE ETHER FOR THE HYDROAULCH COMPANY. DESIGNED SLURRY MIXES WILL BE ETHER FOR THE HYDROAULCH COMPANY. DESIGNED SLURRY MIXES WILL BE ETHER FOR THE HYDROAULCH COMPANY. THE STANDAY OF SLURRY MIXES WILL BE ETHER FOR TOWN THIS AND SEED MIX DISIGNS. EACH COY LANGE OF SLURRY MIXES WILL BE ETHER FOR TOWN THIN A 2 HOUR THE LIBHT, OR REFERET TO BE AND ELBOWN THE APPLIED WITHIN A 2 HOUR THE LIBHT, OR REFERET TO PLANTING PLAN AND LEGGNAU THE PROPERTY OF THE STANDAY OF THE STAND

200 WATERING
A IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED BY HOSE IN A MODERATE STREAM IN THE PLANTING HOLES UNTIL THE MATERIAL ABOUT THE ROOTS IS TEMPORATED FROM THE BOTTOM OF THE HOLETO THE GROUND.
THE TOP THE GROUND WATER OF THE STREAM PROPERTY OF THE WATER OF GRASS AND FAIL THE WATER OF THE

21.0 WATERING BASINS

Z10 WATERING BASINS

A CONSTRUCT A FIRMLY COMPACTED MOUND OF SOIL AROUND FACH TREF

AND PLANT TO FORM A WATERING BASIN AT THE EDGE OF AND FOLLOWING

THE SHAPE OF THE PLANTING THE AREA MOUNDS FOR TREES AND FIRM YINGS

THE SHAPE OF THE PLANTING THE AREA MOUNDS FOR TREES AND FIRM YINGS

MOUNNS FOR ALL OTHER TREES, VINES OR PLANTS NOT OTHERWIS.

SPECIFIC SHALL BE AT? HIGH EXCAVATED CARTIL IF CAPABLE OF

RETAINING WATER MIALL BE REFILLED TO THE REQUIRED GRADE WITH

PREPARED SOIL, AND ADDITIONAL NITRIGGERS THAILLED SANDLED

WORKED INTO THE SURFACE AS REQUIRED TO RESTORE THE BARE BARNED

CONDITION.

B. REMOVE WATERING BASINS IN PLANTER AREAS AT THE TIME OF BARK INSTALL ATION

23.0 TREF STAKING

A. STAKE ALL NON-GUYED TREES AT TIME OF PLANTING BY PLACING STAKE IF THE PREPARED HOLE AND DRIVING IT 12" INTO SOLID GROUND. PLANT THE TREE AS CLOSE TO THE STAKE AS POSSIBLE WITHOUT CROWDING THE ROOT FASTEN THE TREE TO THE UPPER END OF STAKE USING "CINCH TIES". (REFF!)

TO DETAIL)
TREES 36" BOX SIZE OR LARGER, SHALL BE IMMEDIATELY ROOT GUYED
AFTER PLANTING WITH DLCKBILL ROOT BALL ANCHOR OR EQUAL PER MFG
INSTRUCTIONS

24.0 ESPALIERING OF VINES
ALL TRELLISES AND STAKES ARE TO BE REMOVED FROM PLANTS, AND THE
PLANTS SHALL BE FASTENED AND TRAINED AGAINST FENCES OR WALLS UNLESS
OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO DETAIL 25.0 BARK MULCH
WEED COVENUE BARK INSTALLATION SHALL CONSIST OF PLACING 3" OF MEDIUM
BARK WOOD BARK IN ALL SHRUEP FLASTING AREAS CONTRACTOR SHALL
TO BELIVIEW, MG BLALL CERTIFY BARK MULCHI TO DE BROWN AND GOLD
COPIES SHALL BE PROVIDED TO CITY LANDSCAPE INSPECTIOR AND LANDSCAPE
ARCHITECT AVAIL. THRU: AGUINGAG GREEN - PRIONE T-14-6499.

260 CERTIFICATES
IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, CONTRACTOR SHALL
FIRNISH A FERTIFICATE WITH EACH DELIVERY OF BULK MATTERIAL, STATING
THE SOURCE, QUANTITY AND TYPE OF MATERIAL, AND THAT THE MATERIAL
CONFORMS TO THIS SPECIFICATION REQUIREMENTS, FOR BULK DELIVERED
ORGANIC FERTILIZER, THE CERTIFICATE SHALL ALSO STATE THE VOLLUME, NET
WIGHT, FERGENTO OF NITROGEN AND PERCENT OF PHOSPHORIC ACID FOR EACH
FERTILIZER AND SOIL CONDITIONER, IN CONTAINERS, A SIMILIAR CERTIFICATE OF
HOVICES SHALL BE FURNISHED SIATING TOTAL QUANTITIES BY WEIGHT AND

270 PROTECTION CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING PLANT MATERIALS, FEACES SUPPORTS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATION.

AND OWNERS REPRESENTATIVE

280 MAINTENANCE
A CONTRACTOR SHALL MAINTAIN A SUTFICIENT NUMBER OF MEN AND ADDULATE FOURMENT TO PERFORM THE WORK HEREIN SPECIFIED PLAN MAINTENANCE WORK SHALL CONSIT OF A PHYSIC BERRICEDS BY A CENTRIC DISPLAYER CARRIES OF BEAUTY INCLUDING GROUNIX OVERS, STETTILED SHALT BE CARRIED OF BEAUTY INCLUDING GROUNIX OVERS, FERTILIZED, AND CONTROL ON TEEDS PLAYS INCLUDING GROUNIX OVERS, FERTILIZED, AND CONTROL OF WEEDS, PESTA AND DISPLAYS.

B DAMAGE TO ANY PLAYTED AREA SHALL BE REPARRED MANEDIATELY, DEPRESSIONS CAUSED BY WHILLES OR FOOT THAFFE SHALL BE FILLED WITH TOWNER. LEVELED AND REPLAYTED EXTERMINATE ALL RODENTS.

CITIE ENTRE PROJECT SHALL BE MAINTAINED FOR A PERSOD OF 90 DAYS COMBENCING FROM THE TIME ALL TIMES OF WORK HAVE BEEN COMPLETE TO THE SATISFACTION OF THE LANDSCAPE ACHITECT AND COTTACTOR HAS RECEIVED WITH THE NOTHER ATTORY OR START OF MAINTAINED AND THE TOTAL START OF THE ADMINISTRATION OF THE OWNER AND CONTROL ALL THISS TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ALL THISS TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ALL THISS TO THE SATISFACTION OF THE OWNER AND LANDSCAPE.

ARCHITECT.

29 A LAWN MAINTENANCE

A WATERING - WATTER EVERY DAY ONCE PER DAY FOR TWO WEEKS AND

A WATERING - WATTER EVERY DAY ONCE PER DAY FOR TWO WEEKS AND

A WATERING - SPECIAL PROBLEM - PROPERTY OF WATERING TO THREE

TIMES PER WEEK. CONTRACTOR SHALL CONTRIUE TO MAINTAIN THE LAWN

LYNTI PHALA ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.

B FERILIZING - APPLY 12-12-12 (BEST OR EQUAL) AT THE RATE OF POUNDS

PER LOOS GUARE FEST THEFE WEEKS AFTER INSTALLATION AND WATER

INMEDIATELY THEREATTER.

DISEASES AND PEST CONTROL. TWO WEEKS AFTER APPROVAL OF LAWN

INSTALLATION, APPLY A GRANULAR MERCUREAL TUNGELDE OF 1 BY
MERCUROUS CHILDIDES A PER MANIPACTURES RECOMMENDATION

HEIGHT OF 2" WITH A ROTARY MOVER EQUIPED WITH BOIL FER, REPORE IT

REACHES 3" IN HEIGHT COLLECT GRASS CLAPPING DUENC MOWNING

OPERATIONS AND BEMOVE FROM THE SITE AFTER EACH CUTTING, THE EDGE

OF THE GRASS SHALL BE EMEMBED TO A REAT AND INSTORMED.

OF THE UNASS SHALL BE TRIMMED TO A NEAT AND UNIT OWN OWN LINE. THE
LAWN EDDES SHALL BE WANN AND SHORT AND LONG OWN OWN LINE. THE
200 GROUNDCOVER AND SHRUB AREA MANTENANCE

WATERINGS NEW PEATURES SHALL BE WATERFORD OVER PER DAY FOR TWO
(I) WEEKS AFTER RISTALLATION. REDUCE WATERING TO EVERY OTHER DAY
WEEK INTER. THE STATE OF THE SHALL BE WEEK AFTER PLANTING WITH S
BETTALLATION. FERTILIZE THREE (3) WEEKS AFTER PLANTING WITH S
POUNDS 15-12 (BEST OR POLIAL) PRE LONG SULRAE FEET, FERTILIZE
THEREASTER EVERY THRIY (30) JAYS.

THE SHALL BETTALL B

MAIN JEANNE : AND SEPLACEMENTS

10 GUARANTEE AND SEPLACEMENTS

11 GUARANTEE AND SEPLACEMENTS

12 GUARANTEE AND SEPLACEMENTS

13 GUARANTEE AND SEPLACEMENTS

14 SHRIBES AND GEOUNDCOVER SHALL BE GUARANTEED BY CONTRACTOR AS TO GROW IN A YAD HEALTH FOR A PERIOD OF 90 DAYS AFTEK COMPLETION OF 11HS SPECIFIED MAINTEENANCE PERIOD AND OF INSIAL ACCEPTANCE BY GUARANTEED BY CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPSIGN IN POSITION OF 6R FERIOD OF 90 TRUE 17H AFTER COMPLETION OF IIILI SPECIFIED MAINTENANCE PERIOD, ANDOR FINAL ACCEPTANCE BY HEAD CROWN IN AN ACCEPTABLE UPSIGN IN POSITION OF 6R FERIOD ANDOR FINAL ACCEPTANCE BY HEAD CROWN IN AN ACCEPTABLE UPSIGN IN POSITION OF THE ADDRESS AND ACCEPTABLE UPSIGN IN AND SECURITY OF THE ADDRESS AND ACCEPTABLE UPSIGN IN AND SECURITY OF THE ADDRESS AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT THE OF THE CONTRACT BY THE LANDSCAPE ARCHITECT THE DURING HAD AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT ALL PLANTS IT AT SHOW SIGNS OF FAILING GROWN IT AN ACCEPTANCE BY THE LANDSCAPE ARCHITECT ALL PLANTS IT AT SHOW SIGNS OF FAILING GROWN IT AN ACCEPTANCE BY THE LANDSCAPE ARCHITECT ALL PLANTS IT SHOW SIGNS OF FAILING GROWN IT AN ACCEPTANCE BY THE LANDSCAPE ARCHITECT ALL PLANTS IT SHOW SIGNS OF FAILING GROWN IT ANY ATTEM DURING THE LANDSCAPE ARCHITECT ALL PLANTS ITS SHOW SIGNS OF FAILING GROWN IT ANY ATTEMPORATION OF THE ACCEPTANCE BY THE LANDSCAPE ARCHITECT CONTRACTOR SHALL WITHIN SON'S NOTICE BY THE LANDSCAPE ARCHITECT, REMOVE AND REPLACE ALL GUARANTEED AND ALL SCCI LEVALUE OF THE ACCEPTANCE BY THE ARCHITECT ARCHITECT ARCHITECT ARCHITECT AND REPLACEMENT SHALL BE BEDATEMENT SHALL BE BURNOTHED AND SPECIFIED FOR THE ACCEPTANCE BY THE ARCHITECT ARCHITEC

32.0 CLEAN-UP
UPON COMPLETION OF THE WORK IN THIS SECTION, CONTRACTOR SHALL
REMOVE ALL RUBBISH, TRASH AND DEBBIS RESULTING FROM HIS OPERATIONS
CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND IMPLEMENTS OF HIS SERVAND LEAVE ENTIRE AREA INDOV 19 DIA N AREAT AND ACCEPTABLE CONDITION
ORDER TO GAIN THE FINAL APPROVAL BY THE LANDSCAPE ARCHITECT

33.0 TURF AND/OR GROUNDCOVERS
WEEDS WILL BE A CONTINUOUS PROBLEM, MORE SO DURING THE EARLY STAGES
BEFORE PLANTINGS BECOME FULLY ESTABLISHED, AND TO A LESSER DEGREE
THEREAFTER ALL AREAS SHOULD BE MAINT AINED WEED-FREE

PART B MAINTENANCE REQUIRED: 1. REGULAR MOWING AND EDGE TRIMMING OF GRASS AREAS (TUSP).
2. PERSONGE APPLICATION OF INSECTIONES FOR CONTROL OF APRILID, SMALLS,
FESTICIDE PROFESSIONAL.
3. REGULAR REMOVAL OF WEEDS BY HAND, ANOR PERIODIC APPLICATION OF IREMAINDED BY A LICENSE
FINANCIAL REMOVAL OF WEEDS BY HAND, ANOR PERIODIC APPLICATION OF IREMAINDED FOR CONTROL OF WEEDS BY HAND, ANOR PERIODIC APPLICATION OF IREMAINDED FOR CONTROL OF WEEDS BY HAND, ANOR PERIODIC APPLICATION OF IREMAINDED FOR CONTROL OF WEEDS BY HAND, ANOR PERIODIC APPLICATION OF IREMAINDED FOR CONTROL OF WEEDS BY HAND, ANOR PERIODIC APPLICATION OF IREMAINDED FOR CONTROL OF WEEDS BY THE PROPERTY OF THE PROPERTY O

DRAINS:
7. REMOVAL OF TURF BY HAND, FROM WITHIN 12 INCHES OF TREE TRUNKS TO FILIMINATE DAMAGE POTENTIAL FROM MOWERS AND STRING TRIMMERS.
8. REGULAR GATHERING AND DISPOSAL OF LEAVES AND TRASH.

PREQUENCY:

1. MOWING OF GRASS WILL NEED TO BE DONE ON A WEEKLY BASIN FDOF

TRIMMING WILL NEED TO BE DONE? 2 TIMES PER MONTH.

2. APPLICATION OF INSECTICIDES AND CHEMICAL CONTROLS, ONLY AS

REQUIRED

3. WEED REMOVAL ANDOR APPLICATION OF HERBICIDES, AS REQUIRED

4. APPLICATION OF LAWN ERITLIZER AT LEAST 4 TIMES PER YEAR, MARCH, MAY,

JILLY, AND SEPTEMBER. APPLICATION OF GROUND COVER FERTILIZER TWO TIMES

PREY YEAR.

1. ONCE PER YEAR.

6. CUTTING BAGN OF EXCESS GROUNDCOVER 4 TIMES PER YEAR.

7. GRASS SHOULD BE CONSTANTLY CLEARED FROM AROUND THE BASE OF TREES,

BY LIAND REMOVAL.

8. LEAVES AND TRASH SHOULD BE REMOVED FROM ALL AREAS ON A WEEKLY

BASIS.

II. TREES
ALL AREAS SHOULD BE FERTILIZED ACCORDING TO THE SCHEDULE SET FORTH IN
THE SPECIFICATIONS. PERIODIC INSPECTIONS SHOULD EVALUATE THE RESPONSE
TO THE RECOMMENDED FERTILIZATION PROGRAM AND ADJUSTMENTS MADE AS
NECESSARY, SPECIAL FERTILIZATION NEEDS SHOULD BE IDENTIFIED AND
IMPLEMENTED AS NEEDED.

MAINTENANCE REQUIRED:

I PERIODIC PRUNNING TO MOVED DEAD, DISEASED OR WEAKENED LIMBS TO PERIODIC PRUNNING TO MOVED DEAD DISEASED OR WEAKENED LIMBS TO AN AMERICA GROWTH OF THE TIBLE. REMOVAL OF AN AMERICA GOVERNMENT OF THE TIBLE. REMOVAL OF AN STRUCTURE UNDER WINDLY CONDITIONS. REMOVAL (AND POSSIBLE REPLACEMENT) OF DISEASED OR WEAKENED TERES.

2. SELECTED THENNING OR LACING OF TREES.

2. SELECTED THENNING OR LACING OF TREES. STAKING OF YOUNGER TREES TO PROMOTE GROWTH IN THE APPROPRIATE RIRECTION PERIODIC APPLICATION OF INSECTICIDES TO CONTROL INFESTATIONS PERIODIC APPLICATION OF FERTILIZERS TO PROMOTE HEALTHY GROWTH PERIODIC ROOT PRUNING TO AVOID POTENTIAL CRACKING OF SIDEWALKS OR DISTEMANCE.

DRIVEWAYS.
7. REGULAR INSPECTION OF TREE BREATHER TUBES FOR EXCESS ACCUMULATION OF WATER IN THE ROOT ZONE.

FREQUENCY:

1 PRINNING AND TREE THINNING SHOULD BE DONF ONCE A YEAR, TRFE REMOVAL
AND REPLACEMENT - ONCE A YEAR, AND CONFLICTING I IMB, OR BRANCI,
REMOVAL DONE ON AN AS-NEEDED BASIS. TREE REPLACEMENT SHOULD BE
CONSIDERED WHERE EXISTING PREF TRUNNIC ALIPPER EXCENSES BROKEDS AND
ARE PLANTED IN AREAS OF LESS THAN 5 FEET WIND.
ARE PLANTED IN AREAS OF LESS THAN 5 FEET WIND.
AS THE THINNING OR LACENG, AS REQUIRED, SHOULD BE DONE ONCE PER YEAR
3. TREE THINNING OR LACENG, AS REQUIRED, SHOULD BE DONE ONCE PER YEAR
3. TREES SHOULD BE INSPECTED AT LEAST 14 THINS PER YEAR TO DETERMENTE.
WILLTIME STRANG ANDO OR GIVING SHOULD BE ADDED, REAMONED OF

WILETHER STANDA AND ADDITION ADDITION AND ADDITION AND ADDITION OF PREFITCHED AS DOLLD BE DONE ONLY AS REQUIRED TO 4 APPLA THESES.

A PPULATION FERTILLERS IN NARCH AND SEPTEMBER OF EACH YEAR TO PROMOTE HEALTHY GROWTH.

THE BEBLATHER THESES SHOULD BE INSPECTED AS LEAST MONTHLY, AND MORE OF ILIN WHERE TREES SOCKER IN DRAININGS SENSITIVE AREAS

EFFECTS OF DEFERRED MAINTENANCE:
1 FAILURE TO PROVIDE THE MAINTENANCE SEQUINED WILL EVENTUALLY TAKE
1 FAILURE TO PROVIDE THE MAINTENANCE SEQUINED WILL EVENTUALLY TAKE
APPLANANCE OF THE PROJECTS TREELS. IMPROPER STAILING OR FOOT PREVING
COULD RESULT IN LONG TERM DAMAGE TO ADJACENT HARDSCAPE OR
STRUCTURES. ILL STRUIFS
ALL AREAS SHOULD BE FERTILIZED ACCORDING TO THE MINIMUM SCHEDULES SEPTIMENT OF THE MINIMUM SCHEDULES SEPTIMENT THE SPECIFICATIONS. PRINCIPLE INSPECTIONS SHOULD EVALUATE THE RESPONSE TO THE RECOMMENDED FERTILIZATION PROGRAM AND ADJUSTMENT MADIE AS NICESSARY. SPECIAL FERTILIZATION NEEDS SHOULD BE IDENTIFIED AND DRETURNETED AS NECEDIA.

MAINTENANCE REQUIRED: I. SELECTIVE PERIODIC PRUNING OF SHRUBS

2. APPLICATION OF INSECTICIDES TO CONTROL INFESTATIONS (SUCH AS APIIIDS)

3. APPLICATION OF SNAIL BAIT TO PREVENT SNAILS FROM DEVOURING SHRUBS

VAD PLANTS

AND PLANTS

4 PERIODIC APPLICATION OF FERTILIZERS TO PROVIDE THE NUTRIENTS
NECESSARY FOR HEALTHY GROWTH

5 APPLICATION OF CHEMICAL CONTROL FOR FUNGUS, BACTERIAL, AND VIRAL
INFESTATIONS

6 MONITORING OF VINES AND *SPALIERED* PLANTS TO INSLRE THEY ARE
NEATLY PREVED AND SECURELY ATTACHED TO WALLS OR FENCES

7 MANTATAN MEDILUK GRING SHAPPIDED MULICAT AT A UNIFORM 3" THICKNESS IN
ORDER TO SUPPRIESS WEED GROWTH, MISHMIZE THE LSE OF HERRICIDES AND
CONSERVE WALLE ENSURED HANTS ARE NOT COVERED AT BASE OF STAM.

COSSERVE WALEE. ESSORIEL FLANDS ARE DELECTED FOR EVENT SHRUES AND PLANTS PREOLENCY.

1 PRUNNOS SHOULD BE DONE AS NEEDED TO PREVENT SHRUES AND PLANTS FROM BECOMEN TAMORY AND TO CONTAIN THEIR SIZE. PRUNNOS SHOULD BE DONE WITH CARE NOT TO "POODLE" SHRUES. ALL TREMMINGS SHOULD BE ADD. TO "POODLE" SHRUES. ALL TREMMINGS SHOULD BE APPLIED AS ASSARIES CAN BE A PROBILEM IN THIS AREA. SNAIL BAIL SHOULD BE APPLIED AS REQUIRED TO CONTROL THE PROBILEM.

4 FERTILIZATION OF SHRUES WILL OCCUR IN CONSUMENTION WHITE THE FROME SHOULD BE APPLIED AS ASSARIES CAN BE A PROBILEM IN CONSUMER FOR SHOULD SHAPE AND THE SHRUES SHOULD BE ADD. TO SHOULD SHAPE AND THE SHRUES SHOULD BE APPLIED AND THE SHRUES SHOULD BE APPLIED TO SHAPE SHOULD BE ADD. SHOULD SHAPE SHOULD BE APPLIED TO SHAPE SHOULD BE ADD. SHOULD SHE AS SHAPE SHOULD BE APPLIED TO SHAPE SHOULD BE MOSTING SHOULD SHE AS SHAPE OF A SHAPE SHOULD BE ADD. SHAPE SHOULD BE SHAPE SHOULD BE SHAPE SHOULD BE SHAPE SHOULD BE SHAPE

EFFECTS OF DEFERRED MAINTENANCE:

I. NEGLECT WOLLD RESULT IN DEFERIORATION OF THE SHRUBS, EVENTUALLY REQUIRING REMOVAL, REPLACEMENT, OR "DRASTIC" PRUNING OF SHRUBS, AND LOSS OF AESTHETIC APPEARANCE.



NOTE: THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS (2019) OF THE CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, AND CALIFORNIA ELECTRICAL CODE (BASED ON THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE), AND CITY & COUNTY LAWS AND ORDINANCES.

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LANDSCAPE ARCHITECT

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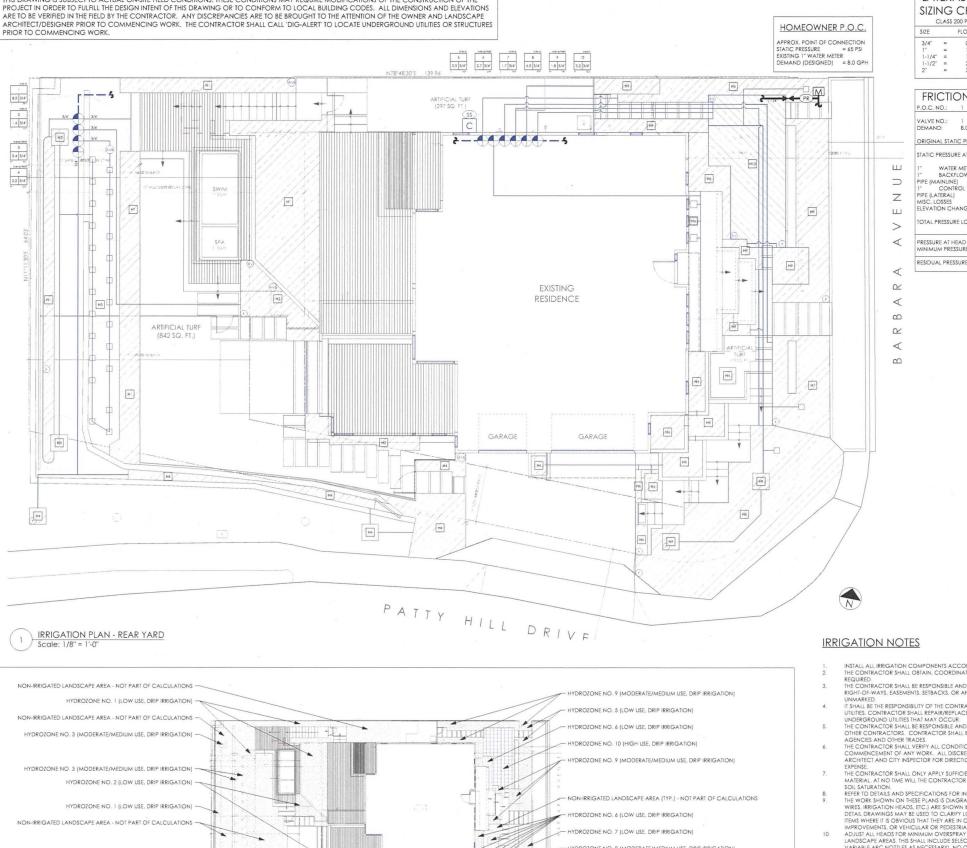
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YDROZONE NO. 8 (LOW USE, DRIP IRRIGATION)

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

ETWU = ETO x 0.62 x ETAF x HYDROZONE AREA*

ETWU = 43.231.79 GALLONS PER YEAR*

HYDROZONE NO. 9 (MODERATE/MEDIUM USE, DRIP IRRIGATION)

WATER USE CALCULATIONS

MAWA = 25.42 [(0.55 x 3210.0) + ((1-0.55) x 0.0)] = 44,879.01 GALLONS PER YEAR

REFERENCE WATER USE CALCULATIONS WORKSHEET FOR FULL CALCULATIONS

THIS DRAWING IS SUBJECT TO ACTUAL ON-SITE FIELD CONDITIONS, THESE CONDITIONS MAY REQUIRE MODIFICATIONS OF THE CONSTRUCTION OF THE

HYDROZONE NO. 3 (MODERATE/MEDIUM USE, DRIP IRRIGATION)

HYDROZONE NO. 4 (MODERATE/MEDIUM USE, DRIP IRRIGATION)

WATER CONSERVATION / CALCULATIONS PLAN

HYDROZONE NO. 4 (MODERATE/MEDIUM USE, DRIP IRRIGATION)

LATERAL PIPE SIZING CHART

		200 PVC	OIL
ZE	LN00 2	FLOW (GPM)	SIZE
/4"	=	0 - 10.5	3/4"
**	=	11 - 17	1"
-1/4"	=	17.5 - 27	1-1/4
-1/2"	=	27.5 - 37	1-1/2
ps.	-	27 E 47	211

RI	SIZING CHARI SCH. 40 PVC						
PM)	SIZE		FLOW (GPM)				
5	3/4"	=	0 - 8				
7	1"	=	8.1 - 12				
27	1-1/4"	=	12.1 - 22				
37	1-1/2"	=	22.1 - 30				
47	2"	=	30.1 - 50				

FRICTION LOSS CAL	CULATIO	N
P.O.C. NO.:		
VALVE NO.: 1 DEMAND: 8.0 GPH		
ORIGINAL STATIC PRESSURE:	65	PS
STATIC PRESSURE AT METER		
STATIC PRESSURE AT METER		
1" WATER METER	1.0	PS
1" BACKFLOW	12.0	PS
PIPE (MAINLINE)	2.0	PS
1" CONTROL VALVE	2.5	PS
PIPE (LATERAL)	3.5	PS
MISC. LOSSES	2.3	PS
ELEVATION CHANGE	1.5	PS
TOTAL PRESSURE LOSS	24.8	PS
PRESSURE AT HEAD	40.2	PS
MINIMUM PRESSURE TO OPERATE	21.8	PS

LATERAL PIPE	IRF	RIGATIO	N LEGEND	
SIZING CHART	SYMBOL	MFR.	MODEL, COMMENTS	DETA
SCH. 40 PVC	1	RAINBIRD	XACZ-100/075 ANTI SIPHON CONTROL VALVE ASSEMBLY (SIZE PER PLAN) - (OR EQUAL)	D1/4
SIZE FLOW (GPM) 3/4" = 0 - 8	M	KING BROS.	EBV0000T PVC BLOCKED BALL VALVE (LINE SIZE)	D8/4
3/4" = 0 - 8 1" = 8.1 - 12 1-1/4" = 12.1 - 22	C	HUNTER	I-CORE IC-600-PL PLASTIC CABINET INTERIOR MOUNTED SMART CONTROLLER W/ MODULE EXPANSION PACK AS REQUIRED - PROVIDE MIN. (3) BLANK/EXTRA STATIONS	D7/4
1-1/2" = 22.1 - 30 2" = 30.1 - 50	sop	NETAFIM (OR EQUAL)	TLHCVXR11-12 (TURF) INSTALL LINES @ 12" O.C. OR PER MANUFACTURER'S/SOILS REPORT RECOMMENDATIONS - INSTALL WHERE SPRAY HEADS ARE NOT SUITABLE, INSTALL @ PREPARED SURFACE BELOW SOD ISEE NOTES)	
CALCULATIONS	SHRUB	NETAFIM (OR EQUAL)	TLHCVXR3-18 (SHRUB) INSTALL LINES @ 12" O.C. OR PER MANUFACTURER'S/SOILS REPORT RECOMMENDATIONS - INSTALL @ SURFACE, COVER W/ MULCH (SEE NOTES)	D1-5/
	SHRUB (SLOPE)	NETAFIM (OR EQUAL)	TLHCVXR3-18 (SHRUB) INSTALL LINES @ 12" O.C. OR PER MANUFACTURER'S/SOILS REPORT RECOMMENDATIONS - INSTALL @ SURFACE, COVER W/ MULCH (SEE NOTES)	D1-5/
		APPROVED	CLASS 200 PVC LATERAL LINE (SIZE PER PLAN)	D4/4
65 PSI		APPROVED	1 1/4" SCHEDULE 40 MAINLINE - 18" COVER (SIZE PER PLAN)	D3,4/
		APPROVED	CLASS 200 PVC TREE BUBBLER LATERAL LINE (SIZE PER PLAN)	D3,4/
1.0 PSI	====	APPROVED	SCHEDULE 40 PVC SLEEVE - 2X PIPE DIAMETER	D3/4
12.0 PSI 2.0 PSI	©	KING BROS.	LINE SIZE SPRING/SWING INLINE CHECK VALVE - AS REQUIRED	
2.5 PSI 3.5 PSI	M	APPROVED	DOMESTIC WATER METER BY OWNER - PER LOCAL WATER PURVEYOR	
2.3 PSI 1.5 PSI	SS	HUNTER	WIRELESS SOLAR SYNC., WCC-SEN [MOUNT TO FENCE/WALL UNOBSTRUCTED BY OVERHEAD BLOCKAGE] - INSTALL PER MFG. INSTRUCTIONS	D6/4
24.8 PSI	@	RAINBIRD	AIR VAC (INSTALL AT HIGH POINT IN EACH ZONE)	D1/5

ZURN WILKINS

18.4 PSI

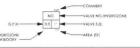
INSTALL DRIP TUBE @ SURFACE W/LINES @ 12" O.C. (UNLESS OTHERWISE SPECIFIED BY MANUFACTURER OR SOILS

MODEL 35XL - ATMOSPHERIC VACUUM BREAKER - AS REQUIRED (ZONES WHERE

CONTROL VALVE IS LOCATED AT LOWER ELEVATION THAN IRRIGATED SYSTEM) - IOR

70 SERIES PRESSURE REGULATOR IN A GREEN 6" ROUND VALVE BOX

INSTALL DRIFT IDLES & SURFALLE MY, LINES & 11.2 OLS. UPURESS OTHERWISE SPECIATED BY MANUFACTURER OR SOLIS REPORT) - COVERED W/ MULCH IN SHRUB AREAS, STAPLE TO GROUND AT 35°C. C.S. CONTRACTOR SHALL VERIFY HIGH AND LOW POINTS FOR LOCATION OF AIR/VACS & FLUSH VALVES (AS REQUIRED) PROVIDE TWO EXTRA 34" DRIP VALVES FOR POIT RIRIGATION (DOF FRONT, ONE FEAR). CONTRACTOR SHALL CONNECT EXISTING SLOPE VALVES TO NEW CONTROLLER & MAINLINE (AS REQUIRED)



RAINBIRD FLUSH VALVE (INSTALL AT LOW POINT IN EACH ZONE)

SHRUB - DRIP												
MODERATE WATER USE - SANDY LOA	M - DRI	P .50 G	AL./HR									
MONTH	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
MAXIMUM MINUTES PER START TIME	44	44	44	44	44	44	44	44	44	44	44	44
START TIMES PER WEEK *	3	3	4	5	6	7	8	7	5	4	3	3
TOTAL MINUTES PER WEEK	132	132	176	220	264	308	352	308	220	176	132	132

- NOTES:
 CONTRACTOR SHALL ADJUST THE ABOVE SCHEDULE FOR THE ESTABLISHMENT PERIOD AS FOLLOWS:
 RUN ALL STATIONS USING THE ABOVE RUN TIME EACH DAY TO KEEP THE SOIL OPTIMALLY MOIST AT ALL TIMES DURING
- RUM ALL SINDING SIGNO FIRE ADDRESS ROW TIME EACH DATI TO KEEP THE SOLL OF INMALL! INVOISING A ALL TIME THE FIRES TO DAYS OF ESTABLISHMENT.

 ADJUST EACH STAILON AS NECESSARY FOR ACTUAL SITE CONDITIONS.

 AT NOT TIME SHALL RUN-OFF BE PERMITTED. ADJUST START TIMES TO ACCOMODATE LOCAL SOIL PROFILES.

SMART CONTROLLER NOTES:

- THE ABOVE SCHEDULE IS A GUIDE ONLY DO NOT OVERRIDE SWART CONTROLLER FUNCTIONS. CONTRACTOR SHALL FOLLOW MFR. INSTRUCTIONS FOR INPUT OF ALL IRRIGATION SYSTEM REQUIREMENTS FOR SCHEDULING, INCLUDING PRECIPITATION RAIES, PLANT TYPES, SOIL PROPILE, SLOPE, ETC.

- ll irrigation components according to local codes and ordinances. Iractor shall obtain, coordinate and pay for any and all permits and all inspections as
- HE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY
- RIGHT-OF-WAYS, EASEMENTS, SETBACKS, OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR
- unmarked.
 IT Shall be the Responsibility of the Contractor to familiarize himself/herself with all underground.
 Utilities, Contractor shall repair/replace at no additional Cost to the Owner, any Damage to
- UILITIES L'ONIRACTION STALL REPAIR/REPLACE À NO ADDITIONAL COST DI HE OWNER, ANT DAMAGE TO UNDERGROUND UILITIES THAT MAY OCCUR.

 THE CONTRACTION STALL BE RESPONSIBLE AND LABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTIONS. CONTRACTOR STALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES. THE CONTRACTION STALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER STALL BE ALL CONDITIONS AND DIMENSIONS SHOWN ON PELANS AT THE SITE PRIOR TO THE CONTRACTIONS STALL BE IMPROVED THE PROPORTED TO PROJECT LANDSCAPE ARCHITECT AND OTH MAY FOR DIRECTION. ANY CONTRACTIONS STALL BE IMPROVED TO WORK IS AT THE CONTRACTIONS RISK AND
- HE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE THE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR
- MATERIAL, AT NO TIME WILL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR SOLI SATURATION.

 REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION OF ALL COMPONENTS.

 ITHE WORK SHOWN ON THESE PLANS IS DIAGRAMATIC, ALL THEMS I, IE. CONTROCLERS, VALVES, MAINLINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC.) ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DRAWINGS, DETAIL DRAWINGS MAY BE USED TO CLARIFY LOCATION OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.

 ADJUST ALL HEADS FOR MINIMUM OVERSFRAY ON ANY NON-PLANTED AREAS AND COMPLETE COVERAGE OF LANDSCAPE AREAS, THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS (USE VARIABLE ARE NOZIZLES AS DECESSARY), NO OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS.

 LOCATE ALL SHRUB HEADS 6° FROM BOGE OF PAVING.

 DO NOT LOCATE ANY IRRIGATION HEADS CLOSER THAN 24° FROM HOUSE.

- VARIABLE ARC NOZIZES AS NECESSARY), NO OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS.

 LOCATE ALK SHUB HEAD & FROM EDGE OF PAVING.

 DO NOT LOCATE ANY IRRIGATION HEADS CLOSER THAN 24" FROM HOUSE.

 DO NOT USE FIXED RISES IN TRAFFIC AREAS.

 USE 6" POP-UP HEADS IN TURF AREAS, AND 12" POP-UP HEADS IN SHRUB AREAS.

 USE VARIABLE ARC NOZIZES FOR AREAS OTHER THAN 90, 180, OR 340 DEGREES.

 SLEEVE IRRIGATION WIRING UNDER ALL PAVING.

 SLEEVE IRRIGATION WIRING UNDER ALL PAVING.

 SLEEVE MAINLINE UNDER ALL PAVING 4 FEET AND WIDER.

 SLEEVE MAINLINE UNDER ALL PAVING 4 FEET AND WIDER.

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FINISHED GRADE - ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS & STRUCTURES

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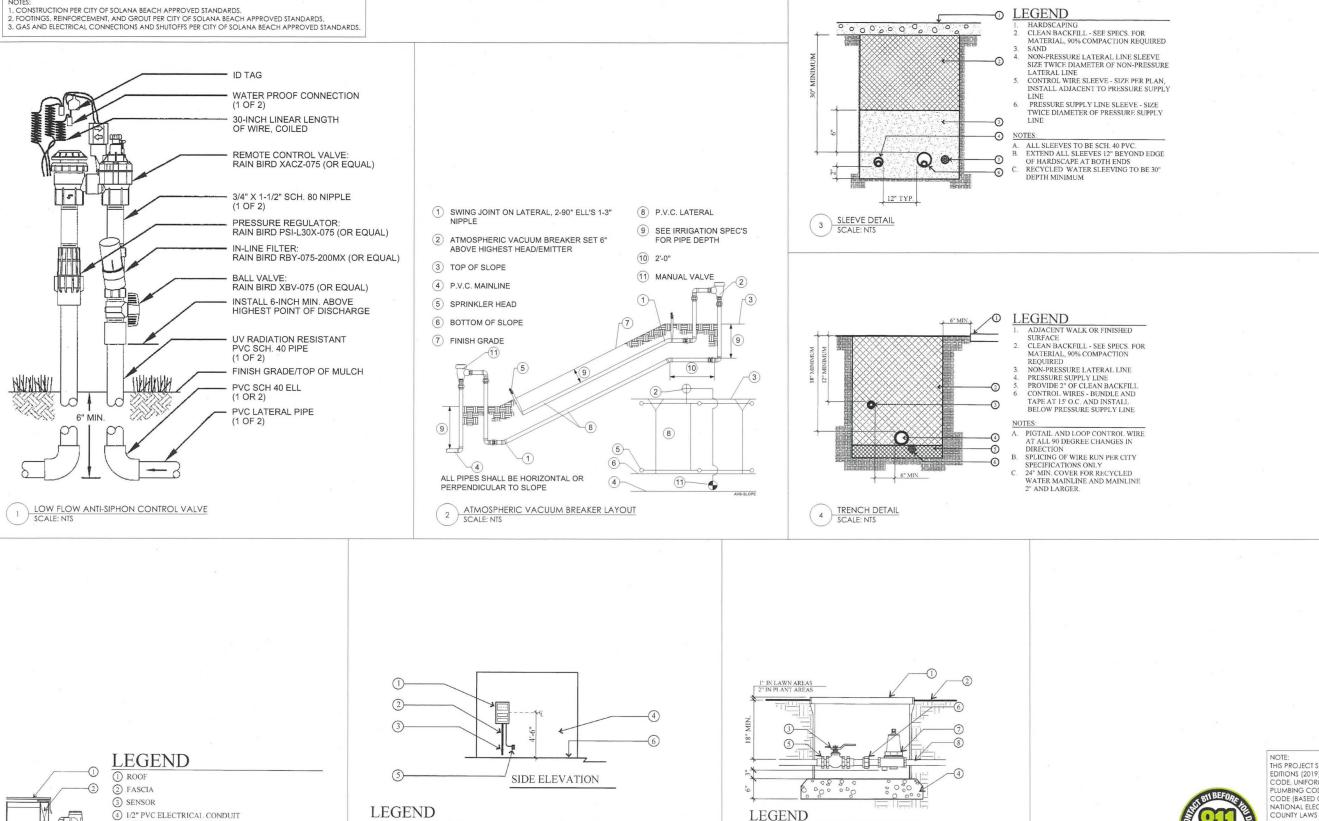
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GREEN PLASTIC VALVE BOX COVER

3/4" WASHED CRUSHED AGGREGATE

PRESSURE REGULATOR (IF REQ'D)

A. PLACE AGGREGATE PRIOR TO INSTALLATION

ISOLATION SHUT-OFF VALVE/PRESSURE REGULATOR SCALE: NTS

USE WILKINS 500 SERIES REG. IF REQ'D

SHALL BE MARKED "PR" IF REGULATOR IS REQ'D

(5) SCH. 40 PVC MALE ADAPTORS

② FINISH GRADE

UNION

8 TOE NIPPLE

OF VALVE BOX

ISOLATION VALVE



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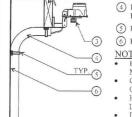
Design, Tillyard

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4 1/2" PVC ELECTRICAL CONDUIT PAINT TO MATCH HOUSE

5 PIPE CLAMP (4 REQ'D MIN.)

(6) FACE OF HOUSE

FOR COMPLETE INSTALLATION INSTRUCTIONS. SEE

MANUFACTURERS SPECIFICATIONS.
CONTRACTOR SHALL PLACE RAIN SHUT OFF STICKER

ON CONTROLLER W/INFORMATION BOOK. FINAL LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

DO NOT LOCATE DEVICE IN DIRECT PATH OF WATER RUN-OFF FROM HOUSE

IF DEVICE IS MOUNTED ON FENCE POST, SLEEVE WIRE IN 1/2" DIA. BROWN-LINE PIPE CLAMPED TO POST IN TWO VERTICAL LOCATIONS.

5 RAIN SENSOR SCALE: NTS

LEGEND

WALL MOUNTED CONTROLLER WITH INTERIOR TRANSFORMER

3/4" SCH. 40 PVC. LOW VOLT IRRIGATION WIRE CONDUIT

3/4" PVC ELECTRICAL SWEEP 90 DEGREE ELL THROUGH BUILDING TO TOP OF

BURY LOW VOLTAGE WIRE IN 24" DEEP TRENCH FOLLOW MAINLINE WHERE

INTERIOR GARAGE WALL

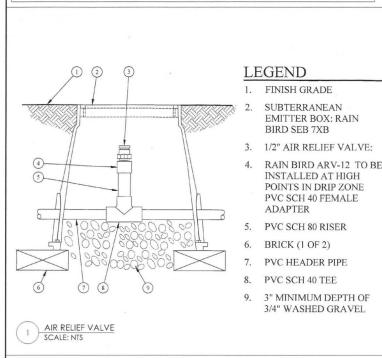
BUILDER SUPPLIED 120V. GARAGE WALL PLUG FINISH SURFACE

NOTES:

ALL WIRING SHALL BE INSTALLED PER LOCAL CODES.

SEAL ALL WALL PENETRATIONS W/ WATERPROOF CAULK, OR FOAM. INSTALL CONTROLLER AND CONDUIT PLUMB WITH WALLS.

6 CONTROLLER (WALL MOUNTED)
SCALE: NTS

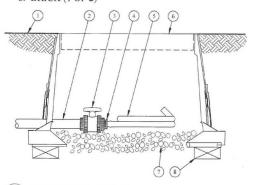


1. CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.
2. FOOTINGS, REINFORCEMENT, AND GROUT PER CITY OF SOLANA BEACH APPROVED STANDARDS.

3. GAS AND ELECTRICAL CONNECTIONS AND SHUTOFFS PER CITY OF SOLANA BEACH APPROVED STANDARDS

LEGEND

- 1. FINISH GRADE
- 2. PVC DRIP MANIFOLD PIPE
- 3. PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4. MALE X BARB ADAPTER
- 5. BLANK TUBING
- 6. 12-INCH VALVE BOX WITH COVER:
- 7. 3-INCH MINIMUM DEPTH OF $\frac{3}{4}$ " WASHED GRAVEL
- 8. BRICK (1 OF 2)



2 FLUSH VALVE (MANUAL)
SCALE: NTS

NOTES:

1 DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELLIVATION. SEE RAIN BIRD XES DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.

2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.

3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

DRIP IRRIGATION - TYPICAL LAYOUT

12	1) 2 4 9)	<u>D</u> D	② · <u>4</u>	(3)	
		6				
INSET A			INSET A			10
2"-4"						9
					AR	
8			/#- -	+-1-1-		
			0			
				4		8
	AR -					
9					-	2"-4"
0						0
10,	L L L L L L L L L L L L L L L L L L L				(FP)	

(1) PVC EXHAUST HEADER

- (2) PVC SCH 40 TEE OR EL (TYPICAL)
- (3) FLUSII POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- (4) BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
- 5 PERIMETER OF AREA

NON-POTABLE: XFSP DRIPLINE

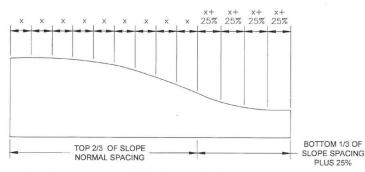
- BARB X BARB INSERT TEE OR CROSS:
 RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL) PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- (8) SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE
- (9) 1/2" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
- (10) AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT"
- 1 PVC SUPPLY MANIFOLD
- (2) PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- (13) TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- (14) PVC SCH 40 RISER PIPE

	XFS	Dripline Ma	iximum l	ateral Leng	ths (Fee	et)	
	12" Spa	cing	18" Spa	cing	24" Spacing		
Inlet Pressure	Nominal	Flow (GPH)	Nominal	Flow (GPH)	Nominal	Flow (GPH)	
psi	0.6	0.9	0.6	0.9	0.6	0.9	
15	255	194	357	273	448	343	
20	291	220	408	313	514	394	
30	350	266	494	378	622	478	
40	396	302	560	428	705	541	
50	434	333	614	470	775	594	

(1) (2) **BOTTOM 1/3** OF SLOPE 1) PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND) 2 BARB X MALE FITTING: RAIN BIRD XFS-MA FITTING (TYPICAL)

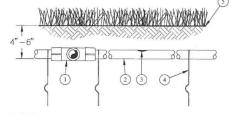
	XFS L	XFS Dripline Maximum Lateral Lengths (Feet)							
	12" S	pacing	18" Sp	acing	24" Spacing				
PSI	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH			
15	273	155	314	250	424	322			
20	318	169	353	294	508	368			
30	360	230	413	350	586	414			
40	395	255	465	402	652	474			
50	417	285	528	420	720	488			
60	460	290	596	455	780	512			
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WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON



X = DISTANCE BETWEEN ROWS OF DRIP LATERALS ASDETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE 1.25X OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
- LENGTII OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- WHEN FLEVATION CHANGE EXCEEDS 10 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP
- LATERAL.



- A. 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
- 3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN
- DRIP IRRIGATION TYPICAL INSTALLATION

- EASY FIT COMPRESSION TEE: RAIN BIRD MDCF TEE
- SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
- INLINE DRIP EMITTER
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NATIONAL ELECTRICAL CODE), AND CITY & COUNTY LAWS AND ORDINANCES.

NOTE:
THIS PROJECT SHALL CONFORM TO THE LATEST
EDITIONS (2019) OF THE CALIFORNIA BUILDING
CODE, UNIFORM MECHANICAL CODE, UNIFORM
PLUMBING CODE, AND CALIFORNIA ELECTRICAL CODE (BASED ON THE 2017 EDITION OF THE

FINISHED GRADE - ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS & STRUCTURES

LANDSCAPE ARCHITECT STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED HITS 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.

LANDSCAPE ARCHITECT

SIGNATURE

10-14-24

DATE

IT/GW Watkins 03-06-23

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 $\ensuremath{\bigcirc}$ flush point: see rain bird XFS details for flush point installation (7) PVC FLUSH HEADER 8 1/2" AIR RELIEF VALVE: RAIN BIRD ARV-12 SEE RAIN BIRD XFS DETAILS FOR

3 PVC SUPPLY HEADER

5 SUB-SURFACE DRIPLINE

(4) PVC SCH 40 TEE OR EL (TYPICAL)

RAIN BIRD XF SERIES DRIPLINE (TYPICAL)

POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE

DRIP IRRIGATION - SLOPE INSTALLATION

FURNISH ALL MATERIALS, EQUIPMENT, SERVICES, SUPERVISION, TRANSPORTATION AND LABOR NECESSARY TO PERFORM ALL IRRIGATION WORK, COMPLETE, INCLUDING BUT NOT LIMITED TO: SE MANUALS, RECORD DRAWINGS, LOOSE EQUIPMENT, GUARANTEE, MATERIALS, AND INSTALLATION

- A. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM.

 B. PLOT DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY VARIATIONS TO LANDSCAPE ARCHITECT.

 C. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL HIS WORK, AND PLAN HIS WORK ACCORDINGLY. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE RESERVED BY BUT BY ANY SHAPING AND ACCURATE THE ANY SHAPING AND ACCURATE THE ALM SHAPING AND ACCURATE THE ALL BE ATTERS WITH HE ADDITED. BETWEEN SPRINKLER SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES WILL BE AVOIDE

3.0 SERVICE MANUALS/MATERIALS LIST

- A. CONTRACTOR SHALL FURNISH ONE (1) MANUAL TO OWNER. THE MANUAL MAY BE LOOSE LEAFED AND SHALL CONTAIN COMPLETE EXPLODED DRAWINGS OF ALL EQUIPMENT INSTALLED SHOWING COMPONENTS AND CATALOG. NUMBERS TOGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS. COMPONENTS AND CATALOG SUMBERS TO JUGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS ADDITIONAL SHEETS SHALL COVER OPERATION INSTRUCTIONS SIMPLE ENQUENT TO BE ENTERSTOOD WITHOUT SPECIALIZED KNOWLEDGE

 B. CONTRACTOR SHALL FURNISH A MATERIALS LIST TO OWNER FOR APPROVAL PRIOR TO START OF
- WORK. SAID LIST SHALL CONFORM TO PERFORMANCE STANDARDS AND DATA AS SHOWN O DRAWINGS, OR IN LEGEND AND DETAILS.

4.0 AS BUILT DRAWINGS:

- 4.0 AS BUILT DRAWINGS.

 A. RECORD ACCURATELY ON ONE SET OF BLACK AND WHITE PRINTS (IRRIGATION DRAWINGS), ALI. CHANGES IN WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS. INCLUDE CHANGES IN BOTH PRESSURE AND NON-PRESSURE LINES.

 B. UPON COMPLETION OF EACH INCREMENT OF WORK, TRANSFER ALL SUCH INFORMATION AND DIMENSIONS TO THE PRINTS. RECORD CHANGES AND DIMENSIONS IN A LEGIBLE AND PROFESSIONAL MANNER. WHEN THE DRAWINGS ARE APPROVED, TRANSFER ALL INFORMATION TO A SET OF REPRODUCIBLE DRAWINGS.

 C. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE (MONUMENTS, SIDEWALKS, CURBS, AND PAVEMENT). POST INFORMATION ON AS BUILT DRAWINGS DAY-TO-DAY AS THE WORK IS INSTALLED. ALL DIMENSIONS NOTED ON THE DRAWINGS SHALL BE 14 INCH IN SIZE.

 D. SHOW DIMENSIONAL LOCATIONS AND DEPTHS OF THE FOLLOWING:

 I. POINT OF CONNECTION (P.O.C.)

 II. BACKELOW PREVENTION ASSEMBLY, MASTER VALVE AND FLOW SENSOR.

 III. ROUTING OF IRRIGATION PRESSURE MAINLINES (DIMENSION MAXIMUM 100 FEET ALONG ROUTING AND ALL DIRECTIONAL CHANGES)

 IV. BALL AND BUITERFLY SHULT-OFF VALVES

 V. IRRIGATION CONTROL VALVES

 V. IRRIGATION CONTROL VALVES

 V. IRRIGATION CONTROL VALVES

 V. IRRIGATION CONTROL VALVES

- V. INCROMENT ON THE CONTROLLER, RAIN SENSORS AND ELECTRICAL CONDUITS.
 VII. SLEEVES AND PULL BOXES.
 VIII. OTHER RELATED EQUIPMENT (AS DIRECTED BY THE ENGINEER).
- MAINTAIN AS-BUILT DRAWINGS ON SITE AT ALL TIMES. THESE DRAWINGS ARE SUBJECT TO INSPECTION
- AT ANY TIME.

 MAKE ALL CHANGES TO REPRODUCIBLE DRAWINGS IN INK (NO BALLPOINT PEN). MAKE CHANGES IN A MANNER EQUAL TO THE ORIGINAL DRAWINGS.
- CONTRACTOR MUST SUBMIT AS-BUILT DRAWINGS (3-MIL MYLARS AND ONE SET OF BLUELINES) TO THE ARCHITECT INSPECTING THE SITE SEVEN DAYS PRIOR TO THE START OF THE MAINTENANCE PERIOD
- H. CONTROLLER CHARTS- THREE CONTROLLER CHARTS PER CONTROLLER, ENCASED IN 20 MIL PLASTIC SHOWING CLEARLY THE AREAS SERVICED BY EACH REMOTE CONTROL. VALVE (EACH VALVE DEPICTED BY A DIFFERENT COLOR) SHALL BE PROVIDED AT EACH CONTROLLER. CONTROLLER CHARTS SHALL BE MADE USING REDUCED APPROVED AS-BUILT PLANS

LOOSE SPRINKLING EQUIPMENT, OPERATING KEYS AND SPARE PARTS WILL BE FURNISHED BY THE CONTRACTOR IN THE FOLLOWING QUANTITIES:

A. 6 BODIES WITH FOUR (4) INSERTS FOR EACH PATTERN USED.

B. 4 OSCILLATION BODIES

- ROTOR BODIES 30" KEYS FOR MANUAL VALVES CONTROLLER KEYS ENCLOSURE KEYS PENCLOSURE KEYS
 COUPLER INSERTS AND HOSE SWIVELS
 HOSE BIB KEYS
 36" SOIL PROBE
- 1 VALVE BOX KEY

6.0 GUARANTEE

- A. THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY CONTRACTOR AS TO
- THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKETILLED AREAS BELOW GRADE FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK OWNER MAY EXERCISE OPTION TO WITHHOLD PART OF FINAL PAYMENT UNTIL THE USE YEAR PRODUCTYON TO WITHHOLD PART OF FINAL PAYMENT UNTIL THE USE YEAR PRODUCTY WITHHOUS AND SPRING THE GLARANTEE HAS ELAPSED FROM DATE OF FINAL ACCEPTANCE. IF WITHIN ONE YEAR FROM THE DATE OF COMPLETION, SETTLEMENT OCCURS, AND ADJUSTMENTS IN PIPES, VALVES AND SPRINKLER HEADS OR PAVING IS NECESSARY TO BRING THE SYSTEM OR PAVING TO THE PROPER LEVEL OF THE PERNANENT GRADIS, CONTRACTOR, AS PART OF THE WORK UNDER HIS CONTRACT, SILLAL MASK ALL ADJUSTMENTS WITHOUT EXTRA COST TO OWNER, INCLUDING THE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND. SHOULD ANY DIFFICULTIES DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD WHICH OWNER FELLS MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, THESE DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY CONTRACTOR TO THE SATISFACTION OF OWNER AT NO ADDITIONAL COST TO OWNER, WITHIN 72 HOURS OF WRITTEN NOTICE, INCLUDING ANY AND ALL OTHER DAMAGE CAUSED BY SUCH DEFECTS. FAILURE OF CONTRACTOR TO TRES ANTES ACTION OF THE MEDIATE WANNER TO REPAIR DAMAGED CONDITIONS, SHALL PROMPT OWNER TO REPAIR SAME AND DEDUCT COSTS OF LABOR, MATERIAL AND COUNTRACTORS FINAL PAYMENT. MATERIAL AND EQUIPMENT USED FROM CONTRACTOR'S FINAL PAYMENT

- BRASS BRASS PIPE SHALL BE IPS STANDARD WEIGHT 85% RED BRASS. FITTINGS SHALL BE WITH
- BRASS BRASS PIPE SHALL BE IPS STANDARD WEIGHT 85% RED BRASS. FITTINGS SHALL BE WITE STANDARD 125 POUND CAST BROVET FIREADED FITTINGS
 PVC CONDUIT PIPE THAT IS USED FOR CONTROL WIRES SHALL BE PVC CONDUIT SCHEDULE 40
 TYPE 1220. ALL WIRES UNDER PAYING SHALL BE INSTALLED IN PVC CONDUIT, OR SLEEVES.
 PVC NORMAL IMPACT PIPE-TYPE 1220 (PVC SCHEDULE 40 & 80)

 A TYPE II GRADE I HIGH IMPACT PIPE FROM ALL VIRGIN MATERIALS.
 OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME SIZE AS IRON PIPE. A.2.

- OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME SIZE AS IRON PIPE.

 PIPE SHALL BE MARKED AT INTERVALS NOT TO EXCEED 8 WITH THE FOLLOWING

 INFORMATION. MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1 YPE AND GRADE (I.E., 1220)

 SDR RATING CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION CS 256-63

 PIPE SHALL BE MARKED AT INTERVALS WITH THE FOLLOWING INTORNATION (NOT TO EXCEED

 5') MANUFACTURER'S NAME, NOMINAL SIZE, PVC TYPE AND GRADE (I.E., PVC 1220) SDR RATING

 CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION CS256-63). MARKING

 SHALL INCLUDE EXTRUSION DATE.

 PVC TYPE I SHALL NOT BE THREADED

 PVC TYPE I SHALL NOT BE THREADED

 PVC FITTINGS SHALL BE PVC TYPE IL SCHEDULE 40 NSF APPROVED.

 SOLVENT SHALL BE PUT TYPE IL SCHEDULE 40 NSF APPROVED

 SOLVENT SHALL BE PUT TYPE IL SCHEDULE 40 NSF APPROVED.

 CAUTION SHALL BE UTILIZED IN HANDLING TYPE I PIPE DUE TO THE POSSIBILITY OF

 CRACKING, OR OF SPLITTING WHEN DROPPED OR HANDLED CARELESSLY

 WHEN CONNECTION IS PLASTIC TO METAL, MALE ADAPTORS SHALL BE USED. THE MALE

 ADAPTOR SHALL BE LAND TIGHTENED. PLUS ONE TURN WITH A STRAP WRENCH JOINT

 COMPOUND SHALL BE PERMATIX TYPE II

 NOG-TITE PVC PIPE

- NG-TITE PVC PIPE
 ALL PIPE INDICATED ON THE WORKING DRAWINGS, SHALL BE CLASS 160 PSI JOHNS-MANVILLE
 PVC PIPE WITH RING-TITE JOINTS.
 ALL RING-TITE JOINTS HALL BE SEALED WITH RUBBER RINGS AS PROVIDED BY THE
 MANUFACTURER. ALL PIPE JOINTS SHALL PROVIDE FOR EXPANSION AND CONTRACTION.
 THRUST BLOCKS SHALL BE PROVIDED AS REQUIRED FOR PROPER ANCHORAGE AND
 DURABILITY OF THE RING-TITE PIPE. (REFER TO DETAILS) Λ4.2. A.4.3.
- B SPRINKLER HEADS
- SPRINKLER HEADS SHALL BE AS SHOWN ON PLAN.
- VALVES

 1. REMOTE CONTROL VALVES ELECTRIC REMOTE CONTROL VALVES SHALL BE AS SHOWN ON PLANS. C. V.

- C.2. GATE/BALL VALVES APPROVED GATE/BALL VALVES SHALL BE AS SHOWN ON PLANS AND DETAILS. SIZE AND LOCATION SHALL BE AT 300' INTERVALS MINIMUM AND ELSEWHERE AS
- INDICATED ON PLAN.
 ALL VALVES SHALL BE LOCATED 24" AWAY FROM CURBS OR SIDEWALKS, AND POSITIONED
- PERPENDICULAR TO THE EDGE OF PAVING.
 ALL VALVES SHALL BE MARKED AT A CURB LOCATION, FINAL LOCATION AND METHOD OF

- ALL VALVES SHALL BE MARKED AT A CURB LOCATION, FINAL LOCATION AND METHOD OF MARKING TO BE APPROVED BY THE CITY.

 VALVES SIALL BE CLUSTERED IN GROUPS PER PLAN
 AUTOMATIC CONTROLLERS
 AUTOMATIC CONTROLLERS SHALL BE AS SHOWN ON PLANS AND DETAILS.
 CONTROL WIRE FOR RCVS
 ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SOLENOID ACTUATED BY REMOTE CONTROL LAVE SHALL BE TYPE UF-600Y, 14 GAUGE SOLID COPPER, PVC INSULATION, SINGLE CONDUCTOR, UL APPROVED UNDERGROUND FEEDER CABLE. EACH PULOT OR "HOT" WIRE SHALL BE COLOR-CODED FOR EACH VALVE WITH THE COMMON WIRE BEING WHITE AND STRIPED DIFFERENTLY. FOR EACH VALVE ""INGTAIL" THAC COMMON WIRE WITH STATION NUMBERS ON EACH END "PIG-TAIL" WIRING EVERY 1500 LF. OR AT EACH 90 DEGREE TURN. ENCLOSE 3 FP. PIG-TAILS. IN CONTROL BOXES WITH COVER STAMPED'SB! "GRICLE BOX," VALVE WIRES SHALL BE URLED 18" DEEP MINIMUM AND ATTACHED TO THE UNDERSIDE OF THE MAINLINE WHERE POSSIBLE. THE CONTRACTOR SHALL RUN TWO (2) EXTRA WIRES IN EACH 1900 RAND HE CONTROLLER TO THE FARTHEST VALVE IN EACH OF DIRECTION OF RAND HE STRIPE). VALVE BOXES AND PULL BOXES.
- VALVE BOXES AND PULL BOXES ALL BE PLASTIC WEATHER RESISTANT, U.V. RESISTANT AND SOIL RESISTANT. VALVE BOXES SHALL BE PLASTIC WEATHER RESISTANT, U.V. RESISTANT AND SOIL RESISTANT. VALVE BOXES SHALL BE GREY IN COLOR. VALVE BOXES SHALL BE CREVEN A LOAD BEARD. SHALL BE LOCK ABLE WITH A STANLESS STEEL BOLT. VALVE BOXES SHALL BAVE A LOAD BEARD. CAPACITY OF 1500 PSI, VALVE BOXE STEEL BOXES SHALL HAVE THE SAME SPECIFICATIONS AS THE BOX. VALVE BOXES SHALL BE "CHRISTIE" OR AN APPROVED EQUAL, BOX LIDS SHALL BE STAMPED "GV" OR "RCV". PULL BOXES SHALL BE UNMARKED VALVE BOXES SHALL BE EMBOSSED WITH THE CONTROLLER AND VALVE NUMBER PULL BOXES SHALL BE INSTALLED EVERY 2001 MIN. INSTALL PULL BOXES IN LANDSCAPE AREAS ONLY.
- G. BACKFLOW PREVENTION UNITS THE BACKFLOW PREVENTION UNITS SHALL BE AS SHOWN ON PLANS AND DETAILS. ALL CONNECTIONS TO BACKFLOW PREVENTER SHALL BE TYPE K BRASS/ COPPER PIPE

8.0 INSTALLATION

- A. TRENCHING

 A.I. EXCAVATION SHALL BE OPEN VERTICAL CONSTRUCTION SUFFICIENTLY WIDE TO PROVIDE FREE WORKING SPACE AROUND THE MATERIAL INSTALLED AND TO PROVIDE AMPLE SPACE FOR BACKFILLING AND COMPACTING.

 A.Z. TRENCHES FOR PIPE SHALL BE CULT TO REQUIRED GRADE LINES, AND TRENCH BOTTOM SHALL BE COMPACTED TO PROVIDE AN ACCURATE GRADE AND UNIFORM BEARING FOR THE FULL LENGTH OF THE INF.
- IHE LINE. WHEN TWO (2) PIPES ARE TO BE PLACED IN THE SAME TRENCH, A 6" SPACE SHALL BE MAINTAINED BETWEEN PIPES. (REFER TO PIPE INSTALLATION DETAIL)
- B. BACKFILLING
 B.I. BACKFILL MATERIAL SHALL BE APPROVED SOIL. UNSUITABLE MATERIAL INCLUDING CLODS AND ROCKS OVER 1" IN SIZE SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF LEGALLY AT
- ALL BACKFILLING SHALL BE DONE CAREFULLY AND SHALL BE PROPERLY COMPACTED FOR
- DEPTH OF TRENCHES SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF HE PIPE. SEE IRRIGATION LEGENI
- PVC PIPE SHALL BE SNAKED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION AND
- CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURES ALL PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTORS, UNLESS
- HERWISE SHOWN IN DETAILS. C.3. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE PRESSURE IS APPLIED TO THE PVC PIPE SYSTEM.
- MAIN LINES SHALL BE TESTED IN PLACE BEFORE BACKFILLING FOR A PERIOD OF NOT LESS THAN

- MAIN LINES SHALL BE TESTED IN PLACE BEFORE BACKFILLING FOR A PERIOD OF NOT LESS THAN FORK (4) HOURS AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE. DURING THE TEST PERIOD, MINIMUM TEST PRESSURE, AT THE HIGHEST POINT OF THE SECTION BEING TESTED, SHALL BE 19 POUNDS PER SQUARE INCH. CETHER FILLING OF PIPE LENGTHS IS ALLOWED.

 AFTER ALL NEW SPRINKLER PIPING AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS. CONTROL VALVES SHALL BE OPEN AD AFTER HEAD OF WATER USED TO FLUSH OUT THE SYSTEM FOR A MINIMUM OF FIVE (5) MINUTES. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, THE RISERS SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED.

 AT THE CONCLUSION OF A SYSTEM PRESSURE TEST, THE HEADS SHALL BE INSTALLED AND TESTED FOR OPERATION IN ACCORDANCE WITH DESIGN REQUIREMENTS UNDER NORMAL OPERATING PRESSURE CONTRACTOR SHALL VERIFY HEAD PRESSURES WITH PITOT TUBE AND ADJUST VALVE COCREGOROUS WITH DESIGN PRESSURE.

 CONTRACTOR SHALL NOT BACKFILL ANY WORK PRIOR TO CORRESPOND WITH DESIGN PRESSURE.

 CONTRACTOR SHALL NOT BACKFILL ANY WORK PRIOR TO PRESSURE TEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIRECT AND INDIRECT COSTS OF EXPOSING WORK FOR PROPER TESTING AND OBSERVATION BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

D. INTENTIONALLY LEFT BLANK

- ALL NOZZLES ON STATIONARY POP-UP SPRINKLERS SHALL BE TIGHTENED AFTER INSTALLATION. ALL SPRINKLERS HAVING AN ADJUSTMENT STEM SHALL BE ADJUSTED ON A LATERAL LINE FOR PROPER RADIUS, DIAMETER AND/OR GALLONAGE PER APPROVAL OF THE LANDSCAPE ARCHITECT. SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS FOR FINAL.
- AUTEO VALVES SHALL BE ADJUSTED IN ORDER THAT A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.

 QUICK COUPLING VALVES SHALL BE SET APPROXIMATELY 12° FROM WALKS, CURBS, HEADERBOARDS, OR PAVED AREAS WHERE DESIGNED REFER TO INSTALLATION DETAIL. NO CONTROL VALVES SHALL BE LOCATED IN TURF AREAS WITHOUT PRIOR WRITTEN APPROVAL OF TURL 1 ANNEY 394, PARTHIECT!
- F.3.
- LVE BOXES VALVE BOXES SHALL BE SET ONE INCH (1") ABOVE THE DESIGNATED FINISH GRADF IN LAWN AREAS AND THREF INCHES (3") ABOVE FINISH GRADF IN GROUND COVER AREAS VALVE BOXES INSTALLED NEAR WALKS, CURBS, HEADERBOARDS, AND PAVING SHALL ABUT
- VALVE BOXES INSTALLED NEAR WALKS, CURBS, HEADERBOARDS, AND PAVING SHALL ABU
 THOSE ITEMS. TOP SURFACE OF BOX SHALL BE FLUSH WITH ITEMS LISTED ABOVE.
 G.3. VALVE BOXES SHALL BE INSTALLED IN SHRUB PLANTERS, NOT IN TURF AREAS WHENEVER
 POSSIBLE, UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 H. AUTOMATIC CONTROLLER LOCATION AND INSTALLATION.
 H. THE AUTOMATIC CONTROLLER SHALL FRED SHALL BE TOOKED. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLAN.
- VERIFY EXACT LOCATION OF CONTROLLER WITH LANDSCAPE ARCHITECT PRIOR TO
- INSTALLATION.
 ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTING THE 120 VOLT FLECTRICAL SERVICE TO THE CONTROLLER. IRRIGATION CONTRACTOR SHALL PROVIDE POWER TO CONTROLLER. AND SHALL, COMPLETE HOOK-LUP TO CONTROLLER.
 THERE SHALL BE ADEQUATE COVERAGE OF SOIL (18" MINIMUM) OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN MAIN LINE TRENCH AND TAPE TO SIDES OF MAINLINE AT 15' INTERVALS.
- INTROL WIRE

 ALL ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH LOCAL AND STATE CODES AND
 BE INSTALLED BY THOSE SKILLED AND LICENSED IN THE TRADE.

 CONNECTING AND SPLICING OF WIRE AT THE VALVES OR IN THE FIELD SHALL BE MADE USING
 RAN BIRD PEN-TITE CONNECTORS OR EQUAL. WIRE CONNECTORS SHALL BE WATERPROOF AND
 NON-REUSEABLE ALL SPLICES SHALL BE MADE USING SEALED WATERPROOF CONNECTORS

 CONNECTORS SHALL HAVE A TWO PIECE BODY, COPPER CRIMP SLEEVE, AND WATER PROOF
- SEALANI.
 THIRE (3') FEET LONG PIG-TAIL WIRE SPLICES SHALL BE ALLOWED ONLY AT 1500 FT. INTERVALS
 THE WIRE SPLICES SHALL BE ENCLOSED IN A VALVE BOX WITH COVER IMPRINTED WITH THE
- THE BACKFLOW PREVENTION UNITS SHALL BE INSTALLED AS SHOWN ON PLANS AND DETAILS. BACKFLOW PREVENTION UNITS SHALL BE INSTALLED PER LOCAL CODES INCLUDING CERTIFICATION

9.0 OBSERVATION SEQUENCE

- OBSERVATIONS BY THE LANDSCAPE ARCHITECT WILL BE REQUIRED AT THE FOLLOWING TIMES:
- UPON INSTALLATION OF MAINLINE (PRIOR TO BACKFILLING) FOR PRESSURE TES UPON INSTALLATION OF IRRIGATION HEADS (PRIOR TO PLANTING BUT AFTER FINE GRADING) FOR
- AT THE END OF MAINTENANCE PERIOD. PART B IRRIGATION SYSTEM MAINTENANCE

WHEN REPAIRS TO THE SYSTEM ARE REQUIRED, IDENTICAL MATERIALS SHOULD BE USED TO MAINTAIN

I. IRRIGATION CONTROLLER

THE IRRIGATION CONTROLLER IS DEFINED AS THE MASTER CONTROLS THAT REGULATE THE IRRIGATION PROCESS. THE SYSTEM HAS BEEN INSTALLED USING THE LATEST STATE-OF-THE-ART EQUIPMENT AVAILABLE HOWEVER, AS WITH ANY DEVICE, THE EQUIPMENT WILL NOT LAST FOREVER, AND COMPONENTS WILL NEED TO BE REPAIRED OR REPLACED PERIODICALLY.

IRRIGATION CONTROLLERS CONTROL THE TIME OF DAY AND THE FREQUENCY WITH WHICH THE IRRIGATION SYSTEM DISPERSES WATER. TURNIOS HERIGATION VALVES ON AND OFF ACCORDING TO A WATERING SCHEDULE WHICH IS PROGRAMMED INTO THE CLOCK.

EACH CONTROLLER HAS A BATTERY BACK-UP, HOWEVER, THE SCHEDULE MAY BE LOST AS A RESULT OF A POWER OUT-AGE. CHANGING SHORT-TERM WEATHER CONDITIONS AND SEASONAL CHANGES WILL REQUIRE FINE-TUNING THE PROGRAM FOR PROPER WATERING. DURING EXTENDED RAINY PERIODS, THE CONTROLLERS SHOULD BE SHUT-DOWN UNTIL ADDITIONAL WATER IS NEEDED IN THE LANDSCAPE AREAS MILLTIPLE BRIGGATION CYCLES SHOULD BE USED AS NEEDED TO ALLOW EACH WATERING TO COMPLETELY SOAS-IN. THIS WILL REDUCE RUNDER AND WASTED WATER.

SOAK-IN. THIS WILL REDUCE RUNOFF AND WASTED WATER.

MAINTENANCE REQUIRED

MAINTENANCE REQUIRED.

1. REGULAR INSPECTIONS OF OUTDOOR CONTROLLERS TO MINIMIZE MOISTURE DAMAGE AND CORROSION.
REGULAR CHECKING FOR DEAD BACK-UP BATTERY, LOOSENED CONNECTIONS, DETERIORATED
WEATHERPROOFING OR CONTROLLER MOUNTING HARDWARF. LIGHTING STRIKES COULD ALSO AFFECT
THE SYSTEM, AND IT SHOULD BE CHECKED AFTER ELECTRICAL STORMS FOR ANY ADVERSE EFFECTS. 2 PERIODIC INSPECTION OF TIME CLOCKS TO DETERMINE THAT THE SCHEDULED PROGRAM IS WORKING PROPERLY AND ADJUSTING THE PROGRAM FOR PROPER WATERING

3. RESETTING TIME CLOCKS FOR DAYLIGHT SAVINGS TIME, AND AFTER POWER FAILURES TO RESTORE SCHEDULED PROGRAMMING. 4. MONTHLY RESETTING AND ADJUSTMENT OF EACH IRRIGATION STATION'S RUN TIME IN RESPONSE TO

CHANGING WEATHER CONDITIONS AND PLANT NEEDS. CONTROLLERS SHOULD BE ADJUSTED BASED ON THE ACTUAL NEEDS OF THE PLANTS WITH ALLOWANCES FOR ADJUSTMENTS DUE TO ON SITE CONDITIONS. 5. RAIN SHUT OFF DEVICES (IF SO EQUIPPED) SHOULD BE CLEANED AND KEPT FREE OF DELETERIOUS MATERIALS SUCH AS LEAVES, ON A MONTHLY BASIS. ENSURE PLANT MATERIAL HAS NOT GROWN OVER OR

6. EVENTUALLY, REPLACEMENT OF ELECTRIC TIME CLOCKS, WHEN NEEDED

FREQUENCY.

I. FAILURE TO INSPECT TIME CLOCKS AS NECESSARY MAY RESULT IN INADEQUATE OR OVER-WATERING WHICH, FOR EVEN A SHORT PERIOD OF TIME, COULD BE DISASTROUS TO SURROUNDING LANDSCAPING. OVER-WATERING CAN ALSO CAUSE WATERE ACCUMULATION LEADING TO PLANT DEATH, PAVEMENT FAILURES AND WATERPROOFING PROBLEMS. IT IS VERY IMPORTANT THAT REGULAR INSPECTIONS BE PREFORMED TO IDENTIFY ANY OVERLY-WEST AREAS AND THAT CORRECTIVE MEASURES BE IMPLEMENTE IMMEDIATELY. TIME CLOCKS THAT ARE NOT PROPERLY SET MAY ALSO CAUSE WATERING DURING DURING THAT BEIGHT THAT THE CLOCKS THAT ARE NOT PROPERLY SET MAY ALSO CAUSE WATERING DURING

II BACKELOW PREVENTERS

II. BACKFLOW PREVENTERS

BACKFLOW PREVENTERS ARE DEFINED AS A DEVICE WHOSE FUNCTION IS TO PERMANENTLY SEPARATE
THE POTABLE WATER SUPPLY FROM THE IRRIGATION SYSTEM. THE BACKFLOW UNITS FOR THE PROJECT
ARE THE "ATMONOSPHERIC" TYPE, AND ARE LOCATED ON EACH HYDROZONE SYSTEM.

MAINTENANCE REOUIRED

PERIODIC INSPECTION FOR LEAKS., PERIODIC DISCHARGE OF WATER FROM THE RELIEF VALVE IS NOT A PROBLEM, BUT ACTUALLY THE VALVE PERFORMING ITS INTENDED FUNCTION

BACKFLOW PREVENTERS ARE VERY CONSPICUOUS, AND CAN BE SPOT-CHECKED WEEKLY FOR VISIBLE

LEAKS OR VANDALISM EFFECTS OF DEFERRED MAINTENANCE: FAILURE TO INSPECT AND REPAIR BACKFLOW UNITS MAY AFFECT NEARBY TURF, TREES, AND OTHER PLANT LIFE. INSPECTIVE BACKFLOW PREVENTION CAN ALSO CAUSE CONTAMINATION OF THE DOMESTIC

III. SPRINKLER HEADS / EMITTERS
WHILE THE SPRINKLER SYSTEM PATTERNS HAVE BEEN CHOSEN TO KEEP OVERSPRAY OFF WALLS,
SIDEWALKS, AND BUILDINGS, WINDY CONDITIONS, PLANT GROWTH, AND OTHER FACTORS WILL
SOMETIMES RESULT IN ISOLATED OVERSPRAY PROBLEMS
NOTE: WATER SHOULD BE APPLIED ONLY IN AMOUNTS TO MEET PLANT NEEDS, WITHOUT FXCESS
BECAUSE WEATHER AND GROWTH VARY BY MONTH, WATER APPLICATION NEEDS TO BE RESET ON A
MONTHLY AND SEASONAL BASIS TO REPLACE WATER LOST THROUGH EVAPOTRANSPIRATION WITH
ALLOWANCE FOR SPECIFIC SITE CONDITIONS.
THE IRRIGATION SCHEDULE ON THE INSTALLATION PLANS SHOULD BE USED AS AN INITIAL STARTING
POINT FOR THE CONTRACTOR. EACH IRRIGATION SYSTEM'S RUN TIME AND CYCLE SHOULD BE EVALLATED

AND ADJUSTED IN THE FIELD MAINTENANCE REQUIRED:

MAINTENANCE REQUIRED.

FREQUENT INSPECTION FOR BROKEN OR IMPROPERLY ADJUSTED SPRINKLER HEADS, CLOGGED NOZZLES OR EMITTERS, WORN NOZZLES AND GEAR DRIVES, GRIT IN SEALS OR MOVING PARTS, MOWER OR OTHER PHYSICAL DAMAGE, AND BROKEN SPRINKLER LINES. THE RISER HEIGHT OF SPRINKLERS SHOULD BE ADJUSTED AS REQUIRED, BUT NOT TO INTENERER WITH PEDESTRIAN TRAFFIC, POP-UP TYPE SPRINKLERS SHOULD BE ADJUSTED TO MAINTAIN THE SPRINKLER HEAD FLUSH WITH THE SURROUNDING GRADE. POP-UP TYPE SPRINKLERS SHOULD, AWAYS BE USED ADJACENT TO TRAFFIC AREAS.

FERIODICALLY, EMITTERS MAY NEED TO BE ADDED TO ACCOMMODATE FUTURE PLANT GROWTH. APPROPRIATE CORRECTIVE MEASURES SHOULD BE MADE IMMEDIATELY TO CORRECT ANY OF THESE PROBLEMS AND ENSURE APPROPRIATE COVERAGE IN ALL AREAS, PREVENT OVER WATERING, AND MINIMIZE ANY OVERSPRAY. AFTER ANY IRRIGATION REPAIR, PIPING SHOULD BE FLUSHED AND RETESTED FOR PROPER FLUNCTION AND ADEQUATE COVERAGE.

REGULAR RISPECTIONS SHOULD BE REPROFRED TO MONITOR THE AMOUNT OF WATER BEING APPLIED, AND CORRECTIVE MEASURES TAKEN, IF NECESSARY.

SINC I: TION AND APPROPRIATE ADJUSTMENTS OF SPRINKLERS TO ASSURE ADEQUATE COVERAGE AND VT OVERSPRAY SHOULD BE DONE A MINIMUM OF ONCE A WEEK, MORE FREQUENTLY DURING TH DRYER WARMER SEASONS

EFFECTS OF DEFENED MAINTENANCE: FAILURE TO INSPECT, REPLACE, AND ADJUST SPRINKLER SYSTEM COMPONENTS MAY RESULT IN INADEQUATE OF SUPPLUS WATER SUPPLY OF AFFECTED AREA OFFECTED AREA OTHER PLANT LIFE. OVER WATERING MY VENTUALLY LEAD TO SOIL EROSION, AND COULD EFFECT

EFFECTS OF DEFERRED MAINTENANCE

NEARBY STRUCTURES AND/OR HARDSCAPE SURFACES.

MAINTENANCE REQUIRED:
REGULAR INSPECTION OF VALVES TO VERIFY THAT THEY ARE OPERATING CORRECTLY. CHECKING FOR
DIAPHRAGM, OR SEAT WEAR, STICKING SOLENOIDS OR DIAPHRAGM, CORROSION OF WIRE CONNECTIONS,
CLOGGED SCREENS AND ORIFICES, AND DEBRIS OR STONES LODGED UNDER THE DIAPHRAGM. REPAIR
AND/OR REPLACEMENT AS NECESSARY.

REMOTE CONTROL VALVES MAY HAVE ASSOCIATED UNIONS AND ISOLATION VALVES. THESE SHOULD ALSO BE CHECKED PERIODICALLY FOR LEAKAGE OR DAMAGE.

FREQUENCY:

VALVES SHOULD BE MANUALLY OPERATED AND VISUALLY INSPECTED AT LEAST ONCE PER MONTH. A
MORE THOROUGH INSPECTION OF ALL VALVES SHOULD BE PERFORMED AT LEAST ONCE A YEAR WITH
REPAIRS OR REPLACEMENT DONE AS SOON AS ANY MALFUNCTION IS DETECTED. THIS SAME PREQUENCY
OF INSPECTION SHOULD BE APPLIED TO THE BALL OR GATE VALVES LOCATED THROUGHOUT THE SYSTEM

AS THE REMOTE CONTROL VALVES CONTROL THE DISBURSEMENT OF WATER, REPAIRS THAT ARE NOT ATTENDED TO IMMEDIATELY COULD RESULT IN LONG TERM DAMAGE TO LANDSCAPING IN THE AFFECTED AREAS.

V. IRRIGATION PIPE.

MAINTENANCE REQUIRED: THE IRRIGATION SUPPLY AND LATERAL PIPES ARE PLASTIC (PVC). IF NOT DISTURBED BY; TRENCHING OR DIGGING, MINIMAI, ONGOING MAINTENANCE SHOULD BE REQUIRED. ON OCCASION, SOME REPAIRS MAY NEED TO BE DONE TO MAINTAIN THE INTEGRITY OF THE SYSTEM AND AN OCCASIONAL INSPECTION OF PORTIONS OF THE SYSTEM IS RECOMMENDED. REPAIRS SHOULD BE MADE WITH IDENTICAL MATERIALS.

FREQUENCY:
IF REPAIRS ARE REQUIRED, THEY SHOULD BE DONE IMMEDIATELY.

EFFECTS OF DEFERRED MAINTENANCE.
AS WITH OTHER COMPONENTS OF THE IRRIGATION SYSTEM, REPAIRS THAT ARE NOT ATTENDED TO IMMEDIATELY COULD RESULT IN LONG TERM DAMAGE TO LAWN AND PLANT LIFE IN THE AFFECTER AREAS.

CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.

RODINGS, REINFORCEMENT, AND GROUT PER CITY OF SOLANA BEACH APPROVED STANDARDS.
 GAS AND ELECTRICAL CONNECTIONS AND SHUTOFFS PER CITY OF SOLANA BEACH APPROVED STANDARDS.

REVISIONS NO. REV. DATE BY

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CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE AND CALLEORNIA ELECTRICAL

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LANDSCAPE ARCHITECT STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAP PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE

BUILDINGS & STRUCTURES

LANDSCAPE ARCHITECT

SIGNATURE

THIS PROJECT SHALL CONFORM TO THE LATEST

EDITIONS (2019) OF THE CALIFORNIA BUILDING

CODE (BASED ON THE 2017 EDITION OF THE

NATIONAL ELECTRICAL CODE), AND CITY &

FINISHED GRADE - ALL LANDSCAPE AREAS SHALL

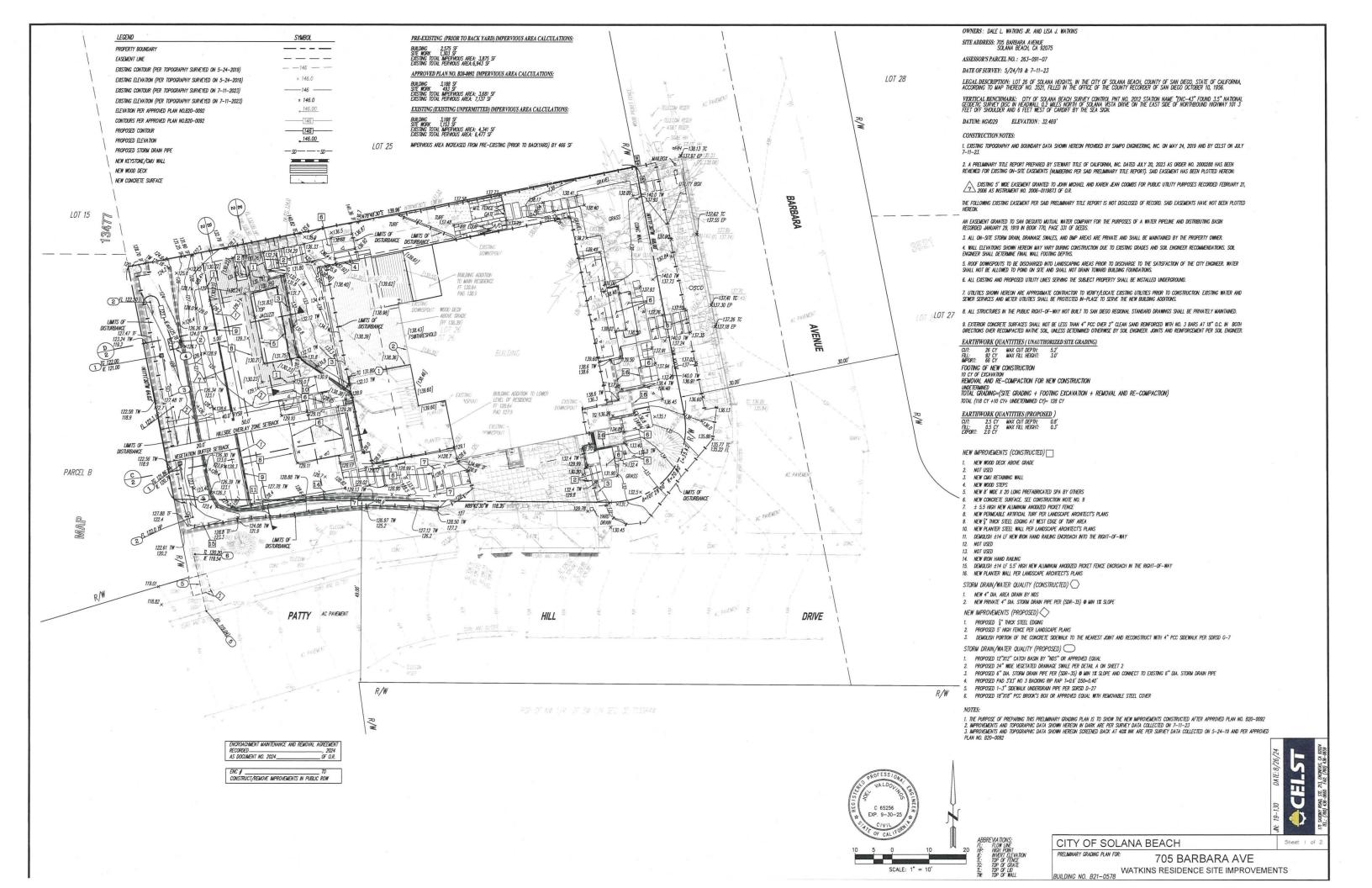
BE FINISH GRADED TO REMOVE ROCKS AND TO

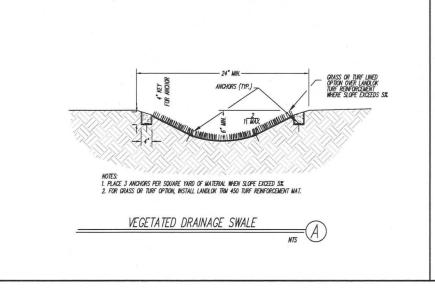
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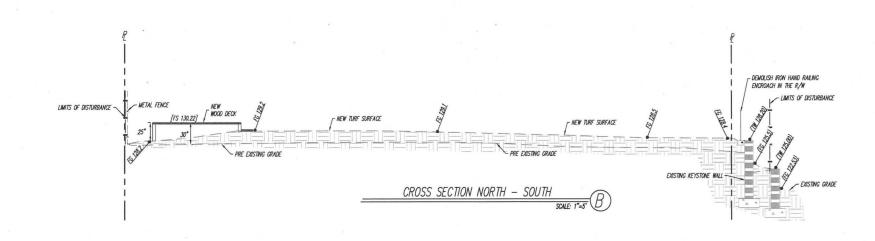
COUNTY LAWS AND ORDINANCES.

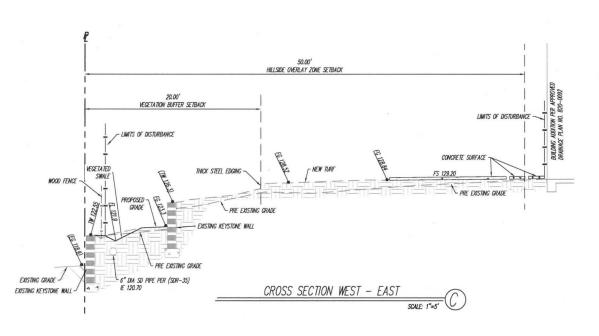
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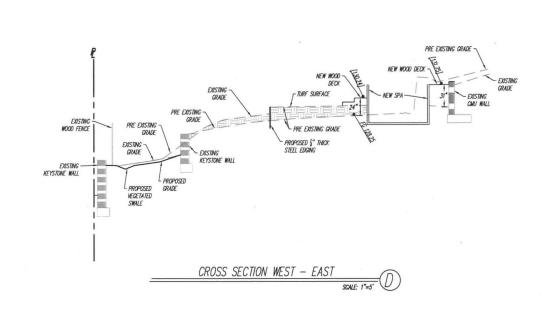
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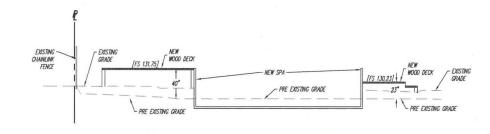












CROSS SECTION NORTH - SOUTH

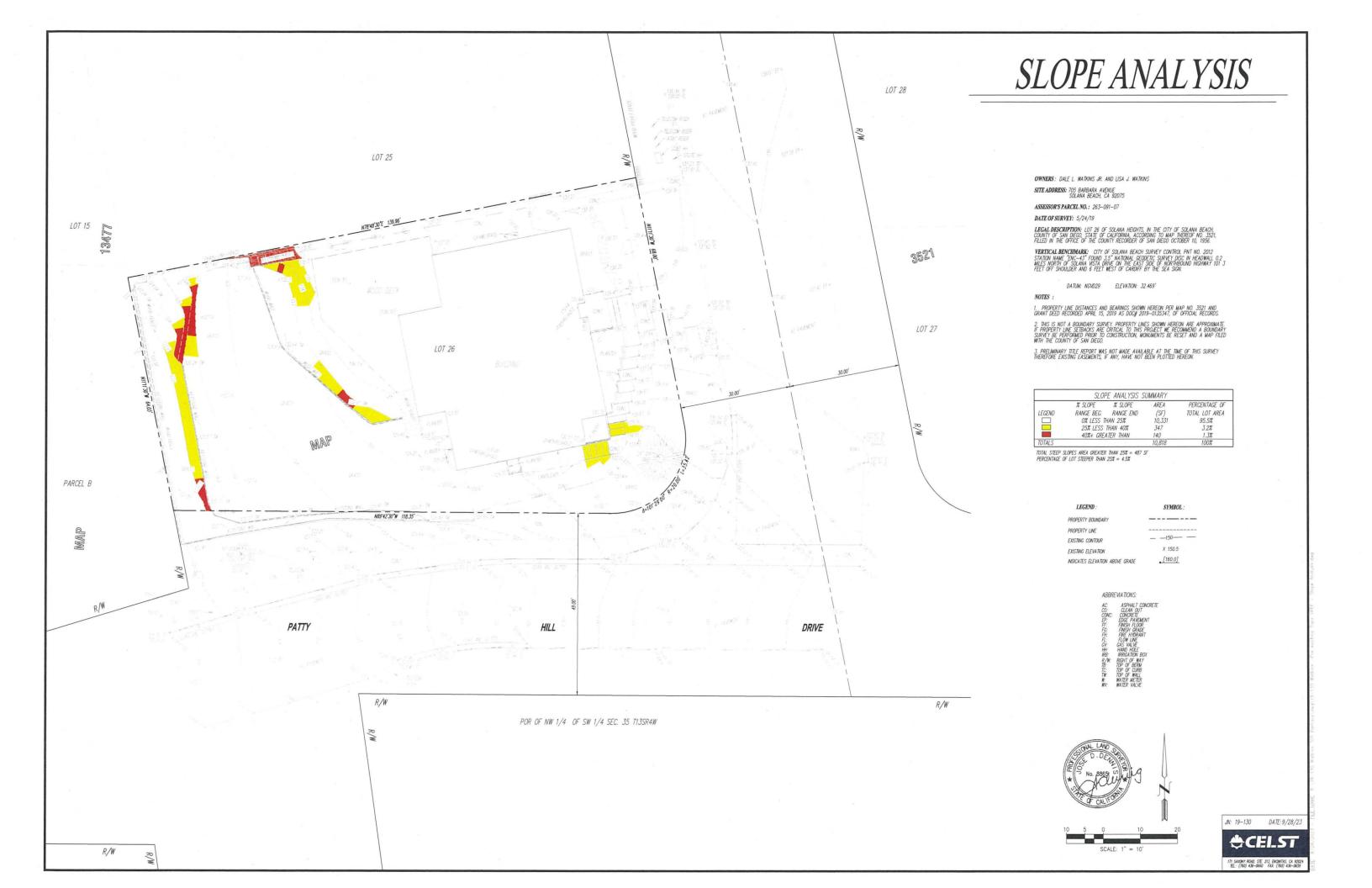


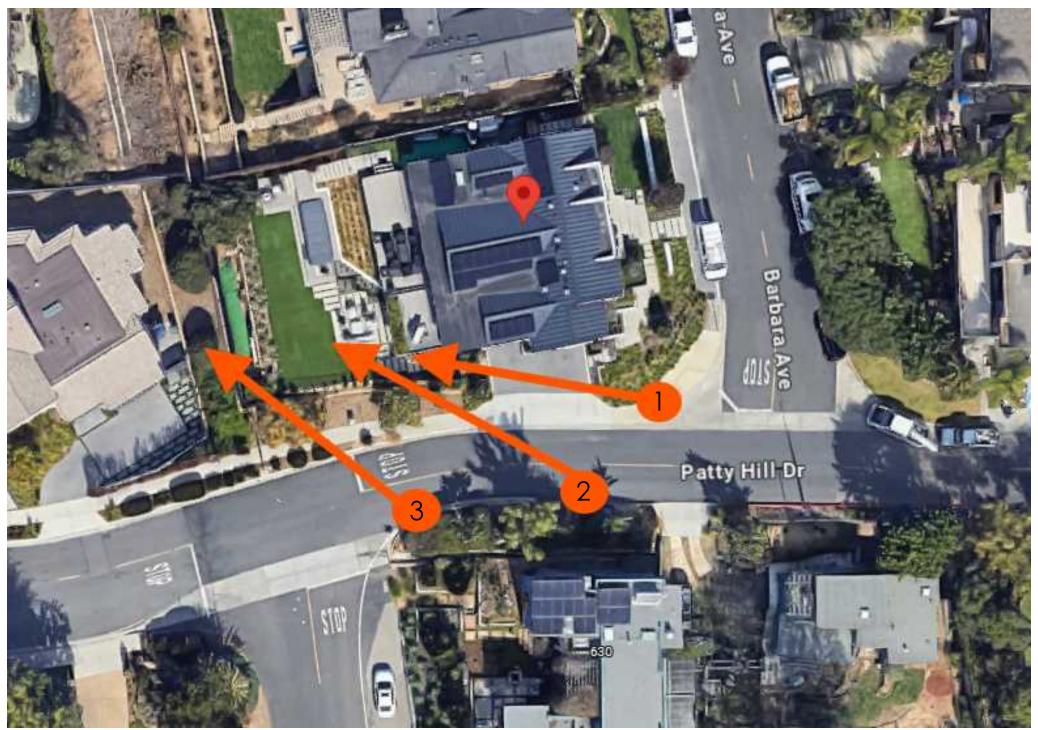
JN: 19-130 DATE: 8/26/24 171 SAXONY ROAD, STE. 213, ENCINITAS, CA 92024 TEL: (760) 436-0660 FAX: (760) 436-0659

ABBREVIATIONS:

CITY OF SOLANA BEACH

PRELIMINARY GRADING PLAN FOR: 705 BARBARA AVE
BUILDING NO. B21–0578 WATKINS RESIDENCE SECTIONS/DETAILS





VIEW ANALYSIS KEY MAP SCALE: NTS

VIEW LOCATION

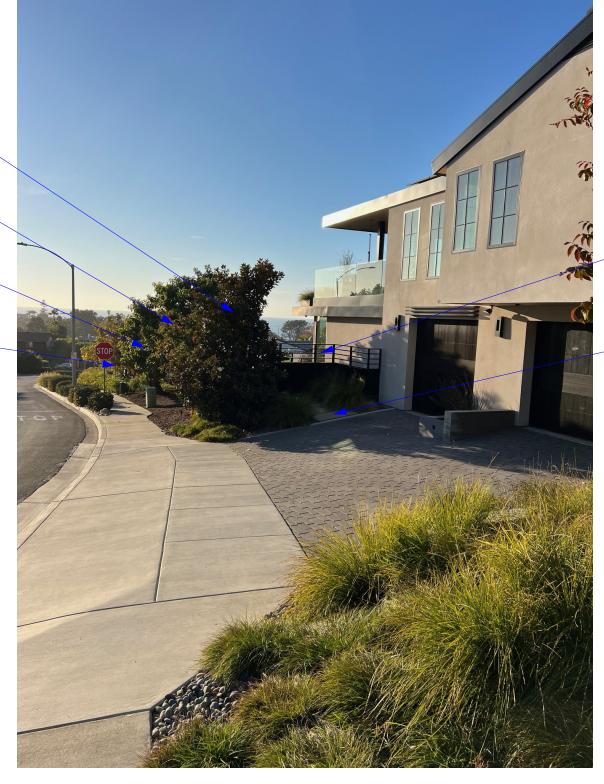
VIEW DIRECTION



PROPOSED (INSTALLED) CHINESE PISTACHE TREE

EXISTING SAPOTE (MEXICAN APPLE) TREE - TO REMAIN

EXISTING CORAL TREE - TO REMAIN



VIEW ANALYSIS VIEW 1

PROPOSED (CONSTRUCTED) 5'-6" H. (80% TRANSPARENCY ABOVE 42") BLACK ALUMINUM PANEL FENCE & GATE (TYP.)

PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ LOOSE BEACH PEBBLES (TYP.)

WATKINS RESIDENCE, 705 BARBARA AVE., SOLANA BEACH, CA 92075

EXHIBIT PREPARED BY: IAN TILLYARD LANDSCAPE DESIGN, LLC

TEL: 858-350-3767 DATE: 12-10-2024



EXISTING SAPOTE (MEXICAN APPLE) TREE - TO REMAIN

EXISTING CORAL TREE - TO REMAIN

EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL TYP.) - TO REMAIN

EXISTING NON-PLANTED LANDSCAPE AREA (PERVIOUS) W/ MULCH, NO IRRIGATION



VIEW ANALYSIS VIEW 2

- PROPOSED (INSTALLED) 'LITTLE GEM' MAGNOLIA TREE

PROPOSED (CONSTRUCTED) 5' H. (80% TRANSPARENCY ABOVE 42")
BLACK ALUMINUM PANEL FENCE (TYP.)

PROPOSED (CONSTRUCTED) 5'-6" H. (80% TRANSPARENCY ABOVE 42") BLACK ALUMINUM PANEL FENCE & GATE (TYP.)

WATKINS RESIDENCE, 705 BARBARA AVE., SOLANA BEACH, CA 92075

EXHIBIT PREPARED BY: IAN TILLYARD LANDSCAPE DESIGN, LLC

TEL: 858-350-3767 DATE: 12-10-2024



EXISTING CORAL TREE - TO REMAIN

EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL (TYP.) - TO REMAIN

VIEW ANALYSIS
VIEW 3

PROPOSED (INSTALLED) PODOCARPUS HENKELII (YELLOW WOOD)
SHRUB - TO BE MAINTAINED AS LOW HEDGE (PROTECTING VIEWS
OF NEIGHBOR)

- PROPOSED (CONSTRUCTED - TO BE ADJUSTED) 24" H. BLACK RAILING FENCE (5/8" PICKETS AT 4 1/2" O.C.) (TYP.) - TO BE REMOVED FROM CITY RIGHT-OF-WAY (IN LINE W/ ELECTRICAL BOX APPROX.)

- EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL (TYP.) - TO REMAIN

- EXISTING NON-PLANTED LANDSCAPE AREA (PERVIOUS) W/ MULCH, NO IRRIGATION

WATKINS RESIDENCE, 705 BARBARA AVE., SOLANA BEACH, CA 92075

EXHIBIT PREPARED BY: IAN TILLYARD LANDSCAPE DESIGN, LLC

TEL: 858-350-3767

DATE: 12-10-2024