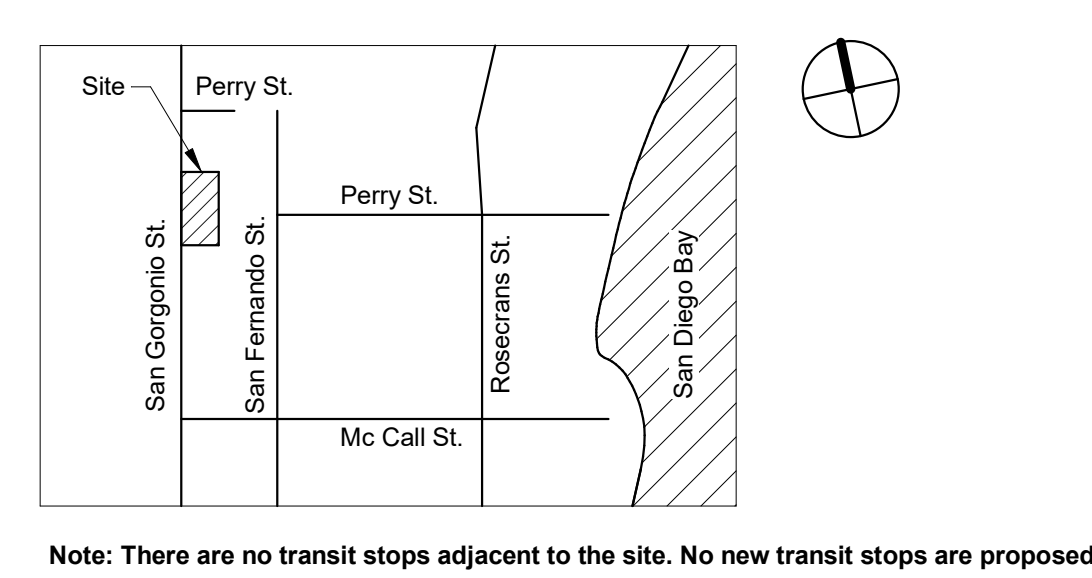


Architectural Abbreviations:

ADJ.	Adjacent	F.E.	Fire Extinguisher	P.C.F.	Pounds Per Cubic Foot
A.F.F.	Above Finish Floor	F.F.	Finish Floor	PERF.	Perforated
ALUM.	Aluminum	FLR.	Floor	P.L.F.	Pounds Per Linear Foot
ALT.	Alternate	F.O.	Face of	PLY.	Plywood
ARCH.	Architectural	F.O.C	Face of Concrete	P.S.F.	Pounds Per Square Foot
AVG.	Average	F.O.M	Face of Masonry	P.S.I.	Pounds Per Square Inch
		F.O.S	Face of Stud	P.T.	Pressure Treated
BD.	Board	FP.	Fireplace		
BDLG.	Building	FRMG.	Framing	RAG	Return Air Grille
BLKG.	Blocking	FTG.	Footing	REF.	Reference
BM.	Beam			REFR.	Refrigerator
BTWN.	Between	G.	Gas	REQ'D.	Required
		G.A.	Gauge	REV.	Revision
CA.TV.	Cable Television	GALV.	Galvanized	RM.	Room
CBC	California Building Code	G.C.	General Contractor	R.O.	Rough Opening
C.I.P.	Cast-In-Place Concrete	G.F.I.	Ground Fault Interrupter		
C.J.	Control Joint	GL.	Glass	SECT.	Section
CLS.	Ceiling			S.F.	Square Foot
CLR.	Clear	HDR.	Header	SHWR.	Shower
C.M.U.	Concrete Masonry Unit	HGR.	Hanger	SIM.	Similar
COL.	Column	HORIZ.	Horizontal	SPECS	Specifications
CONC.	Concrete	HT.	Height	SQ.	Square
CONT.	Continuous	HTG.	Heating	S.S.	Stainless Steel
CPT.	Carpet	HVAC.	Heating/Ventilating/Air-Conditioning	STD.	Standard
C.T.	Ceramic Tile	H.W.	Hot Water	STL.	Steel
CTR.	Center			SUSP.	Suspended
C.W.	Cold Water	INCL.	Included/Including	SYS.	System
		INFO.	Information		
D.F.	Douglas Fir	INSUL.	Insulation	TEL.	Telephone
DIA.	Diameter	INT.	Interior	T.O.C.	Top Of Concrete
DIM.	Dimension			THK.	Thickness
D.L.	Dead Load	LAV.	Lavatory	T.O.B.	Top Of Beam
DN	Down	LB.	Pound	T.O.S.	Top Of Slab
DWG.	Drawing	L.F.	Linear Foot	T.O.W.	Top Of Wall
		L.L.	Live Load	TYP.	Typical
EA.	Each				
E.I.F.S	Exterior Insulation Finish System	MAX.	Maximum	UBC	Uniform Building Code
		MECH.	Mechanical	U.O.N.	Unless Otherwise Noted
E.J.	Expansion Joint	MFR.	Manufacturer		
ELEC.	Electrical	MICRO	Microwave	V.I.F.	Verify In Field
ELEV.	Elevation	MIN.	Minimum	VNR.	Veneer
E.O.S.	Edge of Slab	MISC.	Miscellaneous	V.A.	Vinyl Tile
EQ.	Equal	MTL.	Metal		
EQUIP.	Equipment			W/	With
EXT.	Exterior	N/A	Not Applicable	W.C.	Water Closet
		NO.	Number	WD.	Wood
F.C.U.	Fan Coil Unit	N.T.S.	Not To Scale	W/D	Washer/Dryer
F.D.	Floor Drain			W/O	Without
FDN.	Foundation	O.C.	On Center	WP.	Waterproof
				WT.	Weight

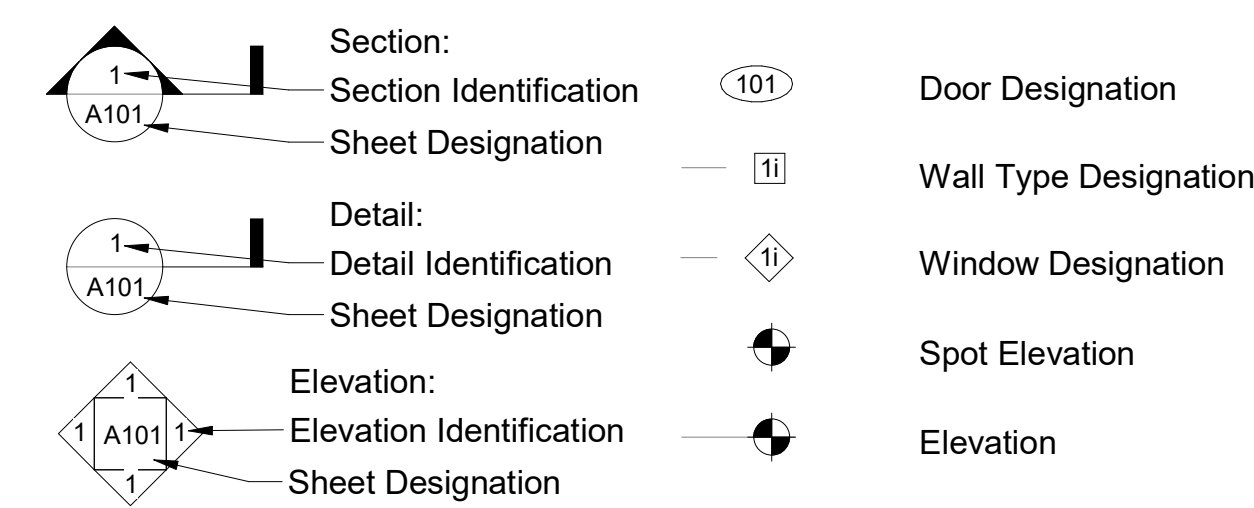
Vicinity Map:



Drawing Index:

T1	Title Sheet
C1.1	Existing Conditions & Demolition Plan
C2.0	Site Plan
C3.0	Grading & Utility Plan
A1	Site Plan
A2	Proposed Home Spa
A3	Proposed Upper Patio
A4	ADU + Guest Quarters Floor Plans
A5	Roof Plan
A6	Elevations
A7	Elevations
A8	Elevations
A9	Elevations
A10	Site Sections
A11	Site Sections
L-1	Landscape Construction Plan
L-2	Landscape Construction Plan
L-3	Planting Plan
L-4	Planting Plan
L-5	Planting Legend & Notes
L-6	Hydrozone Plan & Water Use Calculations

Symbols:



Approval Stamps:

Project Directory:

Owner:
Rob & Christine Landis
535 San Gorgonio St.
San Diego, California 92037
p 619.980.7462
christinehlandis@gmail.com

Civil Engineer:
Enginuity Consulting
Zubin Patrawala
10531 4S Ranch Parkway, #567
San Diego, California 92127
p 858.605.0056

Project Architect:
christian rice architects, inc.
Christian Rice, AIA
CA Lic. # C-31139
1127 Loma Ave.
Coronado, California 92118
p 619.522.9040
cr@christianrice.com

Landscape Architect:
Linear Landscape Architecture
Joe Dodd
PLA #6005
1619 Myrtle Ave
San Diego, CA 92103
p 888.203.6628
joe@linearlandarch.com

Building Department Information:

Area of existing building to be demolished: 4,109 sq.ft.

Project Totals:

Existing to Remain (no change):	
Main Dwelling:	4,117 sq.ft.
Proposed Area:	
Main Dwelling Home Spa:	1,537 sq.ft
ADU:	1,196 sq.ft
Guest House:	350 sq.ft
Total Conditioned Area:	
	7,200 sq.ft
Proposed Unconditioned Area:	
Garage:	1,179 sq.ft
Patio Structure:	114 sq.ft
Guest House Balcony:	270 sq.ft
ADU Patio:	133 sq.ft
Carport:	534 sq.ft
Covered Outdoor Dining:	507 sq.ft

Project Information:

Development Summary:

Note: Existing single family dwelling at 535 San Gorgonio St. is historically significant 'Walter and Emilie Albrecht House' built in 1941.

The scope of work includes new construction of a home spa addition to the Main Dwelling, the new construction of an ADU, the new construction of a Guest Quarters with attached garage, the new construction of a carport, and the new construction of covered living adjacent to existing single family residence. Improvements are as follows:

- Discretionary Approval: Coastal Development Permit
- Lot tie of the properties: 532-273-10-00 and 532-273-09-00
- Demolition of existing 2-story dwelling on 555 San Gorgonio St.
- Construction of an addition (Home Spa) to the Main Dwelling
- New powder bath attached to existing Main Dwelling
- New outdoor living structure
- Construction of ADU
- Construction of Guest Quarters with attached garage
- Construction of Carport
- Construction of Patio Structure
- New electric meter upgrade (if necessary)
- New water meter upgrade (if necessary)
- New landscape
- Concrete work/curb cut in right of way for access to new driveway

Legal Description: And the northerly 75 feet of the northwesterly quarter of lot 150 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by Charles H. Poole, in 1856, a copy of which said map was filed in the office of the county recorder of San Diego County November 14, 1921, and is known as miscellaneous map no. 35, said northwesterly quarter of said lot being commonly known as lot no. 2, block 150 of La Playa. Also, that portion of the southerly half of Owen St. lying northerly of adjoining said northwesterly quarter, as vacated and closed to public use.

PM21970 PAR 1

Assessor's Parcel Number: 532-273-10-00, 532-273-09-00
Parcel Zoning: RS-1-4
Year Built: 1941
Construction Type: V B - Wood Frame
Occupancy Classification: R3
Automatic Fire Sprinklers: Yes (@ new structures)
Stories: Two
Height: 25'-4 1/2" (30' Max. height)
Parking: Required Spaces: 2; Provided Spaces: 2

Lot Area:
555 San Gorgonio St.: 26,281.38 sq.ft. (0.603 acre)
535 San Gorgonio St. 14,998.79 sq.ft. (0.34 acre)
Total: 41,280.17 sq.ft. (0.948 acre)

Landscape Area: 25.9 % (10,694 sq.ft / 41,280 sq.ft)

Gross Floor Area (GFA) Calculations:
Existing (including garage): 4,534 sq.ft
Home Spa (new): 1,430 sq.ft (102 sq.ft excluded; considered basement)

Guest House (new): 329 sq.ft
Entry Lobby (new): 336 sq.ft
ADU (new): 901 sq.ft
Carport (new): 534 sq.ft
Powder Bathroom (new): 42 sq.ft
Garage (new): 1,170 sq.ft
Total: 9,276 sq. ft.

FAR= 9,276 sq. ft. / 41,280 sq. ft. or 22.4%
Max FAR allowed = 45%; Actual FAR = 22.4%

Landis Residence
535 San Gorgonio St., San Diego, CA 92106

christian rice architects, inc.
1127 loma ave, coronado, ca 92118 p 619.522.9040



drawn by:
BW

drawing date:
November 11, 2025

revision	date	notes
1	03/19/26	

Title Sheet

T1

ExistingConditions
&DemolitionPlan

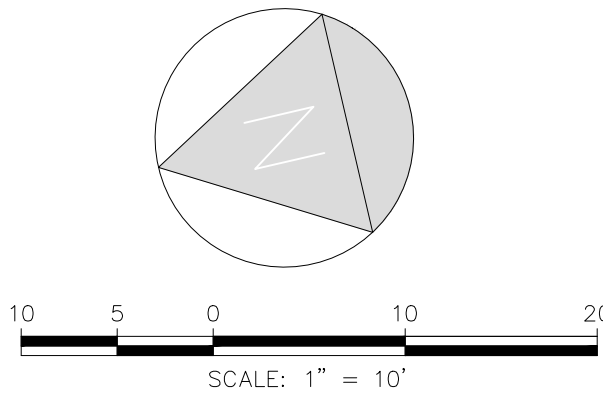
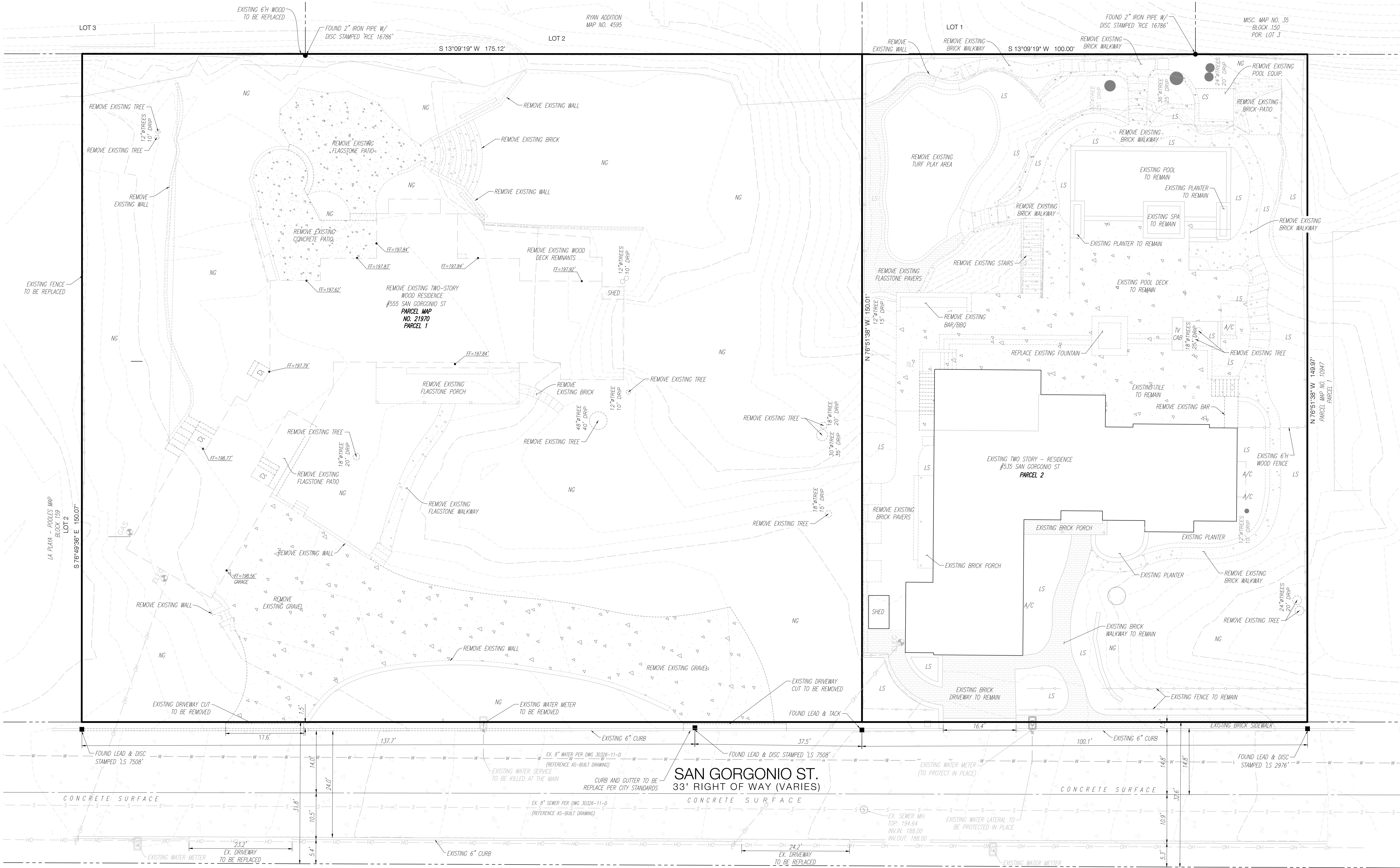
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Checked By: ZRP
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Scale (V):

By
Comment
Rev. Date

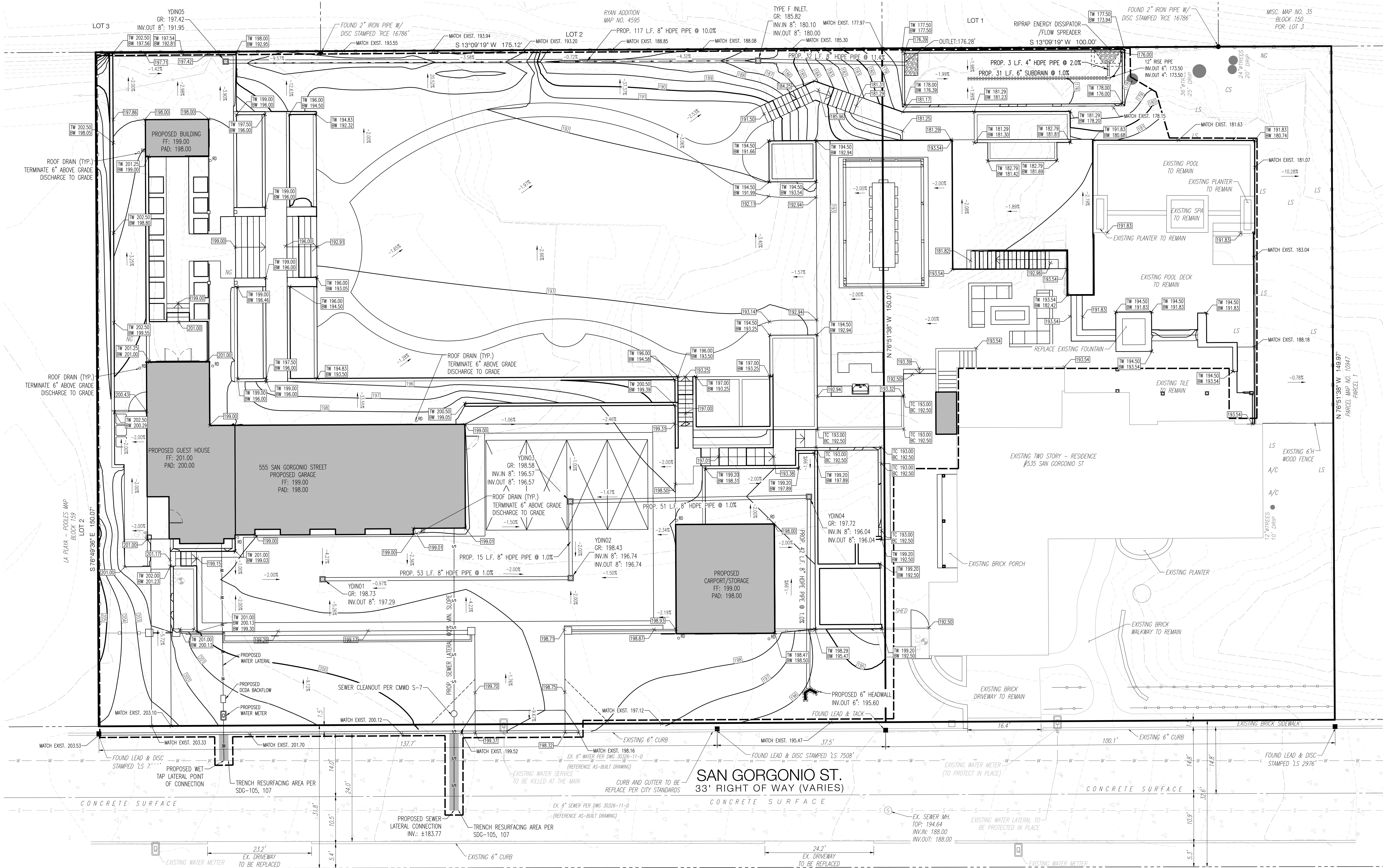
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DemoPlan

C1.0

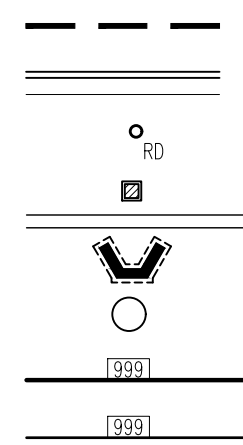
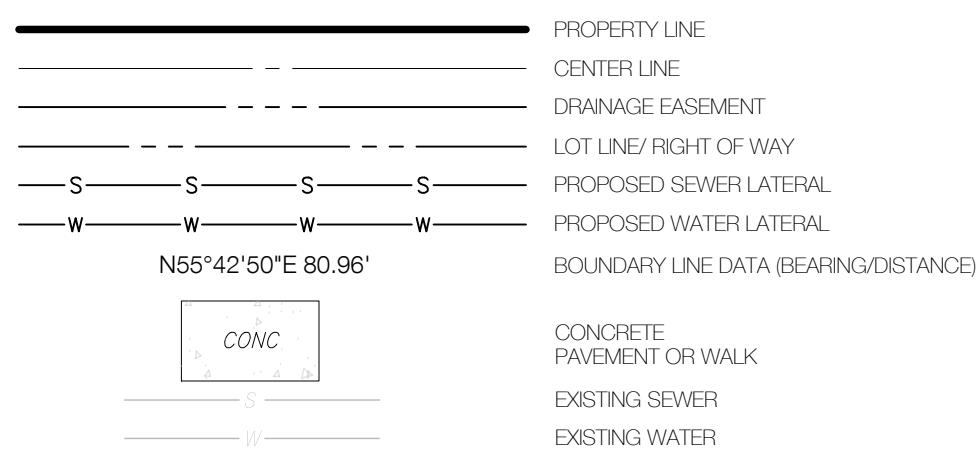
Sheet 1 of 4



*NOTE - GENERALLY, ITEMS IN DRAWING IN ITALICS ARE EXISTING, AND ITEMS IN NON ITALIC ARE PROPOSED.



DRAWING LEGEND



APPROXIMATE LIMIT OF WORK
CURB AND GUTTER
PROPOSED ROOF DRAIN
PROPOSED STORM DRAIN INLET
PROPOSED RETAINING WALL
PROPOSED HEADWALL
PROPOSED CLEAN OUT
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR

EARTHWORK CALCULATIONS

Out(adjusted)(Cu. Yd.) 718.57	Fill(adjusted)(Cu. Yd.) 2,320.76	Net(adjusted)(Cu. Yd.) 1,602.19 (import)
MAX CUT DEPTH UNDER BUILDING FOOTPRINT: -0.72' MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: -4.27' MAX FILL DEPTH UNDER BUILDING FOOTPRINT: 1.90' MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 5.34'		

TOPOGRAPHIC SOURCE:

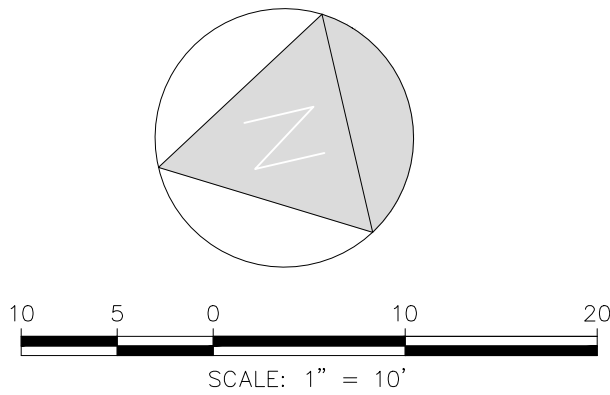
SAN DIEGO LAND SURVEYING & ENGINEERING, INC. (TOPO SURVEY DATED 07/14/2025)

BASIS OF ELEVATION:

SOUTH-EAST BRASS PLUG
SAN GORGONIO STREET AND PERRY STREET
ELEVATION = 210.775 M.S.L.

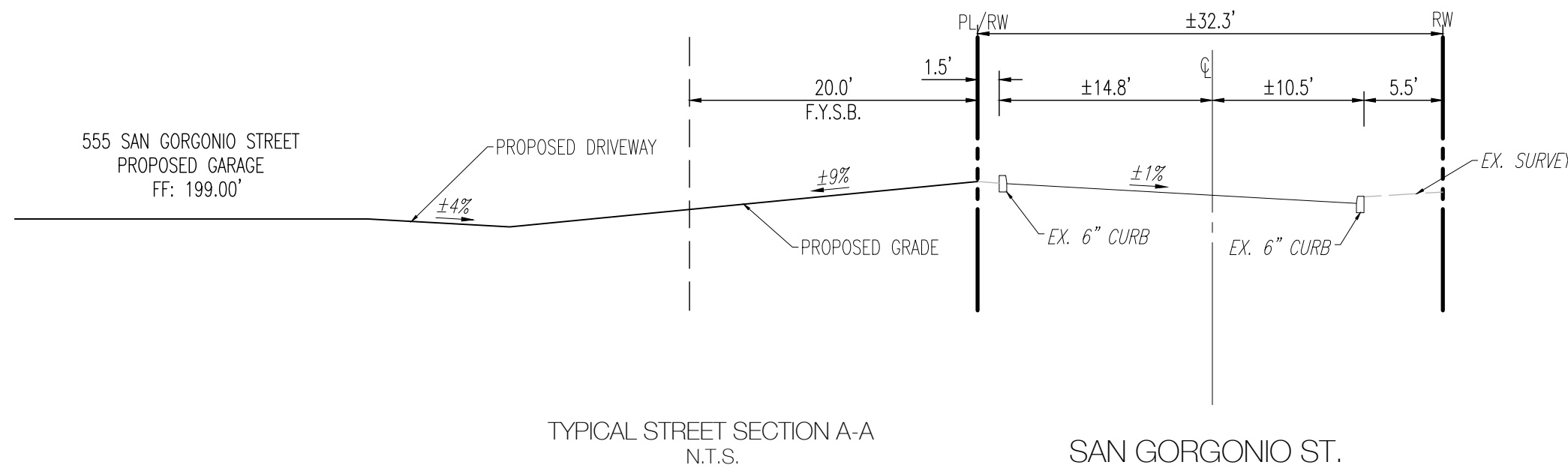
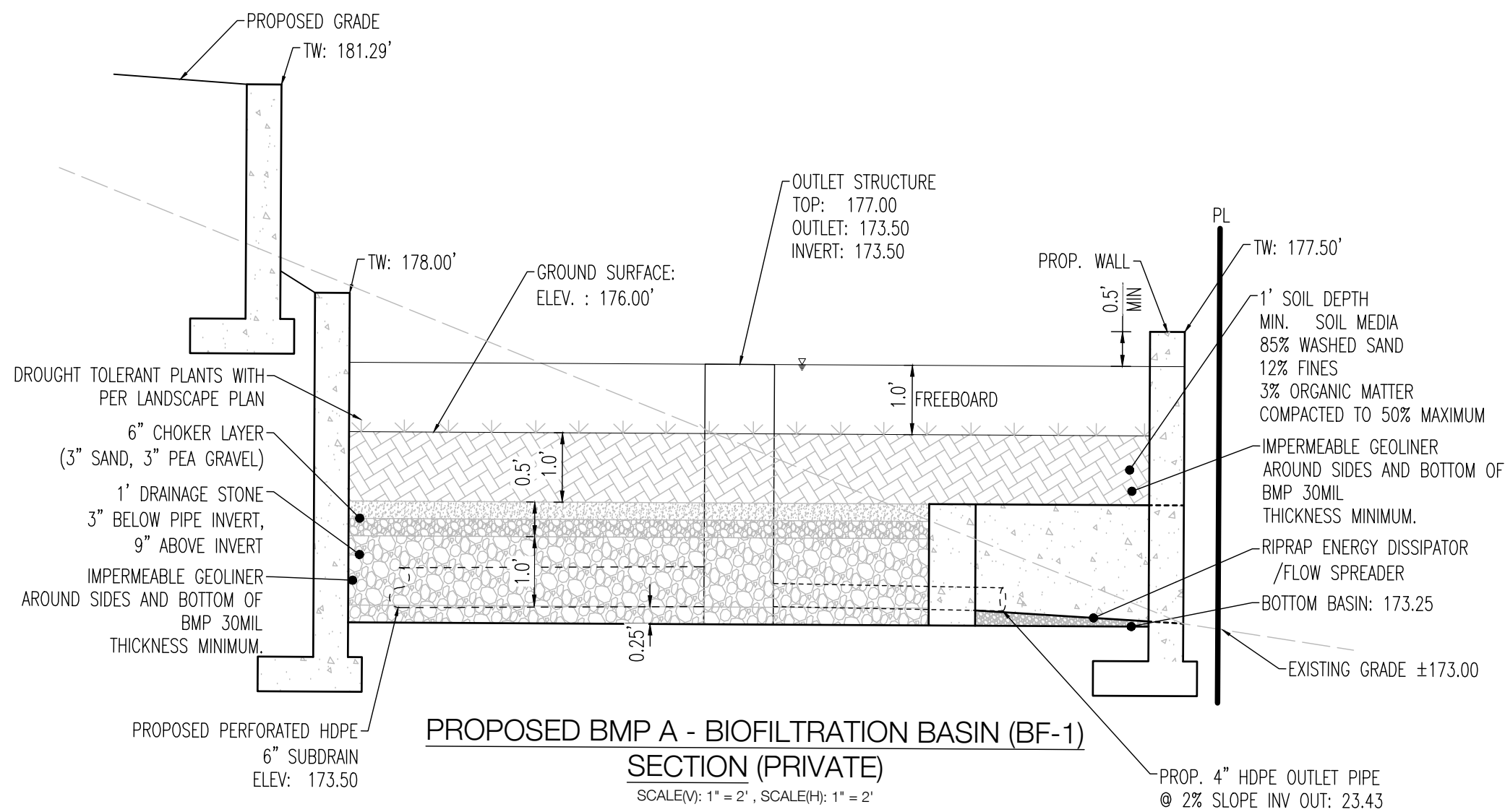
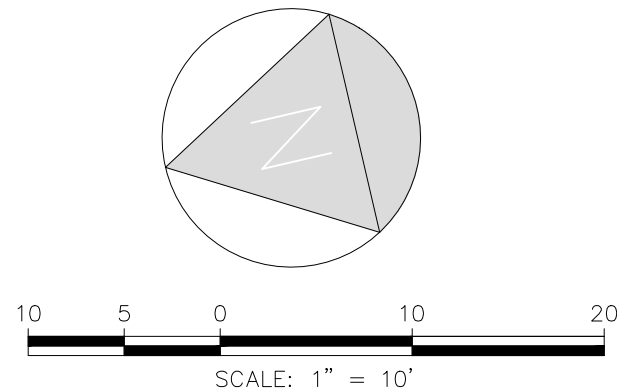


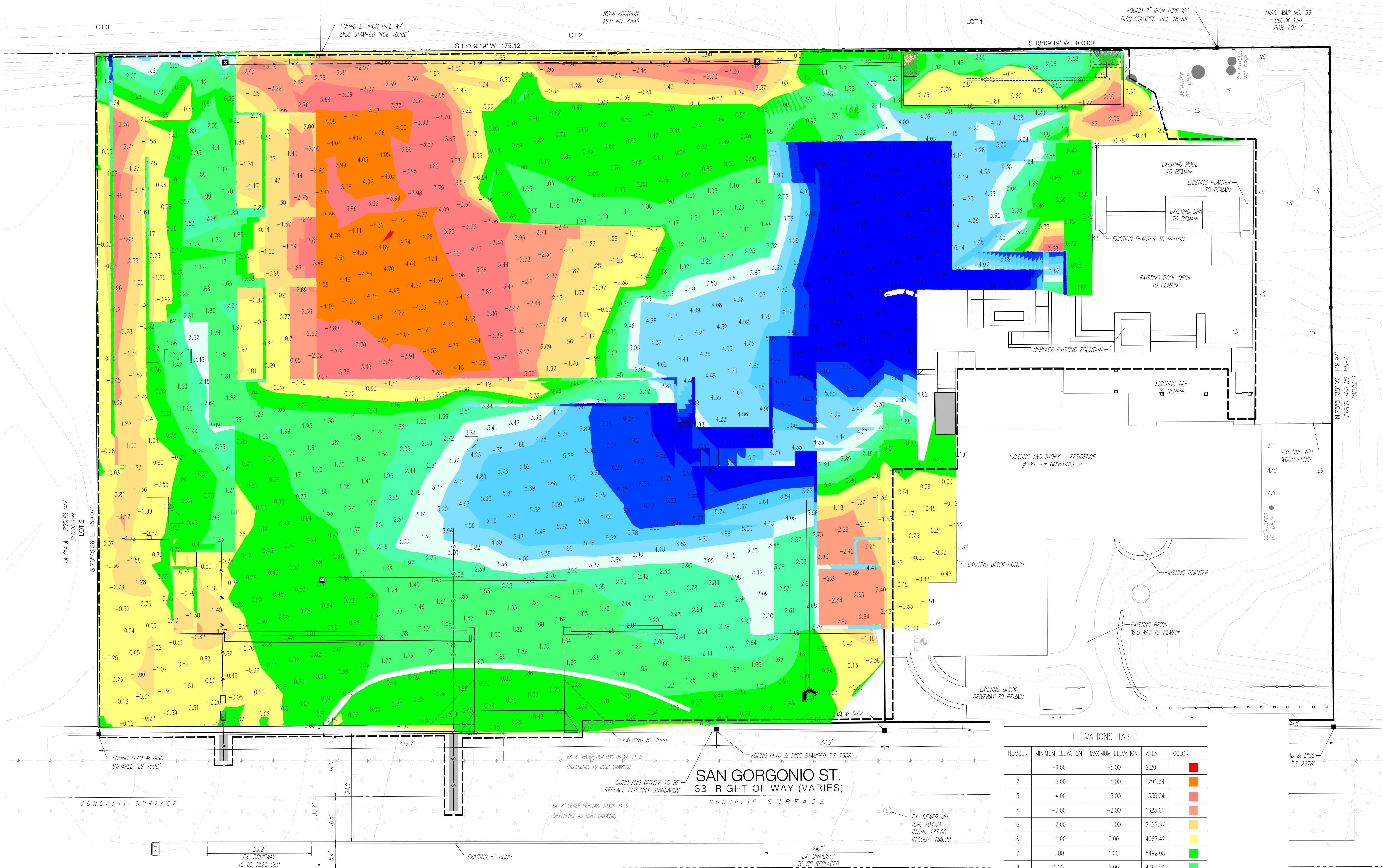
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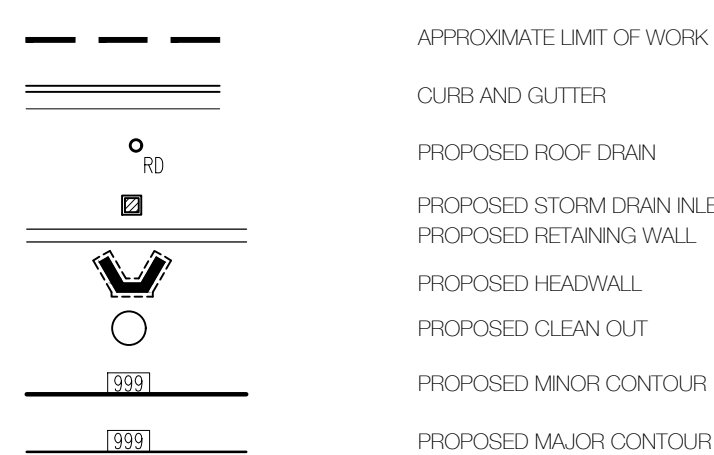
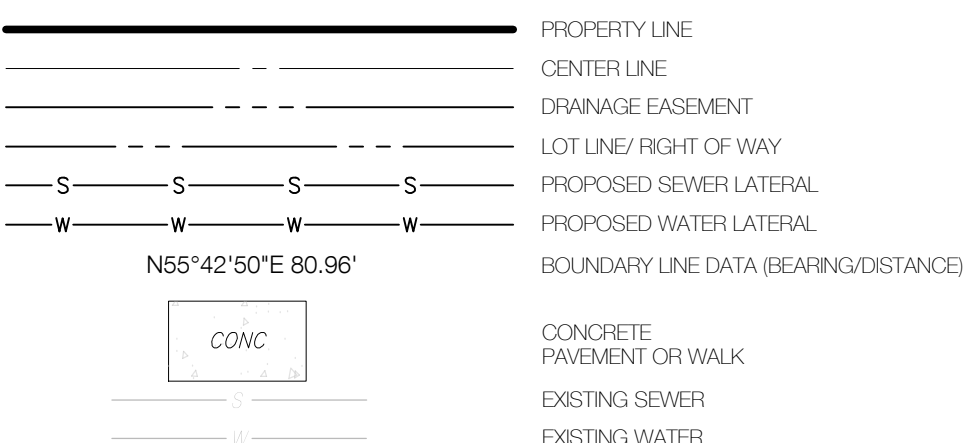
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Scale (V):

Rev. Date Comment By





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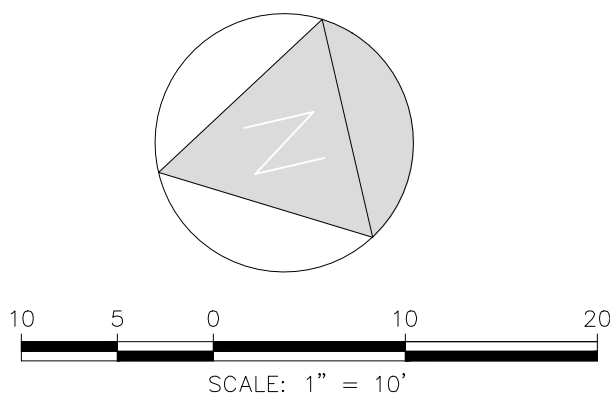


EARTHWORK CALCULATIONS

Out(adjusted)(Cu. Yd.)	Fill(adjusted)(Cu. Yd.)	Net(adjusted)(Cu. Yd.)
718.57	2,320.76	1,602.19 (import)
MAX CUT DEPTH UNDER BUILDING FOOTPRINT: -0.72'		
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: -4.27'		
MAX FILL DEPTH UNDER BUILDING FOOTPRINT: 1.90'		
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 5.34'		

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA	COLOR
1	-6.00	-5.00	2.20	Red
2	-5.00	-4.00	1291.34	Orange
3	-4.00	-3.00	1335.24	Light Orange
4	-3.00	-2.00	1623.61	Yellow
5	-2.00	-1.00	2122.57	Light Green
6	-1.00	0.00	4067.42	Green
7	0.00	1.00	5492.08	Dark Green
8	1.00	2.00	4363.81	Light Blue
9	2.00	3.00	2204.57	Blue
10	3.00	4.00	1314.94	Dark Blue
11	4.00	5.00	1917.51	Light Purple
12	5.00	6.00	1218.36	Purple
13	6.00	7.00	945.74	Dark Purple
14	7.00	17.00	1901.04	Black



The map shows a street grid. San Geronimo St. runs vertically on the left. San Fernando St., Perry St., and Rosecrans St. run horizontally. Mc Call St. runs vertically on the right. San Diego Bay is to the east of the streets. A hatched rectangular area is located on San Geronimo St. between San Fernando St. and Perry St., labeled 'Site' with an arrow pointing to it.

Required Parking

Proposed project is a single-dwelling unit on a 0.948 acre lot.

Minimum Required Parking:	2 spaces
Spaces Proposed:	10 spaces

And the northerly 75 feet of the northwesterly quarter of lot 150 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by Charles H. Poole, in 1856, a copy of which said map was filed in the office of the county recorder of San Diego County November 14, 1921, and is known as miscellaneous map no. 35, said northwesterly quarter of said lot being commonly known as lot no. 2, block 150 of La Playa. Also, that portion of the southerly half of Owen St. lying northerly of adjoining said northwesterly quarter, as vacated and closed to public use,

1. There are no existing easements on the parcel
2. No new easements are proposed for the development

SDMC 131.0447(a)

Front Yard Area: 5501 SF
Hardscape Area: 1304 SF

1304 SF / 5501 SF = 23.7%

Cut (adjusted)(Cu. Yd.)
718.57

Fill (adjusted)(Cu. Yd.)
2.320.76

Net (adjusted)(Cu. Yd.)
1856.82

Max Cut Height: -4.27'
Max Fill Height: 5.34'

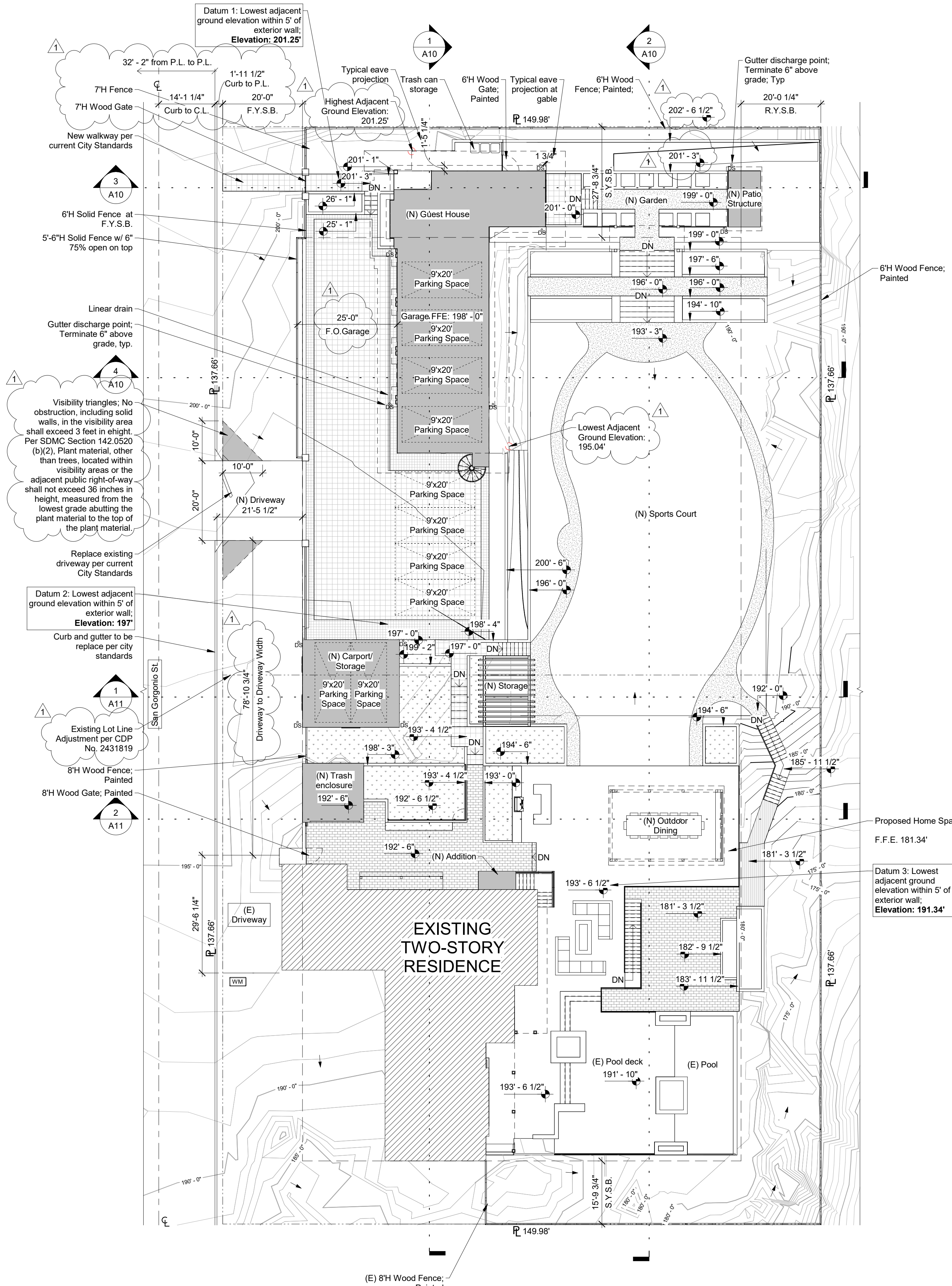
Lot Coverage: 28.6%
(11,812.54 sq. ft. / 41,280.17 sq. ft.)

A map of the study area showing the location of the site. The site is marked with a black square and labeled "SITE". It is located at the intersection of San Geronimo St. and San Fernando St. A dashed circle is drawn around the site. Other streets shown include Dupont St., Gage Dr., Via Flores, San Antonio Ave., Nichols St., McCall St., and Owen St. Red dots are placed at the intersections of San Geronimo St. with Dupont St., Gage Dr., and Owen St. A black dot is located at the intersection of San Antonio Ave. and McCall St.

- Fire hydrant
- Bus stop (0.3 miles away)

- Notes:**

1. All stormwater runoff from proposed and/or replaced impervious areas shall be routed to previous surfaces or landscaping prior to reaching the public drain system.
2. All public improvements and dedications must meet current city standards prior to the issuance of any building permit, as required by SDMC 142.0610 (a).
3. The proposed project will comply with all the requirements of the current City of San Diego Stormwater Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current stormwater permanent BMP design standards are incorporated into the project.
4. All public improvements within ROW require an Encroachments Maintenance and Removal Agreement (EMRA), which is subject to the City Engineer's approval.
5. All public improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could impede the City's operation, access maintenance, repair, or replacement of its public waste and sewer utilities may not be constructed, retained or stored on, over, or under the public ROW or a public water, sewer, or general utility easement without a City approved and City Recorded Easement and Maintenance Removal Agreement.
6. Within any public ROW or public easement, all sewer pipelines and associated facilities must maintain a minimum of 10' of separation from the maximum anticipated outside edge of any tree trunk.
7. Within any public ROW or public easement, all water pipelines and associated facilities must maintain a minimum of 5' of separation from the maximum anticipated outside edge of any tree trunk.



	Concrete		Permeable Pavers
	Landscaping		Permeable Pavers
	Natural Stone Tile		Slope Direction
	Permeable Pavers		Downspout Discharge

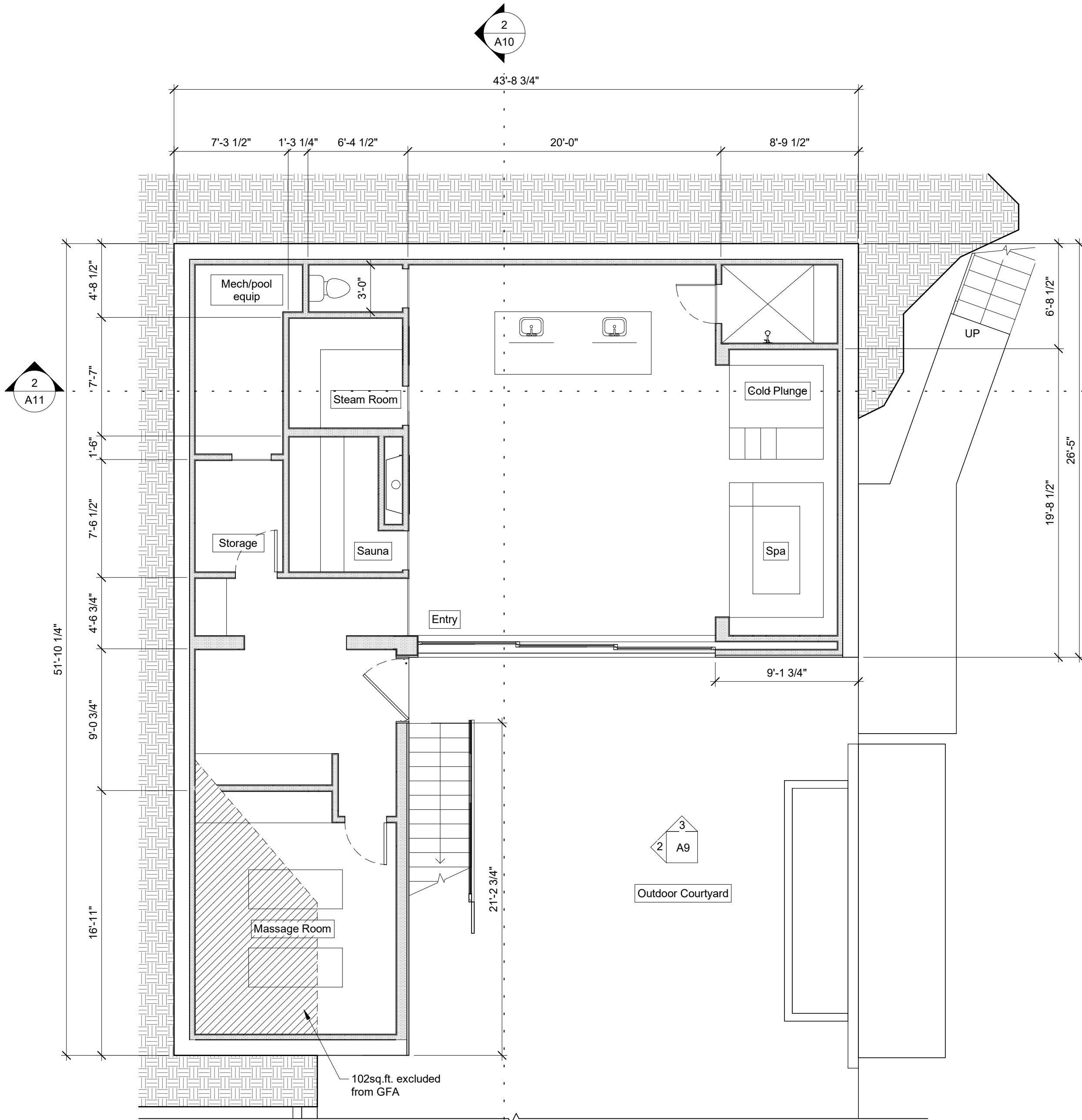


drawn by
BW

November 11, 2025

revisions:

revision	date	notes
1	03/19/26	



2 Proposed Home Spa
3/16" = 1'-0"

A2

drawing number:

Proposed Home Spa

sheet title:



drawn by:
BW
drawing date:
November 11, 2025

revisions:		
revision	date	notes

architect:

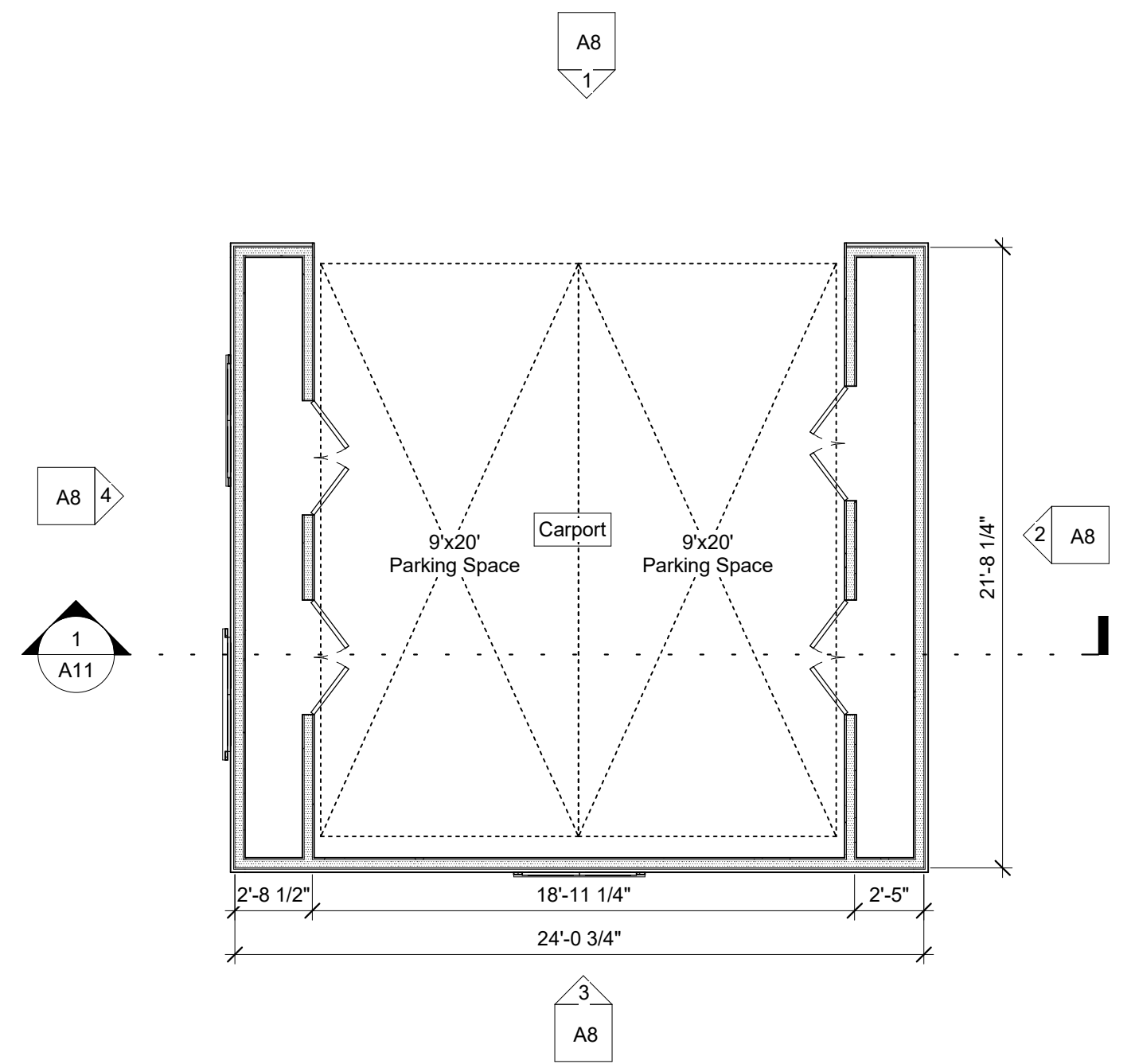
christian rice architects, inc.

1127 loma ave, coronado, ca 92118 p 619.522.9040

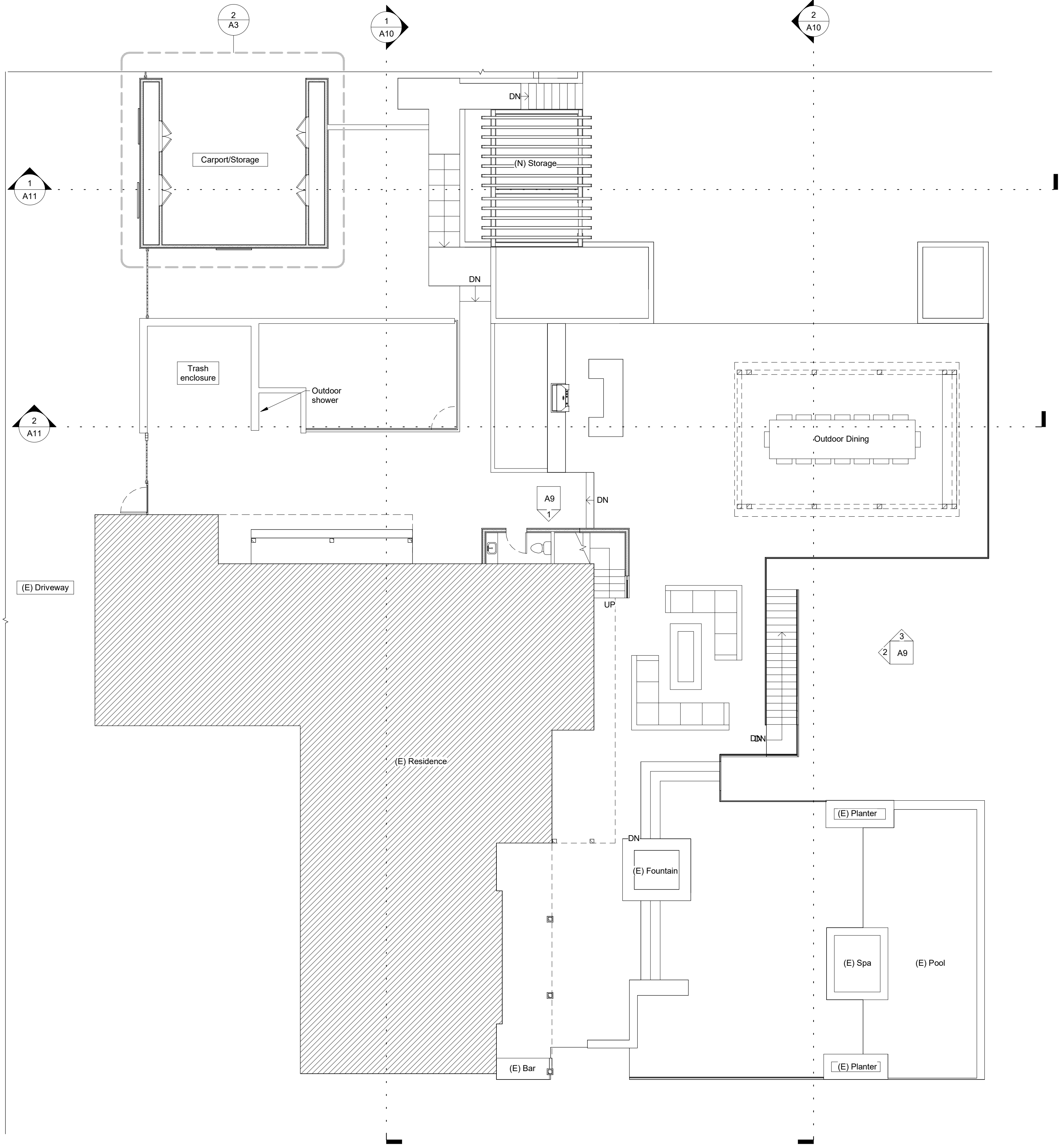
project:

Landis Residence

535 San Geronito St., San Diego, CA 92106



2 Carport Floor Plan
3/16" = 1'-0"



1 Proposed Upper Patio
1/8" = 1'-0"

Landis Residence
535 San Geronimo St., San Diego, CA 92106

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revisions:

revision	date	notes

Proposed Upper
Patio

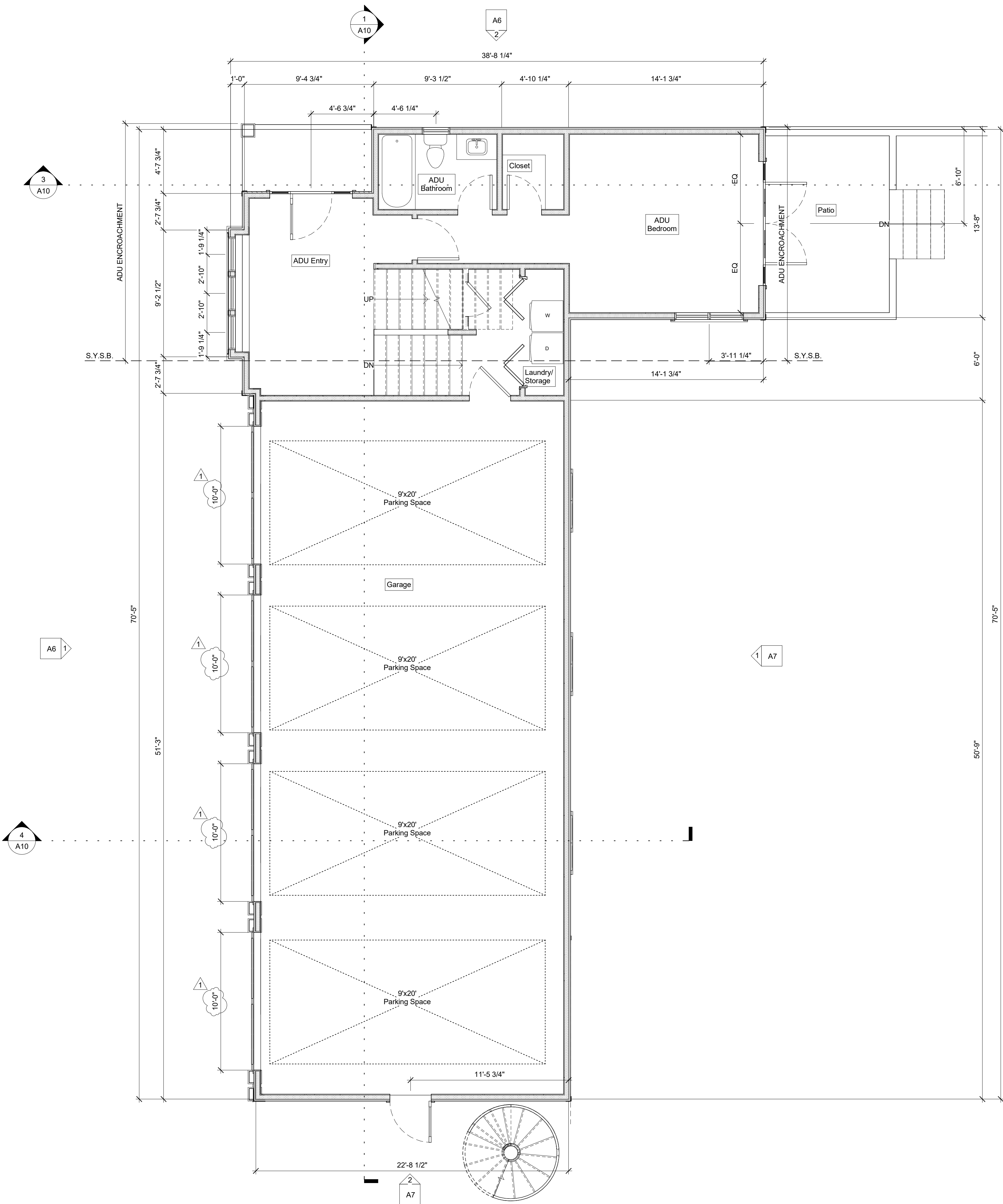
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project:

architect:

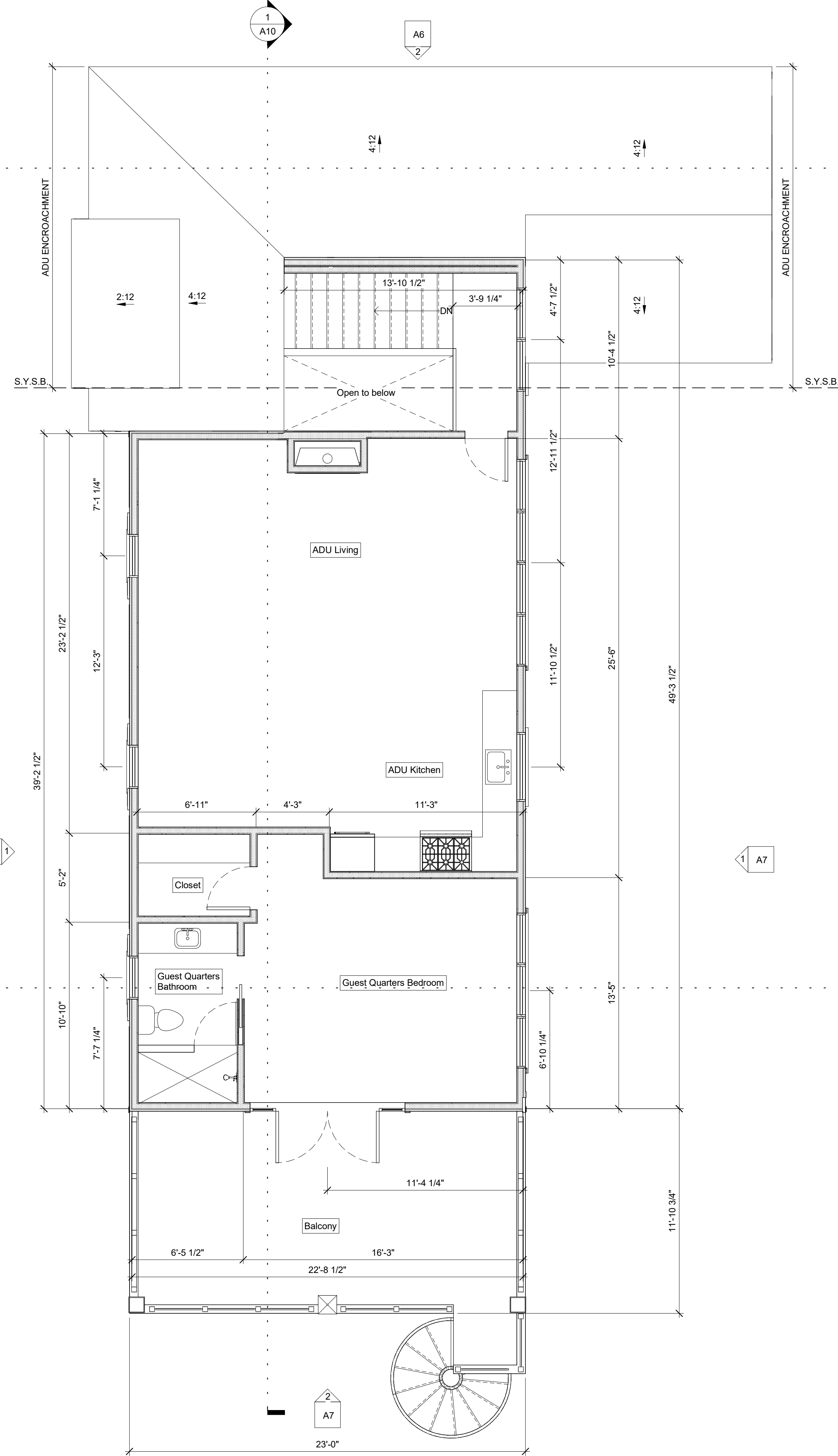
sheet title:

drawing number:



Lower Level Plan - Guest Quarters and
Garage

1/4" = 1'-0"



ADU - Floor Plan

1/4" = 1'-0"

Landis Residence
535 San Geronito St., San Diego, CA 92106

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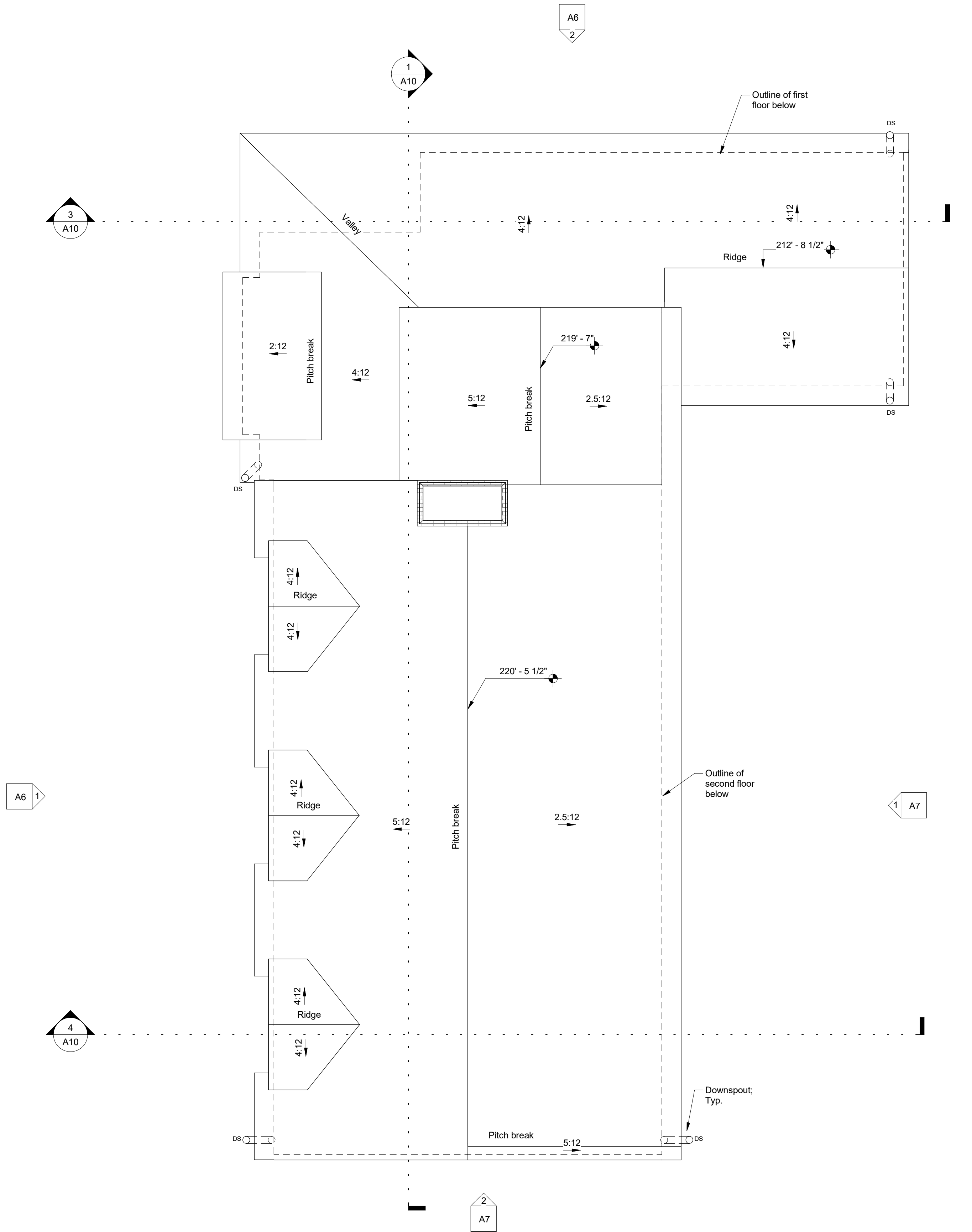
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BW
drawing date:
November 11, 2025

revisions:		
revision	date	notes
1	03/19/26	

ADU + Guest
Quarters Floor Plans

A4

1 Roof Plan
1/4" = 1'-0"



A5

drawing number:

Roof Plan

sheet title:



drawn by:
BW

drawing date:
November 11, 2025

revisions:

revision	date	notes

christian rice architects, inc.

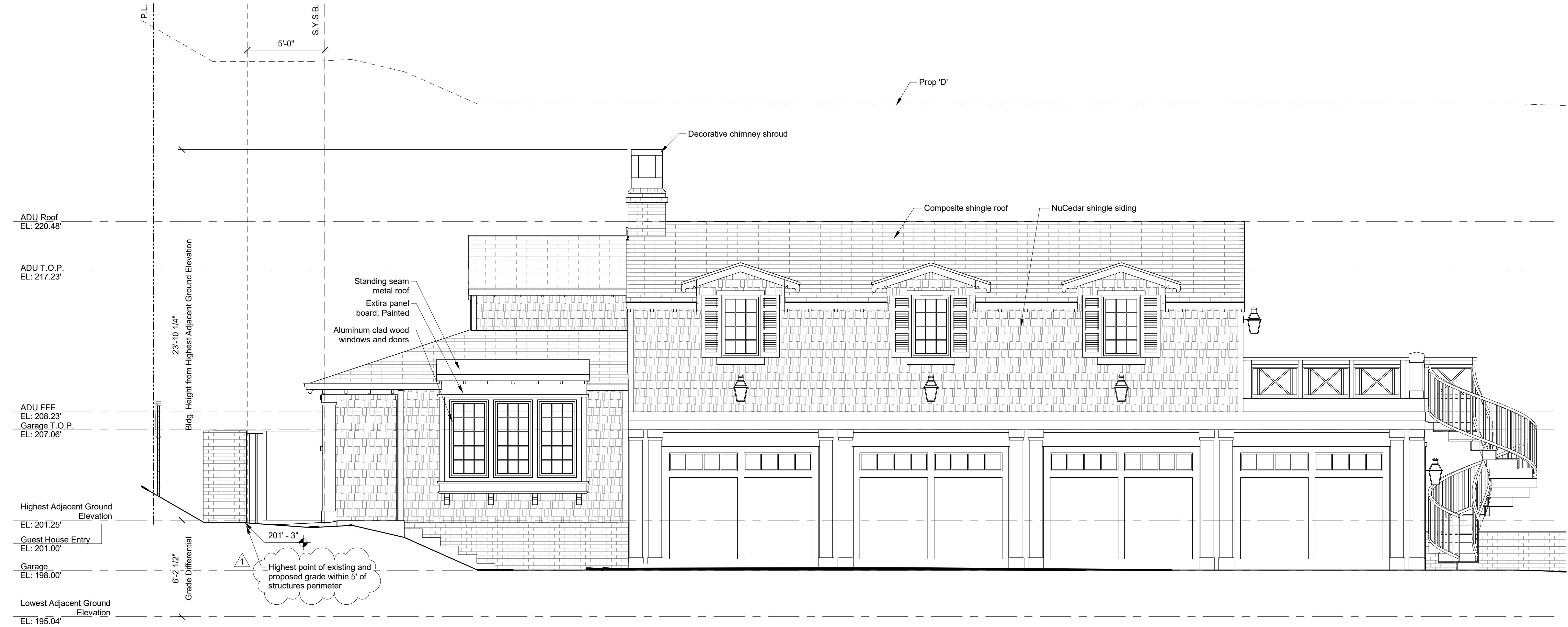
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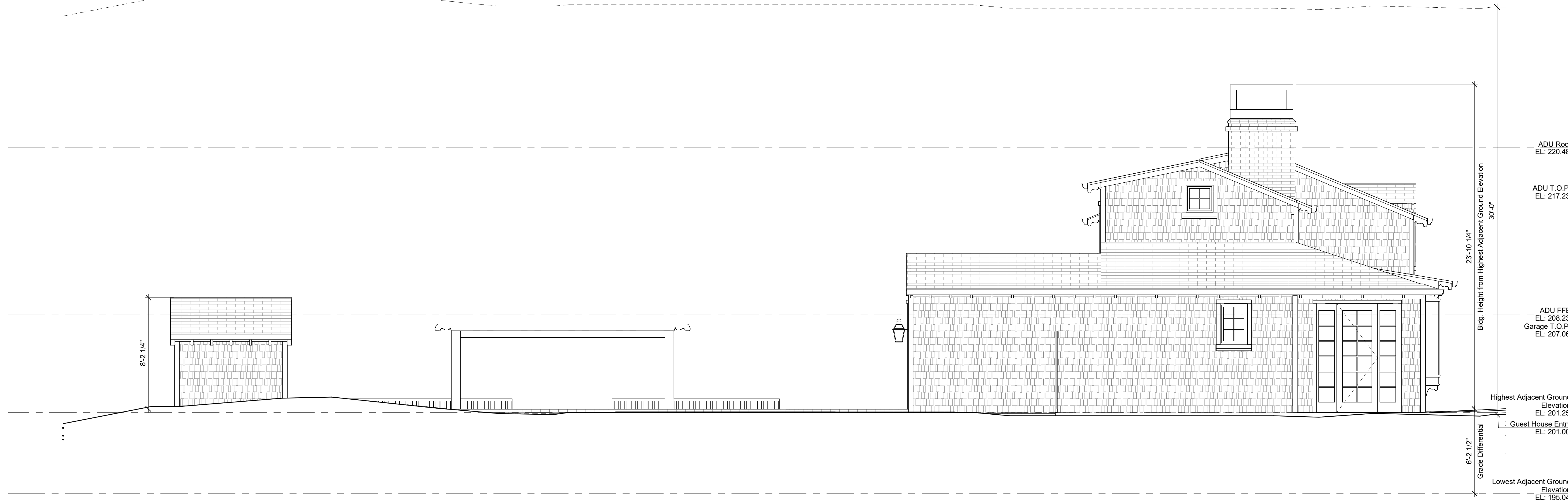
Landis Residence

535 San Geronio St., San Diego, CA 92106

project:



1 Guest House & ADU West Elevation
1/4" = 1'-0"



2 Guest House & ADU North Elevation
1/4" = 1'-0"

Landis Residence
535 San Geronimo St., San Diego, CA 92106

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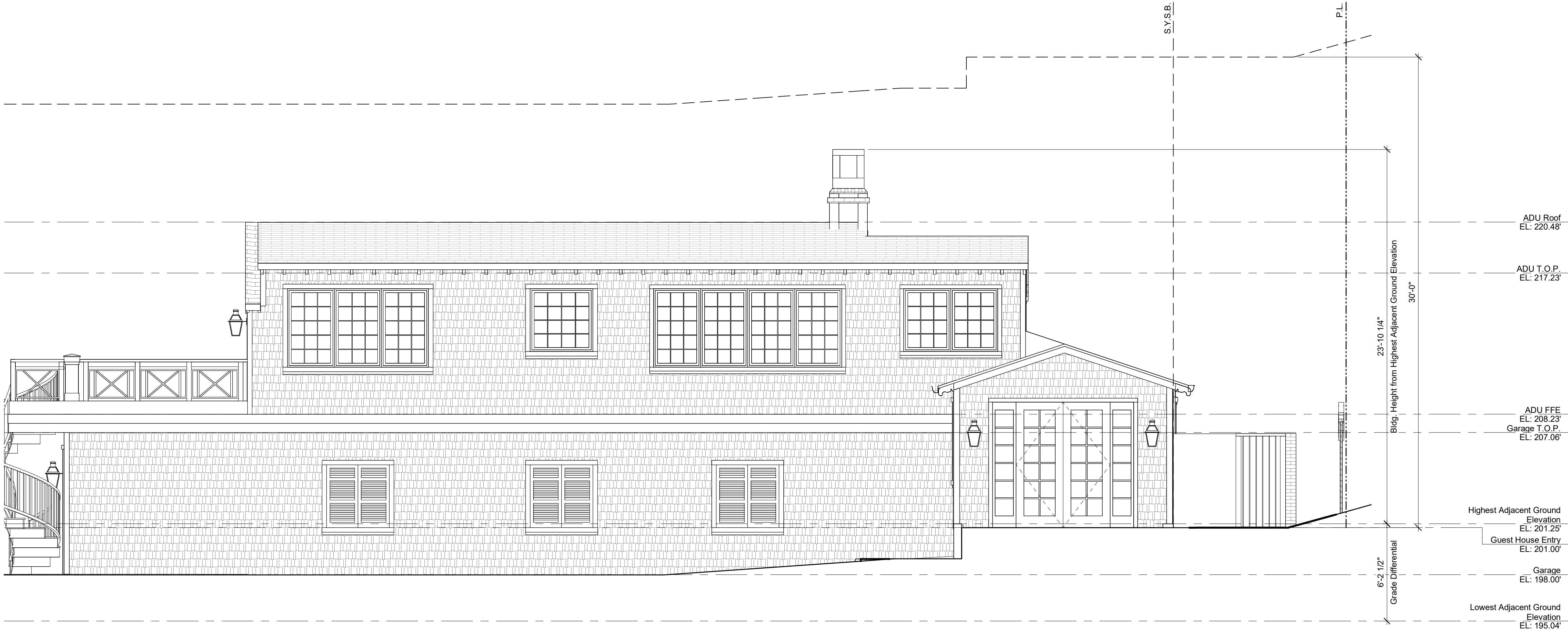


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drawing date:
November 11, 2025

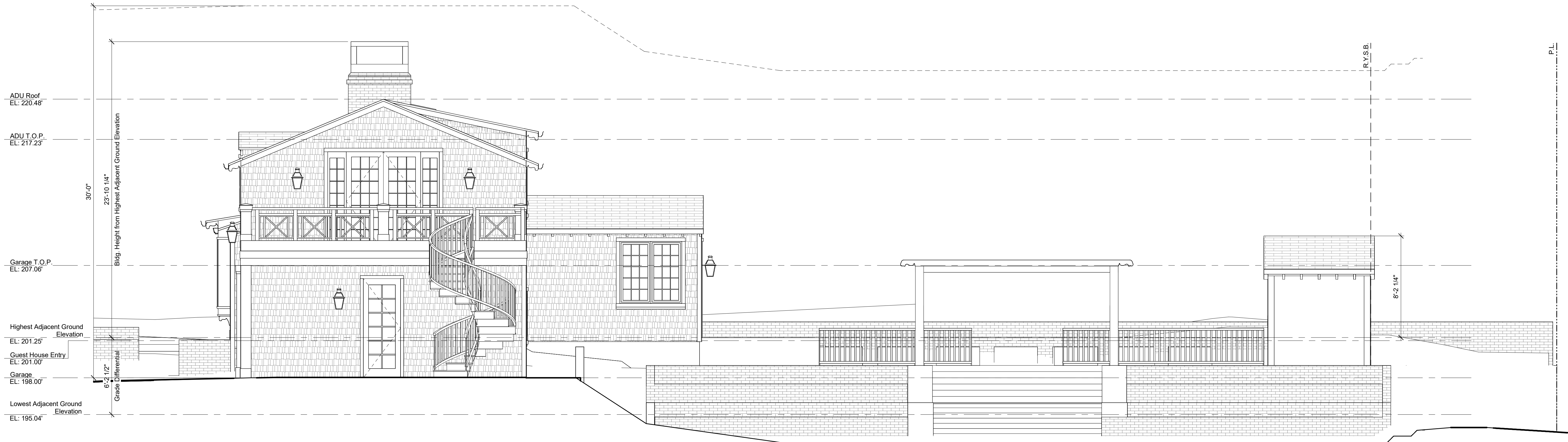
revisions:	revision	date	notes
	1	03/19/26	

Elevations

A6



1 Guest House & ADU East Elevation
1/4" = 1'-0"



2 Guest House & ADU South Elevation
1/4" = 1'-0"

Landis Residence
535 San Geronimo St., San Diego, CA 92106

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drawn by:
BW

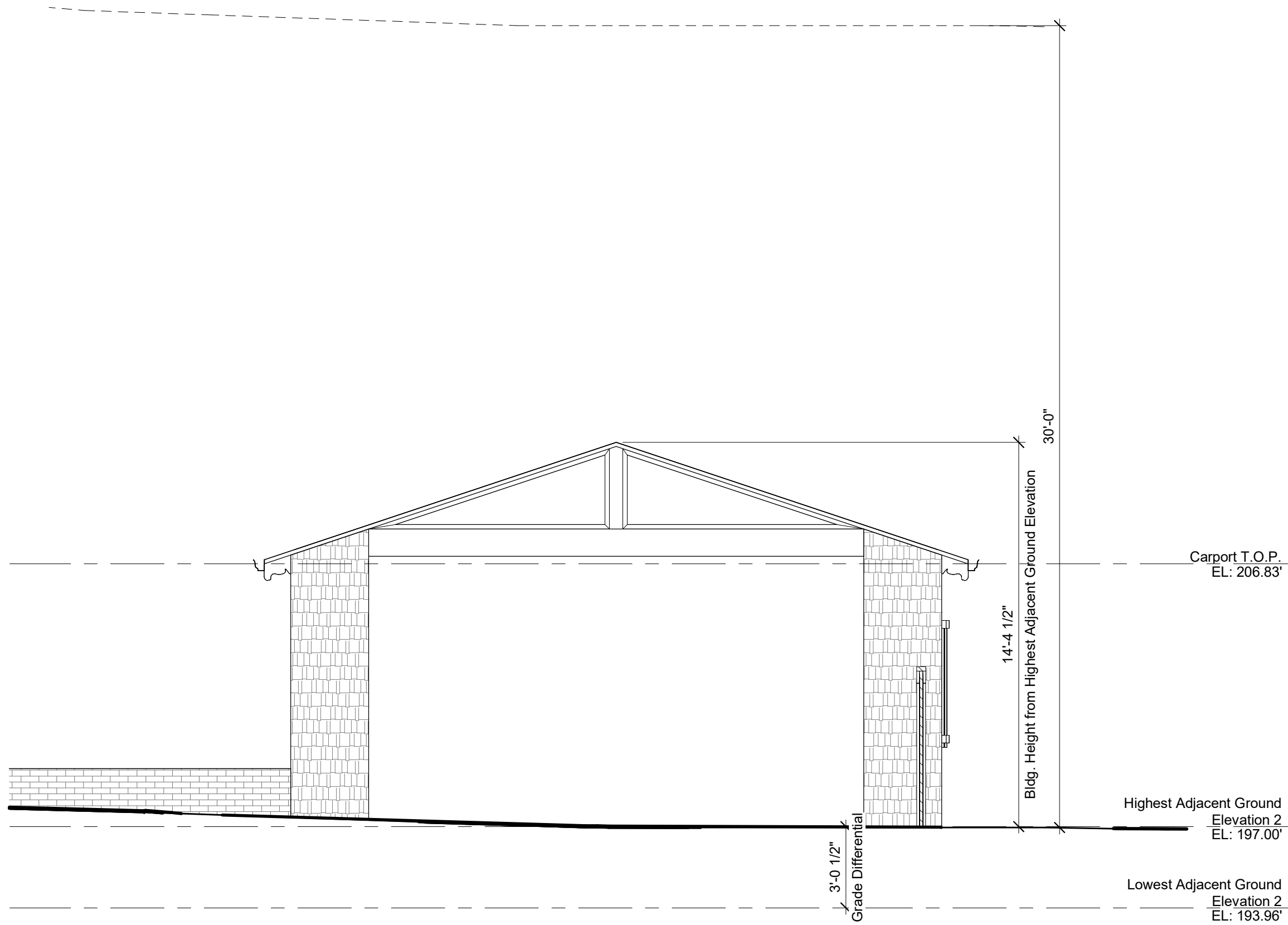
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revisions:

revision	date	notes

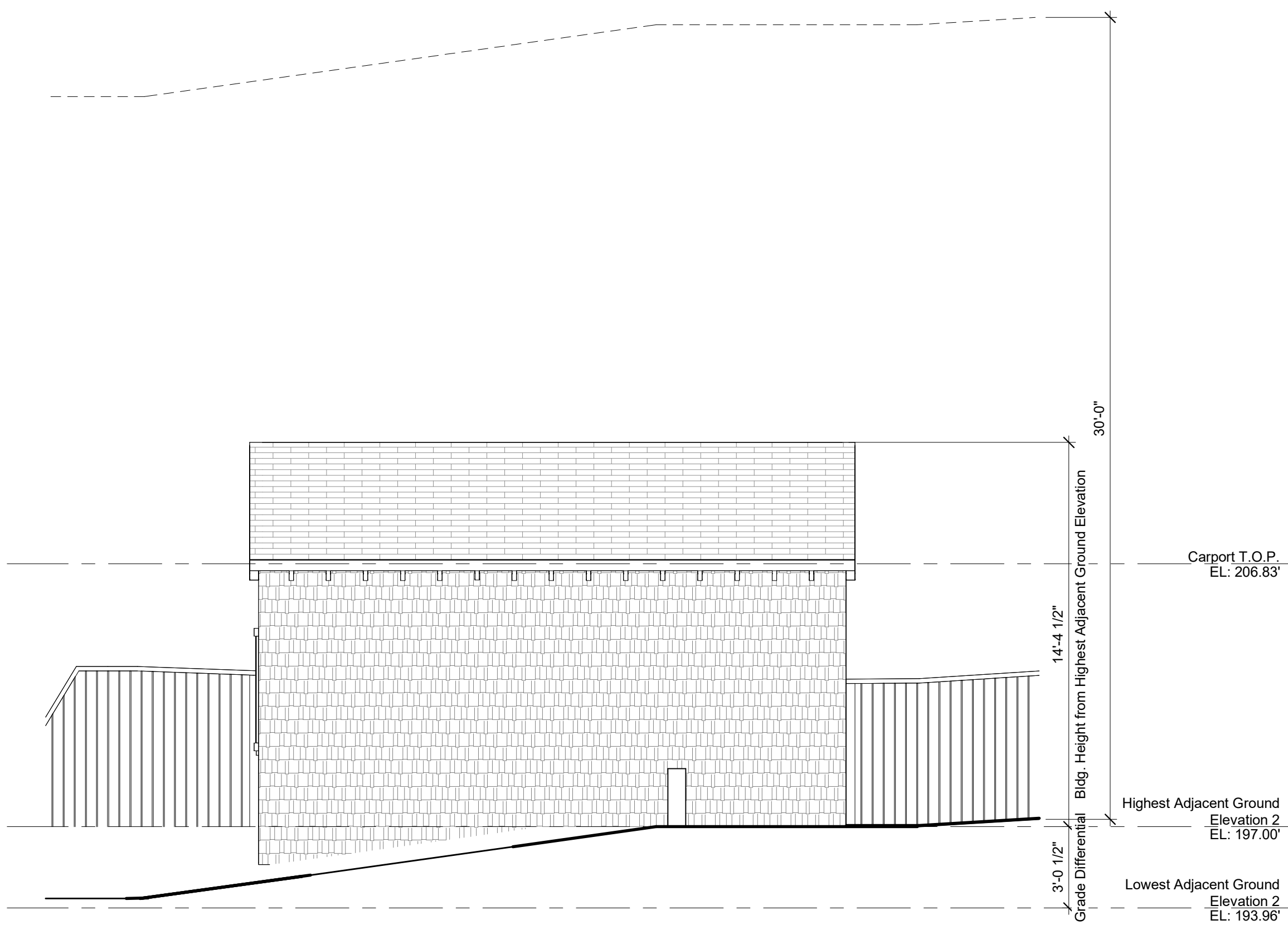
Elevations

A7



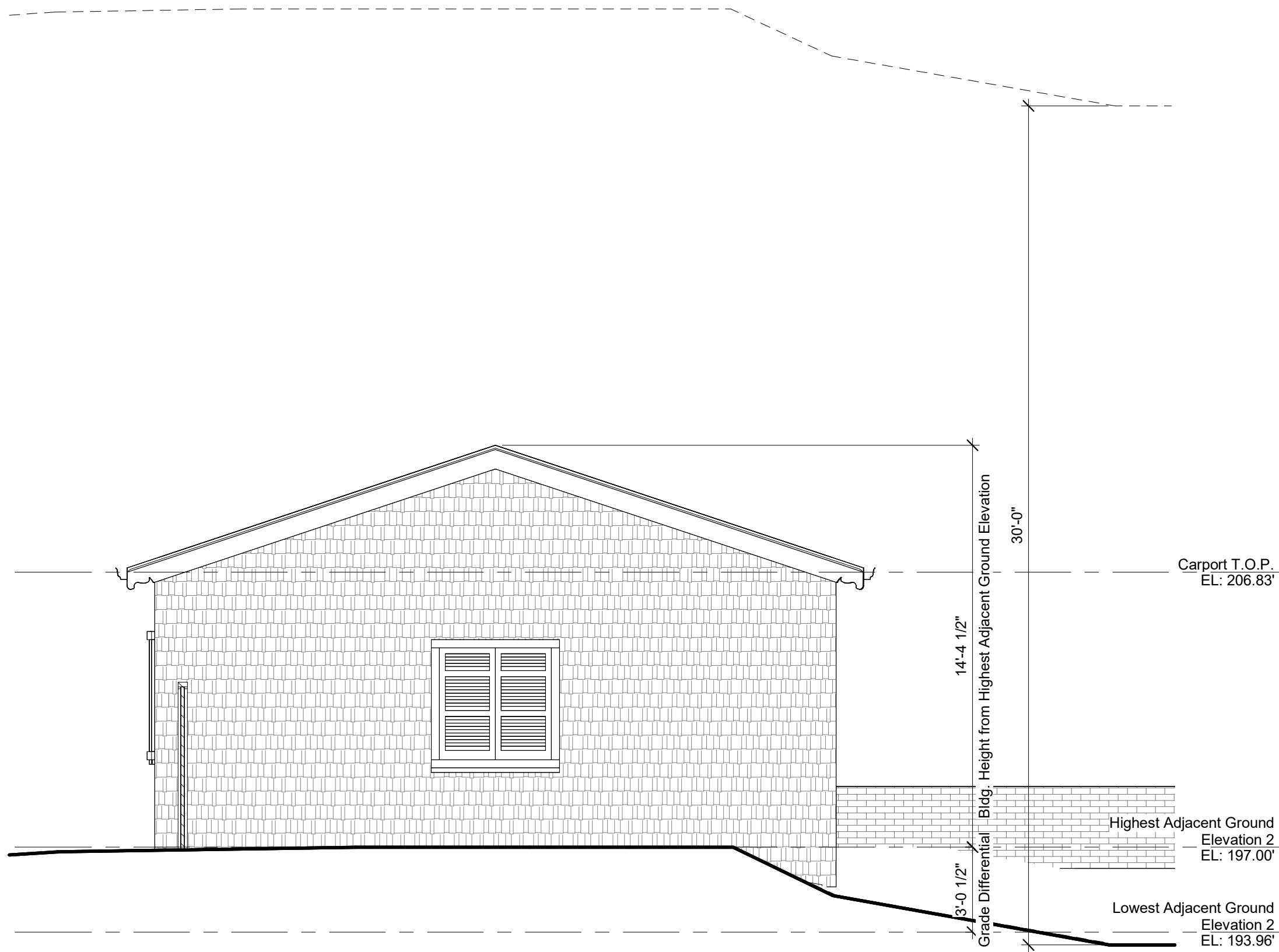
1 Carport North Elevation

1/4" = 1'-0"



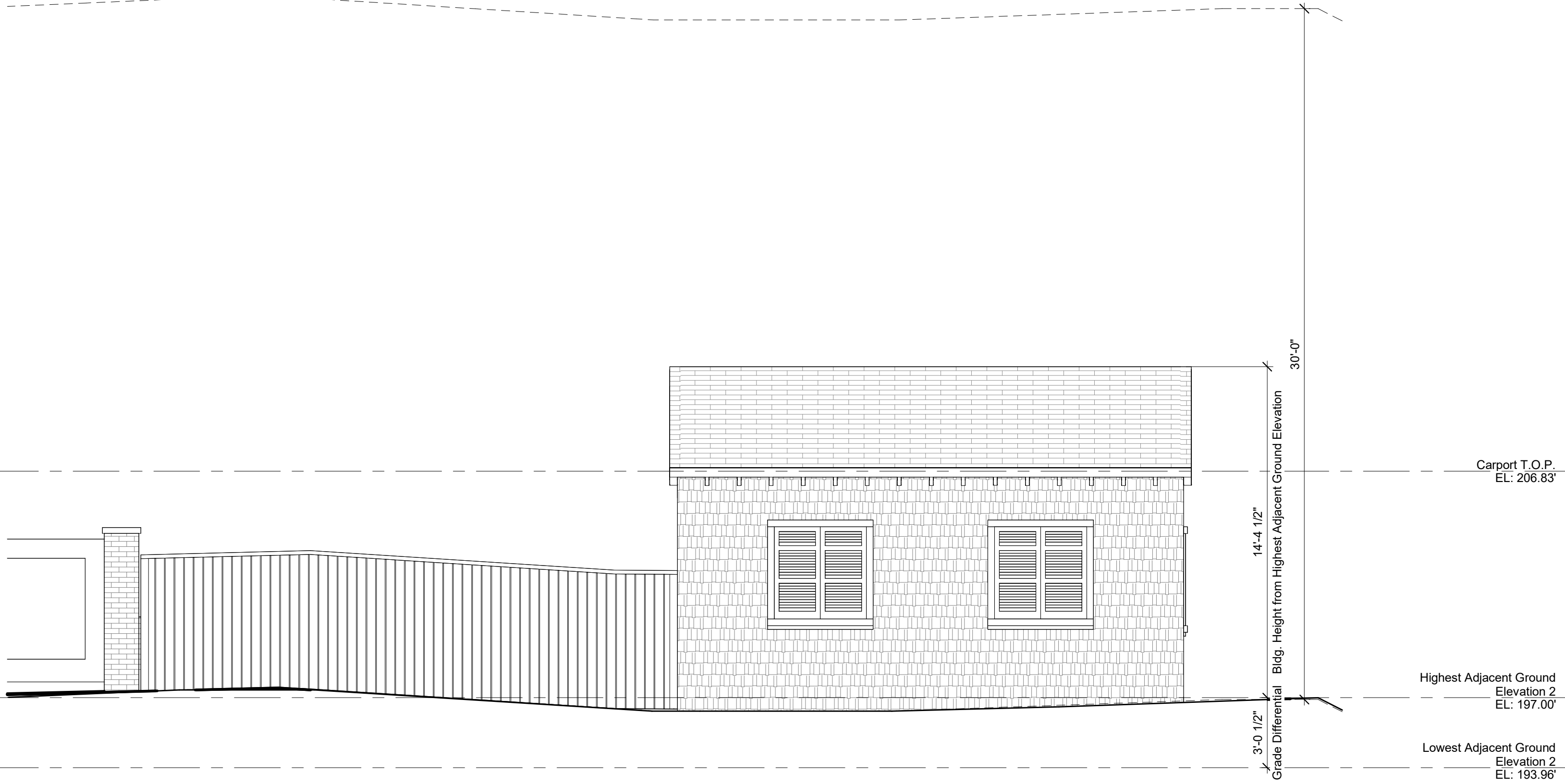
2 Carport East Elevation

1/4" = 1'-0"



3 Carport South Elevation

1/4" = 1'-0"



4 Carport West Elevation

1/4" = 1'-0"



drawn by:

BW

drawing date:

November 11, 2025

revisions:

revision	date	notes

Elevations

A8

sheet title:

drawing number:

architect:

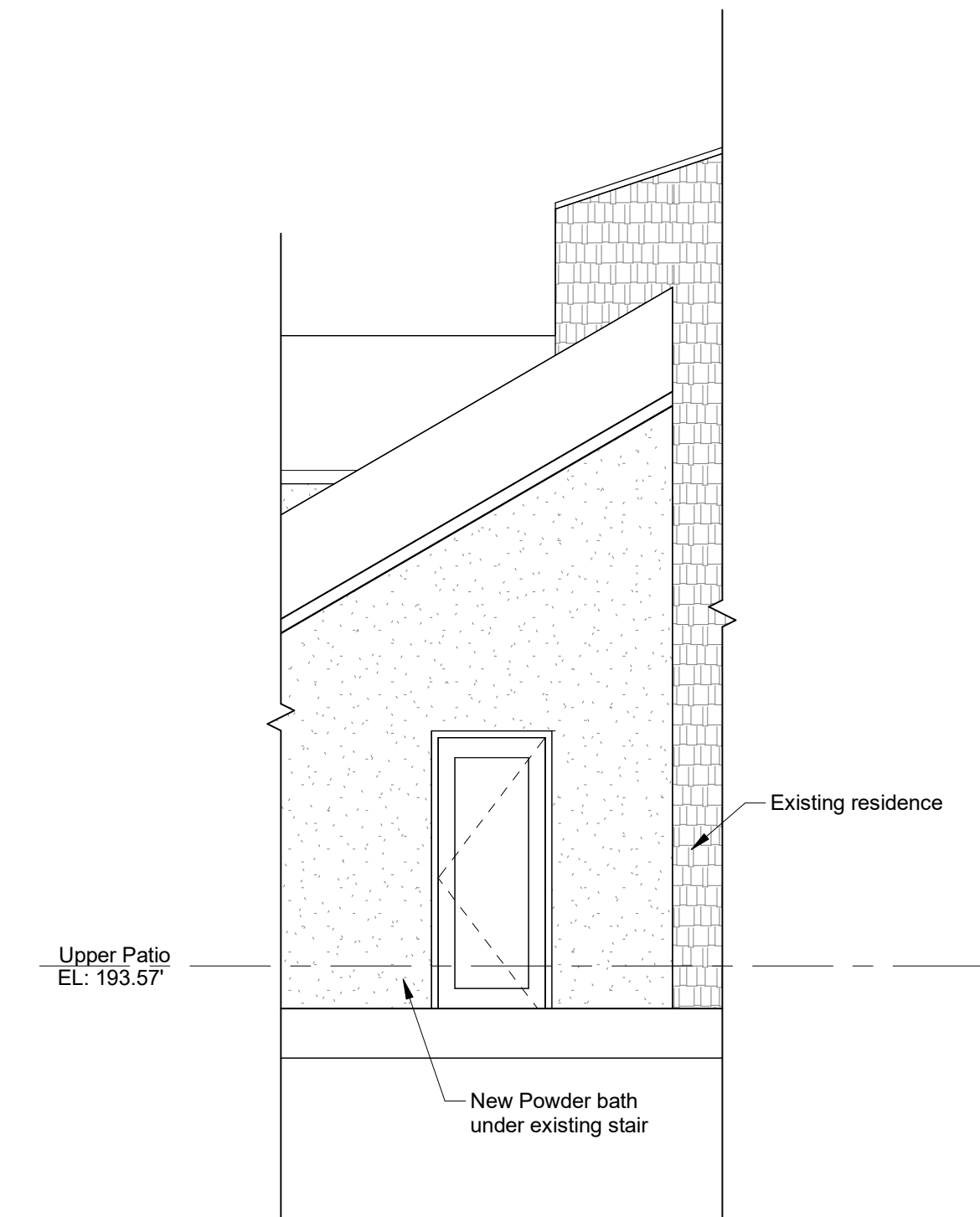
christian rice architects, inc.

1127 loma ave, coronado, ca 92118 p 619.522.9040

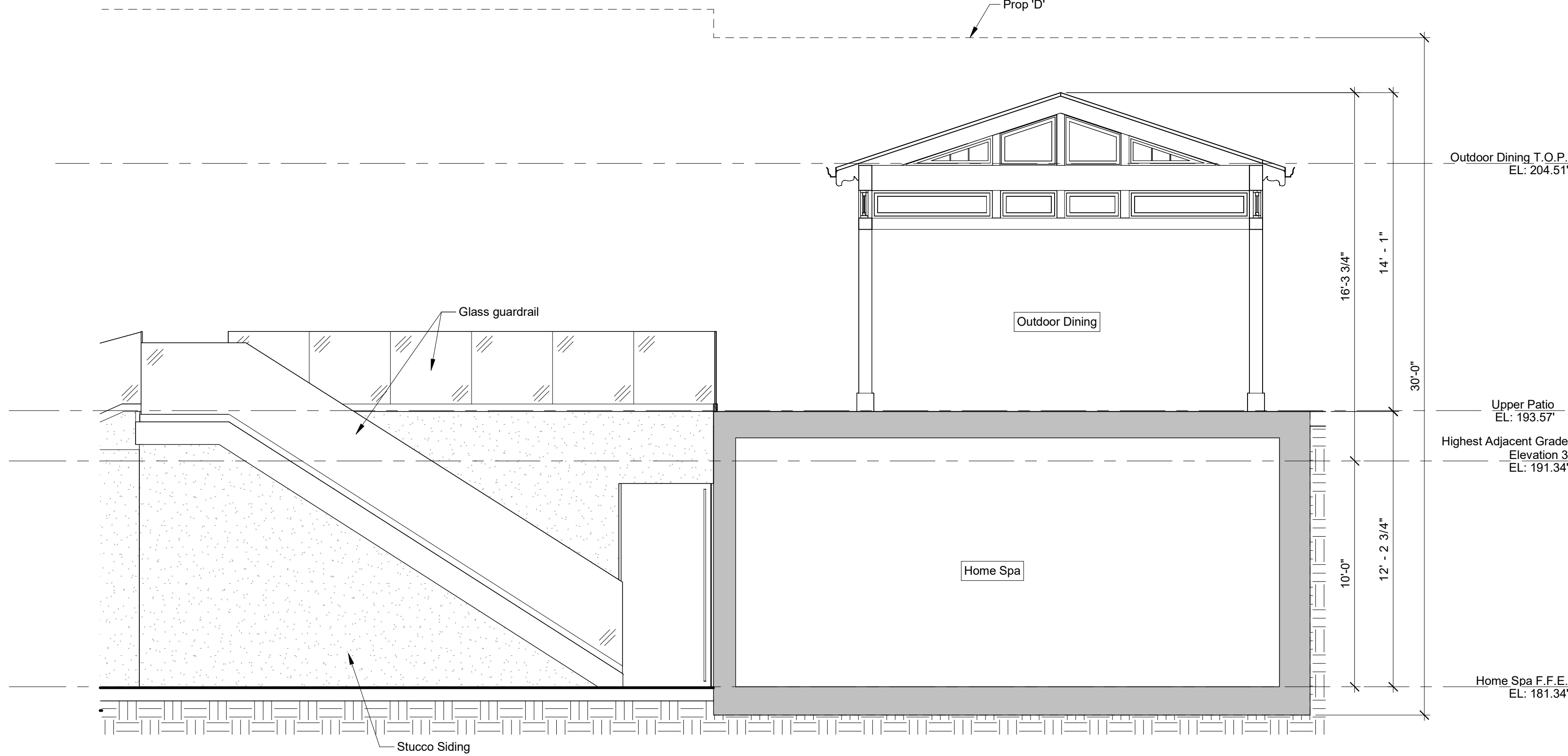
project:

Landis Residence

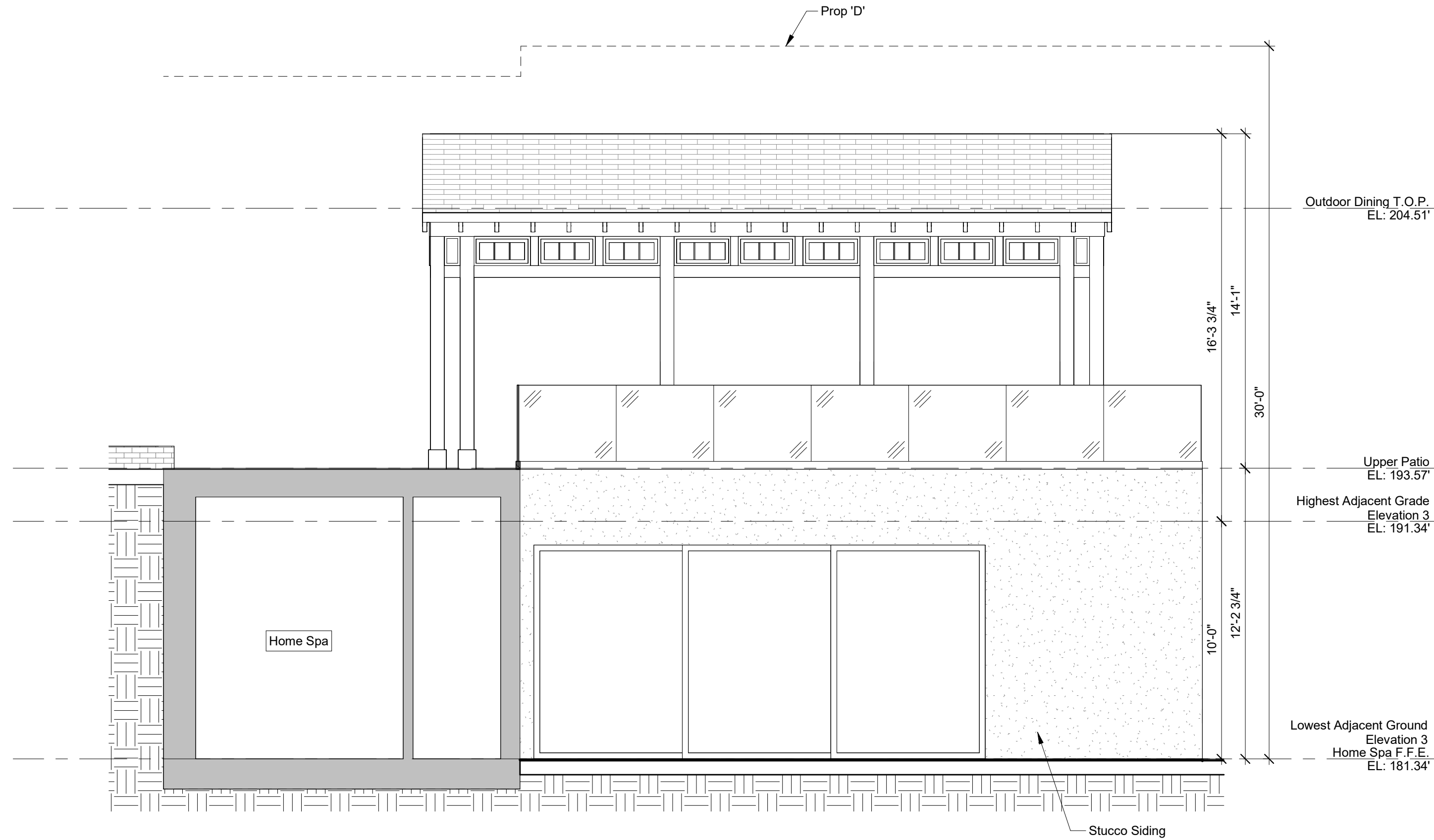
535 San Geronimo St., San Diego, CA 92106



1 Powder Bathroom North Elevation
1/4" = 1'-0"



2 Home Spa/Outdoor Dining East Elevation
1/4" = 1'-0"



3 Home Spa/Outdoor Dining South Elevation
1/4" = 1'-0"

Landis Residence
535 San Geronimo St., San Diego, CA 92106

project:

christian rice architects, inc.
1127 Loma Ave., Coronado, CA 92118 p 619.522.9040

architect:



drawn by:
BW

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revisions:

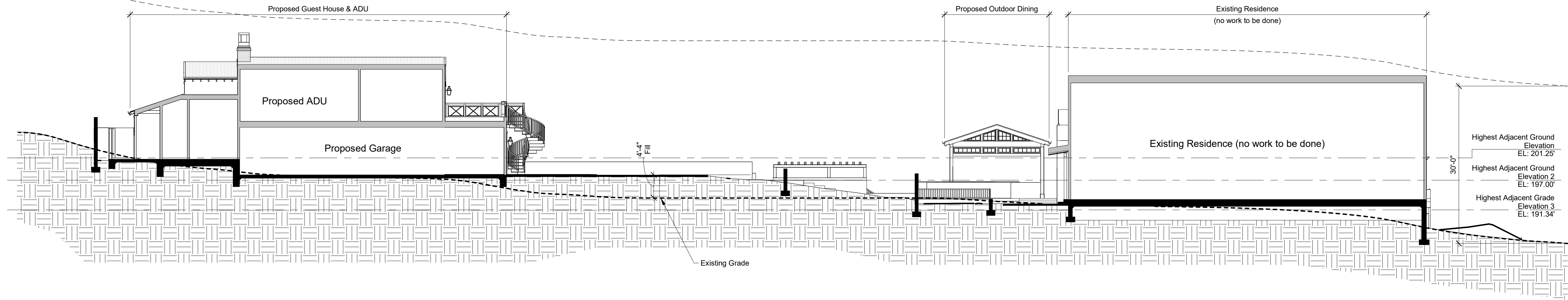
revision	date	notes

Elevations

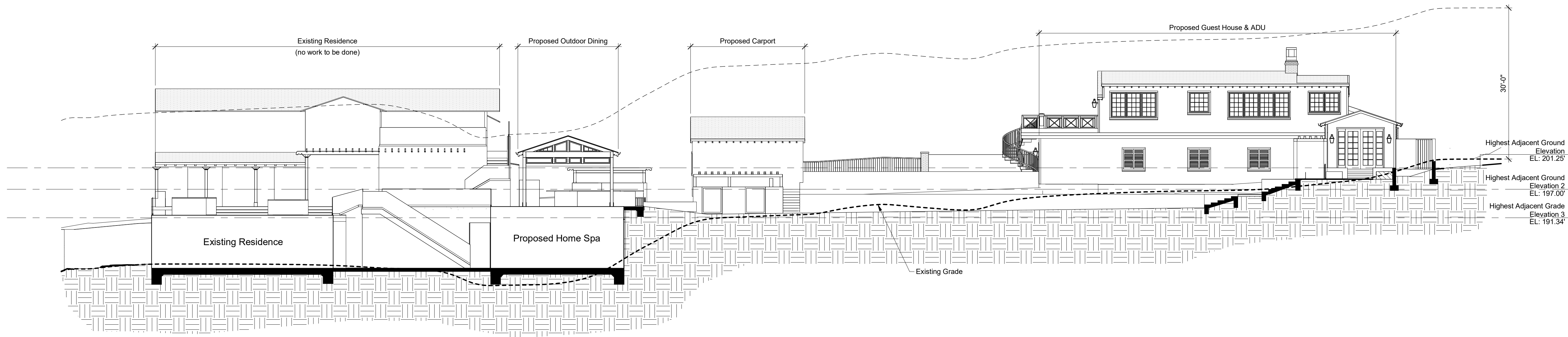
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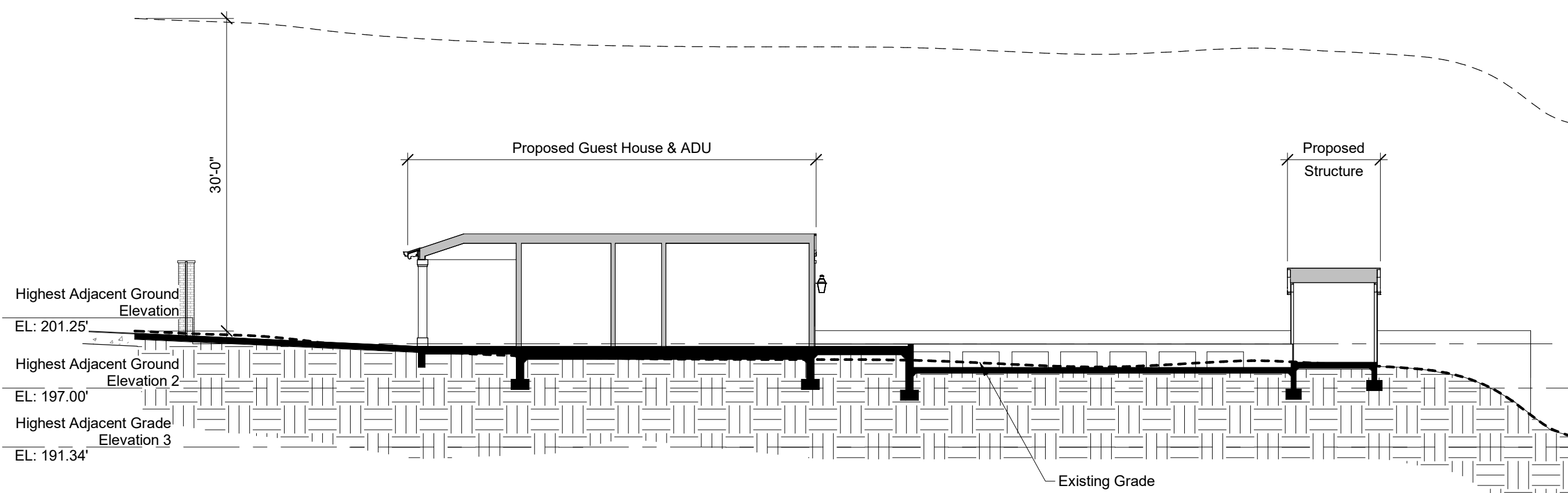
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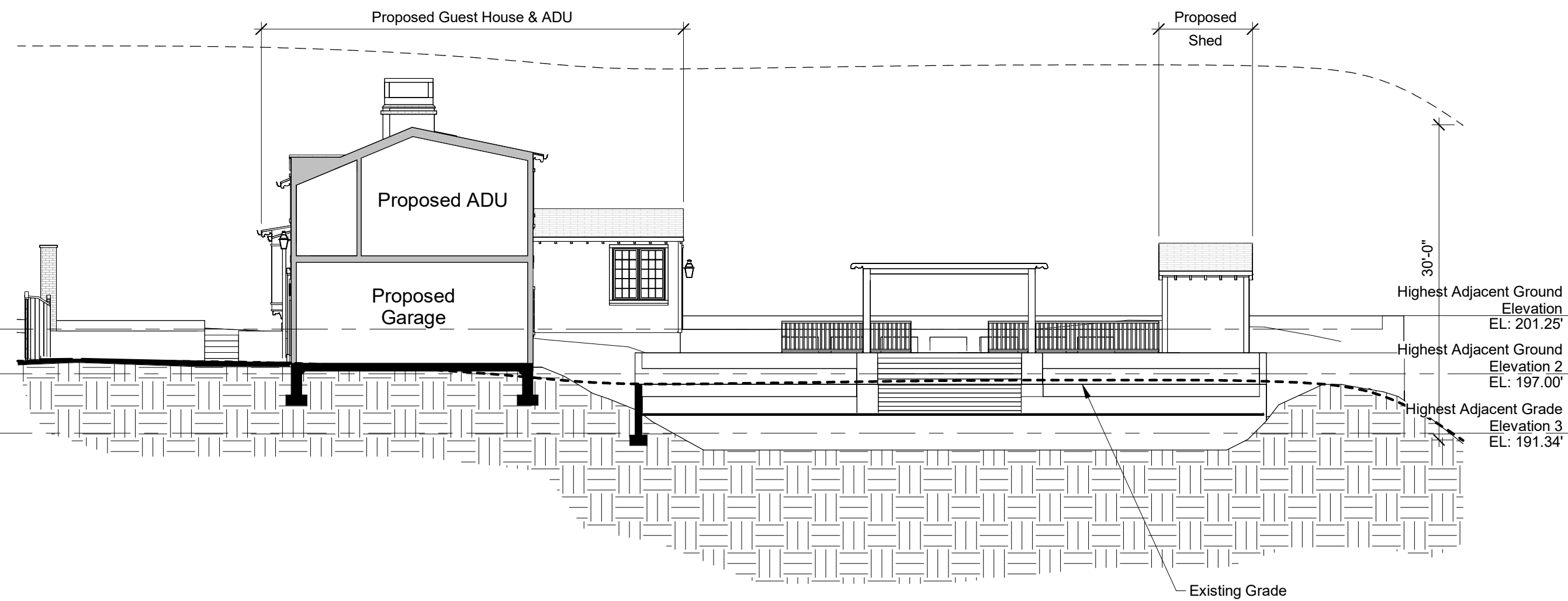
1 Site Section
3/32" = 1'-0"



2 Site Section
3/32" = 1'-0"



3 Site Section
3/32" = 1'-0"



4 Site Section
3/32" = 1'-0"

Landis Residence
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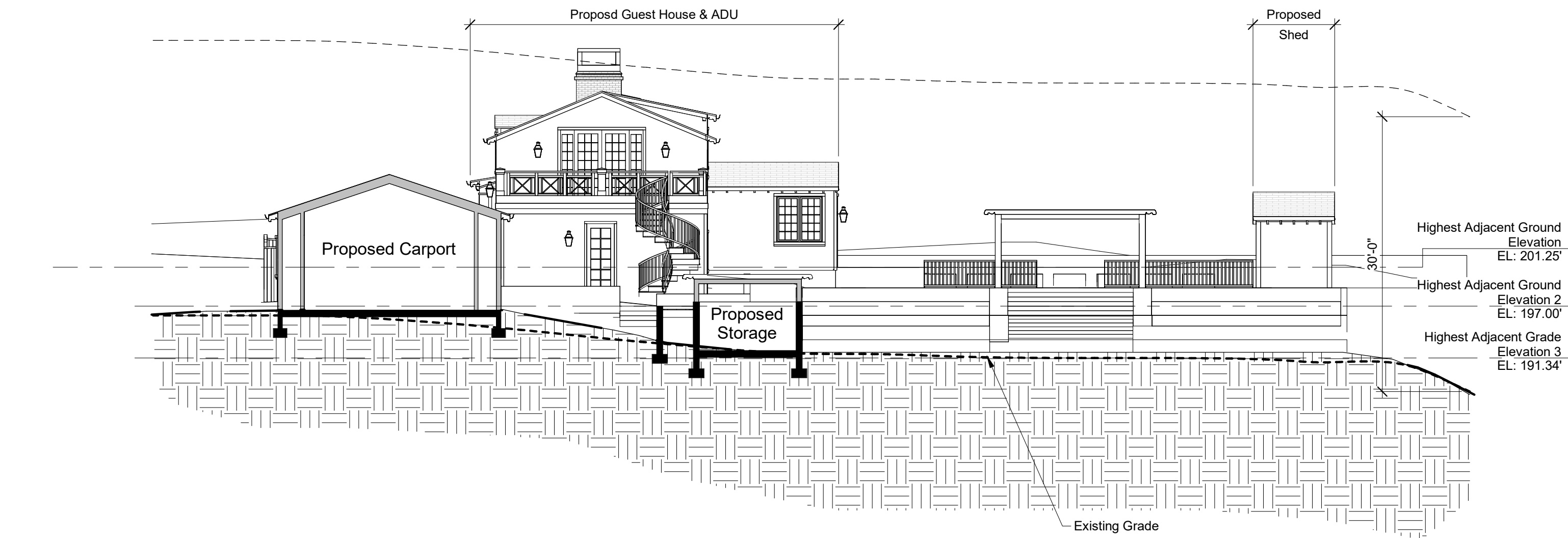
revisions:	revision	date	notes

Site Sections

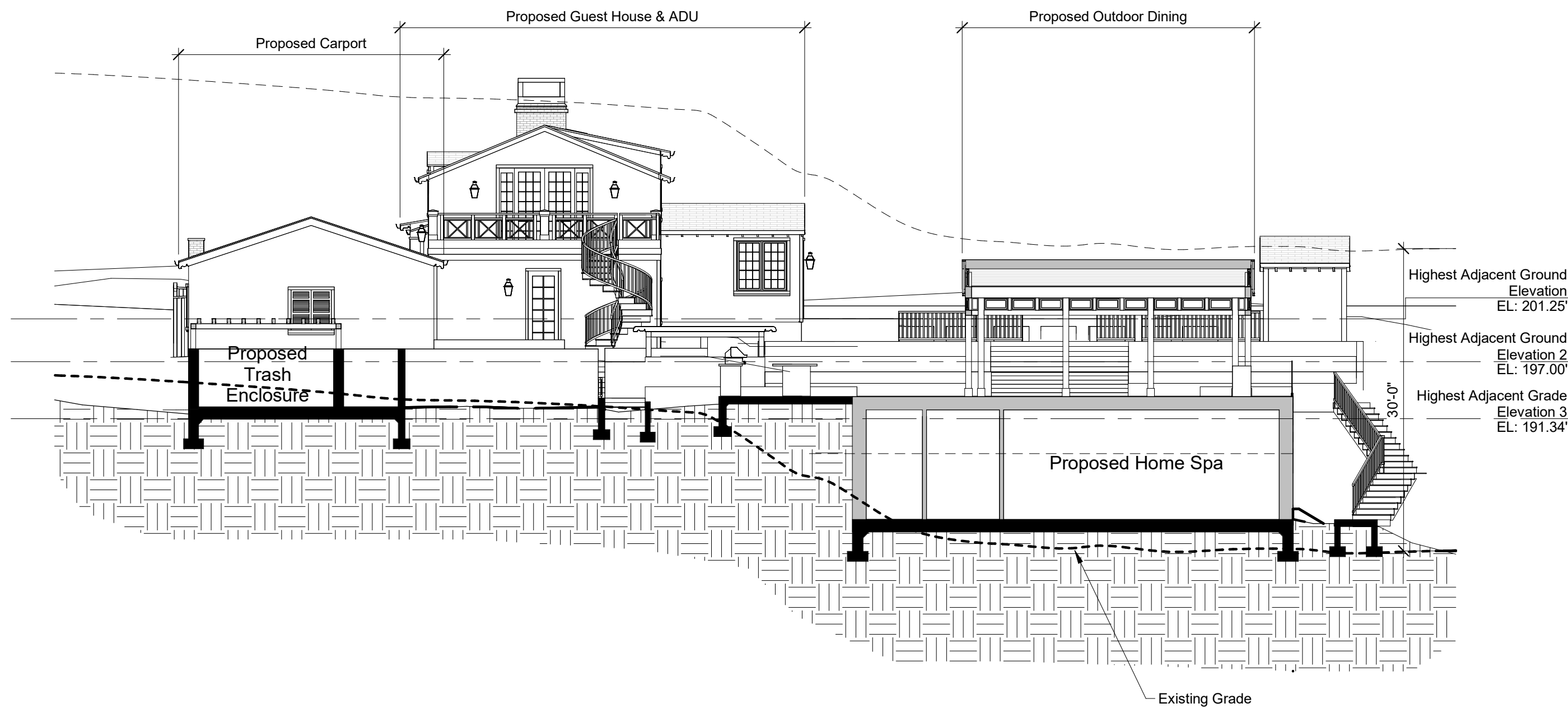
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A10

drawing number:



1 Site Section
3/32" = 1'-0"



2 Site Section
3/32" = 1'-0"

Landis Residence
535 San Geronimo St., San Diego, CA 92106

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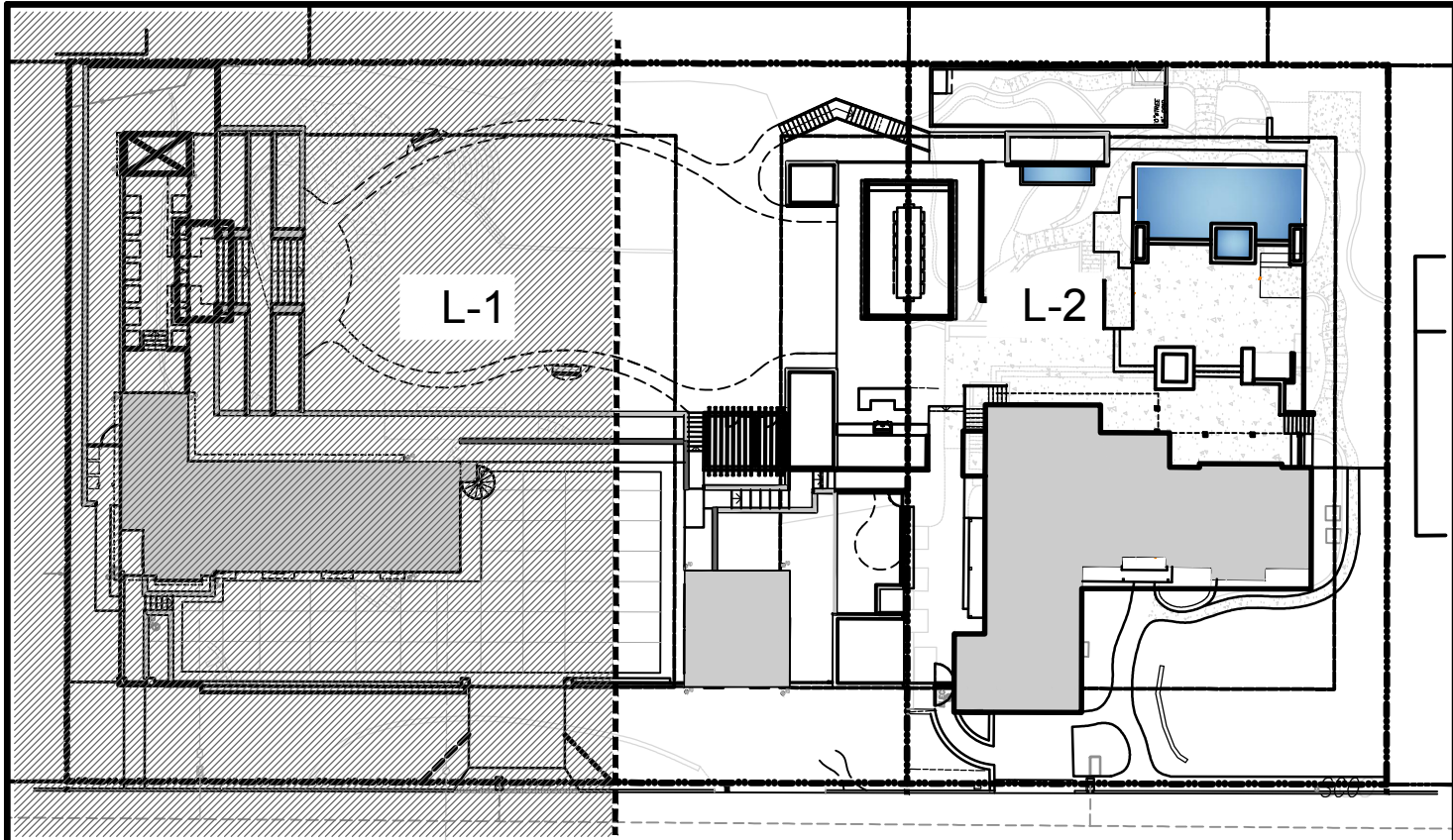
revision	date	notes

Site Sections

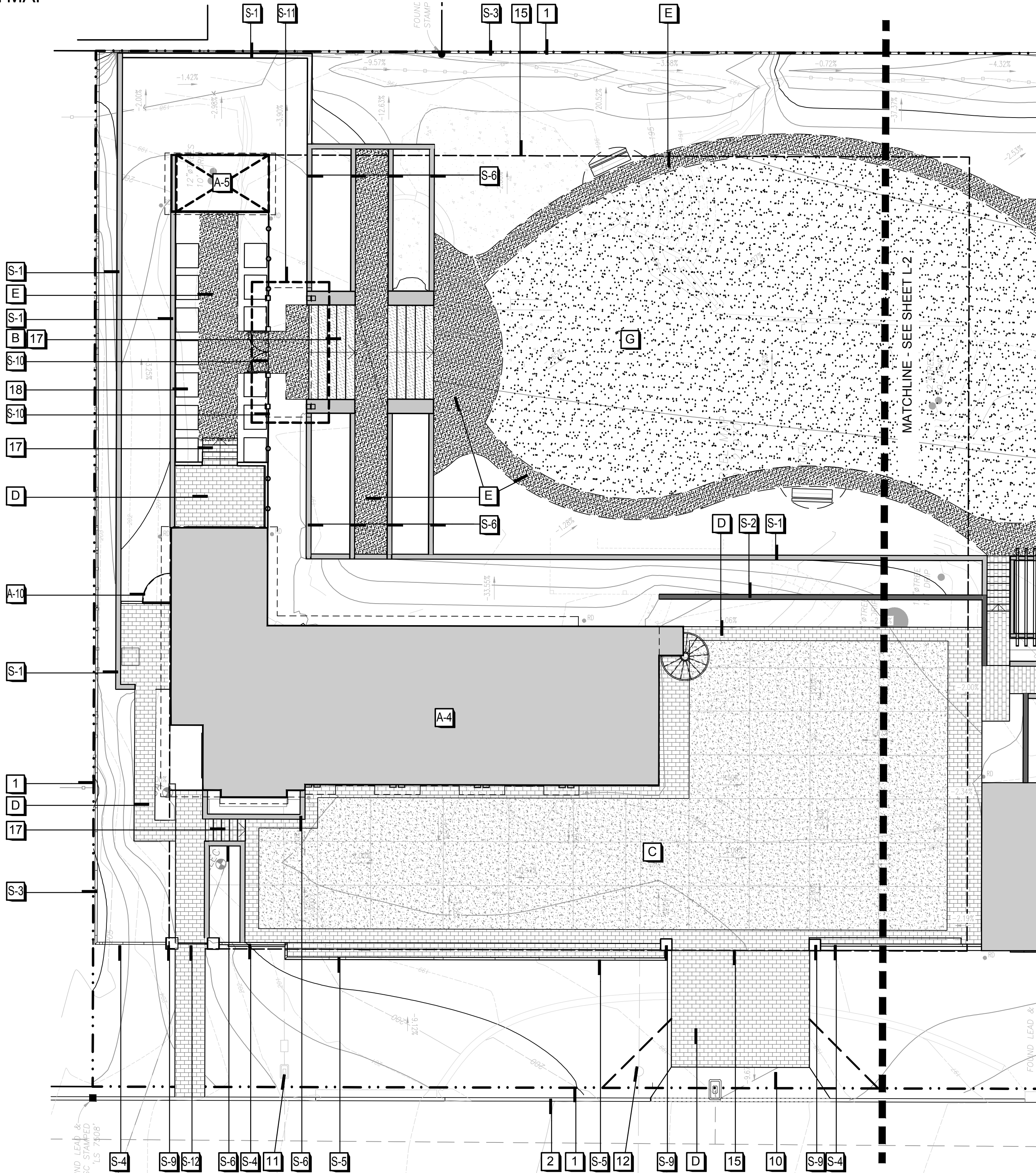
sheet title:

A11

drawing number:



KEYMAP



SAN GORGONIO

HARDSCAPE LEGEND

SYMBOL	MATERIAL	COLOR/FINISH	PATTERN / MANUFACT.	DETAIL
A	TILE PAVING - MORTAR SET	TBD		
B	CONCRETE PAVING - PEDESTRIAN	COLOR 'TBD' ACID ETCH FINISH	DAVIS	
C	CONCRETE PAVING - VEHICULAR	COLOR 'TBD' EXPOSED AGGREGATE FINISH	DAVIS	
D	BRICK/STONE PAVERS - MORTAR SET	TBD	STACKED BOND	
E	CRUSHED STONE	TBD	3/8"	
F	WOOD DECKING & STEPS	TBD		
G	SYNTHETIC TURF AREA			
H	4-8" CRUSHED ROCK	TBD		

CONSTRUCTION LEGEND

ARCHITECTURAL FEATURES (PER ARCHITECTS PLAN)

- A-1 PROPOSED CARPORT
- A-2 PROPOSED TRASH ENCLOSURE
- A-3 PROPOSED STORAGE ENCLOSURE W/ WOODEN PERGOLA
- A-4 PROPOSED 2 STORY GARAGE/CARRIAGE UNIT
- A-5 PROPOSED PATIO STRUCTURE
- A-6 PROPOSED PATIO COVER
- A-7 PROPOSED BBQ/BAR COUNTER
- A-8 PROPOSED OUTDOOR SHOWER
- A-9 PROPOSED STAIRS
- A-10 PROPOSED TRASH ENCLOSURE GATE & FENCE
- A-11 PROPOSED BATHROOM ADDITION
- A-12 EXISTING SINGLE FAMILY HOUSE

SITE ELEMENTS

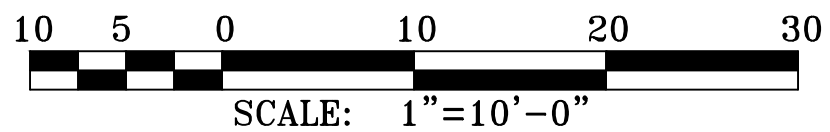
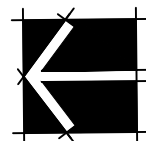
- 1 PROPERTY LINE
- 2 EDGE OF PAVEMENT
- 3 EXISTING WALKWAY/PAVING - TO REMAIN
- 4 EXISTING LOW VINYL SPLIT RAIL FENCE TO REMAIN
- 5 EXISTING GARDEN WALL - TO REMAIN
- 6 EXISTING POOL EQUIPMENT AREA TO REMAIN
- 7 EXISTING POOL/SPA TO REMAIN
- 8 EXISTING FOUNTAIN TO REMAIN
- 9 EXISTING TREE TO REMAIN - SEE PLANTING PLAN
- 10 PROPOSED DRIVEWAY APRON - PER CIVIL
- 11 PROPOSED POTABLE WATER METER - SEE CIVIL PLAN
- 12 PROPOSED UTILITIES - PER CIVIL
- 13 ROOF PROJECTION - PER ARCHITECTS PLAN
- 14 EXISTING UTILITIES - PER CIVIL
- 15 SETBACK
- 16 PROPOSED HEADWALL - PER CIVIL

LANDSCAPE FEATURES

- 17 STEPS - TO MATCH ADJACENT HARDSCAPE
- 18 WOODEN VEGETABLE PLANTERS
- 19 RAISED CURB - HT PER CIVIL
- 20 BIORETENTION BASIN - PER CIVIL

SITE AMMENITIES

ITEM	SIZE	COLOR/FINISH
S-1	RETAINING WALL WALL HT PER CIVIL	FINISH STUCCO 'TBD'
		CAP FLAT STUCCO TO MATCH
S-2	FREESTANDING WALL + PARTIAL RETAINING 30" HT	MATERIAL STONE/BRICK VENEER
		CAP PRECAST CAP
S-3	PERIMETER FENCE HT VARIES SEE ARCH PLANS	MATERIAL WOOD - PAINTED TBD
S-4	FRONT PERIMETER FENCE HT VARIES SEE ARCH PLANS	MATERIAL WOOD - PAINTED TBD
S-5	FRONT PERIMETER FENCE W/ 6" 75% OPEN TOP 5'-6" HT	MATERIAL WOOD - PAINTED TBD
S-6	PLANTER WALL HT PER CIVIL	MATERIAL STONE/BRICK VENEER
		CAP PRECAST CAP
S-7	CURB WALL W/ OPEN METAL FENCING/GATE @ DOG ENCLOSURE 5' HT	FINISH STUCCO
		FENCE TUBULAR STEEL
S-8	FEATURE WALL & FOUNTAIN 42" HT	FINISH STONE 'TBD'
		BASIN DECORATIVE TILE
S-9	MASONRY PILASTERS 7.5' HT	FINISH BRICK/STONE CLADDING
		CAP PIP
S-10	METAL OPEN FENCING W/ DOUBLE SWING GATE 4' HT	MATERIAL VERTICAL TUBULAR STEEL
S-11	4 POST WOODEN ARBOR STRUCTURE 8' HT	FINISH HEAVY TIMBER
		CAP PAINT & SEALED, TBD
S-12	PEDESTRIAN GATE HT VARIES SEE ARCH PLANS	MATERIAL WOOD - PAINTED TBD



LANDIS RESIDENCE

535 SAN GORGONIO
SAN DIEGO, CA

LANDSCAPE CONSTRUCTION PLAN

PREPARED

ROB & CHRISTINE
LANDIS

PREPARED

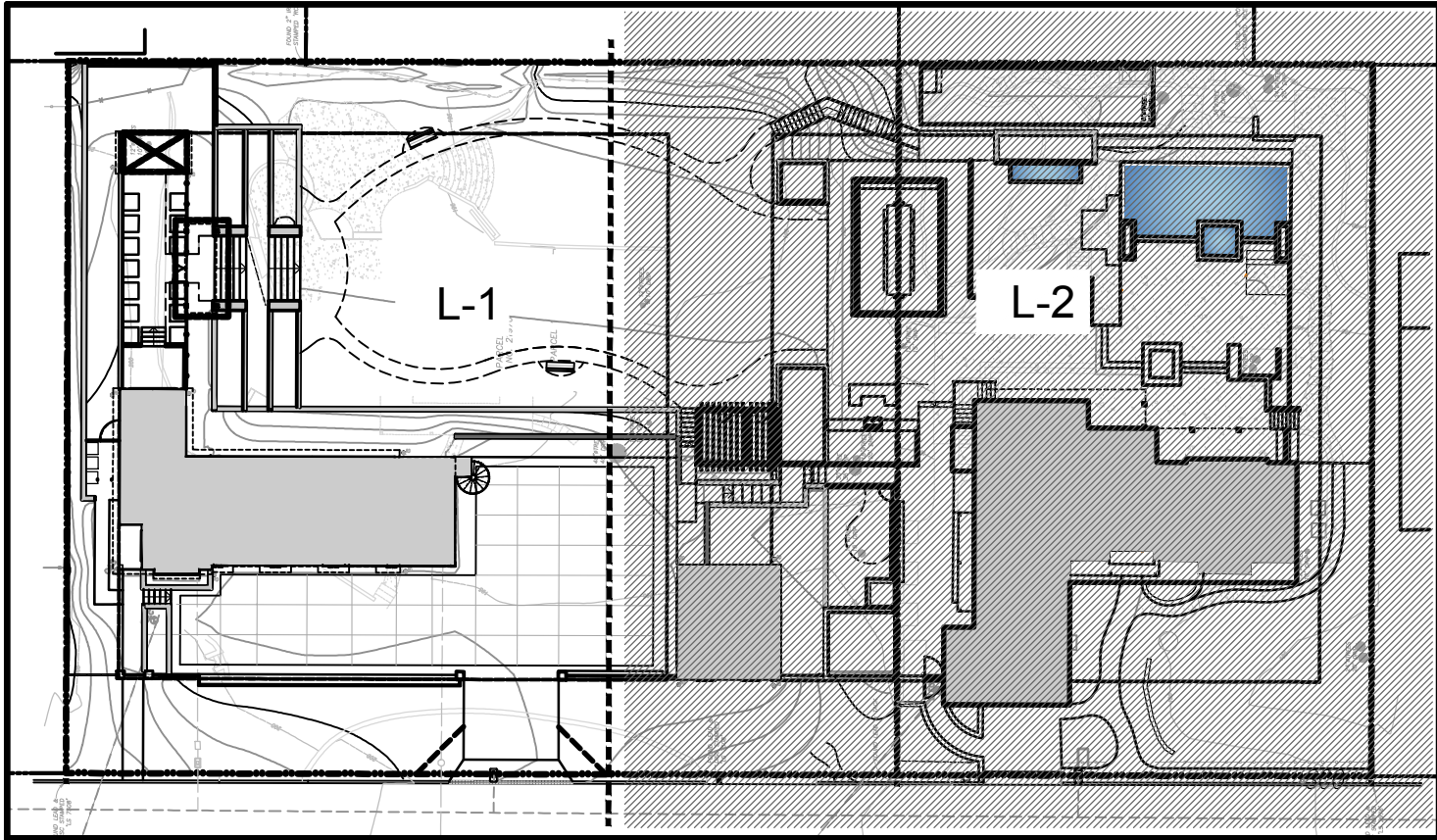
LINEAR LANDSCAPE
ARCHITECTURE

JOE DODD, ASLA
1619 MYRTLE AVE
SAN DIEGO, CA 92103
P | 888.203.6628
CDP 01 - 11.15.25
CDP 02 - 05.19.26

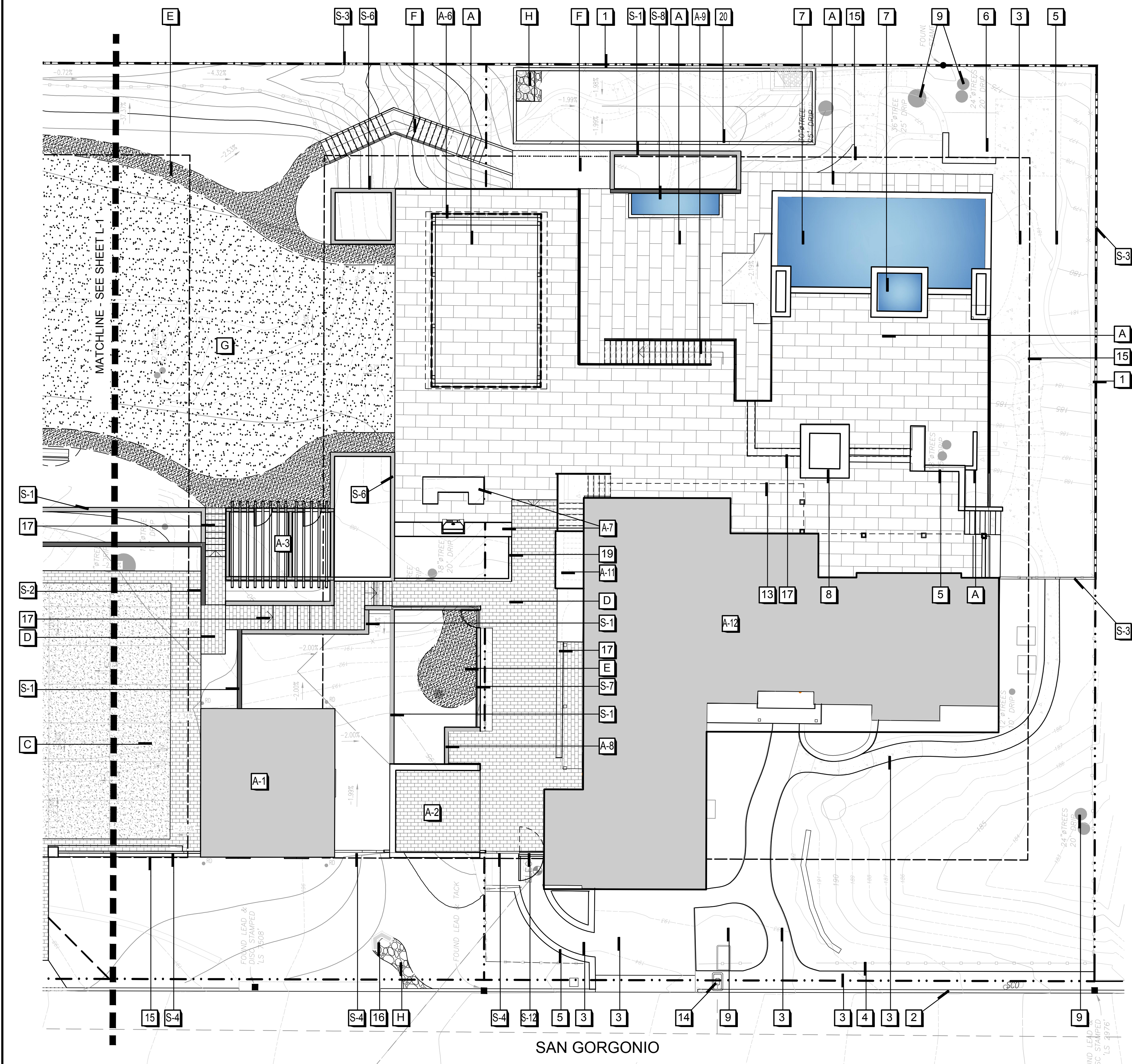
L-1

SHT

01 OF 6



KEYMAP



HARDSCAPE LEGEND

SYMBOL	MATERIAL	COLOR/FINISH	PATTERN / MANUFACT.	DETAIL
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C	CONCRETE PAVING - VEHICULAR	COLOR 'TBD' EXPOSED AGGREGATE FINISH	DAVIS	
D	BRICK/STONE PAVERS - MORTAR SET	TBD	STACKED BOND	
E	CRUSHED STONE	TBD	3/8"	
F	WOOD DECKING & STEPS	TBD		
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- A-12 EXISTING SINGLE FAMILY HOUSE

SITE ELEMENTS

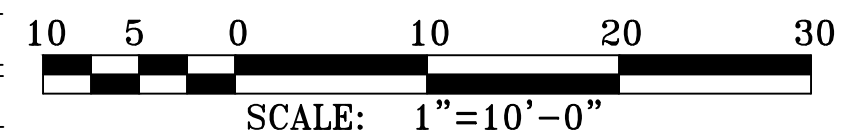
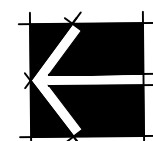
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ITEM	SIZE	COLOR/FINISH
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S-2	FREESTANDING WALL + PARTIAL RETAINING	30" HT MATERIAL STONE/BRICK VENEER CAP PRECAST CAP
S-3	PERIMETER FENCE	HT VARIES SEE ARCH PLANS MATERIAL WOOD - PAINTED TBD
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S-8	FEATURE WALL & FOUNTAIN	42" HT FINISH STONE 'TBD' BASIN DECORATIVE TILE
S-9	MASONRY PILASTERS	7.5' HT FINISH BRICK/STONE CLADDING CAP PIP
S-10	METAL OPEN FENCING W/ DOUBLE SWING GATE	4' HT MATERIAL VERTICAL TUBULAR STEEL
S-11	4 POST WOODEN ARBOR STRUCTURE	8' HT FINISH HEAVY TIMBER CAP PAINT & SEALED, TBD
S-12	PEDESTRIAN GATE	HT VARIES SEE ARCH PLANS MATERIAL WOOD - PAINTED TBD



LANDIS RESIDENCE

535 SAN GORGONIO
SAN DIEGO, CA

LANDSCAPE CONSTRUCTION PLAN

PREPARED

ROB & CHRISTINE
LANDIS

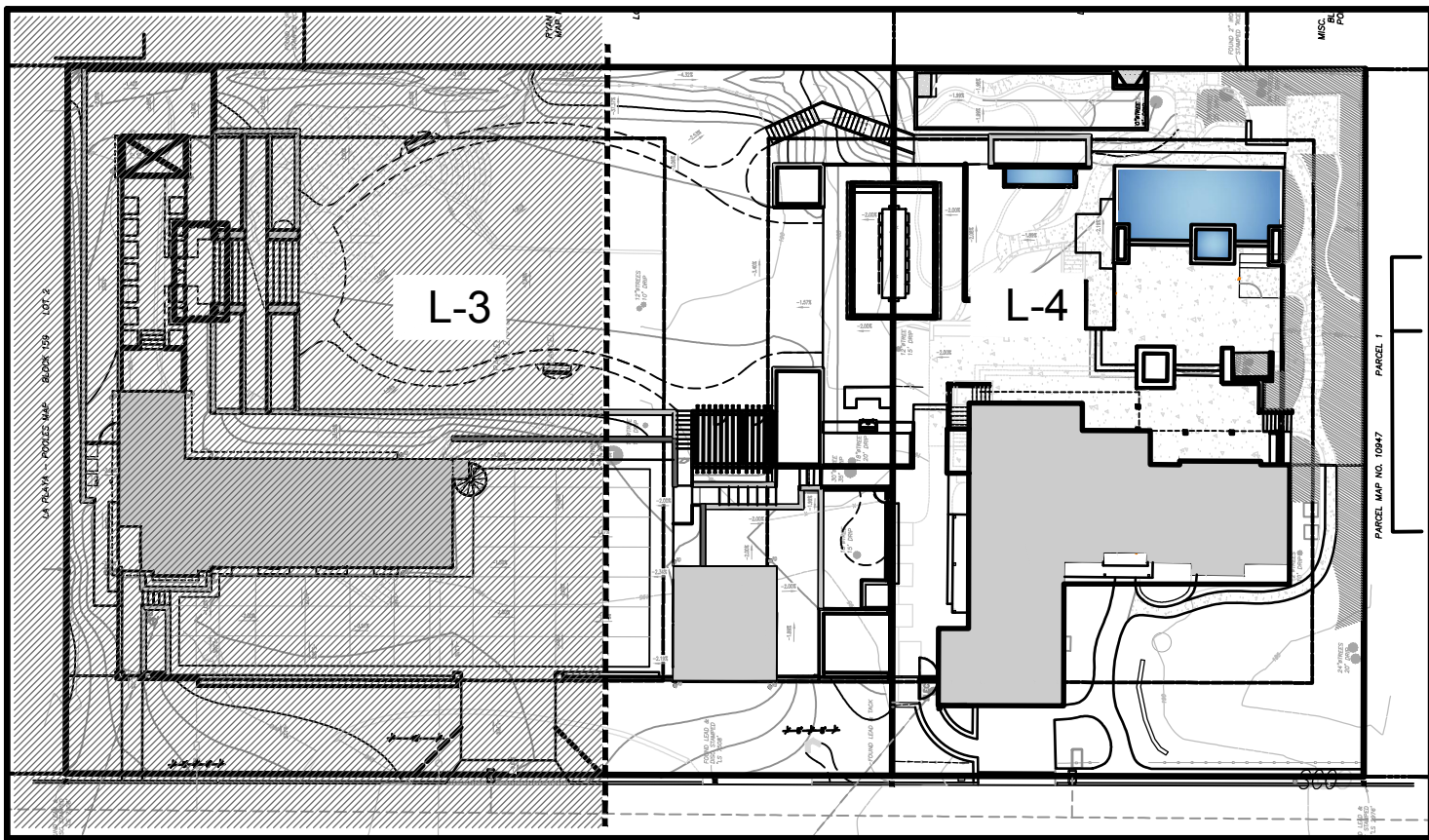
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LINEAR LANDSCAPE
ARCHITECTURE

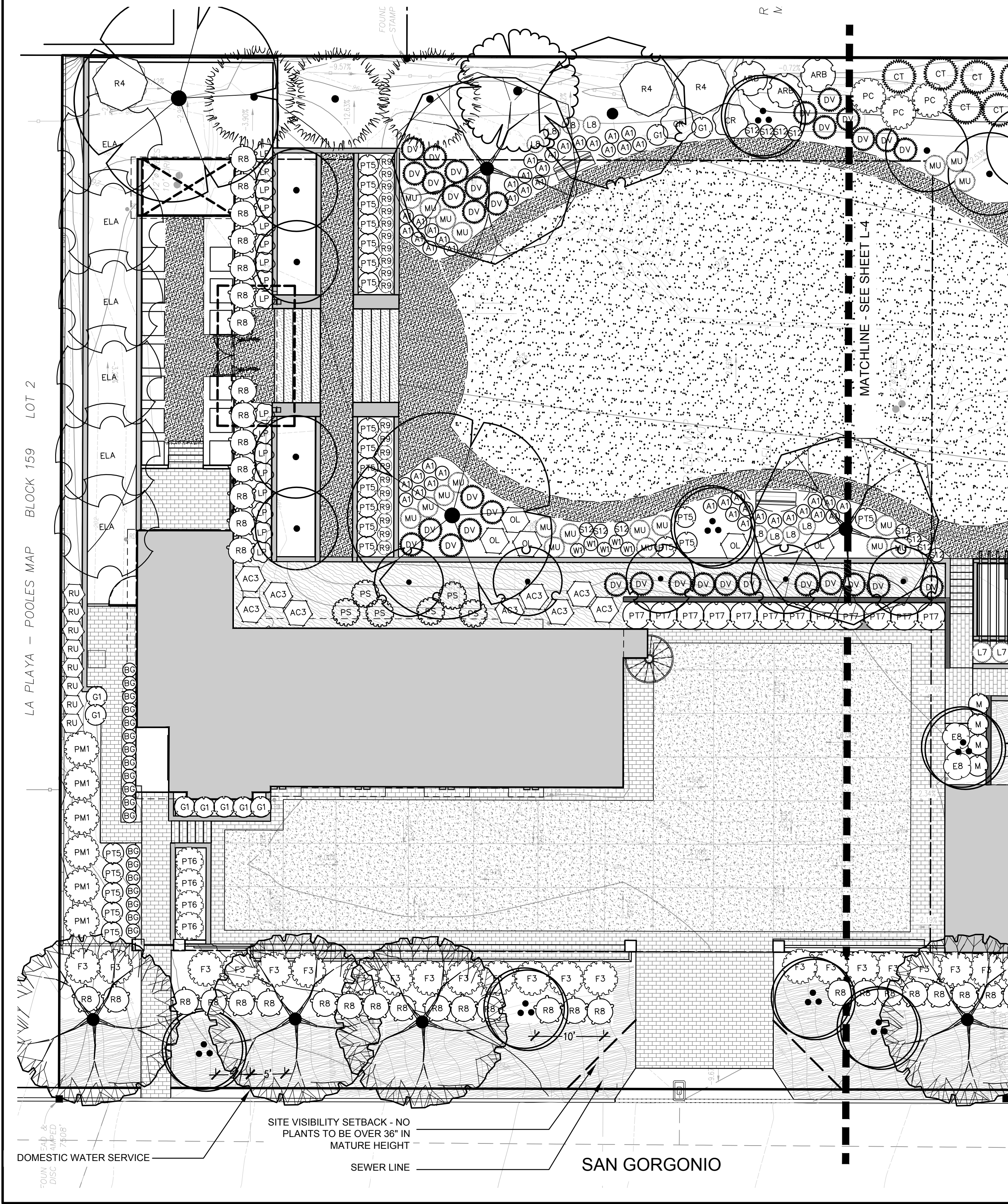
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L-2

FILE NAME: G:\LANDIS RESIDENCE\LANDIS - P5HT.DWG



KEYMAP



EXISTING TREE NOTE

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, CEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
4. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
5. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.
6. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 6" OR GREATER IN DIAMETER.
7. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
8. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

GENERAL NOTE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MAINTENANCE NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MIN. TREE SEP. DISTANCE:

IMPROVEMENT/MINIMUM DISTANCE TO TREE:
TRAFFIC SIGNALS/STOP SIGN: 20 FT.
UNDERGROUND UTILITY LINES: 5 FT. (10' FOR SEWER)
ABV. GND. UTILITY STRUCT.: 10 FT.
DRIVEWAYS (ENTRIES): 10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS): 25 FT.

NOTE: A MINIMUM ROOT ZONE OF 40sf IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)

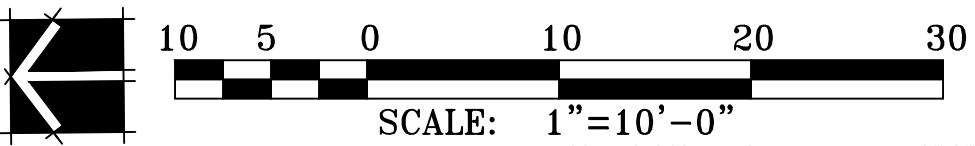
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME
TREES		
	7	Citrus X ssp
	9	Existing -- -- Protect in place
	12	Lagerstroemia x 'Natchez'
	2	Magnolia grandiflora
	5	Magnolia grandiflora 'Little Gem'
	3	Olea europaea 'Fruitless'
	1	Pinus canariensis Existing on site
	3	Platanus racemosa
	3	Podocarpus gracilior
	1	Rhus lancea
	3	Tristania conferta
	6	Ulmus parvifolia

GROUND COVERS		
	473 sf	Carex divulsa
	506 sf	Festuca mairei
	753 sf	Myoporum parvifolium 'Putah Creek'
	2,279 sf	Trachelospermum jasminoides 'Star'

FOR FULL PLANTING LEGEND,
SEE SHEET L-5

SYMBOL	QTY	BOTANICAL NAME
SHRUBS		
	14	Acca sellowiana
	6	Aeonium x 'Mint Saucer'
	53	Agapanthus africanus 'Peter Pan Albus'
	11	Arbutus unedo 'Compacta'
	4	Asparagus meyeri
	4	Aspidistra elatior Evergreen nursery
	10	Buxus microphylla japonica
	16	Buxus microphylla japonica 'Green Beauty'
	60	Buxus sempervirens 'Suffruticosa'
	48	Chondropetalum tectorum
	2	Coprosma repens 'Marble Queen'
	6	Crassula arborescens ssp. undulatifolia
	33	Cyrtomium falcatum
	33	Dietes vegeta 'Variegata'
	6	Elaeocarpus decipiens
	5	Erigeron karvinskianus 'Profusion'
	29	Ficus nitida
	9	Gardenia jasminoides 'Veitchii'
	2	Heteromeles arbutifolia
	5	Hydrangea arborescens 'Annabelle'
	17	Lavandula x intermedia 'Provence'
	6	Lomandra longifolia 'Breeze'
	20	Lomandra longifolia 'Roma 13' TM Andersons La Costa
	24	Muhlenbergia dubia
	4	Myrtus communis 'Compacta'
	5	Olea europaea 'Little Ollie' TM
	2	Pandorea jasminoides 'Alba'
	3	Philodendron x 'Xanadu'
	23	Pittosporum tenuifolium 'Golf Ball'
	4	Pittosporum tenuifolium 'Marjorie Channon'
	6	Pittosporum tenuifolium 'Silver Sheen'
	14	Pittosporum tobira 'Wheeler's Dwarf'
	6	Podocarpus macrophyllus maki
	6	Prunus caroliniana 'Bright 'N Tight' TM
	12	Rhamphilepis umbellata 'Minor'
	3	Rhus integrifolia
	59	Rosa floribunda 'Iceberg'
	21	Rosa x 'Flower Carpet Red'
	7	Salvia greggii 'White' Full Pots
	11	Stachys byzantina
	5	Westringia fruticosa 'Grey Box'
	3	Woodwardia fimbriata
	18	Zamia furfuracea



PREPARED

ROB & CHRISTINE
LANDIS

PREPARED

LINEAR LANDSCAPE
ARCHITECTURE

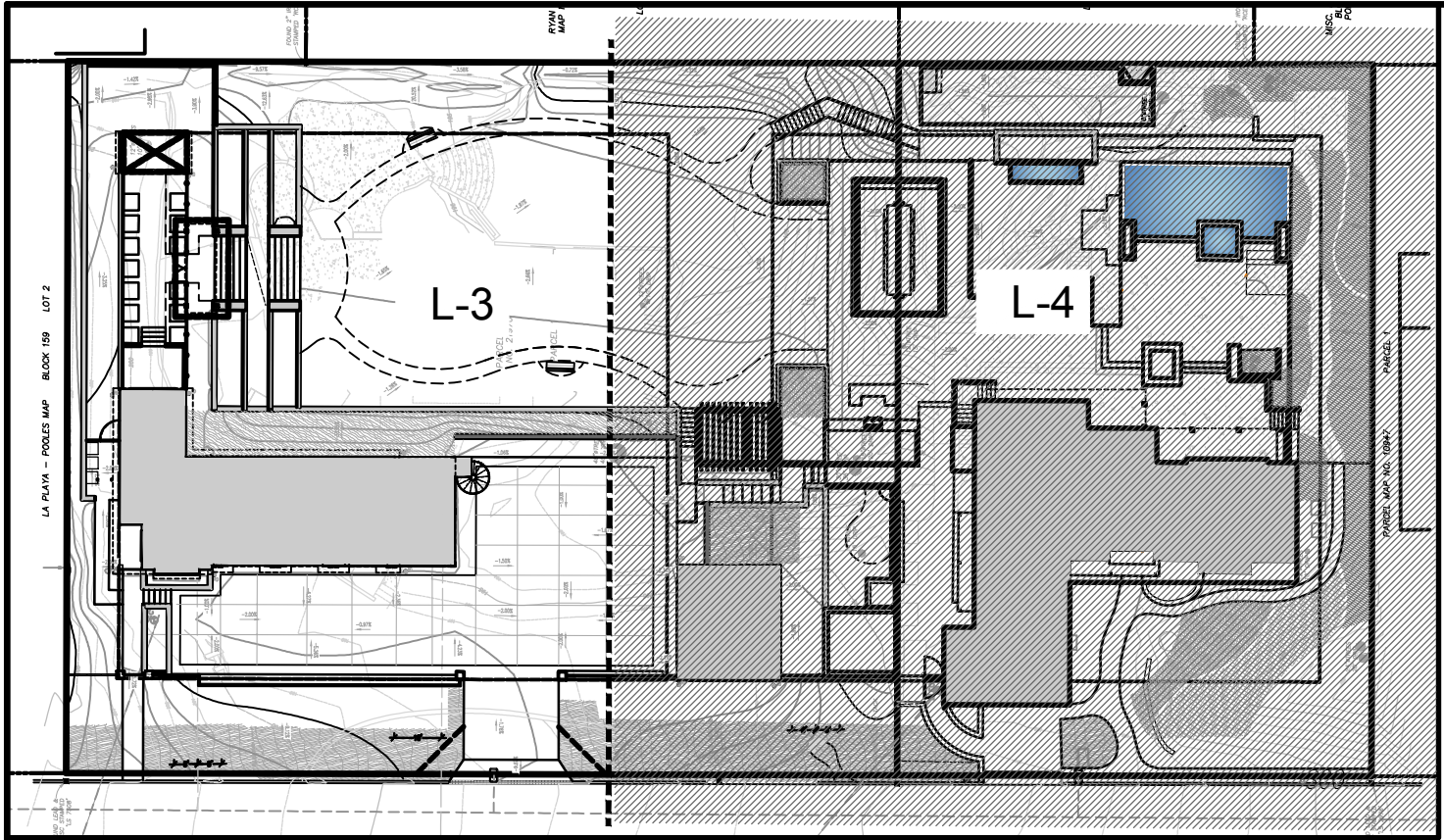
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L-3

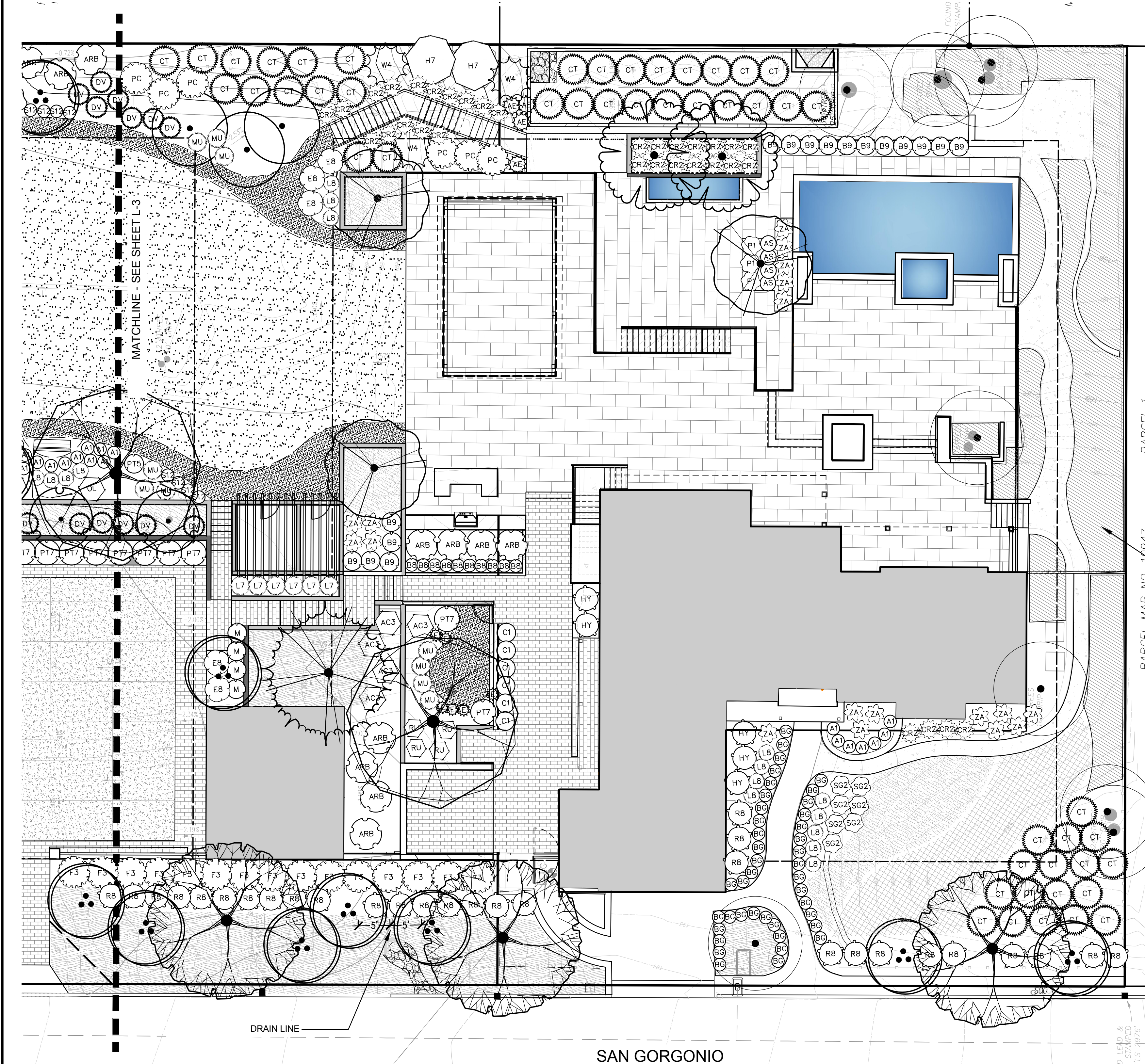
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03 OF 6

FILE NAME: G:\LANDIS RESIDENCE\LANDIS - PSHT.DWG



KEYMAP



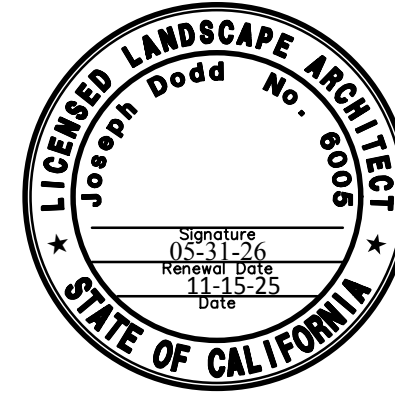
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	3	Platanus racemosa
	3	Podocarpus gracilior
	1	Rhus lancea
	3	Tristania conferta
	6	Ulmus parvifolia

GROUND COVERS	
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	506 sf Festuca mairei
	753 sf Myoporum parvifolium 'Putah Creek'
	2,279 sf Trachelospermum jasminoides 'Star'

FOR FULL PLANTING LEGEND,
SEE SHEET L-5

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LANDIS RESIDENCE

535 SAN GORGONIO
SAN DIEGO, CA

PLANTING PLAN

PREPARED

ROB & CHRISTINE
LANDIS

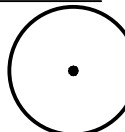
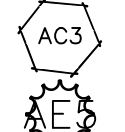
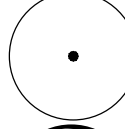
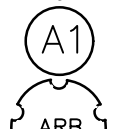
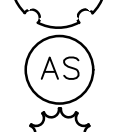
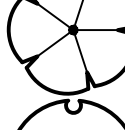
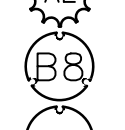
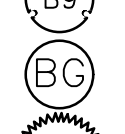
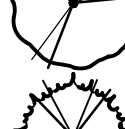
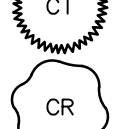
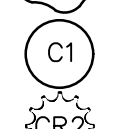
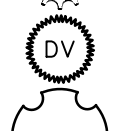
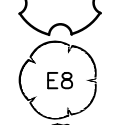
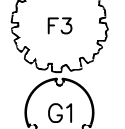
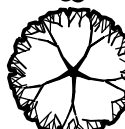
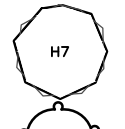
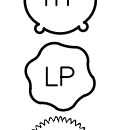
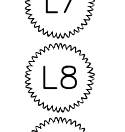
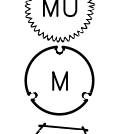
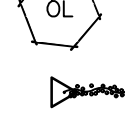
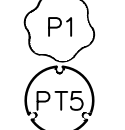
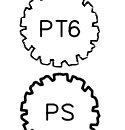
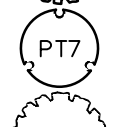
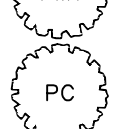
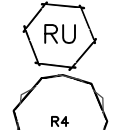
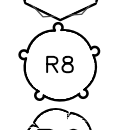
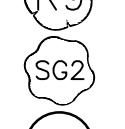
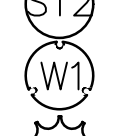
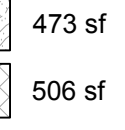
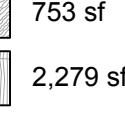
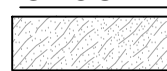
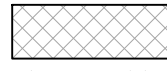
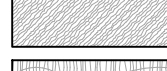
PREPARED

LINEAR LANDSCAPE
ARCHITECTURE

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CDP 01 - 11.15.25
CDP 02 - 05.19.26

L-4

FILE NAME: G:\LANDIS RESIDENCE\LANDIS - PSHT.DWG

PLANT SCHEDULE												PLANTING NOTES											
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	MATURE SIZE (WXH)	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS											
TREES							SHRUBS																
	7	Citrus X ssp	Citrus Tree	15 GAL		MEDIUM		14	Acca sellowiana	Pineapple Guava	5 GAL	LOW											
	9	Existing --- Protect in place	To remain	---				6	Aeonium x 'Mint Saucer'	Mint Saucer Aeonium	1 GAL	LOW											
	12	Lagerstroemia x 'Natchez'	White Crape Myrtle Multi-Trunk	36" BOX	20 X 25	MEDIUM		53	Agapanthus africanus 'Peter Pan Albus'	Lily Of The Nile	1 GAL	MEDIUM											
	2	Magnolia grandiflora	Southern Magnolia	24" BOX	40 x 40	MEDIUM		11	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 GAL	LOW											
	5	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	36" BOX	15 X 24	MEDIUM		4	Asparagus meyeri	Foxtail Fern	5 GAL	MEDIUM											
	3	Olea europaea 'Fruitless'	Olive Multi-Trunk	24" BOX	25 X 25	LOW		4	Aspidistra elatior Evergreen nursery	Cast Iron Plant	5 GAL	MEDIUM											
	1	Pinus canariensis Existing on site	Canary Island Pine	24" BOX	35X80	LOW		10	Buxus microphylla japonica	Japanese Boxwood	5 GAL	MEDIUM											
	3	Platanus racemosa	California Sycamore	24" BOX	20x50	MEDIUM		16	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 GAL	MEDIUM											
	3	Podocarpus gracilior	Fern Pine	24" BOX	40 X 60	MEDIUM		60	Buxus sempervirens 'Suffruticosa'	Suffruticosa Common Boxwood	5 GAL	MEDIUM											
	1	Rhus lancea	African Sumac	24" BOX	25 X 25	LOW		48	Chondropetalum tectorum	Small Cape Rush	5 GAL	LOW											
	3	Tristania conferta	Brisbane Box	24" BOX	30 X 50	MEDIUM		2	Coprosma repens 'Marble Queen'	Marble Queen Mirror Plant	plugs	MEDIUM											
	6	Ulmus parvifolia	Chinese Elm	24" BOX	45x45	MEDIUM		6	Crassula arborescens ssp. undulatifolia	Bule Waves Jade Plant	5 GAL	LOW											
								33	Cyrtonium falcatum	Holly Fern	5 GAL	MEDIUM											
								33	Dietes vegeta 'Variegata'	Variegated African Iris	5 GAL	MEDIUM											
								6	Elaeocarpus decipiens	Japanese Blueberry Tree	24" BOX	MEDIUM											
								5	Erigeron karvinskianus 'Profusion'	Santa Barbara Daisy	1 GAL	LOW											
								29	Ficus nitida	Weeping Fig	15 GAL	MEDIUM											
								9	Gardenia jasminoides 'Veitchii'	Veitch Jasmine	5 GAL	MEDIUM											
								2	Heteromeles arbutifolia	Toyon	15 GAL	LOW											
								5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 GAL	MEDIUM											
								17	Lavandula x intermedia 'Provence'	Provence Lavendin	5 GAL	MEDIUM											
								6	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 GAL	LOW											
								20	Lomandra longifolia 'Roma 13' TM Andersons La Costa	Platinum Beauty Variegated Mat Rush	1 GAL	LOW											
								24	Muhlenbergia dubia	Pine Muhly	5 GAL	MEDIUM											
								4	Myrtus communis 'Compacta'	Dwarf Myrtle	5 GAL	LOW											
								5	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 GAL	LOW											
								2	Pandorea jasminoides 'Alba'	Jasmine Pandorea	5 GAL	MEDIUM											
								3	Philodendron x 'Xanadu'	Xanadu Philodendron	5 GAL	MEDIUM											
								23	Pittosporum tenuifolium 'Golf Ball'	Tawhiwhi	5 GAL	MEDIUM											
								4	Pittosporum tenuifolium 'Marjorie Channon'	Tawhiwhi	15 GAL	MEDIUM											
								6	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Tawhiwhi	24" box	MEDIUM											
								14	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	5 GAL	MEDIUM											
								6	Podocarpus macrophyllus maki	Shrubby Yew	15 GAL	MEDIUM											
								6	Prunus caroliniana 'Bright 'N Tight' TM	Bright 'N Tight Carolina Laurel	15 GAL	MEDIUM											
								12	Rhaphiolepis umbellata 'Minor'	Gulf Green™ Indian Hawthorn	5 GAL	MEDIUM											
								3	Rhus integrifolia	Lemonade Berry	5 GAL	LOW											
								59	Rosa floribunda 'Iceberg'	Iceberg Rose	5 GAL	MEDIUM											
								21	Rosa x 'Flower Carpet Red'	Rose	5 GAL	MEDIUM											
								7	Salvia greggii 'White' Full Pots	White Autumn Sage	5 GAL	LOW											
								11	Stachys byzantina	Lamb's Ear	1 GAL	MEDIUM											
								5	Westringia fruticosa 'Grey Box'	Coast Rosemary	5 GAL	LOW											
								3	Woodwardia fimbriata	Giant Chain Fern	5 GAL	MEDIUM											
								18	Zamia furfuracea	Cardboard Palm	15 GAL	MEDIUM											
							SYMBOL QTY BOTANICAL NAME COMMON NAME CONT WUCOLS																
							GROUND COVERS																
								473 sf	Carex divulsa	Berkeley Sedge	1 GAL	LOW	24" o.c.										
								506 sf	Festuca mairei	Atlas Fescue	1 GAL	LOW	36" o.c.										
								753 sf	Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum	1 GAL	LOW	120" o.c.										
								2,279 sf	Trachelospermum jasminoides 'Star'	Star Jasmine	1 GAL	MEDIUM	60" o.c.										
												1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.											
												2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.											
												3. AN AGRONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.											
												4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.											
												5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS): A. 4 CUBIC YARDS COMPOST B. 100 POUNDS AGRICULTURAL GYPSUM C. 15 POUNDS IRON SULPHATE D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER											
												6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS: A. ROOTED CUTTING/4" POT - (1) 5 GRAM B. 1 GAL. CONTAINER - (1) 21 GRAM C. 5 GAL. CONTAINER - (3) 21 GRAM D. 15 GAL. CONTAINER - (5) 21 GRAM E. BOX TREE - (1) 21 GRAM PER 3" BOX SIZE											
												7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.											
												8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.											
												9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.											
												10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.											
												11. STAKE ALL TREES PER DETAIL.											
												12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.											
												13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.											
												14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.											
												15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.											
												16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.											
												17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.											
												18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.											
												19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.											
												20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.											
												21. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE MINIMUM TREE SEPARATION DISTANCE. SEE NOTE ON PLANTING SHEET											
												22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL AND NOTE ON PLANTING PLAN.											
												23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.											
												24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.											
												25. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).											
												26. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.											
												27. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.											
												28. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.											
												29. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK: A. DAILY WATERING OF ALL PLANT MATERIAL. B. WEEKLY MOWING OF ALL TURF AREAS. C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS. D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS. E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER. F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM. G. FILLING AND RECOMPACTION OF ERODED AREAS. H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS. I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.											
												30. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.											
												31. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.											
												32. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.											
												33. A CERTIFICATE OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE PLANS, WILL BE REQUIRED AT TIME OF COMPLETION OF INSTALLATION.											

HYDROZONE LEGEND

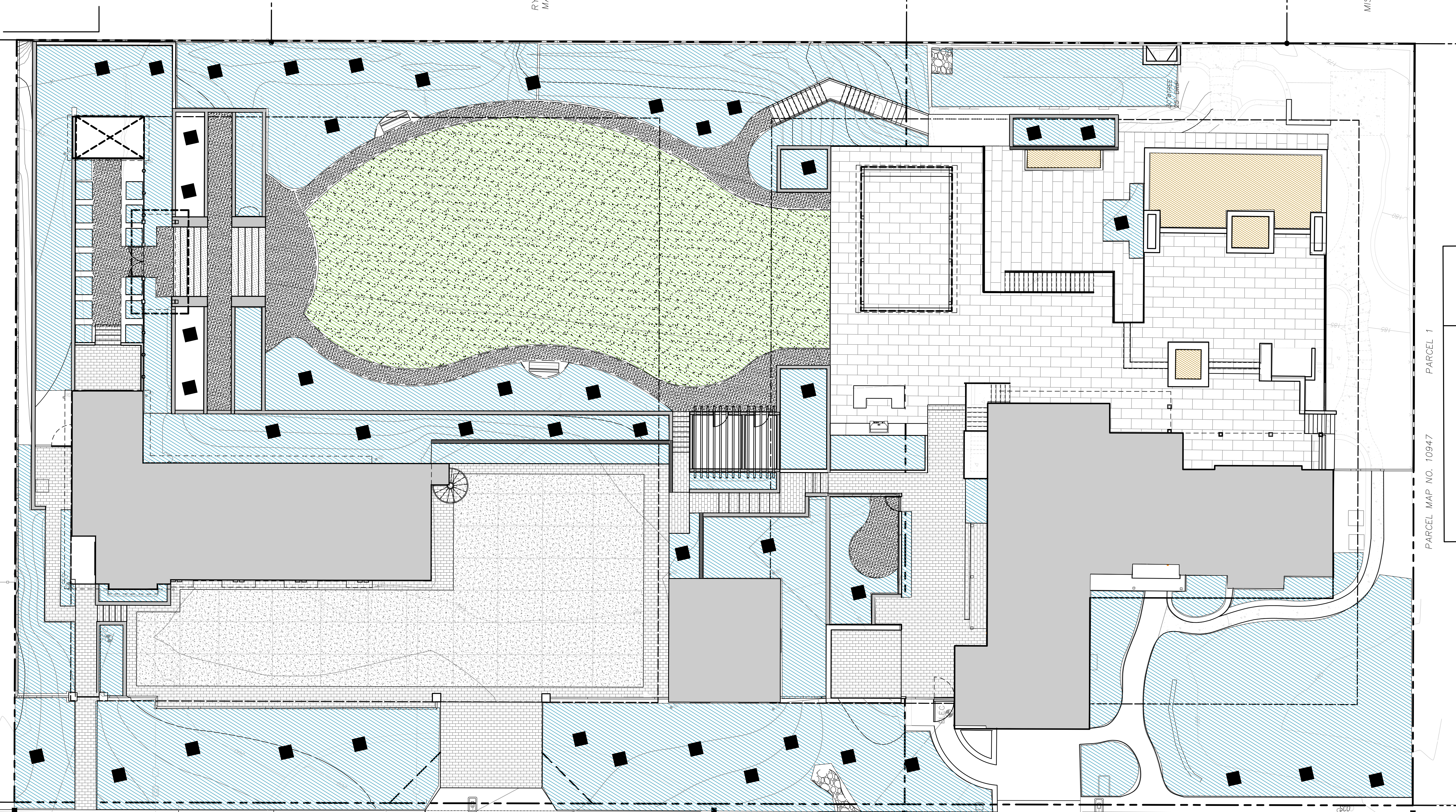
HYDROZONE	1	
WATER METHOD	ARTIFICIAL TURF	
AREA	4083 SF	
PLANT FACTOR	LOW	

HYDROZONE	3	
WATER METHOD	WATER FEATURES	
AREA	482 SF	
PLANT FACTOR	HIGH	

HYDROZONE	2	
WATER METHOD	DRIP IRRIGATION	
AREA	12,984 SF	
PLANT FACTOR	MEDIUM	

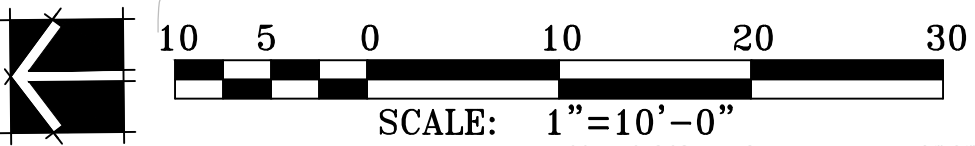
HYDROZONE	4	
WATER METHOD	TREE BUBBLERS	
AREA	1232 SF	
PLANT FACTOR	MEDIUM	

NOTE: PROPOSED IRRIGATION SYSTEM SHALL A SMART CONTROLLER WITH WEATHER BASED SENSOR



PROPOSED POC FOR IRRIGATION SYSTEM AT 1" POTABLE SUPPLY LINE TO HOUSE.

SAN GORGONIO



WATER EFFICIENT LANDSCAPE WORKSHEET									
Irrigation Point of Connection (P.O.C.) 1									
REFERENCE EVAPOTRANSPIRATION (ETO)		41							
Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)	
REGULAR LANDSCAPE AREAS									
1	LOW WATER	0.10	ART. TURF	1.00	0.10	4083	408.30	10379	
2	MEDIUM WATER	0.50	DRIP	0.81	0.62	12984	8014.81	203737	
3	HIGH WATER	1.00	POOL	1.00	1.00	482	482.00	12252	
4	MEDIUM WATER	0.50	BUBBLER	0.75	0.67	1232	821.33	20878	
TOTAL						18781	9726.45		
SPECIAL LANDSCAPE AREAS									
TOTAL						0	0		
ETWU TOTAL								247246	
ETWU = ETO(, 62) x [(PF/IE) x LA]									
MAXIMUM WATER ALLOWANCE (MAWA)								262577	
IRRIGATION EFFICIENCY (IE) AVERAGE								73.1	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)									
ET o = 41 in/yr									
LA = 18781 sq ft									
SLA = 0 sq ft									
ETAF = 0.55									
MAWA = (Eto)(0.62)(ETAF x LA) + (1 - ETAF) x SLA]									
MAWA = (Eto)(0.62)[(0.55 x LA) + (1-.45)x SLA)]									
MAWA = 41 (0.62)[(0.45x 18781									
MAXIMUM APPLIED WATER ALLOWANCE= 262577.2 gal. per year									
ETAF									
TOTAL ETAF x AREA						9726.45	18781	0.52	
ALL LANDSCAPE AREAS						9726.45	18781	n/a	0.52
ETAF Residential 0.55 or below									
Non-residential 0.45 or below									
Hydrozone Category									
PF-Plant Factor									
High Water Use 0.7-1.0									
Moderate Water Use 0.4-0.6									
Low Water Use 0.1-0.3									
Very Low Water Use 0-0.1									
Special Landscape Area 1.00									
Reclaimed water = Special Landscape Area									
Artificial Turf & Temporary Irrigated areas = low water U									
Irrigation Method Code									
IE - Irrigation Efficiency									
Filler Pipe for Pools/Spa 1.00									
Drip/Subsurface 0.81									
Bubblers 0.75									
Rotors 0.75									
Rotators 0.75									
Overhead Spray 0.75									



LANDIS RESIDENCE

535 SAN GORGONIO
SAN DIEGO, CA

HYDROZONE PLAN & WATER
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LINEAR LANDSCAPE
ARCHITECTURE

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