

LANDSCAPE CONSTRUCTION PLANS

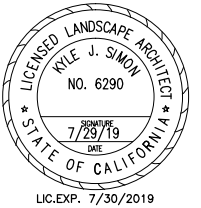
44TH STREET

MIDRISE APARTMENTS

PREPARED FOR: THE SAN DIEGO HOUSING COMMISSION
 1122 BROADWAY, SUITE 300,
 SAN DIEGO, CA 92101

CONSULTANTS

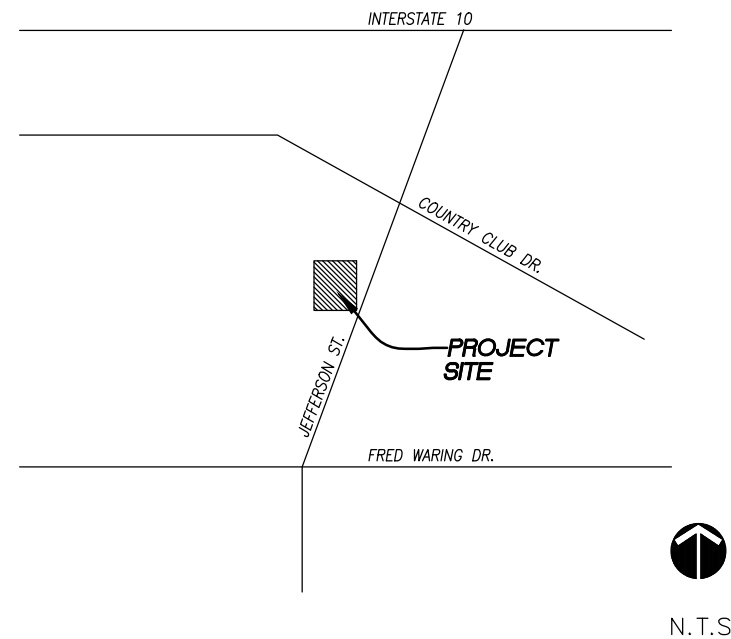
CIVIL ENGINEER
 SNIPES-DYE ASSOCIATES
 8348 Center Drive, Suite G
 LA MESA, CA 91942
 PHONE: 619.697.9234
 FAX: 619.460.2033



GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND COUNTY CODES AND THESE PLANS.
 - THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
 - THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
 - ALL IRRIGATION WORK SHALL HAVE RECOMMENDED APPROVAL BY THE OWNER PRIOR TO BEGINNING ANY GROUND COVER PLANTING WORK.
 - THE OWNER'S REPRESENTATIVE WILL REVIEW THE PLANTING WORK. PRIOR TO STARTING WORK THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND COORDINATE ALL REVIEWS.
 - THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER / LANDSCAPE ARCHITECT IN PRODUCING THE BEST POSSIBLE PRODUCT.
- BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE AND HIS SUBCONTRACTORS HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH ALL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
- UNLESS OTHERWISE PROVIDED IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL FILE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.
- CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
- ALL CURVE-TO-LINEAR AND CURVE-TO-TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM THE SITE AS WELL AS ALL HIS TOOLS, EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK REJECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AS DEFECTIVE OR AS FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTING SUCH REJECTED WORK.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S AUTHORIZED REPRESENTATIVE THAT HE/SHE HAS OBTAINED THE LATEST SET OF CONSTRUCTION DOCUMENTS.

VICINITY MAP



SHEET INDEX

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APPROVALS

DECLARATION OF RESPONSIBLE CHARGE:
 I HEREBY DECLARE THAT I AM THE LICENSED DESIGNER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LICENSED DESIGNER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN. THESE PLANS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN, WATER CONSERVATION PLAN, FIRE PROTECTION PLAN, AND ALL CONDITIONS OF APPROVAL RELATED TO LANDSCAPING.

BY: _____ DATE: _____
 PHONE NO: (____) _____
 REGISTRATION NO: _____ EXPIRATION DATE: _____

WATER EFFICIENT LANDSCAPE DECLARATION:
 I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN DIEGO'S LANDSCAPE MANUAL & WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BY: _____ DATE: _____
 SIGNED UNDER PENALTY OF PERJURY
 PHONE NO: (____) _____
 REGISTRATION NO: _____ EXPIRATION DATE: _____

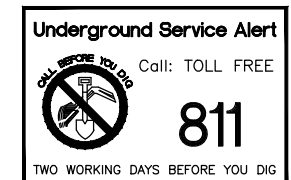
PROJECT: 44TH STREET - SDHC URBAN MIDRISE
 ADDRESS: 2734 44TH ST., SAN DIEGO CA. 92105
 DESCRIPTION: XERISCAPE LANDSCAPE RENOVATION

REVISIONS
 DESIGN REVIEW:
 PLAN CHECK:
 PLAN CHECK RESPONSE:
 PLAN CHECK RESPONSE:
 ISSUE DATE: 5/01/2018

COVER SHEET

SHEET NUMBER






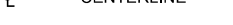



CS-1



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	COLOR / FINISHES / REMARKS	DETAIL	SHEET
	EXISTING CONCRETE PAVING	EXISTING	NATURAL GREY / MEDIUM BROOM FINISH	-	-
	INTERLOCKING PAVERS	BELGARD / AQUA ROC	"SRI VICTORIAN BLEND" / 80mm / 4.5" x 9" / REFER TO PLAN FOR PATTERN / INSTALL PER MANUFACTURERS RECOMMENDATIONS / AVAILABLE AT THOMPSON BUILDING MATERIALS	A	L-1.3
	ANGULAR COBBLE	SOUTHWEST BOULDER	BAJA CRESTA / 4" - 8" / INFILL WITH CRUSHED ROCK / OR APPROVED EQUAL	B,C,D	L-1.3
	CRUSHED ROCK	SOUTHWEST BOULDER	DESERT GOLD / 3/4" SCREENED / 3" DEPTH / OR APPROVED EQUAL	B,C	L-1.3

CONSTRUCTION KEY:

	EXPANSION JOINT	PA	PLANTING AREA
	SAWCUT JOINT		DETAIL
	ALIGNMENT SYMBOL		SHEET NUMBER
	CENTERLINE		
	PERPENDICULAR		
	ALIGN		
	EQUAL DISTANCE		

GENERAL NOTES

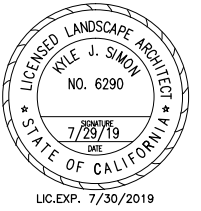
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL MANUAL AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION.
- EXCEPT AS OTHERWISE INDICATED, THE CONTRACTOR SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) TOGETHER WITH THE LATEST ADOPTED EDITIONS OF THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT AMENDMENTS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR CONCRETE FLATWORK. ALL FLAT WORK SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ONE HALF PERCENT (.5%) OR AS INDICATED ON CIVIL ENGINEERS DRAWINGS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB AND FACE OF WALL UNLESS INDICATED OTHERWISE.
- EXPANSION JOINTS WITH SEALANT SHALL BE INSTALLED WHERE PAVING ABUTS WALLS, COLUMNS, CURBS, STAIRS OR RAMPS AND WHERE SHOWN ON THE DRAWINGS.
- FINISH GRADE SHALL BE THREE INCHES (3") BELOW CONCRETE FLAT WORK FOR BARK MULCH AND COBBLE AREAS. COBBLE SURFACE SHALL BE FLUSH WITH ADJACENT SURFACE.
- PAVING: CONTRACTOR SHALL PROVIDE 5' x 5' MOCK-UP PANELS FOR ALL PAVING MATERIALS AND COLORS FOR APPROVAL OF LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PAVING. MOCK-UP PANEL SHALL INCLUDE PAVING MATERIAL, GROUT, AND SEALANT (AS APPLICABLE).
- NO PROPOSED IMPROVEMENTS PENDING EMRA APPROVAL.

MINIMUM STREET TREE SEPARATION DISTANCES:

INTERSECTIONS.....	25 FEET
DRIVEWAYS.....	10 FEET
SEWER LATERALS.....	10 FEET
FRONT OF TRAFFIC SIGNAL, STOP SIGN.....	20 FEET
BACK OF TRAFFIC SIGNAL, STOP SIGN.....	10 FEET
UNDERGROUND UTILITY LINES.....	5 FEET
ABOVE GROUND UTILITY STRUCTURES.....	10 FEET
STREET LIGHTS.....	15 FEET

MANUFACTURER PHONE NUMBERS:

BELGARD: (844) 495-8210
SOUTHWEST BOULDER: (619) 591-2366



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PLAN CHECK
RESPONSE:
PLAN CHECK
RESPONSE:

ISSUE DATE: 5/01/2018

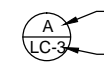



LANDSCAPE
CONSTRUCTION
LEGEND AND NOTES

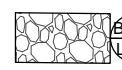

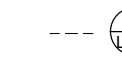
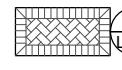
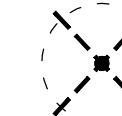
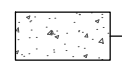
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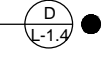
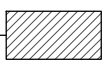
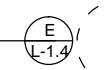
L-1.1

NOTE:
 DIMENSIONS OF PAVERS ARE DIAGRAMMATIC.
 PAVERS SHALL BE INSTALLED AS TO FIT FULL
 SIZE PAVERS AS CLOSE TO THE DIMENSIONS
 SHOWN AND MINIMIZE ANY CUTTING.

CONSTRUCTION KEY:

- PA PLANTING AREA
- EXPANSION JOINT
- SCORE JOINT
- DETAIL CALLOUT  DETAIL SHEET NUMBER
-  ALIGNMENT SYMBOL
-  CENTERLINE
-  90° ANGLE
- EQ EQUAL DISTANCE
- ALN ALIGN

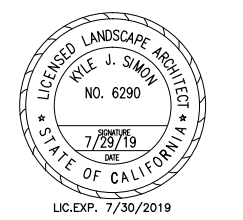
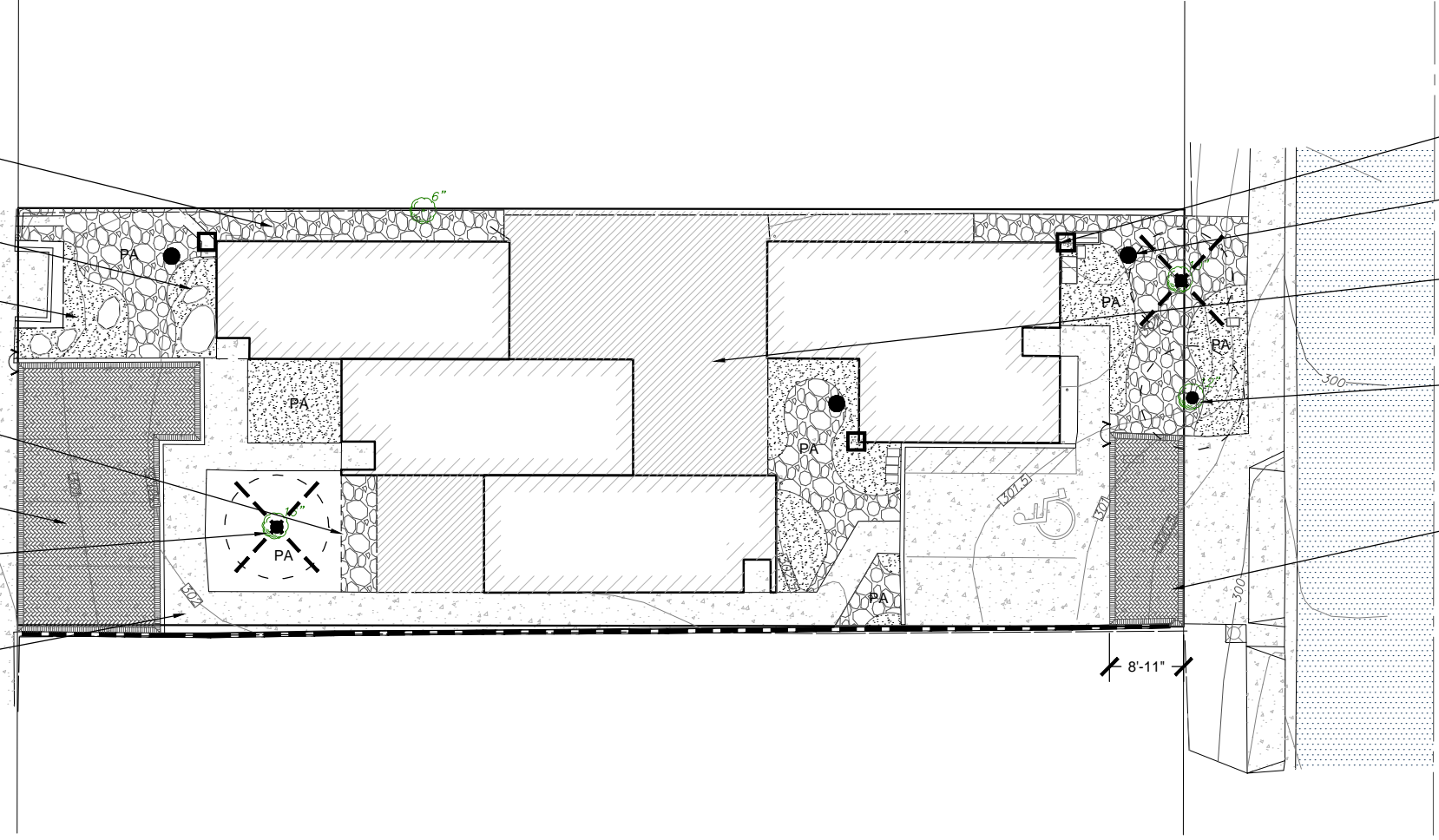
-  ANGULAR COBBLE (TYPICAL SYMBOL)
- EXISTING BOULDERS (TYPICAL SYMBOL)
-  CRUSHED ROCK (TYPICAL SYMBOL)
-  STEEL EDGING (TYPICAL SYMBOL)
-  PERMEABLE PAVERS (TYPICAL SYMBOL)
 FIELD: HERRINGBONE
 BORDER: STACKED BOND
-  EXISTING TREE TO BE REMOVED (TYPICAL SYMBOL)
-  EXISTING CONCRETE PATIO / WALKWAY (TYPICAL SYMBOL)

-  DOWNSPOUT TO POP-UP EMITTER (TYPICAL SYMBOL)
-  POP-UP EMITTER LOCATION (TYPICAL SYMBOL)
-  EXISTING PRIVATE PATIOS (TYPICAL SYMBOL)
-  EXISTING TREES TO REMAIN (TYPICAL SYMBOL)
- DIMENSIONS OF PAVERS SEE NOTE

PP

ALLEY

44TH STREET



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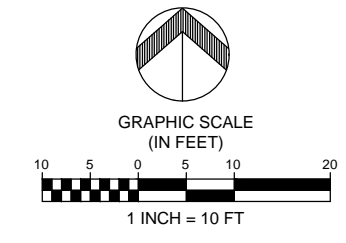
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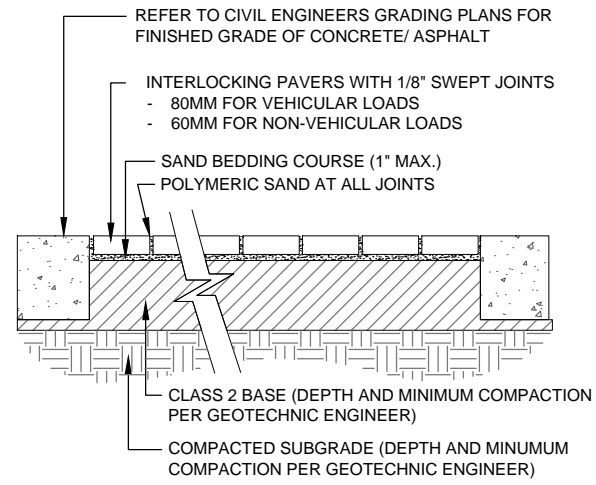
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LANDSCAPE
 CONSTRUCTION PLAN

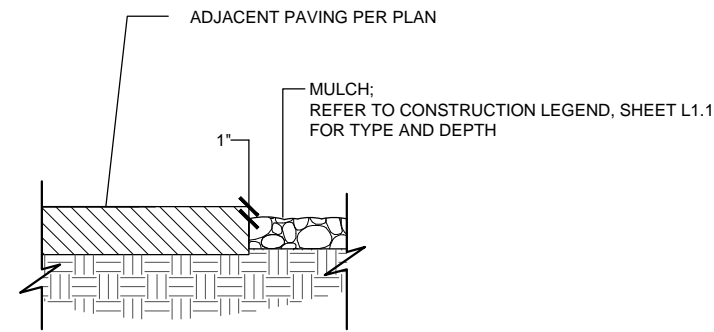
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L-1.2

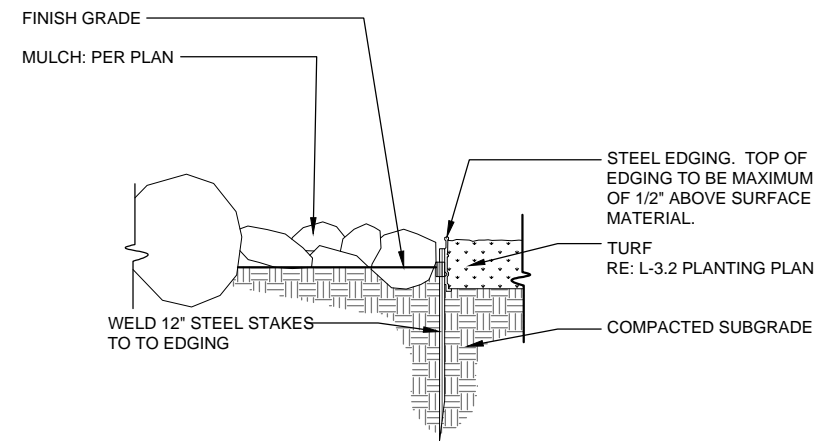




A INTERLOCKING PAVING
 SCALE: 3/4" = 1'-0"

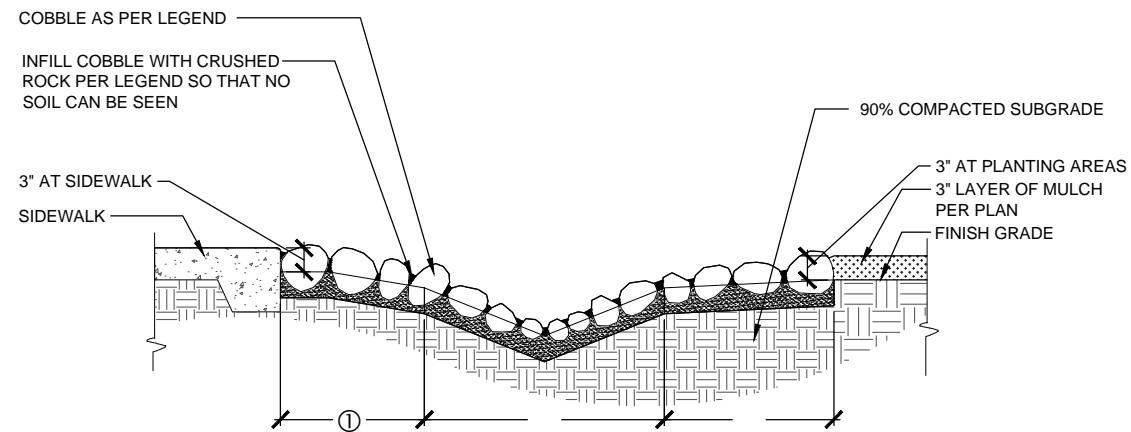


B MULCH AT HARDSCAPE
 SCALE: 1-1/2" = 1'-0"



C STEEL EDGING
 SCALE: 2" = 1'-0"

NOTE:
 1. EDGING SHALL BE UNPAINTED 3/8"x4" FLAT BAR STEEL (20' LENGTH) AVAILABLE AT HANDY METAL MART (619-474-3379. EDGING TO BE RADIUS PER PLAN.



- NOTES:
- REFER TO CIVIL PLAN FOR GRADING (TYP).
 - MULCH BETWEEN SWALE AND HARDSCAPE: WIDTH VARIES. REFER TO LANDSCAPE DRAWINGS FOR LOCATION AND TYPE.
 - COBBLE IN SWALE: REFER TO CIVIL PLAN FOR GRADING, LOCATION, WIDTH AND FLOW-LINE.
 - FINISHED COBBLE SURFACE SHALL BE RELATIVELY UNIFORM AND SHALL NOT VARY MORE THAN 2" FROM COBBLE TO COBBLE.
 - SMALLER COBBLE SHALL BE USED AT THE LOW POINT OF THE SWALE AND LARGER COBBLE SHALL BE PLACED TOWARD THE EDGES (AS SHOWN). AN EVEN GRADATION SHALL BE PROVIDED BETWEEN THE SMALLER AND LARGER COBBLE.
 - COBBLE ADJACENT TO SIDEWALKS SHALL BE PLACED WITH SURFACE OF COBBLE FLUSH WITH SURFACE OF SIDEWALK TO MINIMIZE POTENTIAL FOR TRIPPING.
 - CONTRACTOR SHALL PROVIDE A 5x5' REFERENCE PANEL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MORTARED-IN-PLACE SECTIONS. REFERENCE PANEL MAY BE INCORPORATED INTO FINAL WORK IF ACCEPTED.

D COBBLE SWALE
 SCALE: 1" = 1'-0"



COBBLE SWALE DESIGN INTENT



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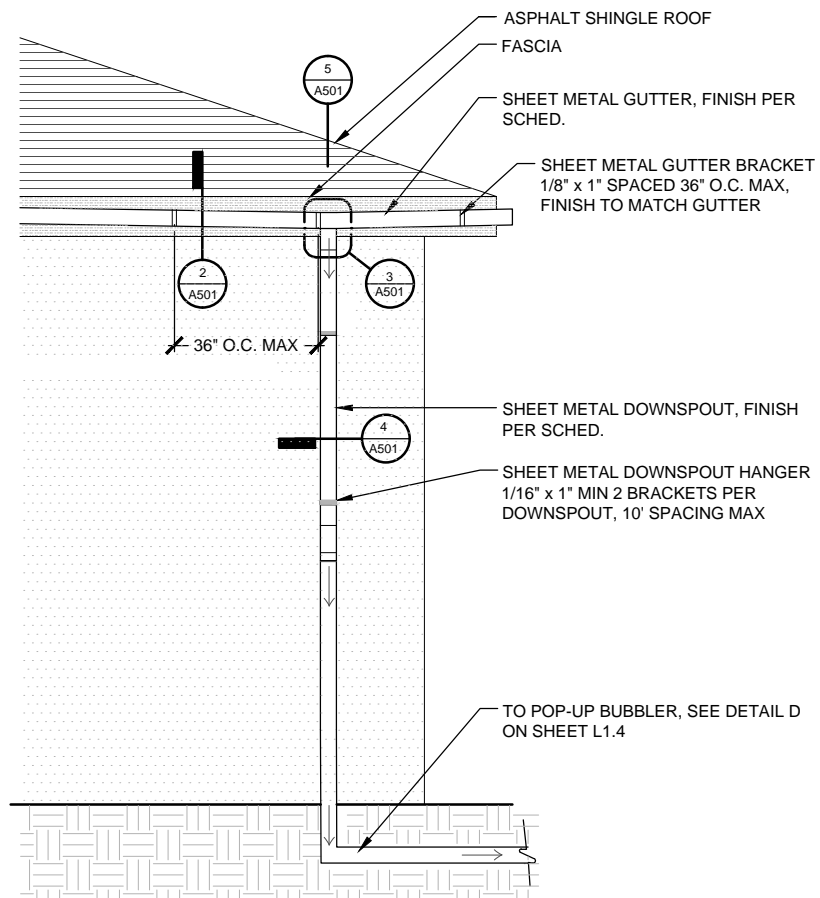
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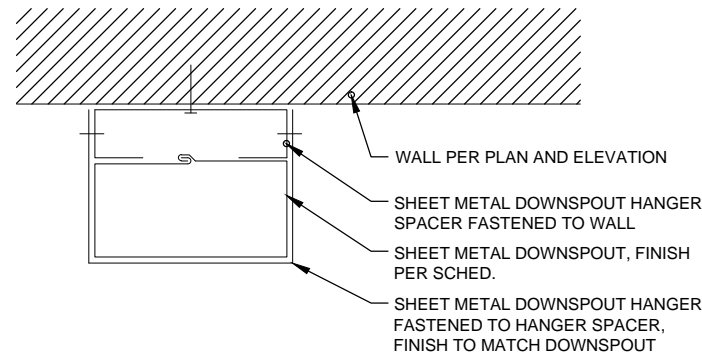
LANDSCAPE
 CONSTRUCTION
 DETAILS

SHEET NUMBER

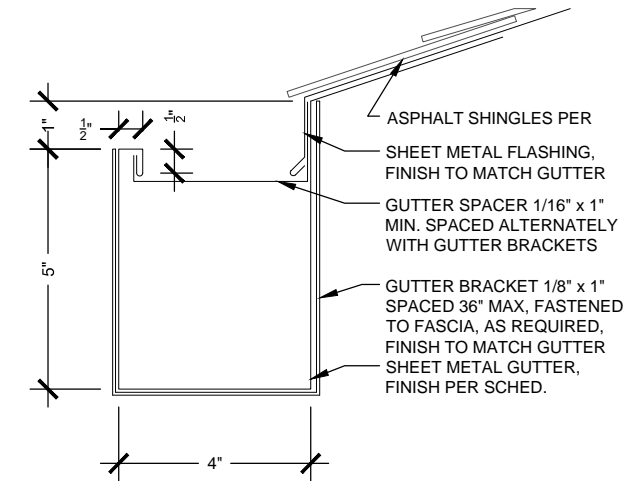
L-1.3



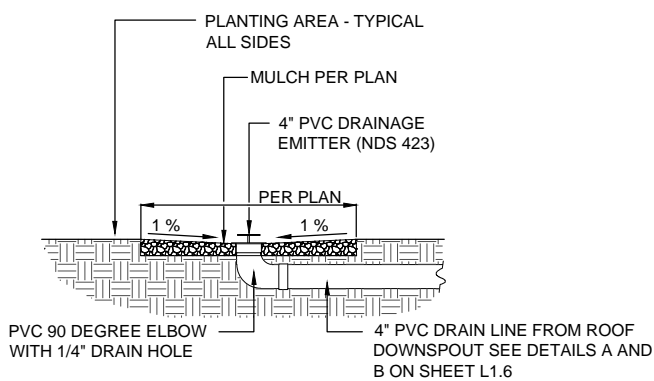
A DOWNSPOUT TO PUP-UP BUBBLER ELEVATION
SCALE: 1/2" = 1'-0"



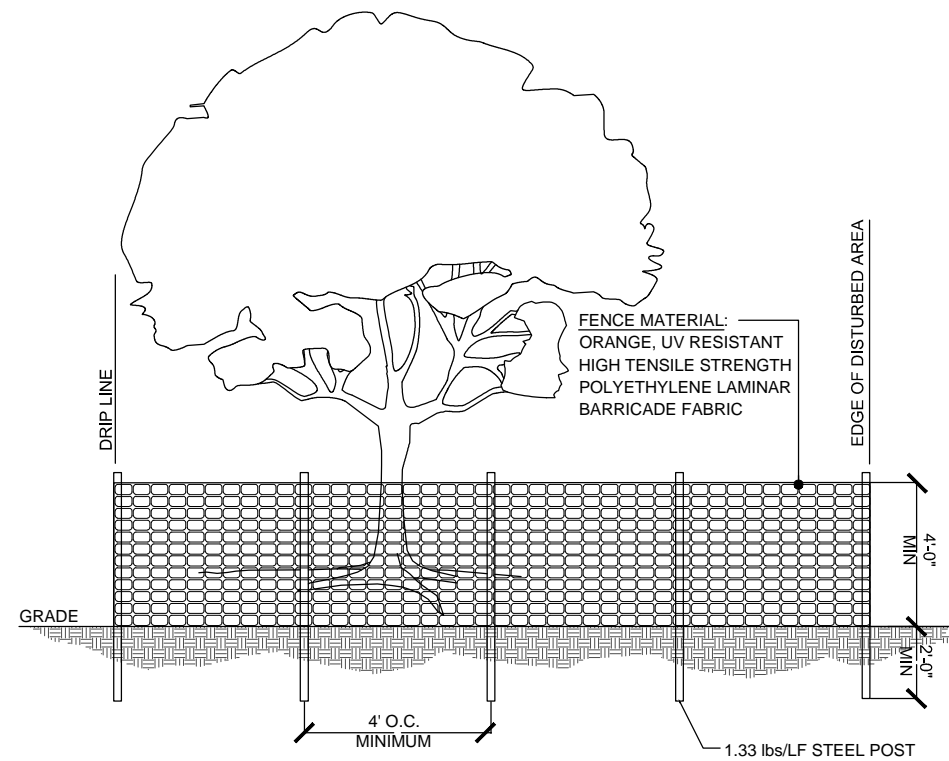
B DOWNSPOUT HANGER
SCALE: 6" = 1'-0"



C GUTTER PROFILE
SCALE: 6" = 1'-0"

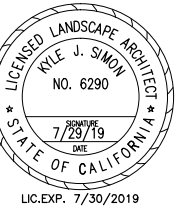


D POP-UP DRAINAGE DETAIL
SCALE: NOT TO SCALE



E TREE PROTECTION
SCALE: NOT TO SCALE

- NOTES:**
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, PRIOR TO COMMENCEMENT OF CONSTRUCTION. FENCE SHALL COMPLETELY ENCIRCLE THE TREE.
 3. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS DURING INSTALLATION OF FENCING.
 4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE SHALL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
 5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 6. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.
 7. NO LIQUIDS, GARBAGE, OR OTHER DEBRIS SHALL BE DUMPED WITHIN THE LIMIT OF THE FENCING.
 8. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
 9. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
 10. FOR PRUNING GUIDELINES, SEE ANSI #300.
 11. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.



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







ISSUE DATE: 5/01/2018

LANDSCAPE
CONSTRUCTION
DETAILS

SHEET NUMBER

L-1.4

PLANT MATERIAL LEGEND

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT	MATURE HEIGHT & SPREAD	SIZE	MINIMUM HEIGHT & SPREAD	WATER REQUIREMENTS (WUCOLS)	REMARKS	DETAIL	SHEET
TREES											
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN RED BUD	4	20' X 20'	15 GAL	5' X 3'	VERY LOW	MULTI- TRUNK / LOW BRANCHING; FULL HEAD, GOOD FORM, GOOD CALIPER, STAKE	A	L-3.3
SHRUBS											
	AGA. AME.	AGAVE AMERICANA 'MARGINATA'	VARIEGATED CENTURY PLANT	2	6' X 7'	5 GAL	18" X 1'	VERY LOW	FULL CLUMPS, VIGOROUS	B	L-3.3
	AGA. ATT.	AGAVE ATTENUATA	FOX TAIL AGAVE	9	3' X 4'	1 GAL	12" X 10"	LOW	FULL FORM AND COLOR, VIGOROUS	B	L-3.3
	ARC. DEN.	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	1	3' X 7'	1 GAL	6" X 8"	VERY LOW	FULL & BUSHY TO GROUND, GOOD COLOR.	B	L-3.3
	CEA. GRI.	CEANOTHUS GRISEUS 'POINT SAL'	POINT SAL WILD LILAC	3	2' X 5'	1 GAL	8" X 8"	LOW	FULL & BUSHY TO GROUND, GOOD COLOR	B	L-3.3
	ERI. FAS.	ERIOGONUM FASCICULATUM 'WARRINER LYTLE'	WARRINER LYTLE BUCKWHEAT	5	1' X 4'	1 GAL	8" X 8"	VERY LOW	FULL & BUSHY TO GROUND, GOOD COLOR	B	L-3.3
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	6	3' X 3'	1 GAL	10" X 10"	VERY LOW	FULL CLUMPS, GOOD COLOR, VIGOROUS	B	L-3.3
	MUH. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	15	4' X 4'	1 GAL	10" X 10"	LOW	FULL CLUMPS, GOOD COLOR, VIGOROUS	B	L-3.3
GROUND COVER											
	CAR. PRA.	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	AS NEED	SPREADING	LINERS	-	LOW	FULL LINERS, VIGOROUS; PLANT 12" O.C.	C	L-3.3

PLANTING NOTES

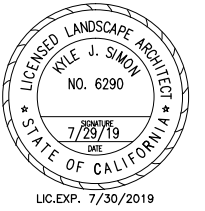
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES. LANDSCAPE AREAS SHALL BE FINISH GRADED AT A MINIMUM OF 2%.
- LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS ONE INCH AND LARGER AND EXCESS SOIL. CONTRACTOR SHALL STOCKPILE EXCESS SOIL AND HAUL AWAY AT END OF PROJECT.
- FINISH SOIL SHALL BE 4 INCHES BELOW TOP OF PAVING IN SHRUB AND GROUND COVER AREAS AND 1 INCH BELOW TOP OF PAVING IN LAWN AREAS.
- THE RECOMMENDATIONS OF THE SOILS REPORT FOR AMENDING SOIL SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS. CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF REPRESENTATIVE SOIL SAMPLES TO THE LANDSCAPE ARCHITECT AND/OR OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO ANY PLANTING WORK.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL NOT APPROVED SHALL BE REMOVED FROM THE SITE.
- PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION FOR HOLES.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM STRUCTURES. CENTER OF SHRUBS SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 36 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. GROUND COVER SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 24 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- LOCATE AND ALIGN DOUBLE STAKES FOR TREES PERPENDICULAR TO PREVAILING WINDS.
- PLACE A 3 INCH LAYER OF BARK MULCH IN SHRUB AND GROUND COVER AREAS UNLESS OTHERWISE NOTED ON LANDSCAPE CONSTRUCTION PLAN. BARK SHALL BE A "SHREDDED WALK-ON-BARK". DO NOT PLACE BARK MULCH ON SLOPES GREATER THAN THREE TO ONE (3:1).
- THE MAINTENANCE PERIOD WILL BEGIN ONLY UPON ACCEPTANCE IN WRITING BY THE LANDSCAPE ARCHITECT AND THE OWNER.
- QUANTITIES SHOWN ON PLANTING PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. PLANT SYMBOLS INDICATED SUPERSEDE QUANTITIES SHOWN.
- CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL TREES WHICH ARE LOCATED WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. EXTEND 8 FEET FROM CENTERLINE OF TREE IN BOTH DIRECTIONS ALONG CONCRETE IMPROVEMENT (A SINGLE LENGTH OF ROOT GUARD FOR A SINGLE TREE WOULD BE 16 FEET). ROOT BARRIERS SHALL NOT BE WRAPPED ROOTBALL.

MIN. TREE / IMPROVEMENT SEPARATION DISTANCE:

TRAFFIC SIGNAL / STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 SEWERS - 10 FEET
 DRIVEWAYS - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

EXISTING PLANT MATERIAL

- LANDSCAPE CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE DRIP LINES OF TREES THAT ARE TO BE PROTECTED IN PLACE IN ORDER TO PREVENT ANY ROOT COMPACTION, DAMAGE TO TREE LIMBS, OR THE POURING OF TOXIC SUBSTANCES WITHIN THE ROOT ZONE. SEE PLAN.
- IF ANY EXISTING LANDSCAPE TO REMAIN OR TO BE RELOCATED IS DAMAGED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPLACED IN KIND - TREES SHALL BE 36" BOX MINIMUM AND SHRUBS SHALL BE 5 GALLON.



PROJECT: MEADE AVE - SDHC URBAN GARDEN STYLE
 ADDRESS: 2727-2745 MEADE AVE., SAN DIEGO CA. 92116
 DESCRIPTION: XERISCAPE LANDSCAPE RENOVATION

REVISIONS

DESIGN REVIEW:
 PLAN CHECK:
 PLAN CHECK RESPONSE:
 PLAN CHECK RESPONSE:

ISSUE DATE: 5/01/2018

LANDSCAPE
 PLANTING LEGEND
 AND NOTES

SHEET NUMBER

L-3.1



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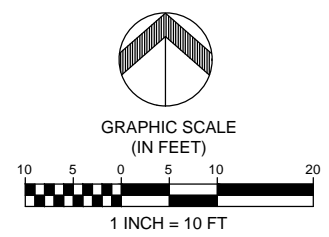
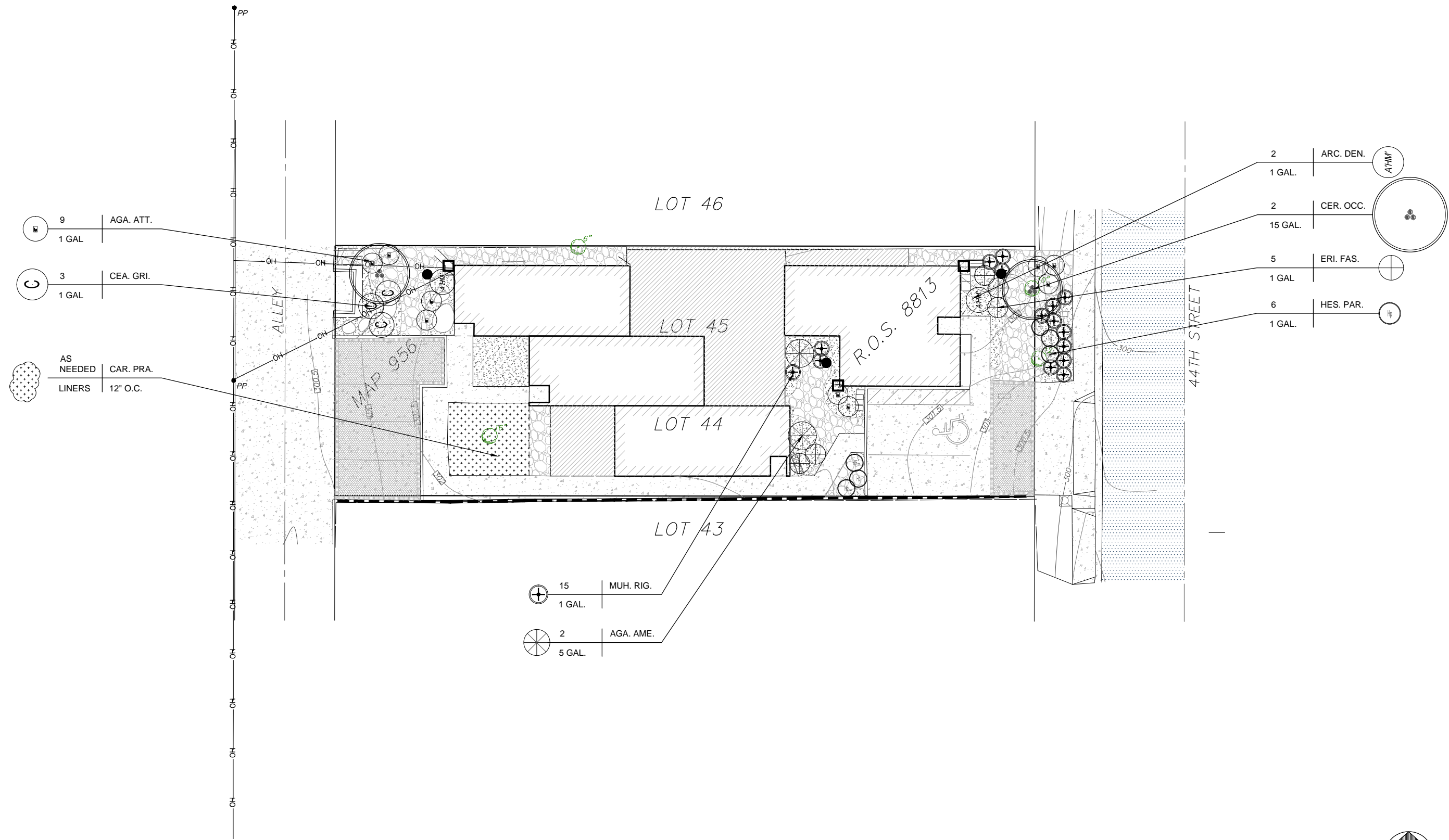
REVISIONS
 DESIGN REVIEW:
 PLAN CHECK:
 RESPONSE:
 PLAN CHECK:
 RESPONSE:

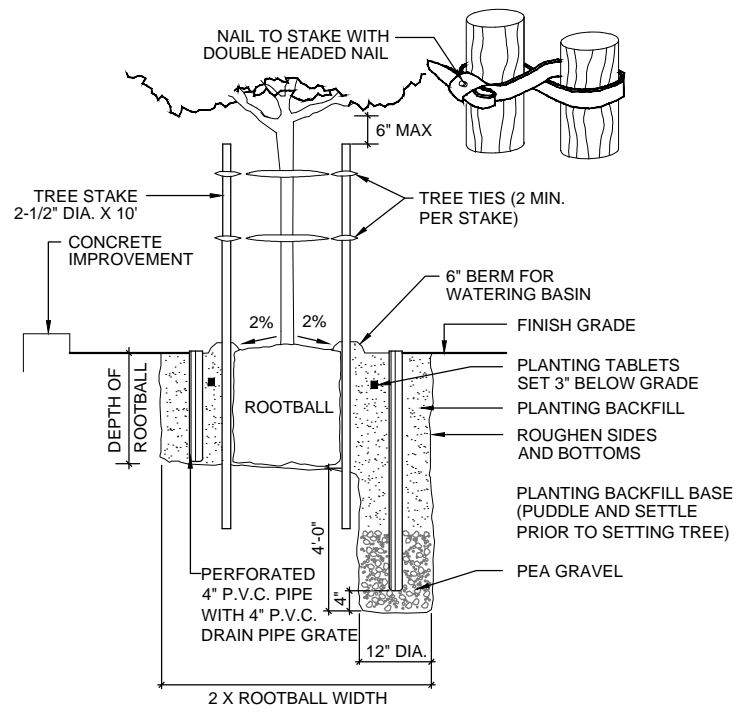
ISSUE DATE: 5/01/2018

LANDSCAPE
 PLANTING PLAN

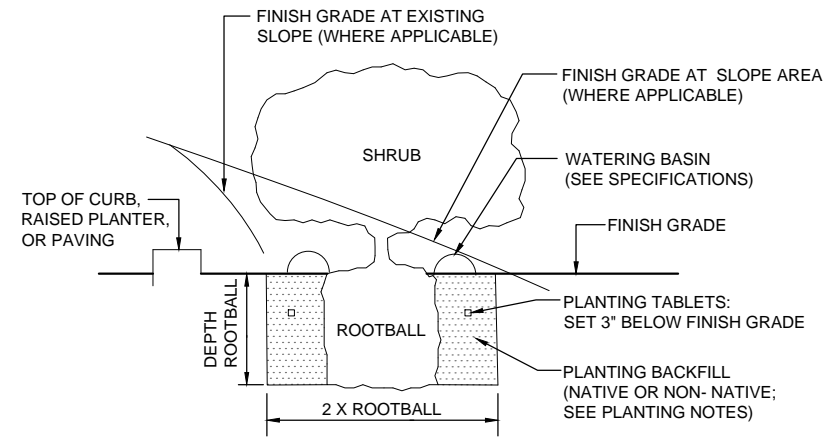
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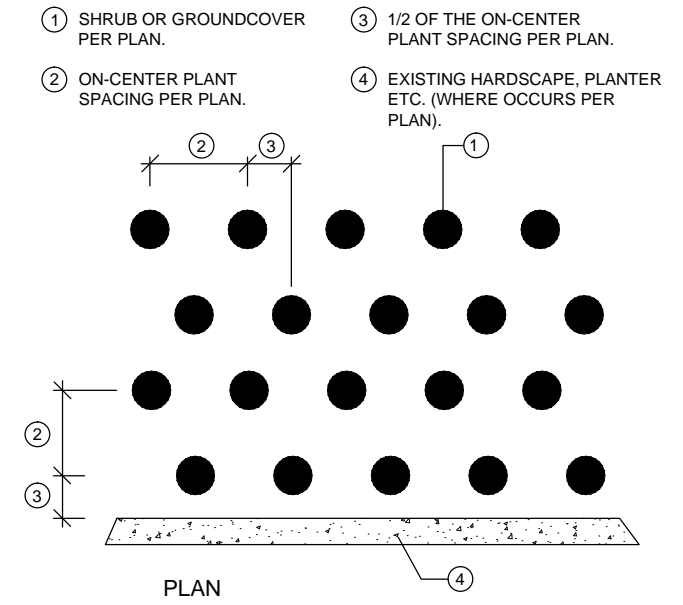




A TREE PLANTING AND DOUBLE STAKING DETAIL WITH DRAIN
NO SCALE



B SHRUB PLANTING DETAIL
NO SCALE



C GROUNDCOVER SPACING DETAIL
NOT TO SCALE



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LANDSCAPE PLANTING DETAILS

SHEET NUMBER

L-3.3