



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:
 PLAN CHECK:
 RESPONSE:

ISSUE DATE: 5/10/2018

LANDSCAPE
 CONSTRUCTION
 LEGEND AND NOTES

SHEET NUMBER

L-1.1

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 (SPSW) TOGETHER WITH THE LATEST ADOPTED EDITIONS OF THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT AMENDMENTS UNDERGROUND UTILITIES.
- 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 (0.5%) 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

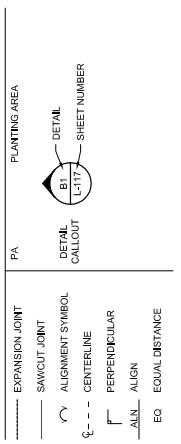
MANUFACTURER PHONE NUMBERS:

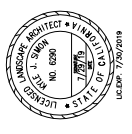
BELGARD: (844) 485-8210
 KRC ROCK: (600) 572-7623
 SOUTHWEST BOULDER: (619) 591-2366

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 / 4.2" x 9" REFER TO PLAN FOR PATTERN / INSTALL PER MANUFACTURERS RECOMMENDATIONS / AVAILABLE AT THOMPSON BUILDING MATERIALS	C	5
	ANGULAR COBBLE	SOUTHWEST BOULDER	BAJA CRESTA 4" - 8" / IN/FILL WITH CRUSHED ROCK / OR APPROVED EQUAL	D.E A	5 7
	CRUSHED ROCK	SOUTHWEST BOULDER	DESERT GOLD / 3/4" SCREENED / 3" DEPTH / OR APPROVED EQUAL	D.E	5
	NON STABILIZED DECOMPOSED GRANITE	KRC ROCK, INC.	NEW CALIFORNIA GOLD / 3/8" MINUS / 2" DEPTH / ALL PLANTING AREAS TO RECEIVE NON STABILIZED DG UNLESS OTHERWISE NOTED ON PLAN	D.E	5
	BOULDERS	KRC ROCK, INC.	APACHE BROWN / 2X2X2, 2.5X2 & 3X3X3, SURFACE SELECT / CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT PRIOR TO PLACING BOULDERS IN LANDSCAPE		

CONSTRUCTION KEY:





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LANDSCAPE
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SHEET NUMBER

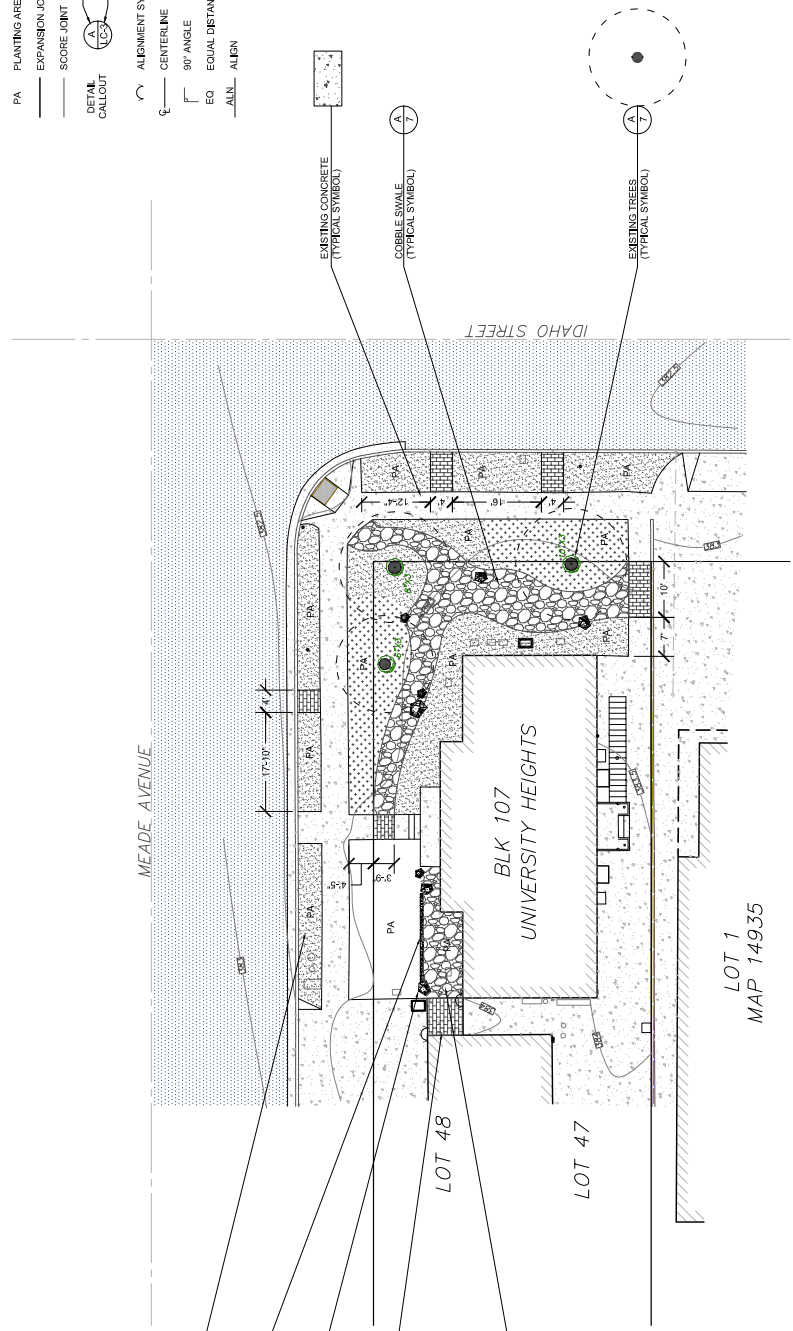
L-1.2

CONSTRUCTION KEY:

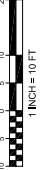
- PA PLANTING AREA
- EXPANSION JOINT
- SCORE JOINT
- DETAIL CALLOUT (A/CS) DETAIL SHEET NUMBER
- ALIGNMENT SYMBOL
- CENTERLINE
- 90° ANGLE
- EQ EQUAL DISTANCE
- ALN. ALLEN

NOTE:
 DIMENSIONS OF PAVERS ARE DIAGNOSTIC.
 DIMENSIONS OF OTHER MATERIALS AND ALL
 SIZE PAVERS AS CLOSE TO THE DIMENSIONS
 SHOWN AND MINIMIZE ANY CUTTING.

- (O/E 5) CRUSHED ROCK (TYPICAL SYMBOL)
- (O/E 5) CONCRETE MOW CURB (TYPICAL SYMBOL)
- (O/E 5) BOULDER (B) (TYPICAL SYMBOL)
- (C 5) FURNISH PAVERS FIELD RUNNING BOND (AS SHOWN) (TYPICAL SYMBOL)
- (O/E 5) ANGULAR COBBLE (TYPICAL SYMBOL)



GRAPHIC SCALE
 (IN FEET)





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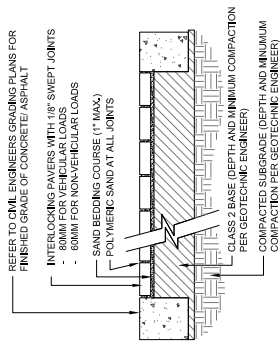
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LANDSCAPE
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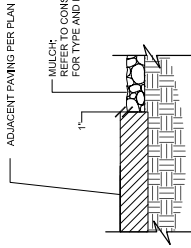
SHEET NUMBER

L-1.3



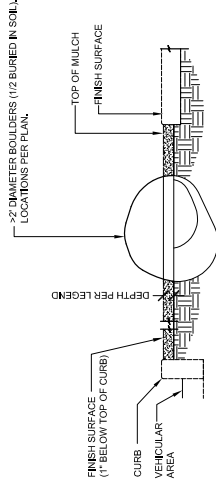
A INTERLOCKING PAVING

SCALE: 3/4" = 1'-0"



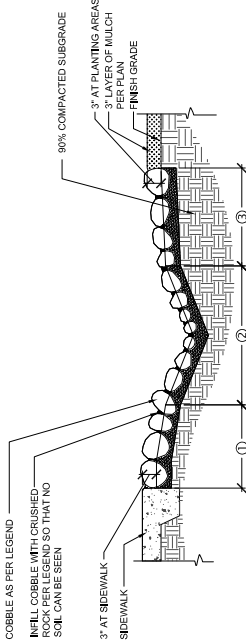
B MULCH AT HARDSCAPE

SCALE: 1-1/2" = 1'-0"



C BOULDER AND GRAVEL

SCALE: 3/4" = 1'-0"



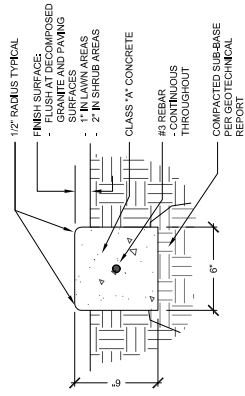
- NOTES:
- REFER TO SHEET 3 FOR GRADING (TYP).
 - MULCH BETWEEN SWALE AND HARDSCAPE. WIDTH VARIES. REFER TO LANDSCAPE DRAWINGS FOR LOCATION AND TYPE.
 - COBBLE IN SWALE: REFER TO SHEET 3 FOR GRADING, LOCATION, WIDTH AND FLOW-LINE.
 - FINISHED COBBLE SURFACE SHALL BE RELATIVELY UNIFORM AND SHALL NOT VARY 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 EDGE.
 - CONTRACTOR SHALL PROVIDE A 5% REFERENCE PANEL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MORTAR-IN-PLACE SECTIONS. REFERENCE PANEL MAY BE INCORPORATED INTO FINAL WORK IF ACCEPTED.

D COBBLE SWALE

SCALE: 1" = 1'-0"



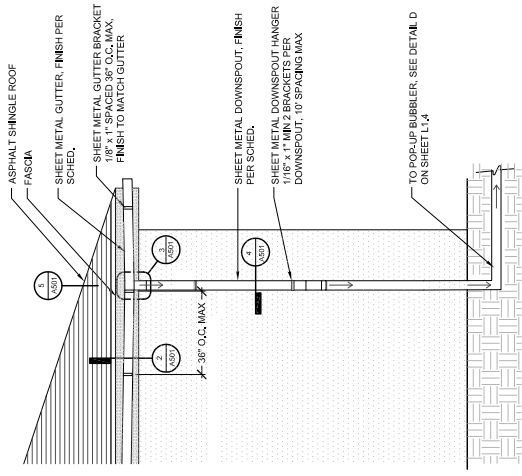
COBBLE SWALE DESIGN INTENT



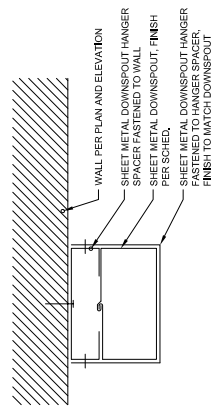
- NOTES:
- HEADERS SHALL BE CONTINUOUS WITH 12" CURVUS AT ALL 90 DEGS.
 - HEADERS SHALL BE NATURAL GREY CONCRETE UNLESS OTHERWISE NOTED W/ LIGHT SANDBLAST FINISH.
 - HEADER SHALL HAVE WEAKEND FLANGE JOINTS @ 10'-0" MAX. AND EXPANSION JOINTS @ 2'-0" MAX.

E 6" CONCRETE HEADER

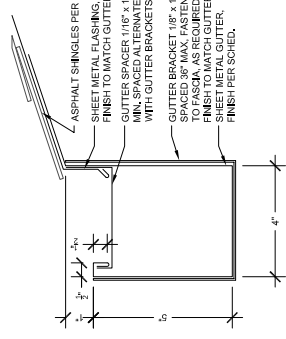
SCALE: 3" = 1'-0"



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

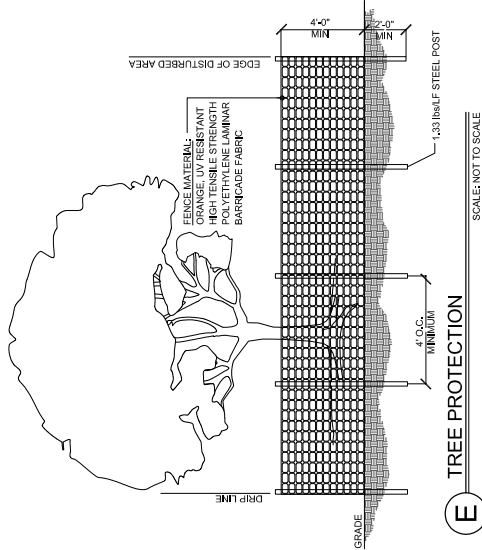


B DOWNSPOUT HANGER
 SCALE: 8" = 1'-0"

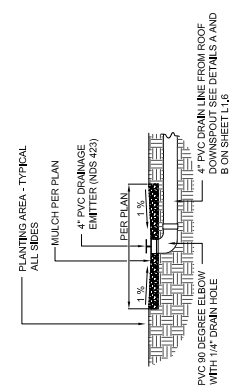


C GUTTER PROFILE
 SCALE: 8" = 1'-0"

- 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 ENCLOSE 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 NO LIQUIDS, GARBAGE OR OTHER DEBRIS SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.
 7. ALL PLANTS WITHIN THE PROTECTION FENCING SHALL BE MAINTAINED WITHIN THE PROTECTION FENCING. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
 8. 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.



E TREE PROTECTION
 SCALE: NOT TO SCALE



D POP-UP DRAINAGE DETAIL
 SCALE: NOT TO SCALE

PLANT MATERIAL LEGEND

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT	MATURE HEIGHT & SPREAD	SIZE	MINIMUM HEIGHT & SPREAD	WATER REQUIREMENTS (WUCOLS)	REMARKS	DETAIL	SHEET	
	DTL. BEA.	CITRUS AURANTIPOLEA 'BEARSS'	BEARSS SEEDLESS LIME	1	20' X 20'	15 GAL	4' X 4'	MEDIUM	STANDARD STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE.	A	X	
	TREES											
	AGA. AME.	AGAVE AMERICANA 'MARGINATA'	VARIEGATED CENTURY PLANT	2	6' X 7'	1 GAL	1' X 10"	VERY LOW	FULL CLUMPS, VIGOROUS			
	AGA. ATT.	AGAVE ATTENUATA	FOX TAIL AGAVE	15	3' X 4'	1 GAL	12' X 10"	LOW	FULL FORM AND COLOR, VIGOROUS			
	CEA. GRI.	CEANOTHUS GRISEUS 'POINT SAL'	POINT SAL WILD LILAC	12	2' X 5'	1 GAL	8' X 6"	LOW	FULL & BUSHY TO GROUND, GOOD COLOR	B	L-3.3	
	ERI. FAS.	ERIGONUM FASCICULATUM 'WARMERLYTLE'	WARMERLYTLE BUCKWHEAT	11	1' X 4'	1 GAL	8' X 6"	VERY LOW	FULL & BUSHY TO GROUND, GOOD COLOR	B	L-3.3	
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	7	3' X 3'	1 GAL	10' X 10"	VERY LOW	FULL CLUMPS, GOOD COLOR, VIGOROUS	B	L-3.3	
	IWA. HAY.	IWA HAYENSIANA	SAN DIEGO POVERTY WEED	5	2' X 3'	1 GAL	6' X 6"	VERY LOW	FULL & BUSHY TO GROUND, GOOD COLOR	B	L-3.3	
	JUN. PAT.	JUNGUS PATENS 'ELK BLUE'	CALIFORNIA RUSH	17	2' X 2'	1 GAL	8' X 6"	LOW	FULL CLUMPS, GOOD COLOR, VIGOROUS			
	MUH. RIG.	MUHLEBERGIA RIGENS	DEER GRASS	23	4' X 4'	1 GAL	10' X 10"	LOW	FULL CLUMPS, GOOD COLOR, VIGOROUS			
	VER. ILL.	VERBENA LILACENA 'DE LA MINA'	CEDEROS ISLAND VERBENA	11	2' X 4'	1 GAL	8' X 6"	VERY LOW	FULL & BUSHY TO GROUND, GOOD COLOR	B	L-3.3	
	YUC. FIL.	YUCCA FILAMENTOSA	ADAMS NEEDLE	5	3' X 3'	5 GAL	16' X 12'	VERY LOW	FULL FORM AND COLOR, VIGOROUS			
	GROUND COVER											
		BOU. MON.	BOUGAINVILLEA MONKA'	00 LA BOUGAINVILLEA	5	2' X 4'	1 GAL	8' X 10"	LOW	FULL AND BUSHY TO GROUND, VIGOROUS		
		CAR. PRA.	CAREX PRAEGRACILIS	CALIFORNIA FELD SEDGE	AS NEED	SPREADING	LINERS	-	LOW	FULL LINERS, VIGOROUS-PLANT 12" O.C.		

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 AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF REPRESENTATIVE SOIL REPRESENTATIVE PRIOR TO ANY PLANTING WORK.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR APPROVED SHOWN ON THE PLANTING PLAN. 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 OWNERS 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 26 INCHES FROM BUILDINGS AND STRUCTURES. LANDSCAPE AREAS SHALL BE FINISH GRADED AT A MINIMUM OF 2%.
- 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 NOTED OTHERWISE. MULCH SHALL BE 2 INCHES DEEP AND SHALL BE REAPPLIED AS NEEDED. MULCH SHALL NOT BE PLACED 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 THE LINE OF TREE IN BOTH DIRECTIONS LONG CORRECTLY MARKED. 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 ROOT ZONE, OR PLANTING OF TOXIC SUBSTANCES WITHIN THE ROOT ZONE. SEE PLAN.
- IF ANY EXISTING LANDSCAPE TO REMAIN OR TO BE LOCATED IS DAMAGED DURING EXCAVATION OR CONSTRUCTION IT SHALL BE REPLACED IN KIND - TREES SHALL BE 3/8" BOX MINIMUM AND SHRUBS SHALL BE 5 GALLON.

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 AND NOTES

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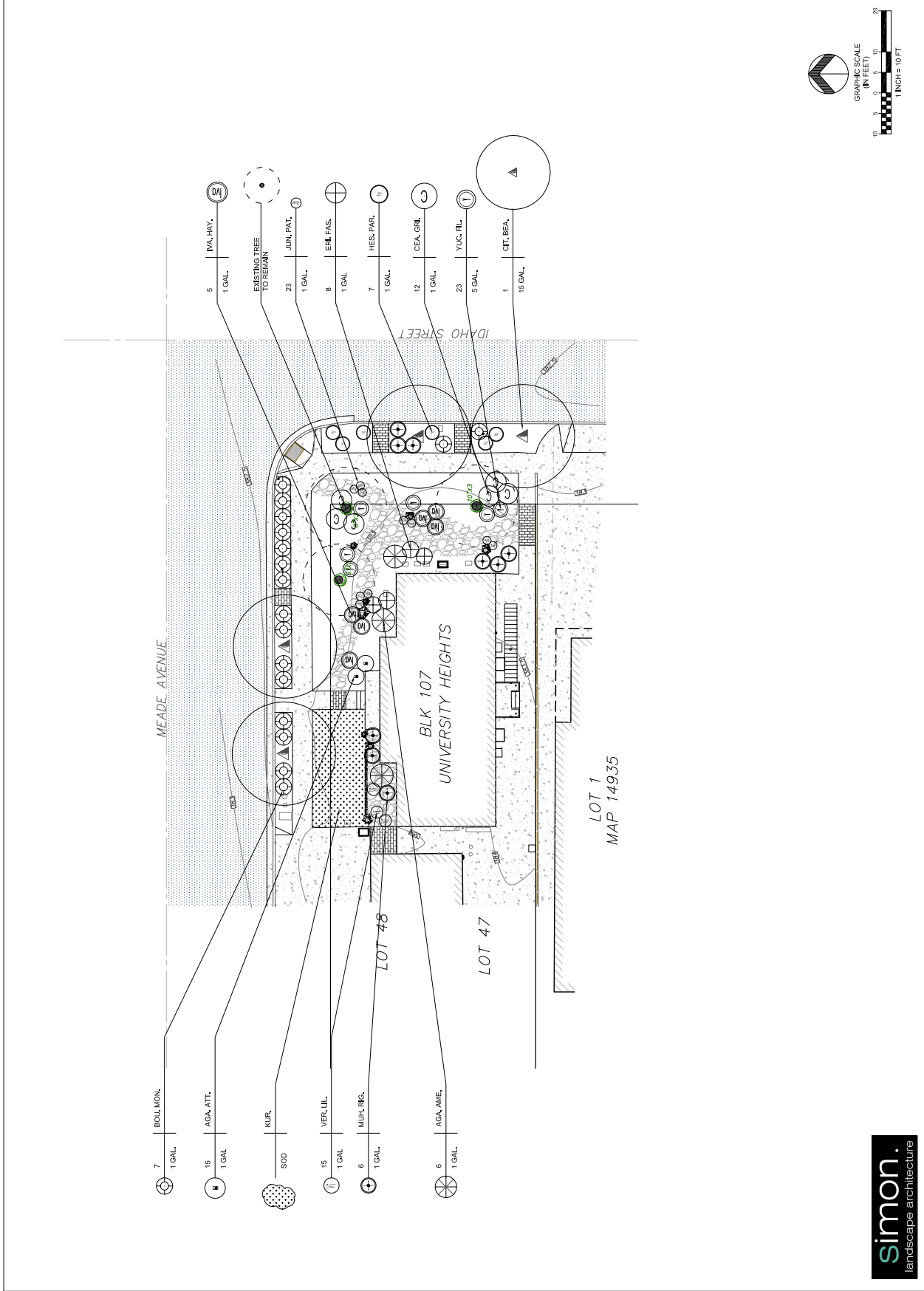
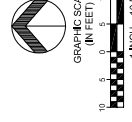
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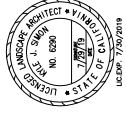
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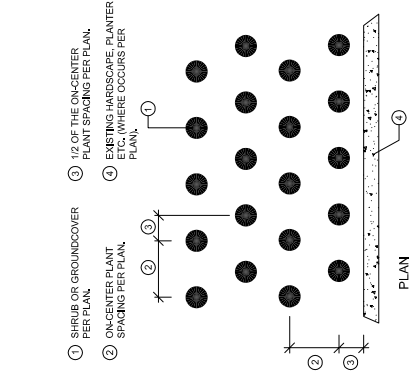
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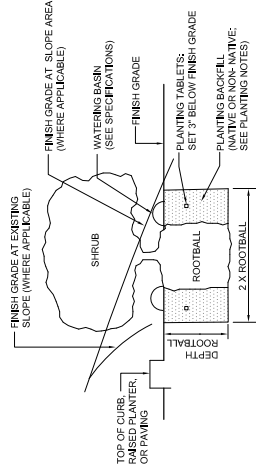
LANDSCAPE
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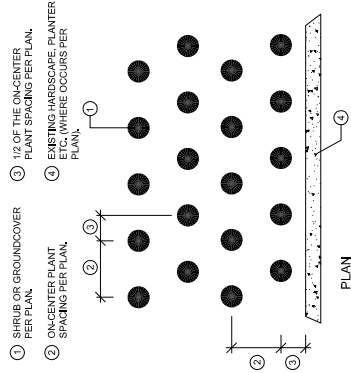
L-3.3



A TREE PLANTING AND DOUBLE STAKING DETAIL
 NO SCALE
 WITH DRAIN



B SHRUB PLANTING DETAIL
 NO SCALE



C GROUNDCOVER SPACING DETAIL
 NOT TO SCALE

