



Front - Left Side



Front - Right Side

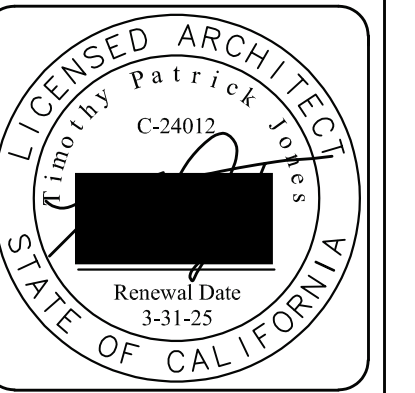
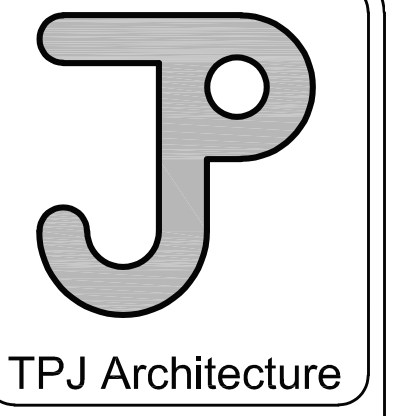


Rear - Right Side



Rear - Left Side

REVISIONS	BY
▲	
▲	
▲	
▲	



4-unit Residential Townhomes at 745 13th St. for  
**RJ Leal, Inc**  
 Sheet Title :  
 3D Color Renderings: Day

DRAWN tpj
CHECKED
DATE 8/28/2024
SCALE as noted
JOB NAME 01-22 RJ - 13th St
SHEET
<b>3D-1</b>
OF 12 SHEETS





Front - Left Side



Front - Right Side

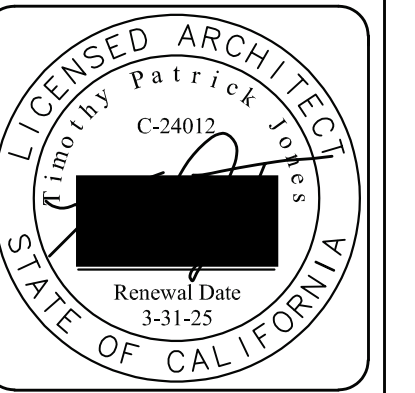
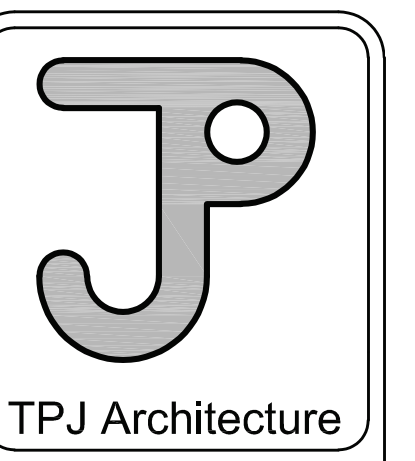


Rear - Right Side



Rear - Left Side

REVISIONS	BY
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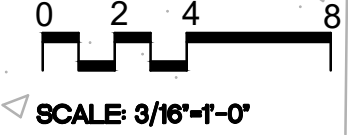
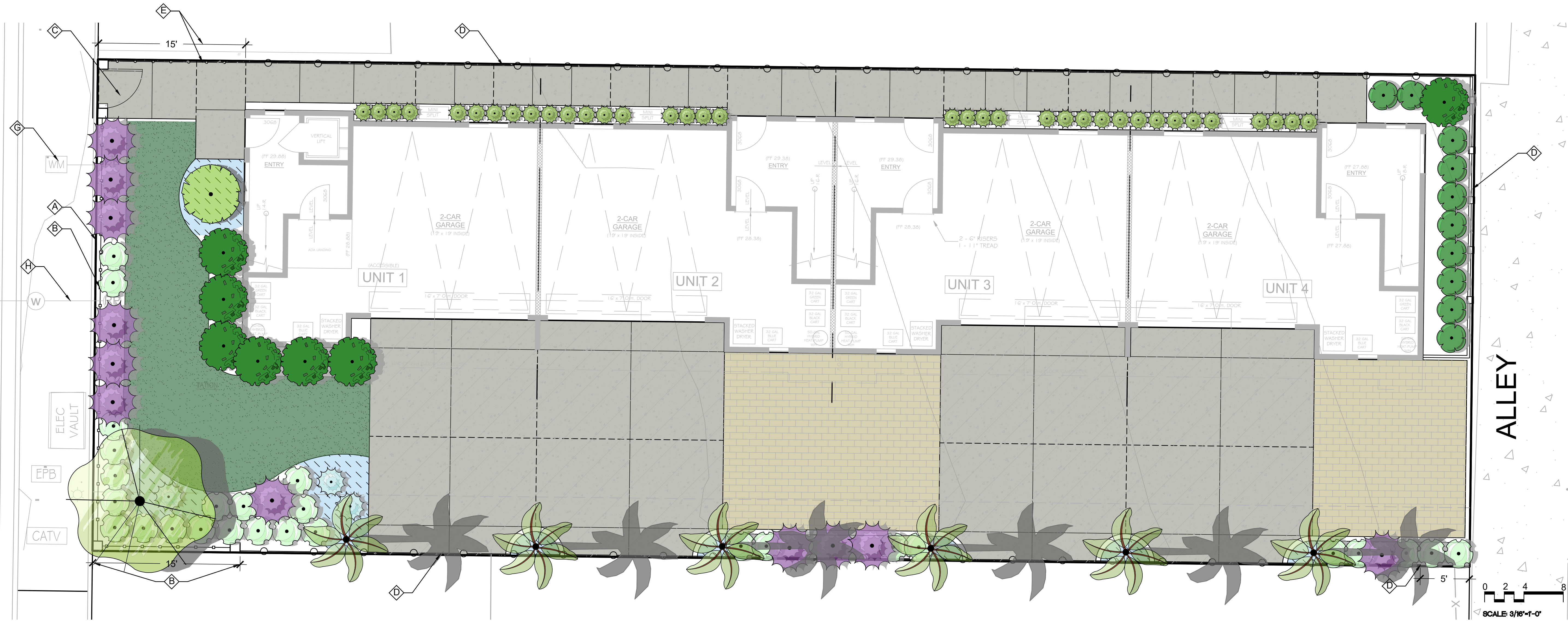
4-unit Residential Townhomes at 745 13th St. for:  
**RJ Leal, Inc**  
 Sheet Title :  
 3D Color Renderings: Night

DRAWN tpj
CHECKED
DATE 8/28/2024
SCALE as noted
JOB NAME 01-22 RJ - 13th St
SHEET <b>3D-2</b>
OF 12 SHEETS



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13TH STREET



**GENERAL NOTES:**

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS, AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING RE-VEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. NO TREES WITH CO-DOMINATE LEADERS SHALL BE ACCEPTED.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. ANY TREE WITHIN 10' OF PAVING, FOOTING, BUILDING, OR ANY OTHER HARDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE ROOT BARRIER INSTALLED AT A MINIMUM OF 18" IN DEPTH, AND 20' IN LENGTH, CENTERED ON CENTERLINE OF TREE TRUNK (10' TO EACH SIDE).
10. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF IMPERIAL BEACH LANDSCAPE STANDARDS AND ALL OTHER CITY AND REGIONAL STANDARDS.

**OPEN SPACE TABULATION:**

SYMBOL	REQUIRED	
	4 UNITS X 300 SF / UNIT:	1,200 SF
SEE ARCH PLANS	PROVIDED PRIVATE BALCONIES: 4 UNITS X 72 SF	288 SF
	GRADE LEVEL OPEN SPACE: 60% REQ'D: 720 SF	916 SF
	TOTAL	1,204 SF

**FRONT YARD LANDSCAPE SUMMARY (RESIDENTIAL):**

TOTAL FRONT YARD SETBACK:	750 SF
LANDSCAPED AREA (50% REQ'D):	375 SF
LANDSCAPE AREA PROVIDED:	592 SF (79%)

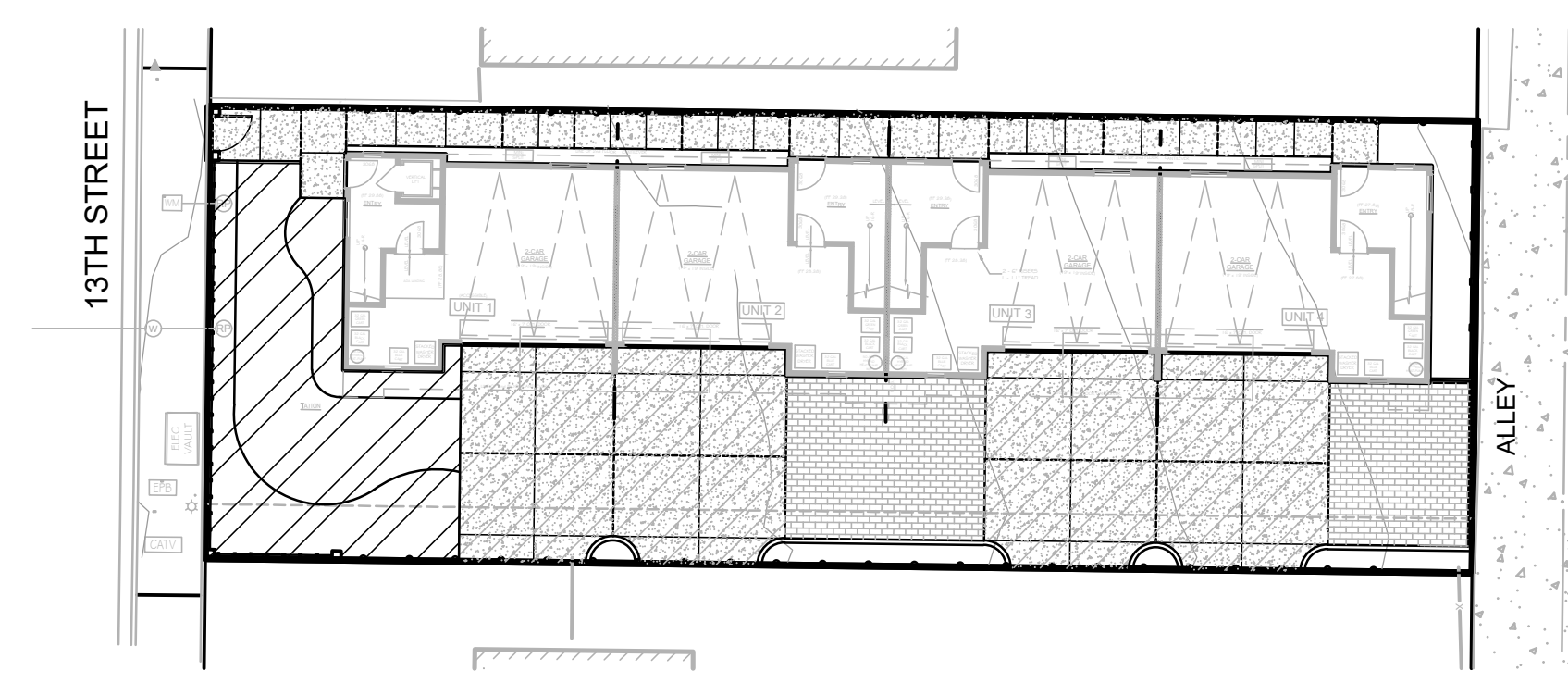
**MAINTENANCE**

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE 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.

**LANDSCAPE CONCEPT DESIGN STATEMENT**

THE LANDSCAPE ENVISIONED FOR THIS MULTI-FAMILY RESIDENTIAL BUILDING IS TO CREATE A SPACE WHERE THE RESIDENTS CAN ENJOY AN ENCLOSED OUTDOOR AREA FOR RECREATING OR RELAXING. SHADE TREES HAVE BEEN PROVIDED AT THE EDGES OF AN OPEN TURF AREA. THE TURF AREA IS A GREEN OASIS THAT CAN BE USED FOR ACTIVE OR PASSIVE USES. THE DRIVEWAY IS LINED WITH SIGNATURE PALMS THAT DEFINE THE SPACE WHILE ADDING SCREENING BETWEEN PROPERTIES. THE SOFT GRASS PLANTS PROVIDE MOVEMENT WHICH CONTRASTS TO THE STRUCTURAL FORM OF THE AGAVE. THE GRASSES SPEAK TO THE NATURE OF THE COAST WHILE THE STRONG FORM SPEAKS TO A MODERN DESIGN. ALL PLANTS HAVE BEEN SELECTED FOR THEIR WATER EFFICIENCY & MAINTAINABILITY. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

**OPEN SPACE MAP:**



**LANDSCAPE KEY NOTES:**

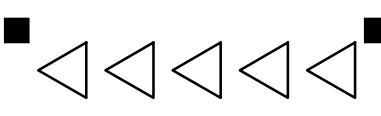
- ◆ PROPERTY LINE - TYPICAL SYMBOL
- ◆ DECORATIVE FENCE. 12" SQUARE X 4' HIGH PILASTERS WITH 4' HIGH WROUGHT IRON FENCE BETWEEN
- ◆ 4' HIGH WROUGHT IRON GATE
- ◆ 6' HIGH SOLID WOOD FENCE
- ◆ 4' HIGH SOLID WOOD FENCE IN FRONT YARD EASEMENT
- ◆ NOT USED
- ◆ EXISTING WATER SERVICE TO BE CONVERTED TO IRRIGATION SERVICE
- ◆ NEW DOMESTIC WATER SERVICE PER CIVIL PLANS

**HARDSCAPE LEGEND**

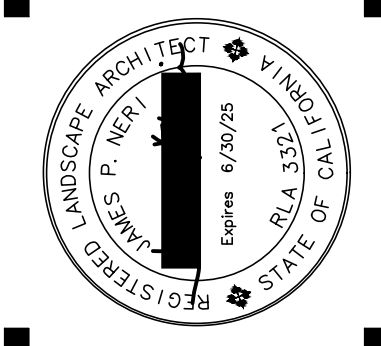
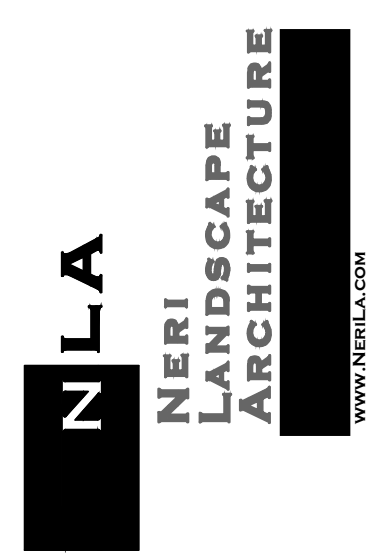
- HARDSCAPE PAVING 'A'  
Impermeable pedestrian paving such as:  
• Uncolored concrete paving with enhanced finish  
• Integral colored paving with enhanced finish
- HARDSCAPE PAVING 'B'  
Impermeable vehicular paving such as:  
• Uncolored concrete paving with enhanced finish  
• Integral colored paving with enhanced finish
- HARDSCAPE PAVING 'C'  
Impermeable pedestrian paving such as:  
• Concrete pavers

**PLANT SCHEDULE SITE**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
<b>TREES</b>						
	ARB MRN	Arbutus x 'Marina'	Marina Strawberry Tree Standard	24"box	LOW	1
	PHO MUL	Phoenix roebelenii	Pygmy Date Palm Multi-Trunk	5 gal	MODERATE	1
	SYA QU2	Syagrus romanzoffiana	Queen Palm	10' BTH	MODERATE	6
<b>SHRUBS</b>						
	AGA TAF	Agave attenuata 'Blue Flame'	Blue Flame Agave	5 gal	LOW	3
	DIA UEY	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	LOW	36
	DIA VAR	Dianella tasmanica 'Variegata'	Variegated Flax Lily	5 gal	MODERATE	10
	FRA RSR	Frangula californica 'Little Sur'	Little Sur Coffeeberry	5 gal	VERY LOW	7
	LOM BRE	Lomandra longifolia 'LM300'	Breeze™ Mat Rush	5 gal	LOW	27
	PHO ATR	Phormium tenax 'Atropurpureum'	Purple New Zealand Flax	5 gal	LOW	11
<b>GROUND COVERS</b>						
	FES FUX	Festuca arundinacea 'West Coaster'	West Coaster Tall Fescue	sod	HIGH	434 sf
	SEN BLU	Senecio mandraliscae 'Blue Chalk Sticks'	Senecio	flat	LOW	8" o.c. 170 sf



Project No. - XX  
Drawn - XXX  
Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR  
**South Bay Palms**  
745 13th Street  
Imperial Beach, CA 91932

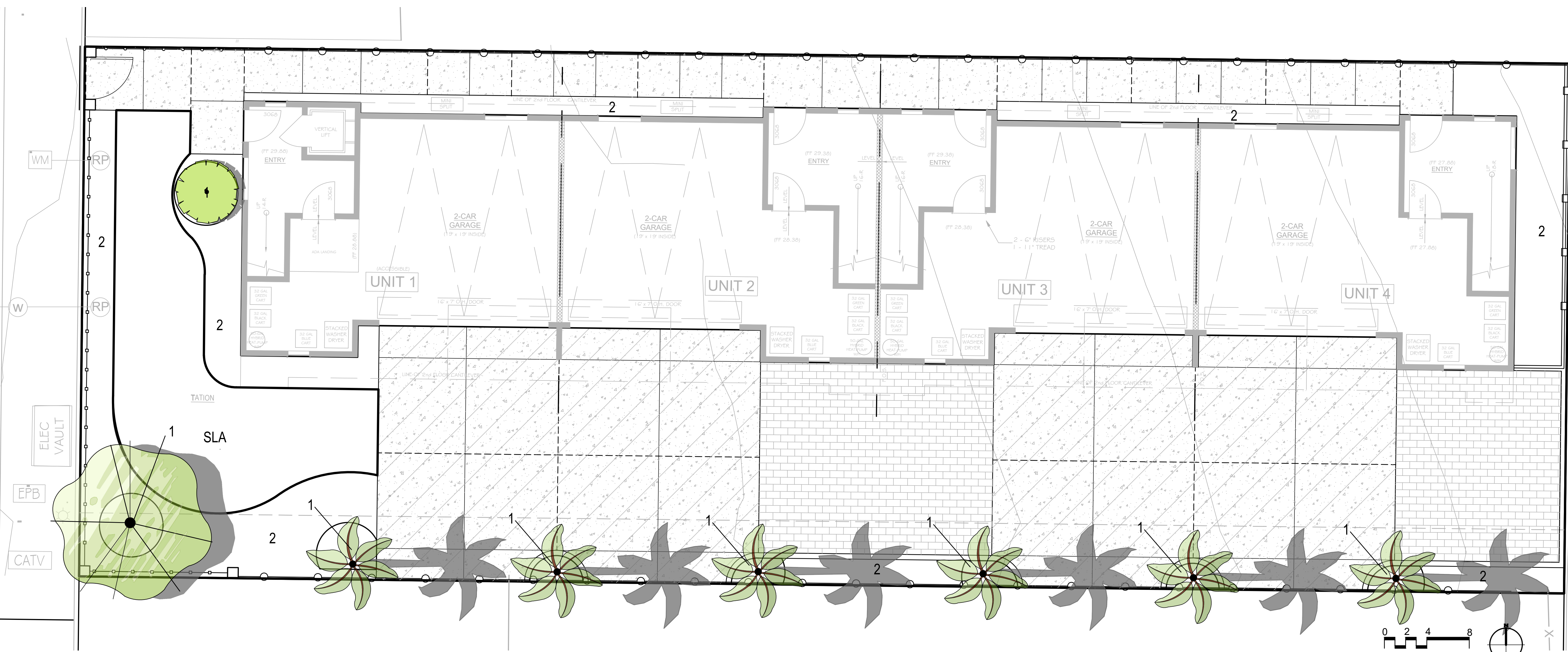
CONCEPT PLAN  
25 MAY 2024

CONCEPT  
LANDSCAPE PLAN

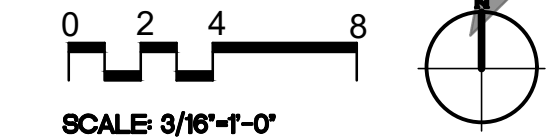


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13TH STREET



ALLEY



**WELO Water Budget and Water Use Calculator**

**INSTRUCTIONS:**  
 1. Enable macros.  
 2. Enter values in blue cells. Gray cells will automatically fill.  
 3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.  
 4. Print this sheet and submit with Landscape Documentation Package for the Comprehensive Performance Compliance Pathway.

Date: 5/22/2024  
 Project Name: South Bay Palms  
 Project Contact: Jennifer Shahhammer  
 Project Contact Email: jennifer@nerila.com

Maximum Applied Water Allowance (MAWA)	Project Type	Eto	ETAP	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gpyr)
Residential		40.0	0.95	436	1,344	23,198

MAWA = (ETAP) \* (0.62) \* (ETAP/SLA) + (Eto/SLA) \* SLA

Estimated Total Water Use (ETWU)	Eto	(SF * PF) / IE	SLA	ETWU (gpyr)
Residential	40.0	369	436	19,955

ETWU = (Eto) \* (0.62) \* ((SF \* PF) / IE) + SLA

Difference between MAWA and ETWU: 3,243. Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
1	Trees	Drip		131	0.50	0.81	81
2	Ornamental	Drip		777	0.30	0.81	293
3							
4							
Landscape area (not including SLA)				908			369

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
Edible planting area		0	1.0	-
Multi-use and sports field turf areas		436	1.0	436
Area irrigated with recycled water		0	1.0	-
Pool		0	1.0	-
Total SLA		436		436

Total Landscape Area (including SLA) from ETWU Calculation: 1,344

**MWELO LANDSCAPE DOCUMENTATION PACKAGE**

THE LANDSCAPE DOCUMENT PACKAGE SHALL INCLUDE THE FOLLOWING SIX ELEMENTS:

- PROJECT INFORMATION
  - DATE: SEE TITLEBLOCK
  - PROJECT APPLICANT: SEE TITLE SHEET
  - PROJECT ADDRESS (IF AVAILABLE, PARCEL/ LOT NUMBERS): SEE ARCH PLANS
  - TOTAL LANDSCAPE AREA (SF): SEE WATER USE CALCULATION SHEET
  - PROJECT TYPE (NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, ETC.): NEW
    - WATER SUPPLY TYPE: POTABLE
    - WATER PURVEYOR: CALIFORNIA AMERICAN WATER
  - CHECKLIST OF ALL DOCUMENTS IN THE LANDSCAPE DOCUMENTATION PACKAGE: THIS LIST
  - PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER: SEE TITLE SHEET
  - APPLICANT (REPRESENTATIVE'S) SIGNATURE AND DATE WITH COMPLIANCE STATEMENT: SEE THIS SHEET
- WATER EFFICIENT LANDSCAPE WORKSHEET: SEE THIS SHEET
  - HYDROZONE INFORMATION TABLE
  - WATER BUDGET CALCULATIONS
    - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
    - ESTIMATED TOTAL WATER USE (ETWU)
- SOIL MANAGEMENT REPORT: SEE GEOTECHNICAL REPORT
- LANDSCAPE DESIGN PLAN: SEE ATTACHED
- IRRIGATION DESIGN PLAN: SEE HYDROZONE PLAN
- GRADING DESIGN PLAN: SEE CIVIL PLANS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

[Redacted Signature]

JAMES P. NERI  
 NERI LANDSCAPE ARCHITECTURE  
 LICENSED LANDSCAPE ARCHITECT, RLA#3321

**IRRIGATION CONCEPT:**

- ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. THE IRRIGATION DESIGN SHALL BE DESIGNED TO CONFORM TO THE HYDROZONES OF THE PLANTS SPECIFIED. PREVENT RUNOFF, OVERSPRAY, AND USE LOW VOLUME IRRIGATION SYSTEM. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE, AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, AND NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- INSTALL 3" DEEP MIN. LAYER OF ORGANIC MULCH IN ALL PLANTING BEDS EXCLUDING AREAS WITH GROUND COVER PLANTING

**IRRIGATION CONSERVATION COMPLIANCE STATEMENT:**

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

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

[Redacted Signature]

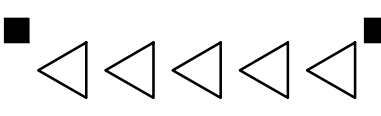
JAMES P. NERI  
 NERI LANDSCAPE ARCHITECTURE  
 LICENSED LANDSCAPE ARCHITECT, RLA#3321

**IRRIGATION GENERAL NOTES:**

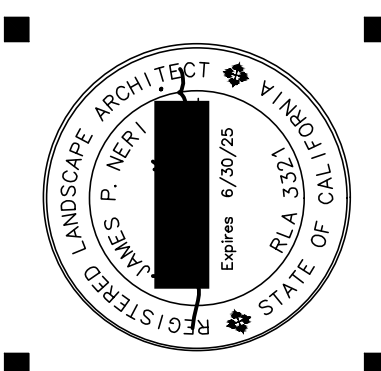
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR
- IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS
- AUTOMATIC IRRIGATION CONTROLLER SHALL BE ET-BASED OR SOIL MOISTURE BASED
- SENSORS TO SHUT OFF IRRIGATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE INCORPORATED INTO THE IRRIGATION CONTROLLER
- THE MANUAL SHUT OFF VALVE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION
- THE SYSTEM SHALL CONTAIN A MASTER VALVE AND FLOW SENSOR

**IRRIGATION ADDITIONAL SUBMITTALS:**

- CERTIFICATE OF COMPLETION
- COMPLETED IRRIGATION AUDIT AND DOCUMENTS VERIFYING THAT RECOMMENDED REPAIRS WERE COMPLETED
- LANDSCAPE WASTE DIVERSION REPORT
- AS-BUILTS OR RECORD DRAWINGS, IF CHANGES WERE MADE TO APPROVED LANDSCAPE DOCUMENTS
- SOIL MANAGEMENT REPORT IF NOT SUBMITTED PREVIOUSLY AND PROVIDE DOCUMENTS THAT SOIL ANALYSIS RECOMMENDATIONS WERE USED TO AMEND THE PLANTING SOIL, SUCH AS DELIVERY TAGS AND RECEIPTS FOR COMPOST AND MULCH
- FOR PROJECTS 500 TO 2,500 SF COMPLYING WITH APPENDIX D A LANDSCAPE DESIGN PLAN IS REQUIRED



Project No. - XX  
 Drawn - XXX  
 Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR  
**South Bay Palms**  
 745 13th Street  
 Imperial Beach, CA 91932

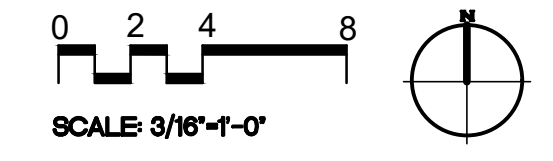
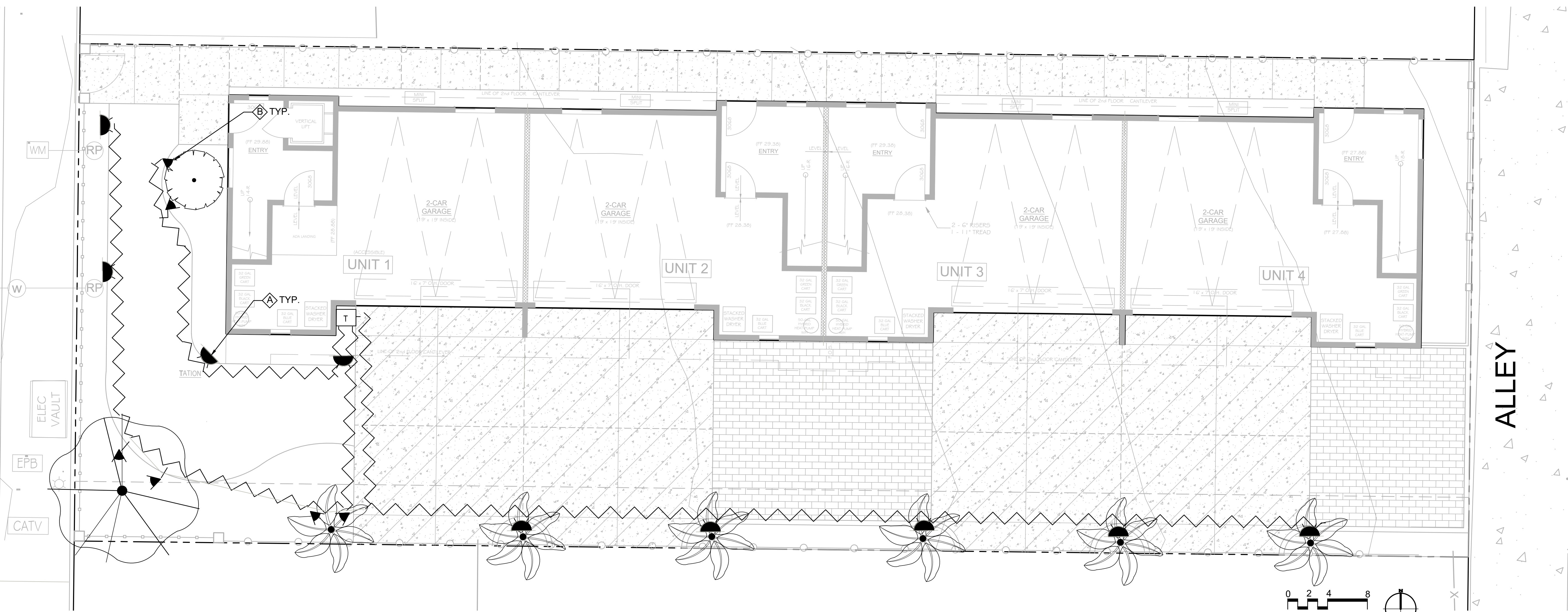
CONCEPT PLAN  
 25 MAY 2024

CONCEPT WATER LANDSCAPE WATER USE



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13TH STREET



**LOW VOLTAGE LIGHTING EQUIPMENT SCHEDULE**

SYMBOL	DESCRIPTION	SOURCE	MATERIAL/ FINISH/NOTES	IMAGE
T	LOW VOLTAGE (12V) LIGHTING TRANSFORMER 150W, LOW VOLTAGE (12V) MULTI-TAP TRANSFORMER IN STAINLESS STEEL WITH CLEAR POWDER COAT ENCLOSURE WITH TIMER	VISTA PROFESSIONAL LIGHTING (800) 766-8478	MODEL: ES-150 VA-T	--
▲	FIXTURE LED FLOOD LIGHT	VISTA PROFESSIONAL LIGHTING (800) 766-8478	MODEL: GR-5014i-B-2.5-N-MF MOUNT: GROUND MATERIAL: COMPOSITE FINISH: BLACK LAMP: LED, COLOR NEUTRAL	A
▼	FIXTURE LED PATH LIGHT	VISTA PROFESSIONAL LIGHTING (800) 766-8478	MODEL: PR-6570-B-W-N-LB2ND MOUNT: GROUND MATERIAL: COMPOSITE FINISH: BLACK LAMP: LED, COLOR NEUTRAL	B
~	WIRING DIRECT BURIAL WITH CONNECTORS	WESTWIRE	USE '3M DBO/B-6 UNDERGROUND WIRE CONNECTORS'	--

**LANDSCAPE KEY NOTES:**

- ◆ PATH LIGHTS HAVE A SHIELD TO FOCUS LIGHT ON THE GROUND. LIGHT DOES NOT SPILL ONTO ADJACENT PROPERTY
- ◆ UP LIGHTS AT TREES HAVE SHIELDS TO FOCUS LIGHT INTO THE FOLIAGE AND NOT ON ADJACENT PROPERTIES

**GENERAL LIGHTING NOTES**

- CONTRACTOR SHALL SUPPLY AND INSTALL A LOW VOLTAGE (12v) LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED ON THE LIGHTING EQUIPMENT SCHEDULE, LOW VOLTAGE TRANSFORMERS, DIRECT BURIAL CABLE AND ALL NECESSARY COMPONENTS AND ACCESSORIES REQUIRED TO COMPLETE THE LAYOUT AS SHOWN ON THE LIGHTING LAYOUT PLAN.
- THIS LAYOUT IS DIAGRAMMATIC AND IS INTENDED TO SHOW GENERAL FIXTURE LOCATIONS AND UTILITIES. LINE VOLTAGE (120v) IS NOT A PART OF THIS PLAN BUT SHALL BE INSTALLED BY A LICENSED ELECTRICIAN AS REQUIRED TO PROVIDE THE NECESSARY POWER TO THE TRANSFORMERS SHOWN FROM A MASTER CONTROL SYSTEM.
- ALL WORK SHALL COMPLY WITH THE UNIFORM BUILDING CODE, CALIFORNIA ELECTRICAL CODE TITLE 8, AND ALL LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL POSSESS ALL NECESSARY LICENSES TO COMPLETE DESCRIBED WORK AND SHALL CARRY GENERAL LIABILITY AND WORKER'S COMPENSATION INSURANCE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE WORK DESCRIBED.
- CONTRACTOR SHALL VERIFY SITE MEASUREMENTS, GRADES, EXISTING CHASE LINE SLEEVES, EXISTING PLANT LOCATIONS AND EXISTING UTILITIES, EQUIPMENT AND SWITCHING CONTROLS.
- CABLE LAYOUT SHOWN ON PLAN IS FOR FIXTURE GROUPING ONLY. CABLE SHALL BE CIRCUITED AND SIZED TO PROVIDE A MINIMUM OF 12 VOLTS AND A MAXIMUM OF 15 VOLTS TO ALL LIGHTING FIXTURES. CABLE SHALL BE MULTI-STRANDED DIRECT BURIAL CABLE, 12 GAUGE MINIMUM. ALL WIRE JUNCTIONS SHALL BE MADE WITH APPROVED, FULLY ENCAPSULATED WATERPROOF CONNECTORS RATED FOR DIRECT BURIAL.
- ALL CABLE SHALL BE 12 GAUGE, CONCEALED FROM PRIMARY VIEW AND INSTALLED PER THE DETAILED DRAWINGS. CABLE SHALL BE BLACK, LOW VOLTAGE TWO CONDUCTOR. MAKE CONNECTIONS IN FIXTURES OR J BOXES OR WITH WIRE NUTS POINTING UP.
- VERIFY ALL FIXTURE LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL SCHEDULE A DUSK MEETING WITH THE OWNER AND THE LANDSCAPE ARCHITECT TO TEST AND AIM ALL LIGHTING EQUIPMENT TO THE SATISFACTION OF THE OWNER.
- UPON COMPLETION AND ACCEPTANCE OF THE LOW VOLTAGE LIGHTING SYSTEM BY THE OWNER, THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR GUARANTEE FOR THE FREE LABOR AND REPLACEMENT OF ALL LIGHTING EQUIPMENT.
- PRIOR TO RELEASE OF FINAL PAYMENT THE CONTRACTOR SHALL PREPARE, AT NO ADDITIONAL COST, A COMPLETE AND REPRODUCIBLE DRAWING OF THE SYSTEM LAYOUT AS IT WAS ACTUALLY INSTALLED. LOCATION OF CABLE RUNS SHALL BE DIMENSIONED FROM THE NEAREST PAVED EDGE OR WALL.

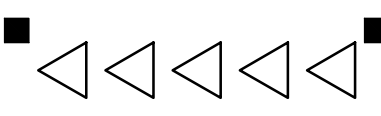
11. ALL LIGHTING FOR THE PROJECT MUST BE IN CONFORMANCE WITH IBMC CHAPTER 19.56 LIGHTING REGULATIONS. SHOULD NEIGHBORHOOD CONCERNS OR ISSUES ARISE RELATED TO LIGHTING, THE OWNER IS REQUIRED TO MITIGATE THE IMPACTS THROUGH MODIFICATION, DISCONTINUANCE, OR ABATEMENT OF THE LIGHTING TO THE SATISFACTION OF THE CITY



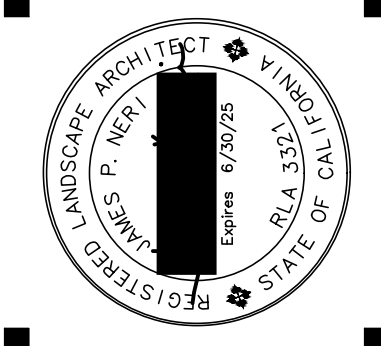
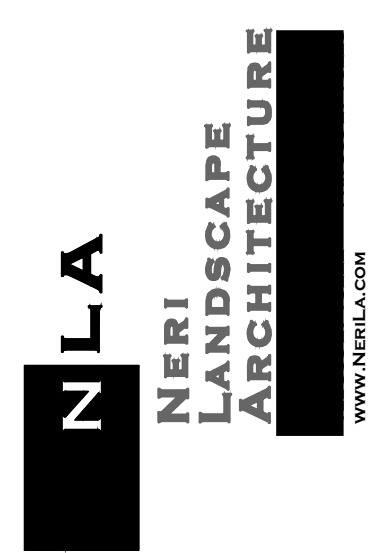
**A** TREE LIGHT  
IMAGE



**B** PATH LIGHT FIXTURE  
IMAGE



Project No. - XX  
Drawn - XXX  
Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR  
**South Bay Palms**  
745 13th Street  
Imperial Beach, CA 91932

CONCEPT PLAN  
25 MAY 2024

CONCEPT  
LIGHTING PLAN



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TREES



**Marina Strawberry Tree**  
*Arbutus x 'Marina'*



**Pygmy Date Palm**  
*Phoenix roebelenii*



**Queen Palm**  
*Syagrus romanzoffiana*

SHRUBS



**Blue Flame Agave**  
*Agave attenuata 'Blue Flame'*



**Little Rev Flax Lily**  
*Dianella revoluta 'Little Rev'*

SHRUBS



**Variegated Flax Lily**  
*Dianella tasmanica 'Variegata'*



**Little Sur Coffeeberry**  
*Frangula californica 'Little Sur'*



**Breeze Mat Rush**  
*Lomandra longifolia 'LM300'*



**Purple New Zealand Flax**  
*Phormium tenax 'Autropurpureum'*

GROUNDCOVERS



**West Coaster Tall Fescue**  
*Festuca arundinacea 'West Coaster'*



**Blue Chalk Sticks**  
*Senecio mandraliscae 'Blue Chalk Sticks'*

PAVING



**Driveway Pavers**  
*'Express Set' by Orco Block*  
Color: Dune



**Concrete**  
Uncolored concrete with a  
'sand' finish

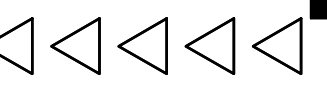
FENCING



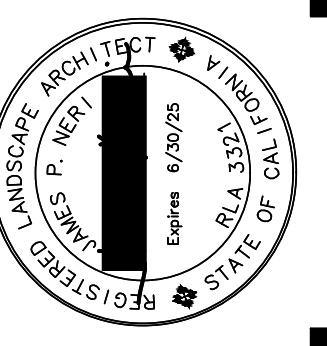
**Wood Privacy Fence**  
4' high in the front setback, 6' high along the driveway



**Decorative Wrought Iron Fence**  
4' high in the front setback, 6' high along the alley



Project No. - XX  
Drawn - XXX  
Checked - JPN



LANDSCAPE IMPROVEMENT PLANS FOR  
**South Bay Pals**  
745 13th Street  
Imperial Beach, CA 91932

CONCEPT PLAN  
25 MAY 2024

CONCEPT MATERIALS IMAGERY



# SOUTH BAY PALMS

4-UNIT RESIDENTIAL TOWNHOMES AT 745 13TH ST



Medium Sand 1.5

**MASTER WALL INC.  
STUCCO TEXTURE:  
MEDIUM SAND 1.5**

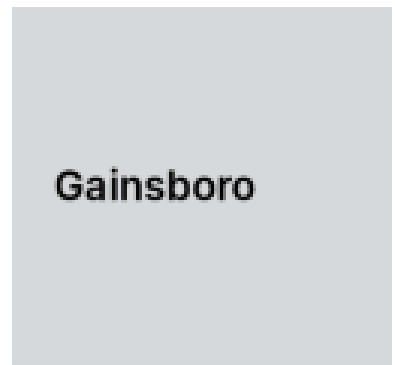
**MASTER WALL INC. CUSTOM STUCCO COLOR:**



Cadet Blue



Queen Blue



Gainsboro

**STUCCO**



# SOUTH BAY PALMS

4-UNIT RESIDENTIAL TOWNHOMES AT 745 13TH ST



## AMICO GRIPLOCK J CONTROL JOINT (#XJ15 JOINT)

## TRIM: SHERWIN WILLIAMS

SW 7005  
**Pure White**



**STUCCO**



# SOUTH BAY PALMS

4-UNIT RESIDENTIAL TOWNHOMES AT 745 13TH ST

## WESTERN STATES METAL ROOFING

- **PANEL TYPE:** ROOF PANEL
- **PROFILE TYPE:** MS2® - 2" MECHANICALLY SEAMED
- **COLOR/FINISH:** DARK BRONZE
- **GAUGE/OUNCE:** 22 GAUGE
- **PANEL WIDTH:** 18"



**ROOFING**

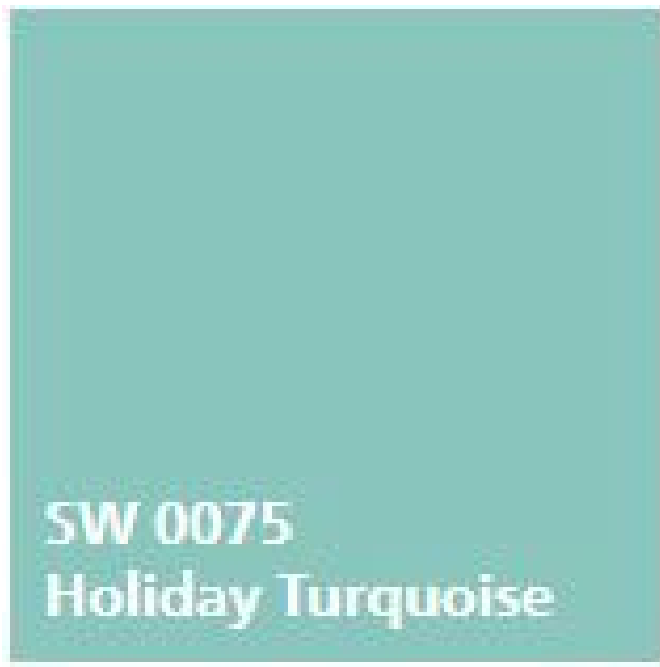


# SOUTH BAY PALMS

4-UNIT RESIDENTIAL TOWNHOMES AT 745 13TH ST



**JAMES HARDIE  
HARDIE PLANK HZ10  
8.25 IN. X 144 IN.  
PRIMED CEDARMILL  
FIBER CEMENT LAP  
SIDING.  
COLOR: CADET BLUE**

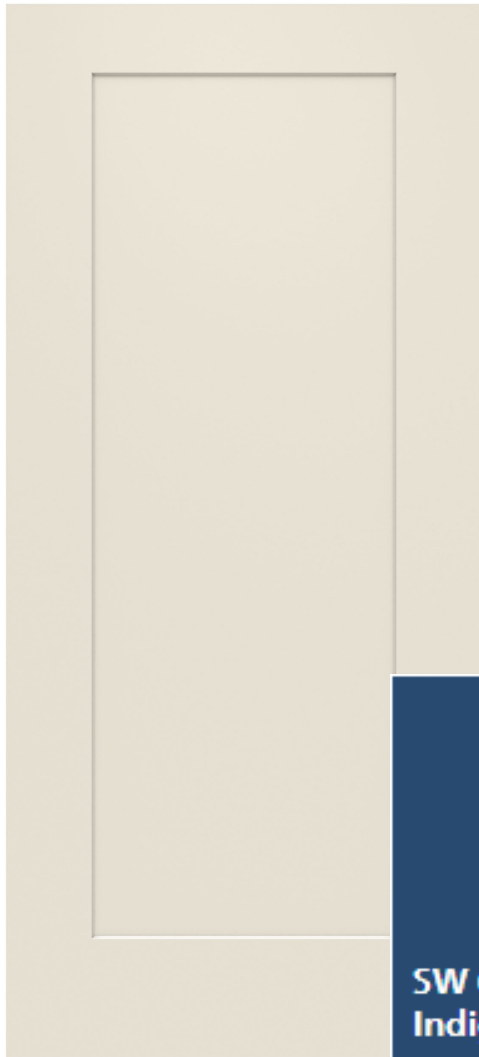


**WALL FINISH**



# SOUTH BAY PALMS

4-UNIT RESIDENTIAL TOWNHOMES AT 745 13TH ST



**JELD-WEN**

**STEEL EXTERIOR DOOR: 1-PANEL  
NEW CONSTRUCTION, \* 1-3/4"  
DOOR \* LVL STILES AND RAILS \*  
STEEL BOTTOM RAIL \* GALVANIZED  
STEEL FACING \* BRIGHT WHITE  
PRIMER \* 12" LOCK BLOCK \*  
ENERGY EFFICIENT CORE.**

**COLOR: SHERWIN WILLIAMS**

**SW 6531  
Indigo**



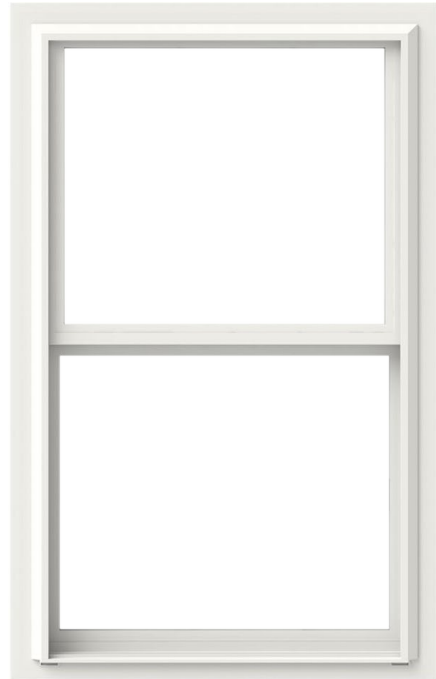
**DOORS**



# SOUTH BAY PALMS

4-UNIT RESIDENTIAL TOWNHOMES AT 745 13TH ST

**WINDOWS:  
JELD-WEN  
BUILDERS TM VINYL (V-2500  
WINDOW: DOUBLE HUNG**



**CLOPAY  
MODERN STEEL 16 FT X 7  
FT INSULATED 18.4 R-  
VALUE GRAY GARAGE DOOR  
WITHOUT WINDOWS**



**WINDOWS/GARAGE**