


PLANT LIST									
	Qty	ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Width	WUCOLS	Comments
<b>Cacti-Succulents</b>									
	8	Aga N	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 Gal	3-4'	3-4'	Low	Comment 1
	6	Aga 'SG'	Agave villmoriana 'Stained Glass'	Octopus Agave	5 gal	3-4'	3-4'	Low	
	7	YUC 'SA'	Yucca 'Silver Anniversary'	Silver Anniversary Yucca	5 Gal	2-3'	3-4'	Low	
<b>Shrubs and Grasses</b>									
	5	Bou 'R'	Bougainvillea 'Rosenka'	NCN	5 gal	2-4'	4-6'	Low	
	6	GRE 'S'	Grevillea 'Superb'	Superb Grevillea	5 Gal	4-6'	4-8'	Low	
	11	Iva hay	Iva hayesiana	Poverty Weed	1 gal	2-4'	4-5'	Low	Native Species
	77	JUN PAT 'EB'	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	1 Gal	18-24"	2-3'	Low	Native Species
	9	Muh rig	Muhlenbergia rigens	Deer Grass	2 gal	4-5'	4-5'	Low	Native Species
	10	Rha 'EC'	Rhamnus californica 'Eve Case'	Coffeeberry	5 gal	4-6'	4-6'	Low	Native Species
	17	ROS CAL	Rosa californica	California Wild Rose	5 Gal	3-5'	5-10'	Low	Native Species
<b>Trees</b>									
	4	Aca pod	Acacia podalyrifolia	Pearl Acacia	24" box	15-20'	10-15'	Low	Tree Form
	3	Cer 'M'	Cercis x 'Merlot'	Merlot Redbud	24" box	15-20'	12-15'	Med	Standard
	2	Gei par	Geijera parviflora	Australian Willow	24" box	20-30'	15-20'	Low	
	4	Myr cal	Myrica californica	Pacific Wax Myrtle	15 gal	20-30'	10-20'	Low	Native Species
	1	Pla rac	Platanus racemosa	Western Sycamore	36" box	40-50'	30-45'	Med	Native Species

**PLANTING NOTES**

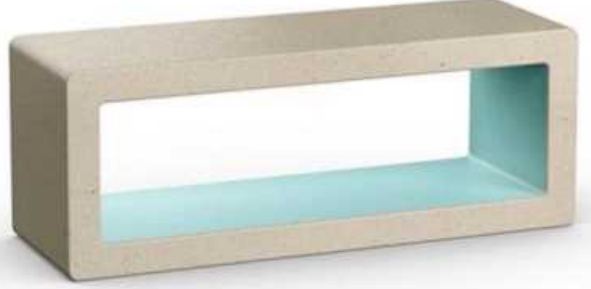
MATURE PLANT SPREAD INFORMATION PER SAN MARCOS GROWERS AND OTHER SOUTHERN CALIFORNIA NURSERIES.

MULCH DEPTH IN PLANTING AREAS IS 3". SUCH AS PREMIUM RECYCLE WOOD CHIPS FROM TERRA BELLA NURSERY.

COMPOST TO BE APPLIED AT A MINIMUM RATE OF 4 CU YD PER 1000 SF, OR AT A RATE TO BRING SOIL ORGANIC MATTER UP TO 6% BY DRY WEIGHT, AS INDICATED IN SOIL REPORT. COMPOST TO BE INCORPORATED AT LEAST 6" DEEP.




BENCH, TYPE 1



BENCH, TYPE 2



BIKE RACK



PLAY EQUIPMENT

- PROPOSED PLAN NOTES**
- EXISTING SIDEWALK TO REMAIN
  - PERMEABLE CONCRETE PAVERS TYPE 1, SUCH AS WAUSAU TILE H-SERIES, COLOR: ECO PREMIER HEP-10 (SRI 32), SIZE: 6"x12"
  - PERMEABLE CONCRETE PAVERS TYPE 2, SUCH AS WAUSAU TILE H-SERIES, COLOR: ECO PREMIER HEP-60 (SRI 28), SIZE: 6"x12"
  - POLE LIGHT, TYPICAL, TYPE TBD
  - PATH LIGHT, TYPICAL, TYPE TBD
  - STABILIZED DECOMPOSED GRANITE PAVING, SUCH AS PALM SPRINGS GOLD FROM SOUTHWEST BOULDER, CHULA VISTA, (619)591-2366
  - PLAYGROUND SURFACING, TYPE AND COLOR TBD
  - PLAY EQUIPMENT, SUCH AS PLAYWORLD CUSTOM PLAYGROUND, (INTENDED USER AGE 2-12)
  - PARK ENTRY SIGN
  - ELECTRICAL TRANSFORMER
  - PLANTING AREA, LOW WATER USE PALETTE, TYPICAL. SEE PLANTING PLAN FOR MORE INFORMATION
  - SCREENING TREE/SHRUB, SEE PLANTING PLAN FOR PROPOSED SPECIES
  - 42" HEIGHT FENCE WITH GATE WITH SELF-CLOSING HARDWARE, TYPE TBD
  - TURF AREA
  - BENCH, TYPE 1, METAL, BY MMCITE, MODEL: EMAU SOLO (EMS256), COLOR TBD
  - BENCH, TYPE 2, CONCRETE, BY QCP, MODELS: Q2-WILSON-S AND Q2-WILSON-L, INTERIOR COLOR TBD
  - PROPOSED TREE, SEE PLANTING PLAN
  - STORMWATER TREATMENT BASIN, PER CIVIL
  - CMU BLOCK WALL, PER CIVIL
  - CONCRETE WALKWAY



**TOTAL PROJECT LANDSCAPE AREA: 9,656 SF**  
**PARK LANDSCAPE AREA: 5,323 SF**

**PROJECT TYPE: MULTI-FAMILY, RESIDENTIAL, PARK**

**WATER SUPPLY: POTABLE**

**I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.**

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**IRRIGATION 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.

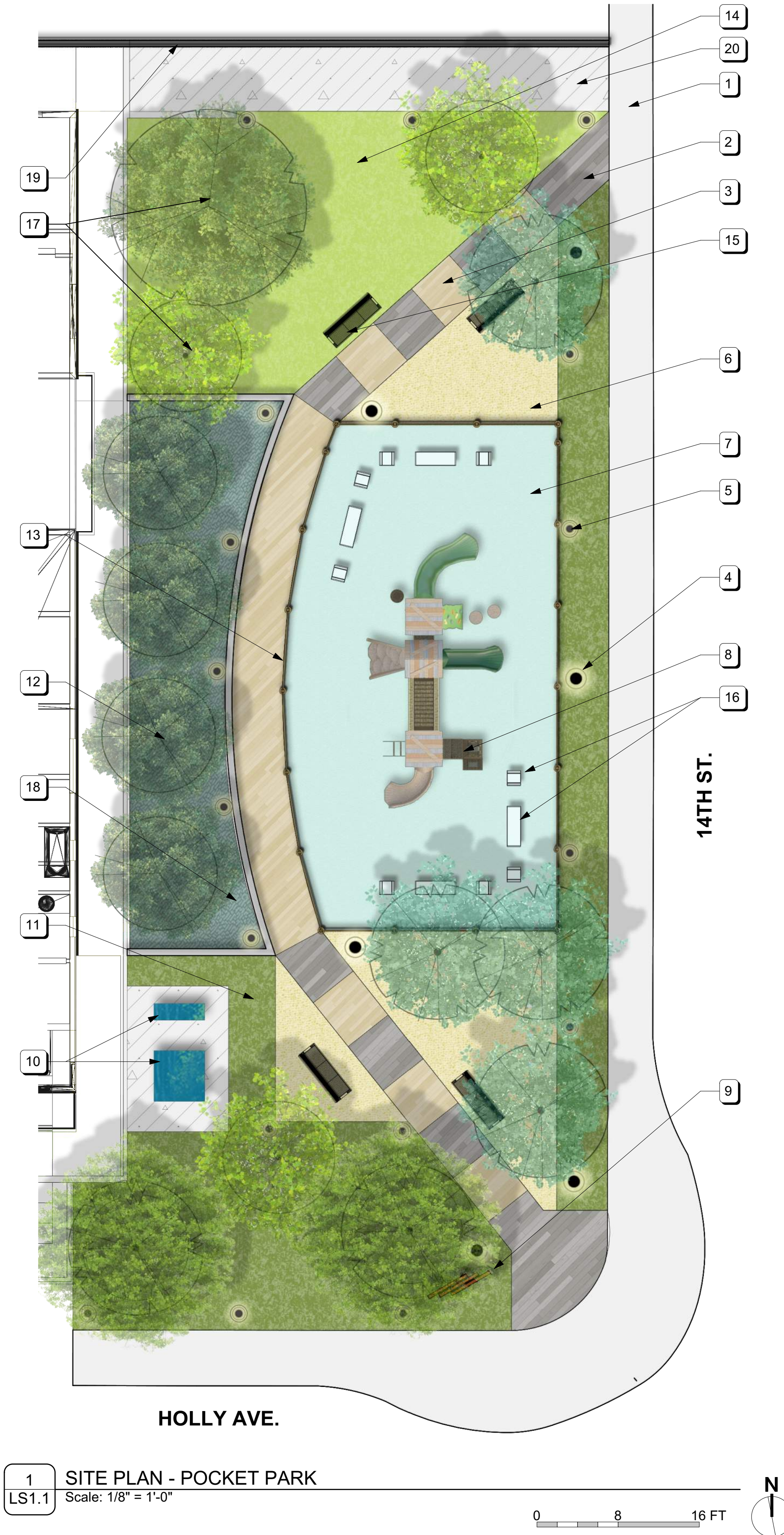
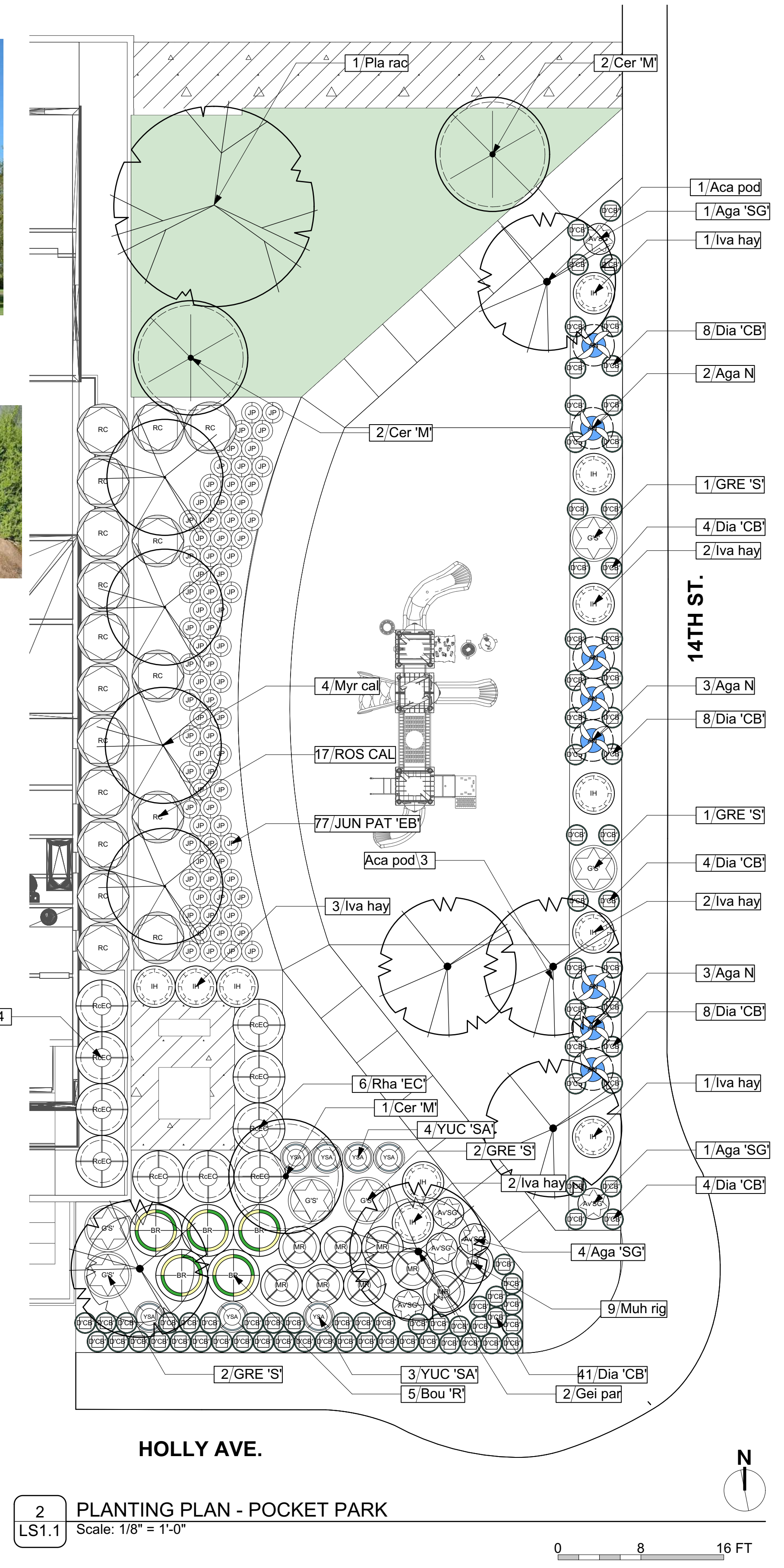
Irrigation system is designed to prevent runoff, low head drainage, over spray, or other similar conditions where irrigation water flows onto non-targeted areas.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, the designer of the irrigation plans, or the licensed landscape contractor for the project.

An irrigation audit report shall be completed at the time of final inspection.

A landscape waste diversion plan shall be completed and submitted with the Certificate of Completion.



**s cala**

SOUTHERN CALIFORNIA ARCHITECTS

2100 SAWTELLE BLVD. #306  
LOS ANGELES, CA.  
90025 310.600.6502



HATCHWORKS STUDIO  
3745 TRUDY LANE  
SAN DIEGO, CA 92106  
619.356.8582



**SEA CAPE VILLAGE**

1368 HOLLY AVE.  
IMPERIAL BEACH, CA. 91932

**SITE PLAN - PARK**

SHEET TITLE  
2322-ANA JOB NO.  
6/7/2024 DATE

**LS1.1**

SHEET



**STRUCTURES**



SHADE STRUCTURE  
steel frame, perforated metal canopy



OUTDOOR KITCHEN COUNTER WITH GRILL



CANTILEVERED WOOD BENCHES  
such as Wally Bench by Tournesol Siteworks



ALUMINUM RAISED PLANTERS WITH LIGHTING  
such as Wishire and Kitsap by Tournesol Siteworks

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PARK LANDSCAPE AREA: 5,323 SF

PROJECT TYPE: MULTI-FAMILY, RESIDENTIAL, PARK

WATER SUPPLY: POTABLE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNATURE: \_\_\_\_\_

DATE: 6/11/2024

**s cala**  
SOUTHERN CALIFORNIA ARCHITECTS

2100 SAWTELLE BLVD. #306  
LOS ANGELES, CA.  
90025 310.600.6502

**FURNISHINGS**



PICNIC TABLES  
such as MCite Blocq picnic table



STONE BENCHES  
such as Santa Barbara sandstone

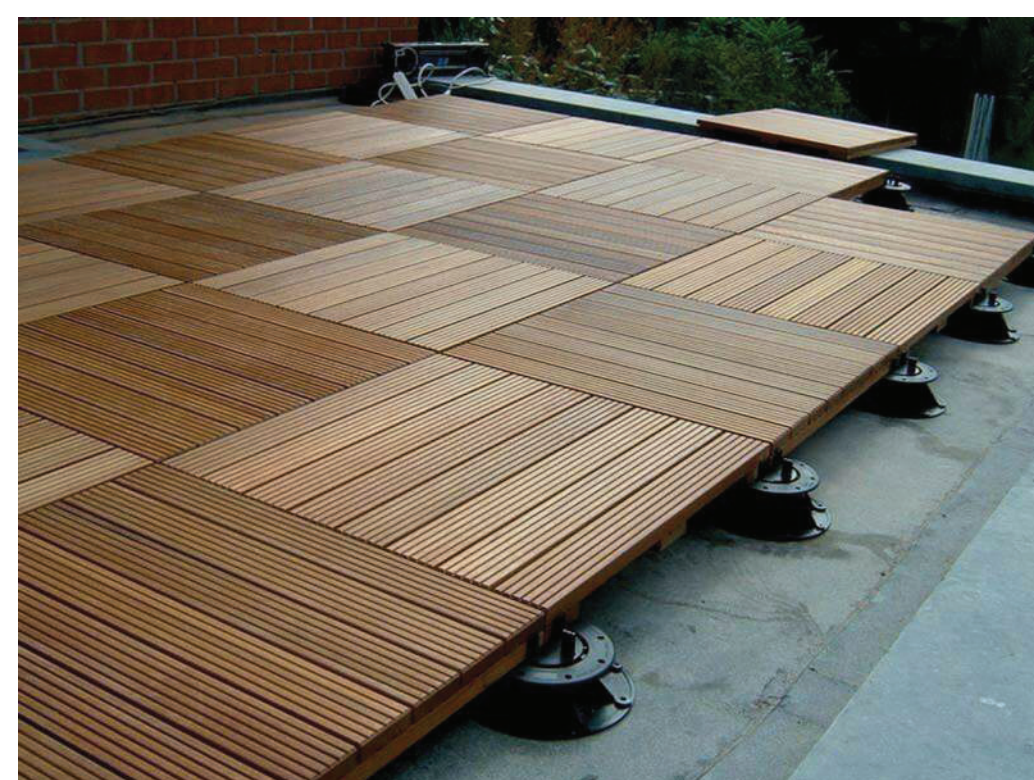


MOVEABLE FURNITURE  
rocking chairs, dining tables, side tables, dining chairs



FIRE TABLE

**PAVING**



WOOD DECKING ON PEDESTALS  
such as Bison bamboo tiles



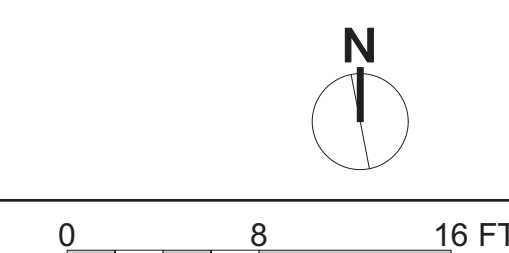
PORCELAIN TILE PAVERS ON PEDESTALS  
such as Bison 2cm pavers in Seastone Gray and Trust Gold

**PROPOSED PLAN NOTES**

- 1 2CM CERAMIC TILE PAVING ON PEDESTALS
- 2 WOOD TRAY MODULAR TILE PAVING ON PEDESTALS
- 3 RAISED ALUMINUM PLANTER WITH LIGHTWEIGHT SOIL MEDIUM, ON PEDESTALS, WITH IRRIGATION AND DRAINAGE. INTEGRATED LIGHTING, POWDERCOAT COLOR AND FINISH TBD
- 4 SANDSTONE SLAB SEATING OR LIGHTWEIGHT CONCRETE, COLOR AND FINISH TBD
- 5 GAS FIRE PIT, TYPE AND PRODUCT TBD
- 6 COUNTERTOP WITH GAS GRILL, PRODUCT, MATERIALS, AND COLOR TBD
- 7 CANTILEVERED WOOD BENCH OR COUNTER, FASTENED TO RAISED PLANTER, BRACKET AND REINFORCEMENT PER MANUFACTURER.
- 8 CAFE TABLE AND CHAIRS, PRODUCT AND COLOR TBD
- 9 STEEL SHADE STRUCTURE WITH PERFORATED METAL PANEL CANOPY. COLOR AND FINISH TBD
- 10 PICNIC TABLE AND BENCH
- 11 ADIRONDACK ROCKING CHAIRS AND SIDE TABLE



1 SITE PLAN - LEVEL 2  
Scale: 1/8" = 1'-0"



LANDSCAPE ARCHITECTURE

**HATCHWORKS STUDIO**  
3745 TRUDY LANE  
SAN DIEGO, CA 92106  
619.356.8582



5-12-24	P.C. SUBMITTAL
REV.	DATE DESCRIPTION

**SEA CAPE VILLAGE**  
1368 HOLLY AVE.  
IMPERIAL BEACH, CA. 91932

SITE PLAN - APARTMENT

SHEET TITLE	
2322-ANA	JOB NO.
6/11/2024	DATE

**LS1.2**

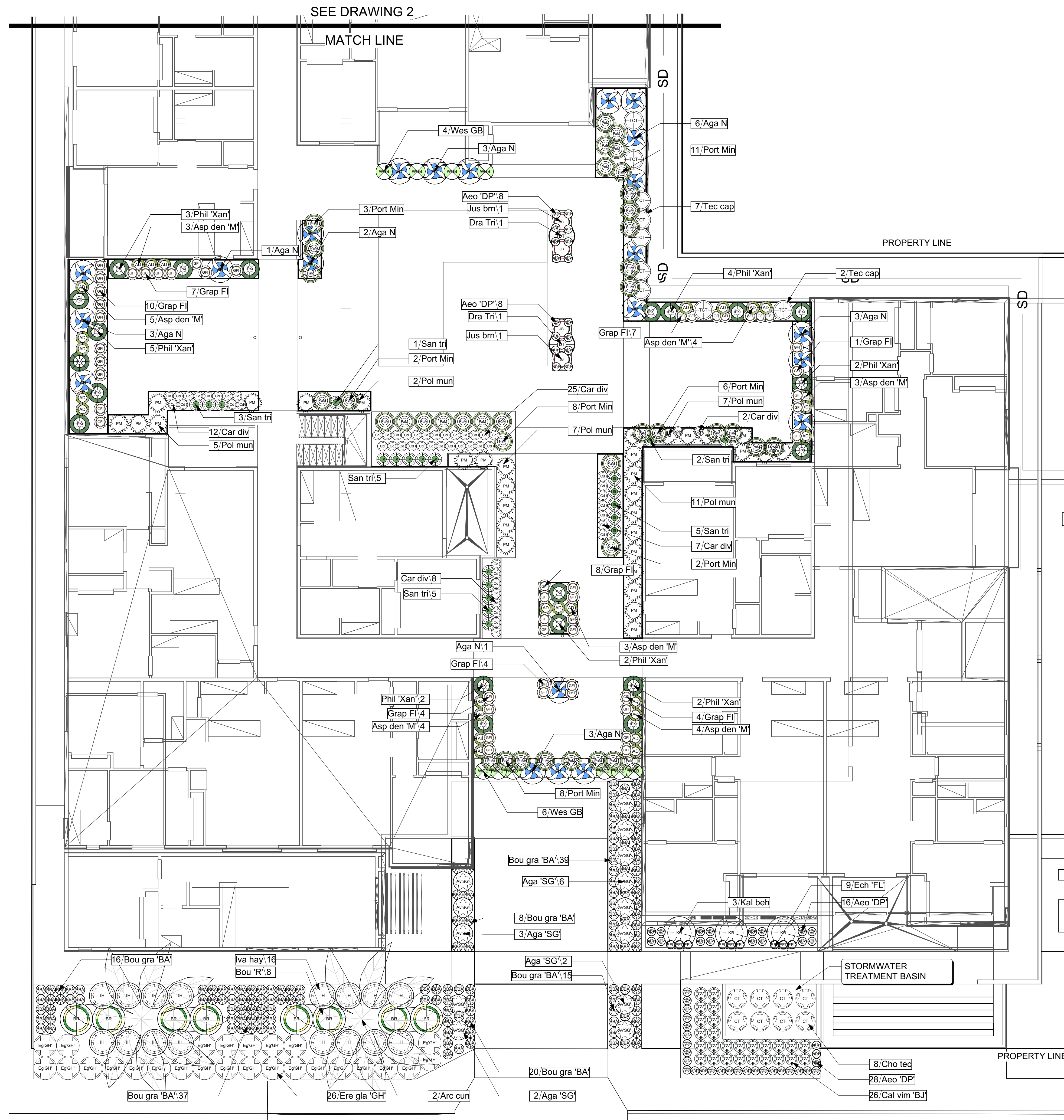
SHEET



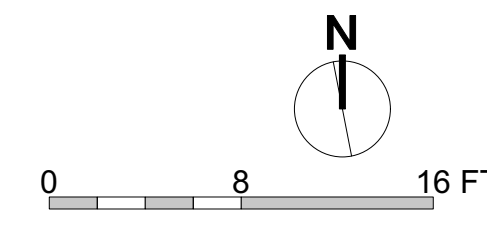
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SIGNATURE: \_\_\_\_\_

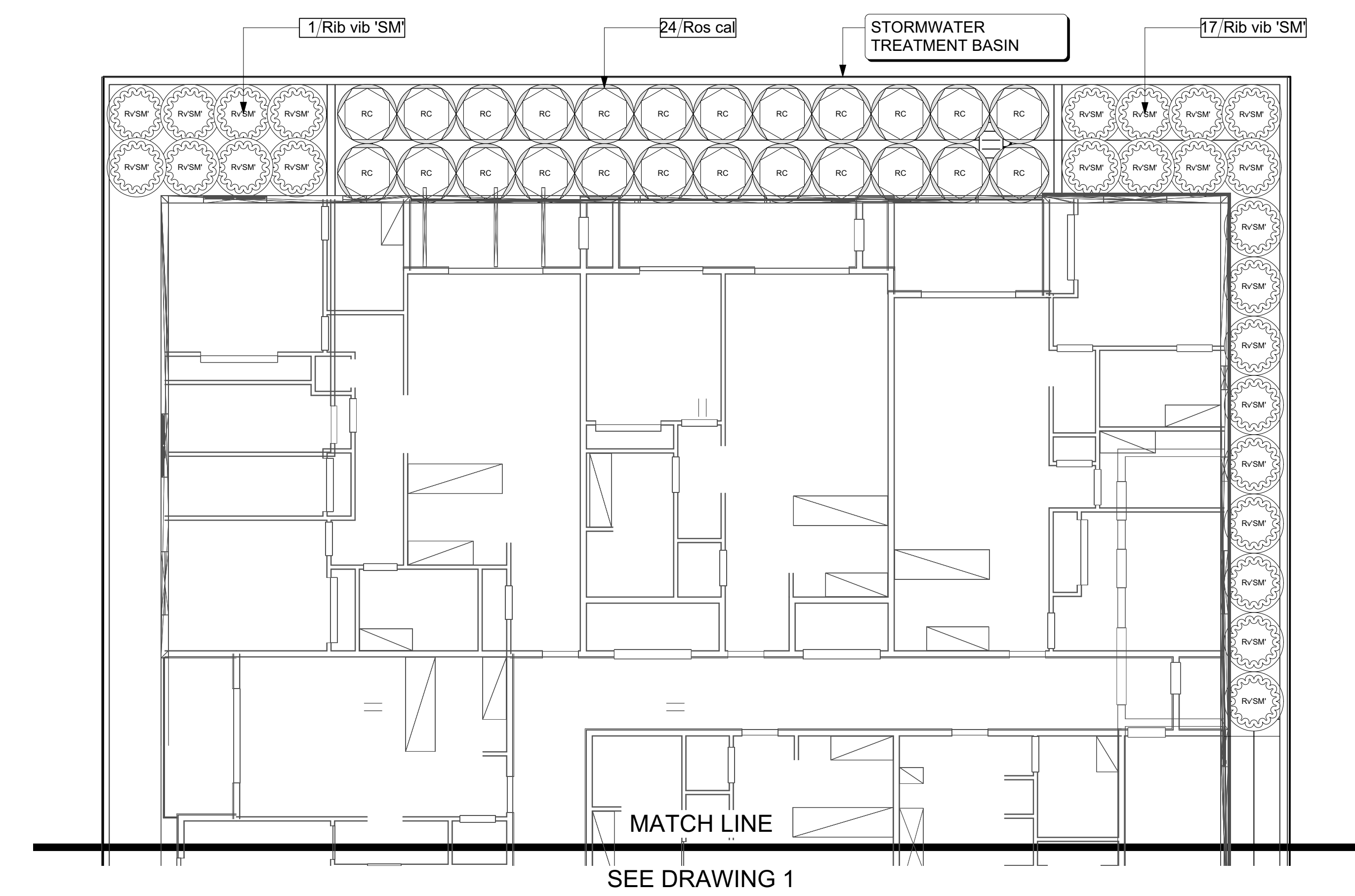
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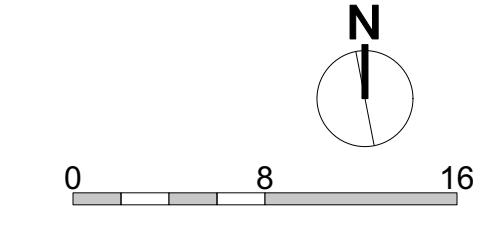
1 PLANTING PLAN - STREETSCAPE AND BUILDING LEVEL 2  
Scale: 1/8" = 1'-0"



PLANT LIST									
Qty	ID	Botanical Name	Common Name	Size	Mature Height	Mature Width	WUCOLS	Comments	
<b>Cacti-Succulents</b>									
60	Aeo 'DP'	Aeonium tabuliforme	Dinner Plate Aeonium	2 gal	6"	18"	Low		
22	Agas N	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 Gal	3-4'	3-4'	Low		
13	Agas SG	Agave villmoriana 'Stained Glass'	Octopus Agave	5 gal	3-4'	3-4'	Low		
9	Ech 'FL'	Echeveria 'First Lady'	NCN	1 gal	12"	12-18"	Low		
49	Graps FI	Graptoveria 'Fred Ives'	Fred Ives' Graptoveria	1 gal	1-2'	1-2'	Low		
3	Kal beh	Kalanchoe beharensis	Velvet Elephant Ear	5 gal	6-8"	5-7"	Low		
40	Port Min	Portulacaria afra 'Minima'	Dwarf Elephant Food	2 gal	6"	4-5"	Low		
<b>Shrubs and Grasses</b>									
26	Asps den 'M'	Asparagus densiflorus 'Myers'	Foxtail Asparagus Fern	1 Gal	1-2'	2-3'	Med		
8	Bou 'R'	Bougainvillea 'Rosenka'	NCN	5 gal	2-4'	4-6'	Low		
135	Bou gra 'BA'	Bouteloua gracilis 'Blonde Ambition'	Blonde Ammbition Blue Grama	1 gal	1-3'	1-3'	Low	Native Species	
26	Cal vim 'BJ'	Callistemon viminalis LJ1 'Better John'	Better John Bottlebrush	5 Gal	2-3'	2-3'	Low		
54	Car div	Carex divulsa	European Grey Sedge	4" pot	12-18"	1-2'	Med		
8	Cho tec	Chondropetalum tectorum	Small Cape Rush	5 gal	2-3'	3-4'	Low		
26	Ere gla 'GH'	Eremophila glabra 'Grey Horizon'	Gray Emu Bush	5 Gal	8-12"	4-6'	Low		
16	Iva hay	Iva hayesiana	Poverty Weed	1 gal	2-4'	4-5'	Low	Native Species	
4	Jus brn	Justicia brandegeana	Shrimp Plant	3 gal	3-4'	3-4'	Med		
20	Phil 'Xan'	Philodendron 'Xanadu'	Winterbourn Philodendron	5 Gal	2-3'	3-4'	Med		
32	Pol mun	Polystichum munitum	Western Sword Fern	1 Gal	2-4'	2-4'	Low to Med	Native Species	
25	Rib vib 'SM'	Ribes viburnifolium 'Spooners Mesa'	San Diego Evergreen Currant	1 Gal	2-4'	4-8'	Low	Native Species	
24	Ros cal	Rosa californica	California Wild Rose	5 Gal	3-5'	5-10'	Low	Native Species	
9	Tec cap	Tecomaria capensis Hybrid 'DWYE001'	Yellow Cape Town Honeysuckle	1 Gal	4-5'	3'	Low		
10	Wes GB	Westringia fruticosa Grey Box	Dwarf Coast Rosemary	3 gal	2-3'	2-3'	Low		
<b>Trees</b>									
2	Arc cun	Archontophoenix cunninghamiana	Australian Palm	36" Box	40-50'	12-15'	Med	Multi-trunk	
2	Dra Tri	Dracaena marginata 'Tricolor'	Tricolor Dragon Tree	15 Gal	6-12'	3-6'	Low	Min (3) heads	



2 PLANTING PLAN - NORTH GROUND LEVEL  
Scale: 1/8" = 1'-0"



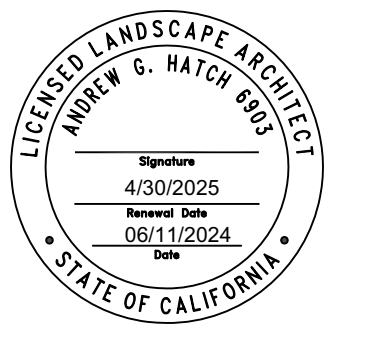
SOUTHERN CALIFORNIA ARCHITECTS

2100 SAWTELLE BLVD. #306  
LOS ANGELES, CA.  
90025 310.600.6502



LANDSCAPE ARCHITECTURE

HATCHWORKS STUDIO  
3745 TRUDY LANE  
SAN DIEGO, CA 92106  
619.356.8582



5-12-24	P.C. SUBMITTAL
REV.	DATE DESCRIPTION

**SEA CAPE VILLAGE**  
1368 HOLLY AVE.  
IMPERIAL BEACH, CA. 91932

PLANTING PLAN - APARTMENT

2322-ANA	JOB NO.
6/11/2024	DATE

**LS1.3**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SOUTHERN CALIFORNIA ARCHITECTS, AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF JON WALTERS



**APARTMENT LEVEL COURTYARD 2 PLANTS**

**TREES**



Dracaena marginata 'Tricolor'

**SHRUBS AND GRASSES**



Asparagus densiflorus 'Myers'



Carex divulsa



Justicia brandegeana



Philodendron 'Xanadu'



Polystichum munitum



Tecomania capensis Hybrid 'Yellow Cape Town'

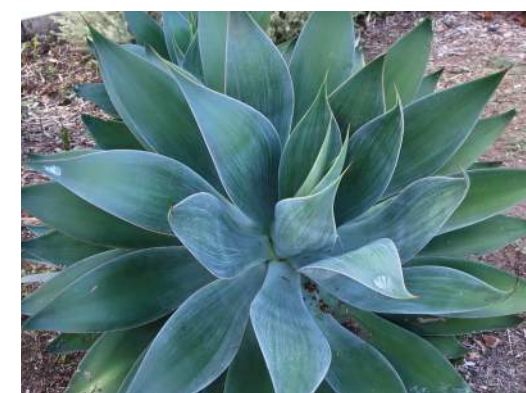


Westringia fruticosa 'Grey Box'

**SUCCULENTS AND CACTI**



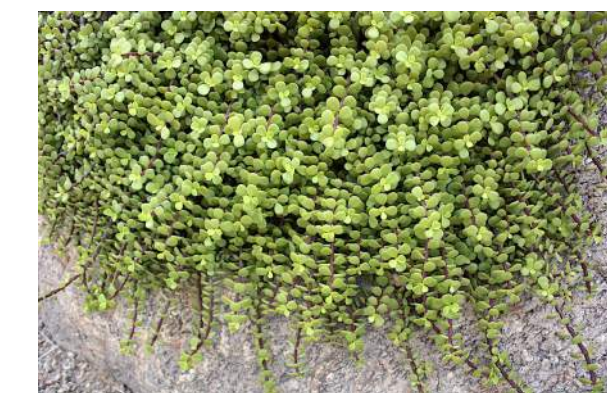
Aeonium tabuliforme



Agave attenuata 'Nova'



Graptoveria 'Fred Ives'



Portulacaria afra 'Minima'

**GROUND FLOOR PLANTS**

**TREES**



Archontophoenix cunninghamiana

**SHRUBS AND GRASSES**



Bougainvillea 'Rosenka'



Bouteloua gracilis 'Blonde Ambition'



Callistemon viminalis 'Better John'



Chondropetalum tectorum



Eremophila glabra 'Grey Horizon'



Iva hayesiana



Ribes viburnifolium 'Spooners' Mesa'



Rosa californica

**SUCCULENTS AND CACTI**



Aeonium tabuliforme



Agave villmoriana 'Stained Glass'



Echeveria 'First Lady'



Kalanchoe beharensis

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SIGNATURE: \_\_\_\_\_

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K	3	Kal beh	Kalanchoe beharensis	Velvet Elephant Ear	5 gal	6-8"	5-7"	Low	
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D	2	Dra Tri	Dracaena marginata 'Tricolor'	Tricolor Dragon Tree	15 Gal	6-12'	3-6'	Low	Min (3) heads

**GENERAL NOTES**

- VISIT SITE PRIOR TO SUBMITTING BIDS.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
- DO NOT SCALE DRAWINGS.
- ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE LOCATION OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED BEFORE, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- A PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.
- MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.
- THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND THE LANDSCAPE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
- PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- PAVING, MASONRY AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICIAN, DRAINLINE SUBCONTRACTOR AND IRRIGATION SUBCONTRACTOR FOR SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS.
- VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
- IN THE CASE OF DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS, AND DETAILS TAKE PRECEDENCE OVER PLANS.
- SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL TRADES ARE PROVIDED WITH CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. DO NOT ALLOW DOCUMENTS NOT APPROVED FOR CONSTRUCTION TO BE USED IF SEEN ON SITE. KEEP ONE SET OF AGENCY-APPROVED STAMPED PLANS ON SITE IN CASE CITY INSPECTORS REQUIRE PROOF OF CITY-APPROVED PLANS.
- REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
- LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
- NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- LANDSCAPE ARCHITECT SHALL HAVE FINAL SAY ON INTERPRETATION OF ALL INFORMATION CONTAINED IN THE LANDSCAPE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND ASSOCIATED REPORTS FOR THE PROJECT.

**IRRIGATION 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, over spray, or other similar conditions where irrigation water flows onto non-targeted areas.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, the designer of the irrigation plans, or the licensed landscape contractor for the project.

An irrigation audit report shall be completed at the time of final inspection.

A landscape waste diversion plan shall be completed and submitted with the Certificate of Completion.

s cala

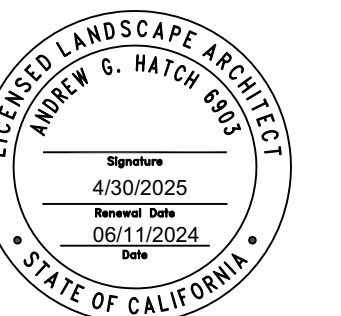
SOUTHERN CALIFORNIA ARCHITECTS

2100 SAWTELLE BLVD. #306  
LOS ANGELES, CA.  
90025 310.600.6502

HW  
STUDIO

LANDSCAPE ARCHITECTURE

HATCHWORKS STUDIO  
3745 TRUDY LANE  
SAN DIEGO, CA 92106  
619.356.8582



5-12-24 P.C. SUBMITTAL  
REV. DATE DESCRIPTION

SEA CAPE VILLAGE

1368 HOLLY AVE.  
IMPERIAL BEACH, CA. 91932

PLANT IMAGES -  
APARTMENT

SHEET TITLE

2322-ANA

JOB NO.

6/11/2024

DATE

LS1.4

SHEET





LANDSCAPE ARCHITECTURE

**HATCHWORKS STUDIO**  
3745 TRUDY LANE  
SAN DIEGO, CA 92106  
619.356.8582



**IRRIGATION CONSTRUCTION NOTES:**

- 1 POINT OF CONNECTION - CONTRACTOR TO MAKE CONNECTION DOWNSTREAM OF A DEDICATED 3/4" POTABLE WATER METER. CONTRACTOR TO INSTALL A WYE STRAINER, BACKFLOW, PRESSURE REGULATOR (IF NEEDED), FLOW SENSOR, MASTER CONTROL VALVE, ISOLATION VALVE AND EXTEND SYSTEM AS SHOWN.
- 2 IRRIGATION CONTROLLER IS A WEB BASE UNIT AS SPECIFIED. POWER SOURCE TO BE PROVIDED BY OTHERS. INSTALL A WIRED RAIN SENSOR ON THE SIDE OF THE BUILDING OR WALL. SENSOR TO HAVE A CLEAR VIEW TO THE SKY.
- 3 REMOTE CONTROL VALVES TO BE INSTALLED IN A MANIFOLD AND TO BE HIDDEN FROM CASUAL SIGHT WHEN POSSIBLE. STATE LOCATION OF ALL VALVES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OR OWNER'S REPRESENTATIVE. (TYPICAL ALL LOCATIONS)
- 4 LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY THE LANDSCAPE ARCHITECT.  
ROUTE IRRIGATION MAINLINE AND CONTROL WIRE APPROXIMATELY AS SHOWN 12" TO 18" FROM BACK OF CURB OR WALK.
- 5 DRIVEWAY AND SIDEWALK CROSSING- MAINLINE, LATERAL LINE AND CONTROL WIRE SLEEVES UNDER ALL PAVING. SLEEVES TWO TIMES DIA. OF PIPE, 2" MIN. (TYP.) PULL BOX- CONTROL WIRE SLEEVES UNDER ALL PAVING TO INCLUDE PULL BOX AT ENDS OF SLEEVES. (TYP.)
- 6 DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, ENVIRONMENTAL EXPOSURE, TOPOGRAPHY AND PLANT WATER CONSUMPTION.
- 7 DRIP IRRIGATION FOR SHRUB AND GROUND COVER PLANTINGS - DRIP TUBING WITH PRE-INSERTED, 1.1 G GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. TUBING TO BE UNIFORMLY SPACED 16" TO 18" O.C. IN GRID PATTERN AS SHOWN. SECURE WITH STAPLES 5" O.C. AND PROVIDE 4" TOP SOIL COVER. (AVG. APPLICATION RATE = .72 in/hr TO .69 in/hr)
- 8 DRIP IRRIGATION FOR SHRUB AND GROUND COVER PLANTINGS WITHIN NARROW PLANTERS - DRIP TUBING WITH PRE-INSERTED, 0.53 GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE UNIFORMLY SPACED 10" TO 12" O.C. IN GRID PATTERN AS SHOWN. SECURE WITH STAPLES 5" O.C. AND PROVIDE 4" TOP SOIL COVER. (AVG. APPLICATION RATE = .86 in/hr TO .72 in/hr)
- 9 DRIP IRRIGATION FOR ADDITIONAL WATER ON TREES. DRIP TUBING WITH PRE-INSERTED, 1.1 G GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE UNIFORMLY SPACED IN A RING PATTERN AS DETAILED. SECURE WITH STAPLES 5" O.C. AND PROVIDE 4" TOP SOIL COVER. (AVG. APPLICATION RATE = .92 IN/HR TO .79 IN/HR)
- 10 HUNTER RZWS BUBBLER IN DEEP WATERING DEVICE WITH PRESSURE COMPENSATING BUBBLER, FOR TREES WITHIN D.G. AREAS AND TURF. SEE LEGEND AND DETAILS FOR STYLE, TYPE AND PLACEMENT.
- 11 DRIP SYSTEM FLUSHING- STATION FLOW 10 GPM OR GREATER; MANUAL FLUSH VALVE AS DETAILED AND INSTALLED AT FLUSH MANIFOLDS. STATION FLOW 9 GPM OR LESS; DRIP OPERATION INDICATOR WITH GPH GDFN NOZZLE AT LATERAL ENDS OR TERMINAL MANIFOLDS.
- 12 DRIP OPERATION INDICATOR INSTALLED ON INLET MANIFOLD, NEAR CONTROL VALVE AND/OR AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP. 2 UNITS PER SYSTEM MINIMUM.) ON SMALL SYSTEMS OR SUB-SYSTEMS THE DRIP OPERATION INDICATOR CAN ALSO ACT AS A FLUSH DEVICE.
- 13 DRIP AIR/VACUUM RELIEF VALVE. LOCATION SHOWN DIAGRAMMATICALLY. VALVE TO BE INSTALLED ON MANIFOLD AT HIGHEST LOCAL ELEVATION (TYP. THROUGHOUT).

NOTE:  
ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE LANDSCAPE ARCHITECT AND REFLECTS ARCHITECTURAL, CIVIL AND/OR MECHANICAL DESIGN AND/OR PLANS. THE LANDSCAPE ARCHITECT OR IRRIGATION CONSULTANT DEPENDS ON ACCURACY OF THIS OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

**DECLARATION OF RESPONSIBLE CHARGE:**

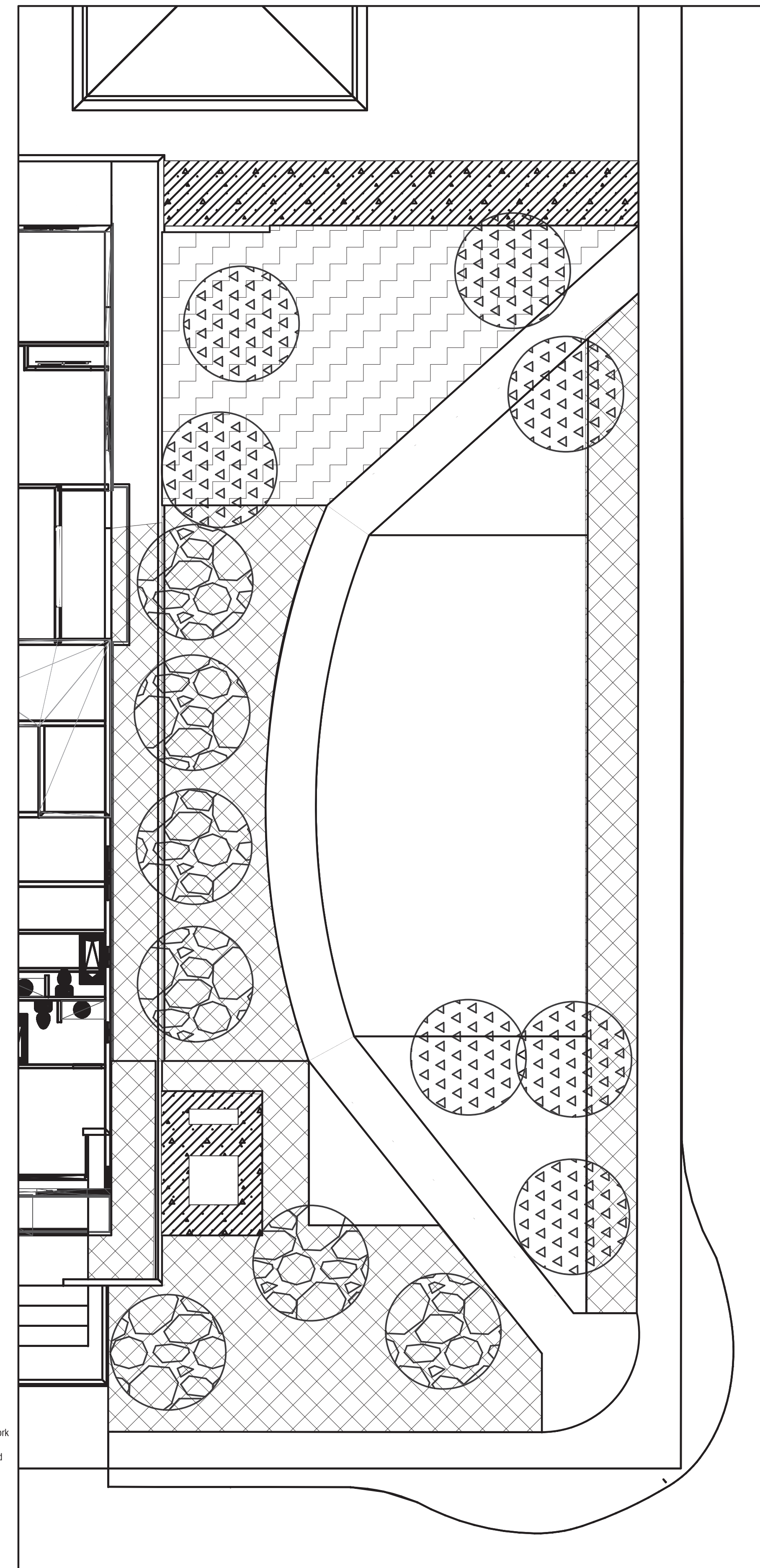
I am familiar with the requirements for landscape and irrigation plans contained in the City of San Diego Water Efficient Landscape Regulations. I understand that construction drawings are to be prepared in compliance with those regulations and the Landscape Manual. I certify that the plans have been prepared implementing those regulations to provide efficient use of water.

I hereby declare that I am the licensed designer of work for this project and that I have exercised responsibilities charges over the design of this project as defined in Section 6703 of the Business and Professions Code and 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.

HATCHWORKS STUDIO  
3745 Trudy Lane  
San Diego, CA 92106  
(704) 968-0029

By: [Signature] Date: 06/11/2024  
ANDREW HATCH, RLA # 6903 EXP. 4/30/2025



**1368 HOLLY AVE. - PARK**

**MAXIMUM APPLIED WATER APPLICATION (MAWA) Calculation:**

46	[(.62 x	5,323	)] + (1.55 x	882	) =	<b>79,635</b>	<b>GPY</b>
Eto	Const.	Total Landscape Area	ETAF	Total SLA		OR	
						<b>0.2444</b>	<b>AC.FT/YR</b>
						OR	
						<b>10,646</b>	<b>CU.FT/YR</b>

**1368 HOLLY AVE. - PARK**

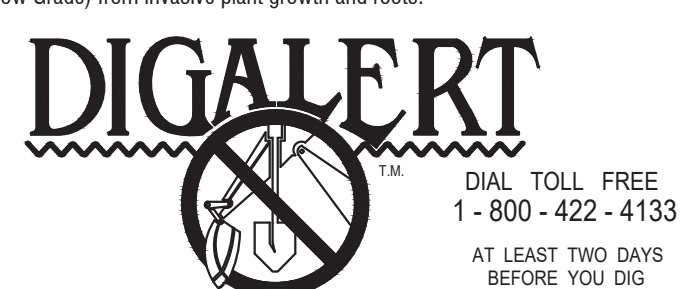
**CITY OF IMPERIAL BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

	Line	Hydro-zone Number					SLA
		1	2	3	4	5	
Evapotranspiration Rate (Eto) See "A" below	1	46	46	46	46	46	
Conversion Factor - 0.62	2	0.62	0.62	0.62	0.62	0.62	
(Line 1 x Line 2)	3	28.52	28.52	28.52	28.52	28.52	
Plant Factor (PF) See "B" below	4	0.3	0.5	0.3	0.3	0.6	
Hydrozone Area( Sq. Ft.)	5	2,439	882	560	560	0	882
(Line 4 x Line 5)	6	732	432	168	168	0	
Irrigation Efficiency (IE) See "C" below	7	81%	75%	81%	75%	81%	
(Line 6 / Line 7)	8	903	576	207	224	0	
TOTAL of all Line 8 boxes + SLA	9						<b>2,793</b>
Estimated Total Water Use ETWU (Gallon Per Year) Total shall not exceed MAWA below	10	<b>79,656</b>	<b>GPY</b>	<b>100.0%</b>	<b>OF MAWA</b>		

PLANT FACTOR	HZ #	PLANT TYPE	IRRIGATION METHOD	ENV. EXP.
LOW CONSUMPTIVE	1	SHRUB/G.C.	SUBSURFACE DRP	SUN
HIGH CONSUMPTIVE	2	TURF	ROTATOR	SUN
LOW CONSUMPTIVE	3	TREES	SUBSURFACE DRP	SUN
MED. CONSUMPTIVE	4	TREES	BUBBLER	SUN

Where:  
Eto = Reference Evapotranspiration (San Diego II-Cimis Sta. # 184)  
ETAF = ET Adjustment Factor (45% for MAWA calculation)  
S.ETAF = ET Adjustment Factor add for Special Landscape Area (5% for MAWA calculation)  
LA = Landscape Area  
S.LA = Special Landscape Area\* Recycled Water Defined as areas:  
Dedicated to edible plants, active recreation, recycled water.  
Const = Constant to convert to gallons per year (GPY)  
GPY = Gallons Per Year  
AC.FT/YR = Acre Feet a Year

PRIOR TO BEGINNING WORK:  
The contractor shall contact the designer of work prior to beginning landscape work and the designer of work shall review the project utility locations and revise plans accordingly to fully screen all utilities from view and protect all utilities (Above and Below Grade) from invasive plant growth and roots.



1 IRRIGATION PLAN - POCKET PARK  
LS2.1 Scale: 1/8" = 1'-0"



5-12-24	P.C. SUBMITTAL
REV.	DATE DESCRIPTION

**SEA CAPE VILLAGE**  
1368 HOLLY AVE.  
IMPERIAL BEACH, CA. 91932

**IRRIGATION PLAN - PARK**

2322-ANA	JOB NO.
6/7/2024	DATE

**LS2.1**