

8 UNITS
SOLANA BEACH, CALIFORNIA

ISSUED FOR PLAY CHECK	
DATE:	
BY:	
△	REVISIONS
DATE	
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. _____

DRAWN BY: _____

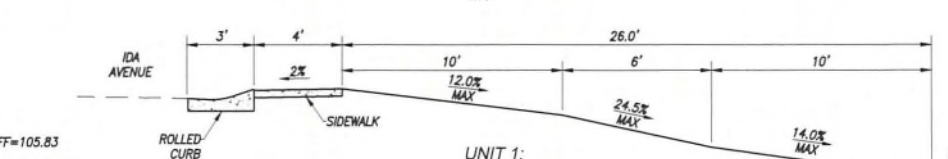
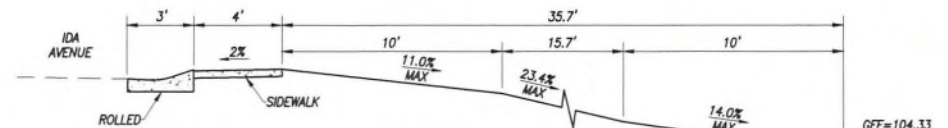
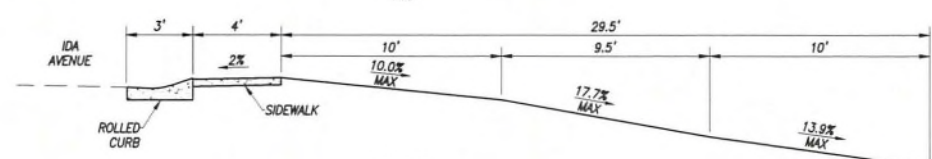
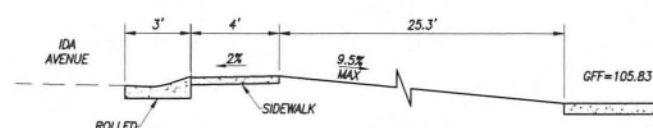
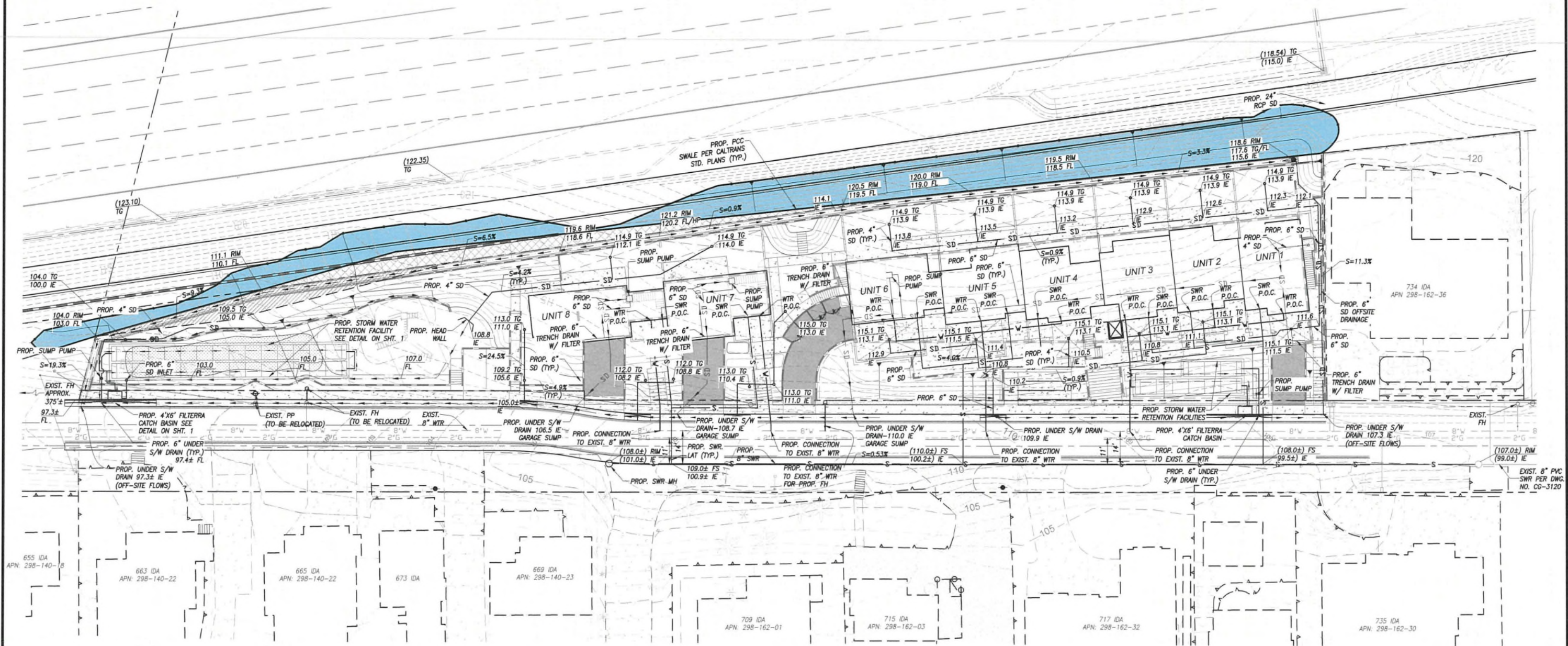
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DATE 10-28-21

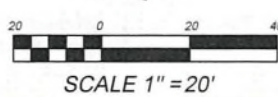
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SHEET INDEX			CHIEF
TS	COVER SHEET		
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2	CONCEPTUAL GRADING PLAN - GRADING PLAN		
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4	WALL PROFILES		
			Ida Avenue Apartments KNN MANAGEMENT LLC 1280 HOOVER STREET, CARLSBAD, CA 92008
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L-8	LIGHT		
THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE-24).			PROJECT NO. DRAWN BY: SC DATE 10-28-21 SHEET TS ATTACHMENT 1
SPECIAL INSPECTION			
No.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED	DESIGN STRENGTH	



UNIT 7:
DWY PROFILE
NTS



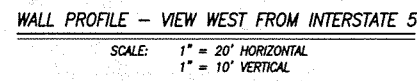
PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
1350 E. CHASE DRIVE - CORONA - CA - 92881
P: 951 - 372 - 8400 F: 951 - 372 - 8430



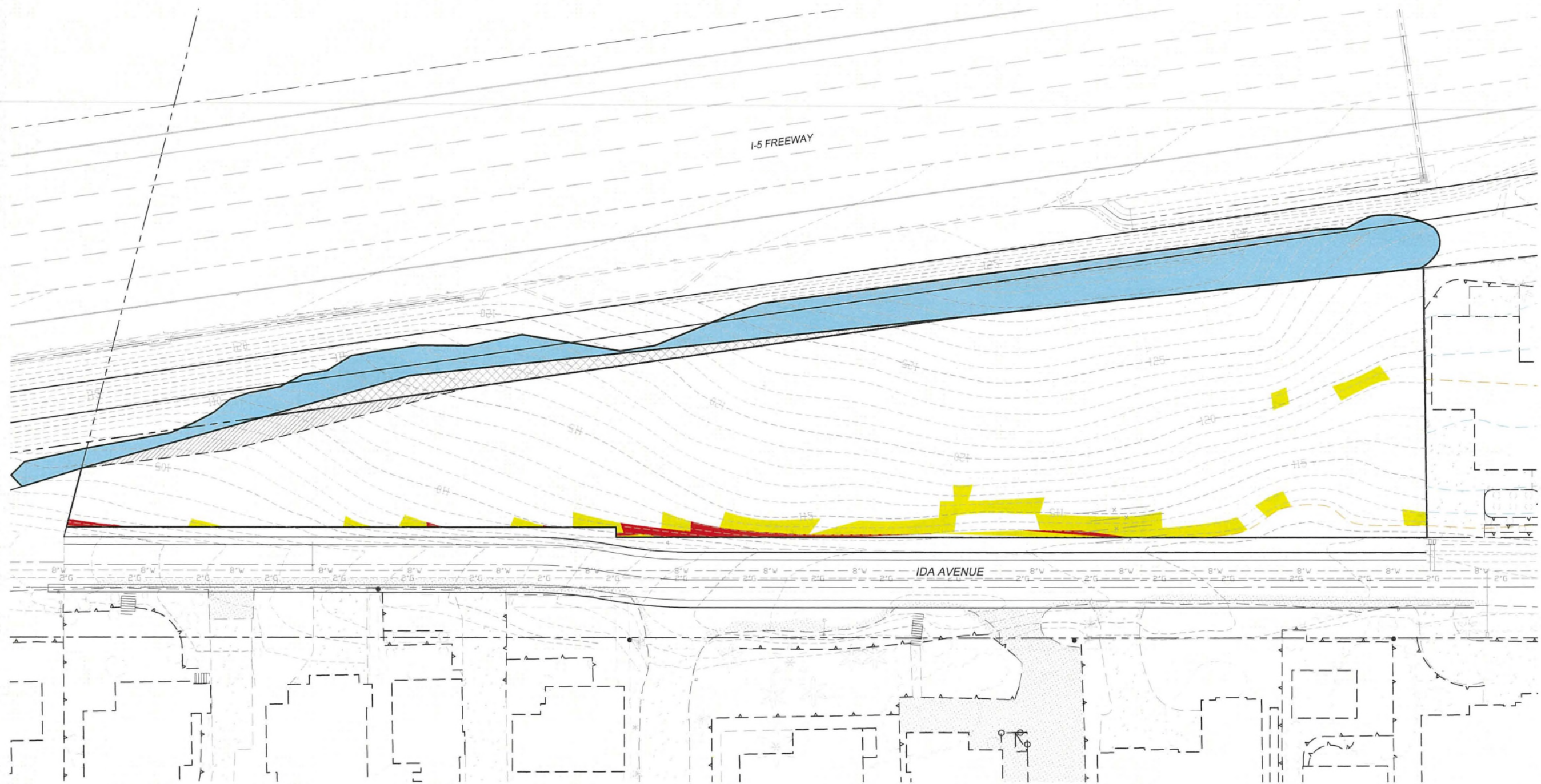
CITY OF SOLANA BEACH
CONCEPTUAL GRADING PLAN
UTILITY PLAN & DRIVEWAY PROFILES

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3
OF
4



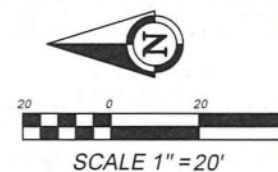
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4

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4



Analyze Slopes Report

Slope Range (%)	Plan Area (sq ft)	Surface Area (sq ft)	% of Total Area
0.00 - 5.00	0.00	0.00	0.00
5.00 - 10.00	1762.13	1768.41	4.48
10.00 - 15.00	14720.93	14848.97	37.58
15.00 - 20.00	15285.54	15505.25	39.24
20.00 - 25.00	4482.81	4590.33	11.62
25.00 - 30.00	1367.92	1415.70	3.58
30.00 - 35.00	542.56	569.79	1.44
35.00 - 40.00	312.17	332.38	0.84
40.00 - 45.00	112.74	122.70	0.31
45.00 - 50.00	124.67	137.83	0.35
50.00 - 55.00	50.00	56.51	0.14
55.00 - 60.00	61.44	70.67	0.18
60.00 - 65.00	57.42	67.69	0.17
65.00 - 70.00	21.18	25.49	0.06
70.00 - 75.00	1.82	2.23	0.00
75.00 - 80.00	0.31	0.40	0.00
80.00 - 85.00	0.08	0.10	0.00
85.00 - 90.00	0.00	0.00	0.00
90.00 - 95.00	0.00	0.00	0.00
95.00 - 100.00	0.00	0.00	0.00
100.00 - VERT	0.00	0.00	0.00
Totals	38903.69	39514.44	100.00



OWNERS:

SHANTU PATEL
C/O KNN MANAGEMENT LLC
1280 HOOVER STREET
CARLSBAD, CALIFORNIA 92008
PHONE: (760) 214-8558
shantumpatel@gmail.com

ENGINEER:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1350 CHASE DRIVE CORONA, CA 92881
PH: (951) 372-8400
FAX (951) 372-8430

ZONING

MHRd

ASSESSOR'S PARCEL NOS.

298-162-37

PREPARED BY:



ARMSTRONG & BROOKS CONSULTING ENGINEERS
CIVIL ENGINEERING - WATER RESOURCES - SURVEYING
1350 E. CHASE DRIVE - CORONA - CA - 92881
P: 951 - 372 - 8400 F: 951 - 372 - 8430



CITY OF SOLANA BEACH

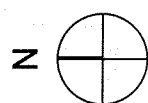
SLOPE ANALYSIS EXHIBIT
DRP/SDP 17-18.03

SHEET

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OF

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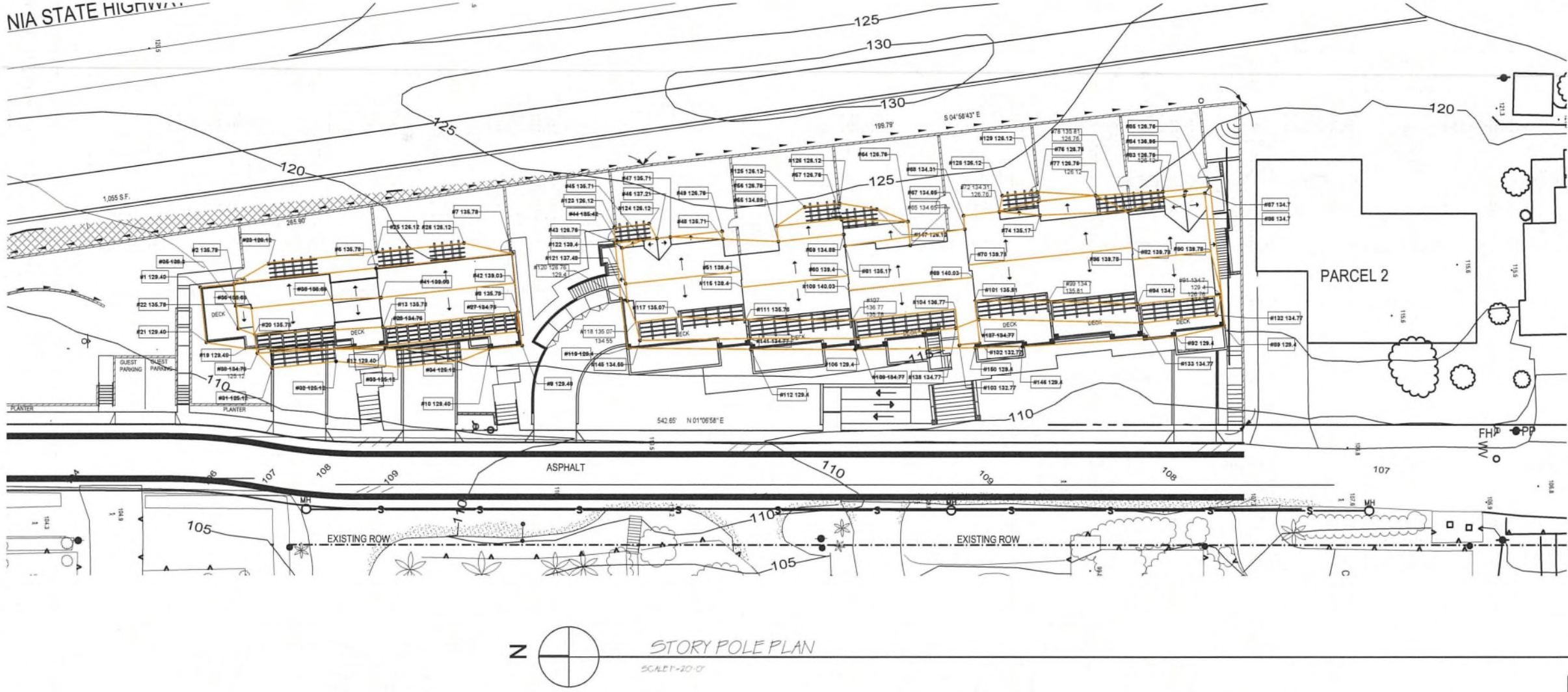
UNITS PROPOSED: 8

COMMON USABLE OPEN SPACE (PLAYGROUND): 3,044 SQ. FT.

20' FRONT YARD SETBACK IS ALLOWED

15' REAR YARD SETBACK IS ALLOWED

NIA STATE HIGHWAY



ALL POLE HEIGHTS "PH" ARE ESTIMATED ABOVE EXISTING GRADE/ROOF. ACTUAL POLE HEIGHT TO BE DETERMINED BY SURVEYOR AT TIME OF STAKING AND VERIFIED BY SURVEYOR AT TIME OF STORY POLE INSTALLATION

INSTALLATION:
Prior to erecting the story poles, the applicant and/or representative must contact the Community Development Department to discuss the story polling process and procedures, and to review and approve the story pole plot plan prior to construction.

The story poles must be constructed as per an approved and certified story pole plan.

Story poles shall be erected of white PVC pipe in combination with wire or line to show roof lines. A similar white material may be approved by the Community Development Director and shall be requested before the poles are erected. Small pieces of brightly colored cloth or tape should be affixed to the wire or line to facilitate accurate viewing of the outline of the proposed structure. Eaves that extend beyond two feet should be shown with different colored cloth or tape.

Story poles shall be marked at every foot.
Each story pole shall be numbered and shall correspond with the numbering on the approved and certified story pole plot plan. Each number on the story pole must be a minimum size of two (2) inches by three (3) inches, must be placed one (1) foot below the top and four (4) feet above the bottom of the pole, and must remain legible throughout the entire process. The use of black vinyl self-stick numbers is highly recommended.

CERTIFICATION/INSPECTION
The accuracy of the structural outline established by the story poles shall be verified by a signed statement of a licensed surveyor or civil engineer on a story pole plot plan.

Prior to the View Assessment Commission's first duly noticed public hearing date, City Staff may make an on-site inspection to verify compliance with the approved story pole plan.

In the event that the required story poles are not erected according to the approved story pole plan, an application may be continued from its scheduled hearing date to a subsequent meeting for that the story poles may be corrected.

																								POLE #	ELEV. @ BOTTOM OF POLE (EG)	TOP OF POLE DESIGN HEIGHT	POLE LENGTH (FT)	DESCRIPTION		
POLE #	ELEV. @ BOTTOM OF POLE (EG)	TOP OF POLE DESIGN HEIGHT	POLE LENGTH (FT)	DESCRIPTION	POLE #	ELEV. @ BOTTOM OF POLE (EG)	TOP OF POLE DESIGN HEIGHT	POLE LENGTH (FT)	DESCRIPTION	POLE #	ELEV. @ BOTTOM OF POLE (EG)	TOP OF POLE DESIGN HEIGHT	POLE LENGTH (FT)	DESCRIPTION	POLE #	ELEV. @ BOTTOM OF POLE (EG)	TOP OF POLE DESIGN HEIGHT	POLE LENGTH (FT)	DESCRIPTION	POLE #	ELEV. @ BOTTOM OF POLE (EG)	TOP OF POLE DESIGN HEIGHT	POLE LENGTH (FT)	DESCRIPTION						
1	114.16	129.25	15.25	DECK WALL UNIT 8	26	121.48	126.12	4.65	1ST FLOOR TRELLIS	51	122.55	139.40	17.85	RIDGE UNIT 6	76	123.0	126.76	3.71	1ST FLOOR EAVE UNIT 2	101	117.28	135.81	18.53	EAVE UNIT 3						
2	114.98	135.78	20.80	EAVE UNIT 8	27	116.81	134.76	17.95	2ND FLOOR TRELLIS						77	121.17	126.76	5.59	1ST FLOOR EAVE UNIT 2	102	114.97	132.77	17.80	EAVE UNIT 4						
					28	115.12	134.76	19.64	2ND FLOOR TRELLIS						78	119.59	135.81	16.22	EAVE UNIT 2	103	114.94	132.77	17.83	EAVE UNIT 4						
																				104	117.20	136.77	19.57	EAVE UNIT 4						
					30	111.63	134.76	23.14	2ND FLOOR TRELLIS	55	123.39	134.88	11.5	EAVE UNIT 5																
6	118.78	135.78	17.0	EAVE UNIT 7	31	111.41	125.12	13.71	1ST FLOOR TRELLIS	56	124.09	126.76	2.67	1ST FLOOR EAVE UNIT 5						106	116.34	129.40	13.06	DECK WALL UNIT 4						
7	120.73	135.78	15.05	EAVE UNIT 7	32	113.42	125.12	11.7	1ST FLOOR TRELLIS	57	124.03	126.76	2.73	1ST FLOOR EAVE UNIT 5	82	117.97	139.78	21.81	RIDGE UNIT 2	107	118.35	136.77	18.42	EAVE UNIT 4						
8	117.92	135.78	17.86	EAVE UNIT 7	33	114.48	125.12	10.64	1ST FLOOR TRELLIS						83	119.28	126.76	7.48	1ST FLOOR EAVE UNIT 1											
9	116.27	129.40	13.13	DECK WALL UNIT 7	34	115.49	125.12	9.63	1ST FLOOR TRELLIS	59	122.98	134.88	11.4	EAVE UNIT 5	84	118.86	136.96	18.10	DORMER RIDGE UNIT 1	109	120.31	140.03	19.72	RIDGE UNIT 4						
10	116.12	129.40	13.29	DECK WALL UNIT 7	35	113.45	138.30	24.85	RIDGE UNIT 8	60	120.92	139.40	18.48	RIDGE UNIT 5	85	118.68	126.76	8.08	1ST FLOOR EAVE UNIT 1											
					36	113.75	138.69	24.94	RIDGE UNIT 8	61	122.40	135.17	12.77	EAVE UNIT 4	86	119.13	134.70	15.57	DORMER EAVE UNIT 1	111	118.78	135.78	17.0	EAVE UNIT 5						
12	115.16	129.40	14.24	DECK WALL UNIT 7											87	118.82	134.70	15.88	DORMER EAVE UNIT 1	112	116.75	129.40	12.65	DECK WALL UNIT 5						
13	116.05	135.78	19.73	EAVE UNIT 7	38	116.30	138.69	22.39	RIDGE UNIT 8																					
										64	122.56	126.76	4.2	1ST FLOOR EAVE UNIT 4	89	114.74	129.40	14.66	DECK WALL UNIT 1											
										65	121.38	135.86	13.27	EAVE UNIT 4	90	116.64	139.78	23.14	RIDGE UNIT 1	115	120.72	139.40	18.68	RIDGE UNIT 5						
					41	117.56	139.03	21.48	EAVE UNIT 7						91	115.80	134.70	18.91	EAVE UNIT 1											
					42	119.21	139.03	19.82	EAVE UNIT 7	67	121.91	134.65	12.91	EAVE UNIT 4	92	114.33	129.40	15.07	DECK WALL UNIT 1	117	119.05	135.07	16.02	EAVE UNIT 6						
					43	121.97	126.76	4.79	1ST FLOOR EAVE UNIT 6	68	122.79	134.31	11.52	EAVE UNIT 3						118	118.55	135.07	16.52	EAVE UNIT 6						
19	112.08	129.40	17.32	DECK WALL UNIT 8	44	121.80	135.42	13.62	EAVE UNIT 6	69	118.60	140.03	21.44	RIDGE UNIT 4	94	115.59	134.70	19.11	EAVE UNIT 1	119	116.80	129.40	12.60	DECK WALL UNIT 6						
20	112.61	135.78	23.17	EAVE UNIT 8	45	122.48	135.71	13.23	DORMER EAVE UNIT 6	70	119.48	139.78	20.30	RIDGE UNITS 2 & 3						120	119.62	126.76	9.78	1ST FLOOR EAVE UNIT 6						
21	111.51	129.40	17.89	DECK WALL UNIT 8	46	122.68	137.21	14.54	DORMER RIDGE UNIT 6						96	117.60	139.78	22.18	RIDGE UNIT 1	121	119.49	137.48	17.99	EAVE UNIT 6						
22	112.46	135.78	23.32	EAVE UNIT 8	47	123.20	135.71	12.51	DORMER EAVE UNIT 6	72	123.10	134.31	11.21	EAVE UNIT 3						122	120.42	139.40	18.98	RIDGE UNIT 6						
23	116.22	126.12	9.90	1ST FLOOR TRELLIS	48	123.71	135.71	12.0	EAVE UNIT 6											123	122.80	126.12	3.32	1ST FLOOR TRELLIS UNIT 6						
					49	124.04	126.76	2.72	1ST FLOOR EAVE UNIT 6	74	122.61	135.17	12.56	EAVE UNIT 3	99	116.29	134.70	19.52	EAVE UNIT 2	124	123.16	126.12	2.96	1ST FLOOR TRELLIS UNIT 6						

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CHERESKIN ARCHITECTURE
DESIGN / PLANNING / INTERIORS
425 Andrew Ave., California, 92024 760942-8287 760 942-1115 FAX

Ida Avenue Apartments
KNN MANAGEMENT LLC
1280 HOOVER STREET, CARLSBAD, CA 92008

ISSUED FOR PLAN CHECK

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BY: _____

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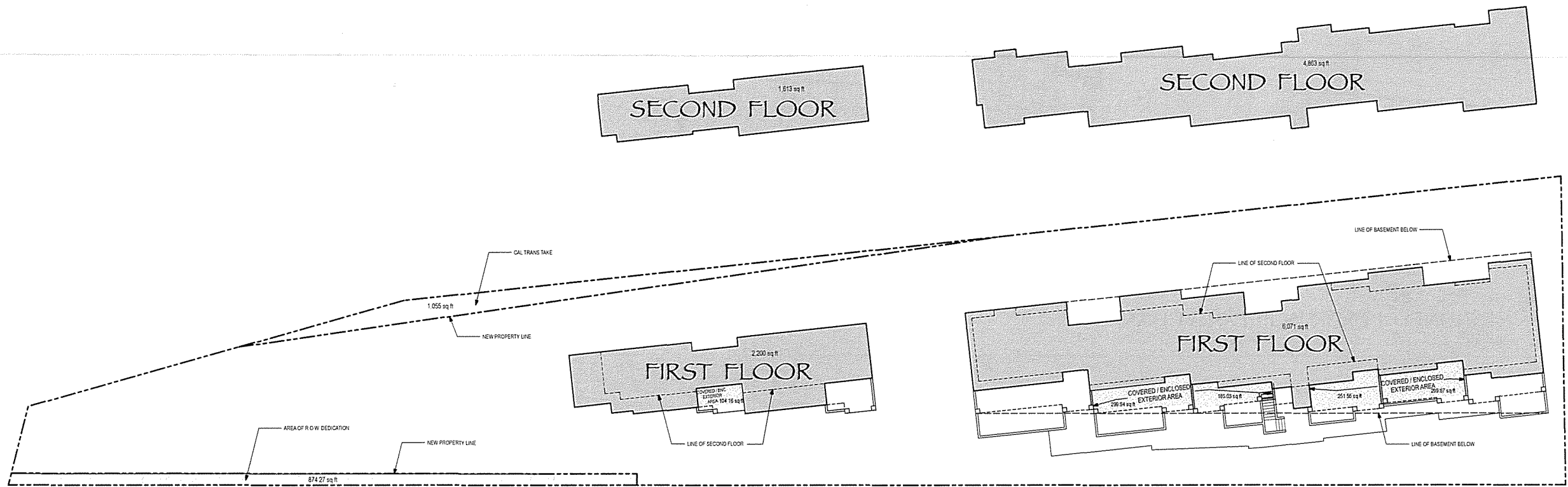
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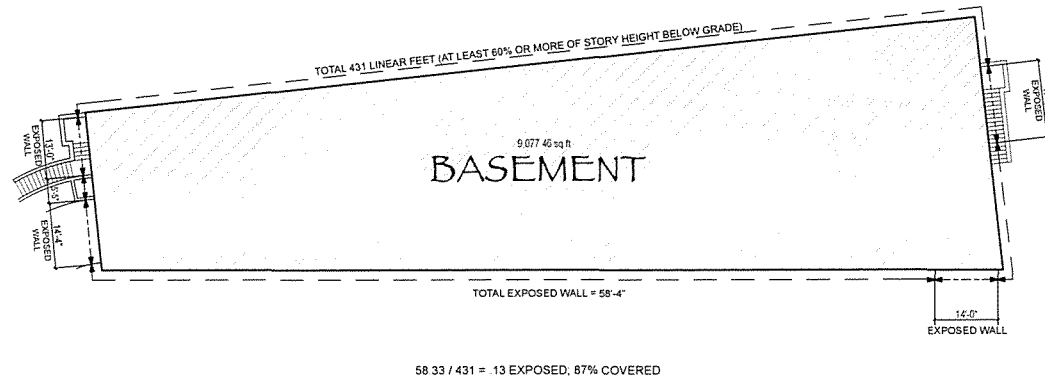
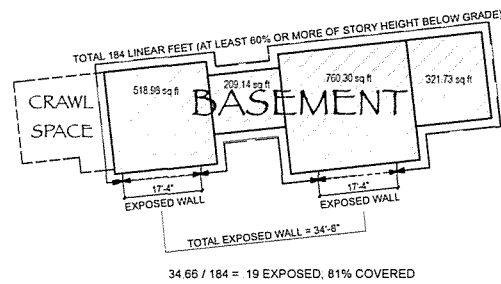


LEGEND

AREAS TABULATED BELOW ARE INCLUSIVE OF BOTH BUILDINGS.
BASEMENTS IN BOTH BUILDINGS ARE EXCLUDED FROM F.A.R.

	HABITABLE FLOOR AREA (GROSS) = (NOT INCLUDING HABITABLE BASEMENT AREA)	14,747 s.f.
	COVERED EXTERIOR AREA = (ENCLOSED ON 3 SIDES)	1,141 s.f.
	BASEMENT FLOOR AREA (GROSS) = (INCLUDES HABITABLE BASEMENT AREA)	10,887 s.f. (NOT INCLUDED IN F.A.R.)
TOTAL AREA CONTRIBUTING TO F.A.R.		15,888 s.f.

GROSS LOT AREA =	40,833 s.f.
NET LOT AREA =	38,904 s.f. (-874 s.f. R.O.W. DEDICATION & -1,055 s.f. CALTRANS TAKE)
F.A.R. PROVIDED = 15,888 / 38,904 s.f. =	.40
F.A.R. ALLOWED =	.75



	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	BUILDING 1	UNIT 7	UNIT 8	BUILDING 2	TOTAL
FIRST FLOOR LIVING AREA	1,019	970	983	960	979	1,032	5,943	1,085	1,115	2,200	8,143
SECOND FLOOR LIVING AREA	813	775	850	786	814	825	4,863	872	741	1,613	6,476
COVERED PATIOS (ENCLOSED 3 SIDES)	---	300	252	185	300	---	1,037	---	104	104	1,141
PRIVATE GARAGE/STORAGE	---	---	---	---	---	---	---	1,082	728	1,810	1,810
SHARED BASEMENT GARAGE	---	---	---	---	---	---	9,077	---	---	---	9,077
COMMON AREA (LOBBY / ELEVATOR)	---	---	---	---	---	---	128	---	---	---	128
SUB -TOTAL	1,832	2,045	2,085	1,931	2,093	1,857	21,048	3,039	2,688	5,727	26,775
BASEMENT EXEMPTION							- 9,077	- 1,082	- 728	- 1,810	- 10,887
TOTAL FLOOR AREA	1,832	2,045	2,085	1,931	2,093	1,857	11,971	1,957	1,960	3,917	15,888

Ida Avenue Apartments
KVN MANAGEMENT LLC
1280 HOOVER STREET, CARLSBAD, CA 92008

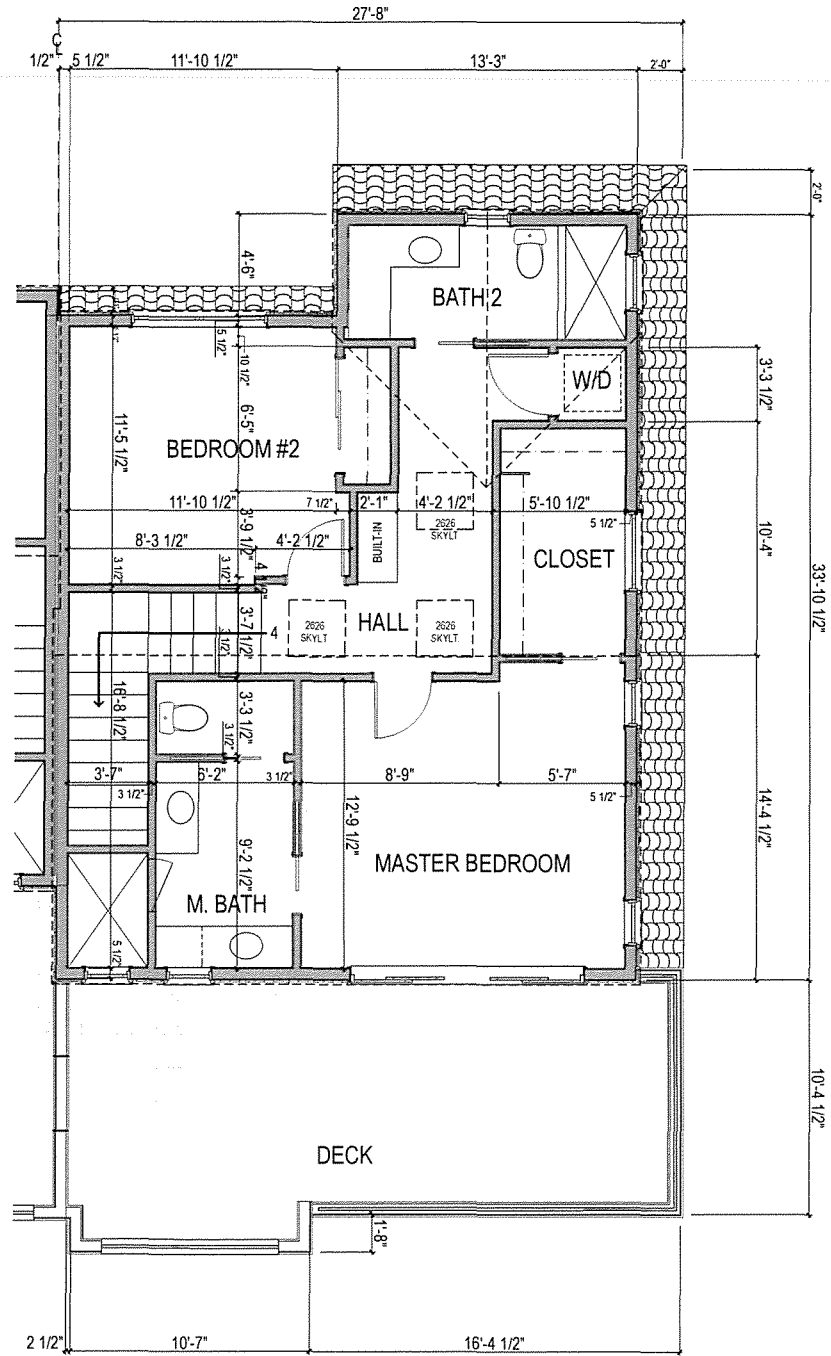
CHERESKIN ARCHITECTURE
DESIGN / PLANNING / INTERIORS
420 Andrew Ave., California, 92024 760.942.8287 760.942.1415 FAX

DATE:	
BY:	
DATE	REVISIONS
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PROJECT NO.
DRAWN BY: SC
DATE 10-28-21

SHEET
A-1.5



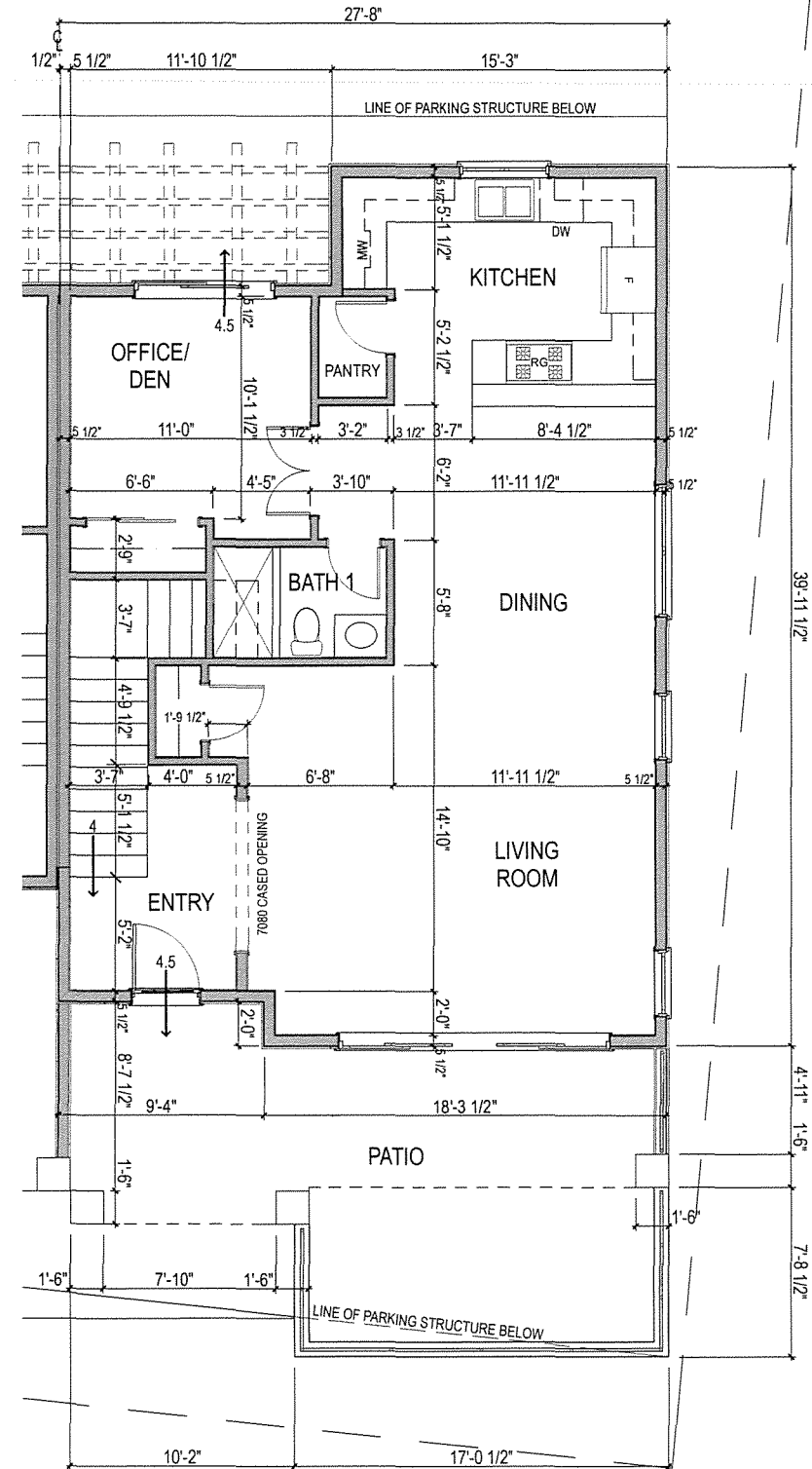
UNIT 1 SECOND FLOOR

1/4" = 1'-0"

LIVING: 813 SQ. FT.
DECK: 299 SQ. FT.

EXITING - 2ND FLOOR

813 SQ. FT. / 200 = 4 OCCUPANTS
4 —→ # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 1 FIRST FLOOR

1/4" = 1'-0"

LIVING: 1,019 SQ. FT.
PATIO: 337 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR: 1,832 SQ. FT.

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,832 SQ. FT. / 200 = 9 OCCUPANTS (4 FROM 2ND FLOOR)
4 —→ # OF OCCUPANTS / DIRECTION OF EGRESS

ISSUED FOR PLAN CHECK	
DATE:	
BY:	
DATE	REVISIONS

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DATE 10-28-21

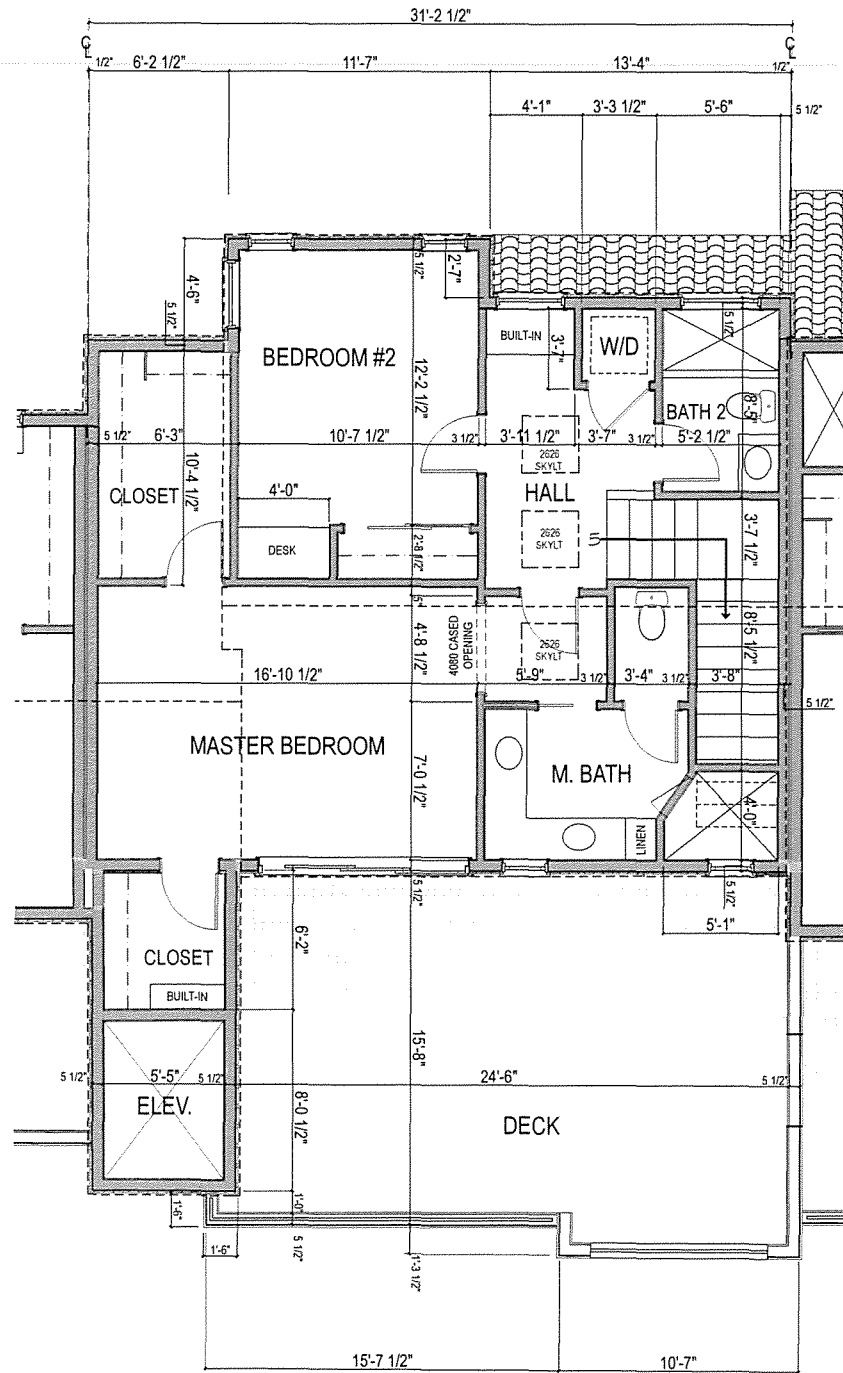
4 → # OF OCCUPANTS / DIRECTION OF EGRESS

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	REVISIONS
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UNIT 3 SECOND FLOOR

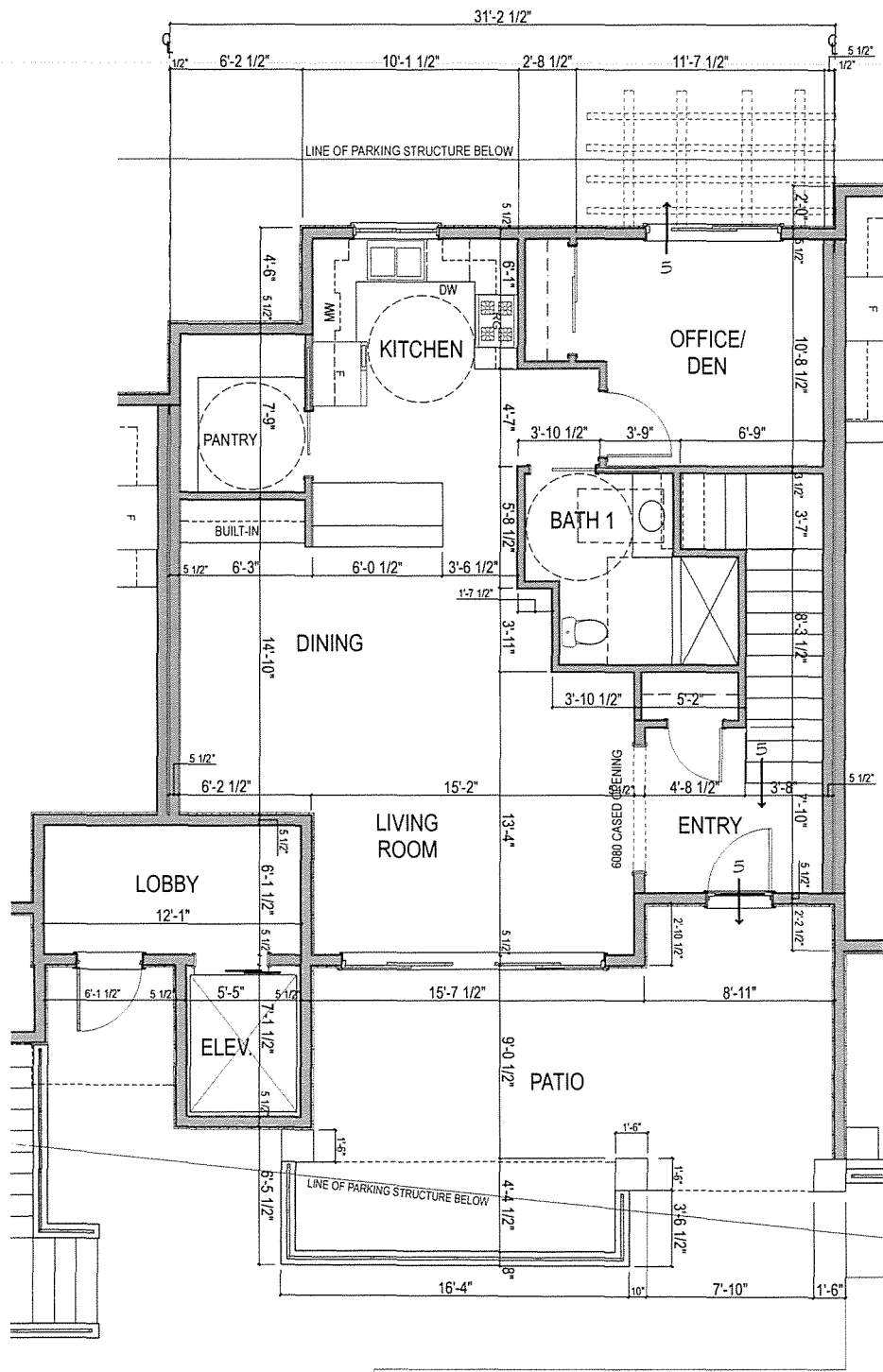
1/4" = 1'-0"

LIVING: 850 SQ. FT.
DECK: 406 SQ. FT.

EXITING - 2ND FLOOR

850 SQ. FT. / 200 = 5 OCCUPANTS

4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 3 FIRST FLOOR

1/4" = 1'-0"

LIVING: 983 SQ. FT.
PATIO: 350 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR = 1,833 SQ. FT. + 252 SQ. FT. (COVERED & ENCLOSED PATIO) = 2,085 SQ. FT.
ACCESSIBLE UNIT

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,833 SQ. FT. / 200 = 10 OCCUPANTS (5 FROM 2ND FLOOR)

4 → # OF OCCUPANTS / DIRECTION OF EGRESS



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BY:

DATE

REVISIONS

6/25/18 CDD COMMENTS

6/26/18 FD COMMENTS

6/26/18 CDD COMMENTS

5/1/19 2nd ROUND

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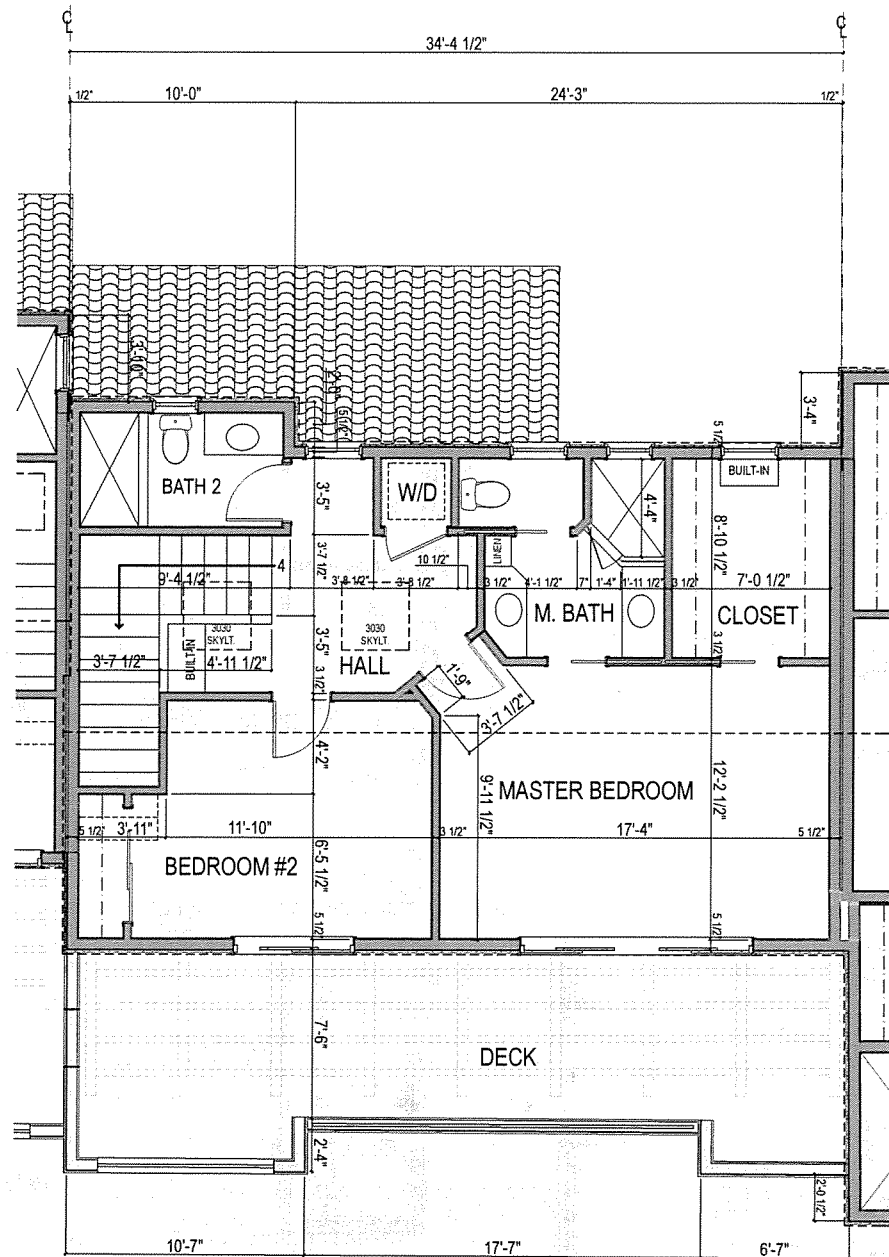
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10-28-21

SHEET

A-5



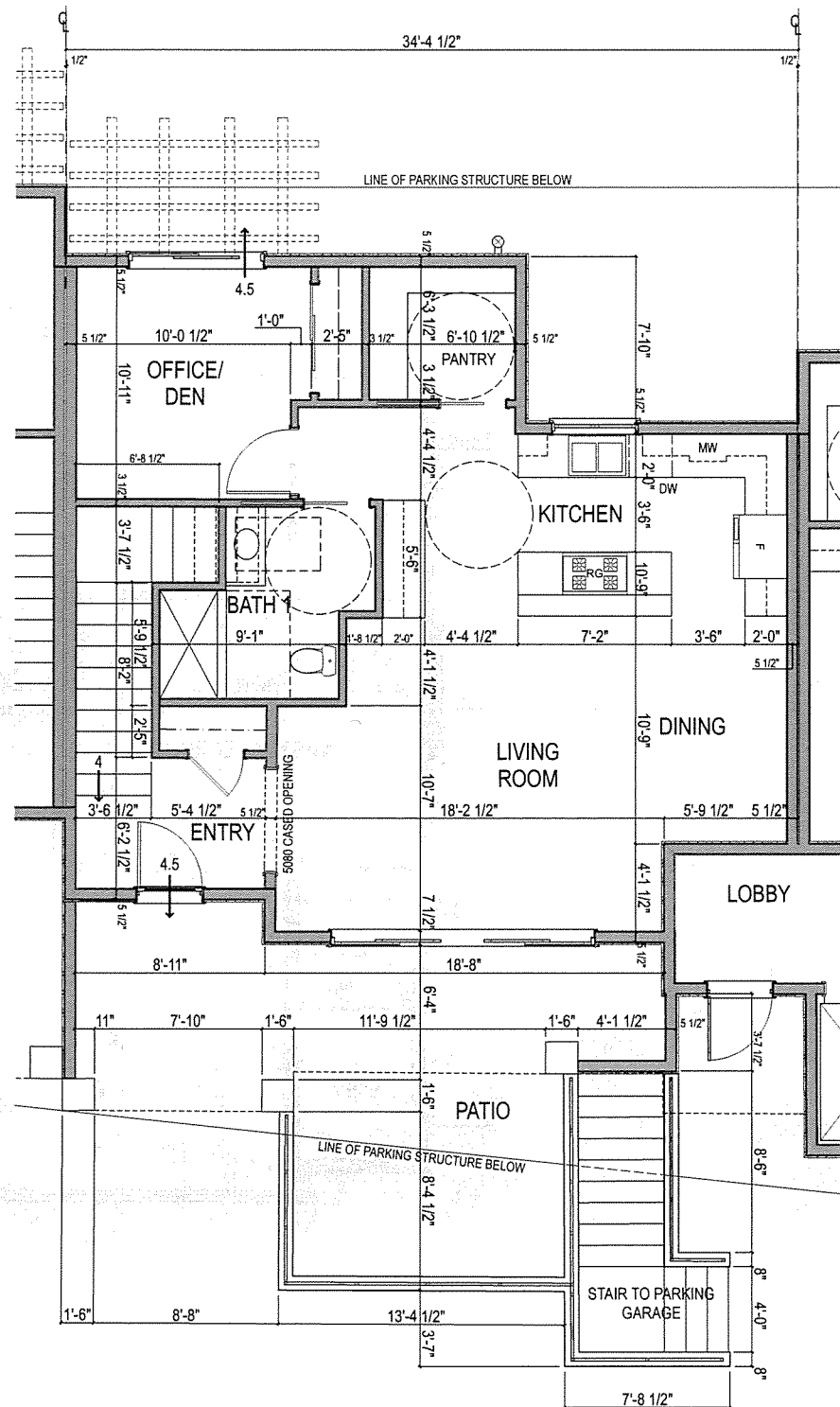
UNIT 4 SECOND FLOOR

1/4" = 1'-0"

LIVING: 786 SQ. FT.
DECK: 304 SQ. FT.

EXITING - 2ND FLOOR

786 SQ. FT. / 200 = 4 OCCUPANTS
4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 4 FIRST FLOOR

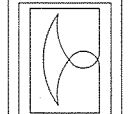
1/4" = 1'-0"

LIVING: 960 SQ. FT.
PATIO: 343 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR = 1,746 SQ. FT. + 185 SQ. FT. (COVERED & ENCLOSED PATIO) = 1,931 SQ. FT.
ACCESSIBLE UNIT

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

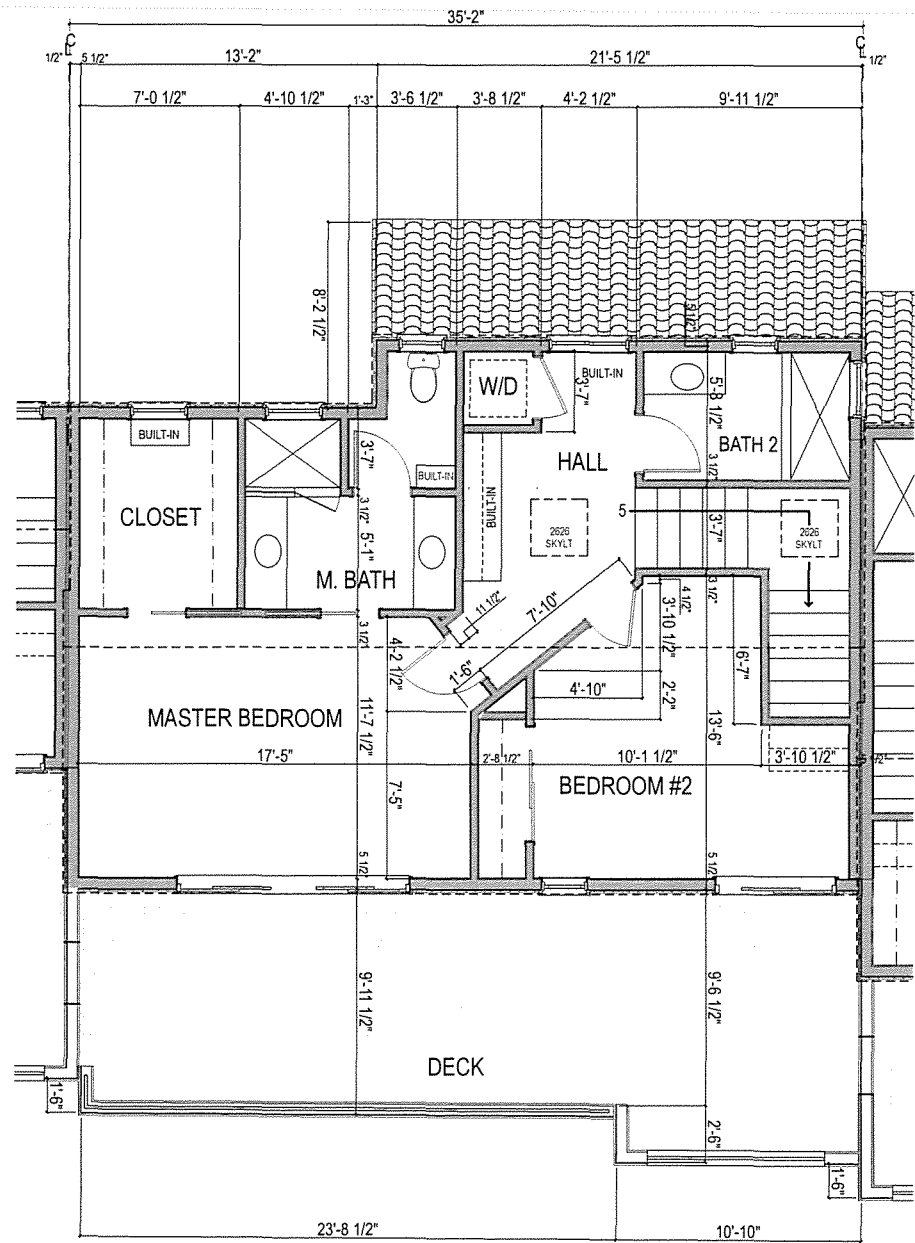
1,746 SQ. FT. / 200 = 9 OCCUPANTS (4 FROM 2ND FLOOR)
4 → # OF OCCUPANTS / DIRECTION OF EGRESS



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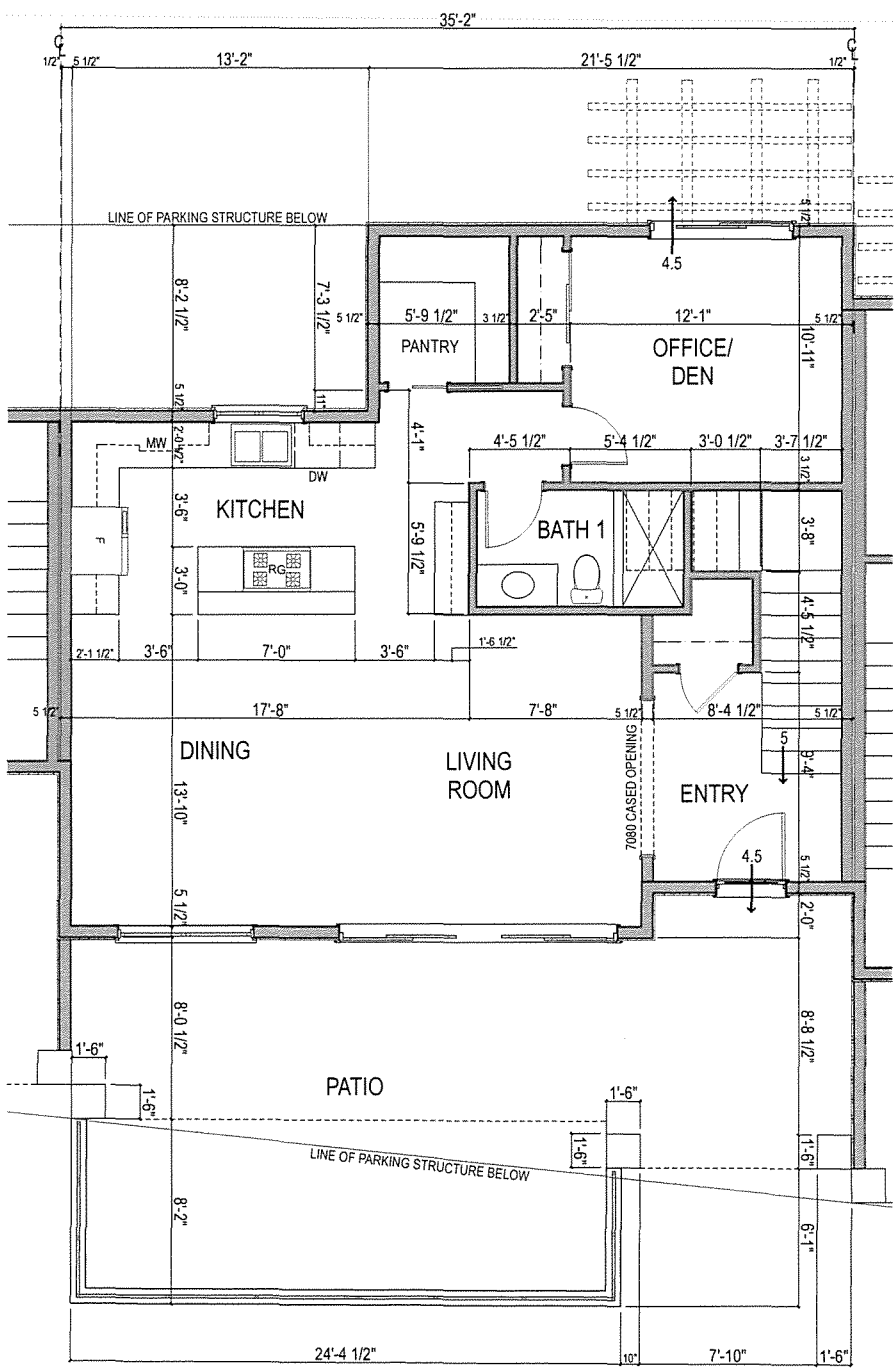
UNIT 5 SECOND FLOOR

1/4" = 1'-0"

LIVING: 814 SQ. FT.
DECK: 363 SQ. FT.

EXITING - 2ND FLOOR

814 SQ. FT. / 200 = 5 OCCUPANTS
4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 5 FIRST FLOOR

1/4" = 1'-0"

LIVING: 979 SQ. FT.
PATIO: 513 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR = 1,793 SQ. FT. + 300 SQ. FT. (COVERED & ENCLOSED PATIO) = 2,093 SQ. FT.

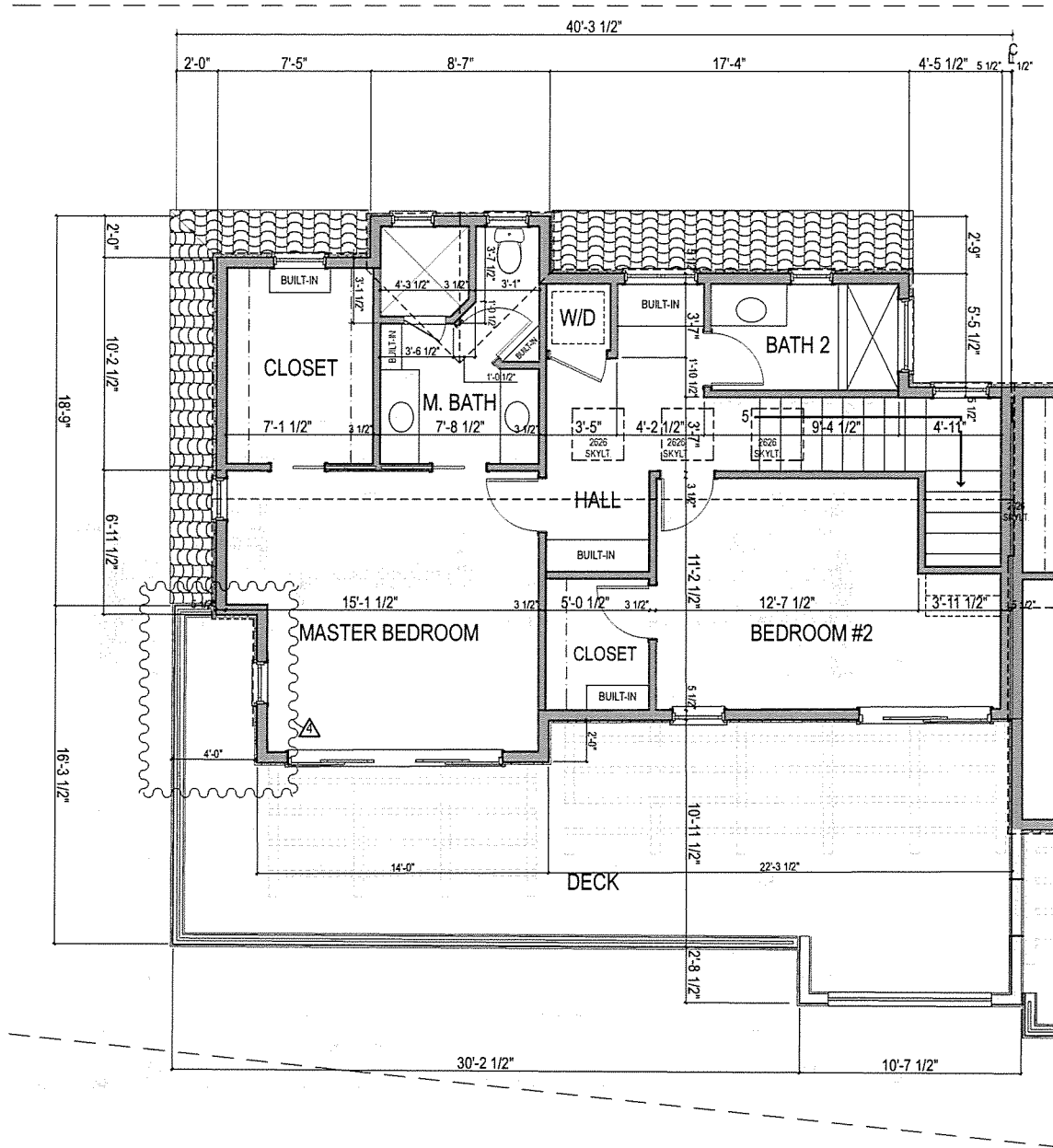
EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,793 SQ. FT. / 200 = 9 OCCUPANTS (5 FROM 2ND FLOOR)
4 → # OF OCCUPANTS / DIRECTION OF EGRESS

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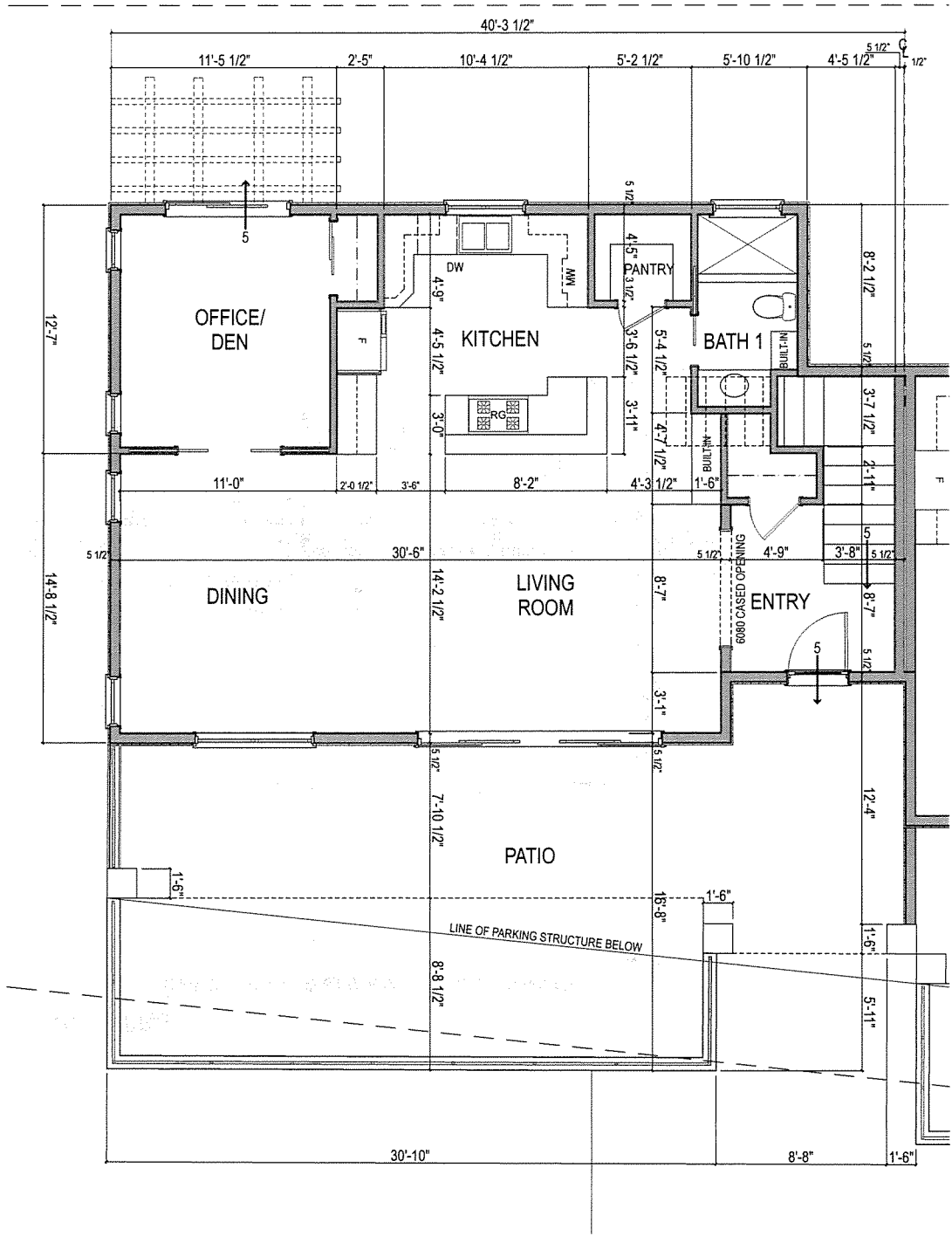


UNIT 6 SECOND FLOOR

LIVING: 825 SQ. FT.
DECK: 469 SQ. FT.

EXITING - 2ND FLOOR

825 SQ. FT. / 200 = 5 OCCUPANTS
4 —→ # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 6 FIRST FLOOR

LIVING: 1,032 SQ. FT.
PATIO: 636 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR: 1,857 SQ. FT.

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,857 SQ. FT. / 200 = 10 OCCUPANTS (5 FROM 2ND FLOOR)
4 —→ # OF OCCUPANTS / DIRECTION OF EGRESS

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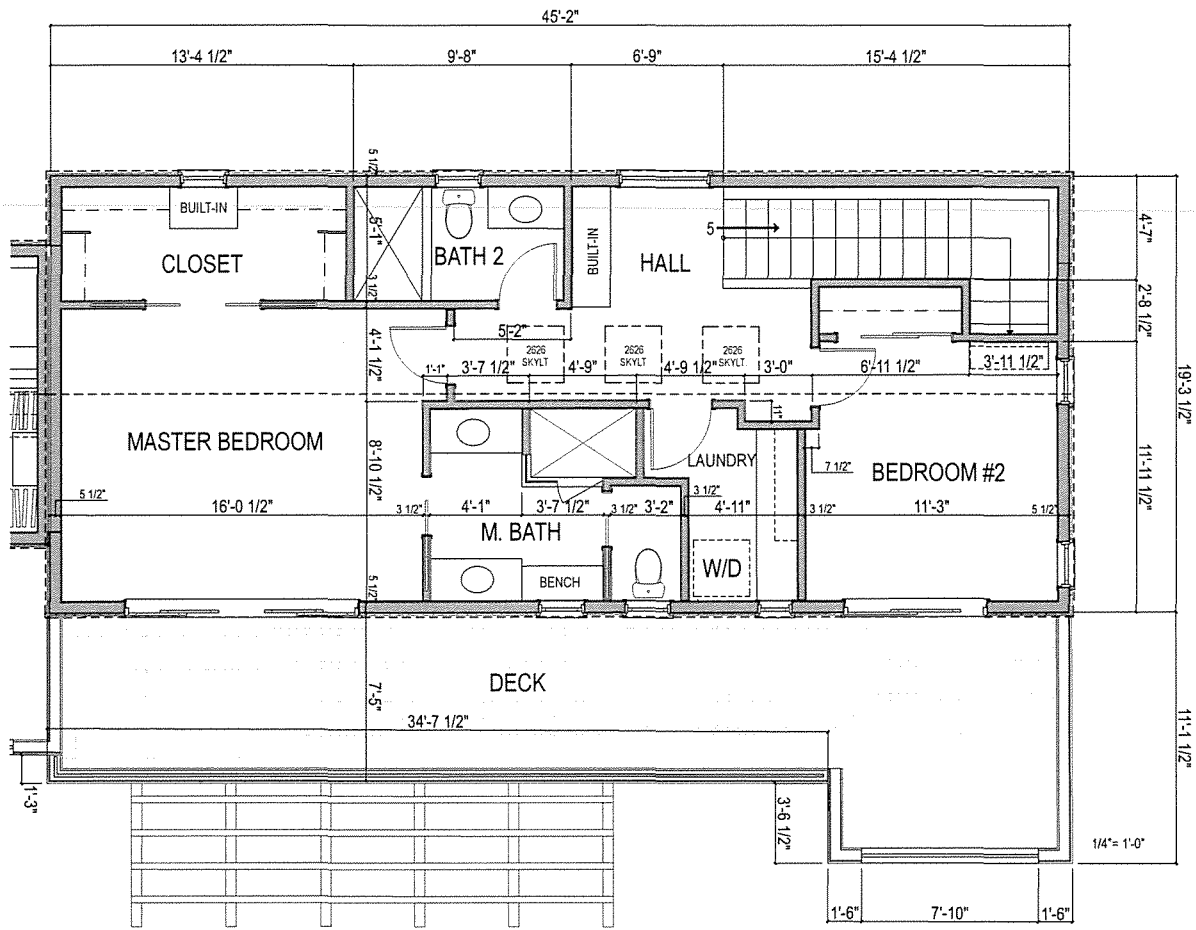
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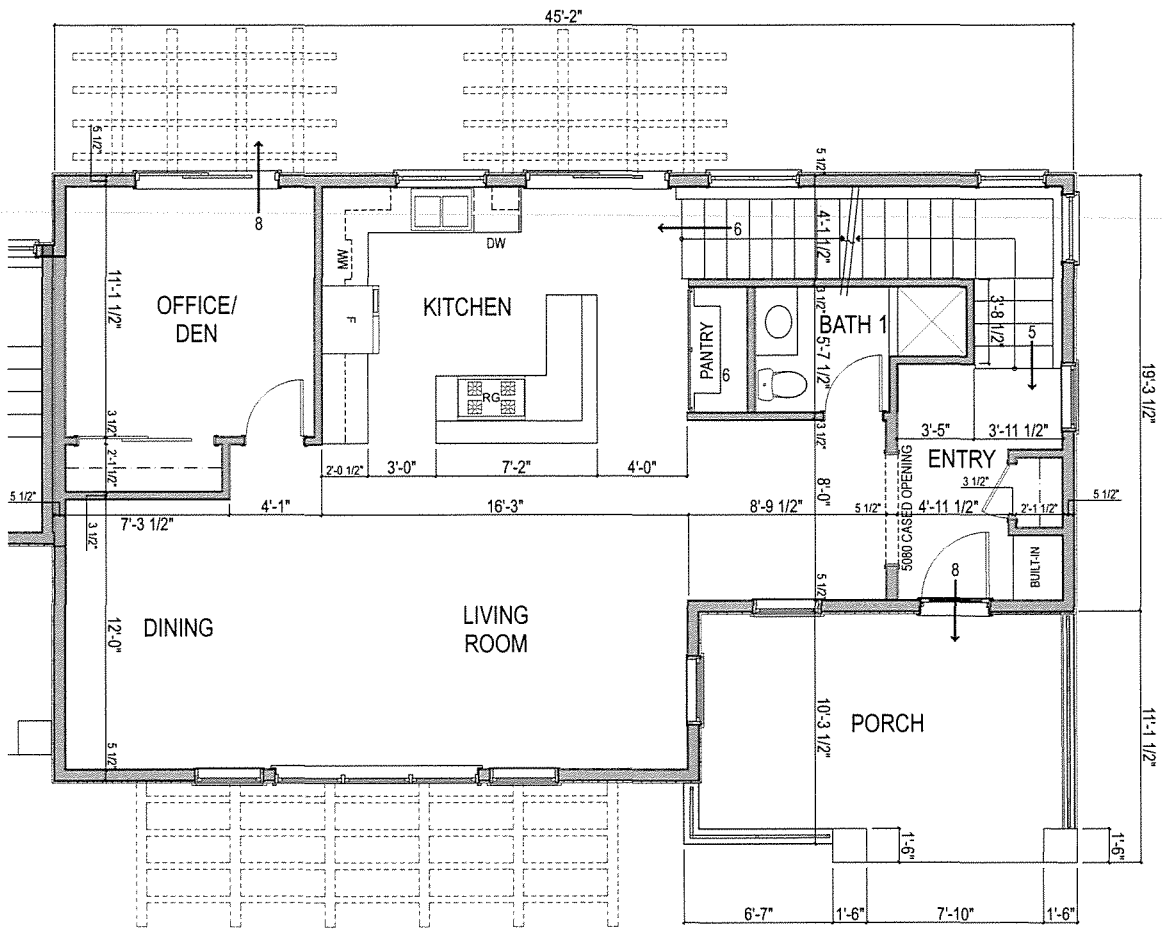
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UNIT 7 SECOND FLOOR

LIVING: 872 SQ. FT.
DECK: 377 SQ. FT.



UNIT 7 FIRST FLOOR

LIVING: 1,085 SQ. FT.
PORCH: 179 SQ. FT.

TOTAL LIVING AREA: 1ST & 2ND FLOOR = 1,957 SQ. FT.

EXITING

LEGEND

4 → # OF OCCUPANTS / DIRECTION OF EGRESS

2ND FLOOR

872 SQ. FT. / 200 = 5 OCCUPANTS

BASEMENT

LIVING: 322 SQ. FT. / 200 = 2 OCCUPANTS

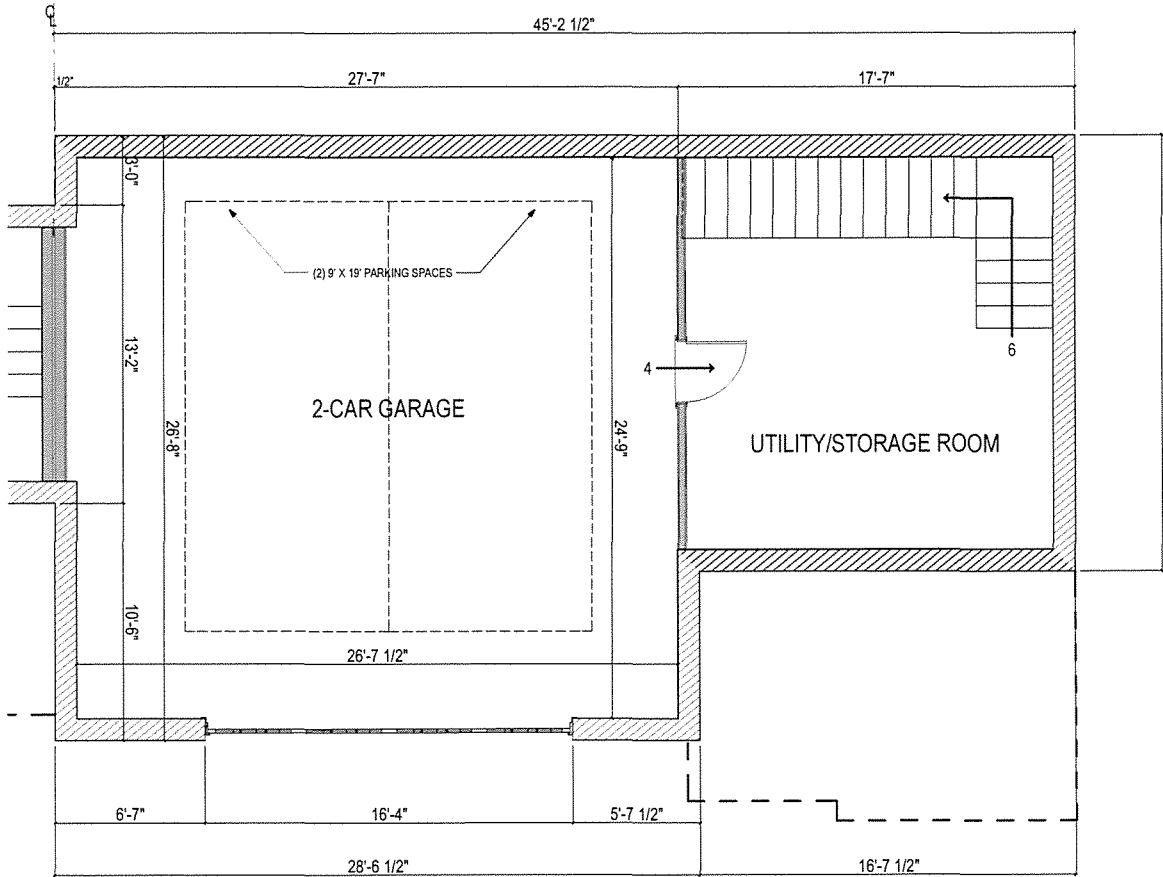
GARAGE: 760 SQ. FT. / 200 = 4 OCCUPANTS

BASEMENT, 1ST & 2ND FLOOR

LIVING - R-3 OCCUPANCY: 2,279 SQ. FT. / 200 = 12 OCCUPANTS (2 FROM BASEMENT & 5 FROM 2ND FLOOR)

GARAGE - U OCCUPANCY: 4 OCCUPANTS (FROM BASEMENT)

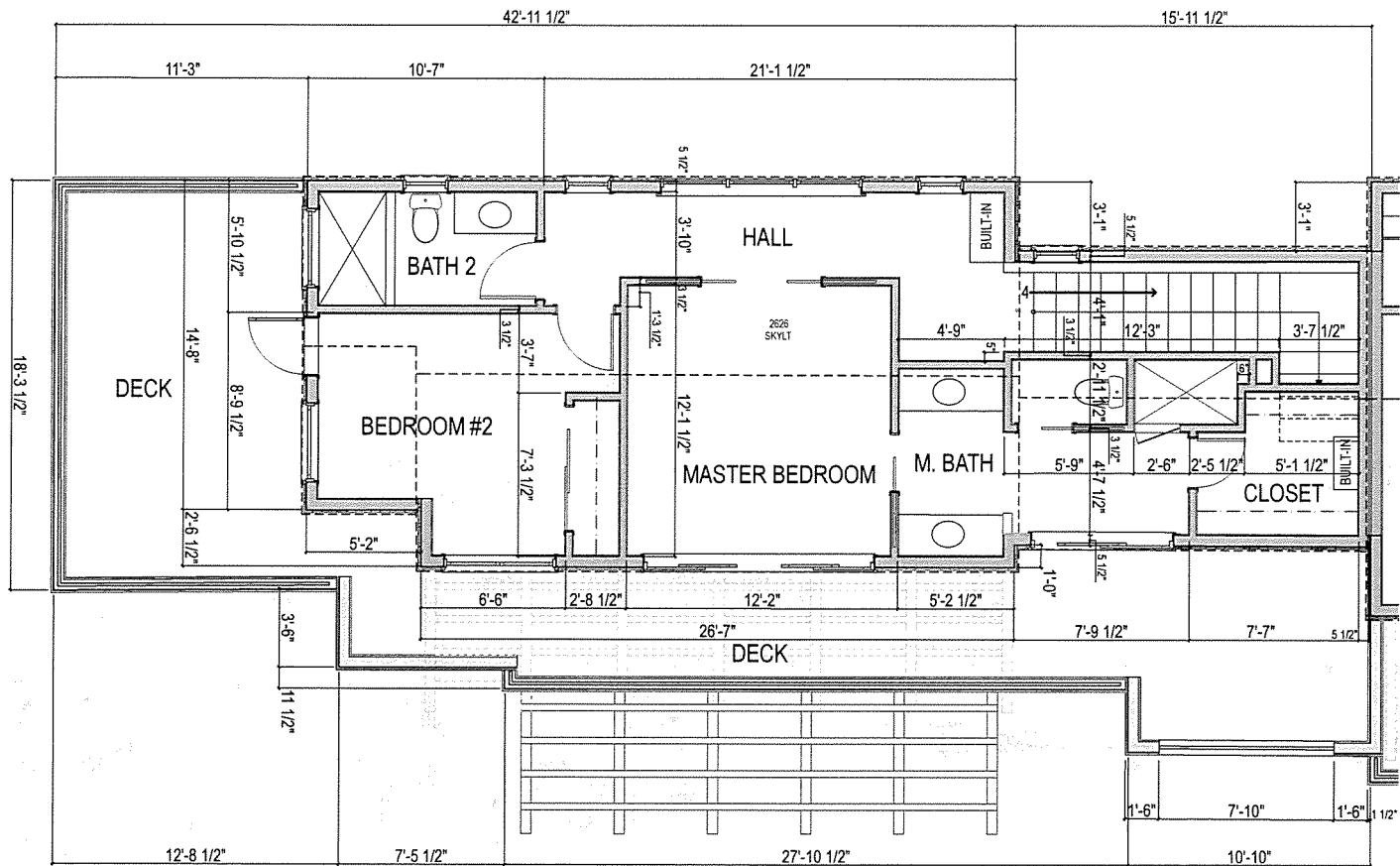
TOTAL OCCUPANTS: 16



UNIT 7 BASEMENT

LIVING: 322 SQ. FT.
GARAGE: 760 SQ. FT.

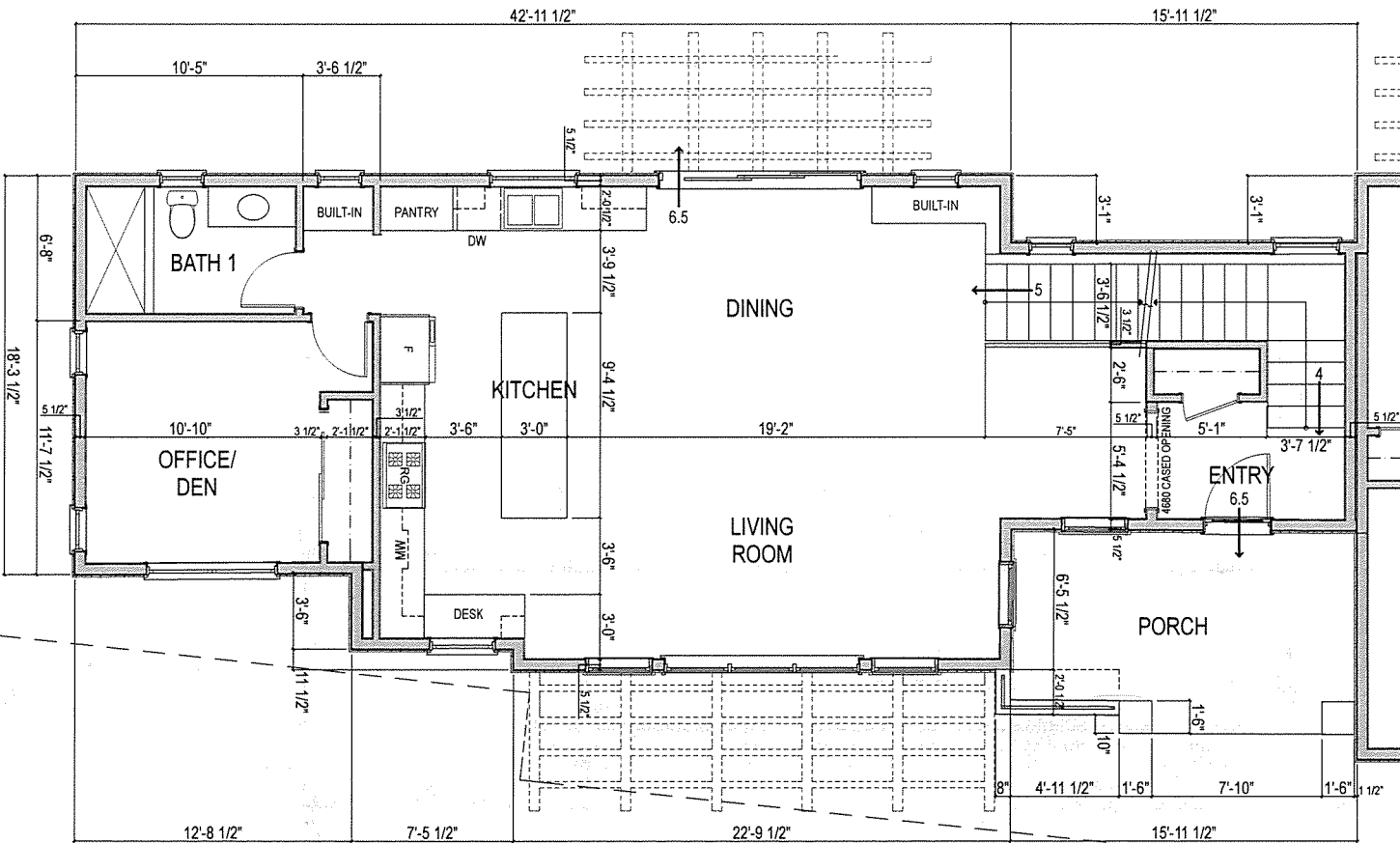
EXEMPT FROM F.A.R.



UNIT 8 SECOND FLOOR

LIVING: 741 SQ. FT.
DECK: 512 SQ. FT.

1/4" = 1'-0"



UNIT 8 FIRST FLOOR

LIVING: 1,115 SQ. FT.
PORCH: 142 SQ. FT.
COVERED & ENCLOSED PATIO: 104 SQ. FT.

1/4" = 1'-0"

TOTAL LIVING AREA: 1ST & 2ND FLOOR + 104 SQ. FT. (COVERED & ENCLOSED PATIO) = 1,960 SQ. FT.

EXITING

LEGEND

4 → # OF OCCUPANTS / DIRECTION OF EGRESS

2ND FLOOR

741 SQ. FT. / 200 = 4 OCCUPANTS

BASEMENT

LIVING: 209 SQ. FT. / 200 = 2 OCCUPANTS

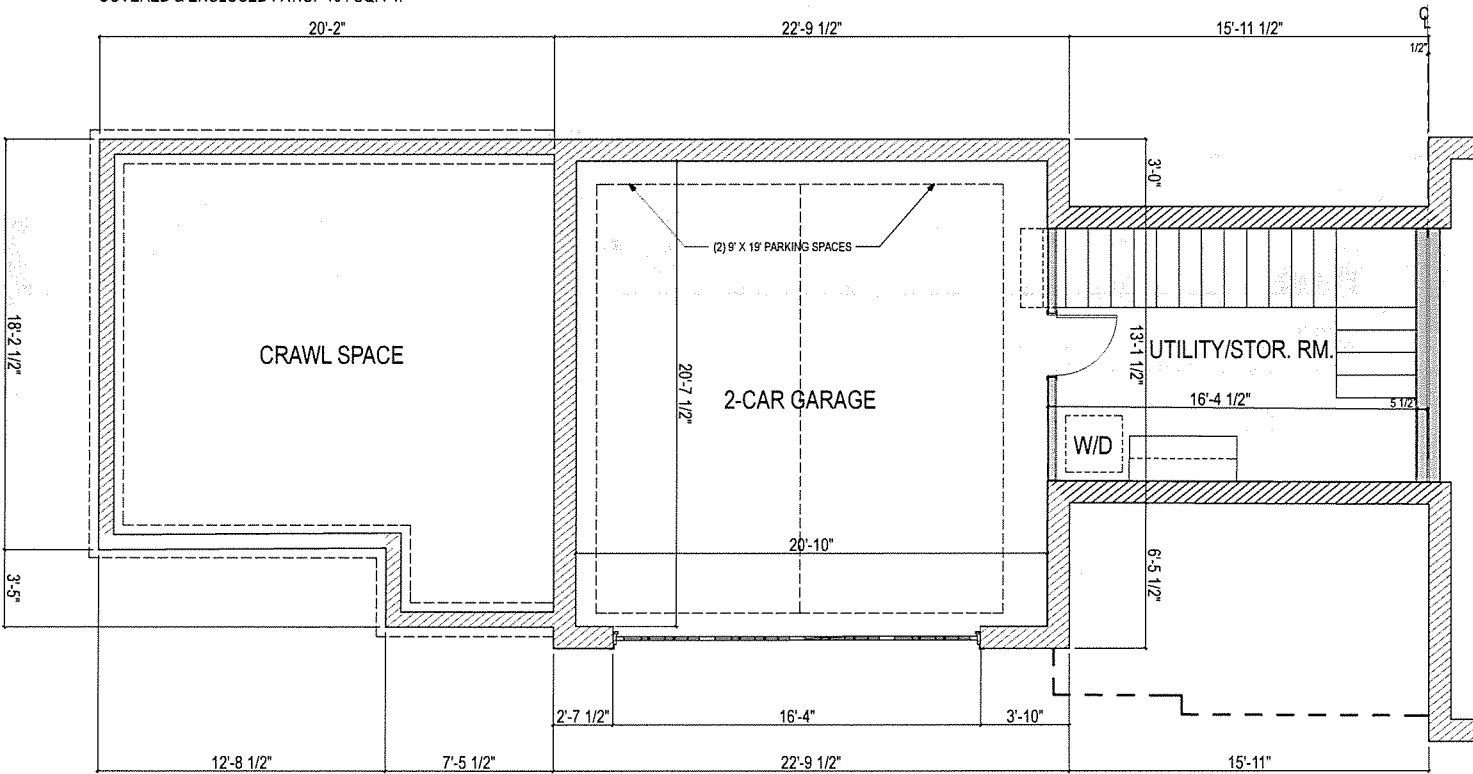
GARAGE: 519 SQ. FT. / 200 = 3 OCCUPANTS

BASEMENT, 1ST & 2ND FLOOR

LIVING - R-3 OCCUPANCY: 1,856 SQ. FT. / 200 = 10 OCCUPANTS (2 FROM BASEMENT & 4 FROM 2ND FLOOR)

GARAGE - U OCCUPANCY: 3 OCCUPANTS (FROM BASEMENT)

TOTAL OCCUPANTS: 13



UNIT 8 BASEMENT

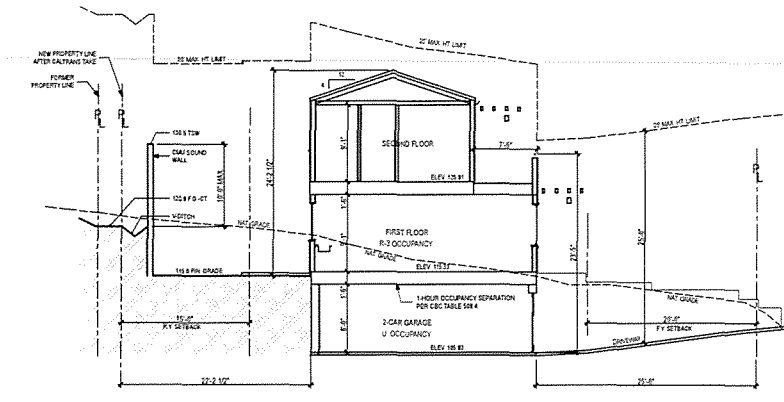
LIVING: 209 SQ. FT.
GARAGE: 519 SQ. FT. EXEMPT FROM F.A.R.

1/4" = 1'-0"

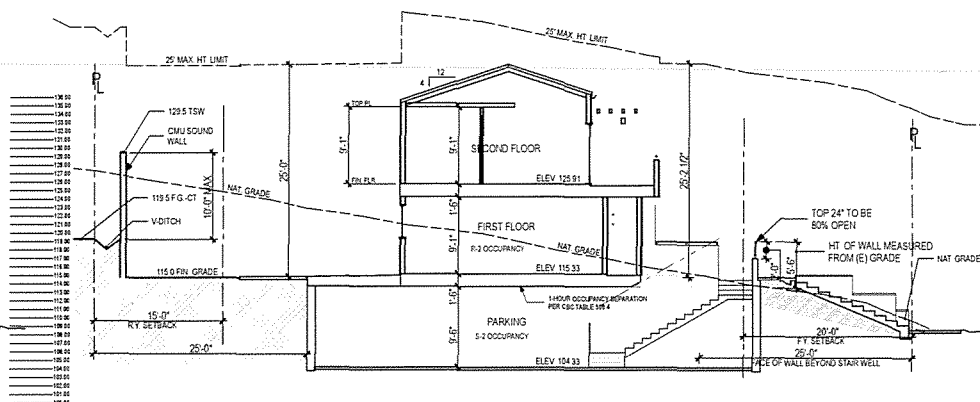
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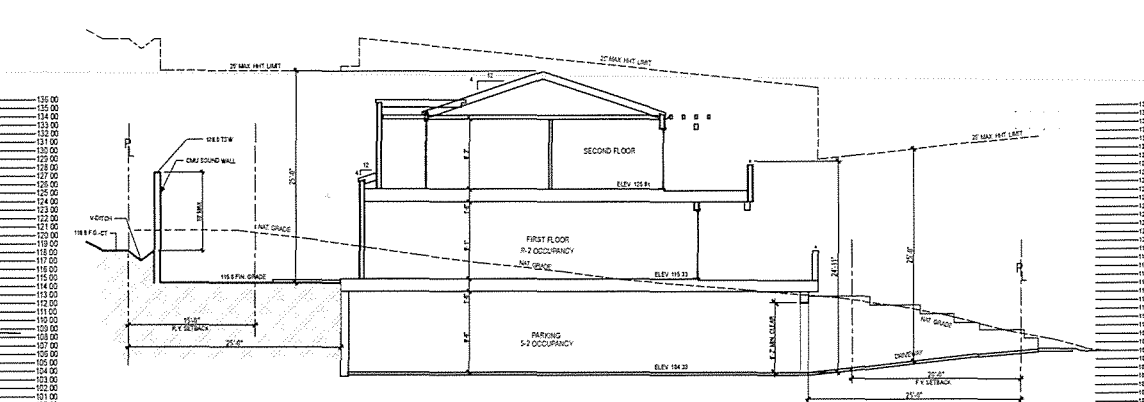
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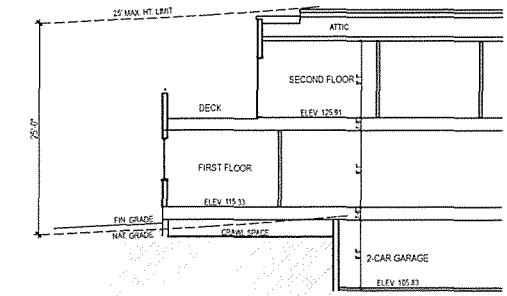
UNIT 7 SECTION
3/32 = 1'-0"



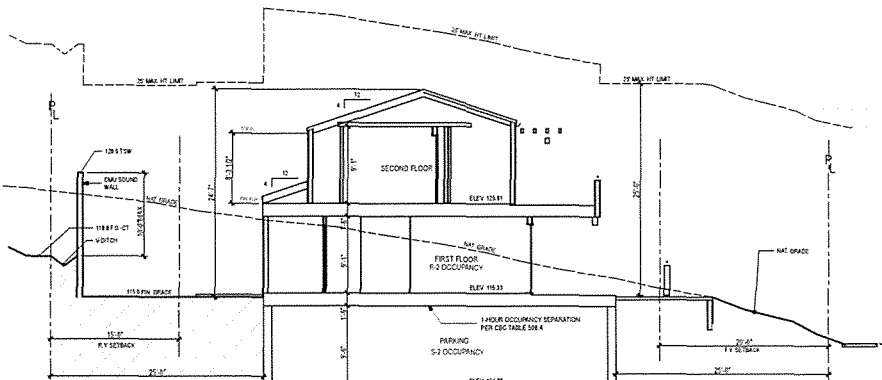
UNIT 4 SECTION
3/32 = 1'-0"



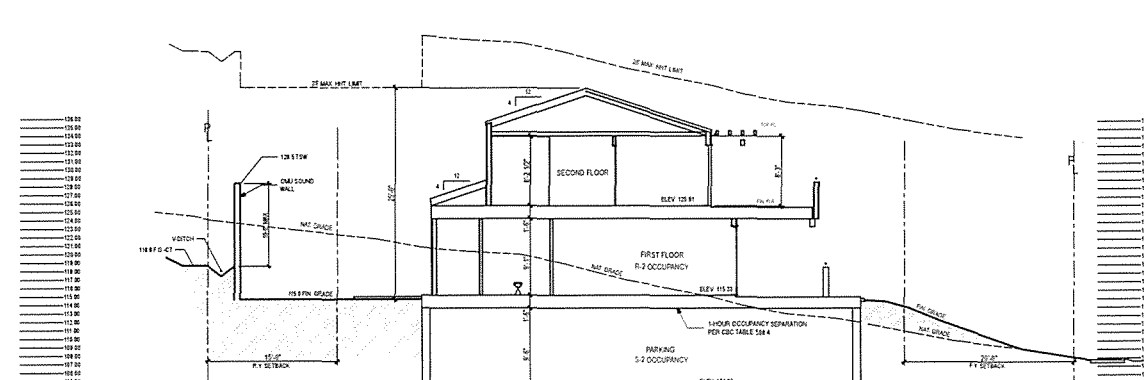
UNIT 1 SECTION
3/32 = 1'-0"



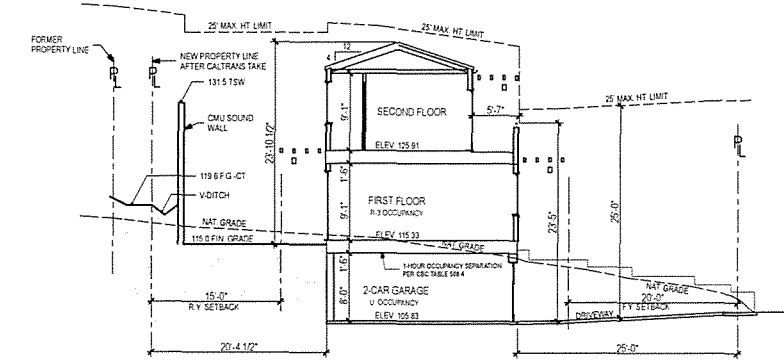
UNIT 8 PARTIAL SECTION "A"
3/32 = 1'-0"
LONGITUDINAL VIEW THROUGH END OF BUILDING



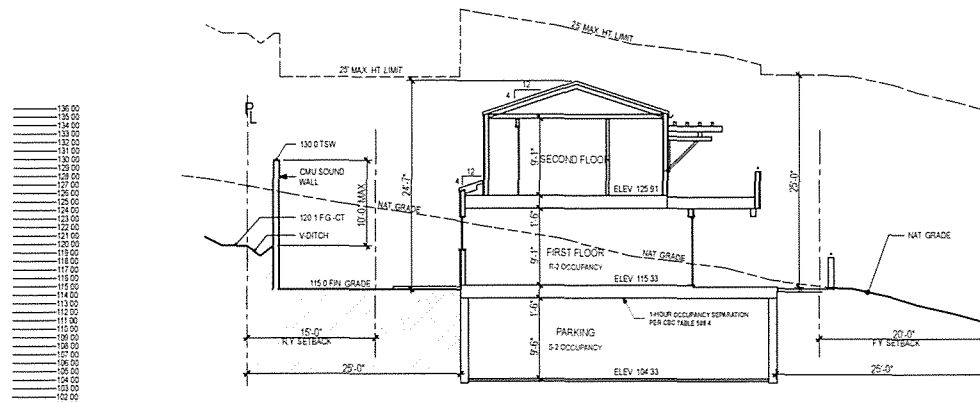
UNIT 5 SECTION
3/32 = 1'-0"



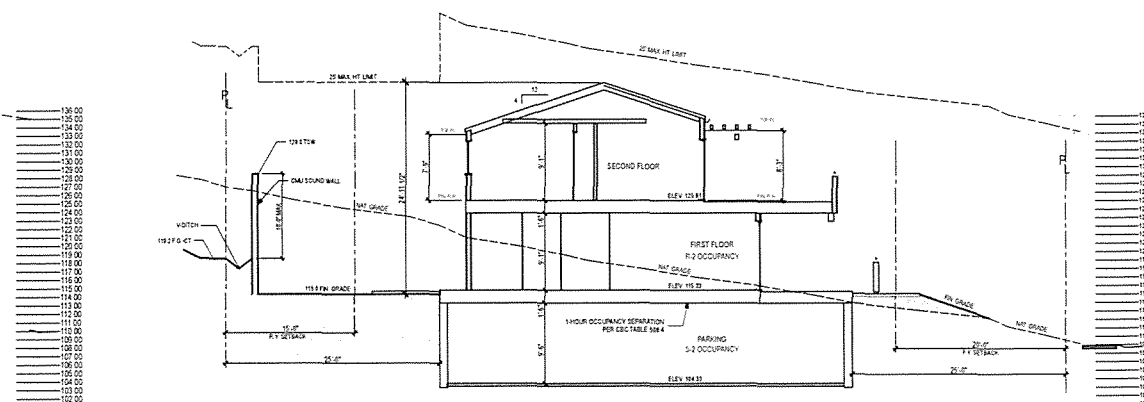
UNIT 2 SECTION
3/32 = 1'-0"



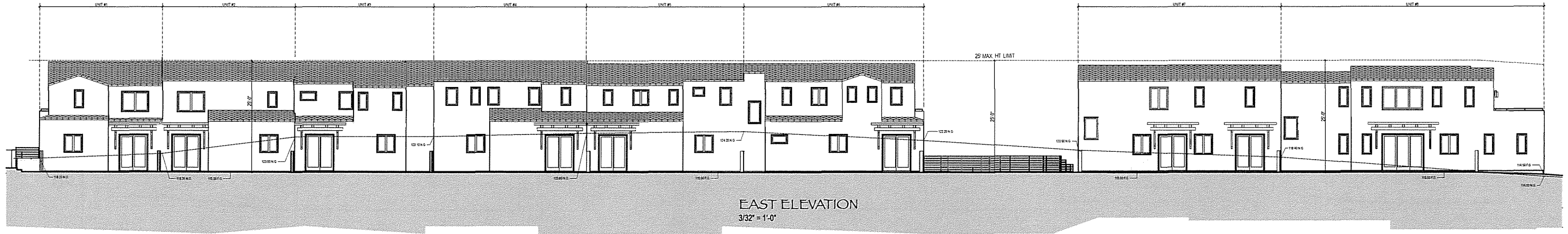
UNIT 8 SECTION
3/32 = 1'-0"



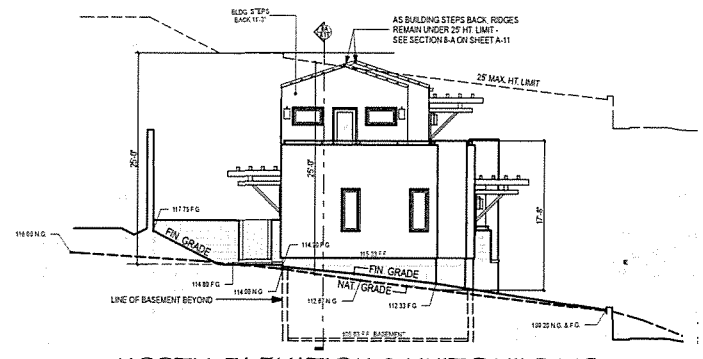
UNIT 6 SECTION
3/32 = 1'-0"



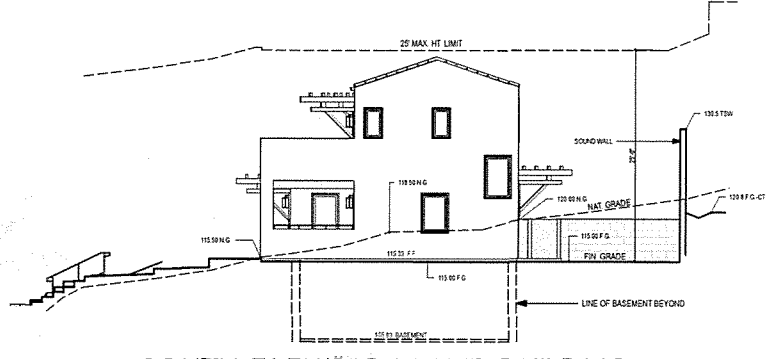
UNIT 3 SECTION
3/32 = 1'-0"



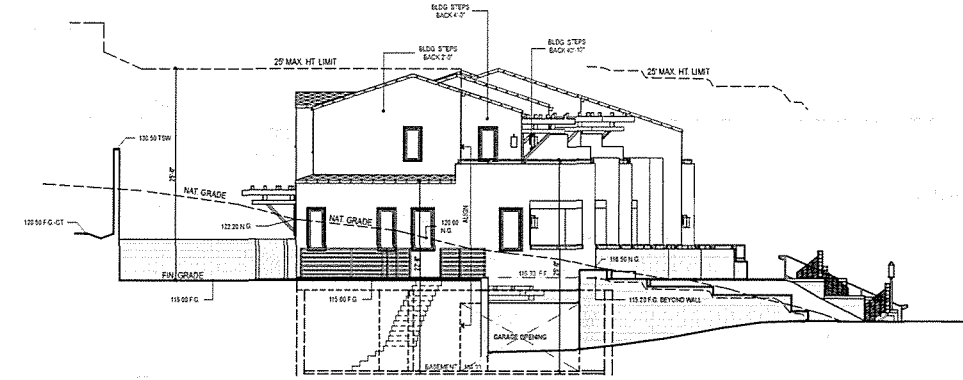
EAST ELEVATION
3/32" = 1'-0"



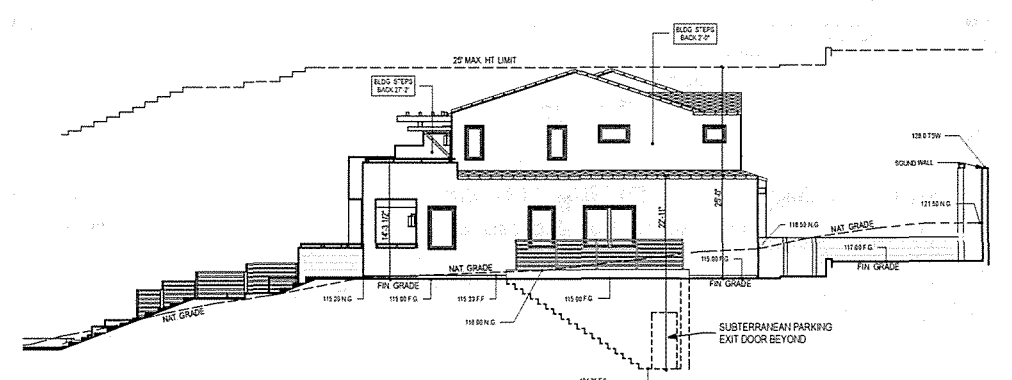
NORTH ELEVATION-2 UNIT BUILDING
3/32" = 1'-0"



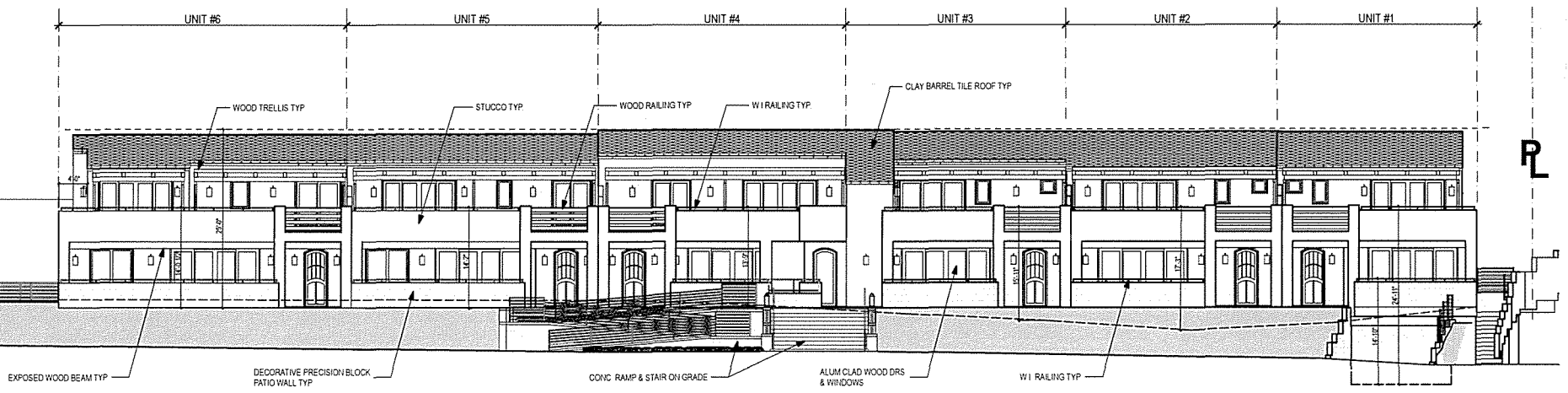
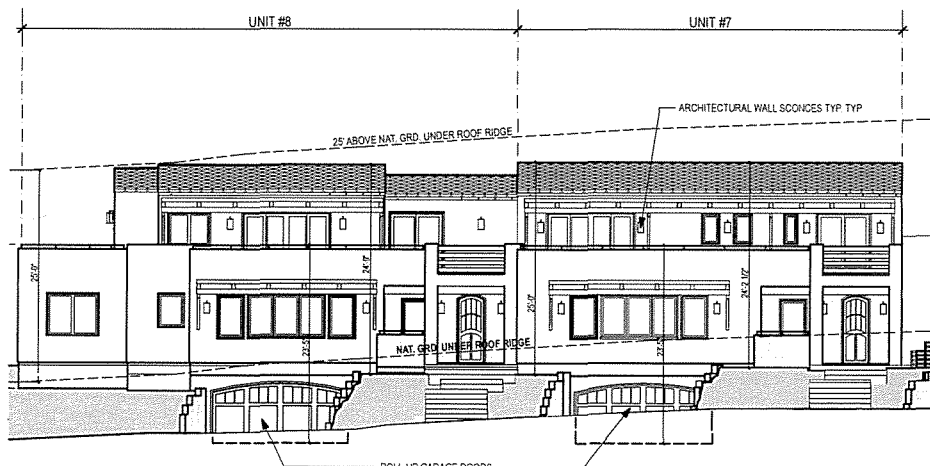
SOUTH ELEVATION-2 UNIT BUILDING
3/32" = 1'-0"



NORTH ELEVATION-SIX UNIT BUILDING
3/32" = 1'-0"



SOUTH ELEVATION-SIX UNIT BUILDING
3/32" = 1'-0"

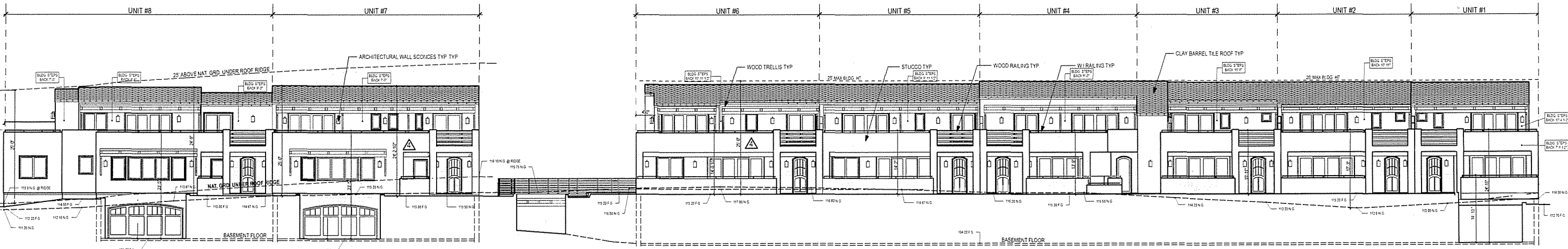
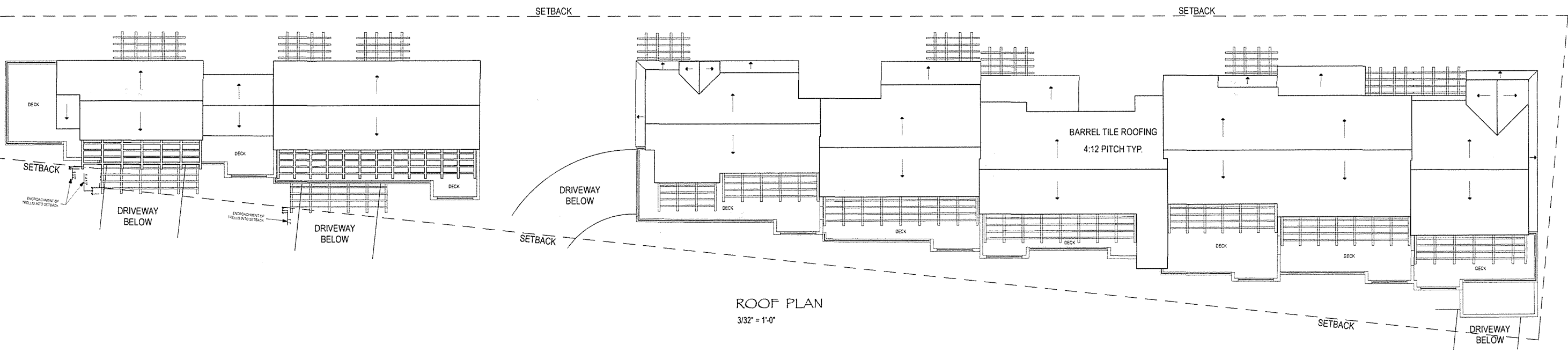
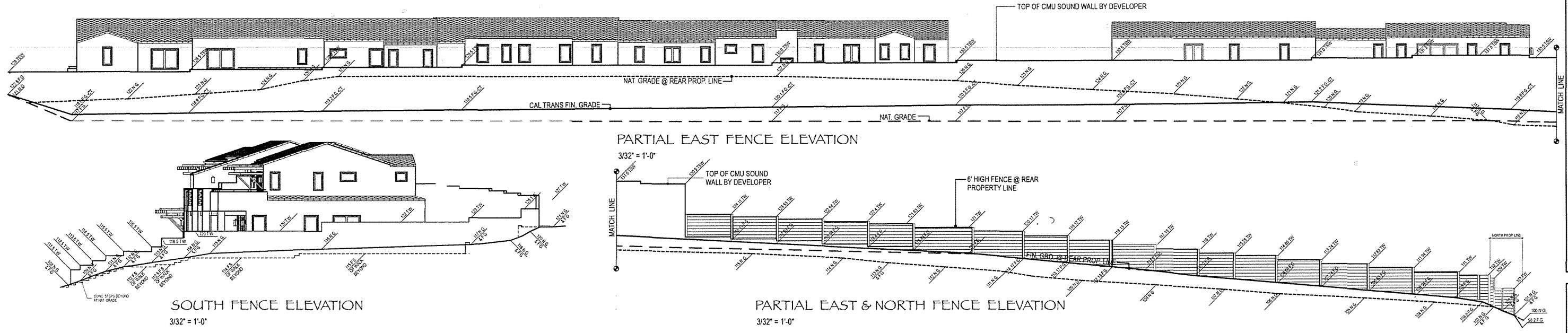


WEST ELEVATION FROM STREET
3/32" = 1'-0"

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CHERESKIN ARCHITECTURE
DESIGN / PLANNING / INTERIORS
433 Andrew Ave., California, 92024 760.942.4287 760.942.1415 FAX

Ida Avenue Apartments
KVN MANAGEMENT LLC
1280 HOOVER STREET, CARLSBAD, CA 92008

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SHEET	
A-13	



PLAYGROUND VIEW



STREET VIEW from SOUTH



REAR YARD VIEW from SOUTH



IDA AVENUE OVERVIEW



STREET VIEW from NORTH



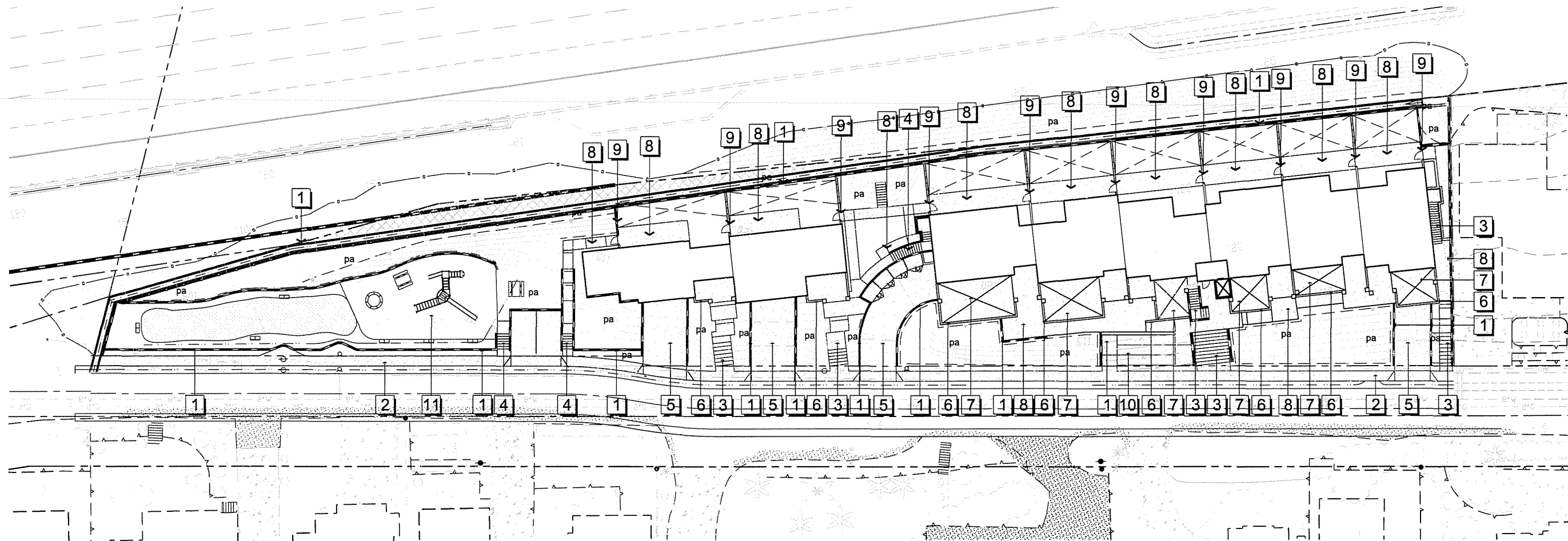
ROOF VIEW



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NOTE:
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH STATE, FEDERAL AND LOCAL CODES, ORDINANCES, LAWS, AND CALIFORNIA BUILDING CODE.

THE CONTRACTOR(S) SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S AND ARCHITECT'S APPROVAL. CONTRACTOR TO SUPPLY A 2'X2' SAMPLE PANEL FOR CONCRETE FLATWORK, STONE VENEER, AND TILE FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION. OWNER SHALL APPROVE ALL COLORS, MATERIALS, AND FINISHES PRIOR TO PURCHASE AND/OR INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REPAIR ANY FAULT, IMPROPER OR INFERIOR MATERIALS/WORKMANSHIP OR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WITHOUT COST TO THE OWNER (WITHIN ONE YEAR AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT).

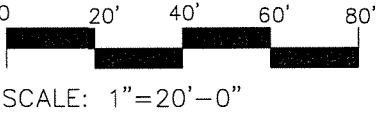
THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE (IN A LEGAL MANNER) ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. JOBSITE SHALL BE MAINTAINED ON A DAILY BASIS.

- LEGEND**
- 1 CMU wall per Civil Engineer. Color and finish to match building.
 - 2 Integral Concrete sidewalk per City of Solana Beach standards.
 - 3 Pedestrian stairs w/ concrete steps 18" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
 - 4 Pedestrian stairs w/ concrete steps 12" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
 - 5 Integral Colored Concrete Driveway (6" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcast #5 finish.
 - 6 CMU wall per Civil Engineer. Color and finish to match building.
 - 7 Integral Colored Concrete patios (4" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcast #5 finish.
 - 8 4" thick integral colored concrete walkway w/ Topcast #3 finish. 'Sandstone' by Davis Colors.
 - 9 CMU wall w/ 5" high gate.
 - 10 ADA & Pedestrian ramp w/ concrete steps 12" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
 - 11 Play ground area w/ wood chip flooring (or approved equal) to meet current fall zone & ADA standards. Specific play equipment TBD.

AREA	SQ. FT.
BUILDING FOOTPRINT	8,296.00 SQ. FT.
HARDSCAPE	18,601.64 SQ. FT.
IRRIGATED PLANTING	11,288.00 SQ. FT.
NON IRRIGATED SITE AREA	2,711.71 SQ. FT.
TOTAL	40,897.35 SQ. FT.

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'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.

[Signature]
BRIAN GROVE, LANDSCAPE ARCHITECT #4704



SCALE: 1"=20'-0"

HARDSCAPE PLAN

Revisions:	
	04-20-20
	09-29-20
	12-17-20

STONE GROVE

LANDSCAPE ARCHITECTS

0.56.34.57.48.9 | WWW.STONE-GROVE.CO
2001R CEDROS AVENUE SOLANA BEACH, CA 92075

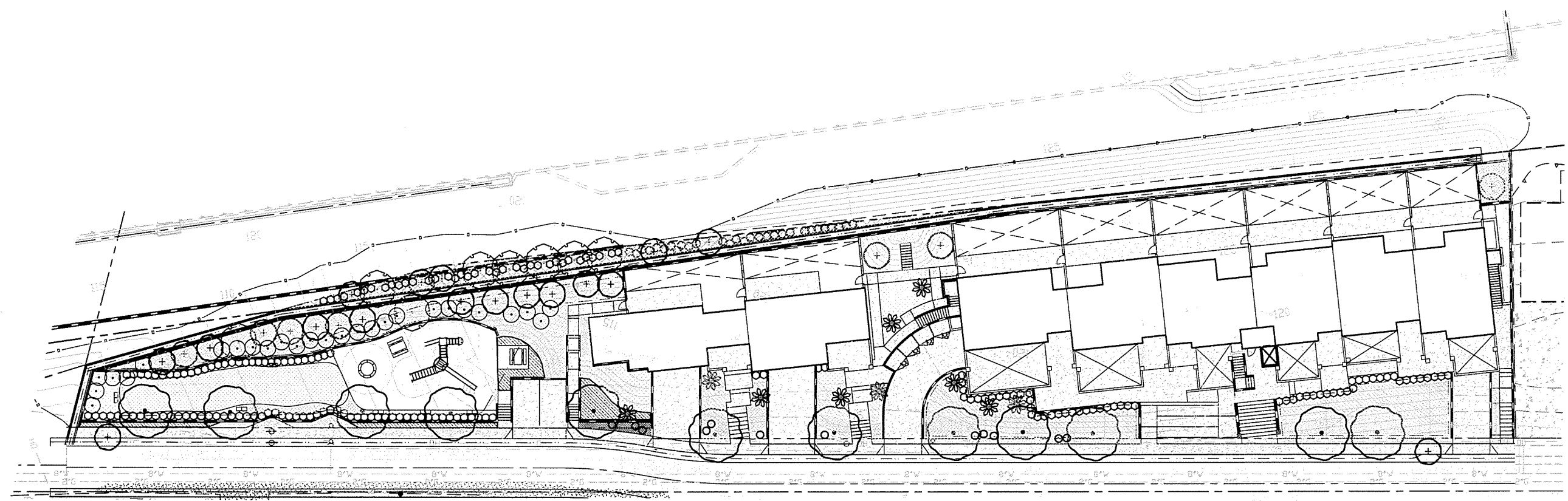
IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:
sheet

L-1
of 8 sheets

96996-01-PROJECT-001-18-03-25-18-IDA-01.dwg



Revisions:	
	04-20-20
	09-29-20
	12-17-20

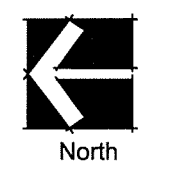
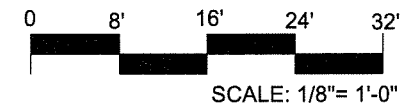
IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075

PLANT SCHEDULE

TREES						
BOTANICAL / COMMON NAME	CONT	QTY	WUCOLS	HEIGHT	WIDTH	
DRACADNA DRACO / DRAGON TREE	36"BOX	10	VERY LOW	20'	20'	
GEUERA PARVIFLORA / AUSTRALIAN WILLOW	36"BOX	8	LOW	25'	18'	
LOPHOSTEMON CONFERTUS / BRISBANE BOX	24"BOX	24	MODERATE	40'	20'	
ZELKOVA BERRATA / SAWLEAF ZELKOVA	24"BOX	12	LOW	30'	30'	
SHRUBS						
BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT	WIDTH	
AGAVE ATTENUATA / AGAVE	5 GAL	12	LOW	4'	6'	
HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	27	LOW	10'	8'	
PODOCARPUS MACROPHYLLUS MAUI / SHRUBBY YEW	15 GAL	18	MODERATE	15'	6'	
PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	15 GAL	10	MODERATE	25'	20'	
WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	186	LOW	4'	8'	
SHRUB AREAS						
BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT	WIDTH
FESTUCA MAIREI / ATLAS FESCUE	1 GAL	30" o.c.	88	LOW	2'	2'
GROUND COVERS						
BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT	WIDTH
BACCHARIS PILULARIS CONSANGUINEA 'POZO SURF' / LOWLY COYOTE BRUSH	1 GAL	30" o.c.	1,307 SF	LOW	1'	8'
CAREX DIVULSA / BERKELEY SEDGE	4" POT	18" o.c.	833 SF	LOW	1'	1'
CHONDRPETALUM TECTORUM / CAPE RUSH	1 GAL	24" o.c.	561 SF	LOW	2'	3'
LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	FLAT	24" o.c.	2,587 SF	VERY LOW	2'	2.5'
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL	24" o.c.	1,969 SF	LOW	2'	6'
SENECIO BERPENS 'BLUE CHALK STICKS' / SENECIO	1 GAL	12" o.c.	152 SF	LOW	1'	2'
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	12" o.c.	247 SF	MODERATE	1.5'	10'

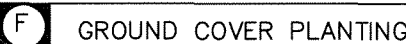
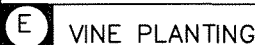
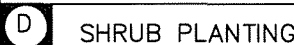
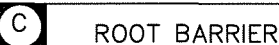
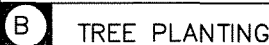
I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT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

BRIAN GROVE, LANDSCAPE ARCHITECT #4704



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:
sheet

L-2
of 8 sheets



G

[illegible]

1. PLANT MATERIAL SHALL BE SET IN SUCH A WAY THAT AFTER SETTLING, THE CROWN OF THE PLANT BEARS THE SAME RELATION TO FINISH GRADE THAT IT DID TO THE SURFACE IN THE CONTAINER.

F. BACKFILL TREE AND SHRUB PLANTING PITS WITH A PREPARED MIX AS FOLLOWS:

- 1. 5 PARTS NATIVE OF SITE SOIL.
- 2. 3 PARTS SOIL MICHMENT.
- 3. 5 LBS. COMMERCIAL FERTILIZER PER CUBIC YARD OF MIX OR APPROVED EQUAL.
- 7/5 LBS GYPSUM PER CUBIC YARD OF MIX.

G. FORM SHALLOW BASIN AROUND THE EDGE OF PLANTING PITS.

H. PLANT TABLETS - 7 GRAM PLANTING TABLETS, PROVIDE TABLETS IN THE FOLLOWING RATIOS:

- 1. 1 TABLET PER GRASS COVER AND LINERS
- 2. 3 TABLETS PER GALLON PLANT.
- 3. 8 TABLETS PER 1 GALLON PLANT.
- 10. 12 TABLETS PER 1 GALLON PLANT.
- 14. 14 TABLETS PER 1/2 INCH BUSH PLANT.
- 16. 14 TABLETS PER 3/4 INCH BUSH PLANT.
- 18. 16 TABLETS PER 1/2 INCH BUSH TREE.
- 20. 16 TABLETS PER 3/4 INCH BUSH TREE.

I. GRAZE AREA AND PLANTS TO FINISH GRADES AND DISPOSE OF EXCESS SOIL.

J. LOCATION FOR STREET TREES ADJACENT TO ANY LIGHT STANDARDS EQUIPMENT SHALL BE ADJUSTED TO MAINTAIN A SUITABLE CLEARANCE, AS APPROVED BY THE ENGINEER.

K. INSTALL SUMP DRAINS PER DETAILS FOR ALL TREES WITH SLOW OR POOR DRAINING SOILS PER APPROVAL OF THE ENGINEER.

5. TURF:

- A. AFTER TURF IS INSTALLED, IRIGATE THOROUGHLY TO PROVIDE GOOD MOISTURE PENETRATION.
- B. MAINTAIN TURF EDGES ADJACENT TO WALKS WITH A MECHANICAL EDGER IN A HEAT CONDITION UNTIL THE ACCEPTANCE OF THE WORK.
- C. DISALLOWED TO REMOVE THE TURF DURING DAMAGE RESULTING FROM PESTICIDE TRAFFIC, IF ANY TYPE OF MATERIAL IS USED, IT SHALL MEET WITH THE APPROVAL OF THE ENGINEER. REPAIRS TO ALL DAMAGE TO TURF WILL BE REQUIRED BEFORE ACCEPTANCE WILL BE ATTAINED.
- D. TURF AREAS ARE TO BE SOGGED PRIOR TO INSTALLATION. SOIL SHALL BE MOIST TO A DEPTH OF TWO INCHES.
- E. LAY SOIL WITHIN TWENTY FOUR (24) HOURS AFTER IT IS DELIVERED. PROTECT ROLLS FROM DRYING OUT AS NECESSARY.
- F. UNROLL SOIL CAREFULLY AND PLACE IN STAGGERED ROWS. TAMP EACH ROLL AGAINST THE ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
- G. TROD SOIL TO CONFORM TO TURF BEHAPS DESIGNED ON THE PLANTING PLAN.
- H. ROLL ALL SOIL AREAS WITH AN APPROVED SOIL ROLLER NO LATER THAN TWENTY FOUR (24) HOURS AFTER INSTALLATION. SOIL SHALL BE FLU WITH THE FINISH GRADE OF EXISTING WALK, CURBS, ETC. ADDITIONAL ROLLING MAY BE REQUIRED TO MEET THE REQUIREMENT AND ENGINEERS APPROVAL.
- I. MONITOR TURF WHEN IT REACHES 3 INCHES IN HEIGHT, TO NOT LESS THAN 2 INCHES. DURING THE MAINTENANCE PERIOD DO NOT ALLOW THE TURF TO BE SOGGED 3-4 INCHES IN HEIGHT. COLLECT AND REMOVE ALL GRASS CLIPPINGS FROM THE SITE AS APPROVED BY THE ENGINEER.
- J. ACCEPTANCE OF TURF AREAS WILL NOT BE MADE UNTIL TURF HAS RECEIVED THE SECOND MOWING AND ALL BARE SPOTS HAVE BEEN RE-SOGGED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TURF AREAS UNTIL ACCEPTANCE. MAINTENANCE PERIOD MAY BE EXTENDED BY THE ENGINEER AS REQUIRED.

6. PRUNING:

- A. PRUNE MINIMUM NECESSARY TO REMOVE INJURED TWIGS, BRANCHES, DEAD WOOD, SPROUTS AND BUCKERS.
- B. PRUNE PLANTS ACCORDING TO STANDARD HORTICULTURAL PRACTICES, BY QUALIFIED PERSONNEL.
- C. NO TOPPING OF ANY TREES WILL BE PERMITTED. TREES THAT HAVE BEEN TOPPED WILL BE REPLACED AT THE CONTRACTORS EXPENSE.

7. CLEAN-UP:

- A. DURING THE COURSE OF THE WORK, DAILY REMOVE SURPLUS MATERIALS FROM THE SITE AND LEAVE PREMISES IN A NEAT AND CLEAN CONDITION.
- B. PRIOR TO ACCEPTANCE OF THE PROJECT FOR MAINTENANCE, CLEAN UP AND REMOVE ALL REMAINING DEBRIS AND SURPLUS MATERIALS UPON COMPLETION OF WORK, LEAVING THE PREMISES NEAT AND CLEAN.
- C. REMOVE ALL TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANT MATERIAL, ONLY AFTER THE APPROVAL OF THE ENGINEER.

PLANTING SPECIFICATIONS-MAINTENANCE

1. CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL THE FINAL ACCEPTANCE OF THE WORK.

2. AFTER A WORK HAS BEEN COMPLETED, THE DRAWINGS OR HEREIN SPECIFIED HAS BEEN COMPLETED AND INSPECTED AND APPROVED BY THE ENGINEER, A 90 CALENDAR DAY SCHEDULE, MAINTAIN ALL AREAS WITHIN THE PROJECT BOUNDARY FOR A PERIOD OF 90 CALENDAR DAYS.

3. **TRIM AND SHURV CARE:**

A. **WATERING:** MAINTAIN A LARGE ENOUGH WATER BASIN AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO SPREAD AROUND THE TRUNKS OF THE MAJOR ROOT ZONE. WHEN HAND WATERING, USE A HANG TO BREAK THE WATER FORCE.

B. **TRIM PRUNING:**

1. PRUNE TREES TO SELECT AND DEVELOP PERMANENT AROUND CANOPIES THAT ARE SMALLER IN DIAMETER TO THE TRUNK OR BRANCHES OF WHICH THEY ARE ATTACHED. WHICH MEANS THAT VERTICAL BRANCHES OF FROM 18 TO 24 INCHES AND RADIAL ORIENTATION TO THE TRUNK OR BRANCHES OF WHICH THEY ARE ATTACHED. TO ELIMINATE NARROW 8-9 INCH BRANCHES THAT LACK THICKENING OUT GROWING TO MAINTAIN WIDTH WITH SPACED BRANCHES GROWN WITH ROOTS

2. UNDER NO CIRCUMSTANCES WILL STRIPPING OF LOWER BRANCHES OR RAISING UP OF YOUNG TREES BE PERMITTED. RETAIN LOWER BRANCHES OF PINES AND SPRUCES TO PROTECT THEM FROM DAMAGE BY SNOW OR ICE. TO PROTECT TRUNK BRANCHES (TAPERED TRUNK). LOWER BRANCHES MAY BE REMOVED ONLY AFTER THE TREE IS ABLE TO STAND STRAIGHT WITHOUT BRACING OR OTHER SUPPORT.

3. TRIM OUT AND SHAPE EVERGREEN TREES WHEN NECESSARY TO PREVENT WIND AND STORM DAMAGE. PERFORM PRUNING PRUNING TO DISAPPEAR UP THE TRUNKS DURING THE DORMANT SEASON. PRUNE DAMAGED TREES OR THOSE THAT CONSTITUTE HEALTH SAFETY THREATS AT ANY TIME OF THE YEAR AS DIRECTED BY THE ENGINEER.

C. **SHURV PRUNING:**

1. THE OBJECTIVE OF SHURV PRUNING IS THE SAME AS FOR TREES. DO NOT CUT SHURVS INTO BALLEDS OR BINED FORMS. SHURVS ARE TO BE REMOVED OR REPAIRED AND RESEGMENTED TO PLANTING PITS.

2. MAKE ALL PRUNING CUTS OF LATERAL BRANCHES OR BUDS, AS DIRECTED BY THE ENGINEER.

3. TOPPING IS NOT ALLOWED.

D. **STAKING:** REMOVE STAKES AS SOON AS THEY ARE NO LONGER NEEDED. INSPECT STAKES TO PREVENT GROWING OF TRUNKS OR BRANCHES, AND TO PREVENT RUBBING THAT CAUSES BARK INJURIES. THE CONTRACTING CORP. AT THE TIME OF MAINTENANCE SHALL REMOVE THE STAKES AND CUT THE STAKES SO THEY ARE NOT PROTECTING INTO THE CANOPY.

E. **WEED CONTROL:**

1. KEEP BERMED AREAS BETWEEN PLANTS FREE OF WEEDS. APPLY PRE-EMERGENT HERBICIDES ARE RECOMMENDED BY A LICENSED PEST CONTROL ADVISOR TO ALL NON-BEDDED LANDSCAPE AREAS. AVOID FREQUENT SOIL CULTIVATION THAT DISTURBS SHALLOW ROOTS OR DISTURBS PRE-EMERGENT HERBICIDE APPLICATION.

2. ERADICATE ALL NOXIOUS WEEDS FROM SITE. (I.E. MUTUAMAS, MOUTRADA GRASS, KUNYU GRASS, CRAB GRASS ETC.)

F. **INSECT AND DISEASE CONTROL:** MAINTAIN CONTROL WITH APPROVED MATERIALS.

G. **FERTILIZATION:** MAKE THREE APPLICATIONS OF COMMERCIAL FERTILIZER AT THE RATE OF 5-8 LBS. PER 1,000 SQUARE FEET AT THE FOLLOWING PERIODS: (MAINTENANCE PROGRESS INSPECTIONS ARE REQUIRED FOR FERTILIZATION APPLICATION)

1. 30 CALENDER DAYS AFTER THE MAINTENANCE PERIOD BEGINS.

2. 90 CALENDER DAYS AFTER THE MAINTENANCE PERIOD BEGINS.

3. 180 CALENDER DAYS AFTER THE MAINTENANCE PERIOD BEGINS.

H. **WATER SAVING:** TO THE END OF THE 90 CALENDER DAY MAINTENANCE PERIOD.

NOTE: APPLICATION SHOULD BE PER MANUFACTURERS RECOMMENDATION PER SITE AND ENGINEERS APPROVAL.

H. **REPLACEMENT OF PLANTS:** REMOVE DEAD AND DYING PLANTS AND REPLACE WITH PLANTS OF EQUAL SIZE AND VARIETY OF ORIGINAL PLANTING PLAN AT NO ADDITIONAL COST TO THE CITY AND AS APPROVED BY THE ENGINEER.

I. **GROUND COVER CARE:** APPLY A PRE-EMERGENT HERBICIDE (HAVING A LIFE OF LESS THAN 18 MONTHS) TO ALL GROUND COVER AND ALL PLANTS. PRE-EMERGENT HERBICIDE MAY BE USED FOR ONE YEAR ON THE SPECIES OF PLANT MATERIAL SPECIFIED IN PLANTING PLANS AND APPROVED BY A LICENSED PEST CONTROL ADVISOR.

J. **TURF CARE:** (DEPEND ON VARIETY OF TURF)

A. **MOWING AND EDGING:** MOW ALL TURF AREAS TO A MINIMUM HEIGHT OF 3/4 INCH AND A MAXIMUM OF 2 1/2 INCH. MOWING HEIGHT AND RATE BE DETERMINED BY THE ENGINEER. MOW AT LEAST EVERY SEVEN (7) DAYS DURING SPRING AND FALL SEASONS AND AS NEEDED DURING OTHER SEASONS.

B. **WATERING:** AT LEAST THREE MONTHLY OR AS NEEDED WITH A POWER EGGER FOR A NEAR HEAVY VACUUM OR BLOW DRY DURING HOT WEATHER.

C. **TRIM TREES:** WATER TURF AREAS AT HIGH FREQUENCY AS WEATHER CONDITIONS REQUIRE, TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. IRRIGATION WATER SHALL BE REGULED BETWEEN 15 P.M. AND 4 A.M. FOLLOWING TURF ESTABLISHMENT.

K. **GENERAL MAINTENANCE:**

A. **REMOVE WEEDS:**

1. EDGE GROUND COVER TO KEEP IT BOUNDED AND TRIM TROPIC GRASS AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE.

2. EXTENSIVELY VORTICATE PEESTS GROUNDWATER, MOW ETC. AND REPAIR DAMAGE AS REQUIRED.

3. TEST IRRIGATION SYSTEM WEEKLY AND SUBMIT REPORTS TO ENGINEER.

4. THE SITE TEMPORARY FENCE SHALL BE MAINTAINED TO ENSURE SECURITY TO THE SITE.

PLANTING SPECIFICATIONS GUARANTEE

ALL TREES (1 GALLOON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL SHURVS AND PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 90 CALENDER DAYS. THE GUARANTEER SHALL PROVIDE COMPENSATION FROM THE TIME OF FINAL INSPECTION BY THE ENGINEER UNTIL THE DEFECTIVE PLANT MATERIALS ARE REPLACED WITH THE SAME AS THE ORIGINAL.

2. REPLACE AS SOON AS WEATHER PERMITS OR AS DIRECTED BY THE ENGINEER. ALL DEAD PLANTS AND ALL PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE INSPECTIONS AND MAINTENANCE PERIOD.

PLANTS USED FOR REPLACEMENTS SHALL BE THE SAME KIND AND EDGE AS ORIGINALLY PLANTED. REPLACEMENT PLANTS SHALL BE APPROVED BY THE ENGINEER. THE GUARANTEER SHALL BE RESPONSIBLE FOR THE COSTS OF REPLACEMENTS AS SPECIFIED AND GUARANTEED THE SAME AS THE ORIGINAL.

Revisions:	
	04-20-20
	09-29-20
	12-17-20

STONE GROVE
LANDSCAPE ARCHITECTS

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Ida Avenue
Solana Beach, Ca. 92075



date:	03-25-11
designed:	B. Groves
drawn:	Hector M
checked:	B. Groves
scale:	
sheet	

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of 8 sheets

SERVER: D:\PROJ\ACT\MARY OTONE\Relative\Tb.Dwg

IRRIGATION NOTES

- 1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
- 6 DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.
- 10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
- 11 ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND).
- 12 ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.

13 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADIUS/THROW DISTANCE.

POINT OF CONNECTION

ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWN-STREAM OF THE PROPOSED METER.

SCREENING

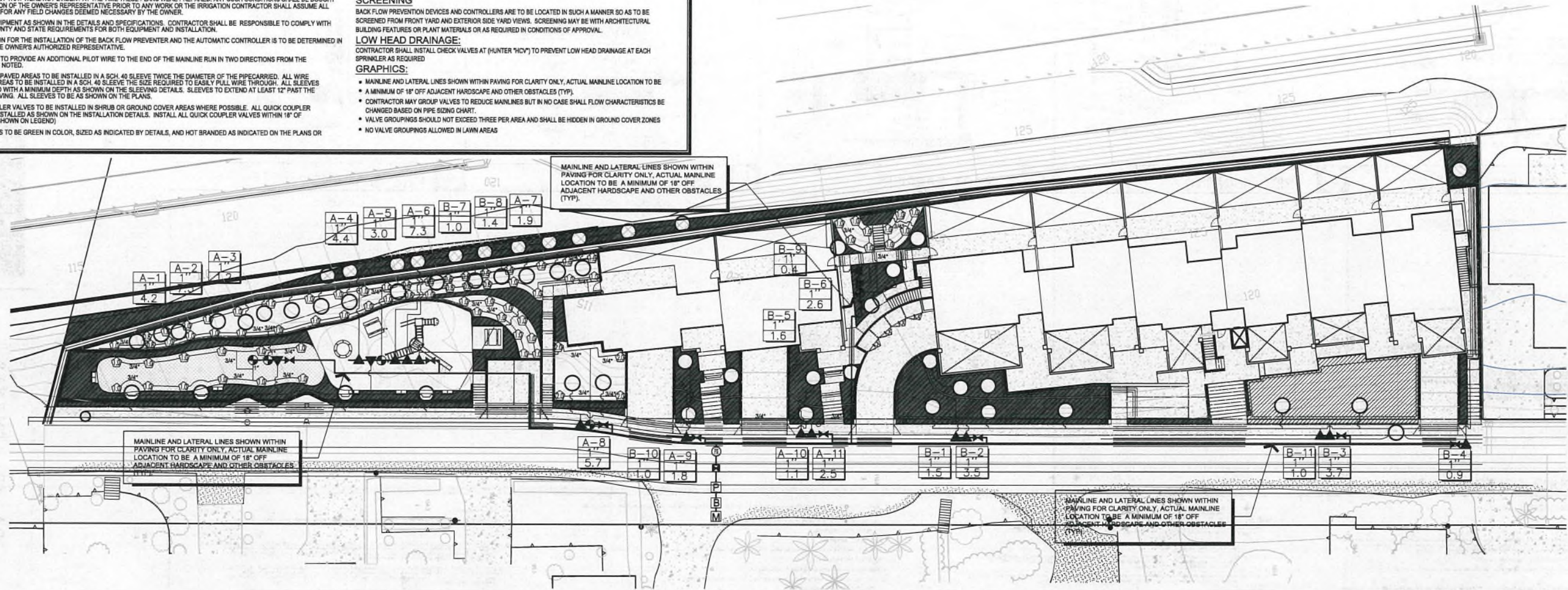
BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

LOW HEAD DRAINAGE:

CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.

GRAPHICS:

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS



NOTES:

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

1-CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANS NEEDS AS WEATHER CONDITIONS CHANGE.

2- WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSOR OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

DRIP SYSTEM LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
	NETAFIM	SERIES 80 NYLON CONTROL VALVE W/ DISK FILTER & PRV / DRIP ZONE CONTROL	P
	NETAFIM	Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)	X
	NETAFIM	Techline® PLD-AVR AIR RELIEF VALVE. Install at highest point of each system (PLUMBED TO Techline®)	Q
NO SYMBOL	HUNTER	PLD-BLUNK DRIP LINE PIPE	-
MANUFACT. MODEL NO. / DESCRIPTION GPM PSI RADIUS DETAILS			
	NETAFIM	CV DRIPLINE # TLCV4-18 (18\" O.C. EMITTER SPACING)	0.4 GPH 30 0' V
	NETAFIM	CV DRIPLINE # TLCV4-18 (18\" O.C. EMITTER SPACING)	0.4 GPH 30 0' S.V.L

POINT OF CONNECTION

EXISTING 1\" WATER METER (T.B.V.)

ELEVATION	113.5
STATIC PRESSURE	84 PSI- VERIFY ON FIELD
PRESSURE REG. SET AT:	78 PSI
PEAK FLOW	STAT. A-8 = 2.9 G.P.M.
CONTROLLER "A" TYPE:	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10

NOTES:

NO OVERHEAD IRRIGATION WITHIN 24\" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10\" WIDE IN ANY DIRECTION.

FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS.

0 20' 40' 60' 80'

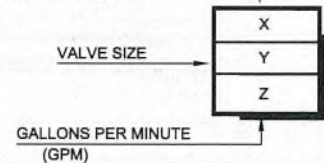
SCALE: 1\"=20'-0\"

PIPE SIZING CHART

DIAMETER	SCH 40
3/4"	10 GPM
1"	12 GPM
1-1/4"	22 GPM
1-1/2"	30 GPM

NOTE: MAXIMUM ALLOWABLE DEMAND FOR ALL LATERAL LINES IS 18 GPM.

CONTROLLER-STATION NUMBER



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'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.

BRIAN GROVE, LANDSCAPE ARCHITECT

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
	P.O.C.	EXIST. 1\" DOMESTIC WATER METER / VERIFY IN SITE	-
	FEBCO	EXISTING 825YA 1.5\" BACKFLOW PREVENTION ASSEMBLY	L
	WILKINS	EXISTING 70 - 1.5\" PRESSURE REGULATOR. SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSI.	M
	HUNTER	PCC-1800 18 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM.	D,E
	HUNTER	PGV-ASV ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET. FLOW CONTROL SET IN G.C. AREAS ONLY & 3' AWAY FROM AC/ CONC OR ANY VISIBLE AREA	J
	GRISWOLD	2230E MASTER VALVE 1.5"	X
	HUNTER	FCT-100 FLOW CLICK SENSOR	W
	WISCO/WATTS	BTU-V-SERIES BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX.	N
	HAMMOND	1\" HAMMOND 1034 HOSE BIB VALVE	K
	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12\" BELOW GRADE	F
	LASCO OR EQUAL	SCH 40 11/2\" MANLINE PIPING SET 24\" BELOW GRADE RUN EXTRA WIRES AT THE END OF MAINLINE	F
	LASCO OR EQUAL	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	G
		END OF MAINLINE	
NO SYMBOL	HUNTER	HUNTER "HCV" LOW HEAD DRAINAGE CHECK VALVE.	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	F, G
NOT SHOWN	AS APPROVED	DRI-SPLICE DS-100 AND 300 SEALANT WATERPROOF WIRE CONNECTOR	H, C, J
	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD	-

Revisions:

	04-20-20
	09-29-20
	12-17-20

STONE GROVE
LANDSCAPE ARCHITECTS

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IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18

designed: B. Grove

drawn: Hector M.

checked: B. Grove

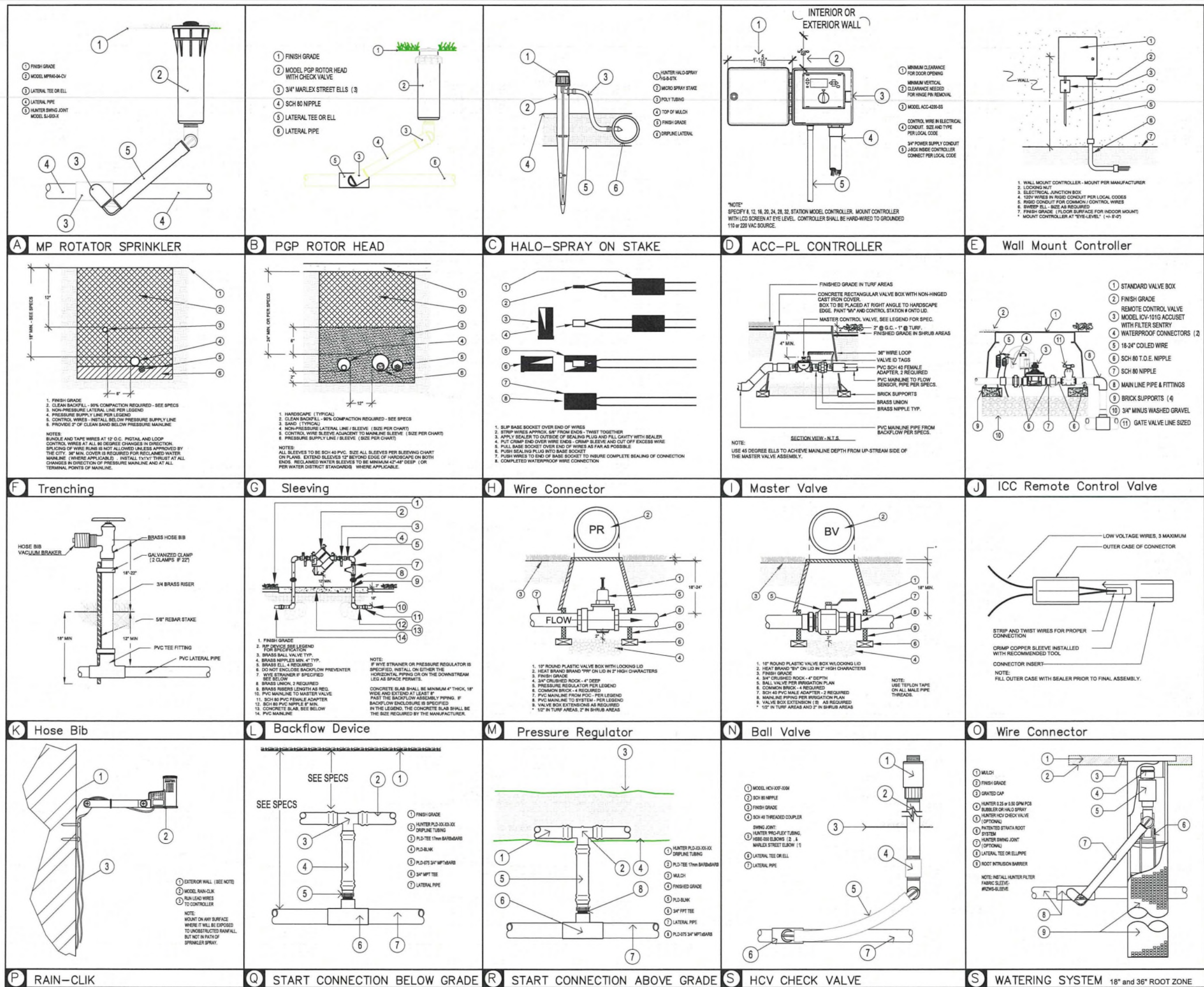
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IRRIGATION PLAN



Revisions:	
	04-20-20
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IRRIGATION DETAILS

IRRIGATION SPECIFICATIONS

1. PLAN

- A. THE PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT IS TO BE LOCATED IN PLANTING AREAS AND NOT IN PAVED AREAS, UNLESS INDICATED OTHERWISE ON THE PLANS. REFER TO NOTES, DETAILS, AND LEGENDS TO VERIFY LOCATION OF IRRIGATION EQUIPMENT.
- B. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- C. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
- D. SUBSTITUTION OF MATERIALS SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.
- E. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- F. THE SYSTEM IS DESIGNED FOR THE MINIMUM OPERATING PRESSURE AS SHOWN AT EACH POINT OF CONNECTION. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS AS SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.
- G. THE ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
- H. 120 VOLT ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO EQUIPMENT.
2. SPACING OF SPRINKLER HEADS
- SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.
3. QUANTITIES
- QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.
4. MATERIALS
- GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACKFLOW PREVENTION UNITS, HOSE BIBBS, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.
5. PLASTIC PIPES AND FITTINGS
- A. PVC PIPE
- (1) PRESSURE LINE PIPE 2" AND LARGER, SHALL BE CLASS 315 PVC TYPE 1120-1220. PRESSURE LINE PIPE LESS THAN 2" IN DIAMETER, SHALL BE SCHEDULE 40 PVC TYPE 1120-1220. PRESSURE LINE FITTINGS SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.
- (2) LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200 TYPE 1120-1220. LATERAL LINE FITTING SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.
- (3) ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN PSI.

- (4) MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.
- (5) ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE REMAINED OPENED OVERNIGHT.
- B. FITTINGS
- (1) PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.
- (2) PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES
- (3) COUPLINGS SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.
- (4) ALL PLASTIC FITTINGS: A MOLDED FITTING.
6. GALVANIZED STEEL PIPE - SHALL BE SCHEDULE 40 ASTM, A120-GIT THREADED, COUPLED, AND HOT DIP GALVANIZED. PIPE FITTINGS SHALL BE HEAVY PATTERN, BANDED, GALVANIZED MALLEABLE IRON.
7. COPPER PIPE - SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.
8. STANDARD IRRIGATION COMPONENTS
- A. PRESSURE REGULATOR: SHALL BE MANUFACTURED OF BRASS OR BRONZE, AND SHALL BE CAPABLE OF WITHSTANDING A COLD WATER WORKING PRESSURE OF 150 POUNDS PER SQUARE INCH. EACH PRESSURE REGULATOR SHALL BE PRESET TO OPERATE AT THE PRESSURE INDICATED ON PLANS.
- B. ANGLE CONTROL VALVES: FED. SPEC. WW-V-51, CLASS A. HEAVY DUTY TYPE BRONZE OR BRASS WITH UNION. VALVE SHALL BE FITTED WITH A REMOVABLE SEAT DISC, MANUALLY OPERATED AND SHALL BE PROVIDED WITH ROUND PLASTIC SCHEDULE 80, PVC VALVE BOXES. SIZE AS REQUIRED.
- C. CHECK VALVES: SHALL BE THE SPRING ACTION TYPE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF 125 POUNDS PER SQUARE INCH.
- D. VALVE BOXES: ONE PIECE PLASTIC WITH LOCKING GREEN PLASTIC COVER MARKED WITH "IRRIGATION". PROVIDE BRICK SUPPORTS. ONE UNDER EACH CORNER OF BOX.
- E. SPRINKLER HEADS: SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.
- F. BALL VALVES 2" IN SIZE AND SMALLER: SHALL BE BRONZE, SCREWED, 150 LBS. W.O.G., WITH STAINLESS STEEL LEVER FOR OPERATION. EACH VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.
- G. REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER: SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.
9. DIRECT BURIAL CONTROL WIRES
- A. ALL CONTROL WIRES SHALL BE SOLID COPPER, 600 VOLT, TYPE UF, CONFORMING TO THE PROJECT STANDARD SPECIFICATIONS AND DRAWINGS, SPECIAL PROVISIONS, AND THE FOLLOWING WIRE COLORS AND INSTALLATION REQUIREMENTS.
- B. NEUTRAL WIRES: WHITE (#12 AWG) . DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.
- C. PILOT WIRES: (#14 AWG. MINIMUM)
- D. SPARE WIRES: RED (#14 AWG MINIMUM)
- E. WIRE SIZING: CONTROL WIRES SHALL BE SIZED IN ACCORDANCE WITH THE CONTROLLER MANUFACTURER'S SIZING CHART FOR THE DISTANCE OF RUN.
- F. VALVE NO. VALVE NO.
- | | |
|----------|-------------------------|
| 1 YELLOW | 7 YELLOW W/BLACK STRIPE |
| 2 ORANGE | 8 ORANGE W/BLACK STRIPE |
| 3 BLUE | 9 RED W/BLACK STRIPE |
| 4 BLACK | 10 WHITE W/BLACK STRIPE |
| 5 BROWN | 11 YELLOW W/RED STRIPE |
| 6 PURPLE | 12 WHITE W/RED STRIPE |
- REPEAT SEQUENCE FOR VALVE NUMBERS EXCEEDING THE ABOVE.

- G. WIRE CONNECTIONS: NEUTRAL, PILOT, AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2) COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPLICE SHALL BE SOLDERED (USING 60-40 SOLDER) TOGETHER, THEN ENCASED IN THE WATERPROOFED EPOXY OF THE "SCOTCH-PAC" OR "PEN-TITE" CONNECTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES. PROVIDE EXPANSION COIL AT EACH VALVE BOX (10 WRAPS AROUND A 3/4" PIPE) .
- H. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY LINES WHENEVER POSSIBLE.
- I. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT MAXIMUM FIVE FOOT INTERVALS.
- J. TRENCH MARKER: ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS YELLOW COLORED TRENCH MARKER TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES. MARKER TAPE SHALL BE EQUAL TO "ALARMATAPE" AS MANUFACTURED BY PAUL POTTER WARNING TAPE, INC. TAPE SHALL BE FOUR INCHES (4") WIDE.
10. EXCAVATION
- A. ALL IRRIGATION PRESSURE LINES SHALL HAVE A MINIMUM SIX INCH CLEARANCE FROM EACH OTHER, ANY LATERAL LINES AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.
- B. BACKFILL SHALL BE FREE OF DEBRIS OR ORGANIC MATERIAL THAT MAY DAMAGE PIPES OR EQUIPMENT. COMPACT BACKFILL TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% PAVED AREAS. FINISH GRADE OF BACKFILLED TRENCH SHALL CONFORM TO ADJACENT AREAS.
- C. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL PRESSURE SUPPLY LINES AND 12 INCHES FOR ALL LATERAL NON-PRESSURE LINES. PROVIDE MINIMUM COVER OF 24 INCHES FOR ALL PIPING UNDER PAVED AREAS WITH SCHEDULE 40 PVC SLEEVES 2 X DIAMETER OF LINE SIZE.
- D. IF BACKFILL SETTLEMENT OCCURS AND ADJUSTMENTS IN GRADES, IRRIGATION EQUIPMENT, PLANTING, OR OTHER IMPROVEMENTS ARE NECESSARY, THE CONTRACTOR SHALL MAKE REQUIRED REPAIRS WITHOUT COST TO THE OWNER.
11. TESTING
- THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE BUILDER'S/OWNER'S AUTHORIZED REPRESENTATIVE.
- A. PRESSURE TEST
- (1) NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
- (2) TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH PRIOR TO BACKFILLING TRENCH AND PLANTING OF ALL PLANTS.
- (3) SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN ONE HOUR. IF LEAKS DEVELOP, REPAIR LEAKING PORTIONS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.
- (4) TEST SHALL BE OBSERVED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO BACKFILLING TRENCHES.
- B. COVERAGE TEST
- (1) WHEN THE SPRINKLER SYSTEM IS COMPLETED, AND PRIOR TO PLANTING, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWINGS AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.
- (2) ADJUST VALVES, ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
- (3) IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.
- (4) ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

C. WIRE TEST

- (1) ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGOHMS. ANY WIRING NOT MEETING THESE REQUIREMENTS SHALL BE REPLACED.
- (2) IF ADDITIONAL WIRE OR TAPE IS NECESSARY, REPEAT COLOR SEQUENCE FROM BEGINNING.
12. MISCELLANEOUS
- A. CONTROLLERS SHALL BE CLEARLY MARKED WITH LETTER DESIGNATION AS SHOWN ON PLANS (I.E., A, B, C, ETC.) .
- B. INSTALL ONE VALVE PER VALVE BOX ONLY.
- C. ALL QUICK COUPLERS SHALL HAVE YELLOW RUBBER CAPS.
- D. INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDSCAPE. ADJUST ALL VALVE FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE. CONTRACTOR SHALL INSTALL AN APPROVED ANTI-DRAINAGE DEVICE FOR ALL LOW HEADS TO ELIMINATE LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
- E. LABEL ALL VALVE BOXES WITH VALVE DESIGNATION IN STENCILED PAINTED LETTERS 2" HIGH.
- F. ALL CONTROL VALVES SHALL BE LABELED WITH THE CONTROLLER AND STATION NUMBER ON A YELLOW PLASTIC TAG WITH BLACK LETTERS (DAISY TAG OR EQUAL) . ATTACH THE SOLENOID WIRES OF VALVE.

13. RECORD PLANS (*AS-BUILTS)

- CONTRACTOR SHALL PROVIDE RECORD PLANS DRAWN ON PRINTS OR REPRODUCIBLES PROVIDED BY THE OWNER. THE FOLLOWING SHALL BE DIMENSIONED FROM TWO PERMANENT POINTS OF REFERENCE (I.E. BUILDING CORNERS, SIDEWALKS, ETC.) .
- POINTS OF CONNECTION
 - GATE VALVES
 - PRESSURE LINE LOCATION
 - CONTROLLERS AND CONTROL VALVES (INCLUDING SOURCE OF POWER)
 - QUICK COUPLERS
 - ROUTING OF ALL DIRECT BURIAL CONTROL WIRE FOR IRRIGATION
 - SIZE AND LOCATION OF IRRIGATION CONTROL WIRE CONDUIT
 - SIZE AND LOCATION OF ALL SLEEVING

14. ACCESSORIES

- THE CONTRACTOR SHALL FURNISH THE OWNER THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:
- A. A PLASTIC SEALED DIAGRAMMATIC PLAN OF THE IRRIGATION SYSTEM IDENTIFYING STATION NUMBERS AND THEIR RESPECTIVE IRRIGATED AREAS. MOUNT INSIDE EACH CONTROLLER.
- B. TWO KEYS FOR EACH CONTROLLER ENCLOSURE.
- C. ALL EQUIPMENT GUARANTEES AND OPERATION MANUALS.
- D. TWO QUICK-COUPLER VALVE KEYS WITH HOSE SWIVEL ELL.

15. NOTE

- TO THE EXTENT POSSIBLE, ALL IRRIGATION LINES AND APPURTENANCES ARE TO BE INSTALLED IN THE PROPERTY LINE OUTSIDE OF PUBLIC RIGHT-OF-WAY, AND AT NO TIME, WILL AN IRRIGATION LINE CROSS A PUBLIC STREET UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO BEGINNING WORK.

16. PLUMBING PERMIT

- A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM SHOWN ON THESE DRAWINGS.

17. GUARANTEE

- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

Revisions:	
	04-20-20
	09-29-20
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IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



North	
date:	03-25-18
designed:	B. Grove
drawn:	Hector M.
checked:	B. Grove
scale:	
sheet	

L-6
of 8 sheets

IRRIGATION SPECS

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
The project's Estimated Total Water Use is calculated using the following formula:									
$ETWU = (ETP \times 0.62) \left(\frac{PF \times HA}{IE} \right) + SLA$									
ETWU	= Estimated total water use per year (gallons per year)								
ETP	= Evapotranspiration rate (inches per year)								
PF	= Plant Factor from UCVCULS (see table below)								
HA	= Hydrozone Area (square feet). Table hydrozones by water use: very low, low, moderate and high								
SLA	= Special Landscape Area (square feet). Table points, irrigated with recycled water. A half unit for each point.								
IE	= Irrigation Efficiency (percent)								

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	A-1	A-2	A-3	A-4	SLA			
Evapotranspiration Rate (ETP) See A, below	1	41.0							
Conversion Factor - 62	2	0.62							
(Line 1 x Line 2)	3	25.42							
Plant Factor (PF) See B, below	4	0.5	0.5	0.5	0.5				
Hydrozone Area (HA) - in square feet	5	1,180	460.0	500.0	1,000				
(Line 3 x Line 5)	6	1,180	289.0	312.5	625.0				
Irrigation Efficiency (IE) See C, below	7	0.75	0.75	0.81	0.81				
(Line 6 x Line 7)	8	1,573.33	318.50	386.59	762.22				
TOTAL of all Line 8 boxes + SLA	9								
Line 9: Final ETWU	10								

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$25.42 \div 0.55 = 46.22$ (Total Landscape Area) $\div$ (1-ETAF) = MAWA

Evapotranspiration adjustment factor (ETAF) use: 55 residential, 47 non-residential

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IE	= Irrigation Efficiency (percent)								

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	A-5	A-6	A-7	A-8	SLA			
Evapotranspiration Rate (ETP) See A, below	1	41.0							
Conversion Factor - 62	2	0.62							
(Line 1 x Line 2)	3	25.42							
Plant Factor (PF) See B, below	4	0.5	0.5	0.5	0.5				
Hydrozone Area (HA) - in square feet	5	891.0	660.0	117.0	807.0				
(Line 3 x Line 5)	6	276.30	336.40	40.35	240.80				
Irrigation Efficiency (IE) See C, below	7	0.81	0.81	0.81	0.81				
(Line 6 x Line 7)	8	244.91	244.47	50.53	320.80				
TOTAL of all Line 8 boxes + SLA	9								
Line 9: Final ETWU	10								

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PF	= Plant Factor from UCVCULS (see table below)								
HA	= Hydrozone Area (square feet). Table hydrozones by water use: very low, low, moderate and high								
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IE	= Irrigation Efficiency (percent)								

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	A-9	A-10	A-11	A-12	SLA			
Evapotranspiration Rate (ETP) See A, below	1	41.0							
Conversion Factor - 62	2	0.62							
(Line 1 x Line 2)	3	25.42							
Plant Factor (PF) See B, below	4	0.5	0.5	0.5	0.5				
Hydrozone Area (HA) - in square feet	5	100.00	300.00	300.00					
(Line 3 x Line 5)	6	25.00	150.00	150.00					
Irrigation Efficiency (IE) See C, below	7	0.81	0.81	0.81					
(Line 6 x Line 7)	8	20.00	120.00	120.00					
TOTAL of all Line 8 boxes + SLA	9								
Line 9: Final ETWU	10								

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

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CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	B-1	B-2	B-3	B-4	SLA			
Evapotranspiration Rate (ETP) See A, below	1	41.0							
Conversion Factor - 62	2	0.62							
(Line 1 x Line 2)	3	25.42							
Plant Factor (PF) See B, below	4	0.5	0.5	0.5	0.5				
Hydrozone Area (HA) - in square feet	5	455.00	807.00	1,417.00	555.00				
(Line 3 x Line 5)	6	227.50	403.50	708.50	277.50				
Irrigation Efficiency (IE) See C, below	7	0.81	0.81	0.81	0.81				
(Line 6 x Line 7)	8	282.14	324.30	524.91	200.30				
TOTAL of all Line 8 boxes + SLA	9								
Line 9: Final ETWU	10								

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$ETWU = (ETP \times 0.62) \left(\frac{PF \times HA}{IE} \right) + SLA$									
ETWU	= Estimated total water use per year (gallons per year)								
ETP	= Evapotranspiration rate (inches per year)								
PF	= Plant Factor from UCVCULS (see table below)								
HA	= Hydrozone Area (square feet). Table hydrozones by water use: very low, low, moderate and high								
SLA	= Special Landscape Area (square feet). Table points, irrigated with recycled water. A half unit for each point.								
IE	= Irrigation Efficiency (percent)								

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	B-5	B-6	B-7	B-8	SLA			
Evapotranspiration Rate (ETP) See A, below	1	41.0							
Conversion Factor - 62	2	0.62							
(Line 1 x Line 2)	3	25.42							
Plant Factor (PF) See B, below	4	0.5	0.5	0.5	0.5				
Hydrozone Area (HA) - in square feet	5	414.00	255.00	300.00	448.00				
(Line 3 x Line 5)	6	103.50	75.00	150.00	224.00				
Irrigation Efficiency (IE) See C, below	7	0.81	0.75	0.81	0.81				
(Line 6 x Line 7)	8	133.23	101.25	200.10	207.40				
TOTAL of all Line 8 boxes + SLA	9								
Line 9: Final ETWU	10								

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$25.42 \div 0.55 = 46.22$ (Total Landscape Area) $\div$ (1-ETAF) = MAWA

Evapotranspiration adjustment factor (ETAF) use: 55 residential, 47 non-residential

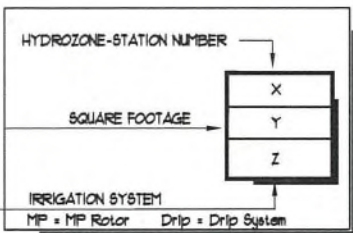
ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
The project's Estimated Total Water Use is calculated using the following formula:									
$ETWU = (ETP \times 0.62) \left(\frac{PF \times HA}{IE} \right) + SLA$									
ETWU	= Estimated total water use per year (gallons per year)								
ETP	= Evapotranspiration rate (inches per year)								
PF	= Plant Factor from UCVCULS (see table below)								
HA	= Hydrozone Area (square feet). Table hydrozones by water use: very low, low, moderate and high								
SLA	= Special Landscape Area (square feet). Table points, irrigated with recycled water. A half unit for each point.								
IE	= Irrigation Efficiency (percent)								

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET									
Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	B-9	B-10	B-11	B-12	SLA			
Evapotranspiration Rate (ETP) See A, below	1	41.0							
Conversion Factor - 62	2	0.62							
(Line 1 x Line 2)	3	25.42							
Plant Factor (PF) See B, below	4	0.5	0.5	0.5	0.5				
Hydrozone Area (HA) - in square feet	5	115.00	300.00	300.00					
(Line 3 x Line 5)	6	57.50	150.00	150.00					
Irrigation Efficiency (IE) See C, below	7	0.81	0.81	0.81					
(Line 6 x Line 7)	8	46.58	120.00	120.00					
TOTAL of all Line 8 boxes + SLA	9								
Line 9: Final ETWU	10								

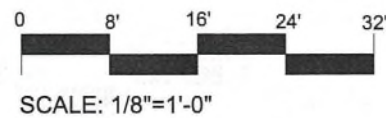
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$25.42 \div 0.55 = 46.22$ (Total Landscape Area) $\div$ (1-ETAF) = MAWA

Evapotranspiration adjustment factor (ETAF) use: 55 residential, 47 non-residential



AREA	SQ.FT.
BUILDING FOOTPRINT	8,296.00 SQ. FT.
HARDSCAPE	18,601.64 SQ. FT.
IRRIGATED PLANTING	11,588.00 SQ. FT.
NON IRRIGATED SITE AREA	2,411.71 SQ. FT.
TOTAL	40,897.35 SQ. FT.



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'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.

BRIAN GROVE, LANDSCAPE ARCHITECT

Revisions:	
	04-20-20
	09-29-20
	12-17-20

STONE GROVE
LANDSCAPE ARCHITECTS

858.345.499 WWW.STONE-GROVE.CO
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:
sheet

L-7
of 8 sheets

WATER EFFICIENCY PLAN

FXLuminaire

LED Up Light

PB: Up Light

DESCRIPTION	QTY	WATT	WATT
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W
LED UP LIGHT	1	100W	100W

FXLuminaire

LED Wall Light

MO: Wall Lights

DESCRIPTION	QTY	WATT	WATT
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W
LED WALL LIGHT	1	100W	100W

FXLuminaire

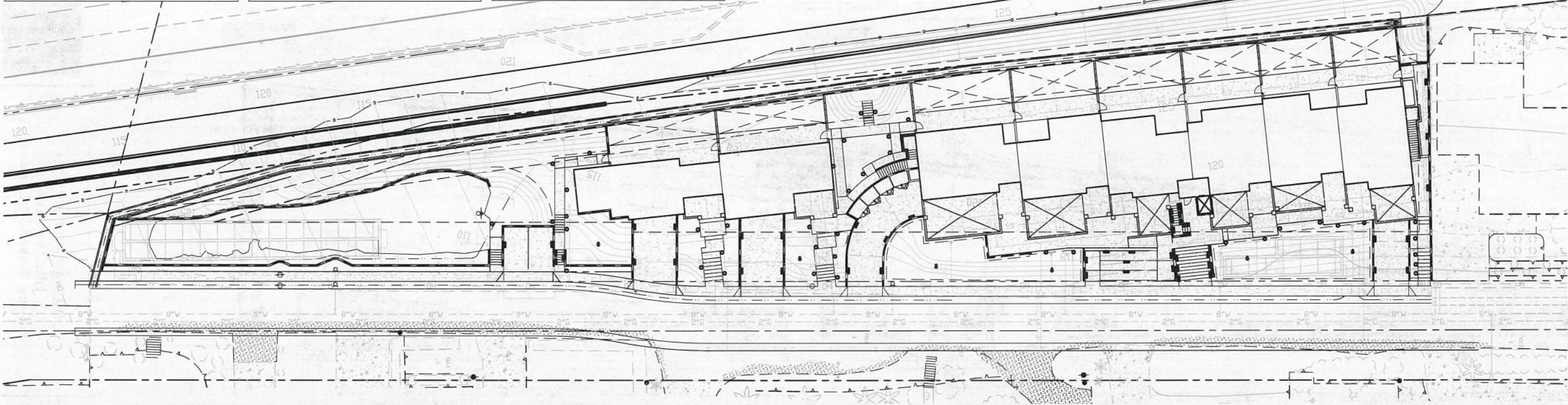
LED Path Light

TM: Path Light

DESCRIPTION	QTY	WATT	WATT
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W
LED PATH LIGHT	1	100W	100W

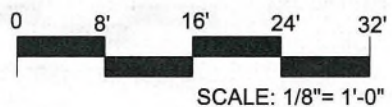
- NOTES:
- ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS
 - ALL WORK TO BE PER LOCAL CODES
 - ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE
 - TRANSFORMER TO TIE INTO HOUSE SYSTEM
 - FIXTURES TO HAVE GROUND SPIKES
 - FIXTURES TO HAVE FROSTED GLASS
 - FIXTURES NOT TO BE DIRECTED TO NEIGHBORS LOTS

LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCELL, AND SOUND SYSTEM.



LANDSCAPE LIGHTING LEGEND

DESCRIPTION	VOLT.	QUA.	WATT.	TOTAL WATT.
LANDSCAPE PATH LIGHT FX LUMINARE TM-ZD-3LED-18RA-SB	LV	65	1 w	65
DIRECTED LIGHT FX LUMINARE NP-ZD-6LED-SB	LV	6	3 w	18
WALL LIGHT FX LUMINARE MO-ZD-3LED-RD-AB W/ FROSTED GLASS	LV	47	3 w	141
			TOTAL	224W



T VOLT 300W TRANSFORMER SS

Revisions:	04-20-20

STONE GROVE
LANDSCAPE ARCHITECTS
858 3451 499 WWW.STONE-GROVE.CO
200 N CEDROS AVENUE SOLANA BEACH CA 92075

IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale: 1/8" = 1'-0"
sheet

LIGHTING PLAN