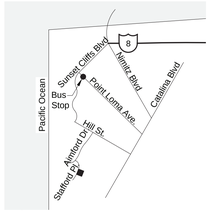
MANNING RESIDENCE

SHEET INDEX

CS1	Title sheet
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C-1.0	Site Plan
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C-3.0	Preliminary Grading Plan
L00	Landscape Cover Sheet
L001	Exist Tree Protection Plan
L100	Brush Management Notes
L110	Construction Plan
L200	Irrigation Plan
L300	Brush Management Plan

PROJECT TEAM

Owner	Jessica Manning 4095 Lomaland Dr. San Diego CA 92106
Architect	Hollander Desgin Group 3603 Fifth Ave. San Diego CA 92103 858-342-2336
Structural Engineer	Marshall Casey Pfeiffer Calif Struct Eng 5013 619.417.3662
Civil Engineer	Nova Engineering Inc. 4373 Viewridge Ave. San Diego CA 92123 858-353-5660
Landscape Architect	McCullough Landscape Architecture 3605-B Fifth Avenue cb3 San Diego, CA 92103 619-300-8830
Title 24 Consultant	TBD



N 01 Vicinity Map
NTS

PROJECT AREA

Basement Habitable	359.1 sf
Basement Garage/ Storage	6,215.6 sf
Total Basement (Not Included in FAR)	6,574.7 sf
First Floor Habitable	2361.4 sf
First Floor Gallery	4335.7 sf
First Floor Storage (Included in FAR)	321 sf
First Floor Total (Included in FAR)	3253.2 sf
First Floor (Not Included in FAR)	3765.6 sf
First Floor Terrace	68 sf
Second Floor Habitable	1903.8 sf
Second Floor Terrace	2191 sf
Total Area (Included in FAR)	5157 sf
Total Allowable FAR = 7125 sf Complies	

DEVELOPMENT SUMMARY

Existing Improvements:

- The existing house was built in 1959. The house is slab on grade construction. The original portion has stucco and brick finishes with a composition asphalt shingle roof.
- Kitchen addition built in 1985, also slab on grade, with a flat roof, stucco and glass-block finishes. A glass atrium and a wood carport with an upper deck above it was added to the east side.
- Retaining wall and driveway constructed in 2001.

Proposed Improvements:

- Demolish existing house
- Lower the existing grade
- New 4,265.2 sf House
- New 6,215.6 sf Basement Garage
- New 4335.7 sf Gallery
- New 2,259sf Terrace with planters and a water reflecting pond <18" in depth
- New landscaping

Development Regulation Deviations:

- None

Required Discretionary Permits/Approvals:

- Coastal Development Permit applied for project PRJ-1106527

FAA

"I Jeff Hollander do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required."

FIRE NOTES

1. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1
2. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

SITE NOTES

3. All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
4. The project proposes no work within the public right-of-way.

DIFFERED SUBMITTALS

1. Fire Sprinkler System

SEPARATE PERMITS

1. Solar System

PROJECT DATA

Project Description	New two story residence over underground basement. New retaining wall - 211 linear feet. Discretionary permits/approvals applied for project Coastal Development Permit PRJ1106527 New landscaping 4,979 square feet No deviations from ESL No development regulation deviations
APN	532-034-13-00
Legal Description	Parcel 1 of Map No. 20166, December 8, 2006
Lot Size	0.327 Acres (14,250 sf) per easement relocation and lot line adjustment agreement and CDP 117828. Stafford Place lot line adjustment Project No. 42192
Easements	NONE
Transit Stops	See Vicinity Map on sheet CS1
Fire Hydrants	See Site Plan on sheet CS1
City Council District	2
CORP	No
Planning Area	
Community Plan Area	Peninsula
CCMC	Yes, Zone 4
Base Zone	RS1-7
Overlay Zones	
ALUCOZ	Yes, NAS North Island San Diego International Airport Yes
CHLOZ	Yes, CST-APP
COZ	Yes
COZFPR	No
SCOZ	
Transportation	
Affordable Housinng	Yes, High
Parking Demand	
Airport	Yes, San Diego International Airport -
ALUCP	Review Area 2 NAS North Island - Review Area 2 Yes
FAA Part 77	
Historic and Cultural Resources	
Paleontological Sensitivity Area	Yes
Environmentally Sensistive Lands ESL	
MHPA	Yes
Sensitive Vegetation	No
Vernal Pools	No
coastal Wetlands	No
Coastal Bluff	No
Coastal Beach	No
Steep Hillside	Potential
Special Floor Hazard	No
Fire	
Brush Management	Yes, Native/naturalized vegetation
VHFSZ	Yes
Geology and Soils	
Earthquake Fault Zone	None
Earthquake Fault Buffers	Yes, Geologic Hazard Category 12
Geologic Hazard Category	Yes, 52
Elevation contour	Min:250, Max 280
Slope 25% or Greater	Yes
Hydrology	
Watershed	Pueblo San Diego
Watershed Subarea	Point Loma
ESA	Yes
ASBS	No
School District	
Elemantary	San Diego Unified
High School	See Unified Schoold district
Unitifed	Unified San Diego
Development Regulations	
FAR	14,250 x .50 = 7,125 sf allowed 5,157 sf proposed
Side Yard Setback	(.08x width) 117.46' x .08 = 9.39' Min. SYSB
Rear/Alley Setback	13'-0"
Front Setback	15'-0"
Height	24'/30'
Occupancy type	R-3
Construction type	V-B
Sprinklered	Yes
Number of stories	Proposed 2 Story Residence over underground basement
Year Built	1959
Applicable Codes	The design is according to the 2025 California Residential Code and, when applicable, the 2025 California Building code. Project shall comply with the following codes: 2025 California Residential Code 2025 California Electrical Code 2025 California Green Building Code 2025 California Mechanical Code 2025 California Plumbing Code 2025 California Building Energy Efficiency Standards 2025 California Building Code 2025 California Fire Code

H

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LICENSED ARCHITECT
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Ren. 07-31-23
STATE OF CALIFORNIA

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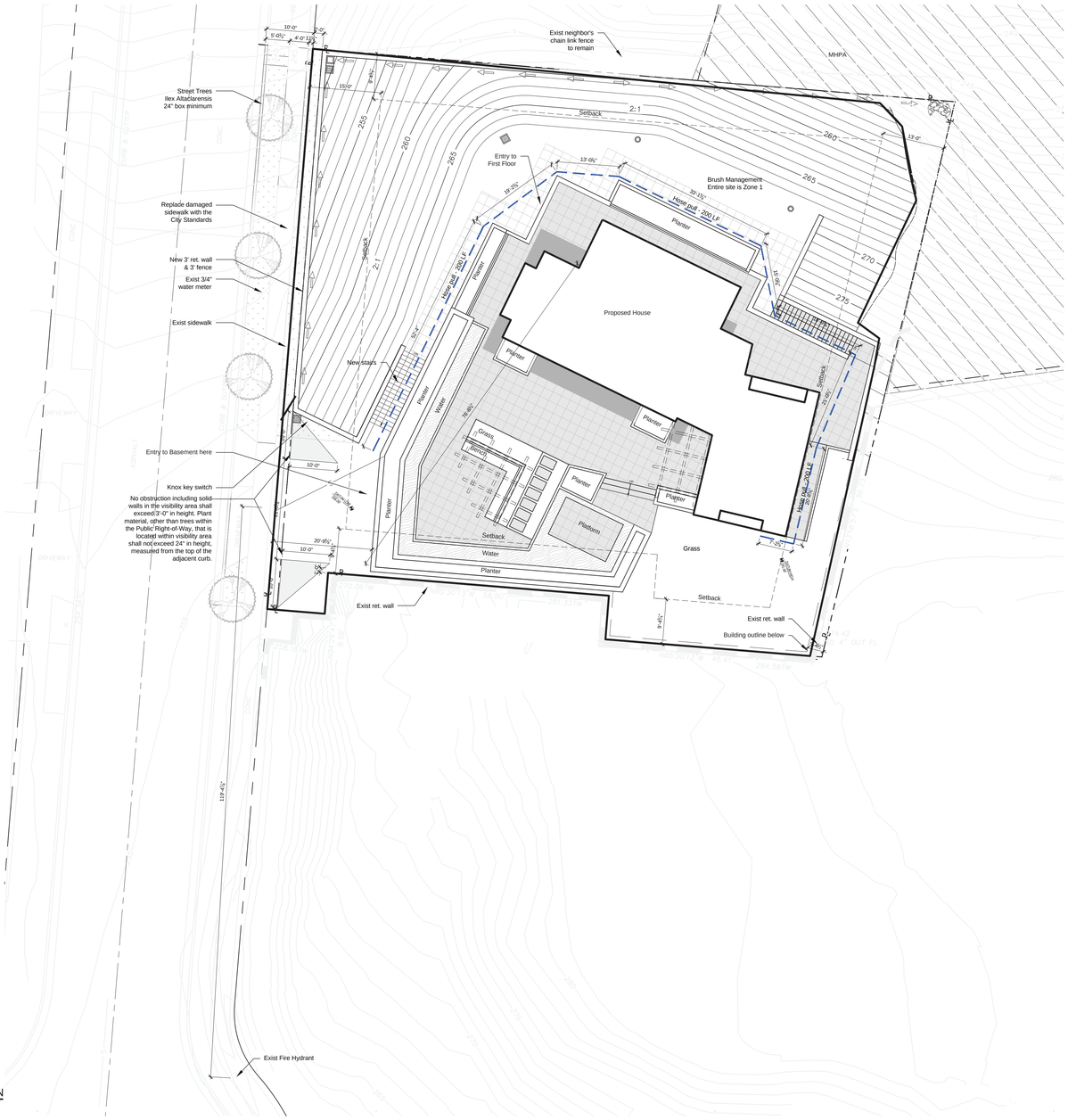
TITLE SHEET

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CS1

Sheet Number:

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LANDSCAPE

1. Project is subject to the landscape requirements of 142.0409, 142.0411. 142.0412 and 142.0413 - Street Trees / Right-of-Way Improvements, Revegetation and Erosion Control, Brush Management & Water Conservation per Table 142-04A
2. Required Revegetation & Erosion Control §±142.04011: Irrigation and revegetation, shall be consistent with Table 142-04F 142.0411 of the SD Municipal Co de. Location of a disturbed area within 100 feet native or naturalized vegetation with a slope less than 4:1 (4 horizontal feet to 1 vertical foot) requires automatic, below-grade irrigation system and Native or naturalized ground cover consisting of rooted cuttings or hydro seed mix.
3. MINIMUM TREE SEPARATION DISTANCE
   Traffic signals / stop signs - 20 feet
   Underground utility lines - 5 feet (10' for sewer)
   Above ground utility structures - 10 feet
   Driveway (entries) - 10 feet (5' for residential streets < 25mph)
   Intersections (intersecting curb lines o f two streets) - 25 feet
4. Maintenance: All required landscape areas shall be maintained by Owner. Landscape and irrigation areas in the public right-o f-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced 30 days of a final landscape inspection."
5. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping o f trees is not permitted.
6. Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation
   in a healthy, disease-resistant condition. The design o f the system shall provide adequate support for the vegetation selected.

NOTES

Drainage
All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that may adversely affect the adjacent MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. Storm water systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical neutralizing compounds (e.g., clay compounds) when necessary and appropriate.

Toxins
Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the applicatio n and/o r drainage o f such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided.

Lighting
Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting. Please see Municipal Code §±142.0740 for further information if needed.

Landscaping
No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

Grading/Land Development
Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

Barriers
Development adjacent to the MHPA shall provide barriers where appropriate (e.g., non-invasive vegetation, rocks/ boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.

Brush Management
All Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with Municipal Code §±142.0412 and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.

Noise
Due to the site's location adjacent to the MHPA, construction noise will need to be avoided, if possible, during the breeding season of sensitive bird species. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/ absence. If the species are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and should include temporary noise walls/ berms. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed and a temporary wall/ berm would be required. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ.

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SITE PLAN

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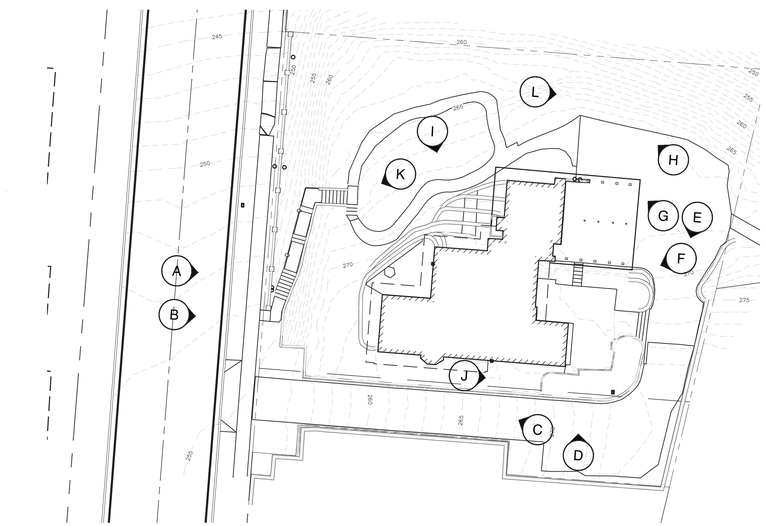
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01 PHOTO SURVEY

NTS



I



J



K



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Project Number: 180-0003

File Name:

Scale: NTS

HISTORIC SURVEY

Title:

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San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An *applicant* may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:

(1) The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.

(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.

(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.

(k) For existing *structures*, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing *structures* shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

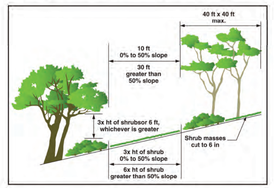
3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Cleareance for Brush Management



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance – Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

2. Brush Management Zone 1 – This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 – Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.

4. Long-term Maintenance Responsibility – All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

BRUSH MANAGEMENT

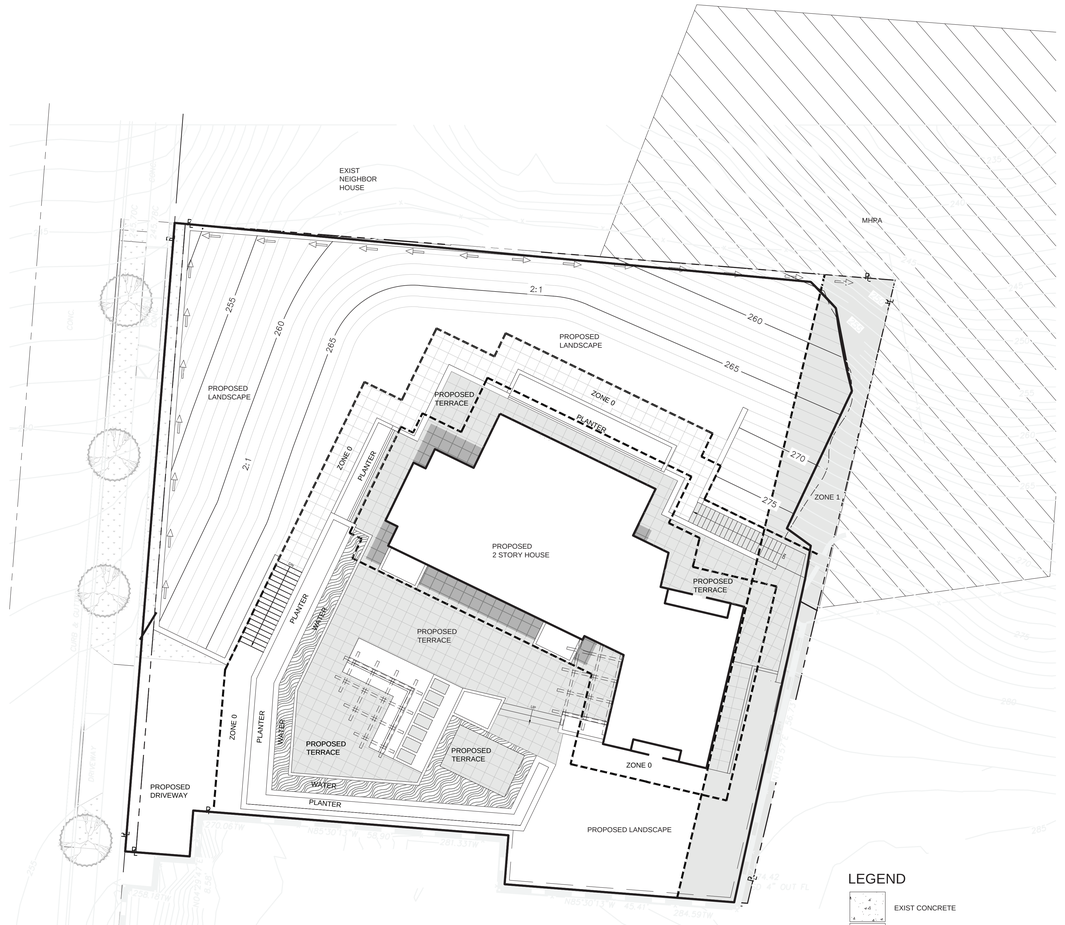
1. The Owner/ Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.
2. Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-rescue Departments Fire Hazard Advisor - Brush/Weed Complaint line at 619-533-4444
3. All required onsite landscape and brush managemnt as shown on these plans shall be the responsibility of the Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.
4. All structures and hardscape within zone one shall be on noncombustible, one-hour fire-rated or type IV heavy timber construction as defined in the California building code SDMA 145.0706
5. The subject property will not be able to provide the full brush management defensible space width required, and therefore, shall be subject to alternative compliance (SDMC section 142.0412(i). Fire typically requires at least 10-ft minimum for zone one.
6. Water Budget Calculations –V Water Conservation §142.0413: Please include Water Budget Calculations and Hydro zone Diagram on plans. MAWA & ETWU calculations as well as hydro zone map layers are required in order to show compliance under §142.0413. Refer to 142.0413 of the municipal code & Appendix E in the City Landscape Standards.
7. General Landscape and Irrigation Requirements: All landscape and irrigation shall conform to the standards o f the City-Wide Landscape Regulations and the City o f San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

FIRE MITIGATION

1. Mitigation options will include dual pane and dual tempered windows

BRUSH MANAGEMENT ZONE WIDTH

Criteria	Zone Width	Proposed Width
Zone 0 Width	5'	5'
Zone 1 Width	35'	13'-0"
Zone 2 Width	65'	0



N
01 BRUSH MANAGEMENT PLAN
1"=10'-0"

LEGEND

- EXIST CONCRETE
- PROPOSED CONCRETE
- PROPOSED HARDSCAPE
- ZONE 1

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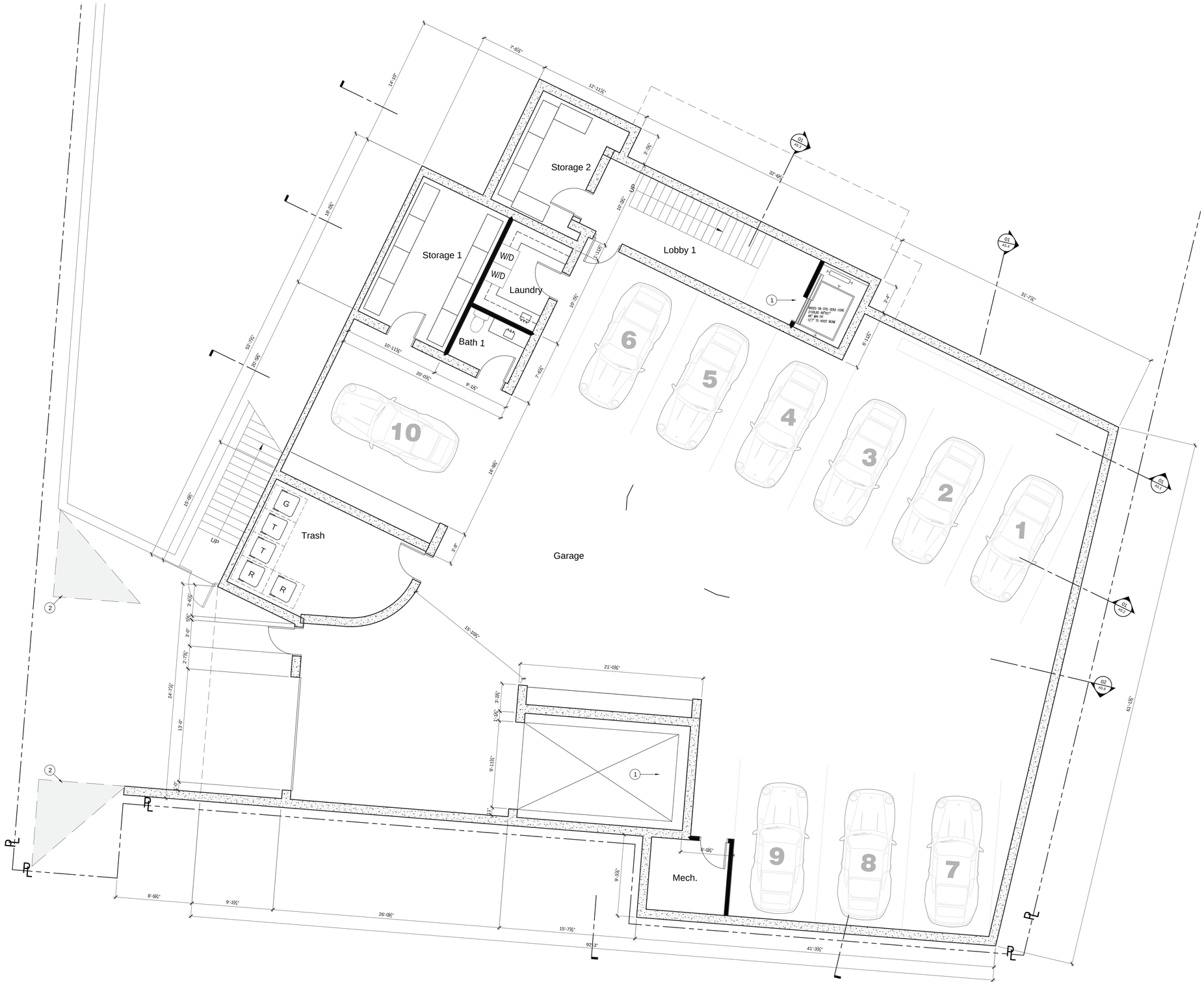
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LEGEND

CONCRETE	New concrete retaining wall
	New 2x6 wall @16"OC
	New 220/60amp circuit
	New 110V 20 Amp duplex outlet.
	New 110V 20 Amp separate circuit duplex outlet.
	New data location
HB	Hose Bib

KEYNOTES

1. 48" Elevator pit
2. Visibility triangle
3. Skylight
4. Building outline below grade

N

01 BASEMENT FLOOR PLAN
1/4" = 1'-0"

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No: Date: 10/21/26 Issue: Coastal Drw: Chk:

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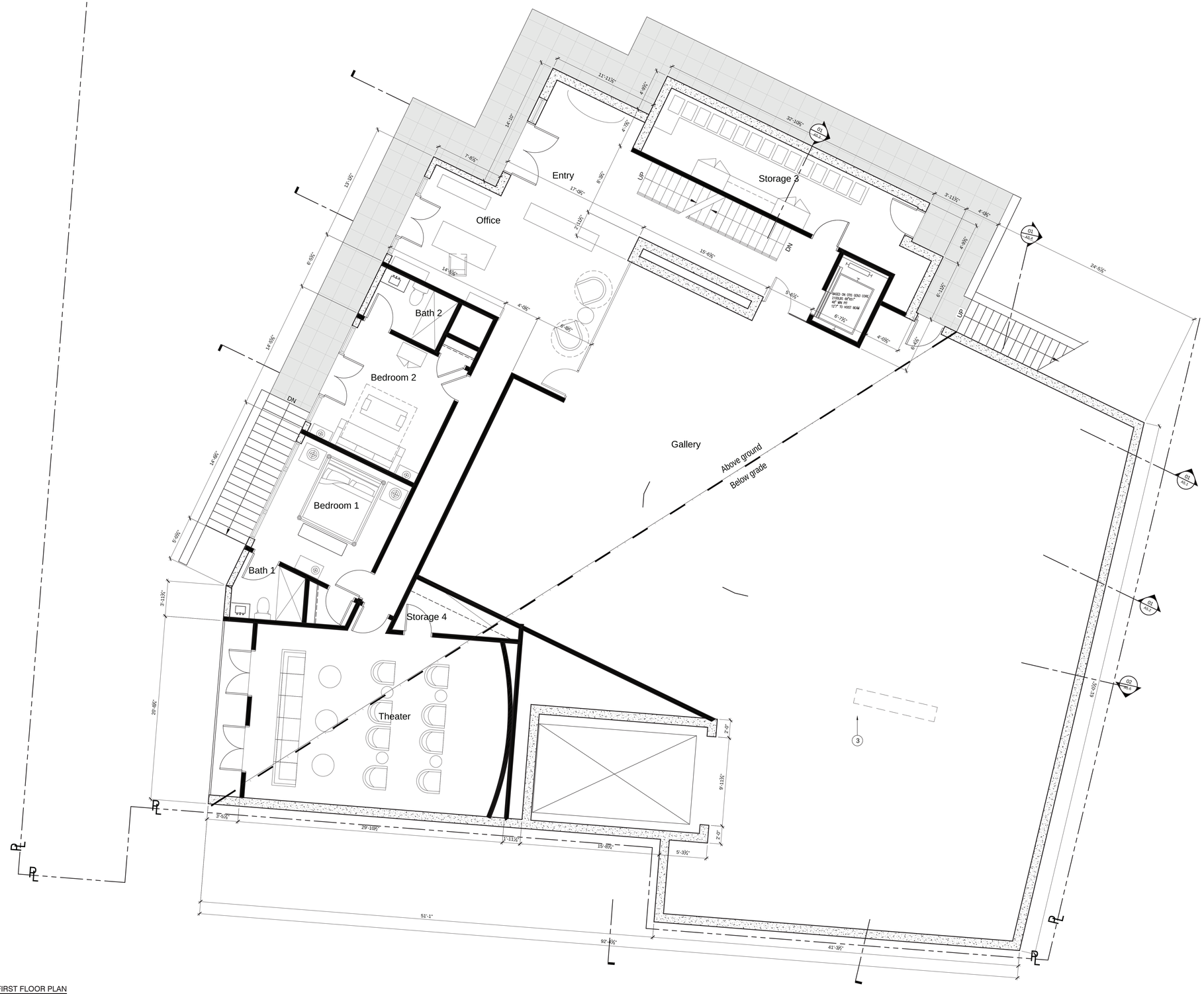
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Scale: 1/4"=1'-0"

Title: BASEMENT FLOOR PLAN

Sheet Number: A3.1

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N 01 FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

- New concrete retaining wall
- New 2x6 wall @16"OC
- New 220/60amp circuit
- New 110V 20 Amp duplex outlet.
- New 110V 20 Amp separate circuit duplex outlet.
- New data location
- HB Hose Bib

KEYNOTES

1. 48" Elevator pit
2. Visibility triangle
3. Skylight
4. Building outline below grade

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

LICENSED ARCHITECT
Jeffrey
Hollander
C-21179
Exp. 07-31-23
STATE OF CALIFORNIA

Seal:

No: Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

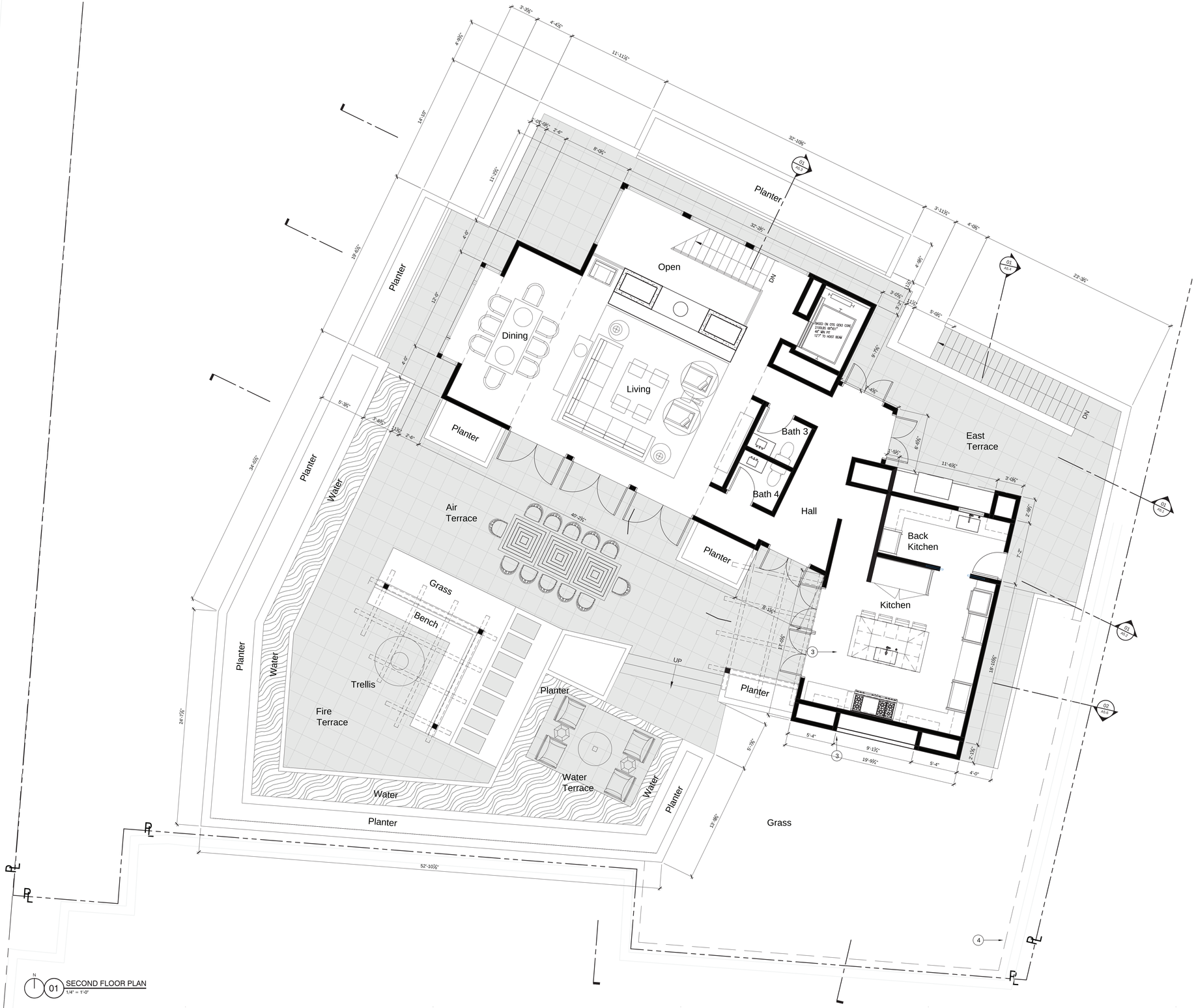
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Scale: 1/4"=1'-0"

FIRST
FLOOR PLAN
Title:

A3.2
Sheet Number:

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01 SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND

	New concrete retaining wall
	New 2x6 wall @16"OC
	New 220/60amp circuit
	New 110V 20 Amp duplex outlet.
	New 110V 20 Amp separate circuit duplex outlet.
	New data location
HB	Hose Bib

KEYNOTES

1. 48" Elevator pit
2. Visibility triangle
3. Skylight
4. Building outline below grade

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

LICENSED ARCHITECT
Jeffrey
Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No: Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

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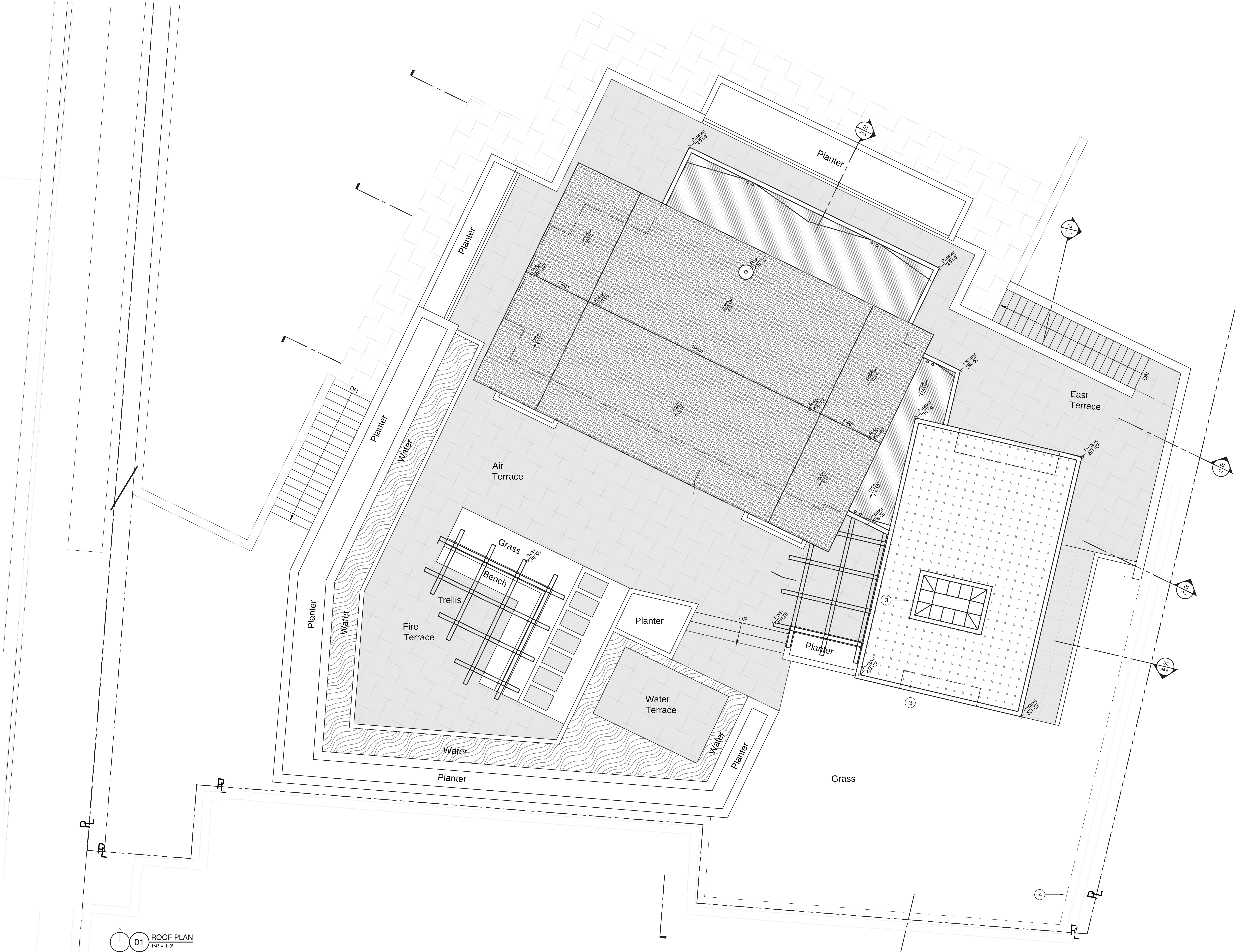
SECOND
FLOOR PLAN

Title:

A3.3

Sheet Number:

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LEGEND

Owens Corning Duration Cool Roof Shingles, Class A
Color: Nightsky
Applicable Standards:
- PRI ER 1378E01
- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3161 (Class F Wind Resistance)
- ASTM D3462ASTM D7158 (Class H Wind Resistance)
- ASTM E108 (Class A Fire Resistance)
- ICC-ES AC438UL 790 (Class A Fire Resistance)

Class A. Weatherbond TPO Membrane, 60 mil, White roof deck and parapets, heat weld all laps and seams, fully adhere to 1/4" Securock USG, mechanically attached to the wood deck. ESR-1463

Landscape roof

Water Reflection Pool

KEYNOTES

1. 48" Elevator pit
2. Visibility triangle
3. Skylight
4. Building outline below grade

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

LICENSED ARCHITECT
Jeffrey
Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No: Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

ROOF PLAN

Title:

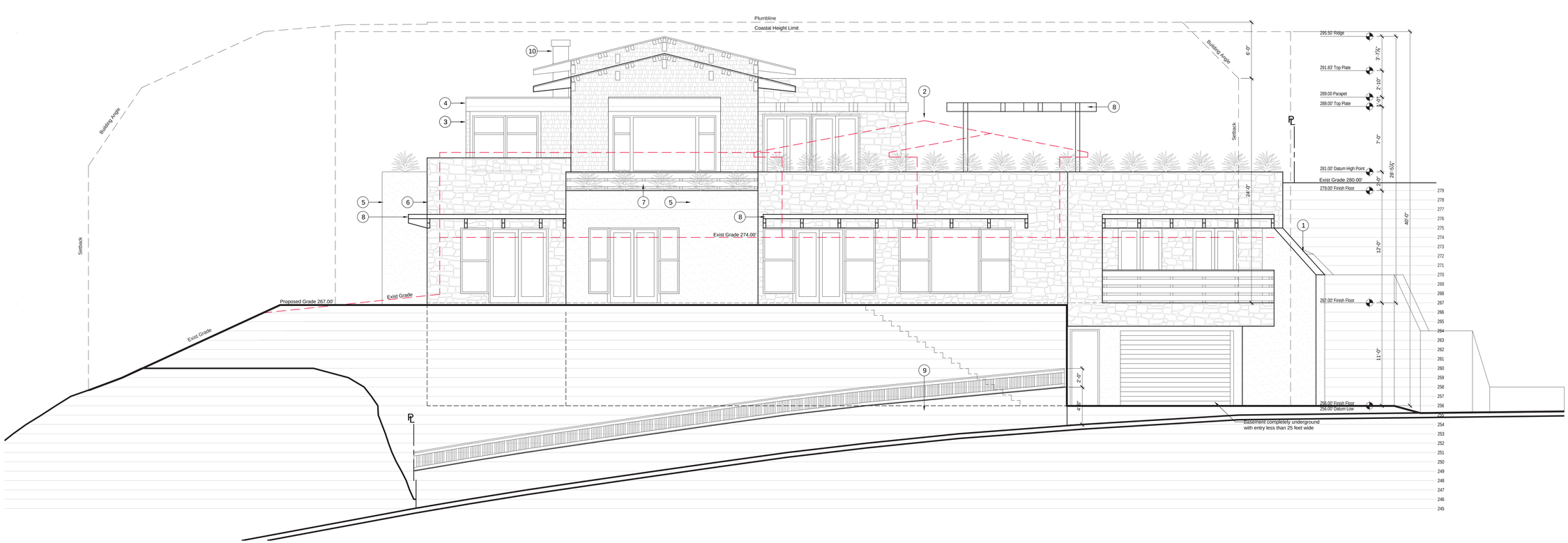
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Sheet Number:

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KEYNOTES

1. Existing retaining wall
2. Existing house to be demolished
3. James Hardie Hardi Shingle Siding, Staggered edge panel, primed ESR 2290, Noncombustible per ASTM E136 & E84
4. James Hardie Hardi Panel, smooth, primed, ESR 2290, Noncombustible per ASTM E136 & E84
5. Concrete
6. Stone veneer
7. Pressure treated fire retardant wood guardrail
8. Pressure treated fire retardant heavy timber trellis
9. New 4'-0" high retaining wall with 2'-0" high wood fence 50% open
10. Metal chimney direct vent flue



01 WEST ELEVATION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92109

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No: Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

ELEVATION

Title:

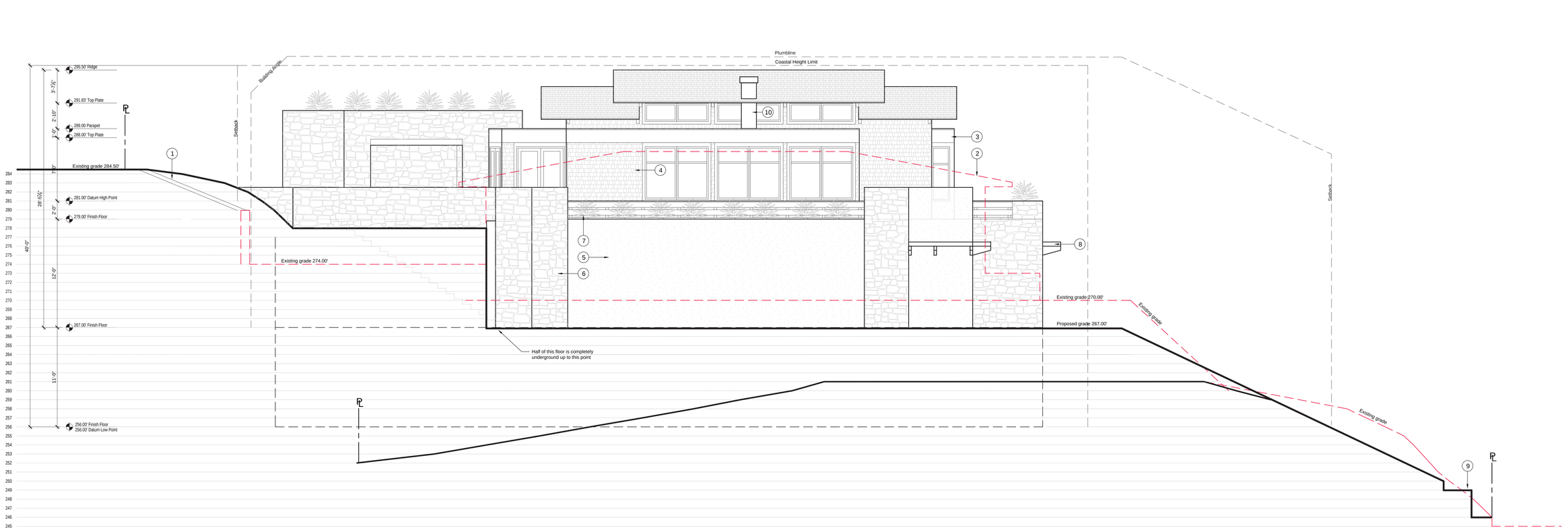
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Sheet Number:

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KEYNOTES

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2. Existing house to be demolished
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10. Metal chimney direct vent flue



01 NORTH ELEVATION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92109

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No: Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

ELEVATION

Title:

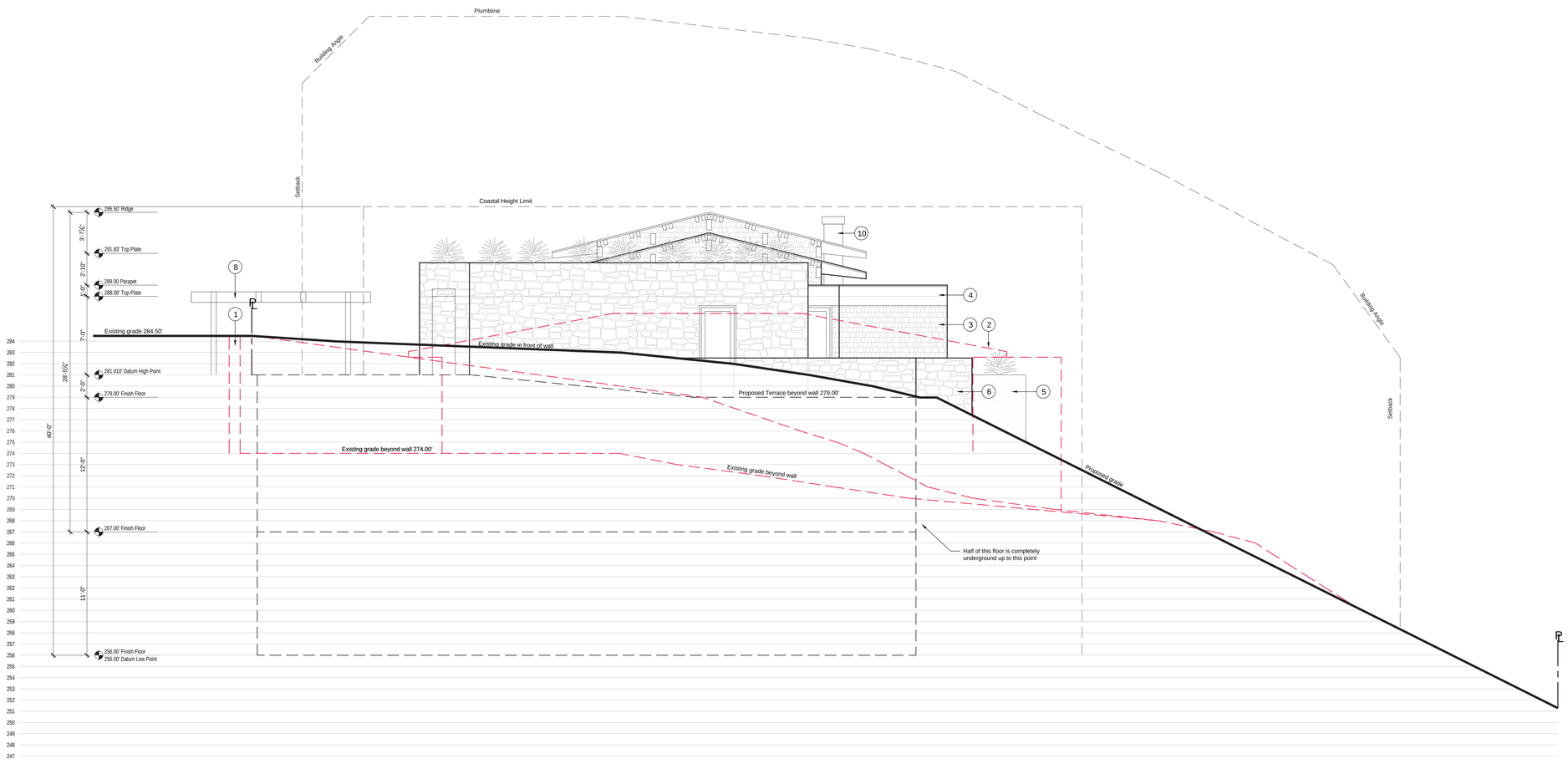
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Sheet Number:

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KEYNOTES

1. Existing retaining wall
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9. New 4'-0" high retaining wall with 2'-0" high wood fence 50% open
10. Metal chimney direct vent flue



01 EAST ELEVATION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92114

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No. Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

ELEVATION

Title:

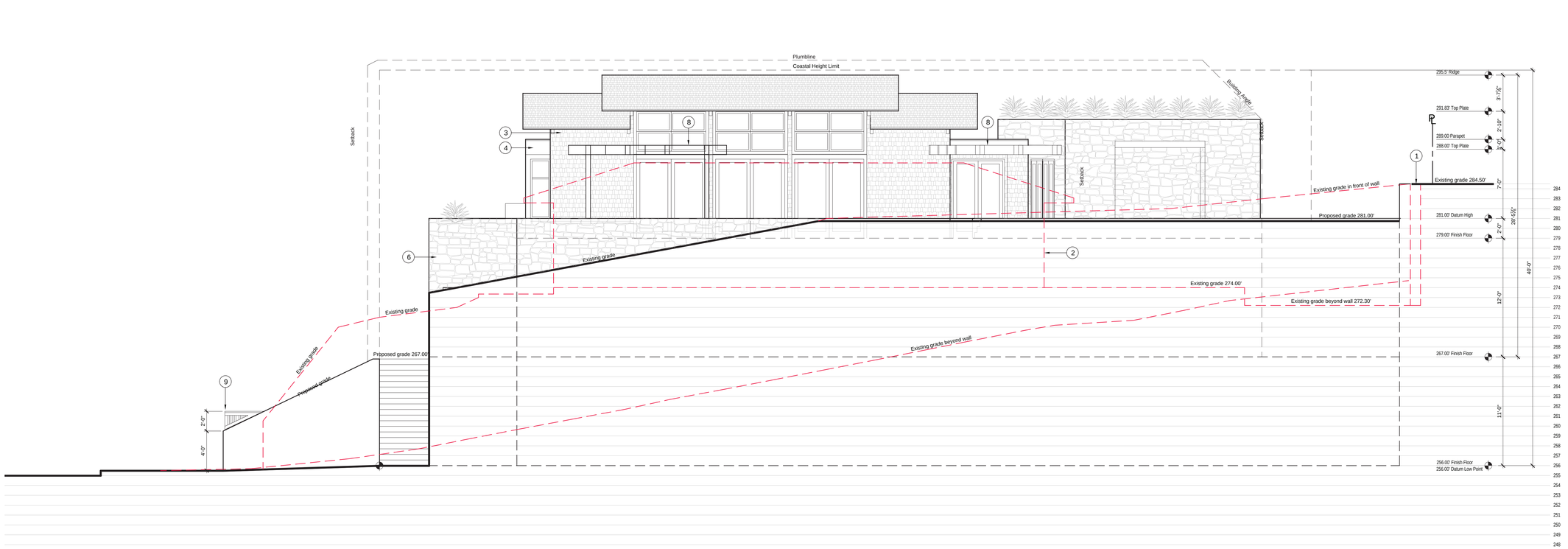
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Sheet Number:

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KEYNOTES

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10. Metal chimney direct vent flue



01 SOUTH ELEVATION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92109

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No. Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

ELEVATION

Title:

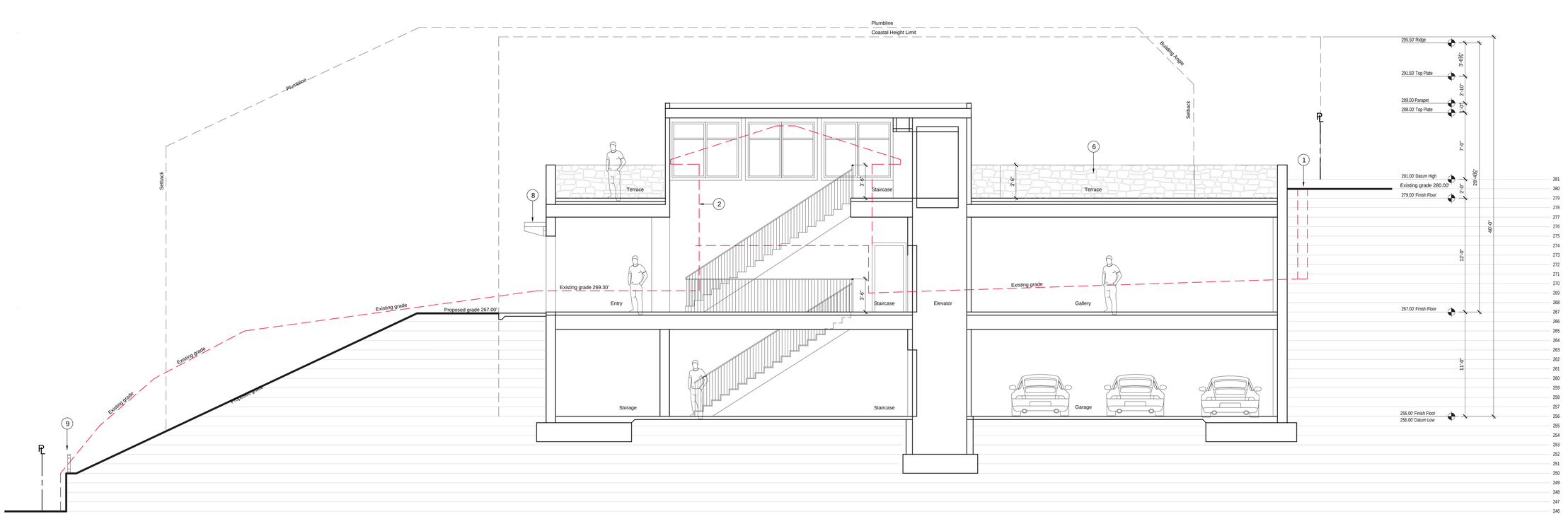
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Sheet Number:

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9. New 4'-0" high retaining wall with 2'-0" high wood fence 50% open
10. Metal chimney direct vent flue



01 SECTION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92109

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No. Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

SECTION

Title:

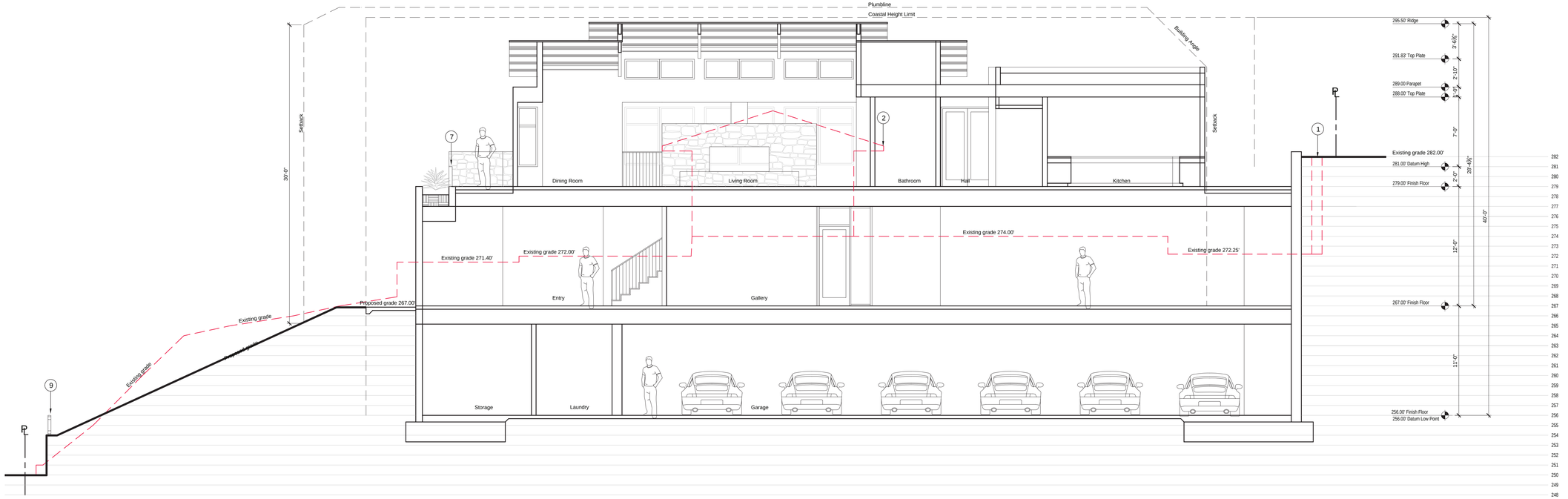
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Sheet Number:

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9. New 4'-0" high retaining wall with 2'-0" high wood fence 50% open
10. Metal chimney direct vent flue



01 SECTION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92109

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No. Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

SECTION

Title:

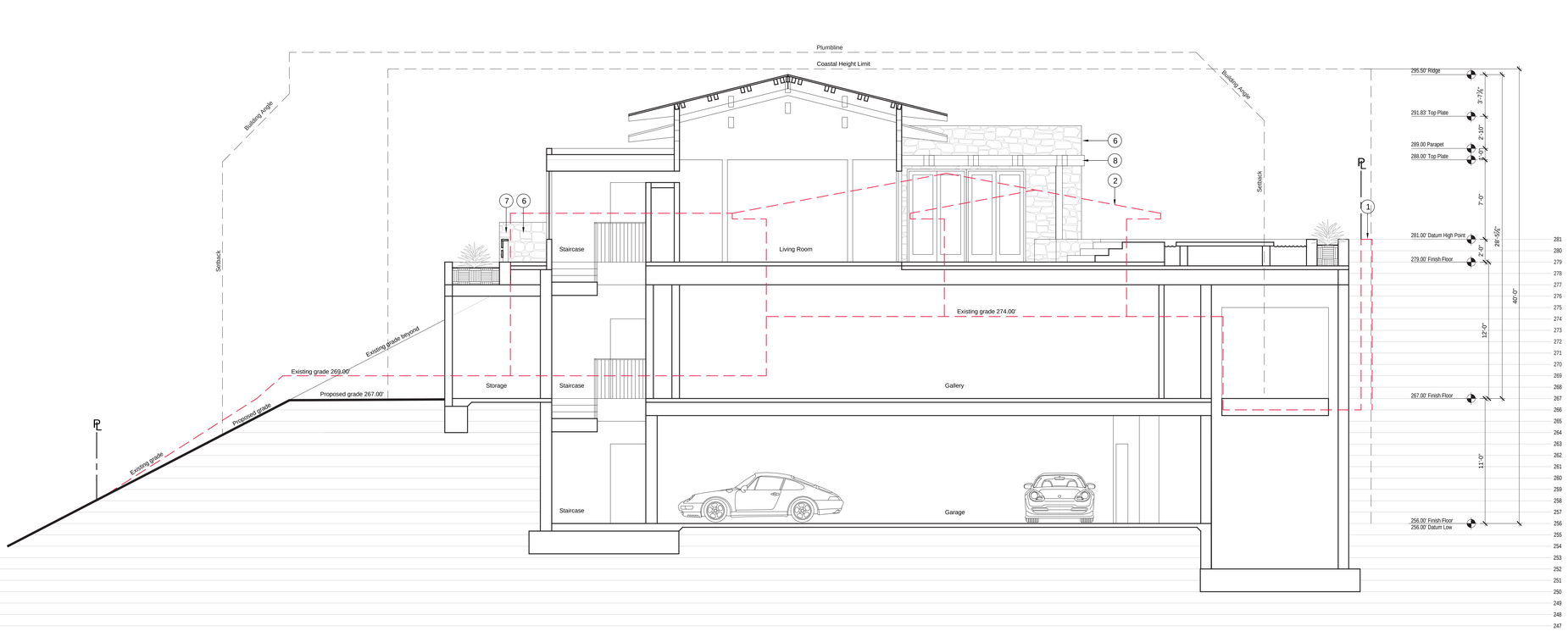
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Sheet Number:

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KEYNOTES

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01 SECTION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92109

LICENSED ARCHITECT
Jeffrey Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No. Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

SECTION

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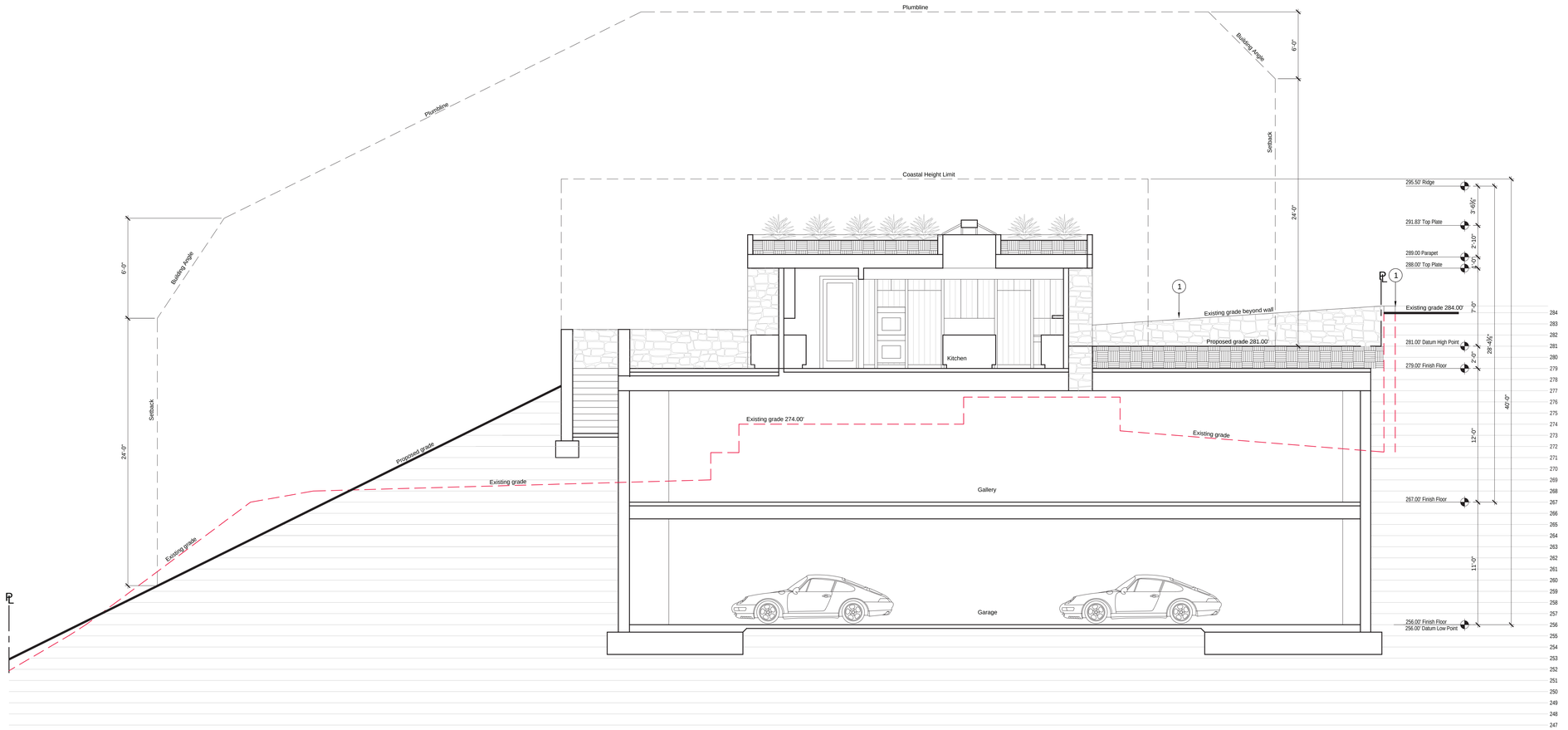
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Sheet Number:

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KEYNOTES

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2. Existing house to be demolished
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9. New 4'-0" high retaining wall with 2'-0" high wood fence 50% open
10. Metal chimney direct vent flue



01 SECTION
1/4" = 1'-0"

Hollander
DESIGN GROUP

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

LICENSED ARCHITECT
Jeffrey
Hollander
C-21179
Ren. 07-31-23
STATE OF CALIFORNIA

Seal:

No: Date: 10/21/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale: 1/4"=1'-0"

SECTION

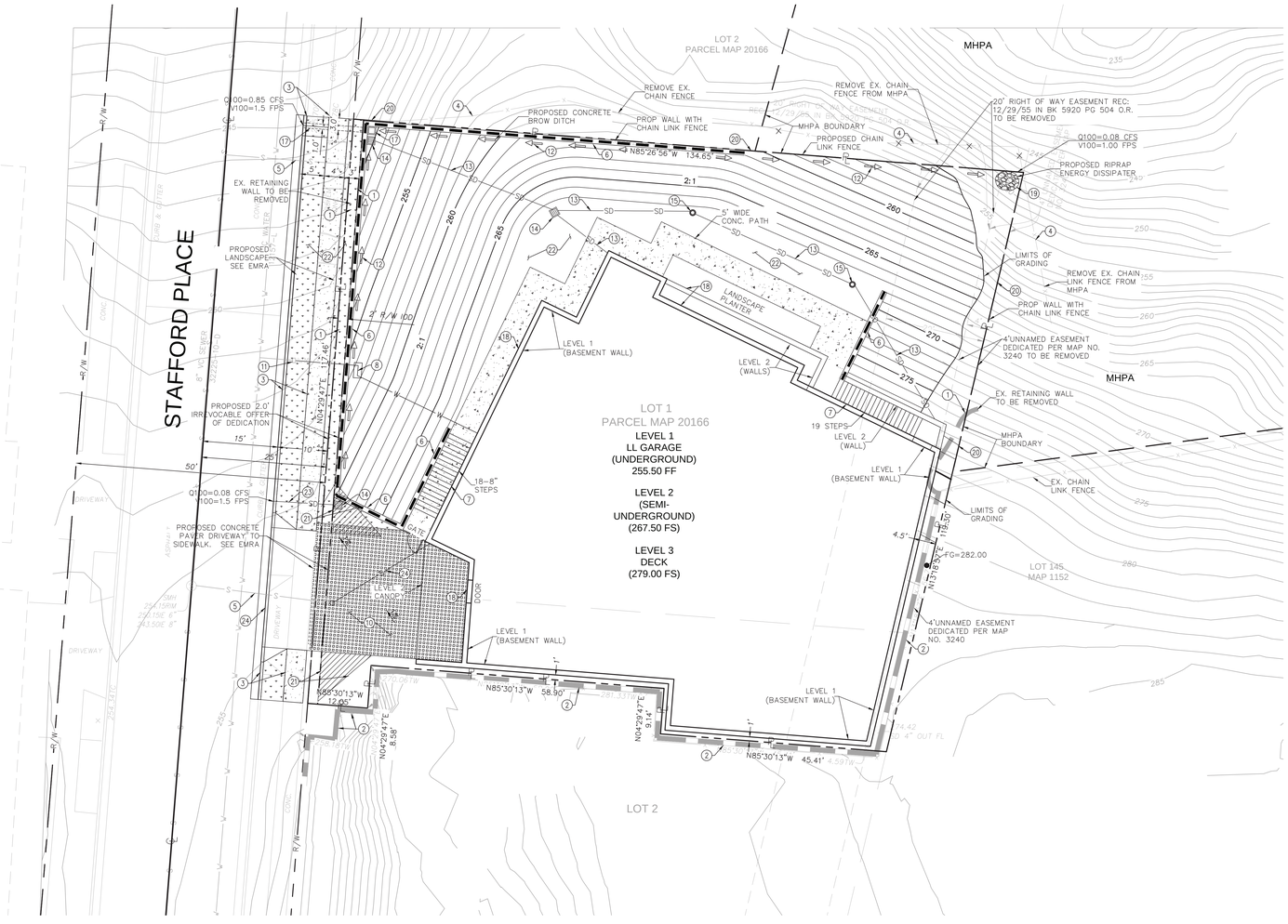
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Sheet Number:

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CIVIL SITE PLAN



EMRA NOTE:
SEE EMRA APPROVAL #_____ FOR EXISTING GOOSENECK, MAILBOX, LANDSCAPE AND IRRIGATION, RETAINING WALL (3' MAX), SIDEWALK UNDERDRAIN, CURB OUTLET, AND CONCRETE WALKWAY TO SIDEWALK ENCROACHMENT.

NOTES

1. EX. WALL TO BE REMOVED
2. EX. WALL TO REMAIN
3. EX. PUBLIC IMPROVMENTS TO BE REPLACED.
4. EX. CHAINLINK FENCE TO BE REMOVED
5. EX. SEWER LATERAL TO REMAIN.
6. PROP. RETAINING WALL PER CITY STANDARDS
7. PROP CONC. STEPS
8. PROP WATER BACKFLOW DEVICE
9. PROP CONC. PAVERS DRIVEWAY
10. PROP. WATER SERVICE CONNECTION
11. PROP BROW DITCH MOD (W=1.0')
12. PROP STORM DRAIN PIPE
13. PROP BOX DRAIN
14. PROP ATRIUM DRAIN
15. PROP STORM DRAIN PIPING
16. PROP CURB OUTLET PER D-25 MOD. (W=1.0')
17. PROP RESIDENTIAL STRUCTURE
18. PROP RIP RAP DISPERSION
19. PROP CHAINLINK FENCE
20. 10' X 10' VISIBILITY TRIANGLE
21. PROP LANDSCAPE PER LANDSCAPE PLAN
22. PROP SIDEWALK UNDERDRAIN PER D-27.
23. PROP DRIVEWAY APRON PER G-17.

LEGEND

EXISTING IMPROVEMENTS

	SYMBOL
EX WATER	W
EX SEWER	S
EX STORM DRAIN	SD
EX GAS	G
EX COMMUNICATION	COMM
EX CABLE/TELEVISION	CATV
EX CONTOUR	340
EX BUILDING	(344.7±)
EX SPOT ELEVATION	X
EX FIRE HYDRANT	
PROPERTY/RIGHT-OF-WAY LINE	
SETBACKS	

PROPOSED IMPROVEMENTS

IMPROVEMENT	REFERENCE	SYMBOL
PROP BUILDING		
PROP CURB AND GUTTER	SDG-151	
PROP CONCRETE SIDEWALK	SDG-155	
PROP CONCRETE PAVERS		
PROP CONTOUR		340
PROP EDGE OF PAVEMENT		
PROP FLOW ARROW		
PROP CATCH BASIN (PVT)		
PROP STORM DRAIN (PVT)		SD
PROP ATRIUM DRAIN		
PROP V-DITCH	SDD-106	
PROP RETAINING WALL	SDD-106	

PURPOSE:

COSTAL DEVELOPMENT PERMIT FOR RESIDENCIAL STRUCTURE WITH SUBTERAINING PARKING GARAGE ON PREVIOUSLY DEVLOPED SITE..

ZONING:

SEE SHEET CS1

SETBACKS:

SEE SHEET CS1

FLOOD ZONE CLASSIFICATIONS

ZONE – PROPERTY LIES WITHIN ZONE "X", THE PROPERTY LIES WITHIN MINIMAL FLOOD HAZARD AREAS IN ZONE "X", PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06073C1884H, MAP REVISED 12/20/2019.

OWNER:

SEE SHEET CS1.

SITE ADDRESS

727 STAFFORD PLACE, SAN DIEGO, CA 92107

APN NO.

532-034-13-00

LAND AREA

14,250 SF (0.327 ACRES)

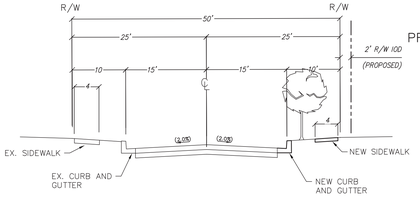
BASIS OF BEARING

SOUTHWEST BOUNDARY OF PARCEL MAP 20166

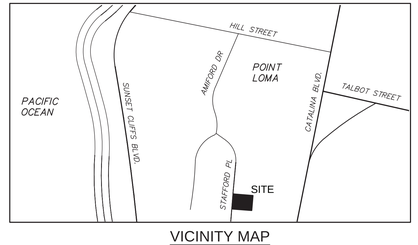
BENCHMARK:

FOUND LEAD & DISC STAMPED "CITY ENGINEER" PER PARCEL MAP 20166, EAST SIDE STAFFORD PL, +/- 20' N. PROPERTY CORNER ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL DATA.

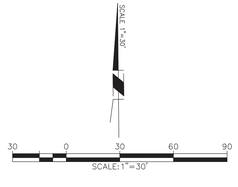
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SECTION- STAFFORD PLACE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



THOMAS P. FITZMAURICE R.C.E. NO. 55553 EXP. 12-31-27

10/16/2026
DATE

REGISTERED PROFESSIONAL ENGINEER THOMAS P. FITZMAURICE NO.55553 CIVIL STATE OF CALIFORNIA

NOVA Engineering
4373 VIEWRIDGE AVENUE, SUITE A
SAN DIEGO, CA 92123
(619) 296-1010

REGISTERED PROFESSIONAL ENGINEER THOMAS P. FITZMAURICE NO.55553 CIVIL STATE OF CALIFORNIA

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

Seal:

No. Date: 10/5/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

Scale:

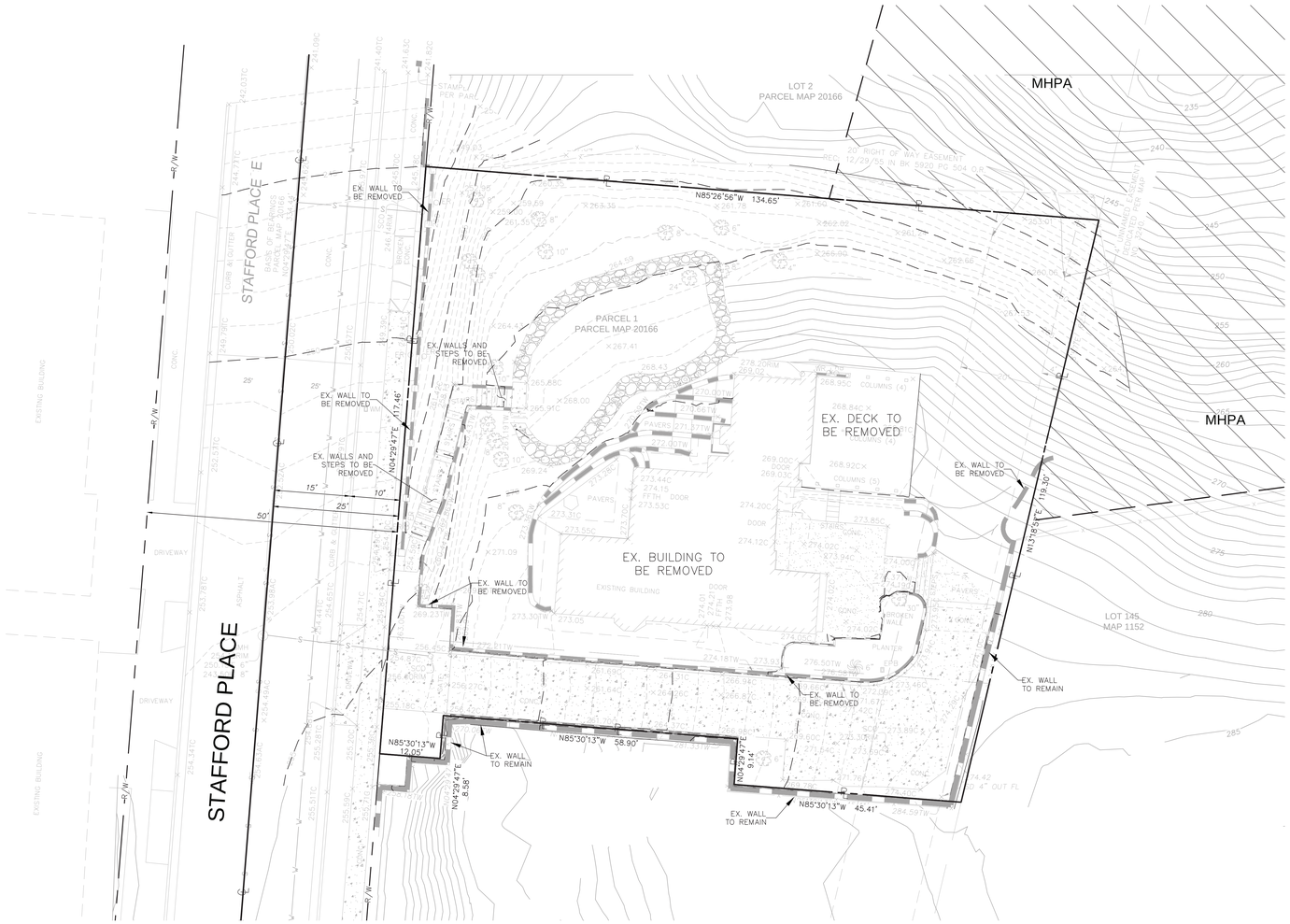
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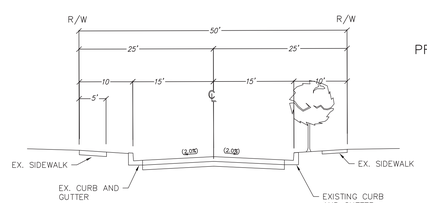
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Sheet Number:

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TOPOGRAPHY PLAN





PROJECT SITE

SECTION- STAFFORD PLACE

NOT TO SCALE

SCALE: 1"=30'

30 0 30 60 90

SCALE: 1"=30'

LEGEND

EXISTING IMPROVEMENTS

	SYMBOL
PROPERTY LINE	
CENTER LINE	
EASEMENT LINE	
FLOW LINE	
SANITARY SEWER LINE	SS
FENCE (CLF)	x x x x
FENCE (WDF)	
FENCE (WIF)	
GAS SERVICE LINE	G G
RETAINING WALL	
OVERHEAD UTILITY	OHU
ELECTRIC TRANSFORMER	
WATER METER	
BUILDING	
CONCRETE SURFACE	
BUILDING	
RETAINING WALL	
EX WATER	W
EX SEWER	S
EX STORM DRAIN	SD
EX GAS	G
EX COMMUNICATION	COMM
EX CABLE/TELEVISION	CATV
FIRE HYDRANT	
MANHOLE	MH
STREET LIGHT	
MISCELLANEOUS	
TREES	
INDEX CONTOUR	1850
INTER CONTOUR	1849

PURPOSE:

COSTAL DEVELOPMENT PERMIT RESIDENTIAL PARKING GARAGE, RESIDENCE AND DECK ON PREVIOUSLY DEVLOPED SITE.

ZONING:

SEE SHEET CS1

SETBACKS:

SEE SHEET CS1

FLOOD ZONE CLASSIFICATIONS

ZONE – PROPERTY LIES WITHIN ZONE "X". THE PROPERTY LIES WITHIN MINIMAL FLOOD HAZARD AREAS IN ZONE "X", PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06073C1884H, MAP REVISED 12/20/2019.

OWNER:

SEE SHEET 1.

SITE ADDRESS

727 STAFFORD PLACE, SAN DIEGO, CA 92107

APN NO.

532-034-13-00

LAND AREA

14,250 SF (0.327 ACRES)

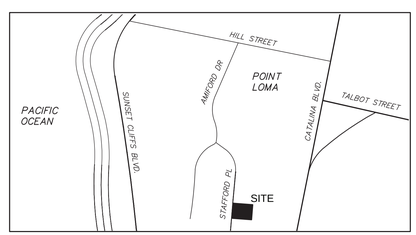
BASIS OF BEARING

SOUTHWEST BOUNDARY OF PARCEL MAP 20166

BENCHMARK:

FOUND LEAD & DISC STAMPED "CITY ENGINEER" PER PARCEL MAP 20166. EAST SIDE STAFFORD PL, +/- 20' N. PROPERTY CORNER ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL DATA.

ELEVATION = 241.33 MSL



VICINITY MAP

NOT TO SCALE

THOMAS P. FITZMAURICE R.C.E. NO. 55553 EXP. 12-31-27

DATE

REGISTERED PROFESSIONAL ENGINEER THOMAS P. FITZMAURICE NO.55553 CIVIL STATE OF CALIFORNIA

NOVA Engineering
4373 VIEWRIDGE AVENUE, SUITE A
SAN DIEGO, CA 92123
(619) 296-1010

REGISTERED PROFESSIONAL ENGINEER THOMAS P. FITZMAURICE NO.55553 CIVIL STATE OF CALIFORNIA

MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

Seal:

No: Date: 10/5/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

File Name:

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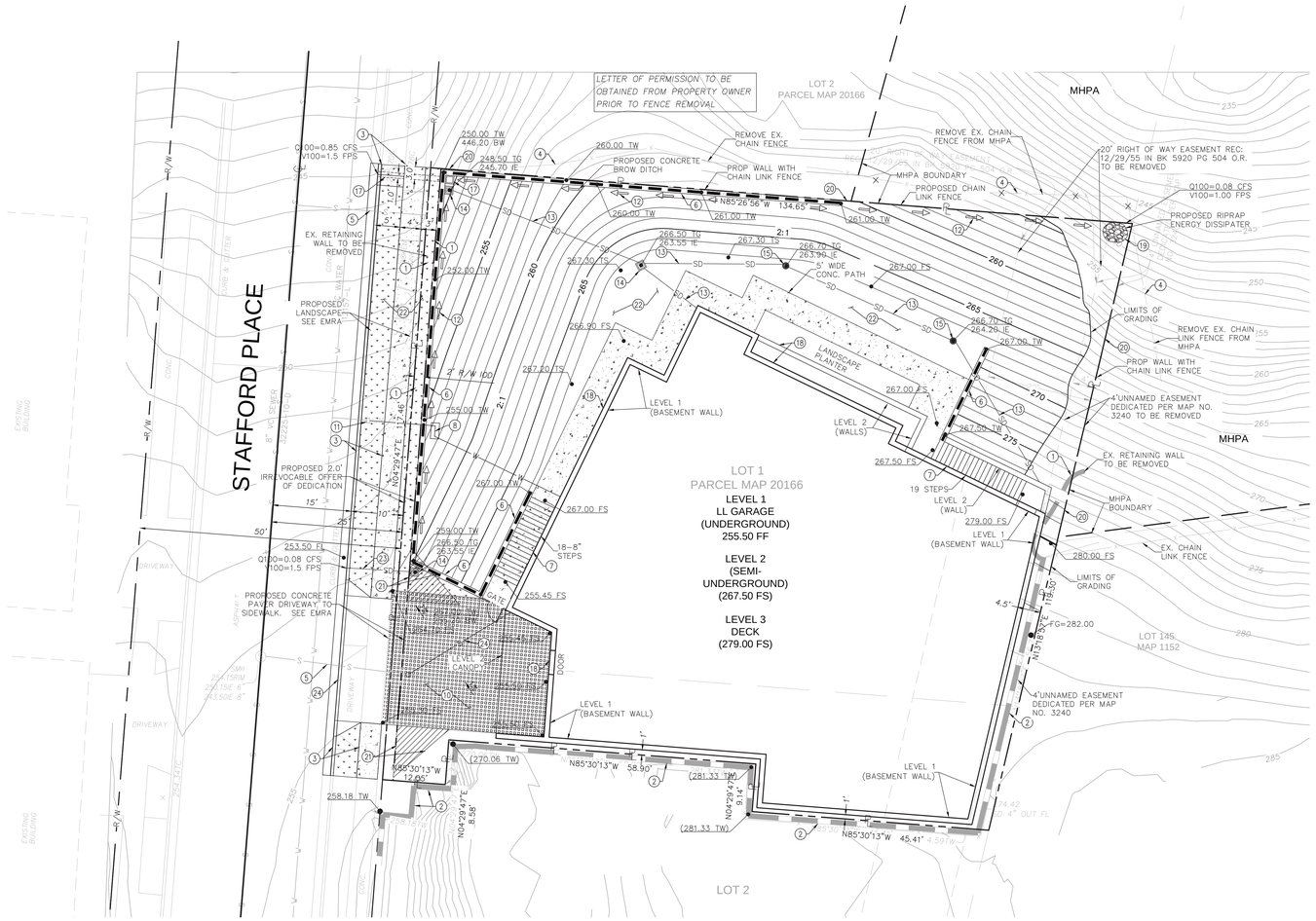
Title: TOPOGRAPHY PLAN

C-2.0

Sheet Number:

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PRELIMINARY GRADING PLAN



NOTES

1. EX. WALL TO BE REMOVED
2. EX. WALL TO REMAIN
3. EX. PUBLIC IMPROVMENTS TO BE REPLACED.
4. EX. CHAINLINK FENCE TO BE REMOVED
5. EX. SEWER LATERAL TO REMAIN.
6. PROP. RETAINING WALL PER CITY STANDARDS
7. PROP CONC. STEPS
8. PROP WATER BACKFLOW DEVICE
10. PROP CONC. PAVERS DRIVEWAY
11. PROP. WATER SERVICE CONNECTION
12. PROP BROW DITCH MOD (W=1.0')
13. PROP STORM DRAIN PIPE
14. PROP BOX DRAIN
15. PROP ATRIUM DRAIN
16. PROP STORM DRAIN PIPING
17. PROP CURB OUTLET PER D-25 MOD. (W=1.0')
18. PROP RESIDENTIAL STRUCTURE
19. PROP RIP RAP DISPERSION
20. PROP CHAINLINK FENCE
21. 10' X 10' VISIBILITY TRIANGLE
22. PROP LANDSCAPE PER LANDSCAPE PLAN
23. PROP SIDEWALK UNDERDRAIN PER D-27.
24. PROP DRIVEWAY APRON PER G-17.

EMRA NOTE:
SEE EMRA APPROVAL #_____ FOR EXISTING GOOSENECK, MAILBOX, LANDSCAPE AND IRRIGATION, RETAINING WALL (3' MAX), SIDEWALK UNDERDRAIN, CURB OUTLET, AND CONCRETE WALKWAY TO SIDEWALK ENCROACHMENT.

PROPERTY IMPERVIOUS AREA SUMMARY		
	EXISTING	PROPOSED
	AREA (SQ.FT.)	AREA (SQ.FT.)
IMPERVIOUS	7,750	8,493
PERVIOUS	6,274	5,532
TOTAL DISTURBED AREA = 14,024 SQ.FT.		

LEGEND

EXISTING IMPROVEMENTS

	SYMBOL
EX WATER	W
EX SEWER	S
EX STORM DRAIN	SD
EX GAS	G
EX COMMUNICATION	COMM
EX CABLE/TELEVISION	CATV
EX CONTOUR	340
EX BUILDING	
EX SPOT ELEVATION	(344.7±)
EX FIRE HYDRANT	
PROPERTY/RIGHT-OF-WAY LINE	
SETBACKS	

PROPOSED IMPROVEMENTS

IMPROVEMENT	REFERENCE	SYMBOL
PROP BUILDING		
PROP CURB AND GUTTER	SDG-151	
PROP CONCRETE SIDEWALK	SDG-155	
PROP CONCRETE PAVERS		
PROP CONTOUR		340
PROP EDGE OF PAVEMENT		
PROP FLOW ARROW		
PROP CATCH BASIN (PVT)		
PROP STORM DRAIN (PVT)		SD
PROP ATRIUM DRAIN		
PROP V-DITCH	SDD-106	
PROP RETAINING WALL	SDD-106	

PURPOSE:
COSTAL DEVELOPMENT PERMIT FOR NEW SINGLE STORY RESIDENCE ON PREVIOUSLY DEVLOPED SITE

ZONING:
SEE SHEET CS1

SETBACKS:
SEE SHEET CS1

FLOOD ZONE CLASSIFICATIONS
ZONE – PROPERTY LIES WITHIN ZONE RS-7, THE PROPERTY LIES WITHIN MINIMAL FLOOD HAZARD AREAS IN ZONE "X", PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06073C1884H, MAP REVISED 12/20/2019.

OWNER:
SEE SHEET 1.

SITE ADDRESS
727 STAFFORD PLACE, SAN DIEGO, CA 92107

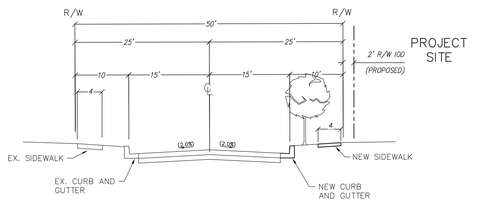
APN NO.
532-034-13-00

LAND AREA
14,250 SF (0.327 ACRES)

BASIS OF BEARING
SOUTHWEST BOUNDARY OF PARCEL MAP 20166

BENCHMARK:
FOUND LEAD & DISC STAMPED "CITY ENGINEER" PER PARCEL MAP 20166, EAST SIDE STAFFORD PL, +/- 20' N. PROPERTY CORNER ACCORDING TO THE CITY OF SAN DIEGO VERTICAL CONTROL DATA.

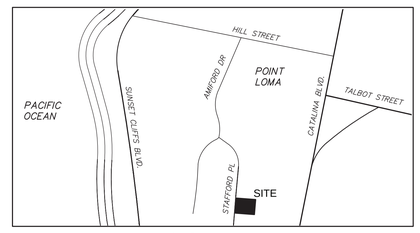
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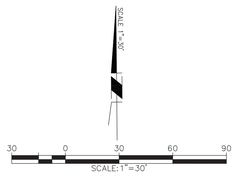
SECTION- STAFFORD PLACE
NOT TO SCALE

EARTHWORK QUANTITIES:

GRADED AREA	0.314 AC	MAX. CUT DEPTH	27 FT
CUT QUANTITIES	5,010 CYD	MAX CUT SLOPE RATIO (2:1MAX)	N/A
FILL QUANTITIES	35 CYD	MAX. FILL DEPTH	2.0 FT
IMPORT/EXPORT	4,750 CYD	MAX FILL SLOPE RATIO (2:1MAX)	2:1



VICINITY MAP
NOT TO SCALE



THOMAS P. FITZMAURICE R.C.E. NO. 55553 EXP. 12-31-27

10/16/2026
DATE

REGISTERED PROFESSIONAL ENGINEER THOMAS P. FITZMAURICE NO.55553 CIVIL STATE OF CALIFORNIA

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MANNING RESIDENCE
727 STAFFORD PLACE
SAN DIEGO CA 92107

Seal:

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Project Number: 180-0003

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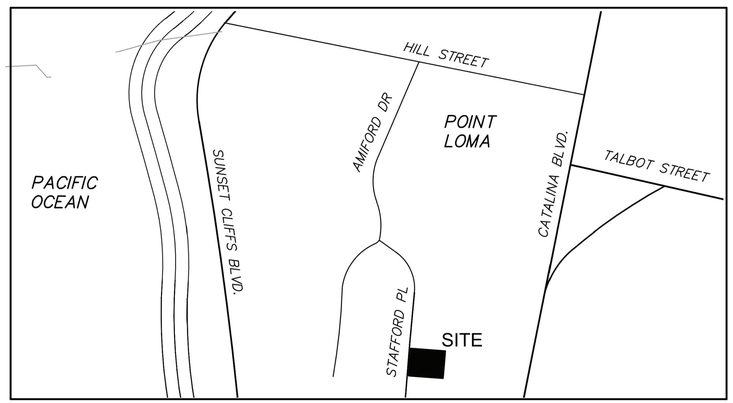
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Title: PRELIMINARY GRADING PLAN

Sheet Number: C-3.0

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SCHEMATIC DESIGN



VICINITY MAP

NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
L000	COVER SHEET
L001	EXISTING TREE PROTECTION
L100	CONSTRUCTION PLAN
L200	IRRIGATION PLAN
L300	BRUSH MANAGEMENT NOTES
L310	PLANTING AND BRUSH MANAGEMENT

CITY OF SAN DIEGO SPECIFIC NOTES

1. ROOT ZONE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(B)(5).
2. ROOT BARRIERS:TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
3. MINIMUM TREE SEPARATION DISTANCE:
   - 3.1. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
   - 3.2. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
   - 3.3. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
   - 3.4. DRIVEWAY (ENTRIES) - 10 FEET
   - 3.5. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
4. MWELO: THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
5. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC §142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
6. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC §142.0411.
7. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
8. TREE MAINTENANCE: ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED
9. TREE MAINTENANCE: TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).
10. REPAIR AND REPLACE: IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
11. STANDARDS AND REGULATIONS: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

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No: Date: 10/15/26 Issue: Coastal Dra: Chk:

Project Number: 180-0003

File Name:

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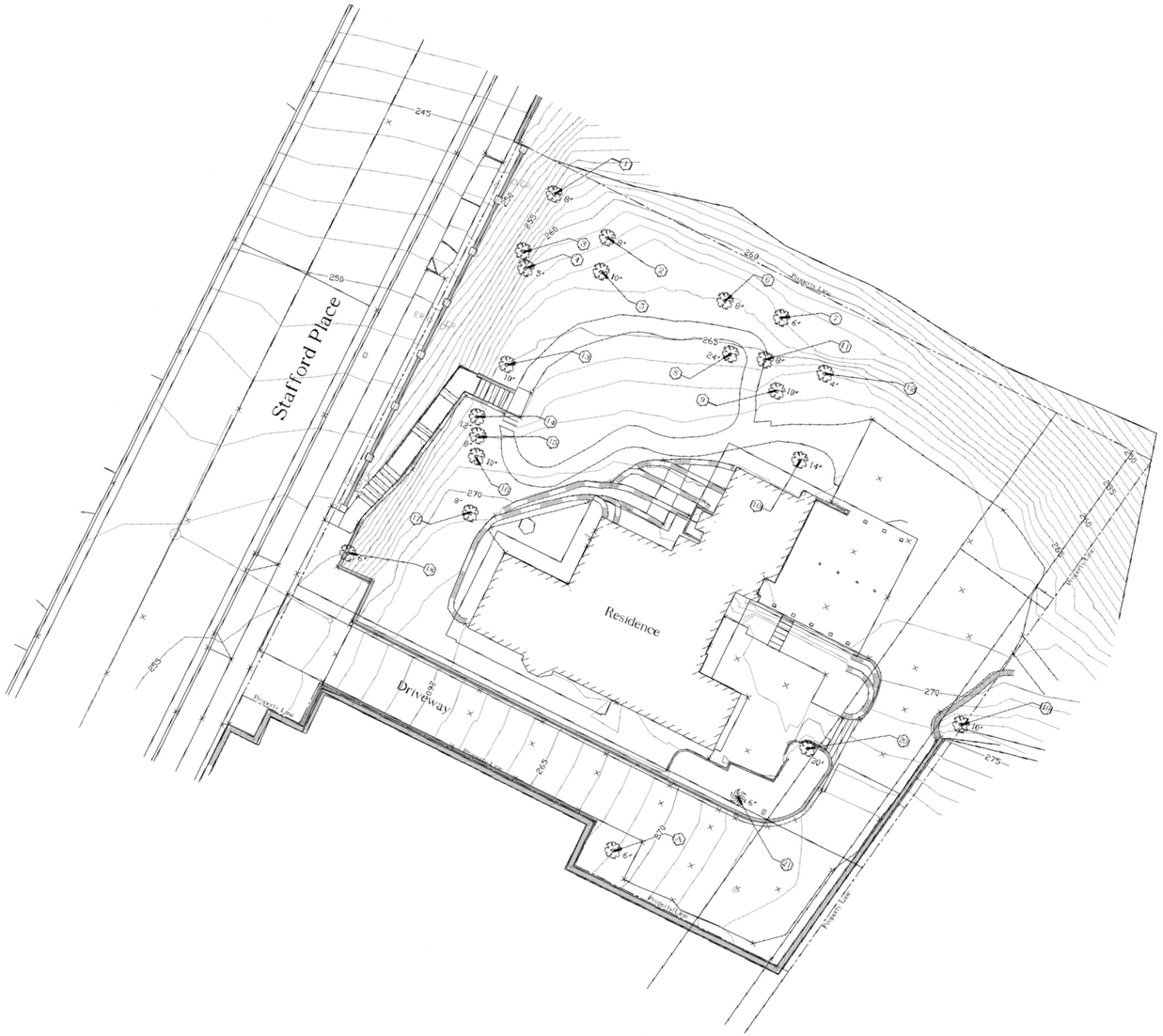
COVER SHEET

Title:

L000

Sheet Number:

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N

0 5 10 20
SCALE: 1"=10'-0"

tree inventory – demolition:

1. ACACIA LONGIFOLIA - GOLDEN WATTLE - 8" DIA.
2. PINUS PINEA - ITALIAN STONE PINE - 8" DIA.
3. SCHINUS TREBINTHIFOLIUS - BRAZILIAN PEPPER TREE - 3" DIA.
4. SCHINUS TREBINTHIFOLIUS - BRAZILIAN PEPPER TREE - 4" DIA.
5. SCHINUS TREBINTHIFOLIUS - BRAZILIAN PEPPER TREE - 10" DIA.
6. PINUS PINEA - ITALIAN STONE PINE - 8" DIA.
7. SCHINUS TREBINTHIFOLIUS - BRAZILIAN PEPPER TREE - 6" DIA.
8. PINUS PINEA - ITALIAN STONE PINE - 24" DIA.
9. PINUS PINEA - ITALIAN STONE PINE - 10" DIA.
10. PINUS PINEA - ITALIAN STONE PINE - 14" DIA.
11. MYOPORUM LAETUM - MOUSEHOLE TREE - 8" DIA.
12. OLEA EUROPAEA - OLIVE TREE - 4" DIA.
13. PINUS PINEA - ITALIAN STONE PINE - 10" DIA.
14. PINUS PINEA - ITALIAN STONE PINE - 12" DIA.
15. PINUS PINEA - ITALIAN STONE PINE - 8" DIA.
16. PINUS PINEA - ITALIAN STONE PINE - 10" DIA.
17. PINUS PINEA - ITALIAN STONE PINE - 8" DIA.
18. ARUCARIA HETEROPHYLLA - NORFOLK ISLAND PINE - 6" DIA.
19. MALOSMA LAURINA - LAUREL SUMAC - 10" DIA.
20. ERYTHRINA CAFFRA - CORAL TREE - 30" DIA.
21. CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM - 6" DIA.

tree inventory – preservation:

A. ARBUTUS UNEDO - STRAWBERRY TREE - 6" DIA.

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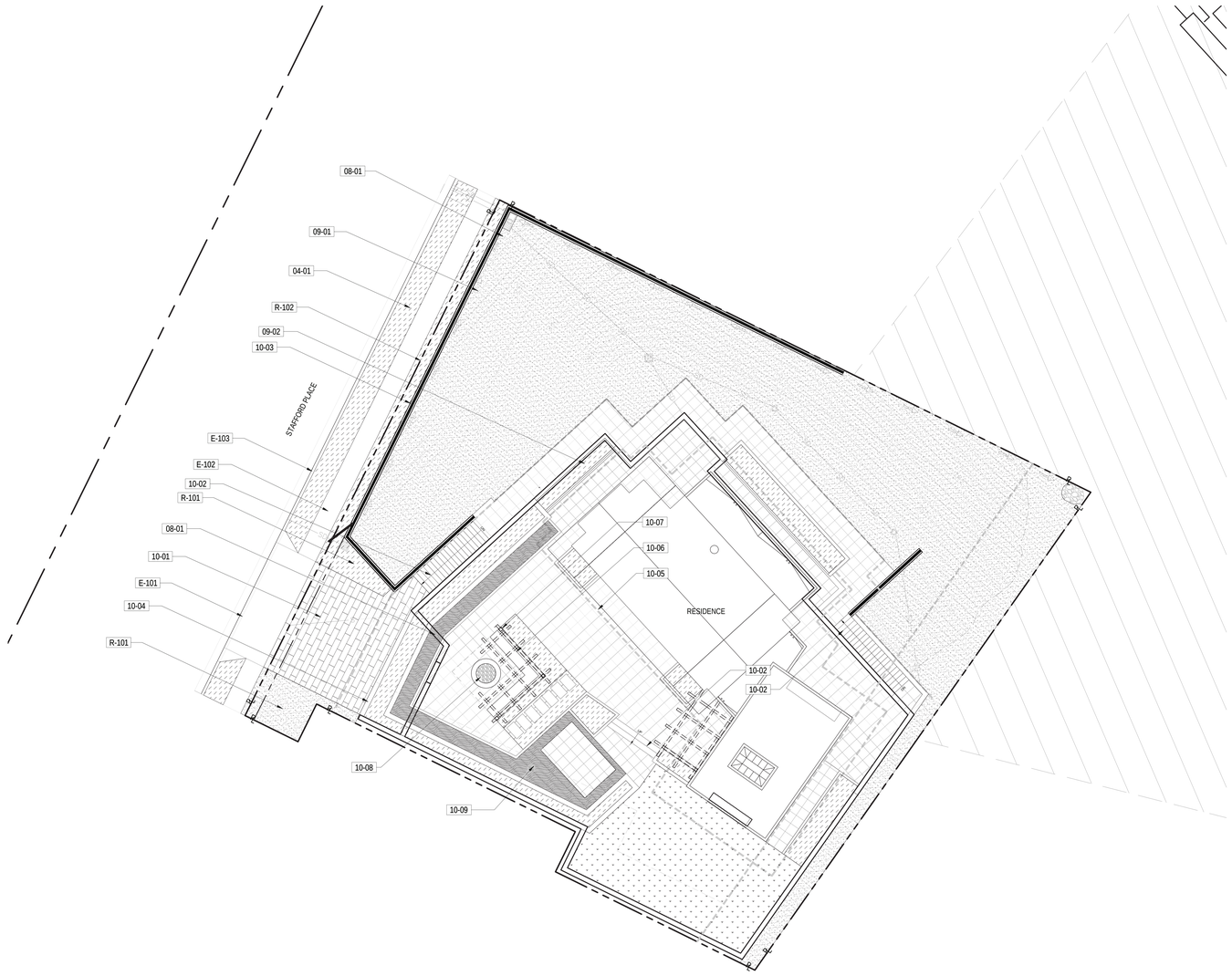
EXISTING TREE PROTECTION

Title:

L001

Sheet Number:

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REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
04 PLANTERS / SITE ELEMENTS	
04-01	RIGHT-OF-WAY PLANTING AREA
08 DRAINAGE	
08-01	DRAIN INLET (TYP. SYM.)
09 PLANTING AND LANDSCAPE	
09-01	SLOPE PLANTING
09-02	DECORATIVE PLANTING AREA (TYP. SYM.)
10 MISCELLANEOUS ELEMENTS	
10-01	DRIVEWAY PAVING
10-02	CONCRETE STAIRS
10-03	MASONRY WALL NOT TO EXCEED 3' HT. ALONG STREET EDGE
10-04	MASONRY PLANTER WALL (AT UPPER LEVEL)
10-05	DECORATIVE PAVING
10-06	BENCH SEAT
10-07	SHADE TRELLIS
10-08	FIRE FEATURE
10-09	WATER FEATURE
EXISTING TO REMAIN	
E-101	EXISTING DRIWAY APRON
E-102	SIDEWALK
E-103	STREET CURB AND GUTTER
REFERENCE SCHEDULE	
R-101	VISIBILITY TRIANGLE
R-102	PROPERTY LINE

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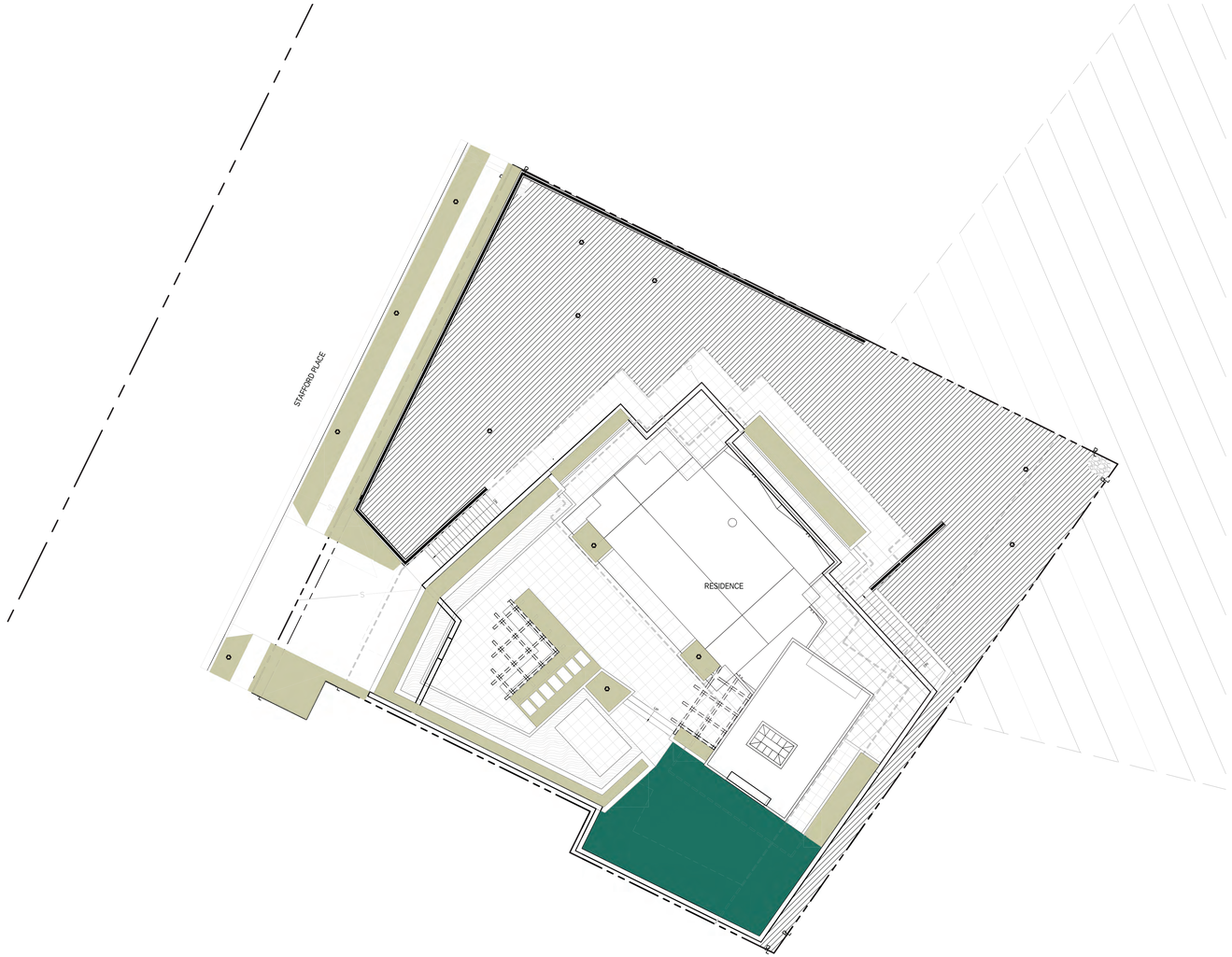
CONSTRUCTION PLAN

Title:

L100

Sheet Number:

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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	TOTAL
	SHRUB DRIPLINE 0.4 GPH @ 18" O.C. (1.5 L/H @ 0,46M) DRIPLINE WITH 0.40 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C.	1,734 SF	
	SHRUB ROTATOR (HUNTER) * 12' TO 30' RADIUS (3,7M-9,1M), TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	5,083 SF	$4,321
	TURF ROTARY (TORO, RAIN BIRD) 12' TO 24' RADIUS (3,7M-7,3M), TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	933.2 SF	$606.58

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⭘	HUNTER HDL-06-12-COP DRIP RING	13

McCullough Landscape Architecture

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 47 — Project Type: NON-RESIDENTIAL — 0.45

Hydrozone # / Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
DECORATIVE SHRUBS	0.25	DRIP	0.9	0.28	1734	482	14036
SLOPES	0.25	ROTATORS	0.7	0.36	5083	1815	52900
TURF LAWN	1	ROTORS	0.75	1.33	933	1244	36250
TREES	0.25	DRIP	0.9	0.28	520	144	4209
			0				
			0				
				Totals	8270	3685	107395
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	107395
						Maximum Allowed Water Allowance (MAWA)[4]	108445

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	3685
Total Area	8270
Average ETAF	0.45

All Landscape Areas

Total ETAF x Area	3685
Total Area	8270
Average ETAF	0.45

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

N

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SCALE: 1"=10'-0"

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IRRIGATION PLAN

Title:

L200

Sheet Number:

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§142.0412 Brush Management

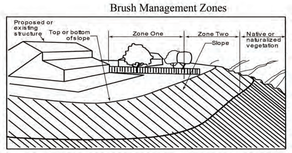
Brush management is required in all base zones on publicly or privately owned *premises* that are within 100 feet of a *structure* and contain native or naturalized vegetation.

(a) Brush management activity is permitted within *environmentally sensitive lands* (except for *wetlands*) that are located within 100 feet of an existing *structure* in accordance with Section 143.0110(c)(7). Brush management in *wetlands* may be requested with a *development permit* in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in *wetlands* is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around *structures* by providing an effective fire break between all *structures* and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E

Brush Management Zones



(1) Brush management Zone One is the area adjacent to the *structure*, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received *tentative map* approval before November 15, 1989. However, within the Coastal Overlay Zone *coastal development* shall be subject to the *encroachment* limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.

(2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.

(c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:

(1) The establishment of brush management Zones One and Two for new *development* shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.

(2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two is not permitted in City-owned open space for new *development* proposals. For properties in the Coastal Overlay Zone, additional requirements for new *subdivisions* are found in Section 142.0412 (n).

(3) Zone Two is not permitted in areas designated for habitat mitigation per Section III of the Biology Guidelines in the Land Development Manual.

Table 142-04H
Brush Management Zone Width Requirements

Criteria		
	Zone Widths	
Zone One Width	35 ft.	
Zone Two Width	65 ft.	

(d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

(e) Where Zone One width is required adjacent to the *MHPA* or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:

(1) The required front *yard setback* of the base zone may be reduced by 5 feet,

(2) A sidewalk may be eliminated from one side of the *public right-of-way* and the minimum required *public right-of-way* width may be reduced by 5 feet, or

(3) The overall minimum pavement and *public right-of-way* width may be reduced in accordance with the Street Design Standards of the Land Development Manual.

(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play *structures*, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated, or Type IV heavy timber construction as defined in the California Building Code.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager.–Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An *applicant* may request approval of alternative compliance for brush management if all of the following conditions exist:

(1) The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.

(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.

(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.

(k) For existing *structures*, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing *structures* shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

(m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:

(1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by a contractor with at least two years experience in raising, handling, and controlling of goats. The goat contractor shall maintain a minimum of $1 million of liability insurance subject to approval by the Office of the City Attorney.

(2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit to use goats for brush management. The *applicant* shall:

(A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.

(B) Provide written notice to the Fire Chief and all owners and residents of property located immediately adjacent to the area to be browsed. This notice shall identify Sections 44.0307 and 142.0412(m) as the authority for temporary use of goats.

(C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.0412(h).

(3) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate brush management in the Zone Two areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.

(4) The timing of brush management activities shall comply with Section 142.0412(d).

(5) While goats are browsing:

(A) No more than 75 goats are permitted on a single acre of the *premises*.

(B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.

(C) The goats shall remain within a secure enclosure at all times.

(D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residences.

(E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.0307.

(F) The goats shall be used for brush management only and shall be immediately removed when the brush thinning has been accomplished.

(6) No later than 5 business days from the date of removal of the goats, the *applicant* shall notify the Fire Chief in writing of the removal of the goats.

(7) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the *applicant* in writing, and shall constitute a final determination on the City's behalf.

(n) Within the Coastal Overlay Zone, brush management for new *subdivisions* shall not be permitted to encroach into an environmentally sensitive habitat area [ESHA], except that *encroachment* may be permitted where necessary to achieve a maximum *development* area of 25 percent including Zones One and Two. For purposes of this Section, ESHA shall include southern fordunes, Torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub and coastal sage scrub/communities, and any vegetative communities that support threatened or endangered species.

(o) Violations and Remedies

(1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).

(2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the *premises* and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.

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No: Date: 10/15/26 Issue: Coastal Drw: Chk:

Project Number: 180-0003

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Scale: 1"=10'

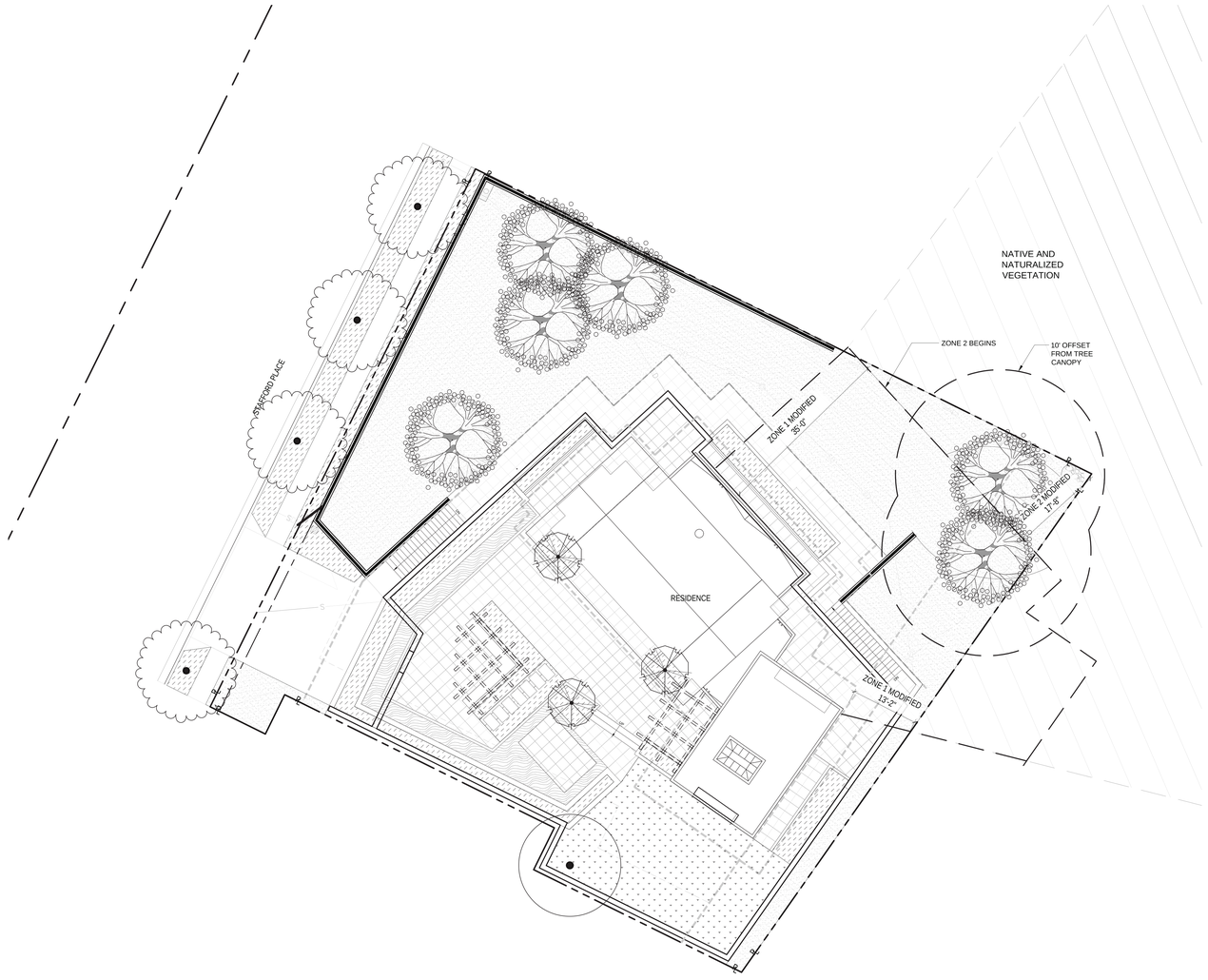
BRUSH MANAGEMENT NOTES

Title:

L300

Sheet Number:

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SCALE: 1"=10'-0"

CONCEPT PLANT SCHEDULE

EXISTING TREE TO REMAIN
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE

STREET TREE
BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE
CASSIA EXCELSA / CASSIA

SLOPE TREE
MELALEUCA NESOPHILA / PINK MELALEUCA MULTI-TRUNK
OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE
QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK

DECORATIVE SMALL TREE
PSIDIUM CATTLEIANUM / STRAWBERRY GUAVA

SLOPE PLANTING
AT 3` O.C.
AEONIUM ARBOREUM / TREE AEONIUM
AEONIUM X 'MINT SAUCER' / MINT SAUCER AEONIUM
AGAVE ATTENUATA / FOXTAIL AGAVE
ALOE ARBORESCENS / TORCH ALOE
ALOE VERA / MEDICINAL ALOE
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRA
CAREX DIVULSA / EUROPEAN GREY SEDGE
CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER
ERIGERON GLAUCUS / SEASIDE DAISY
ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT
ERIOGONUM GRANDE RUBESCENS / RED BUCKWHEAT
HETEROMELES ARBUTIFOLIA / TOYON
MUHLENBERGIA RIGENS / DEER GRASS
SALVIA APIANA COMPACTA / COMPACT WHITE SAGE
SALVIA LEUCANTHA / MEXICAN BUSH SAGE
SALVIA SPATHACEA / HUMMINGBIRD SAGE
SALVIA X 'ALLEN CHICKERING' / ALLEN CHICKERING SAGE
SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS

DECORATIVE PLANTING
ACACIA CULTRIFORMIS / KNIFE ACACIA
AEONIUM X 'ZWARTKOP' / ZWARTKOP AEONIUM
ALOE `HERCULES` / HERCULES ALOE
ALOE FEROX / BITTER TREE ALOE
ARBUTUS UNEDO / STRAWBERRY TREE SHRUB
BOUGAINVILLEA X 'SAN DIEGO RED' / SAN DIEGO RED BOUGAINVILLEA
BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA
CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH
CORDYLINE AUSTRALIS / GRASS PALM
CRASSULA MULTICAVA / CAPE PROVENCE PYGMYWEED
CRASSULA OVATA / LARGE JADE PLANT
CRASSULA X 'BLUEBIRD' / BLUEBIRD CRASSULA
DRACAENA DRACO / DRAGON TREE
DRACAENA MARGINATA / DRACAENA
DUDLEYA BRITTONII / GIANT CHALK DUDLEYA
EUPHORBIA HYPERICIFOLIA 'INNEUPHDIA' / DIAMOND FROST® EUPHORBI
FICUS NITIDA / WEEPING FIG
LAURUS NOBILIS / SWEET BAY
LIMONIUM PEREZII / STATICE
LOMANDRA LONGIFOLIA / MAT RUSH
MYRTUS COMMUNIS 'BOETICA' / BOETICA TWISTED COMMON MYRTLE
PEDILANTHUS BRACTEATUS / SLIPPER
PORTULACARIA AFRA / ELEPHANT BUSH
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
SENECIO DECARYI / MADAGASCAR SENECIO
SOLANUM JASMINOIDES / POTATO VINE
STEPHANOTIS FLORIBUNDA / MADAGASCAR JASMINE
TEUCRIUM CHAMAEDRYS / GERMANDER
TEUCRIUM X LUCIDRYS / HEDGE GERMANDER

TURF GRASS
BOUTELOUA DACTYLOIDES 'UC VERDE' / UC VERDE BUFFALO GRASS
PASPALUM VAGINATUM / SEASHORE PASPALUM

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PLANTING AND BRUSH MANAGEMENT

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L310

Sheet Number:

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