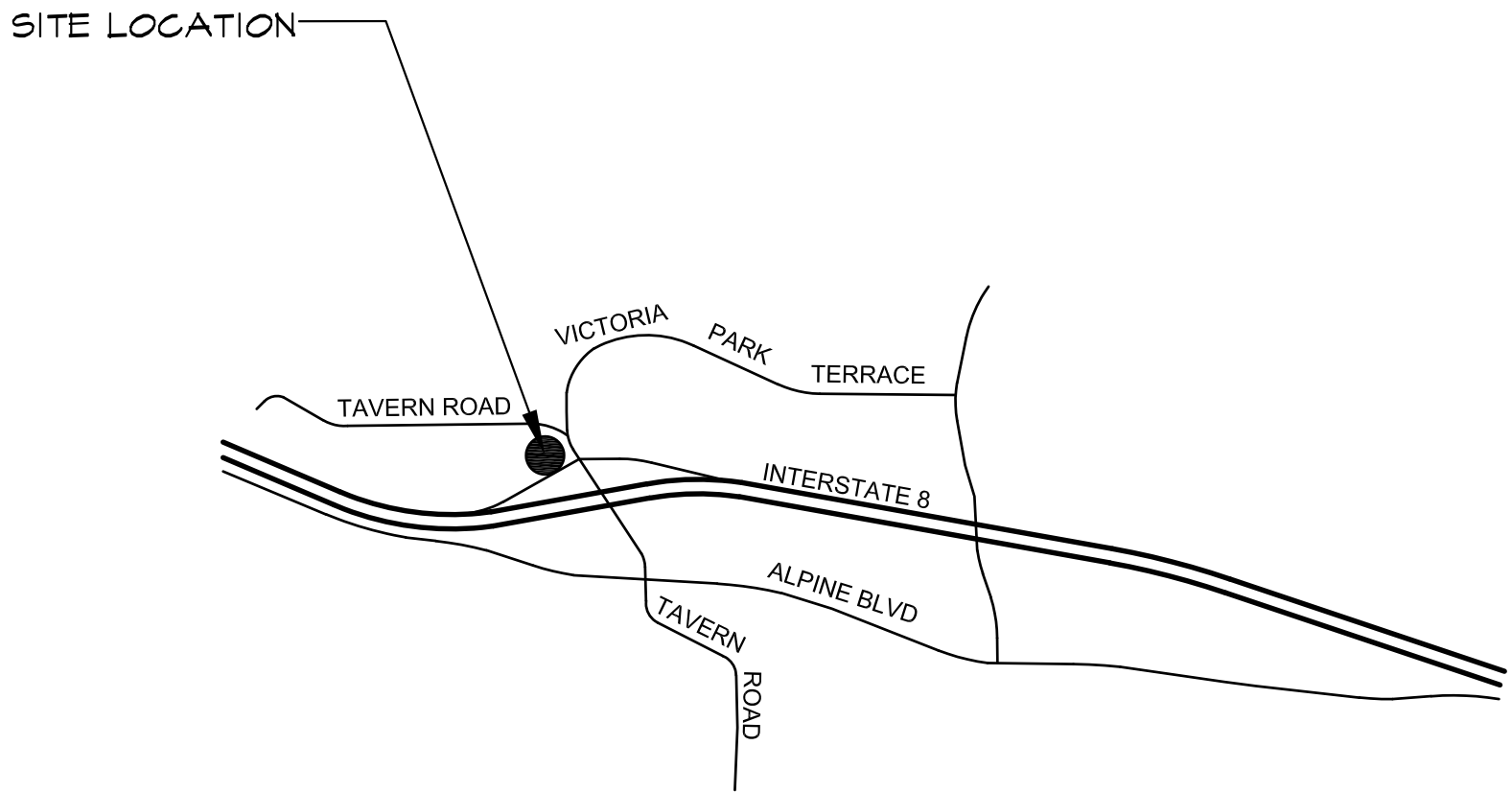


LANDSCAPE ARCHITECTURAL PLANS FOR:  
1140 TAVERN RD

ALPINE, CA 91901

APN 403-380-4200, 403-380-4500, 403-380-4600



VICINITY MAP



LANDSCAPE NOTE:

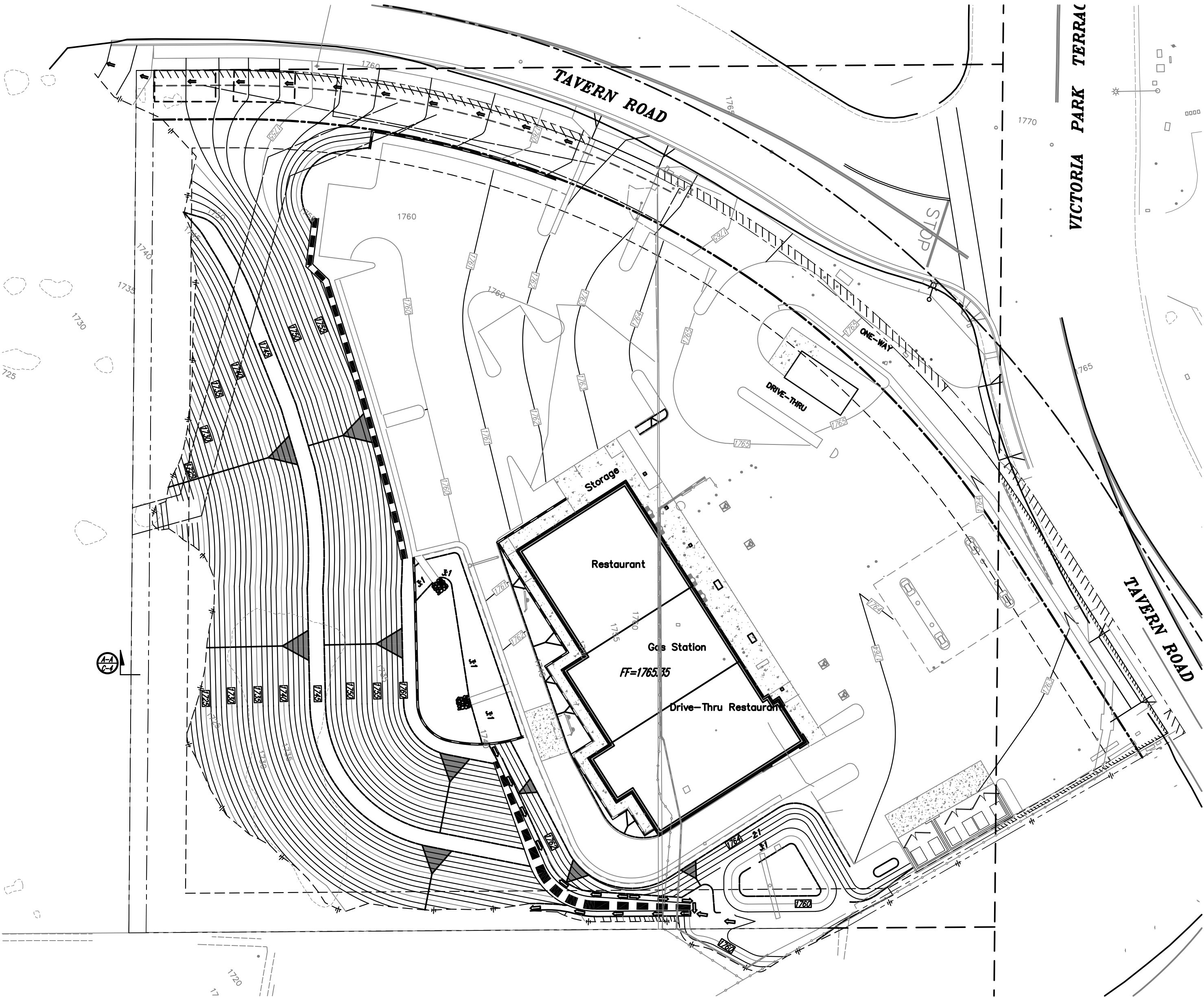
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO LAKESIDE PLANNING COMMITTEE AND COUNTY OF SAN DIEGO'S LANDSCAPE STANDARDS, LAKESIDE FIRE PROTECTION DISTRICT REQUIREMENTS AND SDG&E HEIGHT RESTRICTIONS UNDER UTILITY LINE. ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
- TREES PLANTED WITHIN 5 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (BIO-BARRIER).
- ALL PLANTING AREAS SHALL BE FINISHED WITH A 3 INCH LAYER OF SHREDDED BARK MULCH (ECOBARK) AVAILABLE THROUGH A.J. ECOLOGY INDUSTRIES, INC. (760) 744-0942.
- IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.
- ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
- NO BRUSH MANAGEMENT SHALL BE BE REQUIRED FOR THIS PROJECT.

IRRIGATION AND WATER CONSERVATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND ET SENSOR (WEATHER BASED) CAPABILITIES. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION HEADS FOR REDUCED WATER CONSUMPTION. PRESSURE COMPENSATING DRIP AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. ALL IRRIGATION SHALL BE DESIGNED PER THE COUNTY OF SAN DIEGO WATER CONSERVATION ORDINANCE.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

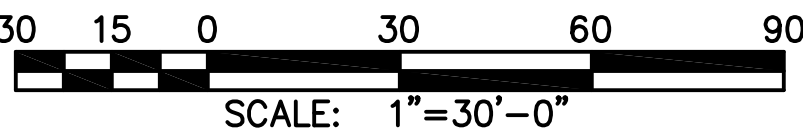


SITE PLAN

SCALE: 1"=30'-0"



SITE PLAN - PHASE 1C



TAVERN ROAD GAS STATION  
ALPINE, CALIFORNIA

PROJECT

OWNER:  
TONY SHORES  
2020 HILLSIDE ROAD  
EL CAJON, CA. 92019

LANDSCAPE ARCHITECT:  
JPBLA  
4403 MANCHESTER AVE, STE 201  
ENCINITAS, CA 92024  
760-479-0644

ARCHITECT:  
ZAPP  
2900 FOURTH AVENUE #204  
SAN DIEGO, CA 92103  
619.233.6450

APN:  
403-380-4200, 403-380-4500, 403-380-4600

SHEET INDEX:

TITLE SHEET  
LANDSCAPE CONCEPT PLAN  
WATER CALCULATIONS

LC-1  
LC-2  
LC-3

DECLARATION OF RESPONSIBLE CHARGE

LANDSCAPE ARCHITECT OF WORK:

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

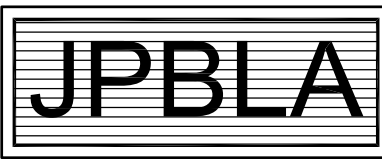
 2/16/18  
JAMES P. BENEDETTI, R.L.A. #3058 DATE  
MY REGISTRATION EXPIRES 09/30/18

4403 MANCHESTER AVE. SUITE 201  
ENCINITAS, CA 92024  
760-479-0644

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7, SECTIONS 490 ET. SEQ. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

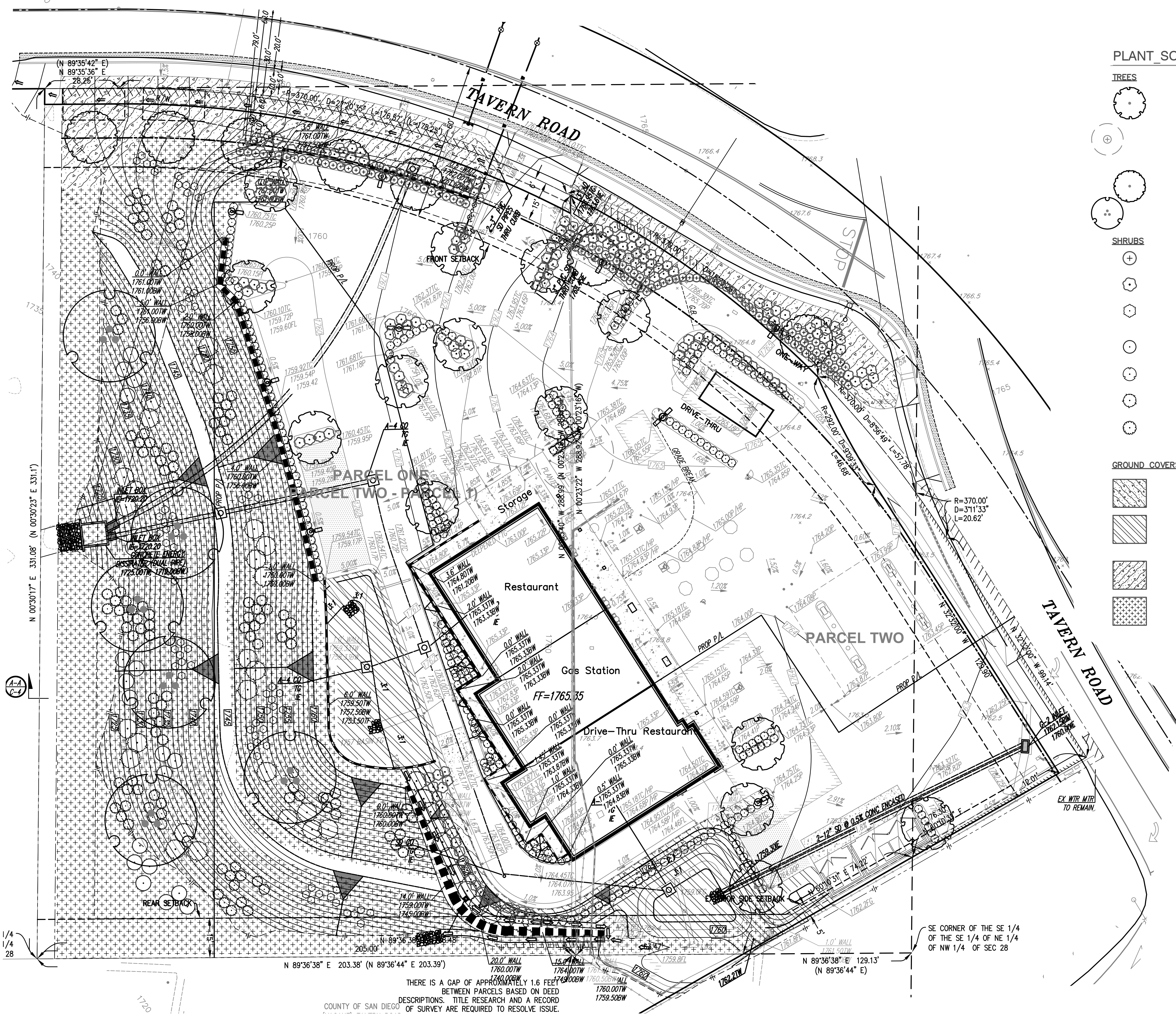
 2/16/18  
JAMES P. BENEDETTI, R.L.A. #3058 DATE  
MY REGISTRATION EXPIRES 09/30/18

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ENCINITAS, CA 92024  
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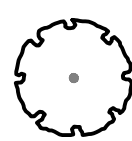
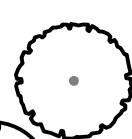
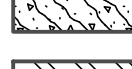
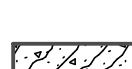


JAMES P. BENEDETTI  
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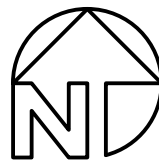
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| PROJECT NO: 17010       |       |             |       |
| DATE: 10/17/2017        |       |             |       |
| REVISION #:             | DATE: | REVISION #: | DATE: |
| 1                       |       | 1           |       |
| 2                       |       | 2           |       |
| 3                       |       | 3           |       |
| 4                       |       | 4           |       |
| PROJECT NAME:           |       | LC-1        |       |
| TAVERN ROAD GAS STATION |       | SHT #       |       |



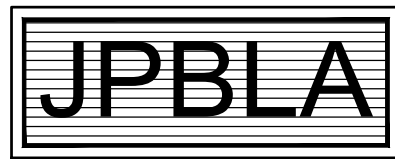
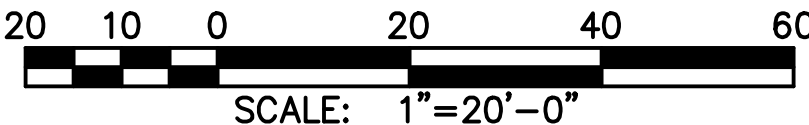
PLANT\_SCHEDULE

| TREES                                                                                | BOTANICAL NAME                                                              | COMMON NAME                   | SIZE     | WUCOLS | QTY      |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------|----------|--------|----------|
|   | ARBUTUS X 'MARINA'<br>30"W X 45'T                                           | ARBUTUS STANDARD              | 24" BOX  | M      | 18       |
|   | EXISTING TO BE REMOVED VEGETATION<br>EUCALYTUS SPECIES<br>30" DBH 40'HX30'W | GRIND STUMP AND REMOVE DEBRIS | EXISTING |        | 1        |
|   | LOPHOSTEMON CONFERTUS<br>40'H X 25'W                                        | BRISBANE BOX                  | 24" BOX  | M      | 7        |
|   | QUERCUS AGRIFOLIA<br>35'H X 35'W                                            | COAST LIVE OAK MULTI-TRUNK    | 24" BOX  | L      | 6        |
| SHRUBS                                                                               | BOTANICAL NAME                                                              | COMMON NAME                   | SIZE     | WUCOLS | QTY      |
|   | CALLISTEMON CITRINUS 'LITTLE JOHN'                                          | DWARF BOTTLE BRUSH            | 5 GAL    | L      | 122      |
|   | CISTUS X PURPUREUS                                                          | ORCHID ROCKROSE               | 5 GAL    | L      | 210      |
|   | ENCELIA CALIFORNICA                                                         | CALIFORNIA ENCELIA            | 5 GAL    | L      | 83       |
|   | HETEROMELES ARBUTIFOLIA                                                     | TOYON                         | 5 GAL    | L      | 21       |
|   | RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM                                | GULF GREEN INDIAN HAWTHORN    | 5 GAL    | M      | 258      |
|   | RHUS INTEGRIFOLIA                                                           | LEMONADE BERRY                | 5 GAL    | L      | 39       |
|   | SALVIA X 'ALLEN CHICKERING'                                                 | SAGE                          | 5 GAL    | L      | 126      |
| GROUND COVERS                                                                        | BOTANICAL NAME                                                              | COMMON NAME                   | SIZE     | WUCOLS | SPACING  |
|   | BULBINE FRUTESCENS 'SHORTY'                                                 | STALKED BULBINE               | 1 GAL    | L      | 18" o.c. |
|   | CAREX DIVULSA                                                               | BERKELEY SEDGE                | 1 GAL    | L      | 18" o.c. |
|   | GAZANIA X 'MITSUWA YELLOW'                                                  | YELLOW GAZANIA                | FLAT     | L      | 8" o.c.  |
|  | ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'                                  | HUNTINGTON CARPET ROSEMARY    | 1 GAL    | L      | 24" o.c. |

TAVERN ROAD GAS STATION  
ALPINE, CALIFORNIA

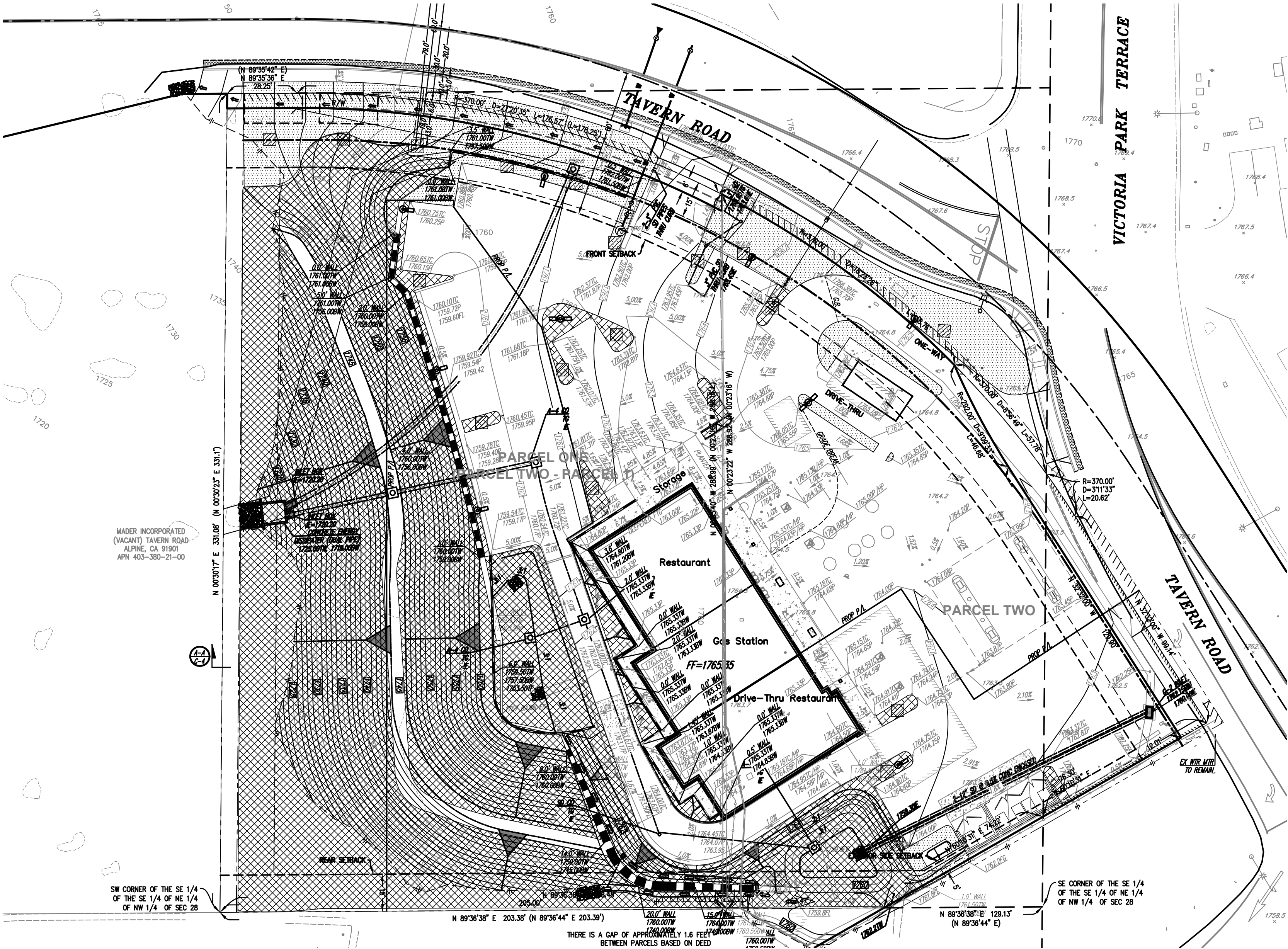


LANDSCAPE CONCEPT PLAN - PHASE 1C



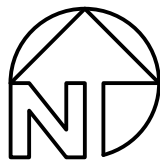
JAMES P. BENEDETTI  
LANDSCAPE ARCHITECT  
4403 MANCHESTER AVE., SUITE 201  
ENCINITAS, CA 92024  
760/479-0644 FAX 760/479-0645

|                         |       |             |       |
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| PROJECT NO: 17010       |       |             |       |
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| 2                       |       | 6           |       |
| 3                       |       | 7           |       |
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| PROJECT NAME:           |       | LC-2        | SHT # |
| TAVERN ROAD GAS STATION |       |             |       |

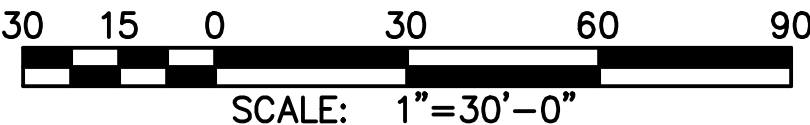


THE TOTAL IRRIGATED AREA IS 43,730 SQ. FT.

|        |                                                                                              |
|--------|----------------------------------------------------------------------------------------------|
| ZONE 1 | HYDROZONE ONE: DRIP, LOW WATER-USE PLANTING (8,800 SF, 20.1% OF TOTAL LANDSCAPE AREA)        |
| ZONE 2 | HYDROZONE TWO: MP ROTATOR, LOW WATER-USE PLANTING (31,491 SF, 72.0% OF TOTAL LANDSCAPE AREA) |
| ZONE 3 | HYDROZONE FOUR: DRIP, MEDIUM WATER-USE PLANTING (2,914 SF, 6.7% OF TOTAL LANDSCAPE AREA)     |
| ZONE 4 | HYDROZONE FOUR: BUBBLERS, MEDIUM WATER-USE TREES (525 SF, 1.2 OF TOTAL LANDSCAPE AREA)       |



## WATER CONSERVATION PLAN - PHASE 1C



**TAVERN ROAD GAS STATION**  
ALPINE, CALIFORNIA



### County of San Diego, PDS, Zoning Division WATER EFFICIENT LANDSCAPE WORKSHEET

*Continued*

#### REFERENCE EVAPOTRANSPIRATION (Eto) 51

| Hydrozone # / Planting Description <sup>(a)</sup> | Plant Factor (PF) | Irrigation Method <sup>(b)</sup> | Irrigation Efficiency (IE) <sup>(c)</sup> | ETAF (PF/IE) | Landscape Area In Square Feet | ETAF x Area | Estimated Total Water Use (ETWU) <sup>(d)</sup> |
|---------------------------------------------------|-------------------|----------------------------------|-------------------------------------------|--------------|-------------------------------|-------------|-------------------------------------------------|
| <b>Regular Landscape Areas</b>                    |                   |                                  |                                           |              |                               |             |                                                 |
| # 1                                               | 0.3               | DRIP                             | 0.9                                       | 0.33         | 8,800                         | 2,904.0     | 92,140.7                                        |
| # 2                                               | 0.3               | ROTATORS                         | 0.7                                       | 0.43         | 31,491                        | 13,541.1    | 428,169.6                                       |
| # 3                                               | 0.4               | DRIP                             | 0.9                                       | 0.45         | 2,914                         | 1,671.3     | 52,846.5                                        |
| # 4                                               | 0.4               | Bubblers                         | 0.85                                      | 0.47         | 525                           | 246.8       | 7,803.8                                         |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           |              |                               |             |                                                 |
| <b>Totals (A)</b>                                 |                   |                                  |                                           |              | 8800 (B)                      | 18,363.2    | 580,960.6                                       |
| <b>Special Landscape Areas</b>                    |                   |                                  |                                           |              |                               |             |                                                 |
| #                                                 |                   |                                  |                                           | 1.0          |                               |             |                                                 |
| #                                                 |                   |                                  |                                           | 1.0          |                               |             |                                                 |
| #                                                 |                   |                                  |                                           | 1.0          |                               |             |                                                 |
| #                                                 |                   |                                  |                                           | 1.0          |                               |             |                                                 |
| <b>Totals (C)</b>                                 |                   |                                  |                                           |              | (D)                           |             |                                                 |
| Estimated Total Water Use (ETWU) Total            |                   |                                  |                                           |              |                               |             | 580,960.6                                       |
| Maximum Water Allowance (MAWA) <sup>(6)</sup>     |                   |                                  |                                           |              |                               |             | 622234.2                                        |
| Irrigation Efficiency (IE) Average**              |                   |                                  |                                           |              |                               |             | 0.84                                            |

\*\*Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

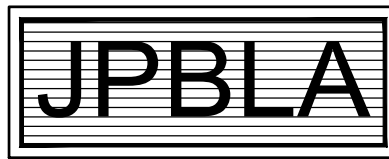
#### ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. **Provide Totals based on information calculated in Worksheet above.**

| Regular Landscape Areas  | Totals   | All Landscape Areas            | Totals   |
|--------------------------|----------|--------------------------------|----------|
| Total ETAF x Area (B) =  | 18,363.2 | Total ETAF x Area (B+D) =      | 18,363.2 |
| Total Area (A) =         | 43,730   | Total Area (A+C) =             | 43,730   |
| Average ETAF (B) ÷ (A) = | 0.42     | Site wide ETAF (B+D) ÷ (A+C) = | 0.42     |

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770  
PDS-405 (Rev. 03/25/16) [www.sandiegocounty.gov/pds/](http://www.sandiegocounty.gov/pds/) PAGE 2 of 2

|                                       |       |             |       |
|---------------------------------------|-------|-------------|-------|
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**JAMES P. BENEDETTI**  
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