

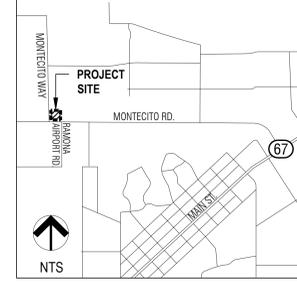


JOB: 17047  
DATE: MARCH 6, 2012  
REVISIONS:

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PLOT PLAN

**VICINITY MAP**



**SUMMARY TABLE**

| DESCRIPTION                | AREA (SF.) |
|----------------------------|------------|
| EXISTING RANCH HOUSE       | 5,171 SF.  |
| EXISTING COTTAGE           | 624 SF.    |
| PROPOSED OPEN ROOF TRELLIS | 906 SF.    |
| PROPOSED LANDSCAPE AREA    | 96,655 SF. |

**PROJECT DATA**

**PROPERTY OWNER:** Robin S. Hoffos and Carolyn Hope Hoffos, Trustees of the Hoffos Family Revocable Trust, dated September 8th, 1997  
**CONTACT:** Woodcrest Real Estate Ventures  
 1410 Main Street, Suite C  
 Ramona, CA 92065  
 Project Manager: Steve Powell  
 p (858) 610-1679  
**LANDSCAPE ARCHITECT:** GroundLevel Landscape Architecture  
 2605 State Street, Suite B  
 San Diego, CA 92103  
 (619) 325-1990  
 Principal: Brad Lenahan  
 Project Manager: Jennifer Bushong

**APN#:** 281-540-38-00 Parcel 'B'  
**Parcel Address:** 633 Montecito Way, Ramona, CA 92065  
**Zoning:** A70  
**General Plan:** SR-1 (Semi-Rural Residential)  
**Lot Size:** 5.16 acres  
**Parking Required:** 1 space / 2.5 guests  
 225 guests / 2.5 = 90 spaces  
**Parking Provided:** 115 spaces including 4 van accessible

**Parcel 'B' Legal Description:** All that portion of the Rancho Santa Maria, in the County of San Diego, State of California, according to the extension of the United States Systems of Government Surveys over said rancho, reputed to have been made by O.N. Sanford, Civil Engineer, in May 1884 and also according to map thereof No. 863, filed in the office of the county recorder of said county, May 5, 1900 described as follows:

Beginning at a point 1815.00 feet due east of the west line of section 17, township 13 south, Range 1 east, San Bernardino base and meridian, which point of beginning is 1320.00 feet due north of the south line of said Section 17; thence north a distance of 475 feet, thence east a distance of 460.00 feet; thence south a distance of 475.00 feet; thence west a distance of 460.00 feet to the point of beginning.

**PROJECT DESCRIPTION**

Lavender and Olive (L&O) is located at 633 Montecito Way, Ramona, California and is 5.016 acres. L&O will provide a public eventing space, available to rent seven (7) days a week from 10am to 10pm. Events held at L&O will include: weddings, corporate gatherings, birthdays, community events, and various other social gatherings, with only one event taking place at a time in the venue and no events occurring simultaneously at the Equestrian Center to the north. The project will be done in a two-phase approach. The first phase will be the Major Use Permit in its entirety. The second phase will be the utilization of the overnight hospitality component, consisting of the vintage trailers (permitted via a Special Occupancy Park Permit) and/or the Bed and Breakfast (B&B). The second phase is estimated to be implemented within, but not limited to, 24 months after the initial opening of L&O. Construction of the facility is estimated to take three (3) months.

Events at L&O will allow a maximum capacity of 225 people, including employees and subcontracted staff. The two owners will host up to 18 guests (14 guests in seven trailers [max two people per trailer] and four (4) guests in the B&B) who have the option to stay a maximum of two nights in a self-contained trailer or at the three-bedroom B&B, prior to and/or after the event, with departure occurring the next day. All food will be prepared off-site and catered via a third-party vendor or prepared within a permitted mobile food vehicle. Alcohol sales will be subcontracted to a third-party vendor as well. Deliveries, caterers, and other third-party vendors will enter "Driveway 2" off Montecito Way. Employees will be on-site based on guests needs, ranging from 5-15 people. Owners will be responsible for day to day management of L&O, coordination of all third-party vendors, and managing all hospitality responsibilities.

Party equipment, including but not limited to: chairs, tables, decoration, party tent (max. size: 40'x80', weather dependent based on inclement conditions), will be rented from a third-party vendor and considered temporary. Three temporary mobile restroom facilities will be in specific areas to accommodate event restroom needs including ADA accessibility. Guests will be greeted by up to three (3) retired horses under an open top trellis to the South of the circular driveway. Each horse will be removed from the location shortly after the event begins.

All noise generating sources (live music, DJ, background music, etc.) will be in strict compliance with all acoustical requirements of the County of San Diego and will respect all applicable noise curfew time frames.

A total of 115 parking spaces, including four (4) accessible spaces, will be located on-site for all guests and employees. Venue employees will manage the parking lot during event hours. Access via "Driveway 1" to the facility will be located on Montecito Road with "Driveway 2" ingress/egress being accessed from Montecito Way.

All potable water will be supplied by the Ramona Municipal Water District, irrigation water will be supplied via an existing well located on the contiguous northern property with a common-ownership easement.

Sewer disposal for the SFD / B&B will be provided for by an on-site septic system. Sewer disposal for all temporary event restroom trailers will be disposed of off-site. Each restroom trailer contains a holding tank with 200% excess capacity for maximum event occupancy. Likewise, each vintage trailer is self-contained with holding tanks that will accommodate a two day stay for two people. After each event, these trailers will be pumped on-site via a contracted waste vacuum truck.

Power will be supplied by San Diego Gas and Electric.

**SHEET INDEX**

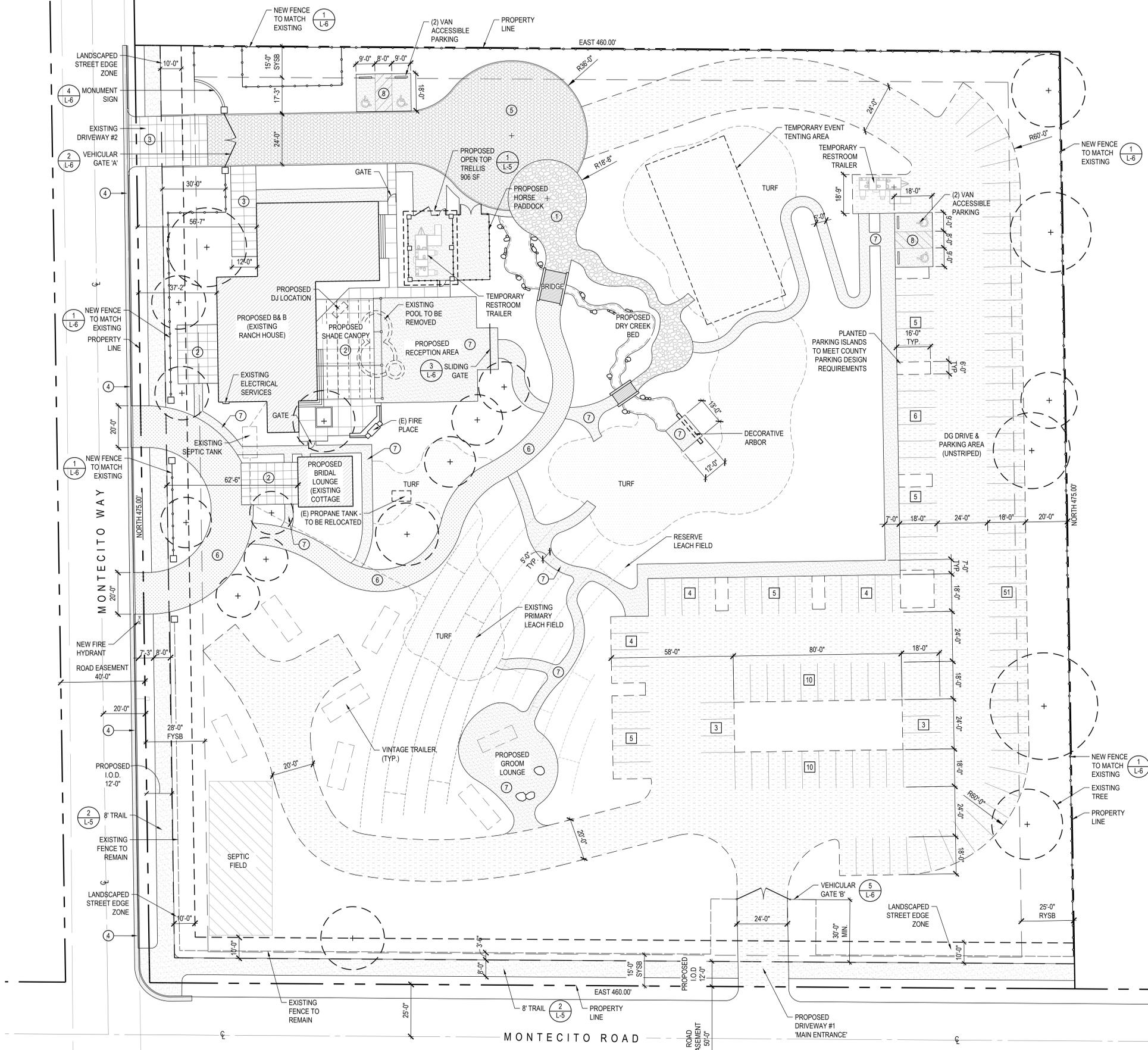
| NUMBER IN SET | SHEET NO. | SHEET TITLE                               |
|---------------|-----------|---|
| 1 OF 10       | L-1       | SITE PLAN                                 |
| 2 OF 10       | L-2       | FIRE ACCESS PLAN                          |
| 3 OF 10       | L-3       | CONCEPTUAL PLANTING PLAN                  |
| 4 OF 10       | L-4       | PLANT MATERIAL LEGEND & NOTES             |
| 5 OF 10       | L-5       | OPEN TOP TRELLIS PLAN & ELEVATION         |
| 6 OF 10       | L-6       | FENCE & GATE ELEVATIONS                   |
| 7 OF 10       | A-1       | EXISTING BUILDINGS PLAN & ELEVATION       |
| 8 OF 10       | C-1       | TITLE SHEET                               |
| 9 OF 10       | C-2       | PRELIMINARY MINOR GRADING PLAN            |
| 10 OF 10      | C-3       | EROSION CONTROL AND CONSTRUCTION BMP PLAN |

**CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE**

| SYMBOL   | IMPERVIOUS ITEM       | NEW AREA (SF.) | EXISTING AREA (SF.) |
|----------|-----------------------|----------------|---------------------|
| LABELLED | (E) RANCH HOUSE       | 0 SF.          | 5,171 SF.           |
| LABELLED | (E) COTTAGE           | 0 SF.          | 624 SF.             |
| ①        | (N) STONE PAVING      | 2,261 SF.      | 0 SF.               |
| ②        | (E) CONCRETE PATIO    | 0 SF.          | 3,576 SF.           |
| ③        | (N) CONCRETE DRIVEWAY | 1,419 SF.      | 0 SF.               |
| ④        | (N) ASPHALT PAVING    | 990 SF.        | 0 SF.               |
| TOTAL    |                       | 4,670 SF.      | 9,371 SF.           |

**CONSTRUCTED PERVIOUS SURFACE AREA TABLE**

| SYMBOL | PERVIOUS ITEM                             | NEW AREA (SF.) | EXISTING AREA (SF.) |
|--------|---|----------------|---------------------|
| ⑤      | (N) PERMEABLE FIRE-RATED PRIVATE DRIVEWAY | 6,139 SF.      | 0 SF.               |
| ⑥      | (N) GRAVEL SURFACING                      | 5,206 SF.      | 0 SF.               |
| ⑦      | (N) DECOMPOSED GRANITE                    | 13,749 SF.     | 0 SF.               |
| ⑧      | (N) GRAVEL SURFACING WITH ADA MARKERS     | 936 SF.        | 0 SF.               |
| TOTAL  |   | 26,030 SF.     | 0 SF.               |



**EVENT NOTES**

- HOURS OF OPERATIONS WOULD BE LIMITED TO 10:00 AM TO 10:00 PM, WHERE NO MUSIC, LIVE OR RECORDED WOULD OCCUR AFTER 10:00 PM.
- THERE WILL BE ONLY ONE EVENT ON-SITE OCCURRING ON ANY GIVEN DAY.
- AMPLIFIED EQUIPMENT TO BE LIMITED TO 75 dBA AT THE DISTANCE OF 25 FEET FROM THE NEAREST PROPERTY LINES.
- THE EXISTING EQUESTRIAN EVENTS WOULD NOT OCCUR SIMULTANEOUSLY AS ANY OF THE PUBLIC EVENTS WITH AMPLIFIED MUSIC

**ACCESSIBLE PARKING NOTES**

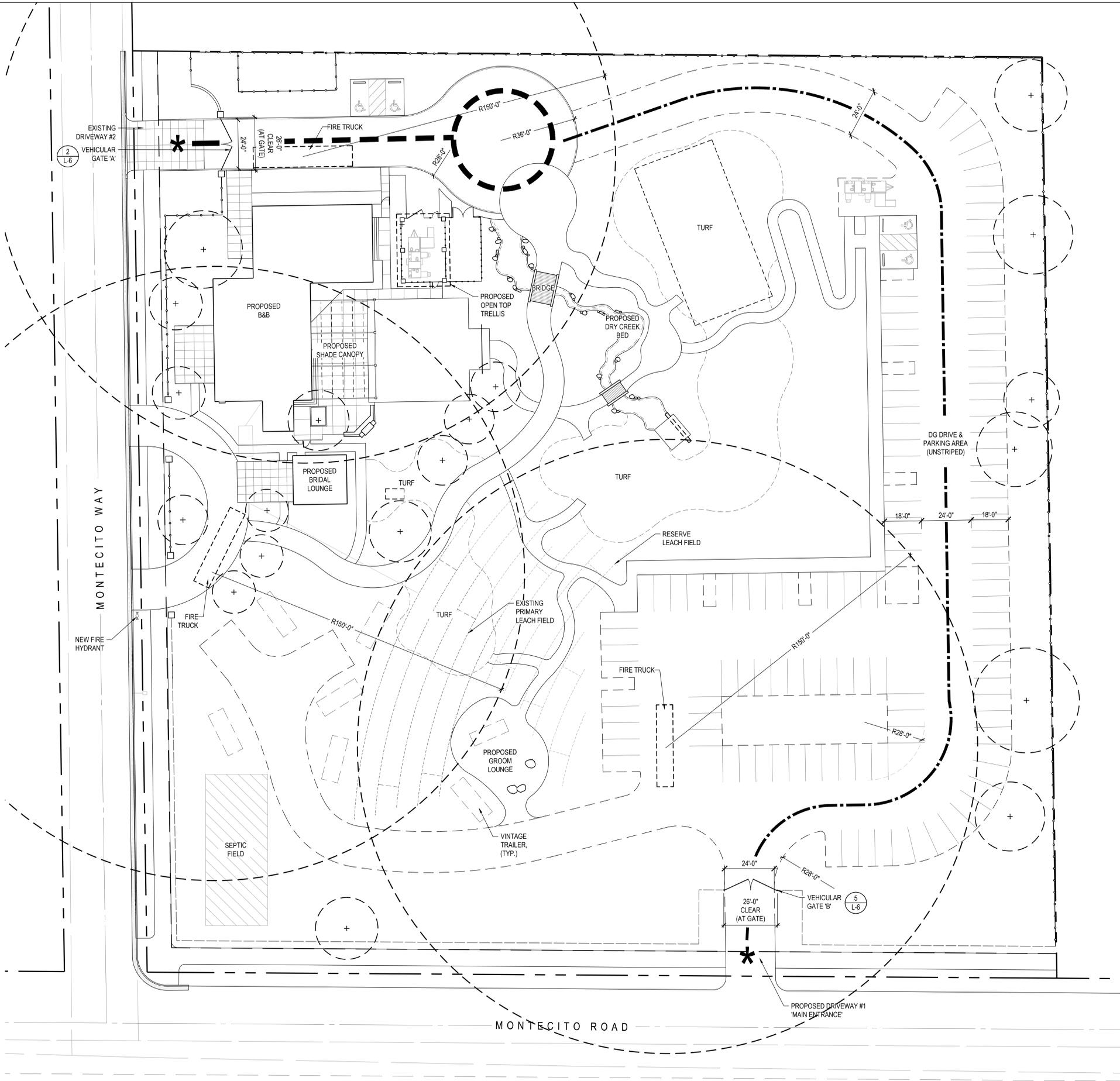
ACCESSIBLE PARKING STALLS AND AISLES SHALL BE PER CB11B-502.4 & CBC 11B-302. CHANGES IN LEVEL AT PARKING STALLS AND AISLES ARE NOT PERMITTED AND THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SLOPE OF ACCESSIBLE AREAS SHALL NOT EXCEED 2.1% IN ALL DIRECTIONS.



**SDC PDS RCVD 07-01-19**  
**MUP18-013**

**FIRE ACCESSIBILITY LEGEND**

| FIRE ACCESSIBILITY |  |
|--------------------|--|
| SYMBOL             | DESCRIPTION  |
|                    | EGRESS POINT - 48" SWING GATE WITH KNOCK BOX ACCESS  |
|                    | 150' HOSE PULL                                       |
|                    | FIRE TRUCK TURN AROUND - PERMEABLE FIRE RATED PAVING |
|                    | FIRE ACCESS LANE - DECOMPOSED GRANITE                |



**LAVENDER AND OLIVE - EVENT VENUE**  
633 MONTECITO WAY, RAMONA, CA 92065



JOB 17047  
DATE MARCH 6, 2012

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FIRE ACCESS PLAN



PROVIDING FIRE ACCESSIBILITY DESIGN TO THE CLIENT IS THE RESPONSIBILITY OF THE CLIENT AND NOT THE ARCHITECT'S RESPONSIBILITY.



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**PLANT MATERIAL LEGEND**

See Sheet L-4 for Plant Material Legend, Plant sizes are indicated by nursery sizes

- # EXISTING TREES TO REMAIN
- HERITAGE TREE (Qty: 9)  
*Character defining tree that provides a large canopy of shade 36" box size*
- GROVE TREE (Qty: 45)  
*Trees arranged in formal rows to provide rural character 24" box size*
- CANOPY TREE (Qty: 35)  
*For shade and to establish informal groupings of trees throughout the site 24" box size*
- PERIMETER SCREEN TREE (Qty: 49)  
*For screening at site perimeter with informal groupings throughout the site 15 gallon size*
- EVERGREEN SCREENING SHRUBS (Qty: 195)  
*For screening at site perimeter with informal groupings throughout the site 5 gallon size*

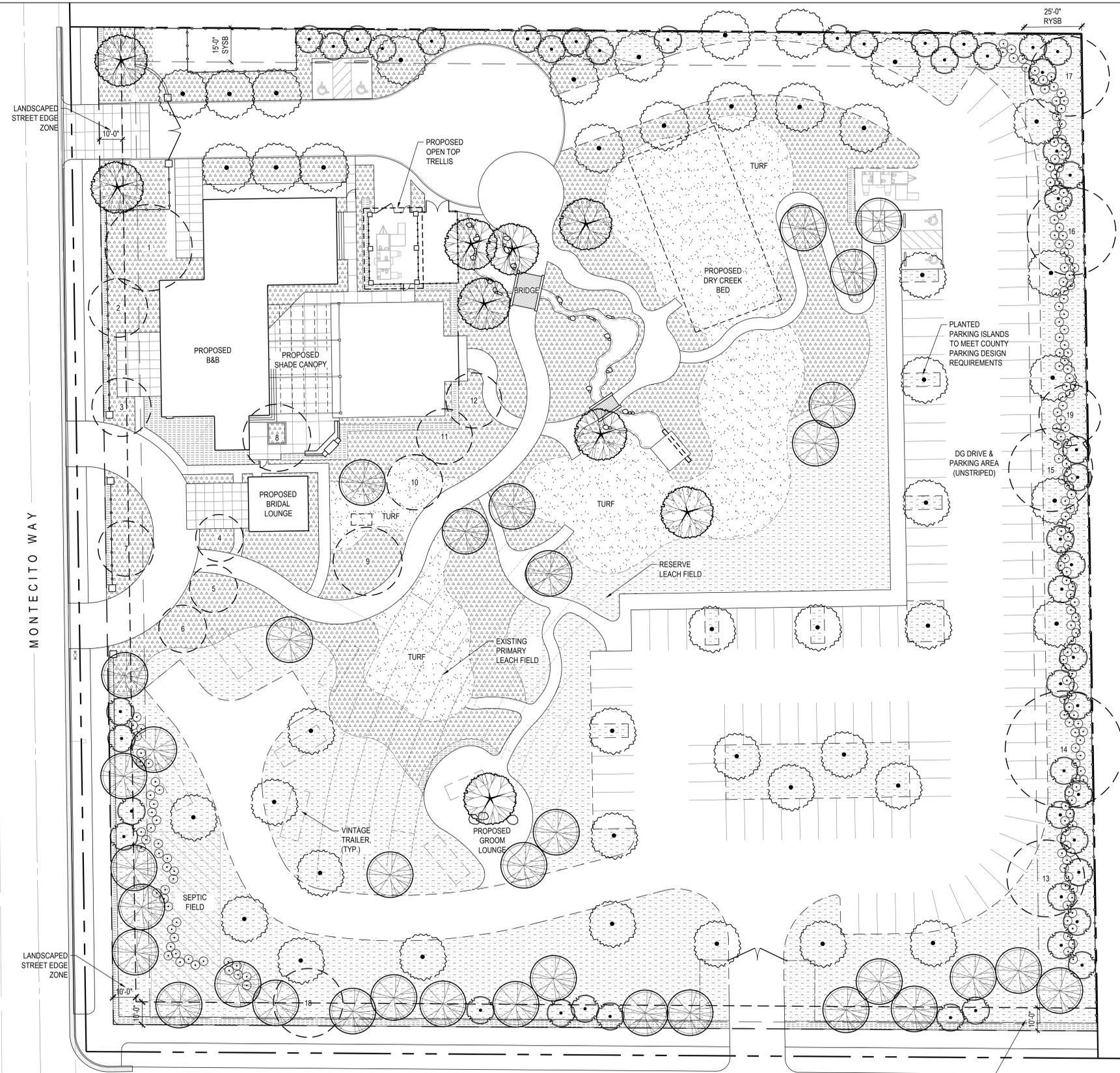
- EVENT GARDENS (IRRIGATED) (Qty: 28,722 SF)  
*Drought-resistant gardens with flowering plants, natives, and grasses centered around the event center. 5 gallon size or 1 gallon size, 3'-5" O.C. spacing*
- TURF LAWN (IRRIGATED) (Qty: 15,643 SF)  
*Turf areas with traffic resistant grasses to accommodate for outdoor event. Sod*
- SCREENING HEDGES (IRRIGATED) (Qty: 3,609 SF)  
*Shrubs to provide screening of private areas and create a sense of enclosure for garden spaces and event areas. 5 gallon size, planted at 36" on center (pruned to manageable size)*
- PERIMETER MEADOW MIX (ESTABLISHED WITH TEMPORARY IRRIGATION) (Qty: 52,162 SF)  
*Low grasses with perennials and annuals to create transition between the event center, equestrian center, and rural landscape.*

**EXISTING TREE SCHEDULE**

| NUMBER | TREE SPECIES        | CALIPER | HEIGHT | SPREAD |
|--------|---------------------|---------|--------|--------|
| 1      | ULMUS PARVIFLORA    | 18"     | 35'    | 35'    |
| 2      | PROSOPIS CHINLENSIS | 10"     | 20'    | 25'    |
| 3      | PROSOPIS CHINLENSIS | 10"     | 20'    | 25'    |
| 4      | PROSOPIS CHINLENSIS | 12"     | 25'    | 20'    |
| 5      | PROSOPIS CHINLENSIS | 12"     | 25'    | 20'    |
| 6      | PROSOPIS CHINLENSIS | 12"     | 25'    | 20'    |
| 7      | SCHINUS MOLLE       | 14"     | 30'    | 25'    |
| 8      | MORUS SPP.          | 16"     | 35'    | 30'    |
| 9      | SCHINUS MOLLE       | 18"     | 35'    | 30'    |
| 10     | SCHINUS MOLLE       | 16"     | 30'    | 25'    |
| 11     | SCHINUS MOLLE       | 16"     | 30'    | 25'    |
| 12     | SCHINUS MOLLE       | 16"     | 30'    | 25'    |
| 13     | EUCALYPTUS SPP.     | 24"     | 70'    | 35'    |
| 14     | EUCALYPTUS SPP.     | 48"     | 75'    | 40'    |
| 15     | EUCALYPTUS SPP.     | 22"     | 50'    | 35'    |
| 16     | EUCALYPTUS SPP.     | 20"     | 45'    | 30'    |
| 17     | EUCALYPTUS SPP.     | 22"     | 50'    | 35'    |
| 18     | EUCALYPTUS SPP.     | 44"     | 50'    | 30'    |
| 19     | EUCALYPTUS SPP.     | 16"     | 35'    | 25'    |

**REQUIRED TREES PER RAMONA DESIGN GUIDELINES**

| ZONE  | AREA      | REQUIRED | PROVIDED  |
|---|-----------|----------|---|
| LANDSCAPED STREET EDGE ZONE (1 TREE / 300 SF) | 8,560 SF  | 29 TREES | 29 TREES (4 EXISTING, 13 CANOPY, 10 PERIMETER SCREEN, 2 HERITAGE) |
| INTERIOR YARDS (1 TREE / 300 SF)              | 16,620 SF | 56 TREES | 56 TREES (6 EXISTING, 1 CANOPY, 10 GROVE, 39 PERIMETER SCREEN)    |





### TURF LAWN (IRRIGATED)

Turf areas with traffic resistant grasses to accommodate for outdoor event.

Sod

- Agrostis pallens - San Diego Bend Grass
- Original Marathon I
- Paspalum vaginatum - Seashore Paspalum
- Premium Dwarf Bermuda



### SCREENING HEDGES (IRRIGATED)

Shrubs to provide screening of private areas and create a sense of enclosure for garden spaces and event areas.

5 gallon size, planted at 48" on center (pruned to manageable size)

- Dodonaea viscosa - Hopbush
- Laurus nobilis - Bay Laurel
- Ligustrum japonicum 'Texanum' - Waxleaf Privet
- Myrica californica - California Bayberry
- Pittosporum tenuifolium - Kohuhu
- Podocarpus 'Icee Blue' - Icee Blue Yellow Wood
- Prunus caroliniana 'Bright N' Tight' - Carolina Laurel
- Rhus integrifolia - Lemonade Berry



### PERIMETER MEADOW MIX (ESTABLISHED WITH TEMPORARY IRRIGATION)

Low grasses with perennials and annuals to create transition between the event center, equestrian center, and rural landscape.

Hydroseed mix of the following, Some 1 gal. to cover 5% of the meadow area

- Achillea millefolium - Yarrow
- Agrostis pallens - San Diego Bentgrass
- Carex praegracilis - Clustered field sedge
- Clarkia purpurea - Purple clarkia
- Elymus glaucus - Blue wild rye
- Escholtzia californica - California poppy
- Festuca rubra - Red fescue
- Gilia capitata - Globe gilia
- Lasthenia coronaria - Southern goldfields
- Layia platyglossa - Tidy tips
- Leptosyne californica - California coreopsis
- Muhlenbergia rigens - Deer grass
- Nassella lepida - Foothill needlegrass
- Nassella pulchra - Purple needlegrass
- Sisyrinchium bellum - Blue eyed grass



### EVENT GARDENS (IRRIGATED)

Drought-resistant gardens with flowering plants, natives, and grasses centered around the event center.

5 gallon size or 1 gallon size, 3-5' O.C. spacing

- Aeonium spp. - Aeonium
- Agave spp. - Agave
- Aloe spp. - Aloes
- Anigozanthos flavidus - Kangaroo Paw
- Arbutus unedo 'Compacta' - Compact Strawberry Tree
- Arctostaphylos glauca - Bigberry Manzanita
- Artemisia californica - California Sagebrush
- Azalea 'Red Bird' - Red Bird Azalea
- Baccharis pilularis - Coyote Brush
- Bougainvillea 'San Diego Red' - San Diego Red Bougainvillea
- Bulbine frutescens - Orange Stalked Bulbine
- Calandrinia grandiflora - Rock Purslane
- Callistemon 'Little John' - Dwarf Bottlebrush
- Carissa m. 'Boxwood Beauty' - Boxwood Beauty Natal Plum
- Carex praegracilis - Clustered Field Sedge
- Cercis occidentalis - Western Redbud
- Chondropetalum tectorum - Soft Cape nush
- Distictis buccinatoria - Red trumpet vine
- Dudleya brittonii - Britton's Dudleya
- Echeveria spp. - Echeveria
- Echium candicans - Pride of Madeira
- Escallonia 'Compacta' - Dwarf Escallonia
- Elymus condensatus 'Canyon Prince' - C.P. Wild Rye
- Eriogonum fasciculatum - California Buckwheat
- Erigeron spp. - Seaside Daisies
- Euphorbia spp. - Euphorbia
- Festuca rubra - Red Fescue
- Frangula californica - Coffeeberry
- Geranium spp. - Geranium
- Graptovelia spp. - Graptovelia
- Grevillea 'Long John' - Long John Grevillea
- Heteromeles arbutifolia - Toyon
- Huechera maxima - Island Alum Root
- Iris douglasiana - Douglas Iris
- Iva hayesiana - San Diego Marsh Elder
- Juncus effusus - Soft Rush
- Kalanchoe spp. - Kalanchoe
- Kniphofia spp. - Redhot poker
- Lantana spp. - Lantana
- Lavandula spp. - Lavender
- Leonotis spp. - Lion's Tail
- Lomandra longifolia 'Breeze' - Dwarf Mat Rush
- Muhlenbergia rigens - Deer Grass
- Myrica californica - California Bayberry
- Pelargonium spp. - Zonal Geranium
- Pennisetum 'Fairy Tails' - Fairy Tails Fountain Grass
- Pensilemon margarita BOP - Foothill Penstemon
- Rhaphiolepis i. 'Springtime' - Dwarf Indian Hawthorn
- Rhaphiolepis u. 'minor' - Dwarf Yeddo Hawthorn
- Rhus integrifolia - Lemonade Berry
- Ribes spp. - Gooseberry
- Rosa spp. - Rose
- Rosmarinus spp. - Rosemary
- Russelia equisetiformis - Coral Fountain
- Salvia spp. - Sage
- Senecio mandraliscae - Blue Chalk Sticks
- Trachelospermum jasminoides - Star Jasmine
- Verbena ilacina 'De la Mina' - Cedros Island Verbena
- Westringia f. 'Blue gem' - Blue Coast Rosemary
- Zauschneria californica - California Fuschia

## PLANT MATERIAL LEGEND

Plant sizes are indicated by nursery sizes



### EXISTING TREES TO REMAIN

- Cercis occidentalis - Western Redbud
- Cercidium x 'Desert Museum' - Desert Museum Palo Verde
- Eucalyptus spp. - Sugar Gum
- Prosopis chilensis - Chilean Mesquite
- Schinus molle - California Pepper



### HERITAGE TREE

Character defining tree that provides a large canopy of shade

36" box size

- Olea europea - Field Grown Olive
- Quercus agrifolia - California Oak
- Quercus chrysolepis - Canyon Live Oak
- Quercus engelmannii - Englemann Oak
- Quercus virginiana - Southern Live Oak



### GROVE TREE

Trees arranged in formal rows to provide rural character

24" box size

- Geijera parviflora - Australia Willow
- Olea europea - Field Grown Olive
- Pistacia chinensis - Chinese Pistache
- Prunus dulcis - Wild Almond



### CANOPY TREE

For shade and to establish informal groupings of trees throughout the site

24" box size

- Agonis flexuosa - Peppermint Tree
- Arbutus 'Marina' - Marina Strawberry Tree
- Ceridium x 'Desert Museum' - Desert Museum Palo Verde
- Geijera parviflora - Australia Willow
- Koelreuteria bipinnata - Chinese Flame Tree
- Lagerstroemia indica cvs. - Crepe Myrtle
- Magnolia grandifolia - Southern Magnolia
- Pistacia chinensis - Chinese Pistache
- Platanus racemosa - California Sycamore
- Prosopis chilensis - Chilean Mesquite
- Quercus agrifolia - California Oak
- Rhus lancea - African Sumac
- Schinus molle - California Pepper (relocated from owner's property)
- Ulmus parviflora 'True Green' - Evergreen Chinese Elm



### PERIMETER SCREEN TREE

For screening at site perimeter with informal groupings throughout the site

15 gallon size

- Arbutus unedo or cvs. - Strawberry Tree
- Callistemon citrinus or cvs. - Lemon Bottlebrush
- Ceanothus 'Ray Hartman' - Ray Hartman Mountain Lilac
- Cercis canadensis - Redbud
- Grevillea 'Long John' - Long John Grevillea
- Heteromeles arbutifolia - Toyon
- Laurus nobilis or cvs. - Bay Laurel
- Ligustrum japonicum or cvs. - Waxleaf Privet
- Olea europea 'Little Ollie' - Little Ollie Olive
- Rhamnus californica or cvs. - Coffeeberry
- Rhus integrifolia - Lemonade Berry



### EVERGREEN SCREENING SHRUBS

For screening at site perimeter with informal groupings throughout the site

5 gallon size

- Arbutus unedo 'Compacta' - Compact Strawberry Tree
- Arctostaphylos spp. - Manzanita
- Callistemon 'Little John' - Dwarf Bottlebrush
- Grevillea spp. - Grevillea
- Olea europea 'Little Ollie' - Little Ollie Olive
- Rhamnus californica or cvs. - Coffeeberry
- Rhaphiolepis indica or cvs. - Indian Hawthorn
- Rhaphiolepis umbellata or cvs. - Yeddo Hawthorn
- Salvia spp. - Sage
- Westringia fruticosa or cvs. - Coast Rosemary

## GENERAL NOTES

- ALL PROPOSED PLANTINGS WILL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE SAN DIEGO COUNTY GRADING ORDINANCE.
- ALL PROPOSED PLANTING WILL MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL, COUNTY'S OFF STREET PARKING DESIGN MANUAL, AND THE RAMONA COMMUNITY DESIGN GUIDELINES.
- ALL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH SAN DIEGO COUNTY CODE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, AS WELL AS THE STANDARDS AND CRITERIA OF THE LANDSCAPE TECHNICAL MANUAL.
- ALL PLANTINGS WILL CONFORM TO ANY APPROVED FIRE PROTECTION PLAN AS WELL AS ANY REQUIREMENTS OF THE RAMONA FIRE PROTECTION DISTRICT.
- ALL SLOPES OVER 3 FT. HIGH WILL BE PLANTED AND IRRIGATED FOR ESTABLISHMENT.
- ALL TREES, INCLUDING STREET TREES, LOCATED WITHIN 5 FT. OF ANY HARDSCAPE, PAVEMENT, OR CURB SHALL BE PLANTED WITH ROOT BARRIERS.
- STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY WILL OBTAIN AN ENCROACHMENT FROM THE DEPARTMENT OF PUBLIC WORKS.
- ALL PLANTINGS AND IRRIGATION EQUIPMENT PLACED WITHIN THE DEDICATED RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL PLANTING BEDS AND SLOPES LESS THAN 3:1 SHALL RECEIVE 2" OF ORGANIC MULCH.
- THE 8 FT. WIDE TRAIL SHALL BE COMPRISED OF A MIN. OF 4" DECOMPOSED GRANITE OR APPROVED EQUIVALENT.
- ALL NON-TRAIL AREA WITH THE TRAIL EASEMENT WILL BE PROVIDED WITH 3" OF WOOD CHIP MULCH.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILED TO CONFORM WITH RECOMMENDATIONS MADE BY A SOILS TESTING LABORATORY.
- ALL PLANTED AND MULCHED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION BY THE PROPERTY OWNER.
- ALL LANDSCAPE AREAS SHALL PROVIDE FOR POSITIVE DRAINAGE.
- SEE CIVIL GRADING PLAN FOR ALL FINISHED ELEVATIONS AND STORMWATER DESIGN DETAILS.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF EXISTING ARCHITECTURE
- EXISTING TREES TO BE REMOVED OR PROTECTED IN PLACE AT DIRECTION OF LANDSCAPE ARCHITECT.

## IRRIGATION NOTES

UNLESS OTHERWISE NOTED, ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY AND ROTOR HEADS, WITH BUBBLER HEADS AT EACH TREE. HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE. INDIVIDUAL HEADS WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALKS, BROW DITCHES, AND DRIVEWAYS. A SMART CONTROLLER, WITH A RAIN SENSING DEVICE WILL BE PROVIDED. THE SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE COUNTY WATER EFFICIENT LANDSCAPE DESIGN MANUAL. A LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED ALONG WITH FINAL LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.

## DECLARATION OF RESPONSIBILITY

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.

## COMPLIANCE STATEMENT

PER SECTION 88.709(b.9) OF THE COUNTY LANDSCAPE ORDINANCE: I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISIONS 87, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

  
BRADLEY LENAHAN

11/14/18  
DATE

GROUNDLEVEL LANDSCAPE ARCHITECTURE  
2605 STATE STREET, SUITE B  
SAN DIEGO, CA 92103  
PH: (619) 325-1990

REGISTRATION NO: LA 4470 EXPIRATION DATE: 3/31/20



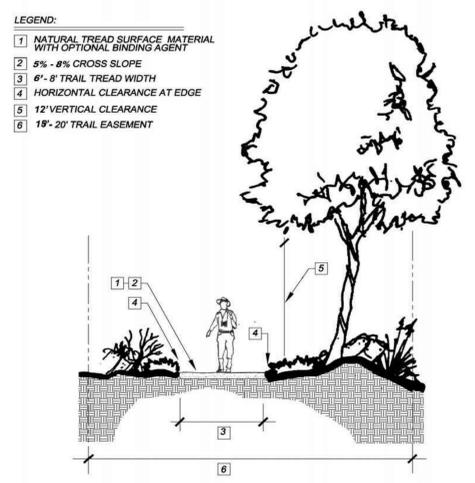
JOB 17047  
DATE MARCH 6, 2012  
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PLANT MATERIAL  
LEGEND & NOTES

**TYPE B – RURAL TRAIL**

Trail type intended for medium volume of use generally associated within a rural setting. These trails are intended to function as recreation and transportation facilities. Although accessible to all trail users, some uses may not be practical in steep terrain.



- LEGEND:**
- 1 NATURAL TREAD SURFACE MATERIAL WITH OPTIONAL BINDING AGENT
  - 2 5% - 8% CROSS SLOPE
  - 3 6'- 8' TRAIL TREAD WIDTH
  - 4 HORIZONTAL CLEARANCE AT EDGE
  - 5 12' VERTICAL CLEARANCE
  - 6 18'- 20' TRAIL EASEMENT

**Notes:**

1. "Optimum" The best or most favorable condition for a particular trail situation from the perspective of responsible management.
2. See Trail Matrix Guidelines for "Optimum" guidelines and descriptions.

**FIGURE DG-2**

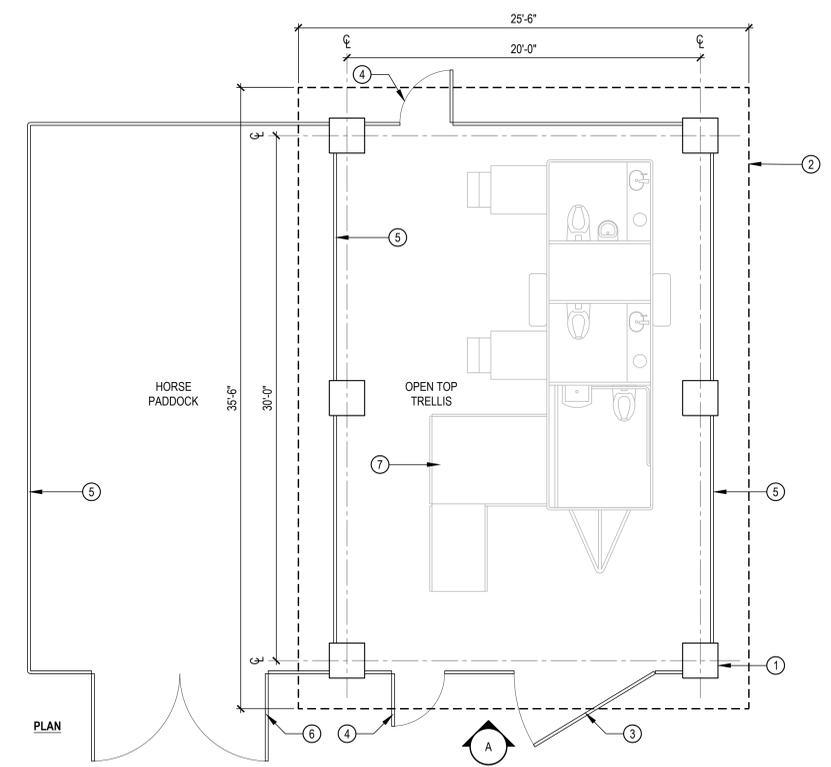
COUNTY OF SAN DIEGO  
COMMUNITY TRAILS MASTER PLAN

**NOTES**

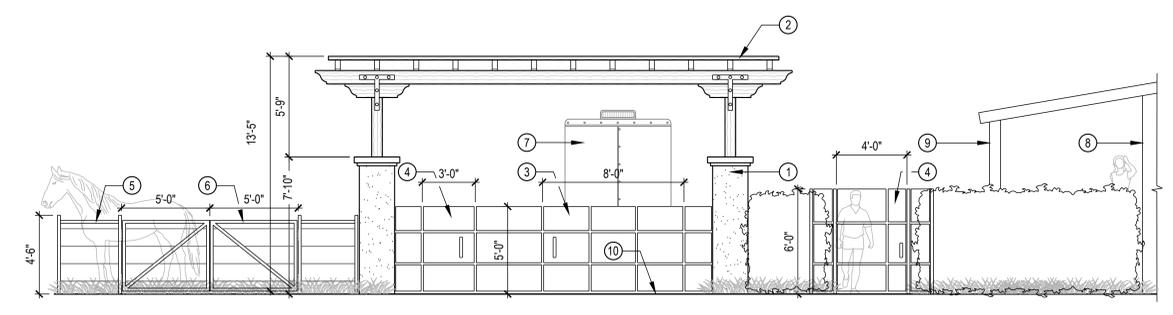
A. BINDING AGENT FOR TRAIL SURFACE MATERIAL IS NOT REQUIRED

B. TRAIL SURFACE SHALL BE APPROPRIATE FOR THE INTENDED USE AND SHALL HELP MINIMIZE RUNOFF AND EROSION PROBLEMS. TYPICAL ACCEPTED SURFACE MATERIALS INCLUDE DECOMPOSED GRANITE (DG) OR NATIVE SOIL IF IT CAN BE DEMONSTRATED TO HAVE ACCEPTABLE STANDARDS TO PROVIDE A FIRM, SMOOTH SURFACE

2 TYP. TRAIL SECTION  
SCALE: NTS



- LEGEND**
- 1. STUCCO TRELIS COLUMN
  - 2. OPEN WOOD LATTICE ROOF
  - 3. SOLID PANEL VEHICULAR GATE
  - 4. SOLID PANEL PEDESTRIAN GATE
  - 5. FENCE TO MATCH PERIMETER FENCE
  - 6. HORSE GATE
  - 7. ADA RESTROOM TRAILER
  - 8. EXISTING GUEST HOUSE
  - 9. EXISTING PORCH STRUCTURE
  - 10. FINISH GRADE



**ELEVATION - A**

1 OPEN TOP TRELIS AND HORSE PADDOCK  
SCALE: 1/4" = 1'-0"

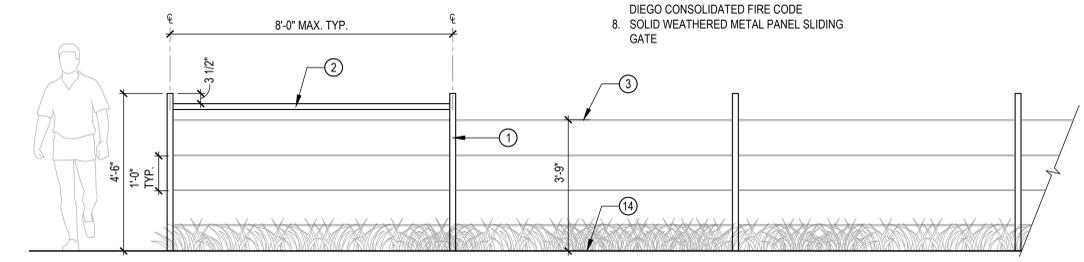


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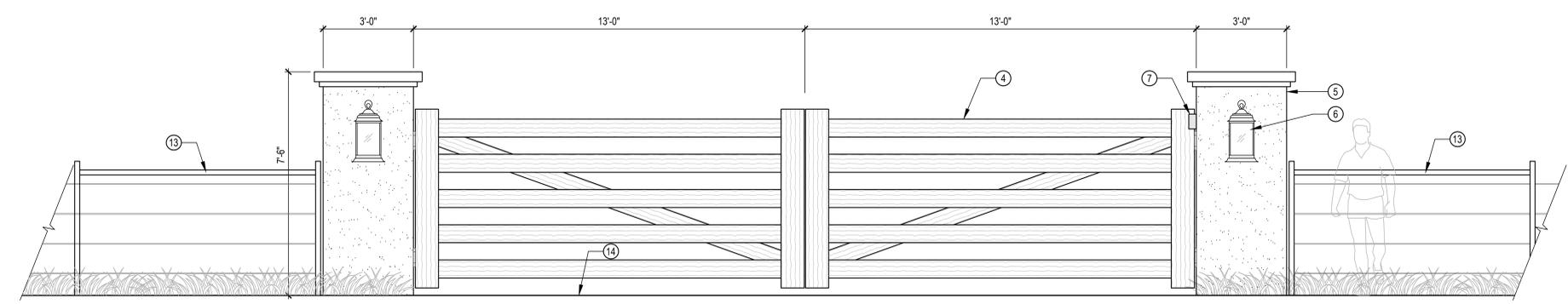
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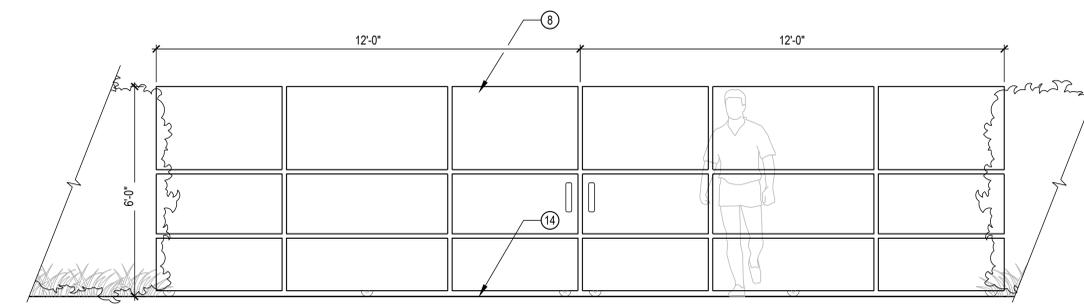
- LEGEND**
- 1. WEATHERED METAL TUBE POST
  - 2. WEATHERED METAL TUBE TOP RAIL AT CORNERS & FENCE TERMINUS
  - 3. TENSIONED METAL CABLE
  - 4. WOOD GATE
  - 5. STUCCO COLUMN WITH CAP
  - 6. SCONCE LIGHT TO MEET PALOMAR DARK SKY POLICY
  - 7. FIRE ACCESS KNOX BOX TO COMPLY WITH SECTION 503.6 OF THE COUNTY OF SAN DIEGO CONSOLIDATED FIRE CODE
  - 8. SOLID WEATHERED METAL PANEL SLIDING GATE
  - 9. CURVED WEATHER METAL PLATE ATTACHED TO FENCE POSTS
  - 10. FULL ENCLOSED WEATHERED METAL BOX WITH CUT-OUT SIGN LETTERS, ATTACHED TO WEATHERED METAL PLATE
  - 11. LED STRIP LIGHT TO MEET PALOMAR DARK SKY POLICY
  - 12. WEATHERED METAL TUBE GATE FRAME
  - 13. ADJACENT FENCE
  - 14. FINISH GRADE



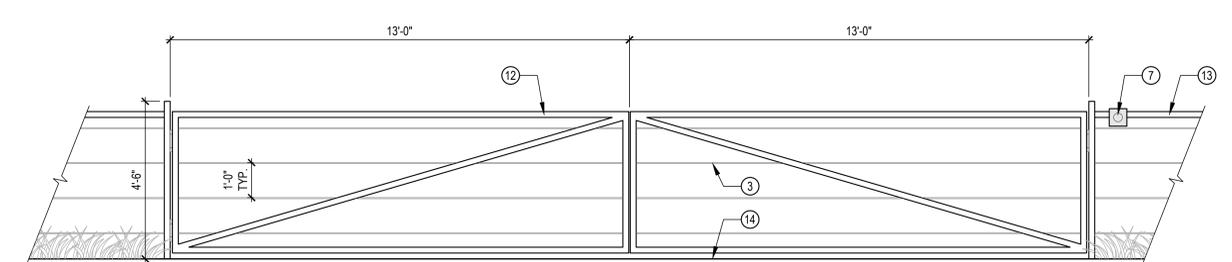
**1 TYP. PERIMETER FENCE**  
SCALE: 1/2" = 1'-0"



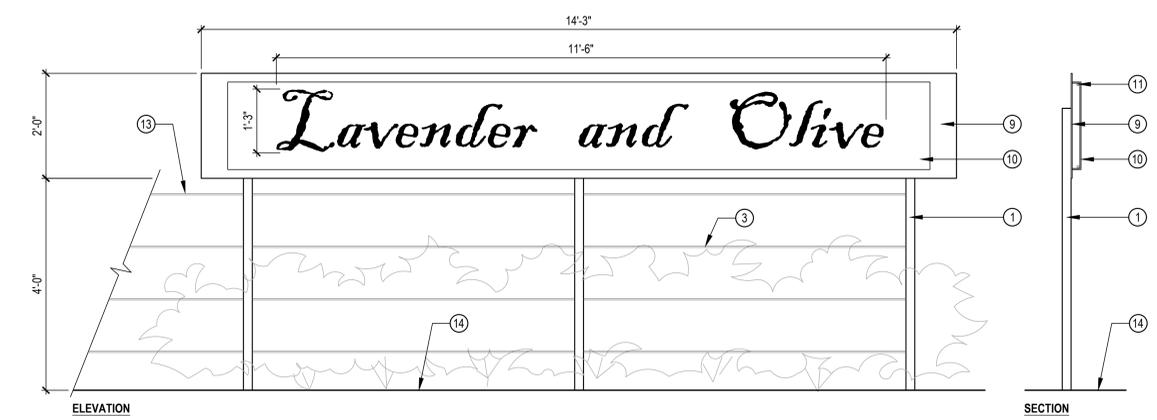
**2 VEHICULAR GATE 'A'**  
SCALE: 1/2" = 1'-0"



**3 SLIDING GATE**  
SCALE: 1/2" = 1'-0"



**5 VEHICULAR GATE 'B'**  
SCALE: 1/2" = 1'-0"



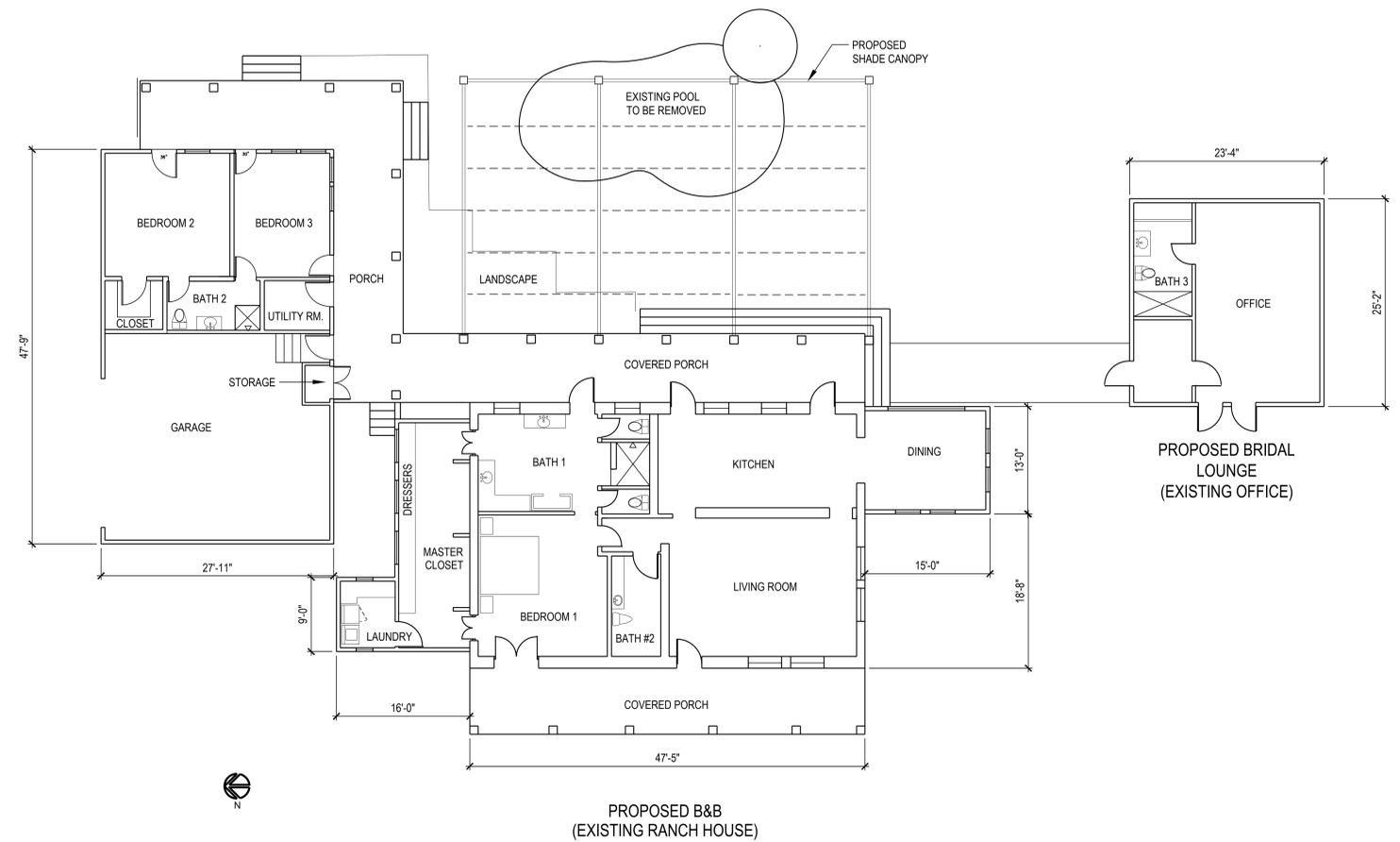
**4 MONUMENT SIGN**  
SCALE: 3/4" = 1'-0"



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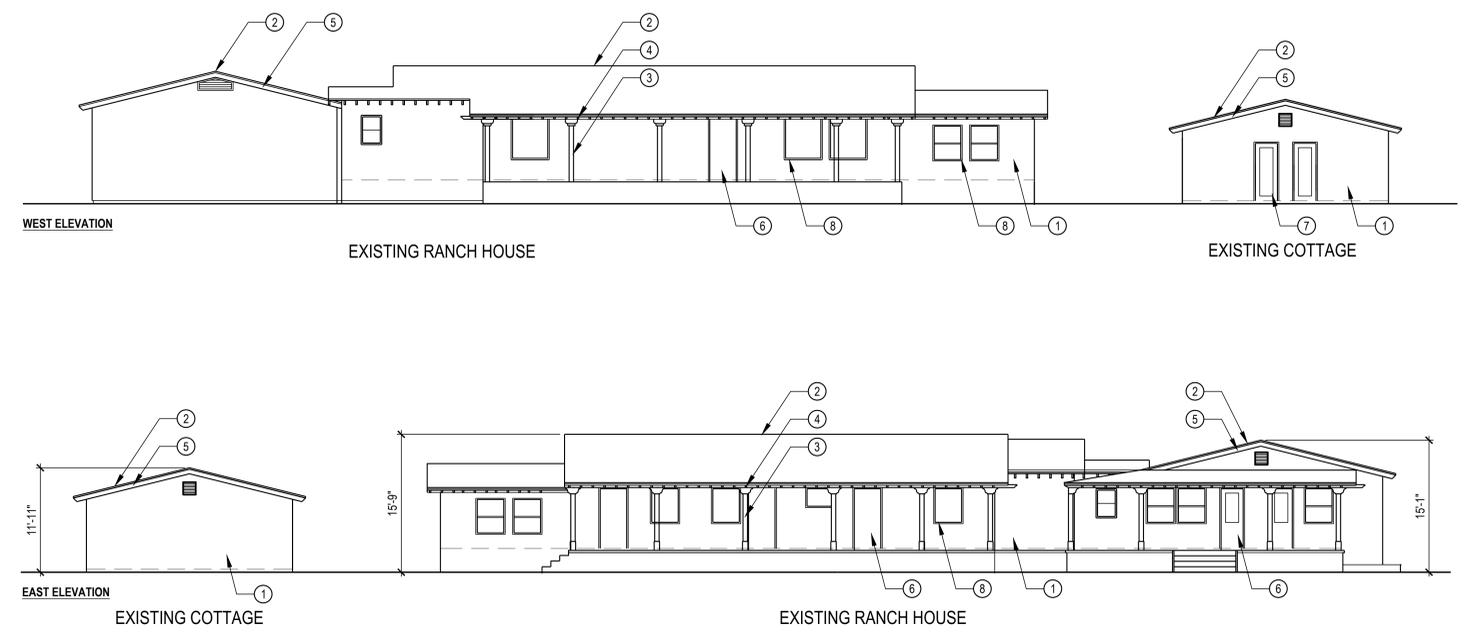
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**1** EXISTING BUILDINGS FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- LEGEND**
- 1. STUCCO FINISHED WALL PAINTED CREAM
  - 2. METAL ROOF PAINTED BRONZE
  - 3. WOOD POST PAINTED BRONZE
  - 4. WOOD BEAM PAINTED BRONZE
  - 5. FASCIA WOOD TRIM PAINTED BRONZE
  - 6. WOOD DOOR
  - 7. GLASS FRAMED DOOR FRAME PAINTED DARK GRAY
  - 8. WINDOW FRAME PAINTED DARK GRAY



**2** EXISTING BUILDINGS ELEVATION  
SCALE: 1/8" = 1'-0"



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