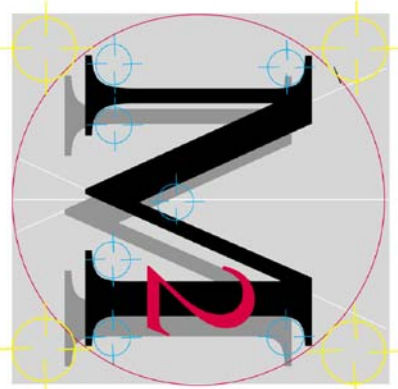


HARDSCAPE LEGEND

RESIDENTIAL



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NAVIAUX TRUST
COMPANION UNIT

5623 LA JOLLA HERMOSA,
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REVISIONS

A Coastal Revision - 01/15/2020

B

C

D



PHASE CONSTRUCTION
DOCUMENT - CDP

PROJECT NO. 2019-35

REVIEWED BY MRM

DRAWN BY FG / AP / MM

DATE 04-03-2020

SHEET TITLE PROPOSED
SITE DRAINAGE & POST BMP'S

A-1.4

SHEET OF

- ☒ NEW SITE WALL - SEE PLAN FOR TYPE
- ☒ NEW CONCRETE HARDSCAPE
- ☒ NEW STONE / TILE HARDSCAPE
- ☒ NEW STONE FLATWORK
- ☒ NEW LANDSCAPE AREA
- ☒ RAISED LANDSCAPE / PLANTER AREA
- ☐ NEW PERMEABLE GRAVEL AREA

T. O. W. ☒ T.O.W. (TOP OF WALL SPOT ELEVATION)

B. O. W. ☒ B.O.W. (BOTTOM OF WALL SPOT ELEVATION)

ELEV. +000.00' ☒ LINEAR DECK DRAIN

☒ ROUND LANDSCAPE AREA DRAIN

☐ LINEAR LANDSCAPE OR TRENCH DRAIN

☒ SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 4" PER 12"

☒ DIRECTION OF FLOW - DRAINAGE

☒ DIRECTION OF SLOPE (GRADE)

☒ 3" DIAMETER X 4' DEEP FLOW WELL (FOR BELOW GRADE TRENCH DRAIN)

☐ DRAIN LINE DAYLIGHT LOCATION WITH GRAVEL ENERGY DISSIPATOR

☒ EXISTING CONTOURS

☐ PROPOSED CONTOURS

☒ SITE DRAIN PIPING - PVC - 4" or 6" DIA.

☒ SUBSURFACE DRAIN PIPING - PVC - 4" PERFORATED AREA DRAIN - 24" x 18" or 9" Inch Square Catch Basin - NDS

☒ AREA DRAIN - 24" x 18" or 9" Inch Square Catch Basin - NDS

☒ USED ☐ NOT USED

☒ AREA DRAIN - 24" x 18" or 9" Inch Square Catch Basin - NDS

POST BMP NOTES

LANDSCAPE & IRRIGATION NOTES

PROPOSED SITE LOW IMPACT DEVELOPMENT AND BMP'S PER 2016 CITY OF SAN DIEGO STORM WATER MANUAL:

LOW IMPACT DEVELOPMENT DESIGN ELEMENTS:

1. PLANTER LANDSCAPE AREA TO BE USED FOR RAINWATER INTERCEPTION AND EVAPOTRANSPIRATION

2. DIRECT RUN-OFF FROM IMPERVIOUS AREAS TO BE DIRECTED TO LANDSCAPE AREAS.

3. ENERGY DISSIPATOR AT DRAINAGE OUTLET TO REDUCE EROSION - LANDSCAPE AREA 1 - 2% SLOPE (ENERGY DISSIPATOR NOT NEEDED)

SOURCE CONTROL BMP'S:

4. AIR CONDITIONING CONDENSATE TO BE DISCHARGED INTO ADJACENT LANDSCAPE AREA

5. LANDSCAPE AREA TO BE PLANTED WITH DROUGHT TOLERANT AND/OR NATIVE PLANT SPECIES FOR EROSION.

PERMANENT BMP:

6. ALL STORMWATER TO BE DIRECTED TO AND DISCHARGED INTO ADJACENT LANDSCAPE AREAS.

PROJECT DATA TABLE

Total Lot Area: 5,351.0 Square Feet (0.122 Acres)

Total Disturbance Area: 3,650.0 Square Feet (0.083 Acres)

Existing amount of Impervious Area: 2,500.0 Square Feet

Proposed amount of Impervious area: 2,500.0 Square Feet

New Total Impervious Area: 0 Square Feet

LANDSCAPE / IMPERVIOUS CALCULATIONS			
1	LOT AREA	5,351.3 S.F.	2019.35
2	LA Jolla Hermosa, La Jolla, CA 92037		
3	TOTAL DISTURBANCE AREA	3,650.0 S.F.	6.9%
4	EXISTING IMPERVIOUS AREA	3,095.6 S.F.	73.0%
5	PROPOSED AMOUNT IMPERVIOUS AREA	3,095.6 S.F.	73.0%
6	TOTAL IMPERVIOUS AREA	3,095.6 S.F.	73.0%
7	IMPERVIOUS % INCREASE	Increase	0.0%
8	TOTAL LANDSCAPE / PERMEABLE AREA	1,251.0 S.F.	23.4%
9	Total Composite Area	5,156.7 S.F.	96.4%
10	Hardscape Areas - Non Permeable	Existing	Total
11	Hardscape Area - Front Driveway Area	809.4 S.F.	809.4 S.F.
12	Hardscape Area - Entry Walkway Area	53.8 S.F.	53.8 S.F.
13	Hardscape Area - North Front Yard Area	27.0 S.F.	27.0 S.F.
14	Hardscape Area - North Side Yard Area	196.6 S.F.	196.6 S.F.
15	Hardscape Area - Rear Yard Area	701.9 S.F.	701.9 S.F.
16	Hardscape Area - Rear Yard Side Fence Area	186.4 S.F.	186.4 S.F.
17	Area of New Total Site Hardscape - Non-Permeable	1,251.0 S.F.	1,251.0 S.F.
18	Existing Areas on Permeable Area	Existing	Total
19	10' Deep Stormwater Detention Floor	1,390.2 S.F.	1,390.2 S.F.
20	10' Deep Stormwater Detention Floor	365.9 S.F.	365.9 S.F.
21	Accession Structure	0.0 S.F.	0.0 S.F.
22	Landscaping Areas	Existing	New
(A)	Landscaping Area - Rear Yard	581.9 S.F.	581.9 S.F.
(B)	Landscaping Area - North Side Yard	21.2 S.F.	21.2 S.F.
(C)	Landscaping Area - North Front Yard	74.0 S.F.	74.0 S.F.
(D)	Landscaping Area - Front Yard	529.7 S.F.	529.66 S.F.
(E)	Landscaping Area - Front Yard - Plants	44.3 S.F.	44.30 S.F.
	Area of New Total Landscape	1,251.0 S.F.	1,251.04 S.F.

SITE PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

