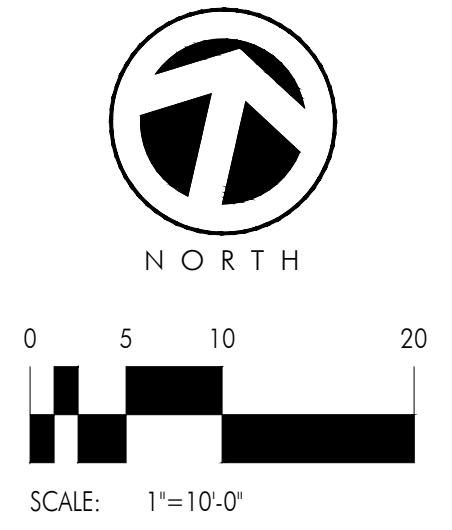
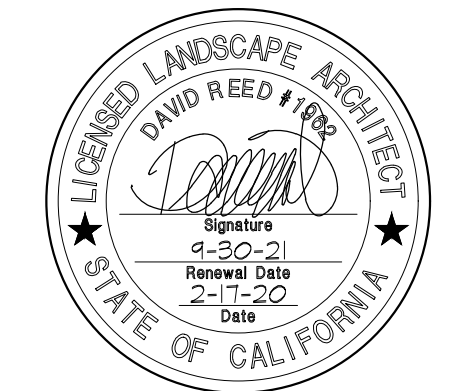


ALL LEGAL DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF DAVID REED LANDSCAPE ARCHITECTS AND WERE CREATED, DEVELOPED AND DESIGNED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH LEGAL DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DAVID REED LANDSCAPE ARCHITECTS.

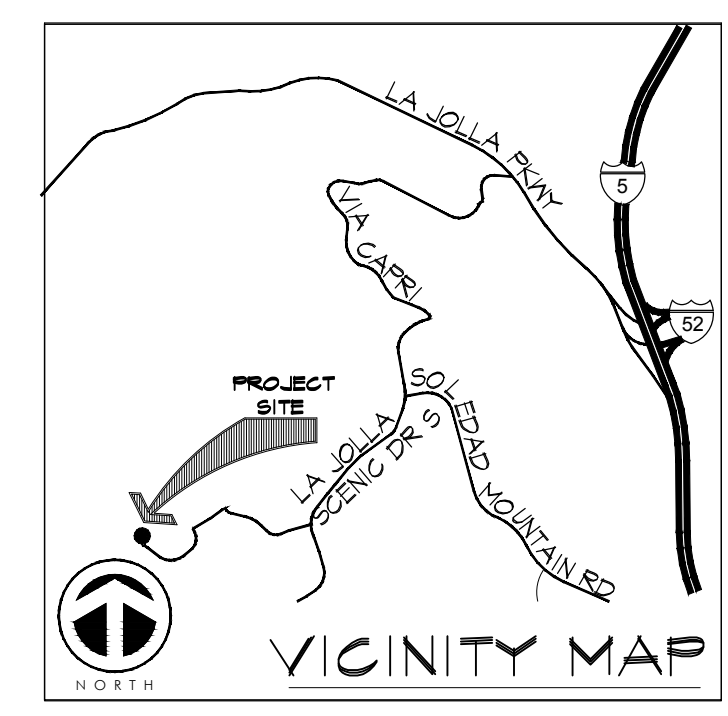


NOTE:
 LANDSCAPING SHALL BE MAINTAINED SUCH THAT DURING GROWING STAGE AND AT MATURITY, IT WILL NOT ENCRoACH INTO THE VIEW CORRIDOR OR OBSTRUCT PUBLIC VIEWS TO THE OCEAN.

CARRAHER RESIDENCE
 KEVIN CARRAHER
 1136 MUIRLANDS DR., LA JOLLA CA 92037




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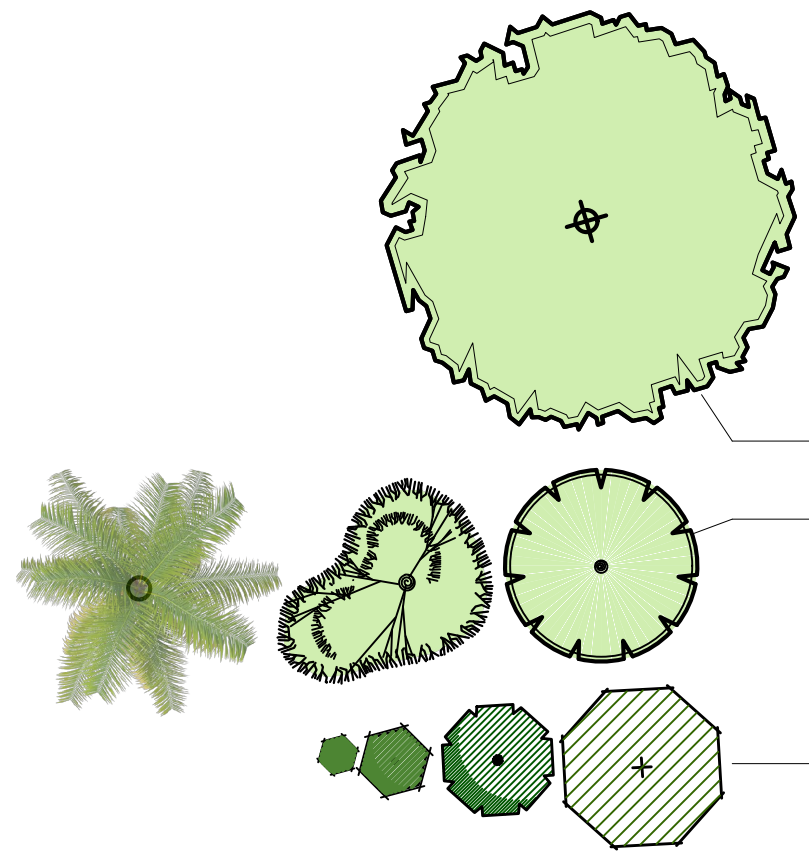
PREPARED BY: _____
 NAME: DAVID REED LANDSCAPE ARCHITECTS
 ADDRESS: 3585 5TH AVENUE, SUITE 100 SAN DIEGO, CA 92103
 PHONE#: (619) 239-3300
 PROJECT ADDRESS: 1136 MUIRLANDS DR. LA JOLLA, CA 92037
 PROJECT NAME: CARRAHER RESIDENCE
 SHEET TITLE: LANDSCAPE CONCEPT PLAN

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
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REVISION 1:	_____

ORIGINAL DATE: JANUARY 15, 2020
 SHEET L-1 OF 2
 DEP#: _____

MUIRLANDS

RESPONSIBLE CHANGE _____ CHECKED BY: _____ REVISIONS: _____ DRAFTED BY: _____
 ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF DAVID REED LANDSCAPE ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID REED LANDSCAPE ARCHITECTS.



PLANT PALETTE

ABBR.	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	INCOLS
STREET TREES - 100% 24" BOX, SUCH AS:					
MET. EXG.	METROSIDEROS EXCELSUS - MULTI	NEW ZEALAND CHRISTMAS TREE	30'	30'	M
TREES - 100% 24" BOX, SUCH AS:					
ARB. MAR.	ARBITUS MARINA - MULTI	MARINA STRAWBERRY TREE	30'	25'	L
DUR. REP.	DURANTIA REPENS - STANDARD	SKY FLOWER	10'	10'	M
MAY. BOA.	MAYTENUS BOARIA 'GREEN SHOWERS'	MAYTEN TREE	10'	20'	M
OLE. EUR.	OLEA EUROPAEA 'SWAN HILL'	EUROPEAN OLIVE	25'	20'	L
SYA. ROM.	SYAGRUS ROMANOFFIANUM	QUEEN PALM	50'	12'	M
TRI. CON.	TRISTANIA CONFERTA	BRISBANE BOX	40'	30'	M
LARGE UPRIGHT SHRUBS - 50% 5 GAL./50% 1 GAL., SUCH AS:					
ALY. S.C.	ALYOGYNE SANTA CRUZ	SANTA CRUZ BLUE HIBISCUS	5-8'	5-8'	L
BAM. A.K.	BAMBUSA S. 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	12-15'	6'	M
CAM. JAP.	CAMELLIA JAPONICA	NUCCIOS PEARL OR GEM CAMELLIA	6'	4'	M
DOD. PUR.	DODONAEA V. 'PURPUREA'	PURPLE HOPSPEED	15'	6'	L
ESC. FRA.	ESCALLONIA 'FRADESI'	N.C.N.	6'	6'	M
FEI. SEL.	FEIJOA SELLOWIANA - MULTI	PINEAPPLE GUAVA	8'	8'	M
LIG. TEX.	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	6'	4'	M
NAN. DOM.	NANDINA DOMESTICA	HEAVENLY BAMBOO	6'	3'	L
PIT. TEN.	PITTOSPORUM TENUIFOLIUM	N.C.N.	6-12'	4-6'	M
POD. MAK.	PODOCARPUS M. MAKI	SHRUBBY YEA FINE	8'	6'	M
PRU. CAR.	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	COMPACT CAROLINA CHERRY	10'	6'	M
ROS. T.B.	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	6'	4'	L
TEC. STA.	TECOMA STANS	YELLOW BELLS	20'	12'	L
MEDIUM FLOWERING SHRUBS - 50% 5 GAL./50% 1 GAL., SUCH AS:					
ABU. PAL.	ABUTILON PALMERI	INDIAN MALLOW	5'	5'	L
CIS. SUN.	CISTUS 'SUNSET'	SUNSET HYBRID ROCKROSE	2'	6'	L
HYD. MAC.	HYDRANGEA MACROPHYLLA	GARDEN HYDRANGEA	4'	4'	M
LEO. LEO.	LEONOTIS LEONURIS	LION'S TAIL	4-6'	4-6'	L
RHA. SPR.	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	5'	5'	L
ROS. ICE.	ROSA 'ICEBERG'	ICEBERG ROSE	4'	4'	M
SAL. M.G.	SALVIA 'WINIFRED GILMAN'	WINIFRED GILMAN HYBRID SAGE	3'	3'	VL
YES. M.G.	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	3'	5'	L
SMALL SHRUBS & PERENNIALS - 100% 1 GAL., SUCH AS:					
CON. MAU.	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1'	3'	L
CRA. MUL.	CRASSULA MULTIGAYA	N.C.N.	1.5'	3'	L
EUR. P.V.	EURYOPS PECTINATUS 'VIRIDIS'	N.C.N.	6'	6'	M
GER. ING.	GERANIMUM INGANUM	CRANESBILL	1-1.5'	2-3'	L
KAL. BLO.	KALANCHOE BLOSSFELDIANA	KALANCHOE	1'	1'	L
LAV. DEN.	LAVANDULA DENTATA	FRENCH LAVENDER	3-3.5'	2-3'	L
LIM. PER.	LIMONIUM PEREZII	STATICE, SEA LAVENDER	2'	2'	L
OST. A.Q.	OSTEOSPERMUM F. 'AFRICAN QUEEN'	PURPLE HYBRID AFRICAN DAISY	1'	6'	L
RHA. PIN.	RHAPHIOLEPIS 'PINKIE'	PINKIE INDIAN HAWTHORN	2-3'	3'	L
SAL. GRE.	SALVIA GREGGII	AUTUMN SAGE	3'	3'	L
PROCUMBENT SHRUBS					
BAG. P.P.	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1'	5'	L
LAN. MON.	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1-2'	4-6'	L
LAN. S.S.	LANTANA 'SPREADING SUNSHINE'	SPREADING SUNSHINE LANTANA	2-3'	6-8'	L
ACCENT PLANTS - 50% 5 GAL./50% 1 GAL., SUCH AS:					
GLI. MIN.	GLIVIA MINIATA	KAFFIR LILY	2'	2'	L
SES. AUT.	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1.5'	1.5'	M
VINES - 100% 5 GAL., SUCH AS:					
BOU. B.K.	BOUGAINVILLEA 'BARBARA KARST' - ESPALIER	BARBARA KARST BOUGAINVILLEA	20'	20'	L
DRO. FLO.	DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT	6"	6"	L
FIG. PUM.	FIGUS PUMILA	CREeping FIG	N/A	N/A	M
LON. HIL.	LONICERA HILDEBRANTIANA	BURMESE HONEYSUCKLE	20'	20'	M
ROS. C.B.	ROSA 'CECILE BRUNNER'	CECIL BRUNNER ROSE	N/A	N/A	M
GROUNDCOVERS - FLATS, SUCH AS:					
DUG. IND.	DUGHESNEA INDICA	INDIAN MOCK STRAWBERRY	6"	1.5'	M
FES. HYB.	FESCUE HYBRID - BLEND OF F. MOLATE, F. RUBRA AND F. OCCIDENTALIS 'MOKELUMNE'	SOD	6"	6"	M
LAM. SPE.	LAMPFRANTHUS SPECTABILIS	TRAILING ICE PLANT	1'	1-2'	VL
SEN. MAN.	SENEGIO MANDRALISCAE	BLUE ICE PLANT	6"	3'	L
SES. AUT.	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1.5'	1.5'	M
THY. SER.	THYMUS SERPYLLUM	CREeping THYME	6-8"	1.5'	L
ATRIUM GARDEN PLANTS (DEEP SHADE)					
CHL. C.V.	CHLOROPHYTUM COMOSUM VARIEGATUM	VARIEGATED SPIDER PLANT	1.5'	1.5'	M
SCH. ARB.	SCHIEFFLERA ARBORICOLA	HAWAIIAN ELF SCHEFFLERA	8'	8'	H
SOL. SOL.	SOLEIROLIA SOLEIROLII	BABY'S TEARS	3-6"	6"	H
ZAN. AET.	ZANTEDESCHIA AETHIOPICA	CALLA LILY	4'	2'	M

GENERAL NOTES

ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. [142.0403].

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.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED 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.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, VINIT BODAS, 858-644-2124. 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.

MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 SEWER LINES - 10 FEET

MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH [142.0418(B)].

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.

LANDSCAPE AREAS FOR TREES: REQUIRED STREET TREES SHALL HAVE A MINIMUM 40 SQUARE FEET IN AREA AND BE WATER PERMEABLE.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

DEAD PLANTS SHALL BE REPLACED. DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

SHRUBS, TREES, AND VINES USED TO MEET THE "REMAINING YARD RESIDENTIAL BUFFERING" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCRoACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

MAINTENANCE NOTES

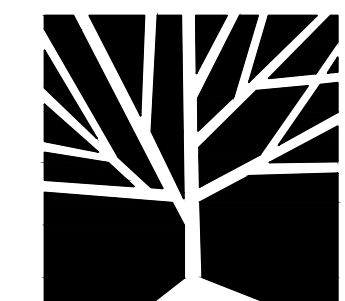
LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE, PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.

IRRIGATION NOTES

ALL PLANTED AREAS SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS. LAWN AREAS SHALL HAVE SEPARATE SYSTEMS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY.

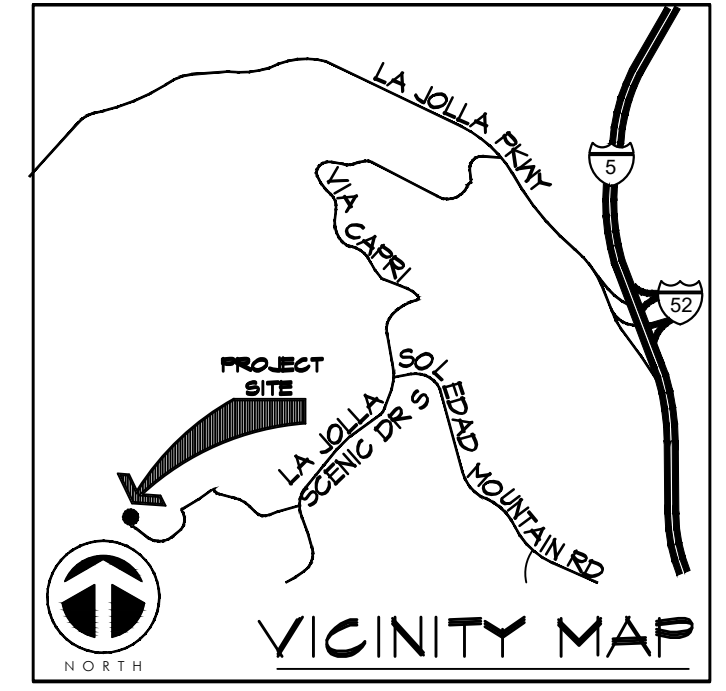
CARRAHER RESIDENCE

KEVIN CARRAHER
 1136 MUIRLANDS DR., LA JOLLA CA 92037



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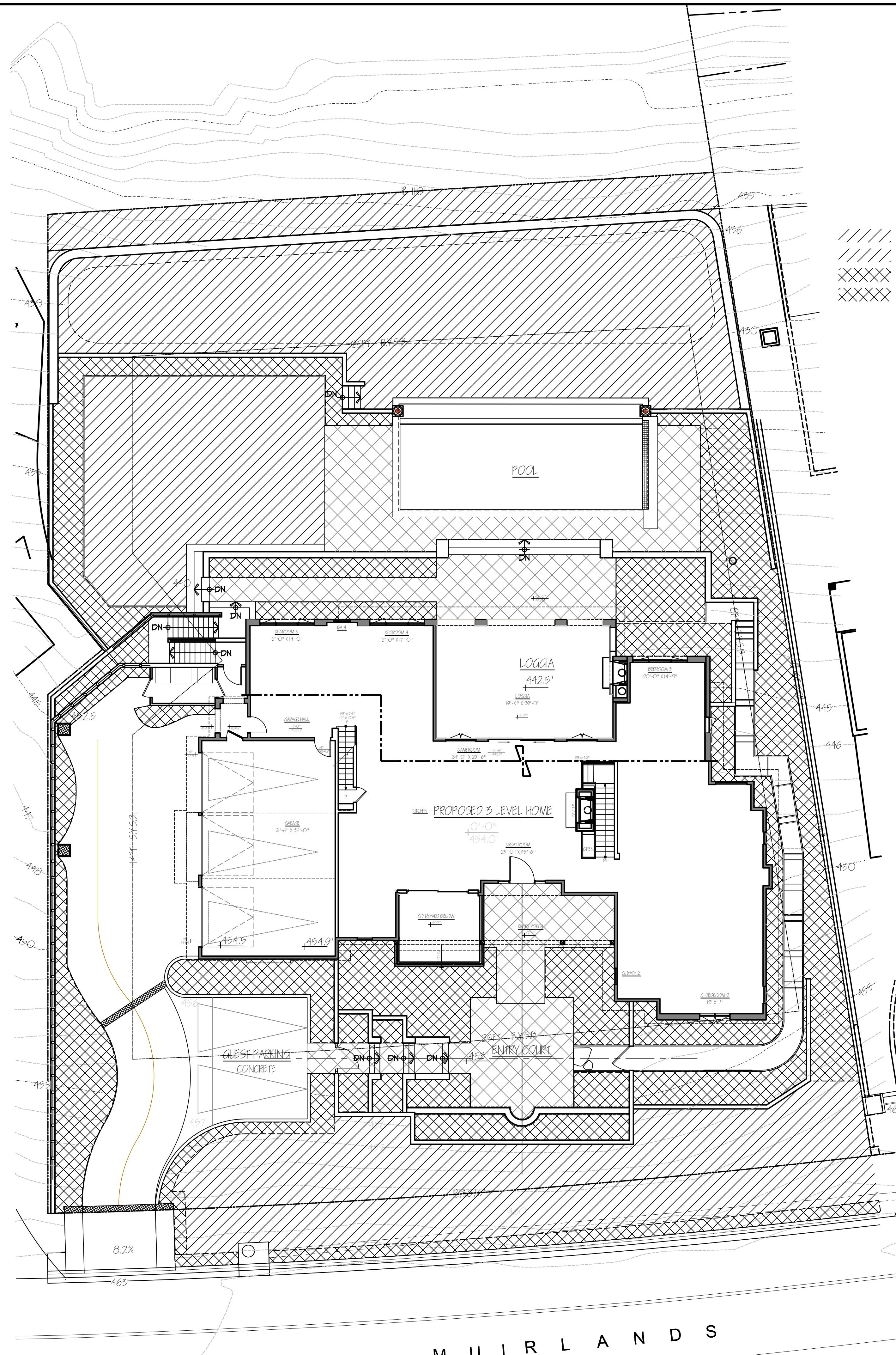
PREPARED BY: _____
 NAME: DAVID REED
LANDSCAPE ARCHITECTS
 ADDRESS: 3585 5TH AVENUE, SUITE 100
SAN DIEGO, CA 92103
 PHONE#: (619) 239-3300
 PROJECT ADDRESS: _____
1136 MUIRLANDS DR.
LA JOLLA, CA 92037
 PROJECT NAME: _____
CARRAHER RESIDENCE

REVISION 14: _____
 REVISION 13: _____
 REVISION 12: _____
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 REVISION 2: _____
 REVISION 1: _____

SHEET TITLE: _____
PLANTING LIST & NOTES

ORIGINAL DATE: JANUARY 15, 2020
 SHEET L-2 OF 2
 DEP#: _____

RESPONSIBLE CHARGE: _____ CHECKED BY: _____ DRAFTED BY: _____
 ALL LEGAL DESIGN ARRANGEMENTS AND PLANS INDICATED OR REFERRED TO BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF DAVID REED LANDSCAPE ARCHITECTS AND WERE CREATED, ENVELOPED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH LEGAL DESIGN ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR DISCLOSED TO ANY PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DAVID REED LANDSCAPE ARCHITECTS.



PRELIMINARY WATER BUDGET CALCULATIONS

$MANA = (40.0)(0.62)(0.55)(10,296) =$
 $140,437.44 \text{ GALS. / YR.} > \text{ETWU TOTAL GAL. / YR.}$

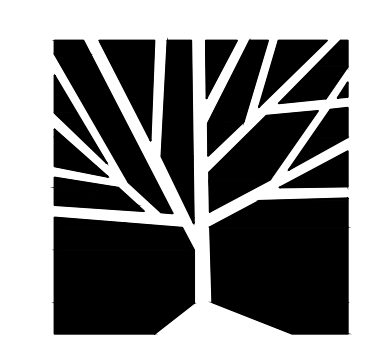
HYDROZONE	PLANT FACTOR	AREA	IRRIGATION	EFFICIENCY	% LANDSCAPE AREA	GALS / YR.
IRRIGATION ROTATOR LOW	0.20	5,202.0	OVERHEAD	0.75	50.52%	45,858.61
IRRIGATION ROTATOR MODERATE	0.50	1,247.0	OVERHEAD	0.75	12.11%	27,214.52
IRRIGATION DRIP LOW	0.20	1,923.5	DRIP	0.81	18.68%	14,540.52
IRRIGATION DRIP MODERATE	0.50	1,923.5	DRIP	0.81	18.68%	36,336.57
POOL	0.80	707.0				14,026.88

TOTAL AREA 10,296.0
 ETAF 0.55
 FACTOR 0.62
 ETo 0.40

ETWU TOTAL GAL. / YR. 123,451.12
MANA TOTAL GAL. / YR. 140,437.44

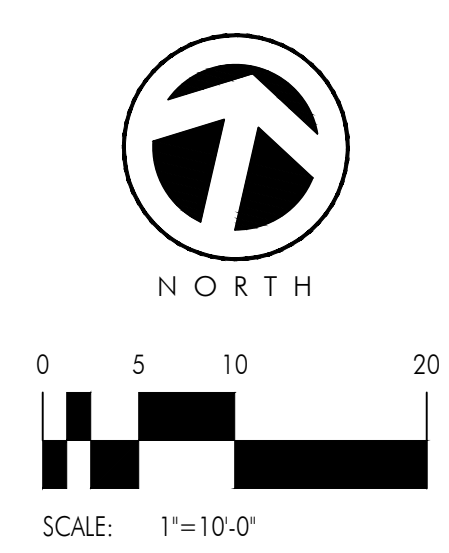
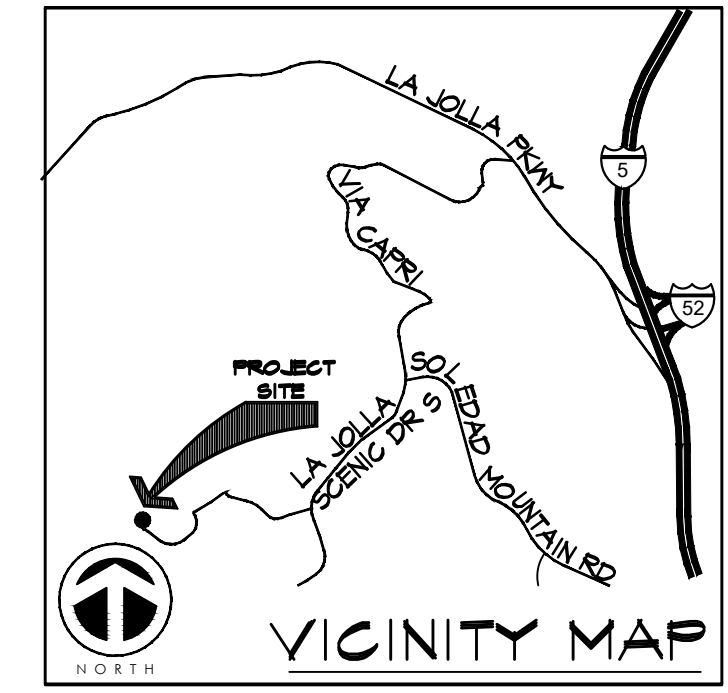
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 PROJECT ADDRESS: 1136 MUIRLANDS DR.
LA JOLLA, CA 92037
 PROJECT NAME: CARRAHER RESIDENCE
 SHEET TITLE: _____
PRELIMINARY HYDROZONE MAP AND
WATER BUDGET CALCULATIONS
 DEPR: _____

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ORIGINAL DATE: JANUARY 15, 2020
 SHEET L-3 OF 2
 DEPR: _____

MUIRLANDS