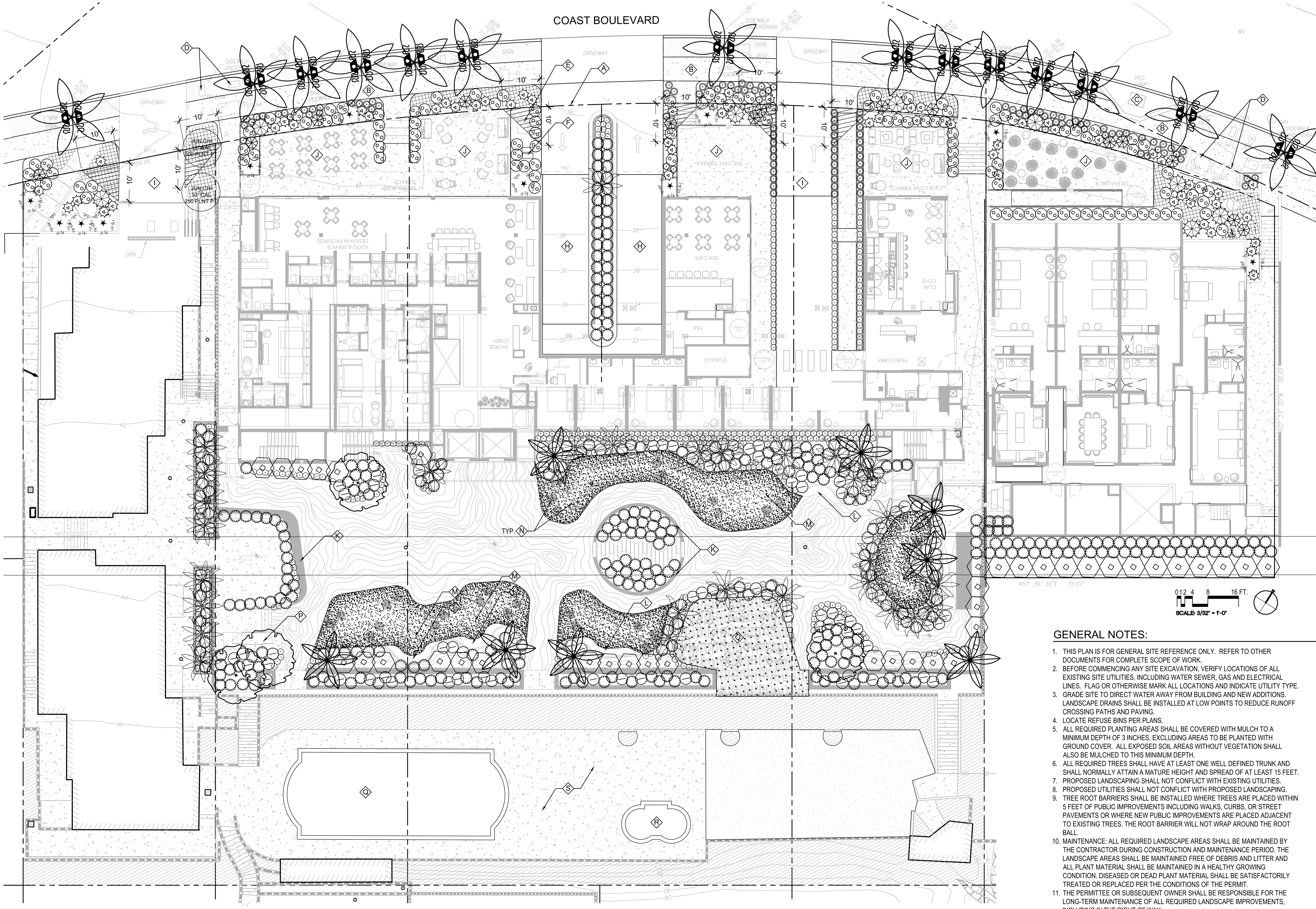


LANDSCAPE KEY NOTES:

- (A) PROPERTY LINE - TYPICAL SYMBOL
- (B) EXISTING WALK IN RIGHT-OF-WAY TO REMAIN
- (C) EXISTING RAMP AT CROSSWALK
- (D) EXISTING UTILITIES
- (E) EXISTING FIRE BACKFLOW
- (F) (2) BACKFLOW PREVENTERS IN ENCLOSURES
- (G) 10' VISIBILITY AREA AT DRIVEWAY. NO OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, 2' FOR PLANT MATERIAL
- (H) DRIVEWAY TO GARAGE FOR COVERED PARKING, BASEMENT LEVEL
- (I) DRIVEWAY TO GARAGE FOR COVERED PARKING, UPPER LEVEL
- (J) OPEN-AIR PATIO IN STREET YARD
- (K) WATER FEATURE
- (L) FIXED BENCH SEATING
- (M) FIRE PIT
- (N) MOVABLE FURNITURE, TYP. SYMBOL
- (O) PATIO WITHPLANTED SHADE STRUCTURE
- (P) LIFT
- (Q) EXISTING POOL
- (R) EXISTING SPA
- (S) EXISTING POOL DECK

HARDSCAPE LEGEND

HARDSCAPE PAVING 'A' — 13,975 SF
Impermeable paving such as:
- *Uncolored concrete with broom-swept finish SDSRD (Neighborhood scoring in ROW)*
- *Uncolored concrete with enhanced finish*
- *Integral color concrete with enhanced finish*

HARDSCAPE PAVING 'B' — 4,403 SF
Impermeable paving such as:
- *Concrete pavers*
- *Stone paving*
- *Decorative tile paving*
- *Stamped concrete*

DECOMPOSED GRANITE MULCH — 1,291 SF
- *Earthtone color*

GENERAL NOTES:

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BINS PER PLANS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. 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.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. 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.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF WAY.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, 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 OR FINAL INSPECTION.
15. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. 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)
17. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
    - 17.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
    - 17.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
    - 17.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
    - 17.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTES:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED SEPARATELY FROM OTHER PARKWAY PLANTINGS BY AN OWNER-FUNDED AND MAINTAINED DRIP RING SYSTEM.
4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE FOR THIS COMMERCIAL DEVELOPMENT IS SEPARATED INTO TWO USES AND STYLES. THE AREA ALONG THE STREET FRONTAGE CONSISTS OF CAFE SEATING AND OPEN PATIOS. A PLANT PALETTE APPLIED TO THIS AREA IS CALIFORNIA COASTAL TO REINFORCE THE CLOSE PROXIMITY TO THE OCEAN. THESE PLANTS ARE LOW-WATER USE WHILE PROVIDING VARYING FOLIAGE TEXTURE, COLOR AND FLOWERS. THE INTERNAL LANDSCAPE AREA IS TO PROVIDE PUBLIC SPACES FOR GATHERING. IN THIS INTERIOR AREA THE PLANT PALETTE IS MORE REFLECTIVE OF A TROPICAL-LIKE PALETTE WITHOUT USING PLANTS THAT REQUIRE LARGE AMOUNTS OF WATER. NEW STREET TREES ARE PROPOSED TO MATCH THE DISTINCTIVE LOOK OF COAST BOULEVARD. THIS LANDSCAPE IS IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE AND THE LA JOLLA PLANNED DISTRICT ORDINANCE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

LANDSCAPE AREA CALCS

COMMERCIAL DEVELOPMENT

STREETYARD

TOTAL AREA:	6,658 SF
PLANTING AREA REQUIRED (25%):	1,665 SF
PLANTING AREA PROVIDED:	1,675 SF
EXCESS AREA PROVIDED:	10 SF
PLANT POINTS REQUIRED (5%):	333
PLANT POINTS PROVIDED :	1,186
EXCESS POINTS PROVIDED:	853
POINTS ACHIEVED W/ TREES (50% MIN):	550

REMAINING YARD

TOTAL AREA:	26,070 SF
PLANTING AREA REQUIRED (30%):	7,821 SF
PLANTING AREA PROVIDED:	12,447 SF
EXCESS AREA PROVIDED:	4,626 SF
PLANT POINTS REQUIRED (5%):	1,304
PLANT POINTS PROVIDED :	2,202
EXCESS POINTS PROVIDED:	898
POINTS ACHIEVED W/ TREES (50% MIN):	200

VEHICULAR USE AREA (VUA)

NOT APPLICABLE, ALL PARKING AREAS ARE LOCATED IN GARAGES

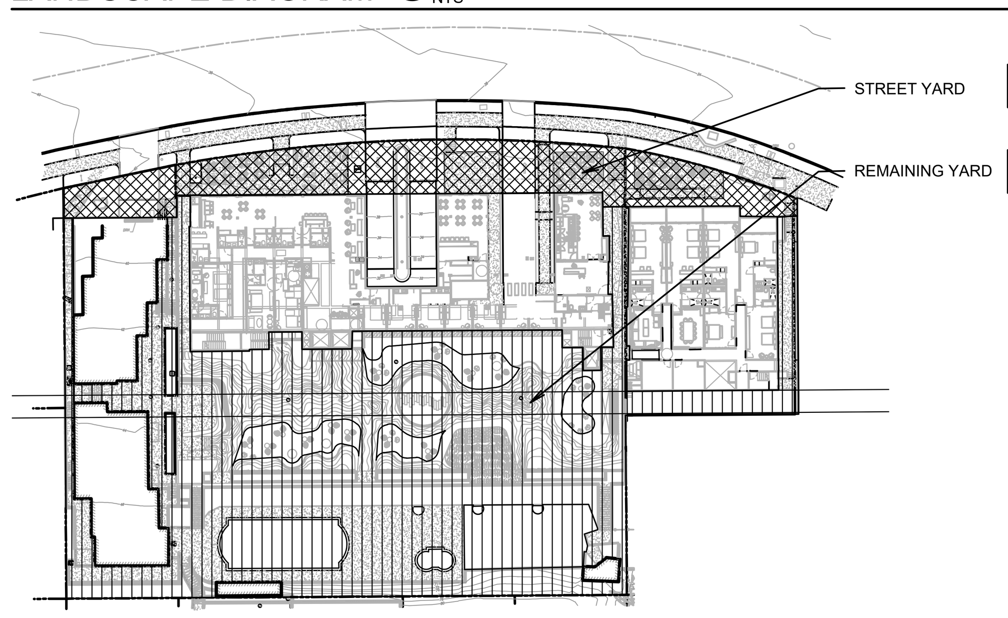
LA JOLLA PDO LANDSCAPE CALCULATIONS

159.0403(d) - ZONE 5, OPTION A

PROVIDE A LANDSCAPED AREA EQUIVALENT TO 50% OF THE TOTAL LOT AREA. THE LANDSCAPED AREA MAY BE LOCATED AT THE GROUND LEVEL OR ON UPPER LEVEL BALCONIES, DECKS, ROOFS WITH PERMANENTLY AFFIXED PLANTER BOXES OR ANY COMBINATION THEREOF PROVIDED THE LANDSCAPED AREA IS VISIBLE FROM THE OPPOSITE SIDE OF ADJACENT PUBLIC RIGHTS-OF-WAY (STREETS). A MINIMUM OF 50% OF THE LANDSCAPED AREA SHALL BE VEGETATED.

TOTAL LOT AREA:	57,780 SF
LANDSCAPE AREA (50%):	28,890 SF
LANDSCAPE AREA PROVIDED:	31,298 SF
EXCESS LANDSCAPE AREA PROVIDED:	2,408 SF
VEGETATED LANDSCAPE AREA REQUIRED (50% MIN):	14,445 SF
VEGETATED LANDSCAPE AREA PROVIDED:	14,557 SF
EXCESS VEGETATED LANDSCAPE AREA PROVIDED:	112 SF

LANDSCAPE DIAGRAM NTS



STREET TREE CALCULATION

(1) 10' BTH PALM FOR EVERY 20' STREET FRONTAGE

STREET FRONTAGE (MINUS DRIVEWAY LF): 267'
STREET TREE REQUIRED: 14 PALMS
PROVIDED: 14 PALMS

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

LANDSCAPE DEVELOPMENT PLANS FOR

LA JOLLA COVE HOTEL

1155 Coast Blvd.
La Jolla, CA 92037

17 DECEMBER 2020

LANDSCAPE DEVELOPMENT PLAN

L1

Project No. - Paradiso Terrace
Drawn - JS
Checked - JPN

NLA
NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STREET, SUITE #3
SAN DIEGO, CA 92109
TEL 858-274-3222 - FAX 858-274-3223
WWW.NERILA.COM

REGISTERED LANDSCAPE ARCHITECTURE – JAMES P. NERI – Expires 6/30/21 – RLA 3321 – STATE OF CALIFORNIA

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE