



BUYER PACKET

La Jolla Beach House

6710 La Jolla Blvd · La Jolla, CA 92037

A boutique collection of 12 new-construction, townhome-style residences one block from Windansea Beach. Everything in one place: the building overview, the final finish guide, floor plans for every residence, and the parking and landscape plans.

Michael Angotta

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323-533-9452

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THE RESIDENCES

New construction, steps from Windansea

One of the first projects of its kind built in La Jolla in many years: 1-, 2- and 3-bedroom homes that pair modern coastal architecture with true lock-and-leave living. Sun-filled, open-concept great rooms open to private outdoor space, and the second-floor residences add a mezzanine and roof-deck level.

- 12 residences: 1, 2 and 3 bedrooms
- Residences 201–204 include a mezzanine / roof-deck level
- Secure garage parking, with storage and bike storage on site
- EV-ready and EV-capable parking spaces
- Unit 107 is designated as an affordable residence; ask Michael for details

THE NEIGHBORHOOD

One block from iconic Windansea Beach, with world-class surf and sunset walks along the shore. Bird Rock cafés and shops are moments away, and La Jolla Village, with its dining, boutiques and the tide pools at La Jolla Cove, is a short walk or bike ride.

RESIDENCES AT A GLANCE

UNIT	BED / BATH	INTERIOR SQ FT	OUTDOOR SQ FT	TOTAL SQ FT	PRICE	STATUS
101	3 bd / 2.5 ba	1,495	102	1,597	\$2,199,000	Available
102	2 bd / 2 ba	1,156	95	1,251	\$2,030,000	Available
103	2 bd / 2 ba	1,131	102	1,233	\$2,080,000	Available
104	2 bd / 2 ba	1,188	108	1,296	\$2,450,000	Available
105	1 bd / 1 ba	652	–	652	\$1,500,000	Available
106	1 bd / 1 ba	559	–	559	\$1,250,000	Available
107	2 bd / 2 ba	953	–	953		In escrow
201	2 bd / 2 ba + mezz.	1,431	708	2,139	\$2,850,000	Available
202	2 bd / 2 ba + mezz.	1,412	421	1,833	\$2,799,000	Available
203	2 bd / 2 ba + mezz.	1,319	419	1,738	\$2,900,000	Available
204	2 bd / 2 ba + mezz.	1,257	539	1,796	\$3,150,000	In escrow
205	2 bd / 2 ba	1,016	274	1,290	\$2,000,000	In escrow

Reserve with no money down: from now until completion, any available residence can be reserved for 60 days with no deposit. Pricing and availability as of October 12, 2026, subject to change; call Michael at 323-533-9452. Square footage is from the January 2026 floor plans and is approximate. The finish guide is the current specification; the architectural and landscape drawings are included for layouts only, and where they note materials or finishes, the finish guide governs.



THE RESIDENCES AT LA JOLLA BEACH HOUSE

6710 La Jolla Blvd

La Jolla, CA 92037

Mediterranean contemporary, refined through a warm modern European lens. The same core finishes carry through all three penthouses.



THE KITCHEN

Light oak, tonal and calm

Pale-oak cabinetry takes the lead, wrapped in an ivory stone envelope with restrained mushroom accents.

CABINETRY

Pale-oak millwork with integrated pulls

STONE

Taj Mahal quartz with a waterfall edge (on applicable unit layouts)

APPLIANCES

Viking appliance suite. Refrigerator not included; it can be sourced and delivered at closing for an added cost

LIGHTING

Warm dimmable recessed lighting with aged-brass accents



LIVING

Relaxed coastal living

FLOORING

Wide-plank pale oak, 9 × 72 in., continuous through living spaces

WALLS

Warm ivory paint with a textured plaster-look focal wall

LIGHTING

Warm-dim 2700K recessed lighting throughout

ACCENTS

Aged brass, smoked glass and dark bronze, used sparingly



PRIMARY BATH

A spa-like retreat

VANITY

Pale-oak vanity, stone top, generous drawers

SHOWER

Warm-white vertical tile with clear frameless glass

FIXTURES

Kohler Purist in aged brass, with coordinated trims

MIRROR + LIGHT

One clean mirror framed by warm vertical sconces



ROOFTOP

Private coastal terrace

DECK

Waterproof Pli-Dek deck coating, textured for slip resistance

PRIVACY

Thermally modified wood slats in a dark-bronze frame

GUARDRAIL

Clear low-iron glass that keeps the ocean view open

OUTDOOR SINK

Stainless sink station with weather-rated storage

FINISH LIBRARY

The brands behind the finishes



INTERIOR

FLOORING

Paradigm Conquest, Surrey

COUNTERTOPS

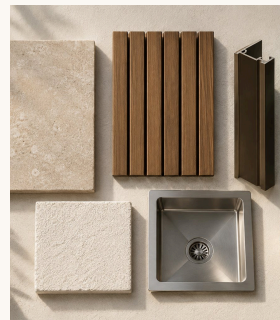
Taj Mahal Quartz

WALL TILE

Daltile Stencil, White

BATH FIXTURES

Kohler Purist Collection



ROOFTOP + SYSTEMS

PRIVACY SLATS

Thermory Thermo-Ash

DECK COATING

Pli-Dek, waterproof

APPLIANCES

Viking

LIGHTING

Lotus LED, warm-dim

Michael Angotta

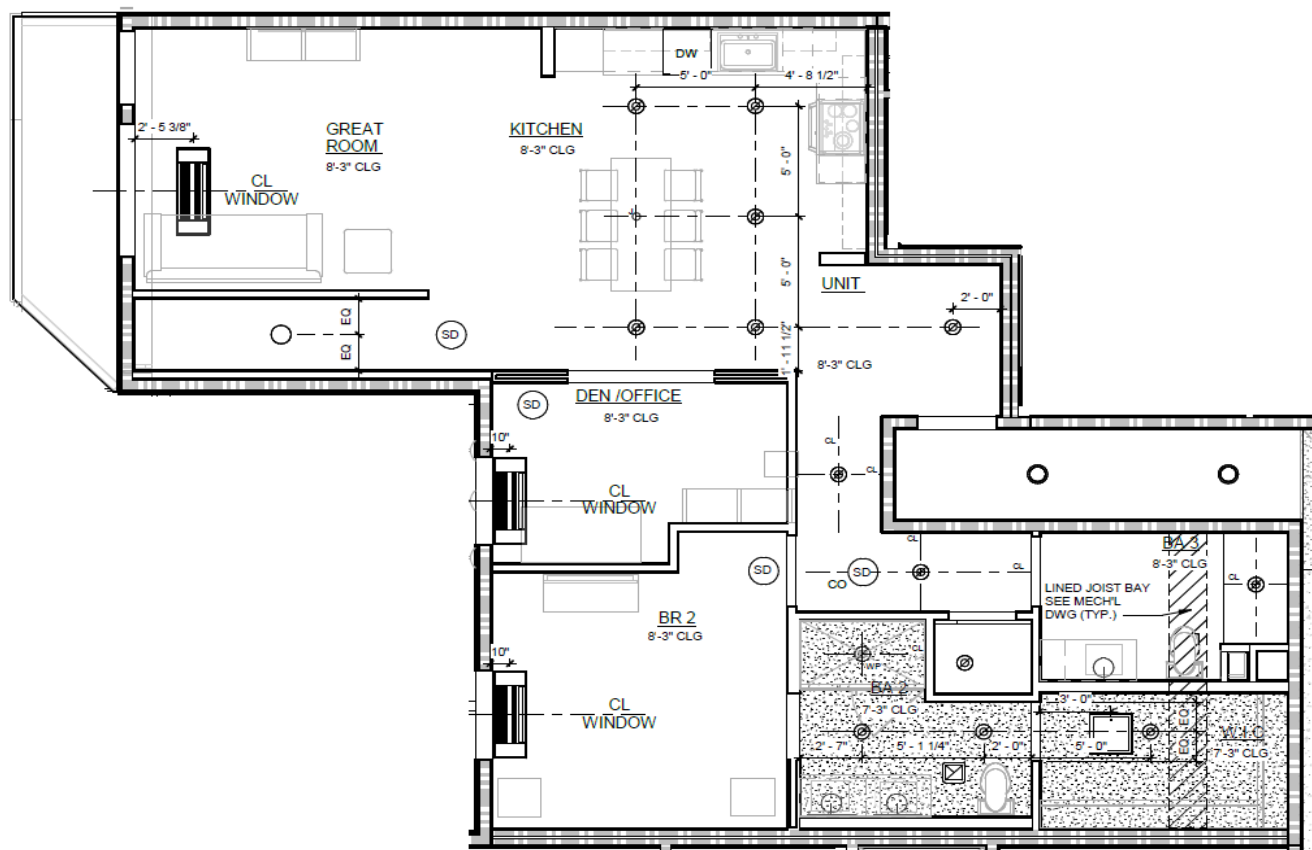
Compass · DRE# 02177007

323-533-9452

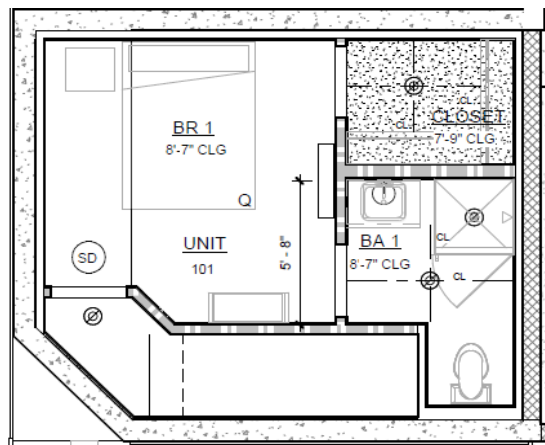
michael.angotta@compass.com

Renderings illustrate design intent and are not exact representations. Furnishings and décor are shown for staging only and are not included. The refrigerator is not included; one can be sourced and delivered at closing for an added cost. Finishes, materials, brands and specifications are subject to change without notice and may vary by residence. Wood and stone surfaces may vary in color, grain and veining.

GROUND FLOOR

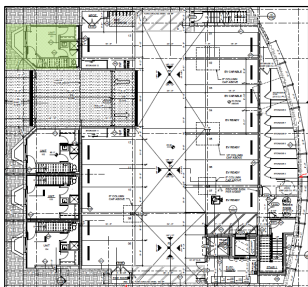


BASEMENT

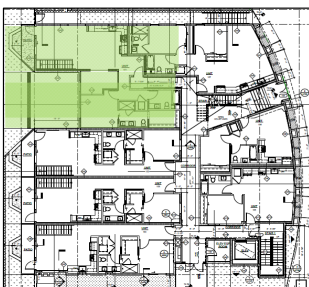


UNIT SUMMARY	
Bedrooms:	3
Bathrooms:	2.5
Interior SF:	1,495
Patio SF:	102
Total Usable SF:	1,597

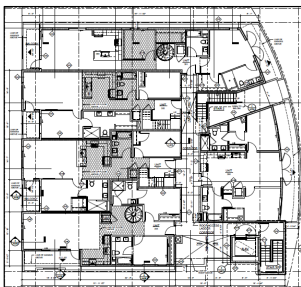
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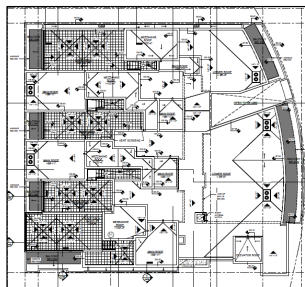
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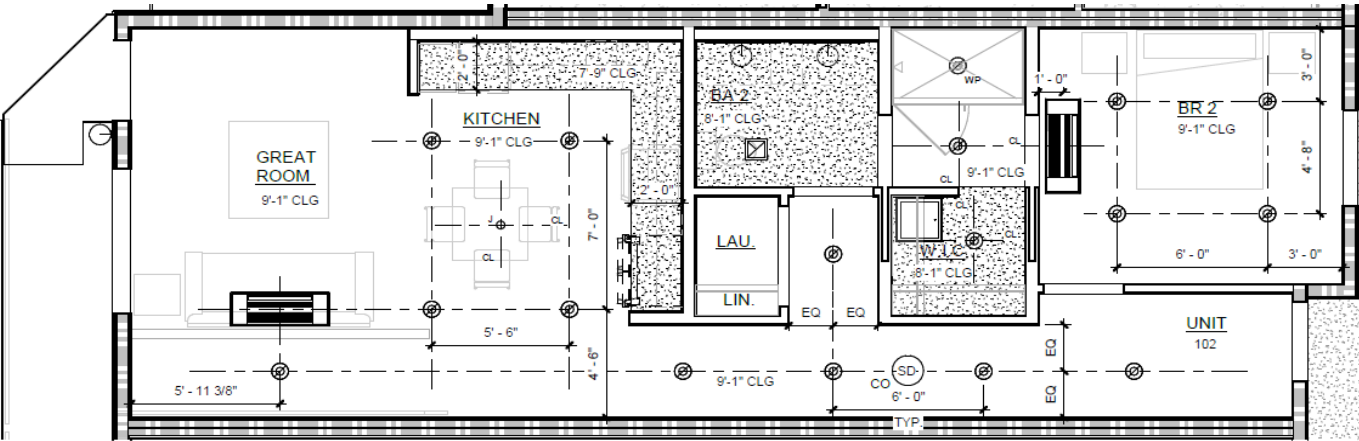
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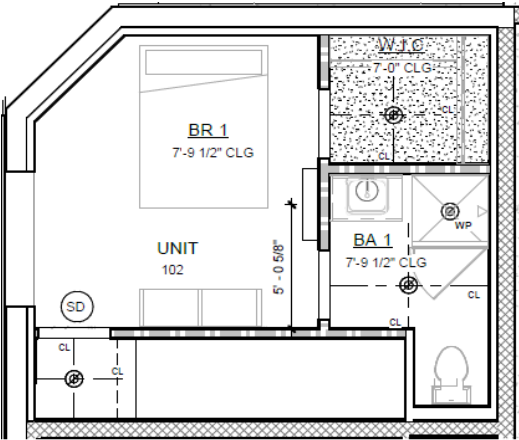
ROOF DECK



GROUND FLOOR



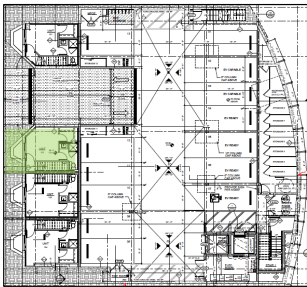
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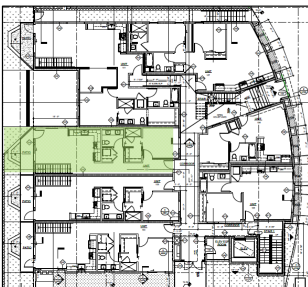
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,156
Patio SF:	95
Total Usable SF:	1,251

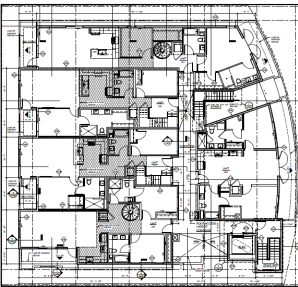
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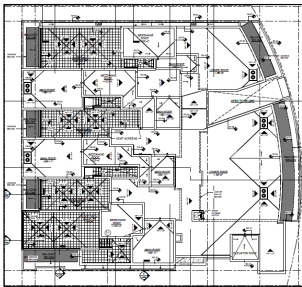
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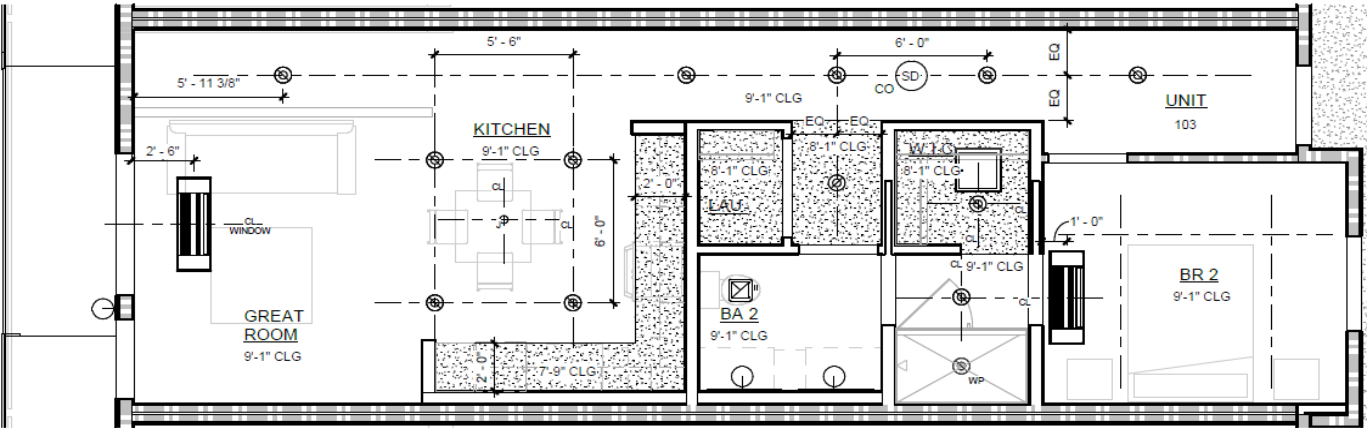
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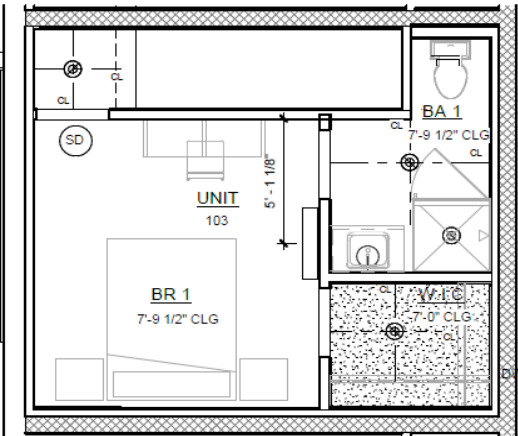
ROOF DECK



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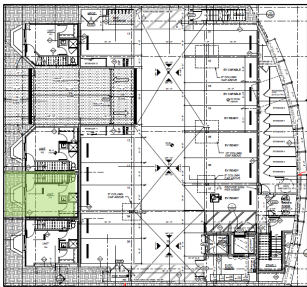


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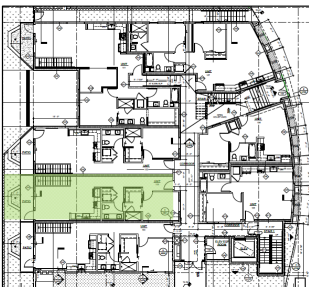


UNIT SUMMARY	
Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,131
Patio SF:	102
Total Usable SF:	1,233

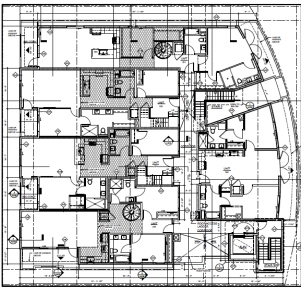
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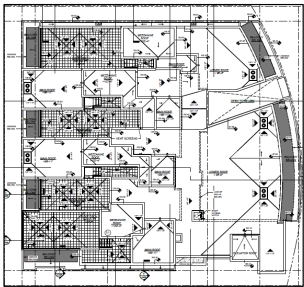
GROUND FLOOR



SECOND FLOOR

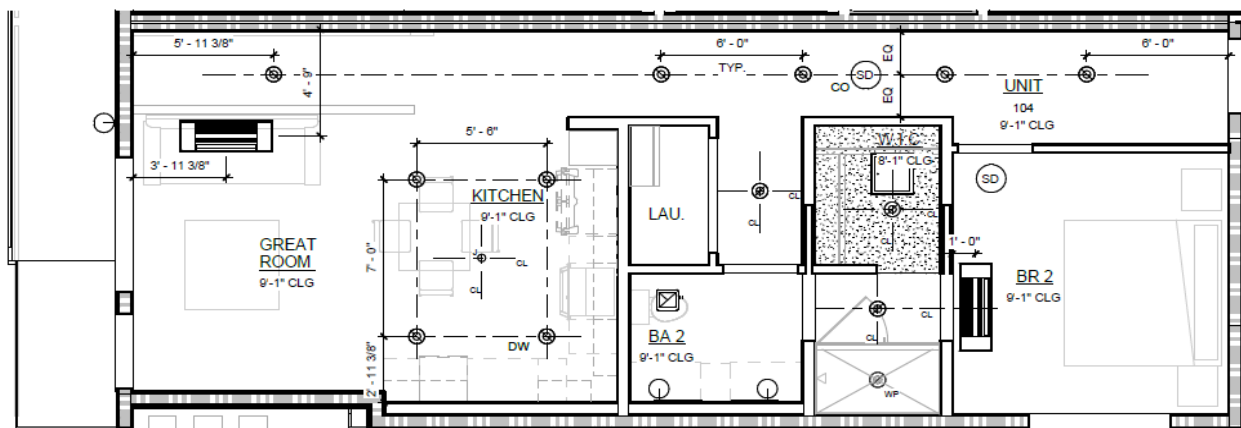


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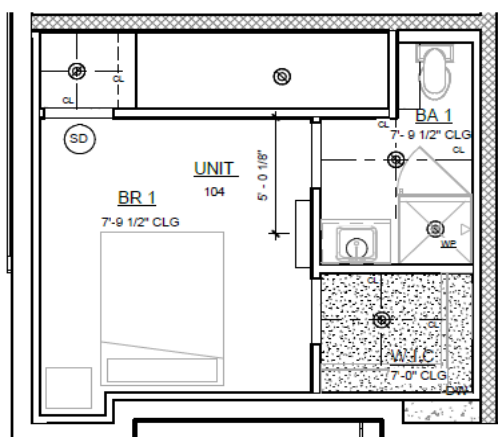


Floor Plan - Unit 104

GROUND FLOOR



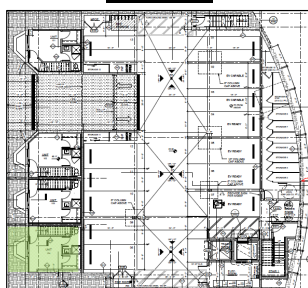
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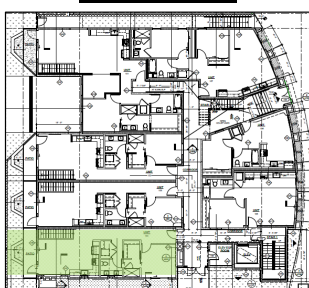
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,188
Patio SF:	108
Total Usable SF:	1,296

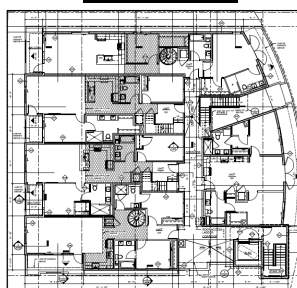
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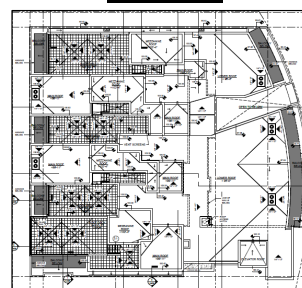
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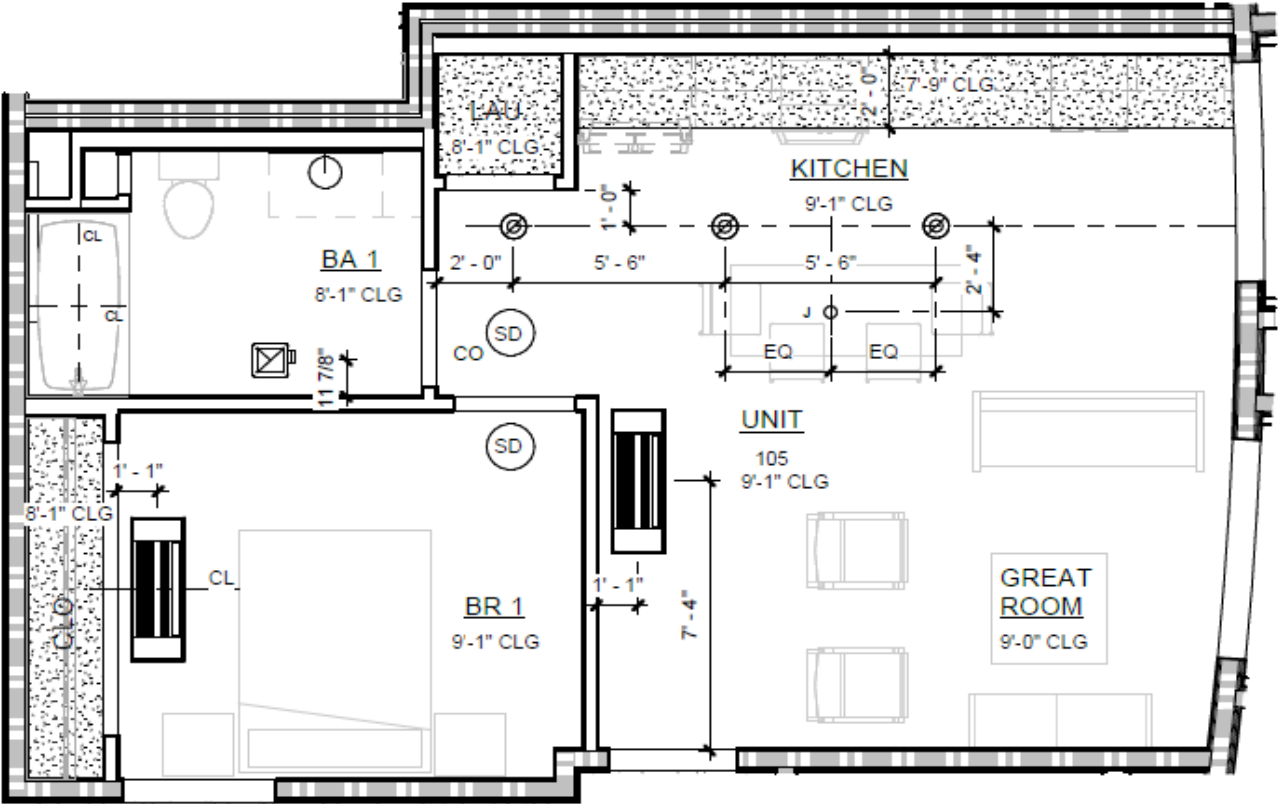
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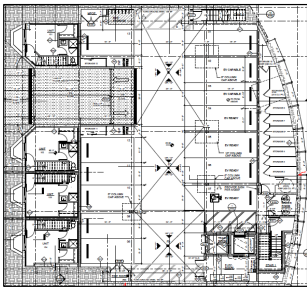
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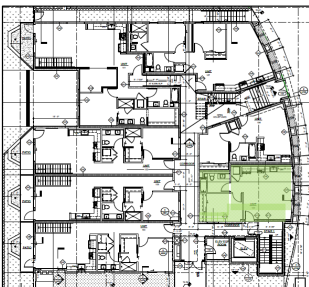
UNIT SUMMARY

Bedrooms:	1
Bathrooms:	1.0
Interior SF:	652
Patio SF:	0
Total Usable SF:	652

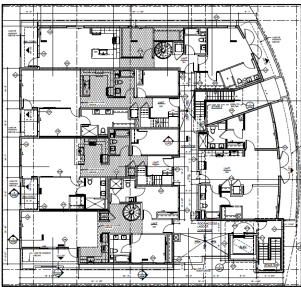
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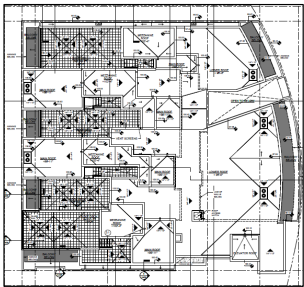
GROUND FLOOR



SECOND FLOOR



ROOF DECK



Floor Plan - Unit 106

Unit 106

BR 1
9'-1" CLG

LAU

CLO

BA 1
8'-1" CLG

KITCHEN
9'-1" CLG

GREAT ROOM
9'-1" CLG

UNIT 106
9'-1" CLG

Dimensions and Clearances (CLG):

- BR 1: 9'-1" CLG
- LAU: 2'-0"
- CLO: 4'-2"
- BA 1: 8'-1" CLG
- KITCHEN: 9'-1" CLG
- GREAT ROOM: 9'-1" CLG
- UNIT 106: 9'-1" CLG

Other Dimensions:

- 4'-6"
- 5'-6"
- 5'-11 3/4"
- 1'-4"
- 2'-5 3/4"
- 3'-0"
- 7'-9" CLG
- 2'-0 1/4"
- 4'-0 1/4"
- 10"

Room Features:

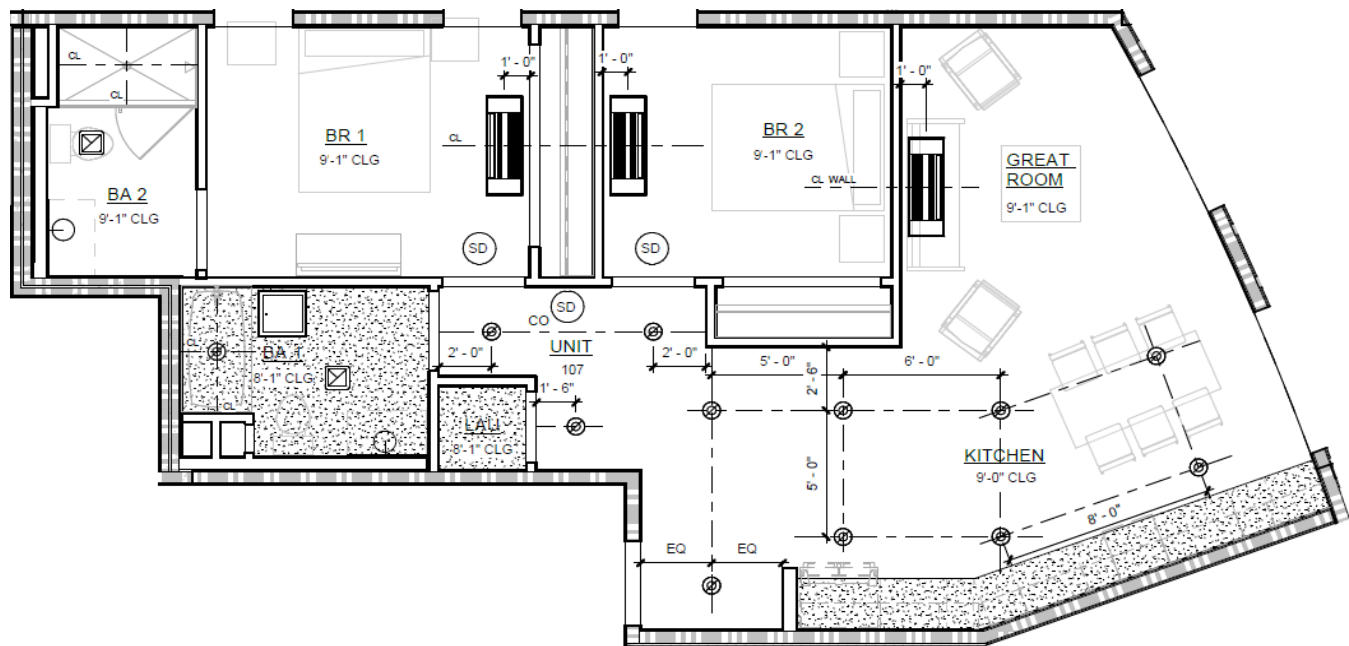
- SD (Door)
- EQ (Window)
- CO (Cabinet)
- CL (Closet)
- EQ (Equipment)

Bedrooms:	1
Bathrooms:	1.0
Interior SF:	559
Patio SF:	0
Total Usable SF:	559

This is a detailed architectural floor plan of a building. The plan shows various rooms, corridors, and structural elements. A specific area on the right side of the plan is highlighted in green, indicating a zone of interest or a specific functional area. The drawing is a black and white line drawing with the green highlight.

This architectural floor plan depicts the 1st floor of a building, likely a university campus. The plan is characterized by a complex network of corridors and rooms. A large central atrium is visible, surrounded by various smaller rooms and service areas. The plan includes numerous labels for rooms and corridors, such as '100', '101', '102', '103', '104', '105', '106', '107', '108', '109', '110', '111', '112', '113', '114', '115', '116', '117', '118', '119', '120', '121', '122', '123', '124', '125', '126', '127', '128', '129', '130', '131', '132', '133', '134', '135', '136', '137', '138', '139', '140', '141', '142', '143', '144', '145', '146', '147', '148', '149', '150', '151', '152', '153', '154', '155', '156', '157', '158', '159', '160', '161', '162', '163', '164', '165', '166', '167', '168', '169', '170', '171', '172', '173', '174', '175', '176', '177', '178', '179', '180', '181', '182', '183', '184', '185', '186', '187', '188', '189', '190', '191', '192', '193', '194', '195', '196', '197', '198', '199', '200', '201', '202', '203', '204', '205', '206', '207', '208', '209', '210', '211', '212', '213', '214', '215', '216', '217', '218', '219', '220', '221', '222', '223', '224', '225', '226', '227', '228', '229', '230', '231', '232', 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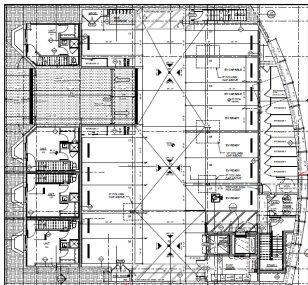
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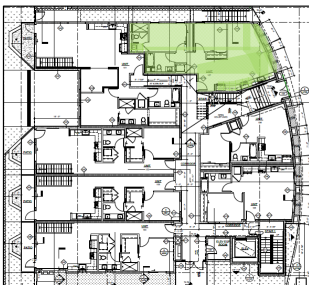
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	953
Patio SF:	0
Total Usable SF:	953

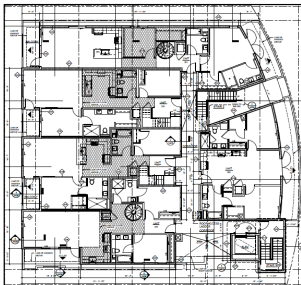
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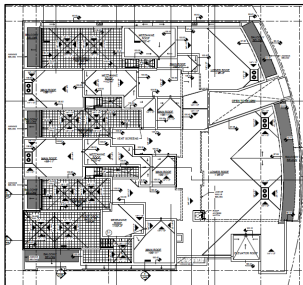
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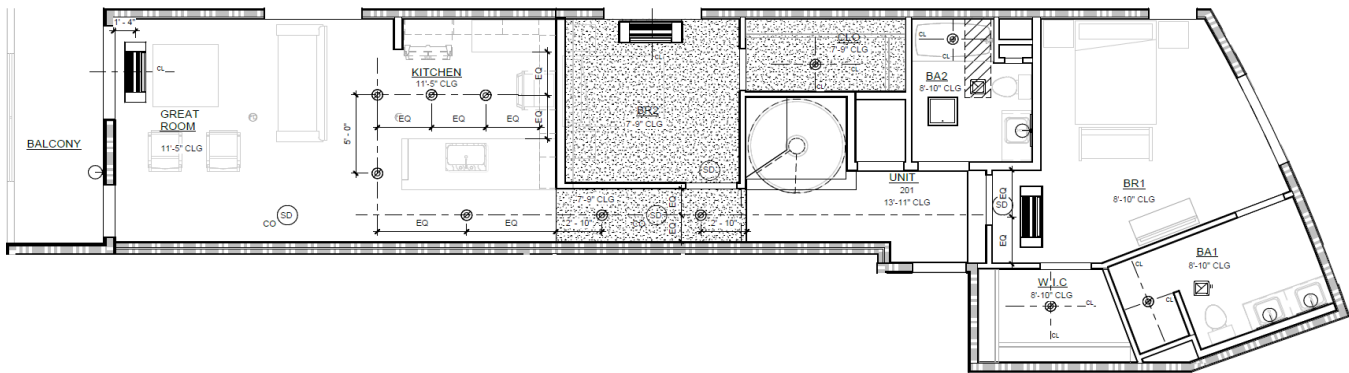
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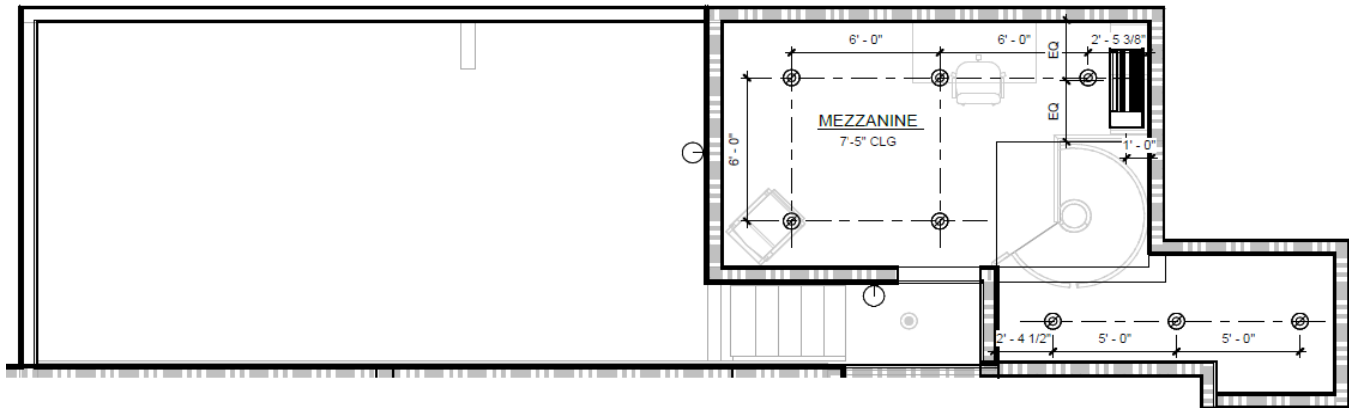
ROOF DECK



SECOND FLOOR



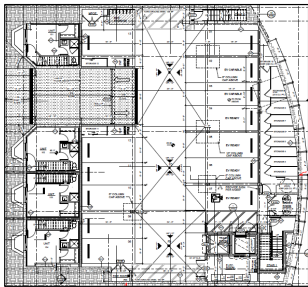
MEZZANINE / ROOF DECK



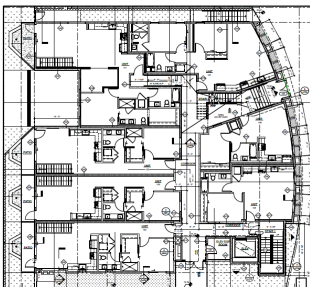
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,431
Patio SF:	708
Total Usable SF:	2,139

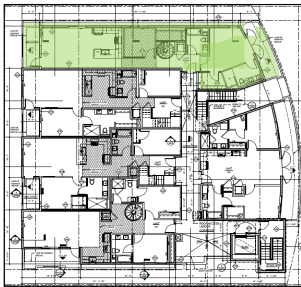
BASEMENT



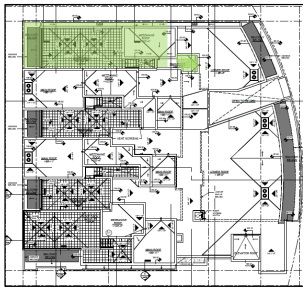
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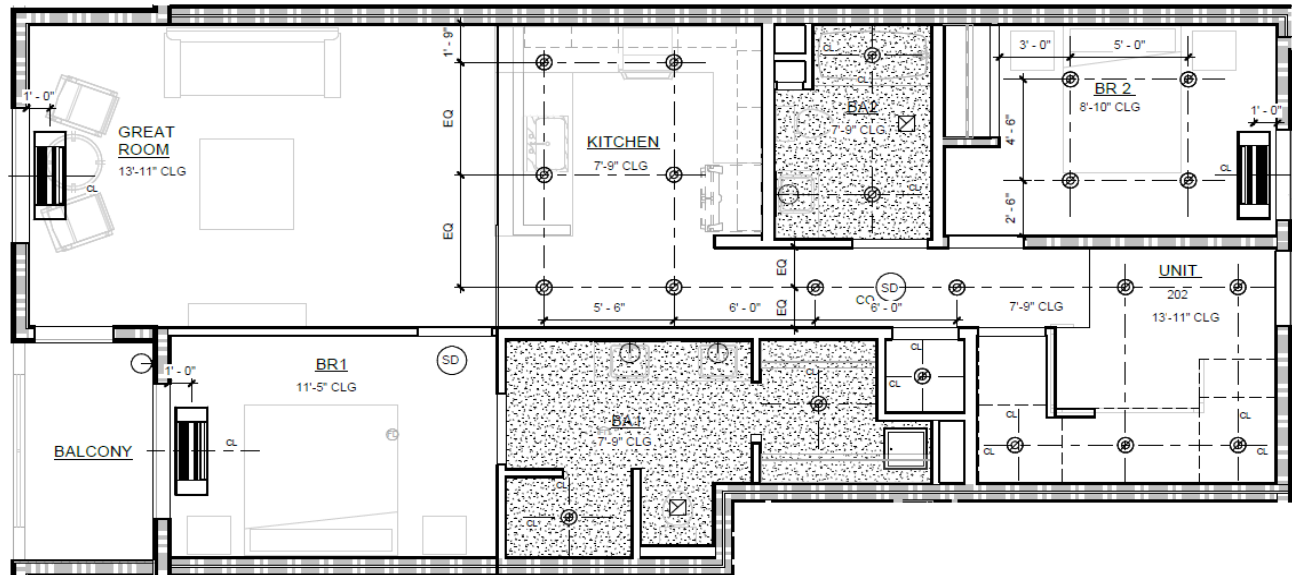
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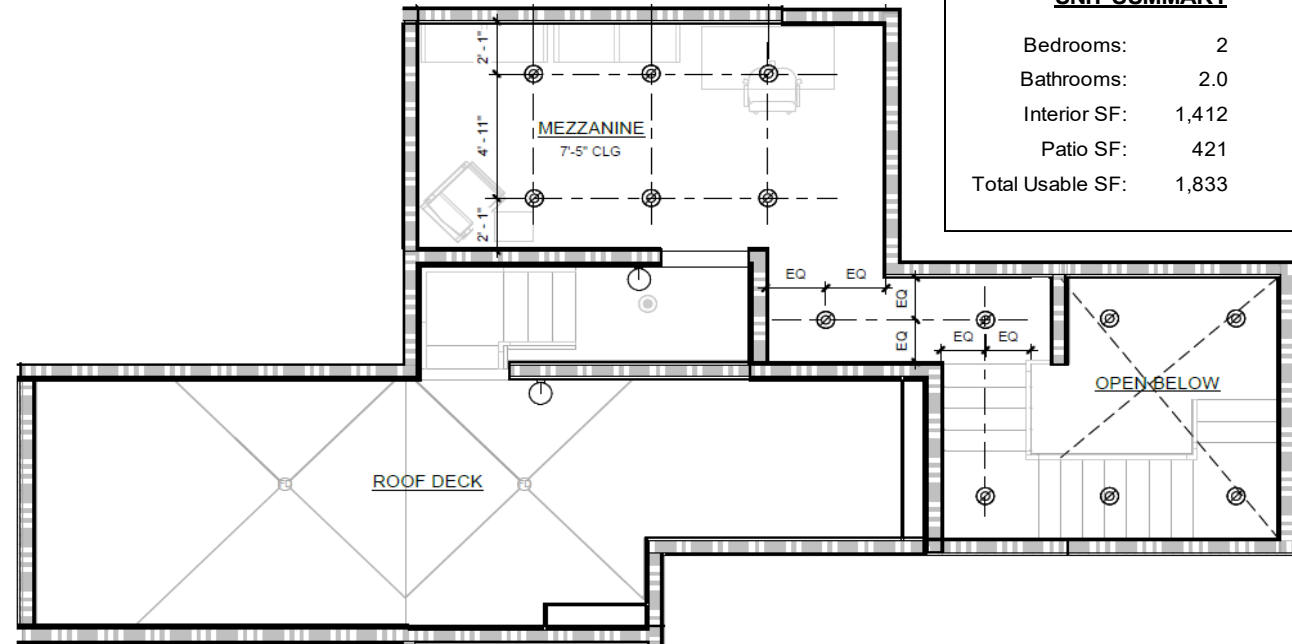
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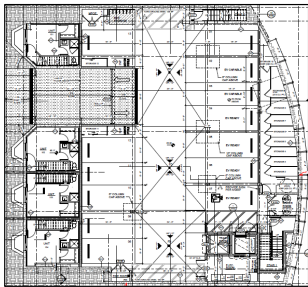


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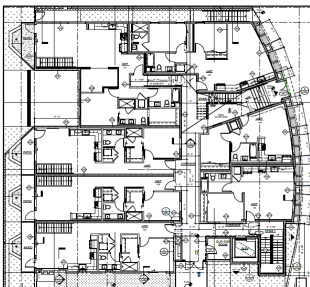


UNIT SUMMARY	
Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,412
Patio SF:	421
Total Usable SF:	1,833

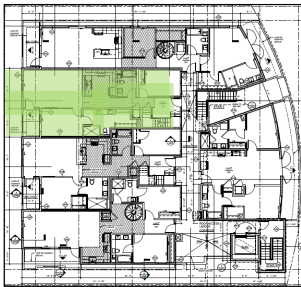
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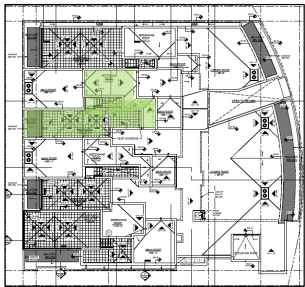
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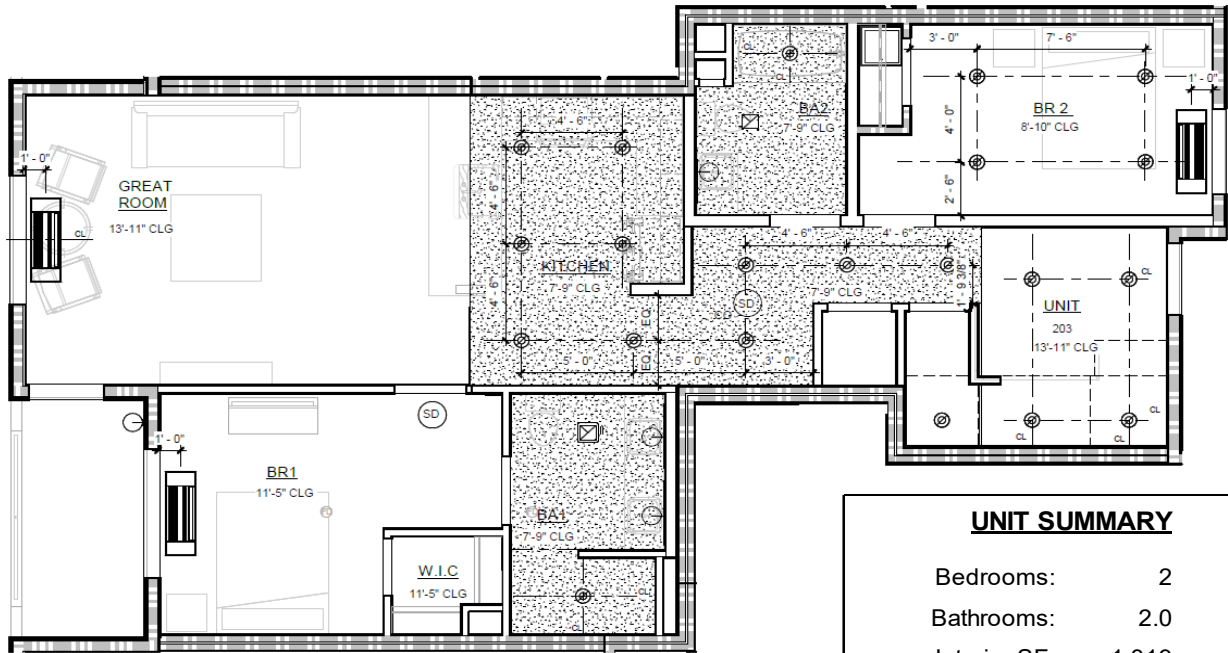
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MEZZANINE / ROOF DECK



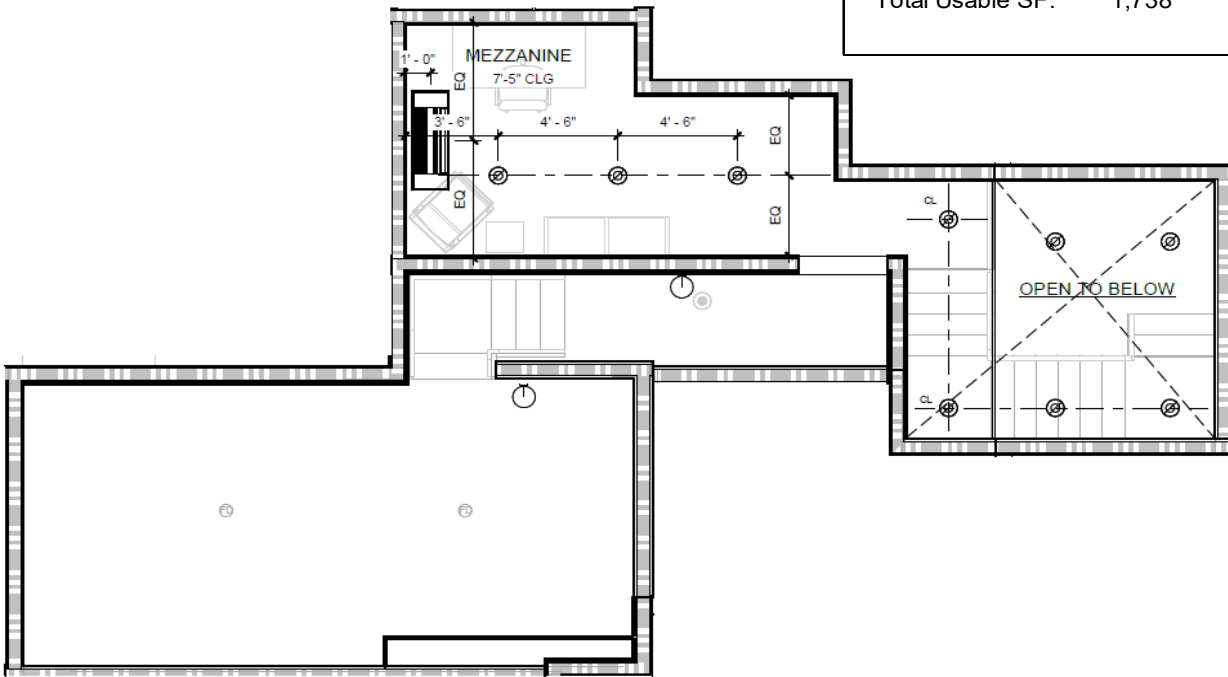
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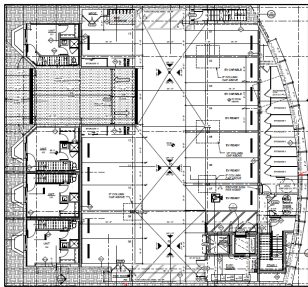
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,319
Patio SF:	419
Total Usable SF:	1,738

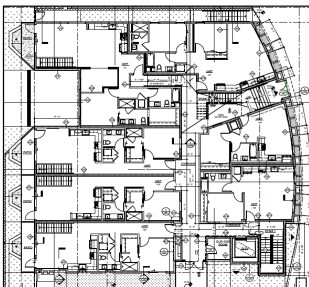
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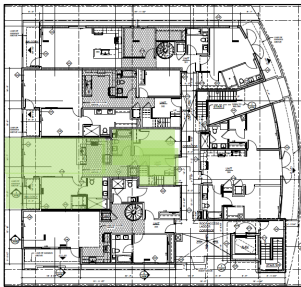
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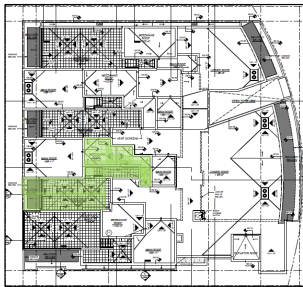
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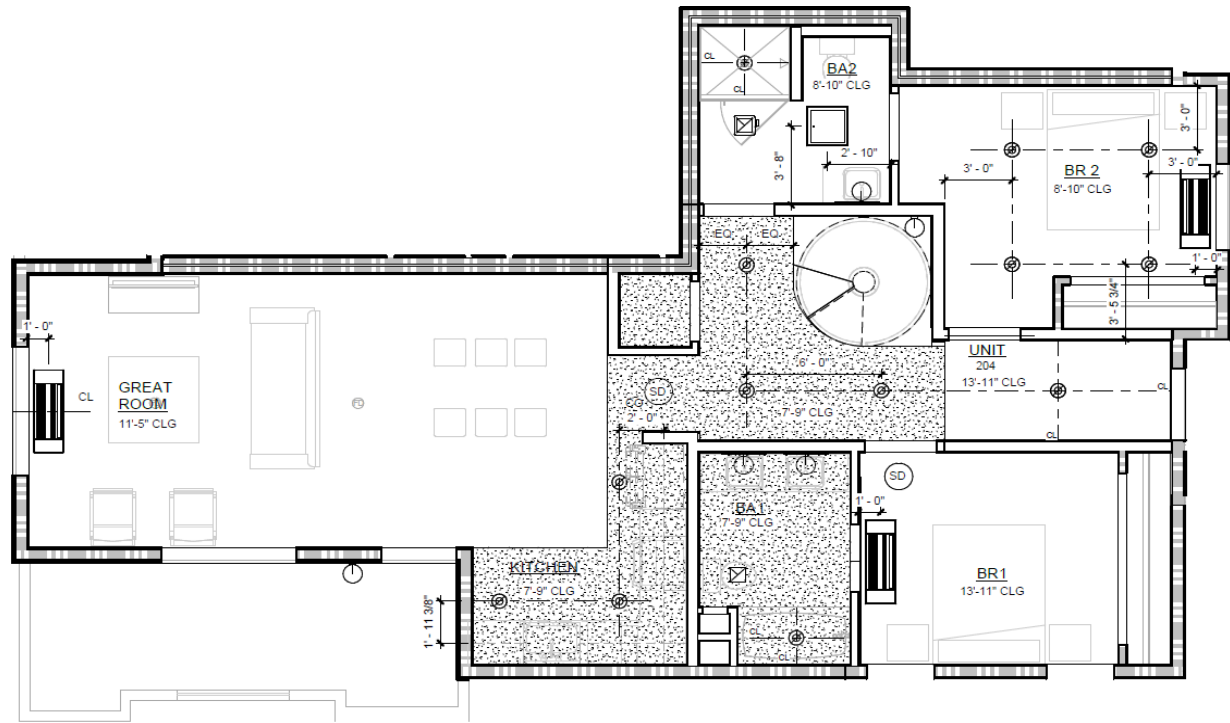
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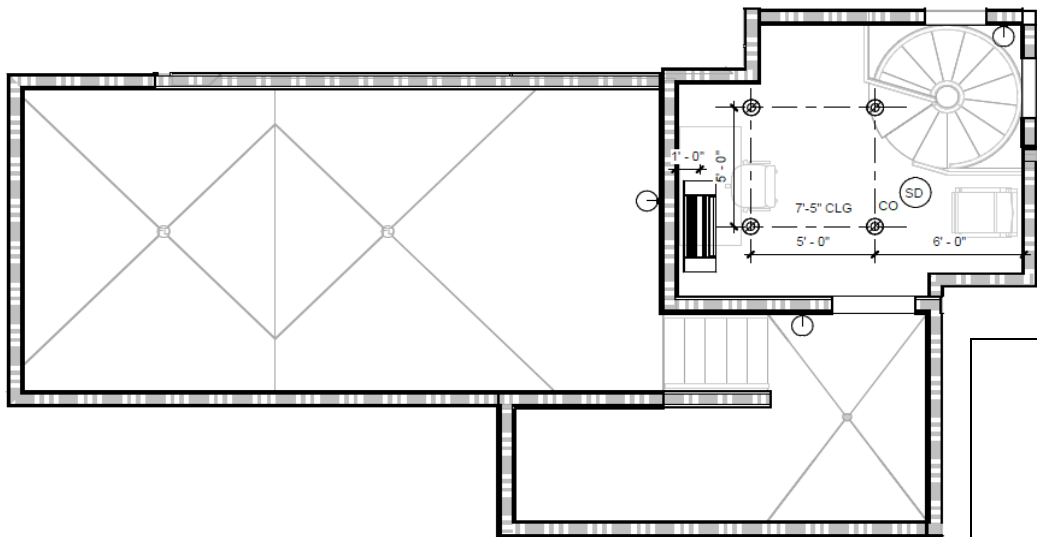
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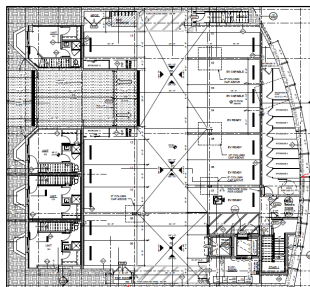
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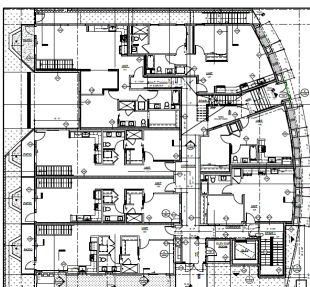
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,257
Patio SF:	539
Total Usable SF:	1,796

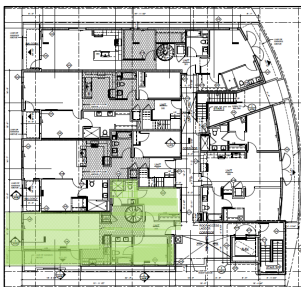
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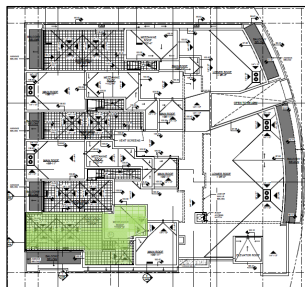
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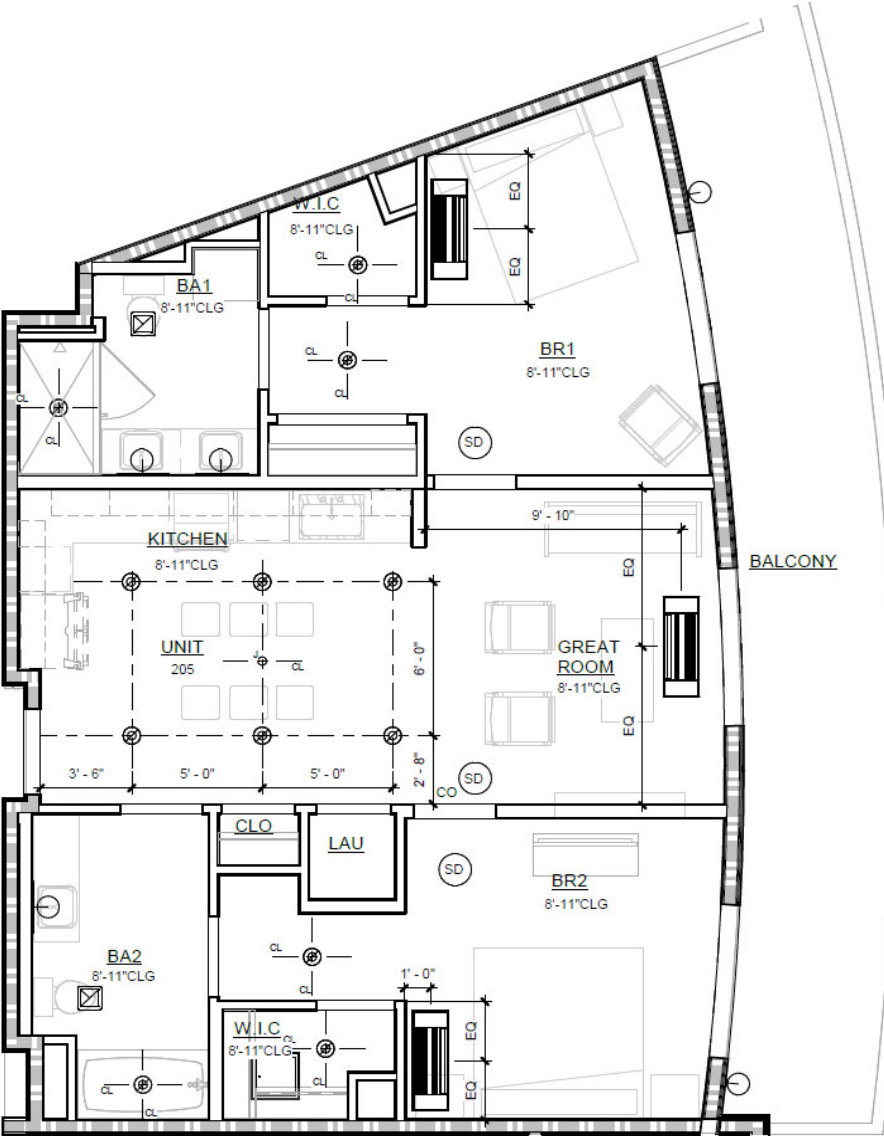
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MEZZANINE / ROOF DECK



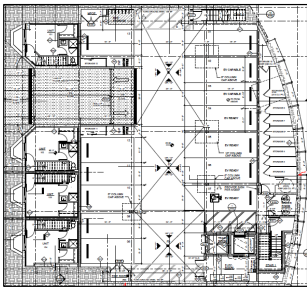
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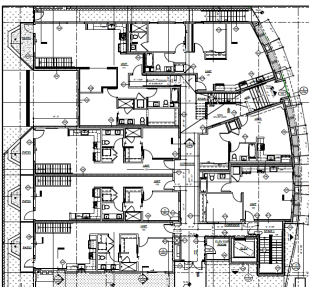
UNIT SUMMARY

Bedrooms:	2
Bathrooms:	2.0
Interior SF:	1,016
Patio SF:	274
Total Usable SF:	1,290

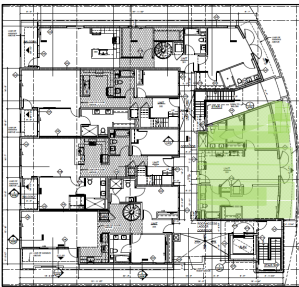
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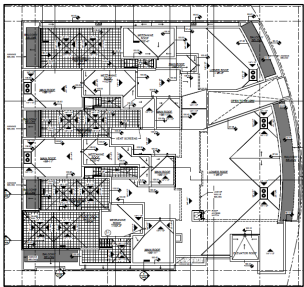
GROUND FLOOR



SECOND FLOOR



MEZZANINE / ROOF DECK




$$3/16" = 1'-0"$$

1

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C3 DEVELOPMENT
1024 BAYSIDE DRIVE
SUITE 365 NEWPORT
BEACH, CA 92660

PROJECT NAME

This act of plate and specification shall be taken on the site and the contractor shall work at all times during which work activities are in progress, and shall be made available to any citizen upon request. It is intended to change, modify, or alter the approved plans and specifications without authorization of the Building Dept. The stamping of these plans and specifications shall be void, in whole or in part, if the contractor is not in any City, County, State, or Federal area, see note below.

[illegible]

A102

- PLANTING NOTES:
1. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE DONE PRIOR TO BIDDING.
 2. CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS BEFORE BEGINNING WORK.
 3. ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES.
 4. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
 5. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
 6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS CREW.
 7. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AT FOLLOWING TIMES, UNLESS OTHERWISE DIRECTED:
 - IRRIGATION COVERAGE, PRIOR TO PLANT PLACEMENT;
 - PLANT APPROVAL AND SPOTTING PRIOR TO PLANTING;
 - PRE-MAINTENANCE APPROVAL;
 - POST-MAINTENANCE APPROVAL/ FINAL APPROVAL.

8. THE MAINTENANCE PERIOD SHALL BE 60 CALENDAR DAYS AND SHALL INCLUDE THE SCOPE OF WORK AS DEFINED IN THE SPECIFICATIONS. IT SHALL COMMENCE UPON WRITTEN NOTICE BY OWNER'S REPRESENTATIVE, WHEN ALL IRRIGATION & LANDSCAPE IS 100% COMPLETE.

9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.
10. OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.

11. PLANT SYMBOLS TAKE PRECEDENTS OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSES, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER, TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSE.

12. PERCOLATION TEST SHALL BE CONDUCTED AS FIELD/SOIL CONDITIONS REQUIRE.

13. ALL ROCKS AND DEBRIS ONE (1") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND FROM THE SITE.

14. PRIOR TO PLANTING, ALL IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.

15. SHRUB AND GROUNDCOVER MASS QUANTITIES AND/ OR SPACING ARE SHOWN ON PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING.

16. PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.

17. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING

18. ALL TREES WITHIN 10' OR LESS OF HARDSCAPE AREAS (WALLS, CURBS, ROADS, BROW DITCHES, DRAINAGE STRUCTURES, ETC.) SHALL BE INSTALLED WITH A 24" MIN. ROOT BARRIER DEPTH. ROOT BARRIER SHALL BE INSTALLED PARALLEL TO HARDSCAPE SURFACE FOR A DISTANCE OF 12' FROM THE CENTER LINE OF THE TREE TRUNK IN BOTH DIRECTIONS, OR AS INDICATED ON PLAN. BIO BARRIER TO BE MANUFACTURED BY REMAC OR APPROVED EQUAL. BARRIERS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

19. AT COMPLETION OF MAINTENANCE PERIOD, APPLY TRI-C COMMERCIAL FERTILIZER (6-2-4) AT 9LBS/ 1000SF AND WATER IMMEDIATELY WITH A THROUGH IRRIGATION CYCLE.

20. SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ACTUAL TYPES AND QUANTITIES WILL BE BASED ON SOIL ANALYSIS PROVIDED BY THE CONTRACTOR. AFTER ROUGH GRADING SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. ANALYSES SHALL BE PERFORMED BY A QUALIFIED SOIL LAB. CONTRACTOR SHALL FOLLOW TESTING PROCEDURES AS DEFINED BY THE CITY OF VISTA. TEST SHALL INCLUDE, BUT NOT BE LIMITED TO, TESTS FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, LEACHING, AND MAINTENANCE FERTILIZATION. CONTRACTOR SHALL FURNISH OWNER'S REPRESENTATIVE WITH A COPY OF TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS PREPARATION PRIOR TO INSTALLATION.

- BID MIX FOR SHRUB AREAS:
PLANTING AND BACKFILL MIX FOR PLANT PITS SHALL BE AS FOLLOWS PER CUBIC YARD:
100% OF NATIVE SOIL
2" TOP PRESSING OF NITROHUMUS OR APPROVED EQUIVALENT.
8 LBS OF TRI-C 6-2-4
2 LBS FERROUS SULFATE THOROUGHLY BLEND THE ABOVE AT A CENTRAL ON-SITE LOCATION PRIOR TO USE.
THE FERROUS SULFATE SHOULD NOT CONTACT PAVING SURFACES AS STAINING WILL RESULT.
MIX FOR TURF AREAS:
SOIL AMENDMENTS BID MIX SHALL BE THE FOLLOWING PER 1000 SQUARE FEET:
-4 CU YARDS NITROGEN STABILIZED ORGANIC AMENDMENT
-50 LBS TRI-C HUMATE
-25 LBS. TRI-C 6-20-20 FERTILIZER
-100 LBS OF GYPSUM
SOIL PREP TO BE ROTOTILLED (CROSS-RIPPED TWO DIRECTIONS) INTO THE TOP 6" OF SOIL THROUGHOUT THE SITE EXCEPT ON SLOPES GREATER THAN 3:1.

21. CONTRACTOR SHALL IMMEDIATELY UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS.

22. PLANTING BEDS SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET (SEE ENGINEER'S GRADING AND DRAINAGE PLANS). CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.

23. SEE ENGINEER'S PLAN FOR LAYOUT OF ALL CURBS, WALLS, RETAINING WALLS, UTILITIES, SITE GRADING AND DRAINAGE. SEE ARCHITECT'S PLAN FOR LOCATION OF ALL BUILDINGS.

24. ALL PLANTING SHALL BE GUARANTEED THROUGHOUT THE MAINTENANCE PERIOD AND GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING FROM THE DATE OF THE FINAL ACCEPTANCE OF THE MAINTENANCE PERIOD.

25. CONTRACTOR SHALL REVIEW PLANTING INSTALLATION DETAILS PRIOR TO BEGINNING WORK.

26. SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDERPLANT ALL TREES WITH THE ADJACENT SHRUB AND/OR GROUNDCOVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUNDCOVERS TO WITHIN 12" OF TREE OR SHRUB STEMS.

27. PRIOR TO PLANTING, IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY HERBICIDE (MONSANTO "ROUND-UP", OR APPROVED EQUAL) TO WEEDS ONLY PER MANUFACTURER'S RECOMMENDATIONS. REPEAT PROCESS IF WEEDS PERSIST.

28. PLANTING TABLETS SHALL BE TRI-C MYCO TABS (12 MONTH SLOW RELEASE FORMULATION).

29. FLATS AND 1 GALLON GROUNDCOVER MATERIALS SHALL BE PLANTED TO WITHIN 12" OF ADJACENT SHRUB STEMS.

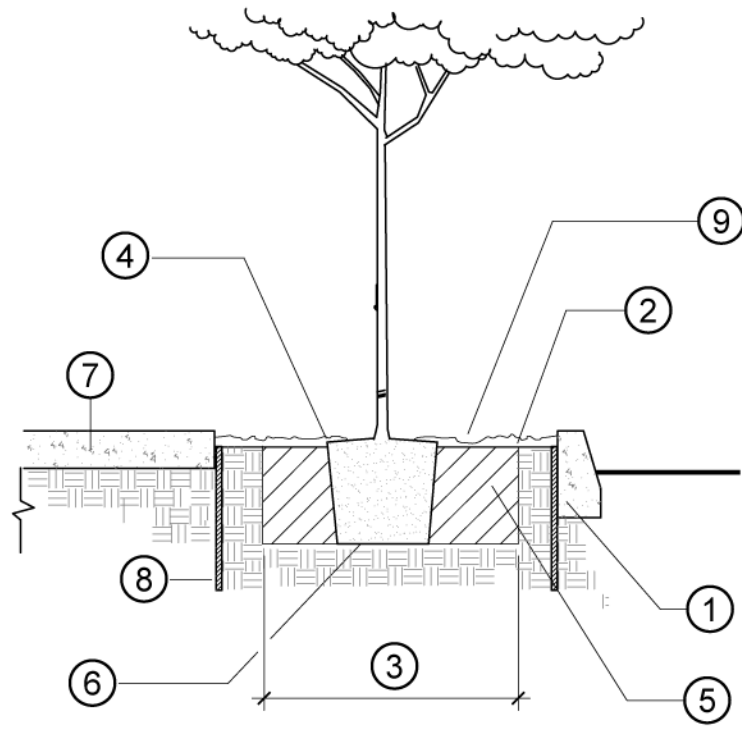
30. ALL SHRUB BEDS SHALL HAVE A 3 INCH THICK MULCH LAYER. *MULCH* SHALL BE "PERENNIAL MULCH" FROM AGRI-SERVICE. MULCH SHALL BE FREE OF STICKS, STONES, CLAY, TRASH, OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

31. ALL PLANT MATERIAL SHALL MEET MINIMUM STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

32. TREE STAKES ARE NOT TO COME INTO CONTACT OF THE TREES, AND SHALL BE INSTALLED ON THE WINDWARD SIDE.

33. IN LAWN AREAS, PROVIDE A 12" TO 18" BUFFER AROUND TREES WITH FOUR (4) INCHES OF APPROVED MULCH, TWO (2) INCHES FROM THE MAIN STEM.

35. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.



- 1

CONCRETE CURB
- 2

FINISH GRADE
- 3

PLANTING HOLE - 2 TIMES BOX ROOTBALL - SET CROWN 2" WIDTH
- 4

BACKFILL (PER SPECIFICATIONS) ABOVE GRADE
- 5
- 6

PLACE ROOTBALL OVER NATIVE SUBGRADE CURB OR PAVING
- 7

24" DEEP BIO-BARRIER (INSTALL PER MANUFACTURER'S SPECS)
- 8

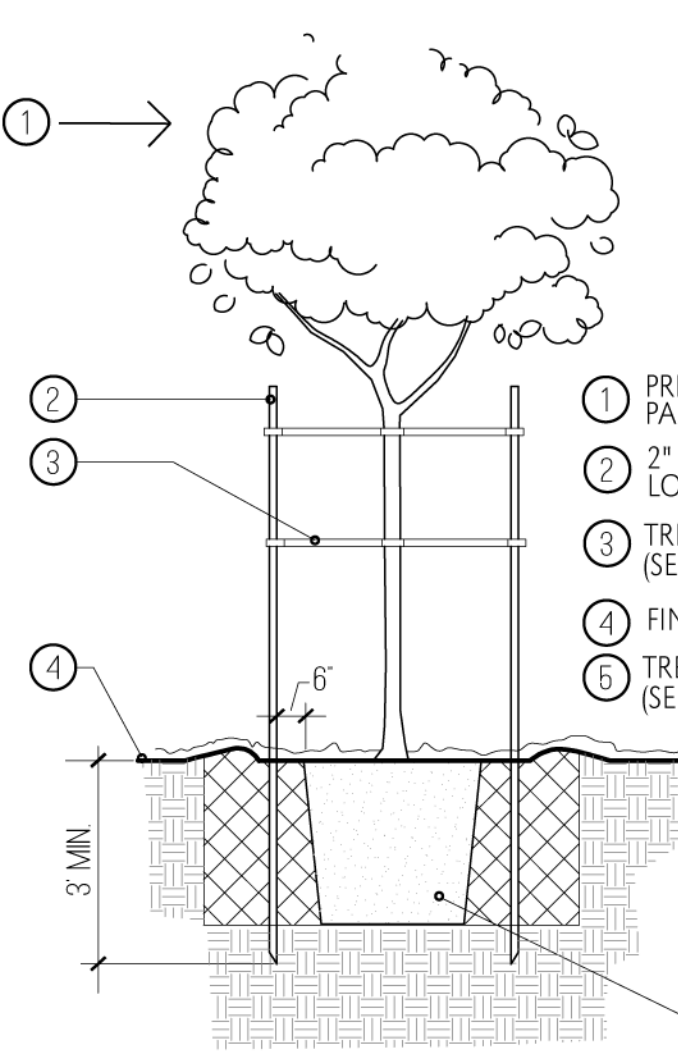
MULCH IF REQUIRED
- 9

NOTE: BIO-BARRIERS SHALL BE INSTALLED ON ALL TREES WITHIN 10' OF CURBS, WALKS, ANY HARDSCAPE OR UTILITY LINES. (BIO-BARRIERS SHALL EXTEND 5' IN BOTH DIRECTIONS FROM THE TRUNK OF THE TREE.)



BIO BARRIER

NTS



- 1

PREVAILING WIND AXIS PARALLEL TO STAKES
- 2

2" DIA. 10' PINE LODGE POLE STAKE
- 3

TREE TIES (2) (SEE SPECIFICATIONS)
- 4

FINISH GRADE
- 5

TREE PLANTING (SEE DETAIL 'A', THIS SHEET)



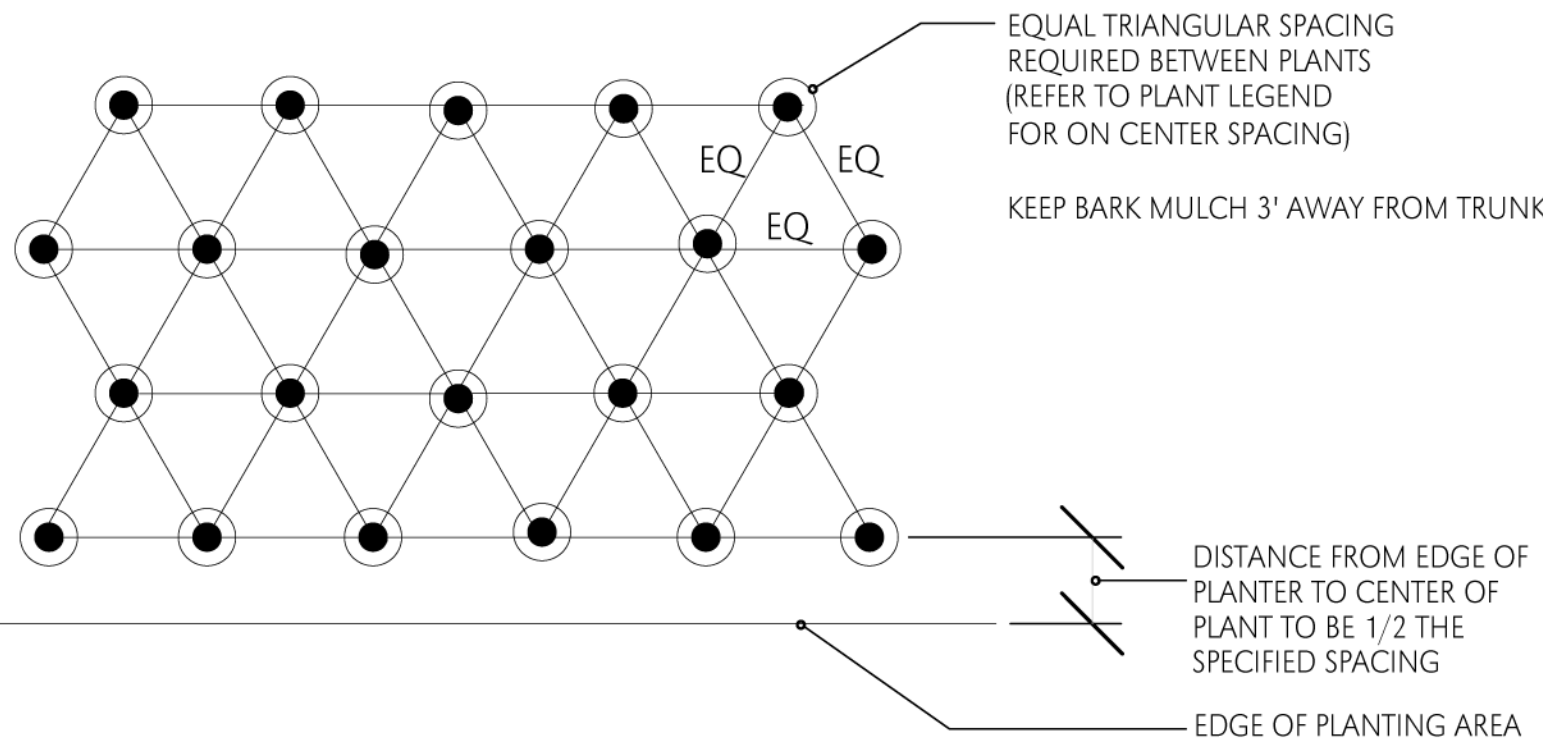
TREE STAKING

NTS



GROUND COVER PLANTING

NTS



GENERAL NOTES:

ROOT BARRIERS:
NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOT BALL.

LANDSCAPE:
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE:
ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AT ALL TIMES AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.

IRRIGATION:
AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER 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.



PRIVATE CONTRACT

WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.		LA JOLLA BEACH HOUSE LOT 1 OF MAP NO. _____ 6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037	
APPROVED FOR CITY ENGINEER DATE		PMT NO. 323478 PRJ-1099484	
DESCRIPTION ORIGINAL	BY EXCEL	APPROVED	DATE
AS BUILTS		DATE STARTED	
CONTRACTOR		DATE COMPLETED	
INSPECTOR		DATE COMPLETED	
		DRAWING NO. 100987-11-D	
		L-2	



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 46.5

Hydrozone # Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³
Regular Landscape Areas							
1	LOW / 0.2	DRIP	0.9	0.22	2087	459.14	13,237.00
2	MED / 0.5	DRIP	0.9	0.56	157	87.92	2,534.73
3	MED / 0.5	BUBBLER	0.85	0.59	700	413	11,906.79
				Totals	(A)	(B)	
Special Landscape Areas							
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	27,679.52
						Maximum Allowed Water Allowance (MAWA) ⁴	46,681.54

¹Hydrozone #/Planting Description

E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

²Irrigation Method

overhead spray
or drip

³Irrigation Efficiency

⁴ETWU (Annual Gallons Required) =

ETo x 0.62 x ETAF x Area
where 0.62 is a conversion
factor that converts acre-
inches per acre per year to
gallons per square foot per
year.

⁵MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA)
+ ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acre-
inches per acre per year to gallons per square foot per
year. LA is the total landscape area in square feet, SLA
is the total special landscape area in square feet,
and ETAF is .55 for residential areas and 0.45 for non-
residential areas.

MAXIMUM ALLOWABLE WATER ALLOWANCE

(MAWA):

(ETo) x (0.62) x [(0.55) x LA]

(46.5) x (0.62) x [(0.55) x 2944]

= 46,681.54

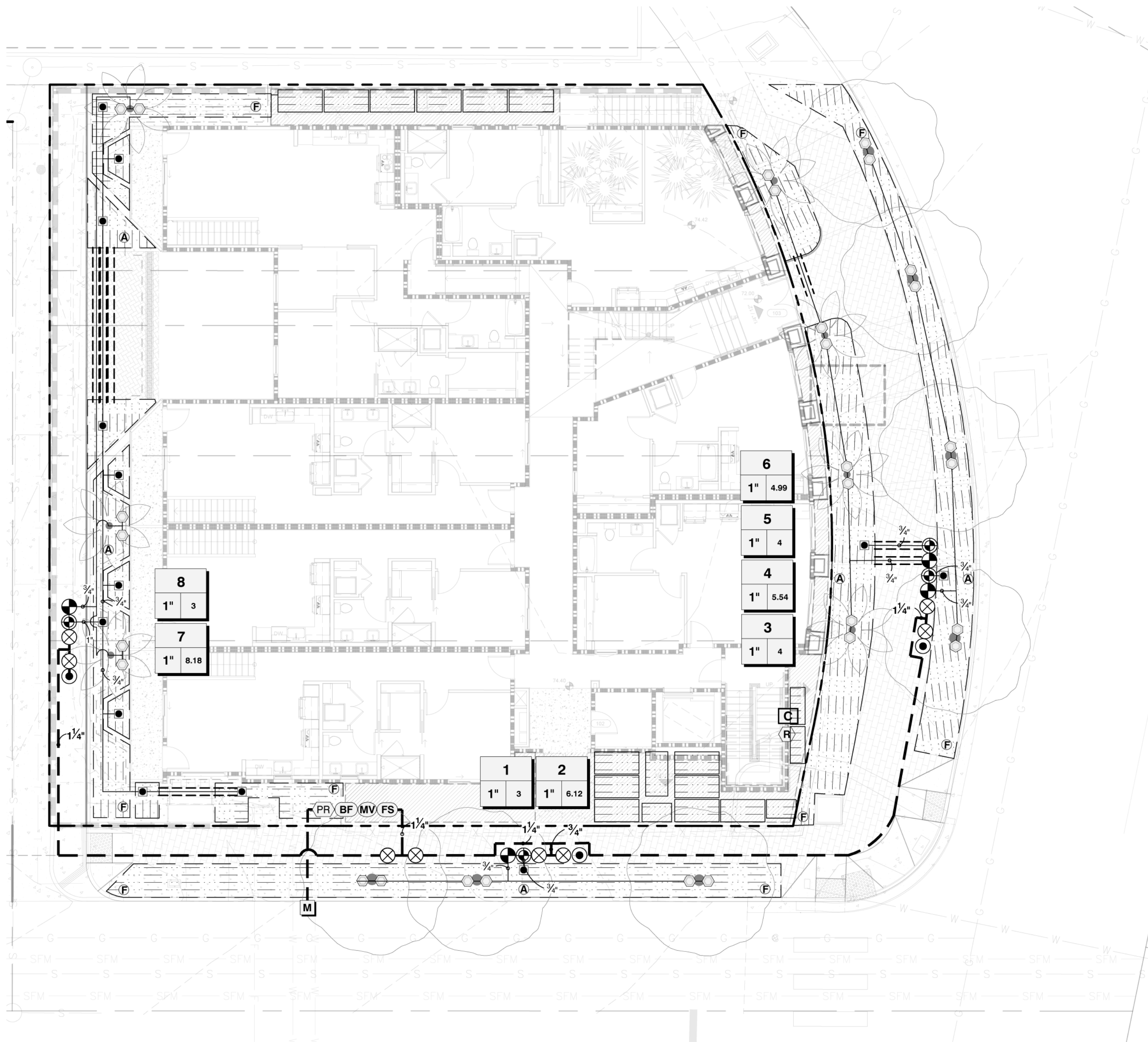
ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	960
Total Area	(A)	2944
Average ETAF	B ÷ A	0.33

All Landscape Areas

Total ETAF x Area	(B+D)	960
Total Area	(A+C)	2944
Sitewide ETAF	(B+D) ÷ (A+C)	0.33



PRESSURE LOSS CALCULATIONS

Generated: 2023-05-09 14:50

P.O.C. NUMBER: 01

Water Source Information: New Dedicated Landscape Meter

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.5 GPM

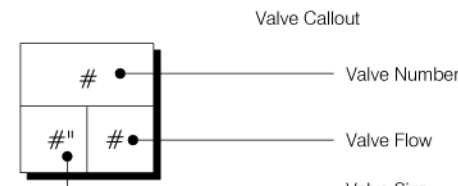
PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 78 PSI

DESIGN ANALYSIS
Maximum Station Flow: 8.18 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 29.32 GPM

Critical Station: 7
Design Pressure: 25 PSI
Friction Loss: 0.65 PSI
Fittings Loss: 0.07 PSI
Elevation Loss: 0 PSI
Loss through Valve: 15.2 PSI
Pressure Req. at Critical Station: 40.9 PSI
Loss for Fittings: 0.05 PSI
Loss for Main Line: 0.48 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.5 PSI
Loss for Master Valve: 2.82 PSI
Loss for Water Meter: 0.52 PSI
Critical Station Pressure at POC: 56.3 PSI
Pressure Available: 78 PSI
Residual Pressure Available: 21.7 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM
	HUNTER RZWS-18-CV 50 18IN. LONG RZWS WITH INSTALLED .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	15	0.5
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.		
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.		
	NETAFIRM TLISOV NETAFIRM TLISOV- 1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN CORRAN. TUBING TO EXTEND VALVE OUT OF VALVE BOX, 2/3 IN FITS TECHLINE HCVR, HCVR-RW/RWP, CV, DL, RW AND RWP DRIP LINES, AND PE IRRIGATION HOSE		
	NETAFIRM TLAVR AIR/VACUUM RELIEF VALVE, 1/2IN. MALE PIPE THREAD.		
	AREA TO RECEIVE DRIP LINE NETAFIRM TLHCVR-CS-053-12 TECHLINE HCVR-CS PRESSURE COMPENSATING LANDSCAPE DRIP LINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIP LINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.		
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.		
	HUNTER HQ44RC QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.		
	TRUE UNION BALL VALVE SLIP SOCKET PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.		
	HUNTER IBV 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.		
	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE		
	HUNTER PHC-2400 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 24-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.		
	HUNTER RFC RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.		
	HUNTER HFS 100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.		
	PRESSURE REGULATOR ZURN 500XL. SET PSI TO 80.		
	WATER METER 1" NEW DEDICATED LANDSCAPE METER		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40		
	IRRIGATION MAINLINE: PVC SCHEDULE 40		
	PIPE SLEEVE: PVC CLASS 200 SDR 21		



ALL LATERAL LINES SHALL
BE 3/4" UNLESS OTHERWISE
NOTED

NOTE: PLAN IS DIAGRAMMATIC. LOCATE
MAIN, LATERAL LINE AND VALVES INSIDE
PLANTED AREA. SLEEVE ALL IRRIGATION
PIPE AND WIRING WHICH RUNS UNDER
ANY PAVEMENT, TYPICAL.

NOTE: CONTRACTOR TO NOTIFY
LANDSCAPE ARCHITECT IF
STATIC PRESSURE AT POC IS
LESS THAN 80 PSI

NOTE:
AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND
INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT
AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS WATER NEEDS AS
WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION
SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN
SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED
CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.



PRIVATE CONTRACT

WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.		LA JOLLA BEACH HOUSE LOT 1 OF MAP NO. _____ 6710 LA JOLLA BOULEVARD LA JOLLA, CA, 92037	
The City of SAN DIEGO FOR CITY APPROVAL		DEVELOPMENT SERVICES DEPARTMENT SHEET 12 OF 13 SHEETS PMT NO. 323478 PRJ-1099484	
APPROVED FOR CITY ENGINEER DATE DESCRIPTION ORIGINAL BY EXCEL APPROVED DATE		1882-6243 NAD83 COORDINATES 242-1683 LAMBERT COORDINATES DRAWING NO. 100987-12-D	
AS BUILTS CONTRACTOR INSPECTOR		DATE STARTED DATE COMPLETED L-3	

IRRIGATION NOTES:

1. ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
2. IRRIGATION PLAN IS DIAGRAMATIC ONLY.
3. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.
4. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, PARKING AREAS, STREETS AND DRIVES.
5. AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO OR WITHIN 10' OF WALKWAYS, PARKING AREAS, HEADER, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.
6. WHEN THE IRRIGATION SYSTEM IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
7. PRIOR TO BURYING IRRIGATION LINES:

- A) ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
- B) ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.
- C) THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.

8. ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER DRIVE AND PARKING AREAS, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE. METALIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVES. TWELVE (12) INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN TWO (2) INCH CAPITAL LETTERS EVERY THREE (3) FEET ALONG THE TAPE. SLEEVES SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES PAST THE EDGE OF THE PAVING.

9. MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVE BE PER CODE SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.

10. LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.

11. ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD WITH SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.

12. ALL WIRE SHALL BE ANG-UF DIRECT BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH "PEN-TITE" CONNECTORS OR APPROVED EQUAL. SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE. A TRACER WIRE SHALL BE RUN ALONG THE ENTIRE LENGTH OF THE MAINLINE.

13. ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.

14. ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, UNDER PAVING.

15. AUTOMATIC CONTROLLER TO BE INSTALLED AS PEDESTAL MOUNT IN STAINLESS STEEL ENCLOSURE WHERE INDICATED ON THE PLAN. A 120 VOLT 1" BOX CONNECTION SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS.

16. ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

17. CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.

18. AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY IRRIGATION WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.

CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.

19. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.

20. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.

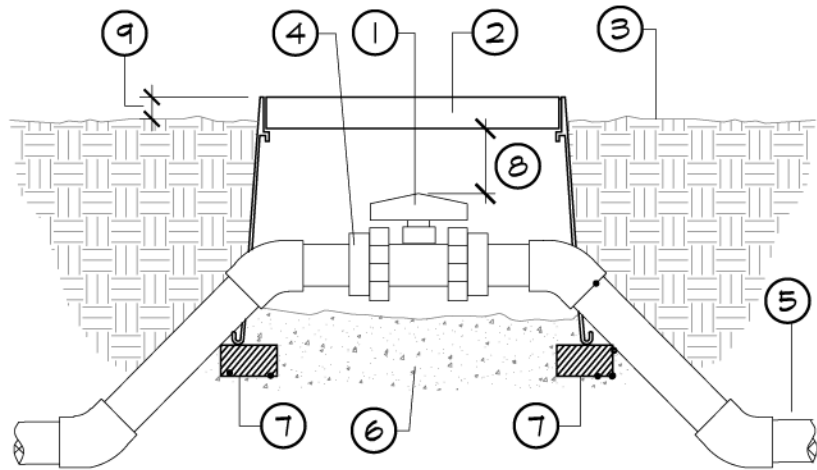
21. PRIOR TO FINAL ACCEPTANCE OF WORK, CONTRACTOR SHALL PROVIDE A RECORD SET OF DRAWINGS SHOWING THE IRRIGATION SYSTEM WORK.

- A) ALL CHANGES IN LOCATION OF ITEMS OR TYPE OF INSTALLATIONS FROM THAT SHOWN ON THE RECORD DRAWINGS.
- B) VALVES NUMBERED AND CORRESPONDING NUMBERS SHALL BE SHOWN ON THE RECORD DRAWINGS.
- C) AUTOMATIC VALVES, BALL VALVES AND QUICK COUPLER VALVES SHALL BE LOCATED BY MEASURED DIMENSIONS. DIMENSIONS SHALL BE GIVEN TO PERMANENT OBJECTS IDENTIFIABLE ABOVE GRADE AND SHALL BE TO THE NEAREST ONE-HALF FOOT.
- D) ON THE INSIDE SURFACE OF THE COVER OF THE AUTOMATIC CONTROLLER/S, CONTRACTOR SHALL PREPARE AND MOUNT A CHART SHOWING THE VALVES AND IRRIGATION HEADS SERVICED BY THE CONTROLLER/S. ALL VALVES SHALL BE NUMBERED TO MATCH THE OPERATION SCHEDULE. THE CHART SHALL BE A PLOT PLAN SHOWING ALL HARDSCAPE IMPROVEMENTS TO INCLUDE WALKWAYS, PARKING AREAS, DRIVES AND STREETS. LEGIBLE IN ALL DETAIL. PLOT PLANS SHALL BE MADE TO A SIZE THAT WILL FIT INTO THE CONTROLLER/S COVER. PRINTS OF THIS PLAN SHALL BE HERMETICALLY SEALED BY PLASTIC AND THEN BE SECURED TO THE INSIDE COVER.

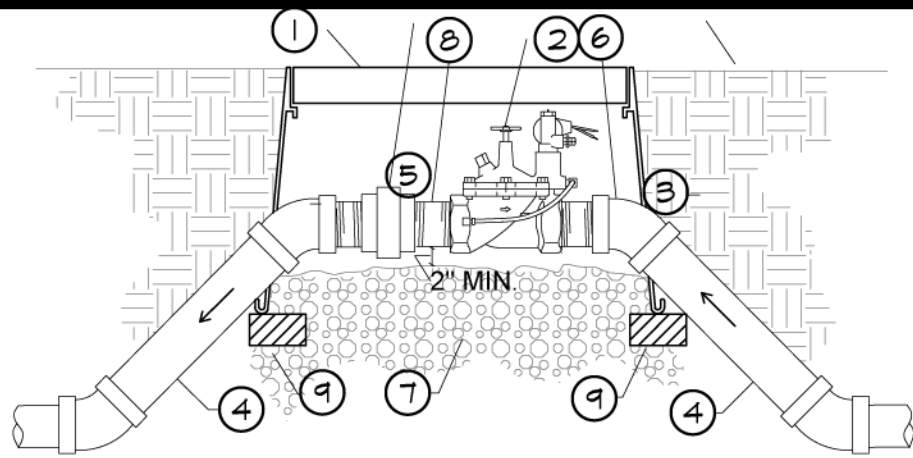
22. ALL OTHER LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.

23. UPON COMPLETION AND RECEIPT OF FINAL WRITTEN APPROVAL, ALL MAINTENANCE MANUALS, GUARANTEES AND OPERATING INSTRUCTIONS FOR ALL IRRIGATION EQUIPMENT SHALL BE PROVIDED AS WELL AS THE FOLLOWING EQUIPMENT.

- A) TWO (2) WRENCHES FOR REMOVING EACH DIFFERENT TYPE OF SPRINKLER HEAD.
- B) TWO (2) QUICK COUPLER KEYS WITH GATE VALVE AND HOSE ELL ASSEMBLIES.
- C) TWO (2) KEYS FOR OPENING AND LOCKING THE AUTOMATIC CONTROLLER/S AND THE CONTROLLER/S ENCLOSURE.

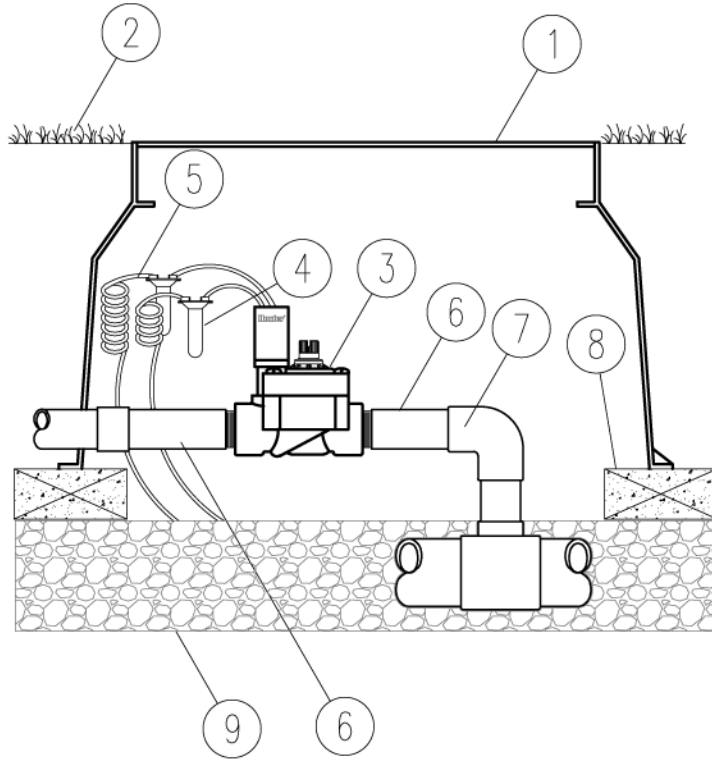
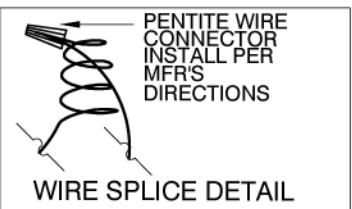


- 1 BLOCKED TRUE UNION BALL VALVE SCH. 80
- 2 VALVE BOX - SEE IRRIGATION SPECS. (TOP OF LID TO BE ENGRAVED)
- 3 FINISH GRADE
- 4 SLIP END CONNECTORS SUPPLIED WITH VALVE
- 5 PVC MAINLINE- SEE IRRIGATION SPECS. FOR PIPE DEPTH
- 6 PEA GRAVEL, 2" DEPTH
- 7 4" WIDE BRICK SUPPORT, ONE PLACED AT EACH CORNER
- 8 4" MIN., 6" MAX.
- 9 VARIES - SEE IRRIGATION SPECS FOR BOX TOP HEIGHT



- 1 RECTANGULAR PLASTIC VALVE BOX WITH LOCKING BOLT LID (TOP OF LID TO BE ENGRAVED)
- 2 ELECTRIC REMOTE CONTROL VALVE (BRASS VALVE)
- 3 FINISH GRADE
- 4 PRESSURE SUPPLY LINE
- 5 UNION SCH. 80
- 6 PVC SCH. 80 45 DEGREE FITTING, FOUR (4) REQUIRED
- 7 3/4" CRUSHED ROCK SUMP
- 8 SCH. 80 NIPPLE (TYP)
- 9 4" WIDE BRICK SUPPORT, ONE PLACED AT EACH CORNER

NOTE: VALVE SHALL HAVE A MINIMUM OF 4" CLEARANCE FROM THE BOTTOM OF THE VALVE BOX LID, AND 2" MINIMUM CLEARANCE FROM THE BOTTOM OF VALVE AND TOP OF GRAVEL SUMP.

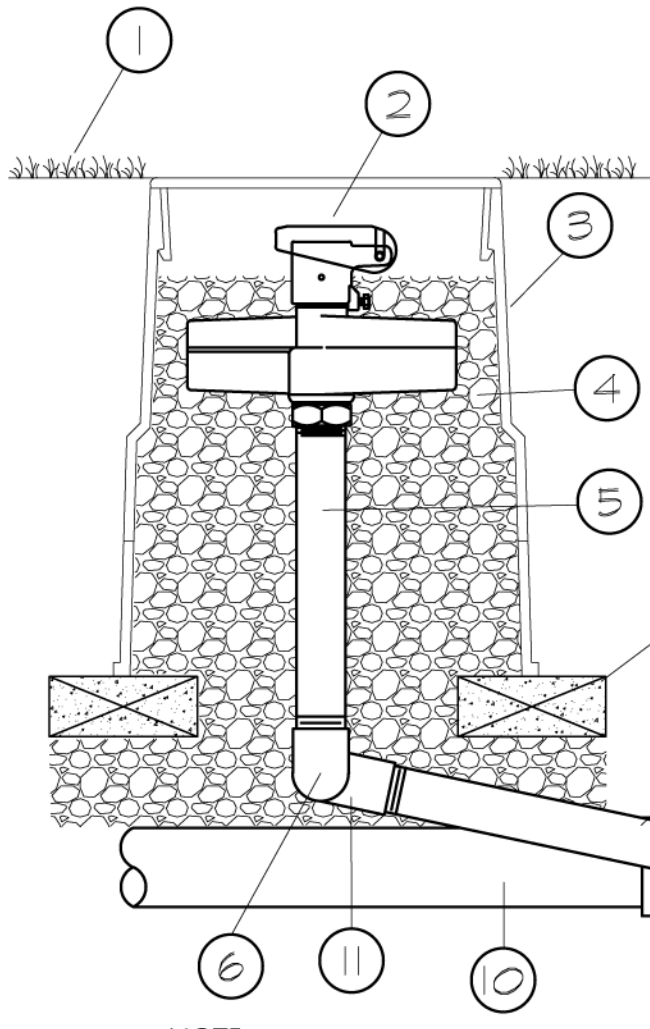


- 1 STANDARD VALVE BOX
- 2 FINISH GRADE
- 3 REMOTE CONTROL VALVE MODEL PGV-AGV WITH FLOW CONTROL
- 4 WATERPROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL

NOTE: VALVES SHALL BE MARKED WITH NUMBERED TAGS REFERENCING IRRIGATION PLANS.

A BALL VALVE

NTS

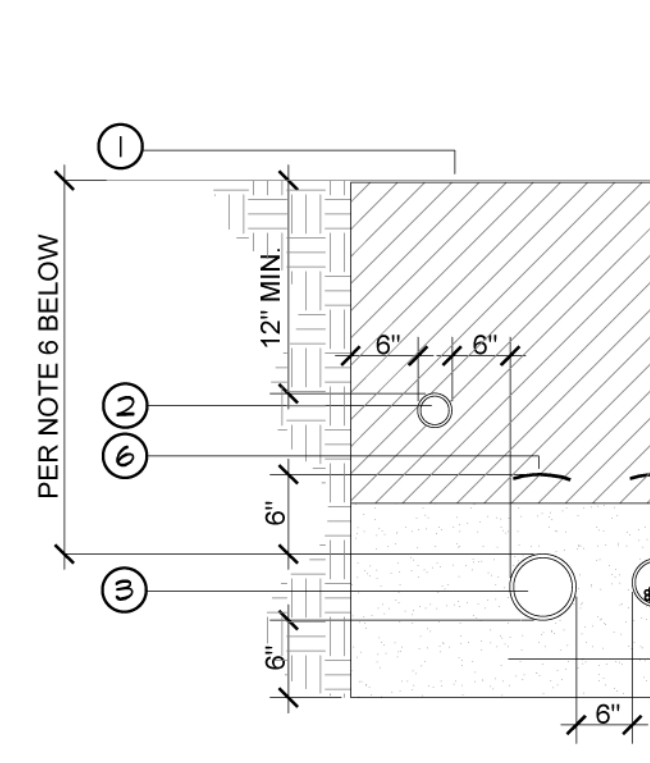


- 1 FINISH GRADE
- 2 QUICK-COUPLING VALVE TWO-PIECE BODY WITH 1 INCH INLET AND 1 INCH KEY OUTLET.
- 3 VALVE BOX WITH COVER: 10-INCH SIZE
- 4 3/4" MINUS WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE-1" (LENGTH AS REQUIRED)
- 6 PVC SCH 40 STREET ELL-1"
- 7 BRICK SUPPORTS (2)
- 8 PVC SCH 40 STREET ELL-1"
- 9 PVC SCH 40, TEE OR ELL X 1"
- 10 PVC MAINLINE PIPE
- 11 PVC MAINLINE PIPE

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PURPLE CAP FOR GROUND LEVEL SYSTEM

D QUICK COUPLER

NTS



- 1 FINISH GRADE
- 2 LATERAL LINE (SEE SPECS.)
- 3 PRESSURE IRRIGATION MAINLINE IN PURPLE PVC
- 4 CONTROL WIRES IN PVC SLEEVE (SEE SPECS.)
- 5 CLEAN, COMPACTED BACKFILL
- 6 3" WIDE WARNING TAPE
- 7 UNDISTURBED SOIL
- 8 SAND BEDDING MATERIAL
- 9 3" WIDE RED MARKER TAPE OVER CONTROLLER WIRES

- NOTES:
1. ID TAPE SHALL HAVE 4 MM THICK RED LETTERS ON SILVER BACKGROUND. FROM PAUL POTTER, CALPICO, OR EQUAL.
 2. ALL PIPE AND CONTROL WIRE UNDER PAVEMENT SHALL BE INSTALLED IN A P.V.C. SLEEVE PER THE IRRIGATION SPECIFICATIONS.
 3. BACKFILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% MINIMUM.
 4. PRESSURE MAINLINE SHALL BE INSTALLED ON A 6" SAND BED AND COVERED BY A 6" OF SAND PRIOR TO ANY OTHER BACKFILL MATERIAL
 5. ALL PRESSURE MAINLINE SHALL BE WRAPPED W/ DETECTION WIRE
 6. ALL PIPE UNDER STREET & PARKING LOT PAVING SHALL BE IN SCH. 40 PVC SLEEVE AND SEALED AT BOTH ENDS.
 7. MAINLINE PIPE SIZING -PIPE UP TO AND INCLUDING 2" SIZE SHALL BE 18" DEEP -PIPE 2-1/2" AND 3" SHALL BE 24" DEEP -PIPE 4" AND 6" SHALL BE 30" DEEP -ELECTRICAL CONDUIT SHALL BE 24" DEEP

G TRENCHING

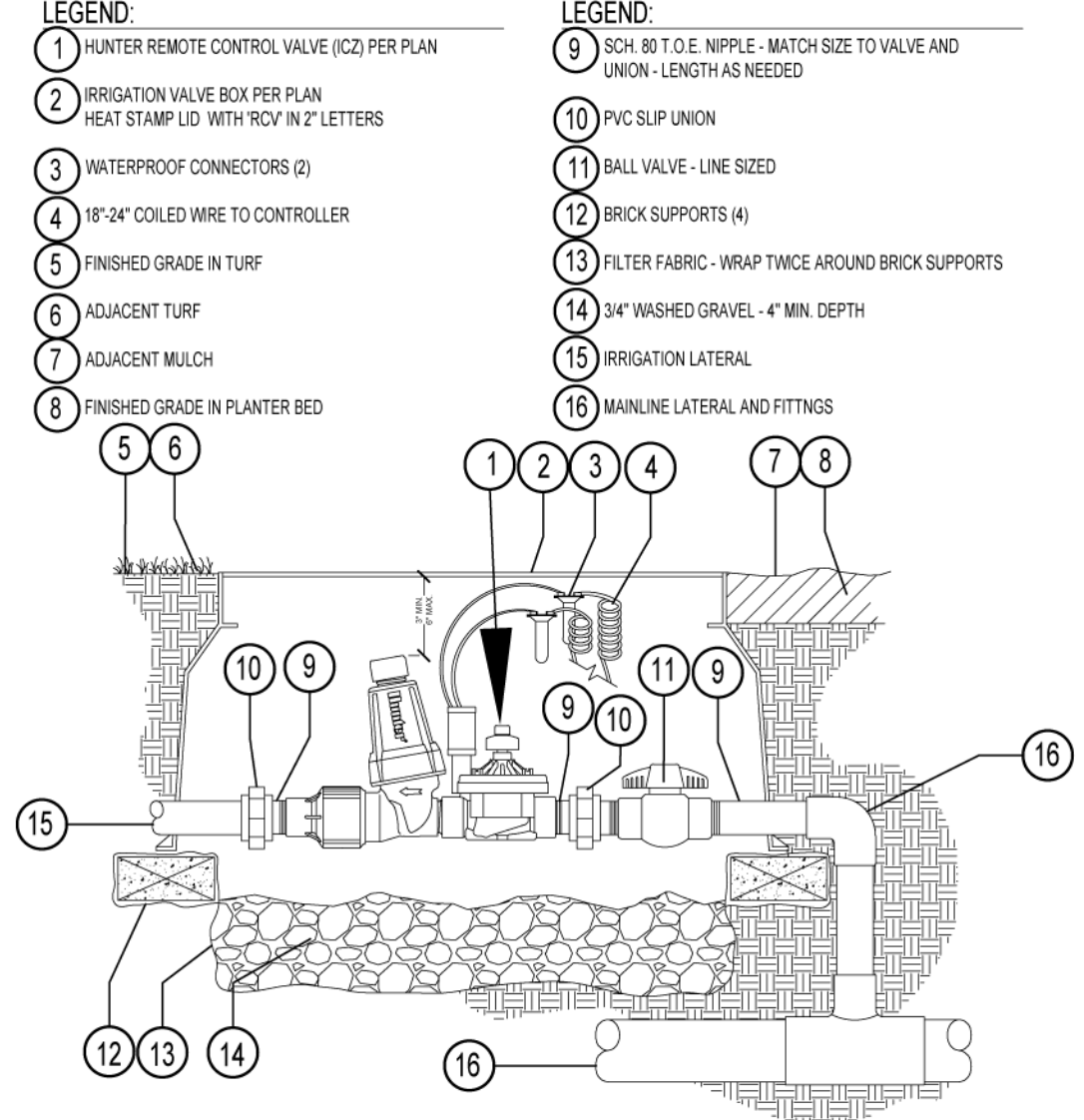
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H FLOW SENSOR

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B MASTER CONTROL VALVE

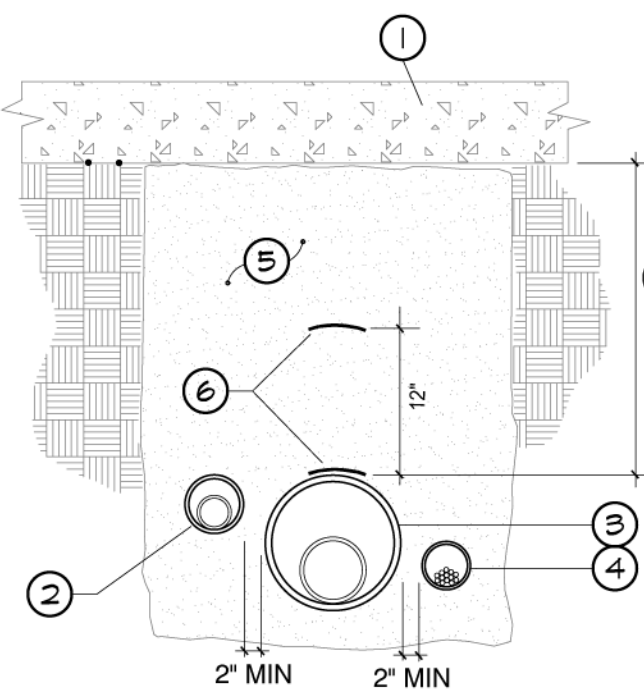
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- LEGEND:
- 1 HUNTER REMOTE CONTROL VALVE (1/2" PER PLAN
 - 2 IRRIGATION VALVE BOX PER PLAN (SEAT STAMP LID WITH ROV IN 2" LETTERS
 - 3 WATERPROOF CONNECTORS (2)
 - 4 18" 24" COILED WIRE TO CONTROLLER
 - 5 FINISHED GRADE IN TURF
 - 6 ADJACENT TURF
 - 7 ADJACENT MULCH
 - 8 FINISHED GRADE IN PLANTER BED
 - 9 SCH 80 T.O.E. NIPPLE - MATCH SIZE TO VALVE AND UNION - LENGTH AS NEEDED
 - 10 PVC SLIP UNION
 - 11 BALL VALVE - LINE SIZED
 - 12 BRICK SUPPORTS (4)
 - 13 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
 - 14 3/4" WASHED GRAVEL - 4" MIN. DEPTH
 - 15 IRRIGATION LATERAL
 - 16 MAINLINE LATERAL AND FITTINGS

C REMOTE CONTROL VALVE

NTS



- 1 PAVING
- 2 LATERAL LINE (IN SLEEVE)
- 3 MAIN LINE (IN SLEEVE)
- 4 CONTROL WIRES (IN CONDUIT)
- 5 BACKFILL (SEE SPECIFICATIONS)
- 6 3" WIDE RECYCLED WATER WARNING TAPE
- 7 36" FOR MAIN 24" FOR LATERALS

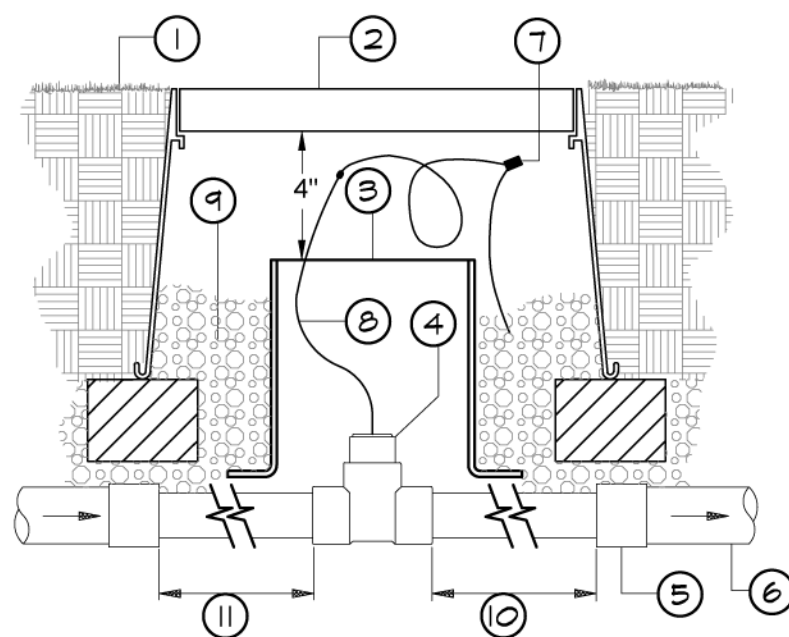
*ALL SLEEVES TO BE TWICE DIAMETER OF PIPE (PER SPECIFICATIONS)

E ICA-101-LF-R DRIP ZONE KIT

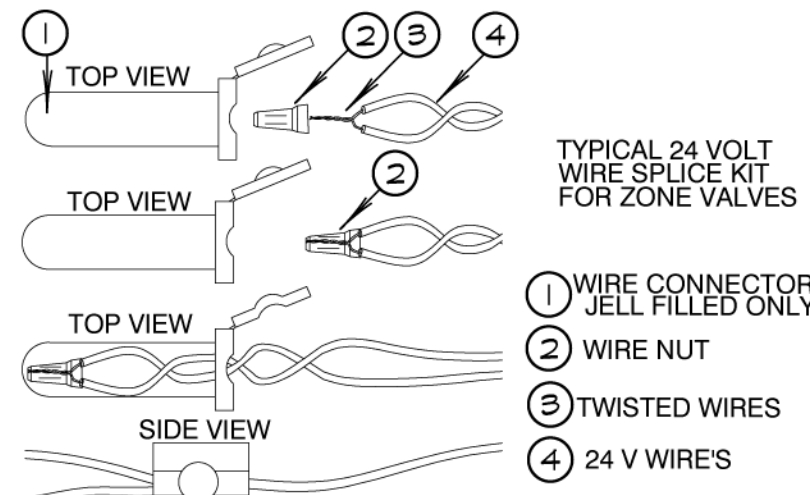
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F SLEEVING UNDER PAVING

NTS



- 1 FINISH GRADE
- 2 RECTANGULAR VALVE BOX (TOP OF LID TO BE ENGRAVED)
- 3 8" DIA. CL 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
- 4 FLOW SENSOR, REFER TO LEGEND FOR MODEL NUMBER AND SIZE
- 5 PVC REDUCING COUPLER (2 REQUIRED)
- 6 PVC MAINLINE
- 7 WATERPROOF CONNECTORS WITHIN ELECTRICAL CONDUIT RELAYED BACK TO THE MASTER CONTROLLER.
- 8 CONTROL WIRE WITH 24" EXPANSION COIL
- 9 3/4" CRUSHED ROCK SUMP (ONE CUBIC FOOT)
- 10 5X PIPE DIA. MIN. DOWNSTREAM
- 11 10X PIPE DIA. MIN. DOWNSTREAM



1. INSTALL 3-M' PRODUCTS GELL FILLED SPLICE KITS OR EQUAL (3-M DIA IS APPROVED AS EQUAL) CONNECTOR & MAKE SURE THE WIRES ARE COMPLETELY COVERED WITH THE JELL TYPE MATERIAL.
2. INSERT WIRES TO THE BOTTOM OF THE WIRE
3. SNAP LID TIGHT WITH WIRES FIRMLY IN PLACE.

I SPLICING

NTS



PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

LA JOLLA BEACH HOUSE
LOT 1 OF MAP NO. _____
6710 LA JOLLA BOULEVARD
LA JOLLA, CA, 92037

The City of SAN DIEGO FOR CITY APPROVAL		DEVELOPMENT SERVICES DEPARTMENT SHEET 13 OF 13 SHEETS		PMT NO. 323478 PRJ-1099484	
APPROVED: _____ FOR CITY ENGINEER		DATE: _____		PRJ-1099484	
DESCRIPTION: _____ ORIGINAL EXCEL		APPROVED: _____ DATE: _____		882-6243 NAD83 COORDINATES	
AS BUILTS: _____		DRAWING NO. _____		242-1683 LAURENT COORDINATES	
CONTRACTOR: _____ INSPECTOR: _____		DATE STARTED: _____ DATE COMPLETED: _____		100987-13-D L-4	

