

SECOND FLOOR LANDSCAPE DEVELOPMENT PLAN
SCALE = 1" = 20'-0"

Additional Notes: All landscape and irrigation plans shall conform with the City of San Diego's Landscape Regulation 142.0401 and the Landscape Standards, including but not limited to the following:

- All landscape areas not containing trees shall have a minimum finished dimension of 3 feet (width) measured from the inside face of pavement.
- Each tree shall be planted in an air and water-permeable planting area of at least 40 square feet with a minimum finished dimension (width) of 5 feet measured from the inside face of pavement. The planting area shall be unencumbered by utilities.
- All irrigation design and installation shall conform with the Landscape Standards. It is the responsibility of the designer to be familiar with and implement the Landscape Standards.
- Any changes to the site and/or landscape plans shall be submitted to the City Landscape Planner for review and approval prior to proceeding.
- Any discrepancy or conflicts in dimensions, landscape area or material shall be brought to the attention of the City Landscape Planner, the owners, and the designer/architect prior to installation.
- Trees required by this division shall be self-supporting, woody plants with at least one well-defined trunk and shall normally attain a mature height and spread of at least 15 feet within 8 years of planting.

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

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY ZONES:

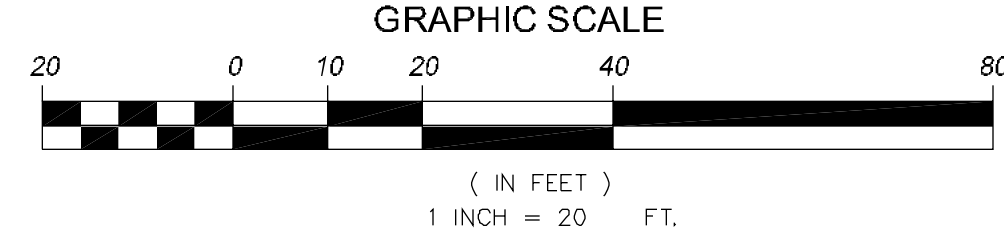
- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE HOME OWNER. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
- SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

GENERAL NOTE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE TECHNICAL MANUAL AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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 THIS PERMIT.



PAVING MATERIAL LEGEND:

SYMBOL	DESCRIPTION
[Pattern]	CONCRETE PAVING-DECORATIVE
[Pattern]	CONCRETE PAVING-ACID ETCH FINISH
[Pattern]	CONCRETE PAVING-EXPOSED AGGREGATE FINISH
[Pattern]	CONCRETE PAVING-BROOM FINISH, NATURAL GREY
[Pattern]	GRASS-CRETE
[Pattern]	WOOD DECKING
[Pattern]	PERMEABLE CONCRETE

SITE PLAN LEGEND:

1	5 1/2' HT. WOOD/GLASS PRIVACY SCREEN (typ)	NOT INCLUDED
2	CONCRETE PEDESTRIAN PATH-WAY	NOT INCLUDED
3	RAISED PLANTER w/ 4' HT. WOOD LATTICE	NOT INCLUDED
4	REFUSE/RECYCLING ROOM (by others)	NOT INCLUDED
5	BARBECUE UNITS (FOR TENANT USE ONLY)	NOT INCLUDED
6	ACCESSIBLE RAMP	NOT INCLUDED
7	PRECAST CONCRETE PLANTERS (typ)	'D', S.H.T. 04
8	PRECAST CONCRETE BOLLARD PLANTER (typ)	'A', S.H.T. 04
9	RETAINING WALL (by others)	NOT INCLUDED
10	6" CONCRETE CURB	NOT INCLUDED
11	PRIVATE DECK/PATIO (by others)	NOT INCLUDED
12	BICYCLE RACK	NOT INCLUDED
13	8'x5' or 8'x4' STEEL TREE GRATE	'B', S.H.T. 04
14	PEDESTRIAN CROSSWALK (DESIGNATED w/ PAVING PATTERN)	NOT INCLUDED
15	FLOOR-TO-CEILING DECORATIVE STEEL SECURITY FENCE	NOT INCLUDED
16	LOCKING STEEL GATE (TENANT ACCESS ONLY)	NOT INCLUDED
17	RAISED PLANTERS (FIXED)	NOT INCLUDED
18	BUS STOP BENCH (by others)	'E', S.H.T. 04
19	BUST STOP SIGN (by others)	'E', S.H.T. 04
20	DINING TABLE w/ CHAIRS & SHADE PARASOL (FIXED)	'C', S.H.T. 04
21	TRANSFORMER ENCLOSURE (by others)	NOT INCLUDED
22	CONCRETE RAMP TO BELOW (by others)	NOT INCLUDED
23	PEDESTRIAN CURB RAMPS (per civil engineer)	NOT INCLUDED

DETAIL

CANDIDATE PLANT MATERIAL

INTERNAL PROJECT PLANT MATERIAL

PLANT MATERIAL	SPREAD	SIZE	FORM and FUNCTION	QTY
EVERGREEN PATIO TREE CASSIA EXCELSA (CROWN OF GOLD TREE) ULMUS PARVIFLORA (EVERGREEN ELM) OLEA EUROPAEA (FRUITLESS OLIVE)	(20' SPREAD)	24" BOX	BH-CST	3
VERTICAL ACCENT PALM ARCHONTOPIH-OENIX CUNNINGHAMIANA (KING PALM)	(10' SPREAD)	10 BTH	VAP	6
EVERGREEN ACCENT SHRUB NANDINA DOMESTICA 'NANA' (DW. HEAVENLY BAMBOO) PITOSPORUM CRASSIFOLIUM (DWARF KARO) PHORMIUM TENAX 'FLAMINGO' (NEW ZEALAND FLAX) CYPERUS ALTERNIFOLIUS (UMBRELLA PLANT) ANGIOZANTHOS FLAVIDUS (KANGAROO PAW) JUNIFERUS SQUAMATA 'BLUE STAR' (DWARF JUNIFER) EQUISETUM HYEMALE (HORSETAIL) PH-OENIX ROEBELENI (PYGMY DATE PALM)	2'-3' HT., 3' O.C. 2'-1/2' HT., 3' O.C. 2'-3' HT., 3' O.C. 2'-3' HT., 3' O.C. 3'-4' HT., 3' O.C. 2'-3' HT., 4' O.C. 3'-1/2' HT., 3' O.C. (6' SPREAD)	1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 15 GAL	EAS EAS EAS EAS EAS EAS EAS EAS	20 10 20 05 20 10 30 05
EVERGREEN BOARDER SHRUB MYRTUS COMMUNIS 'COMPACTA' (DWARF MYRTLE) EUONYMUS JAP. 'SILVER PRINCESS' (DWARF EUONYMUS) BUXUS MICROPHYLLA (JAPANESE BOXWOOD) ROSMARINUS OFF. 'TUSCAN BLUE' (UPRIGHT ROSEMARY)	3'-1/2' HT., 3' O.C. 2'-3' HT., 3' O.C. 3'-1/2' HT., 3' O.C. 3'-4' HT., 3' O.C.	1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL	EBS EBS EBS EBS	20 10 10 20
EVERGREEN SCREENING SHRUB BAMBUSA 'GOLDEN GODDESS' (GOLDEN GODDESS BAMBOO) BAMBUSA VENTRICOSA (BUDDHA'S BELLY BAMBOO) OTATEA ACUMINATA AZTECORUM (MEX. WEeping BAMBOO)	5'-7' HT., 4' O.C. 3'-6' HT., 3' O.C. 6'-8' HT., 6' O.C.	1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL	ESS ESS ESS	20 20 09
EVERGREEN FLOWERING VINE TECOMA CAPENSIS (CAPE HONEY-SUCKLE) PANDOREA JASMINOIDES (BOWER VINE) BOUGAINVILLEA 'SAN DIEGO RED' (BOUGAINVILLEA) BOUGAINVILLEA 'RASPBERRY ICE' (BOUGAINVILLEA) TRACHILOSPERMUM JASMINOIDES (STAR JASMINE) FICUS PUMILA (CREEPING FIG) DISTICTIS 'RIVERS' (ROYAL TRUMPET VINE)	15' SPREAD 20' SPREAD 20' SPREAD 20' SPREAD 15' SPREAD 15' SPREAD 20' SPREAD	1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL 1 GAL to 5 GAL	EFV EFV EFV EFV EFV EFV EFV	+/- 20 +/- 20 +/- 20 +/- 20 +/- 20 +/- 20 +/- 20
EVERGREEN GROUND COVER FESTUCA OVINA 'GLAUCA' (BLUE FESCUE GRASS) LIRIOPE MUSCARI 'LILAC BEAUTY' (LILY TURF) MYOPORUM PARVIFOLIUM (CREEPING MYOPORUM) SENECIO MANDRALISCAE (BLUE CHALK STICKS ICEPLANT) STIPA TENNISJISHIMA (MEXICAN FEATHER GRASS) HEUCHERA spp. (CORAL BELLS)	1'-1/2' HT., 18" O.C. 1'-1/2' HT., 18" O.C. 8" HT., 18" O.C. 18" HT., 18" O.C. 18" HT., 2' O.C. 18" HT., 2' O.C.	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL	EFGC EFGC EFGC EFGC EFGC EFGC	+/- 200 +/- 200 +/- 200 +/- 200 +/- 200 +/- 200
SUCCULENTS SANSEVIERIA TRIFASCIATA (MOTHER-IN-LAWS TONGUE) KNIPHOFIA UVARIA 'FLAMENCO' (RED-HOT POKER) ALOE SAPONARIA (SOAP ALOC) ALOE VARIEGATA (TIGER ALOC) ECH-VERIA spp. (ECH-VERIA) SENECIO MANDRALISCAE (BLUE CHALK STICKS ICEPLANT) GRAFTOVERIA spp. (GRAFTOVERIA) SEDUM spp. (SEDUM)	3'-1/2' HT., 2' O.C. 3'-1/2' HT., 2' O.C. 18" HT., 18" O.C. 1'-1/2' HT., 18" O.C. 6" HT., 8" O.C. 18" HT., 18" O.C. 6" HT., 8" O.C. 6" HT., 8" O.C.	1 GAL 1 GAL 1 GAL 1 GAL 4" POT 1 GAL 4" POT 4" POT	EAS EAS EAS EAS EAS EAS EAS EAS	+/- 50 +/- 50 +/- 50 +/- 50 +/- 50 +/- 50 +/- 50 +/- 50

VOLTAIRE STREET TREES

(PER COMMUNITY STREET TREE PLAN)	SPREAD	SIZE	FORM and FUNCTION	QTY
FRAXINUS OXYCARPA 'RAYWOOD' (RAYWOOD ASH)alternating with.....	(20' SPREAD)	24" BOX	BH-CST	04
BAUHINIA BLAKEANA (HONG KONG ORCHID TREE)	(20' SPREAD)	24" BOX	BH-CST	05

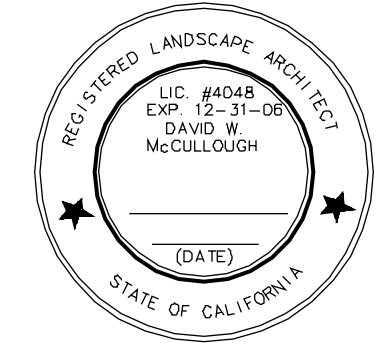
NATIVE SLOPE PLANT MATERIAL

NATIVE TREES	SPREAD	SIZE	FORM and FUNCTION	QTY
LYONOTHAMNUS FLORIBUNDUS (CATALINA IRONWOOD)	(25' SPREAD)	24" BOX	EST	05
PINUS TORREYANA (TORREY PINE)	(30' SPREAD)	24" BOX	EST	04
PINUS MURICATA (BISHOP PINE)	(25' SPREAD)	24" BOX	EST	04
FRUNUS ILLICIFOLIA (HOLLYLEAF CHERRY)	(20' SPREAD)	24" BOX	EST	05
NATIVE SHRUBS				
ARCTOSTAPHYLOS EDMUNDII (PROSTRATE MANZANITA)	5'-6" HT., 6' O.C.	1 GAL to 5 GAL	ESS	+/- 10
SALVIA CLEBLANDII (CLEVELAND SAGE)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EAS	+/- 10
SALVIA APIANA (WHITE SAGE)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EAS	+/- 10
SALVIA MELLIFERA (BLACK SAGE)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EAS	+/- 10
ERIOGONUM GRANDE var. RUBESCENS (RED BUCKWHEAT)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EAS	+/- 10
ERIOGONUM GIGANTEUM (ST. CATHERINE'S LACE)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EAS	+/- 10
BACCHARIS PILLULARIS 'TWIN PEAKS' (COYOTE BRUSH-I)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EAS	+/- 10
RHUS INTEGRIFOLIA (LEMONADE BERRY)	8'-10" HT., 8' O.C.	1 GAL to 5 GAL	ESS	+/- 05
RHUS LAURINA (LAUREL SUMAC)	5'-6" HT., 6' O.C.	1 GAL to 5 GAL	ESS	+/- 05
LAVATERA ASSURGENTIFLORA (SI-RUB MALLOW)	5'-6" HT., 6' O.C.	1 GAL to 5 GAL	ESS	+/- 05
NATIVE GROUND COVERS				
DUDLEYA EDULIS (LADYFINGERS)	1'-1/2' HT., 2' O.C.	1 GAL to 5 GAL	EVGC	+/- 50
ENCELEA CALIFORNICA (BLACK SUNFLOWER)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EVGC	+/- 50
CEANOTHUS MARITIMUS (MARRITIME LILAC)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EVGC	+/- 50
CEANOTHUS GRISEUS-HORIZONTALIS (PROSTRATE LILAC)	3'-4" HT., 3' O.C.	1 GAL to 5 GAL	EVGC	+/- 50
ZAUSCHNERIA spp. (CALIFORNIA LILACS)	1'-1/2' HT., 2' O.C.	1 GAL to 5 GAL	EVGC	+/- 50

*NOTE: THE ABOVE MENTIONED NATIVE PLANTS WERE SELECTED BASED ON THEIR DROUGHT-TOLERANCE AND BECAUSE THEY BELONG TO THE 'COASTAL SAGE SCRUB PLANT COMMUNITY', WHICH IS TYPICAL TO THE NATIVE ENVIRONMENT OF THE PROJECT SITE. THESE PLANTS ARE FEATURED AT THE POINT LOMA NATIVE PLANT GARDEN, AT CAPSTRANO & GREENE STREETS.

FORM AND FUNCTION ABBREVIATIONS

BH-CST	BROAD HEADED CANOPY SHADE TREE
VAP	VERTICAL ACCENT PALM
EST	EVERGREEN SCREEN TREE
EBS	EVERGREEN BOARDER SHRUB
ESS	VERTICAL EVERGREEN SCREENING SHRUB
EAS	EVERGREEN ACCENT SHRUB
EFGC	EVERGREEN FLOWERING GROUND COVER
EFV	EVERGREEN FLOWERING VINE
EAS	EVERGREEN ACCENT SUCCULENT



UPPER VOLTAIRE MXD

4104 VOLTAIRE STREET
SAN DIEGO, CALIFORNIA 92107

REVISIONS	DATE
Site Development Permit Submittal I	12/1/04
Site Development Permit Submittal II	07/06/05
Site Development Permit Submittal III	10/25/05
Site Development Permit Submittal IV	02/14/06

DATE: FEB 14, 2006
SCALE: 1"=20'
DRAWN: DAS
JOB: 0354
SHEET: 7 of 24

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