

USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SYMBOL	SPECIES/COMMON NAME	MIN. SIZE	QUANTITY
	AGAPANTHUS AFRICANUS LILY OF THE NILE OR HEMEROCALLIS DAYLILY	1 GAL.	84
	ANIGOZANTHOS FLAVIUS KANGAROO PAW OR TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.	62
	ARBUTUS 'MARINA' STRAWBERRY TREE OR FELIJA SELLOWIANA PINEAPPLE GUAVA	15 GAL.	54
	BOUGAINVILLEA 'SAN DIEGO RED' OR COTONEASTER LACTEUS RED CLUSTERBERRY	5 GAL.	87
	CHAMAEROPS HUMILIS MEDIT. FAN PALM OR PHOENIX ROEBELIINI PYGMY DATE PALM	36" BOX	9
	JASMINUM MESNYI PRIMROSE JASMINE OR ELAEAGNUS PUNGENS RUSSIAN OLIVE	5 GAL.	78
	MELALEUCA ARMILLARIS DROOPING MELALEUCA OR MYOPORUM LAETUM	5 GAL.	68
	PHORMIUM RADIANCE' NEW ZEALAND FLAX OR AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	40
	PHORMIUM 'WINGS-OF-GOLD' NEW ZEALAND FLAX OR DIETES BICOLOR FORTNIGHT LILY	5 GAL.	28
	PITTSOPORUM TOB. VARIEGATA VARIEGATED MOCK ORANGE OR RHAPHIOLEPIS 'MAJESTIC BEAUTY' INDIA HAWTHORN (LARGE)	5 GAL.	236
	PLUMBAGO AURICULATA CAPE PLUMBAGO OR CEANOTHUS 'CONCHA' WILD LILAC	5 GAL.	158
	RHAPHIOLEPIS 'CLARA' INDIA HAWTHORN OR CALLISTEMON LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL.	186
	ROSMARINUS 'TUSCAN BLUE' ROSEMARY OR SALVIA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL.	121
	STRELITZIA REGINAE BIRD-OF-PARADISE OR PHORMIUM 'SUNDOWNER' NEW ZEALAND FLAX	5 GAL.	75
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE OR ROSMARINUS 'IRENE' GROUNDCOVER ROSEMARY	1 GAL.	174
	NATIVE/NATURALIZING SCREENING TREE ON BUBBLER SYSTEM SUCH AS: QUERCUS AGRIFOLIA COAST LIVE OAK OR SCHINUS MOLLE PEPPER TREE	36" BOX	12
	EVERGREEN SCREENING TREE SUCH AS: OLEA SWANN HILL FRUITLESS OLIVE OR PRUNUS ILICIFOLIA 'LYONII' CATALINA CHERRY	36" BOX	28
	FLOWERING EVERGREEN TREE: ARBUTUS 'MARINA' STRAWBERRY TREE	36" BOX	19
	TRANSITIONAL VEGETATION: RHUS INTEGRIFOLIA - LEMONADEBERRY CEANOTHUS 'YANKEE POINT' AND ROSMARINUS PROSTRATUS PROSTRATE ROSEMARY	5 GAL.	5' O.C.

- FIRE DEPARTMENT NOTES:**
- FUEL MODIFICATION ZONES:  
 ZONE I - THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50 FEET AWAY. THIS ZONE MUST BE MODIFIED AND PLANTED WITH DROUGHT-TOLERANT PLANTS, GRASS AND OTHER VEGETATION LOCATED MORE THAN 50 FEET FROM BUILDINGS OR STRUCTURES AND LESS THAN 6 INCHES IN HEIGHT ABOVE THE GROUND AND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION. IRRIGATION IS REQUIRED.  
 ZONE II - THE SECOND ZONE OR THINNING ZONE IS THE AREA BETWEEN 50 TO 100 FEET FROM THE BUILDING. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN, BUT ALL NATIVE UNBROKEN VEGETATION MUST BE THINNED OUT BY 50 PERCENT. ALL DEAD AND DYING VEGETATION IN ADDITION TO UNDESIRABLE PLANTS AND WEEDS AS LISTED IN THE WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARD MUST BE REMOVED. IRRIGATION IS OPTIONAL.  
 OFFSITE FUEL MODIFICATION REQUIREMENTS: WHERE THE 100 FEET REQUIRED FUEL MODIFICATION EXTENDS ONTO NEIGHBORING PROPERTIES, OWNER SHALL OBTAIN WRITTEN PERMISSION FROM THE NEIGHBORS. THESE LETTERS SHALL STATE THE RESPONSIBILITIES OF ALL PARTIES RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF THE FUEL MODIFICATION AREA. THIS AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDERS OFFICE AND A COPY PROVIDED TO THE FIRE DISTRICT BEFORE FINAL INSPECTION.
  - VERTICAL CLEARANCE: ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
  - WHERE SHRUBS ARE PLANTED BENEATH TREES, CLEARANCE OF TREE CANOPY SHALL BE MAINTAINED THREE TIMES THE HEIGHT OF UNDERSTOREY SHRUBS OR TEN FEET, WHICHEVER IS GREATER.
  - WHERE THERE ARE NO SHRUBS BENEATH TREES, CLEARANCE OF TREE CANOPY SHALL BE MAINTAINED SIX FEET ABOVE THE GROUND.
  - MAINTENANCE OF HORIZONTAL AND VERTICAL CLEARANCES OF TREES AND SHRUBS SHALL BE AS REQUIRED BY THE FIRE DEPARTMENT AND ALL OTHER AGENCIES HAVING JURISDICTION.
  - ALL FUEL MODIFICATION WORK SHALL BE COMPLETED BEFORE FINAL INSPECTION.
  - ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.
  - STREET NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH (FIRE CODE SEC. 901.4.4.1). SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 3/8" STROKE FOR RESIDENTIAL BUILDINGS, POST AT ROADWAY.
  - EXISTING EUCALYPTUS MAINTENANCE: PRUNE DEAD BRANCHES AND FOLIAGE AND MAINTAIN AT LEAST 20 FEET CLEARANCE BETWEEN COMBUSTIBLE STRUCTURES AND EUCALYPTUS CANOPY.
  - ALL FIRE ACCESS ROADS, INCLUDING THE DRIVEWAY TO THE RESIDENCE AND BARN SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. NEW TREES SHALL BE PLANTED TEN FEET FROM THE DRIVEWAY, MINIMUM.
  - WHERE SHRUBS ARE PLANTED BENEATH TREES, CLEARANCE OF TREE CANOPY SHALL BE MAINTAINED THREE TIMES THE HEIGHT OF UNDERSTOREY SHRUBS OR TEN FEET, WHICHEVER IS GREATER.
  - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE REPLACED. ALL PRUNING SHALL BE PER ISA GUIDELINES.
  - MAINTENANCE OF HORIZONTAL AND VERTICAL CLEARANCES OF TREES AND SHRUBS SHALL BE AS REQUIRED BY THE FIRE DEPARTMENT AND ALL OTHER AGENCIES HAVING JURISDICTION.

- KEY BOXES: WHEN ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIRE-FIGHTING PURPOSES, THE CHIEF IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION (FIRE SEC. 902.4.1). CALL THE FIRE PREVENTION BUREAU AT (858) 756-5971 FOR A KEY BOX APPLICATION.
- LANDSCAPING REQUIREMENTS: ALL PLANT MATERIALS USED SHALL BE FROM THE WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARDS PLANT PALETTE, WHICH CAN BE FOUND ON THE FIRE DISTRICT'S WEB SITE. THE ADDITION OF PLANT MATERIAL TO THE APPROVED LIST WILL BE AT THE DISCRETION OF THE FIRE DISTRICT. LANDSCAPE PLANS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
  - ALL NON-FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIP LINE AT MATURITY IS A MINIMUM 30 FEET AWAY FROM ANY COMBUSTIBLE STRUCTURE. MANDATORY FOR NEW STRUCTURES, ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.
  - FOR STREETSCAPE PLANTINGS, ALL NON-FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM EDGE OF CURB TO CENTER OF TREE TRUNK. CARE SHOULD BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCRUSH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.
  - LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET, IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.
  - IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHOULD BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTOREY SHRUBS OR 10 FEET, WHICHEVER IS GREATER, ESPECIALLY APPLICABLE TO RIPARIAN STREAM PLANTINGS.
  - EXISTING TREES CAN BE PRUNED 10 FEET AWAY FROM ROOF, EAVE, OR EXTERIOR SIDING, DEFENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES.
  - ALL TREE BRANCHES AND PALM FRONDS SHALL BE REMOVED WITHIN 10 FEET OF A FIREPLACE CHIMNEY OR OUTDOOR BARBECUE.
  - ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.
  - LIQUEFIED PETROLEUM GAS TANK, WEEDS, GRASS, SHRUBS OVERHANGING BRANCHES, TRASH AND OTHER COMBUSTIBLE MATERIALS SHALL BE KEPT NOT LESS THAN 10 FEET FROM LP-GAS TANKS OR CONTAINERS.
  - NO MULCH WITHIN 12" OF BUILDING WALLS/COMBUSTIBLE STRUCTURES/BARN.

- NOTES:
- ALL SHRUB/GROUND COVER AREAS TO RECEIVE 2" DEPTH SHREDDED BARK MULCH.
  - ALL LANDSCAPE AREAS TO HAVE POSITIVE DRAINAGE TOWARDS CATCH BASINS/DRAINAGE SWALES.
  - GRADE ALL LANDSCAPE AREAS AWAY FROM BUILDINGS AT 2% FOR FIVE FEET MINIMUM.
  - AMEND ALL PLANTING AREAS IN ACCORDANCE WITH A HORTICULTURAL SOILS ANALYSIS.
  - ALL PLANTED AREAS TO RECEIVE 100% IRRIGATION COVER.
  - THE DOWNSPOUTS INTO DRAINAGE SYSTEM.
  - BACKFILL AT AZALEAS, GARDENIAS, HYDRANGEAS AND CAMELLIAS SHALL BE A REPUTABLE SOIL MIX DESIGNED FOR ACID LOVING PLANTS.
  - INSTALL 10' LENGTH OF BIOBARRIER ROOTGUARD ALONG FACE OF ALL PAVING/WALLS/ PROPERTY LINE/POOL, WITHIN 5' OF ANY TREE, INCLUDING PALMS.
  - THIS IS A CONCEPT ONLY. IT IS NOT A CONSTRUCTION DOCUMENT. IF USING THIS CONCEPT AS A GUIDE, METHOD OF CONSTRUCTION FOR ALL ELEMENTS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
  - CONTRACTOR OR OWNER SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THIS PLAN.
  - ALL DIMENSIONS/LOCATIONS ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ITEMS SHOWN ON THIS PLAN IN THE FIELD AND LAY ALL ITEMS OUT FOR APPROVAL BY OWNER BEFORE CONSTRUCTION.

EXISTING EUCALYPTUS/ACACIA TREES TO REMAIN (TYP.)

NOTE: FOR ANY EXISTING EUCALYPTUS INDICATED TO REMAIN, IF IT IS DEAD OR DYING AT TIME OF PROJECT COMPLETION, THE DEAD/DYING EUCALYPTUS TREE SHALL BE REMOVED, AND REPLACED WITH A 15 GAL. SIZE EUCALYPTUS SIDEROXYLON - RED IRONBARK EUCALYPTUS. REPLACEMENT TREE SHALL BE PLANTED WITHIN 8' OF REMOVED TREE, AND PLACED APPROPRIATELY TO MAXIMIZE SCREENING OF RESIDENCE FROM OFFSITE.

EXISTING NATIVE CHAMISE/LEMONADEBERRY TO REMAIN (TYP.)

TRANSITIONAL VEGETATION (IRRIGATED) - CEANOTHUS, LEMONADEBERRY AND ROSEMARY 5 GAL. SIZE, 8' O.C.

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WALKWAY: CONCRETE/FLAGSTONE

SWIMMING POOL

SPA

TURF MEDALLION SOD

PROPOSED POOL HOUSE

PROPOSED RESIDENCE

DRIVEWAY ASPHALT WITH GRAVEL OVER OR SEEDED AGGREGATE CONCRETE

FOUNTAIN

EXISTING FIRE HYDRANT

ADDRESS BOULDER

KEYPAD/KNOX BOX



**PRELIMINARY LANDSCAPE PLAN**  
NOT FOR CONSTRUCTION

IF PLAN IS LESS THAN 30" X 42" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

**GMA**  
GEORGE MERCER ASSOCIATES INC.

GEORGE MERCER  
RLA 4055

**LANDSCAPE ARCHITECTURE**  
4730 PALM AVENUE, STE 210  
LA MESA, CA 91941  
(619) 463-7676

CLIENT

FRED AND CAROL MIDDLETON

PROJECT

MIDDLETON RESIDENCE  
#1 LA GLORIETA  
RANCHO SANTA FE, CA 92067

CHANGES

6/30/10
12/10/10
9/14/11

PROGRESS PRINT DATE


DESIGN GM

DRAWN GM

CHECKED

SCALE 1/16" = 1'

PROJECT 09-041

SHEET

L-1

OF 1 SHEET