CT 00-00 / PUD 00-00 / CDP 00-00

GOOD SHEPHERD CATHOLIC CEMETERY

1505 Buena Vista Drive,
County of San Diego, Ca 92081

PHS I LANDSCAPE PLANS

PROJECT TEAM

Property Owner:
Holy Cross Catholic Cemetery & Mausoleum
contact: Mario Deblasio
ph: (619) 264-3127

Landscape Architect:
DMLA
contact: David Miertschin
email: david@dmlaonline.com
ph: (949) 388-3369

ENGINEER:
Hofman Planning +Engineering, Inc.
contact: Adam Kooienga
email:
akooienga@hofmanplanning.com
ph: 760.692.4019 Tel

ABBREVIATIONS

A/C	AIR CONDITIONER	NIC	NOT IN CONTRACT
AC	ASPHALT PAVING	NTS	NOT TO SCALE
ADV	ANTI-DRAIN VALVE	OAR	OWNER'S AUTHORIZED REPRESENTATIVE
AVG	AVERAGE		
B	BRASS	OC	ON CENTER
BAR	DEFORMED REBAR	(P)	PROPOSED
BF	BACK FLOW	PA	PLANTER AREA
BS	BOTTOM OF STEP	PC	POOL COPING
BTH	BROWN TRUNK HEIGHT	PERF	PERFORATED PIPE
BV	BALL VALVE	PF	PLANT FACTOR
BW	BOTH WAYS	PIP	PROTECT IN PLACE
C	COPPER	PL	PROPERTY LINE
CF	CUBIC FEET	POC	POINT OF CONNECTION
CL	CENTERLINE	PRV	PRESSURE REDUCING VALVE
CLR	CLEAR	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PVC	POLY VINYL CHLORIDE
CNTRL	CONTROLLER	QC	QUICK COUPLER
CV	CHECK VALVE	QTY	QUANTITY
d, DIA	DIAMETER	R	RADIUS
(E)	EXISTING	RCV	REMOTE CONTROL VALVE
EA	EACH	REG-RTG	REGION- RATING
EJ	EXPANSION JOINT	REQ	REQUIRED
EQ	EQUAL	REQS	REQUIREMENTS
ETo	EVAPOTRANSPIRATION	RLA	REGISTERED LANDSCAPE ARCHITECT
ETAF	EVAPOTRANSPIRATION ADJUSTMENT FACTOR	RM	RECYCLED WATER METER
ETWU	ESTIMATED TOTAL WATER USE	RP	REDUCED PRESSURE BACKFLOW
FC	FOUNTAIN COPING	RWS	ROOT WATERING SYSTEM
FF	FINISH FLOOR ELEVATION	RYSB	REAR YARD SETBACK
FL	FLOW LINE	S	WALL STEP
FOC	FACE OF COLUMN	SC	SPA COPING
FOW	FACE OF WALL	SCH	SCHEDULE
FS	FINISH SURFACE	SB	SETBACK
FT	FEET	SF	SQUARE FOOT
FYSB	FRONT YARD SETBACK	SLA	SPECIAL LANDSCAPE AREA
GAL	GALLON (S)	SP	SEALED PLANTER
G/C	GROUND COVER	SPEC'D	SPECIFIED
GF	GARAGE FINISH FLOOR	STD	STANDARD(S)
GPH	GALLONS PER HOUR	SYM	SYMBOL
GPM	GALLONS PER MINUTE	SYSB	SIDE YARD SETBACK
GV	GATE VALVE	TBR	TO BE EMOVED
G/Y	GALLONS PER YEAR	TBS	TO BE SELCTED
H	HIGH	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FOOTING
HT	HEIGHT	TFNC	TOP OF FENCE
HxW	HEIGHTxWIDTH	TG	TOP OF GRATE
HZ	HYDROZONE	TP	TOP OF PILASTER
IE	IRRIGATION EFFICIENCY	TRP	TO REMAIN PROTECT IN PLACE
INV	INVERT ELEVATION		
JX	JURISDICTION	TS	TOP OF STEP
L	LOW	TW	TOP OF WALL
LIC	LICENSE	TYP	TYPICAL
M	MEDIUM/MODERATE	UNO	UNLESS NOTED OTHERWISE
MAWA	MAXIMUM ALLOWABLE WATER AMOUNT	VAC	VOLTS ALTERNATING CURRENT
MAX	MAXIMUM	VL	VERY LOW
MFG	MANUFACTURER	WL	WATERLINE
MIN	MINIMUM	WM	WATER METER
NA	NOT APPLICABLE	W/	WITH
NAP	NOT A PART	W/O	WITHOUT
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		

ADDITIONAL BUILDING PERMIT REQUIREMENTS

THE REVIEW OF THE LANDSCAPE DOCUMENTATION PACKAGE DOES NOT INCLUDE BUILDING PLAN CHECK REVIEW OR APPROVALS. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR PULLING BUILDING PERMITS FOR ALL IMPROVEMENTS REQUIRING PERMITS UNDER SAN DIEGO COUNTY CODE, INCLUDING, BUT NOT LIMITED TO GRADING, PAVING, WALLS OVER 6' IN HEIGHT, RETAINING WALLS, CONCRETE PAD, ETC.
HARDSCAPE IMPROVEMENTS SHOWN WITHIN THE REVIEWED LANDSCAPE DOCUMENTATION PACKAGE ARE PROVIDED FOR REFERENCE ONLY AND SHALL REQUIRE SEPARATE PLAN CHECK AND PERMIT ISSUANCE FOR CONSTRUCTION.

SCOPE OF WORK

REMOVAL OF EXISTING NURSERY AND CONSTRUCTION OF NEW CEMETERY TO BE BUILT IN PHASES. DMLA TO PREPARE LANDSCAPE ARCHITECTURAL WORKING DRAWINGS FOR COUNTY AND WATER DISTRICT APPROVAL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

· 2022 CALIFORNIA ADMINISTRATIVE CODE
· 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
· 2022 CALIFORNIA BUILDING CODE
· 2022 CALIFORNIA ELECTRICAL CODE
· 2022 CALIFORNIA FIRE CODE
· SAN DIEGO COUNTY, CA MUNICIPAL CODES

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE Holy Cross Catholic Cemetery & Mausoleum

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE Holy Cross Catholic Cemetery & Mausoleum

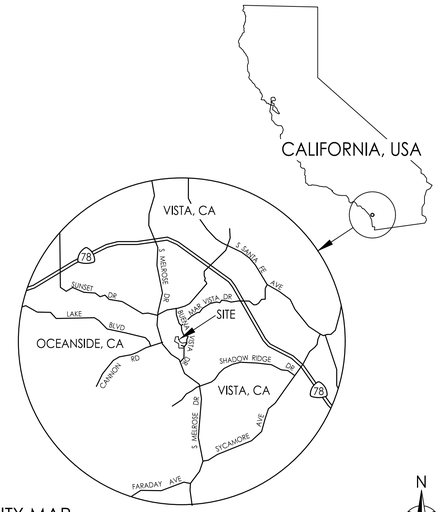
THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
ALL WORK IN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT.

TREE SEPARATION DISTANCES

MINIMUM DISTANCES TO STREET TREE
- DRIVEWAYS/ENTRIES -10 FEET
- TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- UTILITIES; UNDERGROUND - 5 FEET (10' FOR SEWER), ABOVEGROUND - 10 FEET
- FIRE HYDRANTS -10 FEET
- LIGHT STANDARDS -10 FEET
- SIDEWALK UNDER-DRAINS- 3 FEET

FINISH GRADING

ALL FINISH AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS - REFER TO PLANTING SPECIFICATIONS



VICINITY MAP
NOT TO SCALE

"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

11 / 17 / 23
CA LA LIC # 3308

SHEET INDEX

LANDSCAPE SUBMITTALS

Submittal 1	8/17/23
Re-Submittal 1	11/17/23
Re-Submittal 2	7/30/24

TITLE SHEET

LICENSED LANDSCAPE ARCHITECT
EDWARD M. MIERTSCHIN
No. 3308
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

Landscape Architect:
DMLA Landscape Architecture
34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

Hofman Planning + Engineering
www.hofmanplanning.com
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
TITLE SHEET
PHS I

SHEET NO.:
T1.0

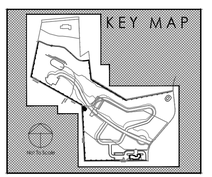
CT 00-00 / PUD 00-00 / CDP 00-00

GRAVE SITE NOTES

Standard size plots are laid out in blocks with open paths between sections following setbacks from roads and walls.
Plots are set to slope from head to toe with the grade.
Grave-sites are available as single plot, couple plots or family group plots and can be aggregated as necessary.
Grave-site markers for section, row and plot will be set in the pathways, flush with the ground, and similar to the grave markers, will not interfere with maintenance operations.
These grave-site layouts shown are for planning purposes, the exact layout and disposition of sites is to be determined.

STAGGERED OPENING OF GRAVE SITES FOR FUTURE USE

The edges of phase I and phase II will be designated with a low wood rail and concrete mow-strip. (see hardscape detail)
With posts set in compacted gravel, this wood barrier will be moved where needed to separate open plot sections in use from those in reserve for later use.
One and a half and/or three foot high high ring top stakes with rope chains draped between will serve where a less permanent as needed barrier is necessary.
All rails and barriers are designed to be as low as possible to maintain the open park-like views across the site.



50 0 25 50
SCALE: 1"=50'

1 FULL SITE CONCEPT PLOTS
1" = 50'-0"

N

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DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

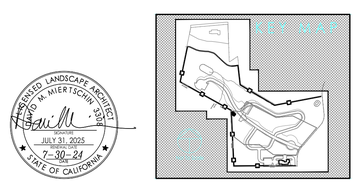
SHEET TITLE:
OVERALL SITE - CONCEPTUAL W/ GRAVE PLOTS

SHEET NO.:
OS1.0

CT 00-00 / PUD 00-00 / CDP 00-00

PHASE I - Buena Vista Streetscape plantings and fence. Property line screen plantings around Phase I and temporary parking lot. Gravesite areas adjacent to Key's Place that do not require grading for the Phase II access roads.

PHASE II - Grading for the Phase II access roads and slopes, the office parking, and drainage work. Planting the new slopes and remaining screen plantings at new parking, along property line fencing, and the gravesite areas remaining.



1 SITE PHASES

1" = 60'-0"

FOR PLANT PALETTES SEE SHEET L-2

N

60 0 30 60

SCALE: 1"=60'

Landscape Architect:

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DRAWING FILE:	
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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - PHASES

SHEET NO.:
OS2.0

CT 00-00 / PUD 00-00 / CDP 00-00

FOR ENLARGED PLANS SEE SHEET L3.1 - L3-4
FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2

1 SITE W/ PHS I IRRIGATION
1" = 60'-0"

N

60 0 30 60

SCALE: 1"=60'

Landscape Architect:

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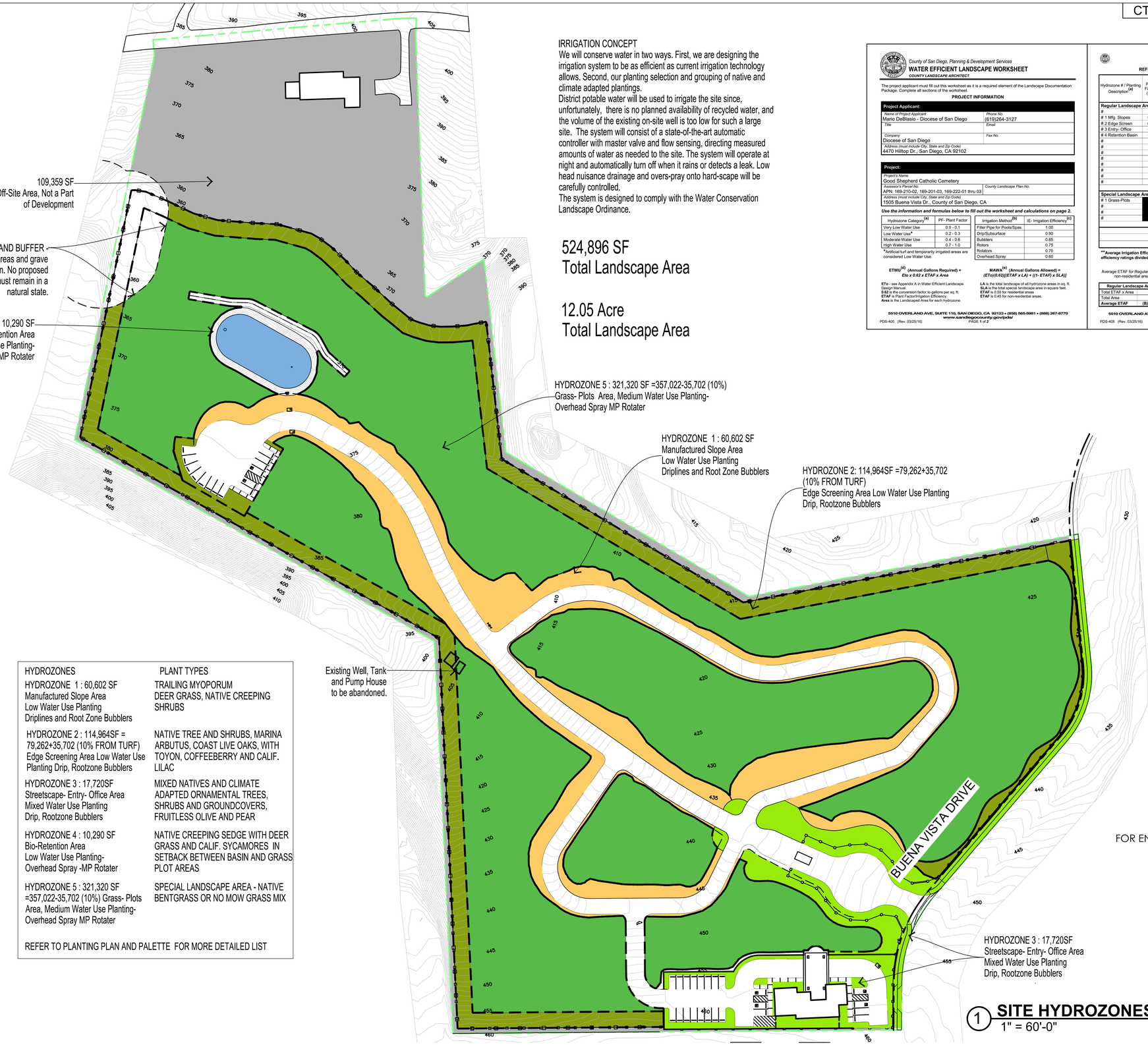
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - W PHS I IRRIGATION

SHEET NO.:
OS3.0



IRRIGATION CONCEPT

We will conserve water in two ways. First, we are designing the irrigation system to be as efficient as current irrigation technology allows. Second, our planting selection and grouping of native and climate adapted plantings.

District potable water will be used to irrigate the site since, unfortunately, there is no planned availability of recycled water, and the volume of the existing on-site well is too low for such a large site. The system will consist of a state-of-the-art automatic controller with master valve and flow sensing, directing measured amounts of water as needed to the site. The system will operate at night and automatically turn off when it rains or detects a leak. Low head nuisance drainage and overs-pray onto hard-scape will be carefully controlled.

The system is designed to comply with the Water Conservation Landscape Ordinance.

524,896 SF
Total Landscape Area

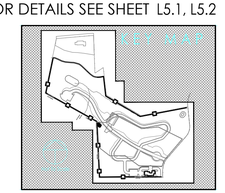
12.05 Acre
Total Landscape Area

HYDROZONES	PLANT TYPES
HYDROZONE 1 : 60,602 SF Manufactured Slope Area Low Water Use Planting Driplines and Root Zone Bubblers	TRAILING MYOPORUM DEER GRASS, NATIVE CREEPING SHRUBS
HYDROZONE 2 : 114,964SF = 79,262+35,702 (10% FROM TURF) Edge Screening Area Low Water Use Planting Drip, Rootzone Bubblers	NATIVE TREE AND SHRUBS, MARINA ARBUTUS, COAST LIVE OAKS, WITH TOYON, COFFEEBERRY AND CALIF. LILAC
HYDROZONE 3 : 17,720SF Streetscape- Entry- Office Area Mixed Water Use Planting Drip, Rootzone Bubblers	MIXED NATIVES AND CLIMATE ADAPTED ORNAMENTAL TREES, SHRUBS AND GROUNDCOVERS, FRUITLESS OLIVE AND PEAR
HYDROZONE 4 : 10,290 SF Bio-Retention Area Low Water Use Planting- Overhead Spray -MP Rotater	NATIVE CREEPING SEDGE WITH DEER GRASS AND CALIF. SYCAMORES IN SETBACK BETWEEN BASIN AND GRASS PLOT AREAS
HYDROZONE 5 : 321,320 SF =357,022-35,702 (10%) Grass- Plots Area, Medium Water Use Planting- Overhead Spray MP Rotater	SPECIAL LANDSCAPE AREA - NATIVE BENTGRASS OR NO MOW GRASS MIX

REFER TO PLANTING PLAN AND PALETTE FOR MORE DETAILED LIST

1 **SITE HYDROZONES**
1" = 60'-0"

FOR ENLARGED PLANS SEE SHEET L3.1 - L3-4
FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2



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SCALE: 1"=60'

County of San Diego, Planning & Development Services

WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:	
Name of Project Applicant Mario DeBlasio - Diocese of San Diego	*Phone No.* (619)264-3127
Title	*Email*
Company Diocese of San Diego	*Fax No.*
Address (must include City, State and Zip Code) 4470 Hilltop Dr., San Diego, CA 92102	

Project:	
Project's Name Good Shepherd Catholic Cemetery	
Assessor's Parcel No. APN: 169-210-02, 169-201-03, 169-222-01 thru 03	*County Landscape Plan No.*
Address (must include City, State and Zip Code) 1505 Buena Vista Dr., County of San Diego, CA	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category[a]	PF- Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use*	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

*Artificial turf and temporarily irrigated areas are considered Low Water Use.

Irrigation Method[b]	IE- Irrigation Efficiency[c]
Filter Pipe for Pools/Spas	1.00
Drip/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Spray	0.60

ETWU[d] (Annual Gallons Required) = ***Eto x 0.62 x ETAF x Area***

MAWA[e] (Annual Gallons Allowed) = ***(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]***

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas.

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
www.sandiegocounty.gov/pds/

PDS-405 (Rev. 03/25/16) PAGE **1** of **2**

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 46.4 (28.77)

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#							
# 1 Mfg. Slopes	0.2	Drip	0.9	0.22	60,602	13,332.4	383,148
# 2 Edge Screen	0.2	Drip	0.9	0.22	114,964	25,292.1	727,654
# 3 Entry- Office	0.2	Drip	0.9	0.22	17,720	3,898.4	11,462
# 4 Retention Basin	0.2	Rotaters	0.7	0.29	10,290	2,984.1	85,853
#							
#							
#							
#							
#							
#							
#							
					Totals (A)	203,576 (B)	45,507 1,183,710
Special Landscape Areas							
# 1 Grass-Plots	[redacted]		1.0		321,320	144,594	4,159,970
#			1.0				
#			1.0				
#			1.0				
					Totals (C)	321,320 (D)	144,594
						Estimated Total Water Use **(ETWU) Total**	5,343,680
						Maximum Water Allowance **(MAWA)[e]**	6,714,641
						Irrigation Efficiency **(IE) Average****	0.85

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. ***Provide Totals based on information calculated in Worksheet above.***

Regular Landscape Areas	Totals
Total ETAF x Area	(B) = 45,507
Total Area	(A) = 203,576
Average ETAF	**(B) ÷ (A) =** 22

All Landscape Areas	Totals
Total ETAF x Area	(B+D) = 190,101
Total Area	(A+C) = 524,896
Site wide ETAF	**(B+D) ÷ (A+C) =** .36

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PDS-405 (Rev. 03/25/16) PAGE **2** of **2**

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1	County Comments	11/17/2023

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Mario DeBlasio
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marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

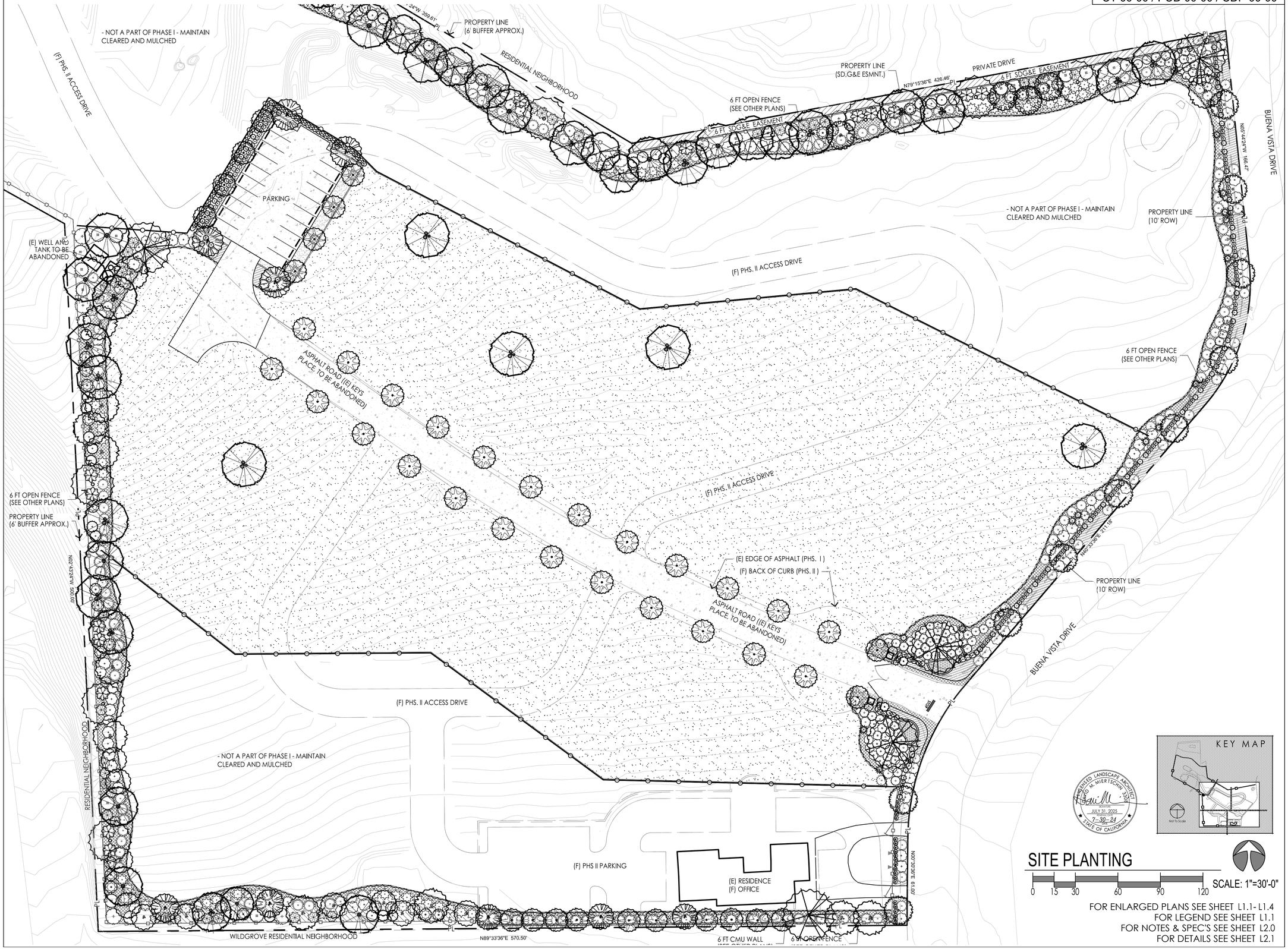
PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
OVERALL SITE - HYDROZONES

SHEET NO.:
OS4.0

CT 00-00 / PUD 00-00 / CDP 00-00



KEY MAP

SITE PLANTING

0 15 30 60 90 120 SCALE: 1"=30'-0"

FOR ENLARGED PLANS SEE SHEET L1.1- L1.4
FOR LEGEND SEE SHEET L1.1
FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1

LICENSED LANDSCAPE ARCHITECT DAVID A. MIERTSCHIN 5106 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

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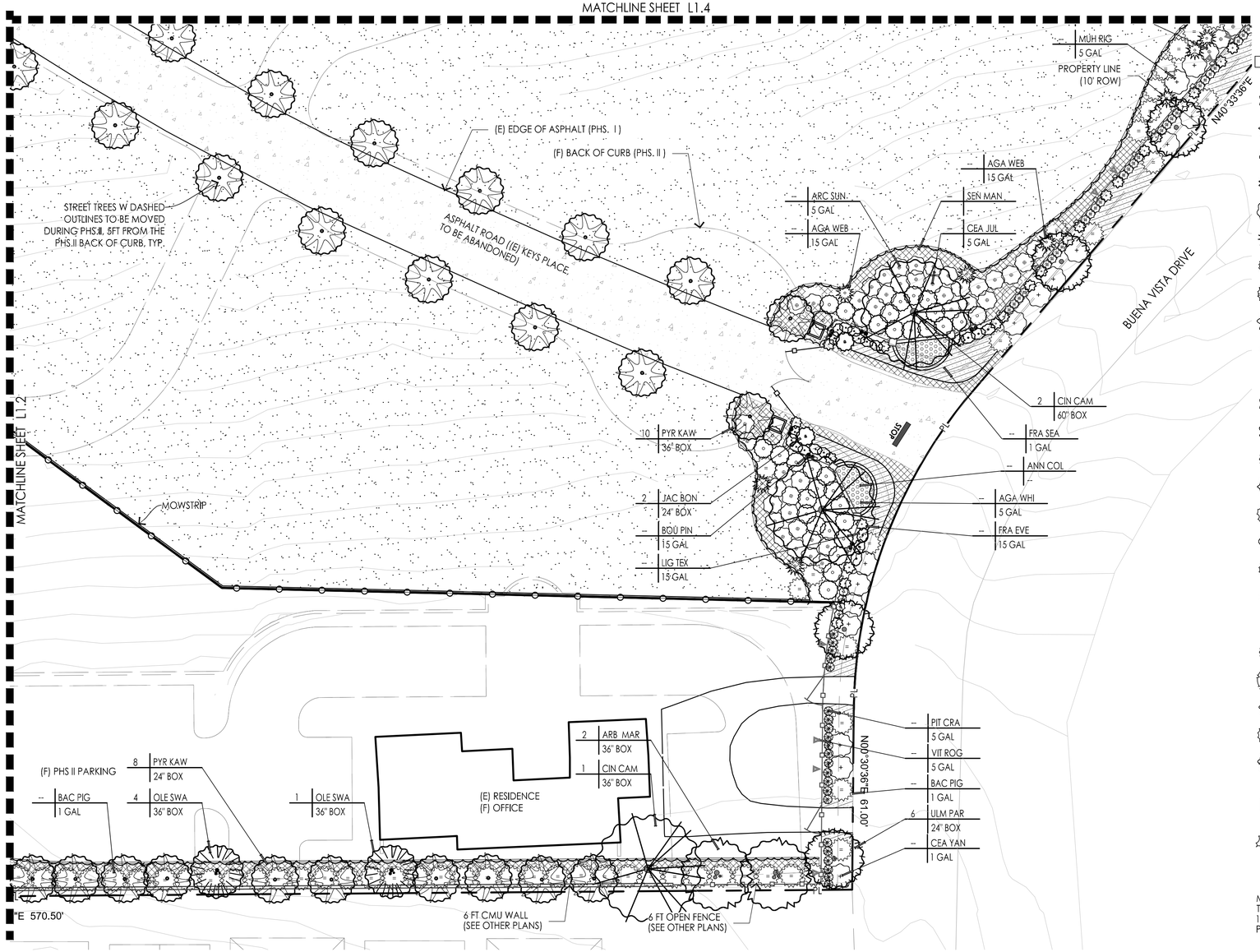
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN PHS I

SHEET NO.:
L1.0

CT 00-00 / PUD 00-00 / CDP 00-00



PLANTING LEGEND

SHRUBS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT.	MATURE HxW	WUCOLS IV REG.-RTG.
SMALL TO MEDIUM SHRUBS 1'-3'+/-HT								
	AGA RAY	AGAVE A. "RAY OF LIGHT" RAY OF LIGHT FOXTAIL AGAVE	NO PUPS	5 GAL		A,B L2.1	3'x4'+	3-L
	ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA		1 GAL			1'x5'	3-M
	ARC SUN	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA		5 GAL			3'x6'	3-L
	BAC PID	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL			1'x6'+	3-L
	CEA YAN	CEANOTHUS H. "YANKEE POINT" YANKEE POINT CEANOTHUS		1 GAL			2'x8'+	3-L
	MUH RIG	MUHLENBERGIA RIGENS DEER GRASS		1 GAL			3'x4'	3-L
	MYR COM	MYRTUS COMMUNIS "COMPACTA" DWARF MYRTLE		5 GAL			3'x3'	3-L
	PIT CRA	PITTOSPORUM C. 'COMPACTUM' DWARF KARO		5 GAL			3'x3'	3-L
	RHA SEA	RHAMNUS CALIFORNICA "SEA VIEW" DWARF COFFEEBERRY		5 GAL			18"x3'	3-L
	ROS ICE	ROSA 'ICEBERG' ICEBERG WHITE FLORIBUNDA ROSE		5 GAL			3'x3'+	3-L
MEDIUM SHRUBS 4'-6'+/- HT								
	AGA WEB	AGAVE WEBERI WEBER'S AGAVE	NO PUPS	15 GAL			4'x5'+	3-L
	ARC HOW	ARCTOSTAPHYLOS 'HOWARD MCMINN' MANZANITA		15 GAL			5'x6'	3-L
	CEA JUL	CEANOTHUS 'JULIA PHELPS' JULIA PHELPS CALIFORNIA LILAC		5 GAL			5'x8'+	3-L
	CER ALN	CERCOCARPUS ALNIFOLIUS ISLAND MOUNTAIN MAHOGANY		5 GAL			6'x4'	3-L
	JAC BON	JACARANDA M. "BONSAI BLUE" BONSAI BLUE DWARF JACARANDA	IN POT	24" BOX			6'x6'+	3-M
	LIG HED	LIGUSTRUM J. 'TEXANUM' WAXLEAF PRIVET		15 GAL			4'x3'	3-M
	RIB SPO	RIBES V. "SPOONER'S MESA" SAN DIEGO EVERGREEN CURRANT		5 GAL			4'x6'	3-L
	YUC REC	YUCCA RECURVIFOLIA SOFT LEAF YUCCA		15 GAL			4'x3'	3-L
LARGE SHRUBS 6'+ HT								
	CEA OWL	CEANOTHUS ARBOREUS "OWLSWOOD BLUE" OWLSWOOD BLUE ISLAND MTN. LILAC		5 GAL			10'x8'+	3-L
	HET ARB	HETEROMELES ARBUTIFOLIA TOYON		5 GAL			10'x8'	3-L
	RHA CAL	RHAMNUS CALIFORNICA "EVE CASE" COFFEE BERRY		5 GAL			6'x6'	3-L
	RHA MOU	RHAMNUS "MOUND SAN BRUNO" SAN BRUNO COFFEEBERRY		5 GAL			6'x8'	3-L/VL
	RHU INT	RHUS INTEGRIFOLIA LEMONADE BERRY		5 GAL			10'x6'+	3-L/VL

VINES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT.	MATURE HxW	WUCOLS IV REG.-RTG.
	PIN BOU	BOUGAINVILLEA HYBRID PINK PINK BOUGAINVILLEA	TRAIN TO WALL/ FENCE	15 GAL		A,G L2.1	6'x10'+ SPREADS	3-L
	VIT ROG	VITIS "ROGER'S RED" WILD GRAPE	TRAIN TO WALL	5 GAL			6'x10'+ SPREADS	3-L

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP- USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE - APPROVED EQUAL. AVAILABLE FROM "AGUINAGA GREEN" 1-877-OC-MULCH OR aguinagagreen.com
PROVIDE SAMPLE TO CITY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

GROUND COVERS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	ARC PAC	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA		1 GAL @4'OC		A,B,C L-2.1	1'x5'	3-L
	BAC PID	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL @4'OC		A,B,C L-2.1	1'x6'+	3-L
	CEA YAN	CEANOTHUS HORIZONTALIS "YANKEE POINT" CARMEL CREEPER		1 GAL @3'OC		A,B,C L-2.1	2'x8'+	3-L
	FRA SEA	FRANGULA C. "SEA VIEW" SEA VIEW COFFEEBERRY	PRUNE UPWARD GROWTH	1 GAL @4'OC		A,C L-2.1	2'x5'+	3-L
	SEN MAN	SENECIO MANDRALISCAE BLUE CHALK STICKS		FLATS @1'OC		A,C L-2.1	1'x2'+	3-L
	TURF	AGROSTIS PALLENS BENT GRASS "NATIVE MOW FREE" MIXED FESCUES	NATIVE TURF MIX	SODDED		--	1'x3'+	3-L
			ALTERNATE	SODDED		--	1'x3'+	3-L
	ANN COL	ANNUAL COLOR BEST COLOR OF SEASON		4" POTS @ 8 - 12" OC		A,C L-2.1	1'x2'+	3-L
	D.G.	DECOMPOSED GRANITE LIGHT TAN	SET 1/2" BELOW FINISH GRADE OVER WEED BARRIER - TYP.	APPLY 3" DEEP				

TREES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT #	MATURE (20YR.) HxW	MAINTAIN TO: HxW	WUCOLS IV REG.-RTG.
	ARB MAR	ARBUTUS M. "MARINA" MARINA STRAWBERRY TREE	MULTI TRUNK OR LOW BRANCH STD	36" BOX		A,B,D,E,F L2.1	25'x22'	SAME	3-L
	CIN CAM	CINNAMOMUM CAMPHORA CAMPHOR TREE	STANDARDS	72" BOX			50'x50'+	SAME	3-M
	CER OCC	CERCIS OCCIDENTALIS WESTERN REDBUD	MULTI TRUNK OR LOW BRANCH STD	36 BOX			20'x20' +/-	SAME	3-L
	EUC ROS	EUCALYPTUS L. "ROSEA" ROSEA IRON-BARK	STANDARDS	36" BOX			60'x40'+	SAME	3-L
	OLE SWA	OLEA EUROPEA "SWAN HILL" SWAN HILL FRUITLESS OLIVE	LOW BRANCH STD	48" BOX			20'x25' +/-	SAME	3-L
	PLA RAC	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MIX MULTI TRUNK & LOW BRANCH STD	36" BOX			60'x40'+	SAME	3-L
	PYR KAW	PYRUS KAWAKAMII EVERGREEN PEAR	HIGH BRANCH STD	36" BOX			20'x20'	SAME	3-L
	QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	MIX MULTI TRUNK & LOW BRANCH STD	48" BOX 36" BOX			35'x30' +/-	SAME	3-L
	ULM PAR	ULMUS PARVIFOLIA EVERGREEN ELM	STREET TREES PER CITY HIGH BRANCH STD	24" BOX			35'x30'	SAME	3-L

KEY MAP

ENLARGED PLANTING

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1

Landscape Architect:

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34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
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County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

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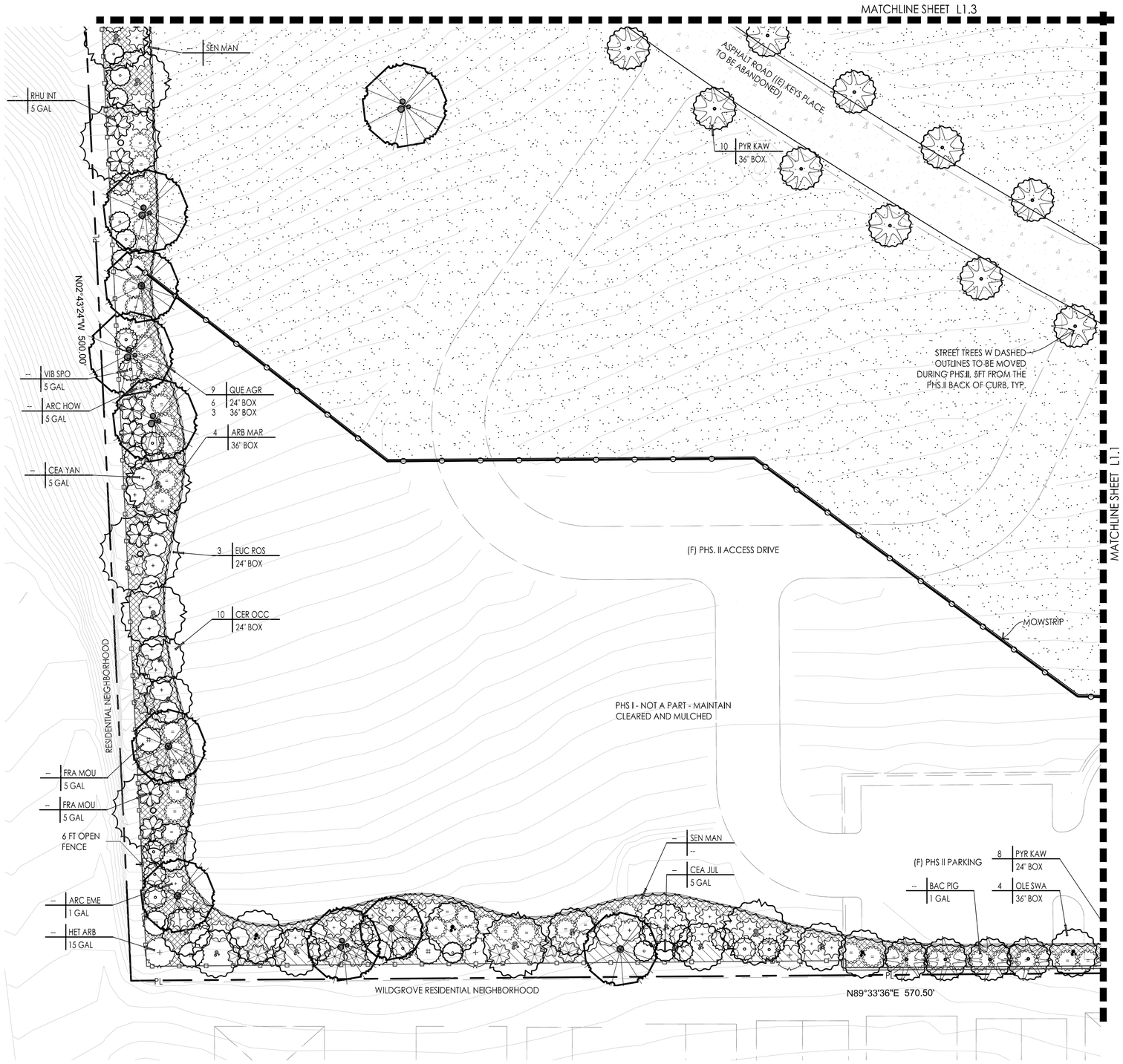
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING PLAN PHS I

SHEET NO.:
L1.1

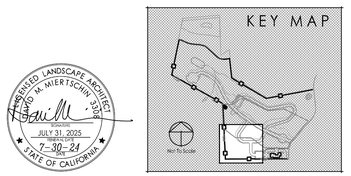


CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER.PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

FOR NATIVE PLANTINGS:
USE ONLY FERTILIZERS AND AMENDMENTS RECOMMENDED BY THE NURSERY WHERE THE NATIVE PLANTS ARE OBTAINED. ADD MYCORRHIZAE TO THE BACKFILL IF RECOMMENDED. BACKFILL PLANTS WITH THE SAME SOIL REMOVED FROM THE HOLE. IT IS IMPORTANT TO MAINTAIN ANY BENEFICIAL ORGANISMS, MYCORRHIZAE AND HUMUS THAT ALREADY EXIST IN THE SOIL.



REGISTERED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 3303 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

ENLARGED PLANTING

0 10 20 40 60 80 SCALE: 1"=20'-0"

FOR LEGEND SEE SHEET L1.1
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CHECKED BY:	

PROJECT:
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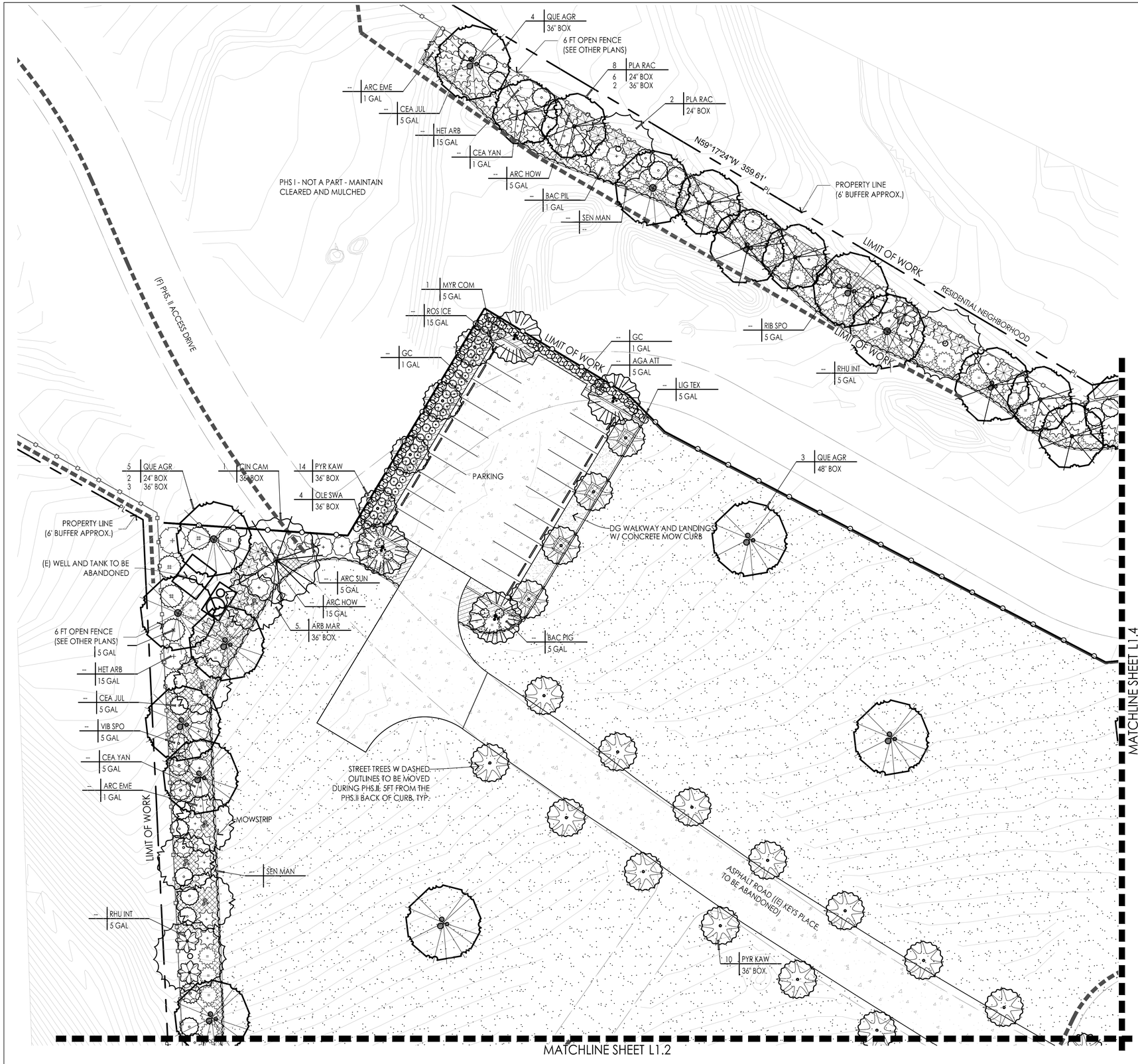
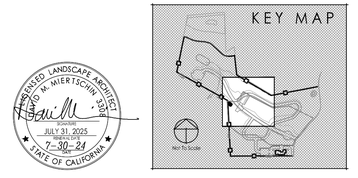
SHEET TITLE:
PLANTING PLAN
PHS I

SHEET NO.:
L1.2





ENLARGED PLANTING

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PROJECT:
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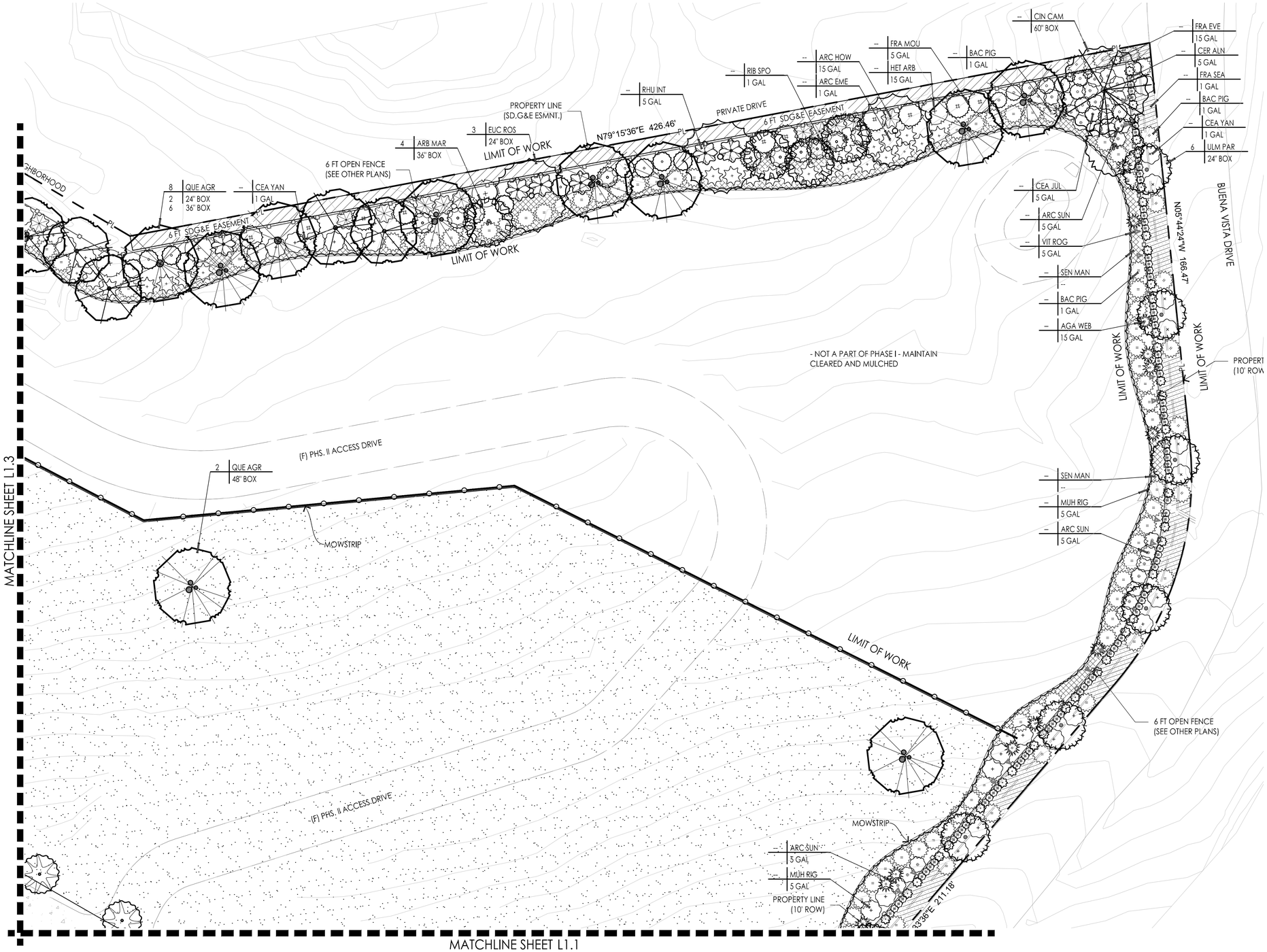
SHEET TITLE:
PLANTING PLAN PHS I

SHEET NO.:
L1.3



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PLANTING PLAN PHS I

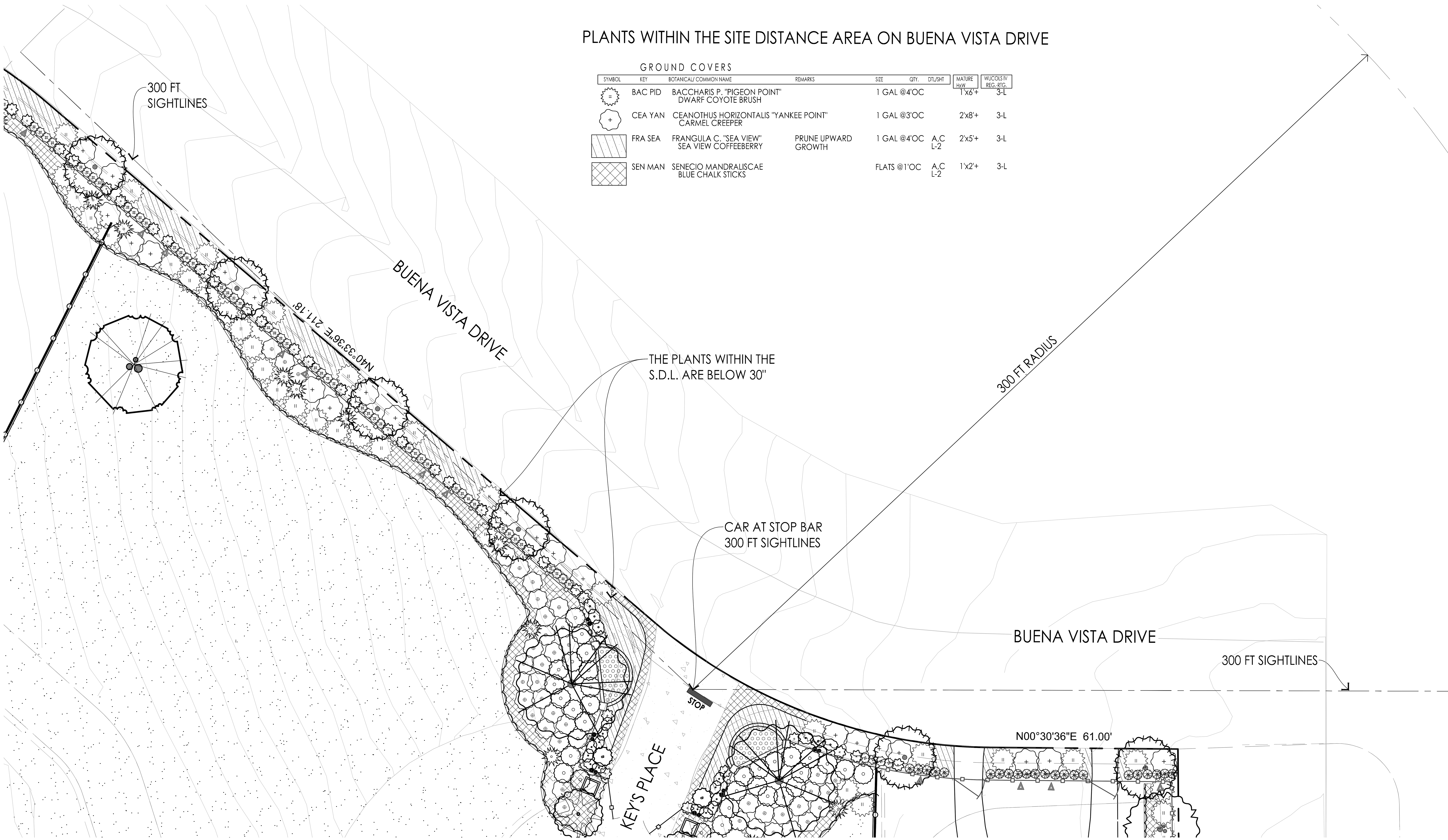
SHEET NO.:
L1.4

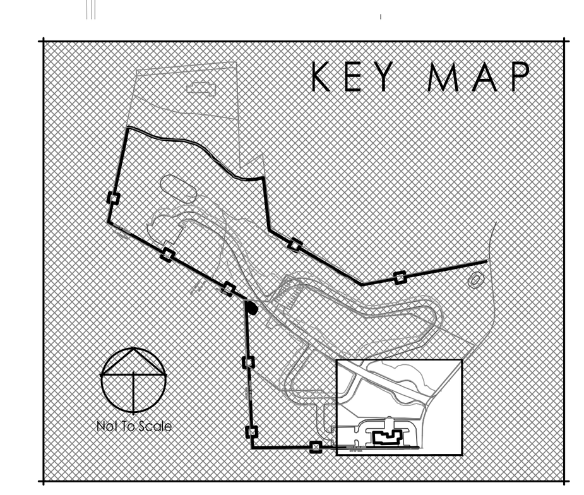
CT 00-00 / PUD 00-00 / CDP 00-00

PLANTS WITHIN THE SITE DISTANCE AREA ON BUENA VISTA DRIVE

GROUND COVERS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	BAC PID	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH		1 GAL @4'OC			1'x6'+	3-L
	CEA YAN	CEANOTHUS HORIZONTALIS "YANKEE POINT" CARMEL CREEPER		1 GAL @3'OC			2'x8'+	3-L
	FRA SEA	FRANGULA C. "SEA VIEW" SEA VIEW COFFEEBERRY	PRUNE UPWARD GROWTH	1 GAL @4'OC		A,C L-2	2'x5'+	3-L
	SEN MAN	SENECIO MANDRALISCAE BLUE CHALK STICKS		FLATS @1'OC		A,C L-2	1'x2'+	3-L





SITE DISTANCE

SCALE: 1"=16'-0"

0 8 16 32 64 80

FOR NOTES & SPEC'S SEE SHEET L2.0
FOR DETAILS SEE SHEET L2.1
FOR PLANTING PLANS SEE SHEET L1.1

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PROJECT:
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SHEET TITLE:
PLANTING PLAN
PHS I
SITE DISTANCE

SHEET NO.:
L1.5

MAINTENANCE SPECS

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENACE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.

MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.

PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION. IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.

MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALWAYS CHECK AND CLEAN BETWEEN STORMS.

ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.

MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETEY RESPONSIBLE FOR OPERATING THE IRRIGATION S STEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION S STEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.

A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.

CHECK FOR LEAKS OR WET SPOTS.

INSPECTIONS OF THE IRRIGATION SYSTEM IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT ANY MALFUNCTIONING OF THE SYSTEM.

TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING.

VISUALLY OBSERVE EACH SPRINKLER HEAD I NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.

A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.

CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME. CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.

OBSERVE AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.

CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.

MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION.

III. PLANTINGS

INSPECTIONS OF THE LANDSCAPE PLANTINGS SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER. AND BI-WEEKLY NOVEMBER THROUGH MARCH- COORDINATE WITH THE IRRIGATION INSPECTION.

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF (1)ORGANIC MULCHES, (2)HAND REMOVAL, (3)CHEMICAL CONTROLS- IN THAT ORDER.

MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES- CHECK APRIL AND OCTOBER, REPLENISH AS NECESSARY.

FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.

GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.

VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.

TREE PRUNING SHALL BE PERFORMED AS NEEDED TO ELIMINATE HAZARDS AND, MAINTAIN A NATURAL APPEARANCE.

SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES.

TREES AND SHRUBS SHALL BE PRUNED TO CORRECT HAZARDS AND ANY STRUCTURAL DEFECTS. REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. ALWAYS CHECK/PRUNE IMMEDIATELY AFTER BIG WINDS-STORMS.

SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION S STEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

AS PLANTS GROW, LOOK OUT FOR DESIGN ADJUSTMENTS THAT CAN BE MADE (ADDING/ REMOVING, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

IV. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

STATE LAW REQUIRES THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY TO BE MAINTAINED AND OPERATED CONSISTENT WITH THE MAWA.

MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA.

REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER.

ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

END

PLANTING SPECS. CONT'D.

UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR GUYED AT THE TIME OF PLANTING.

LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS.

AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL NON-TURF LANDSCAPED AREAS WITH SLOPES LESS STEEP THAN 3:1, WITH A 3" LAYER OF SINGLE GRIND SHREDDED BARK MULCH, TO COVER THE PLANTING AREA COMPLETELY. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

END

LANDSCAPE GENERAL NOTES

A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.

C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.

F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.

I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.

J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.

K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.

L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.

P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.

S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

END

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING.

ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS.

ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/ IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/ SPRAY HEADS.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY.

SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE. PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE JX (JURISDICTION)). THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:
THE ORGANIC MATTER CONTENT; THE N,P,K; THE pH; THE EC; THE SOIL TEXTURE (SILT, CLAY, SAND); AND RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.
THE RESULTS AND RECOMMENDATIONS OF THE TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE JX. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS.

CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK.

PER THOUSAND (1,000) SQUARE FEET:
TWO HUNDRED (200) POUNDS "GRO-POWER PLUS"
SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC COMPOST
TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THE REQUIREMENT OF THIS SECTION.

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADES SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.

GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATLEY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.

CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, AND WEEDS, AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER, FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

CONTRACTOR SHALL ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL.

EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE.

INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GIRDLING THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

PER CUBIC YARD OF MIX; UNIFORMLY BLENDED
SIX (6) PARTS BY VOLUME ON-SITE SOIL or NON SALINE, NON SODIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL
FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
TWENTY (20) POUNDS "GRO-POWER PLUS"
TWENTY (20) POUNDS AGRICULTURAL GYPSUM

BACKFILL PIT HALFWAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGRIFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER.PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

FOR NATIVE PLANTINGS:
USE ONLY FERTILIZERS AND AMENDMENTS RECOMMENDED BY THE NURSERY WHERE THE NATIVE PLANTS ARE OBTAINED. ADD MYCORRHIZAE TO THE BACKFILL IF RECOMMENDED. BACKFILL PLANTS WITH THE SAME SOIL REMOVED FROM THE HOLE. IT IS IMPORTANT TO MAINTAIN ANY BENEFICIAL ORGANISMS, MYCORRHIZAE AND HUMUS THAT ALREADY EXIST IN THE SOIL.

PLANTING SPECIFICATIONS AND NOTES

FOR PLAN SEE SHEET L1.1 to 1.4
FOR DETAILS SEE SHEET L2.1

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3308
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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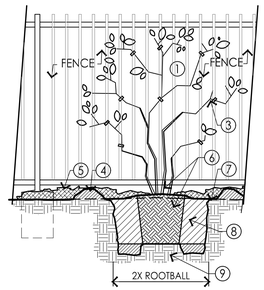
APN: 169-210-02, 169-210-03
169-220-01 thru 03

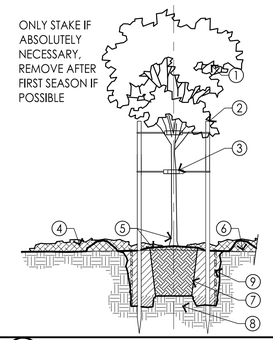
PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

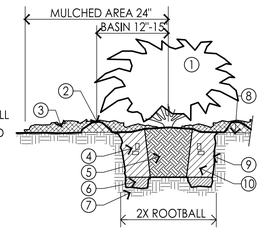
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

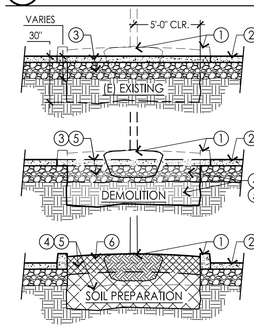
SHEET TITLE:
PLANTING SPEC'S & NOTES PHS I

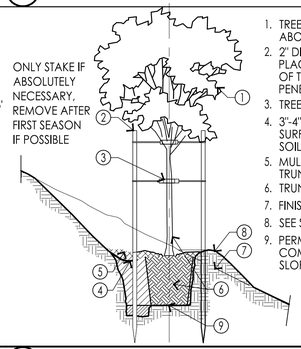
SHEET NO.:
L2.0

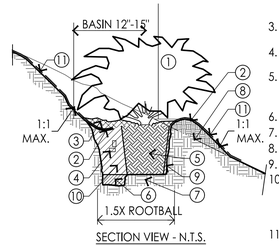


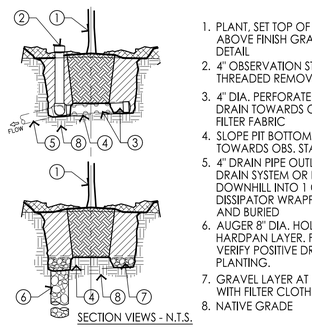












CT 00-00 / PUD 00-00 / CDP 00-00

G VINE PLANTING - ON FENCE

SECTION VIEW - N.T.S.

1. VINE, SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TYP. REMOVE VINE FROM NURSERY STAKE, SEPARATE BRANCHES IN A FAN, TIE TO SUPPORT
2. NOT USED
3. NURSERY RIBBON
4. 3"-4" DEEP BASIN FORMED AROUND ROOTBALL, TIGHTLY COMPACTED BERM
5. MULCH LAYER- KEEP MULCH OFF TRUNK
6. TRUNK AND ROOTBALL
7. FINISH GRADE
8. SEE PLANTING PIT DETAIL-TYP.
9. NATIVE GRADE OR COMPACTED FILL

D TREE PLANTING DBL STAKED-RT. BARRIER

ONLY STAKE IF ABSOLUTELY NECESSARY, REMOVE AFTER FIRST SEASON IF POSSIBLE

1. TREE, SET TOP OF ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. 2" DIAMETER LODGEPOLE STAKE, PLACED ON THE WIND-WARD SIDE OF THE TREE, STAKE SHALL NOT PENETRATE ROOTBALL
3. TREE TIE- MIN. (2) PER STAKE
4. MULCH LAYER- KEEP MULCH OFF TRUNK
5. TRUNK AND ROOTBALL
6. FINISH GRADE
7. SEE PLANTING PIT DETAIL-TYP.
8. NATIVE GRADE OR COMPACTED FILL
9. ROOT CONTROL BARRIER REQUIRED FOR TREES AT OR WITHIN 5' FROM ANY HARDSCAPE SHAWTOWN INDUSTRIES OR DEEP ROOT CORP. PER CITY STANDARDS

A PLANTING PITS

DEVELOPER OR CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS.

SECTION VIEW - N.T.S.

1. SHRUBS; SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE, TREES; SET ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. SHALLOW BASIN FORMED AROUND ROOTBALL 2'-3' DEEP FOR SHRUBS, 3"-4" DEEP FOR TREES
3. MULCH LAYER- 48" DIAMETER AREA AROUND PLANTINGS
4. FERTILIZER TABLETS- REFER TO SOILS REPORT
5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6"-10"
7. NATIVE GRADE OR COMPACTED FILL
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PLANT PIT. REMOVE ROCKS BREAK-UP CLODS, ADD AMENDMENTS PER CURRENT SOILS REPORT SPECIFICATIONS

H DEMOLITION SOIL PREPARATION

1. (P)PROPOSED LANDSCAPING
2. (E)HARDSCAPE TO REMAIN
3. REMOVE (E)PAVING & SUB-BASE MATERIAL AND LEGALLY DISPOSE OFF-SITE.
4. AERATE & AMEND REMAINING SUBSOIL 12" DEEP MIN. AND WITHIN 5' OF (P)PLANTINGS. ADD 2" COARSE SAND & 6" ORGANIC MATTER. SCARIFY SIDES AND BOTTOM.
5. REPLACE MATERIALS REMOVED W/ APPROVED TOPSOIL MIX TO MEET F.G., FULLY INTEGRATE.
6. ADD 2" OF ADD'L COARSE SAND W/ 2" OF ORGANIC MATERIAL INTO THE TOP 12" OF PARTIALLY PREPARED SOIL. TAMP AND OVERFILL TO COMPENSATE FOR ANTICIPATED SETTLING.

CONTRACTOR SHALL PERFORM AGRONOMIC SOIL TEST OF THE (E) SOILS, INTEGRATE ALL THE REPORT'S RECOMMENDED AMENDMENTS INTO THE SOIL AND PLANTING MIX.

E TREE, SLOPE PLANTING DOUBLE STAKED

ONLY STAKE IF ABSOLUTELY NECESSARY, REMOVE AFTER FIRST SEASON IF POSSIBLE

1. TREE, SET TOP OF ROOTBALL 2"-3" ABOVE FINISH GRADE, TYP.
2. 2" DIAMETER LODGEPOLE STAKE, PLACED ON THE WIND-WARD SIDE OF THE TREE, STAKE SHALL NOT PENETRATE ROOTBALL
3. TREE TIE- MIN. (2) PER STAKE
4. 3"-4" DEEP BASIN, SLOPE THE SURFACE TO COLLECT WATER AND SOIL IN THE PLANT PIT
5. MULCH LAYER- KEEP MULCH OFF TRUNK
6. TRUNK AND ROOTBALL
7. FINISH GRADE
8. SEE SLOPE PLANTING PIT DETAIL-TYP.
9. PERMANENT BASIN, TIGHTLY COMPACTED, BLEND GRADE TO SLOPE

B SLOPE PLANTING PITS

DEVELOPER OR CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS.

SECTION VIEW - N.T.S.

1. SHRUBS; ROOTBALL SET 1" ABOVE FINISH GRADE, TREES; 2"-3" ABOVE FINISH GRADE, TYP.
2. 3"-4" DEEP BASIN, TIGHTLY PACK BERM, SLOPE THE SURFACE TO DIRECT WATER AND SOIL IN THE PLANT PIT
3. MULCH LAYER- KEEP MULCH OFF TRUNK
4. FERTILIZER TABLETS- FOLLOW SOILS REPORT
5. ROOTBALL, UNTANGLE MATTED ROOTS AT EDGE WITH WATER FROM HOSE, DO NOT CRACK ROOTBALL
6. NATIVE SOIL, SCARIFY 6"-10"
7. NATIVE GRADE OR COMPACTED FILL
8. FINISH GRADE
9. SCARIFY SIDES OF PLANT PIT
10. AMENDED BACKFILL, USE SAME SOIL REMOVED FROM PIT. REMOVE ROCKS, BREAK-UP CLODS, ADD AMENDMENTS PER SOILS REPORT
11. INSTALL EROSION CONTROL FABRIC PER MFR TO PLANT PIT SLOPES

I PLANTING PITS FOR POOR DRAINAGE

SECTION VIEWS - N.T.S.

1. PLANT, SET TOP OF ROOTBALL 2"-3" ABOVE FINISH GRADE- SEE PLANT PIT DETAIL
2. 4" OBSERVATION STANDPIPE WITH THREADED REMOVABLE CAP
3. 4" DIA. PERFORATED PVC PIPE "U", DRAIN TOWARDS OUTLET, WRAP IN FILTER FABRIC
4. SLOPE PIT BOTTOM TO DRAIN TOWARDS OBS. STANDPIPE-SUMP
5. 4" DRAIN PIPE OUTLET TO LANDSCAPE DRAIN SYSTEM OR DAYLIGHT DOWNHILL INTO 1 CU. FT. GRAVEL DISSIPATOR WRAPPED IN FILTER CLOTH AND BURIED
6. AUGER 8" DIA. HOLE 6' DEEP OR BELOW HARDPAN LAYER. FILL WITH GRAVEL. VERIFY POSITIVE DRAINAGE BEFORE PLANTING.
7. GRAVEL LAYER AT BOTTOM COVERED WITH FILTER CLOTH
8. NATIVE GRADE

F LARGE TREE GUYING - ROOT BARRIER

NOTE:
VERIFY EXACT GUYING REQUIREMENTS FOR TREE SIZE. LARGER SPECIMEN TREES NEED LARGER GUY WIRES AND LARGER, DEEPER DEADMEN.

INSTALL GUYS HAND-TAUT TO PREVENT DEFORMATION OF LIMBS

1. TREE, TOP OF ROOTBALL 2"-3" ABOVE F.G. - TYP.
2. (3) DBL. STRANDED #10 GUAGE GALV. GUY WIRES W/ TURNBUCKLES, SPACE EQUALLY AROUND TREE.
3. COVER WIRES W/ 3/8" DIA. WHITE PVC TUBING 3' LONG MIN.
4. GALV. METAL DEADMAN, 18" MIN. BELOW F.G.
5. 2 PLY RUBBER HOSE TO COVER WIRE AT POINT OF CONTACT
6. MULCH LAYER- KEEP OFF TRUNK
7. TRUNK AND ROOTBALL
8. FINISH GRADE (F.G.)
9. SEE PLANTING PIT DETAIL-TYP.
10. NATIVE GRADE/ COMPACTED FILL
11. AUGER 8" DIA. HOLE 6' DEEP OR BELOW HARDPAN. FILL W/ GRAVEL. VERIFY POSITIVE DRAINAGE BEFORE PLANTING. SEE POOR DRAINAGE DETAIL
12. ROOT CONTROL BARRIER REQ. ALL TREES 5' FROM ANY HARDSCAPE SHAWTOWN INDUSTRIES OR DEEP ROOT PER CITY STANDARDS

C GROUND COVER PLANTING

1. GROUND COVER/SHRUB, SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE.
2. MULCH LAYER, HOLD AWAY FROM TRUNK/ STEM. MULCH BED BEFORE PLANTING.
3. ROOTBALL, UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL
4. FINISH GRADE
5. AMENDED PLANTING BED, (PREPARE PRIOR TO PLANTING)
6. SCARIFIED NATIVE GRADE OR COMPACTED FILL
7. HALF THE ON CENTER SPACING
8. BACK OF CURB OR BED LINE

PLANTING DETAILS

FOR NOTES & SPEC'S SEE SHEET L2.0
FOR PLAN SEE SHEET L1.1 to 1.4

DAVID M. MIERTSCHIN 3308
SIGNATURE
JULY 31, 2025
RENEWAL DATE
7-30-24
DATE

Landscape Architect:

DMLA
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Hofman
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Carlsbad, CA 92010
(760) 692-4100
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	DESCRIPTION	DATE
⚠1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
PLANTING DETAILS PHS I

SHEET NO.:
L2.1

CT 00-00 / PUD 00-00 / CDP 00-00

- NOT A PART OF PHASE I - MAINTAIN CLEARED AND MULCHED
(F) PHS. I ACCESS DRIVE
DRIPLINE AT NARROW AREAS & ORNAMENTAL, PLANTINGS TYP.
STUB-OUT AND CAP AFTER GATE VALVE FOR MAINLINE EXTENSION IN PHS. II, TYP.
STUB-OUT AND CAP AFTER GATE VALVE FOR FUTURE IRRIGATION WELL WATER USE.
PARKING
(E) WELL AND TANK TO BE ABANDONED
SYMBOLS REPRESENT (1)ROOTZONE & (1)POPUP BUBBLER AT ALL TREES, TYP.
ASPHALT ROAD (E) KEYS PLACE TO BE ABANDONED)
IRRIGATION VALVE, TYP.
LATERAL LINE
6 FT OPEN FENCE (SEE OTHER PLANS)
PROPERTY LINE (6' BUFFER APPROX.)
N02°43'24"W 500.00'
RESIDENTIAL NEIGHBORHOOD
W 359.81'
PROPERTY LINE (6' BUFFER APPROX.)
RESIDENTIAL NEIGHBORHOOD
STUB-OUT AND CAP AFTER GATE VALVE FOR MAINLINE EXTENSION IN PHS. II, TYP.
6 FT OPEN FENCE (SEE OTHER PLANS)
PROPERTY LINE (SD,G&E ESMNT.)
N79°15'36"E 426.46'
6 FT SDG&E EASEMENT
6 FT SDG&E EASEMENT
PRIVATE DRIVE
GATE VALVES ON MAINLINE TYP.
MP ROTATERS SCREENING SHRUBS, TYP.
(2) ON GRADE BUBBLERS AT EACH TREE. TYP.
(E) LIN IN BUENA VISTA DRIVE
N05°44'24"W 166.47'
- NOT A PART OF PHASE I - MAINTAIN CLEARED AND MULCHED
PROPERTY LINE (10' ROW)
QUICK COUPLER
PRESSURE MAINLINE
SYMBOLS REPRESENT (1)ROOT ZONE & (1)POPUP BUBBLER @ EACH TREE , TYP.
6 FT OPEN FENCE (SEE OTHER PLANS)
ISOLATION BALL VALVE VALVE, TYP.
(F) PHS. II ACCESS DRIVE
GEAR DRIVEN ROTORS AT GRASS, TYP.
TREE LOCATION, TYP.
(F) PHS. II ACCESS DRIVE
(E) EDGE OF ASPHALT (PHS. I)
(F) BACK OF CURB (PHS. II)
ISOLATION BALL VALVE VALVE, TYP.
ASPHALT ROAD (E) KEYS PLACE TO BE ABANDONED)
IRRIGATION VALVE, TYP.
PRESSURE MAINLINE - LOCATE OUTSIDE THE FOOTPRINT OF THE PHS II ACCESS ROAD
IRRIGATION VALVE, TYP.
N40°20'39"E 211.18'
PROPERTY LINE (10' ROW)
BUENA VISTA DRIVE
(F) PHS. II ACCESS DRIVE
GEAR DRIVEN ROTORS AT GRASS, TYP.
LATERAL LINES
GATE VALVES ON MAINLINES TYP.
(10')
- NOT A PART OF PHASE I - MAINTAIN CLEARED AND MULCHED
SYMBOLS REPRESENT (1)ROOT ZONE & (1)POPUP BUBBLER @ EACH TREE , TYP.
R.O.W. PRESSURE MAINLINE - LOCATE WITHIN RIGHT OF WAY, TYP.
(E) 10" WATER LINE IN STREET
N00°30'36"E 61.00'
RESIDENTIAL NEIGHBORHOOD
SYMBOLS REPRESENT (2)BUBBLERS AT EACH TREE, TYP.
MP ROTATERS AT SCREENING SHRUBS, TYP.
PRESSURE MAINLINE - LOCATE WITHIN PROPERTY LINES TYP.
(F) PHS II PARKING
(E) RESIDENCE (F) OFFICE
WILDGROVE RESIDENTIAL NEIGHBORHOOD
N89°33'36"E 570.50'
6 FT CMU WALL (SEE OTHER PLANS)
6 FT OPEN FENCE (SEE OTHER PLANS)

KEY MAP

LICENSED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 3578 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

SITE IRRIGATION

0 15 30 60 90 120 SCALE: 1"=30'-0"

FOR ENLARGED PLANS SEE SHEET L3.1 - L3-4
FOR LEGEND SEE SHEET L3.1
FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2

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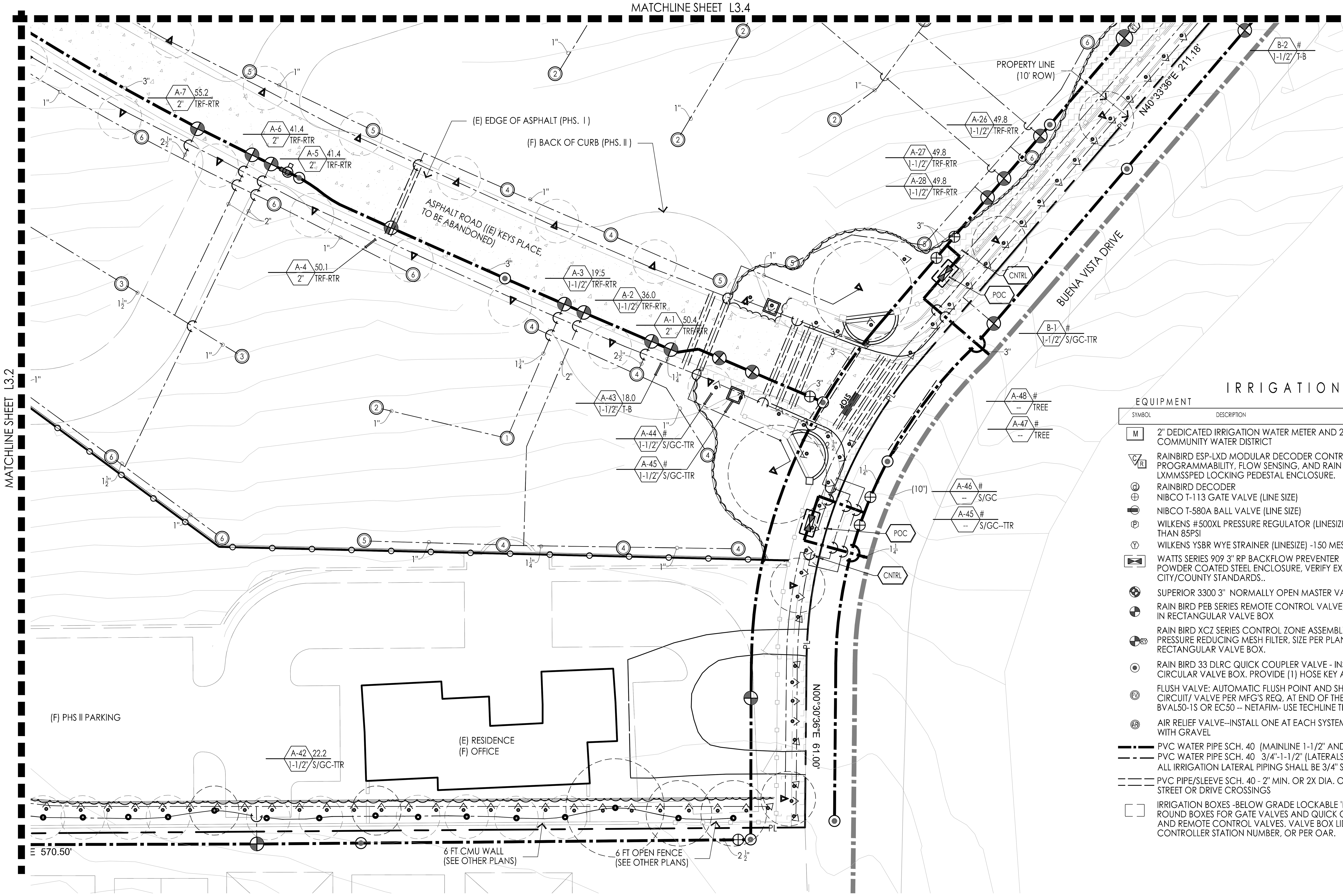
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION PLAN PHS I

SHEET NO.:
L3.0

CT 00-00 / PUD 00-00 / CDP 00-00



HYDRAULIC CALCULATIONS

WATER METER #: A SIZE: 2"

ELEVATION:	47.0
STATIC PRESSURE: *	110 PSI
REMOTE CONTROL VALVE: A-7 (WORST CASE - HIGHEST GPM)	55.2 GPM

PRESSURE CALCULATION WORK SHEET:

(1") WATER METER:	-2.5
(2-1/2") PVC SCH40 SERVICE LINE (50'):	-0.63
MASTER CONTROL VALVE:	-1.5
FLOW SENSOR	-0.5
PRESSURE REGULATER	-2.0
(3") BACKFLOW PREVENTION DEVICE:	-11.0
WYE STRAINER:	-.75
GATE VALVES: (2)	-3.0
(3") SCH40 PVC MAIN-LINE: (340')	-1.02
REMOTE CONTROL VALVE:	-1.5
PVC SCH40 LATERAL PIPE: (155'):	-.89
FITTINGS (10% OF LOSS):	-2.5
ELEVATION (DIFFERENTIAL): 39.0(-8')	+3.4
SUB-TOTAL SYSTEM LOSS:	-23.89
SPRINKLER PRESSURE REQUIREMENT:	-50.0
TOTAL PRESSURE LOSS:	-73.9
STATIC PRESSURE AVAILABLE:	+110.0
RESIDUAL PRESSURE:	+36.1
SET PRESSURE REGULATOR:	80.0

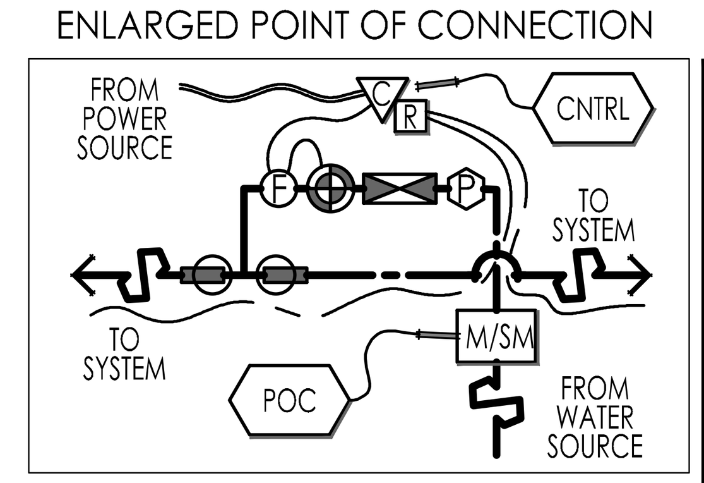
CONTRACTOR SHALL VERIFY PRESSURE BEFORE WORK COMMENCES. NOTIFY LANDSCAPE ARCHITECT IF DIFFERENT.

IRRIGATION LEGEND

EQUIPMENT

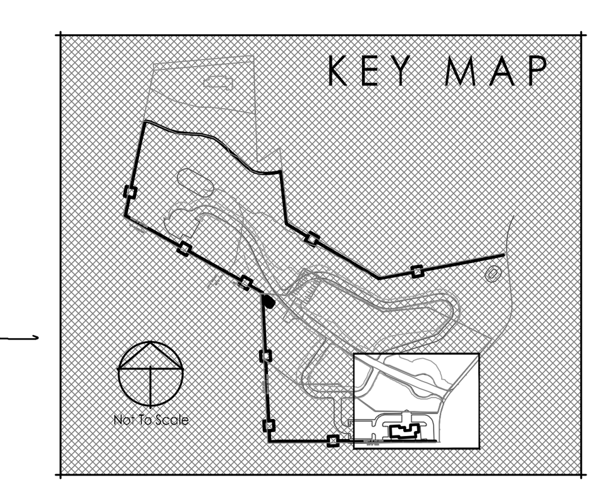
SYMBOL	DESCRIPTION / REMARKS	DETAIL SHT
M	2" DEDICATED IRRIGATION WATER METER AND 2-1/2" SERVICE LINE PROVIDED AND INSTALLED BY COMMUNITY WATER DISTRICT	---
C R	RAINBIRD ESP-LXD MODULAR DECODER CONTROLLER (50+ STATION) WITH MASTER VALVE PROGRAMMABILITY, FLOW SENSING, AND RAIN SHUT-OFF. INSTALL CONTROLLER WITHIN RAINBIRD LXMMSSPED LOCKING PEDESTAL ENCLOSURE.	C,D,E_L-5.1
d	RAINBIRD DECODER	---
	NIBCO T-113 GATE VALVE (LINE SIZE)	F_L-5.1
	NIBCO T-580A BALL VALVE (LINE SIZE)	G_L-5.1
P	WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 85PSI	I_L-5.1
Y	WILKENS YSBR WYE STRAINER (LINESIZE) -150 MESH OR GREATER	J_L-5.1
	WATTS SERIES 909 3" RP BACKFLOW PREVENTER (LINE SIZE). INSTALL WITHIN V.I.T. "STRONGBOX" DARK GREEN POWDER COATED STEEL ENCLOSURE, VERIFY EXACT MODEL PER BACKFLOW DEVICE. INSTALL PER CITY/COUNTY STANDARDS..	J_L-5.1
	SUPERIOR 3300 3" NORMALLY OPEN MASTER VALVE IN RECTANGULAR VALVE BOX	H_L-5.1
	RAIN BIRD PEB SERIES REMOTE CONTROL VALVE, SIZE PER PLAN - INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX	L_L-5.1
RY	RAIN BIRD XCZ SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL PESBR LOW FLOW VALVE AND PRESSURE REDUCING MESH FILTER, SIZE PER PLAN. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.	K_L-5.1
	RAIN BIRD 33 DLRC QUICK COUPLER VALVE - INSTALL APPROXIMATELY 150' O.C. OR WHERE SHOWN IN CIRCULAR VALVE BOX. PROVIDE (1) HOSE KEY AND SWIVEL FOR EVERY 10 VALVES INSTALLED	M-5.2
FV	FLUSH VALVE: AUTOMATIC FLUSH POINT AND SHUT OFF W/ EXTRA TUBING- INSTALL AT LEAST ONCE FOR EACH CIRCUIT/ VALVE PER MFG'S REQ, AT END OF THE LINE FARTHEST FROM SOURCE. RAINBIRD- USE EFCP-1PS AND BVAL50-1S OR EC50 -- NETAFIM- USE TECHLINE TLFV AND TLSOV	W_L-5.2
AR	AIR RELIEF VALVE--INSTALL ONE AT EACH SYSTEM/ VALVE AT HIGH POINT(S) IN ROUND LOCKING VALVE BOX WITH GRAVEL	V_L-5.2
	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)	A,B_L-5.1
	PVC WATER PIPE SCH. 40 3/4"-1-1/2" (LATERALS) ALL IRRIGATION LATERAL PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE	
	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE, INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS	A,B,C_L-5.1
	IRRIGATION BOXES -BELOW GRADE LOCKABLE 'BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR BALL VALVES AND REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE LABELED "BV","GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER, OR PER OAR.	---

ENLARGED POINT OF CONNECTION



POINT OF CONNECTION & CONTROLLER INSTALLATION

SYMBOL	DESCRIPTION	DETAIL SHT
POC	POINT OF CONNECTION TO THE 2" DEDICATED IRRIGATION WATER METER AND 2-1/2" SERVICE LINE INSTALLED BY THE COMMUNITY WATER DISTRICT. LOCATE PER THE CIVIL ENGINEER'S DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS, AND COORDINATE WITH THE WATER DEPARTMENT FOR THE INSTALLATION OF THE WATER METER. THE CONTRACTOR SHALL RUN A 3" MAINLINE PIPE FROM THE NEW METER TO THE PRESSURE REGULATOR, THE NORMALLY OPEN MASTER VALVE, FLOW SENSOR, WYE STRAINER AND RP TYPE BACKFLOW. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE CONNECTION TASK. FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE COUNTY AND OWNER'S AUTHORIZED REPRESENTATIVES. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 75 GPM AT MINIMUM OPERATING PRESSURE OF 110.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.	
CNTRL	PROVIDE AND INSTALL CONTROLLER ASSEMBLY PER ALL STATE AND LOCAL CODES. FINAL LOCATION TO BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. 120VAC POWER PROVIDED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE 120VAC POWER FROM THE SOURCE TO THE CONTROLLER LOCATION AND MAKE THE FINAL HOOKUP. ALL 120VAC POWER WIRING SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE LOW VOLTAGE CONTROL WIRES TO THE CONTROLLER TERMINAL STRIP IN SEQUENCE PER THE DRAWINGS. ANY DEVIATIONS WILL BE NOTED ON THE AS-BUILT DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LOCAL CONTROLLER AND MOISTURE SENSOR REPRESENTATIVES FOR TESTING AND INSTALLATION CERTIFICATION.	



ENLARGED IRRIGATION

0 10 20 40 60 80 SCALE: 1"=20'-0"

FOR NOTES & SPEC'S SEE SHEET L5.0
FOR DETAILS SEE SHEET L5.1, L5.2
FOR LEGEND SEE SHEET L3.1 & 3.2

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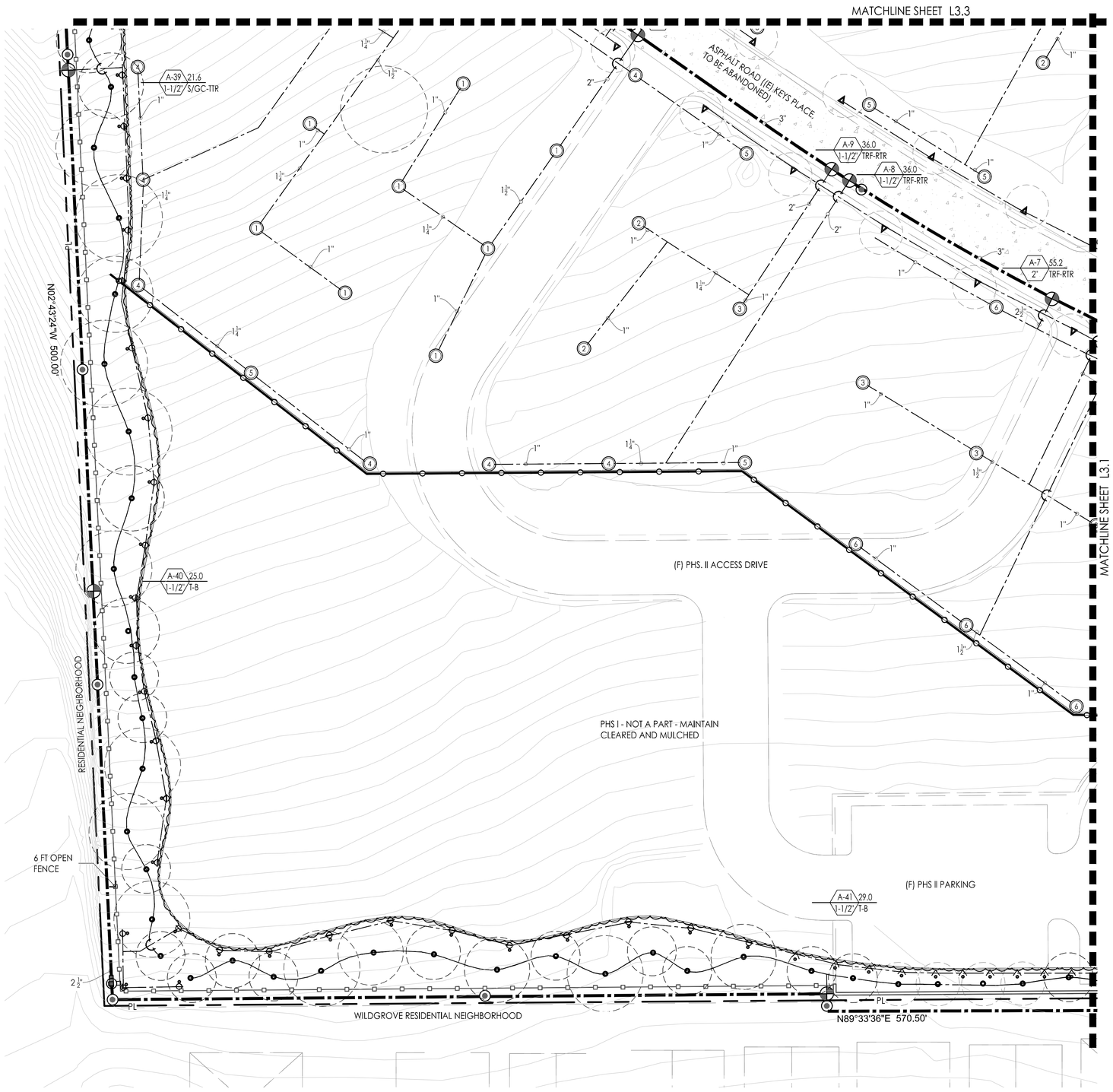
PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

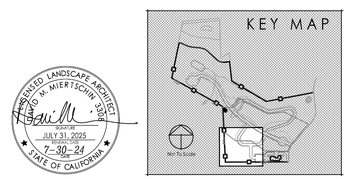
SHEET TITLE:
IRRIGATION PLAN PHS I

SHEET NO.:
L3.1



SPRINKLER HEADS

SYMBOL Q T H TT TQ F	DESCRIPTION	DISCHARGE- GPM Q	T	H	TT	TQ	F	PSI	RADIUS	PRECIP RATE	DETAIL	SHT
	RAINBIRD STREAM BUBBLER SPRINKLER ON 1800 6" POP-UPS AND PA-8S RISERS										P,Q_L-5.2	
	RAIN BIRD 1806-SAM-PRS-5CST	.50						30	5 FT	1.83 IN/HR		
	TWO BUBBLERS AT EACH TREE, INSTALLED ON OPPOSITE SIDES OF THE TREE AND OPPOSITE THE TREE STAKES:											
	(1) HUNTER PROS-4-CV WITH PCN-25 POP-UP BUBBLER &							.25	40	5 FT ---	P_L-5.2	
	(1) HUNTER RZWS WITH PCB-25 FIXED BUBBLER (DEPTH PER ROOTBALL)							.25	40	5 FT ---	R_L-5.2	
	(2)HUNTER PRS WITH PCN-25 FIXED BUBBLER ON GRADE INSTALLATION							.25	40	5 FT ---	S_L-5.2	
	HUNTER PRO SPRAY 40 - 6" AND 12" POP-UPS AND RISERS - WITH MP ROTATOR VARIABLE ARC AND RADIUS LOW FLOW MATCHED PRECIPITATION RATE STREAM SPRAYS										P,Q_L-5.2	
	MP1000 SERIES	.21	.25	.42	.49	.63	.84	40	8'-15'	.48 IN/HR		
	MP2000 SERIES	.43	.49	.77	.86	1.1	1.48	40	13'-21'	.46 IN/HR		
	MP CORNER	.45								.45 IN/HR		
	MP3000 SERIES	.86	1.2	1.82	2.4	2.7	3.64	40	22'-28'	.45 IN/HR		
	HUNTER PGP ULTRA/ I-20 6" POP-UPS WITH GEAR DRIVEN ROTORS W/ MATCHED PRECIPITATION RATE NOZZLES										N,O_L-5.2	
1	I-20 NOZZLE 25 (RED) - PART CIRCLE	4.1						50	25'	.38 IN/HR		
2	I-20 NOZZLE 30 (LT GREEN) - PART CIRCLE	6.1						50	30'	.37 IN/HR		
3	I-20 NOZZLE 35 (BEIGE) - PART CIRCLE	8.0						50	35'	.37 IN/HR		
4	I-20 NOZZLE 25 (RED)						4.1	50	25'	.75 IN/HR		
5	I-20 NOZZLE 30 (LT GREEN)						6.1	50	30'	.73 IN/HR		
6	I-20 NOZZLE 35 (BEIGE)						8.0	50	35'	.73 IN/HR		
	HUNTER PGP ULTRA/ I-40 6" POP-UPS WITH GEAR DRIVEN ROTORS W/ MATCHED PRECIPITATION RATE NOZZLES										N,O_L-5.2	
1	I-40 NOZZLE 8 (LT BROWN)						8.4	50	45'	.40 IN/HR		
2	I-40 NOZZLE 13 (LT BLUE)						11.1	50	50'	.42 IN/HR		
3	I-40 NOZZLE 15 (GRAY)						13.8	50	54'	.45 IN/HR		
4	I-40 NOZZLE 8 (LT BROWN) - PART CIRCLE	8.4						50	45'	.80 IN/HR		
5	I-40 NOZZLE 13 (LT BLUE) - PART CIRCLE	11.1						50	50'	.85 IN/HR		
6	I-40 NOZZLE 15 (GRAY) - PART CIRCLE	13.8						50	54'	.91 IN/HR		
	DRIPLINE RINGS AND ISLANDS, INSTALL W/ AIR RELIEF AND FLUSH VALVES PER MFG REQ. SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT : RAINBIRD XFD SERIES; SCRATCH INTO SOIL AND COVER W/ MULCH TYP. XFD-09-12 W/ .9 GPH DRIPPERS AT 12" INTERVAL WITH 12-18" ROW SPACING	.90GPH						15	---	---	T,U_L-5.2	



ENLARGED IRRIGATION

SCALE: 1"=20'-0"

0 10 20 40 60 80

FOR NOTES & SPEC'S SEE SHEET L5.0
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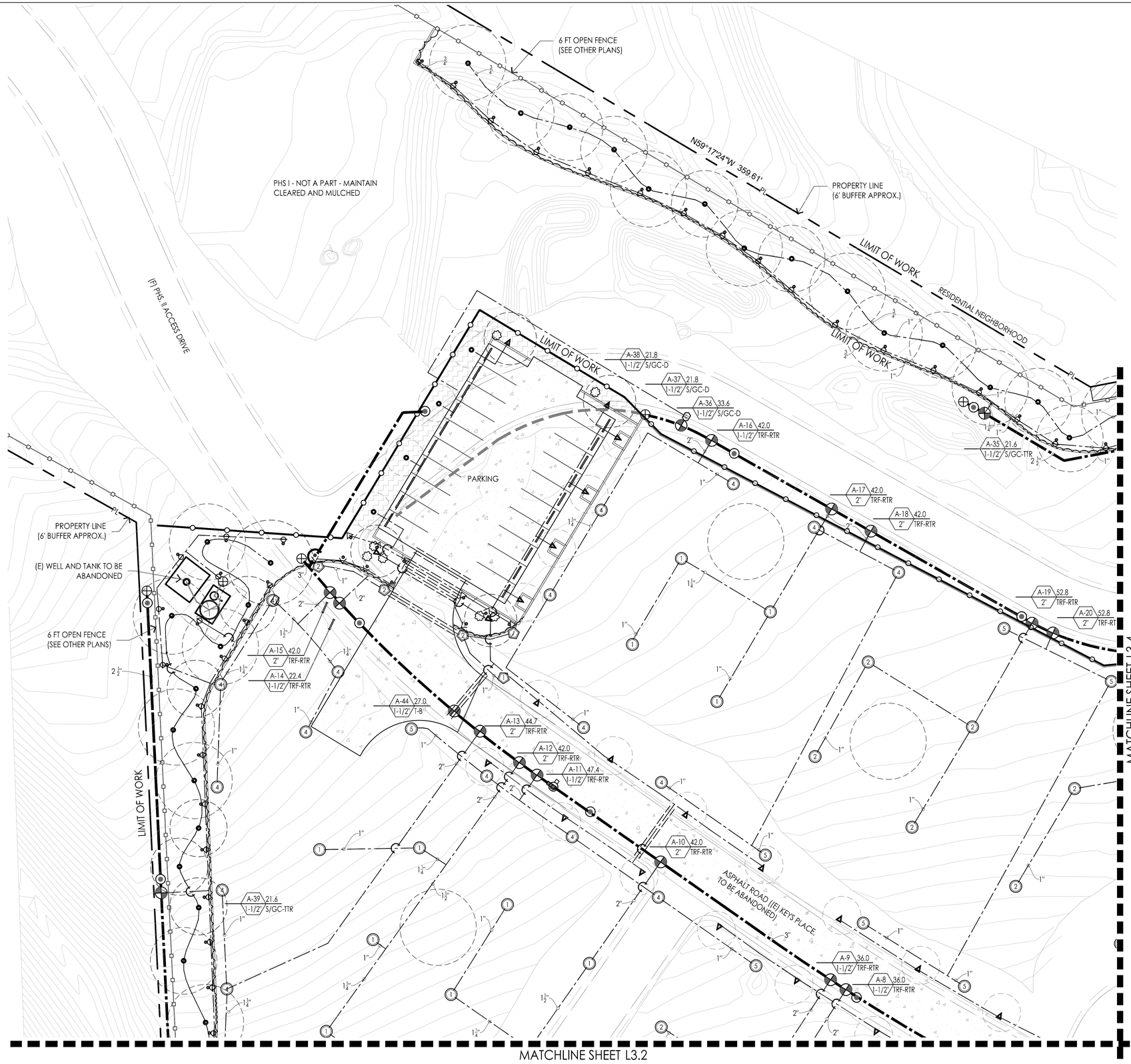
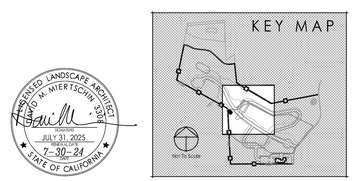
IRRIGATION PLAN PHS I

SHEET NO.:
L3.2

CT 00-00 / PUD 00-00 / CDP 00-00





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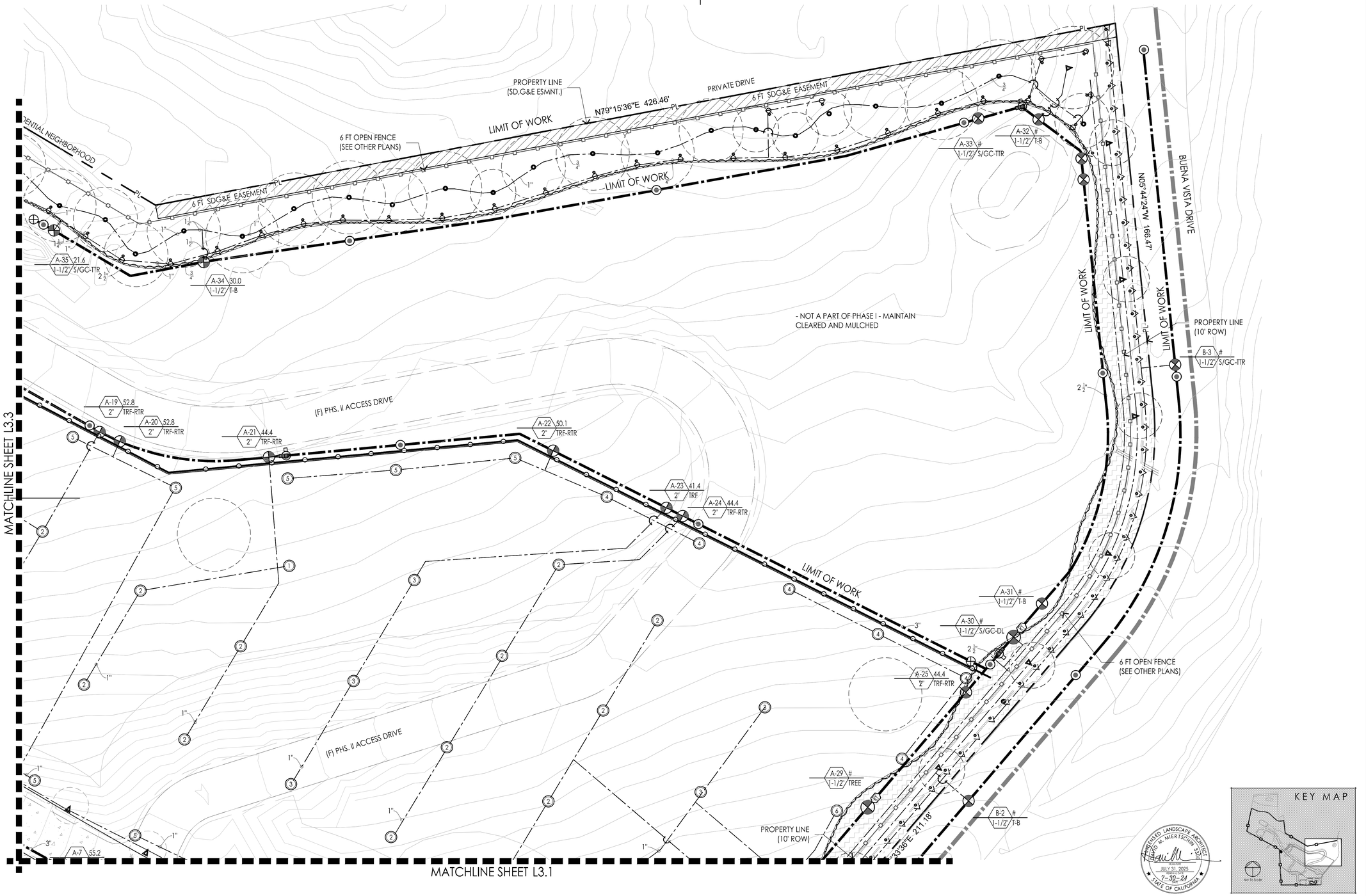
SHEET TITLE:
IRRIGATION PLAN
PHS I

SHEET NO.:
L3.3

CT 00-00 / PUD 00-00 / CDP 00-00



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LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 5076
SIGNATURE
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

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IRRIGATION PLAN PHS I

SHEET NO.:
L3.4

CT 00-00 / PUD 00-00 / CDP 00-00

(F) PHASE II - NOT A PART MAINTAINED CLEARED AND MULCHED

(F) PHS. II ACCESS DRIVE

N59°17'24"W 359.61'

RESIDENTIAL NEIGHBORHOOD

HYDROZONE 2 : 2,520 SF
MEDIUM WATER TREES W/ ROOT ZONE BUBBLERS

6 FT OPEN FENCE

PRIVATE DRIVE

N79°15'36"E 426.46'

HYDROZONE 1 : 59,725 SF
LOW WATER TREES, SHRUBS AND GROUND-COVERS W/ DRIPLINES AND MP ROTATERS

BUENA VISTA DRIVE

N05°44'24"W 168.47'

6 FT OPEN FENCE

(E) WELL AND TANK TO BE ABANDONED

PARKING

(F) PHS. II ACCESS DRIVE

6 FT OPEN FENCE

HYDROZONE 4 : 161,606 SF
MEDIUM WATER GRASS W/ GEAR DRIVEN ROTORS

ASPHALT ROAD ((E) KEYS PLACE. TO BE ABANDONED)

(F) PHS. II ACCESS DRIVE

HYDROZONE 3: 8,634 SF
LOW WATER SHRUBS W/ DRIPLINE

N00°42'24"W 500.00'

(E) EDGE OF ASPHALT (PHS. I)

(F) BACK OF CURB (PHS. II)

ASPHALT ROAD ((E) KEYS PLACE. TO BE ABANDONED)

N00°35'36"E 317.18'

BUENA VISTA DRIVE

ENTRY

(F) PHS. II ACCESS DRIVE

RESIDENTIAL NEIGHBORHOOD

HYDROZONE 1 : 59,725 SF
LOW WATER TREES, SHRUBS AND GROUND-COVERS W/ DRIPLINES AND MP ROTATERS

HYDROZONE 2 : 2,520 SF
MEDIUM WATER TREES W/ ROOT ZONE BUBBLERS

6 FT OPEN FENCE

(F) PHS II PARKING

(E) RESIDENCE
(F) OFFICE

N00°35'36"E 619.00'

6 FT OPEN FENCE

WILDGROVE RESIDENTIAL NEIGHBORHOOD

N89°33'36"E 570.50'

HYDROZONES

- *1 LW SHRUBS-* 59,725 S.F. DRIP SYSTEM (LW) LOW WATER USE
- *2 MW TREES-* 2,520 S.F. BUBBLER SYSTEM (MW) MED WATER USE
- *3 LW SHRUBSS-* 8,634 S.F. DRIPLINE SYSTEM (LW) LOW WATER USE
- *4 MW GRASS PLOTS-* 161,606 S.F. ROTOR SYSTEM (MW) MED WATER USE

KEY MAP

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN 3374
RENEWAL
JULY 31, 2025
7-30-24
STATE OF CALIFORNIA

SITE HYDROZONES

0 15 30 60 90 120 SCALE: 1"=30'-0"

FOR WELO CALC'S, AND REQUIRED FORMS SEE SHEET L4.1

Landscape Architect:

DMLA Landscape Architecture
34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

Hofman Planning + Engineering
www.hofmanplanning.com
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
Diocese of San Diego
4470 Hilltop Drive
San Diego, CA 92102
Mario DeBlasio
619-264-3127
marioholycrosssd.com

PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
HYDROZONES PLAN PHS I

SHEET NO.:
L4.0

County of San Diego, Planning & Development Services

WATER EFFICIENT LANDSCAPE WORKSHEET

COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet for each individual parcel/lot as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:

Name of Project Applicant Mario DeBlasio - Diocese of San Diego	*Phone No.* (619)264-3127
Title Executive Director/ General Manager	*Email*
Company Diocese of San Diego	*Fax No.*
Address (must include City, State and Zip Code) 4470 Hilltop Dr., San Diego, CA 92102	

Project:

Project's Name Good Shepherd Catholic Cemetery	
Assessor's Parcel No. APN: 169-210-02, 169-201-03, 169-222-01 thru 03	*County Landscape Plan No.*
Address (must include City, State and Zip Code) 1505 Buena Vista Dr., County of San Diego, CA	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category[a]	PF- Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use*	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

*Artificial turf and temporarily irrigated areas are considered Low Water Use.

Irrigation Method[b]	IE- Irrigation Efficiency[c]
Filler Pipe for Pools/Spas	1.00
Drip/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Spray	0.60

ETWU[d] (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

MAWA[e] (Annual Gallons Allowed) =
(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.42 for residential and non-residential areas.

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 46.4

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#							
#							
#							
# 1 LW SHRUBS/TREES	0.2	ROTATERS	0.7	0.29	59,725	17,320.3	489,305
#							
# 2 MW TREES	0.5	BUBBLERS	0.85	0.59	2,520	1,486.8	42,775
#							
# 3 LW SHRUBS	0.2	DRIP LINE	0.9	0.22	8,634	1,899.5	54,649
#							
#							
#							
#							
#							
				Totals	**(A)** 70,879	**(B)** 586,729	586,729
Special Landscape Areas							
# 4 MW Grass-Plots	[redacted]			1.0	161,606	72,723	
#				1.0			
#				1.0			
#				1.0			
				Totals	**(C)** 161,606	**(D)** 72,723	2,092,241
						Estimated Total Water Use **(ETWU) Total**	2,678,970
						Maximum Water Allowance **(MAWA)[e]**	3,009,867
						Irrigation Efficiency **(IE) Average****	

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential and non-residential areas.
Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas		*Totals*
Total ETAF x Area	(B) =	20,707
Total Area	(A) =	70.879
Average ETAF	**(B) ÷ (A) =**	.29

All Landscape Areas		*Totals*
Total ETAF x Area	(B+D) =	93,430
Total Area	(A+C) =	232,485
Site wide ETAF	**(B+D) ÷ (A+C) =**	.40

HYDROZONES WELO DOCUMENTS

FOR PLAN SEE SHEET L4.0

LICENSED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN 5042 JULY 31, 2025 7-30-24 STATE OF CALIFORNIA

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HYDROZONES WELO DOCUMENTS PHS I

SHEET NO.:
L4.1

IRRIGATION SPECS. CONT'D.

V. SUBMITTALS

UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.

THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING; ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE

THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE

A QUALIFIED SUPRVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.

CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME , LENGHT OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS.

INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

VIII. REQUIRED AS-BUILT PLANS

IRRIGATION AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED FOR THE H.O.A. COMMON LANDSCAPE AREAS. SUBMITTAL OF AS-BUILT PLANS SHALL BE AS REQUIRED BY THE JX(JURISDICTION) ENGINEERING AND PLANNING DIVISIONS. THE FINAL PLANS SHOULD BE PREPARED BY THE LANDSCAPE ARCHITECT FROM DIMENSIONS PROVIDED BY THE CONTRACTOR. FINAL AS-BUILT PLANS SHALL BE DRAFTED CLEARLY TO THE SATISFACTION OF THE JX, AND THE FINAL PLANS SHALL BE SUBMITTED TO THE JX FOR THEIR KEEPING.

THE FINAL AS-BUILT PLANS WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE JX AND FINAL PLANS WILL BE REQUIRED TO BE APPROVED AND SIGNED BY THE JX PRIOR TO RELEASE OF SECURITIES.

END

GENERAL IRRIGATION NOTES

1. ALL LOCAL JX (JURISDICTION) AND STATE CODES, RULES, REGULATIONS, AND LAWS 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 CONTRACTOR.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OAR (OWNER'S AUTHORIZED REPRESENTATIVE.)
3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OAR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OAR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF VARIABLE ARC SPRINKLERS AND PRESSURE COMPENSATING SCREENS, SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
6. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
7. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.
8. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
9. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

IRRIGATION SPECS.

I. GENERAL CONDITIONS

THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.

IN THE EVENT THAT THE NOTIFICATIONS REQUIRED BY THESE NOTES ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISION NECESSARY.

II. QUALITY ASSURANCE AND REQUIREMENTS

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION

THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORSEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING.

THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION.

THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GUAGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW".

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES. THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING.

ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING.

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SNAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES. FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES. FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE "BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV","GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (¼) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. , PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY.

ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM

AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM. WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I.

AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST.

THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS), THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

CONTINUED

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL CAP, DIVERT AND/OR ADJUST ANY (E)EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE NEW PLANTINGS. ENOUGH WATER HAS TO BE APPLIED TO (E)PLANTINGS, DURING AND AFTER CONSTRUCTION OPERATIONS, TO INSURE PLANT SURVIVAL.

IRRIGATION SPECIFICATIONS AND NOTES

FOR PLAN SEE SHEET L3.1 to 3.4
FOR DETAILS SEE SHEET L5.1, L5.2

LICENSED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — 5574 — Signature — JULY 31, 2025 — Renewal date — 7-30-24 — STATE OF CALIFORNIA

Landscape Architect:

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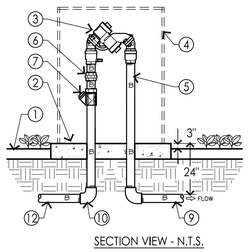
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION SPEC'S. & NOTES PHS I

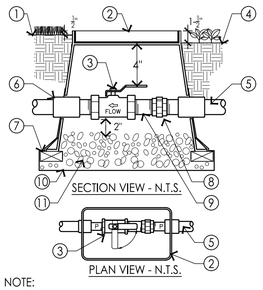
SHEET NO.:
L5.0



SECTION VIEW - N.T.S.

1. FINISH GRADE
2. CONC. PAD 4" THICK
3. FEBCO 825-YA REDUCED PRESSURE BACKFLOW DEVICE
4. BACKFLOW DEVICE ENCLOSURE
5. BRASS NIPPLES MIN. 4" TYP.
6. BRASS UNION
7. BRONZE WYE STRAINER
8. NOT USED
9. BRASS MAINLINE PIPE TO BRONZE PRESSURE REGULATOR AND MASTER CONTROL VALVE
10. BRASS ELLS
11. NOT USED
12. BRASS MAINLINE PIPE FROM WATER METER AND BALL TYPE SHUT OFF VALVE

J REDUCED PRESSURE BACKFLOW DEVICE



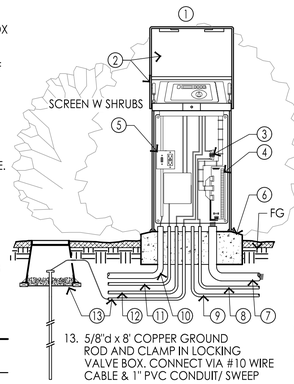
SECTION VIEW - N.T.S.

PLAN VIEW - N.T.S.

1. FINISH GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX W/ BOLT DOWN COVER, USE SS BOLT, NUT AND WASHERS. PLACE BOX AT RIGHT ANGLE TO EDGE OF HARDSCAPE. HEAT BRAND "BV" ONTO LID.
3. BALL VALVE, SEE LEGEND
4. FINISHED GRADE IN SHRUB AREAS
5. PRESSURE SUPPLY LINE DEPTH PER SPECS.
6. SCH 80 PVC COUPLING AND T.O.E. NIPPLES
7. BRICK SUPPORTS 4 REQ. PER BOX
8. SCH 80 PVC UNION
9. SCH 80 PVC NIPPLES
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
11. SCH 80 PVC NIPPLES 3/4" ROCK, 3 CUBIC FT.

NOTE:
INSTALL BOX TO ALLOW PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE OFF-CENTER IN BOX. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE VALVE INSTALLATION AT MAINLINE DEPTH.

G BALL VALVE



13. 5/8"d x 8' COPPER GROUND ROD AND CLAMP IN LOCKING VALVE BOX. CONNECT VIA #10 WIRE CABLE & 1" PVC CONDUIT/ SWEEP

1. FACTORY PRE-ASSEMBLED STAINLESS STEEL ENCLOSURE, CONTROLLER, & INTERNAL COMPONENTS
2. HYDRAULIC ASSIST LOCKING LID
3. COMMUNICATION CABLE TERMINAL BLOCK
4. CONTROL VALVE(S) TERMINAL STRIP
5. POWER SWITCH & GFI OUTLET
6. CONCRETE PAD; SET 3" ABOVE FG, 12" THICK, SLOPED 2% TO DRAIN, W/ #3 BAR@18" OC EACH WAY, OR PER MFG
7. 3" PVC CONDUIT/SWEEP FOR CONTROL WIRES TO VALVES
8. 1 1/4" PVC CONDUIT /SWEEP FOR COMMUNICATION CABLE TO OTHER CONTROLLERS
9. 1" SPARE PVC CONDUIT/SWEEP
10. 1 1/4" PVC CONDUIT/SWEEP FOR ELECTRICAL SERVICE
11. 1" PVC CONDUIT/SWEEP FOR FLOW SENSOR/MCV WIRES
12. 2" PVC CONDUIT/SWEEP FOR TELEPHONE LINE

D PEDESTAL MOUNT CONTROLLER

ALL SLEEVES SHALL BE NO SMALLER THAN 2" DIA. EXCEPT AS NOTED BELOW

IRRIGATION PIPING

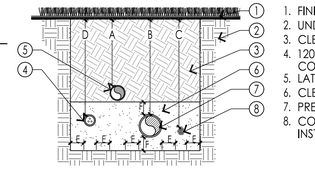
- ALL LATERAL LINE PIPE SHALL BE INSTALLED INSIDE A PVC SCH 40 SLEEVE
- FOR 1" THROUGH 2 1/2" PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 4" DIA. PVC SCH 40 SLEEVE
- FOR 3" AND LARGER DIA. PRESSURE SUPPLY LINE PIPE, INSTALL IN A MINIMUM 6" DIA. PVC CLASS 160 SLEEVE

WIRING CONDUIT

- FOR UP TO 20 #14 LOW VOLTAGE WIRES, INSTALL ONE 2" DIA PVC SCH 40 CONDUIT
- FOR 21 AND UP TO 40 #14 LOW VOLTAGE WIRES, INSTALL ONE 4" DIA PVC SCH 40 CONDUIT
- INSTALL ONE 3/4" PVC SCH 40 CONDUIT FOR FLOW SENSING CABLE.
- INSTALL ONE 3/4" PVC SCH 40 CONDUIT FOR MASTER VALVE WIRE.

NOTE: FLOW SENSING CABLE AND MASTER VALVE WIRES SHALL BE INSTALLED IN THEIR OWN CONDUIT SEPARATE AND APART FROM ALL OTHER WIRES.

A SLEEVE AND CONDUIT



SECTION VIEW - N.T.S.

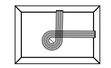
1. FINISH GRADE
2. UNDISTURBED SOIL
3. CLEAN COMPACTED BACKFILL
4. 120 VOLT ELECTRICAL IN SCH. 40 CONDUIT
5. LATERAL LINES, SEE SPECS.
6. CLEAN SAND BACKFILL
7. PRESSURE MAINLINE, SEE SPECS.
8. CONTROL WIRES, SEE SPECS. INSTALL AT MAINLINE DEPTH

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"	X	6"	6"

NOTE: PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. MAINLINE PIPING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

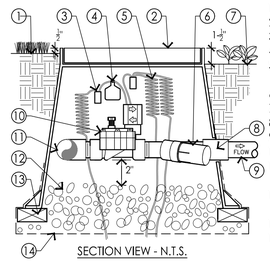
WIRE W/O CONDUIT

PLAN VIEW - N.T.S.



TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

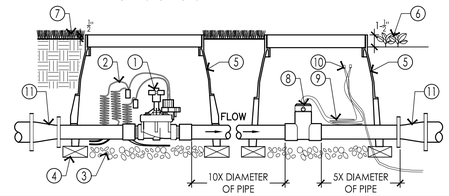
K DRIP VALVE ASSEMBLY



SECTION VIEW - N.T.S.

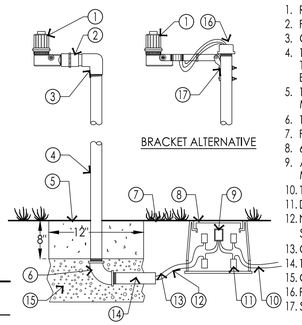
1. FINISH GRADE
2. STANDARD VALVE BOX W/ COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER
7. FINISHED GRADE IN SHRUB AREAS
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. REMOTE CONTROL VALVE:
11. PVC SCH 40 TEE OR ELL TO MANIFOLD/ MAIN
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. BRICK SUPPORTS 4 REQ. PER BOX
14. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

H MASTER VALVE - FLOW SENSOR



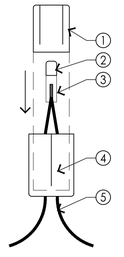
1. RAIN BIRD PE/BPE SERIES MASTER VALVE.
2. 36-INCH LENGTH OF COILED WIRE TO CONTROLLER MASTER VALVE CIRCUIT
3. 3/4" ROCK, 3 CUBIC FT.
4. BRICK SUPPORTS 4 REQ. PER BOX
5. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" OR "FS" ONTO LID.
6. FINISH GRADE IN GROUND COVER AREAS
7. FINISH GRADE IN TURF AREAS
8. BRASS FLOW SENSOR INSTALL PER MFR.
9. 36-INCH LENGTH OF COILED PE-CABLE TO CONTROLLER FLOW SENSOR CONTACT
10. SPLICE PER MFR.
11. CONCENTRIC REDUCER

E RAIN SWITCH POLE MOUNT



1. RAIN SENSOR.
2. FEMALE ADAPTER SLIPxFIPT
3. GALVANIZED 90° ELL
4. 1" OR 1-1/2" GALVANIZED PIPE 6 TO 10 FT. HIGH OR LIGHT POLE, EAVE OR FENCE POST- PER MFG.
5. 12"X 12" CONCRETE BASE 8" DEEP MIN.
6. 1" OR 1-1/2" PIPE ELBOW
7. FINISH GRADE
8. 6" ROUND VALVE BOX
9. ADAPTERS USE W/ EA SENSOR PER MFG'S RECOMMENDATIONS.
10. TO CONTROLLER OR VALVE
11. DRY SPLICE CONNECTORS
12. NORMALLY CLOSED WIRE FROM SENSOR
13. COMMON WIRE FROM SENSOR
14. 1" OR 1-1/2" NIPPLE
15. GRAVEL
16. PIPE CAP WITH HOLE FOR WIRES.
17. SENSOR BRACKET

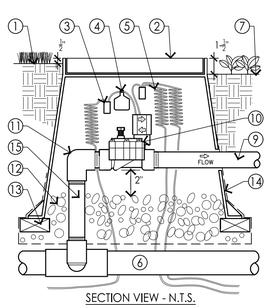
B PIPE AND WIRE TRENCHING



1. INNER CASE OF CONNECTOR
2. COPPER SLEEVE CRIMP INSTALLED WITH RECOMMENDED TOOL
3. STRIP AND TWIST WIRES FOR PROPER CONNECTION
4. OUTER CASE OF CONNECTOR
5. LOW VOLTAGE WIRES, 3 MAXIMUM

NOTE:
FILL INNER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.
ALL WIRE ROUTED BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE A CONTINUOUS RUN WITH NO WIRE SPLICES.
WIRE SPLICES SHALL ONLY OCCUR AT THE REMOTE CONTROL VALVE.

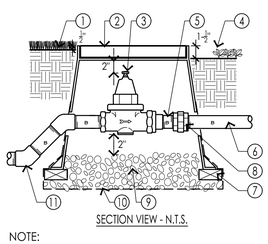
L REMOTE CONTROL VALVE



SECTION VIEW - N.T.S.

1. FINISH GRADE
2. STANDARD VALVE BOX W/ COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PVC MAINLINE PIPING
7. FINISHED GRADE IN SHRUB AREAS
8. PVC SCH 40 ADAPTORS TEES AND ELLS
9. LATERAL PIPE
10. REMOTE CONTROL VALVE:
11. PVC SCH 40 TEE OR ELL TO MANIFOLD/ MAIN
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. BRICK SUPPORTS 4 REQ. PER BOX
14. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
15. PVC SCH 80 NIPPLE LENGTH AS REQ'D.

I PRESSURE REGULATOR

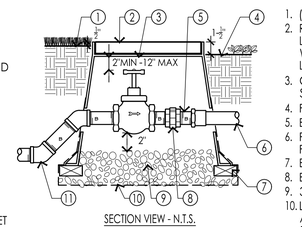


SECTION VIEW - N.T.S.

NOTE:
INSTALL CONTROL VALVES A MINIMUM OF 18" APART IN SHRUB AREAS UNLESS OTHERWISE NOTED. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE PRESSURE REGULATOR ASSEMBLY.

1. FINISH GRADE IN TURF AREAS
2. PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAIN- LESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "PRV" ONTO LID.
3. PRESSURE REGULATOR, SEE LEGEND FOR SPECIFICATION
4. FINISHED GRADE IN SHRUB AREAS
5. BRASS NIPPLE TYP.
6. BRASS PIPING TO MASTER VALVE
7. BRICK SUPPORTS 4 REQ. PER BOX
8. BRASS UNION
9. 3/4" ROCK, 3 CUBIC FT.
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
11. BRASS PIPING AND FITTING FROM BACK FLOW PREVENTER OR BASKET STRAINER

F GATE VALVE



SECTION VIEW - N.T.S.

NOTE:
INSTALL GATE VALVES PER PLAN. PLACE IN SHRUB AREAS UNLESS OTHERWISE NOTED, USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH

1. (FG)FINISH GRADE IN TURF AREAS
2. ROUND VALVE BOX W/ LOCKING LID, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "GV" ONTO LID.
3. GATE VALVE, SEE LEGEND FOR SPECIFICATION
4. FG IN SHRUB AREAS
5. BRASS NIPPLE TYP
6. PVC PRESSURE PIPING W/ SCH80 FITTINGS
7. BRICK SUPPORTS 4 REQ PER BOX
8. BRASS UNION
9. 3/4" ROCK, 3 CUBIC FT
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES TO STOP SOIL ENTRY
11. UPSTREAM PRESSURE PIPING (USE BRASS PIPING AND FITTINGS WHERE APPLICABLE)

C WATERPROOF WIRE SPLICE

IRRIGATION DETAILS

FOR PLAN SEE SHEET L3.1 to 3.4
FOR NOTES & SPEC'S SEE SHEET L5.0

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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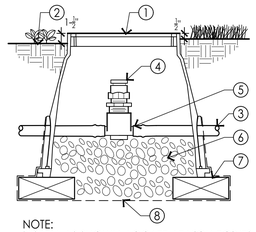
PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION DETAILS PHS I

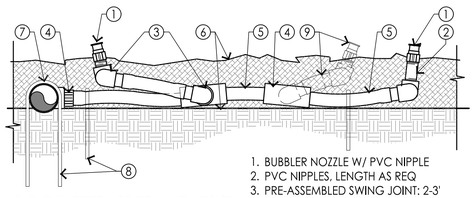
SHEET NO.:
L5.1



1. VALVE BOX
2. FINISH GRADE
3. TUBING - TO/ FROM SYSTEM
4. PVC AIR RELIEF VALVE - PER LEGEND
5. PVC/ DRIPLINE ADAPTERS - AS REQ.
6. 3" DEEP WASHED GRAVEL
7. BRICK SUPPORTS (THREE)
8. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

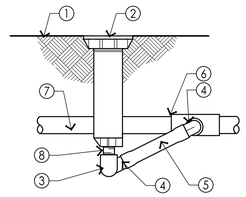
NOTE:
INSTALL AS SHOWN, LOCATE AT HIGH POINTS OF DRIP SYSTEM

V AIR RELIEF VALVE



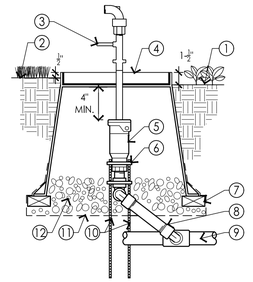
1. BUBBLER NOZZLE W/ PVC NIPPLE
2. PVC NIPPLES, LENGTH AS REQ
3. PRE-ASSEMBLED SWING JOINT; 2-3' POLY TUBING, TWO POLY ELBOWS AND MARLEX STREET ELBOW.
4. POLY PIPE ADAPTER, COUPLERS, ELBOWS, AND TEES, - PER MFR
5. POLY PIPE, LENGTH PER PLAN
6. TOP OF MULCH/ FINISH GRADE
7. PVC UV RESISTANT SUPPLY LINE, NIPPLES, COUPLERS, ELBOWS, TEES AND ADAPTERS
8. STAKE POLY/ PVC PER MFR OR @ 3'/ 5' OC AND AT EA SIDE OF FITTINGS AND CHANGES IN DIRECTION
9. BUBBLER-SWING PIPING BEYOND

S ON GRADE BUBBLERS



1. FINISH GRADE/TOP OF MULCH
2. POP-UP NOZZLE: SPRAY OR BUBBLER
3. PVC SCH 40 ELL
4. MARLEX STREET ELL
5. PRE-ASSEMBLED SWING JOINT WITH TWO POLY ELLS (THREAD X INSERT) AND 6" OF POLY TUBING, SIZE PER SPRINKLER INLET
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE
8. SCH 80 RISER, LENGTH AS REQ. FOR SWING ASSEMBLY TO REMAIN HORIZONTAL, SIZE PER SPRINKLER INLET

P POP-UP W/ SPRAY OR BUBBLER

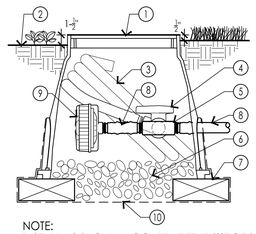


SECTION VIEW - N.T.S.

1. FINISH GRADE IN GROUND COVER AREAS
2. FINISH GRADE IN TURF AREAS
3. QUICK COUPLER KEY WITH MALE HOSE-BIB CONNECTION AS SHOWN.
4. ROUND VALVE BOX W/ COVER
5. QUICK COUPLER VALVE PER LEGEND
6. STAINLESS STEEL CLAMP
7. BRICK SUPPORTS (THREE)
8. PRE-ASSEMBLED SWING JOINT WITH ONE- PIECE BRASS MIPT NIPPLE
9. MAINLINE
10. 36"LONG #4 REBAR, 2 REQUIRED
11. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS TYPICAL.
QUICK COUPLER KEY MUST CLEAR VALVE BOX.

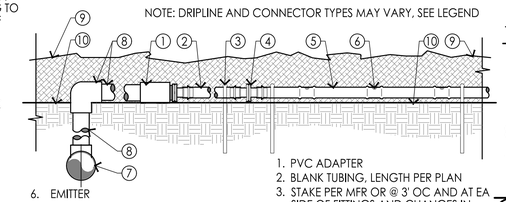
M QUICK COUPLING VALVE



1. ROUND VALVE BOX
2. FINISH GRADE
3. PVC ELBOW AND BLANK TUBING, ALLOW ENOUGH EXTRA TUBING TO DIRECT FLUSHED WATER OUT OF THE VALVE BOX.
4. PVC BALL VALVE
5. PVC TEE TO BALL BALVE
6. 3" DEEP MIN. WASHED GRAVEL
7. BRICK SUPPORTS (THREE)
8. POLY PIPE LATERAL LINE/ BLANK DRIPLINE AND ADAPTERS
9. AUTOMATIC FLUSH VALVE
10. LANDSCAPE FABRIC, WRAP UP AND OVER BOX HOLES

NOTE:
INSTALL AS SHOWN, LOCATE AT "END(S)" OF SYSTEM- FARTHEST FROM SOURCE

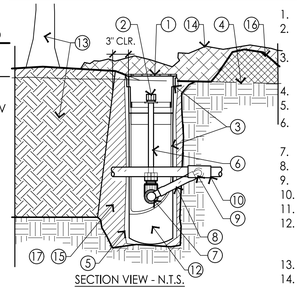
W AUTOMATIC AND MANUAL FLUSH VALVE



NOTE: DRIPLINE AND CONNECTOR TYPES MAY VARY, SEE LEGEND

1. PVC ADAPTER
2. BLANK TUBING, LENGTH PER PLAN
3. STAKE PER MFR OR @ 3' OC AND AT EA SIDE OF FITTINGS AND CHANGES IN DIRECTION. USE RAINBIRD TDS-050 W/ BEND, OR EQUAL
4. DRIPLINE COUPLERS, TEES, ELBOWS, AND ADAPTERS - PER MFR.
5. DRIPLINE EMITTER TUBING- SEE LEGEND
6. EMITTER
7. PVC ABOVE GRADE SUPPLY LINE
8. PVC NIPPLES, COUPLERS, ELBOWS, TEES AND ADDT'L. PIPING
9. TOP OF MULCH
10. FINISH GRADE

T DRIPLINE BELOW-GRADE SUPPLY

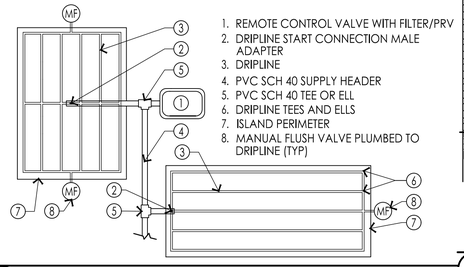


SECTION VIEW - N.T.S.

NOTE: DO NOT FILL CANISTER OR PERF PIPE WITH GRAVEL. MATCH DEPTH OF ASSEMBLY TO DEPTH OF ROOTBALL- TYP.

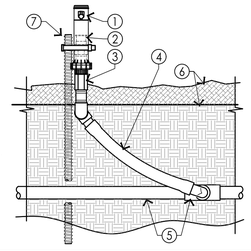
1. 4-INCH GRATE/ REMOVABLE CAP
2. DRIP EMITTER OR BUBBLER: SEE LEGEND FOR EXACT NOZZLE
3. ROOT WATERING SYSTEM: W/ TOP GRATE AND BASKET CANISTER
4. FINISH GRADE
5. SAND SOCK FOR SANDY SOILS
6. 1/2-INCH PVC SCH 80 NIPPLE OR POLY FLEX RISER
7. 1/2-INCH 90-DEGREE ELBOW
8. 12-INCH SWING ASSEMBLY
9. 1/2-INCH MALE NPT INLET
10. PVC SCH 40 TEE OR ELL
11. LATERAL PIPE
12. 4-INCH BASKET WEAVE CANISTER, OR PERFORATED PIPE- DO NOT FILL W/ GRAVEL
13. PLANT TRUNK AND ROOTBALL
14. MULCH LAYER
15. BACKFILL
16. BERM FOR WATERING BASIN
17. NATIVE GRADE

Q RISER W/ SPRAY OR BUBBLER



1. REMOTE CONTROL VALVE WITH FILTER/PRV
2. DRIPLINE START CONNECTION MALE ADAPTER
3. DRIPLINE
4. PVC SCH 40 SUPPLY HEADER
5. PVC SCH 40 TEE OR ELL
6. DRIPLINE TEES AND ELLS
7. ISLAND PERIMETER
8. MANUAL FLUSH VALVE PLUMBED TO DRIPLINE (TYP)

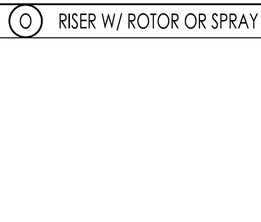
U DRIPLINE ISLAND LAYOUT



1. ROTOR NOZZLE W/ PVC NIPPLE
2. SPRAY NOZZLE W/ PVC NIPPLE
3. IN-LINE CHECK VALVE
4. PRE-ASSEMBLED SWING JOINT: 2-3' POLY TUBING, TWO POLY ELBOWS AND MARLEX STREET ELBOW.
5. PVC UV RESISTANT SUPPLY LINE, NIPPLES, COUPLERS, ELBOWS, TEES AND ADAPTERS
6. TOP OF MULCH/ FINISH GRADE
7. #4 REBAR STAKE 30" LONG AND SS PIPE CLAMP, OR STAKE KIT PER MFG

N POP-UP ROTOR OR SPRAY - HARD PIPED

R ROOT ZONE CANISTER



1. FINISH GRADE TURF
2. POP-UP NOZZLE: ROTOR PER LEGEND
3. NOT USED
4. PVC SCH 80 ELL AND MARLEX STREET ELL
5. PRE-ASSEMBLED OR FIELD BUILT SWING JOINT WITH TWO PVC ELLS (THREAD X INSERT) AND 6" MIN RISER, SIZE PER SPRINKLER INLET
6. PVC LATERAL PIPE
7. PVC SCH 80 TEE OR ELL
8. SCH 80 RISER, LENGTH AS REQ. FOR SWING ASSEMBLY TO REMAIN NEAR HORIZONTAL SIZE PER SPRINKLER INLET

O RISER W/ ROTOR OR SPRAY

IRRIGATION DETAILS

FOR PLAN SEE SHEET L3.1 to 3.4
FOR NOTES & SPEC'S SEE SHEET L5.0

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	DESCRIPTION	DATE
1	County Comments	11/17/2023

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County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

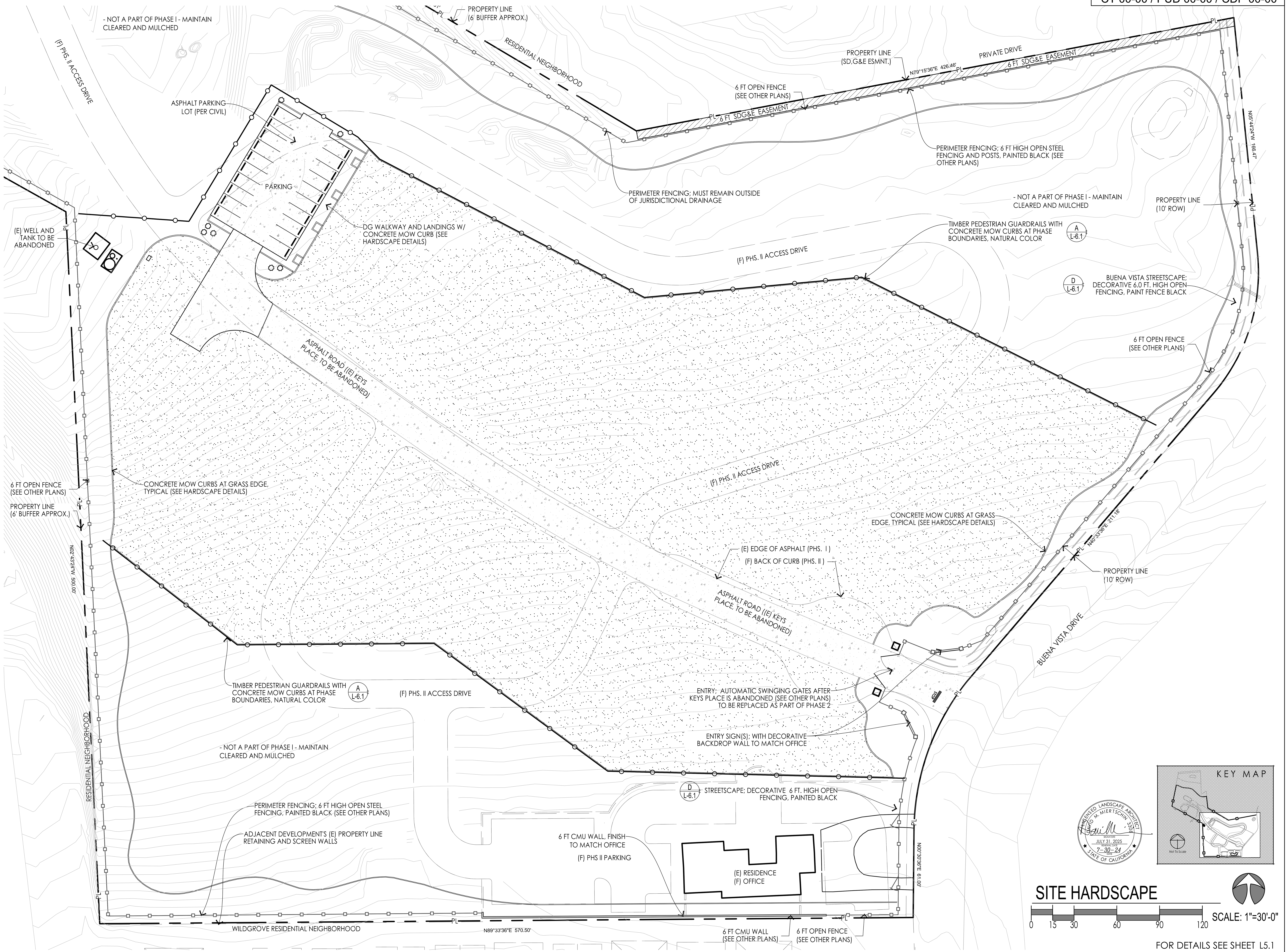
PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
IRRIGATION DETAILS PHS I

SHEET NO.:
L5.2

CT 00-00 / PUD 00-00 / CDP 00-00



FOR DETAILS SEE SHEET L5.1

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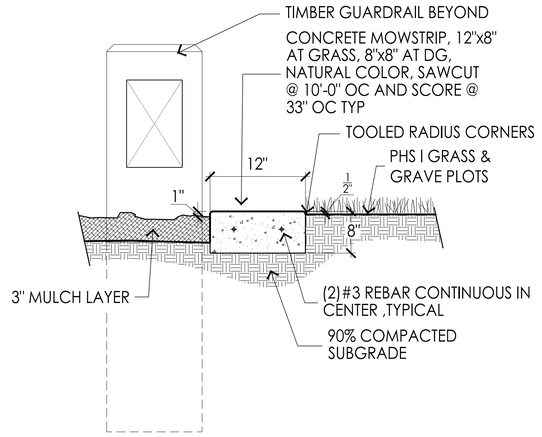
PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
CHECKED BY:	

PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

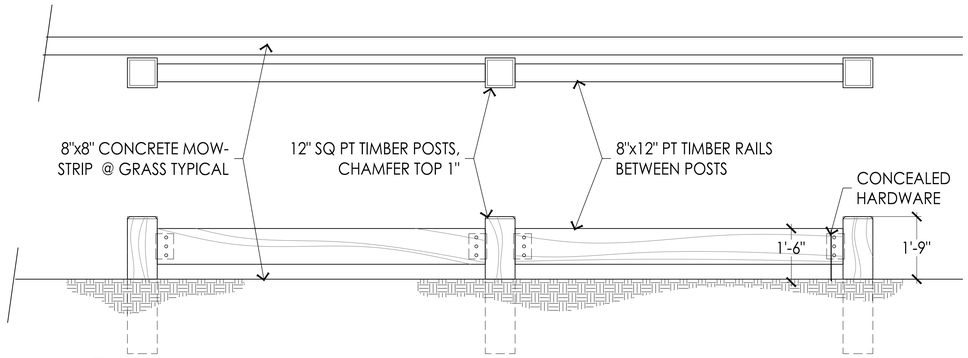
SHEET TITLE:
HARDSCAPE PLAN PHS I

SHEET NO.:
L6.0



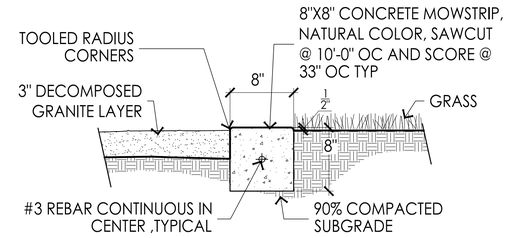
D PHASE BOUNDARY - MOWSTRIP AND GUARDRAIL

NTS



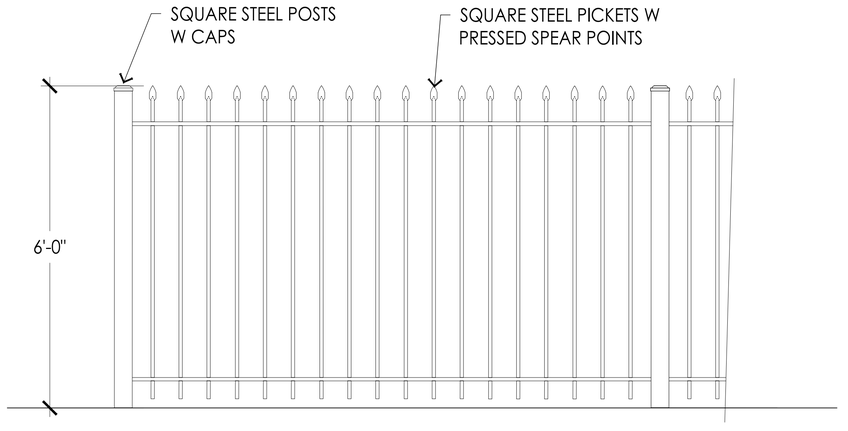
A LOW TIMBER GUARDRAILS AT PHASE BOUNDARY

1/2"=1'-0"



B MOWSTRIP

NTS



C STREETSCAPE FENCE

NTS

LICENSED LANDSCAPE ARCHITECT DAVID M. THIERTSCHIN-PACE
Signature
JULY 31, 2025
RENEWAL DATE
7-30-24
STATE OF CALIFORNIA

Landscape Architect:

DMLA Landscape Architecture
34032 Alcazar Drive,Dana Point, Ca 92629
949.388.3369 david@dmlaonline.com

Hofman Planning + Engineering
3152 Lionshead Avenue
Carlsbad, CA 92010
(760) 692-4100
www.hofmanplanning.com

	DESCRIPTION	DATE
1	County Comments	11/17/2023

CLIENT:
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4470 Hilltop Drive
San Diego, CA 92102
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PROJECT ADDRESS:
1505 Buena Vista Drive
County of San Diego, Ca
APN: 169-210-02, 169-210-03
169-220-01 thru 03

PROJECT NO.:	
DRAWING FILE:	
DRAWN BY:	dmm
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PROJECT:
Good Sheperd Catholic Cemetery County of San Diego, Ca

SHEET TITLE:
HARDSCAPE DETAILS PHS I

SHEET NO.:
L6.1