



LANDSCAPE PLAN



FSB INDUSTRIES

*"Making the most
of our Enterprise"*

DRAWN BY: FRANK C. BORIK	DATE: 9/8/14
REVISED BY: FRANK C. BORIK	DATE: 9/8/14
APPROVED BY: STELLA B. BORIK	DATE: 9/8/14



SCOPE OF WORK:

1. INSTALL A SITE DRAINAGE SYSTEM AND ESTABLISH A GRADE 4" BELOW THE STUCCO WEEP SCREED OF THE HOME TO ALLOW FOR PROPER DRAINAGE AND BRING INTO CODE COMPLIANCE
2. INSTALL A FRONT FENCE CONSISTING OF A SHORT ("PONY") MASONRY WALL WITH A WROUGHT IRON FENCE ON TOP. THIS WILL PROVIDE SEPARATION FROM THE PUBLIC AREAS WHILE ALLOWING A SIGHT LINE INTO THE FRONT YARD FROM THE STREET.
3. INSTALL A DRIP IRRIGATION SYSTEM AND LANDSCAPE PLANTS WHICH ARE DROUGHT-TOLERANT.
4. INSTALL A LAUNDRY GREY WATER IRRIGATION SYSTEM FOR THE FRUIT TREES IN THE BACK YARD.
5. INSTALL A NEW FRONT ENTRY THAT COMBINES A RAMP AND AN EXPANDED DRIVEWAY APRON FOR UNIVERSAL ACCESS.

DATE
9/8/14

REVISION
ORIGINAL

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BORIK LANDSCAPE

**FRONT
PERSPECTIVE**
NOT TO SCALE

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LA-01
2 OF 9

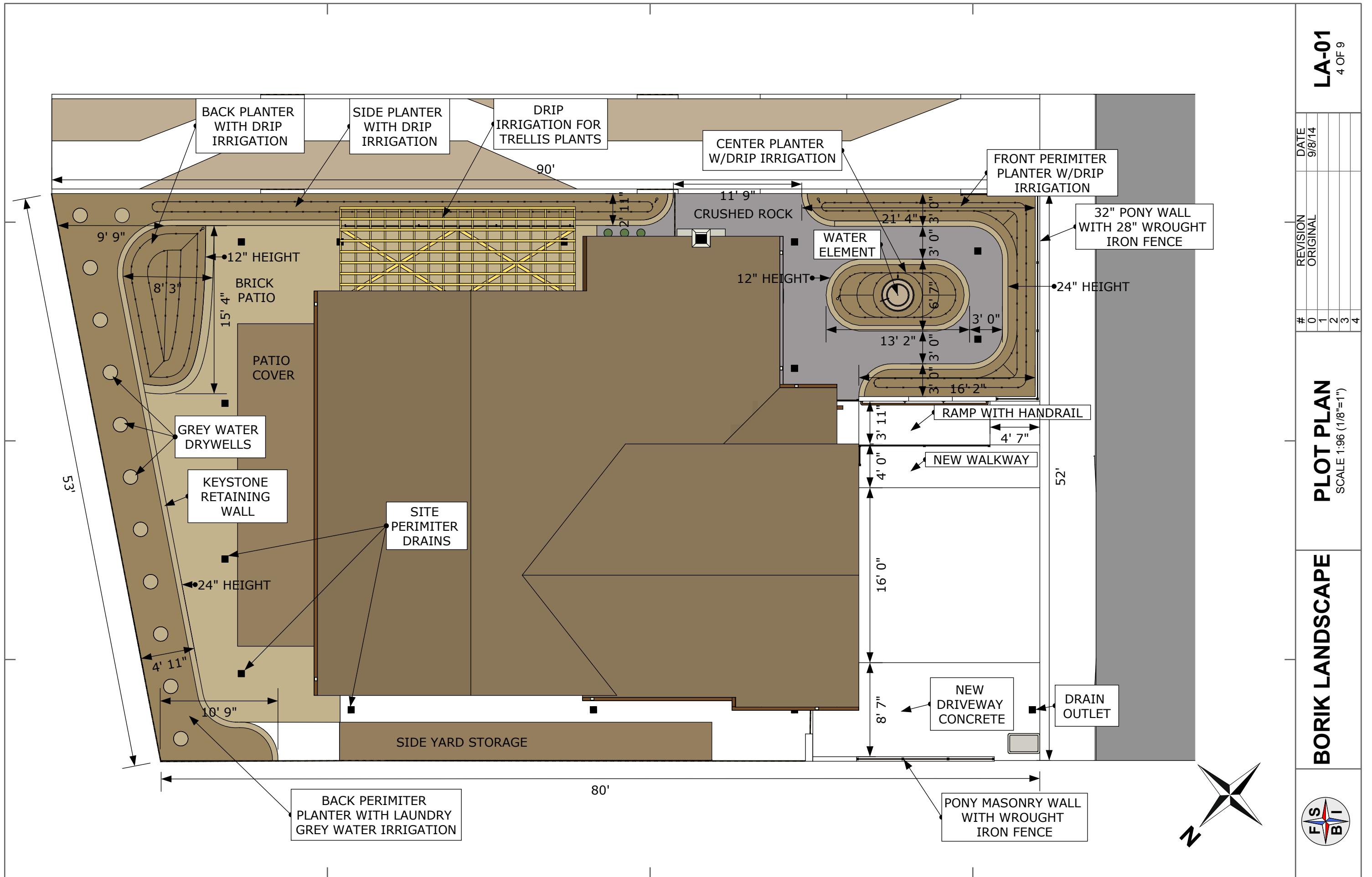


BORIK LANDSCAPE FRONT ELEVATION

SCALE 1:48 (1/4"=1')

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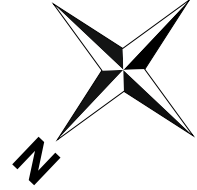
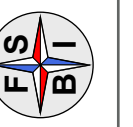
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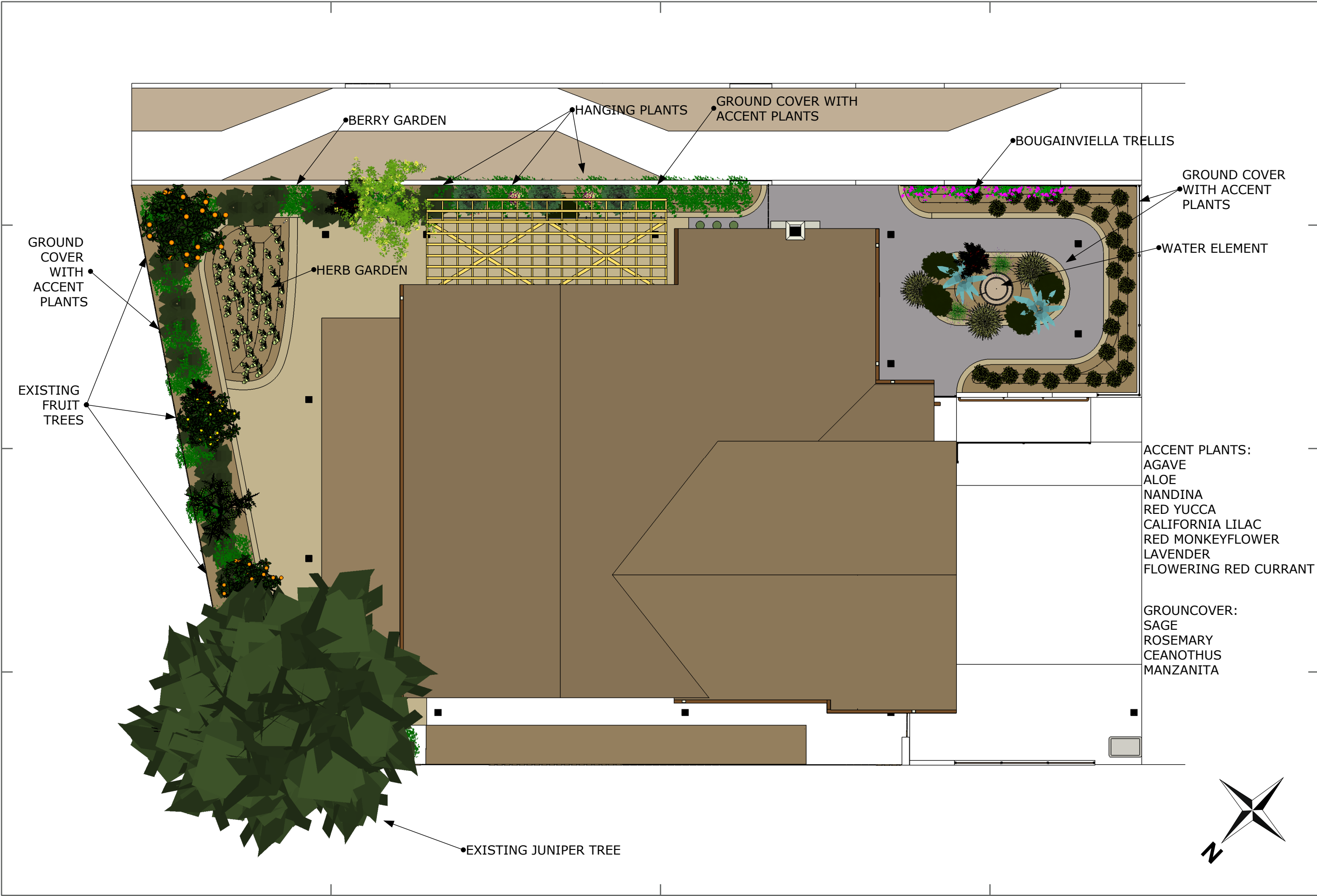


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PLOT PLAN
SCALE 1:96 (1/8"=1')

BORIK LANDSCAPE





GROUND COVER WITH ACCENT PLANTS

EXISTING FRUIT TREES

BERRY GARDEN

HERB GARDEN

HANGING PLANTS

GROUND COVER WITH ACCENT PLANTS

BOUGAINVILLEA TRELLIS

GROUND COVER WITH ACCENT PLANTS

WATER ELEMENT

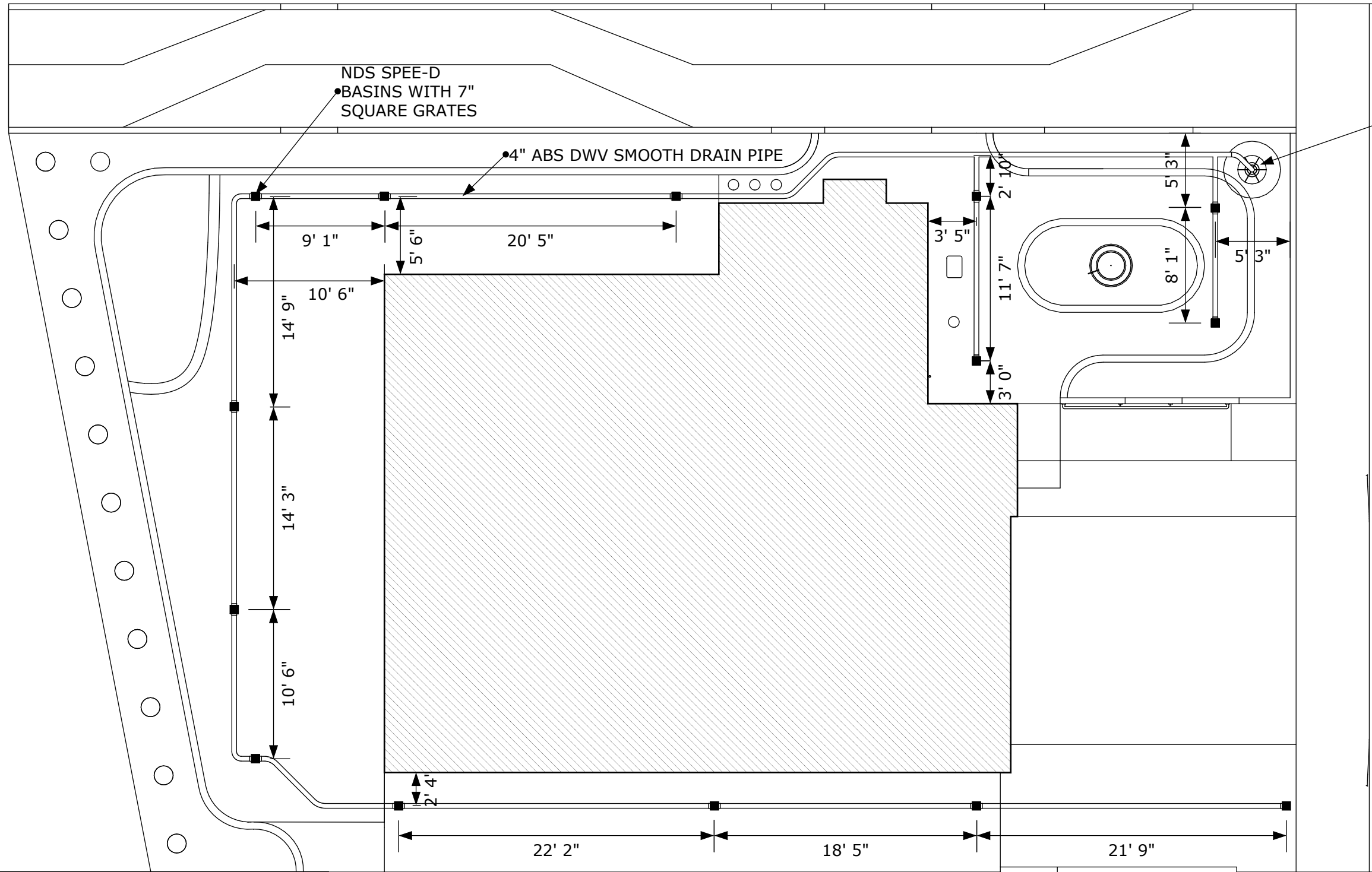
EXISTING JUNIPER TREE

ACCENT PLANTS:
 AGAVE
 ALOE
 NANDINA
 RED YUCCA
 CALIFORNIA LILAC
 RED MONKEYFLOWER
 LAVENDER
 FLOWERING RED CURRANT

GROUNCOVER:
 SAGE
 ROSEMARY
 CEANOTHUS
 MANZANITA

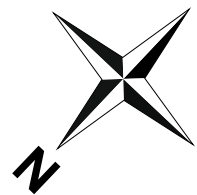


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BORIK LANDSCAPE	PLANTINGS SCALE 1:96 (1/8"=1')
	



NDS SPEE-D DRYWELL (FWAS24) WITH 12" GRAVEL BACKFILL, 15" BLOW GRADE

- NOTES:**
1. MINIMUM 2% SLOPE AWAY FROM HOUSE
 2. MINIMUM 1% SLOPE TO LINE OF DRAINS
 3. MINIMUM 1% SLOPE BACK TO FRONT
 4. ALL FINISHED SURFACES TO BE 4" MINIMUM BELOW WEEP SCREED ON HOUSE

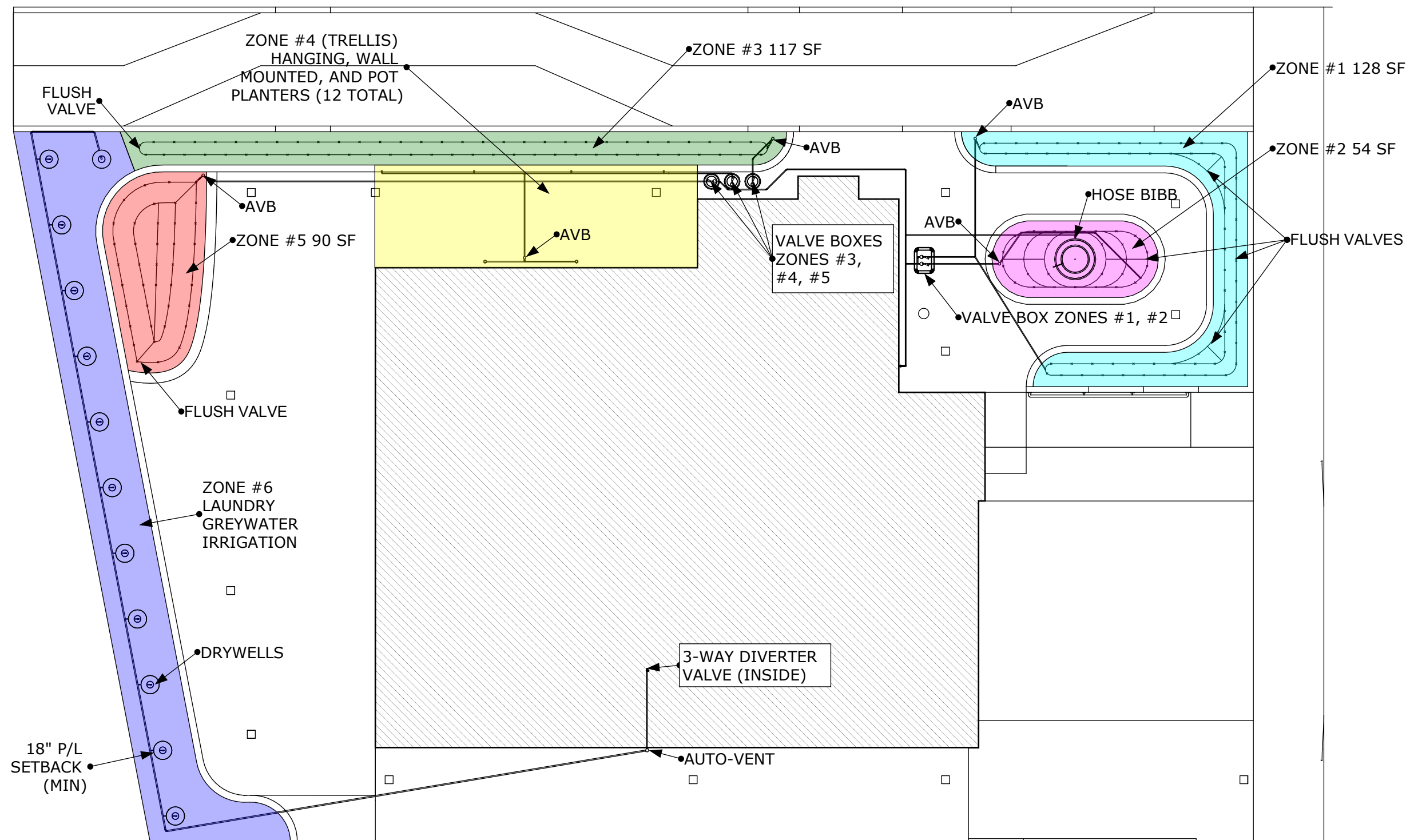


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DRAINAGE SCALE 1:96 (1/8"=1')	
BORIK LANDSCAPE	

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IRRIGATION
SCALE 1:96 (1/8"=1')

BORIK LANDSCAPE

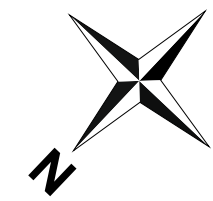


NOTES:

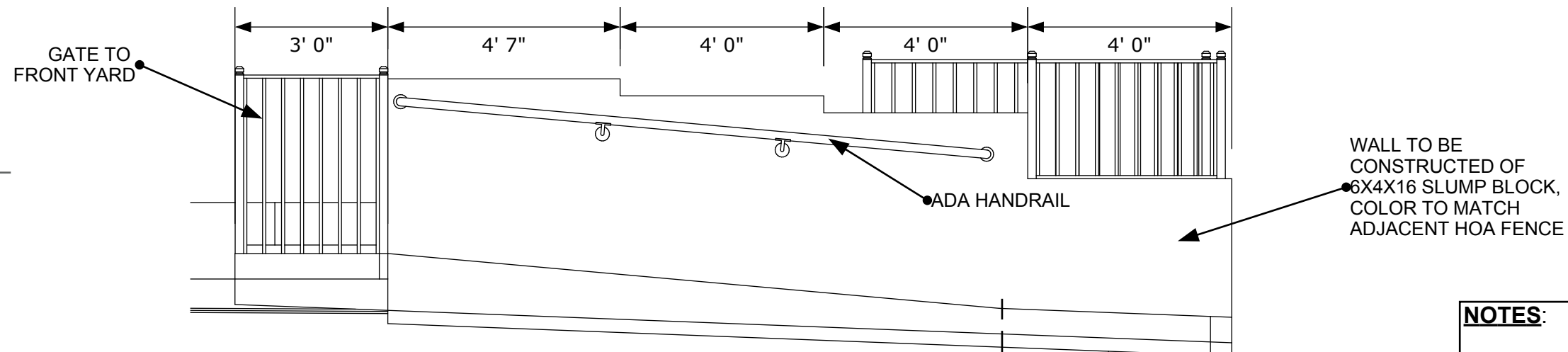
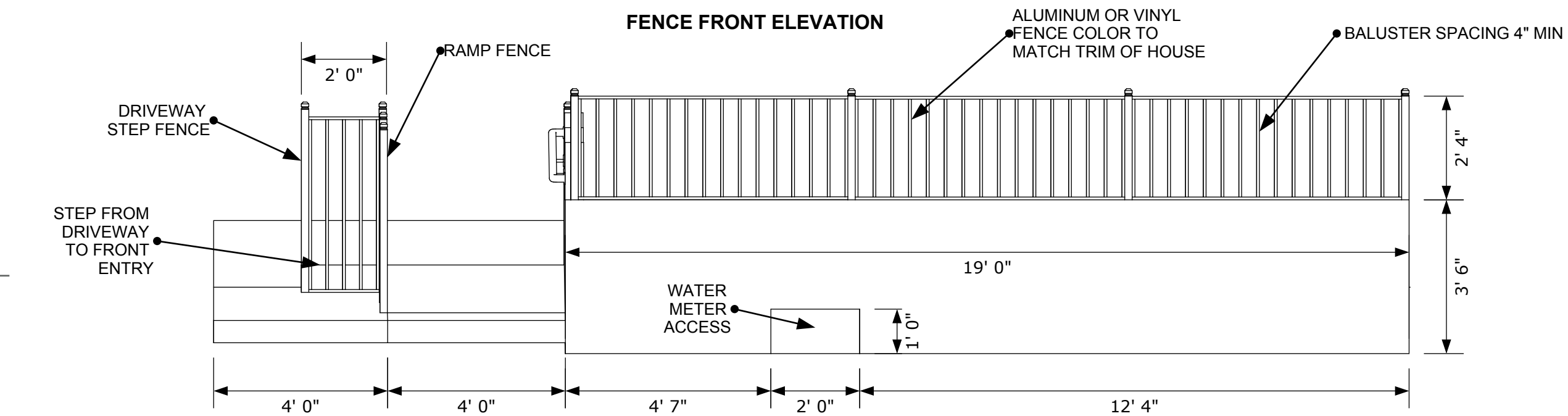
1. ALL ZONES SHALL HAVE A VACUUM BREAK DEVICE INSTALLED MINIMUM 6" ABOVE HIGHEST EMITTER.
2. ALL DIRPPERS ARE 0.5 GPH @ 18" SPACING
3. ZONES 1-5 ARE CONTROLLED WITH LOW FLOW VALVES (RAINBIRD XCZ-075-PRF)

4. CONTROL FOR ZONES 1-5 SHALL BE CAPABLE OF WEATHER/MOISTURE SENSING AND BE COMPATIBLE WITH Z-WAVE SMART HOME PROTOCOL.
5. LAUNDRY GREYWATER IRRIGATION SYSTEM SHALL BE INSTALLED PER CALIFORNIA PLUMBING CODE 1602.1.1

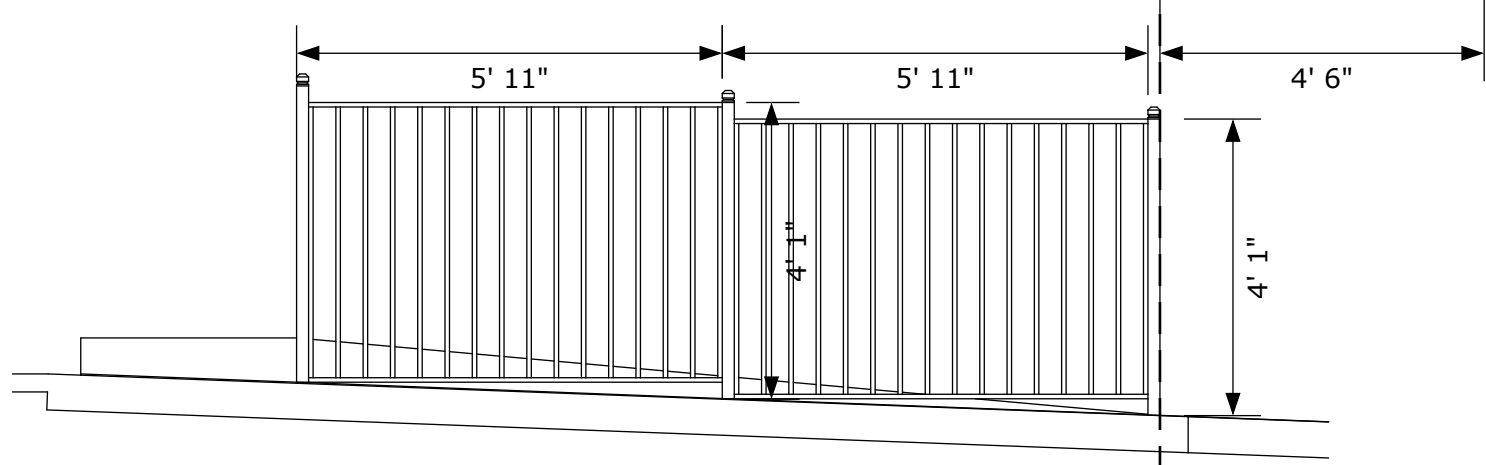
6. GREYWATER DRYWELLS ARE 6" PERFORATED DRAIN PIPE, 12" LONG, WITH 5" GRAVEL BACKFILL. EACH DRYWELL SHALL HAVE A 1/2" VALVE FOR FLOW BALANCE WITH THE EXCEPTION OF THE LAST, WHICH SHALL BE LEFT OPEN. ALL DRYWELLS SHALL BE COVERED WITH A 16" CIRCULAR PAVER.



FENCE FRONT ELEVATION



FENCE EAST ELEVATION



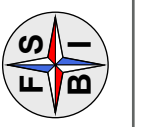
RAMP FENCE DETAIL

NOTES:
 1. FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CHULA VISTA WOOD AND MASONRY FENCE REQUIREMENTS (FORM 4604) SHOWN ON SHEET LA-01-09

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**FRONT WALL
DETAIL**
SCALE 1:32 (3/8"=1")

BORIK LANDSCAPE





DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION
 276 Fourth Avenue Chula Vista CA 91910
 619-691-5272 619-585-5681 FAX

FORM 4604

**WOOD
&
MASONRY
FENCES**

This form outlines the City's requirements for wood and masonry free standing walls and fences. Construction of a wood fence 6 feet or less in height, or a masonry fence 4 feet or less in height and not supporting surcharge, does not require a building permit from the City of Chula Vista Development Services Department. However, even though it is exempt from a building permit, the construction must comply with the requirements of the California Building Code as amended by the City of Chula Vista. Fence heights are also regulated by the City Zoning regulations. For specific information about Zoning regulations, please call 691-5101.

I. FENCE HEIGHT

For the purpose of structural design and permit exemption, fence height is measured from the top of the footing to the top of wall.

II. MASONRY FENCE SPECIFICATIONS

Masonry fences may be constructed using the specifications listed below. (Note that the use of plastic cement is not permitted in masonry fences located in Chula Vista.)

- Concrete shall attain a compressive strength of $f'c = 2,500$ psi minimum at 28 days.
 1 part Portland Cement
 2 1/2 parts sand
 3 1/2 parts 3/4 - inch maximum diameter gravel
 7 gallons water maximum per sack or cement
- Mortar shall attain a compressive strength of 1,800 psi minimum at 28 days, conforming to ASTM C270 or C1142.
 1 part Portland cement
 3 1/2 parts sand
 1/4 part hydrated lime or lime putty
 Note that the use of plastic cement is not permitted
- Grout shall attain a compressive strength equal to 2,000 psi minimum. One possible mix contains the following proportions by volume:
 1 part Portland cement
 3 parts sand
 1/10 part hydrated lime or lime putty
 1 to 2 parts pea gravel (3/8-inch aggregate)
 Add water until pouring consistency is achieved without segregation of the grout constituents. The use of plastic cement is not permitted. All grout shall be consolidated by vibrating immediately. Reconsolidate grout after initial water loss, but before plasticity is lost, to insure adequate consolidation.

- Concrete block units shall be medium weight units conforming to ASTM C90, TYPE 1 (Latest Revision), $F'm = 1500$ psi. Concrete block units are to be staggered (common bond) and are to have the vertical continuity of the cells unobstructed.
- All reinforcing steel shall comply with ASTM A615, grade 40 for #4 bars and grade 60 for #5 bars. Vertical steel shall be centered in the concrete block cell in which it is located.
- Wall joint reinforcing steel (horizontal) shall be minimum #3 @ 16" O.C. or equivalent.
- All cells containing reinforcing steel shall be solid grouted.
- All horizontal wall reinforcing bars shall be placed in bond beam units. All joint reinforcing shall be placed in the mortared bed joint.
- Minimum lap splice of reinforcing bars shall be 40-bar diameters.
- All footings must extend into firm undisturbed natural soil or soil which has been compacted to at least 90 percent maximum density.
- Walls shall not be constructed on expansive soil (expansion index greater than 20) unless the soil has been specially prepared in accordance with recommendations of a civil or geotechnical engineer. (See Form 4591 "Construction on Expansive Soil".)
- Provide vertical control joints at 30'-0" on center maximum. (See installation example below.)
- Fence design includes 1/2" of plaster on each side of the wall. No finishes with a total weight greater than 13 psf (summation on both sides of wall) are allowed.

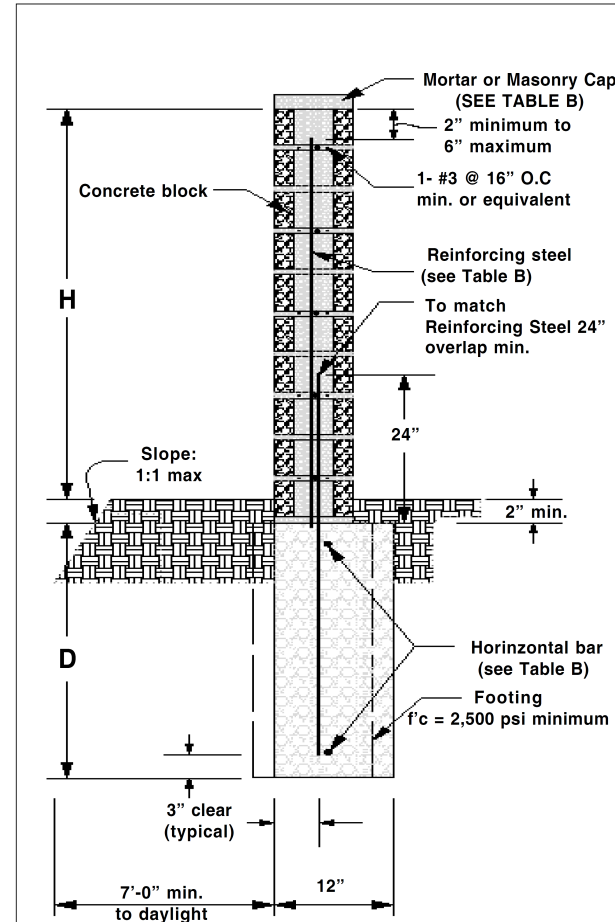
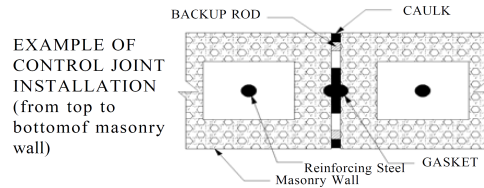


Figure 2/Masonry Fence Alternate

INSPECTIONS:

- Call for foundation inspection after excavation for footing and after steel is tied securely in final position.
- Call for second inspection after the blocks have been laid up to full height of the wall, with steel in place but before the grout is placed.
- Call for final inspection when all work is completed.

Telephone number to call for inspection: (619) 409-5434

DESIGN CRITERIA:

- Allowable soil pressure = 1000 psf min.
- Allowable Lateral Passive Pressure = 100 psf min.
- Seismic Category D.
- Wind loads based on 85 mph wind speed, exposure C.
- See sheet number 1 for construction specifications.

Table B/Requirements for masonry walls

Wall height, H (feet)	Material	Mortar or Masonry cap	Footing Thickness, D (Depth)	Reinforcing Steel	Horizontal bar continuous
4'	6" concrete block	6" X 2" X 16"	34"	#4 @32" O.C.	2 - #4
	8" concrete block	8" X 2" X 16"	41"	#5 @32" O.C.	2 - #5
	8" brick	8" X 2" X 16"	41"	#5 @32" O.C.	2 - #5
5'	6" concrete block	6" X 2" X 16"	34"	#4 @32" O.C.	2 - #4
	8" concrete block	8" X 2" X 16"	41"	#5 @32" O.C.	2 - #5
	8" brick	8" X 2" X 16"	41"	#5 @32" O.C.	2 - #5
6'	6" concrete block	6" X 2" X 16"	34"	#4 @32" O.C.	2 - #4
	8" concrete block	8" X 2" X 16"	41"	#5 @32" O.C.	2 - #5
	8" brick	8" X 2" X 16"	41"	#5 @32" O.C.	2 - #5

NOTE: Masonry walls over 6 feet in height shall be designed by a California Registered Civil or Structural Engineer.

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WALL CONSTRUCTION DETAIL
NOT TO SCALE

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