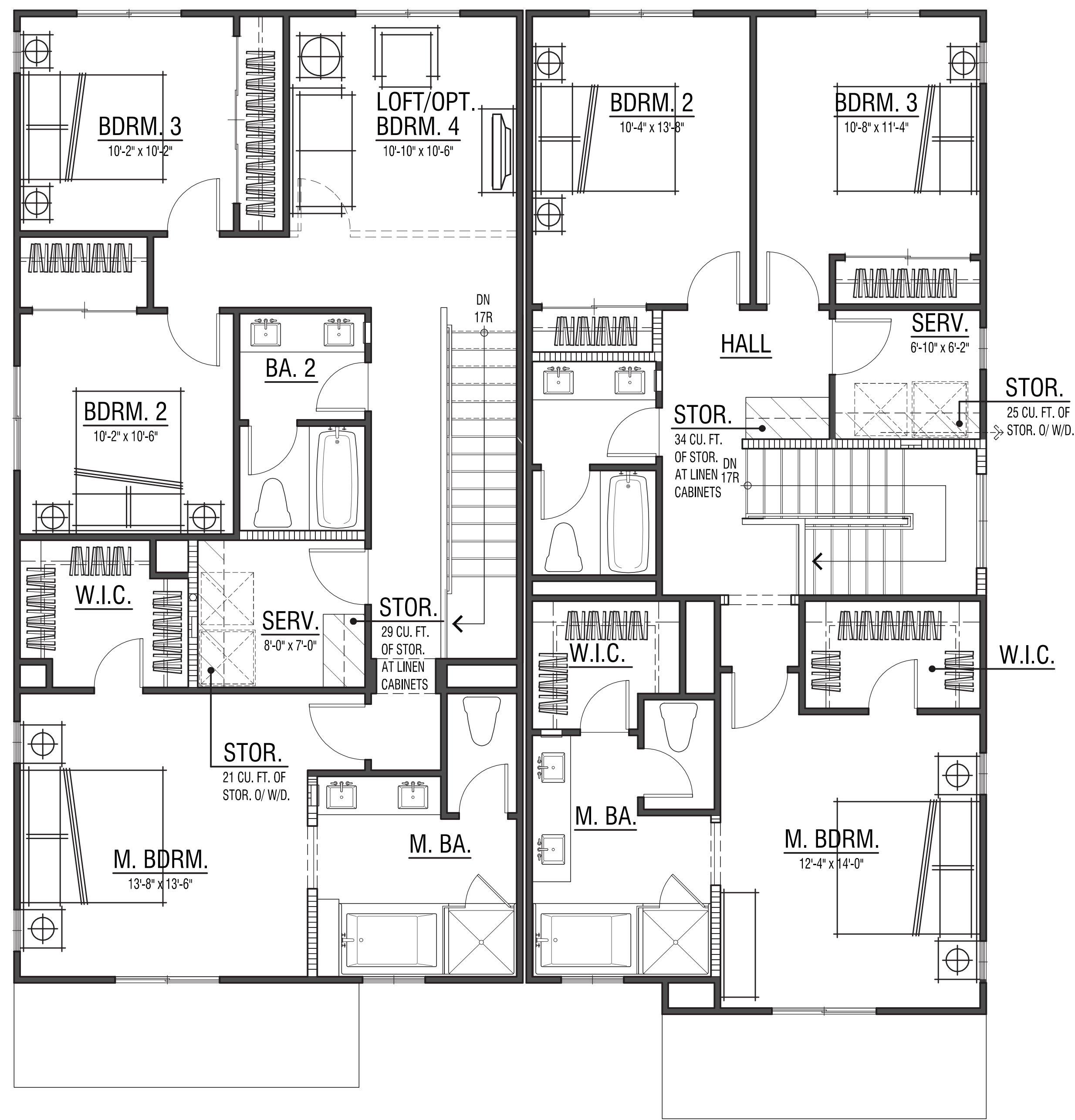
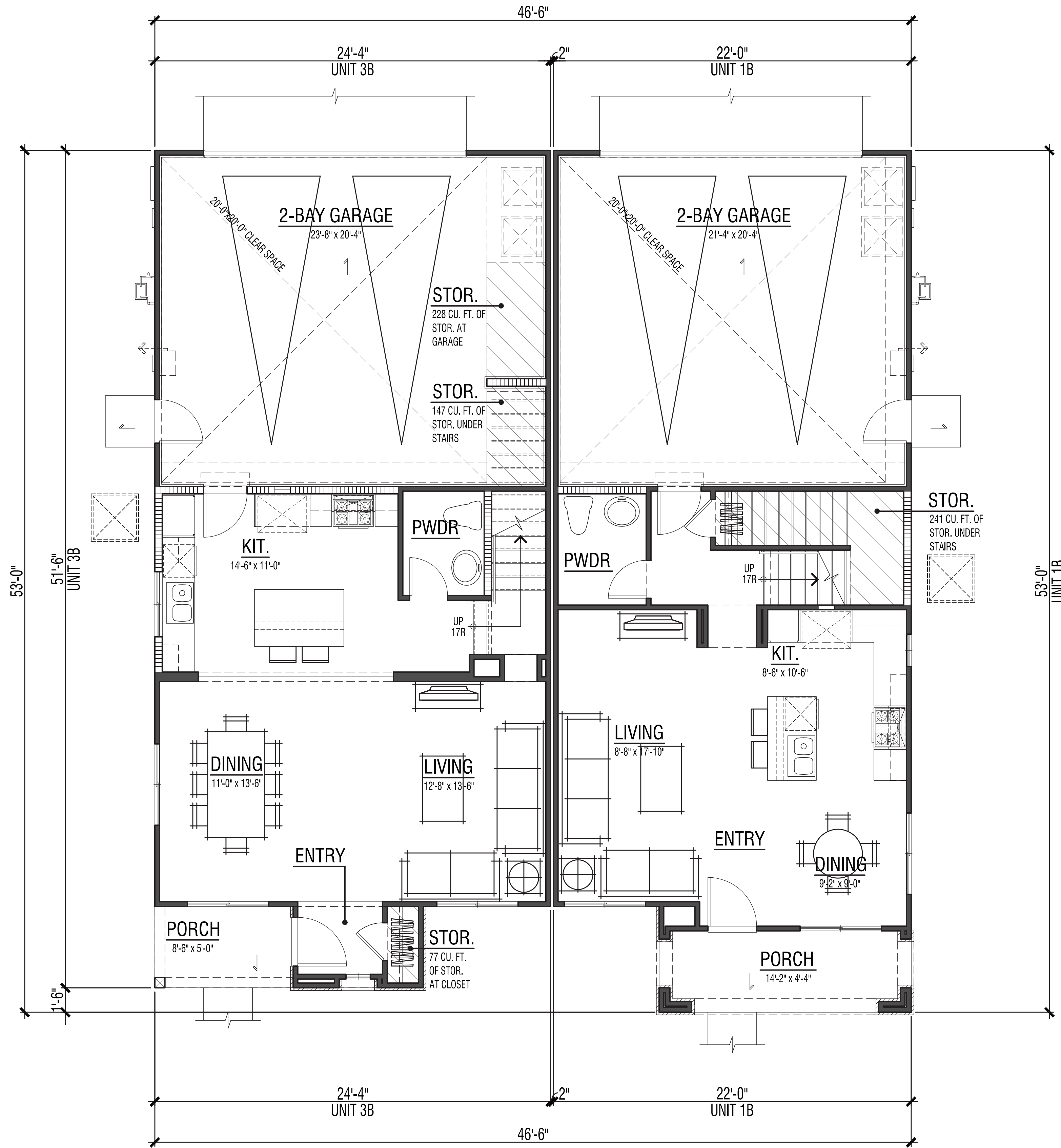




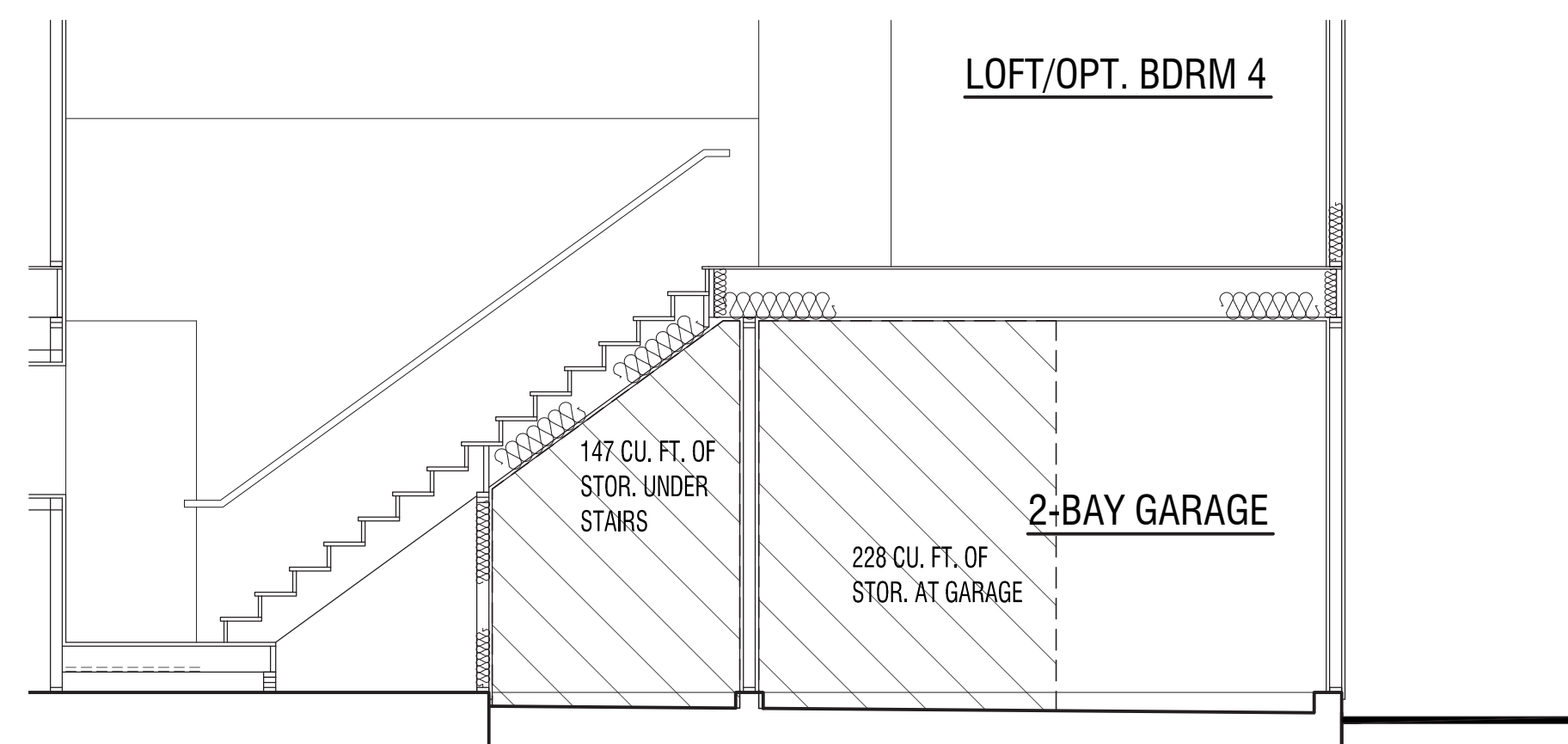
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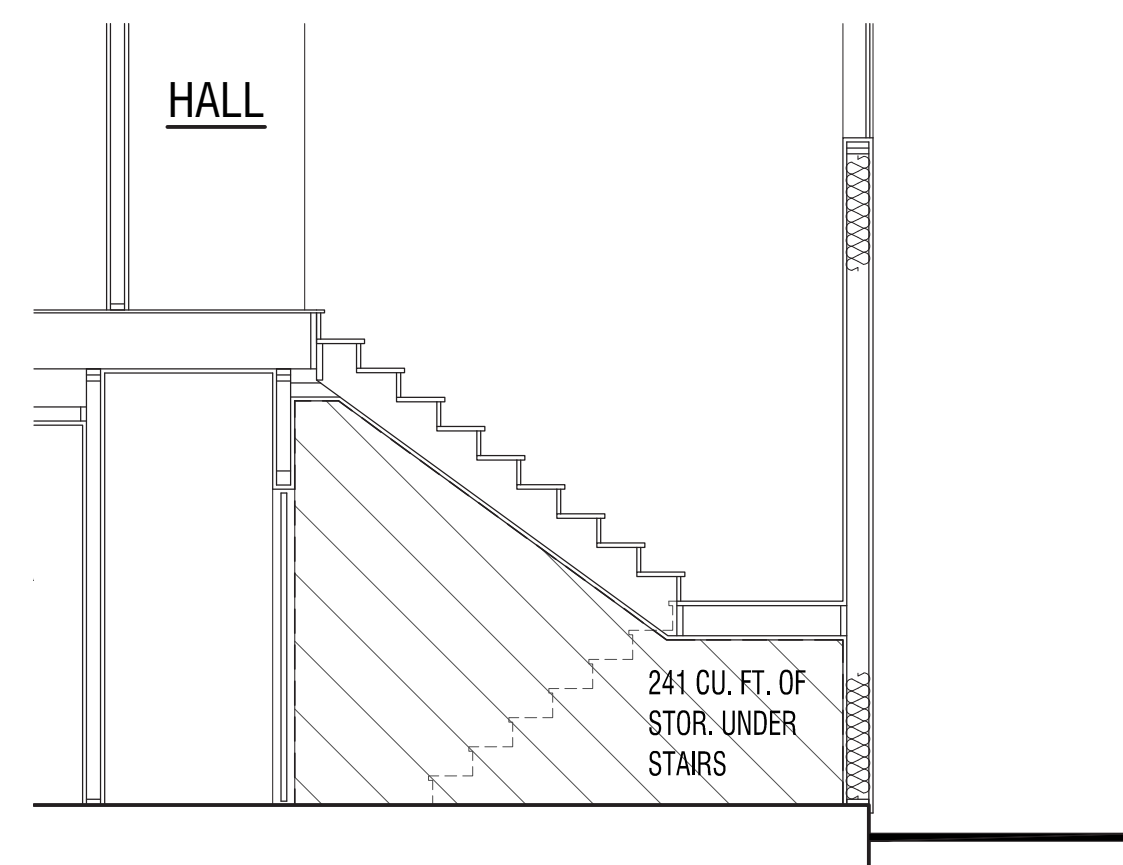
UNIT 3B UNIT 1B
 SECOND LEVEL COMPOSITE FLOOR PLAN



UNIT 3B UNIT 1B
 FIRST LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3B



STORAGE UNDER STAIRS - UNIT 1B

FLOOR AREA TABLE		PLAN 1B
FIRST LEVEL FLOOR PLAN		588 SQ. FT.
SECOND LEVEL FLOOR PLAN		973 SQ. FT.
TOTAL		1561 SQ. FT.
2-BAY GARAGE		455 SQ. FT.
PORCH		78 SQ. FT.
STORAGE PROVIDED (MIN. 250 CU. FT.)		300 CU. FT.
FLOOR AREA TABLE		PLAN 3B
FIRST LEVEL FLOOR PLAN		669 SQ. FT.
SECOND LEVEL FLOOR PLAN		1075 SQ. FT.
TOTAL		1743 SQ. FT.
2-BAY GARAGE		503 SQ. FT.
PORCH		43 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)		502 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

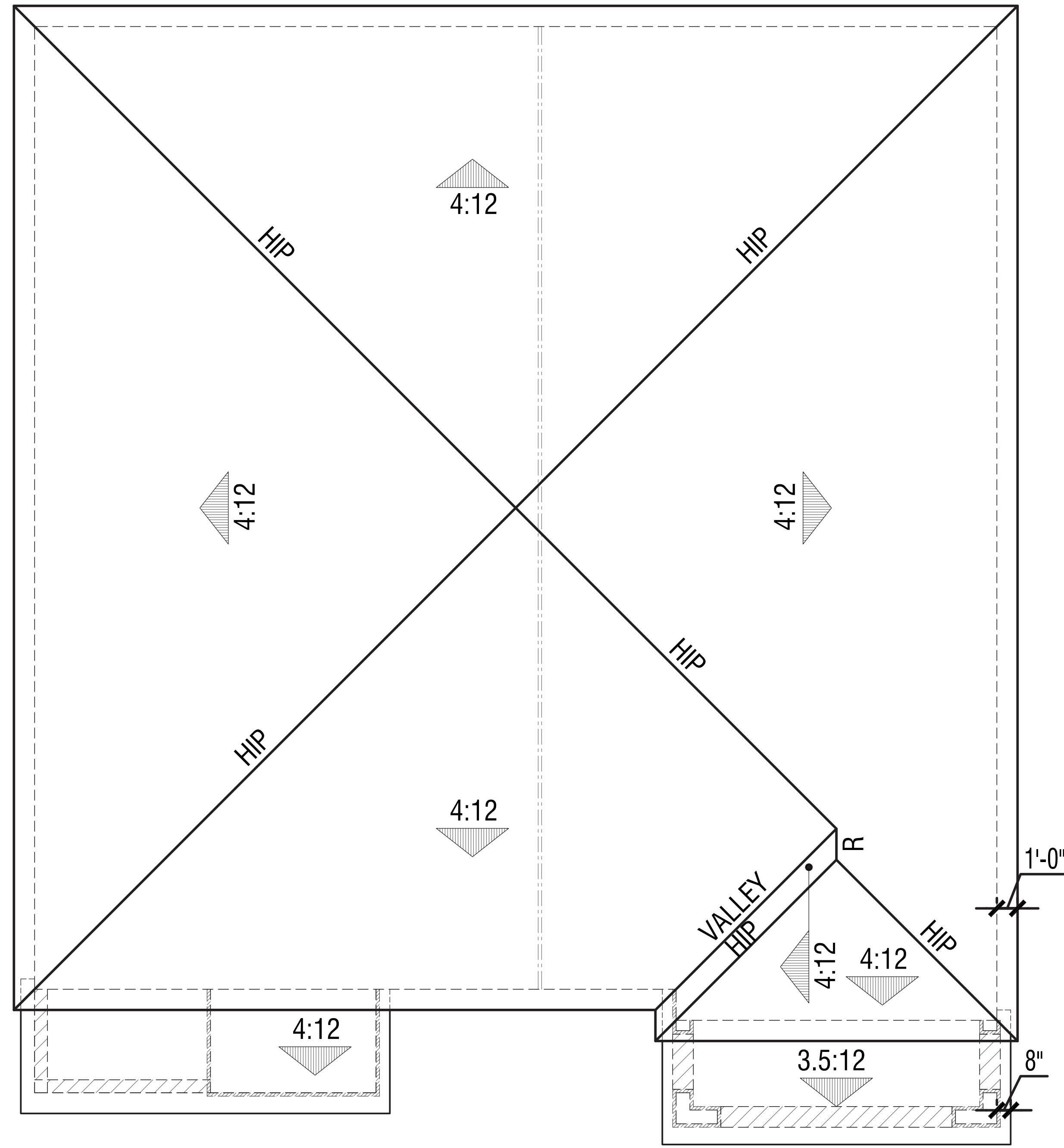
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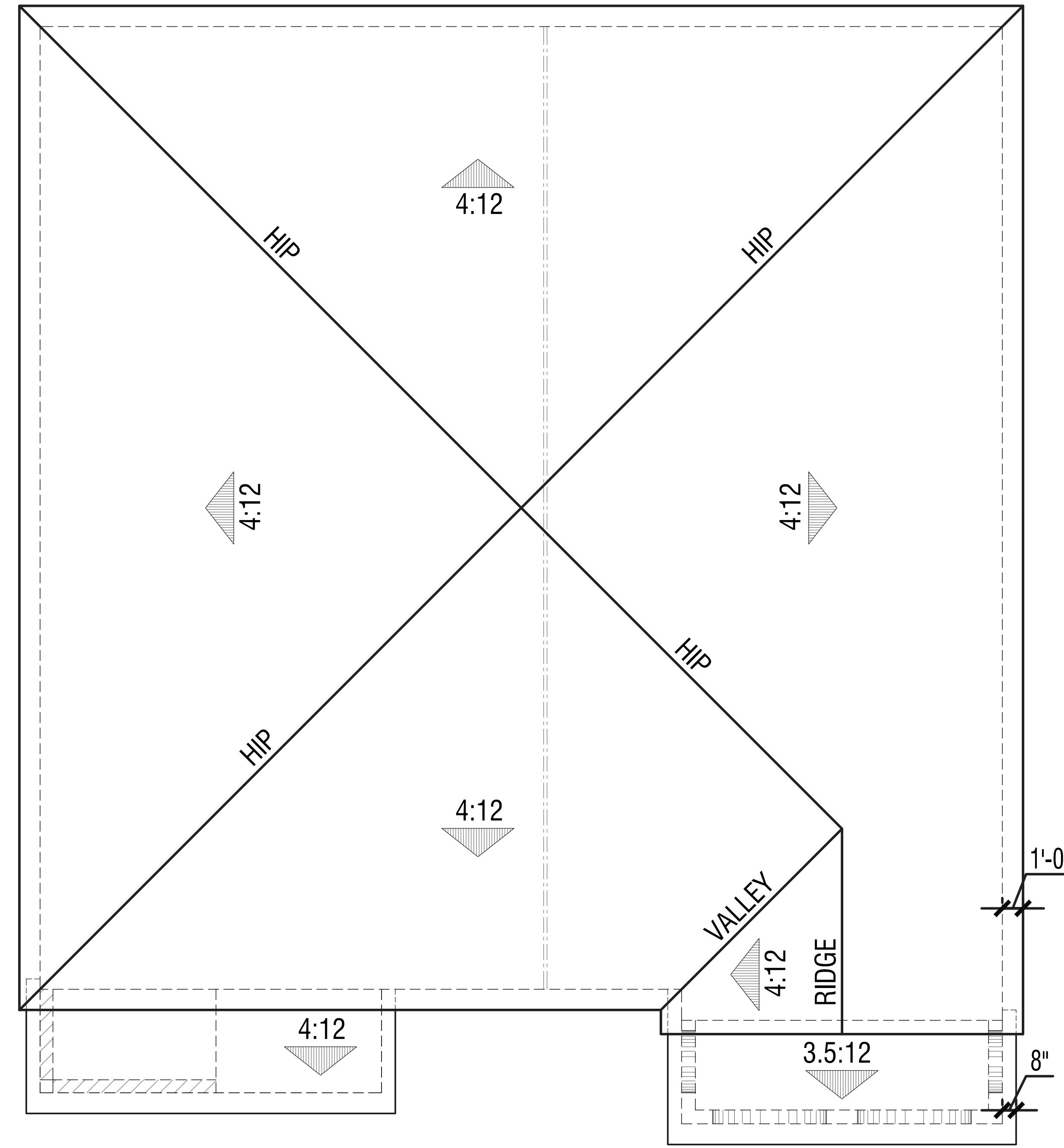
REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 100-B
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN

SHEET SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	02/29/16
SHEET:	A 1.2



UNIT 3B UNIT 1B
 COMPOSITE ROOF PLAN - BUILDING TYPE 100-B



UNIT 3A UNIT 1A
 COMPOSITE ROOF PLAN - BUILDING TYPE 100-A

PROJECT NO. DR15-0024

TRACT NO.
 TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)

DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

**BUILDING TYPE 100
 COMPOSITE ROOF PLANS**

SHEET SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 1.3



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 925 463 1700 fax 925 463 1725

ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - EXTERIOR WALL: STUCCO
- E - VENEER: MANUFACTURED STONE VENEER
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- NOTE: ENHANCED ELEVATIONS (SHOWN DASHED) SHALL BE LOT SPECIFIC - REFER TO CIVIL DWGS (ALL FACADES FACING PUBLIC VIEWS SHALL BE ENHANCED ELEVATIONS)
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - POST: 8X8 WOOD POST W/ DECORATIVE WOOD CORBEL
- J - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- K - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.

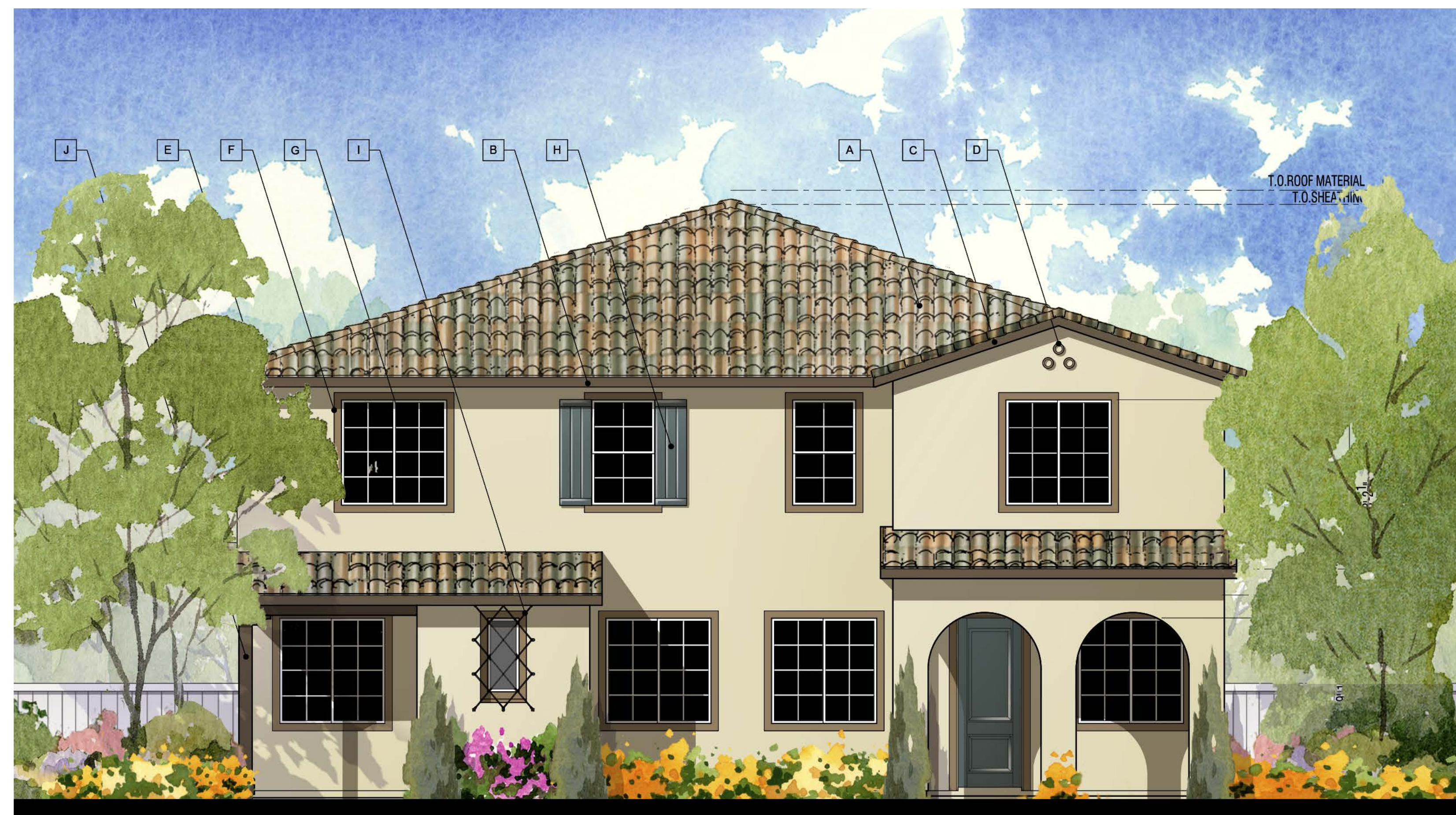


Note: Artist's conception; colors, materials and application may vary.

**BUILDING 100-B
TUSCAN (SCHEME 5)
FRONT**

ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - GABLE: DECORATIVE FOAM ACCENT PIPES
- E - EXTERIOR WALL: STUCCO
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- NOTE: ENHANCED ELEVATIONS (SHOWN DASHED) SHALL BE LOT SPECIFIC - REFER TO CIVIL DWGS (ALL FACADES FACING PUBLIC VIEWS SHALL BE ENHANCED ELEVATIONS)
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - METAL: DECORATIVE METAL GRILL AT WINDOW
- J - POST: 8X8 WOOD POST W/ DECORATIVE WOOD CORBEL
- K - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- L - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.



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**BUILDING 100-A
SPANISH ECLECTIC (SCHEME 8)
FRONT**

PROJECT NO. DR15-0024

TRACT NO.
TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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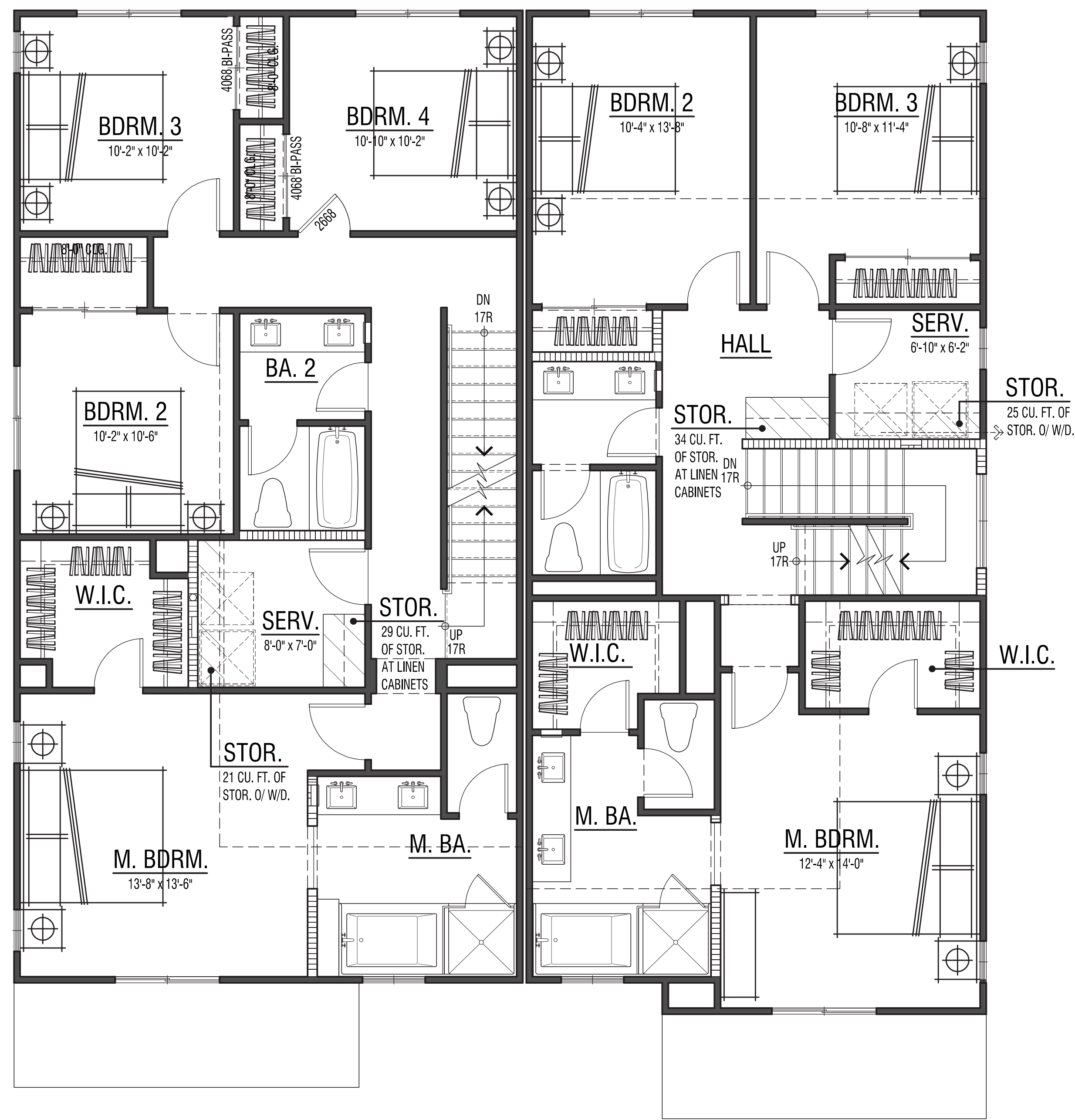
REVISIONS		
NO.	DATE	DESCRIPTION

**100-A & 100-B
FRONT ELEVATIONS**

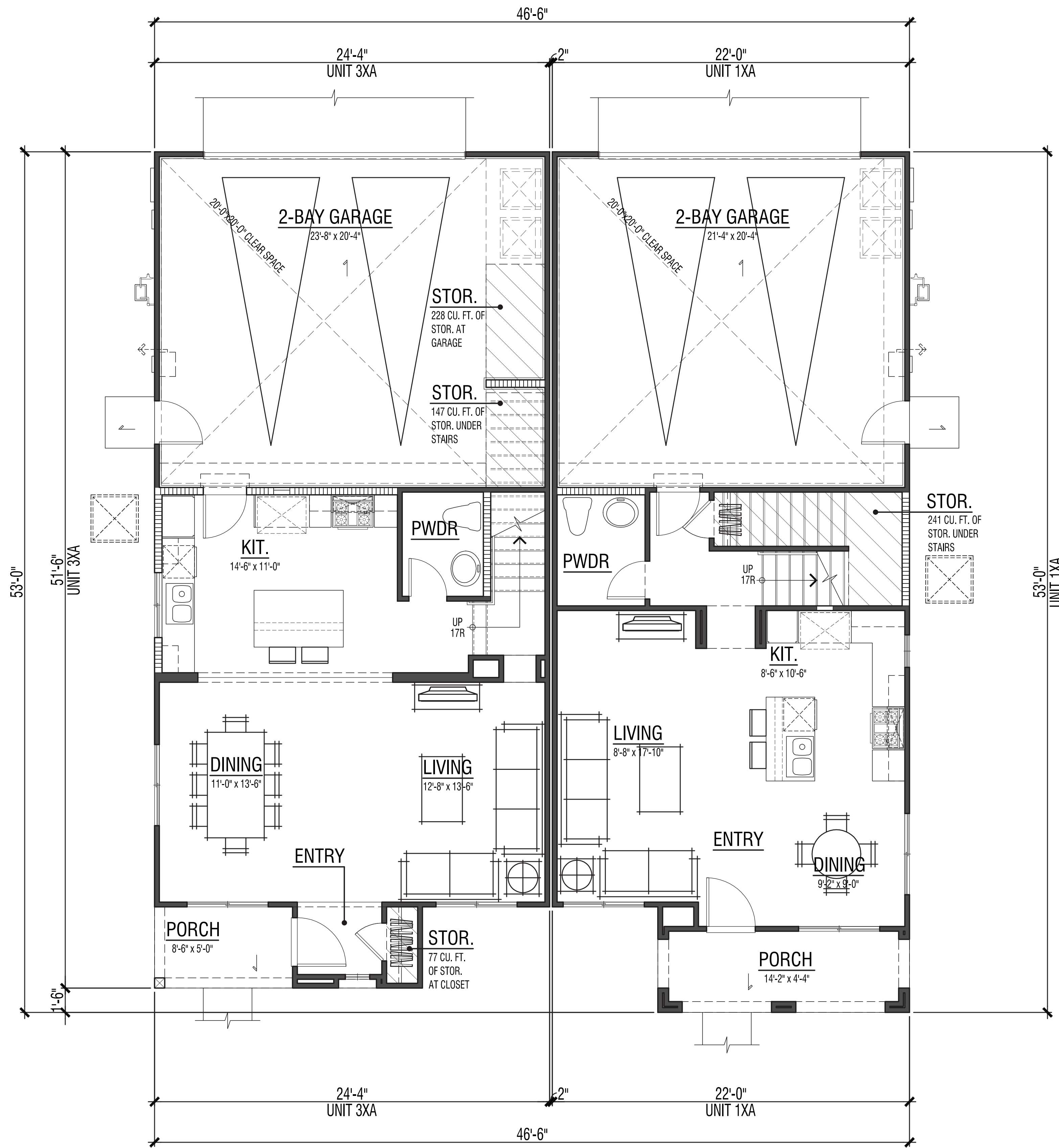
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PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 1.4



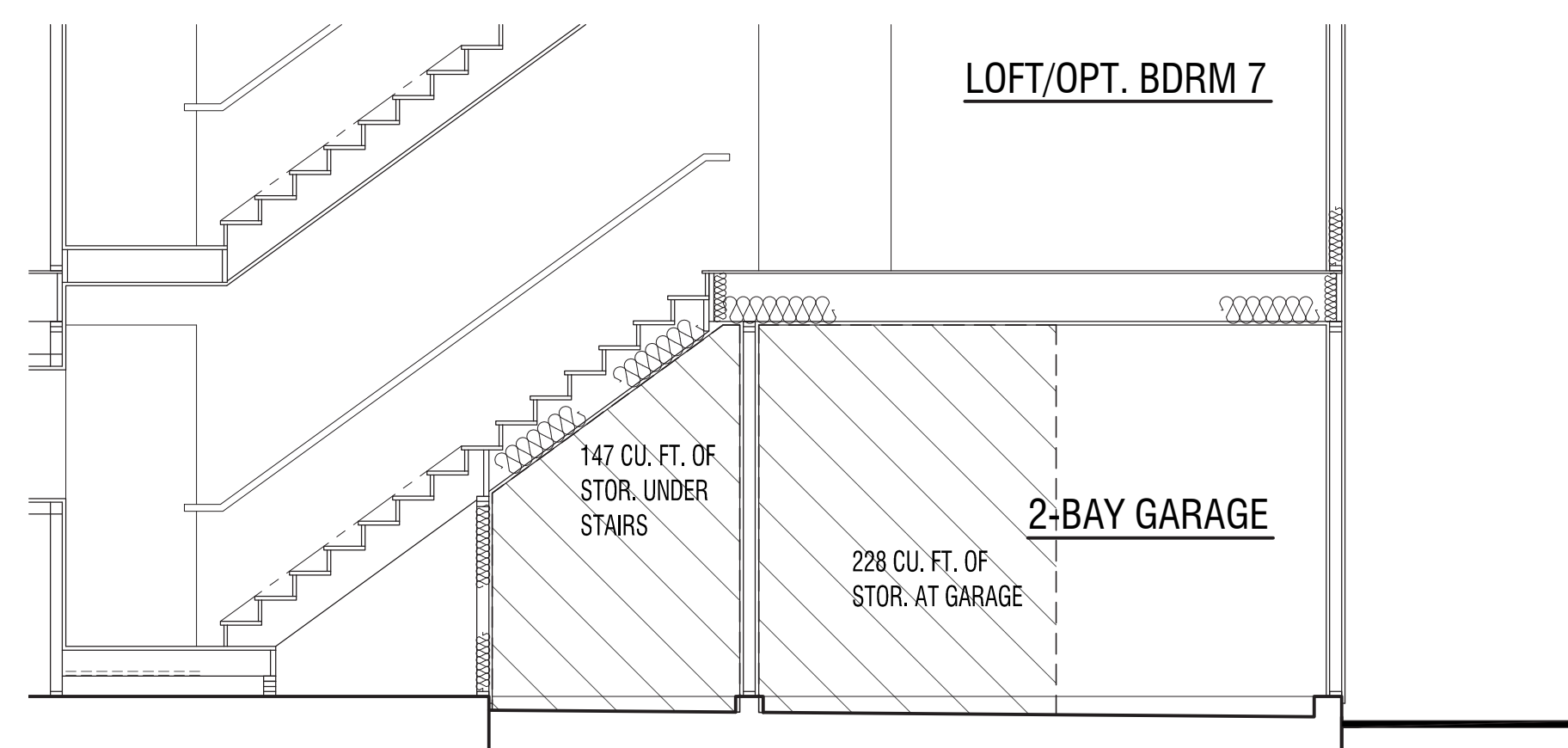
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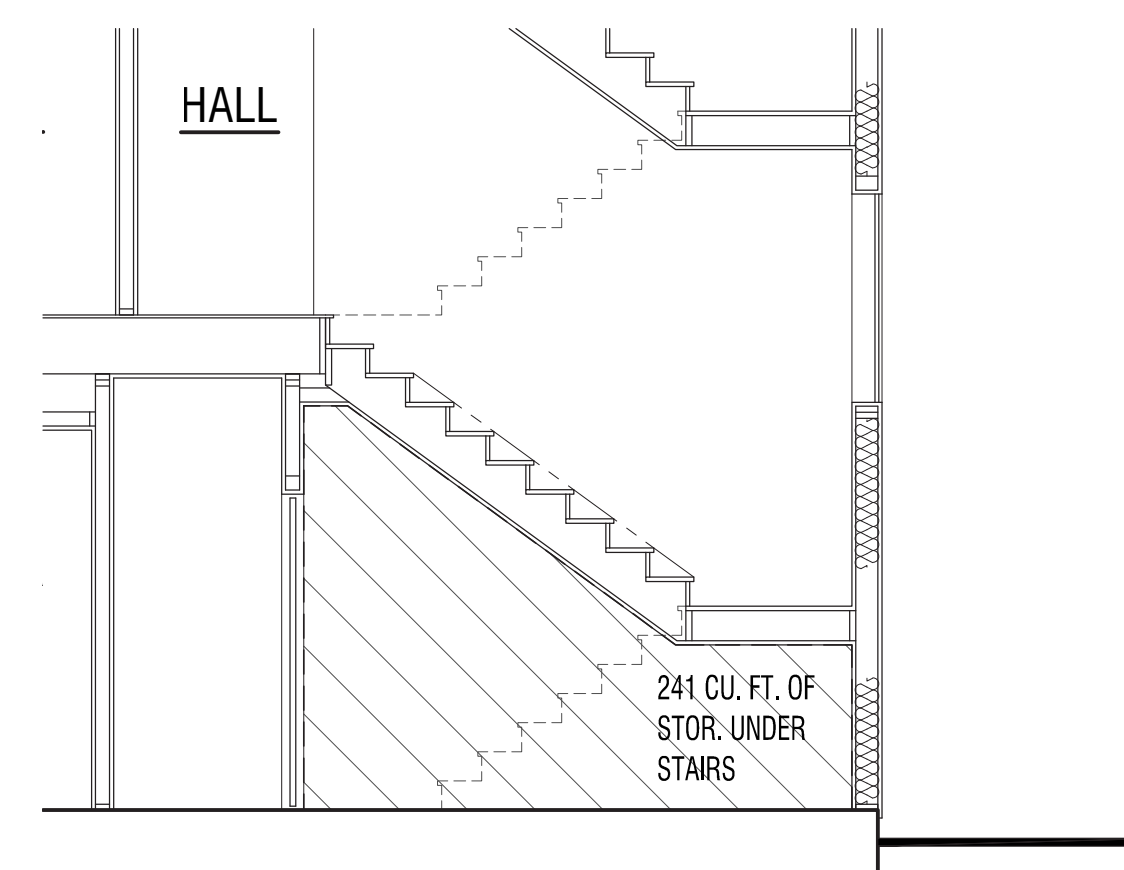
UNIT 3XA UNIT 1XA
 SECOND LEVEL COMPOSITE FLOOR PLAN



UNIT 3XA UNIT 1XA
 FIRST LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3XA



STORAGE UNDER STAIRS - UNIT 1XA

FLOOR AREA TABLE	PLAN 1XA
FIRST LEVEL FLOOR PLAN	588 SQ. FT.
SECOND LEVEL FLOOR PLAN	1043 SQ. FT.
THIRD LEVEL FLOOR PLAN	558 SQ. FT.
TOTAL	2189 SQ. FT.
2-BAY GARAGE	455 SQ. FT.
PORCH	77 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)	317 CU. FT.
FLOOR AREA TABLE	PLAN 3XA
FIRST LEVEL FLOOR PLAN	669 SQ. FT.
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.
THIRD LEVEL FLOOR PLAN	676 SQ. FT.
TOTAL	2476 SQ. FT.
2-BAY GARAGE	503 SQ. FT.
PORCH	42 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)	502 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

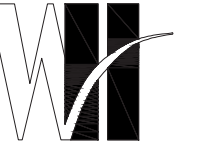
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REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 100X-A
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN
 (OPT. 3-STORY)

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
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UNIT 3XA

UNIT 1XA

THIRD LEVEL COMPOSITE FLOOR PLAN

FLOOR AREA TABLE		PLAN 1XA
FIRST LEVEL FLOOR PLAN	588 SQ. FT.	
SECOND LEVEL FLOOR PLAN	1043 SQ. FT.	
THIRD LEVEL FLOOR PLAN	558 SQ. FT.	
TOTAL	2189 SQ. FT.	
2-BAY GARAGE	455 SQ. FT.	
PORCH	77 SQ. FT.	
STORAGE PROVIDED (MIN. 300 CU. FT.)	317 CU. FT.	
FLOOR AREA TABLE		PLAN 3XA
FIRST LEVEL FLOOR PLAN	669 SQ. FT.	
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.	
THIRD LEVEL FLOOR PLAN	676 SQ. FT.	
TOTAL	2476 SQ. FT.	
2-BAY GARAGE	503 SQ. FT.	
PORCH	42 SQ. FT.	
STORAGE PROVIDED (MIN. 300 CU. FT.)	502 CU. FT.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO.
TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
DUPLEX

OTAY RANCH - VILLAGE 2
CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
SAN DIEGO, CALIFORNIA

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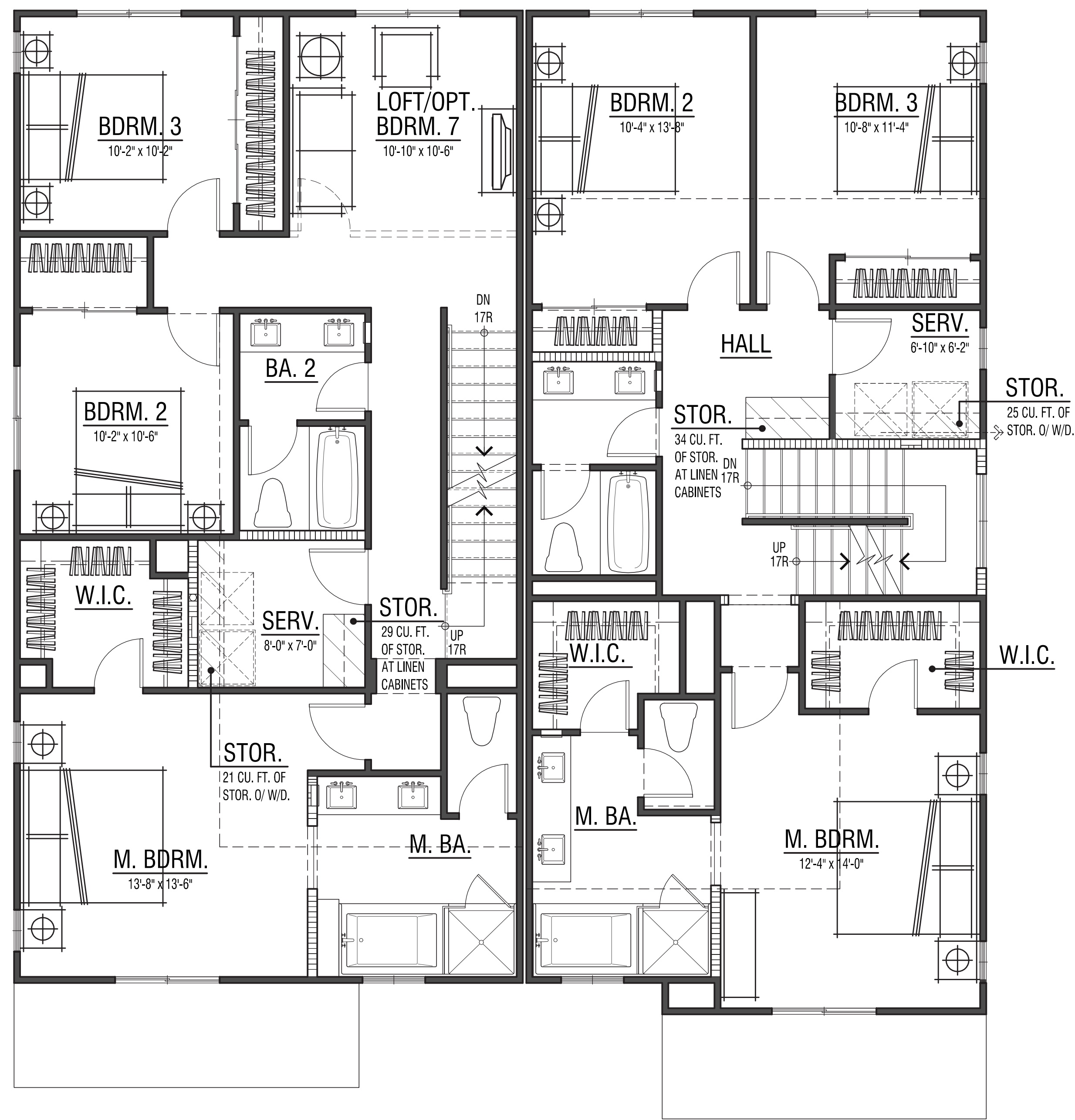
NO.	DATE	DESCRIPTION

BUILDING TYPE 100X-A
3RD LEVEL
COMPOSITE FLOOR PLAN
(OPT. 3-STORY)

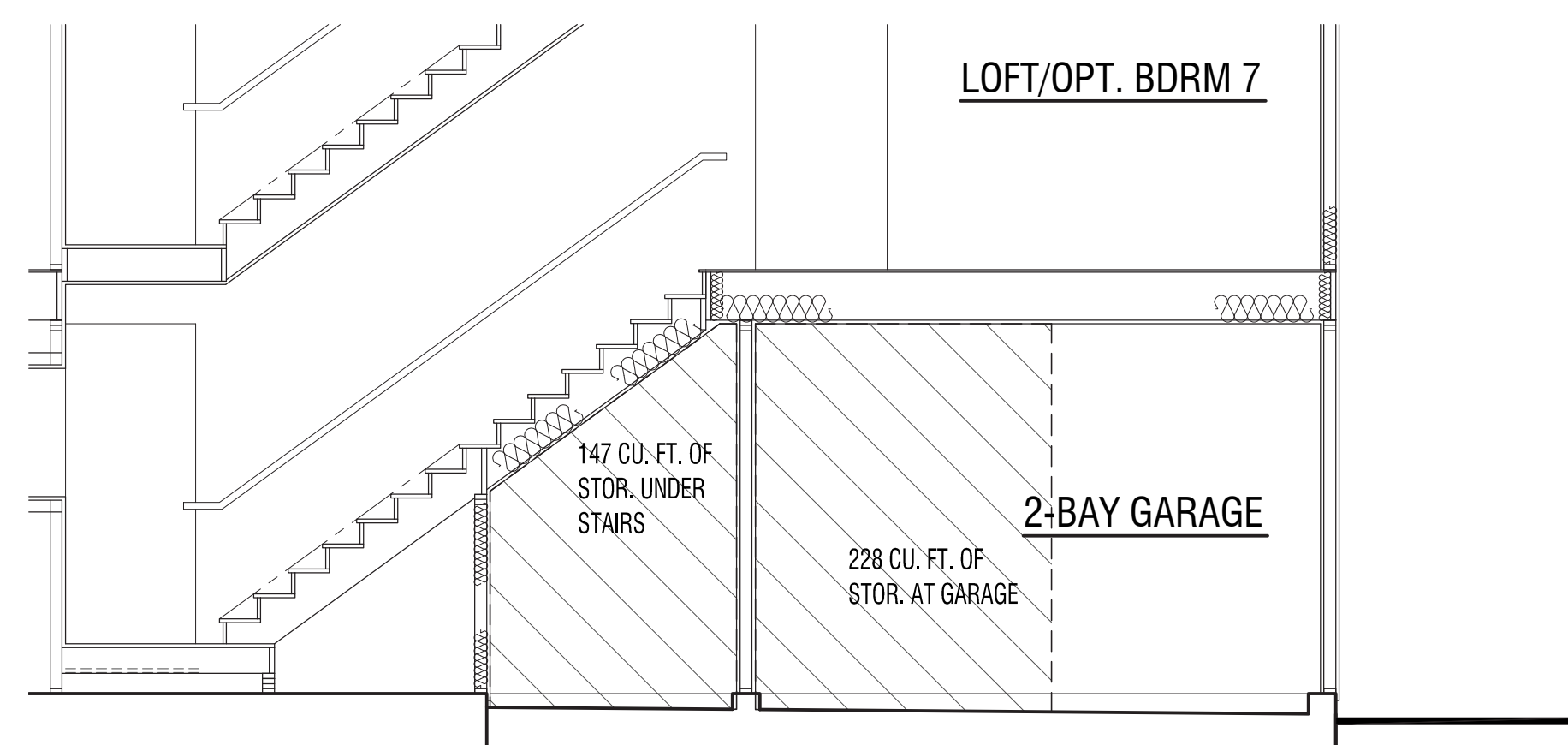
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PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 1.2X



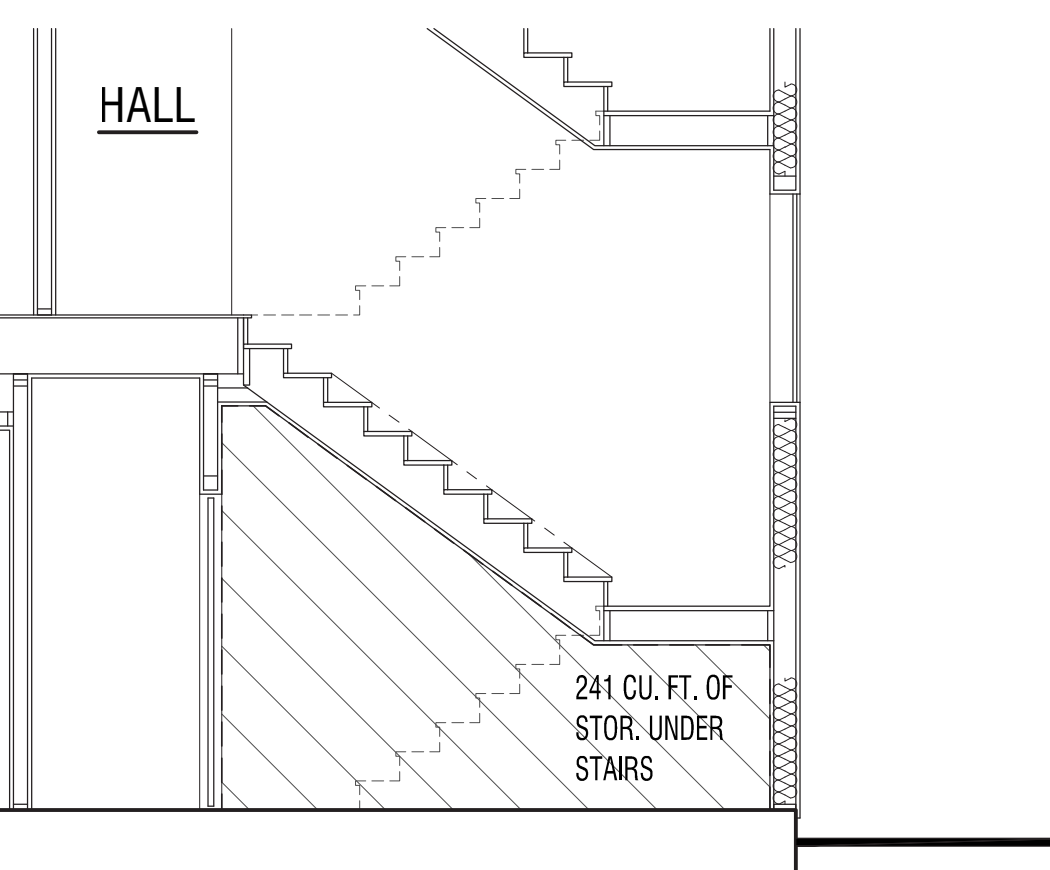
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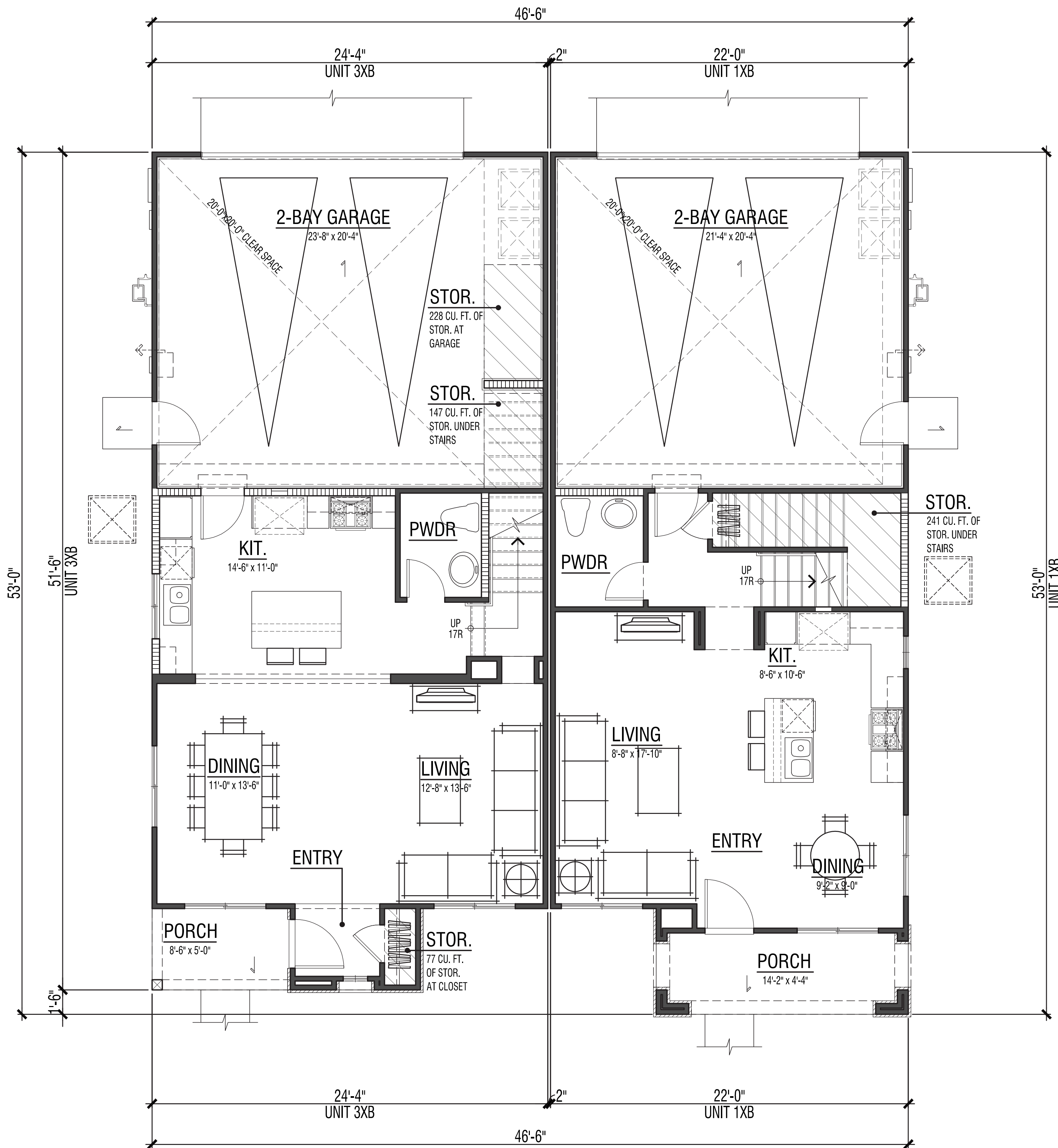
UNIT 3XB UNIT 1XB
 SECOND LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3XB



STORAGE UNDER STAIRS - UNIT 1XB



UNIT 3XB UNIT 1XB
 FIRST LEVEL COMPOSITE FLOOR PLAN

FLOOR AREA TABLE	PLAN 1XB
FIRST LEVEL FLOOR PLAN	588 SQ. FT.
SECOND LEVEL FLOOR PLAN	1042 SQ. FT.
THIRD LEVEL FLOOR PLAN	558 SQ. FT.
TOTAL	2188 SQ. FT.
2-BAY GARAGE	455 SQ. FT.
PORCH	78 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)	317 CU. FT.
FLOOR AREA TABLE	PLAN 3XB
FIRST LEVEL FLOOR PLAN	669 SQ. FT.
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.
THIRD LEVEL FLOOR PLAN	676 SQ. FT.
TOTAL	2476 SQ. FT.
2-BAY GARAGE	503 SQ. FT.
PORCH	43 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)	502 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO.
 TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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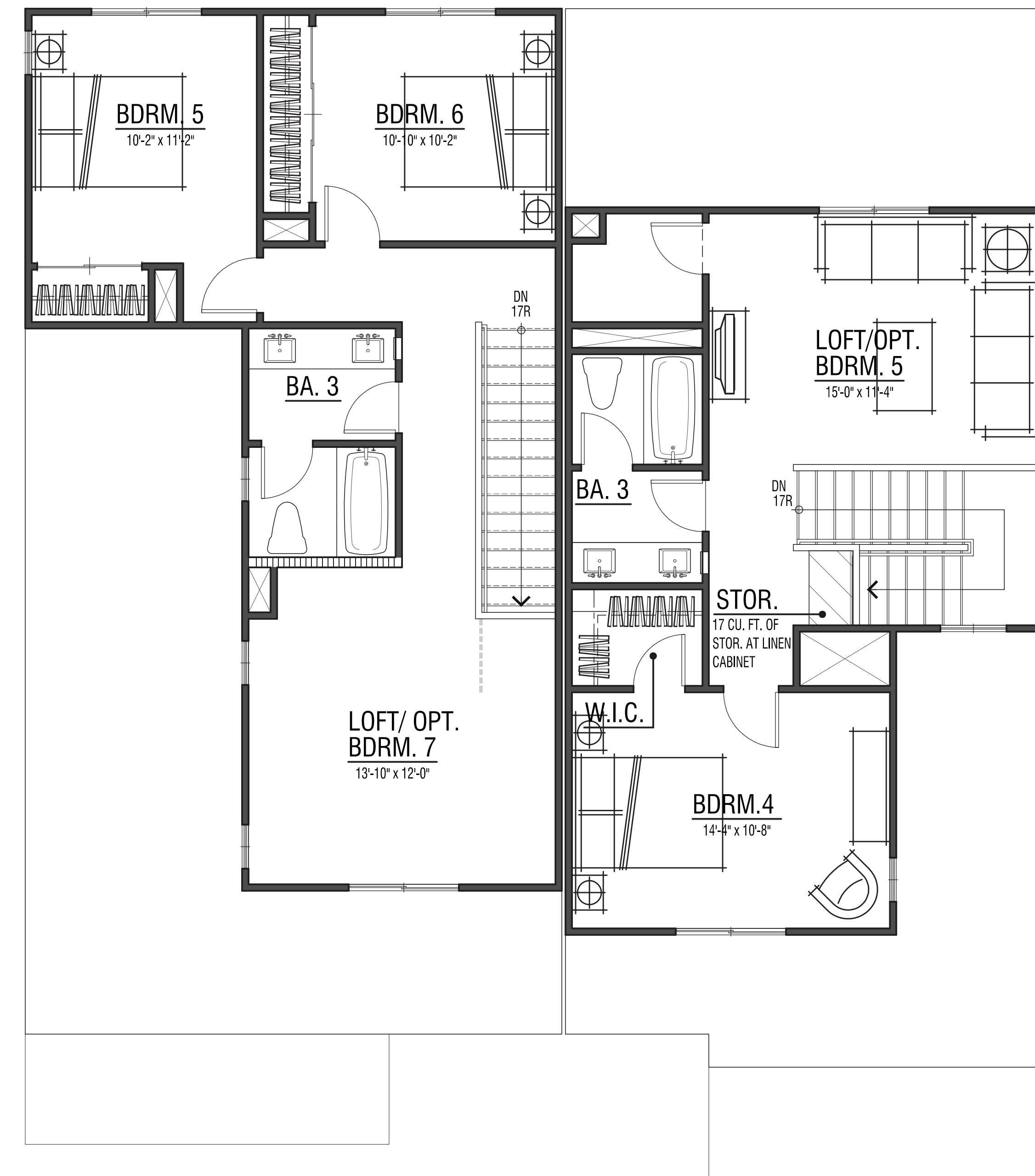
REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 100X-B
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN
 (OPT. 3-STORY)

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
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UNIT 3XB

UNIT 1XB

THIRD LEVEL COMPOSITE FLOOR PLAN

FLOOR AREA TABLE		PLAN 1XB
FIRST LEVEL FLOOR PLAN	588 SQ. FT.	
SECOND LEVEL FLOOR PLAN	1042 SQ. FT.	
THIRD LEVEL FLOOR PLAN	558 SQ. FT.	
TOTAL	2189 SQ. FT.	
2-BAY GARAGE	455 SQ. FT.	
PORCH	78 SQ. FT.	
STORAGE PROVIDED (MIN. 300 CU. FT.)	317 CU. FT.	
FLOOR AREA TABLE		PLAN 3XB
FIRST LEVEL FLOOR PLAN	669 SQ. FT.	
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.	
THIRD LEVEL FLOOR PLAN	676 SQ. FT.	
TOTAL	2476 SQ. FT.	
2-BAY GARAGE	503 SQ. FT.	
PORCH	43 SQ. FT.	
STORAGE PROVIDED (MIN. 300 CU. FT.)	502 CU. FT.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO.
TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
DUPLEX

OTAY RANCH - VILLAGE 2
CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
SAN DIEGO, CALIFORNIA

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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 100X-B
3RD LEVEL
COMPOSITE FLOOR PLAN
(OPT. 3-STORY)

SHEET SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
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 925 463 1700 fax 925 463 1725



ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - EXTERIOR WALL: STUCCO
- E - VENEER: MANUFACTURED STONE VENEER
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- NOTE: ENHANCED ELEVATIONS (SHOWN DASHED) SHALL BE LOT SPECIFIC - REFER TO CIVIL DWGS (ALL FACADES FACING PUBLIC VIEWS SHALL BE ENHANCED ELEVATIONS)
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - POST: 8X8 WOOD POST W/ DECORATIVE WOOD CORBEL
- J - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- K - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.

Note: Artist's conception; colors, materials and application may vary.

BUILDING 100X-B
 TUSCAN (SCHEME 6)
 FRONT

PROJECT NO. DR15-0024

TRACT NO.
 TWO-FAMILY DWELLINGS



ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - GABLE: DECORATIVE FOAM ACCENT PIPES
- E - EXTERIOR WALL: STUCCO
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- NOTE: ENHANCED ELEVATIONS (SHOWN DASHED) SHALL BE LOT SPECIFIC - REFER TO CIVIL DWGS (ALL FACADES FACING PUBLIC VIEWS SHALL BE ENHANCED ELEVATIONS)
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - METAL: DECORATIVE METAL GRILL AT WINDOW
- J - POST: 8X8 WOOD POST W/ DECORATIVE WOOD CORBEL
- K - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- L - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.

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BUILDING 100X-A
 SPANISH ECLECTIC (SCHEME 4)
 FRONT

LOVINA / R-17B(b)
 DUPLEX

OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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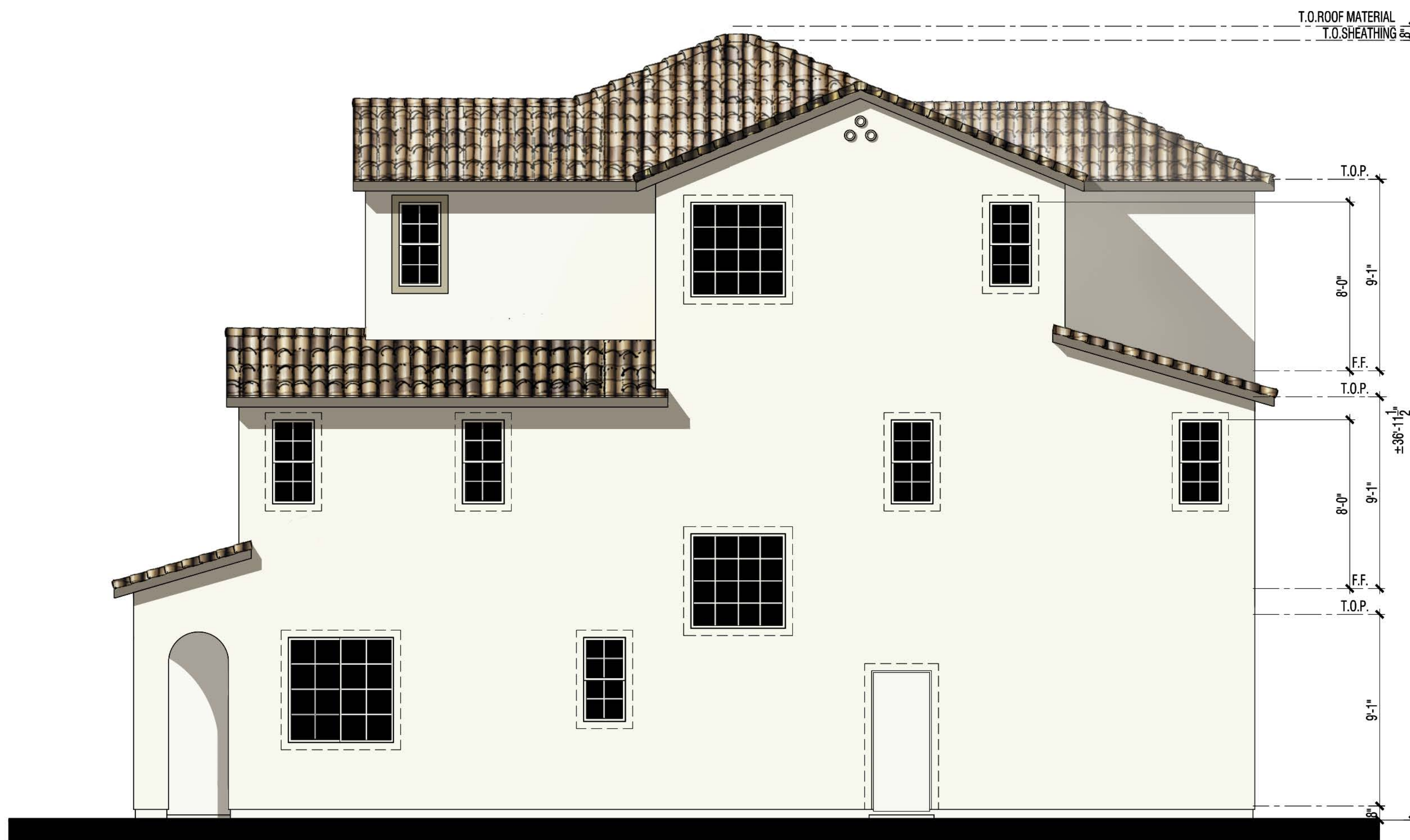
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

TYPE
 100X-A & 100X-B
 FRONT ELEVATIONS
 (OPT. 3-STORY)

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 1.6X



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Note: Artist's conception; colors, materials and application may vary.

ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - GABLE: DECORATIVE FOAM ACCENT PIPES
- E - EXTERIOR WALL: STUCCO
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - METAL: DECORATIVE METAL GRILL AT WINDOW
- J - POST: 8X8 WOOD POST W/ DECORATIVE WOOD CORBEL
- K - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- L - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.

**BUILDING 100X-A
SPANISH ECLECTIC (SCHEME 4)
FRONT**

PROJECT NO. DR15-0024

TRACT NO.
TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA
 HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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REVISIONS

NO.	DATE	DESCRIPTION

**BUILDING TYPE 100X-A
EXTERIOR ELEVATIONS
(OPT. 3-STORY)**

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	02/29/16
SHEET:	A 1.7X



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LEFT

Note: Artist's conception; colors, materials and application may vary.

ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - EXTERIOR WALL: STUCCO
- E - VENEER: MANUFACTURED STONE VENEER
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - POST: 8X8 WOOD POST W/ DECORATIVE WOOD CORBEL
- J - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- K - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.

**BUILDING 100X-B
TUSCAN (SCHEME 6)
FRONT**

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925 463 1700 fax 925 463 1725

PROJECT NO. DR15-0024

TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
DUPLX
OTAY RANCH - VILLAGE 2
CHULA VISTA, CALIFORNIA
HERITAGE BUILDING & DEVELOPMENT
SAN DIEGO, CALIFORNIA

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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

**BUILDING TYPE 100X-B
EXTERIOR ELEVATIONS
(OPT. 3-STORY)**

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 1.8X



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PROJECT NO. DR15-0024

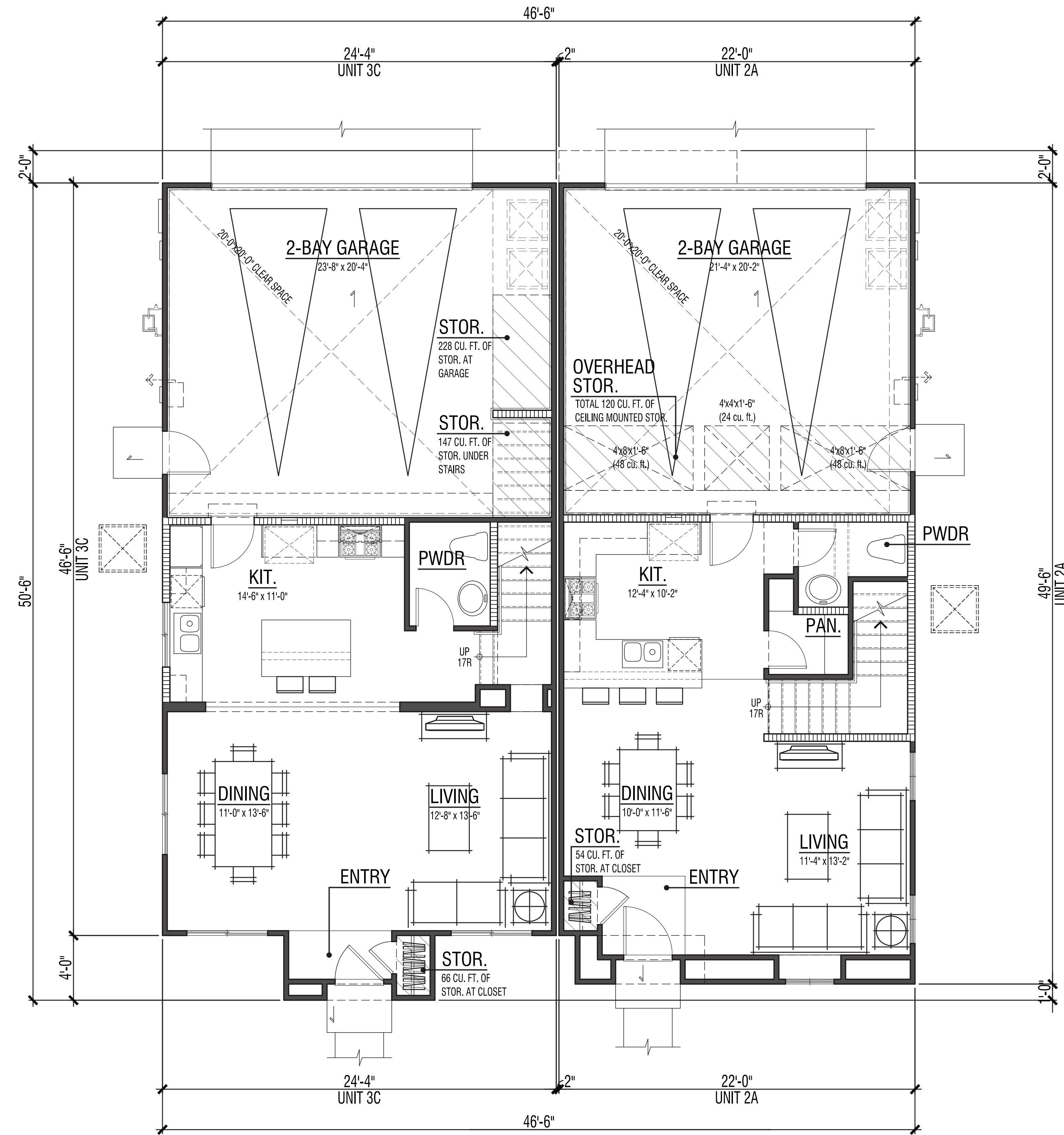
TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

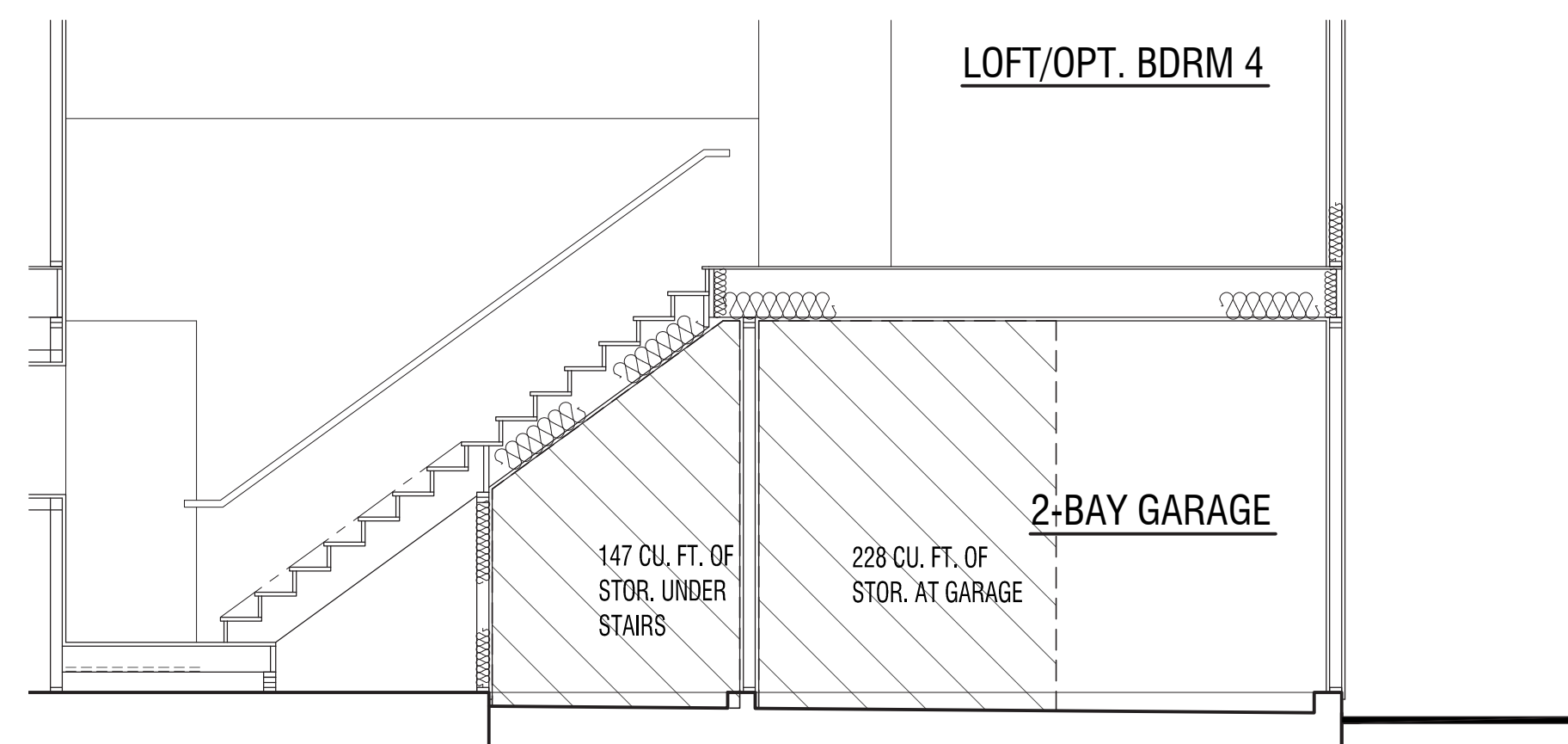
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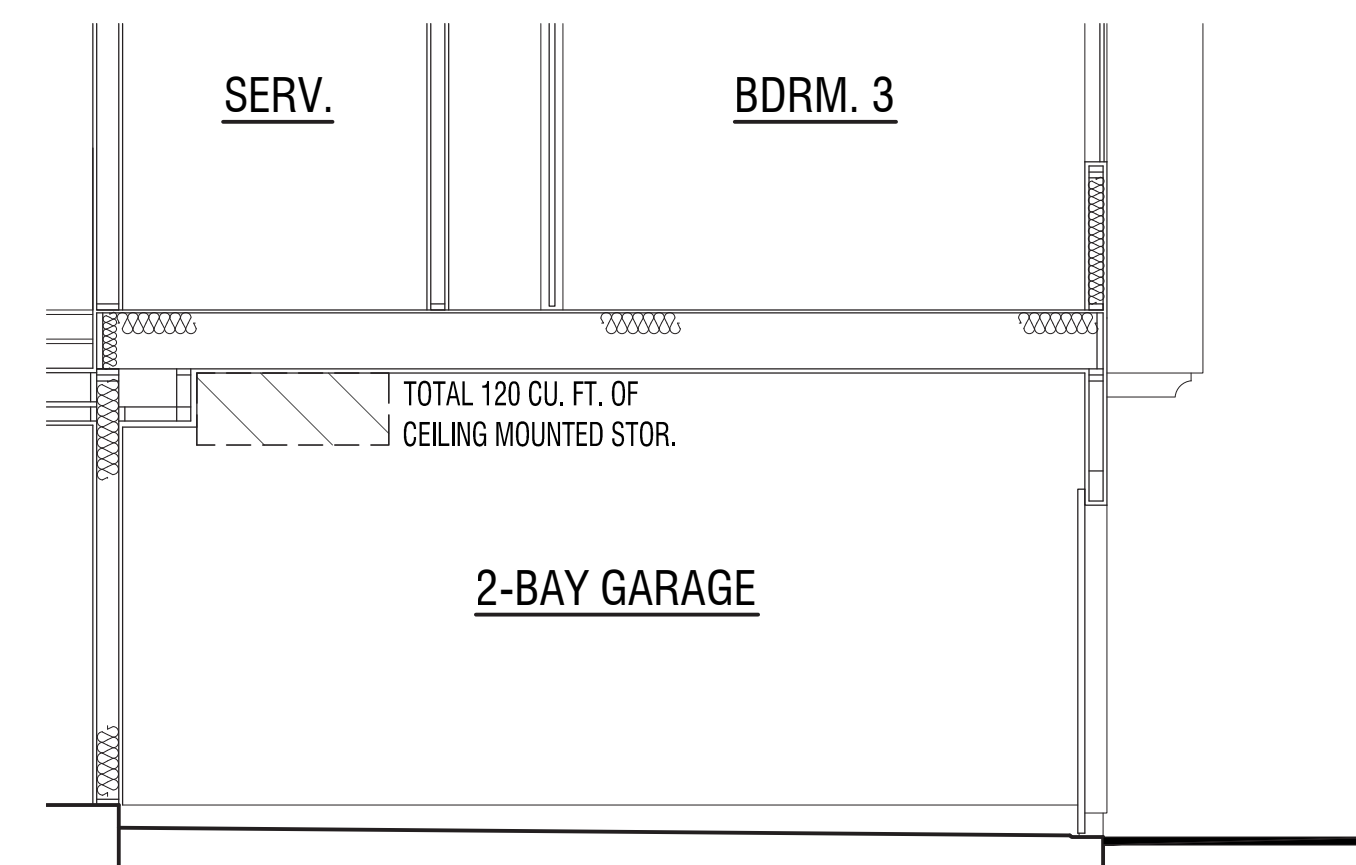
UNIT 3C UNIT 2A
 SECOND LEVEL COMPOSITE FLOOR PLAN



UNIT 3C UNIT 2A
 FIRST LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3C



STORAGE AT GARAGE - UNIT 2A

FLOOR AREA TABLE		PLAN 2A
FIRST LEVEL FLOOR PLAN		601 SQ. FT.
SECOND LEVEL FLOOR PLAN		1013 SQ. FT.
TOTAL		1614 SQ. FT.
2-BAY GARAGE		451 SQ. FT.
STORAGE PROVIDED (MIN. 250 CU. FT.)		267 CU. FT.
FLOOR AREA TABLE		PLAN 3C
FIRST LEVEL FLOOR PLAN		659 SQ. FT.
SECOND LEVEL FLOOR PLAN		1075 SQ. FT.
TOTAL		1734 SQ. FT.
2-BAY GARAGE		503 SQ. FT.
PORCH		-
STORAGE PROVIDED (MIN. 300 CU. FT.)		491 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 200-A
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	02/29/16
SHEET:	A 2.1



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PROJECT NO. DR15-0024

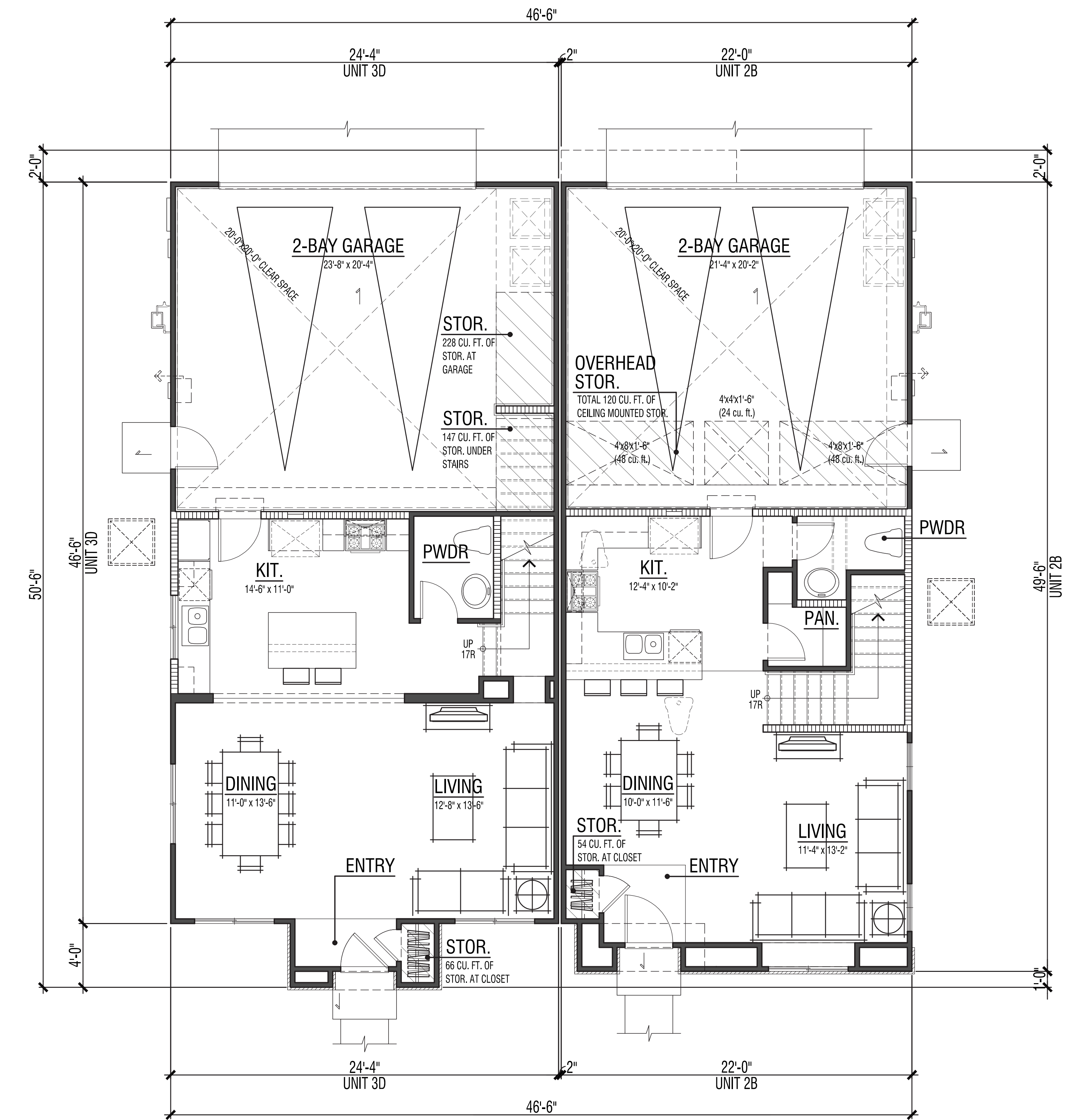
TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

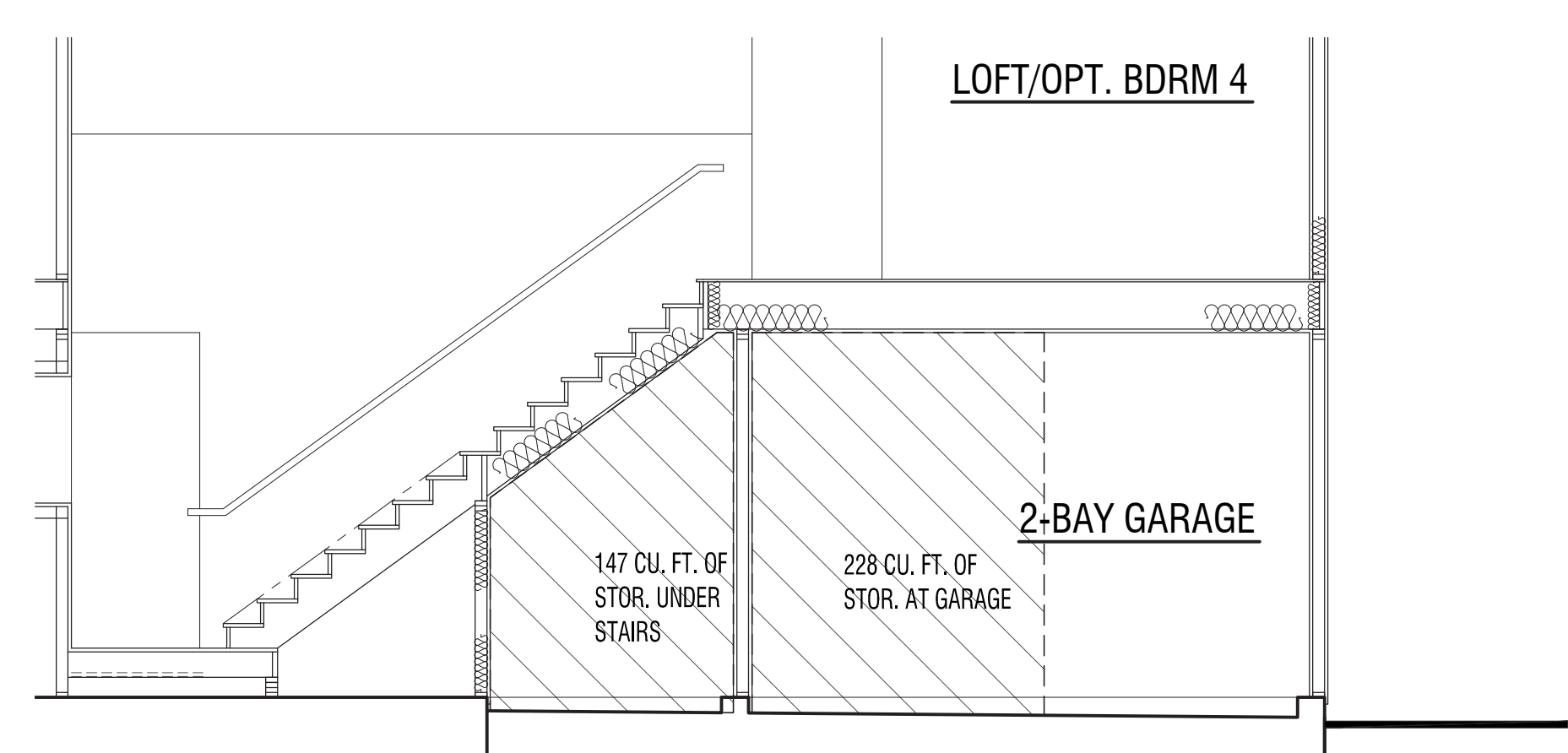
HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA



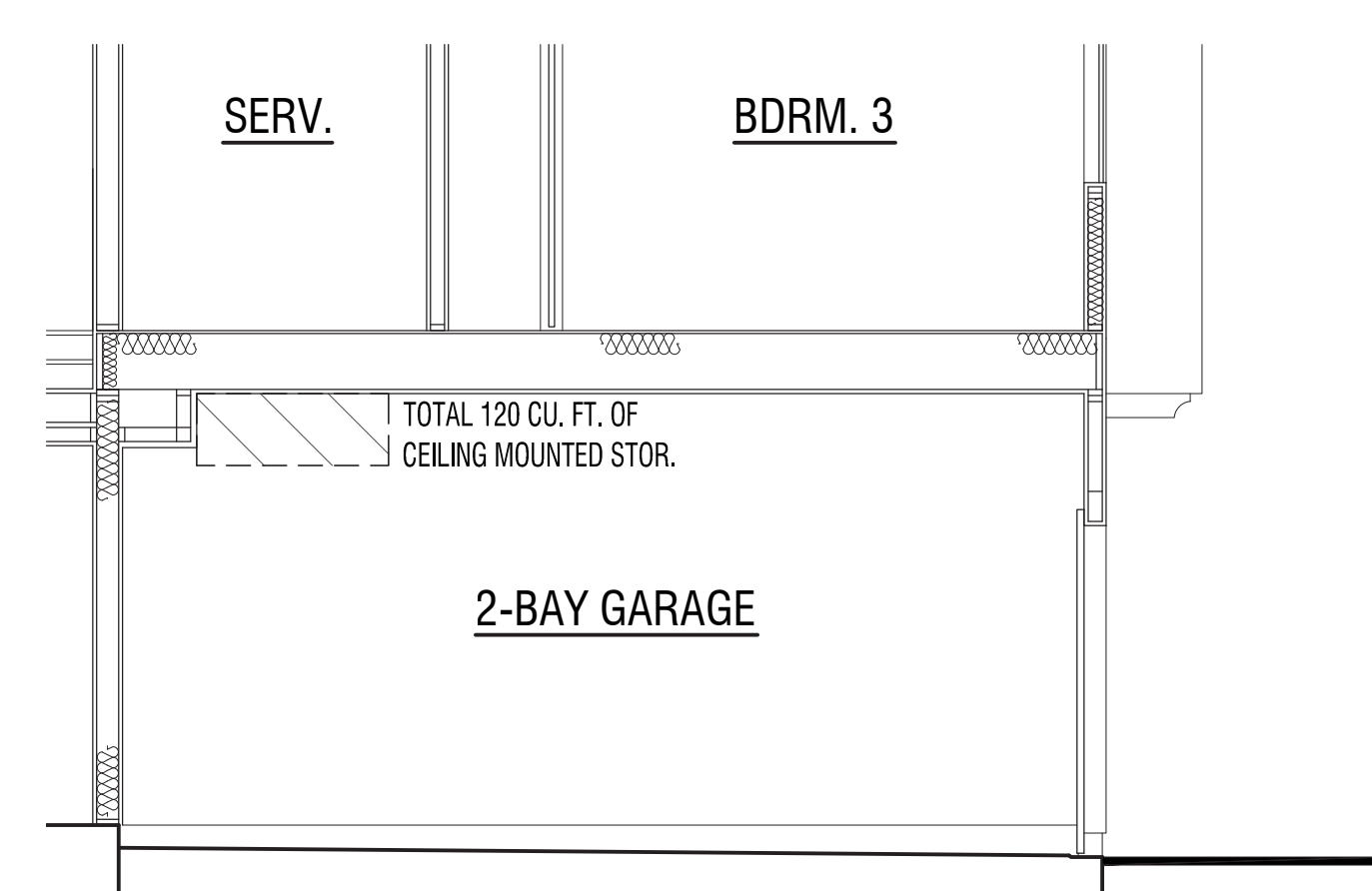
UNIT 3D UNIT 2B
 SECOND LEVEL COMPOSITE FLOOR PLAN



UNIT 3D UNIT 2B
 FIRST LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3D



STORAGE AT GARAGE - UNIT 2B

FLOOR AREA TABLE		PLAN 2B
FIRST LEVEL FLOOR PLAN		601 SQ. FT.
SECOND LEVEL FLOOR PLAN		1013 SQ. FT.
TOTAL		1614 SQ. FT.
2-BAY GARAGE		451 SQ. FT.
STORAGE PROVIDED (MIN. 250 CU. FT.)		267 CU. FT.
FLOOR AREA TABLE		PLAN 3D
FIRST LEVEL FLOOR PLAN		659 SQ. FT.
SECOND LEVEL FLOOR PLAN		1075 SQ. FT.
TOTAL		1734 SQ. FT.
2-BAY GARAGE		503 SQ. FT.
PORCH		-
STORAGE PROVIDED (MIN. 300 CU. FT.)		491 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 200-B
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	02/29/16
SHEET:	A 2.2



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PROJECT NO. DR15-0024

TRACT NO.
TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
DUPLEX

OTAY RANCH - VILLAGE 2
CHULA VISTA, CALIFORNIA

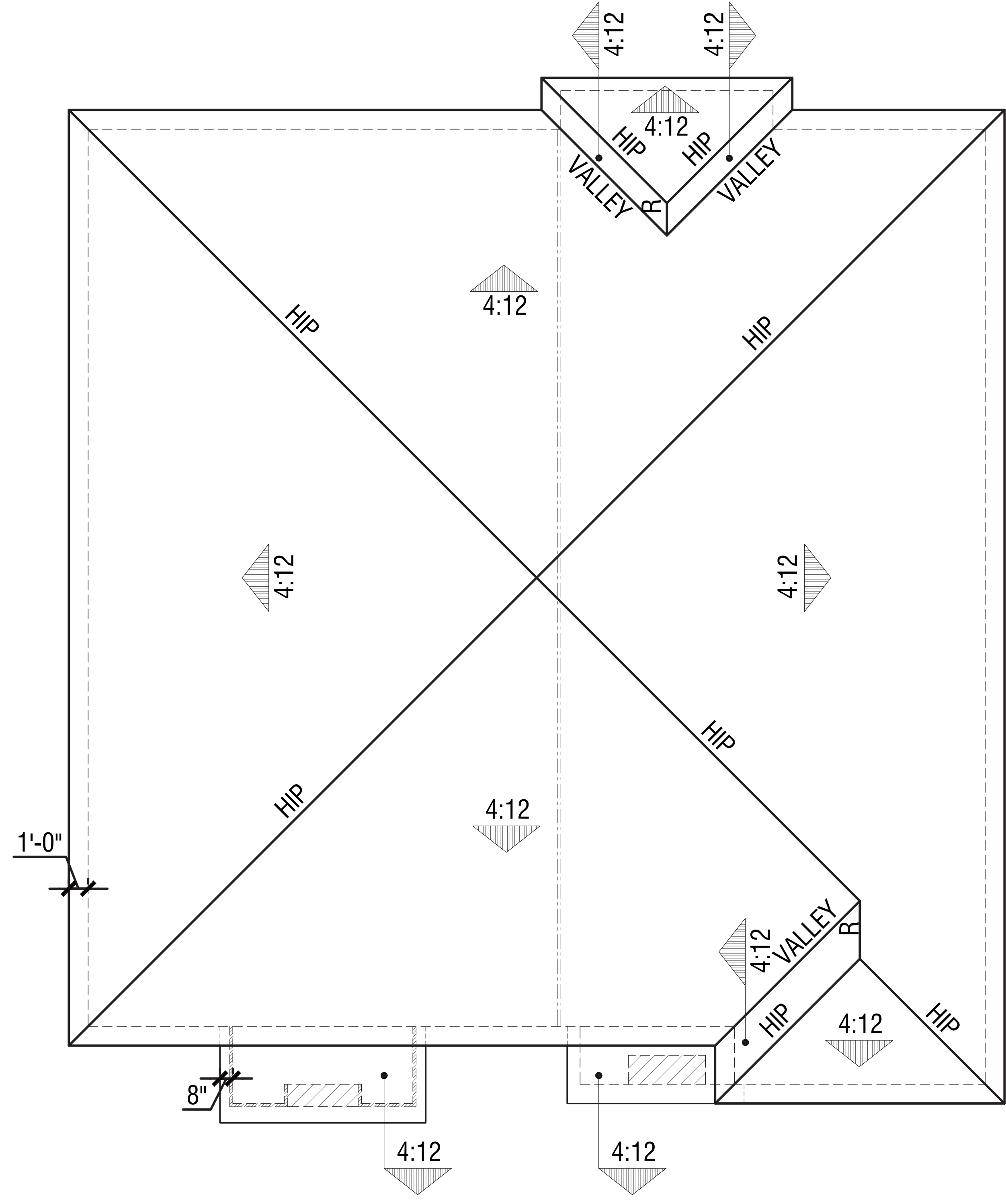
HERITAGE BUILDING & DEVELOPMENT
SAN DIEGO, CALIFORNIA

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DO NOT SCALE PLANS

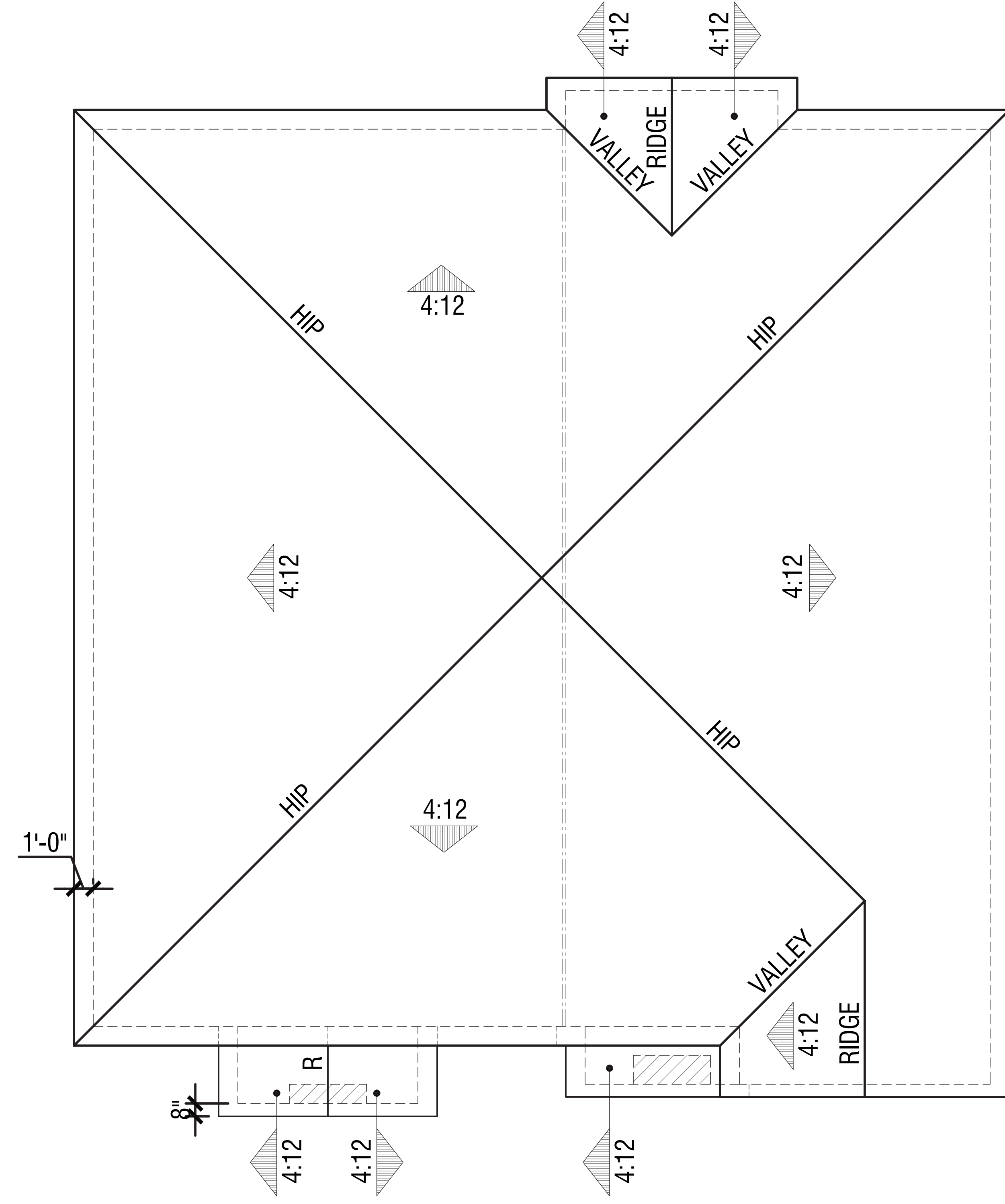
REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 200
COMPOSITE ROOF PLANS

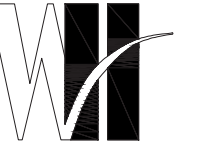
SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 2.3



UNIT 3D UNIT 2B
COMPOSITE ROOF PLAN - BUILDING TYPE 200-B



UNIT 3C UNIT 2A
COMPOSITE ROOF PLAN - BUILDING TYPE 200-A



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 6111 BOLLINGER CANYON ROAD, SUITE 405 SAN RAMON, CA 94583-5196
 925 463 1700 fax 925 463 1725

ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - EXTERIOR WALL: STUCCO
- E - VENEER: MANUFACTURED STONE VENEER
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- NOTE: ENHANCED ELEVATIONS (SHOWN DASHED) SHALL BE LOT SPECIFIC - REFER TO CIVIL DWGS (ALL FACADES FACING PUBLIC VIEWS SHALL BE ENHANCED ELEVATIONS)
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - CORBEL: STUCCO OVER SHAPED FOAM TRIM - STYLE PER ELEVATION
- J - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- K - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.



Note: Artist's conception; colors, materials and application may vary.

**BUILDING 200-B
TUSCAN (SCHEME 7)
FRONT**

ARCHITECTURAL FEATURES & ELEMENTS LEGEND

- A - ROOF: CONCRETE 'S' TILE ROOF
- B - FASCIA: 2X6 TYPICAL FASCIA
- C - BARGE: 2X6 TYPICAL BARGE BOARD
- D - GABLE: DECORATIVE FOAM ACCENT PIPES
- E - EXTERIOR WALL: STUCCO
- F - TRIM: STUCCO OVER RIGID FOAM TRIM
- NOTE: ENHANCED ELEVATIONS (SHOWN DASHED) SHALL BE LOT SPECIFIC - REFER TO CIVIL DWGS (ALL FACADES FACING PUBLIC VIEWS SHALL BE ENHANCED ELEVATIONS)
- G - WINDOW: WHITE VINYL
- H - SHUTTERS: DECORATIVE SHUTTERS - STYLE PER ELEVATION
- I - METAL: DECORATIVE METAL POT SHELF AT WINDOW
- J - WOOD: WOOD KNEE BRACE OVER WINDOW
- K - CORBEL: STUCCO OVER SHAPED FOAM TRIM - STYLE PER ELEVATION
- L - GARAGE DOOR: METAL SECTIONAL GARAGE DOOR
- M - ADDRESS PANEL: 6" MIN. HIGH WITH 1" STROKE BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.



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**BUILDING 200-A
SPANISH ECLECTIC (SCHEME 1)
FRONT**

PROJECT NO. DR15-0024

TRACT NO. TWO-FAMILY DWELLINGS

**LOVINA / R-17B(b)
DUPLEX
OTAY RANCH - VILLAGE 2
CHULA VISTA, CALIFORNIA**

HERITAGE BUILDING & DEVELOPMENT
SAN DIEGO, CALIFORNIA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

**200-A & 200-B
FRONT ELEVATIONS**

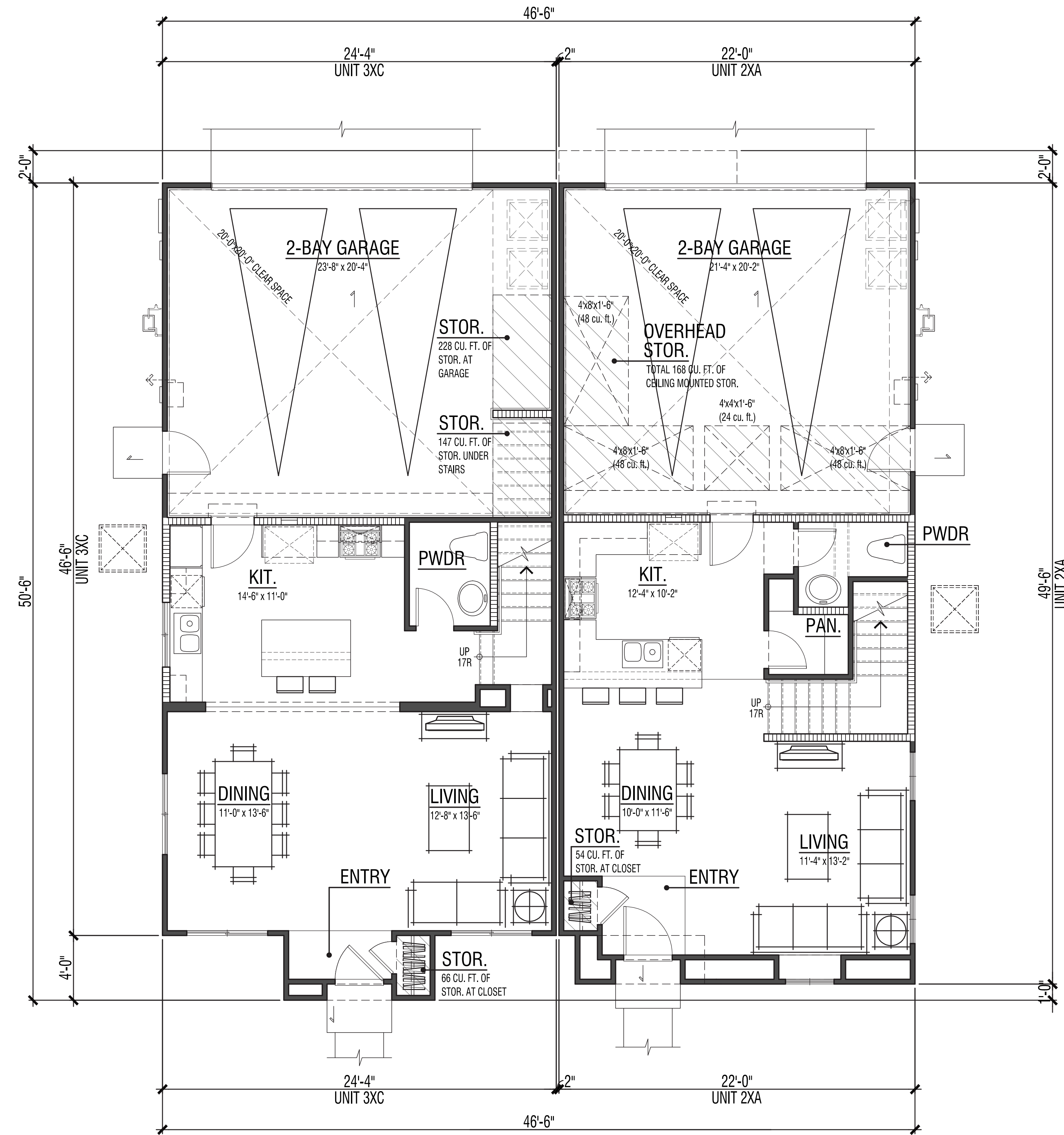
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PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 2.4



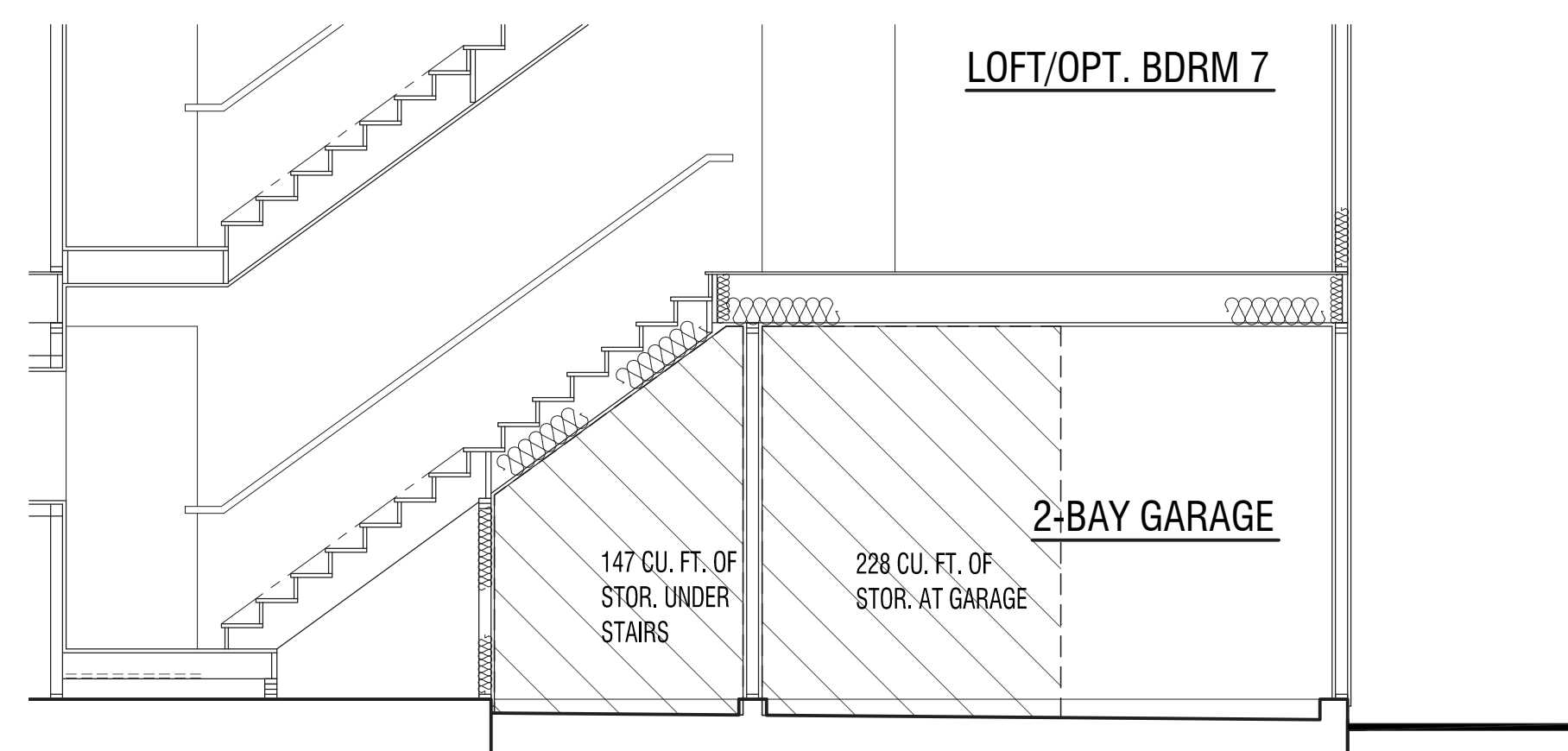
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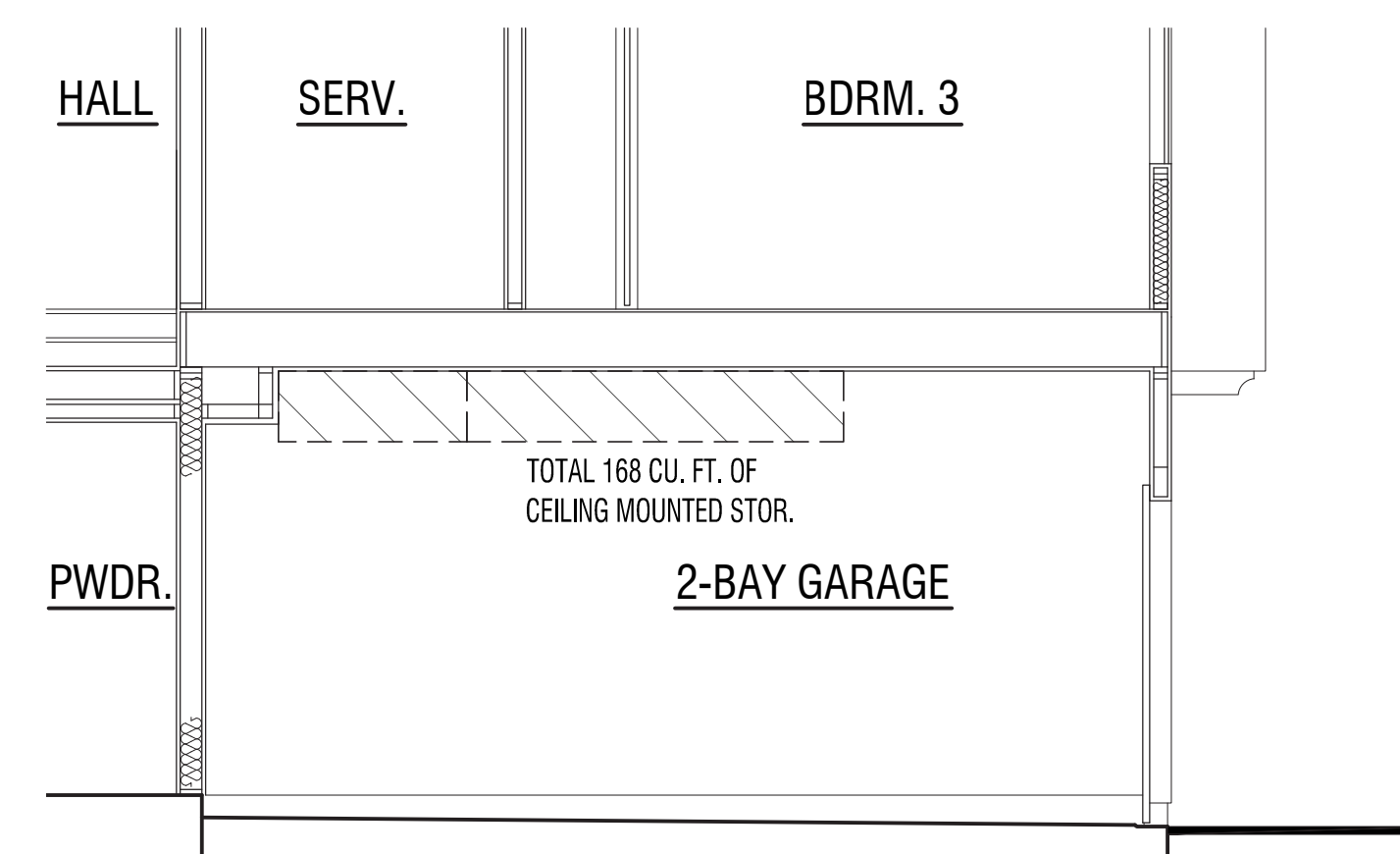
UNIT 3XC UNIT 2XA
 SECOND LEVEL COMPOSITE FLOOR PLAN



UNIT 3XC UNIT 2XA
 FIRST LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3XC



STORAGE AT GARAGE - UNIT 2XA

FLOOR AREA TABLE	PLAN 2XA
FIRST LEVEL FLOOR PLAN	601 SQ. FT.
SECOND LEVEL FLOOR PLAN	1084 SQ. FT.
THIRD LEVEL FLOOR PLAN	656 SQ. FT.
TOTAL	2341 SQ. FT.
2-BAY GARAGE	451 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)	338 CU. FT.
FLOOR AREA TABLE	PLAN 3XC
FIRST LEVEL FLOOR PLAN	659 SQ. FT.
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.
THIRD LEVEL FLOOR PLAN	676 SQ. FT.
TOTAL	2467 SQ. FT.
2-BAY GARAGE	503 SQ. FT.
PORCH	-
STORAGE PROVIDED (MIN. 300 CU. FT.)	491 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO.
 TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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 DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 200X-A
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN
 (OPT. 3-STORY)

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 2.1X



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ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200, SANTA ANA, CA 92705-6543
949 253 0607 www.hezmalhalch.com fax 949 253 1539
6111 BOLLINGER CANYON ROAD SUITE 465 SAN RAMON, CA 94583-5196
925 463 1700 fax 925 463 1725



UNIT 3XC

UNIT 2XA

THIRD LEVEL COMPOSITE FLOOR PLAN

FLOOR AREA TABLE		PLAN 2XA
FIRST LEVEL FLOOR PLAN	601 SQ. FT.	
SECOND LEVEL FLOOR PLAN	1084 SQ. FT.	
THIRD LEVEL FLOOR PLAN	656 SQ. FT.	
TOTAL	2341 SQ. FT.	
2-BAY GARAGE	451 SQ. FT.	
STORAGE PROVIDED (MIN. 300 CU. FT.)	338 CU. FT.	
FLOOR AREA TABLE		PLAN 3XC
FIRST LEVEL FLOOR PLAN	659 SQ. FT.	
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.	
THIRD LEVEL FLOOR PLAN	676 SQ. FT.	
TOTAL	2467 SQ. FT.	
2-BAY GARAGE	503 SQ. FT.	
PORCH	-	
STORAGE PROVIDED (MIN. 300 CU. FT.)	491 CU. FT.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO.
TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
DUPLX

OTAY RANCH - VILLAGE 2
CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
SAN DIEGO, CALIFORNIA

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WITHOUT THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH
ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF
THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD
WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 200X-A
3RD LEVEL
COMPOSITE FLOOR PLAN
(OPT. 3-STORY)

SHEET SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2015069
CAD FILE NAME:	-
DATE:	SHEET:
02/29/16	A 2.2X



WILLIAM HEZMALHALCH ARCHITECTS INC.
 2850 REDHILL AVENUE, SUITE 200, SANTA ANA, CA 92705-6543
 949.253.0607 www.whezm.com fax 949.253.1539
 6111 BOLLINGER CANYON ROAD, SUITE 405 SAN RAMON, CA 94583-5186
 925.463.1700 fax 925.463.1725

PROJECT NO. DR15-0024

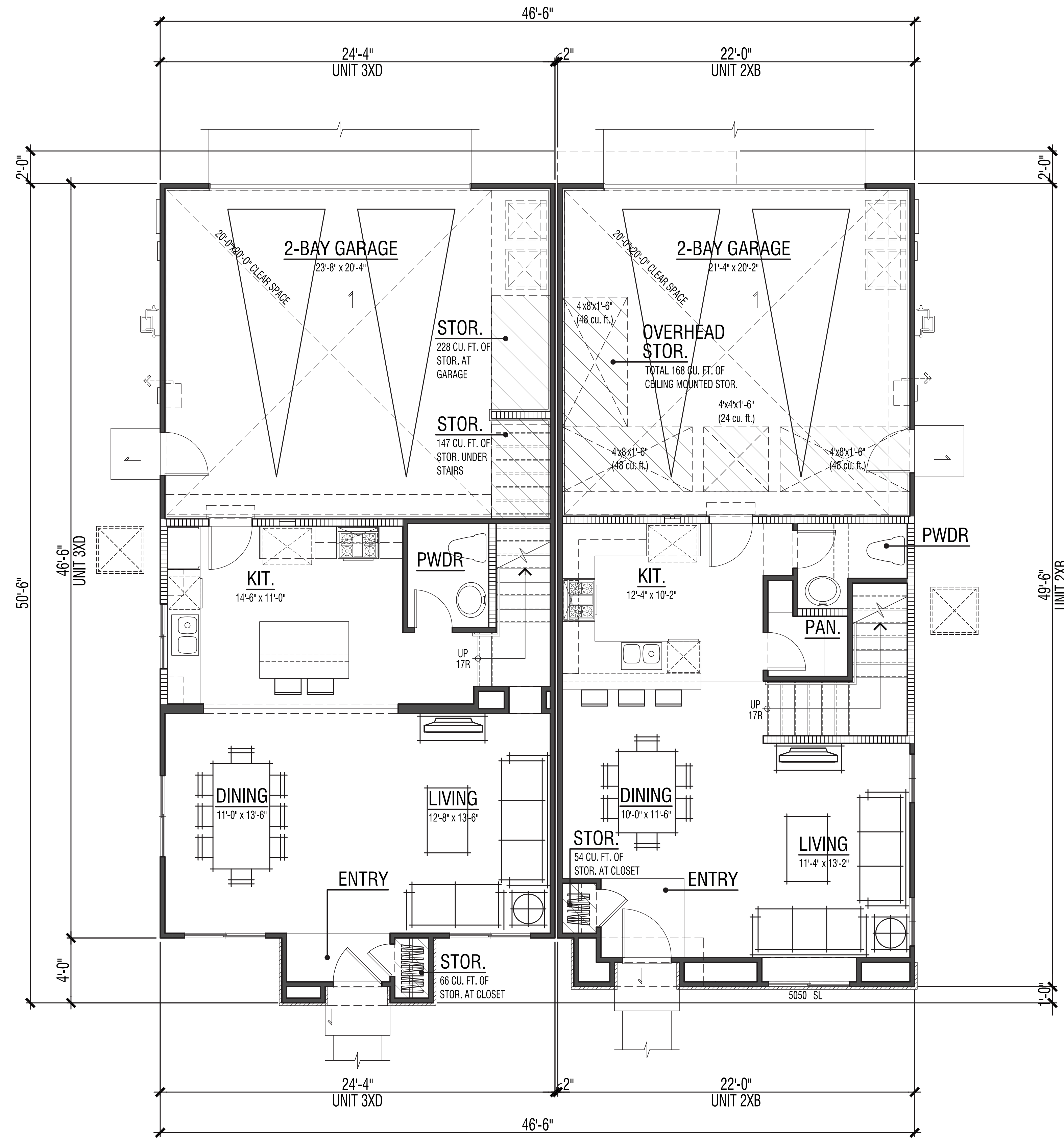
TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX
 OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

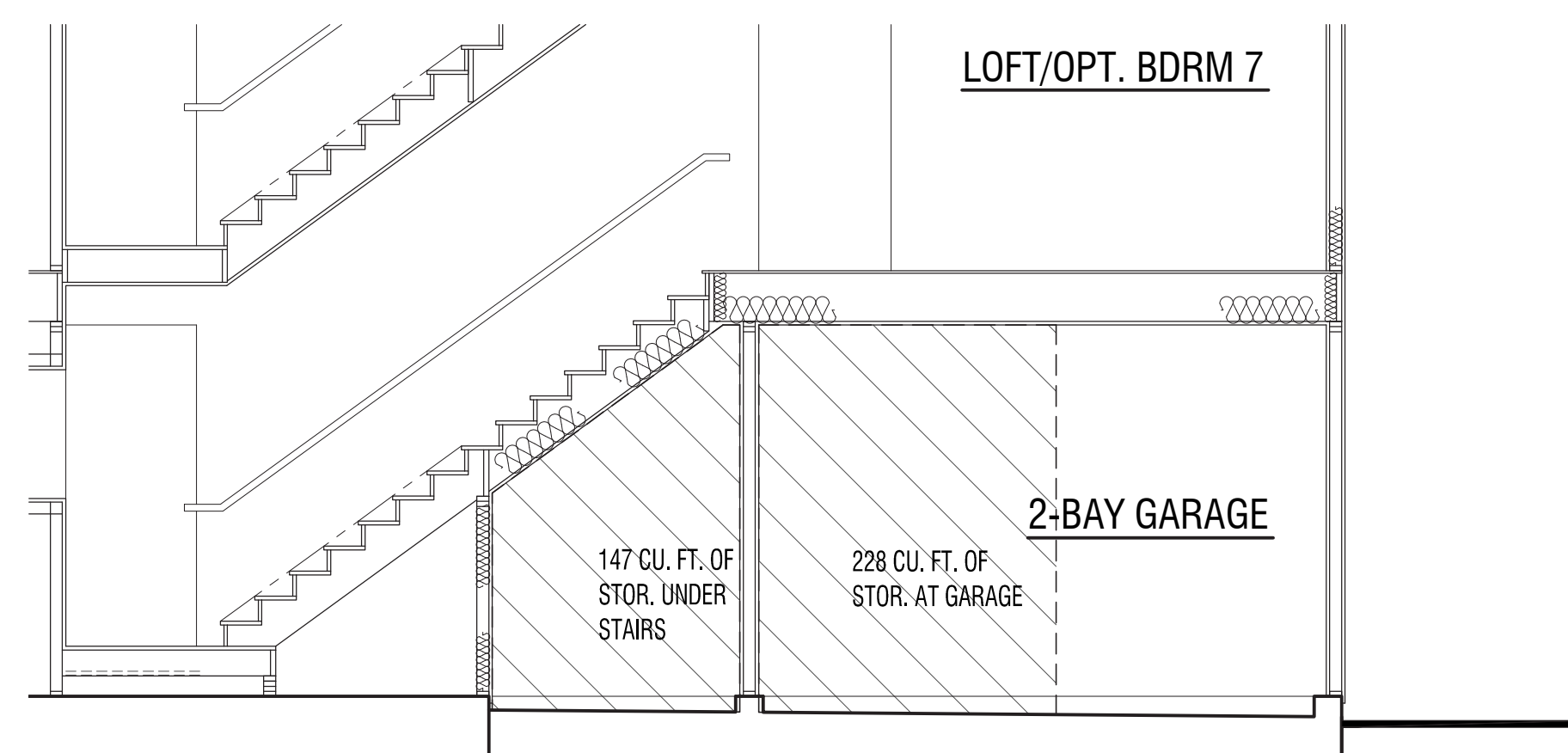
HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA



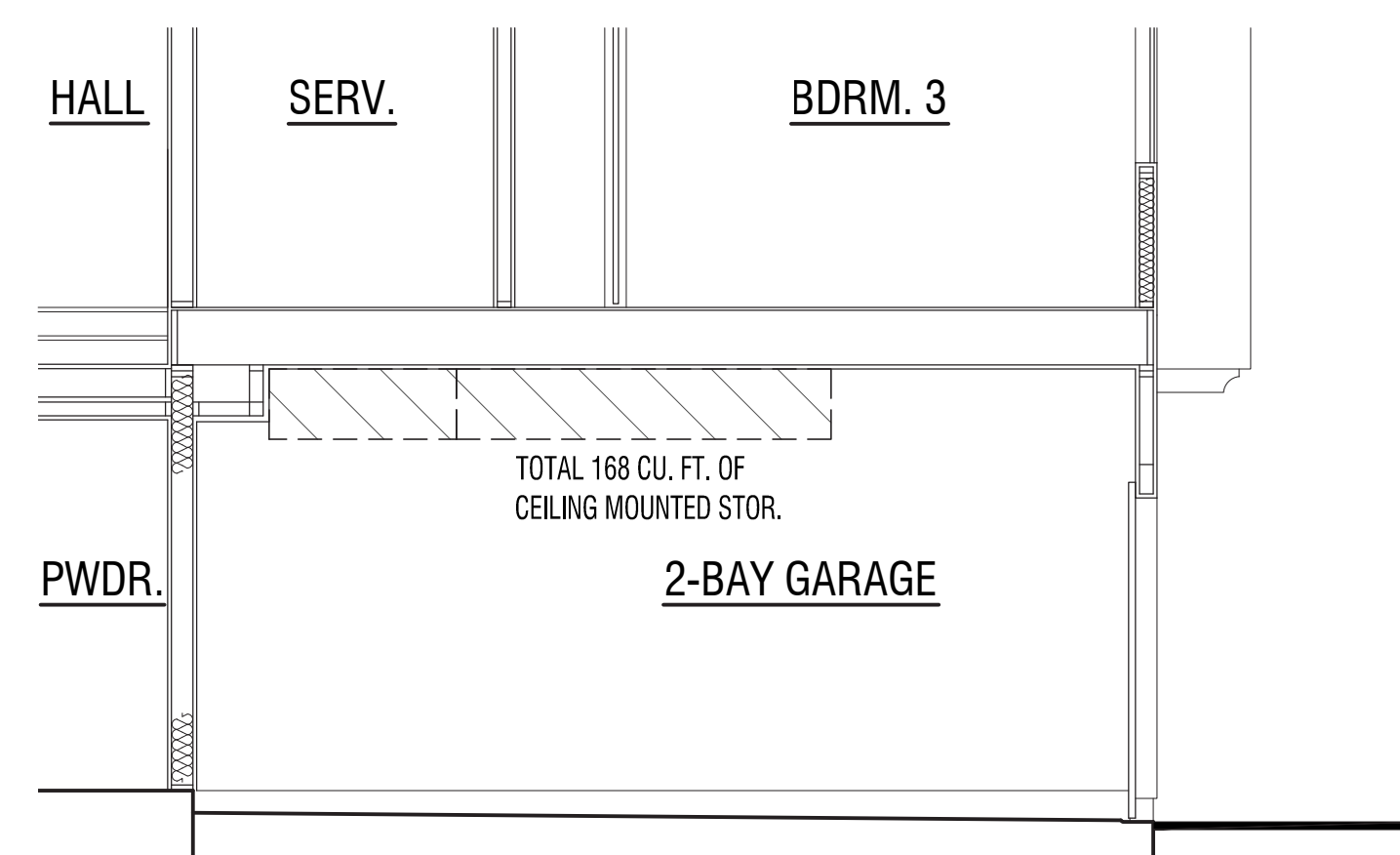
UNIT 3XD UNIT 2XB
 SECOND LEVEL COMPOSITE FLOOR PLAN



UNIT 3XD UNIT 2XB
 FIRST LEVEL COMPOSITE FLOOR PLAN



STORAGE AT GARAGE - UNIT 3XD



STORAGE AT GARAGE - UNIT 2XB

FLOOR AREA TABLE	PLAN 2XB
FIRST LEVEL FLOOR PLAN	601 SQ. FT.
SECOND LEVEL FLOOR PLAN	1084 SQ. FT.
THIRD LEVEL FLOOR PLAN	656 SQ. FT.
TOTAL	2341 SQ. FT.
2-BAY GARAGE	451 SQ. FT.
STORAGE PROVIDED (MIN. 300 CU. FT.)	338 CU. FT.
FLOOR AREA TABLE	PLAN 3XD
FIRST LEVEL FLOOR PLAN	659 SQ. FT.
SECOND LEVEL FLOOR PLAN	1132 SQ. FT.
THIRD LEVEL FLOOR PLAN	676 SQ. FT.
TOTAL	2467 SQ. FT.
2-BAY GARAGE	503 SQ. FT.
PORCH	-
STORAGE PROVIDED (MIN. 300 CU. FT.)	491 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

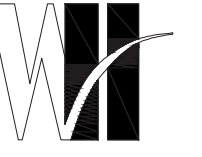
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DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING TYPE 200X-B
 1ST & 2ND LEVEL
 COMPOSITE FLOOR PLAN
 (OPT. 3-STORY)

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE:	SHEET:
02/29/16	A 2.3X



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 925 463 1700 fax 925 463 1725



UNIT 3XD

UNIT 2XB

THIRD LEVEL COMPOSITE FLOOR PLAN

FLOOR AREA TABLE	PLAN 2XB
FIRST LEVEL FLOOR PLAN	601 SQ. FT.
SECOND LEVEL FLOOR PLAN	1084 SQ. FT.
THIRD LEVEL FLOOR PLAN	656 SQ. FT.
TOTAL	2341 SQ. FT.
2-BAY GARAGE	451 SQ. FT.
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STORAGE PROVIDED (MIN. 300 CU. FT.)	491 CU. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PROJECT NO. DR15-0024

TRACT NO. TWO-FAMILY DWELLINGS

LOVINA / R-17B(b)
 DUPLEX

OTAY RANCH - VILLAGE 2
 CHULA VISTA, CALIFORNIA

HERITAGE BUILDING & DEVELOPMENT
 SAN DIEGO, CALIFORNIA

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DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 200X-B
 3RD LEVEL
 COMPOSITE FLOOR PLAN
 (OPT. 3-STORY)

SHEET SCALE:	1/4"=1'-0"
PROJECT MANAGER:	FL
DESIGNER:	MC
DRAWN BY:	LY
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2015069
CAD FILE NAME:	-
DATE:	SHEET:
02/29/16	A 2.4X



Color Scheme

Project: Lovina Phase: Preliminary Date: Replaces: Reason:								<u>Manufactures</u> Roof tile: Boreal Paint: Vista Stucco: Omega Stone: Coronado		
Scheme		1	2	3	4	5	6	7	8	9
Roof Tile		0431	6036		6169	7970	6036	3940	6330	3940
Main Stucco		10	1/2 13		10	DA23	3/4 A 101	233	1 5/8 A 855	1 1/2 A 683
Stucco Trim		8497 Baja Beach	138 Stage		8535 Tumble Tan	8532 Golden Pastel	8458 Sail Cloth	8497 Baja Beach	138 Stage	8527 Gold Promise
Wood Fascia/ Outlookers		8759 Woodbridge	8549 Latte Please		8645 Bistro Brown	8454 Crème de Carmel	66 Spanish Brown	8759 Woodbridge	8453 Mocha Mousse	8757 Coffe Connoisseur
Garage Door		8759 Woodbridge	8549 Latte Please		8645 Bistro Brown	8532 Golden Pastel	8550 Dig It	8495 Highland Grass	19 Desert Mesa	139 Totem Pole
Front Door/ Shutters		8286 Charcoal Shadow	8430 Rock of Ages		8645 Bistro Brown	66 Spanish Brown	8453 Mocha Mousse	8327 Burnished Pewter	8334 Wrapped in Twilight	8654 Light Roast
Stone		N/A	Volterra Italian Villa		N/A	Verona Italian Villa	Summerset Italian Villa	Rawhide Italian Villa	Volterra Italian Villa	Versailles Italian Villa
Wood Trim & Posts		8497 Baja Beach	8549 Latte Please		8645 Bistro Brown	8454 Crème de Carmel	66 Spanish Brown	8759 Woodbridge	8453 Mocha Mousse	8757 Coffe Connoisseur

Steve Baldwin _____

Note 1: All wrought iron to be Vista Paint 8293 Carbon Copy.

Note 2: The above manufactures will be used by subcontractors unless authorized by Heritage building & Development in writing.