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NO.	DATE DESCRIPTION							
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SHEET SCALE :	
PROJECT MANAGER :	SB
DESIGNER :	SB
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	09/21/15
ISSUED FOR CONSTRUCTION:	
JOB NUMBER :	0
CAD FILE NAME :	
DATE:	SHEET:
08/31/15	L-3



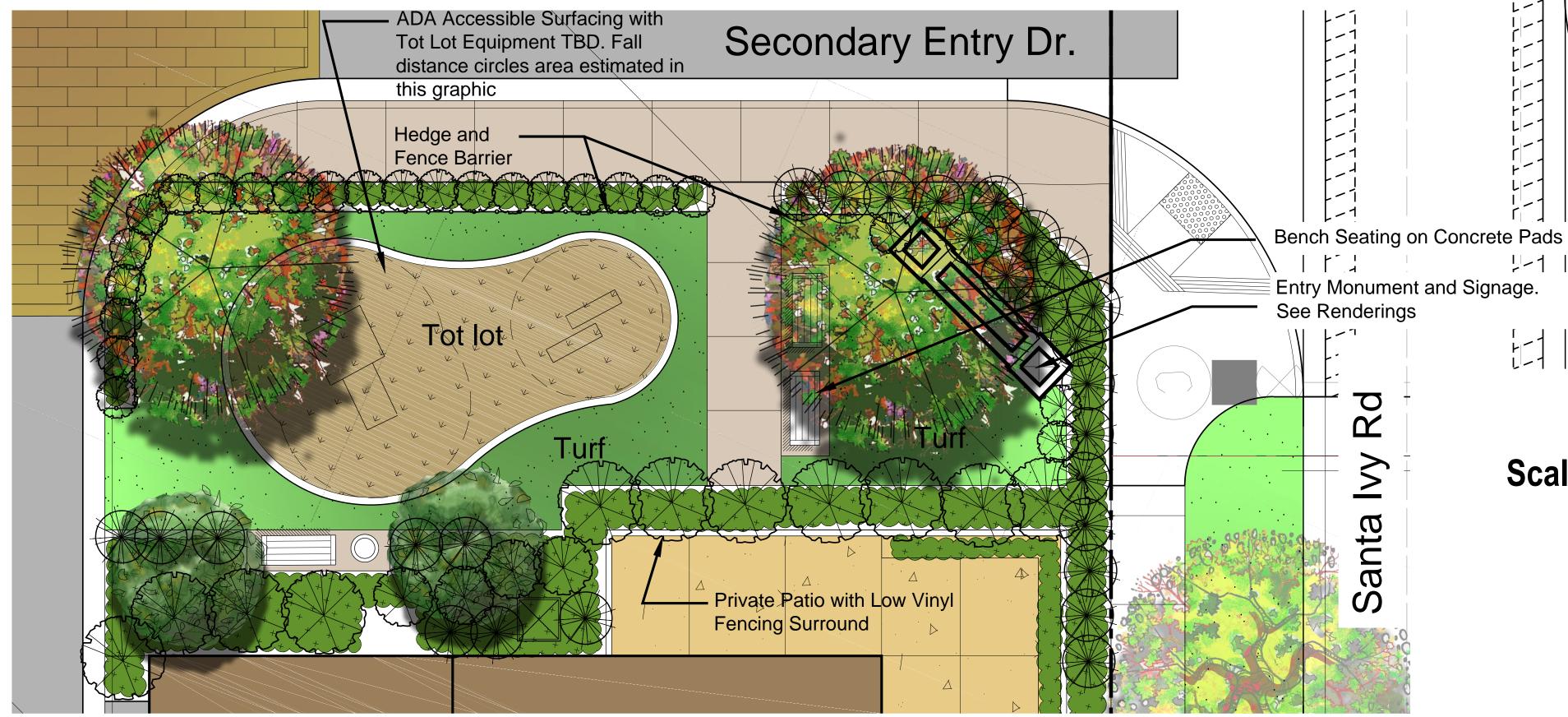
Off of Stucco Wall

Lovina Primary Entry Monument and Park (Off Santa Chrisitna Rd.)

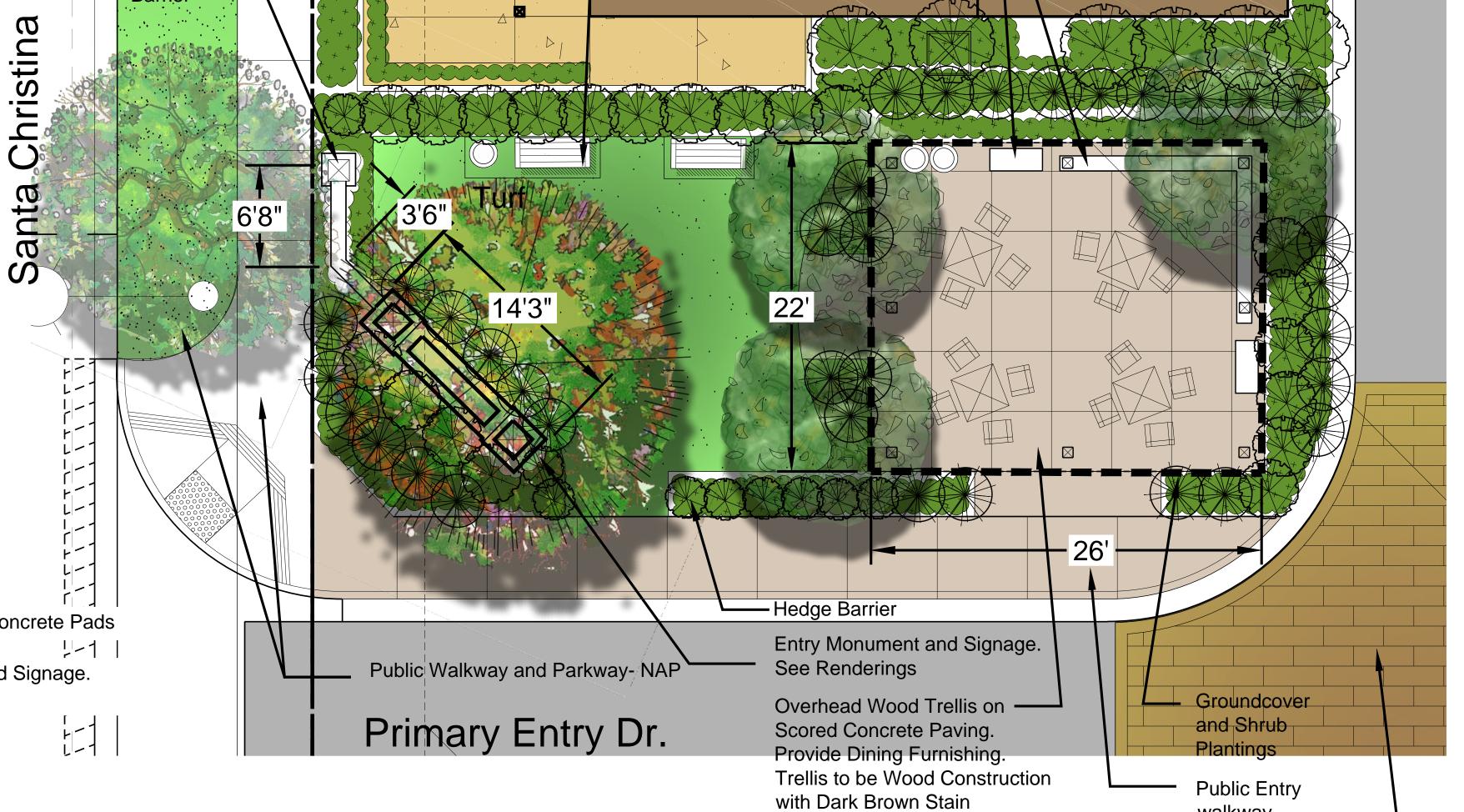
Lovina Primary Entry Monument and Park (Off Santa Chrisitna Rd.)



Lovina Primary Entry Monument and Park (Off Santa Chrisitna Rd.)



Scale: 3/16" = 1'-0" Private Park with Tot Lot off Santa Ivy Entry



Bench Seating

Scale: 3/16" = 1'-0" Private Park with Picnic Area off Santa Christina Entry

Neighborhood R-17 Lovina - Otay Ranch Village 2

**Entry and Park Enlargements** 

walkway

Decorative Paving

Charcoal BBQs (2)



STREET SCENE 1- PRIMARY ENTRY STREET SCENE (Rendered: 3 story option of Building 100-A and 2 story option of Building 200-B). See Site Plan for Scene Location

Scale: 1/4" = 1'-0"



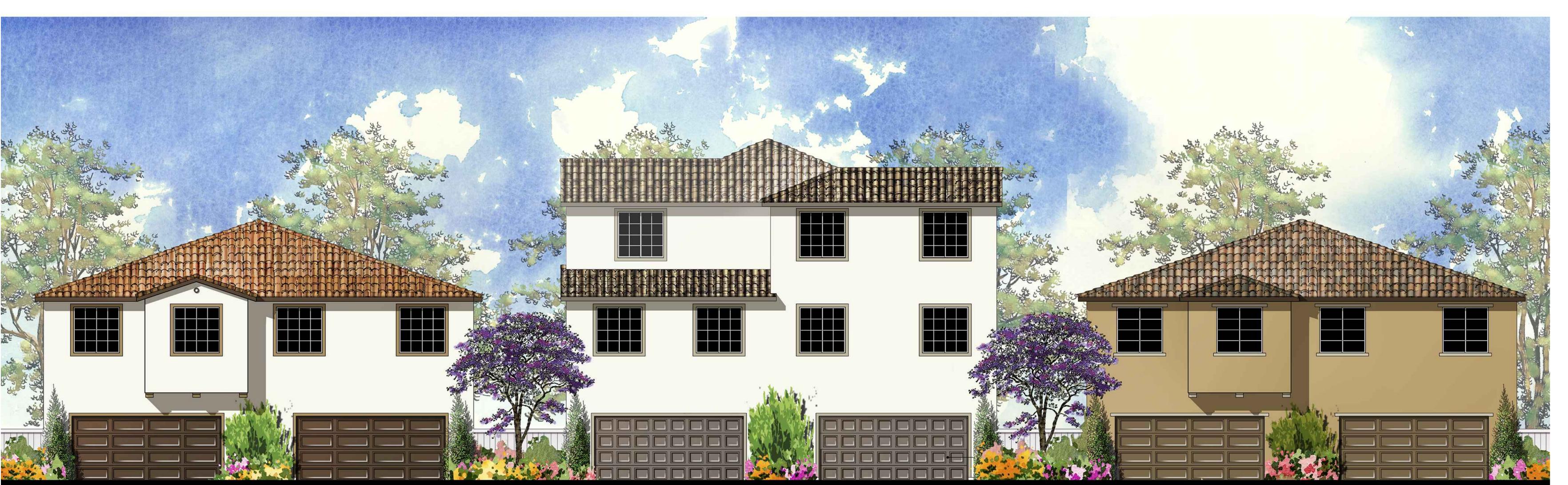
STREET SCENE 2- TYPICAL FRONT STREET SCENE (Rendered: 2 story option of Building 200-B, 3 story option of Building 100-A and 2 story option of Building 200-A). See Site Plan for Scene Location

Scale: 1/4" = 1'-0"

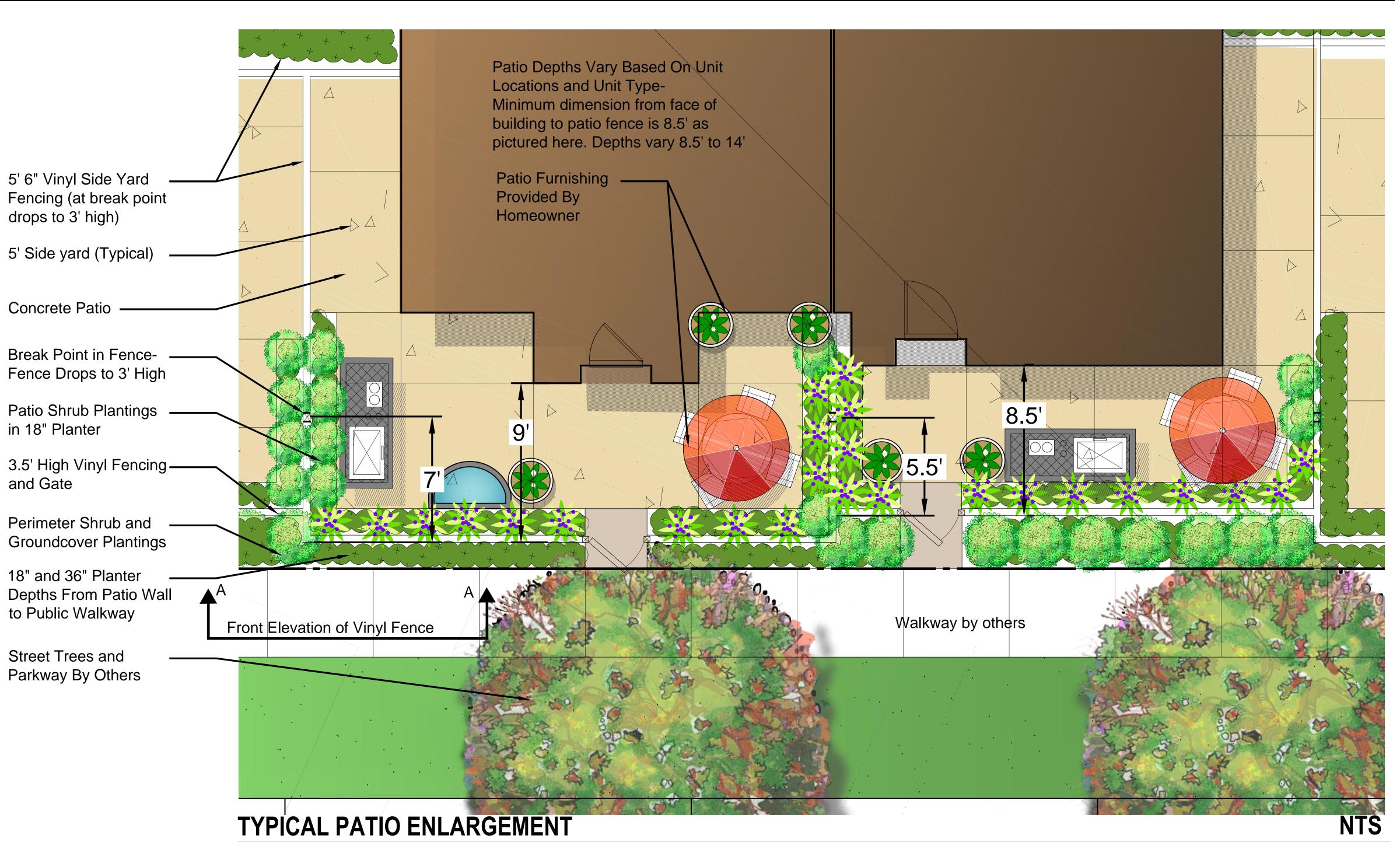
Scale: 1/4" = 1'-0"

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STREET SCENE 3- TYPICAL ALLEY SCENE (Rendered: 2 story option of Building 200-A, 3 story option of Building 100-A and 2 story option of Building 200-B). See Site Plan for Scene Location



Neighborhood R-17 Lovina - Otay Ranch Village 2

Side Yard

5'6"

- Vinyl fencing to be white or tan

fence transitions from 3' to 5'-6"

FRONT ELEVATION OF VINYL FENCING (A-A)

- See plan view to the right for break points where

- Refer to overall fence plan sheet 2 for layout

NOTES:

**RESIDENTIAL UNIT** 

**NTS** 

Typical Alley Scene and Patio Enlargement

OLEA EUROPAEA 'SWAN HILL

MELALEUCA ARMILLARIS

ARBUTUS SPP.

**GINKGO BILOBA** 

MANZANITA SPP

TOTAL LANDSCAPED/PLANTED AREA = 34.097 SQ FT

PERCENTAGE OF LANDSCAPED AREAS TO SITE = 16.5%

'I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS FOR LANDSCAPE IMPROVEMENT

PLANS AS DESCRIBED IN CHAPTER 20 12 OF THE MUNICIPAL CODE I HAVE PREPARED THIS PLAN IN

COMPLIANCE WITH THOSE REGULATIONS I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO

LANDSCAPE AREAS

TOTAL SITE AREA = 205,539 SQ FT

PROVIDE EFFICIENT LANDSCAPE WATER USE "

**SIGNATURE**:

BRACELET HONEYMYRTLE

EAT

DAT

ESS

EAS

**EFGC** 

EFV

RAS

NAME: DAVID MCCULLOUGH, ASLA, RLA

STRAWBERRY TREE

**GINKGO TREE** 

MANZANITA

2' O.C. **EOUNYMOUS EUONYMOUS SPP** 2' O.C. FLAX LILY DIANELLA SPP. 3' O.C. GREVILLEA GREVILLEA SPP. 4' O.C. CONEBUSH LEUCADENDRON SPP. 1' O.C. HEUCHERA SANGUINEA CORAL BELLS 3' O.C. MEXICAN GRASS TREE DASYLIRION LONGISSIMUM 2' O.C. **SWORD FERN** POLYSTICHUM MUNITUM 4' O.C. TEXAS RANGER LEUCOPHYLLUM FRUTESCENS 5' O.C. SWEET HAKEA HAKEA SUAVEOLENS 3' O.C. ROCKROSE CISTUS SPP. 4' O.C. **WAX FLOWER** CHAMELAUCIUM UNCINATUM 3' O.C. BOUGAINVILLEA BOUGAINVILLEA SPP. RED YUCCA 2' O.C. **HESPERALOE PARVIFLORA** CAREX 2' O.C. CAREX SPP PENNISETUM 2' O.C. PENNISETUM 'LITTLE BUNNY' MAT RUSH 2'-4' O.C. LOMONDRA 'KATIE BELLS' **BLACK MONDO GRASS** OPHIOPOGON PLANISCAPUS VINES (LOCATION TBD) **BOUGAINVILLEA SPP** BOUGAINVILLEA DISTICTIS BUCCINATORIA **BLOOD-RED TRUMPET VINE** FICUS REPENS CREEPING FIG TRACHELOSPERMUM JASMINIODES STAR JASMINE PANDOREA JASMINOIDES **BOWER VINE** 

WATER CONSERVATION STATEMENT

STATES THAT NEW CONSTRUCTION AND REHABILITATED LANDSCAPES WITH A PROPOSED CUMULATIVE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET ARE REQUIRED TO COMPLY WITH THE WATER CONSERVATION ORDINANCE.

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF CHULA VISTA'S AVAILABLE WATER SUPPLY THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME, LOW PRECIPITATION RATE SPRAY EMITTERS. SUB-SURFACE DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE. WATER CONSERVING IRRIGATION CONTROL DEVICES SUCH AS FLOW SENSORS, RAIN SHUT OFF DEVICES AND A WEATHER BASED ("SMART") IRRIGATION

SIGHT TRIANGLE NOTE TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS. (ALL TURF ON THIS PROJECT IS PROPOSED TO BE REAL TURF). PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.

THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER

15'-3" USPS Cluster Mail — Boxes per USPS Standards. (2) locations. See Plan Metal Decorative -**Emblem** Released Off of Stucco Pilaster

COMMUNITY MAILBOX CLUSTERS (See Plan for Location)

**MODERATE** 

**MODERATE** 

MODERATE

LOW

24-48" BOX BHCST

24-48" BOX DAT

24-48" BOX

24-48" BOX

10'-15'

10'-15'

15'-20'

10'-12'

BROAD HEADED CANOPY SHADE TREE

VERTICAL EVERGREEN SCREENING SHRUB

**EVERGREEN FLOWERING GROUND COVER** 

THE CIVIL ENGINEER SHALL

THE CITY OF CHULA VISTA

TRIANGLE LINES AT ALL

HEIGHT LESS THAN 30"

CONSTRUCT SIGHT DISTANCE

INTERSECTIONS AND DRIVEWAYS PER

STANDARDS. WITHIN THESE VISIBILIT

LINES ALL LANDSCAPE, FENCING,

WALLS ETC MUST BE KEPT TO A

VERTICAL ACCENT PALM/TREE

**EVERGREEN SCREEN TREE** 

**DECIDUOUS ACCENT TREE** 

**EVERGREEN BORDER SHRUB** 

**EVERGREEN ACCENT SHRUB** 

EVERGREEN FLOWERING VINE

RIPARIAN ACCENT SHRUB

EDIBLE ACCENT TREE

10'-15'

10'-15'

10'-12'

FORM AND FUNCTION ABBREVIATIONS

APPLICABILITY OF THE CITY OF CHULA VISTA'S LANDSCAPE WATER CONSERVATION ORDINANCE 2015. CHAPTER 20,12 OF THE MUNICIPAL CODE

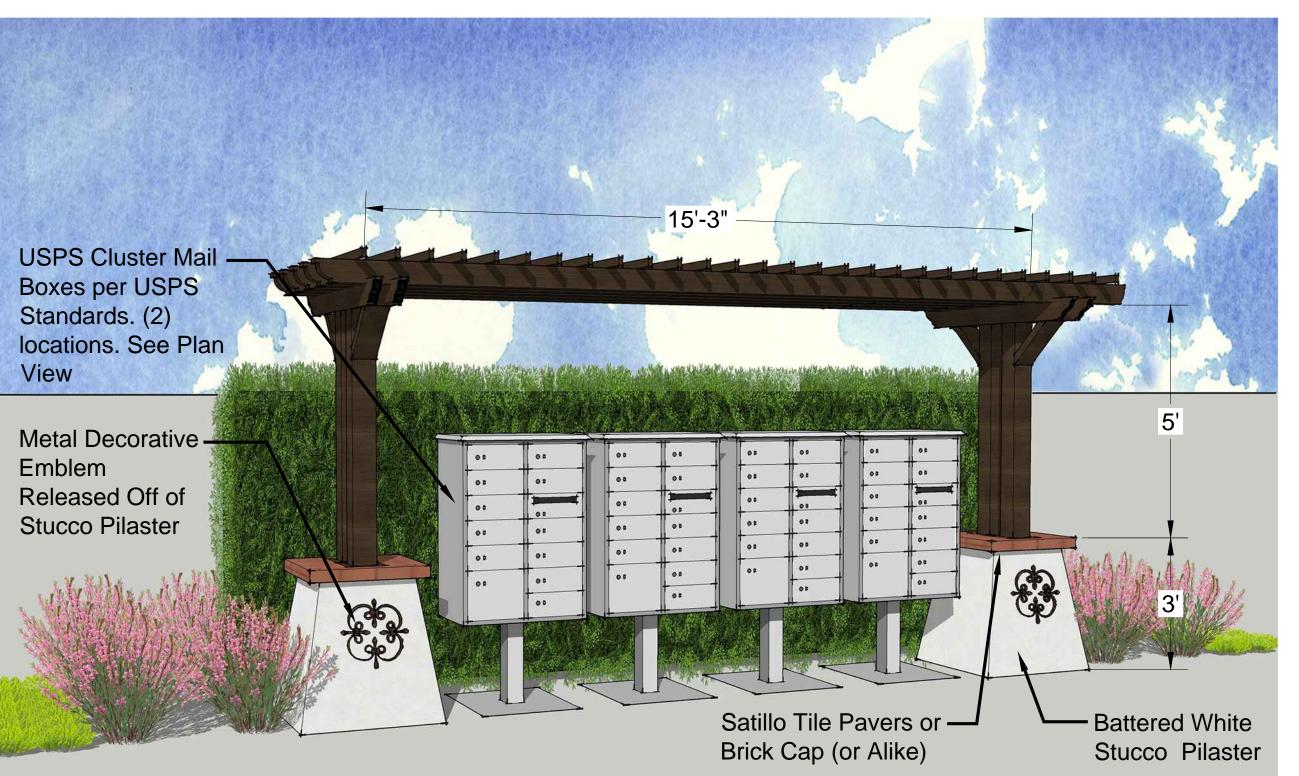
CONTROLLERS SHALL BE USED. WEATHER DATA SHALL BE RECEIVED EITHER ON-SITE OR THROUGH THE CIMIS NETWORK AND CONTROL WEATHER BASED IRRIGATION RUN TIME CHANGES.

AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED

ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OR APPROVAL OF THE BUILDING PERMITS.

Released Off of **Wood Panels** Wood Posts w/ Dark Stain Satillo Tile Pavers or Brick Cap (or Alike) **Battered White** Stucco Wall 6'-8" DIRECTORY

COMMUNITY DIRECTORY SIGNAGE (See Plan for Location)



IRRIGATION STATEMENT

WHERE APPLICABLE DRIP IRRIGATION SHALL BE UTILIZED PER THE NEW MODEL WATER EFFICIENT LANDSCAPE ORDINANCE BY THE STATE OF CALIFORNIA WHICH PROHIBITS OVERHEAD SPRAY IRRIGATION IN CERTAIN LANDSCAPE CONDITIONS. IF THE STATE ORDINANCE IS MORE STRICT OR MORE DETAILED THAN THE CITY OF CHULA VISTA MUNICIPAL CODE WE SHALL FOLLOW THE STRICTER OF THE TWO PUBLICATIONS.

THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION

ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR

MINIMUM TREE SEPARATION DISTANCE

TO ISSUANCE OF THE BUILDING PERMIT

Improvement Min	. Distance to Street Tre
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

**DESIGN OBJECTIVE** 

CONSERVATION STATEMENT THIS SHEET

- THE CITY OF CHULA VISTA GRADING ORDINANCE

THE DESIGN OBJECTIVES RELATED TO LANDSCAPE ARCHITECTURE FOR THIS PROJECT HAVE SEVERAL PRIMARY GOALS: 1. TO PROVIDE AN AESTHETICALLY PLEASING, COLORFUL LANDSCAPE THAT ACCENTS THE

BARBARA' CHARACTER. 2. TO PROVIDE FUNCTIONAL, BEAUTIFUL AND AMENITY-RICH SPACES FOR RESIDENCES OF

BUILDING'S ARCHITECTURE AND ENHANCES THE SURROUNDING OTAY RANCH 'SANTA

THE LOVINA DEVELOPMENT TO ENJOY AND UTILIZE ON A DAILY BASIS. 3. TO ENHANCE THE OTAY RANCH STREET SCENE AND PROVIDE CONTEXTUAL DESIGN

4. TO PROVIDE DROUGHT TOLERANT PLANT MATERIAL SUITED TO THE CHULA VISTA CLIMATE AND TO PROVIDE A WATER CONSERVING DRIP IRRIGATION SYSTEM TO IRRIGATE SAID LANDSCAPE WITHOUT OVER-SPRAY AND WATER WASTE. THE WATER CONSERVATION CALCULATIONS SHALL DEMONSTRATE CONFORMANCE. SEE WATER

5. TO PROVIDE A DESIGN THAT SATISFIES THE CITY OF CHULA VISTA MUNICIPAL CODES AND ORDINANCES AS WELL AS A PROJECT THAT EMPHASIZES SAFETY IN THE BUILT

6. ALL NEW LANDSCAPE WILL BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS: - CITY OF CHULA VISTA DESIGN GUIDELINES AND MUNICIPAL CODES - THE APPROVED OTAY RANCH VILLAGE 2 MASTER PLAN - THE MONTECITO VILLAGE CORE AND BUSINESS DISTRICT SPECIFIC PLAN - THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE

7. THE PLANT PALLETE LISTED PROVIDES A CANDIDATE LIST OF PLANTS TO SELECT FROM WHEN FINAL DESIGNING THE LANDSCAPE FOR THE PROJECT. HOWEVER SUBSTITUTIONS OR ADDITIONS MAY BE NECESSARY DUE TO AVAILABILITY, SOIL TESTING OR OTHER

8. ALL SOILS WILL BE AMENDED, FERTILIZED AND TILLED TO CONFORM WITH ARCHITECT TO PROMOTE VIGOROUS HEALTHY PLANT MATERIAL

**GROUNDCOVERES (TBD)** 

<u>TURF</u>

**MODERATE MARATHON 2E** DWARF TALL FESCUE **MODERATE** MODERATE

**ROOT BARRIER NOTE** 

EFV

EFV

EFV

EFV

DIMENSIONS SIZE

15 GAL

**15 GAL** 

**15 GAL** 

15 GAL

1 GAL

1 GAL

1 GAL

5 GAL

1 GAL

1 GAL

5 GAL

5 GAL

5 GAL

5 GAL

5 GAL

1 GAL

5 GAL

5 GAL

5 GAL

5 GAL

5 GAL

1 GAL

5 GAL

1 GAL

5-15 GAL

5-15 GAL

5-15 GAL

5-15 GAL

5-15 GAL

All Landscape Areas

Total ETAF x Area

24" BOX

1 GAL to 5 GAL

5 GAL TO 15 GAL

1 GAL to 5 GAL

HEIGHT

2'-3'

3'-6'

2'-3'

VARIES

**VARIES** 

18"

10"

2'-4'

4'-5'

1'-2'

2'-3'

2'-3

5'-6'

1'-2'

3'-4'

3'-4'

3'-4'

2'-3'

3'-4'

4'-5'

2'-3'

4'-5'

3'-5'

2-3' O.C.

VARIES

6'-10'

10'-15

4-6'

4-6'

1'-4'

VARIES

18" O.C.

24" O.C.

18" O.C.

**VARIES** 

24" O.C.

24" O.C.

24" O.C.

3'-4' O.C.

4' O.C.

18" O.C.

2' O.C.

8' O.C.

2' O.C.

5' O.C.

3' O.C.

**VARIES** 

3' O.C.

2' O.C.

**COMMON NAME** 

INDIAN LAUREL FIG

COFFEEBERRY

SWEET BAY

WAX LEAF PRIVET

FOXTAIL AGAVE

DWARF JUNIPER

ROSEMARY

**EUPHORBIA** 

MANZANITA

JM' DWARF KARO

SILVERSHEEN KOHUHU

DWARF CENTURY PLANT

MAIDEN HAIR GRASS

BLUE FESCUE GRASS

BLUE CHALK STICKS

HEN AND CHICKS

BUCKWHEAT

GOOSEBERRY

MINT BUSH

DWARF COYOTE BUSH

STICKY MONKEY FLOWER

**AUSTRALIAN TEA TREE** 

HOLLYLEAF REDBERRY

LAVENDER STAR FLOWER

PINK MELALEUCA

CALIFORNIA ROSE

POVERTY WEED

TEXAS PRIVET

BOXWOOD

**BIRD-OF-PARADISE** 

TOYON

**BOTANICAL NAME** 

**EVERGREEN SCREENING SHRUB** 

FICUS NITIDA 'GREEN GEM'

RHAMNUS CALIFORNICA

LIGUSTRUM JAPONICUM

PITTOSPORUM TENIFOLIUM

**ROSMARINUS OFFICINALIS** 

ARCTOSTAPHYLOS SPP.

FESTUCA OVINA 'GLAUCA'

SENECIO MANDRALISCAE

MONARDELLA SUBGLABRA

MELALEUCA NESOPHILA

ROSA CALIFORNICA

RHAMNUS ILICIFOLIA

STRELITZIA REGINAE

LIGUSTRUM TEXANUM

**GREWIA OCCIDENTALIS** 

LEPTOSPERMUM LAEVIGATUM

**BACCHARIS 'PIGEON POINT'** 

AGAVE DESMETTIANA 'VARIEGATA'

JUNIPERUS SQUAMATA 'BLUE STAR'

PITTOSPORUM CRASSIFOLIUM 'COMPACT

EVERGREEN BORDER SHRUB/ACCENT SHRUB/ ORNAMENTAL GRASSES

LAURUS NOBILIS

'SILVERSHEEN'

AGAVE SPP

AGAVE ATTENUATA

MISCANTHUS SPP.

EUPHORBIA SPP.

ECHEVERIA SPP.

**ERIOGONUM SPP.** 

SALVIA SPP.

ALOE SPP.

RIBES SPP.

DIPLACUS SPP.

IVA HAYESIANA

BUXUS SPP.

HETEROMELES ARBUTIFOLIA

NON-BIODEGRADEABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL TREES WITHIN 10' OF HARDSCAPE SURFACES (FOOTINGS, WALLS, SIDEWALKS, OR ANY OTHER HARDSCAPE ELEMENT). MINIMUM DEPTH OF 18" FOR A LENGTH OF 20' CENTERED ON THE TRUNK OF THE TREE.

MAINTENANCE RESPONSIBILITY

FUNCTION QTY. WATER

ESS

ESS

ESS

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**EAS** 

EAS

**EAS** 

**EAS** 

**EAS** 

**EAS** 

**EAS** 

**EAS** 

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MODERATE

ALL REQUIRED LANDSCAPE AREAS INCLUDING LANDSCAPING AND PEDESTRIAN LIGHTING WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED BY THE OWNER. 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 THIS PERMIT

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH

	Californi	ia Water E	fficient Lands	scape W	orksheet			
Reference Evapotranspiration (E	Γ <sub>o</sub> )	47	Pro	oject Type	Non-Resid	ential	0.45	
Hydrozone # / Planting	Plant Factor	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated Total	
Description <sup>a</sup>	(PF)	Method <sup>b</sup>	Efficiency (IE) <sup>c</sup>	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) <sup>d</sup>	
Regular Landscape Areas					<b>,</b>			
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	_		0	0	
			0.75			0	0	
			0.75			0	0	
			0.75	0.00		0	0	
			0.75			0	0	
			0.75			0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	Hydrozone # / Planting Description
			0.75	0.00		0	0	1.) Front lawn
			0.75	0.00		0	0	2.) Low water use planting
			0.75	0.00		0	0	3.) Medium water use planting
			0.75	0.00		0	0	,
			0.75	0.00		0	0	Irrigation Method
RECLAIMED WATER	= SPECIAL L	ANDSCAPE	AREA	Totals	0	0	0	<ul><li>1.) Overhead Spray</li><li>2.) Drip</li></ul>
Special Landscape Areas								2.) DHP
Turf				1	1767	1767	51490	
Moderate Water Use Plants				1	22057	22057	642741	Irrigation Efficiency
Low Water Use Plants				1	6302	6302	183640	1.) 0.75 for Overhead Spray
Very Low Water Use plants				1	3151	3151	91820	2.) 0.81 for Drip
				Totals	33277	33277	969692	
					ETV	VU Total	969692	ETWU (Annual Gallons Required) =
		М	laximum Allov	ved Wate	er Allowance (	MAWA) <sup>e</sup>	969692	Eto x 0.62 x ETAF x Area
ETAF Calculations						_		Where 0.62 is a conversion factor to char year to gallons per square foot per year
Regular Landscape Areas		_	_	_	lar Landscape			
Total ETAF x Area	0				or below for			MAWA (Annual Gallons Allowed) =
Total Area	0	<u> </u>	1		0.45 or below eas. For SLA 1			(Eto) (0.62) [ (ETAF x LA) + ((1-ETAF) >
Average ETAF	#DIV/0!		Ior Hon-resid	or below				Where 0.62 is a conversion factor to char
				DCIOW				year to gallons per square foot per year, L

one # / Planting Description e.g. water use planting dium water use planting on Method rhead Spray

residential areas

.62 x ETAF x Area 0.62 is a conversion factor to change acre-inches per acre pe gallons per square foot per year (Annual Gallons Allowed) = .62) [  $(ETAF \times LA) + ((1-ETAF) \times SLA)$ ] 0.62 is a conversion factor to change acre-inches per acre pe allons per square foot per year, LA is the total regular andscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-

SHEET SCALE PROJECT MANAGER DESIGNER DRAWN BY: REVIEWED BY 1ST BLDG. DEPT. SUBMITTAL : ISSUED FOR CONSTRUCTION: JOB NUMBER CAD FILE NAME: DATE: 08/31/15 L-6

Planting Legend and Signage Enlargements

Neighborhood R-17 Lovina - Otay Ranch Village 2

'illiam Hezmalhalch

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· VILLAGE 2 CALIFORNIA

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