

**LOVINA / R-17B (b) (DR15-0024)**  
 DUPLEX  
 OTAY RANCH - VILLAGE 2  
 CHULA VISTA, CALIFORNIA

TRACT NO.  
 TWO-FAMILY DWELLINGS

HERITAGE BUILDING & DEVELOPMENT  
 SAN DIEGO, CALIFORNIA

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SHEET:	L-1



- Private Patio Space Typical- See Enlargements Sheet L- 4
- Low Vinyl Fencing and Gates (Typical) to Patios
- Shrub and Groundcover Plantings. See Legend Sheet L-5
- Private Open Space Paseo with Accent Trees, Walkways and Circular Benches at Intersections
- Public Walkway by Others
- Santa Christina Improvements Per Otay Ranch Village 2 Backbone Landscape Improvements- By Others
- Pocket Park (Open Space) with Picnic Area- See Enlargements Sheet L-3
- Primary Entry and Major Entry Monument. See Enlargements Sheet L-3
- Decorative Entry Paving
- Directory Signage- See Sheet L-5
- Mail Box Locations- See Sheet L-5 for Elevation
- Private Patio Space Typical- See Enlargements Sheet L- 4

- Private Patio Space- See Enlargements Sheet L- 4
- Public Walkway by Others
- Shrub and Groundcover Plantings
- Santa Ivy Improvements Per Otay Ranch Village 2 Backbone Landscape Improvements- By Others
- Directory Signage- See Sheet L-5
- Mail Box Locations- See Sheet L-5
- Decorative Entry Paving
- Hedge and low fence as a park barrier
- Secondary Entry Monument (See Sht. L-3)
- Bench Seating
- Pocket Park (Open Space) with Small Tot Lot. See Enlargement Sheet L-3
- Private Patio Space- See Enlargements Sheet L- 4
- Low Vinyl Fencing and Gates to Patios
- Private Open Space Paseo with Accent Trees, Walkways and Circular Benches at Intersections



PARK SITE



OPEN SPACE LEGEND

- COMMON COMMUNITY OPEN SPACE = 20,986 SQ FT**  
(REQUIRED AT 200 SQ FT PER DWELLING UNIT FOR TOTAL OF 15,600 SQ FT REQUIRED)
- PRIVATE PATIO OPEN SPACE = 30,895 SQ FT**  
**AVERAGE PER DWELLING UNIT = 437.3 SQ FT**  
(REQUIRED AT 100 SQ FT PER UNIT FOR TOTAL OF 7,800 SQ FT REQUIRED)

FENCE LEGEND

- 3-6" TALL VINYL FENCING
- 5-6" VINYL FENCING

\*\* NOTE: SEE SHEET L-4 AND L-5 FOR FENCING/STREETSCENE ELEVATIONS AND SEE SHEET L-5 FOR FENCING DETAIL

**WILLIAM HEZMALHALCH ARCHITECTS INC.**  
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**Scale: 1" = 20'-0"**







Battered White Stucco Wall and Pilaster  
Sattilo Tile Pavers or Brick Cap (or Alike)

3'-10" 4'-6"

Metal Decorative Emblem Released Off of Stucco Pilaster  
Metal Lettering Released Off of Stucco Wall

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

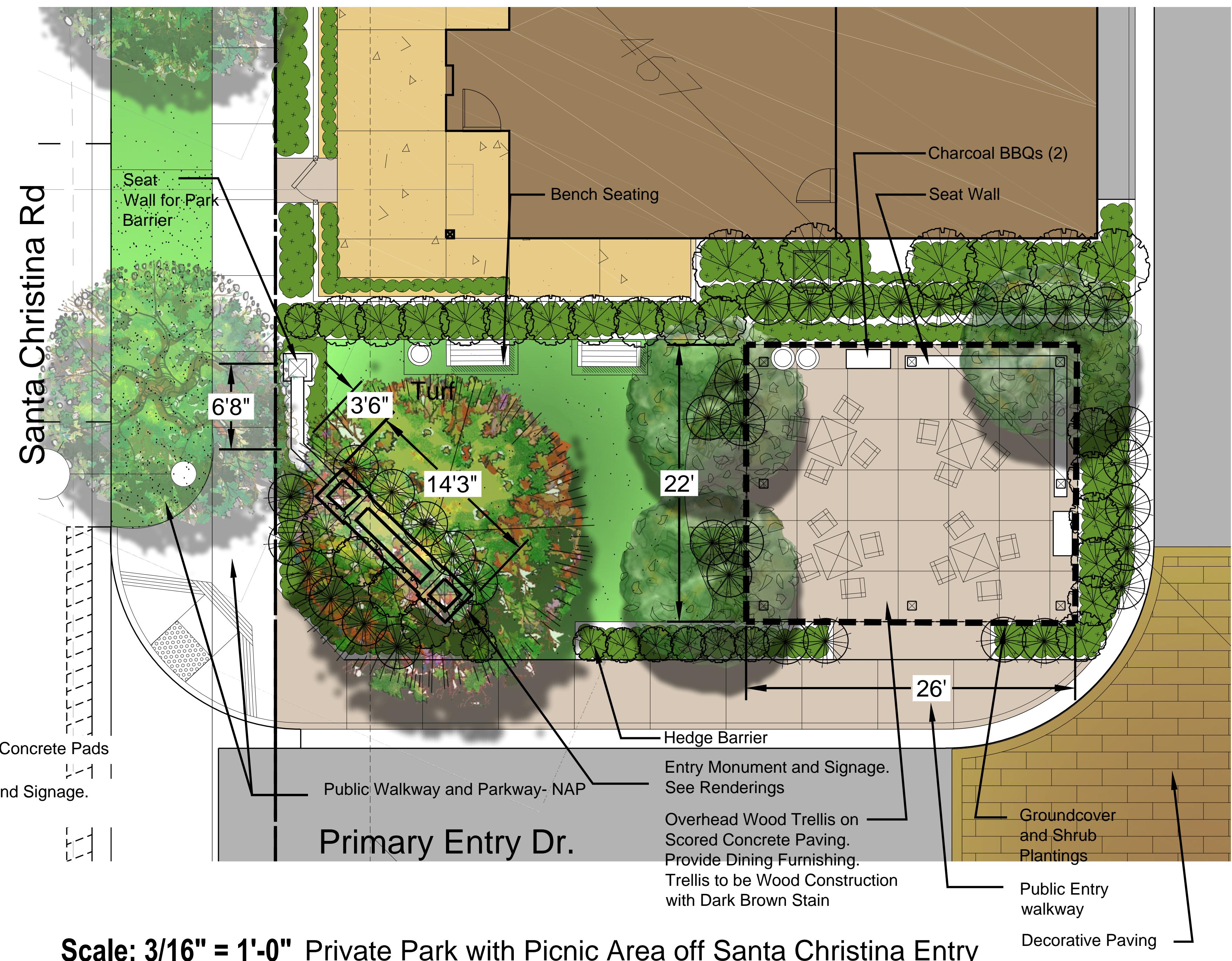


10'

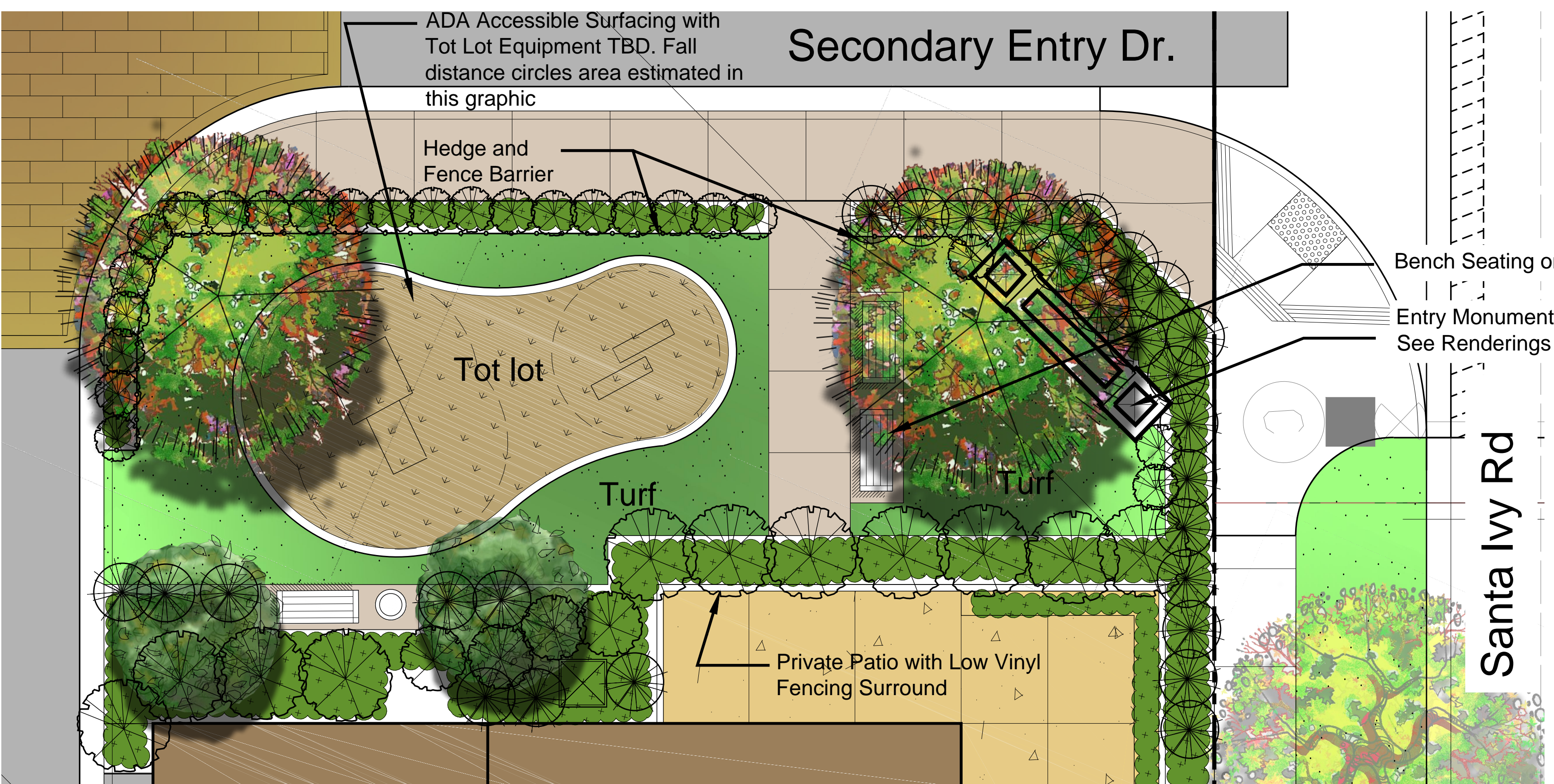
Lovina Primary Entry Monument and Park (Off Santa Christina Rd.)



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



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



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

**Neighborhood R-17 Lovina - Otay Ranch Village 2**

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**Entry and Park Enlargements**





**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"**

**Neighborhood R-17 Lovina - Otay Ranch Village 2**

**Typical Street Scenes**

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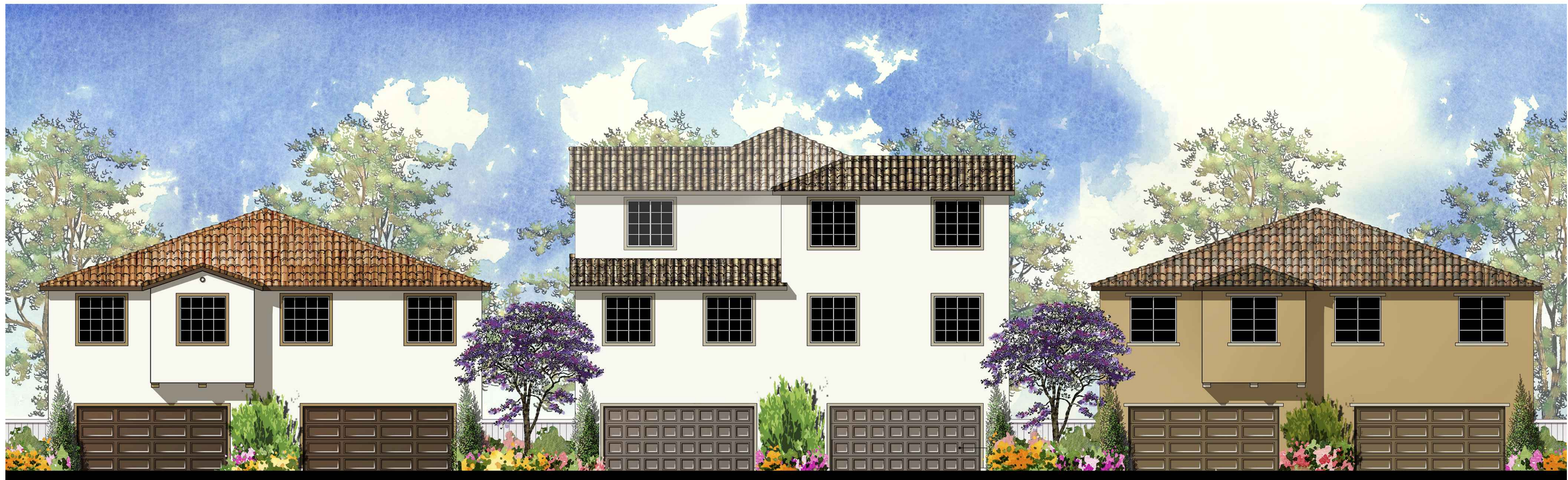
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**STREET SCENE 3- TYPICAL ALLEY SCENE** (Rendered: 2 story option of Building 200-A, 3 story option of Building 100-A and 2 story option of Building 200-B). See Site Plan for Scene Location

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

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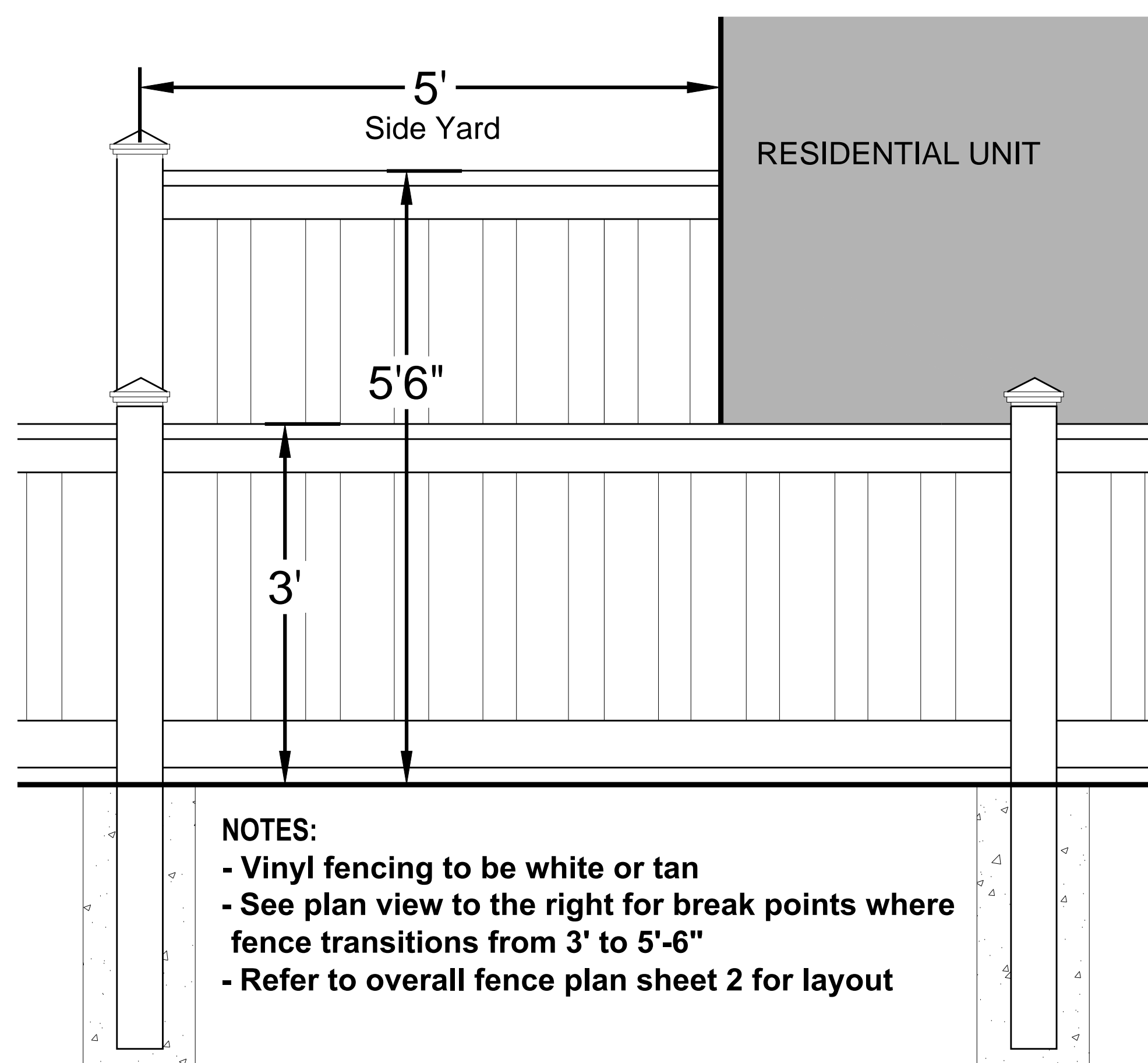
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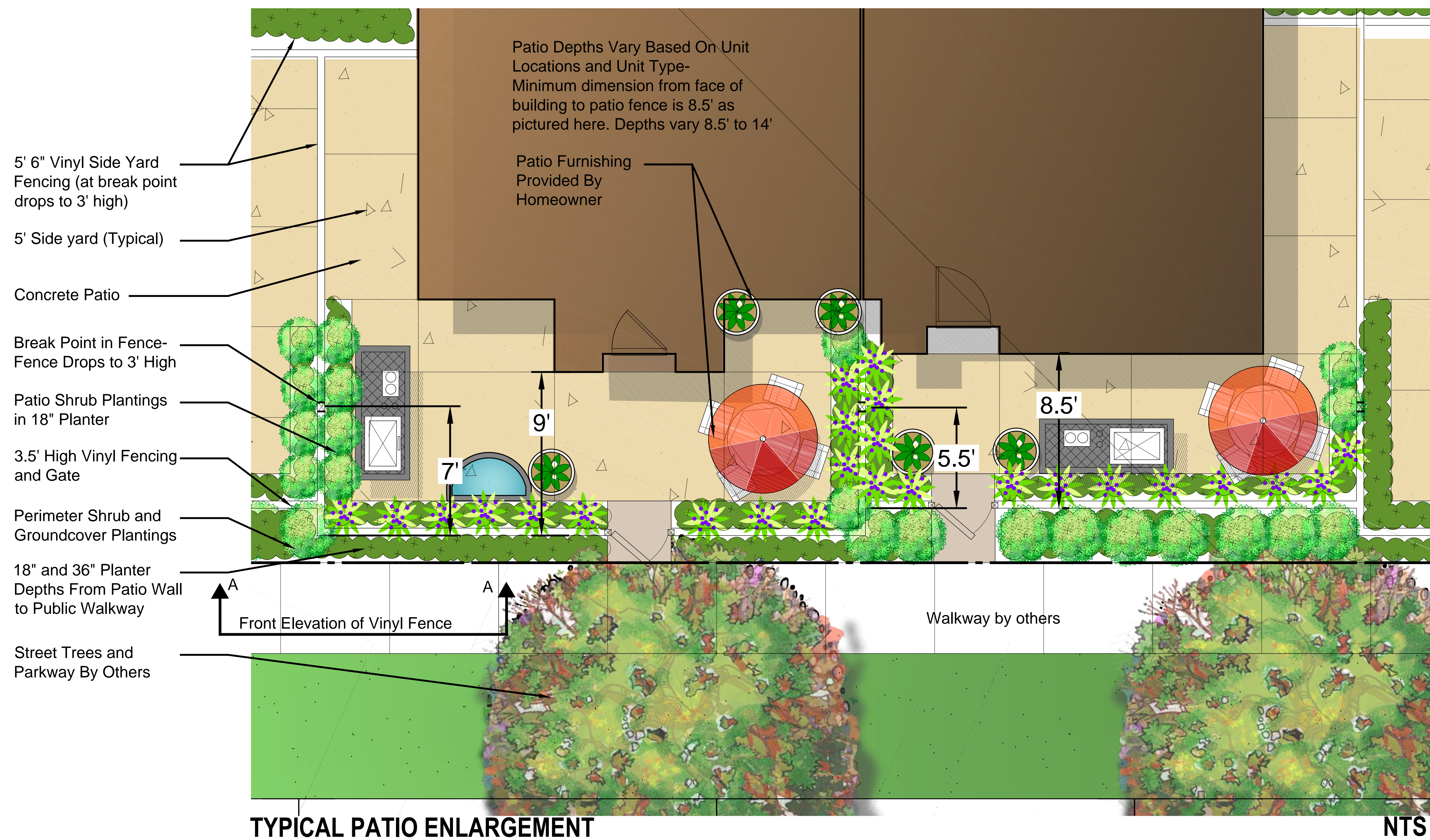
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**FRONT ELEVATION OF VINYL FENCING (A-A) NTS**



**TYPICAL PATIO ENLARGEMENT NTS**

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