

UTILITIES:
SEWER: CITY OF SAN DIEGO
WATER: CALIFORNIA-AMERICAN WATER COMPANY
ELECTRIC: SAN DIEGO GAS & ELECTRIC
GAS: SAN DIEGO GAS & ELECTRIC
TELEPHONE: PACIFIC BELL
CABLE TV: COX CABLE CO.

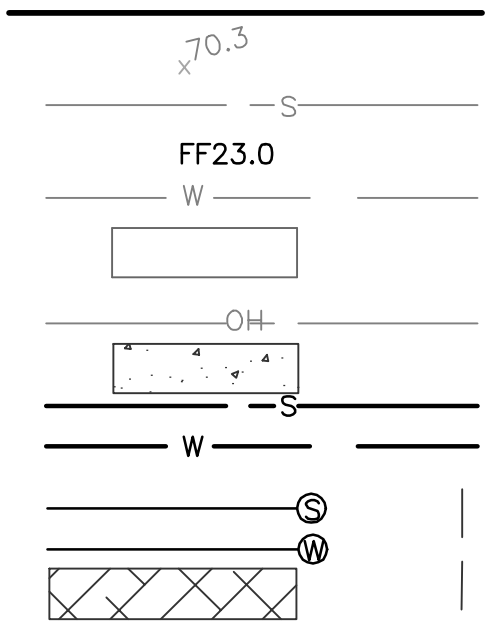
TENTATIVE MAP NO. 1575590

LANDSCAPE NOTE

- a] AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- b] ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- c] MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNALS/STOP SIGNS- 20 FEET
UNDERGROUND UTILITY LINES- 5 FEET (10' FOR SEWER)
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTION (INTERSECTING CURB LINES OF TWO STREETS)- 25 FEET

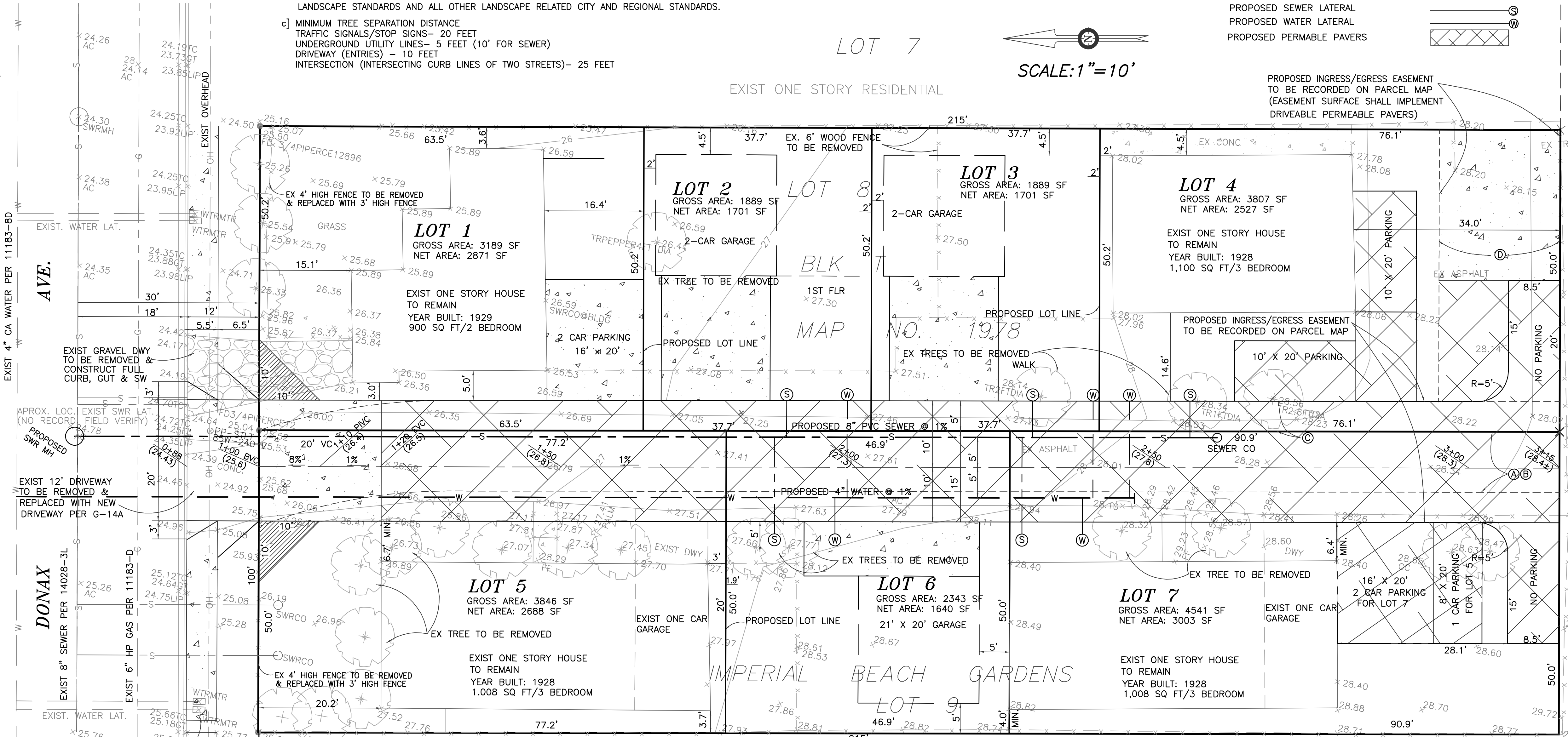
LEGEND

- PROPERTY LINE/ TM BOUNDARY
EXISTING SPOT ELEVATION
EXISTING SEWER LINE
FINISH FLOOR ELEVATION
EXISTING WATER LINE
EXISTING BUILDING
EXISTING OVERHEAD FACILITIES
CONCRETE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED SEWER LATERAL
PROPOSED WATER LATERAL
PROPOSED PERMEABLE PAVERS



SCALE: 1"=10'

EXIST ONE STORY RESIDENTIAL



LOT 10

EASEMENT NOTE

- A] EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 7 PER MAP NO. 1976, RECORDED 3/11/76 AS FILE NO. 76-071021
- B] EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 8 PER MAP NO. 1976, RECORDED 5/18/76 AS FILE NO. 76-149074
- C] EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 9 PER MAP NO. 1976, RECORDED 5/18/76 AS FILE NO. 76-149073
- D] EXISTING INGRESS/EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 7 PER MAP NO. 1976, RECORDED 3/11/76 AS FILE NO. 76-071022

NOTE

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE STREET ACCESS EASEMENT FOR THE SEVEN PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE; THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

GRADING DATA

- TOTAL AMOUNT OF SITE TO BE GRADED: 0 S.F.
- PERCENT OF TOTAL SITE GRADED: 0%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA= 0 S.F.
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0%
- AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 S.F.
- PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%
- AMOUNT OF CUT: 0 CUBIC YARDS
- AMOUNT OF FILL: 0 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPES: 0 FEET
- MAXIMUM HEIGHT OF CUT SLOPES: 0 FEET
- AMOUNT OF EXPORT SOIL: 0 CUBIC YARDS
- RETAINING/CRIB WALLS: HOW MANY: 0

ENGINEER

SM ENGINEERING
480 E. NAPLES ST
CHULA VISTA, CA 91911
TELE: (619) 203-5633



SARAH M. KELLY DATE

OWNER/DEVELOPER

WILLIAM E. LEWALLEN/ DIANA A. LEWALLEN
264 E STREET
CHULA VISTA, CA 91910
TELEPHONE: (619) 203-3423

BY: WILLIAM E. LEWALLEN DATE

BY: DIANA A. LEWALLEN DATE

LEGAL DESCRIPTION

LOTS 8 & 9, BLOCK T AS SHOWN ON THAT CERTAIN MAP ENTITLED IMPERIAL BEACH GARDENS WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1978, FILED ON DECEMBER 28, 1926.

GENERAL NOTES

1. GROSS AREA IS 0.50 ACRES= 21,500 SQ. FT./ NET AREA IS 0.37 ACRES=16,143 SQ. FT.
2. TOTAL NUMBER OF EXISTING LOTS IS 2. TOTAL NUMBER OF EXISTING UNITS IS 4.
3. TOTAL NUMBER OF PROPOSED LOTS IS 7.
4. EXISTING & PROPOSED ZONING: RM-1-1
5. ASSESSOR'S PARCEL NUMBER: 627-181-06 & 07
6. LAMBERT COORDINATES: 150-1737
NAD 83 COORDINATES: 1790-6297
7. BENCH MARK: CITY OF SAN DIEGO, NW BP, DONAX & 16TH
ELEV.: 29.2 M.S.L.
8. TOPOGRAPHY: JOHN MONTES DE OCA PLS 8144
DATE OF TOPOGRAPHY: 8/15/15
9. DRAINAGE, STREETS AND NECESSARY IMPROVEMENTS PER CITY STANDARD.
10. THE DEVELOPER AGREES TO DESIGN AND CONSTRUCT ALL PROPOSED PUBLIC SEWER FACILITIES IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE "CITY OF SAN DIEGO WATER & SEWER DESIGN GUIDE".
11. ALL PROPERTY CORNERS WILL BE SET AND A SEVEN LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.
12. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
13. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
14. A MUTUAL MAINTENANCE AND ACCESS AGREEMENT FOR ALL FACILITIES USED IN COMMON SHALL BE ENTERED INTO TO THE SATISFACTION OF THE CITY MANAGER AND SHALL BE RECORDED AGAINST THE APPLICABLE PROPERTY OR PROPERTIES IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF ONE PRIVATE EXTERIOR USEABLE OPEN SPACE AREA MEASURING 60 SQUARE FEET, WITH A MINIMUM DIMENSION OF NO LESS THAN 6 FEET. THE AREA OF A DRIVEWAY SHALL NOT BE COUNTED TOWARD REQUIRED OPEN SPACE.
16. 1,400 SQUARE FEET IS REQUIRED (7 LOTS X 200 SQUARE FEET) FOR EXTERIOR OPEN SPACE. SEE LANDSCAPE PLAN FOR TOTAL AREA.

Development Summary

1. SUMMARY OF REQUEST

EXISTING LEGAL LOTS IS PROPOSED TO BE SUBDIVIDED INTO 7 SINGLE LOTS.

2. STREET ADDRESS

1627-1629 & 1633-1635 DONAX AVENUE

(Check one) ☒ N ☐ S ☐ E ☐ W

Between 16TH ST and THERMAL AVE

3. SITE AREA

Total Site Area (gross): 0.50 Ac. 21,500 Sq. Ft.

Net Site Area: 0.36 Ac. 15,714 Sq. Ft.

(Net site area excludes required streets and public dedications)

4. COVERAGE DATA

Total Building Area (ground floor): 0.16 Ac. 7,022 Sq. Ft.

Total Landscape/Open Space Area: 0.15 Ac. 6,219 Sq. Ft.

Total Hardscape/Concrete Area: 0.06 Ac. 2,634 Sq. Ft.

Total Pervious Area 0.13 Ac. 5,625 Sq. Ft.

Floor Area Ratio (FAR) NA Gross Floor Area (GFA) NA Sq. Ft.

5. DENSITY (Residential)

Maximum no. dwelling units allowed per zone: 7

Number of existing units to remain on site: 4

Number of proposed dwelling units on site: 3

Total number of units provided on this site: 7

6. YARD/SETBACK

Street Yard: Required 15 Ft. Proposed/Exist 15 Ft.

Street Side Yard: Required NA Ft. Proposed/Exist NA Ft.

Interior Yard(s): Required 5 Ft. Proposed/Exist 3.6', 4.5' & 5' Ft.

Rear Yard: Required 15 Ft. Proposed/Exist 28' & 34' Ft.

PREPARED BY:

SM ENGINEERING
480 E. NAPLES STREET
CHULA VISTA, CA 91911

PROJECT ADDRESS:

1627, 1629, 1633 & 1635 DONAX AVE
SAN DIEGO, CA

PROJECT NAME:

1627-1629 DONAX AVE
1633-1635 DONAX AVE

SHEET TITLE:

TENTATIVE MAP

REVISION 5:

REVISION 4:

REVISION 3: 11/11/16

REVISION 2: 7/5/16

REVISION 1: 3/10/16

ORIGINAL DATE: 9/28/15

SHEET 1 OF 1 SHEETS

W.O.#

DEP #

GENERAL NOTES

ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. [142.0403].

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A HOME OWNERS' ASSOCIATION, LANDSCAPE MAINTENANCE DISTRICT, OR THE APPROVED ENTITY.

ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES, SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.

IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.

MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE 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

MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH [142.0413(B)].

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

MAINTENANCE CRITERIA

TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY, TO PROMOTE DEEPER ROOTING, AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES.

PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES, AND TO INSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC.

TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY, AND REMOVED WHEN NECESSARY, TO INSURE THAT THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GIRDLING TRUNKS OR BRANCHES.

PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALLS, PASSAGEWAYS AND SIGHT DISTANCE VIEWS FOR VEHICULAR TRAFFIC.

DEAD PLANTS SHALL BE REPLACED, DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS.

SHRUBS AND VINES USED FOR SCREENING TRASH ENCLOSURES AND SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE STORAGE/SERVICE AREAS.

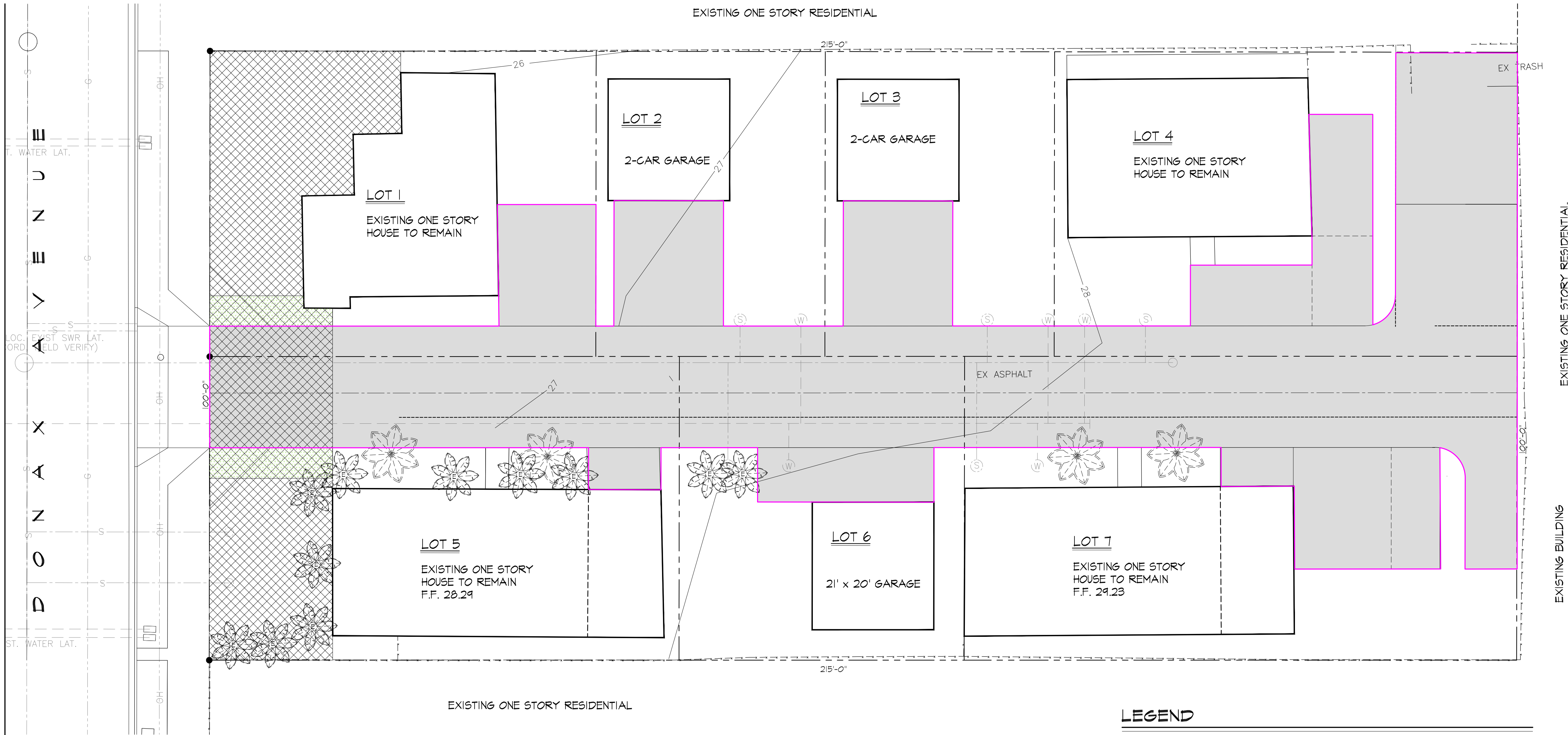
SHRUBS, TREES, AND VINES USED TO MEET THE "REMAINING YARD RESIDENTIAL BUFFERING" REQUIREMENT OR FOR SCREENING ADJACENT PROPERTIES SHALL BE KEPT PRUNED SO THEY DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC AND DO NOT ENCROACH EXCESSIVELY ONTO THE ADJACENT PROPERTY.

IRRIGATION NOTES

ALL PLANTED AREAS SHALL BE IRRIGATED WITH A PERMANENT, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM USING LOW PRECIPITATION AND PRECIPITATION MATCHED HEADS. LAWN AREAS SHALL HAVE SEPARATE SYSTEMS. ALL SPRINKLER HEADS IN THE RIGHT-OF-WAY OR WITHIN TWO FEET OF THE SIDEWALK SHALL HAVE EXCESS FLOW VALVES IN THEM AND BE ON VALVES CONTROLLED FROM WITHIN THE PROPERTY.

MAINTENANCE NOTES

LANDSCAPE MAINTENANCE SHALL BE PERFORMED ON ALL IMPROVED AREAS OF THE SITE, PER THE CRITERIA OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AS WELL AS THE REQUIREMENTS OF THE MAINTENANCE MANUAL AND SPECIFICATIONS OF DAVID REED, LANDSCAPE ARCHITECTS.



STREET YARD

TOTAL AREA = 2124 SQ. FT.
PLANTING AREA REQUIRED = 2124 X 50% = 1062 SQ. FT.
PLANTING AREA PROVIDED = 1719 SQ. FT.
EXCEEDS REQUIREMENT BY 657 SQ. FT.

PLANTING POINTS REQUIRED = 2124 X .05 = 106.2 POINTS
PLANT POINTS PROVIDED = 209 POINTS

(22) 1 GALON SHRUB * 1 PTS = 22 POINTS
(56) 5 GALON SHRUB * 2 PTS = 112 POINTS
(3) 24" BOX TREES * 20 PTS = 60 POINTS
(5) EXISTING FEATHER PALM * 3 PTS = 15 POINTS

209 POINTS
EXCEEDS REQUIREMENT BY 102.8 POINTS

EXTERIOR OPEN SPACE CALCS

TOTAL GROSS AREA = 21,500 SQUARE FEET

	GROSS AREA PER LOT	EXTERIOR OPEN SPACE PER LOT
LOT 1	3,175 SQ. FT.	1,516 SQ. FT.
LOT 2	1,885 SQ. FT.	461 SQ. FT.
LOT 3	1,885 SQ. FT.	460 SQ. FT.
LOT 4	3,805 SQ. FT.	429 SQ. FT.
LOT 5	3,860 SQ. FT.	1,306 SQ. FT.
LOT 6	2,345 SQ. FT.	501 SQ. FT.
LOT 7	4,545 SQ. FT.	1,132 SQ. FT.
Σ	21,500 SQ. FT.	6,385 SQ. FT.

NOTE: TO SATISFY THIS REQUIREMENT 1400 SQUARE FEET IS REQUIRED
7 LOTS X 200 SQUARE FEET = 1,400

EXCEEDS REQUIREMENT BY 4,985 SQ. FT.

NOTE:
EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF 200 FEET OF EXTERIOR OPEN SPACE WITHIN THE SMALL LOT SUBDIVISION.

VEHICULAR USE AREA
INSIDE STREET YARD

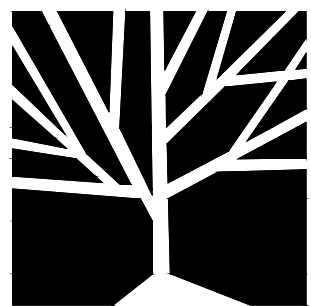
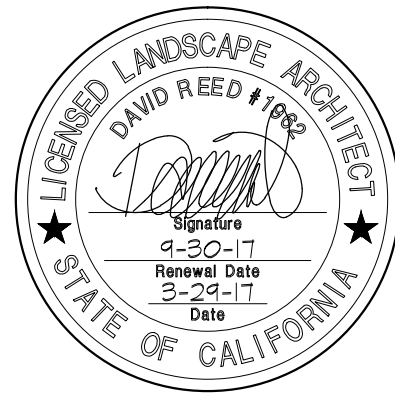
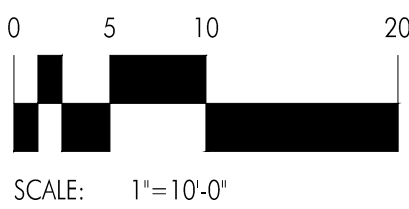
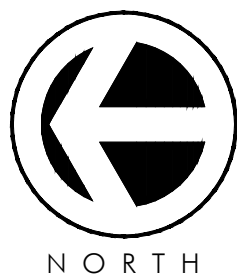
TOTAL AREA = 404 SQ. FT.
PLANTING AREA REQUIRED = 404 X 0.05 = 20.2 SQ. FT.
PLANTING AREA PROVIDED = 193 SQ. FT.
EXCEEDS REQUIREMENT BY 172.8 SQ. FT.

PLANT POINTS REQUIRED = 404 X 0.05 = 20.2 POINTS
PLANT POINTS PROVIDED = 21 POINTS

(5) 1 GAL. SHRUB * 1 PTS = 5 POINTS
(8) 5 GAL. SHRUB * 2 PTS = 16 POINTS
21 POINTS

EXCEEDS REQUIREMENT BY 0.80 POINTS

NOTE:
EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF ONE PRIVATE EXTERIOR USEABLE OPEN SPACE AREA MEASURING 60 SQUARE FEET, WITH A MINIMUM DIMENSION OF NO LESS THAN 6 FEET. THE AREA OF A DRIVEWAY SHALL NOT BE COUNTED TOWARD REQUIRED EXTERIOR OPEN SPACE.



DAVID REED
LANDSCAPE
ARCHITECTS

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LEGEND

TOTAL V.U.A. BOUNDARY AREA	7,897 SF
V.U.A. AREA IN STREET YARD	404 SF
V.U.A. LANDSCAPE AREA IN STEET YARD	193 SF
BUILDING COVERED AREA	5,827 SF (27%)
STREET YARD AREA	2,124 SF (10%)
REMAINING YARD	13,549 SF (63%)
TOTAL SITE AREA	21,500 SF (100%)

LANDSCAPE CALCULATIONS

NOT TO SCALE

PREPARED BY:

DAVID REED LANDSCAPE ARCHITECTS
480 E. NAPLES STREET
CHULA VISTA, CA 91911

PROJECT ADDRESS:

1627-1629, 1633 & 1635 DONAX AVE
SAN DIEGO, CA

PROJECT NAME:

1627-1629 DONAX AVE
1633-1635 DONAX AVE

SHEET TITLE:

LANDSCAPE CALCULATIONS

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2:

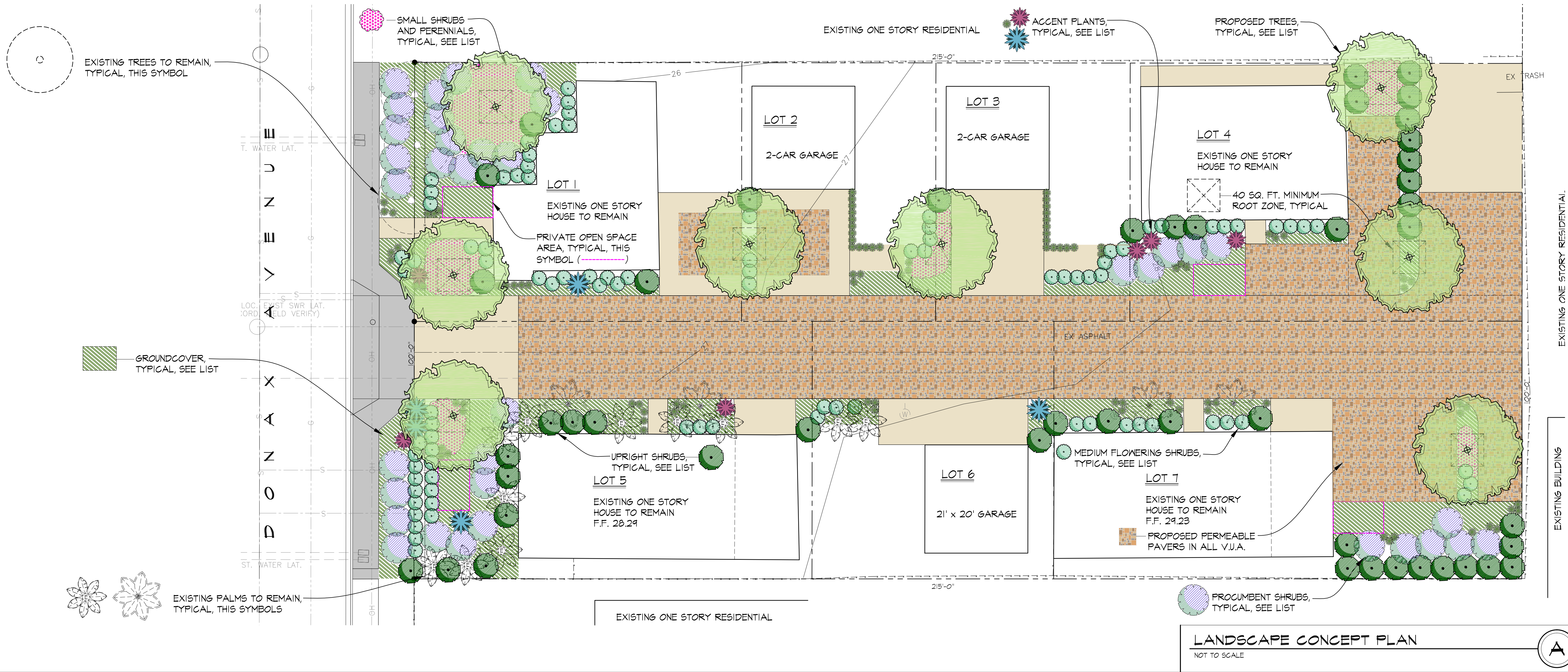
REVISION 1:

ORIGINAL DATE: 11/8/16

SHEET L-2 OF 3 SHEETS

W.O.#

DEP #

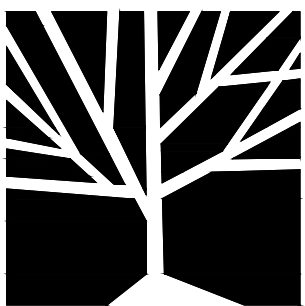


PLANT PALETTE

ABBR.	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD
TREES - 100% 24" BOX				
ARB. MAR.	ARBUTUS 'MARINA' - MULTI	MARINA STRAWBERRY TREE	30'	25'
CER. D.M.	CERCIDIMUM 'DESERT MUSEUM'	PALO VERDE	20'	20'
CHI. M.P.	CHILOPSIS L. 'MAGGIE'S PINK'	MAGGIE'S PINK DESERT WILLOW	10'-20'	15'
LAS. FAU.	LAGERSTROEMIA FAURIEI 'MUSKOGEE'	CRAPPE MYRTLE	25'	15'
OLE. S.H.	OLEA E. 'SWAN HILL'	SWAN HILL OLIVE	25'	30'
LARGE & UPRIGHT SHRUBS - 100% 5 GAL.				
RHU. LAN.	RHUS LANCEA	AFRICAN SUMAC	20'	25'
TRI. CON.	TRISTANIA CONFERTA	BRISBANE BOX	40'	30'
HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON, HOLLYWOOD	10'	10'-15'
LAV. ASS.	LAVATERA ASSURGENTIFLORA	LAVATERA	6'-8'	6'-8'
MAH. NEV.	MAHONIA NEVNI	NEVIN MAHONIA	6'	6'
RHA. CAL.	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5'-15'	10'
RHU. INT.	RHUS INTEGRIFOLIA	LEMONADE BERRY	6'-12'	7'-10'
MEDIUM FLOWERING SHRUBS - 100% 5 GAL.				
ARC. SUN.	ARGENTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	3'-4'	4'-6'
ENG. CAL.	ENGELIA CALIFORNICA	CALIFORNIA ENGELIA	4'	3'-5'
GAL. SPE.	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	3'	5'
RHA. L.S.	RHAMNUS CALIFORNICA 'LITTLE SUR'	COFFEEBERRY	3'-4'	3'
SAL. Y.G.	SALVIA 'WINIFRED GILMAN'	WINIFRED GILMAN HYBRID SAGE	3'	3'
PROCUMBENT SHRUBS - 50% 5 GAL., 50% 1 GAL.				
BAC. P.F.	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1'	5'
CE. SUN.	CESTIS 'SUNSET'	SUNSET HYBRID ROCKROSE	2'	6'
MAH. REP.	MAHONIA REPENS	CREeping MAHONIA	1.5'	3'
SED. DEN.	SEDUM DENDROIDEUM	BUSH SEDUM	1'-1.5'	6'
RIB. VIB.	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	3'	8'
SMALL SHRUBS & PERENNIALS - 100% 1 GAL.				
EPI. CAL.	EPILOBUM CALIFORNICA	CALIFORNIA FUCHSIA	1'	4'
ERI. G.B.	ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1'	3'
ERI. KAR.	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1'	3'
ACCENT PLANTS - 50% 5 GAL., 50% 1 GAL.				
AGA. B.F.	AGAVE 'BLUE FLAME'	AGAVE HYBRID	3'	5'
ALO. B.E.	ALOE 'BLUE ELF'	BLUE ELF ALOE	1.5'	2'
ALOBAR.	ALOE BARBADENSIS	ALOE VERA	2.5'	1.5'
DIA. L.R.	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1.5'-2'	1.5'-2'
ECH. AFT.	ECHEVERIA 'AFTERGLOW'	HYBRID ECHEVERIA	1'	1'
GROUNDCOVERS - 20% 4" POTS, 80% FLATS				
ARC. P.F.	ARGENTOSTAPHYLOS (VYA-URS) 'POINT REYES'	POINT REYES BEARBERRY	2'	6'
LAM. SPE.	LAMPRANTHUS SPECTABILIS	TRAILING ICE PLANT	1'	1'-2'
SAL. SON.	SALVIA SONOMENSIS	CREeping SAGE	0.5'-1.5'	2'-4'
SED. ANG.	SEDUM ANGLICUM	STONECROP	0.5'	2'
SED. B.C.	SEDUM SPIRUM 'BRONZE CARPET'	BRONZE CARPET SEDUM	0.5'	1'-2'

NOTE:
EACH DWELLING UNIT SHALL PROVIDE A MINIMUM OF ONE PRIVATE EXTERIOR USEABLE OPEN SPACE AREA MEASURING 60 SQUARE FEET, WITH A MINIMUM DIMENSION OF NO LESS THAN 6 FEET. THE AREA OF A DRIVEWAY SHALL NOT BE COUNTED TOWARD REQUIRED EXTERIOR OPEN SPACE.

FOR LANDSCAPE CALCULATIONS, SEE SHEET L-2



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PREPARED BY:
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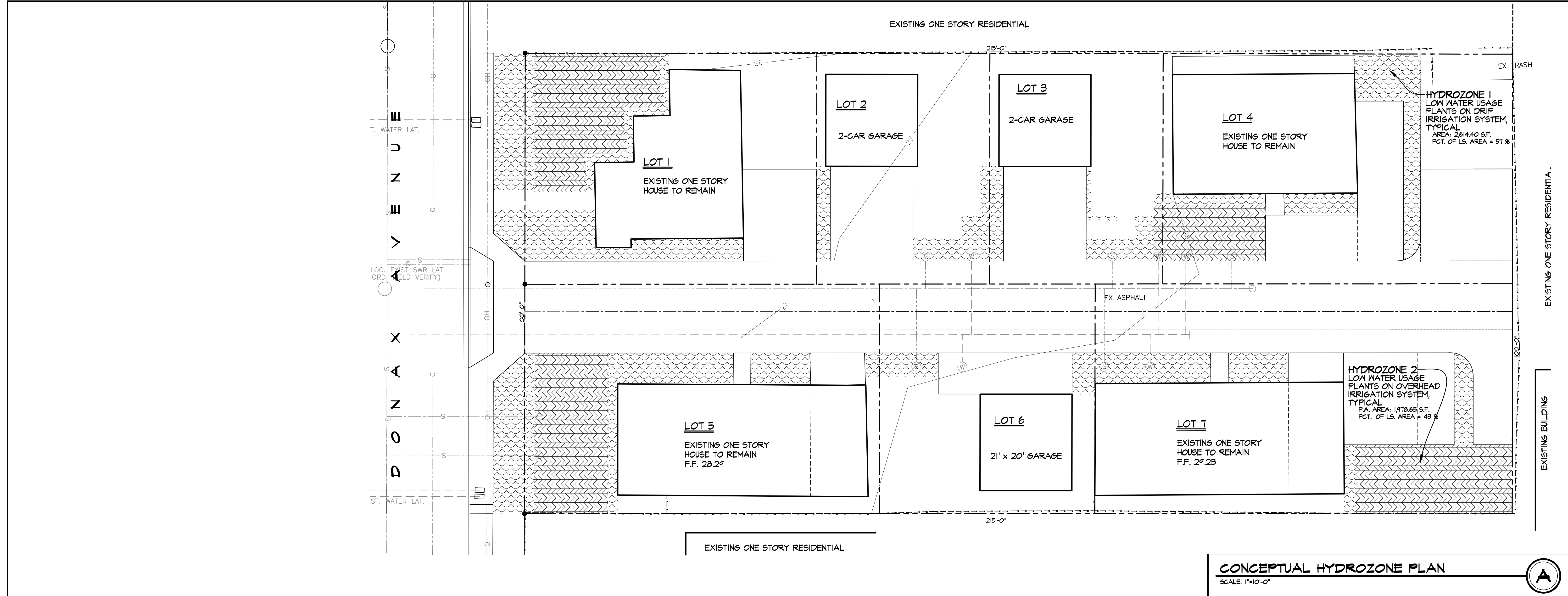
SHEET TITLE:
LANDSCAPE CONCEPT PLAN
AND PLANT PALETTE

REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE: 11/8/16

SHEET L-1 OF 3 SHEETS

W.O.#
DEP #



HYDROZONE PLAN
LEGEND

- HYDROZONE 1
- HYDROZONE 2

WATER BUDGET

SITE
TOTAL LANDSCAPE AREA: 4,593 S.F.
ETO: 40.0 ETAF: 0.55

HYDROZONES

HYDROZONE 1:
LOW WATER USAGE PLANTS
ON DRIP IRRIGATION SYSTEMS
AREA: 2,614.40 S.F.
Kc: 20
IE: 0.81
PCT. OF LS. AREA = 56.9 %
CLOCK A STATION(S): N / A
ETWU = 16,009 GAL. / YEAR

HYDROZONE 2:
LOW WATER USAGE PLANTS
ON OVERHEAD IRRIGATION SYSTEMS
P.A. AREA: 1,978.65 S.F.
Kc: 0.20
IE: 0.75
PCT. OF LS. AREA = 43.1 %
CLOCK A STATION(S): N / A
ETWU = 15,085.5 GAL. / YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = ETO x 0.62 x ETAF x LS AREA
MAWA: (40.0) x (0.62) x (0.55 x 4,593) = 62,648.50 GAL. / YEAR

ESTIMATED TOTAL WATER USE:
ETWU = ETO x 0.62 x [(Kc x LS AREA) / IE] =
SUM OF ALL ETWUS = 29,094.50 GAL. / YR

PREPARED BY:
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PROJECT ADDRESS:
1627, 1629, 1633 & 1635 DONAX AVE
SAN DIEGO, CA

PROJECT NAME:
1627-1629 DONAX AVE
1633-1635 DONAX AVE

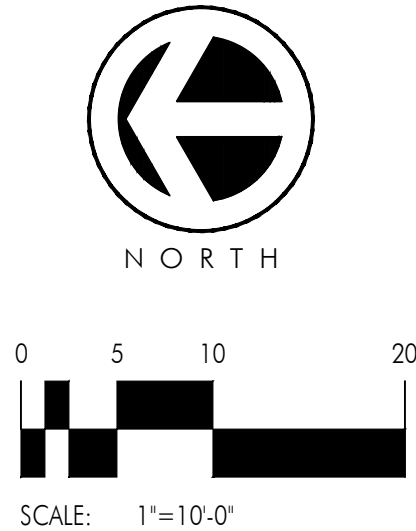
SHEET TITLE:
WATER BUDGET PLAN

REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE: 11/8/16

SHEET L-3 OF 3 SHEETS

W.O.#
DEP #



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