

LANDSCAPE CONCEPT

THE VISTA AZUL LANDSCAPE IS REFLECTIVE OF THE SURROUNDING LANDSCAPES, BOTH DOMESTIC AND NATIVE. THE PROJECT PROPOSES STREETScape ENHANCEMENTS THAT CONTINUE ESTABLISHED PALM THEMES ALONG STREET RIGHT-OF-WAYS AND PROPOSES OTHER PARKWAY ENHANCEMENTS THAT WILL ENRICH THE PEDESTRIAN EXPERIENCE. MONUMENTATION AND ARTFUL ELEMENTS AT MAJOR INTERSECTIONS AND PROJECT ENTRIES SERVE AS GATEWAYS AND ESTABLISH IDENTITY FOR THE PROJECT. NATIVE, DROUGHT TOLERANT PERIMETER SLOPES, PROMOTE A WATER-WISE LANDSCAPE THAT IS REFLECTIVE OF SURROUNDING NATURAL HILLSIDES. A POCKET PARK WITH PLAY STRUCTURE, BENCHES, SHADE AND ACCENT TREES, AND TURF AREA WILL PROVIDE RECREATIONAL AND SOCIAL GATHERING OPPORTUNITIES FOR RESIDENTS.

GENERAL NOTES:

- 1. LANDSCAPE & IRRIGATION SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LEMON GROVE'S WATER EFFICIENT LANDSCAPE REGULATIONS.
2. PROJECT LANDSCAPE SHALL NOT EXCEED THE MAXIMUM ALLOWED WATER ALLOCATION (MAWA).
3. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE AND/OR AREAS EXPECTED TO MAINTAIN SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY RESIDENTS. THE TURF AREA WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
5. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF EXPOSURE AND CULTURAL REQUIREMENTS.
6. SOIL WILL BE AMENDED TO PROVIDE FOR OPTIMAL GROWTH, MOISTURE RETENTION, AND PERCOLATION.
7. AN AUTOMATIC, LOW PRECIPITATION, IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE PROPER DEVELOPMENT, AND MAINTENANCE OF VEGETATION.

FIRE NOTE:

- 1. LANDSCAPE IMPROVEMENT PLANS AND INSTALLATION REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REQUIREMENTS.

MAINTENANCE NOTES:

- 1. REQUIRED LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE MAINTAINED AND OPERATED BY THE OWNER CONSISTENT WITH THE MAWA. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS. DEAD OR DISEASED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.
2. THE LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED PER THE CITY'S REQUIREMENTS.
a. ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.
b. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUND COVERS.
c. LANDSCAPE ARCHITECT SHALL BE AWARE OF ALL UTILITIES AND EASEMENTS AND PLACE PLANTING ACCORDINGLY TO MEET CITY REQUIREMENTS.

LEGEND

- 1 6" CMU SOUND WALL W/ VIEW PANELS
2 CMU RETAINING WALL (HEIGHT VARIES)
3 NATURAL GRAY CONCRETE, BEAMY RETARDANT
4 NATURAL GRAY CONCRETE, BROOM FINISH
5 BBQ - SEE DETAIL SHEET 2
6 PICNIC TABLE - SEE DETAIL SHEET 2
7 TRASH RECEPTACLE
8 BENCH
9 RESILIENT PLAY SURFACE
10 PLAY STRUCTURE - SEE DETAIL
11 36" TALL LIGHT BOLLARD
12 15' POLE MOUNTED LIGHT FIXTURE
13 20' TALL STREET LIGHT
14 BIKE RACK
15 WROUGHT IRON VIEW FENCE
16 WOOD PRODUCTION FENCE
17 WALL MOUNTED WALKWAY LIGHTING
18 D.G. PATHWAY
19 SHADE SAIL STRUCTURE

LANDSCAPE CONCEPT PLAN

IRRIGATION NOTES:

- 1. AN AUTOMATIC, LOW PRECIPITATION, IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN.
2. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANTINGS WITH MINIMAL LOSS DUE TO RUNOFF.
3. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS.
4. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF LEMON GROVE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
5. IRRIGATION SYSTEM SHALL BE OPERATED TO MEET OR EXCEED EFFICIENCY NECESSARY TO COMPLY WITH THE MAWA.
6. BROKEN OR MALFUNCTIONING EQUIPMENT SHALL BE REPLACED WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER.

PLANTING NOTES:

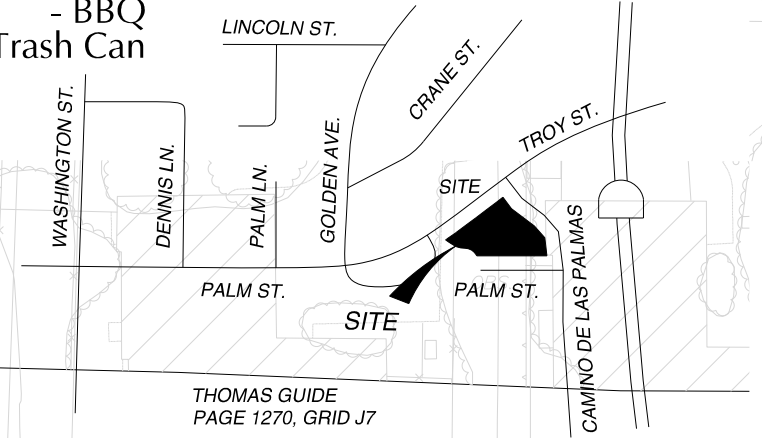
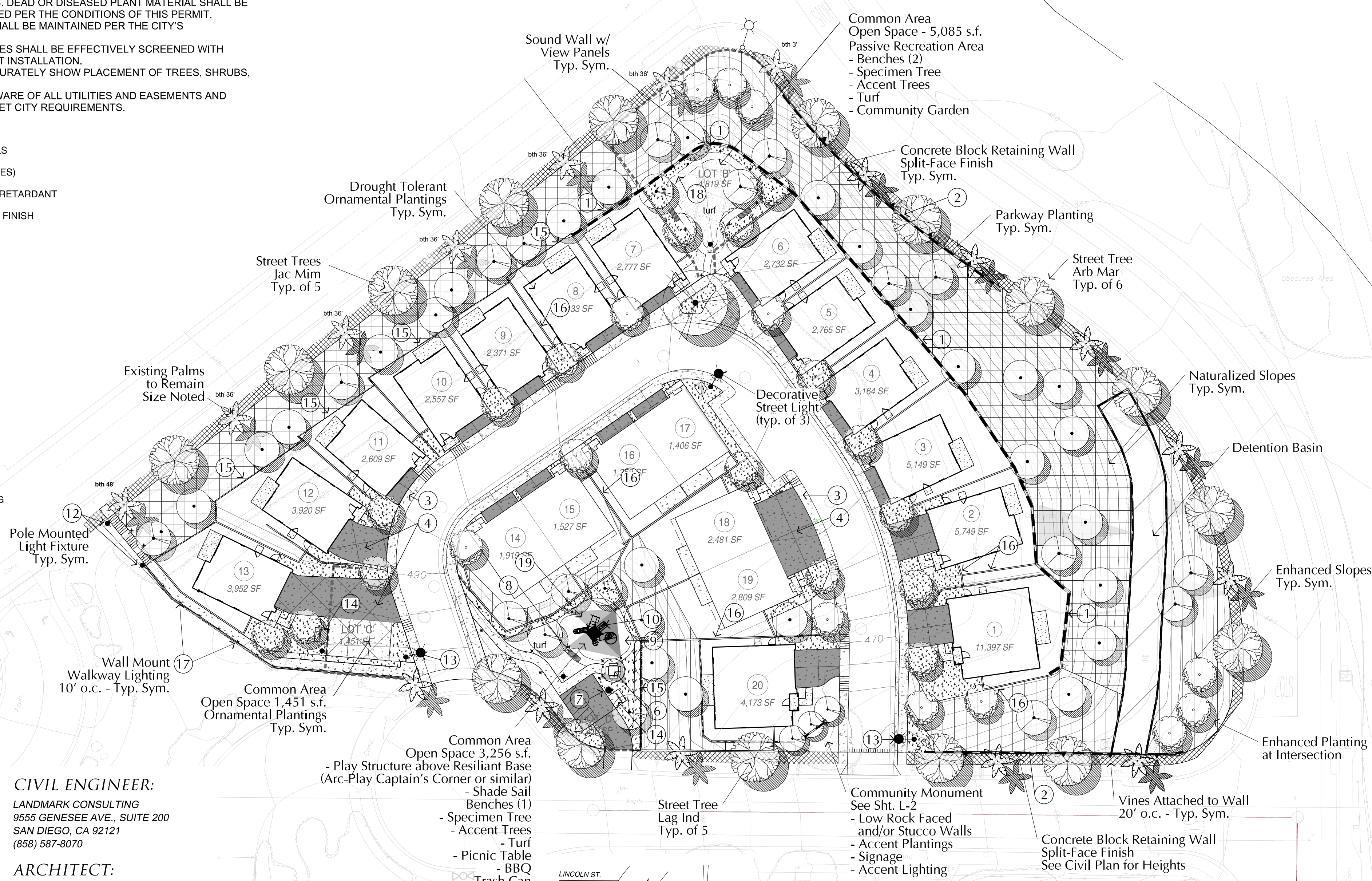
- 1. PLANT MATERIAL SELECTION BASED ON CULTURAL, AESTHETIC, MAINTENANCE, AND LOW WATER USE CONSIDERATIONS.
2. PLANTING AREAS SHALL BE AMENDED BASED ON RECOMMENDATIONS OF SOIL MANAGEMENT REPORT FROM AGRICULTURAL TESTING LAB.
3. GROUND COVER OR BARK MULCH SHALL BE USED TO FILL IN GAPS BETWEEN SHRUBS AND TREES TO SHIELD SOIL AND MINIMIZE EVAPOTRANSPIRATION AND RUNOFF.
4. ALL FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH.
5. SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.
6. LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE CITY OF LEMON GROVE'S GUIDELINES AND REQUIREMENTS.

SUMMARY OF LANDSCAPE CALCULATIONS:

TOTAL SITE AREA (SQ. FT.) = 89,887
TOTAL LANDSCAPED AREA (SQ. FT.) = 46,362 (52% OF SITE)
TOTAL TURF AREA (SQ. FT.) = 1,524 (3.3% TOTAL LANDSCAPED AREA)
NET LOT AREA: 76,770 S.F.
LANDSCAPED AREA (NET): 46,362 S.F. (60% NET LOT AREA)

WATER USE

Table with columns: AREA, WATER USAGE, ESTIMATED TOTAL WATER USE. Includes rows for TOTAL SITE AREA, LANDSCAPED AREA, TURF TO LANDSCAPED AREA, MAXIMUM APPLIED WATER USE, ESTIMATED TOTAL WATER USE.



PLANTING LEGEND

Comprehensive table listing plant types (e.g., ARB MAR, JAC MIM, WAS ROB), their botanical names, mature heights, spreads, and notes. Also includes sections for Private/HOA Enhanced Slope Areas, Large Shrubs, Medium/Small Shrubs, Groundcover, and Turf Area.

OWNER:
VISTA AZUL, LLC.
8109 SANTALUZ VILLAGE GREEN
SOUTH SAN DIEGO, CA 92127
(619) 559-0372

CIVIL ENGINEER:
LANDMARK CONSULTING
9555 GENESSEE AVE., SUITE 200
SAN DIEGO, CA 92121
(858) 587-8070

GEOTECHNICAL:
GEOSOILS, INC.
5741 PALMER WAY
CARLSBAD, CA 92010
(760) 439-3155

ARCHITECT:
ARCHITECTS BP ASSOCIATES
11858 BERNARDO PLAZA CT #120
SAN DIEGO, CA 92128
(858) 592-4710

LANDSCAPE ARCHITECT
DEVELOPMENT DESIGN SERVICES & GRAPHICACCESS, INC.
2583 VIA MERANO
DEL MAR, CALIFORNIA
858.793.5450
LIC. NO 3393

Vicinity Map
no scale

Development Design Services & GraphicAccess
2583 Via Merano
Del Mar, CA 92014
619.793.5450
Revisions table with columns for # and Description.

Job No: p331-349
Job Name: Vista Azul
Date Drawn: 09/11/2015
Drawn By: ARG

Vista Azul
A Pedestrian Neighborhood
Troy Street, Lemon Grove, CA 91945

LANDSCAPE CONCEPT PLAN

Sheet No.
L-1
REVISED: 7-14-2016
SHEET L-1 OF 3

NOT FOR CONSTRUCTION

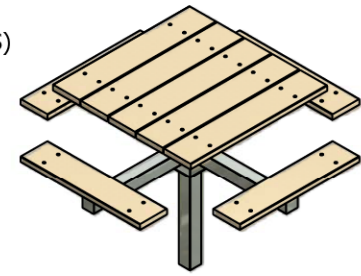
LANDSCAPE CONCEPT PLAN

SITE FURNISHINGS

MODEL 1144-04 SQUARE PEDESTAL TABLE WITH RECYCLED PLASTIC PLANKS (426 LBS)

ADA-OPTION ONE SEAT REMOVED

FOR POWDER COAT COLORS AND RECYCLED PLASTIC COLORS SEE BACK-INSIDE COVER OF PATTERSON-WILLIAMS CATALOG



General - All steel, heavy-duty frames fabricated of 4" x 4" square steel tubing support post and 2" x 4" steel pipe support members TG-welded together for seats and tabletops. This single pedestal design provides easy access from any side of the table.

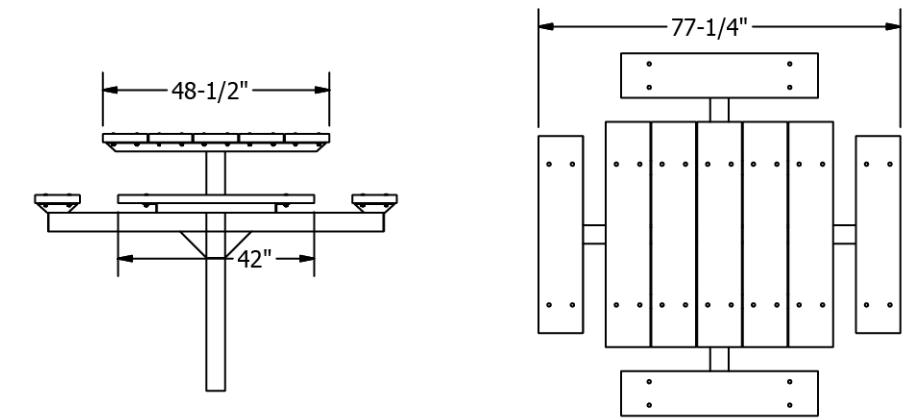
Materials: Pedestal Support Frame: Welded into a single unit consisting of 4" x 4" square steel tubing to form the vertical support member for table top and cross members for seats.

Seat and Top Support Frame: Consists of 4"x4" heavy duty steel welded to pedestal unit to form seat and table support. With 2" x 2" x 3/16" steel angle for seat and table mounting.

Recycled Plastic Planking: 2" x 10" nominal size (1-3/4" x 9-1/2" finish size) RCP plank. Recycled 2" x 10" HDPE plastic with pre-drilled pilot holes. This material is cleaned and decontaminated removing food residue, paper and adhesives. This material has exceptional resistance to corrosive substances and other environmental stresses and weather. This material requires no waterproofing, painting, staining or similar maintenance when used outdoors.

HARDWARE: All hardware is stainless steel.

Warranty: 3 years



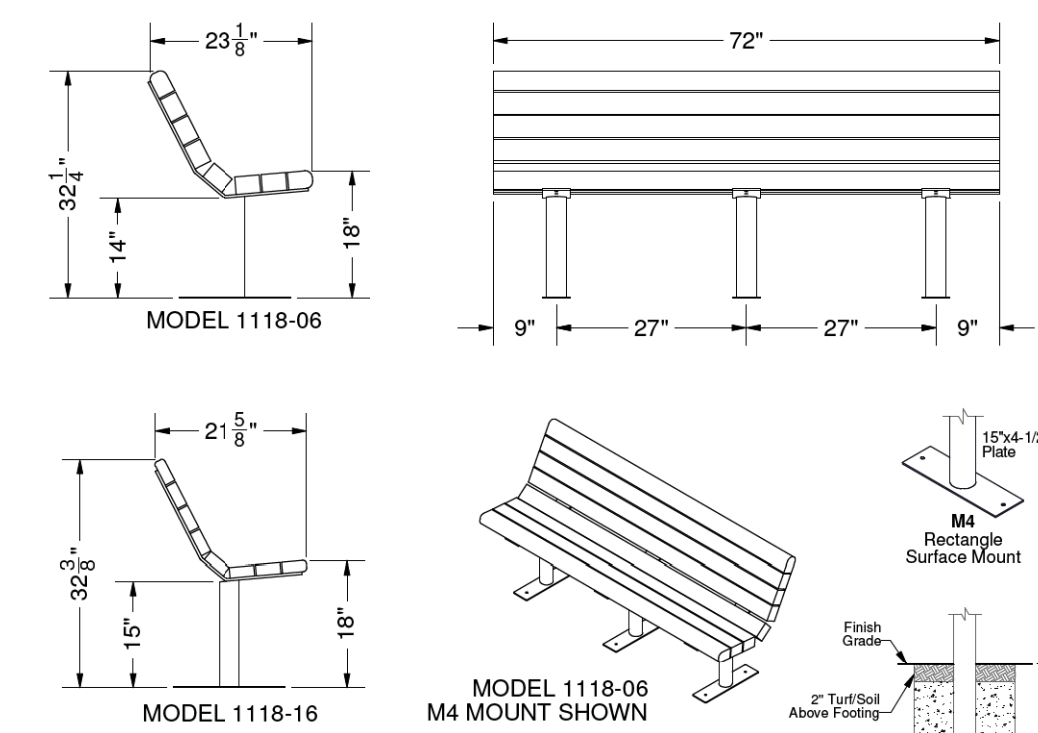
	SCALE: N.T.S.	SPECIFICATION/INSTALLATION INSTRUCTIONS
	DATE: 08/19/15	SQUARE PEDESTAL PICNIC TABLE
	DRAWN BY: AYC	MODEL 1144-04
	REV: 04/24/16	SHEET: 1 of 2

4x4 Picnic Table

no scale

RECYCLED PLASTIC BENCH

MODEL 1118-06 6 FT. BENCH w/ 3" x 4" RECYCLED PLASTIC PLANKS
 MODEL 1118-08 8 FT. BENCH w/ 3" x 4" RECYCLED PLASTIC PLANKS
 MODEL 1118-16 6 FT. BENCH w/ 2" x 4" RECYCLED PLASTIC PLANKS
 MODEL 1118-18 8 FT. BENCH w/ 2" x 4" RECYCLED PLASTIC PLANKS



Specifications:

Steel:
 Steel plate and bar conform to the requirements of ASTM A36.
 Steel tube conforms to the requirements of ASTM A787 and A853.
 Welding conforms to the requirements of the American Welding Society's specifications for the material being welded. All welds ground smooth.

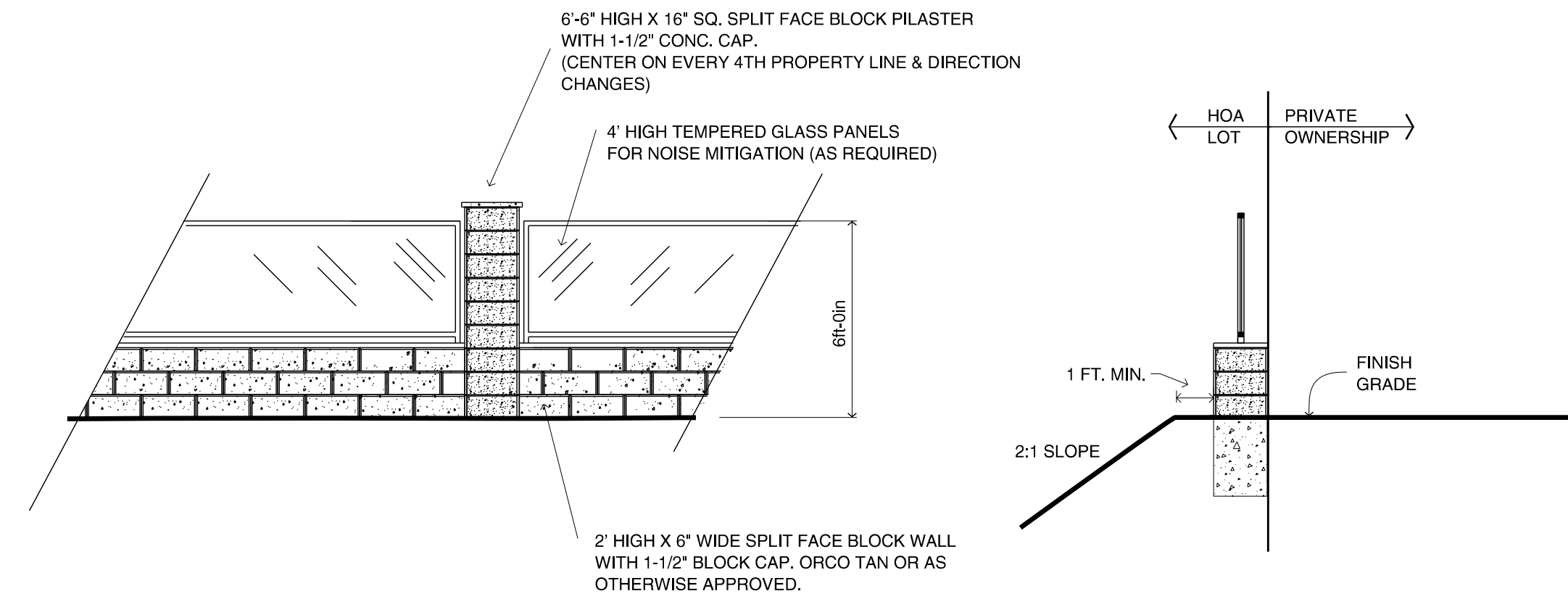
Plastic:
 Plastic lumber conforms to the requirements of Polyuf HDPE plastic lumber requirements.

Finish:
 Steel components available galvanized or coated with polyester TGIC powder coat finish meeting ANMA 2604-02 specification.
 All fasteners shall be zinc plated.

	Date: 1/2/2014	SPECIFICATION / INSTALLATION INSTRUCTIONS
	Rev: AY	RECYCLED PLASTIC BENCH
	Drawn: AY	MODEL NO.
	Sheet: 1 of 2	1118 (-06) (-08) (-16) (-18)

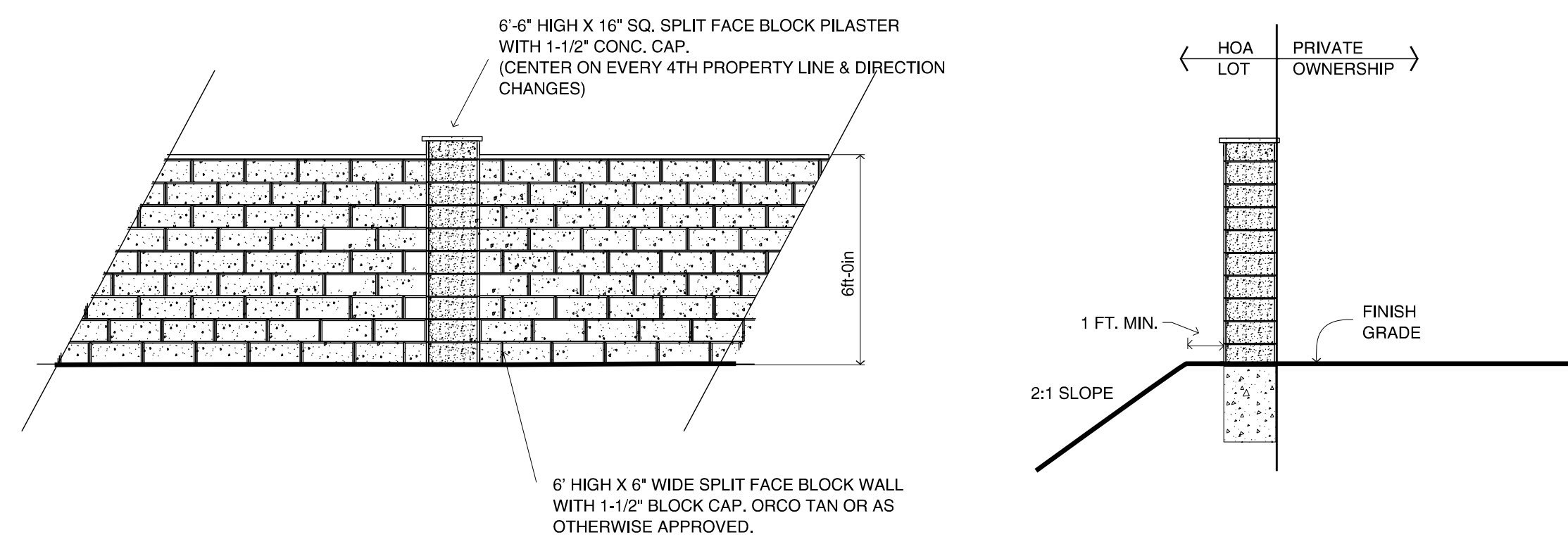
Recycled Plastic Bench

no scale



CMU Sound Wall w/ View Panels

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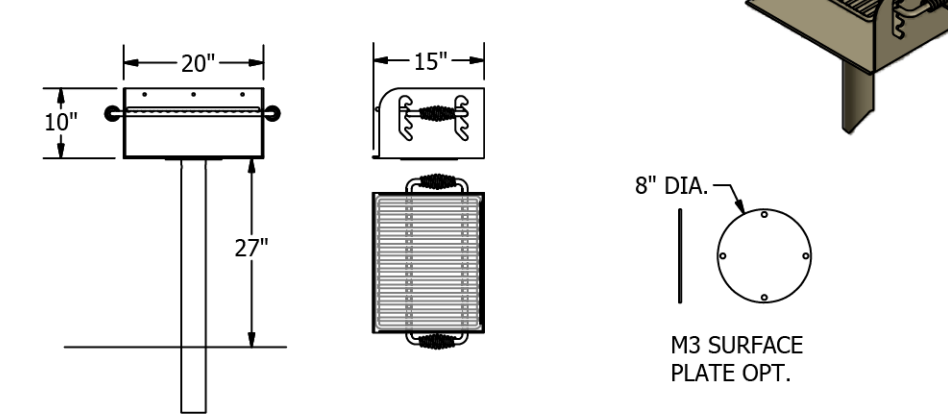


CMU Retaining Wall

no scale

SITE FURNISHINGS

MODEL #1140-00 - SINGLE GRILL (70 LBS)
 MODEL #1140-05 - SINGLE GRILL (GALVANIZED) (70 LBS)
 MODEL #8802-00 - 7" X 20" SHELF (6 LBS)
 MODEL #8803-00 - OPTIONAL GRILL COVER (30 LBS)



Note:
 Grill available through Patterson-Williams.

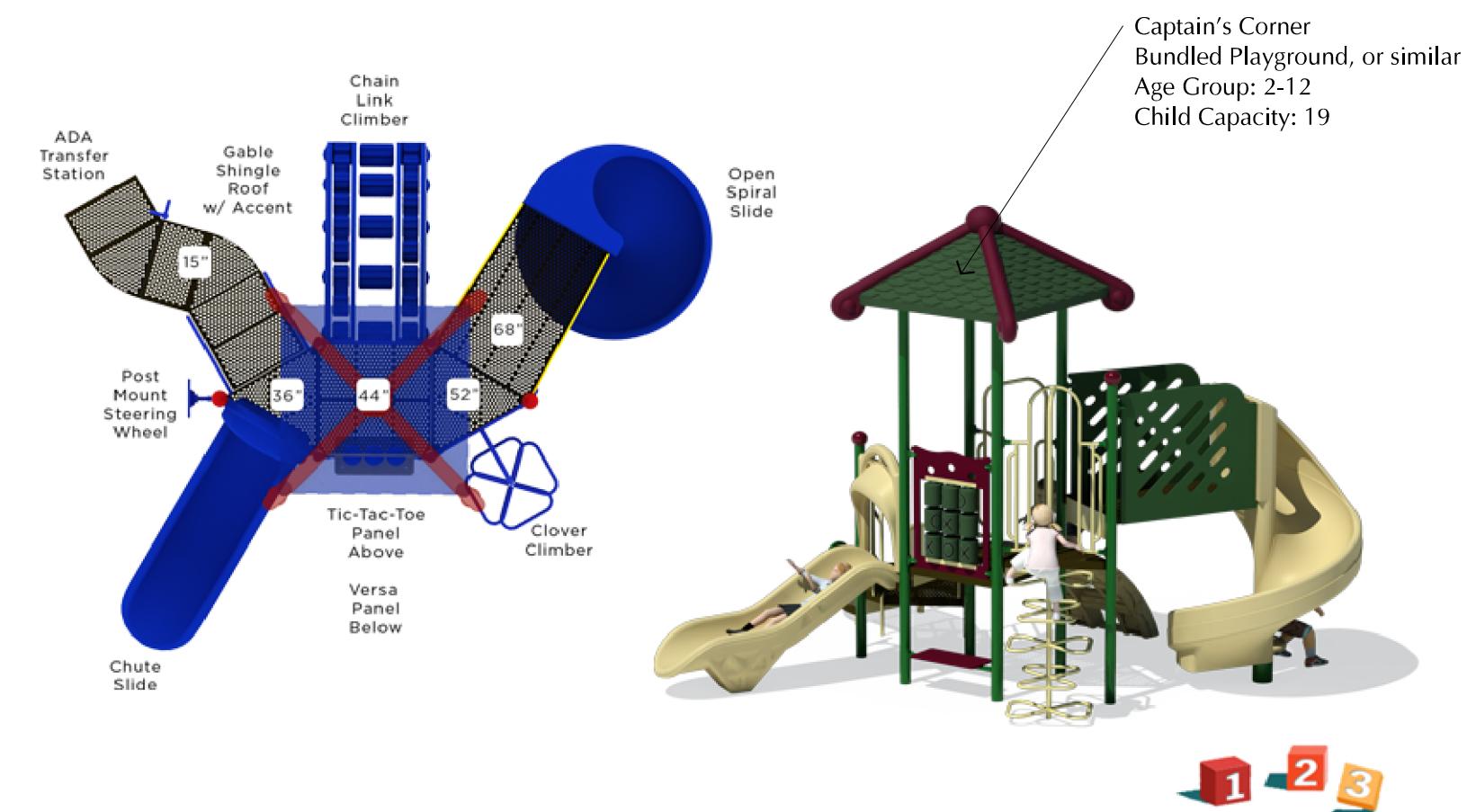
Single BBQ Grill

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Community Monument Sign

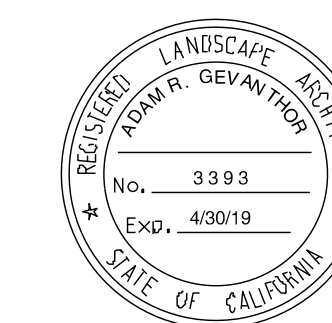
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Bundled Playground

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Note:
 Playground equipment shall be bundled playground from APC-PLAY as shown, or similar



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 2583 VIA MERANO
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SHEET L-2 OF 3



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 Services & GraphicAccess

2583 Via Merano
 Del Mar, CA 92014

619.793.5450

Revisions
 # Description

Job No: p331-349

Job Name: Vista Azul

Date Drawn: 09/11/2015

Drawn By: ARG

Vista Azul A Pedestrian Neighborhood
 Troy Street, Lemon Grove, CA 91945

**PLANTING
 LEGEND**

Sheet No.

L-2

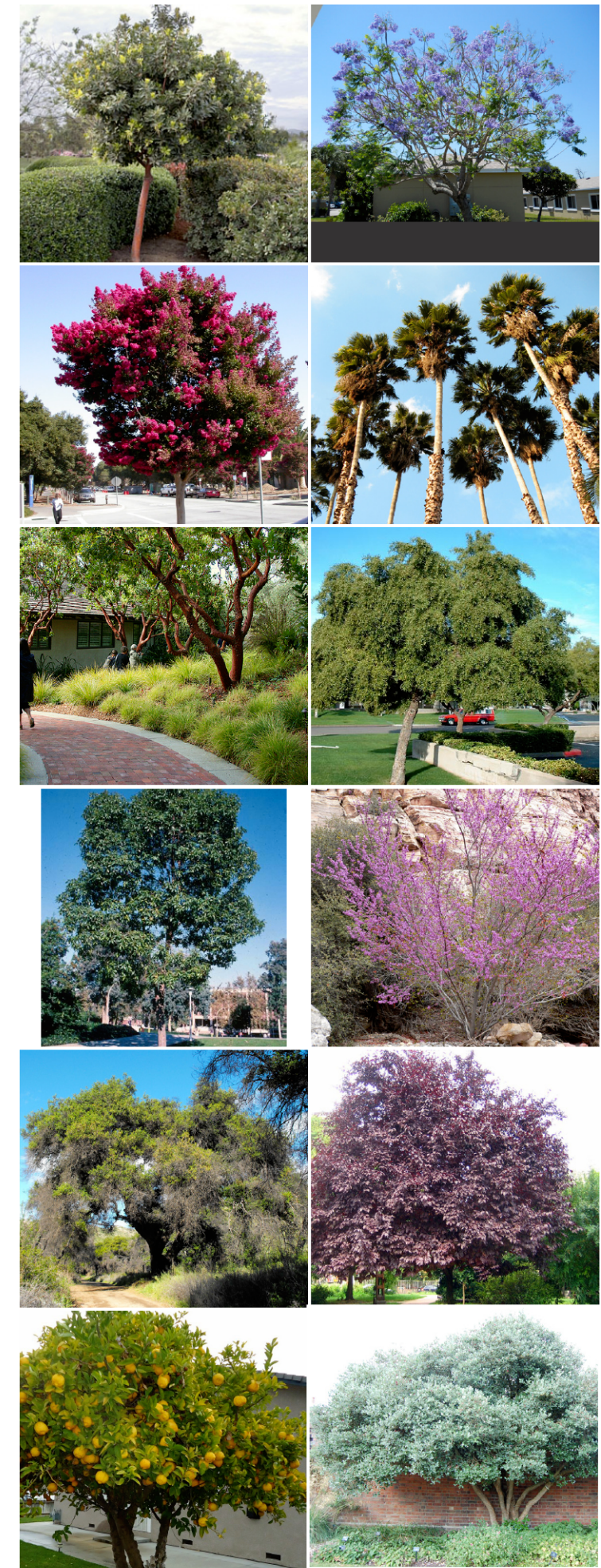
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LANDSCAPE CONCEPT PLAN

- STREET TREES:**
 1. ARBUTUS MARINA / MARINA STRAWBERRY
 2. JACARANDA MIMOSIFOLIA / JACARANDA
 3. LAGERSTROEMIA INDICA / CRAPE MYRTLE
 4. WASHINGTONIA ROBUSTA

- HOA LANDSCAPE AREAS:**
TREES:
 5. ARBUTUS MARINA
 6. RHUS LANCEA / AFRICAN SUMAC
 7. TRISTANIA CONFERTA / BRISBANE BOX
 8. CERCIS OCCIDENTALIS / WESTERN REDBUD
 9. QUERCUS AGRIFOOLIA / CALIFORNIA LIVE OAK
 10. PRUNUS CERASIFERA 'KRAUTER VERSUVIUS'
 11. CITRUS SPP. / LEMON & ORANGE

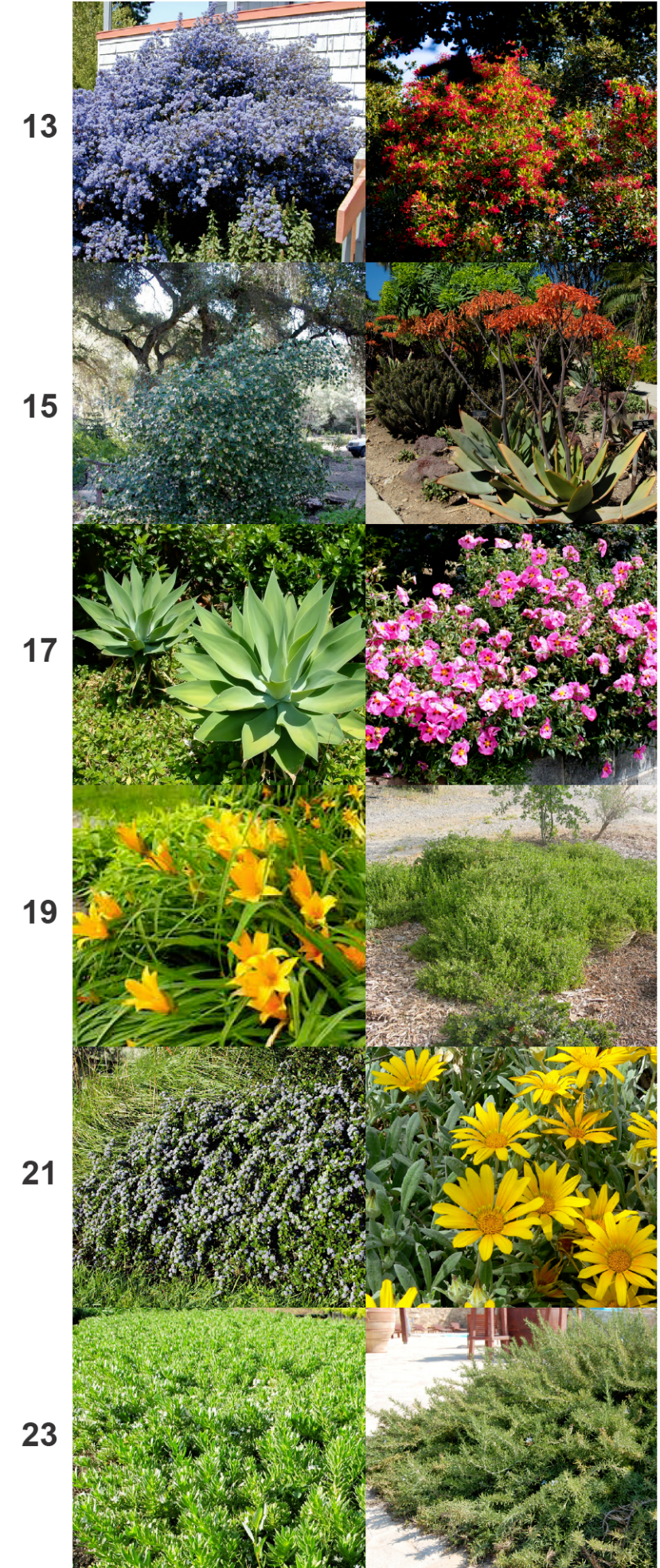
- SHRUBS:**
 12. FEIJOA SELLOWIANA / GUAVA



VISTA AZUL PLANT MATERIALS
 LEMON GROVE, CALIFORNIA
 Page 1

- SHRUBS (CONT.):**
 13. CEANOTHUS SPP.
 14. HETERMOLES ARBUTIFOLIA / TOYON
 15. RHUS OVATA/SUGARBUSH
 16. ALOE STRIATA /CORAL ALOE
 17. AGAVE ATTENUATA / FOXTAIL AGAVE
 18. CISTUS 'SUNSET'/SPREADING ROCK-ROSE
 19. HEMEROCALLIS HYBRID / DAYLILY

- GROUND COVER:**
 20. BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BRUSH
 21. CEANOTHUS GLORIOSIS 'ANCHOR BAY' / SPREADING WILD LILAC
 22. GAZANIA RINGENS / GAZANIA
 23. MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / DWARF MYOPORUM
 24. ROSMARINUS OFF / SPREADING ROSEMARY
 25. SENECIO 'MANDRALISCAE' / BLUE CHALK STICKS



VISTA AZUL PLANT MATERIALS
 LEMON GROVE, CALIFORNIA
 Page 2

- GROUND COVER (CONT.):**
 25. SENECIO 'MANDRALISCAE'/BLUE CHALK STICKS

- NATURALIZED PERIMETER SLOPES:**
SHRUBS:
 26. ARTEMESIA CALIFORNICA / COASTAL SAGEBRUSH
 27. BACCHSARIS SAROTHIROIDES / DESERT BROOM
 28. ERIOGONIUM FASCICULATUM / BUCKWHEAT
 29. HETERMOLES ARBUTIFOLIA / TOYON
 30. MALOSMA LAURINA/LAUREL SUMAC
 31. RHUS INTEGRIFOLIA/LEMONAIDE BERRY
 32. YUCCA WHIPPLEI/LORD'S CANDLE

- PUBLIC R.O.W:**
 33. CEANOTHUS SPP./LILAC
 34. CISTUS PURPUREUS / ROCKROSE
 35. LANTANA MONTEVIDENSIS / LANTANA
 36. RAPHIOLEPSIS INDICA 'CLARA'/INDIAN HAWTHORNE
 37. VIGUIERA LACINIATA / SAN DIEGO SUNFLOWER



VISTA AZUL PLANT MATERIALS
 LEMON GROVE, CALIFORNIA
 Page 3

LANDSCAPE CALCULATIONS:

	NET LOT AREA (S.F.)	LANDSCAPED AREA (S.F.)	% LANDSCAPED
1	11,397	9,618	84%
2	5,749	4,369	76%
3	5,149	4,057	79%
4	3,164	2,069	65%
5	2,765	1,639	59%
6	2,600	1,419	55%
7	2,643	1,552	59%
8	2,433	1,341	55%
9	2,371	1,275	54%
10	2,557	1,437	56%
11	2,609	1,510	58%
12	3,920	2,539	65%
13	3,952	1,916	48%
14	1,919	856	45%
15	1,527	482	32%
16	1,358	256	19%
17	1,402	317	23%
18	2,481	1,160	47%
19	2,809	1,502	53%
20	4,173	2,561	61%
LOT B	5,085	1,828	36%
LOT C	1,451	328	23%
LOT D	3,256	2,331	72%
TOTAL	76,770	46,362	60%

REVISED: 7-14-2016
SHEET L-3 OF 3

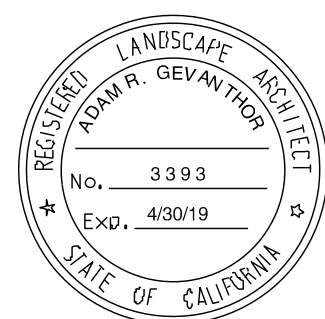
- PUBLIC R.O.W (CONT.)**
 37. VIGUIERA LACINIATA / SAN DIEGO SUNFLOWER

- VINES:**
 38. PARTHENOCISUS TICUSPIDATA / BOSTON IVY

- DETENTION BASIN:**
 39. MUHLENBERGIA C. 'REGAL MIST' / REGAL MIST GRASS
 40. CAREX PRAEGRACILIS / FIELD SEDGE
 41. CAREX TUMULICOLA / BERKELEY SEDGE



VISTA AZUL PLANT MATERIALS
 LEMON GROVE, CALIFORNIA
 Page 4



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PLANT MATERIAL PHOTOS

Sheet No.

L-3