

**Tot Lot Enlargement - North Parcel**

Scale: 1" = 10'-0"

LANDSCAPE PLAN NUMBERS FOR EXISTING ADJACENT STREETSCAPE, SLOPES AND COMMON AREAS:

PDS2017-LP-12-040W5 (PHASE I SLOPES)  
 PDS2017-LP-12-041W3 (PHASE II SLOPES)  
 PDS2015-LP-12-045W2 (UNIT II PROMENADE STREETSCAPES)  
 PDS2012-LP-12-060 (PHASE II HOA REC CENTER)  
 PDS2017-LP-12-061W2 (PHASE I HOA COMMON)  
 PDS2017-LP-12-066W3 (PHASE II HOA COMMON)  
 PDS2017-LP-13-003W1 (SPORTS PARK/EQUESTRIAN STAGING AREA)

**FENCING LEGEND**

SYMBOL	DESCRIPTION
	6' HT. TAN VINYL YARD FENCE & GATE
	6' HT. TUBULAR STEEL VIEW FENCE
	2-RAIL VINYL FENCE
	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENG'S RETAINING WALL
	6' HT. TAN SLUMP BLOCK WALL WITH 16" TAN SLUMP BLOCK PILASTERS
	6' HT. TAN SLUMP BLOCK WALL WITH SLURRY COAT AND BATTERED STONE PILASTERS
	8' HT. TAN SLUMP BLOCK SOUND WALL WITH BATTERED STONE PILASTERS
	TAN SLUMP BLOCK RETAINING WALL PER CIVIL ENGINEER'S PLANS.
	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS.
	EXISTING 3-RAIL VINYL FENCE



WATER CONSERVATION IN LANDSCAPING ORDINANCE SECTION 86.709 (b)(10):

THE PROJECT INCLUDES A MINIMUM OF (2) TREES PER DWELLING UNIT

138 HOMES = 276 TREES MIN.

TREES ARE LOCATED IN HOA COMMON AREAS, OUTSIDE THE PUBLIC ROW.

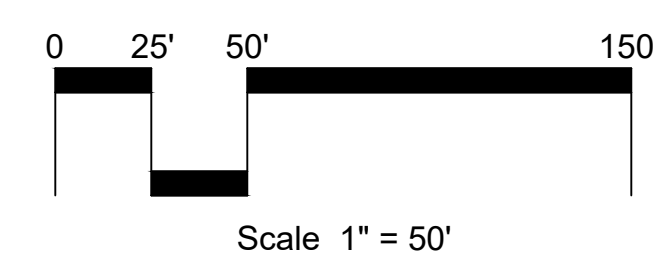
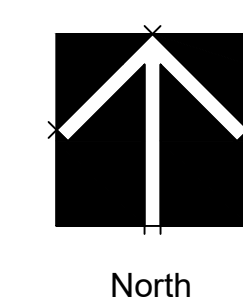
Total Minimum Number of Proposed Trees	276
Total Number of Units	138
Ratio: 2 Trees / Unit	

# Landscape Concept Plan

## Passerelle

October 12, 2022

SDC PDS RCVD 10-13-22  
SPA21-001



19a 2681  
**HOWARD ASSOCIATES**  
 landscape architecture  
 1951 fourth avenue  
 suite 302  
 san diego ca 92101 619 718 9660  
 julie@howardassoc.com



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—○—	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS.
—○—	EXISTING 3-RAIL VINYL FENCE

Tot Lot with Play Structure, Picnic Table, Seating, Dog and Trash Waste Receptacle See Enlargement on Sheet 3

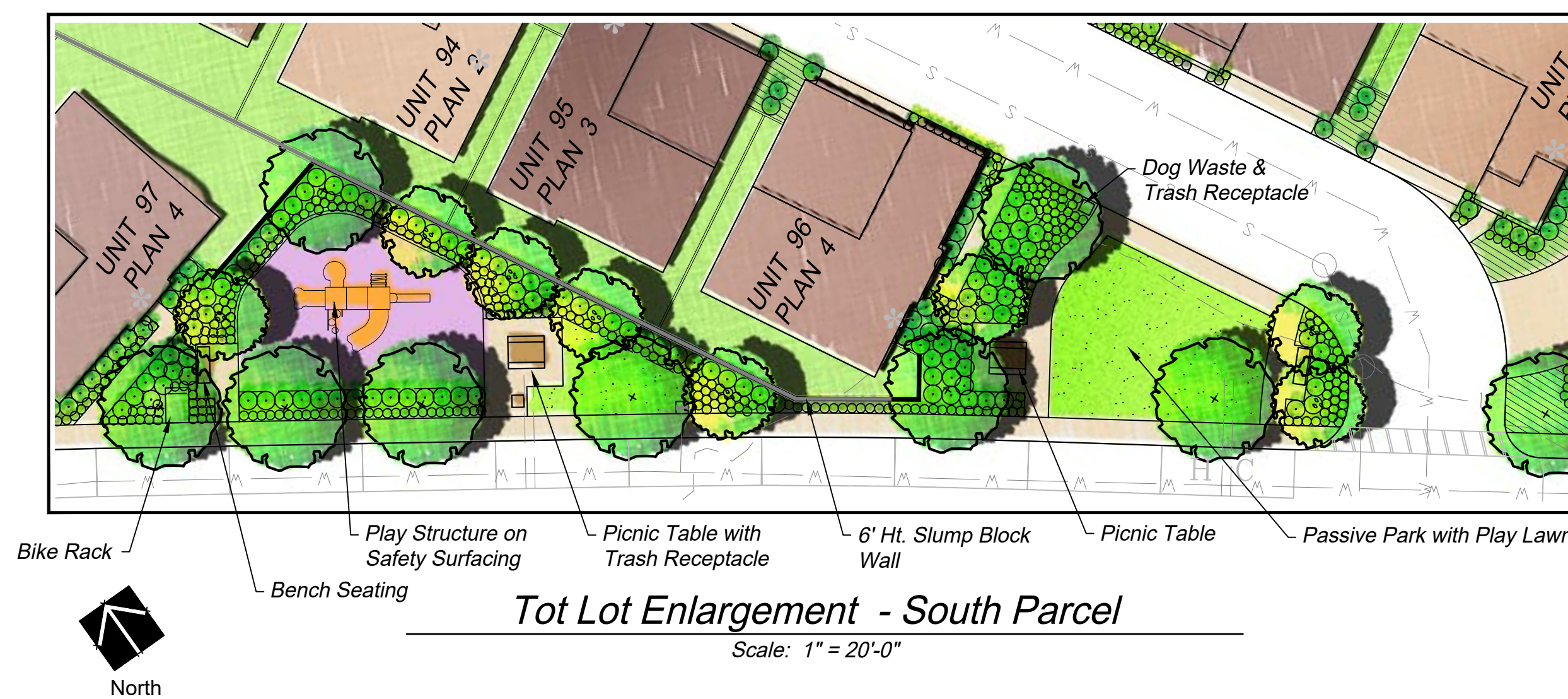


**PLANTING LEGEND**

	BOTANICAL NAME	COMMON NAME	MUCOLS ZONE 4
	EXISTING TREES TO REMAIN		
<b>SLOPE TREES: 5-15 GAL.</b>			
	HETEROMELES ARBUTIFOLIA PRUNUS LYONII QUERCUS AGRIFOLIA RHUS LANCEA	TOYON CATALINA CHERRY COAST LIVE OAK AFRICAN SUMAC	L L L L
<b>SMALL ACCENT TREES: 24" BOX</b>			
	CERCIS C. MERLOT CITRUS SPP. LAGERSTROEMIA SPP. MAGNOLIA SPP. RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MERLOT REDBUD CITRUS GRAPE MYRTLE MAGNOLIA INDIAN HAWTHORN	M M M M M
<b>ACCENT TREES: 24" BOX</b>			
	ARBUTUS 'MARINA' GEIJERA PARVIFLORA LAGERSTROEMIA 'TUSCARORA' LOPHOSTEMON CONFERTUS	MARINA ARBUTUS AUSTRALIAN WILLOW TUSCARORA GRAPE MYRTLE BRISBANE BOX	L M M M
<b>GRADED SLOPES SHRUBS: 1 GAL.</b>			
	ALOE ARBORESCENS ARBUTUS UNEDO 'COMPACTA' ENCELIA CALIFORNICA HESPERALOE PARVIFLORA RHAMNUS SPP. ROSA CALIFORNICA	TORCH ALOE DWARF STRAWBERRY TREE CALIFORNIA BRITTLEBRUSH RED YUCCA BUCKTHORN CALIFORNIA WILDROSE	L L L L L L
<b>GRADED SLOPE GROUND COVER: FLATS @ 12" O.C.</b>			
	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L
<b>SCREENING SHRUBS: 5 GAL.</b>			
	ARBUTUS COMPACTA HETEROMELES ARBUTIFOLIA TECOMA 'ORANGE JUBILEE' WESTRINGIA F. 'BLUE GEM'	STRAWBERRY TREE SHRUB TOYON ORANGE FLOWER BUSH COAST ROSEMARY	L L L L
<b>ORNAMENTAL SHRUBS: 1-5 GAL.</b>			
	ALOE SPP. AGAVE SPP. ANIGOZANTHOS HYB. CALLISTEMON 'LITTLE JOHN' CISTUS SPP. DIANELLA R. 'LITTLE REV' MUEHLENBERGIA CAPILLARIS MYRTUS C. 'COMPACTA' WESTRINGIA F. 'BLUE GEM' WESTRINGIA F. 'MUNDI'	ALOE SPECIES AGAVE SPECIES MONKEY PAW LITTLE JOHN BOTTLEBRUSH CISTUS SPECIES FLAX LILY PINK MUHLY GRASS DWARF MYRTLE COAST ROSEMARY COAST ROSEMARY	L L L L L L L L L L
<b>ORNAMENTAL GROUND COVER: FLATS &amp; 1 GAL.</b>			
	CAREX TUMULICOLA CRASSULA O. 'GOLLUM' HESPERALOE PARVIFLORA ILEX V. 'STOKE'S DWARF' JUNCUS PATENS LIPPICIA NODIFLORA MYOPORUM 'PUTAH CREEK' SENECIO CYLINDRICUS SENECIO SERPENS VERBENA L. 'DE LA MINA'	BERKELEY SEDGE GOLLUM JADE RED YUCCA DWARF YAUFON HOLLY GRAY RUSH KURAPIA CREEPING MYOPORUM NARROW-LEAF CHALKSTICKS BLUE CHALKSTICKS DE LA MINA VERBENA	L L L L L L L L L L
<b>ACTIVE USE LAWN: SOD</b>			
	DWARF MARATHON FESCUE	SOD	H

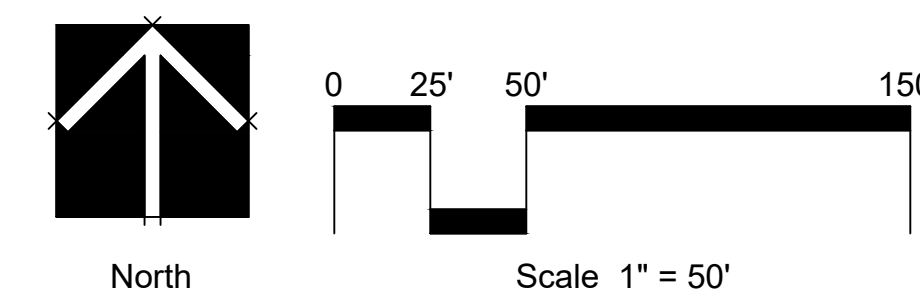
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**Landscape Concept Plan  
Passerelle**

October 12, 2022



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REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

Hydrozone # / Planting (a) Description	Plant Factor (PF)	Irrigation (b) Method	Irrigation Efficiency (c) (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area (d)	Estimated Total Water Use (ETWU)	
<b>Regular Landscape Areas</b>								
1-trees, shrubs, g.c. slopes	0.3	Rotator	0.75	0.40	45,406	18,162	575,421	
2-Trees, shrubs, g.c.	0.3	Drip-sub	0.9	0.33	34,100	11,367	360,119	
3-Turf	0.7	Drip-sub	0.75	0.93	3,900	3,640	115,322	
4-Trees, shrubs, g.c.	0.5	Drip-sub	0.9	0.56	2,400	1,333	42,243	
					<b>Totals</b>	<b>85,806</b>	<b>34,502</b>	<b>1,093,105</b>
<b>Special Landscape Areas</b>								
					1.0		0	
					1.0		0	
					1.0		0	
					1.0		0	
					<b>Totals</b>	<b>0</b>	<b>0</b>	
<b>Estimated Total Water Use (ETWU) Total</b>							<b>1,093,105</b>	
<b>Maximum Water Allowance (MAWA)(e)</b>							<b>1,141,772</b>	
<b>Irrigation Efficiency (IE) Average**</b>							<b>0.24</b>	

\*\*Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

**ETAF CALCULATIONS**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas			All Landscape Areas		
Total ETAF x Area (B) =	Totals		Total ETAF x Area (B+D) =	Totals	
34,502			34,502		
Total Area (A) =	85,806		Total Area (A+C) =	85,806	
<b>Average ETAF (B) ÷ (A) =</b>	<b>0.40</b>		<b>Site wide ETAF (B+D) ÷ (A+C) =</b>	<b>0.40</b>	

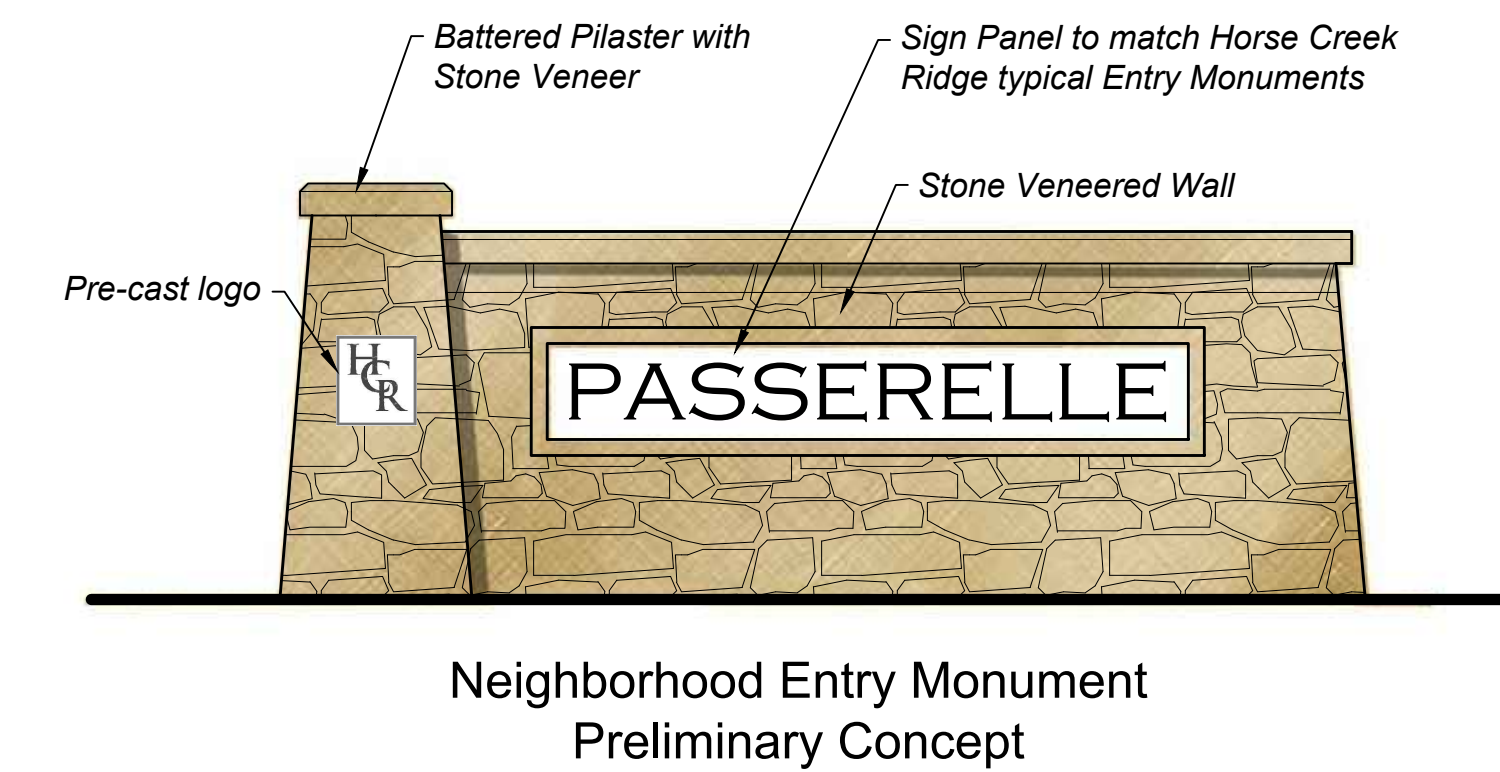
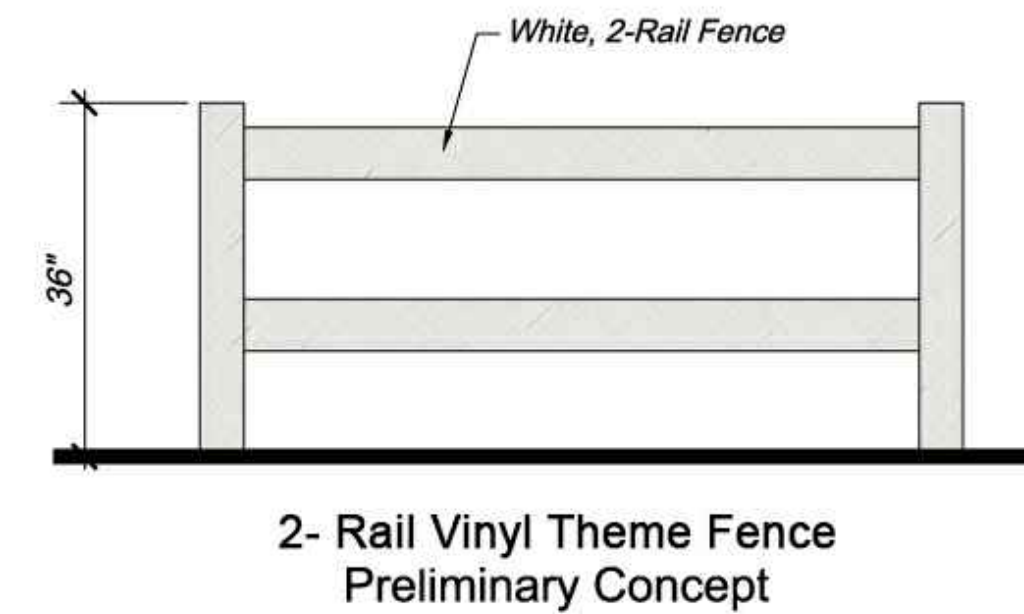
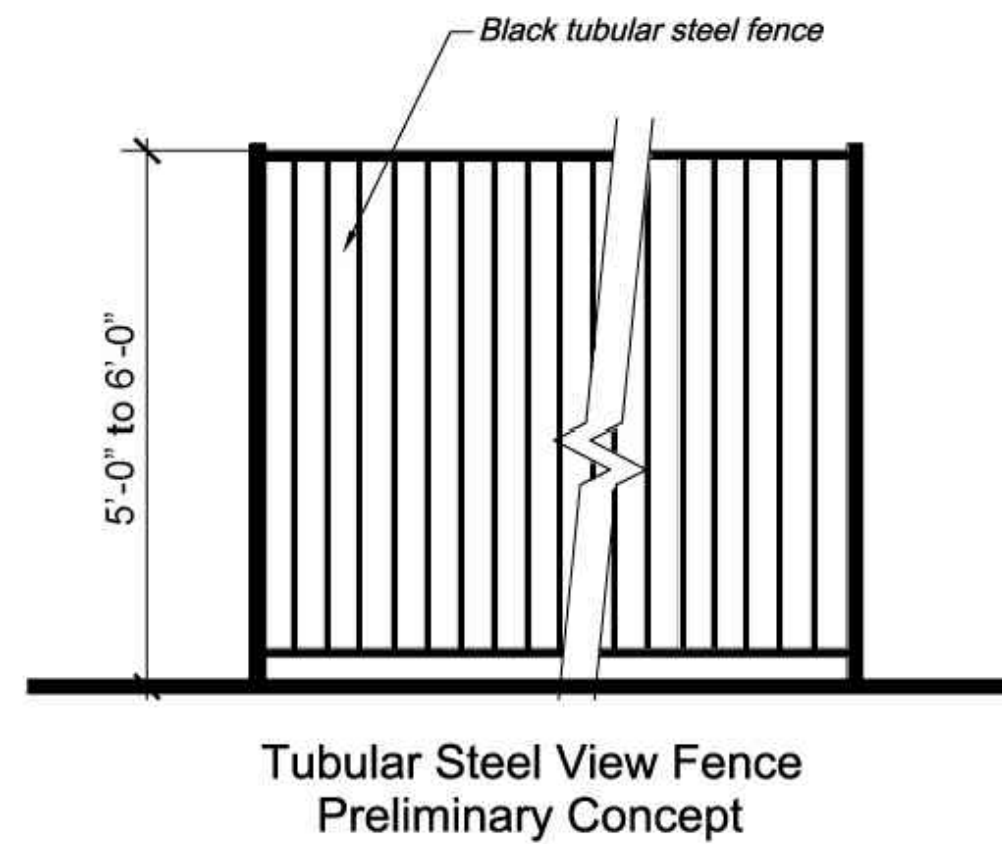
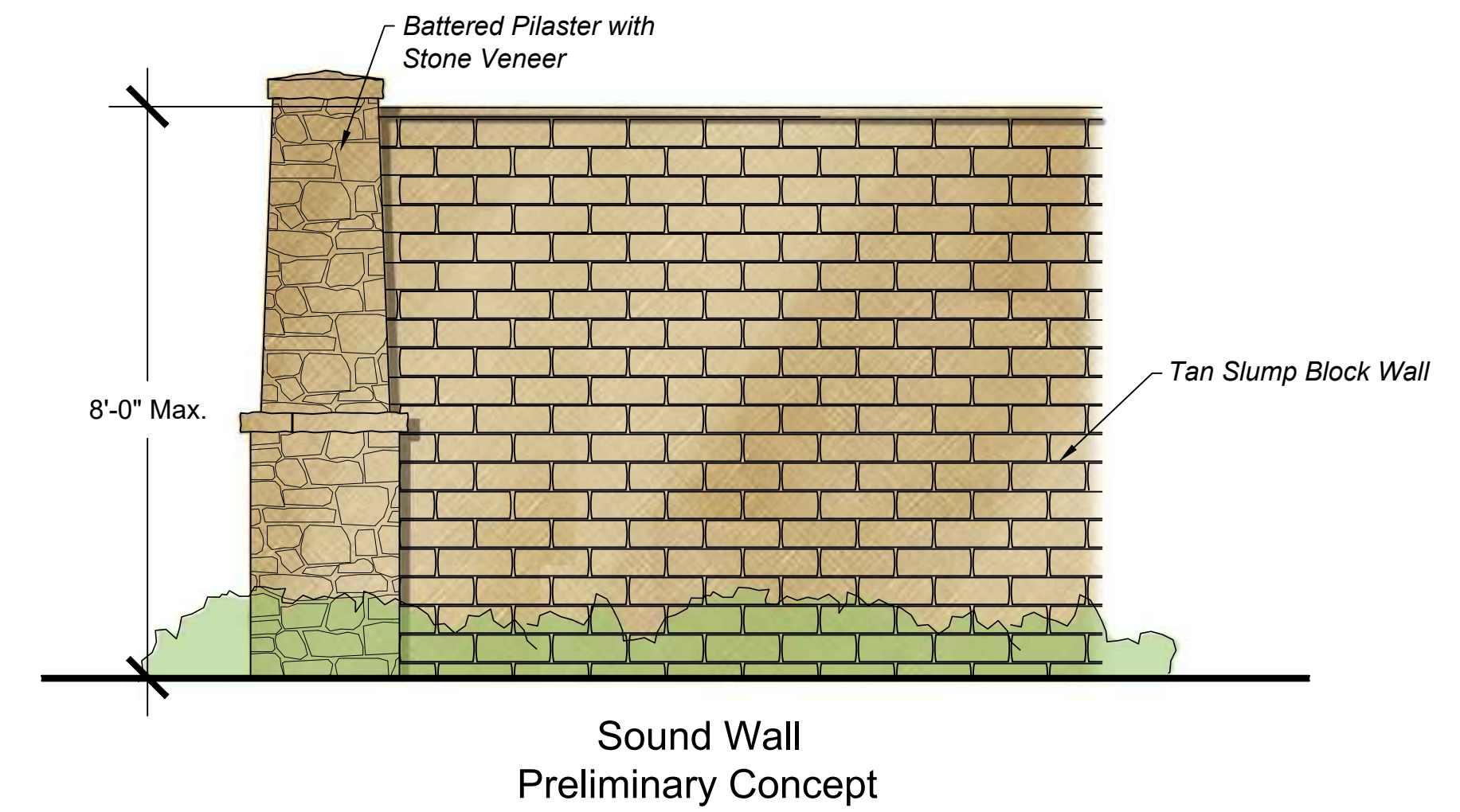
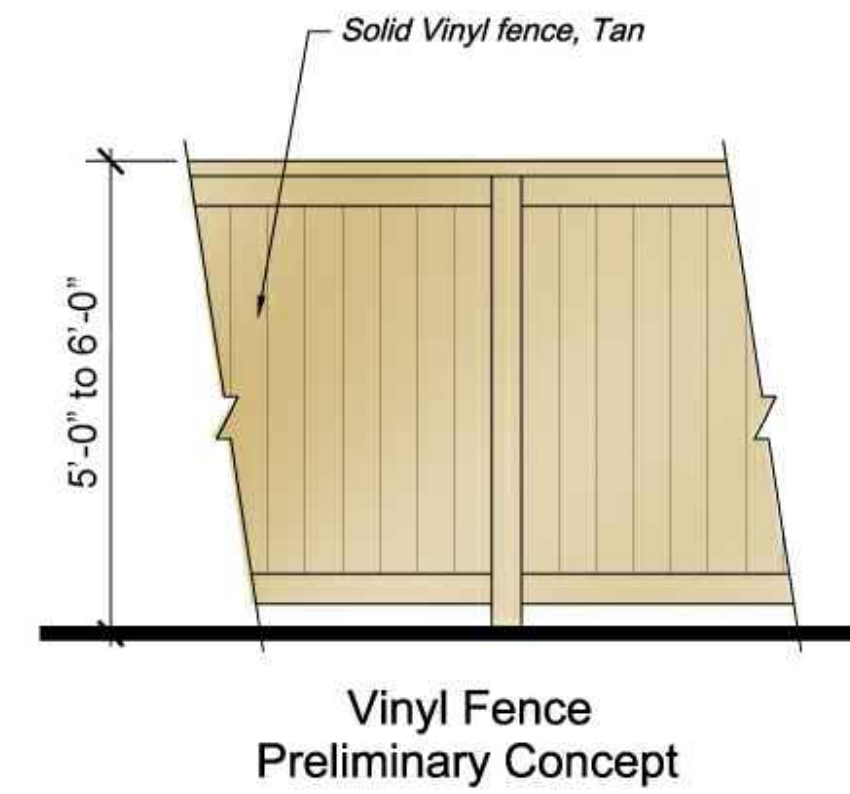
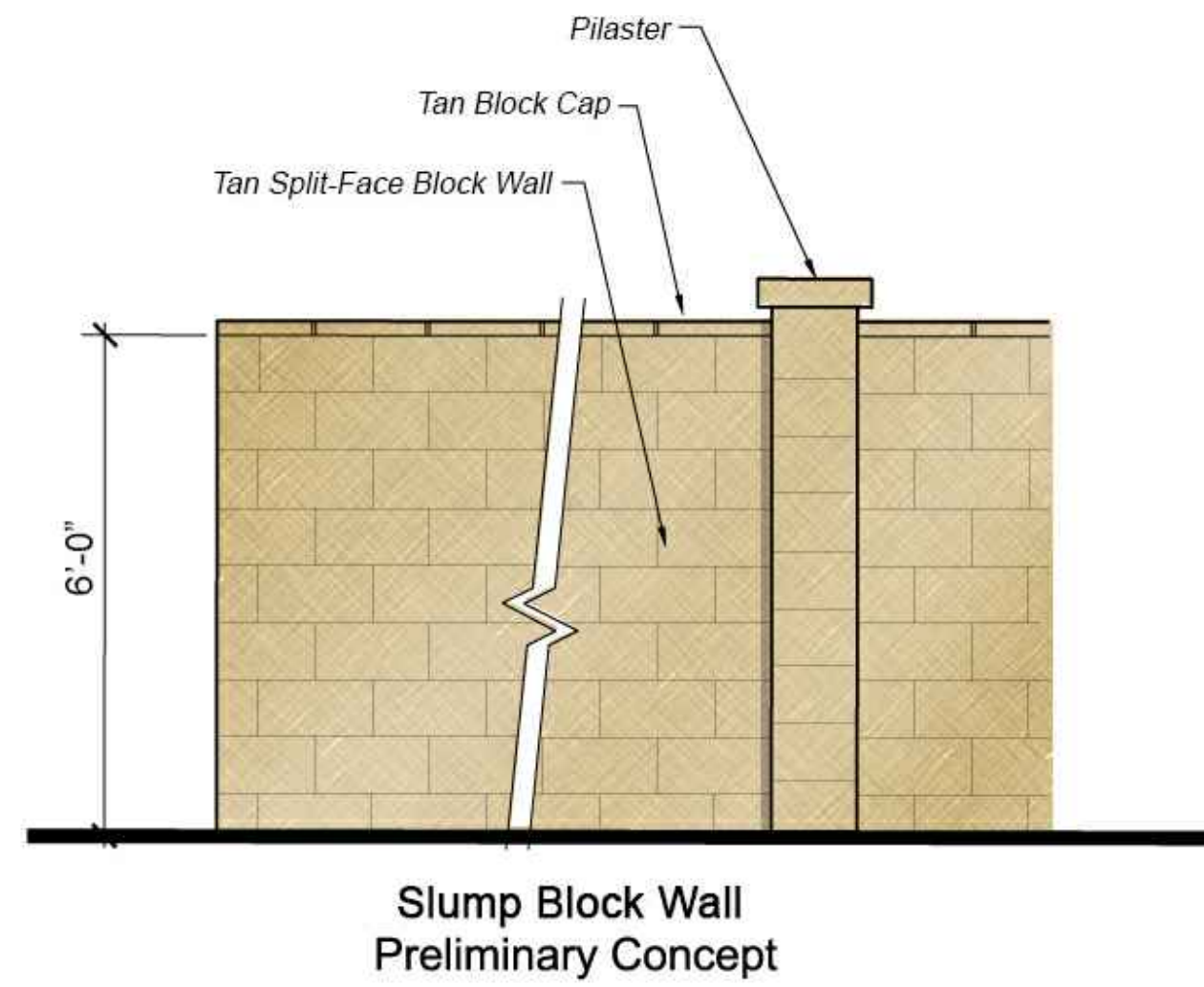
Hydrozone Category (a)	PF- Plant Factor	Irrigation Method (b)		IE- Irrigation Efficiency (c)
		Irrigation Method	IE- Irrigation Efficiency	
Very Low Water Use	0.0 - 0.1	Filler Pipe for Pools/Spas	1.00	
Low Water Use*	0.2 - 0.3	Drip/Subsurface	0.90	
Moderate Water Use	0.4 - 0.6	Bubblers	0.85	
High Water Use	0.7 - 1.0	Rotors	0.75	
*Artificial turf and temporarily irrigated areas are considered Low Water Use.		Rotators	0.70	
		Overhead Spray	0.60	

(d) **ETWU (Annual Gallons Required) =**  
 $Eto \times 0.62 \times ETAF \times Area$

ETo - see Appendix A in Water Efficient Land: (ETO = 51.1) Design Manual.  
 0.62 is the conversion factor to gallons per sq. ft.  
 ETAF is Plant Factor/Irrigation Efficiency.  
 Area is the Landscaped Area for each hydrozone.

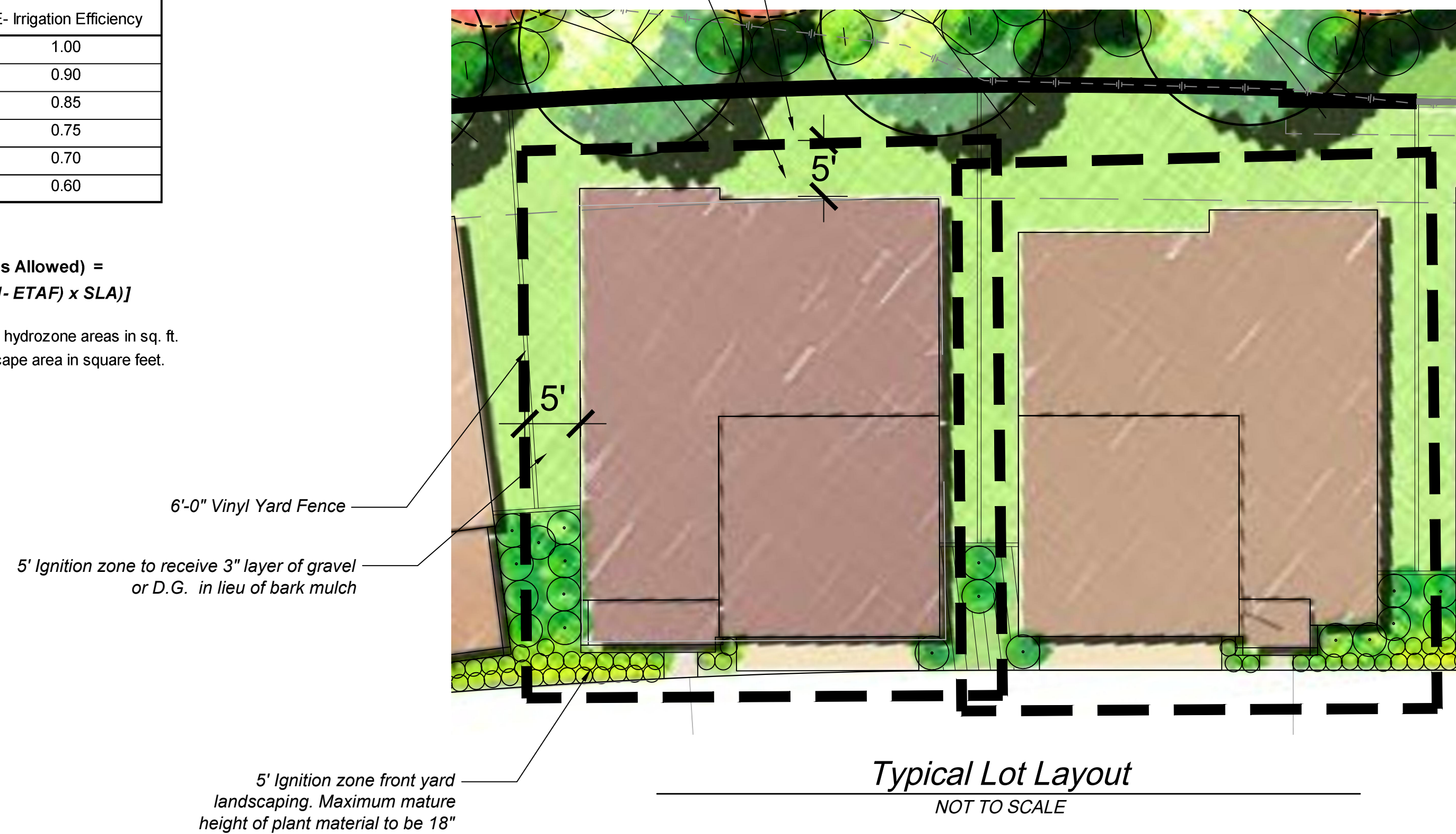
(e) **MAWA (Annual Gallons Allowed) =**  
 $(ETO)(0.62)[(ETAF \times LA) + ((1 - ETAF) \times SLA)]$

LA is the total landscape of all hydrozone areas in sq. ft.  
 SLA is the total special landscape area in square feet.  
 ETAF is 0.42 for all areas



Private Rear Yard to be Landscaped by Homeowner in Compliance with Fire Code

5' Home Ignition Zone (Typ. all Lots)



Typical Lot Layout  
 NOT TO SCALE

**SAN DIEGO 2020 CONSOLIDATED FIRE CODE- HOME IGNITION ZONE:**

4907.4.1 ZONE I IMMEDIATE ZONE 0'-5' MEANING FROM EXTERIOR WALL SURFACE OF THE BUILDING EXTENDING 5 FEET ON A HORIZONTAL PLANE. THIS ZONE SHALL BE CONSTRUCTED OF CONTINUOUS HARDSCAPE OR LIMITED FIRE-RESISTANT PLANTINGS ACCEPTABLE TO THE FAHJ. VEGETATION IN THIS ZONE SHALL NOT EXCEED 6\"/>

**LANDSCAPE NOTES:**

- ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. PRIVATE REAR YARDS SHALL BE LANDSCAPED AND MAINTAINED BY HOME OWNERS.
- STREET TREES SHALL BE LOCATED MINIMUM OF:  
 7' FROM SEWER, WATER, ELECTRICAL & DRAINAGE LINES  
 10' FROM STREET LIGHTS
- ALL PLANTED AREAS WITH LESS THAN 3% SLOPE SHALL RECEIVE A MIN 3" LAYER OF SHREDDED WOOD BARK MULCH. ALL PLANTED AREAS WITHIN 12" OF A HOUSE WALL SHALL RECEIVE A MINIMUM 2" LAYER OF D.G. OR GRAVEL. PROJECT LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS IN CHAPTER 17.24 AND 18.44 OF THE COUNTY MUNICIPAL CODE.
- LANDSCAPING COMPLIES WITH REQUIREMENTS OF THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE, AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- THE PROJECT'S FINAL LANDSCAPE DOCUMENTATION PACKAGE WILL BE COMPLIANT WITH THE COUNTY'S CURRENT CLIMATE ACTION PLAN (CAP) WITH AN MAXIMUM ETAF OF 0.42, AND WILL BE COMPLIANT MEASURE A-2.1 AND SECTION (A.4.6 AND H) OF THE COUNTY'S WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM UTILIZING A SMART CONTROLLER WITH WEATHER SENSING CAPABILITIES AND RAIN SENSING OVERRIDE, LOW PRECIPITATION RATE ROTORS OR DRIP IRRIGATION.
- NO INVASIVE PLANT SPECIES SHALL BE USED.
- SLOPE AND FUEL MANAGEMENT ZONES (FMZ) SLOPE AREAS SHALL HAVE (I) TREE OR SHRUB PER 100 S.F., PER EROSION CONTROL REQUIREMENTS.
- ALL PLANT MATERIAL WITHIN 5 FT. OF A BUILDING WALL SHALL BE A MAXIMUM 18" HEIGHT AND PERMANENTLY IRRIGATED.
- LANDSCAPING WHEN INSTALLED AND AT MATURITY WILL BE POSITIONED TO AVOID OBSTRUCTING ROADWAY USERS VIEWS OF PEDESTRIAN CROSSINGS, DRIVEWAYS, ROADWAYS, AND OTHER VEHICULAR TRAVEL WAYS, TRAFFIC SIGNS AND TRAFFIC SIGNALS. SIGHT DISTANCE LINES SHALL BE ESTABLISHED BY THE PROJECT CIVIL ENGINEER, AND SHALL BE IDENTIFIED ON THE PLANS.

**WATER CONSERVATION NOTES:**

- ALL SLOPE IRRIGATION SHALL USE HUNTER MP ROTATOR OR GEAR DRIVE ROTOR HEADS WITH A PRECIPITATION RATE OF 0.75" / HR. OR LESS, TO PREVENT RUNOFF AND EROSION.
- ALL IRRIGATION CONTROLLERS SHALL BE SMART CONTROLLERS AND HAVE AUTOMATIC RAIN SHUT-OFF DEVICES.
- ALL LANDSCAPING WITHIN 24" OF NON-PERMEABLE SURFACES SHALL UTILIZE SUBSURFACE IRRIGATION.
- ALL PLANTING AREAS WITHIN 5 FT. OF BUILDING WALLS TO HAVE A 3" LAYER OF GRAVEL OR DECOMPOSED GRANITE. ALL OTHER PLANTING AREAS FLATTER THAN 3:1 TO RECEIVE A 3" LAYER OF BARK MULCH.
- IN COMPLIANCE WITH THE COUNTY WATER CONSERVATION IN LANDSCAPING ORDINANCE, SECTION 86.109(b)(10), THE PROJECT SHALL INCLUDE 2 TREES PER EACH DWELLING UNIT. THE TREES SHALL BE LOCATED PER PLANS, IN HOA COMMON AREAS, OUTSIDE THE PUBLIC R.O.W

**FUEL MODIFICATION NOTE:**

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 CONSOLIDATED FIRE CODE RELATING TO DEFENSIBLE SPACE, INCLUDING IRRIGATION FUEL MANAGEMENT ZONES, A HOME IGNITION ZONE AND FIRE-RESISTIVE PLANT MATERIAL. SEE TYPICAL LOT LAYOUT EXHIBIT AT LEFT.

# Landscape Concept Plan Passerelle

October 12, 2022