



AXIS 3 ARCHITECTS P.C.



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BL' E D - 40' F 20' 2 3
 BL' E D - 40' F 20' 2 3
 BL' E D - 40' F . F. 2 3

4-11-2023 - " CGL
 SCALE 1" = 40'



AXIS 3 ARCHITECTS P.C.
 NSI VSN L AG
 F-10-001 G
 VSU 10-001 E SU

GOOD RNDM YR C E T W
 F. YZNGS .FO
 BVSJ S/P/DE G/INR/T T U:
 - RUS :
 QWNE - /DKE DLFJ .FS
 QNE YRQ QA
 D RNDM YRQ C E L
 QWYB E L R/PA
 QWYB D RNDM YRQ C E T W
 F. YZNGS .FO
 ID. T B E L R/PA
 ID. T B E L RNDM YRQ C E T W
 F. YZNGS .FO
 E. Y. QW B/PANOSI KIDB
 E. Y. D. RNDM YRQ C E T W
 F. YZNGS .FO

S I T E P L A N T I M E W O R K

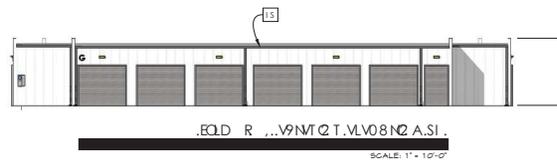
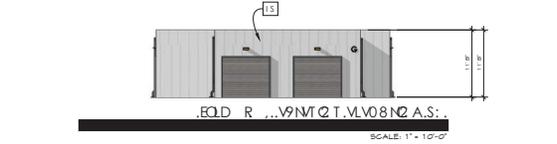
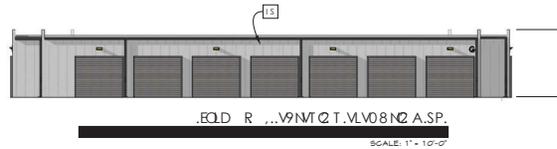
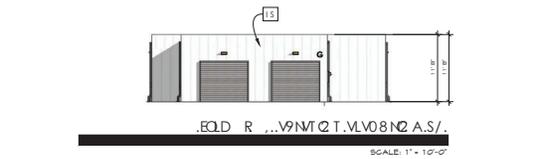
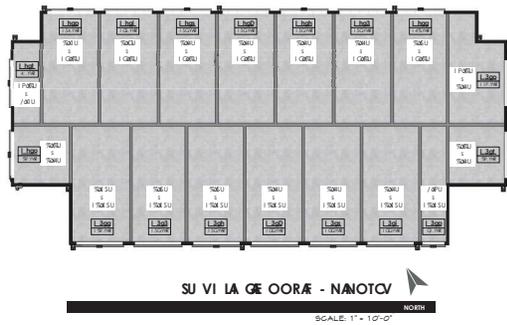
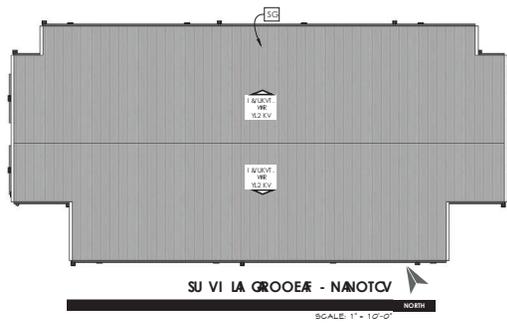


APPROVED
 Dec 21, 2023
 PLANNING & DEVELOPMENT
 SERVICES

NSI VSN Vr
 TSNJISE L. Sr. SO U

NORTH

SECTION 11		SECTION 12		SECTION 13	
WIND Q1	WIND Q2	WIND Q1	WIND Q2	WIND Q1	WIND Q2
W1	W2	W1	W2	W1	W2
W3	W4	W3	W4	W3	W4
W5	W6	W5	W6	W5	W6
W7	W8	W7	W8	W7	W8
W9	W10	W9	W10	W9	W10
W11	W12	W11	W12	W11	W12
W13	W14	W13	W14	W13	W14
W15	W16	W15	W16	W15	W16
W17	W18	W17	W18	W17	W18
W19	W20	W19	W20	W19	W20
W21	W22	W21	W22	W21	W22
W23	W24	W23	W24	W23	W24
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W421	W422	W421	W422	W421	W422
W423	W424	W423	W424	W423	W424
W425	W426	W425	W426	W4	



CYCRODRA - TCRB r.				
BC	VOORSTION.	1-2C	OTHGR.	DOOR.
S1	V9NTQ.T.VL08N2 A.S.	LB) BCT B	PSWS.VB.AD	F.THRNELL.) @M
S2	V9NTQ.T.VL08N2 A.S.	LB) BCT B	PSWS.VB.AD	F) BT.LVWQ A.
SP	B.MX) BT.DXK.BT.D3.B.MX.A	BT.DXN.GA	GB(Q)N.VB.Q))) GW
S/	M.M.B.L. B.MX.3.A2.WY	BT.T.K.G.N.A.	B.MX.G.V.T	T.B.K) E.F) BT.F.2.B.L
S1	E.2.A.F.V.L.C.) N.A.	BT.T.K.G.N.A.	B.MX.G.V.T	T.T.P.W.L.E.Z.T.A. B.MX.
S4	B.MX) BT.DXK.BT.D3.B.MX.A	BT.DXN.GA	GB(Q)N.VB.Q))) GW
S5	J.A.V.V.B.F.W.2.T.G.V.	BT.DXN.GA	GB(Q)N.VB.Q))) GW
S6	B.L.O.B.) M.V.	M.A.A.W.	M.F.I.S.T.V.B.R.	T.B.H.
S7	M.M.B.L.B.Q.) - M.T.Y.	L.V.V.A.A.N.B.L.	M.F.I.S.T.V.B.R.	T.B.H.
S8	B.L.O.B.) M.V.	M.A.A.W.	M.F.I.S.T.V.B.R.)) GW

CYCRODRA.MOTG.	
B.S1	J.A.2.9.C.2.9
B.S2	Y.C.A.B. VU.A.D.V.Y.M.B.T.B.N.V.M.B.
B.SP	F.2.A.F.V.D.O.1.2.2.W.B. @M.V.A.N.E.M.Q.A.D.K.B.T.B.K.V.N.) B.L.L.

APPROVED
Dec 21, 2023
PLANNING & DEVELOPMENT SERVICES



EQD RLV VAD.BY@T.VVW VAF V.
SCALE: 1" = 400'-0"



GES, 6L, 2s - C.G.F.0114.043
GES, 6L, 2s - C.B.F.0. F4.043

S2 V6 F5 B L A 9 E S s 2 0 A 9 E
G A S E D 2 F 2 0 H V E O



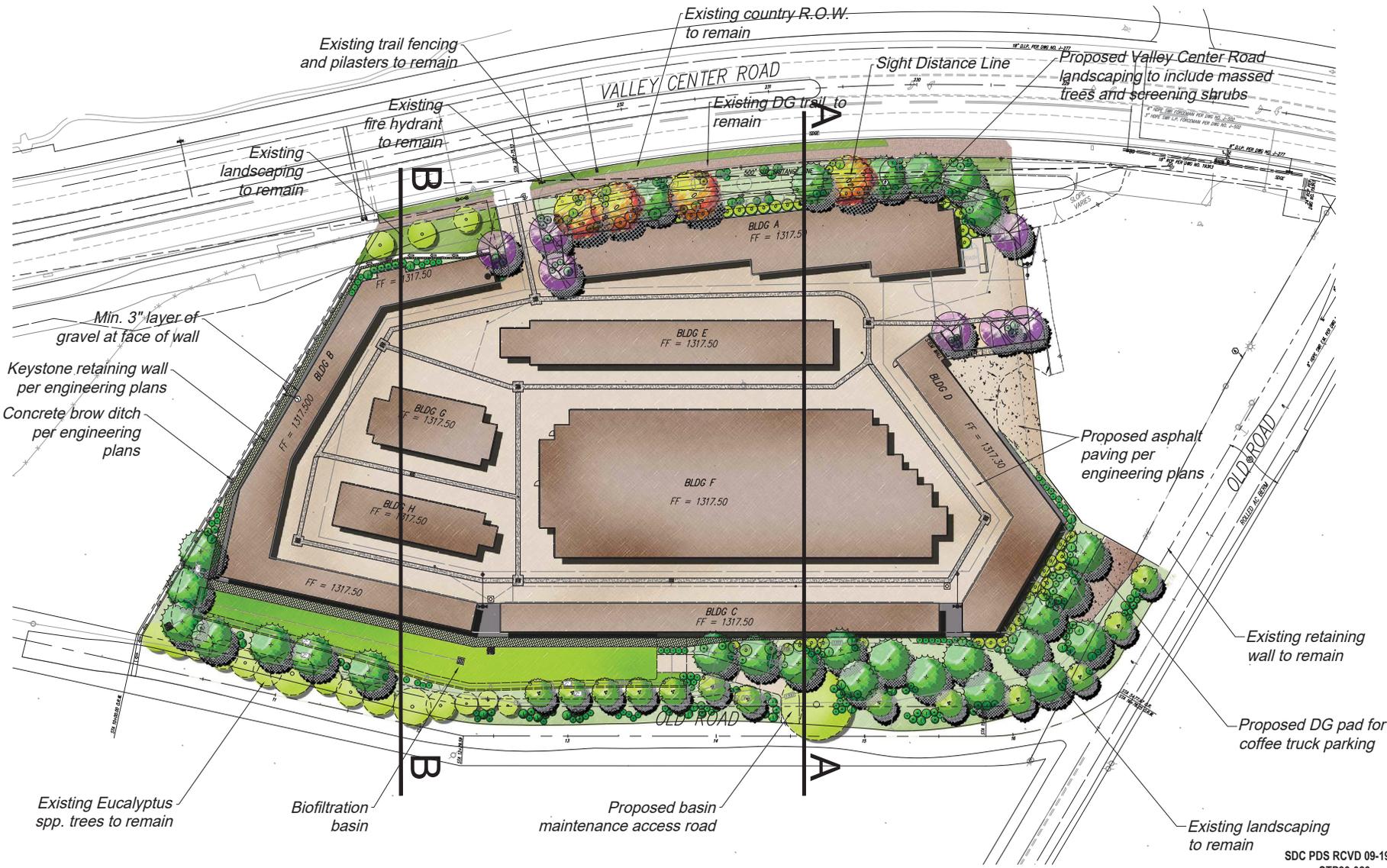
AXIS 3 ARCHITECTS P.C.
80 W 10th
001100b
c 106-110
V03 NIA C-08-G
(((R 9 2 0 2 1 F) E M N R 2 M
R1) M P M 1 5 4
/ P S : S . Q . B . F . J . D . V . W . 1 2 2 . K .
Y : @ : 5 1
N A M E - L B 6 F 8 R S 1 7 S
B T F) @ M F Z
B K C P 2 1 F) @ M N A S F R
N M K) M A F R Y C L V T
M M J V A B R 0 2 1 F) @ M N R 2 M
S I M P 1 5 4
2 0 1 2 A . F . R . Y C L V T
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S I M P 1 5 4
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S I T E P L A N T H E M P W O R K S H O P



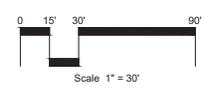
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C Y C R O D R A
C C e - T I D N r
U c b V I N I A

- 43la



Landscape Concept Plan South Village Storage

APPROVED
Dec 21, 2023
PLANNING & DEVELOPMENT
SERVICES



SDC PDS RCVD 09-19-23
STP23-023

HOWARD
ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

September 11, 2023 Sheet 1 of 4

Landscape Concept Plan South Village Storage

LANDSCAPE NOTES:

- STREET TREES SHALL BE LOCATED MINIMUM OF:
 - 5' OUTSIDE OF PUBLIC R.O.W.
 - 5' FROM PAVING
 - 1' FROM SEWER LINES
 - 15' FROM LIGHT POLES
 - OUTSIDE OF STREET CORNER SIGHT LINES
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW-PRECIPITATION RATE EQUIPMENT AND A SMART CONTROLLER.
- LANDSCAPE CONSTRUCTION DRAWINGS SHALL BE PREPARED TO MEET THE REQUIREMENTS OF THE SAN DIEGO COUNTY 'WATER CONSERVATION IN LANDSCAPE ORDINANCE' WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- ALL PROPOSED PLANT MATERIAL OUTSIDE OF SELECT TREES SHALL BE DROUGHT TOLERANT WITH A NUGOLS RATING OF LOW
- ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF SHREDDED BARK MULCH.
- NO TURF GRASS IS PROPOSED.
- EVERY PARKING SPACE IS LOCATED WITHIN 30' OF THE TRUNK OF A TREE.
- EXCEPT WHERE THEY OBSTRUCT VIEWS OF ONCOMING TRAFFIC, ALL SHRUBS ARE CHOSEN AND SPACED TO PROVIDE A CONTINUOUS VISUAL SCREEN, MIN. 50" HEIGHT AFTER 2 YEARS GROWTH.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.
- ALL TREES WITHIN SIX (6) FT. OF PAVING SHALL HAVE ROOT BARRIERS.

SAN DIEGO CLIMATE ACTION PLAN

PROPOSED NEW TREES:	54 TOTAL
EXISTING TREES REMOVED:	5 TOTAL
TOTAL NET INCREASE IN TREES:	49 TOTAL

PLANT LEGEND		QTY.	NUGOLS ZONE B
SYMBOL	BOTANICAL NAME	COMMON NAME	
TREES -			
	EXISTING MATURE TREES TO REMAIN (SEE EXISTING TREE SURVEY, SHT. B)		
	VALLEY CENTER ROAD LANDSCAPE ZONE, (15 GAL. SIZE)		5
	LASERSTROEMIA I. 'NATCHEZ'	GRAPE MYRTLE	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L
	QUERCUS ILEX	HOLLY OAK	L
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	L
	PARKING AREA TREES, (15 GAL. SIZE)		7
	LASERSTROEMIA I. 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	M
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	L
	ULMUS P. 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM	L
	SLOPE TREES, (5 - 15 GAL. SIZE)		24
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L
	CERCUS OCCIDENTALIS	WESTERN REDBUD	L
	HETEROMELES ARBUTIFOLIA	TOYON	L
	OLD ROAD STREET TREES (15 GAL. SIZE)		13
	AGONIS FLEXUOSA	PEPPERMINT TREE	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L
	EXISTING TREES TO BE REMOVED (SEE EXISTING TREE SURVEY, SHT. B)		
SHRUBS -			
	SCREENING SHRUBS, (5 GAL. SIZE)		
	MELALEUCA NESOPHILA	HONEY MYRTLE	L
	RHUS INTEGRIFOLIA	LEMONADE BERRY	L
	HETEROMELES ARBUTIFOLIA	TOYON	L
	TEGOMA STANS	YELLOW BELLS	L
	MASSING SHRUBS, (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)		
	FREMONTODENDRON SPP.	FLANNEL BUSH	
	HETEROMELES ARBUTIFOLIA	TOYON	L
	WESTRINGIA F. 'BLUE GEM'	BLUE GEM COAST ROSEMARY	L
	ENCELIA CALIFORNICA	CALIFORNIA BUSH SUNFLOWER	L
	ACCENT SHRUBS, (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)		
	CEANOTHUS SPP.	CEANOTHUS	L
	CISTUS SPP.	ROCKROSE	L
	HESPERALOE PARVIFOLIA	RED YUCCA	L
	LOW ACCENT SHRUBS AND GRASSES, (50% 1 GAL. SIZE AND 50% 5 GAL. SIZE)		
	AGAVE SPP.	AGAVE	L
	ALOË SPP.	ALOË	L
	GROUND COVERS, FLATTED @ 12" O.C.		
	CISTUS SALVIFOLIUS	SAGE LEAF ROCKROSE	L
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	L
	SLOPE GROUND COVERS, FLATTED @ 12" O.C.		
	BACCHARIS P. 'PIGEON POINT'	PIGEON PT. COYOTE BRUSH	L
	BIO-BASIN GRASSES, (PLUGS / 1 GAL. SIZE PLANTED AT 12-18" O.C.)		
	CAREX TUMULIGOLA	FOOTHILL SEDGE	L
	JUNCUS PATENS	SPREADING RUSH	L
	MULLENBERGIA RIENSIS	DEER GRASS	L
	PLANTABLE WALL, (1 GAL. STAKED, PLANTED @ O.C.)		
	MACFADYENA UNSUIS-CATI	CAT'S CLAM VINE	L
	ROSMARINUS OFFICINALIS	ROSEMARY	L
	LONICERA SPICATA	HONEYBUCKLE	L

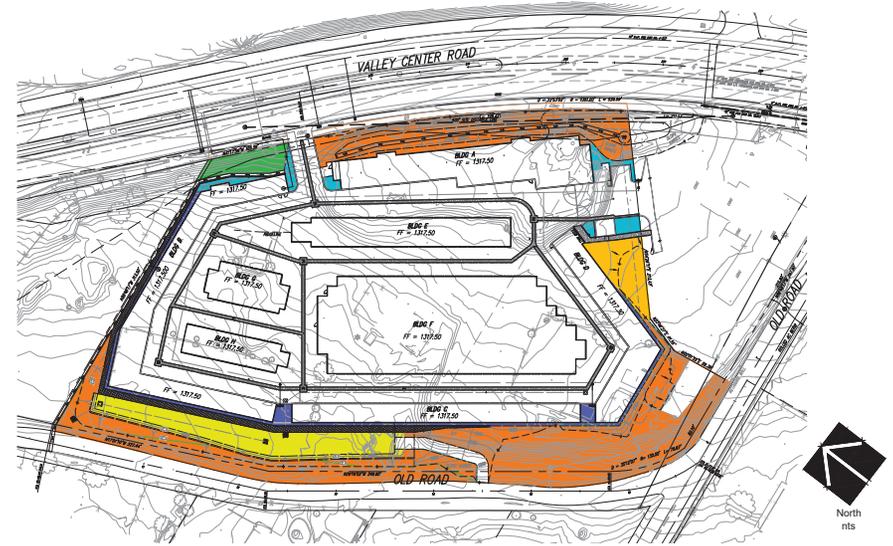
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September 11, 2023 Sheet 2 of 4



EXISTING TREE SURVEY



HYDROZONE MAP

Existing Tree Legend					
SYMBOL	CALIPER	BOTANICAL NAME	COMMON NAME	CONDITION	STATUS
1	8"	PARKINSONIA SPP.	PALO VERDE	GOOD	REMOVED
2	0"	QUERCUS ASRIFOLIA	COAST LIVE OAK	GOOD	REMOVED
3	8"	QUERCUS ASRIFOLIA	COAST LIVE OAK	GOOD	REMOVED
4	8"	QUERCUS ASRIFOLIA	COAST LIVE OAK	GOOD	REMOVED
5	0"	QUERCUS ASRIFOLIA	COAST LIVE OAK	GOOD	REMOVED
6	10"	PLATANUS RACEMOSA	LONDON PLANE TREE	GOOD	REMAIN
7	10"	RHUS LANCEA	AFRICAN SUMAC	GOOD	REMAIN
8	0"	PLATANUS RACEMOSA	LONDON PLANE TREE	GOOD	REMAIN
9	4"	QUERCUS ASRIFOLIA	COAST LIVE OAK	GOOD	REMAIN
10	10"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
11	4"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
12	6"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
13	10"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
14	4"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
15	12"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
16	8"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
17	10"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
18	8"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
19	10"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
20	12"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
21	8"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
22	10"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
23	4"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN
24	12"	EUCALYPTUS SPP.	EUCALYPTUS	FAIR	REMAIN

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀) 55.1

Hydrozone # / Planting (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE) (d)	Landscape Area in Square Feet	ETAF x Area	Estimated Total Water Use (d) (ETWU)	
Regular Landscape Areas								
1-shrubs, g.c.	0.3	Drip-sub	0.9	0.33	37,392	12,464	425,795	
2-Trees	0.5	Rotator	0.7	0.71	175	125	4,270	
3-Basin	0.5	Bubblers	0.85	0.58	8,072	4,748	162,209	
4-Trees, Shrubs, G.C.	0.3	Drip-sub	0.9	0.33	1,879	626	21,397	
Totals						47,518	17,964	613,671
Special Landscape Areas								
Totals						0	0	0
Estimated Total Water Use (ETWU) Total						613,671		
Maximum Water Allowance (MAWA)(e)						681,790		
Irrigation Efficiency (IE) Average**						0.84		

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

Hydrozone Legend

- ZONE 1 TREES SHRUBS GROUND COVERS ON SLOPES - LOW WATER USE - MP ROTATORS / ROTORS: 37,342 SF
- ZONE 2 TREES - MODERATE WATER USE - BUBBLERS (NOT SHOWN): 175 SF
- ZONE 3 BIO-BASINS - LOW WATER USE - MP ROTATORS / ROTORS: 8,072 SF
- ZONE 4 TREES SHRUBS GROUND COVERS - LOW WATER USE - DRIP IRRIGATION: 1,879 SF
- ZONE 5 EXISTING NATURAL LANDSCAPE TO REMAIN - NO IRRIGATION: 2,356 SF

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for all areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas	Totals	All Landscape Areas	Totals
Total ETAF x Area (B) =	17,964	Total ETAF x Area (B+D) =	17,964
Total Area (A) =	47,518	Total Area (A+C) =	47,518
Average ETAF (B) ÷ (A) =	0.38	Site wide ETAF (B+D) ÷ (A+C) =	0.38

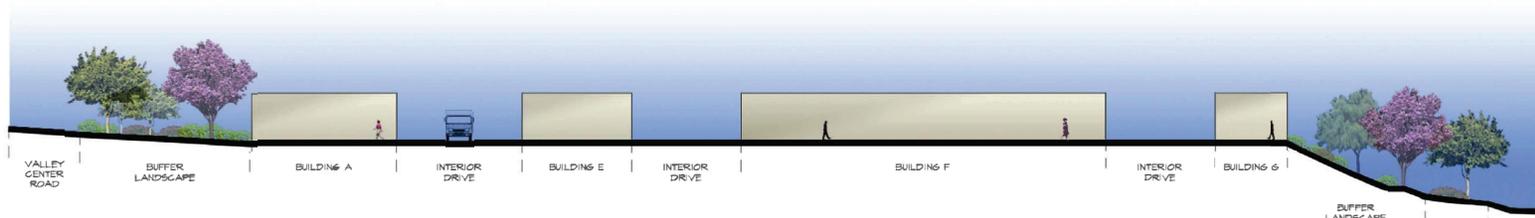
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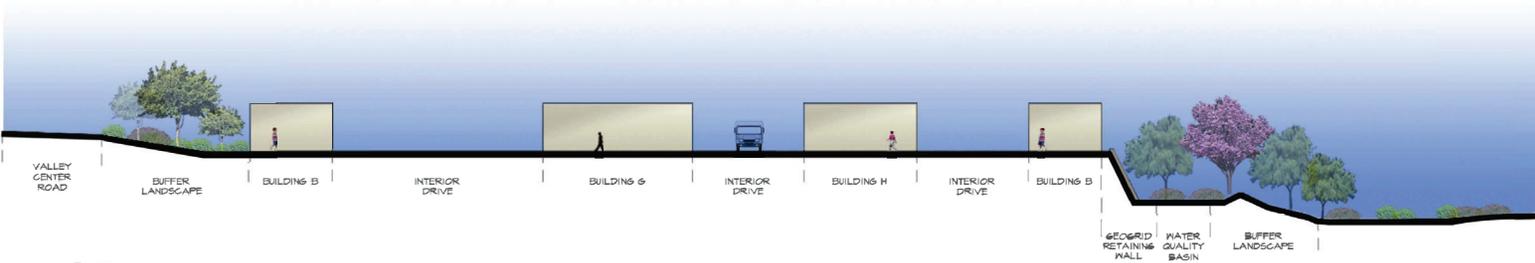
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Elevation Along Valley Center Road



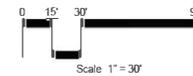
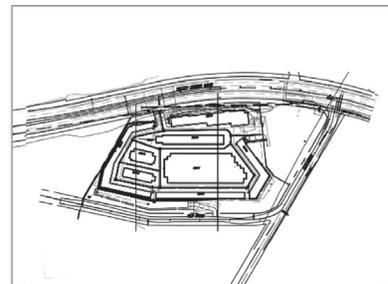
Section A-A



Section B-B

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