

PROJECT DIRECTORY

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EMAIL: J.MCCONNELL@ARKARCHITECTS.NET

CIVIL ENGINEER:

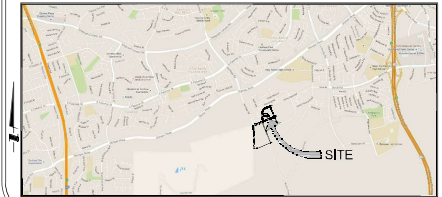
SSAO, INC.
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SAN DIEGO, CA 92123
PHONE: (858) 560-1141
ATTN: RANDY SANDRO
EMAIL: RANDY.SANDRO@SSAO.COM

LANDSCAPE ARCHITECT:

SCHMIDT DESIGN GROUP
1315 ROSCIANS STREET, SUITE C1
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EMAIL: TSCHSCHINGER@SCHMIDTDESIGN.COM



VICINITY MAP



NOT TO SCALE MIXED USE SITE MU-1 OF SECONDARY VILLAGE CORE DISTRICT - LOT 14

PROJECT DATA

MIXED USE SITE MU-1 OF SECONDARY VILLAGE CORE DISTRICT - LOT 14

LOT AREA: 1.80 ACRES (LOT 14)
LOT COVERAGE: 26,802 S.F. (88%)
TOTAL BUILDING AREA: 54,827 S.F.
FAR: 0.7
ZONING: MU
SUBJECT TO EASE
CONSTRUCTION TYPE: VA
OCCUPANCY TYPE: R-1 AT PRIVATE GARAGES; R-2 AT RESIDENTIAL
EXISTING USE: VACANT LOT
PROPOSED USE: MIXED USE (RESIDENTIAL / COMMERCIAL)

TOWNHOMES UNIT MIX - 31 UNITS TOTAL						
UNIT	TYPE	RESID AREA	TOT RESID AREA	QTY	PER TYPE	
TH-1	3 BR + 2.5 B	1,661	24,915	15	15	2-STORY
TH-3	3 BR + 0 + 3.5 B	1,868	7,472	4		3-STORY
TH-4	3 BR + 3.5 B	1,870	22,440	12	16	3-STORY
TOTAL			54,827	31	31	

PROJECT TOTALS	31 UNITS	54,827 S.F.
AVERAGE UNIT AREA	1,769 S.F.	

REQUIRED RESIDENTIAL PARKING: 70 PARKING STALLS (2.25/DU)		
PROVIDED RESIDENTIAL PARKING: 70 PARKING STALLS		
STANDARD OPEN PARKING		4 STALLS
EV PARKING		2 STALLS
HANDICAPPED PARKING		2 STALLS (1 VAN)
TOWNHOME GARAGES		62 STALLS
TOTAL		70 STALLS

REQUIRED COMMERCIAL PARKING: TBD @ DESIGN REVIEW APPROVAL		
PROVIDED COMMERCIAL PARKING: 4 PARKING STALLS		

PROVIDED USPS PARKING: 1 PARKING STALL		
TOTAL PROVIDED PARKING: 75 PARKING STALLS (RESIDENTIAL/COMMERCIAL/USPS)		

BUILDINGS 1, 2 & 3 (B-PLEX) AREA: 17,695 S.F. (14,122 RESIDENTIAL S.F. AND 3,573 S.F. GARAGE)
BUILDING 4 (P-PLEX) AREA: 15,804 S.F. (12,481 RESIDENTIAL S.F. AND 3,323 S.F. GARAGE)
TOTAL BUILDING AREA: 33,499 S.F. (26,603 RESIDENTIAL S.F. AND 6,896 S.F. GARAGE)

BUILDINGS 1, 2 & 3 (B-PLEX)						
UNIT	GARAGE	FESIDENTIAL	TOT AREA	QTY	PER TYPE	
TH-1	430	1,661	8,364	4	4	2-STORY
TH-3	449	1,868	2,317	1		3-STORY
TH-4	468	1,870	7,014	3	4	3-STORY
TOTAL			17,695	8	8	

BUILDING 4 (P-PLEX)						
UNIT	GARAGE	FESIDENTIAL	TOT AREA	QTY	PER TYPE	
TH-1	430	1,661	6,273	3	3	2-STORY
TH-3	449	1,868	2,317	1		3-STORY
TH-4	468	1,870	7,014	3	4	3-STORY
TOTAL			15,604	7	7	

COMMERCIAL BUILDING: 1,065 S.F. WITH 4 DESIGNATED COMMERCIAL PARKING STALLS

SHEET INDEX

SHEET NO. SHEET TITLE

ARCHITECTURAL:

01	AR-1	TITLE SHEET
02	AR-1	ARCHITECTURAL SITE PLAN
03	AR-2	TRASH COLLECTION PLAN WITH TRASH ENCLOSURE PLAN / ELEVATIONS
04	AR-2	BUILDING 1, 2 & 3 (B-PLEX) FLOOR AND ROOF PLANS
05	AR-2	BUILDING 4 (P-PLEX) FLOOR AND ROOF PLANS
06	AR-3	COMMERCIAL BUILDING PLANS
07	AR-3	UNIT PLANS
08	AR-3	UNIT PLANS
09	AR-3	UNIT PLANS
10	AR-1	BUILDING 1, 2 & 3 (B-PLEX) ELEVATIONS
11	AR-2	BUILDING 4 (P-PLEX) ELEVATIONS
12	AR-3	COMMERCIAL BUILDING ELEVATIONS
13	AR-1	COLOR AND MATERIAL BOARD - TOWNHOMES
14	AR-2	COLOR AND MATERIAL BOARD - COMMERCIAL BUILDING

CIVIL:

15	C-1	CIVIL TITLE SHEET
16	C-2	PRELIMINARY SITE AND UTILITY PLAN
17	C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
18	C-4	FIRE TRASH PLAN
19	C-5	SITE SECTIONS

LANDSCAPE:

20	L-1.0	LANDSCAPE PLAN
21	L-1.1	CONSTRUCTION DETAILS
22	L-1.2	OPEN SPACE DIAGRAM
23	L-1.3	PLANTING PLAN
24	L-1.4	IRRIGATION PLAN
25	L-1.5	LIGHTING PLAN

SCOPE OF WORK

A REQUEST FOR THE DESIGN REVIEW FOR A CURRENTLY VACANT LOT MU-1 OF OTAY RANCH VILLAGE 2 LOCATED IN THE CITY OF CHULA VISTA LOT AREA IS 160 ACRES. THE PROPOSED PROJECT IS MIXED USE AND CONSISTS OF 31 TOWNHOME UNITS LOCATED IN 4 BUILDINGS (WITH TOTAL OF 2) CONNECTED BUILDING TYPES (2) B-PLEX AND (1) P-PLEX. THE PROJECT ALSO INCLUDES A COMMUNITY BUILDING CONNECTED TO THE ADJACENT PARK SITE.

PARKING CALCULATIONS

PARKING REQUIRED:

RESIDENTIAL PARKING REQUIRED: (31) 3-BEDROOM DU X 2.25 STALLS/DU = 70 PARKING STALLS REQUIRED
COMMERCIAL PARKING REQUIRED: TO BE DETERMINED THROUGH THE DESIGN REVIEW APPROVAL
MINIMUM REQUIRED PARKING STALL DIMENSIONS:
UNCOVERED (STANDARD) PARKING SPACE - 10'X19'
COVERED SPACE (GARAGE OR CARPORT) - 10'X20' EACH SPACE, DOUBLE GARAGES 20'X20' MIN.
EV PARKING SPACE - 9'X17'

PARKING PROVIDED:

RESIDENTIAL 70 PARKING STALLS
GARAGE PARKING STALLS: 62 STALLS
STANDARD OPEN PARKING STALLS: 4 STALLS
EV PARKING STALLS: 2 STALLS
HANDICAPPED PARKING STALLS: 2 STALLS (1 VAN)
COMMERCIAL 4 PARKING STALLS
USPS: 1 PARKING STALL

TOTAL PARKING PROVIDED: 75 PARKING STALLS - (70) FOR RESIDENTIAL PARKING, (4) FOR COMMERCIAL PARKING AND (1) FOR USPS PARKING.

OPEN SPACE CALCULATIONS

PRIVATE USABLE OPEN SPACE REQUIRED/PROVIDED:

100 S.F. PER 3-BR DWELLING UNIT OR 3100 S.F. FOR THE PROJECT TOTAL
ALL REQUIRED PRIVATE USABLE EXTERIOR OPEN SPACE PROVIDED ON PATIOS AND BALCONIES - REFER TO UNIT PLANS

COMMON USABLE OPEN SPACE REQUIRED:

200 S.F. PER DWELLING UNIT
6,300 S.F. X 31 UNITS TOTAL = 6,300 S.F. OF COMMON USABLE OPEN SPACE REQUIRED
COMMON USABLE OPEN SPACE PROVIDED:
TOTAL OF 6,279 S.F. OF COMMON USABLE OPEN SPACE PROVIDED (RE: A-1.1 SITE PLAN)

LEGAL DESCRIPTION

APN NUMBER:

044-311-02

LEGAL DESCRIPTION:

LOT 14 OF CHULA VISTA TRACT 0645, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP NO. 15350.

LOCATION

NORTHEAST CORNER OF SANTA VICTORIA ROAD AND SANTA CAROLINA ROAD.

BUILDING CODE DATA (2019 CBC)

THE PROJECT WILL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GREEN STANDARDS CODE AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF CHULA VISTA.

ALL RESIDENTIAL PARKING SPACES PROVIDED SHALL BE DESIGNATED TO AT A MINIMUM, ACHIEVE CALIFORNIA TIER 3 STANDARDS FOR ELECTRICAL VEHICLE SUPPLY EQUIPMENT OF THE MOST CURRENT TITLE 24 REGULATION AT THE TIME OF BUILDING CONSTRUCTION.
THE 2019 CALIFORNIA STANDARDS REQUIRE ALL SINGLE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH PRIVATE ATTACHED GARAGES TO INCLUDE A DEDICATED 208/240-VOLT BRANCH CIRCUIT TO BE INSTALLED AND FOR MULTIFAMILY DWELLINGS, 1% PERCENT OF THE TOTAL PARKING SPACES (BUT NOT LESS THAN 5) SHALL PROVIDE CAPABILITY FOR ELECTRICAL VEHICLE CHARGING.

OCCUPANCY GROUP "R-2" @ RESIDENTIAL "U" @ PRIVATE GARAGES

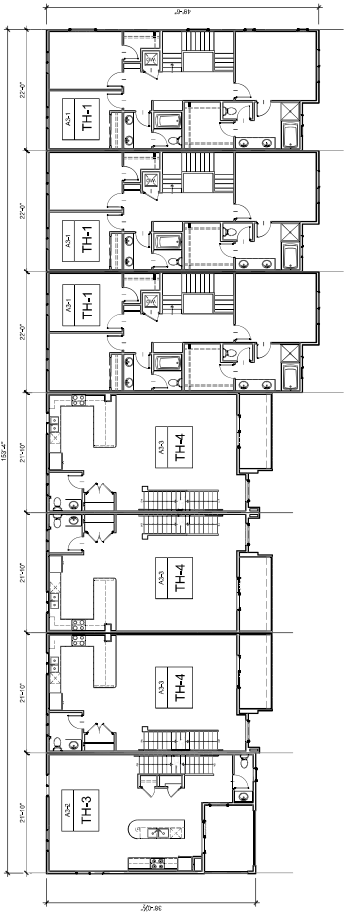
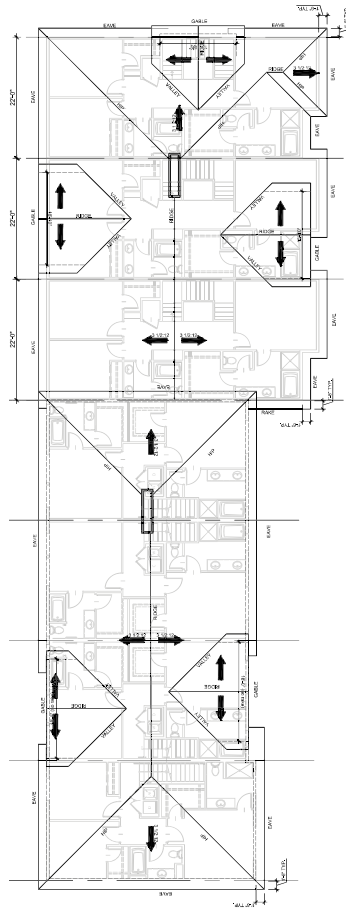
CONSTRUCTION TYPE: I/A

NFPA-13R SPRINKLER SYSTEM AT 3-STORY RESIDENTIAL

PER CBC 903.2.8 THIS PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE ADOPTED CFC AND / OR NFPA STANDARDS, RESPECTIVELY.

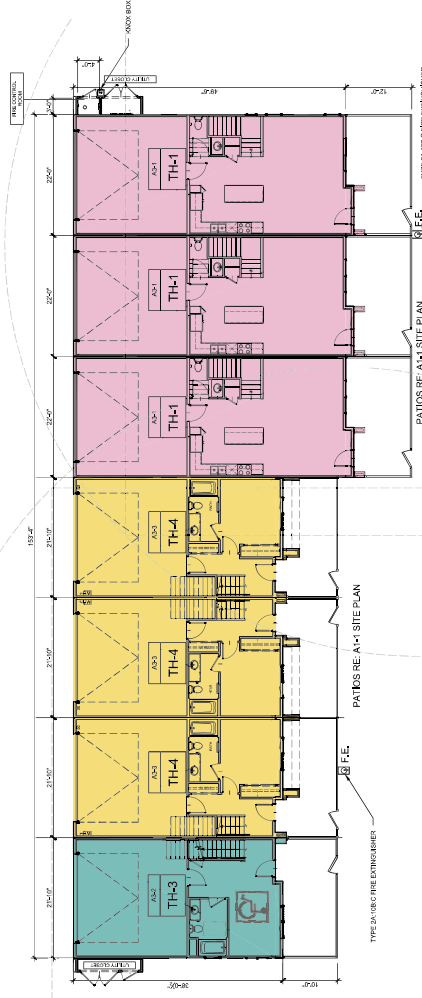
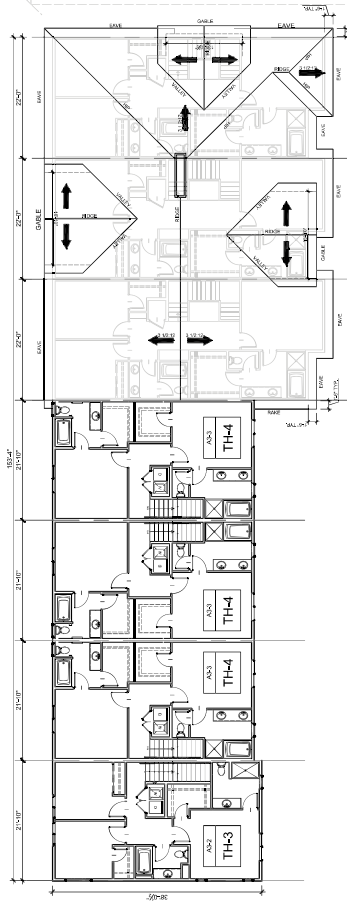
PROVIDE 15% RESERVE FIRE SPRINKLER WATER MONITORING SYSTEM
PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED FIRE ALARM SYSTEM PER CBC 907.2.6.1.

VILLAGE 2
MU-1 DESIGN REVIEW DR22-0023
OTAY RANCH CALIFORNIA



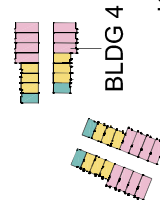
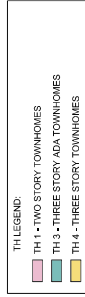
ROOF PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN

FIRST FLOOR PLAN



BUILDING 4 FLOOR PLANS (2 AND 3-STORY 7-PLEX)

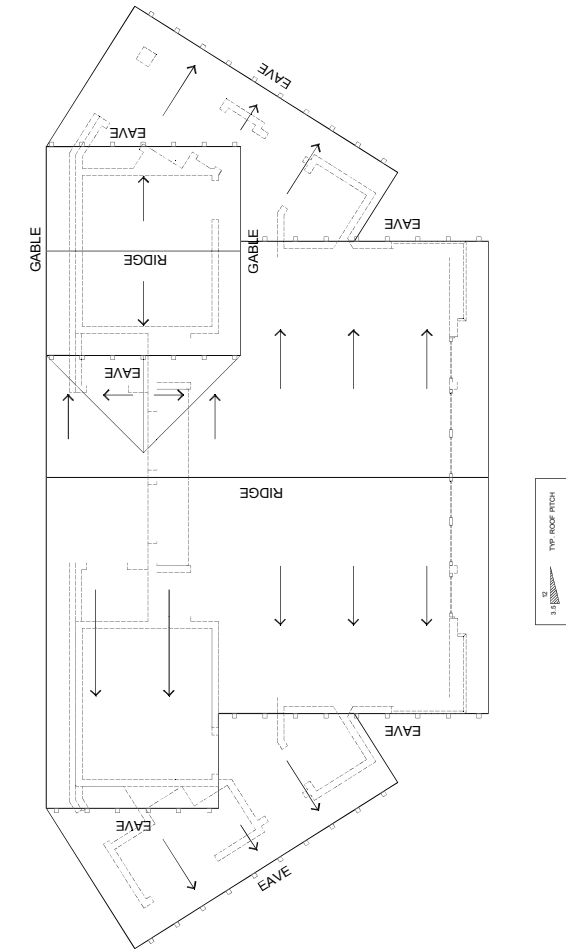
3,022'-11" x 40'

1

PROJECT	VILLAGE 2
DATE	05/17/2023
DESIGNER	A2-2
CHECKER	
SCALE	1/8" = 1'-0"

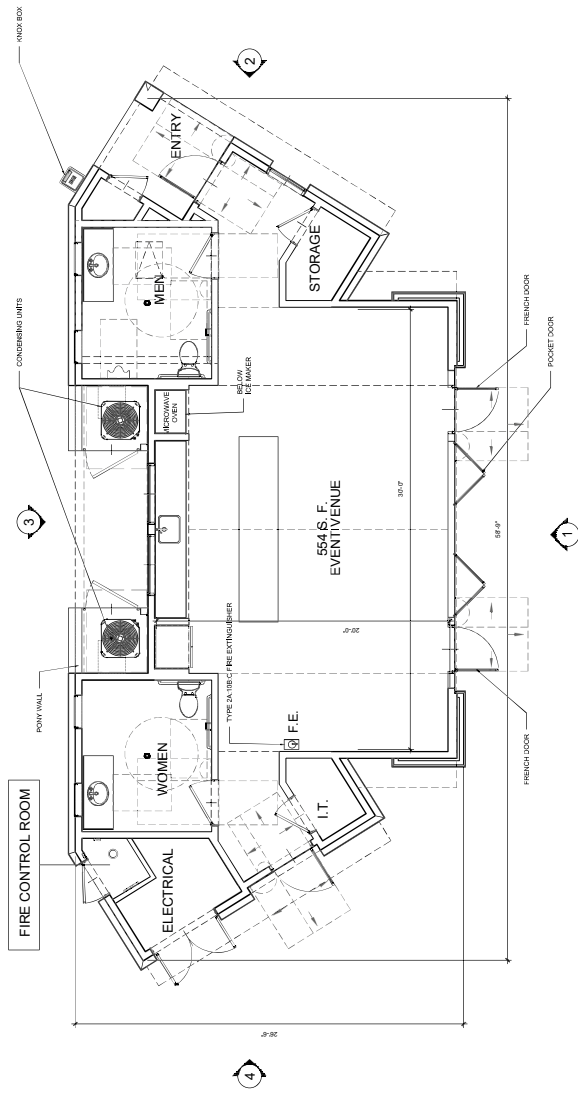
VILLAGE 2
 MU-1 DESIGN REVIEW DR22-0023
 OTAY RANCH CALIFORNIA

DATE	05/17/2023
BY	
CHECKED	
SCALE	1/8" = 1'-0"



ROOF PLAN

2



FLOOR PLAN

1,085 s.f. 1

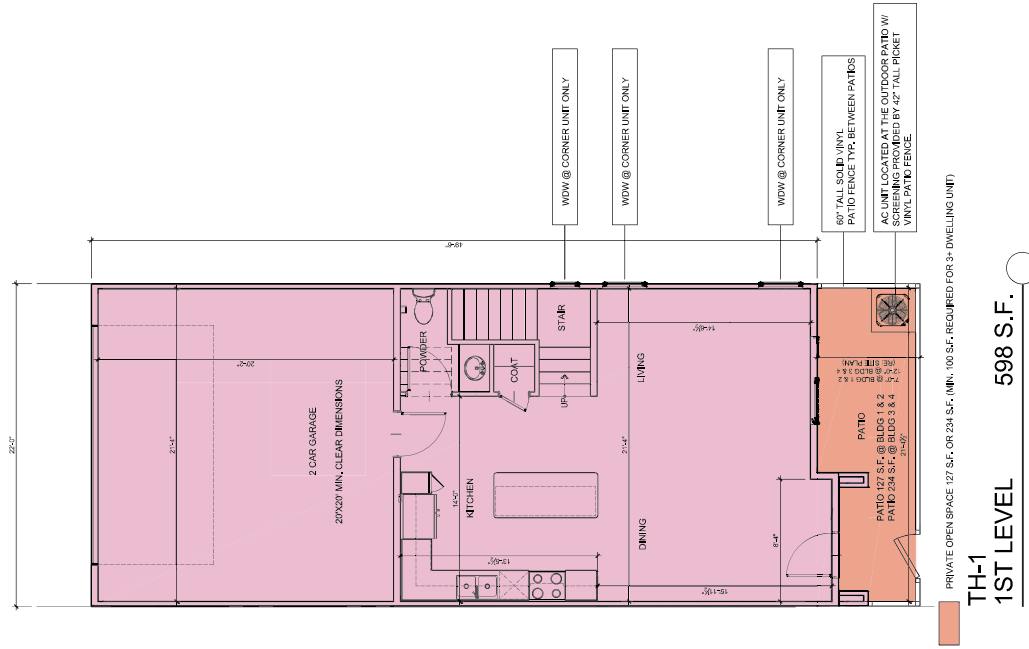
0 2 4 6 8
FEET
COMMERCIAL BUILDING PLANS
TYPICAL

A

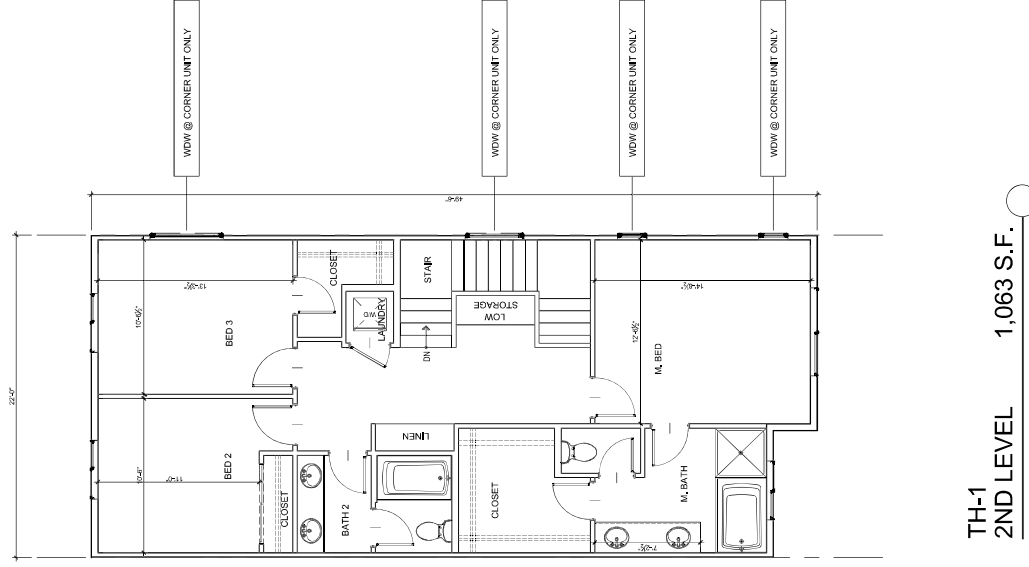
PROJECT: 2018-08
 DATE: 06/17/2023
A2-3
 DRAWING: 2018-08

VILLAGE 2
 MU-1 DESIGN REVIEW DR22-0023
 OTAY RANCH CALIFORNIA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	06/17/2023
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	



TH-1
1ST LEVEL 598 S.F.



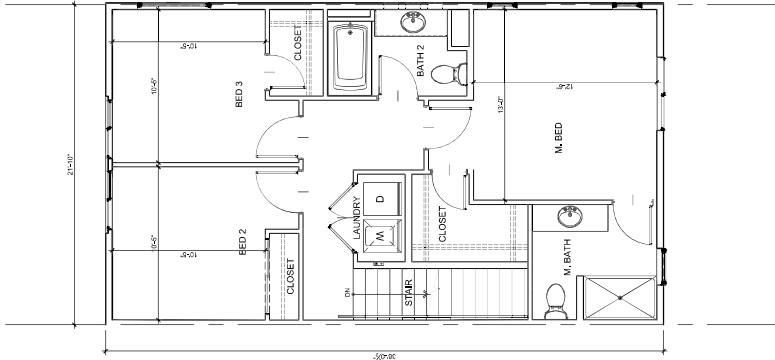
TH-1
2ND LEVEL 1,063 S.F.

2-STORY TOWNHOME TH-1 (3BR+2.5BA)

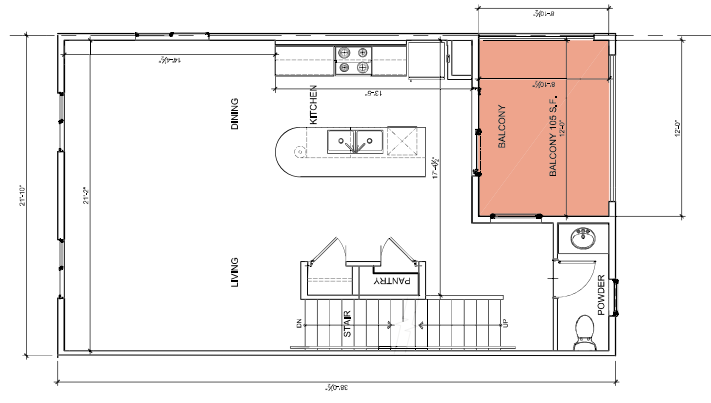
GARAGE: 430 SQ.FT.

RESIDENTIAL: 1,661 SQ.FT.

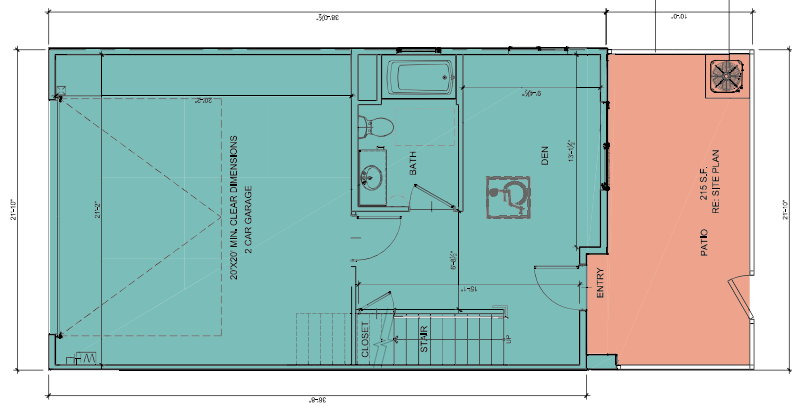
VILLAGE 2
MU-1 DESIGN REVIEW DR22-0023
OTAY RANCH CALIFORNIA



TH-3
3RD LEVEL 784 S.F.



TH-3
2ND LEVEL 715 S.F.



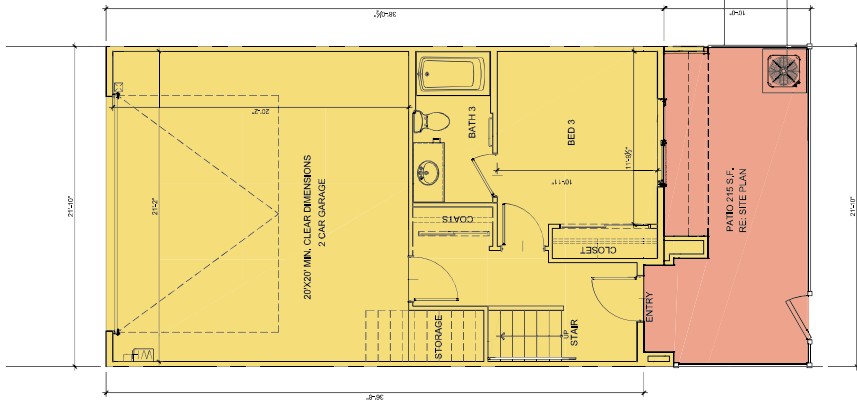
TH-3
1ST LEVEL 369

6\"/>

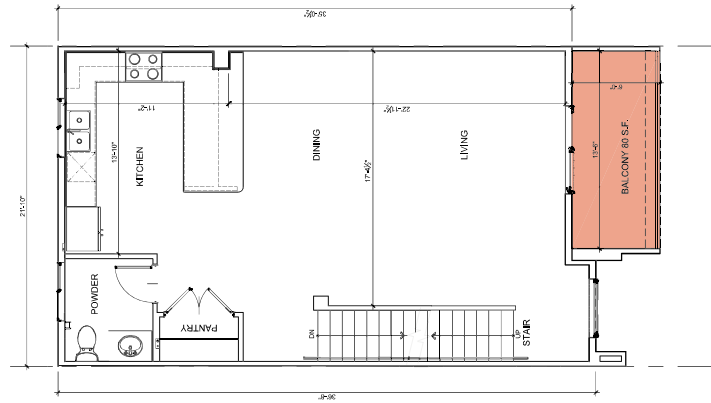
PRIVATE OPEN SPACE 320 S.F. (MIN. 100 S.F. REQUIRED FOR 3+ DWELLING UNIT)

AC UNIT LOCATED AT THE OUTDOOR PATIO W/ STAIRS AND BY 4\"/>

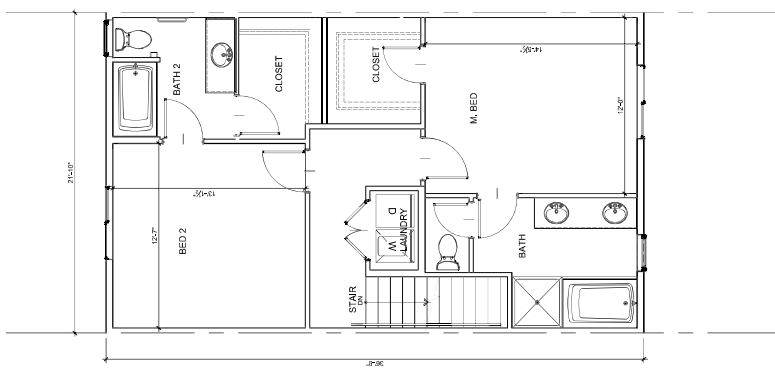
3-STOREY TOWNHOME TH-3 (3BR+DEN+3.5BA) 1,687 S.F.
 GARAGE: 449 SQ.FT.
 RESIDENTIAL: 1,868 SQ.FT. 1



TH-4
1ST LEVEL 331 S.F.



TH-4
2ND LEVEL 776 S.F.



TH-4
3RD LEVEL 763 S.F.

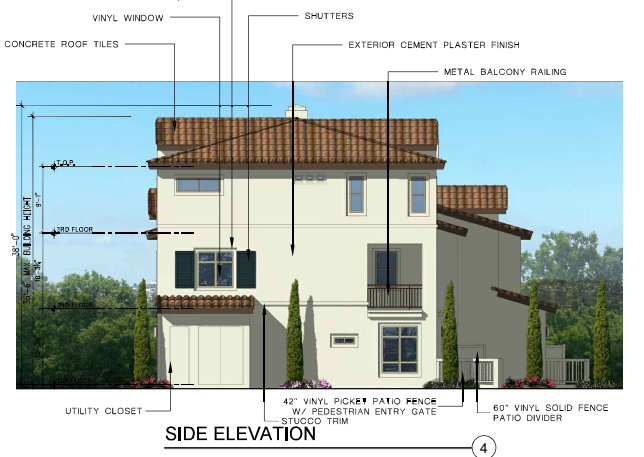
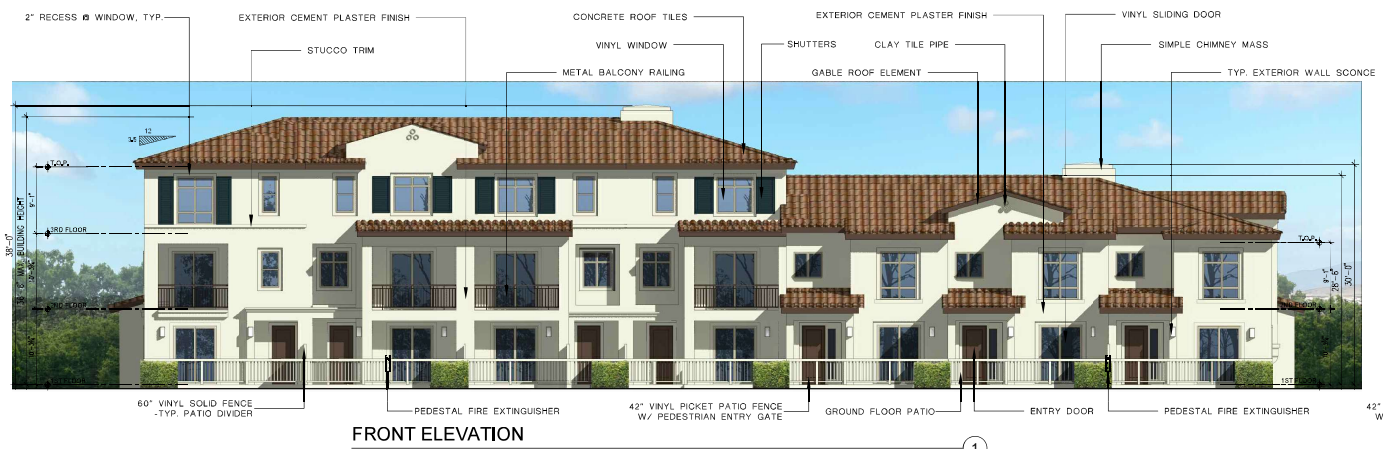
PRIVATE OPEN SPACE 235 S.F. (MIN. 100 S.F. REQUIRED FOR 3+ DWELLING UNIT)

3-STORY TOWNHOME TH-4 (3BR+3.5BA) GARAGE: 468 SQ.FT.
RESIDENTIAL: 1,870 SQ.FT.

VILLAGE 2
MU-1 DESIGN REVIEW DR22-0023
OTAY RANCH CALIFORNIA

2018-08
 06/17/2023
 A3-3
 2017

2018-08
 06/17/2023
 A3-3
 2017

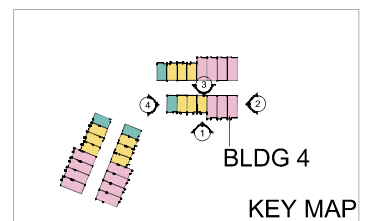


12
3.5 TYP. ROOF PITCH

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL - FOR PROPOSED LANDSCAPE PLEASE REFERENCE LANDSCAPE DRAWINGS.



BUILDING 4 ELEVATIONS (2 AND 3-STORY 7-PLEX)



DATE	1/2023
DESIGNER	A
CHECKER	A
APPROVER	A
DATE	1/2023
PROJECT	VILLAGE 2
LOCATION	OTAY RANCH, CALIFORNIA
CLIENT	OTAY RANCH COMMUNITY DEVELOPMENT
PROJECT NO.	DR22-0023
DATE	1/2023
SCALE	AS SHOWN
BY	A
CHECKED	A
APPROVED	A
DATE	1/2023

VILLAGE 2
MU-1 DESIGN REVIEW DR22-0023
OTAY RANCH CALIFORNIA

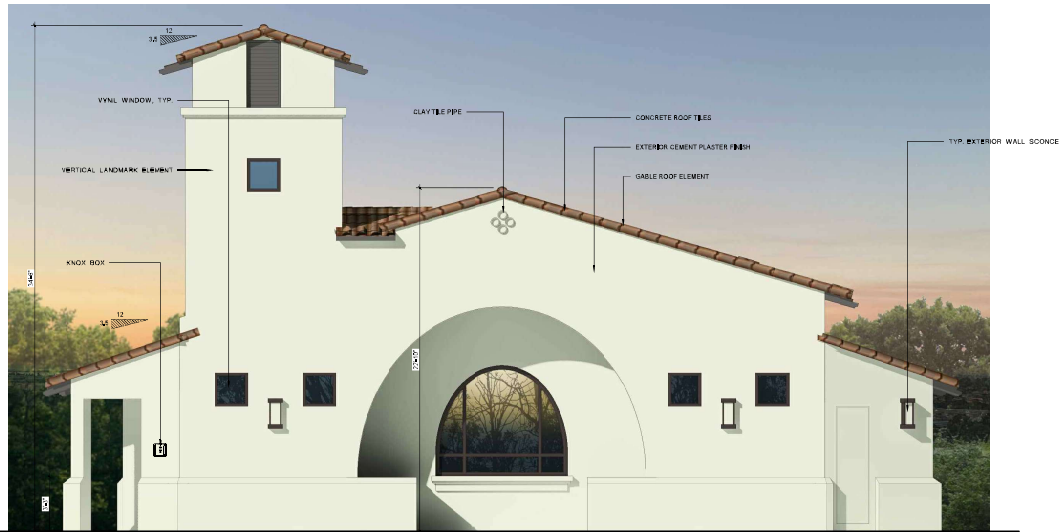
PROJECT	2019-56
DATE	04/14/2023
SCALE	AS SHOWN
BY	A
CHECKED	A
APPROVED	A
DATE	04/14/2023



R. H. ELEVATION

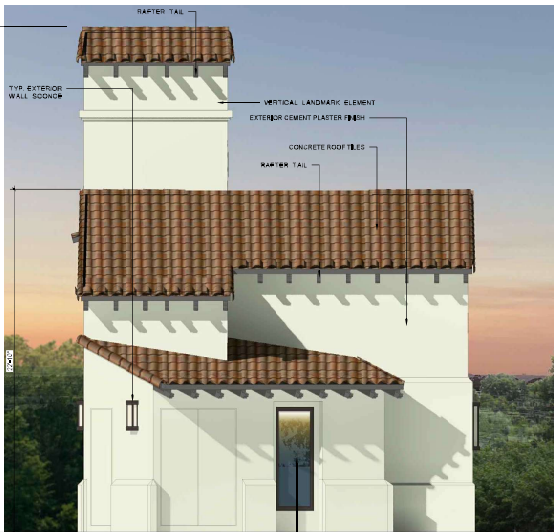
VINYL WINDOW, TYP.

4



REAR ELEVATION

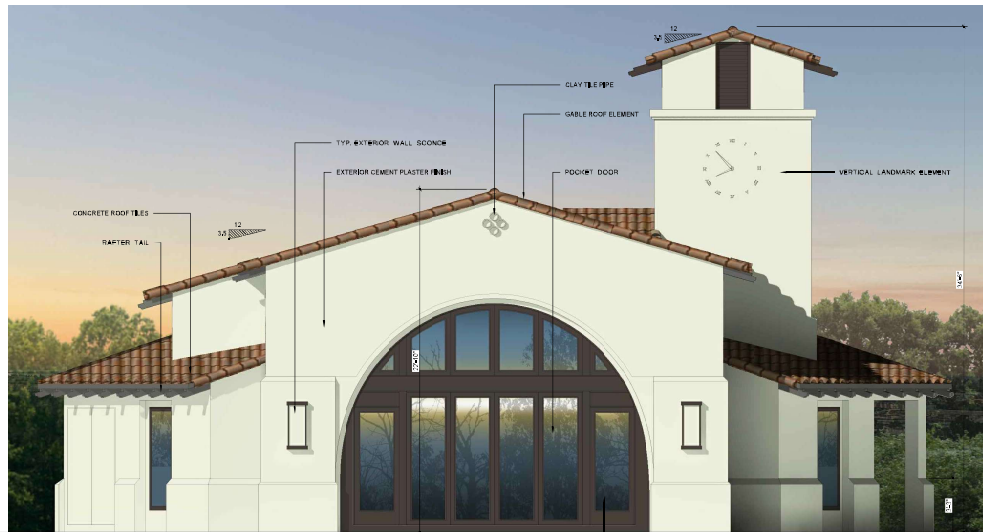
2



L. H. ELEVATION

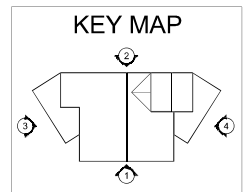
VINYL WINDOW, TYP.

3



FRONT ELEVATION

1



0' 2' 4' 6' 8'

COMMERCIAL BUILDING ELEVATIONS

1/8" = 1'-0"

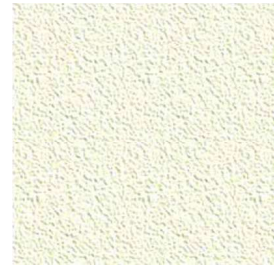
PROJECT #	2019-56
CLIENT	ARL
DATE	04/14/2023
SCALE	1/8" = 1'-0"
DESIGNER	ARL
CHECKER	ARL
DATE	04/14/2023
PROJECT LOCATION	OTAY RANCH, CALIFORNIA
PROJECT NAME	MU-1 DESIGN REVIEW DR22-0023
PROJECT NUMBER	2019-56
PROJECT ADDRESS	10000 OTAY RANCH ROAD, SAN DIEGO, CA 92121
PROJECT CONTACT	ARL
PROJECT PHONE	619-444-1111
PROJECT FAX	619-444-1111
PROJECT EMAIL	ARL@ARL.COM
PROJECT WEBSITE	WWW.ARL.COM

VILLAGE 2

MU-1 DESIGN REVIEW DR22-0023

OTAY RANCH CALIFORNIA

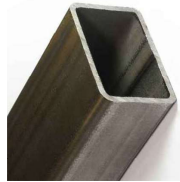
PROJECT #	2019-56	ARL
CLIENT	ARL	ARCHITECTS, INC.
DATE	04/14/2023	
SCALE	1/8" = 1'-0"	
DESIGNER	ARL	
CHECKER	ARL	
DATE	04/14/2023	
PROJECT LOCATION	OTAY RANCH, CALIFORNIA	
PROJECT NAME	MU-1 DESIGN REVIEW DR22-0023	
PROJECT NUMBER	2019-56	
PROJECT ADDRESS	10000 OTAY RANCH ROAD, SAN DIEGO, CA 92121	
PROJECT CONTACT	ARL	
PROJECT PHONE	619-444-1111	
PROJECT FAX	619-444-1111	
PROJECT EMAIL	ARL@ARL.COM	
PROJECT WEBSITE	WWW.ARL.COM	



EXTERIOR CEMENT PLASTER
- SAND FINISH



DECORATIVE PAINT
SHUTTERS



METAL RAILING



VINYL WINDOW /
GLAZING - ALMOND



CONCRETE ROOF TILE
BORAL SOUTHERN CALIFORNIA
BARCELONA 900. SANTA CATARINA
BLEND



PROPOSED COLOR SCHEME

EXTERIOR CEMENT PLASTER / DECORATIVE HORIZONTAL TILES	METAL RAILING / DECORATIVE FPN	FASCIA, EAVES / GARAGE & ENTRY DOORS	SHUTTERS:
OMEGA 1-00 BASE / 0 STUCCO INTEGRAL	META 0056-SUNRAY	META 0000 STONY FIELD	META 0430 VEGETARIAN

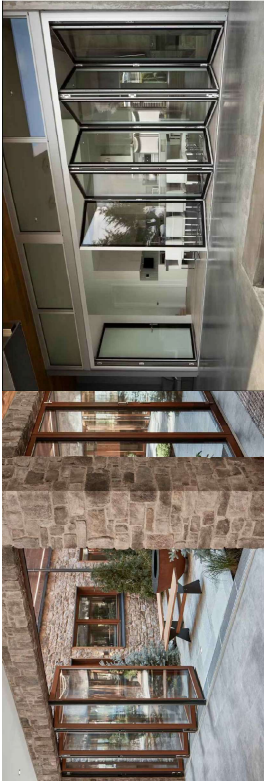


VINYL PICKET FENCE



VINYL SOLID FENCE

PROPOSED COLOR SCHEME AND MATERIALS - TOWNHOMES



NANA WALL OR SIMILAR



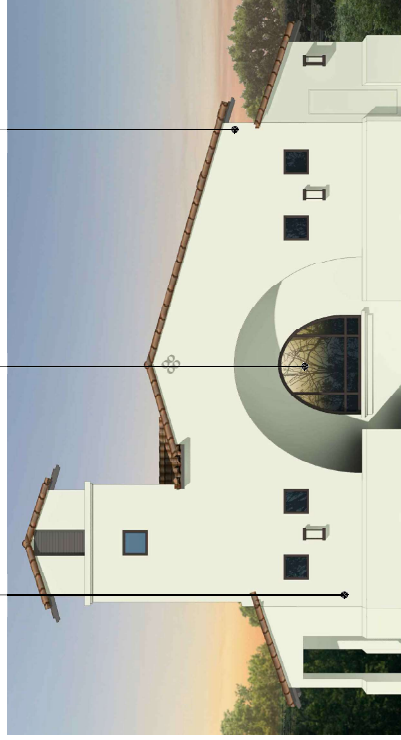
EXTERIOR CEMENT PLASTER
- SAND FINISH



VINYL WINDOW W/
GLAZING



CONCRETE ROOF TILE
BORAL SOUTHERN CALIFORNIA
BARCELONA 900, SANTA CATARINA
BLEND



PROPOSED COLOR SCHEME

EXTERIOR CEMENT PLASTER/UTILITY COLOUR:	STOREFRONT:	FASCIA, EAVES / RAFTER TAILS:
OMEGA-1, 60 BASE 19 STUCCO INTEGRAL	NETA 0236, 54, 87, 87, 87	NETA 0203, STONY, FIELD

PROPOSED COLOR SCHEME AND MATERIALS - COMMERCIAL BUILDING 1

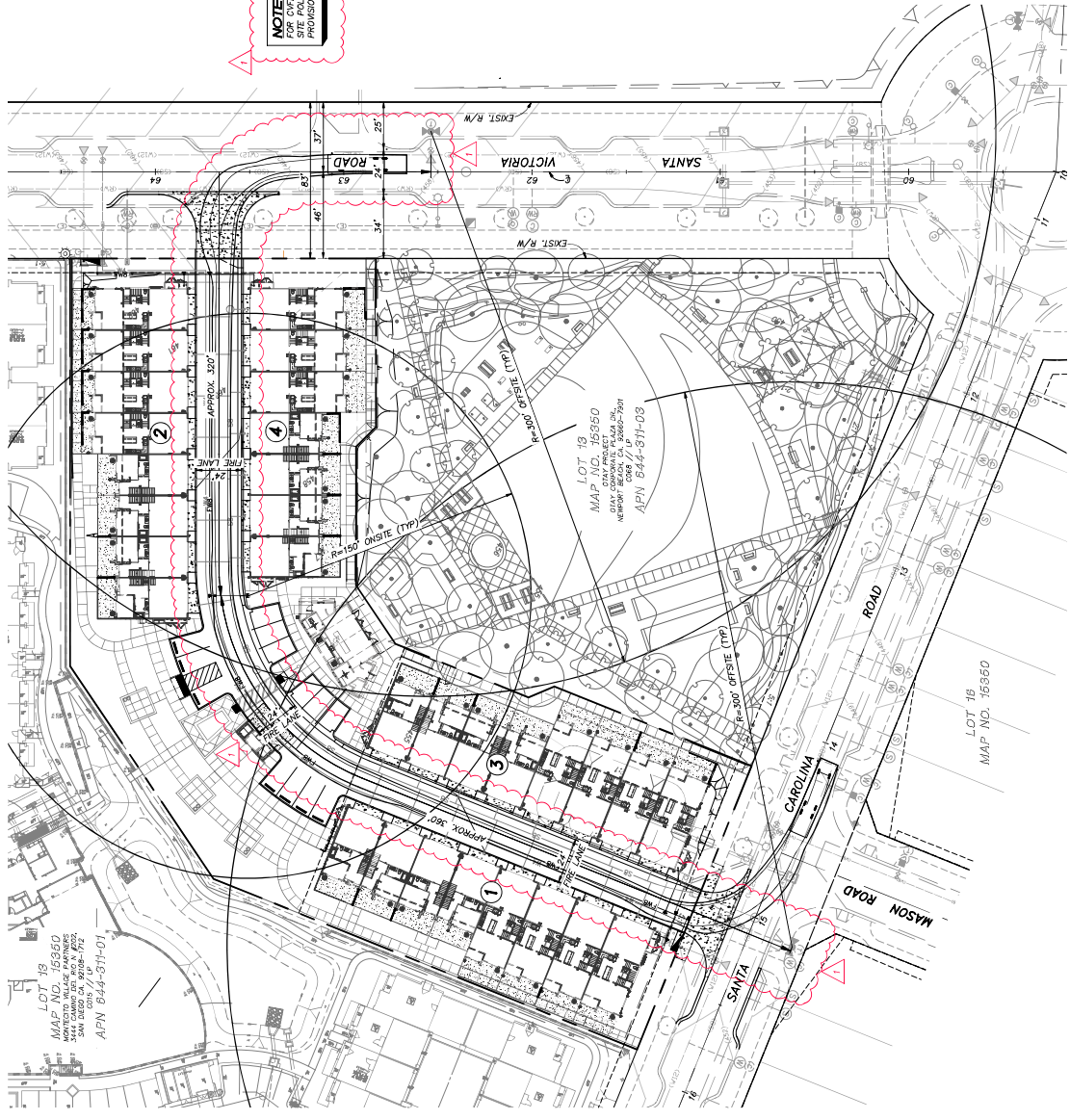
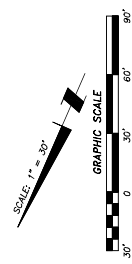
VILLAGE 2
MU-1 DESIGN REVIEW DR22-0023
OTAY RANCH CALIFORNIA

- LEGEND**
- PROPOSED FIRE ACCESS ROAD
 - SEE NOTES 1 AND 2.
 - FIRE TRUCK TEMPLATE FOOTPRINT
 - SEE NOTE 3.
 - RADIUS AROUND FIRE HYDRANT
 - (300' EXISTING, 150' PROPOSED)
 - PROPOSED CURB
 - EXISTING FIRE HYDRANT
 - FIRE HYDRANT
 - PRIVATE FIRE MAIN
 - PRIVATE BACKFLOW DEVICE
 - 600' FROM HYDRANT TO SIDES OF
 - PROPOSED FIRE ACCESS ROAD.
 - SEE NOTE 5 BELOW.
 - TRASH ENCLOSURE

NOTE:
TRUCK TURN DATA AND CONSTRUCTION
SITE POLICY FOR COMPLIANCE WITH SAFETY
PROVISIONS AGREEMENT SEE SHEET C-6.

- NOTES**
1. FIRE APPARATUS ACCESS ROAD DIMENSIONS SHALL MEET THE CITY OF CHULA VISTA FIRE DEPARTMENT (CFD) STANDARDS.
 2. UNRESTRICTED VERTICAL CLEARANCE OF 13 FT. SHALL BE MAINTAINED.
 3. FIRE LINES IN ACCORDANCE WITH CHULA VISTA FIRE DEPARTMENT (CFD) STANDARDS.
 4. FIRE LINES SHALL BE MARKED AS SHOWN ON THIS PLAN. MARKED UTILIZING CITY OF CHULA VISTA FIRE DEPARTMENT TRUCK CRITERIA. MARKING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA FIRE DEPARTMENT TRUCK CRITERIA. MARKING SHALL PROVIDE THE REQUIRED FIRE FLOW OF 1500 GALLONS PER MINUTE (GPM) FOR A 2 HOUR DURATION.
 5. MEETING REQUIREMENTS SHALL MEET CALIFORNIA FIRE CODE (CFR) SECTION 507.5.1 (A) TO ALL EXTERIOR FIRE LINES AND DIMENSION OF THE BUILDING APPROXIMATE ACCESS ROAD MEASURED ALONG AN APPROXIMATE ACCESS ROAD.
 6. THE MINIMUM SIZE AND DIMENSION OF THE BUILDING APPROXIMATE ACCESS ROAD MEASURED ALONG AN APPROXIMATE ACCESS ROAD SHALL MEET CALIFORNIA VISTA FIRE DEPARTMENT FIRE DEPARTMENT STANDARDS.
 7. DETAIL PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CALIFORNIA FIRE DEPARTMENT ASSOCIATION (MFA) 136/135 EACH UNIT WITH DUPLEX SHALL BE PROVIDED WITH ITS OWN SEPARATED WATER SUPPLY. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.

- GENERAL TRASH NOTES**
1. THE PROJECT IS A RESIDENTIAL SMALL QUANTITY GENERATOR (SQG) AS DEFINED IN THE CITY OF CHULA VISTA FIRE DEPARTMENT (CFD) STANDARDS.
 2. THE PROJECT SHALL HAVE WEEKLY TRASH AND RECYCLING COLLECTION.
 3. FOOD/BEVERAGE CONTAINER RECYCLING COLLECTION IS THE RESPONSIBILITY OF THE HOMEOWNER. INDUSTRIAL AND PUBLIC FACILITY PROPERTIES MAY BE EXEMPT FROM THIS REQUIREMENT. SUBSCRIBE TO SERVICE THAT IS MORE FREQUENT THAN WEEKLY TRASH AND RECYCLING COLLECTION OR MORE THAN 96 GALLON OR SMALLER TRASH AND RECYCLING COLLECTION BIN.
 4. CUSTOMERS ALSO RECEIVE HARD WASTE, BULKY ITEM, USED APPLIANCES, AND OTHER WASTE. TRASH TRUCKS SHALL BE PROVIDED WITH MULTIPLE WEEKLY TRIPS BY FULLY-LOADED TRASH/RECYCLE TRUCKS.
 5. TRASH/RECYCLE TRUCKS SHALL TURN LEFT 45 FT. LONG 18 FT. WIDE TRUCK WITH 374 FT TURNING RADIUS.
 6. USED IN ANALYSIS SHOWN INTERNAL THE PROJECT SITE SHALL BE CONSIDERED PRIVATE.
 7. TRASH/RECYCLE TRUCKS SHALL BE CONSIDERED PRIVATE UNLESS NOTED OTHERWISE.
 8. INDIVIDUAL BUILDING SANITARY SEWER SERVICE MATERIALS SHALL BE CONSIDERED PRIVATE UNLESS NOTED OTHERWISE.
 9. STANDARDS AND CALIFORNIA PLUMBING CODE, MINIMUM 2" SANITARY SEWER SERVICE MATERIALS SHALL BE CONSIDERED PRIVATE UNLESS NOTED OTHERWISE.
 10. SEE BUILDING PLAN FOR TRASH AND RECYCLING CONTAINER TO BE STORED IN SIDE YARD.
 11. H.O.A. WILL BE RESPONSIBLE FOR REMOVAL OF STREETSCAPE AND SIDE YARD CLIPPINGS TO BE RECYCLED BY THE HOMEOWNER. PARKWAY AND ALLEY LANDSCAPE GREEN WASTE TO BE RECYCLED BY THE H.O.A.



SB&O
 REGISTERED PROFESSIONAL ENGINEER
 No. 44171
 State of California
 CIVIL
 3950 Ruffin Road, Suite 100
 San Diego, CA 92118
 619-594-8157 Fax

C-4
 7/22/2020
 10/13/2020

ADDED SHEET/UPDATE NOTES

FIRE/TRASH PLAN

VILLAGE 2
 MU-1

OTAY RANCH
 CALIFORNIA



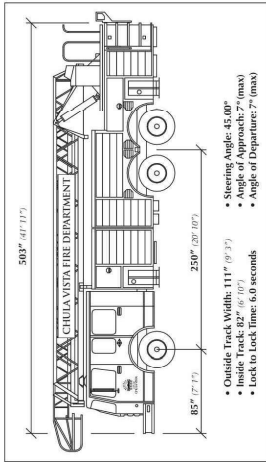
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CHULA VISTA FIRE DEPARTMENT
FIRE PREVENTION DIVISION

AUTO TURN DATA: Ladder Truck

This design apparatus, along with data points, shall be used as the basis for roadway and parking lot geometrics.



- NOTES:**
1. A Chula Vista Fire Department Manoeuvrability Analysis shall be performed to verify the turning capabilities of this design apparatus. The design apparatus shall be maneuvered on the test site, and completed with an illustration demonstrating the turning capabilities of the design apparatus.
 2. A 300" (7.62m) wheelbase ladder truck shall be used for all emergency conditions, maneuvering around the site, and completed with an illustration demonstrating the turning capabilities of the design apparatus.
 3. Design speed (no less than 5mph; if speed varies indicate points at change by milestones).
 4. The design apparatus shall be maneuvered on the test site, and completed with an illustration demonstrating the turning capabilities of the design apparatus.
 5. Manoeuvrability Analysis shall also be designed to meet the design criteria for the design apparatus. The design apparatus shall be maneuvered on the test site, and completed with an illustration demonstrating the turning capabilities of the design apparatus.
 6. This detail shall be reproduced on the submitted exhibit.

CHULA VISTA FIRE DEPARTMENT • Fire Prevention Division • 275 Fourth Avenue, Building 300, Suite B 101 • Chula Vista, CA 91910
619.991-2029 • fax 619.991-2024 • www.chulavista.gov/fireprevention

A **C-6** **DETAIL ~ CV FIRE DEPARTMENT FIRE TRUCK TEMPLATE**
NOT TO SCALE



CHULA VISTA FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Construction Site Policy for Compliance with Fire Safety Provisions

California has adopted a statewide uniform building code, codified in title 24 of the California Code of Regulations. The code imposes a mandatory duty on local jurisdictions to adopt rules and regulations which are consistent with the code. The City of Chula Vista Municipal Code section 15.36.010 adopts and incorporates by reference the California Fire Code, 2007 Edition.

California Fire Code section 9701 establishes the safety standards for subdividing the construction phase of a project. Section 9701.1 requires the installation of operational water supplies, temporary access roads and water supplies may be permitted during the construction period upon approval by the Fire Department. These provisions are incorporated in Chula Vista Fire Department policies 1516.00 and 2916.01. The policies apply to residential and commercial construction projects and mandate the approved water supplies and temporary access roads to be installed on any construction site, for purposes of compliance with the policies the following definitions apply:

- Water Supply means a fully operational and tested fire service utility system serving the permanent hydrant system.
- Access means a fully improved street section (private or public); a first layer of asphalt is also acceptable to allow for access to within 150 feet of all combustibles.
- Means approved by the Fire Marshal, temporary access roadways and temporary water services may be substituted for permanent road and water supplies.

Requests for temporary roadways must be submitted in writing for review and approval by the Fire Marshal. Requests must include a site plan, geotechnical information, and a time frame indicating how long the temporary roadways will be in place. The Fire Marshal will determine if the temporary roadways are acceptable. Temporary access roads are to be constructed of an asphalt concrete pavement (of a suitable thickness), on top of an appropriate native soil or base as approved.

Requests for local temporary water services must be submitted in writing for review and approval by the Fire Marshal. Requests must include a site plan, and a time frame indicating how long the temporary water services will be in place.

Street Signs - California Fire Code section 9001.4.5 requires street signs at all construction sites. Street signs must be installed and maintained by the City. All street signs approved by the Fire Marshal. Street signs must indicate the street name and the hundred block.

The following California Fire Code sections apply to construction site safety provisions covered by this document.

- Section 103.3.1.1 authorizes the Fire Marshal to inspect construction sites, as often as necessary, to ensure compliance with these requirements.
- Section 103.3.1.3 authorizes the Fire Marshal to stop work at any site found to be in violation of these requirements.
- Section 103.4.1 authorizes the Fire Marshal to issue citations to persons who fail to take immediate corrective action for violations under this policy.
- Section 103.4.4 authorizes the Fire Marshal to issue citations to persons who fail to take immediate corrective action for violations under this policy.

Chula Vista Municipal Code provides for penalties for violations of the California Fire Code. Administrative penalties of up to \$500.00 per day and civil penalties of up to \$1000.00 per day may be assessed. See CVMC section 103.3.1.1 for details. Penalties may be imposed by permit or Government Code section 30773, costs and penalties may be recovered for violations of the fire code.

If any of the above requirements are not in place in accordance with Fire Department and state regulations, the construction project will be shut down and all inspections will be temporarily stopped until provisions are in place. The Fire Marshal reserves the right to shut down work under any conditions. Failure to comply with this policy, and subsequent failure to be in compliance with work under any conditions, failure to comply with a cease and desist order is a misdemeanor and may subject the person signing this document to criminal prosecution.

The person signing this document is hereby responsible for ensuring compliance with provisions of this policy and must notify all responsible parties as to these requirements.

Name (Print) Brabney Sager Name (Signature) Brady D Sager
Title Senior Project Manager Date 1-20-23

Once signed and dated, this form shall be reproduced on the final permitted set of plans.

CHULA VISTA FIRE DEPARTMENT • Fire Prevention Division • 275 Fourth Avenue, Building 300, Suite B 101 • Chula Vista, CA 91910
619.991-2029 • fax 619.991-2024 • www.chulavista.gov/fireprevention

B **C-6** **CONSTRUCTION SITE POLICY FOR COMPLIANCE WITH SAFETY PROVISIONS**



VILLAGE 2
MU-1
OTAY RANCH
CALIFORNIA



AMENITY IMAGES

COLOR	SYMBOL	DESCRIPTION
		STANDARD PEDESTRIAN CONCRETE PAVING FINISH: MEDIUM BROOM COLOR: NATURAL GRAY
		ENHANCED PEDESTRIAN CONCRETE PAVING FINISH: GRACE TOP CAST #3 COLOR: OMAHA TAN
		ENHANCED VEHICULAR CONCRETE PAVING FINISH: GRACE TOP CAST #3 COLOR: OMAHA TAN
		INTEGRAL PEDESTRIAN CONCRETE SHINER BAND FINISH: GRACE TOP CAST #3 COLOR: SAN DIEGO BUFF
		GAS BBO PEDESTAL MODEL: 24 NGL COLOR: STAINLESS STEEL
		TABLE AND CHAIRS MODEL: 600 CLUSTER SEATING COLOR: HIGH DENSITY POLYETHYLENE BROWN
		ACCESSIBLE TABLE AND CHAIRS MODEL: 600 CLUSTER SEATING COLOR: HIGH DENSITY POLYETHYLENE BROWN
		TRASH & RECYCLING RECEPTACLES MODEL: 600 SERIES COLOR: STAINLESS STEEL



GAS BBO PEDESTAL



TRASH & RECYCLING RECEPTACLES

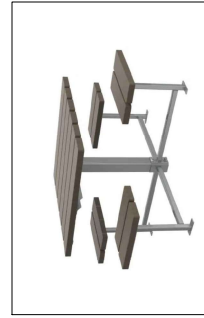
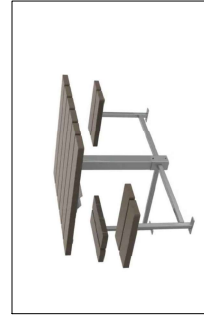
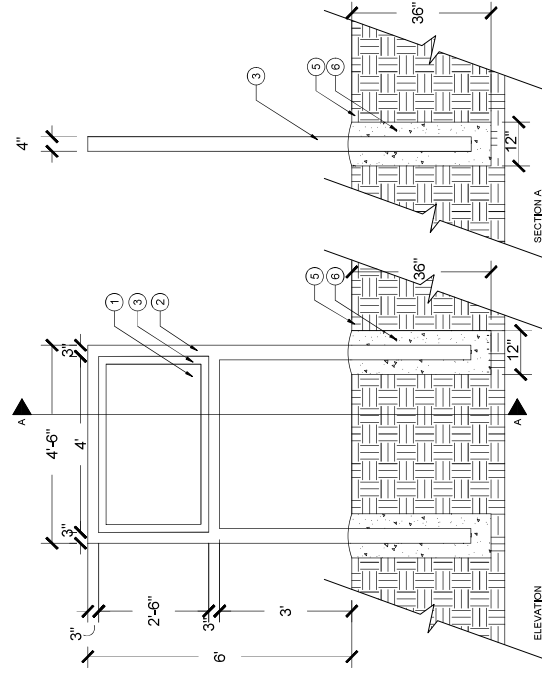


TABLE AND CHAIRS



ACCESSIBLE TABLE AND CHAIRS



1 COMMUNITY DIRECTORY SIGNAGE

3/4" = 1'-0"

LEGEND:

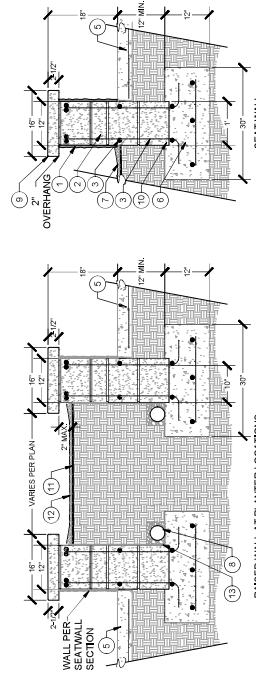
- COMMUNITY GRAPHIC, BY OTHERS.
- 3" SQ TUBULAR STEEL FRAME
- 4" TUBULAR STEEL POSTS.
- SIGNAGE PLAN PREPARED BY OTHERS TO MEET THE REQUIREMENTS OF CALIFORNIA FIRE DEPARTMENT.
- COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
- CONCRETE FOOTING.

NOTES:

- REFER TO CONSTRUCTION PLANS AND FINISHING PLANS FOR ELEVATIONS AND LOCATIONS.
- ALL CONNECTIONS TO BE FILLET WELDS ALL AROUND, GRIND ALL WELDS SMOOTH.
- DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

LEGEND:

- STUCCO VENEER ON SIDES - TO MATCH ARCHITECTURE.
- 12" SOLID GROUDED CMU BLOCK.
- REINFORCING PER STRUCTURAL ENGINEER
- OMIT
- ADJACENT PAVING - PER CONSTRUCTION PLANS.
- FOOTING PER STRUCTURAL ENGINEER
- PLANTING - PER PLANTING PLANS.
- 4" PERFORATED DRAINAGE PIPE
- 18"x24"x12" SMOOTH WALL CAP. FINISH: CAP WITH WHITE SEALER. FINISH: CAP WITH WHITE SEALER. 800-572-9629
- 10" SOLID GROUDED CMU BLOCK.
- FINISH GRADE
- 3" MULCH LAYER PER PLANS
- WATERPROOFING MEMBRANE



NOTES:

- SEE CONSTRUCTION PLAN FOR WALL LOCATIONS.
- SEE CONSTRUCTION PLANS FOR FOOTINGS AND WALL CAP TO BE LOCATED ENTIRELY ON MLI SITE.

2 CMU SEAT WALL / RAISED PLANTER WITH STUCCO VENEER

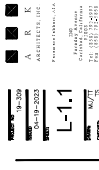
NO SCALE



CONCEPTUAL DESIGN

VILLAGE 2
MU-1
OTAY RANCH
CALIFORNIA

LANDSCAPE PLANS
CONSTRUCTION DETAILS



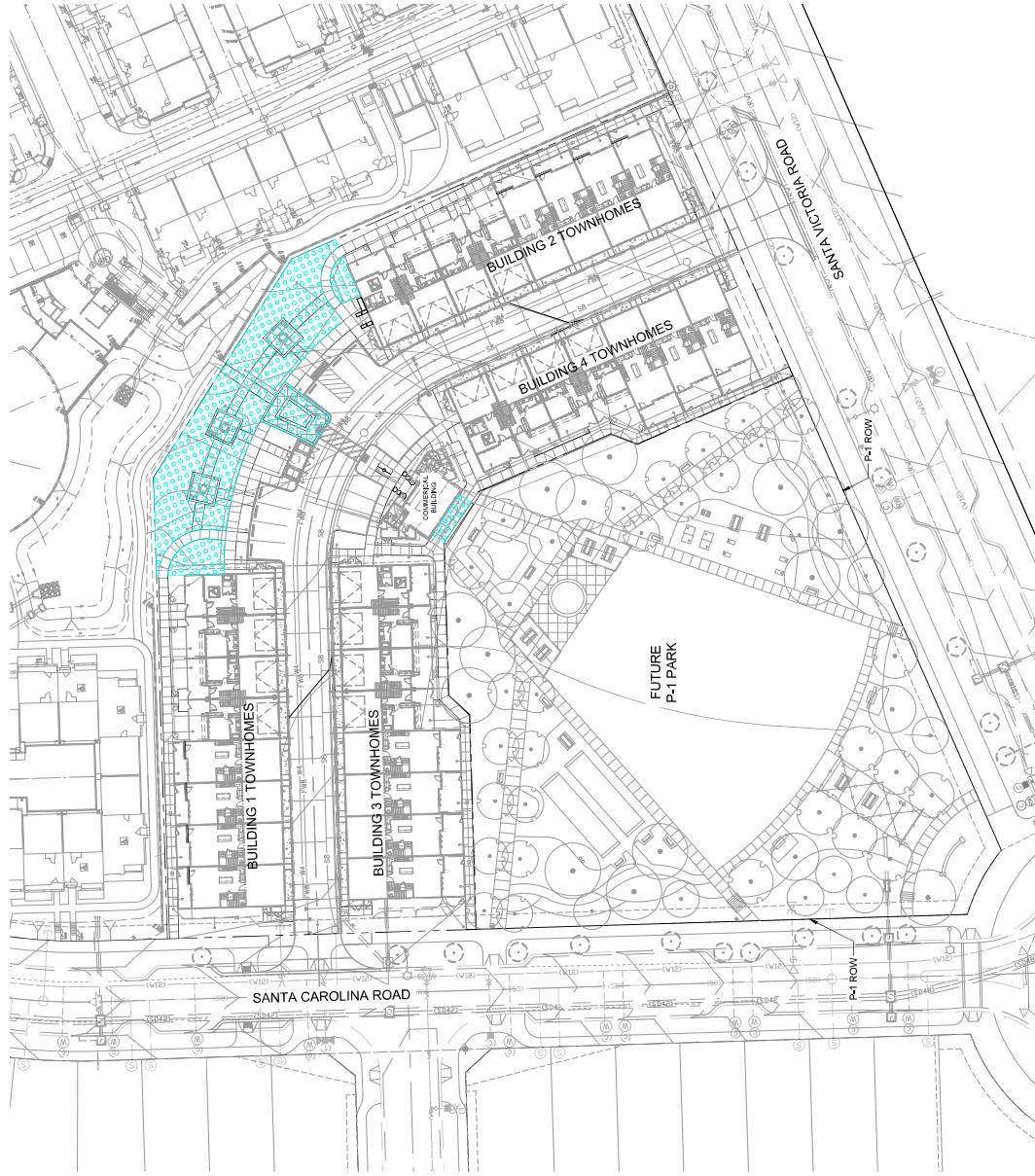
PERCENTAGE (SF) OF LANDSCAPE AREA TO TOTAL SITE

TOTAL SITE AREA: 79,330 SF
 TOTAL SITE LANDSCAPE AREA: 13,261 SF
 13,261 SF / 79,330 SF = 16.7%

COMMON SPACE CALCULATION:

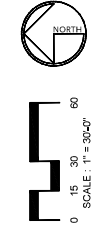
PLAZA/COURTYARD AREAS
 7,103 SF

CITY OF CHULA VISTA REQUIREMENTS
 200 SF MIN. PER UNIT OF OPEN SPACE REQUIRED
 6,200 SF (MIN)
 7,103 SF > 6,200 SF = OK



CONCEPTUAL DESIGN

VILLAGE 2
 MU-1
 OTAY RANCH
 CALIFORNIA



LANDSCAPE PLANS
 OPEN SPACE PLAN

L-1.2



PERCENTAGE (SF) OF LANDSCAPE AREA TO TOTAL SITE

TOTAL SITE AREA: 79,330 SF
 TOTAL SITE LANDSCAPE AREA: 13,261 SF
 66,069 SF

TOTAL PARKING LOT: 3,317 SF
 TOTAL PARKING LOT LANDSCAPE AREA: 650 SF
 2,367 SF

LANDSCAPE OF TOTAL SITE AREA: 18.7%
 LANDSCAPE OF TOTAL PARKING LOT: 20%

BOTANICAL NAME / COMMON NAME	W/C/L/C/S
FOUNDATION TREES SUCH AS: (36" BOX) PLATANUS RACEMOSA / WESTERN SYCAMORE	M
SHADE TREES SUCH AS: (24" BOX) CINNAMOMUM CAMPHORA / CAMPHOR TREE GEIJERA PARVIFLORA / AUSTRALIAN WILLOW METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TIPUANA TIPU / TIPU TREE	M L M L
ACCENT TREES SUCH AS: (24" BOX) ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD CHILOPSIS LINEARIS / DESERT WILLOW STANDARD LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE	L M VL M
EXISTING PARKWAY TREES: PROTECT IN PLACE	
SHRUB PLANTING SUCH AS: (15% 15 GAL, 30% 5 GAL, 55% 1 GAL.) AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE ALOE X 'BLUE ELF' / BLUE ELF ALOE ASPARAGUS DENSIFLORUS / ASPARAGUS FERN CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER CALLISTEMON X 'LITTLE JOHN' / BOTTLEBRUSH CISTUS X PURPUREUS / ORCHID ROCKROSE DIANELLA TASMANICA VARIEGATA / VARIEGATED FLAX LILY DIETES IRIDIODES 'VARIEGATA' / VARIEGATED FORTNIGHT LILY ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET MUEHLBERGIA DUBIA / PINE MUHLY RHAPHIOLEPIS INDICA / INDIAN HAWTHORN ROSA X 'ICEBERG' / ICEBERG FLORIBUNDA ROSE ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	L L M VL L L M L L L L M L L L

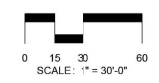


SCHMIDT DESIGN GROUP
 1380 Rosecrans St., Suite C, San Diego, CA 92108
 619.296.1442
 100, CA 2331 HWY 201, AZ 34389
 SCHMIDTDESIGN.COM



CONCEPTUAL DESIGN

VILLAGE 2
 MU-1
 OTAY RANCH CALIFORNIA



LANDSCAPE PLANS
 PLANTING PLAN

19-309
 04-18-2023
L-1.3
 1/21

A R K
 ARCHITECTS INC.
 1000 LA JOLLA VILLAGE CENTER
 SUITE 100
 SAN DIEGO, CA 92161
 TEL: 619.592.8888
 FAX: 619.592.8889


WATER USE STATEMENT

THE LANDSCAPE SEEKS THE INTENT OF THE SANTA CAROLINA WATER REUSE PROGRAM TO CONSERVE WATER THROUGH THE USE OF RECLAIMED WATER. THE LANDSCAPE DESIGN INCLUDES A LOW-WATER-USE PLANT PALETTE, LOW IMPACT DEVELOPMENT (LID) STRATEGIES AND AN EFFICIENT IRRIGATION SYSTEM. THE PLANT PALETTE BLENDS BOTH THE ADJACENT STREETSCAPE AND THE ADJACENT WOODS. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR RECLAIMED WATER AND WILL INCLUDE STATE-OF-THE-ART WATER-SAVING COMPONENTS SUCH AS A WEATHER-BASED CONTROLLER, RAIN SHUTOFF DEVICE, MASTER VALVE, FLOW SENSOR AND EFFICIENT SPRAY AND DRIP IRRIGATION.

IRRIGATION STATEMENT

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR RECLAIMED WATER AND WILL INCLUDE A WEATHER-BASED CONTROLLER, RAIN SHUTOFF DEVICE, MASTER VALVE, FLOW SENSOR AND EFFICIENT SPRAY AND DRIP IRRIGATION.

IRRIGATION SCHEDULE

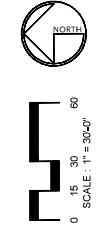
SYMBOL	DESCRIPTION
	DRIP IRRIGATION
	SHRUB PLANTING



**SCHMIDT
DESIGN
GROUP**
1000 BROADWAY, SUITE 500, SAN FRANCISCO, CA 94103
TEL: 415.774.1000 FAX: 415.774.1001
WWW.SCHMIDTDG.COM

CONCEPTUAL DESIGN

VILLAGE 2
MU-1
OTAY RANCH
CALIFORNIA



LANDSCAPE PLANS
IRRIGATION PLAN

DATE: 10-20-2023
PROJECT: VILLAGE 2 MU-1
SHEET: L-1.4
SCALE: 1/8" = 1'-0"

DATE	10/20/23
BY	MM
CHECKED	MM
APPROVED	MM
PROJECT	VILLAGE 2 MU-1
SHEET	L-1.4
TITLE	IRRIGATION PLAN

LIGHTING NOTES

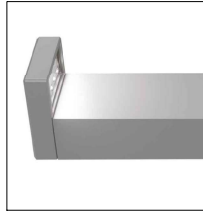
ALL LIGHTING SHALL BE PERMANENT FIXTURES THAT ARE UL TESTED AND APPROVED. THE DESIGN OF THE LIGHTING SHALL BE TO ENHANCE AND IMPROVE THE VISUAL QUALITY OF THE LANDSCAPE AND TO ENHANCE EACH SPACE. FIXTURES LOCATED ON THE BUILDINGS AND WITHIN THE LANDSCAPE ARE INTENDED TO ILLUMINATE EMERGENCY EGRESS PATHWAYS TO MEET ALL LOCAL CODES AND REQUIREMENTS. LIGHT FIXTURES SHALL BE DESIGNED TO MEET ALL LOCAL CODES AND REQUIREMENTS. ACCESSORIES SUCH AS OUTCROP SHIELDS WILL BE UTILIZED TO MINIMIZE LIGHT TRESPASS INTO UNWANTED AREAS. ALL LIGHTING SHALL COMPLY WITH THE CITY OF CHULA VISTA LAND DEVELOPMENT CODE AND OTHER APPLICABLE GUIDELINES.

LUMINAIRE SCHEDULE					
CALLOUT	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS
S1	(2) LED 3000K	LED WALL COOL WHITE HOUSING - FROSTED GLASS LENS	WALL	KICHLER DAHLIA 19" 49557LED/CFI14401	120V/240V
S2	(1) LED 3000K	LUMIERE EOD LED LUMINAIRE BOLLARD. SURFACE MOUNT. LIGHT BAR. EOD LIGHT BAR. EOD LUMIERE EOD LED CAMERA ADJUSTABLE HEAD. HOOD. GASKETED (TREE UPLIGHT)	SURFACE	COOPER LIGHTING SOLUTIONS - LUMIERE 303481-LED324000L-UNV14-DM110	120V
S3	(2) LED 3000K	LUMIERE EOD LED CAMERA ADJUSTABLE HEAD. HOOD. GASKETED (TREE UPLIGHT)	UPLIGHT	LUMIERE 9224-LED UNV14-DM110	12V

LIGHTING IMAGES



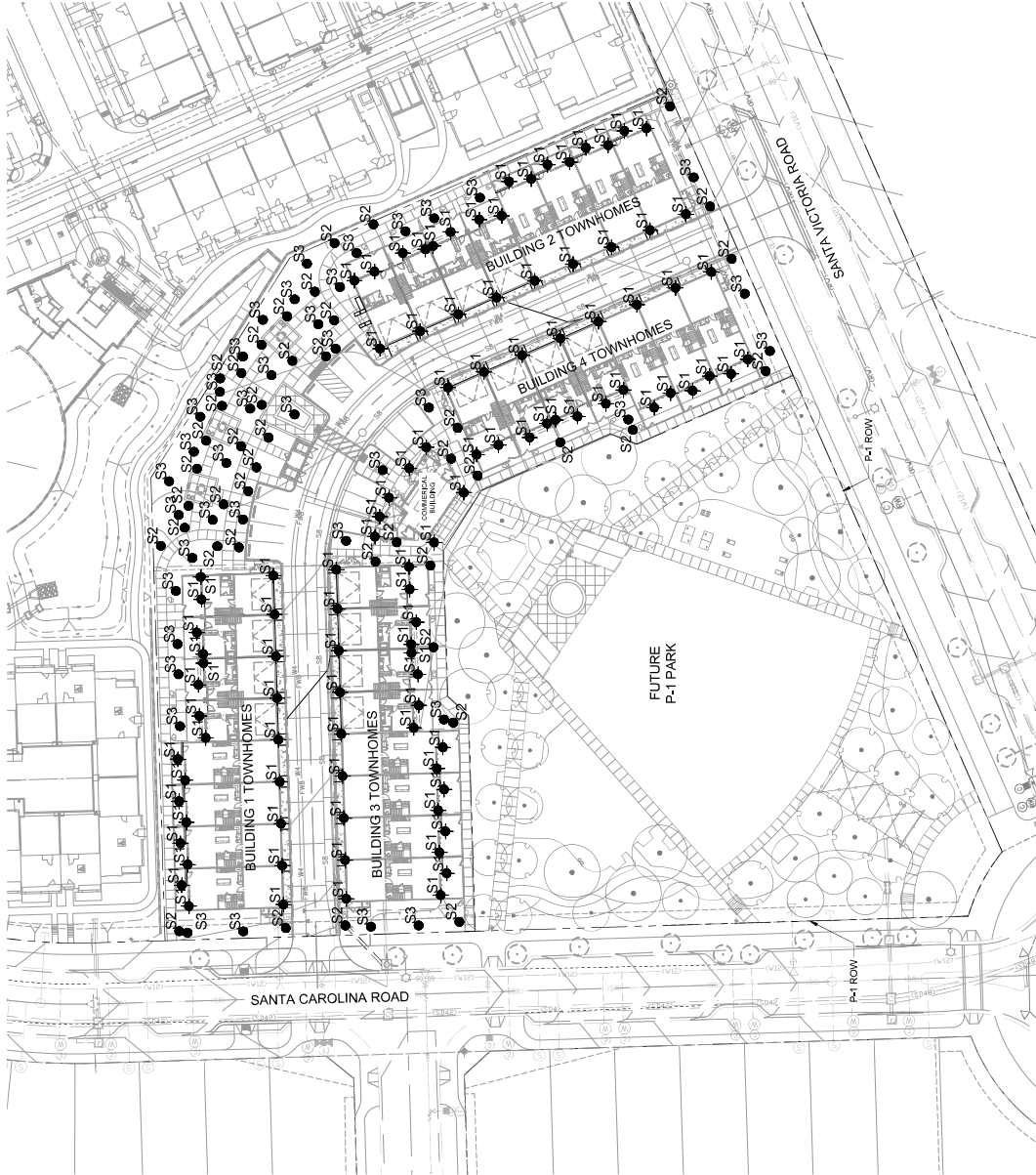
S1: LED WALL LIGHT



S2: BOLLARD



S3: TREE UPLIGHT



CONCEPTUAL DESIGN

OTAY RANCH

MU-1

VILLAGE 2

CALIFORNIA



LANDSCAPE PLANS
LIGHTING PLAN

PROJECT NO: 19-009
 DATE: 06-18-2023
L-1.5
 SHEET NO. 1 OF 1
 PROJECT: OTAY RANCH
 LOCATION: 1500 S. GARDEN
 CHULA VISTA, CA 92015