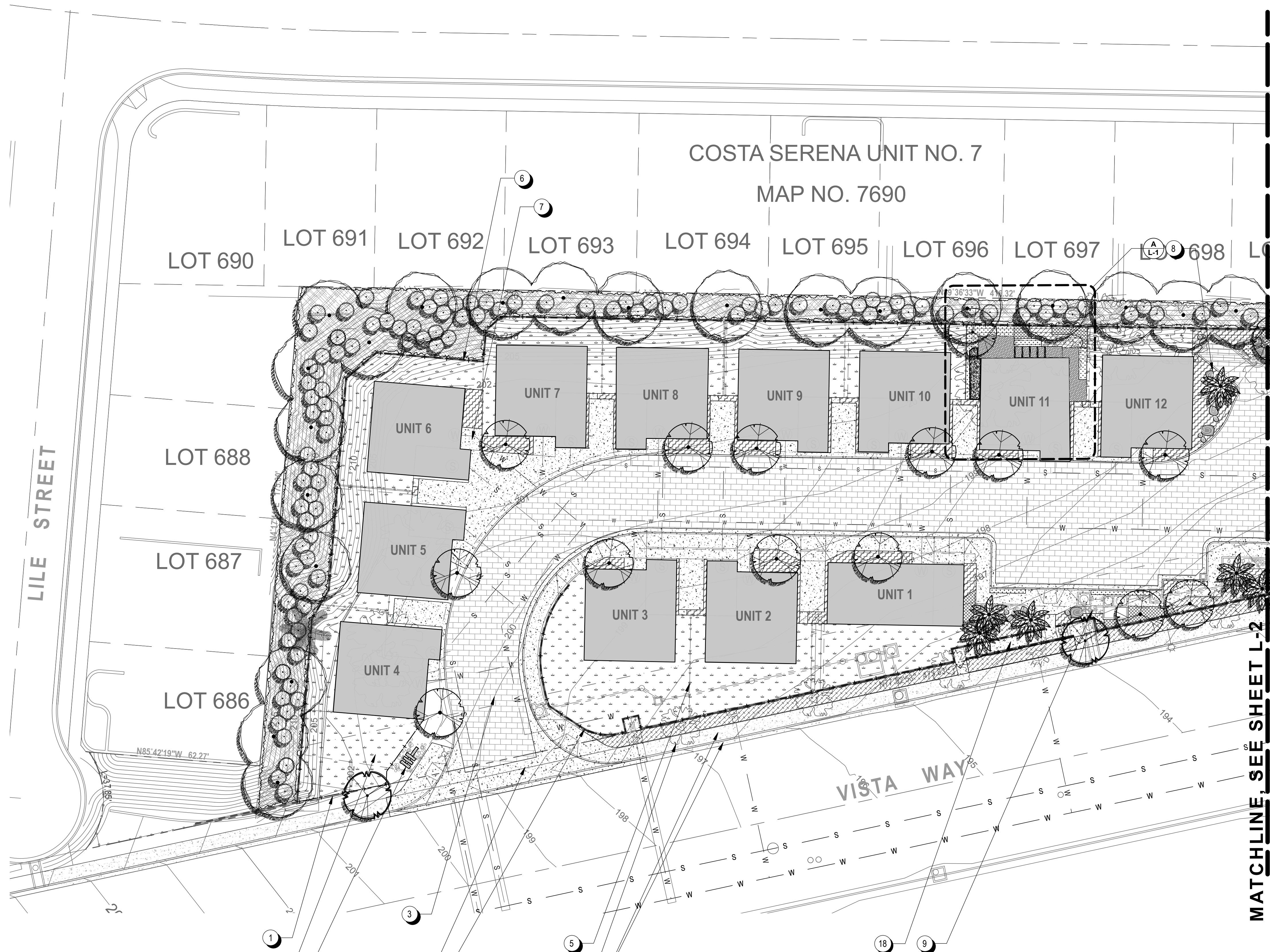
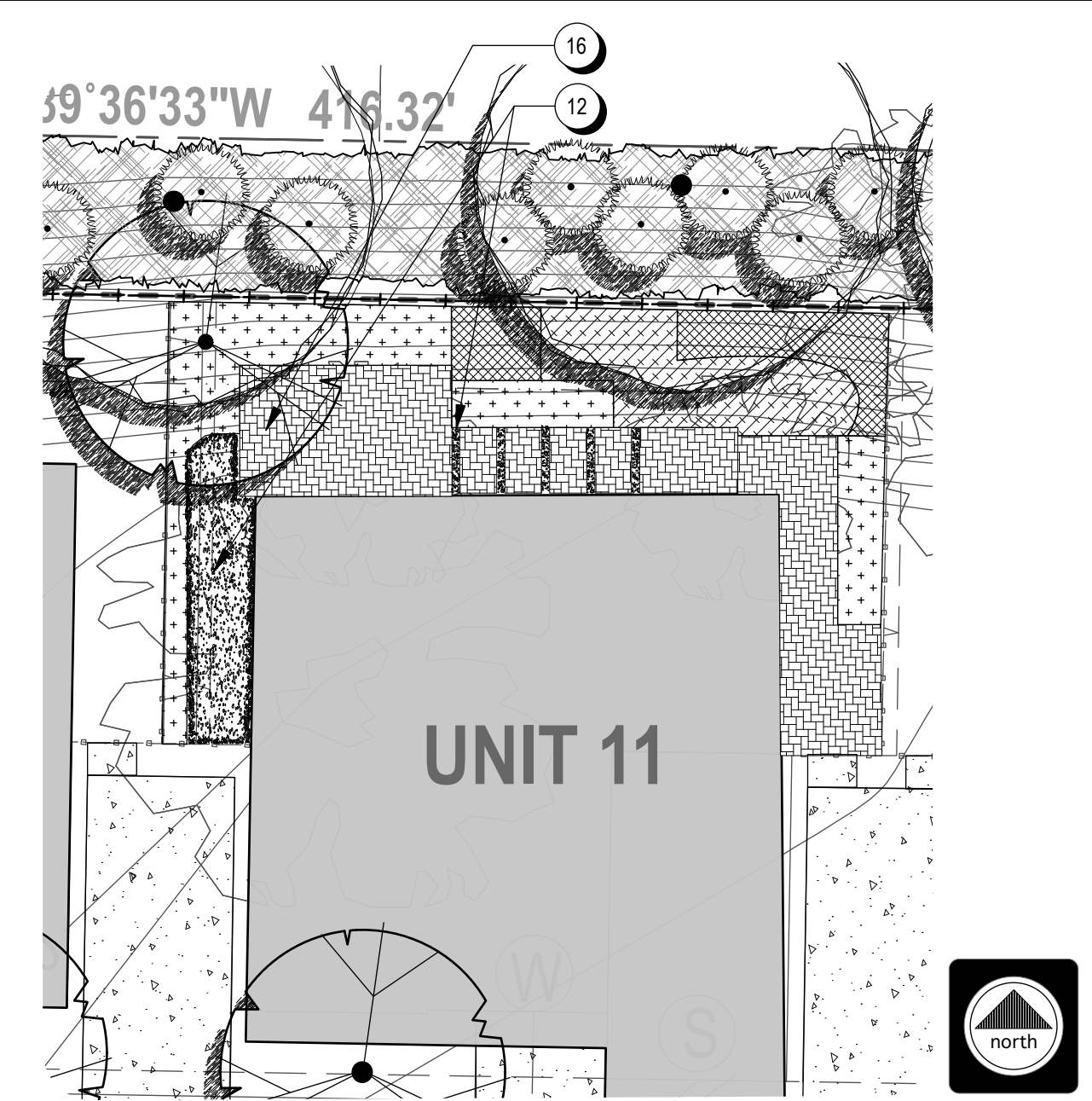
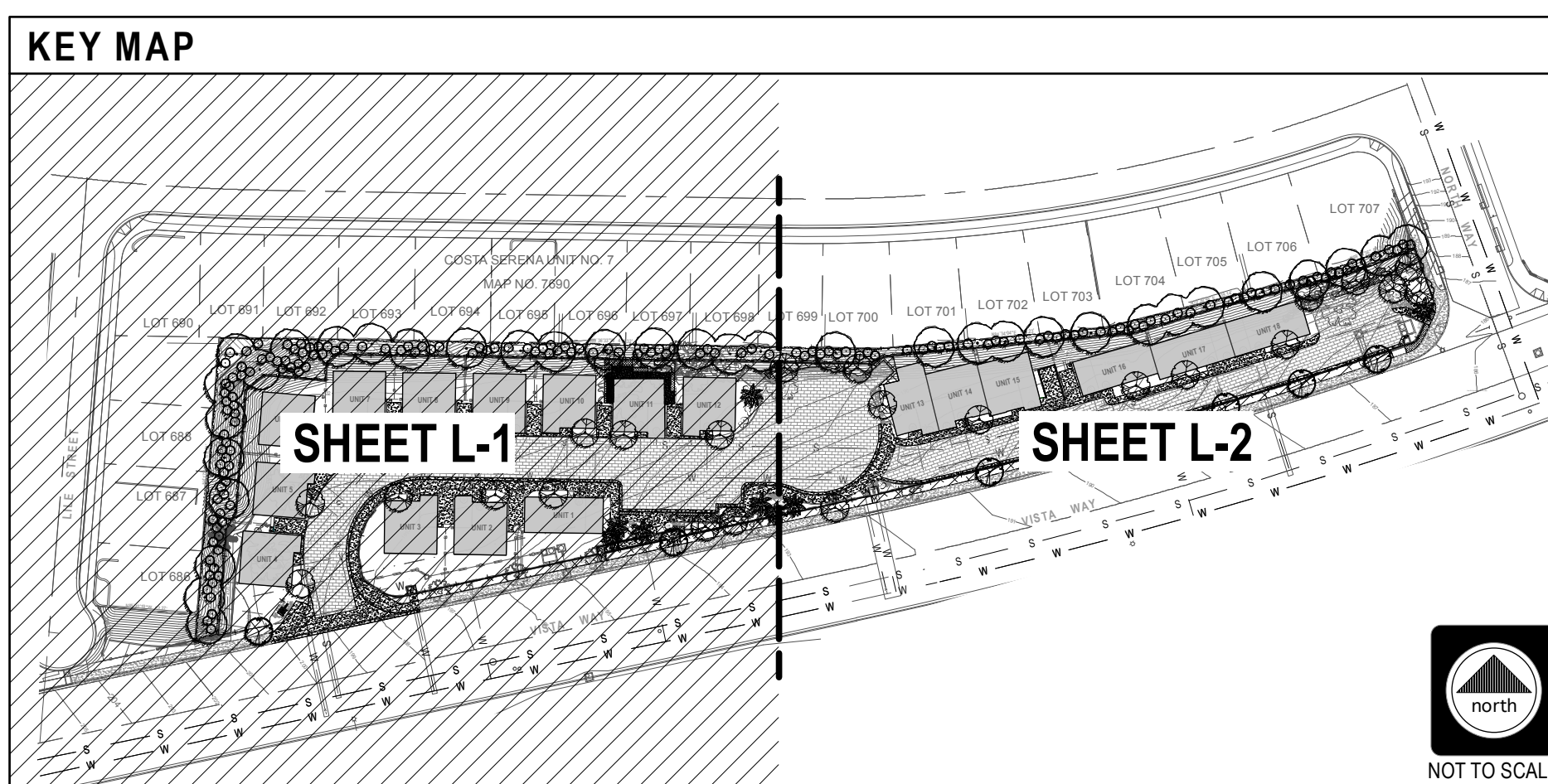




* SEE SHEET L-3 FOR PLANTING LEGEND

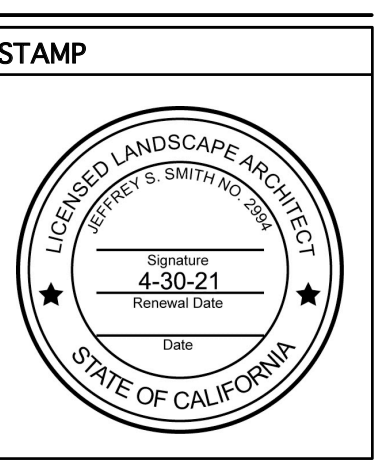
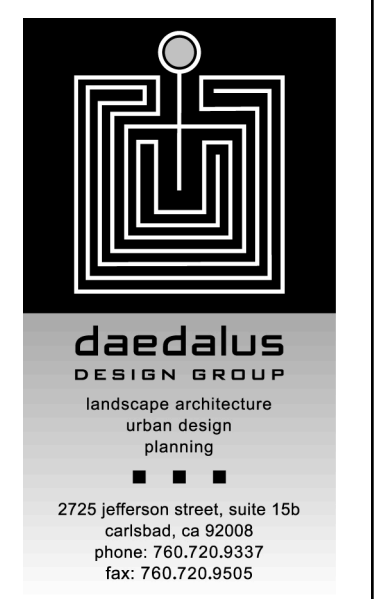
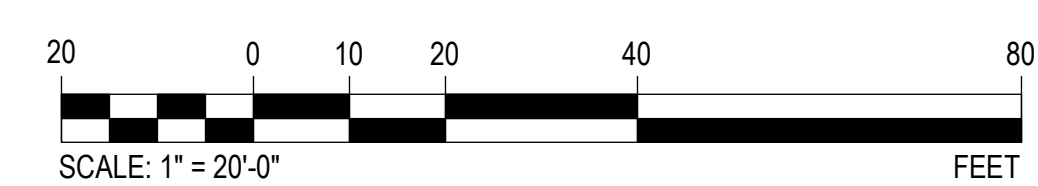


A REAR YARD LANDSCAPE DESIGN - Typical
Scale: 1" = 10'-0"

KEY NOTES

SYMBOL	DESCRIPTION
1	6' HIGH DECORATIVE IRON FENCING PLANCED ON GRADE
2	DESIGNATES REAR YARD AREAS TO BE IMPROVED, A/L-1 TYPICAL PLAN
3	MODULAR INTERLOCKING PAVER SYSTEM FOR ROADWAYS, SEE CIVIL DRAWINGS
4	3' HIGH DECORATIVE MASONRY WALLS WITH 3' HIGH DECORATIVE IRON FENCING ATOP. HEIGHTS MAY VARY SLIGHTLY, HOWEVER MAXIMUM HEIGHT IS NOT TO EXCEED 6'.
5	6' HIGH WOODEN PRIVACY FENCING. TYPICAL
6	42" HIGH DECORATIVE IRON SAFETY RAILING ALONG ALL SECTIONS OF THIS RETAINING WALL EXCEEDING 30" IN HEIGHT
7	NATURAL GRAY PRODUCTION CONCRETE WITH MEDIUM BROOM FINISH. DECORATIVE SCORE JOINTS ARE TO BE SAWCUT
8	DECORATIVE LANDSCAPE BOULDERS OF VARYING SIZES, TYPICAL
9	3" - 10" DIAMETER DECORATIVE RIVER ROCK COBBLE GROUND COVER, TYPICAL
10	PRODUCTION NATURAL GRAY CONCRETE DRIVEWAY APRON WITH MEDIUM BROOM FINISH
11	EXISTING STREET TREES LOCATED WITHIN THE PUBLIC R.O.W. TREES ARE TO REMAIN.
12	3/8" DIA. PEA GRAVEL PAVING AND JOINTS IN BETWEEN FLOATING CONCRETE PADS
13	EXISTING CONCRETE WALKWAY, CURB, AND GUTTER
14	PROJECT ENTRY MONUMENT, MAXIMUM HEIGHT TO BE 6'
15	EXISTING UTILITY PAD, SEE CIVIL DRAWINGS
16	INTERLOCKING PERMIABLE PAVERS, TYPICAL
17	PROJECT ENTRY MONUMENT TO INCLUDE ADDRESS AND PROJECT NAME
18	ADA COMPLIANT ACCESS RAMP STRUCTURE

**PROGRESS SUBMITTAL
NOT FOR CONSTRUCTION**



PROJECT
WEST VISTA WAY HOMES
3710 WEST VISTA WAY
OCEANSIDE, CALIFORNIA 92056

DATE: 02-11-21
SCALE: SEE DRAWINGS
DRAWN BY: JSS
CHECKED BY: JSS

ISSUED FOR	DATE
PRELIMINARY PLAN SUBMITTAL 1ST PASS	5/16/21
PRELIMINARY PLAN SUBMITTAL 2ND PASS	12/09/21
PRELIMINARY PLAN SUBMITTAL 3RD PASS	5/16/22

REVISIONS	DATE
1	
2	
3	
4	

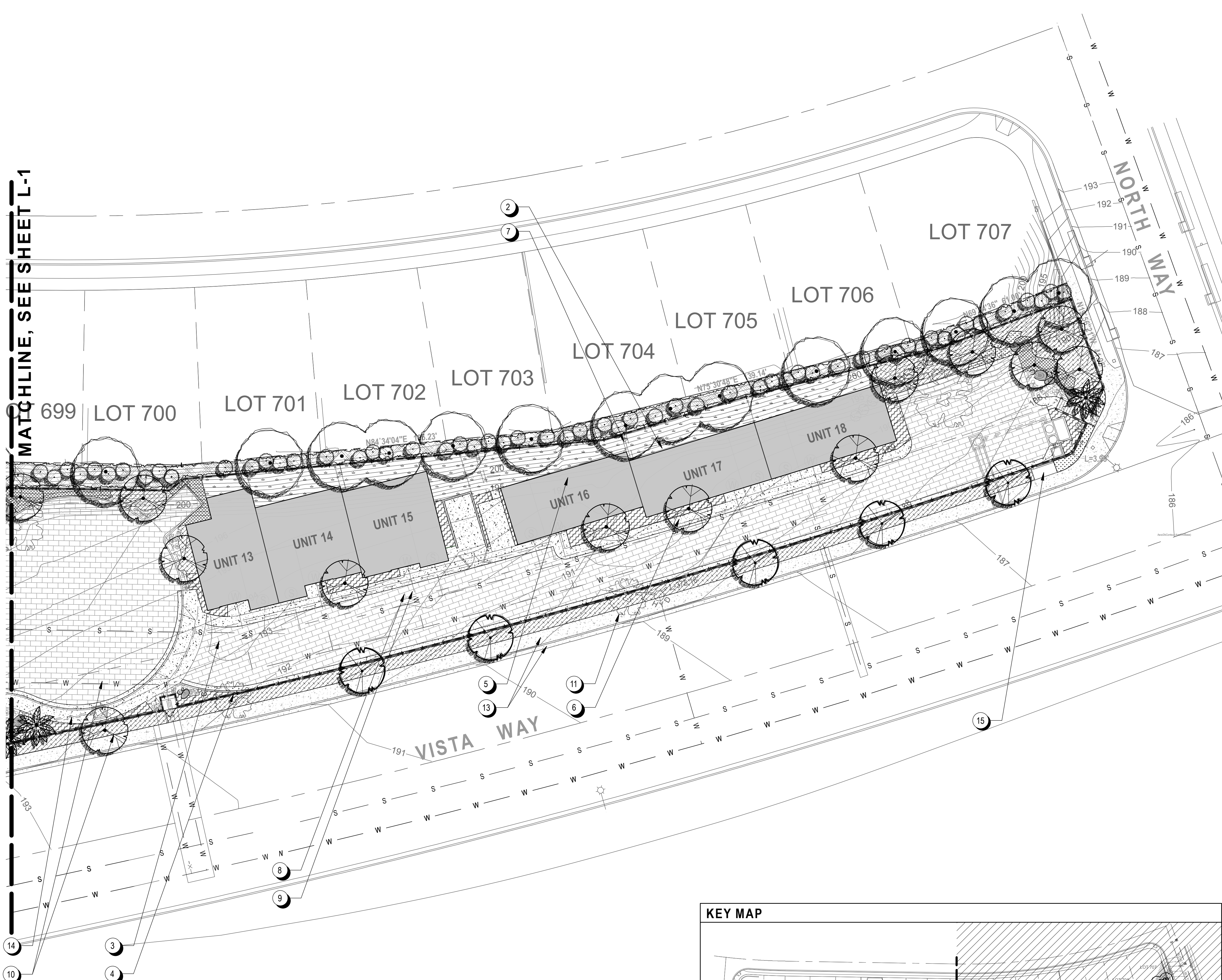
SHEET TITLE
PRELIMINARY PLANTING PLAN

PROJECT NO. : 21-001

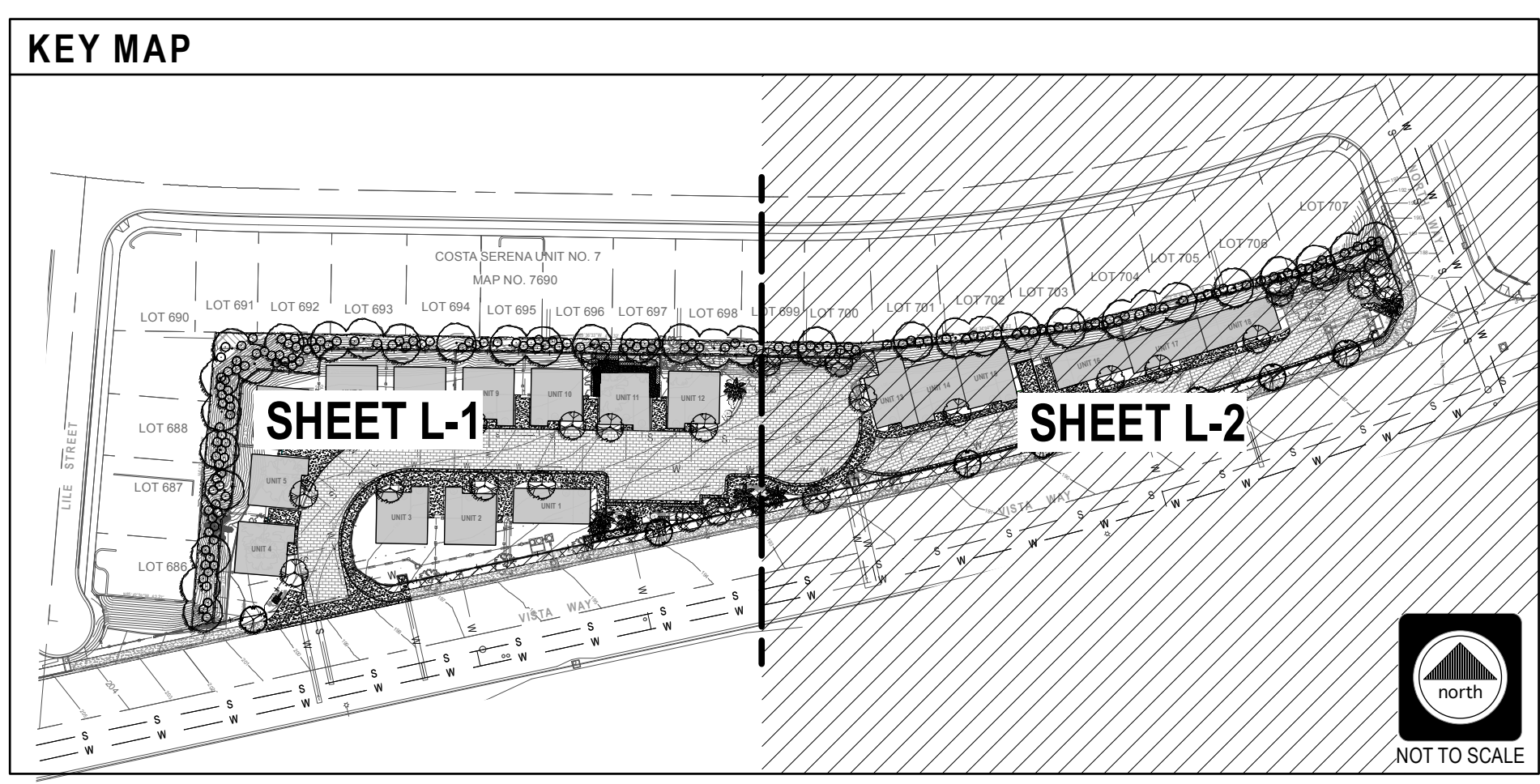
SHEET: L-1
OF 5 **SHEETS**

5/13/22
2021-02-11_1_West Vista Way Homes_SD/DD_V2021.vux

MATCHLINE, SEE SHEET L-1

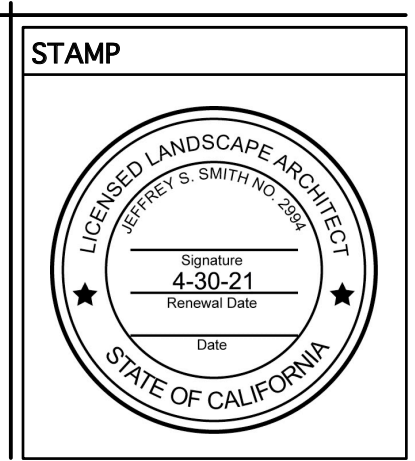
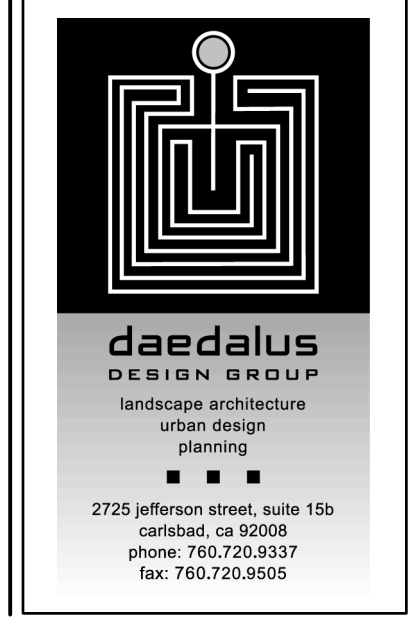
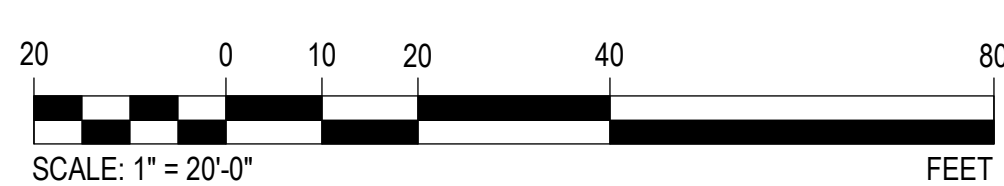


* SEE SHEET L-3 FOR PLANTING LEGEND



KEY NOTES	
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PROJECT
WEST VISTA WAY HOMES
3710 WEST VISTA WAY
OCEANSIDE, CALIFORNIA 92056

DATE:	02-11-21
SCALE:	SEE DRAWINGS
DRAWN BY:	JSS
CHECKED BY:	JSS

ISSUED FOR	DATE
PRELIMINARY PLAN SUBMITTAL 1ST PASS	5/16/21
PRELIMINARY PLAN SUBMITTAL 2ND PASS	12/09/21
PRELIMINARY PLAN SUBMITTAL 3RD PASS	5/16/22

REVISIONS	DATE
1	
2	
3	
4	

SHEET TITLE
PRELIMINARY PLANTING PLAN

PROJECT NO.: **21-001**

SHEET: **L-2**
OF **5** SHEETS

5/13/22 2021-02-11_West Vista Way Homes_SD/DD_V2021.vux

PROPOSED PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES - Site Accent		
	KOELREUTERIA PANICULATA OLEA SPP. LAURUS NOBILIS 'SARATOGA'	GOLDEN RAIN TREE OLIVE TREE SWEET BAY TREE	24" BOX, STD. 24" BOX, MULTI 24" BOX, STD.
	TREES - Public R.O.W.		
	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SAMUEL SOMMER MAGNOLIA	24" BOX, STD.
	TREES - Slope Area		
	ACACIA STENOPHYLLA GEIJERA PARVIFLORA BRACHYCHITON POPULNEUS	SHOESTRING ACACIA AUSTRALIAN WILLOW BOTTLE TREE	24" BOX, STD. 24" BOX, STD. 24" BOX, STD.
	TREES - Palms		
	BRAHEA ARMATA	BLUE HESPER PAL	36" BOX
	SHRUBS - Large Scale		
	TECOMA 'CRIMSON FLARE' XYLOSMA CONGESTUM COTONEASTER LACTEUS MYRTUS COMMUNIS 'VARIEGATA' TECOMA 'CRIMSON FLARE' THEVETIA PERUVIANA COTONEASTER LACTEUS PRUNUS ILICIFOLIA LYONII	CRIMSON FLARE SHINEY XYLOMA RED CLUSTERBERRY VARIEGATED TRUE MYRTLE YELLOW BELLS YELLOW OLEANDER RED CLUSTERBERRY CATALINA CHERRY	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	SHRUBS - Low/Accent		
	MYRTUS COMMUNIS 'COMPACTA VARIGATA' BOUGAINVILLEA OO-LA-LA JASMINUM ANGULARE ASPARAGUS DENSIFLORUS 'MYERS' NANDINA DOMESTICA 'HARBOR DWARF' NANDINA DOMESTICA 'GULF STREAM' ACACIA COGNATA 'COUSIN ITT' LANTANA X 'NEW GOLD' HAMELIA PATENS 'SIERRA RED' SALVIA CHAMAEDRYOIDES WESTRINGIA FRUTICOSA MUNDI WESTRINGIA 'WYNABBIE HIGHLIGHT' RUELIA BRITTONIANA PAVONIA PRAEMORSA BERBERIS AQUIFOLIUM 'COMPACTA' BERBERIS AQUIFOLIUM 'REPENS' CISTUS SPP. LANTANA MONTEVIDENSIS CALLISTEMON 'LITTLE JOHN' TEUCRIUM FRUTICANS RUSSelia Equisetiformis	DWARF VARIGATED MYRTLE BOUGAINVILLEA MONKA SOUTH AFRICAN JASMINE FOXTAIL FERN DWARF HEAVENLY BAMBOO HEAVENLY BAMBOO COUSIN ITT LITTLE RIVER WATTLE NEW GOLD LANTANA FIRE CRACKER BUSH SKY BLUE SAGE LOW COAST ROSEMARY VARIEGATED AUSTRALIAN ROSEMARY MEXICAN PETUNIA YELLOW MALLOW COMPACT OREGON GRAPE CREEPING OREGON GRAPE ROCKROSE TRAILING LANTANA LITTLE JOHN BOTTLE BRUSH BUSH GERMANDER FIRECRACKER BROOM	5 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL.
	SHRUBS - Espalier Form		
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SOLANUM RATONETII	LITTLE GEM MAGNOLIA PARAGUAY NIGHTSHADE	15 GAL. 15 GAL.
	FLOWERING PERENNIALS		
	LIMONUM PEREZII CLIVIA MINIATA GERANIUM CATABRIGDENSIS 'BIOKOVA' TRADESCANTIA PALLIDA LOBELIA LAXIFLORA ERIGERON KARVINSKIANUS KNIPHOFIA 'PINEAPPLE POPSCICLE' TEUCRIUM CHAMAEDRYD DIETES GRANDIFLORA 'VARIEGATA' SANTOLINA NEAPOLITANA 'LEMON QUEEN' GERANIUM X CANTABRIGIENSE 'BIOKOVO' PELARGONIUM SIDOIDES VERBENA RIGIDA RUELLIA BRITTONIANA 'KATIE'	STATICE KAJIR LILY MOUNTAIN GERANIUM PURPLE HEART ORANGE TORO BELLS SANTA BARBARA DAISY YELLOW POKER PLANT GERMANDER STRIPPED FORTNIGHT LILY NAPLES LAVENDER COTTON BIOKOVO CRANESBILL SOUTH AFRICAN GERANIUM VERVAIN DWARF RUELLIA	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.
	GRASSES & GRASS LIKE - Large and Small Scale		
	DIANELLA TASMANICA VARIEGATA' MUHLENBERGIA CAPILLARIS 'REGAL MIST.' BOUTELAAUA GRACILIS 'BLOND AMBITION' LOMARDIA LONGIFOLIA BREEZE PHORMIUM 'BLACK ADDER' CAREX DIVULSA CHONDROPETALUM TECTORUM	FLAX LILY GULF MUHLY BLOND AMBITION BLUE GRAMMA DWARF MAT RUSH BLACK NEW ZEALAND FLAX BERKELEY SEDGE SMALL CAPE RUSH	1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL.
	VINES		
	BOUGAINVILLEA SPP. HARDENGERIA VIOLACEA 'HAPPY WANDERER' PADRANEA RICASOLIANA	BOUGAINVILLEA PURPLE VINE LILAC PORT ST. JOHN'S CREEPER	5 GAL. 5 GAL. 5 GAL.

	CACTUS & SUCCULENTS		
	AEONIUM SPP. COTYLENDON SPP. KALANCHOE MARMORATA 'GRANDE' SENECIO VITALIS PORTULACARIA AFRA MINIMA PEDILATHUS MACROCARPUS BULBINE NATALENSIS AGAVE OVATIFOLIA 'FROSTY BLUE' ECHERERIA SPP. SENECIO VITALIS BULBINE NATALENSIS CRASSULA ARBORESCENS UNULATIFOLIA 'RIPPLE JADE' AGAVE SP. MOONSHINE' SENECIO SERPENS BULBINE FRUTESCENS SAINSEVIERIA SPP.	NO COMMON NAME NO COMMON NAME GIANT INK SPOT BUSH BLUE PICKLE EMERALD ELEPHANT CARPET DESERT PENCIL BUSH ROOLWORTLE WHALE'S TONGUE AGAVE NO COMMON NAME BUSH BLUE PICKLE ROOLWORTLE RIPPLE JADE MOONSHINE AGAVE BLUE CHALKSTICKS STALKED BULBINE MOTHER-IN-LAW'S TONGUE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL.
	GROUND COVERS - Organic		
	DYMONDIA MARGARETAE PELARGONIUM PELTATUM 'BALCAN' CEPHALOPHYLLUM RED SPIKE BACCHARIS PILULARIS 'TWIN PEAKS' OSCULARIA DELTOIDIS COMPACTA MYOPORUM PARVIFLORIUM 'PUTAH CREEK' KURAPIA	DYMONDIA IVY GERANIUM RED SPIKE ICEPLANT COYOTE BUSH TINY ICE CRUMBLES FROM FLATS FROM FLATS SOD	FROM FLATS FROM FLATS FROM FLATS FROM FLATS FROM FLATS FROM FLATS SOD
	GROUND COVERS - Inorganic		
	DECORATIVE RIVER ROCK, 3" - 10"		

URBAN FORESTRY PROGRAM COMPLIANCE CALCULATIONS
PER OCEANSIDE MUNICIPAL CODE #3049

TREE CANOPY AREA

DESCRIPTION	CANOPY DIA. (FT)	CANOPY (SF)	QUANTITY	EXTENSION (SF.)
SITE COMMON AREA TREES (PALM TREES)	250"	491	8	3,928
SITE COMMON AREA TREES (SHADE TREES), INCLUDES ONE (1) TREE IN EACH REAR YARD	300"	707	43	30,401
SLOPE TREES	250"	491	35	17,185
STREET FRONTAGE TREES	300"	707	14	9,898
TOTAL SQUARE FOOTAGE OF PROPOSED TREE CANOPY AREA				61,412
PROPOSED CANOPY AREA PERCENTAGE OF PROJECT SITE AREA (1.97 ACS) @ 85,813 SF.				72%

NOTE:
INFORMATION FOR MATURE TREE CANOPY SIZES PER SPECIFIC TREE SPECIES WAS OBTAINED FROM THE UFEI SELECT TREE WEBSITE FROM CALIFORNIA POLYTECHNIC STATE UNIVERSITY. [HTTPS://SELECTTREE.CALPOLY.EDU](https://selecttree.calpoly.edu)

PERMEABLE SURFACE AREA

DESCRIPTION	LANDSCAPE AREA (SF.)
PRIVATE LANDSCAPE AREA (ORGANIC AND INORGANIC MATERIALS)	33,259
PERMEABLE PAVING SURFACES (ROADWAYS AND REAR YARD PATIOS)	28,285
TOTAL PERMEABLE SURFACE AREA	61,544
PROJECT SITE AREA (1.97 ACS) @ 85,813 S.F.	85,813
PERMEABLE SURFACE AREA PERCENTAGE	72%

MINIMUM TREE CANOPY AND PERMEABLE SURFACE AREA REQUIREMENTS

PROJECT SITE AREA	MINIMUM TREE CANOPY AREA	MINIMUM PERMEABLE SURFACE AREA
ONE ACRE OR MORE	12%	22%
1/3 ACRE TO 1 ACRE	9%	16%
LESS THAN 1/3 ACRE	7%	10%

- GENERAL NOTES:
- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
 - LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
 - ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY ALONG OCEANSIDE BLVD.) SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED PER THE CITY OF OCEANSIDE REQUIREMENTS.
 - ALL STREET TREES SHALL COMPLY WITH THE CITY OF OCEANSIDE APPROVED STREET TREES AND STANDARD DETAIL 211A.
 - ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVED SURFACES WHERE PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.

IRRIGATION NOTE:
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANTING NOTE:
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3" TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

FIRE NOTES:
1. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES, AND STANDARDS AT THE TIME OF THE PROJECT APPROVAL.
2. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
3. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE.
4. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

DRAINAGE NOTE:
ALL DRAINAGE AREAS SHALL BE SHOWN ON THE CIVIL ENGINEER'S PLAN AND REFLECTED ON THE APPROVED LANDSCAPE PLAN.

ADA NOTE:
1. ALL PEDESTRIAN DECORATIVE PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

STREET TREES AND OTHER TREES SHALL BE SPACED	
1. 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES	
2. 5 FEET FROM MAILBOXES	
3. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)	
4. 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)	
5. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)	
6. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE).	
7. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS.	
8. 15 FEET (MINIMUM) FROM STREET LIGHTS, OTHER UTILITY POLES (DETERMINED BY SPECIFICATIONS).	
9. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.	
10. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTIONS OR AS APPROVED BY THE TRAFFIC ENGINEER.	
11. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLARENCE DETERMINED BY xSPECIFICATIONS.	
12. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.	

daedalus
DESIGN GROUP

landscape architecture
urban design
planning

2725 jefferson street, suite 150
carlsbad, ca 92008
phone: 760.720.9337
fax: 760.720.9505

STAMP

LICENSED LANDSCAPE ARCHITECT
NO. 4-30-21
RENEWED DATE
DATE
STATE OF CALIFORNIA

PROJECT

WEST VISTA WAY HOMES
3710 WEST VISTA WAY
OCEANSIDE, CALIFORNIA 92056

DATE: 02-11-21

SCALE: SEE DRAWINGS

DRAWN BY: JSS

CHECKED BY: JSS

ISSUED FOR	DATE
PRELIMINARY PLAN SUBMITTAL 1ST PASS	3/16/21
PRELIMINARY PLAN SUBMITTAL 2ND PASS	12/09/21
PRELIMINARY PLAN SUBMITTAL 3RD PASS	5/16/22

REVISIONS	DATE
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2	
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SHEET TITLE

PLANTING
LEGEND
& NOTES

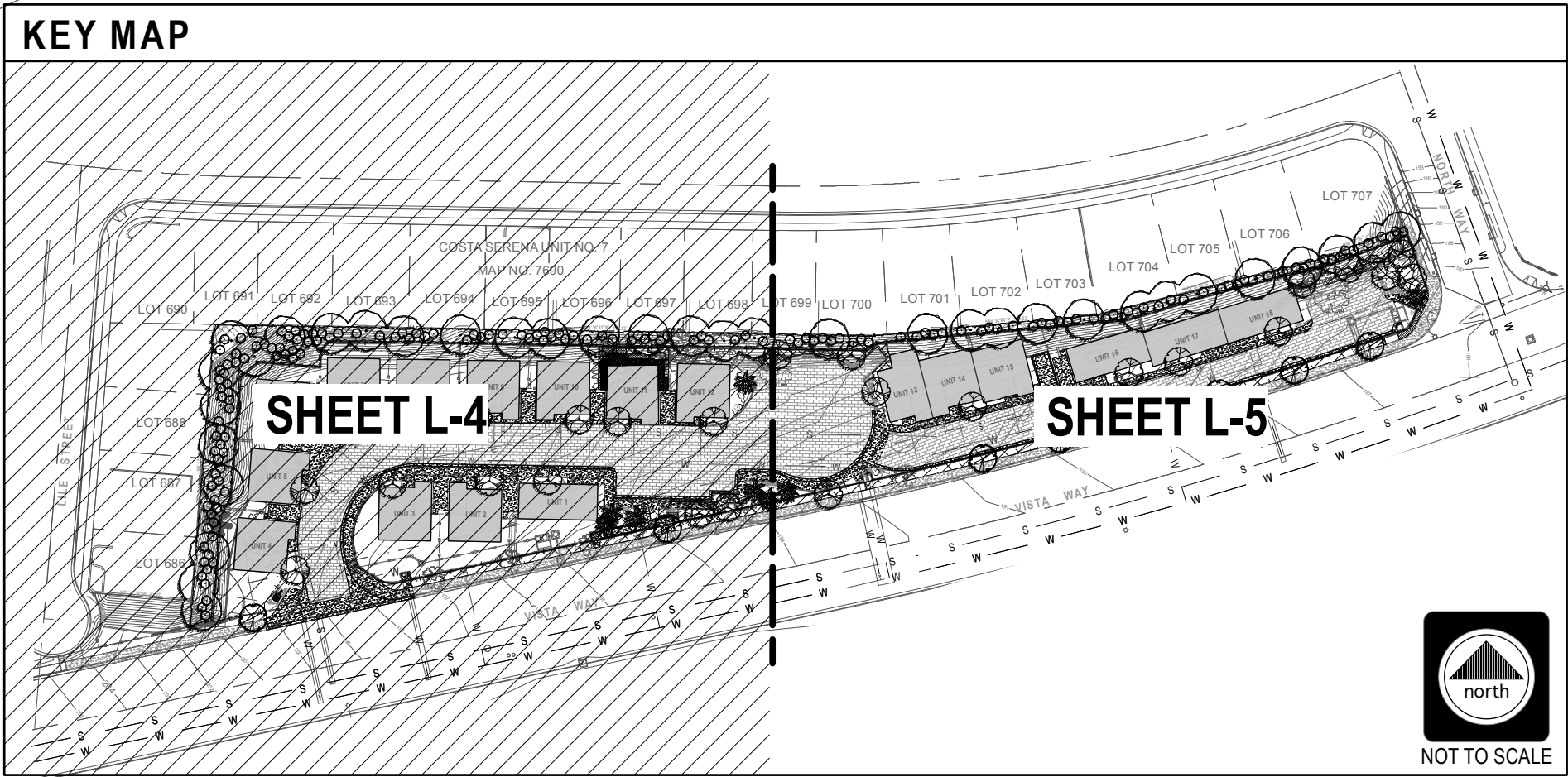
PROJECT NO. :

21-001

SHEET: L-3

OF 5 SHEETS

PROGRESS SUBMITTAL
NOT FOR CONSTRUCTION



USABLE OPEN SPACE SUMMERY

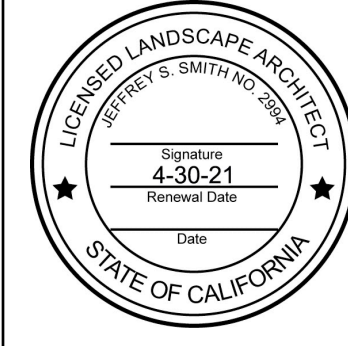
SYMBOL	DESCRIPTION	OPEN SPACE AREA
	COMMON USABLE OPEN SPACE	1,551 SF
	PRIVATE USABLE OPEN SPACE	8,221 SF
	REAR YARD AREAS WITH NONCONFORMING OPEN SPACE DIMENSION STANDARD	NOT A PART OF OPEN SPACE CALCULATION

AREA CALCULATIONS

USABLE OPEN SPACE BASIC REQUIREMENT - 18 UNITS X 300 SF = 5,400 SF
50% OF TOTAL OPEN USABLE SPACE MINIMUM IS = 2,700 SF
COMMON USABLE OPEN SPACE (ON GRADE) = 1,551 SF (29% OF REQUIRED USABLE OPEN SPACE AREA)
PRIVATE USABLE OPEN SPACE (REAR YARD ON GRADE) = 8,221 SF (8,221 SF - 2,700 SF = 5,521 SF SURPLUS OF PRIVATE OPEN SPACE AREA)
WE PROPOSE THAT OUR 5,521 SF OF SURPLUS PRIVATE USABLE OPEN SPACE AREA GO TOWARDS MEETING OUR REQUIREMENT OF 2,700 SF FOR THE COMMON USABLE OPEN SPACE.



STAMP



PROJECT

WEST VISTA WAY HOMES
3710 WEST VISTA WAY
OCEANSIDE, CALIFORNIA 92056

DATE: 02-11-21
SCALE: SEE DRAWINGS
DRAWN BY: JSS
CHECKED BY: JSS

ISSUED FOR	DATE
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PRELIMINARY PLAN SUBMITTAL 3RD PASS	5/16/22

REVISIONS	DATE
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SHEET TITLE
OPEN SPACE ANALYSIS EXHIBIT

PROJECT NO.: 21-001

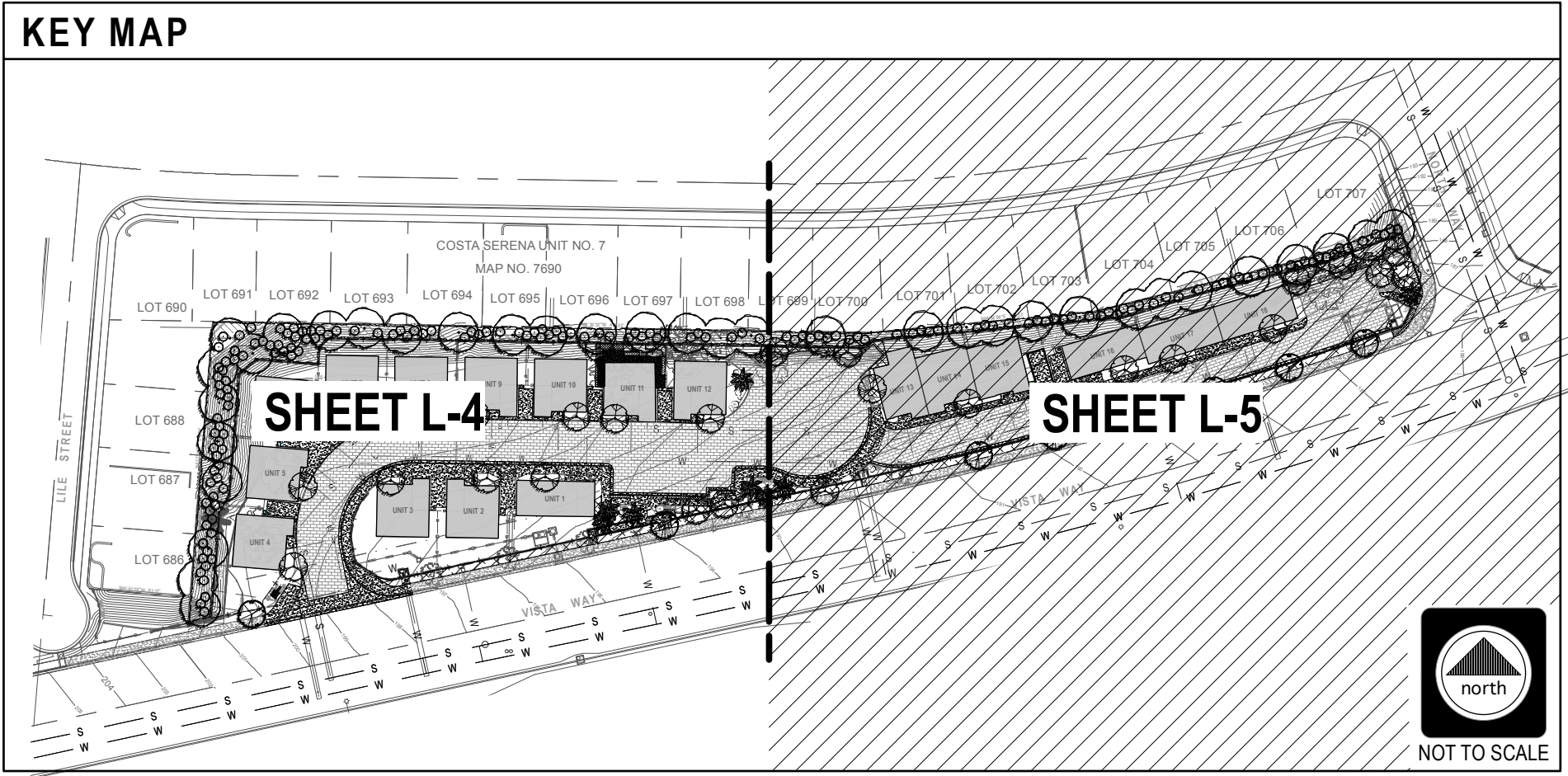
SHEET: **L-4**
OF 5 SHEETS

PROGRESS SUBMITTAL
NOT FOR CONSTRUCTION





MATCHLINE, SEE SHEET L-4



USABLE OPEN SPACE SUMMARY

SYMBOL	DESCRIPTION	OPEN SPACE AREA
[Green Box]	COMMON USABLE OPEN SPACE	1,551 SF
[Yellow Box]	PRIVATE USABLE OPEN SPACE	8,221 SF
[Light Green Box]	REAR YARD AREAS WITH NONCONFORMING OPEN SPACE DIMENSION STANDARD	NOT A PART OF OPEN SPACE CALCULATION

AREA CALCULATIONS

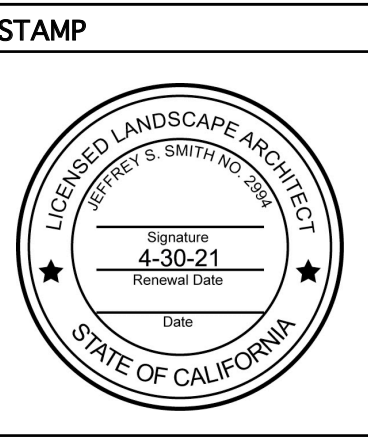
USABLE OPEN SPACE BASIC REQUIREMENT - 18 UNITS X 300 SF = 5,400 SF

50% OF TOTAL OPEN USABLE SPACE MINIMUM IS = 2,700 SF

COMMON USABLE OPEN SPACE (ON GRADE) = 1,551 SF (29% OF REQUIRED USABLE OPEN SPACE AREA)

PRIVATE USABLE OPEN SPACE (REAR YARD ON GRADE) = 8,221 SF (8,221 SF - 2,700 SF = 5,521 SF SURPLUS OF PRIVATE OPEN SPACE AREA)

WE PROPOSE THAT OUR 5,521 SF OF SURPLUS PRIVATE USABLE OPEN SPACE AREA GO TOWARDS MEETING OUR REQUIREMENT OF 2,700 SF FOR THE COMMON USABLE OPEN SPACE.



PROJECT

WEST VISTA WAY HOMES

3710 WEST VISTA WAY

OCEANSIDE, CALIFORNIA 92056

DATE: 02-11-21

SCALE: SEE DRAWINGS

DRAWN BY: JSS

CHECKED BY: JSS

ISSUED FOR	DATE
PRELIMINARY PLAN SUBMITTAL 1ST PASS	5/16/21
PRELIMINARY PLAN SUBMITTAL 2ND PASS	12/09/21
PRELIMINARY PLAN SUBMITTAL 3RD PASS	5/16/22

REVISIONS	DATE
1	
2	
3	
4	

SHEET TITLE

OPEN SPACE ANALYSIS EXHIBIT

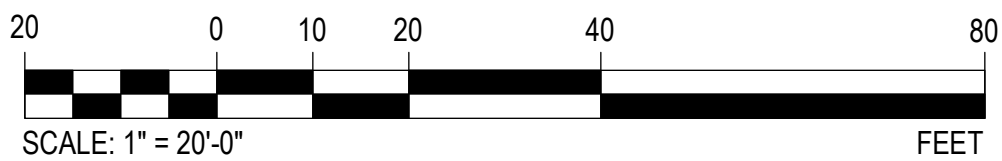
PROJECT NO.: 21-001

SHEET: **L-5**

OF 5 SHEETS

PROGRESS SUBMITTAL

NOT FOR CONSTRUCTION



5/13/22
2021-02-11_Nest_Vista Way_Homes_SD/DD_V2021.vux