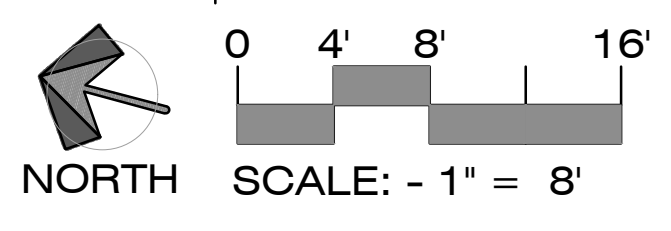


STREET YARD PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL		PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	9.0
	5 GAL.	2.0	0.0
	15 GAL.	10.0	20.0
PROP. TREE	15 GAL.	10.0	0.0
	24" BOX	20.0	40.0
	36" BOX	50.0	0.0
	48" BOX	100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT.	1.5	0.0
TOTAL POINTS ACHIEVED ON PLAN			69.0
REQUIRED POINTS			51.5

REMAINING YARD PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL		PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	4.0
	5 GAL.	2.0	16.0
	15 GAL.	10.0	40.0
PROP. TREE	15 GAL.	10.0	0.0
	24" BOX	20.0	0.0
	36" BOX	50.0	0.0
	48" BOX	100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT.	1.5	0.0
	EACH PALM TREE OVER 20 FEET IN HEIGHT	30.0	60.0
TOTAL POINTS ACHIEVED ON PLAN			120
REQUIRED POINTS			120

VEHICULAR USE AREA PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL		PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	4.0
	5 GAL.	2.0	10.0
	15 GAL.	10.0	20.0
PROP. TREE	15 GAL.	10.0	0.0
	24" BOX	20.0	20.0
	36" BOX	50.0	0.0
	48" BOX	100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT.	1.5	0.0
	EACH PALM TREE OVER 20 FEET IN HEIGHT	30.0	30.0
TOTAL POINTS ACHIEVED ON PLAN			84
REQUIRED POINTS			83.05



PLANT LEGEND TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS
T1	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	2	MOD.
T3	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	20' BTH	2	MOD.

SHRUBS

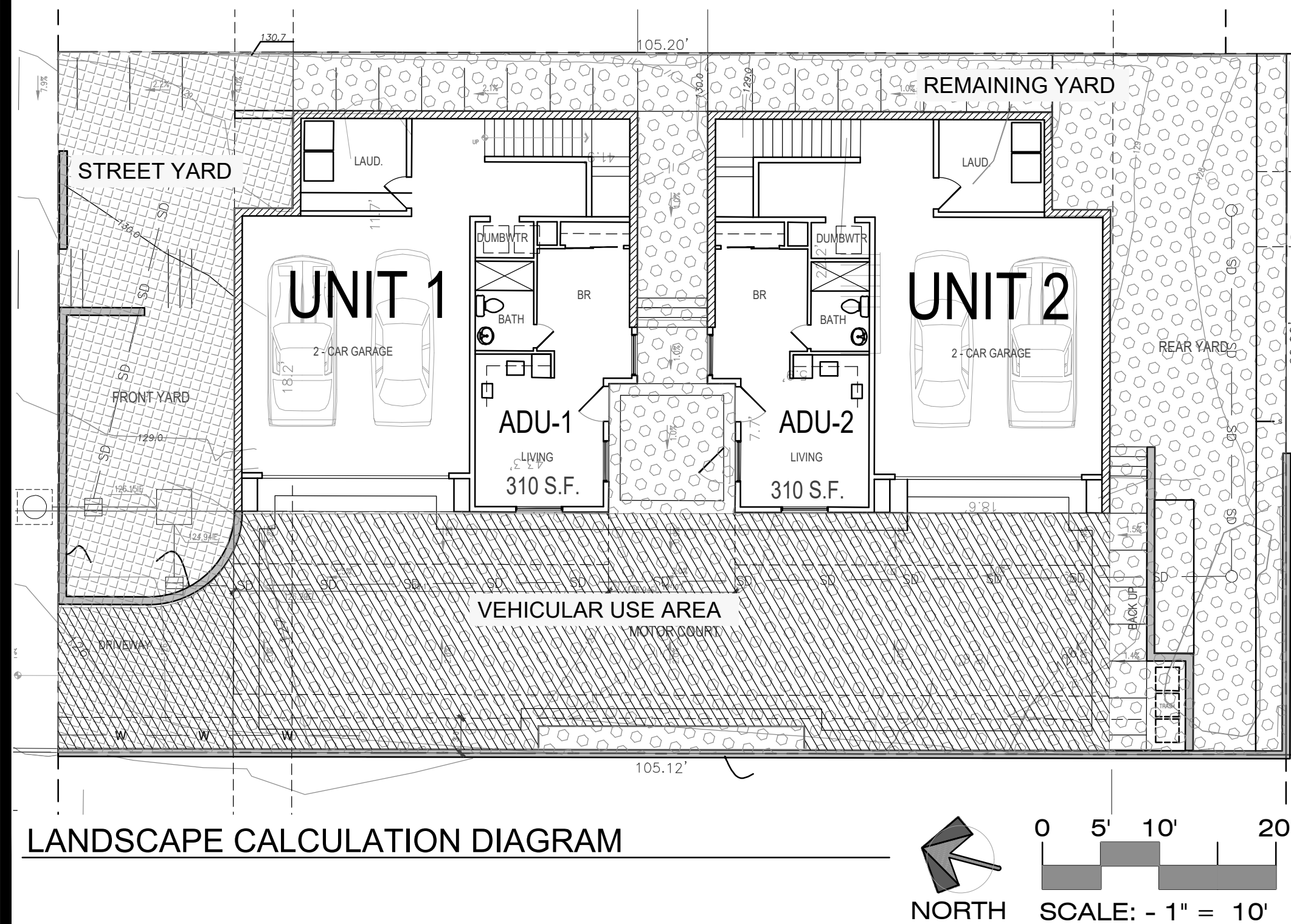
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS
1	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	12	LOW
3	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	15 GAL.	7	LOW
4	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL.	8	LOW

GROUND COVERS

SYM	DESCRIPTION	SQFT
	MULCH - 3" LAYER	935.4
	3-6" RIVER ROCK	451

LANDSCAPE GENERAL NOTES:

- ALL LANDSCAPE SHALL CONFORM TO THE STANDARD'S OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER RELATED CITY AND REGIONAL STANDARDS.
- MAINTENANCE:** ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY 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 PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION:** AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRY HEAD AND DRIP LINE.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED.
- ARCHITECTURAL ELEVATIONS AND FEATURES SHALL BE CONSIDERED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
- A SOIL TEST BY A QUALIFIED AGRONOMIST SHALL FURTHER INFLUENCE PLANT MATERIALS AND INSTALLATION TECHNIQUES.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PROPOSED PLANTING AREAS SHALL BE TREATED WITH SOIL CONDITIONERS TO INCREASE AND RETAIN SOIL MOISTURE.
- ALL PLANTER AREAS SHALL RECEIVE A MINIMUM OF A 2" LAYER OF MULCH WILL BE APPLIED ON ALL EXPLSED SOIL SURFACES IN EACH LANDSCAPED AREA EXCEPT TURF AREAS, OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- NON-BIODIGRADABLE ROOT BARRIERS SHALL BE INSTALLED WERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL .



City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet
Vehicular Use Area (VUA) August 2020

FORM DS-5

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

VEHICULAR USE AREA (~6,000 sf) [§142.0406 - §142.0407]		
Planting Area Required	Plant Points Provided	Excess Points Provided
40 sq. ft. per tree.		
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 1,661 sq. ft. x 0.05 = 83.05points	84 points	95 points
Plant Points Achieved with Trees (50%)		
50 points		
VEHICULAR USE AREA (~6,000 sf) [§142.0406 - §142.0407]		
Planting Area Required	Planting Area Provided	Excess Area Provided
VUA Inside Street Yard sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard sq. ft. x 0.03 = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
VUA Inside Street Yard sq. ft. x 0.05 = points	points	points
Plant Points Achieved with Trees (50%)		
points		
VUA outside Street Yard sq. ft. x 0.03 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		
points		
TEMPORARY VEHICULAR USE AREA [§142.0408] (a specified time limit of less than 5 years from the date of construction permit issuance.)		
Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA ft. x 3 ft. = sq. ft.	sq. ft.	sq. ft.

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DS-5 (08-20)

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet
Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development August 2020

FORM DS-6

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 971 sq. ft. x 50% = 485.5 sq. ft.	550 sq. ft.	64.5 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 971 sq. ft. x 0.05 = 48.55 points	69 points	17.5 points
Plant Points Achieved with Trees (50%)		
40 points		
ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE		
Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required 60 sq. ft. x 25% = 15 sq. ft.	60 sq. ft.	points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]		
Planting Area Required 60 sq. ft. x 10% = 6 sq. ft.		

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DS-6 (08-20)

Page 2 of 3

City of San Diego · Development Services Department · DS-6

REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less
A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 120.0 sq. ft. # of residential structures	120.0 sq. ft.	0.0 sq. ft.
Plant Points Achieved with Trees (50%)		
60 points		
REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More		
Option 1: Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 30% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		
points		
Option 2: Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		
points		

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DS-6 (08-20)



SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

PROJECT:

NAUTILUS UNITS
735 NAUTILUS ST.
LA JOLLA, CA. 92037

REVISIONS

DRAWN JA

APPROVED SC

JOB NO. SRC20128

DATE 09-03-21

SCALE AS SHOWN

SHEET L1 OF 1

PLOT DATE 09-03-21