











WALL AND FENCE LEGEND:

-  6'-6" MAX VARIED HEIGHT MASONRY RETAINING WALL W/ 42" CABLE RAIL
-  3'-0" HIGH ENHANCED MASONRY ART CHEEK WALL
-  3'-6" HIGH TUBULAR STEEL PATIO FENCE
-  6'-0" HIGH ENHANCED STUCCO WALL TO MARCH ARCHITECTURE FINISH AND COLOR OUTSIDE AND SHOWER SIDE OF WALL TO BE TILE.
-  6' HIGH ENHANCED MASONRY ART WALL
-  5'-6" HIGH TUBULAR STEEL FENCE DOG FENCE
-  5'-6" HIGH TUBULAR STEEL FENCE 1" TUBULAR STEEL WITH 4" METAL POST SPACING
-  5'-6" HIGH TUBULAR VEHICULAR STEEL SLIDING GATES W/ FENCE
-  3'-6" HIGH VEHICULAR GATE ARM OPERATOR WITH EMERGENCY ACCESS RELEASE
-  5'-6" HIGH TUBULAR STEEL SECURITY PEDESTRIAN GATE

NOTE:
SECURITY GATES WILL NOT BE PROPOSED ON PUBLIC SIDEWALK WITHIN THE LA PLAYA AVE PASEO



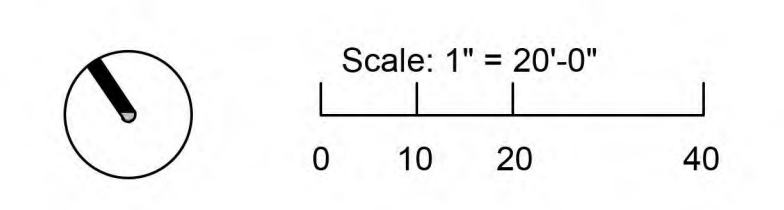
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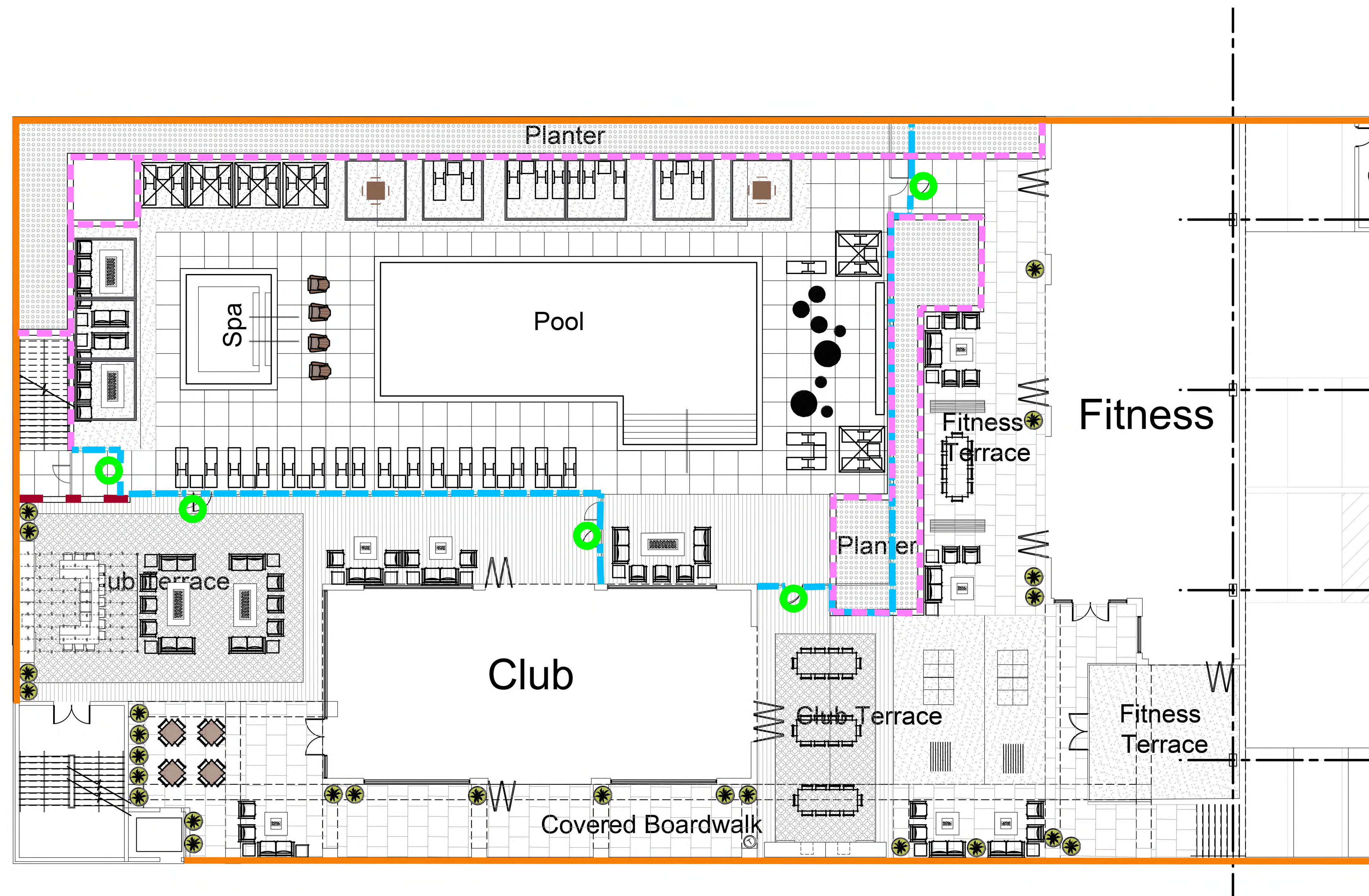
Toll Brothers Apartment Living
23422 MILL CREEK DRIVE, Suite 105
LAGUNA HILLS, CA 92653

VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

LANDSCAPE SITE PLAN
October 20, 2023



WALL AND FENCE PLAN



WALL AND FENCE LEGEND:

- - - - - 6'-6" HIGH ENHANCED MASONRY WALL
- - - - - 3'-6" HIGH ENHANCED MASONRY PLANTER WALL
- 3'-6" BUILDING PARAPET VIEW WALL
- - - - - 5'-6" HIGH TUBULAR STEEL FENCE
- 5'-6" HIGH TUBULAR PEDESTRIAN STEEL GATE

CITY PARKWAY DEDICATED IRRIGATION POC:

1" WATER METER 1.5" MIN. SERVICE LINE
PROPOSED ELECTRICAL PEDESTAL
FOR IRRIGATION CONTROLLER.

HOA ON-SITE , ROOF DECK POC:

PLUMBING CONTRACTOR TO PROVIDE A
3/4" COPPER POC STUB FOR IRRIGATION.

LANDSCAPE CONTRACTOR TO PROVIDE
AND INSTALL A 3/4" LEAD FREE FEBCO 850
DOUBLE CHECK BACKFLOW DEVICE.

ARCHITECTURAL PLANS TO PROVIDE A
110V CONTINUOUS POWER WITH GFI
SERVICE TO IRRIGATION CONTROLLER.

MAINTENANCE RESPONSIBILITY NOTE :

ALL IMPROVEMENTS TO BE MAINTAINED BY THE DEVELOPER UNTIL MAINTENANCE
RESPONSIBILITY IS TURNED OVER TO THE HOMEOWNER ASSOCIATION.

MAINTENANCE / IRRIGATION AUDITS :

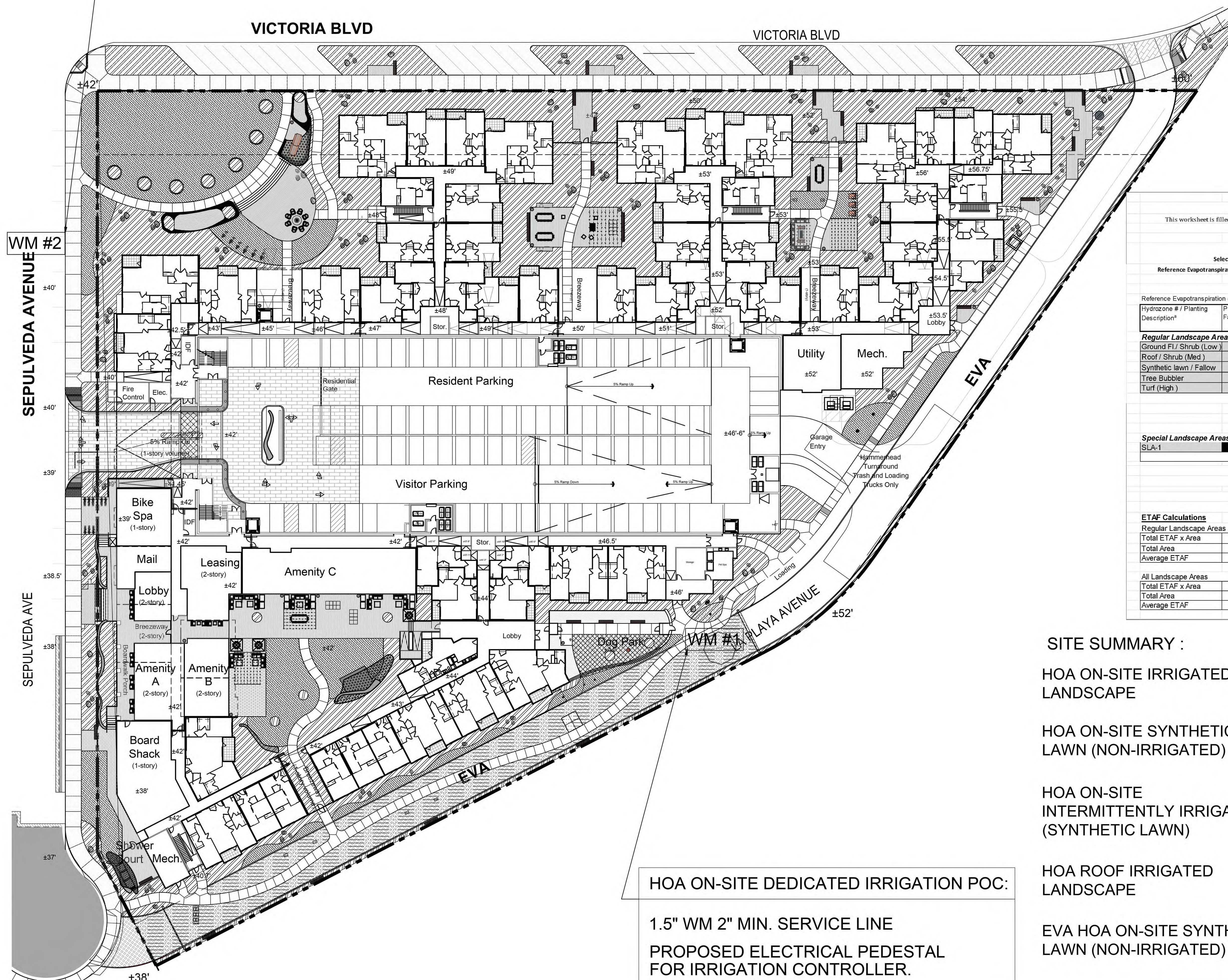
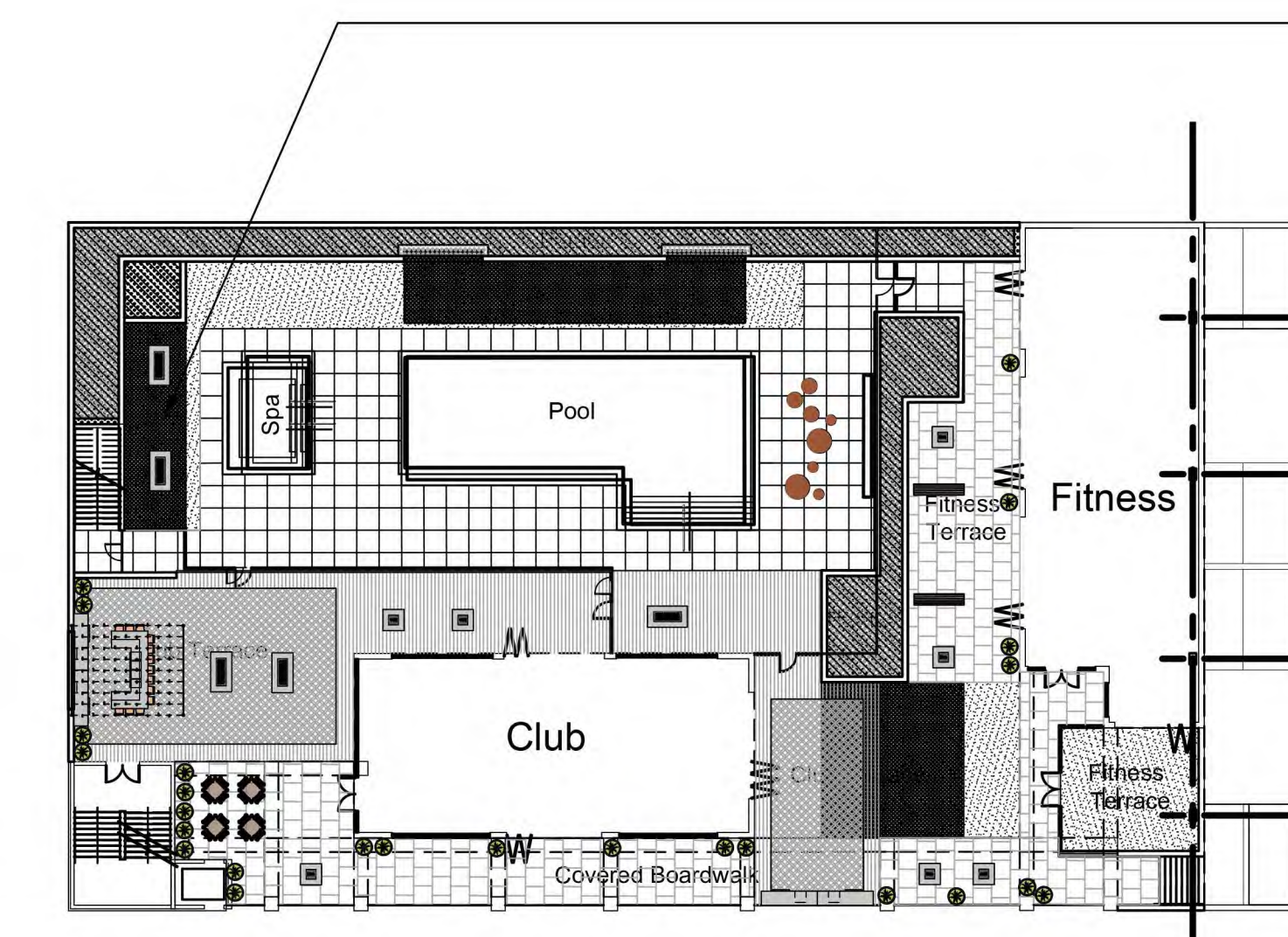
IRRIGATION AUDITS WILL BE CONDUCTED BY A LOCAL AGENCY LANDSCAPE
IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION
AUDIT OR PER CALIFORNIA CODE OF REGULATIONS, SECTION 492.12 OF THE
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

CITY OF DANA POINT SPECIAL NOTE :

I SHALL AGREE TO COMPLY WITH THE CRITERIA OF THE CITY OF DANA POINT
LANDSCAPE ORDINANCE, DPMC (CHAPTER 9.55) AND TO APPLY THEM FOR THE
EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT
LANDSCAPE ORDINANCE 1881 AND APPLIED THEM ACCORDINGLY FOR THE
EFFICIENT USE OF WATER IN THE IRRIGATION PLAN. (SEC. 492.3)



Water Efficient Landscape Worksheet
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).

Select your city: **Dana Point** Project name or address: **Victoria Blvd. Apartments (HOA / On-site landscape)**
Reference Evapotranspiration (Eto): **46.4** Landscape Area Sector Type: **Residential**

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
Regular Landscape Areas							
Ground Fl / Shrub (Low)	0.4	Drip	0.81	0.49	31,284	15449	444434
Roof / Shrub (Med)	0.5	Drip	0.81	0.62	1,675	1034	29745
Synthetic lawn / Fallow	0	N/A	0.75	0.00	13981	0	0
Tree Bubbler	0.5	Bubbler	0.8	0.63	0	0	0
Turf (High)	0.8	Overhead	0.77	1.04	987	1025	29500
Average				0.34	47,927	17,508	

Special Landscape Areas

SLA-1	1	0	0	0
Totals	0	0	0	0

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	17508	47927	0.37

Maximum Allowed Water Allowance (MAWA)††

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	17508	47927	0.37

Percentage of MAWA 63%

Water Efficient Landscape Worksheet
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.
One worksheet complete for point of connection (water meter).

Select your city: **Dana Point** Project name or address: **Victoria Blvd. Apartments (CITY / Off-site parkway landscape)**
Reference Evapotranspiration (Eto): **46.4** Landscape Area Sector Type: **Non-Residential**

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
Regular Landscape Areas							
Parkway / Shrub (Low)	0.3	Drip	0.81	0.37	7,433	2753	79197
Synthetic Lawn / Fallow	0	N/A	0.75	0.00	1,758	0	0
Tree Bubbler	0.5	Bubbler	0.8	0.67	0	0	0
Turf (High)	0.8	Drip	0.81	0.99	0	0	0
Average				0.30	9,191	2,753	

Special Landscape Areas

SLA-1	1	0	0	0
Totals	0	0	0	0

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	2753	9191	0.30

Maximum Allowed Water Allowance (MAWA)††

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	2753	9191	0.30

Percentage of MAWA 67%

SITE SUMMARY :

HOA ON-SITE IRRIGATED LANDSCAPE		31,284 SF	CITY PARKWAY IRRIGATED LANDSCAPE		7,433 SF
HOA ON-SITE SYNTHETIC LAWN (NON-IRRIGATED)		13,981 SF	CITY PARKWAY SYNTHETIC LAWN (NON-IRRIGATED)		1,758 SF
HOA ON-SITE INTERMITTENTLY IRRIGATED (SYNTHETIC LAWN)		987 SF			
HOA ROOF IRRIGATED LANDSCAPE		1,675 SF			
EVA HOA ON-SITE SYNTHETIC LAWN (NON-IRRIGATED)		8,682 SF			

HOA - (ON-SITE) IRRIGATED LANDSCAPE 56,609 SF

REV. 02/15/23
REV. 05/13/22
REV. 03/01/22
REV. 11/08/21
REV. 4/06/21
REV. 4/29/20



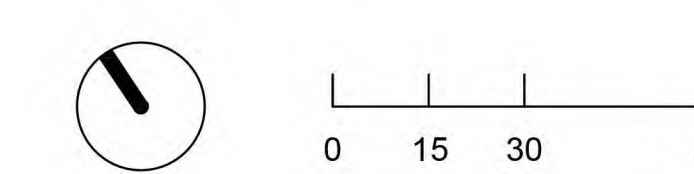
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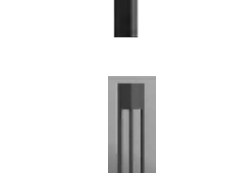
IMP - STREET PLAN


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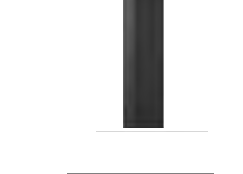




LIGHTING LEGEND


- 
(2) 80W POLE LIGHT WITH 3000° K LEDs
16FT LED POLE LIGHT
MANUFACTURED BY US ARCH


- 
18W POLE LIGHT WITH 3000° K LEDs
16FT LED POLE LIGHT
MANUFACTURED BY LIGMAN
- 
54W POLE LIGHT WITH 3000° K LEDs
12FT LED POLE LIGHT
MANUFACTURED BY LIGMAN


- 
80W COLUMN POLE LIGHT WITH 3000° K LEDs
9.8FT LED POLE LIGHT
MANUFACTURED BY LIGMAN


- 
29W LED BOLLARD
MANUFACTURED BY LIGMAN


- 
10W PALM TREE STRAP DOWN LIGHT
MANUFACTURED BY HADCO
- 
10W BULLET TRELLIS LIGHT
MANUFACTURED BY HADCO



- 
18W LED WALL LIGHT 3000° K LEDs
MANUFACTURED BY MODERN FORMS

- 
LED STRING LIGHT (FULL CUTOFF SHADE)
MANUFACTURED BY CALI LIGHT
MIN. +10FT AFG.

- 
LED CATENERY LIGHT (FULL CUTOFF)
MANUFACTURED BY LUMINIS
MIN. +10FT AFG.

- 
10W LED STEP LIGHT
MANUFACTURED BY VISTA PROFESSIONAL

- 
LED DOWNLIGHT

- 
PROPOSED CITY STANDARD STREET LIGHT
39W LED (SDG&E LS-1)
- 
EXISTING CITY STANDARD STREET LIGHT
39W LED (SDG&E LS-1)

SITE LIGHTING NOTES

ALL GENERAL LIGHTING POLE LIGHTS, BOLLARDS ETC. TO BE DARK SKY COMPLIANT. ALL DIRECT RAYS ARE TO BE CONTAINED ON THE SITE.

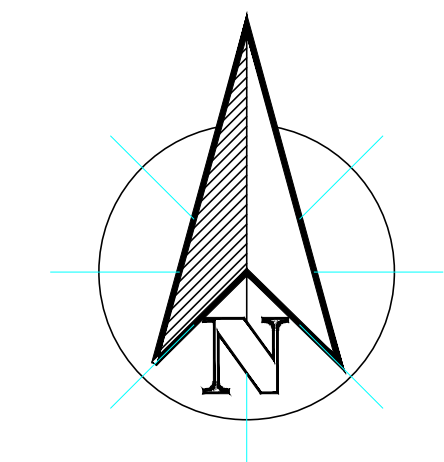
ANY LIGHT ADJACENT TO THE PROPERTY LINE IS TO HAVE A BACK LIGHT SHIELD AS TO MINIMIZE LIGHT BEYOND THE PL.

ALL EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT AND SHIELDED OR RECESSED SO THAT ALL DIRECT GLARE AND REFLECTIONS ARE CONTAINED WITHIN THE BOUNDARIES OF THE PARCEL AND SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS OF WAY

NO LIGHTING SHALL BLINK, FLASH, OR BE UNUSUAL HIGH INTENSITY OR BRIGHTNESS

ALL LIGHTING FIXTURES SHALL BE APPROPRIATE IN SCALE, INTENSITY, AND HEIGHT TO THE USE IT IS SERVING

SECURITY LIGHTING SHALL BE PROVIDED AT ALL ENTRANCES / EXITS.



SCALE: 1" = 30'-0"