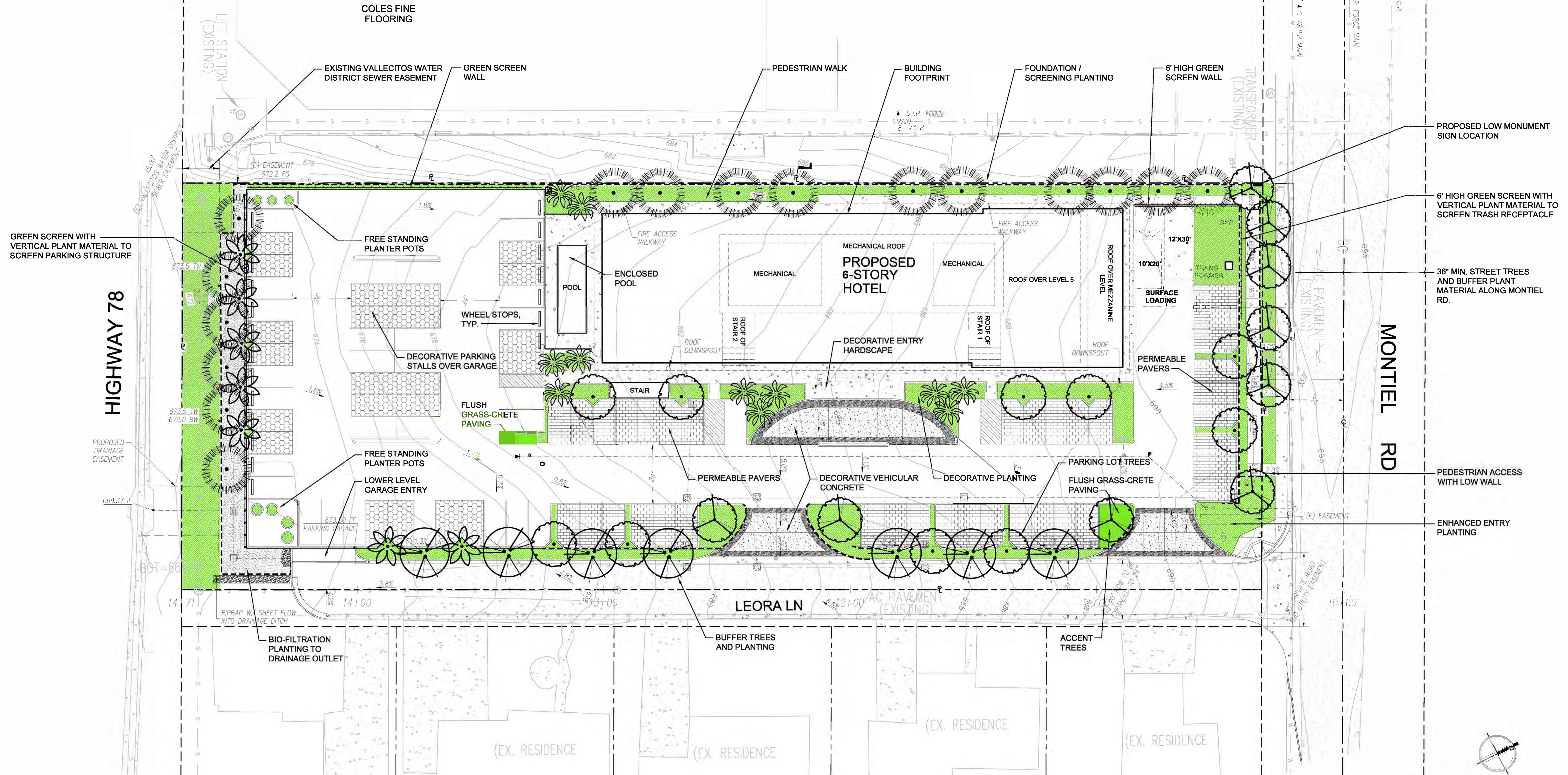
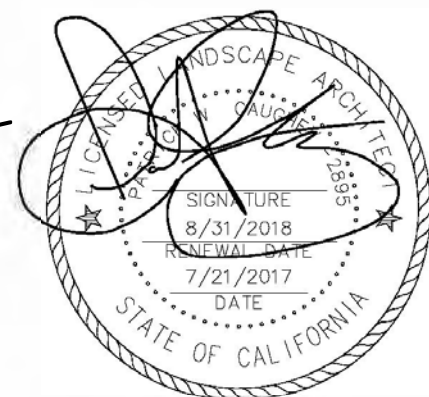


GHT x

1 SITE PLAN GROUND LEVEL



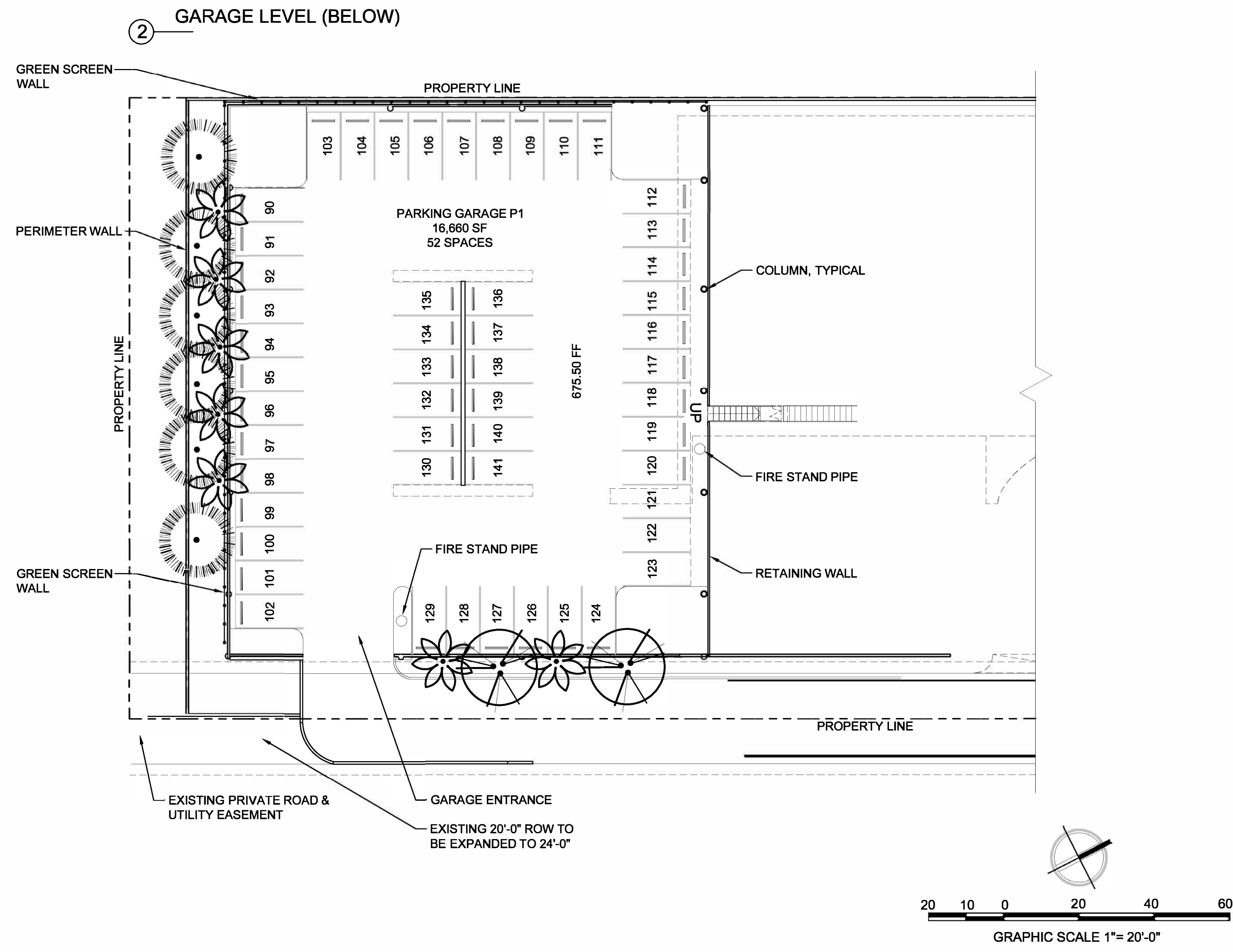
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SAN MARCOS FIRE DEPARTMENT		VALLECITOS WATER DISTRICT For Grading Purposes Only		ENGINEER OF WORK		CITY APPROVED CHANGES				RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION		BENCH MARK		CITY OF SAN MARCOS ENGINEERING DIVISION		City Drawing No.
By: _____	By: _____ Date: _____	JJ	By: WYAC Date: 6-2-2017	No.	Description	SM	VWD	Date	By: _____	R.C.E.: _____ exp.: _____	Description: 3" BRASS DISC IN CONCRETE AT SW CORNER OF INTERSECTION OF CORONADO HILLS DR. AND WASHINGTONIA STAMPED (VC 040 1990)	PRE LUMINARY PLANTING PLAN FOR:	SAN MARCOS HOTEL	Sheet	of	22		
Date: _____	R.C.E.: _____ exp: _____		Drawn By	R.C.E.: 2895 exp: 8/31/2018														



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STATE OF CALIFORNIA
LANDSCAPE ARCHITECT
SIGNATURE
6/21/2018
DATE
7/21/2017
WYAC JOB NO. 15-044.000

SAN MARCOS FIRE DEPARTMENT		VALLECITOS WATER DISTRICT For Grading Purposes Only		ENGINEER OF WORK		CITY APPROVED CHANGES				RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION		BENCH MARK		CITY OF SAN MARCOS ENGINEERING DIVISION		City Drawing No.
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Date: _____	Name: _____	R.C.E.: _____		Name: PAT CAUGHEY	Drawn By	R.C.E.: 2895	exp: 8/31/2018											
		exp: _____														Record From: CITY OF SAN MARCOS ROS 13928	SAN MARCOS HOTEL	Sheet - of -
															Elev: 1223.165 Datum: MSL			

HIGHWAY 78

MONTIEL RD

IRRIGATION NOTES:

THE IRRIGATION SYSTEM SHALL ADHERE TO ALL CITY OF SAN MARCOS STANDARDS. THE POINT OF CONNECTION SHALL INCORPORATE A MASTER CONTROL VALVE AND FLOW SENSOR TO MONITOR FLOW RATES AND SHUT THE SYSTEM DOWN SHOULD THE BE A MAINLINE BREAK IN THE SYSTEM. THE SYSTEM SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER THAT HAS ET MONITORING CAPABILITIES AND CAN ADJUST THE WATERING SCHEDULES AUTOMATICALLY AS A RESULT OF WEATHER CONDITIONS. A COMBINATION OF DRIP, ROTATOR, AND TREE BUBBLERS SHALL BE USED ON THIS PROJECT PROVIDING THE GREATEST FLEXIBILITY WITH THE MOST EFFICIENT WATERING SYSTEM AVAILABLE.

THE IRRIGATION COMPONENTS SHALL BE PER THE CITY'S STANDARD DRAWINGS AND APPROVED MATERIALS LIST.

IRRIGATION POINT OF CONNECTION.
WATER METER BY OTHERS.

BACKFLOW PREVENTER /
MASTER CONTROL VALVE

AUTOMATIC
CONTROLLER

IRRIGATION
MAINLINE

IRRIGATION
MAINLINE

IRRIGATED AREAS, TYP.

IRRIGATION
MAINLINE

IRRIGATION
MAINLINE

IRRIGATED AREAS,
TYP.

IRRIGATION
MAINLINE

IRRIGATED
AREAS, TYP.

MECHANICAL ROOF
PROPOSED
6-STORY HOTEL

MECHANICAL

MECHANICAL

ROOF OVER LEVEL 5

ROOF OVER MEZZANINE
LEVEL

LEORA LN

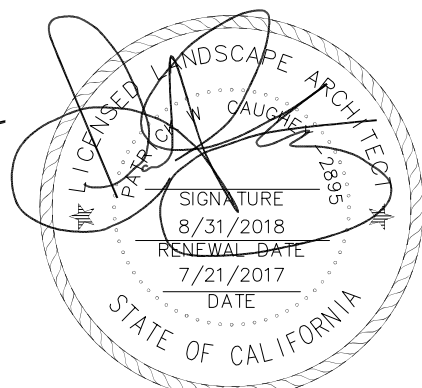
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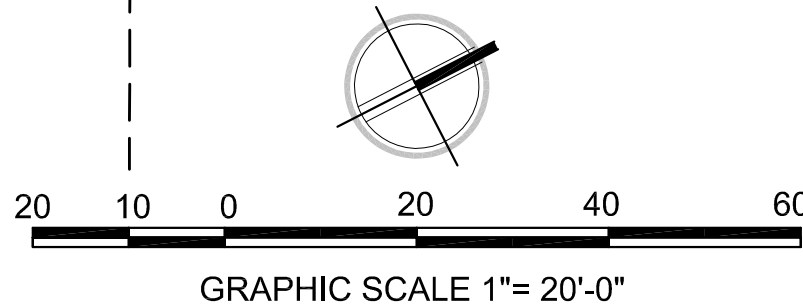
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PLANNING RESUBMITTAL 9-25-2017
PLANNING RESUBMITTAL 8-15-2017

SAN MARCOS FIRE DEPARTMENT		VALLECITOS WATER DISTRICT For Grading Purposes Only		ENGINEER OF WORK		CITY APPROVED CHANGES				RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION		BENCH MARK		CITY OF SAN MARCOS ENGINEERING DIVISION		City Drawing No.
By: _____	By: _____ Date: _____	JJ	By: WYAC Date: 6-2-2017	No.	Description	SM	VMD	Date	By: _____	By: _____	R.C.E.: _____ exp.: _____	Date: _____	Description: 3" BRASS DISC IN CONCRETE AT SW CORNER OF INTERSECTION OF CORNADO HILLS DR. AND WASHINGTONIA STAMPED (VC 040 1990)	PRELIMINARY IRRIGATION PLAN FOR:		SAN MARCOS HOTEL		24
Date: _____	Name: _____ R.C.E.: _____ exp: _____		Name: PAT CAUGHEY															
		Drawn By	R.C.E.: 2895 exp: 8/31/2018															

IRRIGATION WATER DEMAND

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) x (0.62) x (0.65) x LA

INFORMATION REQUIRED TO CALCULATE FORMULAS:

MAWA	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ETo	REFERENCE EVAPOTRANSPIRATION PER YEAR .
0.65	PROJECT LOCATION, CIMIS = 47
LA	ET ADJUSTMENT FACTOR
0.62	LANDSCAPE AREA (SQUARE FEET)
	CONVERSION FACTOR (GALLONS PER SQUARE FOOT)

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo) (0.62) (0.65) (LA)
MAWA = (47) (0.62) (0.65) (13,500)
MAWA = 255,703

255,703 GALLONS / YEAR

ESTIMATED TOTAL WATER USE

ETWU = (ETo) x (0.62) x (PF x HA / IE)

INFORMATION REQUIRED TO CALCULATE FORMULAS:

ETWU	ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)
ETo	REFERENCE EVAPOTRANSPIRATION PER YEAR .
0.62	PROJECT LOCATION, CIMIS = 47
PF	CONVERSION FACTOR (GALLONS PER SQUARE FOOT)
	PLANT FACTOR FROM WUCOLS
	1.0 - LAWN
	0.8 - HIGH WATER USE PLANTS
	0.5 - AVERAGE WATER USE PLANTS
	0.3 - LOW WATER USE PLANTS
HA	HYDROZONE AREAS
IE	IRRIGATION EFFICIENCY
	0.9 - DRIP
	0.8 - MP ROTATOR / BUBBLERS
	0.71 - CONVENTIONAL SPRAY

ESTIMATED TOTAL WATER USE

ETWU = (ETo) (0.62) (PF x LA / IE)
ETWU = (47) (0.62) (3 x 13,500) / .9
ETWU = 131,130

131,130 GALLONS / YEAR

PLANT SCHEDULE

TREES



BOTANICAL NAME

COMMON NAME

CONT

MIN. HEIGHT x
SPREAD

JACARANDA MIMOSIFOLIA

JACARANDA

36" BOX

12' x 6'

PINUS CANARIENSIS

CANARY ISLAND PINE

36" BOX

8' x 3'

PLATANUS RACEMOSA

CALIFORNIA SYCAMORE
MULTI-TRUNK

36" BOX

10' x 4'

SYAGRUS ROMANZOFFIANA /
PHOENIX DACTYLIFERA

QUEEN PALM /
DATE PALM

15' - 20' B.T.H. /
15' - 20' B.T.H.

ULMUS PARVIFOLIA 'SEMPERVIRENS'

CHINESE EVERGREEN ELM

36" BOX

9' x 3'

WASHINGTONIA ROBUSTA

MEXICAN FAN PALM

15' - 25' B.T.H.

FOUNDATION / SCREENING SHRUBS SUCH AS:

1GAL - 5GAL

COTONEASTER HORIZONTALIS / ROCK COTONEASTER
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH
GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA
JUNIPERUS SPP / JUNIPER
LAURNUS NOBILIS / SWEET BAY LAUREL
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI
RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN

ACCENT SHRUBS SUCH AS:

1 GAL - 5 GAL

CEANOTHUS MARITIMUS 'FROSTY DAWN' / MARITIME CEANOTHUS
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
PHILODENDRON XANADU / XANADU PHILODENDRON
PYRACANTHA COCCINEA 'LOWBOY' / LOWBOY PYRACANTHA
RHAMNUS CALIFORNICA 'LITTLE SUR' / LITTLE SUR COFFEEBERRY
ZAMIA FURFURACEA / CARDBOARD PALM

ALOES AND AGAVES SUCH AS:

1 GAL - 5 GAL

AGAVE AMERICANA / CENTURY PLANT
AGAVE ATTENUATA / AGAVE
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE NOBILIS / GOLD TOOTH ALOE
ALOE STRICTA / ALOE

ORNAMENTAL GRASSES SUCH AS:

1 GAL

CAREX DIVULSA / BERKELEY SEDGE
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MUHLENBERGIA RIGENS / DEER GRASS

GROUNDCOVERS SUCH AS:

1 GAL

ACACIA REDOLENS 'DESERT CARPET' / ACACIA
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER
LANTANA SPP. / LANTANA
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO
BONDED FIBER MATRIX EROSION CONTROL HYDROSEED MIX

GREEN SCREEN VINES SUCH AS:

5 GAL

HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE LILAC VINE
DISTICTIS BUCCINATORIA / RED TRUMPET VINE
CLEMATIS + CVS / CLEMATIS CULTIVARS
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE

BIO-FILTRATION PLANT MATERIAL SUCH AS:

1 GAL

CAREX PANSA / CALIFORNIA MEADOW SEDGE
CAREX DIVULSA / BERKLEY SEDGE
DIANELLA REVOLUTA / LITTLE REV
JUNCUS PATENT / ELK BLUE
MUHLENBERGIA RIGENS / DEER GRASS

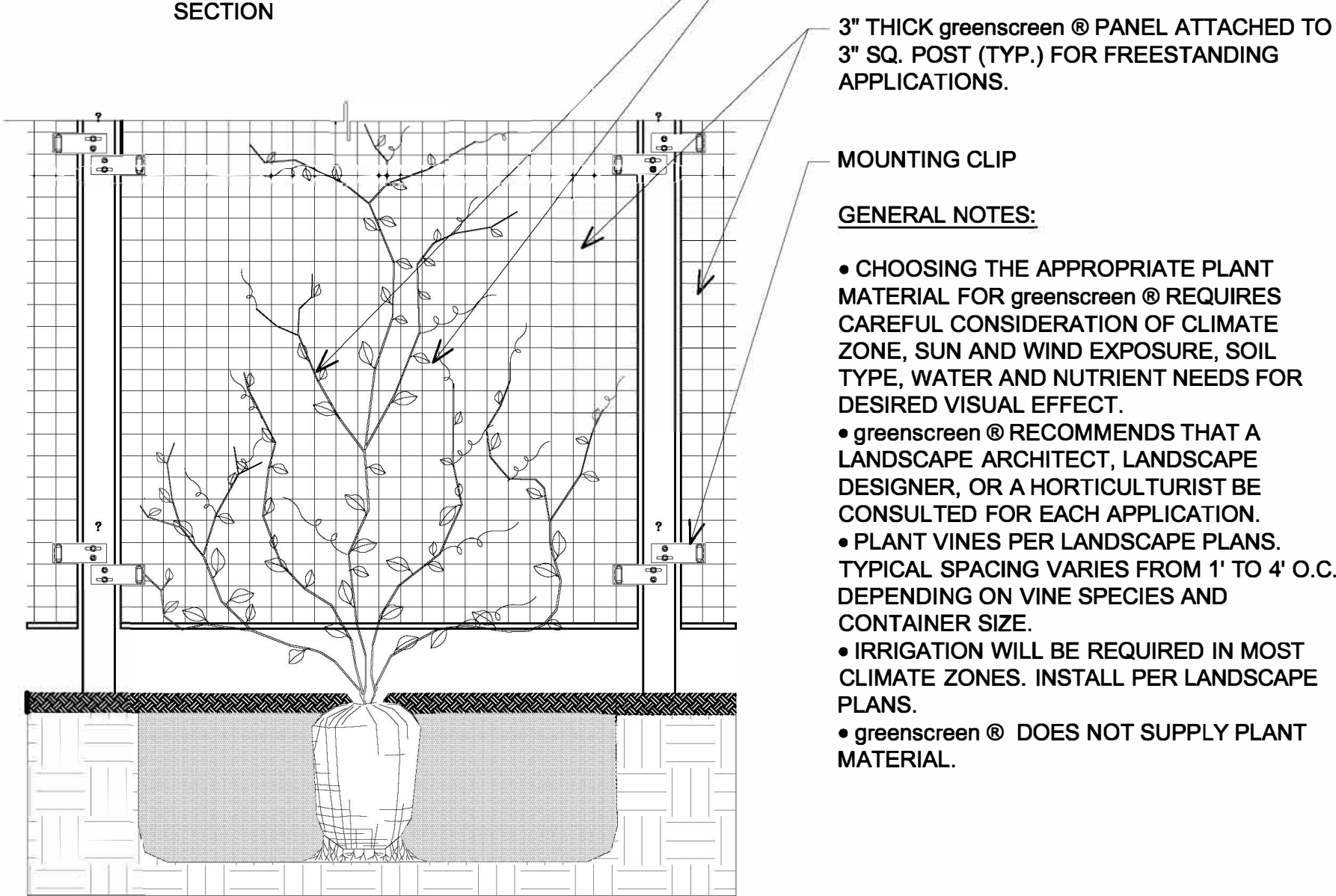
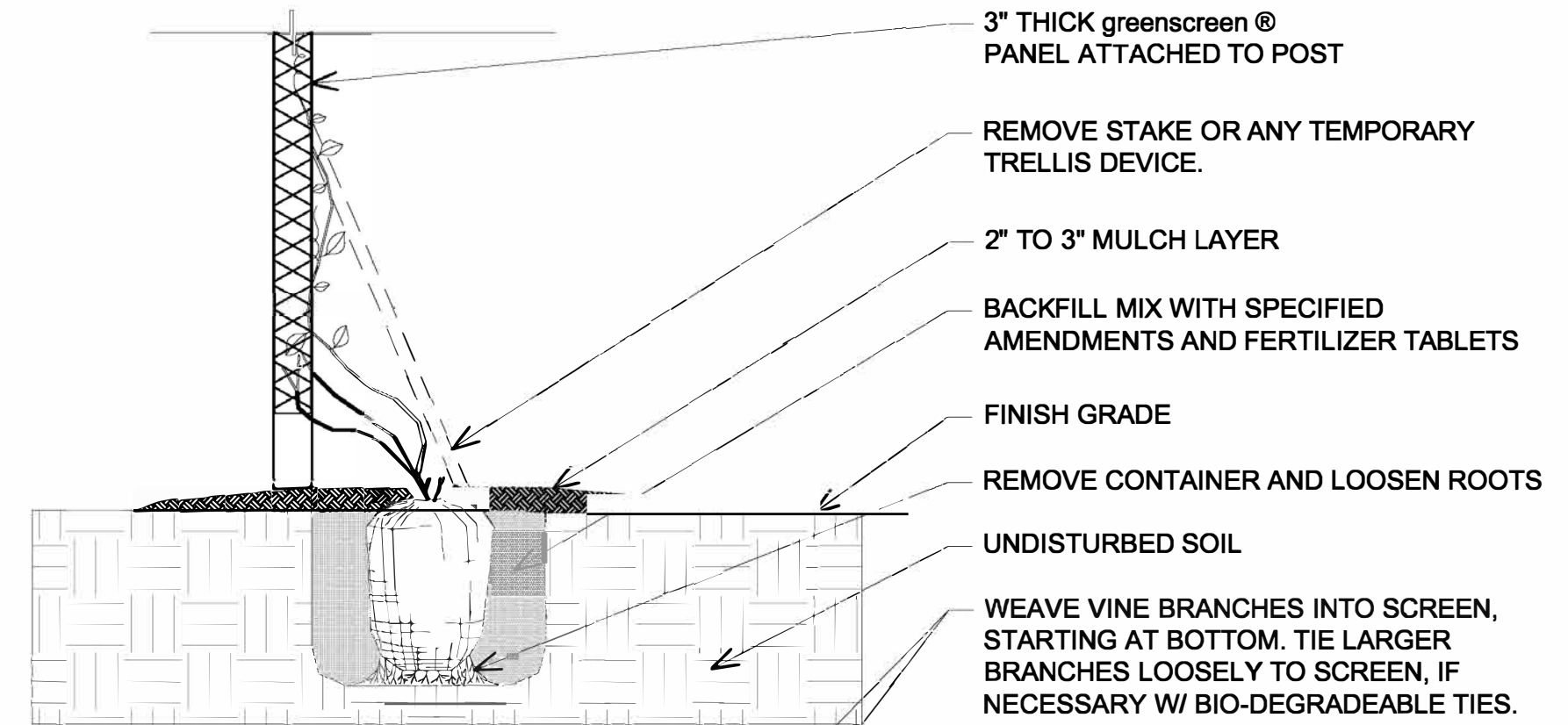
IRRIGATION AND LANDSCAPE DESIGN STANDARDS

THE FOLLOWING CRITERIA SHALL BE IMPLEMENTED IN ALL PRIVATE DEVELOPMENT CONSTRUCTED PUBLIC IMPROVEMENTS:

- 1) IRRIGATION AND LANDSCAPE DESIGNS SHALL COMPLY WITH THE CITY OF SAN MARCOS MUNICIPAL CODE CHAPTER 20.82, WATER EFFICIENT LANDSCAPE ORDINANCE.
- 2) THE WORK SHALL INCLUDE ALL REQUIREMENTS SET FORTH IN THE CITY'S IRRIGATION & LANDSCAPE SPECIAL PROVISIONS, STANDARD PLAN NOTES, STANDARD DRAWINGS, APPROVED MATERIALS LIST AND THESE DESIGN STANDARDS.
- 3) THE TITLE "LANDSCAPE ARCHITECT" SHALL NOT BE REFERENCED ON THE PLAN NOTES OR IN THE SPECIAL PROVISIONS OF ANY PROJECT.
- 4) ALL TREES WITHIN 10' OF HARDSCAPE SHALL BE SPECIES LISTED IN "STREET TREES RECOMMENDED FOR SOUTHERN CALIFORNIA" PUBLISHED BY STREET TREE SEMINAR, INC. AND CLEARANCES SHALL ADHERE TO RECOMMENDATIONS THEREIN.
- 5) IRRIGATION SYSTEMS SHALL BE DESIGNED (SIZED) TO ACCOMMODATE CITY WATERING WINDOW REQUIREMENTS. CONTACT THE PUBLIC WORKS MANAGER, PARKS & LANDSCAPE DIVISION, (760-752-7550 X3339) FOR THIS INFORMATION. THE LANDSCAPE ARCHITECT SHALL PROVIDE WRITTEN CONFIRMATION TO THE PUBLIC WORKS DEPARTMENT FOR WATERING WINDOW REQUIREMENTS.
- 6) CITY IRRIGATION AND LANDSCAPE STANDARD DRAWINGS SHALL BE USED FOR THE PROJECT AND SHALL BE SHOWN ON THE PLANS.
- 7) THE CITY'S APPROVED MATERIALS LIST SHALL BE USED TO SPECIFY MATERIALS USED ON THE PROJECT. THERE SHALL BE NO SUBSTITUTIONS. MATERIALS NOT INCLUDED IN THE APPROVED MATERIALS LIST ARE SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL.
- 8) ALL PROJECTS SHALL HAVE DEDICATED WATER AND ELECTRICAL SERVICES LOCATED WITHIN THE PROJECT BOUNDARIES AT LOCATIONS APPROVED BY THE PUBLIC WORKS DEPARTMENT. PRIVATE SOURCES OF WATER AND ELECTRICAL WILL NOT BE ALLOWED NOR WILL CONNECTION TO EXISTING OR FUTURE TRAFFIC SIGNAL OR STREET LIGHT CIRCUITRY.
- 9)POP-UP TYPE SPRINKLER HEADS ARE REQUIRED WITHIN 10' OF WALKWAYS, HARDSCAPE, PAVING, TRAILS, WALLS, FENCES, CONCRETE LINED DITCHES, AND TOES OF SLOPE.
- 10)DRIP IRRIGATION SHALL BE USED FOR ALL TREES AND ALL SHRUB AND GROUND COVER AREAS WITH 4: 1OR FLATTER GRADES. TREE AND SHRUB DRIP SYSTEMS SHALL BE INDEPENDENT, DEDICATED SYSTEMS.
- 11)GROUND WATER WELL FEASIBILITY STUDY AS A SOURCE OF IRRIGATION WATER SHALL BE INCLUDED WITH THE FIRST PLAN SUBMITTAL WHEN REQUIRED. SHOULD A WELL BE REQUIRED, A COMPLETE SYSTEM SHALL BE DESIGNED AND INSTALLED MEETING THE WATER DEMAND OF THE PROJECT INCLUDING WELL SYSTEM HOUSING, POTABLE WATER BACK UP SOURCE, AND WELL WATER/POTABLE WATER BLENDING SYSTEM SHOULD WELL WATER SALINITY BE A PROBLEM AS DETERMINED BY THE CITY.
- 12)ABOVE GROUND IRRIGATION SYSTEMS ARE NOT PERMITTED UNLESS SPECIFICALLY APPROVED (EXCESSIVELY ROCKY AREAS) BY THE PUBLIC WORKS DEPARTMENT. ABOVE GROUND SPRINKLER HEADS, WHEN APPROVED, SHALL BE SUPPORTED WITH STAKING KITS.
- 13)PRESSURE MAINLINES SHALL BE AT BOTTOM OF SLOPES.
- 14)QUICK COUPLERS SHALL BE INSTALLED AT 150' INTERVALS.
- 15)ISOLATION VALVES ARE REQUIRED AT EACH MANIFOLD OF TWO OR MORE VALVES. ISOLATION VALVES ON MAINLINES SHALL BE INSTALLED AT 150' INTERVALS.
- 16)MARLEX FITTINGS ARE NOT PERMITTED.
- 17)WATER CONSERVING CHECK VALVES, LOW PRECIPITATION HEADS, AND PRESSURE REGULATORS ARE REQUIRED.
- 18)THERE SHALL BE A 24" CONCRETE BUFFER BEHIND BACK OF CURB IN ALL MEDIAN PLANTED AREAS.
- 19)MEDIANS NARROWER THAN 8' IN WIDTH SHALL NOT HAVE PLANTED MATERIAL.
- 20)TURF AREAS SHALL NOT BE STEEPER THAN 4: 1.
- 21)MASTER VALVES ARE REQUIRED BETWEEN ALL BACKFLOW PREVENTION DEVICES AND FLOW SENSORS.
- 22)IRRIGATION CONTROLLERS SHALL BE AS SPECIFIED IN THE APPROVED MATERIALS LIST AND STANDARD DRAWING.
- 23)PLANS SHALL INDICATE PRECIPITATION RATES AND GALLONS PER MINUTE FOR EACH REMOTE CONTROL VALVE AT EACH VALVE SYMBOL.
- 24)PLANT PALATE IS SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL.
- 25) VERTICAL TREE WELL DRAINS SHALL NOT BE USED. SEE CITY OF SAN MARCOS STANDARD DRAWINGS FOR TREE WELL DRAIN SYSTEM.
- 26)DECOMPOSED GRANITE PAVEMENTS SHALL BE CONSTRUCTED UTILIZING STABILIZER AND POLYMER BASED SURFACE COATING (SEE APPROVED MATERIALS LIST.).
- 27)DECOMPOSED GRANITE PAVING SHALL NOT BE USED ON GRADES STEEPER THAN 6%.

TYPICAL GREENSCREEN DETAIL

PROJECT GREENSCREEN SHALL PROVIDE VISIBILITY BARRIERS AS NECESSARY



ELEVATION

Wimmer
Yarnad a
and
Caughey

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Name: _____			Name: PAT CAUGHEY											Location: INTERSECTION OF MONTEIL AND NORDAHL				
Date: _____	R.C.E.: _____ exp: _____	Drawn By	R.C.E.: 2895 exp: 8/31/2018											Record From: CITY OF SAN MARCOS ROS 13928				
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