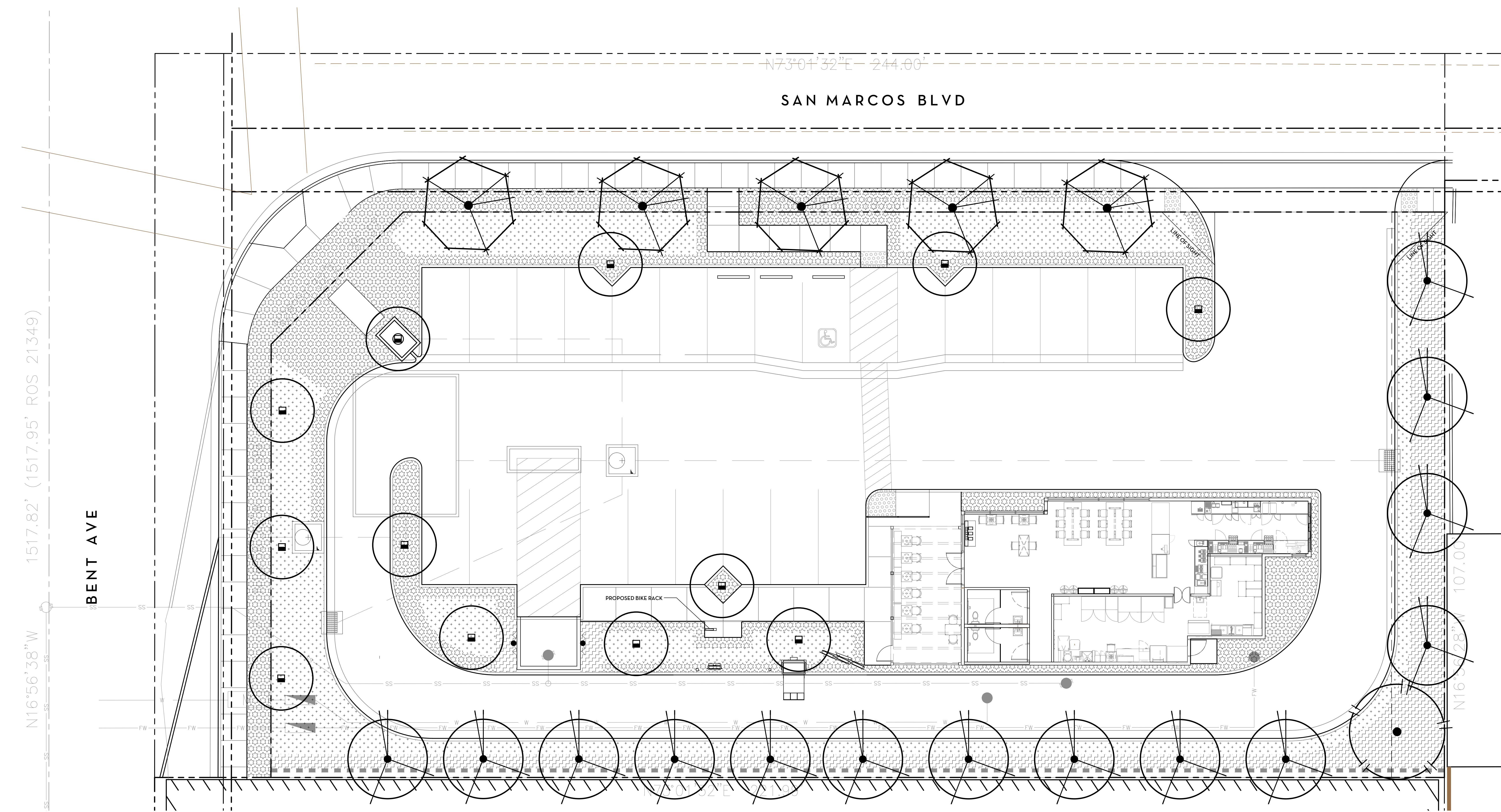




NOTES:
1. ALL NEW PEDESTRIAN PAVING WILL BE CONCRETE

STARBUCKS SAN MARCOS

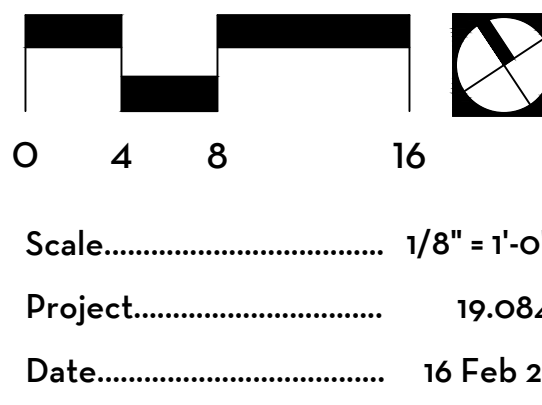
San Marcos, CA

PROPERTY NINE DEVELOPMENT

Landscape Concept Plan

LANDSCAPE PLANTING AREA

Lot Size: 23,958 SF
Building: 1,797 SF
Parking: 13,255 SF
Landscape Area outside of 10 foot setback: 6,109 SF (25.5%)
Landscape Area inside of 10 foot setback: 1,305 SF
Total Hardscape Area: 972 SF
Total Landscape Area: 8,386 SF



INTEGRATION
DESIGN STUDIO

LANDSCAPE ARCHITECTS
5845 Avenida Encinas, Suite 134
Carlsbad, CA 92008.4432
t 760.602.0144
f 760.602.0388
www.INTEGRATION-DESIGN.com

STARBUCKS SAN MARCOS

San Marcos, CA

PROPERTY NINE DEVELOPMENT

Landscape Concept Plan

SHRUB LEGEND

SHRUBS (Such As)					5 Gal. (Min.)
Large - 4' to 8' wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Heteromeles arbutifolia	Teyon	Low	25' x 15'	
	Ligustrum japonicum 'Texanum'	Texas Privet	Medium	8' x 6'	
	Pittosporum tobira 'Variegata'	Variegated Tobira	Medium	6' x 6'	
	Raphiolepis 'Majestic Beauty'	Indian Hawthorn	Medium	15' x 10'	
	Tecoma 'Crimson Flame'	Crimson Flame Esperanza	Low	8' x 8'	
	Tecoma stans 'Gold Star'	Yellow Bells	Low	7' x 7'	
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	Low	6' x 6'	

SHRUBS (Such As)					1 Gal. (Min.)
Medium 2' to 4' wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Bougainvillea 'La Jolla'	No Common Name	Low	4' x 6'	
	Callistemon citrinus 'Little John'	Little John Bottlebrush	Low	3' x 4'	
	Cistus corbariensis	No Common Name	Low	4' x 4'	
	Leucophyllum frutescens 'Green Cloud'	Texas Ranger	Low	5' x 5'	
	Rosa hybrids	Rose	Medium	4' x 4'	
	Tecoma hybrid 'MNSTAPBE'	Sierra Apricot	Low	3' x 5'	
	Westringia fruticosa 'Grey Box'	Dwarf Coast Rosemary	Low	3' x 3'	

SHRUBS (Such As)					1 Gal. (Min.)
Low 6" to 24" wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum	Medium	3' x 4'	
	Cistus 'Sunset'	Rockrose	Low	3' x 6'	
	Lantana montevidensis	Lantana	Low	2' x 8'	
	Lantana 'New Gold'	No Common Name	Low	2' x 6'	
	Rosa hybrids	Rose	Medium	4' x 4'	
	Rosmarinus officinalis 'Lockwood de Forest'	Rosemary	Low	2' x 8'	
	Salvia 'Dara's Choice'	No Common Name	Low	3' x 4'	
	Trachelospermum asiaticum	No Common Name	Medium	2' x 10'	
	Westringia fruticosa 'Mund'	Low Coast Rosemary	Low	2' x 5'	

SUCCULENTS (Such As)					5 Gal. (Min.)
Medium 2' to 4' wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Agave attenuata ++	Fox Tail Agave	Low	4' x 4'	
	Aloe cameronii	Starfish aloe	Low	2' x 4'	
	Crassula argentea ++	Jade Plant	Low	3' x 3'	
	Portulacaria afra ++	Elephant's Food	Low	6' x 6'	

SUCCULENTS (Such As)					1 Gal. (Min.)
Low 6" to 24" wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Aloe 'Blue EIP'	No Common Name	Low	2' x 2'	
	Aloe ciliaris ++	No Common Name	Low	8' x 8'	
	Aloe vera ++	Medicinal Aloe	Low	2' x 2'	
	Lampranthus aurantiacus	Ice Plant	Low	18" x 60"	
	Senecio mandraliscae 'Blue Chalk Sticks' ++	Blue Pickle	Low	18" x 12"	
	Senecio vitalis ++	Bush Blue Pickle	Low	2' x 3'	

ORNAMENTAL GRASSES (Such As)					1 Gal. (Min.)
Large - 2' to 5' wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Chondropetalum tectorum	Cape Rush	Medium	3' x 4'	
	Miscanthus sinensis 'Morning Light'	Maiden Grass	Medium	5' x 3'	
	Muhlenbergia dubia	Pine Muhly	Low	3' x 3'	

ORNAMENTAL GRASSES (Such As)					1 Gal. (Min.)
Small - 12" to 24" wide and tall					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE	
	Bouteloua gracilis 'Blonde Ambition'	No Common Name	Low	2' x 2'	
	Carex divisa (tumulicola)	Berkeley Sedge	Low	2' x 2'	
	Lomandra longifolia 'Breeze'	No Common Name	Low	3' x 3'	

TREE LEGEND (Street Frontage and Parking Lot)

STREET TREES (Such As)					24" Box (Min.)
SYMBOL	BOTANICAL NAME	COMMON NAME	ESTABLISHED SIZE	WUCOLS	SPECIFICATION
	Cinnamomum camphora	Camphor Tree	40' x 40'	Medium	7' x 3'

PARKING LOT TREES (Such As)					24" Box (Min.)
SYMBOL	BOTANICAL NAME	COMMON NAME	ESTABLISHED SIZE	WUCOLS	SPECIFICATION
	Acacia stenophylla	Shoestring Acacia	30' x 20'	Low	7' x 3'
	Arbutus hybrid 'Marina'	Marina Strawberry Tree	20' x 20'	Medium	6' x 3'
	Cercidium 'Desert Museum'	Palo Verde	20' x 20'	Low	6' x 3'
	Cupaniopsis anacardioides	Carrotwood	30' x 30'	Medium	7' x 3'
	Lagerstromia indica 'Natchez'	White Crape Myrtle	12' x 25'	Medium	7' x 2'
	Laphostemon confertus	Brisbane Box	30' x 20'	Medium	7' x 2'
	Magnolia 'Little Gem'	Dwarf Southern Magnolia	25' x 15'	Medium	5' x 2'
	Pistache chinensis	Chinese Pistache	40' x 40'	Medium	7' x 3'

VINES + ESPALIERS (Such As)				5 Gal. (Min.)
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	
	Distictis buccinatoria	Blood-Red Trumpet Vine	Medium	
	Distictis 'Rivers'	Royal Trumpet Vine	Medium	

- NOTE:
- ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS - SEE SPECIFICATIONS FOR TYPE AND SEE DETAIL X/ SHEET LC-X. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDE WALK FOR A MINIMUM OF 5' IN EITHER DIRECTION FOR A TOTAL OF 10' LINEAR FEET MINIMUM.

04816

1/8" = 1'-0"

Scale.....

Project.....

Date.....

19.084

16 Feb 21

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5845 Avenida Encinas, Suite 134

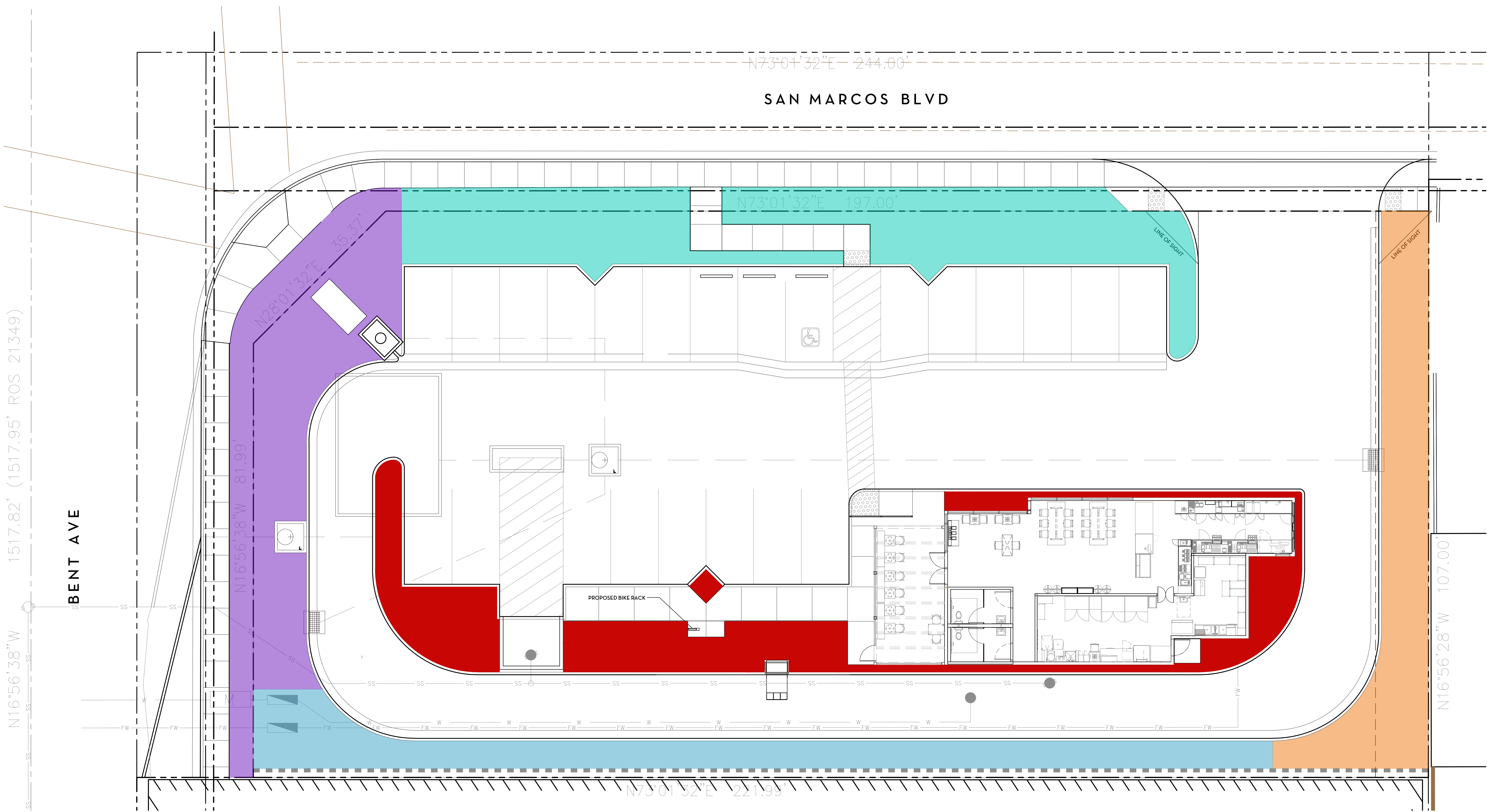
Carlsbad, CA 92008.4432

t 760.602.0144

f 760.602.0388

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LANDSCAPE HYDROZONES			
SYMBOL	SF	DESCRIPTION	PLANT FACTOR
	1,680	ZONE 1	0.4
	1,981	ZONE 2	0.4
	1,331	ZONE 3	0.4
	1,135	ZONE 4	0.4
	1,184	ZONE 5	0.4

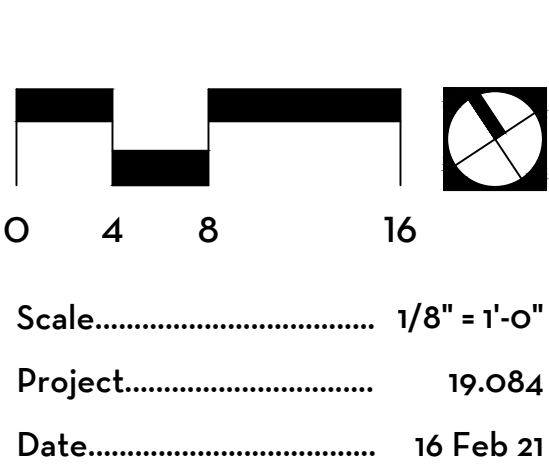
PRELIMINARY WATER CALCULATIONS: MAWA			
MAWA = Maximum Applied Water Allowance (Gallons)			
MAWA = (Eto) x (0.62) x [(0.55 x LA) + (0.45 x SLA)]			
Eto = Reference Evapotranspiration (inches per year)			54.2
0.62 = Conversion Factor (to gallons per square foot)			0.62
0.55 = ET Adjustment Factor (55% of Reference ET)			0.55
LA = Total Landscape Area (square feet)			7,311
SLA = Special Landscape Area			0
TOTAL MAWA			135,123

Hydrozone	PF	HA	IE	(PF) x (HA) / (IE)
Trees/Shrubs #1	0.4	1,680	0.81	830
Trees/Shrubs #2	0.4	1,981	0.81	978
Trees/Shrubs #3	0.4	1,331	0.81	657
Trees/Shrubs #4	0.4	1,135	0.81	560
Trees/Shrubs #5	0.4	1,184	0.81	585
EAWU = (Eto) x (0.62) x [(Total Sum of PF x HA / IE) + (SLA)]				
Total EAWU				121,323

PRELIMINARY WATER CALCULATIONS: EAWU	
EAWU = Estimated Applied Water Use by Hydrozone (Gallons)	
EAWU = (Eto) x (0.62) x [(PF) x (HA) / (IE) + (SLA)]	
Eto = year	54.2
Conversion Factor (to gallons per square foot)	
0.62 =	0.62
PF = Plant Factor (Kc)	0.4
HA = Hydrozone Area	7,311
IE = Irrigation Efficiency	0.81
SLA = Special Landscape Area	0

- NOTES:
- ALL WATER TO BE POTABLE WATER. NO RECYCLED WATER IS CURRENTLY AVAILABLE ON SITE AND THERE ARE NO PLANS FOR FUTURE RECYCLED WATER IN THE AREA.
 - IRRIGATION WILL BE DESIGNED FOR RECYCLED WATER SHOULD IT BE MADE AVAILABLE TO THE SITE
 - IRRIGATION WILL BE DESIGNED TO USE LOW FLOW APPLICATION SYSTEMS TO MAXIMIZE EFFICIENCY
 - ALL PLANT MATERIAL WILL BE LOW TO MEDIUM WATER USING SPECIES AND WILL BE MULCHED

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