

Landscape Notes:

IRRIGATION METHODS

The following irrigation equipment and methods will be utilized on the site:

- 1) Automatic controllers utilizing evapotranspiration or moisture sensing data, with manual and auto shut off.
- 2) Reduced pressure backflow preventer with stainless steel cover.
- 3) Subsurface drip irrigation system designed to prevent runoff, low head drainage and overspray.
- 4) Plants will be grouped into hydrozones. Different hydrozones will be irrigated separately.
- 5) No spray irrigation will be used within 24" of a non-permeable surface

INVASIVE SPECIES

- 1) No non-native invasive plant species shall be used, per Appendix N of the MSCP Subarea Plan, California Exotic Pest Plant Council List A-1 and California Invasive Plant Council (Cal-IPC).

LANDSCAPE MAINTENANCE

- 1) All landscaped areas outside the CFD Landscape Maintenance Easement boundary shall be maintained by the owner.
- 2) All landscape improvements within the CFD Landscape Maintenance Easement boundary shall be City maintained.
- 3) All fences and retaining walls shall be privately maintained by the owner.

PLANT MATERIALS

- 1) The project has been designed with water conserving plant species, disease and pest-resistant plants. Trees have been utilized wherever possible to provide shading.
- 2) All street trees shall have root barriers.
- 3) All 24" box trees shall have a minimum trunk caliper of 1-1/2" and a minimum height of 6'. All 15 gal. trees shall have a minimum trunk caliper of 1" and a minimum height of 5'.
- 4) Landscape construction drawings shall be prepared to meet the requirements of CSM Water Ordinance.
- 5) There is no existing onsite plant material to remain. See sheet L-3 for inventory of trees to be removed.
- 6) All trees shall have a minimum of 25' sq. ft. pervious planting area.

EROSION CONTROL

- 1) Best Management Practice devices and procedures shall be utilized as specified by the Project Civil Engineer.

MISCELLANEOUS

- 1) On-site pedestrian and bicycle paths shall be clearly distinguished to ensure these routes are visible to drivers and require vehicles to yield to pedestrians and bicyclists.



Tot Lot Play Structure and Play House

Existing Electrical Utilities

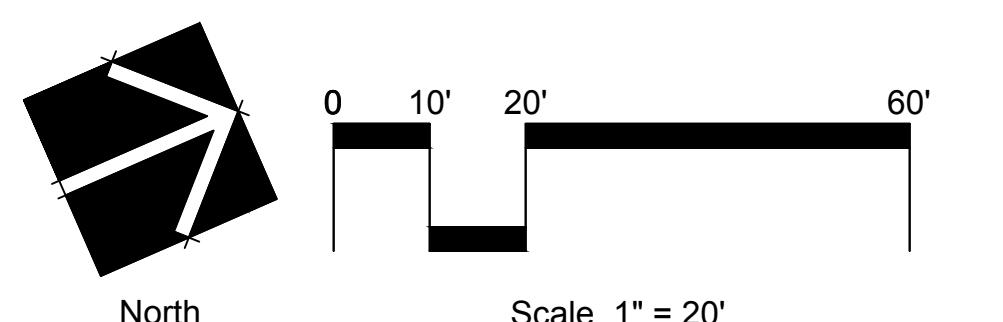
Existing CFD water meter & irrigation controller to remain. Protect in place.

Concrete curb to be located at the limits of the adjusted publicly maintained City CFD Landscape Maintenance Easement. All trees, landscaping, and irrigation within the easement are subject to review by the Public Works Department and will be maintained by the CFD.

Existing CFD Slope Landscaping to remain (Typ.). Bare areas where planting has died or been damaged shall be replanted with Slope Shrubs and Slope Ground Covers, per Planting Legend, sht. LCP-2

Total Project Site:	97,057 s.f.
Total Landscape Area:	24,968 s.f.
% of Site Landscaped:	25.7 %
Total Parking Spaces	107
Total Trees (71 Proposed, 9 Existing)	80

See Sheet LCP-2 for Planting Legend, Water Conservation Plan and Schematic Irrigation Plan
See Sheet LCP-3 for Tree Survey



Santa Fe Flores Apartments

Landscape Concept Plan

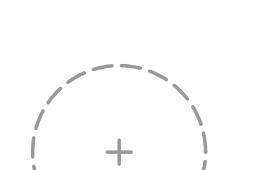
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June 10, 2022

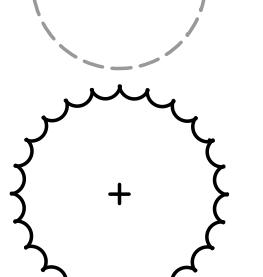
LCP-1

PLANTING LEGEND

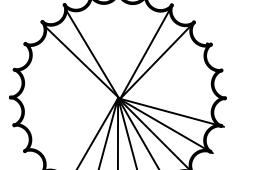
PLANT DESCRIPTION - SIZE, ESTIMATED QUANTITY
BOTANICAL NAME / COMMON NAME (WUCOLS ZONE 3)



STREET TREES - EXISTING
S. SANTA FE AVE. - RHUS LANCEA / AFRICAN SUMAC
LAS FLORES DRIVE - GEIJERA PARVIFLORA / AUSTRALIAN WILLOW



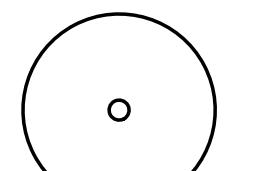
PARKING AREA SHADE TREES - 24" BOX
(APPROX. QTY = 29) - MIN. PLANTER WIDTH 5'
ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE (M)
CHITALPA T. 'PINK DAWN' / CHITALPA PINK DAWN (L)
KOELREUTERIA PANICULATA / CHINESE FLAME TREE (L)
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPÉ MYRTLE (M)
PISTACIA CHINENSIS / CHINESE PISTACHE (M)
RHUS LANCEA / AFRICAN SUMAC (L)



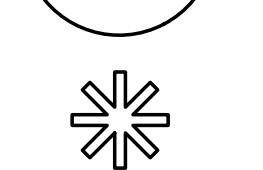
PARKING AREA SHADE TREES WITHIN CFD LANDSCAPE MAINTENANCE EASEMENT BOUNDARY - 24" BOX
(QTY. 4) - MIN. PLANTER WIDTH 5'
PISTACIA CHINENSIS / CHINESE PISTACHE (M)



SMALL ACCENT TREES - 24" BOX
(APPROX. QTY = 13) - MIN. PLANTER WIDTH 5'
CERCIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD (M)
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT (M)
HYMENOSPORUM FLAVUM / SWEETSHADE (M)
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPÉ MYRTLE (M)
PODOCARPUS M. 'MAKI' / SHRUBBY YEW PODOCARPUS (M)



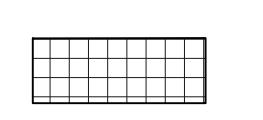
PERIMETER TREES - 15 GAL. - 24" BOX
(APPROX. QTY = 21) - MIN. PLANTER WIDTH 5'
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW (L)
TRISTANIA CONFERTA / BRISBANE BOX (M)



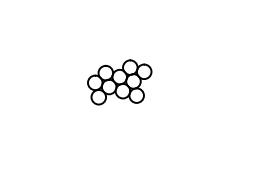
ACCENT THEME TREES - 8' BTH
(APPROX. QTY = 8)
SYAGRUS ROMANZOFFIANUM / QUEEN PALM (M)
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM (L)



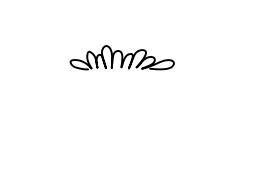
SHRUBS AND GROUNDCOVERS
TALL SCREENING SHRUBS - 5 GAL (APPROX. QTY = 150)
CALLISTEMON CITRINUS / CRIMSON BOTTLEBRUSH (L)
DODONEA VISCOSA / HOP BUSH (L)
SALVIA 'WINNIFRED GILMAN' / WINNIFRED GILMAN BLUE SAGE (L)
WESTRINGIA FRUTICOSA / COASTAL ROSEMARY (L)



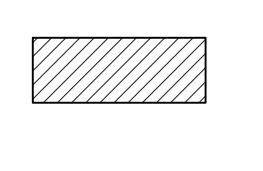
MASSING SHRUBS - 1 GAL. - 5 GAL (APPROX. QTY = 500)
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON (L)
DIETES BICOLOR / FORTNIGHT LILY (L)
HESPERALOE PARVIFLORA / RED YUCCA (L)
PENNSETTIA RUBRUM / PURPLE FOUNTAIN GRASS (L)
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)
SALVIA G. 'FURMAN'S RED' / FURMAN'S RED AUTUMN SAGE (L)



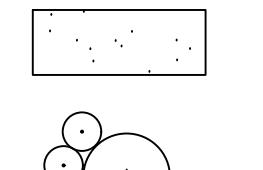
SMALL ACCENT SHRUBS - 1 GAL. - 5 GAL (APPROX. QTY = 200)
BUXUS 'UPTIGHT' - UPTIGHT BOXWOOD (M)
DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY (L)
LIGUSTRUM 'TEXANUM' / TEXAS PRIVET (M)
NANDINA 'OBSESSION' / OBSESSION HEAVENLY BAMBOO (M)
RHAPHIOLEPIS SPP. / INDIA HAWTHORN (L)
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)



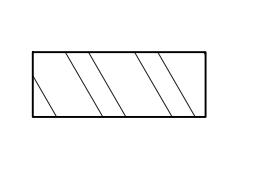
SCREENING VINES - 5 GAL. (APPROX. QTY. = 20)
DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE (M)
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)



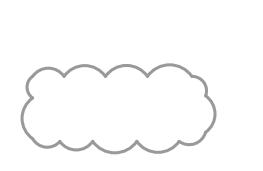
SPREADING GROUND COVERS - FLATS @ 12" O.C.
BACCHARIS 'PIGEON POINT' / DWARF COYOTE BUSH (L)
ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY (L)



ARTIFICIAL TURF
SLOPE SHRUBS - 1 GAL. / 5 GAL. (APPROX. QTY. = 100)
ACACIA 'DESERT CARPET' / DESERT CARPET ACACIA (L)
BOUGAINVILLEA 'SAN DIEGO RED' / BOUGAINVILLEA (L)
ENCELIA CALIFORNICA / COAST SUNFLOWER (L)
HETEROMELES ARBUTIFOLIA / TOYON (L)
LANTANA 'NEW GOLD' / NEW GOLD LANTANA (L)
VERBENA L. 'DE LA MINA' / DE LA MINA VERBENA (L)



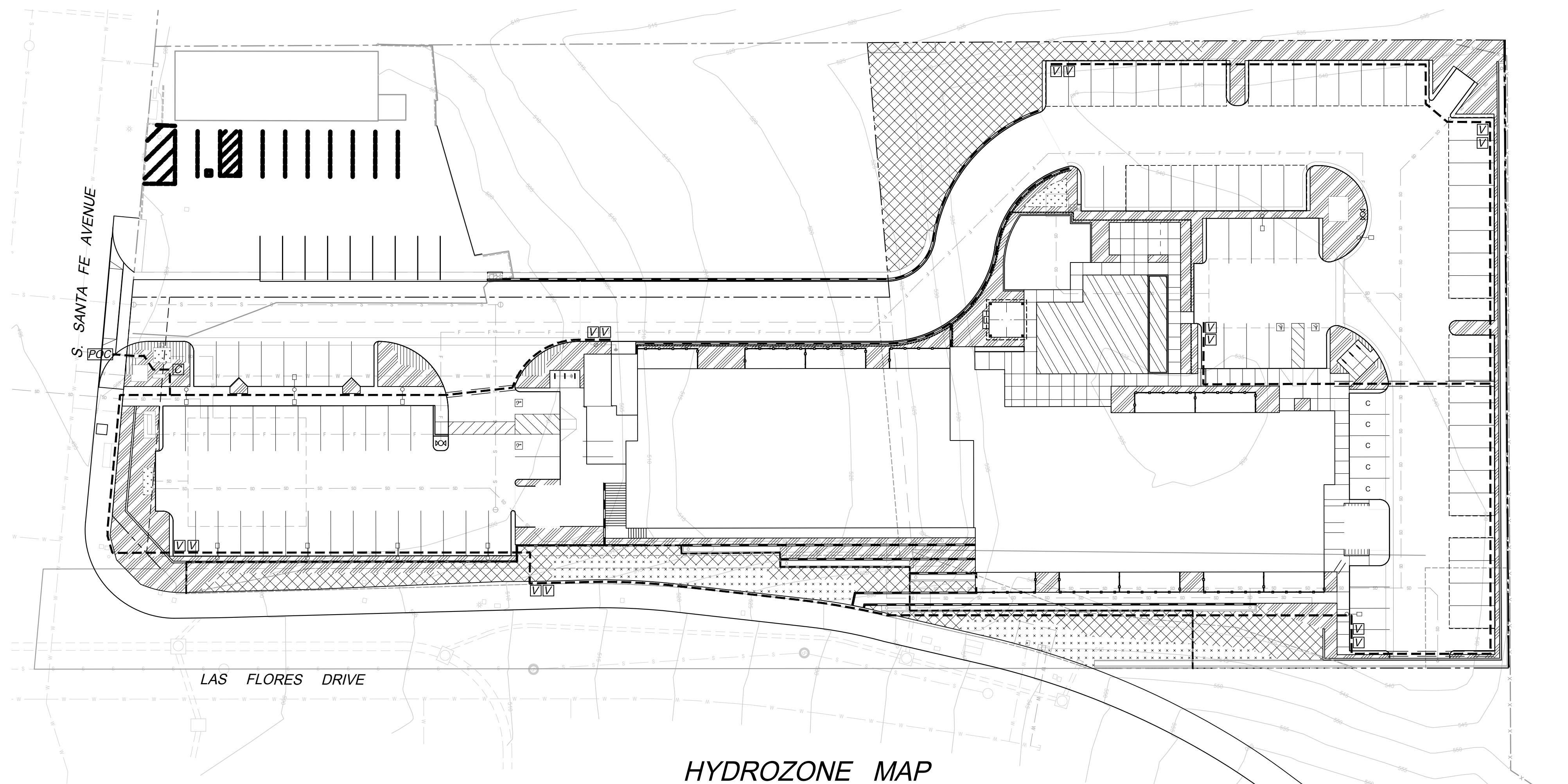
SLOPE GROUND COVERS - FLATS @ 12" O.C.
MYOPORUM P. 'PUTAH CREEK' / PUTAH CREEK MYOPORUM (L)
BIOFILTRATION SYSTEM BASINS - 1 GAL. @ 18" O.C.
CAREX T. DIVULSA / EUROPEAN GREY SEDGE (L)
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH (L)



EXISTING SLOPE PLANTING TO REMAIN
PROTECT IN PLACE. ANY AREA DAMAGED DURING CONSTRUCTION, SHALL BE REPLANTED WITH
MYOPORUM 'PUTAH CREEK' GROUND COVER AND SLOPE SHRUBS PER THE LEGEND ABOVE.

Santa Fe Flores Apartments

Water Conservation & Schematic Irrigation Plan



HYDROZONE MAP

City of San Marcos Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET₀) 54.2 Project Type Residential Estimated Total Water Use (ETWU)^d

Hydrozone # / Planting Description^a Plant Factor (PF) Irrigation Method^b Irrigation Efficiency (IE)^c Landscape Area (sq. Ft.) ETAF x Area Estimated Total Water Use (ETWU)^d

Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	Landscape Area (sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
1. Low Water Shrubs	0.3	Drip	0.81	7,885	2,920	98,136
2. Mod Water Shrubs	0.5	Drip	0.81	386	238	8,007
3. Low Water-Basin/Tree Wells	0.3	Drip	0.81	217	80	2,701
4. Mod Water Trees	0.5	Drip	0.81	2,840	1,753	58,911
5. Low Water Slopes (new)	0.3	Overhead	0.75	40	6,989	2,796
6. Very Low Inert Permeable g.c.	0.1			1,838	0	0
7. Low Water Slopes (existing)	0.3	Overhead	0.75	40	2,816	1,126
				Totals	22,971	8,914
						299,549

Special Landscape Areas

1. Low Water Shrubs 0.00 0 0

2. Mod Water Shrubs 1 0 0

3. Low Water-Basin/Tree Wells 1 0 0

4. Mod Water Trees 1 0 0

5. Low Water Slopes (new) 0.00 0 0

6. Very Low Inert Permeable g.c. 0.00 0 0

7. Low Water Slopes (existing) 0.00 0 0

ETWU Total 299,549

Maximum Allowed Water Allowance (MAWA)^e 424,555

TOTALS 22,971 8,914 299,549

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area 8,914

Total Area 22,971

Average ETAF 0.39

All Landscape Areas

Total ETAF x Area 8,914

Total Area 22,971

Average ETAF 0.39

Water Conservation Plan Legend

ZONE	AREA	% OF TOTAL LANDSCAPE AREA
1 LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	9,711 SQ. FT	38.9 %
2 MODERATE WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	342 SQ.FT	1.6 %
3 LOW WATER USE BIOFILTRATION BASIN IN-LINE DRIP IRRIGATION	218 SQ. FT	0.9 %
4 MODERATE WATER USE TREE AREAS NOT SHOWN (40 SQ FT/EA. TREE) ROOT WATERING DRIP IRRIGATION.	2,880 SQ. FT	11.5 %
5 LOW WATER USE SLOPES	7,884 SQ. FT.	31.6 %
6 VERY LOW WATER USE INERT G.C.	1,826 SQ. FT.	7.3 %
7 LOW WATER USE EXISTING SLOPES	2,051 SQ. FT.	8.2 %
TOTALS	24,968 SQ. FT.	100 %

Schematic Irrigation Legend

— APPROXIMATE PROPOSED LOCATION FOR IRRIGATION MAINLINE

▀ APPROXIMATE PROPOSED LOCATION FOR IRRIGATION VALVES

POC APPROXIMATE PROPOSED LOCATION FOR POINT OF CONNECTION:

- POTABLE WATER METER
- BACKFLOW PREVENTER WITH LOCKING ENCLOSURE
- MASTER VALVE
- FLOW SENSOR
- GATE VALVE ASSEMBLY

— APPROXIMATE PROPOSED LOCATION FOR IRRIGATION AND CONTROL WIRE SLEEVING

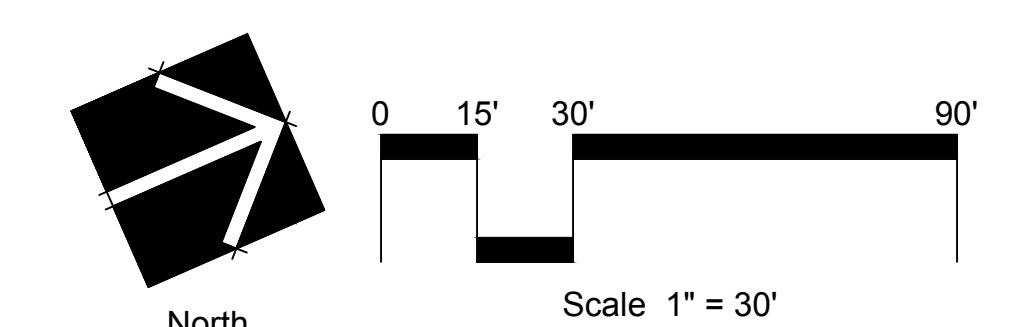
□ APPROXIMATE PROPOSED LOCATION FOR AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL

Water Conservation Notes

- All irrigation shall include effective and efficient watering methods utilizing Hunter MP rotator low-flow irrigation heads and Sub-surface drip irrigation.
- All irrigation controllers shall have automatic rain shut-off sensors.
- All plant material utilized is classified as 'low or moderate water use' by WUCOLS (water use classification of landscape species).
- All planting areas shall receive regular maintenance and management designed to maximize healthy growth. The project owner shall be responsible for maintaining all landscaped areas.
- All planting areas shall receive complete and appropriate soil preparation.
- Only low volume or subsurface irrigation shall be used to irrigate any vegetation within 24" of an impermeable surface.
- Planting areas shaded by buildings shall be amended to improve drainage and avoid remaining wet between irrigation cycles.
- All landscaped areas except slopes steeper than 5:1 shall have a 4" layer of bark mulch.

Irrigation Note

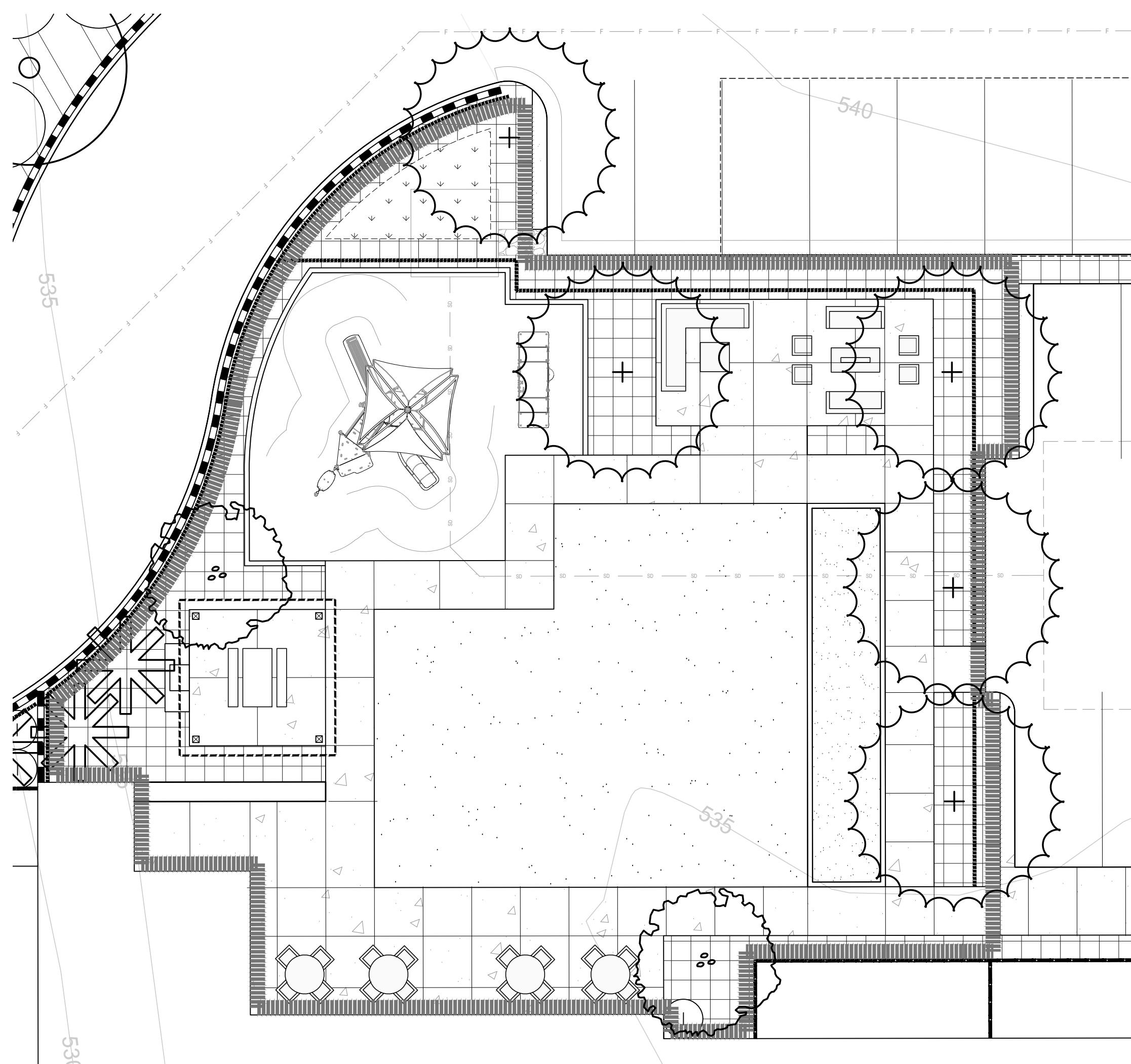
All planting areas shall have subsurface drip irrigation or MP Rotators



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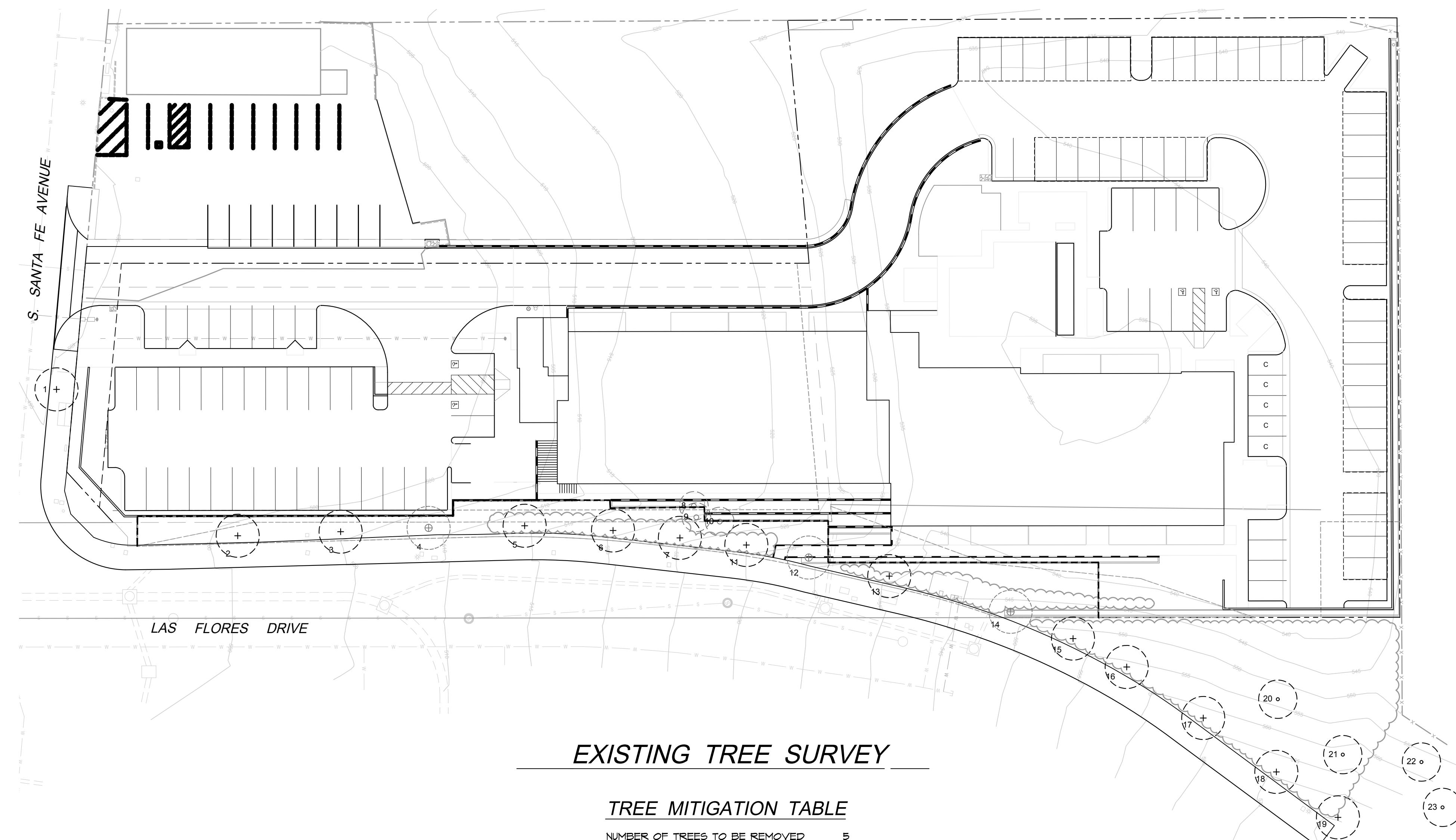
LCP-2



COMMON USABLE OPEN SPACE EXHIBIT

BUILDING GROUND FLOOR LIVABLE AREA 19,514 S.F.

COMMON USEABLE OPEN SPACE (35%) 6,867 S.F.



EXISTING TREE SURVEY

TREE MITIGATION TABLE

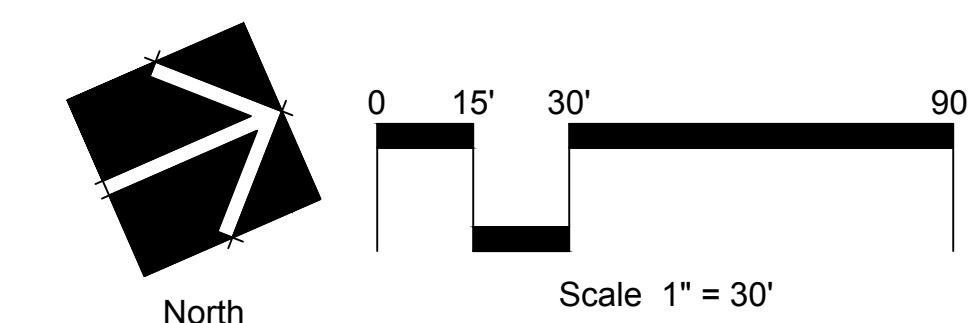
NUMBER OF TREES TO BE REMOVED 5
NUMBER OF PROPOSED NEW TREES 45
(MINIMUM SIZE - 24" BOX)

EXISTING TREE SURVEY LEGEND

SYM.	CAL.	BOTANICAL NAME	COMMON NAME	CONDITION	STATUS
1	8"	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	GOOD	REMAIN
2	6"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
3	6"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
4	6"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
5	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
6	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
7	8"	WASINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	REMOVE
8	8"	WASINGTONIA ROBUSTA	MEXICAN FAN PALM	PART	REMOVE
9	8"	WASINGTONIA ROBUSTA	MEXICAN FAN PALM	POOR	REMOVE
10	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
11	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
12	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
13	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
14	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
15	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	POOR	REMAIN
16	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
17	2"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
18	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
19	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
20	4"	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	GOOD	REMAIN
21	8"	TIPIANA TIPI	TIPI TREE	GOOD	REMAIN
22	8"	TIPIANA TIPI	TIPI TREE	GOOD	REMAIN
23	8"	TIPIANA TIPI	TIPI TREE	GOOD	REMAIN

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Tree Survey and Common Useable Open Space Exhibit



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LCP-3