

Woodward 46

Cornerstone Communities



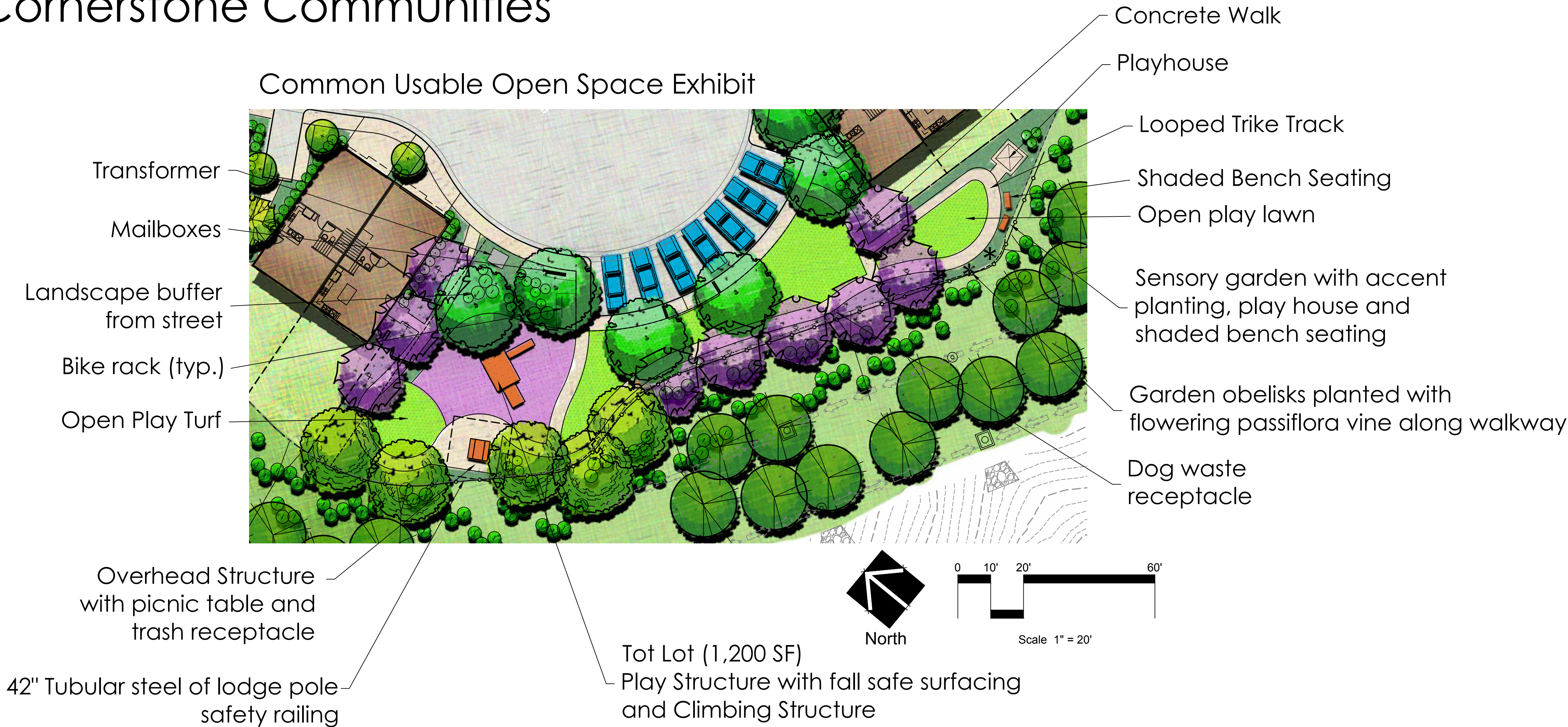
Landscape Concept Plan

Woodward Street

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Common Usable Open Space Exhibit



City of San Marcos Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)	54.2		Project Type		Residential		0.55
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
Regular Landscape Areas							
1. Low Water- Shrubs and GC	0.3	Drip	0.81	0.37	22,417	8,303	279,000
3. Low Water -Basin	0.3	Drip	0.81	0.37	2,800	1,037	34,849
4. Mod Water- Trees	0.5	Drip	0.81	0.62	948	585	19,665
7. Low Water- Slopes	0.3	Overhead	0.75	0.40	111,279	44,512	1,495,768
				Totals	137,444	54,436	1,829,281
Special Landscape Areas							
recreational turf				1	2,500.00	2,500	84,010
				1		0	0
				1		0	0
				1		0	0
				Totals	2,500.00	2,500	84,010
						ETWU Total	1,913,291
Maximum Allowed Water Allowance (MAWA) ^e							2,624,277
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	54,436						
Total Area	137,444						
Average ETAF	0.40						
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
All Landscape Areas							
Total ETAF x Area	56,936						
Total Area	139,944						
Average ETAF	0.41						

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

Water Conservation Notes

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

Total Project Site:	373,720 s.f.
Total Landscape Area:	139,944 s.f.
% of Site Landscaped:	37.5 %
Total Parking Spaces	7
Total Proposed Trees	246

Common Usable Open Space: 10,263 sf

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 MSCPP Subarea Plan, California Exotic Pest Plant Council List A-1 and California Invasive Plant Council (Cal-IPC).

LANDSCAPE MAINTENANCE

- (1) All landscaped areas shall be maintained by the owner.
- (2) All fences and retaining walls shall be 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) 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.

ROCKY SLOPE NOTES

- If rocky slopes are present after grading, the following measures may be used:
1. Tree, shrub and spreading groundcover planting limited to available plant pockets between rocky outcroppings.
 2. Slope rotor or rotator irrigation installed on-grade. All above-ground irrigation shall be uv-resistant, designed for above-ground use.
 3. Drip irrigation used for planting isolated pockets.

PLANTING LEGEND

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

TREES

ENTRY DRIVE TREES - 24" BOX
(APPROX. QTY = 51) - MIN. PLANTER WIDTH 5'
ULMUS P. 'SEMPERVIRENS'/ EVERGREEN ELM (M)

OPEN SPACE TREES - 24" BOX
(APPROX. QTY = 9) - MIN. PLANTER WIDTH 5'
ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE (M)
CHITALPA T. 'PINK DAWN' / CHITALPA PINK DAWN (L)
GEIJERA PARVIFLORA/ AUSTRALIAN WILLOW (L)
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (M)
PISTACIA CHINENSIS / CHINESE PISTACHE (M)
RHUS LANCEA / AFRICAN SUMAC (L)

SMALL ACCENT TREES - 24" BOX
(APPROX. QTY = 46) - MIN. PLANTER WIDTH 5'
CERCIS 'CANADENSIS' / EASTERN REDBUD (M)
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT (M)
HYMENOSPORUM FLAVUM / SWEETSHADE (M)
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (M)
PODOCARPUS M. 'MAKI' / SHRUBBY YEW PODOCARPUS (M)

SLOPE TREES - 15 GAL. -24" BOX
(APPROX. QTY = 133) - MIN. PLANTER WIDTH 5'
PINUS TORREYANA/ TORREY PINE (L)
QUERCUS AGRIFOLIA/ COAST LIVE OAK (L)
RHUS LANCEA/ AFRICAN SUMAC (L)
TRISTANIA CONFERTA / BRISBANE BOX (M)

ENTRY ACCENT TREES - 36" BOX
(APPROX. QTY = 2)
MAGNOLIA 'LITTLE GEM'/ LITTLE GEM MAGNOLIA (L)
QUERCUS VIRGINIANA/ SOUTHERN LIVE OAK (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)
PENNISETUM RUBRUM / PURPLE FOUNTAIN GRASS (L)
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)
SALVIA G. 'FURMAN'S RED' / FURMAN'S RED AUTUMN SAGE (L)

FOUNDATION 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)
MACFADYENA UNGUIS- CATI/ CAT'S CLAW (L)
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)

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

PLAY AREA TURF-
DWARF MARATHON FESCUE (SOD)

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.
BACCHARIS 'PIGEON POINT' / DWARF COYOTE BUSH (L)
MYOPORUM P. 'PUTAH CREEK' / PUTAH CREEK MYOPORUM (L)

BIOFILTRATION SYSTEM BASINS AND COBBLE SWALE - 1 GAL. @ 18" O.C.
CAREX PRAEGRACILIS/ CALIFORNIA FIELD SEDGE (L)
JUNCUS PATENS/ SPREADING RUSH (L)
LEYMUS CONDENSATUS 'CANYON PRINCE'/ WILD RYE (L)

SENSORY GARDEN SHRUBS AND VINES - 1 GAL. - 5 GAL. (APPROX. QTY = 40)
ACHILLEA MILLEFOLIUM/ YARROW (L)
ANIGOZANTHOS SPP./ KAGAROO PAW (L)
LAVANDULA SPP./ LAVENDER (L)
PASSIFLORA 'SCARLET FLAME'/ PASSION VINE (M)
ROSA ICEBERG/ ICEBERG ROSE (M)
SALVIA LEUCANTHA/ MEXICAN BUSH SAGE (L)
STACHYS BYZANTINA/ LAMB'S EAR (M)
TULBAGHIA VIOLACEA/ SOCIETY GARLIC (M)

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DOG
WASTE

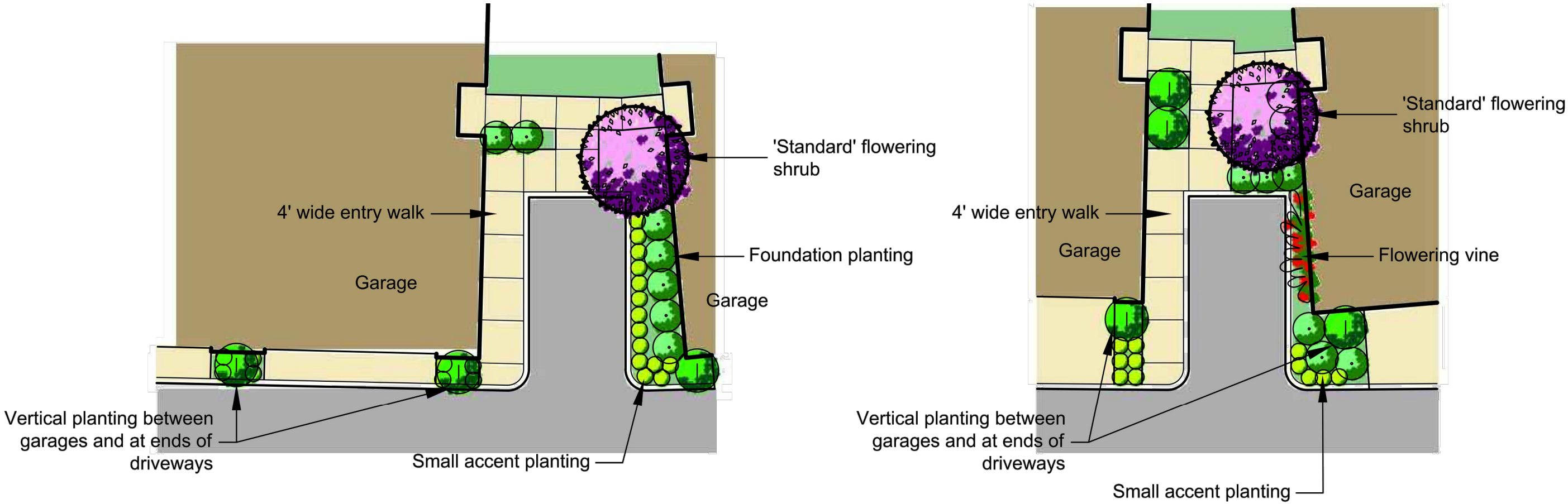


SN03-5

BIKE RACK



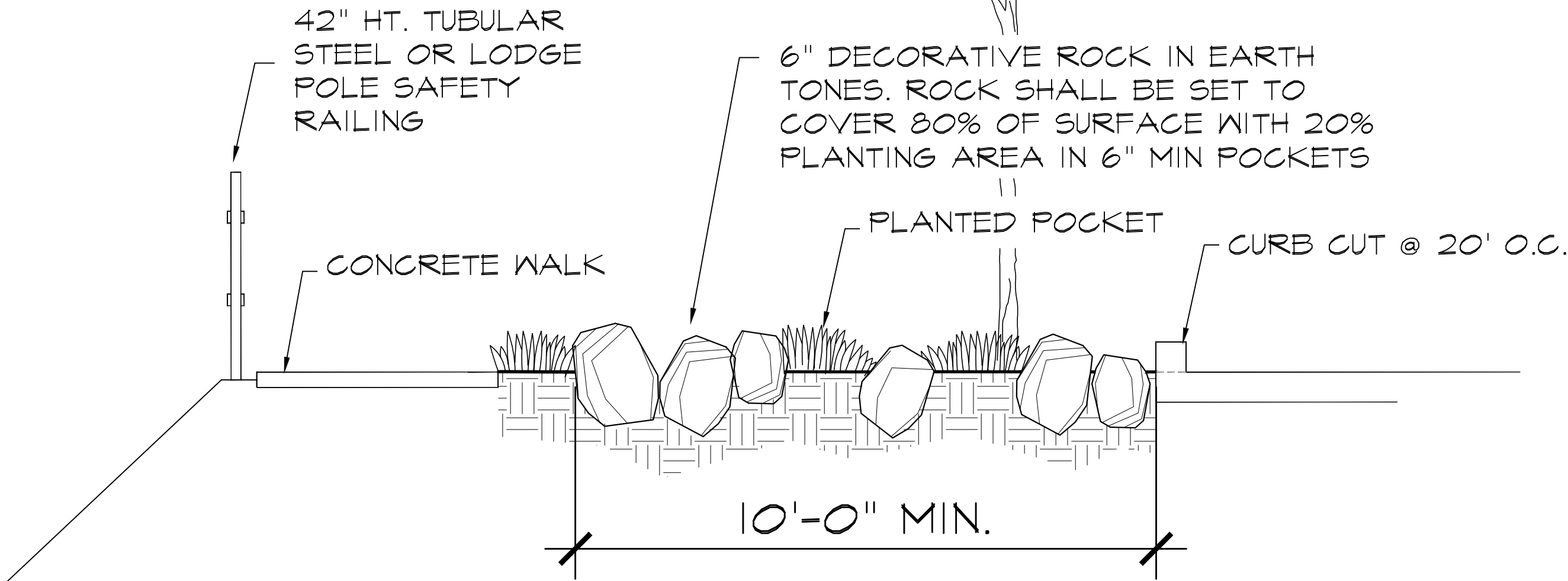
OBELISK WITH
VINE PLANTING



Typical Entry and Garage
Planting

Tightest Entry

TYPICAL GUEST PARKING ENLARGEMENT



ROCK-LINED WATER FILTRATION SWALE AND WALKWAY

SECTION A-A



PLAY STRUCTURE



PLAY HOUSE

Site Amenities

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- Legend**
- Entry Monument Wall
 - Soil Nail Retaining Wall to Match Existing wall on adjacent Mission 316 project, in color and finish
 - Tan Slump Block Retaining Wall
 - Tan Geogrid Retaining Wall
 - Tan Vinyl Fence
 - Tubular Steel Fence with 12" square slump block Pilasters at corners and 100' o.c . max. at Top of Slope locations
 - Tubular Steel Fence on Retaining Wall
 - 42" high tubular steel or lodgepole safety railing



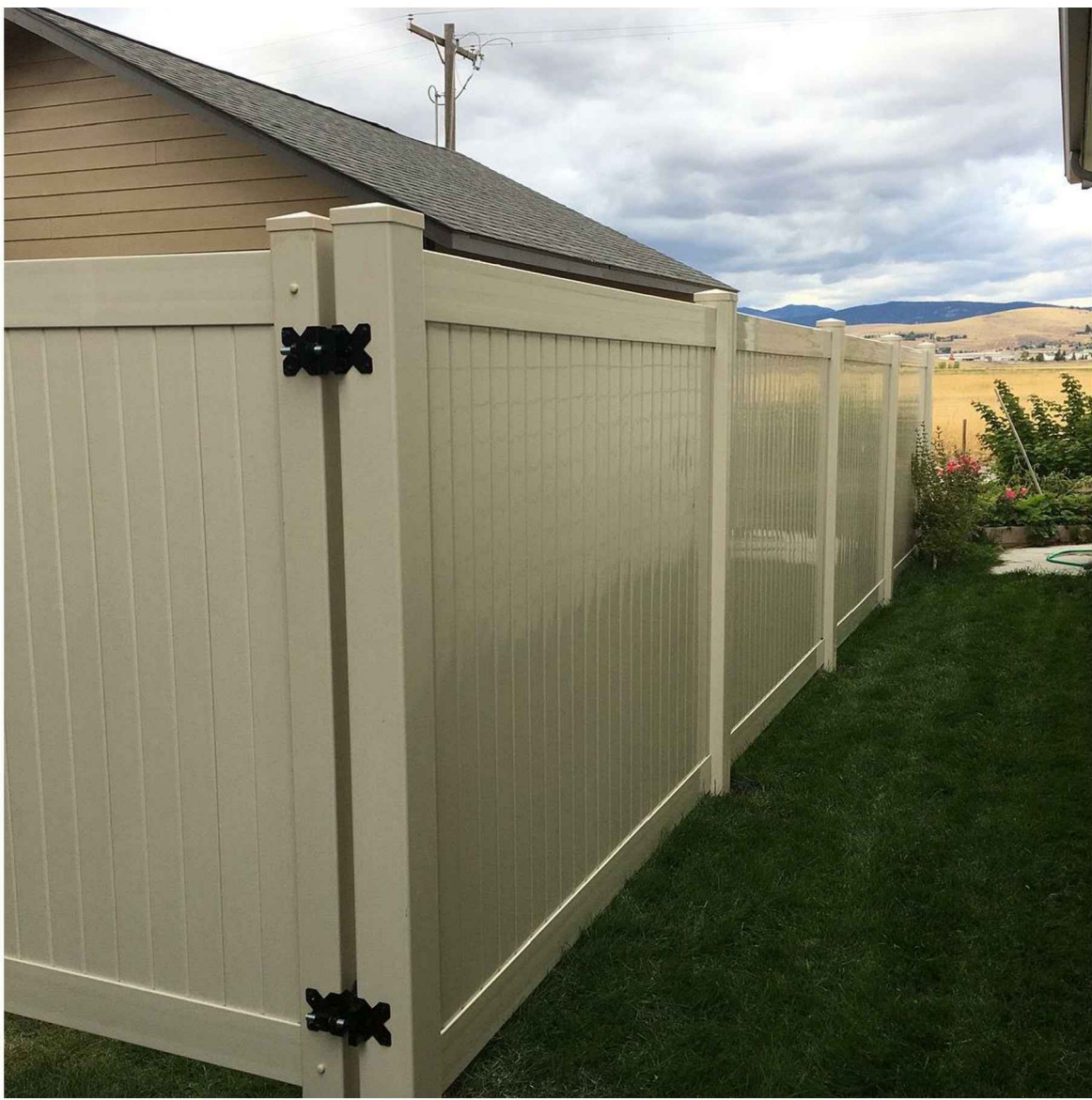
Conceptual Wall and Fence Plan

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— Entry Monument Wall



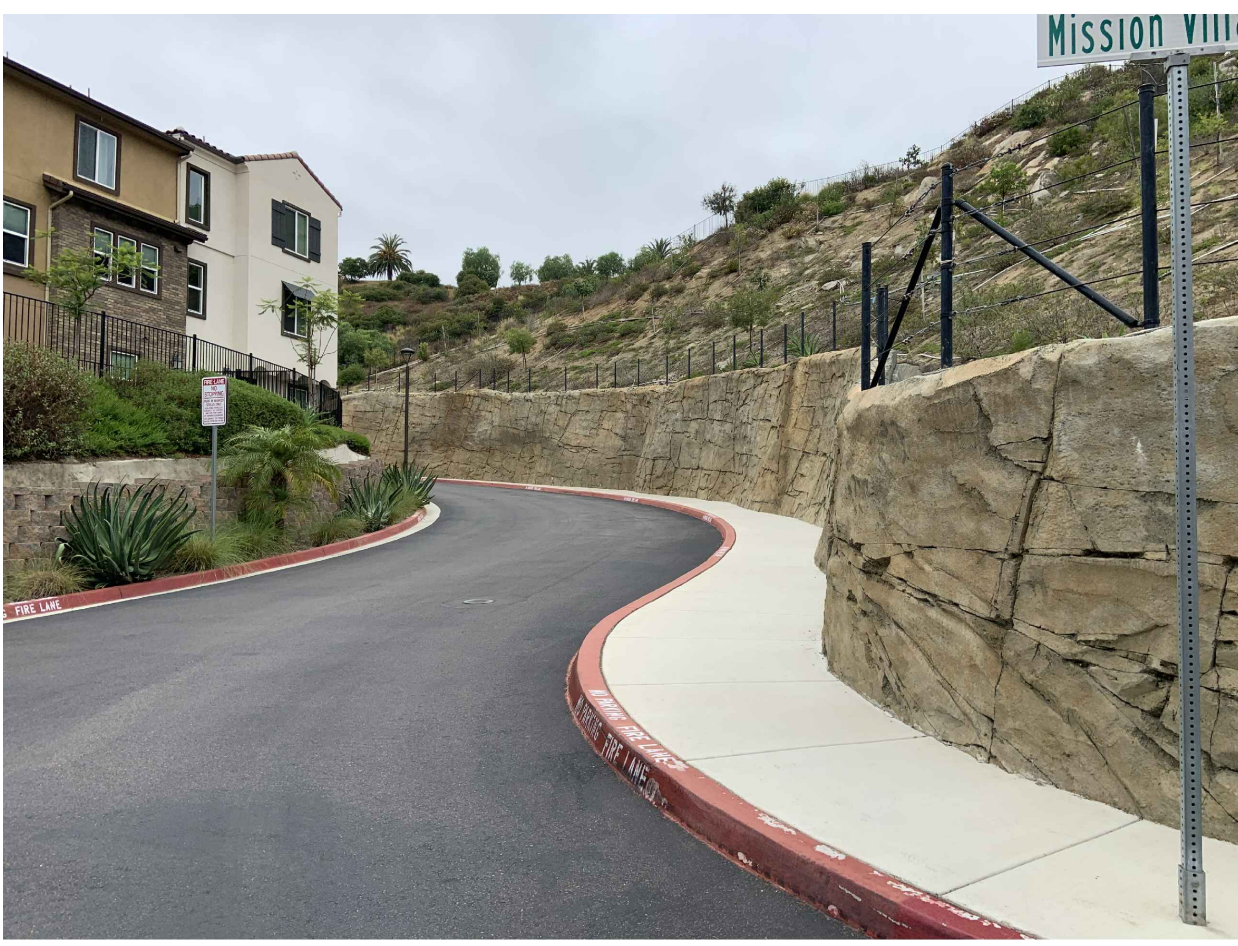
— Tan Vinyl Fence



— Tubular Steel Fence with Slump block pilasters per plan



— Tan Slump Block Retaining Wall



— Soil Nail Retaining Wall to match wall on adjacent Mission 316 project, in color and finish



— Tan Geogrid Retaining Wall

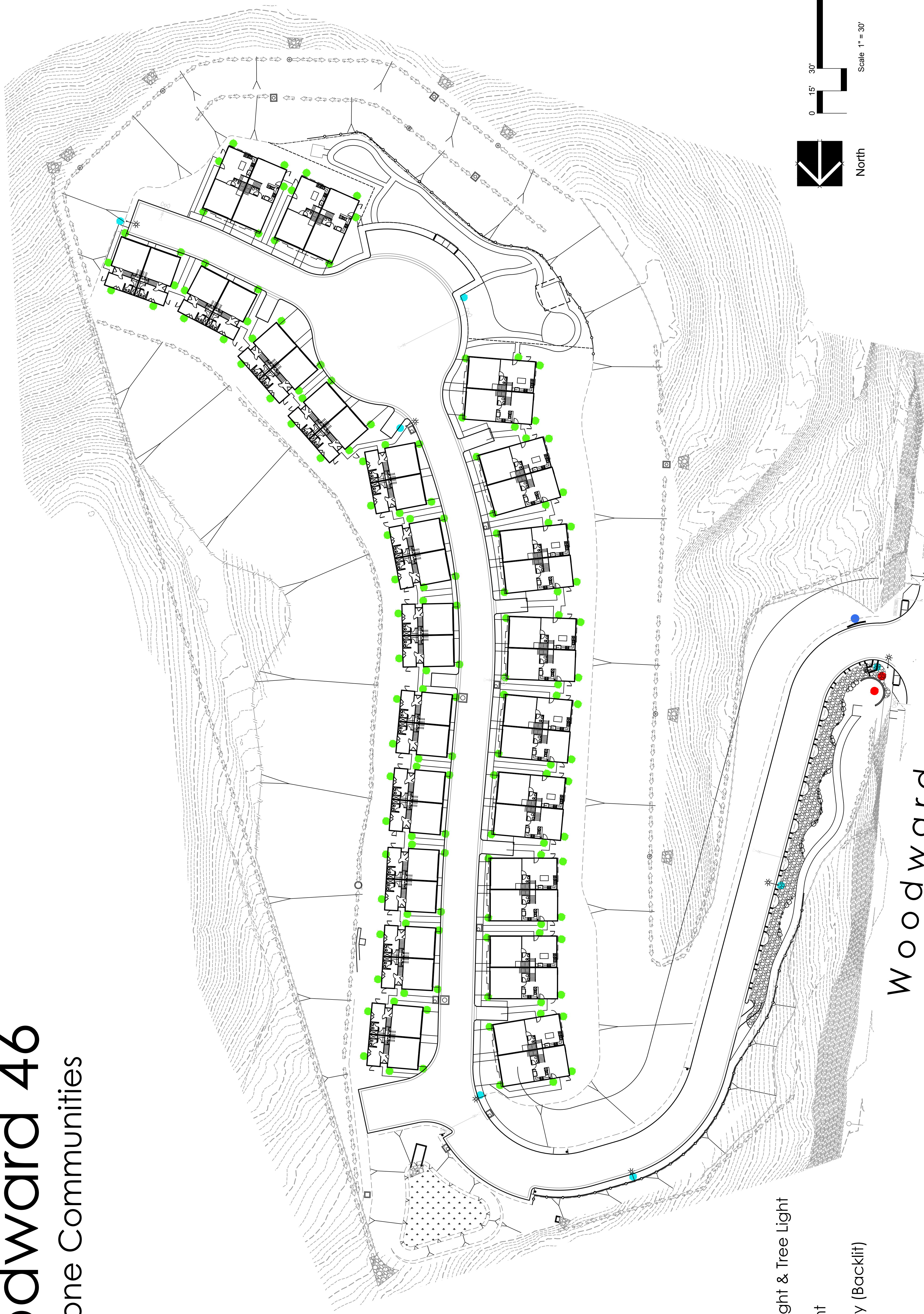


— 42" Ht. Lodge Pole Safety Railing

Conceptual Wall and Fence Elevations

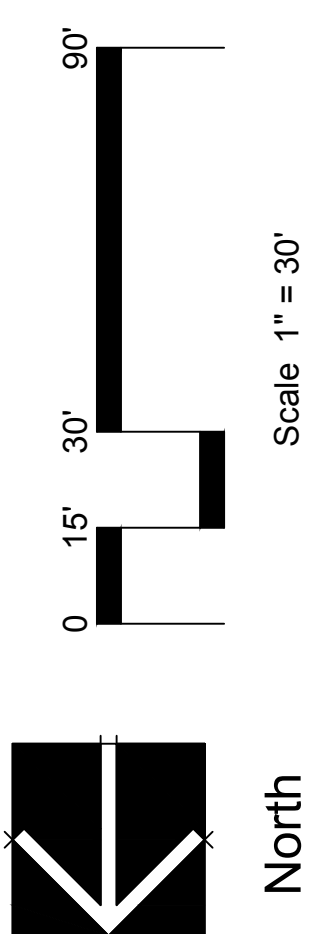
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Legend

- Pole Light
- Monument Accent Uplight & Tree Light
- Building Light
- Fire Directory (Backlit)



Woodward Street

Conceptual Lighting Plan

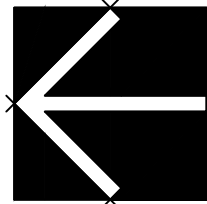
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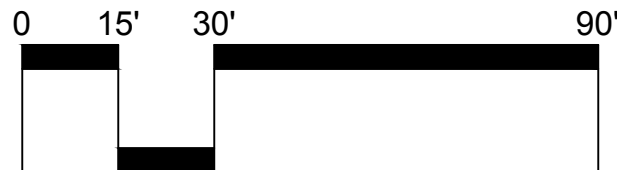


Legend

- Entry Monument
- "No parking in driveways"
- Park Rules



North



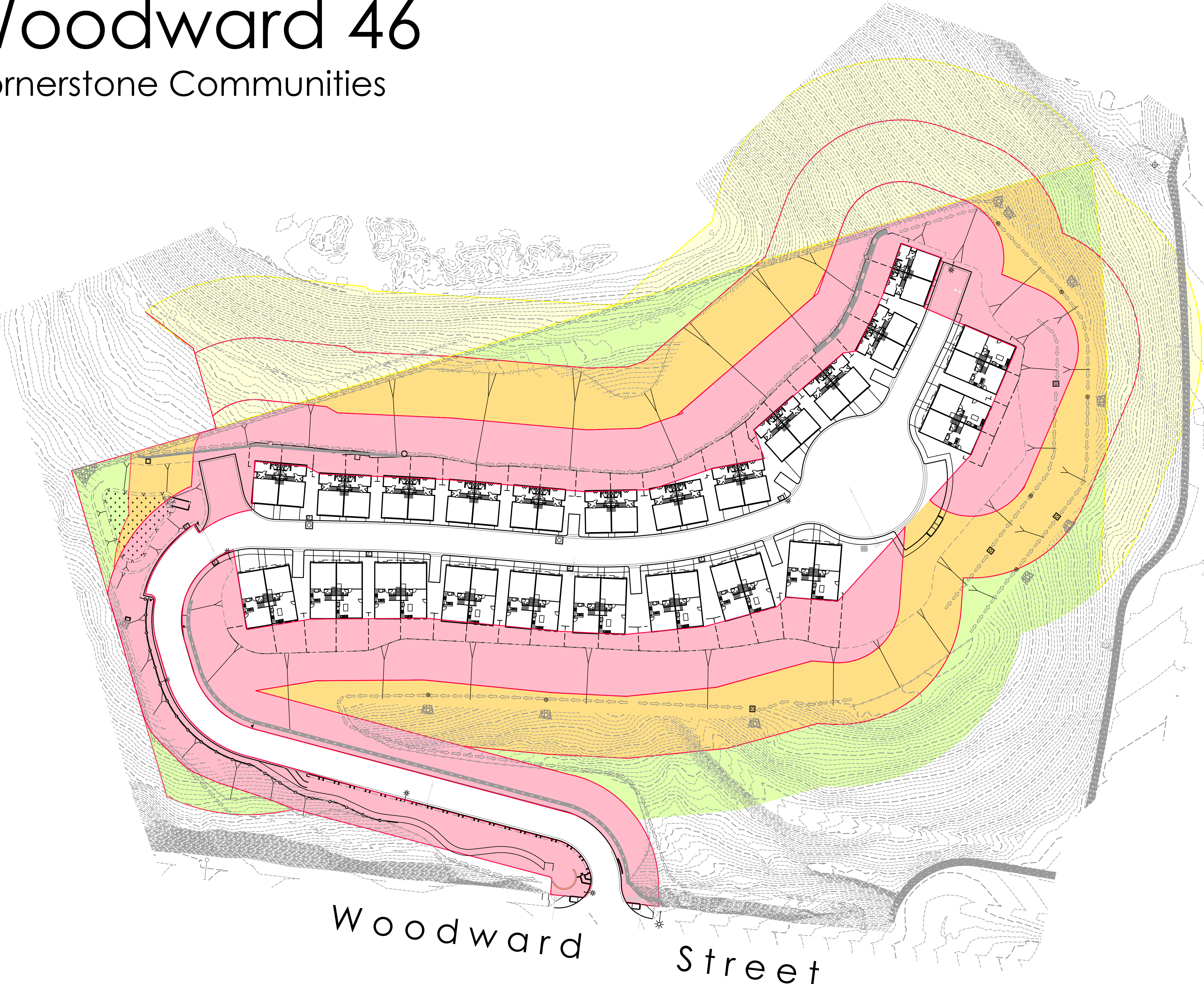
Scale 1" = 30'

Woodward Street

Conceptual Signage Plan

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LEGEND

ZONE 1 - 50' AROUND STRUCTURES:
ZONE 1 IS MEASURED FROM THE STRUCTURE OUTWARD TO 50', OR TO THE PROPERTY LINE. ZONE 1 LANDSCAPING SHALL BE PERMANENTLY IRRIGATED AND LANDSCAPED WITH FIRE RESISTIVE, LOW FUEL PLANT MATERIAL LOWER THAN 18" HT. AT MATURITY. TREES SHALL BE LOCATED SO CROWNS ARE MINIMUM 10' FROM STRUCTURES AT MATURITY AND SPACED WITH A MINIMUM OF 10' BETWEEN CROWNS AT MATURITY. NO COMBUSTABLE FENCING SHALL BE ALLOWED. NO BARK MULCH SHALL BE ALLOWED WITHIN 5' OF STRUCTURE WALLS.

ZONE 1 ROADWAY ADJACENT DEFENSIBLE SPACE - 30' FROM CURBS:
ROADWAYS ADJACENT DEFENSIBLE SPACE IS MEASURED OUTWARD FROM THE ROADWAY CURB TO 30' EACH SIDE OF THE ROADWAY. LANDSCAPING SHALL BE PERMANENTLY IRRIGATED AND LANDSCAPED WITH FIRE-RESISTIVE, LOW-FUEL PLANT MATERIAL.

ZONE 2 - 50' OUT FROM ZONE 1:
ZONE 2 IS MEASURED FROM THE OUTSIDE EDGE OF ZONE 1 OUTWARD TO 100' FROM THE STRUCTURE. ZONE 2 IS A REDUCED FUEL, NON-IRRIGATED AREA AND SHALL BE MAINTAINED, THINNED AND TRIMMED. A MAXIMUM OF 50% OF NATIVE VEGETATION SHALL BE RETAINED, WITH SINGLE SPECIMEN SHRUBS 20' O.C. MAXIMUM. GROUNDCOVER SHALL BE MAINTAINED AT 6" HT. TREES SHALL BE MAINTAINED WITH A MINIMUM 20' BETWEEN CANOPIES.

ZONE 3 - 50' OUT FROM ZONE 2:
ZONE 3 IS MEASURED FROM THE OUTSIDE EDGE OF ZONE 2 OUTWARD TO 150' FROM THE STRUCTURE. ZONE 3 IS A REDUCED FUEL, NON-IRRIGATED AREA AND SHALL BE MAINTAINED, THINNED AND TRIMMED. A MAXIMUM OF 30% OF NATIVE VEGETATION SHALL BE RETAINED, WITH SINGLE SPECIMEN SHRUBS 20' O.C. MAXIMUM. GROUNDCOVER SHALL BE MAINTAINED AT 6" HT. TREES SHALL BE MAINTAINED WITH A MINIMUM 20' BETWEEN CANOPIES.

OFFSITE BRUSH MANAGEMENT
CURRENTLY BEING MAINTAINED
BY ADJACENT PROPERTY OWNERS

NOTE: FINAL BRUSH MANAGEMENT
ZONES TO BE DETERMINED BY
FIRE PROTECTION PLAN WHEN IT BECOMES
AVAILABLE