

DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE CHOSEN FOR THEIR LOW WATER USE AND DROUGHT TOLERANT QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE CITY OF SAN MARCOS' WATER EFFICIENT LANDSCAPE ORDINANCE. IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

PLANTING NOTES

- NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.

- SHRUBS TO BE PLANTED AT EXISTING TRANSFORMERS IN FORM OF SCREEN

MULCH

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

NOTE:

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

ALL ON-SITE LANDSCAPE SHALL BE MAINTAINED BY THE PROJECT HOA. THE EXISTING RIGHT OF WAY PLANTING AND IRRIGATION ALONG ARMORLITE DRIVE SHALL BE MAINTAINED BY THE CITY CFD.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE; THE CORE SUB-AREA DESIGN MANUAL; AND ALL OTHER STATE STANDARDS.

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE
REGISTRATION NO. RLA NO.4536, EXP 12/24

10/22/24
DATE

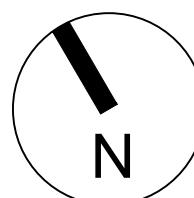
SAN MARCOS, CA

LAS POSAS VENTURES, LLC

ARMORLITE LOFTS

October 22, 2024

SCALE: 20 10 0 20 40 60
SCALE: 1"=20'-0"



A. T. AND S. F. RAILWAY

ENTRY FOR PARKING GARAGE WITH ENHANCED VEHICULAR PAVING SUCH AS COLORED CONCRETE OR PAVERS

SPLIT FACE BLOCK WALL

PROPERTY LINE

LANDSCAPED EASEMENT AREA

5' TUBULAR STEEL FENCE

BBQ AREA WITH PICNIC TABLES

DOG WASH STATION WITH SHADE SAIL

5' TUBULAR STEEL FENCE

LANDSCAPE BUFFER

LOW WATER USE CLIMBING VINES WITH TRELLISES SHALL BE PLACED ALONG PARKING GARAGE TO SCREEN BUILDING

PROPERTY LINE

TALL PLANTER POTS WITH VERTICAL SHRUBS SHALL BE INCORPORATED ALONG BUILDING FRONTAGE

SECONDARY ENTRY DRIVE WITH GRASSCRETE OR SIMILAR PRODUCT

BIKE RACK, TYP. 17 BIKE RACKS PROVIDED TO ACCOMMODATE 34 BICYCLES.

DOG PARK

4' SIDEWALK

5' TUBULAR STEEL FENCE

LANDSCAPE BUFFER ALONG WEST PROPERTY LINE FOR SCREENING

PROPERTY LINE

MODULAR WETLAND PER CIVIL ENGINEER SHALL BE PLANTED PER MANUFACTURER'S RECOMMENDATIONS.

UNDERGROUND STORMWATER VAULT PER CIVIL ENGINEER

REMOVE (1) EXISTING TREE AT APPROXIMATELY THIS LOCATION

LIGHTED DIRECTORY SIGN

DECORATIVE PAVING AT LOBBY ENTRANCE

SCREENING SHRUBS SHALL BE USED HERE HIDE ABOVE GROUND UTILITIES

PROPOSED ENTRY MONUMENT SIGN LOCATION

PRIMARY ENTRY DRIVE WITH ENHANCED VEHICULAR PAVING SUCH AS COLORED CONCRETE OR PAVERS

CONCEPT PLANT SCHEDULE

	PARKING LOT TREES KOLBEUTERA PANICULATA / GOLDEN RAIN TREE PISTACIA CHINENSIS / CHINESE PISTACHE PODOCARPUS GRACILIOR / FERN PINE RHUS LANCEA / AFRICAN SUMAC ZELKOVA SERRATA / JAPANESE ZELKOVA X CHITALPA TASHKENTENSIS / CHITALPA	35	24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL
	POOL AREA PALMS ARCHONTOPHENIX CUNNINGHAMIANA / KING PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM	7	12" BTH, M, PODIUM LEVEL 10" BTH, M, PODIUM LEVEL
	MEDIUM SITE TREES ARBUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CERCIDIUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE LOPHOSTEMON CONFERTUS / BRISBANE BOX OLEA EUROPAEA SWAN HILL / SWAN HILL FRUITLESS OLIVE PARKINSONIA ACULEATA / MEXICAN PALO VERDE	10	24" BOX, M, PODIUM LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL
	SMALL ACCENT TREES ALOE BAINESII / TREE ALOE CERCIS CANADENSIS / EASTERN REDBUD CERCIS OCCIDENTALIS / WESTERN REDBUD LAGERSTROEMIA INDICA / CRAPE MYRTLE	28	24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL
	MEDIUM SHRUBS CISTUS X 'SUNSET' / SUNSET ROCKROSE LEUCOPHYLLUM 'COMPACTA' / COMPACT TEXAS SAGE LIGUSTRUM JAPONICUM / JAPANESE PRIVET MYRTUS C. 'COMPACTA' / DWARF COMMON MYRTLE RHAPHIOLEPIS 'L. SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN SALVIA LEUCANTHA / MEXICAN BUSH SAGE WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL
	VERTICAL SHRUBS PITTOSPORIUM T. 'SILVER SHEEN' / SILVER SHEEN TAWHIWI PODOCARPUS M. 'MAKI' / MAKI YE W PODOCARPUS		5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
	MEDIUM ACCENT SHRUBS AGAVE SPECIES / AGAVE BOUGAINVILLEA SPECIES / BOUGAINVILLEA CALLISTEMON V. 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH CISTUS X PURPUREUS / ORCHID ROCKROSE LANTANA CAMARA / LANTANA LEUCADENDRON SPECIES / CONEBUSH PHORMIUM SPECIES / NEW ZEALAND FLAX RHAPHIOLEPIS 'L. JACK EVANS' / JACK EVANS INDIAN HAWTHORN RHAPIS EXCELSA / LADY PALM RUSSELLIA EQUESTIFORMIS / FIRECRACKER PLANT		5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
	SMALL ACCENT SHRUBS ALOE SPECIES / ALOE CLIVIA MINIATA / BUSH LILY DANIELIA SPECIES / FLAX LILY DIETES G. 'VARIEGATA' / STRIPED FORTNIGHT LILY GAURA L. 'SO WHITE' / SO WHITE GAURA HEMEROCALLIS X / HYBRID DAYLILY LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA PITTOSPORIUM T. 'VARIEGATA' / VARIEGATED MOCK ORANGE STRELITZIA REGINAE / BIRD OF PARADISE		1 GAL, L, GROUND LEVEL 1 GAL, M, PODIUM LEVEL 1 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 1 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
	VINES BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA CLYTOSTOMA CALLISTIGOIDES / VIOLET TRUMPET VINE DISTICTIS X RIVERS / ROYAL TRUMPET VINE IPOMOEA INDICA / BLUE DAWN FLOWER MACFADYENA UNGUIS-CATI / CAT'S CLAW CREEPER		5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL
	ACCENT GRASSES CAREX SPISSA / SAN DIEGO SEDGE LEYMUS CONDENSATUS / GIANT WILD RYE LOMANDRA L. PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA MULLENBERGIA CAPILLARIS / PINK MUHLY GRASS		1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL
	GROUND COVER - PERIMETER MYOPORIUM PARVIFOLIUM / TRAILING MYOPORIUM ROSMARINUS O. 'PROSTRATUS' / DWARF ROSEMARY SENECIO MANDRALISCAE / BLUE CHALK STICKS		QUARTS, L, GROUND LEVEL FLAT, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL
	GROUND COVER - PODIUM COURTYARD SENECIO MANDRALISCAE / BLUE CHALK STICKS TRACHELOSPERMUM JASMINOIDES / STAR JASMINE		1 GAL, L, GROUND LEVEL FLAT, M, PODIUM LEVEL
	ARTIFICIAL TURF		
	PET SAFE BARK MULCH		
	SANDBOX SAND		
	NATURAL TURF TURF MARATHON II / MARATHON II		SOD, H, GROUND LEVEL

NOTES:
PLANT MATERIALS WITH LOW WATER USE WILL BE UTILIZED ON GROUND FLOOR LEVEL.
PLANT MATERIALS WITH MODERATE WATER USE WILL BE UTILIZED ON PODIUM LEVEL.

SHEET IDENTIFICATION:	SHEET #:	SHEET ID:
SHEET INDEX:		
LANDSCAPE CONCEPT PLAN	01 - 02	L-1 - L-2
LANDSCAPE CONCEPT ENLARGEMENTS	03	L-3
CONCEPTUAL FENCE AND WALL PLAN	04	L-4
CONCEPTUAL LIGHTING PLAN	05	L-5
CONCEPTUAL PARKING LOT SHADING PLAN	06	L-6
PRELIMINARY WATER CALCULATIONS	07	L-7
OPEN SPACE CALCULATIONS	08	L-8

ADDITIONAL NOTES

- LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY OF SAN MARCOS WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO) CHAPTER 20.330
- TOTAL S.F. OF PROPOSED LANDSCAPE AREA: 17,109 S.F.
- ONE (1) EXISTING TREE SHALL BE REMOVED FROM THIS SITE.

PROJECT PLANNER

ASSOCIATE PLANNER DATE

PROJECT CIVIL ENGINEER

ASSISTANT CIVIL ENGINEER DATE

LANDSCAPE CONCEPT PLAN

gmp

3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmpandarch.com
760.556.8977
LANDSCAPE
ARCHITECTURE
& PLANNING

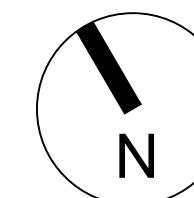
L-1

[illegible]

ARMORLITE DRIVE

ARMORLITE LOFTS

SCALE: SCALE: 1"=20'-0"



A. T. AND S. F. RAILWAY

TRELLIS WITH SEATING

FIRE PITS

STAIRS ALONG TERRACE EDGE WITH PLANTS SPILLING OVER EDGE

STOR

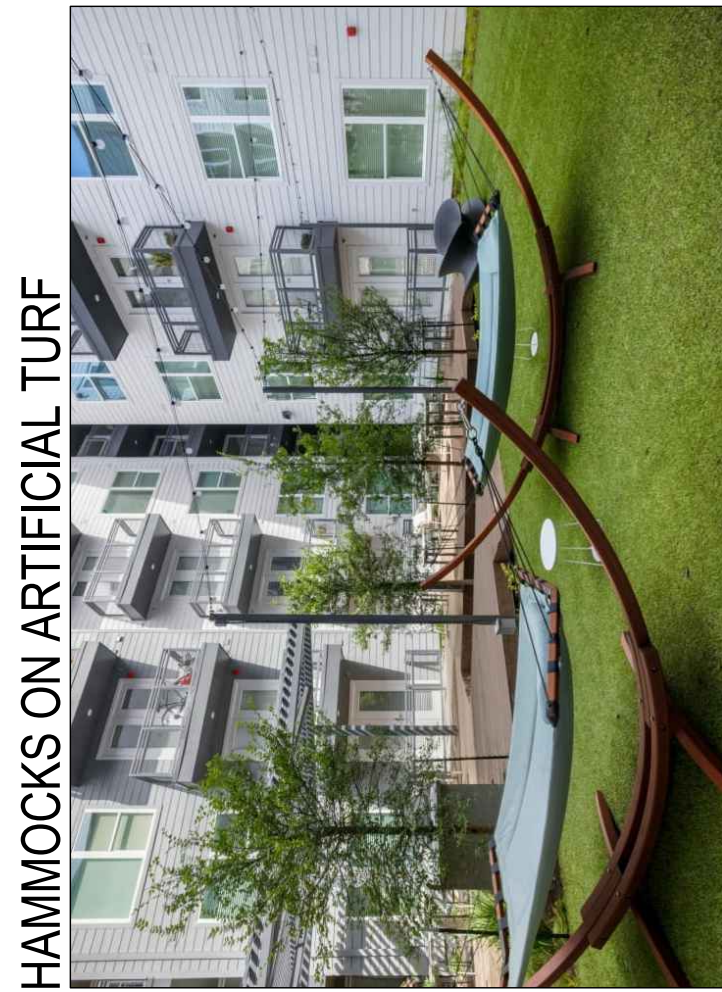
ARMORLITE DRIVE

ROOF DECK

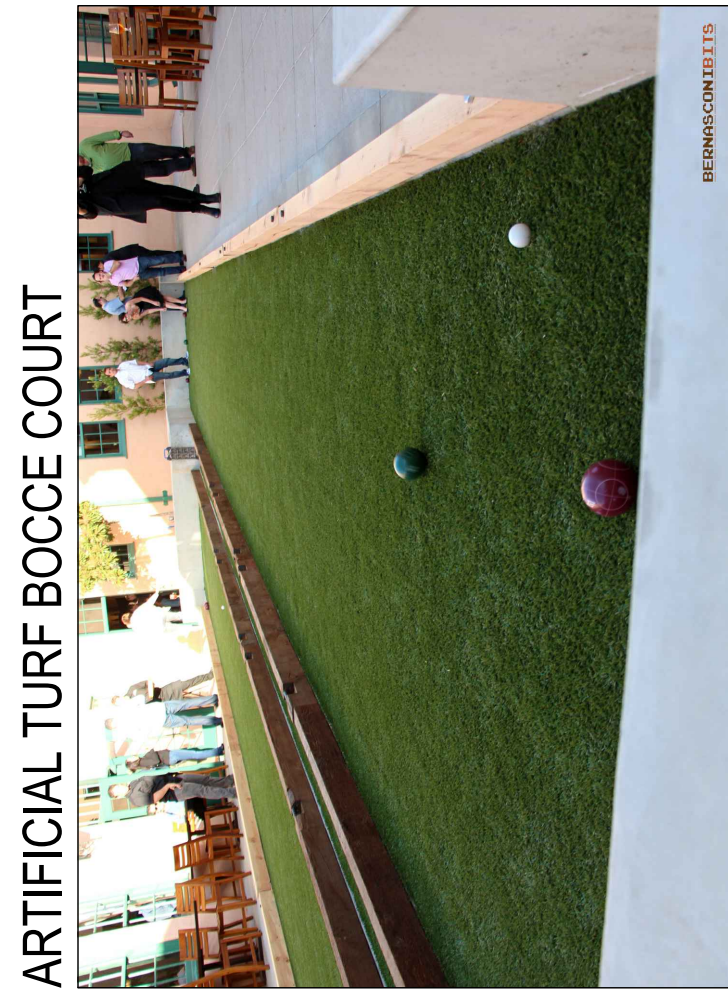
ARMORLITE DRIVE

	PARKING LOT TREES KOELEUTERIA PANICULATA / GOLDEN RAIN TREE PASTICIA CHINENSIS / CHINESE PISTACHE PODOCARPUS GRACILIOR / FERN PINE RHUS LANCEA / AFRICAN SUMAC ZELKOVA SERRATA / JAPANESE ZELKOVA X CHITALPA TASHKENTENSIS / CHITALPA	35	24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL
	POOL AREA PALMS ARCHONTOPHENDIX CUNNINGHAMIANA / KING PALM SYAGRUS ROMANZOFFIANA / FERN PALM	7	12" BTH, M, PODIUM LEVEL 10" B.T.H., M, PODIUM LEVEL
	MEDIUM SITE TREES ARBUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CERCIDUM X "DESERT MUSEUM" / DESERT MUSEUM PALO VERDE LOPHOSTEMUM CONFERTUS / BRISBANE BOX OLEA EUROPEA "SWAN HILL" / SWAN HILL FRUITLESS OLIVE PARKINSONIA ACULEATA / MEXICAN PALO VERDE	10	24" BOX, M, PODIUM LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, L, GROUND LEVEL
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	VERTICAL SHRUBS PITTOSPORIUM T. "SILVER SHEEN" / SILVER SHEEN TAWHIHII PODOCARPUS M. "MAKI" / MAKI YEW PODOCARPUS		5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
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	VINES BOUGAINVILLEA X "LA JOLLA" / BOUGAINVILLEA CLYTOSTOMA CALLISTEGOIDES / VIOLET TRUMPET VINE DISTICTIS X "RIVERS" / ROYAL TRUMPET VINE IPOMOEIA INDICA / BLUE DAWN FLOWER MACFADYENIA UNGUIS-CATI / CATS' CLAW CREEPER		5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL
	ACCENT GRASSES CAREX SPICATA / SAN DIEGO SEDGE LEPILYRIS CONDENSATUS / GIANT WILD RYE LOMANDRA L. PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA MULHBERGIA CAPILLARIS / PINK MUHLY GRASS		1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL
	GROUND COVER - PERIMETER MYOPORIUM PARVIFOLIUM / TRAILING MYOPORIUM ROSMARINUS O. "PROSTRATUS" / DWARF ROSEMARY SENECIO MANDRALISCAE / BLUE CHALK STICKS		QUARTS, L, GROUND FLAT FLAT, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL
	GROUND COVER - PODIUM COURTYARD SENECIO MANDRALISCAE / BLUE CHALK STICKS TRACHELOSPERMUM JASMINOIDES / STAR JASMINE		1 GAL, L, GROUND LEVEL FLAT, M, PODIUM LEVEL
	ARTIFICIAL TURF		
	PET SAFE BARK MULCH		
	SANDBOX SAND		
	NATURAL TURF TURF MARATHON II / MARATHON II		SOD, H, GROUND LEVEL

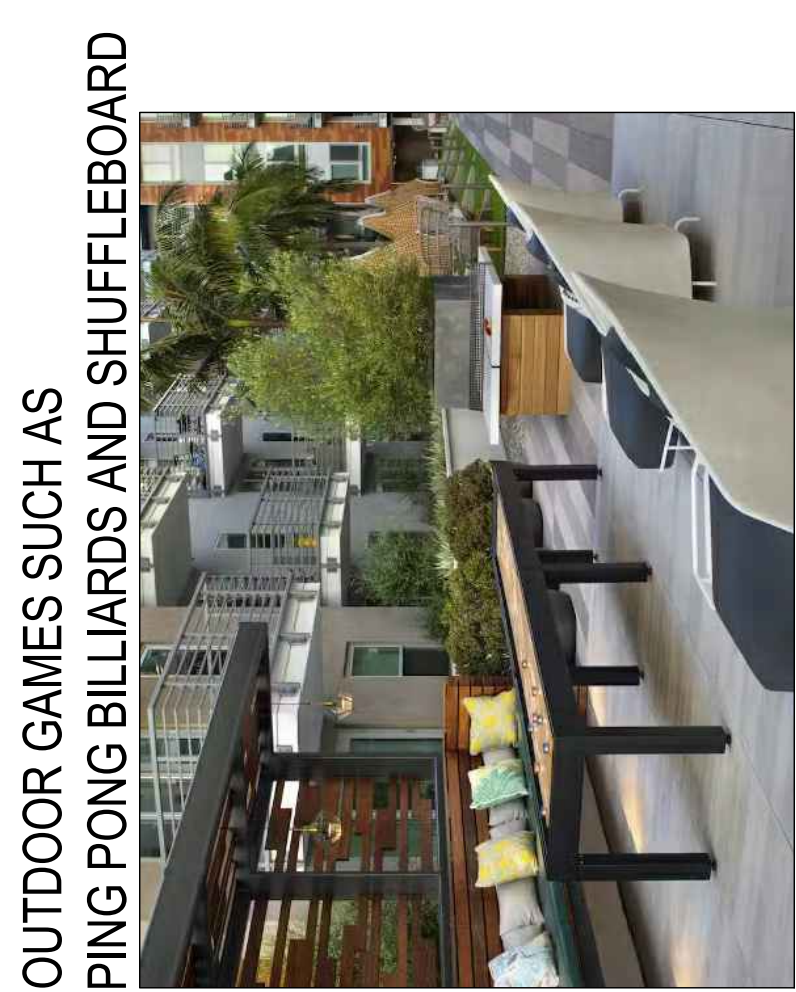
OD, H, GROUND LEVEL



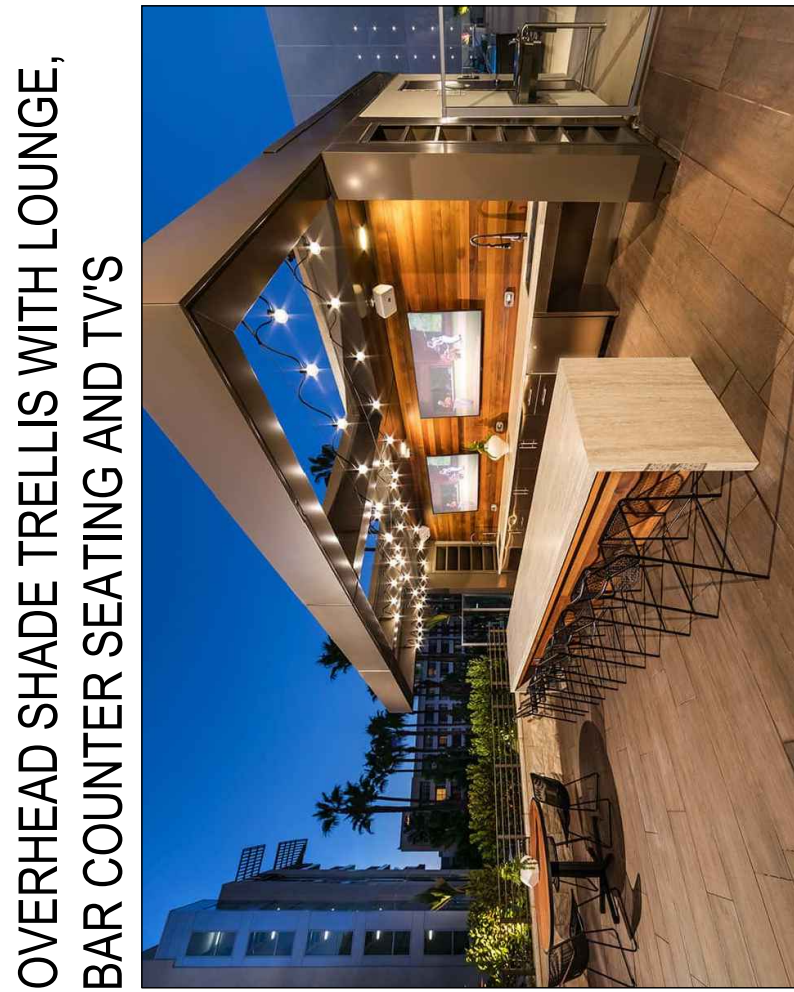
HAMMOCKS ON ARTIFICIAL TURF



ARTIFICIAL TURF BOCCIE COURT



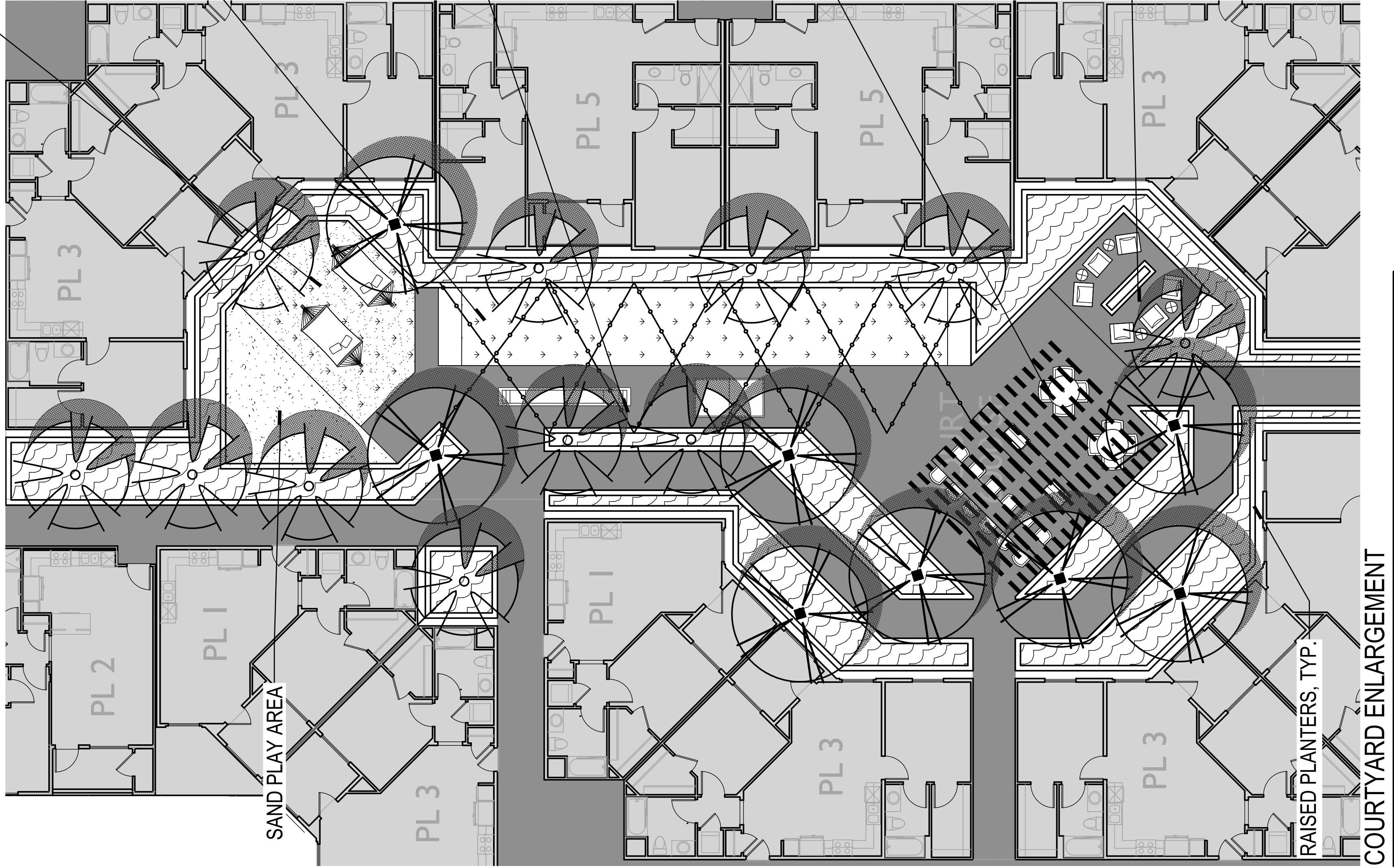
OUTDOOR GAMES SUCH AS PING PONG, BILLIARDS AND SHUFFLEBOARD



OVERHEAD SHADE TRELLIS WITH LOUNGE, BAR COUNTER SEATING AND OUTDOOR TVS



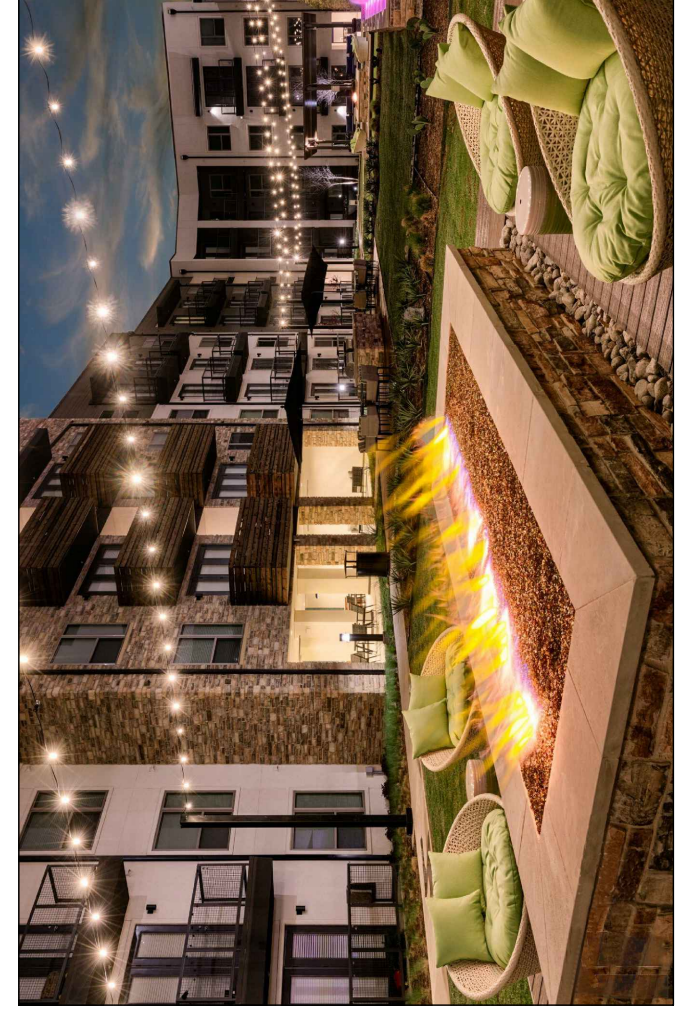
LOUNGE WITH FIREPLACE AND OUTDOOR TVS



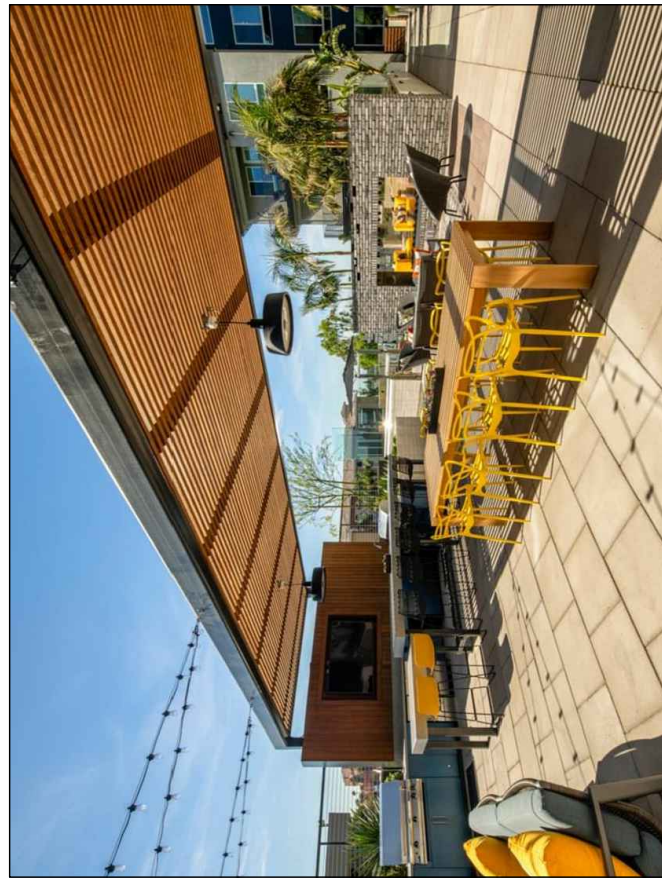
ARTIFICIAL TURF AREA WITH GAMES SUCH AS CORN HOLE AND OVERSIZED CHESS



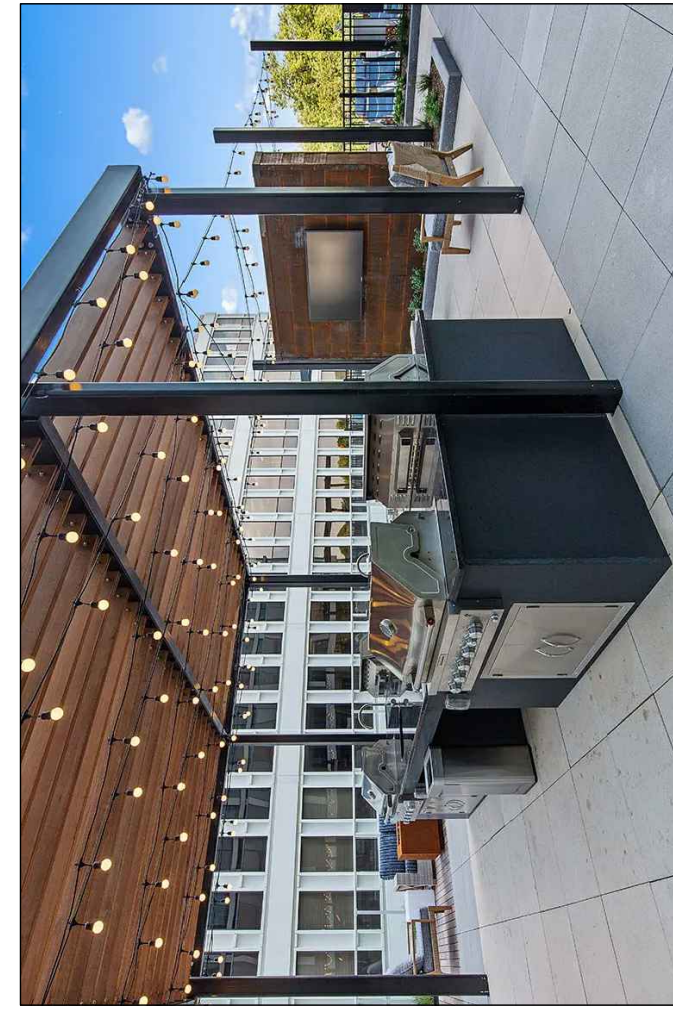
FIRE PIT WITH HANGING FESTOON LIGHTS



DOUBLE SIDED FIREPLACE WITH OUTDOOR TVS



OVERHEAD SHADE TRELLIS WITH OUTDOOR KITCHEN AND BAR COUNTER SEATING



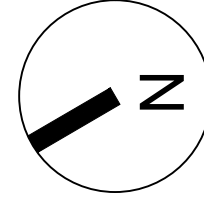
CONCEPT PLANT SCHEDULE

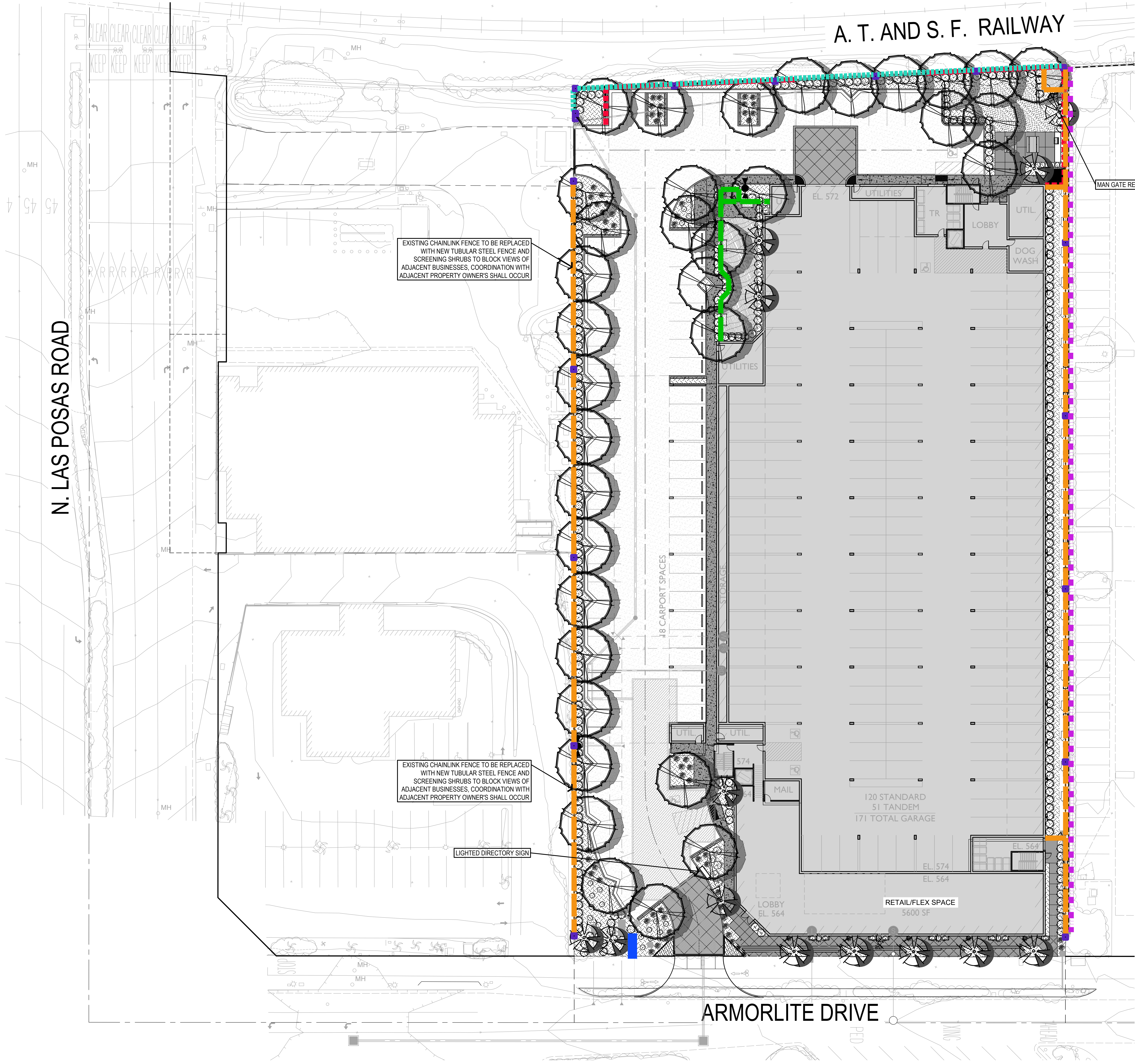
	PARKING LOT TREES	35
	KOELBUTERA PANIGALATA / GOLDEN RAIN TREE	2
	PISTACHIA CHINENSIS / CHINESE PISTACHE	2
	PODOCARPUS GRACILIS / FERN PINE	2
	ZELKOVA SERRATA / JAPANESE ZELKOVA	2
	X CHITANPA / TASHMENTENSIS / CHITANPA	2
	POOL AREA PALMS	7
	ARCHONTOIDES / CUNNINGHAMIA / KING PALM	1
	STADIA ROMANOFFIANA / QUEEN PALM	1
	MEDIUM SITE TREES	10
	ARBUUS X MARNA / MARNA STRAWBERRY TREE STANDARD	2
	CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE	2
	CERATOPHYLLUM / GOLD MEDALLION PALM O VERDE	2
	OLEA EUROPAEA / SWAN HILL / SWAN HILL FRUITLESS OLIVE	2
	PARKINSONIA ACULEATA / MEXICAN PALM O VERDE	2
	SMALL ACCENT TREES	24
	AGAVE SPECIES / AGAVE	2
	AGAVE SPECIES / AGAVE	2

	SMALL ACCENT TREES	28
	CALLISTEMON / LITTLE JOHN / LITTLE JOHN WEEPING BOTTLEBRUSH	2
	IPOMOEA INDOCA / BLUE DAWN FLOWER	2
	MACADAMIA UNICUSCUTI / CAT'S CLAW CREEPER	2
	LEUCODENDRON SPECIES / CONEBUSH	2
	PHORMIUM SPECIES / NEW ZEALAND FLAX	2
	RHAPHIOLEPS / JACK EVANS / JACK EVANS INDIAN HAWTHORN	2
	ROSEOLA GUSSET FORMIS / FIRECRACKER PLANT	2
	SMALL ACCENT SHRUBS	2
	ALOE SPECIES / ALOE	2
	CLIVIA MINATA / BUSH LILY	2
	DIETES G. VAREGATA / STRIPED FORTNIGHT LILY	2
	GAURAL / SO WHITE / SO WHITE GAURA	2
	HEMEROCALLIS X HYBRID DAY LILY	2
	LANTANA MONTEVEHENSIS / PURPLE TRAILING LANTANA	2
	STREPTOCARPUS / HYBRID OF PARADISE	2
	SMALL ACCENT SHRUBS	24
	AGAVE SPECIES / AGAVE	2
	AGAVE SPECIES / AGAVE	2

	GRASS SPECIES / GRASS	5
	CLYTOSTOMA CALLISTEGODES / VIOLET TRUMPET VINE	5
	DISTICIS X RIVERS / ROYAL TRUMPET VINE	5
	IPOMOEA INDOCA / BLUE DAWN FLOWER	5
	MACADAMIA UNICUSCUTI / CAT'S CLAW CREEPER	5
	ACCENT GRASSES	1
	CAREX SPICATA / SAN DIEGO SEDGE	1
	LEVYALIS CONDENSATUS / GIANT WILD RYE	1
	LOMANDRAL PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA	1
	MULLENBERGIA CAPILLARIS / PINK MULEY GRASS	1
	GROUND COVER - PERIMETER	0
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1
	ROSMARINUS O. PROSTRATUS / DWARF ROSEMARY	1
	SENECIO MANRAUSCAE / BLUE CHALK STICKS	1
	GROUND COVER - PODIUM COURTYARD	1
	SENECIO MANRAUSCAE / BLUE CHALK STICKS	1
	TRACHELOSPERMUM JASMINODES / STAR JASMINE	1

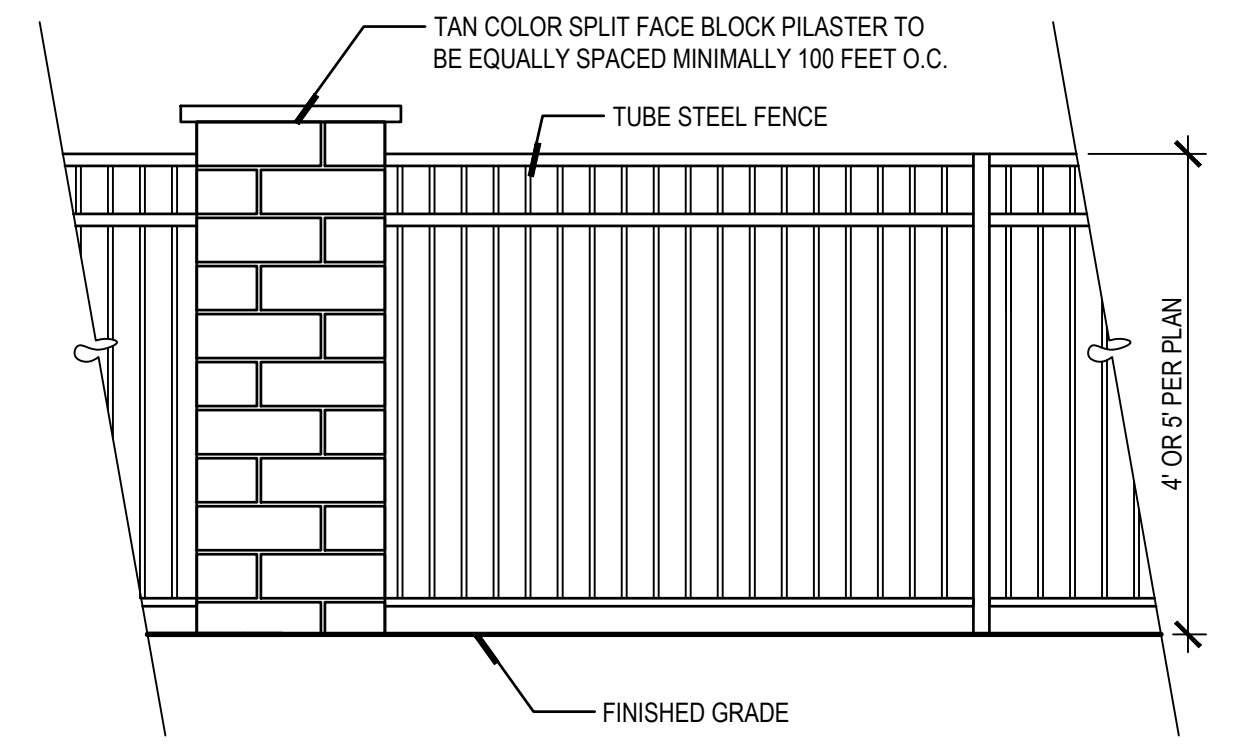
	PET SAFE BARK MULCH	5
	SANDBOX SAND	1
	NATURAL TURF	1
	TURF MARATHON II / MARATHON II	1



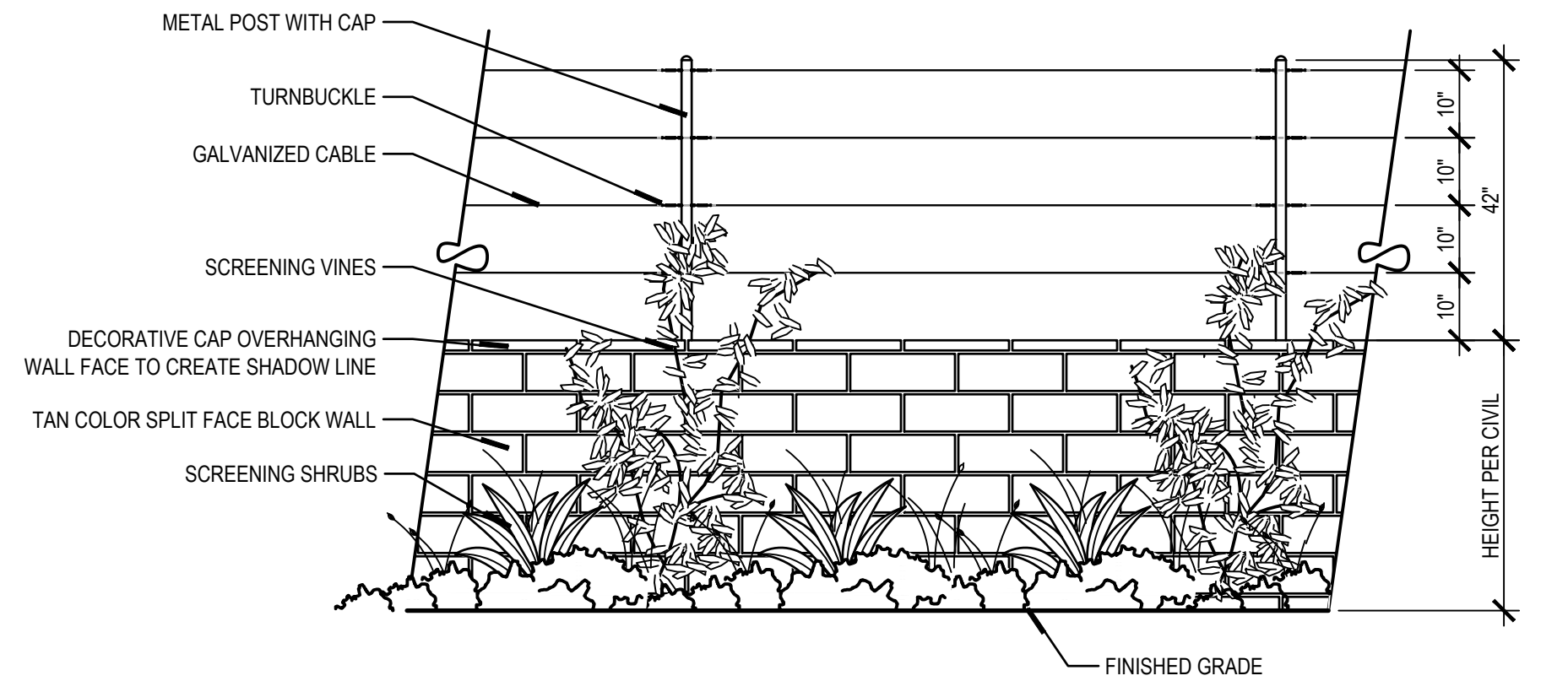


FENCE & WALL LEGEND

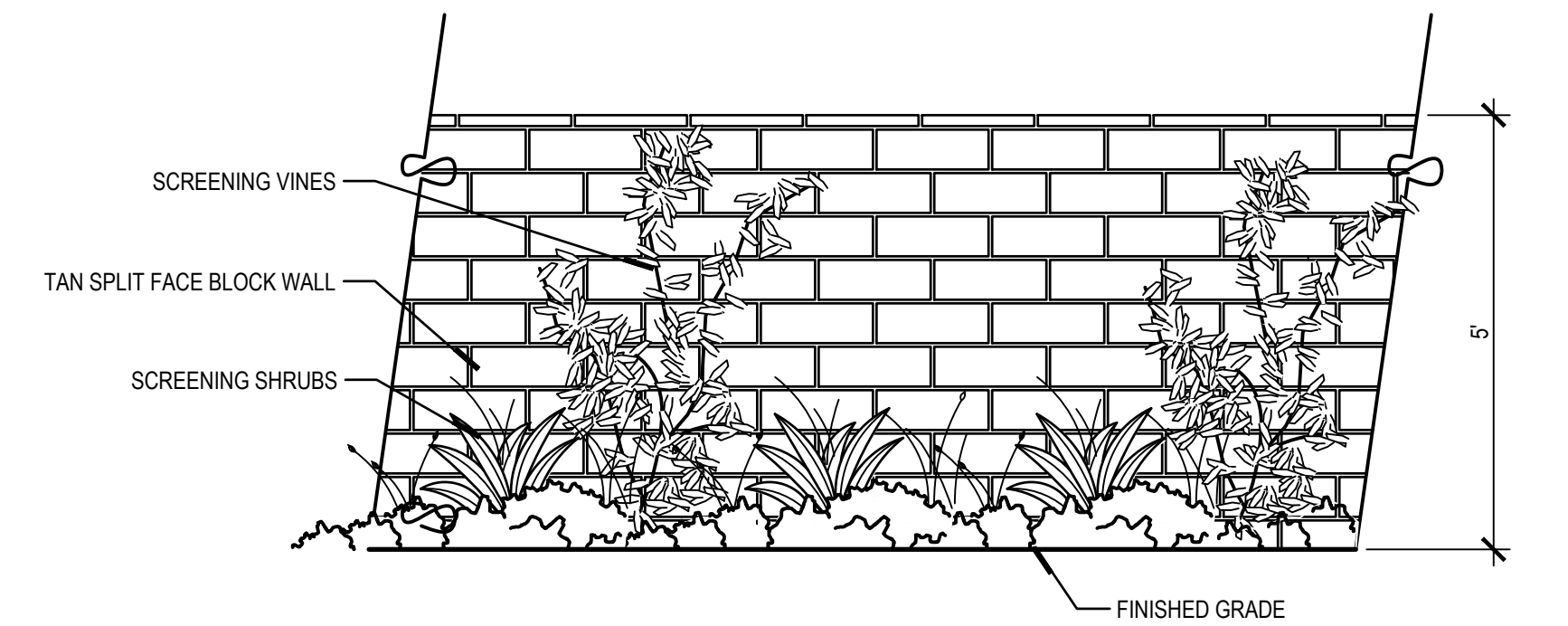
- 5' TUBE STEEL FENCE - DETAIL 'A'
- 4' TUBE STEEL DOG PARK FENCE - DETAIL 'A'
- RETAINING WALL PER CIVIL ENGINEER - DETAIL 'B'
- EXISTING RETAINING WALL WITH CABLE RAIL ATOP
- 5' CMU BLOCK WALL - DETAIL 'C'
- ENTRY MONUMENT SIGN
- SPLIT FACE BLOCK PILASTER - DETAIL 'A'



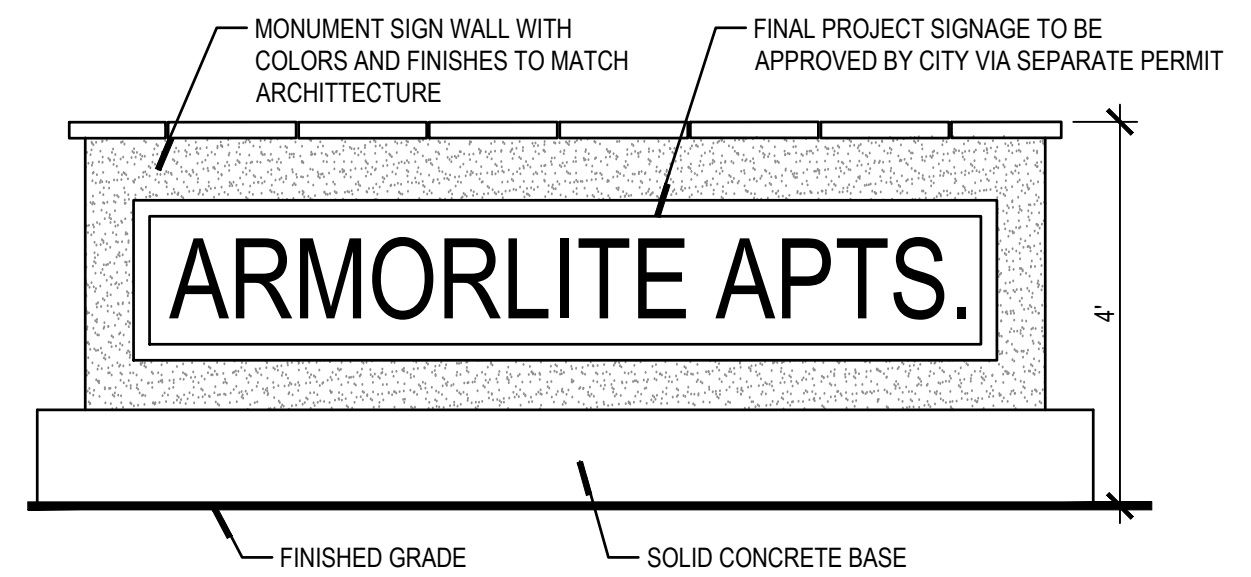
A TUBULAR STEEL FENCE



B SPLIT FACE BLOCK RETAINING WALL WITH GUARDRAIL

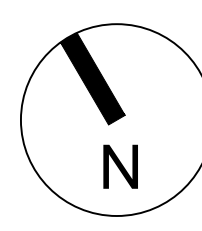


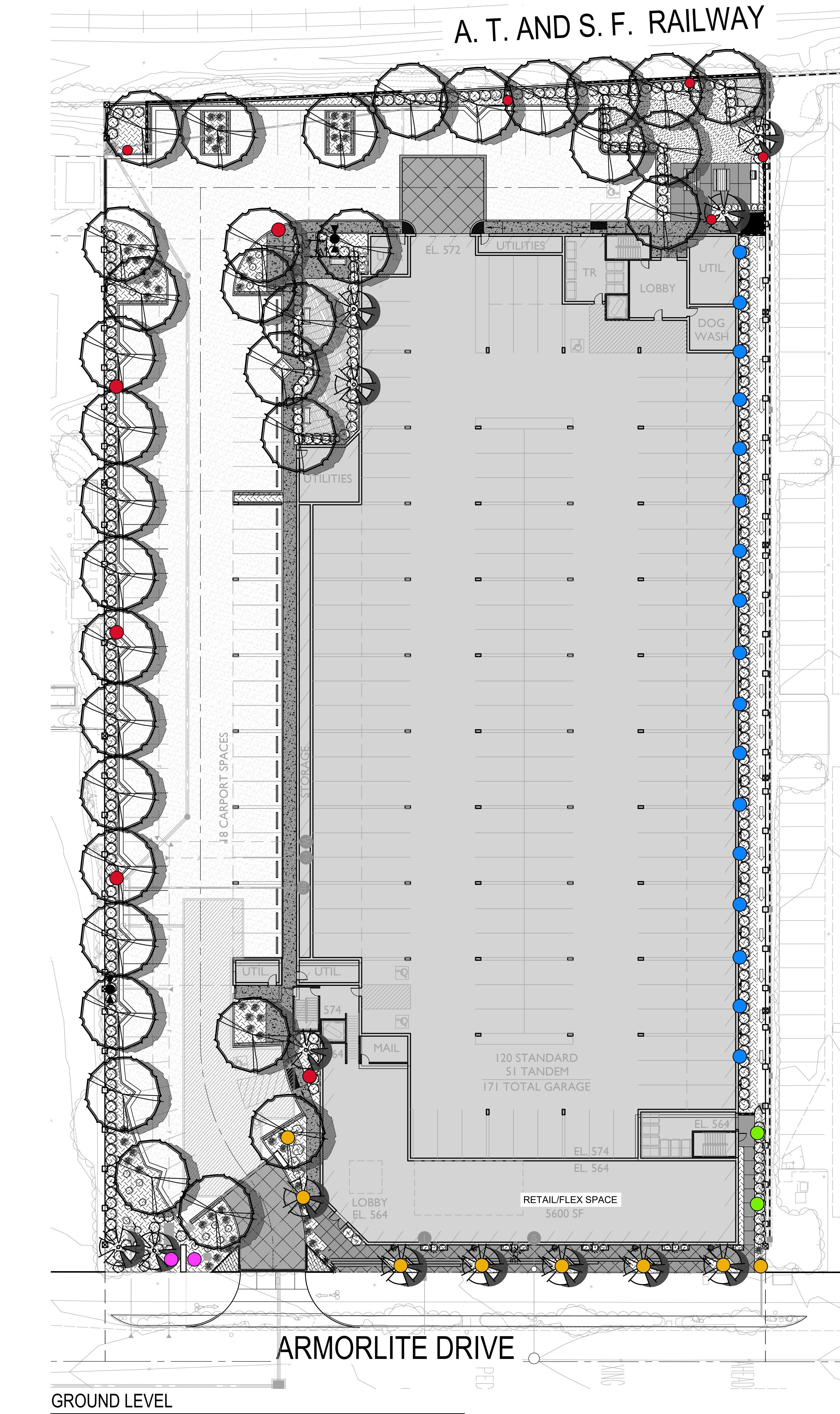
C SPLIT FACE BLOCK WALL



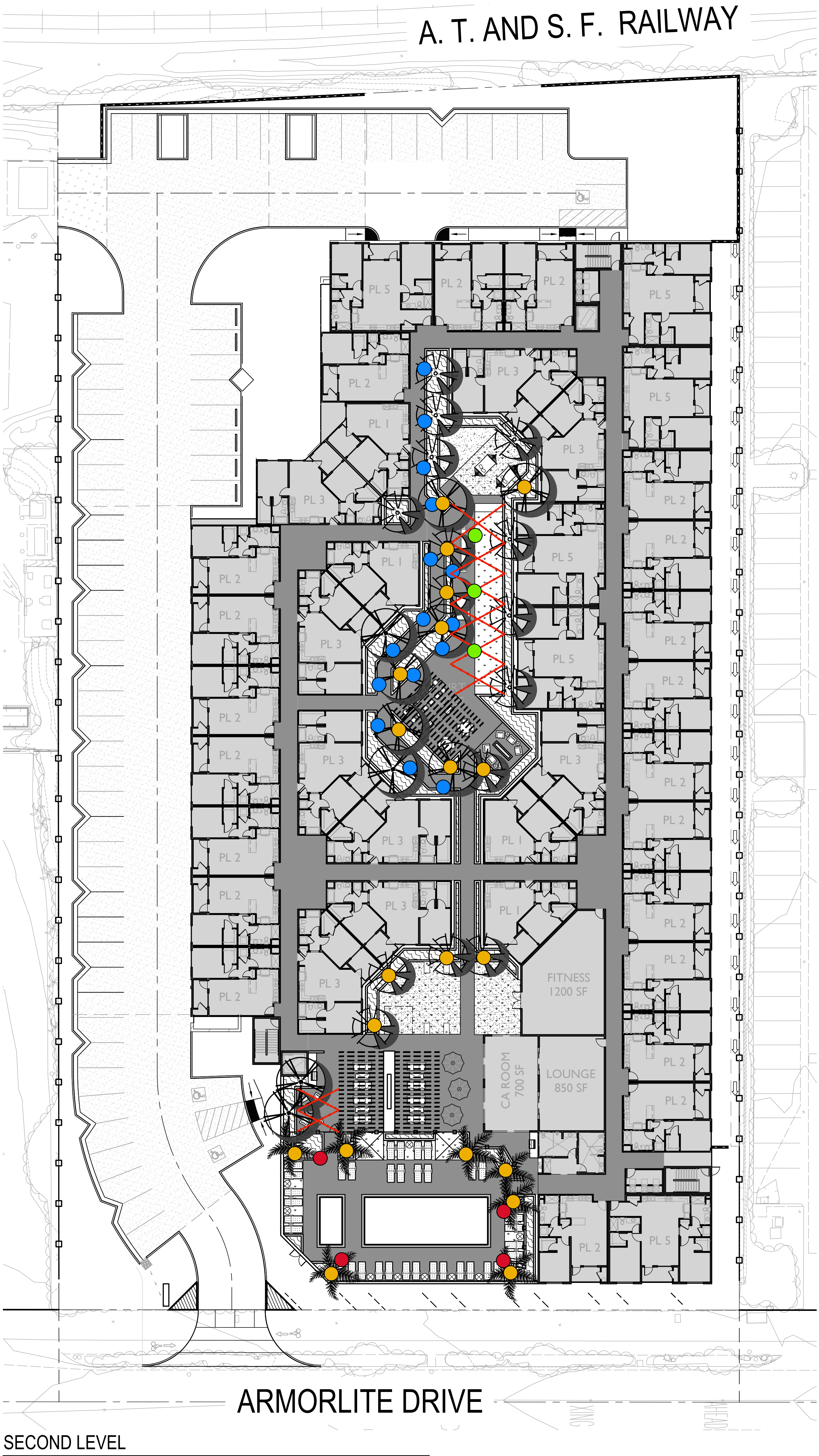
D ENTRY MONUMENT WALL

PROJECT PLANNER	
ASSOCIATE PLANNER	DATE
PROJECT CIVIL ENGINEER	
ASSISTANT CIVIL ENGINEER	DATE





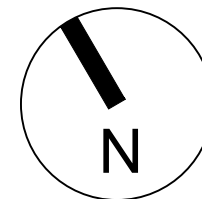
SAN MARCOS, CA
LAS POSAS VENTURES, LLC



ARMORLITE LOFTS

October 22, 2024

SCALE: 1"=20'-0"



LIGHTING LEGEND

- POLE LIGHT
- BOLLARD LIGHT
- LOUVERED RECESSED WALL LIGHT
- MONUMENT UPLIGHT
- TREE ACCENT UPLIGHT
- FESTOON LIGHTING

POLE LIGHT



BOLLARD LIGHT



MONUMENT UPLIGHT



RECESSED LOUVERED WALL LIGHT



LIGHTING NOTES:
ALL LIGHTING SHALL BE PERMANENT FIXTURES THAT ARE UL TESTED AND APPROVED. THE DESIGN OF THE LIGHTING SHALL BE DONE SO THAT MAIN ENTRANCES, FOCAL POINTS AND GATHERING AREAS ARE ILLUMINATED TO ENHANCE EACH SPACE. FIXTURES LOCATED ON THE BUILDINGS AND WITHIN THE LANDSCAPE ARE INTENDED TO ILLUMINATE EMERGENCY EGRESS PATHWAYS TO MEET ALL LOCATE CODES AND REQUIREMENTS. LIGHT POLLUTION IS A MAJOR CONCERN AND APPROPRIATE WATTAGES AND ACCESSORIES SUCH AS CUT-OFF SHIELDS WILL BE UTILIZED TO MINIMIZE LIGHT TRESPASS INTO UNWANTED AREAS. ALL LIGHTING SHALL COMPLY WITH THE CITY OF CARLSBAD LAND DEVELOPMENT CODE AND OTHER APPLICABLE GUIDELINES.

PROJECT PLANNER

ASSOCIATE PLANNER

PROJECT CIVIL ENGINEER

ASSISTANT CIVIL ENGINEER

DATE

DATE

LANDSCAPE CONCEPTUAL LIGHTING PLAN

gmp

3176 Lionhead Ave.
Suite 102
Carlsbad, CA 92010
gmp@landarch.com
760 556 8977
LANDSCAPE
ARCHITECTURE
& PLANNING

L-5

PROJECT PLANNER	DATE
ASSOCIATE PLANNER	DATE
PROJECT CIVIL ENGINEER	DATE
ASSISTANT CIVIL ENGINEER	DATE

PARKING STALL SHADING LEGEND

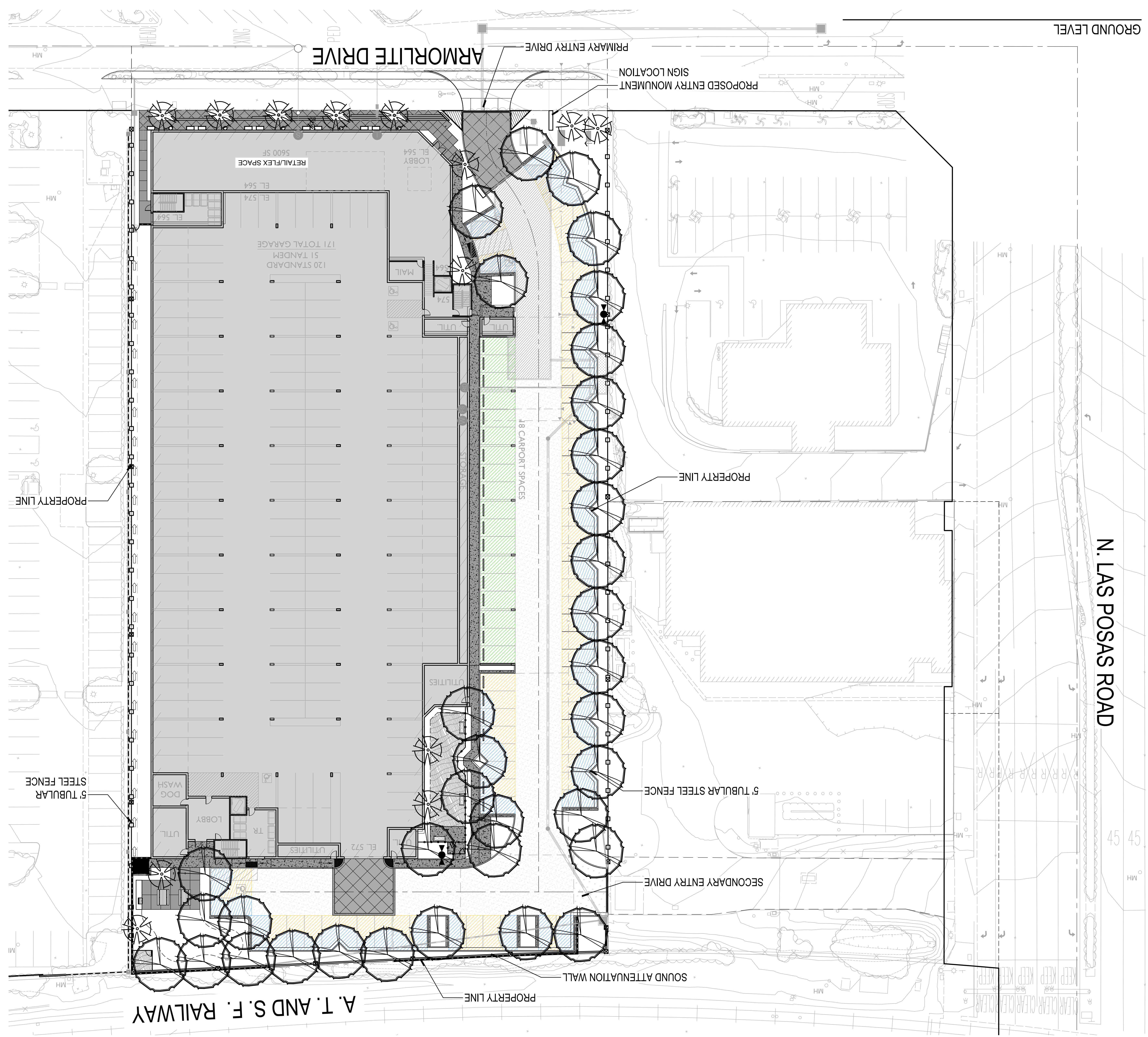
UNSHADED PARKING STALL AREA = 4,187 SF

PARKING STALL SHADED BY TREES = 6,409 SF

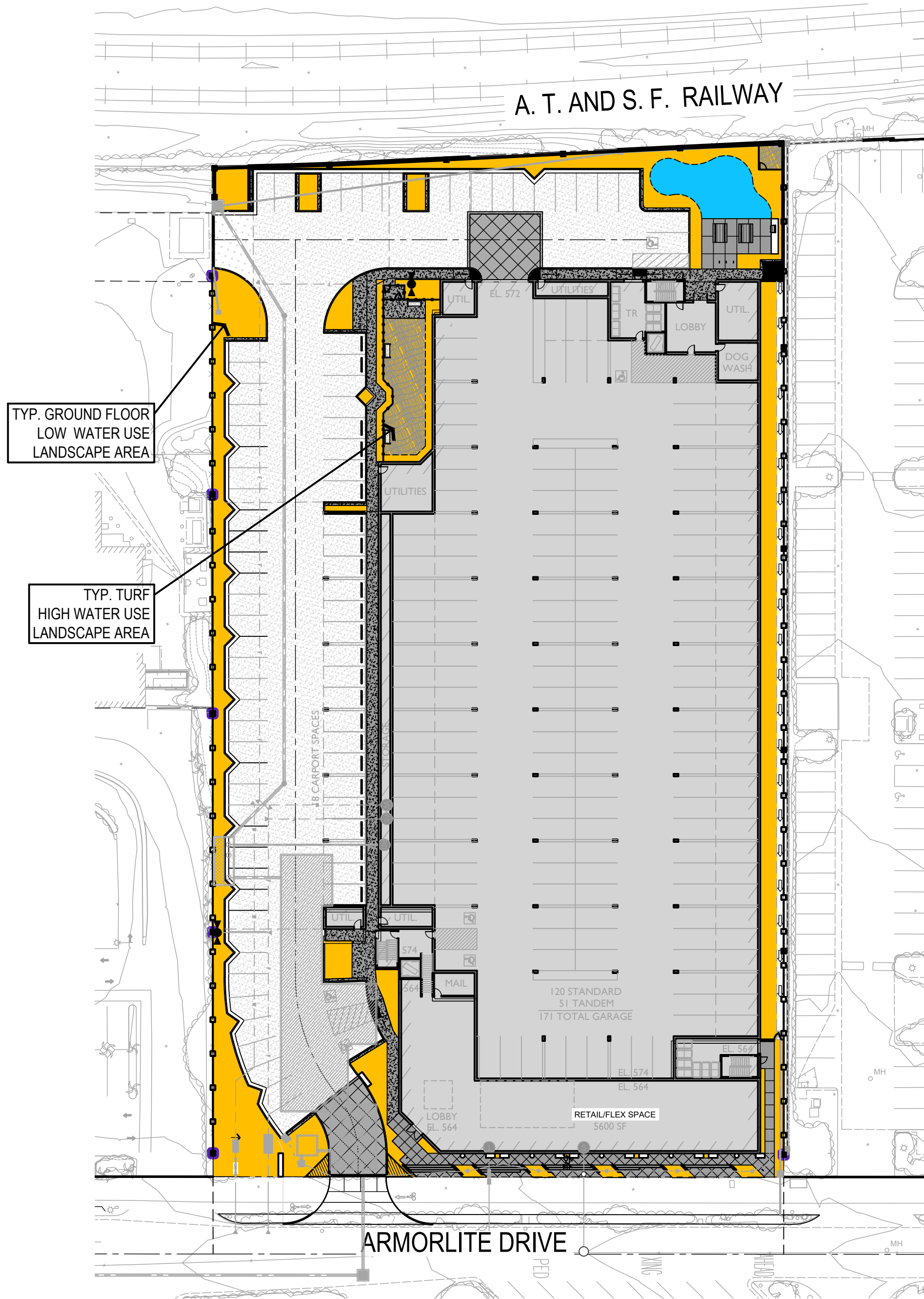
PARKING STALL SHADED BY BUILDING = 1,503 SF

TOTAL PARKING STALL AREA: 12,099 SF

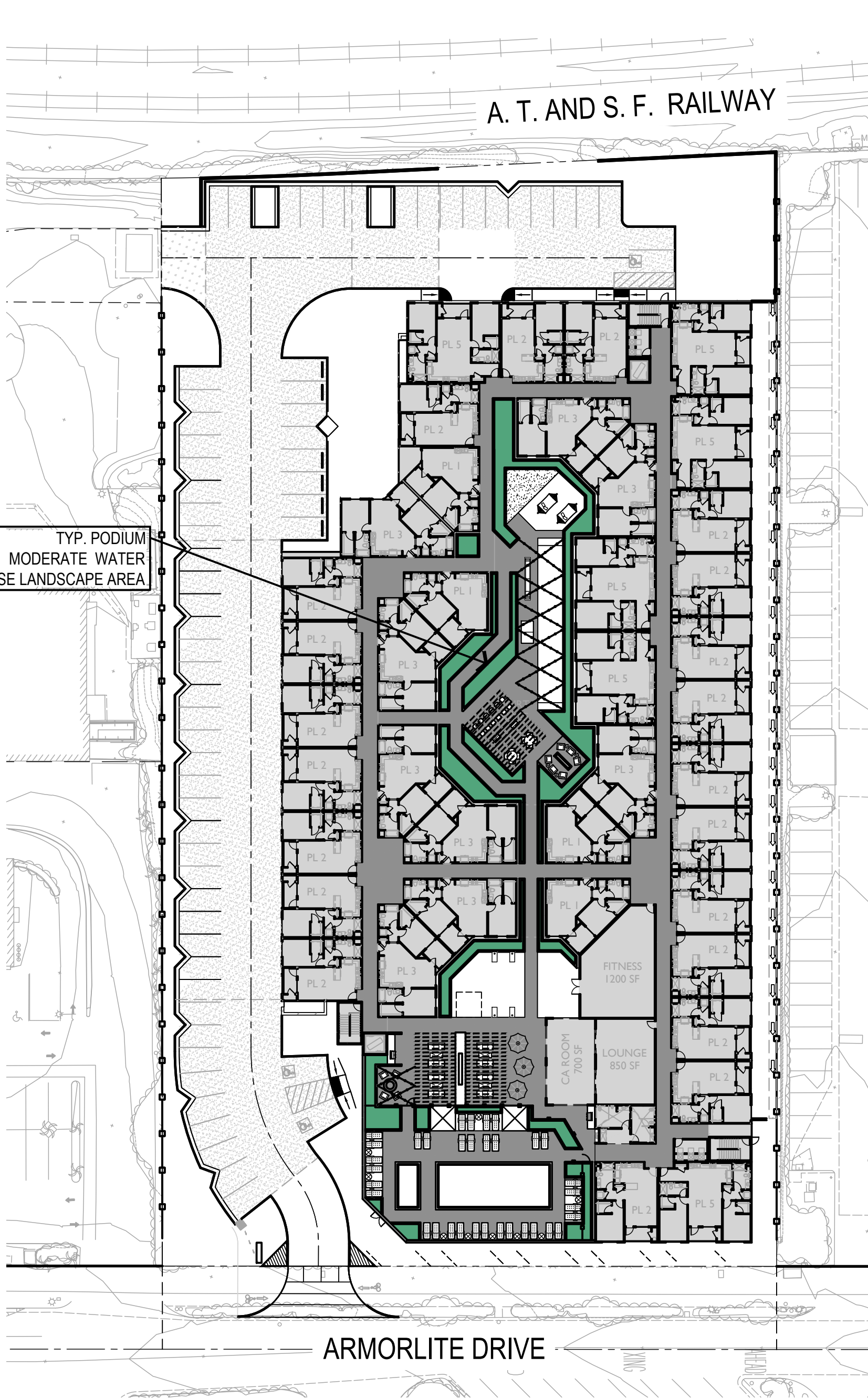
TOTAL SHADED PARKING STALL AREA: 7,912 S.F. (65.0%)*THIS EXCEEDS THE 50% SHADE REQUIREMENT



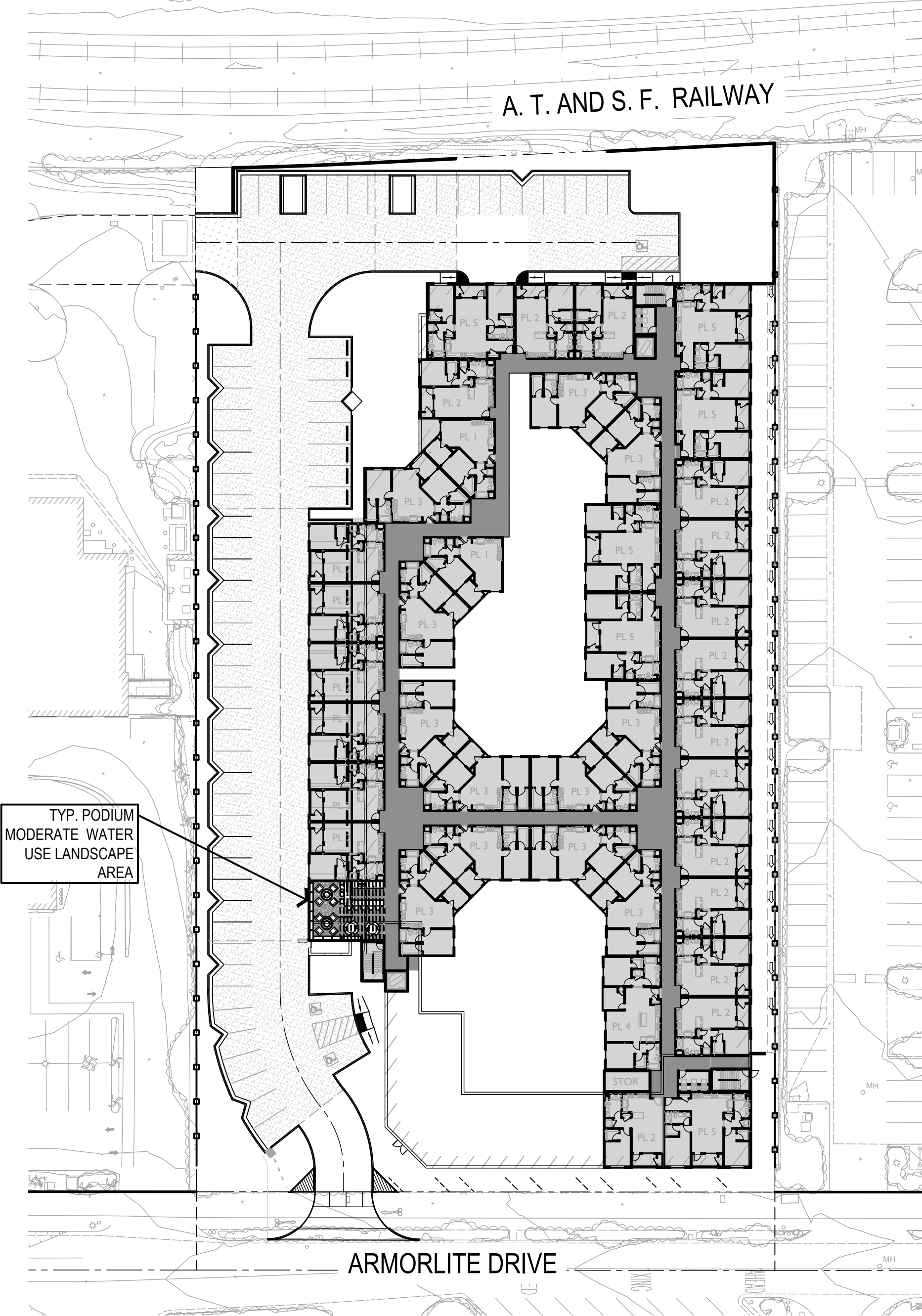
HYDROZONES



GROUND LEVEL



SECOND FLOOR



REEF DECK

HYDROZONE LEGEND

- LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET _o) 54.2							
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 Floor - Low	0.2	Drip	0.81	0.24	11,420	2,740.8	92,101.8
Podium - Mod.	0.4	Drip	0.81	0.49	2,757	1,350.9	45,396.7
Turf - High	0.8	Spray	0.75	1	932	932	31,318.9
Trees	0.4	Bubbler	0.75	.53	2,000	1,060	35,620.2
			Totals		17,109	6,083.7	
Special Landscape Areas							
			1				
			1				
			1				
			Totals	(C)	(D)		
						ETWU Total	204,437.7
						Maximum Allowed Water Allowance (MAWA)¶	316,212

*Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use plantings

†Irrigation Method
overhead spray
or drip

‡ETWU (Annual Gallons Required) = ET_o x
0.62 x ETAF x Area
where 0.62 is a conversion
factor that converts acre-inches
per acre per year to gallons per
square foot per year.

¶MAWA (Annual Gallons Allowed) = (ET_o) / (0.62) [(ETAF x LA) + ((1-
ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches
per acre per year to gallons per square foot per year. LA is
the total landscape area in square feet, SLA is the total
special landscape area in square feet,
and ETAF is .55 for residential areas and 0.45 for non-
residential areas.

$$(54.2)(.62) \times (.055 \times 17,109) + 0 = 316,212$$

ETAF Calculations

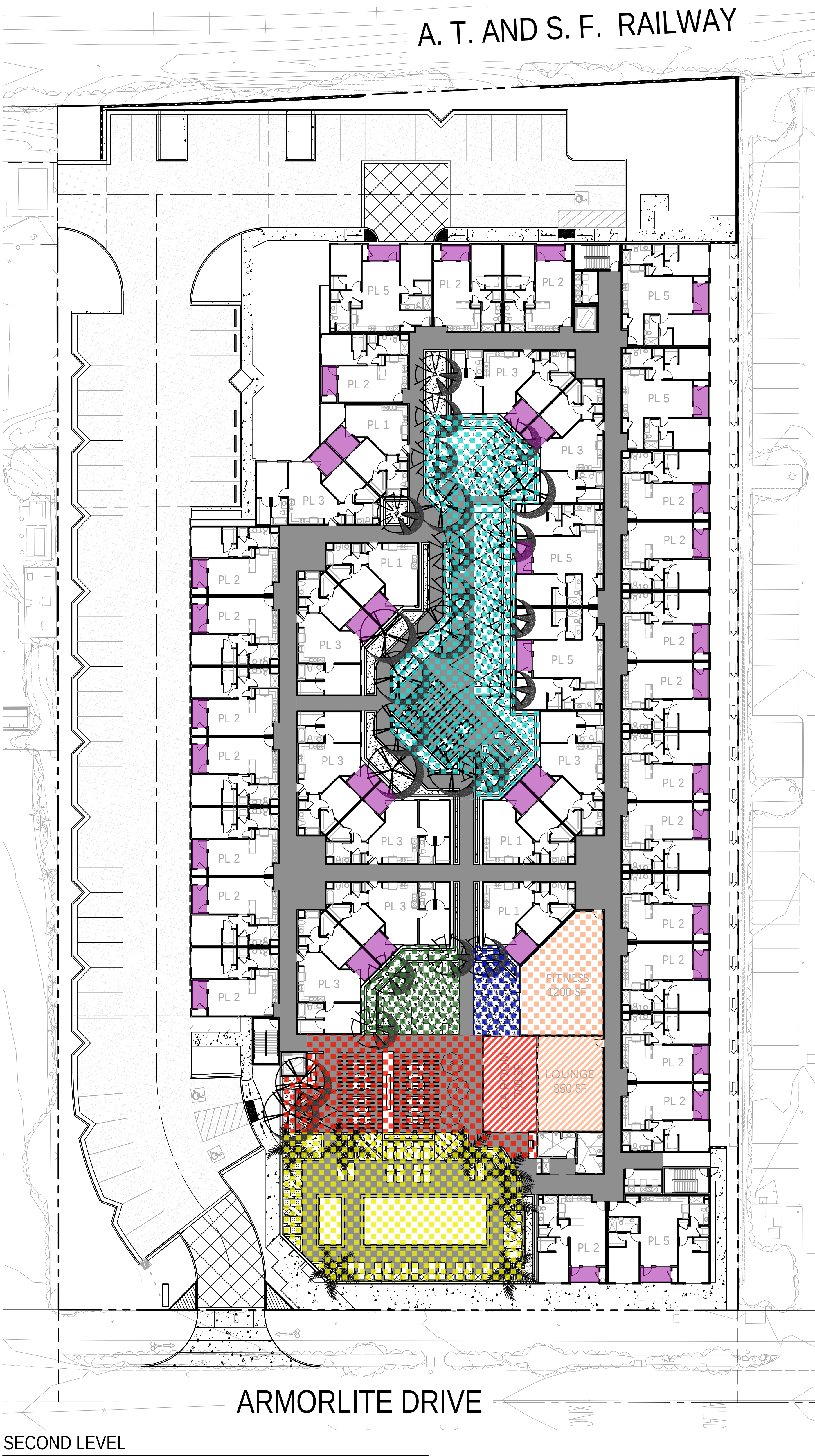
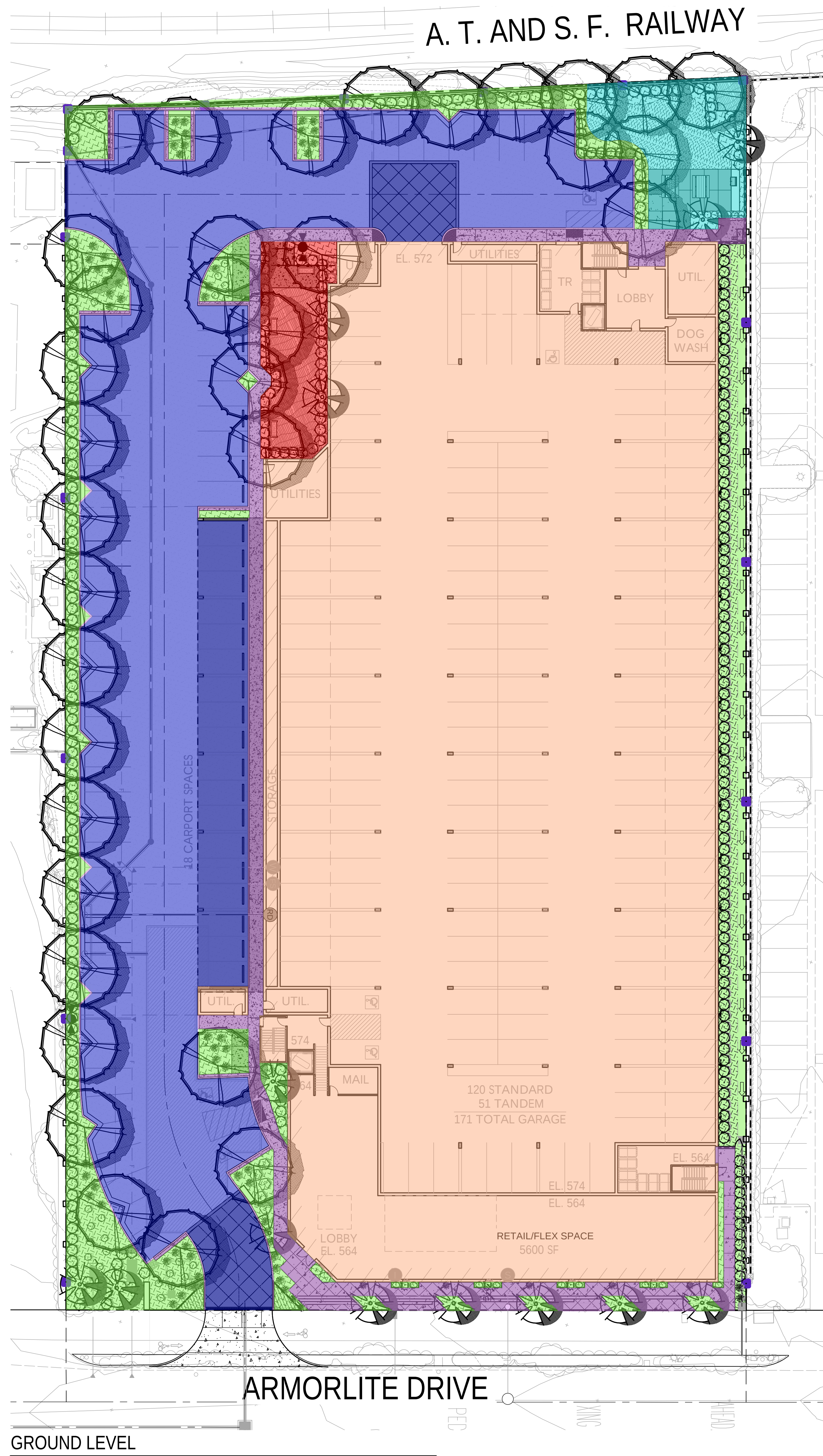
Regular Landscape Areas

Total ETAF x Area	6,330.3
Total Area	17,109
Average ETAF	0.37

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	6,330.3
Total Area	17,109
Stitewide ETAF	0.37



PROVIDED OPEN SPACE - GROUND LEVEL			
SYM.	AREA DESCRIPTION	AREA (SF)	AREA (SF)
COMMON O.S.	LANDSCAPE	10,701	
	HARDSCAPE	5,305	
	DOG PARK	1,876	
	PASSIVE PARK	2,314	
	COMMON DRIVEWAY		28,118
	BUILDING FOOTPRINT		58,236
TOTAL AREA		20,196 SF (0.441 AC)	86,354 SF (2.006 AC)
TOTAL SITE AREA			106,550 SF (2.447 AC)

PROVIDED OPEN SPACE - SECOND TO ROOF LEVELS		
SYM.	AREA DESCRIPTION	AREA (SF)
COMMON OPEN SPACE	POOL AREA	4,309
	OUTDOOR LOUNGE	2,544
	GAME AREA	1,012
	YOGA AREA	505
	COURTYARD	4,828
	CA ROOM	700
	INDOOR LOUNGE	850
	FITNESS ROOM	1,200
	ROOF DECK	800
PRIVATE O.S.	2nd LEVEL (PATIOS)	2,503
	3rd LEVEL (PATIOS)	2,661
	4th LEVEL (PATIOS)	2,661
	5th LEVEL (PATIOS)	2,606
TOTAL AREA		27,179 SF (0.442 AC)
TOTAL O.S. AREA		45,061 SF (0.882 AC)

