

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

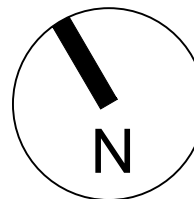
10/22/24
DATE

SAN MARCOS, CA
LAS POSAS VENTURES, LLC

ARMORLITE LOFTS

October 22, 2024

SCALE: 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

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

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

CONCEPT PLANT SCHEDULE

	PARKING LOT TREES KOLBIA PANICULATA / GOLDEN RAIN TREE PISTACHIA CHINENSIS / CHINESE PISTACHE PODOCARPUS GRACILIS / 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 ARCHONTOPHIX CUNNINGHAMIANA / KING PALM SYAGRA ROMANOFFIANA / 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 CERIDUUM 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 'SILVER SHEEN' / SILVER SHEEN TAWHIWI PODOCARPUS M. 'MAKI' / MAKI YEW 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 LEUCANDRON SPECIES / CONEBUSH PHORMIUM SPECIES / NEW ZEALAND FLAX RHAPHIOLEPIS 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN RHAPHIOLEPIS 'LADY PALM' / 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 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 MACFADYENIA 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

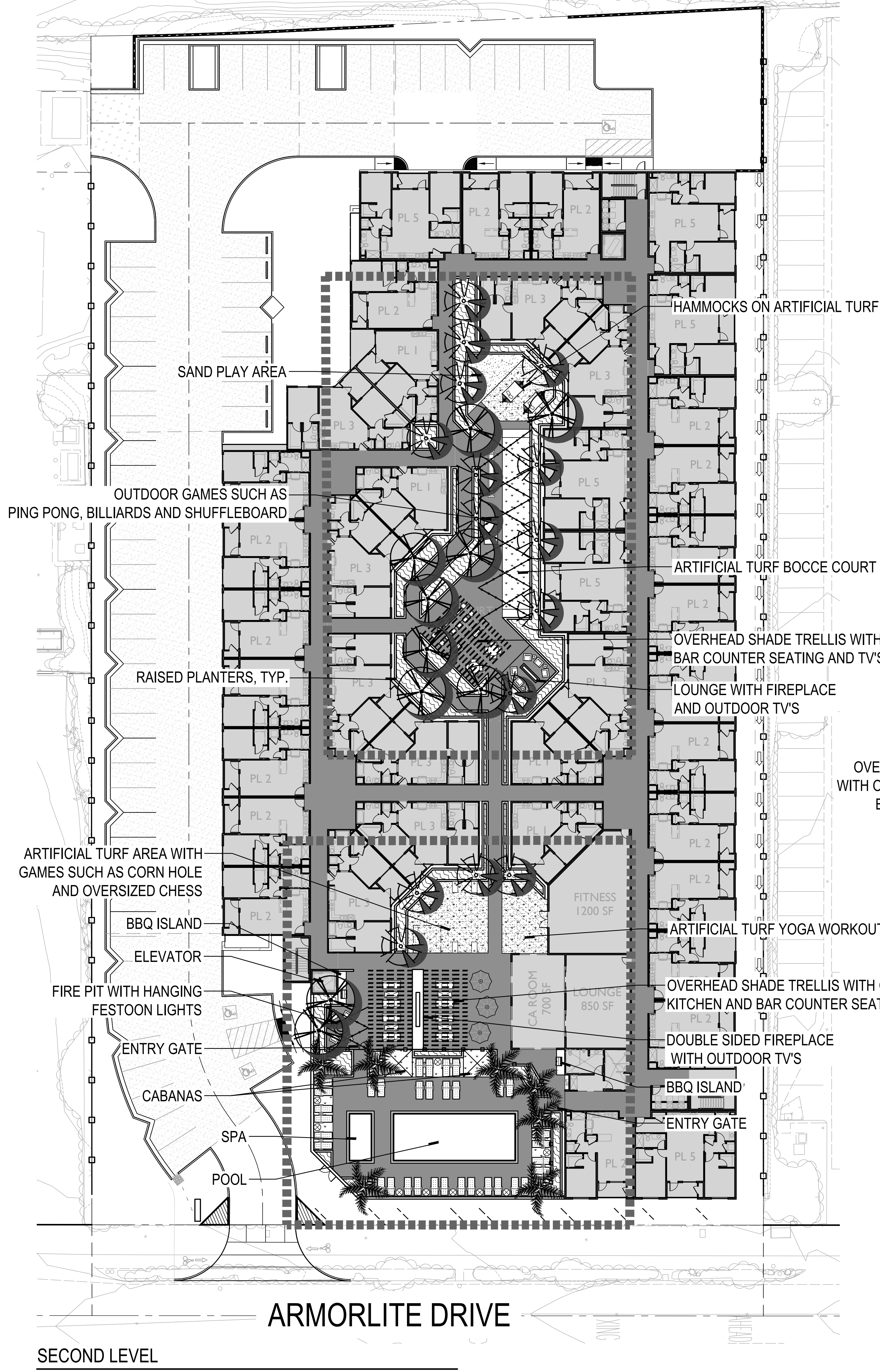
LANDSCAPE CONCEPT PLAN

gmp

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

L-1

A. T. AND S. F. RAILWAY

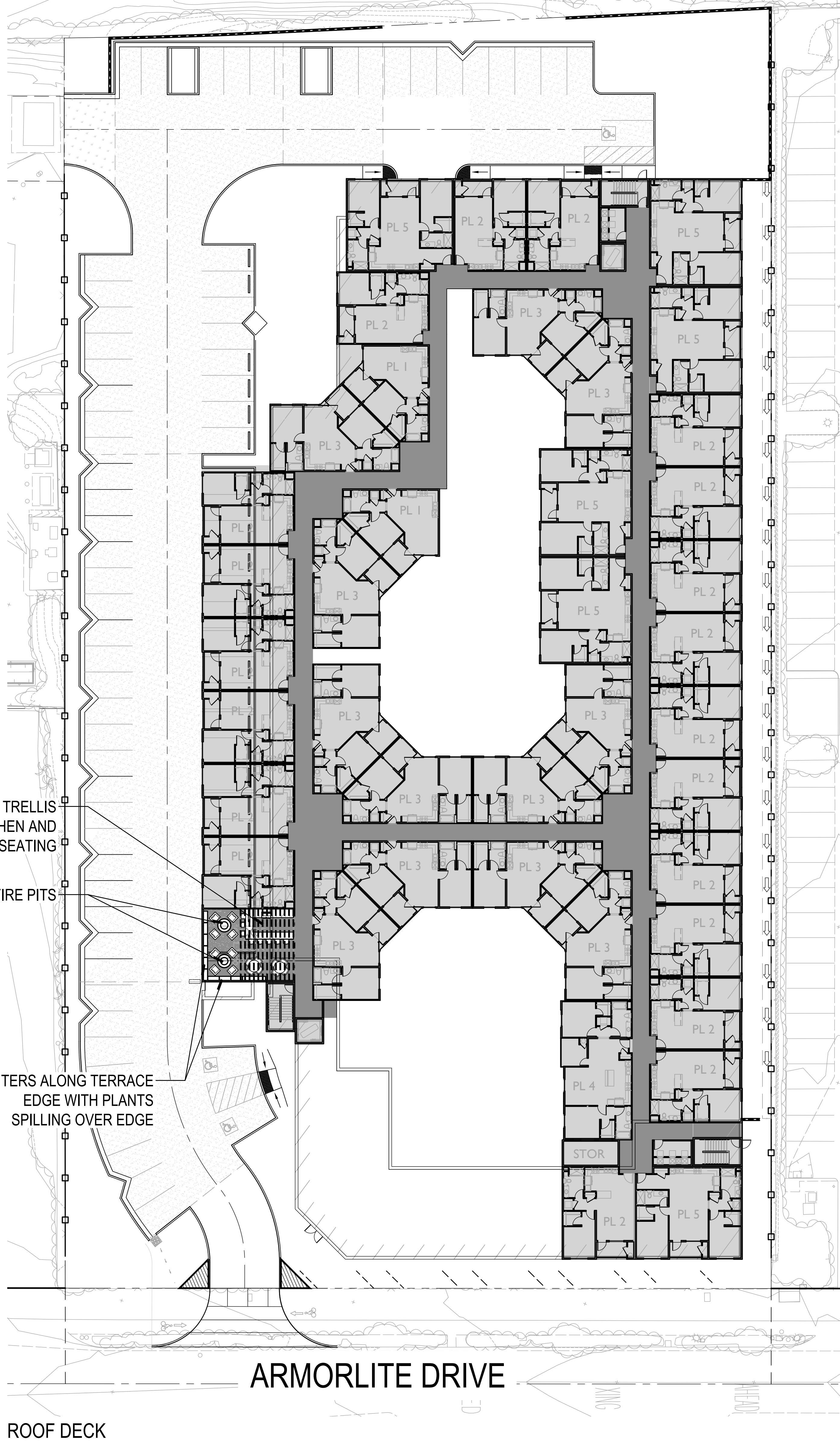


ARMORLITE DRIVE

SECOND LEVEL

SAN MARCOS, CA
LAS POSAS VENTURES, LLC

A. T. AND S. F. RAILWAY

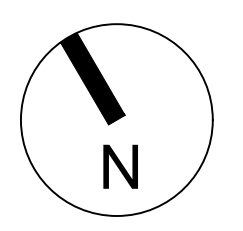
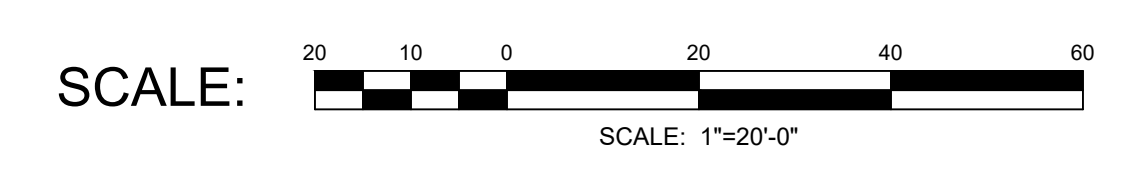


ARMORLITE DRIVE

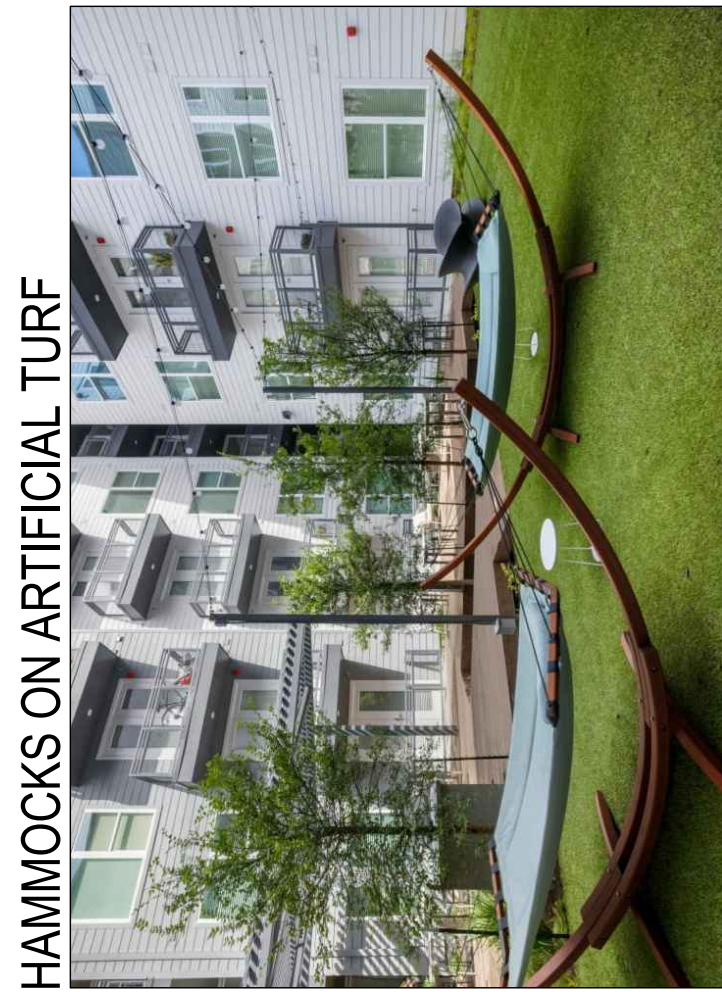
ROOF DECK

ARMORLITE LOFTS

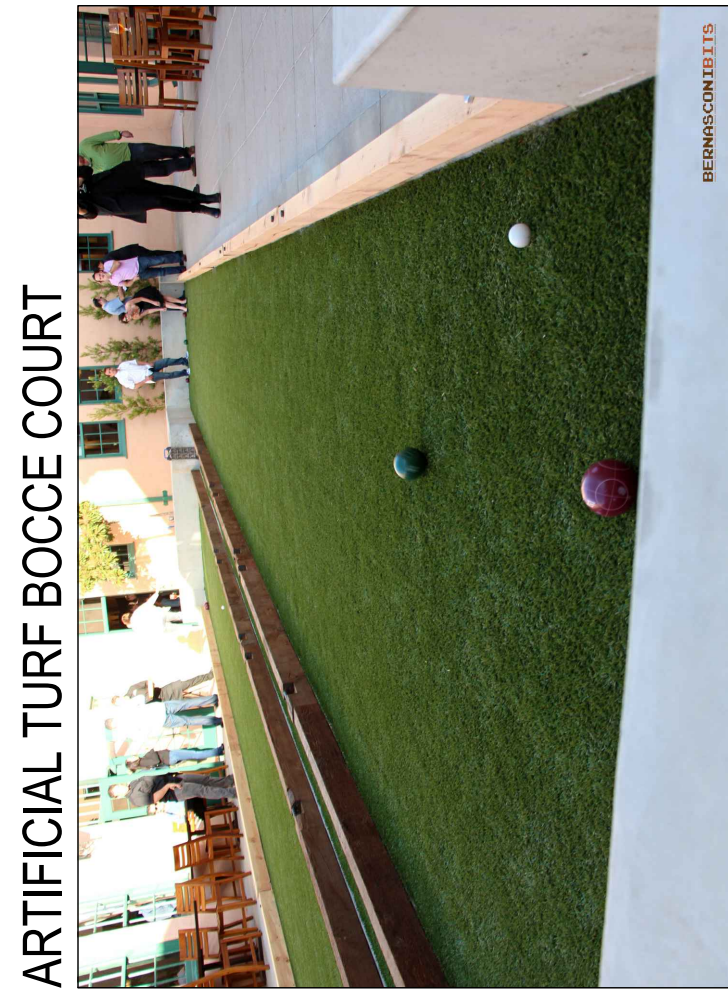
October 22, 2024



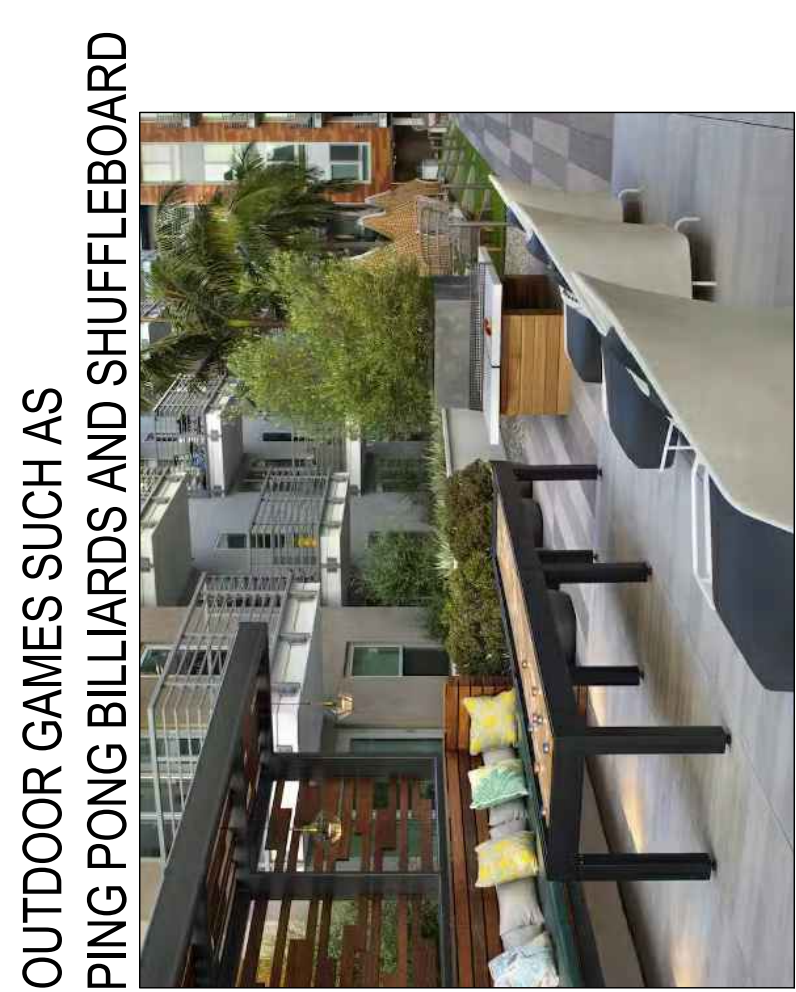
CONCEPT PLANT SCHEDULE			
	PARKING LOT TREES	35	24" BOX, L, GROUND LEVEL
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24" BOX, M, PODIUM LEVEL
	PISTACIA CHINENSIS / CHINESE PISTACHE		24" BOX, M, PODIUM LEVEL
	PODOCARPUS GRACILIOR / FERN PINE		24" BOX, L, GROUND LEVEL
	RHUS LANCEA / AFRICAN SUMAC		24" BOX, M, PODIUM LEVEL
	POOL AREA PALMS	7	12" B.T.H, M, PODIUM LEVEL
	ARCHONTOPHENIX CUNNINGHAMIANA / KING PALM		10" B.T.H, M, PODIUM LEVEL
	SYAGRUS ROMANZOFFIANA / QUEEN PALM		
	MEDIUM SITE TREES	10	24" BOX, M, PODIUM LEVEL
	ARBUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD		24" BOX, L, GROUND LEVEL
	CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE		24" BOX, M, PODIUM LEVEL
	CERCIDIUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE		24" BOX, M, PODIUM LEVEL
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24" BOX, L, GROUND LEVEL
	SMALL ACCENT TREES	28	24" BOX, L, GROUND LEVEL
	ALOE BARNESII / TREE ALOE		24" BOX, M, PODIUM LEVEL
	CERCIS CANADENSIS / EASTERN REDBUD		24" BOX, L, GROUND LEVEL
	CERCIS OCCIDENTALIS / WESTERN REDBUD		24" BOX, M, PODIUM LEVEL
	LAGERSTROEMIA INDICA / GRAPE MYRTLE		
	MEDIUM SHRUBS		5 GAL, L, GROUND LEVEL
	CISTUS X SUNSET / SUNSET ROCKROSE		5 GAL, L, GROUND LEVEL
	LEUCOPHYLLUM F. 'COMPACTA' / COMPACT TEXAS SAGE		5 GAL, M, PODIUM LEVEL
	LIGUSTRUM JAPONICUM / JAPANESE PRIVET		5 GAL, M, PODIUM LEVEL
	MYRTUS C. 'COMPACTA' / DWARF COMMON MYRTLE		5 GAL, L, GROUND LEVEL
	VERTICAL SHRUBS		5 GAL, M, PODIUM LEVEL
	PITTOSPORUM T. 'SILVER SHEEN' / SILVER SHEEN TAWHIHI		5 GAL, M, PODIUM LEVEL
	PODOCARPUS M. 'NAKI' / MAKI YEW PODOCARPUS		
	MEDIUM ACCENT SHRUBS		5 GAL, L, GROUND LEVEL
	AGAVE SPECIES / AGAVE		5 GAL, L, GROUND LEVEL
	BOUGAINVILLEA SPECIES / BOUGAINVILLEA		5 GAL, M, PODIUM LEVEL
	CALLISTEMON V. 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH		5 GAL, L, GROUND LEVEL
	CISTUS X PURPUREUS / ORCHID ROCKROSE		5 GAL, L, GROUND LEVEL
	SMALL ACCENT SHRUBS		1 GAL, L, GROUND LEVEL
	ALOE SPECIES / ALOE		1 GAL, M, PODIUM LEVEL
	CLIVIA MINUTA / BUSH LILY		1 GAL, L, GROUND LEVEL
	DIANELLA SPECIES / FLAX LILY		5 GAL, M, PODIUM LEVEL
	DIETES G. 'VARIEGATA' / STRIPED FORTNIGHT LILY		5 GAL, M, PODIUM LEVEL
	VINES		5 GAL, L, GROUND LEVEL
	BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA		5 GAL, M, PODIUM LEVEL
	CLYTOSTOMA CALLISTEGODES / VIOLET TRUMPET VINE		5 GAL, L, GROUND LEVEL
	DISTICTIS X RIVERS / ROYAL TRUMPET VINE		5 GAL, L, GROUND LEVEL
	IPOMOEA INDICA / BLUE DAWN FLOWER		5 GAL, L, GROUND LEVEL
	ACCENT GRASSES		1 GAL, L, GROUND LEVEL
	CAREX SPISSA / SAN DIEGO SEDGE		1 GAL, L, GROUND LEVEL
	LEVYSSUS CONDENSATUS / GIANT WILD RYE		1 GAL, L, GROUND LEVEL
	LOMANDRA L. PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA		1 GAL, L, GROUND LEVEL
	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		1 GAL, L, GROUND LEVEL
	GROUND COVER - PERIMETER		QUARTS, L, GROUND LEVEL
	MYOPORIUM PARVIFOLIUM / TRAILING MYOPORIUM		FLAT, L, GROUND LEVEL
	ROSMARINUS O. 'PROSTRATUS' / DWARF ROSEMARY		1 GAL, L, GROUND LEVEL
	SENECIO MANDRALISCAE / BLUE CHALK STICKS		
	GROUND COVER - PODIUM COURTYARD		1 GAL, L, GROUND LEVEL
	SENECIO MANDRALISCAE / BLUE CHALK STICKS		FLAT, M, PODIUM LEVEL
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE		
	ARTIFICIAL TURF		
	PET SAFE BARK MULCH		
	SANDBOX SAND		
	NATURAL TURF		
	TURF MARATHON II / MARATHON II		



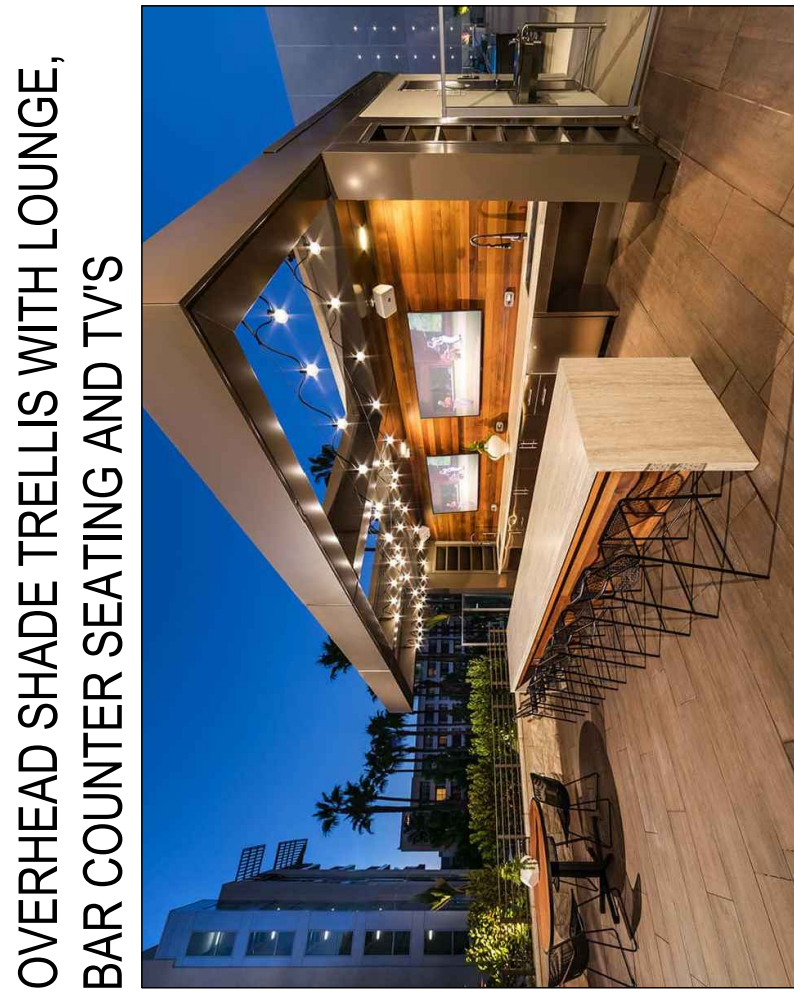
HAMMOCKS ON ARTIFICIAL TURF



ARTIFICIAL TURF BOCCIE COURT



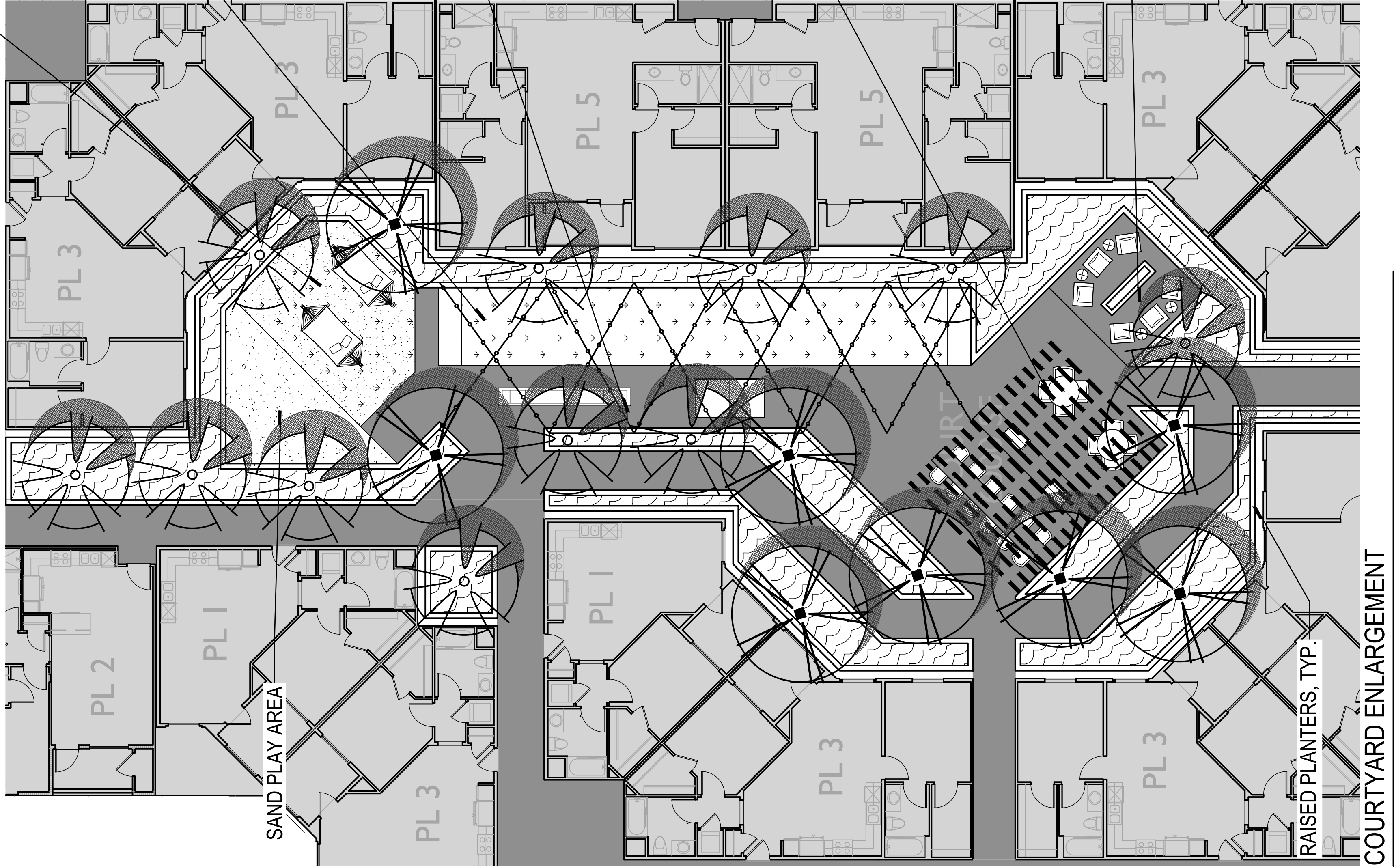
OUTDOOR GAMES SUCH AS PING PONG, BILLIARDS AND SHUFFLEBOARD



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



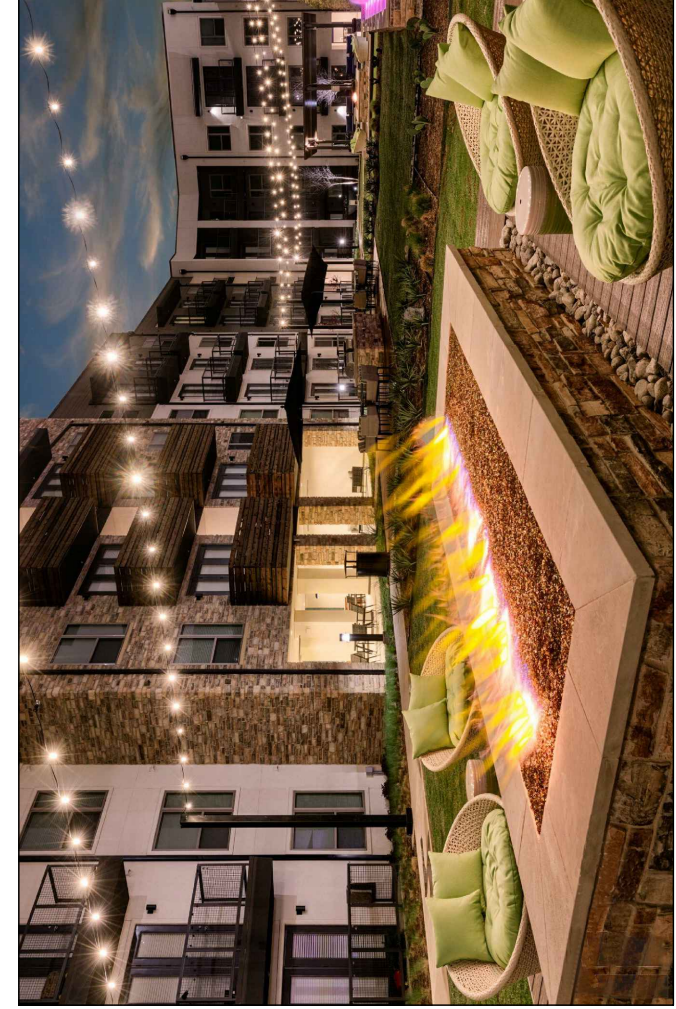
LOUNGE WITH FIREPLACE AND OUTDOOR TVS



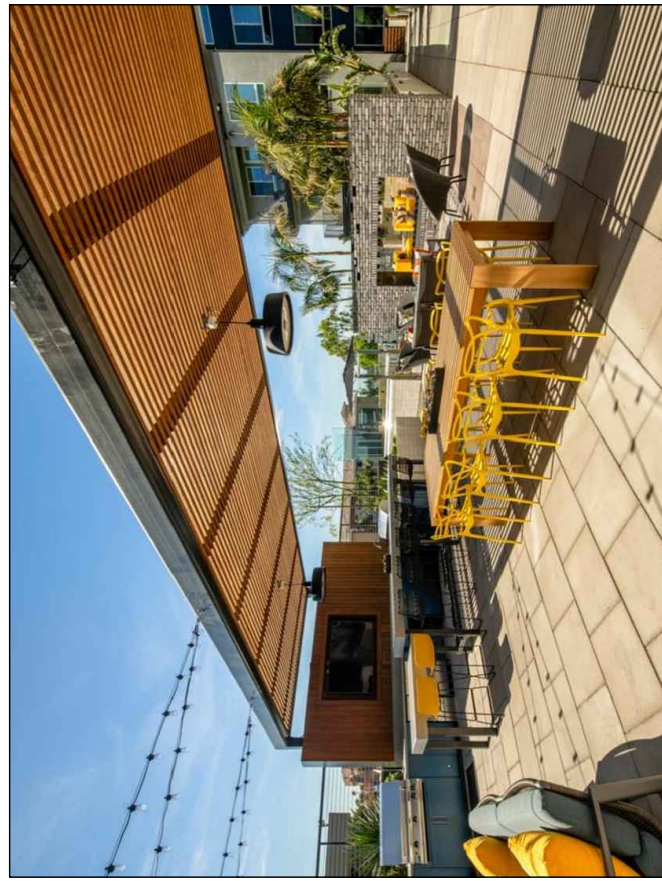
ARTIFICIAL TURF AREA WITH GAMES SUCH AS CORN HOLE AND OVERSIZED CHESS



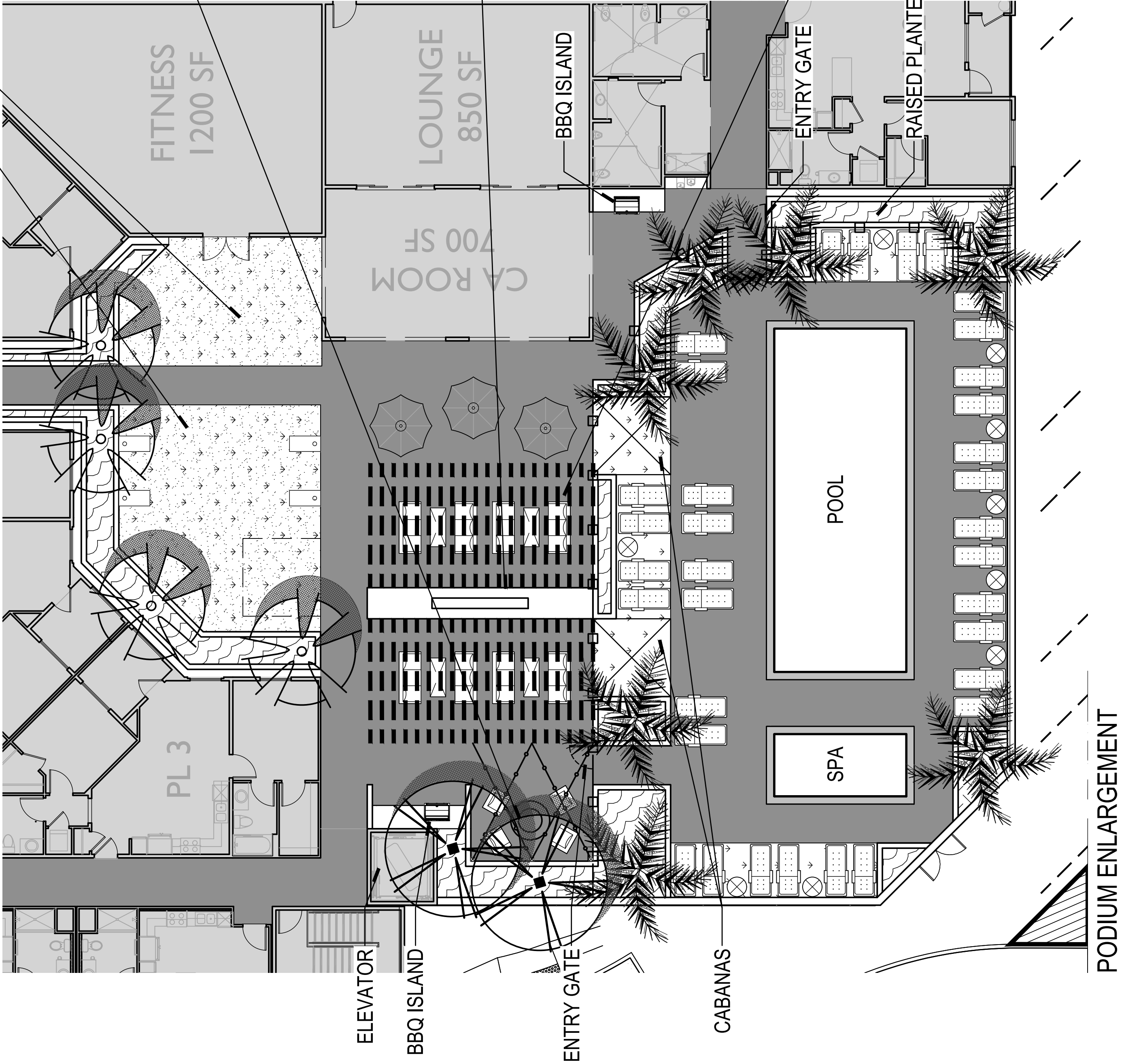
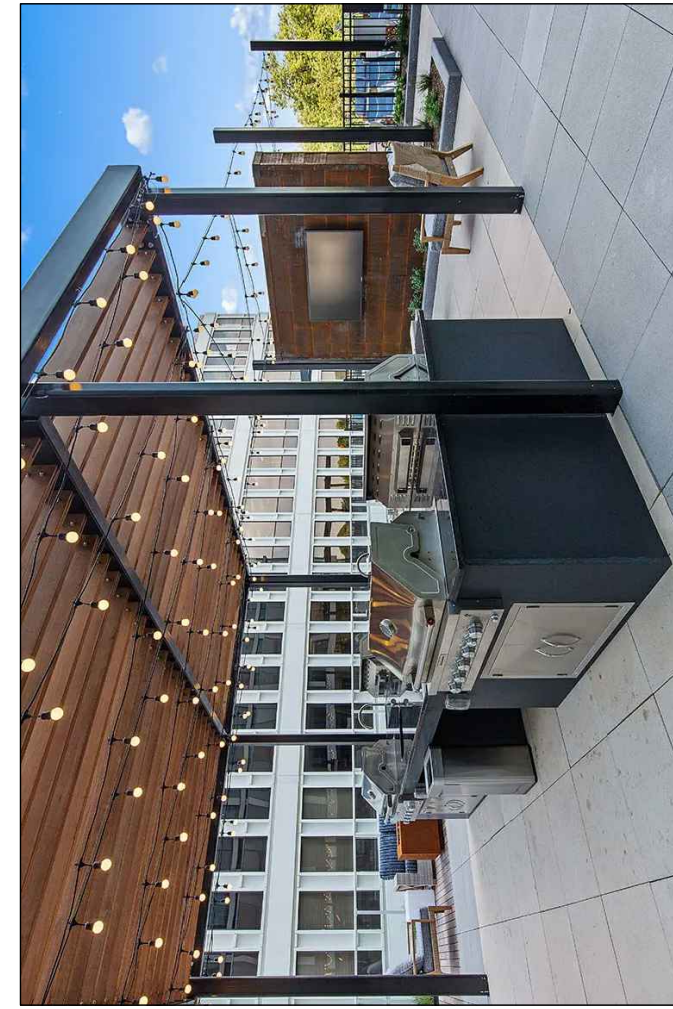
FIRE PIT WITH HANGING FESTOON LIGHTS



DOUBLE SIDED FIREPLACE WITH OUTDOOR TVS



OVERHEAD SHADE TRELLIS WITH OUTDOOR KITCHEN AND BAR COUNTER SEATING



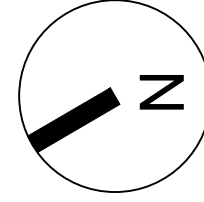
CONCEPT PLANT SCHEDULE

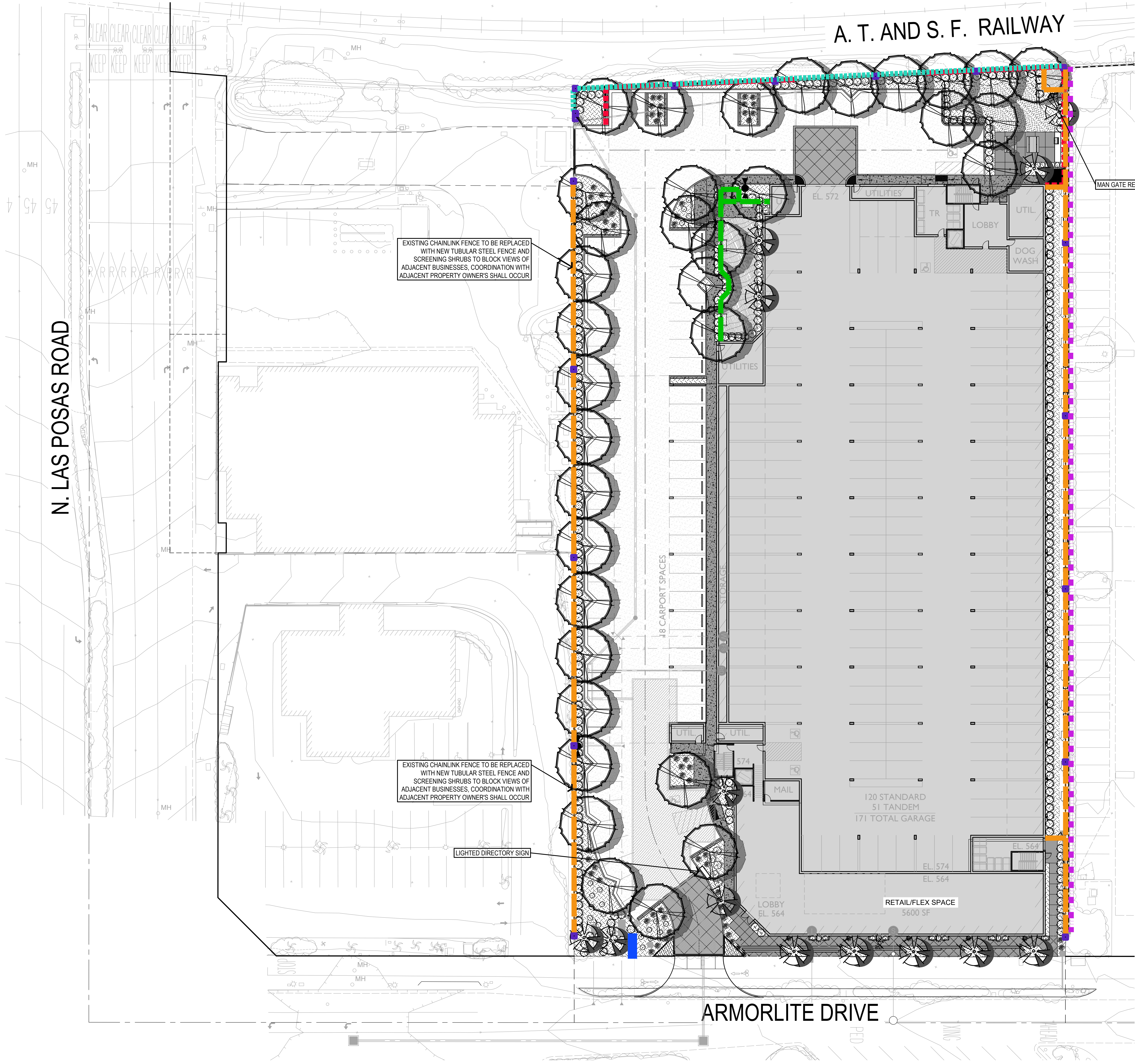
	PARKING LOT TREES	35
	KOELBUTERA PANIGALATA / GOLDEN RAIN TREE	2
	PISTACHIA CHINENSIS / CHINESE PISTACHE	2
	PODOCARPUS GRACILIS / FERN PINE	2
	ZELKOVA SERRATA / JAPANESE ZELKOVA	2
	X CHITANPA / TASHMENTENSIS / CHITANPA	2
	POOL AREA PALMS	7
	ARCHONTOIDES / CUNNINGHAMIA / KING PALM	1
	STAGNOS ROMANOFFIANA / 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

	SMALL ACCENT TREES	28
	BOUGAINVILLEA SPECIES / BOUGAINVILLEA	1
	CALLISTEMON / LITTLE JOHN / LITTLE JOHN WEEPING BOTTLEBRUSH	1
	IPOMOEA INDOCA / BLUE DAWN FLOWER	1
	MACADAMIA UNICUSCATA / CAT'S CLAW CREEPER	1
	LEUCODENDRON SPECIES / CONEBUSH	1
	PHORMIUM SPECIES / NEW ZEALAND FLAX	1
	RHAPHIDOPHYLLUM / JACK EVANS / JACK EVANS INDIAN HAWTHORN	1
	ROSEOLA GUSSETTII / FIRECRACKER PLANT	1
	SMALL ACCENT SHRUBS	1
	ALOE SPECIES / ALOE	1
	CLIVIA MINATA / BUSH LILY	1
	DIETES G. VAREGATA / STRIPED FORTNIGHT LILY	1
	GAURAL / SO WHITE / SO WHITE GAURA	1
	HEMEROCALLIS X HYBRID DAYLILY	1
	LANTANA MONTEVELOPES / PURPLE TRAILING LANTANA	1
	STREPTOCARPUS / HYBRID OF PARADISE	1
	VINES	1
	BOUGAINVILLEA X LA JOLLA / BOUGAINVILLEA	1

	CLYSTOWIA CALLISTEGODES / VIOLET TRUMPET VINE	5
	DISTICIS X RIVERS / ROYAL TRUMPET VINE	5
	IPOMOEA INDOCA / BLUE DAWN FLOWER	5
	MACADAMIA UNICUSCATA / CAT'S CLAW CREEPER	5
	ACCENT GRASSES	1
	CAREX SPICATA / SAN DIEGO SEDGE	1
	LEVIALIS CONDENSATUS / GIANT WILD RYE	1
	LOMANDRAL PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA	1
	MULHBERGIA CAPILLARIS / PINK MULHLY 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

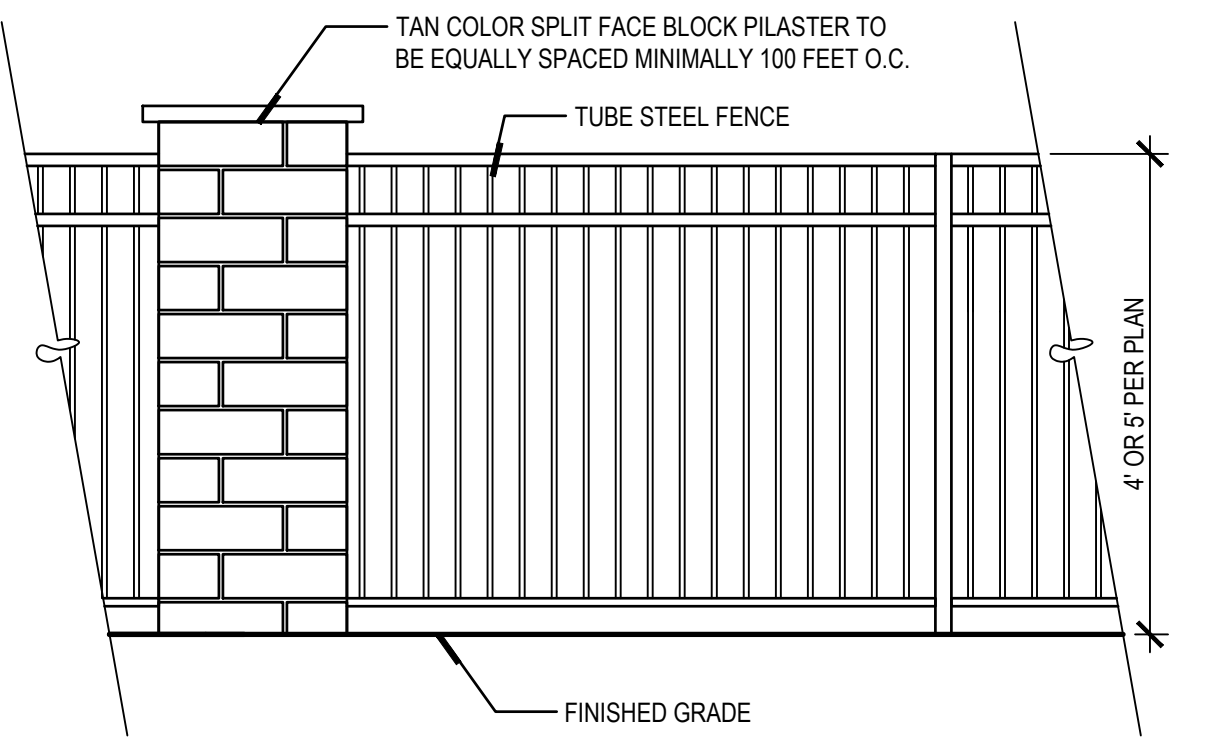
	CALLISTEMON / LITTLE JOHN	5
	PET SAFE BARK MULCH	5
	SANDBOX SAND	1
	NATURAL TURF	1



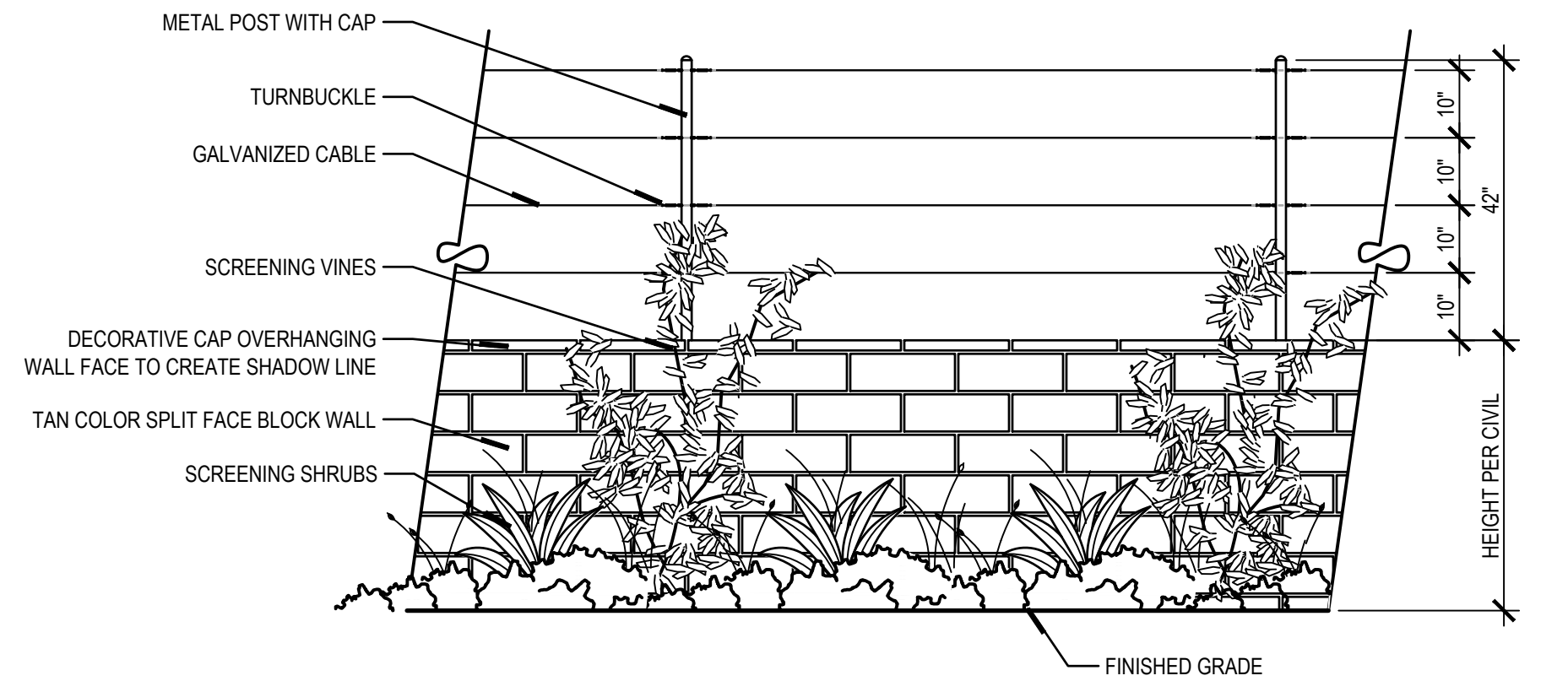


FENCE & WALL LEGEND

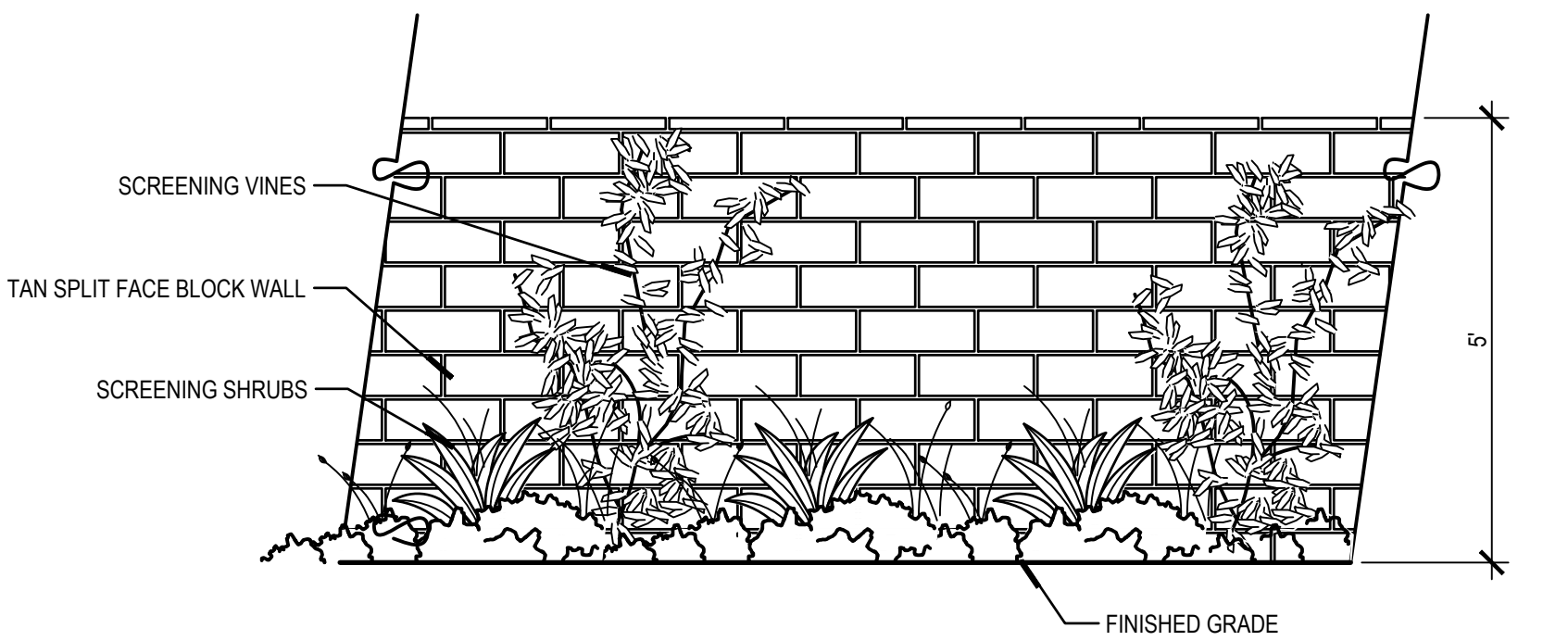
- 5' TUBE STEEL FENCE - DETAIL 'A'
- 4' TUBE STEEL DOG PARK FENCE - DETAIL 'A'
- RETAINING WALL PER CIVIL ENGINEER - DETAIL 'B'
- EXISTING RETAINING WALL WITH CABLE RAIL ATOP
- 5' CMU BLOCK WALL - DETAIL 'C'
- ENTRY MONUMENT SIGN
- SPLIT FACE BLOCK PILASTER - DETAIL 'A'



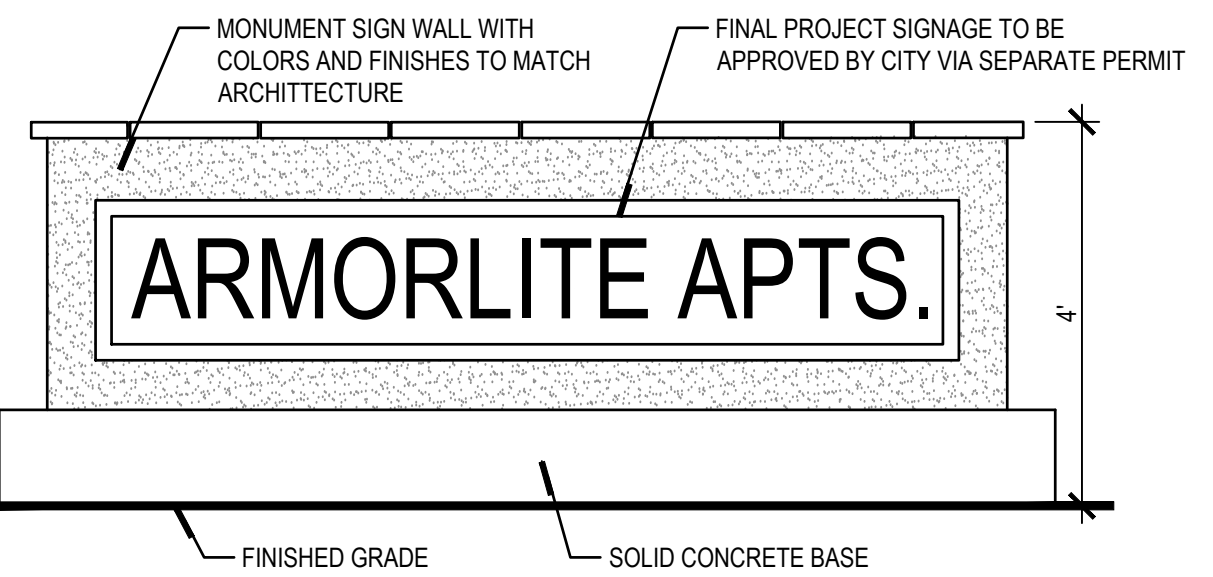
A TUBULAR STEEL FENCE



B SPLIT FACE BLOCK RETAINING WALL WITH GUARDRAIL

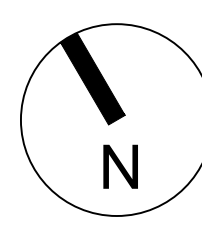


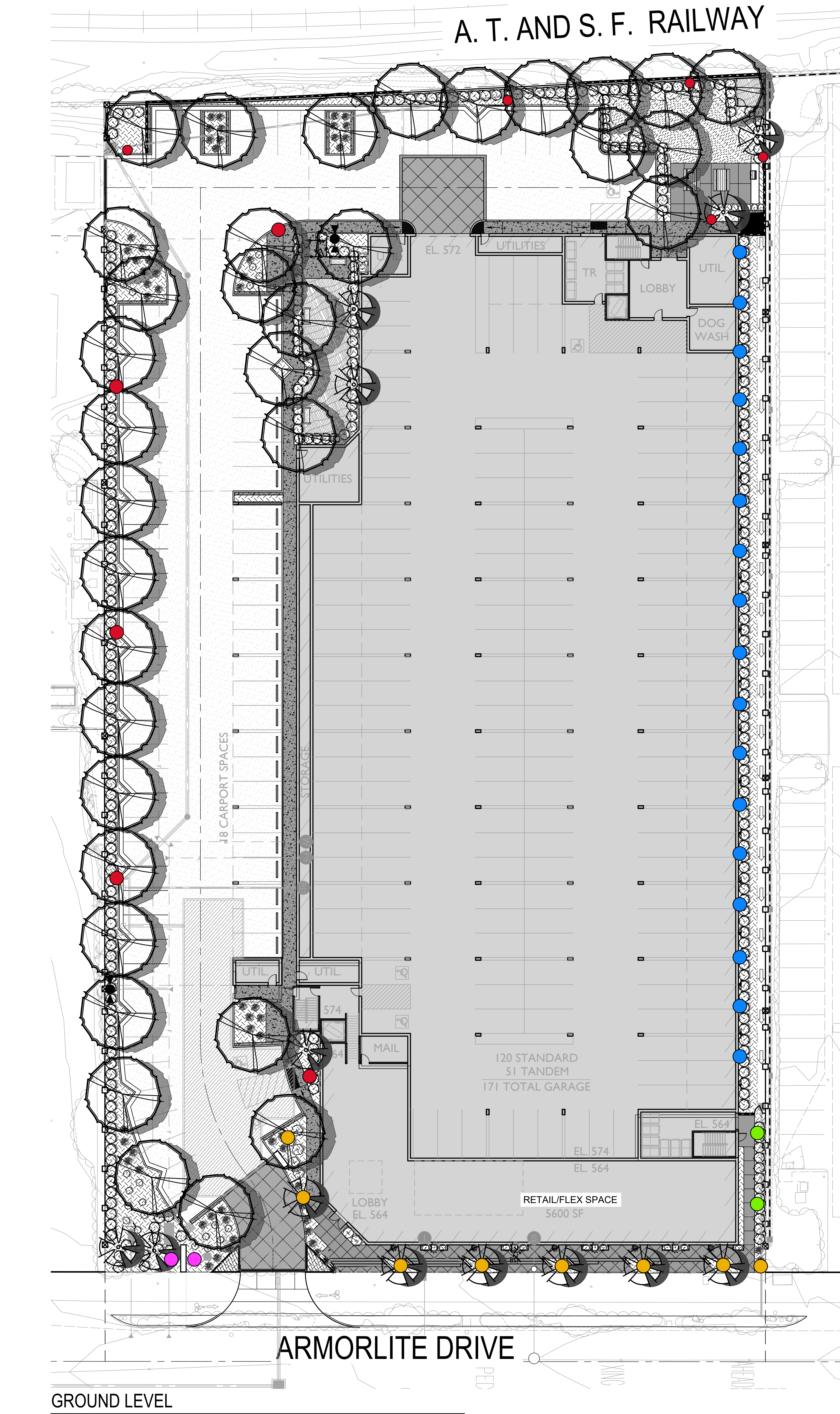
C SPLIT FACE BLOCK WALL



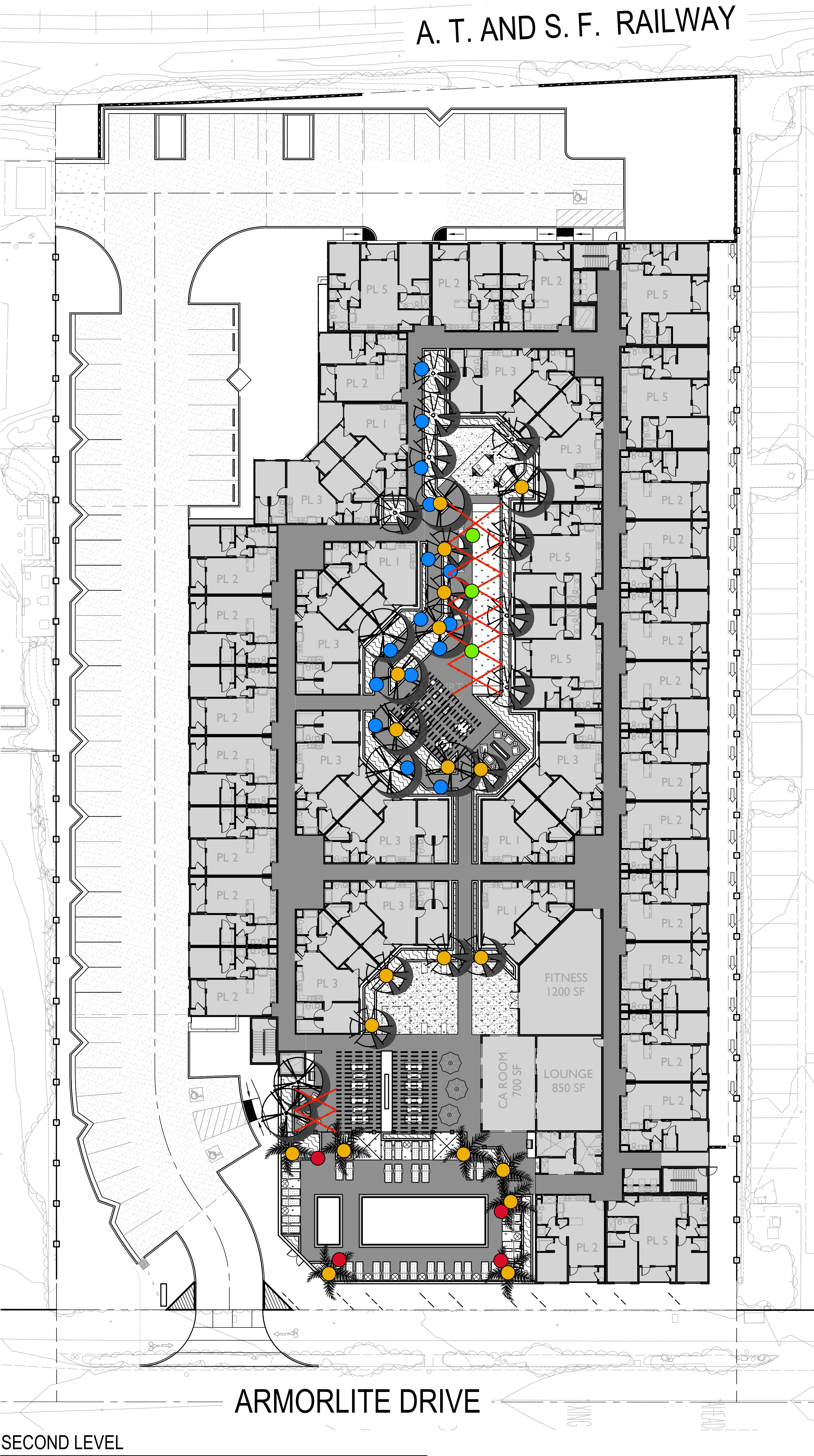
D ENTRY MONUMENT WALL

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





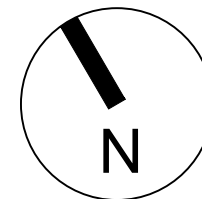
SAN MARCOS, CA
LAS POSAS VENTURES, LLC



ARMORLITE LOFTS

October 22, 2024

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



LIGHTING LEGEND

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

POLE LIGHT



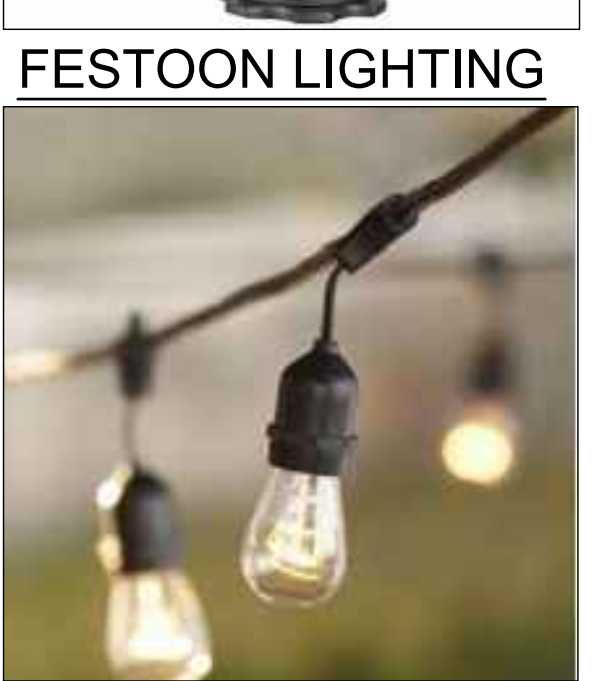
BOLLARD LIGHT



MONUMENT UPLIGHT



RECESSED LOUVERED WALL LIGHT



FESTOON LIGHTING

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	DATE
PROJECT CIVIL ENGINEER	
ASSISTANT CIVIL ENGINEER	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

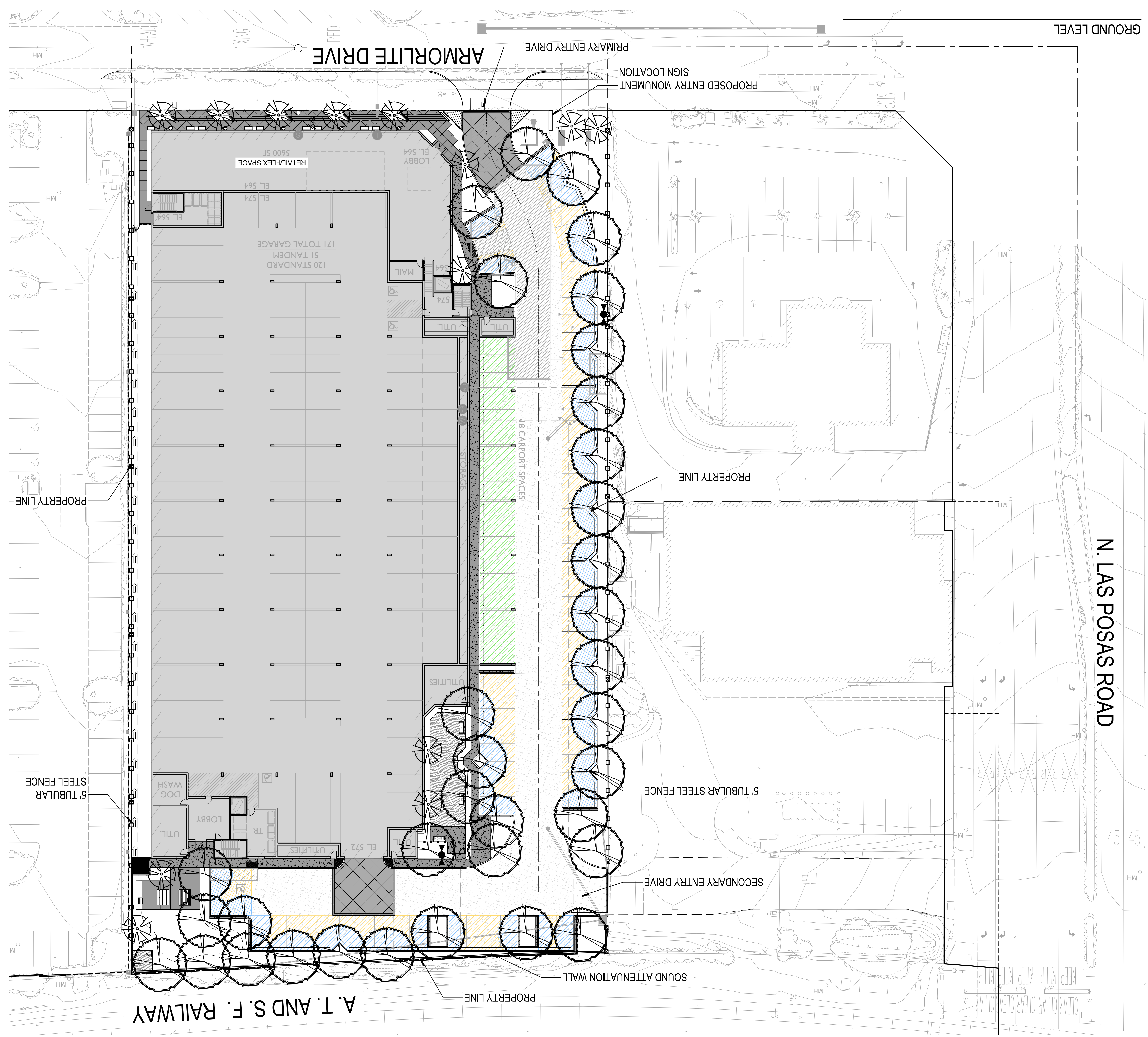
UNSHADED PARKING STALL AREA = 4,187 SF

PARKING STALL SHADED BY TREES = 6,409 SF

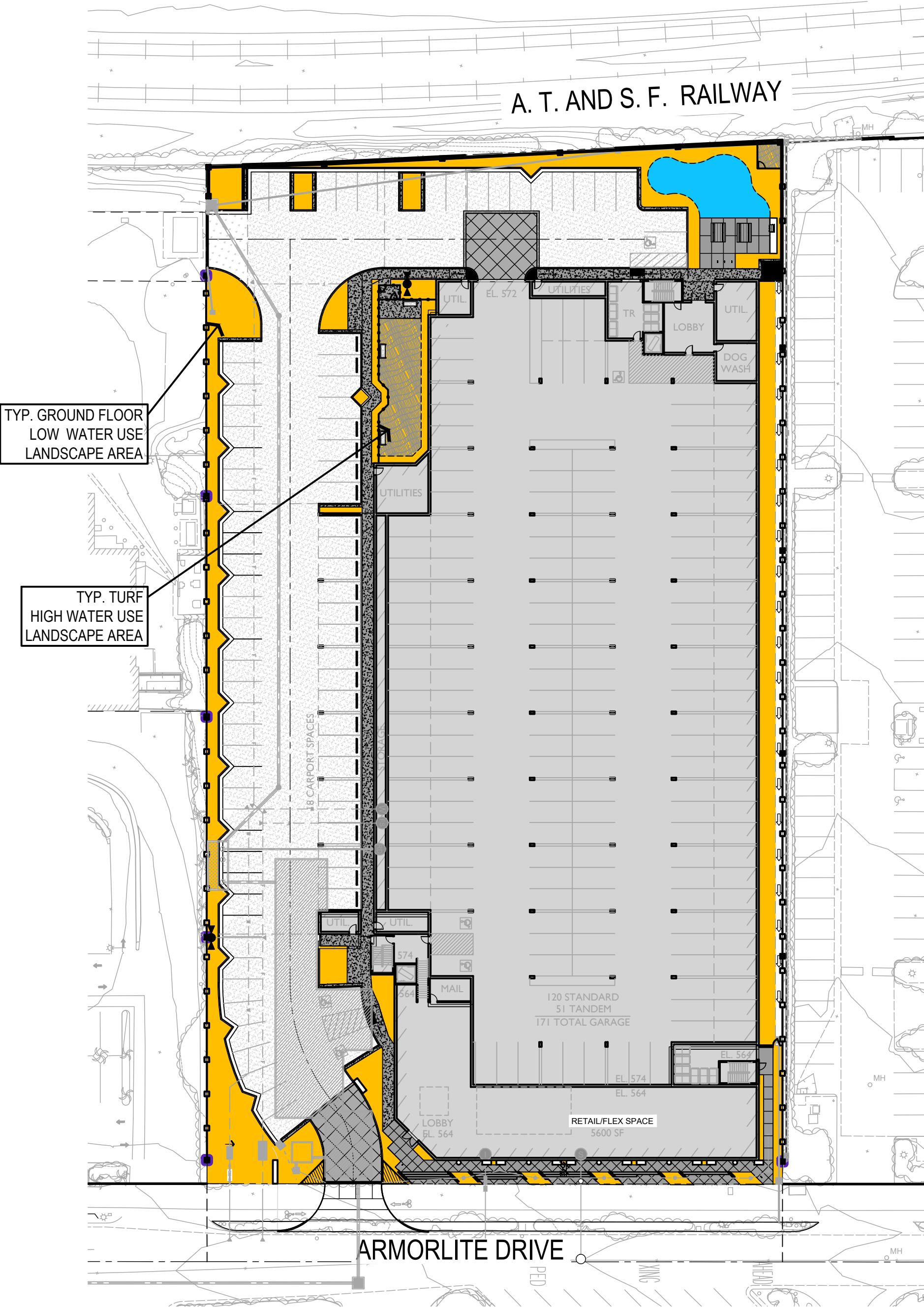
PARKING STALL SHADED BY BUILDING = 1,503 SF

TOTAL PARKING STALL AREA: 12,099 SF

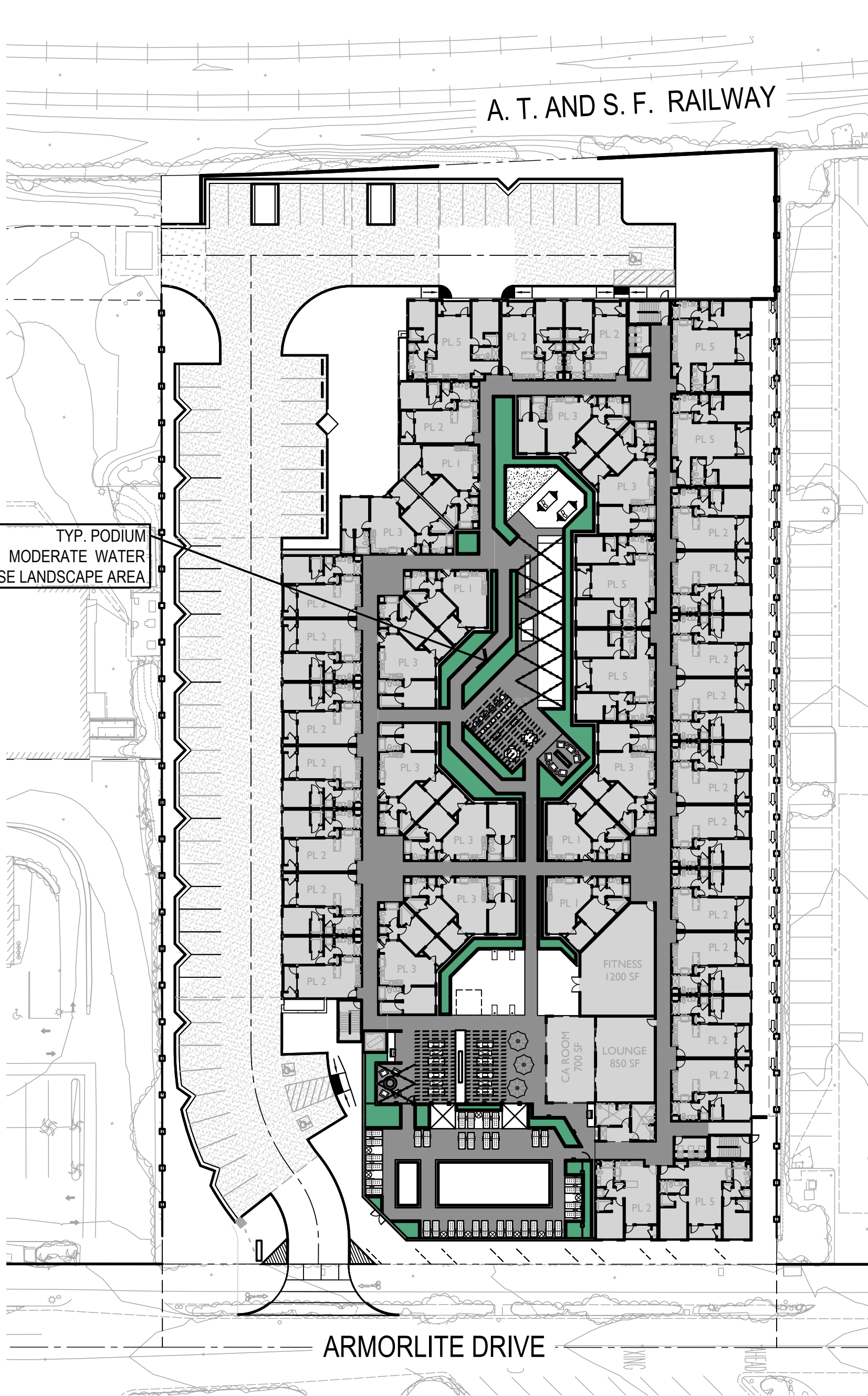
TOTAL SHADED PARKING STALL AREA: 7,912 S.F. (65.0%)*THIS EXCEEDS THE 50% SHADE REQUIREMENT



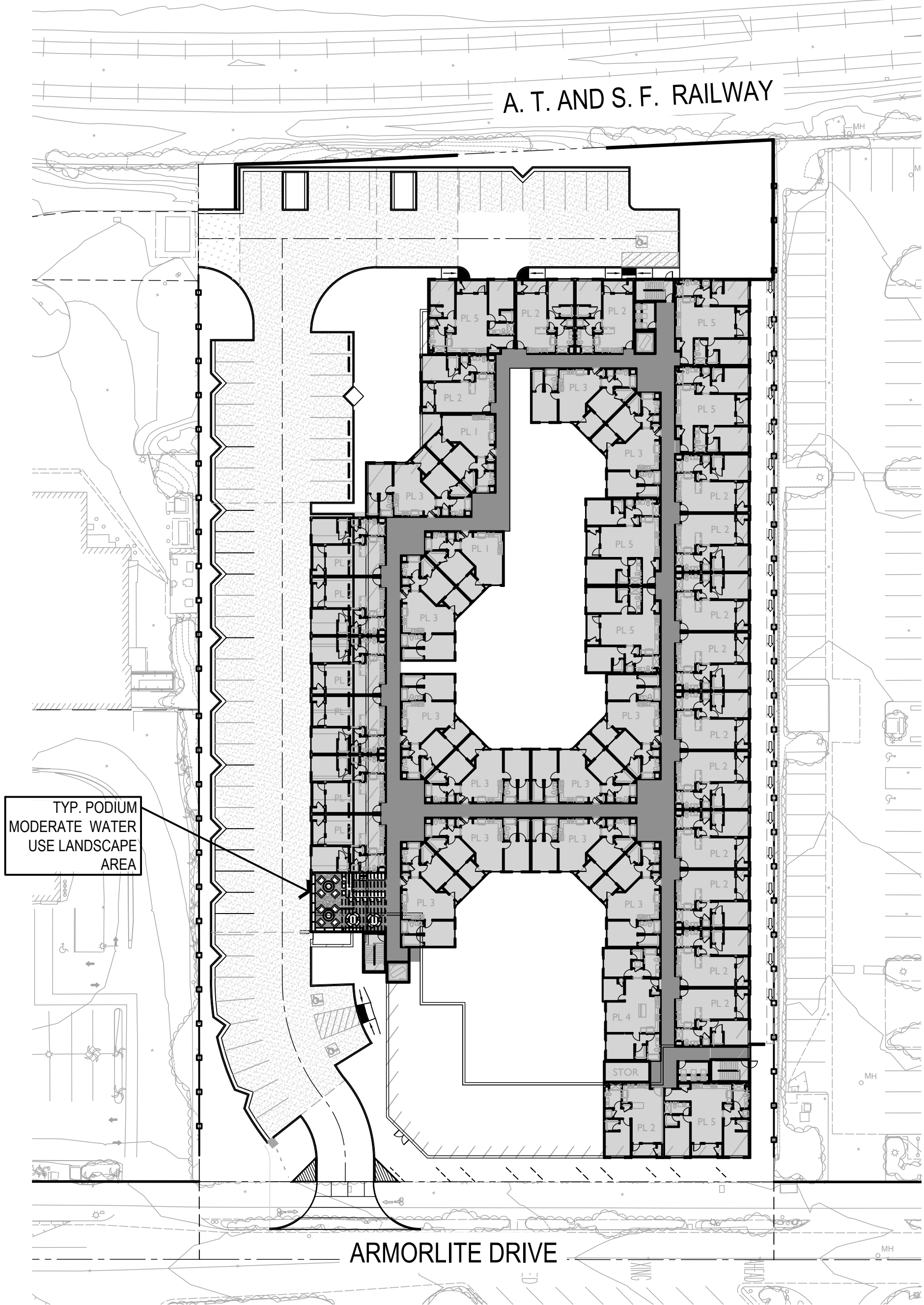
HYDROZONES



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 (Eto) 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

‡Irrigation Efficiency
0.75 for spray head
0.81 for drip

¶ETWU (Annual Gallons Required) = Eto 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.

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

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
Site-wide ETAF	0.37

