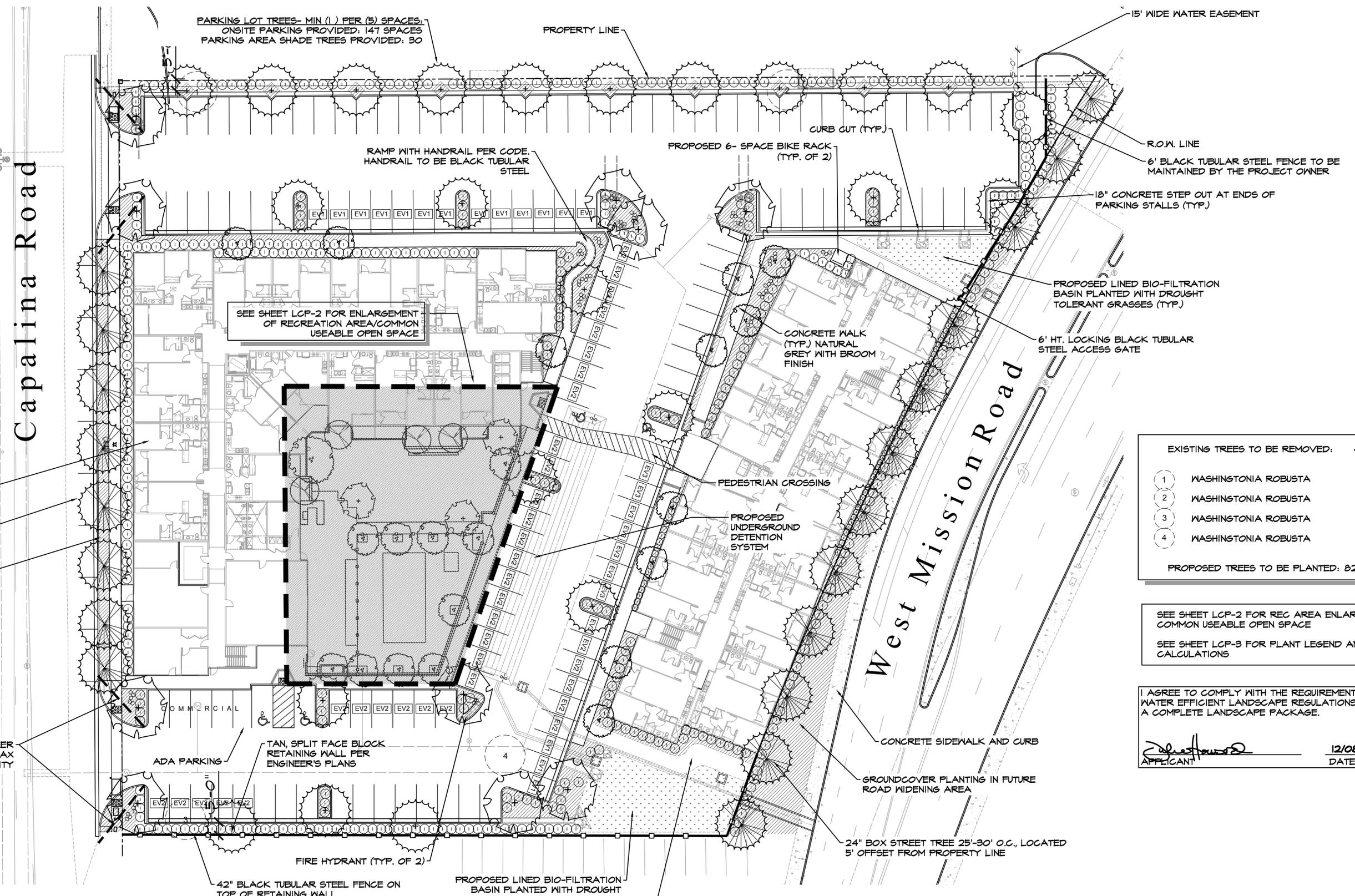




ATTACHMENT E

LANDSCAPE PLANS



PARKING LOT TREES- MIN (1) PER (5) SPACES.
 ONSITE PARKING PROVIDED: 147 SPACES
 PARKING AREA SHADE TREES PROVIDED: 30

PROPERTY LINE

15' WIDE WATER EASEMENT

CURB CUT (TYP.)

RAMP WITH HANDRAIL PER CODE.
 HANDRAIL TO BE BLACK TUBULAR STEEL

PROPOSED 6- SPACE BIKE RACK
 (TYP. OF 2)

R.O.W. LINE
 6' BLACK TUBULAR STEEL FENCE TO BE MAINTAINED BY THE PROJECT OWNER

18" CONCRETE STEP OUT AT ENDS OF PARKING STALLS (TYP.)

SEE SHEET LCP-2 FOR ENLARGEMENT OF RECREATION AREA/Common USEABLE OPEN SPACE

PROPOSED LINED BIO-FILTRATION BASIN PLANTED WITH DROUGHT TOLERANT GRASSES (TYP.)

CONCRETE WALK (TYP.) NATURAL GREY WITH BROOM FINISH

6' HT. LOCKING BLACK TUBULAR STEEL ACCESS GATE

Capalina Road

West Mission Road

EXISTING TREES TO BE REMOVED:		4 TOTAL
1	WASHINGTONIA ROBUSTA	12" CAL.
2	WASHINGTONIA ROBUSTA	12" CAL.
3	WASHINGTONIA ROBUSTA	12" CAL.
4	WASHINGTONIA ROBUSTA	12" CAL.
PROPOSED TREES TO BE PLANTED:		82 TOTAL

SEE SHEET LCP-2 FOR REC AREA ENLARGEMENT/COMMON USEABLE OPEN SPACE
 SEE SHEET LCP-3 FOR PLANT LEGEND AND WATER CALCULATIONS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE PACKAGE.
 APPLICANT: *[Signature]* DATE: 12/08/2023

PRIVATE PATIOS/BALCONIES (TYP.)

(8) OFFSITE PARALLEL PARKING SPACES WITH SHADE TREES AT 25' O.C. MAX.

CONCRETE SIDEWALK

ALL PLANT MATERIAL WITH IN CORNER SIGHT DISTANCE TRIANGLE TO BE MAX 24" HT. AT MATURITY

ADA PARKING

TAN, SPLIT FACE BLOCK RETAINING WALL PER ENGINEER'S PLANS

PEDESTRIAN CROSSING

PROPOSED UNDERGROUND DETENTION SYSTEM

CONCRETE SIDEWALK AND CURB

GROUNDCOVER PLANTING IN FUTURE ROAD WIDENING AREA

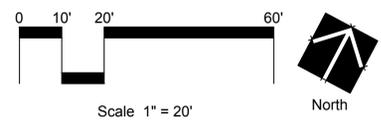
24" BOX STREET TREE 25'-30' O.C., LOCATED 5' OFFSET FROM PROPERTY LINE

FIRE HYDRANT (TYP. OF 2)

42" BLACK TUBULAR STEEL FENCE ON TOP OF RETAINING WALL

PROPOSED LINED BIO-FILTRATION BASIN PLANTED WITH DROUGHT TOLERANT GRASSES (TYP.)

8' WIDE BARK MULCH MAINTENANCE PATH FOR BASIN



Capalina Apartments

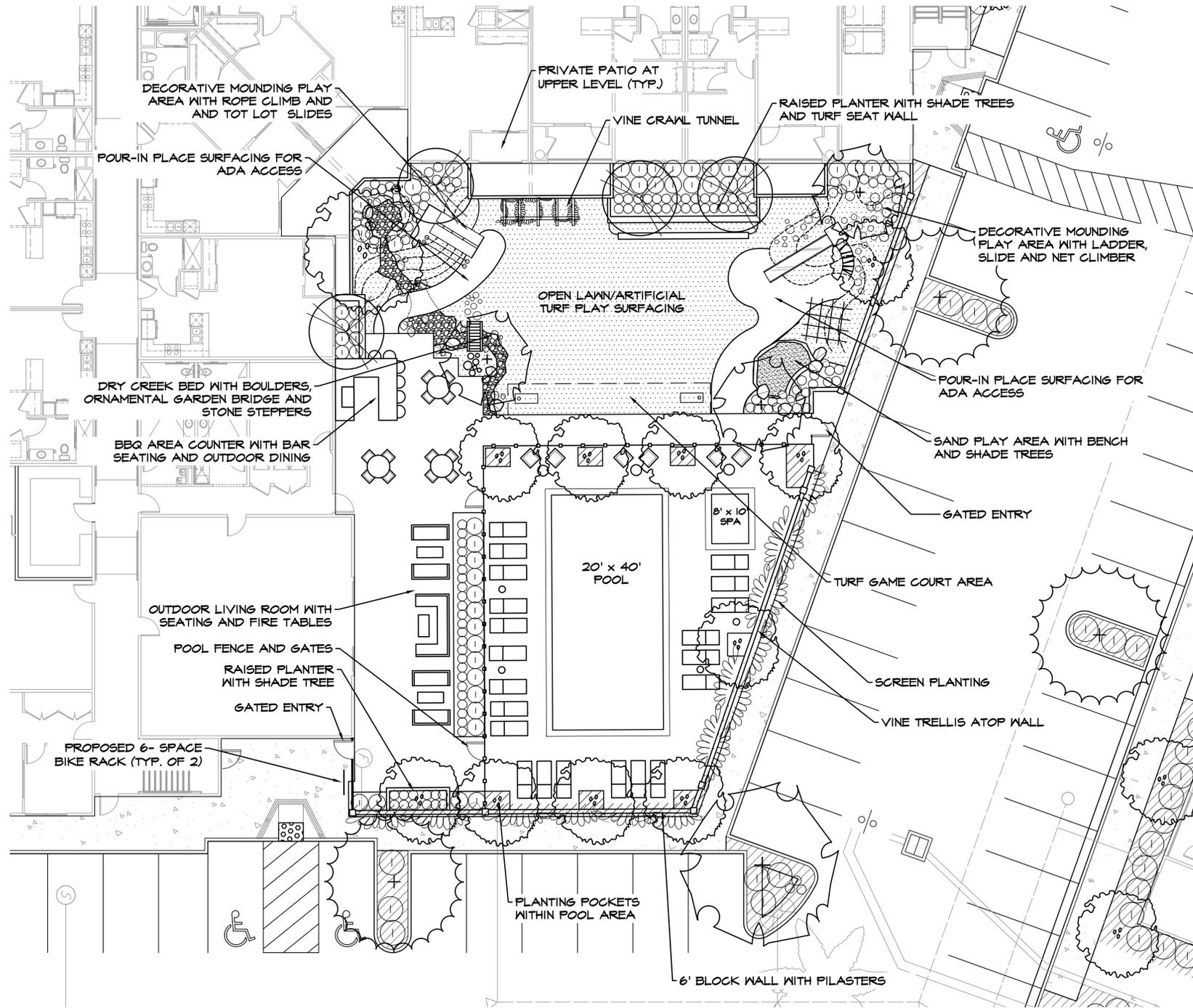
Landscape Concept Plan

APPLICANT
 CAPALINA SMA, LLC
 174 CALLE MAGDALENA
 SUITE #201
 ENCINITAS, CA 92024
 ATTN: JON RILLING

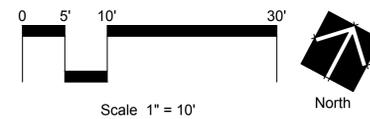
rla 2681
 :: HOWARD :: December 8, 2023
 ♦ ♦ ♦ ASSOCIATES ♦ ♦ ♦
 ♦ ♦ ♦ ♦ landscape architecture
 1951 fourth avenue, suite 302
 san diego ca 92101 619 718 9660

LCP-1

CHILDREN'S NATURAL PLAY AMENITIES



COMMON USABLE OPEN SPACE EXHIBIT



LOG STEPPERS



BUILT-IN SLIDES AND ROPE CLIMB



SAND PLAY AREA



DRY CREEK BED WITH BOULDERS AND ORNAMENTAL SHRUBS AND GRASSES

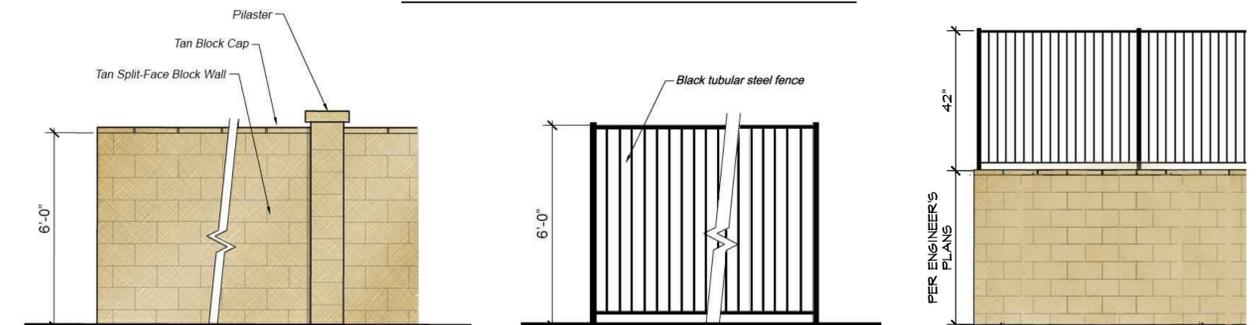


VINE TUNNEL



WOODEN GARDEN BRIDGE

WALL AND FENCE ELEVATIONS



6' HT. SLUMP BLOCK WALL AND PILASTER

6' HT. TUBULAR STEEL FENCE

42" HT. TUBULAR STEEL FENCE ON TOP OF RETAINING WALL

SEE SHEET LCP 2 FOR REG AREA ENLARGEMENT
SEE SHEET LCP 3 FOR PLANT LEGEND

APPLICANT
CAPALINA SMA, LLC
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LCP-2

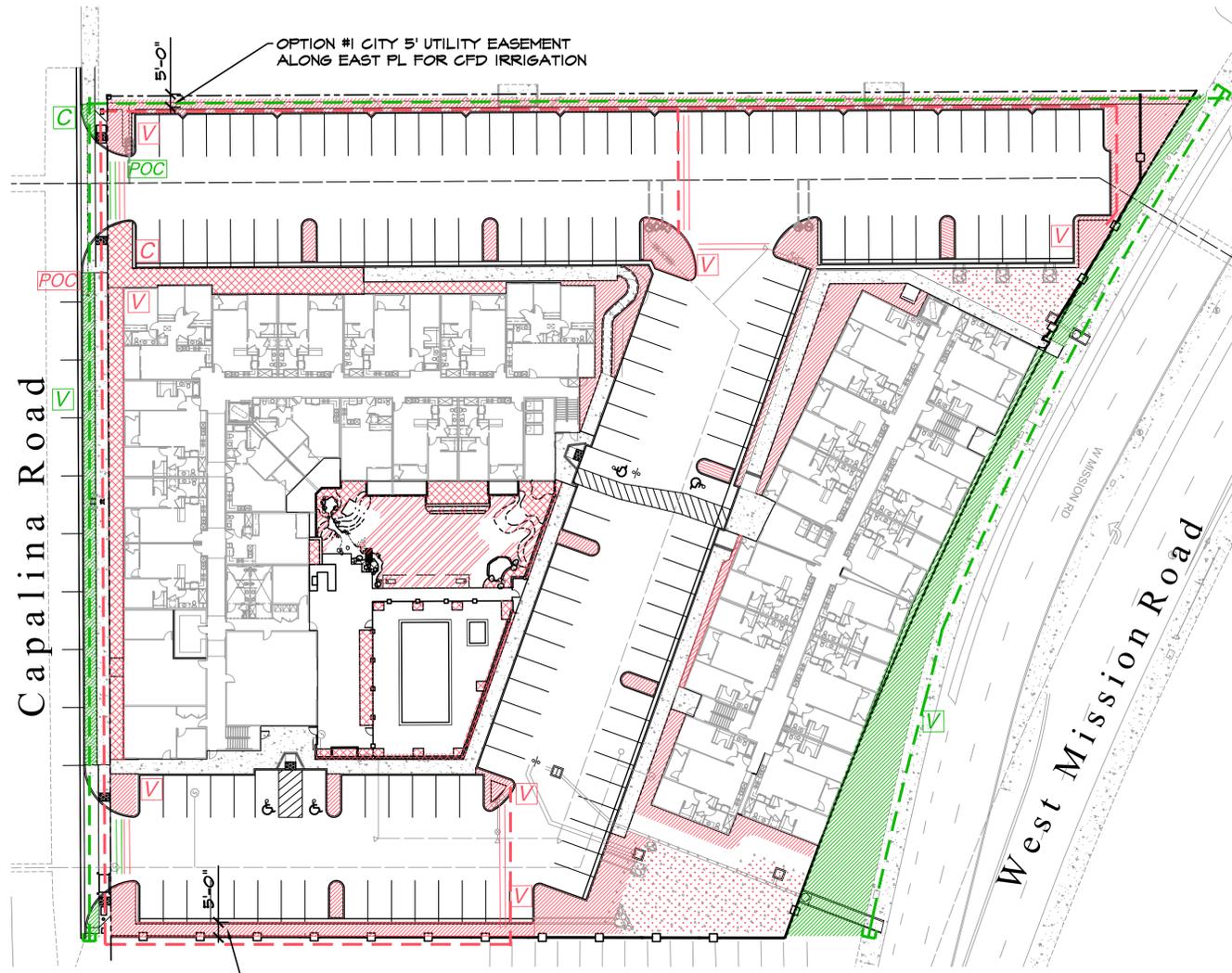
Capalina Apartments
Common Usable Open Space Exhibit

PLANTING LEGEND

PLANT DESCRIPTION - SIZE, ESTIMATED QUANTITY
BOTANICAL NAME / COMMON NAME (WUCOLS ZONE 4)

- TREES**
 - PARKING AREA SHADE TREES - 24" BOX**
(APPROX. QTY = 23) - MIN. PLANTER WIDTH 5'
ARBUSUS 'MARINA' / MARINA STRAWBERRY TREE (M)
KOELREUTERIA PANICULATA / CHINESE FLAME TREE (L)
RHUS LANCEA / AFRICAN SUMAC (L)
TRISTANIA CONFERTA / BRISBANE BOX (M)
ULMUS 'TRUE GREEN' / TRUE GREEN ELM (L)
 - STREET TREES - 24" BOX**
QTY = 20) - MIN. PLANTER WIDTH 5'
CAPALINA ROAD: LAGERSTROEMIA 'NATCHEZ' / CRAPE MYRTLE (M)
WEST MISSION ROAD: HYMENOSPORUM FLAVUM / SWEETSHADE (M)
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE (M)
 - SMALL ACCENT TREES - 24" BOX**
(APPROX. QTY = 26) - MIN. PLANTER WIDTH 5'
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (M)
LAURUS NOBILIS / SWEET BAY (L)
PODOCARPUS M. 'MAKI' / SHRUBBY YEW PODOCARPUS (M)
PRUNUS 'BRIGHT N' TIGHT' / CAROLINA LAUREL (M)
 - LARGE ACCENT TREES - 24" BOX**
(APPROX. QTY = 14) - MIN. PLANTER WIDTH 5'
QUERCUS ILEX / HOLLY OAK (L)
- SHRUBS AND GROUNDCOVERS**
 - WEST MISSION ROAD R.O.W. SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 100)**
CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN BOTTLEBRUSH
CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM
LOMANDRA 'LIME TUFT' / LIME TUFT MAT RUSH
 - TALL SCREENING SHRUBS - 5 GAL. (APPROX. QTY = 100)**
ARBUSUS 'COMPACTA' / NO COMMON NAME (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' / LITTLE JOHN BOTTLEBRUSH
HESPERALOE PARVIFLORA / RED YUCCA (L)
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)
 - SMALL ACCENT SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 150)**
BOUGAINVILLEA ROSENKA / BOUGAINVILLEA (L)
DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY (L)
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)
SALVIA LEUCANTHA / MEXICAN BUSH SAGE (L)
VERBENA DE LA MINA / VERBENA (L)
 - LARGE ACCENT SHRUBS - 5 GAL. (APPROX. QTY. = 30)**
AGAVE SPP./AGAVE SPECIES (L)
 - MODERATE WATER USE FOUNDATION & SCREENING SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 150)**
BUXUS 'UPTIGHT' - UPTIGHT BOXWOOD (M)
DIETES BICOLOR / FORTNIGHT LILY (M)
DODONEA VISCOSA / HOP BUSH (M)
LIGUSTRUM 'TEXANUM' / TEXAS PRIVET (M)
LOMANDRA BREEZE/DWARF MAT RUSH (M)
NANDINA GULF STREAM / HEAVENLY BAMBOO (M)
RHAPHIOLEPIS SPP. / INDIA HAWTHORN (M)
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)
 - SCREENING VINES - 5 GAL. (APPROX. QTY. = 30)**
BOUGAINVILLEA SPP./BOUGAINVILLEA SPECIES (L)
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)
MYOPORUM 'PUTAH CREEK' / CREEPING MYOPORUM (L)
 - TURF (H)**
MARATHON II DWARF FESCUE SOD (H)
 - BIOFILTRATION SYSTEM BASINS - FLATS @ 12" / 1 GAL. @ 18" O.C.**
CAREX T. DIVULSA / EUROPEAN GREY SEDGE (L)
ELYMUS CONDENSATUS / GIANT WILDRYE (L)
JUNCUS PATENS / SPREADING RUSH (L)

HYDROZONE MAP AND SCHEMATIC IRRIGATION LAYOUT



Water Conservation Plan Legend

HOA ZONE AREA			% OF TOTAL LANDSCAPE AREA
1	LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	9,264 SQ. FT	35.1 %
2	MODERATE WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	3,332 SQ.FT	12.9 %
3	LOW WATER USE BIOFILTRATION BASIN ROTOR IRRIGATION	2,942 SQ. FT	11.6 %
4	MODERATE WATER USE TREE AREAS NOT SHOWN (40 SQ FT./EA. TREE) ROOT WATERING DRIP IRRIGATION.	3,280 SQ. FT	12.7 %
5	RECREATIONAL LAWN	1,692 SQ. FT.	6.6 %
PUBLIC R.O.W. ZONE			
6	LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	5,252 SQ. FT	20.3 %
TOTALS		25,762 SQ. FT.	100 %

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 AND BASIN BOTTOMS SHALL HAVE A 4" LAYER OF BARK MULCH.

IRRIGATION NOTE:

ALL PLANTING AREAS SHALL HAVE SUBSURFACE DRIP IRRIGATION OR MP ROTATORS

R.O.W. IRRIGATION NOTES:

- LANDSCAPING WITHIN THE R.O.W. ON WEST MISSION ROAD AND CAPALINA ROAD ROW TO BE MAINTAINED BY THE CITY.
- LANDSCAPING WITHIN THE R.O.W. ON WEST MISSION ROAD SHALL HAVE A 3" LAYER OF PARADISE GOLD D.S. MULCH OVER DRIP IRRIGATION TUBING.
- ALL IRRIGATION MATERIALS WITHIN THE WEST MISSION ROAD R.O.W. SHALL BE PER THE CITY OR SAN MARCOS APPROVED MATERIALS LIST:

- A. IRRIGATION VALVE BOXES SHALL BE TAN COLOR
- B. DRIP IRRIGATION SYSTEM SHALL HAVE A FERTILIZER INJECTOR
- C. LANDSCAPE DRAWINGS SHALL INCLUDE CITY STANDARD IRRIGATION AND LANDSCAPE NOTES

ALL TREES WITHIN 10' OF HARDSCAPE SHALL BE INSTALLED WITH A TYPAR BIO-BARRIER PER CITY DETAIL L-2.

Reference Evapotranspiration (ET _c)	54.2	Project Type	Residential	0.55		
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) ²	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³
Regular Landscape Areas						
1. Low Water Shrubs	0.3	Drip	0.81	0.37	9,264	3,431
2. Mod Water Shrubs	0.5	Drip	0.81	0.62	3,332	2,057
3. Low Water-Basin/Tree Wells	0.3	Overhead	0.75	0.40	2,942	1,177
4. Mod Water Trees	0.5	Drip	0.81	0.62	3,280	2,025
6. Low Water Shrubs	0.3	Drip	0.81	0.37	5,252	1,945
				Totals	24,070	10,635
Special Landscape Areas						
5. Recreational Turf				1	1,692.00	1,692
					0	0
					0	0
					0	0
				Totals	1,692.00	1,692
					ETWU Total	414,222
					Maximum Allowed Water Allowance (MAWA)⁴	501,725
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area		10,635				
Total Area		24,070				
Average ETAF		0.44				
All Landscape Areas						
Total ETAF x Area		12,327				
Total Area		25,762				
Average ETAF		0.48				

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

Schematic Irrigation Legend - HOA

- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION MAINLINE
- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION VALVES
- APPROXIMATE PROPOSED LOCATION FOR HOA POINT OF CONNECTION:
- POTABLE WATER METER
- BACKFLOW PREVENTER WITH LOCKING ENCLOSURE
- MASTER VALVE
- FLOW SENSOR
- GATE VALVE ASSEMBLY
- APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION AND CONTROL WIRE SLEEVEING
- APPROXIMATE PROPOSED LOCATION FOR HOA AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL

Schematic Irrigation Legend - PUBLIC R.O.W.

- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. IRRIGATION MAINLINE
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. IRRIGATION VALVES
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. POINT OF CONNECTION:
- 3/4" POTABLE WATER METER
- 3/4" BACKFLOW PREVENTER WITH LOCKING ENCLOSURE
- MASTER VALVE
- FLOW SENSOR
- GATE VALVE ASSEMBLY
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. IRRIGATION AND CONTROL WIRE SLEEVEING
- APPROXIMATE PROPOSED LOCATION FOR PUBLIC R.O.W. AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL
- STUB-OUT PUBLIC R.O.W. IRRIGATION MAINLINE AND WIRES AT PROPERTY LINES

Capalina Apartments

Water Conservation & Schematic Irrigation Plan

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LCP-3