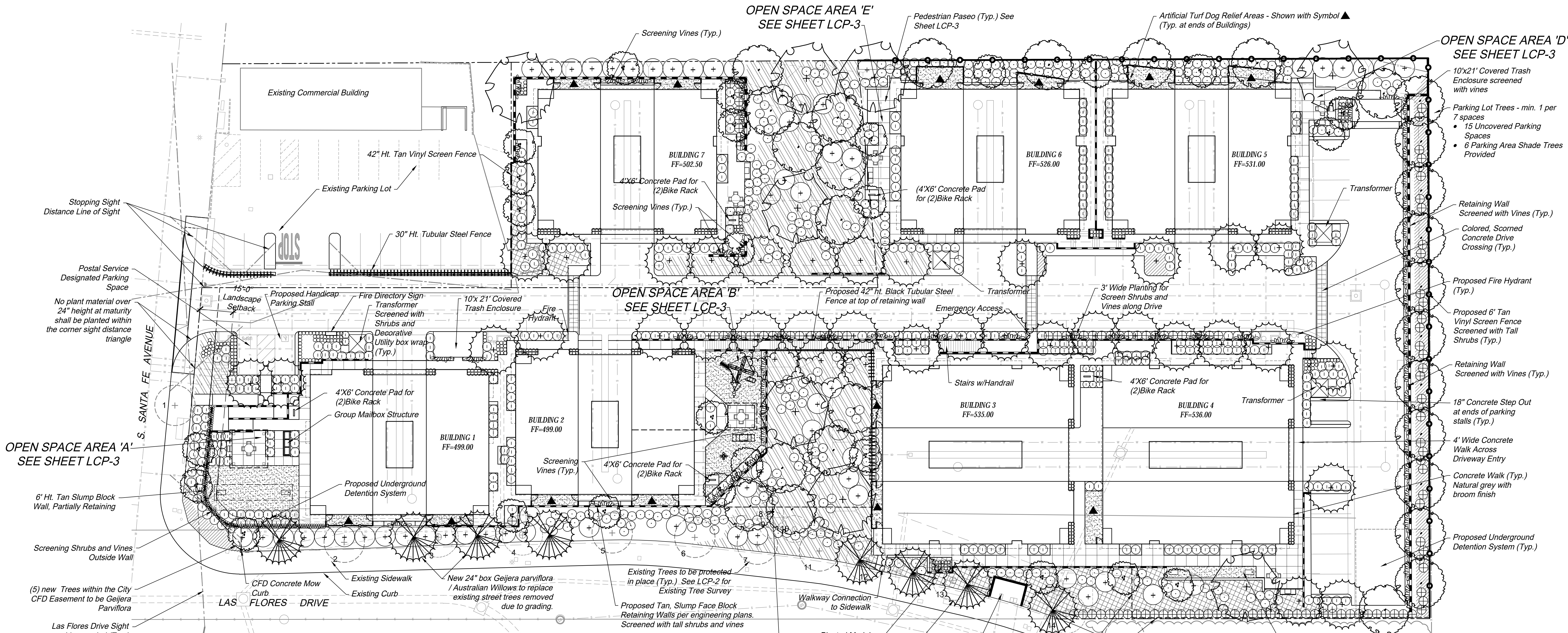




ATTACHMENT E3
PROJECT LANDSCAPE PLANS



OPEN SPACE AREA 'A'
SEE SHEET LCP-3

OPEN SPACE AREA 'B'
SEE SHEET LCP-3

OPEN SPACE AREA 'E'
SEE SHEET LCP-3

OPEN SPACE AREA 'C'
SEE SHEET LCP-3

OPEN SPACE AREA 'D'
SEE SHEET LCP-3

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) See sheet LCP-2 for inventory of existing trees to be removed, and to remain.
- (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.

Total Project Site:	113,209 s.f.
Total Landscape Area:	38,759 s.f.
% of Site Landscaped:	34 %
Total Uncovered Parking Spaces	15
Total Trees (111 Proposed, 12 Existing)	123

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

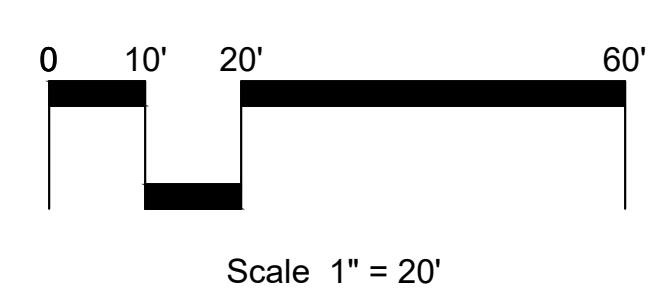
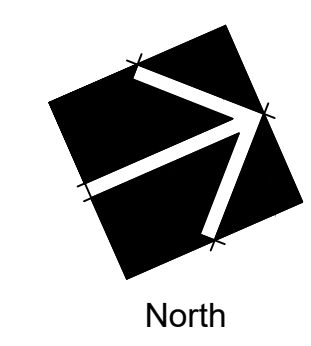
PROPERTY OWNER _____ DATE _____

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

See Sheet LCP-3 for Common Usable Open Space Exhibit Amenities and calculations, including open space areas A,B,C,D and Pedestrian Paseos.

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

Santa Fe Townhomes Landscape Concept Plan



11a 2681
HOWARD ASSOCIATES
landscape architecture
1951 fourth avenue, ste. 302
san diego ca 92101 619 718 9660

NOVEMBER 20, 2025

LCP-1

LANDSCAPE CONCEPT PLAN PLANTING LEGEND - SEE SHEET L-1

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

LARGE ACCENT TREES - 36" BOX (APPROX. QTY = 10)
TIPUANA TIPU/ TIPU TREE (M)
ULMUS PARVIFOLIA 'TRUE GREEN'/ EVERGREEN ELM (L)

STREET TREES - EXISTING (APPROX. QTY = 12)
S. SANTA FE AVE. - RHUS LANCEA / AFRICAN SUMAC (L)
LAS FLORES DRIVE - GEIJERA PARVIFLORA / AUSTRALIAN WILLOW (M)

STREET TREES - 24" BOX (APPROX. QTY = 39) - 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 CRAPE MYRTLE (M)
PISTACIA CHINENSIS / CHINESE PISTACHE (M)
RHUS LANCEA / AFRICAN SUMAC (L)

PERIMETER SHADE TREES WITHIN CFD LANDSCAPE MAINTENANCE EASEMENT BOUNDARY - 24" BOX (QTY. 5) - MIN. PLANTER WIDTH 5'
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW (M)

SMALL ACCENT TREES - 24" BOX (APPROX. QTY = 25) - MIN. PLANTER WIDTH 5'
CERCIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD (M)
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT (M)
HYMENOSPORUM FLAVUM / SWEETSHADE (M)
LAGERSTROEMIA 'TUSCARORA' / TUSCARORA CRAPE MYRTLE (M)
PODOCARPUS HENKELII / LONG LEAF YELLOWWOOD (M)

SLOPE/PERIMETER TREES - 15 GAL. -24" BOX (APPROX. QTY = 32) - MIN. PLANTER WIDTH 5'
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW (M)
TRISTANIA CONFERTA / BRISBANE BOX (M)

SHRUBS AND GROUNDCOVERS

TALL SCREENING SHRUBS - 5 GAL (APPROX. QTY =120)
CALLISTEMON CITRINUS / CRIMSON BOTTLEBRUSH (L)
DODONEA VISCOSA / HOP BUSH (M)
PODOCARPUS 'MAKI' / SHRUBBY YEW PODOCARPUS (M)
ILEX E. COLONNADE/ COLONNADE HOLLY (M)
TECOMA ORANGE JUBILEE / ORANGE BELLS (L)

SCREENING SHRUBS -- 5 GAL (APPROX. QTY = 329)
SALVIA 'WINNIFRED GILMAN' / WINNIFRED GILMAN BLUE SAGE (L)
WESTRINGIA FRUTICOSA / COASTAL ROSEMARY (L)

MASSING SHRUBS - 1 GAL. - 5 GAL (APPROX. QTY = 500)
CALLISTEMON 'SLIM' / SLIM DWARF CALLISTEMON (M)
DIETES BICOLOR / FORTNIGHT LILY (M)
HESPERALOE PARVIFLORA / RED YUCCA (L)
PENNISSETUM RUBRUM / PURPLE FOUNTAIN GRASS (L)
ROSMARINUS 'ROMAN BEAUTY' / ROMAN BEAUTY ROSEMARY (L)
SALVIA G. 'FURMAN'S RED' / FURMAN'S RED AUTUMN SAGE (L)
PITTIOSPORUM TOBIRA VARIEGATA / TOBIRA (M)
MUHLENBERGIA DUBIA / PINE MUHLY (L)

SMALL ACCENT SHRUBS - 1 GAL. - 5 GAL (APPROX. QTY = 383)
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 (M)
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)

SCREENING VINES - 5 GAL. (APPROX. QTY. = 10)
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)
CFD GROUNDCOVER 1 GAL. @12" O.C.
LONICERA JAPONICA 'HALLIANA' / HALL'S HONEYSUCKLE (L)

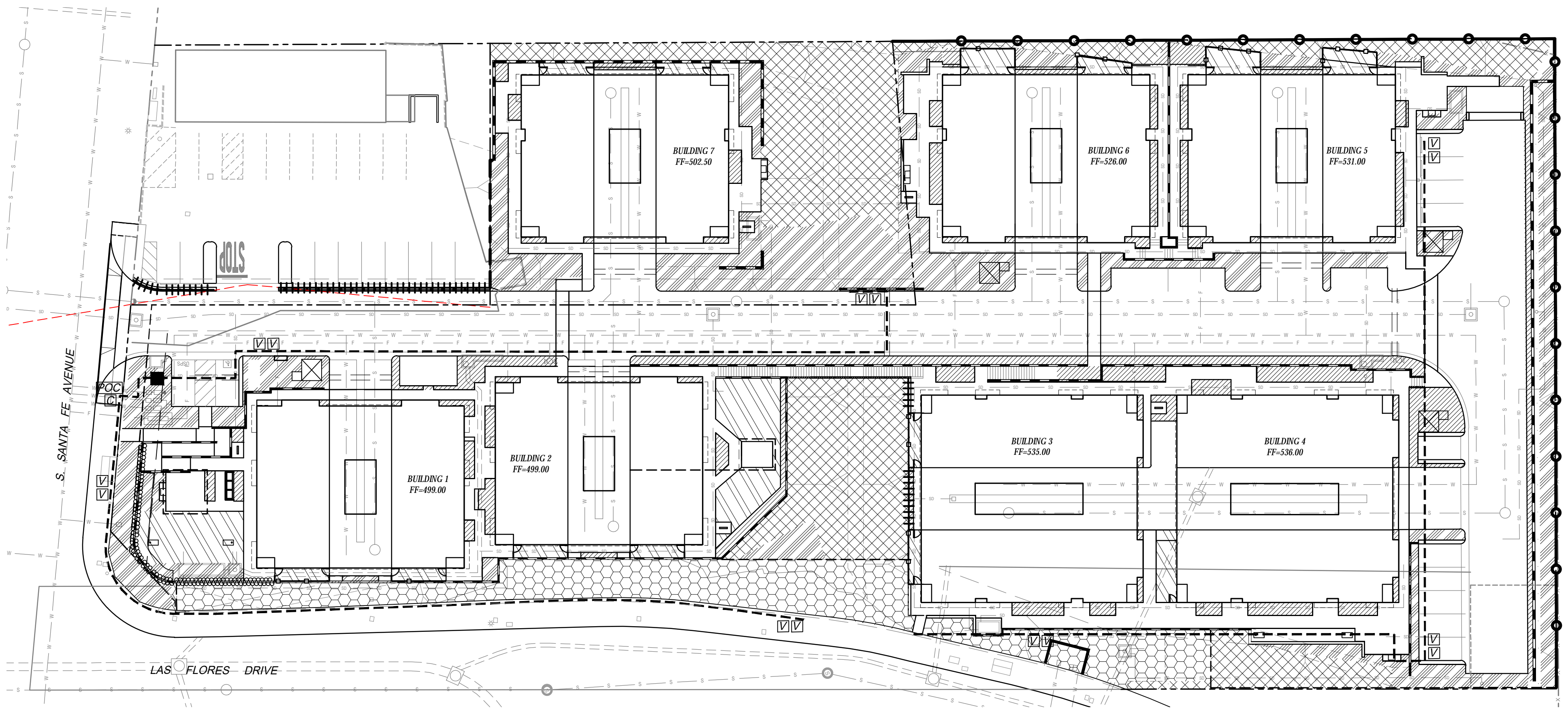
ARTIFICIAL TURF

SLOPE SHRUBS - 1 GAL. / 5 GAL. (APPROX. QTY. = 385)
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)
JUNCUS PATENS (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.



City of San Marcos Water Efficient Landscape Worksheet						
Reference E _v apotranspiration (E _t) _{ref}	54.2		Project Type		Residential	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	Landscape Area (S q. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
1. Low Water Shrubs	0.3	Drip	0.81	0.37	10,878	4,029
2. Mod Water Shrubs	0.5	Drip	0.81	0.62	4,230	2,611
3. Mod Water Trees	0.5	Drip	0.81	0.62	4,920	3,037
4. Low Water Slopes (new)	0.3	Overhead	0.75	0.40	9,604	3,842
5. Very Low Inert Permeable g.c.	0.1		0	0.00	3,787	0
6. CFD Mod Water Shrubs and Groundcover	0.5	Overhead	0.75	0.67	5,340	3,560
				Totals	38,759	17,079
Special Landscape Areas						
				1	0.00	0
				Totals	0.00	0
					ETWU Total	573,911
					Maximum Allowed Water Allowance (MAWA) ^e	716,352
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area	13,519					
Total Area	38,759					
Average ETAF	0.35					
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	13,519					
Total Area	38,759					
Average ETAF	0.35					

HYDROZONE MAP

ZONE	AREA	% OF TOTAL LANDSCAPE AREA
1 LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	10,878 SQ. FT	28 %
2 MODERATE WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	4,230 SQ.FT	11 %
3 MODERATE WATER USE TREE AREAS NOT SHOWN (40 SQ FT./EA. TREE) ROOT WATERING DRIP IRRIGATION.	4,920 SQ. FT	12 %
4 LOW WATER USE SLOPES	9,604 SQ. FT.	25 %
5 ARTIFICIAL TURF	3,787 SQ. FT.	10 %
6 CFD LOW WATER USE SHRUBS AND GROUNDCOVER RAIN BIRD ROTARY NOZZLE IRRIGATION	5,340 SQ.FT	14%
TOTALS	38,759 SQ. FT.	100 %

EXISTING TREE SURVEY

TREE MITIGATION TABLE

NUMBER OF TREES TO BE REMOVED	6
NUMBER OF PROPOSED NEW TREES (MINIMUM SIZE - 24" BOX)	114

EXISTING TREE SURVEY LEGEND

SYM.	CAL.	BOTANICAL NAME	COMMON NAME	CONDITION	STATUS
1	8"	RHUS LANCEA	AFRICAN SUMAC	GOOD	REMAIN
2	6"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
3	3"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
4	6"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
5	3"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
6	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
7	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
8	8"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	REMOVE
9	8"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	POOR	REMOVE
10	8"	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	POOR	REMOVE
11	3"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
12	8"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
13	3"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
14	6"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMOVE
15	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	POOR	REMAIN
16	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
17	2"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
18	2"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
19	4"	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	GOOD	REMAIN
20	4"	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	GOOD	REMAIN
21	8"	TIPUANA TIPU	TIPU TREE	GOOD	REMAIN
22	6"	TIPUANA TIPU	TIPU TREE	GOOD	REMAIN
23	6"	TIPUANA TIPU	TIPU TREE	GOOD	REMAIN

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 SLEEVEING
- ⓐ APPROXIMATE PROPOSED LOCATION FOR AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL

Water Conservation Notes

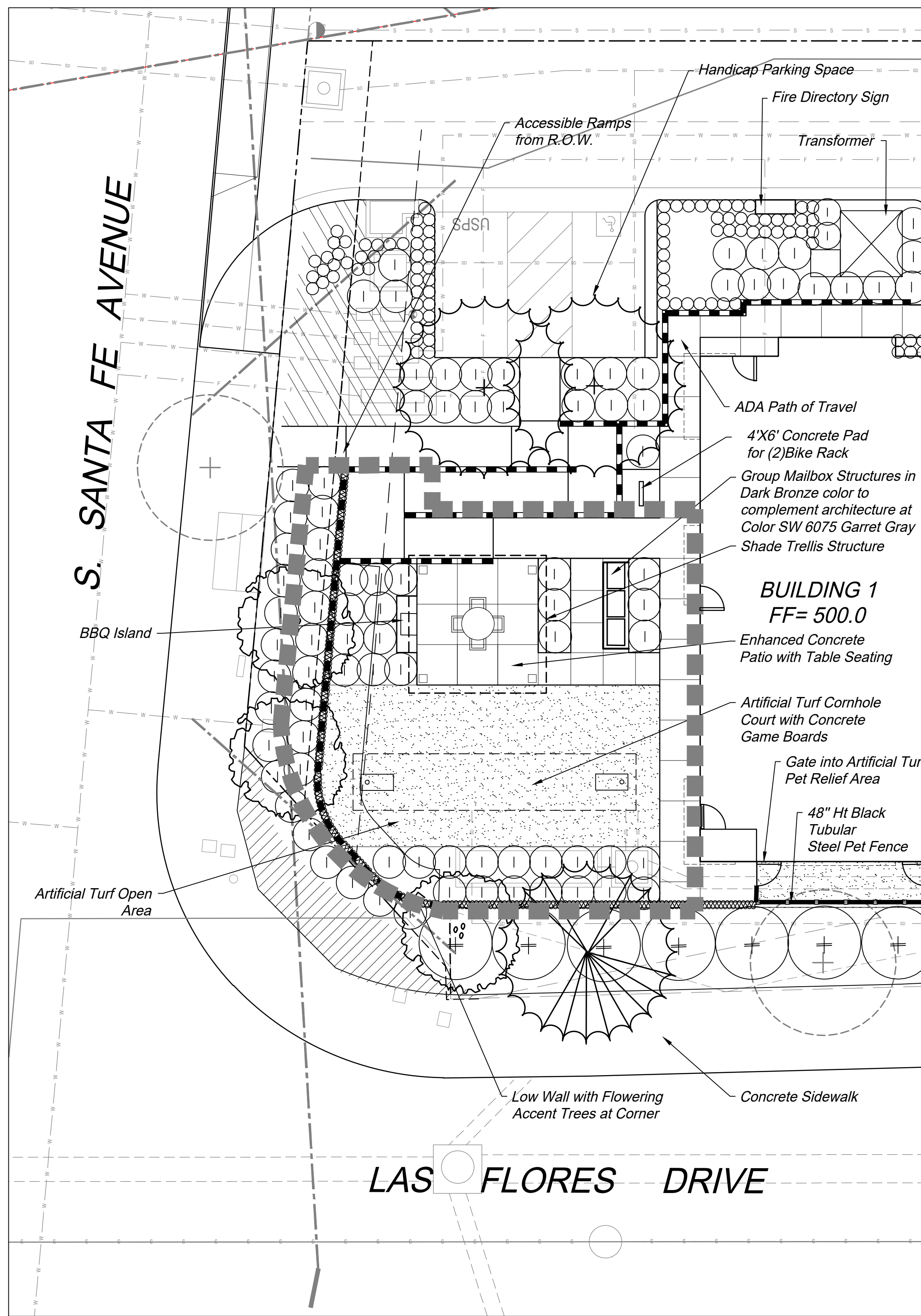
- All irrigation shall include effective and efficient watering methods utilizing Hunter MP rotator low-flow irrigation heads and Sub-surface drip irrigation.
- All irrigation controllers shall have automatic rain shut-off sensors.
- All plant material utilized is classified as 'low or moderate water 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

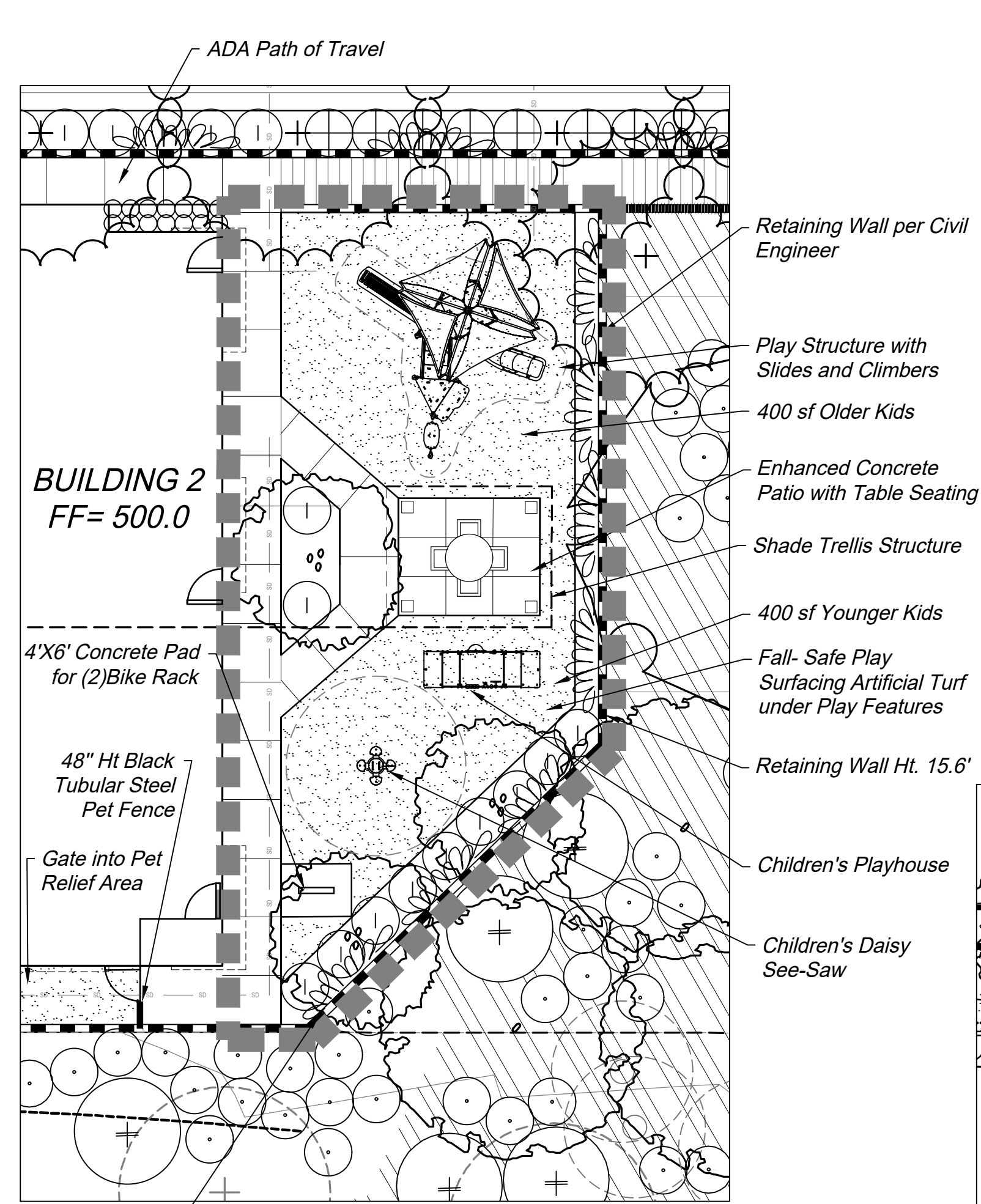
All planting areas shall have subsurface drip irrigation or MP Rotators

Santa Fe Townhomes

Water Conservation & Schematic Irrigation Plan



OPEN SPACE AREA 'A'



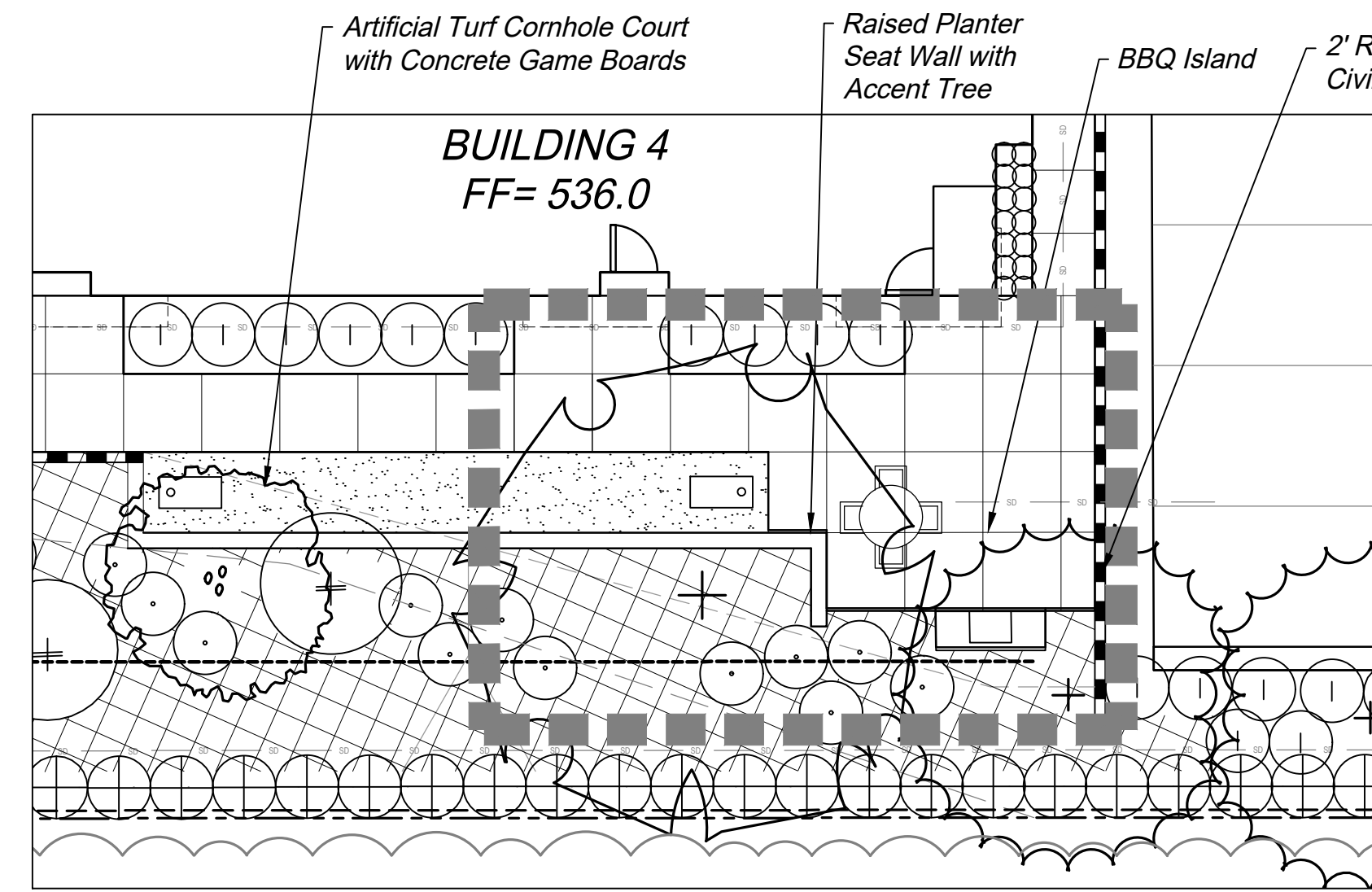
OPEN SPACE AREA 'B'

Tot Lot with 800 SF Play Area, including:

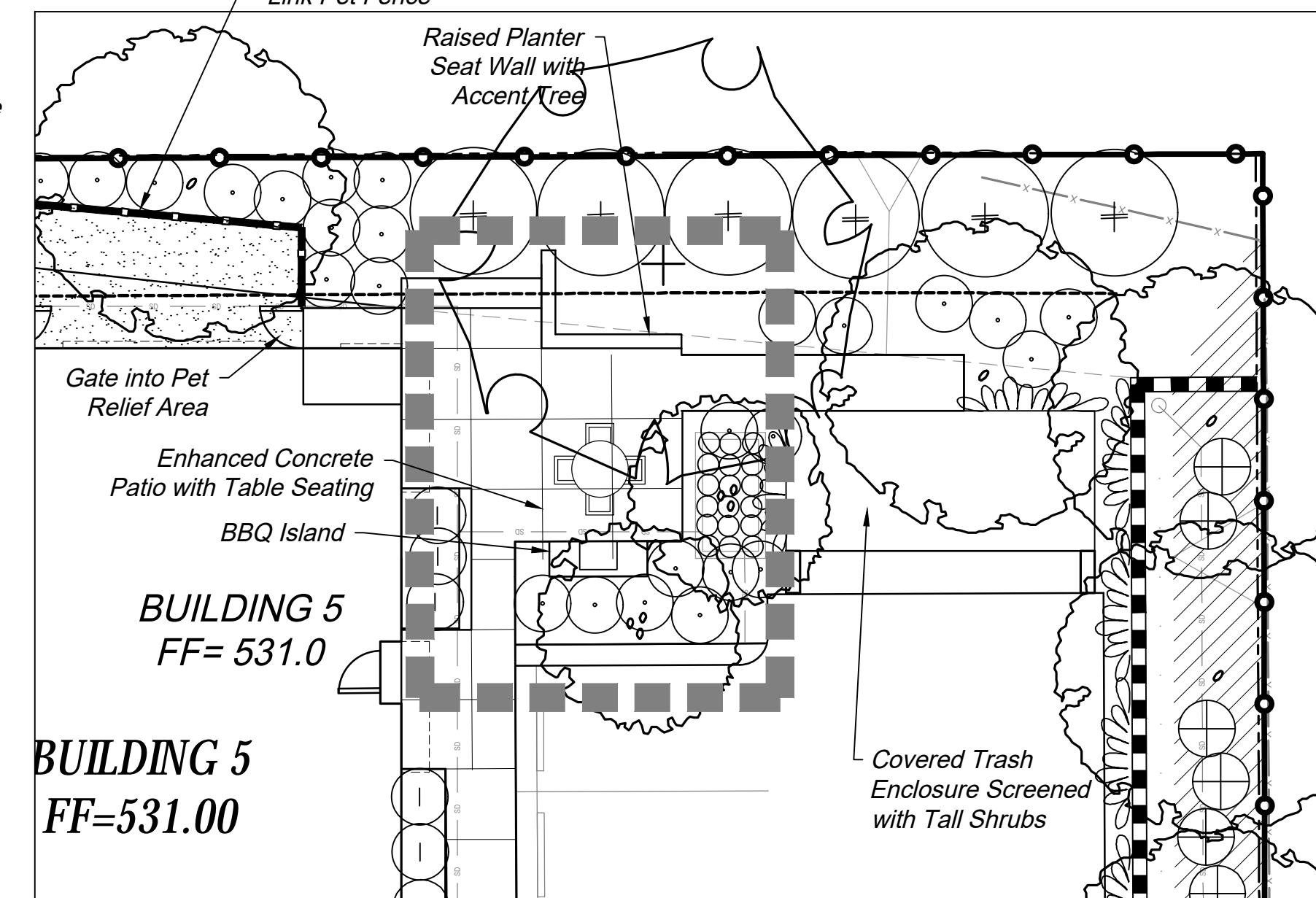
- Play Structure
- Play House
- Daisy See - Saw



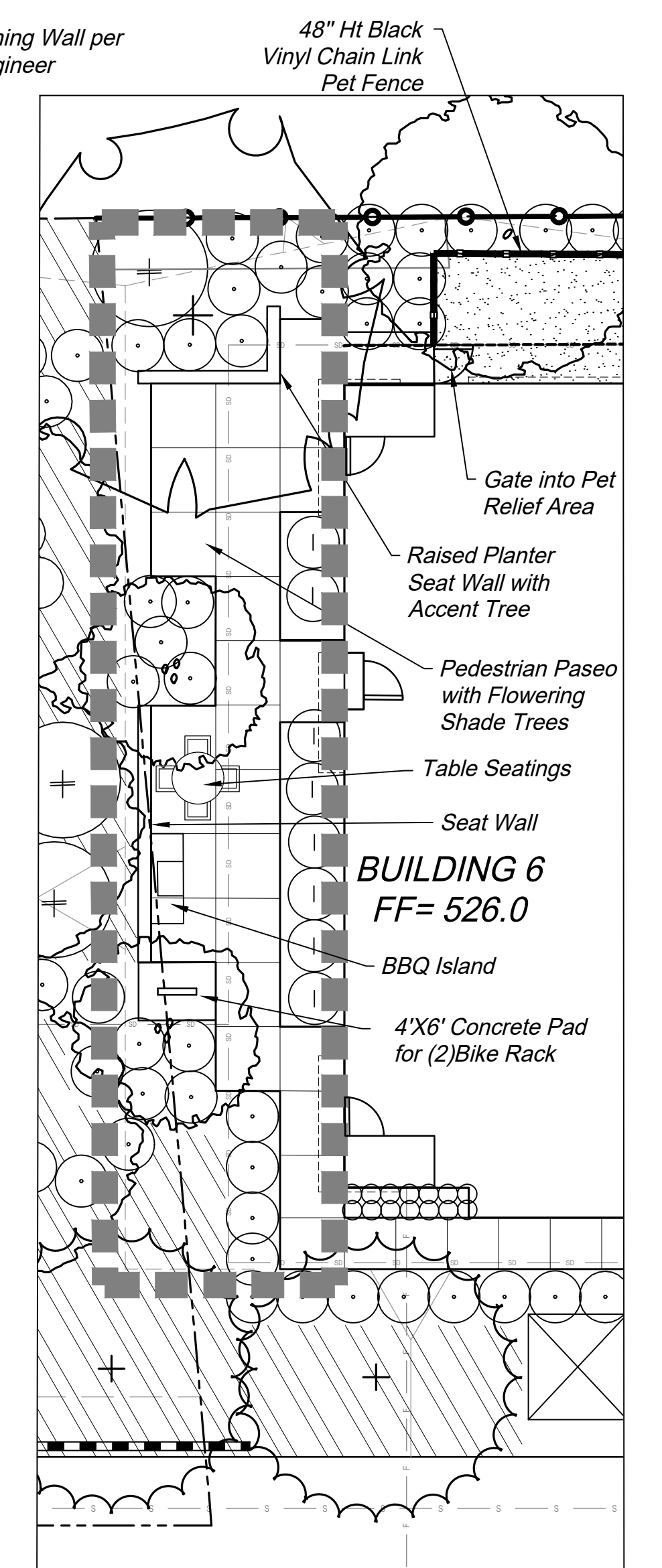
Open Space Area 'B' Play Structure



OPEN SPACE AREA 'C'



OPEN SPACE AREA 'D'



OPEN SPACE AREA 'E'

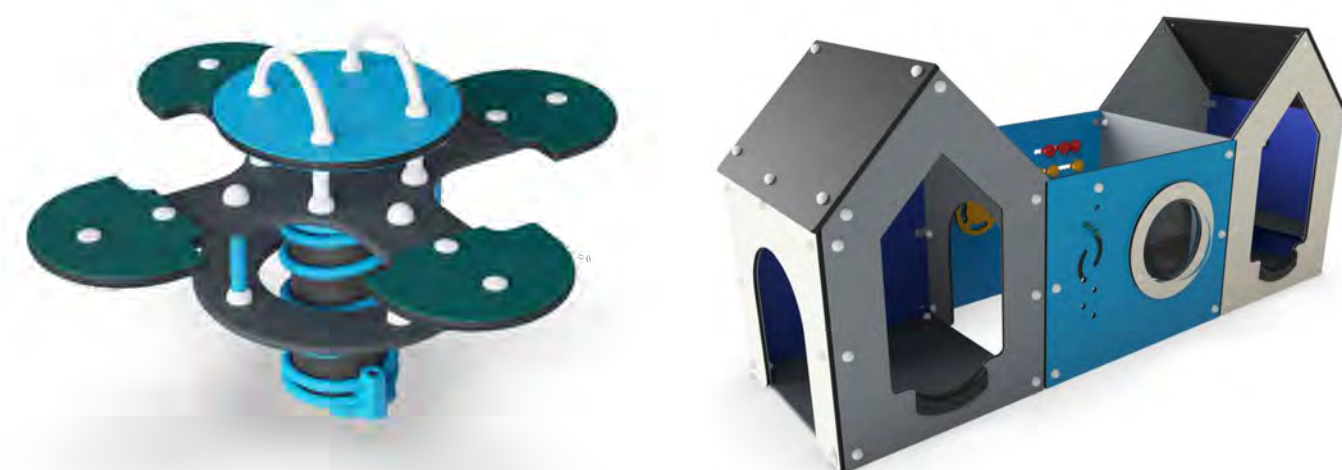
Typical Pedestrian Paseo

Total Building First Floor Livable Area	5,155 SF
Total Common Usable Open Space	14,795 SF

COMMON USABLE OPEN SPACE TABLE	
Open Space Area 'A'	2,260 SF
Open Space Area 'B'	1,830 SF
Open Space Area 'C'	925 SF
Open Space Area 'D'	850 SF
Open Space Area 'E'	1,280 SF
Additional Pedestrian Paseo Common Walkway Areas	7,650 SF
Total	14,795 SF



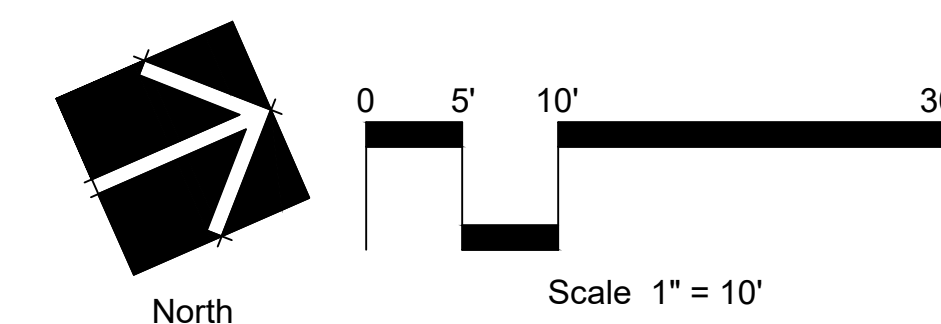
Group Mailboxes



Open Space Area 'B' Play House, and Daisy See-Saw

Santa Fe Townhomes

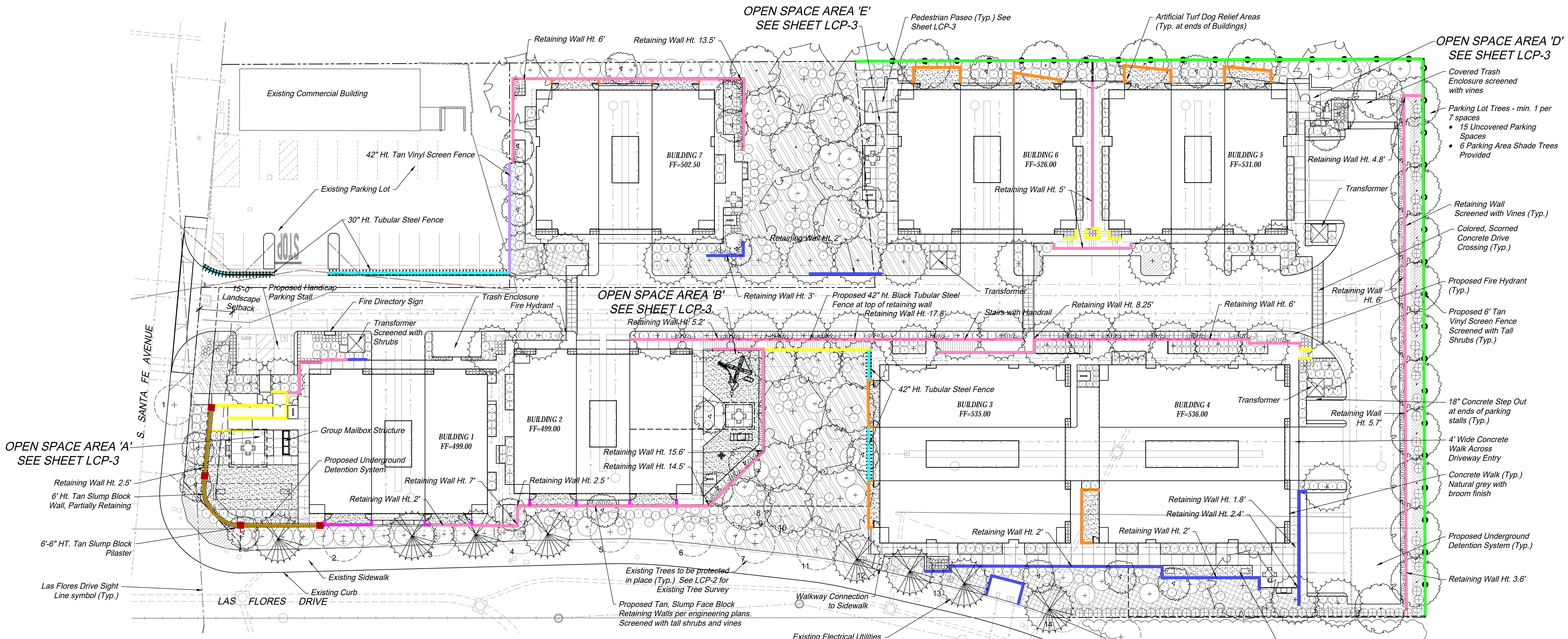
Common Useable Open Space Exhibit



HOWARD ASSOCIATES
landscape architecture
1951 fourth avenue, ste. 302
san diego ca 92101 619 718 9660

NOVEMBER 20, 2025

LCP-3

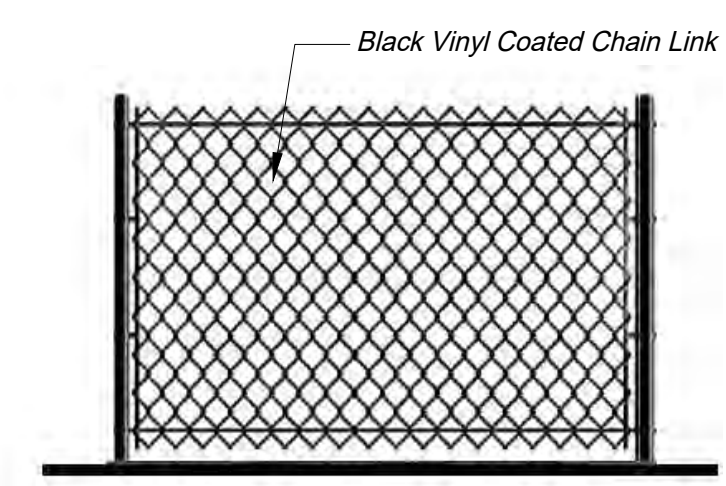


FENCING AND WALLS EXHIBIT

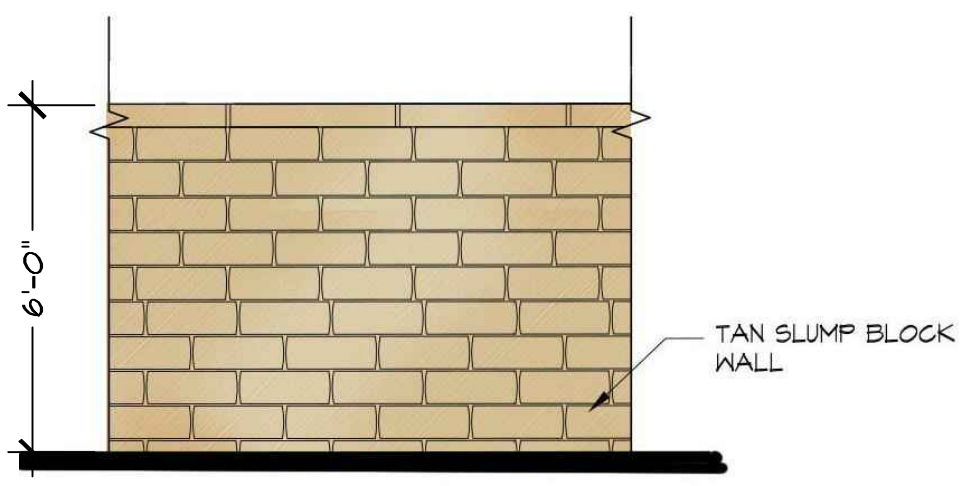
DETAIL

G/4		RAMP/ STAIR HANDRAIL
H/4		LOW TAN SLUMP BLOCK RETAINING WALL
E/4		42" TAN VINYL FENCE
F/4		TAN SLUMP BLOCK RETAINING WALL WITH 42" HT. BLACK TUBULAR STEEL FENCE
D/4		30"- 42" HT. BLACK TUBULAR STEEL FENCE
E/4		6' HT. TAN VINYL FENCE
A/4		48" HT. BLACK VINYL COATED CHAIN LINK DOG PARK FENCE
D/4		48" HT. BLACK TUBULAR STEEL FENCE
B/4		6' HT. TAN SLUMP BLOCK WALL
C/4		12" SQ. TAN SLUMP BLOCK PILASTER

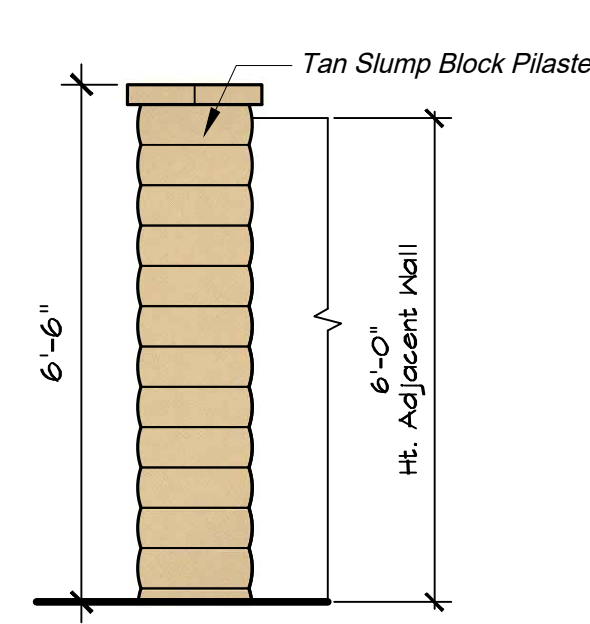
NOTE:
RETAINING WALL HEIGHTS PER CIVIL PLANS. A 42" BLACK TUBULAR STEEL FENCE SHALL BE ADDED WHERE INDICATED IN THE LEGEND.



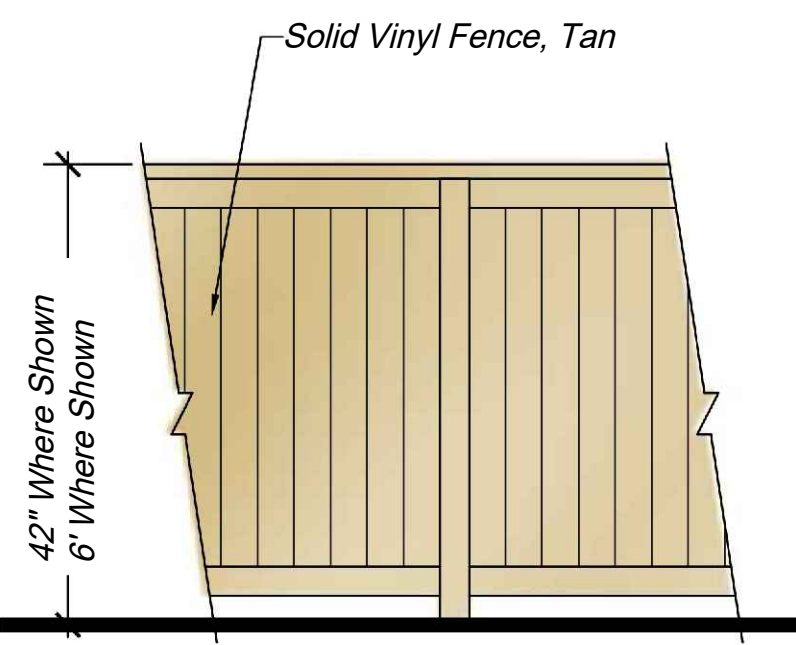
(A) 48" Ht. Black Vinyl Coated Chain Link Dog Park Fence



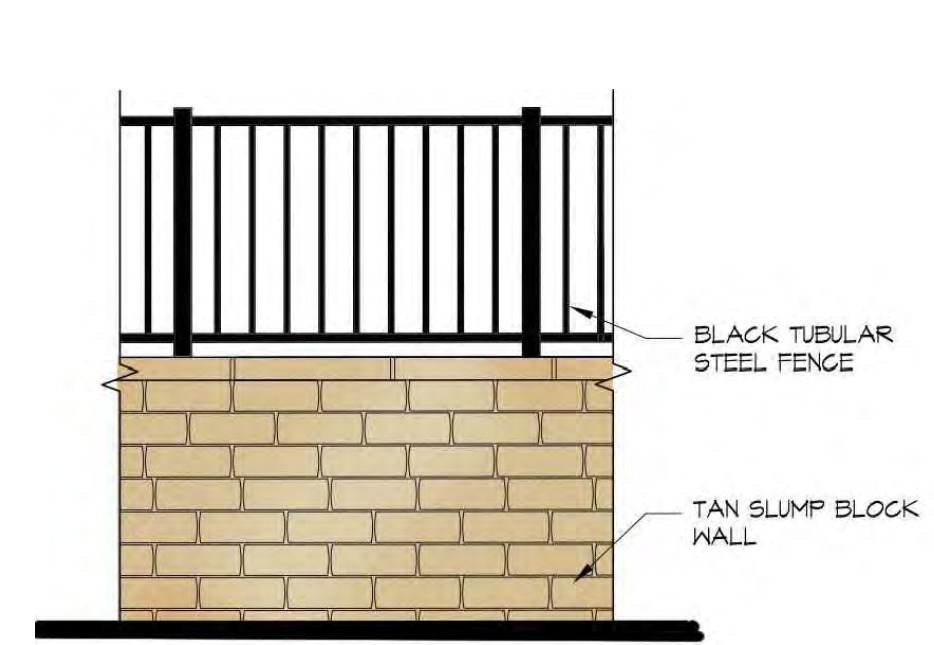
(B) 6' Ht. Tan Slump Block Wall w/ Pilasters



(C) Tan Slump Block Pilaster



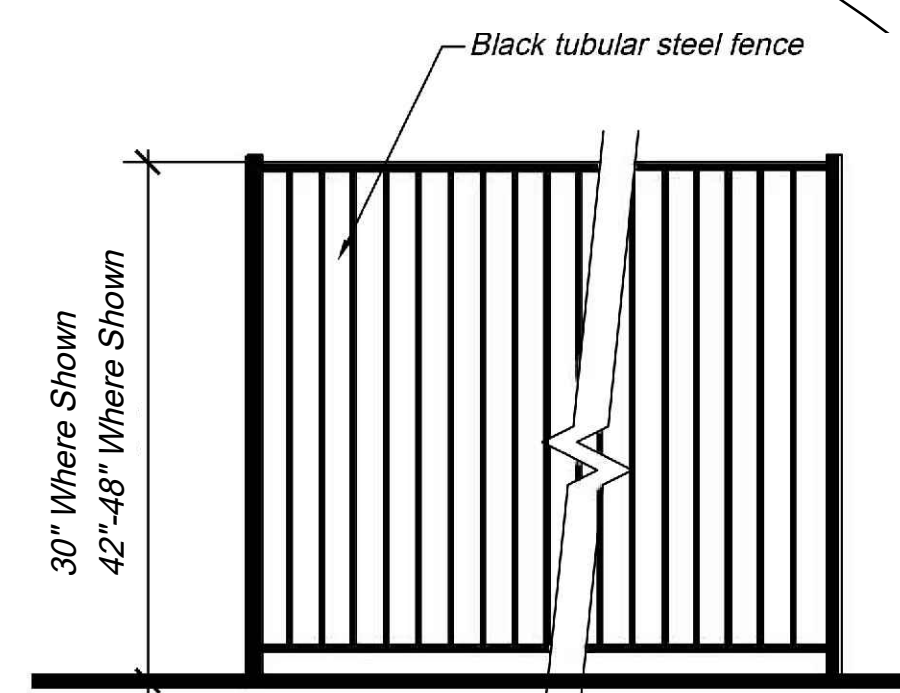
(E) Tan Vinyl Fence



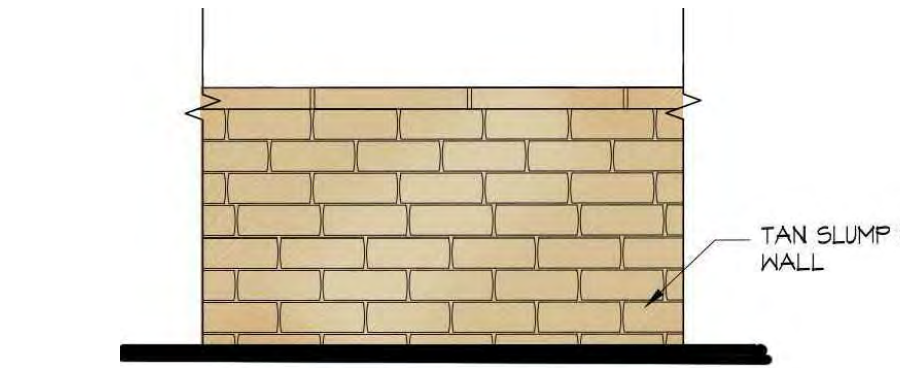
(F) Tan Slump Block Wall w/ Tubular Steel Fence



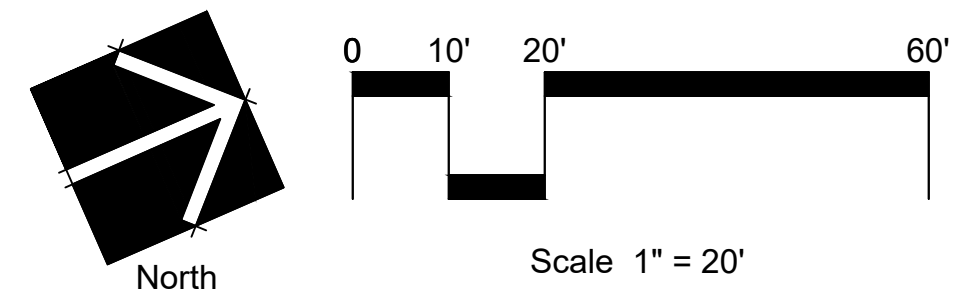
(G) Ramp/ Stair Handrail



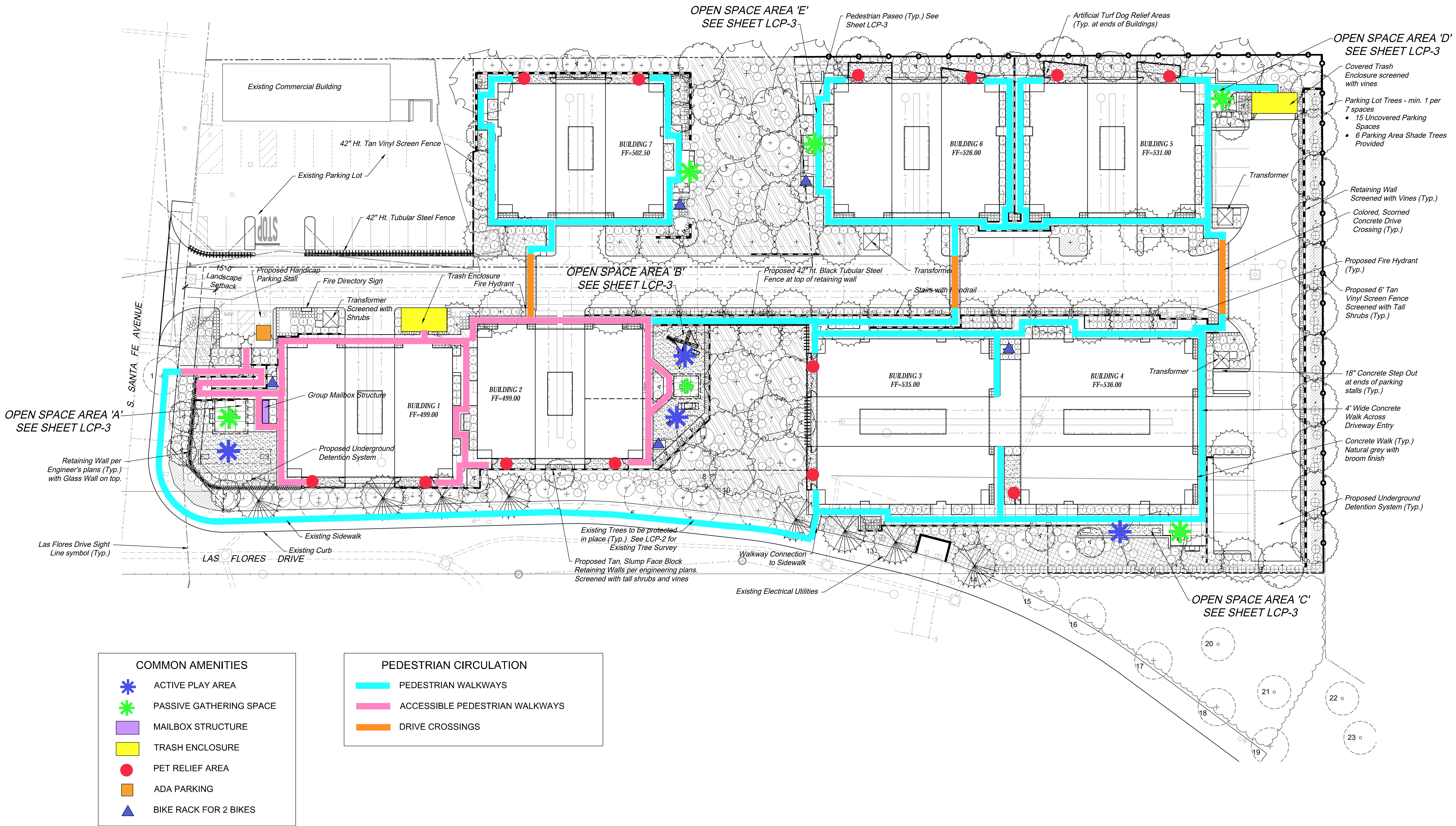
(D) Black Tubular Steel View Fence



(H) Tan Slump Block Retaining Wall

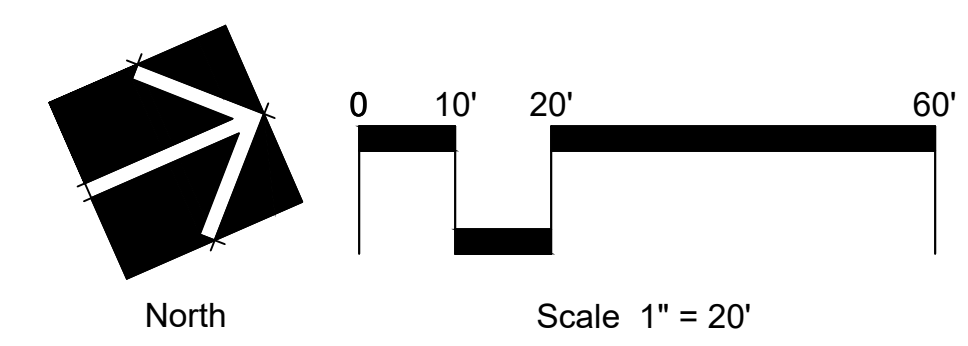


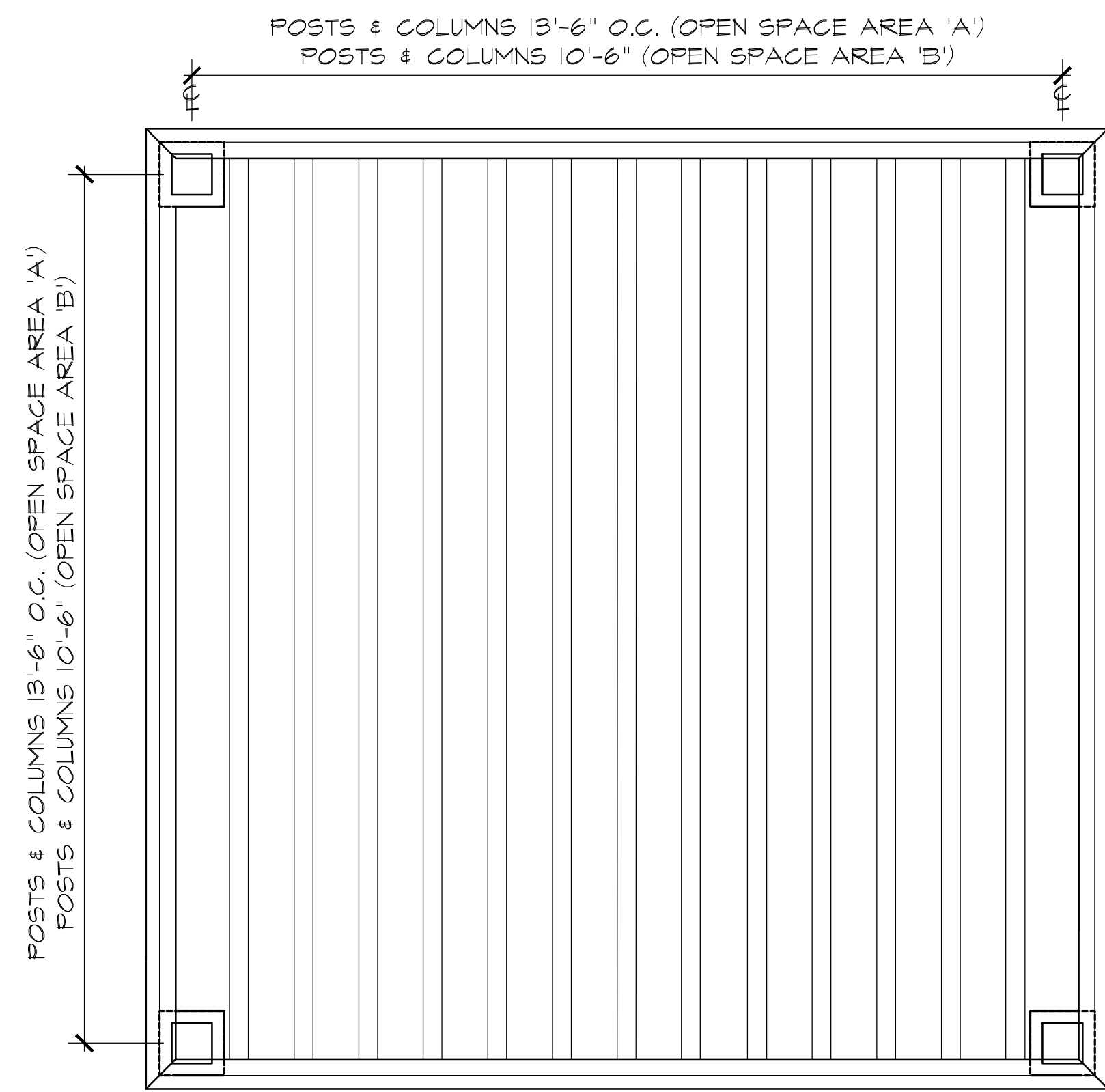
Santa Fe Townhomes Fencing and Walls Exhibit



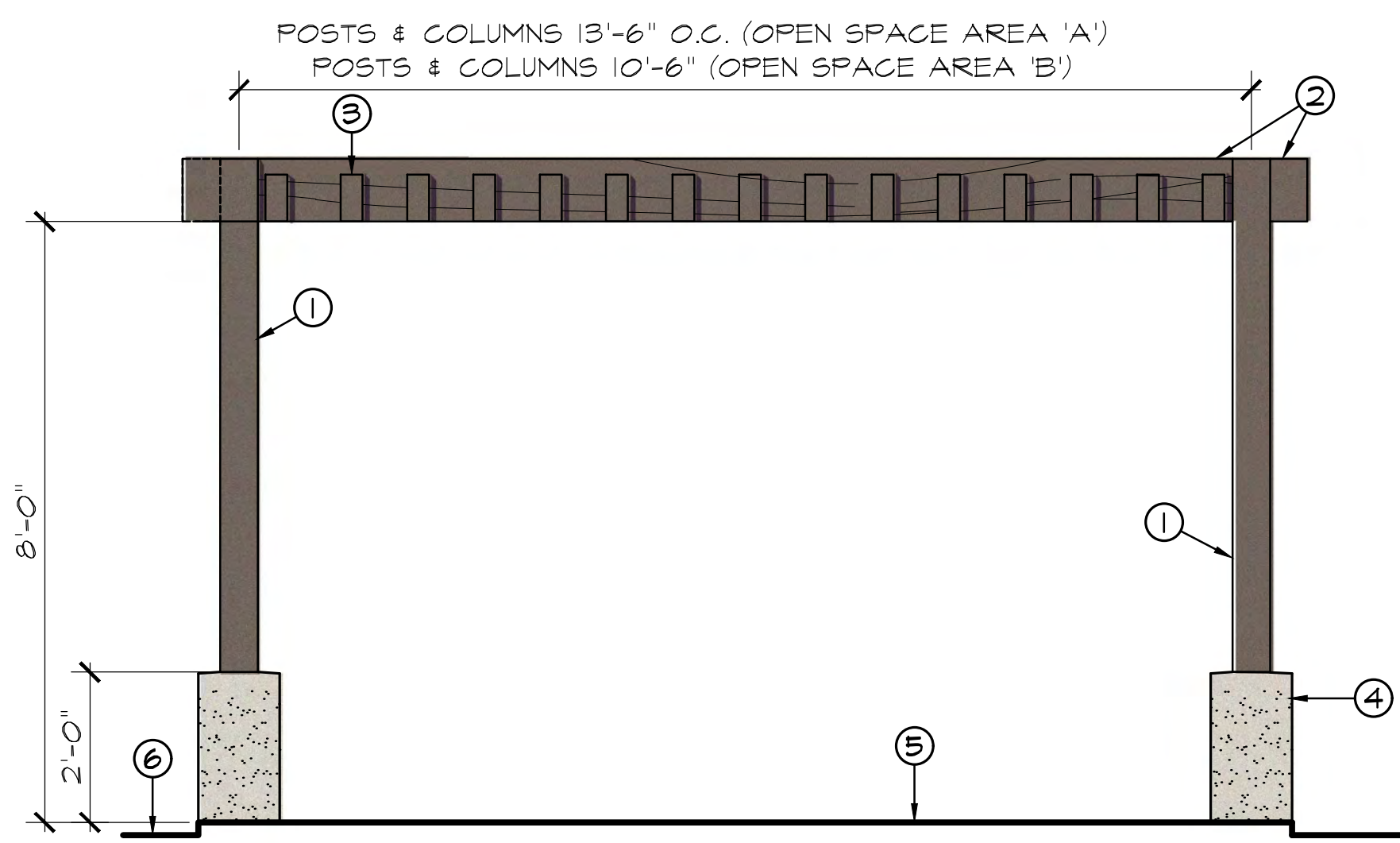
Santa Fe Townhomes

Pedestrian Circulation Exhibit





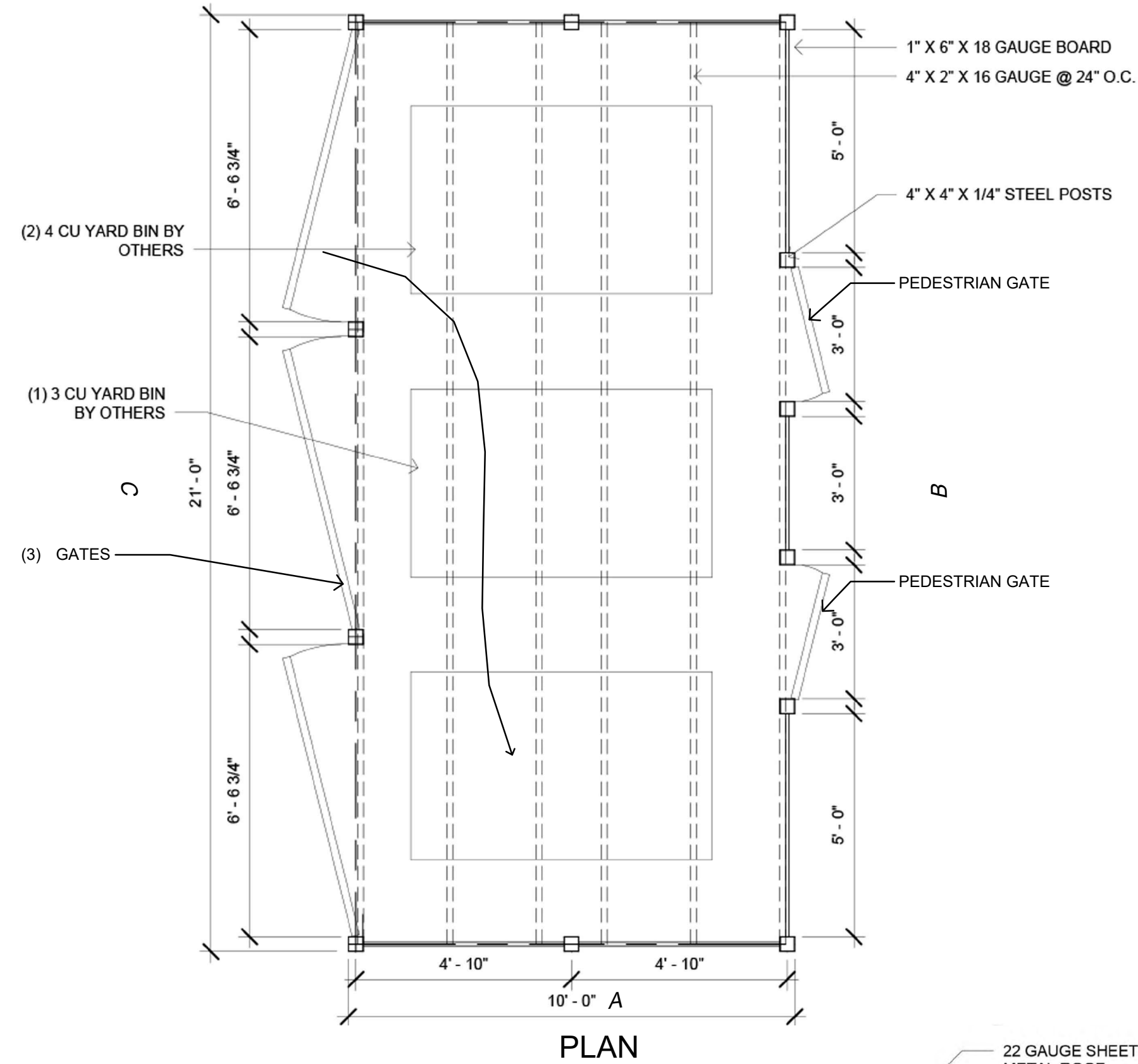
PLAN VIEW



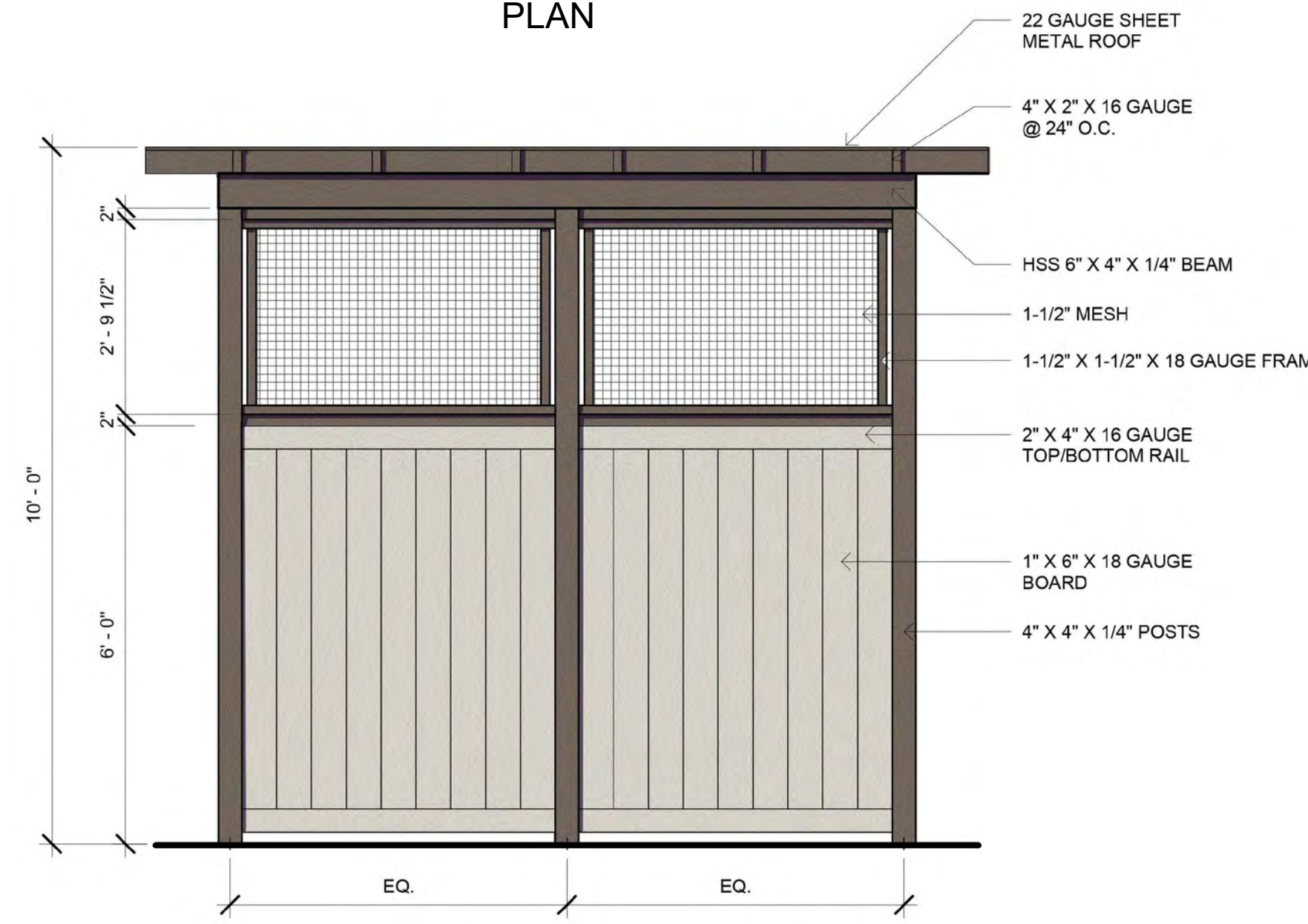
ELEVATION

- ① 3.5" SQ TUBULAR STEEL COLUMN W/2"x6 1/2" ALUMAWOOD PLANT-ON SIDE PLATE EA. SIDE OF COLUMN. CAP TOP PER MFR.
- ② 3x8 ALUMAWOOD
- ③ 2x6 ALUMAWOOD
- ④ 12" SQ. CMU COLUMN WITH STUCCO FINISH AND COLOR TO MATCH ARCH. CROWN CAP TO DRAIN - COLOR TO MATCH SW9166 DRIFT OF MIST
- ⑤ FINISH SURFACE - CONCRETE PAVING PER PLANS
- ⑥ FINISH GRADE

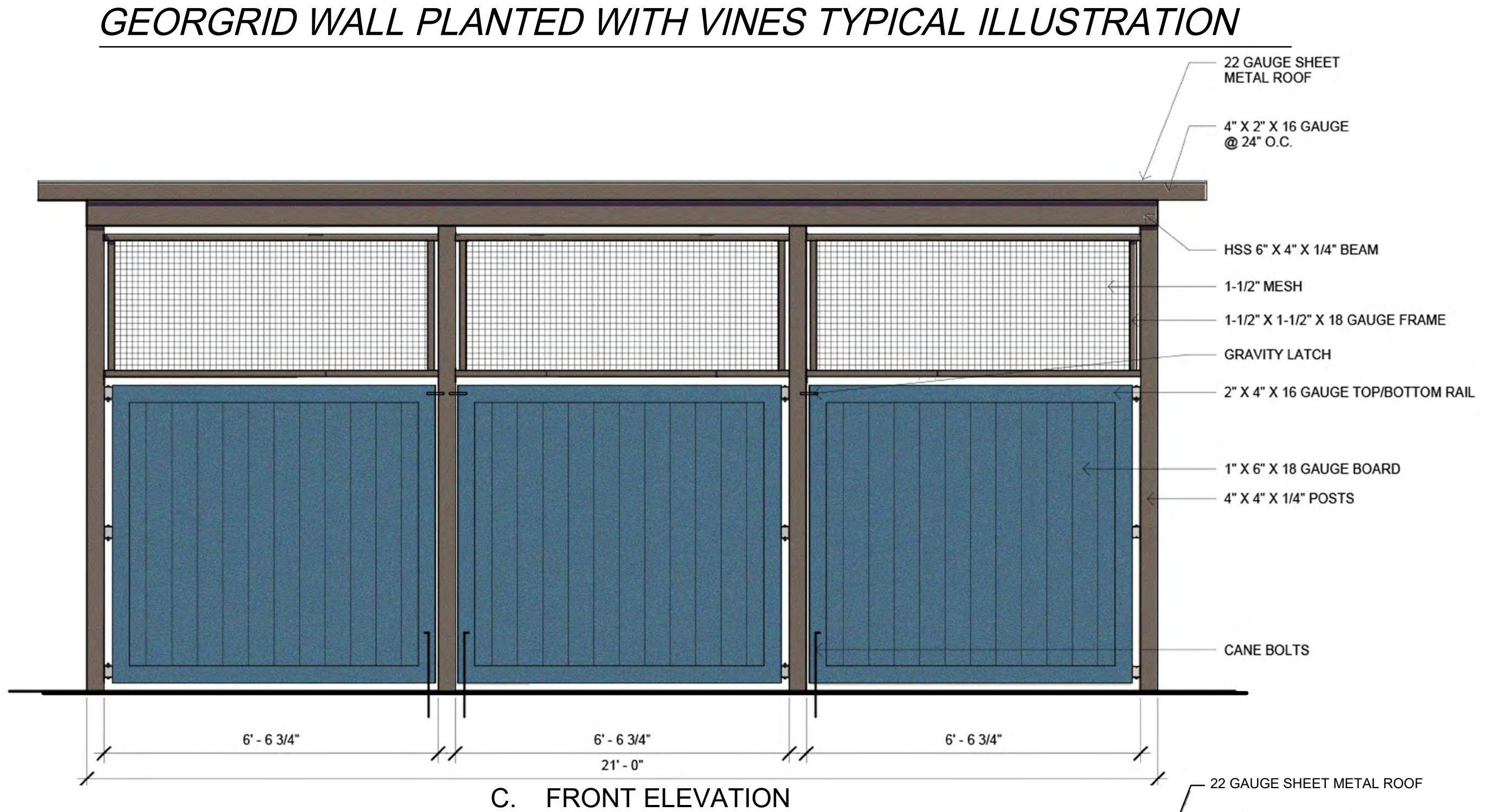
ALUMAWOOD COLOR TO BE 'SPANISH BROWN', TO MATCH SW 6075 'GARRET GREY'



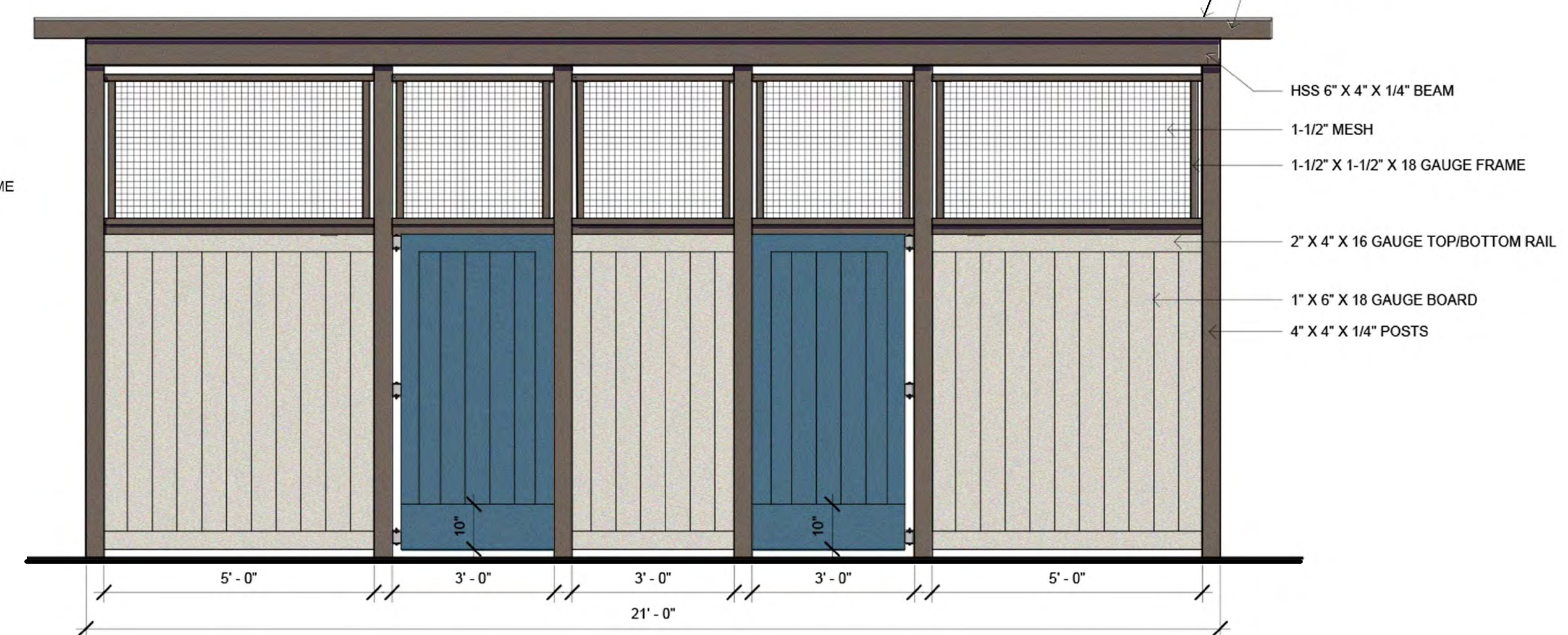
PLAN



A. SIDE ELEVATION



C. FRONT ELEVATION



B. BACK ELEVATION



GEORGRID WALL PLANTED WITH VINES TYPICAL ILLUSTRATION

SHADE STRUCTURE

N.T.S

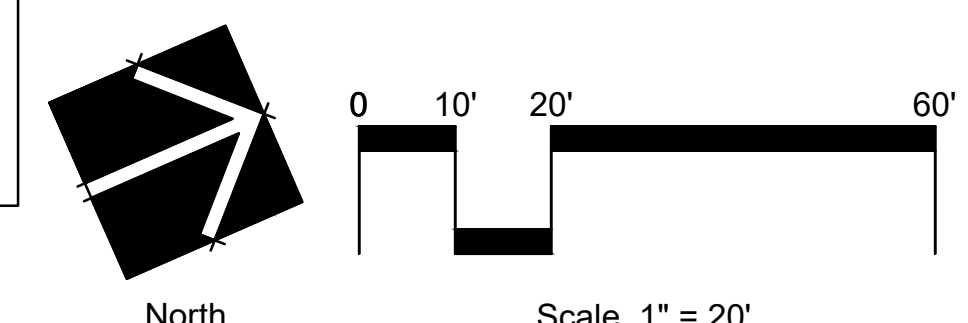
Santa Fe Townhomes

Pedestrian Circulation Exhibit

TRASH ENCLOSURE

N.T.S

NOTE: STRUCTURE COLORS COORDINATED WITH ARCHITECTURE COLORS:
 WALLS TO BE SW 9166 DRIFT OF MIST
 ROOF TO BE SW 6075 GARRET GRAY
 DOORS TO BE SW 9149 INKY BLUE



ria 2681 NOVEMBER 20, 2025

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LCP-6