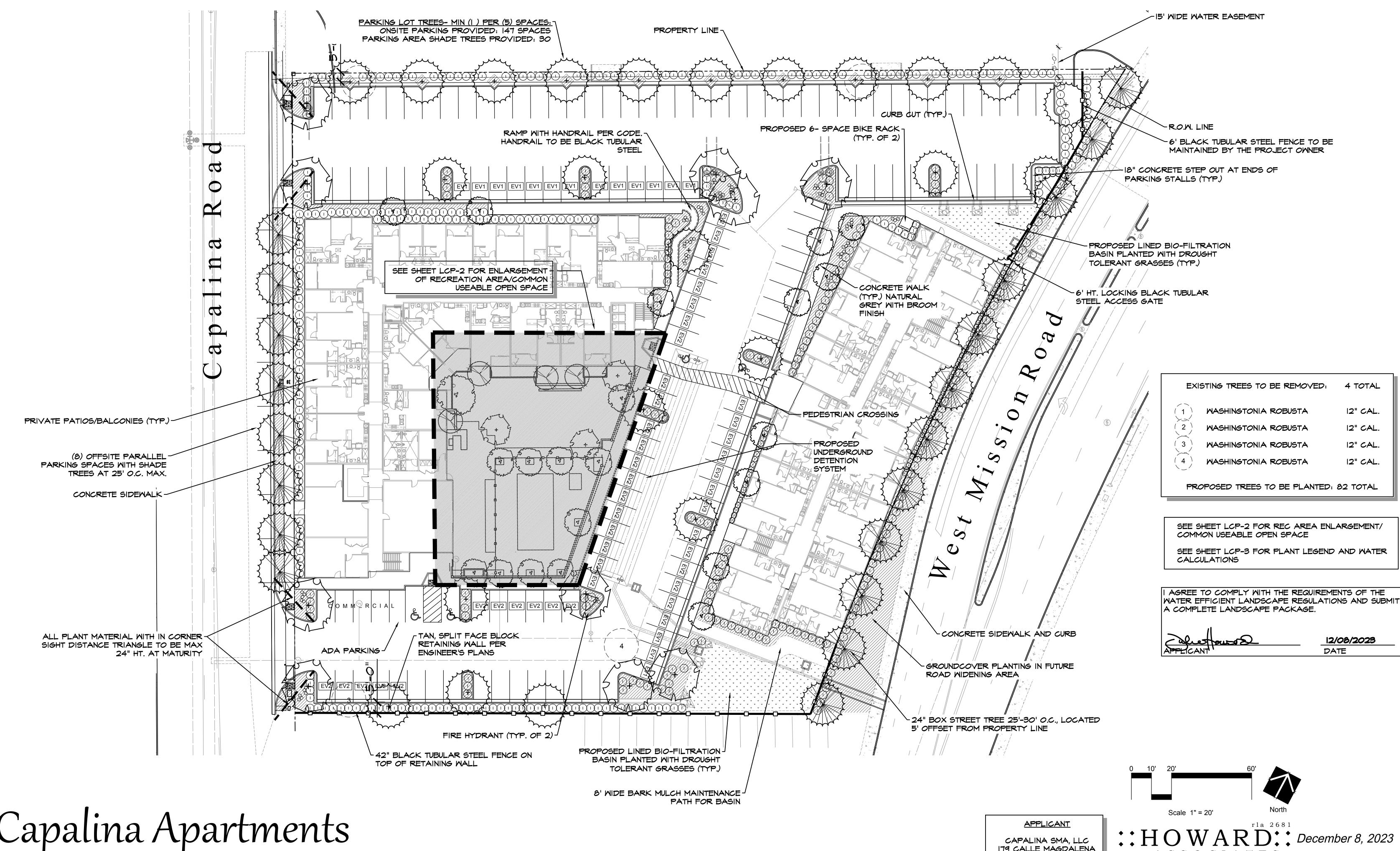


ATTACHMENT E

LANDSCAPE PLANS



Capalina Apartments Landscape Concept Plan

CAPALINA SMA, LLC 179 CALLE MAGDALENA SUITE #201 ENCINITAS, CA 92024 ATTN: JON RILLING

· · · A S S O C I A T E S · ♦ ♦ ♦ landscape architecture 1951 fourth avenue, suite 302

san diego ca 92101 619 718 9660

LCP-1

PRIVATE PATIO AT UPPER LEVEL (TYP.) DECORATIVE MOUNDING PLAY AREA WITH ROPE CLIMB AND / RAISED PLANTER WITH SHADE TREES AND TOT LOT SLIDES AND TURF SEAT WALL TVINE CRAWL TUNNEL POUR-IN PLACE SURFACING FOR-DECORATIVE MOUNDING ⁽PLAY AREA WITH LADDER, SLIDE AND NET CLIMBER OPEN LAWN/ARTIFICIAL TURF PLAY SURFACING > POUR-IN PLACE SURFACING FOR DRY CREEK BED WITH BOULDERS, ADA ACCESS ORNAMENTAL GARDEN BRIDGE AND STONE STEPPERS -SAND PLAY AREA WITH BENCH BBQ AREA COUNTER WITH BAR AND SHADE TREES SEATING AND OUTDOOR DINING - GATED ENTRY 20' x 40' TURF GAME COURT AREA OUTDOOR LIVING ROOM WITH-SEATING AND FIRE TABLES POOL FENCE AND GATES -RAISED PLANTER -WITH SHADE TREE -SCREEN PLANTING GATED ENTRY VINE TRELLIS ATOP WALL PROPOSED 6- SPACE -BIKE RACK (TYP. OF 2) LPLANTING POCKETS WITHIN POOL AREA COMMON USABLE OPEN SPACE EXHIBIT Scale 1" = 10'

CHILDREN'S NATURAL PLAY AMENITIES



LOG STEPPERS





DRY CREEK BED WITH BOULDERS AND ORNAMENTAL SHRUBS AND GRASSES



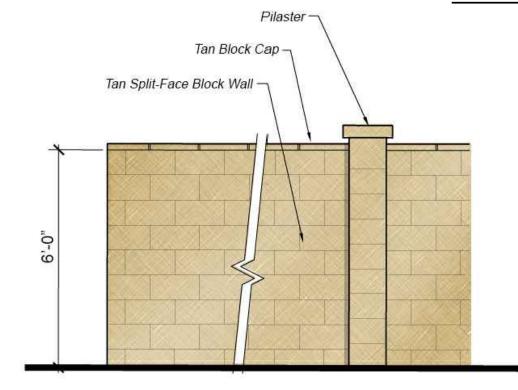
SAND PLAY AREA

VINE TUNNEL

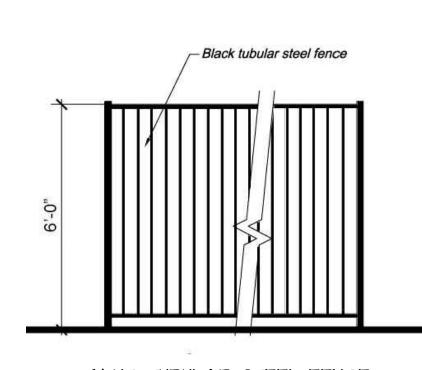


WOODEN GARDEN BRIDGE

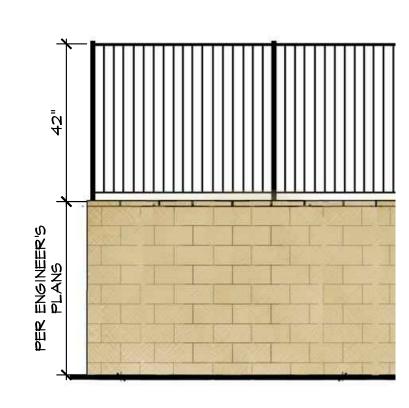
WALL AND FENCE ELEVATIONS



6' HT. SLUMP BLOCK WALL AND PILASTER



6' HT. TUBULAR STEEL FENCE



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

Capalina Apartments Common Useable Open Space Exhibit

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

<u>APPLICANT</u> CAPALINA SMA, LLC 179 CALLE MAGDALENA SUITE #201 ENCINITAS, CA 92024 ATTN: JON RILLING

 $^{\text{tla}} \, ^{2681}$

• • • A S S O C I A T E S • 1951 fourth avenue, suite 302 san diego ca 92101 619 718 9660

LCP-2

PLANTING LEGEND

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

PARKING AREA SHADE TREES - 24" BOX (APPROX. QTY = 23) - MIN. PLANTER WIDTH 5' ARBUTUS '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)



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)

(APPROX. QTY = 14) - MIN. PLANTER WIDTH 5'

SHRUBS AND GROUNDCOVERS

QUERCUS ILEX/ HOLLY OAK (L)

LARGE ACCENT TREES- 24" BOX

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) ARBUTUS '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' / DWARF CALLISTEMON (L) 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)

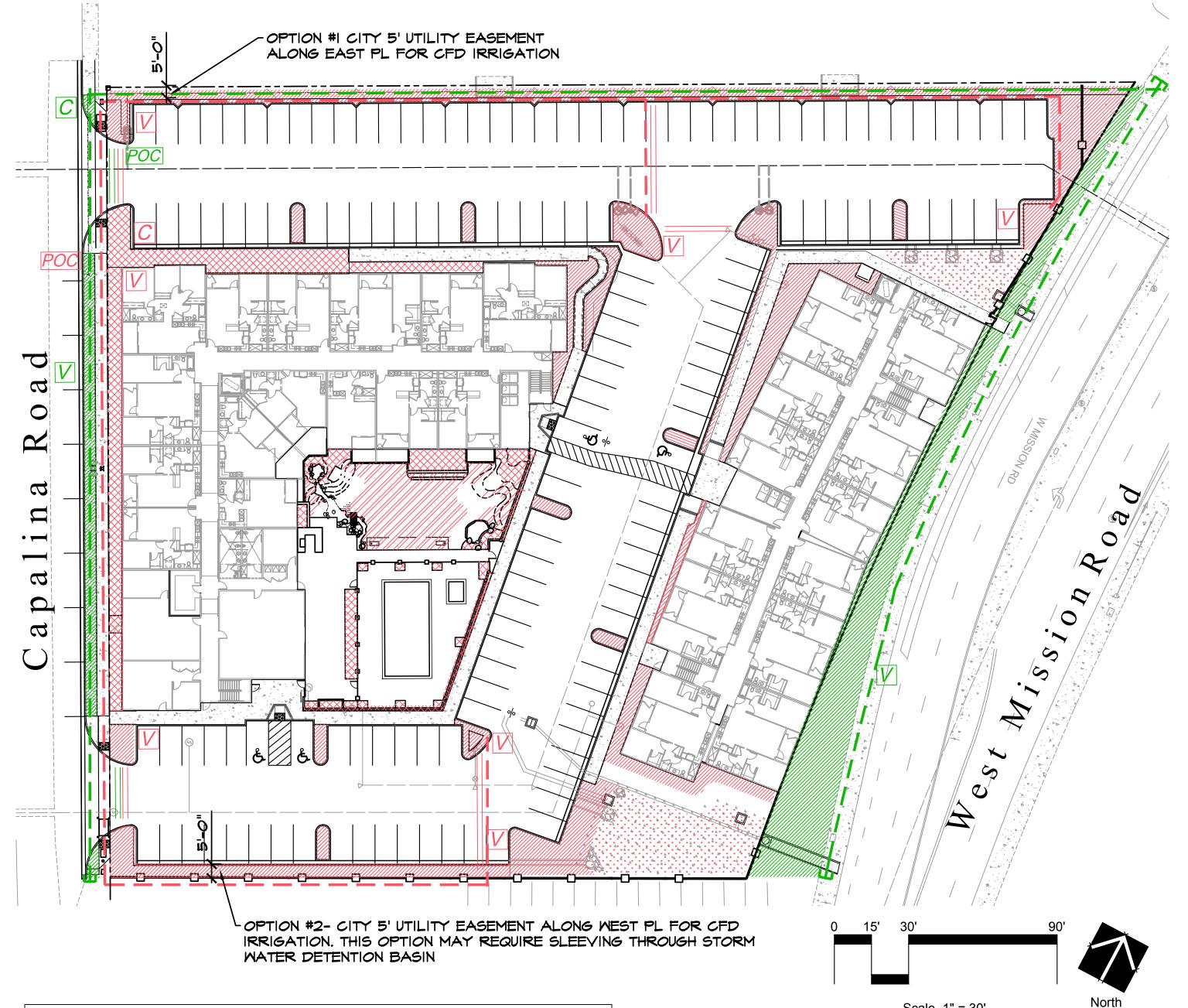
SCREENING VINES - 5 GAL. (APPROX. QTY. = 30) BOUGAINVILLEA SPP./BOUGAINVILLEA SPECIES (L) DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE (M) TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (M)

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)

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



City	of San Ma	rcos Wate	r Efficient Lan	dscape	Worksheet		
Reference Evapotranspiration (ET _o)		54.2	Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant	Irrigation	Irrigation		Landscape	ETAF x	Estimated Total
	Factor (PF)	Method ^b	Efficiency (IE) ^c		Area (Sq. Ft.)	Area	Water Use (ETWU) ^d
Regular Landscape Areas							
1. Low Water Shrubs	0.3	Drip	0.81	0.37	9,264	3,431	115,299
2. Mod Water Shrubs	0.5	Drip	0.81	0.62	3,332	2,057	69,116
3. Low Water -Basin/Tree Wells	0.3	Overhead	0.75	0.40	2,942	1,177	39,545
4. Mod Water Trees	0.5	Drip	0.81	0.62	3,280	2,025	68,038
6. Low Water Shrubs	0.3	Drip	0.81	0.37	5,252	1,945	65,366
				Totals	24,070	10,635	357,364
Special Landscape Areas							
5. Recreational Turf				1	1,692.00	1,692	56,858
				1		0	0
				1		0	0
				1		0	0
				Totals	1,692.00	1,692	56,858
					ET	WU Total	414,222
					<u> </u>		

ETAF Calculations Regular Landscape Areas Total ETAF x Area 10,635 24,070 Total Area 0.44 Average ETAF

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

Maximum Allowed Water Allowance (MAWA)^e

All Landscape Areas Total ETAF x Area 12,327 Total Area 25,762 0.48 Average ETAF

Schematic Irrigation Legend - HOA

APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION MAINLINE

Scale 1'' = 30'

APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION VALVES

APPROXIMATE PROPOSED LOCATION FOR HOA POINT OF CONNECTION: - POTABLE WATER METER

- BACKFLOW PREVENTER WITH LOCKING ENCLOSURE

- FLOW SENSOR

- GATE VALVE ASSEMBLY

- MASTER VALVE

APPROXIMATE PROPOSED LOCATION FOR HOA IRRIGATION AND CONTROL WIRE SLEEVING

APPROXIMATE PROPOSED LOCATION FOR HOA AUTOMATIC CONTROLLER IN SS LOCKING PEDESTAL

Water Conservation Plan Legend

HOA	ZONE AREA		% OF TOTAL LANDSCAPE AF	
I I	LOW MATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	9,264 SQ. FT	35.9 %	
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 %	
PUBL	IC R.O.W. ZONE			
6	LOW MATER 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.
- 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 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.
- 2. LANDSCAPING WITHIN THE R.O.W ON WEST MISSION ROAD SHALL HAVE A 3" LAYER OF PARADISE GOLD D.G. 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.

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 SLEEVING

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

APPLICANT

CAPALINA SMA, LLC 179 CALLE MAGDALENA SUITE #201 ENCINITAS, CA 92024 ATTN: JON RILLING



san diego ca 92101 619 718 9660

LCP-3

Capalina Apartments
Water Conservation & Schematic Irrigation Plan