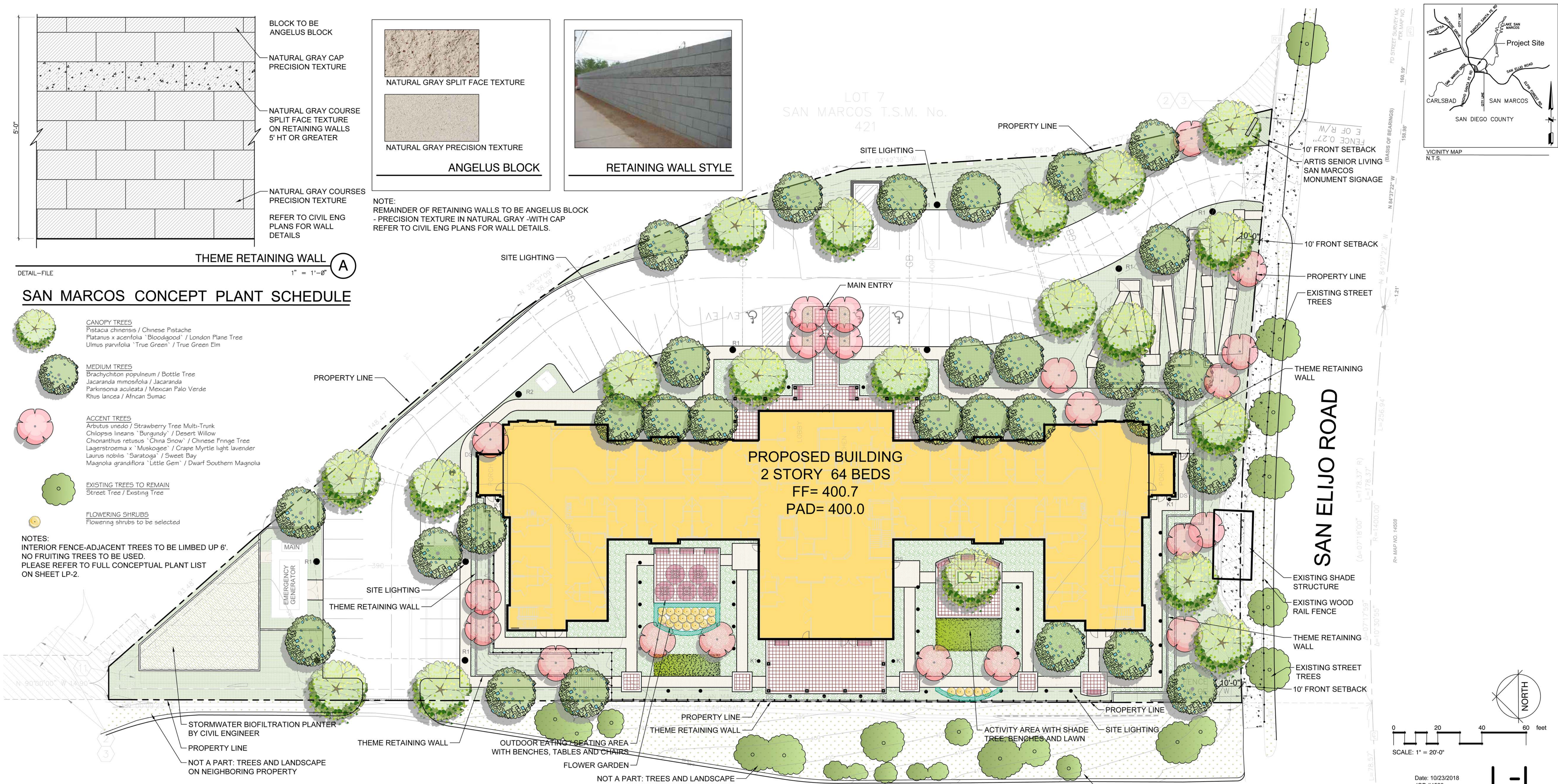




Landscape Notes

- Fencing materials shall be slumpstone, tubular steel, textured concrete block or other similar materials.
- Parking areas shall be screened with mounding, landscaping or a low profile wall.
- All above ground utility equipment visible from the street shall be screened with landscaping and/or a low wall matching the building decor.
- Utilize deciduous trees with consideration for solar access.
- Landscape Plans shall comply with State Model Water Efficiency Ordinance (2015)
- Majority of plants to be drought tolerant.
- Minimize turf area.
- Plants shall be grouped together in hydrazones, and selected for local climate conditions.

Notes:

- A dedicated water meter shall be provided for common landscape area.
- A weather based 'Smart Controller' shall be utilized.
- Controller shall be programmed to water in early morning or night.
- Rain sensors shall be installed at each controller.
- Water Use Calculations shall certify conformance with current requirements.
- Contractor shall obtain soils agronomy test after grading is complete.
- Landscape Architect shall review soils test prior to planting.
- Minimum of 4" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf area, creeping or rooting ground cover areas where mulch is contraindicated.

Artis Senior Living Facility

CONCEPTUAL LANDSCAPE PLAN

9 San Elijo Road

San Marcos, CA 92078

prepared for:

Artis Senior Living

1651 Old Meadow Rd.

McLean, VA 22102

Date: 10/23/2018

JOB #4523

L.A. GROUP

Design Works

Landscape Architecture

24013 Ventura Blvd. Suite 201

Calabasas, CA 91302

p 818.251-9718 f 818.251-9719

email: DesignWorks@lagroupinc.net

TREES



Arbutus 'Marina'



Jacaranda mimosifolia



Lagerstroemia 'Muskogee'



Parkinsonia aculeata



Pistacia chinensis



Platanus acerfolia

SHRUBS



Agave attenuata



Aeonium



Dianella Little Rev



Diets vegeta



Kalanchoe thyrsiflora



Phormium tenax Sea Jade



Prunus caroliniana



Raphiolepis indica 'Clara'



Pittosporum tobira 'Whealers Dwarf'



Rosa 'Rainbow Knockout'



Rose 'Iceberg'



Westringia 'Wynabbie Gem'

GROUND COVER



Clytostoma callistegioides



Lantana montevidensis purple



Myoporum parvifolium



Sedum rubrotinctum



Thyme herba barrona



Trachelospermum jasminoides

PLANT SCHEDULE

TREES	CONT	WATER USE
Arbutus unedo / Strawberry Tree Multi-Trunk	24"box	Low
Brachychiton populneum / Bottle Tree	24"box	Low
* Chilopsis linearis 'Burgundy' / Desert Willow	15 gal	Low
Chionanthus retusus 'China Snow' / Chinese Fringe Tree	15 gal	Mod
Jacaranda mimosifolia / Jacaranda	24"box	Mod
Lagerstroemia x 'Muskogee' / Crape Myrtle light lavender	24"box	Low
Laurus nobilis 'Saratoga' / Sweet Bay	15 gal	Low
Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	15 gal	Mod
* Parkinsonia aculeata / Mexican Palo Verde	24"box	Low
Pistacia chinensis / Chinese Pistache	24"box	Mod
Platanus x acerifolia 'Bloodgood' / London Plane Tree	24"box	Mod
Rhus lancea / African Sumac	24"box	Low
Ulmus parvifolia 'True Green' / True Green Elm	24"box	Low

SHRUBS	CONT	WATER USE
Aeonium x 'Mint Saucer' / Mint Saucer Aeonium	5 gal	Low
Agave attenuata 'Nova' / Blue Clone	5 gal	Low
* Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	Low
* Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal	Low
Buxus microphylla japonica / Japanese Boxwood	5 gal	Mod
* Chondropetalum tectorum / Cape Rush	5 gal	Mod
Dianella revoluta 'Little Rev' / Little Rev Flax Lily	5 gal	Low
Diets vegeta / African Iris	5 gal	Mod
Echium fastuosum / Pride Of Madeira	5 gal	Low
* Encelia californica / California Encelia	1 gal	Low
* Epilobium californicum 'Catalina' / California Fuchsia	1 gal	Low
Erigeron karvinskianus / Fleabane	5 gal	Mod
Escallonia fradesii / Escallonia	5 gal	Mod
* Geranium incanum / Trailing Geranium	1 gal	Mod
Hebe x 'Patty's Purple' / Hebe	5 gal	Mod
Hemerocallis x 'Yellow' / Daylily	1 gal	Mod
* Juncus patens / California Gray Rush	5 gal	Low
* Kalanchoe thyrsiflora / Paddle Plant	5 gal	Low
* Keckiella cordifolia / Climbing Penstemon	1 gal	Low
* Leymus triticoides / Wild Rye	5 gal	Low
* Ligustrum texanum / Texas Privet	5 gal	Mod
* Muhlenbergia rigens / Deer Grass	5 gal	Mod
* Penstemon spectabilis / Showy Penstemon	1 gal	Mod
Phormium tenax 'Sea Jade' / New Zealand Flax	5 gal	Mod
Pittosporum tobira 'Whealers Dwarf' / Wheeler's Dwarf Mock Orange	5 gal	Mod
Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	15 gal	Mod
* Rhamnus californica 'Mound San Bruno' / California Coffeeberry	5 gal	Low
Rhaphiolepis indica 'Clara' / Indian Hawthorn	5 gal	Mod
Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal	Mod
Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal	Mod
Rosa x 'Rainbow Knockout' / Rose	5 gal	Mod
Salvia buchananii / Buchanan's Fuchsia Sage	5 gal	Low
Salvia greggii 'Furmans Red' / Furman's Red Salvia	5 gal	Low
Teucrium chamaedrys / Germander	5 gal	Mod
Trachelospermum jasminoides / Chinese Star Jasmine	5 gal	Mod
Tulbaghia violacea / Society Garlic	1 gal	Mod
Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 gal	Low

VINE/ESPALIER	CONT	WATER USE
Clytostoma callistegioides / Violet Trumpet Vine	5 gal	Mod
Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	Mod
Ficus pumila / Creeping Fig	5 gal	Mod

GROUND COVERS	CONT	WATER USE
* Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	1 gal	Low
Lantana montevidensis 'Purple' / Trailing Lantana	flat	Low
Myoporum parvifolium / Trailing Myoporum	flat	Low
Sedum rubrotinctum / Pork and Beans	flat	Low
Thymus herba-barona / Caraway Thyme	flat	Mod
Turf Sod / Marathon II	sod	High
Walk on Bark Mulch / 4" Walk-On-Bark, Agromin	mulch	Very Low

* CA NATIVE PLANT
** BIOFILTRATION PLANT

DATE: 08/20/2018
DATE: 05/25/2018
DATE: 01/08/2018
JOB #4523

L-2



L.A. GROUP

Design Works

Landscape Architecture
24013 Ventura Blvd, Suite 201
Calabasas, CA 91302
p 818.251-9718 / f 818.251-9719
email: DesignWorks@lagroupinc.net

Artis Senior Living Facility
CONCEPTUAL PLANT IMAGES

9 San Elijo Road
San Marcos, CA 92078

L.A. Group Design Works, Inc.

prepared for:
Artis Senior Living
1651 Old Meadow Road, Suite 100
McLean, VA 22102

Landscape Architecture

WATER EFFICIENT LANDSCAPE WORKSHEET:
MWELO- Section 492.3. (SEE APPENDIX "B")
WUCOLS REGION 4

PERCENTAGE
OF LANDSCAPE
AREA

Site Information								
Site Name →			Artis Senior Living- SAN MARCOS					
Site Type →			Commercial		ETAF= .45 Commercial			
Annual Eto (inches/yr) →			54.2		.55 Residential			
Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Drip	0.81	0.4	24,364	9,024	303,233
2	0.3	Low	Drip	0.81	0.4	1,629	603	20,274
3	0.5	Mod./Ave.	Drip	0.81	0.6	9,233	5,699	191,522
4	0.8	High	Overhead Spray	0.75	1.1	749	799	26,847
5								
6								
7								
8								
SUBTOTAL →						35,975	16,125	541,876
Special Landscape Areas								
9					1		0	0
10					1	0	0	0
11					1	0	0	0
12					1	0	0	0
SUBTOTAL →						0	0	0
Estimated Total Water Use (ETWU) →								541,876
Maximum Allowed Water Allowance (MAWA) →								544,007

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	16,125
Total Area	35,975
Average ETAF	0.45
All Landscape Areas	
Total ETAF x Area	16,125
Total Area	35,975
Sitewide ETAF	0.45

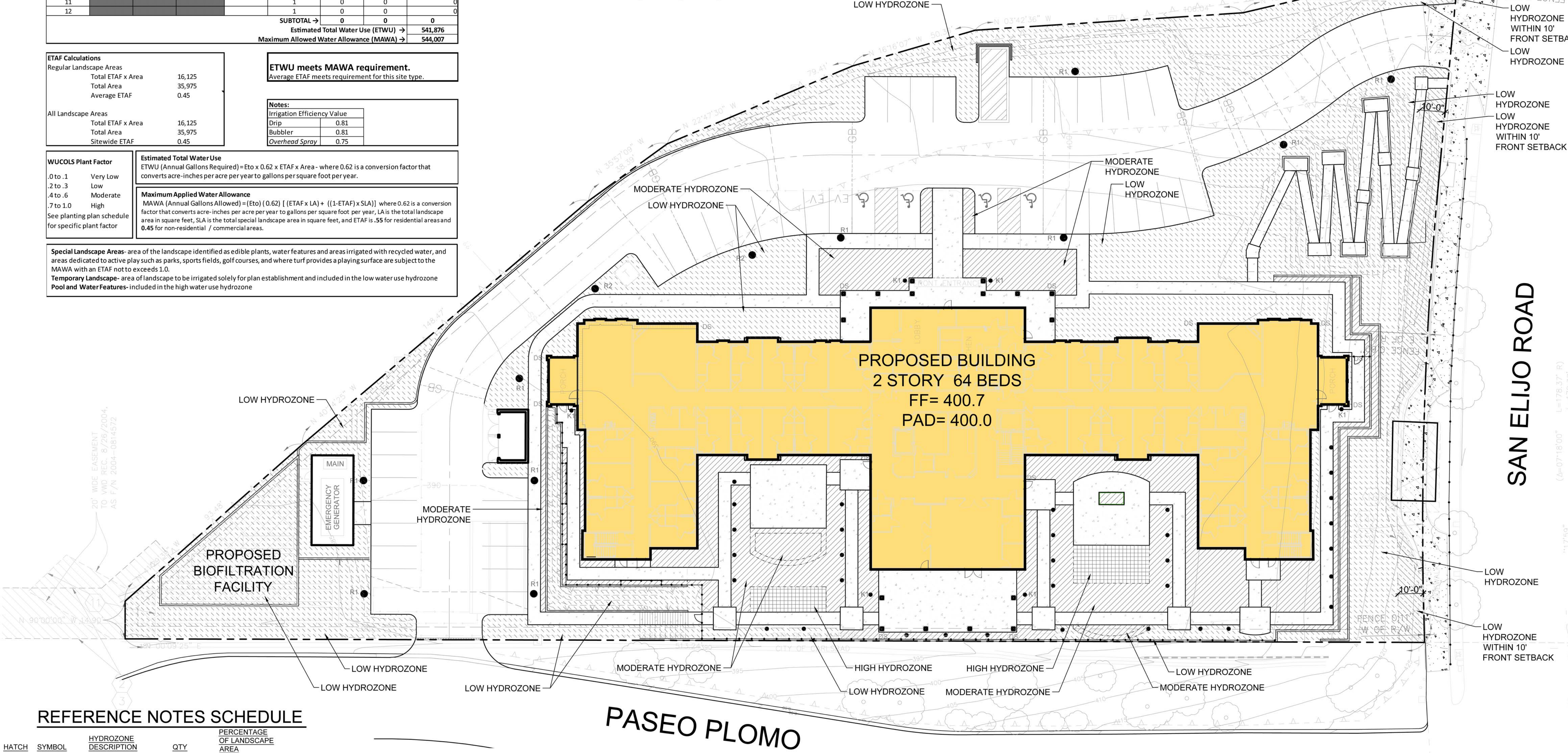
ETWU meets MAWA requirement.
Average ETAF meets requirement for this site type.

Notes:	
Irrigation Efficiency Value	
Drip	0.81
Bubbler	0.81
Overhead Spray	0.75

WUCOLS Plant Factor	
.0 to .1	Very Low
.2 to .3	Low
.4 to .6	Moderate
.7 to 1.0	High
See planting plan schedule for specific plant factor	
Estimated Total Water Use	
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.	
Maximum Applied Water Allowance	
MAWA (Annual Gallons Allowed) = (Eto) (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 / commercial areas.	
Special Landscape Areas- area of the landscape identified as edible plants, water features and areas irrigated with recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface are subject to the MAWA with an ETAF not to exceeds 1.0.	
Temporary Landscape- area of landscape to be irrigated solely for plant establishment and included in the low water use hydrozone	
Pool and Water Features- included in the high water use hydrozone	

Irrigation Notes

- The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- In mulched planting areas, the use of low volume water irrigation is required to maximize water infiltration into the roots.
- Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer specifications.
- Head to head coverage is recommended. However, sprinkler spacing shall be set to achieve distribution uniformity using the manufacturers specifications.
- Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- A dedicated water meter shall be provided for common landscape area.
- A weather based 'Smart Controller' shall be utilized.
- Controller shall be programmed to water in early morning or night.
- Rain sensors shall be installed at each controller.
- Water Use Calculations shall certify conformance with current requirements.
- Contractor shall obtain soils agronomy test after grading is complete. Landscape Architect shall review soils test prior to planting.



REFERENCE NOTES SCHEDULE

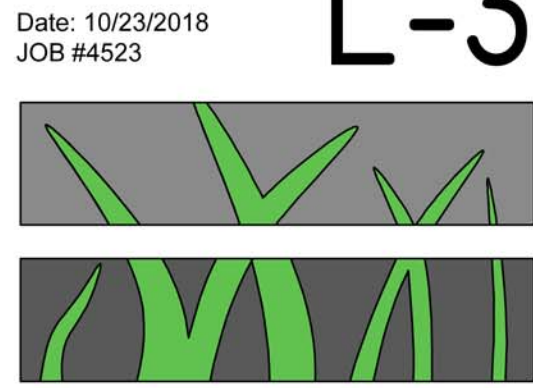
HATCH	SYMBOL	HYDROZONE DESCRIPTION	QTY	PERCENTAGE OF LANDSCAPE AREA
	HZ-101	LOW- 0.3	24,364 sf	67.7%
	HZ-102	LOW- 0.3 Within 10' front setback	1,629 sf	4.5%
	HZ-103	MODERATE- 0.5	9,233 sf	25.7%
	HZ-104	HIGH- 0.8	749 sf	2.1%

L.A. Group Design Works, Inc.

Artis Senior Living Facility
CONCEPTUAL LANDSCAPE PLAN
9 San Elijo Road

San Marcos, CA 92078

prepared for:
Artis Senior Living
1651 Old Meadow Rd.
McLean, VA 22102



L.A. GROUP

Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

Landscape Architecture