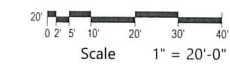




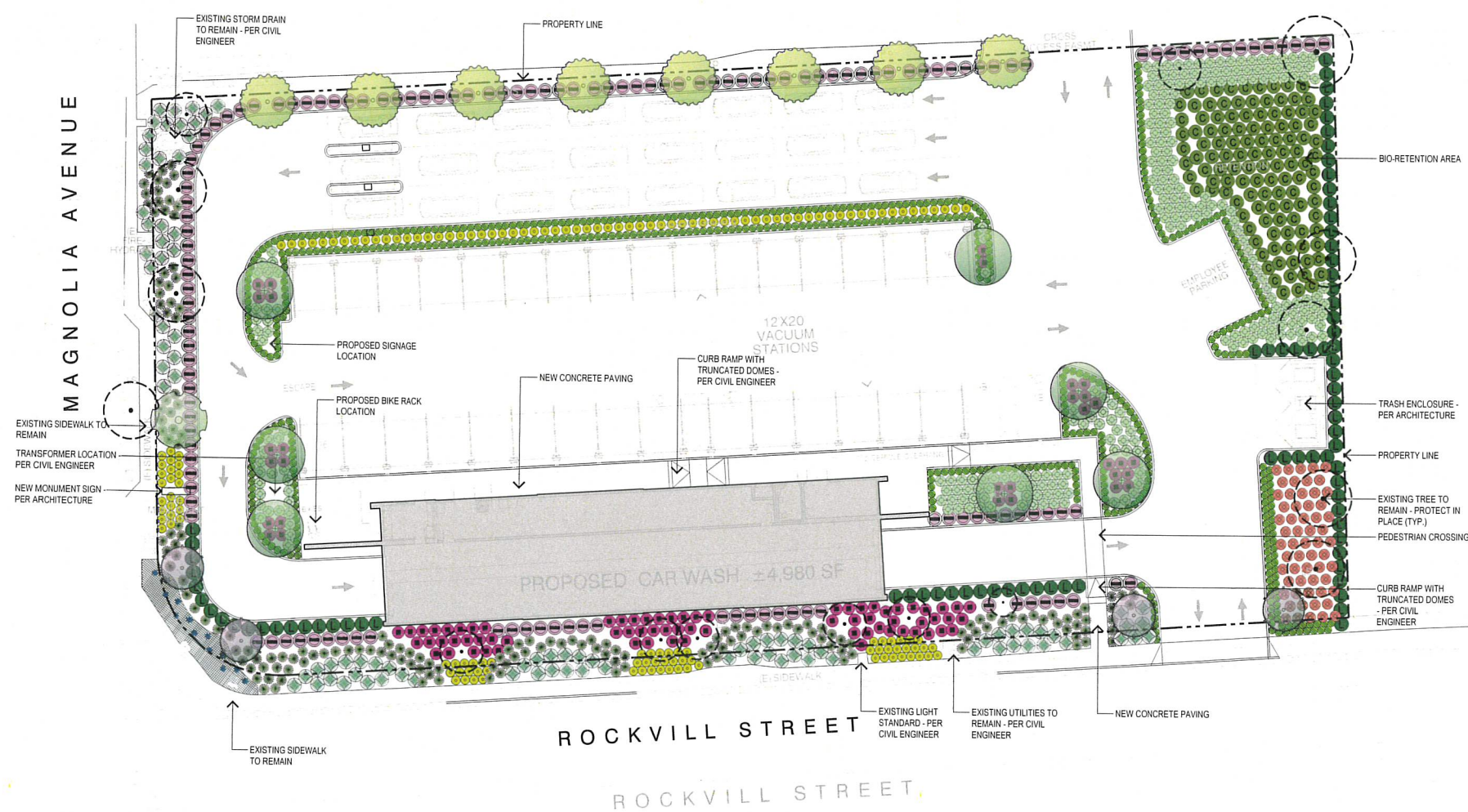
MAGNOLIA AVE & ROCKVILL ST
8837 Magnolia Ave | Santee, CA 92071

LANDSCAPE CONCEPT PLAN



L02

Scale 1" = 20'
Job No. 2022-275
Date 2023-09-01



GENERAL NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF SANTEE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF SANTEE REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.
5. INCLUDE REQUIREMENT TO DE-COMPACT SOIL IN PLANTING AREAS ON SITE AND IN PUBLIC RIGHT OF WAY AND REMOVE CONSTRUCTION DEBRIS FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN. EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER. LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF SANTEE GUIDELINES.

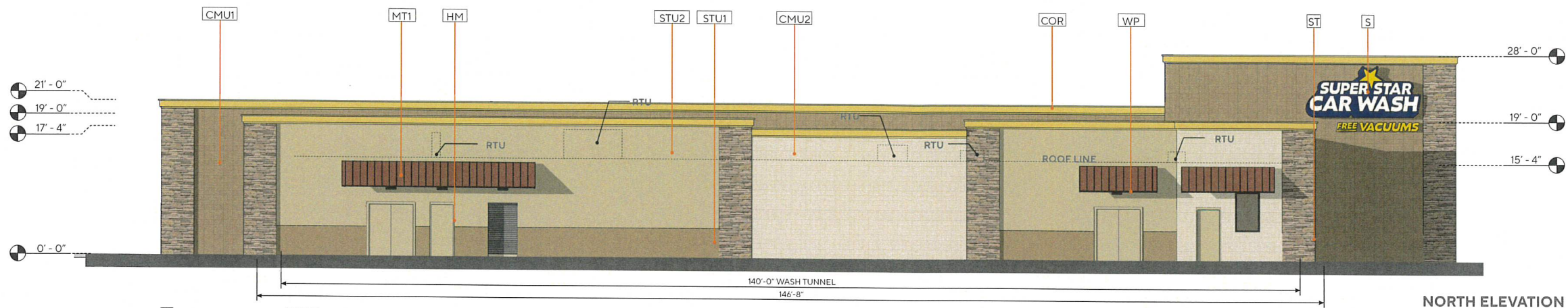
IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN. FINAL LANDSCAPE PLANS WILL BE IN COMPLIANCE WITH THE CITY OF SANTEE WATER EFFICIENCY ORDINANCE AND THE SANTEE WATER DISTRICT'S LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE.

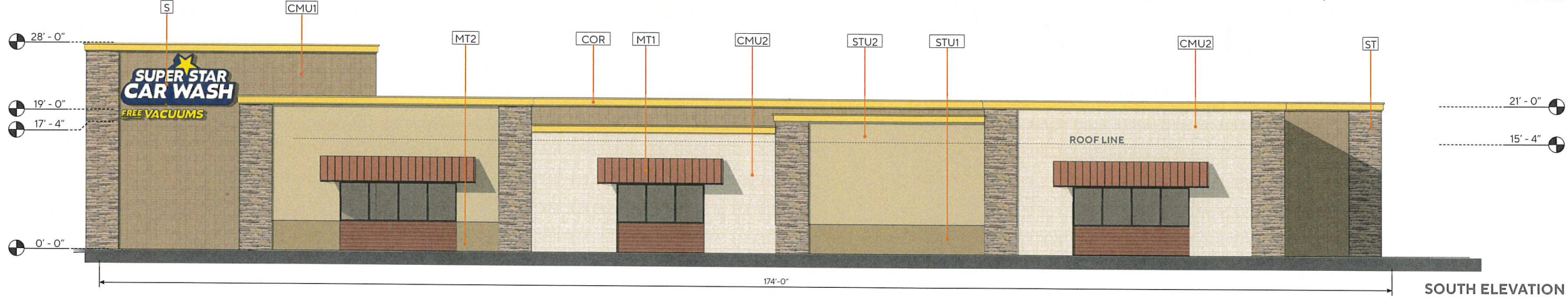
TREE LEGEND					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	4	M	20H x 25W
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	7	M	40H x 20W
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	24" BOX	1	M	60H x 50W
	PODOCARPUS GRACILIOR FERN PODOCARPUS	24" BOX	8	M	25H x 10W
	EXISTING TREE		13		EXISTING TO REMAIN - PROTECT IN PLACE

NOTE: ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS."

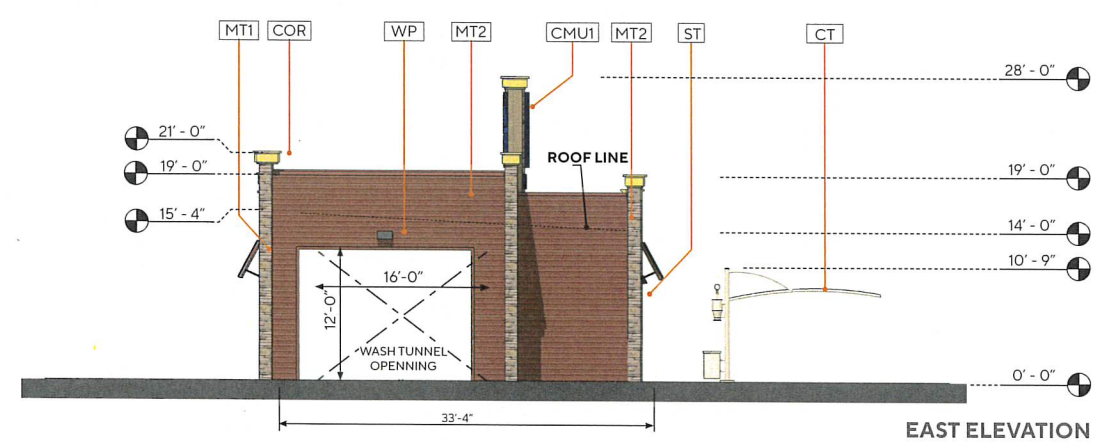
SHRUB LEGEND						
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	QTY	WUCOLS	REMARKS
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	15 GAL	PER PLAN	13	L	-
	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	5 GAL	48"	93	L	-
	BOUGAINVILLEA 'RASPBERRY ICE' RASPBERRY ICE BOUGAINVILLEA	15 GAL	42"	109	L	-
	CAREX PRAEGRACILIS SAN DIEGO SEDGE	5 GAL	36"	249	L	-
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL	24"	519	L	-
	JUNCUS PATENS CALIFORNIA GRAY RUSH	15 GAL	48"	118	L	-
	DIANELLA TASMANICA TASMANIAN FLAX-LILY	5 GAL	30"	147	M	-
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL	48"	66	M	UPRIGHT/COLUMN FORM
	MUHLENBERGIA CAPILLARIS PINK MUHLYGRASS	5 GAL	36"	175	M	-
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	15 GAL	48"	154	L	-
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	15 GAL	30"	59	L	-
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	18"	184	L	-



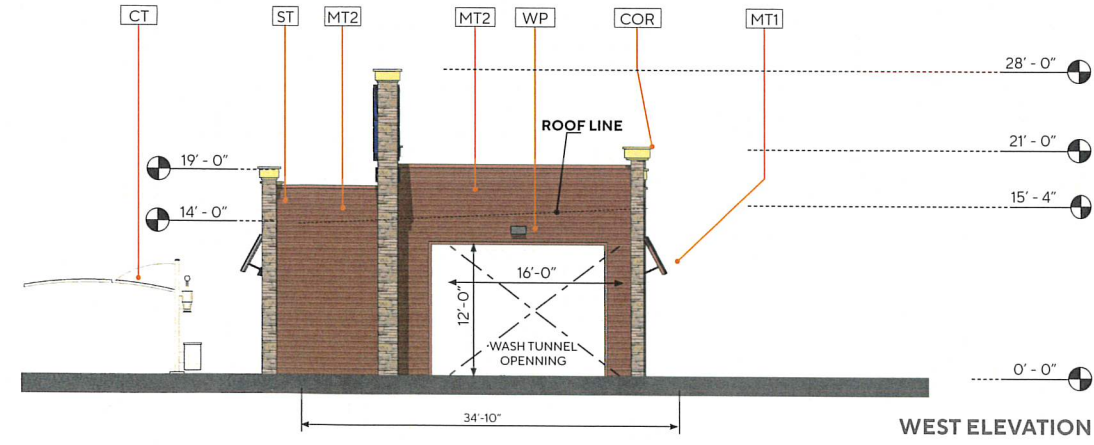
NORTH ELEVATION



SOUTH ELEVATION

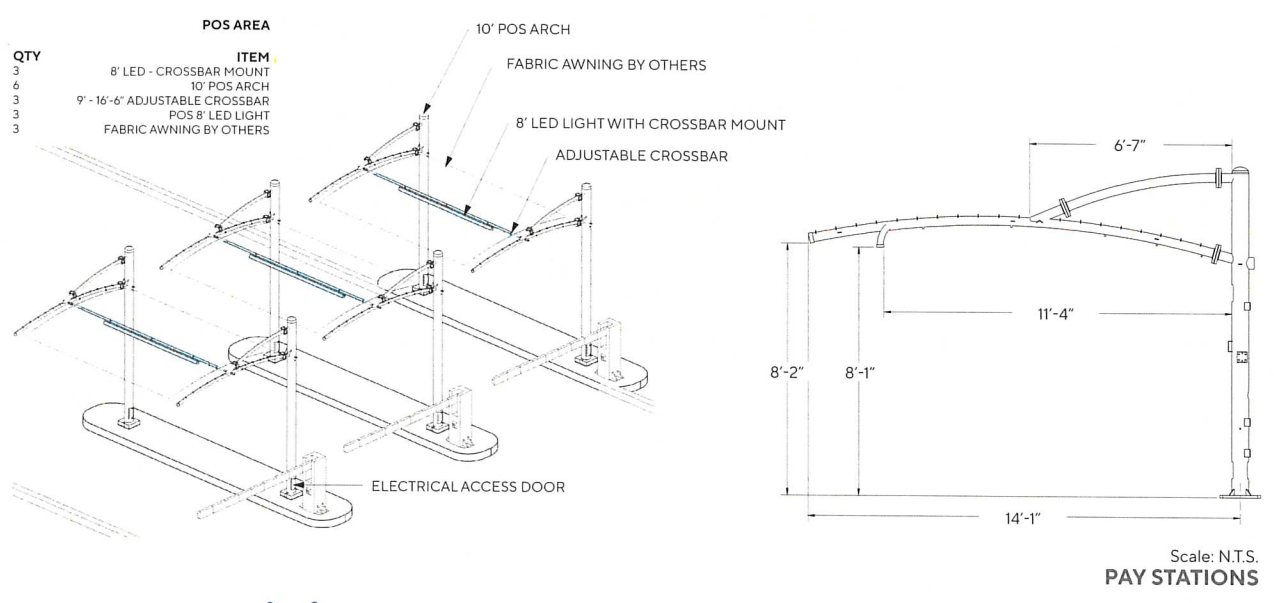


EAST ELEVATION



WEST ELEVATION

KEY	DESCRIPTION
MASONRY	
CMU-1	8" X 4" X 16" - MANUFACTURE: SUPERLITE TYPE: STANDARD BLOCK - PATTERN: STACK BOND INTEGRAL COLOR TO MATCH PT-1
CMU-2	10" X 8" X 16" - MANUFACTURE: SUPERLITE TYPE: VERTICAL SINGLE SCORE BLOCK - PATTERN: STACK BOND INTEGRAL COLOR TO MATCH PT-3
METAL	
MT-1	METAL CANOPY - COLOR "CARDINAL RED"
MT-2	RIBBED METAL PANELS WALL SIDING BY RIVERSIDE SHEET METAL - COLOR "COLONIAL RED - ENCOL"
MISC	
COR	CORNICE TRIM- COLOR TO MATCH PT-5
CT	CANOPY TUBE - ARCHES AND COLUMNS COLOR TO MATCH PT-4
FA	FABRIC SHADE COVER, MANU: GALE PACIFIC USA INC. - COLOR TO MATCH: CAYENNE
HM	HOLLOW METAL DOORS / FRAMES PAINTED COLOR TO MATCH PT-2
WP	ARCHITECTURAL WALL PACK
STUCCO	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-1
STU-2	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-2
STONE VENEER	
ST	STACKED STONE - MANUFACTURE: CORONADO TYPE: QUICK STACK - CAPE COD GREY
PAINT	
PT-1	DUNN EDWARDS - WHOLE WHEAT - DE6124
PT-2	DUNN EDWARDS - RUSTIC TAUPE - DE6129
PT-3	DUNN EDWARDS - DRY CREEK - DE6122
PT-4	DUNN EDWARDS - BONE - DEC765
PT-5	DUNN EDWARDS - ALMOND COOKIE - DE5374
PT-6	COLOR TO MATCH "COLONIAL RED - ENCOL"
OTHER	
S	SINAGE LOCATION, UNDER SEPARATE PERMIT



MAGNOLIA AVE & ROCKVILL ST
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EXTERIOR ELEVATIONS
0' 2' 4' 8' 12' 16'
SCALE: 1/8" = 1'-0"



A-04
Scale: 1/8" = 1'-0"
Job No: 2022-275
Date: 2023-10-31