

**GENERAL PLANTING AND EROSION NOTES:**

WUCOLS ZONE FOR THIS PROJECT IS ZONE 3.

THIS PROJECT IS WITHIN A WILDLAND URBAN INTERFACE (WUI) AREA WITH VERY HIGH FIRE HAZARD SEVERITY ZONES.

FUEL MODIFIED DEFENSIBLE SPACE:

**ZONE 1:**  
 (HOA MAINTAINED) - HOMEOWNER LOTS PLANTED WITH FIRE RESISTANT VEGETATION AND MAINTAINED TO ZONE 1 CRITERIA BY EACH LOT OWNER. PLANTS LISTED IN THE PROHIBITED PLANT LIST FOUND IN APPENDIX A OF THE FUEL MODIFICATION PLAN SHALL NOT BE PLANTED. MAINTENANCE WILL BE ONGOING THROUGHOUT THE YEAR AS NEEDED. THE AREA IS PERMANENTLY IRRIGATED. SEE FIRE PROTECTION PLAN FOR DETAILS.

**ZONE 2:**  
 (HOA MAINTAINED) - THINNING AREAS LOCATED WITHIN THE COMMON AREA BETWEEN 50 AND 100 FEET FROM EACH STRUCTURE. THESE AREAS MAY INCLUDE SINGLE OR SMALL CLUSTERS OF TRIMMED, FIRE-RESISTANT NATIVE PLANTS UP TO 18 INCHES IN HEIGHT AND TRIMMED NATIVE TREES LIMBED UP TO 6 FEET FROM THE GROUND WHERE 50% OF THE VEGETATION IS REMOVED. SELECTED NATIVE PLANT CLUSTERS MUST BE SEPARATED BY AT LEAST 1 1/2 TIMES THE MATURE HEIGHT OF THE RETAINED PLANTS. THE GROUND COVER, NATIVE PLANTS AND GRASSES BELOW THE TREE CANOPIES SHALL BE WEED WHIPPED OR MOWED TO 4' OR LESS IN HEIGHT. SEE FUEL MODIFICATION PLAN FOR DETAILS.

**OWNER/DEVELOPER**  
 WARMINGTON RESIDENTIAL  
 3090 PULLMAN ST  
 COSTA MESA, CA 92626  
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**ENGINEER**  
 RICK ENGINEERING COMPANY  
 5620 FRIARS ROAD  
 SAN DIEGO, CA 92110  
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 CONTACT: CARLOS ALANIZ  
 EMAIL: CALANIZ@RICKENGINEERING.COM

**LANDSCAPE**  
 BMLA, INC  
 LANDSCAPE ARCHITECTS  
 310 NORTH JOY STREET  
 CORONA, CA 92879  
 P: (951) 737-1124  
 CONTACT: JEFF TROJANOWSKI  
 EMAIL: JEFFT@BMLA.NET

**ASSESSOR'S PARCEL NUMBERS**  
 378-190-01-00

**PUBLIC UTILITIES/SERVICES**  
 SEWER & WATER: PADRE DAM MUNICIPAL WATER DISTRICT  
 TELEPHONE: AT&T WIRELESS  
 GAS: SAN DIEGO GAS & ELECTRIC  
 ELECTRIC: SAN DIEGO GAS & ELECTRIC  
 FIRE PROTECTION: SANTEE FIRE DEPARTMENT

**EARTHWORK QUANTITIES:**  
 CUT = XXXX CY  
 FILL = XXXX CY  
 IMPORT = XXXX CY

- SHEET INDEX**
- LP-1 : OVERALL LANDSCAPE PLAN
  - LP-2 : ENLARGEMENTS
  - LP-3 : ENLARGEMENTS
  - LP-4 : WALL AND FENCE PLAN
  - LP-5 : OPEN SPACE EXHIBIT

PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	<i>Tristania conferta</i>	Brisbane Box	24" BOX	M	
	<i>Acer negundo</i>	Box Elder	24" BOX	M	
	<i>Cercis occidentalis</i>	Western Redbud	24" BOX	L	
	<i>Platanus racemosa</i>	California Sycamore	36" BOX	M	
	<i>Prunus c. 'Kruter Vesuvius'</i>	Purple Leaf Plum	36" BOX	M	
	<i>Quercus agrifolia</i>	Coast Live Oak	36" BOX	L	

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	<i>Prunus c. 'Bright n Tight'</i>	Carolina Cherry Column	15 Gal	M	96" O.C.
	<i>Pittosporum Tobira</i>	Mock Orange	15 Gal	M	60" O.C.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	<i>Artemisia 'Powis Castle'</i>	Powis Castle Sagebrush	1 Gal	M	36" O.C.
	<i>Baccharis p. 'Pigeon Pointe'</i>	Dwarf Coyote Brush	1 Gal	L	60" O.C.
	<i>Boutleoua g. 'Blonde Ambition'</i>	Blue Gramma Grass	1 Gal	L	24" O.C.
	<i>Calylophus hartwegii</i>	Sundrops	1 Gal	L	48" O.C.
	<i>Festuca mairei</i>	Atlas Fescue	1 Gal	L	36" O.C.
	<i>Lavatera maritima</i>	Bush Mallow	1 Gal	L	36" O.C.
	<i>Leymus 'Canyon Prince'</i>	Wild Rye	1 Gal	L	48" O.C.
	<i>Salvia Greggii</i>	Autumn Sage	1 Gal	L	36" O.C.

GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	<i>Carex tumulicola</i>	Berkley Sedge	1 Gal	L	48" O.C.
	<i>Marathon Ile</i>	Dwarf Fescue	1 Gal	L	48" O.C.
	<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary	1 Gal	L	48" O.C.
	<i>Marathon Ile</i>	Dwarf Fescue	sod	H	--

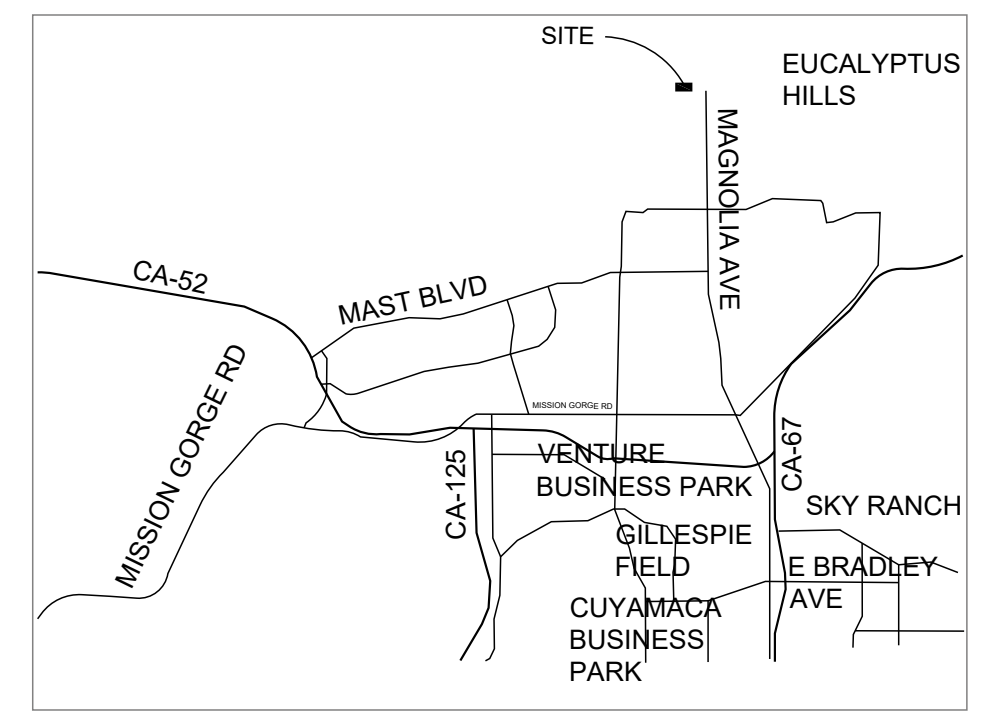
- LEGEND**
1. BOCCÉ BALL COURT
  2. LAWN AREA WITH 6" WIDE CONCRETE MOWCURB
  3. SEATING AREA WITH PATIO CHAIRS
  4. SEATING AREA WITH TABLE, CHAIRS AND TRASH CAN
  5. CONCRETE PATHWAY
  6. PLAYGROUND AREA WITH RUBBER SURFACING AND 12" CONCRETE MOW CURB
  7. VISITOR PARKING
  8. SEAT WALL
  9. TRANSFORMER
  10. PET WASTE STATION WITH SIGNAGE
  11. ILLUMINATED ADDRESS DIRECTORY
  12. OVERHEAD SHADE STRUCTURE WITH ALUMINUM LATTICE TOP

**IRRIGATION CONCEPT NOTE:**

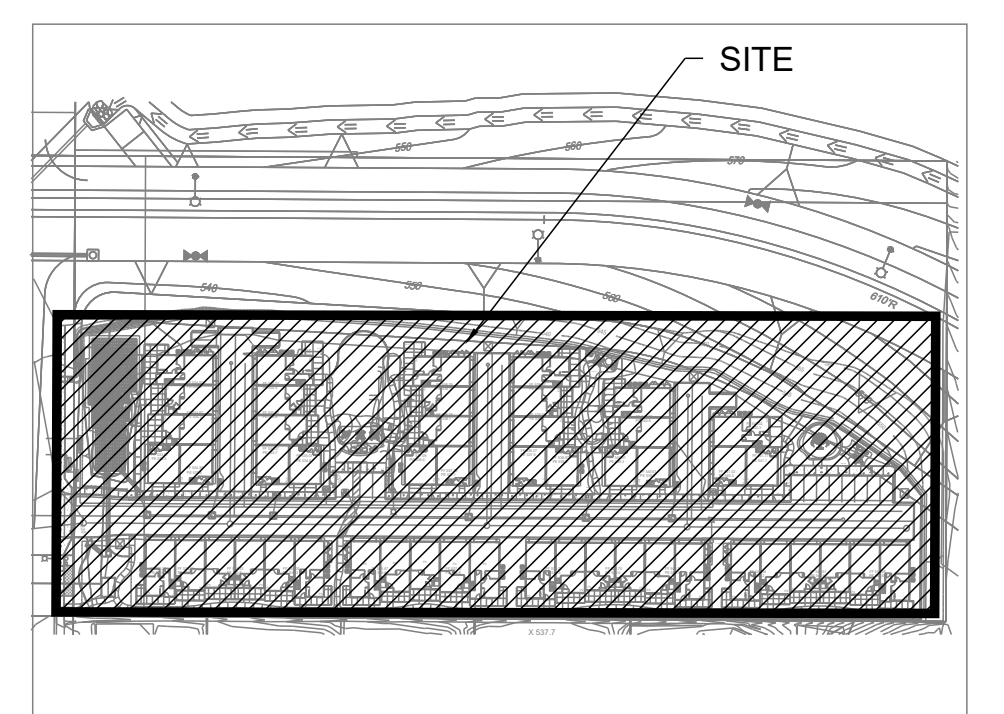
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

**LANDSCAPE CONCEPT NOTE:**

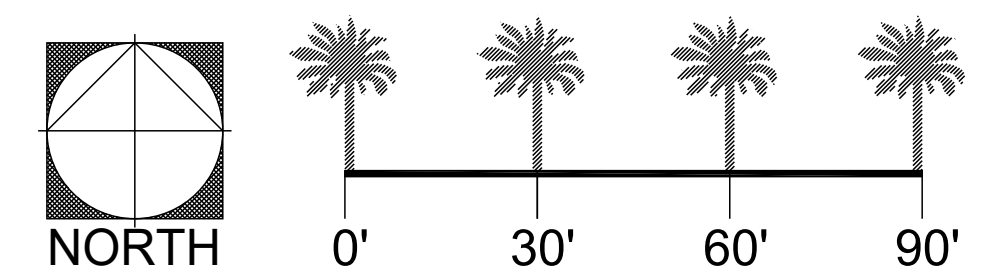
THIS LANDSCAPE WILL CONSIST OF A MIX OF CALIFORNIA-NATIVE AND DROUGHT TOLERANT SHRUBS AND GROUNDCOVER. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
NOT TO SCALE



**SANTEE - SUMMIT AVENUE**

**OVERALL LANDSCAPE PLAN LP-1**



310 NORTH JOY STREET | CORONA, CA 92879  
 T: 951.737.1124 | F: 951.737.6551

**CONCEPTUAL LANDSCAPE PLAN**  
 PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

3090 PULLMAN ST COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511

1/29/2024





PERSPECTIVE 1



PERSPECTIVE 2

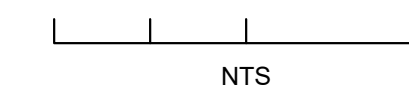


Architecture + Planning  
 17911 Von Karman Ave,  
 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



**SANTEE - SUMMIT AVE**  
 SANTEE, CA # 2023-0423

Plot Date: 1.31.2024  
 1st Submittal Date: 11.3.2023  
 2nd Submittal Date: 2.1.2023



**B310, 3-PLEX**  
 ELEVATIONS

**A2.00**





PERSPECTIVE 1



PERSPECTIVE 2

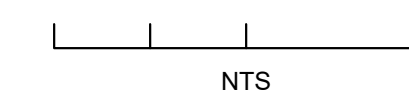


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**B410, 4-PLEX**  
PERSPECTIVES

**A3.00**





PERSPECTIVE 1



PERSPECTIVE 2

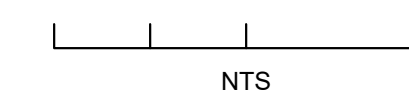


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**B500, 5-PLEX**  
 PERSPECTIVES

**A4.00**