

**Carkel San Marcos Commercial
Technical Appendices**

**Appendix A2
Conceptual Landscape Plan**

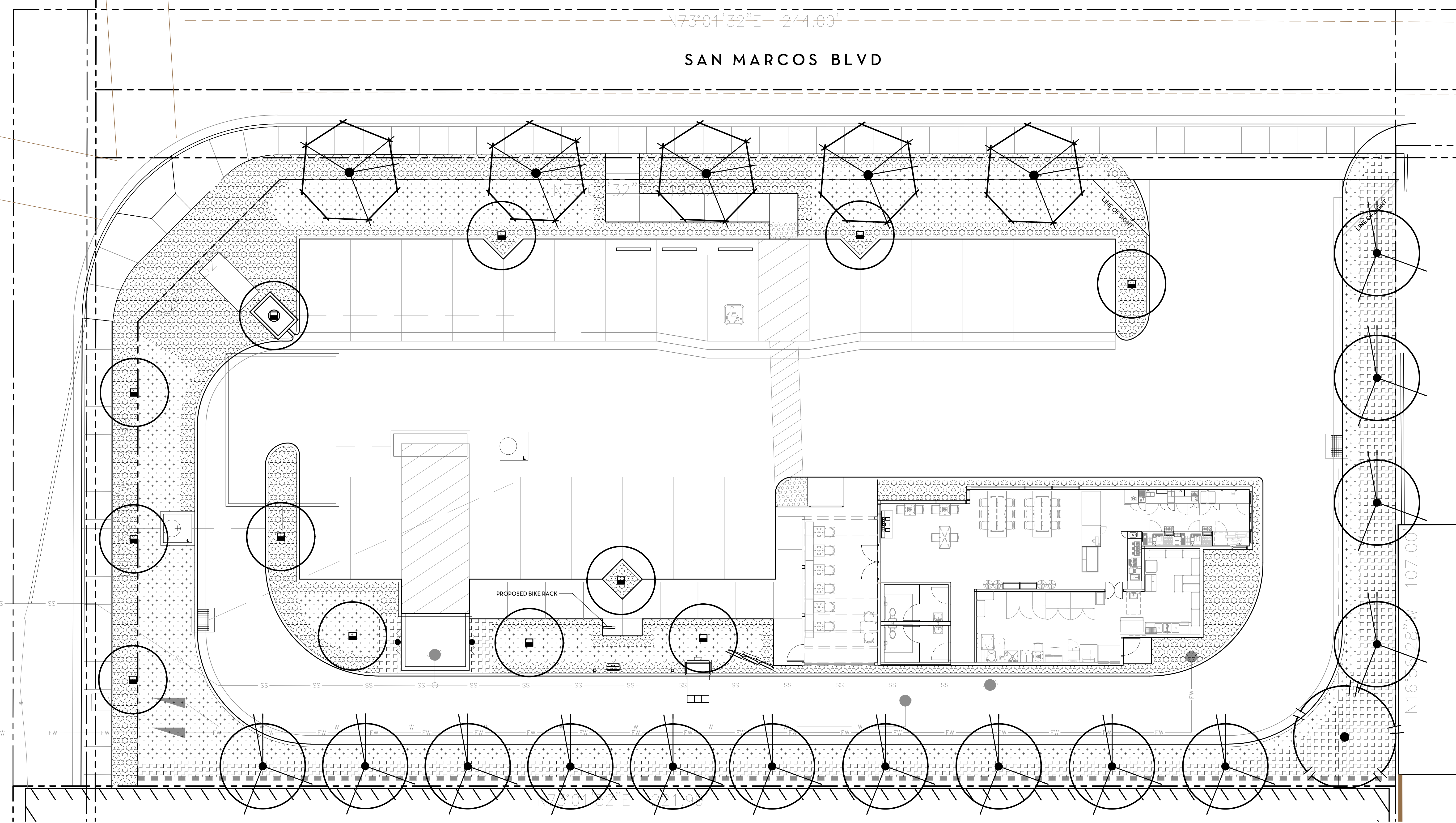
N16°56'38"W 1517.82' (1517.95' ROS 21349)

BENT AVE

N73°01'32"E - 244.00'

SAN MARCOS BLVD

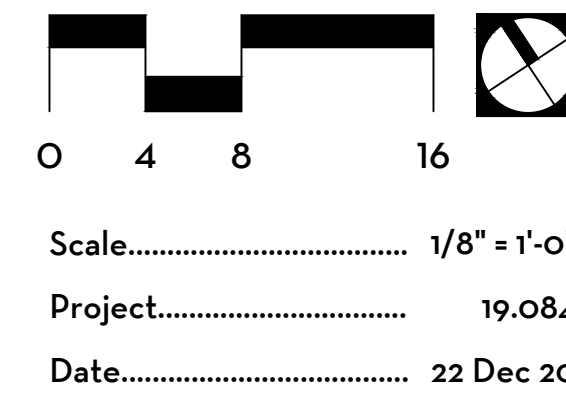
N16°02'28"W 107.00'



NOTES:
 1. ALL NEW PEDESTRIAN PAVING WILL BE CONCRETE

STARBUCKS SAN MARCOS
 San Marcos, CA
PROPERTY NINE DEVELOPMENT
Landscape Concept Plan

LANDSCAPE PLANTING AREA
 Lot Size: 23,442 SF
 Landscape Area outside of 10 foot setback: 6,109 SF (26%)
 Landscape Area inside of 10 foot setback: 1,305 SF
 Total Landscape Area: 7,414 SF

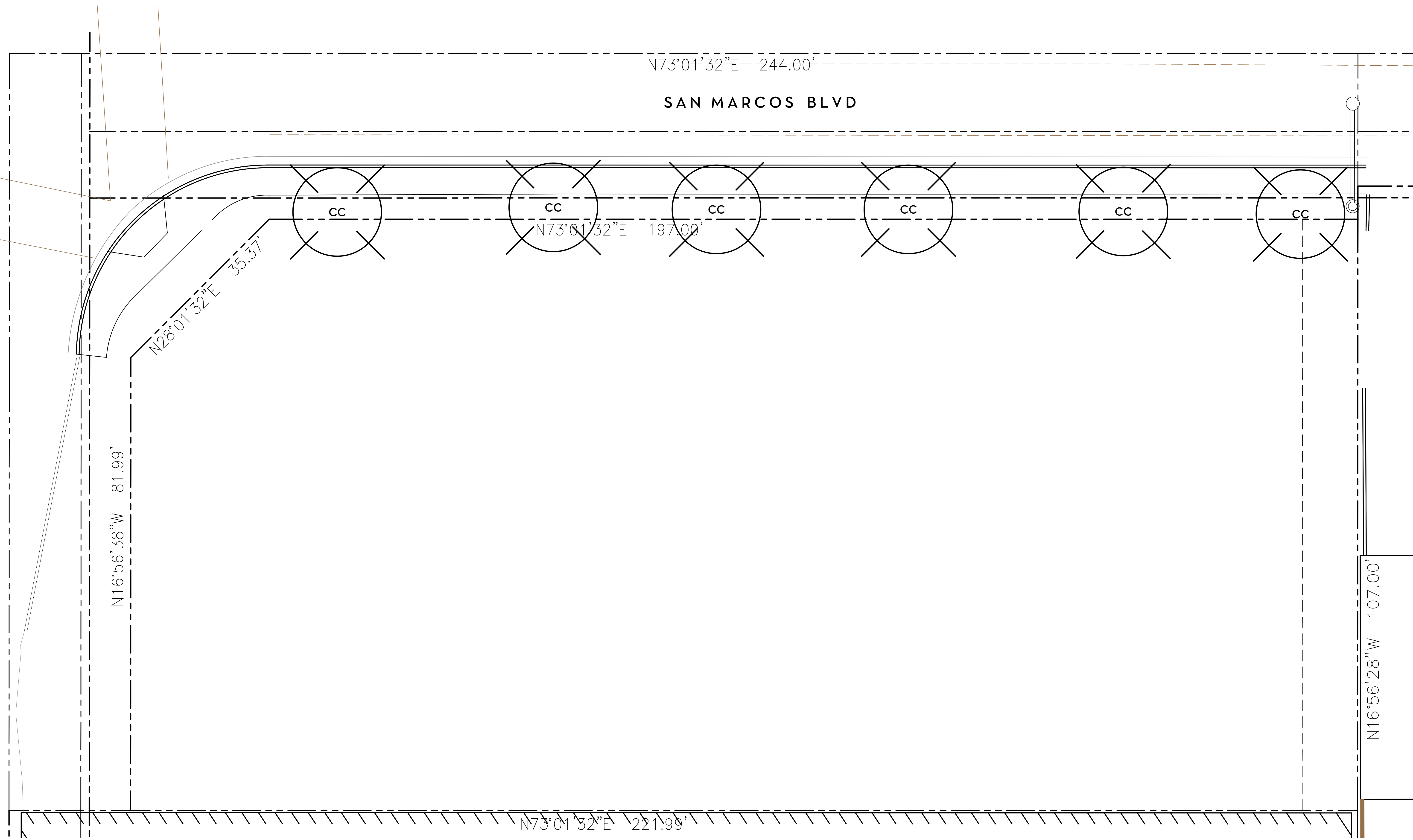


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N16°56'38"W 1517.82' (1517.95' ROS 21349)

BENT AVE



EXISTING TREE DEMO LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
CC	Cinnamomum camphora	Camphor Tree

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Existing Site Plan

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Scale: 1/8" = 1'-0"
 Project: 19-084
 Date: 22 Dec 20

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TREE LEGEND (Street Frontage and Parking Lot)

STREET TREES (Such As) 24" Box (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	ESTABLISHED SIZE	WUCOLS	SPECIFICATION
	Cinnamomum camphora	Camphor Tree	40' x 40'	Medium	7' x 3'

PARKING LOT TREES (Such As) 24" Box (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	ESTABLISHED SIZE	WUCOLS	SPECIFICATION
	Acacia stenophylla	Shoestring Acacia	30' x 20'	Low	7' x 3'
	Arbutus hybrid 'Marina'	Marina Strawberry Tree	20' x 20'	Medium	6' x 3'
	Cercidium 'Desert Museum'	Palo Verde	20' x 20'	Low	6' x 3'
	Cupaniopsis anacardioides	Carrotwood	30' x 30'	Medium	7' x 3'
	Lagerstromia indica 'Natchez'	White Crape Myrtle	12' x 25'	Medium	7' x 2'
	Lophostemon confertus	Brisbane Box	30' x 20'	Medium	7' x 2'
	Magnolia 'Little Gem'	Dwarf Southern Magnolia	25' x 15'	Medium	5' x 2'
	Pistache chinensis	Chinese Pistache	40' x 40'	Medium	7' x 3'

VINES + ESPALIERS (Such As) 5 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	Distictis buccinatoria	Blood-Red Trumpet Vine	Medium
	Distictis 'Rivers'	Royal Trumpet Vine	Medium

- NOTE:
- ALL TREES WITHIN 10' OF ANY IMPROVEMENT SUCH AS A WALK, WALL, CURB, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS - SEE SPECIFICATIONS FOR TYPE AND SEE DETAIL X/ SHEET LCA-X. ROOT BARRIERS SHALL RUN ALONG THE CURB AND SIDE WALK FOR A MINIMUM OF 5' IN EITHER DIRECTION FOR A TOTAL OF 10' LINEAR FEET MINIMUM.

SHRUB LEGEND

SHRUBS (Such As) 5 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Heteromeles arbutifolia	Toyon	Low	25' x 15'
	Ligustrum japonicum 'Texanum'	Texas Privet	Medium	8' x 6'
	Pittosporum tobira 'Variegata'	Variegated Tobira	Medium	6' x 6'
	Raphiolepis 'Majestic Beauty'	Indian Hawthorn	Medium	15' x 10'
	Tecoma 'Crimson Flame'	Crimson Flame Esperanza	Low	8' x 8'
	Tecoma stans 'Gold Star'	Yellow Bells	Low	7' x 7'
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	Low	6' x 6'

SHRUBS (Such As) 1 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Bougainvillea 'La Jolla'	No Common Name	Low	4' x 6'
	Callistemon citrinus 'Little John'	Little John Bottlebrush	Low	3' x 4'
	Cistus corbariensis	No Common Name	Low	4' x 4'
	Leucophyllum frutescens 'Green Cloud'	Texas Ranger	Low	5' x 5'
	Rosa hybrids	Rose	Medium	4' x 4'
	Tecoma hybrid 'MNSTAPBE'	Sierra Apricot	Low	3' x 5'
	Westringia fruticosa 'Grey Box'	Dwarf Coast Rosemary	Low	3' x 3'

SHRUBS (Such As) 1 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum	Medium	3' x 4'
	Cistus 'Sunset'	Rockrose	Low	3' x 6'
	Lantana montevidensis	Lantana	Low	2' x 8'
	Lantana 'New Gold'	No Common Name	Low	2' x 6'
	Rosa hybrids	Rose	Medium	4' x 4'
	Rosmarinus officinalis 'Lockwood de Forest'	Rosemary	Low	2' x 8'
	Salvia 'Dare's Choice'	No Common Name	Low	3' x 4'
	Trachelospermum asiaticum	No Common Name	Medium	2' x 10'
	Westringia fruticosa 'Mund'	Low Coast Rosemary	Low	2' x 5'

SUCCULENTS (Such As) 5 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Agave attenuata ++	Fox Tail Agave	Low	4' x 4'
	Aloe cameronii	Starfish aloe	Low	2' x 4'
	Crassula argentea ++	Jade Plant	Low	3' x 3'
	Portulacaria afro ++	Elephant's Food	Low	6' x 6'

SUCCULENTS (Such As) 1 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Aloe 'Blue Elf'	No Common Name	Low	2' x 2'
	Aloe ciliaris ++	No Common Name	Low	8' x 8'
	Aloe vera ++	Medicinal Aloe	Low	2' x 2'
	Lampranthus aurantiacus	Ice Plant	Low	18" x 60"
	Senecio mandraliscae 'Blue Chalk Sticks' ++	Blue Pickle	Low	18" x 12"
	Senecio vitalis ++	Bush Blue Pickle	Low	2' x 3'

ORNAMENTAL GRASSES (Such As) 1 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Chandropetalum tectorum	Cape Rush	Medium	3' x 4'
	Miscanthus sinensis 'Morning Light'	Maiden Grass	Medium	5' x 3'
	Muhlenbergia dubia	Pine Muhly	Low	3' x 3'

ORNAMENTAL GRASSES (Such As) 1 Gal. (Min.)

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	ESTABLISHED SIZE
	Bouteloua gracilis 'Blonde Ambition'	No Common Name	Low	2' x 2'
	Carex divulsa (tumulicola)	Berkeley Sedge	Low	2' x 2'
	Lomandra longifolia 'Breeze'	No Common Name	Low	3' x 3'

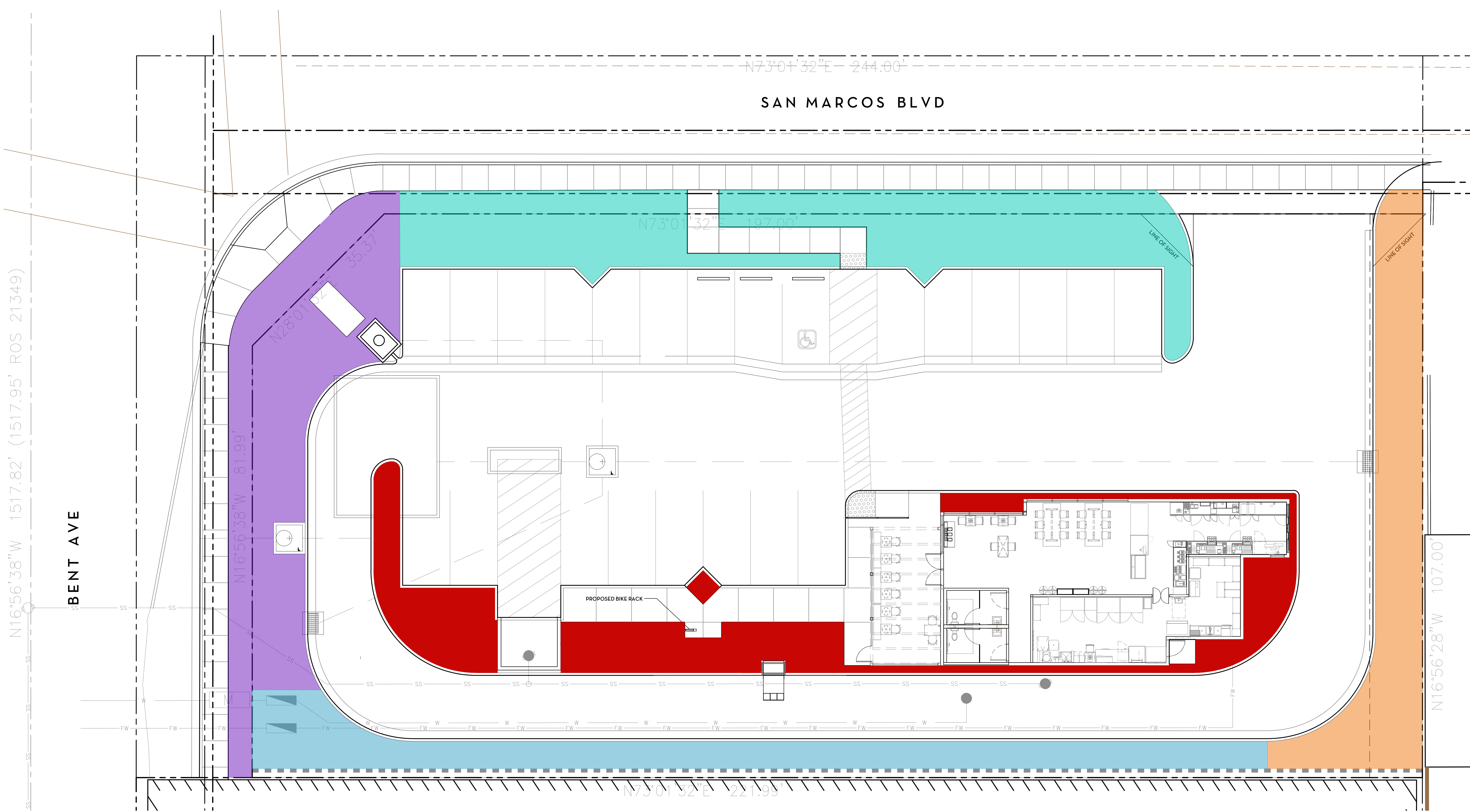
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LANDSCAPE HYDROZONES			
SYMBOL	SF	DESCRIPTION	PLANT FACTOR
	1,680	ZONE 1	0.4
	2,029	ZONE 2	0.4
	1,352	ZONE 3	0.4
	1,169	ZONE 4	0.4
	1,184	ZONE 5	0.4

PRELIMINARY WATER CALCULATIONS: MAWA			
MAWA = Maximum Applied Water Allowance (Gallons)			
MAWA = (Eto) x (0.62) x [(0.55 x LA) + (0.45 x SLA)]			
Eto = Reference Evapotranspiration (inches per year)	54.2		
0.62 = Conversion Factor (to gallons per square foot)	0.62		
0.55 = ET Adjustment Factor (55% of Reference ET)	0.55		
LA = Total Landscape Area (square feet)	7,414		
SLA = Special Landscape Area	0		
TOTAL MAWA	137,027		

Hydrozone	PF	HA	IE	(PF) x (HA) / (IE)
Trees/Shrubs #1	0.4	1,680	0.81	830
Trees/Shrubs #2	0.4	2,029	0.81	1,002
Trees/Shrubs #3	0.4	1,352	0.81	668
Trees/Shrubs #4	0.4	1,169	0.81	577
Trees/Shrubs #5	0.4	1,184	0.81	585
Total EAWU				123,032

PRELIMINARY WATER CALCULATIONS: EAWU			
EAWU = Estimated Applied Water Use by Hydrozone (Gallons)			
EAWU = (Eto) x (0.62) x [(PF) x (HA) / (IE) + (SLA)]			
Reference ET (inches per year)	54.2		
Conversion Factor (to gallons per square foot)	0.62		
PF = Plant Factor (Kc)	0.4		
HA = Hydrozone Area	7,414		
IE = Irrigation Efficiency	0.81		
SLA = Special Landscape Area	0		

- NOTES:
- ALL WATER TO BE POTABLE WATER. NO RECYCLED WATER IS CURRENTLY AVAILABLE ON SITE AND THERE ARE NO PLANS FOR FUTURE RECYCLED WATER IN THE AREA.
 - IRRIGATION WILL BE DESIGNED FOR RECYCLED WATER SHOULD IT BE MADE AVAILABLE TO THE SITE
 - IRRIGATION WILL BE DESIGNED TO USE LOW FLOW APPLICATION SYSTEMS TO MAXIMIZE EFFICIENCY
 - ALL PLANT MATERIAL WILL BE LOW TO MEDIUM WATER USING SPECIES AND WILL BE MULCHED

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