

LANDSCAPE DESIGN CONCEPT STATEMENT

THE LANDSCAPE DESIGN COMPLEMENTS THE ARCHITECTURAL STYLING OF THE COMMUNITY WHILE PROVIDING A SERIES OF OPEN SPACE AMENITIES TO MEET THE RECREATIONAL NEEDS OF THE RESIDENTS. THE PLANT PALETTE IS COMPOSED OF DURABLE, ELEGANT, AND LOW WATER USE/DROUGHT TOLERANT PLANTS THAT ARE EASILY MAINTAINED. THE PALETTE IS COMPOSED OF A DIVERSE RANGE OF TEXTURAL AND FLOWERING SPECIES. THE INCLUSION OF NATIVE TREES, SHRUBS, AND GROUNDCOVER IN THE PLANT PALETTE COMPLEMENTS THE EXISTING PLANTS OF MISSION TRAILS REGIONAL PARK, AND HELPS TO PROVIDE A COHESIVE TRANSITION BETWEEN THE PARK AND THE PROPOSED COMMUNITY. EVERGREEN TREES AND SHRUBS ARE PROPOSED TO SOFTEN ARCHITECTURAL FACADES AND SITE WALLS. TREES WILL ALSO BE USED TO CREATE SHADE AND SCALE THROUGHOUT THE COMMUNITY, INCLUDING AT THE VARIOUS AMENITY SPACES.

LANDSCAPE NOTES

1.

ALL SETBACKS AND PARKWAYS SHALL BE PLANTED WITH A COMBINATION OF TREES, SHRUBS AND GROUNDCOVER.
2.

ALL PUBLIC GREEN SPACE SHALL BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM.
3.

IRRIGATION SYSTEMS SHALL BE DESIGNED SO THAT VALVES AND WATERING CIRCUITS ARE SEPARATED BASED ON WATER USAGE OF DIFFERENT PLANTS. LOW VOLUME SYSTEMS INCLUDING LOW VOLUME NOZZLES IN SPRINKLER HEADS, LOW VOLUME BUBBLERS AND/OR DRIP EMITTERS WILL BE PROVIDED.
4.

ALL SPRINKLER HEADS SHALL HAVE SERVICEABLE CHECK VALVES OR BE DESIGNED WITH THE VALVE-IN-HEAD WHERE DIFFERENCES IN ELEVATION MAY CAUSE LOW HEAD DRAINAGE.
5.

SPACING OF SPRINKLER HEADS SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE AND THE SYSTEM SHOULD BE DESIGNED TO AVOID RUNOFF AND ELIMINATE OVER SPRAY INTO NON-LANDSCAPED AREAS.
6.

ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING, AND A RAIN SHUTOFF DEVICE AND BACKFLOW PREVENTION DEVICE. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM.
7.

QUICK COUPLERS WILL BE PROVIDED AT THE DOG RUN AREA FOR MAINTENANCE PURPOSES.
8.

AT LEAST 90% OF THE PLANT MATERIALS SELECTED IN NON-TURF AREAS SHALL BE DROUGHT TOLERANT AND REQUIRED MINIMAL WATER ONCE ESTABLISHED.
9.

ALL TURF SHALL BE WARM SEASON OR DROUGHT TOLERANT TURF ADAPTABLE TO THE REGION.
10.

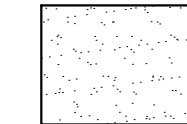
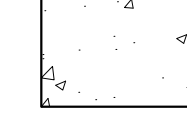
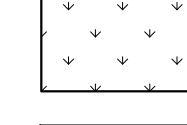
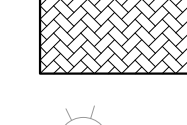
ALL DETACHED RESIDENTIAL UNITS WILL INCLUDE ONE 15 GALLON TREE, ONE 5 GALLON TREE, SEEDED GROUNDCOVER, AND PERMANENT IRRIGATION SYSTEM.
11.

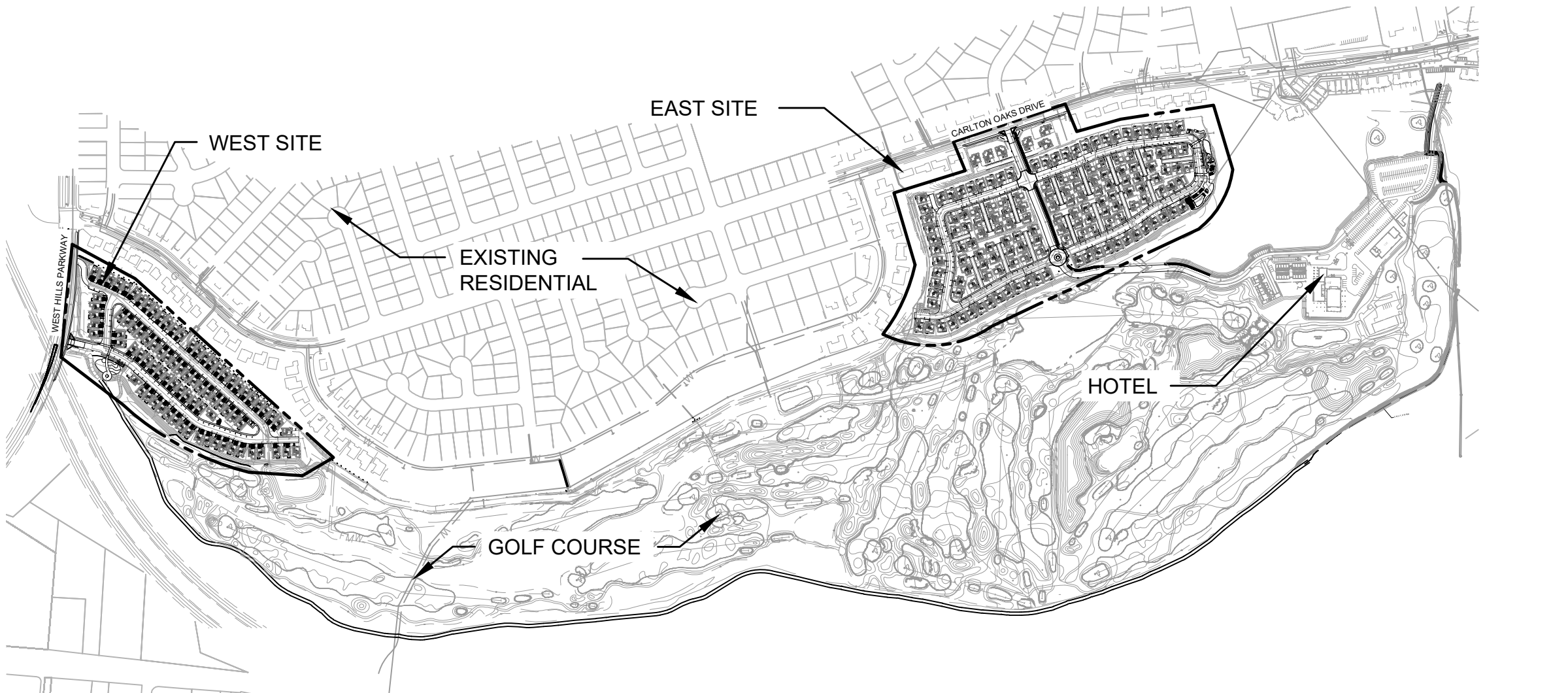
ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER. ALL LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY LANDSCAPE REGULATIONS AND STANDARDS.

OPEN SPACE & RECREATION TABULATION

WEST:	EAST:
COMMUNITY RECREATION AREA: TOTAL PROVIDED: 12,460 SQ. FT.	COMMUNITY RECREATION AREA: TOTAL PROVIDED: 27,440 SQ. FT.
ENHANCED OPEN SPACE: TOTAL PROVIDED: 15,638 SQ. FT.	ENHANCED OPEN SPACE: TOTAL PROVIDED: 34,541 SQ. FT.

CONSTRUCTION LEGEND

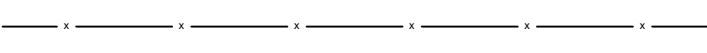
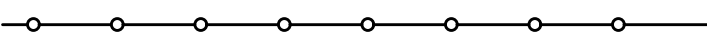
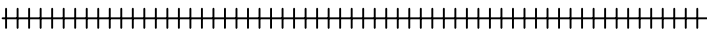
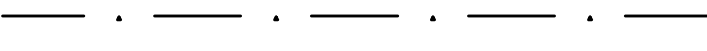
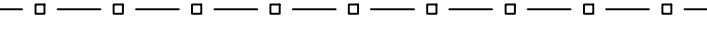
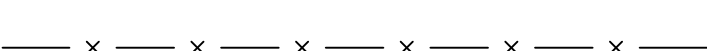
	DECOMPOSED GRANITE
	CONCRETE
	VEHICULAR RATED TURF BLOCK
	ENHANCED PAVING - VEHICULAR RATED PAVERS
	LIGHTS, PER ELECTRICAL PLANS



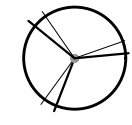
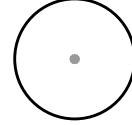
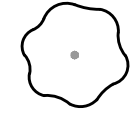
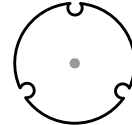
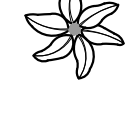
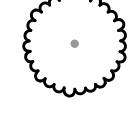
KEY MAP

NO SCALE

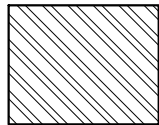
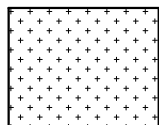
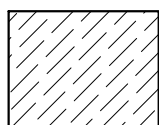
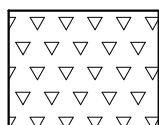
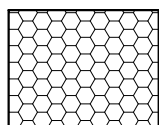
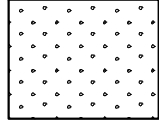
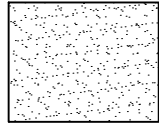
FENCE LEGEND

	60" DECORATIVE CMU COMMUNITY WALL
	RETAINING WALL PER CIVIL PLANS
	MSE RETAINING WALL PER CIVIL PLANS
	42" DECORATIVE TUBE STEEL FENCING
	66" DECORATIVE TUBE STEEL FENCING
	72" VINYL FENCE
	60" GLASS VIEW FENCE
	VINYL FENCE ON RETAINING WALL (HEIGHT VARIES PER CIVIL)
	42" POST AND RAIL FENCE
	LIMIT OF WORK

CONCEPT PLANT SCHEDULE

	QUANTITY	WUCOLS IV
 FLOWERING ACCENT TREE CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CERCIS OCCIDENTALIS / WESTERN REDBUD HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE JACARANDA MIMOSIFOLIA / JACARANDA LAGERSTROEMIA INDICA / CRAPE MYRTLE	108	MODERATE LOW MODERATE MODERATE MODERATE
 COMMUNITY SHADE TREE A AGONIS FLEXUOSA / PEPPERMINT TREE CINNAMOMUM CAMPHORA / CAMPHOR TREE TIPUANA TIPU / TIPU TREE ULMUS PARVIFOLIA / CHINESE ELM	29	LOW MODERATE LOW MODERATE
 COMMUNITY SHADE TREE B TIPUANA TIPU / TIPU TREE ULMUS PARVIFOLIA / CHINESE ELM	180	LOW MODERATE
 SPECIMEN ACCENT TREE ARBUTUS X 'MARINA' / ARBUTUS STANDARD PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ILEX / HOLLY OAK	51	LOW MODERATE VERY LOW MODERATE
 SUCCULENT ACCENT TREE ALOE BARBERAE / TREE ALOE	3	LOW
 PALM TREE PHOENIX DACTYLIFERA / DATE PALM	16	LOW
 FUEL MODIFICATION ZONE TREES PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ENGELMANNII / ENGELMANN OAK TRISTANIA CONFERTA / BRISBANE BOX	28	MODERATE VERY LOW LOW MODERATE

CONCEPT PLANT SCHEDULE

	SHRUBS AND GROUND COVERS FOR SLOPES	QUANTITY 51,943 SF 1 GAL (50%) 5 GAL (10%)	WUCOLS IV LOW LOW LOW LOW LOW LOW
	SHRUBS AND GROUNDCOVERS FOR COMMUNITY PALETTE	113,491 SF 1 GAL (50%) 5 GAL (40%) 15 GAL (10%)	LOW LOW LOW LOW VERY LOW LOW LOW LOW VERY LOW LOW LOW
	SHRUBS AND GROUNDCOVERS FOR ENHANCED OPEN SPACE PALETTE	50,179 SF 1 GAL (50%) 5 GAL (40%) 15 GAL (10%)	LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW
	SHRUB AND GROUNDCOVERS FOR FUEL MODIFICATION ZONE 1	10,930 SF 1 GAL (50%) 5 GAL (40%) 15 GAL (10%)	LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW
	SHRUBS AND GROUNDCOVERS FOR FUEL MODIFICATION ZONE 2/ROADS	11,884 SF 1 GAL (50%) 5 GAL (40%) 15 GAL (10%)	LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW
	MODULAR WETLAND	1,553 SF 1 GAL	MODERATE LOW MODERATE
	TURF	8,717 SF SOD	HIGH
	CYNODON DACTYLON / BERMUDA GRASS		

PRELIMINARY
NOT FOR CONSTRUCTION

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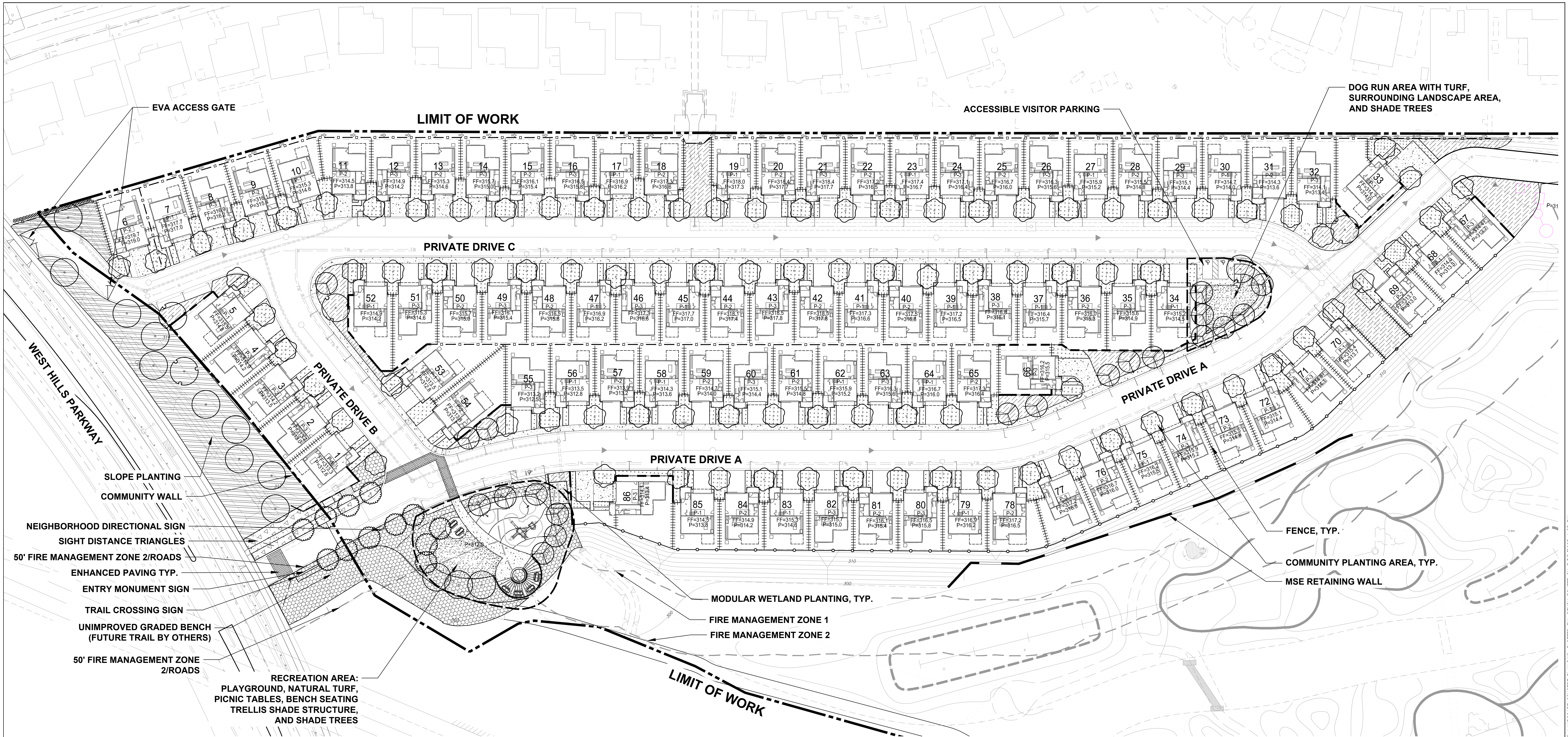
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PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
LANDSCAPE NOTES & LEGEND
CITY OF SANTEE, CALIFORNIA

DATE: 05/15/25

SHEET
1
OF
15

73830.07



State of CA Model Water Efficient Landscape Ordinance (MWEL0) Update Impact Comparison

Project Name: CARLTON OAKS COLF COURSE - COMMUNITY LANDSCAPE

2015 Executive Order EO B-29-15 MWEL0 CALCS - MAWA & ETWU PROJECT WATER USE ANALYSIS

Description	ETWU		ETAF	Hydrozones				Total Usage
	MAWA	ETWU		High Water Use	Moderate Water Use	Low Water Use	Very Low Water Use	
Total Landscape Area (Square Feet)	138,318.00	Hydrozone Area S.F. (HA)		8,717.00	4,665.00	124,936.00		138,318.00 SqFt
Special Landscape Area (SLA)	0.00	SLA Hydro Area		0.00	0.00	0.00	0.00	0.00 SqFt
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)		Irig Type 0.75	Irig Type 0.81	Irig Type 0.75	Irig Type 0.75	
Reference Evapotranspiration (Eto)	51.20	Ref ET (Eto)		51.20	51.20	51.20	51.20	
Plant Factor (PF) H= 8/7, M= 6/5, L= 4/3, VL= 2/1	NA	Plant Factor (PF)		0.8	0.5	0.2	0.1	
ET Adjustment Factor (ETAF) for non residential projects	0.45	ETAF (PF/IE)		1.07	0.62	0.27	0.13	
Conversion Factor (inches to Gallons)	0.62	Conversion Factor		0.62	0.62	0.62	0.62	
Eto x .62 x [(ETAF x Land Area) + ((1-ETAF) x SLA)]	1,975,845	Eto x .62 x (ETAF x Area) Eto x 0.62 x (SLA Area)		8,248.63 261,845	16,220.60 514,907	33,316.27 1,057,592	0.00 0	49,536.87 SqFt 1,834,343 Gal/Yr 0.00 Gal/Yr
Total Gallons per year	1,975,845	1,834,343						1,834,342.77 Gal/Yr
		Project Average ETAF	0.36					

Anticipated evapotranspiration rates for the site are based on historical averages.
This data is collected from C.I.M.I.S. (California Irrigation Management Information System)

IE = All overhead spray = 0.75; Subsurface irrigation such as Bubblers and Drip = 0.81
Data from the C.I.M.I.S. Station # 150 was used.

Note: Add project name, fill in highlighted areas with appropriate SF., and confirm/ update colored irrigation efficiency (IE) and plant factor (PF) areas. As a check, project average ETAF needs to be lower than MAWA ETAF (.45).

State of CA Model Water Efficient Landscape Ordinance (MWEL0) Update Impact Comparison

Project Name: CARLTON OAKS COLF COURSE - PRIVATE LANDSCAPE

2015 Executive Order EO B-29-15 MWEL0 CALCS - MAWA & ETWU PROJECT WATER USE ANALYSIS

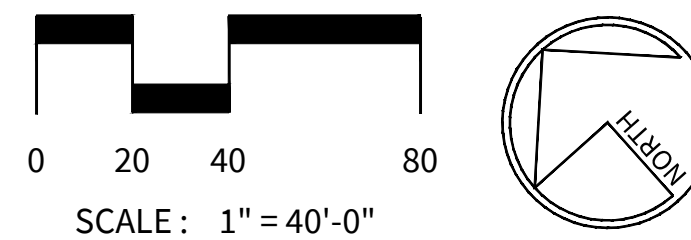
Description	ETWU		ETAF	Hydrozones				Total Usage
	MAWA	ETWU		High Water Use	Moderate Water Use	Low Water Use	Very Low Water Use	
Total Landscape Area (Square Feet)	113,491.00	Hydrozone Area S.F. (HA)		0.00	0.00	113,491.00		113,491.00 SqFt
Special Landscape Area (SLA)	0.00	SLA Hydro Area		0.00	0.00	0.00	0.00	0.00 SqFt
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)		Irig Type 0.75	Irig Type 0.81	Irig Type 0.75	Irig Type 0.75	
Reference Evapotranspiration (Eto)	51.20	Ref ET (Eto)		51.20	51.20	51.20	51.20	
Plant Factor (PF) H= 8/7, M= 6/5, L= 4/3, VL= 2/1	NA	Plant Factor (PF)		0.8	0.5	0.1	0.1	
ET Adjustment Factor (ETAF) for non residential projects	0.45	ETAF (PF/IE)		1.07	0.62	0.13	0.13	
Conversion Factor (inches to Gallons)	0.62	Conversion Factor		0.62	0.62	0.62	0.62	
Eto x .62 x [(ETAF x Land Area) + ((1-ETAF) x SLA)]	1,621,196	Eto x .62 x (ETAF x Area) Eto x 0.62 x (SLA Area)		8,248.63 261,845	16,220.60 514,907	15,132.13 480,354	0.00 0	31,352.73 SqFt 1,257,106 Gal/Yr 0.00 Gal/Yr
Total Gallons per year	1,621,196	1,257,106						1,257,105.64 Gal/Yr
		Project Average ETAF	0.28					

Anticipated evapotranspiration rates for the site are based on historical averages.
This data is collected from C.I.M.I.S. (California Irrigation Management Information System)

IE = All overhead spray = 0.75; Subsurface irrigation such as Bubblers and Drip = 0.81
Data from the C.I.M.I.S. Station # 150 was used.

Note: Add project name, fill in highlighted areas with appropriate SF., and confirm/ update colored irrigation efficiency (IE) and plant factor (PF) areas. As a check, project average ETAF needs to be lower than MAWA ETAF (.45).

--- LIMIT OF WORK
--- COMMUNITY RECREATION AREA



SHEET NUMBER:

LC-1.1

PRELIMINARY
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PREPARED BY:



SCHMIDT
DESIGN
GROUP

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DN: DB, MJC, CK: JB

PROJECT # 18-203

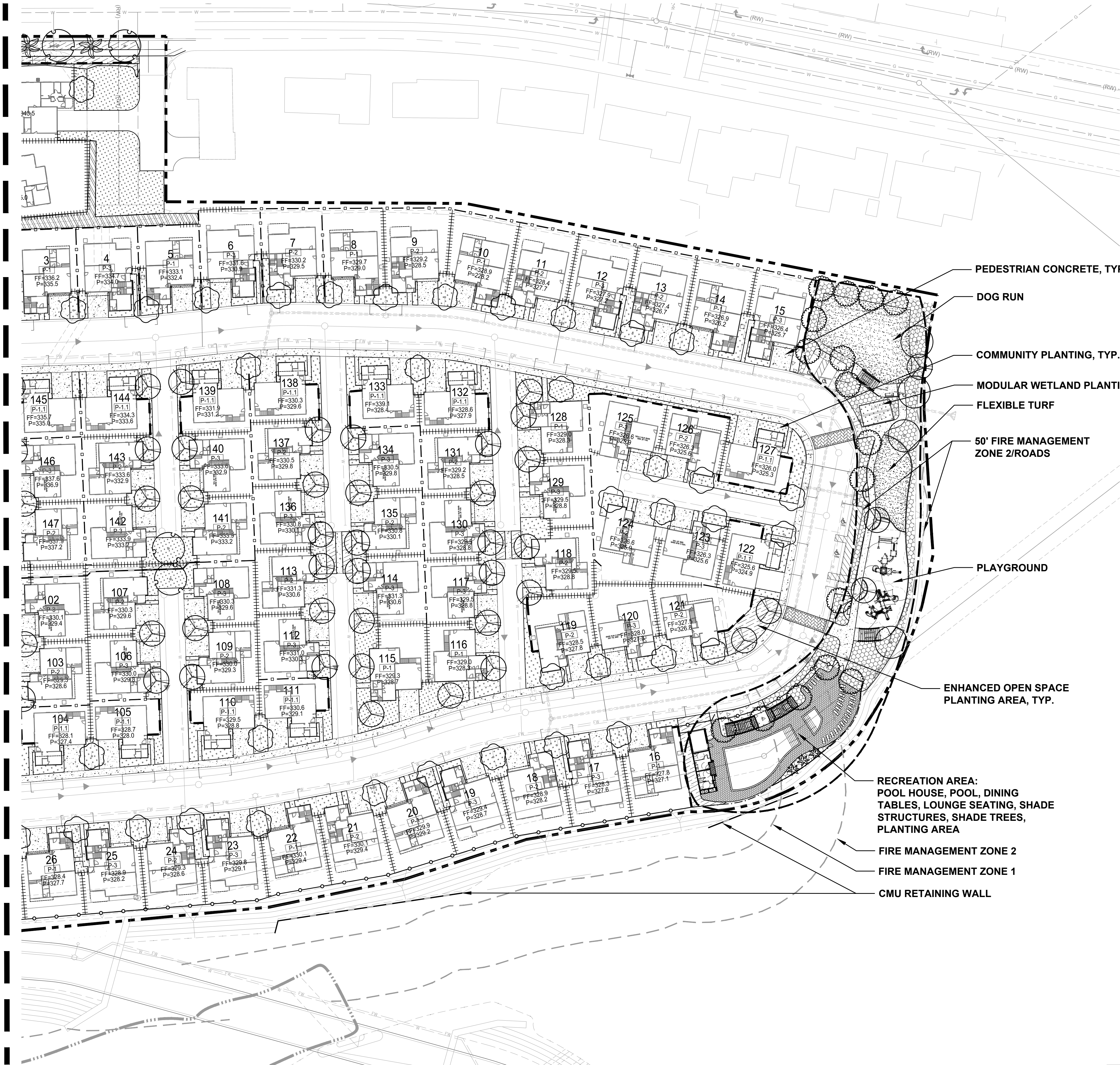
PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
LANDSCAPE PLAN - WEST
CITY OF SANTEE, CALIFORNIA

DATE: 05/15/25

SHEET
2
OF
15

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MATCHLINE - SEE SHEET LC-12



PEDESTRIAN CONCRETE, TYP.

DOG RUN

COMMUNITY PLANTING, TYP.

MODULAR WETLAND PLANTING

FLEXIBLE TURF

50' FIRE MANAGEMENT
ZONE 2/ROADS

PLAYGROUND

ENHANCED OPEN SPACE
PLANTING AREA, TYP.

RECREATION AREA:
POOL HOUSE, POOL, DINING
TABLES, LOUNGE SEATING, SHADE
STRUCTURES, SHADE TREES,
PLANTING AREA

FIRE MANAGEMENT ZONE 2

FIRE MANAGEMENT ZONE 1

CMU RETAINING WALL

--- LIMIT OF WORK

--- COMMUNITY RECREATION AREA

PREPARED BY:



**SCHMIDT
DESIGN
GROUP**

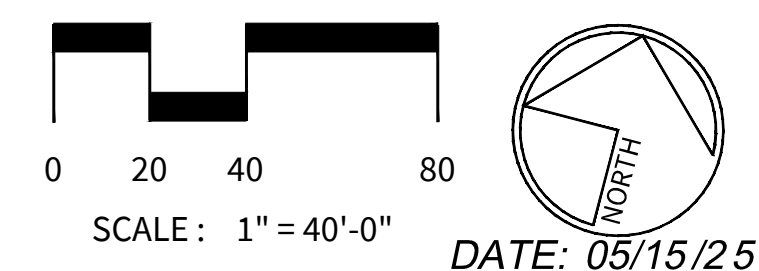
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LC-1.3

PRELIMINARY
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DN:DB,MJ,EC CK:JB PROJECT #18-203



PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
LANDSCAPE PLAN - EAST 2
CITY OF SANTEE, CALIFORNIA

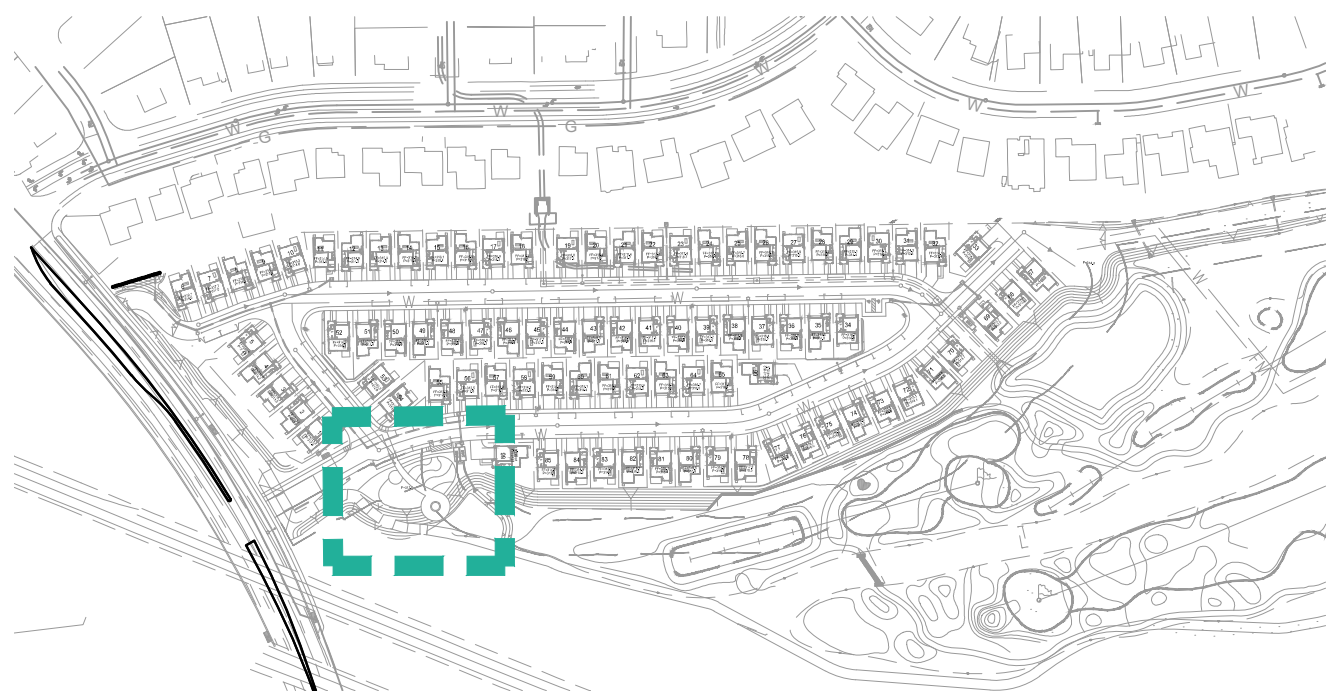
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PA-1 RECREATION SPACE LEGEND

SYMBOL	DESCRIPTION
1	CHILDREN'S PLAYGROUND
2	PICNIC NODE
3	FLEXIBLE TURF
4	PICNIC PAVILION OVERLOOK
5	ENHANCED PAVING CROSSWALK
6	CONCRETE SEAT WALL
7	PLANTING AREA
8	MONUMENT ENTRY SIGN
9	NEIGHBORHOOD DIRECTIONAL SIGN
10	SHADE TREE, TYP.
11	FLOWERING ACCENT TREE, TYP.
12	FUEL MODIFICATION ZONE TREE, TYP.
13	FIRE MANAGEMENT ZONE 1
14	FIRE MANAGEMENT ZONE 2
15	MODULAR WETLAND SYSTEM
16	RETAINING WALL
17	SIGHT DISTANCE TRIANGLES
18	UNIMPROVED BENCH (FUTURE TRAIL BY OTHERS)
19	TRAIL CROSSING SIGN



PA-1 KEY MAP

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:

LC-1.4

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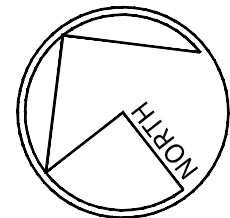
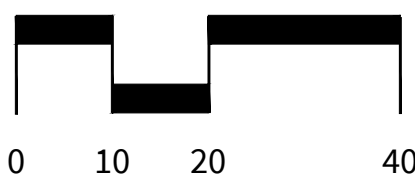
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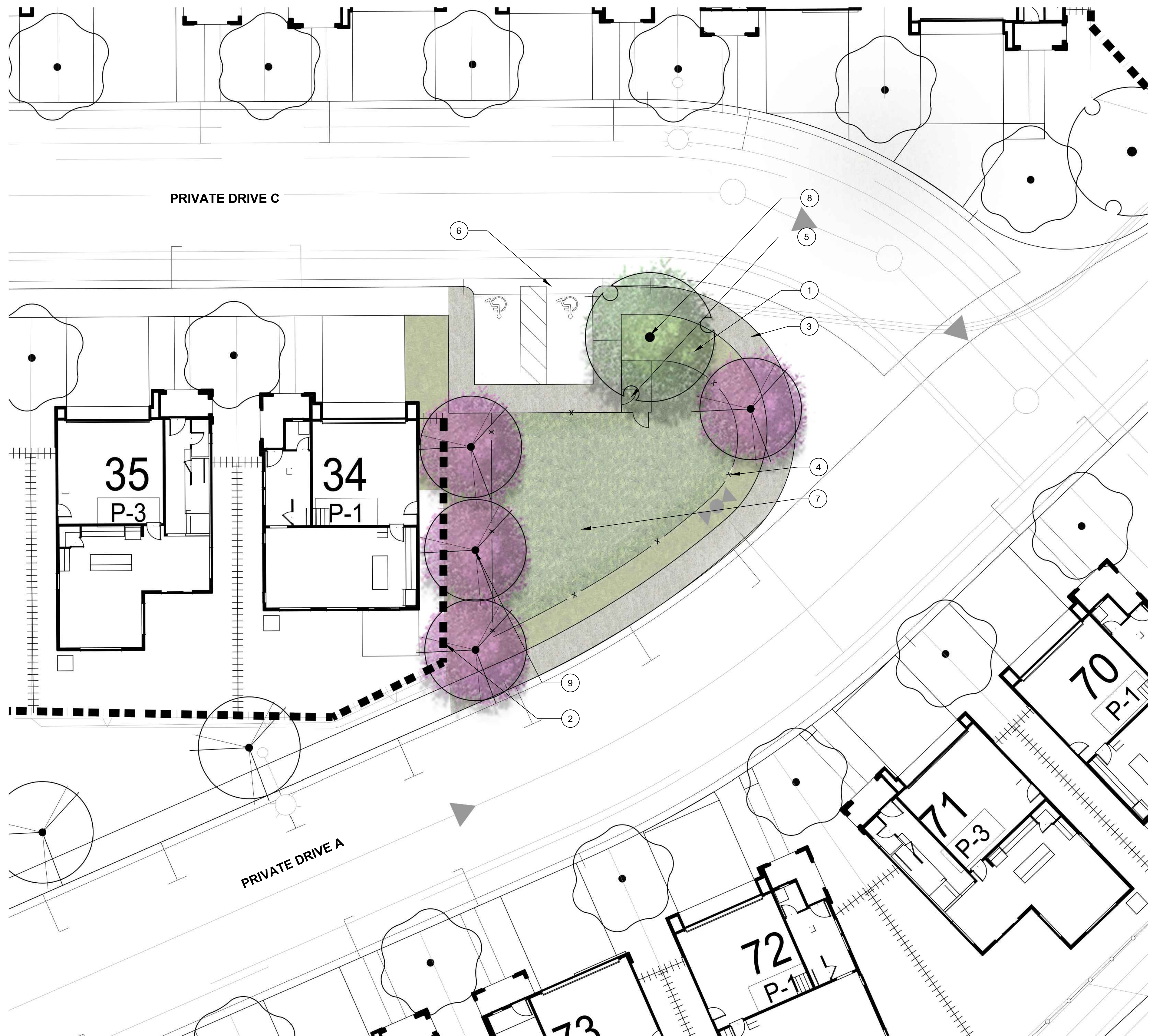
PROJECT #: 18-203

PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
WEST RECREATION AREA
CITY OF SANTEE, CALIFORNIA

SHEET
5
OF
15



DATE: 05/15/25



WEST DOG RUN LEGEND

SYMBOL	DESCRIPTION
1	LANDSCAPE AREA
2	COMMUNITY CMU WALL
3	STANDARD GREY PEDESTRIAN CONCRETE SIDEWALK
4	42" DECORATIVE TUBE STEEL FENCING
5	PEDESTRIAN GATE
6	ACCESSIBLE PARKING
7	TURF
8	SPECIMEN ACCENT TREE, TYP.
9	FLOWERING ACCENT TREE, TYP.



PA-1 KEY MAP

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:

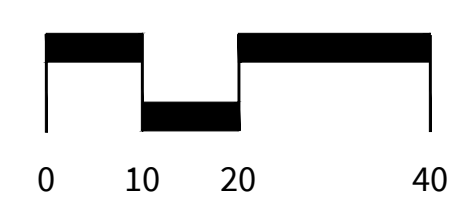
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PREPARED BY:

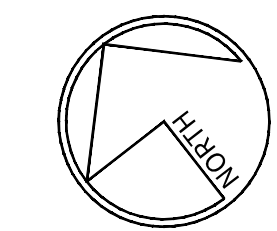
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DN: DB, MJ, EC CK: JB PROJECT # 18-203



SCALE: 1" = 20'-0"



DATE: 05/15/25

PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
WEST DOG RUN
CITY OF SANTEE, CALIFORNIA

SHEET
6
OF
15



PA-1 RECREATION SPACE LEGEND

SYMBOL	DESCRIPTION
1	CHILDREN'S PLAYGROUND
2	DOG RUN
3	SEATING AREA
4	FLEXIBLE TURF
5	PLANTING AREA
6	SEWER ACCESS
7	LOUNGE SEATING
8	SPA
9	POOL
10	COVERED SEATING NODES
11	POOL BUILDING
12	ENHANCED PAVING
13	FIRE MANAGEMENT ZONE 1
14	FIRE MANAGEMENT ZONE 2
15	ACCESSIBLE PARKING
16	ENHANCED PAVING CROSSWALK
17	FLOWERING ACCENT TREE, TYP.
18	SHADE TREE, TYP.
19	FUEL MODIFICATION ZONE TREE, TYP.
20	SUCCULENT ACCENT TREE, TYP.



PA-2 KEY MAP

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:

LC-1.6

PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
EAST AMENITY AREA
CITY OF SANTEE, CALIFORNIA

PREPARED BY:



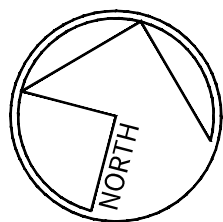
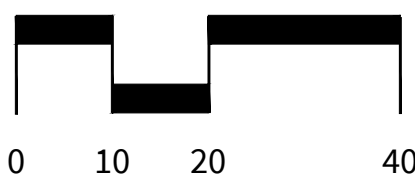
SCHMIDT
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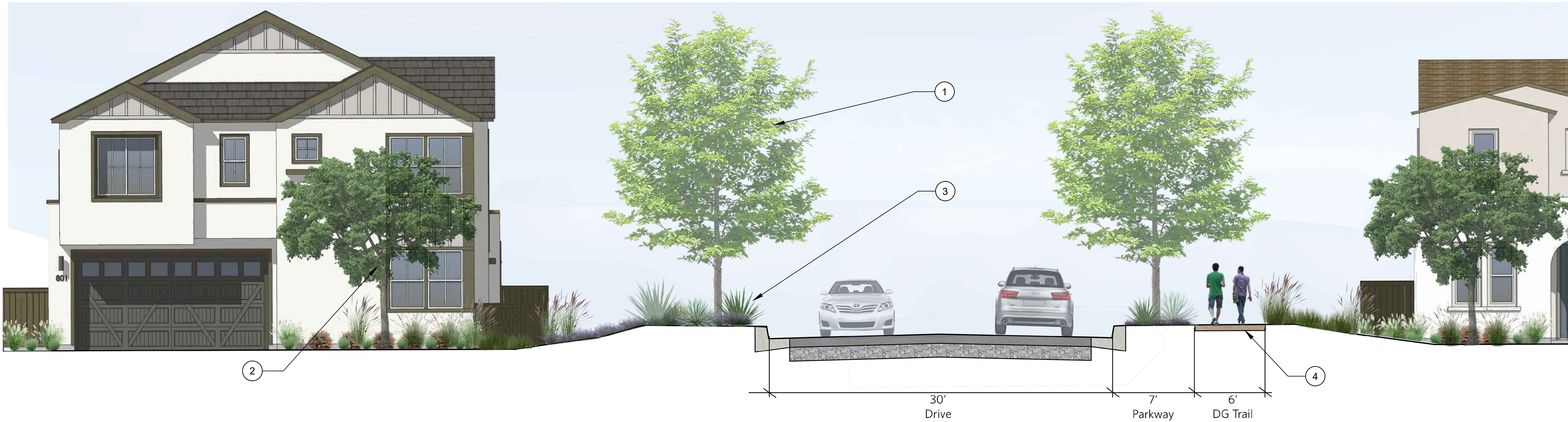
DN:DB,MJ,EC CK:JB

PROJECT #18-203

SHEET
7
OF
15

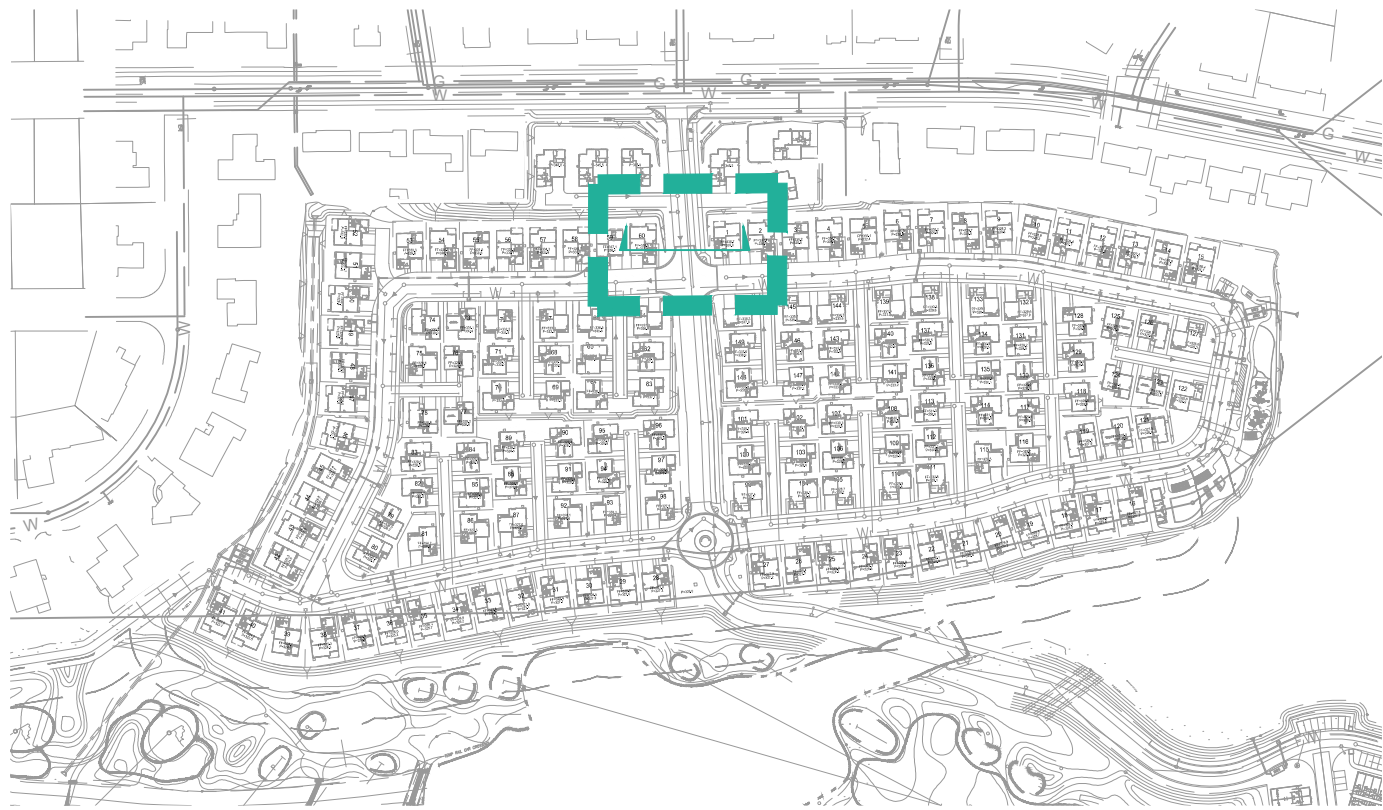


DATE: 05/15/25



PA-2 TRAIL SECTION LEGEND

- 1 SPECIMEN ACCENT TREE:
ARBUTUS X 'MARINA' / ARBUTUS STANDARD
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
QUERCUS ILEX / HOLLY OAK
- 2 COMMUNITY SHADE TREE B:
TIJUANA TIPU / TIPU TREE
ULMUS PARVIFOLIA / CHINESE ELM
- 3 SHRUBS AND GROUNDCOVER FOR ENHANCED OPEN SPACE:
AGAVE ATTENUATA / AGAVE
ALOE STRIATA / CORAL ALOE
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH - 5' H/4' O.C.
CISTUS X PURPUREUS / ORCHID ROCKROSE
DIANELLA REVOLUTA / FLAX LILY 'LITTLE REV'
DIETES VEGETA / AFRICAN IRIS
FURCRAEA FOETIDA 'MEDIOPICTA' / MAURITIUS HEMP - 5' H/8' O.C.
GREVILLEA X 'LONG JOHN' / LONG JOHN GREVILLEA - 12' H/6' O.C.
GREVILLEA X 'SUPERB' / SUPERB GREVILLEA
LEUCADENDRON X 'SAFARI SUNSET' / CONEBUSH
MUHLENBERGIA DUBIA / PINE MUHLY
MUHLENBERGIA RIGENS / DEER GRASS
PHORMIUM SPP. / NEW ZEALAND FLAX - 4' H/3' O.C.
RHAMNUS SPP. / RHAMNUS
SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE
SENECIO MANDRALISCAE / BLUE FINGER
TAGETES LEMMONII 'COMPACTA' / COMPACT COPPER CANYON DAISY
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY
- 4 STABILIZED DECOMPOSED GRANITE WALKING TRAIL



PA-2 KEY MAP

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:

LC-1.7

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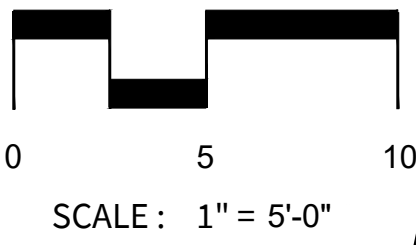
DN: DB, MJ, EC CK: JB

PROJECT #: 18-203

PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
TRAIL SECTION - EAST
CITY OF SANTEE, CALIFORNIA

SHEET
8
OF
15

NOTE: MODEL UNIT TYPE FOR ILLUSTRATION
PURPOSES ONLY. UNIT TYPE TBD.



SCALE: 1" = 5'-0"

DATE: 05/15/25



FENCE LEGEND

- 42" DECORATIVE TUBE STEEL FENCING
- 66" DECORATIVE TUBE STEEL FENCING
- 72" VINYL FENCE
- 60" GLASS FENCE
- VINYL FENCE ON CMU BLOCK RETAINING WALL (HEIGHT VARIES PER CIVIL)
- 42" POST AND RAIL FENCE
- 60" DECORATIVE CMU WALL
- RETAINING WALL (HEIGHT VARIES PER CIVIL)
- MSE RETAINING WALL PER CIVIL

PREPARED BY:

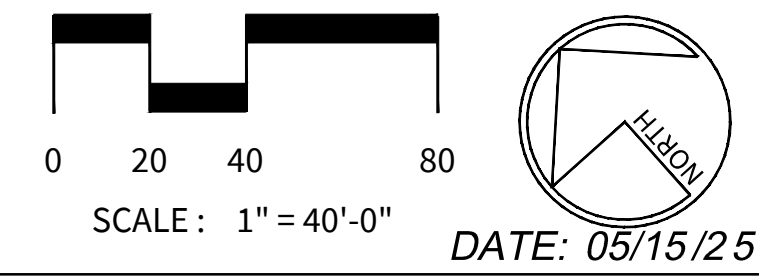
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SHEET NUMBER: **LC-1.8**

DN: DB, M.J, EC CK: JB PROJECT # 18-203

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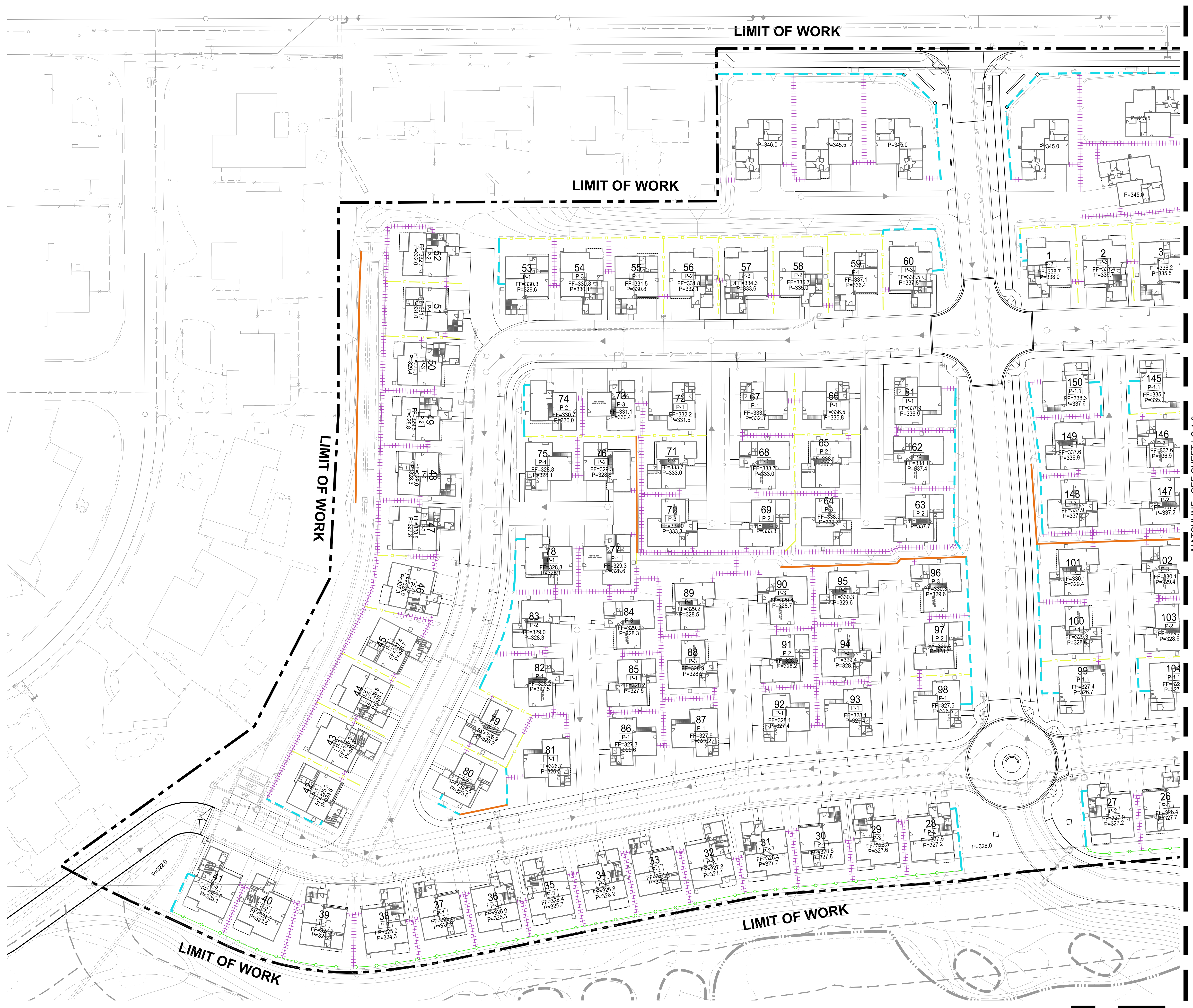


PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
WALL AND FENCING EXHIBIT - WEST
CITY OF SANTEE, CALIFORNIA

SHEET
9
OF
15

DATE: 05/15/25

FILE NAME: S:\PROJECTS\200-RES. SUBDIVISION\18-203 CARLTON OAKS GOLF CLUB 02-PRELIM DESIGN\18-203 S-LANDSCAPE CONCEPT PLANNING, PLOTTED BY: DEVON BOULTE ON 5/15/2025 4:27 PM 73830.07



- FENCE LEGEND**
- 42" DECORATIVE TUBE STEEL FENCING
 - 66" DECORATIVE TUBE STEEL FENCING
 - 72" VINYL FENCE
 - 60" GLASS FENCE
 - VINYL FENCE ON CMU BLOCK RETAINING WALL (HEIGHT VARIES PER CIVIL)
 - 42" POST AND RAIL FENCE
 - 60" DECORATIVE CMU WALL
 - RETAINING WALL (HEIGHT VARIES PER CIVIL)

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:
LC-1.9

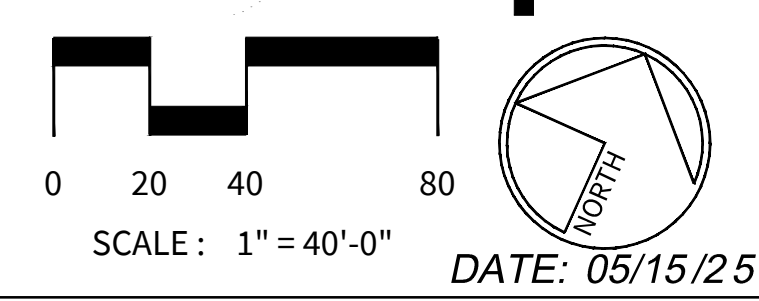
PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
WALL AND FENCING EXHIBIT - EAST 1
CITY OF SANTEE, CALIFORNIA

PREPARED BY:

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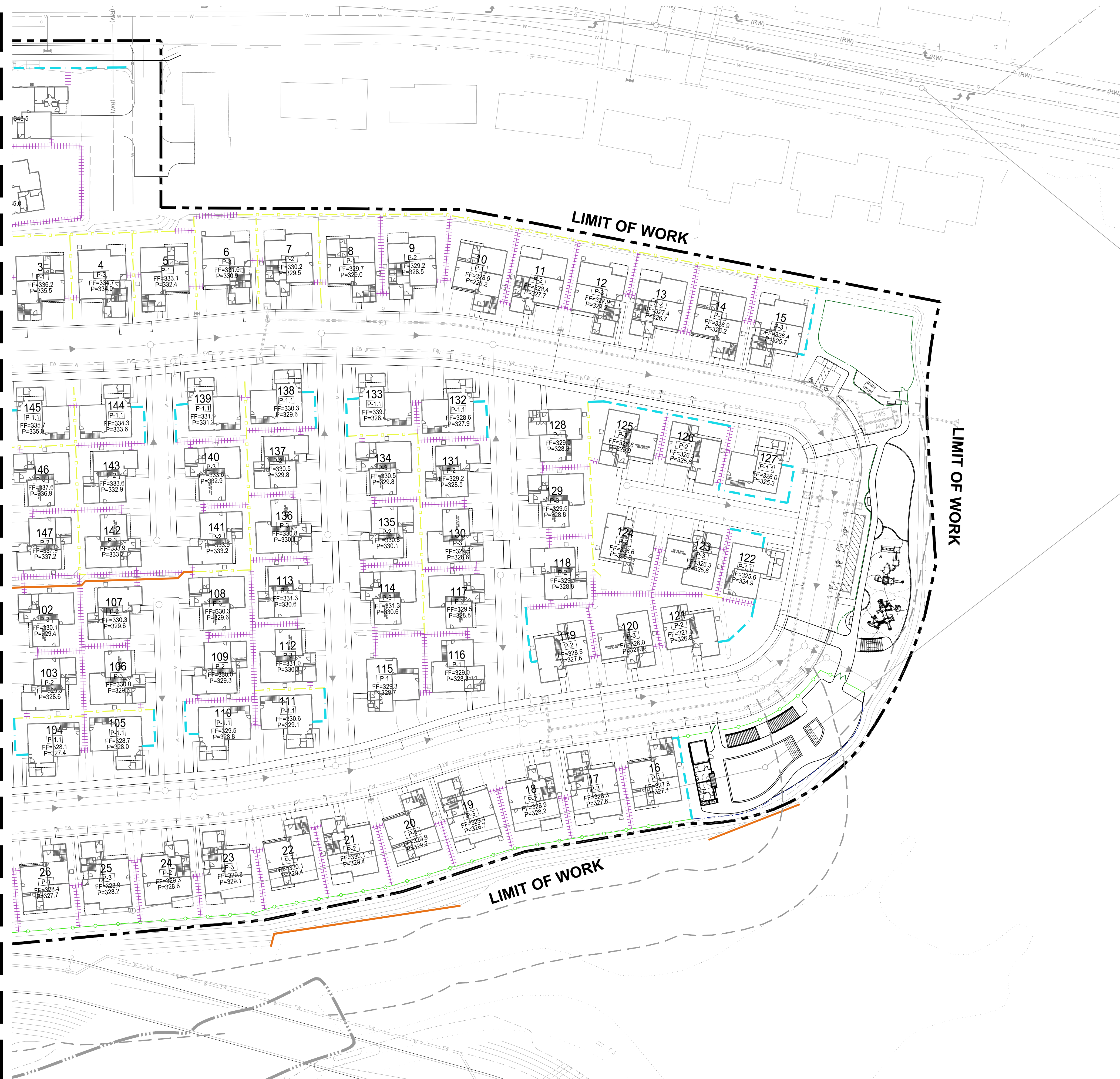
DN: DB, M.J, EC CK: JB PROJECT # 18-203



SHEET
10
OF
15

FILE NAME: S:\PROJECTS\200-RES. SUBDIVISION\18-203 CARLTON OAKS GOLF CLUB\02-PRELIM DESIGN\18-203 S-LANDSCAPE CONCEPT PLANNING, PLOTTED BY: DEVON BOULTE ON 5/15/2023 4:27 PM 73830.07

MATCHLINE - SEE SHEET LC-1.8



FENCE LEGEND

- 42" DECORATIVE TUBE STEEL FENCING
- 66" DECORATIVE TUBE STEEL FENCING
- 72" VINYL FENCE
- 60" GLASS FENCE
- VINYL FENCE ON CMU BLOCK RETAINING WALL (HEIGHT VARIES PER CIVIL)
- 42" POST AND RAIL FENCE
- 60" DECORATIVE CMU WALL
- RETAINING WALL (HEIGHT VARIES PER CIVIL)

PREPARED BY:



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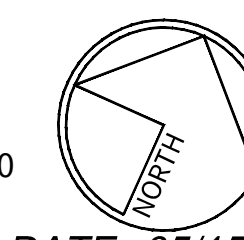
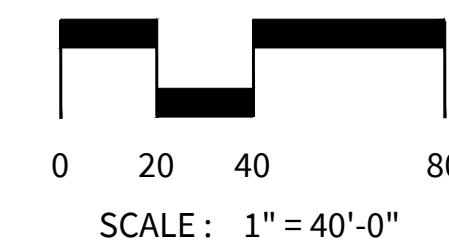
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PRELIMINARY
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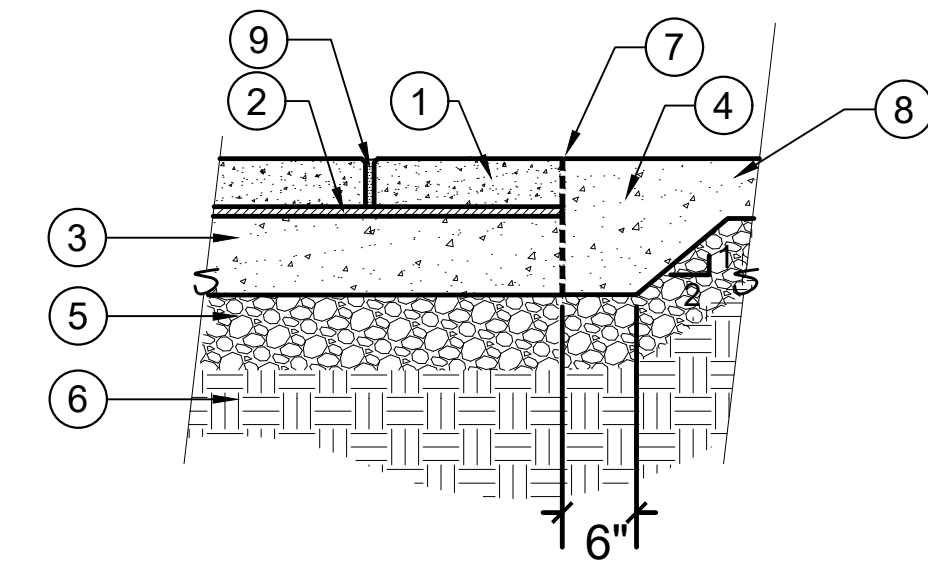
PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
WALL AND FENCING EXHIBIT - EAST 2
CITY OF SANTEE, CALIFORNIA

SHEET
11
OF
15



DATE: 05/15/25

FILE NAME: S:\PROJECTS\200-RES. SUBDIVISION\18-203 CARLTON OAKS GOLF CLUB\02-PRELIM DESIGN\18-203 S-LANDSCAPE CONCEPT PLANNING, PLOTTED BY: DEVON BOULTE ON 5/15/2025 4:28 PM 73830.07



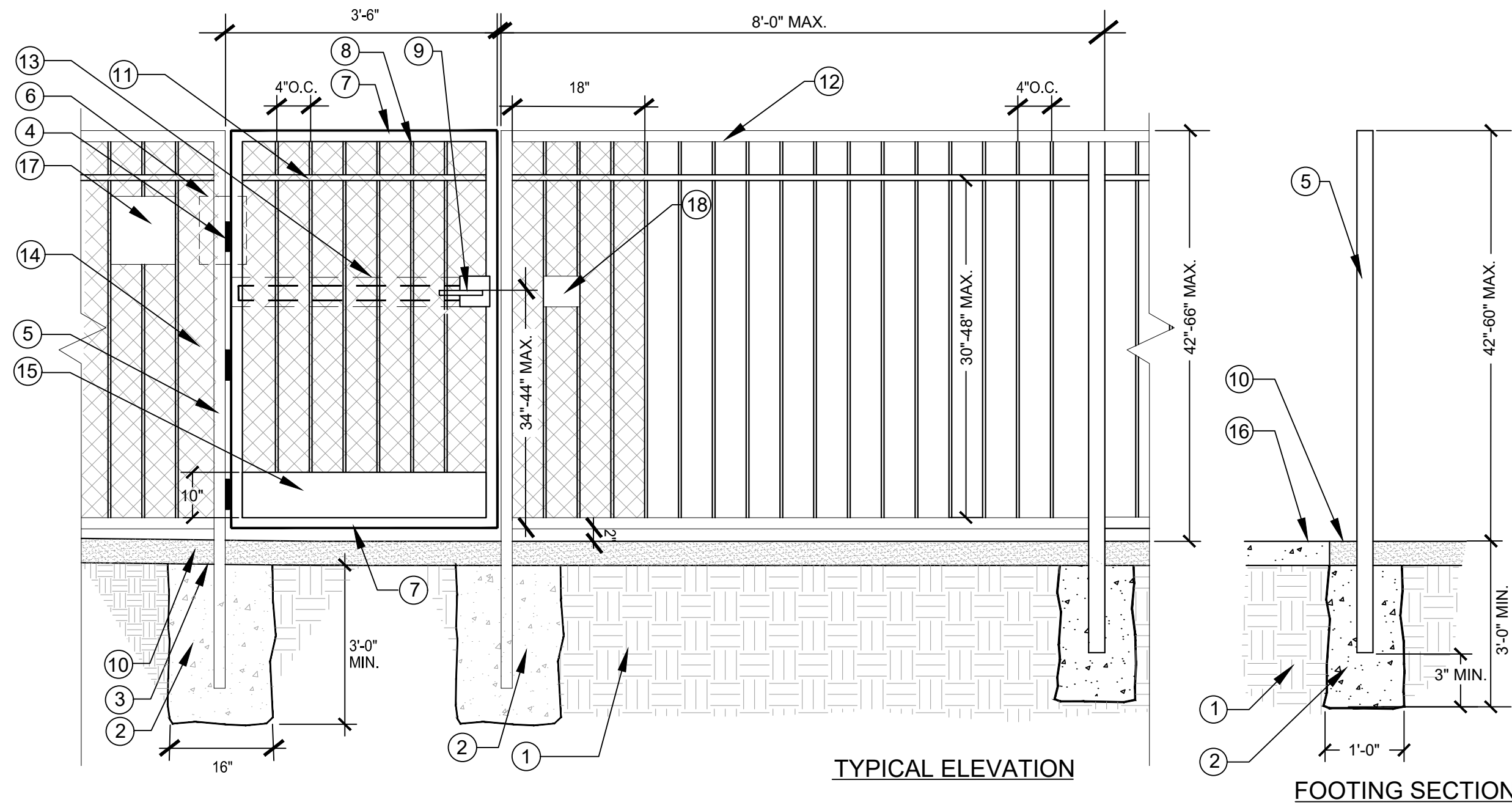
- LEGEND:
- 1 GRANITE PAVER
 - 2 HIGH STRENGTH MORTAR (TO BE LATICRETE 254 PLATINUM OR APPROVED EQUAL). GRANITE PAVERS TO BE BACK BUTTERED AND SET TO ACHIEVE 100% CONTACT BETWEEN THE PAVER AND MORTAR BED, FREE OF VOIDS.
 - 3 CONCRETE BASE PER CHART BELOW
 - 4 THICKENED EDGE
 - 5 BASE PER CHART
 - 6 SOIL SUBGRADE PER CHART
 - 7 EXPANSION JOINT
 - 8 ADJACENT PAVING SEE PLANS
 - 9 GROUT - COLOR TO MATCH STONE PAVER. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

	CONCRETE BASE	BASE	SUBGRADE
PEDESTRIAN	4" MIN. WITH WELDED WIRE MESH (6" x 6")	2" CLEAN SAND SE. MIN OF 30	6" COMPACT
VEHICULAR	6" MIN. WITH #4 REBAR @ 18" O.C. EA. WAY	6" MIN. CLASS 2 AGGREGATE BASE	12" COMPACT

PLEASE NOTE: VALUES ARE PROVIDED FOR BID PURPOSES ONLY. PAVEMENT SECTION TO BE DETERMINED IN FIELD BY GEO TECHNICAL ENGINEER.

1 PAVER OVER CONCRETE BASE

NTS



2 TUBULAR STEEL GATE AND FENCING

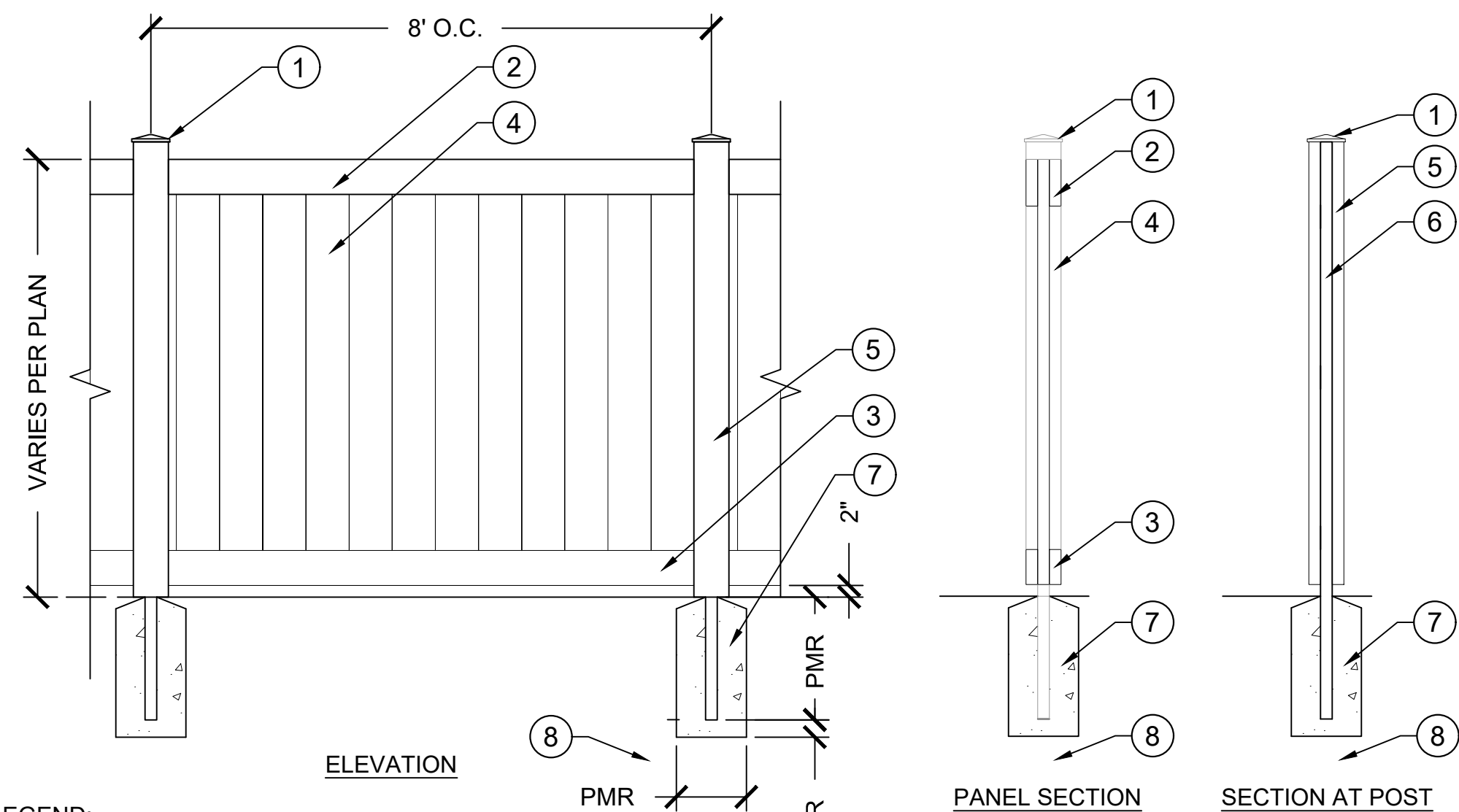
NO SCALE

LEGEND:

- 1 NATIVE SUBGRADE, COMPACT PER GEOTECH REPORT
- 2 CONCRETE FOOTING. 16" DIA., 36" DEPTH MIN.
- 3 SLOPE TOP OF FOOTING TO DRAIN AWAY FROM POST
- 4 (3) HEAVY DUTY HINGES
- 5 2" SQ. 11 GA. STEEL TUBE POSTS, SET 24" INTO FOOTING
- 6 HEAVY-DUTY HYDRAULIC GATE CLOSER
- 7 2" SQ. 14 GA. STEEL TUBE GATE FRAME, WELDED AT CORNERS
- 8 3/4" SQ. 16 GA. STEEL TUBE PICKETS, SPACED 4" O.C.
- 9 ACCESSIBLE COMPLIANT GATE HANDLE (PULL SIDE).
- 10 ADJACENT PAVING PER PLAN
- 11 1 1/2" SQ. 16 GA. STEEL TUBE ARCHITECTURAL-RAIL, 4" BELOW BOTTOM OF TOP RAIL
- 12 2" SQ. 11 GA. STEEL TUBE TOP AND BOTTOM RAIL. FLAT CAP WELDED TO TOP ON ALL EXPOSED ENDS.
- 13 ADA-COMPLIANT GATE LATCH, WITH PANIC HARDWARE; INCLUDE BACKER PLATE (PUSH SIDE).
- 14 McNICHOLS PERFORATED METAL ON EXTERIOR OF GATE. MODEL: MOSAIC 3310. CARBON STEEL, COLD ROLLED, 20 GAUGE, 1" SQ. 40% OPEN AREA. COLOR TO MATCH FENCE/GATE. MESH TO BE FLUSH WITH KICK PLATE.
- 15 10" SOLID KICK PLATE AT BOTTOM OF GATE
- 16 ADJACENT FINISHED GRADE, PER PLAN
- 17 KNOX BOX, MODEL # 3200 SERIES SURFACE MOUNTED TO THE GATE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ATTACHMENT TO GATE.
- 18 FOB KEYLESS ENTRY, BY OTHERS

NOTES:

- A. ALL METAL AND METAL FASTENERS TO BE GALVANIZED INSIDE AND OUT.
- B. ALL EXPOSED METAL TO BE PAINTED WITH 2 COATS OF RUST RESISTANT PRIMER, AND 2 COATS FINAL COLOR.
- C. GRIND ALL WELDS SMOOTH PRIOR TO PAINTING.
- D. COLOR PER CONSTRUCTION LEGEND.
- E. EPOXY SEAL ALL WELDED JOINTS.
- F. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GATE WITH STRIKE AND LOCKING HARDWARE.
- G. ALL POST LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- H. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.



LEGEND:

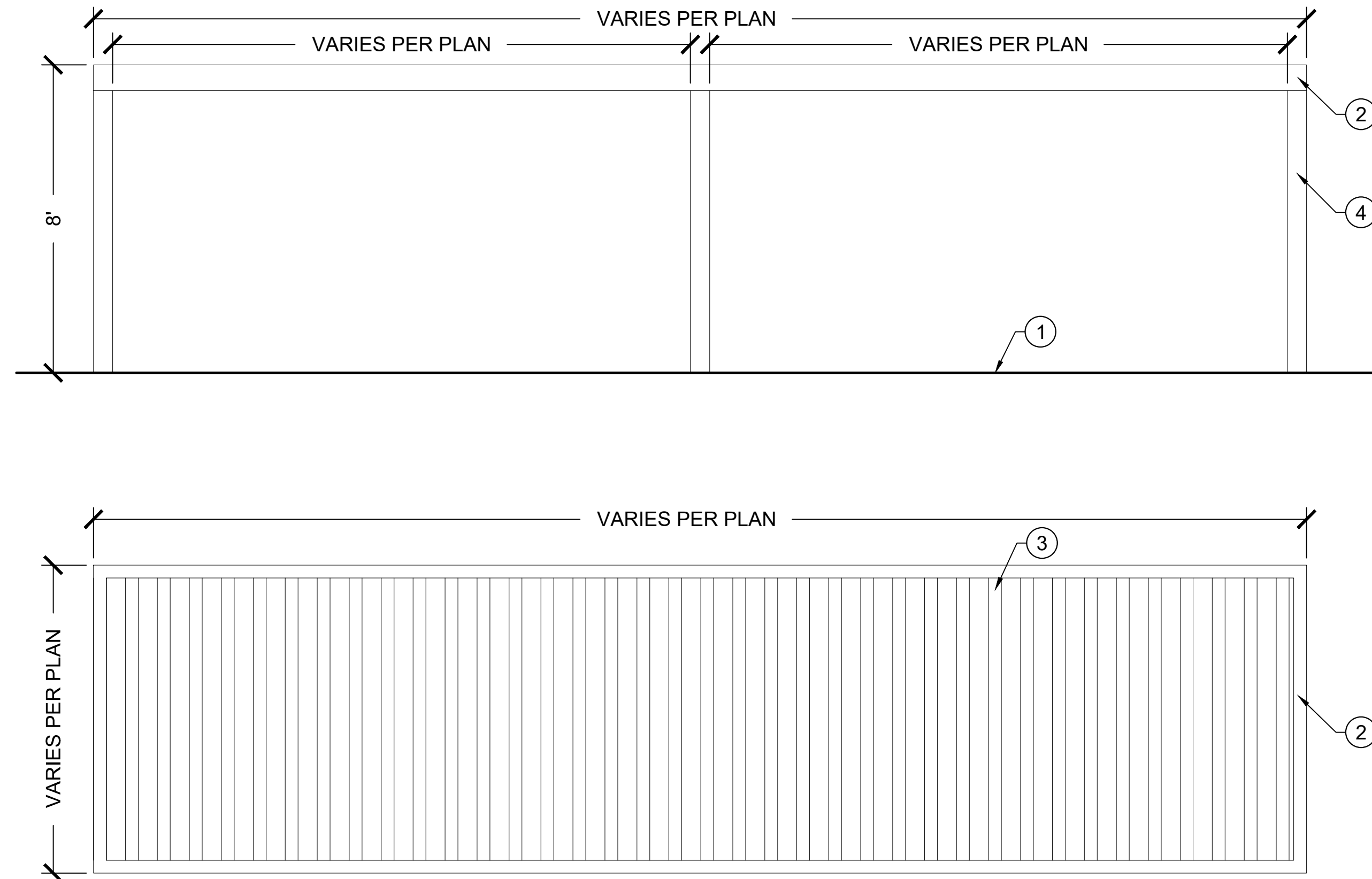
- 1 VINYL POST CAP
- 2 1 1/2" X 5 1/2" TOP VINYL RAIL. STEEL CHANNEL INSERT (BOTTOM ONLY).
- 3 1 1/2" X 5 1/2" BOTTOM VINYL RAIL. STEEL CHANNEL INSERT (BOTTOM ONLY).
- 4 1" X 6" TONGUE & GROOVE VINYL VERTICAL BOARDS
- 5 1" X 4" VINYL POST WRAP
- 6 GALVANIZED STEEL POST - 3.5" DIA.
- 7 CONCRETE FOOTING
- 8 NATIVE SUBGRADE, COMPACTED TO 90% RELATIVE COMPACTION PER GEOTECH REPORT

NOTES:

- A. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (PMR).
- B. INSTALL GATE TO MATCH FENCING. LOCATIONS PER PLAN.
- C. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF FENCING, GATE AND GATE HARDWARE, FOR APPROVAL BY LANDSCAPE ARCHITECT.

3 VINYL FENCE - DOUBLE-SIDED PICTURE FRAME

1/2" = 1'-0"



LEGEND:

- 1 FINISH GRADE
- 2 6"X8" STEEL FRAME
- 3 4"X8" WOOD PICKET
- 4 6"X6" STEEL POST

4 SHADE STRUCTURE - TRELLIS

3/8" = 1'-0"

PREPARED BY:



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SHEET NUMBER:

LC-2.0

PRELIMINARY
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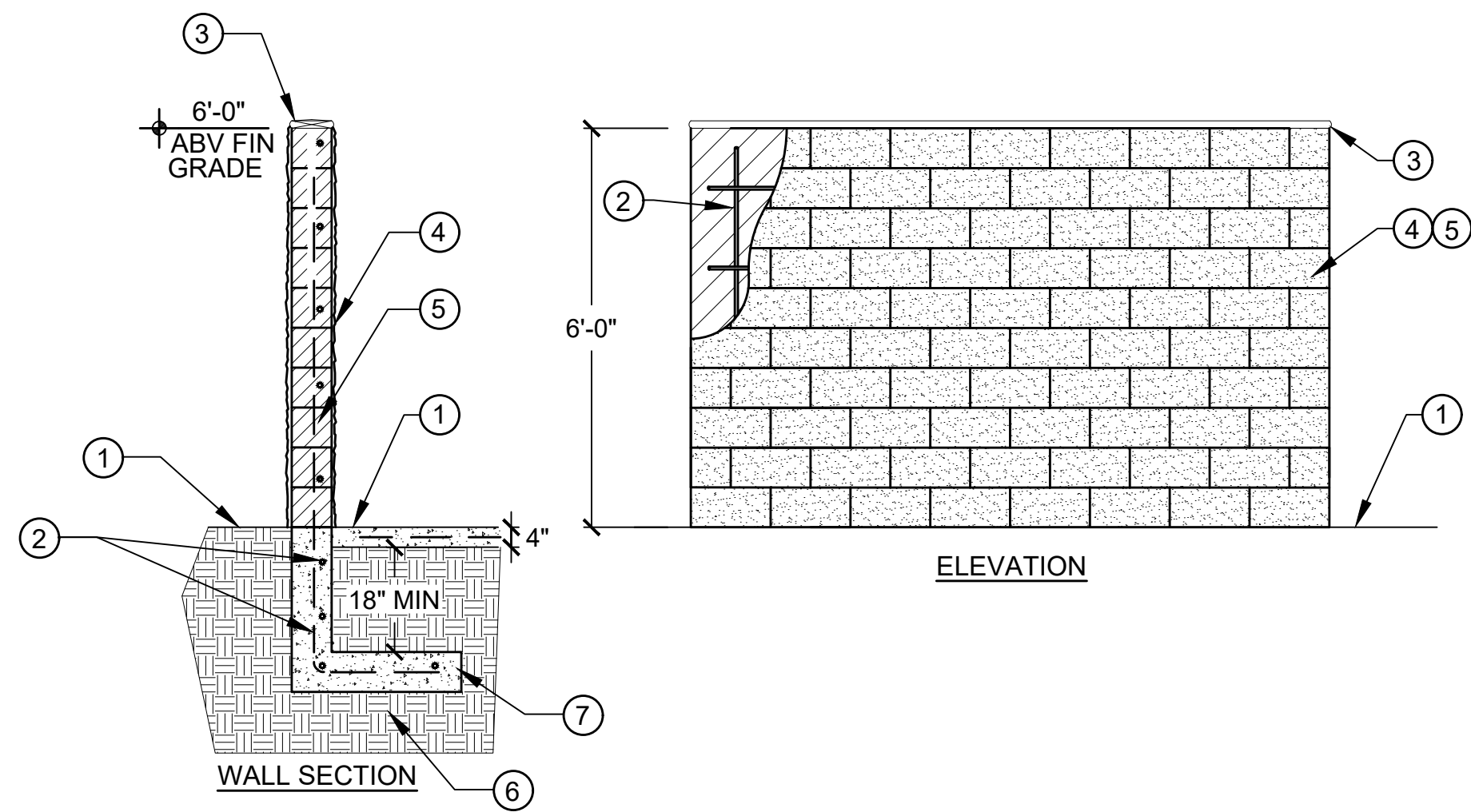
PROJECT # 18-203

PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
LANDSCAPE DETAILS
CITY OF SANTEE, CALIFORNIA

DATE: 05/15/25

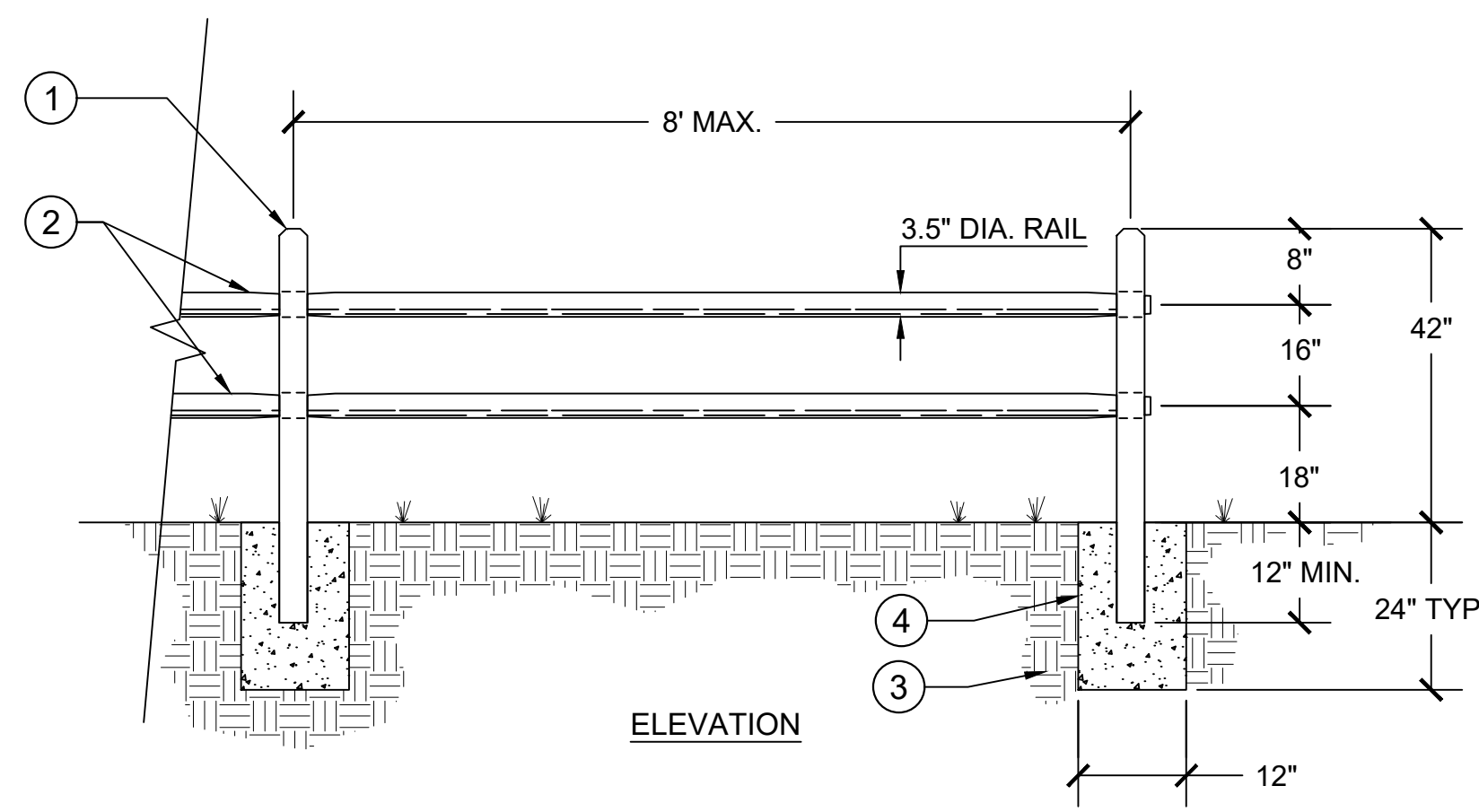
SHEET
12
OF
15

73830.07



LEGEND:

- 1 ADJACENT SURFACE PER PLAN
- 2 ALL REBAR PER REGIONAL STANDARD DRAWINGS
- 3 6 X 8 X 16 CMU CHAMFOR CAP COLOR TO BE SPECIFIED BY LANDSCAPE ARCHITECT
- 4 BLOCK FINISH TO MATCH ARCHITECT'S BUILDING EXTERIOR COLOR 'FIELD-BASE EXTERIOR STUCCO 'EXPO' COLOR #63 CLASSIC CREAM LACE FINISH (SUBMIT SAMPLE PROIR TO CONSTRUCTION FOR APPROVAL BY LANDSCAPE ARCHITECT)
- 5 MASONRY UNIT WALL PER COUNTY STANDARD DRAWINGS
- 6 COMPACT SUBGRADE PER SOILS REPORT
- 7 CONCRETE FOOTING PER REGIONAL STANDARD DRAWINGS



LEGEND:

- 1 6" DIA. PT DOUGLAS FIR POST
- 2 8' X 3.5" DIA. RAILS; PT DOUGLAS FIR RAILS; TAPERED ENDS
- 3 95% COMPACTED SUBGRADE
- 4 CONCRETE FOOTING

NOTES:

- A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
- B. ALL WOOD FOR RAIL FENCE TO BE PRESSURE TREATED.
- C. END POST SHALL BE TERMINAL POST.
- D. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

1 TYPICAL CMU WALL

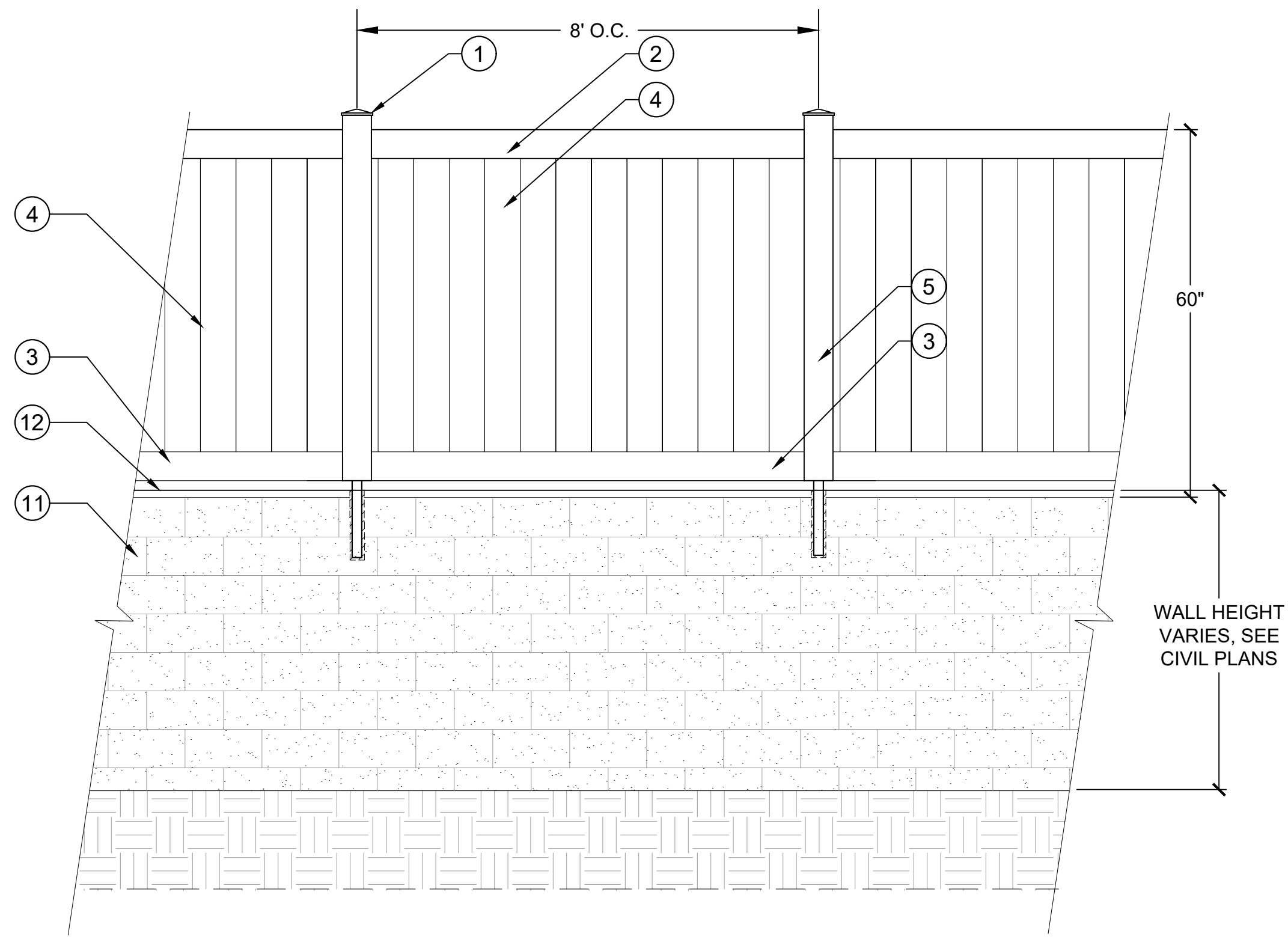
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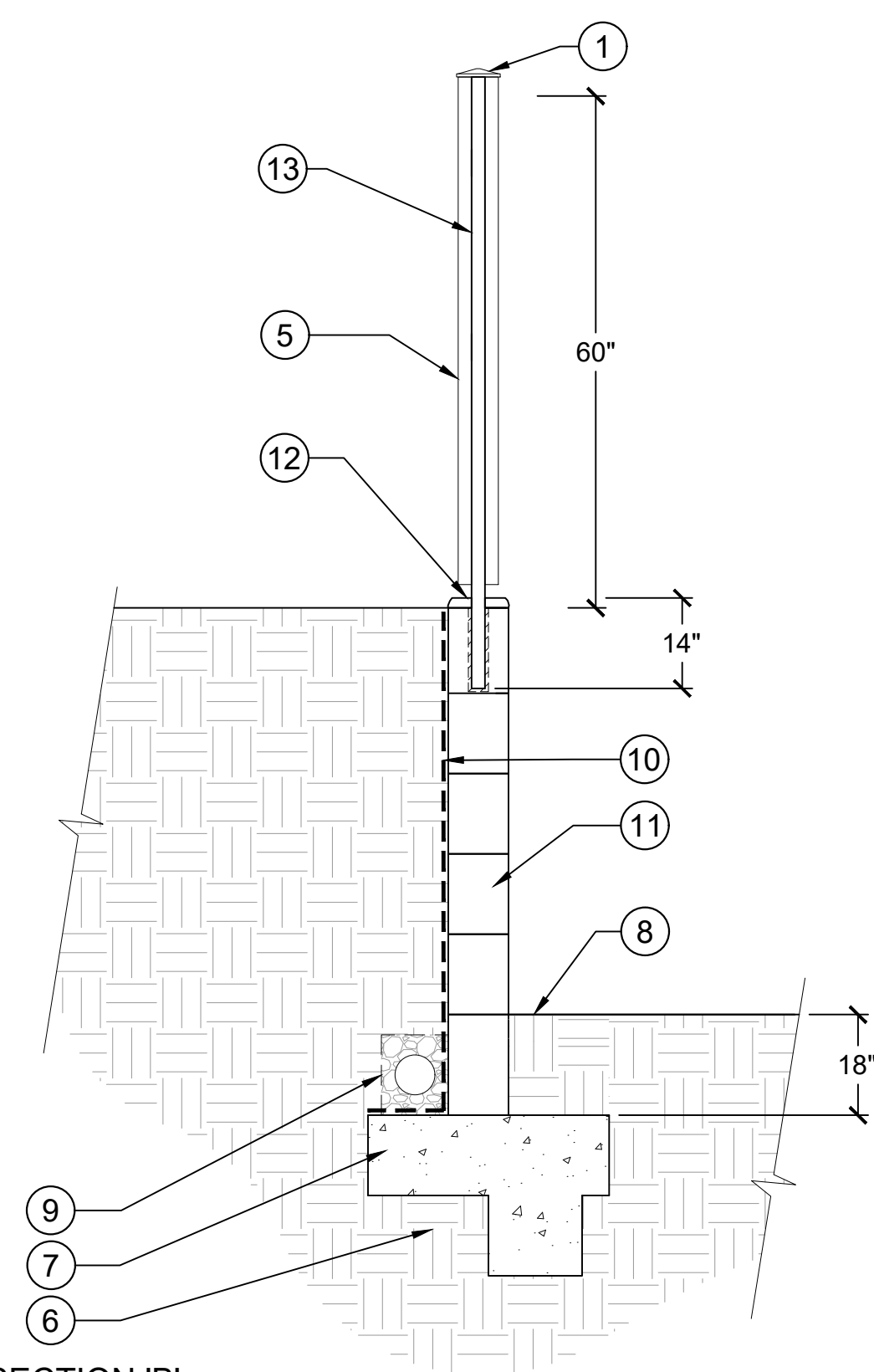
- 1 VINYL POST CAP
- 2 1 1/2" X 5 1/2" TOP VINYL RAIL. STEEL CHANNEL INSERT (BOTTOM ONLY).
- 3 1 1/2" X 5 1/2" BOTTOM VINYL RAIL. STEEL CHANNEL INSERT (BOTTOM ONLY).
- 4 1" X 6" TONGUE & GROOVE VINYL VERTICAL BOARDS
- 5 1" X 4" VINYL POST WRAP
- 6 COMPACTED SUBGRADE PER GEOTECH REPORT
- 7 CONCRETE FOOTING AND REINFORCEMENT PER CIVIL DRAWINGS.
- 8 PLANTING AREA, SEE PLANTING PLANS
- 9 DRAINAGE PER CIVIL PLANS
- 10 WATERPROOFING PER CIVIL PLANS
- 11 CMU BLOCK PER CONSTRUCTION LEGEND
- 12 CMU BLOCK CAP PER CONSTRUCTION LEGEND
- 13 GALVANIZED STEEL POST - 3.5" DIAMETER

NOTES:

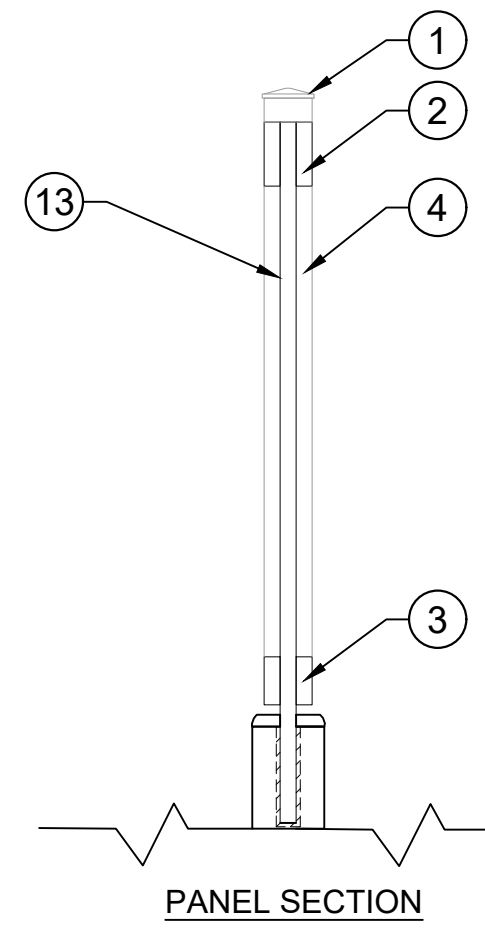
- A. SEE CIVIL PLANS FOR RETAINING WALL, GRADING, DRAINAGE, AND FINISH SURFACE ELEVATIONS
- B. CMU BLOCK FINISH, COLOR AND GROUT COLOR PER CONSTRUCTION SCHEDULE
- C. ALL STEEL TO BE PAINTED WITH SHERWIN WILLIAMS SW 7534.



ELEVATION 'A'



SECTION 'B'



PANEL SECTION

2 RETAINING WALL WITH VINYL FENCE

1/2" = 1'-0"

3 POST AND RAIL FENCE

NO SCALE

PRELIMINARY
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SHEET NUMBER:

LC-2.1

PREPARED BY:



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DN:DB,MJ,EC CK:JB

PROJECT #: 18-203

PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT

LANDSCAPE DETAILS

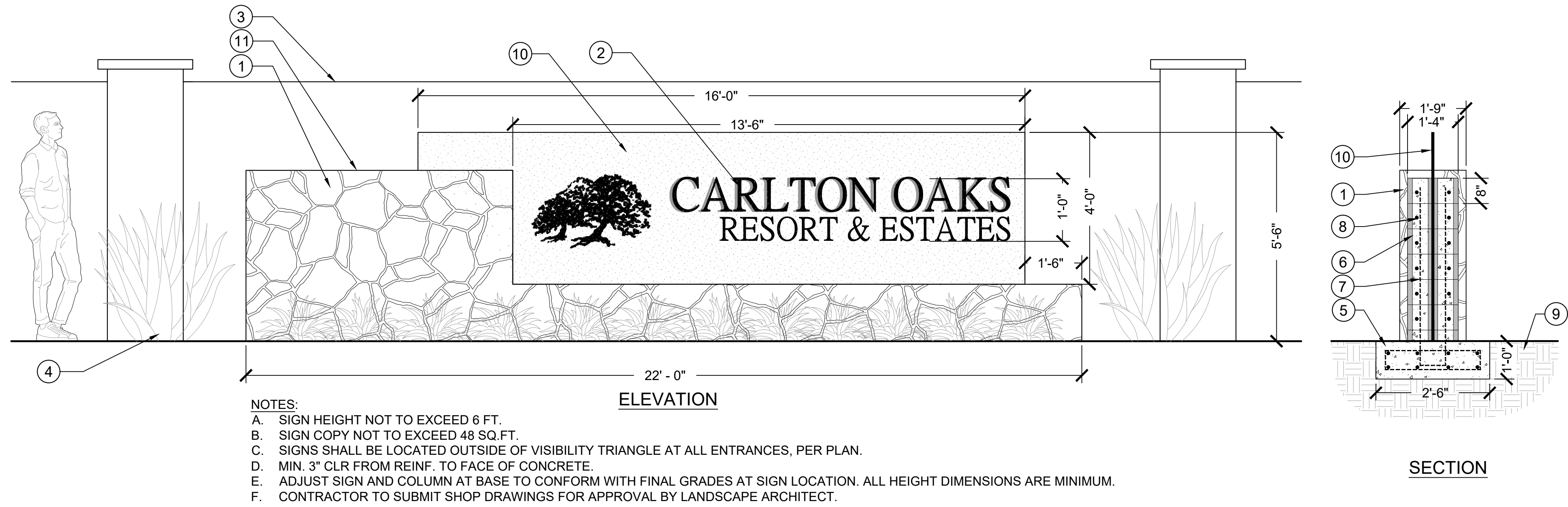
CITY OF SANTEE, CALIFORNIA

SHEET
13
OF
15

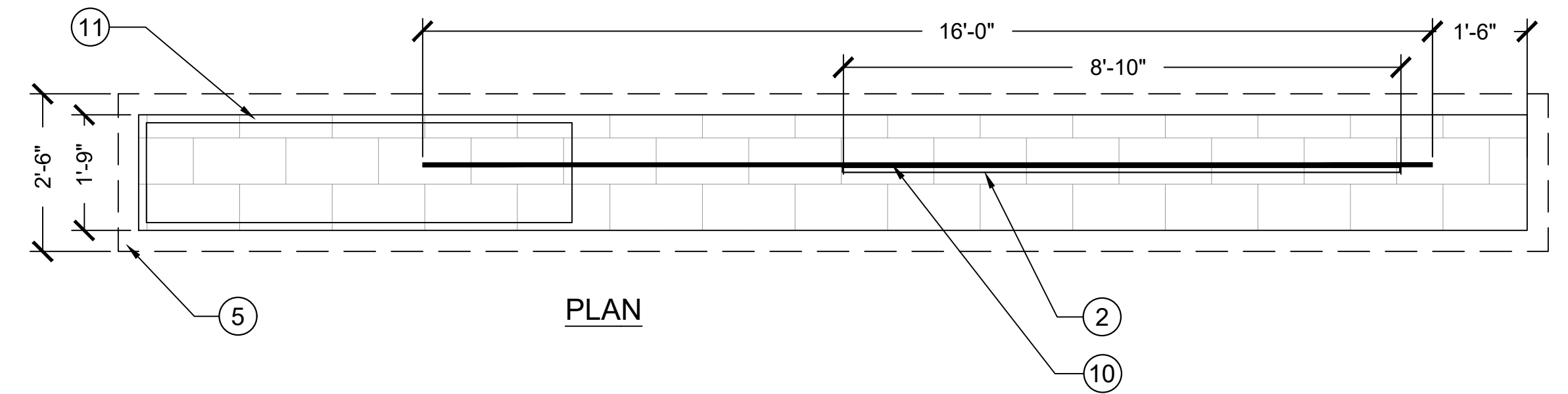
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73830.07

FILE NAME: S:\PROJECTS\200-RES. SUBDIVISION\18-203 CARLTON OAKS GOLF CLUB\02-PRELIM DESIGN\18-203 S-LANDSCAPE CONCEPT PLANNING, PLOTTED BY: DEVON BOUTE ON 5/15/2025 4:28 PM



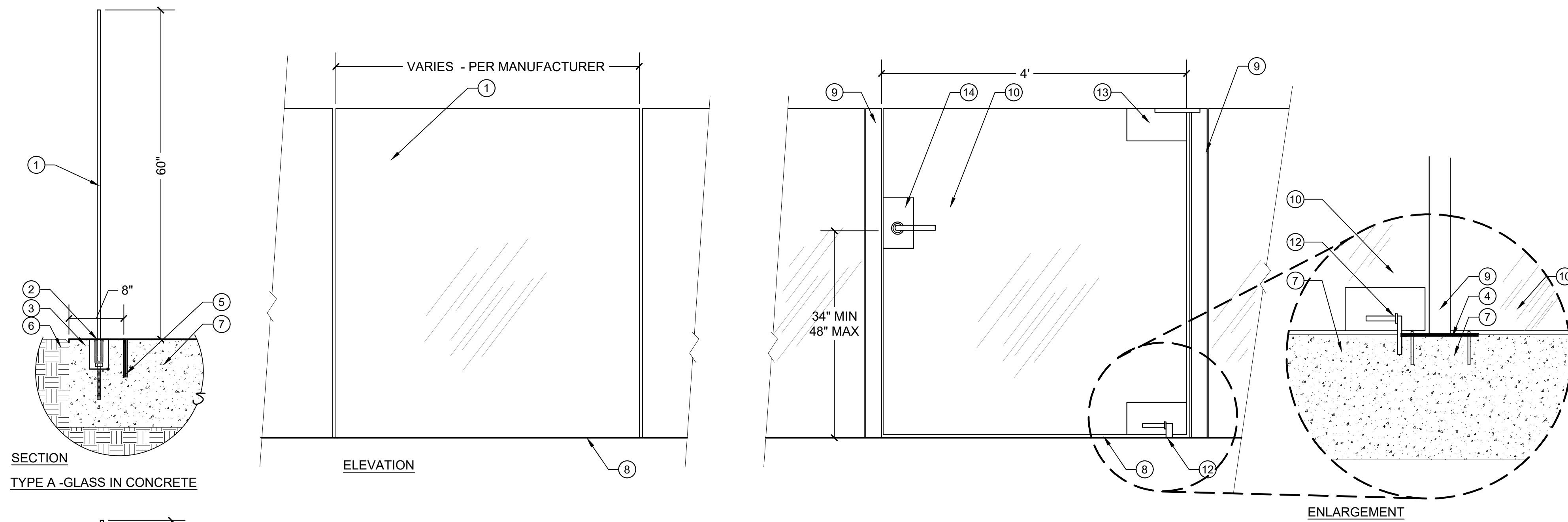
- NOTES:
- A. SIGN HEIGHT NOT TO EXCEED 6 FT.
 - B. SIGN COPY NOT TO EXCEED 48 SQ.FT.
 - C. SIGNS SHALL BE LOCATED OUTSIDE OF VISIBILITY TRIANGLE AT ALL ENTRANCES, PER PLAN.
 - D. MIN. 3" CLR FROM REINF. TO FACE OF CONCRETE.
 - E. ADJUST SIGN AND COLUMN AT BASE TO CONFORM WITH FINAL GRADES AT SIGN LOCATION. ALL HEIGHT DIMENSIONS ARE MINIMUM.
 - F. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.



- LEGEND:
- ① CULTURED STONE VENEER. PRODUCT - 'TUSCAN VILLA'. AVAILABLE THROUGH: CORONADO STONE. COLOR: DAKOTA BROWN. THICKNESS VARIES: 1"-3"
 - ② STAINLESS STEEL LETTERS, PIN MOUNTED FLUSH TO SURFACE. COLOR: C32.1, M98.53, Y61.14, K26.22.
 - ③ NEIGHBORHOOD CMU WALL. SEE SHEET 17 DETAIL 1.
 - ④ PLANTINGS PER PLANTING PLAN
 - ⑤ CONCRETE FOOTING (MIN F'c = 2500 PSI)
 - ⑥ 8" x 8" x 16" LIGHTWEIGHT CMU BLOCK, FULLY GROUTED, f'm = 1500 PSI.
 - ⑦ #5 VERTICAL BARS @ 10" O.C. FULL HEIGHT WITH BAR IN EACH CORNER. PROVIDE 12" HOOK INTO FOOTING.
 - ⑧ #4 HORIZONTAL BARS AT 8" O.C.
 - ⑨ NATIVE SUBGRADE, 90% RELATIVE COMPACTION PER GEOTECH REPORT.
 - ⑩ CUSTOM CORTEN STEEL SIGN
 - ⑪ CMU WALL WITH CULTURED STONE VENEER.

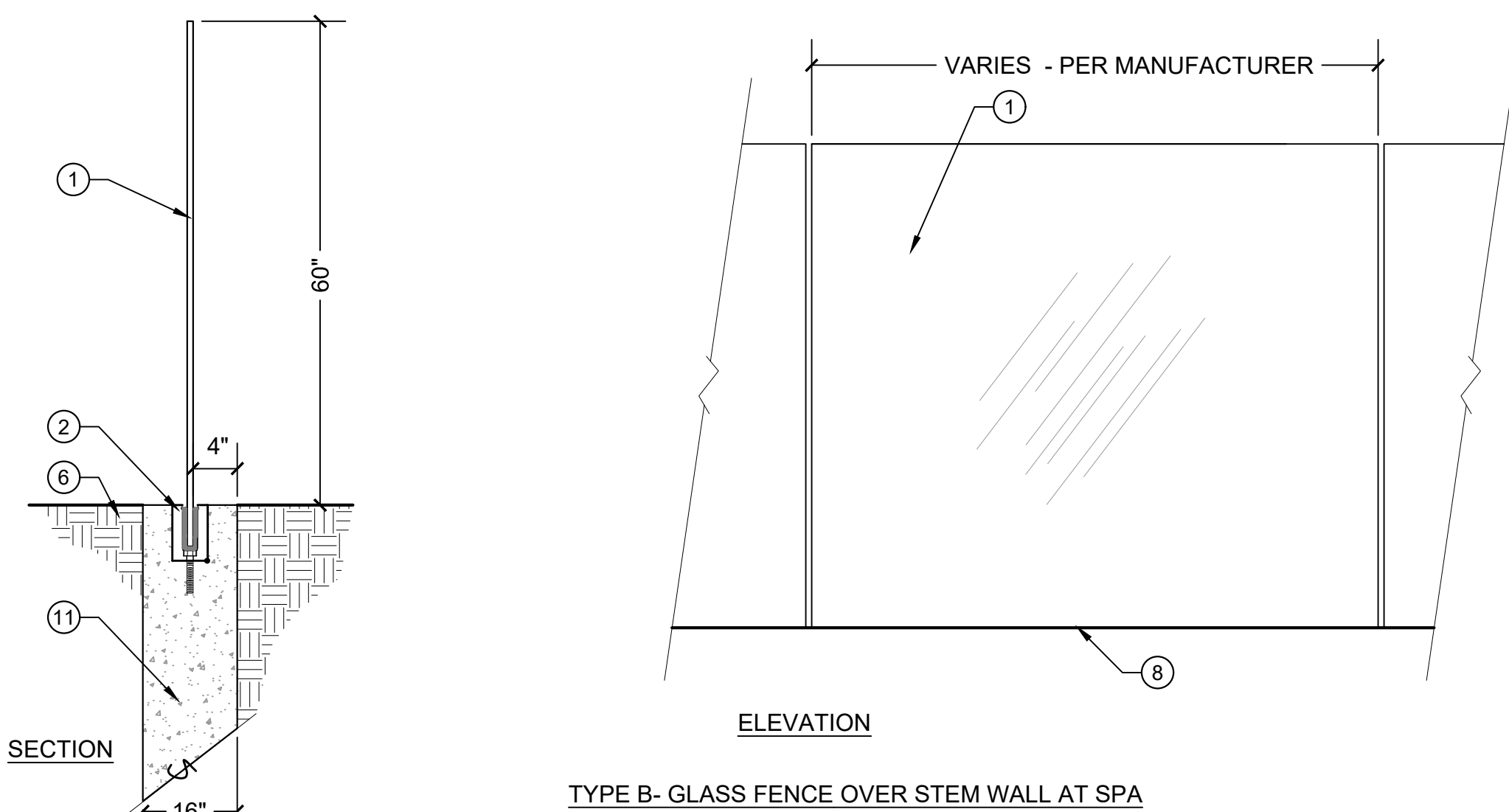
1 MONUMENT ENTRY SIGN

1/2" = 1'-0"



- DETAIL LEGEND
- ① 1/2" THICK CLEAR TEMPERED GLASS PANEL (LENGTH PER PLAN)
 - ② FRAMELESS WINDSCREEN BASE SHOE SYSTEM - HEAVY ALUMINUM #W5B10 W/ MILLED FINISH BY C.R. LAURENCE CO. (OR APPROVED EQUAL) CHANNEL SHALL BE EMBEDDED INTO CONCRETE SLAB. SECURE TO WALL OR PODIUM DECK WITH STAINLESS STEEL ANCHORS. DEPTH PER MANUFACTURER'S REQUIREMENTS
 - ③ CONCRETE MOW CURB
 - ④ STEEL MOUNTING PLATE - ATTACH PER MANUFACTURER'S RECOMMENDATION.
 - ⑤ EXPANSION JOINT
 - ⑥ ADJACENT LANDSCAPE (SEE LANDSCAPE PLANS)
 - ⑦ DECORATIVE CONCRETE PEDESTRIAN PAVING (SEE LANDSCAPE PLANS)
 - ⑧ FINISH GRADE
 - ⑨ 2.5" SQ. BRUSHED STAINLESS STEEL POST
 - ⑩ GRS GLASS GATE 'P-8' BY C.R. LAURENCE CO. WITH FLOOR MOUNTED PIVOT. USE 'W-8' ADJACENT TO MASONRY WALLS. INSTALL PER MANUFACTURERS RECOMMENDATION.
 - ⑪ CONCRETE FOOTING
 - ⑫ GROUND MOUNTED PIVOT - INSTALL PER MANUFACTURER'S RECOMMENDATION.
 - ⑬ POST MOUNT (WALL MOUNT WHERE OCCURS) TOP PIVOT - INSTALL PER MANUFACTURER'S RECOMMENDATION
 - ⑭ STAINLESS STEEL SELF LOCKING LATCH AND HANDLE. CONTRACTOR TO COORDINATE TYPE OF LOCKING MECHANISM AND SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.

- NOTES:
- 1. ALL FINISHES ARE PER CONSTRUCTION LEGEND - SEE SHEET LC-1.0
 - 2. REBAR SHALL HAVE 3" CLEAR MIN.
 - 3. 8" REBAR OVERLAP TYPICAL.
 - 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GATE AND HARDWARE ATTACHMENTS TO LANDSCAPE ARCHITECT FOR APPROVAL



2 GLASS VIEW FENCE

1" = 1'-0"

PREPARED BY:



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DN:DB,MJ,EC CK:JB

PROJECT # 18-203

SHEET NUMBER:

LC-2.2

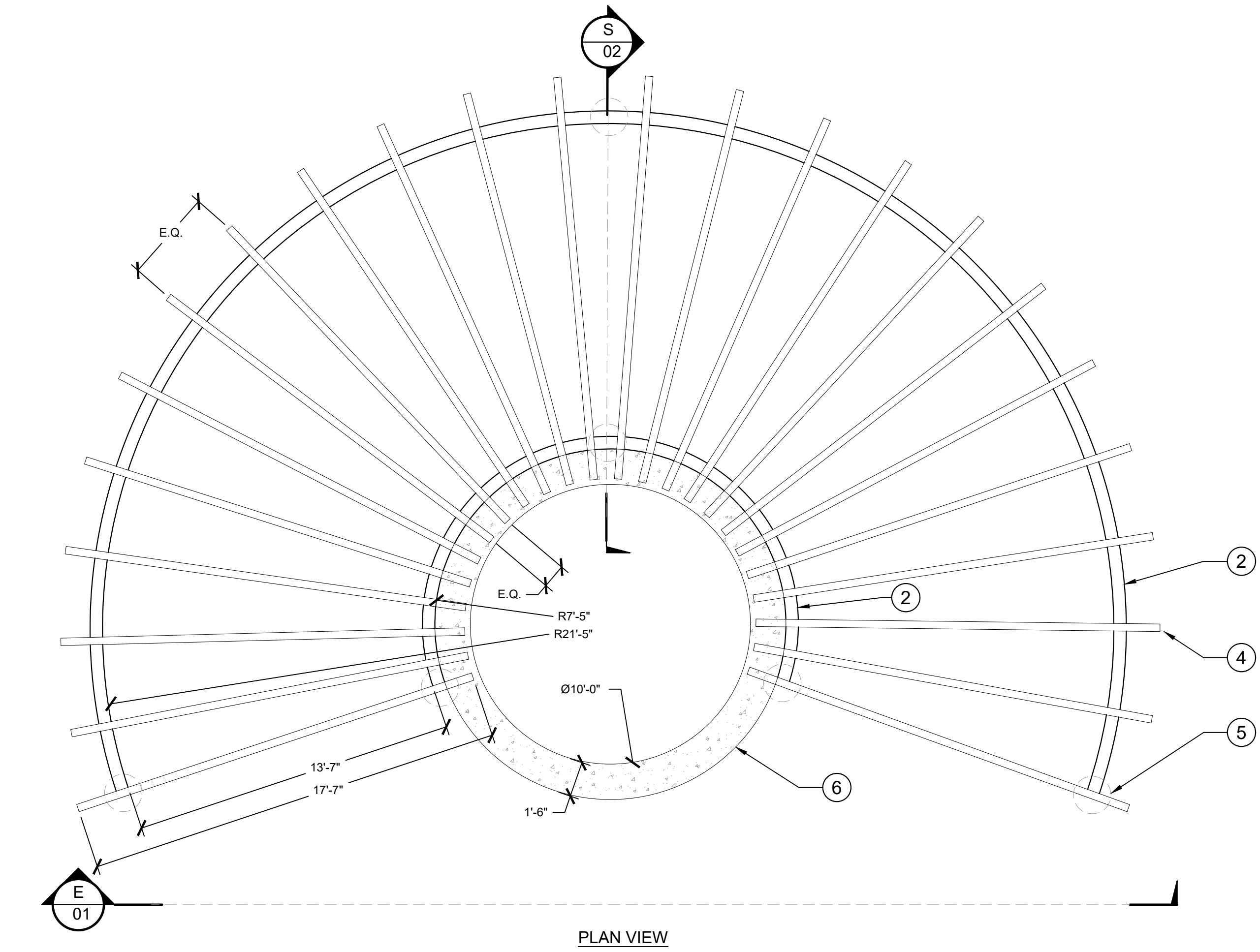
PRELIMINARY
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PRELIMINARY SITE PLAN FOR:
CARLTON OAKS COUNTRY CLUB AND RESORT
LANDSCAPE DETAILS
CITY OF SANTEE, CALIFORNIA

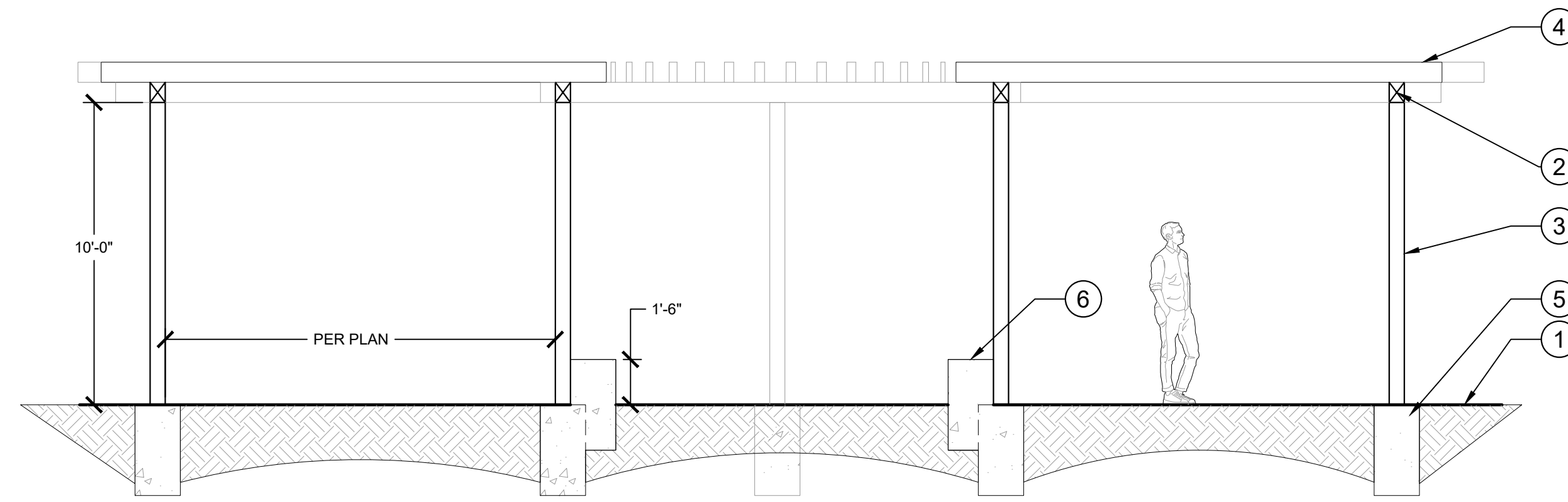
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DATE: 05/15/25

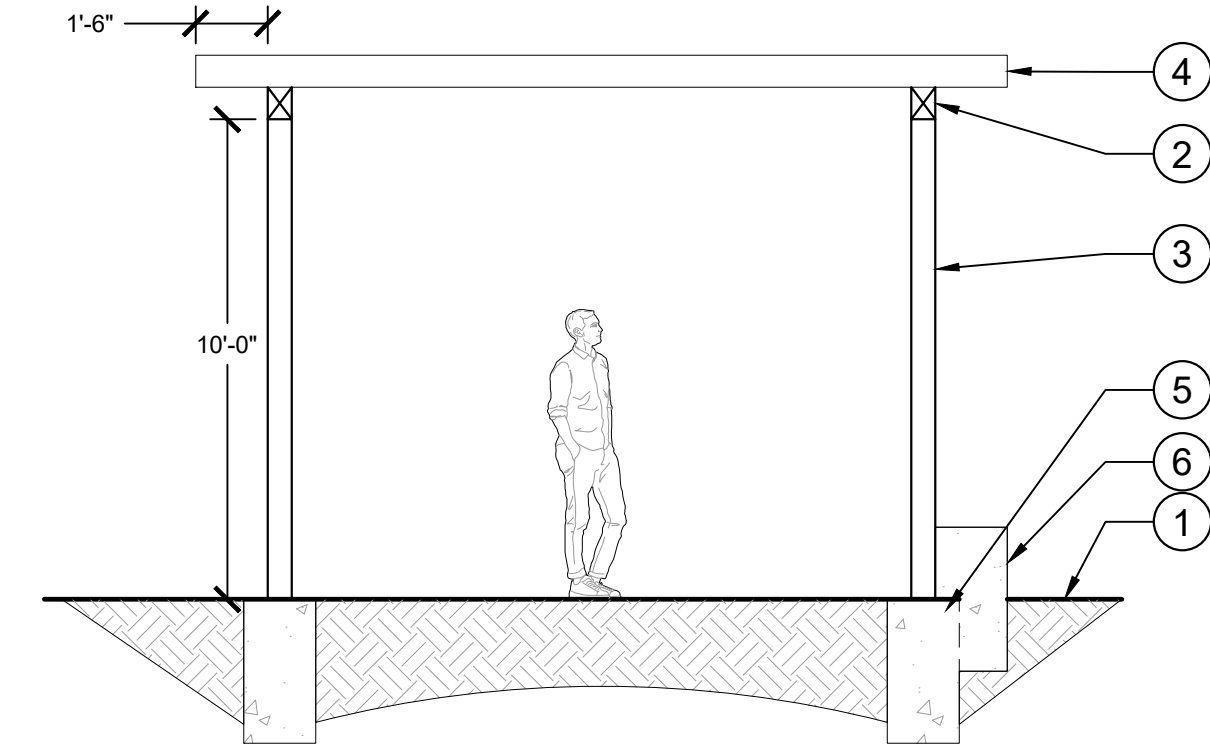
FILE NAME: S:\PROJECTS\200-RES. SUBDIVISION\18-203 CARLTON OAKS GOLF CLUB\02-PRELIM DESIGN\18-203 S-LANDSCAPE CONCEPT PLANNING. PLOTTED BY: DEVON BOUTE ON 5/15/2025 4:28 PM 73830.07



PLAN VIEW



ELEVATION 1



SECTION 2

LEGEND:

- ① FINISH GRADE
- ② 6" X 8" BENT STEEL TUBE BEAM
- ③ 6" X 6" STEEL POST
- ④ 4" X 8" TUBE STEEL RAFTER
- ⑤ CONCRETE FOOTING
- ⑥ POURED IN PLACE CONCRETE SEAT WALL

1 CUSTOM SHADE STRUCTURE

1/4" = 1'-0"

PREPARED BY:



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SHEET NUMBER:

LC-2.3

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PRELIMINARY SITE PLAN FOR:
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LANDSCAPE DETAILS

CITY OF SANTEE, CALIFORNIA

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SHEET
15
OF
15

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