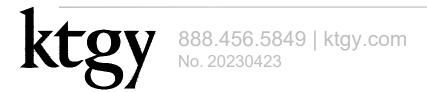


PERSPECTIVE 1



PERSPECTIVE 2



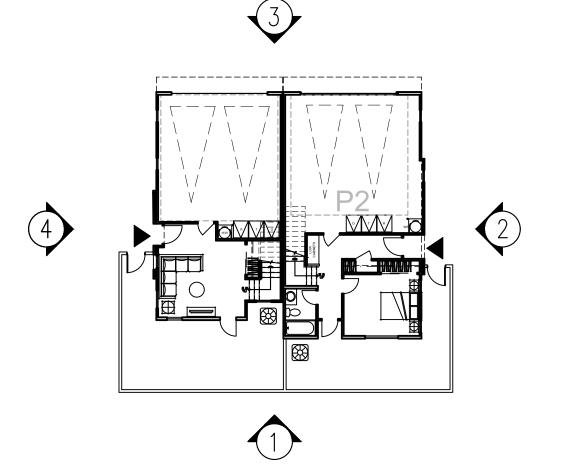








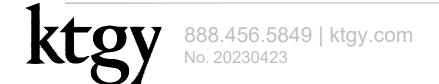




- 1. STUCCO, LIGHT SAND FINISH
- 2. CEMENTITIOUS LAP SIDING
- 3. CONCRETE TILE ROOF
- 4. EXPOSED TRUSS TAILS (2X6) WITH 2X3 FASCIA BOARD
- 5. WOOD OUTLOOKER
- 6. VINYL WINDOWS
- 7. STUCCO TRIM SURROUND
- 8. STUCCO O/ FOAM TRIM

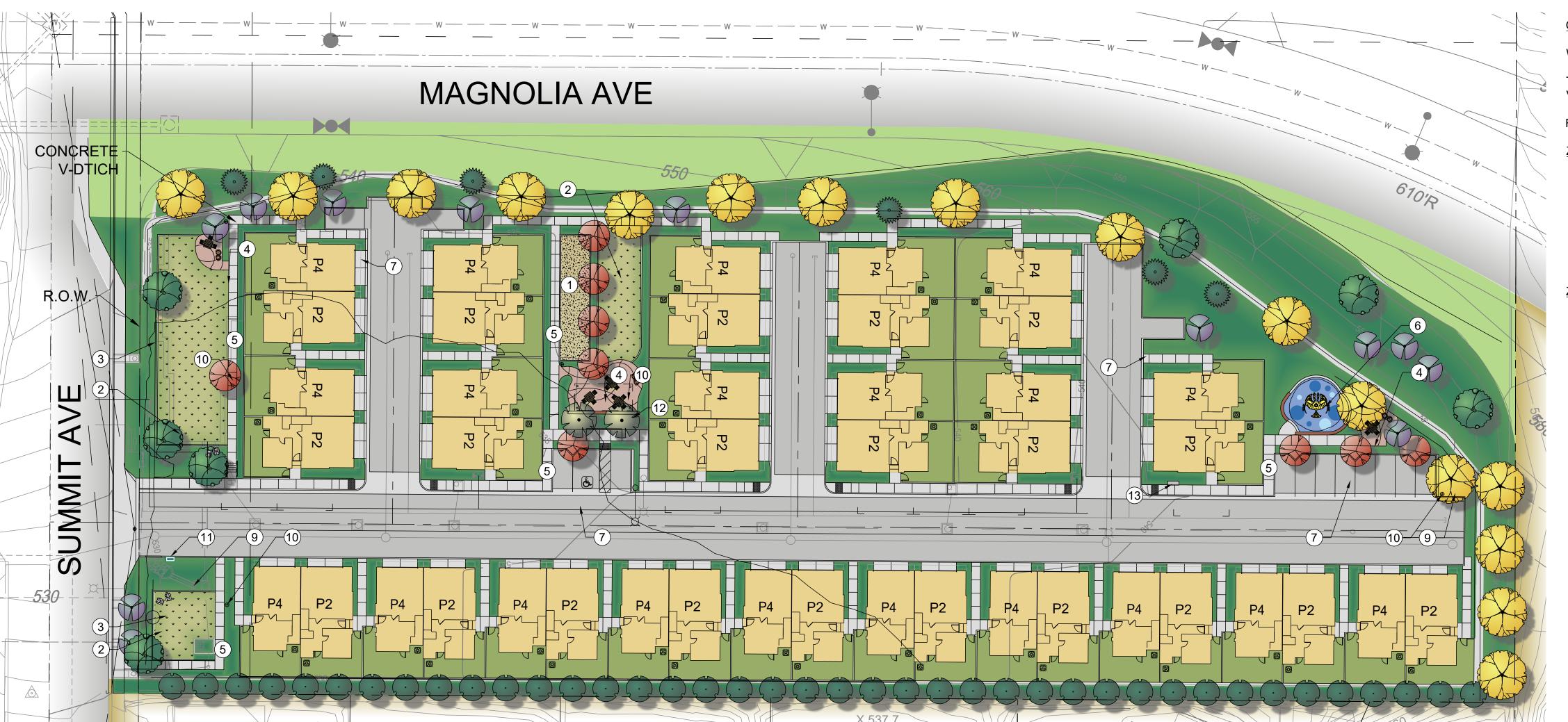
NOTE: BUILDING 6 DEMONSTRATED IN ELEVATIONS ABOVE

- 9. FIBER CEMENT TRIM (WHERE SIDING OCCURS)
- 10. WOOD RAILING
- 11. DECORATIVE SHUTTERS
- 12. FIBERGLASS ENTRY DOOR
- 13. METAL SECTIONAL GARAGE DOOR
- 14. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN





4 - LEFT



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 NATIVE PLANTS UP TO 18 INCHES IN HEIGHT AND TRIMMED NATIVE TREES 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.

WARMINGTON RESIDENTIAL 3090 PULLMAN ST COSTA MESA, CA 92626 CONTACT: MATTHEW ESQUIVEL EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

OWNER/DEVELOPER

ENGINEER

BMLA, INC

RICK ENGINEERING COMPANY 5620 FRIARS ROAD SAN DIEGO, CA 92110 P: (619) 291-0707 CONTACT: CARLOS ALANIZ EMAIL: CALANIZ@RICKENGINEERING.COM

LANDSCAPE ARCHITECTS 310 NORTH JOY STREET **CORONA, CA 92879** 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

AT&T WIRELESS

SAN DIEGO GAS & ELECTRIC

SAN DIEGO GAS & ELECTRIC SANTEE FIRE DEPARTMENT

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

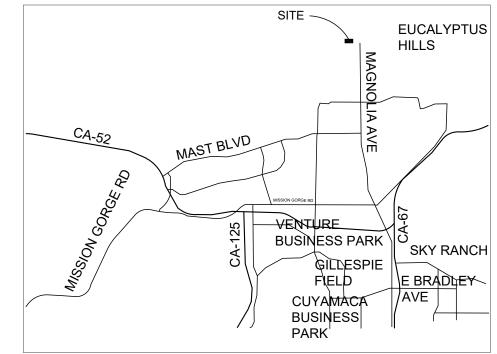
SHEET INDEX

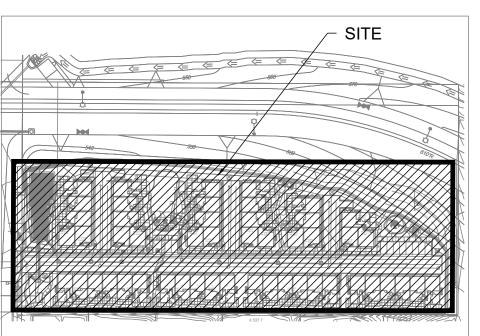
LP-1: OVERALL LANDSCAPE PLAN

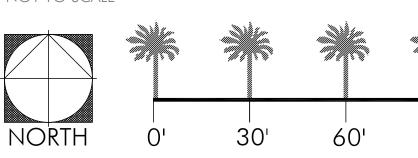
LP-2: ENLARGEMENTS

LP-4: WALL AND FENCE PLAN

LP-5: OPEN SPACE EXHIBIT



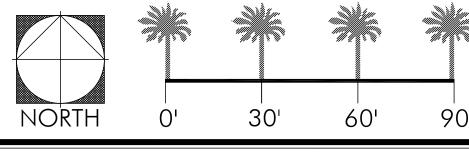




LP-3: ENLARGEMENTS

VICINITY MAP NOT TO SCALE

SITE MAP



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 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.

28%

NOTE:

SIZE | WUCOLS | SPACING

36" O.C.

60" O.C.

24" O.C.

48" O.C.

36" O.C.

36" O.C.

48" O.C.

36" O.C.

48"O.C.

48"O.C.

WUCOLS SPACING

SIZE WUCOLS

1 Gal

1 Gal

1 Gal

1 Gal

SIZE

1 Gal

1 Gal

sod

Carolina Cherry Column 15 Gal

Powis Castle Sagebrush 1 Gal

COMMON NAME

Sundrops

Atlas Fescue

Bush Mallow

Wild Rye

Autumn Sage

COMMON NAME

Berkley Sedge

Dwarf Fescue

Pink Racer

Dwarf Fescue

Boutleoua g. 'Blonde Ambition' | Blue Gramma Grass | 1 Gal

A MINIMUM OF 10% OF THE TOTAL OFF-STREET PARKING AREA SHALL BE LANDSCAPED

TOTAL STALLS:

STALLS WITH LANDSCAPING ADJACENT: PERCENTAGE OF LANDSCAPED STALLS:

(1) PROJECT DIRECTORY:

3'X3' DIRECTORY BEHIND PLEXI-GLASS AND STEEL FRAME. INSET INTO CMU STRUCTURE. BACKLIT PER FIRE DEPARTMENT REQUIREMENTS

SANTEE - SUMMIT AVENUE

OVERALL LANDSCAPE PLAN LP-1



PLANTING LEGEND

Prunus c. 'Krauter Vesuvius' | Purple Leaf Plum | 36" BOX |

COMMON NAME

Brisbane Box

Box Elder

Western Redbud

Coast Live Oak

Bay Laurel

PLAYGROUND AREA WITH RUBBER SURFACING AND 12" CONCRETE MOW CURB

California Sycamore | 36" BOX |

BOTANICAL NAME

Tristania conferta

Acer negundo

Cercis occidentalis

Platanus racemosa

Quercus agrifolia

Laurus nobilis

SEATING AREA WITH PATIO CHAIRS

11. ILLUMINATED ADDRESS DIRECTORY

13. MAILBOXES WITH PARKING STALL

LAWN AREA WITH 6" WIDE CONCRETE MOWCURB

SEATING AREA WITH TABLE, CHAIRS AND TRASH CAN

10. PET WASTE STATION WITH SIGNAGE (MAINTAINED BY HOA)

12. OVERHEAD SHADE STRUCTURE WITH ALUMINUM LATTICE TOP

LEGEND

VISITOR PARKING

SEAT WALL TRANSFORMER

BOCCE BALL COURT

SIZE WUCOLS QTY

12

24" BOX

24" BOX

24" BOX

15 GAL

CONCEPTUAL LANDSCAPE PLAN PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

ACCENT SHRUBS

GROUNDCOVERS

BOTANICAL NAME

Prunus c. 'Bright n Tight'

Pittosporum Tobira

BOTANICAL NAME

Artemisia 'Powis Castle'

Calylophus hartwegi

Festuca mairei

Lavatera maritima

Leymus 'Canyon Prince'

Salvia Greggii

BOTANICAL NAME

Carex tumulicola

Marathon lle

Myoporum p. 'pink'

Marathon Ile