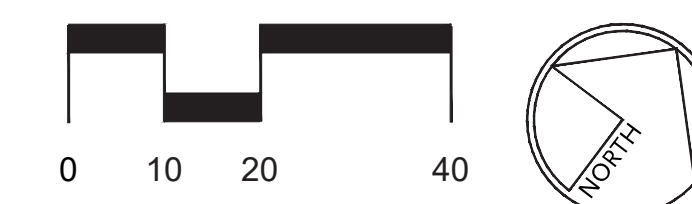


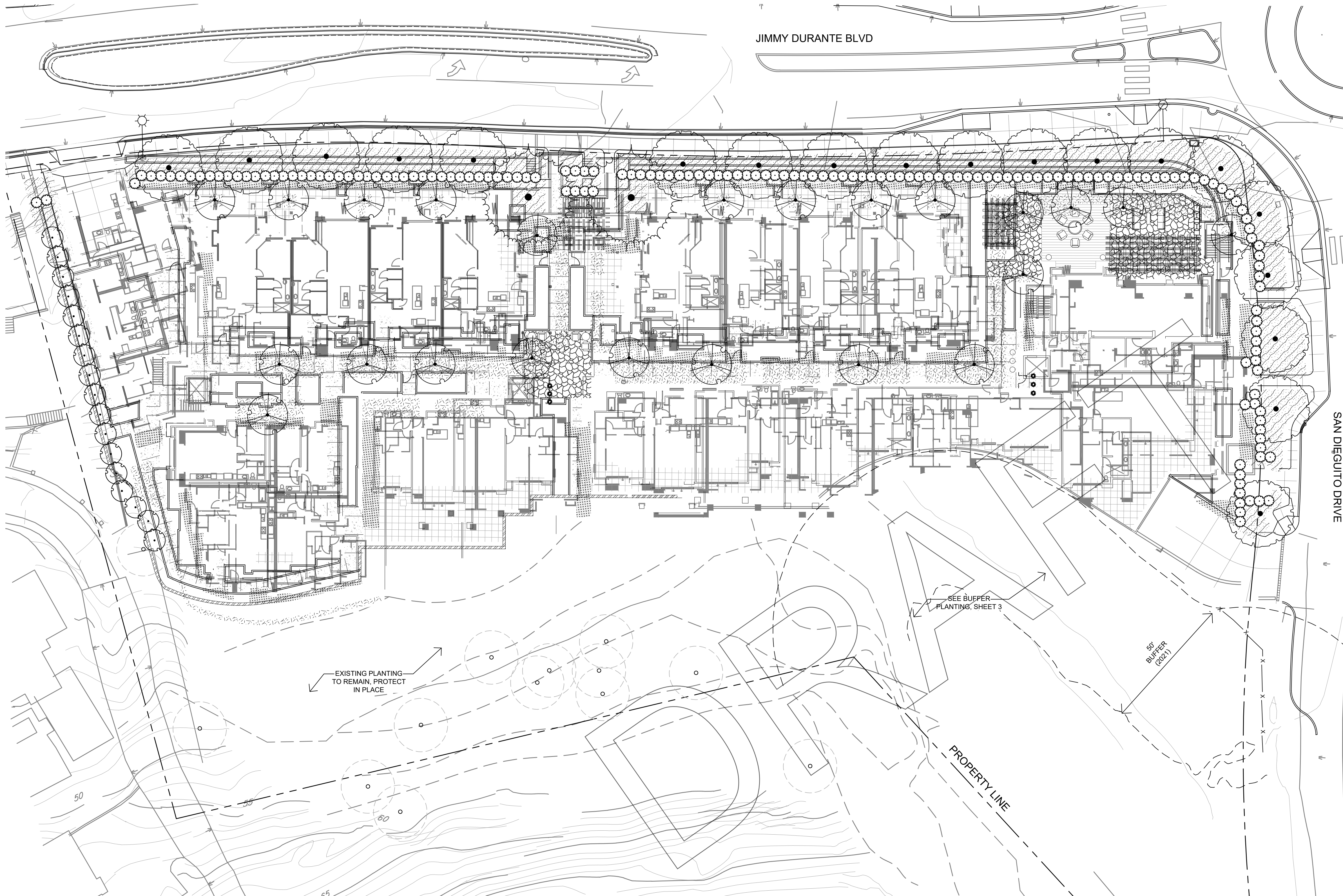


**LEGEND**

- 1 24" HT. PLANTER WITH DECORATIVE VENEER, TYP.
- 2 42" HT. RAISED TREE PLANTER WITH DECORATIVE VENEER, TYP.
- 3 36" HT. PLANTER WITH DECORATIVE VENEER, TYP.
- 4 36" HT. BIORETENTION PLANTER WITH DECORATIVE VENEER, TYP.
- 5 48" HT. BIORETENTION PLANTER WITH DECORATIVE VENEER, TYP.
- 6 44" HT. PRIVACY WALL WITH FENCE PANELS, TYP.
- 7 PRIVATE PATIO, TYP.
- 8 LOUNGE SEATING, TYP.
- 9 FIRE PIT WITH SEATING
- 10 BBQ
- 11 OVERHEAD TRELLIS, TYP.
- 12 DECORATIVE WATER FEATURE
- 13 BENCH SEATING, TYP.
- 14 ELEVATOR
- 15 PARKING GARAGE ACCESS
- 16 DECORATIVE POT, TYP.
- 17 CONCRETE PAVING, TYP.
- 18 DECORATIVE FLAGSTONE PAVING, TYP.
- 19 WOOD DECKING
- 20 STAIRS, TYP.
- 21 ACCESSIBLE RAMP
- 22 WATER WALL DECORATIVE FEATURE
- 23 EXISTING CONTIGUOUS SIDEWALK TO REMAIN
- 24 STREET TREE, TYP.
- 25 ACCENT TREE, TYP.
- 26 SPECIMEN TREE, TYP.
- 27 LARGE SCREENING SHRUB, TYP.
- 28 STREET FRONTAGE PLANTING AREA, TYP.
- 29 ACCENT SCREENING SHRUB, TYP.
- 30 36" HT. POST AND RAIL FENCING
- 31 36" HT. PRIVATE ENTRY GATE, TYP.
- 32 MOVABLE SEATING, TYP.
- 33 COASTAL BRACKISH MARSH (2021), EXISTING TO REMAIN.
- 34 SOUTHERN COASTAL BLUFF SCRUB PLANTING
- 35 EXISTING SLOPE TO REMAIN
- 36 SECOND AND THIRD FLOOR WALKWAYS

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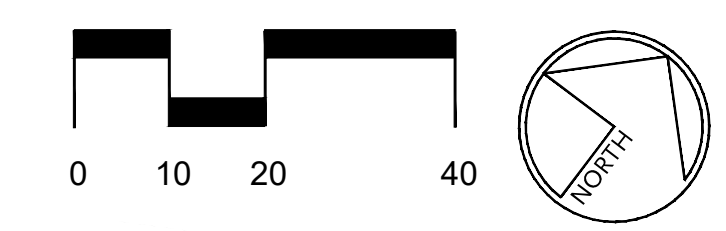


### CONCEPT PLANT SCHEDULE CONT.

	LARGE SCREENING SHRUBS PITTOSPORUM TENUIFOLIUM / TAWHIWI PRUNUS CAROLINIANA BRIGHT 'N TIGHT / BRIGHT 'N TIGHT CAROLINA LAUREL	10' X 15' 10' X 8'	15 GAL 15 GAL
	ACCENT SCREENING SHRUBS ACCA SELLOWIANA / PINAPPLE GUAVA, FEJOA COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN PHORMIUM 'GUARDSMAN' / GUARDSMAN FLAX RHAPHIOLEPIS UMBELLATA SOUTHERN MOON / SOUTHERN MOON HAWTHORN WESTRINGIA FRUTICOSA / COAST ROSEMARY	8' X 10' 5' X 5' 5' X 5' 5' X 4' 5' X 5'	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	ACCENT PLANTER SHRUB AGAVE SPP. / AGAVE CORDYLIN SPP. / FORDYLINE SENECIO RADICANS 'FISHHOOKS' / STRING OF FISHHOOKS PHORMIUM 'APRICOT QUEEN' / NEW ZEALAND FLAX SENECIO MANDRALISCAE / BLUE CHALK STICKS SANSEVIERIA SPP. / SNAKE PLANT	1' X 2' 4' X 3' 1' X 1' 3' X 3' 1' X 3' 3' X 1'	5 GAL 15 GAL 1 GAL 5 GAL 1 GAL 1 GAL
	FRONTAGE & TRANSITION SHRUBS AGAVE SPP. / AGAVE ALOE SPP. / ALOE BOUGAINVILLEA SPP. / BOUGAINVILLEA BULBINE FRUTESCENS / STALKED BULBINE CAREX DIVULSA / GREY SEDGE CISTUS SPP. / ROCKROSE DIETES X SPP. / FORTNIGHT LILY DIANELLA SPP. / FLAX LILY ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY LEUCADENDRON SPP. / CONEBUSH LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH SESLERIA SPP. / AUTUMN MOOR GRASS TEUCRIUM SPP. / GERMANDER VERBENA LILACINA 'DE LA MINA' / CEDROS ISLAND VERBENA	3' X 3' 1' X 1' 4' X 6' 2' X 2' 2' X 2' 3' X 4' 3' X 3' 3' X 3' 2' X 5' 6' X 6' 3' X 3' 3' X 3' 2' X 2' 2' X 3' 2' X 4'	5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 1 GAL 1 GAL 5 GAL 1 GAL 1 GAL 5 GAL 5 GAL 5 GAL
	PODIUM LEVEL SHRUBS ACANTHUS MOLLIS / BEARS BREECH AGAVE ATTENUATA / AGAVE ASPIDISTRA ELATIOR / CAST IRON PLANT BOUGAINVILLEA SPP. / BOUGAINVILLEA BULBINE FRUTESCENS / STALKED BULBINE CAREX DIVULSA / GREY SEDGE COLEONEMA PULCHRUM 'COMPACTA' / COMPACT BREATH OF HEAVEN DIETES X SPP. / FORTNIGHT LILY DIANELLA SPP. / FLAX LILY DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE LIRIOPE SPICATA / CREEPING LILY TURF LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH PHILODENDRON BIPINNATIFIDUM / PHILODENDRON 'LICKETY SPLIT' PHILODENDRON 'XANADU' / XANADU PHILODENDRON PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX SANSEVIERIA SPP. / SNAKE PLANT SESLERIA SPP. / AUTUMN MOOR GRASS TEUCRIUM SPP. / GERMANDER TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE VERBENA LILACINA 'DE LA MINA' / CEDROS ISLAND VERBENA	5' X 5' 3' X 3' 3' X 3' 4' X 6' 2' X 2' 2' X 2' 3' X 3' 3' X 3' 3' X 3' 20' CLIMB 2' X 2' 3' X 3' 3' X 2' 4' X 6' 4' X 4' 3' X 1' 2' X 2' 2' X 3' 2' X 5' 2' X 4'	5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 1 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	BIORETENTION PLANTER SHRUBS CAREX DIVULSA / GREY SEDGE CHONDROPETALUM TECTORIUM / SMALL CAPE RUSH JUNCUS PATENS 'ELK BLUE' / ELK BLUE CAPE RUSH LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH LIRIOPE SPP. / LILY TURF	2' X 2' 3' X 3' 2' 2' 2.5' X 2.5' 3' X 3' 2' X 2'	1 GAL 5 GAL 1 GAL 1 GAL 1 GAL 1 GAL

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- #### LANDSCAPE AND IRRIGATION NOTES:
1. MAINTENANCE OF ALL LANDSCAPE AREAS TO BE RESPONSIBILITY OF HOA.
  2. PERCENTAGE OF SITE DEVOTED TO LANDSCAPE: 55,530 SQ. FT. / 53.8% OF SITE.
  3. PERCENTAGE OF SITE DEVOTED TO TURF: 0 SQ. FT.
  4. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE DEL MAR MUNICIPAL CODE WATER EFFICIENT LANDSCAPING ORDINANCE AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
  5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
  6. ALL ORNAMENTAL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE, AND WILL RECEIVE 100% COVERAGE BY MEANS OF AUTOMATICALLY CONTROLLED, ELECTRONICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED PERMANENT SYSTEM.
  7. PLANTING AREAS INDICATED AS NATIVE SOUTHERN COASTAL BLUFF SCRUB SHALL RECEIVE TEMPORARY IRRIGATION FOR PLANT ESTABLISHMENT, BUT SHALL NOT RECEIVE PERMANENT INTENSIVE IRRIGATION ONCE PLANT ESTABLISHMENT IS ACHIEVED.



### CONCEPT PLANT SCHEDULE

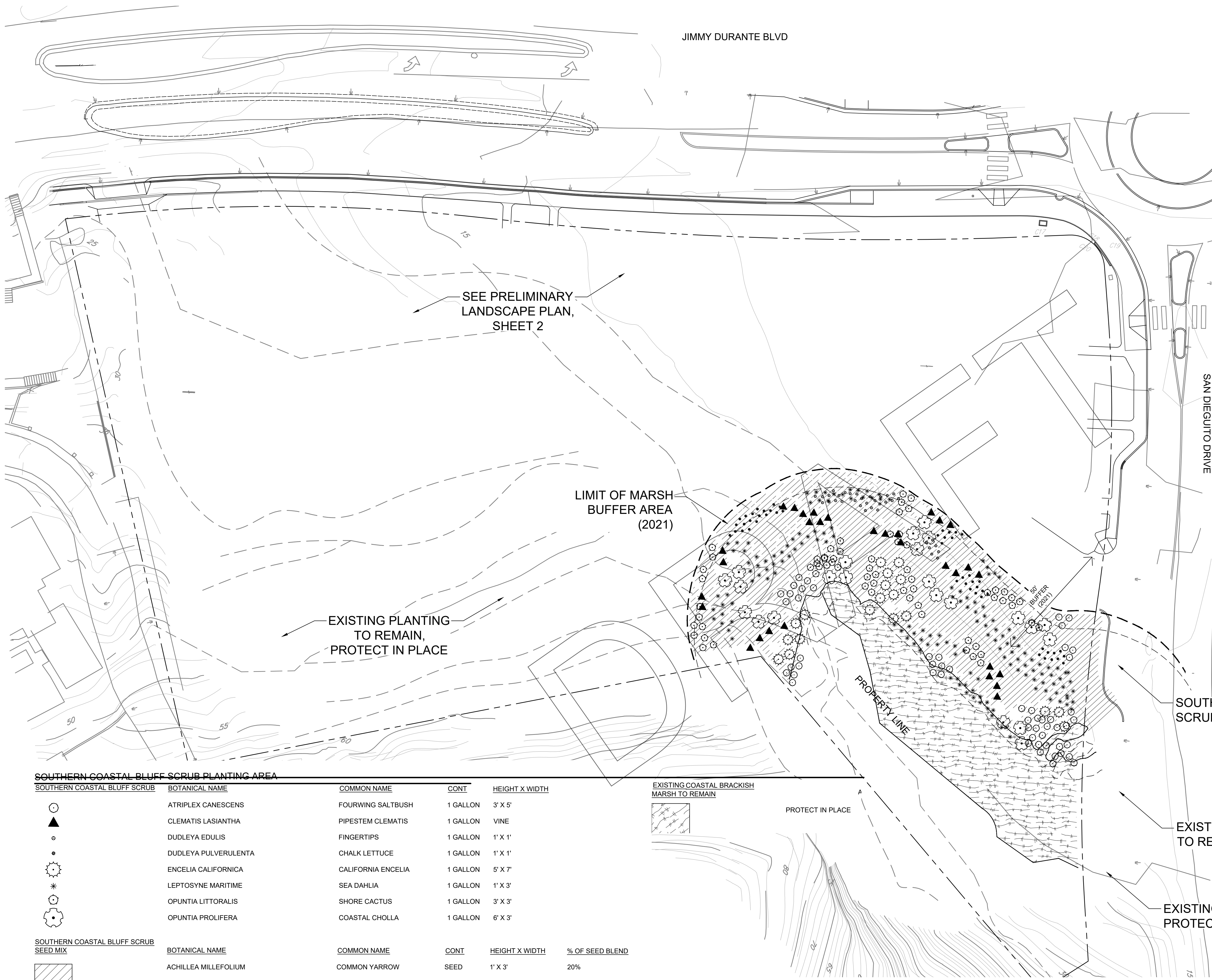
DESCRIPTION	HEIGHT X WIDTH	SIZE
EXISTING TREE TO REMAIN PINUS TORREYANA / TORREY PINE	-	-
SHADE TREE PINUS TORREYANA / TORREY PINE	50' X 40'	36" BOX
STREET TREE ARBUTUS X 'MARINA' / ARBUTUS STANDARD METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TABEBUIA IMPETIGINOSA / PURPLE TABEBUIA	30' X 20' 30' X 30' 30' X 30'	24" BOX 24" BOX 24" BOX
ACCENT TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK DRACAENA MARGINATA 'RAY OF SUNSHINE' / RAY OF SUNSHINE DRACAENA LAGERSTROEMIA INDICA / GRAPE MYRTLE OLEA EUROPAEA FRUITLESS TM / FRUITLESS OLIVE	15' X 15' 8'X3' 15' X 15' 15' X 15'	24" BOX 24" BOX 24" BOX 24" BOX

#### State of CA Model Water Efficient Landscape Ordinance (MWELO)

Project Name: Watermark Del Mar  
2015 Executive Order EO B-28-15 MWELO (Updated ETWU) - PROJECT WATER USE ANALYSIS

Description	MWA		ETWU		Hydrozones		
	Special Landscape Area (Buffer Planting, Temporary Irrigation)	SLA Hydro Area	Low Water Use	Moderate Water Use	Total Usage		
Total Landscape Area (Square Feet)	22,410	Hydrozone Area S.P. (P)	7,300	6,660	14,077 SqFt		
Special Landscape Area (SLA)	8,338	SLA Hydro Area	8,338	NA	8,338 SqFt		
Irrigation Efficiency (IE)	NA	Irr. Type	0.75	0.81			
Reference Evapotranspiration (Eto)	43.27	Ref ET (Eto)	43.27	43.27			
Plant Factor (PF) - H=8/7, M=6/5, L=4/3, VL=2/1	NA	Plant Factor (PF)	0.3	0.4			
ET Adjustment Factor (ETAF) for non residential projects	0.45	ETAF (PF/IE)	1.00	0.40			
Conversion Factor (Inches to Gallons)	0.62	Conversion Factor	0.62	0.62			
Eto x IE x (ETAF x Land Area) = (ET x SLA)	392,629.1	ETAF x Area	2,436.00	3,450.31	6,286.4 SqFt		
		ET x (SLA x Area)	76,063	92,564	103,647.0 Gal/Yr		
		ET x (SLA x Area)	223,666.00	0.00	223,666.00 Gal/Yr		
Total Gallons Per Year	392,629.1	Project Average ETAF	0.41		392,333.8 Gal/Yr		

Anticipated evapotranspiration rates for the site are based on historical averages. IE = All overhead spray = 0.75, Subsurface irrigation such as Bubbler and Chip = 0.81. This data is collected from C.I.M.I.S. (California Irrigation Management Information System). Data from the C.I.M.I.S. Station # 173 was used.



**LANDSCAPE NOTE:**  
 EXISTING VEGETATION LOCATED ON THE SOUTHEASTERN SLOPES OF THE PROPERTY SHALL BE RETAINED AND PROTECTED IN PLACE, INCLUDING MATURE TORREY PINES AND NATIVE SOUTHERN COASTAL BLUFF SCRUB SPECIES. THE EXISTING COASTAL BRACKISH MARSH AT THE EASTERN SIDE OF THE PROPERTY, CONTAINING NATIVE WETLAND SPECIES, SHALL ALSO BE RETAINED AND PROTECTED IN PLACE.

THE MARSH BUFFER WILL BE PLANTED WITH SOUTHERN COASTAL BLUFF SCRUBS SPECIES, NATIVE TO SAN DIEGO AND COMPATIBLE TO THE ADJACENT MARSH AND SLOPE AREAS. THE PLANT PALETTE PROPOSED ALONG THE STREET FRONTAGE AND PROJECT INTERIOR IS COMPRISED OF NATIVE AND NON-INVASIVE, DROUGHT TOLERANT SPECIES COMPATIBLE WITH THE ADJACENT SLOPE AND MARSH HABITAT.

THE LANDSCAPE PLANS AND ALL PROPOSED PLANT SPECIES HAVE BEEN REVIEWED BY THE PROJECT BIOLOGIST, GRETCHEN CUMMINGS OF CUMMINGS ENVIRONMENTAL, INC., AND FEATURE ONLY NON-INVASIVE PLANT SPECIES COMPATIBLE WITH THE PROJECT'S OPEN SPACE AND MARSH ADJACENCIES.

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**SOUTHERN COASTAL BLUFF SCRUB PLANTING AREA**

SOUTHERN COASTAL BLUFF SCRUB	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT X WIDTH
	ATRIPLEX CANESCENS	FOURWING SALTBUCH	1 GALLON	3' X 5'
	CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	1 GALLON	VINE
	DUDLEYA EDULIS	FINGERTIPS	1 GALLON	1' X 1'
	DUDLEYA PULVERULENTA	CHALK LETTUCE	1 GALLON	1' X 1'
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GALLON	5' X 7'
	LEPTOSYNE MARITIME	SEA DAHLIA	1 GALLON	1' X 3'
	OPUNTIA LITTORALIS	SHORE CACTUS	1 GALLON	3' X 3'
	OPUNTIA PROLIFERA	COASTAL CHOLLA	1 GALLON	6' X 3'

**SOUTHERN COASTAL BLUFF SCRUB SEED MIX**

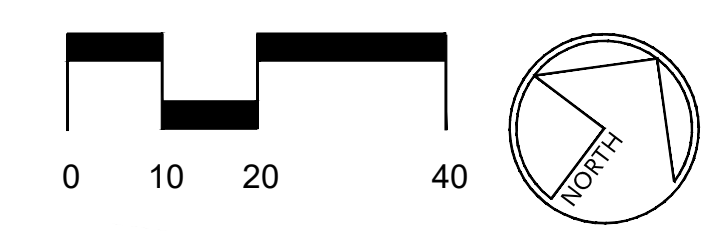
SOUTHERN COASTAL BLUFF SCRUB SEED MIX	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT X WIDTH	% OF SEED BLEND
	ACHILLEA MILLEFOLIUM	COMMON YARROW	SEED	1' X 3'	20%
	ATRIPLEX CANESCENS	FOURWING SALTBUCH	SEED	3' X 5'	20%
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	SEED	5' X 7'	20%
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	SEED	2' X 1.5'	20%
	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	SEED	4' X 4'	20%

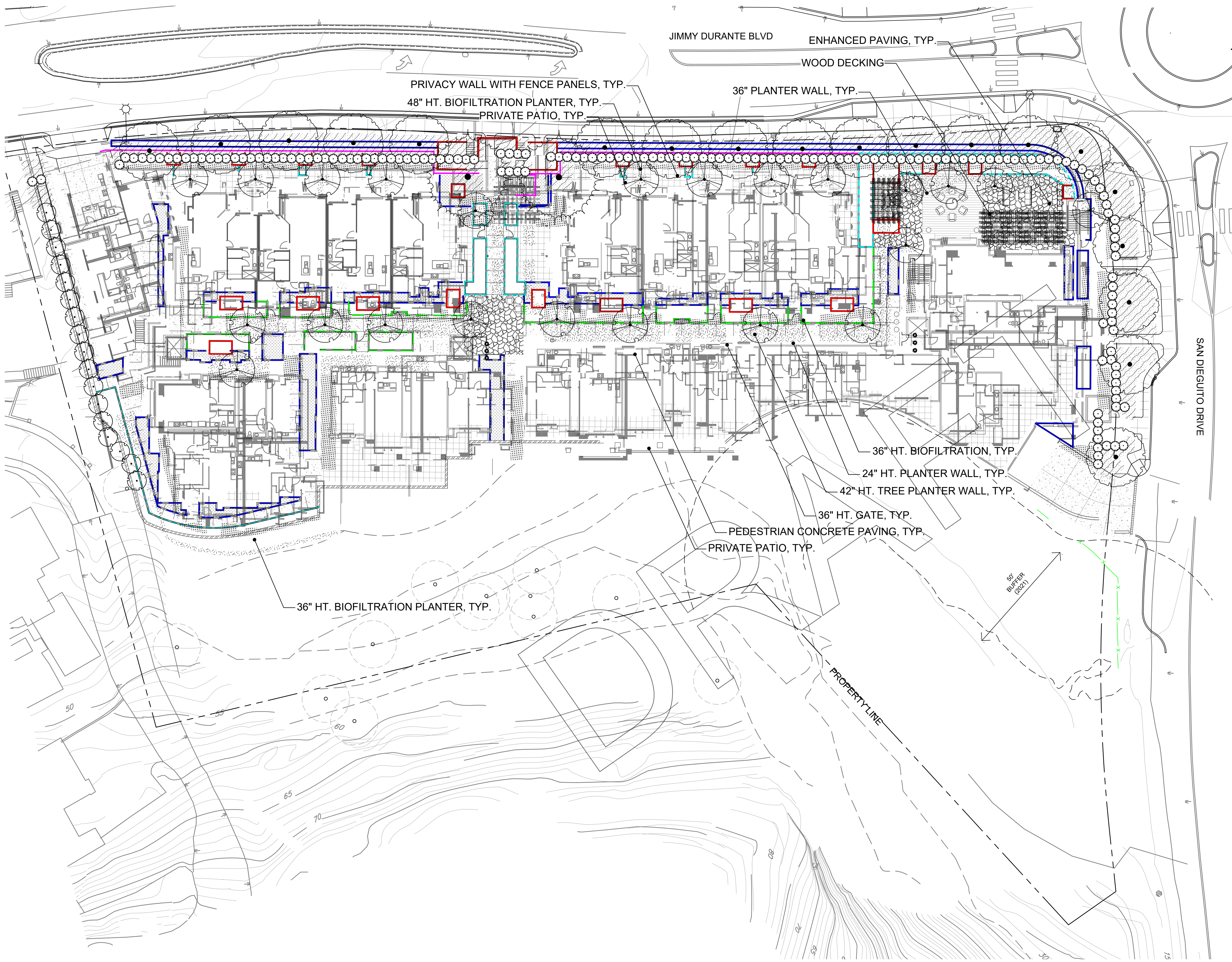
EXISTING COASTAL BRACKISH MARSH TO REMAIN  
 PROTECT IN PLACE

SOUTHERN COASTAL BLUFF SCRUB PLANTING

EXISTING COASTAL BRACKISH MARSH TO REMAIN (2021), PROTECT IN PLACE

EXISTING PLANTING TO REMAIN, PROTECT IN PLACE





### FENCE AND WALL LEGEND

	24" HT. PLANTER WALL. CMU WITH STUCCO VENEER AND SOLDIER COURSE BRICK CAP
	36" HT. PLANTER WALL. CMU WITH STUCCO VENEER AND SOLDIER COURSE BRICK CAP
	42" HT. TREE PLANTER WALL WITH SOLDIER COURSE BRICK CAP. PLANTERS TO HAVE ACCENT VENEER OF STUCCO, STONE, OR BRICK TO MATCH ARCHITECTURE.
	36" HT. DECORATIVE ENTRY GATE
	48" HT. BIOFILTRATION PLANTER WALL. CMU WITH STUCCO VENEER AND SOLDIER COURSE BRICK CAP
	36" HT. BIOFILTRATION PLANTER WALL. CMU WITH STUCCO VENEER AND SOLDIER COURSE BRICK CAP
	44" HT. PRIVACY WALL WITH 42" HT. FENCE PANELS, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
	36" HT. WOOD POST AND RAIL FENCING

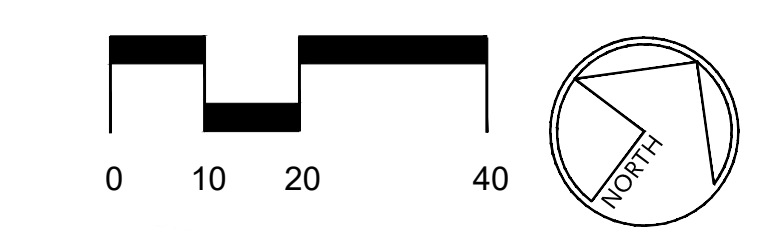
### HARDSCAPE LEGEND

	INTEGRAL COLOR CONCRETE PAVING WITH TOP CAST FINISH NON PERMEABLE: 7,930 SF.
	ENHANCED PEDESTRIAN PAVING, FLAGSTONE NON PERMEABLE 2,220 SF.
	WOOD DECKING NON PERMEABLE: 699 SF.
	PRIVATE PATIO, INTEGRAL COLOR CONCRETE PAVING WITH TOP CAST FINISH NON PERMEABLE: 7,482 SF.

TOTAL NON PERMEABLE PAVING: 18,331 SF  
 TOTAL PERMEABLE PAVING: 0 SF

- NOTES:
1. VENEER MATERIALS AND COLORS TO MATCH ARCHITECTURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  2. SEE CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

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## TREES



*Pinus Torreyana*  
Torrey Pine



*Cercis occidentalis*  
Western Redbud



*Metrosideros excelsa*  
New Zealand Christmas Tree



*Lagerstroemia indica*  
Crape Myrtle



*Tabebuia impeginosa*  
Pink Trumpet Tree



*Olea europaea*  
Fruitless Olive

## MATERIALS



DECORATIVE FLAGSTONE PAVING



ENHANCED CONCRETE PAVING

## FRONTAGE AND TRANSITION SHRUBS



*Aloe spp.*  
Coral Aloe



*Bulbine frutescens*  
Stalked Bulbine



*Leucadendron spp.*  
Conebush



*Teucrium spp.*  
Germander



*Sesleria spp.*  
Autumn Moor Grass



*Agave attenuata 'Nova'*  
Blue Clone



WOOD DECKING



STONE VENEER

## PODIUM PLANTER SHRUBS



*Agave attenuata*  
Foxtail Agave



*Aspidistra elatior*  
Cast Iron Plant



*Bougainvillea spp.*  
Bougainvillea



*Dianella tasmanica 'Variegata'*  
Flax Lily



*Phormium tenax 'Yellow Wave'*  
New Zealand Flax



*Verbena Lilacina 'De La Mina'*  
Cedros Island Verbena



WETLAND BUFFER FENCE



BRICK VENEER

## BIORETENTION PLANTER SHRUBS



*Chondropetalum tectorum*  
Small Cape Rush



*Leymus condensatus 'Canyon Prince'*  
Native Blue Rye



*Lomandra longifolia 'Breeze'*  
Dwarf Mat Rush



*Carex divulsa*  
Grey Sedge



*Liriope Spp.*  
Lily Turf



*Juncus 'Elk Blue'*  
California Grey Rush



STUCCO VENEER

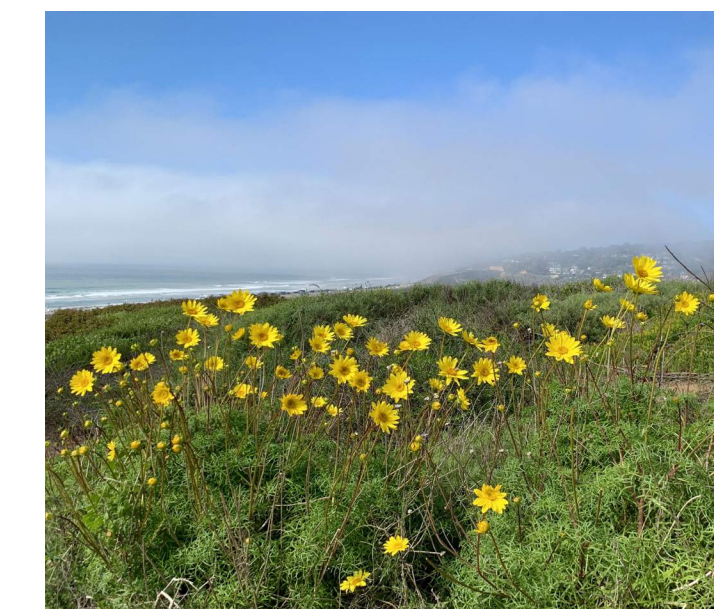


ENTRY GATE COLOR

## SOUTHERN COASTAL BLUFF SCRUB



*Atriplex canescens*  
Fourwing Saltbush



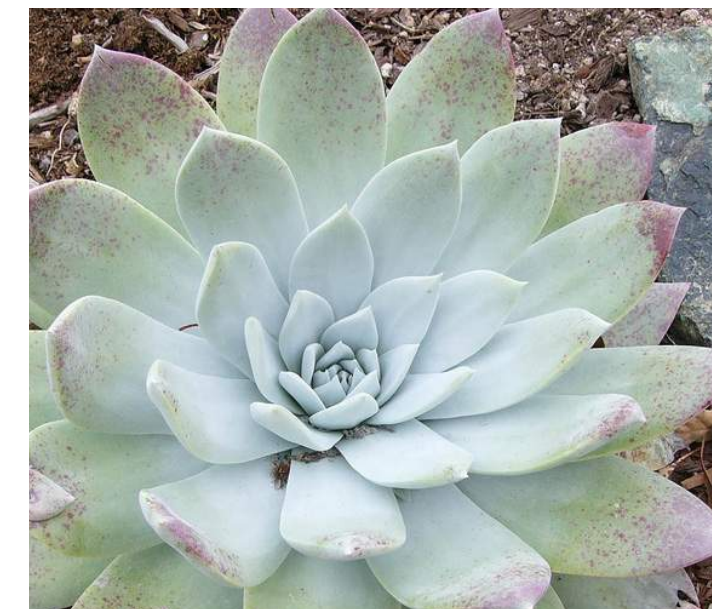
*Leptosyne maritima*  
Sea Dahlia



*Encelia californica*  
California Encelia



*Achillea millefolium*  
Common Yarrow



*Dudleya pulverulenta*  
Chalk Lettuce



*Opuntia prolifera*  
Coastal Cholla

## ACCENT PLANTER SHRUBS



*Cordyline spp.*  
Cordyline



*Senecio radicans 'Fishhooks'*  
String of Fishhooks