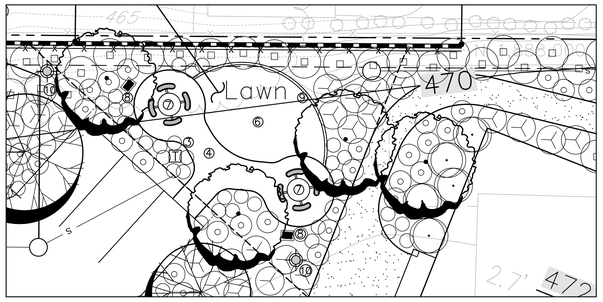
Landscape Requirements:

PROPOSED LANDSCAPING IS BASED ON THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINACE, THE WATER EFFICENT LANDSCAPE DESIGN MANUAL, THE COUNTY OF SAN DIEGO OFF-STREET PARKING DESIGN MANUAL, AND THE LAKESIDE DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

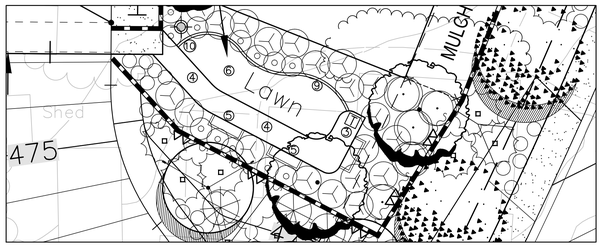
Group Usable Space Amenities:

1. Pool / Deck area
2. 5' wrought iron fence
3. Trash receptacles
4. Concrete paving
5. 6' Seat Benches
6. Artifical lawn
7. Picnic tables
8. BBQ stations
9. Concrete edging
10. Site Lighting



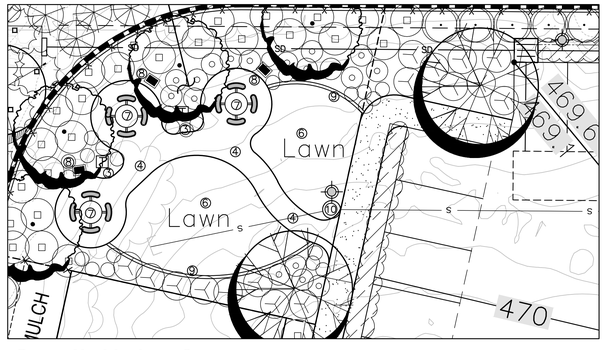
Group Usable Area 4 1,225 Square Feet

Scale: 1'=10'-0"



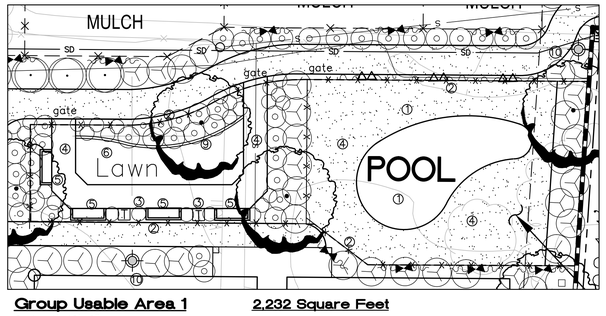
Group Usable Area 3 1,060 Square Feet

Scale: 1'=10'-0"



Group Usable Area 2 2,700 Square Feet

Scale: 1'=10'-0"



Group Usable Area 1 2,232 Square Feet

Scale: 1'=10'-0"

OWNER /APPLICANT

Eric Wilson, Flo-Grove LLC.
3739 Rosecroft Lane
San Diego, CA 92106
PHONE: (619) 992-8305

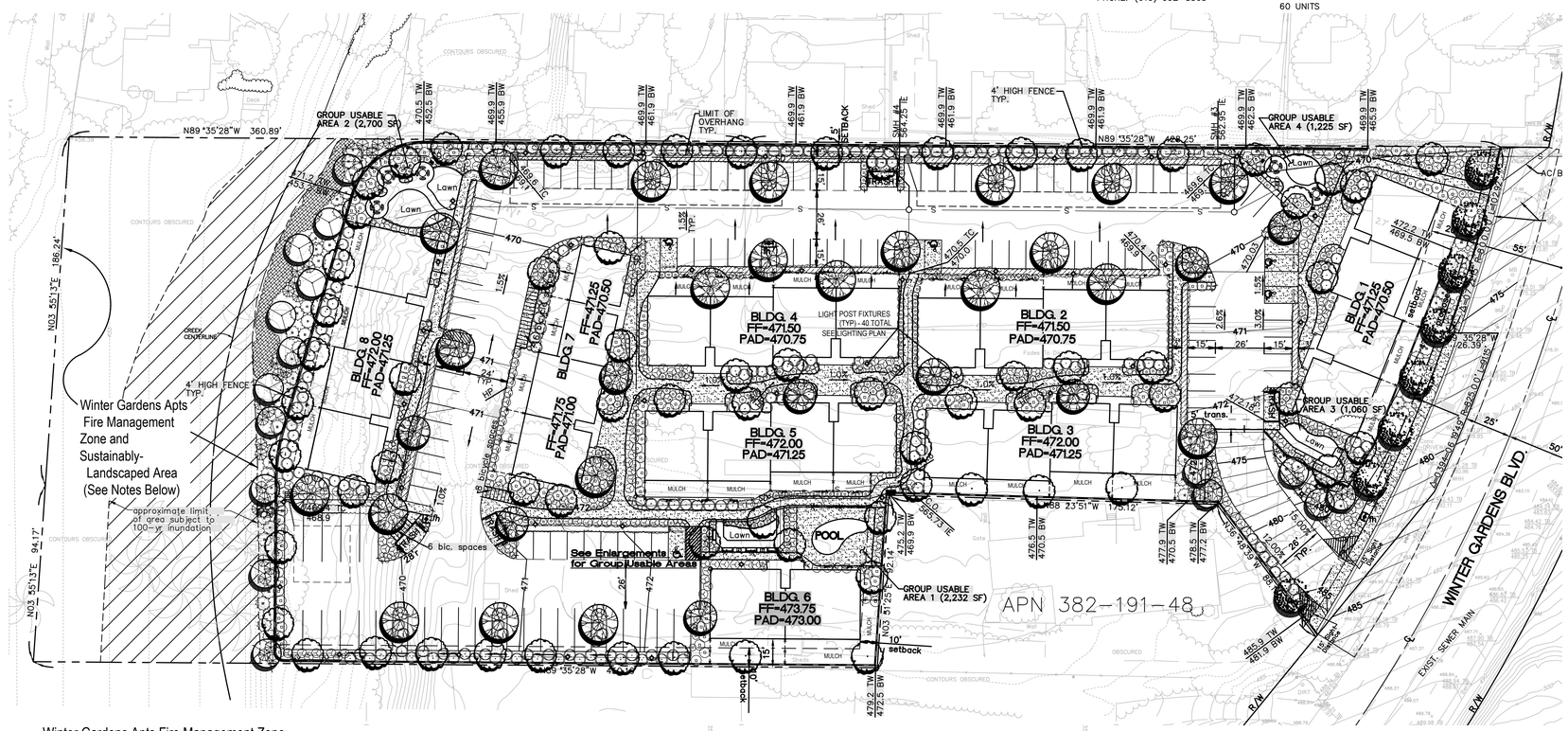
PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 382-191-40,44,49

SITE ADDRESS: 9208-9224 Winter Gardens Blvd, Lakeside, CA

NUMBER OF PROPOSED UNITS

60 UNITS



Winter Gardens Apts Fire Management Zone and Sustainably-Landscaped Area

These recommendations address the rehabilitation of the western area of the Winter Gardens Apartment site to remove the fire hazard by reducing the bulk of flammable fuels and replacing it with lower fuel volume and lower flammability plant materials. The preference is for self-sustaining plants and those adapted to the site conditions. Another issue is that they would not present a potential for escape and invasion elsewhere in the region.

The proposal involves selective removal of all Arundo and Canary Island Palms and retention of Eucalyptus trees that are healthy and have no immediate potential for windfall breakage. The creation of open areas would permit planting of site-adapted, low flammability plant materials.

Existing Conditions

The western portion of the proposed project site, as well as the adjacent western and southern areas, is dominated by a mixture of non-native vegetation.

There is .21 Acres of Non-native (Eucalyptus) Riparian Woodland (#65000), which is primarily comprised of a mix of Eucalyptus and Giant Cane (Arundo) mixed with Canary Island Date Palms and and 5 Arroyo Willow trees as well.

There is .72 Acres of Arundo dominated Riparian Woodland (#65100), the margins of the channel have a higher density of Arundo. This habitat is highly
susceptible to fire and shall be treated as such.

Biologist and County staff have determined that the riparian system on-site does not meet the County guidelines for such a habitat and is a non-native riparian habitat that needs to be modified for fire hazard reduction.

PLANT LEGENDY

NOTE: MIN. OF 2" LAYER OF MULCH FOR ALL LANDSCAPE AREAS (TYPICAL)

STREET TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX	8'x4'

THEME / PARKING LOT TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	AGONIS FLEXUOSA PEPPERMINT TREE	24" BOX	6'x3'
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX	9'x4'
	PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX	8'x4'

ACCENT TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	CASSIA LEPTOPHYLA GOLD MEDALLION TREE	24" BOX	9'x4'
	KOELRUETERIA BIPINNATA CHINESE FLAME TREE	24" BOX	6'x3'
	MAGNOLIA 'LITTLE GEM' MAGNOLIA	24" BOX	9'x4'

SLOPE TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	ACACIA BAILEYANA BAILEY'S ACACIA	15 GAL	6'x3'
	AGONIS FLEXUOSA PEPPERMINT TREE	15 GAL	5'X2'
	EUCALYPTUS NICHOLLI PEPPERMINT GUM	15 GAL	5'X2'
	PINUS HALEPENSIS ALLEPO PINE	15 GAL	6'x3'

SLOPE SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	JUNIPERUS HORIZONTALIS "Wiltonii" BLUE RUG JUNIPER	5 GAL.	16"x16"
	MIMULUS AURANTIACUS STICKY MONKEY FLOWER	5 GAL.	16"x16"
	LANTANA CAMARA "Gold Mound" YELLOW LANTANA	1 GAL.	16"x16"
	RIBES SPECIOSUM FLOWERING GOOSEBERRY	1 GAL.	16"x16"

LARGE ACCENT SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	18"x18"
	COLEONEMA PULCHERUM PINK BREATH OF HEAVEN	5 GAL.	18"x18"
	ELEAGNUS PUNGENS SILVERBERRY	5 GAL.	18"x18"
	HETEROMELES ARBUTIFOLIA TOYON	5 GAL.	18"x18"
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL.	24"x24"
	PHOTINIA FRASERII PHOTINIA	5 GAL.	24"x24"
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL.	16"x16"
	VIBURNUM TINUS "Spring Bouquet" LAURUSTINUS	5 GAL.	16"x16"

MEDIUM ACCENT SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	AGAVE ATTENUJATTA AGAVE	1 GAL.	8"x8"
	ANIGIGOZANTHOS FLAVIDUS KANGAROO PAW	5 GAL.	18"x18"
	CEANOTHUS G.H. 'YANKEE POINT CEANOTHUS	1 GAL.	8"x8"
	CISTUS PURPUREUS ORCHID ROCKROSE	1 GAL.	8"x8"
	COMPROSMA R. VARIEAGATA VARIEGATED MIRROR PLANT	1 GAL.	8"x8"
	CALLISTEMON CIT. 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL.	18"x18"
	JUNIPERUS CHIN. 'TAMARISCIFOLIA' TAMARIX JUNIPER	1 GAL.	8"x8"
	MYRTUS COMMUNIS COMPACTA COMPACT MYRTLE	1 GAL.	8"x8"
	NERIUM OLEANDER "PETITE PINK" DWARF OLEANDER	5 GAL.	18"x18"
	PHORMIUM TENAX 'ATROPURPUREUM' PURPLE NEW ZEALAND FLAX	5 GAL.	4'X4'
	LAVENDULA ANGUSTIFOLIA "Munstead" RUSSIAN LAVENDAR	5 GAL.	24"x24"
	RIBES VIBURNIFOLIUM CATALINA PERFUME	5 GAL.	24"x24"

SMALL ACCENT SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	HT X SPD
	CISTUS SALVIFOLIUS SAGEWEAF ROCKROSE	1 GAL.	8"x8"
	FESTUCA OVINA BLUE FESCUE	1 GAL.	8"x8"
	NANDINA DOMESTICA 'HARBOUR DWARF' HEAVENLY BAMBOO HYBRID	1 GAL.	8"x8"
	LEYMUS CONDENSATUS CANYON PRINCE WILD RYE	1 GAL.	8"x8"
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.	8"x8"

GROUND COVER

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	FLATS	18" O.C. SPACING
	BACCHARIS PILULARIS COYOTE BRUSH	1 GAL	24" O.C. SPACING
	ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	36" O.C. SPACING
	VERBENA TENUISECTA MOSS VERBENA	FLATS	24" O.C. SPACING.
	ARTIFICIAL FESCUE SYNTHETIC TURF	TURF	

VINES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL.
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.

Proposed Actions:

1. The modification of the Fire Management Zone will be done prior to any site grading that might preclude ready access by mechanical equipment to the activity site. Ultimately, access will be by way of a foot path wide enough to allow for non-motorized equipment, i.e., wheel barrows, carts.

2. Mechanically remove Canary Island Date Palm accumulated leaf debris. Removal of accumulated palm leaf debris must precede activity in the area due to the dangerous conditions posed by the basal spines on the downed leaves. The mulching of palm material is problematic due to the fiberous nature of the plant material so the decision to mulch or export to a land fill is left up to the landscape contractor.

3. Select and prune up Eucalyptus trees for retention and remove remaining trees.
An experienced tree maintenance person will inspect the trees to be retained for branch safety, and vigor and will prune the trees and retain the debris on-site for subsequent mulching. The pruning will be done to remove lower branches that would constitute a potential for fire laddering into the retained canopy.

4. Select and prune up Willow trees for retention.
An experienced tree maintenance person will inspect the trees to be retained for branch safety, and vigor and will prune the trees and retain the debris on-site for subsequent mulching. The pruning will be done to remove lower branches that would constitute a potential for fuel laddering into the retained canopy.

5. Mechanically remove Arundo canes and rhizomes.
Canes will be removed initially to allow access to rhizome mats. Removal of rhizomes will be done mechanically using a small tractor capable of undercutting the rhizome mats and lifting them out of the site. The Arundo material will be not be mulched, as discussed below, due to the potential to regenerate vegetative.

6. Mechanically remove Canary Island Date Palms.
Removal of large trunks of the trees will have to be done carefully if any preserved Eucalyptus or Willow trees are within the fall zone of the palm trunk. Removal of palm leaves from the fallen trunk would reduce hazards from the spines.

7. Mulch non-Arundo organic matter on site for use as mulch layer in level portions of site.
Palm tree debris may or may not be mulched based upon the decision of the landscape contractor.

8. Once the site has been cleared of selected, non-native material, the ground will be in a disturbed condition and will need to be lightly re-contoured to allow for container planting and mulching.

9. Mulching will be done prior to container stock planting so that the irrigation system can be installed on top of the mulch, since the installation is not anticipated to be for more than three years. The depth of mulch should be in the realm of 3 to 5 inches deep.

10. Container plant materials will be placed according to the hydro zone planting scheme and are detailed as follows with as local a provenance as is possible:

Common Name	Botanical Name	Planting Zone
Mexican Elderberry	Sambucus mexicana	A
Mesquite	Prosopis julifiora	A
False Indigo Bush	Amorpha fruticosa	A
Deergrass	Muhlengergia rigens	B
Spike Sedge	Eleocharis acilularis	A
Spiny Rush	Juncus acutus	A
Wild Ryegrass	Leymus triticolides	C
Povertyweed	Iva hayesiana	B
Saltbush	Atriplex canescens	C
Wild Gourd	Cucurbita foetidissima	C
California Rose	Rosa californica	B

11. Hydroseeding of exposed soil slopes on the eastern portion of area with the following seed mixture with as local a provenance as is possible:

Common Name	Botanical Name
Deerweed	Lotus scoparius (Acmospon glabra)
Arroyo Lupine	Lupinus suculentus
Chia	Salvia columbariae
Beard-tongue	Penstemon spectabilis
Mint-leaf Vervain	Verbena menthaefolia
San Diego Sunflower	Bahiopsis laciniata

12. Irrigation will be done by temporary, at grade surface spray irrigation, manually activated to control application of moisture to the different plant preferences in the three hydro zones and hydro-seeded slopes.

13. Depending upon the season of the fuel reduction activities and supplemental hydroseeding and planting, the maintenance activity will involve weekly visits during the first 3 months following planting to activate the irrigation system and inspect for growth of undesirable plant materials on the mulched area or hydroseeded slope. Following the 3 month period, monthly visits to activate or not active the irrigation will be made. These visits will also be used to remove any invasive plant materials. It is estimated that two years will be required to assure establishment of the plant materials, with replanting of failed stock starting after the first 6 month following installation. During the maximal 3 years for establishment, no access will be permitted to the site by other than maintenance staff. Following that period, the decision will be made by site management concerning access.

14. An ongoing obligation of the landscaping of the entire development site will be monthly inspections by qualified landscaping staff to remove debris and invasive plant materials from the site.

NOTE:

1. REQUIREMENTS FOR LANDSCAPING ARE BASED ON THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE, THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL, THE COUNTY OF SAN DIEGO OFF-STREET PARKING DESIGN MANUAL, AND THE LAKESIDE DESIGN GUIDELINES.

2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, WHILE MINIMIZING WATER WASTE.

NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 4 FEET.

2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

IRRIGATION NOTE:

THE SYSTEM SHALL BE DESIGNED TO REDUCE OVERALL WATER REQUIRED FOR SUPPLEMENTAL IRRIGATION. A FLOW SENSOR, RAIN SENSOR AND ET-BASED CONTROLLER SHALL BE UTILIZED TO ACHIEVE THIS GOAL. THE DELIVERY METHOD WILL BE A COMBINATION OF LOW PRECIPITATION ROTOR SPRAYS, BUBBLERS, AND DRIP IRRIGATION. ROTOR SPRAYS SHALL BE USED ON SLOPES ONLY. ALL REMAINING PLANTERS SHALL BE IRRIGATED WITH DRIP IRRIGATION. HYDROZONES WILL BE SEPERATED BASED ON PLANT REQUIREMENTS AND SOLAR EXPOSURE. IRRIGATION DESIGN SHALL COMPLY WITH THE AB 1881 AND COUNTY OF SAN DIEGO WATER CONSERVATION LANDSCAPE ORDINANCE.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND PUBLIC R.O.W.SHALL BE MAINTAINED BY THE OWNER OF WINTER GARDENS APARTMENTS.
THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT

0 30 60 90

SCALE IN FEET

SCALE: 1" : 30'-0"

NORTH

REGISTERED LANDSCAPE ARCHITECT
STEVEN H. HUTTER
No. 3313
SIGNATURE
1-12-2016
DATE
EXP. 3/31/17
STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION
1	8/26/2015	REVISED SITE PLAN / LANDSCAPE CONCEPT PLAN
2	1/7/2016	FIRE MANAGEMENT ZONE AND SUSTAINABLY-LANDSCAPE AREA.

L1.0

SHEET 1 OF 1 SHEETS

JOB NO. LK0313 (A-4)

HUTTER DESIGNS, INC.
3645 RUFFIN ROAD, SUITE 235, SAN DIEGO, CA 92123 (619) 337-4044, FAX (619) 342-8528

SHEET TITLE	LANDSCAPE CONCEPT PLAN
JOB NAME	WINTER GARDENS APARTMENTS
DESIGNER	sth
DRAWN	hdi
CHECKED	sth
DATE	1/16/2015

NO	DATE	REVISION DESCRIPTION	BY

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Plotted on Jan 12, 2016 - 2:07PM
By: Steve Hutter