M

Landscaping Plan Sheets

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BRUSH MANAGEMENT NOTES

BRUSH MANAGEMENT MAINTENANCE:

PROPERTY MANAGEMENT COMPANY WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE BRUSH MANAGEMENT ZONES.

- BRUSH MANAGEMENT ZONE ONE:
  - BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH GRADIENT GREATER THAN 4:1.
- BRUSH MANAGEMENT ZONE TWO:
  - BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND TYPICALLY CONSISTS OF THINNING, NATIVE OR NATURALIZED NON-IRRIGATED VEGETATION.

ILLUSTRATIVE SITE PLAN - L.1

December 5, 2019

PREPARED FOR:

Greystar

444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 15' 30' 60'

MJS LANDSCAPE ARCHITECTURE

POOL COURTYARD
- shade cabanas
- firepit with seatwall
- lounge furniture
- chaise lounge
- lap pool (20'x60')
- spa (8'x12') with wall fountain
- umbrellas
- daybeds

ENTERTAINMENT TERRACE
- overhead shade trellis
- tree canopy for shade
- lounge furniture
- dining tables
- umbrellas
- barbecue counter
- views to pool

POOL COURTYARD ENLARGEMENT - L.2

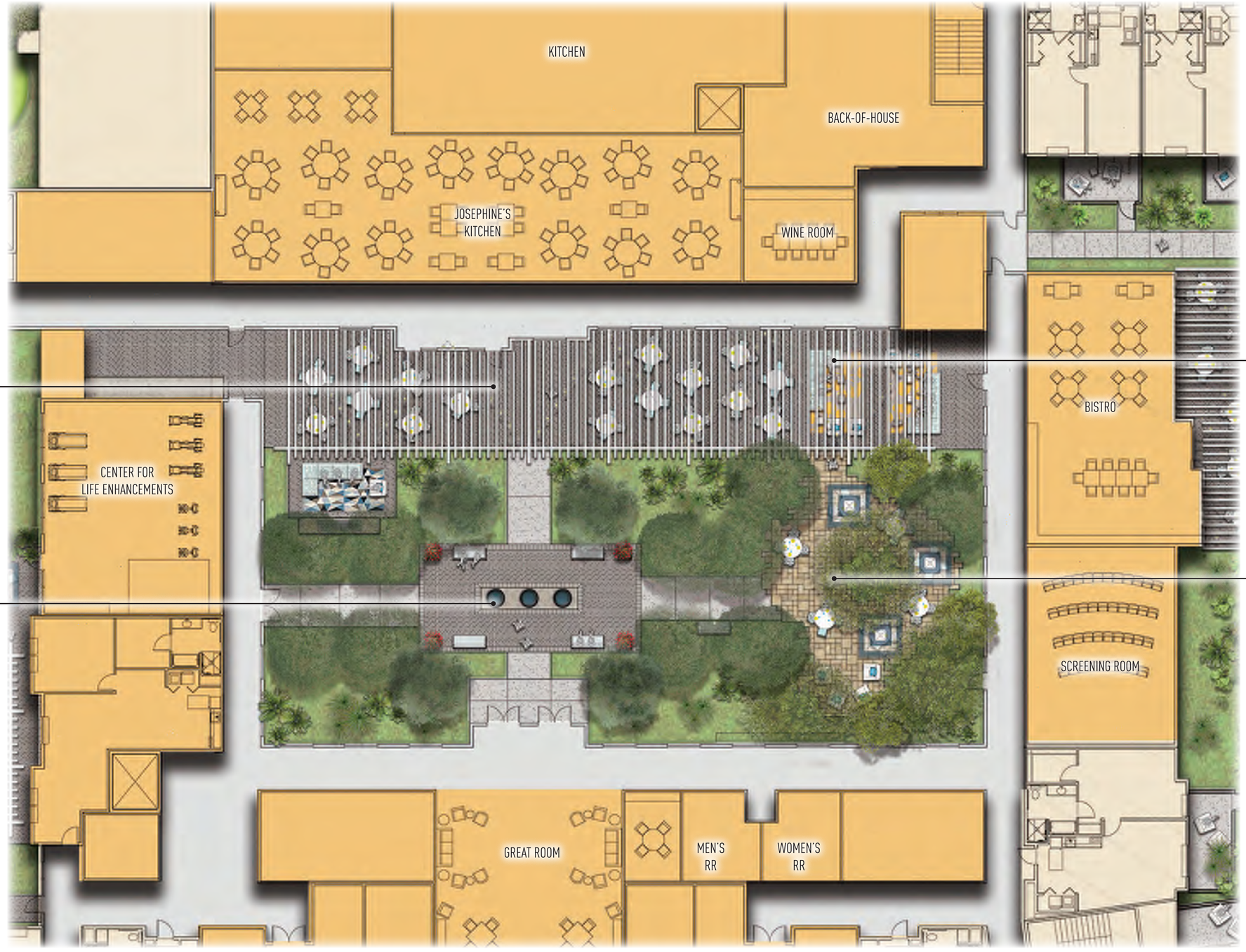
December 5, 2019

PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing
3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 4' 8' 16'

MJS LANDSCAPE ARCHITECTURE



DINING PAVILION
- shade trellis
- enhanced concrete pavers
- dining tables
- fireplace terrace

FOUNTAIN GARDEN
- water feature at axis of view
- tree allee
- benches
- pottery
- concrete pavers

WINE DOWN LOUNGE
- shade trellis
- lounge furniture

GARDEN PATIO
- tree canopy for shade
- dining tables
- umbrellas

DINING COURTYARD ENLARGEMENT - L.3

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MJS LANDSCAPE ARCHITECTURE

ALFRESCO DINING
- shade trellis
- enhanced concrete pavers
- dining tables

meandering walking path

GREAT LAWN
- turf lawn
- lawn games
- shade trees
- movie night

ENLARGED PRIVATE PATIOS - TYP.
- patio walls with gates
- direct access to great lawn

GARDEN COURTYARD ENLARGEMENT - L.4

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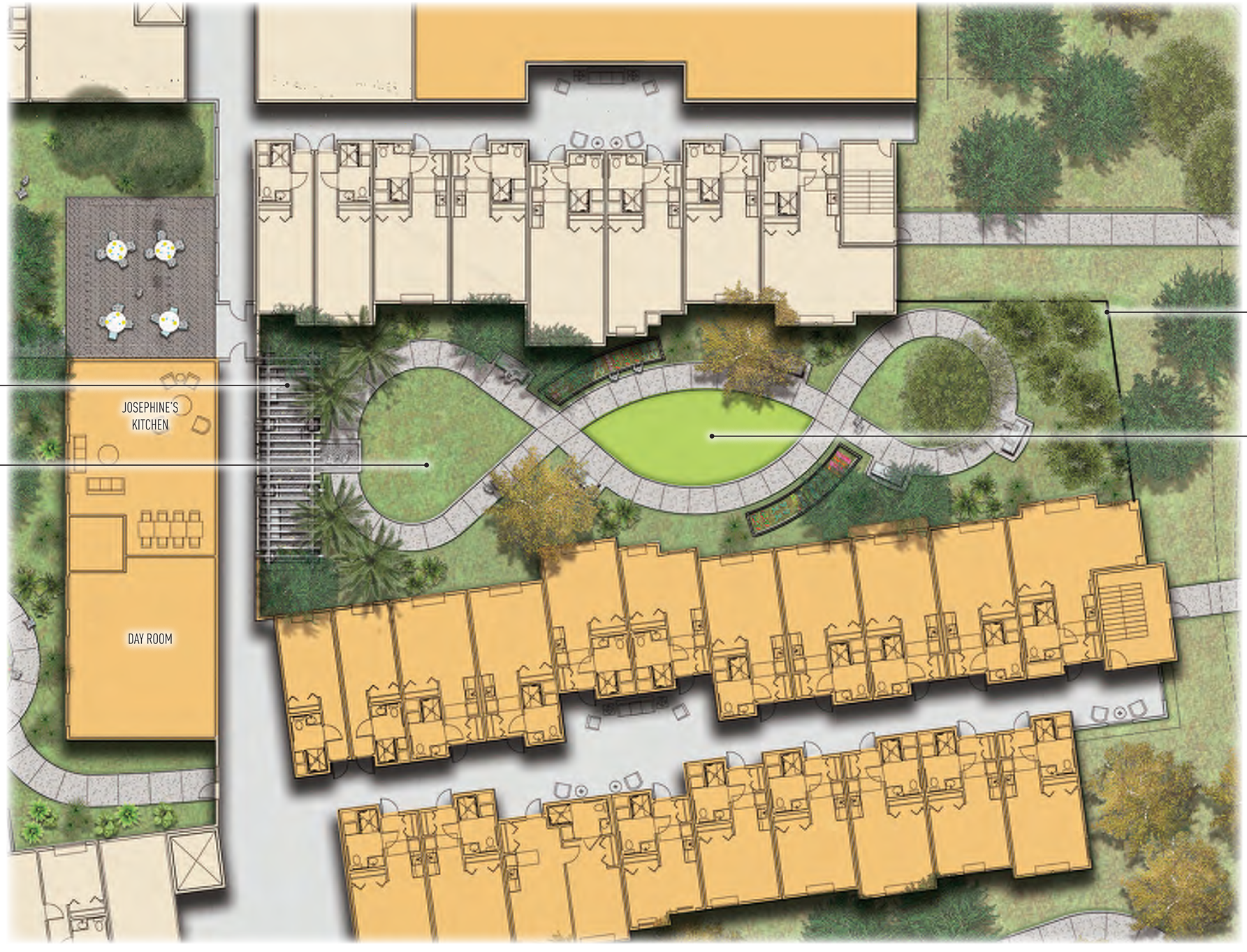
MJS LANDSCAPE ARCHITECTURE



MEMORY CARE COURTYARD ENLARGEMENT - L.5

December 5, 2019

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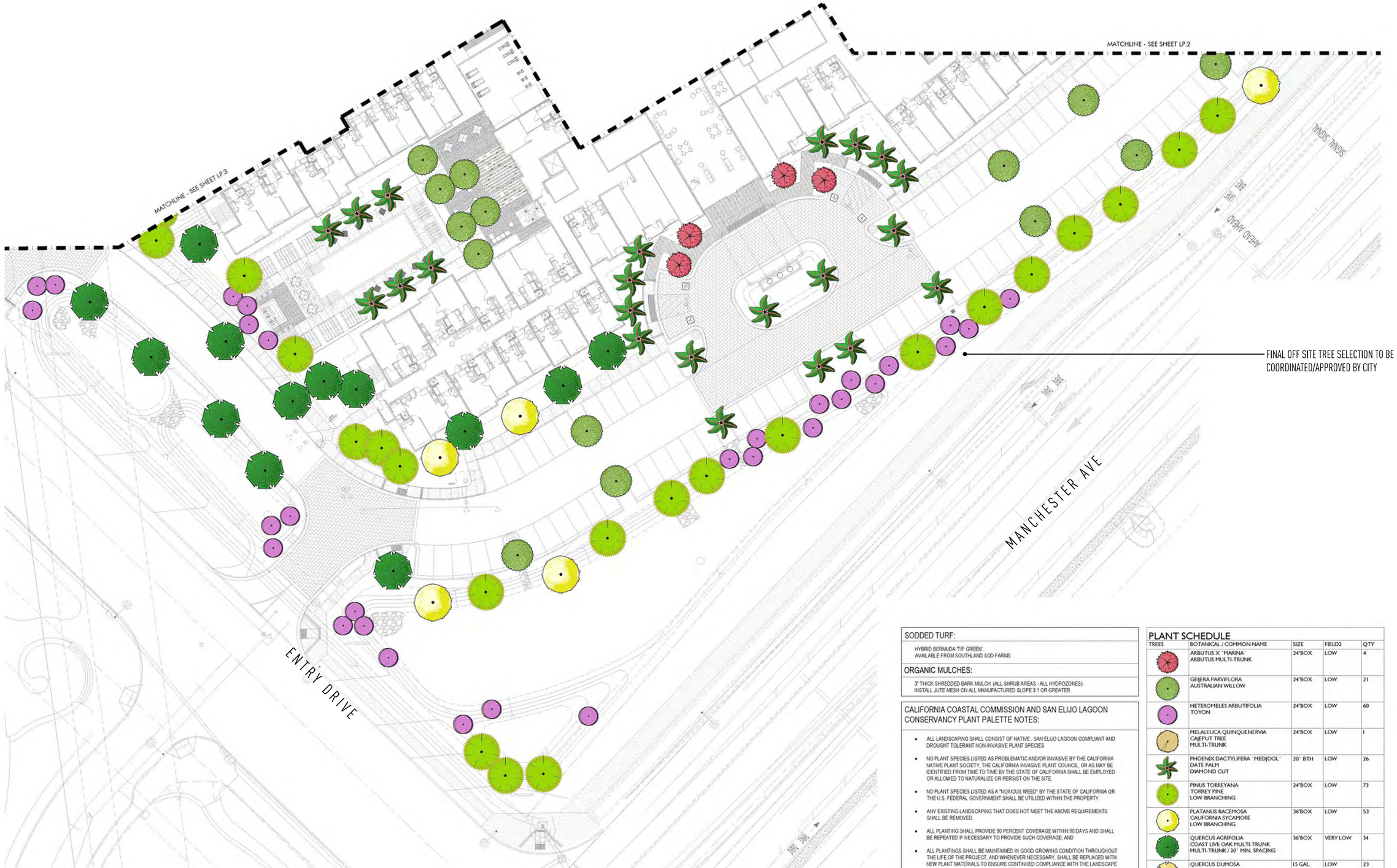

SODDED TURF:

HYBRID BERMUDA 'TIF GREEN'
AVAILABLE FROM SOUTHLAND SOD FARMS

ORGANIC MULCHES:

3" THICK SHREDDED BARK MULCH (ALL SHRUB AREAS - ALL HYDROZONES)
INSTALL JUTE MESH ON ALL MANUFACTURED SLOPE 3:1 OR GREATER.

CALIFORNIA COASTAL COMMISSION AND SAN ELIJO LAGOON CONSERVANCY PLANT PALETTE NOTES:

- ALL LANDSCAPING SHALL CONSIST OF NATIVE , SAN ELIJO LAGOON COMPLIANT AND DROUGHT TOLERANT NON-INVASIVE PLANT SPECIES
- NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA INVASIVE PLANT COUNCIL, OR AS MAY BE IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE.
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- ALL PLANTING SHALL PROVIDE 90 PERCENT COVERAGE WITHIN 90 DAYS AND SHALL BE REPEATED IF NECESSARY TO PROVIDE SUCH COVERAGE; AND
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- **ALL PLANT SELECTIONS TO MEET THE CRITERIA SET FORTH IN THE SAN ELIJO CONSERVANCY COASTAL SAGE SCRUB PLANT FIELD GUIDE AND SECTION 7 OF THE CITY OF ENCINITAS DESIGN GUIDELINES**

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	24"BOX	LOW	4
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24"BOX	LOW	21
	HETEROMELES ARBUTIFOLIA TOYON	24"BOX	LOW	60
	MELALEUCA QUINQUENERVIA CAJEPUT TREE MULTI-TRUNK	24"BOX	LOW	1
	PHOENIX DACTYLIFERA 'MEDJOOL' DATE PALM DIAMOND CUT	20' BTH	LOW	26
	PINUS TORREYANA TORREY PINE LOW BRANCHING	24"BOX	LOW	73
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE LOW BRANCHING	36"BOX	LOW	53
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK MULTI-TRUNK / 20' MIN. SPACING	36"BOX	VERY LOW	34
	QUERCUS DUMOSA COASTAL SCRUB OAK STANDARD / 20' MIN. SPACING	15 GAL.	LOW	23
	RHUS LANCEA AFRICAN SUMAC STANDARD	24"BOX	LOW	21

EXISTING PLANT NOTE:

THE EXISTING USE IS STRICTLY COASTAL AGRICULTURE. NO EXISTING PLANTS ON SITE EXCEED 4" IN TRUNK DBH.

TREE PLAN - LP.1

December 5, 2019

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Senior Housing

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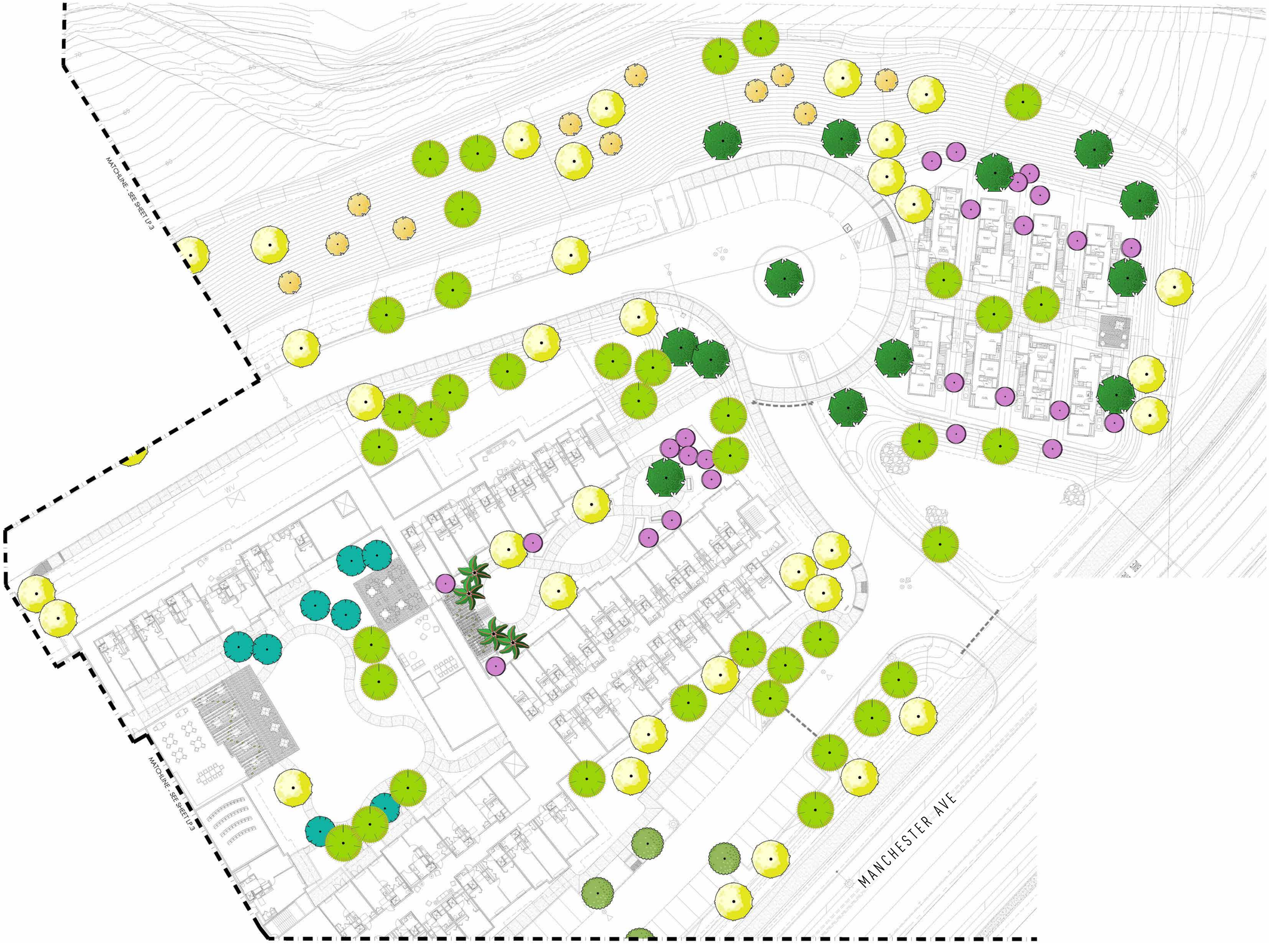
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE



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AVAILABLE FROM SOUTHLAND SOD FARMS

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TREE PLAN - LP.2

December 5, 2019

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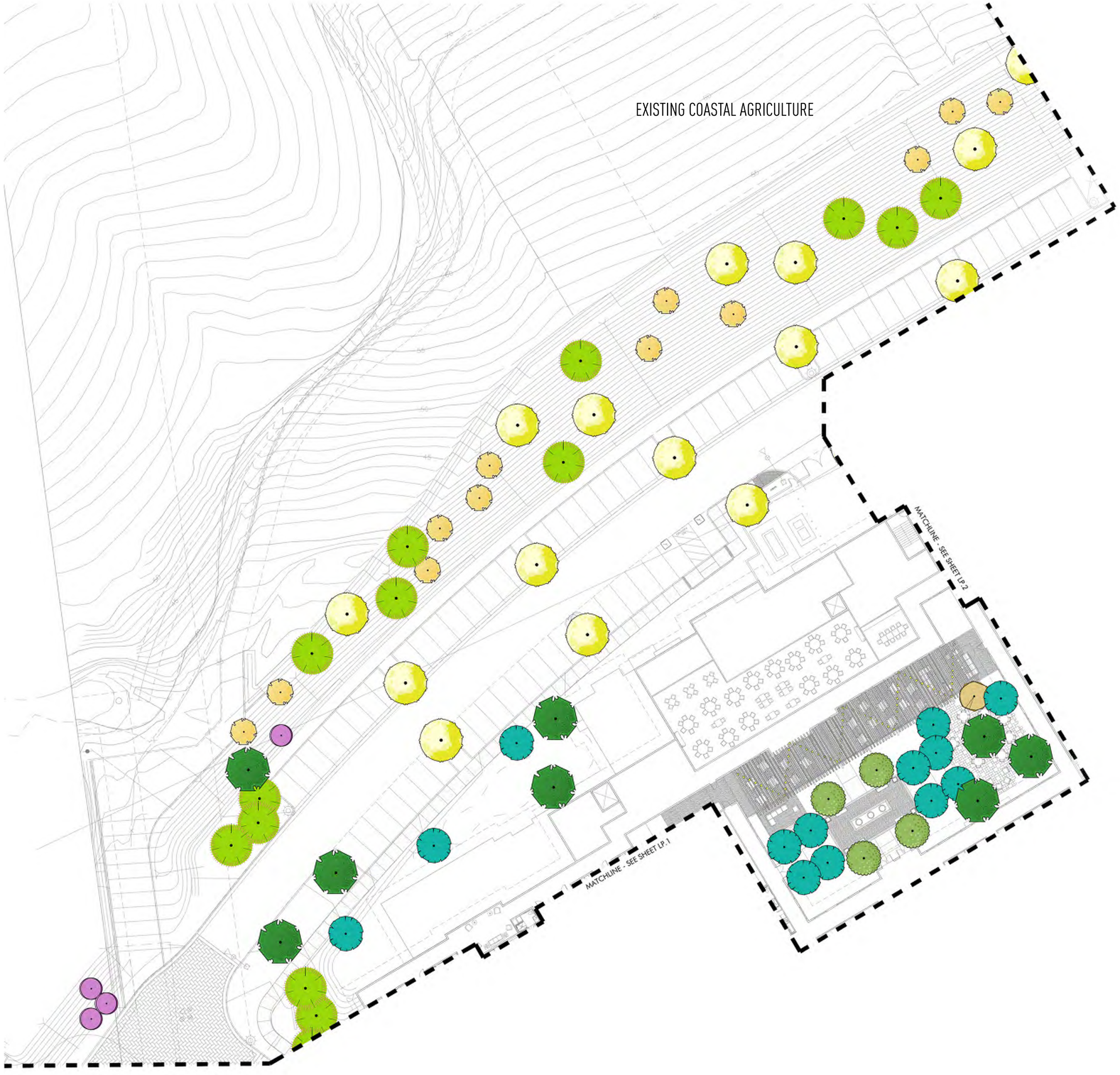

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TREE PLAN - LP.3

December 5, 2019

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Senior Housing

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Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
RESIDENT COURTYARDS - MODERATE - 18,496 S.F. 4' O.C. = 1,336 MIN.			
AEONIUM 'URBICUM' 'SALAD BOWL'	AEONIUM	5 GAL	LOW
ALOE BAINSII	TREE ALOE	24" BOX	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
ARBUTUS 'COMPACTA'	DWARF STRAWBERRY	5 GAL	LOW
BOUGAINVILLEA ROSENKA	SHRUB BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GAL	LOW
CHONDROPETALUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL	LOW
DIANELLA REVOLUTA	LITTLE REV	5 GAL	LOW
DRACAENA DRACO	DRAGON TREE	24" BOX	VERY LOW
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL	LOW
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL	LOW
SALVIA CLEVELANDII	CA BLUE SAGE	5 GAL	VERY LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ENHANCED ENTRIES / MOTOR COURT - LOW - 10,661 S.F. 4' O.C. = 692 MIN.			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	VERY LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	VERY LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	MOD
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
PERIMETER LANDSCAPE - LOW - 31,611 S.F. 4' O.C. = 2,901 MIN.			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	VERY LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	VERY LOW
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KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	MOD
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
WORKFORCE HOUSING COMMON AREA - LOW - 7,994 S.F. 4' O.C. = 485 MIN.			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	VERY LOW

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
MANCHESTER LANDSCAPE SETBACK - LOW - 22,234 S.F. 4' O.C. = 1,390 MIN.			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	VERY LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	VERY LOW
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GAL	LOW
ADJACENT OPEN SPACE - LOW - 82,247 S.F. 5' O.C. = 3,329 MIN.			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	VERY LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	VERY LOW
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GAL	LOW
BIO - RETENTION BASINS - LOW - 29,389 24" O.C. = 7,327 MIN.			
BOTTOM OF BASIN:			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL.	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL.	VERY LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL.	MOD

SHRUB PLAN - LP.4

December 5, 2019

PREPARED FOR:

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MJS LANDSCAPE ARCHITECTURE

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FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL.	LOW
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WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
MANCHESTER LANDSCAPE SETBACK - LOW - 22,234 S.F. 4' O.C. = 1,390 MIN.			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	VERY LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	VERY LOW
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GAL	LOW
ADJACENT OPEN SPACE - LOW - 82,247 S.F. 5' O.C. = 3,329 MIN.			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	VERY LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	VERY LOW
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GAL	LOW
BIO - RETENTION BASINS - LOW - 29,389 24" O.C. = 7,327 MIN.			
BOTTOM OF BASIN:			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL.	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL.	VERY LOW
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL.	MOD.
JUNCUS PATENS	CA. GRAY RUSH	1 GAL.	MOD.
SIDES OF BASINS:			
HETEROMELES ARBUTIFOLIA	TOYON	1 GAL.	VERY LOW
MIMULUS AURANTIACUS	STICKY MONKEY-FLOWER	1 GAL.	VERY LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL.	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	VERY LOW
SAMBUCUS NIGRA CAERULEA	BLUE ELDERBERRY	1 GAL.	LOW

SHRUB PLAN -LP.5

December 5, 2019

PREPARED FOR:

Greystar

444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
RESIDENT COURTYARDS - MODERATE - 18,496 S.F. 4' O.C. = 1,336 MIN.			
AEONIUM 'URBICUM' 'SALAD BOWL'	AEONIUM	5 GAL	LOW
ALOE BAINSII	TREE ALOE	24" BOX	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
ARBUTUS 'COMPACTA'	DWARF STRAWBERRY	5 GAL	LOW
BOUGAINVILLEA ROSENKA	SHRUB BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GAL	LOW
CHONDROPETALUM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL	LOW
DIANELLA REVOLUTA	LITTLE REV	5 GAL	LOW
DRACAENA DRACO	DRAGON TREE	24" BOX	VERY LOW
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL	LOW
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL	LOW
SALVIA CLEVELANDII	CA BLUE SAGE	5 GAL	VERY LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ENHANCED ENTRIES / MOTOR COURT - LOW - 10,661 S.F. 4' O.C. = 692 MIN.			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	VERY LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	VERY LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	MOD
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
PERIMETER LANDSCAPE - LOW - 31,611 S.F. 4' O.C. = 2,901 MIN.			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	VERY LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	VERY LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	MOD
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
WORKFORCE HOUSING COMMON AREA - LOW - 7,994 S.F. 4' O.C. = 485 MIN.			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	VERY LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	VERY LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	MOD
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BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
MANCHESTER LANDSCAPE SETBACK - LOW - 22,234 S.F. 4' O.C. = 1,390 MIN.			
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BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW
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MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	VERY LOW
SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GAL	LOW
ADJACENT OPEN SPACE - LOW - 82,247 S.F. 5' O.C. = 3,329 MIN.			
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW
BACCHARIS SALICIFOLIA	MULE FAT	1 GAL	VERY LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL	VERY LOW
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BIO - RETENTION BASINS - LOW - 29,389 24" O.C. = 7,327 MIN.			
BOTTOM OF BASIN:			
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BACCHARIS SALICIFOLIA	MULE FAT	1 GAL.	VERY LOW
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JUNCUS PATENS	CA. GRAY RUSH	1 GAL.	MOD.
SIDES OF BASINS:			
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MIMULUS AURANTIACUS	STICKY MONKEY-FLOWER	1 GAL.	VERY LOW
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL.	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	VERY LOW
SAMBUCUS NIGRA CAERULEA	BLUE ELDERBERRY	1 GAL.	LOW

SHRUB PLAN - LP.6

December 5, 2019

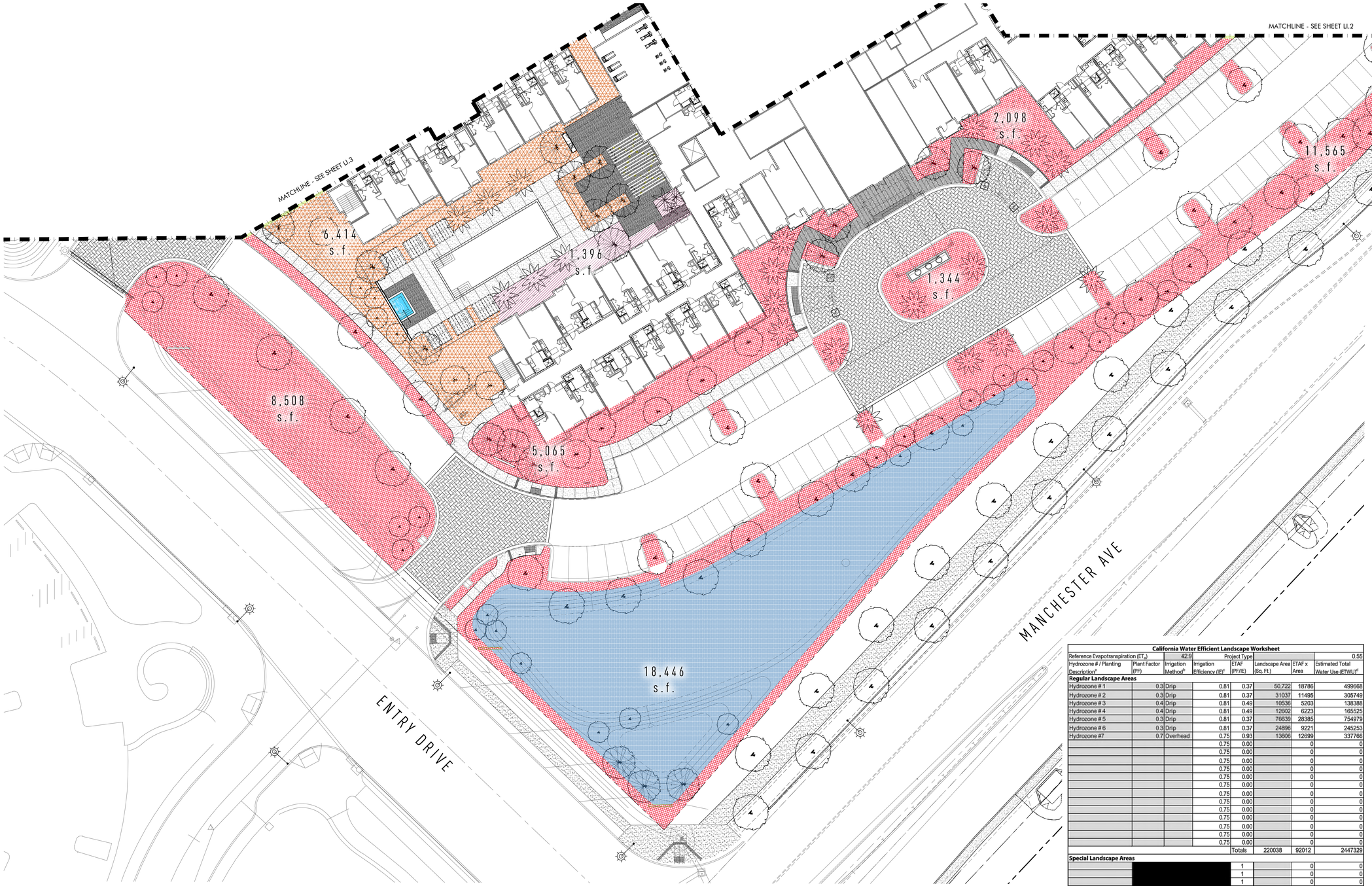
PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE



WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW VOLUME DRIP TUBING INSTALLED BELOW MULCH.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH STATE AND WATER DISTRICT'S WATER CONSERVATION ORDINANCE.

IRRIGATION HYDROZONES:

HYDRO-ZONE 1 - N/E PERIMETER
- 50,722 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 2 - S/W PERIMETER
- 31,037 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 3 - N/E FACING COURTYARD
- 10,536 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 4 - S/W FACING COURTYARD
- 12,602 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 5 - SLOPE PLANTING
- 76,639 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 6 - RENTENSION BASIN
- 24,896 S.F.
IRRIGATION TECHNIQUE
SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 7 - TURF PLANTING
- 13,606 S.F.
IRRIGATION TECHNIQUE
OVERHEAD SPRAY IRRIGATION

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_0)		42.9	Project Type			0.55
Hydrozone # / Planting Description[E]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[F]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[H]
Regular Landscape Areas							
Hydrozone # 1	0.3	Drip	0.81	0.37	50,722	18786	499668
Hydrozone # 2	0.3	Drip	0.81	0.37	31037	11495	305749
Hydrozone # 3	0.4	Drip	0.81	0.49	10536	5203	138388
Hydrozone # 4	0.4	Drip	0.81	0.49	12602	6223	165525
Hydrozone # 5	0.3	Drip	0.81	0.37	76639	28385	754979
Hydrozone # 6	0.3	Drip	0.81	0.37	24896	9221	245253
Hydrozone #7	0.7	Overhead	0.75	0.93	13606	12699	337766
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	220038	92012	2447329
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	2447329
						Maximum Allowed Water Allowance (MAWA)[H]	3218914

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	92012
Total Area	220038
Average ETAF	0.42

All Landscape Areas

Total ETAF x Area	92012
Total Area	220038
Average ETAF	0.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER CONSERVATION STATEMENT

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.

EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.

PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPORATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

IRRIGATION PLAN - LI.1

December 5, 2019

PREPARED FOR:

Greystar

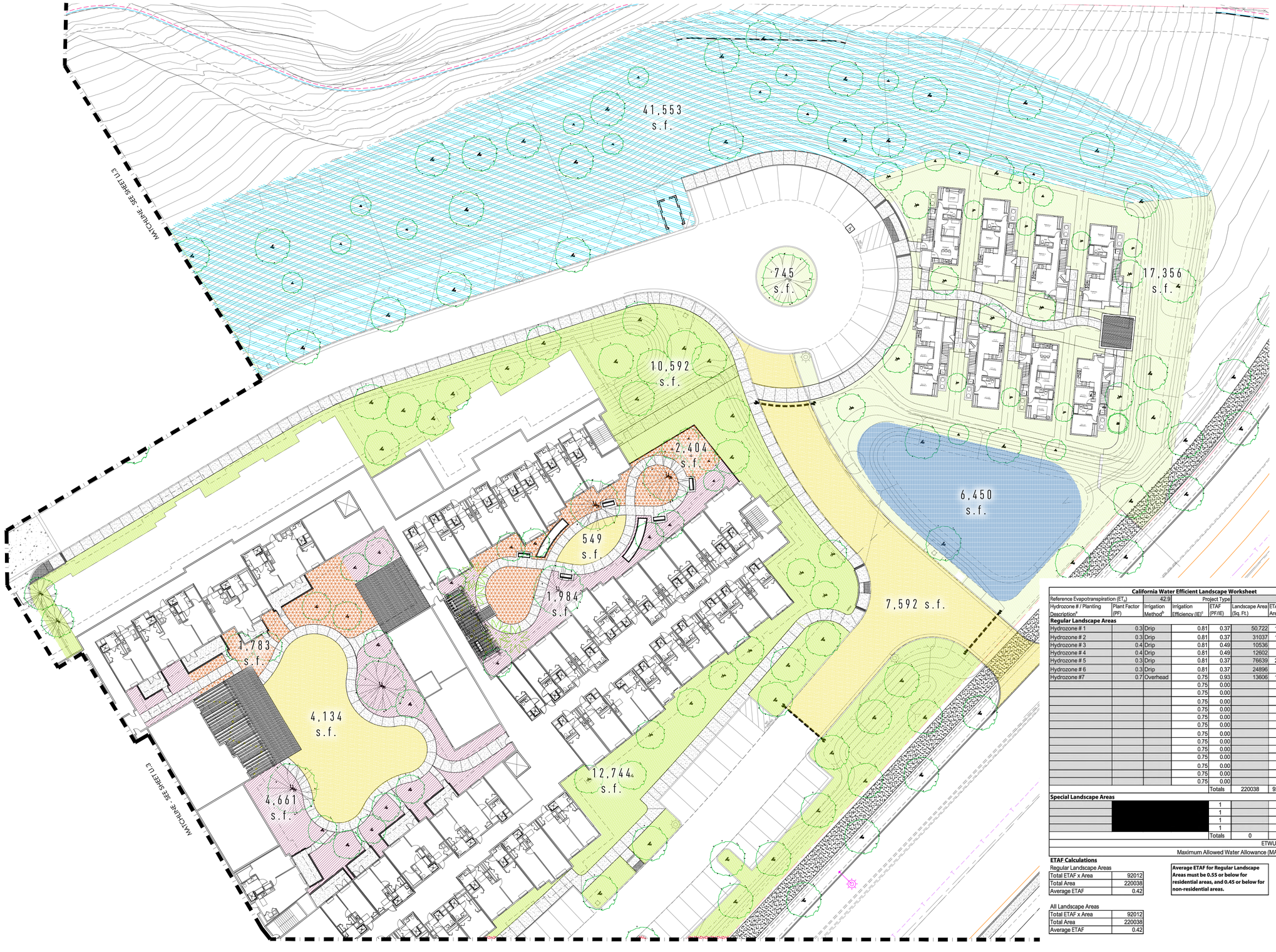
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE



WATER CONSERVATION FEATURES

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HYDRO-ZONE 1 - N/E PERIMETER
- 50,722 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 2 - S/W PERIMETER
- 31,037 S.F.
IRRIGATION TECHNIQUE
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HYDRO-ZONE 3 - N/E FACING COURTYARD
- 10,536 S.F.
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TREES - BUBBLERS
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HYDRO-ZONE 4 - S/W FACING COURTYARD
- 12,602 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 5 - SLOPE PLANTING
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IRRIGATION TECHNIQUE
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IRRIGATION TECHNIQUE
OVERHEAD SPRAY IRRIGATION

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$)		42.9	Project Type				0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
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Hydrozone # 5	0.3	Drip	0.81	0.37	76639	28385	754979
Hydrozone # 6	0.3	Drip	0.81	0.37	24896	9221	245253
Hydrozone #7	0.7	Overhead	0.75	0.93	13606	12699	337766
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	220038	92012	2447329
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	2447329
						Maximum Allowed Water Allowance (MAWA)[e]	3218914

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	92012
Total Area	220038
Average ETAF	0.42

All Landscape Areas

Total ETAF x Area	92012
Total Area	220038
Average ETAF	0.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER CONSERVATION STATEMENT

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

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IRRIGATION PLAN - LI.2

December 5, 2019

PREPARED FOR:

Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

California Water Efficient Landscape Worksheet

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			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	220038	92012	2447329
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	2447329
						Maximum Allowed Water Allowance (MAWA)[e]	3218914

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	92012
Total Area	220038
Average ETAF	0.42

All Landscape Areas

Total ETAF x Area	92012
Total Area	220038
Average ETAF	0.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW VOLUME DRIP TUBING INSTALLED BELOW MULCH.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.

IRRIGATION NOTE:

ALL PLANTED AREAS TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH STATE AND WATER DISTRICT'S WATER CONSERVATION ORDINANCE.

IRRIGATION HYDROZONES:

HYDRO-ZONE 1 - N/E PERIMETER
- 50,722 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 2 - S/W PERIMETER
- 31,037 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 3 - N/E FACING COURTYARD
- 10,536 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 4 - S/W FACING COURTYARD
- 12,602 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 5 - SLOPE PLANTING
- 76,639 S.F.
IRRIGATION TECHNIQUE
TREES - BUBBLERS
SHRUBS - SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 6 - RENTENSION BASIN
- 24,896 S.F.
IRRIGATION TECHNIQUE
SUB SURFACE DRIP IRRIGATION

HYDRO-ZONE 7 - TURF PLANTING
- 13,606 S.F.
IRRIGATION TECHNIQUE
OVERHEAD SPRAY IRRIGATION

WATER CONSERVATION STATEMENT

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.

EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.

PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPORATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

IRRIGATION PLAN - LI.3

December 5, 2019

PREPARED FOR:

Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

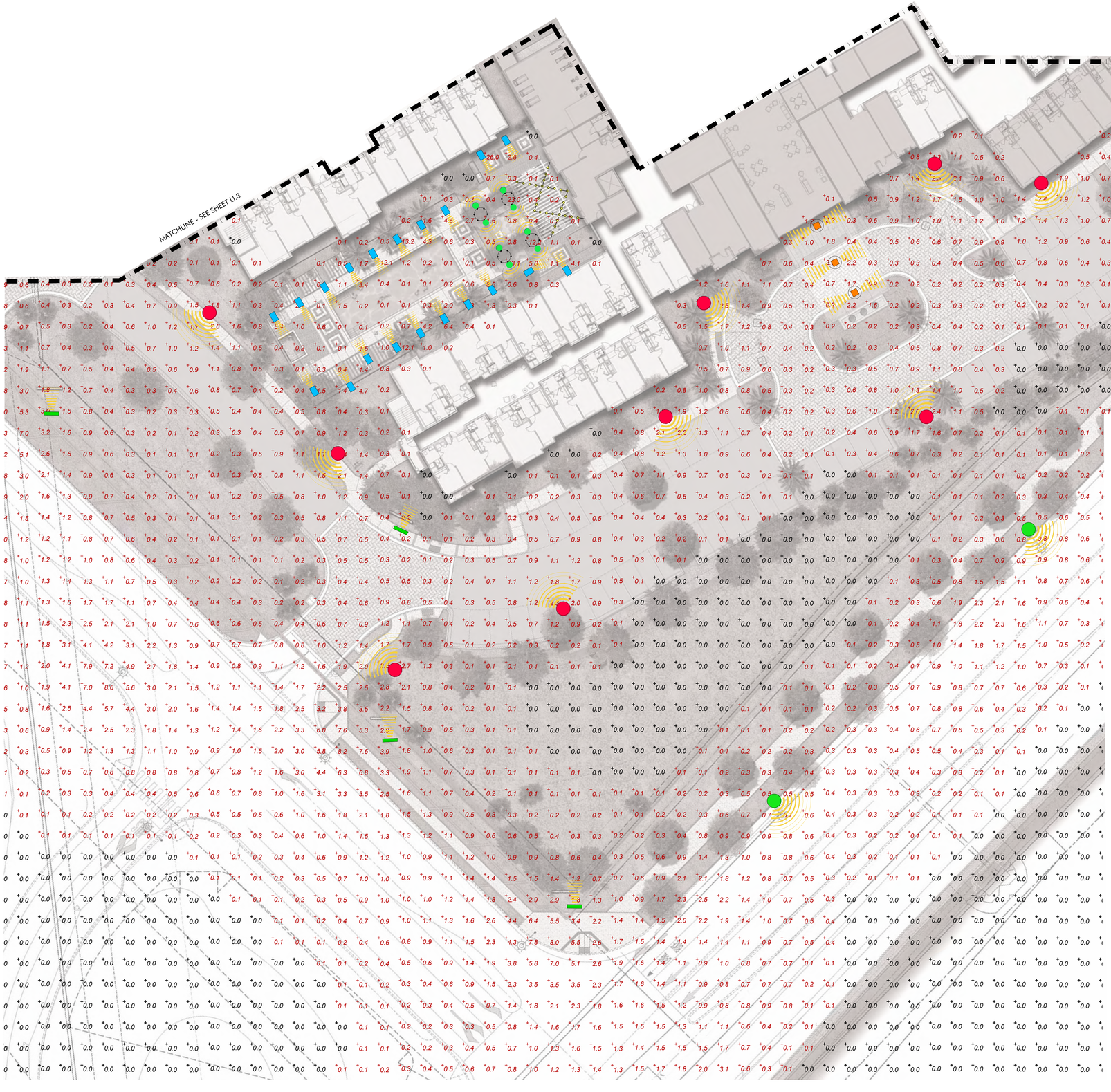
STREET LIGHT

ILLUMINATED BOLLARD

SIGN LIGHT

DOWNLIGHT

OVERHEAD FESTIVAL LIGHT



LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS PROVIDED BY CANDELA ELECTRICAL CONSULTANT.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT WITH FULL CUTOFF	PARKING LOT & PERIMETER PEDESTRIAN PATHWAYS
	ILLUMINATED BOLLARD	PEDESTRIAN PATHWAYS
	OVERHEAD FESTIVAL LIGHTING	OVERHEAD STRUCTURES
	DOWNLIGHT	ENTRY COURT
	TREE DOWNLIGHT	COURTYARD TREE
	SIGN LIGHT	ENTRY WAYFINDING SIGNS
	CITY STANDARD STREET LIGHT	CITY STREETS

LANDSCAPE LIGHTING PLAN - LL.1

December 5, 2019

PREPARED FOR:

Greystar

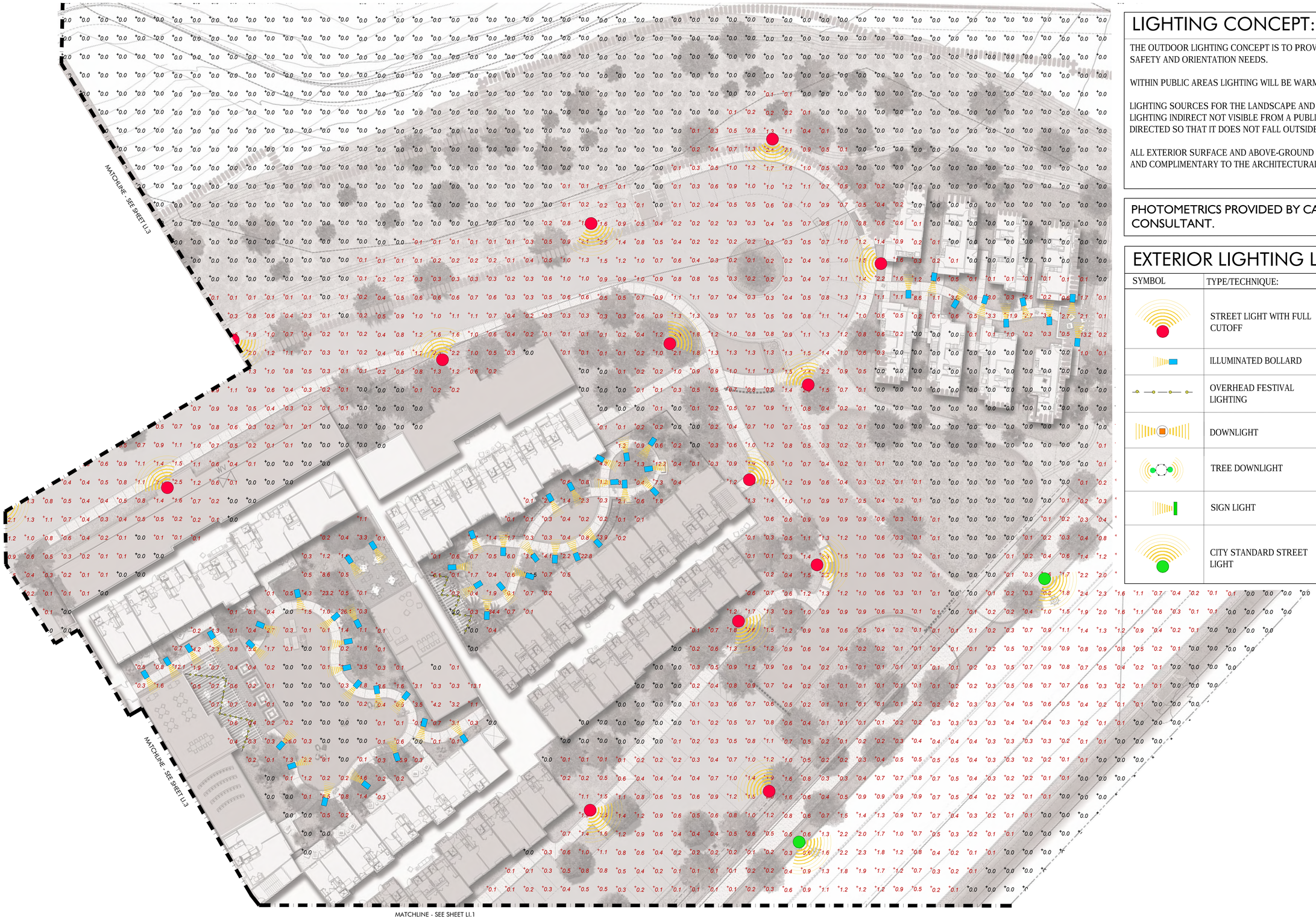
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE



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ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS PROVIDED BY CANDELA ELECTRICAL CONSULTANT.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT WITH FULL CUTOFF	PARKING LOT & PERIMETER PEDESTRIAN PATHWAYS
	ILLUMINATED BOLLARD	PEDESTRIAN PATHWAYS
	OVERHEAD FESTIVAL LIGHTING	OVERHEAD STRUCTURES
	DOWNLIGHT	ENTRY COURT
	TREE DOWNLIGHT	COURTYARD TREE
	SIGN LIGHT	ENTRY WAYFINDING SIGNS
	CITY STANDARD STREET LIGHT	CITY STREETS

LANDSCAPE LIGHTING PLAN - LL.2

December 5, 2019

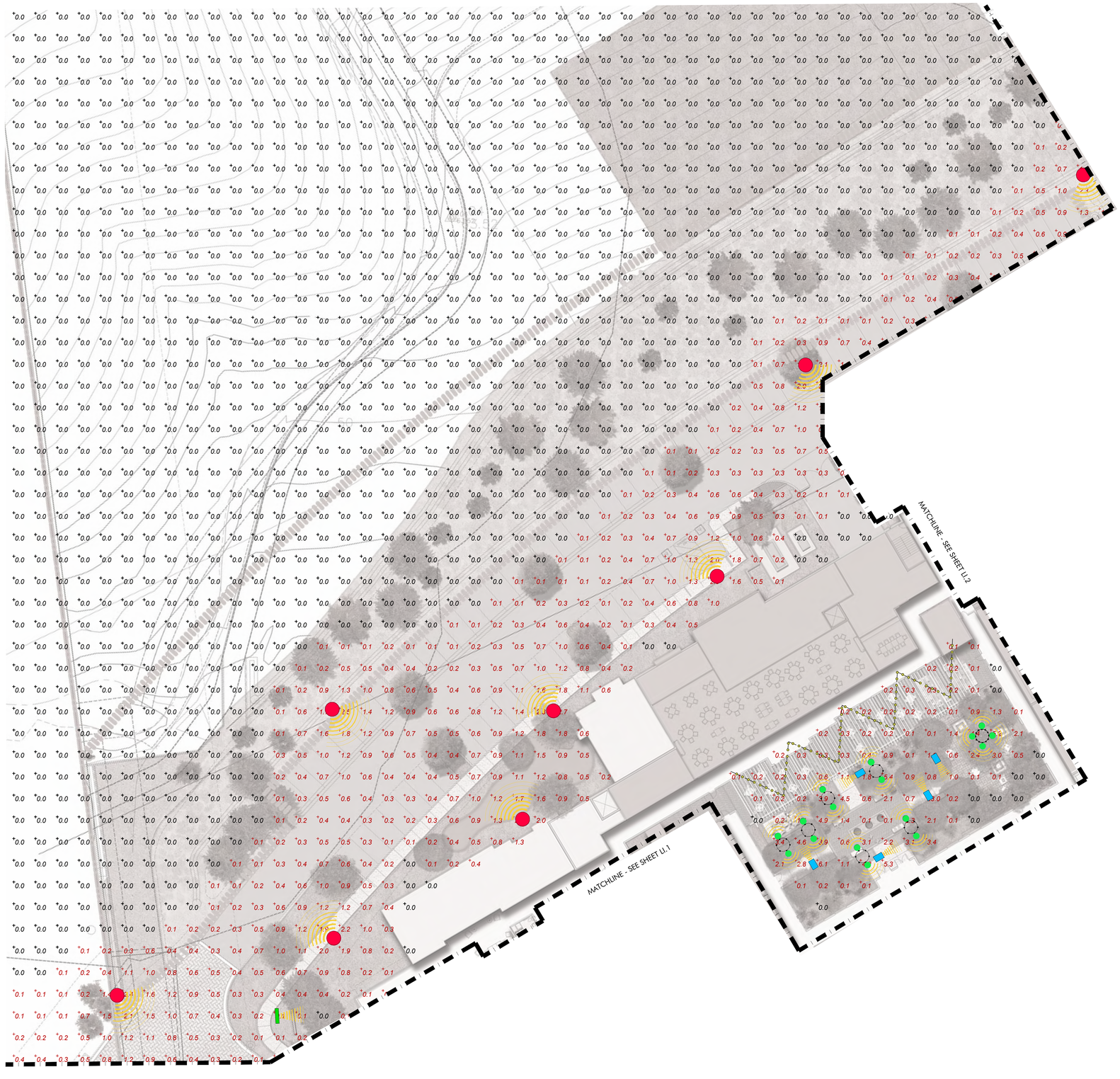
PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE



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ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS PROVIDED BY CANDELA ELECTRICAL CONSULTANT.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT WITH FULL CUTOFF	PARKING LOT & PERIMETER PEDESTRIAN PATHWAYS
	ILLUMINATED BOLLARD	PEDESTRIAN PATHWAYS
	OVERHEAD FESTIVAL LIGHTING	OVERHEAD STRUCTURES
	DOWNLIGHT	ENTRY COURT
	TREE DOWNLIGHT	COURTYARD TREE
	SIGN LIGHT	ENTRY WAYFINDING SIGNS
	CITY STANDARD STREET LIGHT	CITY STREETS

LANDSCAPE LIGHTING PLAN - LL.3

December 5, 2019

PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 5' 10' 20' 40'

MJS LANDSCAPE ARCHITECTURE

18.18 · Technical amendments reserved

BEGA

24 367

Plug & Play Garden floodlight

IP 65

Project · Reference number | Date

Product data sheet

Application
BEGA Plug & Play
LED garden floodlight with earthspike and connecting cable with 48 V plug for portable installation.

Product description
Housing and earth spike made of glass-fibre reinforced polyamide
Earth spike made of UV-resistant glass - fibre reinforced polyamide synthetic
Clear safety glass
Reflector surface made of pure aluminium
Swivel range -50°/+80°
No tools are needed to adjust the operating position
5 m mains supply cable with 48 V plug
Safety class III
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK07
Protection against mechanical impacts < 2 joule
CE – Conformity mark
Weight: 1.1 kg

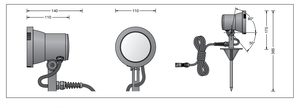
Lighting technology
Half beam angle 38°
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and interior lighting as well as luminaire data in EULUMDAT and IES format are available on our website www.bega.com.

Lamp

Module connected wattage	3 W
Luminaire connected wattage	4 W
Rated temperature	$t_a = 25$ °C
Ambient temperature	$t_{a\,max} = 65$ °C
Voltage	48 V = DC

24 367 K3

Module designation	LED-0488/930
Colour temperature	3000 K
Colour rendering index	CRI > 90
Module luminous flux	445 lm
Luminaire luminous flux	325 lm
Luminaire luminous efficiency	81,2 lm/W



Lifetime of the LED
Ambient temperature $t_a = 15$ °C
– at 50,000 h: L90B10
– at 500,000 h: L70B50

Ambient temperature $t_a = 25$ °C
– at 50,000 h: L90B10
– at 500,000 h: L70B50

max. ambient temperature $t_a = 65$ °C
– at 50,000 h: L70B50
– at 68,000 h: L70B50

Accessories
13 566 Smart Tower with connecting cable and mains plug
13 567 Smart Tower with connecting cable and free cable end
13 568 Smart Extender Distributor with 5 m cable and 48 V plug, switchable and dimmable via Zigbee Conrol module
10 526 Remote control ONE
13 569 Remote control PRO
10 596 Extension cable 5 m
10 597 Extension cable 10 m
70 588 Gateway for controlling your lighting system by app BEGA Gateway from a smartphone or tablet

For the accessories a separate instructions for use can be provided upon request.

LED ceiling mounted downlight - narrow beam **BEGA**

Application
This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distrubtion.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.3 lbs

Electrical

Operating voltage	24 V DC (remote power supply req.)
LED module wattage	4.9 W
System wattage	7.0 W
Color rendering index	Ra > 80
Luminaire lumens	548 lumens (3000K)
Lifetime at Ta = 25° C	50,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available Accessories
☐ **19 580** Remote 25W LED driver and box
☐ **19 591** Remote 50W LED driver and box
See individual accessory spec sheet for details.

LED ceiling mounted downlight · narrow beam

	LED	β	A	B	Required wiring box
66 972	4.9 W 24 V DC	29°	3 ¾	3 ½	**19 538**

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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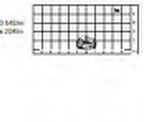
Updated 07/11/18

COOL SQUARE Bollard

SIMES

Minicool square bollard H 290 mm

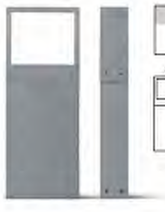
5.7287W
With leds white 3000K CRI90 545lm
Rated luminaire luminous flux 2545lm
Rated input power 7W 230V



Minicool square bollard H 450 mm

5.7286W
With leds white 3000K CRI90 1090lm
Rated luminaire luminous flux 6825lm
Rated input power 12.5W 230V

Cool square bollard H 580 mm



5.7285W
With leds white 3000K CRI90 2182lm
Rated luminaire luminous flux 13779lm
Rated input power 28.4W 230V

How to Specify

When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

The Basic System

The Exhibitor Series consists of sockets permanently sealed to flexible cable.
All components are rated for wet location use.

EXBK - 6 - VI - S14 - C

Cable / Socket Color		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
BK	Black	6	6" (150 mm)	UBLW	2000K White	1.8 W / 24 VAC	G19	G-19	C	Clear
WH	White	12	12" (300 mm)	UB	2400K White	1.8 W / 24 VAC	G14	G-14	F	Frosted
		18	18" (450 mm)	VILW	2000K White	1.8 W / 24 VAC	S14	S-14	G	Green
		24	24" (600 mm)	VI	2400K White	1.8 W / 24 VAC	G-14 & S-14 in clear and frosted only		A	Amber
				Virtual Incandescent (VILW & VI) not for use with Frosted Globes					B	Blue
				WW	2500K White	0.48 W / 24 VAC			R	Red
				WH	5500K White	0.48 W / 24 VAC			V	Violet
				BL	Blue	0.48 W / 24 VAC			M	Multi-Color
				GR	Green	0.48 W / 24 VAC				
				OR	Orange	0.48 W / 24 VAC				
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				(Any Combination of 0.48 Watt Colors is Possible)						
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				
				Xenon lamp not for use with G-14 globes						

Custom spacing is available.

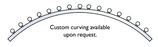
EXC Series

EXC Series incorporates Exhibitor Series into a 2" x 2" satin aluminum profile for use in all environments.
Custom finishes are available upon request. Fixtures can be wired for single circuit or chasing effects.

EXC - 6 - UB - G19 - E

Extrusion Finish		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
EXC	Satin Aluminum	6	6" (150 mm)	UBLW	2000K White	1.8 W / 24 VAC	G19	G-19	C	Clear
		12	12" (300 mm)	UB	2400K White	1.8 W / 24 VAC	G14	G-14	F	Frosted
		18	18" (450 mm)	VILW	2000K White	1.8 W / 24 VAC	S14	S-14	G	Green
		6C	6" Chase (150 mm)	VI	2400K White	1.8 W / 24 VAC	G-14 & S-14 in clear and frosted only		A	Amber
		12C	12" Chase (300 mm)	Virtual Incandescent (VILW & VI) not for use with Frosted Globes					B	Blue
				WW	2500K White	0.48 W / 24 VAC			R	Red
				WH	5500K White	0.48 W / 24 VAC			V	Violet
				BL	Blue	0.48 W / 24 VAC			M	Multi-Color
				GR	Green	0.48 W / 24 VAC				
				OR	Orange	0.48 W / 24 VAC				
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				(Any Combination of 0.48 Watt Colors is Possible)						
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				
				Xenon lamp not for use with G-14 globes						

Custom spacing is available.



Custom curving available upon request.

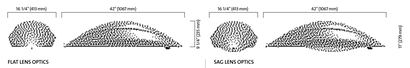
EXC Series
Shown with G-19 Globe

BENEFITS

- Pure lines with high visual appeal.
- Exceptional durability and reliability.
- Simple, toolfree maintenance.
- Superior photometric performance.
- Respectful of the environment and the night sky.

LUMINAIRES

Conform to the **UL 1598** *and* **CSA C22.2 No. 250.0-08** *standards*



FLAT LENS OPTICS | SAG LENS OPTICS

CPLM
196. (1,81) sq. ft.
Weight: 55 lbs (25 kg)

New LAMPS / LED

LAMP CODE DEFINITION / 40W 49LED 4K
- Lamp wattage
- Number of diodes (LED)
- Color temperature

LED = Philips Lumileds Rebel E5, CRI = 70, CCT = 4000K (+/- 350K)
LED rated life = 100,000 hrs[1] - Driver rated life = 50,000 hrs

LUMINAIRE	LAMP	TYPICAL DELIVERED LUMENS[2]		TYPICAL LAMP WATTAGE (W)	TYPICAL SYSTEM WATTAGE[3] (W)	TYPICAL CURRENT @ 120 V (A)	TYPICAL CURRENT @ 240 V (A)	TYPICAL CURRENT @ 277 V (A)	LED CURRENT (MA)	HPS EQUIVALENT[4]	LUMINAIRE EFFICACY RATING (LM/W)	
		FLAT LENS	SAG LENS								FLAT LENS	SAG LENS
CPLM	40W49LED4K-E5	4025	4070	42	47	0.39	0.20	0.17	285	100 W	84	87
	65W49LED4K-E5	5385	5440	65	72	0.60	0.30	0.26	428	100 W	75	76
	90W49LED4K-E5	6450	6515	90	102	0.85	0.43	0.37	571	150 W	63	64

[1] L70 = 100,000 hrs (at ambient temperature = 25°C and forward current = 700 mA).
[2] May vary depending on the optical distribution used.
[3] System wattage includes the lamp and the LED driver.
[4] Compared to Capella (equivalence should always be confirmed by a photometric layout).

VOLTAGE

120 / 208 / 240 / 277 / 347 / 480[1]

[1] Comes with a step-down transformer with 40W49LED4K-E5 and 65W49LED4K-E5.

OPTICAL SYSTEMS / LED

WATTAGE	LE2F / LE2S	LE3F / LE3S	LE4F / LE4S	LE5F / LE5S
40W49LED4K-E5	✓			
65W49LED4K-E5	✓			
90W49LED4K-E5	✓			

✓ : Available **N/A:** Not available

Flat lens
IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered glass flat lens permanently sealed onto the lower part of the heat sink.

LE2F: Asymetrical
LE3F: Asymetrical
LE4F: Asymetrical
LE5F: Symmetrical (square)
> House shield available in option (HS)

Sag lens
IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered glass sag lens permanently sealed onto the lower part of the heat sink.

LE2S: Asymetrical
LE3S: Asymetrical
LE4S: Asymetrical
LE5S: Symmetrical (square)
> House shield available in option (HS)

[1] Photometry available on Philips Lumec web site www.philips.com/lumec.

Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.
For the latest updates go to **www.philips.com/lumec.**

PHILIPS LUMEC

LANDSCAPE LIGHTING FIXTURE CUTSHEETS- LL.4

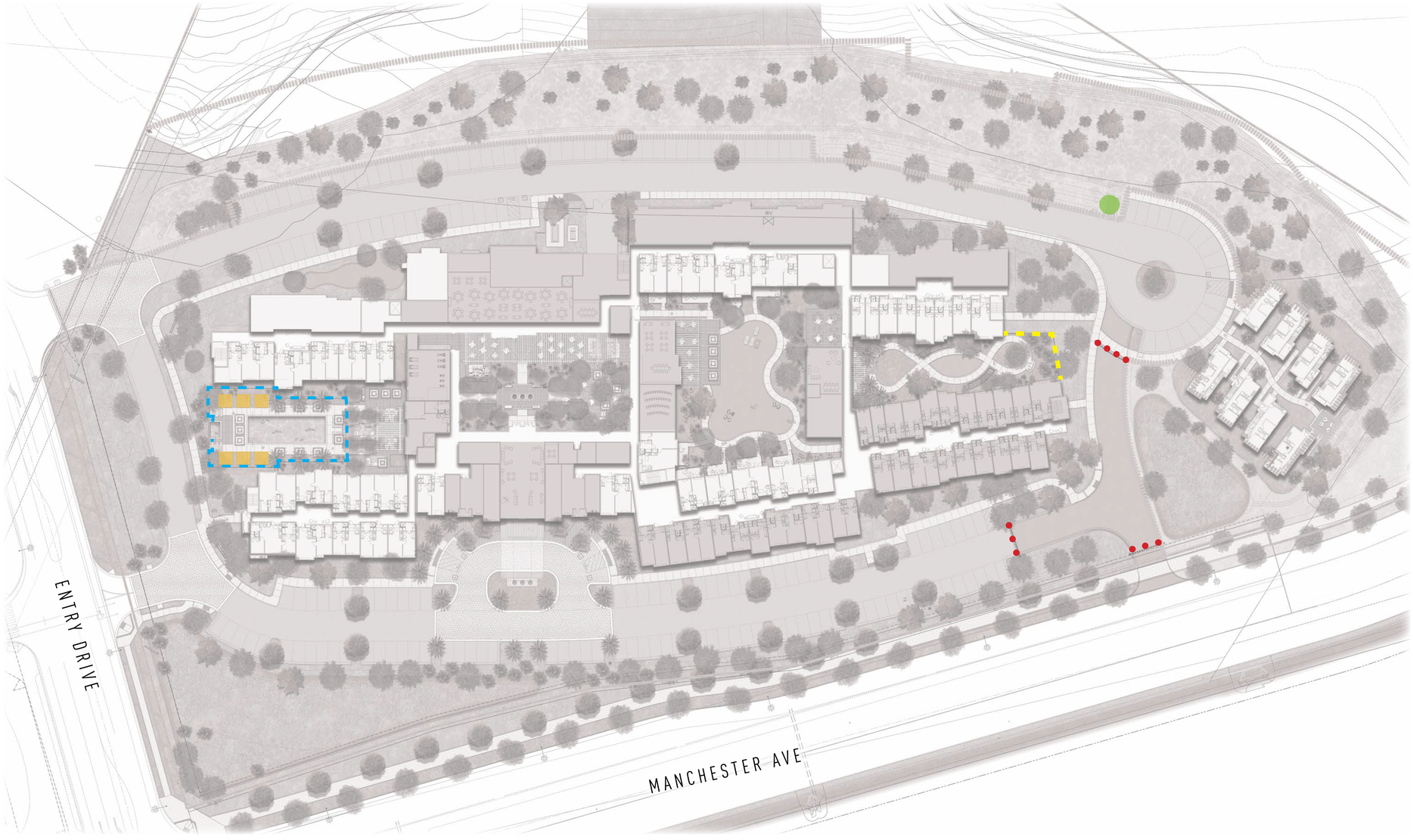
December 5, 2019

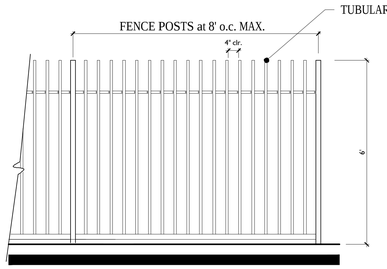
PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

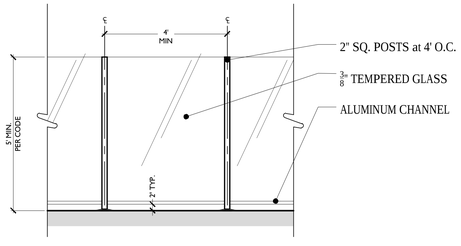
3111 Manchester Avenue
Cardiff by the Sea, California 92007

MJS LANDSCAPE ARCHITECTURE

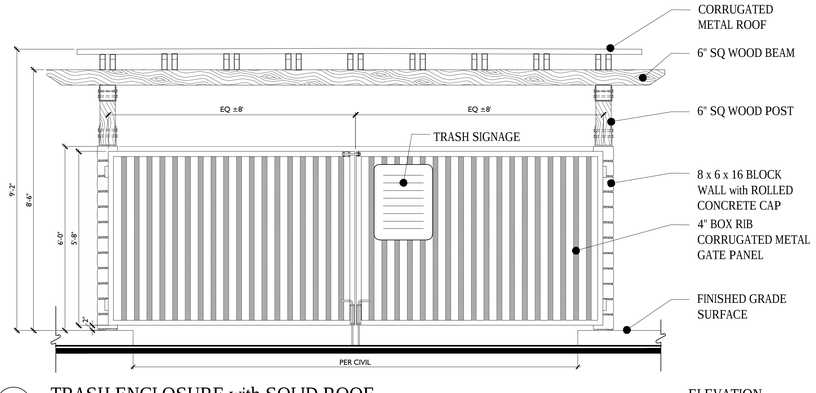




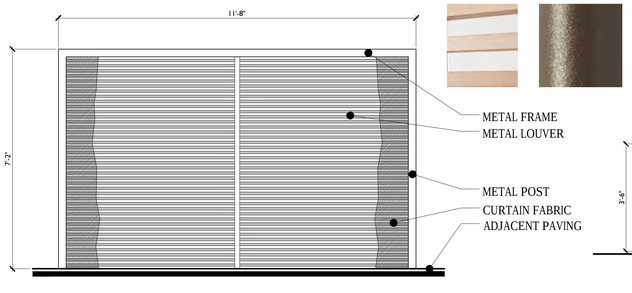
A TUBULAR STEEL FENCE — ELEVATION
SCALE: $\frac{1}{2}$" = 1'-0"



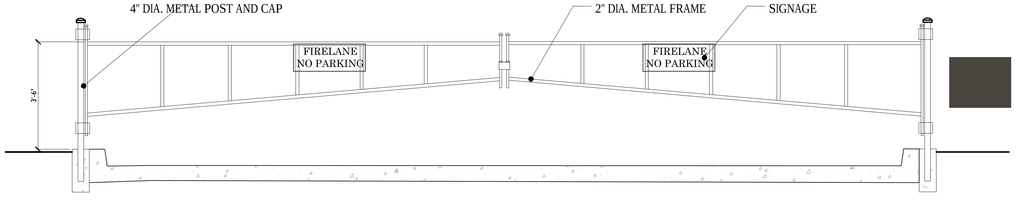
B 5' HT GLASS POOL ENCLOSURE — ELEVATION
SCALE: $\frac{1}{2}$" = 1'-0"



E TRASH ENCLOSURE with SOLID ROOF — ELEVATION
SCALE: 3/4" = 1'-0"



D CABANA (MANUFACTURER'S DETAIL) — ELEVATION
SCALE: 1" = 1'-0"



C FIRE GATE — ELEVATION
SCALE: $\frac{1}{2}$" = 1'-0"

FENCE PLAN AND ELEVATIONS - LF.1

December 5, 2019

PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing
3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 15' 30' 60'

MJS LANDSCAPE ARCHITECTURE

STREET LIGHT

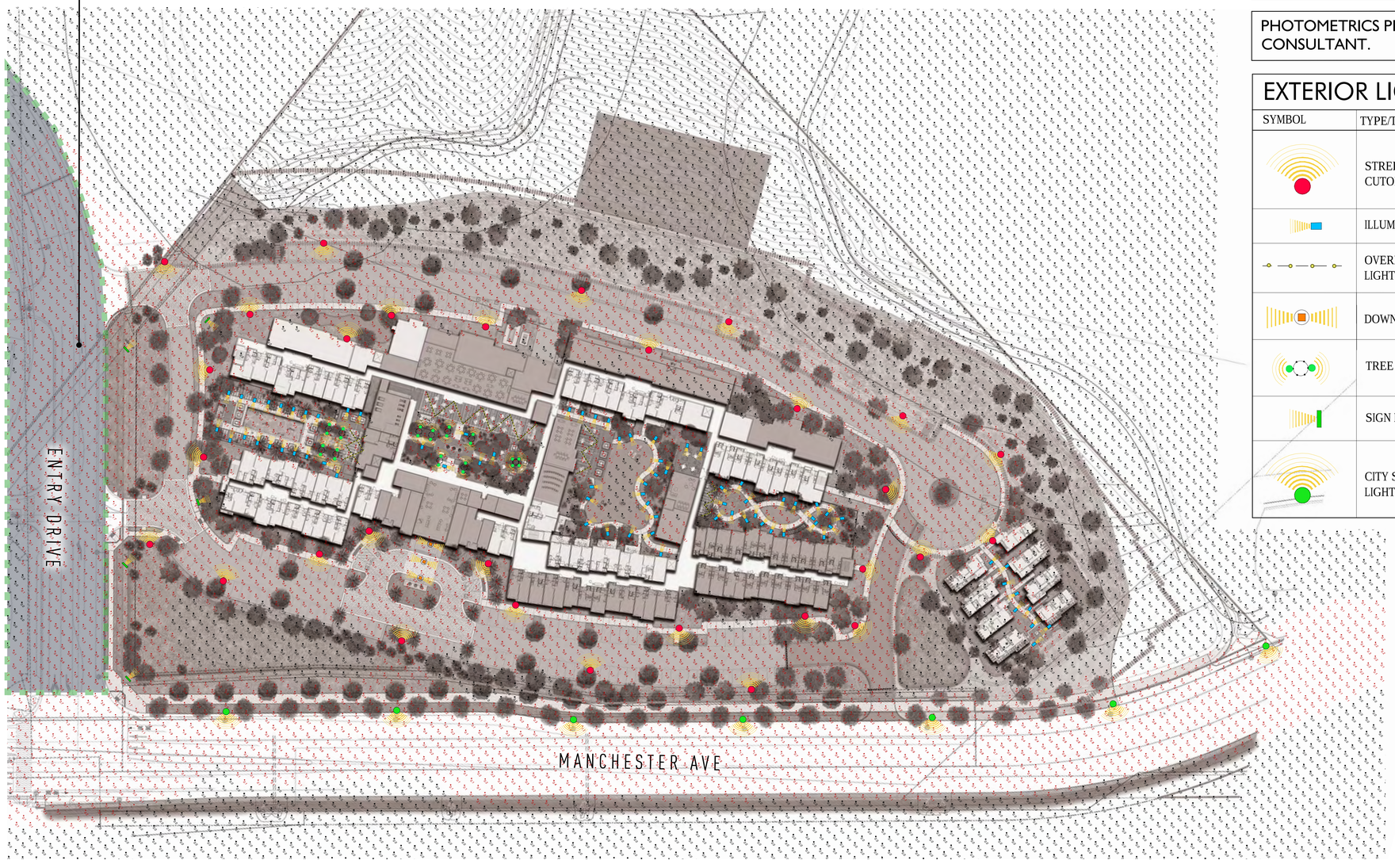
ILLUMINATED BOLLARD

SIGN LIGHT

DOWNLIGHT

OVERHEAD FESTIVAL LIGHT

STREET LIGHTS PER CAL TRANS TO BE REVIEWED UNDER SEPERATE PHOTOMETRIC SUBMITTAL



LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PHOTOMETRICS PROVIDED BY CANDELA ELECTRICAL CONSULTANT.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT WITH FULL CUTOFF	PARKING LOT & PERIMETER PEDESTRIAN PATHWAYS
	ILLUMINATED BOLLARD	PEDESTRIAN PATHWAYS
	OVERHEAD FESTIVAL LIGHTING	OVERHEAD STRUCTURES
	DOWNLIGHT	ENTRY COURT
	TREE DOWNLIGHT	COURTYARD TREE
	SIGN LIGHT	ENTRY WAYFINDING SIGNS
	CITY STANDARD STREET LIGHT	CITY STREETS

STREETSCAPE LIGHTING PLAN

December 5, 2019

PREPARED FOR:
Greystar
444 South Cedros Ave, Suite 172
Solana Beach, CA 92075

Senior Housing

3111 Manchester Avenue
Cardiff by the Sea, California 92007

0' 25' 50' 100'

MJS LANDSCAPE ARCHITECTURE