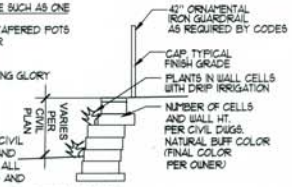
CONCEPTUAL PLANT LEGEND FOR PLANTABLE WALLS

FLESHY PLANTS FROM 4" POT, LINERS OR FLATS SUCH AS ONE OR MORE OF THE FOLLOWING:
TRACHELOSPERMUM JASMINOIDES-STAR JASMINE
ALOE SPECIES - ALOE
LAMPRANTHUS SPECTABILIS - (PURPLE TRAILING) ICE PLANT
APTENIA CORDIFOLIA 'RED APPLE' - RED APPLE
GERANIUM INCANUM SUGAR PLUM GERANIUM
NATIVE PLANTS NEAR NATURAL OPEN SPACE SUCH AS ONE OR MORE OF THE FOLLOWING:
PLANTS FROM 4" POT OR LINERS OR TALL, TAPERED POTS
MIMULUS AURANTIACUS- RED MONKEYFLOWER
ARCTOSTAPHYLOS SPECIES - MANZANITA
CEANOTHUS SPECIES - CALIFORNIA LILAC
CALYSTEGIA MACROSTEGIA - ISLAND MORNING GLORY
DUDLEYA SPECIES - DUDLEYA
AGAVE SHAWII (SHAW'S AGAVE)

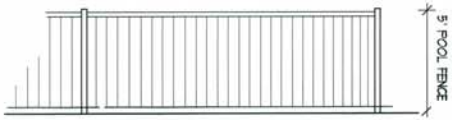
NOTE: WALL HEIGHT VARIES. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR TOPS AND BOTTOMS OF WALLS AND WALL HEIGHTS. ALL PLANTABLE WALLS SHALL BE IRRIGATED AND PLANTED.



TYPICAL SECTION

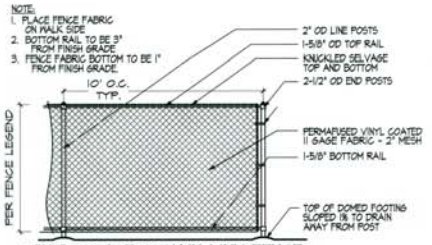
A CONCEPTUAL PLANTABLE WALLS
N.T.S

ORNAMENTAL IRON FENCE SHALL BE INSTALLED AS SHOWN CONCEPTUALLY AT THE TOP OF SLOPE OR AS SHOWN ON LANDSCAPE CONCEPT PLAN L-1. FINAL LOCATION TO BE DETERMINED BY APPROVED PRECISE GRADING PLANS



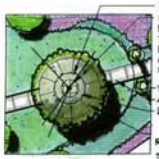
C BLACK ORNAMENTAL IRON POOL FENCE
N.T.S

NOTE:
1. PLACE FENCE FABRIC ON WALK SIDE
2. BOTTOM RAIL TO BE 3" FROM FINISH GRADE.
3. FENCE FABRIC BOTTOM TO BE 1" FROM FINISH GRADE.



E VINYL COATED CHAIN-LINK FENCE
NTS

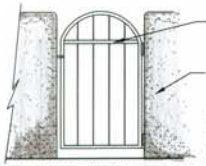
THEME EDGE FRAME AND SILHOUETTE CONCEPT



PEDESTRIAN ROUNDABOUT

THEME ELEMENT
RADIAL NODES WITH LAYERED PLANTING AND A FOCAL POINT TREE EACH NODE IS A VISUAL TERMINUS OF A WALKWAY.

B THEME ELEMENTS
N.T.S



NOTE: PATIOS INCLUDE PRIVACY WING WALL. DETAILED BY OTHERS, WHICH TAPER IN HEIGHT TO THE FRONT PATIO WALL. ELEVATION IS FOR FINISH REFERENCE ONLY- WALL & GATES ARE BY OTHERS

D TYPICAL ARCHITECTURAL PATIO ENTRY GATE & WALL ELEVATION
NTS

TRELLIS:
MEMBERS MADE OF PAINTED ALUMINUM

COLOR: "ADOBE" BUT FINAL FINISH TO BE DETERMINED BY OWNER (TO MATCH ARCHITECTURE COLOR PALETTE)

STUCCO COLUMNS SHALL BE FINISHED TO MATCH POOL BUILDING STUCCO IN TERMS OF TEXTURE AND COLOR.

F CONCEPTUAL POOL AREA TRELLAGE
NTS

G POOL AREA ENLARGEMENT
SCALE: 1" = 20' - 0"

PICTURED ON THE LEFT IS ARE THEMATIC EXAMPLES OF HOW COLUMNAR PLANT MATERIAL MAY BE USED TO FRAME AND REINFORCE AXIAL SIGHT LINES OR PANORAMIC VIEWS. THE STRUCTURE IS FORMAL HOWEVER THE LANDSCAPE IS LOOSE AND LAYERED. EVEN THE TURF IS PART OF THE SCHEME. (NO FOUNTAINS ARE PROPOSED.)

PICTURED BELOW LEFT IS AN MULTI-TRUNK OLIVE TREE WHICH IS A THEME TREE FOR THE PEDESTRIAN ROUNDABOUTS.

IRRIGATED HYDROSEED FOR EROSION CONTROL & SLOPE STABILIZATION
COASTAL SAGE SCRUB PLANTS SUCH AS:
(IRRIGATION FOR ESTABLISHMENT)

Baccharis pilularis ssp. consanguinea - coyote brush
Isocoma menziesii - goldenbush
Artemisia californica - California sagebrush
Encelia californica - California sunflower
Eriogonum fasciculatum - California buckwheat
Eriophyllum confertiflorum - Golden yarrow
Lotus scoparius - Deerweed
Sisyrinchium bellum - blue eye-grass
Eschscholzia california - California poppy
Dichelostemma capitatum - Blue dicks
Bloomeria crocea - golden stars
Layia platyglossa Tidy tips
Nassella pulchra - purple needlegrass
Plantago erecta -dwarf plantain
Lupinus bicolor - Miniature lupine

PLANTABLE WALL SEE DETAIL 'A' THIS SHEET

TURF GRASS SOD SUCH AS:
MARATHON, or approved equal

PROSTRATE, LOW-FUEL GROUNDCOVER FOR FIRE DEFENSE
SUCH AS:
Pelargonium Balcon Hybrids (Hyb. Ivy Geranium)
Delosperma 'Alba' (White Trailing Ice Plant)
Senecio mandraliscae (Blue Ice Plant)
Myoporum parvifolium - NON
Myoporum 'Pulsah Creek' - NON

BRODIAEA AREA IN NATURAL OPEN SPACE:
The area where the populations of Brodiaea have been identified shall be protected by fencing. No grading or disturbance shall occur in this area. No irrigation or planting is proposed for this area. The area shall remain natural.

LANDSCAPE CONCEPT DESIGN STATEMENT

The Landscape Concept shall conform to the following guidelines and respective objectives of: applicable MHCP Policies, project-related Fuel Modification Zones, geological conditions and protection of panoramic viewshed corridors for the proposed residential units.

The landscape design for the project takes into consideration the terraced nature of the site, viewsheds, fire-defensible space and strives to create a sense of neighborhood by providing a central gathering area where neighbors can make new acquaintances. Proposed amenities include active recreation areas with 2 tot lots, Whirlpool Spa and Pool. Passive recreation areas include a view bench and barbecue picnic niches which are all sited to take maximum advantage of the panoramic views. The landscape design will address the edge conditions of the developed portion of the site in relation to concerns regarding native habitat and brush management for fire safety.

The planting theme shall reinforce the Tuscan style of architecture in a variety of means which includes layout and the plant palette. The planting will be simple and a clean reflection of a terraced Tuscan Village, complete with orchard-style (grid) layout of the slope trees which surrounds the northern edges of the development.

Tuscan Theme

The landscape theme incorporates some very strong design elements to enhance the Tuscan theme of the architecture which helps to establish a sense of place within the community. The plans incorporate radial pedestrian hubs throughout which are connected by a thematic columnar planting elements in the scheme that focuses the eyes along the preferred visual corridors of the site. This formal repetition of theme elements is established along both sides of each entry drives into the project, with respective pedestrian hubs or roundabouts, that are connected by a linear walkway. Each roundabout will have a simple, clean, layered plant palette that will be anchored with white shrub roses and a centered canopy tree. To reinforce the visual corridor created at these entry's, columnar trees will line both sides of the walkways which creates a strong visual statement for the projects entries which is highly desirable. This theme element is used throughout the project for a strong sense of continuity, visual interest and sense of place. The plant palette will reinforce the Mediterranean theme are water conservation wherever possible. Any stormwater BMP's shall be blended in.

PLANTING NOTES

The selection of plant material is based on cultural, aesthetic, environmental sensitivity and maintenance considerations. All planting areas shall be prepared with conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site. The planting design and conceptual plant palette shall conform to current Oceanside Landscape Design Guidelines and Subarea Plan. The site design shall foster an integration of activites and design planting with fire defense and grazing rabbits in mind.

IRRIGATION NOTES

An automatic irrigation system shall be installed to provide coverage for containerized and flatted planting areas indicated on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, timers and other necessary irrigation equipment.
All components shall be of non-corrosive material and all drip systems shall be adequately filtered and regulated per the manufacturer specifications.
Class 315 pressure or Schedule 40 mainline shall be buried a minimum of 18".
PVC lateral lines shall be buried 12" minimum below finished grade. All mainline shall be installed per manufacturer specifications, codes and Guidelines.
Landscape and Irrigation improvements shall be installed as per the provisions of the City of Oceanside Zoning Ordinance Section 3019 and the City of Oceanside Landscape Design Guidelines.

MAINTENANCE

All slope, common areas and Right of Way areas shall be privately maintained by the project Homeowners Association (HOA).

SLOPE PLANTING AT NATURAL OPEN SPACE INTERFACE WITH FIRE-DEFENSIBLE TREES SUCH AS ONE OR MORE OF THE FOLLOWING:
5 GAL. MIN. SIZE
Quercus agrifolia (Coast Liveoak)
Quercus engelmanii (Mesa Oak)
ALBIZIA JULIBRISSIN - SILK TREE
Ceratonia siliqua (Carob)

COLUMNAR FORMS SUCH AS ONE OR MORE OF THE FOLLOWING:
Thuja o. 'Emerald' (Emerald Arborvitae) (Not in zones 1-3)
Populus species (Poplar)
Ficus hybrid (Columnar Hybrid of Fig)
Juniperus species (Juniper) (Not in Zones 1, 2 or 3)
Cupressus sempervirens - (Italian Cypress) (Not in Zones 1, 2 or 3)
Podocarpus m. 'Maki' (Shrubby Yew) (Not in Zones 1, 2 or 3)

STREET TREE AND PROJECT TREE SUCH AS ONE OF THE FOLLOWING:
@ 30' O.C. 18" X 18' OF ROOT BARRIER
24" BOX MIN. SIZE
Arbutus 'Marina' 'Standard' (Strawberry Tree Hybrid)
Tristania laurina 'Elegant' (Hybrid)
Prunus cerasifera 'Krauter Vesuvius'- (Purple-leaf Plum)

RIGHT-OF-WAY UNDERSTORY PLANTING SUCH AS ONE OR MORE OF:
5 GAL. 1 GAL. FLATS
Agapanthus species (Lily of the Nile)
Lavandula species (Lavender)
Gazania hybrid (Gazania)
Geranium incanum (Sugar Plum Geranium)
Fragaria chiloensis (Beach Strawberry)
Senecio mandraliscae (Blue Ice Plant)

ACCENT TREES SUCH AS ONE OR MORE OF THE FOLLOWING:
15 GAL MIN. SIZE
Lagerstroemia fauri Hybrid (Crape Myrtle)
Magnolia g. Hybrids (Southern Magnolia Hybrids)
Olea europaea hybrid - Olive
Pittosporum phillyraeoides (Willow Pittosporum)
Prunus carolina "Compacta" (Carolina Laurel Cherry)
Prunus cerasifera 'Krauter Vesuvius' (Purple-leaf Plum)
Lophostemon conferta (Tristania) (Brisbane Box)

FIRE-DEFENSIBLE SLOPE SHRUB AND GROUNDCOVER PLANTING SUCH AS ONE OR MORE OF THE FOLLOWING:
5 GAL. 1 GAL. AND FLATS
Pittosporum species (Pittosporum)
Correa species (Australian Fuchsia)
Rhaphiolepis species (India Hawthorn)
Westringia fruticosa hybrids (Coast Rosemary)
Coprosma bauerii or hybrids (Mirror Plant)
Cotoneaster dammeri 'Lou Fest' (Bearberry Cotoneaster)
Aptenia cordifolia 'Red Apple' (Red Apple)
Delosperma 'Alba' (White Trailing Ice Plant)
Pelargonium p. 'Balcon' Hybrid - Hybrid Ivy Geranium
Myoporum hybrid (Prostrate forms Myoporum)
Hypericum calycinum (St. Johnswort)

VERTICAL ACCENT PLANTS IN BETWEEN BUILDINGS SUCH AS ONE OR MORE OF THE FOLLOWING: - 5 GAL. MIN. SIZE
Vertical: Cyathea cooperi (Australian Tree Fern)
Dicksonia antarctica (New Zealand Tree Fern)
Cordyline australis hyb. (Dracaena)
Woodwardia fimbriata (Chain Fern)
Pittosporum tenuifolium 'Silver Sheen' (Hybrid Pittosporum)
Lagunaria patersonii - Primrose Tree
Cupressus sempervirens 'Tryllose' (Dwf. Italian Cypress) (Not in Zones 1-3)
Podocarpus hyb. (Podocarpus) (Not in Zones 1-3)

STANDARD SHRUB FORMS SPECIMENS SUCH AS:
15 GAL. (5 GAL. ONLY WHERE SPACE IS TIGHT)
Calliandra haematocephala (Inaequilatera) (Pink Powder Puff)
Brunfelsia spp. (Yesterday-Today-Tomorrow)
Escallonia fradesii (Escallonia)
Feijoa sellowiana (Pineapple Guava)
Grevia occidentalis (Lavendar Star Flower)
Ligustrum species (Privet)
Photinia fraseri (Fraser's Photinia)
Rhaphiolepis "Majestic Beauty' (India Hawthorn)
Tecoma capensis or stans (Cape Honeysuckle or Yellow Bells)

SHRUBS AND PERENNIALS 36"-48" MAINTAINED HEIGHT SUCH AS ONE OR MORE OF THE FOLLOWING:
5 GALLON AND 1 GALLON
Callistemon 'Little John' (Hyb. Dwf. Bottlebrush)
Dietes species (Fortnight Lily/African Iris)
Escallonia 'Compakta' or 'Newport Dwarf' (Dwf. Escallonia)
Euonymus elocrophylla hybrids (Dwf. Euonymus)
Myrtus communis 'Compacta Variegata' (Myrtle)
Mahonia species (Oregon Grape)
Nandina d. Hybrid (Dwf. Heavenly Bamboo)
Pittosporum species (Dwarf Cape Pittosporum)
Phormium Dwarf Hybrids (New Zealand Dwf. Flax)
Rhaphiolepis species (India Hawthorn)
Rosa 'Iceberg' (Iceberg Shrub Rose)
Santolina chamaecyparissus (Lavendar Cotton)
Sarcococca species (Fragrant Sarcococca)

LOW FOUNDATION PLANTING AND GROUNDCOVERS SUCH AS:
5 GALLON, 1 GALLON, FLATS
Perennials: Aloe Vera (Medical Aloe)
Agapanthus africanus (Lily-of-the-Nile)
Anigozanthos flavidus (Kangaroo Paw)
Bergenia cordifolia Hyb. (Heartleaf Bergenia)
Groundcover roses
Lavandula species (Lavender)
Liriope spp. (Lilly Turf)
Kniphofia uvaria 'Red Hot Poker)
Microlepia strigosa (Lace Fern)
Nephrolepis species (Sword Fern)
Runchra adiantiformis (Leatherleaf Fern)
Festuca ovina 'Glauca' (Blue Fescue)
Campanula poscharskyana (Serbian Bellflower)
Delosperma 'Alba' (White Trailing Ice Plant)
Fragaria chiloensis - (Beach Strawberry)
Geranium species (Cranesbill)
Lysimachia nummularia (Creeping Jenny)
Gazania hybrids (Gazania)
Pelargonium Balcon Hybrids (Hyb. Ivy Geranium)
Senecio mandraliscae (Blue Ice Plant)
Soleirolela soleirolei (Baby's Tears) shade areas
Vinca major (Periwinkle)

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
202 CIVIC CENTER DRIVE
OCEANSIDE, CA 92054
(760) 722-1024

ORD & RODGERS HOMES
MESA RIDGE
OCEANSIDE, CALIFORNIA

Scale:
Date: 3/23/06
Drawn By: KC
Revisions:
6/20/08

LANDSCAPE CONCEPT PLAN

Job # 238.151

L-3
3

238.151 MESA RIDGE ORD & RODGERS