PLANTING NOTES

- NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.

- SHRUBS TO BE PLANTED AT EXISTING TRANSFORMERS IN FORM OF SCREEN

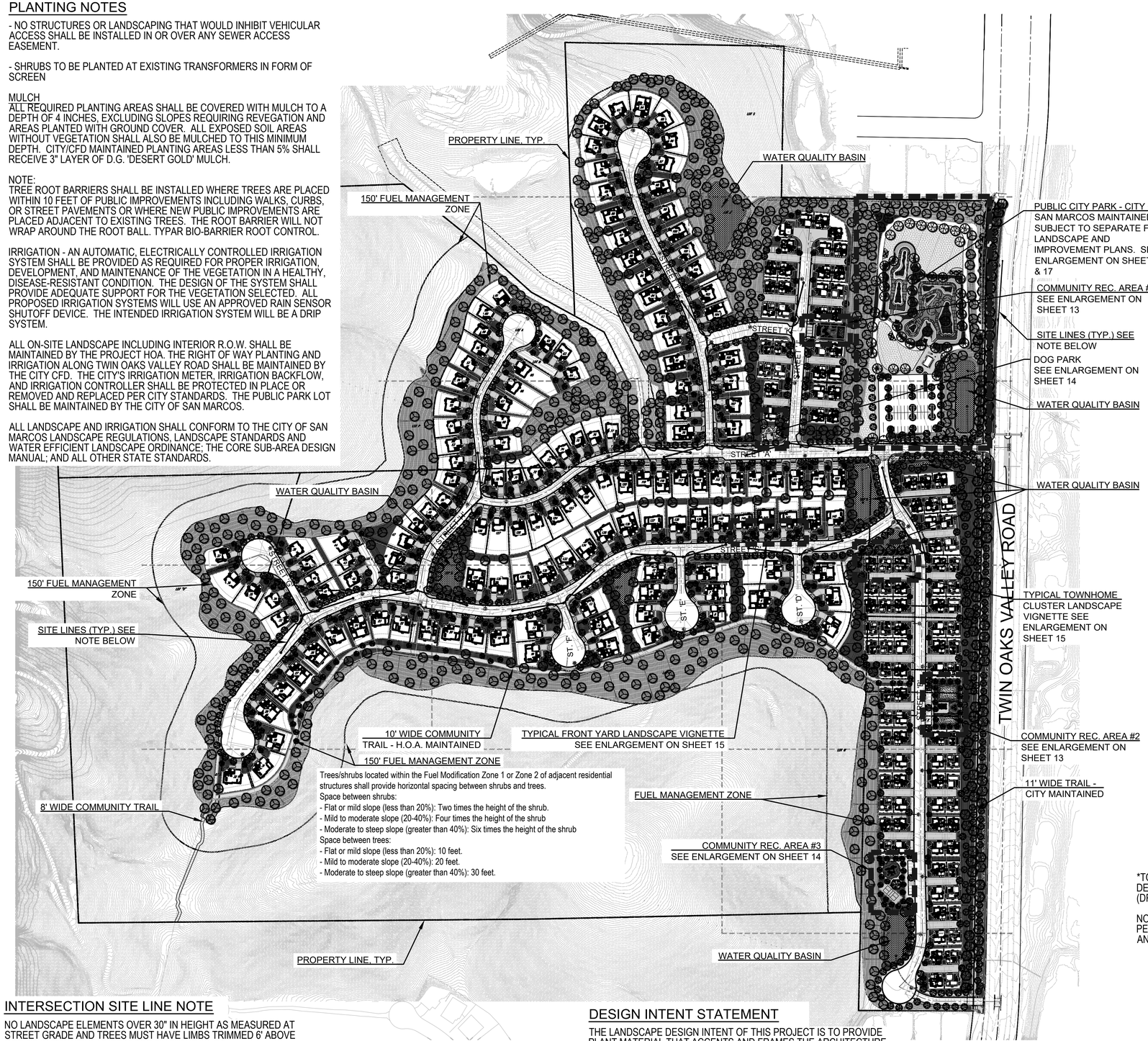
MULCH
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. CITY/CFD MAINTAINED PLANTING AREAS LESS THAN 5% SHALL RECEIVE 3" LAYER OF D.G. 'DESERT GOLD' MULCH.

NOTE:
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL. TYPAR BIO-BARRIER ROOT CONTROL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

ALL ON-SITE LANDSCAPE INCLUDING INTERIOR R.O.W. SHALL BE MAINTAINED BY THE PROJECT HOA. THE RIGHT OF WAY PLANTING AND IRRIGATION ALONG TWIN OAKS VALLEY ROAD SHALL BE MAINTAINED BY THE CITY CFD. THE CITY'S IRRIGATION METER, IRRIGATION BACKFLOW, AND IRRIGATION CONTROLLER SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED PER CITY STANDARDS. THE PUBLIC PARK LOT SHALL BE MAINTAINED BY THE CITY OF SAN MARCOS.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE; THE CORE SUB-AREA DESIGN MANUAL; AND ALL OTHER STATE STANDARDS.



Trees/shrubs located within the Fuel Modification Zone 1 or Zone 2 of adjacent residential structures shall provide horizontal spacing between shrubs and trees.
Space between shrubs:
- Flat or mild slope (less than 20%): Two times the height of the shrub.
- Mild to moderate slope (20-40%): Four times the height of the shrub
- Moderate to steep slope (greater than 40%): Six times the height of the shrub

Space between trees:
- Flat or mild slope (less than 20%): 10 feet.
- Mild to moderate slope (20-40%): 20 feet.
- Moderate to steep slope (greater than 40%): 30 feet.

CONCEPT PLANT SCHEDULE WUCOLS

COMMON AREA/ACCENT (24" BOX) — 285
ALOE BAINESII / TREE ALOE L
ARBUTUS X 'MARINA' / ARBUTUS STANDARD
CHILOPSIS LINEARIS / DESERT WILLOW L
DRACAENA DRACO / DRAGON TREE L
MAGNOLIA G. 'KAY PARRIS' / DWARF SOUTHERN MAGNOLIA
RHUS LANCEA / AFRICAN SUMAC L

SLOPE (15 GAL.) — 590
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE L
CERCIS OCCIDENTALIS / WESTERN REDBUD L
CHILOPSIS L. 'TIMELESS BEAUTY' / DESERT WILLOW
LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE M
PINUS TORREYANA / TORREY PINE* L
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE M
QUERCUS AGRIFOLIA / COAST LIVE OAK VL

INTERIOR STREET TREES (24" BOX) — 529
CERCIS C. 'FOREST PANSY' / FOREST PANSY REDBUD M
CHITALPA T. 'PINK DAWN' / PINK DAWN CHITALPA L
LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE M
PISTACIA CHINENSIS / CHINESE PISTACHE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK L
RHUS LANCEA / AFRICAN SUMAC L

TWIN OAKS VALLEY ROAD STREET TREES (24" BOX) — 102
CERCIS OCCIDENTALIS / WESTERN REDBUD L
HETEROMELES ARBUTIFOLIA / TOYON L
LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE M
PISTACIA CHINENSIS / CHINESE PISTACHE L
QUERCUS ENGLEMANNII / ENGELMANN OAK VL
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK L

PARK TREES (24"BOX) — 113
CHITALPA T. 'PINK DAWN' / PINK DAWN CHITALPA L
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW L
QUERCUS ENGLEMANNII / ENGELMANN OAK VL
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK L

MEDIUM SHRUBS (5 GAL.) — 130
BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA L
CALLISTEMON V. 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH L
CARISSA M. 'TOMLINSON' / TOMLINSON NATAL PLUM L
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY L
LIGUSTRUM J. 'TEXANUM' / WAX LEAF PRIVET M
MUHLENBERGIA DUBIA / PINE MUHLY* L
ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY L

ACCENT SHRUBS (5 GAL.) — 109
AGAVE ATTENUATA / FOXTAIL AGAVE L
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE L
ALOE GLAUCA / BLUE ALOE L
ANIGOZANTHOS X 'BUSH GOLD' / BUSH GOLD KANGAROO PAW L
DASYLIRION WHEELERI / GREY DESERT SPOON VL
EUPHORBIA INGENS / CANDELABRA TREE L

SMALL SHRUBS (1 GAL.) — 168
ALOE STRIATA / CORAL ALOE L
CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM L
CARISSA MACROCARPA 'TUTTLEI' / TUTTLE NATAL PLUM L
DIANELLA C. 'CASSA BLUE' / CASSA BLUE FLAX LILY M
DIANELLA T. 'PLATINUM' / FLAX LILY M
EUPHORBIA MILII 'JERRY'S CHOICE' / CROWN OF THORNS L
SENECIO MANDRALISCAE / BLUE FINGERS L

FUEL MANAGEMENT AREA SLOPES (HYDROSEED AND 1 GAL.) — 602,952
ACMISPON GLABER / DEERWEED L
ARTEMISIA DOUGLASIANA / MUGWORT L
BACCHARIS PILULARIS / COYOTE BRUSH L
CYLINDROPUNTIA PROLIFERA / COASTAL CHOLLA VL
DIPLACUS AURANTIACUS / STICKY MONKEYFLOWER VL
ENCELIA CALIFORNICA / CALIFORNIA ENCILIA L
ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT L
ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW L

ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY L
HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA VL
HETEROMELES ARBUTIFOLIA / TOYON VL
ISOCOMA MENZIESII / GOLDENBUSH L
LASTHENIA GRACILIS / COMMON GOLDFIELDS L
LUPINUS BICOLOR / MINIATURE LUPINE L
OPUNTIA LITTORALIS / COASTAL PRICKLY PEAR L

COMMON AREA SHRUBS (5 GAL.)
LEUCOPHYLLUM F. 'COMPACTA' / COMPACT TEXAS RANGER L
MUHLENBERGIA C. 'PINK CLOUD' / PINK MUHLY L
ALOE STRIATA / CORAL ALOE L
ALYOGYNE HUEGELII / BLUE HIBISCUS L
BACCHARIS PILULARIS / COYOTE BRUSH L
CALLISTEMON X 'LITTLE JOHN' / BOTTLEBRUSH L
CAREX TUMULICOLA / FOOTHILL SEDGE L
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY L
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY M
DIETES GRANDIFLORA / FORTNIGHT LILY M
HESPERALOE PARVIFLORA / RED YUCCA VL
HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA VL
LEYMUS C. 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE M
LIGUSTRUM J. 'TEXANUM' / TEXAS JAPANESE PRIVET M
MUHLENBERGIA DUBIA / PINE MUHLY L
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE L
OPUNTIA BASILARIS / BEAVERTAIL PRICKLY PEAR VL
OPUNTIA LITTORALIS LITTORALIS / COASTAL PRICKLY PEAR VL
PITTOSPORUM CRASSIFOLIUM / KARO PITTOSPORUM M
PITTOSPORUM T. 'VARIEGATA' / VARIEGATED PITTOSPORUM M
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' / GOLF BALL TAWHIWHI M
RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY VL
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN M
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE M

INTERIOR/BASIN SLOPE SHRUBS (1 GAL.)
ALOE ARBORESCENS / TORCH ALOE L
CISTUS X PURPUREUS / ORCHID ROCKROSE L
DASYLIRION WHEELERI / DESERT SPOON L
HESPERALOE PARVIFLORA / RED YUCCA L
HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA L
HETEROMELES ARBUTIFOLIA / TOYON L
OPUNTIA ROBUSTA / PRICKLY PEAR L
OPUNTIA VIOLACEA / PURPLE PRICKLY PEAR L
RHUS INTEGRIFOLIA / LEMONADE BERRY VL
RHUS OVATA / SUGAR BUSH VL
ROSA CALIFORNICA / CALIFORNIA WILD ROSE L
SALVIA SONOMENSIS / CREEPING SAGE L
WESTRINGIA FRUTICOSA / COAST ROSEMARY L
TAGETES LEMMONII / MOUNTAIN MARIGOLD L

PARK SHRUBS (50% 5 GAL., 50% 1 GAL.)
AGAVE ATTENUATA / FOXTAIL AGAVE L
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE L
CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM L
HETEROMELES ARBUTIFOLIA / TOYON L
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY L
LEUCOPHYLLUM F. 'COMPACTA' / COMPACT TEXAS RANGER L
MUHLENBERGIA RIGENS / DEER GRASS L
SENECIO MANDRALISCAE / BLUE FINGERS L
BACCHARIS PILULARIS / COYOTE BRUSH L
HESPERALOE PARVIFLORA / RED YUCCA VL

TURF
TURF SEED SPORTS FIELD MIX

DECOMPOSED GRANITE
3" LAYER 'DESERT GOLD'

*TORREY PINES SHALL BE LOCATED PER THE SAN MARCOS FIRE DEPARTMENT LANDSCAPE STANDARDS, PLANTED 30'-40' APART (DRIPLINE TO DRIPLINE), AND 30' DRIPLINE TO STRUCTURE.

NOTE: TREES, SHRUBS, AND GROUNDCOVERS SHALL BE PLANTED PER THE SAN MARCOS FIRE DEPARTMENT LANDSCAPE STANDARDS AND THE OAKCREST PROJECT FIRE PROTECTION PLAN.

SHEET INDEX

SHEET TITLE:	SHEET NO.
OVERALL LANDSCAPE CONCEPT PLAN	01
LANDSCAPE CONCEPT PLAN	02 - 12
LANDSCAPE ENLARGEMENTS	13 - 17
CONCEPTUAL DETAILS & WATER EFFICIENT WORKSHEET	18
CONCEPTUAL FENCE & WALL PLAN	19
LANDSCAPE CONCEPTUAL LIGHTING PLAN	20 - 26
LANDSCAPE CONCEPTUAL MAINTENANCE PLAN	27

INTERSECTION SITE LINE NOTE

NO LANDSCAPE ELEMENTS OVER 30" IN HEIGHT AS MEASURED AT STREET GRADE AND TREES MUST HAVE LIMBS TRIMMED 6' ABOVE TOP OF CURB WITHIN INTERSECTION SIGHT LINES.

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE _____ DATE 1/22/26

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE CITY OF SAN MARCOS WATER EFFICIENT LANDSCAPE ORDINANCE, IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

150 75 0 150 300
SCALE: 1"=150'-0"

OVERALL LANDSCAPE CONCEPT PLAN

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LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 01

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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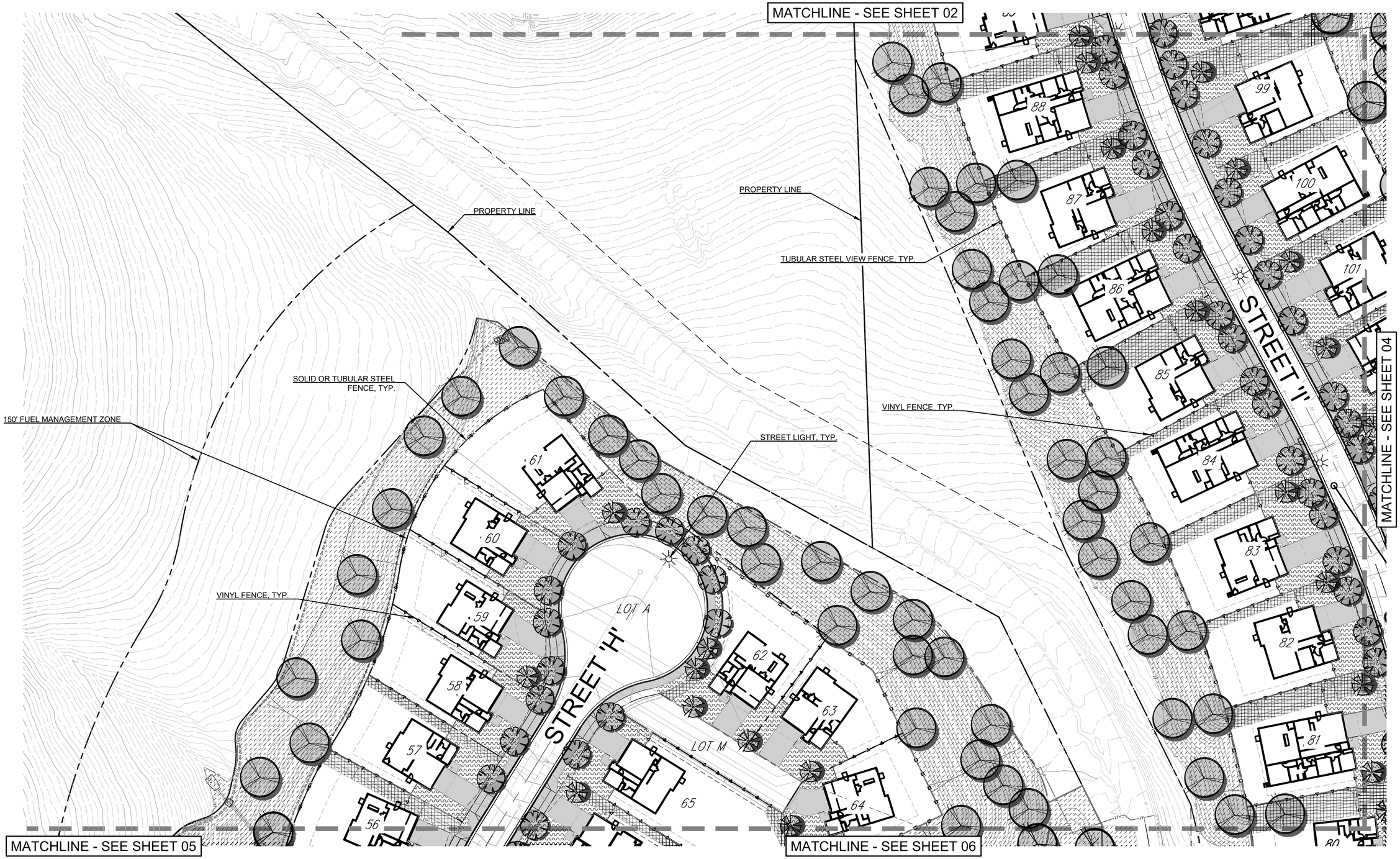
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SHEET
02

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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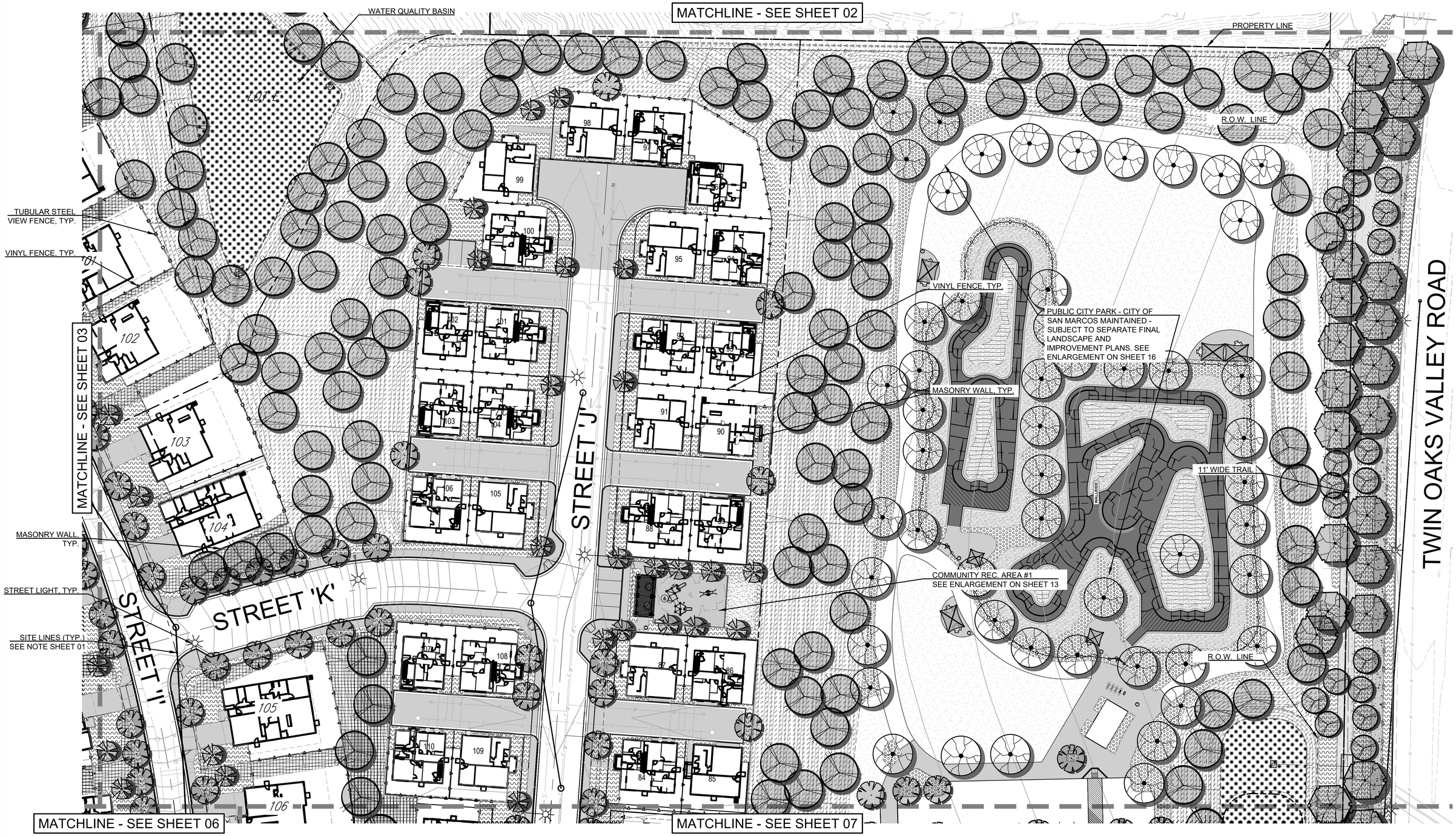
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SHEET 03

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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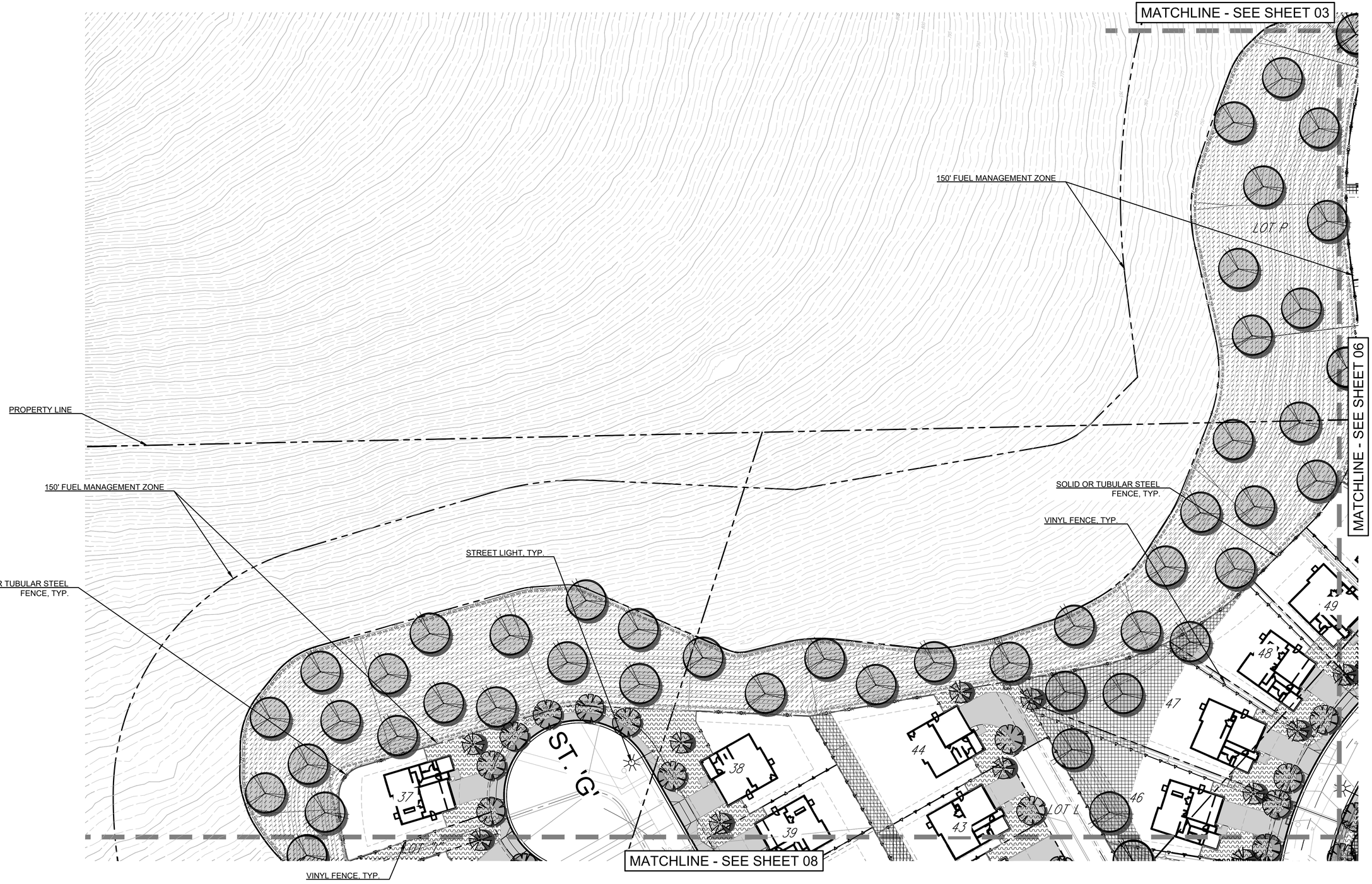
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City of San Marcos, California

SHEET 04

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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SHEET 05

JOB #24-025-00

STREET LIGHT, TYP.

TUBULAR STEEL VIEW FENCE, TYP.

MATCHLINE - SEE SHEET 03

MATCHLINE - SEE SHEET 04

SOLID OR TUBULAR STEEL FENCE, TYP.

VINYL FENCE, TYP.

MASONRY WALL, TYP.

MATCHLINE - SEE SHEET 05

STREET 'H'

STREET 'I'

STREET 'A'

MATCHLINE - SEE SHEET 07

SITE LINES (TYP.)
SEE NOTE SHEET 01

WATER QUALITY BASIN

VINYL FENCE, TYP.

MATCHLINE - SEE SHEET 09

STREET LIGHT, TYP.

MASONRY WALL, TYP.

VINYL FENCE, TYP.

MASONRY WALL, TYP.

LANDSCAPE CONCEPT PLAN

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SHEET
06

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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SHEET 07

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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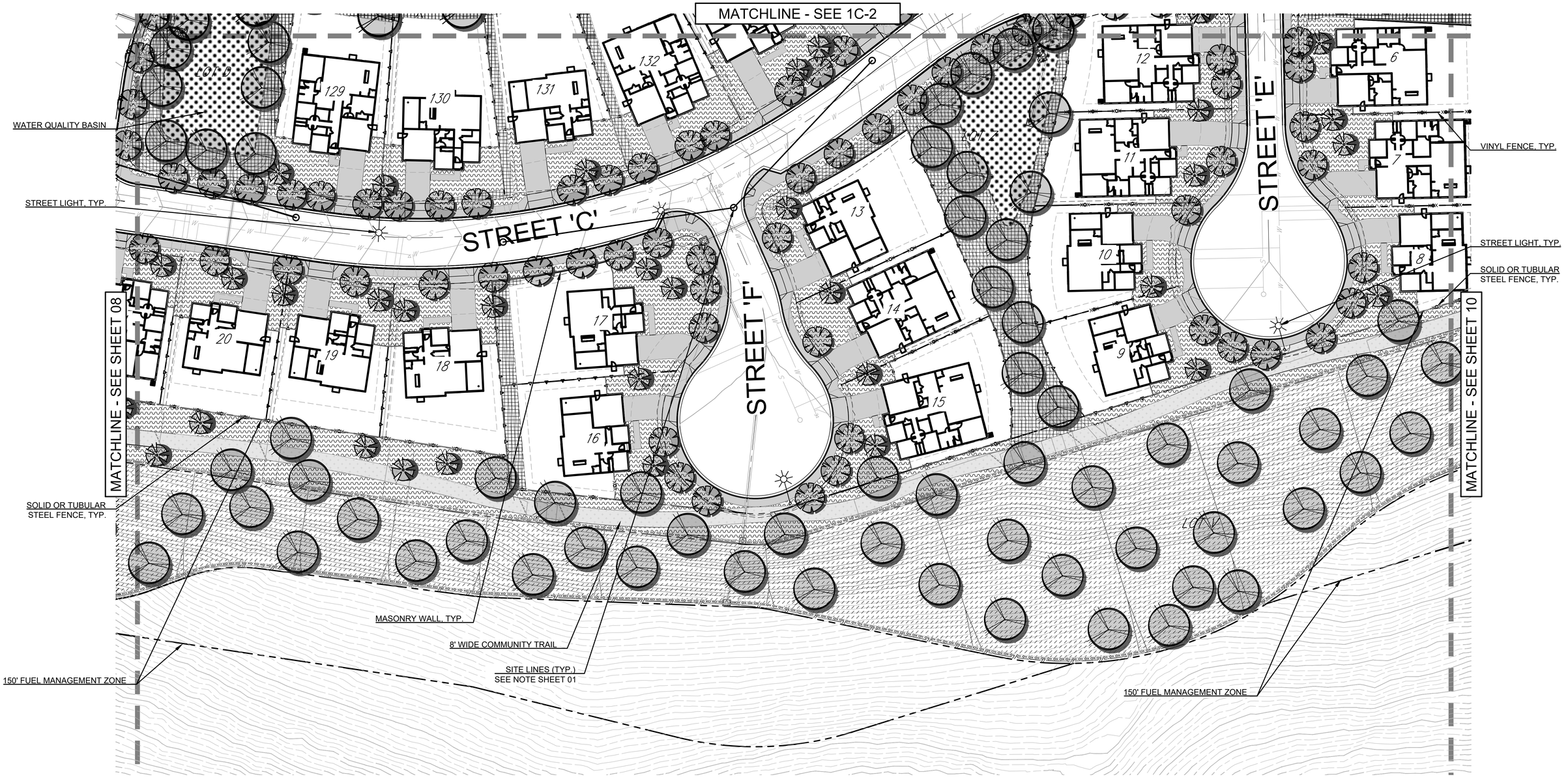
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SHEET 08

JOB #24-025-00



LANDSCAPE CONCEPT PLAN

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SHEET 09

JOB #24-025-00

MATCHLINE - SEE SHEET 07

TYPICAL TOWNHOME CLUSTER LANDSCAPE VIGNETTE
SEE ENLARGEMENT ON SHEET 15

R.O.W. LINE

VINYL FENCE, TYP.

MASONRY WALL, TYP.

11' WIDE TRAIL

SOLID OR TUBULAR STEEL FENCE, TYP.

10' WIDE COMMUNITY TRAIL

STREET 'D'

STREET 'B'

TWIN OAKS VALLEY ROAD

MATCHLINE - SEE SHEET 09

STREET LIGHT, TYP.

10' WIDE COMMUNITY TRAIL

150' FUEL MANAGEMENT ZONE

COMMUNITY REC. AREA #2
SEE ENLARGEMENT ON SHEET 13

STREET LIGHT, TYP.

SOLID OR TUBULAR STEEL FENCE, TYP.

VINYL FENCE, TYP.

LOT X

R.O.W. LINE

LOT 1

MATCHLINE - SEE SHEET 12

150' FUEL MANAGEMENT ZONE

LANDSCAPE CONCEPT PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE

1/22/26
DATE

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

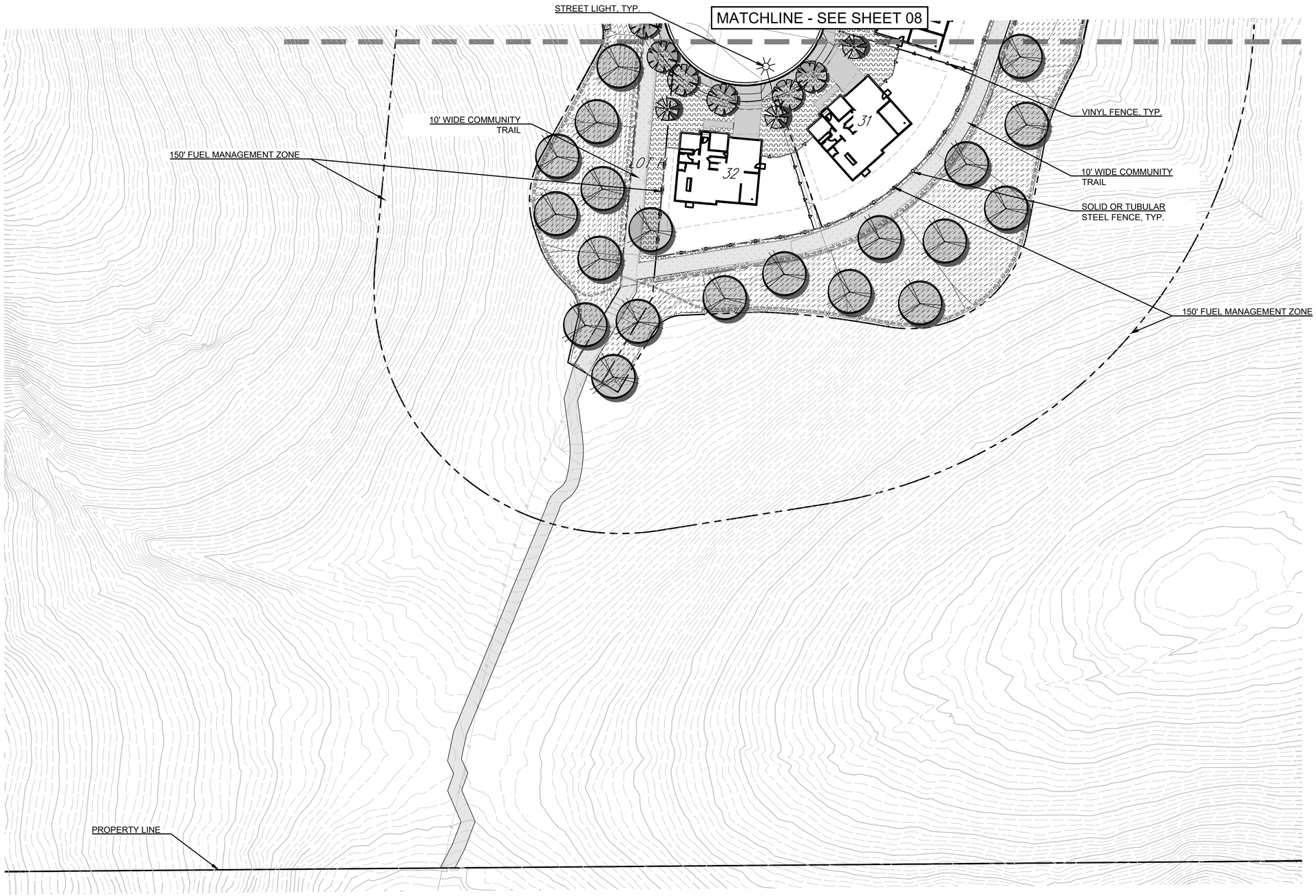
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PREPARED BY:
gmp
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T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 10

JOB #24-025-00



COMPLIANCE STATEMENT

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LANDSCAPE CONCEPT PLAN

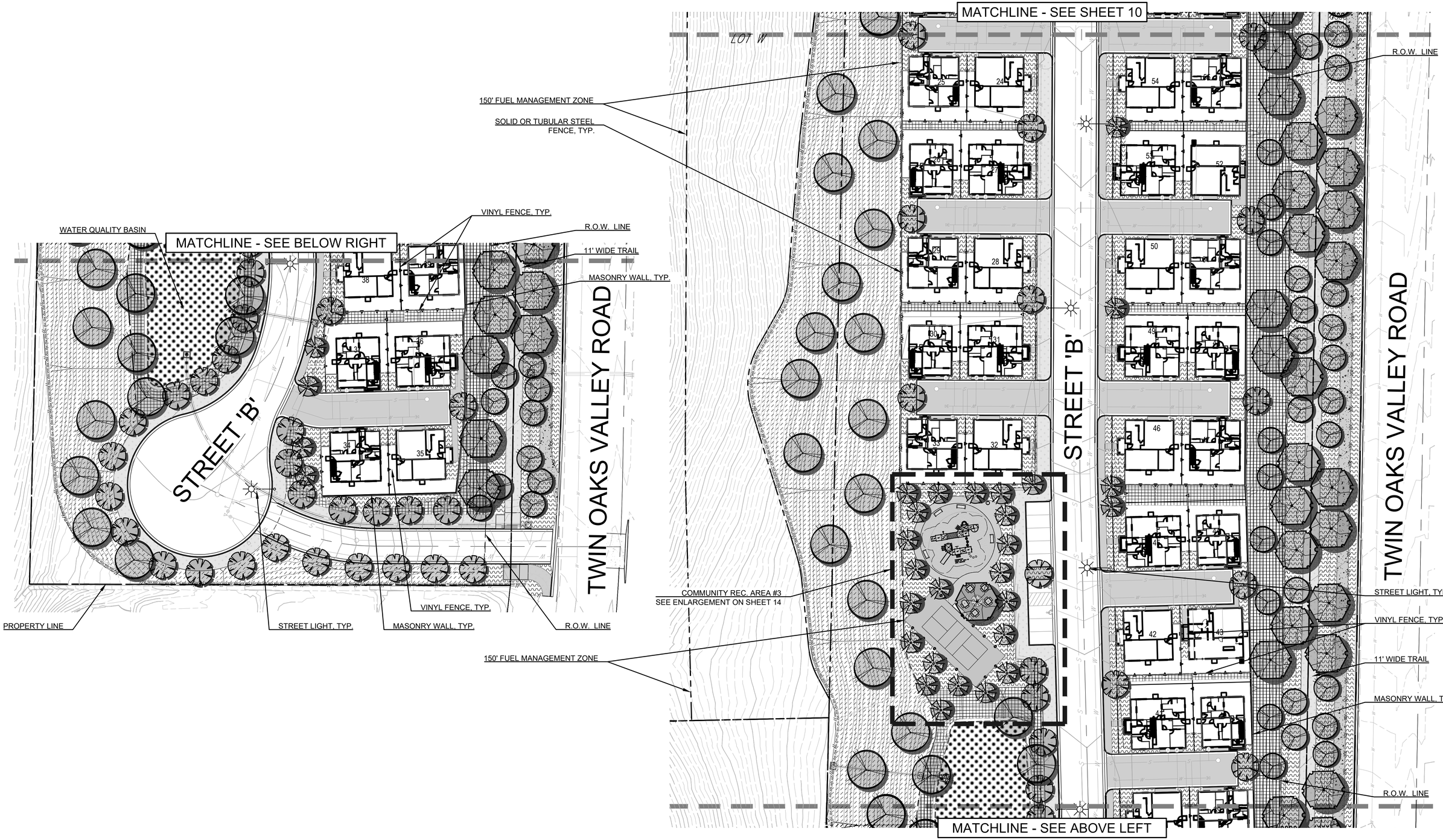
SITE DEVELOPMENT PLAN FOR

TWIN OAKS

TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET
11

JOB #24-025-00



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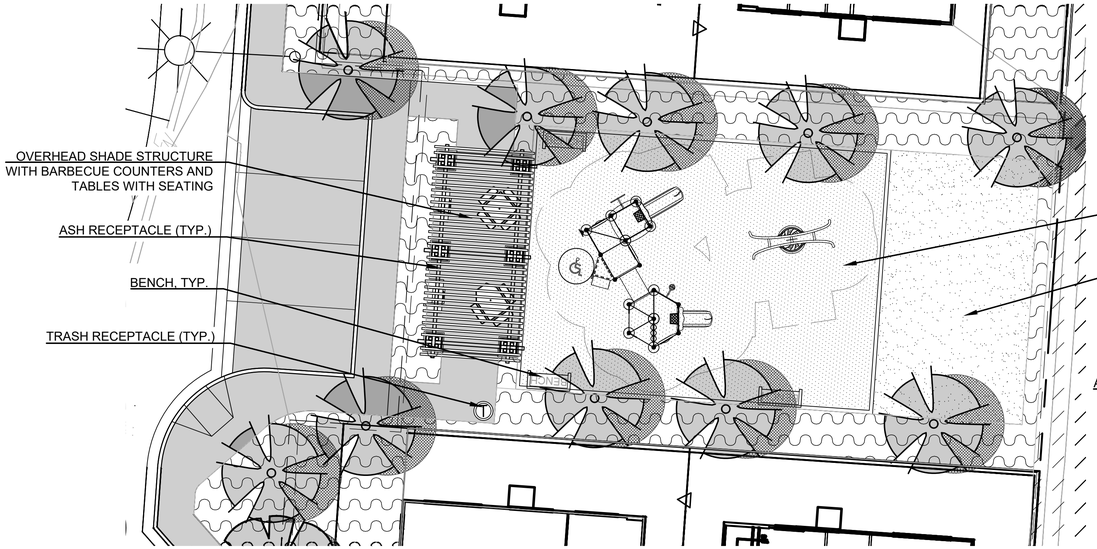
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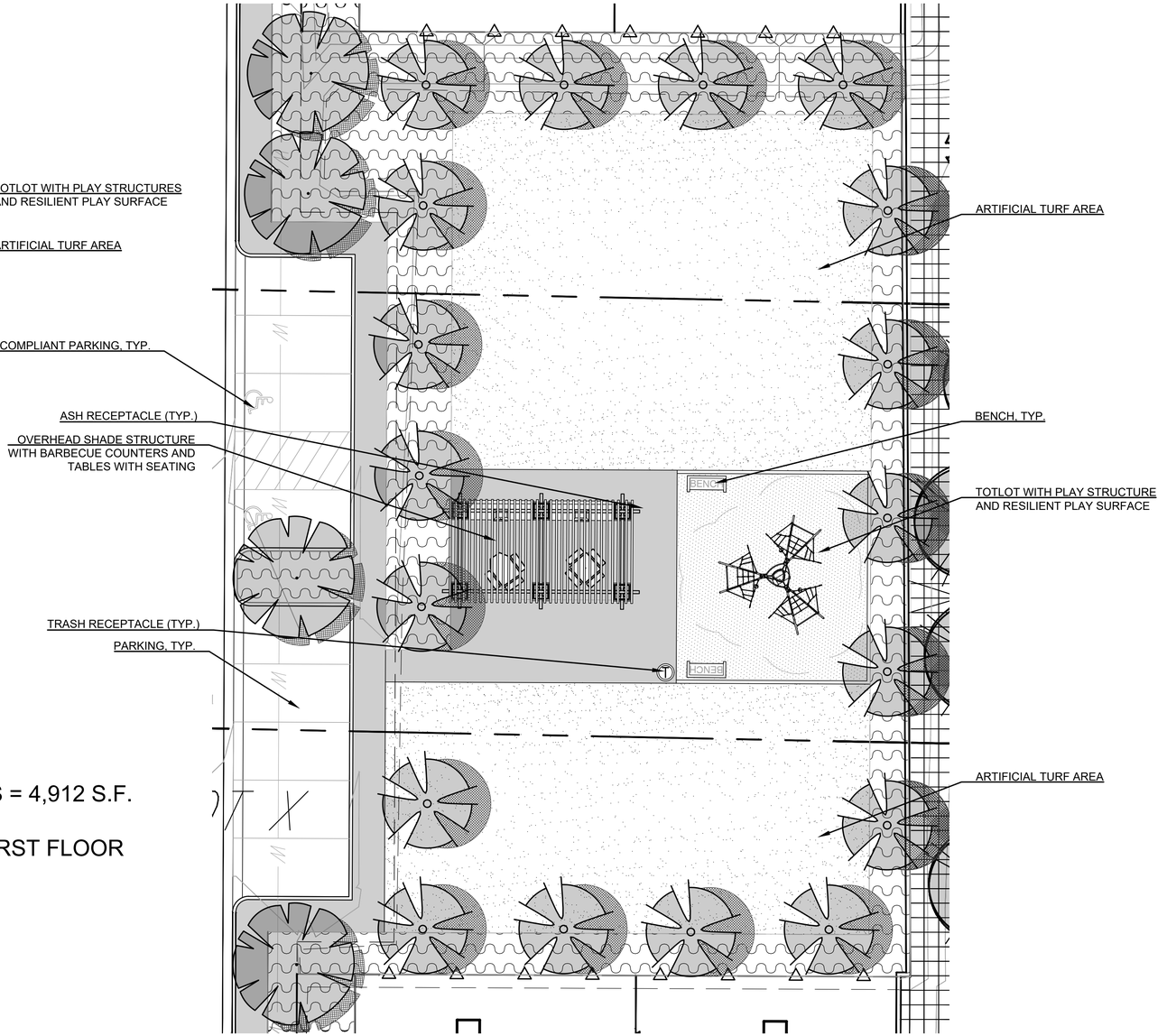
SHEET 12

JOB #24-025-00



COMMUNITY REC. AREA #1 ENLARGEMENT

PLAYGROUND/TOT LOT AREA - 3,877 SQ.FT.
CHILDREN'S PLAY AREA - 1,736 SQ.FT.
COMMON RECREATION OPEN SPACE - 4,634 SQ.FT.



COMMUNITY REC. AREA #2 ENLARGEMENT

PLAYGROUND/TOT LOT AREA - 9,519 SQ.FT.
CHILDREN'S PLAY AREA - 924 SQ.FT.
COMMON RECREATION OPEN SPACE - 11,005 SQ.FT.

COMMON RECREATION AREA SUMMARY

PLAYGROUND/TOT LOT AREA REQUIRED - 400 S.F. PER 25 D.U.'S, + 800 S.F./ 257 D.U.'S = 4,912 S.F.
PLAYGROUND/TOT LOT AREA PROVIDED - 18,204 S.F.
RECREATIONAL COMMON AREA REQUIRED - 30% OF 84,804 SF CLUSTER PRODUCT FIRST FLOOR LIVABLE AREA = 25,441 SF
RECREATIONAL OPEN SPACE PROVIDED, PARKS AND TRAIL - 36,828 S.F.

LANDSCAPE ENLARGEMENTS

COMPLIANCE STATEMENT

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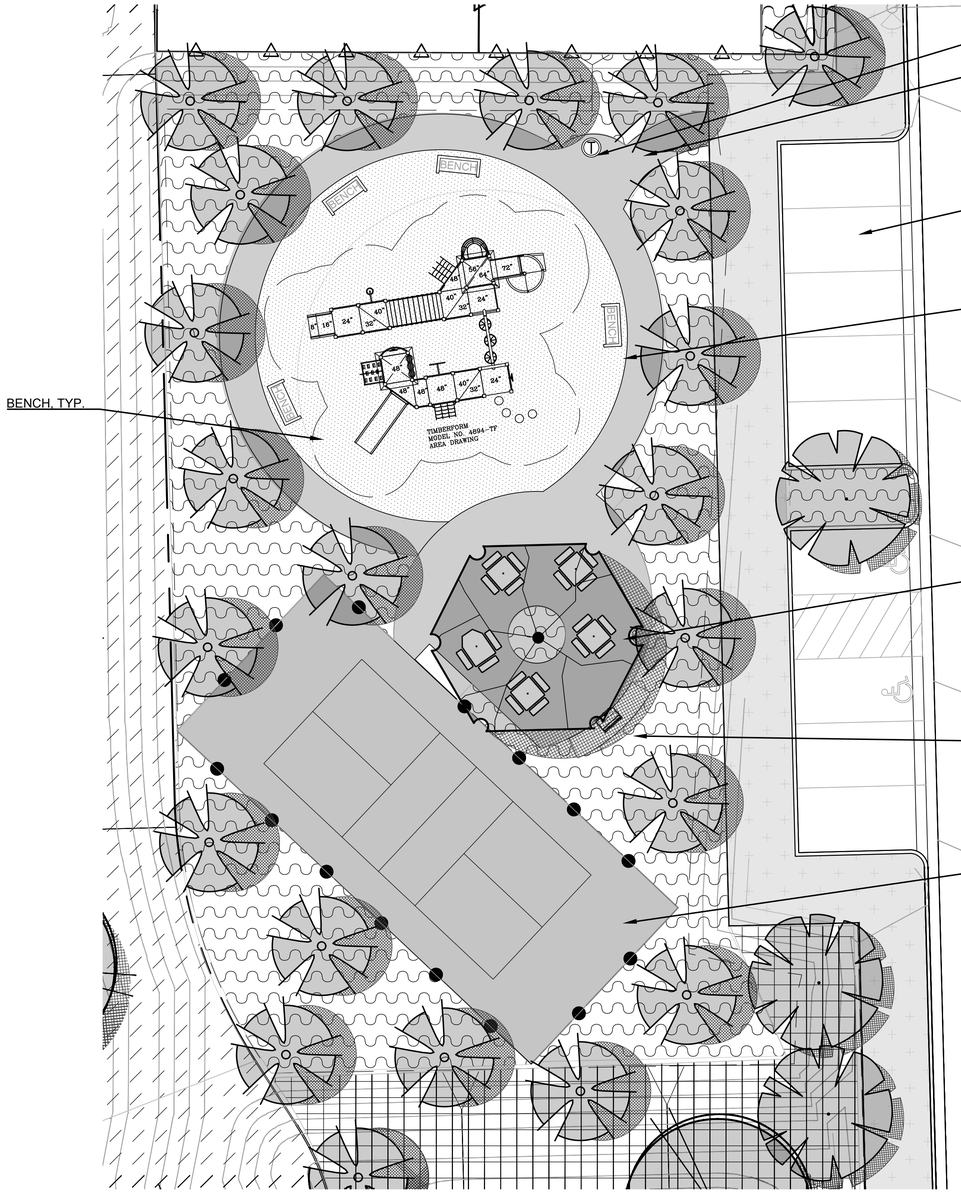
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13

JOB #24-025-00



TRASH RECEPTACLE (TYP.)

WALKWAY FROM TRAIL

PARKING, TYP.

TOTLOT WITH PLAY STRUCTURE
AND RESILIENT PLAY SURFACE

BENCH, TYP.

FOCAL POINT HERITAGE TREE

GATHERING AREA WITH BARBECUE
COUNTER TABLES WITH CHAIRS

PICKLEBALL COURT

COMMUNITY REC. AREA #3 ENLARGEMENT

TOT LOT AREA - 4,808 SQ.FT.
CHILDREN'S PLAY AREA - 2,077 SQ.FT.
COMMON RECREATION OPEN SPACE - 9,982 SQ.FT.



DOG PARK FENCE, 4' HIGH

PET SAFE "BARK MULCH"

ADA ACCESSIBLE TABLE

PET WASTE STATION

BENCH, TYP.

BENCH, TYP.

DOUBLE ENTRY GATES AT DOG
PARK ENTRANCE

DOG PARK ENLARGEMENT

COMMON RECREATIONOPEN SPACE - 5,259 SQ.FT.

LANDSCAPE ENLARGEMENTS

COMPLIANCE STATEMENT

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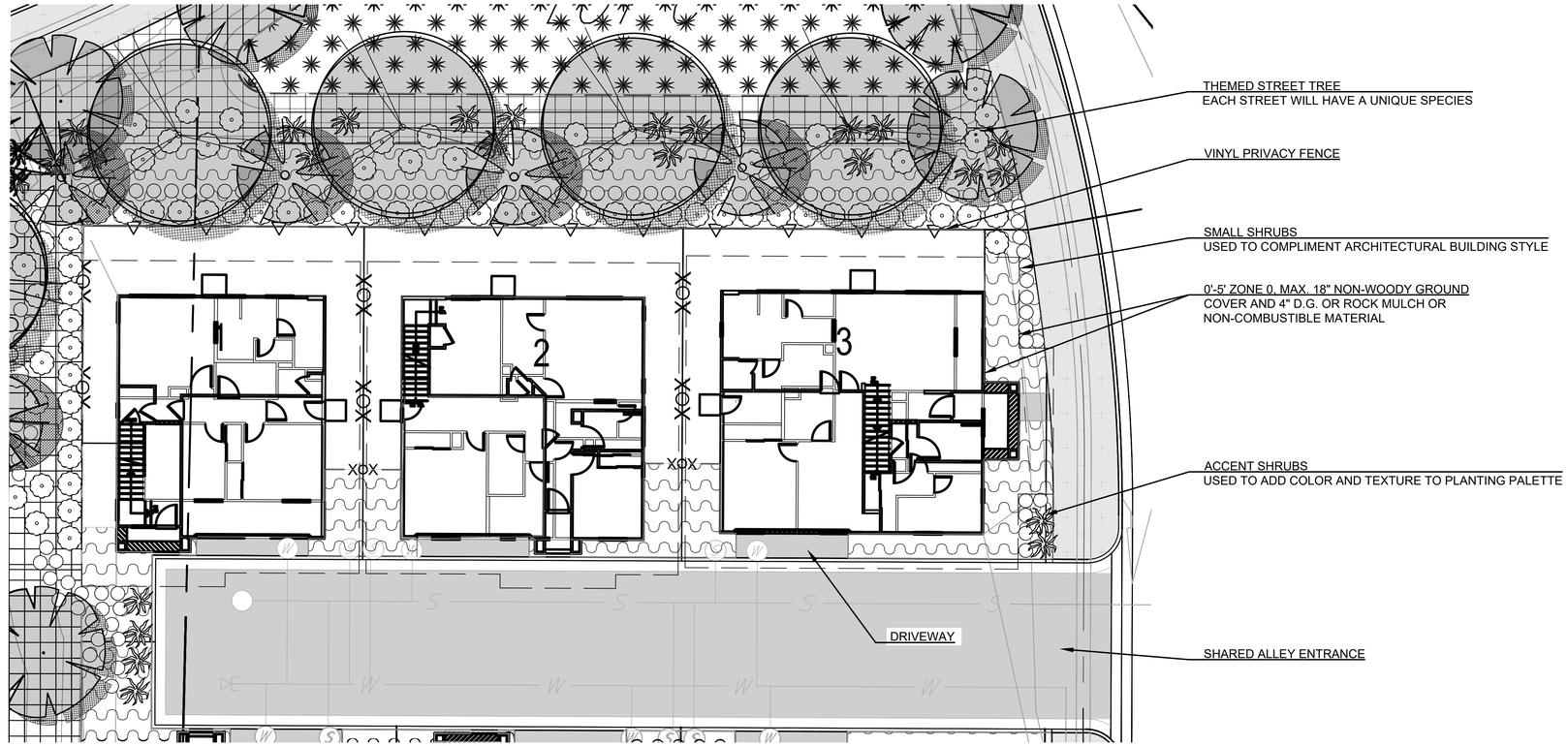
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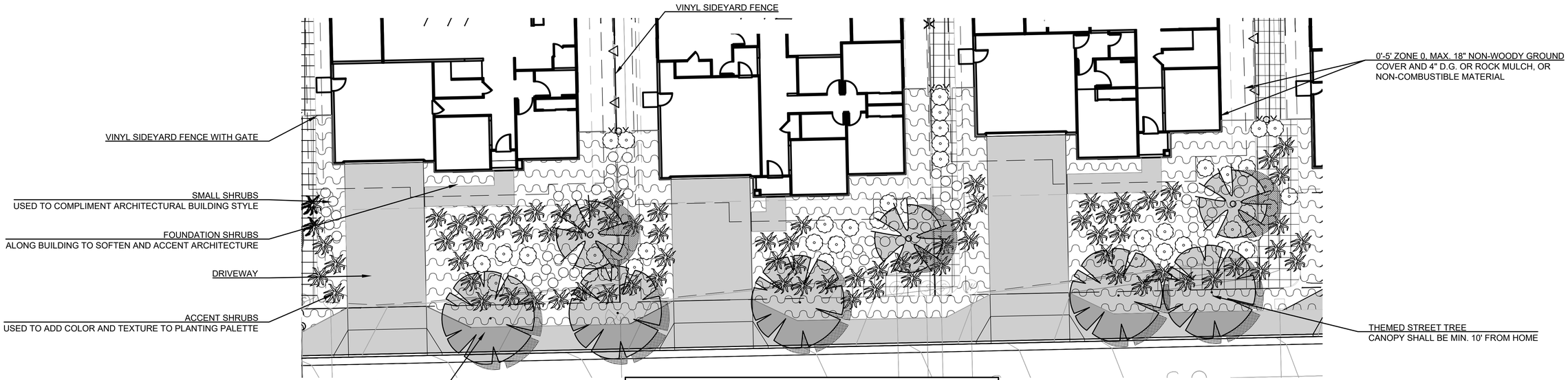
SITE DEVELOPMENT PLAN FOR
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SHEET
14

JOB #24-025-00



TYPICAL DETACHED CLUSTER PLANTING VIGNETTE



TYPICAL SINGLE FAMILY FRONT YARD PLANTING VIGNETTE

LANDSCAPE ENLARGEMENTS

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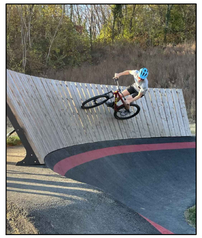
SITE DEVELOPMENT PLAN FOR
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SHEET 15

JOB #24-025-00













PUMP TRACK IMAGERY

5' HIGH BERM

12' WIDE STABILIZED D.G. MULTI-USE LOOP TRAIL

24,000+/- S.F. NATURAL TURF AREA FOR RIDER VIEWING AND COMMUNITY ACTIVITIES

4' HIGH BERM

(3) 12' X 16' SHADE ELEMENTS WITH SEATING ARRANGED TO VIEW PUMP TRACKS AND NATURAL TURF AREA

3" LAYER DECOMPOSED GRANITE, 'DESERT GOLD' IN TRACK WASTE AREAS

12' WIDE STABILIZED D.G. TRAIL CONNECTION FROM MULTI-USE TRAIL TO PARK

ARTIFICIAL TURF OR RUBBER MULCH TRACK EDGING

3" LAYER DECOMPOSED GRANITE, 'DESERT GOLD' IN TRACK WASTE AREAS

8' TALL TUBULAR STEEL FENCE SURROUNDING TRACKS

ASPHALT PUMP TRACKS FOR MULTIPLE EXPERIENCE LEVELS

12,000 -13,000 S.F. NATURAL TURF PARK GREEN

4' HIGH BERM

WALLRIDE

TWIN OAKS VALLEY ROAD

MATCHLINE - SEE SHEET 17

LANDSCAPE ENLARGEMENTS - PUBLIC PARK

COMPLIANCE STATEMENT

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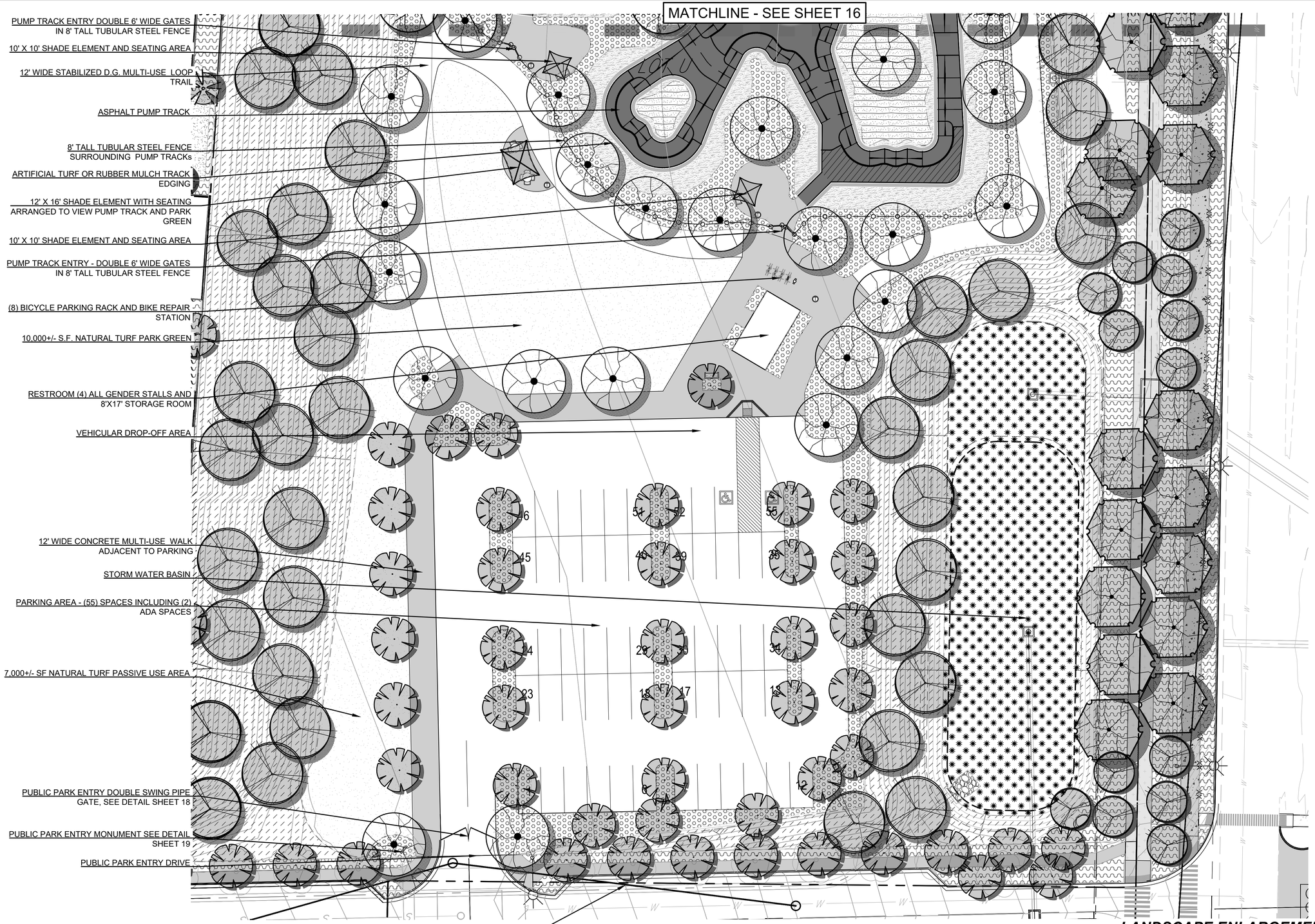
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SHEET 16

JOB #24-025-00



LANDSCAPE ENLARGEMENTS - PUBLIC PARK

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INTERSECTION SITE LINE NOTE

NO LANDSCAPE ELEMENTS OVER 30" IN HEIGHT AS MEASURED AT STREET GRADE AND TREES MUST HAVE LIMBS TRIMMED 6' ABOVE TOP OF CURB WITHIN INTERSECTION SIGHT LINES.

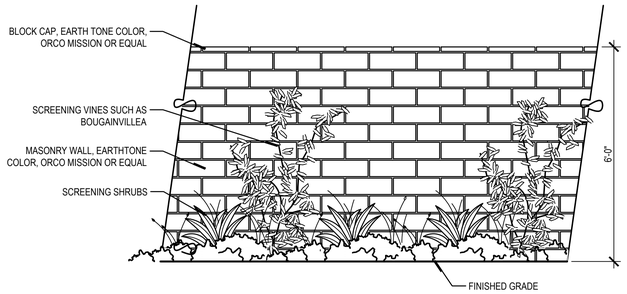
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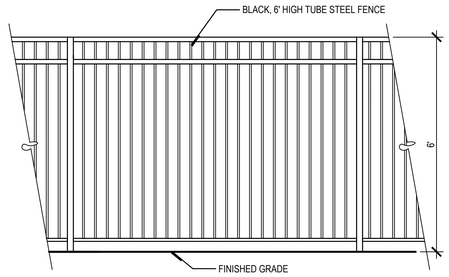
SITE DEVELOPMENT PLAN FOR
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City of San Marcos, California

SHEET 17

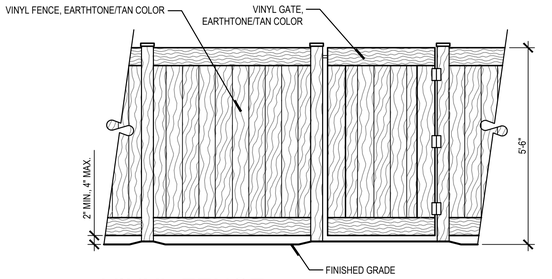
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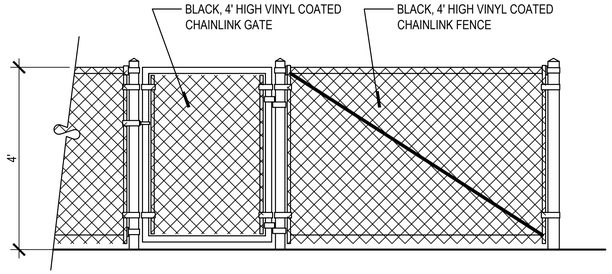
A MASONRY WALL



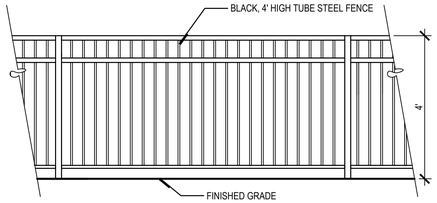
B TUBULAR STEEL FENCE



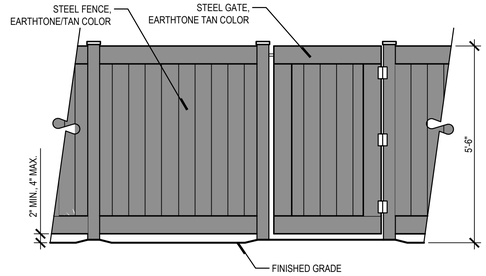
C VINYL FENCE



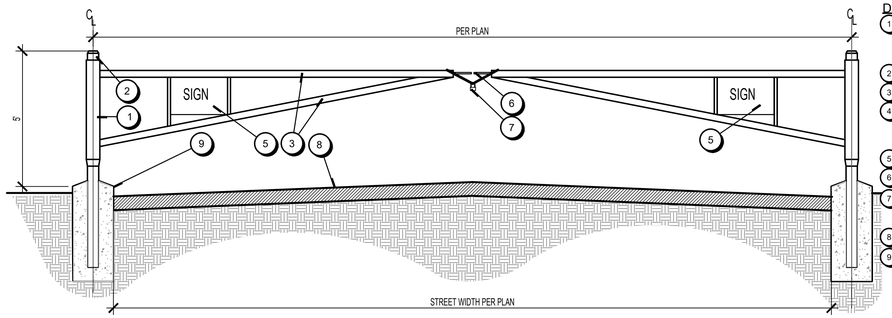
D 4' HT. VINYL COATED CHAINLINK FENCE



E DOG PARK STEEL FENCE



F SOLID STEEL FENCE



DETAIL LEGEND

1. 6" STD. WT. STEEL PIPE. INSTALL ON 5' POST AS SWINGING SLEEVE. INSTALL WITH 3 GREASE ZERK FITTINGS EVENLY PLACED
2. 5' STD. WT. STEEL PIPE
3. 5' STD. WT. STEEL PIPE
4. 18" DIA. CONCRETE FOOTING SHALL BE CLASS 'C'. POST SHALL BE 6" CLEAR FROM BOTTOM. SLOPE TOP 2" TO DRAIN AWAY FROM POST
5. ¾" THICK PLATE (TYP.) SEE NOTE
6. ¾" THICK STEEL ROD
7. PADLOCK AND CHAIN. CHAIN SHALL BE 1/4" COIL PROOF GALVANIZED / PADLOCK SHALL BE 'KNOX PADLOCK'
8. FINISH SURFACE
9. TOP OF CURB

G DOUBLE SWING PIPE GATE

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.2

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)[e]
Regular Landscape Areas							
Fuel Mgmt. Slopes	0.2	Spray	0.75	0.27	577,064	155,807	1,413,481
Basin Bottoms	0.5	Spray	0.75	.67	61,691	41,333	1,388,788
Common Areas	0.5	Drip	0.81	0.62	427,013	264,748	8,895,533
Interior Slopes	0.2	Spray	0.75	0.27	237,849	64,219	2,157,758
Trees	0.5	Bubblers	0.81	.62	62,160	38,592	1,296,691
				Totals	1,365,777	564,699	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	15,152,251
						Maximum Allowed Water Allowance (MAWA)[e]	24,231,957

[a] ***Hydrozone #/Planting Description*** *E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting*

[b] ***Irrigation Method*** *overhead spray or drip*

[c] ***Irrigation Efficiency*** *0.75 for spray head 0.81 for drip*

[d] ***ETWU (Annual Gallons Required)*** *= Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed)*** *= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA))* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

(54.2)(0.62)(0.55 X 1,365,777)+0 = 24,231,957

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	564,699
Total Area	1,365,777
Average ETAF	0.41

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

All Landscape Areas

Total ETAF x Area	564,699
Total Area	1,365,777
Sitewide ETAF	0.41

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

OAKCREST PARK

Reference Evapotranspiration (ETo) 54.2

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)[e]
Regular Landscape Areas							
*Common Areas	0.2	Drip	0.81	.25	25,935	6,484	217,862
Trees	0.2	Bubblers	0.81	.25	3,360	840	28,224
				Totals	29,295	7,324	
Special Landscape Areas							
Turf				1	18,794	18,794	631,478
				1			
				1			
				Totals	48,089	26,118	
						ETWU Total	246,086
						Maximum Allowed Water Allowance (MAWA)[e]	549,829

[a] ***Hydrozone #/Planting Description*** *E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting*

[b] ***Irrigation Method*** *overhead spray or drip*

[c] ***Irrigation Efficiency*** *0.75 for spray head 0.81 for drip*

[d] ***ETWU (Annual Gallons Required)*** *= Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed)*** *= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA))* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

(54.2)(0.62)[(0.55 X 29,295)+((1-.55)x18,794)] = 549,829

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	9,374
Total Area	29,295
Average ETAF	0.31

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

*Note: Slopes and Basin are part of the overall project irrigation calculations.

All Landscape Areas

Total ETAF x Area	26,118
Total Area	48,089
Sitewide ETAF	0.54

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DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

CONCEPTUAL DETAILS & WATER EFFICIENT WORKSHEET

PREPARED BY:

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LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR

TWIN OAKS

TWIN OAKS VALLEY ROAD
City of San Marcos, California

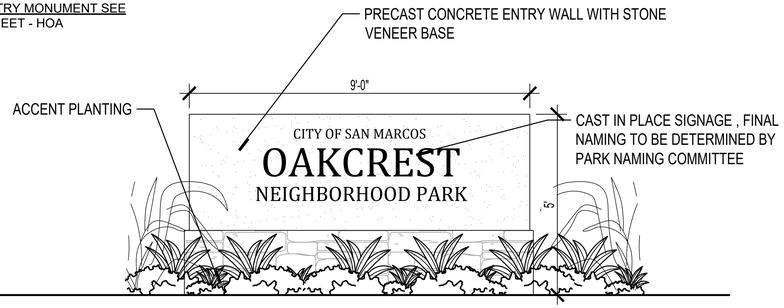
SHEET
18

JOB #24-025-00



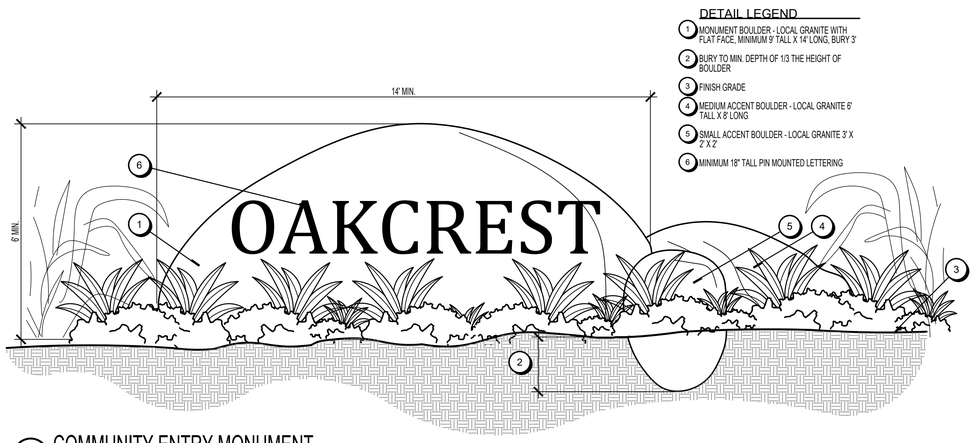
FENCE AND WALL SCHEDULE

- MASONRY WALL - 3,649 L.F. (DETAIL A/18) STRUCTURE AND EXTERIOR H.O.A. MAINTAINED, INTERIOR SURFACE PRIVATE H.O. MAINTAINED
- TUBULAR STEEL VIEW FENCE - 2,358 L.F. (DETAIL B/18) PRIVATE H.O. MAINTAINED
- VINYL FENCE - 24,573 L.F. (DETAIL C/18) EXTERIOR H.O.A. MAINTAINED, INTERIOR SURFACE AND SIDE YARDS PRIVATE H.O. MAINTAINED
- SOLID OR TUBULAR STEEL FENCE - 3,188 L.F. (DETAIL B OR F/18) EXTERIOR H.O.A. MAINTAINED, INTERIOR SURFACE AND SIDE YARDS PRIVATE H.O. MAINTAINED
- DOG PARK TUBULAR STEEL FENCE - 332 L.F. (DETAIL E/18) H.O.A. MAINTAINED
- PICKLBALL COURT CHAIN LINK FENCE - 292 L.F. (DETAIL D/18) H.O.A. MAINTAINED
- 8' TUBULAR STEEL FENCE - 1,397 L.F. (DETAIL B/18) CITY MAINTAINED
- LODGE POLE 2 ROPE RAIL FENCE - 2,262 L.F. (PER CITY STANDARD) CITY MAINTAINED



(H) PARK ENTRY MONUMENT

SEPARATE PERMIT REQUIRED



(I) COMMUNITY ENTRY MONUMENT

CONCEPTUAL FENCE & WALL PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE _____ 1/22/26 DATE

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

150 75 0 150 300
SCALE: 1"=150'-0"

PREPARED BY:
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

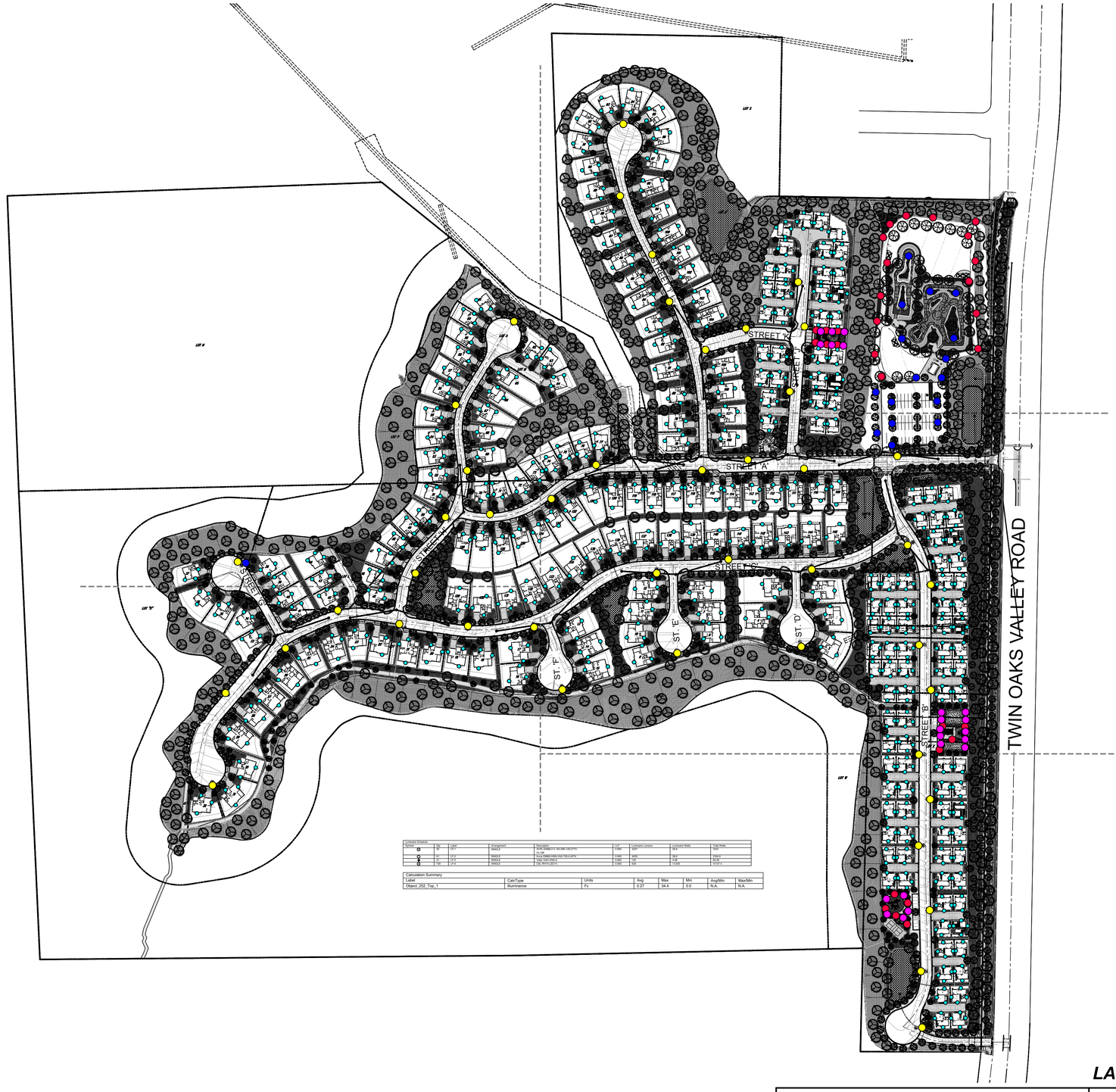
SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET
19

JOB #24-025-00

CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	36	LF-7	SINGLE	Visual P5BBT-SBK-T-4K-SBK-120-277V-DL-HK	0.900	5207	34.9	1256.4
	51	LF-2	SINGLE	Visual P5BBT-SBK-T5D-T5D-120-277V-DL-HK	0.900	4229	34.9	1780.9
	37	LF-3	SINGLE	CSL TM14-D-SBK	0.900	1000	10.000	370.0
	136	LF-4	SINGLE	CSL TM14-D-BRZ-K	0.900	525	5.000	18137.4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_252_Top_1	Illuminance	Fc	0.27	34.4	0.0	N.A.	N.A.



WALL SCONCE-SEE CUT SHEET LC-26



TREE UPLIGHT-SEE CUT SHEET LC-26



POLE LIGHT-SEE CUT SHEET LC-26



BOLLARD LIGHT-SEE CUT SHEET LC-26

COMPLIANCE STATEMENT

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1/22/26
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REGISTRATION NO. 3503 EXP: 02-2025

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DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

50 25 0 100 200
SCALE: 1"=50'0"

LANDSCAPE CONCEPTUAL LIGHTING PLAN

PREPARED BY:
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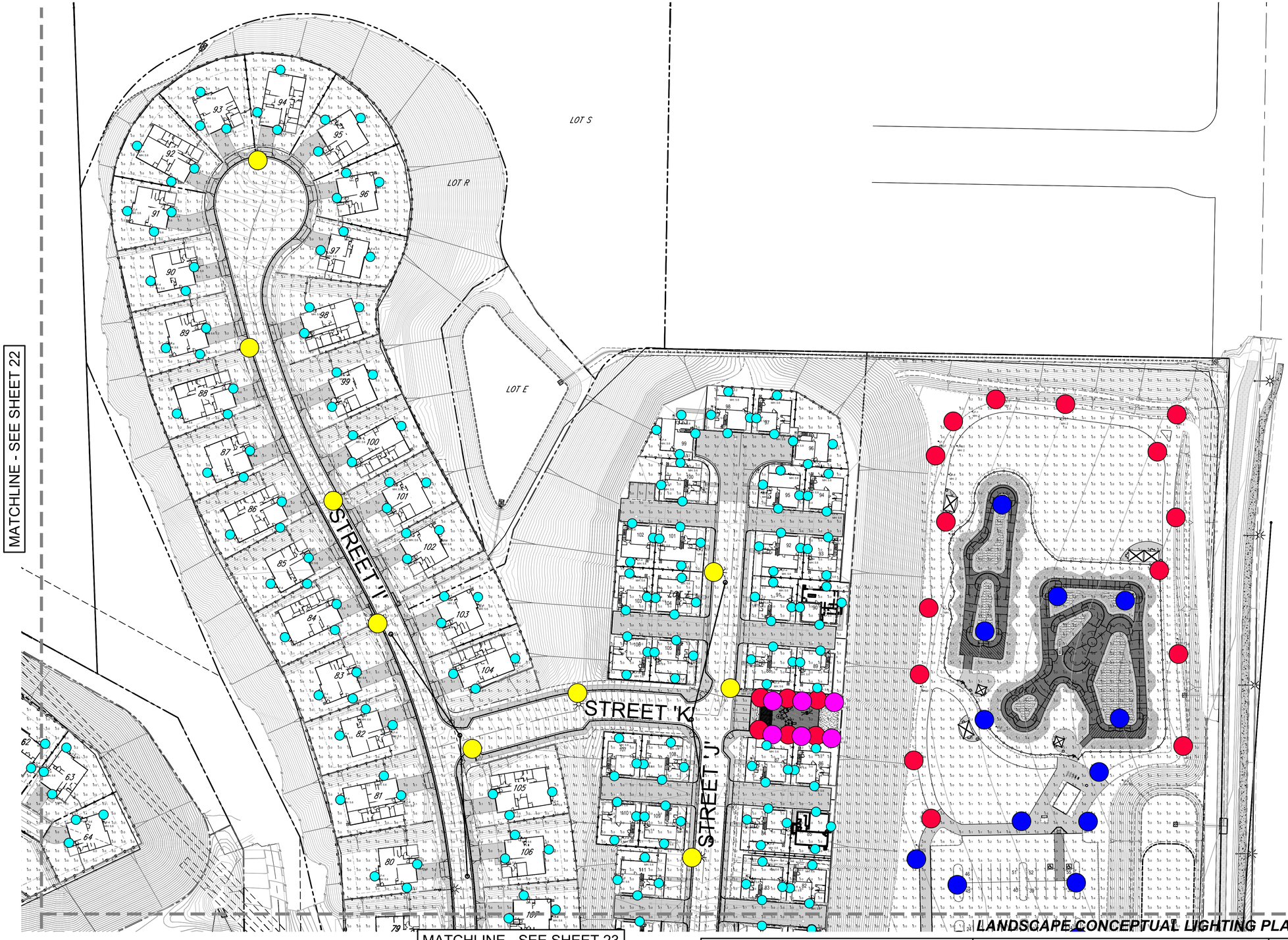
SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET
20

JOB #24-025-00

CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT



LANDSCAPE CONCEPTUAL LIGHTING PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

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INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

50 25 0 100 200
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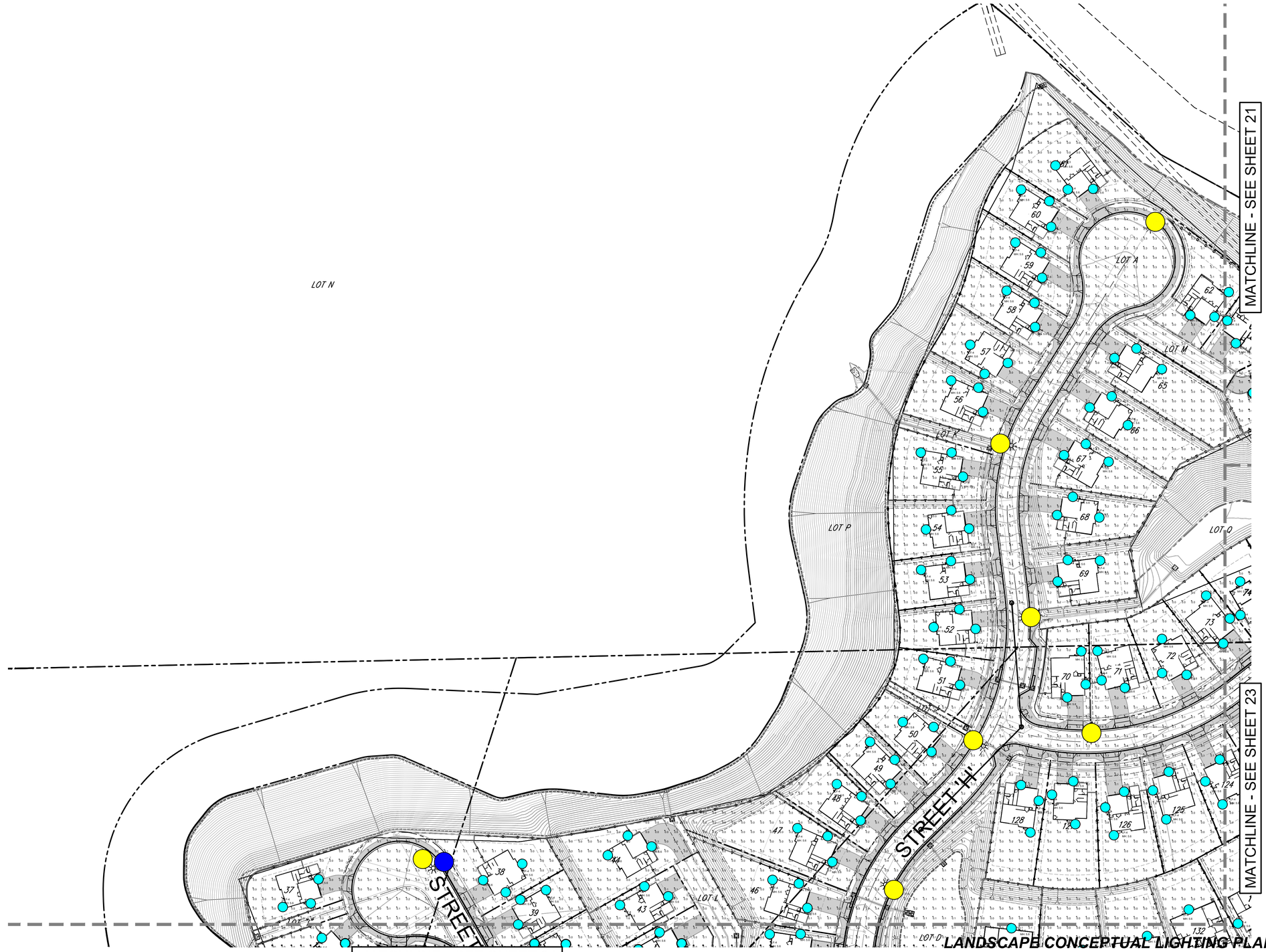
SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 21

JOB #24-025-00

CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT



LANDSCAPE CONCEPTUAL LIGHTING PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE

1/22/26
DATE

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
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DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

50 25 0 100 200
SCALE: 1"=50'-0"

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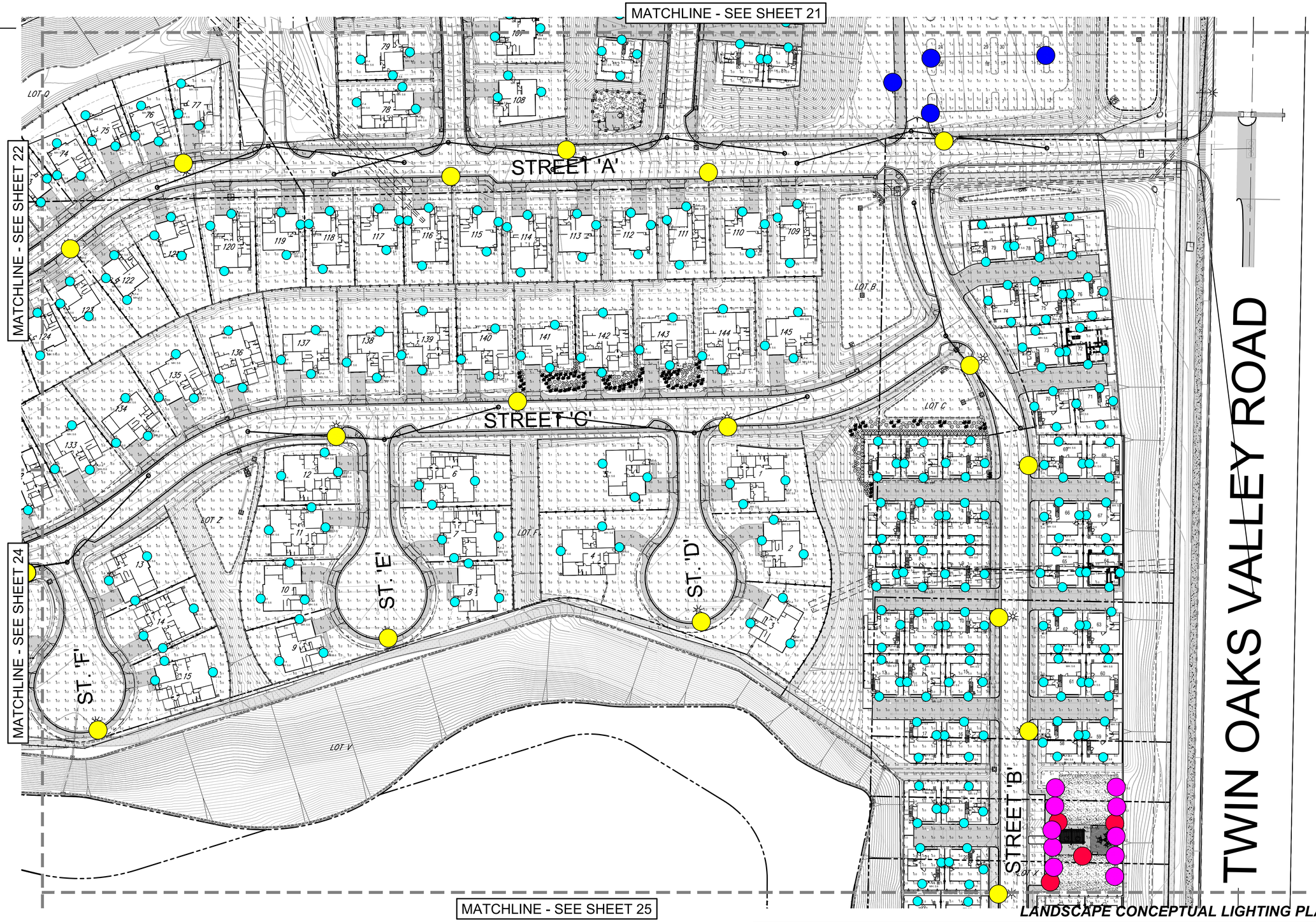
SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 22

JOB #24-025-00

CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT



LANDSCAPE CONCEPTUAL LIGHTING PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE

1/22/26
DATE

REGISTRATION NO. 3503 EXP: 02-2025

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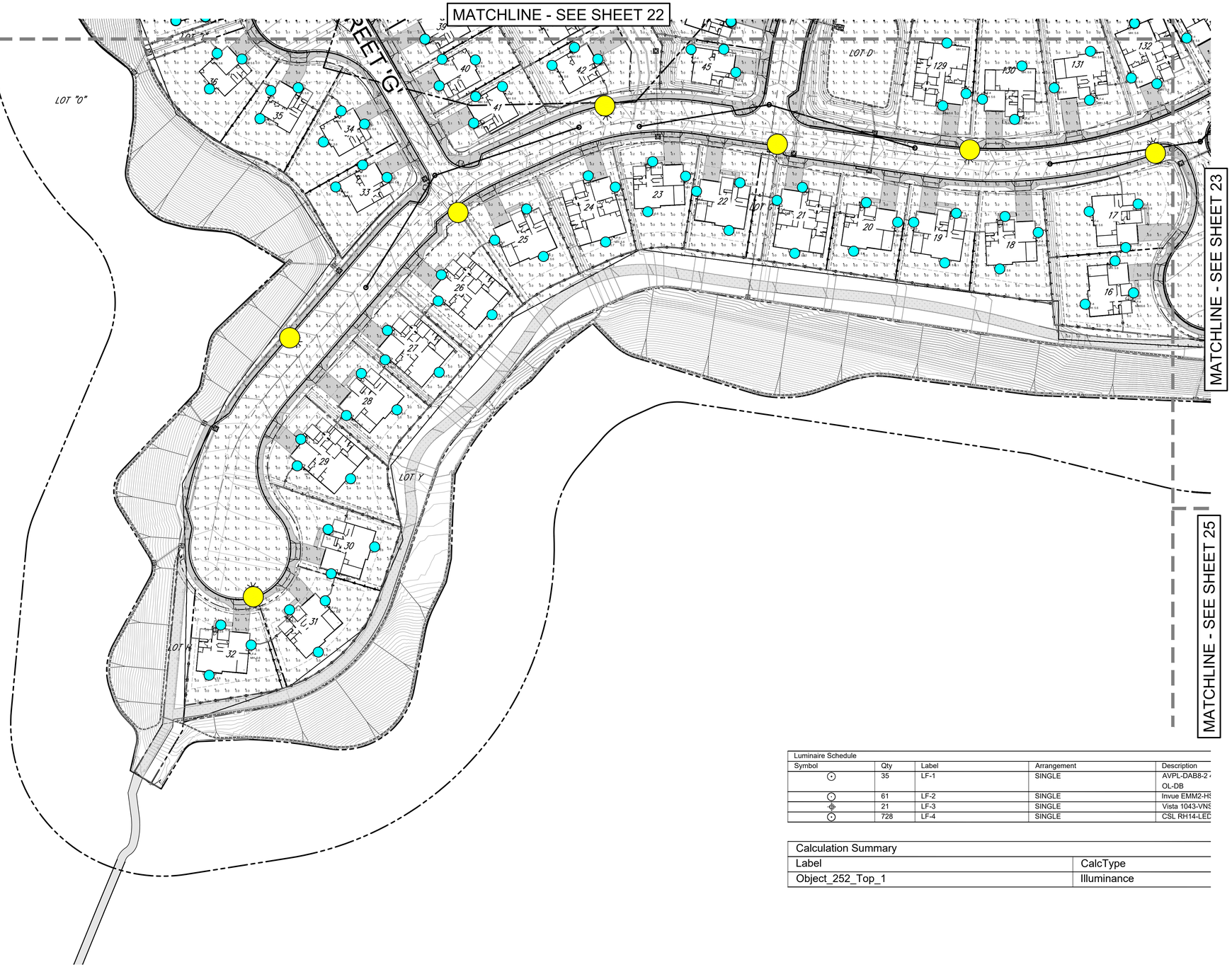
SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 23

JOB #24-025-00

CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	35	LF-1	SINGLE	AVPL-DAB8-2 OL-DB
	61	LF-2	SINGLE	Invue EMM2-H
	21	LF-3	SINGLE	Vista 1043-VN
	728	LF-4	SINGLE	CSL RH14-LE

Calculation Summary	
Label	CalcType
Object_252_Top_1	Illuminance

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE

1/22/26
DATE

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

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DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

50 25 0 100 200
SCALE: 1"=50'-0"

LANDSCAPE CONCEPTUAL LIGHTING PLAN

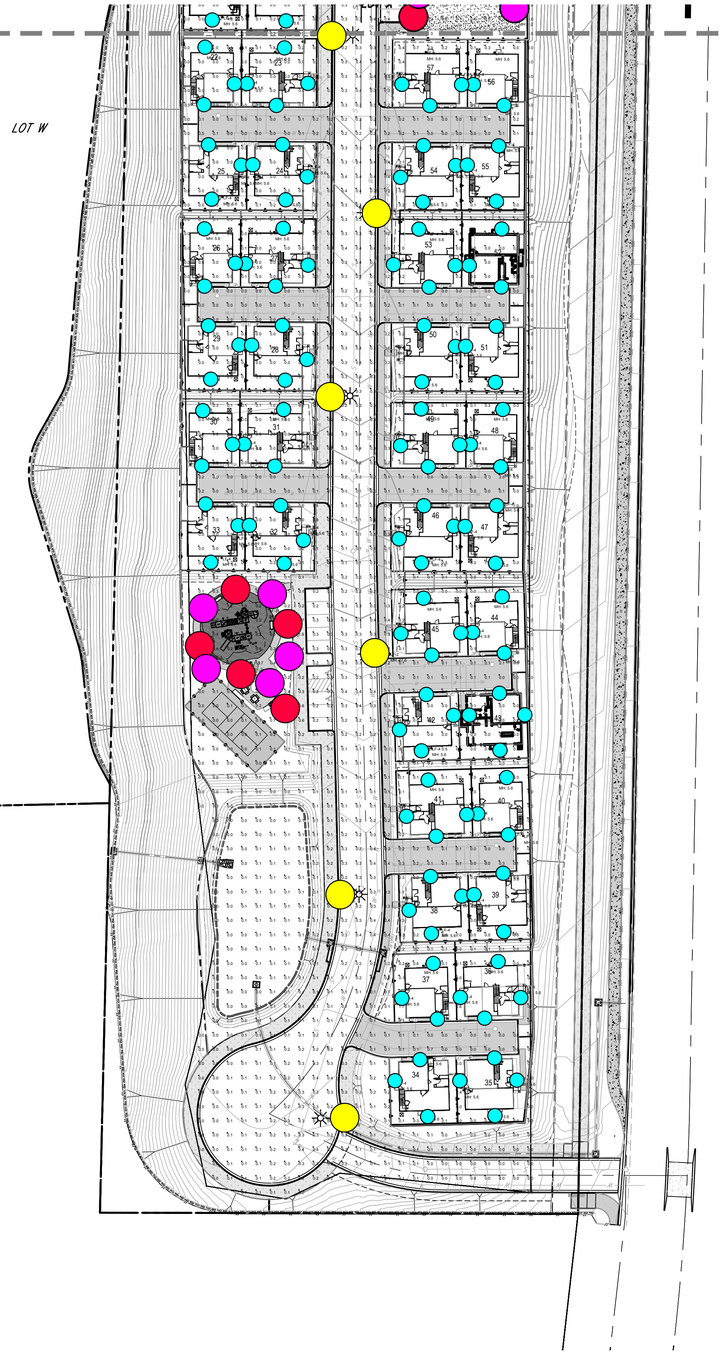
PREPARED BY:
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LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 24

JOB #24-025-00

MATCHLINE - SEE SHEET 24



	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	SINGLE	AVPL-DAB8-2 4 -XX-30K-120-277V-OL-DB	0.950	3227	29.8	1043
	SINGLE	Invue EMM2-HSN-VA2-735-U-WT4	0.950	4025	38.6	2354.6
	SINGLE	Vista 1043-VNS-A	0.950	135	4.06	85.26
	SINGLE	CSL RH14-LED14	0.950	629	13.925	10137.4

	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
	Illuminance	Fc	0.27	34.4	0.0	N.A.	N.A.

CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT

Photometry Disclaimer:
- Light loss factor (LLF) has been established at 0.95 per industry IES standard.
- Refer to Calculation summary for placement of calculation points. I.E.: Workplane, Floor.
- Offices, conference rooms, and open work areas are calculated at 2.5' from A.F.F. All other areas will be calculated at floor or at the direction of the client.
- Reflectance levels are per SCI Standard: Ceiling at 0.80, Floors at 0.20, Walls at 0.50 and Objects at 0.50 unless specified by client.

Controls Disclaimer:
- This device diagram is provided using industry recognized software and are provided for estimation purposes only, field conditions need to be verified and might require adjustment of the controls system.
- All fixtures must have a 0-10V driver/ballast in order to dim using SCI's controls system Controller. ballast.
NOTE: Fluorescent fixtures will require a compatible
- SCI Controls System is based on CA-2022 T24 code and might supersede end user requirements.

Calculations are provided using industry recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data. However, actual lighting levels will vary depending on field conditions such as Calculations are also subject to the limitations of the software. Due to the above considerations, Southern California Illumination cannot guaranty that actual light levels measured in the field will match our initial calculations.

COMPLIANCE STATEMENT

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1/22/26
DATE

REGISTRATION NO. 3503 EXP: 02-2025

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INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

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SCALE: 1"=50'-0"

LANDSCAPE CONCEPTUAL LIGHTING PLAN

PREPARED BY:
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LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET
25

JOB #24-025-00

POLES & LIGHTING

DAB8

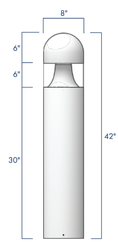
Job Name: _____ Client Name: _____
Job Location: _____ Quote: _____
Type: _____ Quote Date: _____

AV POLES & LIGHTING
43827 Division St.
Lancaster, CA 93535
Toll Free: (844) 770-AVPL
Fax: (661) 945-2764
sales@avpltg.com
www.avpltg.com

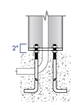
DOME TOP ALUMINUM ROUND BOLLARD



DIMENSIONS



ANCHORAGE



Anchor Bolt
2" Minimum Projection



Anchor Plate
8" Diameter
5.25" B.C.D.
4" Conduit Opening

DESCRIPTION

An outstanding traditional design and authentic appearance that is suitable for a variety of lighting applications. The DAB8 series by AV Poles and Lighting is ideal for courtyards, pathways, and all low level lighting applications.

FEATURES

- Round extruded aluminum construction
- Stainless steel hardware
- Acrylic injection molded lenses with smooth clear or opal finish.
- 0-10V dimmable driver
- 10-20KV surge protection
- IP67 rated modules - 5 year warranty
- Up to 180 Lumens Per Watt output
- Low maintenance cost with lifetime >54,000 hrs
- LED modules arranged in a Type V optic pattern for even light distribution.
- TGIC thermoset polyester powder coat finish is electrostatically applied at a 3.0 mil nominal thickness. A five stage metal pre-treatment process and sealer provide maximum corrosion resistance. The powder top coat is baked in excess of 400 degrees for supreme endurance.

SUITABLE FOR WET LOCATIONS

ORDERING INFORMATION

AVPL - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

BOLLARD	HEIGHT	WATTAGE	COLOR TEMP	VOLTAGE	OPTICS	FINISH	OPTIONS
DAB8	24"	18W 350mA	3000K WARM WHITE	120-277V VOLTAGE SENSING	DR	DARK BRONZE	STANCHION MOUNT
	30"	26W 523mA	4000K NEUTRAL WHITE	347-480V VOLTAGE SENSING	IL	BLACK	HOUSE-SIDE SHIELD
	36"	36W 700mA	5000K COOL WHITE		OL	WHITE	PHOTOCELL BUTTON
	42"	52W 1050mA			WA*	GREY	
						GREEN	

*APPLY LLF OF 10% TO LUMEN OUTPUT CHART

ALL RAL COLORS AVAILABLE

LUMEN OUTPUT CHART

		18W 350mA	26W 523mA	36W 700mA	52W 1050mA			18W 350mA	26W 523mA	36W 700mA	52W 1050mA			18W 350mA	26W 523mA	36W 700mA	52W 1050mA
3K	Type V	2,462	3,349	4,348	5,865	4K	Type V	2,592	3,515	4,579	6,136	5K	Type V	2,617	3,550	4,624	6,217

BOLLARD LIGHT

Project		Catalog #	Type
Prepared by		Notes	Date



Invue

Epic

Decorative Pendant Luminaire

Product Certifications & Features

Light Alchitect™

Interactive Menu

- **Ordering Information** page 2
- **Accessory & Mounting Details** page 3
- **Installation Overview** page 9
- **Energy and Performance Data** page 10
- **Optical Distributions** page 12

Product Specifications

OPTICAL
- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and five wavestream optics
- Optics are IP66 enclosure rated
- 9 Correlated Color Temperature (CCT) options:
  - 70 CRI: 2200K, 2700K, 3000K, 4000K, 3500K 5000K
  - 80 CRI: 3000K, 4000K
  - Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - Single-piece snap-on square shields
  - Multiple-piece configurable vertical perimeter shielding

ELECTRICAL
- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

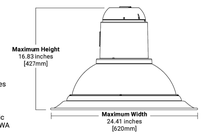
PHYSICAL CHARACTERISTICS
- Cast aluminum top housing attaches to cast aluminum mounting arm hub with four fasteners
- One-piece silicone gasket between casting and power wires seals out moisture and contaminants
- Continuous silicone gaskets are used to seal the lens and mechanical structures
- Tall fixture configurations feature a field-serviceable center section which can lift to allow easy access to surge module, PCR, and FADC
- Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form
- Optional tenon-mount bishop arm for post top retrofits
- Full selection of compatible mounting arms available in accessories section
- Housing finished in 5-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 7 standard color options, plus a wide range of custom colors (Consult your Cooper Lighting representative for custom color options)
- Approximate Weight: 26 lbs (tall); 21 lbs (short)
- Fixture EPA: 0.70 (tall); 0.50 (short)

CONTROLS
- Optional ANSI C136.10 7-pin receptacle for photocells or Networked Lighting Control (NLC) modules
- Optional Field Adjustable Dimming Control Module (FADC)
  - Enables manual adjustment of power consumption and lumen output. Factory preset to highest output level for option selected
  - Allows a single fixture SKU to cover multiple field applications with manual adjustment at installation
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and D4i-enabled drivers

COMPLIANCE
- IDA Certified 3000K and warmer only
- UL Wet Location rated
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- Products that meet BABA through Exemption (BABAE): This exception allows any product to satisfy BABA requirements regardless of domestic content manufacturing for projects funded by FHWA through Oct 1st 2025
- Products that meet BABA through BAA Exemption (BABAF): FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specificaccessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

WARRANTY
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details



NOTES:
1. DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
2. See configurations for more detailed information.

POLE LIGHT - 10' AND 27'-7" HEIGHTS SEE PLAN

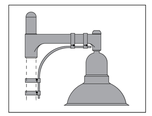
Invue

Epic

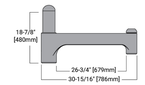
Mounting Accessories

DESCRIPTION

Slipfits over 4" round straight pole, or 4" O.D. by 6" tall round tenon.

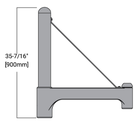


SINGLE POLE

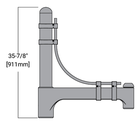


TRADITIONAL SINGLE POLE MOUNT ARM
VA6109 (Modern)
E.P.A: 0.86 | Weight: 20 lbs.

ADORNMENT ABOVE



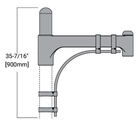
TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER BAR
VA6112 (Modern)
E.P.A: 1.38 | Weight: 28 lbs.



TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED UPPER BAR
VA6110 (Modern)
E.P.A: 1.4 | Weight: 28 lbs.

TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER STRAP
VA6114 (Modern)
E.P.A: 1.17 | Weight: 24 lbs.

ADORNMENT BELOW



TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED LOWER BAR
VA6111 (Modern)
E.P.A: 1.16 | Weight: 25 lbs.

TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° LOWER BAR
VA6113 (Modern)
E.P.A: 1.17 | Weight: 24 lbs.

POLE LIGHT MOUNTING OPTIONS

MODEL **1043** | Specification Sheet
Commercial Series • Floodlight • LED

TYPE: _____ MODEL: _____
PROJECT: _____

IP66 BAA BABA

PRODUCT FEATURES

Wattage	5 – 20 W
Voltage	120 – 277 VAC
Lumens	135 – 1212 Delivered Lumens
Distribution	16° (VNS), 19° (NS), 30° (MF), 45° (WF)
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Multi-Volt 120-277VAC with tri-modal dimming capabilities
Dimensions	3" DIA x 7⅛" D



ORDERING INFORMATION

*EXAMPLE: **1043-GM-MF-27-A-MV-PCT-FS***

MODEL	FINISH	DISTRIBUTION	COLOR TEMP	LUMENS	VOLTAGE	DIMMING	ACCESSORIES
1043					MV		

MODEL	FINISH				DISTRIBUTION	COLOR TEMPERATURE
1043	B Black	BR Architectural Brick	G Verde	VNS Very Narrow Spot *	27 2700K (Not available with F Lumen Package)
	Z Architectural Bronze	LZ Light Bronze	P Pewter	NS Narrow Spot **	30 3000K
	DZ Dark Bronze	SB Special Bronze	M Mocha	MF Medium Flood **	35 3500K
	GT Granite	GG Glossy Gray	OF Olde Finish	WF Wide Flood **	40 4000K
	W White	R Rust			50 5000K
		HG Hunter Green			
		WB Weathered Bronze			
		WI Weathered Iron			
		GM Graphite Metallic			

DELIVERED LUMENS	VOLTAGE	DIMMING	ACCESSORIES	ORDERING NOTES
A 0-200 Lumens	MV Multi Volt (120-277VAC)	ND Non Dimming	BD Barn Doors	* 1043-VNS is only available in A, B Delivered Lumen Packages
B 200-400 Lumens		010 0-10V	FS Full Light Shield	** 1043-NS, MF, WF only available in B, C, D, E, F Delivered Lumen Packages
C 400-600 Lumens		PCT Phase Cut (TRIAC/ELV-120VAC only)	HS Half Light Shield	*** Not available with VNS dist.
D 600-750 Lumens			CS Cast Shield	If fixture is to be used in conjunction with Extended Arm Mount (EAM): Must specify with extended wire length.
E 750-1050 Lumens			HL Honeycomb Louver ***	
F 1050-1250 Lumens			S 5 Foot Wire Lead	

PROFESSIONAL OUTDOOR LIGHTING
www.VistaPro.com · email@vistapro.com · Fax: (888) 670-VISTA (8478)
1625 Surveyor Avenue · Simi Valley, CA 93063 · (805) 527-0987 · (800) 766-VISTA (8478)
Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shows without further notification.

TREE UPLIGHT

CSL | RLM

Spec-00282 Tahoe. V1.0 Revised 03/01/24

Project: _____
Type: _____
Note: _____

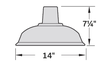
TAHOE

FEATURES
- Medium Base Lamp Mount (Bulb not included)
- 120V input only
- Pre-wired and ready for installation
- Standard Matte Black outside and Gloss White interior
- UL listed to US and Canadian standards for Wet Locations

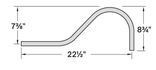


RH14MMB-2-2SL23MB
14", M-Base, Matte Black, Arm Mount 1/2", Small Loop Arm 23"

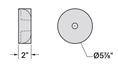
TAHOE Ø14" SHADE



Ø1/2" ARM, SMALL LOOP, 23"



1/2" ARM, CANOPY



WALL SCONCE

LANDSCAPE CONCEPTUAL LIGHTING PLAN

COMPLIANCE STATEMENT

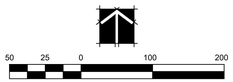
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

_____ 1/22/26
SIGNATURE DATE

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



SCALE: 1"=50'-0"

PREPARED BY:
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 26

JOB #24-025-00



LANDSCAPE MAINTENANCE RESPONSIBILITY LEGEND

- H.O.A. MAINTENANCE
- CITY MAINTAINED STREETSCAPE AND TRAILS
- PRIVATE HOMEOWNER MAINTENANCE
- CITY OF SAN MARCOS MAINTAINED PARK

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

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SHEET
27

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