

**L-01**

DECEMBER 20, 2019  
GMP JOB# 19-030

**PALOMAR HEIGHTS:** ESCONDIDO, CA

**INTEGRAL COMMUNITIES**

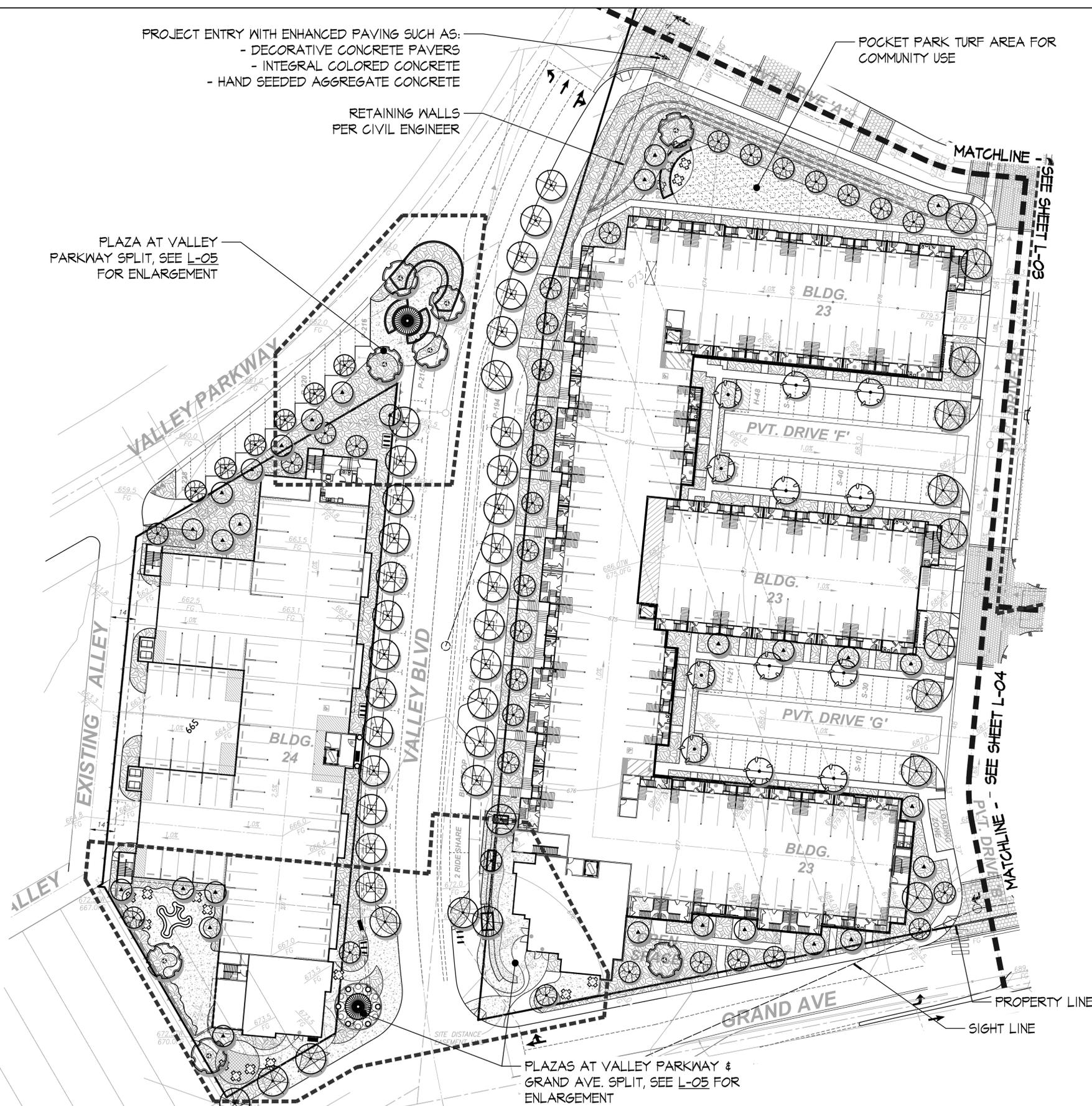
2235 ENCINITAS BOULEVARD, SUITE #216  
ENCINITAS, CALIFORNIA 92024

**CONCEPT PLAN**



4010 Sorrento Valley Blvd.  
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**LANDSCAPE  
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SKYLINE, December-20-2019



**PLANTING LEGEND**

SYMBOL/QTY.	BOTANICAL	COMMON NAME	SIZE	MUCLS
★	<b>RECREATION AREA PALMS SUCH AS:</b>			
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	15' BTH	M
○	<b>EVERGREEN SITE TREES SUCH AS:</b>			
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	L
	METROSIDEROS EXCELSIOR	NEW ZEALAND CHRISTMAS TREE	24" BOX	L
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	M
○	<b>LARGE FOCAL TREE SUCH AS:</b>			
	KOELREUTARIA PANICULATA	GOLDEN RAIN TREE	36" BOX	L
○	<b>PARKING LOT/STREET TREES SUCH AS:</b>			
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L
	TIPUANA TIPU	TIPU TREE	24" BOX	M
○	<b>VERTICAL ACCENT SHRUB</b>			
	PODOCARPUS M. MAKI	SHRUBBY YEM PINE	15 GAL.	L
	FRUNUS 'BRIGHT & TIGHT'	CAROLINA CHERRY (COLUMNAR)	15 GAL.	M
○	<b>SITE TREES SUCH AS:</b>			
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL.	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	L
	RHUS LANCEA	AFRICAN SUMAC	15 GAL.	L

NOTE:  
- ALL TREES WITH 6' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF 24" DEEP MIN. ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

**SHRUBS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MUCLS
■	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL.	L
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.	M
■	AGAVE ATTENUATA	FOXTAIL AGAVE	5/15 GAL.	L
	AGAVE VILMORIANA	OCTOPUS AGAVE	5/15 GAL.	L
■	ALOE ARBORESCENS	TREE ALOE	5 GAL.	L
	ALOE BAINESII	TREE ALOE	24" BOX	L
■	ALOE STRIATA	CORAL ALOE	1 GAL.	L
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAM	1 GAL.	L
■	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL.	L
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL.	L
■	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL FLUM	5 GAL.	M
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE	1 GAL.	L
■	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	M
	ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL.	L
■	FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	L
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	L
■	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL.	L
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	15 GAL.	M
■	LOROPETALUM CHINENSE	RUBY CHINESE FRINGE FLOWER	5 GAL.	M
	PHILODENDRON 'XANADU'	XANADU PHILODENDRON	5 GAL.	M
■	PHORMIUM T. 'ATROPURPUREA'	RED NEW ZEALAND FLAX	15 GAL.	M
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.	L
■	RHAPHIOLEPIS U. MINOR	YEDDO HANTHORN	5 GAL.	M
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	L
■	STRELITZIA REGINAE	BIRD OF PARADISE	5/15 GAL.	M
	WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 GAL.	L

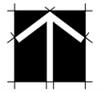
NOTE:  
- ALL SHRUB AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH.

**VINES**

BOTANICAL	COMMON NAME	SIZE	MUCLS
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GAL.	L
DISTICTUS BUCINATORIA	BLOOD RED TRUMPET VINE	15 GAL.	M
FICUS FUMILA	CREEPING FIG	5 GAL. @ 5' O.C.	L

**GROUND COVER**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MUCLS
■	<b>FLAT LANDSCAPE AREAS</b>			
	CAREX TUMILICOLA	BERKELY SEDGE	FLATS @ 12" O.C.	L
	GAZANIA SPP.	GAZANIA		
	MYOPORUM P. 'PUTAH CREEK'	CREEPING MYOPORUM		
■	TURF	TIFWAY BERMUDA	SOD	H



**L-02**

DECEMBER 20, 2019  
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**PALOMAR HEIGHTS:** ESCONDIDO, CA

**INTEGRAL COMMUNITIES**

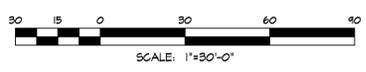
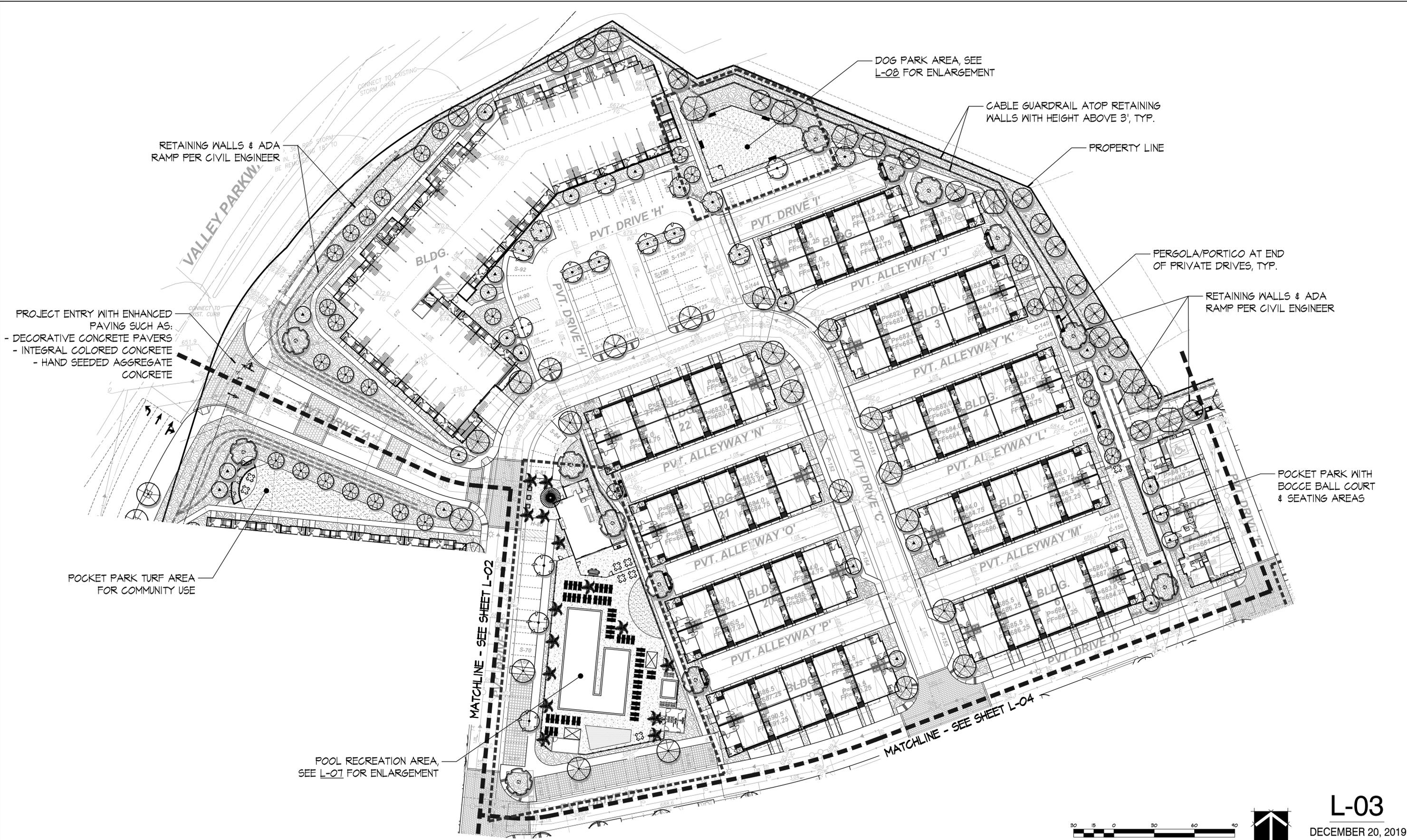
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**CONCEPT PLAN**



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SKYLINE: December-20-2019



**L-03**

DECEMBER 20, 2019  
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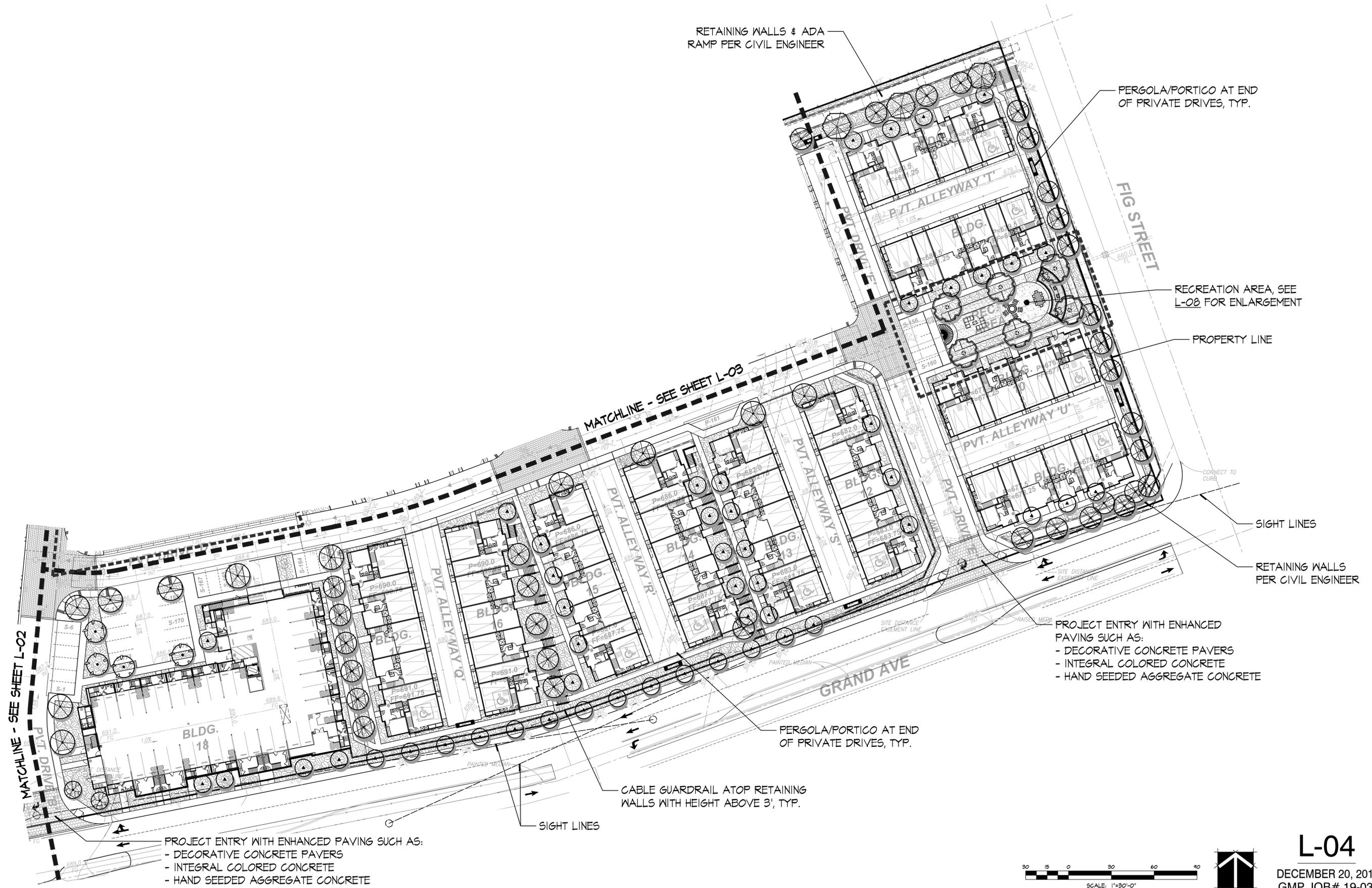
**PALOMAR HEIGHTS:** ESCONDIDO, CA  
**INTEGRAL COMMUNITIES**  
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 ENCINITAS, CALIFORNIA 92024

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SKYLINE: December-20-2019



RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

PERGOLA/PORTICO AT END OF PRIVATE DRIVES, TYP.

RECREATION AREA, SEE L-08 FOR ENLARGEMENT

PROPERTY LINE

MATCHLINE - SEE SHEET L-03

SIGHT LINES

RETAINING WALLS PER CIVIL ENGINEER

PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:  
 - DECORATIVE CONCRETE PAVERS  
 - INTEGRAL COLORED CONCRETE  
 - HAND SEEDED AGGREGATE CONCRETE

PERGOLA/PORTICO AT END OF PRIVATE DRIVES, TYP.

CABLE GUARDRAIL ATOP RETAINING WALLS WITH HEIGHT ABOVE 3', TYP.

SIGHT LINES

PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:  
 - DECORATIVE CONCRETE PAVERS  
 - INTEGRAL COLORED CONCRETE  
 - HAND SEEDED AGGREGATE CONCRETE

MATCHLINE - SEE SHEET L-02



**L-04**

DECEMBER 20, 2019  
 GMP JOB# 19-030

**PALOMAR HEIGHTS:** ESCONDIDO, CA

**INTEGRAL COMMUNITIES**

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SKYLINE: December 20, 2019

POTENTIAL OUTDOOR GATHERING AREA W/  
POSSIBLE USES SUCH AS:

- INDOOR/OUTDOOR CAFE
- BEER GARDEN
- MOVIE AREA FOR RESIDENTS

TERRACED SEATING /  
GATHERING PLAZA

OUTDOOR SEATING  
AREAS FOR PUBLIC  
GATHERING

BIKE RACK LOCATIONS

CORNER PLAZA GATHERING AREA  
WITH ENHANCED PAVING, ACCENT  
POTS, AND DECORATIVE  
OVERHEAD STRUCTURE

ACCENT PLANTING (TYP.) AT  
CORNERS

ENHANCED PAVING SUCH AS  
COLORED CONC. WITH EXPOSED  
AGG. FINISH.

PLAZAS AT VALLEY PARKWAY & GRAND AVE.

PLANTING AREA (TYP.)

PUBLIC GATHERING AREA  
AND/OR RETAIL  
ESTABLISHMENT USE AREA



**L-05**

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**PALOMAR HEIGHTS:** ESCONDIDO, CA

**INTEGRAL COMMUNITIES**

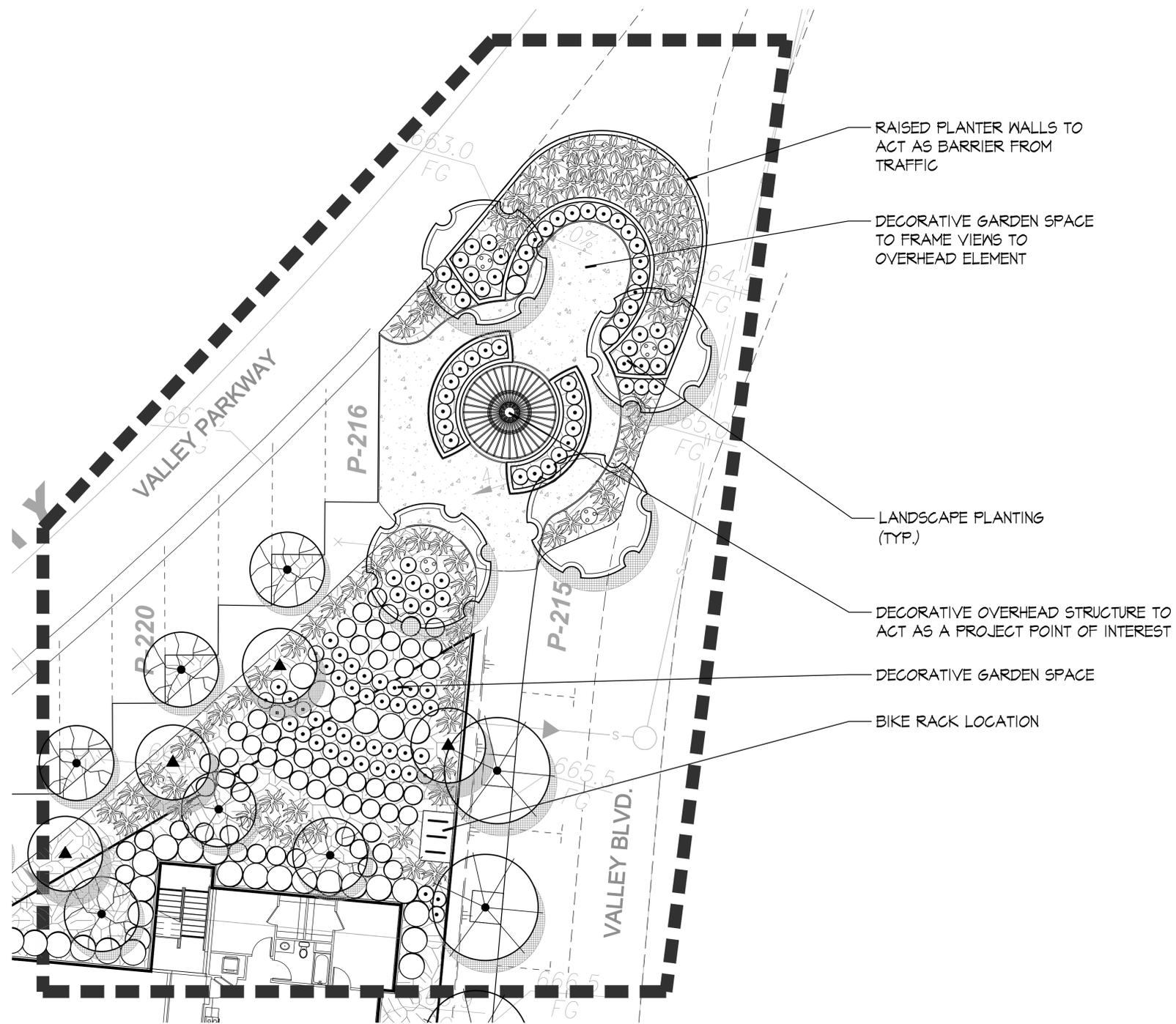
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**CONCEPT PLAN  
ENLARGEMENT**



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SKYLINE: December-20-2019



- RAISED PLANTER WALLS TO ACT AS BARRIER FROM TRAFFIC
- DECORATIVE GARDEN SPACE TO FRAME VIEWS TO OVERHEAD ELEMENT
- LANDSCAPE PLANTING (TYP.)
- DECORATIVE OVERHEAD STRUCTURE TO ACT AS A PROJECT POINT OF INTEREST
- DECORATIVE GARDEN SPACE
- BIKE RACK LOCATION

PLAZA/PARK AT VALLEY PARKWAY SPLIT



L-06

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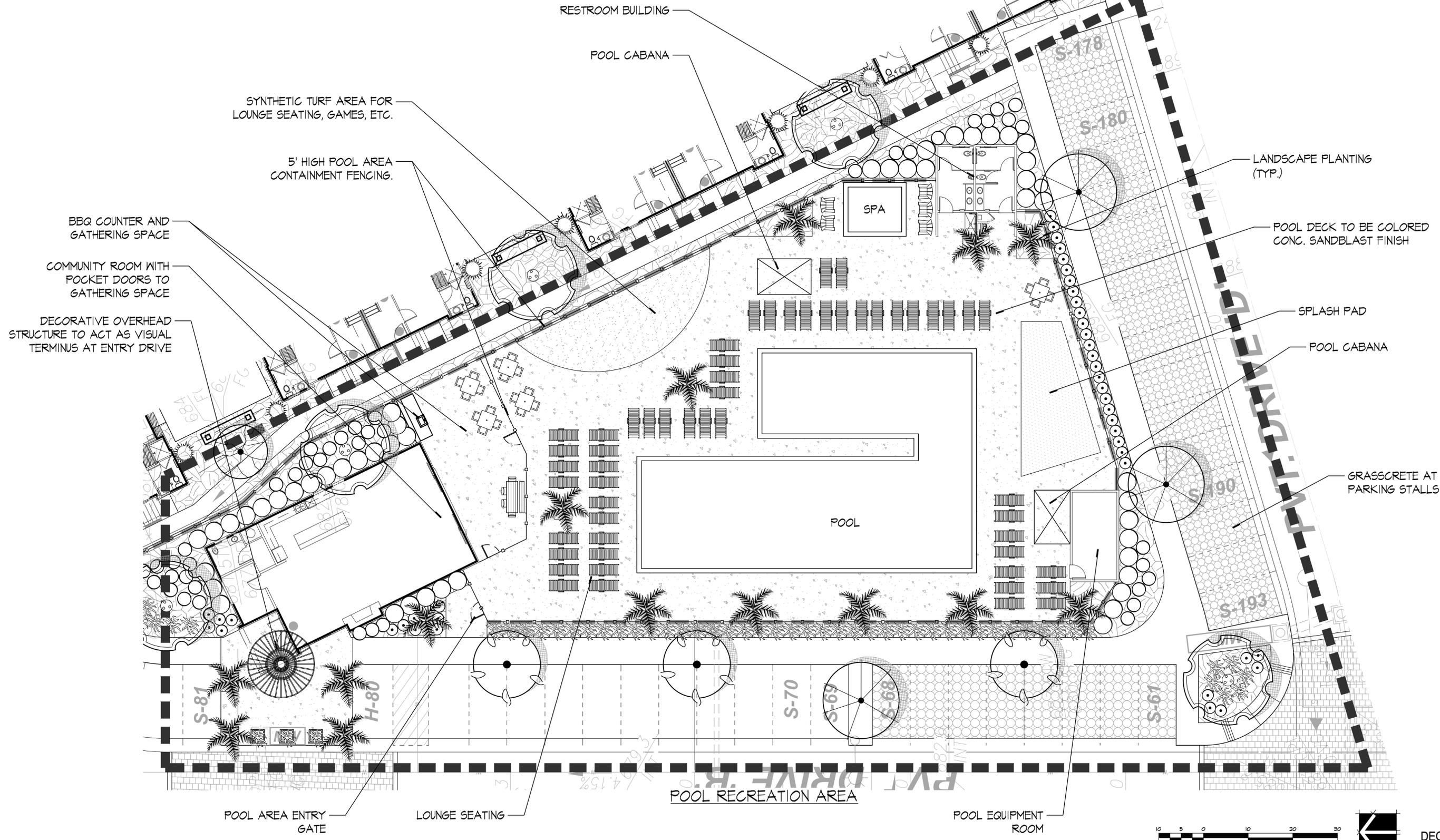
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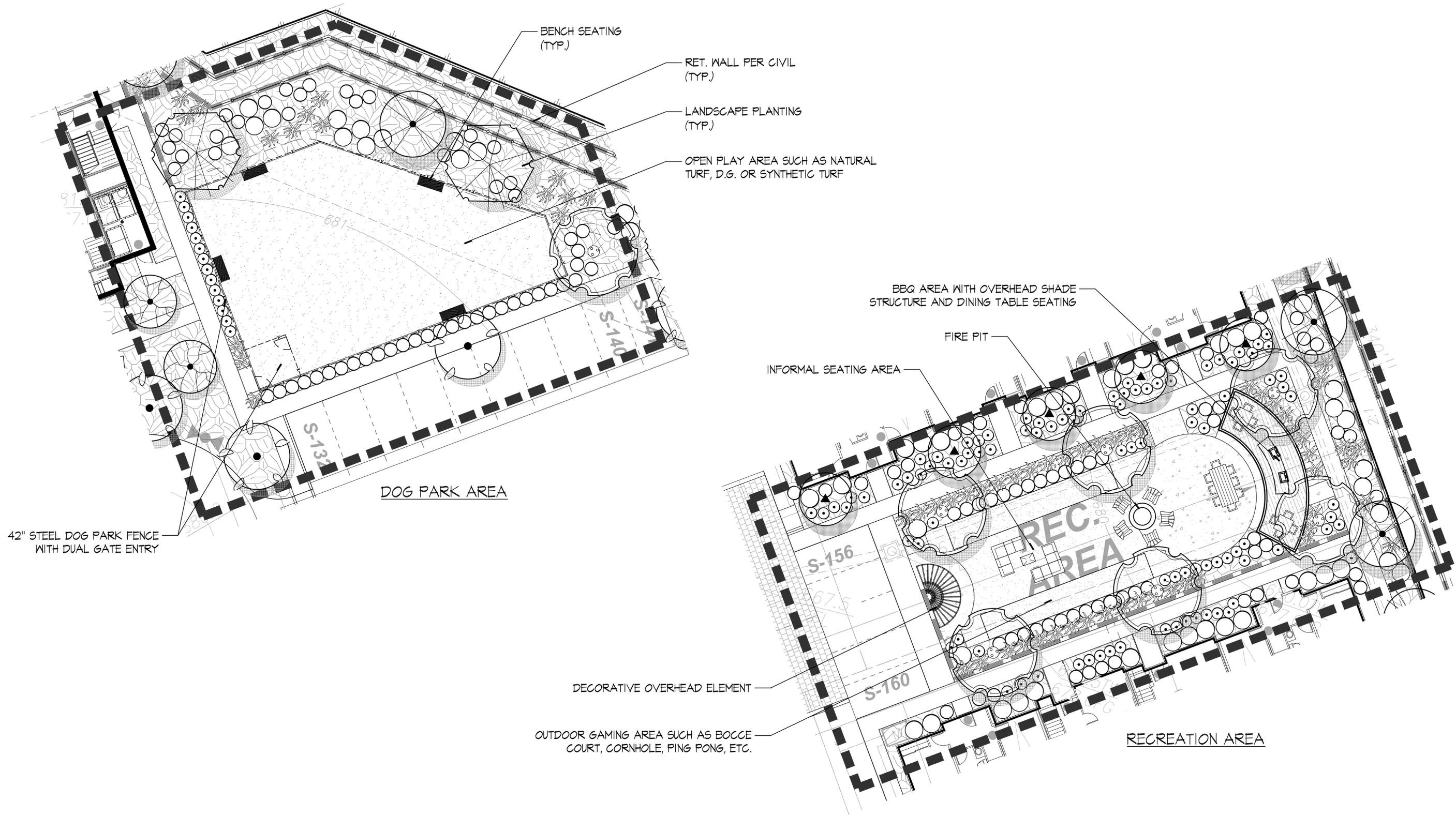
**CONCEPT PLAN**  
**ENLARGEMENT**



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42" STEEL DOG PARK FENCE WITH DUAL GATE ENTRY

DOG PARK AREA

BBQ AREA WITH OVERHEAD SHADE STRUCTURE AND DINING TABLE SEATING

FIRE PIT

INFORMAL SEATING AREA

REC. AREA

RECREATION AREA

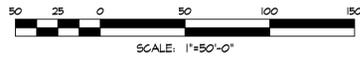
DECORATIVE OVERHEAD ELEMENT  
OUTDOOR GAMING AREA SUCH AS BOCCIE COURT, CORNHOLE, PING PONG, ETC.



SKYLINE, December-20-2019



----- PATH OF TRAVEL



**L-09**

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**CONCEPT PLAN**  
**CONNECTIVITY PLAN**



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SKYLINE December 20, 2019



-  - EXISTING TREES TO BE REMOVED - 232 TOTAL
- 371 TREES TO BE ADDED, SEE SHEET L-02 FOR TYPE/SIZES



**L-10**

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**CONCEPT PLAN**  
**TREE REMOVAL PLAN**



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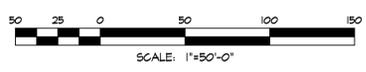


5' HIGH POOL AREA  
CONTAINMENT FENCING.

42" STEEL DOG PARK FENCE

CABLE GUARDRAIL ATOP RETAINING  
WALLS WITH HEIGHT ABOVE 3', TYP.

CABLE GUARDRAIL ATOP RETAINING  
WALLS WITH HEIGHT ABOVE 3', TYP.



**L-11**

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**CONCEPT PLAN**  
**FENCE PLAN**



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