



**LANDSCAPE SHEET INDEX:**

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**L-01**  
 MAY 20, 2020  
 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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 San Diego, CA 92121  
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**LANDSCAPE  
 ARCHITECTURE  
 & PLANNING**

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

SKYLINE: May 20 2020



**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 EXCELSUS	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
	GALLISTEMON '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**

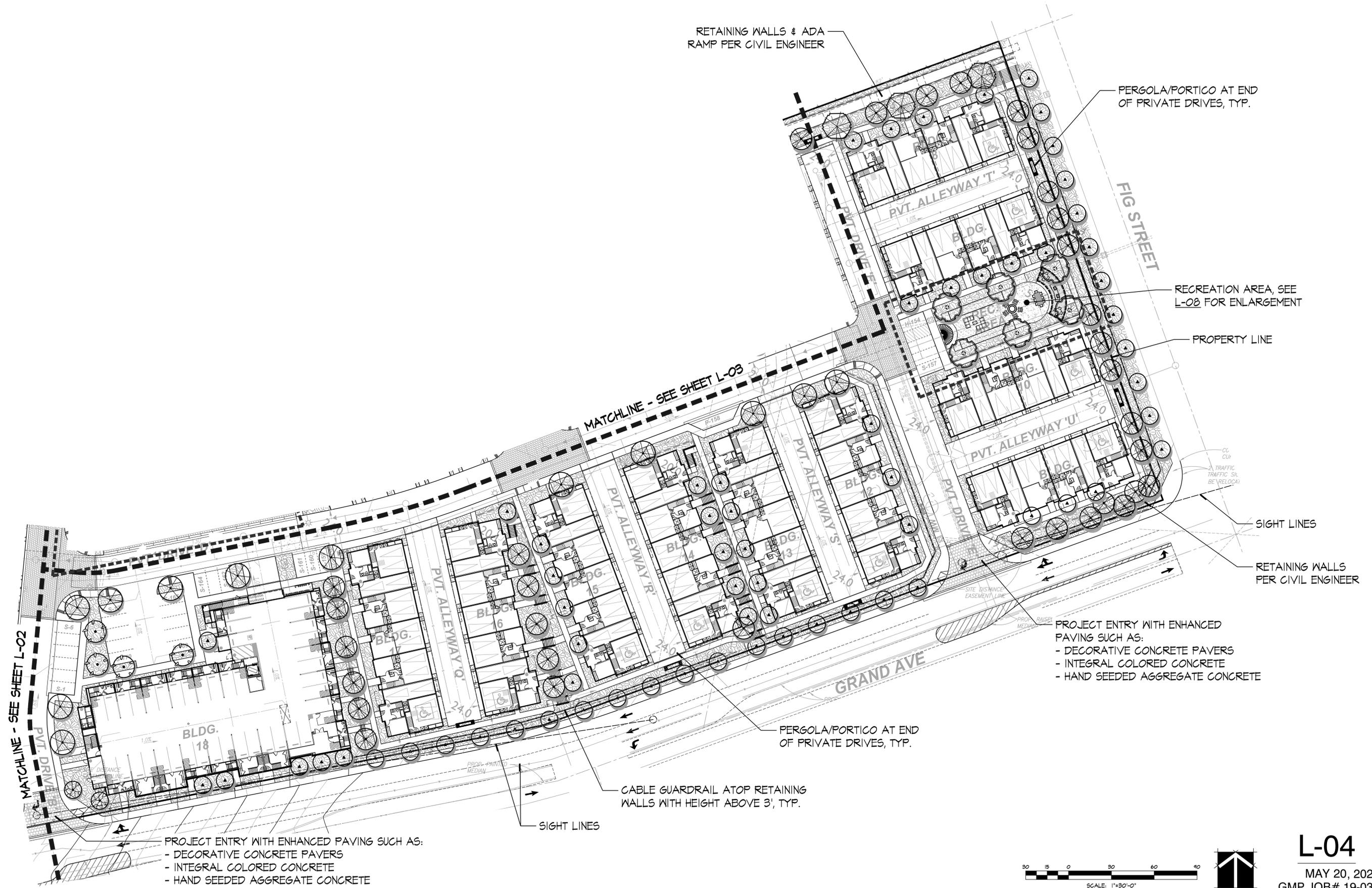
BOTANICAL	COMMON NAME	SIZE	MUCLS
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GAL.	L
DISTICTUS BUCINATORIA	BLOOD RED TRUMPET VINE	15 GAL.	M
<b>WALLS (OVER 5')</b>			
FICUS FUMILA	CREeping FIG	5 GAL. @ 5' O.C.	L

**GROUND COVER**

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







RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

PERGOLA/PORTICO AT END OF PRIVATE DRIVES, TYP.

RECREATION AREA, SEE L-03 FOR ENLARGEMENT

PROPERTY LINE

MATCHLINE - SEE SHEET L-03

SIGHT LINES

RETAINING WALLS PER CIVIL ENGINEER

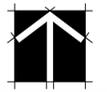
PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:  
 - DECORATIVE CONCRETE PAVERS  
 - INTEGRAL COLORED CONCRETE  
 - HAND SEEDED AGGREGATE CONCRETE

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



**L-04**

MAY 20, 2020  
 GMP JOB# 19-030

**PALOMAR HEIGHTS:** ESCONDIDO, CA

**INTEGRAL COMMUNITIES**

2235 ENCINITAS BOULEVARD, SUITE #216  
 ENCINITAS, CALIFORNIA 92024

**CONCEPT PLAN**



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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

PLANTING AREA (TYP.)

PUBLIC GATHERING AREA  
AND/OR RETAIL  
ESTABLISHMENT USE AREA

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.



**L-05**

MAY 20, 2020  
GMP JOB# 19-030

**PALOMAR HEIGHTS:** ESCONDIDO, CA  
**INTEGRAL COMMUNITIES**

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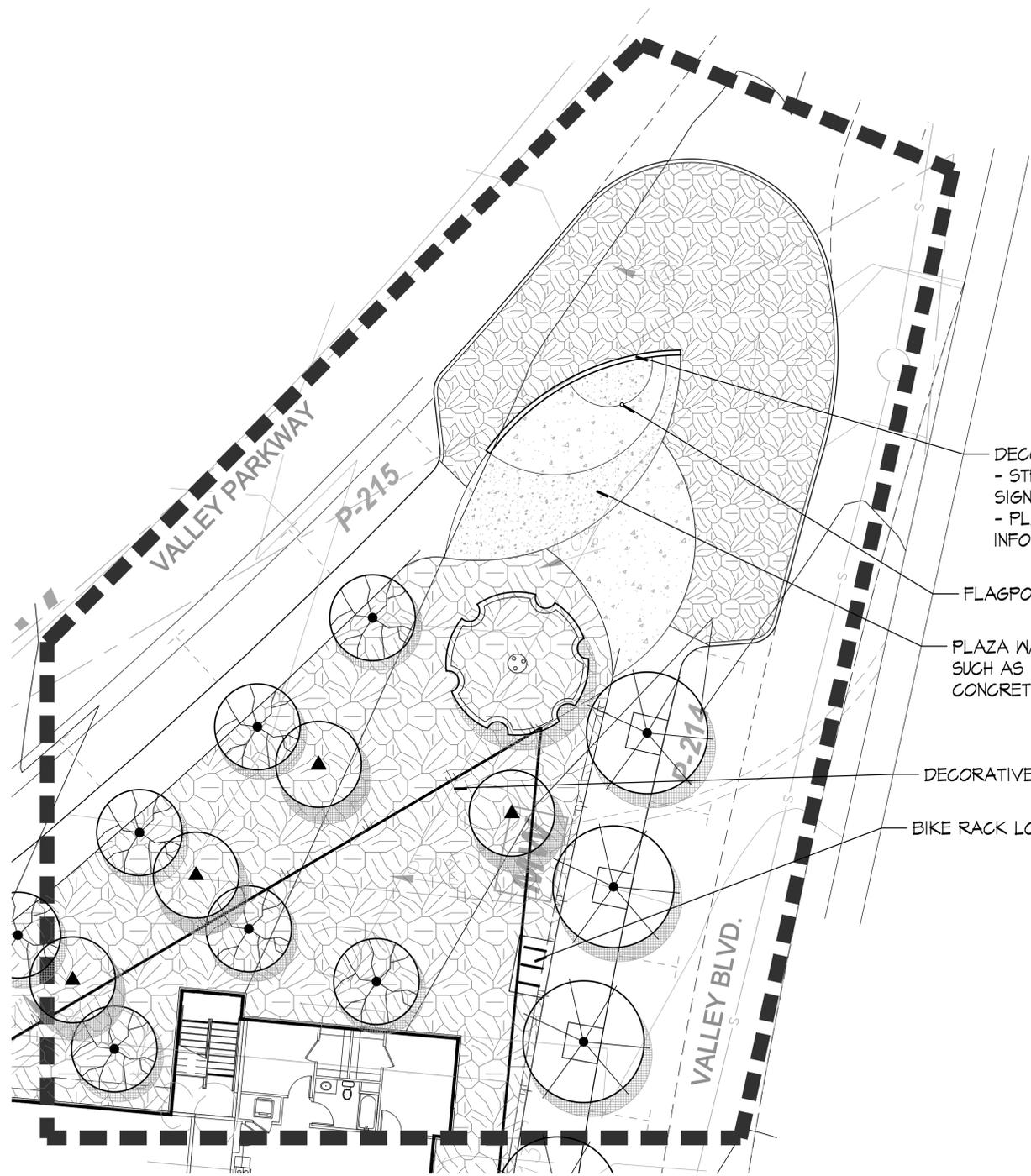
**CONCEPT PLAN**  
**ENLARGEMENT**



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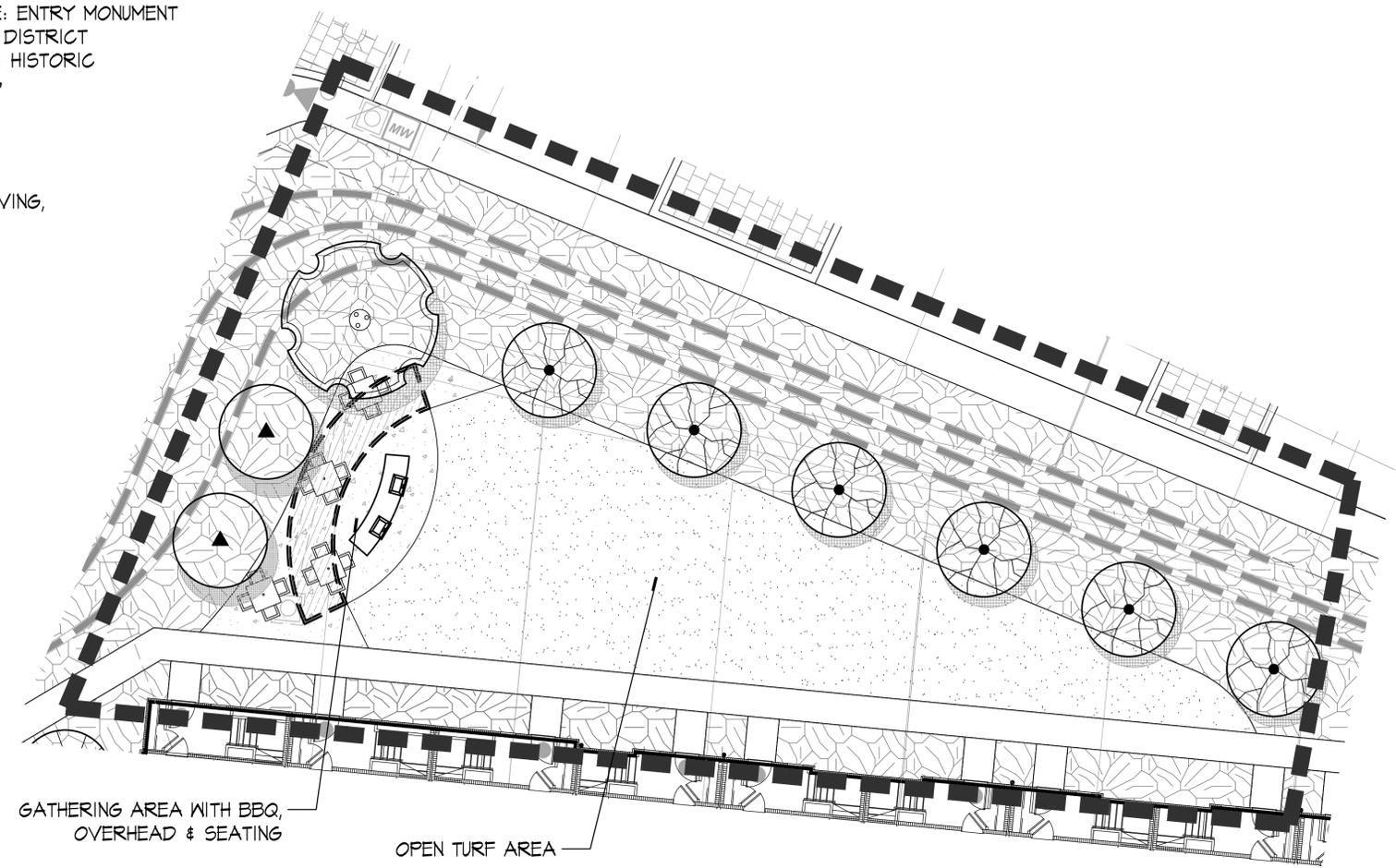
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SKYLINE: May 20 2020



PLAZA/PARK AT VALLEY PARKWAY SPLIT

- DECORATIVE WALL
  - STREET FACING SIDE: ENTRY MONUMENT SIGNAGE TO HISTORIC DISTRICT
  - PLAZA FACING SIDE: HISTORIC INFORMATIONAL TILING
- FLAGPOLE
- PLAZA W/ DECORATIVE PAVING, SUCH AS INTEGRAL COLOR CONCRETE
- DECORATIVE GARDEN SPACE
- BIKE RACK LOCATION



GATHERING AREA WITH BBQ, OVERHEAD & SEATING

OPEN TURF AREA

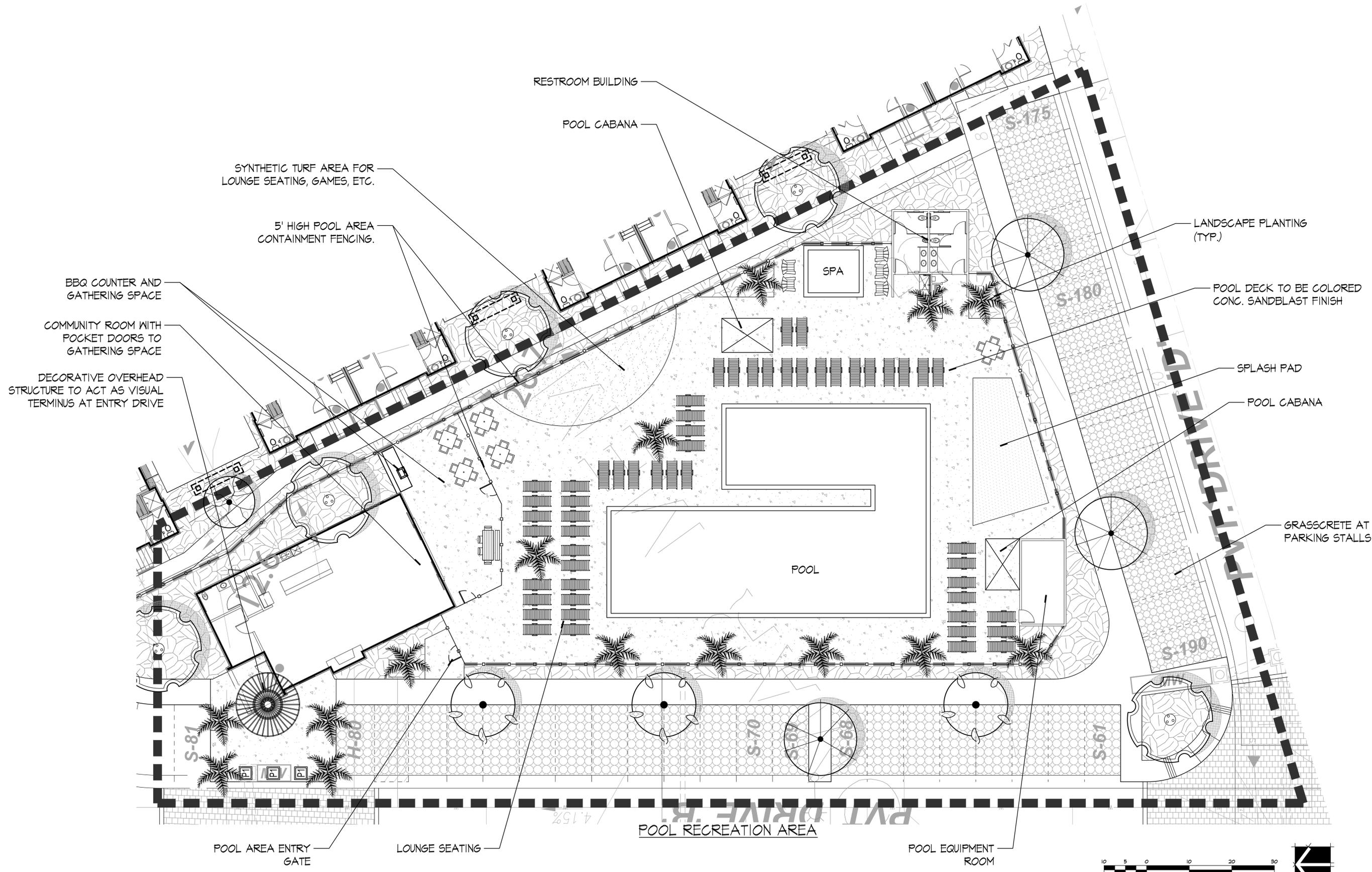
POCKET PARK



L-06

MAY 20, 2020  
GMP JOB# 19-030





RESTROOM BUILDING

POOL CABANA

SYNTHETIC TURF AREA FOR LOUNGE SEATING, GAMES, ETC.

5' HIGH POOL AREA CONTAINMENT FENCING.

BBQ COUNTER AND GATHERING SPACE

COMMUNITY ROOM WITH POCKET DOORS TO GATHERING SPACE

DECORATIVE OVERHEAD STRUCTURE TO ACT AS VISUAL TERMINUS AT ENTRY DRIVE

LANDSCAPE PLANTING (TYP.)

POOL DECK TO BE COLORED CONC. SANDBLAST FINISH

SPLASH PAD

POOL CABANA

GRASSCRETE AT PARKING STALLS

SPA

POOL

POOL RECREATION AREA

POOL EQUIPMENT ROOM

LOUNGE SEATING

POOL AREA ENTRY GATE

S-81

H-80

S-70

S-68

S-61

S-175

S-180

S-190

4.15%

PVT DRIVE



**L-07**  
 MAY 20, 2020  
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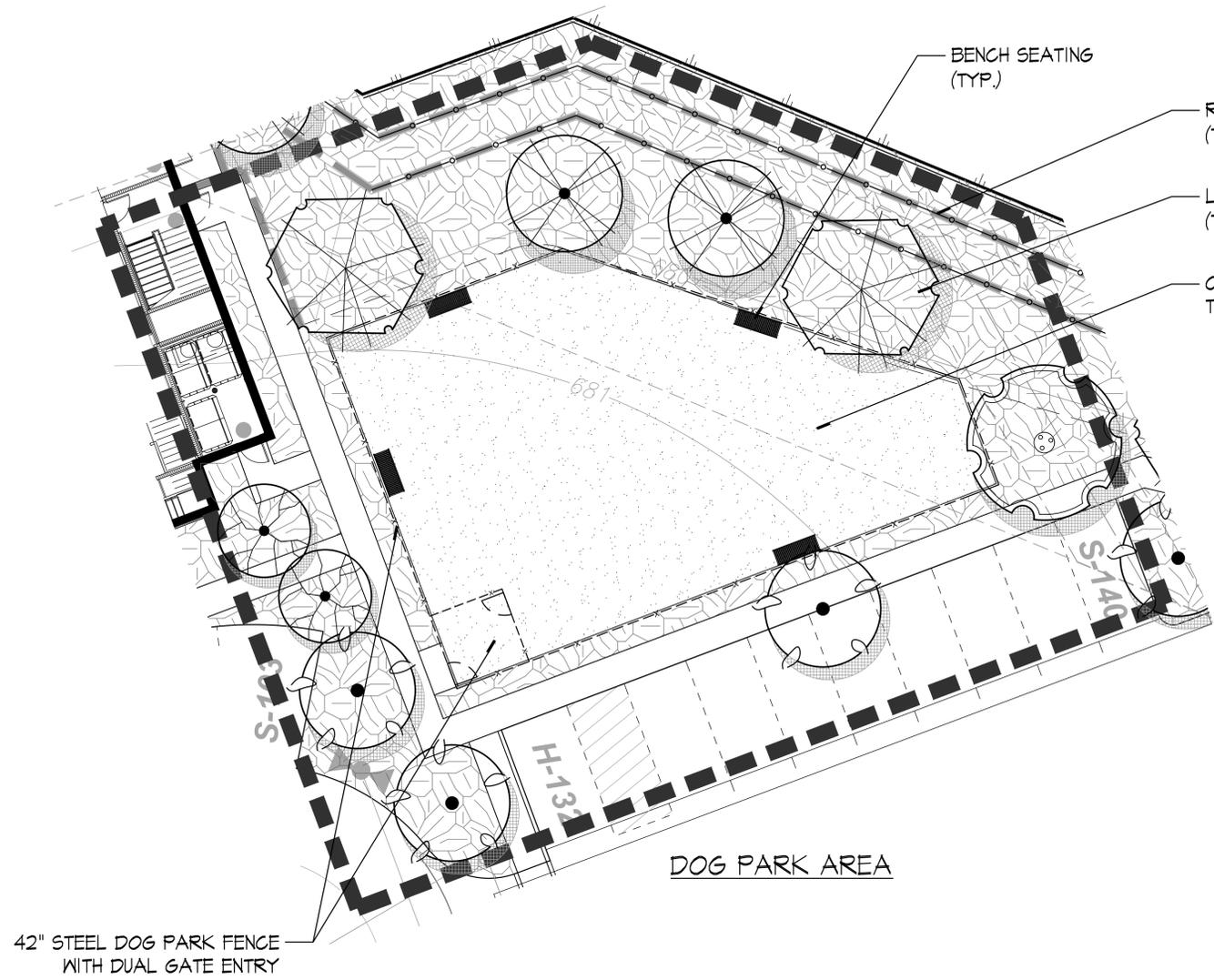
**CONCEPT PLAN  
 ENLARGEMENT**

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



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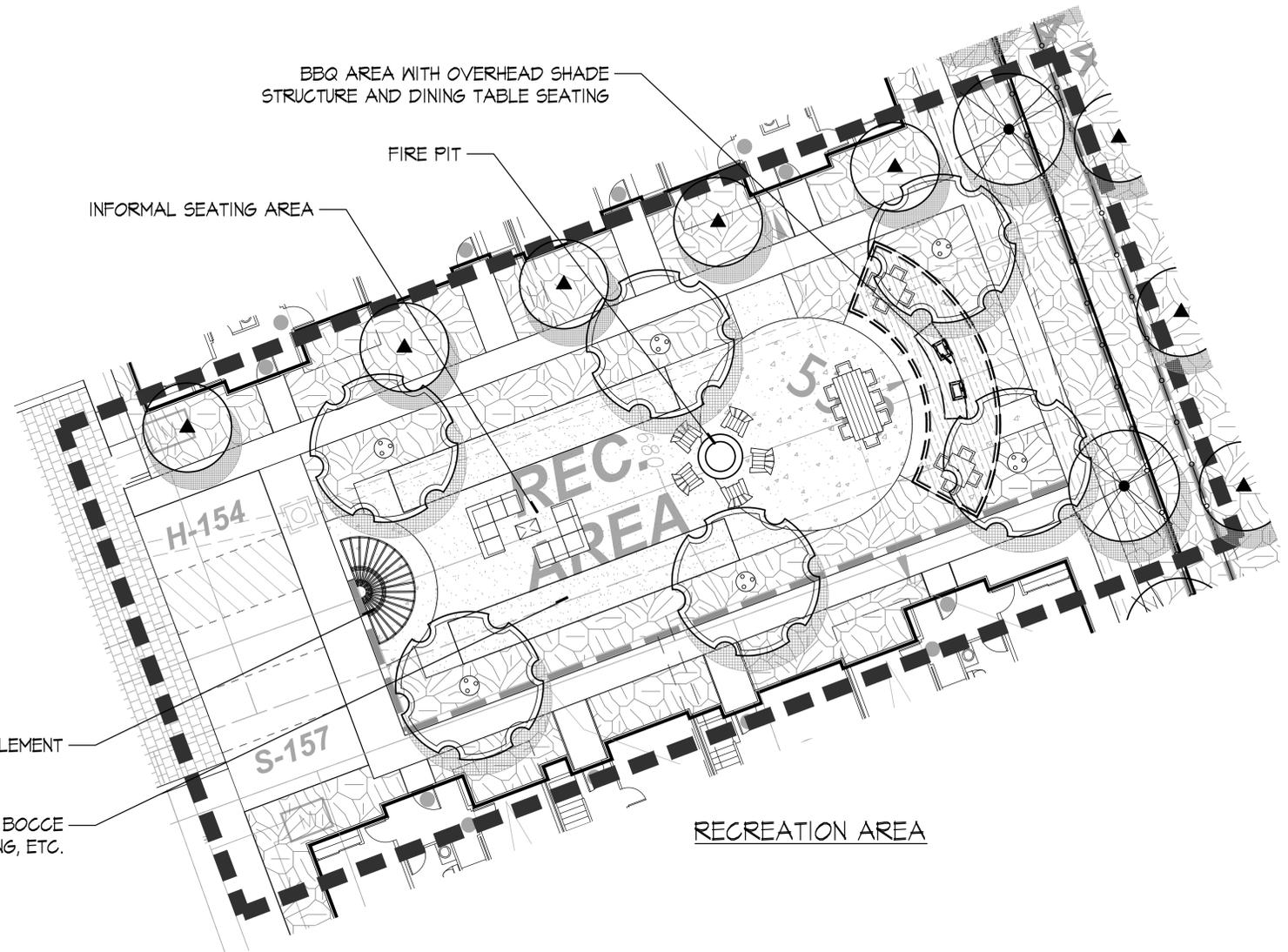
SKYLINE: May 20 2020



42" STEEL DOG PARK FENCE WITH DUAL GATE ENTRY

DOG PARK AREA

- BENCH SEATING (TYP.)
- RET. WALL PER CIVIL (TYP.)
- LANDSCAPE PLANTING (TYP.)
- OPEN PLAY AREA SUCH AS NATURAL TURF, D.G. OR SYNTHETIC TURF



BBQ AREA WITH OVERHEAD SHADE STRUCTURE AND DINING TABLE SEATING

FIRE PIT

INFORMAL SEATING AREA

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

RECREATION AREA



L-08

MAY 20, 2020  
GMP JOB# 19-030





----- PATH OF TRAVEL



**L-09**  
 MAY 20, 2020  
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 - EXISTING TREES TO BE REMOVED - 232 TOTAL  
 - 371 TREES TO BE ADDED, SEE SHEET L-02 FOR TYPE/SIZES



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

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**L-10**  
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SKYLINE: May 20 2020



5' TUBE STEEL POOL AREA  
CONTAINMENT FENCING.

5' STEEL DOG PARK FENCE

42" CABLE GUARDRAIL ATOP  
RETAINING WALLS W/ HEIGHT  
ABOVE 3', TYP.

42" CABLE GUARDRAIL ATOP  
RETAINING WALLS W/ HEIGHT  
ABOVE 3', TYP.

NOTE:  
SEE FENCE & WALL DETAILS  
ON SHEET L-12.



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

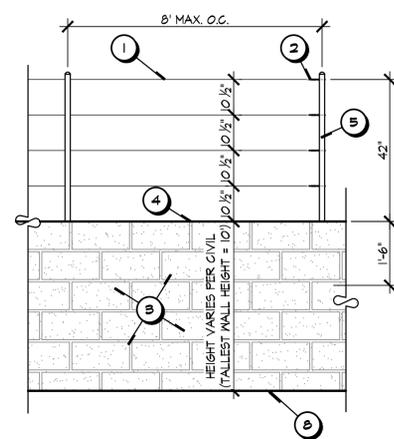
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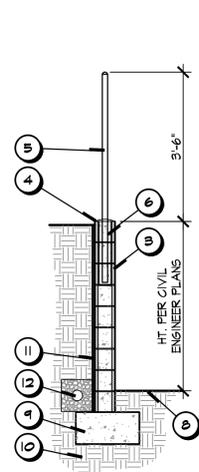
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**L-11**  
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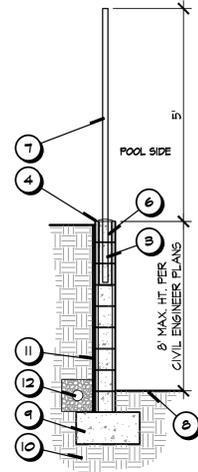
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NOTE:  
+ ALL RETAINING WALLS 3' AND HIGHER TO HAVE CABLE RAIL ATOP



SECTION, TYP.

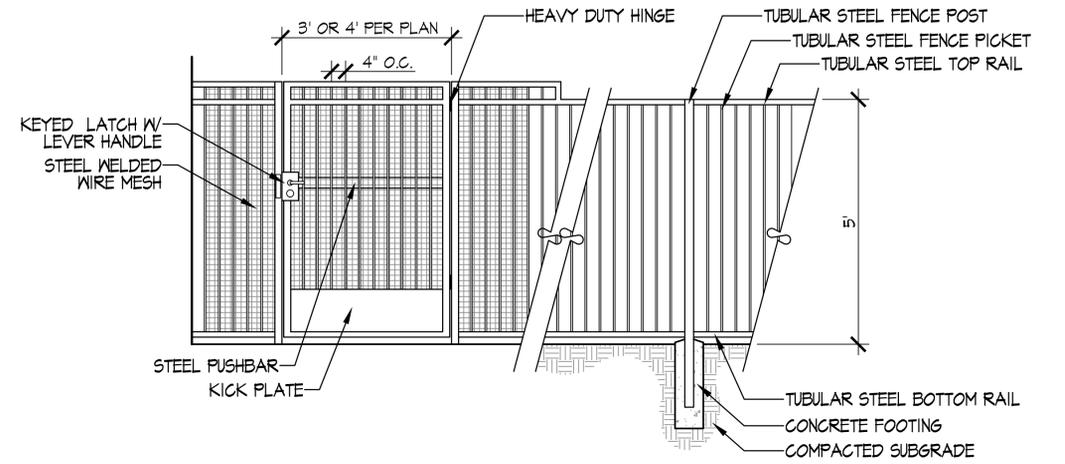


SECTION @ POOL

- DETAIL LEGEND**
- 1 GALVANIZED STEEL CABLE
  - 2 STEEL CABLE TURNBUCKLE
  - 3 SPLIT-FACE BLOCK RETAINING WALL PER CIVIL ENGINEER
  - 4 TOP OF RETAINING WALL PER CIVIL ENGINEER
  - 5 1/2" GALVANIZED TUBULAR STEEL POSTS W/ CAPS AT TOP
  - 6 CORE DRILL WALL 18" DEEP AND SET POST WITH POR-ROK OR APPROVED EQUAL
  - 7 TUBE STEEL FENCE
  - 8 FINISH GRADE
  - 9 CONCRETE FOOTING PER SOILS REPORT
  - 10 COMPACTED SUBGRADE PER SOILS REPORT
  - 11 "PARASEAL" WATERPROOF MEMBRANE APPLIED PER MANUFACTURER'S RECOMMENDATIONS
  - 12 DRAIN PER STRUCTURAL ENGINEER WITHIN 1 CUBIC FOOT OF 3/4" WASHED GRAVEL PER LINEAR FOOT OF PIPE, WRAP WITH GEOSYNTHETIC FILTER FABRIC

REVISED: 5/19/2020 N.T.S.

RETAINING WALL W/ CABLE SAFETY RAIL



TUBULAR STEEL FENCE & GATE (POOL & DOG PARK)

REVISED: 5/19/2020 N.T.S.