

**PLANTING LEGEND**  
**COASTAL SAGE SCRUB RE-VEGETATION AREAS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH	QTY.
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL	L	130
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	24" BOX	L	144
	ARTEMESIA CALIFORNICA	COASTAL SAGEBRUSH	1 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	BACCHARIS SAROTRIDES	DESERT BRUSH	1 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	ERIOSOMM FASCICULATUM	FLAT TOP BUCKWHEAT	1 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	HALDIPHA LAURINA	LAKEL SIMAC	5 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	RHUS INTERFLOA	LEMONADE BERRY	5 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	YUCCA WHIPPLEI	LORD'S CANDLE	1 GAL	L	OUTSIDE OF BRUSH MANAGEMENT ZONES

**HYDROSEED MIX**

BOTANICAL	COMMON NAME	PURITY	GERMINATION	LIVE SEED	LEBS/ACRE
DICHELLOSTEMA CAPTATUM	BLUE DICKS	40	80	80	4
ESCHESCHOLZIA CALIFORNICA	CALIFORNIA POPPY	40	80	80	2
LATHRUM CALIFORNICA	GOLDFIELDS	40	80	80	3
ELYMIS TRITICOIDES	CREeping MILD RYE	40	80	80	2
LUPINUS BICOLOR	LUPINE	40	80	40	3
MELICA INVERTEA	MELIC	40	80	70	2
MULLEBERGIA MICROSPERMA	LITTLESEED MULLY	40	80	50	4 OUTSIDE OF BRUSH MANAGEMENT ZONES
STIPA PULCHRA	PURPLE NEEDLEGRASS	40	80	70	6
PLANTAGO ERRECTA	DOT-SEED PLANTAIN	40	80	70	3
SETYRICHUM BELLUM	BLUE-EYED GRASS	40	80	80	4

**PRIVATE/H.O.A. DROUGHT TOLERANT SLOPE LANDSCAPE AREAS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	MULCH	QTY.
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL	PER PLAN	L	86
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	L	141
	CERCIDIAM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	15 GAL	PER PLAN	L	4
	ALOE STRIATA	CORAL ALOE	5 GAL	PER PLAN	L	
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	L	
	ARISTIDA MEXICO	STRAWBERRY TREE	5 GAL	PER PLAN	L	
	CISTIS X PURPUREIS	ORCHID ROCKROSE	5 GAL	PER PLAN	L	
	MULLEBERGIA C. REGAL MIST	REGAL MIST GRASS	1 GAL	PER PLAN	M	OUTSIDE OF BRUSH MANAGEMENT ZONES
	SALVIA GRESENI	AUTUM SAGE	5 GAL	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	SALVIA LEBICANTHA	MEXICAN BUSH SAGE	5 GAL	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	BACCHARIS P. THIN PEAKS'	DWARF COYOTE BRUSH	FLATS	18" O.C.	L	
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLATS	18" O.C.	L	

**STREET / BIO-RETENTION / PARK LANDSCAPE AREAS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	MULCH	QTY.
	STREET TREES					
	HETROGEOUS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	PER PLAN	L	171
	PYRUS CALLERYANA CHANTICLEER	FLOWERING PEAR	24" BOX	PER PLAN	M	57
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	PER PLAN	L	-
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	M	-
	QUERCUS LEX	HOLLY OAK	24" BOX	PER PLAN	L	-

**BIO-RETENTION AREAS**

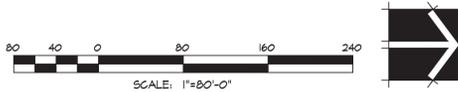
	MULLEBERGIA C. REGAL MIST	REGAL MIST GRASS	1 GAL	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	CAREX PRAEGRACILIS	FIELD SEDGE	FLATS	18" O.C.	M	
	CAREX TUMULCOSA	BERKELEY SEDGE	FLATS	18" O.C.	M	

**TURF**

	MARATHON II - 500					
--	-------------------	--	--	--	--	--

**FENCING LEGEND**

	MOW CURB
	5' CMU WALL
	5' WOOD/VINYL FENCE
	5' TUBULAR STEEL FENCE
	42" TUBULAR STEEL FENCE
	TRAIL FENCE



**gmp**

4010 Sorrento Valley Blvd.  
 Suite 200  
 San Diego, CA 92121

gmp@landarch.com  
 T 858 558 8977

**LANDSCAPE ARCHITECTURE & PLANNING**

**LANDSCAPE CONCEPT PLAN**

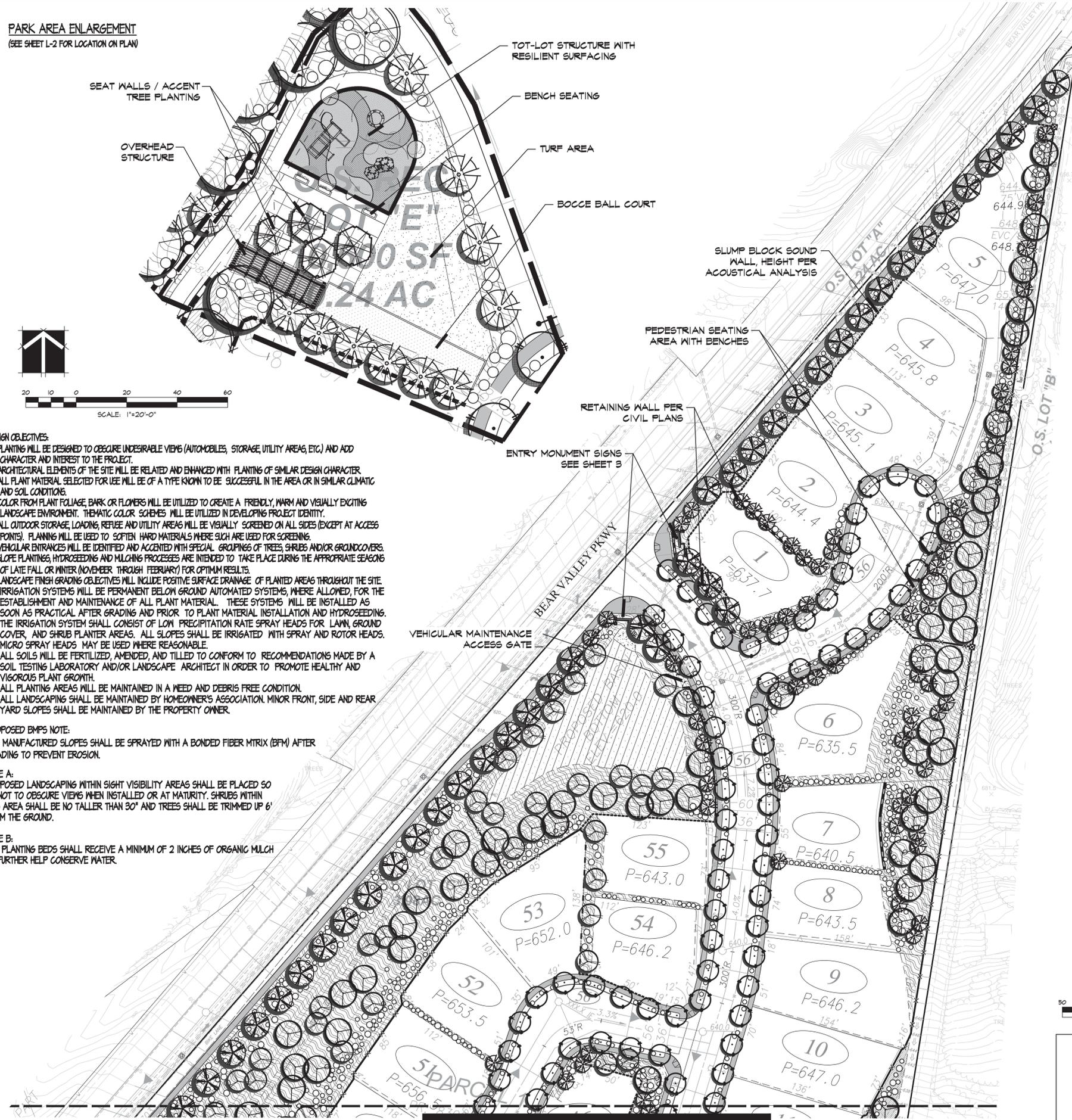
**661 BEAR VALLEY**

City of Escondido, California

GMP #14-122-00

**SHEET 1 OF 4**

**PARK AREA ENLARGEMENT**  
(SEE SHEET L-2 FOR LOCATION ON PLAN)



**PLANTING LEGEND**

**COASTAL SAGE SCRUB RE-VEGETATION AREAS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCHS	QTY.	
TREES	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL.	L	130	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	24" BOX	L	144	
	SHRUBS	ARTEMISIA CALIFORNICA	COASTAL SAGEBRUSH	1 GAL.	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	BACCHARIS SAROTROIDES	DESERT BROOM	1 GAL.	L		
	ERIOGONUM FASCICULATUM	FLAT TOP BUCKWHEAT	1 GAL.	L	OUTSIDE OF BRUSH MANAGEMENT ZONES	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L		
	MALOSMA LAURINA	LAUREL SUMAC	5 GAL.	L		
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L		
	YUCCA WHIPPLEI	LORD'S GANDLE	1 GAL.	L		
HYDROSEED MIX	BOTANICAL					
	DICHELSTEMMA CAPITATUM	BLUE DICKS	40	80	80	4
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	48	80	85	2
	LASTHENIA CALIFORNICA	GOLDFIELDS	40	85	85	3
	ELYMUS TRITICOIDES	CREEPING WILD RYE	40	80	80	2
	LUPINUS BICOLOR	LUPINE	48	85	90	3
	MELICA IMPERFECTA	MELIC	80	60	70	2
	MUHLENBERGIA MICROSPERMA	LITTLESEED MUHLY	80	60	50	4
	STIPA PULCHRA	PURPLE NEEDLEGRASS	40	80	75	6
	PLANTAGO ERRECTA	DOT-SEED PLANTAIN	80	80	70	3
	SISTRINCHIUM BELLUM	BLUE-EYED GRASS	45	75	80	4
	LBS/ACRE					

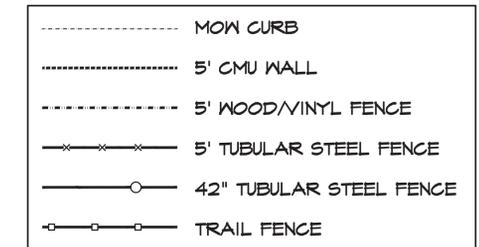
**PRIVATE/H.O.A. DROUGHT TOLERANT SLOPE LANDSCAPE AREAS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	MULCHS	QTY.
TREES	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL.	PER PLAN	L	26
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	PER PLAN	L	147
	CERCIDIMUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	15 GAL.	PER PLAN	L	4
SHRUBS	ALOE STRIATA	CORAL ALOE	5 GAL.	PER PLAN	L	
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	PER PLAN	L	
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.	PER PLAN	L	
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	PER PLAN	L	
	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST GRASS	1 GAL.	PER PLAN	M	OUTSIDE OF BRUSH MANAGEMENT ZONES
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
GROUNDCOVER	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS	18" O.C.	L	
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLATS	18" O.C.	L	

**STREET / BIO-RETENTION / PARK LANDSCAPE AREAS**

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	MULCHS	QTY.
STREET TREES	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	PER PLAN	L	147
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	24" BOX	PER PLAN	L	57
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	PER PLAN	L	-
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	M	-
	QUERCUS ILEX	HOLLY OAK	24" BOX	PER PLAN	L	-
	BIO-RETENTION AREAS	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST GRASS	1 GAL.	PER PLAN	L
CAREX PRAEGRACILIS		FIELD SEDGE	FLATS	18" O.C.	M	
CAREX TUMILICOLA		BERKELEY SEDGE	FLATS	18" O.C.	M	
TURF	MARATHON II - SOD					

**FENCING LEGEND**



- DESIGN OBJECTIVES:**
1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
  2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
  3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
  4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
  5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
  6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
  7. SLOPE PLANTING, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
  8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
  9. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS, WHERE ALLOWED, FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR LAWN, GROUND COVER, AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
  10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
  11. ALL PLANTING AREAS WILL BE MAINTAINED IN A NEED AND DEBRIS FREE CONDITION.
  12. ALL LANDSCAPING SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION. MINOR FRONT, SIDE AND REAR YARD SLOPES SHALL BE MAINTAINED BY THE PROPERTY OWNER.

**PROPOSED BMPs NOTE:**  
ALL MANUFACTURED SLOPES SHALL BE SPRAYED WITH A BONDED FIBER MATRIX (BFM) AFTER GRADING TO PREVENT EROSION.

**NOTE A:**  
PROPOSED LANDSCAPING WITHIN SIGHT VISIBILITY AREAS SHALL BE PLACED SO AS NOT TO OBSCURE VIEWS WHEN INSTALLED OR AT MATURITY. SHRUBS WITHIN THIS AREA SHALL BE NO TALLER THAN 30" AND TREES SHALL BE TRIMMED UP 6' FROM THE GROUND.

**NOTE B:**  
ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 2 INCHES OF ORGANIC MULCH TO FURTHER HELP CONSERVE WATER.



**gmp**

4010 Sorrento Valley Blvd.  
Suite 300  
San Diego, CA 92121

gmp@landarch.com  
T 858 558 8977

LANDSCAPE  
ARCHITECTURE  
& PLANNING

**LANDSCAPE CONCEPT PLAN**

**661 BEAR VALLEY**

City of Escondido, California

**SHEET**  
**2**  
**OF**  
**4**

GMP #14-122-00

MATCHLINE - SEE SHEET 2



FENCING LEGEND

	MOW CURB
	5' CMU WALL
	5' WOOD/VINYL FENCE
	5' TUBULAR STEEL FENCE
	42" TUBULAR STEEL FENCE
	TRAIL FENCE

PLANTING LEGEND

COASTAL SAGE SCRUB RE-VEGETATION AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MUGLS	QTY.	
	<b>TREES</b>					
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL.	L	138	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	24" BOX	L	144	
	<b>SHRUBS</b>					
	ARTEMISIA CALIFORNICA	COASTAL SAGEBRUSH	1 GAL.	L	OUTSIDE OF BRUSH MANAGEMENT ZONES	
	BACCHARIS SAROTHROIDES	DESERT BROOM	1 GAL.	L		
	ERIOGONUM FASCICULATUM	FLAT TOP BUCKWHEAT	1 GAL.	L	OUTSIDE OF BRUSH MANAGEMENT ZONES	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L		
	MALOSMA LAURINA	LAUREL SUMAC	5 GAL.	L		
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L		
	YUCCA WHIPPLEI	LORD'S CANDLE	1 GAL.	L		
	<b>HYDROSEED MIX</b>					
	BOTANICAL	COMMON NAME	PURITY	GERMINATION	LIVE SEED	LEBS/ACRE
	DICHELSTEMMA CAPITATUM	BLUE DICKS	90	80	80	4
	ESCHESCHOLZIA CALIFORNICA	CALIFORNIA POPPY	48	80	85	2
	LASTHENIA CALIFORNICA	GOLDFIELDS	90	85	85	3
	ELYMUS TRITICOIDES	CREeping WILD RYE	90	80	80	2
	LUPINUS BICOLOR	LUPINE	48	85	90	3
	MELICA IMPERFECTA	MELIC	80	60	70	2
	MUHLENBERGIA MICROSPERMA	LITTLESEED MUHLY	80	60	50	4 OUTSIDE OF BRUSH MANAGEMENT ZONES
	STIPA PULCHRA	PURPLE NEEDLEGRASS	90	80	75	6
	PLANTAGO ERRECTA	DOT-SEED PLANTAIN	80	80	70	3
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	45	75	80	4	

PRIVATE/H.O.A. DROUGHT TOLERANT SLOPE LANDSCAPE AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	MUGLS	QTY.		
	<b>TREES</b>							
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL.	PER PLAN	L	86		
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	PER PLAN	L	147		
	<b>SHRUBS</b>							
	CERCIDILUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL.	PER PLAN	L	4		
	ALOË STRIATA	CORAL ALOË	5 GAL.	PER PLAN	L			
	<b>GROUNDCOVER</b>							
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS	18" O.C.	L			
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLATS	18" O.C.	L			
		<b>BIO-RETENTION AREAS</b>						
		MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST GRASS	1 GAL.	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES	
		CAREX FRAEGRACILIS	FIELD SEDGE	FLATS	18" O.C.	M		
		CAREX TUMULICOLA	BERKELEY SEDGE	FLATS	18" O.C.	M		
			<b>TURF</b>					
			MARATHON II - SOD					

STREET / BIO-RETENTION / PARK LANDSCAPE AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	MUGLS	QTY.
	<b>STREET TREES</b>					
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	PER PLAN	L	197
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	24" BOX	PER PLAN	L	51
	PODOCARPUS GRACILIOR	FERN FINE	24" BOX	PER PLAN	L	-
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	M	-
QUERCUS ILEX	HOLLY OAK	24" BOX	PER PLAN	L	-	



GMP #14-122-00

**gmp**

4010 Sorrento Valley Blvd.  
Suite 200  
San Diego, CA 92121

gmp@landarch.com  
T 858 558 8977

LANDSCAPE  
ARCHITECTURE  
& PLANNING

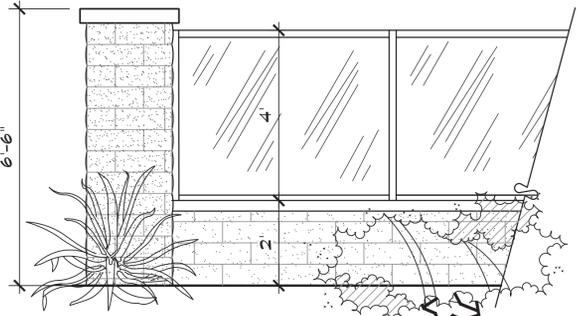
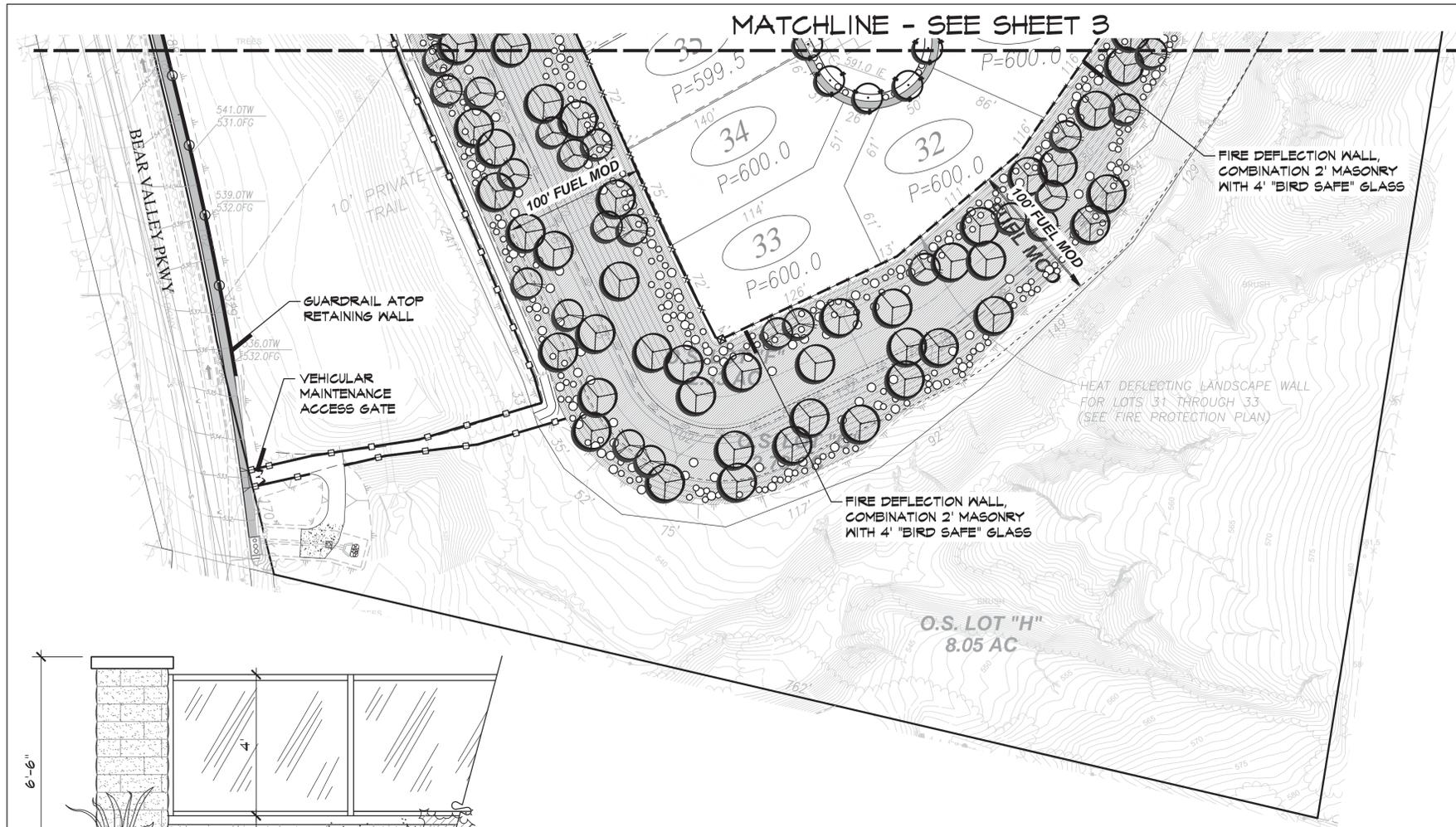
LANDSCAPE CONCEPT PLAN

**661 BEAR VALLEY**

City of Escondido, California

SHEET  
**3**  
OF  
**4**

MATCHLINE - SEE SHEET 4



6' FIRE DEFLECTION WALL - 2' SLUMP BLOCK W/ WITH 4' "BIRD SAFE" GLASS

PLANTING LEGEND

COASTAL SAGE SCRUB RE-VEGETATION AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	W/COLS	QTY.	
[Tree Symbol]	TREES					
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL.	L	138	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	24" BOX	L	144	
[Shrub Symbol]	SHRUBS					
	ARTEMISIA CALIFORNICA	COASTAL SAGEBRUSH	1 GAL.	L	OUTSIDE OF BRUSH MANAGEMENT ZONES	
	BACCHARIS SAROTHOIDES	DESERT BROOM	1 GAL.	L		
	ERIOGONUM FASCICULATUM	FLAT TOP BUCKWHEAT	1 GAL.	L	OUTSIDE OF BRUSH MANAGEMENT ZONES	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L		
	MALOSMA LAURINA	LAUREL SUMAC	5 GAL.	L		
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L		
	YUCCA WHIPPLEI	LORD'S CANDLE	1 GAL.	L		
[Hydroseed Mix Symbol]	HYDROSEED MIX					
	BOTANICAL	COMMON NAME	PURITY	GERMINATION	LIVE SEED	LBS/ACRE
	DICHELSTEMMA CAPITATUM	BLUE DICKS	90	80	80	4
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	98	80	85	2
	LASTHENIA CALIFORNICA	GOLDFIELDS	40	85	85	3
	ELYMUS TRITICOIDES	CREeping WILD RYE	40	80	80	2
	LUPINUS BICOLOR	LUPINE	48	85	90	3
	MELICA IMPERFECTA	MELIC	80	60	70	2
	MUHLENBERGIA MICROSPERMA	LITTLESEED MUHLY	80	60	50	4 OUTSIDE OF BRUSH MANAGEMENT ZONES
	STIPA PULCHRA	PURPLE NEEDLEGRASS	40	80	75	6
	PLANTAGO ERECTA	DOT-SEED PLANTAIN	80	80	70	3
	SISTRINCHIUM BELLUM	BLUE-EYED GRASS	45	75	80	4

PRIVATE/H.O.A. DROUGHT TOLERANT SLOPE LANDSCAPE AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	W/COLS	QTY.
[Tree Symbol]	TREES					
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL.	PER PLAN	L	86
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	PER PLAN	L	147
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL.	PER PLAN	L	4
[Shrub Symbol]	SHRUBS					
	ALOE STRIATA	CORAL ALOE	5 GAL.	PER PLAN	L	
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	PER PLAN	L	
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.	PER PLAN	L	
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	PER PLAN	L	
	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST GRASS	1 GAL.	PER PLAN	M	OUTSIDE OF BRUSH MANAGEMENT ZONES
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
[Groundcover Symbol]	GROUNDCOVER					
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS	18" O.C.	L	
	SENEGIO MANDRALISCAE	BLUE CHALK STICKS	FLATS	18" O.C.	L	

STREET / BIO-RETENTION / PARK LANDSCAPE AREAS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	W/COLS	QTY.
[Street Tree Symbol]	STREET TREES					
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	PER PLAN	L	197
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	24" BOX	PER PLAN	L	57
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	PER PLAN	L	-
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	M	-
	QUERCUS ILEX	HOLLY OAK	24" BOX	PER PLAN	L	-
[Bio-retention Symbol]	BIO-RETENTION AREAS					
	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST GRASS	1 GAL.	PER PLAN	L	OUTSIDE OF BRUSH MANAGEMENT ZONES
	CAREX PRAEGRACILIS	FIELD SEDGE	FLATS	18" O.C.	M	
	CAREX TUMILICOLA	BERKELEY SEDGE	FLATS	18" O.C.	M	
[Turf Symbol]	TURF					
	MARATHON II - SOD					

**SUMMARY OF LANDSCAPE CALCULATIONS:**

AREA:	
Total Area of Site (sq. ft.):	1,512,746
Total Landscape Area (sq. ft.):	460,368
Total Area Landscaped in Turf (sq. ft.):	2,606
Turf to Landscape Area Ratio:	1%

**WATER USAGE:**

Estimated Annual Water Usage (cu. Ft./yr):	757,962.23
Estimated Annual Water Usage (hcf/yr):	7579.622312

**Monogram** METER 'A' / CONTROLLER 'A'

**ESTIMATED WATER USE**

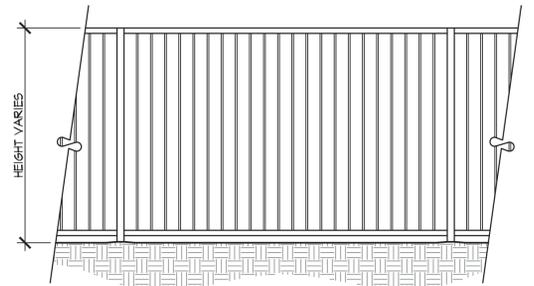
$$EWU (GPD) = \frac{ETO \times PF \times HA \times .62}{IE}$$

ETO = 0.137	AVG. DAILY Eto	50 per year
PF = 0.5	SHRUBS & GROUND COVER (SPRAY&ROTOR)	
0.8	TURF (SPRAY & ROTOR)	
0.5	SHRUBS (POINT SOURCE & DRIPLINE)	
HA =	SEE BELOW FOR SQUARE FOOTAGE	
0.62 =	CONVERSION FACTOR OF UNITS TO GPD	
IE = 0.85	ROTORS	
0.8	SPRAYS	
0.9	DRIIP	
0.85	BUBBLERS	

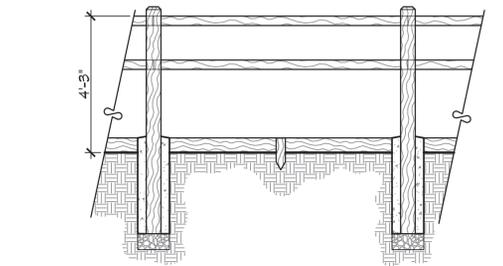
ZONE TYPE:	AREA (SQ. FT.)	EWU =	GPD
TURF ROTORS	2,606	208.31	GPD
		(Eto x 0.8 x HA x .62) / .85	
SHRUB DRIP	457,782	21,599.12	GPD
		(Eto x 0.5 x HA x .62) / .90	
<b>TOTAL SQ. FEET:</b>	<b>460,368</b>	<b>EWU = 21807.43</b>	<b>GPD</b>
<b>ACRE:</b>	<b>10.57</b>	<b>5,669,932</b>	<b>GPY</b>
		<b>17.40</b>	<b>AC. FT./yr</b>
		<b>757962.23</b>	<b>CU.FT./yr</b>
		<b>27,370</b>	<b>DAILY MAWA:</b>
		<b>9,989,986</b>	<b>YEARLY MAWA:</b>
		<b>30.66</b>	<b>AC. FT.</b>

\*EWU based on watering 5days per week, 52 weeks per year, with no effective rainfall.

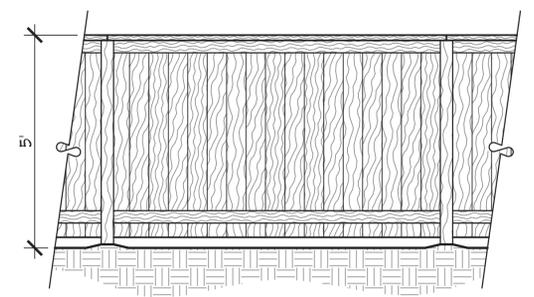
MAWA=Eto x 0.7 x AREA x 0.62



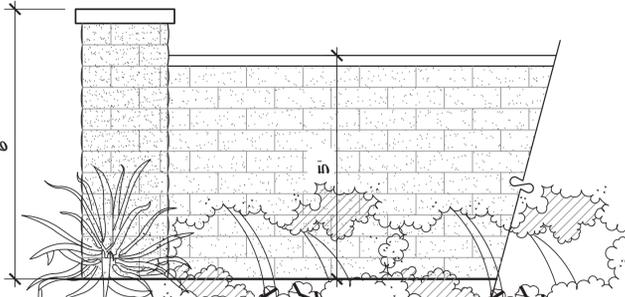
TUBULAR STEEL FENCE



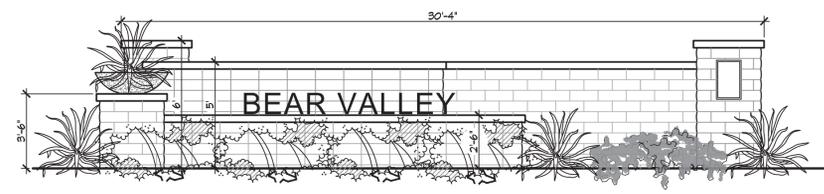
TRAIL FENCE



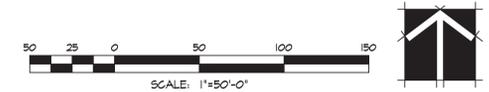
5'-0" WOOD/VINYL FENCE



6' SLUMP BLOCK PILASTER AND 5' SLUMP BLOCK WALL W/ STUCCO



BEAR VALLEY ENTRY MONUMENT



**gmp**

4010 Sorrento Valley Blvd.  
Suite 300  
San Diego, CA 92121

gmp@landarch.com  
T 858 558 8977

LANDSCAPE ARCHITECTURE & PLANNING

**LANDSCAPE CONCEPT PLAN**

**661 BEAR VALLEY**

City of Escondido, California

**FENCING LEGEND**

-----	MOW CURB
-----	5' CMU WALL
-----	5' WOOD/VINYL FENCE
-----	5' TUBULAR STEEL FENCE
-----	42" TUBULAR STEEL FENCE
-----	TRAIL FENCE

GMP #14-122-00

SHEET  
**4**  
OF  
**4**