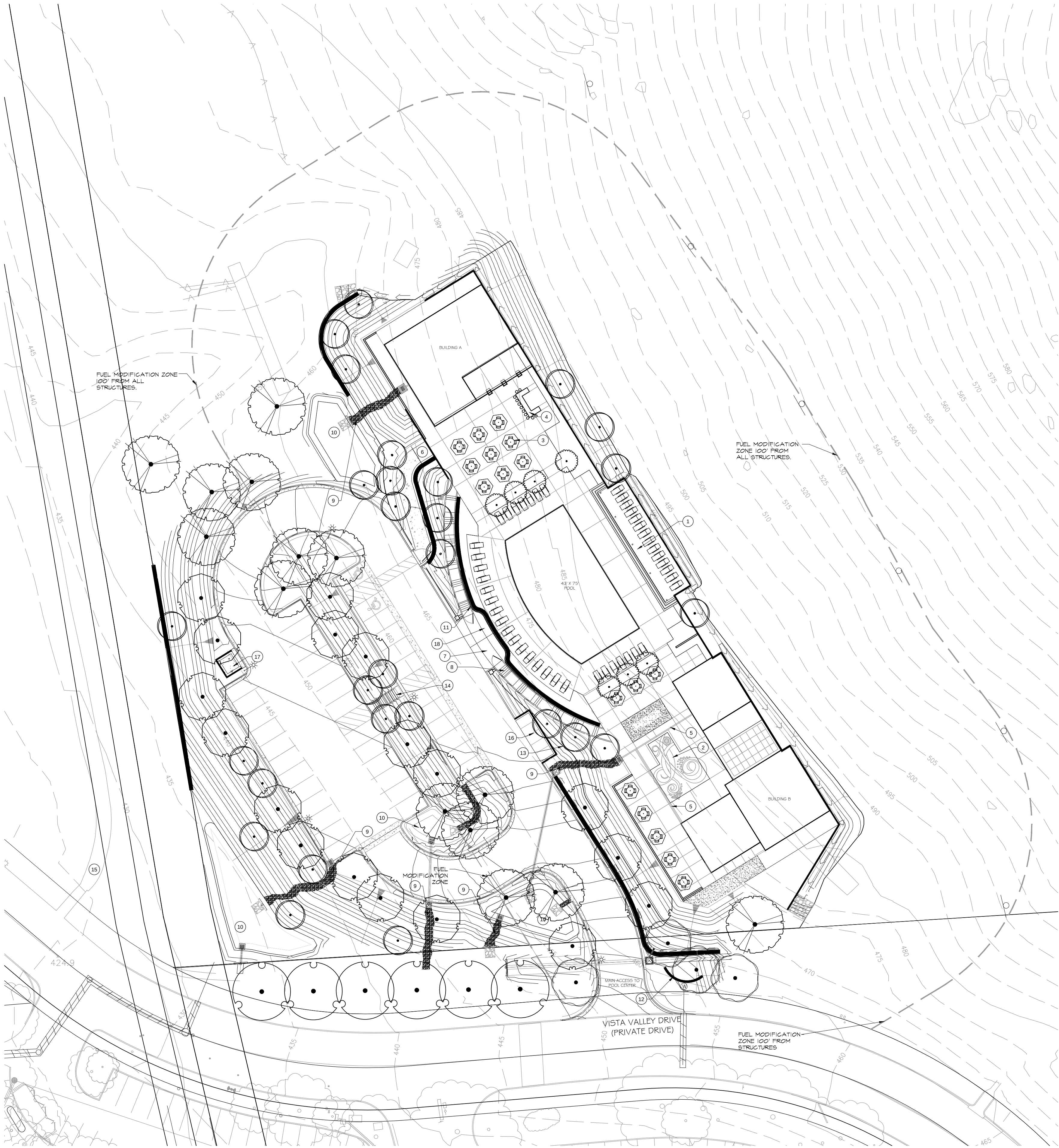
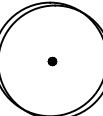




PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Cercis occidentalis	Western Redbud	24"box	28
	Citrus x limon "Meyer"	Meyer Lemon	24"box	7
	Olea europaea "Swan Hill" TM	Swan Hill Olive	24"box	18
	Platanus racemosa	California Sycamore	24"box	14
	Prunus cerasifera "Atropurpurea"	Purple-leaf Plum	36"box	4
	Schinus molle	California Pepper	24"box	6

BUILDING PROGRAMS

BUILDING A	BUILDING B
SNACK BAR AND GRILL	GAME ROOM
MEN'S / WOMEN'S RESTROOM	MEN'S / WOMEN'S RESTROOM
OFFICE	DAYCARE
LAUNDRY / STORAGE	OFFICE
POOL EQUIPMENT	STORAGE
COVERED PATIO	COVERED PATIO

AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	COVERED PATIO
2	BABY POOL W/ SPLASH PAD
3	TABLES W/ UMBRELLAS
4	BARBEQUE COUNTER
5	ABOVE GROUND DRAINAGE WATERFALL FEATURE
6	ELEVATOR
7	DROP-OFF
8	STEPS UP TO POOL AREA
9	DECORATIVE ROCK SWALE
10	DETENTION BASIN
11	RETAINING WALL
12	ENTRY SIGN WALL
13	FENCE LINE BLENDED INTO LANDSCAPE
14	STEPS
15	EXISTING CART PATH
16	GOLF CART PARKING SPACES
17	TRASH ENCLOSURE
18	WATER FEATURE ON RETAINING WALL

PARKING NOTE:

- ALL PARKING STALLS ADJACENT TO PLANTING BEDS SHALL PROVIDE A WHEEL STOP TO PREVENT DAMAGE TO VEGETATION AND/OR IRRIGATION COMPONENTS FROM VEHICULAR BUMPER OVERHANG.

IRRIGATION NOTE:

- THE LANDSCAPE WILL BE IRRIGATED BY LOW FLOW ROTATOR NOZZLES ON SLOPES AND DRIP IRRIGATION ON MORE LEVEL GRADES TO REDUCE WATER CONSUMPTION.
- IRRIGATION WATER SOURCE WILL BE FROM CITY WATER.
- AN AUTOMATIC WEATHER BASED CONTROLLER WITH A RAIN SENSING SHUT OFF DEVICE WILL CONTROL THE TIMING OF ALL IRRIGATION ZONES.
- IF IRRIGATION LINES ARE CONNECTED TO CITY WATER IN THE FUTURE, A DEDICATED LANDSCAPE WATER METER WILL BE INSTALLED.

MAINTENANCE NOTE:

- ALL MAINTENANCE ON PROPERTY, INCLUDING THE AREA WITHIN RAINBOW'S ADJACENT WATER EASEMENT, WILL BE MAINTAINED BY OWNER.
- SEE SHEET L-1.1 - L-1.2 FOR FULL PLANTING PLAN AND LEGEND.



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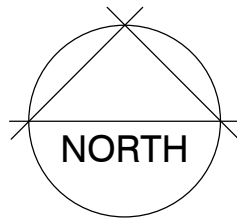
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VISTA VALLEY
POOL
VISTA VALLEY DRIVE
VISTA, CA 92084

LANDSCAPE
CONCEPT
PLAN



Revisions	By

Drawn By	TEAM
Checked By	
Date Issued	10-28-14
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Scale	

Sheet

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BUILDING PROGRAMS

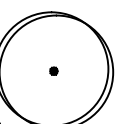
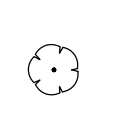
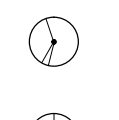
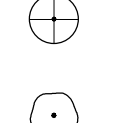
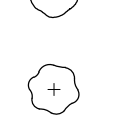
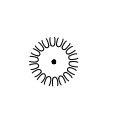
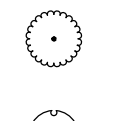
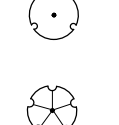
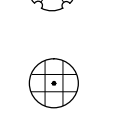
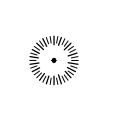
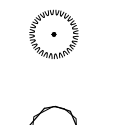
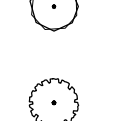
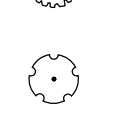
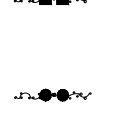
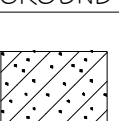
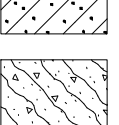
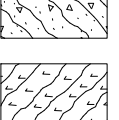
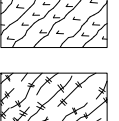
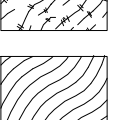
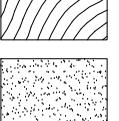
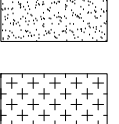
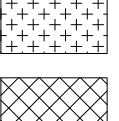
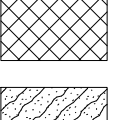
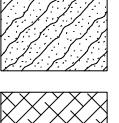
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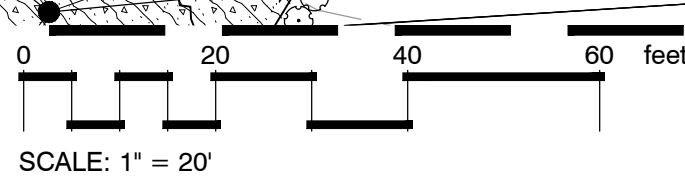
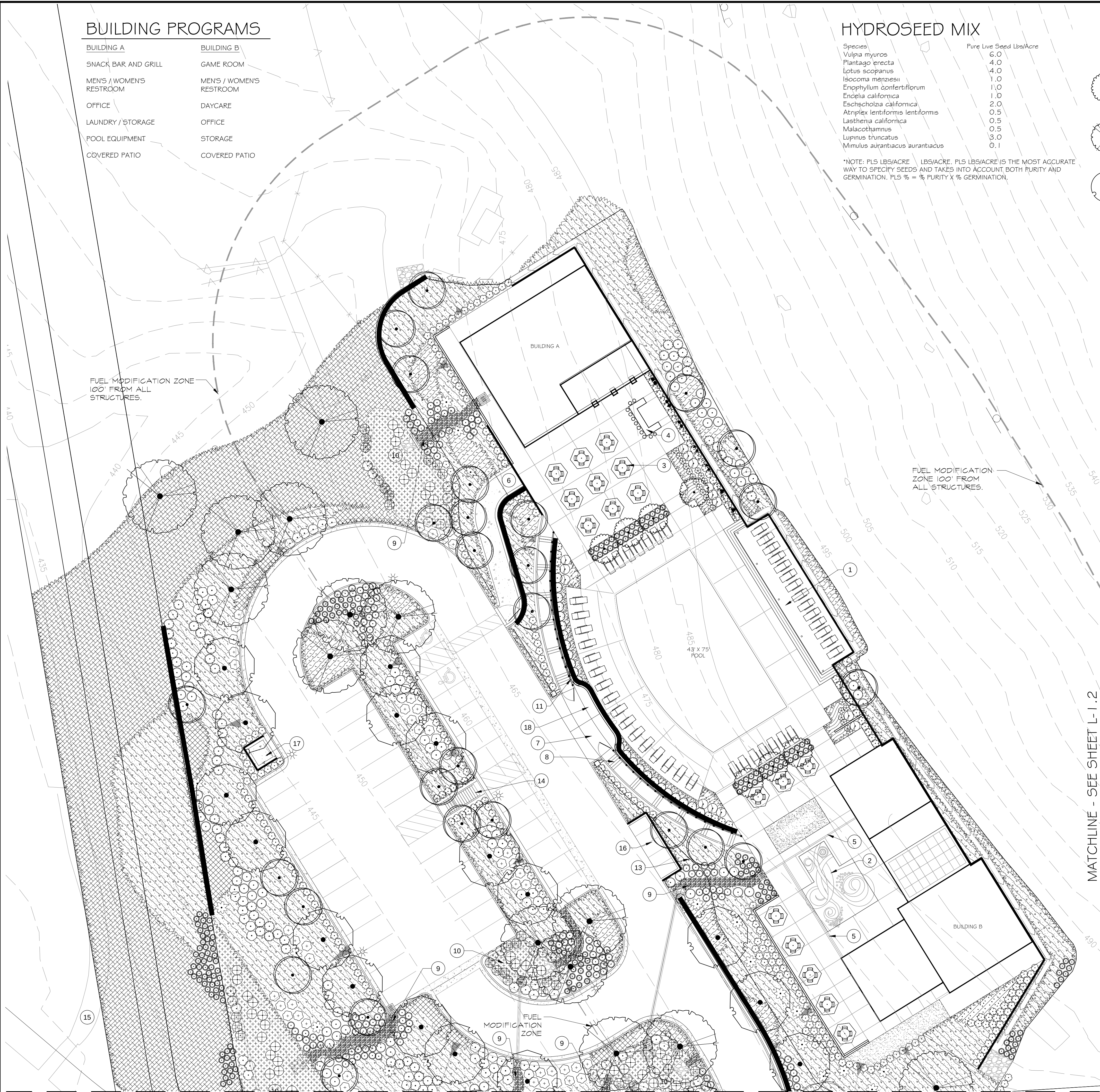
HYDROSEED MIX

Species	Pure Live Seed Lbs/Acre
Vulpia myuros	6.0
Plantago erecta	4.0
Lotus scoparius	4.0
Isocoma menziesii	1.0
Enophyllum confertiflorum	1.0
Encelia californica	1.0
Eschscholzia californica	2.0
Atriplex lentiformis lentiformis	0.5
Lasthenia californica	0.5
Malacothamnus	0.5
Lupinus truncatus	3.0
Mimulus aurantiacus aurantiacus	0.1

*NOTE: PLS LBS/ACRE LBS/ACRE, PLS LBS/ACRE IS THE MOST ACCURATE WAY TO SPECIFY SEEDS AND TAKES INTO ACCOUNT BOTH PURITY AND GERMINATION. PLS % = % PURITY X % GERMINATION.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Cercis occidentalis	Western Redbud	24"box	28	
	Citrus x limon `Meyer`	Meyer Lemon	24"box	7	
	Olea europaea `Swan Hill` TM	Swan Hill Olive	24"box	18	
	Platanus racemosa	California Sycamore	24"box	14	
	Prunus cerasifera `Atropurpurea`	Purple-leaf Plum	36"box	4	
	Schinus molle	California Pepper	24"box	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Agave americana `Medio-picta Alba`	Striped Century Plant	5 gal	27	
	Anigozanthos x `Big Red`	Big Red Kangaroo Paw	1 gal	100	
	Artemisia x `Powis Castle`	Powis Castle Artemisia	5 gal	53	
	Carex spissa	San Diego Sedge	1 gal	49	
	Cistus crispus `Descanso`	Rockrose	5 gal	66	
	Cistus x hybridus	White Rockrose	5 gal	53	
	Cistus x purpureus	Orchid Rockrose	5 gal	11	
	Encelia californica	California Encelia	1 gal	72	
	Iva hayesiana	San Diego Poverty Weed	1 gal	46	
	Lavandula x intermedia `Phenomenal`	Lavender	5 gal	44	
	Leymus condensatus `Canyon Prince`	Native Blue Rye	1 gal	39	
	Muhlenbergia capillans `Regal Mist` TM	Muhly	1 gal	351	
	Muhlenbergia rigens	Deer Grass	1 gal	206	
	Rosa aciculans `Iceberg`	Prickly Rose	5 gal	24	
	Salvia clevelandii	Cleveland Sage	1 gal	75	
	Westringia fruticosa	Coast Rosemary	5 gal	267	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	Citrus reticulata	Mandarin Orange Espalier	15 gal	1	
	Citrus x aurantiifolia `Bearss Seedless`	Bearss Seedless Lime Espalier	15 gal	2	
	Citrus x limon `Eureka`	Eureka Lemon Espalier	15 gal	2	
	Citrus x sinensis `Valencia`	Sweet Orange Espalier	15 gal	2	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi `Point Reyes`	Kinnikinnick	flat	12" o.c.	158
	Baccharis pilularis `Pigeon Point`	Coyote Brush	1 gal	6" o.c.	100,678
	Ceanothus glaucosus `Anchor Bay`	Anchor Bay Lilac	1 gal	6" o.c.	14,095
	Coreopsis grandiflora	Tickseed	1 gal	24" o.c.	21
	Dymondia margaritae	Dymondia	flat	6" o.c.	871
	Festuca arundinacea `Marathon II`	Dwarf Cool Season Turf	sod		635 sf
	Juncus patens	California Gray Rush	1 gal	36" o.c.	492
	Rosmannia officinalis `Prostratus`	Dwarf Rosemary	flat	12" o.c.	2,056
	Thymus vulgaris	Common Thyme	1 gal	24" o.c.	57
	Wild Flower Mix	Wild Flowers	seed		15,138 sf



MATCHLINE - SEE SHEET L-1.2

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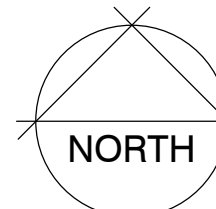
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VISTA VALLEY
POOL
VISTA VALLEY DRIVE
VISTA, CA 92084

LANDSCAPE
CONCEPT
PLAN

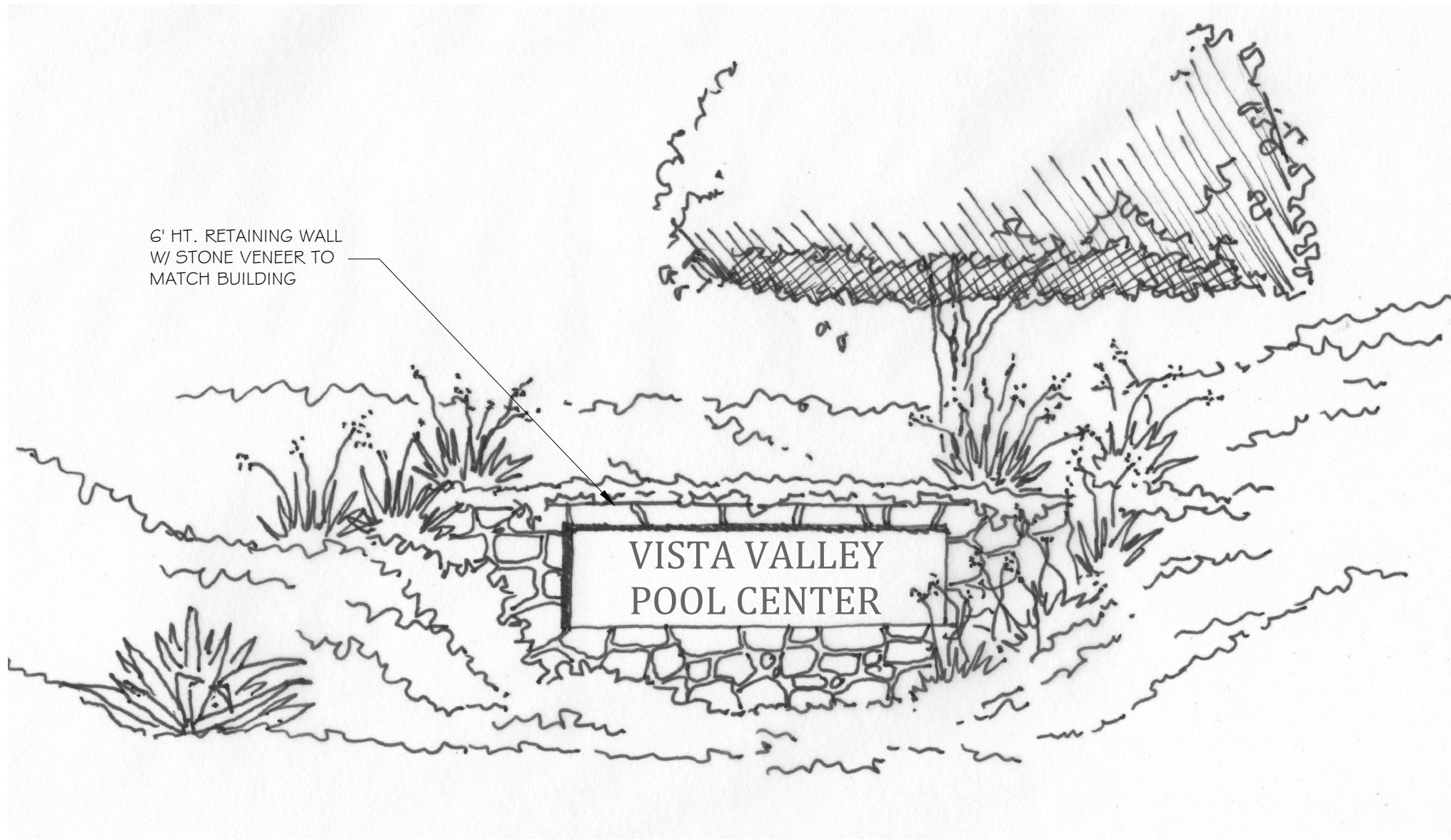


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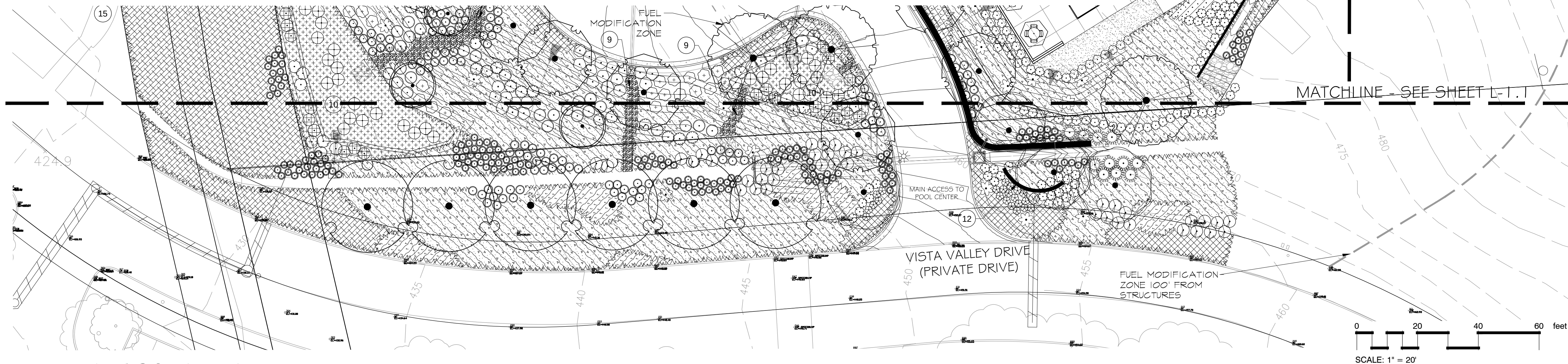
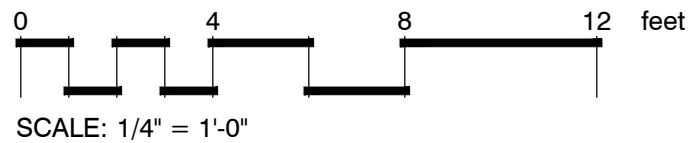
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Date Issued: 10-28-14
Project No.: 12-029
Scale:

Sheet

L-1.1



ENTRY MONUMENT ELEVATION



AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	COVERED PATIO
2	BABY POOL W/ SPLASH PAD
3	TABLES W/ UMBRELLAS
4	BARBEQUE COUNTER
5	ABOVE GROUND DRAINAGE WATERFALL FEATURE
6	ELEVATOR
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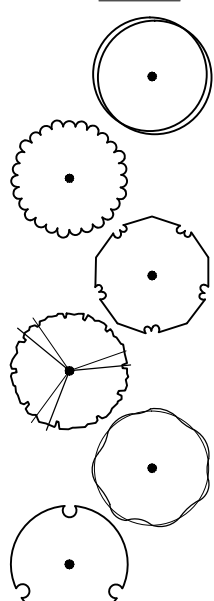
HYDROSEED MIX

Species	Pure Live Seed Lbs/Acre
Vulpia myuros	6.0
Plantago erecta	4.0
Lotus scoparius	4.0
Isocoma mesozisii	1.0
Enophyllum confertiflorum	1.0
Encelia californica	1.0
Eschscholzia californica	2.0
Atriplex lentiformis lentiformis	0.5
Lasthenia californica	0.5
Malacothamnus	0.5
Lupinus truncatus	3.0
Mimulus aurantiacus aurantiacus	0.1

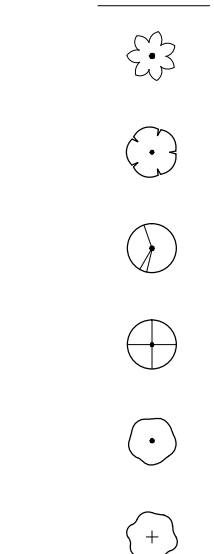
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PLANT SCHEDULE

TREES



SHRUBS



BOTANICAL NAME	COMMON NAME	CONT
Cercis occidentalis	Western Redbud	24"box
Citrus x limon 'Meyer'	Meyer Lemon	24"box
Olea europaea 'Swan Hill' TM	Swan Hill Olive	24"box
Platanus racemosa	California Sycamore	24"box
Prunus cerasifera 'Atropurpurea'	Purple-leaf Plum	36"box
Schinus molle	California Pepper	24"box

TREES

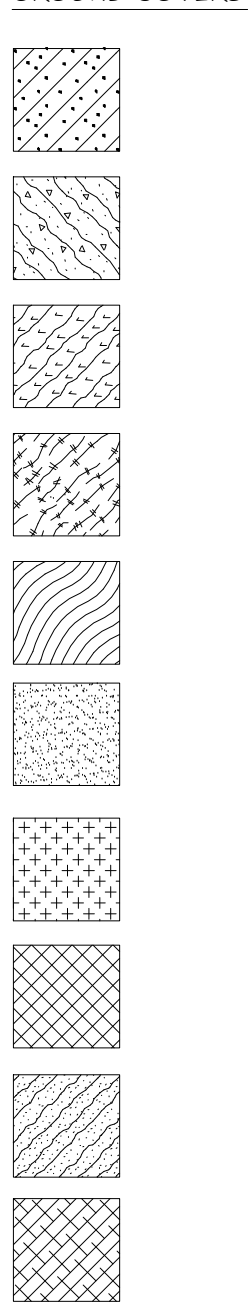


VINE/ESPALIER



BOTANICAL NAME	COMMON NAME	CONT
Cistus x purpureus	Orchid Rockrose	5 gal
Encelia californica	California Encelia	1 gal
Iva hayesiana	San Diego Poverty Weed	1 gal
Lavandula x intermedia 'Phenomenal'	Lavender	5 gal
Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 gal
Muhlenbergia capillaris 'Regal Mist' TM	Muhly	1 gal
Muhlenbergia rigens	Deer Grass	1 gal
Rosa aciculans 'Iceberg'	Prckly Rose	5 gal
Salvia clevelandii	Cleveland Sage	1 gal
Westringia fruticosa	Coast Rosemary	5 gal
Citrus reticulata	Mandann Orange Espalier	15 gal
Citrus x aurantifolia 'Bearsd Seedless'	Bearsd Seedless Lime Espalier	15 gal
Citrus x limon 'Eureka'	Eureka Lemon Espalier	15 gal
Citrus x sinensis 'Valencia'	Sweet Orange Espalier	15 gal

GROUND COVERS



BOTANICAL NAME	COMMON NAME	CONT	SPACING
Arctostaphylos uva-ursi 'Point Reyes'	Kinnikinnick	flat	12" o.c.
Bacchans pilulans 'Pigeon Point'	Coyote Brush	1 gal	6" o.c.
Ceanothus glonosus 'Anchor Bay'	Anchor Bay Lilac	1 gal	6" o.c.
Coreopsis grandiflora	Tickseed	1 gal	24" o.c.
Dymondia margaretae	Dymondia	flat	6" o.c.
Festuca arundinacea 'Marathon II'	Dwarf Cool Season Turf	sod	
Juncus patens	California Gray Rush	1 gal	36" o.c.
Rosmannus officinalis 'Prostratus'	Dwarf Rosemary	flat	12" o.c.
Thymus vulgans	Common Thyme	1 gal	24" o.c.
Wild Flower Mix	Wild Flowers	seed	



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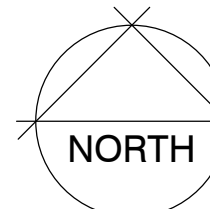
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