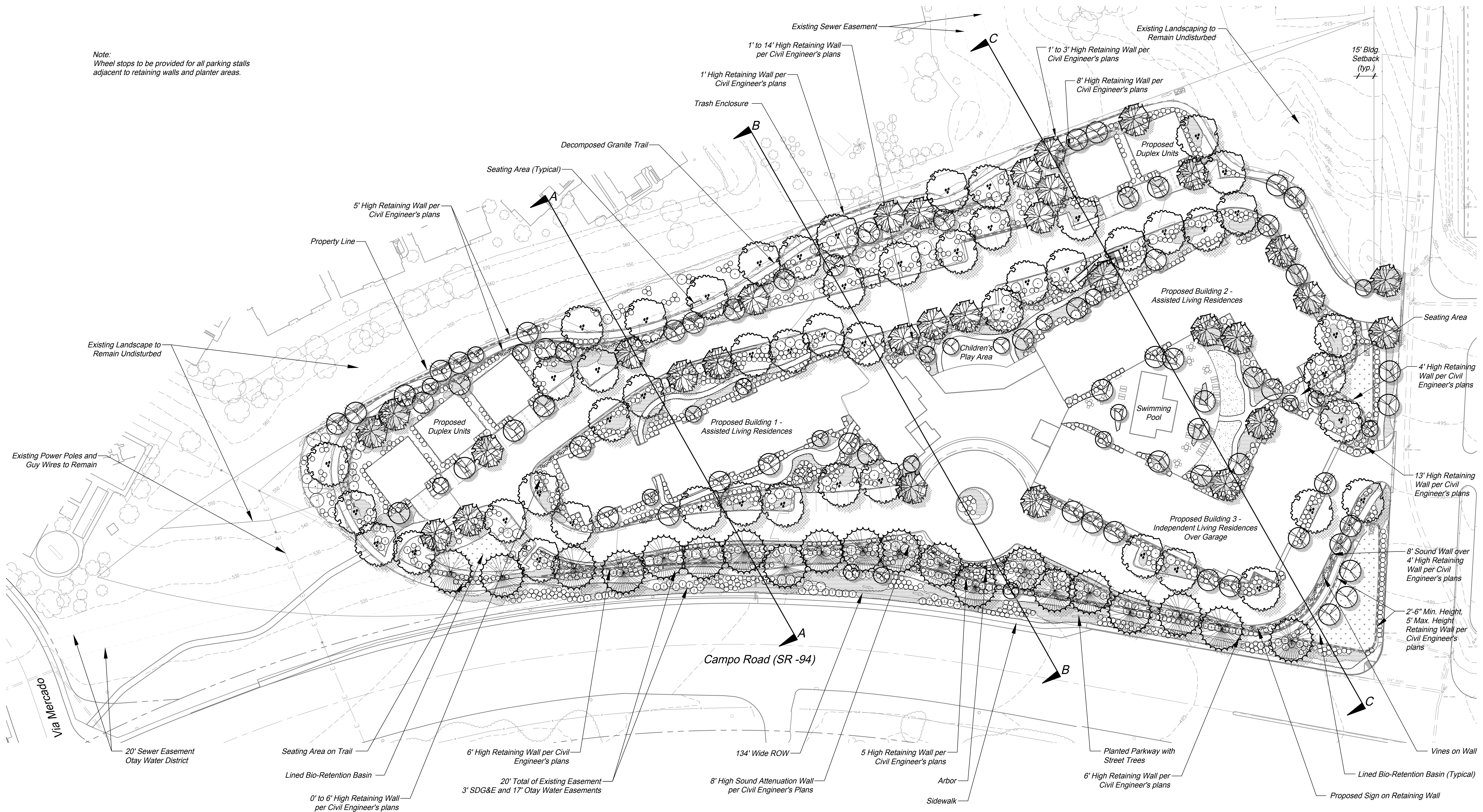


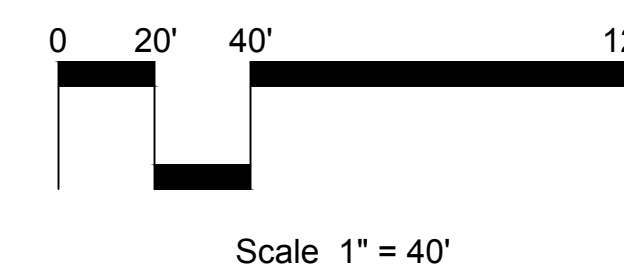
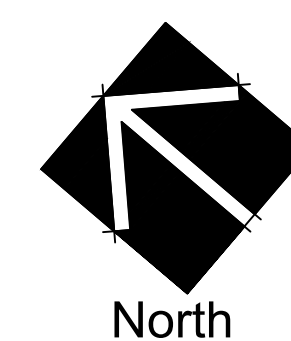
Note:
Wheel stops to be provided for all parking stalls
adjacent to retaining walls and planter areas.



Landscape Concept Plan

Skyline Retirement Center

by Skyline Church



HOWARD ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

September 11, 2017

SDC PDS RCVD 08-06-18
SPA16-002

1

Sheet 1 of 3

Concept Design Statement:

The landscape is designed to complement the architecture while creating a rich living environment for the residents. Screening trees and shrubs are used to minimize the visual impact of the buildings and retaining walls from outside the project. The plant palette incorporates a wide variety of species with an emphasis on seasonal color, textural changes, and drought tolerance.

Irrigation Statement:

- 1. The irrigation system shall comply with the requirements of the County of San Diego Water Efficient Landscape Ordinance and California Executive Order B-29-15.
- 2. All planted areas shall have an automatic irrigation system. Shrub and ground cover areas shall utilizing low-volume subsurface drip emission devices, preventing runoff and overspray. Turf areas shall utilize low precipitation rate rotator nozzles.
- 3. The automatic controller shall be a smart controller, with weather sensing features and flow management capabilities.
- 4. The Irrigation system valves shall be separated by hydrozone, with respect to similar site, sun exposure, soil conditions and plant material with similar water use.
- 5. Trees shall be placed on separate valves from shrubs and ground cover, utilizing deep root bubblers.
- 6. The projects estimated water use (ETWU) shall not exceed the maximum applied water allowance (MAWA).

Water Conservation Concept Statement:

This conceptual landscape plan complies with the requirements for landscape improvement plans as described in the San Diego County Code, Title 8, Division 6, Chapter 7 and has been prepared in compliance with those regulations. The use of drought tolerant planting material ensure a water wise site plan for the County of San Diego. Per Otay Water District, reclaimed water will not be available at this location.

Invasive Species Note:

No non-native invasive plant species shall be used, per the California Exotic pest Plant Council List A-1, and California Invasive Plant Council (Cal-IPC).

Maintenance Note:

All landscaped areas will be maintained by the owner.

Lighting:

Lighting shall be provided along the interior driveway, walkways and in public spaces. Fixtures to be zero cut off design.

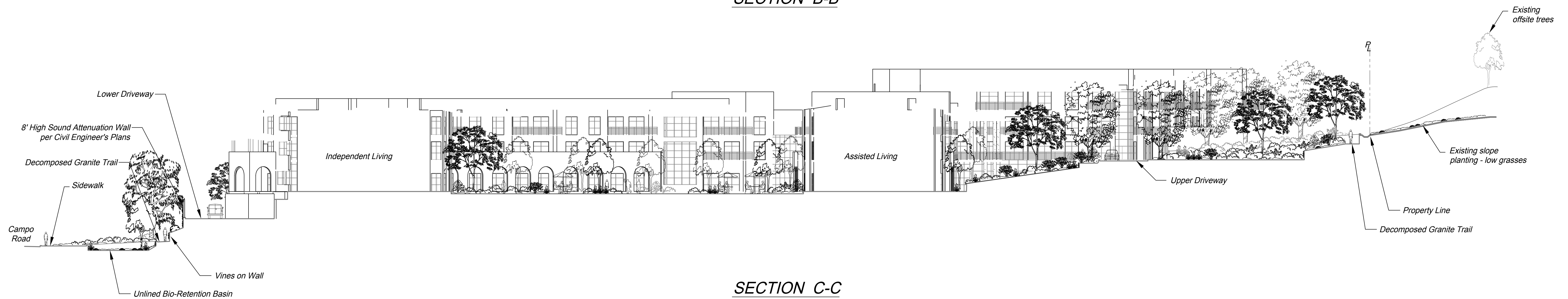
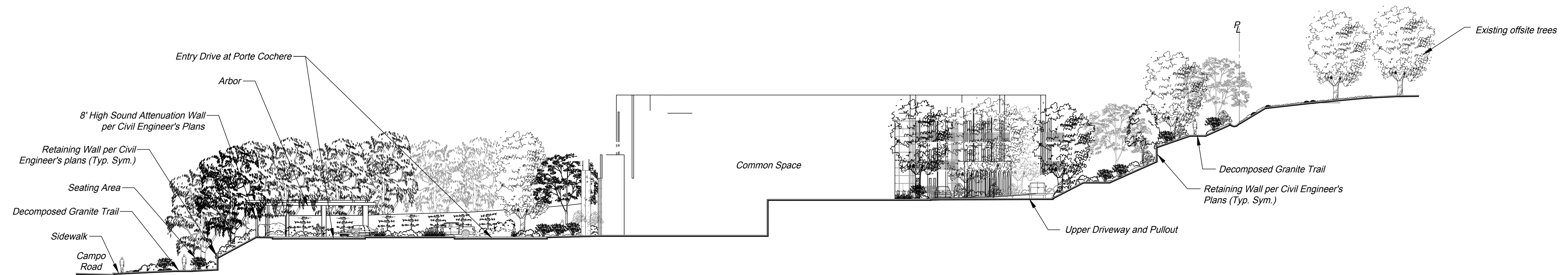
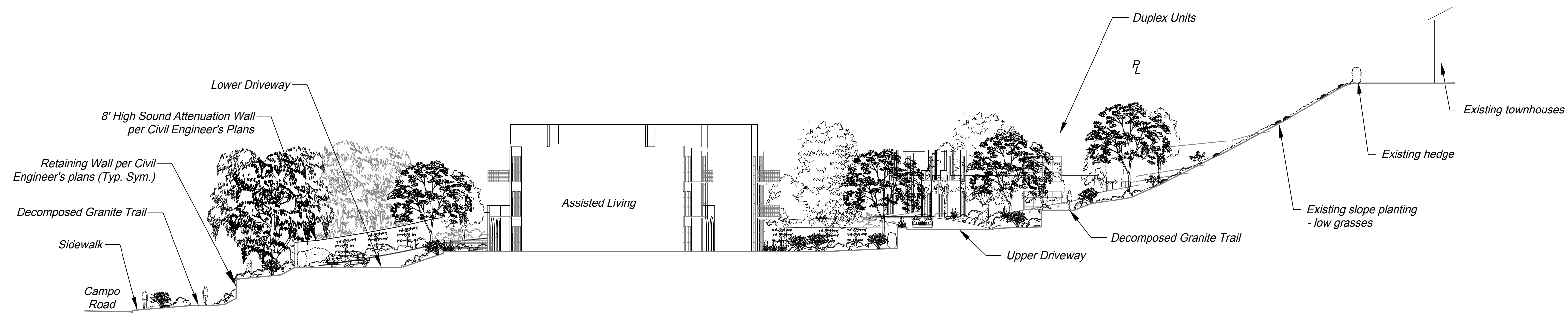
Design Features:

- 1. All planting within corner sight line distance areas shall have a maximum mature height of 30".
- 2. There are no existing trees on site.
- 3. All planted areas shall receive a 3" layer of shredded bark mulch.
- 4. All plants shall be selected for drought tolerance and low maintenance. Except for in the bio-retention basins, all shrubs and ground covers shall be WUCOLS rated 'low' for water use.

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WUCOLS
TREES		
STREET TREES - CAMPO ROAD		
24", 36", AND 48" BOX		
PINUS ELDARICA	AFGHAN PINE	L
SCHINUS MOLLE	CALIFORNIA PEPPER	L
THEME TREES		
24", 36", AND 48" BOX		
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	L
JACARANDA MIMOSIFOLIA	JACARANDA TREE	M
LOPHOSTEMON CONFERTUS	BRISBANE BOX	M
PLATANUS M. 'ALAMO'	MEXICAN SYCAMORE	M
TIPUANA TIPU	TIPU TREE	L
ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN CHINESE ELM	L
ACCENT TREES		
24", 36", AND 48" BOX		
ARBUTUS 'MARINA'	STRAWBERRY TREE	L
GEIJERA PARVIFLORA	AUSTRALIAN MALLOW	L
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	L
QUERCUS ILEX	EVERGREEN OAL	L
TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	M
X. CHITALPA TASHKENTENSIS	CHITALPA	L
SMALL TREES		
15 GAL. , 24" AND 36" BOX		
ACACIA BAILEYANA 'PURPUREA'	PURPLE FERNLEAF ACACIA	L
CHILOPSIS LINEARIS	DESERT WILLOW	L
CITRUS SPP.	DWARF CITRUS	M
ERIOBOTRYA DEFELXA	BRONZE LOQUAT	M
LAURUS NOBILIS	SWEETBAY	L
OLEA WILSONII	FRUITLESS OLIVE	L
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	L
PITTOSPORUM UNDULATUM	VICTORIAN BOX	M
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	L
SYAGRUS ROMANZOFFIANA	QUEEN PALM	M

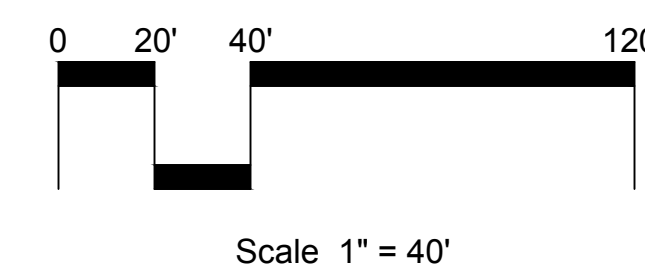
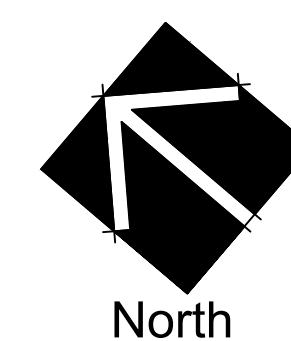
BOTANICAL NAME	COMMON NAME	WUCOLS
SHRUBS		
LARGE ACCENT SHRUBS - 5 GAL.		
AGAVE ATTENUATA	AGAVE	L
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	L
ARBUTUS UNEDO 'COMPACTA'	CALIFORNIA BRITTLEBUSH	L
BOUGAINVILLEA 'TORCH GLOW'	BOUGAINVILLEA	L
CALLISTEMON V. 'SLIM'	BOTTLEBRUSH	L
CHAMAEROPS HUMILIS	MEDITERRANEA FAN PALM	L
CISTUS SPP.	ROCKROSE	L
FUCRAEA FOETIDA	GIANT CABUYA	L
STRELITZIA JUNCEA	BIRD OF PARADISE	L
TECOMA STANS	YELLOW BELLS	L
SCREENING & MASSING SHRUBS - 1 & 5 GAL.		
CALLISTEMON 'BETTER JOHN'	DWARF BOTTLEBRUSH	L
LANTANA 'GOLD MOUND'	LANTANA	L
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	L
NANDINA SPP.	HEAVENLY BAMBOO	L
OLEA 'LITTLE OLLIE'	DWARF OLIVE	L
PHLOMIS 'EDWARD BOWLES'	JERUSALEM SAGE	L
SALVIA LEUCANTHA	MEXICAN SAGE	L
VITEX PURPUREA	ARABIAN LILAC	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
SLOPE SHRUBS - 1-5 GAL.		
ENCELIA CALIFORNICA	COAST SUNFLOWER	L
HETEROMELES ARBUTIFOLIA	TOYON	L
ISOCOMA MENZIESII	SPREADING GOLDENBUSH	L
MALACOTHAMNUS FASCICULATUS	CHAPARRAL BUSHMALLOW	L
MIMULUS SPP.	MONKEY FLOWER	L
RHAMNUS SPP.	COFFEEBERRY	L
ROSA CALIFORNICA	CALIFORNIA ROSE	L
SMALL ACCENT SHRUBS - 1 GAL.		
ALOE SPP.	ALOE	L
CALANDRINIA GRANDIFLORA	ROCK PURSLANE	L
DIANELLA TASMANICA	TASMAN FLAX LILY	L
ECHEVERIA SPP.	HENS AND CHICKS	L
FESTUCA 'SISKYOU BLUE'	SISKYOU BLUE FESCUE	L
HARDENBERGIA V. 'MEEMA'	MEEMA HARDENBERGIA	L
HESPERALOE P. 'BRAKELIGHTS'	RED YUCCA	L
LAVANDULA STOECHAS	FRENCH LAVENDER	L
SALVIA 'HOT LIPS'	HOT LIPS SAGE	L
SENECIO CYLINDRICUS	NARROW LEAF CHALKSTICKS	L
TAGETES LEMONII	MEXICAN MARIGOLD	L
GROUND COVERS / VINES		
GROUND COVER & SUB-SHRUBS - FLATS & 1 GAL.		
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	L
ARCTOTIS 'BIG MAGENTA'	AFRICAN DAISY	L
BACCHARIS 'TWIN PEAKS'	COYOTE BRUSH	L
BOUGAINVILLEA SPP.	BOUGAINVILLEA	L
CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L
LANTANA MONTEVIDENSIS	LANTANA	L
RHAPHIOLEPIS 'BALLERINA'	BALLERINA INDIAN HAWTHORN	L
ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	L
VINES - 5 GAL.		
BOUGAINVILLEA SPP.	BOUGAINVILLEA	L
MACFADYANA UNGUIS-CATI	CAT'S CLAW VINE	L
BIO-RETENTION BASINS		
CAREX PANSA (PLUGS)	CALIFORNIA MEADOW SEDGE	M
JUNCUS PATENS (1 GAL.)	CALIFORNIA GREY RUSH	M
TURF		
PLATINUM TE PASPALUM	SEASHORE PASPALUM	M



Landscape Concept - Sections

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