

SYMBOL	BOTANICAL NAME / COMMON NAME	PERCENTAGE / SIZE	HEIGHT / SPREAD	QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	/ SIZE	HEIGHT / SPREAD	QTY.
TREES									
	LARGE SEMI DECIDUOUS TREE SUCH AS * : LIQUIDAMBAR STYRACIFLUA - SWEET GUM PISTACIA CHINENSIS - CHINESE PISTACHE PLATANUS RACEMOSA-CALIFORNIA SYCAMORE PLATANUS ACERFOLIA - LONDON PLANE TREE	100% / 36" BOX	40'/40'	28		* DEFENSIBLE SPACE (MANUFACTURED SLOPE) SHRUB PLANTING SUCH AS: ARCTOSTAPHYLOS SPP. - MANZANITA ATRIPLEX CANESCENS - HOARY SALTBUSH BACCHARIS PILULARIS 'PIGEON POINT' - DWARF COYOTE BRUSH CEANOTHUS GRISEUS MARTIMUS - CARMEL CREEPER ENCELIA CALIFORNICA - CALIFORNIA CELIA LOTUS SCOPARIUS - DEER WEED MIMULUS LONGIFLORUS - MONKEYFLOWER RHAMUS CALIFORNICA - COFFEEBERRY RIBES VIBURNIFOLIUM - CATALINA CURRANT ROMNEYA COULTERI - MATILJA POPPY	100% / 1 GAL.	VARIABLES	230
	LARGE EVERGREEN ACCENT TREE SUCH AS * : CERATONIA SILIQUA - CAROB TREE LIRIODENDRON TULIPIFERA - TULIP TREE QUERCUS AGRIFOLIA - COAST LIVE OAK QUERCUS ENGELMANNI - ENGELMANN OAK	100% / 36" BOX	25'/25'	22					
	MEDIUM SCALE TREE SUCH AS * : ARBUTUS UNEDO - STRAWBERRY TREE CERCIS OCCIDENTALIS - WESTERN REDBUD LAGERSTROEMIA INDICA - CRAPE MYRTLE LYONOTHAMNUS FLORIBUNDUS - CATALINA IRONWOOD	100% / 15 GALLON	20'/20'	70		DEFENSIBLE SPACE (MANUFACTURED SLOPE) HYDROSEEDED PLANTING SUCH AS:  LOW FUEL SEED MIX - PRESCRIBED BY S&S SEEDS, INC.  FESTUCA MICROSTACHYS - SMALL FESCUE ENCELIA CALIFORNICA - CALIFORNIA CELIA MIMULUS AURANTIACUS PUNICEUS - SOUTHERN RED MONKEY FLOWER ACHILLEA MILLEFOLIUM - COMMON YARROW CAMISSONIOPSIS CHEIRANTHIFOLIA - BEACH EVENING PRIMROSE STIPA PULCHRA - PURPLE NEEDLEGRASS POA SECUNDA - PINE BLUEGRASS MELICA IMPERFECTA - COAST RANGE MELIC ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY LUPINUS MICROCARPUS DENSIFLORUS - WHITEWORT LUPINE PHACELIA CAMPANULARIA - DESERT BELLS BAHIOPSIS LACINIATA - SAN DIEGO SUNFLOWER COLLINSIA HETROPHYLLA - PURPLE CHINESE HOUSES CLARKIA AMOENA - FAREWELL-TO-SPRING			
	MEDIUM SCALE ACCENT TREE SUCH AS: CITRUS X TANGELO - TANGELO CITRUS X LIMON 'MEYER' - MEYER LEMON OLEA EUROPA - OLIVE LAGERSTROEMIA INDICA - CRAPE MYRTLE PUNICA GRANATUM - POMEGRANATE	100% / 24" BOX	30'/25'	30					
SHRUBS									
	LARGE SCALE SUCCULENT SUCH AS: AGAVE AMERICANA - CENTURY PLANT AGAVE AMER. MARGINATA - VARIEGATED CENTURY PLANT AGAVE WEBERI - WEBER'S AGAVE FURCRAEA FOETIDA 'MEDIOPICTA' - VARIEGATED FURCRAEA	*100% / 5 GAL.	VARIABLES/10'	162					
	MEDIUM SCALE ACCENT SHRUB, SUCH AS: ARCTOSTAPHYLOS 'HOWARD MCINN' - H. MCINN MANZANITA ECHIUM FASTUOSUM - PRIDE OF MADEIRA GREVILLEA 'NOELLI' - NOELLI GREVILLEA PHORMIUM 'ALISON BLACKMAN' - NEW ZEALAND FLAX PHORMIUM 'MAORI CHIEF' - NEW ZEALAND FLAX RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN SALVIA ULIGINOSA - BLUE SPIKE SAGE	*100% / 1 GAL.	5'/5'	51		SLURRY COMPONENTS: PROMATRIX HYDROPOST PREMIUM COMPOST BIOSOL FORTE 7-2-1 TRI-C HUMATE SOIL CONDITIONER AM 120 MYCORRHIZAL INOCULUM			
	SMALL SCALE BORDER SHRUB, SUCH AS: CALLISTEMON 'LITTLE JOHN' - DWARF BOTTLEBRUSH DALEA FREMONTII - INDIGO BUSH EREMOPHILA MACULATA V BREVIIFOLIA - RED EREMOPHILA HEPERALOE PARVIFLORA - RED YUCCA LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER MUHLENBERGIA RIGENS - DEER GRASS	*100% / 1 GAL.	4'/4'	167		DEFENSIBLE SPACE (MANUFACTURED SLOPE) HYDROSEEDED PLANTING SUCH AS:  LOW FUEL SEED MIX - PRESCRIBED BY S&S SEEDS, INC.  FESTUCA MICROSTACHYS - SMALL FESCUE ENCELIA CALIFORNICA - CALIFORNIA CELIA MIMULUS AURANTIACUS PUNICEUS - SOUTHERN RED MONKEY FLOWER ACHILLEA MILLEFOLIUM - COMMON YARROW CAMISSONIOPSIS CHEIRANTHIFOLIA - BEACH EVENING PRIMROSE STIPA PULCHRA - PURPLE NEEDLEGRASS POA SECUNDA - PINE BLUEGRASS MELICA IMPERFECTA - COAST RANGE MELIC ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY LUPINUS MICROCARPUS DENSIFLORUS - WHITEWORT LUPINE PHACELIA CAMPANULARIA - DESERT BELLS BAHIOPSIS LACINIATA - SAN DIEGO SUNFLOWER COLLINSIA HETROPHYLLA - PURPLE CHINESE HOUSES CLARKIA AMOENA - FAREWELL-TO-SPRING			
	MEDIUM SCALE SUCCULENT ACCENT, SUCH AS: ALOE VERA - MEDICINAL ALOE AGAVE ATTENUATA - FOXTAIL AGAVE AGAVE VILMORINIANA - OCTOPUS AGAVE ASCLEPIAS TUPEROSA - BUTTERFLY WEEDE HEPERALOE PARVIFOLIA - HEPERALOE	*100% / 1 GAL.	3'/3'	264					
	MEDIUM SCALE EVERGREEN SHRUB, SUCH AS: ANIGOZANTHOS FLAVIDUS - KANGAROO PAW BULBINE FRUTESCENS - BULBINE DIETES VEGETA - FORTNIGHT LILY LANTANA MONTEVIDENSIS - TRAILING LANTANA SALVIA CHAMAEDRYOIDES - GERMANDER SAGE SALVIA CLEVELANDII 'WINIFRED GILMAN' - W. GILMAN SAGE PHORMIUM 'YELLOW WAVE' - YELLOW WAVE FLAX	*100% / 5 GAL.	3'/3'	165		SLURRY COMPONENTS: PROMATRIX HYDROPOST PREMIUM COMPOST BIOSOL FORTE 7-2-1 TRI-C HUMATE SOIL CONDITIONER AM 120 MYCORRHIZAL INOCULUM			
	MEDIUM SCALE FLOWERING ACCENT SHRUB, SUCH AS: ANIGOZANTHOS 'YELLOW GEM' - KANGAROO PAW ANIGOZANTHOS 'ORANGE CROSS' -KANGAROO PAW COPROSMA 'MARBLE QUEEN' - MIRROR PLANT DIETES VEGETA VARIEGATA - VARIGATED FORTNIGHT LILY GREVILLEA 'NOELLI' - NOELLI GREVILLEA DIETES VEGETA - FORTNIGHT LILY	*100% / 5 GAL.	4'/5'	101					
	SMALL SCALE ACCENT GRASS, SUCH AS: CAREX DIVULSA - BERKELEY SEDGE FESTUCA OVINA GLAUCA - BLUE FESCUE JUNCUS PATENS - CALIFORNIA GREY RUSH MUHLENBERGIA CAPILLARIS - PINK MUHLY PENNISETUM MESSIACUM - RED BUNNY TALES	*100% / 1 GAL.	2'/3'	211					
GROUNDCOVER & VINES									
	TURF SUCH AS TIFFGREEN HYBRID BERMUDA	SOD	-	1,575 SF					
	GROUNDCOVER SUCH AS: BOUGAINVILLEA 'MONKA' - BOUGAINVILLEA COPROSMA KIRKII - CREEPING MIRROR PLANT MYOPORUM PARVIFOLIUM 'PROSTRATUM'-MYOPORUM SENECIO SERPENS - PUNK PICKLE	100% / 1 GAL.	VARIABLES	15					
	BIOFILTRATION BASIN GRASS SUCH AS CAREX SUBFUSCA - RUSTY SEDGE	100% LINERS	12"	1,583 SF		BAJA CRESTA RED BOULDERS OR EQUAL	RANDOM, 2' - 4'		
	VINE, SUCH AS: BOUGAINVILLEA SPECIES DISTICTIS RANDICANS - TRUMPET VINE ROSA BANKSIAE - BANKS ROSE	100% / 5 GAL.	VARIABLES	7					
<div><div><div>Preliminary Plant Legend &amp; Notes</div><div>Carefield Senior Living, Bonsall, California</div></div></div>									

1. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED
2. GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
3. ROUTINE STRUCTURAL BMPs:
  - A. COMMON AREAS FOR TRASH WILL BE PROVIDED AND WILL BE MAINTAINED TO REDUCE ANY RUNOFF FROM THE AREA. THE PROPERTY MANAGERS WILL BE RESPONSIBLE FOR THIS MAINTENANCE.
  - B. WATER-EFFICIENT IRRIGATION SYSTEMS WILL BE USED. DROUGHT-TOLERANT PLANTS WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
4. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW TREES PLANTED NEAR PUBLIC CURBS, SIDEWALKS OR BICYCLE TRAILS .
5. ALL TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER THE PEDESTRIAN WALKWAYS ARE AT LEAST 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICLE TRAVEL WAYS ARE 14 FEET ABOVE GRADE OF THE TRAVEL WAY.
6. ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER.
7. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
8. ALL PLANTINGS SHALL BE COMPOSED OF MODERATE OR LOW-WATER-USE PLANT MATERIAL. ALL PLANTING SHALL BE IN CONFORMANCE WITH THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL, THE COUNTY OF SAN DIEGO 2017 CONSOLIDATED FIRE CODE AND THE BONSALL DESIGN GUIDELINES WHERE APPLICABLE .
9. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE RAINBOW MUNICIPAL WATER DISTRICT AND COUNTY OF SAN DIEGO REQUIREMENTS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
11. ALL GRADED SLOPES IN EXCESS OF 15 FEET WILL BE PLANTED WITH ROOTED CONTAINER STOCK AT AN AVERAGE RATE OF ONE PER 100 SQUARE FEET. CONTAINERS SHALL BE A MINIMUM OF ONE GALLON FOR SHRUBS AND FIVE GALLONS FOR TREES.
12. ALL PROPOSED PLANTING AND IRRIGATION IMPROVEMENTS WITHIN THE RIGHT OF WAY OF MISSION ROAD SHALL BE INCLUDED IN THE PROJECT ENCROACHMENT REMOVAL AGREEMENT.

THE LANDSCAPE CONCEPT FOR CAREFIELD SENIOR LIVING, BONSTALL IS INFLUENCED BY THE GEOGRAPHIC LOCATION AS WELL AS THE STYLE AND CHARACTER OF THE ADJACENT COMMUNITY AND COMPLEMENTS THE ARCHITECTURAL STYLE OF THE BUILDING. THE ARRANGEMENT OF HARDSCAPE AND PLANTINGS PROMOTES MOVEMENT THROUGH THE SITE. STREET TREES AND STREET FRONTAGE PLANTINGS WILL CREATE A "ROAD EDGE ZONE" AND VISUALLY TIE INTO THE ADJACENT COMMUNITY AS WELL AS THE ADJACENT OPEN SPACE PROPERTIES. THE DESIGN WILL PROVIDE A VISUALLY UNIFIED PROPERTY AND STREETScape. VEGETATION HAS BEEN SELECTED WITH CONSIDERATION OF DROUGHT TOLERANCE, EASE OF MAINTENANCE, STRUCTURE, FLOWER AND FOLIAGE. A RESTRICTED PALETTE OF PLANT MATERIAL SHALL MAINTAIN THE COHESIVE THEME OF THE LANDSCAPE DESIGN. THE LANDSCAPE STYLE SHALL MAINTAIN CONSISTENCY TO AVOID COMPLEX PLANT MIXTURES AND VISUAL CONFUSION.

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE LANDSCAPE DESIGN STANDARDS OF BONSAI, SAN DIEGO COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND WATER EFFICIENT LANDSCAPE DESIGN MANUAL AND OTHER LANDSCAPE-RELATED COUNTY AND REGIONAL STANDARDS, UNLESS OTHERWISE NOTED.
2. PLANTING WILL BE DESIGNED TO HIGHLIGHT ENTRANCE AREAS TO THE PROPOSED PROJECT AND ADD VISUAL INTEREST TO THE SITE.
3. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE HIGHLIGHTED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
4. 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.
5. COLOR FROM PLANT FOLIAGE, BARK, OR FLOWERS WILL BE UTILIZED TO CREATE AN INVITING, WARM, AND VISUALLY APPEALING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED TO CONVEY PERMANENCE, SUBSTANCE, TIMELESSNESS AND CONSTRAINT.
6. THE PLANTING DESIGN SHALL COMPLY WITH THE COUNTY OF SAN DIEGO DEFENSIBLE SPACE GUIDELINES. ALL PLANTING AREAS ADJACENT TO THE BUILDING WILL BE IRRIGATED BY MEANS OF A PERMANENT, UNDERGROUND IRRIGATION SYSTEM. PROPOSED CONTAINER PLANT SPECIES FOR THE MANUFACTURED SLOPE AREAS WERE SELECTED FROM THE COUNTY OF SAN DIEGO SUGGESTED PLANT LIST FOR DEFENSIBLE SPACE. ALL SLOPES IN EXCESS OF 15 FEET SHALL RECEIVE A LOW FUEL HYDROSEED MIX.

THE LANDSCAPE ASSOCIATED WITH THIS PROJECT SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHALL INCLUDE THE FOLLOWING:

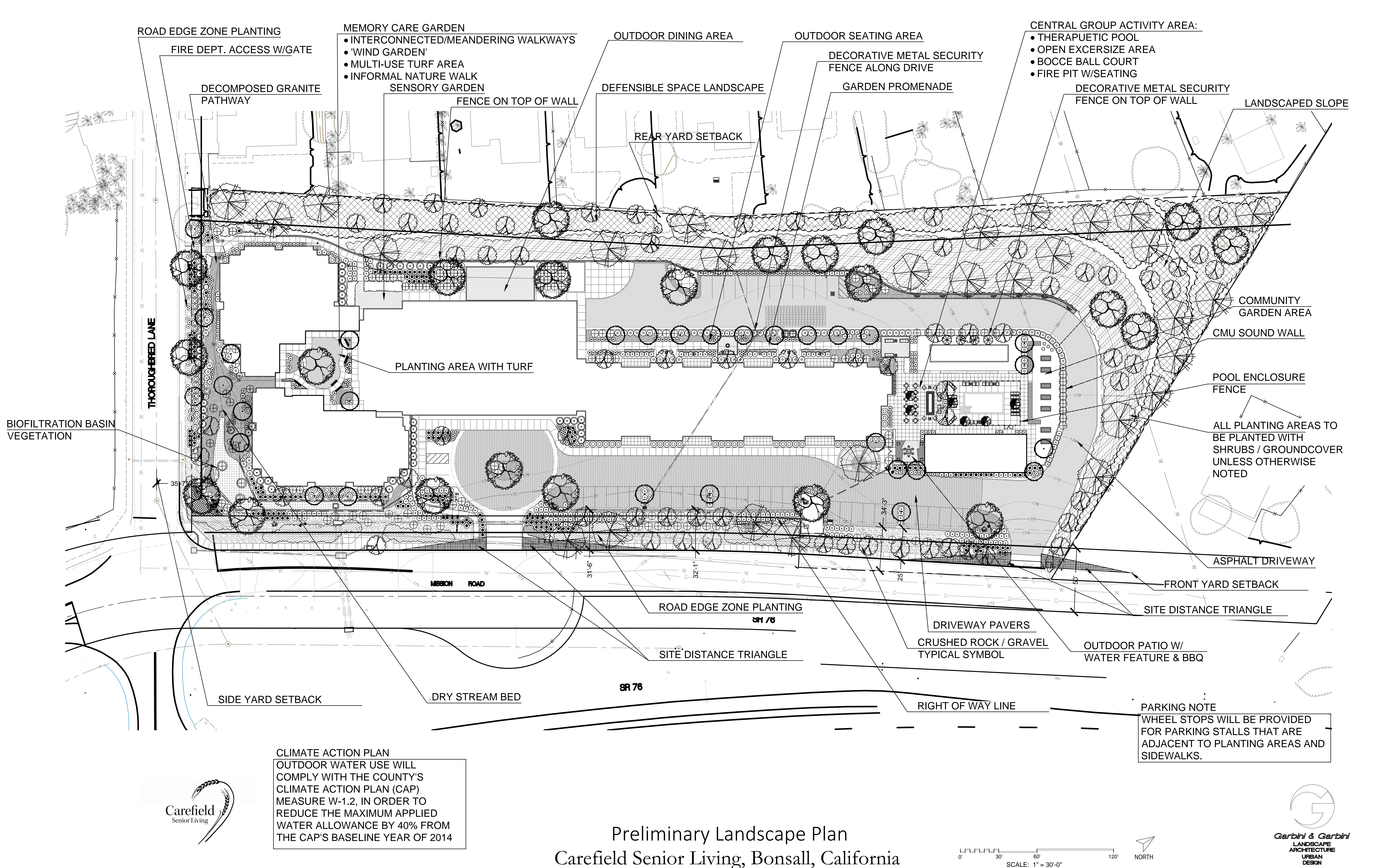
- MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS INCLUDING THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.

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PDS2019-STP-19005  
Environmental Log# PDS2019-ER-19-02-002









AMENITIES



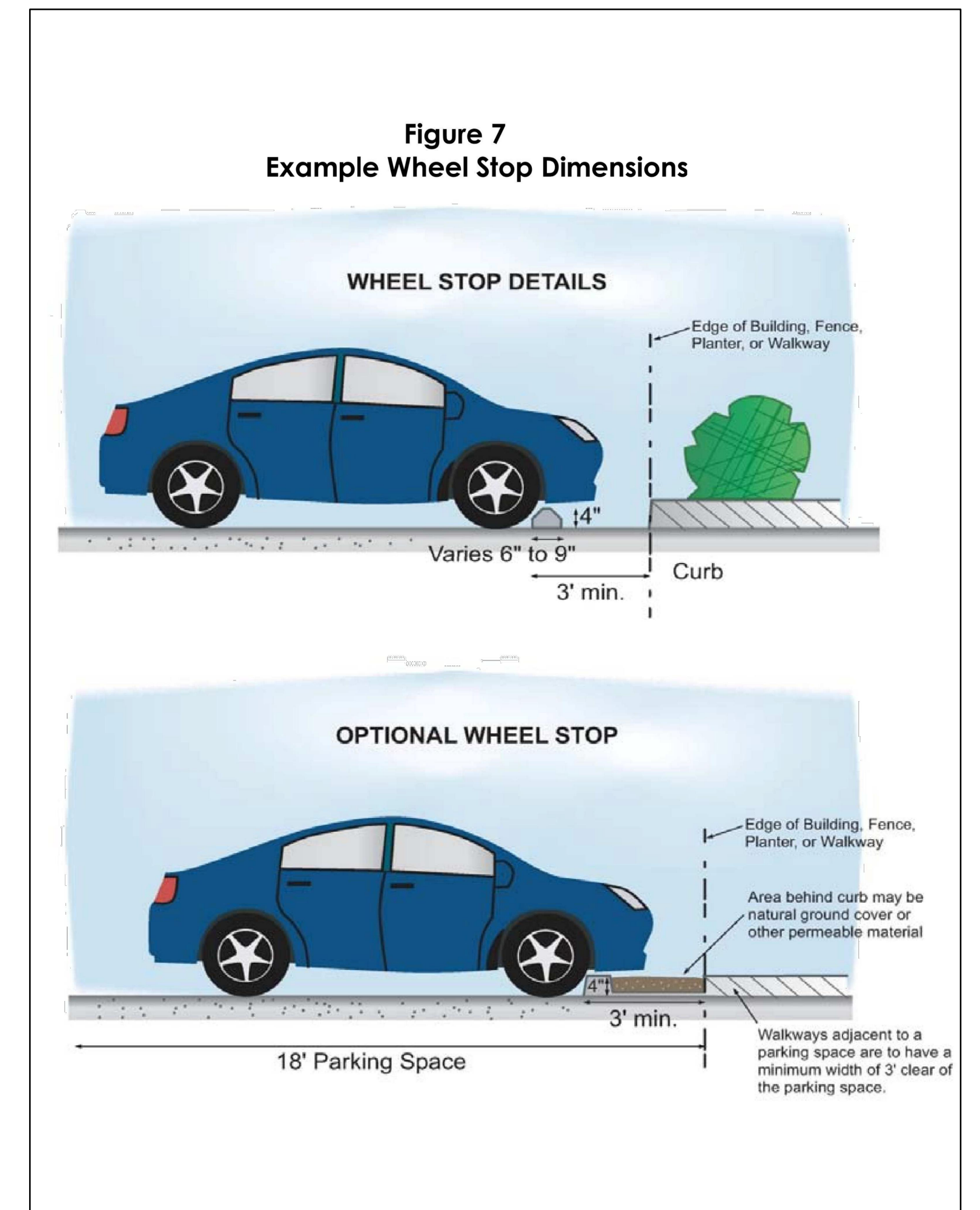
'THE FARMS' COMMUNITY GARDEN



DRY CREEK BED LANDSCAPE

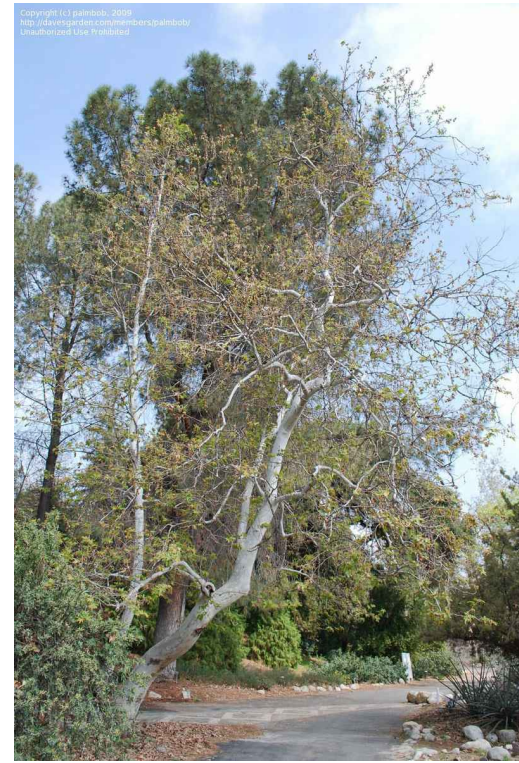


BOCCE BALL COURT



PARKING STALL BUMPER DIMENSIONS  
TYPICAL ALL LOCATIONS

TREES



PLATANUS RACEMOSA  
CA. SYCAMORE



LIQUIDAMBAR STYRACIFLUA  
SWEETGUM



QUERCUS AGRIFOLIA  
COAST LIVE OAK



CERATONIA SILIQUA  
CAROB TREE



ARBUTUS UNEDO  
STRAWBERRY TREE



LAGERSTROEMIA INDICA  
CRAPE MYRTLE

SHRUBS & GRASSES



ECHIU FASTUOSUM  
PRIDE OF MADEIRA



GREVILLEA 'NOELLII'  
NOELLII GREVILLEA



RUSSELLIA EQUISET.  
CORAL FOUNTAIN



CALLISTEMON 'LITTLE JOHN'  
DWARF BOTTLE BRUSH



HESPERALOE PARVIFLORA  
RED YUCCA



LEUCOPHYLLUM FRUTESCENS  
TEXAS RANGER



FURCRAEA FOETIDA 'MEDIOPICTA'  
VARIEGATED FURCRAEA



ANIGOZANTHOS FLAVIDUS  
KANGAROO PAW



DIETES VEGETA  
FORTNIGHT LILY



SALVIA CHAMAEDRYOIDES  
GERMANDER SAGE



MUHLENBERGIA RIGENS  
DEER GRASS



MUHLENBERGIA CAPILLARIS  
PINK MUHLY



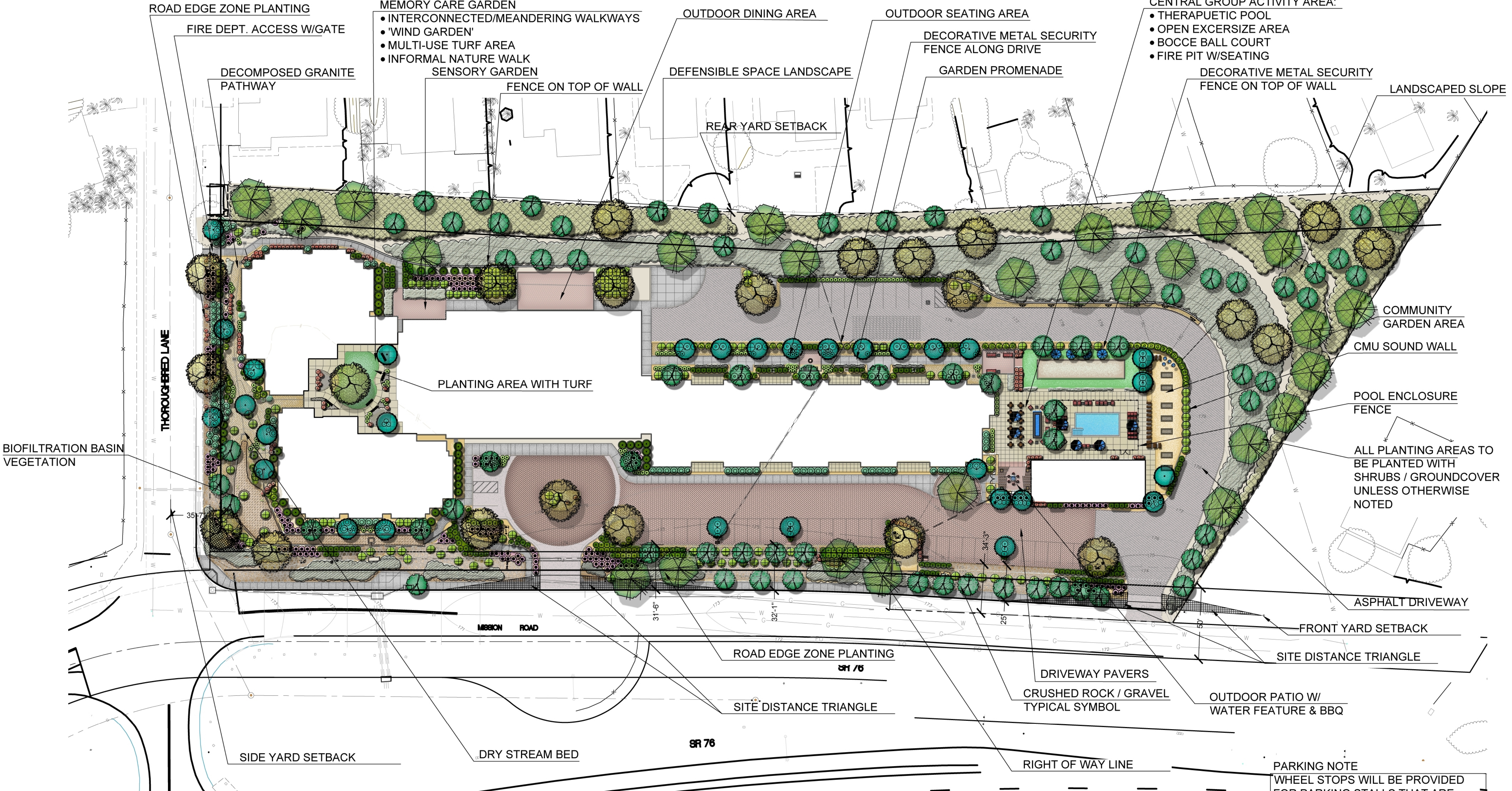
PENNISETUM MESSIACUM  
RED BUNNY TALES



Landscape Images  
Carefield Senior Living, Bonsall, California







CLIMATE ACTION PLAN  
OUTDOOR WATER USE WILL COMPLY WITH THE COUNTY'S CLIMATE ACTION PLAN (CAP) MEASURE W-1.2, IN ORDER TO REDUCE THE MAXIMUM APPLIED WATER ALLOWANCE BY 40% FROM THE CAP'S BASELINE YEAR OF 2014



# Preliminary Landscape Plan Carefield Senior Living, Bonsall, California

Mission Road & Thoroughbred lane, Bonsall, California 92003

