

EGLA

LANDSCAPE ARCHITECTURE, Inc.

CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1018, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455
ARIZONA REGISTERED LANDSCAPE ARCHITECT #59724

1221 Lookout Avenue
Oceanside, CA 92057

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F: 760-529-0241
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REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Grupp, Landscape Architecture of any errors, discrepancies or violations from the information shown by these drawings. Written dimensions shall have precedence over noted dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications are and shall remain the property of Eric E. Grupp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which the have been prepared and developed without the written consent of Eric E. Grupp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.



PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

Proposed Commercial Development
8845 Los Coches Road
El Cajon, CA

For:
OnPoint Development
7514 Girard Avenue, Suite 1515
La Jolla, CA 92037
(410) 960-2918

SHEET DESCRIPTION

Conceptual Landscape Plan

DATE: 09/06/22

SCALE: 1" = 20'

DRAWN BY: Eric Grupp

SHEET NUMBER

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
BAM TEX		Bambusa textilis	Weaver's Bamboo	15 gal.
MYM FLA		Myrsine flava	Sweetshade	15 gal.
LAG MUS		Lagerstroemia x 'Muskegon'	Crape Myrtle light lavender	15 gal.
LAG MUS		More Exotic Tree Or Replacement Tree		
PAR DES		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" box
QUE ILE		Quercus ilex	Holly Oak	48" Box
TRI BR		Tristramia conferta	Brisbane Box	15 gal.
ULM DRA		Ulmus parviflora 'Drake'	Drake Elm	24" box

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
AGA BL3		Agave americana 'Blue Glow'	Blue Glow Agave	5 gal.
AGA ATT		Agave attenuata	Fontain Agave	5 gal.
ALO CAM		Aloe campan	Aloe	1 gal.
ANI HYB		Anapsosia x 'Big Red'	Big Red Kangaroo Paw	5 gal.
ARB COM		Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal.
CAL DWA		Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal.
CHR TEC		Chorizanthe tectorum	Small Cape Rush	1 gal.
CIS PUR		Cistus x purpureus	Orchid Rockrose	---
COT HOR		Cotoneaster horizontalis	Rock Cotoneaster	1 gal.
CUP IGN		Cupressus ignea	Cigar Plant	5 gal.
DIA VAR		Dianella variegata 'Variegata'	Flax Lily	5 gal.
DOD PUR		Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 gal.
EIA FRU		Elaeagnus pungens 'Fruitland'	Silverberry	5 gal.

FES OVI		Festuca ovina glauca 'Elijah Blue'	Blue Fescue	1 gal.
FUR MED		Furcraea foetida 'Mediopacta'	Mauritius Hemp	15 gal.
HAK SUA		Hakea suaveolens	Sweet Hakea	15 gal.
KAL FL3		Kalanchoe thyrsiflora 'Flagjack'	Desert Cabbage	1 gal.
KNI E13		Knightia x 'Little Maid'	Echo Royal Red Hot Poker	5 gal.
LEY CAN		Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 gal.
MUH PIN		Muhlenbergia capillaris 'Pink Flamingo'	Pink Flamingo Muhly Grass	1 gal.
PED VAC		Pedicularis macrocarpus	Slipper	5 gal.
PYR KOI		Pyracantha koidsumi 'Santa Cruz'	Santa Cruz Pyracantha	5 gal.
RPA MIN		Rhipsalis umbellata 'Minor'	Yedda Hawthorn	5 gal.
SAL VID		Salvia leucantha 'Midnight'	Mexican Bush Sage	5 gal.
WES SMO		Westringia fruticosa 'Smokey'	Smokey Westringia	5 gal.

YUC COL		Yucca filamentosa 'Color Guard'	Adam's Needle	5 gal.
VINES/PALM	CODE	BOTANICAL NAME	COMMON NAME	SIZE
ROS LU3		Rosa banksiae 'Lutea'	Yellow Banks Rose Espalier	15 gal.

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CAR RE3		Carex burchardii 'Red Rooster'	Red Rooster Sedge	1 gal.	24" o.c.
JUN ELK		Juncus patens 'Elk Blue'	Spreading Rush	1 gal.	24" o.c.

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
A GOLD		Antique Gold	Install on 4 oz. Weed Fabric - Dewitt or Approved Eq.	Ornamental Rock	4"
BARK		Forest Bark Mulch	2" Min. Depth 4" Max. Depth	Bark	None

IRRIGATION REGIME

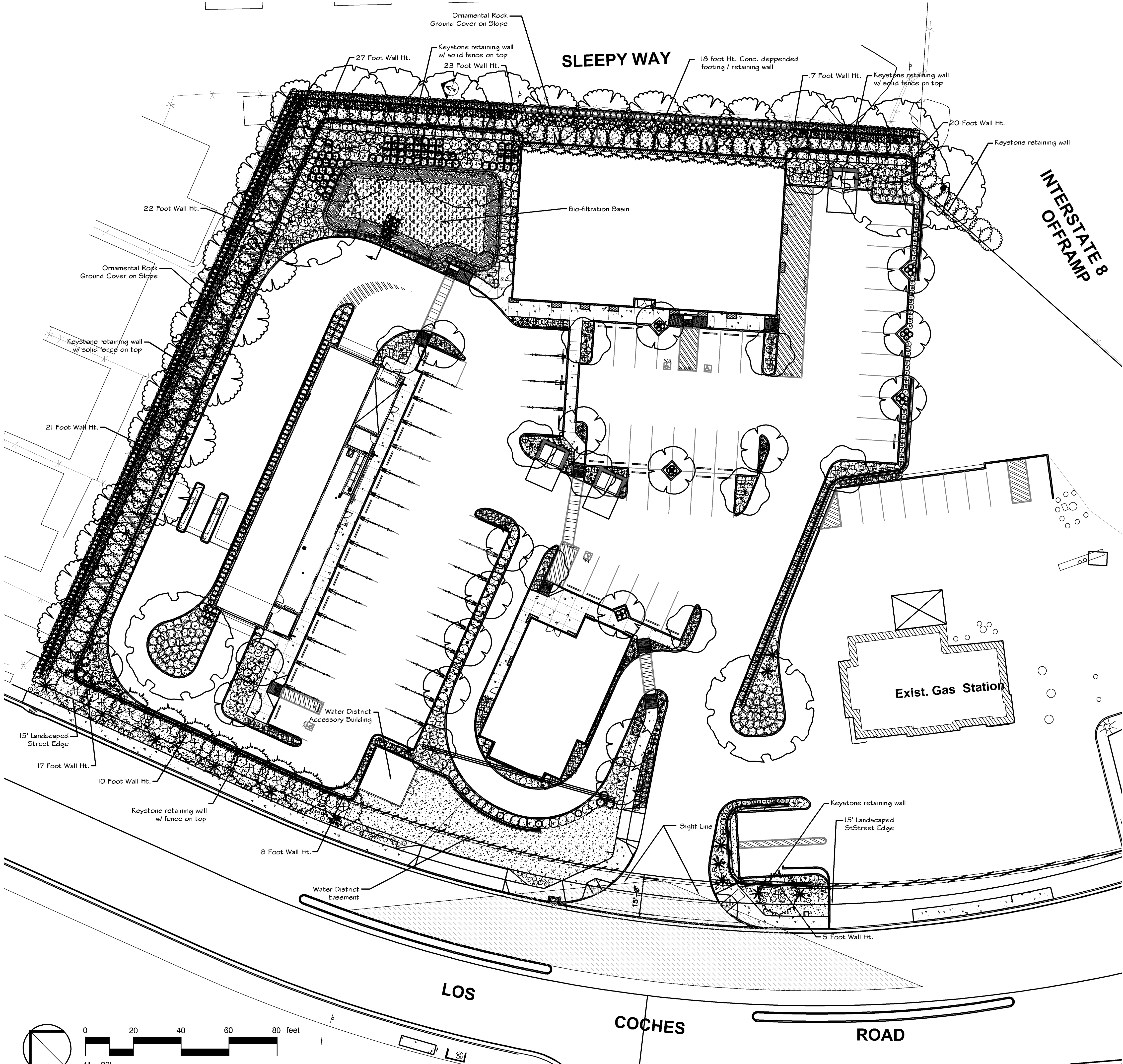
FULLY AUTOMATIC WATER EFFICIENT IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL SHRUB AREA PLANTING. THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE: 1. BASED SELF-ADJUSTING SYSTEM RUN TIME. 2. MULTIPLE PROGRAM CAPABILITIES. 3. FLEXIBLE SCHEDULING PROGRAM.

LANDSCAPE NOTES:

1. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR Ongoing LANDSCAPE MAINTENANCE INCLUDING THE PUBLIC RIGHT OF WAY.
2. TREES LOCATED ALONG FIRE ACCESS ROADS/DRIVEWAYS SHALL BE MAINTAINED TO PROVIDE A MIN. 12' 6" VERTICAL CLEARANCE FOR THE FULL FIRE ACCESS WIDTH.
3. ROOT BARRIERS WILL BE PROVIDED FOR TREES WITHIN 5' OF HARDSCAPE. EXTEND 8' EACH DIRECTION FROM TREE TRUNK.
4. MIN. 3" DEPTH MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS.
5. ALL LANDSCAPING WITHIN THE LANDSCAPE WATER DISTRICT EASEMENT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH LANDSCAPE WATER DISTRICT RESTRICTIONS AND REQUIREMENTS.

Soil Management Report

- A. The landscape contractor shall submit soils to a soil laboratory for analysis and recommendations. The soil sampling shall be conducted in accordance with laboratory protocol, including the following:
1. Soil texture
 2. Irrigation rate determined by laboratory test or soil texture irrigation rate tables.
 3. Soil pH
 4. Total soluble salts
 5. Sodium
 6. Percent organic matter
 7. Recommendations will be utilized to make adjustments and amend the indicated areas.
- B. The soil analysis and report shall be available in a timely manner to the landscape architect to make necessary adjustments to the design plan.
- C. The soil analysis and report will be presented to the Municipality with Certification of Completion.



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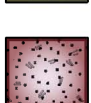
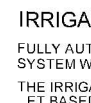


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	LAG MUS	Lagerstroemia x 'Muskogee' Move Existing Tree Or Replacement Tree WUCOLS REG. 4 - M	Crape Myrtle light lavender	15 gal.	
	PAR DES	Parkinsonia x 'Desert Museum' WUCOLS REG. 4 - L	Desert Museum Palo Verde	24"box	
	QUE ILE	Quercus ilex WUCOLS REG. 4 - L	Holly Oak	48" Box	
	TRI BRI	Tristatna conferta WUCOLS REG. 4 - M	Brisbane Box	15 gal.	
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	ALO CAM	Aloe camperi WUCOLS REG. 4 - L	Aloe	1 gal.	
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	ARB COM	Arbutus unedo 'Compacta' WUCOLS REG. 4 - L	Dwarf Strawberry Tree	5 gal.	
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