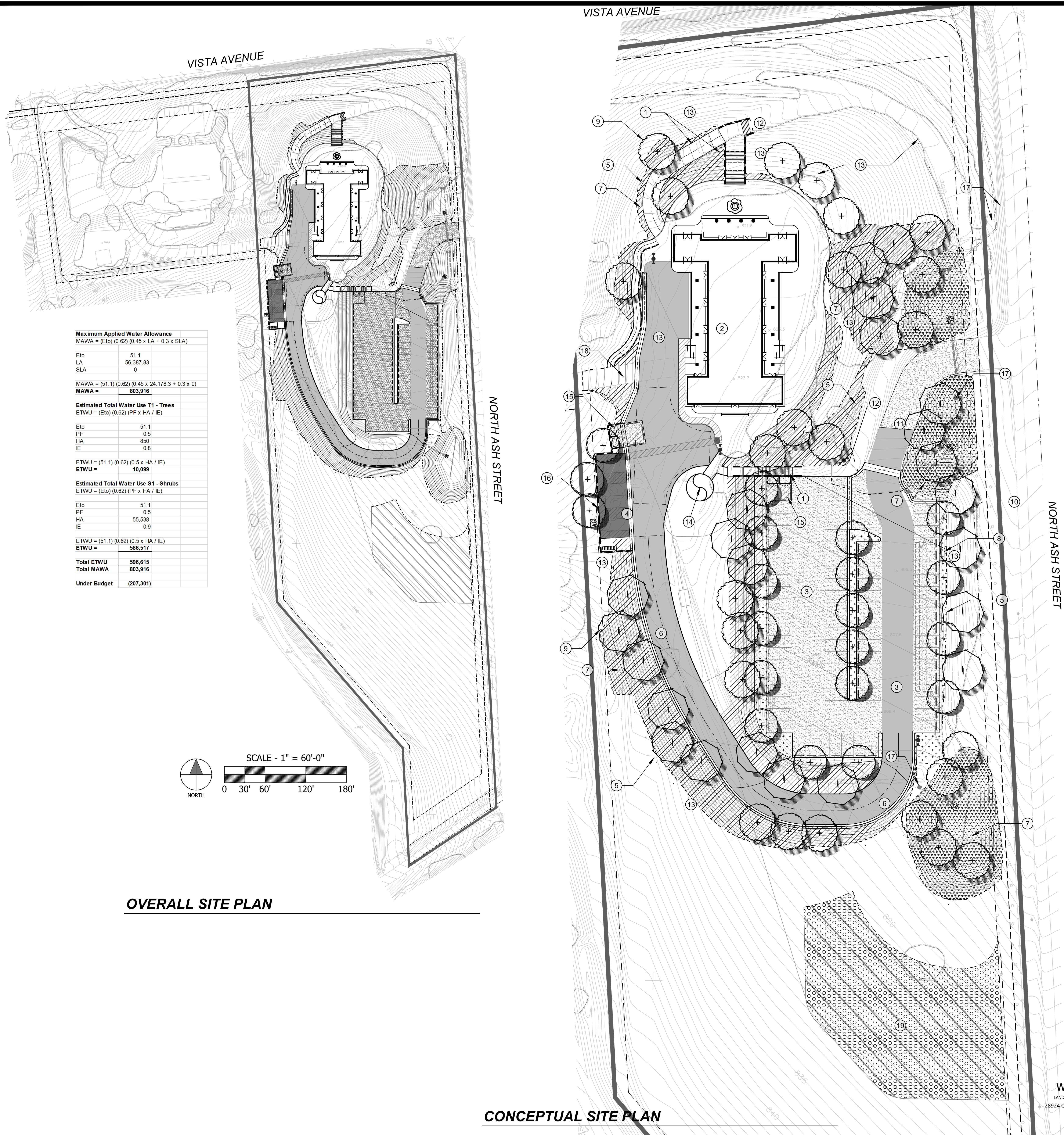
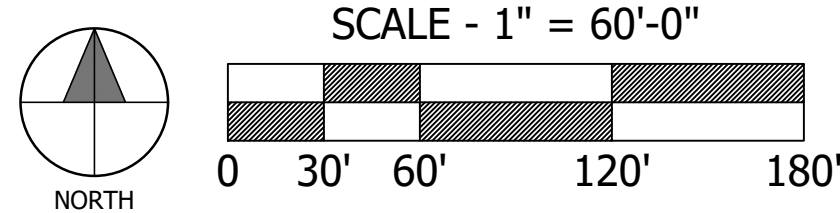




Maximum Applied Water Allowance	
MAWA = (Eto) (0.62) (0.45 x LA + 0.3 x SLA)	
Eto	51.1
LA	56,387.83
SLA	0
MAWA = (51.1) (0.62) (0.45 x 24,178.3 + 0.3 x 0)	
MAWA = 803,916	
Estimated Total Water Use T1 - Trees	
ETWU = (Eto) (0.62) (PF x HA / IE)	
Eto	51.1
PF	0.5
HA	850
IE	0.8
ETWU = (51.1) (0.62) (0.5 x HA / IE)	
ETWU = 10,099	
Estimated Total Water Use S1 - Shrubs	
ETWU = (Eto) (0.62) (PF x HA / IE)	
Eto	51.1
PF	0.5
HA	55,538
IE	0.9
ETWU = (51.1) (0.62) (0.5 x HA / IE)	
ETWU = 586,517	
Total ETWU	596,615
Total MAWA	803,916
Under Budget	(207,301)



OVERALL SITE PLAN

SITE FEATURES KEY

- 1 STAIRWAY AND GRADED PATH PER CIVIL PLANS - TYP.
- 2 BUILDING PER ARCHITECTURE PLANS - TYP.
- 3 PROPOSED DG PARKING LOT WITH CONCRETE WHEELSTOPS PER CIVIL PLANS - TYP.
- 4 ACCESSIBLE PARKING STALLS PER CIVIL PLANS - TYP.
- 5 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
- 6 PROPOSED DRIVEWAY PER CIVIL PLANS - TYP.
- 7 SLOPE LANDSCAPE AREA - TYP. SYM.
- 8 PARKING LOT LANDSCAPE AREA - TYP. SYM.
- 9 SLOPE TREES - TYP. SYM.
- 10 PARKING LOT TREES - TYP. SYM.
- 11 EXISTING DRIVEWAY TO REMAIN PER CIVIL PLANS - TYP.
- 12 EXISTING PATHWAY TO REMAIN PER CIVIL PLANS - TYP.
- 13 NATIVE LANDSCAPE TO REMAIN ON UNDISTURBED AREAS OF THE SITE
- 14 PROPOSED GAZEBO STRUCTURE PER SEPARATE ARCHITECTURE PLANS
- 15 PROPOSED TRASH / RECYCLE RECEPTACLES & CONCRETE PAD PER CIVIL IMPROVEMENT PLANS
- 16 PROPOSED RETAINING WALL PER CIVIL PLANS - TYP. SYM.
- 17 STORM DRAIN PER CIVIL PLANS - TYP.
- 18 CONNECTION TO EXISTING PORTION OF SITE - TYP.
- 19 LEACH FIELD PER CIVIL PLANS - TYP.

- PROJECT NOTES:
1. ALL LANDSCAPING SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM THAT IS RUN BY AN ET-BASED (WEATHER BASED) CONTROLLER WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. ALL IRRIGATION EQUIPMENT WILL BE IN COMPLIANCE WITH THE CURRENT WATER ORDINANCE AND WATER AUTHORITY GUIDELINES.
 2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.
 3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUNDCOVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
- PARKING LOT TREES (24" BOX, STD.)
- PISTACIA CHINENSIS / CHINESE PISTACHE
 - RHUS LANCEA / AFRICAN SUMAC
 - ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
- SLOPE TREES (24" BOX MIN., STD. & MULTI.)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 - QUERCUS AGRIFOLIA / COAST LIVE OAK
 - ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST
- PARKING LOT SHRUBS (1 & 5 GAL.)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CAREX PANSA / BERKELEY SEDGE
 - DIANELLA SPP. / DIANELLA VAR.
 - FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
 - LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
 - NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
 - WESTRINGIA FRUTICOSA / COAST ROSEMARY
- SLOPE SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
 - BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CISTUS PURPUREUS / ORCHID ROCKROSE
 - CAREX PANSA / BERKELEY SEDGE
 - CEANOETHUS SPP. / CEANOETHUS VAR.
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
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 - WESTRINGIA FRUTICOSA / COAST ROSEMARY
 - SANTOLINA SPP. / SANTOLINA VAR.
- BASIN SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
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 - CISTUS PURPUREUS / ORCHID ROCKROSE
 - CAREX PANSA / BERKELEY SEDGE
 - CEANOETHUS SPP. / CEANOETHUS VAR.
 - FESTUCA RUBRA / RED FESCUE
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - SANTOLINA SPP. / SANTOLINA VAR.
- LEACH FIELD SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- BOUTELLOUA CURTIPENDULA / SIDEOATS GRAMA
 - CAREX ELATA / GOLDEN SEDGE
 - FESTUCA OVINA / BLUE FESCUE
 - MELICA MUTICA / TWO-FLOWERED MELIC GRASS
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 - PANICUM VIRGATUM / SWITCHGRASS
 - SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
 - STIPA TENUISSIMA / TEXAS NEEDLE GRASS

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
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TEMECULA, CA 92590
(844) WEILAND (MAIN)



KIM T. LONIGRO
R.L.A. 5508
EXPIRES 09-30-2020

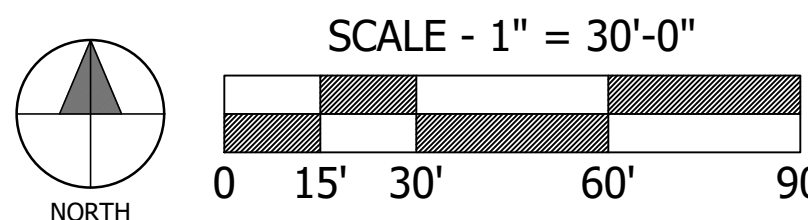
TRAN MONASTERY
PROPERTY

PROJECT ADDRESS:	715 VISTA AVENUE	REVISION 9:	
	ESCONDIDO, CALIFORNIA 92026	REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	

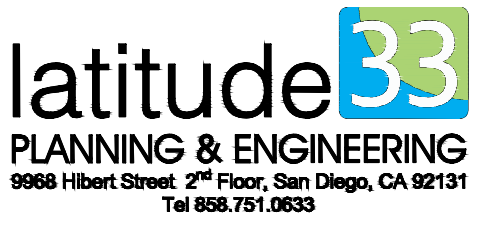
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PROPERTY

SHEET TITLE:
MAJOR USE PERMIT
LANDSCAPE CONCEPT PLAN
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

SHEET ____ OF ____
MUP14-010



WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
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P (844) WEILAND XT. 702
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EMAIL - JOMALLEY@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514



CONCEPTUAL SITE PLAN

SITE FEATURES KEY

- 1 EXISTING LANDSCAPE TO REMAIN, NOT A PART
2 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
3 PROPOSED 5' WIDE DG WALKWAY PER CIVIL IMPROVEMENT PLANS - TYP. SYM.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
PARKING LOT TREES (24" BOX, STD.)
- PISTACIA CHINENSIS / CHINESE PISTACHE
RHUS LANCEA / AFRICAN SUMAC
ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
- SLOPE TREES (24" BOX MIN., STD. & MULTI.)
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WESTRINGIA FRUTICOSA / COAST ROSEMARY

- SLOPE SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
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WESTRINGIA FRUTICOSA / COAST ROSEMARY
SANTOLINA SPP. / SANTOLINA VAR.

- BASIN SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
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SANTOLINA SPP. / SANTOLINA VAR.

PROJECT NOTES:

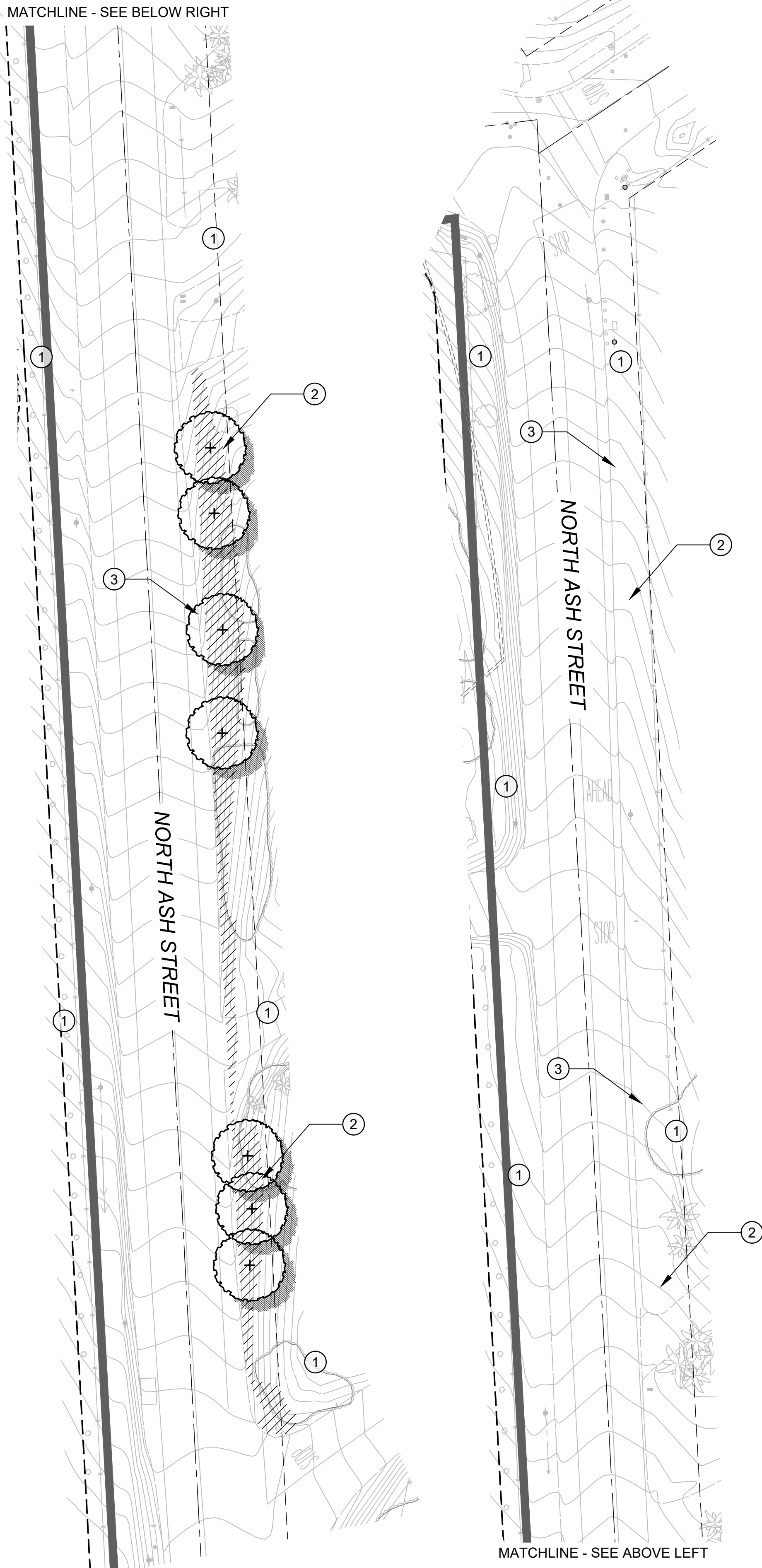
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TRAN MONASTERY
PROPERTY

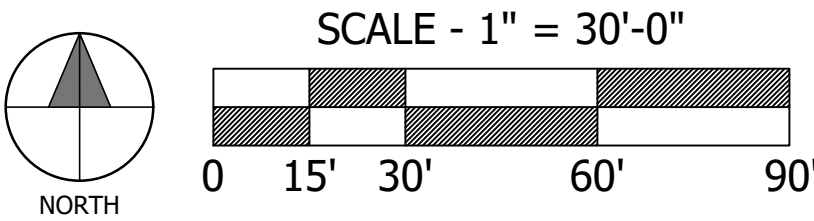
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PROPERTY	REVISION 3:	
	REVISION 2:	
	REVISION 1:	

SHEET TITLE: MAJOR USE PERMIT ORIGINAL DATE: _____

LANDSCAPE CONCEPT PLAN SHEET ____ OF ____
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010



CONCEPTUAL SITE PLAN



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