

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-24-15.
- 2) ALL PLANTED AREAS SHALL HAVE AUTOMATIC IRRIGATION SYSTEMS. SHRUB AND GROUND COVER AREAS SHALL UTILIZE 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 LANDSCAPE CONCEPT 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 PLANT MATERIAL ENSURES A WATER WISE SITE PLAN FOR THE COUNTY OF SAN DIEGO. RECYCLED WATER WILL NOT BE USED AT THIS SITE. AN ON-SITE WATER WELL IS PROPOSED FOR IRRIGATION WATER USE.

INVASIVE SPECIES NOTE:

NO INVASIVE PLANT SPECIES SHALL BE USED, PER THE CALIFORNIA EXOTIC PEST PLANT COUNCIL LIST A-I, AND CALIFORNIA INVASIVE PLANT COUNCIL, (CAL-IPC).

MAINTENANCE NOTE:

ALL LANDSCAPE ARES WILL BE MAINTAINED BY THE OWNER.

PLANTING NOTES

- 1) NO PLANTING OTHER THAN GROUNDCOVER IS TO BE WITHIN 3' OF THE FACE OF CURB ADJACENT TO PARKING STALL.
- 2) ALL PLANTING WITHIN CORNER SIGHT LINE DISTANCE AREAS SHALL HAVE A MAXIMUM MATURE HEIGHT OF 30".
- 3) SCREENING ALONG YORK DRIVE IS TO BE SCREENED BY SOLID VINYL FENCING.
- 4) ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
- 5) PLANTS SHALL BE SELECTED FOR DROUGHT TOLERANCE AND LOW MAINTENANCE, EXCEPT FOR LIMITED AREAS SUCH AS RESIDENT GARDENS, TURF AREAS, ACCENT AREAS OR BMP AREAS.

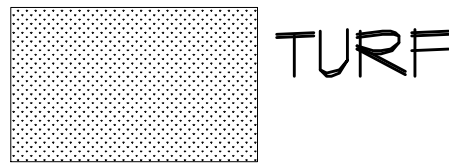


PLANT PALETTE

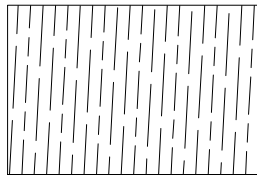
(PLANTS SUCH AS...)

TREES

-
- LOPHOSTEMON CONFERTUS (BRISBANE BOX) ***
(QTY:25, SIZE: MINIMUM 24" BOX)
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- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE) ***
(QTY:9, SIZE: MINIMUM 24" BOX)
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- ARBUTUS MENZIESII (MADRONE) ***
(QTY:9, SIZE: MINIMUM 24" BOX)
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- PINUS CANARIENSIS (CANARY ISLAND PINE) **
(QTY:30, SIZE: MINIMUM 24" BOX)
-
- GEIJERA PARVIFLORA (AUSTRALIAN WILLOW) **
(QTY:18, SIZE: MINIMUM 24" BOX)
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- LYONOTHAMNUS FLORIBUNDUS (CATALINA IRONWOOD) **
(QTY:4, SIZE: MINIMUM 24" BOX)
-
- LAGERSTROEMIA INDICA (GRAPE MYRTLE) ***
(QTY:31, SIZE: MINIMUM 36"BOX)



TURF

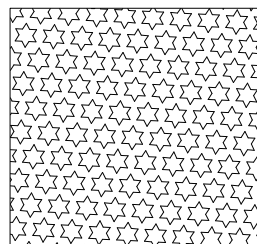


ROSE GARDEN



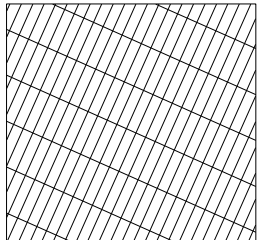
ACCENT SHRUBS

(50% 15 Gal. / 50% 5 Gal.)
STRELITZIA REGINAE (BIRD OF PARADISE)***
AGAPANTHUS AFRICANUS (LILY OF THE NILE) ***



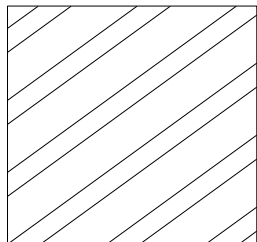
ENTRY & MONUMENT PLANTING

(50% 15 Gal. / 50% 5 Gal.)
AGAPANTHUS AFRICANUS (LILY OF THE NILE) ***
AGAVE ATTENUATE (FOX TAIL AGAVE)**
SALVIA LEUCANTHA (MEXICAN BUSH SAGE)**
PHORMIUM TENAX (PHORMIUM HYBRIDS)***
STRELITZIA REGINAE (BIRD OF PARADISE)***



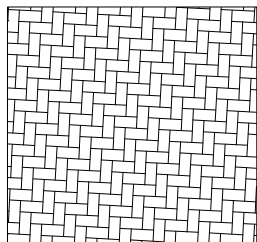
BUILDING PERIMETER & COURTYARD PLANTING

(Min 30% 5 Gal. and 70% 1 Gal.)
SALVIA LEUCANTHA (MEXICAN BUSH SAGE)**
PHORMIUM TENAX (PHORMIUM HYBRIDS)***
BOUGAINVILLEA SPP. (BOUGAINVILLEA)**



PARKING PERIMETER & SLOPE PLANTING

(Min 30% 5 Gal. and 70% 1 Gal.)
NANDINA DOMESTICA DWARF (DWARF HEAVENLY BAMBOO)**
AGAVE ATTENUATE (FOX TAIL AGAVE)**
SALVIA LEUCANTHA (MEXICAN BUSH SAGE)**
CARISSA MACROCARPA (NATAL PLUM)**
BOUGAINVILLEA SPP. (BOUGAINVILLEA)**
PHORMIUM TENAX (PHORMIUM HYBRIDS)***



SCREENING PLANTING

(Min 5 Gal.)
DODONEA VISCOSA (HOPSEED BUSH)**
PITTOSPORUM TENUIFOLIUM (TAWHIWIHI)***

NUCOLS IV Water Usage:
* Very Low
** Low
*** Moderate
**** High

Conceptual Landscape Plan for:
York Drive Active Senior Living