



PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

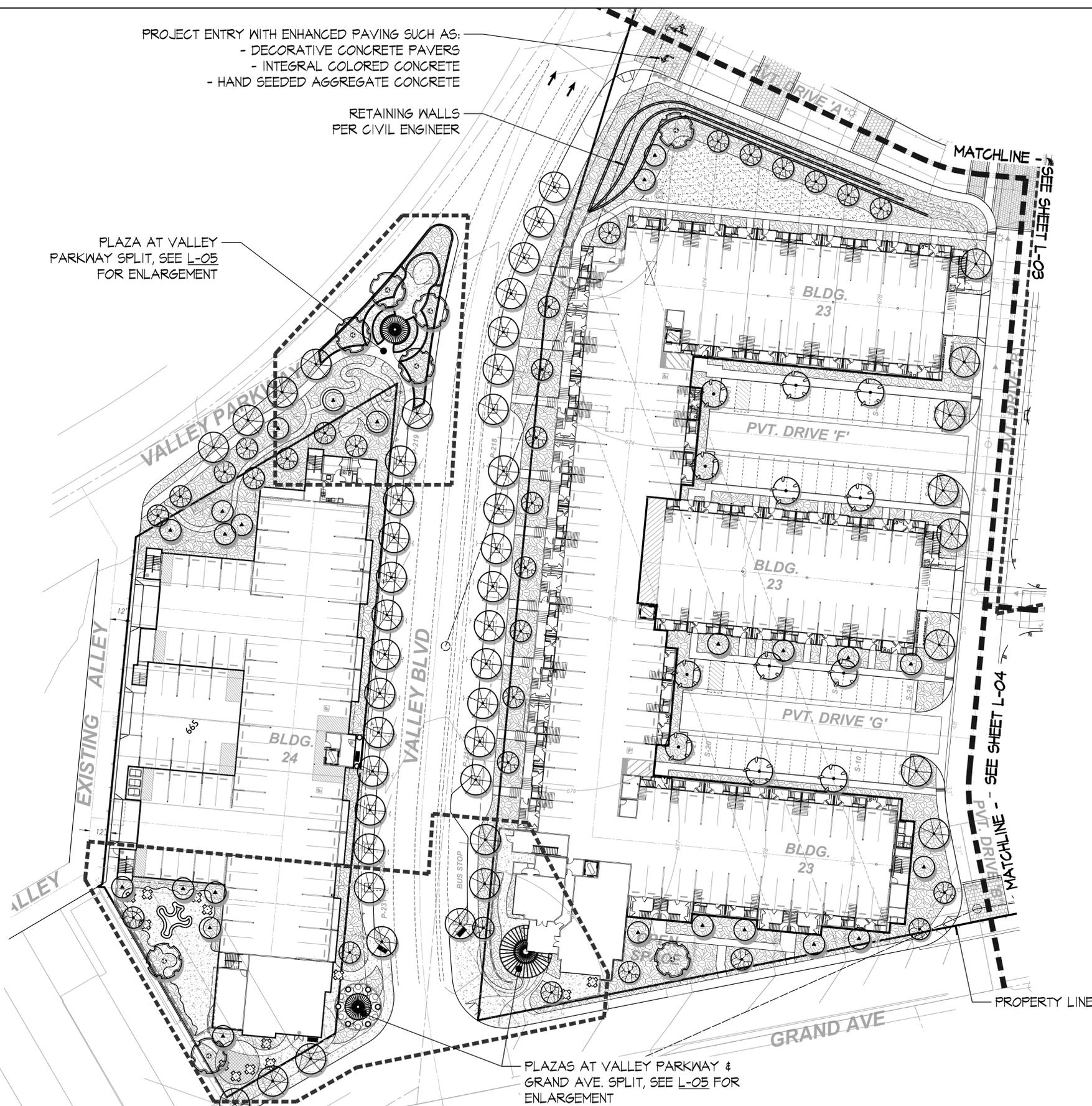


L-01
 SEPTEMBER 11, 2019
 GMP JOB# 19-030



4010 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
**LANDSCAPE
 ARCHITECTURE
 & PLANNING**

SKYLINE: September 11, 2019



PLANTING LEGEND

SYMBOL/QTY.	BOTANICAL	COMMON NAME	SIZE	MULCH
★	RECREATION AREA PALMS SUCH AS:			
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	15' BTH	M
○	EVERGREEN SITE TREES SUCH AS:			
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	L
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	24" BOX	L
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	M
○	LARGE FOCAL TREE SUCH AS:			
	KOELREUTARIA PANICULATA	GOLDEN RAIN TREE	36" BOX	L
○	PARKING LOT/STREET TREES SUCH AS:			
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L
	TIPUANA TIPU	TIPU TREE	24" BOX	M
○	VERTICAL ACCENT SHRUB			
	PODOCARPUS M. MAKI	SHRUBBY YEM PINE	15 GAL.	L
	FRUNUS BRIGHT & TIGHT	CAROLINA CHERRY (COLUMNAR)	15 GAL.	M
○	SITE TREES SUCH AS:			
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL.	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL./5 GAL.	L
	RHUS LANCEA	AFRICAN SUMAC	15 GAL./5 GAL.	L

NOTE:
 - ALL TREES WITH 6" OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10" OF 24" DEEP MIN. ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

SHRUBS

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
■	AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL.	L
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.	M
■	AGAVE ATTENUATA	FOXTAIL AGAVE	5/15 GAL.	L
	AGAVE VILMORIANA	OCTOPUS AGAVE	5/15 GAL.	L
■	ALOE ARBORESCENS	TREE ALOE	5 GAL.	L
	ALOE BAINESII	TREE ALOE	24" BOX	L
■	ALOE STRIATA	CORAL ALOE	1 GAL.	L
	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAM	1 GAL.	L
■	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL.	L
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL.	L
■	CARISSA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL FLUM	5 GAL.	M
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE	1 GAL.	L
■	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	M
	ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL.	L
■	FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	L
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	L
■	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL.	L
	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	15 GAL.	M
■	LOROPETALUM CHINENSE	RUBY CHINESE FRINGE FLOWER	5 GAL.	M
	PHILODENDRON 'XANADU'	XANADU PHILODENDRON	5 GAL.	M
■	PHORMIUM T. 'ATROPURPUREA'	RED NEW ZEALAND FLAX	15 GAL.	M
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.	L
■	RHAPHIOLEPIS U. MINOR	YEDDO HANTHORN	5 GAL.	M
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	L
■	STRELITZIA REGINAE	BIRD OF PARADISE	5/15 GAL.	M
	WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 GAL.	L

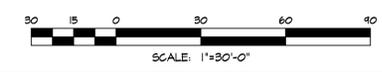
NOTE:
 - ALL SHRUB AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH.

VINES

BOTANICAL	COMMON NAME	SIZE	MULCH
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	15 GAL.	L
DISTICTUS BUCINATORIA	BLOOD RED TRUMPET VINE	15 GAL.	M
FICUS (OVER 5')	CREEPING FIG	5 GAL. @ 5' O.C.	L

GROUND COVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	MULCH
■	FLAT LANDSCAPE AREAS			
	CAREX TUMULICOLA	BERKELY SEDGE	FLATS @ 12" O.C.	L
	GAZANIA SPP.	GAZANIA		
	MYOPORUM P. 'PUTAH CREEK'	CREEPING MYOPORUM		
■	TURF			
		TIFWAY BERMUDA	SOD	H



L-02

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RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

DOG PARK AREA, SEE L-02 FOR ENLARGEMENT

PROPERTY LINE

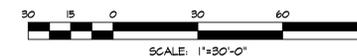
PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:
- DECORATIVE CONCRETE PAVERS
- INTEGRAL COLORED CONCRETE
- HAND SEEDED AGGREGATE CONCRETE

RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

POOL RECREATION AREA, SEE L-01 FOR ENLARGEMENT

MATCHLINE - SEE SHEET L-02

MATCHLINE - SEE SHEET L-04



L-03

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RECREATION AREA, SEE L-03 FOR ENLARGEMENT

PROPERTY LINE

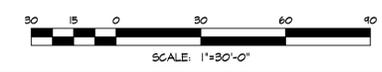
RETAINING WALLS PER CIVIL ENGINEER

PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:
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MATCHLINE - SEE SHEET L-03

MATCHLINE - SEE SHEET L-02



L-04

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POTENTIAL OUTDOOR GATHERING AREA W/
POSSIBLE USES SUCH AS:

- INDOOR/OUTDOOR CAFE
- BEER GARDEN
- MOVIE AREA FOR RESIDENTS

LANDSCAPE PLANTING
(TYP.)

PROJECT FOYER/LOBBY
W/ EXTERIOR ACCENT
OVERHEAD

BUS STOP

OUTDOOR SEATING
AREAS FOR PUBLIC
GATHERING

DECORATIVE
OVERHEAD STRUCTURE
WITH SEATING BELOW

PLANTING AREA (TYP.)

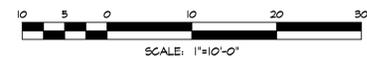
ACCENT PLANTING (TYP.) AT
CORNERS

CORNER PLAZA GATHERING AREA
WITH ENHANCED PAVING, ACCENT
POTS, AND DECORATIVE
OVERHEAD STRUCTURE

PUBLIC GATHERING AREA
AND/OR RETAIL
ESTABLISHMENT USE AREA

ENHANCED PAVING SUCH AS
COLORED CONC. WITH EXPOSED
AGG. FINISH.

PLAZAS AT VALLEY PARKWAY & GRAND AVE.



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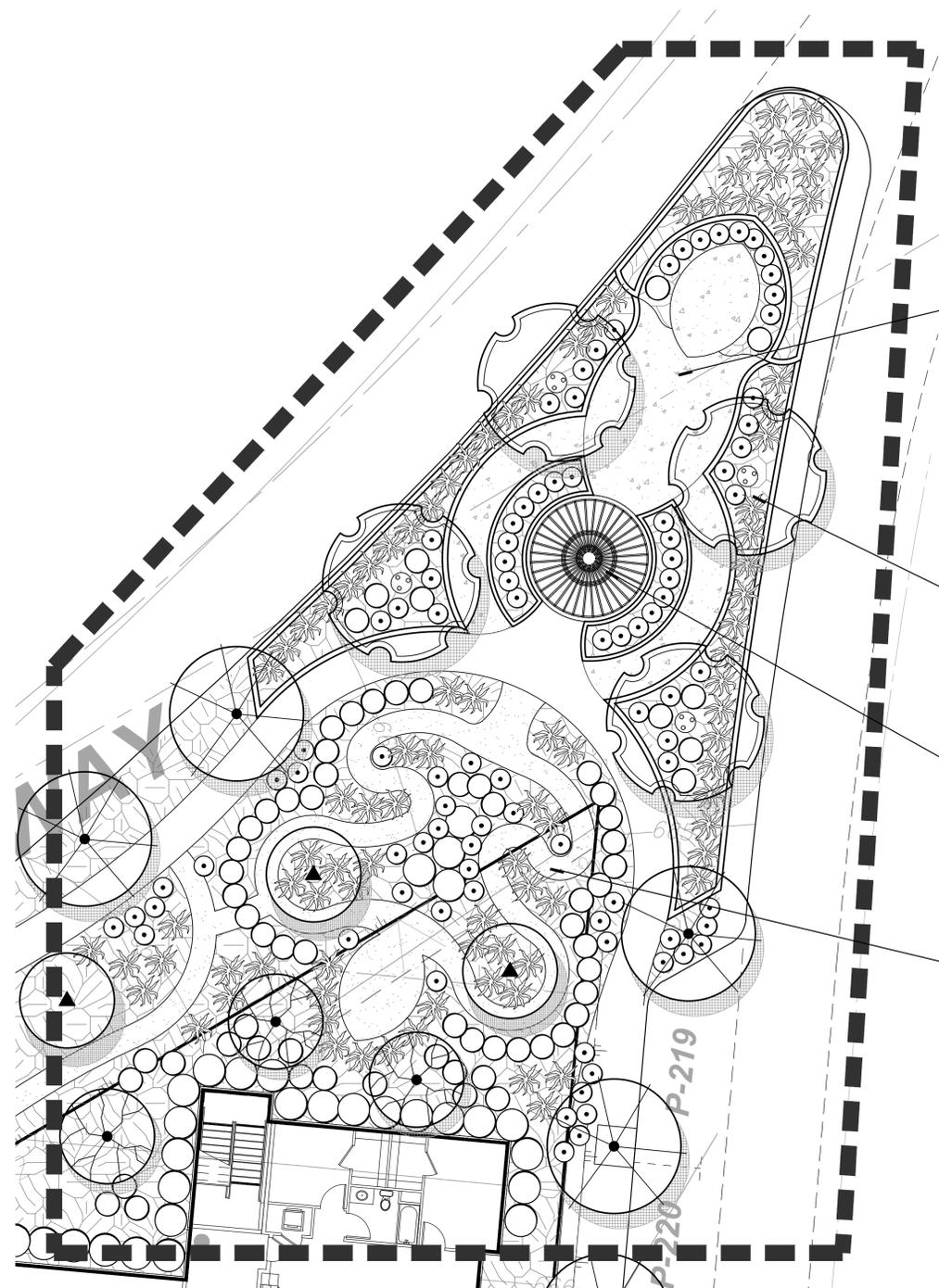
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CONCEPT PLAN
ENLARGEMENT



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DECORATIVE GARDEN SPACE
TO FRAME VIEWS TO
OVERHEAD ELEMENT

LANDSCAPE PLANTING
(TYP.)

DECORATIVE OVERHEAD STRUCTURE TO
ACT AS A PROJECT POINT OF INTEREST

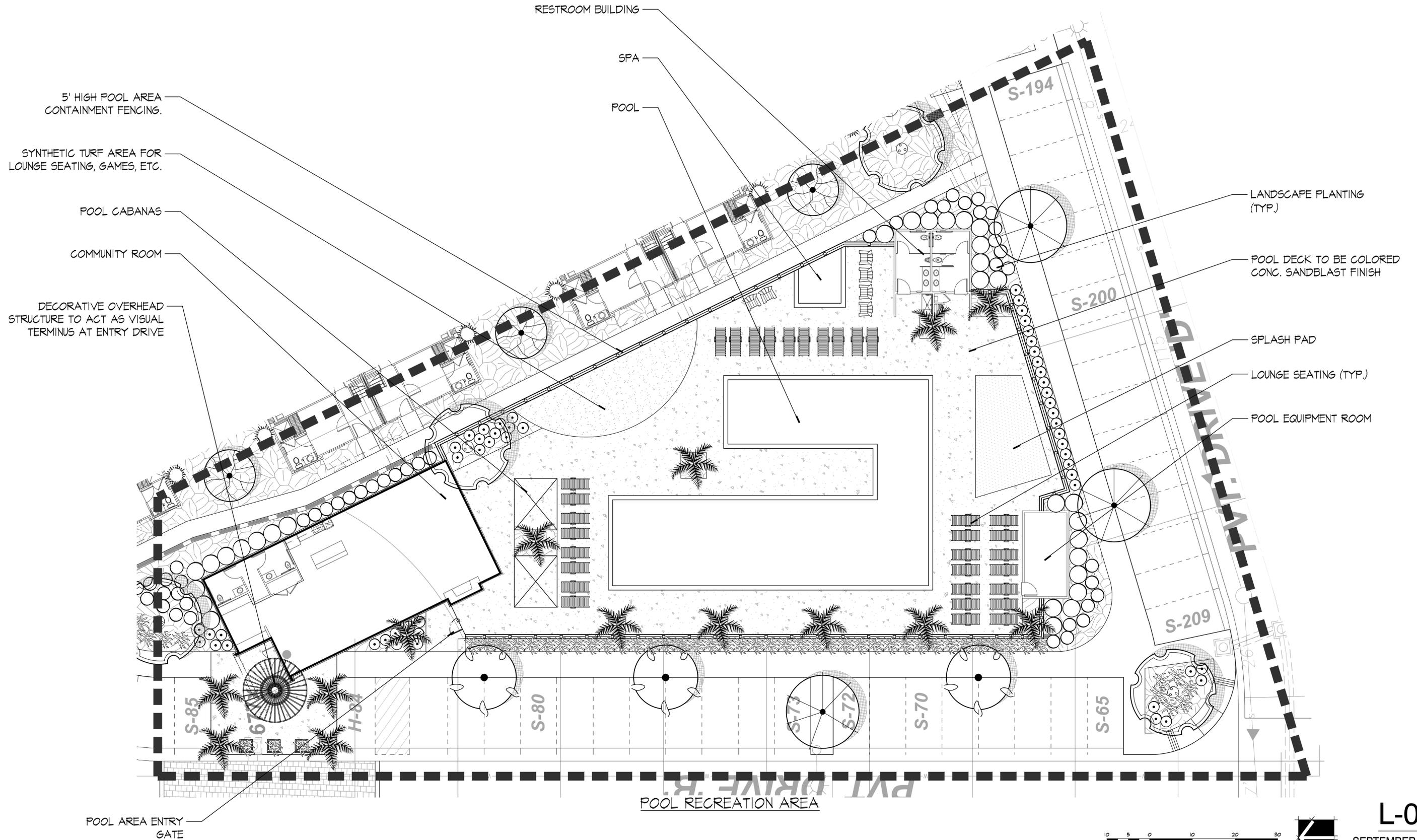
PASSIVE DECORATIVE GARDEN
WITH PUBLIC/PRIVATE INTERFACE

PLAZA/PARK AT VALLEY PARKWAY SPLIT



L-06

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**CONCEPT PLAN
 ENLARGEMENT**



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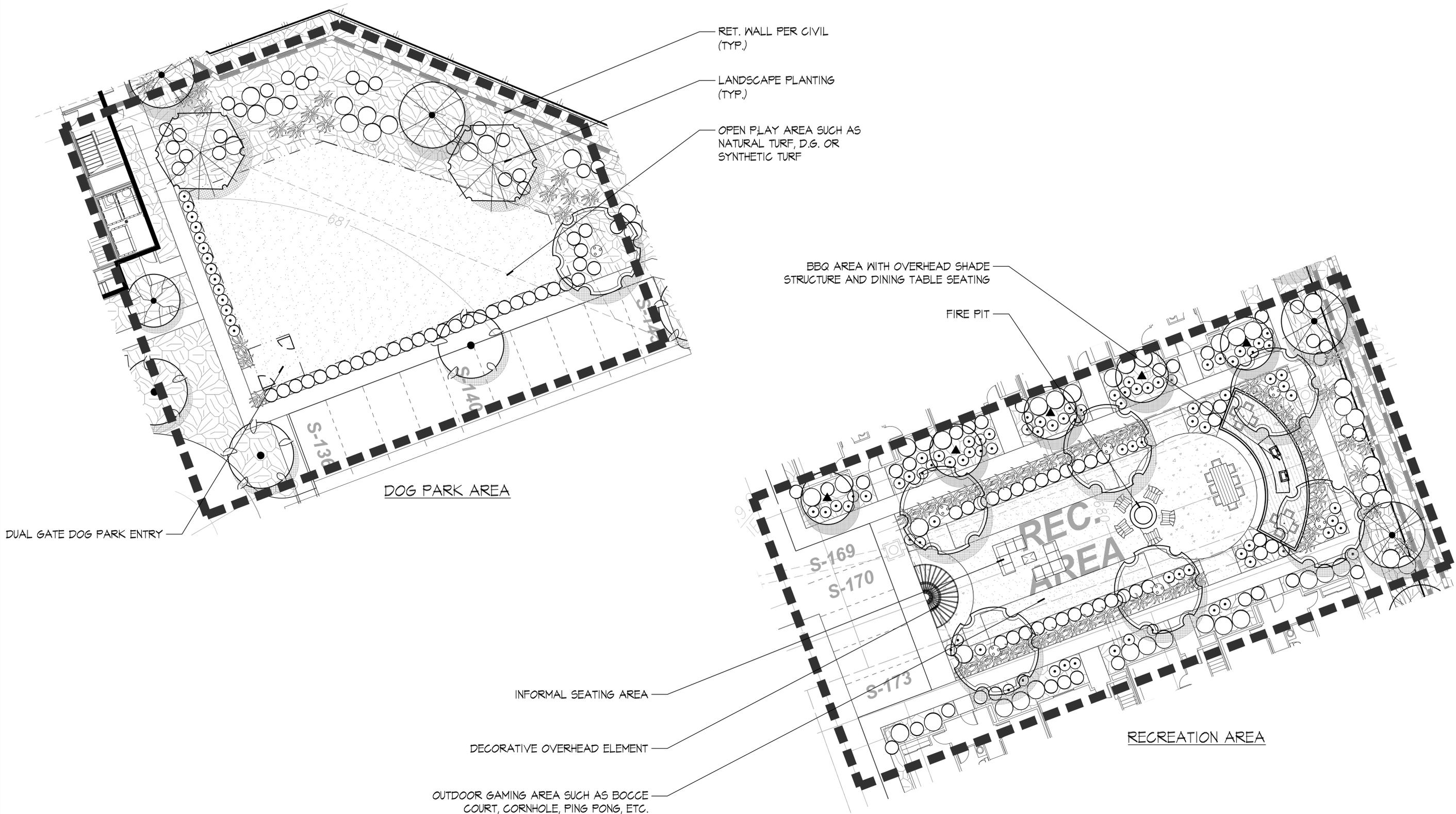
PLATANUS
 RACEMOSA
 (15 GAL.)

gmp
 QUERCUS AGRIFOLIA /
 RHUS LANCEA
 (15 GAL./5 GAL.)

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RET. WALL PER CIVIL (TYP.)

LANDSCAPE PLANTING (TYP.)

OPEN PLAY AREA SUCH AS NATURAL TURF, D.G. OR SYNTHETIC TURF

BBQ AREA WITH OVERHEAD SHADE STRUCTURE AND DINING TABLE SEATING

FIRE PIT

DOG PARK AREA

REC. AREA

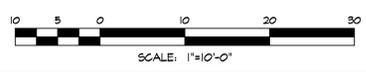
RECREATION AREA

DUAL GATE DOG PARK ENTRY

INFORMAL SEATING AREA

DECORATIVE OVERHEAD ELEMENT

OUTDOOR GAMING AREA SUCH AS BOCCIE COURT, CORNHOLE, PING PONG, ETC.



L-08

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----- PATH OF TRAVEL



L-09
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CONCEPT PLAN
CONNECTIVITY PLAN



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