LANDSCAPE CONCEPT

THE VISTA AZUL LANDSCAPE IS REFLECTIVE OF THE SURROUNDING LANDSCAPES, BOTH DOMESTIC AND NATIVE. THE PROJECT PROPOSES STREETSCAPE ENHANCEMENTS THAT CONTINUE ESTABLISHED PALM THEMES ALONG STREET RIGHT-OF-WAYS AND PROPOSES OTHER PARKWAY ENHANCEMENTS THAT WILL ENRICH THE PEDESTRIAN EXPERIENCE. MONUMENTATION AND ARTFUL ELEMENTS AT MAJOR INTERSECTIONS AND PROJECT ENTRIES SERVE AS GATEWAYS AND ESTABLISH IDENTITY FOR THE PROJECT. NATIVE, DROUGHT TOLERANT PERIMETER SLOPES, PROMOTE A WATER-WISE LANDSCAPE THAT IS REFLECTIVE OF SURROUNDING NATURAL HILLSIDES. A POCKET PARK WITH PLAY STRUCTURE, BENCHES, SHADE AND ACCENT TREES, AND TURF AREA WILL PROVIDE RECREATIONAL AND SOCIAL GATHERING OPPORTUNITIES FOR RESIDENTS.

GENERAL NOTES:

1. LANDSCAPE & IRRIGATION SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LEMON GROVE'S WATER EFFICIENT LANDSCAPE REGULATIONS. 2. PROJECT LANDSCAPE SHALL NOT EXCEED THE MAXIMUM ALLOWED WATER

ALLOCATION (MAWA). 3. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE AND/OR AREAS EXPECTED TO

MAINTAIN SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY RESIDENTS. THE TURF AREA WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS. 5. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF EXPOSURE AND **CULTURAL REQUIREMENTS.**

6. SOIL WILL BE AMENDED TO PROVIDE FOR OPTIMAL GROWTH, MOISTURE RETENTION.

7. AN AUTOMATIC, LOW PRECIPITATION, IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE PROPER DEVELOPMENT, AND MAINTENANCE OF VEGETATION.

FIRE NOTE:

1. LANDSCAPE IMPROVEMENT PLANS AND INSTALLATION REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REQUIREMENTS.

MAINTENANCE NOTES:

1. REQUIRED LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE MAINTAINED AND OPERATED BY THE OWNER CONSISTENT WITH THE MAWA. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS. DEAD OR DISEASED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT 2. THE LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED PER THE CITY'S

a. ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION. b. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS,

c. LANDSCAPE ARCHITECT SHALL BE AWARE OF ALL UTILITIES AND EASEMENTS AND PLACE PLANTING ACCORDINGLY TO MEET CITY REQUIREMENTS.

LEGEND

- (1) 6' CMU SOUND WALL W/ VIEW PANELS
- (2) CMU RETAINING WALL (HEIGHT VARIES)
- (3) NATURAL GRAY CONCRETE, HEAVY RETARDANT
- (4) NATURAL GRAY CONCRETE, BROOM FINISH
- (5) BBQ SEE DETAIL SHEET 2
- (6) PICNIC TABLE SEE DETAIL SHEET 2
- (7) TRASH RECEPTICLE
- (8) BENCH
- (9) RESILIENT PLAY SURFACE
- (10) PLAY STRUCTURE SEE DETAIL
- 36" TALL LIGHT BOLLARD
- 15' POLE MOUNTED LIGHT FIXTURE
- (13) 20' TALL STREET LIGHT
- (14) BIKE RACK
- WROUGHT IRON VIEW FENCE
- WOOD PRODUCTION FENCE WALL MOUNTED WALKWAY LIGHTING
- (18) D.G. PATHWAY
- (19) SHADE SAIL STRUCTURE

CIVIL ENGINEER: LANDMARK CONSULTING

Light Fixture

Typ. Sym.

VISTA AZUL, LLC. 8109 SANTALUZ VILLAGE GREEN SOUTH SAN DIEGO, CA 92127 (619) 559-0372

GEOTECHNICAL:

OWNER:

GEOSOILS, INC. 5741 PALMER WAY CARLSBAD, CA 92010 (760) 439-3155



9555 GENESEE AVE., SUITE 200 SAN DIEGO, CA 92121 (858) 587-8070

Wall Mount (17)

Walkway Lighting

10' o.c. - Typ. Sym.

Existing Palms

to Remain

Size Noted

ARCHITECT: ARCHITECTS BP ASSOCIATES 11858 BERNARDO PLAZA CT #120 SAN DIEGO, CA 92128

(858) 592-4710

GRAPHICACCESS, INC. 2583 VIA MERANO DEL MAR, CALIFORNIA 858.793.5450

LANDSCAPE CONCEPT PLAN

IRRIGATION NOTES:

WATER EFFICIENT LANDSCAPE ORDINANCE.

GROVE'S GUIDELINES AND REQUIREMENTS

1. AN AUTOMATIC, LOW PRECIPITATION, IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. 2. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR

PLANTINGS WITH MINIMAL LOSS DUE TO RUNOFF. 3. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. 4. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF LEMON GROVE'S

5. IRRIGATION SYSTEM SHALL BE OPERATED TO MEET OR EXCEED EFFICIENCY NECESSARY TO COMPLY WITH THE MAWA. 6. BROKEN OR MALFUNCTIONING EQUIPMENT SHALL BE REPLACED WITH COMPONENTS

PLANTING NOTES:

Drought Tolerant

Ornamental Plantings

Street Trees

1. PLANT MATERIAL SELECTION BASED ON CULTURAL, AESTHETIC, MAINTENANCE, AND LOW WATER USE CONSIDERATIONS.

OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER.

2. PLANTING AREAS SHALL BE AMENDED BASED ON RECOMMENDATIONS OF SOIL MANAGEMENT REPORT FROM AGRICULTURAL TESTING LAB. 3. GROUND COVER OR BARK MULCH SHALL BE USED TO FILL IN GAPS BETWEEN SHRUBS AND TREES TO SHIELD SOIL AND MINIMIZE EVAPOTRANSPORATION AND RUNOFF.

Sound Wall w/

View Panels

4. ALL FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. 5. SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. 6. LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE CITY OF LEMON

SUMMARY OF LANDSCAPE CALCULATIONS: TOTAL SITE AREA (SQ. FT.) = 89,887

TOTAL LANDSCAPED AREA (SQ. FT.) = 46,362 (52% OF SITE) TOTAL TURF AREA (SQ. FT.) = 1,524 (3.3% TOTAL LANDSCAPE AREA)

NET LOT AREA: 76,770 S.F. LANDSCAPED AREA (NET): 46,362 S.F. (60% NET LOT AREA) WATER USE SUMMARY OF LANDSCAPE CALCULATIONS TOTAL SITE AREA (SQ. FT.) TOTAL LANDSCAPED AREA (SQ. FT.)* 46,362.00 52% of Total Site TURF TO LANDSCAPED ARE

TOTAL TURE AREA (SO. FT. *excludes parkway planting area WATER USAGE MAXIMUM APPLIED WATER US MAWA= $(Eto)(0.62)[0.7 \times LA+0.3 \times SLA = 1.124.292 \text{ Gallons per sq. ft}$ LA=46.362 s.f. SLA=1,524 s.f. ETWU=(Eto)(0.62)[PFxHA / IE + SLA) PF= .3 - Naturalizing Slopes = .5 - Drought Tolerant Landscap I.E. = 0.85 ROTORS = 0.9 DRIP = 0.85 BUBBLER ZONE TYPE: SLOPE ROTORS ETWU=(55.1)(0.62) (.3 x 19,364 / .85) = 233,475.17 GALLONS PER SQ. FT. INTERIOR SLOPES AND GROUNDCOVER (SPRAY) ETWU=(55.1)(0.62) (.5 x 2.914 / .6) = 49.774.03 GALLONS PER SQ. FT SHRUBS & GROUNDCOVER (SPRAY) ETWU=(55.1)(0.62) [(.5 x 22,560) /(.6 + 1,524)] = 429,687.73 GALLONS PER SQ. FT. TOTAL ETWU = 712,936.93 GALLONS PER SQ. FT.** **DOES NOT EXCEED MAXIMUM ALLOWED

Common Area Open Space - 5,085 s.f. Passive Recreation Area - Benches (2) Specimen Tree Accent Trees Community Garden Concrete Block Retaining Wall Split-Face Finish

Parkway Planting Street Tree

-Arb Mar⊱

Naturalized Slopes

Enhanced Slopes

Enhanced Planting

at Intersection

Typ. Sym.

Гур. Sym. **Decorative** Street Lig 1,406 SF Detention Basin

Common Area

Common Area Open Space 3,256 s.f. - Play Structure above Resiliant Base (Arc-Play Captain's Corner or similar) - Shade Sail Community Monument Benches (1) See Sht. L-2 - Specimen Tree Lag Ind - Low Rock Faced Accent Trees Typ. of 5

2,481 SF

and/or Stucco Walls Accent Plantings Accent Lighting

Concrete Block Retaining Wall Split-Face Finish= See Civil Plan for Heights

Vines Attached to Wall

-20' o.c. - Typ. Sym.

DETENTION BASIN (TEMPORARY IRRIGATION)

1 GAL FLATS CAREX TUMULICOLA / BERKELEY SEDGE

TURF AREA

MARATHON II - SOD

APPROX. MIN. HEIGHT X CALIPER (INSTALLED)

Development Design Services & GraphicAccess

2583 Via Merano Del Mar, CA 92014

Description 1 Revised Site Plan 7-13-16

619.793.5450

Job No: p331-349 Job Name: Vista Azul

Date Drawn: 09/11/2015 Drawn By: ARG

91

8' X 2" 8' X 2"

HETERMOLES ARBUTIFOLIA / TOYON RHUS OVATA / SUGARBUSH MEDIUM / SMALL SHRUBS (75% 5 GAL, 25% 1 GAL, 2.5'-4' O.C.)

ALOE STRIATA / CORAL ALOE AGAVE ATTENUATA / FOXTAIL AGAVE CEANOTHUS SPECIES / WILD LILAC CISTUS 'SUNSET' / SPREADING ROCKROSE

PLANTING LEGEND

STREET TREES (24" BOX or LARGER)

SYMBOL BOTANICAL NAME / COMMON NAME

ARB MAR ARBUTUS MARINA / MARINA STRAWBERRY

WAS ROB WASHINGTONIA ROBUSTA / MEXICAN FAN PALM

TREES (25% 24" BOX, 75% 15 GAL. SPACING PER PLAN)

TRISTANIA CONFERTA / BRISBANE BOX

ARBUTUS MARINA / MARINA STRAWBERRY

CERCIS OCCIDENTALIS / WESTERN REDBUD

MEDIUM / SMALL SHRUBS (50% 5 GAL, 50% 1 GAL, 2.5'-4' O.C.)

BACCHARIS P. 'TWIN PEAKS' / DWARF COYOTE BRUSH

QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK (MULTI-TRUNK) 50'X50'

CEANOTHUS GLORIOSUS 'ANCHOR BAY' / SPREADING WILD LILAC 1 GAL

ROSMARINUS OFF. 'HUNTINGTON CARPET' / SPREAD. ROSEMARY FLATS

QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK (MULTI-TRUNKED) 50'X50'

MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / DWARF MYOPORUM

PRIVATE / HOA ENHANCED SLOPE AREAS

RHUS LANCEA / AFRICAN SUMAC

LARGE SHRUBS (100% 5 GAL, 6'-10' O.C.)

FEIJOA SELLOWIANA / GUAVA

RHUS OVATA / SUGARBUSH

ALOE STRIATA / CORAL ALOE

GAZANIA RINGENS / GAZANIA

TREES (100% 24" BOX, SPACING PER PLAN)

PURPLE LEAF PLUM

PRUNUS SPP. / PLUM

FRUIT TREES (100% 24 BOX MIN.)

RHUS LANCEA / AFRICAN SUMAC

CITRUS SPP. / LEMON & ORANGE

FEIJOA SELLOWIANA / GUAVA CEANOTHUS SPECIES / WILD LILAC

LARGE SHRUBS (50% 15 GAL, 50% 5 GAL, 10'-15' O.C.)

RAPHIOLEPSIS 'MAJESTIC BEAUTY'

GROUNDCOVER

CEANOTHUS SPECIES / WILD LILAC

HETERMOLES ARBUTIFOLIA / TOYON

AGAVE ATTENUATA / FOXTAIL AGAVE

CISTUS 'SUNSET' / SPREADING ROCKROSE

CISTUS 'SUNSET' / SPREADING ROCKROSE

PRIVATE / HOA ENHANCED LANDSCAPE AREAS

TRISTANIA CONFERTA / BRISBANE BOX

LAGERSTROEMIA INDICA / CRAPE MYRTLE

PRUNUS CERASIFERA 'KRAUTER VESUVIUS' /

SENECIO ' MANDRALISCAE / BLUE CHALK STICKS

CEANOTHUS SPECIES / WILD LILAC

30% COVERAGE, MIN. 1 PLANT / 100 S.F.

JAC MIM JACARANDA MIMOSIFOLIA / JACARANDA

LAG IND LAGERSTOEMIA INDICA / CRAPE MYRTLE

MATURE HEIGHT

X SPREAD

35'X30'

30'X25'

15'X25'

12'X80'

MATURE HEIGHT

X SPREAD

35'X30'

25'X25'

30'X25'

20'X15'

MATCHED STDS

MATCHED STDS

MATCHED STDS

MIN. MATCHED)

SPACING

18" O.C

4' O.C.

4' O.C.

18" O.C

18" O.C.

18" O.C.

18" O.C.

APPROX. HEIGHT

X CALIPER (INSTALLED)

8' X 2"

7' X 1.5"

FLATS

1 GAL

FLATS

FLATS

FLATS

MATURE HEIGHT

X SPREAD

25'X25'

30'X25'

20'X10'

20'X15'

20'X15'

(6' BROWN TRUNK HEIGHT 10' X 2"

APPROX. HEIGHT

X CALIPER (INSTALLED)

8' X 2" 6' X .75"

8' X 2" 6' X .75"

8' X 2" 6' X .75"

7' X 1.5" 6' X .5"

7' X 1.5" 4' X .75"

24" BOX 15 GAL.

8' X 2"

8' X 2"

8' X 1.5"

HEMEROCALLIS HYBRID / DAYLILY GROUNDCOVER SPACING BACCHARIS P. 'TWIN PEAKS' / DWARF COYOTE BRUSH CEANOTHUS GLORIOSUS 'ANCHOR BAY' / SPREADING WILD LILAC 4' O.C. CISTUS 'SUNSET' / SPREADING ROCKROSE 4' O.C. GAZANIA RINGENS / GAZANIA FLATS

18" O.C. MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / DWARF MYOPORUM 18" O.C. ROSMARINUS OFF. 'HUNTINGTON CARPET' / SPREAD. ROSEMARY FLATS 18" O.C. SENECIO ' MANDRALISCAE / BLUE CHALK STICKS FLATS 18" O.C. NATURALIZING PERIMETER SLOPE AREAS (TEMPORARY IRRIGATION)

30% COVERAGE, MIN. 1 PLANT / 100 S.F. **APPROX. MIN. HEIGHT** TREES (25% 24" BOX, 75% 15 GAL. SPACING PER PLAN) X CALIPER (INSTALLED) **BOTANICAL NAME / COMMON NAME** X SPREAD 24" BOX 15 GAL. QUERCUS AGRIFOLIA / COAST LIVE OAK (MULTI-TRUNK) 50'X50' 7' X 1.5" 4' X .75" 25'X25' 8' X 2" 5' X .75" RHUS LANCEA / AFRICAN SUMAC CERCIS OCCIDENTALIS / WESTERN REDBUD 20'X20' 7' X 1.5" 5' X .75"

SHRUBS (50% 5 GAL, 50% 1 GAL)

ARTEMESIA CALIFORNICA / COASTAL SAGEBRUSH BACCHARIS SAROTHROIDES / DESERT BROOM ERIOGONIUM FASCICULATUM / FLAT TOP BUCHWHEAT HETERMOLES ARBUTIFOLIA / TOYON MALOSMA LAURINA / LAUREL SUMAC RHUS INTEGRIFOLIA / LEMONAIDE BERRY YUCCA WHIPPLEI / LORD'S CANDLE

HYDROSEED MIX GERMINATION LIVE SEED #/ACRE DICHLOSTEMMA CAPITATUM / BLUE DICKS ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY L'ASTHENIA CALIFORNICA / GOLDFIELDS **ELYMUS TRITCOIDES / CREEPING WILD RYE** LUPINUS BICOLOR / LUPINE MELICA IMPERFECTA / MELIC MUHLENBERGIA MICROSPERMA / LITTLESEED MULY STIPA PULCHRA / PURPLE NEEDLEGRASS PLANTAGO ERECTA / DOT-SEED PLANTAIN

PUBLIC RIGHT-OF-WAY GROUNDCOVERS - 100% 5 GALLON - 3'-5' o.c.

CEANOTHUS SPP. / LILAC CISTUS PURPUREUS / ROCKROSE LANTANA MONTEVIDENSIS / LANTANA RAPHIOLEPSIS INDICA 'CLARA' / INDIAN HAWTHORN VIGUIERA LACINIATA / SAN DIEGO SUNFLOWER

SISRINCHUM BELLUM / BLUE0EYED GRASS

PARTHENOCISUS TRICUSPIDATA / BOSTON IVY

MUHLENBERGIA C. 'REGAL MIST' / REGAL MIST GRASS CAREX PRAEGRACILIIS / FIELD SEDGE

FLATS

REVISED: 7-14-2016 SHEET L-1 OF 3

18" O.C.

18" 0.C.

20' O.C. ATTACH TO WALL

L-⁻

NOT FOR CONSTRUCTION

LANDSCAPE

CONCEPT

PLAN

LANDSCAPE ARCHITECT **DEVELOPMENT DESIGN SERVICES &**

Open Space 1,451 s.f. Ornamental Plantings

Typ. Sym.

LIC. NO 3393

Vicinity Map

PALM ST.

THOMAS GUIDE

no scale

- Picnic Table

- Trash Can

LANDSCAPE CONCEPT PLAN

SITE FURNISHINGS

MODEL 1144-04 SQUARE PEDESTAL TABLE WITH RECYCLED PLASTIC PLANKS (426 LBS) ADA-OPTION ONE SEAT REMOVED

> FOR POWDER COAT COLORS AND RECYCLED PLASTIC COLORS SEE BACK-INSIDE COVER OF PATTERSON-WILLIAMS CATALOG

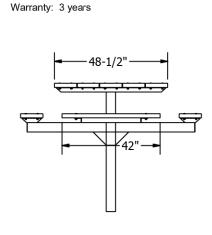
General: - All steel, heavy-duty frames fabricated of 4" x 4" square steel tubing support post and 2" x4" steel pipe support members TIG-welded together for seats and tabletops. This single pedestal design provides easy access from any side of the table

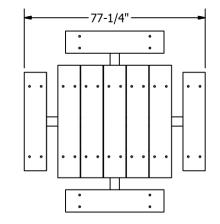
Materials: Pedestal Support Frame: Welded into a single unit consisting of 4" x 4" square steel tubing to form the vertical support member for table top and cross members for seats. Seat and Top Support Frame: Consists of 4"x4" heavy duty steel welded to pedestal unit to form seat and

table support. With 2" x 2" x 3/16" steel angle for seat and table mounting. Recycled Plastic Planking: 2" X 10" nominal size (1-3/4" X 9-1/2" finish size) RCP plank. Recycled 2" x 10" HDPE plastic with pre-drilled pilot holes. This material is cleaned and decontaminated removing food residue, paper and adhesives. This material has exceptional resistance to corrosive substances and other

environmental stresses and weather. This material requires no waterproofing, painting, staining or similar maintenance when used outdoors.

HARDWARE: All hardware is stainless steel.





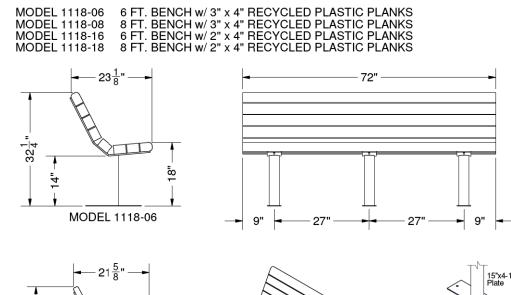
Patterson-William			
SITE FURNISHINGS			

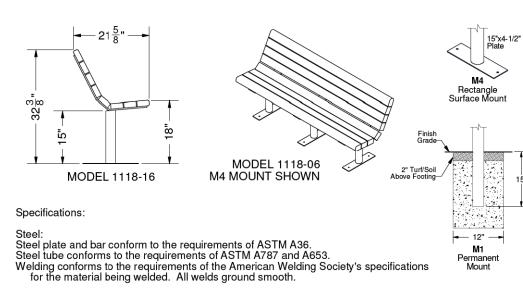
RFV.:	A012413	MODEL 1144-04	
DRAWN BY: AMC			
DATE:	08-19-10	SOUARE PEDESTAL PICNIC TABLE	
SCALE:	N.T.S.	SPECIFICATION/INSTALLATION INSTRUCTIONS	
	DATE: DRAWN	DATE: 08-19-10 DRAWN BY: AMC	DATE: 08-19-10 DRAWN BY: AMC SQUARE PEDESTAL PICNIC TABLE

4x4 Picnic Table

no scale

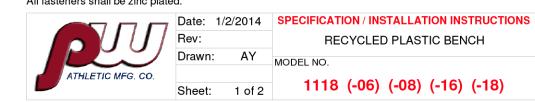
RECYCLED PLASTIC BENCH



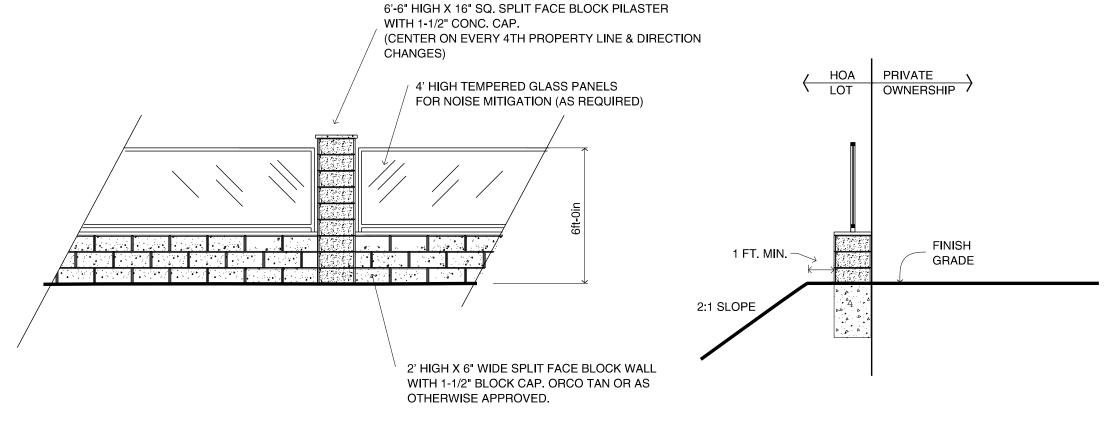


Plastic: Plastic lumber conforms to the requirements of Polytuf HDPE plastic lumber requirements.

Finish:
Steel components available galvanzied or coated with polyester TGIC powder coat finish meeting
AAMA 2604-02 specification.

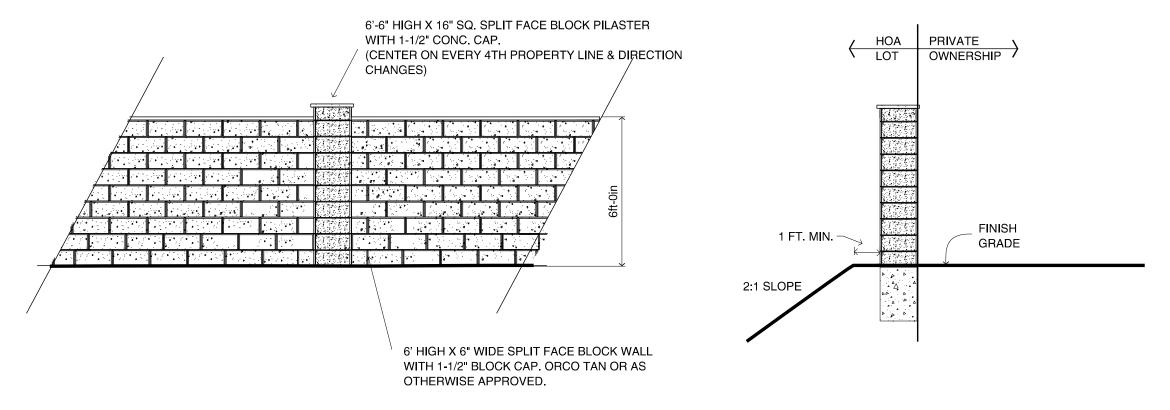


Recycled Plastic Bench



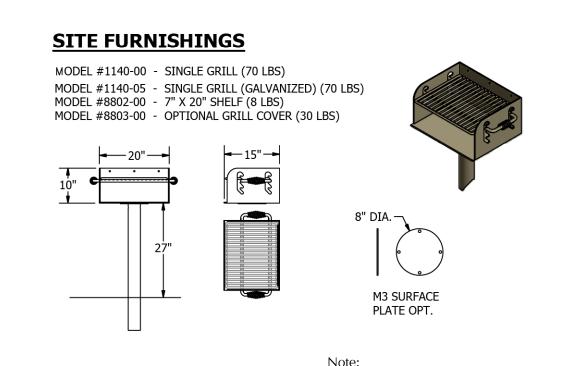
CMU Sound Wall w/ View Panels

no scale



CMU Retaining Wall

no scale



Grill available through Patterson-Williams.

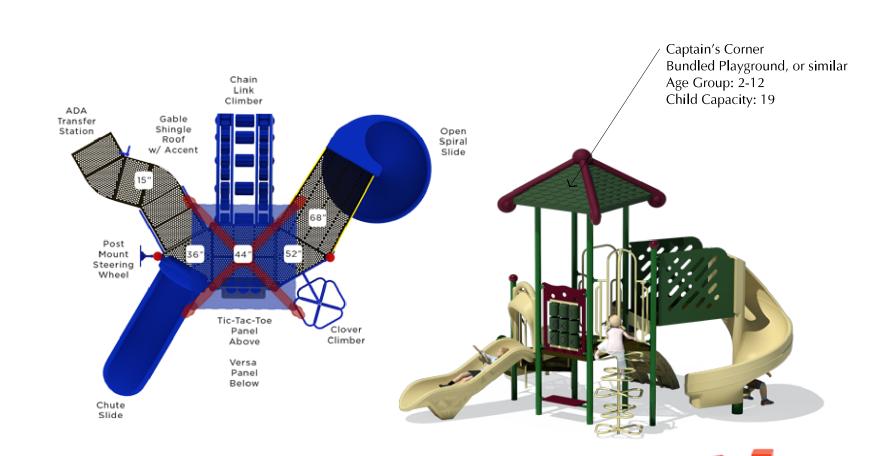
Single BBQ Grill

no scale



Community Monument Sign

no scale



Bundled Playground

no scale

Playground equipment shall be bundled playground from APC-PLAY as shown, or similar



LANDSCAPE ARCHITECT DEVELOPMENT DESIGN SERVICES & GRAPHICACCESS, INC. 2583 VIA MERANO DEL MAR, CALIFORNIA 858.793.5450 LIC. NO 3393

REVISED: 7-14-2016

SHEET L-2 OF 3

Development Design Services & GraphicAccess 2583 Via Merano Del Mar, CA 92014

Description

619.793.5450

Job No: p331-349 Job Name: Vista Azul Date Drawn: 09/11/2015

Drawn By: ARG

PLANTING LEGEND

Sheet No.

L-2

Page 3

PHOTOS

PLANT

MATERIAL

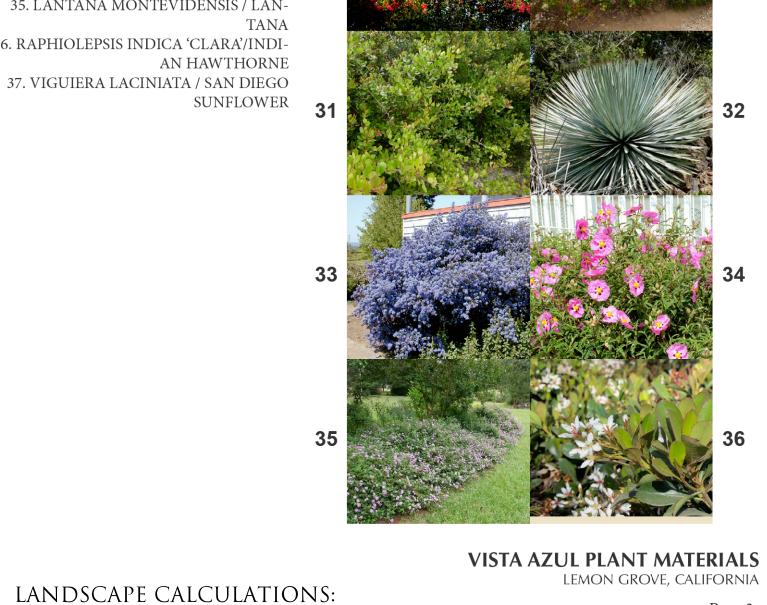
GROUNDCOVER (CONT.): 25. SENECIO 'MANDRALISCAE/BLUE

SLOPES:

SHRUBS: WHEAT 31. RHUS INTEGRIFOLIA/LEMONAIDE **BERRY**

> PUBLIC R.O.W: 29 33. CEANOTHUS SPP./LILAC TANA AN HAWTHORNE

35. LANTANA MONTEVIDENSIS / LAN-36. RAPHIOLEPSIS INDICA 'CLARA'/INDI-37. VIGUIERA LACINIATA / SAN DIEGO SUNFLOWER



REVISED: 7-14-2016

SHEET L-3 OF 3

LOT	AREA (S.F.)	AREA (S.F.)	LANDSCAPED
1	11,397	9,618	84%
2	5,749	4,369	76%
3	5,149	4,057	79%
4	3,164	2,069	65%
5	2,765	1,639	59%
6	2,600	1,419	55%
7	2,643	1,552	59%
8	2,433	1,341	55%
9	2,371	1,275	54%
10	2,557	1,437	56%
11	2,609	1,510	58%
12	3,920	2,539	65%
13	3,952	1,916	48%
14	1,919	856	45%
15	1,527	482	32%
16	1,358	256	19%
17	1,402	317	23%
18	2,481	1,160	47%

NET LOT LANDSCAPED

2,809 1,502 53% 4,173 2,561 61% 5,085 36% 1,828 1,451 328 3,256 2,331 76,770 46,362

19

20

LOT B

LOT C

LOT D

TOTAL

CHALK STICKS NATURALIZED PERIMETER 26. ARTEMESIA CALIFORNICA / COASTAL 27. BACCHSARIS SAROTHROIDES / DESERT 28. ERIOGONIUM FASCICULATUM / BUCK-29. HETERMOLES ARBUTIFOLIA / TOYON 30. MALOSMA LAURINA/LAUREL SUMAC 32. YUCCA WHIPPLEI /LORD'S CANDLE

34. CISTUS PURPUREUS / ROCKROSE

VISTA AZUL PLANT MATERIALS LEMON GROVE, CALIFORNIA

Page 2



VISTA AZUL PLANT MATERIALS LEMON GROVE, CALIFORNIA Page 4

STREET TREES:

1. ARBUTUS MARINA / MARINA STRAWBERRY 2. JACARANDA MIMOSIFOLIA / JACARANDA 3. LAGERSTROEMIA INDICA / CRAPE MYRTLE 4. WASHINGTONIA ROBUSTA

HOA LANDSCAPE AREAS:

TREES: 5. ARBUTUS MARINA 6. RHUS LANCEA / AFTRICAN SUMAC 7.TRISTANIA CONFERTA / BRISBANE BOX 8. CERCIS OCCIDENTALIS / WESTERN REDBUD 3 9. QUERCUS AGRIFOOIA / CALIFORNICA LIVE

> 10. PRUNUS CERASIFERA 'KRAUTER **VERSUVIUS** 11. CITRUS SPP. / LEMON & ORANGE

12. FEIJOA SELLOWIANA / GUAVA



VISTA AZUL PLANT MATERIALS LEMON GROVE, CALIFORNIA

Page 1

PUBLIC R.O.W (CONT.) 37. VIGUIERA LACINIATA / SAN DIEGO SUNFLOWER

LANDSCAPE CONCEPT PLAN

SHRUBS (CONT.):

15. RHUS OVATA/SUGARBUSH

16. ALOE STRIATA /CORAL ALOE

14. HETERMOLES ARBUTIFOLIA /TOYON

17. AGAVE ATTENUATA / FOXTAIL AGAVE

18. CISTUS 'SUNSET'/SPREADING ROCK-

19. HEMEROCALLIS HYBRID / DAYLILY

20. BACCHARIS 'TWIN PEAKS' / DWARF

22. GAZANIA RINGENS / GAZANIA

23. MYOPORUM PARVIFOLIUM 'PUTAH

25. SENECIO 'MANDRALISCAE / BLUE

24. ROSMARINUS OFF / SPREADING ROSE-

21. CEANOTHUS GLORIOSIS 'ANCHOR BAY'

13. CEANOTHUS SPP.

GROUNDCOVER:

/ SPREADING WILD LILAC

CREEK' / DWARF MYOPORUM

COYOTE BRUSH

CHALK STICKS

MARY

VINES: 38. PARTHENOCISUS TICUSPIDATA /

DETENTION BASIN: 39. MUHLENBERGIA C. 'REGAL MIST' / REGAL MIST GRASS 40. CAREX PRAEGRACILIS / FIELD SEDGE

BOSTON IVY 41. CAREX TUMULICOLA / BERKELEY SEDGE

LANDSCAPE ARCHITECT DEVELOPMENT DESIGN SERVICES &

GRAPHICACCESS, INC. 2583 VIA MERANO DEL MAR, CALIFORNIA 858.793.5450 LIC. NO 3393