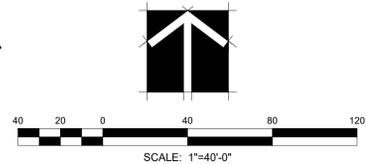


FOR PLANT LEGEND,
SEE SHEET L-2

FOR FENCE AND WALL
PLAN, SEE SHEET L-4



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CONCEPTUAL LANDSCAPE PLAN
**NORTHEAST GATEWAY
ESCONDIDO**
CITY OF ESCONDIDO, CALIFORNIA

L-1
1ST SUB. 03-14-2022
UPDATED 04-01-2022
2ND SUB. 07-22-2022
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SCALE: SEE SHEET
GMP JOB NO. 22-005-00

**SHEET
1
OF
4**

MATHCLINE: SEE SHEET L-1



- MASONRY WALL W/PILASTERS, DETAIL B/L-2
- MEANDERING WALKWAY
- RAIL FENCE WITH PILASTERS
- MONUMENT SIGN WITH LOW WALL
- MOW CURB
- EXISTING SIDEWALK/CURB/GUTTER TO REMAIN
- EXISTING LANDSCAPE AND BASIN TO REMAIN
- 42" BASIN ENCLOSURE FENCING, DETAIL A/L-3
- REMOVABLE BOLLARDS
- RAIL FENCE WITH PILASTERS
- MOW CURB
- EXISTING MASTER HOA GREENBELT TO REMAIN
- STREET TREE, TYP.

- PROJECT BOUNDARY
- OS-H
- OPEN SPACE DRIVEWAY ACCESS PER CIVIL ENGINEER
- OS-K
- PILASTER, TYP., DETAIL C/L-3
- HOMEOWNER WOOD FENCING, DETAIL D/L-3
- OS-I
- HOMEOWNER WOOD FENCING, DETAIL D/L-3

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	L	67
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	M	23
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD CALLERY PEAR	24" BOX	M	42
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L	93
	QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	L	8
	TIPUANA TIPU	TIPU TREE	24" BOX	M	29
TOTAL TREE COUNT:					262

SHRUBS



BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
ACACIA SPP.	ACACIA	5 GAL.	L
AGAVE SPP.	AGAVE	5 GAL.	L
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL.	L
BACCHARIS PILULARIS	DWARF COYOTE BUSH	5 GAL.	L
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.	L
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	L
CALLIANDRA INAEQUILATERA	POWDER PUFF	5 GAL.	L
CISTUS SPP.	ROCKROSE	5 GAL.	L
ENCELIA CALIFORNICA	CALIFORNIA BRITTLEBRUSH	5 GAL.	L

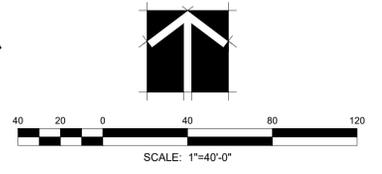
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L
LANTANA SPP.	LANTANA	5 GAL.	L
MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	L
NERIUM OLEANDER	OLEANDER	5 GAL.	L
PENNISETUM SETACEUM 'RUBRUM'	CRIMSON FOUNTAIN GRASS	1 GAL.	L
RHAPHIOLEPSIS SPP.	RHAPHIOLEPSIS	5 GAL.	M
SANTOLINA SPP.	SANTOLINA	1 GAL.	L
SALVIA SPP.	SALVIA	5 GAL.	L
TECOMA STANS	YELLOW BELLS	5 GAL.	L
YUCCA WHIPPLEI	OUR LORDS CANDLE	5 GAL.	L

FOR FENCE AND WALL PLAN, SEE SHEET L-4

THERE SHALL BE NO DEEP-ROOTED SHRUBS OR TREES WITHIN 15' OF ANY SEWER MAINS OR 10' OF ANY WATER MAINS

L-2

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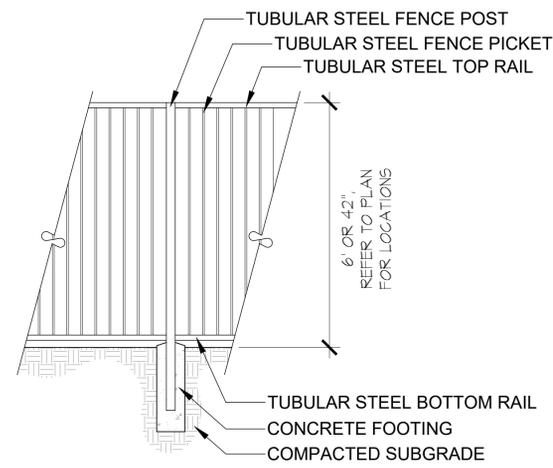
LANDSCAPE ARCHITECTURE & PLANNING

CONCEPTUAL LANDSCAPE PLAN

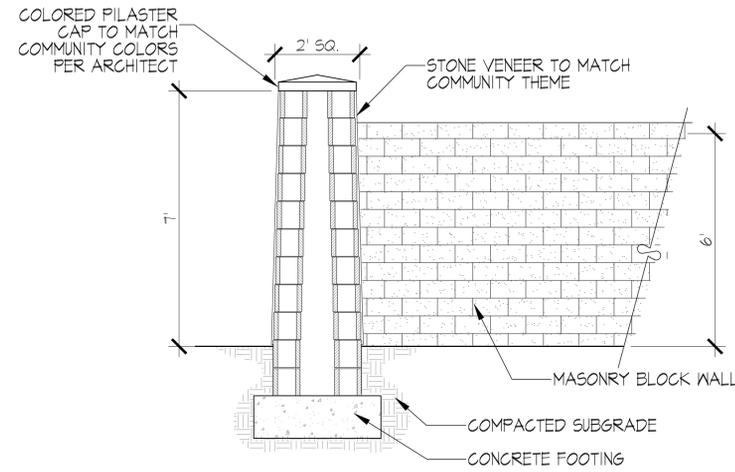
NORTHEAST GATEWAY ESCONDIDO

CITY OF ESCONDIDO, CALIFORNIA

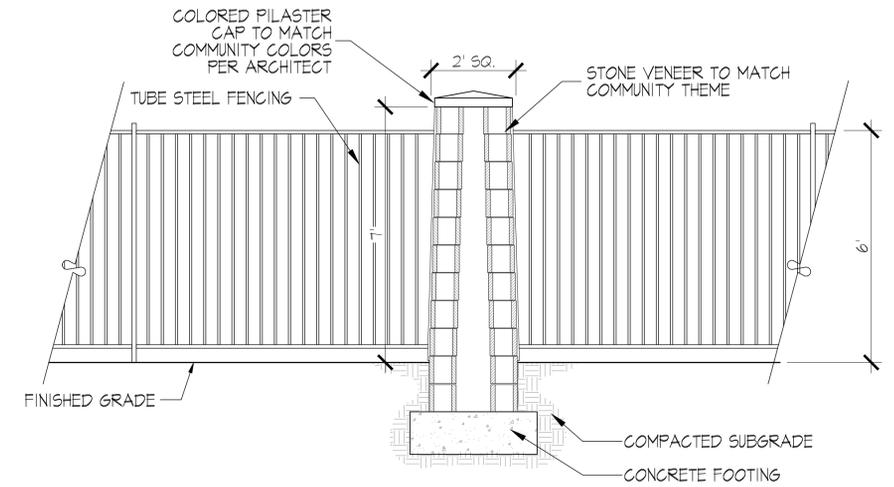
SHEET
2
 OF
4



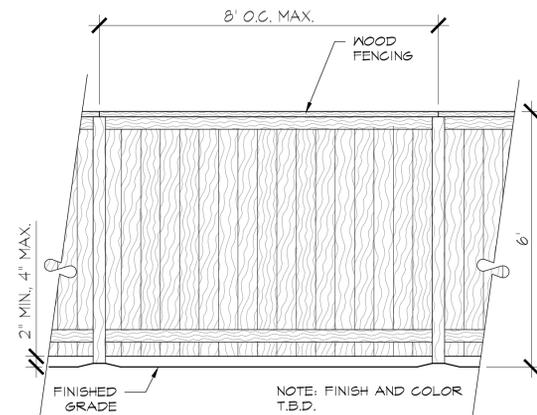
(A) TUBULAR STEEL FENCE



(B) PILASTER AND MASONRY WALL



(C) SIDEYARD FENCING AND PILASTER

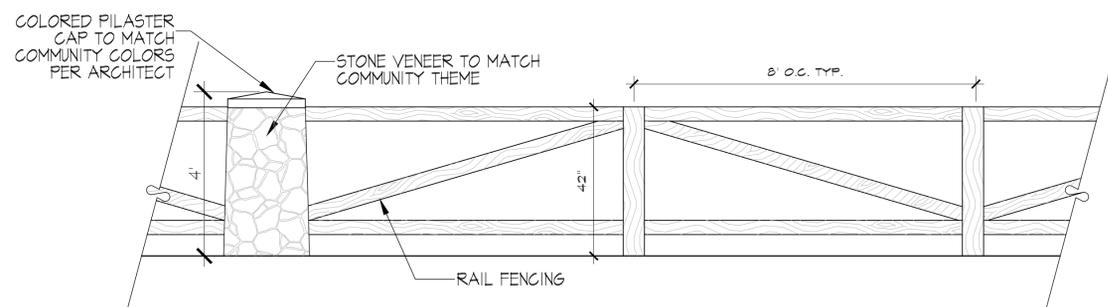


(D) WOOD FENCING



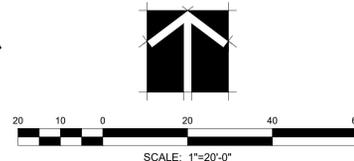
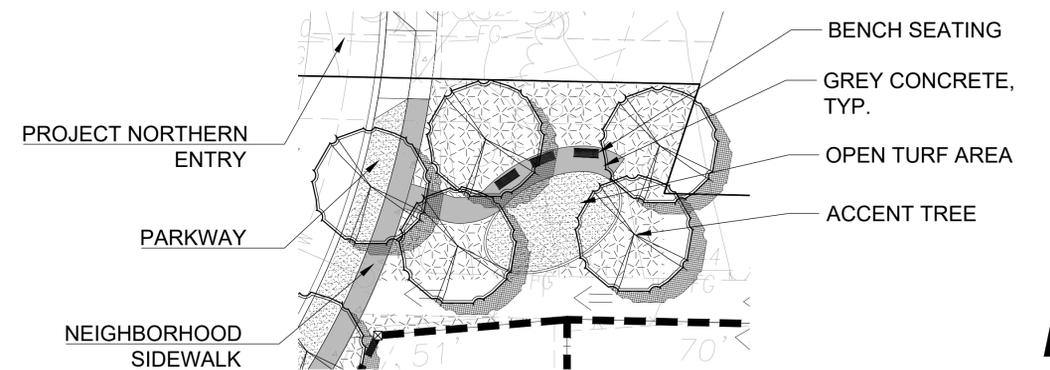
(E) ENTRY MONUMENT

THERE SHALL BE NO DEEP-ROOTED SHRUBS OR TREES WITHIN 15' OF ANY SEWER MAINS OR 10' OF ANY WATER MAINS



(F) RAIL FENCING W/ PILASTERS

OPEN SPACE ENLARGEMENT



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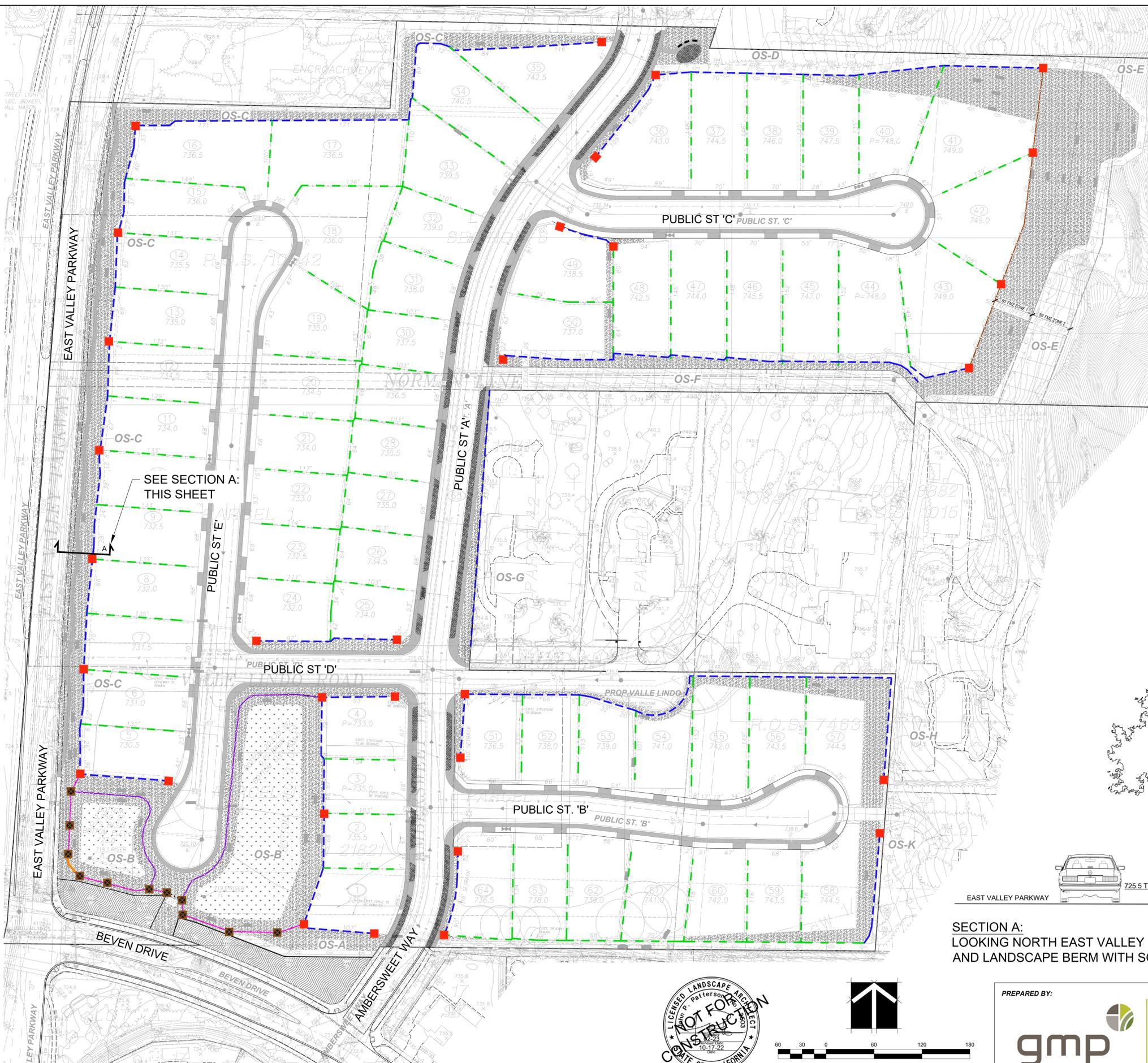
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CONCEPTUAL DETAILS
**NORTHEAST GATEWAY
ESCONDIDO**
CITY OF ESCONDIDO, CALIFORNIA

L-3

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SCALE: SEE SHEET
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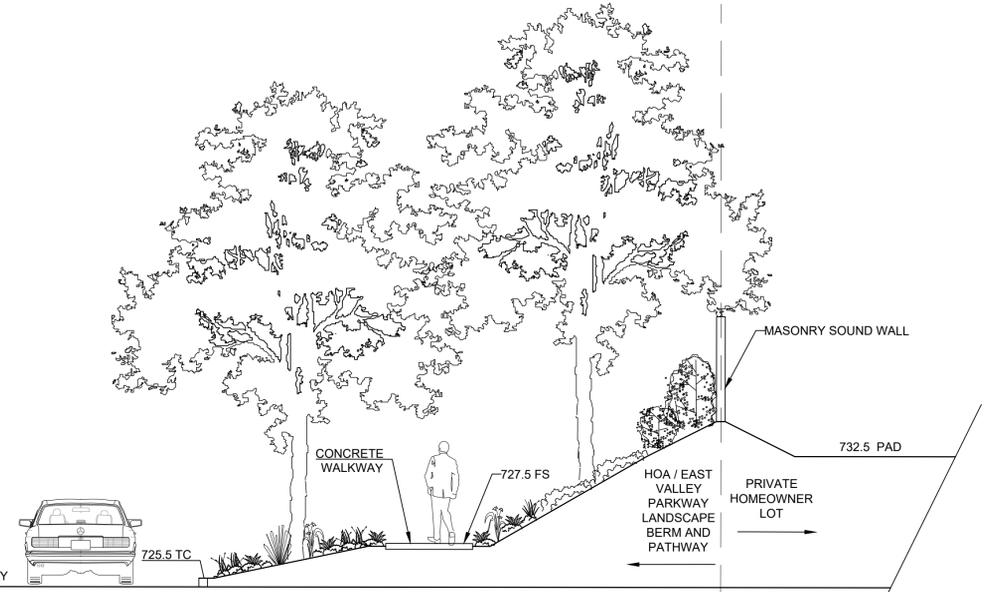
SHEET
3
OF
4



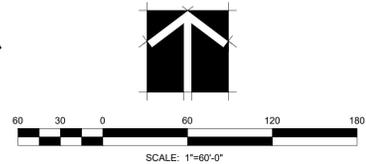
CONCEPTUAL FENCE AND WALL LEGEND

- TUBE STEEL FENCE
- MASONRY WALL
- 42" BASIN ENCLOSURE FENCING
- WOOD SIDYARD FENCING
- 7' PILASTER
- 4' PILASTER
- MONUMENT SIGN

THERE SHALL BE NO DEEP-ROOTED SHRUBS OR TREES WITHIN 15' OF ANY SEWER MAINS OR 10' OF ANY WATER MAINS



SECTION A:
LOOKING NORTH EAST VALLEY PARKWAY, SECTION THROUGH MEANDERING WALKWAY
AND LANDSCAPE BERM WITH SOUND WALL



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CONCEPTUAL FENCE AND WALL PLAN

**NORTHEAST GATEWAY
ESCONDIDO**

CITY OF ESCONDIDO, CALIFORNIA

L-4

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SHEET
4
OF
4