

EXHIBIT "B"

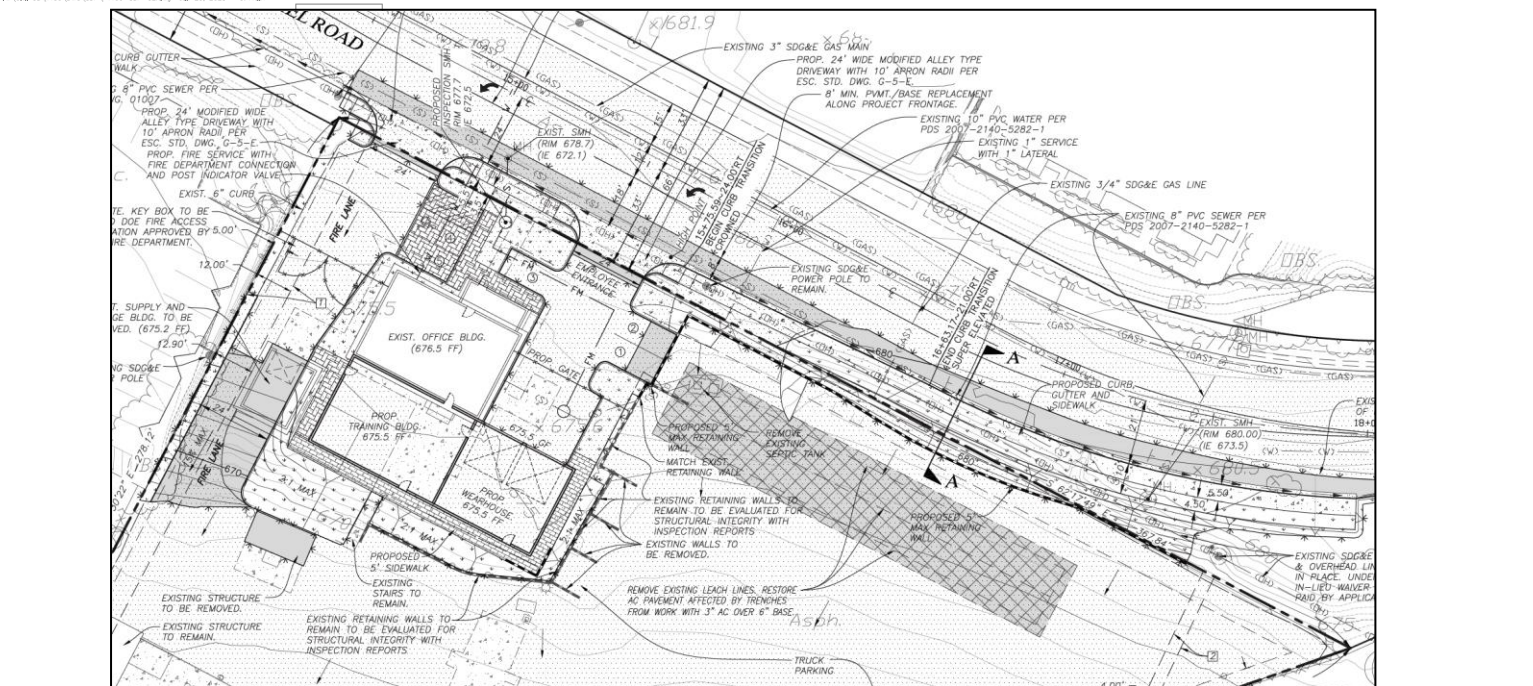
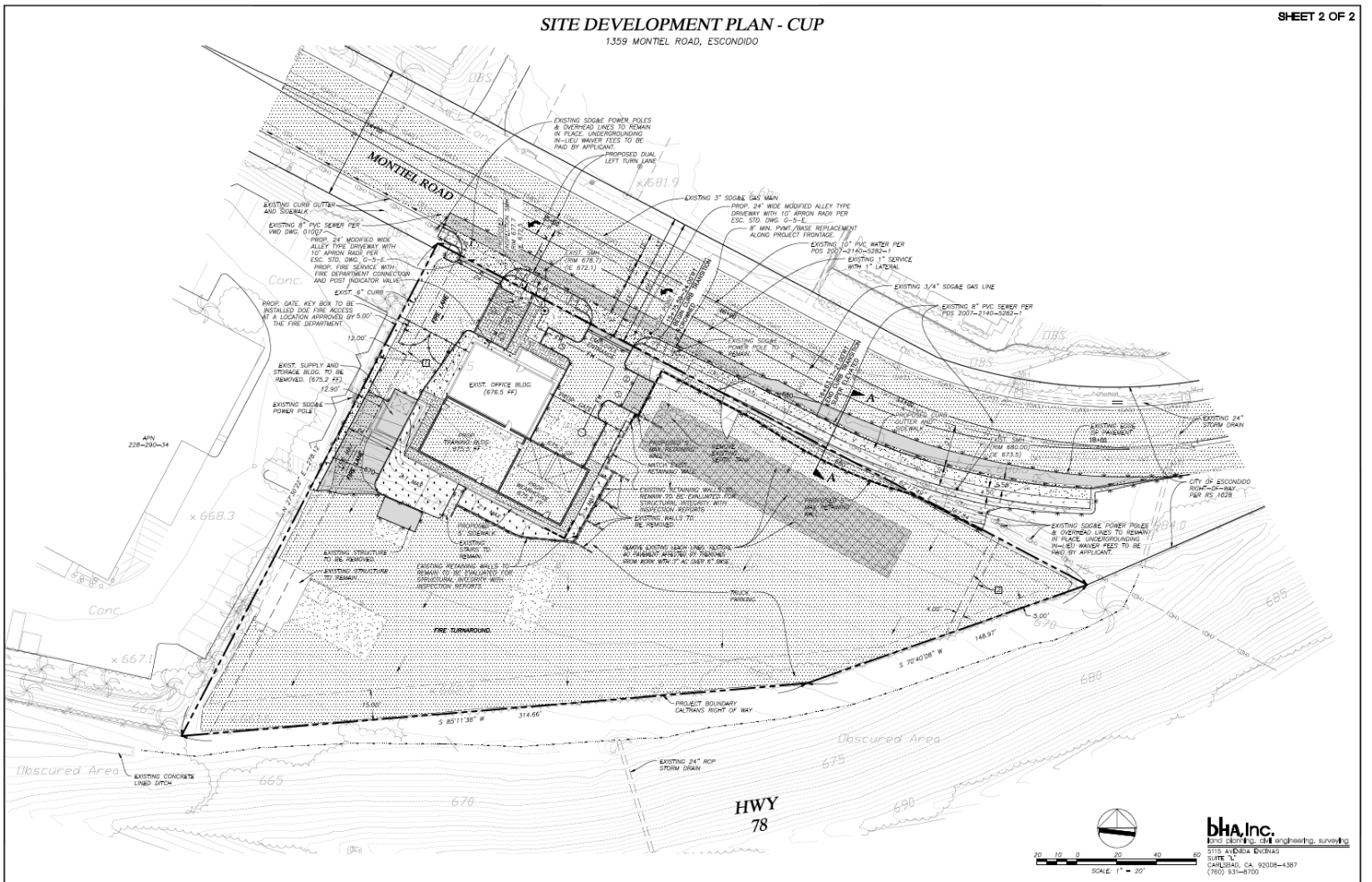
Plans

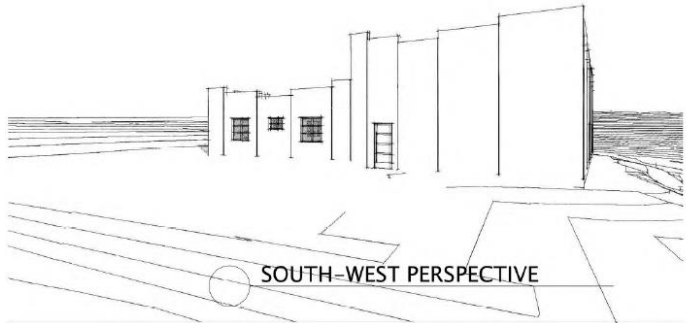
Resolution No. 2023-44

SITE DEVELOPMENT PLAN - CUP

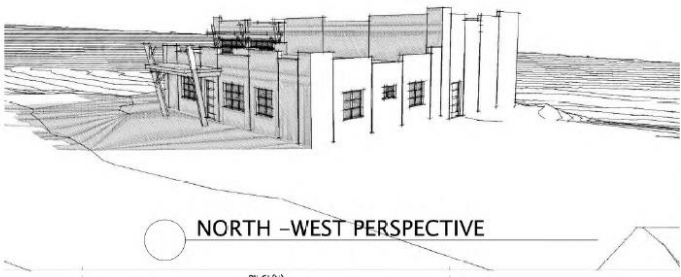
1359 MONTEIL ROAD, ESCONDIDO

SHEET 2 OF 2





SOUTH-WEST PERSPECTIVE



NORTH -WEST PERSPECTIVE



4 WEST ELEVATION

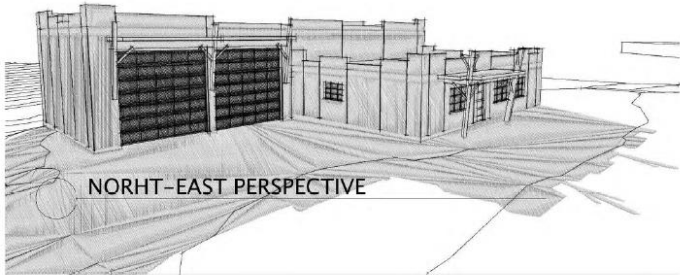


- EXTERIOR FINISHES
- 1. ROOF PARAPET
 - 2. FLAT ROOF BEYOND
 - 3. MAIN STUCCO COLOR WITH BREAKS
 - 4. SHADE ROOF
 - 5. DECORATIVE COLUMNS
 - 6. OFFICE WINDOWS
 - 7. OVERHEAD SECTIONAL DOORS
 - 8. EXTERIOR DOORS

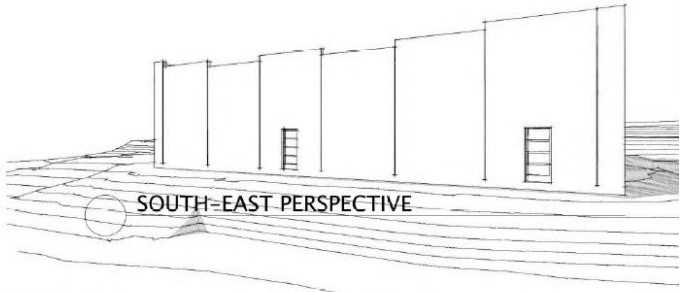


1 NORTH ELEVATION





NORTH-EAST PERSPECTIVE



SOUTH-EAST PERSPECTIVE

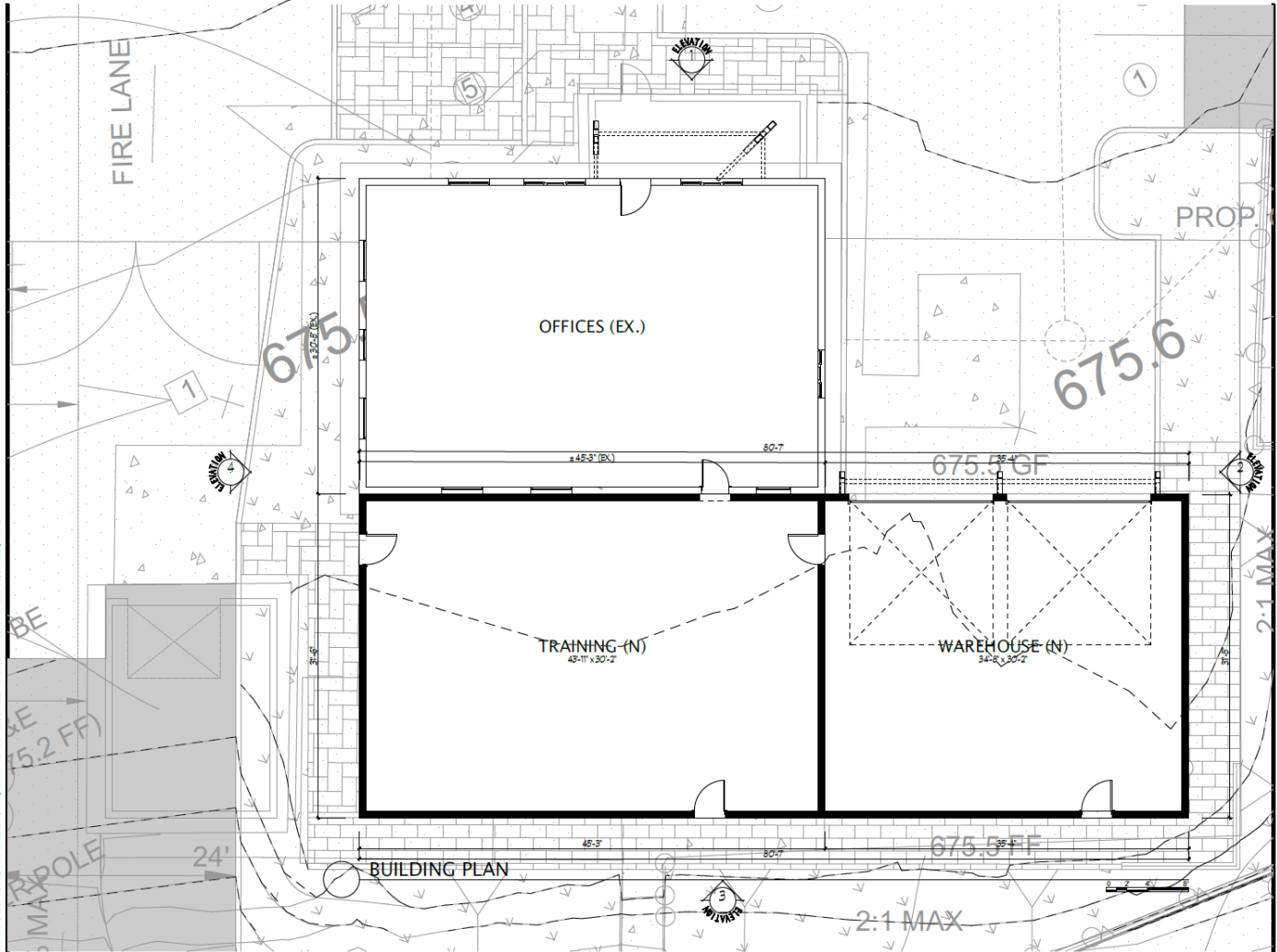


2 EAST ELEVATION

- EXTERIOR FINISHES
- 1. ROOF PARAPET
 - 2. FLAT ROOF BEYOND
 - 3. MAIN STUCCO COLOR WITH BREAKS
 - 4. SHADE ROOF
 - 5. DECORATIVE COLUMNS
 - 6. OFFICE WINDOWS
 - 7. OVERHEAD SECTIONAL DOORS
 - 8. EXTERIOR DOORS



3 SOUTH ELEVATION



PLANT PALETTE

Street Trees

- 24" BOX such as:
 - Laurus nobilis (Sweet Bay)
 - Magnolia grandiflora Little Gem' (Magnolia Little Gem)
 - Umbellularia californica (California Laurel)

Entry and Interior Trees:

- Variety to exhibit trees with different characteristics.
- 24" BOX such as:
 - Quercus virginiana (Southern Live Oak)
 - Taxodium aerea (Cajalputo Trumpet Tree)
 - Lagerstroemia indica (Crape Myrtle)
 - Eriobotrya delavaya (Bronze Loquat)
 - Palm Species

Freeway Screen Trees:

- 15 Gal. MIN. such as:
 - Lophostemon confertus (Brisbane Box)
 - Cupressus x leylandii (Leyland Cypress)
 - Pinus thunbergii (Japanese Black Pine)

Perimeter Screening Shrubs:

- 5 Gal. Min. - such as:
 - Photinia davidiana (Chinese Photinia)
 - Nerthra fruticosa (Coast Rosemary)
 - Dodonaea viscosa 'Purplea' (Purple Hopseed Bush)

Parkway Shrubs:

- 1 Gal. Min. - such as:
 - Lamandra longifolia 'Breese' (Dwarf Mat Rush)
 - Callistemon x viminalis 'Little John' (Bottlebrush Little John)

Perimeter Groundcover:

- 1 Gal. or flats - such as:
 - Myoporum parvifolium (Myoporum)
 - Rosmarinus officinalis (Rosemary)

Interior Shrubs and Ground Cover:

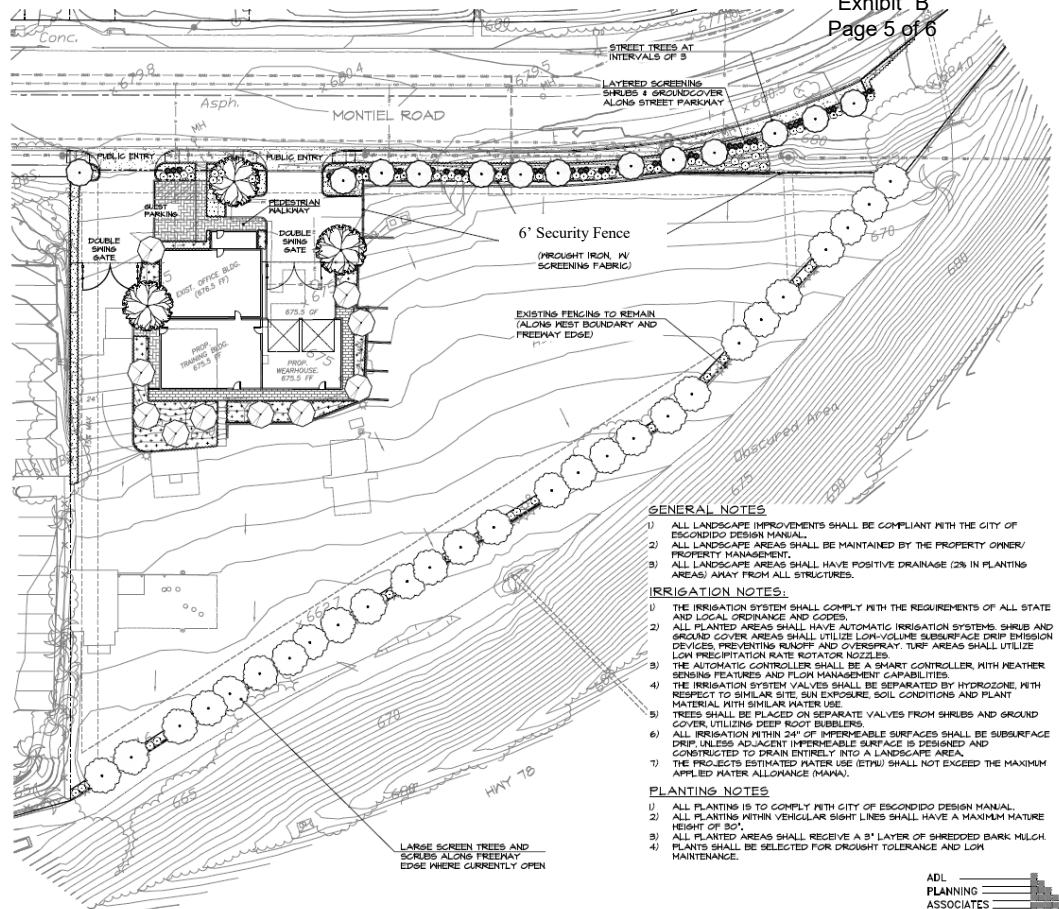
- 5 Gal. 1 Gal. or Liners - such as:
 - Agapanthus africanus (Lily of the Nile)
 - Agave attenuata (Foxtail Agave)
 - Salvia leucantha (Mexican Bush Sage)
 - Streptocarpus reginae (Bird of Paradise)
 - Myoporum parvifolium (Myoporum)
 - Lamandra longifolia 'Breese' (Dwarf Mat Rush)
 - Baccharis pilularis (Dwarf Coyote Bush)
 - Rosmarinus officinalis (Rosemary)



6' Security Fence

WROUGHT IRON STYLE FENCE

(SHOWN WITHOUT SCREENING FABRIC AND PLANT MATERIAL)
(GATES TO BE OF SAME STYLE)



GENERAL NOTES

- 1) ALL LANDSCAPE IMPROVEMENTS SHALL BE COMPLIANT WITH THE CITY OF ESCONDIDO DESIGN MANUAL.
- 2) ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER/ PROPERTY MANAGEMENT.
- 3) ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE (2% IN PLANTING AREAS) AWAY FROM ALL STRUCTURES.

IRRIGATION NOTES:

- 1) THE IRRIGATION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF ALL STATE AND LOCAL ORDINANCE AND CODES.
- 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) ALL IRRIGATION WITHIN 24" OF IMPERMEABLE SURFACES IS DESIGN CONSTRUCTED TO DRAIN ENTIRELY INTO A LANDSCAPE AREA.
- 7) THE PROJECTS ESTIMATED WATER USE (ETWU) SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).

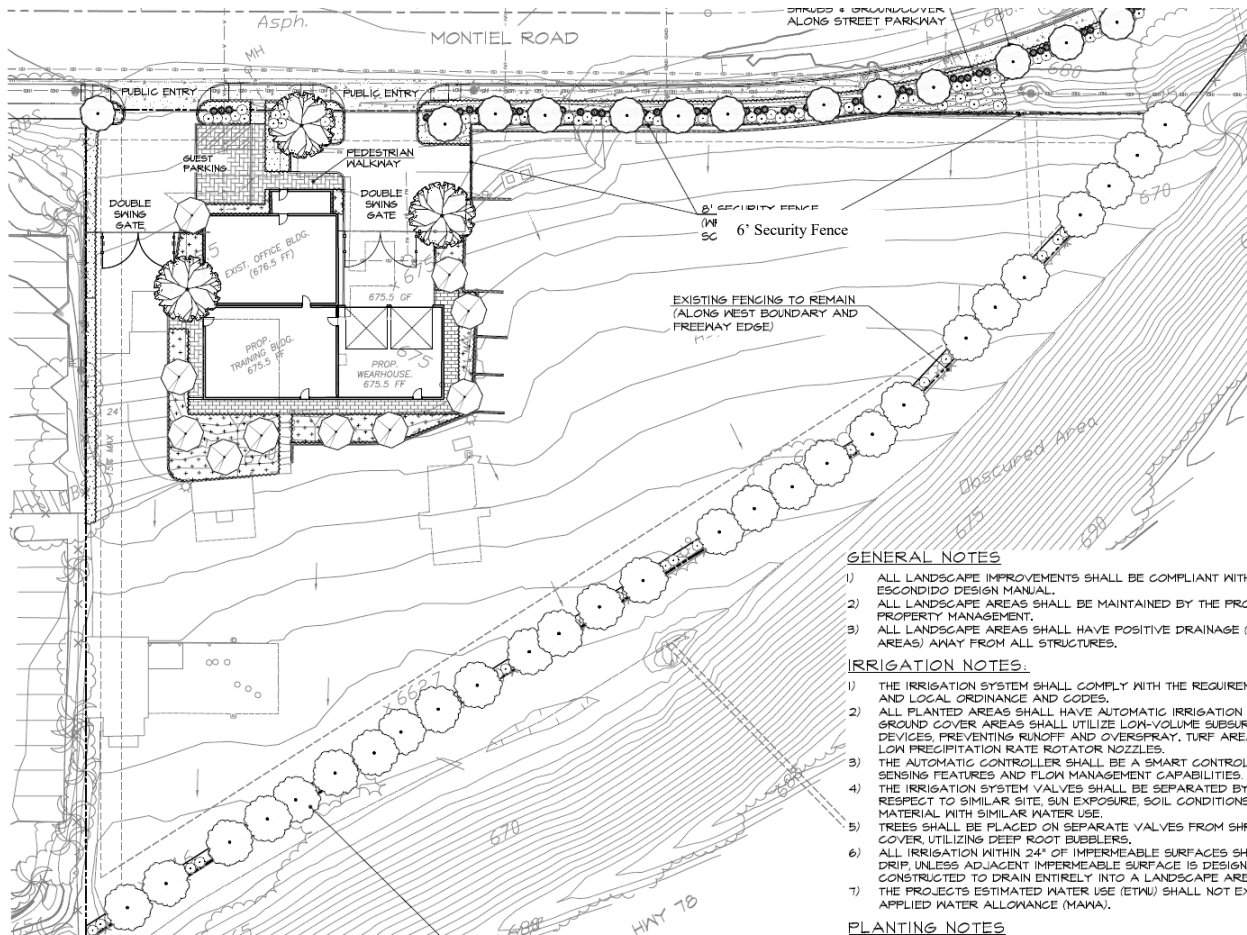
PLANTING NOTES

- 1) ALL PLANTING IS TO COMPLY WITH CITY OF ESCONDIDO DESIGN MANUAL.
- 2) ALL PLANTING WITHIN VEHICULAR SIGHT LINES SHALL HAVE A MAXIMUM TREE HEIGHT OF 8'-0".
- 3) ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH MAINTENANCE.
- 4) PLANTS SHALL BE SELECTED FOR DROUGHT TOLERANCE AND LOW MAINTENANCE.

ADL
PLANNING
ASSOCIATES
LANDSCAPE ARCHITECTURE
3979 STATE STREET SUITE 100
CARLSBAD, CA 92008
761-915-4317 FAX: 761-915-9324
FEBRUARY 6, 2023



Landscape Concept Plan for:
West Coast Arborist



GENERAL NOTES

- 1) ALL LANDSCAPE IMPROVEMENTS SHALL BE COMPLIANT WITH ESCONDIDO DESIGN MANUAL.
- 2) ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PRC PROPERTY MANAGEMENT.
- 3) ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE (AREAS) AWAY FROM ALL STRUCTURES.

IRRIGATION NOTES:

- 1) THE IRRIGATION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS AND LOCAL ORDINANCE AND CODES.
- 2) ALL PLANTED AREAS SHALL HAVE AUTOMATIC IRRIGATION. GROUND COVER AREAS SHALL UTILIZE LOW-VOLUME SUBSURFACE DRIP DEVICES. PREVENTING RUNOFF AND OVERSPRAY. TURF AREAS SHALL UTILIZE LOW PRECIPITATION RATE ROTATOR NOZZLES.
- 3) THE AUTOMATIC CONTROLLER SHALL BE A SMART CONTROL 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.
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PLANTING NOTES



Landscape material removed from image in this location only, to allow view of fencing behind

Typical Layered Landscape along Montiel where screening of yard is desired (To include trees, vertical screening shrubs and low shrubs)