DESIGN INTENT STATEMENT:
THE LANDSCAPE DESIGN INTENT FOR THE ESCONDIDO MARRIOTT AND CONFERENCE CENTER IS TO PROVIDE SUSTAINABLE, FUNCTIONAL AND AESTHETICALLY PLEASING SPACES FOR HOTEL AND CONFERENCE CENTER GUESTS AND THE GENERAL PUBLIC THAT WILL MOVE THROUGH THE PUBLIC SPACES.

PRIMARY PRINCIPLES IN DEVELOPING THE DESIGN ARE TO:
- PROVIDE A STRONG CONNECTION FROM THE CITY OF ESCONDIDO'S MAPLE STREEET PLAZA TO GRAPE DAY PARK WHILE PROVIDING A SENSE OF IDENTITY FOR THE HOTEL ENTRY AND PRIVACY FOR EXCLUSIVE HOTEL SPACES.
- PROVIDE FUNCTIONAL, COMFORTABLE, SAFE AND INTERESTING SPACES FOR HOTEL GUESTS TO GATHER, RELAX AND AND ENJOY RECREATIONAL ACTIVITIES.
- PROVIDE OUTDOOR SPACES DESIGNED WITH CONSIDERATION FOR PERSONS WITH DISABILITIES BY CAREFUL SELECTION OF MATERIALS AND THE DESIGN OF ACCESSIBLE CIRCULATION ROUTES.
- PROVIDE A SUSTAINABLE, LOW MAINTENANCE PLANTING DESIGN THAT TRANSITIONS SEAMLESSLY WITH THE EXISTING CIVIC CAMPUS YET PROVIDES IDENTITY FOR THE HOTEL BY USE OF AN ECLECTIC CALIFORNIA STYLE LANDSCAPE PALETTE.

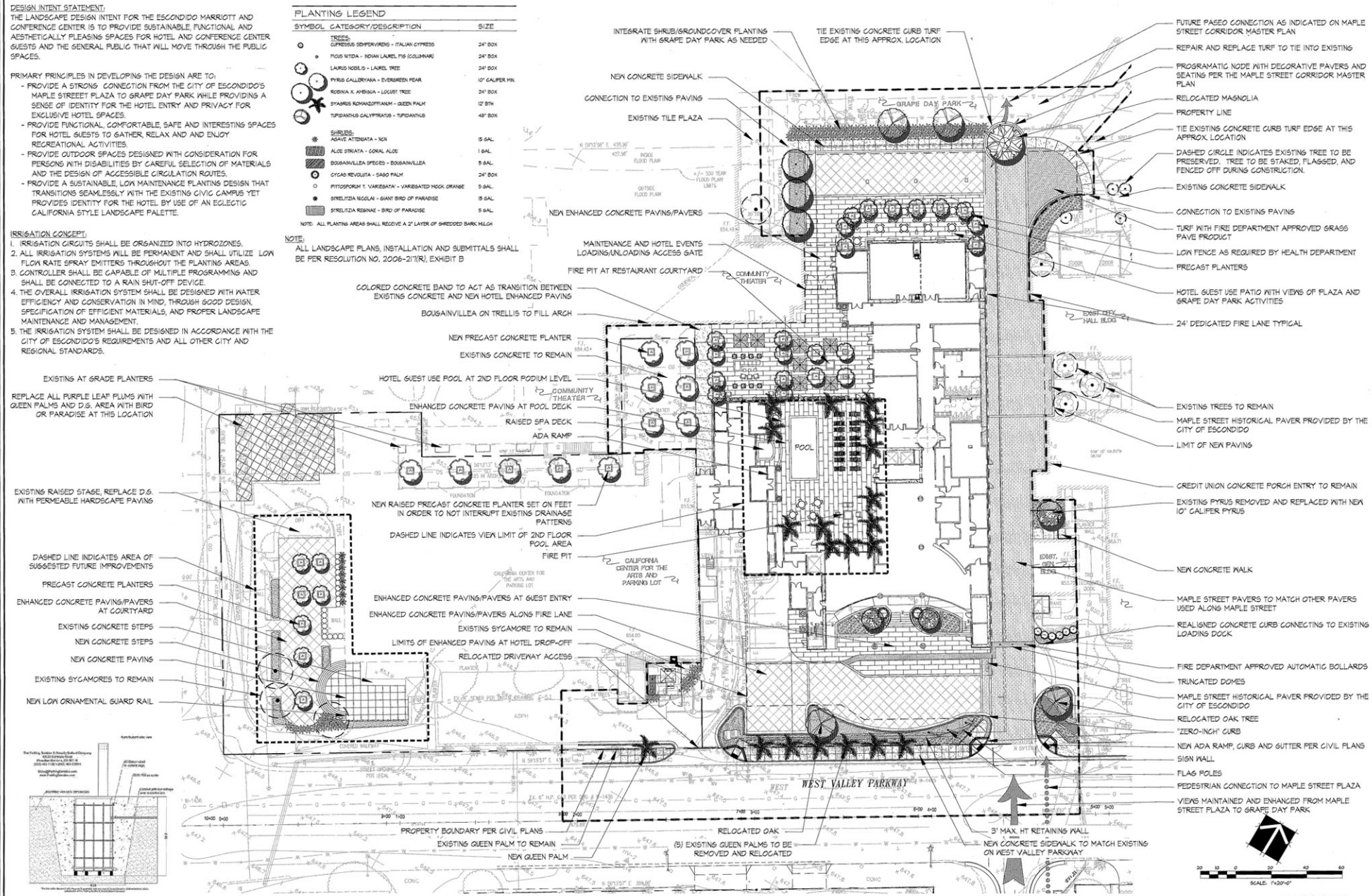
IRRIGATION CONCEPT:
1. IRRIGATION CIRCUITS SHALL BE ORGANIZED INTO HYDROZONES.
2. ALL IRRIGATION SYSTEMS WILL BE PERMANENT AND SHALL UTILIZE LOW FLOW RATE SPRAY EMITTERS THROUGHOUT THE PLANTING AREAS.
3. CONTROLLER SHALL BE CAPABLE OF MULTIPLE PROGRAMMING AND SHALL BE CONNECTED TO A RAIN SHUT-OFF DEVICE.
4. THE OVERALL IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER EFFICIENCY AND CONSERVATION IN MIND, THROUGH GOOD DESIGN, SPECIFICATION OF EFFICIENT MATERIALS, AND PROPER LANDSCAPE MAINTENANCE AND MANAGEMENT.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ESCONDIDO'S REQUIREMENTS AND ALL OTHER CITY AND REGIONAL STANDARDS.

PLANTING LEGEND

SYMBOL	CATEGORY/DESCRIPTION	SIZE
	TREES:	
	CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS	24" BOX
	FICUS NITIDA - INDIAN LAUREL FIG (COLUMNAR)	24" BOX
	LAURUS NOBILIS - LAUREL TREE	24" BOX
	PYRUS CALLERYANA - EVERGREEN PEAR	10" CALIPER MIN.
	ROBINIA X. AMBIGUA - LOCUST TREE	24" BOX
	SYAGRUS ROMANZOFFIANUM - QUEEN PALM	12' BTH
	TIPUDANTHUS CALYPTRATUS - TIPUDANTHUS	48" BOX
	SHRUBS:	
	AGAVE ATTENUATA - NCN	15 GAL.
	ALOE STRIATA - CORAL ALOE	1 GAL.
	BOUGAINVILLEA SPECIES - BOUGAINVILLEA	5 GAL.
	CYCAS REVOLUTA - SAGO PALM	24" BOX
	PITTOSPORUM T. VARIEGATA' - VARIEGATED MOCK ORANGE	5 GAL.
	STRELITZIA NICOLAI - GIANT BIRD OF PARADISE	15 GAL.
	STRELITZIA REGINAE - BIRD OF PARADISE	5 GAL.

NOTE: ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED BARK MULCH

NOTE:
ALL LANDSCAPE PLANS, INSTALLATION AND SUBMITTALS SHALL BE PER RESOLUTION NO. 2006-217(R), EXHIBIT B



AUTOMATIC BOLLARD CUT SHEET

10-28-2009

Escondido Marriott Hotel & Conference Center

by: Escondido Development, LLC

Marriott HOTELS & RESORTS

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Fax 858 558 9450

JAYNES

SCALE: 1"=20'-0"

Precise Landscape Plan L-1