



**PLANT SCHEDULE**

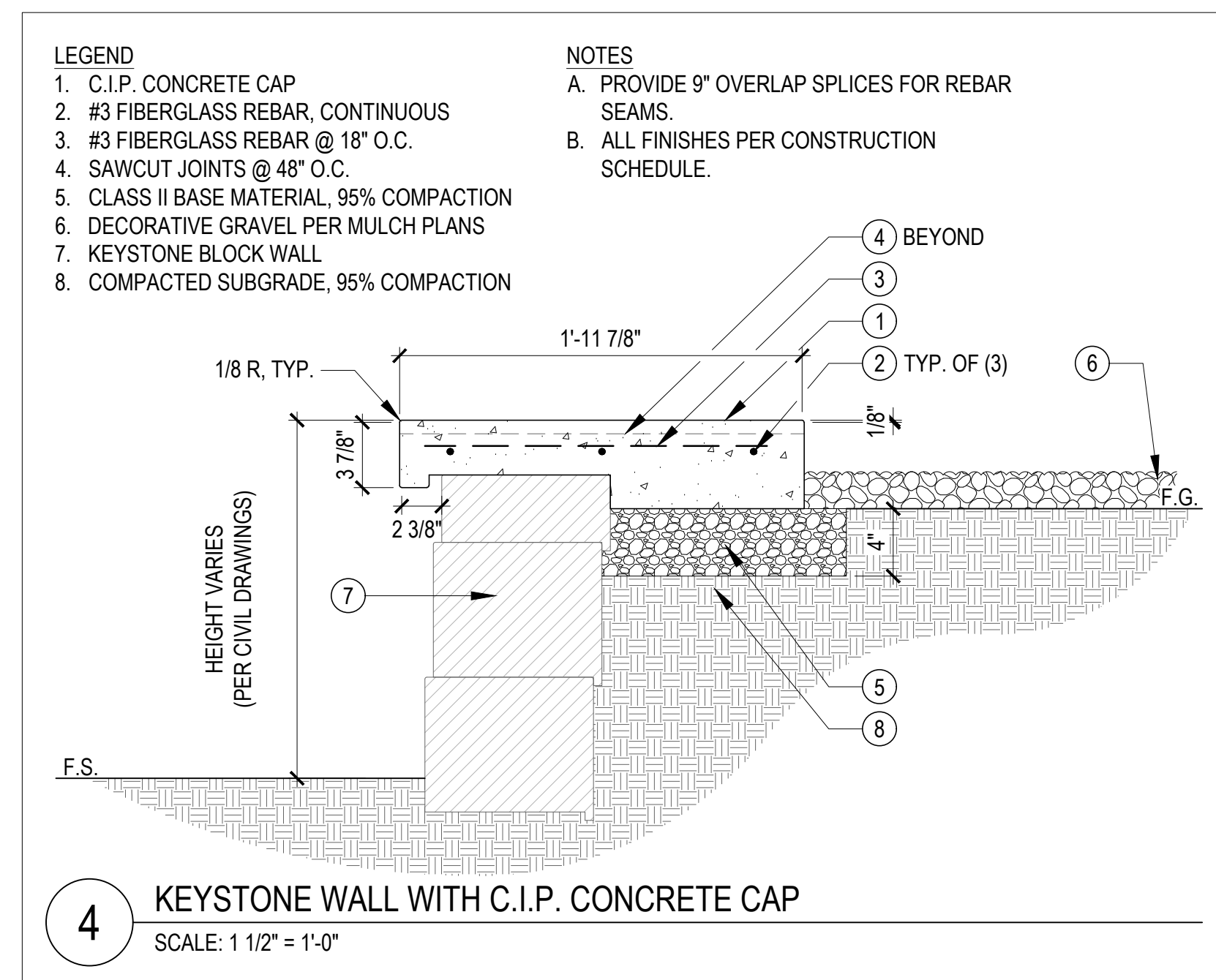
TREES REFER TO DETAILS X ON SHEET LP-XXXX FOR TREE PLANTING AND STAKING			
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
A	48" BOX	ARBUTUS 'MARINA'	MARINA ARBUTUS
AM	60" BOX	ARBUTUS 'MARINA'	MARINA ARBUTUS
LT	48" BOX	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
LC	36" BOX	LOPHOSTEMON CONFERTUS	BRISBANE BOX
P	48" BOX	PLATANUS RACEMOSA	WESTERN SYCAMORE
PR	48" BOX	PLATANUS RACEMOSA	WESTERN SYCAMORE
Q	36" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
QV	48" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK

SHRUBS & VINES REFER TO DETAILS X ON SHEET LP-XXXX AND DETAILS X ON SHEET LP-XXXX FOR SHRUB & VINE PLANTING			
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	1 GAL.	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM COMMON YARROW
	1 GAL.	ACHILLEA 'MOONSHINE'	FERN LEAF YARROW
	5 GAL.	AGAVE ATTENUATA	FOX TAIL AGAVE
	5 GAL.	ALOE 'ALWAYS RED'	ALWAYS RED ALOE
	5 GAL.	ALOE 'BLUE ELF'	BLUE ELF ALOE
	5 GAL.	ALOE STRIATA HYB. 'GHOST ALOE'	GHOST ALOE
	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH
	1 GAL.	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS
	5 GAL.	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON
	1 GAL.	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE
	5 GAL.	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
	5 GAL.	CRASSULA OVATA 'BIG ALICE'	LARGE JADE PLANT
	15 GAL.	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
	15 GAL.	FEJOA SELLOWIANA	PINEAPPLE GUAVA
	1 GAL.	FESTUCA RUBRA	RED FESCUE
	5 GAL.	FURCRAEA FOETIDA 'MEDIOPICTA'	NCN

	1 GAL.	GAURA LINDHEIMERI 'SO WHITE'	SO WHITE GAURA
	5 GAL.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	5 GAL.	LEONOTIS LEONURUS	LION'S TAIL
	1 GAL.	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE
	1 GAL.	LOMANDRA CONFERTIFOLIA SSP. 'POMPOM'	POM POM MAT RUSH
	1 GAL.	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH
	1 GAL.	MUHLENBERGIA DUBIA	PINE MUHLY
	5 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN
	1 GAL.	SALVIA CLEVELANDII 'POZO BLUE'	GREY MUSK SAGE
	1 GAL.	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE
	1 GAL.	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE
	1 GAL.	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
	1 GAL.	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	5 GAL.	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY

VINES REFER TO DETAIL X ON SHEET LP-XXXX FOR VINE PLANTING			
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	5 GAL.	FIGUS PUMILA	CREeping FIG

GROUNDCOVER REFER TO DETAIL X ON SHEET LP-XXXX FOR GROUNDCOVER PLANTING			
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	HYDOROSEED	NO MOW FESCUE MIX	NCN



**GENERAL NOTES:**

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
  - LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
  - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
  - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
  - THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.
- STREET TREES AND OTHER TREES SHALL BE SPACED:**
- NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LII OF THE TREES, NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIP LINE OF THE TREES TO AVOID DISTURBANCE OF T ROOT SYSTEM, AND NO EXCESSIVE PRUNING OR EQUIPMENT AROUND THE CANOPY TO CAUSE INJURY TO BRANCHES, TRUNK AN COMPACTION OF ROOTS. IN ADDITION, PLEASE NOTE THAT IF THE EXISTING TREES ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES THAT THE TREES ARE TO BE REPLACED IN KIND AND OF THE SAME SIZE DIAMETER.
  - 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
  - 5 FEET FROM MAILBOXES
  - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
  - 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
  - 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
  - 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
  - 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
  - 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
  - STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
  - LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
  - MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
  - SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EA DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.
  - FIRE NOTES
    - LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
    - ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSSES.
    - ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE.
    - ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.
  - TRASH ENCLOSURES (IF APPLICABLE) ARE TO BE COVERED THROUGH EITHER A DETAIL OR A DESCRIPTIVE NOTE STATING THE DESIGN, TYPES OF MATERIALS, AND FINISHES TO BE USED.



**GROUNDLEVEL**  
LANDSCAPE ARCHITECTURE

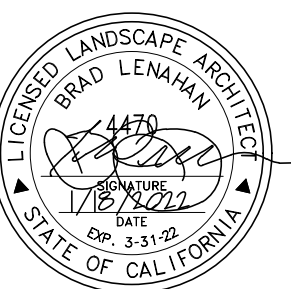
2605 State Street, Suite B  
San Diego, CA 92103  
619 325 1990  
GroundLevelSD.com

CONCEPTUAL  
LANDSCAPE  
PLAN

FACILITY #: 12372  
OSHPD #: HZ11084-97-00

TRI-CITY MEDICAL CENTER  
PSYCHIATRIC HEALTH FACILITY

4002 VISTA WAY OCEANSIDE, CA 92056



JOB # 20088  
DATE JAN 20 2022  
REVISIONS

- JAN 20, 2022  
CLP Submittal
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