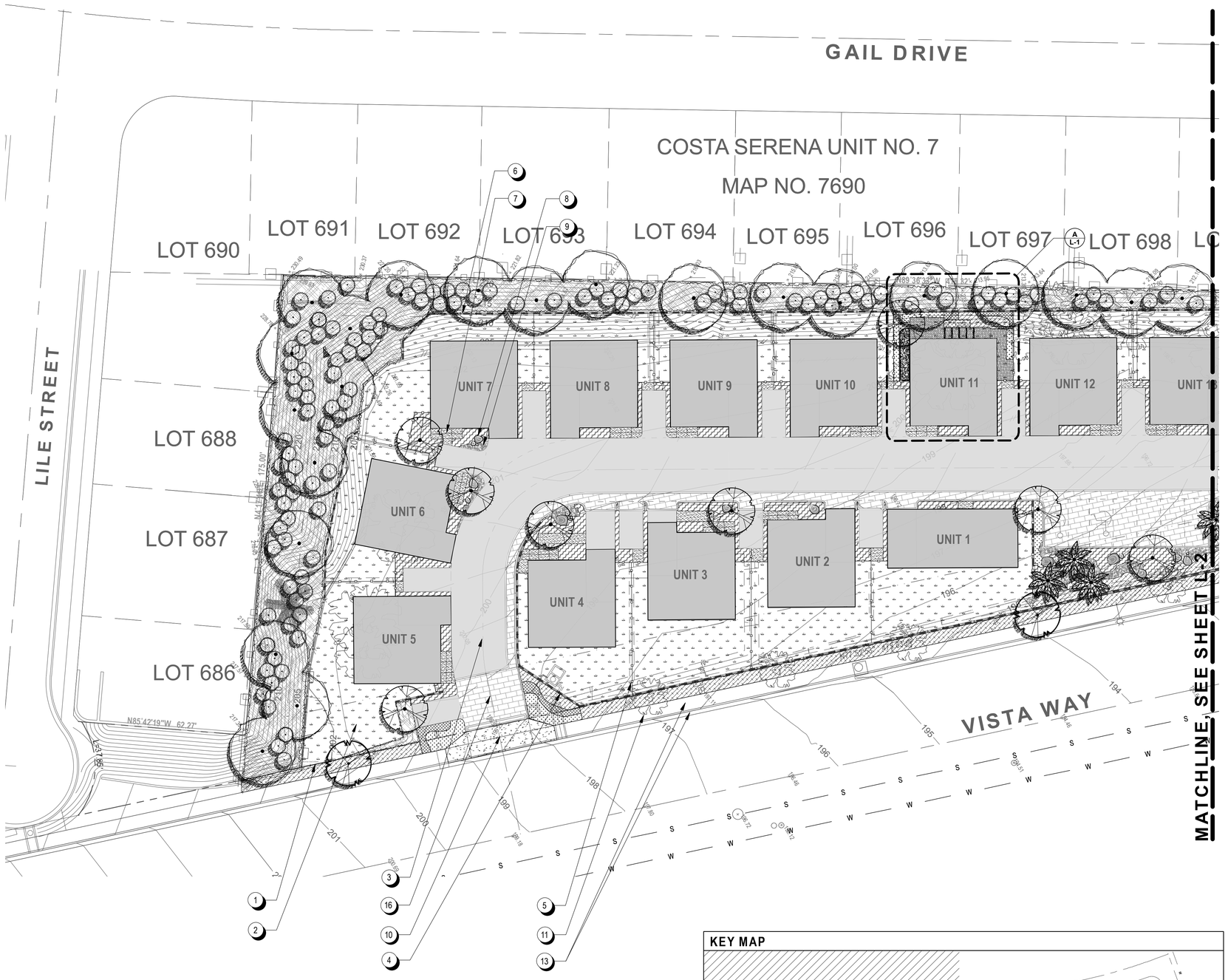
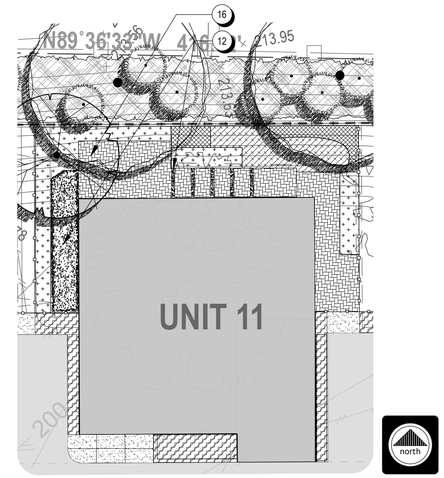


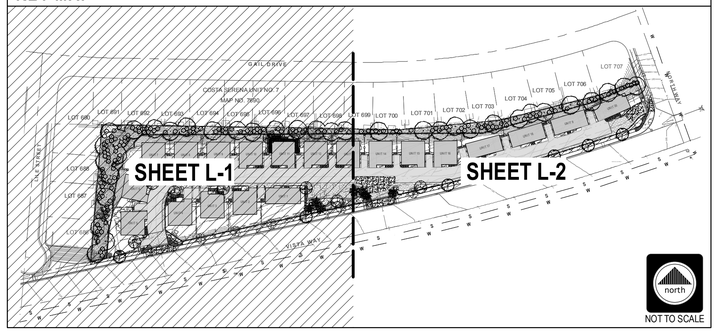


A **REAR YARD LANDSCAPE DESIGN - Typical**
Scale: 1" = 10'-0"

KEY NOTES

1. 6' HIGH DECORATIVE IRON FENCING PLANCED ON GRADE
2. DESIGNATES REAR YARD AREAS TO BE IMPROVED, A/L-1 TYPICAL PLAN
3. ROADWAYS AND PARKING STALLS TO BE PAVED WITH ASPHALT
4. 3' HIGH DECORATIVE MASONRY WALLS WITH 3' HIGH DECORATIVE IRON FENCING ATOP. HEIGHTS MAY VARY SLIGHTLY, HOWEVER MAXIMUM HEIGHT IS NOT TO EXCEET 6'.
5. 6' HIGH WOODEN PRIVACY FENCING. TYPICAL
6. 42" HIGH DECORATIVE IRON SAFETY RAILING ALONG ALL SECTIONS OF THIS RETAINING WALL EXCEEDING 30" IN HEIGHT
7. NATURAL GRAY CONCRETE WITH MEDIUM ETCHED FINISH. DECORATIVE SCORE JOINTS ARE TO BE SAWCUT
8. DECORATIVE LANDSCAPE BOULDERS OF VARYING SIZES, TYPICAL
9. 3" - 10" DIAMETER DECORATIVE RIVER ROCK COBBLE GROUND COVER, TYPICAL
10. PRODUCTION NATURAL GRAY CONCRETE DRIVEWAY APRON WITH MEDIUM BROOM FINISH
11. EXISTING STREET TREES LOCATED WITHIN THE PUBLIC R.O.W. TRESS ARE TO REMAIN.
12. 3/8" DIA. PEA GRAVEL PAVING AND JOINTS IN BETWEEN FLOATING CONCRETE PADS
13. EXISTING CONCRETE WALKWAY, CURB, AND GUTTER
14. PROJECT ENTRY MONUMENT, MAXIMUM HEIGHT TO BE 6'
15. EXISTING UTILITY PAD, SEE CIVIL DRAWINGS
16. PERMEABLE PAVING SURFACE

KEY MAP



PROGRESS SUBMITTAL
NOT FOR CONSTRUCTION

20 0 10 20 40 80
SCALE: 1" = 20'-0" FEET

north

✳ **SEE SHEET L-3 FOR PLANTING LEGEND**

daedalus
DESIGN GROUP
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2725 jefferson street, suite 15b
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STAMP

LICENSED LANDSCAPE ARCHITECT
SCOTT E. SMITH No. 5151
Signature
4-30-21
Renewal Date
Date
STATE OF CALIFORNIA

PROJECT

WEST VISTA WAY HOMES
3710 WEST VISTA WAY
OCEANSIDE, CALIFORNIA 92056

DATE:	02-11-21
SCALE:	SEE DRAWINGS
DRAWN BY:	JSS
CHECKED BY:	JSS

ISSUED FOR	DATE
PRELIMINARY PLAN SUBMITTAL 1ST PASS	3/16/21

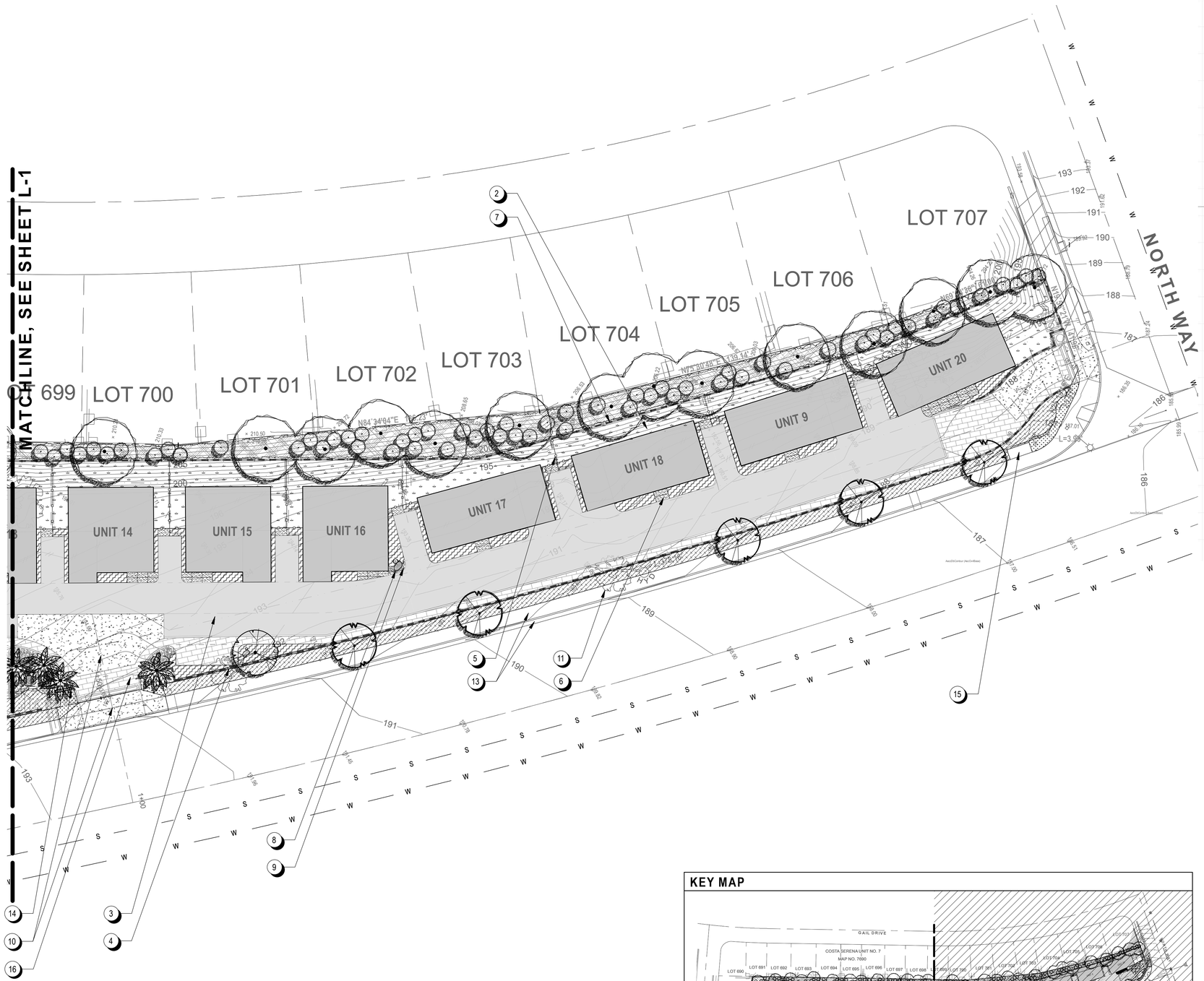
REVISIONS	DATE
1	
2	
3	
4	

SHEET TITLE
PRELIMINARY PLANTING PLAN

PROJECT NO. : 21-001

SHEET: L-1
OF 3 SHEETS

5/17/21
2021-02-11_West Vista Way Homes_SD/DD_v2021.vwx



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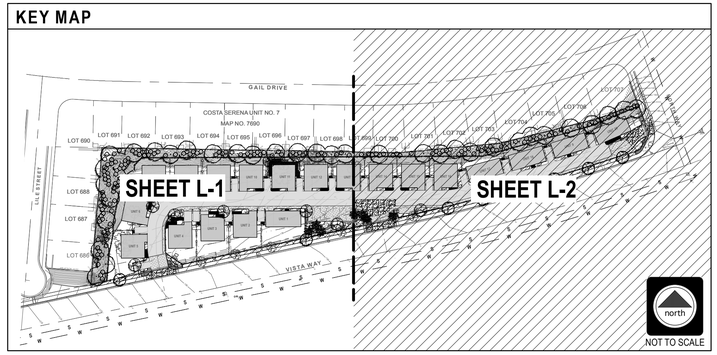

✳ SEE SHEET L-3 FOR PLANTING LEGEND

PROGRESS SUBMITTAL
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SCALE: 1" = 20'-0" FEET

north

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LICENSED LANDSCAPE ARCHITECT
JEFFREY S. SMITH RLA 2625
Signature
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Renewal Date
Date
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OCEANSIDE, CALIFORNIA 92056

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SHEET TITLE
PRELIMINARY PLANTING PLAN

PROJECT NO. : 21-001

SHEET: L-2
OF 3 SHEETS

3/17/21
2021-02-11_West Vista Way Homes_SD/DD_V2021.vwx

PROPOSED PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES - Site Accent		
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX, STD.
	OLEA SPP.	OLIVE TREE	24" BOOX, MULTI
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	24" BOX, STD.
	TREES - Public R.O.W.		
	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SAMUEL SOMMER MAGNOLIA	24" BOX, STD.
	TREES - Slope Area		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX,STD.
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX,STD.
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX, STD.
	TREES - Palms		
	BRAHEAARMATA	BLUE HESPER PAL	36" BOX
	SHRUBS - Large Scale		
	TECOMA 'CRIMSON FLARE'	CRIMSON FLARE	5 GAL.
	XYLOSMA CONGESTUM	SHINEY XYLOSMA	5 GAL.
	COTONEASTER LACTEUS	RED CLUSTERBERRY	5 GAL.
	MYRTUS COMMUNIS 'VARIEGATA'	VARIEGATED TRUE MYRTLE	5 GAL.
	TECOMA 'CRIMSON FLARE'	YELLOW BELLS	5 GAL.
	THEVETIA PERUVIANA	YELLOW OLEANDER	5 GAL.
	COTONEASTER LACTEUS	RED CLUSTERBERRY	5 GAL.
	PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	5 GAL.
	SHRUBS - Low/Accent		
	MYRTUS COMMUNIS 'COMPACTA VARIGATA'	DWARF VARIGATED MYRTLE	5 GAL.
	BOUGINVILLEA OO-LA-LA	BOUGAINVILLEA MONKA	5 GAL.
	JASMINUM ANGULARE	SOUTH AFRICAN JASMINE	5 GAL.
	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL.
	NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	5 GAL.
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	5 GAL.
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL.
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.
	HAMELIA PATENS 'SIERRA RED'	FIRE CRACKER BUSH	5 GAL.
	SALVIA CHAMAEDRYOIDES	SKY BLUE SAGE	1 GAL.
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY	5 GAL.
	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	VARIEGATED AUTRAILIAN ROSEMAR	5 GAL.
	RUELIIA BRITTONIANA	MEXICAN PETUNIA	5 GAL.
	PAVONIA PRAEMORSA	YELLOW MALLOW	5 GAL.
	BERBERIS AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL.
	BERBERIS AQUIFOLIUM 'REPENS'	CREEPING OREGON GRAPE'	1 GAL.
	CISTUS SPP.	ROCKROSE	5 GAL.
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL.
	TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL.
	RUSSELIA EQUISETIFORMIS	FIRECRACKER BROOM	1 GAL.
	SHRUBS - Espalier Form		
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15 GAL.
	SOLANUM RATONETII	PARAGUAY NIGHTSHADE	15 GAL.
	FLOWERING PERENNIALS		
	LIMONIUM PEREZII	STATICE	1 GAL.
	CLIVIA MINIATA	KAFIR LILY	1 GAL.
	GERANIUM CATABRIDGENSIS 'BIOKOVA'	MOUNTAIN GERANIUM	1 GAL.
	TRADESCANTIA PALLIDA	PURPLE HEART	1 GAL.
	LOBELIA LAXIFLORA	ORANGE TORO BELLS	1 GAL.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.
	KNIPHOFIA 'PINAPPLE POPSICLE'	YELLOW POKER PLANT	1 GAL.
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL.
	DIETES GRANDIFLORA 'VARIEGATA'	STRIPPED FORTNIGHT LILY	5 GAL.
	SANTOLINA NEAPOLITANA 'LEMON QUEEN'	NAPLES LAVENDER COTTON	1 GAL.
	GERANIUM X CANTABRIGIENSE 'BIOKOVO'	BIOKOVO CRANESBILL	1 GAL.
	PELARGONIUM SIDOIDES	SOUTH AFRICAN GERANIUM	1 GAL.
	VERBENA RIGIDA	VERVAIN	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	DWARF RUELLIA	1 GAL.
	GRASSES & GRASS LIKE - Large and Small Scale		
	DIANELLA TASMANICA VARIEGATA'	FLAX LILY	1 GAL.
	MUHLENBERGIA CAPILLARIS 'REGAL MIST.	GULF MUHLY	1 GAL.
	BOUTELAUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMMA	1 GAL.
	LOMARDIA LONGIFOLIA BREEZE	DWARF MAT RUSH	1 GAL
	PHORMIUM 'BLACK ADDER'	BLACK NEW ZEALAND FLAX	5 GAL.
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.
	VINES		
	BOUGANVILLEA SPP.	BOUGAINVILLEA	5 GAL.
	HARDENGERIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	5 GAL.
	PADRANEA RICASOLIANA	PORT ST. JOHN'S CREEPER	5 GAL.

	CACTUS & SUCCULENTS		
	AEONIUM SPP.	NO COMMON NAME	1 GAL.
	COTYLENDON SPP.	NO COMMON NAME	1 GAL.
	KALANCHOE MARMORATA 'GRANDE'	GIANT INK SPOT	1 GAL.
	SENECIO VITALIS	BUSH BLUE PICKLE	1 GAL.
	PORTULACARIA AFRA MINIMA	EMERALD ELEPHANT CARPET	5 GAL.
	PEDILATHUS MACROCARPUS	DESERT PENCIL BUSH	5 GAL.
	BULBINE NATALENSIS	ROOLWORTEL	1 GAL.
	AGAVE OVATIFOLIA 'FROSTY BLUE'	WHALE'S TONGUE AGAVE	5 GAL.
	ECHERERIA SPP.	NO COMMON NAME	1 GAL.
	SENECIO VITALIS	BUSH BLUE PICKLE	1 GAL.
	BULBINE NATALENSIS	ROOLWORTEL	1 GAL.
	CRASSULA ARBORENSCENS UNDULATIFOLIA 'RIPPLE JADE'	RIPPLE JADE	5 GAL.
	AGAVE SP. MOONSHINE'	MOONSHINE AGAVE	5 GAL.
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL.
	SANSEVIERIA SPP.	MOTHER-IN-LAW'S TONGUE	1 GAL.
	GROUND COVERS - Organic		
	DYMONDIA MARGARETAE	DYMONDIA	FROM FLATS
	PELARGONIUM PELTATUM 'BALCAN'	IVY GERANIUM	FROM FLATS
	CEPHALOPHYLLUM RED SPIKE	RED SPIKE ICEPLANT	FROM FLATS
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	FROM FLATS
	OSCULARIA DELTOIDIS COMPACTA	TINY ICE CRUMBLES	1 GAL.
	MYOPORUM PARVIFLORIUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	FROM FLATS
	KURAPIA	KURAPIA	SOD
	GROUND COVERS - Inorganic		
	DECORATIVE RIVER ROCK, 3" - 10"		

GENERAL NOTES:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-0F-WAY ALONG OCEANSIDE BLVD.) SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED PER THE CITY OF OCEANSIDE REQUIREMENTS.
4. ALL STREET TREES SHALL COMPLY WITH THE CITY OF OCEANSIDE APPROVED STREET TREES AND STANDARD DETAIL 211A.
5. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVED SURFACES WHERE PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIREXTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACEPTABLE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME 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.

PLANTING NOTE:

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, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3" 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.

FIRE NOTES:

1. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES, AND STANDARDS AT THE TIME OF THE PROJECT APPROVAL.
2. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
3. 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.
4. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

DRAINAGE NOTE:

ALL DRAINAGE AREAS SHALL BE SHOWN ON THE CIVIL ENGINEER'S PLAN AND REFLECTED ON THE APPROVED LANDSCAPE PLAN.

ADA NOTE:

1. ALL PEDESTRIAN DECORATIVE PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

STREET TREES AND OTHER TREES SHALL BE SPACED

1. 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES
2. 5 FEET FROM MAILBOXES
3. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
4. 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)
5. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
6. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE).
7. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS.
8. 15 FEET (MINIMUM) FROM STREET LIGHTS, OTHER UTILITY POLES (DETERMINED BY SPECIFICATIONS).
9. 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.
10. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTIONS OR AS APPROVED BY THE TRAFFIC ENGINEER.
11. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLARENCE DETERMINED BY x xSPECIFICATIONS.
12. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

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BERNIE S. SMITH No. 4574
Expiration
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SHEET TITLE
PLANTING LEGEND & NOTES

PROJECT NO. : 21-001

SHEET: L-3
OF 3 SHEETS

3/17/21
2021-02-11_West Vista Way Homes_SD/DD_v202.vwx