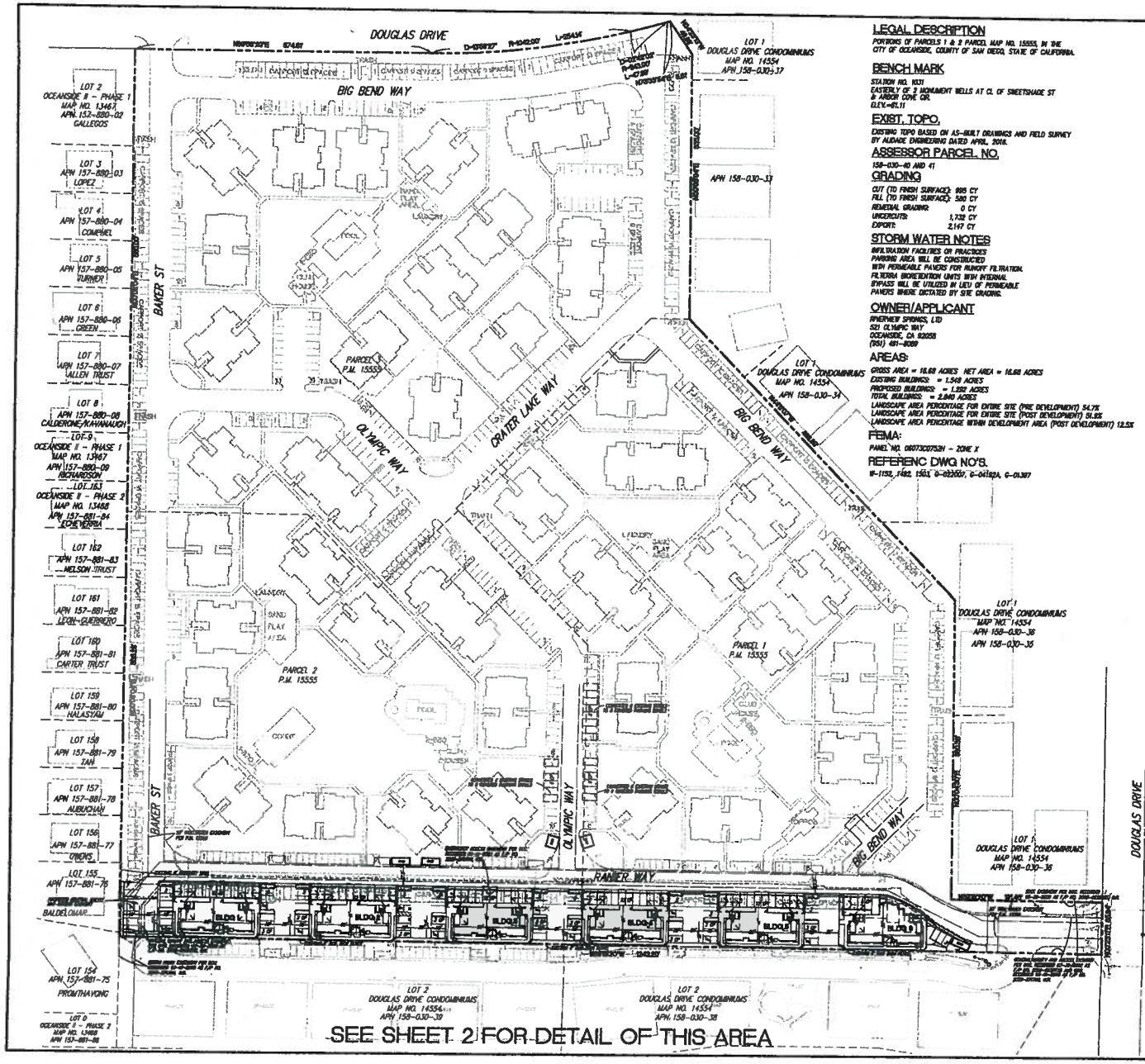
CONDITIONAL USE PERMIT: CUP16-00005
ZA16-00009/D16-00017
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION

PORTIONS OF PARCELS 1 & 2 PARCEL MAP NO. 15555, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BENCH MARK

STATION NO. 1031
EASTERLY OF 3 MONUMENT WELLS AT CL OF SHEETSHADE ST & ARBOR COVE DR.
ELEV.=61.11

EXIST. TOPO.

EXISTING TOPO BASED ON AS-BUILT DRAWINGS AND FIELD SURVEY BY ALIDADE ENGINEERING DATED APRIL, 2016.

ASSESSOR PARCEL NO.

158-030-40 AND 41

GRADING

CUT (TO FINISH SURFACE):	695 CY
FILL (TO FINISH SURFACE):	590 CY
REMEDIAL GRADING:	0 CY
UNDERCUTS:	1,732 CY
EXPORT:	2,147 CY

STORM WATER NOTES

INFILTRATION FACILITIES OR PRACTICES
PARKING AREA WILL BE CONSTRUCTED WITH PERMEABLE PAVERS FOR RUNOFF FILTRATION.
FILTERRA BIORETENTION UNITS WITH INTERNAL BYPASS WILL BE UTILIZED IN LIEU OF PERMEABLE PAVERS WHERE DICTATED BY SITE GRADING.

OWNER/APPLICANT

RIVERVIEW SPRINGS, LTD
521 OLYMPIC WAY
OCEANSIDE, CA 92058
(951) 491-8089

AREAS:

GROSS AREA = 16.68 ACRES NET AREA = 16.68 ACRES
EXISTING BUILDINGS = 1.549 ACRES
PROPOSED BUILDINGS = 1.332 ACRES
TOTAL BUILDINGS = 2.840 ACRES
LANDSCAPE AREA PERCENTAGE FOR ENTIRE SITE (PRE DEVELOPMENT) 54.7%
LANDSCAPE AREA PERCENTAGE FOR ENTIRE SITE (POST DEVELOPMENT) 51.8%
LANDSCAPE AREA PERCENTAGE WITHIN DEVELOPMENT AREA (POST DEVELOPMENT) 12.5%

FEMA:

PANEL NO. 06073C0752H - ZONE X

REFERENC DWG NO'S.

U-1152, 1482, 1503, 0-022607, 0-041929, 6-01397

BUILDING DATA:

BUILDING '1'

UNIT A1 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT A3 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT B1 (1) = 1,025 S.F. X 1 =	1,025 S.F.
UNIT B2 (1) = 1,700 S.F. X 1 =	1,700 S.F.
UNIT C (2) = 1,015 S.F. X 2 =	2,030 S.F.
	8,115 S.F.

BUILDING '2'

UNIT A1 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT A2 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT B1 (1) = 1,025 S.F. X 1 =	1,025 S.F.
UNIT B2 (1) = 1,700 S.F. X 1 =	1,700 S.F.
UNIT C (2) = 1,015 S.F. X 2 =	2,030 S.F.
	8,115 S.F.

BUILDING '3'

UNIT A1 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT A3 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT B1 (1) = 1,025 S.F. X 1 =	1,025 S.F.
UNIT B2 (1) = 1,700 S.F. X 1 =	1,700 S.F.
UNIT C (2) = 1,015 S.F. X 2 =	2,030 S.F.
	8,115 S.F.

BUILDING '4'

UNIT A1 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT A3 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT B1 (1) = 1,025 S.F. X 1 =	1,025 S.F.
UNIT B2 (1) = 1,700 S.F. X 1 =	1,700 S.F.
UNIT C (2) = 1,015 S.F. X 2 =	2,030 S.F.
	8,115 S.F.

BUILDING '5'

UNIT A1 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT A3 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT B1 (1) = 1,025 S.F. X 1 =	1,025 S.F.
UNIT B2 (1) = 1,700 S.F. X 1 =	1,700 S.F.
UNIT C (2) = 1,015 S.F. X 2 =	2,030 S.F.
	8,115 S.F.

BUILDING '6'

UNIT A1 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT A3 (2) = 840 S.F. X 2 =	1,680 S.F.
UNIT C (1) = 1,015 S.F. X 1 =	1,015 S.F.
UNIT D1 (1) = 1,240 S.F. X 1 =	1,240 S.F.
UNIT D2 (1) = 1,300 S.F. X 1 =	1,300 S.F.
	6,915 S.F.

TOTAL UNIT SQUARE FOOTAGE = 47,490 S.F.

UNIT/PARKING DATA:

NUMBER OF EXISTING UNITS =	358
NUMBER OF PROPOSED UNITS =	47
TOTAL NUMBER OF UNITS =	405
NUMBER OF EXISTING PARKING STALLS =	398
NUMBER OF EXISTING COVERED PARKING STALLS =	358
NUMBER OF EXISTING HANDICAP PARKING STALLS (COVERED)	=12
TOTAL NUMBER OF EXISTING STALLS =	768
TOTAL NUMBER OF EXISTING STALLS REQUIRED =	760
NUMBER OF EXISTING STALLS SURPLUS =	8
NUMBER OF EXISTING PARKING STALLS REMOVED =	11
NUMBER OF EXISTING COVERED PARKING STALLS REMOVED =	69
TOTAL NUMBER OF EXISTING PARKING STALLS REMOVED =	80
NUMBER OF PROPOSED PARKING STALLS =	55
NUMBER OF PROPOSED COVERED PARKING STALLS =	84
NUMBER OF PROPOSED HANDICAP PARKING STALLS (1 COVERED)	=2
TOTAL NUMBER OF PROPOSED PARKING STALLS =	135
NUMBER OF ADDITIONAL PROPOSED COVERED PARKING STALLS	=26
TOTAL NUMBER OF PROPOSED COVERED PARKING STALLS =	405
TOTAL NUMBER OF PROJECT PARKING STALLS =	624
TOTAL NUMBER OF PARKING STALLS REQUIRED =	624
NUMBER OF EXISTING TRASH ENCLOSURES =	12
NUMBER OF EXISTING TRASH ENCLOSURES REMOVED =	2
NUMBER OF TRASH ENCLOSURES PROPOSED =	5
TOTAL NUMBER OF PROPOSED TRASH ENCLOSURES =	15

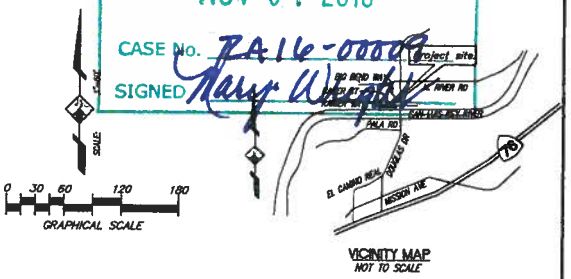
ZONING DATA:

EXISTING ZONING: RM-B
PROPOSED ZONING: RM-B
GENERAL PLAN DESIGNATION: MDC-R MEDIUM DENSITY
SETBACKS: FRONT = 20'
SIDE YARD = 5' & 10'
REAR YARD = 10'
DENSITY = 1 UNIT/2,600 S.F.

AREA DATA:

TOTAL SITE AREA = 23.44 ACRES
PROPOSED BUILDING SQUARE FOOTAGE
PROPOSED BUILDING TYPE 1 = 5,823 S.F. X 5 = 29,115 S.F.
PROPOSED BUILDING TYPE 2 = 4,712 S.F. X 1 = 4,712 S.F.
TOTAL PROPOSED BUILDING S.F. = 33,827 S.F.

APPROVED BY THE CITY COUNCIL THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED Mary Wright



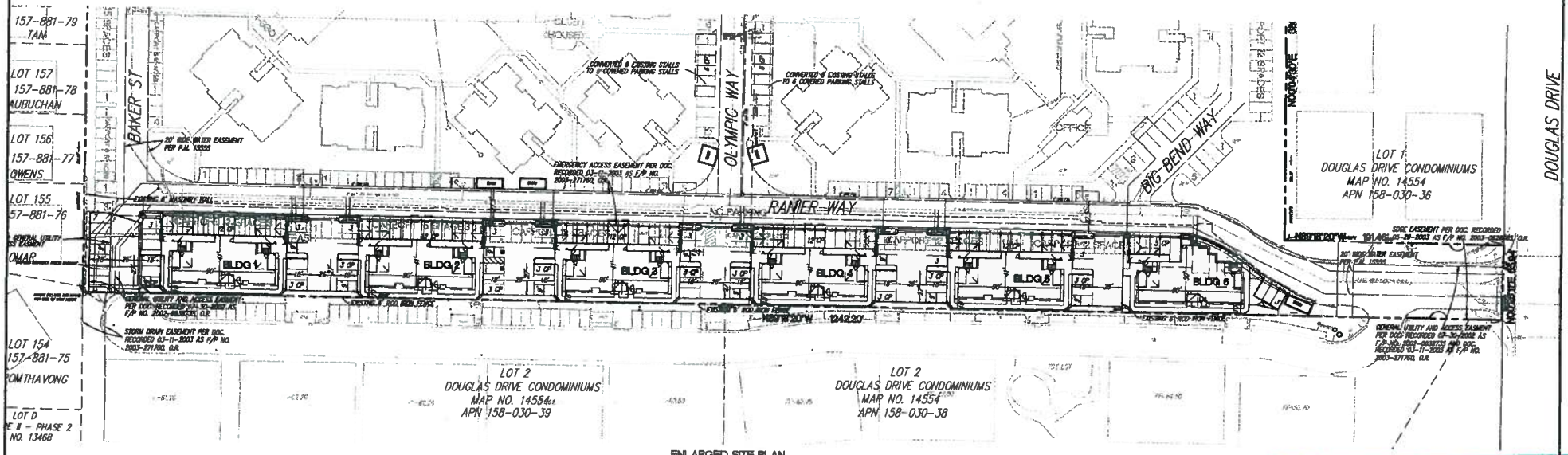
VICINITY MAP
NOT TO SCALE

OVERALL SITE PLAN - RIVERVIEW SPRINGS

PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

REVISION NO.	DATE	DESCRIPTION
REVISION 3	FEB. 15, 2018	4TH SUBMITTAL TO CITY
REVISION 2	APR. 30, 2017	3RD SUBMITTAL TO CITY
REVISION 1	APRIL 13, 2017	2ND SUBMITTAL TO CITY
ORIGINAL	OCT 25, 2016	1ST SUBMITTAL TO CITY

CONDITIONAL USE PERMIT: CUP16-00005
ZA16-00009/D16-00017
SHEET 2 OF 2 SHEETS



ENLARGED SITE PLAN

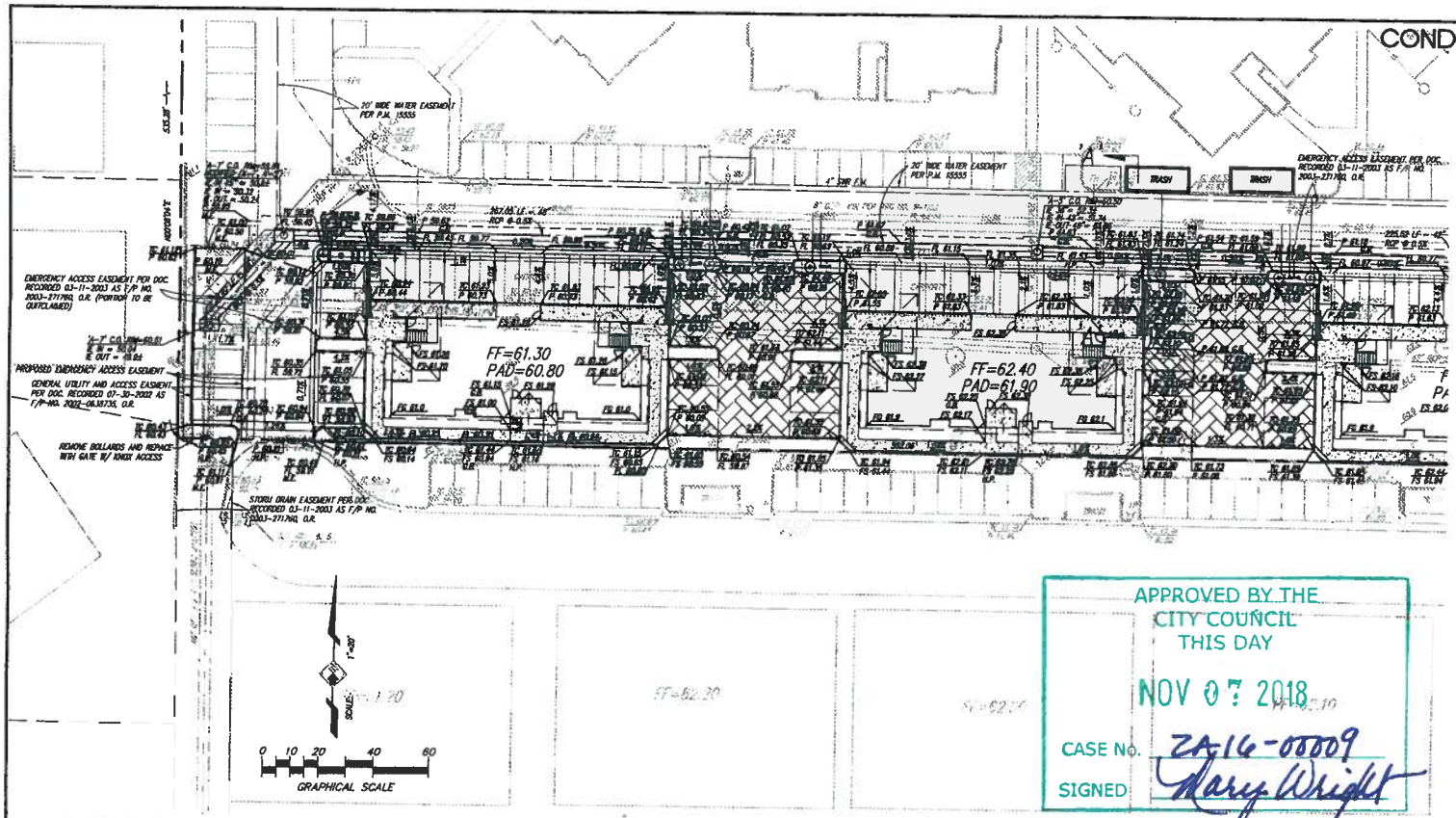
APPROVED BY THE
CITY COUNCIL
THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED Mary Wright

SITE PLAN - RIVERVIEW SPRINGS

PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

REVISION NO.	DATE	DESCRIPTION
REVISION 3	FEB. 8, 2018	4TH SUBMITTAL TO CITY
REVISION 2	NOV. 30, 2017	3RD SUBMITTAL TO CITY
REVISION 1	APRIL 17, 2017	2ND SUBMITTAL TO CITY
ORIGINAL	OCT 27, 2016	1ST SUBMITTAL TO CITY

CONDITIONAL USE PERMIT: 16-00005



APPROVED BY THE CITY COUNCIL THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

LEGEND

ITEM	STANDARD DWG.	SYMBOL
PROJECT BOUNDARY		
EASEMENT		
EXISTING PAVEMENT GRADE		E 60.00
EXISTING TOP OF CURB GRADE		TC 60.00
EXISTING FLOW LINE GRADE		FL 60.00
EXISTING INVERT ELEVATION		IE 60.00
EXISTING FINISH GROUND ELEVATION		60.00
EXISTING CONTOUR		
EXISTING CURB		
EXISTING CURB AND GUTTER		
EXISTING STRIPING		
EXISTING SITE LIGHT		
EXISTING WATER METER BOX		
EXISTING ELECTRICAL VAULT		
EXISTING ATT PEDESTAL		
EXISTING PEDESTRIAN RAMP		
EXISTING SIGN		
EXISTING SEWER CLEANOUT		
EXISTING WATER MAIN		
EXISTING WATER VALVE		
EXISTING FIRE HYDRANT		
EXISTING STORM DRAIN CATCH BASIN		
EXISTING STORM DRAIN CLEAN OUT		
EXISTING STORM DRAIN		
EXISTING FENCE		
EXISTING RETAINING WALL		
EXISTING RIBBON GUTTER		
EXISTING SEWER MAIN		
EXISTING TREE		
EXISTING TRASH ENCLOSURE		TRASH
PROPOSED BUILDING		
PROPOSED CARPORT		
PROPOSED STAIRS		
PROPOSED STRIPING (PVT)		
PROPOSED RIBBON GUTTER (PVT)		
PROPOSED TRASH ENCLOSURE (PVT)		TRASH
PROPOSED PCC HARDSCAPE (PVT)		
PROPOSED PERMEABLE PAVERS (PVT)		
PROPOSED 6" OR 8" CURB (PVT)		
PROPOSED 6" CURB (PVT)		
PROPOSED DAYLIGHT LINE		
PROPOSED CONTOUR		24.00
PROPOSED SAWCUT LINE		
PROPOSED TOP OF CURB GRADE		TC 68.00
PROPOSED PAVEMENT GRADE		P 68.00
PROPOSED FINISH SURFACE ELEVATION		FS 68.00
PROPOSED FINISH GRADE ELEVATION		FG 68.0
PROPOSED INVERT ELEVATION		IE 68.00
PROPOSED TOP OF GRATE ELEVATION		TG 68.00
PROPOSED HIGH POINT ELEVATION		H.P.
PROPOSED GRADIENT		1.0%
PROPOSED MATCH EXISTING GRADE		M.E.
PROPOSED S.D. CLEANOUT		
PROPOSED FILTERRA UNITS		
PROPOSED RCP STORM DRAIN (PVT)		
PROPOSED PVC STORM DRAIN (PVT)		
PROPOSED CUT/FILL SLOPE (PVT)		
PROPOSED SWALE (PVT)		
PROPOSED WROUGHT IRON FENCE (PVT)		

SEE SHEET 2

LEGAL DESCRIPTION

PORTIONS OF PARCELS 1 & 2 PARCEL MAP NO. 15555, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BENCH MARK

STATION NO. 1031
EASTERLY OF 2 MONUMENT WELLS AT CL OF SWEETSHADE ST & ARBOR CONE CIR.
ELEV.=61.11

EXIST. TOPO.

EXISTING TOPO BASED ON AS-BUILT DRAWINGS AND FIELD SURVEY BY ALIDADE ENGINEERING DATED APRIL, 2016.

ASSESSOR PARCEL NO.

159-30-40 AND 41

GRADING

CUT (TO FINISH SURFACE): 985 CY
FILL (TO FINISH SURFACE): 580 CY
REMEDIAL GRADING: 0 CY
UNDERCUTS: 1,733 CY
EXPORT: 2,147 CY

STORM WATER NOTES

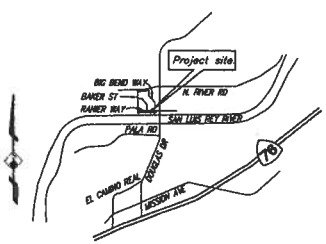
INFILTRATION FACILITIES OR PRACTICES
PARKING AREA WILL BE CONSTRUCTED WITH PERMEABLE PAVERS FOR RUNOFF FILTRATION.
USE OF PROPRIETARY FLOW-THRU TREATMENT CONTROL DEVICES AS THE SAN LUIS REY RIVER IS AN EXEMPT WATER BODY.

OWNER/APPLICANT

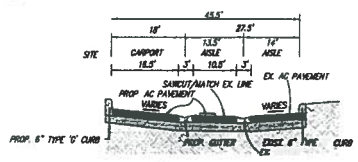
RIVERVIEW SPRINGS, LTD
521 OLYMPIC WAY
OCEANSIDE, CA 92058
(951) 491-8089

FEMA

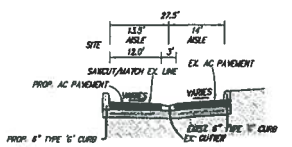
PANEL # 06073C0753H - FLOOD ZONE X



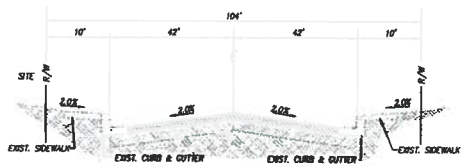
VICINITY MAP
NOT TO SCALE



RANIER WAY - 'A'- 'A'
NOT TO SCALE



RANIER WAY - 'B'- 'B'
NOT TO SCALE



TYPICAL STREET SECTION-EXIST. DOUGLAS DRIVE
NOT TO SCALE

CONCEPTUAL GRADING PLAN - RIVERVIEW SPRINGS

BRENT C. MOORE R.C.E. 59121
MY REGISTRATION EXPIRES 6-30-2018
DATE

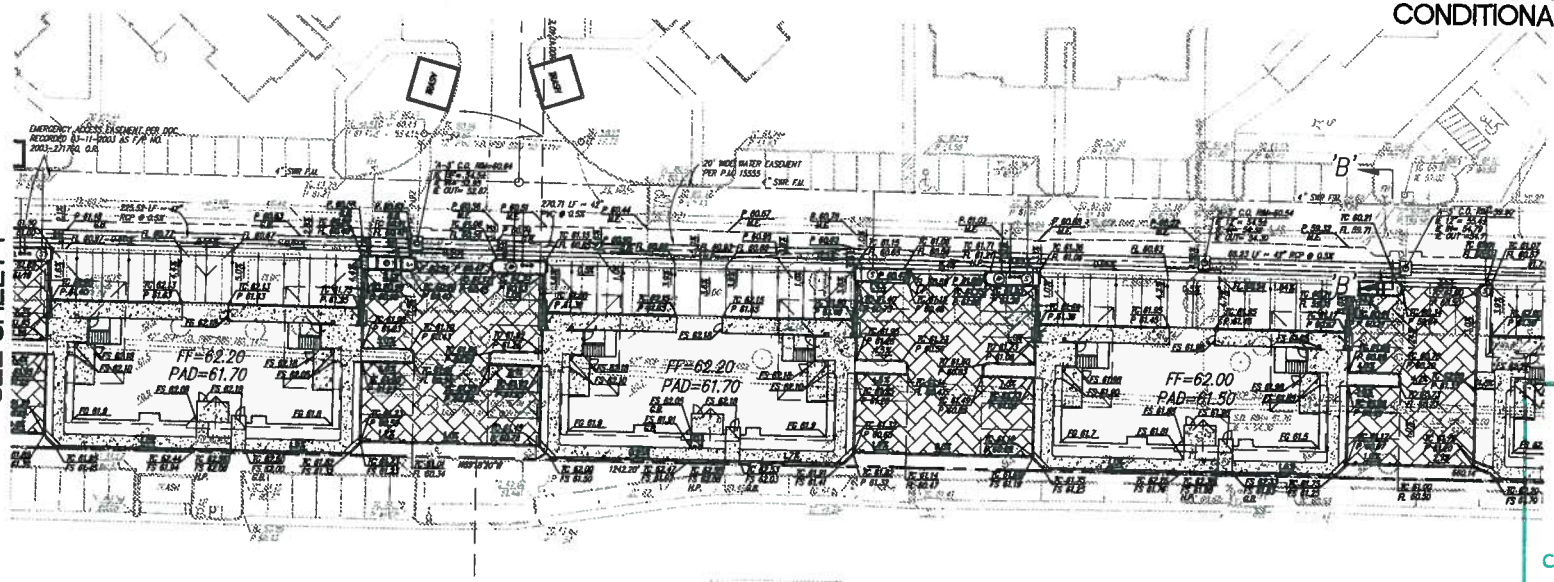
No. 59121 6/30/18 CIVIL STATE OF CALIFORNIA

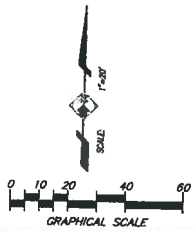
PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

1 OF 4

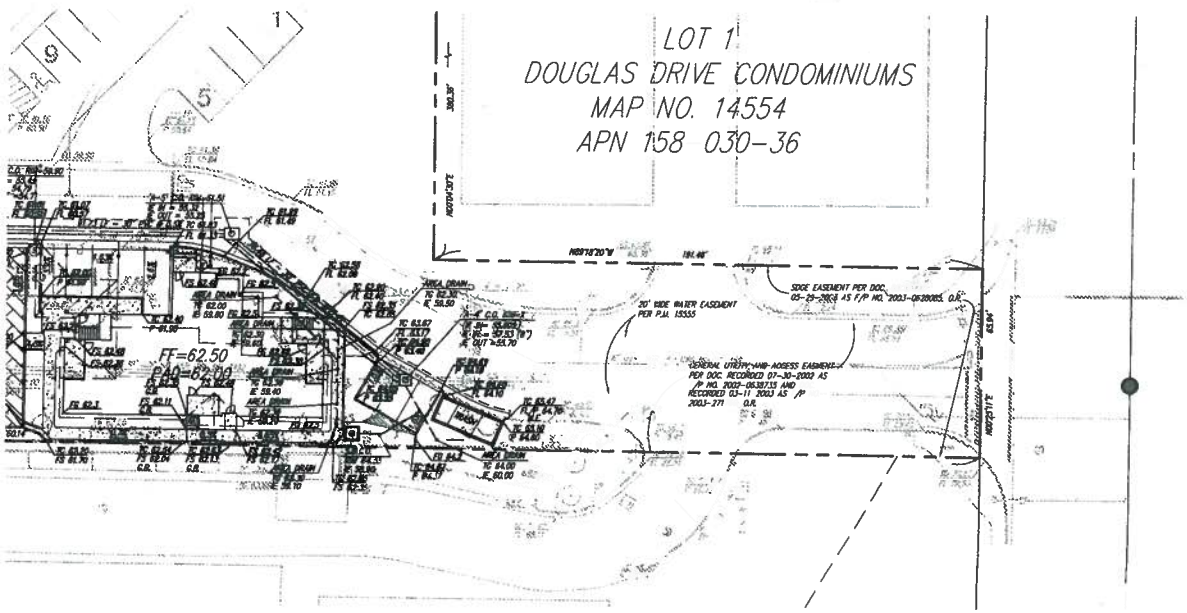
REVISION NO.	DATE	DESCRIPTION
REVISION 4	APRIL 6, 2018	5TH SUBMITTAL TO CITY
REVISION 3	FEB. 5, 2018	4TH SUBMITTAL TO CITY
REVISION 2	NOV. 30, 2017	3RD SUBMITTAL TO CITY
REVISION 1	APRIL 17, 2017	2ND SUBMITTAL TO CITY
ORIGINAL	OCT. 25, 2016	1ST SUBMITTAL TO CITY

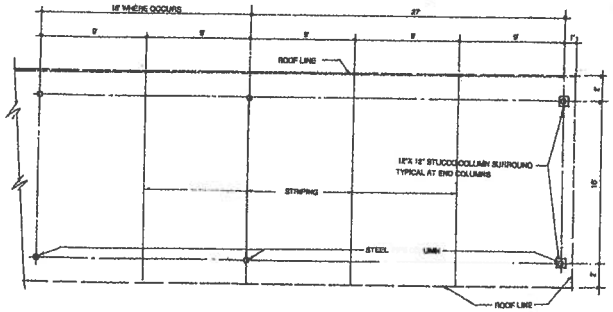
CONDITIONAL USE PERMIT: 16-00005





APPROVED BY THE
CITY COUNCIL
THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED Mary Wright





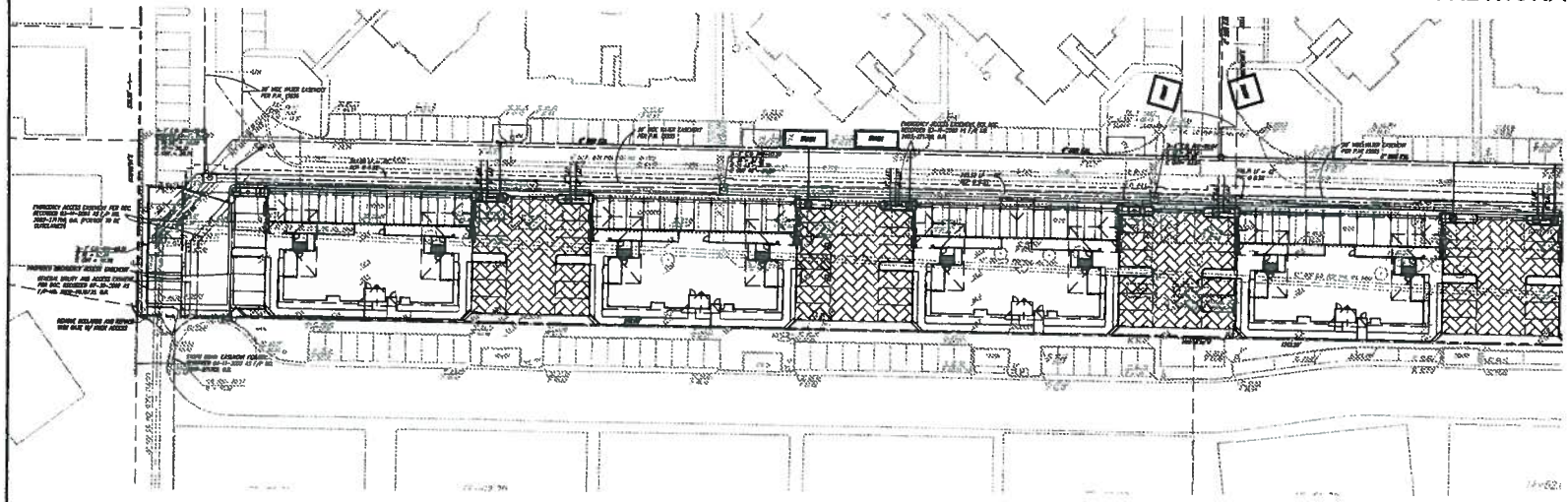
CARPORT PLAN VIEW — REFER TO SITE PLAN FOR OVERALL LENGTHS — SCALE: 1/4"= 1'-0"

CONCEPTUAL GRADING PLAN - RIVERVIEW SPRINGS

PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

REVISION NO.	DATE	DESCRIPTION
REVISION 4	APRIL 6, 2018	5TH SUBMITTAL TO CITY
REVISION 3	FEB. 6, 2018	4TH SUBMITTAL TO CITY
REVISION 2	NOV. 20, 2017	3RD SUBMITTAL TO CITY
REVISION	APRIL 17, 2017	2ND SUBMITTAL TO CITY
ORIGINAL	OCT. 11, 2016	1ST SUBMITTAL TO CITY

CONDITIONAL USE PERMIT: 16-00005

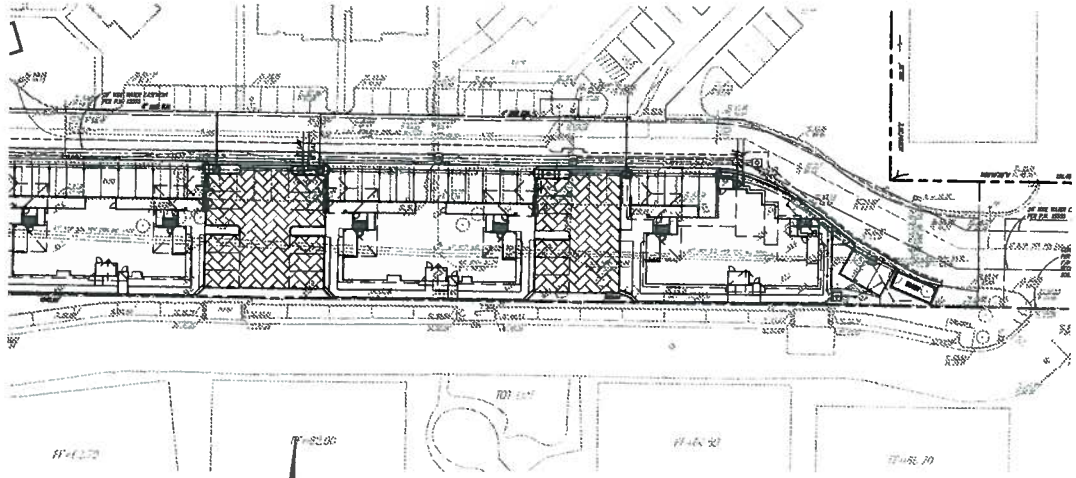


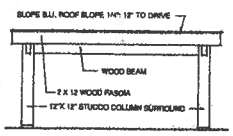
SEE BELOW LEFT

LEGEND

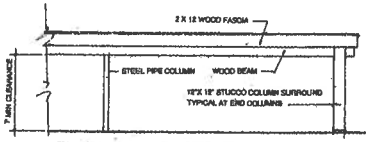
ITEM	SYMBOL
PROJECT BOUNDARY	
EASEMENT	
EXISTING SEWER CLEANOUT	
EXISTING WATER MAIN	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING SEWER MAIN	
PROPOSED WATER (PVT)	
PROPOSED 2" WATER SVC (PVT)	
PROPOSED SEWER (PVT)	
PROPOSED 6" SEWER LATERAL (PVT)	
PROPOSED 4" FIRE SVC W/ DCDA & FDC (PVT)	
PROPOSED S.D. CLEANOUT	
PROPOSED RCP STORM DRAIN (PVT)	
PROPOSED PVC STORM DRAIN (PVT)	

SEE UPPER RIGHT





CARPORT SIDE ELEVATION
SCALE: 1/4"= 1'- 0"



PROPOSED CARPORTS TO MATCH EXISTING CARPORTS

CARPORT FRONT and REAR ELVATION
SCALE: 1/4"= 1'- 0"

APPROVED BY THE
CITY COUNCIL
THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED Mary Wright

BRENT C. MOORE R.C.E. 53629
MY REGISTRATION EXPIRES 6-30-2019
DATE

3 OF 4

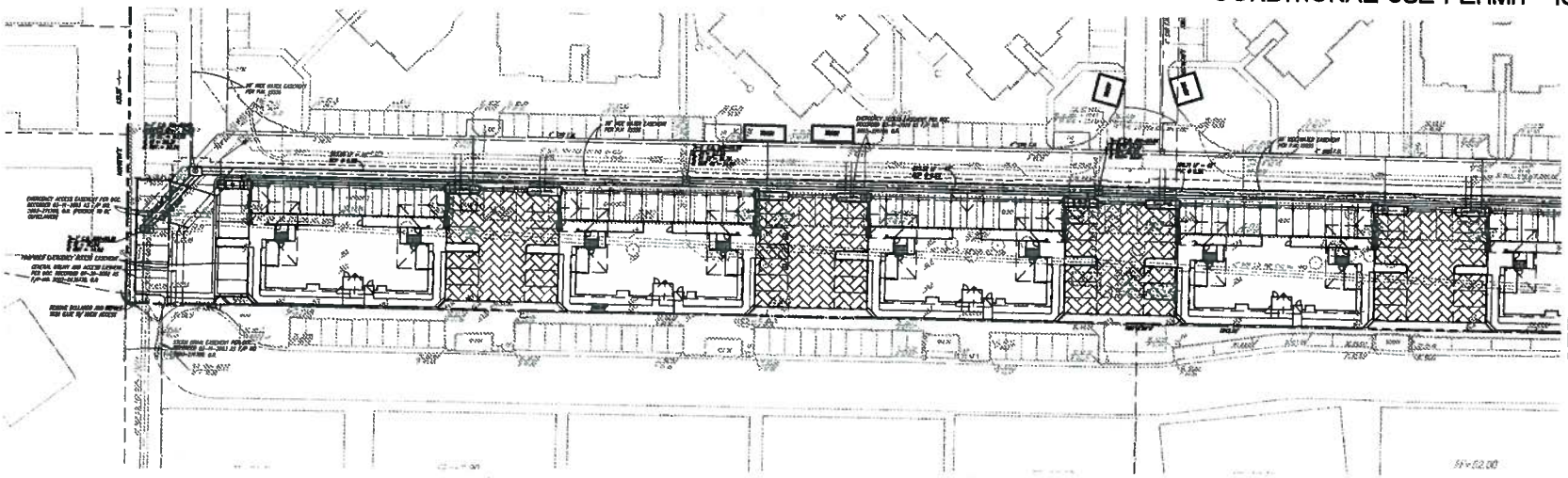
PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

REVISION NO.	DATE	DESCRIPTION
REVISION 4	APR. 6, 2018	5TH SUBMITTAL TO CITY
REVISION 3	FEB. 5, 2018	4TH SUBMITTAL TO CITY
REVISION 2	NOV. 30, 2017	3RD SUBMITTAL TO CITY
REVISION 1	APRIL 17, 2017	2ND SUBMITTAL TO CITY
ORIGINAL	OCT. 27, 2016	1ST SUBMITTAL TO CITY

0 15 30 60 90
GRAPHICAL SCALE

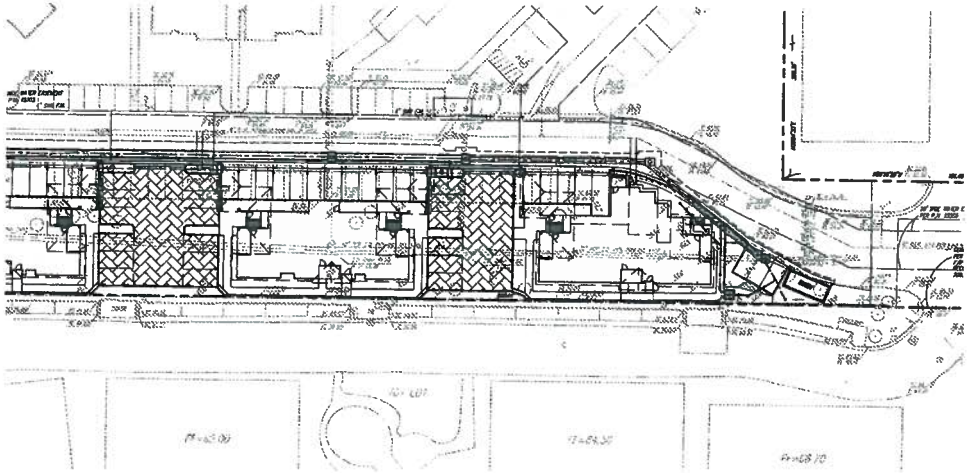
CONCEPTUAL UTILITY PLAN - RIVERVIEW SPRINGS

CONDITIONAL USE PERMIT: 16-00005



SEE BELOW LEFT

SEE UPPER RIGHT



LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	
EASEMENT	
EXISTING STORM DRAIN CATCH BASIN	
EXISTING STORM DRAIN CLEAN OUT	
EXISTING STORM DRAIN	
PROPOSED S.D. CLEANOUT	
PROPOSED RCP STORM DRAIN (PVT)	
PROPOSED PVC STORM DRAIN (PVT)	
PROPOSED FILTERRA UNIT (PVT)	
PROPOSED PERMEABLE PAVERS (PVT)	

APPROVED BY THE
CITY COUNCIL
THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED Mary Wright

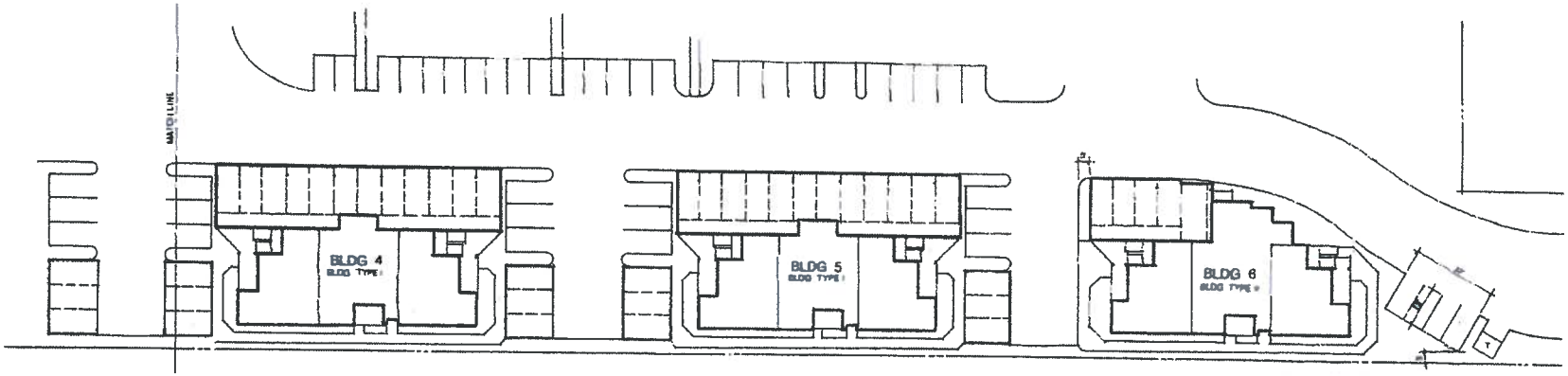
1"=30'
SCALE
0 15 30 60 90
GRAPHICAL SCALE

CONCEPTUAL STORM DRAIN PLAN - RIVERVIEW SPRINGS

PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

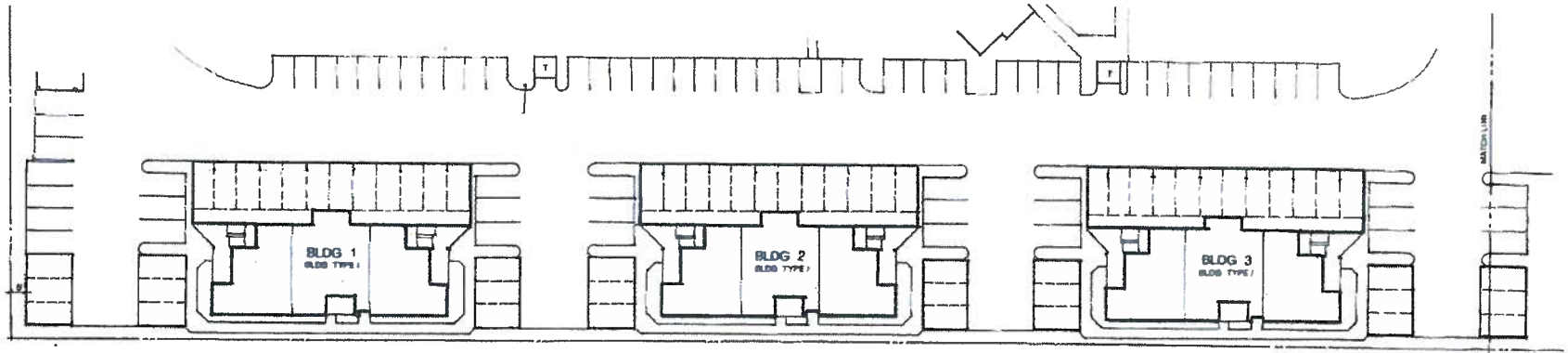
BRENT C. MOORE R.C.E. 59121
MY REGISTRATION EXPIRES 6-30-2019
DATE

REVISION NO.	DATE	DESCRIPTION
REVISION 4	APR. 5, 2018	5TH SUBMITTAL TO CITY
REVISION 3	FEB. 5, 2018	4TH SUBMITTAL TO CITY
REVISION 2	NOV. 30, 2017	3RD SUBMITTAL TO CITY
REVISION 1	APRIL 12, 2017	2ND SUBMITTAL TO CITY
ORIGINAL	OCT. 27, 2016	1ST SUBMITTAL TO CITY



SITE PLAN EAST SCALE: 1" = 20'-0"

REFER TO LANDSCAPE ARCHITECT FOR HARDSCAPE & LANDSCAPE AREAS



SITE PLAN WEST SCALE: 1" = 20'-0"

REFER TO LANDSCAPE ARCHITECT FOR HARDSCAPE & LANDSCAPE AREAS

APPROVED BY THE CITY COUNCIL THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

REVISED

JWL DEVELOPMENT CONCEPTS

PROPOSED ADDITION TO

RIVERVIEW SPRINGS APARTMENTS

DOUGLAS DRIVE & OCEANSIDE, CALIFORNIA

SPRUCE GROVE, INC.

P.O. BOX 19729 SANTA ANA, CALIFORNIA 951-587-6483

PARTIAL SITE PLANS

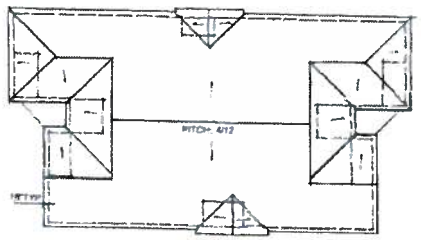
DATE 7/14/16

AS

BUILDING TYPE I — SOUTH ELEVATION

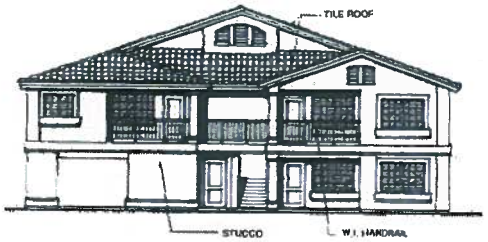
2 STORY – OVERALL HEIGHT: 29'

SCALE: 1/8" = 1'-0"



BUILDING TYPE I — ROOF PLAN

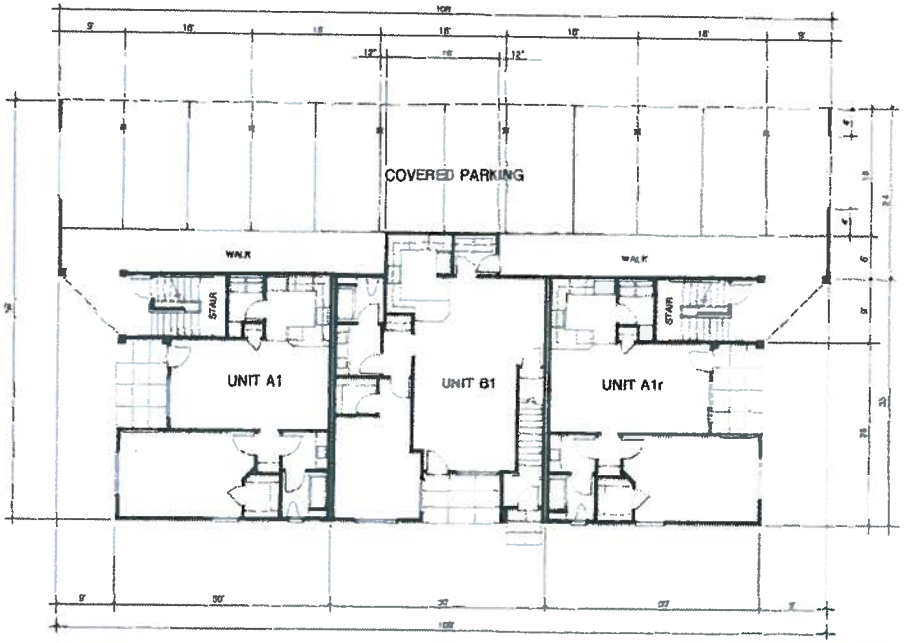
SCALE: 1/16" = 1'-0"



BUILDING TYPE I — WEST ELEVATION

2 STORY – OVERALL HEIGHT: 29'

SCALE: 1/8" = 1'-0"



BUILDING TYPE I — FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPROVED BY THE CITY COUNCIL THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

DEVELOPMENT CONCEPTS

PROPOSED APARTMENTS FOR

RIVERVIEW SPRINGS APARTMENTS

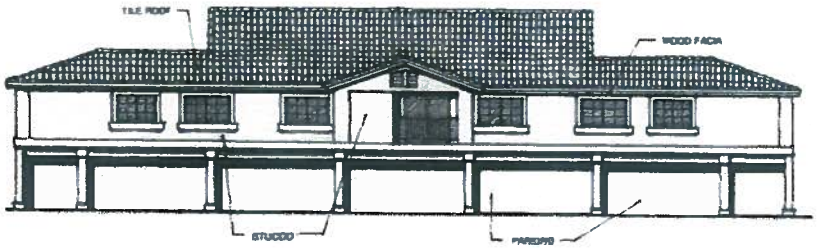
DOUGLAS DRIVE OCEANSIDE, CALIFORNIA

SPRUCE GROVE, INC.

P.O. BOX 6159 SANTA ANA, CALIFORNIA

BLDG TYPE I 1st FLOOR PLAN – ROOF PLAN – ELEVATIONS

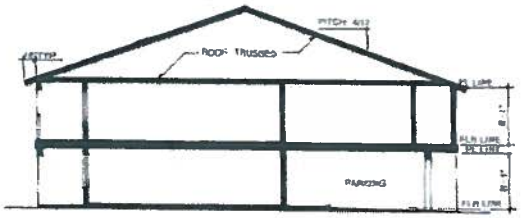
A1



BUILDING TYPE I — **NORTH ELEVATION**

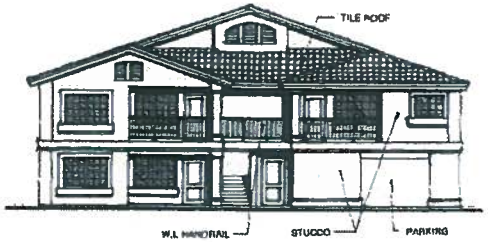
2 STORY - OVERALL HEIGHT: 29'

SCALE 1/8" = 1' - 0"



TYPICAL BUILDING PROFILE

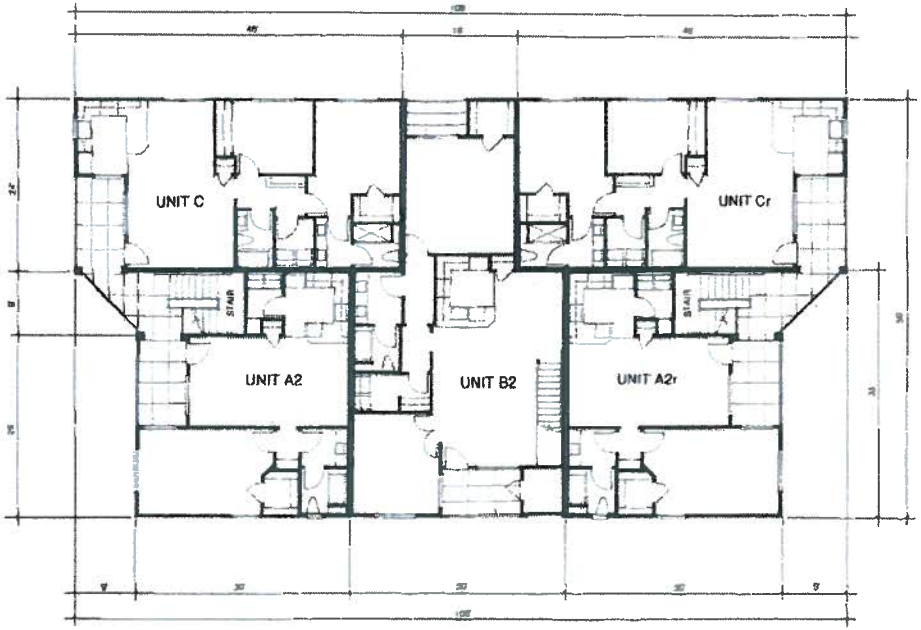
SCALE: 1/8" = 1' 0"



BUILDING TYPE I — **EAST ELEVATION**

2 STORY - OVERALL HEIGHT: 29'

SCALE 1/8" = 1' - 0"



BUILDING TYPE I — **SECOND FLOOR PLAN**

SCALE 1/8" = 1' 0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

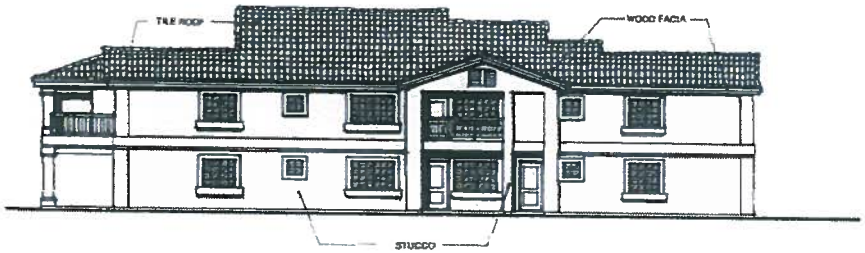
DEVELOPMENT CONCEPTS

PROPOSED ADDITION TO
RIVERVIEW SPRINGS APARTMENTS
DOUBLE DRIVE, DOUBLE ANSON, CALIFORNIA
SPRUCE GROVE, INC.
H.S. NO. 19750 BAY A Area, CALIFORNIA 951-357-9421

BLDG TYPE I 2nd FLOOR PLAN
BLDG PROFILE - ELEVATIONS

DATE 7/16/18

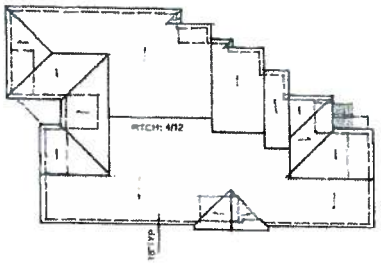
A2



BUILDING TYPE II — SOUTH ELEVATION

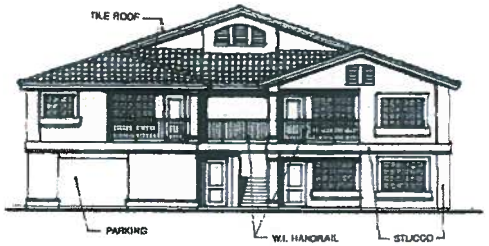
2 STORY - OVERALL HEIGHT: 29'

SCALE: 1/8" = 1'-0"



BUILDING TYPE II — ROOF PLAN

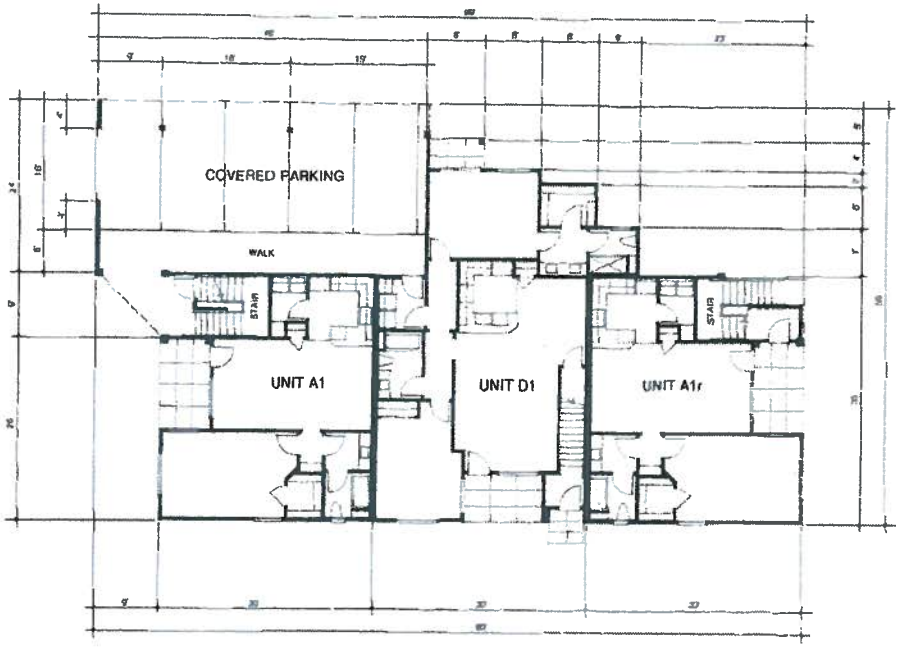
SCALE 1/16" = 1'-0"



BUILDING TYPE II — WEST ELEVATION

2 STORY - OVERALL HEIGHT: 29'

SCALE: 1/8" = 1'-0"



BUILDING TYPE II — FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

REVISED

DEVELOPMENT CONCEPTS

PROPOSED REDEVELOPMENT TO
RIVERVIEW SPRINGS APARTMENTS
SPRUCE GROVE, INC.

BLDG TYPE II 1st FLOOR PLAN
ROOF PLAN - ELEVATIONS

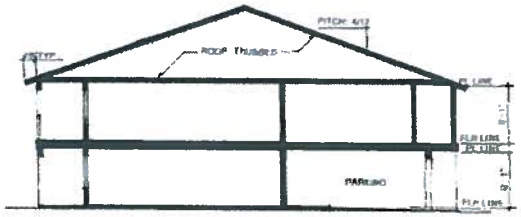
DATE 7/14/16

A3 of 6

BUILDING TYPE II — NORTH ELEVATION

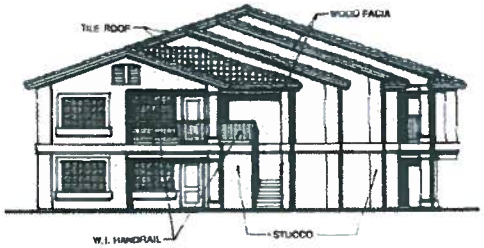
2 STORY - OVERALL HEIGHT: 29'

SCALE: 1/8" = 1'-0"



TYPICAL BUILDING PROFILE

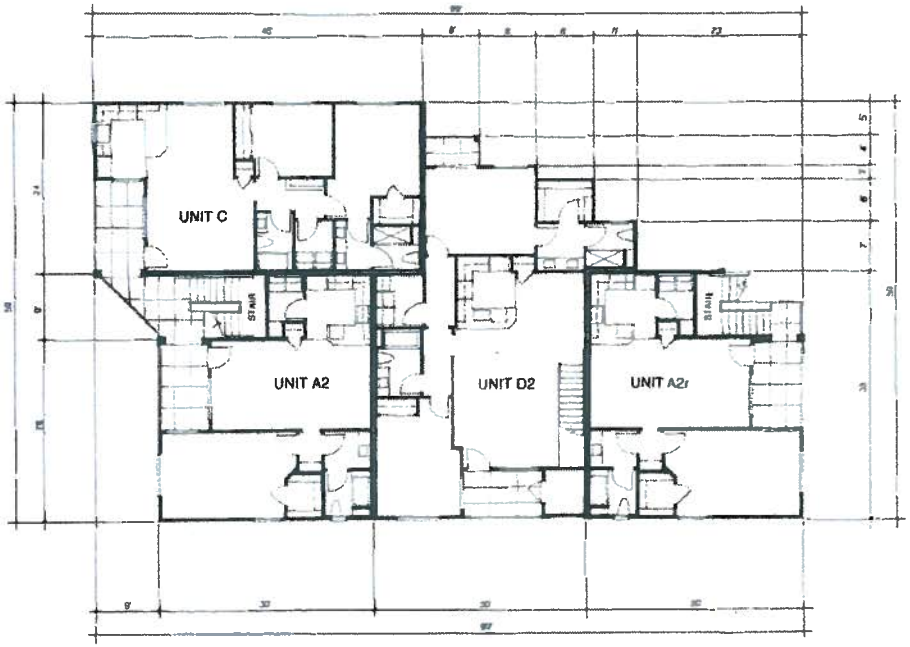
SCALE: 1/8" = 1'-0"



BUILDING TYPE II — EAST ELEVATION

2 STORY - OVERALL HEIGHT: 29'

SCALE: 1/8" = 1'-0"



BUILDING TYPE II — SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. 2016-00009

SIGNED Mary Wright

DEVELOPMENT CONCEPTS

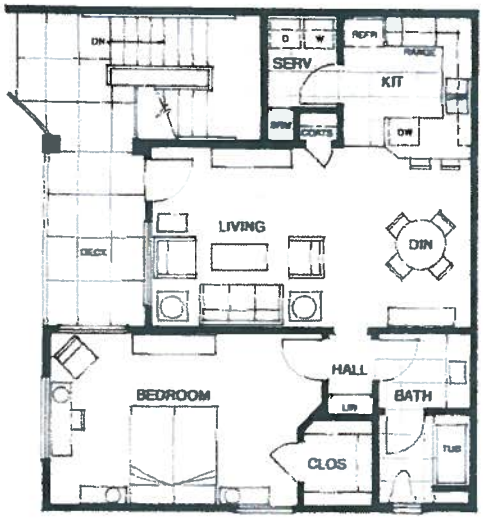
RIVERVIEW SPRINGS APARTMENTS

SPRUCE GROVE, INC.

BLDG TYPE II 2nd FLOOR PLAN
BLDG PROFILE - ELEVATIONS

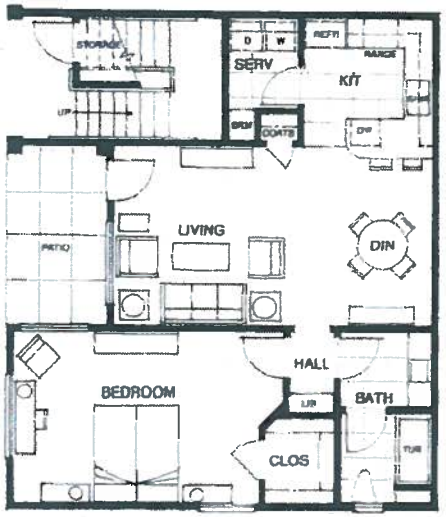
DATE 7/14/16

A4



UNIT A 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT A 1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. ZA16-0009

SIGNED Mary Wright

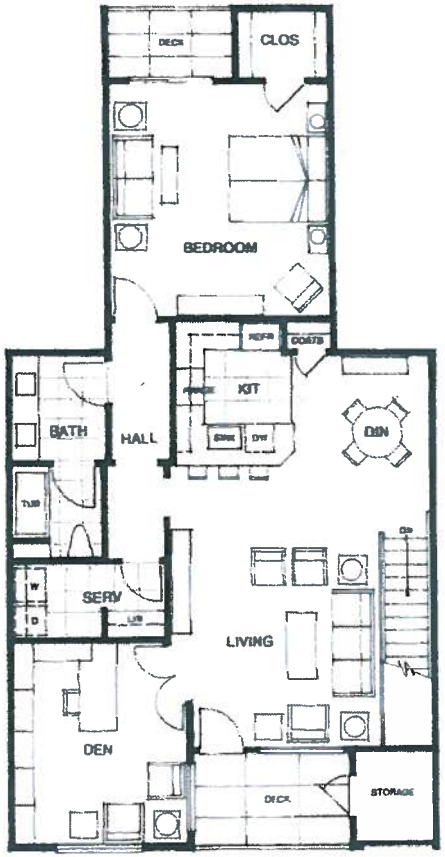
DEVELOPMENT CONCEPTS

PROPOSED TI ADDITION TO
RIVERVIEW SPRINGS APARTMENTS
SPRUCE GROVE, INC.
EDWARD DAVIS AT OGDEN AVE., CALIFORNIA
P.O. BOX 19735 SANTA ANA, CALIFORNIA

UNITS A1 & A2 FLOOR PLANS

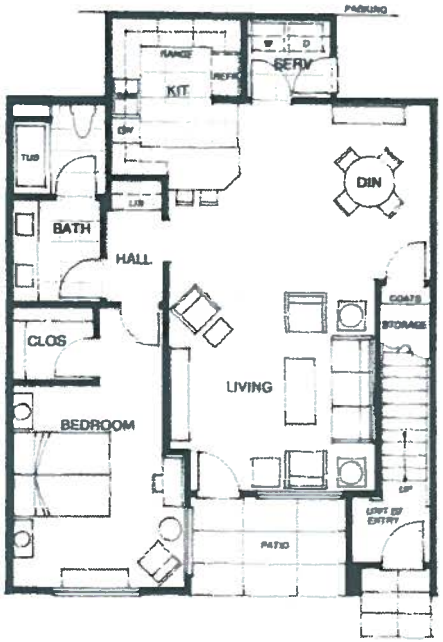
DATE 7/14/16

A5



UNIT B 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT B 1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. ZA14-00009

SIGNED Mary Wright

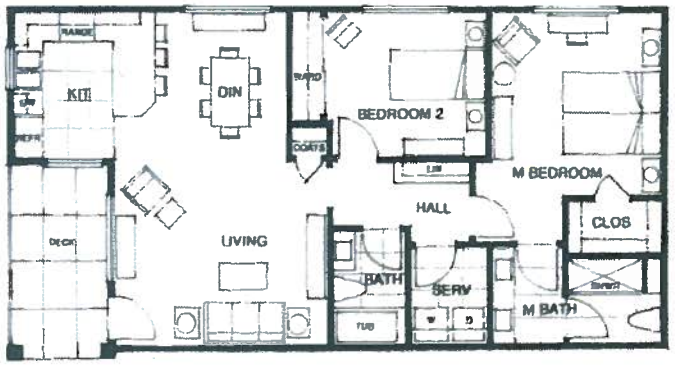
DEVELOPMENT CONCEPTS

PROPOSED ADDITION TO
RIVERVIEW SPRINGS APARTMENTS
TOURALAS DRIVE OCEANSIDE CALIFORNIA
SPRUCE GROVE, INC.
P.O. BOX 1978 SANTA ANA, CALIFORNIA

UNITS B1 & B2 FLOOR PLANS

DATE 7/14/18

A6 of 8



UNIT C FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

DEVELOPMENT CONCEPTS

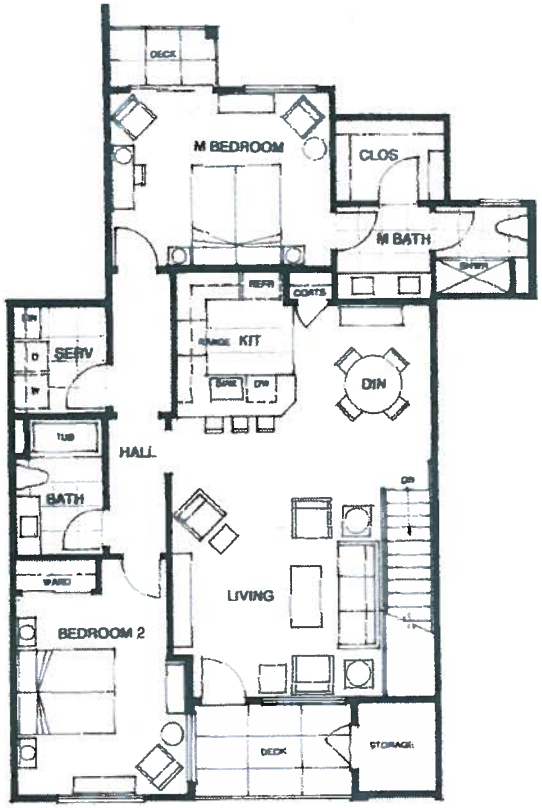
RIVERVIEW SPRINGS APARTMENTS

SPRUCE GROVE, INC.

UNIT C FLOOR PLAN

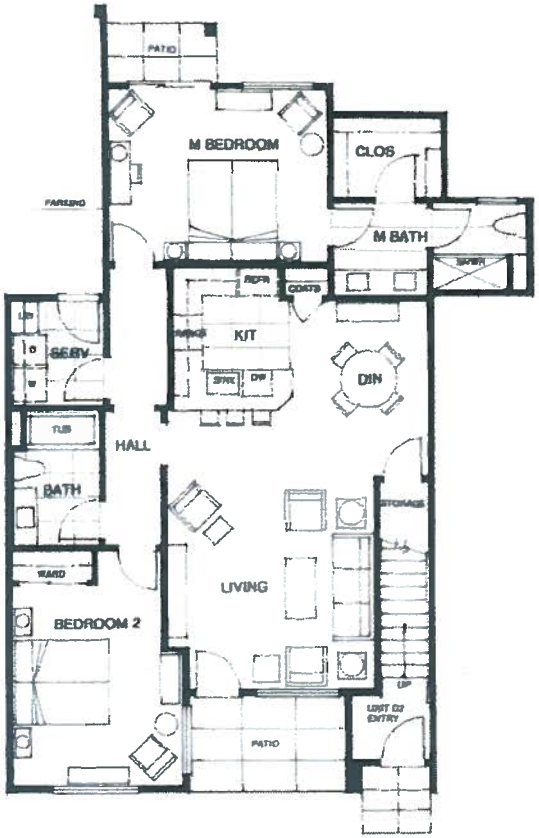
DATE 7/19/16

A7 of 8



UNIT D 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT D 1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

REVISED

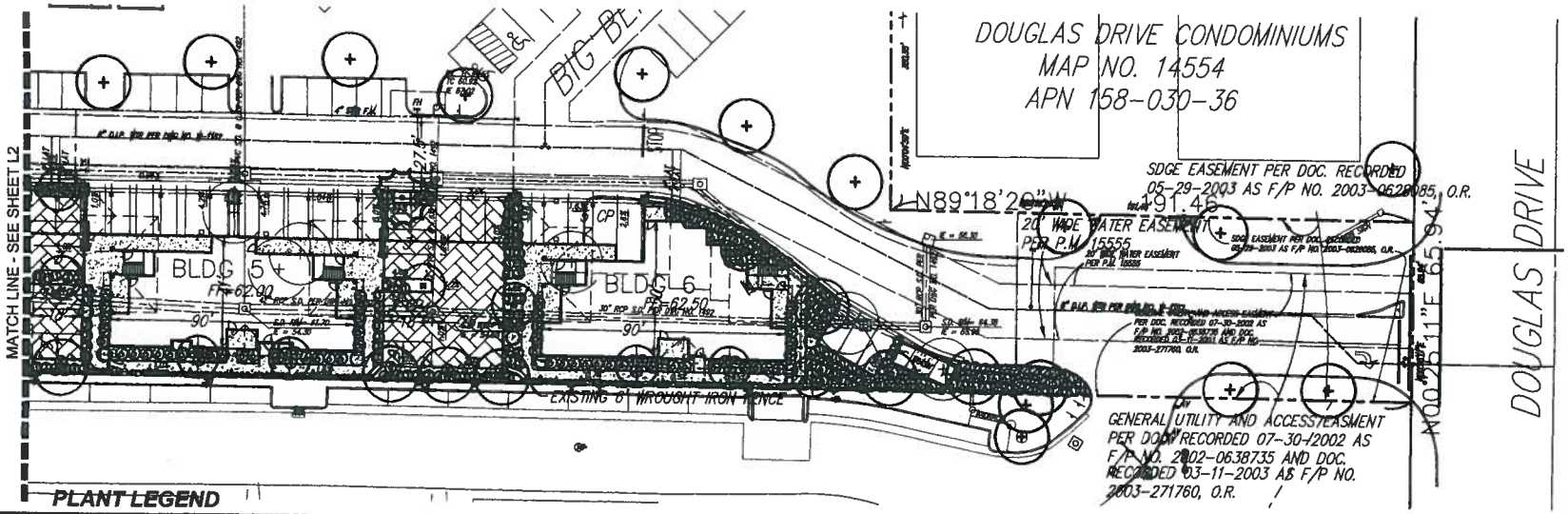
DEVELOPMENT CONCEPTS

PROPOSED ADDITION TO
RIVERVIEW SPRINGS APARTMENTS
SPRUCE GROVE, INC.
DOUGLAS DRIVE DEL ARROYO CALIFORNIA
P.O. BOX 16729 SANTA ANA, CALIFORNIA 92711-6729

UNITS D1 & D2 FLOOR PLANS

DATE 7/14/16

A8 of 6



PLANT LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	REMARKS	SIZE
TREES:			
	CASSIA LYPTOPHYLLA / GOLD MEDALLION TREE	STANDARD	24" BOX
	CERCIS OCCIDENTALIS / WESTERN REDBUD	MULTI-BRANCH	24" BOX
	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS		24" BOX
	JACARANDA MIMOSIFOLIA / JACARANDA	MULTI-BRANCH	36" BOX
	KOELRUETERIA PANICULATA / GOLDEN RAIN TREE	MULTI-BRANCH	24" BOX
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	STANDARD	24" BOX
	PINUS ELDARICA / AFGAN PINE		24" BOX
	EXISTING TREE TO REMAIN PROTECT IN PLACE PER CITY STDS.	SEE SITE SURVEY FOR VAR. & SIZE	N.A.
	EXISTING TREE TO BE REMOVED	SEE SITE SURVEY FOR VAR. & SIZE	N.A.

SYMBOL	BOTANICAL NAME/COMMON NAME	REMARKS	SIZE
SHRUBS:			
1	TULBAGHIA VIOLACEA / SOCIETY GARLIC	SUN	5 GAL.
2	PHORMIUM T. 'YELLOW WAVE' / YELLOW WAVE FLAX	SUN	5 GAL.
3	RHAPHIOLEPIS I. 'JACK EVANS' / JACK EVANS INDIA HAWTHORN	SUN	5 GAL.
4	CARISSA MACROCARPA / NATAL PLUM	SUN/SHADE	5 GAL.
5	NANDINA DOMESTICA / HEAVENLY BAMBOO	SUN/SHADE	5 GAL.
6	ROSA 'RED' / RED ROSE	SUN	5 GAL.

NOTES: 1) PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 10' OF HARDSCAPE FEATURES AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS
2) REMOVE ALL EXISTING PLANT MATERIAL NOT SHOWN AS TO REMAIN OR TO BE RELOCATED. VERIFY W/ OWNER PRIOR TO REMOVAL.

SYMBOL	BOTANICAL NAME/COMMON NAME	REMARKS	SIZE	QTY.
VINE:				
	BOUGAINVILLEA 'SAN DIEGO RED' / SAN DIEGO RED BOUGAINVILLEA	ATTACH TO FENCES USING WALL ANCHORS OR TO VINE TRELLIS USING VINE TIES	5 GAL.	3
	TECOMA S. 'ORANGE JUBILEE' / ORANGE JUBILEE TECOMA	ATTACH TO VINE TRELLIS POSTS USING VINE TIES	5 GAL.	13
GROUNDCOVER:				
NO SYMBOL	BARK MULCH	2" DEPTH THROUGHOUT ALL SHRUB AREAS @ FRONT PLANTER AREAS ONLY	NA	NA
	THYMUS P. '' / CREEPING THYME	PLANT IN SUN OR SHADE AREAS UNDER AND AROUND PLANTINGS @ 9" O.C.	FLATS	+/-1,221 S.F.= +/-2,174 PLANTS
	LANTANA 'NEW GOLD' / NEW GOLD LANTANA	PLANT IN SUN AREAS UNDER AND AROUND PLANTINGS @ 9" O.C.	FLATS	+/-122 S.F. = +/-218 PLANTS 3.0 FLATS @ 72 PLANTS/FLAT

GENERAL NOTES

FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, & GROUNDCOVER.

LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.

ALL REQUIRED LANDSCAPE AREAS INCLUDING THE ROW SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.

ALL TREES WITHIN 6' OF HARDSCAPE OR 10' OF PUBLIC ROW SHALL REQUIRE ROOT BARRIER CONTROL DEVICE WITH A MINIMUM 24" DEPTH.

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.

FIRE DEPARTMENT NOTES

LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT/PLAN APPROVAL.

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 25-FEET WIDE AND BUILDINGS 35-FEET OR TALLER A 25-FOOT WIDE CLEARANCE ALONG ROADWAYS IS REQUIRED AND SHALL BE MAINTAINED AS SUCH.

ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM TOP OF THE ROADWAY ATO THE LOWEST BRANCHES.

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, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER 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. ALL LANDSCAPING WILL MAINTAIN A 7 FT. CANOPY AND A 2 FT. MAXIMUM HEIGHT ON ALL GROUND COVER.

NORTH

SCALE: 1"=20'

STREET TREES & ALL OTHER TREES SPACING

I. 8-FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
II. 5-FEET FROM MAILBOXES.
III. 5 -FEET FROM FIRE HYDRANTS (ALL SIDES).
IV. 110-FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS. DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS).
V. 10-FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES).
VI. 10-FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE).
VII. 10-FEET FROM TRAFFIC AND DIRECTIONAL SIGNS.
VIII. 15-FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES. (DETERMINED Y SPECIFICATIONS).
IX. STREET TREES SHALL BE PLANTED 3' OUTSIDE OF RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
X. 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 INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
XI. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
XII. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

TREE PROTECTION NOTES

THERE SHALL BE NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LINE OF THE TREES.

THERE SHALL BE NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIP LINE OF THE TREES TO AVOID DISTURBANCE OF THE ROOT SYSTEM.

THERE SHALL BE NO EXCESSIVE PRUNING OR EQUIPMENT AROUND THE CANOPY TO CAUSE INJURY TO BRANCHES, TRUNK, AND COMPACTION OF ROOTS.

IF EXISTING TREES ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES THE TREES ARE TO BE REPLACED IN KIND AND OF THE SAME SIZE DIAMETER.

APPROVED BY THE CITY COUNCIL THIS DAY

NOV 07 2018

CASE No. ZA16-00009

SIGNED Mary Wright

ROBERT TAFT & ASSOCIATES
Landscape Architecture

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36275 Avenida De Acacias
Temecula, California 92592

Yorba Linda Office:
3331 Stonehedge Court
Yorba Linda, California 92886

Office Ph./Fax: 951.676.5488

Co. Lic. No. 3469

Email: RobertTaftLA@gmail.com

Web: www.RobertTaftLandscapeArchitect.com

Client
RIVERVIEW SPRINGS, LTD.
4398 Rainier Way
Oceanside, CA 92058

Project
RIVERVIEW SPRINGS APARTMENTS ADDITION
4398 Rainier Way
Oceanside, CA 92058

Plans
CONCEPTUAL LANDSCAPE PLANS

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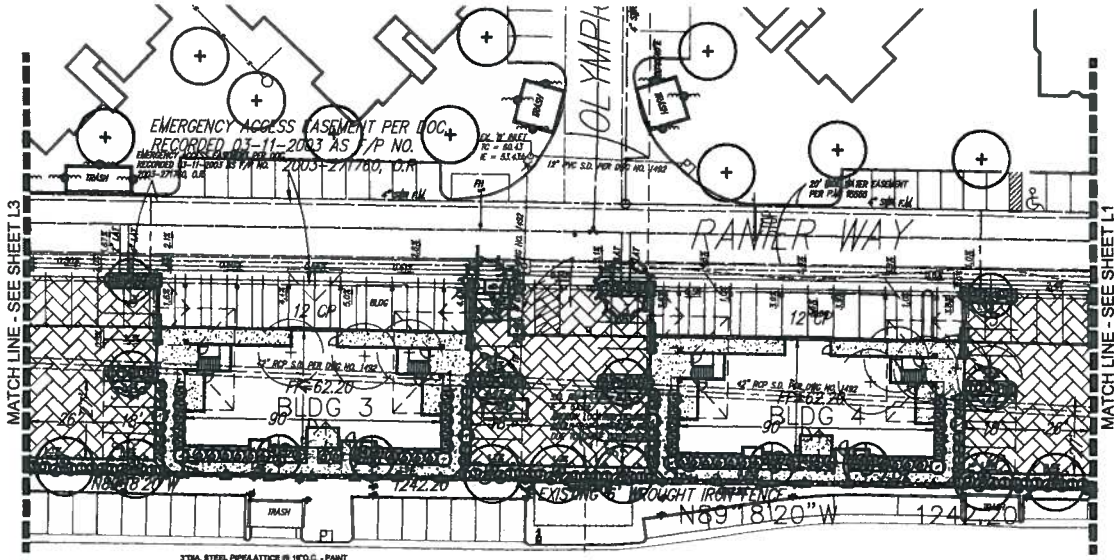
LICENSED LANDSCAPE ARCHITECT
ROBERT TAFT
No. 3469
11/20/2017
STATE OF CALIFORNIA

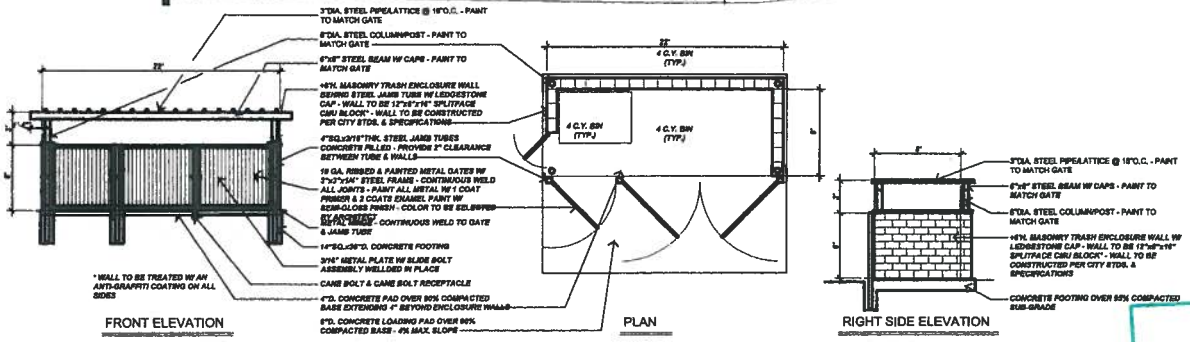
No.	Revision	Date

Sheet Title
CONCEPTUAL LANDSCAPE PLAN

Drawn: R.E.T.
Date: November 20, 2017
Scale: See Plan
Job No.
Sheet: L1 of 3

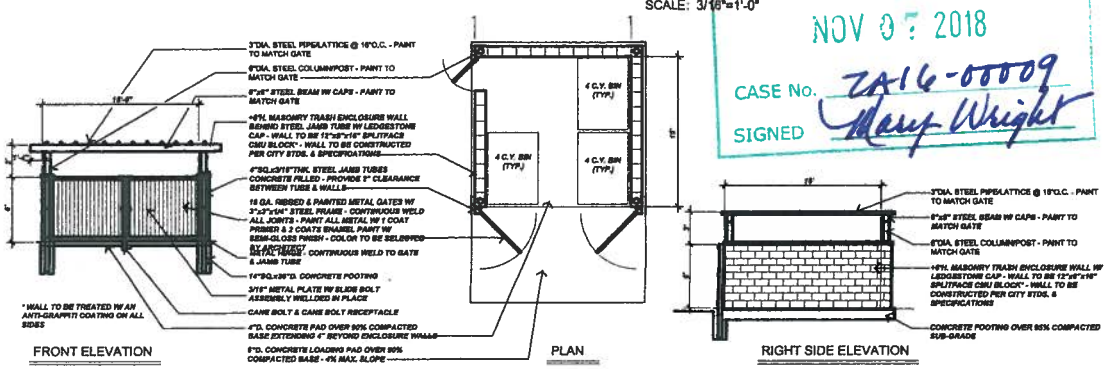


SEE SHEET L1
FOR PLANT LEGEND
& NOTES



22'x8' BLOCK TRASH ENCLOSURE
W/ METAL GATES & TRELLIS

SCALE: 3/16"=1'-0"



15'-6"x15' BLOCK TRASH ENCLOSURE
W/ METAL GATES & TRELLIS

SCALE: 3/16"=1'-0"

APPROVED BY THE
CITY COUNCIL
THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED Mary Wright

ROBERT TAFT & ASSOCIATES
Landscape Architecture

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Client
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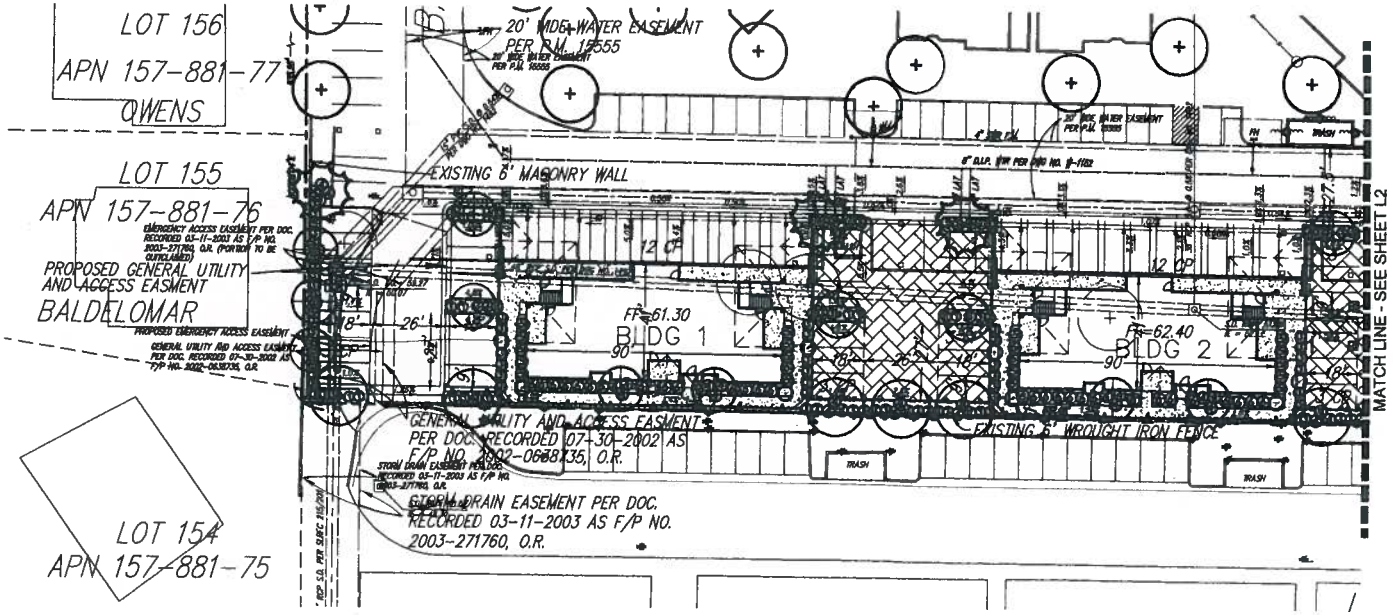
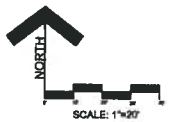
No.	Revision	Date

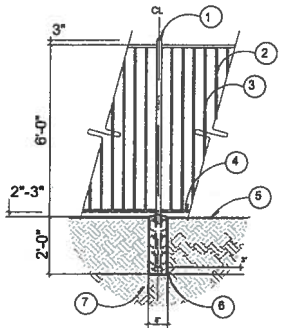
Sheet Title
CONCEPTUAL LANDSCAPE PLAN

Drawn: R.E.T.	Sheet: L2
Date: November 20, 2017	of 3
Scale: See Plan	
Job No.	





SEE SHEET L1
FOR PLANT LEGEND
& NOTES



1. 2" SQ. POST W/ CAP @ 8' O.C.
2. 1 3/8" DIA. T.S. TOP RAILS.
3. 3/4" DIA. T.S. PICKET @ 4 1/2" O.C.
4. 1 3/8" DIA. T.S. BOTTOM RAIL.
5. FINISH GRADE.
6. 8" DIA. CONCRETE FOOTING
7. 90% COMPACTED SUBGRADE.

NOTE:
ALL STEEL FENCING TO BE PAINTED WITH ONE COAT EPOXI PRIMER AND ONE COAT BLACK POLYURETHANE PAINT.

WROUGHT IRON FENCE

SCALE: 1/2"=1'-0"

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No.	Revision	Date

Sheet Title
CONCEPTUAL LANDSCAPE PLAN

Drawn R.E.T.	Sheet L3
Date November 20, 2017	
Scale See Plan	
Job No.	of 3

Landscape Improvement Plans for : ____________

RIVERVIEW SPRINGS APARTMENTS

4398 RAINIER WAY OCEANSIDE, CA

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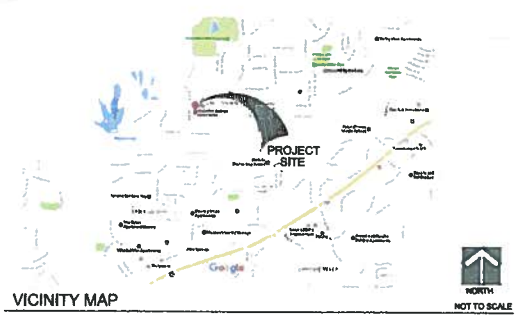
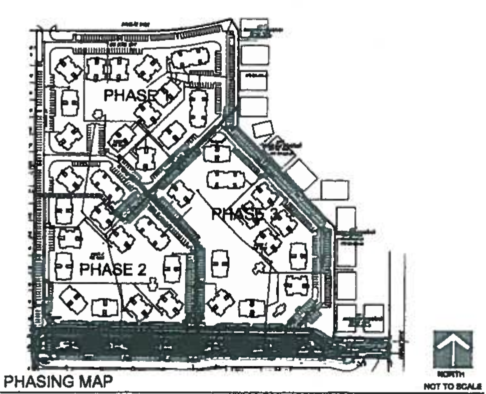
VICINITY MAP



VICINITY MAP

PHASING MAP



PHASING MAP

SHEET INDEX

TITLE SHEET ______ L1
PHASE 1 PLANS ______ L2-L4
PHASE 2 PLANS ______ L5-L6
PHASE 3 PLANS ______ L7-L9
PLANTING DETAILS & SPECIFICATIONS ______ L10-L11

PROJECT SUMMARY

THE PROJECT OPEN SPACE CONSISTS OF MATURE LANDSCAPE, OPEN TURF PLAY AREA, PICNIC/BBQ AREAS, POOL/RESTROOM AREAS, AND A BASKETBALL COURT. THE NEW IMPROVEMENTS WILL ENHANCE EXISTING LANDSCAPE, REPLACE DEAD OR DISEASED TREES, REPAIR TURF AREAS WITH NEW SOD, AND PROVIDE SHADE WHERE NEEDED. ALL NEW LANDSCAPE WILL BE IN KEEPING WITH THE EXISTING LANDSCAPE THEME WHILE PROVIDING CONTINUED WATER SAVINGS. ALL NEW AND EXISTING LANDSCAPE AND IRRIGATION WILL BE MAINTAINED AS IS CURRENTLY.

+/-12.5 ACS. EXISTING OPEN SPACE
+/-416 EXISTING TREES TO REMAIN

424 NEW TREES ADDED
1,209 NEW SHRUBS ADDED
53 VINES ADDED
28,186 S.F. OF NEW GROUND COVER ADDED
+/-339 S.F. OF TURF REPAIR

Project
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Plans
EXISTING AREA LANDSCAPE PLANS

NOTES

GENERAL NOTES

FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, & GROUNDCOVER.

LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.

ALL REQUIRED LANDSCAPE AREAS INCLUDING THE ROW SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.

ALL TREES WITHIN 5' OF HARDSCAPE OR 10' OF PUBLIC ROW SHALL REQUIRE ROOT BARRIER CONTROL DEVICE WITH A MINIMUM 24" DEPTH.

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.

FIRE DEPARTMENT NOTES

LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT/PLAN APPROVAL.

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 20-FEET WIDE AND BUILDINGS 35-FEET OR TALLER A 25-FOOT WIDE CLEARANCE ALONG ROADWAYS IS REQUIRED AND SHALL BE MAINTAINED AS SUCH.

ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM TOP OF THE ROADWAY ATO THE LOWEST BRANCHES.

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, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER 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. ALL LANDSCAPING WILL MAINTAIN A 7 FT. CANOPY AND A 2 FT. MAXIMUM HEIGHT ON ALL GROUND COVER.

STREET TREES & ALL OTHER TREES SPACING

I. 6-FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
II. 5-FEET FROM MAILBOXES.
III. 5-FEET FROM FIRE HYDRANTS (ALL SIDES).
IV. 10-FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS).
V. 10-FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES).
VI. 10-FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE).
VII. 10-FEET FROM TRAFFIC AND DIRECTIONAL SIGNS.
VIII. 15-FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS).
IX. STREET TREES SHALL BE PLANTED 2' OUTSIDE OF RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
X. 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 INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
XI. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
XII. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

TREE PROTECTION NOTES

THERE SHALL BE NO MECHANICAL GRADING TO CAUSE A CHANGE OF GRADE OR ELEVATION AROUND THE BASE OF TREES OR WITHIN THE DRIP LINE OF THE TREES.

THERE SHALL BE NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIP LINE OF THE TREES TO AVOID DISTURBANCE OF THE ROOT SYSTEM.

THERE SHALL BE NO EXCESSIVE PRUNING OR EQUIPMENT AROUND THE CANOPY TO CAUSE INJURY TO BRANCHES, TRUNK, AND COMPACTION OF ROOTS.

IF EXISTING TREES ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES THE TREES ARE TO BE REPLACED IN KIND AND OF THE SAME SIZE DIAMETER.

PLANTING LEGENDS

ORIGINAL PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PINUS ELDARICA	MONDELL PINE
	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
	BRACHYCHITON POPULNEUM	BOTTLE TREE
	JACARANDA ACUTIFOLIA	JACARANDA
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	PLATANUS ACERIFOLIA	LONDON PLANE TREE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	ALNUS RHOMBIFOLIA	WHITE ALDER
	PODOCARPUS GRACILIOR	FERN PINE
	CUPRESSUS LEYLANDII	LEYLANDII CYPRESS
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM
	EUCALYPTUS NICHOLII	NICHOL'S WILLOW-LEAF PEPPERMINT
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
	RAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORNE
	NANDINA DOMESTICA	HEAVENLY BAMBOO
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM
	PITTOSPORUM TOBIRA 'WHEELERII'	WHEELERS DWF PITTOSPORUM
	PODOCARPUS HENKELII	LONG-LEAFED YELLOW-WOOD
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
	ESCALLONIA FRADESII	PINK ESCALLONIA
	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS
	PHOTINIA FRASERII	FRASERS PHOTINIA
	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY
	HETEROMELES ARBUTIFOLIA	TOYON
	CARISSA 'TUTTLEI'	DWARF CARISSA
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE
	BEGONIA 'RICHMONDENSIS'	NCN
	ROSA BANKSIAE 'LUTEA'	LADY BANKS' ROSE
	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE
	HEDERA HELIX 'HAHNII'	HAHN'S IVY
	GAZANIA SP.	GRAY FOLIAGE-PURPLE FLOWERS
	GAZANIA 'SUNRISE YELLOW'	TRAILING GAZANIA
	POTENTILLA VERNA	SPRING CINQUEFOIL
	ANNUAL COLOR	TO BE SELECTED BY LANDSCAPE ARCHITECT
	NATIVE HYDROSEED	SEE PLANTING NOTES SHEET 23
	TURF	MARATHON FESCUE HYDROSEED

NEW PLANTING LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	REMARKS	SIZE	QTY.
	PRUNUS C. 'ATROPURPUREA' / PURPLE LEAF PLUM	STANDARD	24" BOX	[illegible]
	[illegible]		24" BOX	[illegible]
	JACARANDA MIMOSIFOLIA / JACARANDA	MULTI-BRANCH	24" BOX	21
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	MULTI-BRANCH	24" BOX	[illegible]
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	STANDARD	24" BOX	[illegible]
	PINUS ELDARICA / AFGHAN PINE		24" BOX	[illegible]
	SCHINUS MOLLE / CALIFORNIA PEPPER	MULTI-BRANCH	24" BOX	[illegible]
	CHORISIA S. 'MAJESTIC BEAUTY' / FLOSS SILK TREE		24" BOX	[illegible]

SYMBOL	BOTANICAL NAME/COMMON NAME	REMARKS	SIZE	QTY.
1	[illegible] SPP. / [illegible] LILY	SUN	1 GAL.	[illegible]
2	PHORMIUM T. 'YELLOW WAVE' / YELLOW WAVE FLAX	SUN	5 GAL.	[illegible]
3	RHAPHIOLEPIS I. 'JACK EVANS' / JACK EVANS INDIA HAWTHORN	SUN	5 GAL.	[illegible]
4	CARISSA MACROCARPA / NATAL PLUM	[illegible]	5 GAL.	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]
6	ROSA 'PINK' / PINK ROSE	SUN	[illegible]	[illegible]
7	ESCALLONIA FRADESII / PINK ESCALLONIA	SUN	[illegible]	[illegible]
8	PITTOSPORUM T. 'VARIEGATA' / VARIEGATED PITTOSPORUM	[illegible]	[illegible]	[illegible]
9	PODOCARPUS HENKELII / LONG-LEAFED YELLOWWOOD	[illegible]	[illegible]	[illegible]
10	VIBURNUM T. 'SPRING BOUQUET' / LAURUSTINUS	[illegible]	[illegible]	[illegible]
11	AGAPANTHUS AFRICANUS / LILY-OF-THE-NILE	SUN	1 GAL.	[illegible]
12	BUXUS M. JAPONICA / JAPANESE BOXWOOD	[illegible]	[illegible]	[illegible]
13	PITTOSPORUM T. 'WHEELERII' / WHEELER'S DWARF PITTOSPORUM	[illegible]	[illegible]	[illegible]

NOTES: 1) PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN [illegible] OF HARDSCAPE FEATURES AND PROVIDE A MINIMUM OF [illegible] CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS.
2) REMOVE ALL EXISTING PLANT MATERIAL NOT SHOWN AS TO REMAIN OR TO BE RELOCATED. VERIFY W/ OWNER PRIOR TO REMOVAL.

SYMBOL	BOTANICAL NAME/COMMON NAME	REMARKS	SIZE	QTY.
	PYRACANTHA COCCINEA / PYRACANTHA	ATTACH TO VINE TRELLIS USING VINE TIES	5 GAL.	[illegible]
	BARK MULCH	3" DEPTH THROUGHOUT ALL SHRUB AREAS @ FRONT PLANTER AREAS ONLY	[illegible]	[illegible]
	[illegible] WALLISIANA / [illegible] LILY	PLANT IN SHADE AREAS UNDER AND AROUND PLANTINGS @ [illegible] O.C.	FLATS	[illegible]
	LANTANA 'NEW GOLD' / NEW GOLD LANTANA	PLANT IN SUN AREAS UNDER AND AROUND PLANTINGS @ [illegible] O.C.	1 GAL.	[illegible]
	OSTEOSPERMUM FRUTICOSUM / AFRICAN DAISY	PLANT IN SUN OR PART SHADE AREAS UNDER AND AROUND PLANTINGS @ [illegible] O.C.	FLATS	[illegible]
	FESTUCA A. 'MARATHON' [illegible] / MARATHON DWARF FESCUE	PLANT IN ALL TURF AREAS	SOD	[illegible]

EXISTING TREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PINUS ELDARICA	MONDELL PINE
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	SCHINUS MOLLE	CALIFORNIA PEPPER TREE

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Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG

Seal: LICENSED LANDSCAPE ARCHITECT, ROBERT E. TAFT, No. 3449, Renewal 11/30/2017, STATE OF CALIFORNIA

No.	Revision	Date

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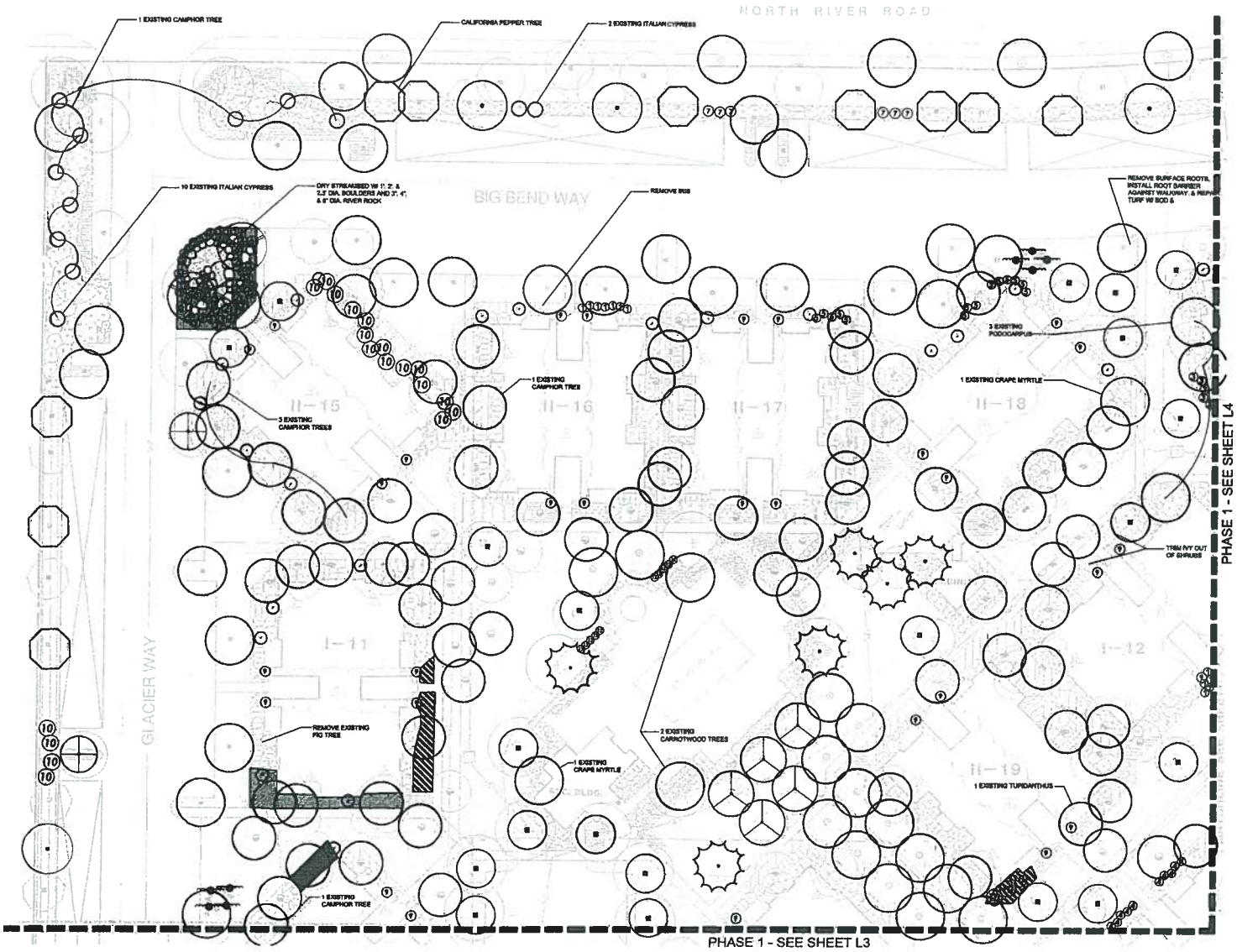
L1
of 11



NORTH

SCALE: 1"=20'

SEE SHEET L1
FOR PLANT LEGENDS
& NOTES

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Plans

EXISTING AREA LANDSCAPE PLANS

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PLANTING PLAN PHASE 1

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Drawn	R.E.T.
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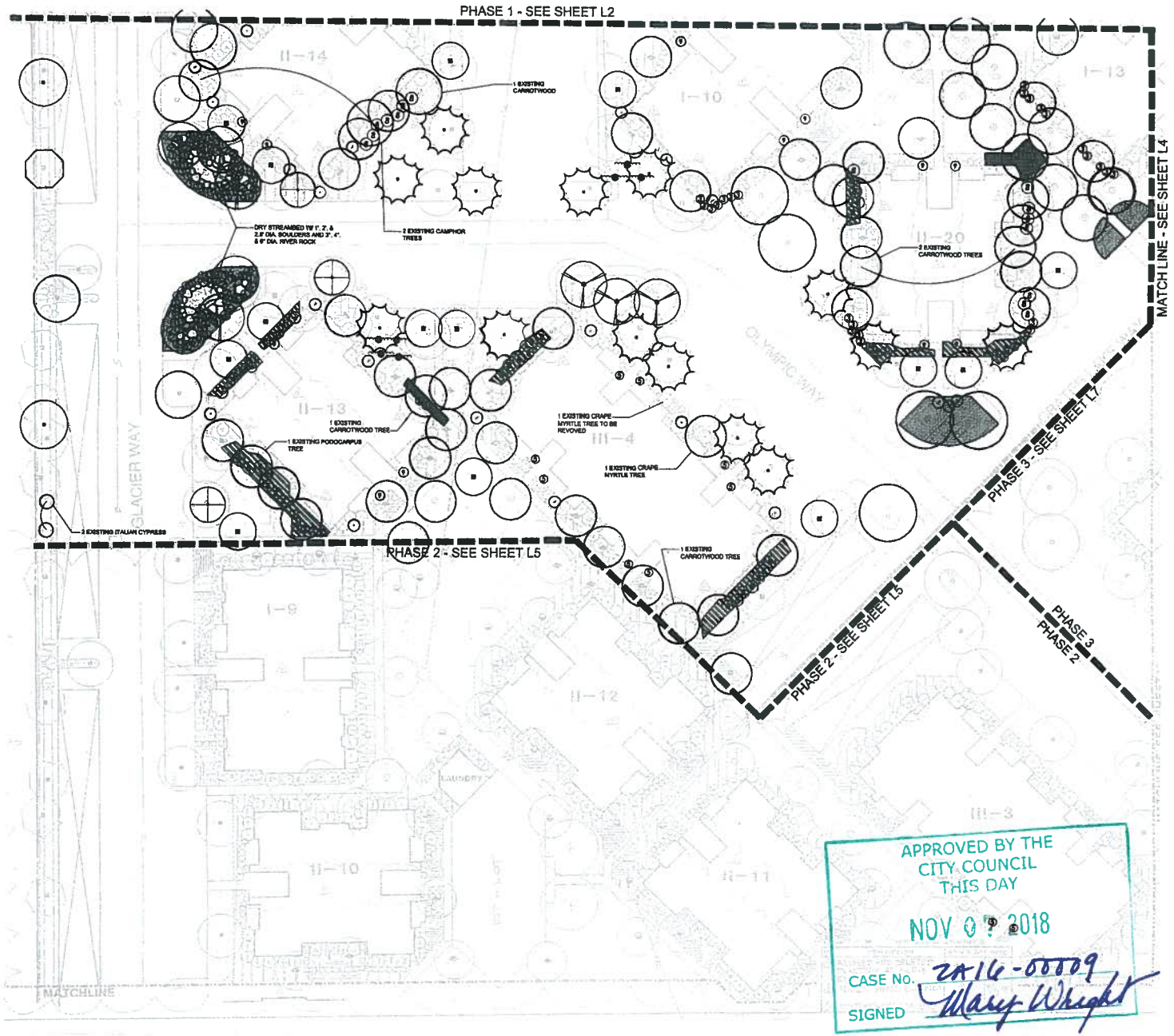
Scale	See Plan
Job No.	
Sheet	L2 of 11



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NORTH

SCALE: 1"=20'

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Client

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4398 Rainier Way
Oceanside, CA 92058

Project

RIVERVIEW SPRINGS APARTMENTS

4398 Rainier Way
Oceanside, CA 92058

Plans

EXISTING AREA LANDSCAPE PLANS

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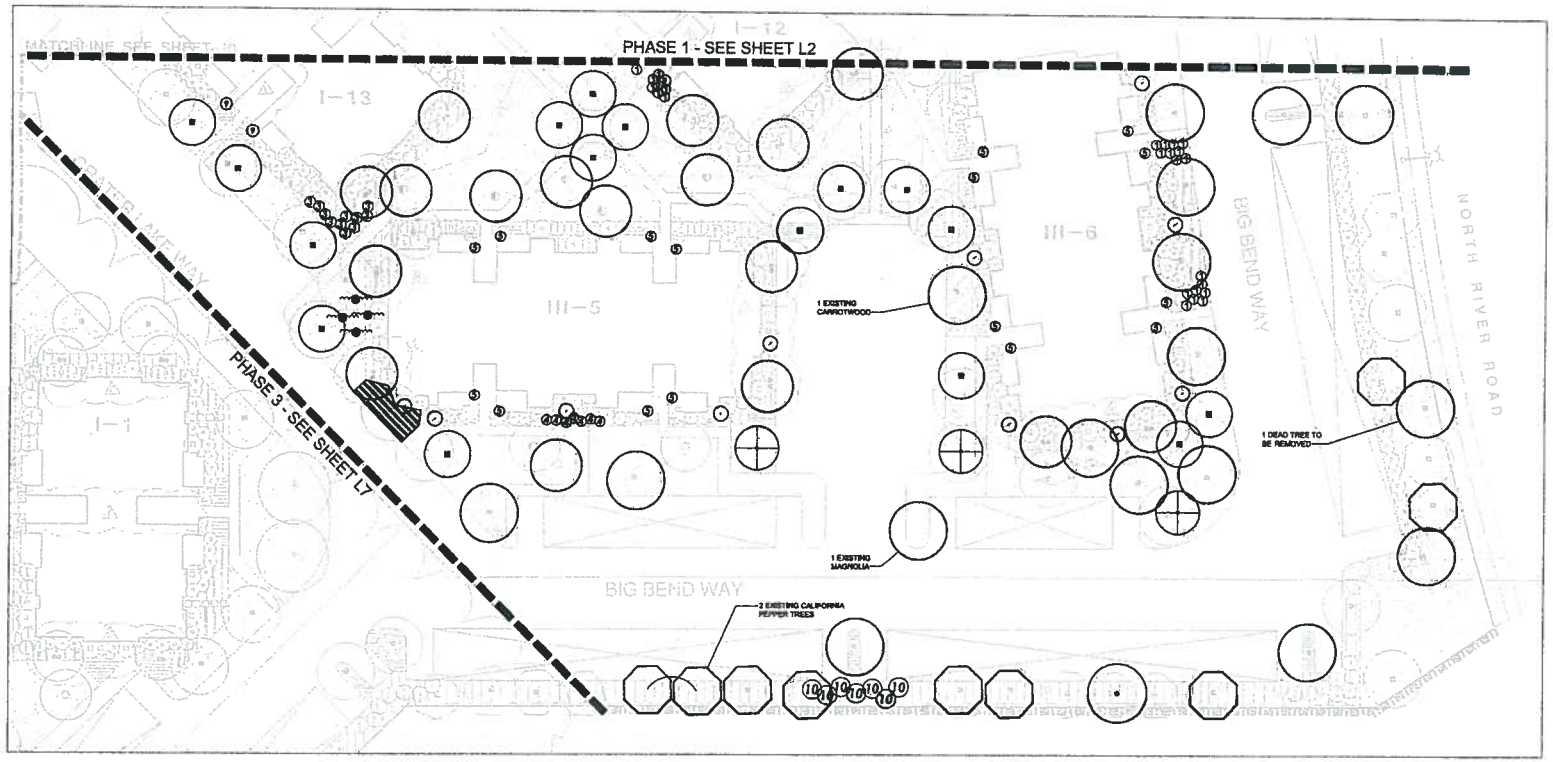
No.	Revision	Date

Sheet Title

PLANTING PLAN PHASE 1

Drawn R.E.T.	Sheet
Date November 27, 2017	**L3**
Scale See Plan	
Job No.	of 11



NORTH

SCALE: 1"=20'

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& NOTES

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NOV 07 2018
CASE NO. ZA16-00009.
SIGNED Mary Wright

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Sheet Title
PLANTING PLAN PHASE 1

Drawn R.E.T.
Date November 27, 2017
Scale See Plan
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Sheet **L4** of 11

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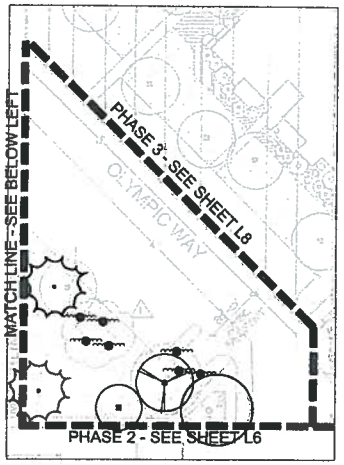

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ROBERT A. TAFT
No. 2449
Exp. 31-2018
11/07/2017
STATE OF CALIFORNIA

No.	Revision	Date

Sheet Title
PLANTING PLAN PHASE 2

Drawn: R.E.T.	Sheet: L5
Date: November 27, 2017	
Scale: See Plan	
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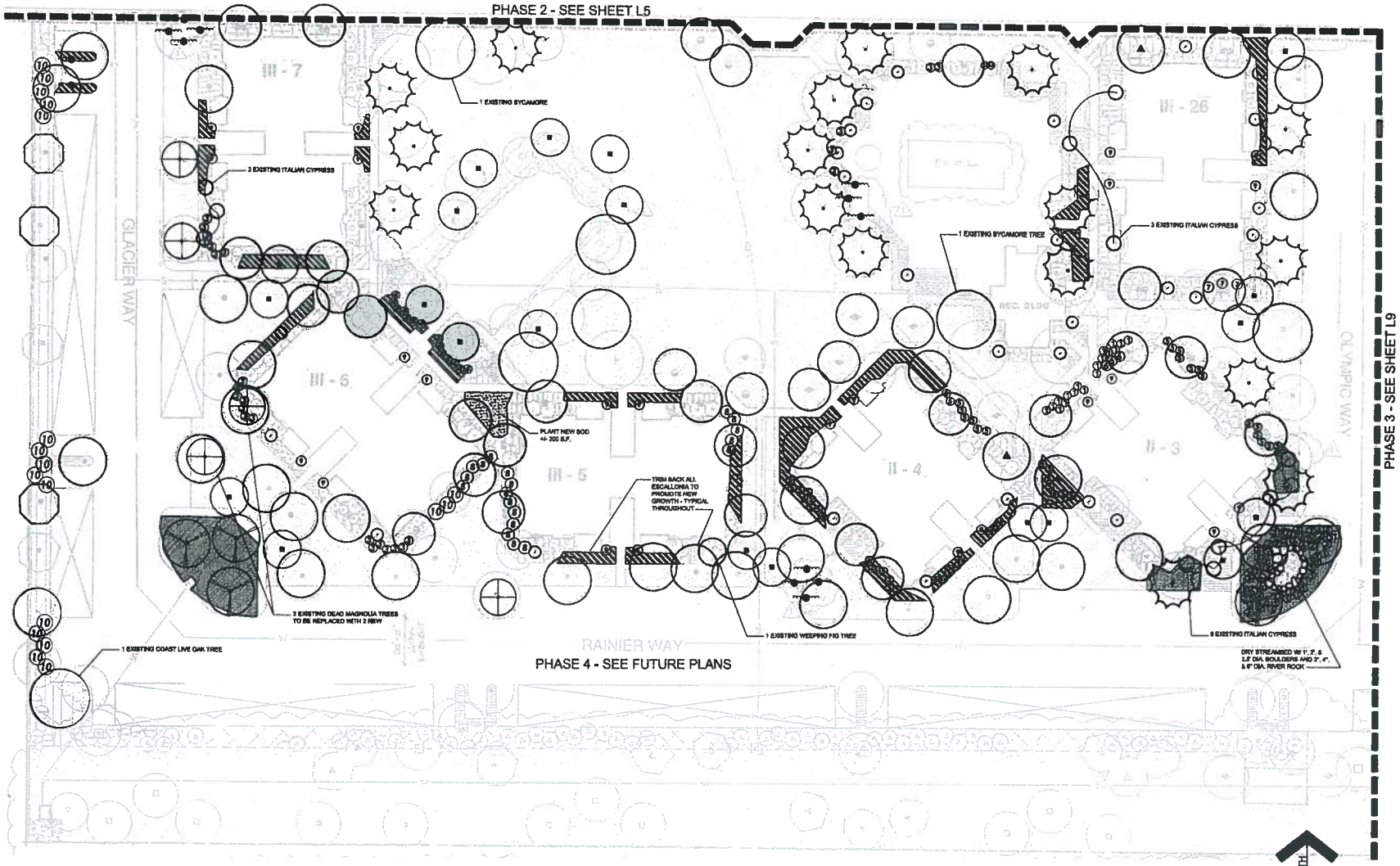

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No.	Revision	Date

Sheet Title
PLANTING PLAN PHASE 2

Drawn R.E.T.	Sheet L6
Date November 27, 2017	
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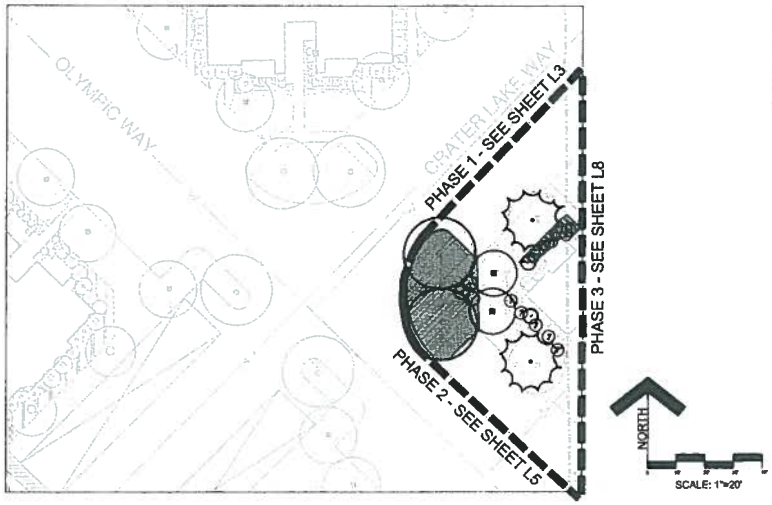
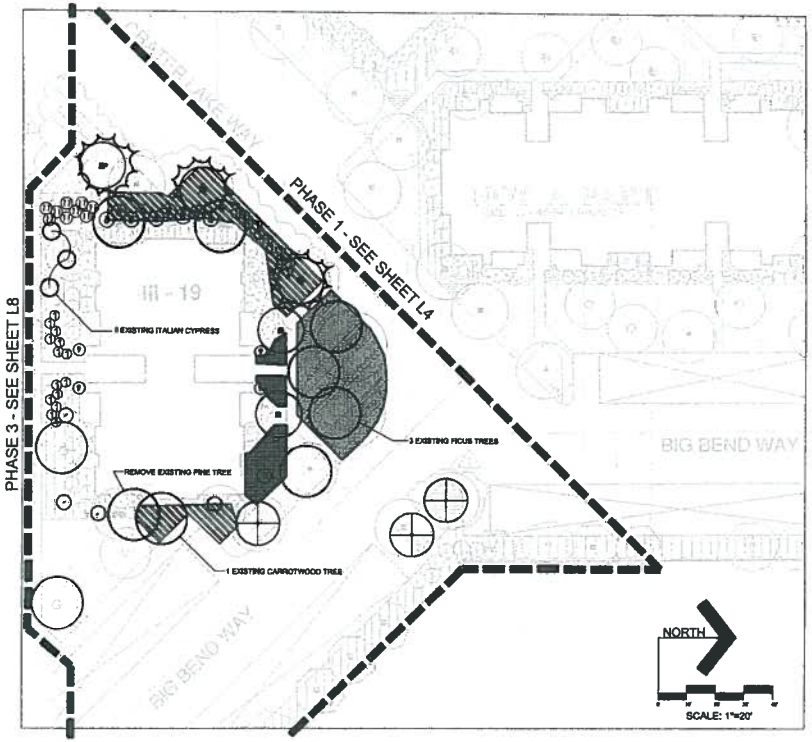
Job No.	of 11





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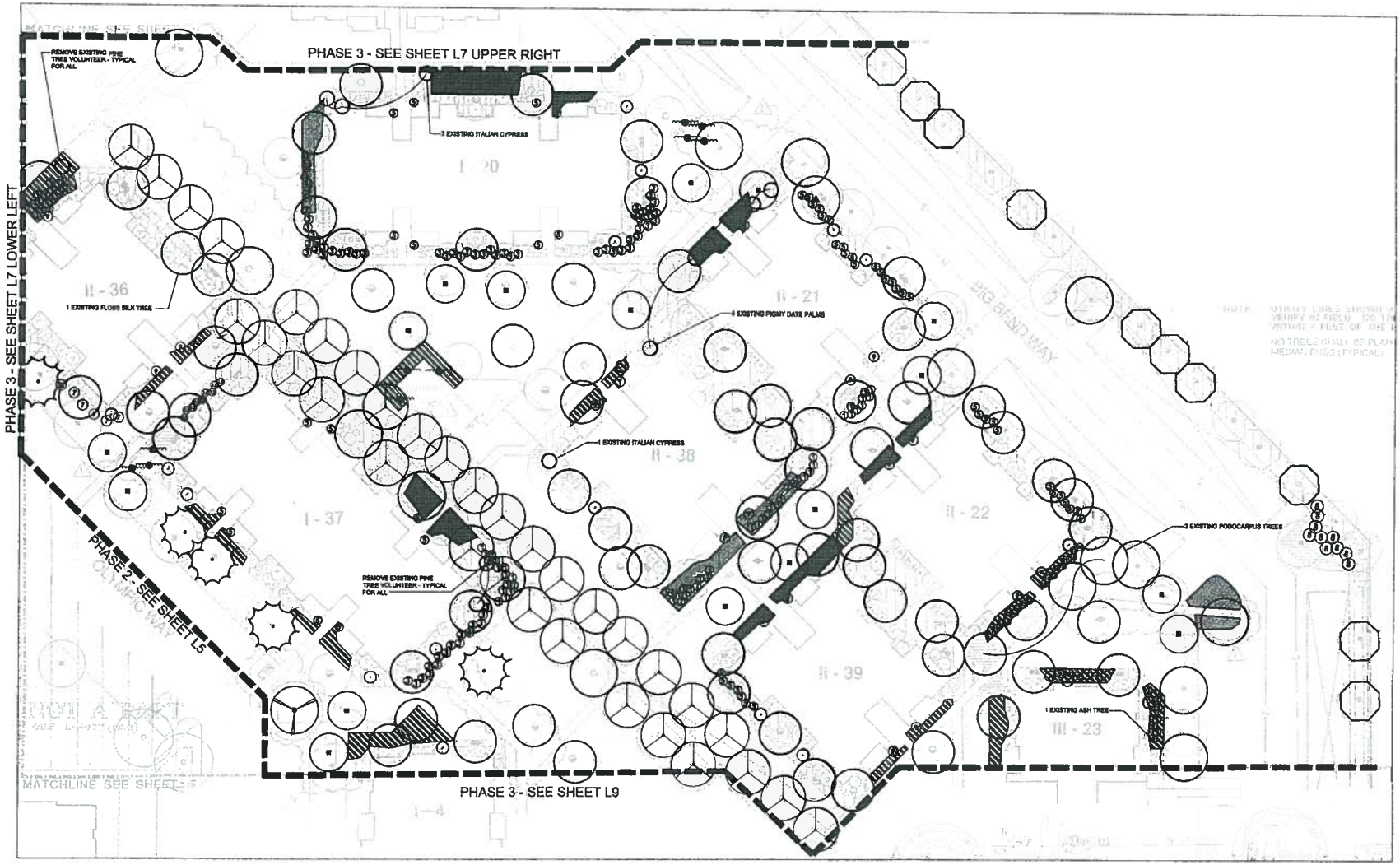
Sheet Title
PLANTING PLAN PHASE 3

Drawn: R.E.T.
Date: November 27, 2017
Scale: See Plan
Job No.
Sheet: L7 of 11



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No.	Revision	Date

Sheet Title

PLANTING PLAN PHASE 3

Drawn: R.E.T.	Sheet: L8
Date: November 27, 2017	
Scale: See Plan	
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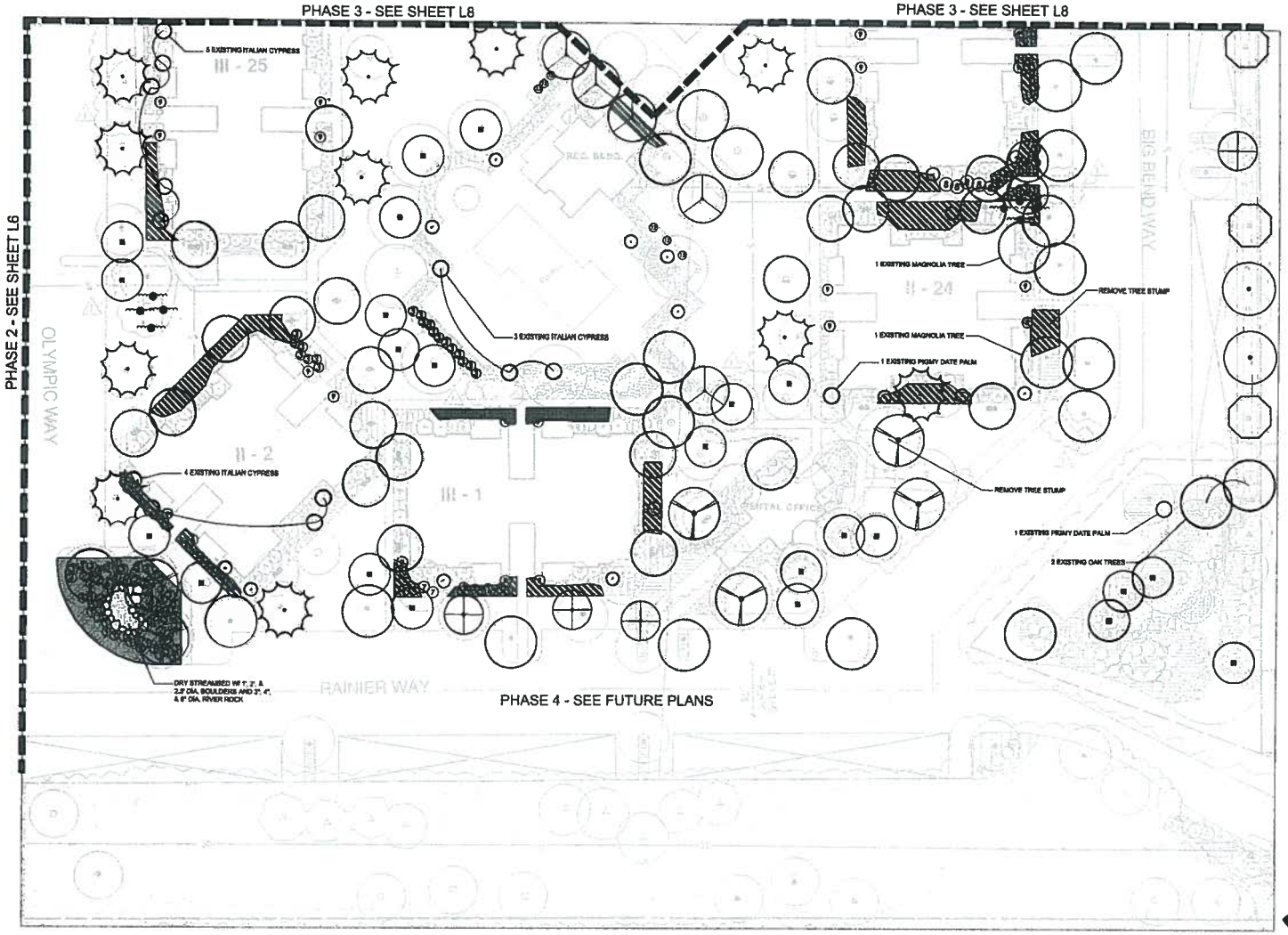

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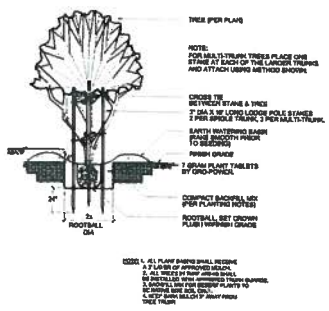
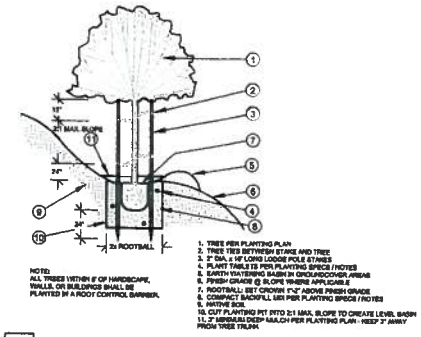
Sheet Title
PLANTING PLAN PHASE 3

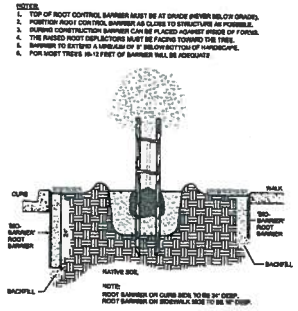
Drawn R.E.T.	Sheet L9
Date November 27, 2017	
Scale See Plan	
Job No.	of 11



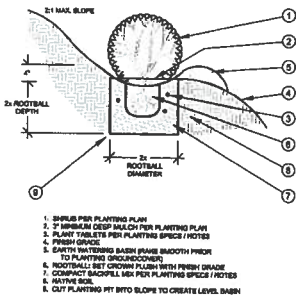
A TREE STAKING - 24" B. & UP, SINGLE OR MULTI-TRUNK



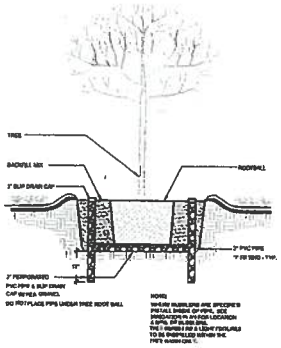
B TREE PLANTING



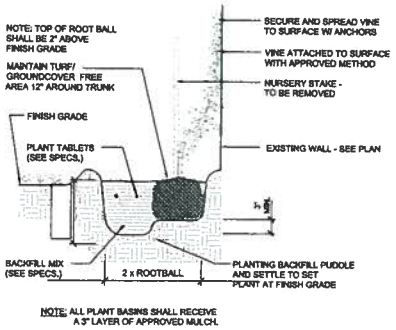
C ROOT BARRIER



D SHRUB PLANTING

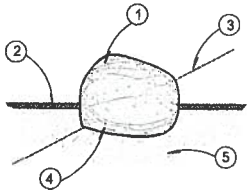


E TREE BREATHER TUBE & DEEP WATERING



NOTE: ALL PLANT BASINS SHALL RECEIVE A 3" LAYER OF APPROVED MULCH.

F VINE PLANTING



1. BOULDER - SIZE PER PLAN
2. FINISH GRADE (LEVEL GROUND PLANE)
3. FINISH GRADE (SLOPE)
4. BURY 1/3 OF BOULDER HEIGHT
5. UNDISTURBED NATIVE SOIL OR COMPACTED SUBGRADE

BOULDER QUANTITIES & SIZE

1' X 1'	75	3", 4", & 6" DIA. +/-1,500 S.F./250 C.Y's.
2' X 2'	30	
2' X 3'	30	
3' X 3'	20	

G BOULDER PLACEMENT

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Sheet Title
PLANTING DETAILS

Drawn R.E.T.	Sheet L10
Date November 27, 2017	
Scale See Plan	
Job No.	of 11

PLANTING SPECIFICATIONS

A. LANDSCAPE WORK GENERAL NOTES

ORDINANCES AND REGULATIONS: ALL LANDSCAPE PLANTING WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).

PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

GENERAL: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CITY AND COUNTY CODES AND THESE PLANS.
THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
THE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
ALL IRRIGATION WORK SHALL HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY GROUND COVER PLANTING WORK.
THE OWNER'S SUPERINTENDENT AND THE LANDSCAPE ARCHITECT WILL INSPECT THE PLANTING WORK PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS.
THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER/LANDSCAPE ARCHITECT IN PRODUCING THE BEST POSSIBLE PRODUCT.
UPON COMPLETION OF EACH PHASE OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE SITE OF ALL ACCUMULATED RUBBISH, DEBRIS, AND OTHER EXTRANEOUS MATERIAL.

SCOPE OF WORK: CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS AND OR NOTES. INCLUDED AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS; PREPARATION OF ALL PLANTING AND TREE HOLES; FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS; PROVIDING MAINTENANCE THROUGHOUT THE PROJECT PERIOD; PROVIDING PLANT ESTABLISHMENT WORK THROUGHOUT THE SPECIFIED PERIOD; CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS; GUARANTEE OF ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR.

THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" DIAMETER, DEBRIS AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.

THE OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10th OF 1 FOOT OF FINISH GRADE, INCLUDING ANY MINOR ADJUSTMENTS TO EARTH BERM AND SLOPE SHAPES. PROVIDE FINISH GRADE IN PLANTING AREAS TO 1% MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS, ETC. IN GROUND COVER AREAS AND 1" BELOW IN TURF.

ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIAL, FULL AND BUSHY: OF HINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING, AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE. ALL SPECIMEN MATERIAL TAGGED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT WILL BE AVAILABLE AT VALLEY CREST NURSERY, OR OTHER SOURCE EQUAL IN QUALITY. CONTRACTOR SHALL PURCHASE TAGGED MATERIAL, ARRANGE DELIVERY, PAY FOR SAME, AND INSTALL PER PLAN.

THE LANDSCAPE ARCHITECT SHALL APPROVE THE LOCATION OF ALL OF THE ONE GALLON, FIVE GALLON, AND FIFTEEN GALLON PLANT MATERIAL AS APPROXIMATELY SPOTTED IN THE FIELD BY THE CONTRACTOR. ALL BOXED MATERIAL SHALL BE STAKED FOR LOCATION APPROVAL PRIOR TO PLANT PIT EXCAVATION. PRIOR TO PLANTING, THE OWNER'S REPRESENTATIVE WILL SELECT THE BEST SIDE AND FACE ALL SPECIMEN TREES.

TREE TIES SHALL BE "CINCH TIE" AVAILABLE FROM "V.I.T. COMPANY" OF ESCONDIDO, CA (760) 480-6702. INSTALL PER MANUFACTURER'S SPECIFICATIONS. USE WOOD SCREWS ONLY FOR WOOD STAKES, USE THRU BOLT FOR METAL STAKES.

ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE ROOTED TIP CUTTINGS FROM FLATS OR LINERS UNLESS OTHERWISE SPECIFIED, AND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. ALL GROUND COVER AND SHRUB AREAS SHALL HAVE A MINIMUM DEPTH OF 4" SHREDDED BARK MULCH.

TO ALL PLANTING AREAS OF 2:1 SLOPE AND LESS, AND PRIOR TO IRRIGATION SYSTEM INSTALLATION, CROSS RIP OR OTHERWISE TILL 12" DEEP. AFTER CROSS RIPPING, ROTO-TILL SOIL PREP AMENDMENTS 6" DEEP (SEE SOIL PREP / BACKFILL NOTE).

LICENSE: THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED LANDSCAPE CONTRACTOR. AND SHALL OBTAIN (AND KEEP IN FORCE DURING THE PERIOD OF THE CONTRACT) PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.

LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, EXISTING PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.

LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

PLAN & FIELD VERIFICATION
THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY. THE OWNER'S SUPERINTENDENT WILL INSPECT THE PLANTING WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

COORDINATION: CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.

METHODS OF CONSTRUCTION: THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER IN PRODUCING THE BEST POSSIBLE PRODUCT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.

SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.

UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.

SUBSTITUTIONS: IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT REASONABLY OBTAINABLE, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR ALTERNATE FROM THE LANDSCAPE ARCHITECT. MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.

MATERIALS: ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION OR THE BEST GRADE OF THEIR RESPECTIVE KINDS WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS: NO SUBSTITUTIONS WILL BE ALLOWED.

PLANTING PLANS: THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, EXISTING IRRIGATION, EXISTING PLANTING, ARCHITECTURAL FEATURES AND UTILITIES. ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PLANTING NOTES: SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.

FINAL SITE REVIEW
UPON COMPLETION OF WORK THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT FOR FINAL SITE REVIEW, AT WHICH TIME THE CONTRACTOR SHALL BE PRESENT. ANY ASSUMED OR EXISTING VARIENCES OR OMISSIONS SHALL BE NOTED AT THIS TIME. THE CONTRACTOR SHALL STIPULATE WHEN AND HOW THE CONDITIONS WILL BE RECTIFIED. WHEN THESE CHANGES HAVE BEEN CARRIED OUT, THE AREAS CLEANED AND A NOTICE OF COMPLETION / ACCEPTANCE SHALL BE RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNERS AUTHORIZED REPRESENTATIVE.

SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

MAINTENANCE INSTRUCTIONS: AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE ON HOW TO PROPERLY MAINTAIN AND CARE FOR LANDSCAPE PLANTINGS.

GUARANTEE: THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. SHRUBS & VINES FOR 6 MOS., AND ALL OTHER PLANT MATERIAL SHALL BE GUARANTEED FOR 90 DAYS. ANY SETTLING OF TREE/SHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD PRIOR TO FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER -INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

REQUIRED FIELD OBSERVATIONS: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE ROBERT E. TAFT LANDSCAPE ARCHITECTURE TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE ROBERT E. TAFT LANDSCAPE ARCHITECTURE TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. ANY UNAUTHORIZED MODIFICATIONS THERETO, FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS, OR IN THE EVENT THAT ROBERT E. TAFT LANDSCAPE ARCHITECTURE IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND ROBERT E. TAFT LANDSCAPE ARCHITECTURE AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.

FIELD OBSERVATION COORDINATION: OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

CLOSING OF UNINSPECTED WORK: THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF THE WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINEER OR AUTHORIZED REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED, THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE OWNER'S SATISFACTION.

JOB SITE MEETINGS AND REQUIRED INSPECTIONS:

A. PRE-JOB MEETING ONSITE - PRIOR TO COMMENCEMENT OF WORK
B. DURING SOIL PREPARATION
C. AT COMPLETION OF SOIL PREPARATION
D. COMPLETION OF WEED CONTROL
E. PLANT MATERIAL INSPECTION AND LOCATION
F. GRADING CHECK PRIOR TO GROUND COVER
G. PROGRESS / INSTALLATION INSPECTION
H. COMPLETION OF PLANTING
I. 30, 60, & 90-DAY MAINTENANCE INSPECTIONS

COMPLETION: WORK SHALL BE COMPLETED UPON FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT. A FINAL INSPECTION SHALL BE HELD UPON THE COMPLETION OF THE WORK PROVIDING THE CONTRACTOR HAS COMPLETED THE INSTALLATION OF ALL PHASES OF THE CONTRACT AND CONFORMED TO ALL REQUIREMENTS OF THESE SPECIFICATIONS.

B. PRODUCTS & MATERIALS

SCOPE OF WORK: WORK SHALL CONSIST OF FURNISHING ALL MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETELY INSTALL ALL LANDSCAPE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED. THE FOLLOWING COMPRISES THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO SHOW THAT AMPLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

PLANT MATERIALS: ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES DETAILS, AND SPECS. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE. PROVIDE TREES, SHRUBS & OTHER PLANTS OF SIZE, GENUS, SPECIES AND VARIETY INDICATED ON THE PLANS FOR THE LANDSCAPE WORK AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". ALL PLANTS SHALL BE HEALTHY, WELL ESTABLISHED NURSERY STOCK, FREE FROM INSECTS AND THEIR EGGS AND DISEASES. PLANTS SHALL BE FURNISHED IN THE QUANTITIES REQUIRED TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS. CONTAINER STOCK (1 GAL., 5 GAL., 15 GAL. AND BOXES) SHALL HAVE BEEN GROWN IN CONTAINER FOR AT LEAST SIX MONTHS, BUT NOT OVER TWO YEARS. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN ROOT BALLS WHEN TAKEN FROM THE CONTAINER SHALL BE PLANTED. NO TREES WITH DAMAGED ROOTS, BROKEN ROOT BALL OR SEPERATION AT THE TRUNK BASE SHALL BE PLANTED. ALL PLANTS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING. SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIAL, FULL AND BUSHY OF HINES WHOLESALE NURSERY/MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING AND WILL NOT HESITATE TO REJECT ANY MATERIAL OR QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE. ALL

SPECIMAN MATERIAL TAGGED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT WILL BE AVAILABLE AT VALLEY CREST OR OTHER NURSERY SOURCE OF EQUAL QUALITY. CONTRACTOR SHALL PURCHASE TAGGED MATERIAL, ARRANGE DELIVERY, PAY FOR SAME AND INSTALL PER PLAN.

REJECTION OF PLANT MATERIAL: THE OWNER OR LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL AND WILL NOT HESITATE TO REJECT ANY PLANT MATERIAL REGARDED AS UNSUITABLE, OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE AND SHALL THEREFORE BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WIND BURN, VANDALISM OR ANY OTHER INJURY.

PLANT QUANTITIES: QUANTITIES FOR PLANT MATERIALS ARE SHOWN FOR CONVENIENCE ONLY, AND NOT GUARANTEED. CONTRACTOR SHALL VERIFY PLANT COUNT AND SUPPLY SUFFICIENT NUMBER TO FULFILL THE INTENT OF THE DRAWINGS. CONFIRM ANY CLARIFICATIONS WITH THE LANDSCAPE ARCHITECT.

TREE TAGGING: CONTRACTOR SHALL FORWARD DIGITAL PHOTO'S OF 24" BOX OR LARGER TREE SPECIMENS WITH A PERSON IN THE PHOTO FOR SCALE AND WITH THE TREE SEPARATED FORM OTHER TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY.

TREE STAKES AND TIES: TREE STAKES SHALL BE MINIMUM 2" DIAMETER LODGE POLE PINE OR CONSTRUCTION HEART REDWOOD. FURNISH AND INSTALL AS INDICATED ON DETAILS. TREE TIES SHALL BE FLEXIBLE NON-DETERIORATING SELF-FASTENING BLACK VINYL TREE TIES OF THE SIZES REQUIRED TO PROPERLY SUPPORT TREES. "CINCH TIES" AVAILABLE FROM V.I.T. OR EQUAL.

ROOT BARRIERS: REGARDLESS OF INDICATION ON THE PLANS, THE CONTRACTOR SHALL INSTALL LINEAR PANEL TYPE OR GOVERNING AGENCY APPROVED ROOT BARRIERS AT ALL TREES WITHIN TEN (10) FEET OF HARDSCAPE, STRUCTURES, ETC. OR EQUAL.

SOD: SOD VARIETY SHALL BE PER PLANS. SOD SHALL BE SUPPLIED BY PACIFIC SOD OR APPROVED EQUAL, PURCHASED FROM A RECOGNIZED TURF NURSERY, FIRST QUALITY, FRESH AND CLEAN.

AGRIFORM PLANTING TABLETS: SHALL BE 20-10-5 ANALYSIS PROLONGED RELEASE NITROGEN. (1) PER 1 GALLON, (2) PER 5 GALLON, (4) PER 15 GALLON, AND (6) PER BOX FOR SPECIMENS LARGER THAN 15 GALLON OR PER DRAWINGS.

COMMERICAL FERTILIZER: SHALL BEAR THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE CONTROLLED RELEASE TYPE FERTILIZER WITH THE FOLLOWING MINIMUM REQUIREMENTS:
16% NITROGEN - 16% PHOSPHORIC ACID - 16 % POTASH (+ IRON)

REDWOOD SHAVINGS SHALL BE PURE REDWOOD SAWDUST AND SHAVINGS OR NITROGEN FORTIFIED FIR RESULTING FROM MILLING OPERATIONS AND SHALL NOT CONTAIN STICKS, BLOCKS OF WOOD, OR OTHER FOREIGN MATTER. SOURCES OF SHAVINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
GYPSUM STANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 94.3 % CALCIUM SULFATE SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED.
SOIL SULFUR STANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 99 % SULFUR (EXPRESSED AS ELEMENTAL) SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED. BONE MEAL SHALL BE FINE GROUND, STEAMED, DRY MATERIAL WITH A MIN. ANALYSIS OF 1 % NITROGEN - 30 % PHOSPHORIC ACID - 69.5 % UNDILUTED BONE.

SAMPLES: SAMPLES OF REDWOOD SHAVINGS, STEER MANURE, FERTILIZER AND SEED SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED.

CERTIFICATES: CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR. CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.

C. EXECUTION

1. TREE AND SHRUB PLANTING

PLANT DEPTH: PLANT ALL PLANTS AT THEIR NATURAL GROWING DEPTH PER DETAIL, IN THE LOCATIONS SHOWN ON THE DRAWINGS.

EXCAVATED PITS: EXCAVATE PITS WITH SQUARE AND VERTICAL SIDES, 2 TIMES THE DIAMETER, AND 12" GREATER IN DEPTH THAN THE SIZE OF THE PLANT CONTAINER.

BACKFILL MIXTURE: BACKFILL TO BOTTOM OF ROOT BALL WITH PREPARED BACKFILL MIXTURE, TAP FIRMLY, SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION. CROWN LEVEL WITH FINISH GRADE. BACKFILL BALANCE OF PIT WITH THE FOLLOWING PREPARED MIXTURE OR PER SOILS REPORT:

6 PARTS BY VOLUME NATIVE ON SITE SOIL
4 PARTS BY VOLUME "NITRO-MULCH" SOIL AMENDMENT
1 LB. 16-16-16 COMMERCIAL FERTILIZER PER CU. YD. OF MIX
2 LBS. IRON SULFATE PER CU. YD. OF MIX
AGRIFORM PLANT TABLETS, (1) PER GALLON, (2) PER 5 GALLON, (4) PER 15 GALLON, AND (6) PER BOX FOR SPECIMENS LARGER THAN 15 GALLON.

TREE LOCATIONS: THE OWNER SHALL APPROVE ALL TREE LOCATIONS. TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION & DRAINAGE LINES, CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY.

WATER BASIN: CONSTRUCT A SIX INCH DEEP WATER BASIN, MULCH WITH A FOUR INCH LAYER OF REDWOOD SHAVINGS, AND WATER THOROUGHLY. BACKFILLING WITH ADDITIONAL MIX WHERE VOIDS APPEAR.

TREE STAKES: ALL NURSERY STAKES SHALL BE REMOVED AND ALL TREES SHALL BE INSTALLED WITH LODGE POLE STAKES DRIVEN 2 FEET INTO THE UNDISTURBED SOIL. TREE STAKES SHALL NOT PIERCE THE ROOTBALL AND NOT INJURE TREE ROOTS. SEE TREE PLANTING DETAILS.

TREE TIES: TREE TIES SHALL BE FASTENED TO THE TREE AND STAKE BY LOOPING THE TIES IN FIGURE 8'S WITH THE INSIDE OF THE TREE TRUNK. FASTEN TIE TO THE STAKE WITH ONE GALVANIZED ROOFING NAIL.

DEFECTS: ALL DEFECTS IN TREE AND SHRUB PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

2. VINE PLANTING

GENERAL: ALL VINES SHALL BE PLANTED PER THE VINE PLANTING DETAIL, AND THE WOOD SUPPORT STAKE SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE TO THE ROOTBALL.

WOOD FENCES: VINES ATTACHED TO WOOD FENCES SHALL BE SECURED WITH GALVANIZED NAILS OR GALVANIZED EYE SCREWS AND HEAVY DUTY VINE TIES.

MASONRY WALLS: ON MASONRY WALLS ATTACH WITH ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE OR GALVANIZED EYE SCREWS AND WIRE (PER DETAIL). ATTACH VINE WITH HEAVY DUTY VINE TIES.

3. GROUNDCOVER PLANTING

GENERAL: ALL GROUNDCOVER AREAS NOTED ON PLANS SHALL BE PLANTED WITH ROOTED CUTTING FROM FLATS UNLESS OTHERWISE NOTED. PLANT CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON PLANS, REFER TO PLANTING DETAIL. INSTALL PLANTS IN AREAS AND TO SPACING AS SHOWN ON THE DRAWINGS IN EVENLY TRIANGULARLY SPACED ROWS.

EXCAVATE PITS: EXCAVATE PITS A MINIMUM 3" x 4" WITH SUFFICIENT DEPTH TO ALLOW ROOT SYSTEM TO HANG FREE IN PIT. PLACE EACH PLANT AT ITS NATURAL GROWING DEPTH, ADD COMMERCIAL FERTILIZER AND SOIL BACKFILL MIX PER PIT, AND FIRM SOIL AROUND BASE OF PLANT WITHOUT PILING AT CROWN.

WATERING: WATER THROUGHLY AFTER SUFFICIENT AREA HAS BEEN PLANTED. ANY PLANTINGS SHOWING EVIDENCE OF DRYING OUT OR BADLY WILTING WILL NOT BE ACCEPTED.

PRE-EMERGENT: APPLY TREFLAN OR APPROVED PRE-EMERGENT IMMEDIATELY AFTER PLANTING TO ALL GROUNDCOVER AREAS. HYDROSEEDED AREAS NOT INCLUDED.

DEFECTS: ALL DEFECTS IN GROUNDCOVER PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

4. SODDING

FINISH GRADE: SOIL SHALL BE LEFT 1 - 1/2" BELOW FINISH GRADE AS THE SOD WILL BRING THE LEVEL UP TO THE PROPER HEIGHT.

SITE PREPARATION: AFTER PREPARATION OF SOIL, THE AREA MUST BE PRE-IRRIGATED TO WET IT TO A DEPTH OF FOUR INCHES. IT SHALL BE DAMP BUT NOT MUDDY AND WITHOUT DEPRESSIONS.

HANDLING: INITIAL PLACEMENT OF SOD SHALL BE LAID WITHIN TWO DAYS AFTER IT IS DELIVERED. IT SHALL NOT BE LEFT IN THE HOT SUN, IN ROLLS, OR STACKED OVERNIGHT.

FERTILIZER: PRIOR TO PLACING OF SOD, BROADCAST 16-20-0 FERTILIZER AT A RATE OF SEVEN POUNDS PER 1,000 SQARE FEE OVER SURFACE.

LAYOUT: SOD SHALL BE UNROLLED AND PLACED CAREFULLY IN A STAGGERED PATTERN. A PIECE OF 2 X 4 SHALL BE USED TO TAMP EACH ROLL AGAINST THE STRIPS TO ELIMINATE JOINTS AND EDGES.

INSTALLATION: AFTER LAYING SOD, IRRIGATE MODERATELY TO ENSURE MOISTURE PENETRATION. THEN ROLL WITH A RYAN TYPE SOD ROLLER. SOD SHALL BE FLUSH WITH GRADES OF ADJACENT SIDEWALKS, CURBS AND HEADERBOARDS. WATER AND ROLL AGAIN IF GRADE DOES NOT MEET THESE CONDITIONS.

WATERING: AFTER ROLLING THE SOD, THE AREAS SHALL BE THOROUGHLY WATERED TO A DEPTH OF 6" AND KEPT CONTINUALLY MOIST FOR A PERIOD OF TEN DAYS.

DEFECTS: ALL DEFECTS IN SOD PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

FINISH GRADE AT TURF AREAS: FINISH GRADE OF ALL TURF AREAS SHALL BE ONE INCH BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC.

TURF AREAS: AT THE END OF EACH THIRTY(30) DAY PERIOD OF MAINTENANCE, THE CONTRACTOR SHALL DO THE FOLLOWING: OVERSEED ALL SPOTS OR AREAS WHERE NORMAL SOD ESTABLISHMENT IS NOT EVIDENT. REMOVE ALL ROCKS OR OTHER DEBRIS THAT CONSTITUTE A HINDRANCE TO MOWING. FILL ALL DEPRESSIONS AND ERODED CHANNELS WITH SUFFICIENT TOP SOIL TO RAISE TO PROPER GRADE, COMPACT LIGHTLY AND RESOD THE FILLED AREAS.

TURF WEED CONTROL: TURF AREAS SHALL BE TREATED WITH A BROADLEAF WEED KILLER APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

TURF FERTILIZER: FERTILIZE ALL TURF AREAS WITH COMMERCIAL FERTILIZER, 16-6-8 MINIMUM ANALYSIS, AT THE RATE OF FIVE (5) POUNDS PER 1000 SQ. FT. OF AREA OR PER THE SOIL ANALYSIS REPORT.

FERTILIZER: FERTILIZE ALL PLANTING AREAS WITH COMMERCIAL FERTILIZER, 16-6-8 MINIMUM ANALYSIS, AT THE RATE OF FIVE (5) POUNDS PER 1000 SQ. FT. OF AREA OR PER THE SOIL ANALYSIS REPORT. PLANT ESTABLISHMENT WORK SHALL INCLUDE THREE FERTILIZER APPLICATIONS PER THIRTY (30) DAY INTERVALS.

MOWING: MOW ALL TURF AREAS BEFORE THEY REACH A HEIGHT OF THREE INCHES WITH MOWER SET AT TWO INCHES. MAINTAIN ALL TURF AREAS AT A TWO INCH HEIGHT THROUGHOUT THE MAINTENANCE PERIOD.

RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDRO-SEEDED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY DAYS.

5. LANDSCAPE GRADING

SITE PREPARATION: THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" DIAMETER, DEBRIS, AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.

SOIL PREPARATION: UPON COMPLETION OF THE GRADING OPERATIONS, THE CONTRACTOR SHALL SUBMIT ONE REPRESENTATIVE SOIL SAMPLE FOR EACH DIFFERENT TYPE OF SOIL CONDITION FOR SOIL SUITABILITY TESTING. THE SOIL TEST SHALL BE PERFORMED BY SOIL AND PLANT LABORATORY, ORANGE CA. (714) 282-8777 OR EQUAL. TEST SHALL INDICATE ORGANIC MATTER CONTENT, N, P, K, EC, BORON, SOIL TEXTURE; AND MAKE RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE FERTILIZER. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.

SOIL AMENDMENTS: THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ALL PLANTING AREAS, EXCEPT MANUFACTURED SLOPE CONDITIONS UNLESS OTHERWISE STATED, SHALL BE AMENDED PER THE AGRONOMIC SOILS REPORT.

CULTIVATION DEPTH: ALL LANDSCAPE AREASEXCEPT MANUFACTURED SLOPE CONDITIONS, SHALL BE CULTIVATED TO A DEPTH OF SIX INCHES.

AMENDMENT MIX: INCORPORATE THE FOLLOWING SOIL AMENDMENTS, OR PER SOILS REPORT, IN THE UPPER 6" OF ALL PLANTING AREAS, TILLING OR DISKING UNTIL ALL POCKETS AND LAYERS OF SOIL AND SOIL CONDITIONERS ARE ELIMINATED.

REDWOOD SHAVINGS	6 YARDS PER 1000 SQ. FT.
COMMERCIAL FERTILIZER	20 LBS. PER 1000 SQ. FT.
GYPSUM	100 LBS. PER 1000 SQ. FT.

FINISH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF 1 FOOT OF FINISH GRADE,FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS OR AS MAY BE CONTROLLED BY EXISTING INSTALLATIONS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM. STRAIGHT LEVELS BETWEEN POINTS WHERE ELEVATIONS ARE DETERMINED. FINISH GRADES SHALL BE SMOOTH AND EVEN OF A UNIFORM PLANE WITH NO ABRUPT CHANGES IN THE SURFACE. MINOR MODELING OF THE GROUND SURFACE MAY BE REQUIRED. GRADES SHALL PROVIDE FOR THE NATURAL RUN-OFF OF WATER WITHOUT LOW SPOTS OR POCKETS. PROVIDE FINISH GRADES IN PLANTING AREAS WITH 2% MINIMUM FLOW. FLOW LINES SHALL BE SET BY INSTRUMENT AND SHALL BE THE MAXIMUM GRADIENT POSSIBLE.

DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS OR AS SPECIFIED BY THE OWNER.

FINISH GRADE AT SHRUB AREAS: FINISH GRADE OF ALL SHRUBBERY AND GROUND COVER AREAS SHALL BE TWO INCHES BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC., EXCEPT WHERE WATER FLOWS ACROSS SAME.

D. MAINTENANCE

MAINTENANCE PERIOD: THE MAINENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENACE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED. THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEAN-UP, ETC. ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ON-GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.

WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED. ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.

CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. THE CONTRACTOR SHALL ELECT TO REMOVE SUCH CONCENTRATIONS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS. DAMAGED PLANTS OR AREAS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.

CHEMICAL HERBICIDES PEST & RODENT CONTROL: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AND INFESTATIONS AT THE OPTION OF THE OWNER AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO A POINT OF GROWTH. AT NO TIME SHALL TREES BE "TOPPED".

PLANT REPLACEMENTS: DURING THE MAINTENACE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO. AT THE END OF THE MAINTENACE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, GROWING CONDITION.

CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

FINAL INSPECTION: WILL BE HELD AT THE END OF THE 90-DAY MAINTENANCE PERIOD.

APPROVED BY THE
CITY COUNCIL
THIS DAY
NOV 07 2018
CASE No. ZA16-00009
SIGNED [signature]

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG

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Plans
EXISTING AREA LANDSCAPE PLANS

Seal
LICENSED LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

No.	Revision	Date

Sheet Title
PLANTING SPECIFICATIONS

Drawn	R.E.T.	Sheet
Date	November 27, 2017	L11
Scale	See Plan	
Job No.		of 11