

Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, April 16, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed 95 rooms in four, two-story residential buildings that bear the appearance of homes titled “Sandpiper Villa” residential care facility for the elderly (RCFE). The site is located at the north-west corner of Dixie and Grace Streets on a 2.02-acre lot.

Project Number: ADM25-00014

Assessor Parcel Number(s): 148-271-09-00 & 148-271-10-00

Contact Person: Brent Mitchell

Email: sekhan2@outlook.com

Zoning: RS

Land Use: SFD-R

Neighborhood Area: Loma Alta

Meeting 2: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed SB 9 map to create two (2) parcels on a 20,520 sq ft lot located at 2305 Ivey Road.

Project Number: ADM25-00015

Assessor Parcel Number(s): 165-310-04-00

Contact Person: Derek Berg

Email: Derek@MADesigning.com

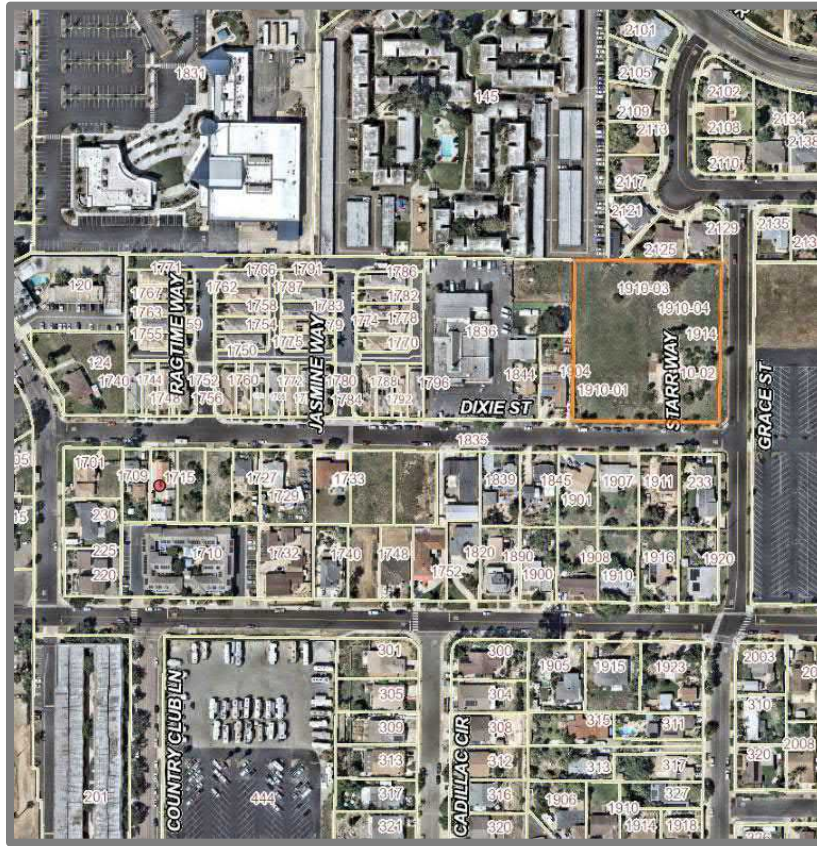
Zoning: RS

Land Use: SFD-R

Neighborhood Area: Fire Mountain

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

ITEM 1





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Time preference: 9:30 am 10:30 am either

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

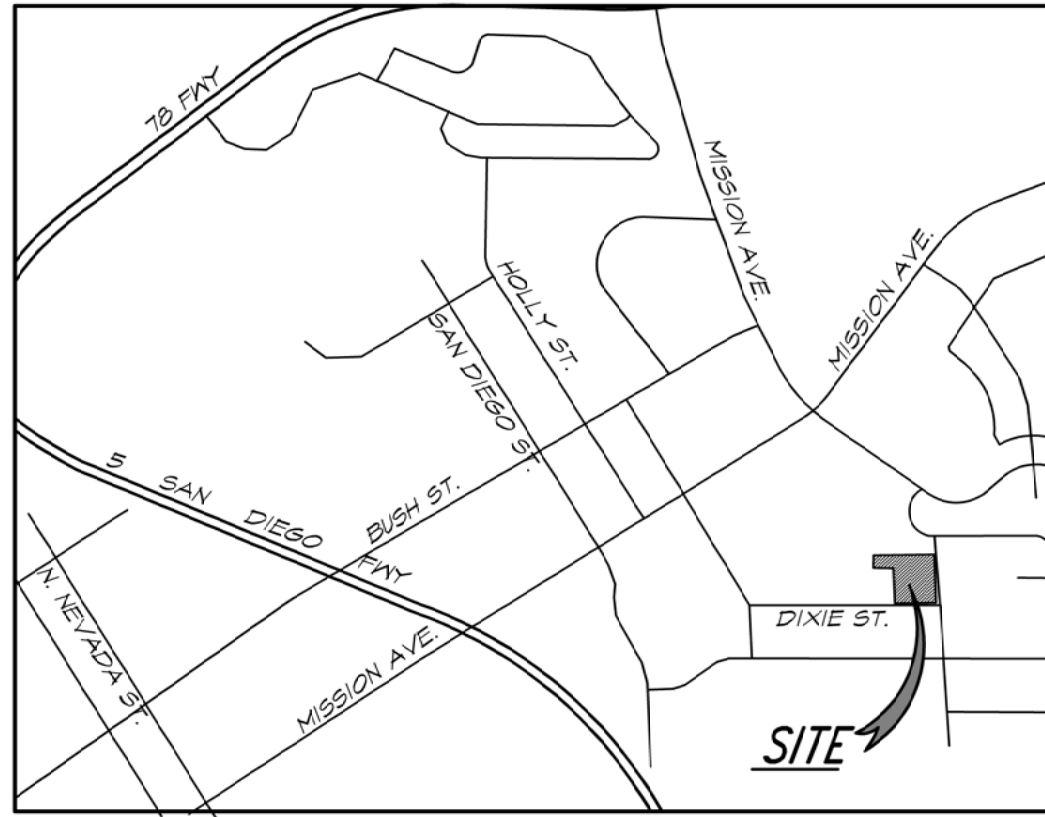
Assigned meeting date:

Time:

Assigned Project Planner:

CITY OF OCEANSIDE SANDPIPER VILLA

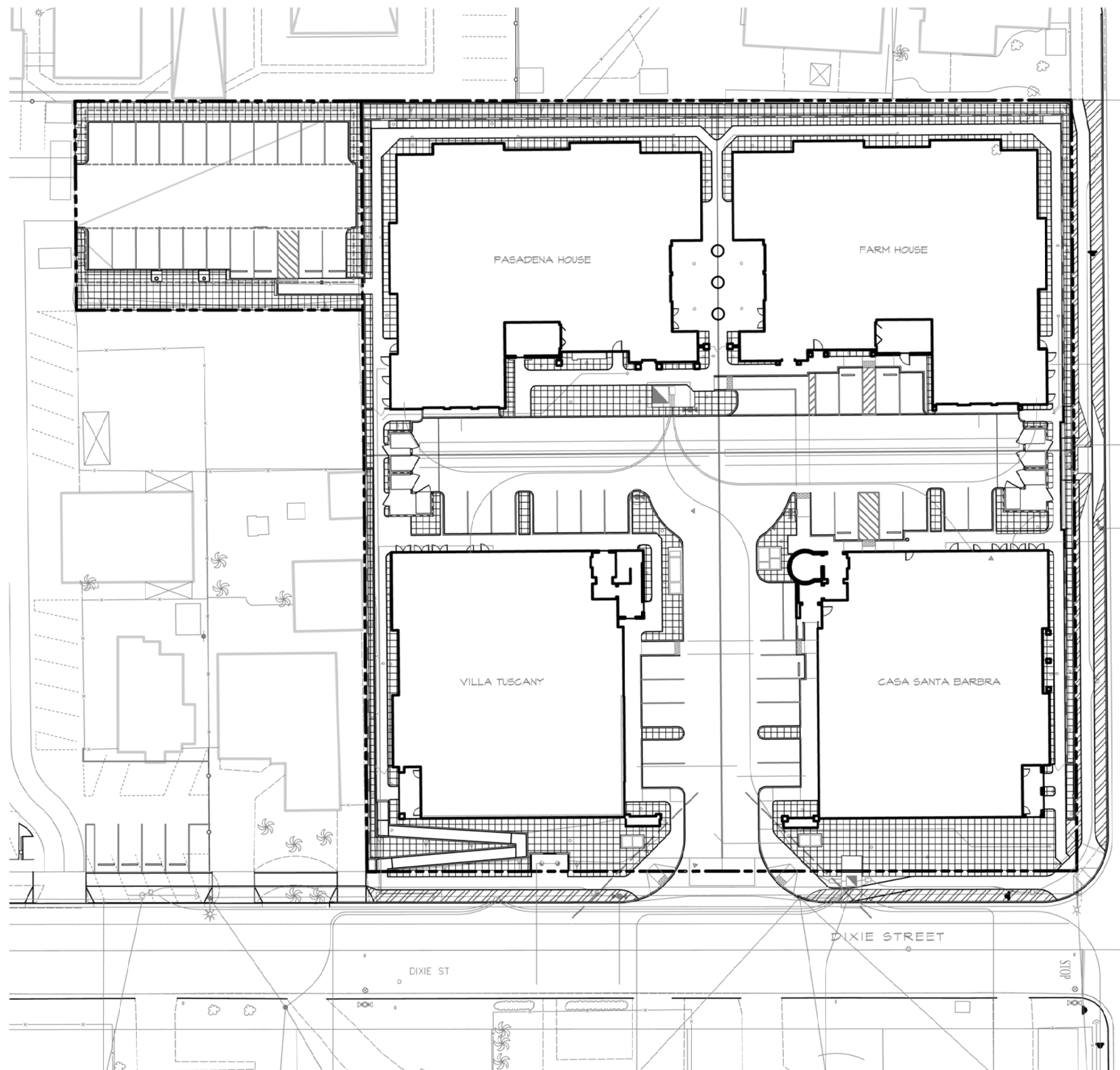
LANDSCAPE CONSTRUCTION DOCUMENTS



CITY OF OCEANSIDE GENERAL NOTES:

1. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS ARE SUBJECT TO THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, ADDENDA 1997) AND THE MOST CURRENT CITY OF OCEANSIDE APPROVED STREET TREE LIST.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION PRIOR TO BEGINNING WORK. THIS INCLUDES ALL BUILDING AND PLUMBING PERMITS PRIOR TO COMMENCING WALL CONSTRUCTION AND IRRIGATION INSTALLATION, RESPECTIVELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR KNOWING ALL SITE CONDITIONS AND ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AND SHALL TAKE SOLE RESPONSIBILITY FOR REPLACEMENT COSTS INCURRED DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL CALL FOR ALL UNDERGROUND UTILITIES TO BE MARKED-OUT IN FIELD PRIOR TO EXCAVATION. BEFORE EXCAVATION, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. CALL DIG ALERT (UNDERGROUND SERVICES ALERT) 1-800-422-4133 OR 1-800-277-2600
4. THE LANDSCAPE OR IRRIGATION CONTRACTOR IS TO VERIFY EXISTING PSI AT THE JOB SITE PRIOR TO INSTALLING THE LANDSCAPE IRRIGATION SYSTEM. VERIFICATION SHALL BE MADE WITH THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT (760-435-5800). DISCREPANCIES BETWEEN THE DESIGN PRESSURES SHOWN ON THE PLAN AND EXISTING STATIC PRESSURE SHALL BE REPORTED TO THE PROJECT ENGINEER, PROJECT MANAGER, OR LANDSCAPE ARCHITECT (L.A. PHONE: 1-760-724-8637).
5. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT DISCREPANCIES EXIST BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, AND ASSUMES RESPONSIBILITY THAT ANY DISCREPANCIES ARE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BEAR THE COST OF NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION, AND NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON PLAN. THE CONTRACTOR MUST NOTIFY THE CITY PROJECT MANAGER (760-435-5080) 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION.
6. THE CONTRACTOR MUST NOTIFY THE CITY LANDSCAPE INSPECTOR (760-435-5048 OR 760-435-5080) 48 HOURS (2 WORKING DAYS) PRIOR TO STARTING CONSTRUCTION, WITHIN 48 HOURS (2 WORKING DAYS) NOTICE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION, THE JOB SUPERINTENDENT, THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT OF WORK, AND THE CITY LANDSCAPE INSPECTOR SHALL MEET FOR A PRE-CONSTRUCTION SITE MEETING. ANY WORK NOT MEETING THE APPROVED LANDSCAPE PLAN SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
7. ALL PROPERTY AND LOT LINE SHALL BE VERIFIED AND MARKED IN AN OBVIOUS MANNER PRIOR TO CONSTRUCTION.
8. A SOILS REPORT SHALL BE PREPARED BY GROW-POWER, INC. (800) 479-1307, A SOILS TESTING LAB APPROVED BY THE CITY. SOILS TESTING FOR AGRICULTURAL SUITABILITY SHALL BE ACCOMPLISHED AT THE CONCLUSION OF ROUGH GRADING AND SUBMITTED TO THE PUBLIC WORKS LANDSCAPE INSPECTOR PRIOR TO SOIL PREPARATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE ACCEPTANCE FROM THE PROJECT MANAGER OF THE SOILS REPORT PRIOR TO BEGINNING WORK. CONTACT THE LANDSCAPE ARCHITECT (760-724-8637) FOR A COPY OF THE SOILS ANALYSIS (7-27-2018) PRIOR TO BEGINNING WORK.

9. ALL REDUCED PRESSURE BACKFLOW PREVENTERS AND PRESSURE VACUUM BREAKER ASSEMBLIES SHALL BE TESTED BY A CITY APPROVED CERTIFIED TESTER AFTER INSTALLATION, RELOCATION OR REPAIRS. NOTIFY THE OCEANSIDE WATER UTILITIES DEPARTMENT FOR A CURRENT LIST (760-435-5800). THE ORIGINAL BACKFLOW CERTIFICATION SHALL BE SUBMITTED TO THE WATER UTILITIES DEPARTMENT. THE DEVELOPER/ OWNER IS RESPONSIBLE FOR SUPPLYING A COPY OF THE TEST RESULTS TO THE CITY PUBLIC WORKS LANDSCAPE INSPECTOR.
10. APPROVED LANDSCAPE PLANS AND SPECIFICATIONS, ALONG WITH THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, ADDENDA 1997) SHALL BE AT THE JOB SITE FOR REFERENCE AT ALL TIMES.
11. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO FULLY MAINTAIN ALL LANDSCAPING FOR 1 (ONE) YEAR PRIOR TO CITY ACCEPTANCE OF ALL IMPROVEMENTS. THE 1 (ONE) YEAR MAINTENANCE PERIOD SHALL BEGIN WHEN THE AS-BUILT PLANS HAVE BEEN COMPLETED AND APPROVED BY THE CITY ENGINEER.
12. GROUND COVER AREAS SHALL HAVE A MAXIMUM DESIGN SLOPE OF 2:1.
13. ALL GRAFFITI SHALL BE REMOVED WITHIN 24 HOURS OF OCCURRENCE.
14. WALL LOCATIONS ARE SHOWN FOR GENERAL PLACEMENT ONLY. REFER TO PRECISE GRADING PLAN FOR FINAL LOCATION OF ALL TOPS OF SLOPE, TOES OF SLOPE, PROPERTY LINES, AND EASEMENTS. (FINAL LOCATION OF WALLS AND FENCES SHALL BE APPROVED IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO INSTALLATION.) NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO COMMENCING WORK.
15. THE LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE PLANS IN ACCORDANCE WITH THIS REQUIREMENT, BASED ON THE EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OR WORK. THE LANDSCAPE ARCHITECT VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.
16. THE PROJECT CONTRACTOR SHALL BE AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND STRUCTURES IN UTILITY EASEMENTS AND SHALL INSTALL THE PROJECT IN ACCORDANCE WITH THIS REQUIREMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EASEMENTS, PROPERLY MARK OR STAKE ALL EASEMENTS AND VERIFY THE SCOPE OF WORK WITHIN THE EASEMENT PRIOR TO INSTALLING IMPROVEMENTS WITHIN ANY EASEMENT.
17. LANDSCAPE CONTRACTOR SHALL PROVIDE CONTROLLER AND/ OR FLOW SENSOR CERTIFICATION (IF APPLICABLE) PRIOR TO TERMINATION OF CONTRACTOR'S MAINTENANCE PERIOD.



- R.O.W AREA APPROX. (2,835) SQ.FT. PRIVATELY MAINTAINED.
- PRIVATE AREA APPROX. (14,280) SQ.FT. PRIVATELY MAINTAINED.

SHEET INDEX:

SHEET #:	DESCRIPTION:	ALIAS #:
1	LANDSCAPE TITLE SHEET & GENERAL NOTES	L-1
2	LANDSCAPE CONSTRUCTION PLANS	L-2
3&4	LANDSCAPE CONSTRUCTION LEGEND NOTES & DETAILS	L-3 & L-4
5	LANDSCAPE IRRIGATION PLANS	L-5
6	LANDSCAPE IRRIGATION LEGEND AND NOTES	L-6
7	LANDSCAPE IRRIGATION DETAILS	L-7
8	LANDSCAPE IRRIGATION SPECIFICATIONS	L-8
9	LANDSCAPE PLANTING PLAN	L-9
10	LANDSCAPE PLANTING LEGEND & NOTES	L-10
11	LANDSCAPE PLANTING DETAILS	L-11
12	LANDSCAPE PLANTING SPECIFICATIONS	L-12

LANDSCAPE ARCHITECT:
ADL PLANNING ASSOCIATES, INC.
 2979 STATE STREET
 SUITE C
 CARLSBAD, CA 92008
 (760) 729-8637
 tony@adlplanning.com

CIVIL ENGINEER:
BUCCOLA ENGINEERING, INC.
 3142 VISTA WAY
 SUITE 301
 OCEANSIDE, CA 92056
 (760) 721-2000
 phil@buccolaeng.com

"DECLARATION OF WORK FROM LANDSCAPE ARCHITECT"
 I hereby declare that I am the Landscape Architect for this project, that I have exercised responsible charge over the design of these improvements as defined in section 6703 of the Business and Professions Code, and that the design is consistent with current standards.
 I understand that the check of project drawings and specifications by the City of Oceanside and the County of San Diego Department of Environmental Health is confined to a review only does not relieve me, as Landscape Architect of work, of my responsibilities for project design.
 As the Landscape Architect of Work I indemnify the City of Oceanside, its officer's, agents and employees to be held harmless from any and all liability, claims, negligent acts, errors, or omissions of the Landscape Architect or Work, my employees, agents or consultants.

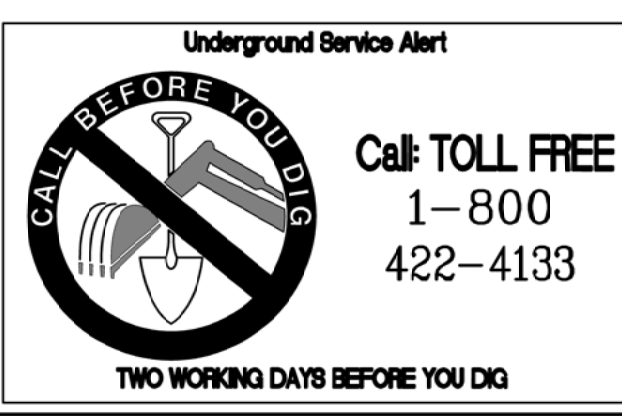
2348

Landscape Architect License No. Date

GUARANTEE OF CONTRACTUAL LANDSCAPE SERVICES
 I have contracted with the Landscape Architect of Record to perform field observations and construction inspections to assure the project will be constructed in accordance with the approved landscape plans, and all applicable city requirements and standard construction practices.

DEVELOPER/ OWNER Date

HOLD HARMLESS AND INDEMNIFICATION CLAUSE
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.



ALL DRAWINGS AND MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF ADL PLANNING ASSOCIATES, INC. ALL RIGHTS RESERVED BY ADL PLANNING ASSOCIATES, INC.

RECORD DRAWINGS
 I hereby certify that all landscaping and irrigation have been constructed under the observation of a qualified Landscape Architect and in accordance with recommendations and specifications set forth in the project agricultural soil report, the City Water Conservation Ordinance, the City of Oceanside Guidelines and Specifications for Landscape Development, and any other applicable ordinances and requirements. I hereby certify that these landscape plans reflect an accurate and correct representation of the As-Built conditions.

 Landscape Architect of Record Date

Professional Seal or Stamp:

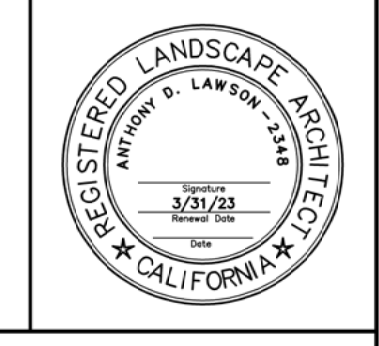


APPROVED CHANGES				SUBMITTAL DATE BLOCK	
No.	Description	Approved By	Date	1st SUBMITTAL	3/15/22
				2nd SUBMITTAL	6/1/22
				3rd SUBMITTAL	8/4/22

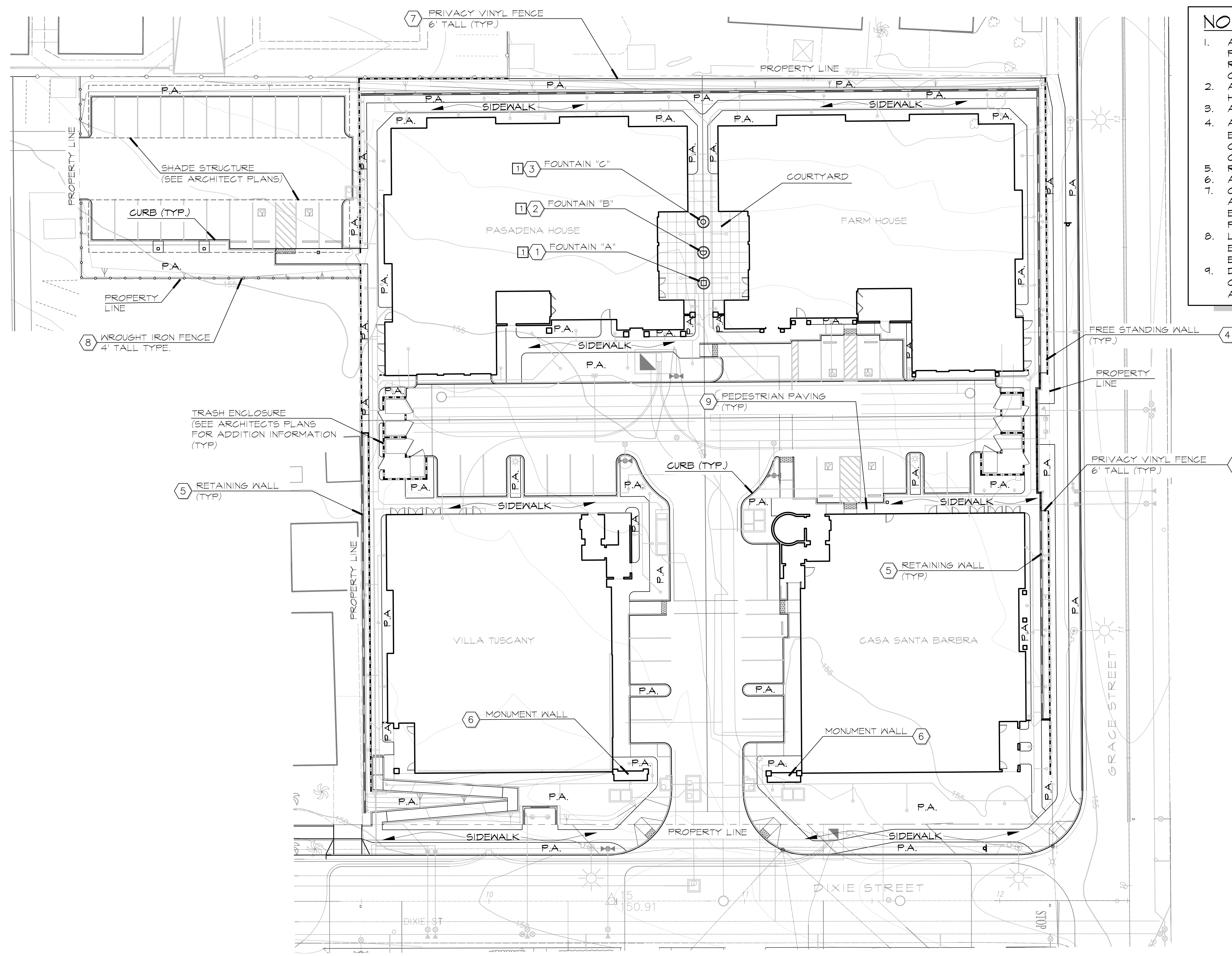
CITY OF OCEANSIDE SIGNATURES

FIRE MARSHALL Date

CITY PLANNER Date



SHEET 01	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
LANDSCAPE TITLE SHEET & GENERAL NOTES FOR: ZA19-00005		
SANDPIPER VILLA		
Approved		
BRIAN THOMAS, R.E. 60907	CITY ENGINEER	DATE
LANDSCAPE ARCHITECT OF WORK	Checked by	DATE
TONY LAWSON R.L.A. # 2348		L22-00006



- NOTES:**
1. ALL SCORELINES, EXPANSION JOINTS AND SUBGRADE, AS REPRESENTED ON PLANS, ARE SUBJECT TO RECOMMENDATIONS OF THE ENGINEER AND SOILS REPORT. CONTRACTOR SHALL VERIFY AND REVIEW DISCREPANCIES WITH OWNER PRIOR TO CONCRETE INSTALLATION.
 2. ALL HIGH POINTS, LOW POINTS, OR GRADE BREAKS IN CONCRETE SHALL HAVE A SMOOTH CURVE.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 4. ALL NEW CONCRETE PAVEMENTS ARE TO HAVE A CONTINUOUS 1/8" RADIUS EDGE WITH EXPANSION JOINT WHERE ADJOINING EXISTING 'COLD JOINT' CONCRETE. MATCH SCORE LINES AND FINISHES TO EXISTING WALKS, UNLESS OTHERWISE NOTED.
 5. RADIAL PATTERN SCORE LINES SHALL HAVE UNIFORM SPACING.
 6. ALL NEW SIDEWALK SHALL MEET ALL A.D.A. REQUIREMENTS.
 7. CONTRACTOR SHALL CONFIRM THE LOCATIONS AND FINISH ELEVATIONS OF ALL SURFACE AND UNDERGROUND UTILITY VAULTS, PIPES, CONDUITS AND EASEMENTS WITHIN ALL WORK AREAS (PAVED AND PLANTERS) WITH THE CITY PROJECT ENGINEER.
 8. LAYOUT OF PAVING AND ALL SITE FURNITURE (WALLS, BENCHES, BOLLARDS, EXERCISE EQUIPMENT, ETC.) SHALL BE STAKED, REVIEWED, AND APPROVED BY THE OWNER PRIOR TO ANY AND ALL CONSTRUCTION.
 9. DECORATIVE/ ENHANCED CONCRETE SHALL BE REQUIRED TO MEET THE CALIFORNIA ACCESSIBILITY CODE (CALDAS) AND AMERICAN DISABILITY ACT (MOST CURRENT EDITIONS) WHERE APPLICABLE.

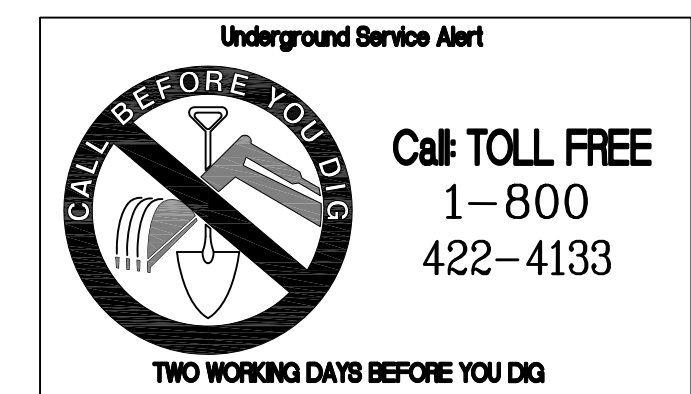
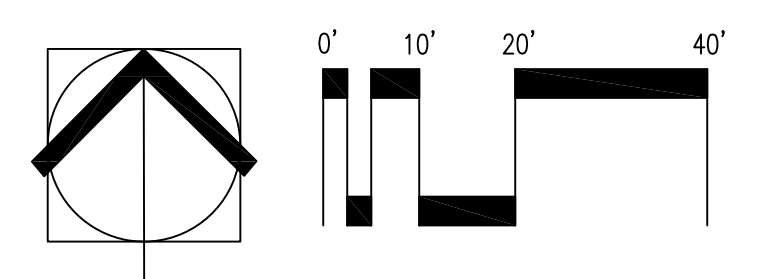
CALLOUT LEGEND

(X) COMPONENT SCHEDULE CALLOUT (SEE SHEET L-7 FOR COMPONENT LEGEND)

(X) MATERIAL/FINISH SCHEDULE CALLOUT (SEE SHEET L-7 FOR MATERIAL/FINISH LEGEND)

DETAIL NO. (X)
SHEET NO. (L-XX)

1. FOR IRRIGATION LEGEND AND NOTES SEE SHEET L-6
2. FOR IRRIGATION DETAILS SEE SHEET L-6
3. FOR IRRIGATION SPECIFICATIONS SEE SHEET L-7
4. FOR PLANTING PLAN SEE SHEETS SHEET L-8
5. FOR PLANTING NOTES AND LEGEND SEE SHEET L-9
6. FOR PLANTING DETAILS, SEE SHEET L-10
7. FOR PLANTING SPECIFICATIONS, SEE SHEET L-11
8. FOR SOIL AMENDMENTS AND AGRICULTURAL SOILS REPORT ANALYSIS SEE PLANTING NOTES, SHEET L-10, AND SECTION 2.02 OF PLANTING SPECIFICATIONS, SHEET L-11.



	SHEET 02	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
	CONSTRUCTION PLAN FOR: SANDPIPER VILLA		ZA19-00005
PART OF CONTRACT - FOR CITY REFERENCE		Checked by: TONY LAWSON R.L.A. # 2348	Date: L22-00006

APPROVED CHANGES

No.	Description	Approved By	Date

MATERIAL/FINISH SCHEDULE

CALLOUT	TITLE/DESCRIPTION	MATERIAL/MANF.	FINISH	COMMENTS / DETAILS
①	FOUNTAIN "A"	BASE: 18" ROUND BASALT COLUMN BOWL: BY OWNER	-	SEE DETAIL "A" SHEET L-4
②	FOUNTAIN "B"	BASE: 24" HALF ROUND BASALT COLUMN BOWL: BY OWNER	-	SEE DETAIL "A" SHEET L-4
③	FOUNTAIN "C"	BASE: 30" SQUARE BASALT COLUMN BOWL: BY OWNER	-	SEE DETAIL "A" SHEET L-4
④	FREE STANDING WALL	MANUFACTURER: ORCO BLOCK CO. MATERIAL: CMU BLOCK	FINISH: COMBED FACE COLOR: WHEAT	SEE DETAIL "C" SHEET L-4
⑤	RETAINING WALL	MANUFACTURER: ORCO BLOCK CO. MATERIAL: CMU BLOCK	FINISH: COMBED FACE COLOR: WHEAT	FOR ADDITIONAL DETAILS AND INFORMATION SEE CIVIL PLANS
⑥	MONUMENT WALL	MATERIAL:	-	FOR ADDITIONAL DETAILS AND INFORMATION SEE ARCHITECT PLANS
⑦	6' PRIVACY VINYL FENCE	MANUFACTURER: PLYGEM FENCE & RAILING MATERIAL: VINYL	COLOR: WHITE	INSTALL PER MANUF. RECOMMENDATIONS
⑧	4' WROUGHT IRON FENCE	MANUFACTURER: ORCO BLOCK CO. MATERIAL: CMU BLOCK	FINISH: PAINT COLOR: SW-6996 INKWELL	SEE DETAIL "B" SHEET L-4
⑨	PEDESTRIAN PAVING	MATERIAL:	-	FOR ADDITIONAL DETAILS AND INFORMATION SEE ARCHITECT PLANS

COMPONENT SCHEDULE

SYMBOL	ITEM	MANUFACTURER/MODEL	FINISH/ (SPECIAL ORDER)	COMMENTS / DETAILS	QTY.
□	48" BASIN	AQUABOX MODEL: 48" ACHELOUS AQUABOX	-	-	3

CONSTRUCTION NOTES:

- SEE CIVIL PLANS FOR PAVING AREA, WALLS, FENCES, SITE DRAINAGE, GRADING, FINISH GRADING, AND SITE UTILITY LAYOUT.
- SEE IRRIGATION PLANS FOR UNDER PAVING SLEEVE LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REVIEW PLANS AND DETAILS TO ASCERTAIN LOCATIONS NECESSARY TO PROVIDE ELECTRICAL CONNECTIONS TO POWER IRRIGATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL FOR DETAILS AS NOTED ON THE PLANS AND SPECIFICATIONS.
- ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS, ETC. SHALL BE HOT DIPPED GALVANIZED.
- CONTRACTOR SHALL CONTACT THE DISTRICTS REPRESENTATIVE TO VERIFY STAKING OF LAYOUT PRIOR TO INSTALLATION.
- ALL VERTICAL SURFACES, UNLESS NOTED OTHERWISE, SHALL RECEIVE 2 COATS OF GRAFFITI RESISTANT COATING.
- DIMENSIONS INDICATED ON PLANS SHALL PREVAIL OVER PLAN SCALE. ALL ANGLES AND CONNECTIONS ARE (90) DEGREES UNLESS NOTED OTHERWISE.

CALLOUT LEGEND

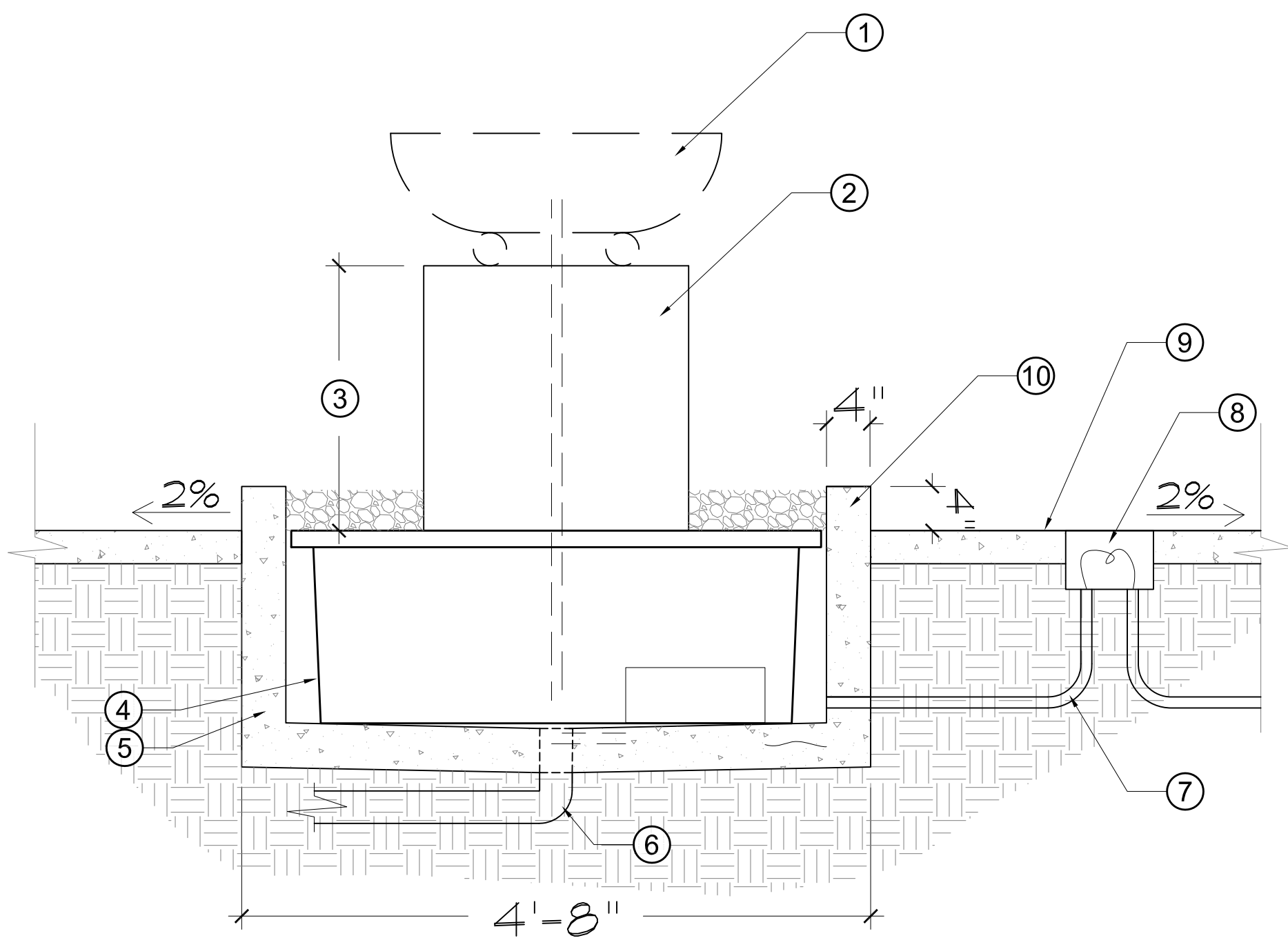
- ⓧ COMPONENT SCHEDULE CALLOUT (SEE SHEET L-X FOR COMPONENT LEGEND)
 - ⓧ MATERIAL/FINISH SCHEDULE CALLOUT (SEE SHEET L-X FOR MATERIAL/FINISH LEGEND)
- DETAIL NO. — (X)
SHEET NO. — (L-XX)

SEE SHEET L-2 FOR CONSTRUCTION PLANS
SEE SHEET L-3 FOR CONSTRUCTION SUPPORT
SEE SHEET L-4 FOR CONSTRUCTION DETAILS

	SHEET 03	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
	LANDSCAPE CONSTRUCTION DETAILS FOR: ZA19-00005		
SANDPIPER VILLA			
PART OF CONTRACT — FOR CITY REFERENCE			
LANDSCAPE ARCHITECT OF WORK		Checked by	L22-00006
TONY LAWSON R.L.A. # 2348		Date	
APPROVED CHANGES			
No.	Description	Approved By	Date

5/24/2022

L-3



- ① FOUNTAIN BOWL PER OWNER
- ② BASALT COLUMN
- ③ FOR HEIGHT OF BASALT COLUMN SEE FINISH SCHEDULE
- ④ 48" BASIN WITH PUMP
- ⑤ FINISHED GRADE
- ⑥ DRAIN AND DRAIN PIPE, CONTRACTOR TO CONNECT TO STORM DRAIN
- ⑦ ELECTRIC CONDUIT
- ⑧ ELECTRIC CONNECTION BOX
- ⑨ FINISHED GRADE
- ⑩ POURED IN PLACE CONCRETE BASIN

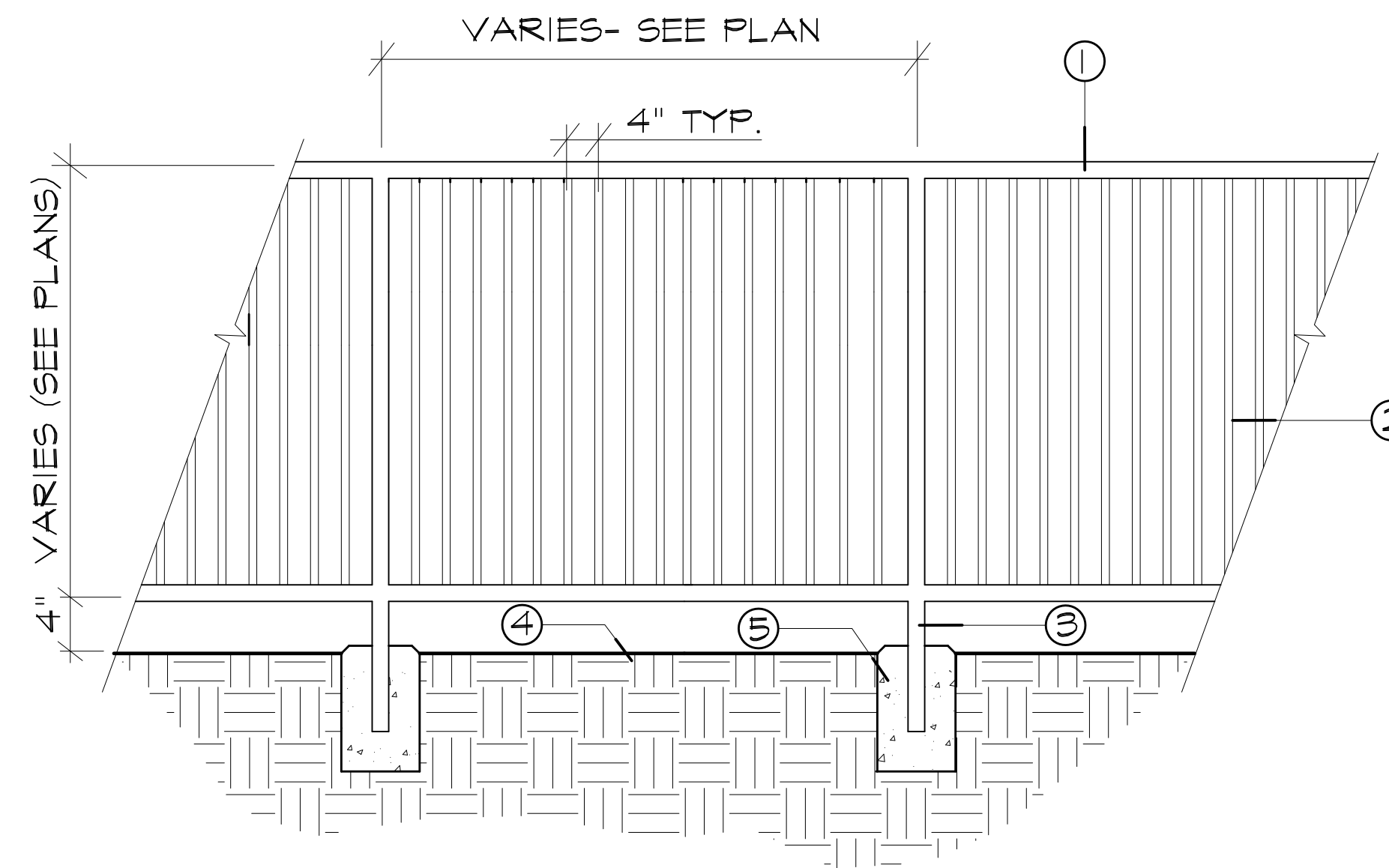
NOTES:

1. CONTRACTOR TO COORDINATE POWER SUPPLY WITH ELECTRICAL ENGINEER PLANS.

SEE COMPONENT SCHEDULE

Ⓐ PLAZA FOUNTAINS

N.T.S.

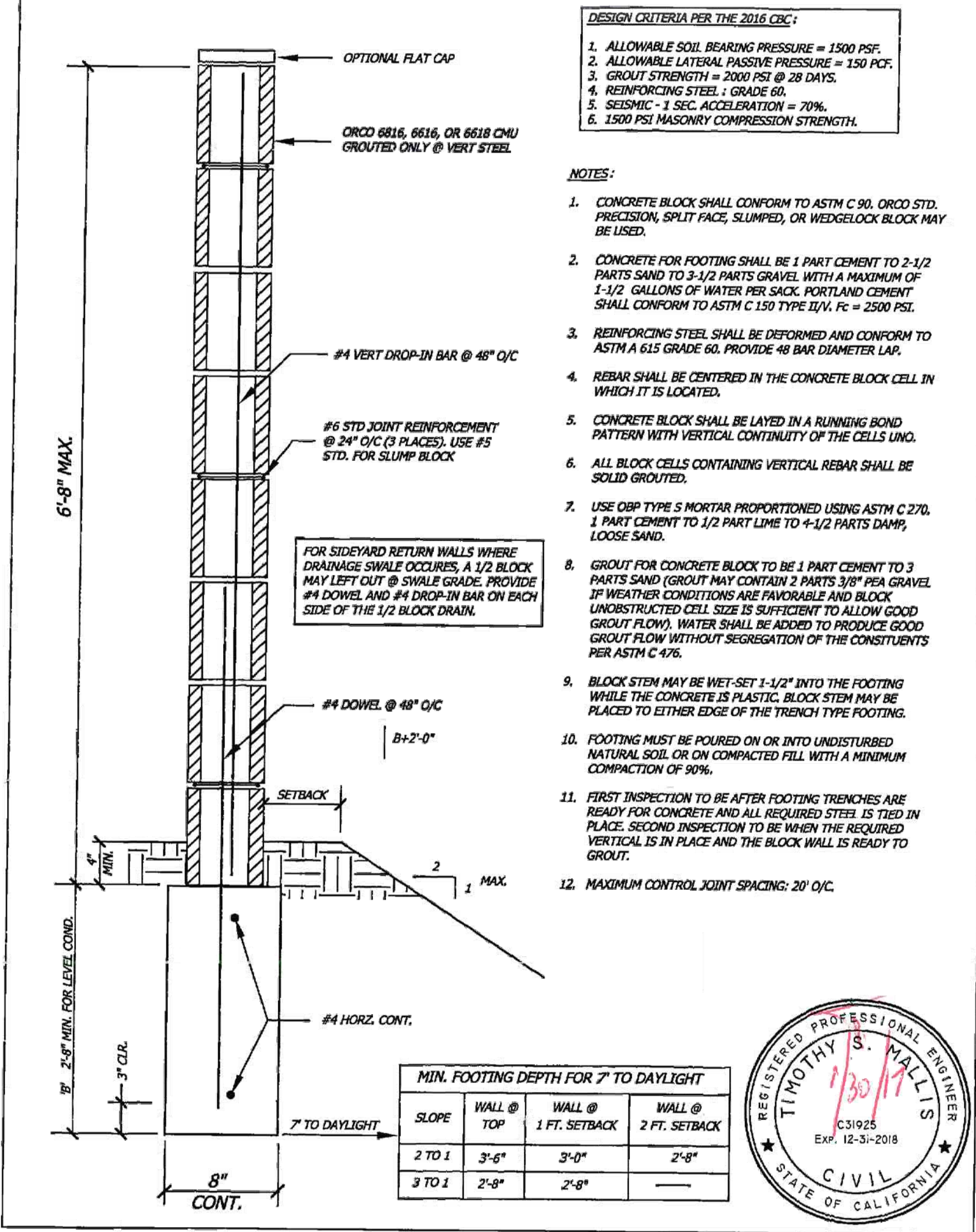


- ① 1-1/2" RD. W.I. TUBING TOP AND BOTTOM RAILS, WELD TO POST
- ② 1/2" RD. W.I. TUBING @ 4" O.C. PUNCH INTO TOP AND BOTTOM RAILS, WELD ALL CONNECTIONS
- ③ 1-1/2" SQ. W.I. POST (8'-0" MAX. SPACING)
- ④ FINISH GRADE (SEE CIVIL ENGINEER PLANS)
- ⑤ CONCRETE FOOTING SIZE, STEEL SIZE AND PLACEMENT BY CONTRACTOR.

Ⓑ 6' WROUGHT IRON FENCE

N.T.S.

6'-8" HIGH ORCO WALL SYSTEM SITE WALL
FOR 110 MPH 3 SEC. GUST @ EXP C



DESIGN CRITERIA PER THE 2016 CBC:

1. ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF.
2. ALLOWABLE LATERAL PASSIVE PRESSURE = 150 PCF.
3. GROUT STRENGTH = 2500 PSI @ 28 DAYS.
4. REINFORCING STEEL: GRADE 60.
5. SEISMIC - 1 SEC. ACCELERATION = 70%.
6. 1500 PSI MASONRY COMPRESSION STRENGTH.

NOTES:

1. CONCRETE BLOCK SHALL CONFORM TO ASTM C 90, ORCO STD. PRECISION, SPLIT FACE, SLUMPED, OR WEDGELOCK BLOCK MAY BE USED.
2. CONCRETE FOR FOOTING SHALL BE 1 PART CEMENT TO 2-1/2 PARTS SAND TO 3-1/2 PARTS GRAVEL WITH A MAXIMUM OF 1-1/2 GALLONS OF WATER PER SHACK. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE II/V. FC = 2500 PSI.
3. REINFORCING STEEL SHALL BE DEFORMED AND CONFORM TO ASTM A 615 GRADE 60. PROVIDE 48 BAR DIAMETER LAP.
4. REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED.
5. CONCRETE BLOCK SHALL BE LAYED IN A RUNNING BOND PATTERN WITH VERTICAL CONTINUITY OF THE CELLS UNO.
6. ALL BLOCK CELLS CONTAINING VERTICAL REBAR SHALL BE SOLID GROUTED.
7. USE ORP TYPE S MORTAR PROPORTIONED USING ASTM C 270. 1 PART CEMENT TO 1/2 PART LIME TO 4-1/2 PARTS SAND, LOOSE SAND.
8. GROUT FOR CONCRETE BLOCK TO BE 1 PART CEMENT TO 3 PARTS SAND (GROUT MAY CONTAIN 2 PARTS 3/8" PER GRAVEL IF WEATHER CONDITIONS ARE FAVORABLE AND BLOCK UNDESTRUCTURED CELL SIZE IS SUFFICIENT TO ALLOW GOOD GROUT FLOW). WATER SHALL BE ADDED TO PRODUCE GOOD GROUT FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS PER ASTM C 476.
9. BLOCK STEM MAY BE WET-SET 1-1/2" INTO THE FOOTING WHILE THE CONCRETE IS PLASTIC. BLOCK STEM MAY BE PLACED TO EITHER EDGE OF THE TRENCH TYPE FOOTING.
10. FOOTING MUST BE POURED ON OR INTO UNDISTURBED NATURAL SOIL OR ON COMPACTED FILL WITH A MINIMUM COMPACTION OF 90%.
11. FIRST INSPECTION TO BE AFTER TRENCHES ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE. SECOND INSPECTION TO BE WHEN THE REQUIRED VERTICAL IS IN PLACE AND THE BLOCK WALL IS READY TO GROUT.
12. MAXIMUM CONTROL JOINT SPACING: 20' O/C.



Ⓒ 6'-8" ORCO BLOCK WALL

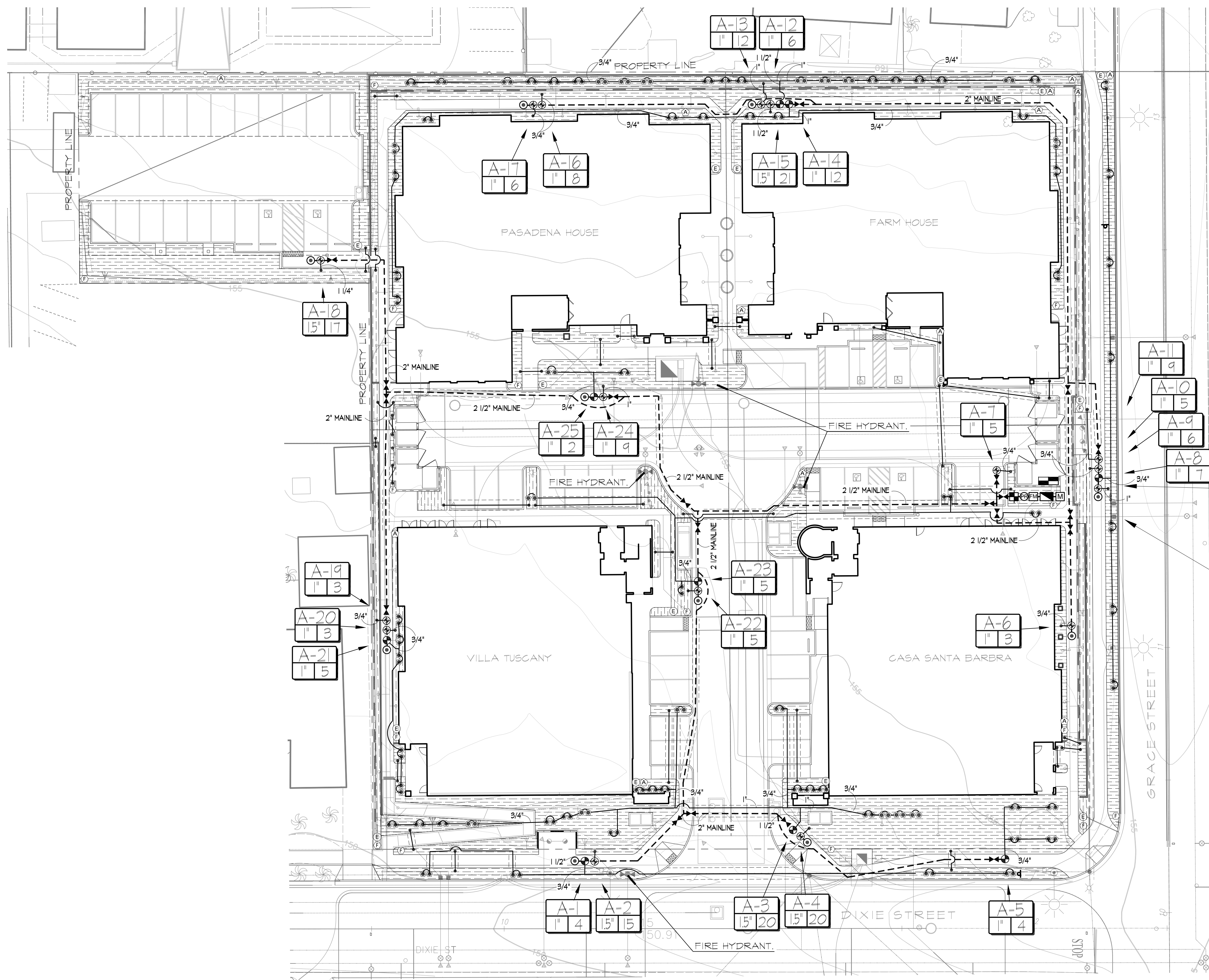
N.T.S.

SEE SHEET L-2 FOR CONSTRUCTION PLANS
SEE SHEET L-3 FOR CONSTRUCTION SUPPORT
SEE SHEET L-4 FOR CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT
TIMOTHY S. MALLIS
3/21/23
STATE OF CALIFORNIA

SHEET 04 CITY OF OCEANSIDE ENGINEERING DEPARTMENT 12 SHEETS
LANDSCAPE CONSTRUCTION DETAILS FOR: ZA19-00005
SANDPIPER VILLA
PART OF CONTRACT - FOR CITY REFERENCE
LANDSCAPE ARCHITECT OF WORK: TONY LAWSON R.L.A. # 2348
Checked by: L22-00006
Date:

APPROVED CHANGES			
No.	Description	Approved By	Date



IRRIGATION NOTES:

1. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL PIPING, VALVE BOXES, BACKFLOW PREVENTERS, ECT., SHALL BE LOCATED IN LANDSCAPE AREAS. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN, OR UNDER THE HARDSCAPE UNLESS WITHIN A SLEEVE. GROUP VALVE BOXES AND LOCATE IN SHRUB AREAS WHENEVER POSSIBLE.
2. ALL END-RUNS SHALL BE 3/4" PVC SCH 40 PIPE UNLESS STATED OTHERWISE.
3. CONTRACTOR TO VERIFY DEPTH & LOCATION OF EXISTING WATER, SEWER, BRINE, & ANY OTHER UTILITY LINES THAT MAY BE ON SITE PRIOR TO TRENCHING OR INSTALLING IRRIGATION.
4. ALL RECLAIMED WATER IRRIGATION LINES, VALVE BOXES AND LIDS, AND IRRIGATION CAPS FOR ALL SPRAY HEADS SHALL BE PURPLE-COLORED (ALERTLINE).
5. ALL DRIP IRRIGATION TO BE STAKED WITH PLASTIC STAKES.
6. NO OTHER TRADES (PIPE) ARE ALLOWED (PARALLEL) IN THE SAME IRRIGATION TRENCH.
7. PRESSURE REGULATOR IS REQUIRED AT POINT-OF CONNECTION(S) IF STATIC PRESSURE AT WATER METER IS 80 PSI OR GREATER.

CONTROLLER "A" (32 STATIONS) I-CORE CONTROLLER WITH SOLAR SYNC. CONTROLLER TO BE MOUNTED ON WALL INSIDE OF TRASH AREA IN METAL BOX. LANDSCAPE CONTRACTOR TO ENSURE ADEQUATE 120V ELECTRIC AND COMMUNICATION/TELEPHONE SERVICE AT THE LOCATION OF THE IRRIGATION CONTROLLER AND TO COORDINATE WITH THE GENERAL CONTRACTOR.

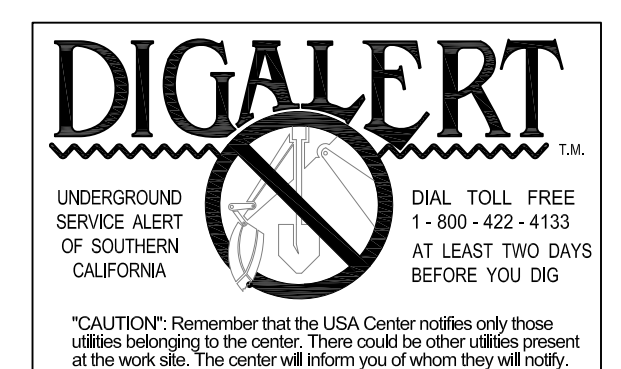
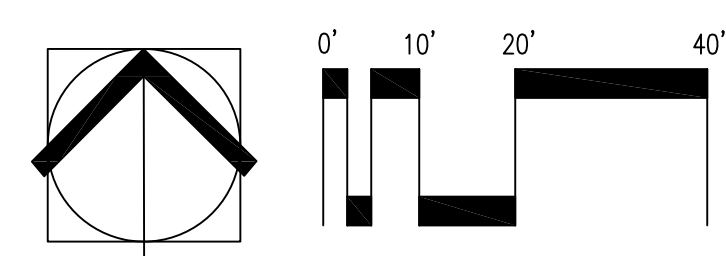
POINT OF CONNECTION "A":
 NEW PROPOSED IRRIGATION WATER METER LOCATION: MIDDLE OF PROPERTY ALONG GRACE STREET.
 ELEVATION AT WATER METER: +/- 156.25'
 METER SIZE: 1"
 STATIC WATER PRESSURE: +/- 71 PSI
 - 1 1/2" BACK FLOW PREVENTOR W/ WYE STRAINER
 - 1 1/2" MASTER VALVE
 - 1 1/2" FLOW METER WITH SHUT OFF DEVICE
 - MAX GPM DEMAND: 21 GPM (A-15)
 - RESIDUAL PSI: 4.43 PSI
 - OCEANSIDE WATER DEPARTMENT (760) 435-3900

IRRIGATION POINT OF CONNECTION "A"
 (5' FROM UTILITIES)
 - NEW PROPOSED 1" IRRIGATION WATER METER (CONTRACTOR TO VERIFY MINIMUM WATER PRESSURE OF 71 PSI)
 - 1" BACKFLOW PREVENTER W/ WYE STRAINER NO FURTHER FROM 18" FROM WATER METER.
 - SEE P.O.C. "A" NOTES BELOW
 - FOR IRRIGATION CALCULATIONS SEE SHEET L-6

POINT OF CONNECTION "A" NOTES:

1. SEPARATE WATER METER REQUIRED EXCLUSIVELY FOR LANDSCAPE IRRIGATION.
2. CONFIRM PRECISE LOCATION OF IRRIGATION POINT OF CONNECTION WITH CIVIL IMPROVEMENT PLANS.
3. LANDSCAPE CONTRACTOR TO COORDINATE WITH THE PROJECT ENGINEER AND GENERAL CONTRACTOR FOR THE USE OF THE EXISTING IRRIGATION WATER METER AND THE INSTALLATION OF A BACKFLOW PREVENTOR BY OCEANSIDE WATER DEPARTMENT.
4. CONTRACTOR TO INSTALL DOWNSTREAM OF METER AND BACKFLOW PREVENTOR:
 - 1" PRESSURE REGULATOR (INSTALL PRESSURE REGULATOR ONLY IF PSI EXCEEDS 80 PSI. CONTRACTOR TO ADJUST PRESSURE REGULATOR AS NEEDED.)
 - 1" MASTER VALVE
 - 1" FLOW METER WITH SHUT OFF DEVICE
 - AVAILABLE PSI: TO (CONTRACTOR TO VERIFY AVAILABLE PRESSURE. IF THE AVAILABLE PRESSURE IS BELOW THE DESIGN PRESSURE, CONTRACTOR TO CONTACT PROJECT ENGINEER AND LANDSCAPE ARCHITECT.)

1. FOR IRRIGATION LEGEND AND NOTES SEE SHEET L-6
2. FOR IRRIGATION DETAILS SEE SHEET L-6
3. FOR IRRIGATION SPECIFICATIONS SEE SHEET L-7
4. FOR PLANTING PLAN SEE SHEETS SHEET L-8
5. FOR PLANTING NOTES AND LEGEND SEE SHEET L-9
6. FOR PLANTING DETAILS, SEE SHEET L-10
7. FOR PLANTING SPECIFICATIONS, SEE SHEET L-11
8. FOR SOIL AMENDMENTS AND AGRICULTURAL SOILS REPORT ANALYSIS SEE PLANTING NOTES, SHEET L-10, AND SECTION 2.02 OF PLANTING SPECIFICATIONS, SHEET L-11.



SHEET 05	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
LANDSCAPE IRRIGATION PLANS FOR: ZA19-00005		
SANDPIPER VILLA		
PART OF CONTRACT - FOR CITY REFERENCE		
LANDSCAPE ARCHITECT OF WORK TONY LAWSON R.L.A. # 2348	Checked by Date	L22-00006

APPROVED CHANGES			
No.	Description	Approved By	Date

NOTES:

- CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION.
- ALL SHRUB HEADS INSTALLED FARTHER THAN TEN (10) FEET FROM PAVING, CURBS, SIDEWALKS, STEPS, TURF BOUNDARIES OR OTHER PEDESTRIAN AREAS MAY BE INSTALLED ON RISER WITH HUNTER PROS-00-PRS-XX, WITH IN LINE CHECK VALVE, AND WITH NOZZLE AS PER PLAN
- INSTALL HEADS ON 12" POP-UPS ON SHRUBS AREA AND ON 6" POP-UPS ON TURF AREA.
- PRESSURE REGULATOR IS REQUIRED AT POINT-OF CONNECTION(S) IF STATIC PRESSURE AT WATER METER IS 80 PSI OR GREATER.
- ALL IRRIGATION LINES, VALVE BOXES, LIDS AND IRRIGATION CAPS FOR ALL SPRAY HEADS SHALL BE PURPLE COLORED (ALERTLINE)

IRRIGATION EQUIPMENT LEGEND

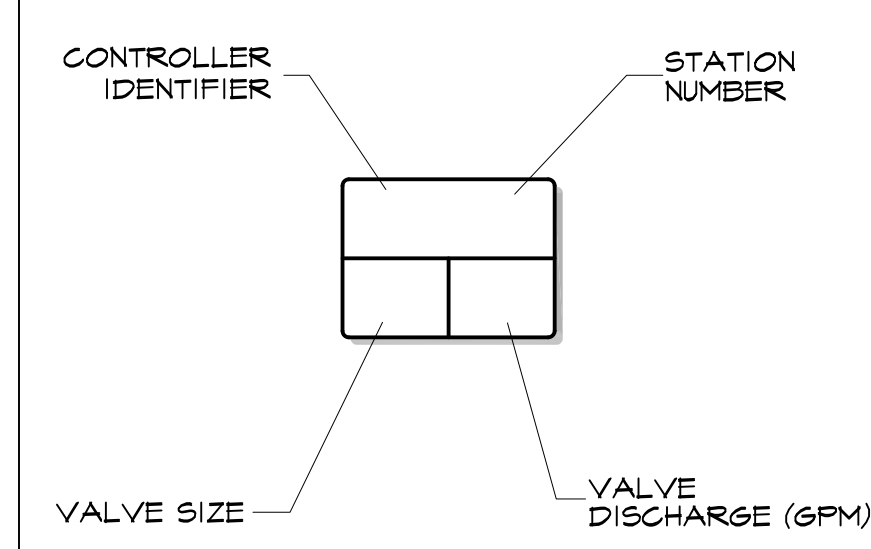
SYMBOL	EQUIPMENT	MANUFACTURER / MODEL #	NOTES	DETAILS
	IRRIGATION WATER METER	-	SIZE PER PLAN	--
	BACKFLOW PREVENTER ASSEMBLY W/ NYE STRAINER	MILKENS / BACKFLOW - 975XL5EU NYE STRAINER - 1-SLX	PROJECT MANAGER AND CONTRACTOR TO COORDINATE REQUEST TO THE CVMFD FOR INSTALLATION.	OCEANSIDE STANDARD DETAIL W-12
	PRESSURE REGULATING VALVE	MILKENS / 975XL5EU	PROJECT MANAGER AND CONTRACTOR TO COORDINATE REQUEST TO THE CVMFD FOR INSTALLATION.	OCEANSIDE STANDARD DETAIL W-116
	FLOW METER	CALSENSE / PLASTIC FLOW SENSOR	SIZE PER PLAN	DETAIL A, SHEET L-7
	BRASS MASTER VALVE	SUPERIOR / 3000		DETAIL B, SHEET L-7
	FULL PORT BALL VALVE (LINE SIZE)	SPEARS MFG. / 8722		DETAIL C, SHEET L-7
	QUICK COUPLER VALVE	HUNTER / H044-LRG	INSTALLED IN 6" ROUND VALVE BOX	OCEANSIDE STANDARD DETAIL W-118
	PRESSURE REGULATED CONTROL VALVE	HUNTER / 1CV-XXX6-F5	SIZE PER PLAN	OCEANSIDE STANDARD DETAIL W-117
	DRIP CONTROL ZONE KIT	HUNTER / 1CZ-1XX	SIZE PER PLAN	DETAIL D, SHEET L-7
	36 STATION IRRIGATION CONTROLLER W/ SOLAR SYNC	HUNTER / CONTROLLER: 1C600 WEATHER SENSOR: SOLAR-SYNC-SEN	CONTROLLER: PLACE CONTROLLER IN STAINLESS STEEL BOX WEATHER SENSOR: PLACE WEATHER SENSOR ON WALL AWAY FROM ANY OBSTRUCTIONS.	DETAIL F, SHEET L-7
	PVC WATER LATERAL LINE - POTABLE	PACIFIC PLASTICS	PVC CLASS 315 (2" & GREATER) SCH. 40 (1-1/2" & SMALLER)	OCEANSIDE STANDARD DETAIL W-109
	PVC WATER MAINLINES - POTABLE	PACIFIC PLASTICS	PVC CLASS 315 (2" & GREATER) SCH. 40 (1-1/2" & SMALLER)	OCEANSIDE STANDARD DETAIL W-109
	PVC PIPE SLEEVING	PACIFIC PLASTICS	PVC CLASS 315	DETAIL E, SHEET L-7
NO SYMBOL	LOCKABLE VALVE BOX	CARSON / 809, 1015, 1130	VALVE BOXES SHALL BE TAN IN COLOR	--
NO SYMBOL	SWING JOINTS	HUNTER / SJ-XXX FOR BUBBLERS & HSJ-X-3-5-12 FOR QUICK COUPLER VALVES		OCEANSIDE STANDARD DETAIL 121
	DRIP TUBING (6 GPH EMITTERS 12" ON CENTER, TUBING ROWS TO BE MAX 16" APART IN PLANTING AREAS)	RAINBIRD / XF5-06-12		DETAIL I, SHEET L-7
	END CAP OF DRIP DISCHARGE HEADER	RAINBIRD / MDCFCAP	INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX	DETAIL G, SHEET L-7
	AIR / VACUUM RELIEF VALVE	RAINBIRD / ARV050	INSTALL FLUSH VALVE INSIDE A SEPARATE VALVE BOX	DETAIL H, SHEET L-7
	OPERATING INDICATOR SET	RAINBIRD/ OPERIND	INSTALL IN VISIBLE AREA OF PLANTING BED	DETAIL J, SHEET L-7
NO SYMBOL	SPRING TYPE IN-LINE CHECK VALVE	SPEARS MFG. / S1580	(SIZE PER LATERAL LINE)	--

IRRIGATION HEAD LEGEND:

SYM	DESCRIPTION	MAKE / MODEL	ARC	PSI	RAD.	DISCHARGE (GPM)	SPACING	DETAIL
	TREE BUBBLER	RAINBIRD / SCH.80 NIPPLE WITH 1401 SERIES BUBBLER EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE	TRICKLE	40	2'-4"	0.5 (1.0)	2'-4"	DETAIL B, SHEET L-7

NOTES:
 ALL SHRUB HEADS INSTALLED FARTHER THAN TEN (10) FEET FROM PAVING, CURBS, SIDEWALKS, STEPS, TURF BOUNDARIES OR OTHER PEDESTRIAN AREAS MAY BE INSTALLED ON RISER WITH HUNTER PROS-00-PRS-XX, WITH IN LINE CHECK VALVE, AND WITH NOZZLE AS PER PLAN
 ALL SPRAY AND ROTOR HEADS INSTALLED ON RECYCLED WATER SYSTEMS SHALL HAVE A FACTORY INSTALLED PURPLE RECLAIMED WATER COVER.
 INSTALL HEADS ON 12" POP-UPS ON SHRUBS AREA AND ON 6" POP-UPS ON TURF AREA.

REMOTE CONTROL VALVE CALLOUT



WATER BUDGET CALCULATIONS:

PLANTING AREA

$$\begin{aligned}
 \text{MAWA} &= (ETO)(0.62) [(0.45)(LA) + (0.55)(SLA)] \\
 &= (48.7)(0.62) [(0.45)(14,314) + (0.55)(0)] \\
 &= (30.19) (6,441.30 + 0) \\
 &= 194,463 \text{ GALLONS PER YEAR}
 \end{aligned}$$

ESTIMATED TOTAL WATER USE CALCULATIONS:

PLANTING AREA

$$\begin{aligned}
 \text{ETAW} &= [(ETO)(0.62)] [(PF \times HA / IE) + SLA] \\
 &= [(48.7)(0.62)] [(0.3 \times 1,925 / 0.75) + 0] \\
 &= (30.19) (770 + 0) \\
 &= 23,247 \text{ GALLONS PER YEAR}
 \end{aligned}$$

$$\begin{aligned}
 \text{ETAW} &= [(ETO)(0.62)] [(PF \times HA / IE) + SLA] \\
 &= [(48.7)(0.62)] [(0.3 \times 6,239 / 0.80) + 0] \\
 &= (30.19) (2,340 + 0) \\
 &= 70,633 \text{ GALLONS PER YEAR}
 \end{aligned}$$

$$\begin{aligned}
 \text{ETAW} &= [(ETO)(0.62)] [(PF \times HA / IE) + SLA] \\
 &= [(48.7)(0.62)] [(0.3 \times 6,150 / 0.70) + 0] \\
 &= (30.19) (2,636 + 0) \\
 &= 79,572 \text{ GALLONS PER YEAR}
 \end{aligned}$$

$$\begin{aligned}
 \text{ETAW} &= [(ETO)(0.62)] [(PF \times HA / IE) + SLA] \\
 &= [(48.7)(0.62)] [(0.5 \times 216 / 0.80) + 0] \\
 &= (30.19) (135 + 0) \\
 &= 4,075 \text{ GALLONS PER YEAR}
 \end{aligned}$$

TOTAL ETAW = 177,527 GALLONS PER YEAR

PRESSURE CALCULATIONS

Remote Control Valve	A-15	Max. Demand (GPM):	21
POC/Water Meter	A	Pressure Available:	71

MAINLINE/VALVES:	GPM	LOSS
1" Water Meter	21	= 1.00
1.5" Backflow Device	21	= 8.00
0 Filter	0	= 0.00
1.5" Master Valve	21	= 0.50
1.5" Flow Meter	21	= 1.00
0 Pressure Reducer	21	= 0.00
2" Gate/Ball Valve	21	= 1.50
220 L.F. of 2 1/2" Mainline	21	= 0.38
100 L.F. of 2" Mainline	21	= 0.47
0' L.F. of 1 1/2" Mainline	21	= 0.00
1" Control Valve	21	= 1.50
Drip Valve		= 0.00

Subtotal Mainline/Valve PSI Loss: 14.35

LATERAL LINES:	L.F. of	Loss
0 L.F. of 2" Lateral @	0	= 0.00
10' L.F. of 1 1/2" Lateral @	21	= 0.4
0 L.F. of 1 1/4" Lateral @	0	= 0.0
95 L.F. of 1" Lateral @	21	= 10.8
140 L.F. of 3/4" Lateral @	12	= 8.3
0 L.F. of 1/2" Lateral @	0	= 0.0

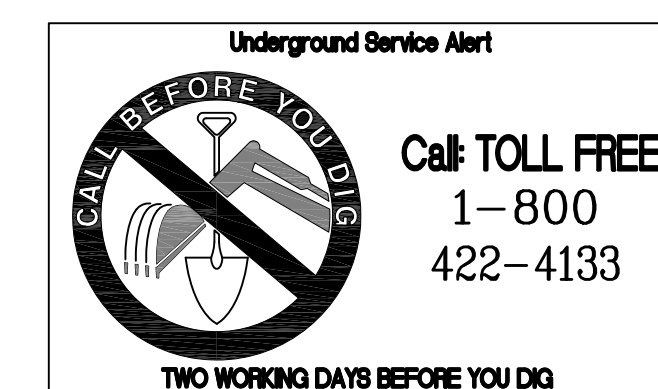
Loss Thru Fittings (10%) = 1.94

Subtotal Lateral Line PSI Loss: 21.35

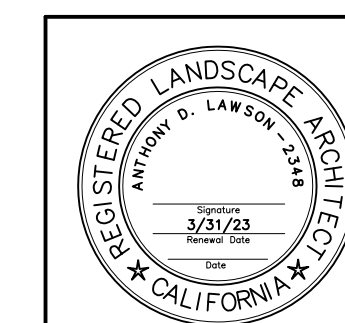
Loss or Gain Thru 2 Total Elev. Change 0.87

Subtotal System PSI loss: 36.57

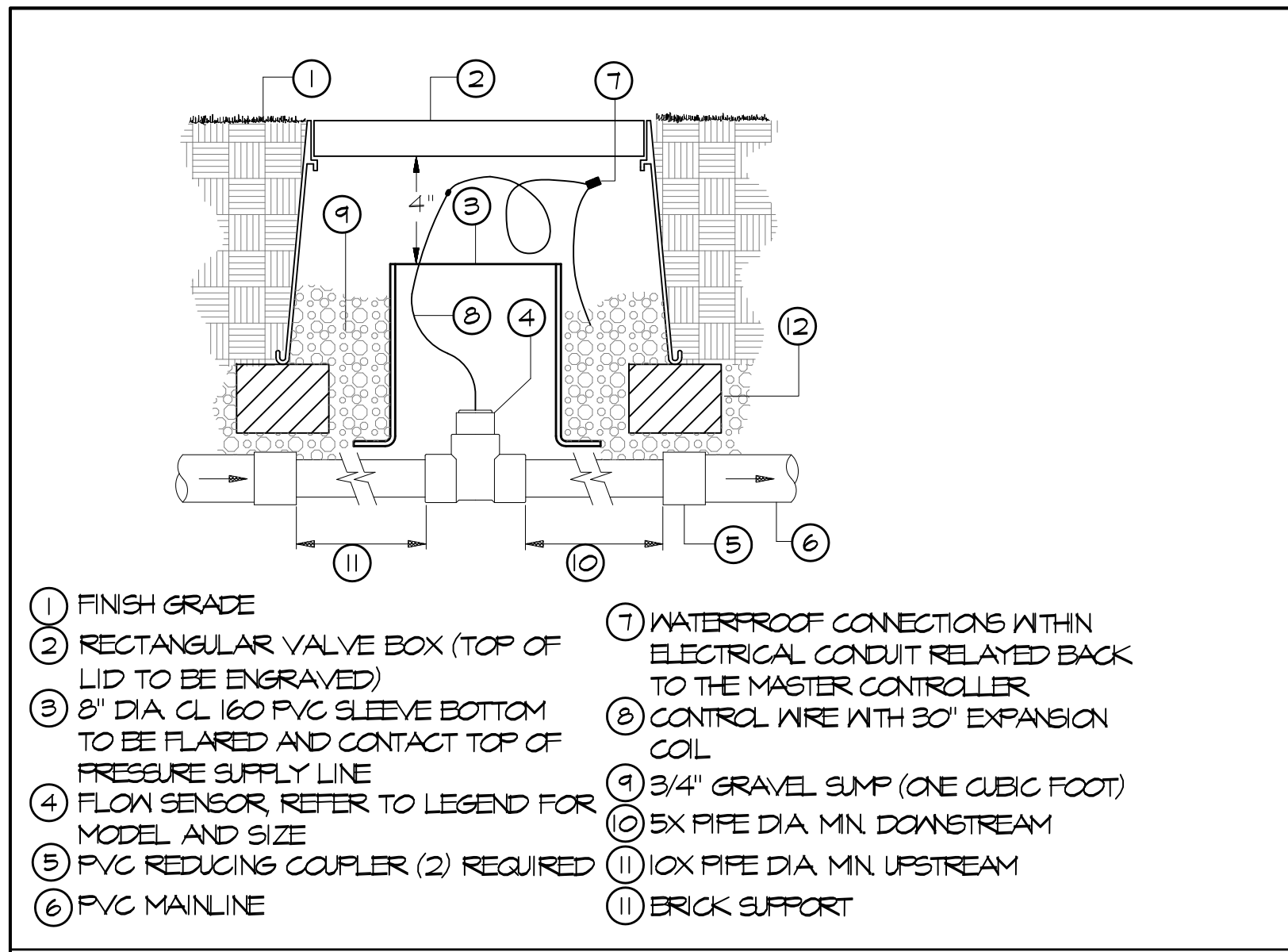
TOTAL PRESSURE AVAILABLE:	71.0
SUBTOTAL SYSTEM LOSS:	36.57
PRESSURE REQUIRED AT HEAD:	30.00
TOTAL PRESSURE LOSSES:	66.57
RESIDUAL WATER PRESSURE	4.43



APPROVED CHANGES			
No.	Description	Approved By	Date

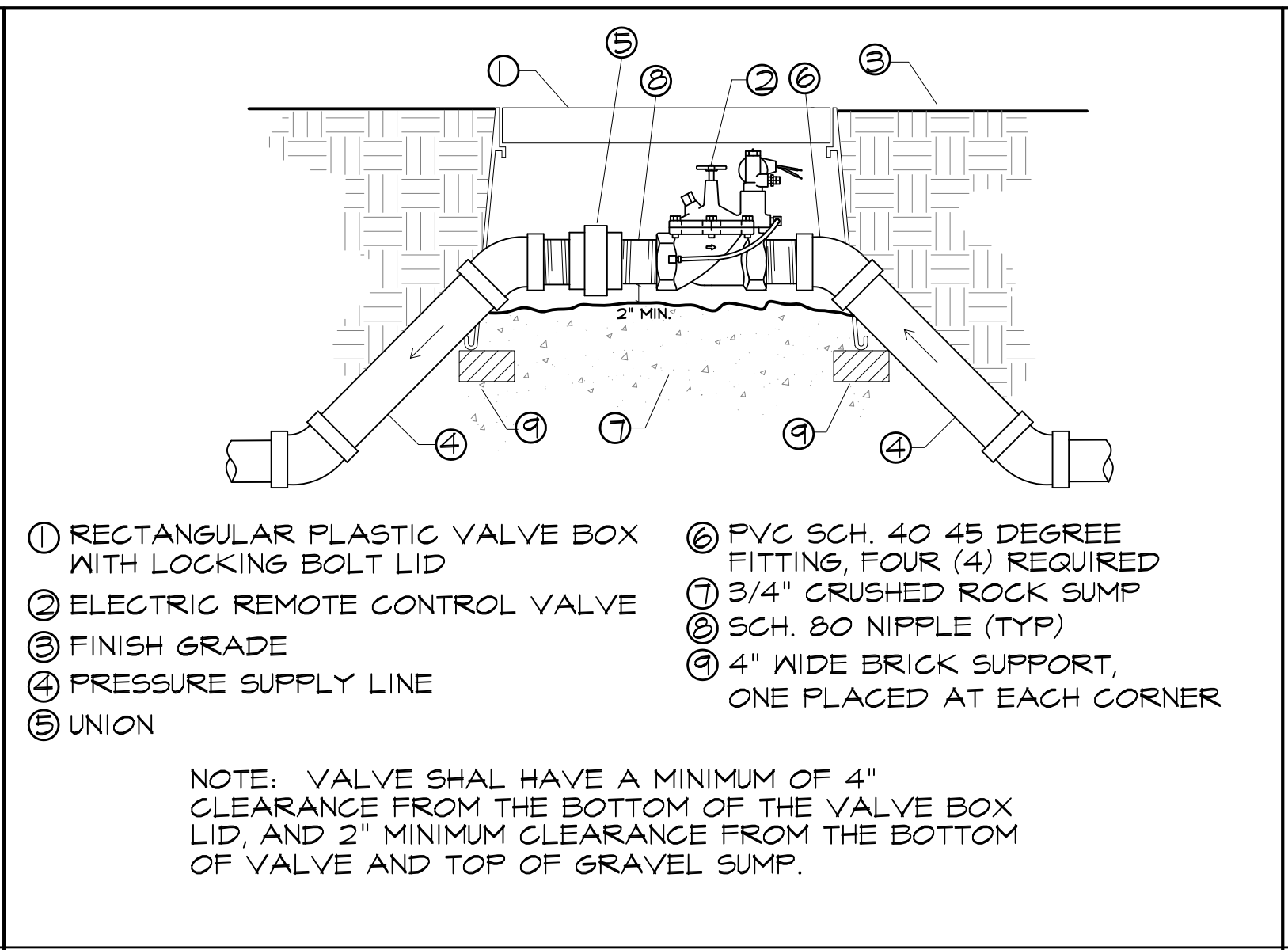


SHEET 06	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
LANDSCAPE IRRIGATION LEGEND & NOTES FOR: ZAI9-00005		
SANDPIPER VILLA		
PART OF CONTRACT - FOR CITY REFERENCE		
LANDSCAPE ARCHITECT OF WORK	Checked by	Date
TONY LAWSON R.L.A. # 2348		L22-00006



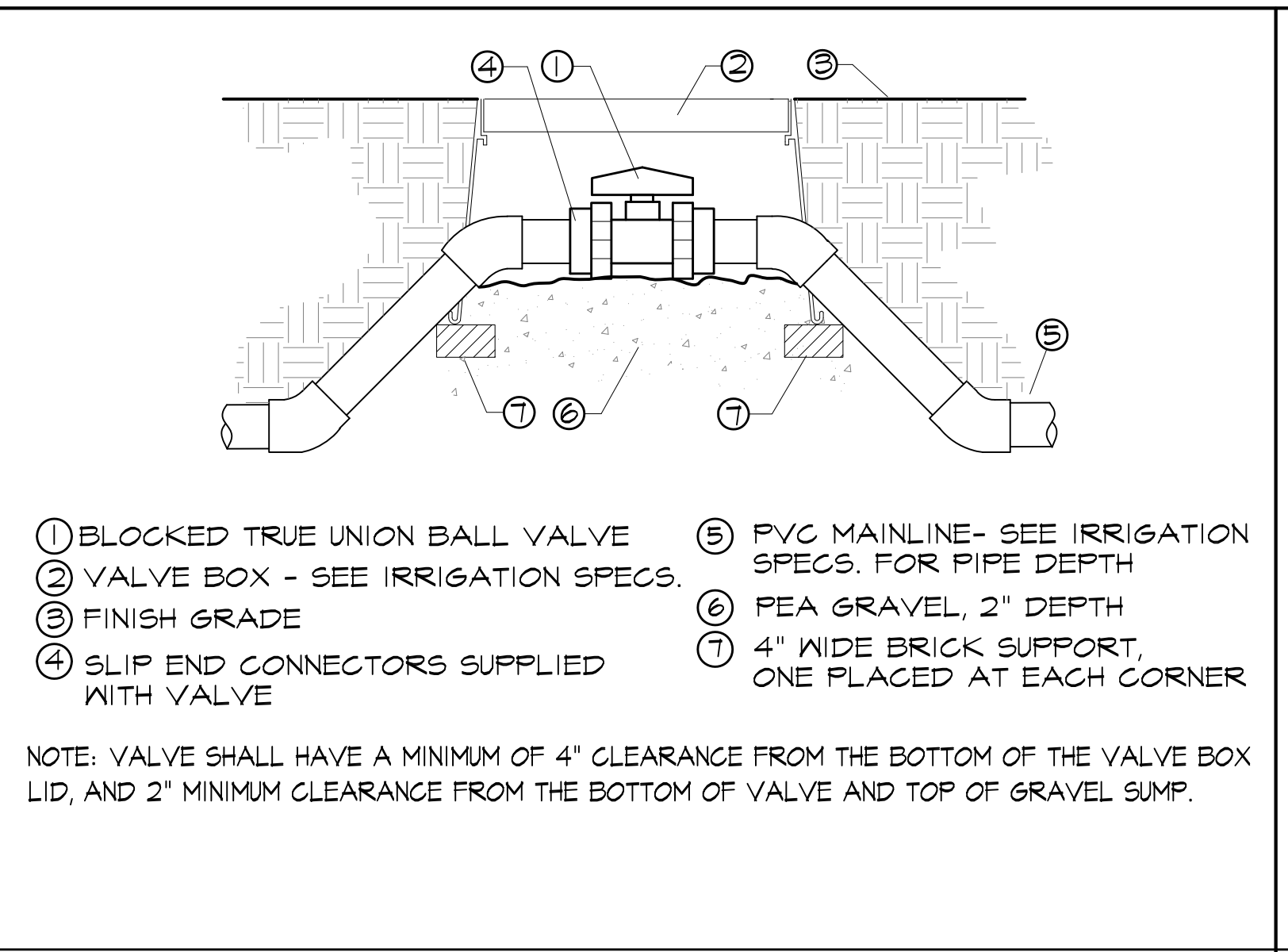
(A) FLOW SENSOR N.T.S.

- ① FINISH GRADE
- ② RECTANGULAR VALVE BOX (TOP OF LID TO BE ENGRAVED)
- ③ 8" DIA. CL. 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
- ④ FLOW SENSOR, REFER TO LEGEND FOR MODEL AND SIZE
- ⑤ PVC REDUCING COUPLER (2) REQUIRED
- ⑥ PVC MAINLINE
- ⑦ WATERPROOF CONNECTIONS WITHIN ELECTRICAL CONDUIT RELAYED BACK TO THE MASTER CONTROLLER
- ⑧ CONTROL WIRE WITH 30' EXPANSION COIL
- ⑨ 3/4" GRAVEL SUMP (ONE CUBIC FOOT)
- ⑩ 5X PIPE DIA. MIN. DOWNSTREAM
- ⑪ 10X PIPE DIA. MIN. UPSTREAM
- ⑫ BRICK SUPPORT



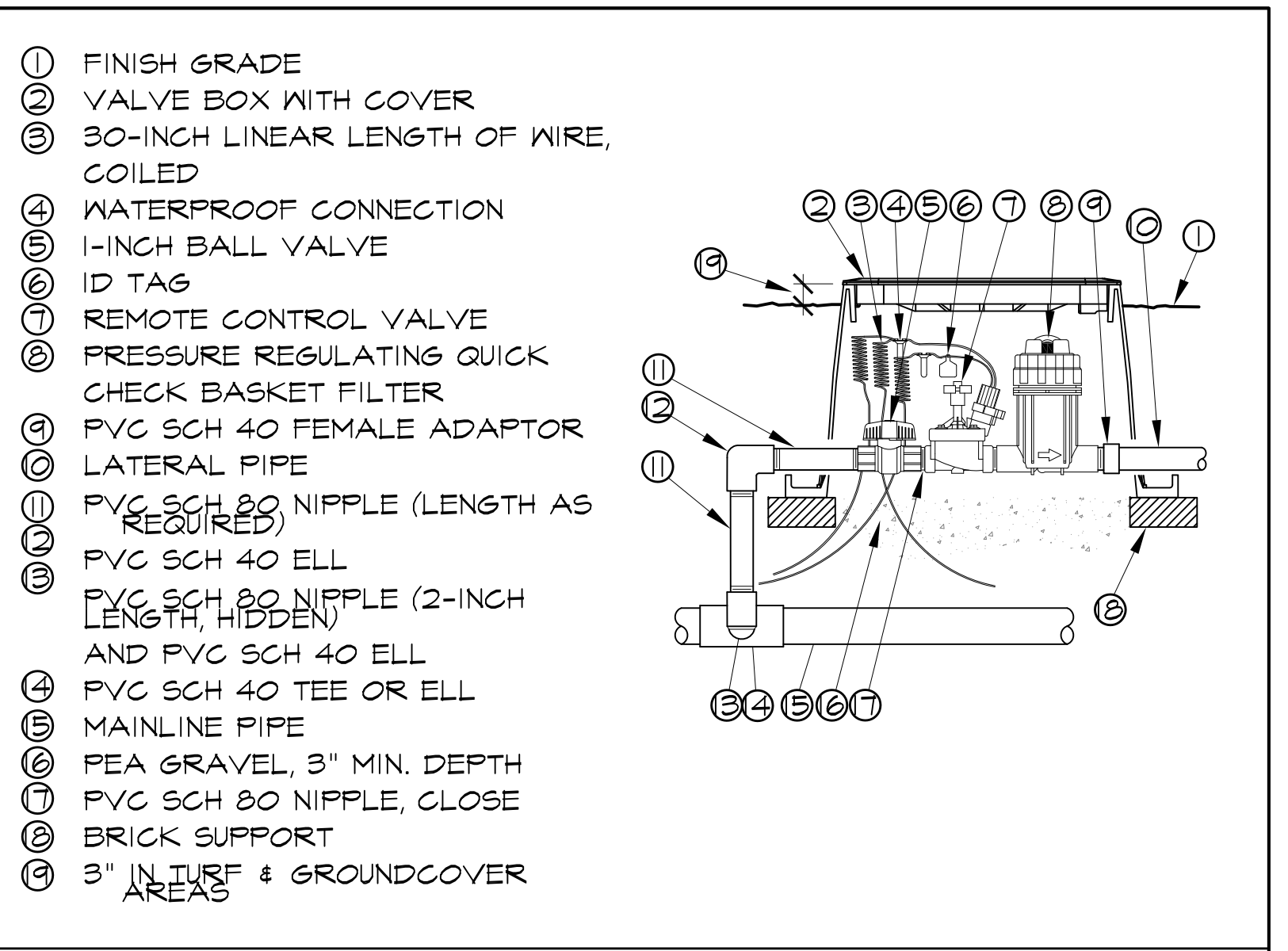
(B) MASTER CONTROL VALVE N.T.S.

- ① RECTANGULAR PLASTIC VALVE BOX WITH LOCKING BOLT LID
 - ② ELECTRIC REMOTE CONTROL VALVE
 - ③ FINISH GRADE
 - ④ PRESSURE SUPPLY LINE
 - ⑤ UNION
 - ⑥ PVC SCH. 40 45 DEGREE FITTING, FOUR (4) REQUIRED
 - ⑦ 3/4" CRUSHED ROCK SUMP
 - ⑧ SCH. 80 NIPPLE (TYP)
 - ⑨ 4" WIDE BRICK SUPPORT, ONE PLACED AT EACH CORNER
- NOTE: VALVE SHALL HAVE A MINIMUM OF 4" CLEARANCE FROM THE BOTTOM OF THE VALVE BOX LID, AND 2" MINIMUM CLEARANCE FROM THE BOTTOM OF VALVE AND TOP OF GRAVEL SUMP.



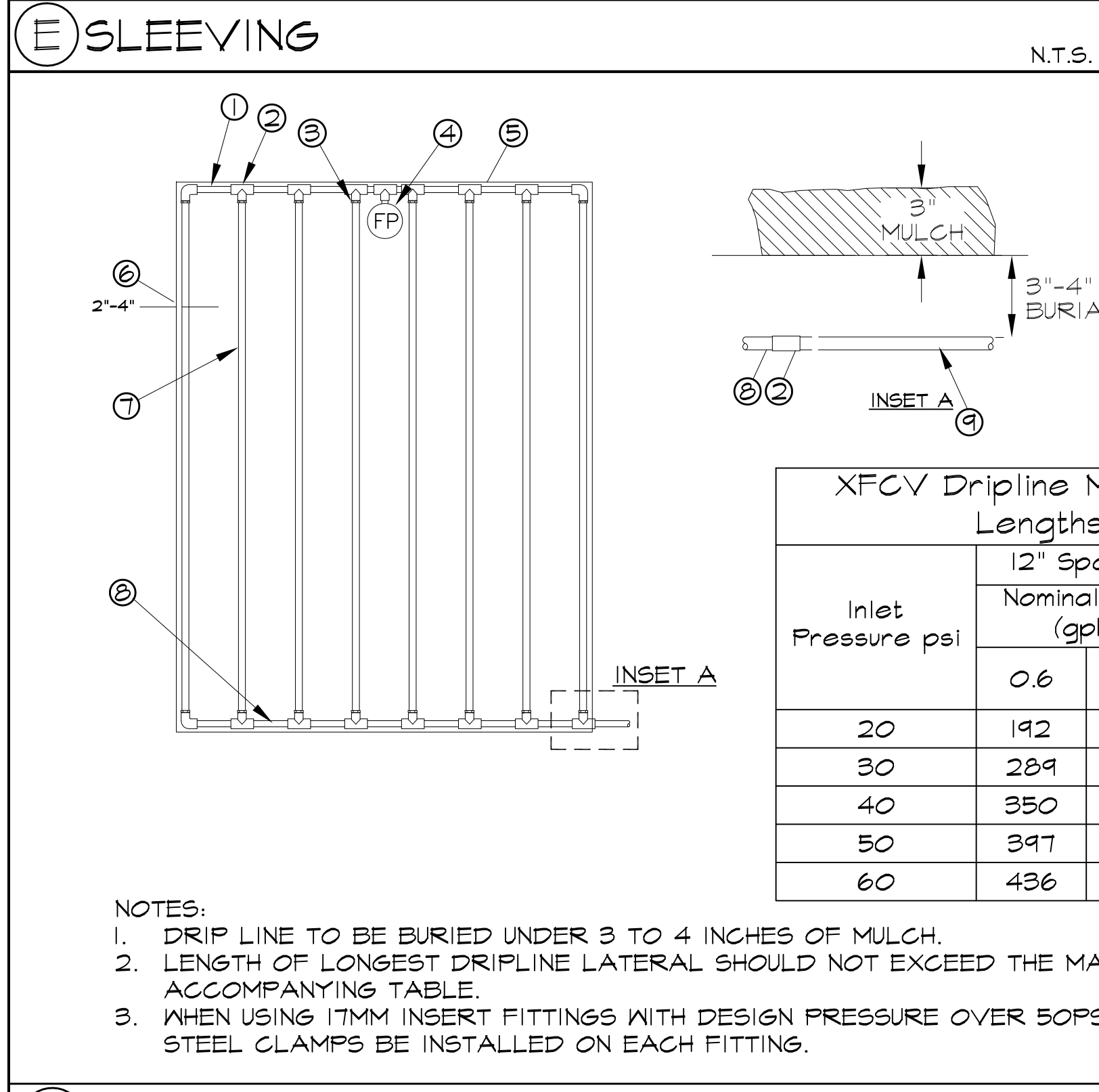
(C) BALL VALVE N.T.S.

- ① FINISH GRADE
 - ② VALVE BOX - SEE IRRIGATION SPECS.
 - ③ FINISH GRADE
 - ④ SLIP END CONNECTORS SUPPLIED WITH VALVE
 - ⑤ PVC MAINLINE- SEE IRRIGATION SPECS. FOR PIPE DEPTH
 - ⑥ PEA GRAVEL, 2" DEPTH
 - ⑦ 4" WIDE BRICK SUPPORT, ONE PLACED AT EACH CORNER
- NOTE: VALVE SHALL HAVE A MINIMUM OF 4" CLEARANCE FROM THE BOTTOM OF THE VALVE BOX LID, AND 2" MINIMUM CLEARANCE FROM THE BOTTOM OF VALVE AND TOP OF GRAVEL SUMP.



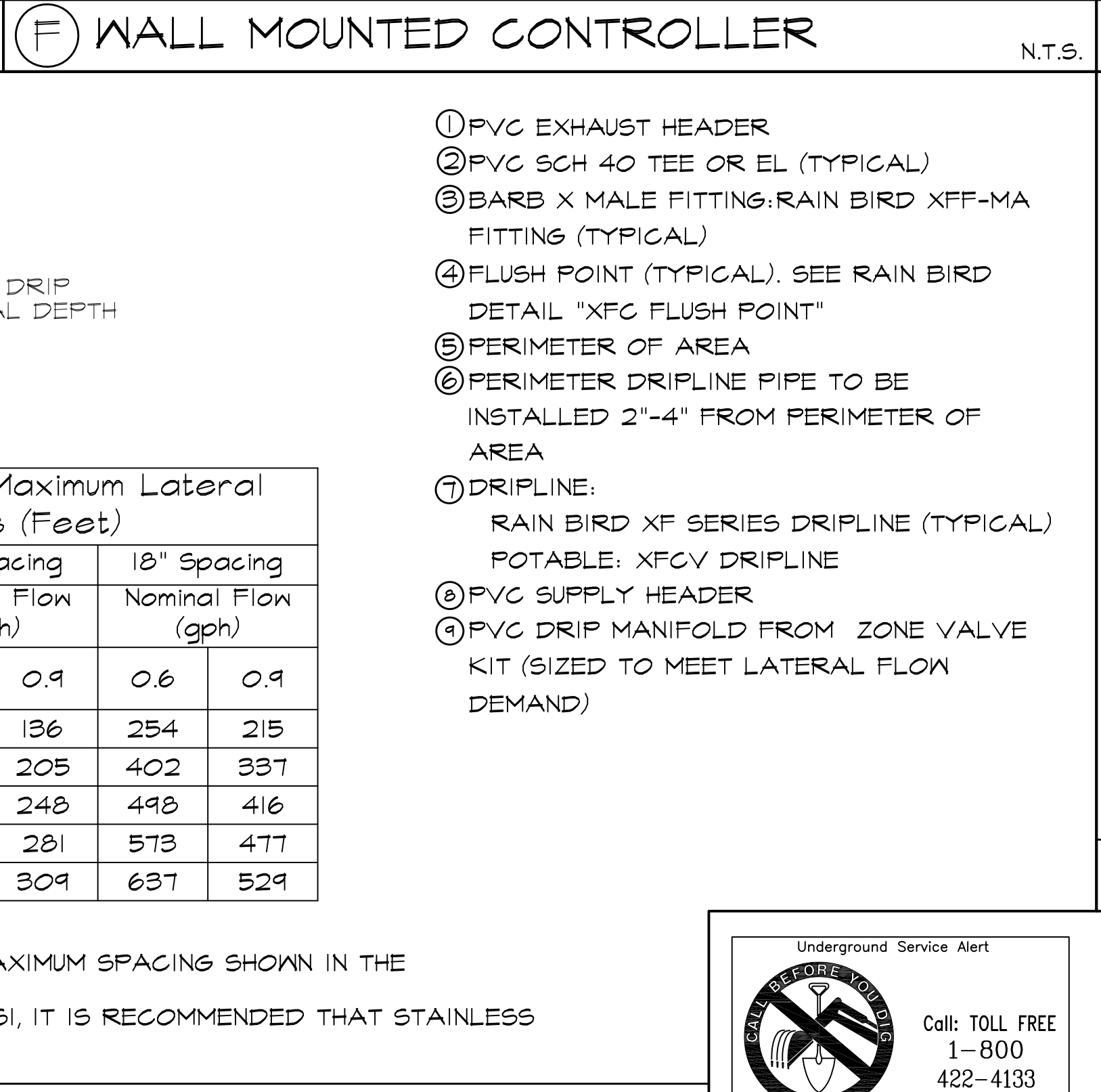
(D) DRIPLINE VALVE KIT N.T.S.

- ① FINISH GRADE
 - ② SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
 - ③ 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
 - ④ PVC SCH 40 FEMALE ADAPTER
 - ⑤ PVC SCH 80 RISER
 - ⑥ BRICK (1 OF 2)
 - ⑦ PVC HEADER PIPE
 - ⑧ PVC SCH 40 TEE
 - ⑨ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- NOTE:
1. AIR RELIEF VALVE MUST BE LOCATED AT HIGHEST ELEVATION(S) OF CIRCUIT.
2. PROVIDE AS NEEDED AND AS PER MANUFACTURER'S RECOMMENDATIONS.



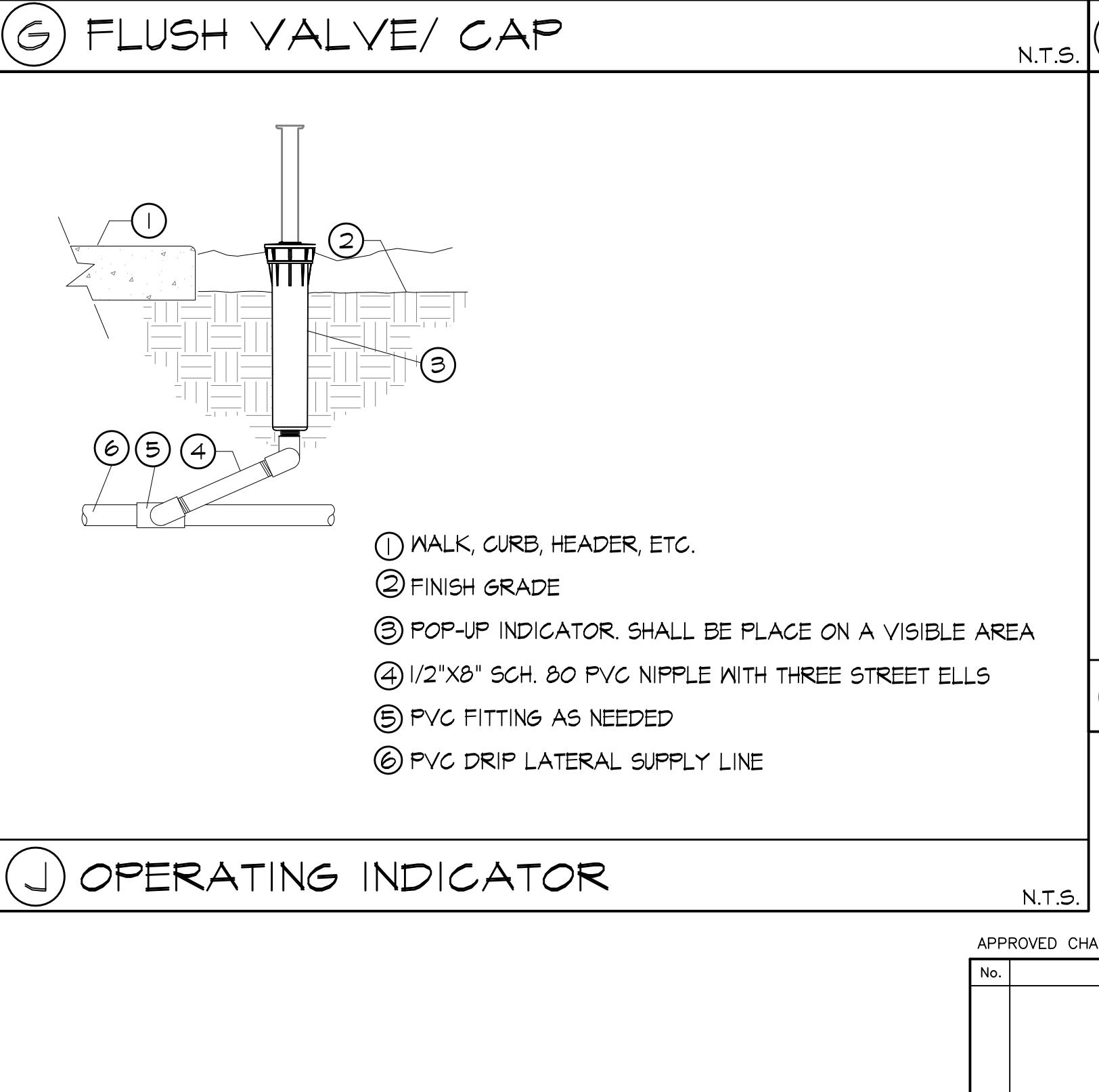
(I) DRIP IRRIGATION N.T.S.

- NOTES:
1. DRIP LINE TO BE BURIED UNDER 3 TO 4 INCHES OF MULCH.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING ITMM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



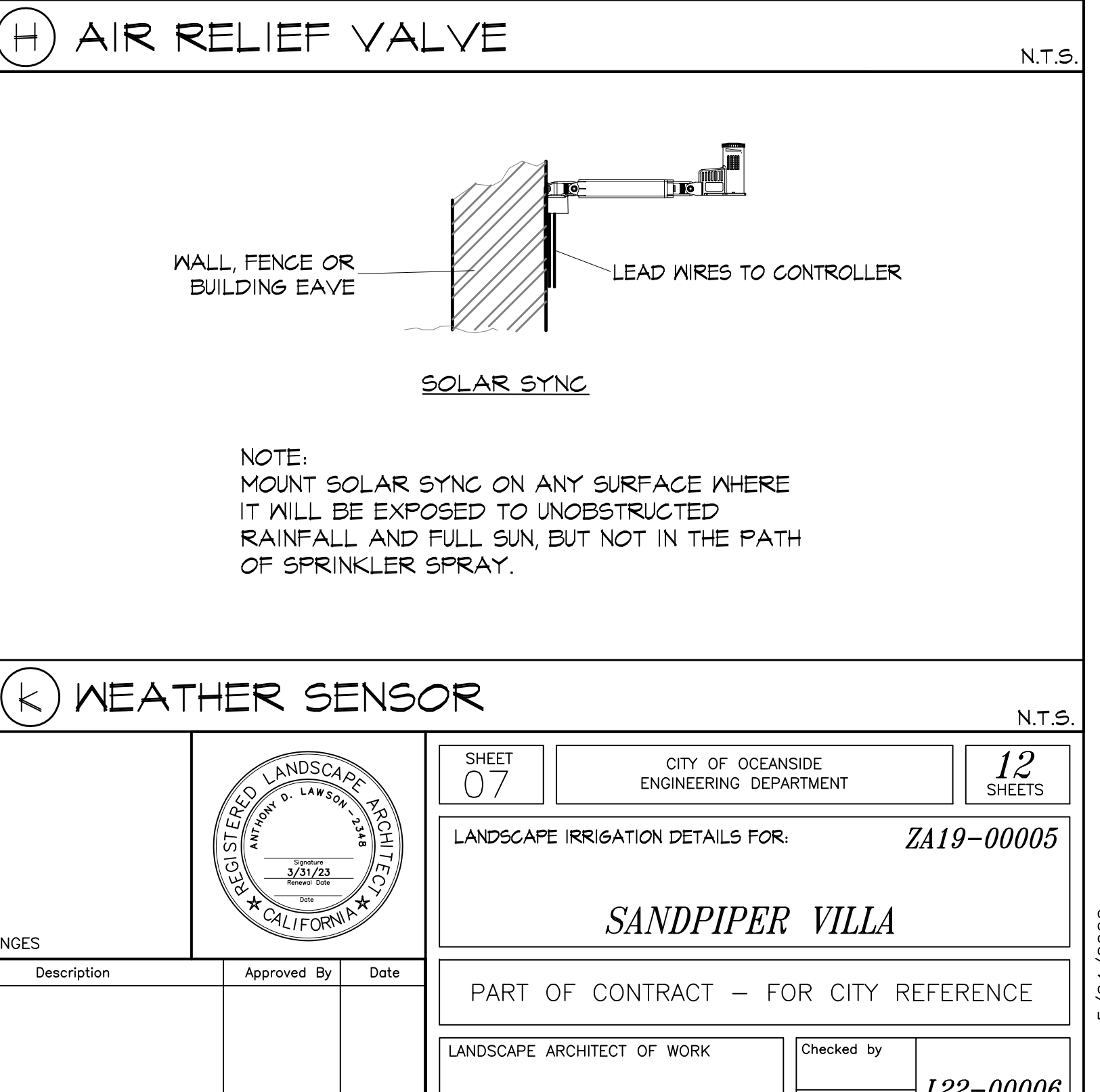
(F) WALL MOUNTED CONTROLLER N.T.S.

- LEGEND
① EXISTING BUILDING OR PERIMETER WALL
② AUTOMATIC CONTROLLER (MOUNTING PER MANUFACTURER'S SPECS)
③ METAL STRAPS
④ PVC SCH. 40 CHASE
⑤ SCH. 40 PVC 90° SWEEP ELL
- LEGEND
PAINT CONTROLLER, METAL STRAPS, AND SCH. 40 CHASE ABOVE GROUND) TO MATCH ADJACENT WALL COLOR



(G) FLUSH VALVE/ CAP N.T.S.

- ① FINISH GRADE
 - ② FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
 - ③ EASY FIT COUPLING: RAIN BIRD MDCFCOUP
 - ④ SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
 - ⑤ SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE
 - ⑥ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
 - ⑦ BRICK (1 OF 2)
- NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



(H) AIR RELIEF VALVE N.T.S.

- NOTE:
MOUNT SOLAR SYNC ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL AND FULL SUN, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529



(J) OPERATING INDICATOR N.T.S.

- ① WALK, CURB, HEADER, ETC.
- ② FINISH GRADE
- ③ POP-UP INDICATOR. SHALL BE PLACED ON A VISIBLE AREA
- ④ 1/2" X 8" SCH. 80 PVC NIPPLE WITH THREE STREET ELLS
- ⑤ PVC FITTING AS NEEDED
- ⑥ PVC DRIP LATERAL SUPPLY LINE



(K) WEATHER SENSOR N.T.S.

- NOTE:
MOUNT SOLAR SYNC ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL AND FULL SUN, BUT NOT IN THE PATH OF SPRINKLER SPRAY.



APPROVED CHANGES

No.	Description	Approved By	Date



SHEET 07 OF 12 SHEETS
CITY OF OCEANSIDE ENGINEERING DEPARTMENT
LANDSCAPE IRRIGATION DETAILS FOR: SANDPIPER VILLA
PART OF CONTRACT - FOR CITY REFERENCE
LANDSCAPE ARCHITECT OF WORK: TONY LAWSON R.L.A. # 2348
Checked by: L22-00006
Date: 5/24/2022

IRRIGATION SYSTEM

PART 1: GENERAL

1.01 QUALITY ASSURANCE

A. ALL LOCAL, MUNICIPAL, COUNTY AND STATE LAWS, SAFETY ORDERS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK DEPICTED ON THESE PLANS ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. NOTIFY THE CITY PRIOR TO INSTALLATION IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR SPECIFICATIONS CONFLICT WITH LOCAL CODES.

B. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE.

C. OBTAIN THE PERTINENT ENGINEERING PLANS BEFORE COMMENCING WORK.

D. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE TO PERFORM THE WORK INDICATED HEREIN BEFORE COMMENCING WORK.

E. NOTIFY THE CITY PRIOR TO COMMENCING WORK, AND BE RESPONSIBLE FOR COORDINATING WORK WITH THE CITY, PROJECT MANAGER, LANDSCAPE ARCHITECT, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES. CAUSE MINIMUM INTERFERENCE WITH THE WORK, MATERIALS, OR EQUIPMENT OF OTHER CONTRACTORS.

F. IRRIGATION PLAN IS DIAGRAMMATIC ONLY. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.

G. NOTIFY THE CITY PRIOR TO COMMENCING WORK IN THE EVENT OF CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS.

H. PRIOR TO THE SUBMISSION OF A BID, THE CONTRACTOR SHALL EXAMINE THE SITE AND THE COMPLETE DRAWINGS AND SPECIFICATIONS FOR THE PROJECT IN ADDITION TO THE SPRINKLER IRRIGATION PORTION OF THE WORK.

I. THIS IRRIGATION SYSTEM IS DESIGNED FOR RECLAIMED WATER USE. ALL PIPING, EQUIPMENT AND IRRIGATION PRACTICES SHALL BE IN ACCORDANCE WITH THE LOCAL WATER DISTRICT STANDARDS FOR RECLAIMED WATER FOR IRRIGATION USE.

1.02 SCOPE OF WORK

A. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, MACHINERY, AND PROCESSES REQUIRED TO COMPLETE THE SPRINKLER IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.

B. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE SPRINKLER SYSTEM, INSTALLED READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIAL TO THE CITY.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED UNDER THIS CONTRACT. NO SUBCONTRACTOR SHALL RELIEVE THE CONTRACTOR OF HIS LIABILITY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS IN A TIMELY MANNER.

1.03 PROTECTION

A. USE ALL MEANS NECESSARY TO PROTECT ALL MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT ALL OBJECTS DESIGNATED TO REMAIN.

B. IN THE EVENT OF DAMAGE, OR THEFT IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY AT NO ADDITIONAL COST TO THE CITY.

C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE FROM DAMAGE AS A RESULT OF CONSTRUCTION OR MALFUNCTION DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

D. THE CONTRACTOR SHALL CAREFULLY NOTE ALL FINISHED GRADES BEFORE COMMENCING WORK. ANY FINISHED GRADE CHANGED DURING THE COURSE OF HIS WORK SHALL BE RESTORED TO THE ORIGINAL CONTOURS.

1.04 SUBMITTALS

A. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS OR PROCESSES SPECIFIED IN NAME ON THE DRAWINGS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE. EQUIPMENT OR MATERIALS FURNISHED OR INSTALLED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS OWN EXPENSE.

B. SUBMIT CATALOGUE DATA AND FULL DESCRIPTIVE LITERATURE FOR APPROVAL OF ITEMS DIFFERENT THAN THOSE SPECIFIED.

C. SUBMIT RECORD DRAWINGS IN ACCORDANCE WITH PART 3.

1.05 EXTRA MATERIALS / MATERIALS TO BE FURNISHED

A. DELIVER EXTRA MATERIALS TO CITY. FURNISH EXTRA MATERIALS MATCHING PRODUCTS INSTALLED AS DESCRIBED BELOW. PACKAGE THEM WITH PROTECTIVE COVERING FOR STORAGE AND LABEL CLEARLY DESCRIBING CONTENTS.

1. EMITTERS: (TWENTY EACH TYPE).
2. TWO SETS OF SPRINKLER WRENCHES FOR ADJUSTING, CLEANING, OR DISASSEMBLING EACH TYPE OF SPRINKLER.
3. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
4. TWO QUICK COUPLER KEYS WITH HOSE SPIGELS.
5. TWO EACH OF ANY SPECIAL TOOLS REQUIRED FOR OTHER EQUIPMENT.
6. TWO SERVICE MANUALS FOR ALL EQUIPMENT SHALL BE FURNISHED TO THE DISTRICT. MANUALS MAY BE LOOSE LEAF AND SHOULD SHOW DRAWINGS OR EXPLODED VIEWS OF EQUIPMENT AND CATALOGUE NUMBER.
7. OPERATING INSTRUCTIONS FOR ALL EQUIPMENT SHALL BE FURNISHED.

PART 2: PRODUCTS

2.01 GENERAL

A. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION.

2.02 BRASS PIPE AND FITTINGS

A. BRASS PIPE SHALL BE HEAVY WALL TYPE, WITH THREADS COMPLYING TO A.S.A. SPECIFICATIONS.

B. FITTINGS TO BE USED WITH BRASS PIPE SHALL BE CASE BRASS OR CASE BRONZE THREADED JOINT, AND SHALL COMPLY WITH A.S.A. SPECIFICATIONS. THREADS ON PIPE AND FITTINGS SHALL BE TAPER TYPE.

2.03 PLASTIC PIPE AND FITTINGS

A. PLASTIC PIPE SHALL BE EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE (PVC) TYPE I, GRADE II (CLASS 1220 AS MANUFACTURED BY LASCO, JOHNS-MANVILLE, OR EQUAL).

B. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1220, SDR (STANDARD DIMENSION RATIO OR PRESSURE RATING IN PSI).

C. PIPE SHALL BE OF THE SIZE AND CLASS OR SCHEDULE AS NOTED IN THE IRRIGATION LEGEND. EXPOSED PIPE SHALL BE "BROWNLINE" UVR PVC OR EQUAL. PIPE USED IN NON-POTABLE WATER SYSTEMS SHALL BE "ALERTLINE" OR EQUAL, PURPLE IN COLOR THROUGHOUT, AND CONTINUOUSLY MARKED "CAUTION RECLAIMED WATER".

D. PLASTIC FITTINGS SHALL BE PVC II, IPS, SCHEDULE 40 NSF AND SCHEDULE 80 THREADED AND OR SLIP FITTINGS AS SHOWN IN THE DETAILS.

E. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 MOLDED THREADS. THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR.

F. SOLVENT TO BE USED FOR JOINING PLASTIC PIPE AND FITTINGS SHALL BE AS PER THE PIPE MANUFACTURERS RECOMMENDATIONS.

G. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: "RECLAIMED WATER - DO NOT DRINK" (MINIMUM 3" WIDE).

2.04 SLEEVING

A. SLEEVE ALL MAINLINE AND LATERAL LINES WITH PVC, SCH. 40 PIPE TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS. EXTEND SLEEVE 12" BEYOND THE EDGE OF THE PAVEMENT.

2.05 WIRING

A. CONTROL WIRE: AWG UF 600 (12 OF 14 GAUGE). COMMON WIRE SHALL BE BLACK. USE ALTERNATE COLOR(S) FOR CONTROL WIRES. ALL CONTROL WIRE SHALL BE IN CONDUIT.

B. WIRE CONNECTIONS: MADE WITH "PEN-TITE" CONNECTORS (OR EQUAL). LOCATE MID WIRE SPLICES IN FULL BOX (8" ROUND PLASTIC VALVE BOX).

C. HIGHER VOLTAGE CONNECTIONS OR 110 V SHALL BE MADE BY CLAMP AND SHALL BE WEATHER PROTECTED PER LOCAL CODES.

D. OTHER EQUIPMENT SHALL BE AS SPECIFIED IN THE IRRIGATION LEGEND ON THE DRAWINGS.

2.06 CONCRETE THRUST BLOCKS

A. INSTALL THRUST BLOCKS AS DETAILED AT ALL BENDS OR CORNERS ON 2 1/2" O.D. OR LARGER PRESSURE MAINLINE.

B. INSTALL THRUST BLOCKS AT BASE OF RISERS FOR BACKFLOW PREVENTERS AS DETAILED.

2.07 ASSEMBLIES

A. ALL THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING TEFLON TAPE OR EQUAL, APPLIED TO THE MALE THREADS ONLY.

2.08 EQUIPMENT

A. QUICK COUPLING VALVES, CONTROLLERS, REMOTE CONTROL (AUTOMATIC) VALVES, BALL VALVES, GATE VALVES, SPRINKLER HEADS, BACKFLOW PREVENTION UNITS, AND OTHER EQUIPMENT SHALL BE AS SPECIFIED IN THE IRRIGATION NOTES AND LEGEND ON THE DRAWINGS.

B. QUICK COUPLING VALVES, CONTROLLERS, REMOTE CONTROL (AUTOMATIC) VALVES, BALL VALVES, GATE VALVES, SPRINKLER HEADS, BACK FLOW PREVENTION UNITS, AND OTHER EQUIPMENT SHALL BE MARKED FOR RECLAIMED WATER.

C. QUICK COUPLING VALVES SHALL HAVE PURPLE RUBBER OR VINYL COVERS WITH THE WARNING "RECLAIMED WATER DO NOT DRINK" IN BOTH ENGLISH AND SPANISH. INSTALL IN ROUND VALVE BOXES AS DETAILED.

D. ALL REMOTE CONTROL (AUTOMATIC) VALVES, BALL VALVES PRESSURE REDUCING VALVES AND GATE VALVES SHALL BE TAGGED WITH A WEATHERPROOF PLASTIC, 3" X 4" PURPLE TAG WITH THE WORDS "WARNING RECLAIMED WATER - DO NOT DRINK" ON ONE SIDE, AND "AVISO - AGUA IMPURA - NO TOMAR" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR, AS MANUFACTURED BY CHRISTY ENTERPRISES OR EQUAL. ATTACH TO VALVE STEM OR SOLENOID WIRE WITH PLASTIC TIE WRAP.

2.09 VALVE BOXES

A. ALL REMOTE CONTROL, GATE, BALL, AND ISOLATION VALVES SHALL BE HOUSED IN PLASTIC VALVE BOXES AS DETAILED. VALVE BOXES SHALL BE AS MANUFACTURED BY BROOKS OR EQUAL.

B. VALVE BOXES SHALL BE LOCK TOP OR BOLTED. PROVIDE TWO KEYS MINIMUM FOR LOCKABLE BOXES.

C. VALVE BOX LIDS SHALL BE MARKED AS NOTED IN THE DETAILS.

D. ALL REMOTE CONTROL, GATE, BALL, AND ISOLATION VALVES SHALL BE HOUSED IN PURPLE PLASTIC VALVE BOXES AS DETAILED. VALVE BOXES SHALL BE AS MANUFACTURED BY BROOKS OR EQUAL. ALL VALVE BOXES SHALL HAVE A RECLAIMED WATER WARNING PERMANENTLY MOLDED OR AFFIXED WITH RIVETS TO THE LID. WARNINGS SHALL READ "RECLAIMED WATER DO NOT DRINK" IN BOTH ENGLISH AND SPANISH. VALVE BOX LIDS SHALL ALSO INCLUDE THE INTERNATIONAL "DO NOT DRINK" SYMBOL (A GLASS OF WATER WITH A SLASH THROUGH IT).

2.10 CHECK VALVES

A. ANTI-DRAIN VALVES SHALL BE OF HEAVY DUTY VIRGIN PVC CONSTRUCTION WITH F.I.P. THREAD INLET AND OUTLET.

INTERNAL PARTS SHALL BE STAINLESS STEEL AND NEOPRENE. ANTI-DRAIN VALVE SHALL BE FIELD ADJUSTABLE AGAINST DRAINOUT FROM 5 TO 40 FEET OF HEAD. ANTI-DRAIN VALVE SHALL BE VALCON ADV OR APPROVED EQUAL.

PART 3: EXECUTION

3.01 SITE CONDITIONS

A. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO PROCEEDING WITH THE WORK OF THIS CONTRACT.

B. THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE SHALL BE COORDINATED WITH THE PLANTING PLANS TO AVOID INTERFERING WITH TREE, SHRUB, OR OTHER PLANT LOCATIONS.

3.02 WATER SUPPLY

A. THE CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS. VERIFY STATIC PRESSURE AS STATED ON THE PLANS PRIOR TO BEGINNING WORK. NOTIFY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE PROMPTLY IF STATIC PRESSURE OR POINT OF CONNECTION DIFFER FROM THAT SHOWN ON PLANS.

3.03 SPRINKLER HEAD LOCATIONS

A. LAYOUT SPRINKLER HEADS AND MAKE MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COSTS TO THE CITY. WHEN DIRECTED BY THE LANDSCAPE ARCHITECT THE LAYOUT SHALL BE APPROVED PRIOR TO INSTALLATION.

B. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.04 VALVE LOCATIONS

A. BACKFLOW PREVENTION DEVICES SHALL NOT BE LOCATED MORE THAN 18" FROM THE SERVICING WATER METER, UNLESS SPECIFICALLY INDICATED ON DRAWINGS.

B. CHECK VALVES AND ANTI-DRAIN VALVES SHALL BE INSTALLED WHERE INDICATED, AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION SPRINKLER HEADS WHEN IRRIGATION SYSTEM IS TURNED OFF.

C. STAMP VALVE AND CONTROLLER NUMBER ON TOP OF AUTOMATIC VALVE BOX LIDS. SECURE A PLASTIC TAG WITH THE VALVE NUMBER EMBOSSED ONTO EACH AUTOMATIC VALVE.

3.05 PIPE DEPTH

A. ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18") INCHES DEEP, MINIMUM.

B. ALL LATERAL PIPING SHALL BE BURIED TWELVE (12") INCHES DEEP, UNLESS OTHERWISE INDICATED.

C. PRESSURE MAINS UNDER PAVING SHALL BE 30" DEEP MINIMUM. NON-PRESSURE LATERALS UNDER PAVING SHALL BE 24" DEEP MINIMUM.

3.06 TRENCHING AND BACKFILLING

A. MAKE ALL EXCAVATIONS IN OPEN CUT TO WIDTH AND DEPTH NECESSARY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE DRAWINGS AND OR AS SPECIFIED BY THE ENGINEER. EXERCISE CAREFULLY TO CARRY THE EXCAVATION TO THE PROPER LINE AND GRADE AND TO PROVIDE AN EVEN, UNIFORM BEARING SURFACE FOR ALL PIPING.

B. THE MINIMUM ALLOWABLE TRENCH WIDTH IS EIGHT INCHES (8").

C. HAND TRIM EXCAVATIONS TO REQUIRED ELEVATIONS. DO NOT OVER EXCAVATE. REMOVE LARGE STONES OR OTHER HARD MATTER WHICH COULD DAMAGE PIPE.

D. SAND BEDDING

1. WHEN STONES OVER ONE INCH (1") IN ANY DIMENSIONS, HARD PAN, DRY HARD-PACKED SOIL, OR OTHER SOILS THAT CANNOT BE SHAPED TO PROVIDE UNIFORM BEDDING ARE ENCOUNTERED AT THE GRADES AT WHICH PIPES ARE TO BE LAID, BED THE PIPE IN SAND. USE BEDDING MATERIAL CONSISTING OF CLEAN, DRY PIT-RUN SAND, ALL PASSING A #4 SCREEN. PROVIDE SAND REASONABLY FREE FROM ORGANIC MATTER. INSTALL BEDDING NOT LESS THAN SIX (6") DEEP. EXTEND BEDDING TO THE HORIZONTAL DIAMETER OF THE PIPE AS SHOWN ON THE PLANS. LAY ALL SAND BEDDING AGAINST ROCK OR UNDISTURBED EARTH. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE NATURE OF THE MATERIAL (SOIL) TO BE ENCOUNTERED AT ELEVATIONS WHERE PIPE IS TO BE LAID. ALL COSTS FOR AND BEDDING ARE TO BE INCLUDED IN THE CONTRACT BID PRICE.

E. BACKFILLING

1. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL IN PLANTING AREAS, AND TO 90% UNDER PAVED AREAS. BACKFILL SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE EXCAVATED MATERIAL IN SIX INCH (6") LAYERS, LOOSE MEASURE, AND THOROUGHLY TAMP UNDER AND AROUND THE PIPE ACROSS THE FULL WIDTH OF THE TRENCH. PROVIDE MOIST, NOT WET, BACKFILL. INCLUDE NO STONES LARGER THAN TWO INCHES (2").

2. ALLOW FOR SETTLEMENT. IN THE EVENT OF BACKFILL SETTLEMENT, THE IRRIGATION CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING OF TRENCHES FROM HIS WORK FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE BY CITY.

3. TRENCHES SHALL BE BACKFILLED PROMPTLY, AND ONLY AFTER THE OPEN TRENCH INSPECTION HAS BEEN COMPLETED.

3.07 ELECTRICAL

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPONENTS ASSOCIATED WITH THE INSTALLATION OF A SOLAR POWERED CONTROLLER, INCLUDING PEDISTAL, LOCKING ENCLOSURE, RAIN SENSOR AND REMOTE HANDSET. SEE LEGEND FOR COMPLETE LIST.

B. CONTRACTOR SHALL PROVIDE SOLENOID ADAPTERS FOR THE REMOTE CONTROL VALVES PER THE REQUIREMENTS OF THE SOLAR CONTROLLER MANUFACTURER.

C. CONTROL WIRES SHALL BE INSTALLED IN CONDUIT WITH ONE FOOT OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, AND AT 100 FOOT INTERVALS FOR RUNS OVER 100 FEET.

D. ADD TWO EXTRA HOT WIRES AND ONE COMMON WIRE FROM THE CONTROLLER TO THE END OF EACH RUN.

3.08 PRESSURE TESTING PRIOR TO BACKFILLING IRRIGATION TRENCHES:

A. ALL MAINLINES IN THE SYSTEM SHALL BE GAPPED AND HYDROSTATICALLY PRESSURE TESTED AT 125 P.S.I. FOR A PERIOD OF 24 HOURS WITH 0 P.S.I. LEAK DOWN. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING AND REPLACING THE LEAKING PIPE OR FITTINGS, AND INSTALLING NEW MATERIAL IN ITS PLACE.

B. ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR FOUR HOURS.

C. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE LANDSCAPE ARCHITECT, CITY ENGINEER OR HIS REPRESENTATIVE.

D. CONTACT LANDSCAPE ARCHITECT, CITY ENGINEER OR HIS REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO PERFORMING PRESSURE TESTS.

3.09 FLUSHING

A. AFTER ALL NEW PVC PIPE, LINES, AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO THE INSTALLATION OF HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

B. GAP OFF EACH HEAD IN SEQUENCE, FROM THE CONTROL VALVE TO THE END OF THE LINE. PROCEED TO THE NEXT HEAD ONLY AFTER THE FLOW OF WATER IS CLEAN AND FREE OF DIRT, GRIT, AND PARTICULATE MATTER.

3.10 SPRINKLER COVERAGE

A. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS TO ENSURE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF STRUCTURES, WALLS, WALKS, DRIVES, STREETS, CURBS OR GUTTERS.

B. ADJUST SPRINKLER HEADS ON A DAILY BASIS AS THE SYSTEM IS BEING BALANCED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIODS. OVERSPRAY AND OVERWATERING ARE TO BE KEPT TO AN ABSOLUTE MINIMUM.

C. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE NECESSARY CHANGES WITHOUT ADDITIONAL COST TO THE CITY.

3.11 CLEAN-UP

A. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC. AND REMOVE CONSTRUCTION AND INSTALLATION MATERIALS FROM THE PREMISES.

3.12 RECORD DRAWINGS

A. THE CONTRACTOR SHALL FURNISH TO THE CITY A COMPLETE SET OF "AS-BUILT" DRAWINGS ON REPRODUCIBLE MYLAR, AND TWO BOND COPIES, SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. CORRECTIONS AND CHANGES ARE TO BE DRAWN IN BLACK INK. DRAWINGS ARE TO BE LEGIBLE AND ACCURATE. DIMENSION LOCATIONS OF VALVES, MAINLINES, CONTROL WIRES, WATER SOURCES, AND OTHER EQUIPMENT FROM TWO VISIBLE STATIONARY POINTS. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION AND APPROVAL.

B. A REDUCED IRRIGATION PLAN INDICATING ALL IRRIGATION SYSTEMS AND THEIR APPROPRIATE SEQUENCED CONTROL VALVE SHALL BE LAMINATED AND PROVIDED TO THE CITY. THE DRAWING SHALL CLEARLY SHOW LOCATIONS OF MAINLINE, NUMBERED CONTROL VALVES (AND MANIFOLDS), SHUT OFF VALVES, AND VALVE COVERAGE AREAS.

3.13 INSPECTIONS

A. IN NO EVENT SHALL THE CONTRACTOR COVER-UP OR OTHERWISE REMOVE FROM VIEW ANY WORK UNDER THIS CONTRACT WITHOUT THE PRIOR APPROVAL OF THE CITY. ANY WORK COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

B. MAINLINE PRESSURE TEST AND TRENCH DEPTH INSPECTIONS SHALL BE MADE PRIOR TO BACKFILLING OF TRENCHES.

C. WHEN THE IRRIGATION SYSTEM IS COMPLETED AND PRIOR TO PLANTING, THE CONTRACTOR SHALL IN THE PRESENCE OF THE CITY'S AUTHORIZED REPRESENTATIVE PERFORM A COVERAGE TEST ON ALL PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.

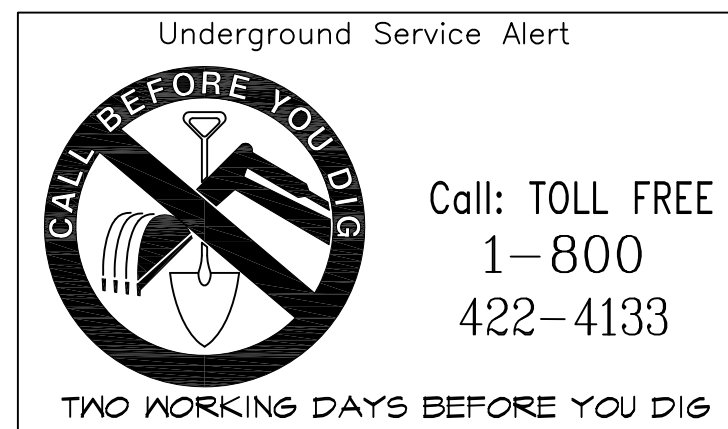
D. NOTIFY THE CITY IN WRITING SEVEN DAYS PRIOR TO FINAL INSPECTION AT THE END OF THE MAINTENANCE PERIOD. FINAL INSPECTION WILL BE TO INSURE THAT THE SYSTEM IS FULLY OPERATIONAL, AND THAT ALL HEADS, VALVES, AND WATERING SEQUENCES HAVE BEEN ADJUSTED FOR THE PROPER IRRIGATION OF THE PLANTINGS.

E. SHOW EVIDENCE THAT THE CITY HAS RECEIVED ALL REQUIRED ACCESSORIES, CHARTS, RECORD DRAWINGS, ETC. AT THE TIME OF FINAL INSPECTION. THE MAINTENANCE PERIOD MAY BE EXTENDED IF THESE MATERIALS HAVE NOT BEEN DELIVERED.

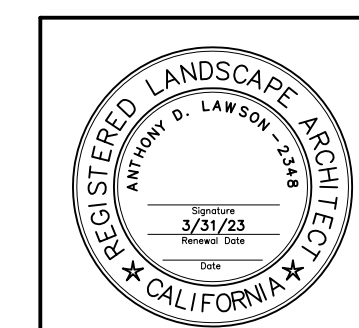
3.14 MAINTENANCE AND GUARANTEE

A. THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILL AREAS AND TRENCHES FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

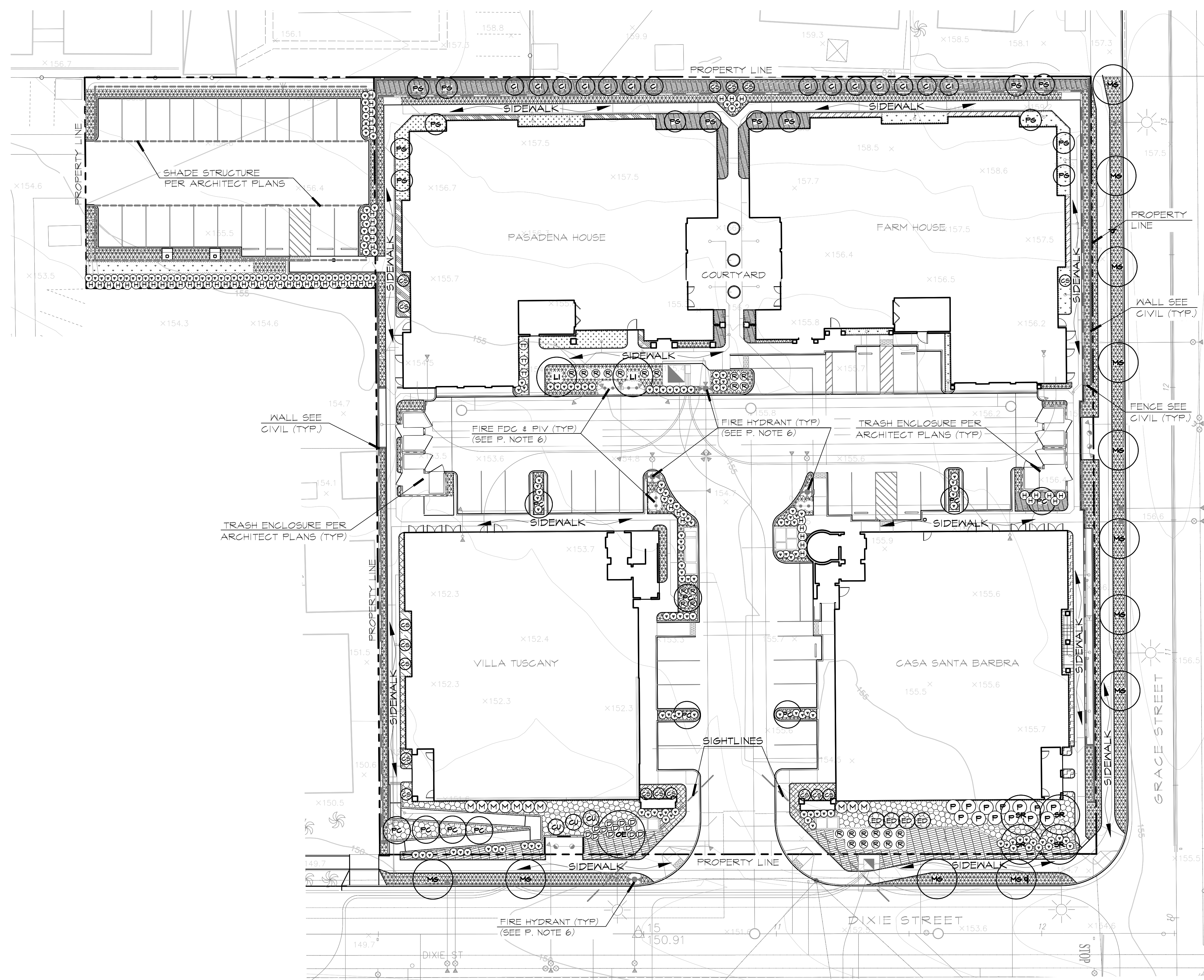
B. SHOULD ANY OPERATIONAL DIFFICULTIES IN CONNECTION WITH THE SPRINKLER SYSTEM DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST.



APPROVED CHANGES			
No.	Description	Approved By	Date



SHEET 08	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
LANDSCAPE IRRIGATION SPECIFICATIONS FOR: ZA19-00005		
SANDPIPER VILLA		
PART OF CONTRACT - FOR CITY REFERENCE		
LANDSCAPE ARCHITECT OF WORK TONY LAWSON R.L.A. # 2348	Checked by	Date L22-00006



1. FOR IRRIGATION LEGEND AND NOTES SEE SHEET L-6
2. FOR IRRIGATION DETAILS SEE SHEET L-6
3. FOR IRRIGATION SPECIFICATIONS SEE SHEET L-7
4. FOR PLANTING PLAN SEE SHEETS SHEET L-8
5. FOR PLANTING NOTES AND LEGEND SEE SHEET L-9
6. FOR PLANTING DETAILS, SEE SHEET L-10
7. FOR PLANTING SPECIFICATIONS, SEE SHEET L-11
8. FOR SOIL AMENDMENTS AND AGRICULTURAL SOILS REPORT ANALYSIS SEE PLANTING NOTES, SHEET L-10, AND SECTION 2.02 OF PLANTING SPECIFICATIONS, SHEET L-11.

- PLANTING NOTES:**
1. PRIOR TO ANY DIGGING, CONTRACTOR TO VERIFY LOCATION & DEPTH OF EXISTING UTILITIES INCLUDING WATER, SEWER, & BRINE LINE AS SHOWN ON PLANS.
 2. ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF BARK MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION. SEE SPECIFICATIONS, SHEET L-10, ITEM 3.09 FOR ADDITIONAL NOTES.
 3. TREES TO BE INSTALLED IN APPROVED ROOT BARRIERS OR BIO-BARRIERS ARE AS FOLLOWS:
 - A. ALL STREET TREES, PUBLIC PARKWAY TREES, OR TREES IN PUBLIC UTILITY EASEMENTS: DO NOT WRAP AROUND ROOT BALL
 - B. TREES WITHIN 6' (FT) OF ANY INTERIOR HARDSCAPE, PAVEMENT, ASPHALT, OR CURBS
 - C. TREES WITHIN 10' (FT) OF PUBLIC RIGHTS-OF-WAY, SIDEWALKS, CURBS, OR STREETS
 - D. TREES IN TREE WELLS (CUT-OUT PLANTERS IN CONCRETE, PAVEMENT, OR HARDSCAPE)
 4. WHEN TREE WELL IS IN CONFLICT WITH A WATER OR SEWER LINE, SAID WATER OR SEWER LINE SHALL BE WRAPPED WITH "BIO-BARRIER" FOR A DISTANCE OF FIVE FEET IN EITHER DIRECTION BEYOND TREE WELL.
 5. FOR SOIL AMENDMENT RECOMMENDATIONS SEE LANDSCAPE PLANTING SPECIFICATIONS, SHEET L-11, ITEM 2.02A.
 6. ALL FIRE EQUIPMENT ON SITE MUST HAVE FULL ACCESSIBILITY AND A MINIMUM OF 3' RADIAL CLEARANCE AROUND THEM. NO PLANT MATERIAL OTHER THEN LOW GROUND COVER NO TALLER THEN 6" MAY BE INSTALLED WITHIN THIS 3' CLEARANCE AREA.

WALL SEE CIVIL (TYP.)

TRASH ENCLOSURE PER ARCHITECT PLANS (TYP.)

FIRE FDC & PIV (TYP.) (SEE P. NOTE 6)

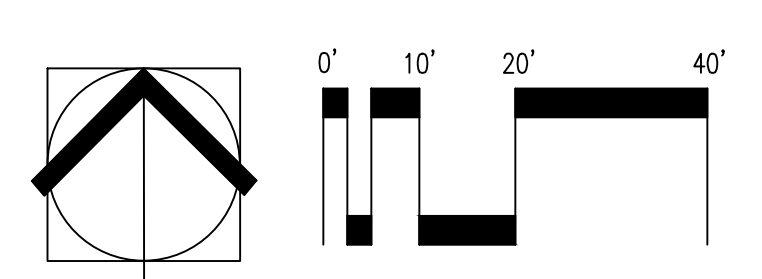
FIRE HYDRANT (TYP.) (SEE P. NOTE 6)

TRASH ENCLOSURE PER ARCHITECT PLANS (TYP.)

PROPERTY LINE

WALL SEE CIVIL (TYP.)

FENCE SEE CIVIL (TYP.)



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SHEET 09 CITY OF OCEANSIDE ENGINEERING DEPARTMENT 12 SHEETS

LANDSCAPE PLANTING PLANS FOR: ZA19-00005

SANDPIPER VILLA

PART OF CONTRACT - FOR CITY REFERENCE

LANDSCAPE ARCHITECT OF WORK: TONY LAWSON R.L.A. # 2348

Checked by: L22-00006

APPROVED CHANGES

No.	Description	Approved By	Date

8/2/2022

SOIL BACKFILL RECOMMENDATIONS:

LOT 1 AND 2 - MATERIALS RECOMMENDED PER 1 CUBIC YARD OF MIX

- 70% NATIVE SOIL ON SITE, BY VOLUME
- 30% NITROLIZED SHAVINGS OR GOOD QUALITY COMPOST
- 16 LBS. GRO-POWER PLUS OR COMPARABLE ALTERNATIVE
- 1 LB. AGRICULTURAL GYPSUM
- GRO-POWER PLANTING TABLETS (OR SUITABLE ALTERNATIVE) FOR EXTENDED FEED/CONDITIONING.

LOT 3 - MATERIALS RECOMMENDED PER 1 CUBIC YARD OF MIX

- 70% NATIVE SOIL ON SITE, BY VOLUME
- 30% NITROLIZED SHAVINGS OR GOOD QUALITY COMPOST
- 16 LBS. GRO-POWER PLUS OR COMPARABLE ALTERNATIVE
- 1/2 LB. AGRICULTURAL GYPSUM
- GRO-POWER PLANTING TABLETS (OR SUITABLE ALTERNATIVE) FOR EXTENDED FEED/CONDITIONING.

FIRE PREVENTION NOTES:

INCLUDE A MINIMUM VERTICAL CLEARANCE OF 13'-6" FROM TOP OF FIRE ACCESS ROADWAY TO LOWEST BRANCHES OF TREE AND A MINIMUM OF 28' (FEET) WIDTH CLEARANCE IN FIRE ACCESS ROADWAYS.

PLANTING LEGEND

TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs	COMMENTS
CI	14	CITRUS SPP.	DWARF ORANGE TREE	20 GAL	MODERATE	VARIETY TO BE SELECTED BY OWNER
CU	3	CUPRESSUS SEMPERVIRENS 'SWANE'S GOLD'	ITALIAN CYPRESS	24" BOX	LOW	-
TI	3	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	ITALIAN CYPRESS	5 GAL 15 GAL	LOW	-
ED	4	ELAEOCARPUS DECIPIENS 'MONFROUD'	LITTLE EMPEROR JAPANESE BLUEBERRY	24" BOX	MODERATE	-
LI	2	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE GRAPE MYRTLE	36" BOX	MODERATE	STANDARD
MG	12	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	36" BOX	MODERATE	-
OE	1	OLEA EUROPAEA 'WILSONII'	WILSON FRUITLESS OLIVE TREE	60" BOX	LOW	LOW-BRANCHING SPECIMEN
PO	14	PODOCARPUS GRACILIOR	FERN PODOCARPUS	24" BOX	MODERATE	-
PC	10	PYRUS GALLERYANA 'CHANTICLEER'	GALLERY CHANTICLEER PEAR	36" BOX	MODERATE	-
SR	4	SYAGRUS ROMANZOFFIANA	QUEEN PALM	15' BTH	MODERATE	-

PLANTING LEGEND

SHRUBS & GROUND COVER

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLs	COMMENTS
	6,410 SF	CARISSA MACROCARPA 'GREEN CARPET'	NATAL PLUM	1 GAL.	LOW	PLANT 30" O.C.
H	60	NANDINA DOMESTICA ALBA 'LEMON LIME'	HEAVENLY BAMBOO	5 GAL.	LOW	
	95 SF	CEANOTHUS 'DIAMOND HEIGHTS'	'DIAMOND HEIGHTS' CEANOTHUS	1 GAL.	LOW	PLANT 24" O.C.
	90 SF	BACCHARIS X 'CENTENNIAL'	CENTENNIAL COYOTE BRUSH	1 GAL.	LOW	PLANT 24" O.C.
	140 SF	THYMUS PRAECOX	MOTHER-OF-THYME	1 GAL.	LOW	PLANT 18" O.C.
	100 SF	LAVANDULA 'GOODWIN CREEK GRAY'	GOODWIN CREEK LAVENDER	1 GAL.	LOW	PLANT 24" O.C.
	255 SF	BERBERIS AQUIFOLIUM 'COMPACTA'	OREGON GRAPE HOLLY	1 GAL.	LOW	PLANT 24" O.C.
	575 SF	RAPHIOLEPSIS INDICA 'PINK DANCER'	INDIAN HAWTHORN	5 GAL.	LOW	PLANT 30" O.C.
	150 SF	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW	PLANT 36" O.C.
	675 SF	SALVIA APIANA 'COMPACTA'	WHITE SAGE	1 GAL.	LOW	PLANT 24" O.C.
	1555 SF	GREVILLIA NOELLII	NOELL GRAVILLEA	1 GAL.	LOW	PLANT 36" O.C.
	3065 SF	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZINITA	1 GAL.	LOW	PLANT 36" O.C.
E	23	BERBERIS PINNATA	COAST BARBERRY	15 GAL.	VERY LOW	
D	12	DRYOPTERIS ARGUTA	COASTAL WOOD FERN	5 GAL.	LOW	
	50 SF	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL.	LOW	PLANT 18" O.C.
P	13	PHORMIUM MAORI QUEEN	MAORI QUEEN FLAX	5 GAL.	LOW	
O	196	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL.	LOW	
M	10	LAURUS NOBILIS 'MONRIK'	LITTLE RAGU SWEET BAY	15 GAL.	LOW	
R	26	ROSA 'ICEBURG'	ICEBURG ROSE	15 GAL.	LOW	
	280 SF	ANNUAL COLOR				

1. FOR IRRIGATION PLAN SEE SHEETS L-2 AND L-3
2. FOR IRRIGATION LEGEND AND NOTES SEE SHEET L-4
3. FOR IRRIGATION DETAILS SEE SHEET L-5 AND L-6
4. FOR IRRIGATION SPECIFICATIONS SEE SHEET L-7
5. FOR PLANTING PLAN SEE SHEETS SHEET L-8 AND L-9
6. FOR PLANTING DETAILS, SEE THE CITY OF OCEANSIDE'S STANDARD DETAILS #206 THROUGH #215A
7. FOR PLANTING SPECIFICATIONS, SEE SHEET L-11
8. FOR SOIL AMENDMENTS AND AGRICULTURAL SOILS REPORT ANALYSIS SEE PLANTING NOTES, SHEET L-10, AND SECTION 2.02 OF PLANTING SPECIFICATIONS, SHEET L-11.

1-760-754-2958 faxCity of Oceanside 12:15:15 p.m. 08-09-2010 7/9

**CITY OF OCEANSIDE
APPROVED STREET TREE AND SPACING STANDARD
EFFECTIVE FEBRUARY 3, 2010**

STREET TREES AND OTHER TREES SHALL BE SPACED:

- 8 feet from transformers, cable, and pull boxes
- 5 feet from mailboxes
- 10 feet from centerline of all utility lines (without an easement): sewer, water, storm drains, double check detectors, air relief valves, and gas
- 10 feet from easement boundaries: sewer, water, storm drains, access or other utilities
- 10 feet from driveways (unless a line of sight is determined by the Traffic Division to be otherwise)
- 10 feet from traffic and directional signs
- 15 feet (minimum) from streetlights, other utility poles (determined by specifications)

Street trees shall be planted 3' outside the right-of-way if the right-of-way does not allow space, subject to the City Engineer's approval

Line of sight at arterials, collector and local streets shall be reviewed and determined by Traffic Engineer. A minimum of twenty-five feet (25')

Minimum fifteen feet (15') streetlight and stop sign or clearance determined by specifications

Comply with all utility clearances according to specific agency requirements. Screen above-grade utilities where possible.


Page 6 of 8

Underground Service Alert



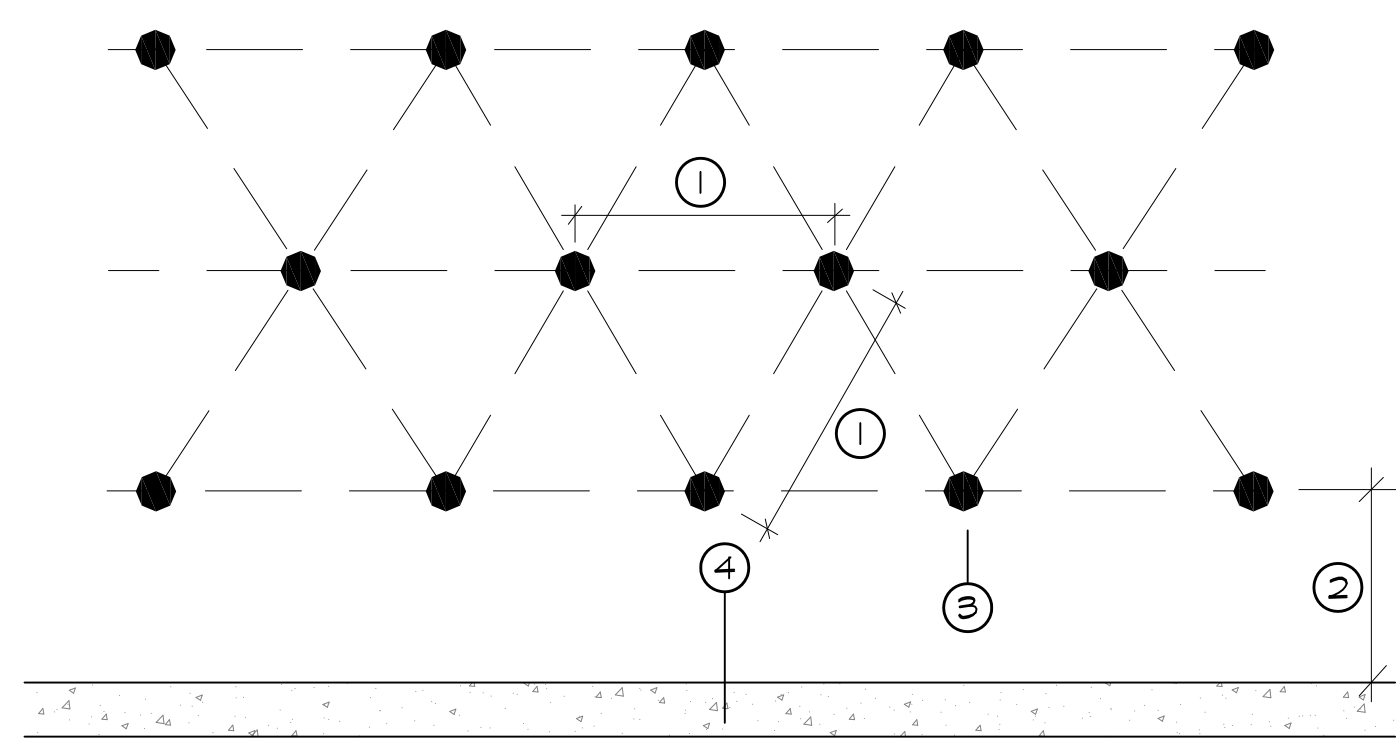
Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

	SHEET 10	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
	LANDSCAPE PLANTING LEGEND AND NOTES FOR: ZA19-00005		
SANDPIPER VILLA			
PART OF CONTRACT - FOR CITY REFERENCE			
LANDSCAPE ARCHITECT OF WORK TONY LAWSON R.L.A. # 2348	Checked by Date	L22-00006	

APPROVED CHANGES

No.	Description	Approved By	Date

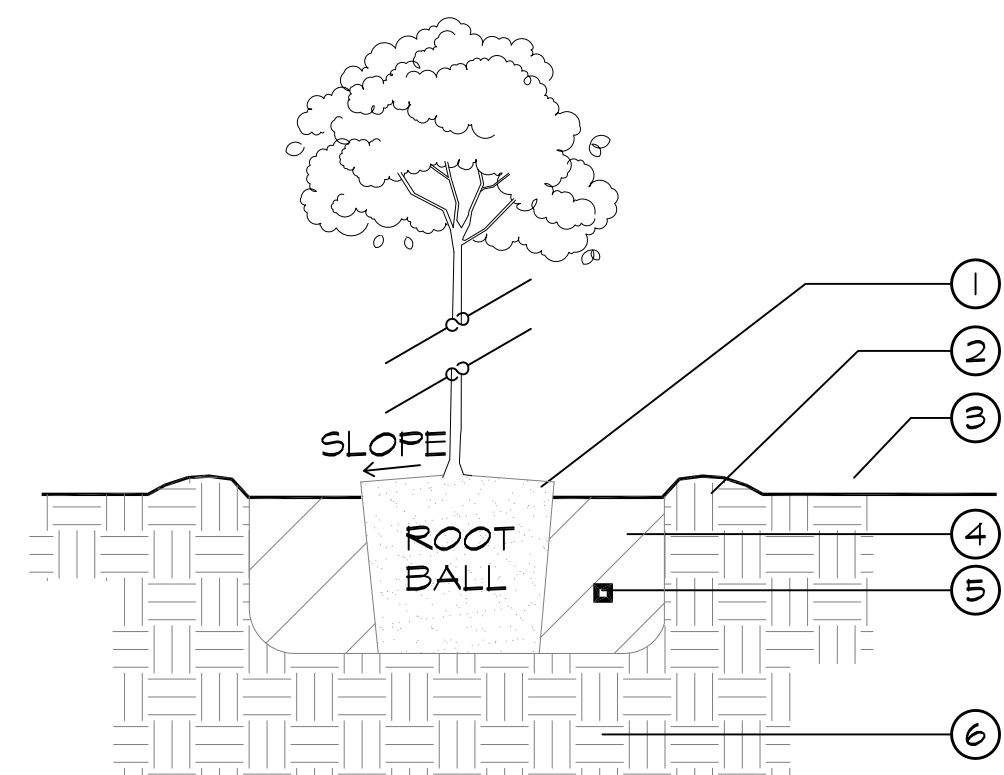


- ① VARIES, SEE PLANS FOR SPECIFIED ON CENTER SPACING
- ② VARIES, SHALL BE ONE HALF THE SPECIFIED ON CENTER SPACING
- ③ CENTER OF SHRUB
- ④ HEADER, CURB, PAVED SURFACE, ETC...

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

Ⓐ SHRUB AND GROUNDCOVER SPACING

N.T.S.

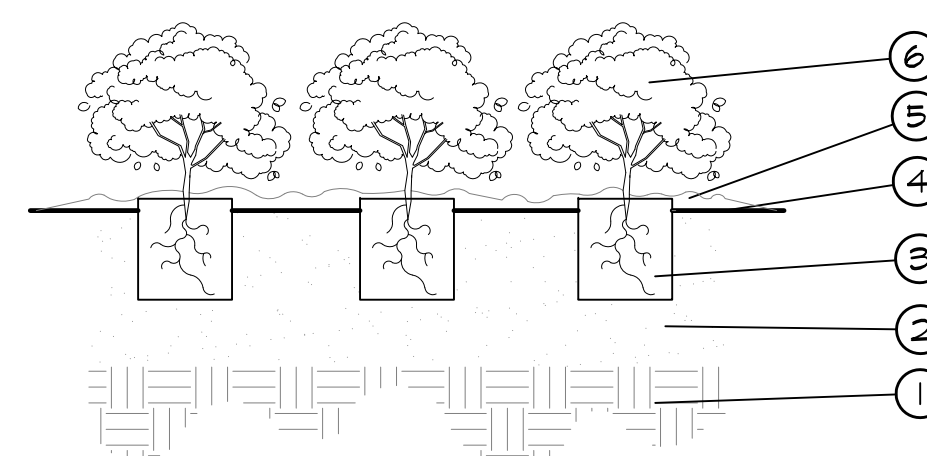


- ① ROOTBALL - SET CROWN 2" ABOVE GRADE
- ② 2" BASIN BERM
- ③ FINISH GRADE
- ④ PLANTING HOLE - 2 TIMES BOX WIDTH
- ⑤ FERTILIZER TABLET
- ⑥ NATIVE SOIL BACKFILL

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

Ⓑ TREE & SHRUB PLANTING

N.T.S.

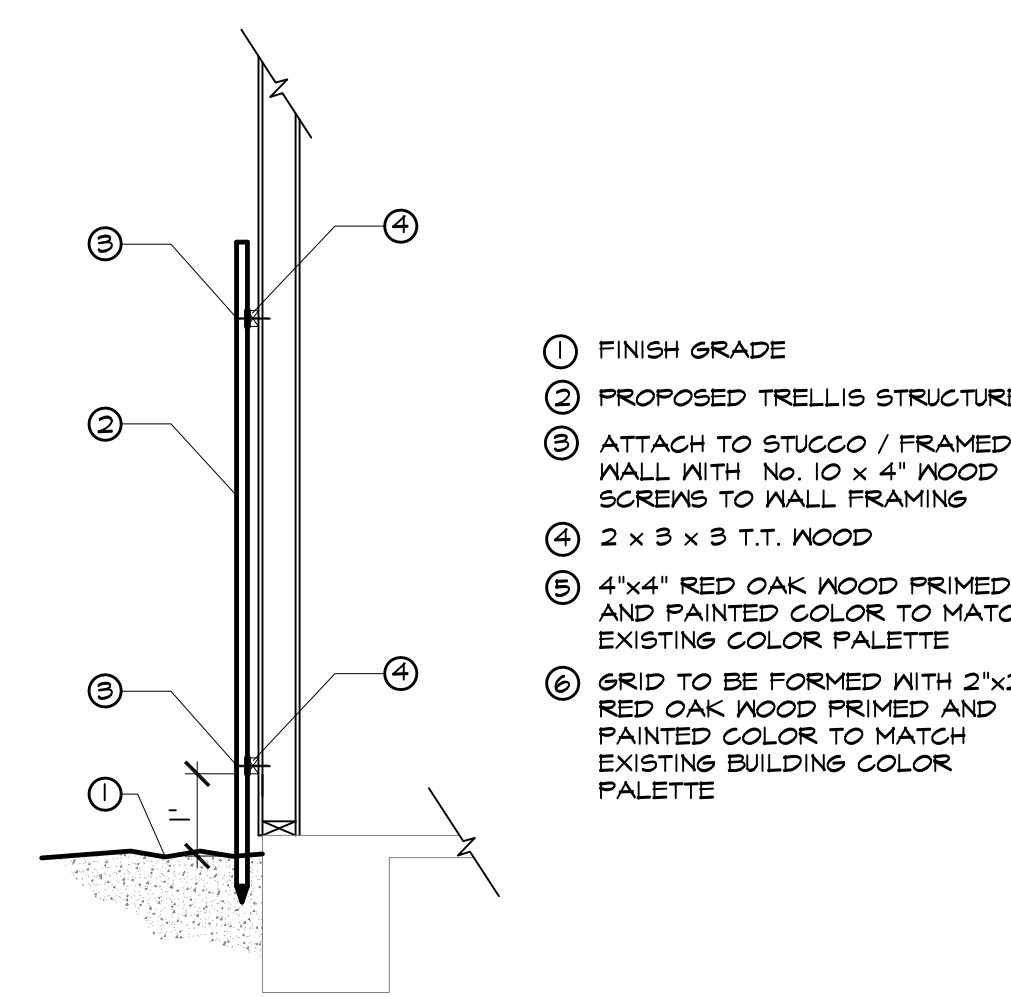


- ① EXSITING SUBGRADE
- ② NATIVE SOIL BACKFILL
- ③ ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
- ④ FINISHED GRADE
- ⑤ 4" MULCH LAYER INSTALLED BEFORE PLANTING.
- ⑥ PLANT TYPE AND SPACING AS SPECIFIED ON PLANS.

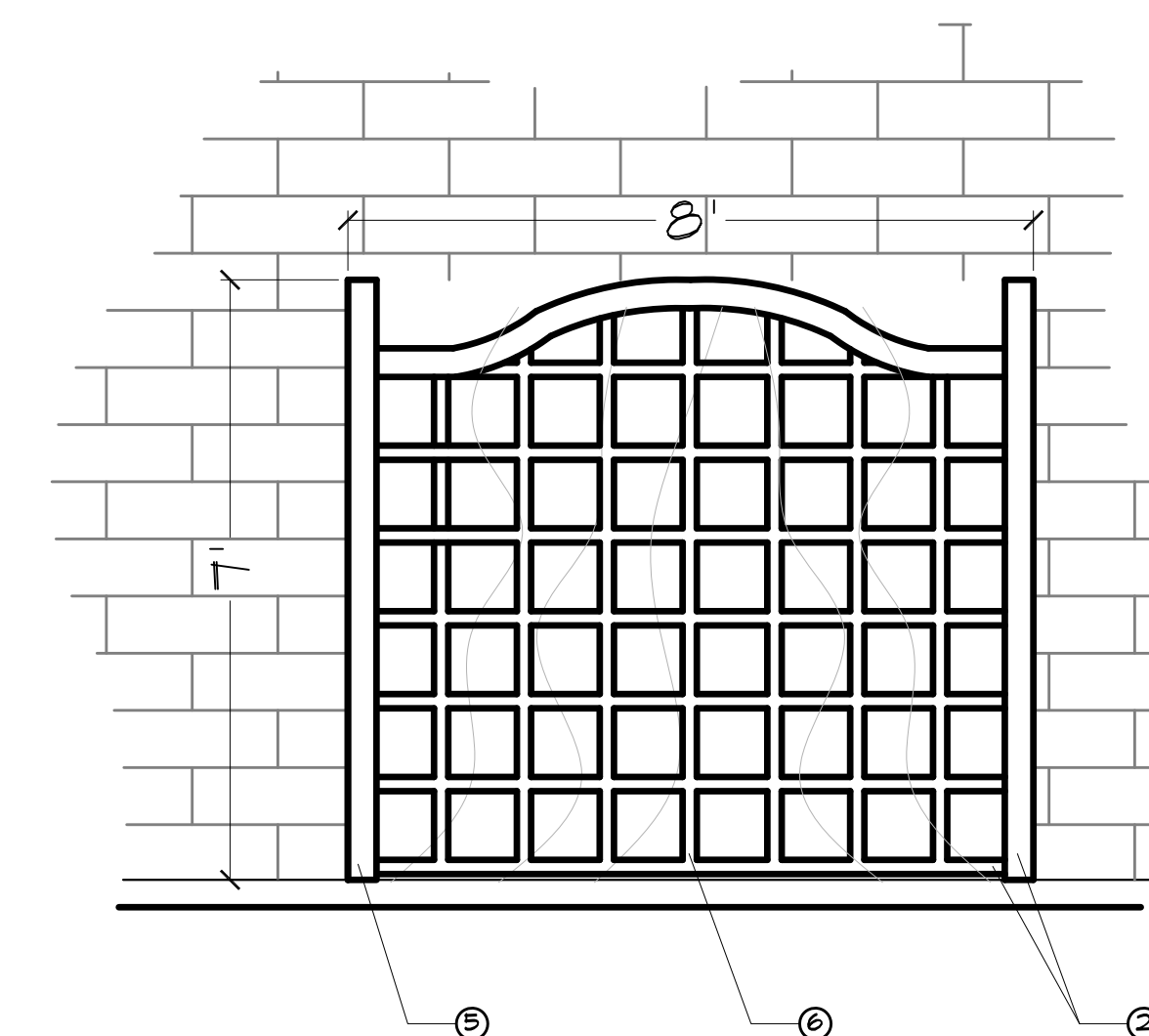
NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

Ⓒ GROUNDCOVER PLANTING

N.T.S.

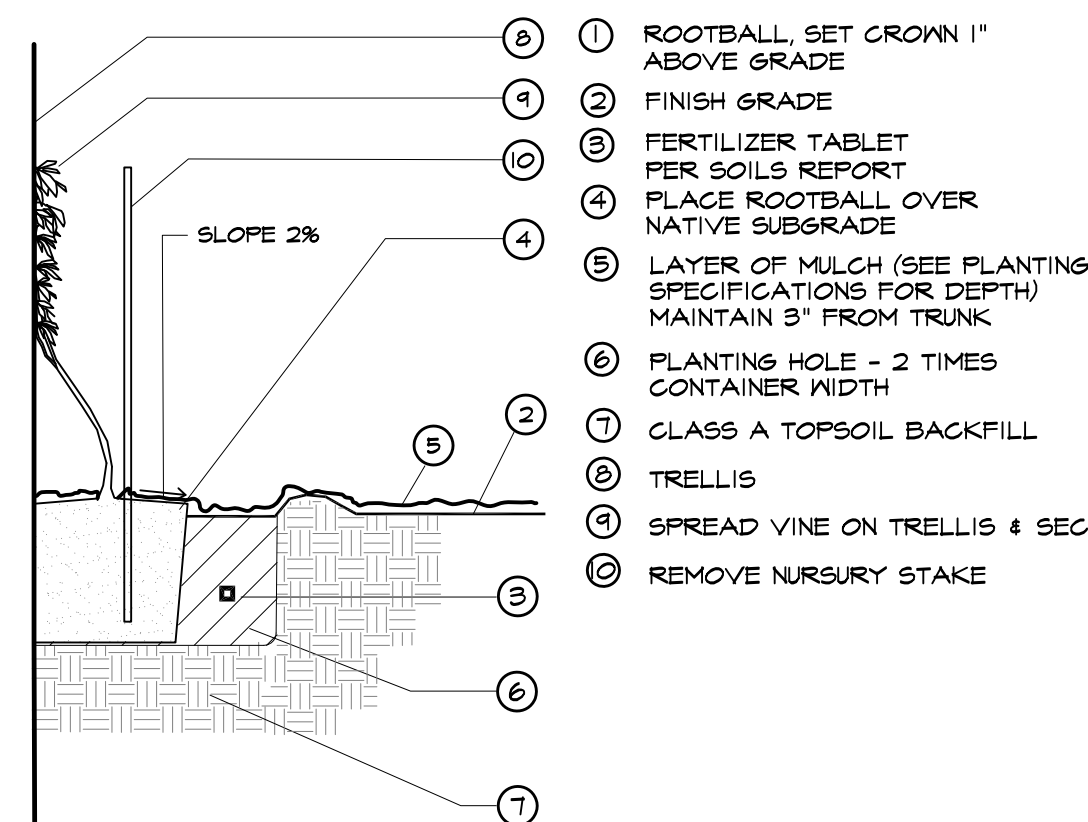


- ① FINISH GRADE
- ② PROPOSED TRELLIS STRUCTURE
- ③ ATTACH TO STUCCO / FRAMED WALL WITH NO. 10 x 4" WOOD SCREWS TO WALL FRAMING
- ④ 2 x 3 x 3 T.T. WOOD
- ⑤ 4"x4" RED OAK WOOD PRIMED AND PAINTED COLOR TO MATCH EXISTING COLOR PALETTE
- ⑥ GRID TO BE FORMED WITH 2"x2" RED OAK WOOD PRIMED AND PAINTED COLOR TO MATCH EXISTING BUILDING COLOR PALETTE



N.T.S.

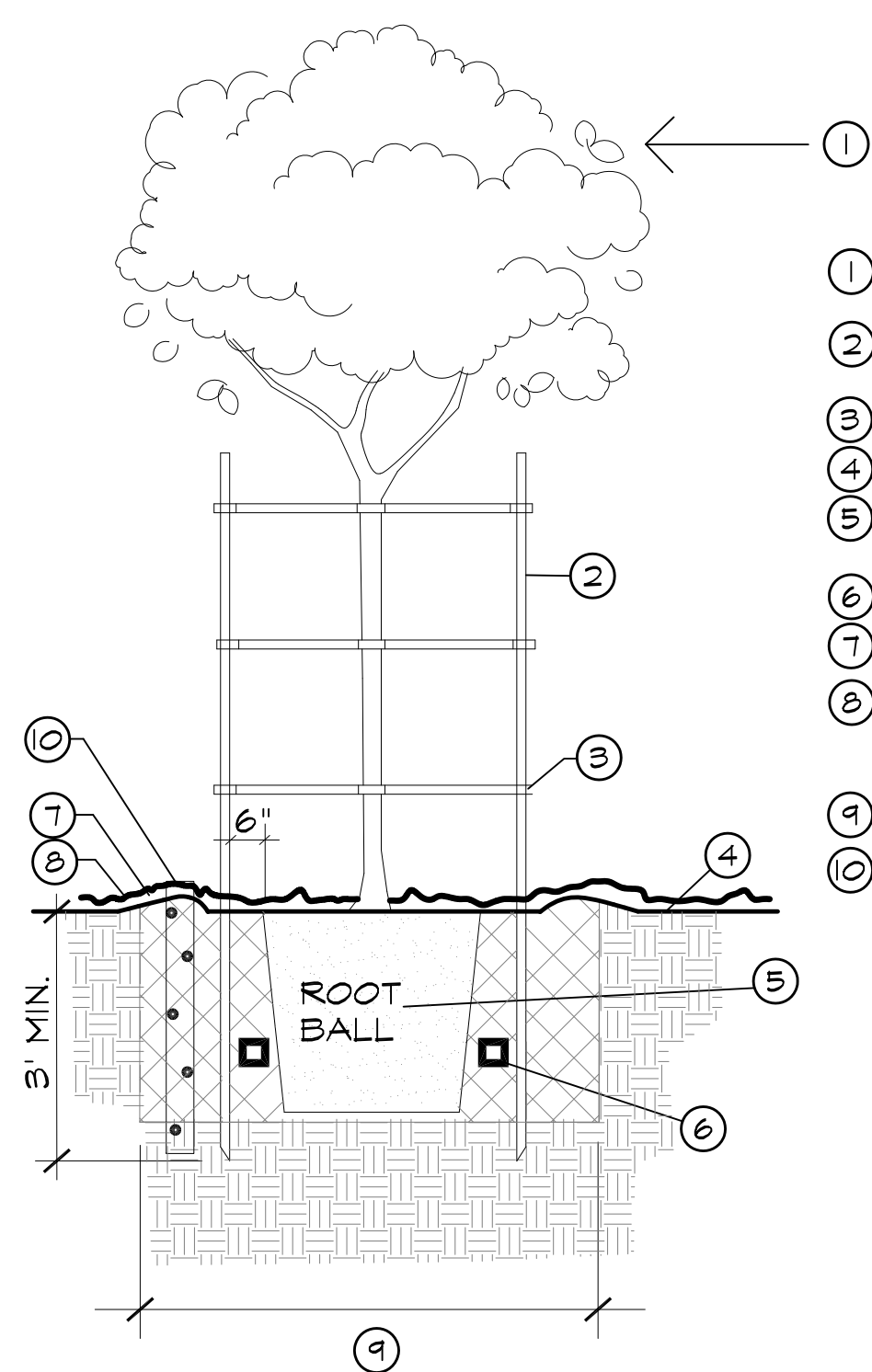
Ⓓ TRELLIS INSTALLATION DETAIL



- ① ROOTBALL, SET CROWN 1" ABOVE GRADE
- ② FINISH GRADE
- ③ FERTILIZER TABLET PER SOILS REPORT
- ④ PLACE ROOTBALL OVER NATIVE SUBGRADE
- ⑤ LAYER OF MULCH (SEE PLANTING SPECIFICATIONS FOR DEPTH) MAINTAIN 3" FROM TRUNK
- ⑥ PLANTING HOLE - 2 TIMES CONTAINER WIDTH
- ⑦ CLASS A TOPSOIL BACKFILL
- ⑧ TRELLIS
- ⑨ SPREAD VINE ON TRELLIS & SECURE
- ⑩ REMOVE NURSURY STAKE

Ⓔ TRELLIS PLANTING

N.T.S.

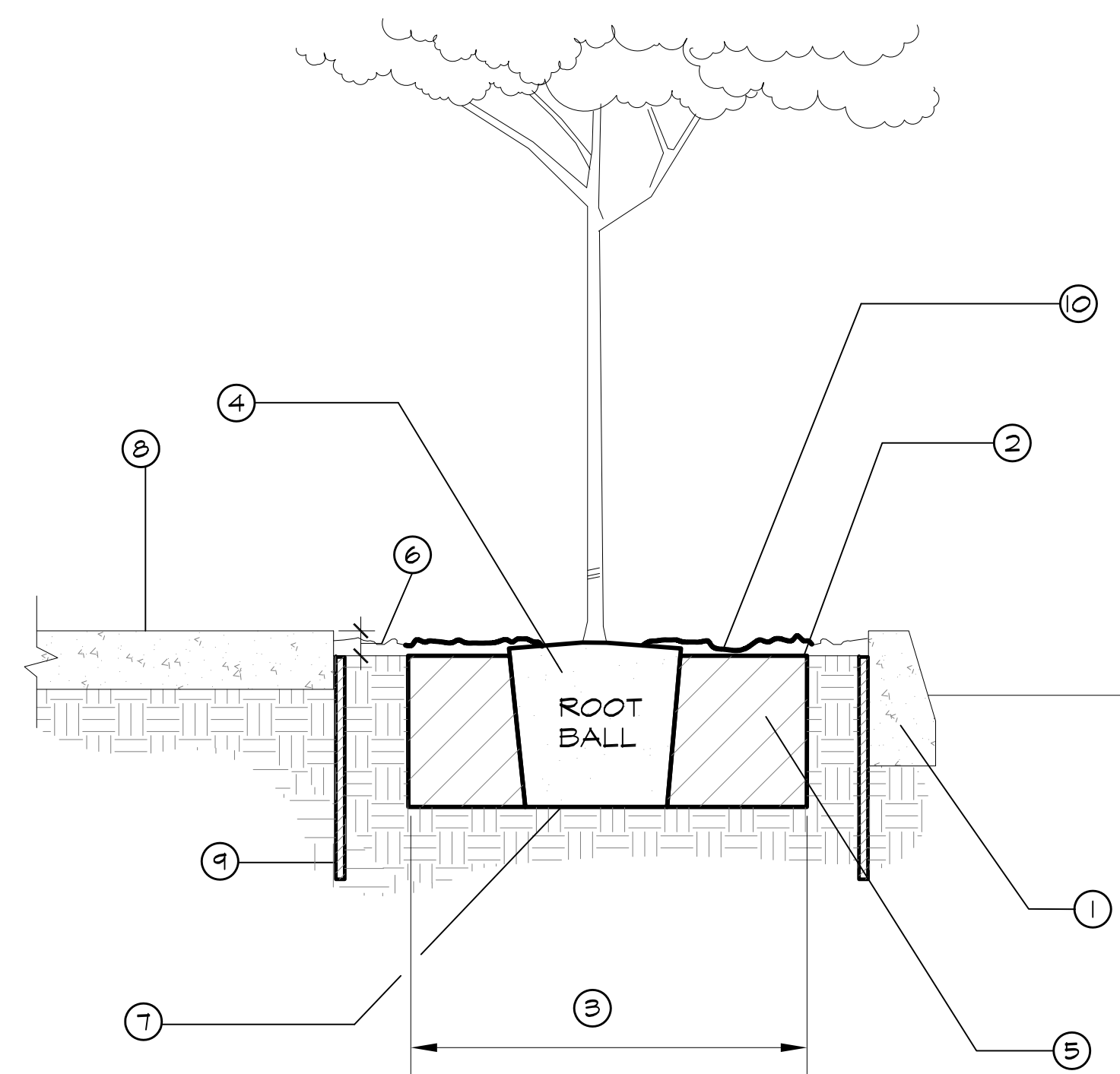


- ① PREVAILING WIND AXIS PARALLEL TO STAKES
- ② 2" DIA. 10' PINE LODGE POLE STAKE
- ③ TREE TIES (3)
- ④ FINISH GRADE
- ⑤ ROOTBALL (SEE PLAN FOR SIZE, SET CROWN 2" ABOVE GRADE)
- ⑥ FERTILIZER TABLET
- ⑦ 6" WATER BASIN
- ⑧ 4" LAYER OF MULCH OR 2" OF D.G. MAINTAIN 2" CLEAR OF TRUNK
- ⑨ 2X CONTAINER SIZE
- ⑩ AERATION TUBE - 4" PERF. PVC PIPE W/ GRATE CAP. WRAP PIPE W/ FILTER FABRIC: -1 PER 15 GAL -2 PER 24" BOX AND LARGER

NOTE: 1. KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.
2. TREE STAKES SHALL BE USED FOR TREES 24" BOX OR SMALLER

Ⓕ TREE STAKING

N.T.S.

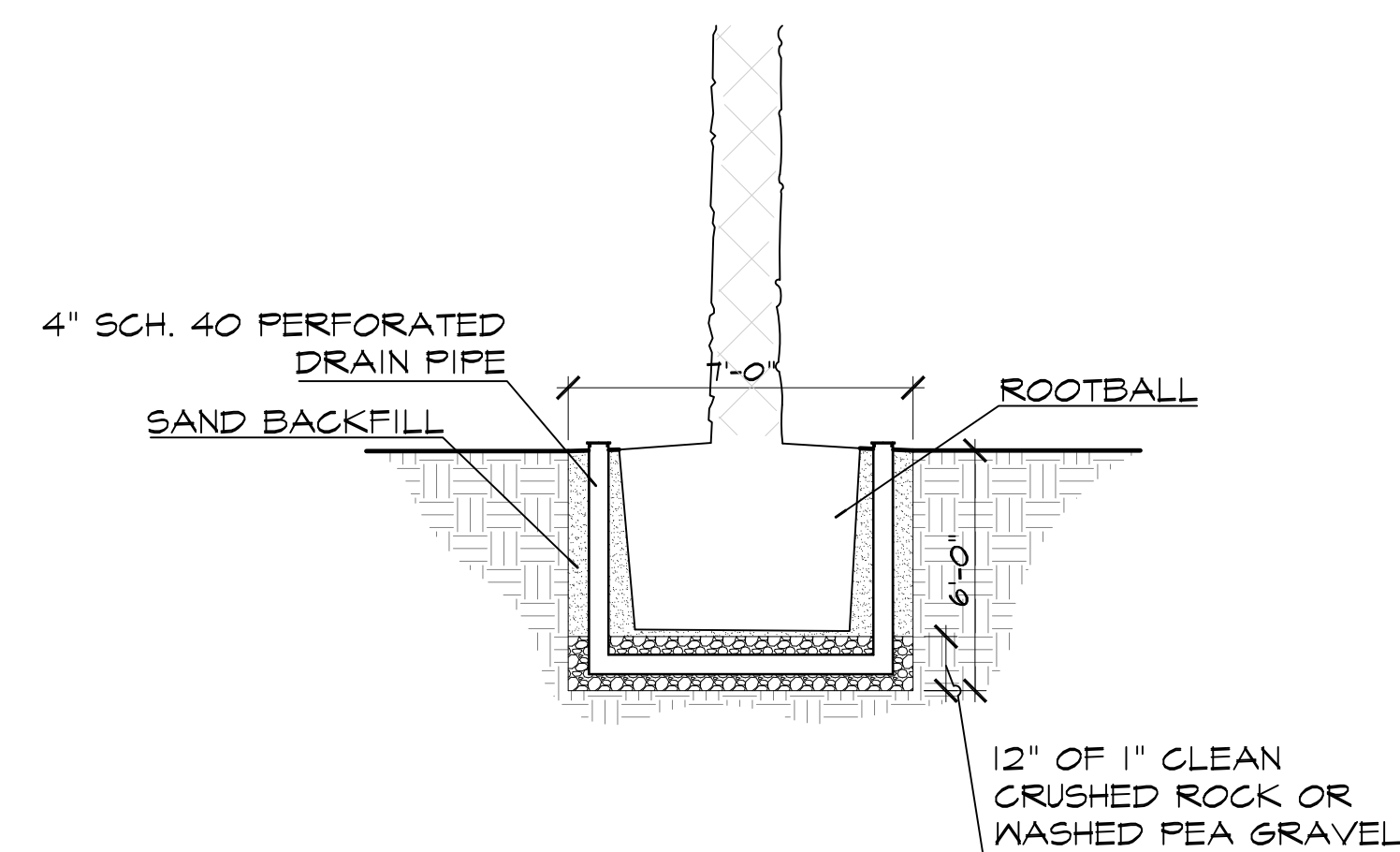


- ① CONCRETE CURB
- ② FINISH GRADE
- ③ PLANTING HOLE - 2 TIMES BOX WIDTH
- ④ ROOTBALL - SET CROWN 2" ABOVE GRADE
- ⑤ BACKFILL
- ⑥ FINISH GRADE 2" MINIMUM BELOW CONCRETE
- ⑦ PLACE ROOTBALL OVER NATIVE SUBGRADE
- ⑧ CURB OR PAVING
- ⑨ ROOT BARRIER-48" DEPTH MIN. W/48" MIN. DIMENSION ACROSS TOP. BIOBARRIER OR EQUAL. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE TO INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION
- ⑩ MULCH

NOTE: KEEP ALL MULCH 2" FROM TRUNK OF TREE/SHRUB.

Ⓖ ROOT BARRIER

N.T.S.



Ⓗ PALM TREE PLANTING

N.T.S.

Underground Service Alert

Call: TOLL FREE
1-800
422-4133

APPROVED CHANGES			
No.	Description	Approved By	Date



SHEET 11	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
LANDSCAPE PLANTING DETAILS FOR:		ZA19-00005
SANDPIPER VILLA		
PART OF CONTRACT - FOR CITY REFERENCE		
LANDSCAPE ARCHITECT OF WORK	Checked by	L22-00006
TONY LAWSON R.L.A. # 2348	Date	

TREES, PLANTS AND GROUND COVERS

PART 1: GENERAL

1.01 SCOPE OF WORK

A. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE, INSTALL, AND MAINTAIN SOIL PREPARATION, HEADERS, FINISH GRADING, PLANTING, AND ESTABLISHMENT PERIOD AS DESCRIBED HEREIN AND ON THE PLANS.

B. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY, AND LOSS DUE TO HIS ACTS OR NEGLIGENCE.

C. WORK NOT INCLUDED: ROUGH GRADING.

1.02 QUALITY ASSURANCE

A. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.

B. PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

C. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING PLANS BEFORE COMMENCING WORK.

D. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK, AND BE RESPONSIBLE FOR COORDINATING WORK WITH THE CITY, LANDSCAPE ARCHITECT, OTHER CONSTRUCTION TRADES, AND GOVERNING AGENCIES.

E. THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS DEPICTED THEREON ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED, IF ANY. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.

F. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY MOISTENED TO A DEPTH OF 24 INCHES.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION OF PLANT MATERIALS THAT MAY BE REQUIRED BY FEDERAL, STATE, OR OTHER AUTHORITIES. COPIES OF PERMITS AND INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER WITHOUT CHARGE.

H. PROTECT BENCH MARKS, EXISTING STRUCTURES, FENCES, ROADS, SIDEWALKS, LAWNS, AND OTHER FINISH SURFACES AGAINST DAMAGE FROM EQUIPMENT OR OTHER PLANTING OPERATIONS. REPAIR ANY DAMAGE AT NO COST TO OWNER.

1.03 SUBMITTALS

A. OBTAIN, PAY FOR, AND SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED SOIL TESTING AGENCY PRIOR TO COMMENCEMENT OF WORK. SOIL AMENDMENTS LISTED BELOW ARE SUBJECT TO CHANGE PER THIS SOIL ANALYSIS.

B. IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE IN WRITING PRIOR TO BIDDING. THE LANDSCAPE ARCHITECT WILL SELECT A SUITABLE ALTERNATE AND/OR INFORM CONTRACTORS OF THE AVAILABILITY OF THE PLANT.

C. SUBMIT PHOTOGRAPHS FROM THE NURSERY OF TREES TAGGED FOR SHIPMENT AND INSTALLATION ON THIS PROJECT. PHOTOGRAPHS SHALL INCLUDE A SCALED REFERENCE & SHOW TREES OF SIZE AND BRANCHING STRUCTURE TYPICAL OF THOSE SUPPLIED FOR EACH SPECIES. LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL ON SITE WHICH DOES NOT MEET THE STANDARD ESTABLISHED BY THE APPROVED PHOTOGRAPHS.

1.04 MODIFICATIONS

A. DESIGN MODIFICATIONS MAY BE MADE ONLY AS NECESSARY TO MEET FIELD CONDITIONS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE PLANS EXCEPT WHERE OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, OR AS APPROVED BY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE.

B. EXACT POSITIONING OF BOX TREES WILL BE DETERMINED IN THE FIELD. POSITION MATERIALS AS DIRECTED BY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE.

PART 2: PRODUCTS

2.01 PLANTING MATERIALS

A. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SYMMETRICAL, SOUND, HEALTHY, VIGOROUS, AND FREE OF INSECT PESTS, PLANT DISEASE, AND INJURY. TREES SHALL NOT HAVE CROSSING BRANCHES OR WEAK BRANCH STRUCTURES ATYPICAL OF THEIR SPECIES.

B. ROOT BOUND PLANT MATERIAL IS NOT ACCEPTABLE. FIVE GALLON PLANTS AND LARGER SHALL BE GROWN IN THEIR CONTAINERS FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND POSSIBLE REJECTION PRIOR TO INSTALLATION.

C. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.

D. SUBSTITUTIONS FOR INDICATED PLANT MATERIALS WILL NOT BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS ARE TO BE AT NO ADDITIONAL COST TO THE OWNER. IF ACCEPTED SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE ORIGINALLY SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.

E. IN ALL CASES, QUANTITIES OF PLANT MATERIALS SHALL BE FURNISHED AS NEEDED TO COMPLETE THE WORK AND INDICATED ON THE DRAWINGS, INCLUDING RESEEDING, REDRESSING, AND MAINTENANCE (REPLACEMENTS) DURING THE CONTRACT PERIOD.

F. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.

2.02 PLANTING MIXES, SOILS AND FERTILIZERS PER SOIL ANALYSIS REPORT DATED 7-27-2018

A. THE FOLLOWING SOIL AMENDMENTS ARE TO BE USED AS THE BASIS FOR BIDS.

LOTS 1 AND 2 AMENDMENTS PER 1,000 SQUARE FEET

3 CUBIC YARDS OF NITROLIZED SHAVINGS OR GOOD QUALITY COMPOST
10 POUNDS AGRICULTURAL GYPSUM
200 POUNDS 5-3-1 GRO-POWER PLUS FERTILIZER (WWW.GROPOWER.COM) - OR SUITABLE ALTERNATIVE CONTAINING THE 5-3-1 RECOMMENDED PROPORTIONS.

LOT 3 AMENDMENTS PER 1,000 SQUARE FEET

3 CUBIC YARDS OF NITROLIZED SHAVINGS OR GOOD QUALITY COMPOST
10 POUNDS AGRICULTURAL GYPSUM
200 POUNDS 5-3-1 GRO-POWER PLUS FERTILIZER (WWW.GROPOWER.COM) - OR SUITABLE ALTERNATIVE CONTAINING THE 5-3-1 RECOMMENDED PROPORTIONS.

B. SOIL: PLANT BACKFILL SHALL BE NATIVE SITE SOIL, AMENDED AS NOTED ON THE PLANS AND IN ACCORDANCE WITH SOIL TEST RESULTS.

C. IMPORT SOIL OR TOPSOIL SHALL BE NATURAL, FRIABLE SOIL POSSESSING THE SAME CHARACTERISTICS OF THE EXISTING SITE SOIL. PROVIDE TOPSOIL FREE FROM SUBSOIL, BRUSH, OBJECTIONABLE WEEDS, ROCKS, ORGANIC OR INORGANIC DEBRIS, AND CLAY. SOIL SHALL BE FREE OF TOXIC SUBSTANCES, SOIL STERILANTS, AND SALTS. DO NOT PROVIDE SOIL FROM ROADBED EXCAVATIONS. IMPORT SOIL SHALL BE TESTED AS NOTED FOR NATIVE SOIL.

2.03 TREE STAKES

A. TREE STAKES SHALL BE 2" DIAMETER BY 10' LONG NEW LODGE PINE POLES TREATED WITH COPPER NAPHTHENATE UNLESS OTHERWISE NOTED.

PART 3: EXECUTION

3.01 SCHEDULING

A. PLANTING SHALL NOT COMMENCE UNTIL COMPLETION OF ALL CONSTRUCTION WORK, GRADING, SOIL PREPARATION, WEED CONTROL AND SPRINKLER INSTALLATION.

3.02 PRE-PLANTING

A. APPLY ROUND-UP SYSTEMIC HERBICIDE (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS TO EXISTING UNDESIRED VEGETATION TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK.

B. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF 2:1 OR LESS SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6) INCHES AND SOIL AMENDMENTS SPREAD EVENLY AS SPECIFIED AND THOROUGHLY BLENDED-IN PER 1,000 SQUARE FEET.

C. MAINTAIN PROOF OF DELIVERY FOR ALL PLANTING AMENDMENTS ON-SITE AND AVAILABLE FOR INSPECTION UNTIL ACCEPTANCE OF THE ENTIRE INSTALLATION.

3.03 FINISH GRADING

A. FINISH GRADING AFTER SOIL PREPARATION SHALL ESTABLISH FINAL FLOW LINES AND GRADIENTS FOR UNIFORM WATER DRAINAGE. FLOW LINES AND GRADIENTS SHALL BE ESTABLISHED FROM THE HIGH POINT TO THE DRAINAGE OUTLET OR AN INLET STRUCTURE.

B. RAKE-OUT AND REMOVE ALL ROCKS 1/2 INCH DIAMETER AND LARGER FROM THE TOP TWO INCHES OF FINISHED GRADE.

C. FINISHED GRADES SHALL BE 2" BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN PLANTING AREAS. AT LOCATIONS WHERE DRAINAGE IS TO FLOW ACROSS HARDSCAPE, THE GRADE SHALL BE FLUSH, OR NO MORE THAN 1/2" BELOW HARDSCAPING.

D. MAINTAIN A MINIMUM 2% SURFACE DRAINAGE IN PLANTING AREAS. FINISHED GRADES SHALL BE RAKED AND SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER AND ALLOW SMOOTH, EVEN FLOW.

3.04 LAYOUT AND SPACING

A. STAKE LOCATIONS OF TREES AND OUTLINE PLANTING AREAS AS SHOWN ON PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION OF PLANT PITS. LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE RESERVES THE RIGHT TO INTERCHANGE OR SHIFT PLANT LOCATIONS PRIOR TO PLANTING.

B. WHEN PLANT MATERIAL IS SPACED IN ROWS, THE TOTAL DIMENSION SHALL BE VERIFIED, AND THE PLANTS EQUALLY SPACED WITHIN THE DESIGNATED AREA. WHEN PLANT MATERIAL IS SHOWN IN A LOOSE PATTERN, THE CONTRACTOR SHALL SPACE MATERIAL AS SHOWN ON THE PLANS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE.

C. GROUND COVER MATERIAL SHALL BE TRIANGULARLY SPACED PER DIMENSION SHOWN ON THE PLANS.

3.05 PLANT MATERIAL INSPECTION

A. REVIEW BY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE OF THE PLANTS UPON DELIVERY SHALL BE FOR QUALITY, SIZE, AND VARIETY ONLY, AND SHALL NOT IN ANY WAY IMPAIR THE RIGHT OF REJECTION FOR FAILURE TO MEET OTHER REQUIREMENTS DURING PROGRESS OF THE WORK.

3.06 PLANTING

A. PLANT PITS SHALL BE AS SHOWN IN THE PLANTING DETAILS. ROUGHEN SMOOTH PIT WALLS CAUSED BY AUGERING HOLES. SLICK PIT WALLS CAUSED BY AUGERING IN TOO WET SOIL WILL NOT BE ACCEPTED.

B. PLANT MATERIAL WITH ROOT BALLS BROKEN OR CRACKED PRIOR TO OR DURING PLANTING OPERATIONS SHALL NOT BE PLANTED.

C. EACH PLANT SHALL RECEIVE TRI-C "MYCO TABS" (WWW.NATURALSOILSOLUTIONS.COM) PLANT TABLETS AS FOLLOWS:

1 GALLON CONTAINER - 1
5 GALLON CONTAINER - 2
15 GALLON CONTAINER - 3
1 PER 6 INCH BOXED TREE SIZE - 1-21 GM

D. BACKFILL PIT WITH PLANTING MIX HALF-WAY TO FINISH GRADE AND WATER THOROUGHLY. BACKFILL TO FINISH GRADE AND TAMP FIRM. FORM A SHALLOW BASIN AROUND EACH PLANT PIT AS DETAILED.

E. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALL OR FENCE WITH GREEN PLASTIC VINE TIES.

F. REMOVE NURSERY STAKES FROM ALL CONTAINER STOCK. PRUNE SIDE GROWTH ON TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE.

G. CONTAINER PLANTS SHALL NOT BE PLACED WITHIN 12 INCHES OF SPRINKLER HEADS.

H. SHRUBS AND TREES SHOWN IN PLANTING AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12 INCHES OF MAIN PLANT STEM.

I. UPON COMPLETION OF THE WORK, ALL TREES AND SHRUBS SHALL HAVE HAD ANY BROKEN BRANCHES REMOVED AND INJURIES REPAIRED. CLEAN AND RE-CUT WOUNDS OVER 3/4" AND COAT WITH TREE WOUND PAINT.

J. PLANTS SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.

3.07 TREE STAKING

A. STAKE ALL TREES 5 GALLONS AND LARGER PER DETAILS. DRIVE STAKE INTO FIRM SOIL NEXT TO ROOT BALL. TREE STAKES SHALL BE VERTICAL IN ALL CASES.

3.08 FLATTED GROUND COVER

A. ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS, AND SHALL BE SPACED AS NOTED ON THE DRAWINGS.

B. ROOTED CUTTINGS SHALL HAVE BEEN GROWN IN FLATS AND SHALL REMAIN IN THOSE FLATS UNTIL TIME OF TRANSPLANTING. AT TIME OF TRANSPLANTING THE SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT THE SOIL DOES NOT FALL APART WHEN LIFTING PLANTS FROM THE FLAT. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL IN A MANNER THAT WILL ENSURE A MINIMUM OF DISTURBANCE TO THE ROOT SYSTEM.

C. ROOTED CUTTINGS SHALL NOT BE ALLOWED TO DRY OUT OR WILT BEFORE OR DURING PLANTING. WILTED PLANTS WILL NOT BE ACCEPTED.

D. AT THE TIME OF PLANTING EACH GROUND COVER PLANT, THE EARTH SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. WATER GROUND COVER BEDS IMMEDIATELY AFTER PLANTING.

3.09 MULCHING

A. WHEN PLANTING OPERATIONS ARE COMPLETE AND SHRUB AREAS HAVE BEEN RAKED AND DRESSED, MULCH ALL NON-TURF AREAS WITH A 3" LAYER OF 'WALK ON BARK' (WALK-ON BARK OR APPROVED EQUAL). MULCH FLATTED GROUND COVER BEDS PRIOR TO PLANTING. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO 'BULK DELIVERY' TO SITE. IN NO SUCH CASE SHALL BARK MULCH CONTAIN NATURAL COLORED OR STAINED COLORED PLYWOOD.

3.10 PROTECTION AND CLEAN-UP

A. THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIAL, SUPPORTS, ETC. UNTIL FINAL ACCEPTANCE BY THE CITY. REPAIR AND/OR REPLACE ANY DAMAGED AREAS AT NO ADDITIONAL COST TO THE CITY.

B. AFTER PLANTING OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TRASH, EXCESS SOIL, EMPTY PLANT CONTAINERS, AND OTHER ACCUMULATED DEBRIS FROM THE SITE. LEAVE THE SITE IN A CLEAN, WASHED CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.

3.11 INSPECTIONS

A. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE AND SET APPOINTMENTS FOR THE REVIEW OF THE FOLLOWING OPERATIONS BY THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE:

- FINISH GRADING
- REVIEW OF PLANT MATERIAL AFTER DELIVERY TO THE SITE
- TREE AND SHRUB PLACEMENT PRIOR TO DIGGING HOLES
- GROUND COVER LINES AND HEADERBOARD PLACEMENT
- PRE-MAINTENANCE PERIOD WALK-THRU
- POST MAINTENANCE / FINAL ACCEPTANCE WALK-THRU

B. IN THE EVENT THE CONTRACTOR REQUESTS INSPECTION OF THE WORK, AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE ARCHITECT'S HOURLY CHARGES AND PER DIEM.

3.12 COMPLETION AND WALK-THRU

A. AT THE COMPLETION OF ALL WORK AS OUTLINED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE AND SCHEDULE A REVIEW OF SAID WORK ("WALK-THRU") TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETE. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL DRAWINGS AND SPECIFICATIONS, AND MUST BE ACCEPTED BY THE CITY IN WRITING PRIOR TO COMMENCEMENT OF THE MAINTENANCE PERIOD.

3.13 MAINTENANCE AND ACCEPTANCE

A. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.

B. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF ONE HUNDRED AND TWENTY (120) CALENDAR DAYS AFTER APPROVAL OF COMPLETION AND NOTIFICATION IN WRITING OF THE START OF THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:

1. DAILY WATERING OF ALL PLANT MATERIAL.
2. REMOVAL OF ALL WEEDS FROM PLANTING AREAS.
3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
4. PROPER ADJUSTMENT AND MAINTENANCE OF THE IRRIGATION SYSTEM.
5. FILLING, RECOMPACTION, AND REPLANTING OF ANY ERODED OR SETTLED AREAS.
6. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND FOREIGN DEBRIS.
7. DISEASE, INSECT AND RODENT PREVENTION AND CONTROL MEASURES.
8. AT 30-DAYS AFTER COMPLETION OF PLANTING, APPLY AMMONIUM PHOSPHATE AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET TO ALL PLANTING AREAS.
9. AT 60-DAYS AFTER COMPLETION OF PLANTING, APPLY 16-6-8 FERTILIZER AT THE RATE OF 6 LBS. PER 1,000 SQUARE FEET TO ALL PLANTING AREAS.

C. ANY DAY THE CONTRACTOR FAILS TO ADEQUATELY WATER, REPLACE UNSUITABLE PLANTS, WEED, OR OTHER WORK OF THE MAINTENANCE PERIOD WILL NOT BE CREDITED TOWARDS THE COMPLETION OF THE PERIOD. PLANTS AND LAWNS WHICH DECLINE DUE TO LACK OF CONTRACTOR MAINTENANCE SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

D. PRIOR TO THE END OF THE MAINTENANCE PERIOD, AGAIN CONTACT THE LANDSCAPE ARCHITECT, CITY ENGINEER, OR HIS REPRESENTATIVE TO SCHEDULE A FINAL REVIEW ("WALK-THRU"). THE CITY MUST ACCEPT ALL MAINTAINED AREAS IN WRITING TO RATIFY THE END OF THE MAINTENANCE PERIOD.

E. IF, DURING THE MAINTENANCE PERIOD, ON SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT OR CITY DETERMINE THAT PROPER MAINTENANCE PROCEDURES ARE NOT BEING FOLLOWED, THE CONTRACTOR WILL BE NOTIFIED IN WRITING. CORRECTIONS SHALL BE MADE WITHIN TWO WORKING DAYS OF NOTIFICATION OR THE CITY MAY ELECT TO EXTEND THE MAINTENANCE PERIOD BEYOND 90 DAYS, SUCH EXTENSION BEING EQUAL TO THE AMOUNT OF TIME REQUIRED TO CORRECT THE MAINTENANCE PRACTICES.

3.14 PROTECTION

A. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM VANDALISM AND ACCIDENTAL DAMAGE. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM DAMAGE CAUSED BY FROST OR TORRENTIAL RAINS. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.


3.15 GUARANTEE

A. ALL SHRUBS, GROUND COVERS, LAWN AREAS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE CITY. 15 GALLON AND ALL BOX SIZED TREES AND LARGER SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE CITY.

B. PLANTS WHICH DIE OR LOOSE MORE THAN THIRTY PERCENT (30%) OF THEIR LEAF OR BRANCHING STRUCTURE SHALL BE REPLACED UNDER THIS SECTION.

C. THE CONTRACTOR, WITHIN FOURTEEN (14) DAYS OF WRITTEN NOTIFICATION BY THE CITY, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANTS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. ALL PLANT MATERIALS REPLACED SHALL BE GUARANTEED FOR THE ORIGINAL PERIOD, BEGINNING WITH THE DATE OF REPLACEMENT.

Underground Service Alert



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1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

APPROVED CHANGES

No.	Description	Approved By	Date



SHEET 12	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	12 SHEETS
LANDSCAPE PLANTING SPECIFICATIONS FOR: ZA19-0005		
SANDPIPER VILLA		
PART OF CONTRACT - FOR CITY REFERENCE		
LANDSCAPE ARCHITECT OF WORK	Checked by	L22-00006
TONY LAWSON R.L.A. # 2348	Date	



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Main Project Arrival



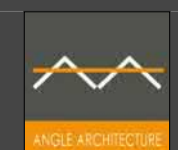
Dixie Street View



Grace Street West View

SANDPIPER VILLAS SENIOR HOUSING

1914 & 1918 Dixie Street, Oceanside CA, 92054
VIRI ESTATES, L.L.C.



02-13
01/17/2019

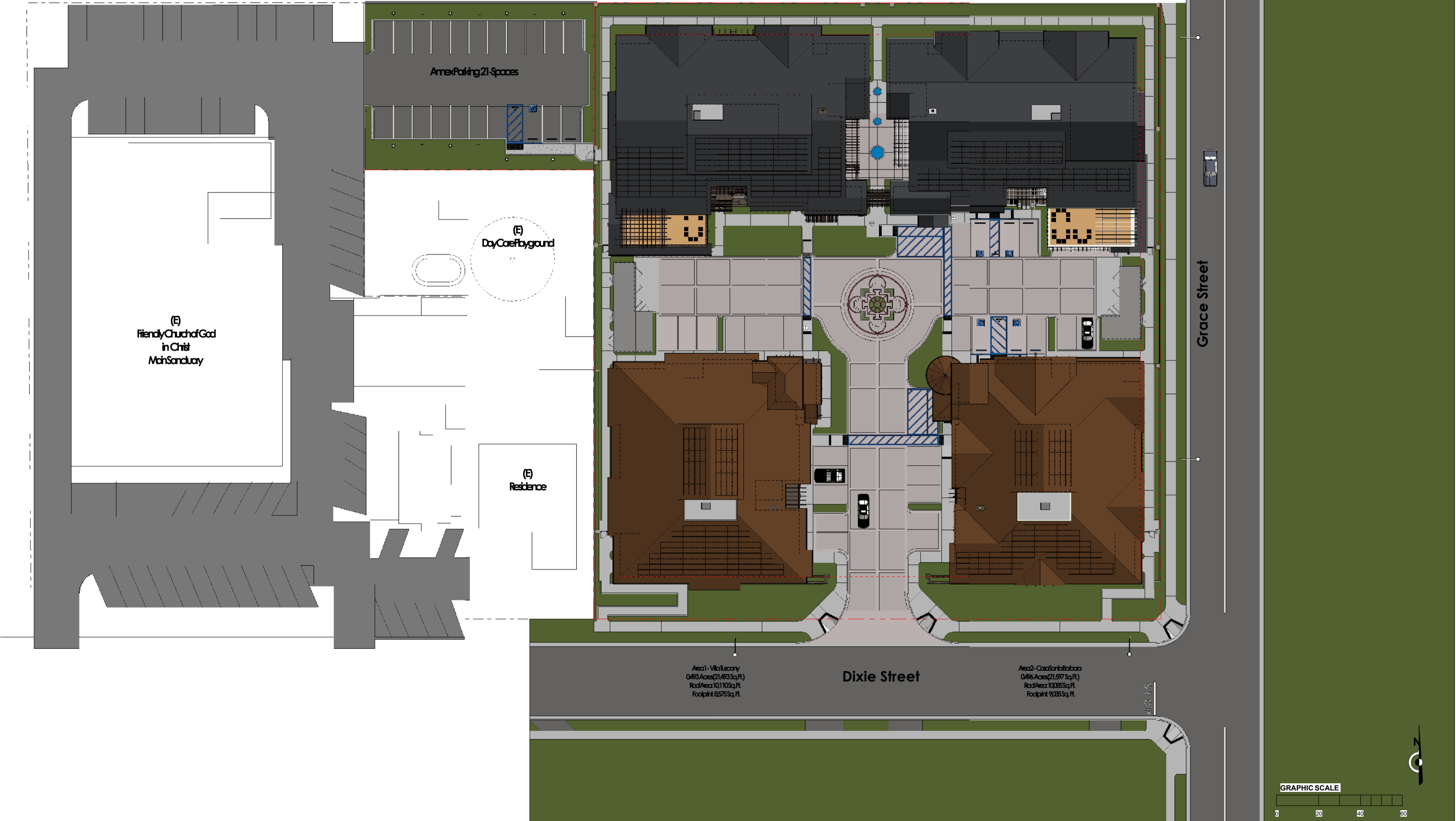
A8
Perspectives

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Arc5- Annex Parking
0.197 Acres (8,666 Sq. Ft.)
Paving Area: 6,135 Sq. Ft.
Open Space Area: 1,906 Sq. Ft.
Hardscape & Club Area: 625 Sq. Ft.

Arc4- Pasadena House
0.405 Acres (17,664 Sq. Ft.)
Road Area: 10,990 Sq. Ft.
Footprint: 9,491 Sq. Ft.

Arc3- Farmhouse
0.403 Acres (17,534 Sq. Ft.)
Road Area: 10,675 Sq. Ft.
Footprint: 9,483 Sq. Ft.

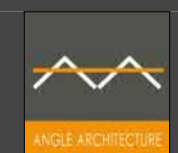


Arc1- Villa Lucy
0.493 Acres (21,493 Sq. Ft.)
Road Area: 10,110 Sq. Ft.
Footprint: 8,575 Sq. Ft.

Arc2- Casa Santa Barbara
0.496 Acres (21,597 Sq. Ft.)
Road Area: 10,085 Sq. Ft.
Footprint: 9,085 Sq. Ft.

SANDPIPER VILLAS SENIOR HOUSING

1914 & 1918 Dixie Street, Oceanside CA, 92054
VIRI ESTATES, L.L.C.



02-13
01/17/2019
1" = 20'-0"

A3

Site-Roof Plan



Farmhouse & Casa Santa Barbara Entries



Arrival Drive & Casa Santa Barbara Entry



Pasadena House & Farmhouse Entries



Turn Around at Villa Tuscany & Farmhouse Entries



East Courtyard View

SANDPIPER VILLAS SENIOR HOUSING

1914 & 1918 Dixie Street, Oceanside CA, 92054
VIRI ESTATES, L.L.C.



02-13
01/17/2019



Project Entry from Dixie Street



Corner View from Dixie & Grace Streets

SANDPIPER VILLAS SENIOR HOUSING

1914 & 1918 Dixie Street, Oceanside CA, 92054
VIRI ESTATES, L.L.C.



SOUTHERN BIRDSEYE VIEW



GRACE STREET VIEW

SANDPIPER VILLAS SENIOR HOUSING

1914 & 1918 Dixie Street, Oceanside CA, 92054
VIRI ESTATES, L.L.C.



Sandpiper Villa

Residential Care Facility for the Elderly (RCFE)

Description & Justification

(March 11, 2025)

The proposed Sandpiper Villa project is on a vacant 2.02-acre lot, located at the north-west corner of Dixie and Grace Streets in the Dixie Village neighborhood of Oceanside, CA. The vacant site has single family and multi-family residential to the north, single family to the south, and church facilities to the east and west of the site.

With minor to no impact on Police Protection, Fire Protection, Schools, Parks and other Public Facilities (Environmental Study HMCG Inc. 2016) serving disadvantaged segments of the population Sandpiper Villas offers tangible benefits to the community.

New sidewalks, parkways, trees, undergrounding of overhead utilities, street lighting along Grace and Dixie Streets provide needed improvements for pedestrian/traffic safety. Making the neighborhood safer, improving the esthetic and visual environments in the neighborhood.

The application includes a Development Plan for a residential care facility for the elderly consisting of up to ninety five (95) resident rooms in four, two story residential buildings.

Eight (8) rooms are reserved for income restricted seniors.

Sandpiper Villas will be an integrated care-based residential facility, focused on providing housing and care to seniors in need of assistance, including assistance with activities of daily living (“ADL’s”)

Sandpiper Villas will provide 24-hour non-medical care for elderly persons in need of personal services, supervision, protection, or assistance essential for sustaining the ADL’s. Upon initial entrance into Sandpiper Villas, a resident care director will create an Individualized Service Plan (ISP) that personalizes each resident’s assisted living care needs. Services provided include personalized elderly care, supportive 24-hour assistance with ADL’s, Alzheimer’s and memory care (as necessary), food and quality dining, housekeeping and laundry, transportation, programs and activities for daily physical fitness, creative, social, learning and spiritual opportunities and medication coordination.

The Project will be the first of its type in Oceanside and is based on caring for residents in small groups of 10 to 12 in a "family" setting where residents are more in control of their care. The facility is built from the ground up to look and feel like a real home, inside and out, while also delivering the highest quality of care. The residents have the comfort of private rooms and bathrooms and the freedom to set their own daily routine. Teams of care givers, who have received specialized training, are assigned to each house and work only in that house, getting to know the residents and their

particular care needs. Caregivers are responsible for providing a high level of care, including cooking meals, doing laundry and providing personal care and often take meals with the residents.

Eight (8) rooms are reserved for income restricted seniors.

OPERATIONAL CHARACTERISTICS

Sandpiper Villa adds up to 80 direct full time jobs with benefits. Staffing levels are robust with 5 hours of direct care per elder per day. Under the peak occupancy scenario, the parking requirements below are appropriate, however the **shifts will be staggered and therefore the parking and traffic load will be lower.**

Total staff projections by time of day at peak capacity are as follows:

Shift #1: 8:00am — 4:00 pm	22-25 staff members
Shift #2: 4:00 pm – midnight	17-20 staff members
Shift #3: Midnight — 8:00 am	10-12 staff members

A NEW MODEL IN RESIDENTIAL CARE FOR THE ELDERLY

Care homes using this model report the following:

- **Improved quality of life** — Autonomy, dignity, privacy, meaningful activity, relationships, sense of individuality, emotional well-being, and enjoyment of food.
- **Improved quality of care** — Care recipients maintain self-care abilities longer. Residents maintain higher levels of activity and socialization.
- **Improved family satisfaction** — Families are more satisfied with general amenities, meals, housekeeping, physical environment, privacy, autonomy and health.

DESIGN CONCEPT

The project creates an environment where residents enjoy an excellent quality of life and care within a residential setting in nice homes. Provide a setting that blends with the surrounding neighborhood character, is similar to the environment they are coming from (single family homes) while ensuring that residents will be protected, sustained and nurtured.

SPACE PLANNING

Interior space planning as well as exterior architecture and site planning increase our sense of shared identity, purpose and unity. It can also reinforce hierarchy and social structure. Space is planned to increase wellbeing, socialization and health. A person's environment has a

significant impact on an individual's sense of happiness and fulfillment. We are social engineering as we create the spaces in which people live, interact and find enrichment. At times we also need to be trusted advisers and authorities. For every type of interaction and activity we ask ourselves. "How would this feel doing the dishes, eating, resting, socializing etc.?" Every point of contact physical, emotional, functional and living is an opportunity to build trust and enhance wellbeing. This innovative project capitalizes on these opportunities raising the bar above what is currently available.

INTERIOR SPACE PLAN & FUNCTIONING

Our interior space has, multiple eating areas including wheelchair accessible breakfast counter, two dual sinks for rapid food prep and clean up. Two care givers can easily function in the kitchen simultaneously. The kitchen has sightlines throughout the house enabling care givers to keep a protective eye and see what is going on even when working in the kitchen. There are multiple activity areas including two to three TV areas, exercise, infrared sauna, spa treatment room (massage, hairdressing, acupuncture ETC.) game area, lounge areas, access to fresh air and outdoor space. There is individual climate control in each room. Residents are allowed access to the kitchen, fridge and outdoor space as well as being provided with multiple enrichment/social activity areas and space.

SITE DESIGN

Designed as a private enclave of four buildings that reflect an estate-like environment. Design oriented the buildings around a central courtyard that hides parking from surrounding streets and utilizes garages. The project provides safe and efficient access, while maintaining an atmosphere of security, and utilizes building forms that optimize solar energy potential and provide natural shading.

NEIGHBORHOOD CHARACTER

Each building has its own architectural style and individualized landscaping to enhance the look and feel that reinforces a non-commercial character and creates a sense of community.

ENJOYMENT OF FOOD

We have eight households each with its own kitchen, dining and snack areas. Meals are prepared in the home where residents can see and smell their food being prepared. Residents have access to the kitchen 24 hours a day. Meals are served at the dining table family style. Research indicates that enjoyment of food has the single most impact on our elder's happiness about where they live. We invest heavily in making the dining experience as enjoyable as possible with our home cooked meals!

HAPPY CARE GIVERS = HAPPY RESIDENTS

Our staffing levels are higher than traditional assisted living facilities and we offer employee

benefits. This translates into lower turnover, a higher level of care and personalization as our residents and staff get to know each other and develop relationships. Most importantly happy well cared for staff translates into happier well cared for residents.

FAMILY SETTING

These homes are similar to the houses our elders are coming from and is an easier transition for those no longer able to live alone. There are no long corridors, room numbers, commercial kitchens or dining rooms. Everything is as you would find in residential house. All the rooms have private baths and individual climate control for comfort. We bring people to the dining room for a healthy delicious dinner with friends.

AFFORDABLE SENIOR HOUSING

Eight (8) rooms are reserved for income restricted seniors.

This the first project in San Diego County to provide affordable assisted living for seniors, with high need and very low income. In cooperation with the City of Oceanside the development agreement provides continuing affordable assisted living long into the foreseeable future. Due to the strength of the cooperation with the City of Oceanside Housing Authority a mechanism by which the ongoing operating loss/costs of caring for the seniors in the affordable units is subsidized and absorbed in the operations of the market rate units providing the mechanism that allows this benefit to endure the test of time and ensure our seniors receive the same level of care and service as everyone else in an undifferentiated way. No distinction in care or service is made between the market rate and affordable rate residents, the affordable units are intermixed with the market rate units and dispersed throughout the homes so that no distinction, stigmatism nor discrimination manifests.

DEVELOPMENT PLAN STATEMENTS

The proposed project and corresponding zone change are in close alignment with the City's General Plan and the **City of Oceanside 2013-2020 Housing Element Draft April 2013** (the "HED").

1. The building set-backs, height, and so forth, are consistent with zoning on adjacent properties.
2. By adding up to 80 new health care related jobs, this project is consistent with the City's goals in creating good paying jobs and positively affects the "jobs-to-housing imbalance" in the City.

The HED SECTION II: "The City remains in many respects the epitome of the bedroom community, with one of the lowest jobs-to-housing ratio's in the San Diego region. To address this **jobs-to-housing imbalance**, the City prepared an economic development "dashboard" in 2008 that includes policies for maintaining the City's existing inventory of commercial and industrial land, **encouraging high-paying industry** clusters such as biotech and environmental sciences, and increasing the City's share of regional tourism market."

3. This project is consistent with the City's goals in serving the needs of Oceanside's increasing number of elder citizens.

The HED SECTION II: "As of 2010, approximately 13% of the City's population was age 65 or older. According to SANDAG's growth forecast, the county's senior population (65+) is expected to be the fastest growing age group"

4. This project is consistent with the City's goals by directly serving the special needs of the elderly and persons with disabilities, creating a unique home environment that's enjoyable and enriching for people and creating an alternative to the institutional type facilities currently operating that are designed and organized around operational efficiency and the tasks of the caregivers, instead of enriching the lives of our elders.

The HED SECTION II, Table II-14 "41.3% of persons aged 65 and over live with disabilities"

- With a hearing difficulty 19.2%
- With a vision difficulty 7.6%
- With a cognitive disability 11.6%
- With an ambulatory difficulty 23.9%
- With a self-care difficulty 8.7%
- With an independent living difficulty 20.1%

Eight (8) rooms are reserved for income restricted seniors.

ITEM 2





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address: 2305 Ivy Road, Oceanside CA 92054

Assessor's Parcel Number: 165-310-4000 Lot Area (acres or SF): 20,520 sq. ft.

Existing Use: SFD with Attached Garage

Brief Description of Proposal:
SB9 Map to create 2 parcels

Property Owner & Applicant Information

Owner Name: Ben Leland

Phone Number & E-Mail Address: 619-733-6368 ben@benlelandconstructioninc.net

Applicant Name: Derek D. Berg

Phone Number & E-Mail Address: 760-390-0007, Ext 1 Derek@MADesigning.com

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: March Time preference: 9:30 am 10:30 am either

2nd choice date: March Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other Planning

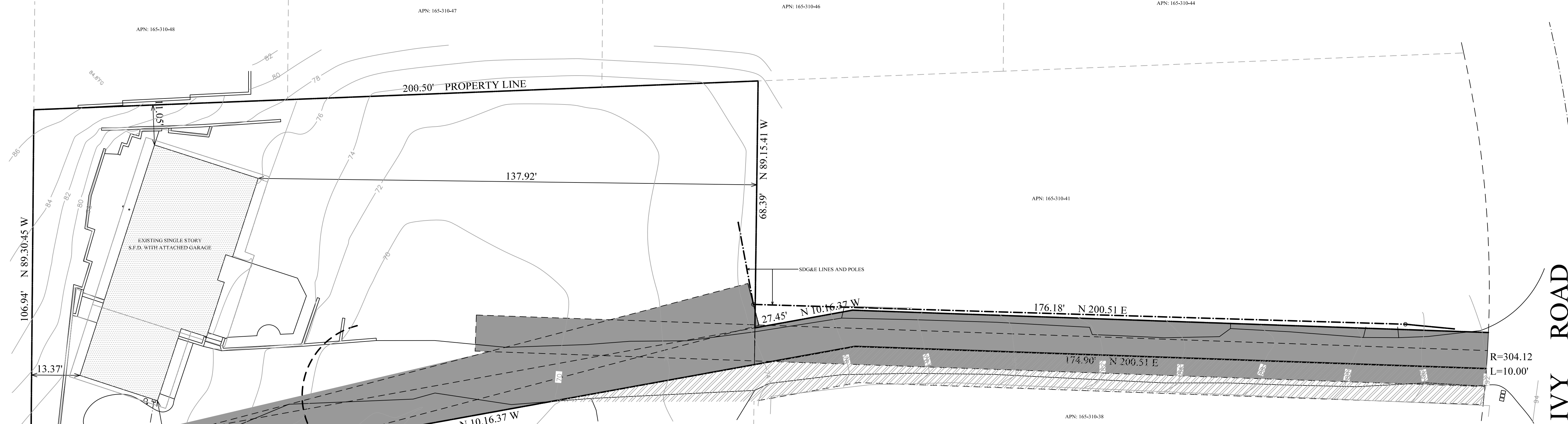
Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:


Assigned meeting date: APRIL 16, 2025 Time: 10:30AM

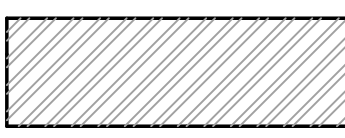
Assigned Project Planner: Nichole Weedman

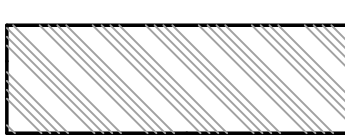


GROSS LOT AREA: 20,520 SQ. FT.
 NET LOT AREA (LESS EASEMENT COVERAGE): 15,162 SQ. FT.
 PROPOSED PARCEL A: 11,043 SQ. FT. (53.82% OF THE ORIGINAL LOT)
 PROPOSED PARCEL B: 9,477 SQ. FT. (46.18% OF THE ORIGINAL LOT)

PARCEL A NET AREA: 6,786 SQ. FT.
 PARCEL B NET AREA: 8,422 SQ. FT.

 = EXISTING EASEMENTS ON SITE

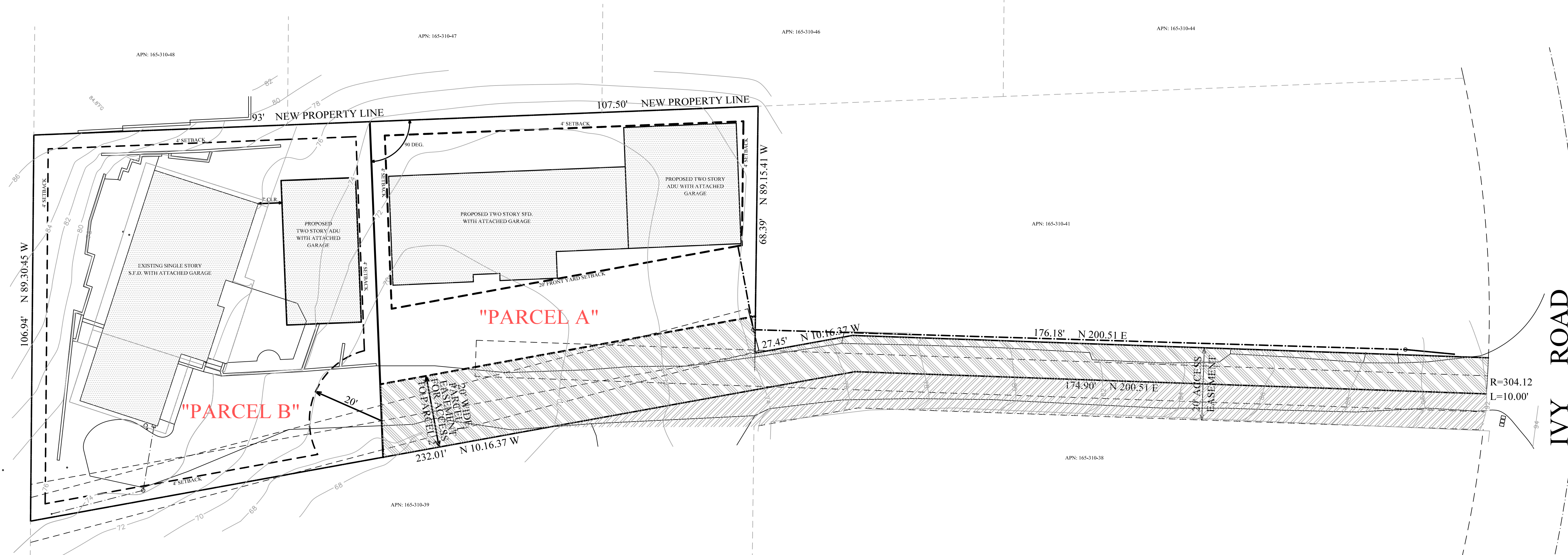
 = EXISTING RECIPROCAL ACCESS EASEMENT FOR APN: 165-310-39 & SUBJECT PROPERTY

 = PROPOSED EASEMENTS TO "PARCEL B" ACROSS NEWLY CREATED "PARCEL A"

SUBJECT PROPERTY:
 APN: 165-310-40
 ADDRESS: 2305 IVY ROAD, OCEANSIDE CA 92054
 SCOPE OF WORK: PROPOSED SB9 MAP

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United States CA San Diego Co Fire Mountain

Ivy Rd, Oceanside, CA 92054



Feedback

100 ft 30m
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