LANDSCAPE ARCHITECTURAL TM PLAN SUBMITTAL FOR:

VILLA STORIA - OCEANSIDE, CA

CONCEPTUAL LANDSCAPE PLAN

GENERAL CONDITIONS SHORT FORM

PROTECTION OF LIFE AND PROPERTY
1. CONTRACTOR SHALL PROTECT ALL CONSTRUCTION AND LANDSCAPING FROM DAMAGE AND, WHEN REQUIRED, PROVIDE GUARDS OR COVERING. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (A) WORKER'S COMPENSATION, (B) PUBLIC COMPREHENSIVE GENERAL LIABILITY, AND (C) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY AND SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY INSURANCE COVERAGE DURING THE CONTRACT PERIOD.

COVERAGE

BODILY INJURY: $250,000 PER INDIVIDUAL, PER OCCURRENCE
PROPERTY DAMAGE: $100,000 PER OCCURRENCE, AGGREGATE

2. THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY, CONTRACTOR'S PROTECTIVE LIABILITY AND AUTOMOBILE LIABILITY INSURANCE POLICIES THE FOLLOWING: (A) **INTEGRAL COMMUNITIES, 2235 ENCINITAS BLVD, SUITE 216B, ENCINITAS, CA 92024** (B) **GILLESPIE MOODY PATTERSON INC., 4125 SORRENTO VALLEY BLVD., SUITE D, SAN DIEGO, CA 92121.**

3. CONTRACTOR SHALL NOT CAUSE THIS POLICY TO BE CANCELED OR PERMIT IT TO LAPSE, AND THE INSURANCE POLICY SHALL INCLUDE A CLAUSE TO THE EFFECT THAT THE POLICY SHALL NOT, AT ANY TIME DURING THE CONSTRUCTION PERIOD, BE CANCELED OR REDUCED, RESTRICTED OR LIMITED UNTIL FIFTEEN (15) DAYS AFTER ALL ADDITIONAL INSUREDS HAVE RECEIVED WRITTEN NOTICE AS EVIDENCED BY RETURNED RECEIPTS OF REGISTERED OR CERTIFIED LETTERS.

4. THE CONTRACTOR AGREES TO HOLD THE OWNER AND LANDSCAPE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIAL SUPPLIES, OR AGENTS.

5. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

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

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

8. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

9. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.

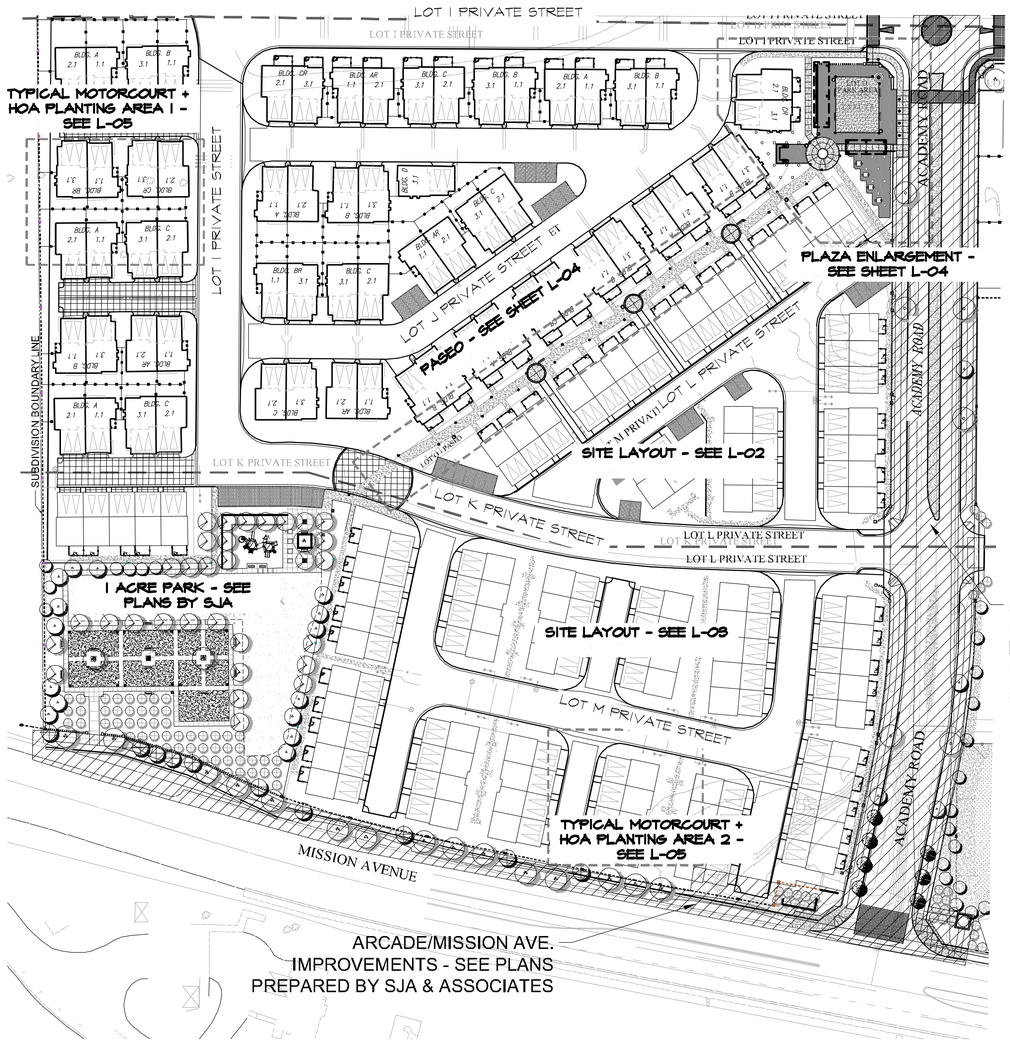
10. CONTRACTOR SHALL HAVE A VALID CONTRACTORS LICENSE REQUIRED FOR THE PARTICULAR WORK BEING DONE. CONTRACTOR SHALL NOT ALLOW THE LICENSE(S) TO LAPSE DURING THE CONTRACT PERIOD.

HOLD HARMLESS & 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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

NOTE: LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATIONS ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL

SEE FENCE & WALL PLANS FOR ALL FENCING LOCATION & DETAILS. FENCING SHOWN FOR REFERENCE ONLY ON THESE PLANS.



SITE LAYOUT PLAN

PLANS PREPARED FOR:

THE OCEANSIDE PROJECT OWNER, LLC

PLANS PREPARED BY:

GILLESPIE MOODY PATTERSON, INC.
4010 SORRENTO VALLEY BLVD, SUITE 200
SAN DIEGO, CA 92121

SHEET INDEX

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L-02 - L-03	LANDSCAPE CONCEPT PLAN
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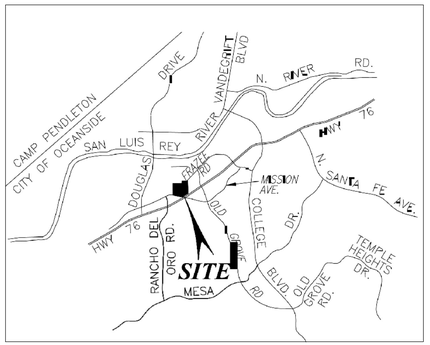
L-05	TYPICAL ENLARGEMENTS
L-06	SITE FURNISHINGS



VICINITY MAP

Job #14-098
Plot Date: 6/2/15

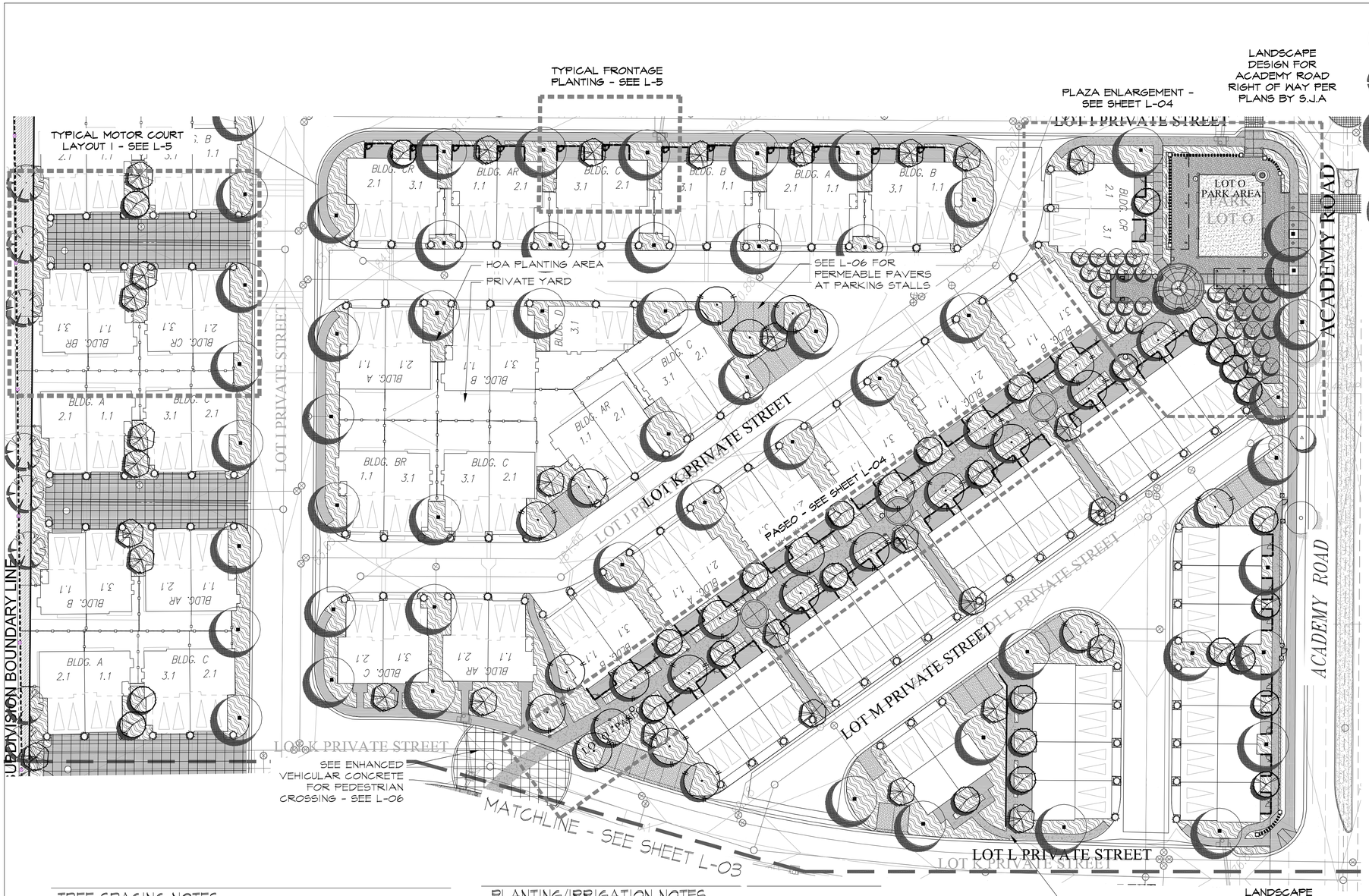
VILLA STORIA - PA4

OCEANSIDE, CA

INTEGRAL COMMUNITIES,INC
2235 Encinitas Blvd, Suite 216 Encinitas, CA 92024

CONCEPTUAL LANDSCAPE PLAN

gmp
4010 Sorrento Valley Blvd, Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING



PLANT PALETTE

TREES		STREET ASSIGNMENT	SIZE	USE	PUBLIC STREET	PRIVATE STREET	PRIVATE YARD (MAY USE 15 GAL.)	SLOPES	FOREGROUND	MIDGROUND	BACKGROUND
ARBUTUS MARINA	STRAWBERRY		15 GAL.				m		m		
BRACHYCHITON ACERIFOLIUS	FLAME TREE	ACADEMY	24" BOX			m	m				
CITRUS SPP. (SEMI-DWARF)	CITRUS	ACADEMY / MISSION	24" BOX	Park, Entry	m		m		m		
GEIERA PARVIFLORA	AUSTRALIAN WILLOW		24" BOX			m	m		m		
JACARANDA MIMOSIFOLIA	JACARANDA		36" BOX STD.	Park		m	m		m		
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	FRAZEE / CHAPTER	24" BOX			m	m		m		
LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	ACADEMY MEDIANS	24" BOX	Park		m	m		m		
LAURUS N. SARATOGA	BAY	ACADEMY MEDIANS	24" BOX				m				
LOPHOSTEMON CONFERTUS	BRISBANE BOX	ACADEMY / MISSION	24" BOX		m	m	m		m		
MAGNOLIA 'LITTLE GEM'	DWARF MAGNOLIA 'STD'		15 GAL.				m				
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	ACADEMY / MISSION	36" / 48" BOX	Park	m				m		
OLEA EUROPAEA 'FRUITLESS' MULTI	FRUITLESS OLIVE	ACADEMY / MISSION	36" / 48" BOX	Park, Entry	m				m		
PINUS CANARIENSIS	CANARY ISLAND PINE	FRAZEE / CHAPTER	24" BOX	Park	m						
PLATANUS M. 'ALAMO'	MEXICAN SYCAMORE		24" BOX	Park		m	m		m		
QUERCUS AGRIFOLIA	COAST LIVE OAK		36" BOX	Park					m		
SCHINUS MOLLE	CALIFORNIA PEPPER	MISSION	24" BOX	Park	m	m	m		m		
WASHINGTONIA FILIFERA HYBRID	CALIF. FAN PALM		8'-18' BTF	Park	m						
TREES - VERTICAL ACCENT											
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS		15 GAL/24" / 36" BOX	Accent			m				
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	CAROLINA LAUREL		15 GAL/24" BOX	Accent			m				
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE		16 GAL/24" BOX	Accent			m				
SHRUBS											
AEONIUM ARBOREUM 'ZWARTKOP'	LARGE PURPLE AEONIUM		VARIES				m		m	m	
AGAPANTHUS AFRICANUS	AGAPANTHUS SPP		1 GAL				m		m		
AGAVE ATTENUATA	AGAVE		VARIES				m	m	m	m	
AGAVE VILMORINIANA	OCTOPUS AGAVE		5 GAL				m			m	
ALOE SPP.	ALOE		VARIES				m		m	m	
ALOE WICKENSII	ALOE		3 GAL				m		m		
ANIGOZANTHOS SPP.	KANGAROO PAW		5 GAL @ 30" O.C.				m		m	m	
ARCTOSTAPHYLOS SPP	MANZANITA		1 GAL / 5 GAL / 15 GAL				m		m	m	
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA		1 GAL @ 30" O.C.				m	m	m	m	
BULBINE FRUTESCENS	BULBINE		1 GAL.						m		
CAREX PANSA	CAREX		VARIES						m		
CARISSA SPP	NATAL PLUM		1 GAL @ 36" O.C.				m		m		
CERCIS OCCIDENTALIS	WESTERN REDBUD		5 GAL / 15 GAL / 24" BOX								m
CHAMAEROPS HUMILIS	MED. FAN PALM		15 GAL				m				m
CISTUS PURPUREUS	ORCHID ROCKROSE		5 GAL @ 30" O.C.				m	m		m	
CRASSULA ARGENTEA	JADE PLANT		5 GAL				m			m	
DIANELLA REVOLUTA	FLAX LILY		1 GAL / 5 GAL						m	m	
DIETES BICOLOR	FORTNIGHT LILY		1 GAL / 5 GAL. @ 24" O.C.				m			m	
ELEAGNUS PUNGENS	SILVERBERRY		15 GAL				m				m
HESPERALOE PARVIFLORA	RED YUCCA		1 GAL / 5 GAL						m	m	
HETEROMELES ARBUTIFOLIA	TOYON		15 GAL				m				m
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER		1 GAL @ 18" O.C.				m		m		
LAVANDULA STOECHAS	SPANISH LAVENDER		1 GAL @ 18" O.C.				m		m		
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET		5 GAL @ 30" O.C.				m				m
LONICERA SPP	HONEYSUCKLE		1 GAL				m	m			
MUHLENBERGIA RIGENS	DEER GRASS		1 GAL						m		
PHORMIUM SPP.	NEW ZEALAND FLAX		5/15 GAL				m			m	
PITTOSPORUM 'VARIEGATA'	MOCK ORANGE		5 GAL				m			m	
PLUMBAGO SPP.	CAPE PLUMBAGO		5 GAL @ 36" OC				m	m			
PRUNUS CAROLINIANA	LAUREL CHERRY		COLUMN 15 GAL				m				m
RHAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN		5 GAL @ 30" O.C.				m		m	m	
RHAPHIOLEPIS SPP	INDIAN HAWTHORN		5 GAL				m		m	m	
ROSA CALIFORNICA	CALIFORNIA ROSE		5 GAL						m	m	
ROSMARINUS SPP.	ROSEMARY		1 GAL @ 36" O.C.				m		m		
SALVIA LEUCANTHA	MEXICAN SAGE		5 GAL							m	
SANTOLINA VIRENS	GREEN COTTON LAVENDER		5 GAL				m			m	
SENECIO MANDRALICAE	SENECIO		1 GAL @ 18" O.C.				m	m	m		
SESLERIA AUTUMNALIS	MOOR GRASS		1 GAL @ 18" O.C.				m		m		
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE		15 GAL				m				m
STRELITZIA REGINAE	BIRD OF PARADISE		5 GAL				m			m	
TRACHELOSPERMUM ASIATICUM	NCN		1 GAL				m		m		
WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY		5 GAL							m	m
XYLOSMA CONGENSTUM	SHINY XYLOSMA		15 GAL				m				m
YUCCA SPP	YUCCA		VARIES				m				m
GROUND COVER / VINES											
MARATHON III ie	SODDED TURF		SOD				m				
PASPALUM	NATIVE SEASHORE PASPALUM		SOD				m				
CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE		VARIES				m				
ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA		5 GAL				m				
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH		5 GAL				m				
FESTUCA O. 'GLAUCA'	SHEEP FESCUE		1 GAL @ 12" O.C.				m				
MYOPORUM PARVIFOLIUM	MYOPORUM		VARIES				m				
OPHIOPOGON JAPONICUS	LILY TURF		1 GAL @ 18" O.C.				m				
SENECIO MANDRALISCAE	KLEINIA		VARIES				m				
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA		5 GAL @ 25' O.C.				m				
OSSUS RHOMBIFOLIA	GRAPE IVY VINE		5 GAL @ 25' O.C.				m				
CLEMATIS SPP	CLEMATIS		5 GAL @ 25' O.C.				m				
DISTICTUS BUCCINATORIA	RED TRUMPET VINE		5 GAL @ 25' O.C.				m				
LATHYRUS SPLENDENS	PRIDE OF CALIFORNIA		5 GAL @ 25' O.C.				m				
SOLANDRA GUTTATA	CUP OF GOLD		5 GAL @ 25' O.C.				m				
THUNBERGIA ALATA	BLACK EYED SUSAN		5 GAL @ 25' O.C.				m				
WISTERIA CHINENSIS	CHINESE WISTERIA		5 GAL @ 25' O.C.				m				
VITIS CALIFORNICA	CALIFORNIA GRAPE		5 GAL @ 25' O.C.				m				

TREE SPACING NOTES

ALL TREES SHALL BE LOCATED:
- 8' FROM TRANSFORMERS, CABLE, AND PULL BOXES
- 5' FROM MAILBOXES
- 5' FROM HYDRANTS (ALL SIDES)
- 10' FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER/WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS)
- 10' FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10' FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10' FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15' MIN FROM STREETLIGHTS, OTHER UTILITY POLES

-STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT OF WAY IF THE RIGHT OF WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEERS APPROVAL
-LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER
-MINIMUM 15' STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS
-SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

PLANTING/IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

NOTES

1. A 10' LENGTH MINIMUM OF 24" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE WITHIN 10' OF ANY HARDSCAPE.
2. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
3. ALL SHRUB AND GROUNDCOVER AREAS WITH A SLOPE OF 3:1 OR LESS SHALL RECEIVE A 3" DEPTH LAYER OF ORGANIC, SHREDDED BARK MULCH TO CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE WEED GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.
4. ALL QUANTITIES SHOWN FOR PROPOSED PLANTING ARE APPROXIMATE AND CONCEPTUAL.

Job #14-098
Plot Date: 6/2/15

30 15 0 30 60 90
SCALE: 1"=30'-0"

VILLA STORIA - PA4

OCEANSIDE, CA

INTEGRAL COMMUNITIES,INC
2235 Encinitas Blvd, Suite 216 Encinitas, CA 92024

CONCEPTUAL LANDSCAPE PLAN

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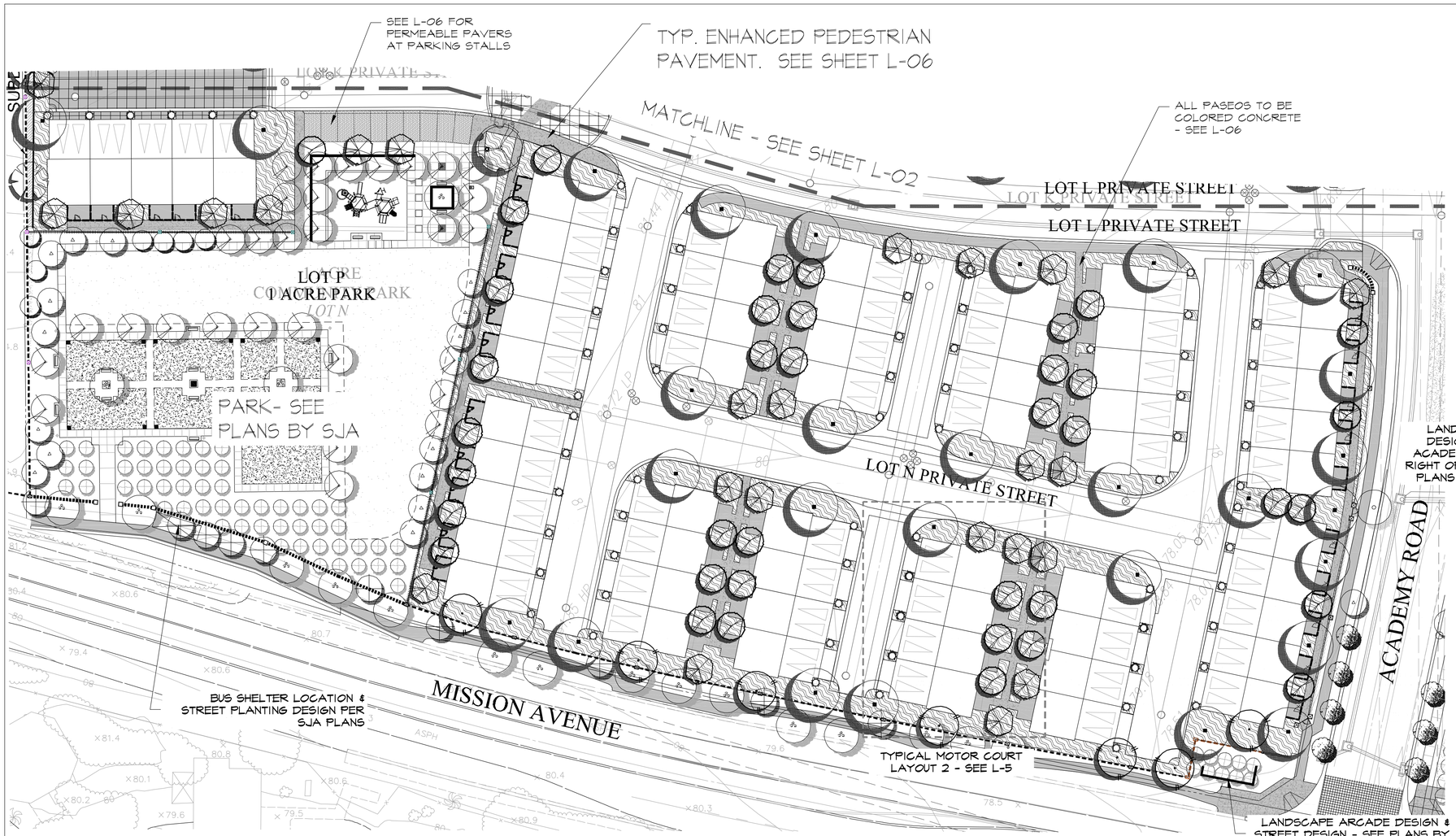


PLANT PALETTE

TREES		STREET ASSIGNMENT	SIZE	USE	PUBLIC STREET	PRIVATE STREET	PRIVATE YARD (MAY USE 15 GAL.)	SLOPES	FOREGROUND	MIDGROUND	BACKGROUND
ARBUTUS MARINA	STRAWBERRY		15 GAL.				m		m		
BRACHYCHITON ACERIFOLIUS	FLAME TREE	ACADEMY	24" BOX			m	m				
CITRUS SPP. (SEMI-DWARF)	CITRUS	ACADEMY / MISSION	24" BOX	Park, Entry	m		m		m		
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW		24" BOX			m	m		m		
JACARANDA MIMOSIFOLIA	JACARANDA		36" BOX STD.	Park		m	m		m		
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	FRAZEE / CHAPTER	24" BOX			m	m		m		
LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	ACADEMY MEDIANS	24" BOX	Park		m	m		m		
LAURUS N. SARATOGA	BAY	ACADEMY MEDIANS	24" BOX				m				
LOPHOSTEMON CONFERTUS	BRISBANE BOX	ACADEMY / MISSION	24" BOX		m	m	m		m		
MAGNOLIA 'LITTLE GEM'	DWARF MAGNOLIA 'STD'		15 GAL.				m				
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	ACADEMY / MISSION	36" / 48" BOX	Park	m				m		
OLEA EUROPAEA 'FRUITLESS' MULTI	FRUITLESS OLIVE	ACADEMY / MISSION	36" / 48" BOX	Park, Entry	m				m		
PINUS CANARIENSIS	CANARY ISLAND PINE	FRAZEE / CHAPTER	24" BOX		m						
PLATANUS M. 'ALAMO'	MEXICAN SYCAMORE		24" BOX	Park		m			m		
QUERCUS AGRIFOLIA	COAST LIVE OAK		36" BOX	Park					m		
SCHINUS MOLLE	CALIFORNIA PEPPER	MISSION	24" BOX	Park	m	m			m		
WASHINGTONIA FILIFERA HYBRID	CALIF. FAN PALM		8'-18' BTF	Park	m						

TREES - VERTICAL ACCENT										
CUPRESSUS SEMPIRVIRENS	ITALIAN CYPRESS		15 GAL/24" / 36" BOX	Accent			m			
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL		15 GAL/24" BOX	Accent			m			
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE		15 GAL/24" BOX	Accent			m			

SHRUBS									
AEONIUM ARBOREUM 'ZWARTKOP'	LARGE PURPLE AEONIUM	VARIES	m		m	m			
AGAPANTHUS AFRICANUS	AGAPANTHUS SPP	1 GAL			m				
AGAVE ATTENUATA	AGAVE	VARIES	m	m	m	m			
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	m			m			
ALOE SPP.	ALOE	VARIES	m		m	m			
ALOE WICKENSII	ALOE	3 GAL	m		m				
ANIGOZANTHOS SPP.	KANGAROO PAW	5 GAL @ 39" O.C.	m		m	m			
ARCTOSTAPHYLOS SPP	MANZANITA	1 GAL / 5 GAL / 15 GAL	m		m	m			
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	1 GAL @ 39" O.C.	m	m	m	m			
BULBINE FRUTESCENS	BULBINE	1 GAL.			m				
CAREX PANSA	CAREX	VARIES			m				
CARISSA SPP	NATAL PLUM	1 GAL @ 36" O.C.	m		m				
CERCIS OCCIDENTALIS	WESTERN REDBUD	5 GAL / 15 GAL / 24" BOX						m	
CHAMAEROPS HUMILIS	MED. FAN PALM	15 GAL	m					m	
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL @ 39" O.C.	m	m		m			
CRASSULA ARGENTEA	JADE PLANT	5 GAL	m			m			
DIANELLA REVOLUTA	FLAX LILY	1 GAL / 5 GAL			m	m			
DIETES BICOLOR	FORTNIGHT LILY	1 GAL / 5 GAL. @ 24" O.C.	m			m			
ELEAGNUS PUNGENS	SILVERBERRY	15 GAL	m					m	
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL / 5 GAL			m	m			
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	m					m	
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL @ 18" O.C.	m		m				
LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL @ 18" O.C.	m		m				
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GAL @ 39" O.C.	m					m	
LONICERA SPP	HONEYSUCKLE	1 GAL	m	m					
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL			m				
PHORMIUM SPP.	NEW ZEALAND FLAX	5/15 GAL	m			m			
PITTOSPORUM 'VARIEGATA'	MOCK ORANGE	5 GAL	m			m			
PLUMBAGO SPP.	CAPE PLUMBAGO	5 GAL @ 36" OC	m	m					
PRUNUS CAROLINIANA	LAUREL CHERRY	COLUMN 15 GAL	m					m	
RHAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN	5 GAL @ 39" O.C.	m		m	m			
RHAPHIOLEPIS SPP	INDIAN HAWTHORN	5 GAL	m		m	m			
ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL				m		m	
ROSMARINUS SPP.	ROSEMARY	1 GAL @ 36" O.C.	m		m				
SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL				m			
SANTOLINA VIRENS	GREEN COTTON LAVENDER	5 GAL	m			m			
SENECIO MANDRALICAE	SENECIO	1 GAL @ 18" O.C.	m	m	m				
SESLERIA AUTUMNALIS	MOOR GRASS	1 GAL @ 18" O.C.	m		m				
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	m					m	
STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	m			m			
TRACHELOSPERMUM ASIATICUM	NCN	1 GAL	m		m				
WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL					m	m	
XYLOSMA CONGENSTUM	SHINYXYLOSMA	15 GAL	m					m	
YUCCA SPP	YUCCA	VARIES	m					m	

GROUND COVER / VINES									
MARATHON II le	SODDED TURF	SOD	m						
PASPALUM	NATIVE SEASHORE PASPALUM	SOD	m						
CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	VARIES	m						
ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	5 GAL	m						
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GAL	m						
FESTUCA O. 'GLAUCA'	SHEEP FESCUE	1 GAL @ 12" O.C.	m						
MYOPORUM PARVIFOLIUM	MYOPORUM	VARIES	m						
OPHIOPOGON JAPONICUS	LILY TURF	1 GAL @ 18" O.C.	m						
SENECIO MANDRALISCAE	KLEINIA	VARIES	m						
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	5 GAL @ 25' O.C.	m						
CISSUS RHOMBIFOLIA	GRAPE IVY VINE	5 GAL @ 25' O.C.	m						
CLEMATIS SPP	CLEMATIS	5 GAL @ 25' O.C.	m						
DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GAL @ 25' O.C.	m						
LATHYRUS SPLENDENS	PRIDE OF CALIFORNIA	5 GAL @ 25' O.C.	m						
SOLANDRA GUTTATA	CUP OF GOLD	5 GAL @ 25' O.C.	m						
THUNBERGIA ALATA	BLACK EYED SUSAN	5 GAL @ 25' O.C.	m						
WISTERIA CHINENSIS	CHINESE WISTERIA	5 GAL @ 25' O.C.	m						
VITIS CALIFORNICA	CALIFORNIA GRAPE	5 GAL @ 25' O.C.	m						

TREE SPACING NOTES

ALL TREES SHALL BE LOCATED:
- 8' FROM TRANSFORMERS, CABLE, AND PULL BOXES
- 5' FROM MAILBOXES
- 5' FROM HYDRANTS (ALL SIDES)
- 10' FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER/WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS)
- 10' FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10' FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10' FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15' MIN FROM STREETLIGHTS, OTHER UTILITY POLES

-STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT OF WAY IF THE RIGHT OF WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL

-LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER

-MINIMUM 15' STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS

-SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

PLANTING/IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

NOTES

1. A 10' LENGTH MINIMUM OF 24" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE WITHIN 10' OF ANY HARDSCAPE.
2. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
3. ALL SHRUB AND GROUNDCOVER AREAS WITH A SLOPE OF 3:1 OR LESS SHALL RECEIVE A 3" DEPTH LAYER OF ORGANIC, SHREDDED BARK MULCH TO CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE WEED GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.
4. ALL QUANTITIES SHOWN FOR PROPOSED PLANTING ARE APPROXIMATE AND CONCEPTUAL.

Job #14-098
Plot Date: 6/2/15

30 15 0 30 60 90
SCALE: 1"=30'-0"

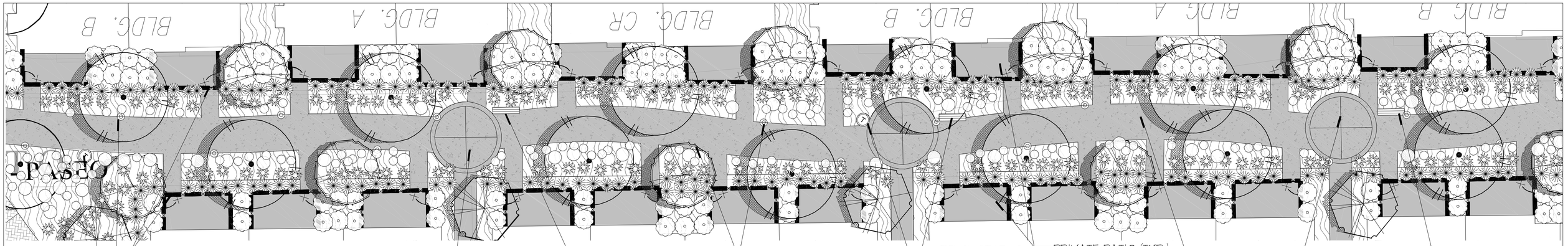
VILLA STORIA - PA4

OCEANSIDE, CA

INTEGRAL COMMUNITIES,INC
2235 Encinitas Blvd, Suite 216 Encinitas, CA 92024

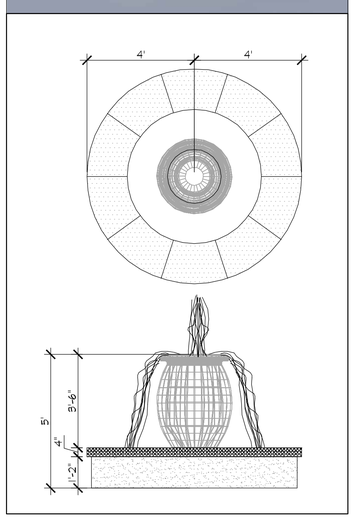
CONCEPTUAL LANDSCAPE PLAN

gmp
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

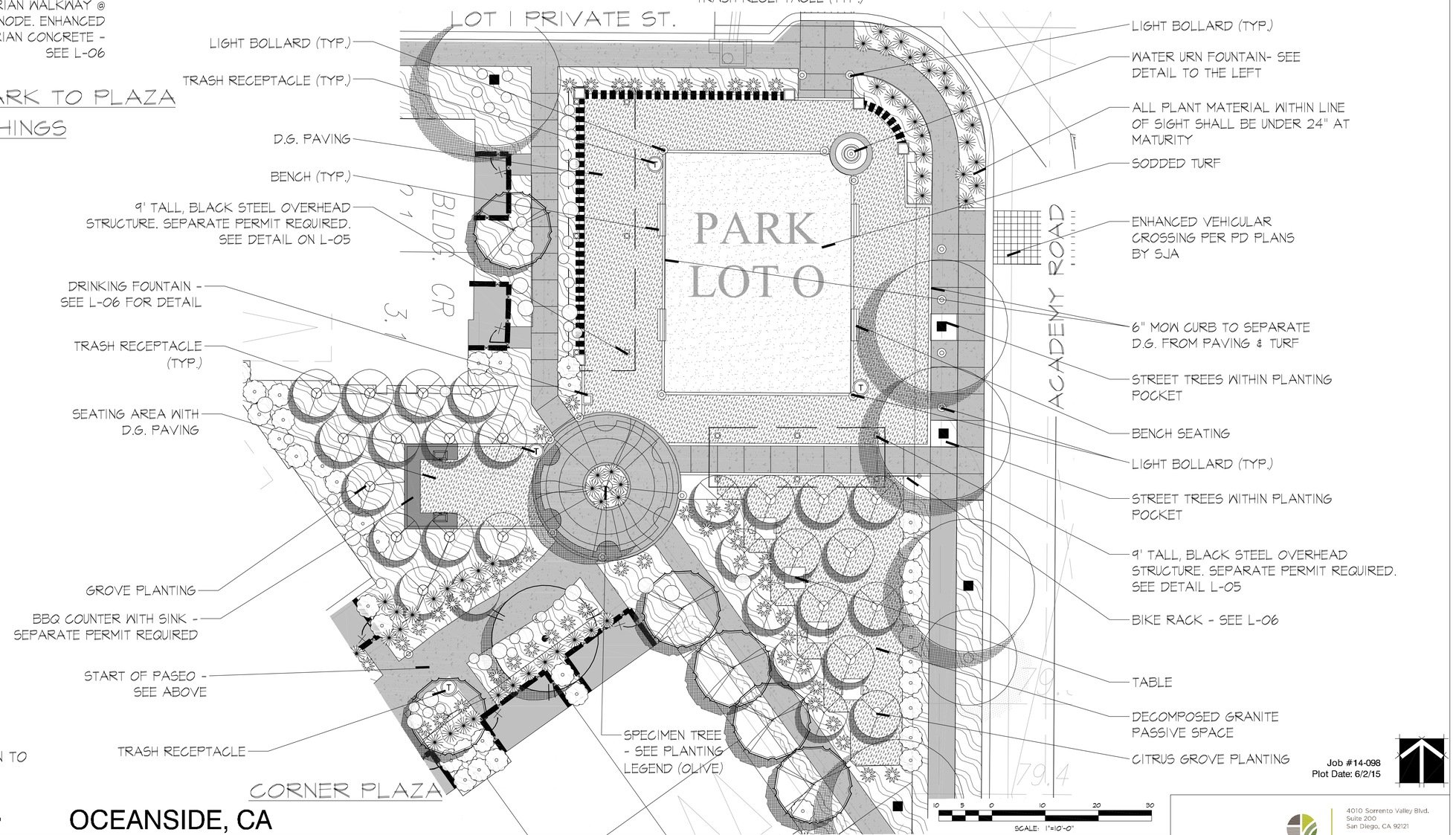


CORRIDOR CONNECTION PARK TO PLAZA

SEE L-06 FOR SITE FURNISHINGS



WATER URN FOUNTAIN CONCEPT: URN TO MATCH COLORING OF SITE POTS



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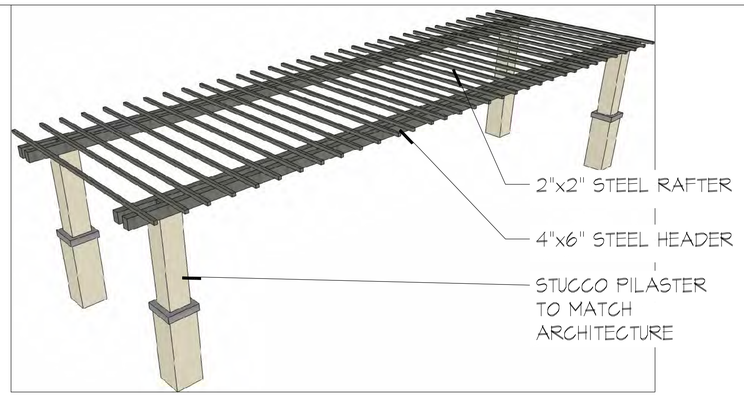
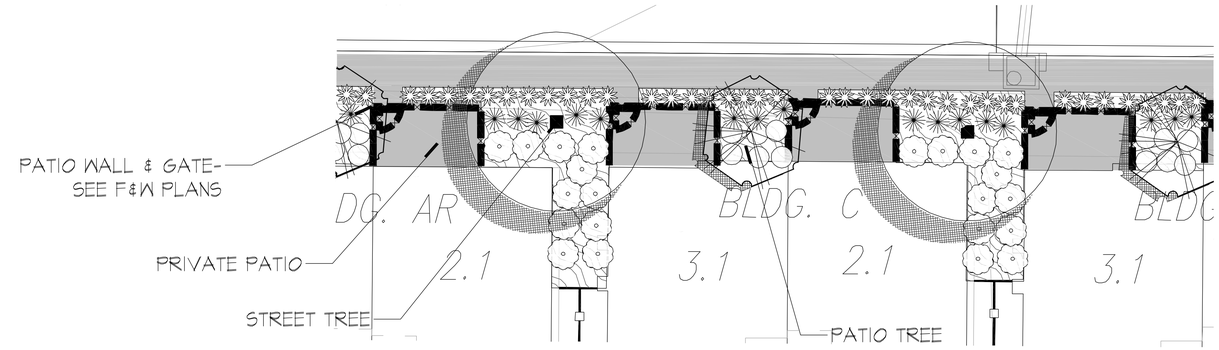
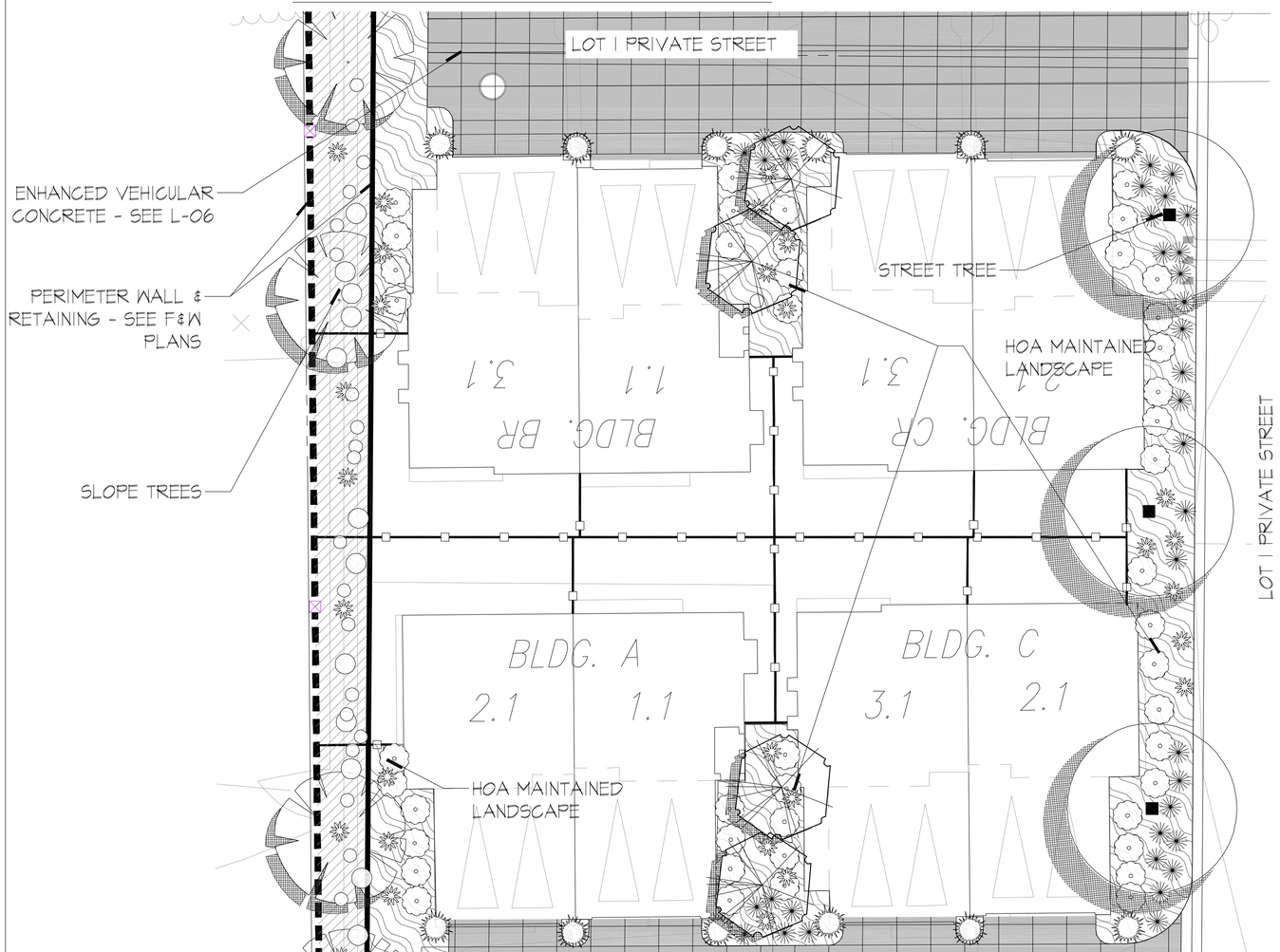


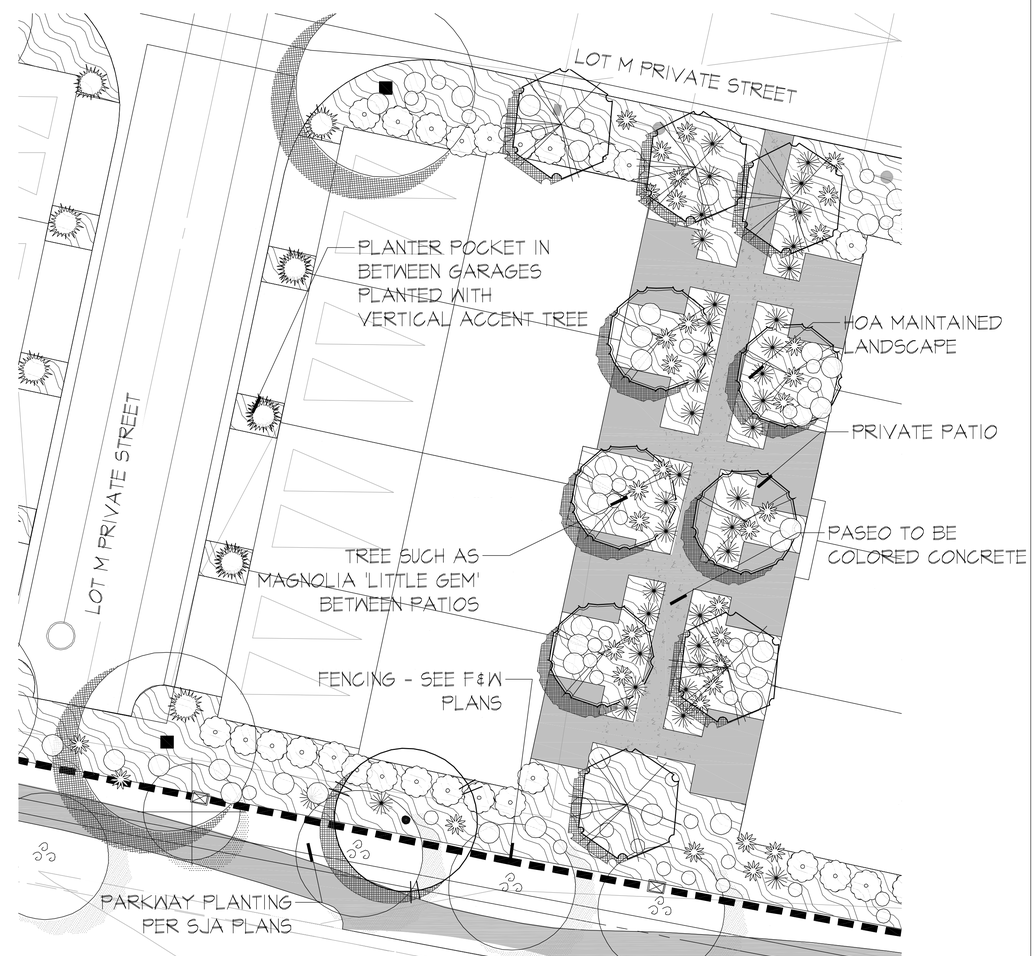
9' HIGH OVERHEAD STRUCTURE



TYPICAL STREET FRONTAGE PLANTING



TYPICAL MOTOR COURT LAYOUT I



TYPICAL MOTOR COURT LAYOUT 2

Job #14-098
Plot Date: 6/2/15

VILLA STORIA - PA4

OCEANSIDE, CA

SCALE: 1"=10'-0"

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2235 Encinitas Blvd, Suite 216 Encinitas, CA 92024

CONCEPTUAL LANDSCAPE PLAN

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LANDSCAPE
ARCHITECTURE
& PLANNING

planters — del mar

With it's sensual tapered form, the Del Mar from Quick Crete is destined to become an instant classic with a distinctly modern twist. Designed to compliment a wide variety of styles, the Del Mar is as versatile as it is beautiful.

Available in Lite Crete only.

Model #	O.D.	Btm O.D.	Height	Top I.D.	Btm I.D.	Depth
QR-DM3248P	32"	14"	48"	14"	13"	44"

QR-DM3248P

731 Parkridge Ave., Norco, CA 92860 951/737-4240 fax 951/737-7032 www.quickcrete.com sales@quickcrete.com

planters — carlsbad

The simple lines of the Carlsbad planter from Quick Crete are clean and contemporary, with a classical influence, making it a versatile choice for any architectural style.

Available in SRC and Lite Crete.

731 Parkridge Ave., Norco, CA 92860 951/737-4240 fax 951/737-7032 www.quickcrete.com sales@quickcrete.com

carlsbad round

Model #	O.D.	Btm O.D.	Height	Top I.D.	Btm I.D.	Depth
QR-CB2422P	24"	14 1/4"	22"	17"	9 1/2"	19 1/2"
QR-CB3024P	30"	20"	24"	22"	16 1/2"	21"
QR-CB3030P	30"	20"	30"	22"	16"	27 1/2"
QR-CB3042P	30"	20"	42"	21"	13"	38"
QR-CB3230P	32"	22"	30"	24"	22"	27"
QR-CB3616P	36"	30"	16"	27"	25"	13"
QR-CB3624P	36"	30"	24"	26"	25"	20"
QR-CB3630P	36"	26 1/2"	30"	28"	22"	27 1/2"
(P) QR-CB4830P	48"	32 1/2"	30"	37"	29"	26 1/2"
QR-CB4848P	48"	28"	48"	38"	22 1/2"	44 1/2"
(P) QR-CB6660P	66"	39"	60"	52"	48"	14"

QR-CB4848P-1/2

carlsbad half-round

Model #	W.	L.	Ht.	Top I.D. L.	Top I.D. W.	Depth	Btm I.D. L.	Btm I.D. W.	Btm O.D. L.	Btm O.D. W.
QR-CB4848P-1/2	24"	48"	48"	38"	16"	36"	9"	24"	28 1/2"	14 1/2"

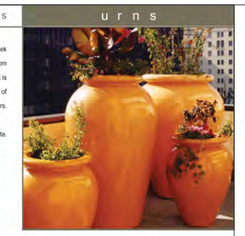
Planters designated with the PSP logo can be specially ordered in SRC to meet the Government K-4 L-2 Rating for Perimeter Security Protection with no connection method necessary. Interior dimensions change for PSP planters – please confirm when placing order.

731 Parkridge Ave., Norco, CA 92860 951/737-4240 fax 951/737-7032 www.quickcrete.com sales@quickcrete.com

planters — urns

Influenced by a Classical Greek silhouette, the graceful Urn, from Quick Crete, is as versatile as it is beautiful. Ideal for groupings of various sizes and colors.

Available in SRC and Lite Crete.



Model #	O.D.	Btm O.D.	Height	Top I.D.	Btm I.D.	Depth
QR-URN1548P	15"	11"	48"	7"	5"	24"
QR-URN2022P	20"	11"	22"	12"	9 1/2"	16"
QR-URN2736P	27"	13 1/2"	36"	14"	12"	26"
(P) QR-URN3648P	36"	17"	48"	19 1/2"	16"	33"
QR-URN3760P	37"	24 7/8"	60"	20"	16"	40"
QR-URN4860P	46"	22"	60"	24"	20"	42"

Planters designated with the PSP logo can be specially ordered in SRC to meet the Government K-4 L-2 Rating for Perimeter Security Protection with no connection method necessary. Interior dimensions change for PSP planters – please confirm when placing order.

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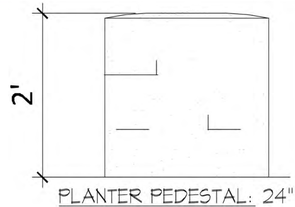
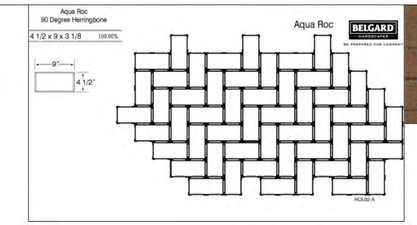
SITE PLANTER POTS & URNS AVAILABLE FROM QUICKCRETE OR EQUAL

PLANTER POTS: PLANTER POTS TO HAVE ACID ETCH FINISH WITH EITHER MISSION OR ADOBE COLORING. ALL PLANTER POTS TO HAVE SELF WATERING DEVICE



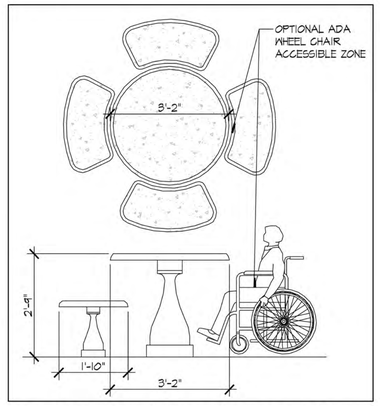
PLANTER PEDESTAL: 24" SQ. CMU PEDESTAL. CORNERS W/1" CROWNED MORTAR CAP. WHITE STUCCO FINISH



PARKING PERMEABLE PAVING: BELGARD AQUA ROCK IN TOSCANA BLEND OR EQUAL @ 90° HERRINGBONE

ENHANCED VEHICULAR CONCRETE: STAMPED CONCRETE WITH SANGRIA COLORING WITH SCORE LINES AS SHOWN ON PLAN. AVAILABLE FROM DAVIS COLOR OR EQUAL

ENHANCED PEDESTRIAN CONCRETE: BAJA RED COLOR WITH SAND BLAST FINISH. SCORE LINES TO BE FILLED WITH OFF WHITE GROUT 4' O.C. AVAILABLE FROM DAVIS COLOR OR EQUAL.



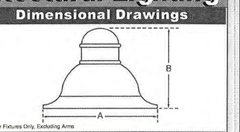
POURED IN PLACE CONCRETE TABLE: ADA ACCESIBLE WITH CONCRETE COLORING TO MATCH MISSION WHITE COLORING

VISIONAIRE LIGHTING

19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel: (310) 512-6480 • Fax: (310) 512-6486
www.visionairelighting.com

Monterey — *Architectural Lighting*

Dimensional Drawings



*EPA For Fixtures Only, Excluding Arms

Fixture	A	B	Max. Watt
MON-1	20"	17.6"	175w

ARCHITECTURAL

The **Monterey** blends decorative architectural styling with high performance optics. The unique design captures the rustic look and feel of the southwest with a bell shape reflector shade and choice of elegant mounting arms. Provides the designer and owner the freedom to create a distinctive theme or signature look.

The advanced optical system provides highly efficient, **vertical lamp**, **flat lens full cut-off** illumination for neighborhood friendly, Dark Sky approved outdoor lighting.

Available in three enclosure sizes with five distribution patterns. A wide selection of light sources from 70 through 1000 watts are offered, including Pulse Start lamps for superior efficiency, lumen maintenance and color stability.

Applications include shopping centers, parking lots, auto dealerships, and virtually any general outdoor area lighting. For economical street beautification projects, Monterey easily replaces ordinary cobra head fixtures using the optional MAP-01 mast arm fitter.

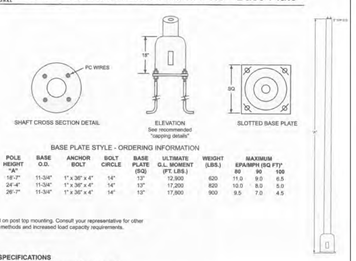
Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
MON							
Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
☐ MON-1	☐ Type III (T3)	☐ 150 (150)	MH, PS (M), (P)	☐ M.Tap (6)	☐ Arm Mount (AM)	☐ Black (BK)	

LIGHTING FOR PRIVATE STREETS & COMMON AREAS: MONTEREY VISIONAIRE LIGHTING

AMERON INTERNATIONAL

Contemporary Series

2B2 - Decorative Base Round Pole - Base Plate



BASE PLATE STYLE - ORDERING INFORMATION

CATALOG NUMBER	POLE HEIGHT "A"	BASE O.D.	ANCHOR BOLT	BOLT CIRCLE	BASE PLATE (SQ)	ULTIMATE G.L. MOMENT (FT. LBS.)	WEIGHT (LBS.)	MAXIMUM EPA/MPH (SQ FT)* 80	90	100
2B2-18	18'-7"	11-3/4"	1" x 36" x 4"	14"	13"	12,900	620	11.0	9.0	6.5
2B2-24	24'-4"	11-3/4"	1" x 36" x 4"	14"	13"	17,200	820	10.0	8.0	5.0
2B2-26	26'-7"	11-3/4"	1" x 36" x 4"	14"	13"	17,800	900	9.5	7.0	4.5

*EPA based on post top mounting. Consult your representative for other attachment methods and increased load capacity requirements.

Notes:

SPECIFICATIONS
Use Contemporary Specifications.

LUMINAIRE MOUNTING
See Technical-Mounting Options Section for more information.

COLORS & FINISHES
See Color Selection Guide.

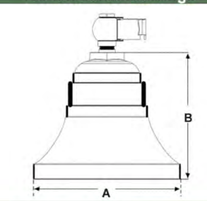
ANTI-GRAFFITI & SEALER
Optional Coatings available for added protection.

STREET LIGHT & POST: MISSION BELL LED STREET LIGHT AVAILABLE FROM VISIONAIRE LIGHTING. INSTALL WITH A AMERON 2B2 DECORATIVE BASE ROUND POLE W/FLARED BASE. ANTI-GRAFFITI COATING ON POLE. 8' ALUMINUM ARM - #2AP8A

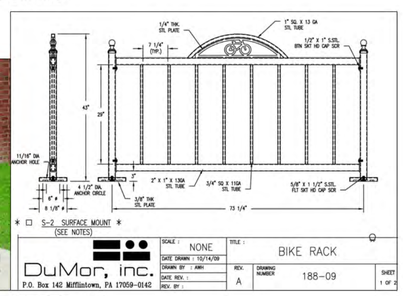
Mission Bell LED

Project Name:	Catalog Number:	Type

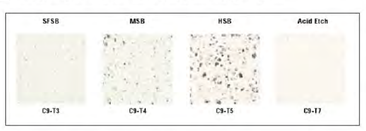
Dimensional Drawings



Fixture	A	B	Max. LEDs	Lbs
MBL-1-L	24¾"	21¼"	84	64

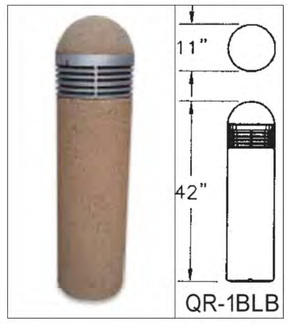


BIKE RACK: DUMOR 'BIKE RACK 188-09'



MISSION WHITE COLORING OPTIONS FROM QUICKCRETE

SITE BENCHES: WOOD CONSTRUCTION TEAK BENCHES. MATCH TO GUIDELINES & MISSION SAN LUIS REY BENCHES



LIGHTED BOLLARD: MODEL #QR-1BLB AVAILABLE FROM QUICKCRETE IN MISSION WHITE COLORING & ACID ETCH FINISH OR EQUAL

TRASH RECEPTACLE: 'CARLSBAD' TRASH CONTAINER AVAILABLE FROM QUICKCRETE IN MISSION WHITE COLORING & ACID ETCH FINISH OR EQUAL

DRINKING FOUNTAIN: ADA ACCESSIBLE. CONCRETE WITH EXPOSED AGGREGATE

Job #14-098
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