

Villa Storia

PA1 PLAN SUBMITTAL

GENERAL NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENTS AND PLACE PLANTINGS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT OF WAY) ALONG MISSION AVENUE; ACADEMY ROAD, FRAZEE ROAD AND COLLECTOR STREETS SHALL BE MAINTAINED BY OWNER OR H.O.A. ALL LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
4. AUTOMATIC IRRIGATION 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 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 MANUFACTURERS RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
5. 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 COVER OR BARK MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER ASHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.
6. STREET TREES AND OTHER TREES SHALL BE SPACED AS FOLLOWS:
 - 6.1. 8' FROM TRANSFORMERS, CABLE, AND PULL BOXES
 - 6.2. 5 FEET FROM MAIL BOXES
 - 6.3. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
 - 6.4. 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT)(SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTOR VALVES, AIR RELIEF VALVES, AND GAS)
 - 6.5. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
 - 6.6. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
 - 6.7. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS.
 - 6.8. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
 - 6.9. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO CITY ENGINEERS APPROVAL
 - 6.10. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY THE TRAFFIC ENGINEER.
 - 6.11. MINIMUM FIFTEEN (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
 - 6.12. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS

FIRE NOTES

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

ADA NOTES

ALL DECORATIVE AND ENHANCED HARDSCAPE MATERIALS SHALL BE COMPLIANT WITH THE MOST CURRENT EDITION OF CALDAG AND THE AMERICANS WITH DISABILITIES ACT.

CONCRETE NOTES

UNLESS OTHERWISE SPECIFIED, ALL PAVING CONCRETE SHALL BE NO COLOR, WITH TOP CAST 25 FINISH.

DRAINAGE NOTES

REFER TO STORM WATER MANAGEMENT PLAN PREPARED BY CIVIL ENGINEER FOR ALL DRAINAGE AND RELATED IMPROVEMENTS.

LINE OF SIGHT NOTES

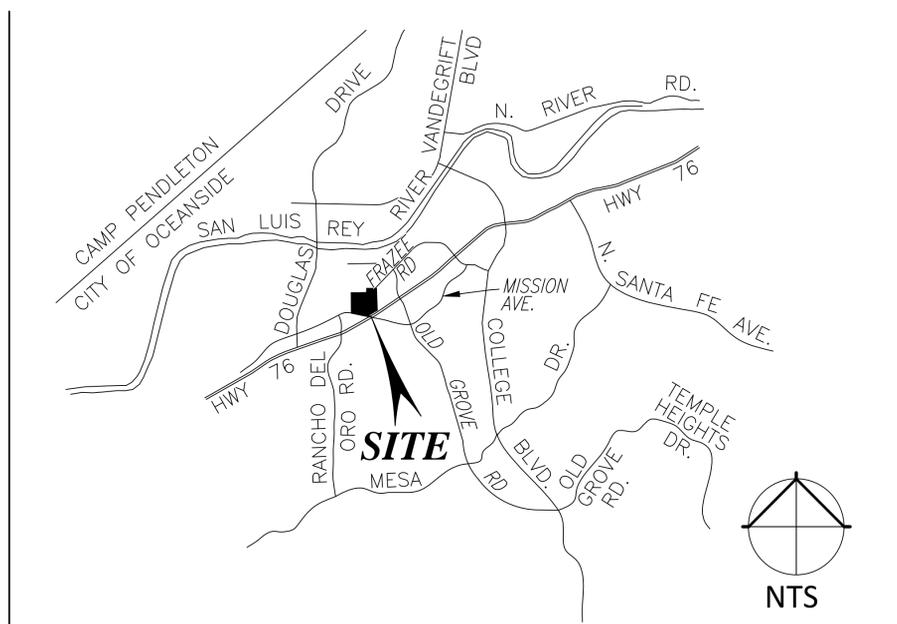
NO STRUCTURES HIGHER THAN 30" OR PLANT MATERIAL HIGHER THAN 24" AT MATURITY SHALL BE ALLOWED WITHIN THE CLEAR LINE OF SIGHT AREA. THE PLANT MATERIAL SHALL BE NO HIGHER THAN 12" AT MATURITY WITHIN THE "SPLITTER" ISLAND MEDIANS IN THE INTERSECTION AT ACADEMY ROAD AND LOT "B" PRIVATE STREET.

STREET TREE NOTE

ALL STREET TREES SHALL BE 24" BOX MINIMUM IN SIZE AND SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARD STREET TREE DETAIL NO. 211A.

FENCE AND WALL PLANS

WALLS AND FENCES WITHIN THIS SET OF PLANS REFER ONLY TO LOCATION. REFER TO FENCE AND WALL PLANS PREPARED BY GMP FOR WALL TYPES, COLOR AND FINISHES.



VICINITY MAP

TITLE SHEET	L-01
LANDSCAPE CONCEPT PLAN	L-02
OPEN SPACE	L-03
PLANT PALETTES	L-04
PA1 TYPICAL FRONT YARDS CONCEPT	L-05
SITE FURNISHINGS	REFERENCE ONLY
WALL AND FENCE PLAN	REFERENCE ONLY

SHEET INDEX

VILLA STORIA - PA 1

CONCEPTUAL LANDSCAPE PLAN - TITLE SHEET

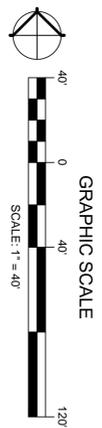
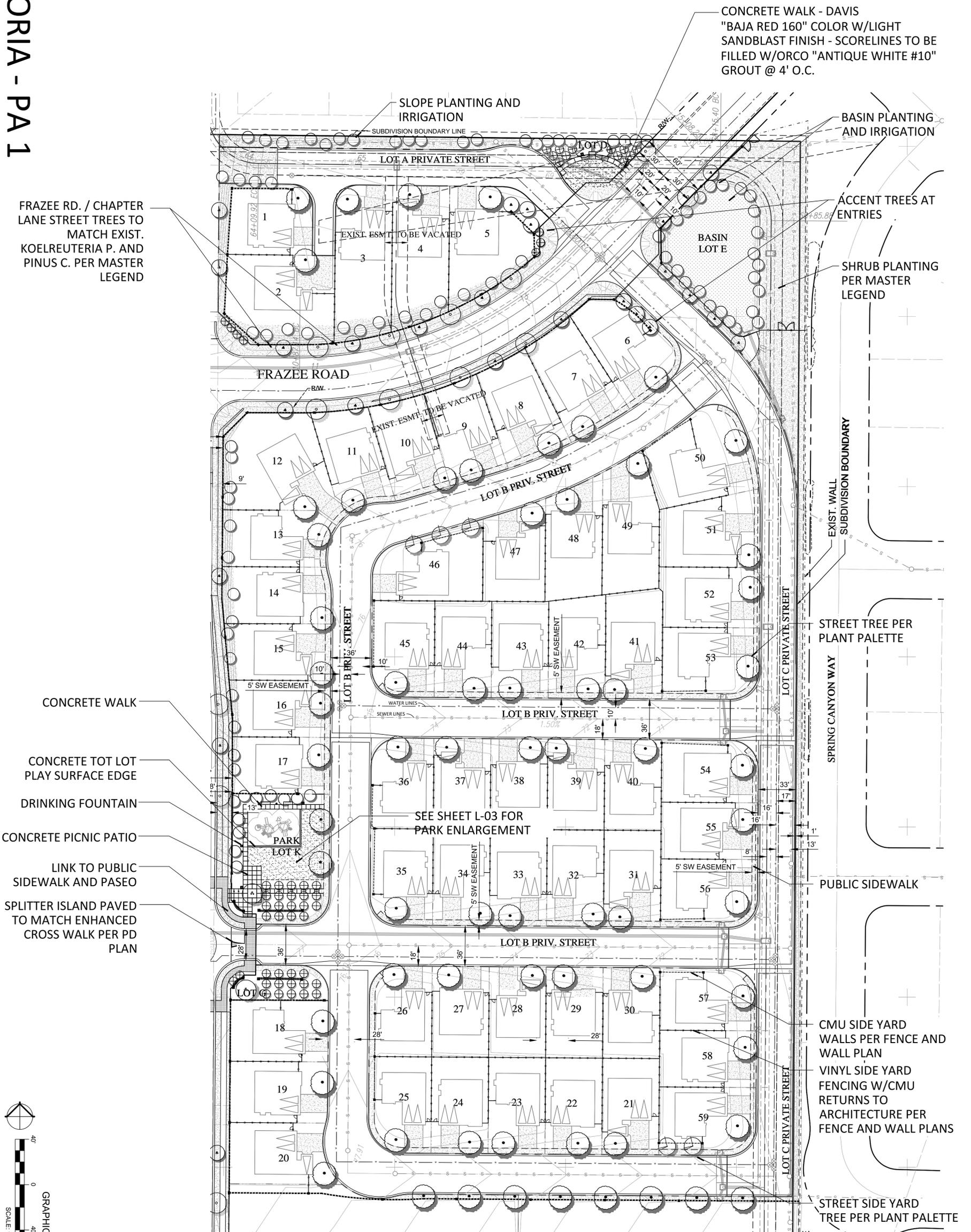
L-01

04-10-2015 D:\SJA\PROJECTS\INTERIOR_CONCEPTS\CONCEPT_PA1.dwg

VILLA STORIA - PA 1

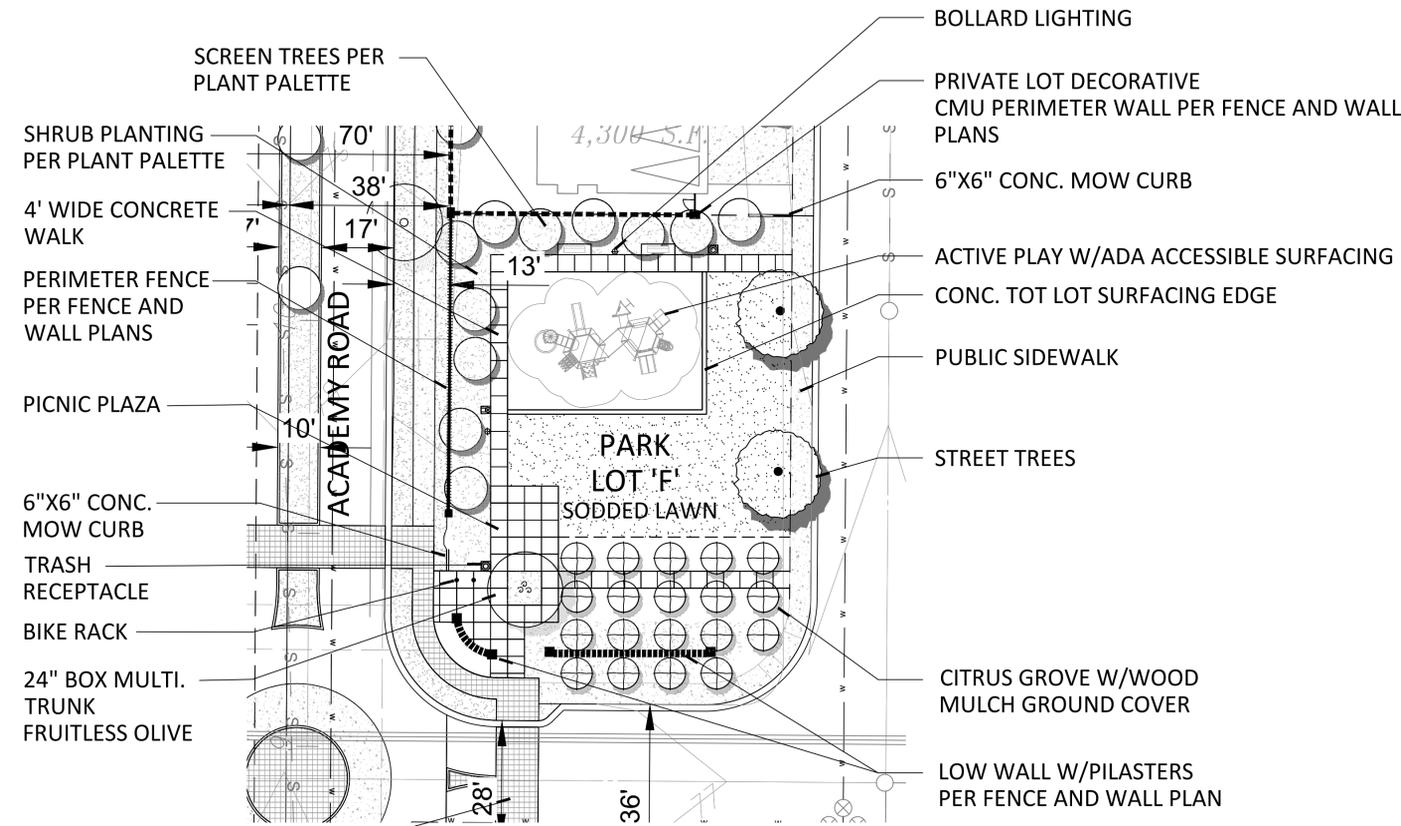
CONCEPTUAL LANDSCAPE PLAN

SHEET L-02



STREET LIGHTS
REFER TO SHEET L-06 FOR STREET LIGHT SELECTION. REFER TO CIVIL STREET IMPROVEMENT PLANS FOR LOCATIONS.

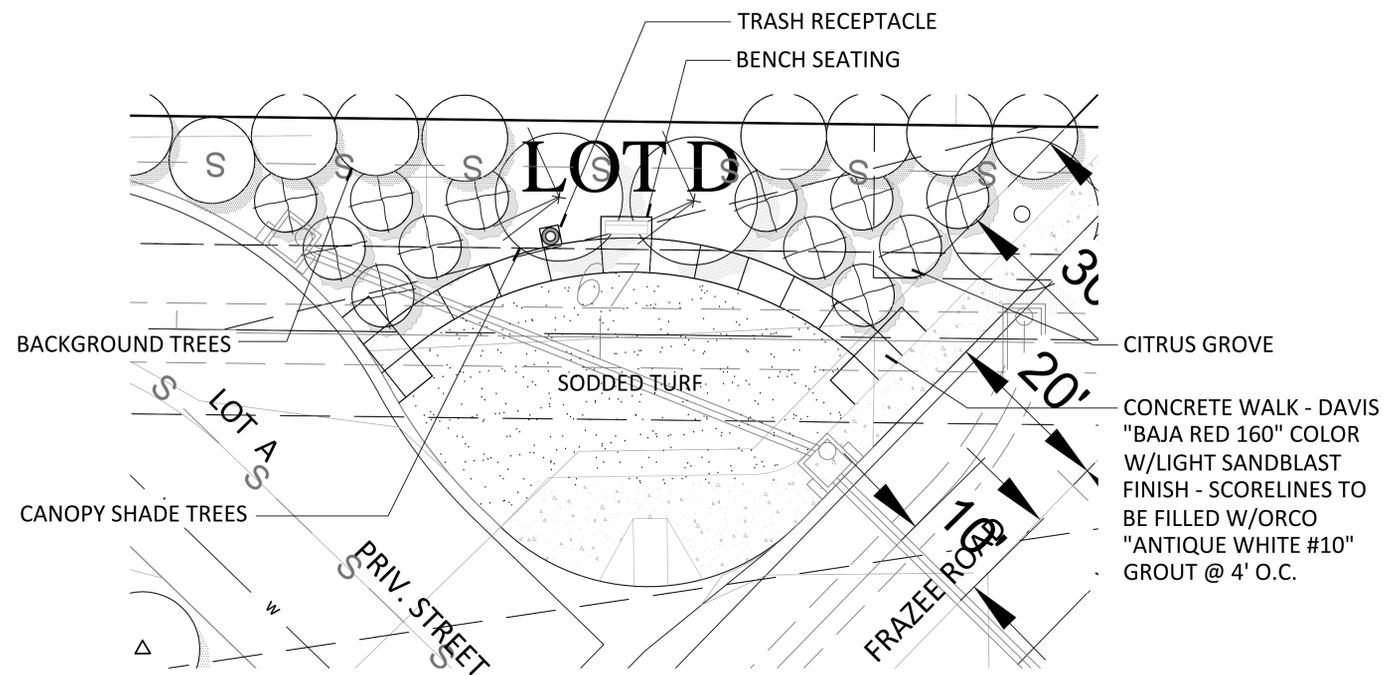
* EASEMENT NOTE
A PRIVATE NON-REVOCABLE AGREEMENT/EASEMENT SHALL BE SECURED BETWEEN VILLA STORIA HOA AND THE RIVER RANCH HOA FOR ACCESS AND MAINTENANCE



ENHANCED CONCRETE CROSSWALKS 12"X12" TILE PATTERN (SEE ADA NOTES ON TITLE SHEET) COLOR - DAVIS "SANGRIA 1117"

LOT F OPEN SPACE
SCALE: 1"=20'

SITE AMENITIES
REFER TO SITE AMENITIES SHEETS FOR ALL PAVING, LIGHTING, AND SITE FURNISHINGS SPECIFICATIONS.



LOT D OPEN SPACE
SCALE: 1"=10'

VILLA STORIA - PA 1

CONCEPTUAL LANDSCAPE PLAN - PA1 OPEN SPACE

SHEET L-03

04-10-2015 D:\SJA\PROJECTS\INTEGRAL COMMUNITIES\OCANSIDE\OCCE_CONCEPT_LW_PA1.dwg

BASINS PLANT PALETTE

BASIN TREES		
GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	24" BOX
PLATANUS M. 'ALAMO'	MEXICAN SYCAMORE	24" BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX
SCHINUS MOLLE	CALIFORNIA PEPPER TREE	36" BOX STD./ MULTI

BASIN SLOPES		
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	1 GAL @ 30" O.C.
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL @ 30" O.C.
DIETES BICOLOR	FORTNIGHT LILY	1 GAL @ 24" O.C.
ELEAGNUS PUNGENS	SILVERBERRY	15 GAL
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL
ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL @ 30" O.C.
CAREX TUMICOLA	BERKELEY SEDGE	1 GAL @ 18" O.C.

BASIN FLOOR		
AGROSTIS PALLENS	SAN DIEGO BENTGRASS	PLUGS @ 18" O.C.
DESCHAMPSIA DANTHONIIDES	ANNUAL HAIRGRASS	PLUGS @ 18" O.C.
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	4" POTS @ 24" O.C.
FESTUCA RUBRA 'MOLATE'	RED FESCUE	4" POTS @ 24" O.C.
HORDEUM BRACHYANTHERUM	MEADOW BARLEY	PLUGS @ 18" O.C.
LEYMUS TRITICOIDES RIO	CREEPING WILDRYE	PLUGS @ 36" O.C.
LUPINUS NANUS	SKY LUPINE	4" POTS @ 24" O.C.
SISYRINCHUM BELLUM	BLUE EYED GRASS	4" POTS @ 24" O.C.
VULPIA MICROSTACHYS	SMALL FESCUE	PLUGS @ 18" O.C.

CONTAINER SPEC.		
		PLUGS @ 18" O.C.
		4" POTS @ 24" O.C.
		PLUGS @ 18" O.C.
		PLUGS @ 36" O.C.
		4" POTS @ 24" O.C.
		4" POTS @ 24" O.C.
		PLUGS @ 18" O.C.

* ALTERNATE: "NATIVE BIOFILTRATION SOD" AVAIL THROUGH: S&S SEED 805/684-0436.

BASIN PLANTING NOTES:

- NO HYDROSEED SHALL BE ALLOWED IN BASINS OR PERIMETER SLOPES.
- PLANTING ON ALL SLOPES SHALL SHOW 70% MIN. OVERALL COVERAGE AT THE TIME OF REQUEST FOR TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY.

PLANT MATERIAL NOTES:

THE PLANT MATERIAL LISTED IS NOT INTENDED AS AN ALL INCLUSIVE FINAL LIST OF PLANTS THAT MAY BE USED ON THIS SITE, BUT A STARTING POINT TO FRAME THE DESIGN INTENT. SEE SHEET 5 FOR GENERAL NOTES REGARDING PLANT PLACEMENT. INDIVIDUAL SYMBOLS DO NOT REPRESENT SPECIFIC PLANT MATERIAL, ONLY A PLANT TYPE.

PLANT PALETTE

TREES	STREET ASSIGNMENT	SIZE	USE
ARBUS MARINA	STRAWBERRY	15 GAL.	
BRACHYCHITON ACERIFOLIUS	FLAME TREE	24" BOX	
CITRUS SPP. (SEMI-DWARF)	CITRUS	24" BOX	Park, Entry
GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	
JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX STD.	Park
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	
LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	24" BOX	Park
LAURUS N. SARATOGA	BAY	24" BOX	
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	
MAGNOLIA 'LITTLE GEM'	DWARF 'MAGNOLIA 'STD'	15 GAL.	
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36" / 48" BOX	Park
OLEA EUROPAEA 'FRUITLESS' MULTI TRUNK	FRUITLESS OLIVE	24" BOX	LOT O
PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	
PLATANUS M. 'ALAMO'	MEXICAN SYCAMORE	24" BOX	Park
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	Park
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	Park
WASHINGTONIA FILIFERA HYBRID	CALIF. FAN PALM	8'-18" BTf	Park

TREES - VERTICAL ACCENT	SIZE	USE
CUPRESSUS SEMPERVIRENS	15 GAL/24" / 36" BOX	Accent
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	15 GAL/24" BOX	Accent
PODOCARPUS M. 'MAKI'	16 GAL/24" BOX	Accent

SHRUBS	SIZE	USE
AEONIUM ARBOREUM 'ZWARTKOP'	LARGE PURPLE AEONIUM	VARIES
AGAPANTHUS AFRICANUS	AGAPANTHUS SPP	1 GAL
AGAVE ATTENUATA	AGAVE	VARIES
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL
ALOE SPP.	ALOE	VARIES
ALOE WICKENSII	ALOE	3 GAL
ANIGOSANTHOS SPP.	KANGAROO PAW	5 GAL @ 30" O.C.
ARCTOSTAPHYLOS SPP	MANZANITA	1 GAL / 5 GAL / 15 GAL
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	1 GAL @ 30" O.C.
BULBINE FRUTESCENS	BULBINE	1 GAL.
CAREX PANSA	CAREX	VARIES
CARISSA SPP	NATAL PLUM	1 GAL @ 36" O.C.
CERCIS OCCIDENTALIS	WESTERN REDBUD	5 GAL / 15 GAL / 24" BOX
CHAMAEROPS HUMILIS	MED. FAN PALM	15 GAL
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL @ 30" O.C.
CRASSULA ARGENTEA	JADE PLANT	5 GAL
DIANELLA REVOLUTA	FLAX LILY	1 GAL / 5 GAL
DIETES BICOLOR	FORTNIGHT LILY	1 GAL / 5 GAL @ 24" O.C.
ELEAGNUS PUNGENS	SILVERBERRY	15 GAL
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL / 5 GAL
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL
LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	1 GAL @ 18" O.C.
LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL @ 18" O.C.
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GAL @ 30" O.C.
LONICERA SPP	HONEYSUCKLE	1 GAL
MUHLBERGIA RIGENS	DEER GRASS	1 GAL
PHORMIUM SPP.	NEW ZEALAND FLAX	5/15 GAL
PITTOSPORUM 'VARIEGATA'	MOCK ORANGE	5 GAL
PLUMBAGO SPP.	CAPE PLUMBAGO	5 GAL @ 36" OC
PRUNUS CAROLINIANA	LAUREL CHERRY	COLUMN 15 GAL
RHAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN	5 GAL @ 30" O.C.
RHAPHIOLEPIS SPP	INDIAN HAWTHORN	5 GAL
ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL
ROSMARINUS SPP.	ROSEMARY	1 GAL @ 36" O.C.
SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL
SANTOLINA VIRENS	GREEN COTTON LAVENDER	5 GAL
SENECIO MANDRALICAE	SENECIO	1 GAL @ 18" O.C.
SESLERIA AUTUMNALIS	MOOR GRASS	1 GAL @ 18" O.C.
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL
STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL
TRACHELOSPERMUM ASIATICUM	NCN	1 GAL
WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL
XYLOSMA CONGENSTUM	SHINY XYLOSMA	15 GAL
YUCCA SPP	YUCCA	VARIES

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

*Minimum of (1) 5 gal. container shrub for every (5) 1 gal. container shrub

VILLA STORIA - PA 1

PLANT MATERIAL NOTES

STREET TREES 24" BOX MIN.
 FRONT YARD TREES 15 GAL. MIN.

SHRUBS SHALL BE INSTALLED USING THE FOLLOWING MIN. SIZES

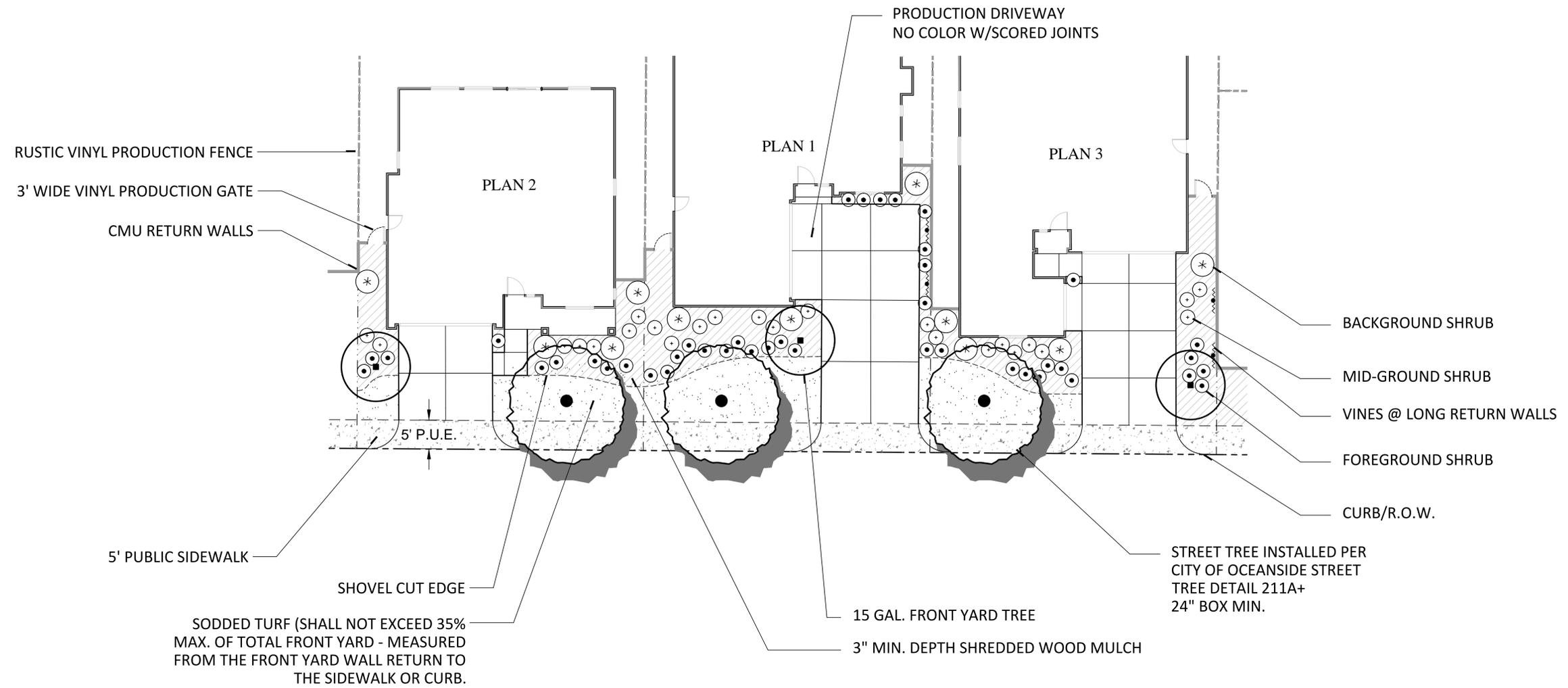
BACKGROUND SHRUBS 5 GALLON MIN.
 MID-GROUND SHRUBS 1 & 5 GALLON
 FOREGROUND SHRUBS 1 GALLON MIN.
 GROUNDCOVER FLATS
 VINES 5 GALLON MIN.

ALL PLANT MATERIAL WILL BE INSTALLED PER THE APPROVED MSLRHD GUIDELINES

REFER TO PLANT PALETTE FOR SPECIFIC PLANT GENUS AND SPECIES.

STREET LIGHTS
 REFER TO SHEET L-06 FOR STREET LIGHT SELECTION. REFER TO CIVIL STREET IMPROVEMENT PLANS FOR LOCATIONS.

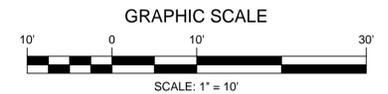
FENCE AND WALL PLANS
 WALLS AND FENCES WITHIN THIS SET OF PLANS REFER ONLY TO LOCATION. REFER TO FENCE AND WALL PLANS PREPARED BY GMP FOR WALL TYPES, COLOR AND FINISHES.



VILLA STORIA - PA 1

CONCEPTUAL LANDSCAPE PLAN - PA1 TYPICAL FRONT YARDS CONCEPT

SHEET L-06



SJA
 31726 Rancho Viejo Road | Suite 201
 San Juan Capistrano, CA 92675
 TEL 949 276 6500 | FAX 949 276 6505
 www.sjainc.net

04-05-2014 D:\SAN\PROJECTS\INTEGRAL COMMUNITIES\OCEANSIDE\OCE_CONCEPT_PA1_PA1_FRONTS.dwg